

RESIDENTIAL SUBDIVISION

PT. of 27-A-2  
THREE CHOPT DISTRICT

**C-3C-00** 0 200' 400'

HENRICO COUNTY PLANNING OFFICE

27A  
40,460 Ac.

See (26-A-27A)

See (17-A-54)  
See (17-A-49)  
See (17-A-48)

See (18-A-46)

See (17-A-52)  
4918

See (26-A-23A)

24B  
10 Ac.

24A  
13.22 Ac.

48  
2 Pts.  
44.628 Ac.

53  
2.84 Ac.

47  
2 Ac.

50  
2 Ac.

47  
2.124 Ac.

61  
2.796 Ac.

51  
3.96 Ac.

53  
5 Ac.

55  
47.5 Ac.

46  
2.12 Ac.

52

IB

2  
9.3 Ac.

ID  
2.086 Ac.

IC

3A  
59.453 Ac.

5A  
65.5 Ac.

HARVEST

GLEN

REGAL

HICKORY

HICKORY

TWIN + HICKORY

PARK

MEADOWS

CONCEPT

GROVE

ROAD

SHADY

HICKORY

A-1

A-1

A-1

R-2AC

R-2C

R-2C

R-3C

R-3C

C-1

(A)

(A)

(6)

(1)

(1)

(1)

(1)

(1)

(1)

(1)

(1)



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

March 21, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-3C-00

Mr. Daniel T. Schmitt  
H. H. Hunt Corp.  
100 Concourse Blvd., Suite 100  
Glen Allen, VA 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on March 14, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Part of Parcel 27-A-2, described as follows:

Beginning at a point on the south line of Shady Grove Road, said point being 0.5 +/- mile east of Pouncey Tract Road; thence leaving the south line of Shady Grove Road S 06°29'30" W, 366.50' to the True Point and Place of Beginning; thence from said True Point and Place of Beginning S 06°29'30" W, 691.73' to a point; thence S 69°25'20" W, 326.87' to a point; thence N 00°44'30" W, 798.11' to a point; thence N 89°23'55" E, 394.57' to the True Point and Place of Beginning containing 5.926 +/- acres of land.

The Board of Supervisors accepted the following proffered conditions dated February 8, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
2. Recreational Amenities. Residents of the Property shall have access to Twin Hickory amenities on the same basis as other owners of single family detached homes in Twin Hickory and will belong to the Twin Hickory Homeowners Association, Inc.
3. Foundations. The exposed exterior portions of exterior single-family residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations for single-family detached residences may be constructed of exterior insulating finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S.

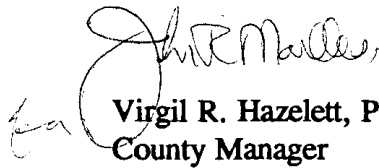
4. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), a document shall be recorded in 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. Said covenants shall include requirements for paved driveways, initially sodded and irrigated front yards, brick steps to front doors and standard mailbox design.
5. Minimum Floor Area; Minimum Lot Width. Homes shall have a minimum of 2,200 square feet of finished floor area. Lots shall have a minimum lot width of eighty-five (85) feet.
6. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
7. 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 the other proffers or the unaffected part of any such proffer.
8. Screening. A planting strip easement fifteen (15) feet in width to be maintained by the Homeowners' Association for the Property shall be provided adjacent to Henrico County Tax Parcels 27-A-1C, 1D and 1B. Such planting strip easement shall be supplemented with additional evergreen plantings as set forth below. Prior to any land disturbing activity on a lot which includes the planting strip easement adjacent to the common boundary of the Property with any such tax parcels, evergreens of a minimum height of six (6) feet shall be planted within such planting strip easement and shall be staggered and no farther apart than ten (10) feet on center, unless such plantings are not required in order to provide additional screening as a result of existing evergreen vegetation, and a six (6) foot solid board fence shall be constructed along the inside edge of the aforesaid planting strip easement (15' off of the property line), such fence to also be maintained by the Homeowners' Association for the Property. There shall be no utility easements in such planting strip easement other than utility easements which are generally perpendicular to the common boundary.

Mr. Daniel T. Schmitt  
H. H. Hunt Corp.  
March 21, 2000

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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  
Ms. Beulah M. Davis  
Mr. James W. Theobald, Esquire