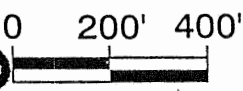


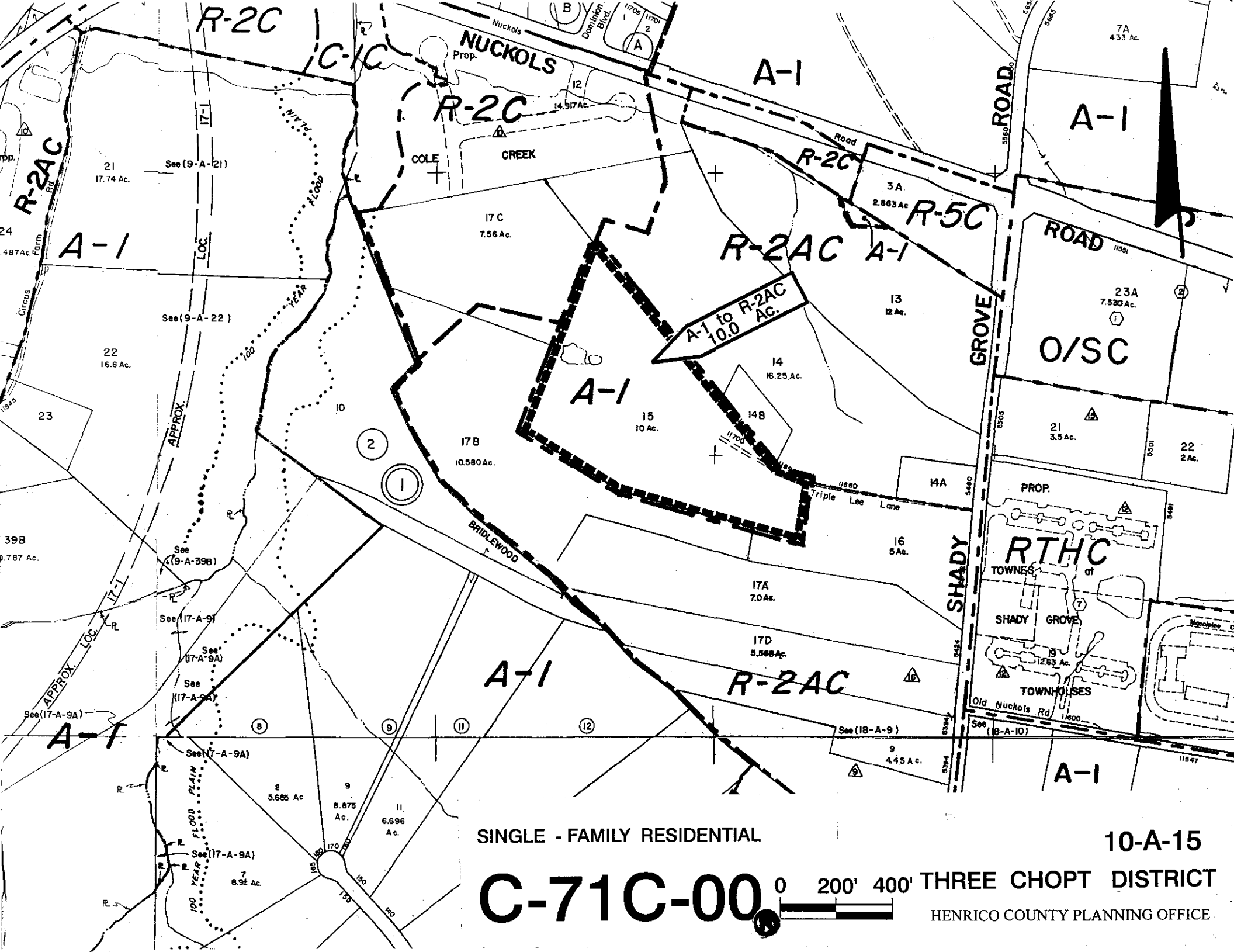
SINGLE - FAMILY RESIDENTIAL

C-71C-00

10-A-15 & Pt. of 10(1)2-10
Pt. of 17-A-9A
THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE



SINGLE - FAMILY RESIDENTIAL

10-A-15

C-71C-00



THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE

Revised copy

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



January 30, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-71C-00

Mr. Henry L. Wilton
Wilton Development Corp.
6405-G Dickens Place
Richmond, VA 23230

Dear Mr. Wilton:

The Board of Supervisors at its meeting on January 23, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 10-A-15, and part of Parcels 17-A-9A and 10-1-2-10 (Bridlewood Subdivision), described as follows:

