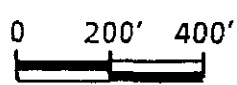


Residential Subdivision
C-25C-88

COUNTY OF HENRICO PLANNING OFFICE

68-B2 - 3,15&17
 TUCKAHOE DISTRICT





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 17, 1988

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

Re: Conditional Rezoning Case C-25C-88

American Homebuilders, Inc.
306 Erle Road
Mechanicsville, Virginia 23111

FAIRFIELD GREEN

Gentlemen:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from A-1 Agricultural to R-2AC One Family Residence District (Conditional), property described as follows:

Parcels 68-B2-3, 15, and 17:

Beginning at a point on the south side of Gayton Road 439.14' southeast of the corner of Gayton Road and Ryandale Road; thence along a radius of 5705' on a heading of S. 73° 53' E., 229' - 0 to a point; thence on the same radius on a heading of S. 71° 47' 30" E., 187.5' to a point; thence on the same radius on a heading of S. 70° 05' 01" E., 41.7' to a point; thence on the same radius on a heading of S. 64° 51' 57" E., 233.8' to a point; thence turning to a heading of S. 29° 29' 25" W., 630' to a point; thence turning on a heading of N. 65° 26' W., 178.37' to a point; thence on a heading of N. 72° 32' 47" W., 187.55' to a point; thence on a heading of N. 74° 28' 23.4" W., 186.6' and thence turning to a heading of N. 16° 46' 35" E., 630' which is the beginning point of the tract, containing 9 +- 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:

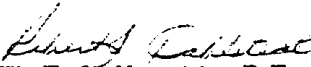
1. No more than 22 units shall be permitted.
2. The homes shall have a minimum of 2250 square feet finished floor area.
3. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the residential structure and its 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. No residences shall have direct access to Gayton Road.
6. In consideration of existing drainage problems on the adjacent Tuckahoe Village property, a drainage impact study and comprehensive drainage plan shall be submitted to the County and approval granted prior any land disturbing activity on the property. In order to prevent additional storm water runoff to the adjacent property owners, drainage measures required by the Department of Public Works of Henrico County shall be undertaken. This action shall be taken prior to the development of the property.

The soil erosion and sedimentation guidelines shall be strictly adhered to and all necessary devices for control shall be installed prior to any land disturbing activity.

American Homebuilders, Inc.
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May 17, 1988

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,


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. and Mrs. John K. Stonnell
Mr. and Mrs. H. B. Brumitt