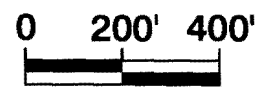


SINGLE - FAMILY RESIDENTIAL

C-59C-98

PT. OF 38-A-30D & 30E
THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE

November 17, 1998

Re: Conditional Rezoning Case C-59C-98

Greensprings, Inc.
P. O. Box 308
Waynetown, Indiana 47990

Gentlemen:

The Board of Supervisors at its meeting on November 10, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional) and C-1 Conservation District, part of Parcels 38-A-30D and 30E, described as follows:

PARCEL A

Beginning at a point in the north line of Toston Lane said point 180.49' east of the east line of Killiam Court from said point of beginning N. 48° 08' 30" E., a distance of 127.12' to a point; Thence N. 48° 30' 40" E., a distance of 271.69' to a point; Thence N. 82° 27' 26" E., a distance of 60.63' to a point; Thence S. 48° 30' 40" W., a distance of 321.88' to a point; Thence S. 48° 08' 30" W., a distance of 160.85' to a point; Thence S. 37° 22' 30" W., a distance of 130.61' to a point; Thence S. 36° 38' 45" W., a distance of 201.35' to a point; Thence S. 89° 24' 20" E., a distance of 500' to a point; Thence S. 45° 40' 05" E., a distance of 220.76' to a point; Thence S. 0° 53' 13" W., a distance of 323.04' to a point; Thence S. 60° 40' 33" W., a distance of 378.28' to a point; Thence S. 37° 40' 20" W., a distance of 717.79' to a point; Thence N. 54° 58' 34" W., a distance of 67.59' to a point; Thence N. 54° 57' 59" W., a distance of 548.30' to a point; Thence N. 33° 15' 59" E., a distance of 765.76' to a point; Thence N. 33° 19' 20" E., a distance of 305.26' to a point; Thence N. 36° 38' 45" E., a distance of 211.89' to a point; Thence N. 37° 22' 30" E., a distance of 133.72' to a point; Thence N. 48° 08' 30" E., a distance 35.74' to a point in the north line of Toston Lane and the point of beginning, containing 20.67 acres.

PARCEL B

Commencing at a point where the north line of Toston Lane intersects the eastern line of Killiam Court; Thence along the north line of Toston Lane a distance of 180.49' to a point; Thence S. 48° 08' 30" W., a distance of 35.74' to a point; Thence S. 37° 22' 30" W., a distance of 133.72' to a point; Thence S. 36° 38' 45" W., a distance of 211.89' to a point; Thence S. 33° 19' 20" W., a distance of 305.26' to a point; Thence S. 33° 15' 59" W., a distance of 765.76' to a point; Thence S. 54° 57' 59" E., a distance of 548.30' to a point; Thence S. 54° 58' 34" E., a distance of 67.59' to a point and place of beginning. Thence from

said point of beginning N. 37° 40' 20, E., a distance of 717.79' to a point; Thence N. 60° 40' 33" E., a distance of 378.28' to a point; Thence S. 83° 10' 40" E., a distance 277.10' to a point; Thence S. 35° 01' 12, W., a distance of 963.93' to a point; Thence S. 35° 19' 39" W., a distance of 225.05' to a point; Thence N. 54° 58 '34" W., a distance of 440.00' to a point and the place of beginning. containing 9.91 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 24, Code of Henrico (Zoning Ordinance):

1. **MINIMUM FLOOR AREA:**

All dwellings constructed on lots developed on the property shall have a minimum of 1700 square feet of finished floor area.

2. **FOUNDATIONS AND CHIMNEYS:**

The exterior portions of the foundations and chimneys of any dwellings constructed on the Property shall be of brick or stone.

There shall be no "slab construction" of any dwellings constructed on the property, exclusive of garages, attached storage buildings, storage spaces, porches, stoops or accessory buildings.

All direct vent fireplaces shall have foundations, where exposed, the same as the house foundation; no cantilevered chimneys shall be allowed.

3. **LOT CLEARING:**

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.

4. **TEMPORARY ACCESS LIMITATIONS TO LEXINGTON SUBDIVISION:**

All construction and development traffic going to and from the subject property shall use access to and from Springfield Road. There shall be a temporary barricade at the end of Toston Lane, adjacent to the subject property to prevent construction and development traffic access through Lexington Subdivision. The said barricade shall be placed at the specified location where the access from the subject property to Lexington Subdivision is constructed. The said barricade shall remain at the specified location until construction is completed on Springfield Road; from Gaskins Road to Nuckols Road or until such time as removal is required by any governmental agency. The intent being to eliminate construction and development traffic from the subject property through Lexington Subdivision, and to eliminate all other traffic through Lexington Subdivision, until such

time as construction of Springfield Road is completed from Gaskins Road to Nuckols Road.

5. **RESTRICTIVE COVENANTS:**

Restrictive covenants shall be recorded prior to the recordation of the first section of the subdivision of the subject property. Among other things listed in the restrictive covenants, all driveways shall be paved.

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,



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

JRM:jt

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. E. Delmonte Lewis