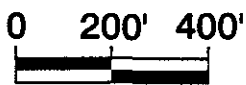


20-A-18

RESIDENTIAL SUBDIVISION

THREE CHOPT DISTRICT

**C-73C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

# COUNTY OF HENRICO

November 18, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-73C-97

Mr. Michael J. Melton  
Melton Development Company  
4435 Waterfront Drive Suite 406  
Glen Allen, VA 23060

Dear Mr. Melton:

The Board of Supervisors at its meeting on November 12, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 20-A-18, described as follows:

Beginning at a point on the N. line of Springfield Road, said Point being 711.22' E., of the north line of Wintercreek Drive; thence leaving the N. line of Springfield Road along the N. line of the property belonging to Warner M. Jones, N. 58° 56' 10" W., 2292.01' +- to a point on the S. line of Interstate Route 295; thence along the south line of Interstate route 295 along a curve to the right with a radius of 11059.16' and a length of 287.39' +- to a point on the S. line of Hartley Plantation, Section "B", thence along the S. line of Hartley Plantation, Section "B", S. 61° 29' 39" E., 2377.66' +- to a point on the W. line of Hartley Plantation, Section "B;" thence along the W. line of Hartley Plantation, Section "B", S. 9° 35' 58" W., 241.52' +- to a point on the N. line of Springfield Road; thence along the N. line of Springfield Road along a curve to the right with a radius of 1535.00' and a length of 72.89' +- to a point; thence along the N. line of Springfield Road N. 70° 43' 10" W., 312.37' +- to the said point and place of beginning (P.O.B.). Together with and subject to covenants, easements, and restrictions of record. Said property contains 14.43 +- 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 24, Code of Henrico (Zoning Ordinance):

1. Access Limitation. There shall be no direct vehicular access between the Property and Hartley Plantation, unless required by any applicable governmental body.
2. Minimum House Size. All houses shall have a minimum of 1,800 square feet in floor area.
3. Lot Size. The average size of lots developed on the Property shall be no less than 18,000 square feet in area.

4. Dedication of Right-of-Way. The Developer shall dedicate up to ten (10) additional feet of right-of-way along Springfield Road at the time of subdivision approval. If the right of way is determined not to be needed for a public purpose, it shall revert to the then owner of the adjacent land from which the right of way was dedicated.
  
5. Buffer Area. (a) For lots with front yards adjacent to Springfield Road, a twenty (20) foot buffer will be provided in addition to the front yard setback requirement. For lots with side or rear yards adjacent to Springfield Road, a ten (10) foot buffer area will be provided in addition to the applicable setback requirement along the Springfield Road frontage of the Property. The buffer area will be used as a planting area or left in a natural state, and may contain utility easements. Any utility easement within the aforesaid buffer area shall be extended generally perpendicular thereto. No fence shall be installed within ten (10) feet of the right-of-way line of Springfield Road, except for signage and entranceway fencing. The measurement of buffer and setback areas shall be from the right-of-way line of Springfield Road as determined at the time of subdivision approval.
  - (b) Any lot with both (i) direct vehicular access to Springfield Road, and (ii) a rear lot line abutting Section B of Hartley Plantation, shall have:
    - (1) a building setback line for the residence constructed on such lot of at least one hundred (100) feet from the rear lot line;
    - (2) a landscaped or natural buffer area of a minimum of fifty (50) feet in width adjacent to the rear lot line;
  - (c) Any lot abutting Section B of Hartley Plantation, which has a rear yard residence building setback of less than one hundred (100) feet, shall have a landscaped or natural buffer area abutting Hartley Plantation of a minimum of ten (10) feet in width; and
  - (d) Utility easements and fences may be permitted anywhere within the buffer area described in proffers (b) and (c). Where permitted, areas disturbed for installation of utility improvements shall be replanted. Except for utility improvements and fences, no structures shall be permitted within such buffer areas. Additionally, underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas, and additional plantings may be added.
  
6. Architectural Treatment. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys or direct vent fireplace enclosures shall be brick or of a siding similar to the exterior treatment of the dwelling. Exposed foundations of exterior walls and chimneys shall be of brick construction.

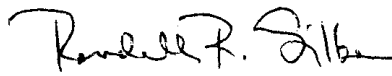
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7. Clearing Limitation. Where practicable, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, customary accessory uses and wetland mitigation areas or when necessary for common areas.

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. Melton R. Jones  
Mr. Glenn R. Moore, Esquire