

A-1

C-1

R-2C

A-1

R-2

R-2

R-2

C-1

A-1

A-1 & C-1 to R-2C
31.6 Acres

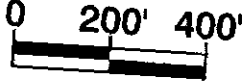
SINGLE - FAMILY RESIDENTIAL

C-66C-99

64-A-24 & 26

FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



23A, 23N

98.595 Ac.

100 YEAR FLOOD PLAIN

24
4 Ac.

26
30.4 Ac.

27
4.371 Ac.

29
(2pts.)
272.929 Ac.

25
3.549 Ac.

R-2A
7.276 Ac.

A

6

B

A

E

D

D

A

F

C

21

24

5

12

17

27

24

24

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

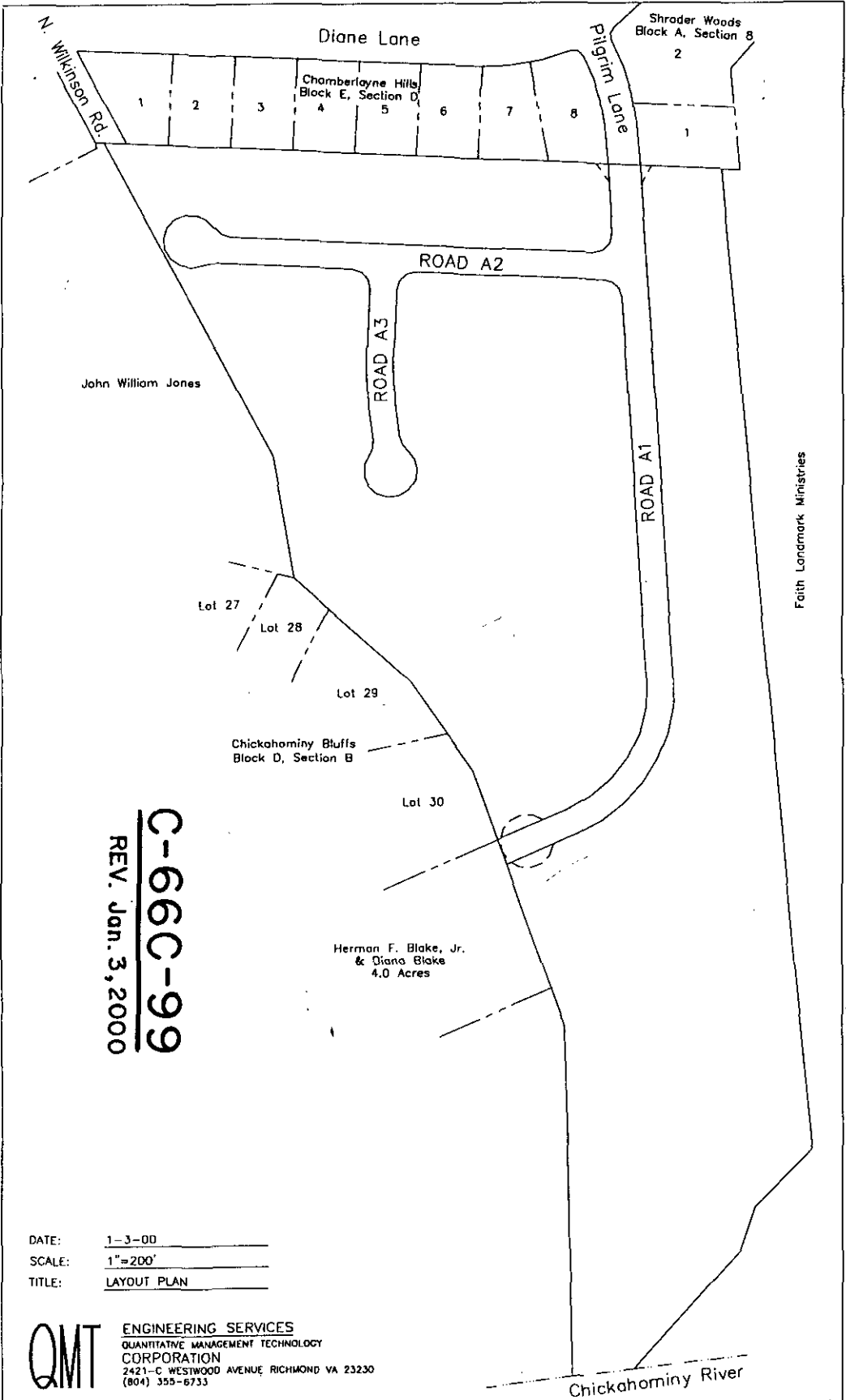
305

306

307

308

309



C-66C-99
 REV. Jan. 3, 2000

DATE: 1-3-00
 SCALE: 1"=200'
 TITLE: LAYOUT PLAN

QMT ENGINEERING SERVICES
 QUANTITATIVE MANAGEMENT TECHNOLOGY
 CORPORATION
 2421-G WESTWOOD AVENUE RICHMOND VA 23230
 (804) 355-6733



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 15, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-66C-99

