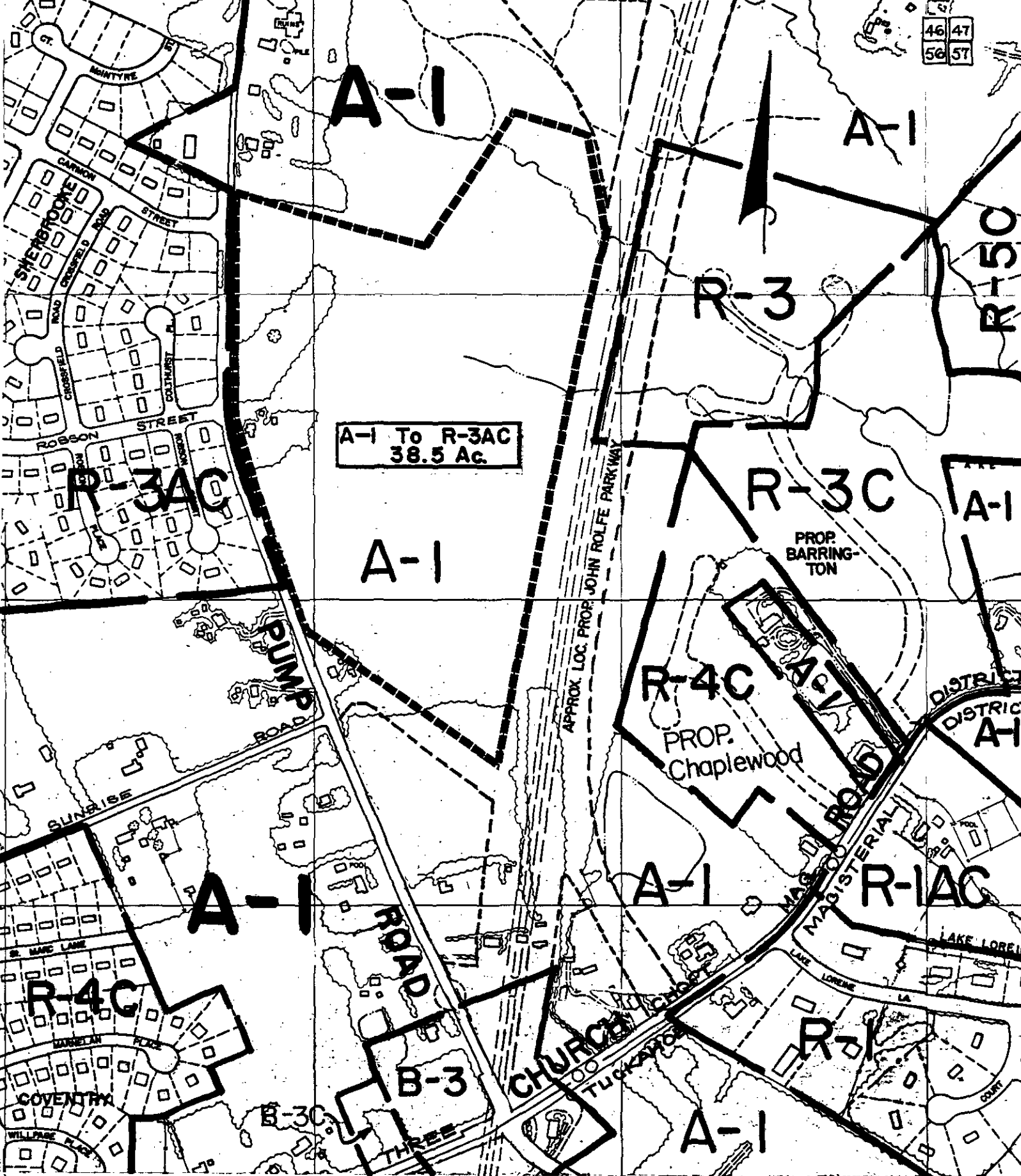


46 47  
58 57



A-1 To R-3AC  
38.5 Ac.

PROP.  
BARRING-  
TON

PROP.  
Chaplewood

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESIDENTIAL

C-7C-92

70-A2-15,25  
Pt. 70-B2-8

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 1, 1992

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-7C-92

Mr. Somers M. Wilton  
Roxbury Corporation  
2715 Willard Road  
Richmond, Virginia 23294

Dear Mr. Wilton:

The Board of Supervisors at its meeting on May 27, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Part of Parcel 70-B2-8 and Parcels 70-A2-15 and 25, described as follows:

Beginning at a point on the E. line of Pump Road 1702' north of the center line of Church Road; thence from said point of beginning N. 11° 40' 40" W., 540.00' to a point; thence along a curve to the right having a radius of 1055', a length of 393.02' to a point; thence N. 9° 54' 58" E., 565.35' to a point; thence S. 63° 55' 21" E., 659.56' to a point; thence N. 44° 20' 45" E., 284.93' to a point; thence N. 45° 16' 50" E., 257.50' to a point; thence S. 66° 39' 40" E., 240' to a point; thence S. 2° 21' 45" W., 284.89' to a point; thence S. 19° 35' 14" W., 1870.22' to a point; thence N. 43° 11' 20" W., 781.63' to a point and place of beginning, containing 38.5 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):

1. Minimum Finished Floor Area. Homes shall have a minimum of 1,550 square feet of finished floor area.
2. Foundation. The exterior portions of residential dwelling foundation walls shall be brick.
3. Access Limitations. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Pump Road or the proposed John Rolfe Parkway.
4. Landscaped Buffer. A landscaped buffer a minimum of twenty-five (25) feet in width will be provided adjacent to the right-of-way line of Pump Road and the right-of-way line of the proposed John Rolfe Parkway as such right-of-way is determined at the time of tentative subdivision review. At least ten (10) feet of such buffer shall be left in its natural state or contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easements, roads and other purposes requested and specifically permitted, or if required, by the Planning Commission at the

Mr. Somers M. Wilton  
Roxbury Corporation  
Page 2  
June 1, 1992

time of subdivision approval; in such ten (10) feet, any roads or easements shall be generally perpendicular to the adjacent Pump Road or John Rolfe Parkway. The balance of the buffer would permit utility easements to run through the buffer in a parallel fashion. The landscaped buffer along Pump Road and the proposed John Rolfe Parkway will be coordinated with a uniform design and appearance. The buffer area shall consist of berms, fencing and landscaping, or a combination thereof. The landscape plan, showing proposed improvements within the landscaped buffer shall be submitted with the construction plans for administrative review and approval by the Planning Commission prior to the recordation of the first section of the subdivision. The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3A zoning classification of the Henrico County Zoning Ordinance.

Measure  
Rear yd Setback  
from Buffer  
line.

5. Lot Clearing. To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.
6. Right-of-Way Dedication. The dedication of the right of way for the widening and relocation of Pump Road as determined at the time of tentative subdivision review shall be a part of the recorded plat of the first recorded section of such subdivision. Should the Director of Public Works, at some later date, determine that the additional right-of-way is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.
7. Temporary Construction Easements. In the event the final road construction plans for Pump Road, realigned Pump Road, and John Rolfe Parkway require that temporary construction easements are needed along this Property, such temporary construction easements shall be granted to the County.

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 Virgil R. Hazelett, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Ralph L. Axelle, Esquire  
Ms. Shannon L. Knight, Esquire

Director, Real Estate Assessment  
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