

2.883 Ac R-5C

NUCKOLS

O/SC

ROAD

ROAD

0-2C to RTHC
12.63 AC.

0-2C

A-1

A-1

0-2C

R-1C

B-2C

O/S

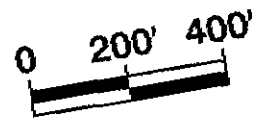
B-2C

A-1

R-2C

TOWNHOUSES OR CONDOS FOR SALE

C-28C-99



THREE CHOPT DI

HENRICO COUNTY PLAN

R-2C

SHADY ROAD

AVERTY GREEN AT

CAMDEN AT WYNHAM APTS

Triple Lee Lane

Wynham Forest Road

Nuckols Road

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30

400
20
20
30



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 20, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-28C-99

Mr. Robert Atack, President
Shady Grove Associates
4435 Waterfront Dr.
Glen Allen, VA 23060

Dear Mr. Atack:

The Board of Supervisors at its meeting on July 13, 1999, granted your request to conditionally rezone property from O-2C Office District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 10-A-19, described as follows:

Beginning at a point at the intersection of Shady Grove Road and Old Nuckols Road, said point being on the eastern right-of-way line of said Shady Grove Road and the northern right-of-way line of said Old Nuckols Road. Thence, with the eastern right-of-way of Shady Grove Road N10-48-43E 447.96' to a point. Thence, N10-25-04E 371.55' to a point. Thence, on a curve to the left with a radius of 2483.26' a central angle of 1-12-18 and a length of 52.22' to a point. Thence, leaving said right-of-way S74-50-00E 535.53' to a point. Thence, S74-52-31E 112.29' to a point. Thence, with the land now or formerly John R. and P.S. Jones, S10-09-00W 395.08' to a point. Thence, N77-23-39W 39.27' to a point. Thence, with the land now or formerly Security Capital Atlantic S 10-08-35W 483.62' to a point in the northern right-of-way of Old Nuckols Road. Thence, with said right-of-way N74-04-37W 617.29' to the point of beginning, The parcel of land herein described is located in the Tuckahoe District of Henrico County, Virginia and contains 12.63 acres and was compiled from available records.

The Board of Supervisors accepted the following proffered conditions, dated July 7, 1999, 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 access from any unit to Old Nuckols Road or Shady Grove Road. Access to the Property shall be limited to two points - one entrance on Old Nuckols Road and one on Shady Grove Road.
2. Dedication of Right-of-Way The developer shall dedicate up to 40 feet from the existing centerline of Shady Grove Road and up to 33 feet from the existing centerline of Old Nuckols Road in accordance with the County's Thoroughfare

Plan for the purpose of widening/improvements. Additional right-of-way for turning lanes if required shall be dedicated on the Plan of Development.

3. **Minimum Unit Size** The minimum unit sizes (finished floor area) shall be 1,500 square feet.
4. **Architectural Treatment** All exposed foundations of each unit shall be of brick. There shall be no cantilevered chimneys or closets.
5. **Clearing Limitation** Where practicable, the clearing of trees shall be limited to areas necessary for dwellings, driveways, utilities, entrance features, road improvements, or when necessary for common areas.
6. **Roads** All roads to be constructed in the development shall be privately maintained but shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with respect to pavement design and full-face curb and gutter.
7. **Sidewalks** Sidewalks shall be provided adjacent to all interior roads and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks.
8. **Density** The number of dwellings to be constructed on-site shall not exceed 68 units.
9. **Restrictive Covenants/Homeowners Association** Prior to or concurrent with the conveyance of any part of the Property covered on the Plan of Development approved by the County, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, commons areas, roads, and unit exteriors. The covenants shall also include development standards for the community including 25-year dimensional shingles, brick and vinyl siding, hard surface driveways, and garages as standard features.
10. **Building Materials:** At least fifty percent of the front facade of each building shall be brick. The side of any end unit facing the parking area or any public or private road shall be brick.

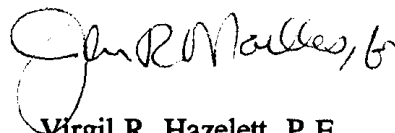
Mr. Robert Atack, President
Shady Grove Associates
July 20, 1999

