

C-10C-00WD

RTHC

A-1

A-1

R-2

PROP. HUNTON

PARKWAY

PARCEL C
RTHC, O/SC to R-5AC
21.513 ACRES

O/SC

O/SC

O/SC

C-10C-00WD

(See 13-A-24)

(See 21-A-18A) (See 21-A-4)

4
2pts.
20.965 Ac.

2.46 Ac.

ROAD

APPROX. LOC. 21-1

(See 13-A-33)

APPROX. PROP.

R-1AC

I-295

PARCEL D
O/SC to R-5AC
1.575 ACRES

295

HOLLY GROVE

A-1

4
2pts.

R-2

R-2AC

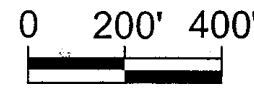
A-1

RESIDENTIAL SUBDIVISION

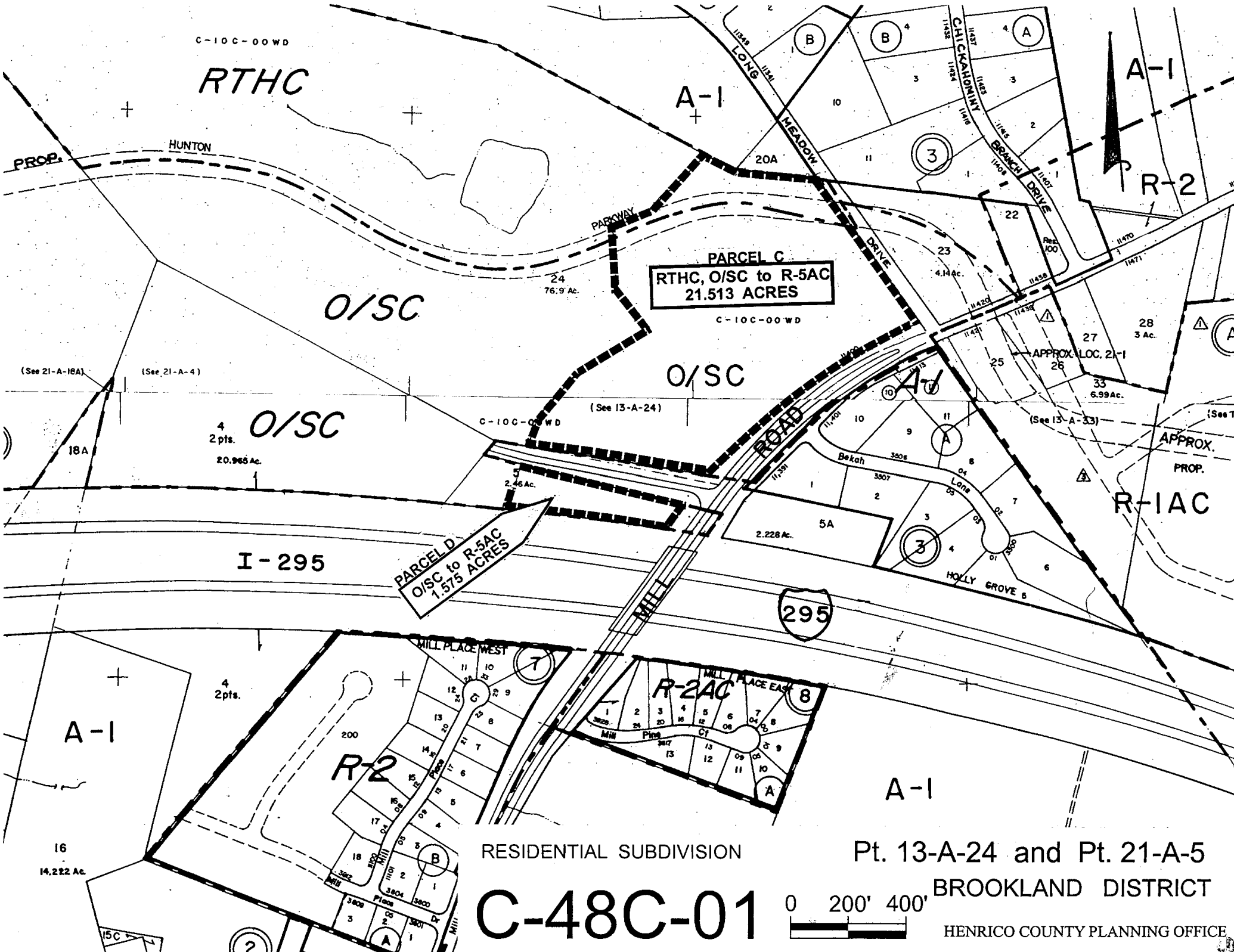
Pt. 13-A-24 and Pt. 21-A-5

BROOKLAND DISTRICT

C-48C-01



HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 16, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-48C-01

Atack Properties
4461 Cox Road, Suite 109
Glen Allen, VA 23060

Dear Sir:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from RTHC Townhouse Residence District (Conditional) and O/SC Office/Service District (Conditional) to R-5AC General Residence District (Conditional) and R-1AC General Residence District (Conditional), part of Parcels 13-A-24 and 21-A-5 described as follows:

PARCEL C

Commencing at a point, said point being the intersection of the west line of Mill Road with the south line of Long Meadow Drive. Thence S 65° 15' 19" W for a distance of 164.16 feet to a point; Thence S 59° 17' 31" W for a distance of 39.22 feet to said "Point Of Beginning". Thence S 59° 17' 31" W for a distance of 126.27 feet to a point; Thence S 54° 20' 32" W for a distance of 153.26 feet to a point; Thence S 48° 16' 17" W for a distance of 257.19 feet to a point; Thence S 42° 59' 52" W for a distance of 164.59 feet to a point; Thence N 81° 25' 32" W for a distance of 594.75 feet to a point; Thence N 81° 18' 31" W for a distance of 73.61 feet to a point; Thence N 01° 00' 00" W for a distance of 