

A-1 to R-2AC
6.24 Ac.

ZONING

Single Family Residential

Ref. 741-747-0388

C-20C-05

Tuckahoe District

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 20, 2005

Youngblood Properties, LLC
7309 Hanover Green Drive
Mechanicsville, VA 23111

Re: Conditional Rezoning Case C-20C-05

Dear Sir:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 741-747-0388 and part of Parcel 741-748-0208, described as follows:

Beginning at a point on the west line of Pump Road approximately 25'N of the intersection on the north line of Falconbridge Drive and Pump Road; thence S75°26'41"W for a distance of 880.64' to a point; thence N3°34'45"E, for a distance of 260.86' to a point; thence N75°25'14"E for a distance of 844.93' to a point, said point being on the west line of Pump Road; thence south along a curve with a radius of 1,950.08' for a distance of 160.01' to a point; thence S5°39'40"E for a distance of 92.48' to a point, said point being the point of beginning, containing 4.902 acres; and beginning at a point 439.07' west of the west line of Pump Road (80' right of way); said point having a coordinate value of N=3747998.92 and E=11741011.43 of the Henrico County GPS Monumentation and Control Project of June 2000; thence S 75°25'05" W, a distance of 406.33' to a point; thence N 03°31'52" E, a distance of 158.22' to a point; thence N 75°28'01" E, a distance of 369.17' to a point; thence S 10°00'00" E, a distance of 150.55' to the point and place of beginning containing 1.337 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated August 10, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

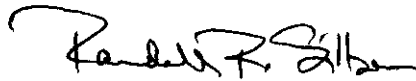
1. **Foundations.** The visible portions of the residence foundations shall be constructed of brick or stone.

2. **Minimum House Size.** The minimum size for any house constructed on the Property shall be 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 to Pump Road from lots abutting Pump Road will be allowed.
6. **Landscape Buffer.** A twenty-five foot (25') landscape buffer, similar to a transitional buffer, but modified because of overhead utility lines, will be provided on any lot adjacent to Pump Road. The existing trees within this buffer strip will be preserved or supplemented. No fencing will be allowed within the buffer strip except any that might be a part 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 lots and roads shall be platted and developed generally as shown on the Site Plan (dated 06/07/05) (see case file), unless otherwise requested by Applicant and approved by the Planning Commission.
8. **Exterior of Homes.** 18 percent of the homes constructed in this development will have 30% of the exterior constructed of brick.
9. **Tree Protection Area Adjacent to Whittaker Woods and Wellington Subdivisions.** For those lots backing up to Whittaker Woods and Wellington Subdivisions, all trees 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 easements are required. In the event that trees are removed for utilities, the Developer will provide replacement plantings in the 20 foot tree save area, 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.
10. **Construction Hours.** No land clearing, road or water/sewer line construction, or any construction of the exterior shell of any building shall occur between the hours of 7:00 p.m. and 7:00 a.m., except in emergencies or when unusual circumstances require extending these specified hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the construction hours shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.

Youngblood Properties, LLC
September 20, 2005
Page 3

The Planning Department 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: Ms. Elsie H. DeServio
Youngblood, Tyler & Associates, PC
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning

FALCON REST
 TUCKAHOE DISTRICT HENRICO COUNTY, VIRGINIA

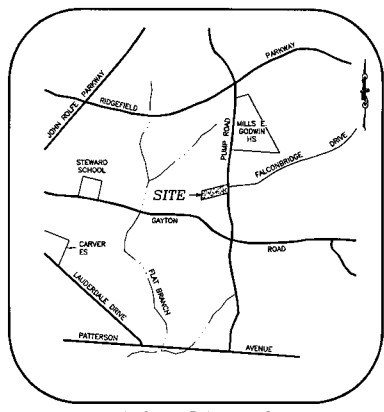
OVERALL PLAN

DATE: JUNE 7, 2005

NO.	REVISIONS

DESIGNED BY: RHY
 DRAWN BY: BOF
 CHECKED BY: RHY

J. N.: 167-13-001
 CAD FILE: FLOREST.WET.DWG



SITE STATISTICS

ZONING	-- R-2AC
ZONING CASE	-- C-73C-01
PROPOSED USE	-- SINGLE FAMILY
TOTAL AREA	-- 12.41 Ac.
NUMBER OF LOTS	-- 26
DENSITY	-- 2.10 LOTS / Ac.
GPIN #	-- PART OF 741-747-0388, 741-747-7064, & 741-747-0773

DEVELOPER
 YOUNGBLOOD PROPERTIES, L.C.
 C/O MR. R.H. YOUNGBLOOD JR.
 P.O. BOX 276
 MECHANICSVILLE, VIRGINIA 23111
 PHONE (804) 746-5285
 FAX (804) 730-7624

