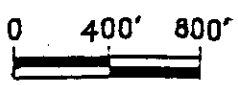


COUNTY OF HENRICO PLANNING OFFICE

88-B2-33, 41 PT. 88-B2-8

THREE CHOPT DISTRICT

SINGLE FAMILY  
**C-67C-90**



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COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

April 26, 1991

Re: Conditional Rezoning Case C-67C-90

Mr. Russell H. Malone, III  
MS Development  
7113 Three Chopt Road, Suite 208  
Richmond, Virginia 23226

Dear Mr. Malone:

The Board of Supervisors at its meeting on April 24, granted your request to conditionally rezone from A-1 Agricultural to R-2C One Family Residence District (Conditional), property described as follows:

Parcels 88-B2-33, 41, and part of 88-B2-8:

Beginning at a point on the northern line of Springfield Road, said point being 0.27 +/- mile west of Old Springfield Road; thence from said point of beginning along said northern line of Springfield Road (State Route 157) with a curve to the left having a radius of 206.00' and an arc length of 136.17' to a point; thence S. 14° 52' 28" W., 201.00' to a point; thence along a curve to the right having a radius of 230.00' and an arc length of 187.29' to a point; thence S. 61° 31' 46" W., 26.15' to a point; thence along a curve to the right having a radius of 959.15' and an arc length of 159.90' to a point; thence along a curve to the right having a radius of 1,535.00' and an arc length of 646.01' to a point; thence leaving said northern line of Springfield Road (State Route 157) N. 03° 38' 40" E., 243.77' to a point; thence N. 67° 26' 57" W., 2,376.97' to a point on the southern right of way line of Interstate Route 295; thence along said line of Interstate Route 295 N. 70° 17' 52" E., 5.22' to a point; thence N. 71° 39' 40" E., 98.90' to a point; thence N. 72° 50' 16" E., 265.31' to a point; thence N. 75° 26' 19" E., 689.56' to a point; thence N. 77° 46' 42" E., 299.55' to a point; thence N. 78° 36' 29" E., 1880.11' to a point; thence 75° 35' 42" E., 715.00' to a point; thence N. 84° 35' 42" E., 400.00' to a point; thence S. 73° 24' 18" E., 668.70' to a point on the southern right of way line of Interstate Route 295; thence leaving said southern line of Interstate Route 295 S. 87° 05' 42" W., 911.18' to a point; thence along the approximate location of the 201' elevation contour line as it meanders in a southerly direction as shown on a community panel No. 5100770025, Zone A, 825' +/- to a point; thence N. 74° 33' 23" W., 696.43' to a point; thence S. 16° 40' 11" W., 778.80' to a point; thence S. 82° 58' 23" E., 138.99' to a point on the northern line of Springfield Road, said point being the point and place of beginning, containing 91.7 acres of land as shown on a plat by Dewberry and Davis entitled "A compiled plat of a parcel of land containing 91.7 +/- acres along the northern line of Springfield Road and the southern line of Interstate Route 295, Three Chopt District, Henrico County, Virginia", dated January 17, 1991.

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):

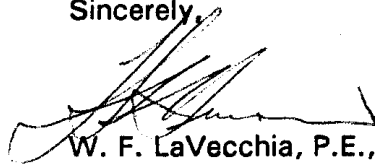
1. The exterior portions of the chimneys and foundations of all homes constructed on the property shall be of brick and stone.
2. No driveways serving individual dwellings shall have direct access to Springfield Road.
3. Finished Floor Sizes:
  - a. One story dwellings shall have a minimum of 1600 square feet.
  - b. Two story dwellings shall have a minimum of 2,000 square feet; except cape cod styles which may have 1,800 square feet.
4. A twenty (20) foot buffer will be reserved along Interstate 295. This area will be designated on the subdivision plat as a Natural Planting Strip Easement. The subdivision plat will also note that this easement is for the purpose of maintaining natural buffer between the dwellings and 295.
5. Conservation Preservation Areas. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portions of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portions of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, non-tidal wetlands protected by Federal Law, and preservation Act and regulations promulgated by thereunder, may only be used for the following purposes:
  - a. Storm water management and/or retention areas;
  - b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
  - c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts;
  - d. Such additional uses to the uses identified in (a), (b), and (c) above as may be deemed compatible and/or of the same general character by Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the Henrico County Code (respectively, the "Subdivision and Zoning Ordinances"). The owner shall, upon written request of the County, apply to rezone such portions of the Property to C-1 Conservation District.
6. The developer will reserve and dedicate the right of way as shown on Exhibit A to Henrico County for the relocation of Springfield Road. Should the Department of Public Works at some later date, determine that the right of way is no longer needed by the County, the right of way shall be conveyed to its centerline to the owners of the abutting lots or parcels of land.
7. There shall be a 25' setback for all buildings and accessory structures on lots abutting the relocation of Springfield Road and existing Springfield Road.

Mr. Russell H. Malone, III  
MS Development

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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., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index