Mr. Gregory Windsor
Windsor Enterprises
4701 Cox Road, Suite 111
Glen Allen, VA 23060

Dear Mr. Windsor:

The Board of Supervisors at its meeting on February 8, 2000, granted your request to conditionally rezone property from A-1 Agricultural to R-2C One Family Residence District (Conditional), Parcel 64-A-24 and Part of Parcel 64-A-26, described as follows:

Parcel 1

Beginning at a point in North Wilkinson Road, 155.00 feet east of the intersection of Diane Lane and North Wilkinson Road, being the place and point of beginning. Thence a bearing of N 02°43'45" E, a distance of 41.78 feet along the east line of North Wilkinson Road to a point along the rear property, line of Chamberlayne Hills, Block E, Section D and the north line of North Wilkinson Road. Thence leaving said point at the north line of North Wilkinson Road and the rear property line of Chamberlayne Hills, Block E, Section D, a bearing of N 02°43'45" E, a distance of 744.32 feet to a point. Thence leaving said rear property line of Chamberlayne Hills, Block E, Section D a bearing of N 84°43'45" E, a distance of 484.00 feet to a point. Thence a bearing of N 02°43'45" E, a distance of 363.53 feet to a point. Thence a bearing of N 84°43'45" E, a distance of 1184± feet to a point on the flood plain as shown on Henrico County Zoning Map sheet number 64 Thence meandering along said flood plain in a southerly direction 802± feet to a point on said flood plain. Thence a bearing of S 88°41'30" W, a distance of 519+- feet to a point. Thence a bearing of S 70°26' 30" W, a distance of 513.86 feet to a point. Thence a bearing of S 55 °41' 30" W, a distance of 207.09 feet to a point. Thence a bearing of S 42°02'45" W, a distance of 290.52 feet to a point. Thence a bearing of S 80° 11' 15" W, a distance of 234.04 feet to a point. Thence a bearing of S 61°13'22" W, a distance of 670.77 feet to the place and point of beginning, Said parcel containing 27.6+- acres of land.

Parcel 2

Commencing at a point in North Wilkinson Road, 155.00 feet east of the intersection of Diane Lane and North Wilkinson Road. Thence a bearing of N 02°43'45" E, a distance of 41.78 feet along the east line of North Wilkinson Road to a point along the rear property line of Chamberlayne Hills, Block E, Section D and the north line of North Wilkinson Road. Thence leaving said point at the north line of North Wilkinson Road and the rear property line of Chamberlayne Hills, Block E, Section D, a bearing of N 02°43'45" E, a distance of 744.32 feet to the tree point and place of beginning. Thence along the rear

property line of Chamberlayne Hills, Block E, Section D a bearing of N 02°43'45" E, a distance of 363.53 feet to a point. Thence a bearing of N 84°43'45" E, a distance of 484.00 feet to a point. Thence a bearing of S 02°43'45" W, a distance 363.53 feet to a point. Thence a bearing of S 84°43'45" W, a distance of 484.00 feet to the true point and place of beginning. Said parcel containing 4.00 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated February 4, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Finished Floor Area.

Dwellings on lots which abut the Chickahominy Bluffs, Chamberlayne Hills and Schrader Woods subdivisions, and the one lot accessed by and east of Road A2 (as shown on the Road Plan, attached as Exhibit A) and abutting parcel 64-A-0-25 (the "Abutting Lots") shall have a minimum of 2,400 square feet of finished floor area. Dwellings on other lots, except the tot lot, shall have a minimum of 2,200 square feet of finished floor area.

At the conclusion of the construction of all dwellings in the subdivision, the average of the finished floor area of such dwellings shall be at least 2,400 square feet.

The Applicant shall construct at least four dwellings in the subdivision as model or speculative dwellings and the first four such model or speculative dwellings (the "Spec Homes") shall be subject to the following:

- a) the first such Spec Home shall have a minimum of 2,600 square feet of finished floor area (the "First Spec Home");
- b) the second such Spec Home shall have a minimum of 2,400 square feet of finished floor area (the "Second Spec Home");
- c) Weather permitting, the construction of the First Spec Home and the Second Spec Home shall be substantially completed (as evidenced by a certificate of occupancy issued by the County of Henrico for such dwellings) within forty-five (45) days of the substantial completion of any other dwelling in the subdivision (as evidenced by a certificate of occupancy issued by the County of Henrico for such dwelling);
- d) Subject to lot availability and weather permitting, on or before the date that is 180 days from the closing of the date of the sale of the first of either the First Spec Home or the Second Spec Home, the third Spec Home shall be substantially completed (as evidenced by a certificate of occupancy issued by the County of Henrico for such dwelling) which shall have a minimum of 2,600 square feet of finished floor area;

- e) Subject to lot availability and weather permitting, on or before the date that is 180 days from the closing of the date of the sale of the last of either the First Spec Home or the Second Spec Home, the last remaining Spec Home shall be substantially completed (as evidenced by a certificate of occupancy issued by the County of Henrico for such dwellings) which shall have a minimum of 2,400 square feet of finished floor area;
- f) No more than two such Spec Homes may be constructed on any Abutting Lot (as defined in the first paragraph); and
- g) Except for the requirements of this paragraph as to Spec Homes, any other dwelling meeting the proffered conditions may be constructed at anytime.

