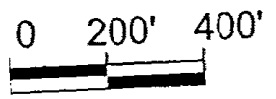


A-1 to R-2AC
6.168 Acres

SINGLE-FAMILY RESIDENTIAL
C-73C-01



78-A-25
TUCKAHOE DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-73C-01

Youngblood Properties, LLC
P. O. Box 276
Mechanicsville, VA 23111

Dear Sir:

The Board of Supervisors at its meeting on February 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 741-747-0660 (78-A-25) described as follows:

Beginning at a point on the west line of Pump Road; said point being 669.77' north of the intersection of the northline of Sancrest Road and Pump Road; thence S 81° 34' 30" W, 931.84' to a point; thence N 9° 40' 50" E, 311.80' to a point; thence N 81° 34' 30" E, 881.52' to a point on the west line of Pump Road; thence S 00° 30' 30" W, 300' along the west line of Pump Road to the point of beginning, consisting of 6.168 acres.

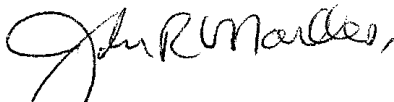
The Board of Supervisors accepted the following proffered conditions, dated January 31, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Foundations. The visible portions of the residence foundations shall be constructed of brick or stone.
2. Minimum House Size. The minimum size for any house constructed on the Property shall be a minimum of 2,500 square feet of finished floor area.
3. Fireplace Chimneys. All fireplace chimneys and gas vents shall be built on brick or stone foundations. No chimneys or gas vents shall be cantilevered.
4. Underground Utilities. All new utilities shall be placed underground.
5. Access Restriction. No direct access from the lots abutting Pump Road will be allowed.

6. Landscape Buffer. A twenty-five foot (25') landscape buffer will be provided on any lot adjacent to Pump Road. The existing trees within the buffer strip will be preserved or supplemented. No fencing will be allowed within the buffer strip except any that might be apart of an entrance feature at the entrance road at the Pump Road intersection. This buffer strip will be a part of the lot, but the yard setback will not include the buffer strip.
7. Site Plan. The lot and roads shall be platted and developed generally as shown on the Site Plan (dated 12/4/01) (see case file), unless otherwise requested by Applicant and approved by the Planning Commission.
8. Exterior of Homes. The exterior of 18 percent of the homes constructed in this development will have 30% of the exterior constructed of brick.
9. Buffer Adjacent to Whitaker Woods. For those lots backing up to Whitaker Woods Subdivision, all trees with a caliper of five (5) inches or greater (except those which are naturally dead or diseased) within the rear 20 feet of the lot shall not be removed upon development of the lot by the Developer or the initial home builder, except where utility or drainage easements are required. The Developer will provide a landscape plan for supplemental plantings in the 20' buffer as deemed appropriate by the Director of Planning. Such plantings shall be installed prior to the issuance of a Certificate of Occupancy for such lots.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Jeanne B. DePrea
Youngblood, Tyler & Associates