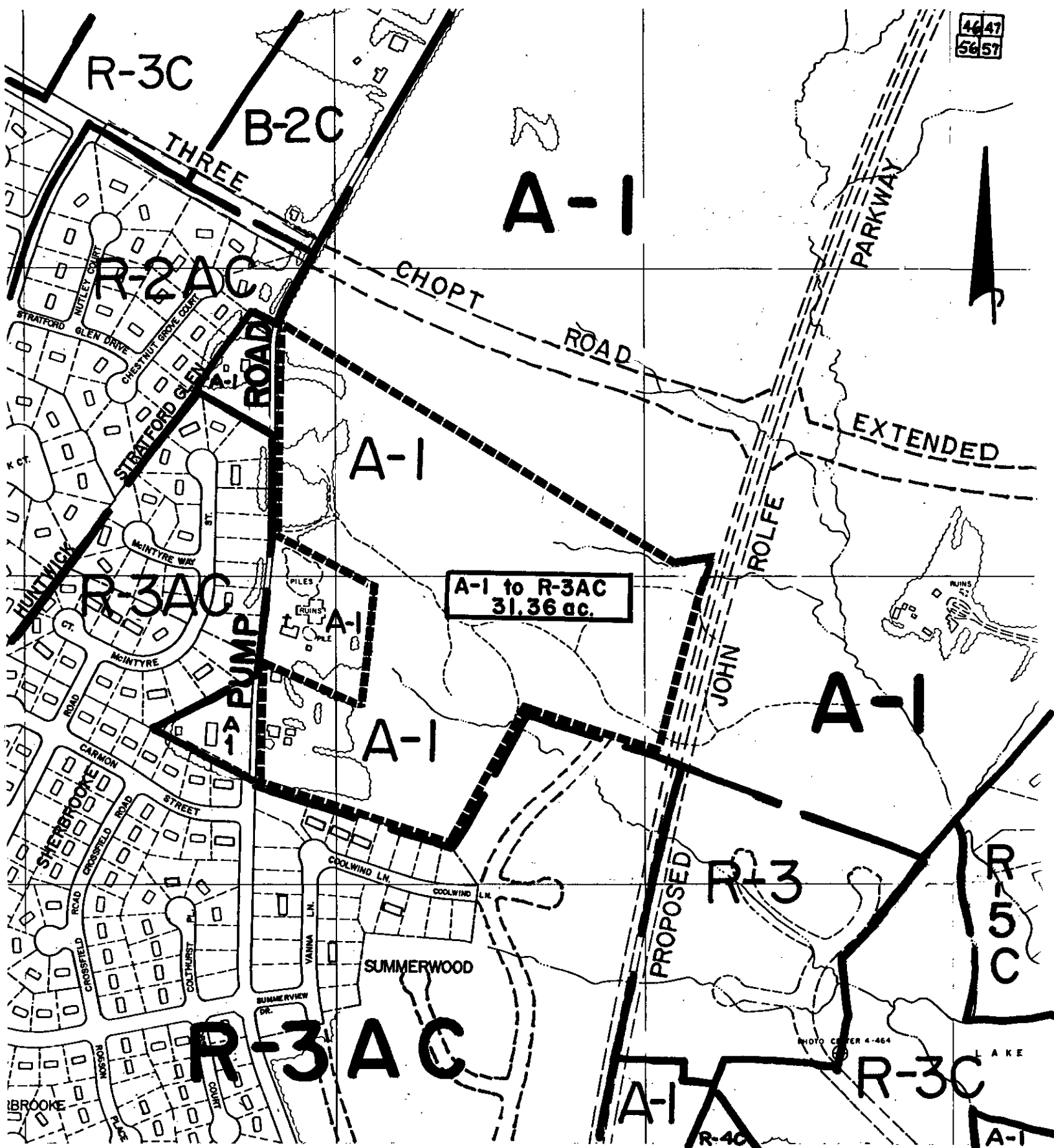


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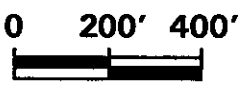


70-A2-11,16 PT. 9

THREE CHOPT DISTRICT

SINGLE FAMILY RESID.

C-18C-93



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

May 18, 1993

Re: Conditional Rezoning Case C-18C-93

Roxbury Corporation
2715 Willard Road
Richmond, Virginia 23294

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-3AC One Family Residence District (Conditional), Part of Parcel 70-A2-9, Parcels 70-A2-11 and 16, described as follows:

Beginning at a point in the E. line of Pump Road; said point being 675.88' from the N. line of Summerview Drive, from said point of beginning along the E. line of Pump Road N. 1° 22' 21" E., 403.87' to a point; thence S. 64° 34' 13" E., 337.31' to a point; thence N. 6° 48' 00" E., 398.92' to a point; thence N. 64° 35' 23" W., 351.80' to a point in the E. line of Pump Road; thence continuing along the E. line of Pump Road N. 1° 00' 44" E., 443.86' to a point; thence along a curve to the right having a radius of 1678.87', a length of 184.35' to a point; thence N. 23° 56' 02" E., 33.22' to a point; thence S. 60° 28' 36" E., 1410.89' to a point; thence N. 66° 39' 11" E., 182.15' to a point; thence S. 18° 09' 55" E., 2.58' to a point; thence along a curve to the left having a radius of 17,266.78', a length of 23.10' to a point; thence S. 12° 29' 30" W., 149.49' to a point; thence S. 13° 12' 28" W., 129.85' to a point; thence along a curve to the right having a radius of 17,248.73', a length of 413.94' to a point; thence N. 75° 15' 06" W., 292.30' to a point; thence S. 36° 41' 24" W., 257.50' to a point; thence S. 35° 45' 19" W., 284.93' to a point; thence N. 72° 25' 34" W., 649.78' to a point and place of beginning, containing 31.364 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.

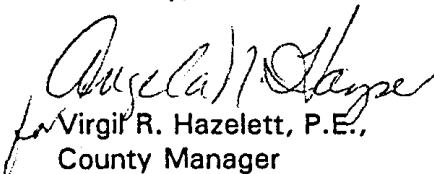
Roxbury Corporation
Page 2
May 18, 1993

3. 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.

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. and Mrs. James Hastings
Mr. Welton D. Gilman, Sr.
Mr. Somers M. Wilton