

A-1

PROP.  
LOREINES  
LANDING

R-5C

R-3  
PROP.

A-1 to R-3C  
20.2 AC.

BARRINGTON

ROLFE  
PKWY.  
JOHN  
PROP.

R-4C

ROAD

A-1

A-1

A-1

B-3

CHURCH

R-1

A-1

LAKE  
LOREINE  
LANE

WEST WILSON

COUNTY OF HENRICO PLANNING OFFICE

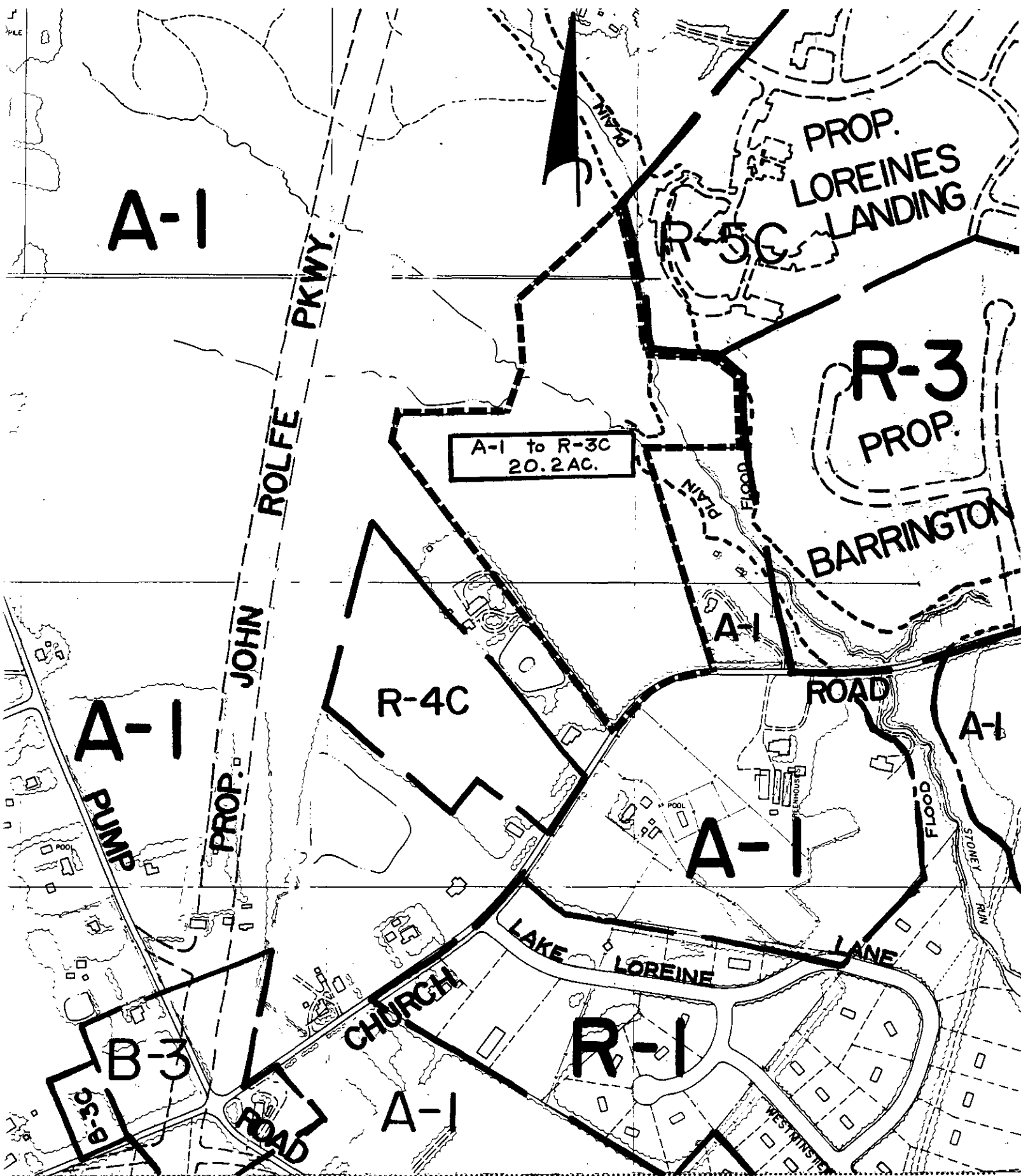
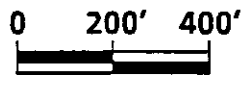
78-B1-1

TUCKAHOE DISTRICT

JAS

RESID.

C-22C-87





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

April 14, 1987

W.F. LaVECCHIA, P.E., AICP  
County Manager

Vantage Corporation  
c/o Mr. Henry A. Conner, Jr.  
7814 Carousel Lane, Suite 401  
Richmond, Virginia 23229

Re: Conditional Rezoning Case C-22C-87

Gentlemen:

The Board of Supervisors at its meeting on April 8, accepted your proffered conditions and granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence District (Conditional), described as follows:

Parcel 78-B1-1:

Beginning at a point on the N. line of Church Road, approximately 1900' +/- from the center line of Pump Road; thence N.  $37^{\circ} 48' 26''$  W., 1135.86' to a point; thence N.  $16^{\circ} 19' 36''$  E., 103.17' to a point; thence N.  $89^{\circ} 53' 09''$  E., 355.40' to a point; thence N.  $16^{\circ} 16' 49''$  E., 146.43' to a point; thence N.  $05^{\circ} 13' 51''$  W., 234.29' to a point; thence N.  $48^{\circ} 08' 19''$  E., 463.85' to a point; thence S.  $10^{\circ} 59' 43''$  E., 140.12' to a creek; thence running in a southwardly direction along a creek 365' +/- to a point; thence S.  $86^{\circ} 46' 06''$  E., 214' +/- to a point; thence S.  $60^{\circ} 11' 46''$  E., 86.37' to a point; thence S.  $06^{\circ} 56' 04''$  E., 252.03' to a point; thence N.  $88^{\circ} 37' 49''$  W., 339.25' to a point; thence S.  $16^{\circ} 47' 49''$  E., 727.50' to a point; thence along a curve having a radius of 383.56' with a length of 394.3' to a point; thence from that point to the point of beginning, S.  $32^{\circ} 28' 11''$  W., 25.80', containing 20.2 +/- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

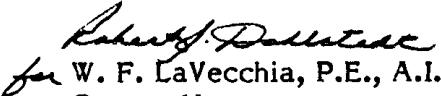
1. The density shall not exceed three units per acre.
2. The homes shall have a minimum of 1700 square feet finished floor area.
3. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways and proper drainage.
4. The visible exterior portions of the residence foundations shall be constructed of brick or stone.
5. Rate of storm water run off after development will not exceed storm water run off had property not been developed.
6. That portion of the property located within the 100 years flood plain, as determined by definitive engineering studies, shall be regulated as provided by C-1 Conservation District Zoning.

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7. No residences shall have direct access to Church Road.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Mr. Walter L. Hooker  
Mr. L. Clarke Jones, Jr.  
Ms. Virginia Ann Dobbins  
Mr. E. R. Estes, Jr.