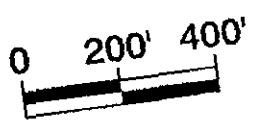


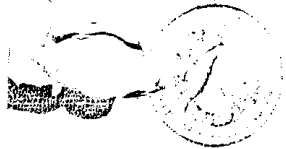
SINGLE FAMILY RESIDENTIAL

C-1C-96



43-A-12
FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.
County Manager

February 20, 1996

Re: Conditional Rezoning Case C-1C-96

RVG Development Co., L.L.C.
5407 Patterson Ave., Suite 100
Richmond, Va. 23226

Gentlemen:

The Board of Supervisors at its meeting on February 14, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 43-A-12, described as follows:

Beginning at a point where the E. line of Telegraph Road intersects the southern line of Interstate Route No. I-295; thence from the point of beginning along the southern line of I-295 and the western line of I-95 in a easterly and southerly direction 1200' +/- to a point; thence S. 88° 11' W., 910' more or less to the E. line of Telegraph Road; thence along the E. line of Telegraph Road N. 13° 56' E., 323' to a point; thence S. 76° 04' E., 290.4' to a point; thence N. 13° 56' E., 150' to a point; thence S. 76° 04' W., 290.4' to a point in the E. line of Telegraph Road; thence along the E. line of Telegraph Road in a northerly direction 350' more or less to the S. line of I-295 and the point and place of beginning, containing 12.1 +/- 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):

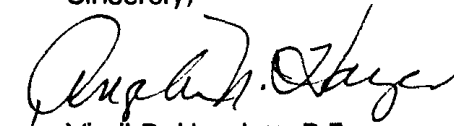
1. Protective Covenants - Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the Property.
2. Utilities - Each dwelling constructed on the Property must be connected to and be served by public water and sewer facilities.
3. Buffers - (a) For purposes of lessening the visual impact of Interstate 95 and Interstate 295 from adjacent single family, detached homes, a minimum buffer area of twenty-five (25) feet, exclusive of required setbacks, abutting

I-95 and I-295 consisting of berms, landscaped or natural areas, or a combination thereof, will be provided on the property along its boundaries with these Interstates, except to the extent required for utilities easements, signage, nature trails, or access to and from public or private right-of-way and other purposes requested and specifically permitted, or required by the Planning Commission at the time of subdivision review or by any other governmental body or agency. A landscaping plan shall be submitted to the planning office for review and approval prior to recordation of the subdivision plat.

4. All dwellings shall have a minimum floor area of 1300 square feet.
5. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick. Any dwelling, however, which has a principal exterior finish made of "dryvit" or similar finish shall have an exterior foundation consisting of "dryvit".
6. All chimneys shall be brick, except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundations where exposed, and such foundation shall be similar to the house foundation. No cantilevered chimneys shall be allowed.

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. Herbert E. Fitzgerald, III
Mr. Harold H. Stone