3

11. Buffer Abutting Parcel 10-A-20: The Planning Commission shall approve the design, width and features of a buffer along Parcel 10-A-20 at the time of POD review and approval. The buffer may include landscaping, fencing, berming or other features designed to provide visual protection for Parcel 10-A-20.
12. Landscaped Greenbelt: A thirty (30) foot landscaped greenbelt shall be provided adjacent to the right-of-way lines of Old Nuckols Road and Shady Grove Road. Exceptions allowed within the greenbelt area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval.
13. Setbacks: There shall be a fifty (50) foot building setback from the existing property lines adjacent to Shady Grove and Old Nuckols Road, and Parcels 10-A-19N and 10-A-20 as illustrated on EXHIBIT "A". This setback is not in addition to the existing setback requirements.
14. Recreational Areas: There shall be a minimum of 250 square feet per unit of recreational area provided within the development.
15. Conceptual Layout and Building Elevations: The Property shall be developed in substantial conformance with the Conceptual Plan (which could include perpendicular or parallel parking) and Building Elevations as illustrated in Exhibit 'A' and Exhibit 'B'. Any modifications to the Conceptual Plan and Building Elevations shall need approval by the Planning Commission at the time of POD approval.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Henry L. Wilton

PLD	PROCESSED
REWORKED	BY: CORRE
CHECKED	
DATE:	MARCH 8, 1988
REVISIONS:	
REVISIONS:	
REVISIONS:	

