

A-1 to R-3C
10.03 Acres



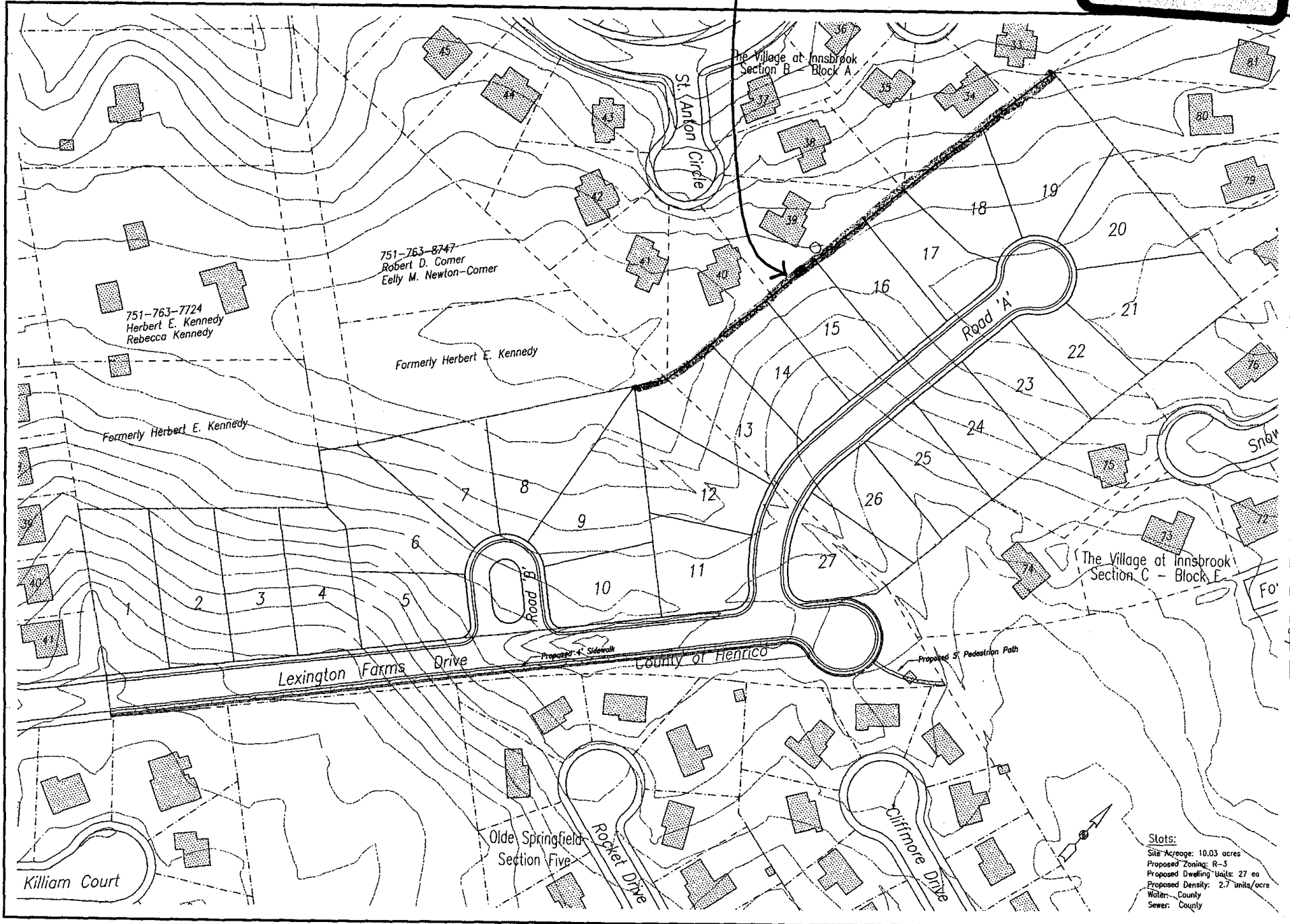
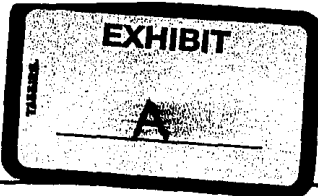
November 2003

ZONING
SINGLE - FAMILY
RESIDENTIAL
Ref. 752-763-1932

C-61C-03
Three Chopt District

0 400 Feet

tree preservation area



751-763-8747
Robert D. Comer
Eelly M. Newton-Comer

751-763-7724
Herbert E. Kennedy
Rebecca Kennedy

Formerly Herbert E. Kennedy

Formerly Herbert E. Kennedy

The Village at Innsbrook
Section C - Block E


Killiam Court

Olde Springfield
Section Five


Slots:
Site Acreage: 10.03 acres
Proposed Zoning: R-3
Proposed Dwelling Units: 27 ea
Proposed Density: 2.7 units/acre
Water: County
Sewer: County

Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES
 ELLIOTT SQUARE BUILDING - RICHMOND, VA 23220
 Phone: (804)285-9948 Fax: (804)285-1280

Kennedy Property
 Three Chopt District
 Henrico County, Virginia
 Conceptual Plan - Option I



DATE: 11-13-2003
 SCALE: 1" = 50'
 DRAWN: GLS
 CHECKED: GLS
 REVISIONS:
 10-18-03 For County Approval



J.N. 21430
 SHEET 2 OF 2



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 3, 2004

Virgil R. Hazelett, P.E.
County Manager

Mr. Neil Farmer
Willbrook, LLC
10001 Patterson Avenue
Richmond, VA 23233

Re: Conditional Rezoning Case C-61C-03

Dear Mr. Farmer:

The Board of Supervisors at its meeting on January 27, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 752-763-4795 and part of Parcel 752-763-1932, described as follows:

Beginning at a point 653.89' east of the intersection of Village Run Drive and Chicopee Road from said point of beginning N35°28'53"E, a distance of 397.83' to a point; thence N08°56'33"E, a distance of 621.86' to a point; thence S81°40'02"E, a distance of 368.98' to a point; thence S08°43'38"W, a distance of 570.27' to a point; thence S07°04'11"W, a distance of 16.11' to a point; thence S41°07'01"W, a distance of 970.58' to a point; thence N51°41'38"W, a distance of 211.13' to a point; thence N46°47'30"E, a distance of 308.05' to a point; thence N51°03'52"W, a distance of 72.25' to a point; thence N38°56'08"E, a distance 50.02' to a point and place of beginning, containing 10.03 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 9, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

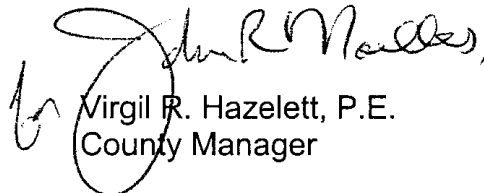
1. **Maximum Density:** The maximum number of building lots that may be constructed on the Property shall not exceed 3.0 units per acre in the aggregate.
2. **Foundations and Chimneys:** The exposed portions of the foundations and chimneys of any dwelling constructed on the Property shall be constructed of brick or stone. There shall be no cantilevered chimneys or gas vent units. All decks shall be constructed with brick or stone piers.
3. **Garages:** A minimum of a one-car garage shall be constructed on each lot.

4. **Minimum Finished Floor Area**: All dwellings shall have a minimum finished floor area of 2000 square feet.
5. **Driveways**: All driveways shall be constructed of exposed aggregate, asphalt, brick, concrete or pre-cast pavers.
6. **Clearing Limitations**: During the initial development of the Property, the clearing of healthy trees measuring 6 or more inches in diameter on the lots shall be limited to areas required to accommodate the dwellings, driveways, road improvements, sidewalks, utility lines and customary accessory uses.
7. **Tree Preservation Area**: During the initial development of the Property, the developer shall provide a ten (10) foot tree preservation area as generally shown on Exhibit A (see case file). Underbrush, fallen, diseased or dead trees and trees less than six (6) inches in diameter may be removed from the tree preservation area. The tree preservation area shall be inclusive of any setbacks. Utilities shall be permitted in the tree preservation area.
8. **Sidewalk**: A pedestrian path and/or sidewalk shall be provided from Lexington Farms Drive to Fort McHenry Parkway. The sidewalk shall be constructed in accordance with the standards adopted by the County of Henrico.
9. **Underground Utilities**: Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.
10. **Cemetery**: Prior to final subdivision approval, the boundary of the cemetery located on the Property shall be delineated for preservation.
11. **Concept Plan**: The Property shall be accessed from Lexington Farm Drive as generally shown on the concept plan attached hereto as Exhibit A (see case file). The concept plan is provided for conceptual purposes only and may vary in detail.
12. **Restrictive Covenants**: Prior to or concurrent with the recordation of each subdivision plat approved by the County of Henrico, restrictive covenants describing development controls and maintenance responsibilities for any common areas within the subdivision shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia.
13. **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.

Mr. Neil Farmer
February 3, 2004
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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

pc: Mr. Herbert and Mrs. Rebecca Kennedy
Mr. Ralph L. Axselle, Esquire
Director, Real Estate Assessment
Conditional Zoning Index