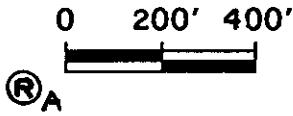


99-A1-26

BROOKLAND DISTRICT

SINGLE FAMILY RESID.

C-25C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 17, 1994

Re: Conditional Rezoning Case C-25C-94

Mr. Roy B. Amason
A Mountain Corporation
8010 Ridge Road
Richmond, Virginia 23229

Dear Mr. Amason:

The Board of Supervisors at its meeting on May 11, 1994, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional) and C-1C Conservation District (Conditional), Parcel 99-A1-26, described as follows:

Parcel A - C-1C:

Beginning at a point on the eastern boundary of the right of way line of Jordan Drive; said point being approximately 1196.87' south of the intersection of Mountain Road and Jordan Drive; thence leaving the right of way line of Jordan Drive in a northeasterly direction along the northern limits of an existing public road (unnamed) N. 76° 30' 52" E., 254.29' to a point at the southeastern corner of Lot 10, Glen Allen Heights Subdivision; thence leaving the right of way line of the existing public road (unnamed) in a northerly direction along the rear of Lot 10; N. 2° 32' 37" E., 122' more or less to the actual point and place of beginning for Parcel A, said point being on the western limits of the 100 year flood plain (Elev. = 185'); thence continuing in a northerly direction along the rear of Lots 10, 9 and 8; N. 2° 32' 37" E., 161.0' more or less to a point; thence S. 87° 38' 37" E., 252.02' to a point and crossing the western limits of the 100 Year Flood Plain 127' more or less; thence S. 85° 19' 01" E., 209' more or less to a point on the eastern limits of the 100 year flood plain (Elev. = 185'); thence in a southwesterly direction along the eastern limits of the 100 year flood plain 784' more or less to a point on the rear of Lot 14; thence N. 2° 32' 37" E., 312' more or less along the rear of Lot 14 and Lot 10 to the point and place of beginning for Parcel A, and containing 3.50 acres more or less.

Parcel B - R-3AC:

Beginning at a point on the eastern boundary of the right of way line of Jordan Drive, said point being approximately 1196.87' south of the intersection of Mountain Road and Jordan Drive; thence leaving the right of way line of Jordan Drive in a northeasterly direction along the northern limits of an existing public road (unnamed) N. 76° 30' 52" E., 254.29' to a point at the southeastern corner of Lot 10, Glen Allen Heights Subdivision; thence leaving the right of way line of the existing public road (unnamed) in a southern direction along the rear of Lot 14; S. 2° 32' 37" E., 190' more or less to the actual point and place of beginning for Parcel

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Mr. Roy B. Amason
A Mountain Corporation
May 17, 1994

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B, said point being on the eastern limits of the 100 year flood plain (Elev. = 185'); thence in a northeasterly direction along the eastern limits of the 100 year flood plain 784' more or less to a point; thence S. 85° 19' 01" E., 224' more or less to a point; thence S. 24° 03' 20" W., 691' to a point; thence S. 7° 37' 22" W., 480' to a point; thence N. 88° 29' 58" W., 387' to a point on the rear of Lot 16A, Glen Allen Heights; thence N. 2° 32' 37" E., 657' more or less along the rear of Lots 16A, 16, 15 and 14 to the point and place of beginning for Parcel B and containing 9.30 acres more or less.

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. If permitted by Henrico County, subject property shall be developed generally in conformance with Exhibit A, (see case file) Conceptual Plan by Jordan Engineers, February 4, 1994. The intent of this proffer is to create a cluster development which provides meaningful recreation/open space benefits to the homeowners and the residential area. Subject plan is for illustrative purposes only.
2. The square footage requirements shall be a minimum of 1700 square feet. The square footage requirements shall be as defined in Section 22-94(u) of the Henrico Zoning Ordinance.
3. The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish shall have an exterior foundation consisting of "dryvit." All dwellings shall be principally constructed over a crawl space.
4. All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces will have foundations, where exposed, similar to the house foundations. No cantilevered chimneys to be allowed.
5. All sidewalks shall be concrete or aggregate concrete on all model homes.
6. All front stoops and front exterior steps shall be brick except homes with country front porches shall have: (a) no unpainted wood visible from the street or side yards, except lattice work; (b) brick piers where piers are exposed; (c) unpainted lattice under porches between piers; and (d) wooden steps.
7. All model homes shall have either brick siding, beaded vinyl siding, painted concrete siding, "dryvit" siding or comparable sidings and/or material.
8. All driveways shall be asphalt paved or concrete aggregate.
9. The Subdivision shall have an "Association" to care for all common areas.
10. Covenants and restrictions shall be recorded by the developer and shall include a

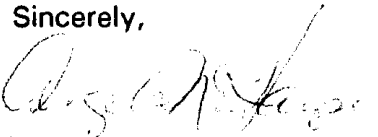
Mr. Roy B. Amason
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May 17, 1994

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reference to all proffers.

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: Director, Real Estate Assessment
Conditional Zoning Index