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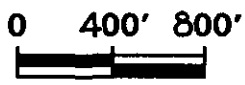
**\* ASO District**  
All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

**PT. 32-A2-2**

**VARINA DISTRICT**

**SINGLE FAMILY RESID.**

**C-14C-93**



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HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

May 18, 1993

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-14C-93

Norcarva Constructors, Inc.  
P. O. Box 698  
Clarksville, Virginia 23927

Gentlemen:

The Board of Supervisors at its meeting on May 12, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Part of Parcel 32-A2-2, described as follows:

Beginning at a stone on the northern line of Route No. 5 which point is the southwest corner of Four Mile Creek Baptist Church property; thence N.  $67^{\circ} 21' 03''$  W., 73.55' along northern line of Route No. 5 to a point; thence N.  $4^{\circ} 05' 16''$  W., 1214.71' to a point; thence N.  $40^{\circ} 00' 15''$  E., 3398.42' to a rod; thence N.  $61^{\circ} 31' 29''$  W., 171.60' to a rod; thence N.  $56^{\circ} 28' 11''$  E., 117.52' to an axle; thence N.  $36^{\circ} 04' 58''$  E., 467.87' to a rod; thence N.  $47^{\circ} 54' 05''$  W., 80.10' to a rod on the E. line of Doran Road; thence along the eastern line of Doran Road 227.10' with a radius of 1222.64' to a point; thence continuing N.  $29^{\circ} 22' 35''$  E., 124.32' to a point on the E. line of Doran Road and the property of County of Henrico; thence along said county property in an easterly direction 122.84' with a radius of 180.00' to a point; thence N.  $75^{\circ} 52' 39''$  E., 128.20' to a point; thence in an easterly direction 134.94' with a radius of 150.00' to a point; thence S.  $52^{\circ} 34' 51''$  E., 54.11' to a point; thence in an easterly direction 89.13' with a radius of 150.00' to a point; thence S.  $18^{\circ} 32' 02''$  E., 211.14' to a point; thence in an easterly direction 130.94' with a radius of 180.00' to a point; thence S.  $60^{\circ} 12' 48''$  E., 421.92' to a point; thence in an easterly direction 145.90' with a radius of 150.00' to a point; thence S.  $4^{\circ} 28' 58''$  E., 40.70' to a point; thence in an easterly direction 179.20' with a radius of 180.00' to a point; thence S.  $61^{\circ} 31' 23''$  E., 133.19' to a point; thence in an easterly direction, 92.57' with a radius of 150.00' to a point; thence S.  $26^{\circ} 09' 50''$  E., 229.52' to a point; thence in an easterly direction, 56.10' with a radius of 180.00' to a point; thence S.  $44^{\circ} 01' 16''$  E., 163.82' to a point; thence in an easterly direction, 103.12' with a radius of 150.00' to a point; thence S.  $4^{\circ} 37' 55''$  E., 200.67' to a point; thence in an easterly direction, 55.99' with a radius of 180.00' to a point; thence S.  $22^{\circ} 27' 10''$  E., 389.92' to a point; thence in a southern direction, 152.84' with a radius of 150.00' to a point on the W. line of I-295; thence along the western line of Interstate 295, S.  $35^{\circ} 55' 41''$  W., 44.72' to a point marked by a V.D.O.T. stone; thence continuing along the western line of Interstate 295 S.  $28^{\circ} 16' 28''$  W., 187.28' to a point; thence N.  $78^{\circ} 12' 21''$  W., 2401.69' to an old stone; thence S.  $38^{\circ} 10' 51''$  W., 528.00' to a point; thence S.  $28^{\circ} 37' 22''$  W., 1712.41' to a rod; thence N.  $67^{\circ} 34' 27''$  W., 232.09' to a rod; thence S.  $28^{\circ} 39' 30''$  W., 644.14' to a pipe; thence S.  $5^{\circ} 02' 57''$  W., 339.10' to the point of beginning, containing 129.382 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. The exposed portions of the foundations of any dwelling constructed on the property shall be of brick or stone.
2. All dwellings shall be constructed with a crawl space beneath the first floor except as specifically excluded as follows:
  - a. The dwelling may be constructed over a basement.
  - b. An attached garage may have a concrete slab on grade floor system.
  - c. The dwelling may contain an accessory first floor room such as a florida room, den, storage room, utility room, etc. which may have a concrete slab on grade floor system which does not exceed 20 percent of the area of the total first floor living space of the dwelling.
3. The developer shall not contain more than 260 dwellings. The property will not be developed utilizing cluster lot development (Section 22-95(q) of the current zoning ordinance).
4. All lots shall be served by public water and sewer service.
5. One and one half or two story dwellings shall have a minimum of 1600 sq. ft. of finished livable floor area. Ranch style dwelling shall have a minimum of 1400 sq. ft. of finished livable floor area.
6. Prior to the recordation of the subdivision plat on the property, a set of signed and executed Restrictive Covenants shall be filed with the Planning Office. The Covenants shall address the following concerns:
  - a. The Architectural Review Committee.
  - b. The preservation of the existing trees in the landscaped and buffer areas.
  - c. The landscaping of each lot.
  - d. Fencing, tool sheds and detached garages.