On January 1st and July 1st of each year following the recordation for the first plat of the subdivision and continuing thereafter until a building permit is issued for the last dwelling in the subdivision, the Applicant will provide to the County Planning Office a written report of the square feet of finished floor area of each dwelling (based on the finished floor area approved for such dwelling by the appropriate County department) for which a building permit has been issued.

- 2. Lot Area. The lots in the subdivision shall have an average lot area of 23,000 square feet, with no lot, except the tot lot, having less than 18,000 square feet.
- 3. Overall Density Limitation. The maximum number of building lots which may be constructed on the Property shall not exceed forty-five (45). Such lot limitation shall not include any area used for a tot lot. Any residual areas of land on the Property not meeting the minimum lot size in the zoning classification shall not be included in the maximum number of lots permitted hereby, if subsequently platted as a lot with land from any adjacent property.
- 4. Roads and Access. The roads for the subdivision on the Property shall be developed as shown on the Road Plan dated January 3, 2000, attached as Exhibit A, except that Road A1 may be reconfigured at the time of conditional subdivision approval by the Planning Commission.

No lot shall be accessed to or from N. Wilkinson Road.

- 5. Utilities. Other than existing overhead lines, any modifications thereto and those required by a utility provider, all utility lines (e.g. electricity, cable, telephone, and gas) installed in the subdivision after the rezoning shall be installed underground.
- 6. Covenants. Concurrent with the recordation of a subdivision plat approved by the County of Henrico, there shall be recorded in the Clerk's Office of the Circuit Court of Henrico County,

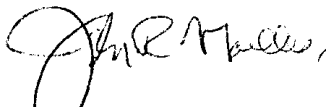
Virginia, a document approved by the County of Henrico, Virginia, setting forth the following requirements:

- a. the creation of a homeowners' association to maintain any lots or common areas owned or controlled by such homeowners' association;
 - b. the creation of an architectural control committee to enforce guidelines for the design and construction of homes and landscaping of lots;
 - c. uniform development and maintenance requirements;
 - d. the construction of an entrance sign erected on Pilgrim Lane constructed of brick, stone or Exterior Insulating Finishing Systems (EIFS) ; and landscaped with sod and mature shrubbers and/or trees;
 - e. a tree preservation plan, including, without limitation, preservation of healthy trees having a caliper of six inches or greater outside of approved clearing areas for the dwelling and those areas necessary for accessory uses, including, but not limited to, outbuildings, decks, swimming pools and fences and other permitted uses as determined by the homeowner's association. Three trees having a caliper of at least two and one-half inches shall be planted in the front yard of lots which are cleared of trees;
 - f. landscaping shall be installed in the front yard of a lot prior to occupancy of the dwelling, weather permitting or as otherwise permitted by the Director of Planning. Air conditioning equipment along the side of the dwelling shall be screened with lattice fencing or shrubbery;
 - g. The visible portions of exterior dwelling foundations shall be constructed of brick, stone or EIFS. All stoops and steps shall be brick or stone except for decks and country porches, which may have wood steps with masonry or EIFS piers;
 - h. All chimneys shall be brick, stone or EIFS. No chimneys or gas-vent enclosures shall be cantilevered;
 - i. Driveways shall be paved with concrete, asphalt or patterned pavers. Sidewalks to the dwelling shall be paved with concrete or patterned pavers;
 - j. A lighted lamppost shall be constructed in the front yard of each lot prior to occupancy of the dwelling constructed on such lot; and
 - k. At any one time, at least six different house plans shall be offered during the marketing of the subdivision.
7. Recreation Amenities. Prior to the issuance of the final certificate of occupancy for the tenth dwelling constructed in the subdivision, Applicant shall construct a tot lot for use in common by owners of the lots in the subdivision and their invitees. Such tot lot may be located in a resource protection area, wetlands or flood plain as permitted by any governmental regulatory agency. Such tot lot shall include, but not be limited to, picnic tables, benches and trash receptacles and play equipment.

8. Subdivision improvements. The roads in the subdivision shall be developed with curb and gutter and asphalt paving. Each lot, other than the tot lot, shall be served with County water and sewer.
9. C-1 Zoning. Applicant shall file an application for C-1 zoning for the acreage not required for development of the subdivision, including, without limitation, the lots, the tot lot, roads and any entrance features. Such rezoning application shall be filed as soon as reasonably practical, but in no case any later than the date of the recordation of the last subdivision plat for the last lot platted in the subdivision. The acreage then zoned C-1 may or may not be included in the subdivision, at the sole discretion of the Applicant.
10. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any 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
Messrs. Ralph L. Axselle or Andrew M. Condlin, Esquires
Ms. Brenda W. Dover
Ms. Christine Willis Steward
Mr. James A. Willis, Jr.
Ms Shirley W. Harris
Ms. Glenice W. Wells
Mr. Wallace L. Coleman
Ms. Vernelle F. Coleman