Property of: International of
Old Nucleols Road
Shady Grove Road

Tentative
Layout

C1

JOB 99022-01

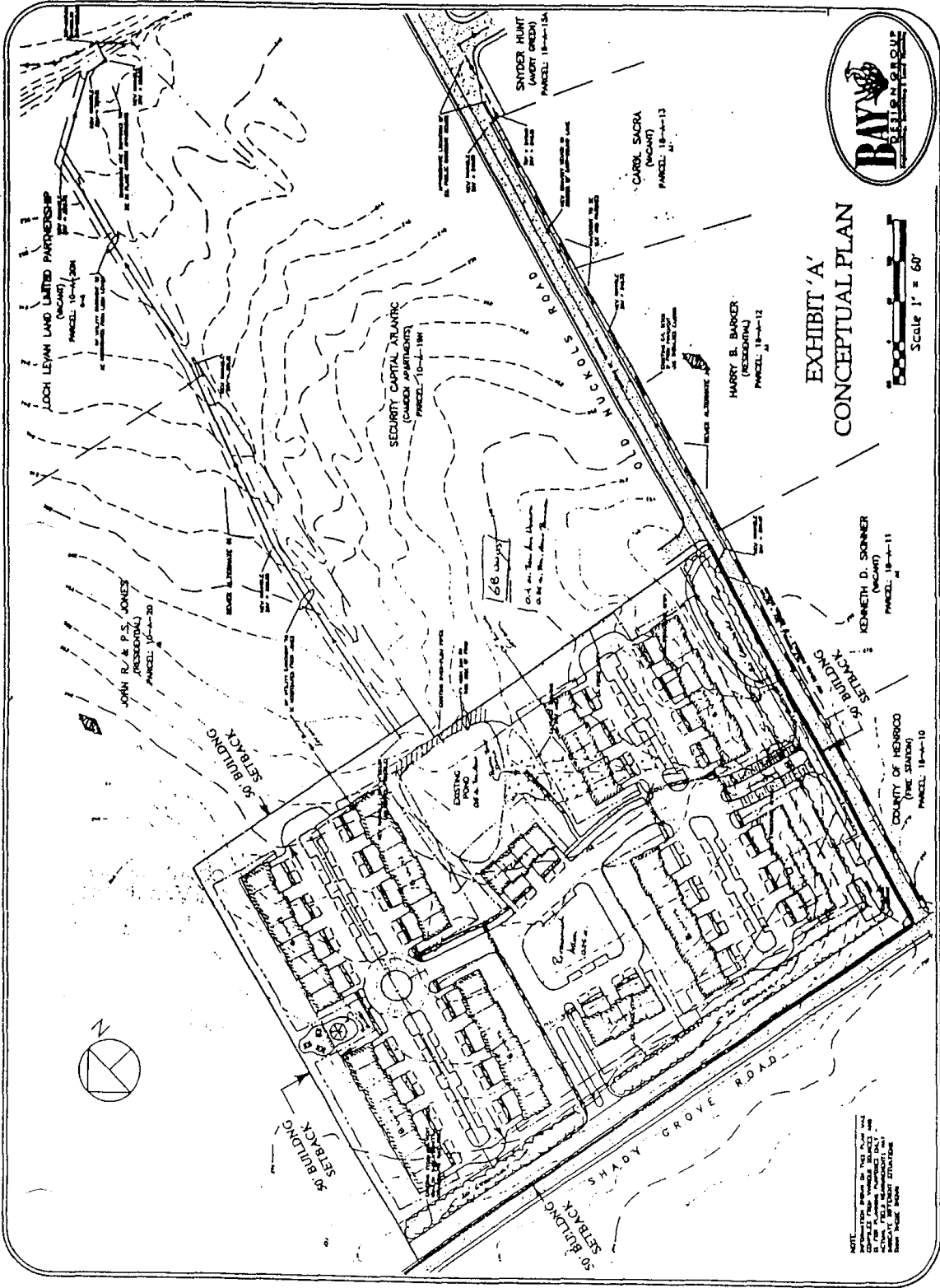
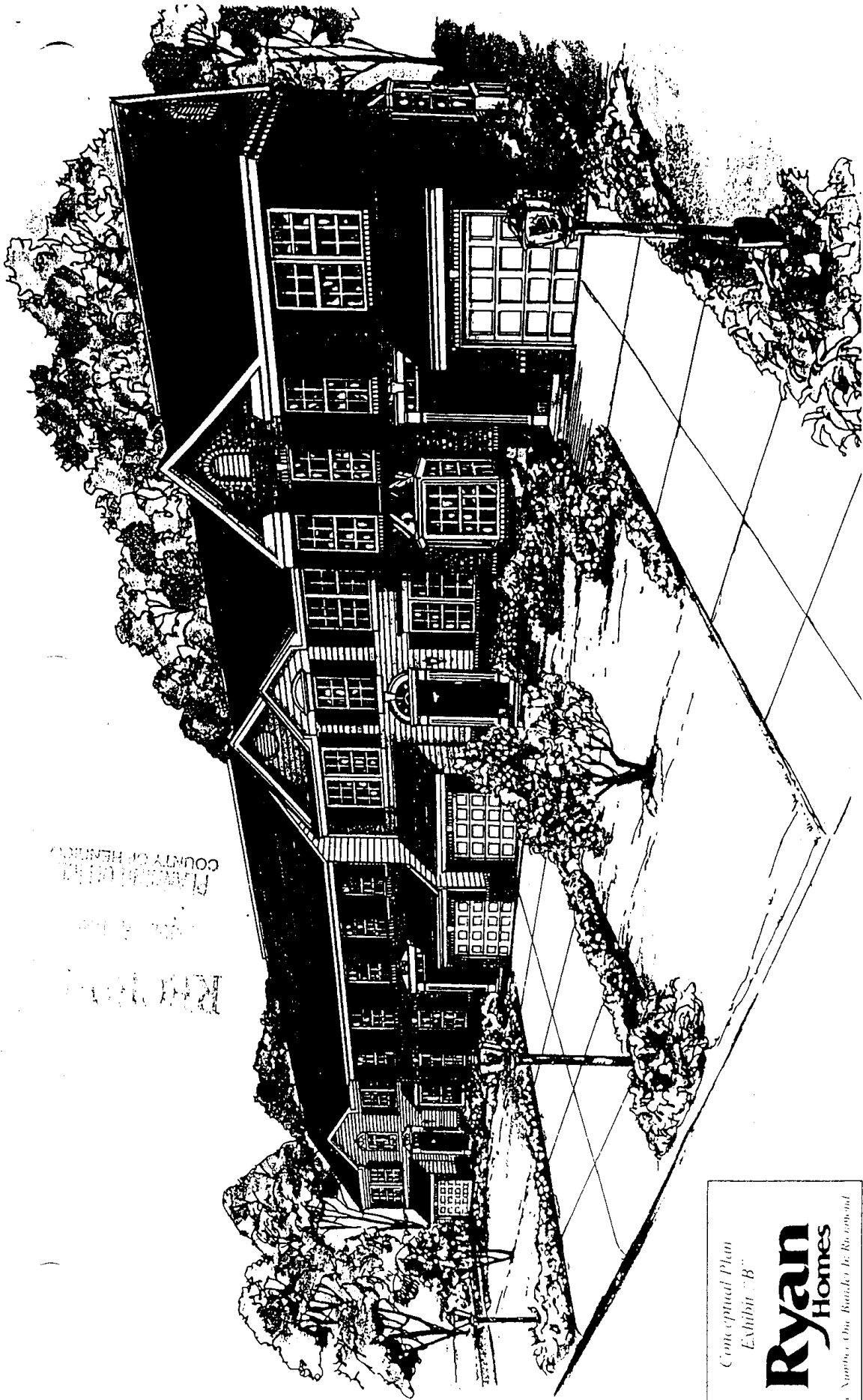


EXHIBIT 'A'
CONCEPTUAL PLAN



NOTE:
Information shown on this plan was
obtained from the Henrico County
Records Department and is shown
as a courtesy. It is not a warranty
of any kind.



PLANNING DEPARTMENT
COUNTY OF HENRICO
1000 N. GLENN AVE.
RICHMOND, VA 23219

Conceptual Plan
Exhibit "B"

Ryan
Homes

Two Number One Estates In Richmond