

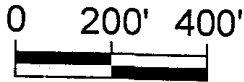
A-1 to RTHC
4.38 Ac.

RESIDENTIAL TOWNHOUSES for SALE

58-2-A-11 pt.10

THREE CHOPT DISTRICT

C-49C-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-49C-01

Mr. Mark E. Caskey
Caskey Construction Company
11915 Dalkeith Lane
Richmond, VA 23233

Dear Mr. Caskey:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 58-2-A-10 and Parcel 58-2-A-11 described as follows:

Beginning at a point on the Eastern right-of-way line of Pemberton Road, said point being located approximately 0.33 miles to the Southline of Broad Street (U.S. Route 250); thence, along the Eastern right-of-way line of said Pemberton Road, N 35°-58'03" E 275.00 feet to a point; thence, leaving the said right-of-way of Pemberton Road, S 51°35'-19" E 2.51 feet to a point; thence, along the proposed future Southern right-of-way for Mayland Drive, the following courses and distances: N 87°-33'-10" E 37.81 feet to a point; thence, S 55°-40'-26" E 221.96 feet to a point; thence, N 32°-19'-34" E 7.00 feet to a point; thence, S 57°-40'-26" E 292.34 feet to a point; thence, leaving the said proposed right-of-way, and proceeding along the land now or formerly of Forrest G. Urban the following courses and distances: S 24°-34'-27" W 88.79 feet to a point; thence, South 26°-32'-33" W 280.67 feet to a point; thence, along the land now or formerly of Llewellyn J. Held, Jr. and Gail N. Held, N 51°-35'-46" W 609.00 feet to the point of beginning and containing 4.38 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated September 12, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Minimum Unit Size: The minimum unit size (finished floor area) shall be 1,400 square feet.
2. Maximum Number of Units: There shall be no more than 33 units developed on the subject property.

3. Architectural Treatment: All exposed foundations of each unit shall be of brick. All units shall have a brick front and any side that faces a street or interior driveway area shall be brick.
4. Architectural Rendering: The town homes shall be developed in a substantial conformance as illustrated in Exhibit A (attached) (see case file).
5. Sound Suppression: Walls between units shall have a minimum sound transmission coefficient rating of 55.
6. Underground Utilities: Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
7. Lighting Standards: Parking lot lighting shall be provided. Parking lot lights shall be a maximum of fifteen (15) feet in height and directed to minimize glare on adjacent properties. The foot-candle for any lighting shall not exceed 0.5 foot-candle at the property line.
8. Buffer Along Pemberton Road and the future Mayland Drive: There shall be a twenty-five (25) foot landscaped buffer adjacent to Pemberton Road and the future Mayland Drive. (as shown on layout plan). Any building setback shall be in addition to this buffer.
9. Roads: All roads 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 three foot roll-face or standard curb and gutter as approved by the Department of public works.
10. 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.
11. 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 Clerks Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of the units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, common area, roads and unit exteriors. Parking of recreational vehicles, boats, trailers or campers shall be prohibited in the development. The covenants shall also include development standards for the community including but not limited to brick fronts, concrete sidewalks and stoops, twenty year three tab shingle roof and double hung, double paned thermal insulated vinyl windows.
12. Signage: Any project identification sign shall be ground mounted and be no more than six feet in height.
13. Cantilevered Items: Applicant shall prohibit cantilevered chimneys, gas vent units and closets.
14. Severance: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part shall not affect the validity

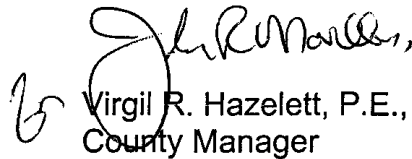
Mr. Mark E. Caskey
October 16, 2001

3

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,


Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Forrest G. Urban
Mr. Frederick K. Edwards