Commencing at the Southwest corner of Lot 10, Bridlewood, as recorded in Plat Book 75 at page 85 and 86 in the Clerks office of Henrico County Virginia. Said corner is located on the right-of-way of Hames Lane and is also a common corner with Lot 9 of the aforementioned Bridlewood. Thence, North 29°-13'-30" East 1145.69 Feet to the point of beginning. Thence, along said Lot 9 and the Southern line of the right-of-way for future Nuckols Road, North 57°-46'-43" West 351.19 Feet to a point. Thence, along said Lot 9 and the land now or formerly of Robert P. Bain et. al. South 52°-13'-25" West 460 Feet more or less to a point in a stream. Thence, crossing the land now or formerly of said Robert P. Bain et. al., in a Northwesterly direction along the said stream, 210 Feet more or less to a point in the line now or formerly of Dominion Land & Development Partnership. Thence, along the land now or formerly of said Dominion Land & Development Partnership, North 41°-43'-13" East 420 Feet more or less to a point in the line of Lot 10 Bridlewood. Thence continuing along the land now or formerly of Dominion Land & Development Partnership, North 50°-16'-05" West 281 Feet more or less to a point in a branch and in the line now or formerly of Southern Title Services Inc. Thence, in a Northeasterly direction along the centerline of the said Branch, being the line now or formerly of said Southern Title Services Inc. and now or formerly of Stephen F. Parrish, 950 Feet more or less to a point. Thence, leaving the said branch along the land now or formerly of Richard C. Brown, Gordon W. & B.L. Smith, Barbara L. Smith and Geraldine H. Lloyd the following courses and distances:

South $17^{\circ}-47'-10''$ East 667 Feet more or less to a point. Thence, South $46^{\circ}-12'-50''$ West 124.09 Feet to a point. Thence, South $21^{\circ}-49'-55''$ East 203.05 Feet to a point. Thence, South $27^{\circ}-16'-10''$ East 151.80 Feet to a point. Thence, South $41^{\circ}-15'-40''$ East 211.08 Feet to a point. Thence, South $47^{\circ}-15'-40''$ East 326.70 Feet to a point. Thence, South $39^{\circ}-15'-43''$ East 132.00 Feet to a point. Thence, South $45^{\circ}-45'-40''$ East 146.52 Feet to a point in the line of Lot 12 Bridlewood. Thence along the Southern right-of-way line of future Nuckols Road and the Northern line of Lots 11 & 12 Bridlewood, the following courses and distances: on a curve to the right with a radius of 1455.00 Feet, a central angle of $13^{\circ}-54'-24''$ and an arc length of 353.16 Feet to a point. Thence North $57^{\circ}-46'-43''$ West 164.87 Feet to the point of Beginning and containing approximately 14 acres.

Less and except the right-of-way for future Nuckols Road described as follows: From the point of Beginning as described above, thence, along Lot 9 and the Southern line of the right-of-way for said future Nuckols Road, North $57^{\circ}-46'-43''$ West 351.19 Feet to a point. Thence, along the line now or formerly of Robert P. Bain and Dominion Land & Development Partnership, North $50^{\circ}-16'-05''$ West 328.90 Feet to a point. Thence, along the Southern line of Lot 10 Bridlewood, the following courses and distances: on a curve to the right with a radius of 1455.00 Feet, a central angle of $12^{\circ}-57'-02''$, a chord bearing of South $64^{\circ}-15'-14''$ East and a chord distance of 328.17 Feet. Thence, South $57^{\circ}-46'-43''$ East 516.09 Feet to a point. Thence, on a curve to the left with a radius 1375.00 Feet a central angle of $6^{\circ}-37'-19''$ a chord bearing of South $61^{\circ}-05'-23''$ East and a chord distance of 158.83 Feet to a point in the line of the land now or formerly Geraldine H. Lloyd. Thence along the land now or formerly of said Geraldine H. Lloyd, South $39^{\circ}-15'-43''$ East 50.44 Feet to a point. Thence, South $45^{\circ}-45'-40''$ East 146.52 Feet to a point in the line of Lot 12 Bridlewood. Thence, along the Southern right-of-way line of future Nuckols Road and the Northern line of Lots 11 & 12 Bridlewood, the following courses and distances: on a curve to the right with a radius of 1455.00 Feet, a central angle of $13^{\circ}-54'-24''$ a chord bearing of North $64^{\circ}-43'-56''$ West and a chord distance of 352.29 Feet to a point. Thence North $57^{\circ}-46'-43''$ West 164.87 Feet to the point of Beginning and containing approximately 1.8 acres.

