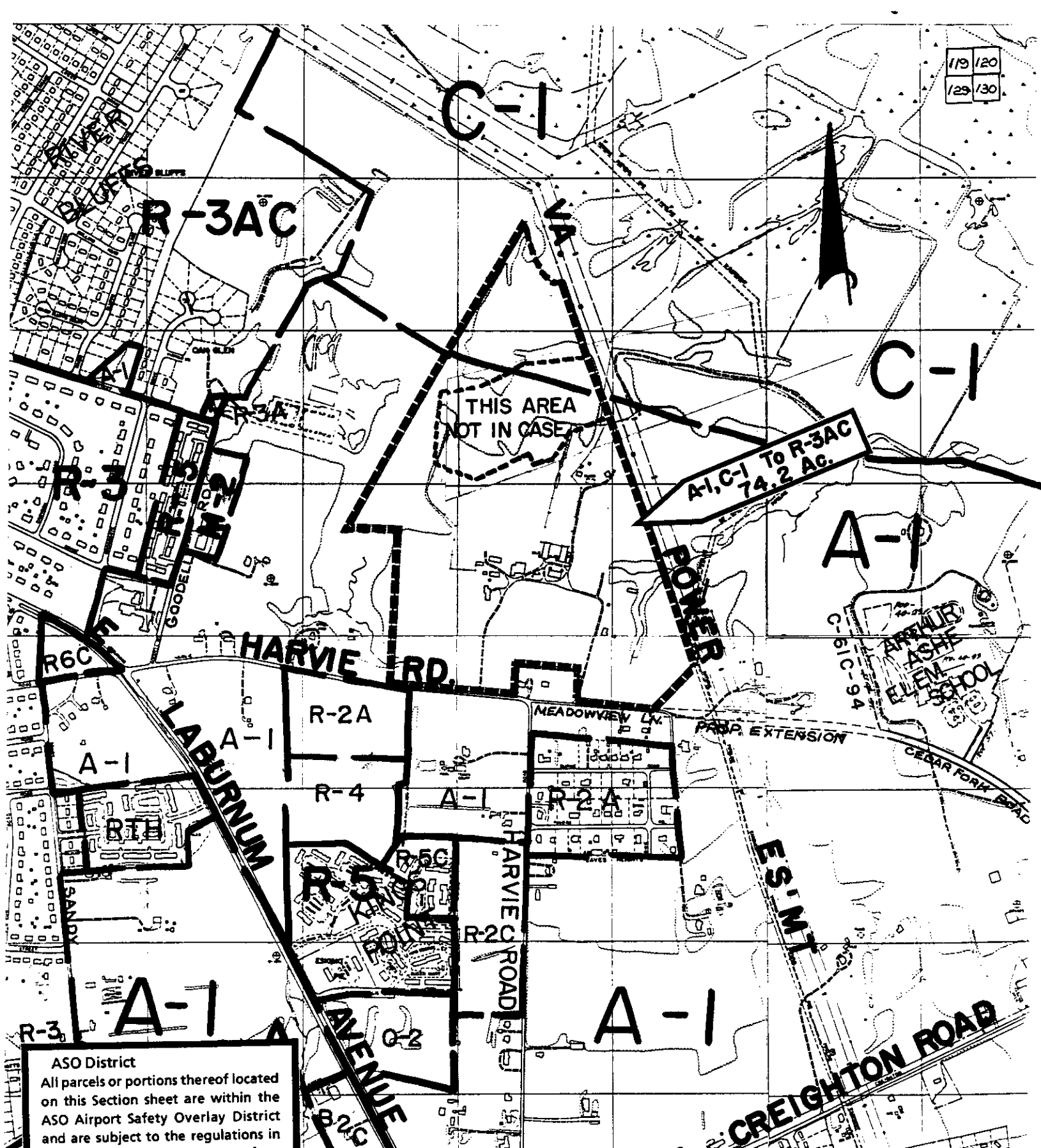


119 120
129 130



THIS AREA NOT IN CASE

A-1, C-1 To R-3AC
74.2 Ac.