120.02 feet to a point; Thence N 24° 00' 00" E for a distance of 172.00 feet to a point; Thence N 61° 30' 00" E for a distance of 292.00 feet to a point; Thence N 55° 06' 00" W for a distance of 162.05 feet to a point; Thence N 26° 38' 00" W for a distance of 211.20 feet to a point; Thence along a curve to the left having a radius of 805.00 feet and an arc length of 123.64 feet, being subtended by a chord of N 68° 14' 00" E for a distance of 123.52 feet to a point; Thence N 63° 50' 00" E for a distance of 130.00 feet to a point; Thence along a curve to the right having a radius of 807.72 feet and an arc length of 83.64 feet, being subtended by a chord of N 66° 48' 00" E for a distance of 83.61 feet to a point; Thence N 44° 55' 00" E for a distance of 278.53 feet to a point; Thence S 62° 15' 27" E for a distance of 118.48 feet to a point; Thence S 84° 05' 44" E for a distance of 34.55 feet to a point; Thence S 36° 05' 44" E for a distance of 775.92 feet to a point, said point being the "Point Of Beginning" and containing 18.29 acres more or less.

PARCEL D

Beginning at a point; said point being the intersection of the west line of Mill Road with the north line of Interstate Route 295. Thence along a curve to the left having a radius of 11609.16 feet and an arc length of 500.00 feet, being subtended by a chord of N 82° 40' 46" W for a distance of 499.96 feet to a point; Thence N 01° 00' 00" W for a distance of 164.84 feet to a point; Thence S 74° 56' 35" E for a distance of 61.00 feet to a point; Thence S 75° 58' 36" E for a distance of 520.31 feet to a point on the west line of Mill Road; Thence S 36° 51' 53" W for a distance of 108.24 feet to a point and being the Point Of Beginning containing 1.575 acres more or less.