The parcels herein described are located in the Three Chopt District of Henrico County Virginia and are shown as tax parcels 10 (1) 2-10 in part, 17-A-9A in part and contain approximately 12.2 acres.

Beginning at a point on the western right-of-way line of Shady Grove Road, said point being located approximately 700' northeast of the intersection of said Shady Grove Road and Old Nuckols Road; thence leaving the right-of-way of said Shady Grove Road N. 77°11'19" W., 608.21' to the point of beginning; thence along the land now or formerly of Gordon W. & B. L. Smith, S. 11°22' 17" W., 199.70' to a point; thence N. 71°41' 43" W., 158.00' to a point; thence N. 69°15'27" W., 504.76' to a point; thence N. 54°05'06" W., 393.00' to a point; thence along the land now or formerly of said Smith and Richard C. Brown N. 24° 27'54" E., 696.74' to a point in the line now or formerly of Willie Alvin Bell, Jr.; thence along the line of said Bell and the land now or formerly of Ernest J. Wingo S. 34°49'56" E., 999.46' to a point; thence S. 47°23'56" E., 61.27' to a point; thence S. 64°44' 56" E., 83.14' to the point of beginning, containing approximately 10 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 22, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Density: The maximum density of the entire development shall not exceed 2.1 units per acre when added to the parcels in Case C-39C-00.
2. Conceptual Plan: The site shall be developed in substantial conformance with the Conceptual Plan "Exhibit A" by Bay Design dated September 12, 2000 with revisions as approved during subdivision review by the Planning Commission.
3. Square Footage: Residences shall have a minimum of 2,300 square feet of finished floor area.
4. Lot Widths: No more than thirty (30) percent of the lot widths when added to the parcels in Case C-39C-00 shall be less than ninety (90) feet wide at the minimum front yard depth. On cul-de-sac lots, the lot width shall be measured at the actual building line, not the minimum front yard depth.
5. Front Loading Garages: No more than twenty-five (25) percent all of the dwellings when added to the parcels in Case C-39C-00 shall have garage doors on the front of the home.
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. Underground Utilities: Except for junction boxes, meters and existing overhead utility lines and technical or environmental reason, all utility lines shall be underground.
8. Foundations: The exterior foundation of any dwelling constructed on the property shall be brick or stone, however, foundations may be constructed of exterior insulating finish systems (E.I.F.S. i.e. stucco/dryvit etc.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S. This will apply to future conversions or additions that are enclosed and intended for year-round use.
9. 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), 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. The County of Henrico shall not be responsible for enforcing these restrictive covenants. The provisions in such documents shall identify and set forth the requirements of all proffered conditions. In addition to proffers, the covenants shall also include the following requirements: A landscaping package of a minimum of \$650 per dwelling, standardized mailboxes and lampposts, exposed aggregate sidewalks to all homes, two car garages (may be converted to living space), sod in front yard, twenty-five year dimensional shingles on the roof, hard surface driveway (asphalt, concrete, etc. except on dwellings with front loading garages, driveways surfaces shall only be exposed aggregate, textured concrete, pavers or a similar material with sidewalk material to match), gutters and downspouts, and irrigation in front and side yards.
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 the other proffers or the unaffected part of any such proffer.
11. Curb and Gutter: All roads shall be constructed with standard full-face curb and gutter (CG-2) unless requested by Public Works.
12. Access Limitations to Hames Lane: There shall be no connection of any roads on the Property to Hames Lane.

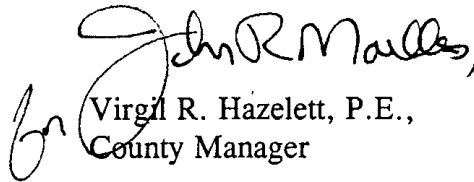
Mr. Henry L. Wilton
Wilton Development Corp.
January 30, 2001

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13. Rezoning to C-1 Conservation District: Applicant shall file an application for C-1 Conservation District for the area within the 100 year flood plain prior to final construction plan approval of the last section of the subdivision. To the extent allowed by applicable law, the C-1 Property shall be maintained as a conservation district except to the extent necessary for utility easement, roads, driveways or other purposes approved or required by the Planning Commission at the time of subdivision approval, or by any other governmental body, agency commission, board department or official thereof.

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. W. L. Jones
Mr. Gregory Windsor
Mr. Robert Bain
Mr. & Mrs. Allen Dorin
Mr. & Mrs. Floyd Foster
Mr. & Mrs. Robert Parkerson