

58  
68

VICTORIAN WEST

R-5AC

A-1

INTERSTATE 64

HOLLOW ROAD

ROAD

R-5C

PEMBERTON OAKS CONDOS

64

PARCEL C  
A-1 TO C-1C  
2.12 AC

A-1

PARCEL A  
A-1 TO R-5AC  
10.80 AC

O-2c

RTH

PARCEL B  
A-1 TO R-4AC  
13.56 AC

R-5C

R-3

UNIVERSITY PARK

C-B1

B-1

B-2

RTHC

A-1

A-1

R-2A

R-3

86-B1-6

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-71C-94



®

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 14, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-71C-94

Mr. William W. Johnson  
3951-C Stillman Pkwy.  
Glen Allen, Va. 23060

Dear Mr. Johnson:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from A-1 Agricultural District to R-4AC One Family Residence District (Conditional), R-5AC General Residence District (Conditional), and C-1C Conservation District (Conditional), Parcel 86-B1-6, described as follows:

Parcel A - R-5AC:

Beginning at a point, said point being the intersection of the W. line of Pemberton Road with the S. line of Interstate Route 64; thence along the W. line of Pemberton Road, S.  $04^{\circ} 07' 41''$  E., 25.38' to a point; thence S.  $36^{\circ} 42' 59''$  W., 305.40' to a point; thence S.  $53^{\circ} 17' 01''$  E., 35.00' to a point; thence S.  $36^{\circ} 42' 59''$  W., 357' more or less to the N. line of the flood plain; thence along the N. line of said flood plain, final location to be determined with the construction plans for the site, and in a westwardly direction 1003' more or less to a point on the ramp to east bound Interstate Route 64; thence along the ramp and along a curve to the right having a radius of 693.94' and an arc length of 707.27', being subtended by a chord of N.  $83^{\circ} 54' 37''$  E., 677.05' to a point; thence S.  $65^{\circ} 05' 39''$  E., 141.99' to a point; thence along a curve to the left having a radius of 43091.84' and an arc length of 278.64', being subtended by a chord of S.  $55^{\circ} 26' 46''$  E., 278.64' to a point and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 10.80 acres more or less.

Parcel B - R-4AC:

Beginning at a point on the W. line of Pemberton Road 785' more or less from the intersection of the W. line of Pemberton Road with the S. line of Interstate Route 64, said point also being the intersection of the W. line of Pemberton Road with the S. line of the flood plain; thence along the W. line of Pemberton Road, S.  $36^{\circ} 42' 59''$  W., 305' more or less to a point; thence along a curve to the right having a radius of 2985.00' and an arc length of 167.16', being subtended by a chord of S.  $38^{\circ} 19' 14''$  W., 167.14' to a point; thence N.  $47^{\circ} 45' 01''$  W., 1334.85' to a point; thence N.  $34^{\circ} 40' 46''$  E., 212.94' to a point on the ramp to east bound I-64; thence northwardly along the ramp to east bound I-64 and along a curve to the right having a radius of 230.00' and an arc length of 43.52', being subtended by a chord of S.  $79^{\circ} 52' 23''$  E., 43.45' to a point; thence along a curve to the left having a radius of 570.00' and an arc length of 358' more or less to a point at the intersection of the ramp to east bound I-64 with the S. line of the flood plain; thence along the S. line of the flood plain, final location to be determined with the construction plans for the site, and in a eastwardly direction 1110' more or less to a point on the W. line of Pemberton Road, said point being the point of beginning, together with and subject to covenants, easements, and restrictions of record,

containing 13.56 acres more or less.

Parcel C - C-1C:

Beginning at a point on the W. line of Pemberton Road, 723' more or less from the intersection of the W. line of Pemberton Road with the S. line of Interstate Route 64, said point also being the intersection of the W. line of Pemberton Road with the N. line of the flood plain; thence along the W. line of Pemberton Road, S. 36° 42' 59" W., 62' more or less to a point at the intersection of the W. line of Pemberton Road with the S. line of the flood plain; thence along the S. line of the flood plain, final location to be determined with the construction plans for the site, and in a westwardly direction 1110' more or less to a point on the ramp to east bound I-64; thence northwardly along the ramp to east bound I-64 and along a curve to the left having a radius of 570.00' and an arc length of 148' more or less to a point, said point being the intersection of the ramp with the N. line of the flood plain; thence along the N. line of the flood plain, final location to be determined with the construction plans for the site, and in a eastwardly direction 1003' more or less to a point on the W. line of Pemberton Road, said point being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 2.12 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. Foundations and Fireplaces. The exterior portion of all residence foundations which are above ground level shall be constructed of brick. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. There shall be no cantilevered chimneys.
2. Minimum Floor Area. The minimum finished floor area of dwellings on the R-4AC zoned parcel shall be 1,400 square feet, except that homes constructed on lots 11 through 20, inclusive, along the southern boundary of the Property, as shown on Exhibit A attached hereto (see case file), shall have a minimum finished floor area of 1,600 square feet. The minimum finished floor area of dwellings on the R-5A zoned parcel shall be 1,200 square feet.
3. Number of Lots. The number of lots in this subdivision shall not exceed ninety-eight (98).
4. Tree Retention. To the extent reasonably practical during initial development, the clearing of mature trees shall be limited to trees in areas required to accommodate the proposed residential uses and their respective normal and customary accessories, open yard areas, and those limited areas required to permit utility services, parking and driveways, provided that such mature trees, during initial construction, shall be retained for a minimum depth of ten (10) feet along the southern boundary of the Property.

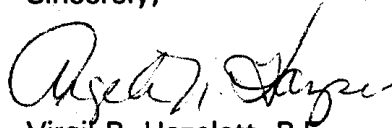
Mr. William W. Johnson  
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5. Lot Access. There shall be no direct ingress and/or egress to or from Pemberton Road for individual lots on the Property.
6. Buffers. A twenty (20) foot buffer will be provided along Pemberton Road, except for Lots 43 through 47 as shown on Exhibit B attached hereto (see case file) which shall have a minimum of an eight (8) foot buffer. This buffer will be in addition to the minimum yard requirements specified by the Zoning Ordinance. This buffer strip will be used as a planting strip/landscaped easement. This buffer may have utility easements in it. No fence shall be installed within twenty (20) feet of the ultimate right of way of Pemberton Road except for signage and entrance way fencing.
7. Conservation Area. The area to be zoned C-1C shall be conveyed to the Homeowner's Association(s) as Common Area.
8. Fence. Owner shall construct a six (6) foot high green or black chain link fence along the southern boundary of the Property or such other type of privacy fence as shall be requested by Owner and approved by the Planning Commission at the time of subdivision approval, provided that no fence shall be installed within twenty (20) feet of the ultimate right-of-way of Pemberton Road.
9. Severance. The unenforceability or elimination, revisions 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.

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  
Pemberton & Sixty Four