

A-1

C-1C

R-2C

R-5C

OISC

RTHC

R-2AC

R-2AC

R-2AC

A-1 to R-2AC  
0.1290 Ac.

R-2AC

A-1 to R-2AC  
0.7876 Ac.

A-1

A-1

A-1

R-2AC

A-1

**C-37C-02**  
THREE CHOPT DISTRICT

June 2002 Ref. 740-774-1407

SINGLE-FAMILY  
RESIDENTIAL

0 400 Feet

Proposed Hampshire  
Section 2

NUCKOLS RD.

KENILWORTH PL

BOSWORTH PL  
WOOLSHIRE DR

NORWICH PKWY

FINCOLNSHIRE CT

SHADY GROVE ROAD

PARK CRESTE DR

BISHOPS GATE DR

CHAPEL LAI

OLD INHIG

JAMES



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 20, 2002

Re: Rezoning Case C-37C-02

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

Dear Sir:

The Board of Supervisors at its meeting on August 13, 2002, granted your request to rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-775-7309 (10-1-2-10) and 740-774-1407 (17-A-9) described as follows:

Parcel A

Commencing at an iron rod found, being the Southeast 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 11 of the afore mentioned Bridlewood. Thence, N25°03'55"E 1136.66' to an iron rod found. Thence S61°56'18"E 144.87' to an iron rod found. Thence along a curve to the left with a radius of 1455.00', a central angle of 7°53'23" and an arc length of 200.36' to the point of beginning. Thence N34°27'54"E 59.76' to a point in the line now or formerly of J.A.D., L.L.C. Thence along the land of said J.A.D., L.L.C. S49°55'15"E 146.52' to a point. Thence on a curve to the right with a radius of 1455.00', a central angle of 6°01'01" and an arc length of 152.80' to the point of beginning, containing 0.1047 acres.

Parcel B

Commencing at an iron rod found, being the Southeast 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 11 of the afore mentioned Bridlewood. Thence, N25°03'55"E 1136.66' to an iron rod found and being the point of beginning. Thence N25°03'55"E 40.05' to a point. Thence S61°56'18"E 146.96' to a point. Thence on a curve to the left with a radius of 1415.00', a central angle of 6°37'19" and an arc length of 163.54' to a point. Thence, N21°26'22"E 40.00' to a point in the line now or formerly of J.A.D., L.L.C. Thence along the land of said J.A.D., L.L.C. S43°25'15"E 50.44' to a point. Thence, S34°27'54"W 59.76' to a point. Thence on a curve to the right with a radius of

1455.00', a central angle of  $7^{\circ}53'23''$  and an arc length of 200.36' to a point. Thence  $N61^{\circ}56'18''W$  144.87' to the point of beginning, containing 0.3497 acres.

Parcel C

Commencing at an iron rod found, being the Southeast 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 11 of the afore mentioned Bridlewood. Thence,  $N25^{\circ}03'55''E$  1136.66' to an iron rod found and being the point of beginning. Thence,  $N61^{\circ}56'18''W$  20.00' to an iron rod found. Thence,  $N25^{\circ}03'55''E$  40.05' to a point. Thence,  $S61^{\circ}56'18''E$  20.00' to a point. Thence,  $S25^{\circ}03'55''W$  40.05' to the point of beginning, containing 0.0184 acres.

Parcel D

Commencing at an iron rod found, being the Southeast 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 11 of the afore mentioned Bridlewood. Thence,  $N25^{\circ}03'55''E$  1136.66' to an iron rod found. Thence,  $N61^{\circ}56'18''W$  20.00' to an iron rod found and being the point of beginning. Thence,  $N61^{\circ}56'18''W$  351.19' to an iron rod found. Thence,  $N48^{\circ}03'50''E$  42.57' to a point. Thence,  $S61^{\circ}56'18''E$  334.54' to a point. Thence,  $S25^{\circ}03'55''W$  40.05' to the point of beginning, containing 0.3148 acres.

Parcel H

Commencing at an iron rod found, being the Southeast 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 11 of the afore mentioned Bridlewood. Thence,  $N25^{\circ}03'55''E$  1136.66' to an iron rod found. Thence,  $N61^{\circ}56'18''W$  20.00' to an iron rod found. Thence  $N61^{\circ}56'18''W$  351.19' to an iron rod found. Thence  $N54^{\circ}25'40''W$  291.00' to an iron rod found and being the point of beginning. Thence,  $S37^{\circ}33'38''W$  47.73' to a point. Thence, through the land now or formerly of Dominion Land & Development Partnership,  $N47^{\circ}00'00''W$  149.32' to a point. Thence,  $N43^{\circ}00'00''E$  28.64' to a point. Thence,  $S54^{\circ}25'40''E$  152.39' to the point of beginning, containing 0.1290 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 22, 2002, 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 and C-71C-00.

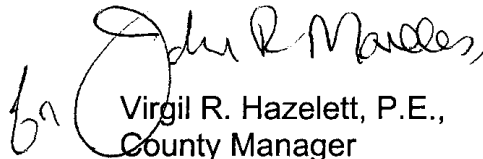
2. Conceptual Plan: The site shall be developed in substantial conformance with the Conceptual Plan "Exhibit A" (see case file) by Bay Design dated September 12, 2000 with revisions as approved during subdivision review by the Planning Commission.
3. Square Footage: Residences shall have a minimum 2,300 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 and C-71C-00 shall be less than ninety (90) feet wide at the minimum front yard depth. On cul-de-sac lots, the lots 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 and C-71C-00 shall have garage doors on the front of the house.
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. Access Limitations to Hames Lane: There shall be no connection of any roads on the Property to Hames Lane.
9. Curb and Gutter: All roads shall be constructed with standard full-face curb and gutter (CG-2) unless requested by Public Works.
10. Foundations: The exterior foundation of any dwelling constructed on the property shall be brick or stone. This will apply to future conversions or additions that are enclosed and intended for year-round use.
11. 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 and sidewalk material to match), gutters and downspouts, and irrigation in front and side yards.

12. Severance: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or part, shall not affect the validity or enforceability 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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Dominion Land & Development Partnership