PARCEL E

Beginning at a point, said point being at the intersection of the west line of Mill Road with the south line of Long Meadow Drive. Thence S 65° 15' 19" W for a distance of 164.16 feet to a point; Thence S 59° 17' 31" W for a distance of 39.22 feet to said point; Thence N 36° 05' 44" W for a distance of 775.92 feet to a point; Thence S 84° 05' 44" E for a distance of 269.13 feet to a point; Thence S 36° 05' 44" E for a distance of 631.83 feet to a point, said point being the "Point Of Beginning" containing 3.22 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 9, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Applicable to R-5A (Manor Homes)

1. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state or local legal requirements, residential development on the Property shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law.
2. Trash Service. Trash pick up service shall be provided for each building and shall not commence before 6:00 a.m. or extend beyond 9:00 p.m.
3. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, and technical and environmental reasons, all utility lines shall be underground.
4. Fireplace Chimneys and Closets. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys; however, such vented enclosures shall not be cantilevered and must have a base to match the foundation. No pre-fabricated chimneys shall be used. There shall be no cantilevered closets.

5. Access. There shall be no vehicular access to Mill Road, however, an emergency access shall be provided. The emergency access will be constructed with pavers. There shall be no vehicular access to Long Meadow Drive.
6. Road Standards. All private roads shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.
7. Foundations. The exterior of all residential foundations above ground level shall be constructed of brick or stone. All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade.
8. Restrictive Covenants. Prior to or concurrent with the recordation of the subdivision plat 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), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
9. Signage. The sign identifying the residential community on the Property shall be constructed with a ground mounted brick or stone base and shall not exceed eight (8) feet in height.
10. Buffers. A thirty-five (35) foot wide buffer in addition to setbacks which may be left in its natural state or enhanced with additional plantings, shall be provided along Mill Road. This buffer may remain generally undisturbed except for access, signage, utilities and fencing and such intrusions into or through the buffer shall be extended generally perpendicular thereto and where practicable and permitted, areas disturbed shall be restored. No best management practice facilities shall be permitted in this buffer area. Dead, diseased or damaged vegetation may be removed, and if so, the buffer area may be supplemented with new plantings.
11. Density. No more than 80 homes shall be permitted on the Property.
12. Lighting. Parking lot lighting standards shall not exceed fifteen (15) feet in height as measured from the grade of the base of the lighting standard and directed to minimize glare on public roads and adjacent properties.
13. Conceptual Building Design. The homes constructed on the Property shall be comparable in style and quality to the elevation marked Exhibit A, unless otherwise approved by the Planning Commission at the time of Subdivision or Plan of Development review. Materials and color may vary from those depicted on said elevation.
14. Building Materials. Any building shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of

Development review. A minimum of fifty percent (50%) of the homes constructed on the Property shall have brick or stone construction on the side of the home facing the street (the front), excluding windows, doors, breezeways and architectural design features.

15. Sound Suppression. The homes shall incorporate sound suppression measures between them with a minimum 55 sound coefficient rating.
16. Minimum Size. The minimum finished floor area of each individual unit shall be 2000 square feet (4000 square feet minimum per building).
17. Garages. Each dwelling unit shall have an attached side-entry, two-car garage.
18. 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.

Applicable to R-1A (Single-Family)

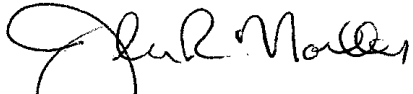
1. Restrictive Covenants. Prior to or concurrent with the recordation of the subdivision plat and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development of all portions of the Property.
2. Density. The number of homes on the Property shall be limited to 6.
3. Setback. All homes on the Property shall be set back a minimum of 70 feet from Long Meadow Drive.
4. Garages. All garages shall have a side or rear entry unless the garage is detached.
5. Minimum House Size. The minimum size for any house constructed on the Property shall be 3,000 square feet of finished space.
6. Foundations. The exterior of all residential foundations above ground level shall be constructed of brick or stone. All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade.
7. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, and technical and environmental reasons, all utility lines shall be underground.
8. Landscaping. The front yards of each lot shall be sodded and irrigated. Landscaping shall be installed around utility boxes that are 3 feet by 3 feet or larger, if allowed by the utility company maintaining the box or the utility easement.
9. 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.

Atack Properties
October 16, 2001

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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
Russell B. Harper