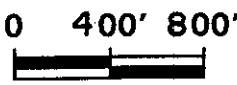
ASO District
All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

PT. OF 7-A2-1

FAIRFIELD DISTRICT

RESIDENTIAL SUBDIVISION

C-62C-94



HENRICO COUNTY PLANNING OFFICE

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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

January 31, 1995

Re: Conditional Rezoning Case C-62C-94

Atack Properties, Inc.
P. O. Box 32007
Richmond, Va. 23294

Gentlemen:

The Board of Supervisors at its meeting on January 25, 1995, granted your request to conditionally rezone property from A-1 Agricultural and C-1 Conservation Districts to R-3AC One Family Residence District (Conditional), Part of Parcel 7-A2-1, described as follows:

Parcel C-2 - R-3AC

Beginning at a point on the N. line of Harvie Road 1500' +- east of the center line of Goodell Road; from said point of beginning and leaving the N. line of Harvie Road N. 5° 45' 40" E., 998.53' to a point; thence N. 89° 57' W., 330.0' to a point; thence N. 31° 11' 40" E., 2263' +- to a point at the 100 year flood plain contour; thence along the 100 year flood plain contour in a southeasterly direction 411' +- to a point; thence leaving the 100 year flood plain contour S. 18° 31' 24" E., 510' +- to a point; thence S. 85° W., 400' to a point; thence S. 64° W., 360' to a point; thence S. 80° W., 280' to a point; thence S. 5° W., 460' to a point; thence S. 70° E., 310' to a point; thence N. 64° E., 400' to a point; thence S. 20° E., 90' to a point; thence N. 70° E., 115' to a point; thence N. 32° E., 185' to a point; thence N. 66° E., 309.97' to a point; thence S. 18° 31' 24" E., 1,685.58' to a point; thence S. 43° 55' W., 414.33' to a point; thence S. 5° 05' W., 39.47' to a point; thence N. 84° 12' 40" W., 700.31' to a point; thence N. 2° 7' 40" E., 34.71' to a point; thence S. 83° 44' 35" E., 218.71' to a point; thence N. 6° 15' 25" E., 208.71' to a point; thence N. 83° 44' 35" W., 417.42' to a point; thence S. 6° 15' 25" W., 208.71' to a point on the north line of Harvie Road; thence along the N. line of Harvie Road N. 83° 44' 35" E., 808.22' to the point and place of beginning containing 74.2 +- acres as shown on plat by Youngblood, Tyler and Associates dated August 19, 1994.

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. Protective Covenants. Prior to concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development, quality and maintenance of such portions of the Property. Notwithstanding anything herein

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contained to the contrary, the County shall have no obligation or liability of any kind or nature whatsoever for the enforcement of any of the specific terms and conditions of said protective or restrictive covenants.

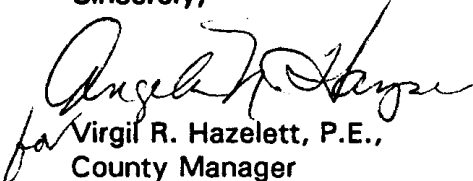
2. **Foundations.** The exterior portions of single family residence foundations which are above ground level shall be constructed of brick or dryvit.
3. **Fireplaces.** Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, dryvit or stone; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
4. **Restrictions.** No factory modular or mobile homes shall be erected on the Property.
5. **Density.** There shall be no more than an overall area of 2.55 lots or homes per gross acre constructed on the R-3A zoned portion of the Property.
6. **Dedication.** Owner agrees to dedicate the necessary right-of-way for the widening of Cedar Fork Road (now Meadowview Lane) adjoining the Property.
7. **Buffers.** For purposes of lessening the impact of Cedar Fork Road (now Meadowview Lane) on the proposed residential community, a buffer area consisting of landscaped or natural areas, berms or a combination thereof shall be provided parallel to Cedar Fork Road for a minimum width of twenty-five (25) feet, except to the extent necessary for utilities easements, signage, nature trails, storm water detention, vehicular and pedestrian access to and from the Property and such other purposes specifically permitted or if required by the Planning Commission at the time of Subdivision Approval. This buffer area along Cedar Fork Road (now Meadowview Lane) shall be in addition to the minimum required side or rear yard setback requirements under the County Zoning Ordinance.
8. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
9. Owner shall obtain a Phase I Archaeological Study of the area in the vicinity of the former farm house prior to the submission of a subdivision plan to the County for tentative approval. If evidence of Chief Justice Marshall's summer home is found, a commemorative sign shall be installed in the neighborhood park on the Property.

Atack Properties, Inc.
January 31, 1995

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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,


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

cc: ✓ Director, Real Estate Assessment
Conditional Zoning Index
Mr. & Mrs. Glenn R. Martin
Mr. Jay M. Weinberg, Esquire