Henrico County shall have no obligation or liability of any kind for the enforcement of the specifications and conditions of said restrictive covenants.

7. The exposed exterior portions of all fireplace chimneys shall be brick or stone. This proffer shall not apply to direct vent gas fireplaces or appliances.
8. All new electrical, telephone, cable tv or other utility service lines excluding those within the existing Virginia Power easements for transmission lines shall be installed underground.

9. No portion of any dwelling shall be located closer than 400' from the current R/W of State Route #5.
10. At the time of development, a buffer area of a minimum of 35 feet in width shall be provided on lots and other property contiguous to the two existing Virginia Power easements for transmission lines. The existing trees within these buffers shall be preserved by the property owner, successors, and assigns except as follows:
  - a. Dead trees may be removed.
  - b. Trees with a trunk diameter less than 3" may be removed.
  - c. Public roadways and underground utility lines may cross the buffer areas; however, only the minimum amount of clearing necessary for the crossing may be performed.
  - d. A private driveway not exceeding 12' in width may cross the buffer areas in order to allow a resident access to his/her property located under the power lines.
  - e. Trees which overhang the power easement may be trimmed or if impractical to trim may be removed by Virginia Power.
  - f. In the event that a private drive in excess of 12' in width is required by Henrico County (such as for a Community Center or Club facility) then the minimum amount of clearing required to permit the construction of the drive or associated improvements will be permitted.
11. The developer will dedicate to the County of Henrico the appropriate amount of the property under his ownership for right-of-way as required for widening of Doran Road as determined at the time of final subdivision approval. The right-of-way will be dedicated with the recording of the subdivision plat.
12. An easement a minimum of 20' in width shall be provided along the western and northwestern property lines of lots which adjoin parcels which lie between this property and Doran Road. At least 10' of such easement shall be a landscape easement and shall remain in its natural state. The remainder of the easement is provided to accommodate underground utility and service lines, drainage conveyances, or other purposes requested and specifically approved by the Planning Commission. This easement is applicable only to those areas within buildable lots and shall not apply to landscaped areas, right of ways, common areas, or existing power line easements. The 10' landscape easement may be crossed by utility or service lines, roads, drainage conveyances, or other purposes requested and specifically approved by the Planning Commission. Crossings of the landscape easement shall be made, such that the crossing is generally perpendicular to the landscaping easement.
13. All driveways shall extend to the rear building line of the house or to garage or carport.
14. Curb and gutter will be used on all streets within the subdivision.

Norcarva Constructors, Inc.  
May 18, 1993

4

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,

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

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Robert F. Nelson, Jr.  
Tarmac-Mid-Atlantic, Inc.