

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

# ZONING

Recreational Facility

Ref: 825-692-8035

# C-61C-05

Varina District





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 18, 2005

Ross Run, LLC  
544 Newtown Road, Suite 128  
Virginia Beach, VA 23466

Re: Conditional Rezoning Case C-61C-05

Dear Sir:

The Board of Supervisors at its meeting on October 11, 2005, granted your request to conditionally rezone property from R-3AC One Family Residential District (Conditional) to A-1C Agricultural District (Conditional), part of Parcel 825-692-8035, described as follows:

Beginning at a point situated on the northern line of Interstate 295, a variable width right-of-way, said point being  $\pm 3850'$  west of Darbytown Road, go along said northern line S  $33^{\circ}05'33''$  W, 489.51' to a point; thence S  $30^{\circ}02'23''$  W, 150.21' to a point; thence S  $33^{\circ}05'33''$  W, 51.26' to a point; thence leave said northern line N  $56^{\circ}54'27''$  W, 57.14' to a point; thence N  $22^{\circ}45'37''$  W, 268.13' to a point; thence N  $43^{\circ}23'10''$  W, 141.97' to a point; thence go N  $01^{\circ}21'19''$  W, 190.46' to a point; thence N  $33^{\circ}05'33''$  E, 374.74' to a point; thence S  $54^{\circ}10'00''$  E, 517.40' to the point of beginning. Said parcel containing 6.80 acres or 296,381 sq. ft.

The Board of Supervisors accepted the following proffered conditions, dated August 31, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The use of the property will be limited to that of a private non-commercial recreational facility. This facility is to include, but not be limited to, a swimming pool and tennis court complex, playing field and passive recreational areas.
2. **Greenbelt:** a greenbelt for landscaping, natural open areas and scenic vistas will be provided, at a minimum of fifty (50') feet in width adjacent to the right-of-way line of I-295, except to the extent necessary for utility easements, entrance gates and signage, roads, sidewalks, and other purposes

specifically permitted, or if required, by the Planning Commission at the time of subdivision approval or by any other governmental body.

3. **Underground utilities:** all electrical and telephone utility service lines within the property shall be installed underground. The location and use of utility easements shall be coordinated so as to minimize both the number of individually required easements and amount of area they encumber.
4. **Curb and gutter:** curb and gutter shall be provided on all public streets within the property and at other locations within or adjacent to the property required by the County of Henrico.

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.

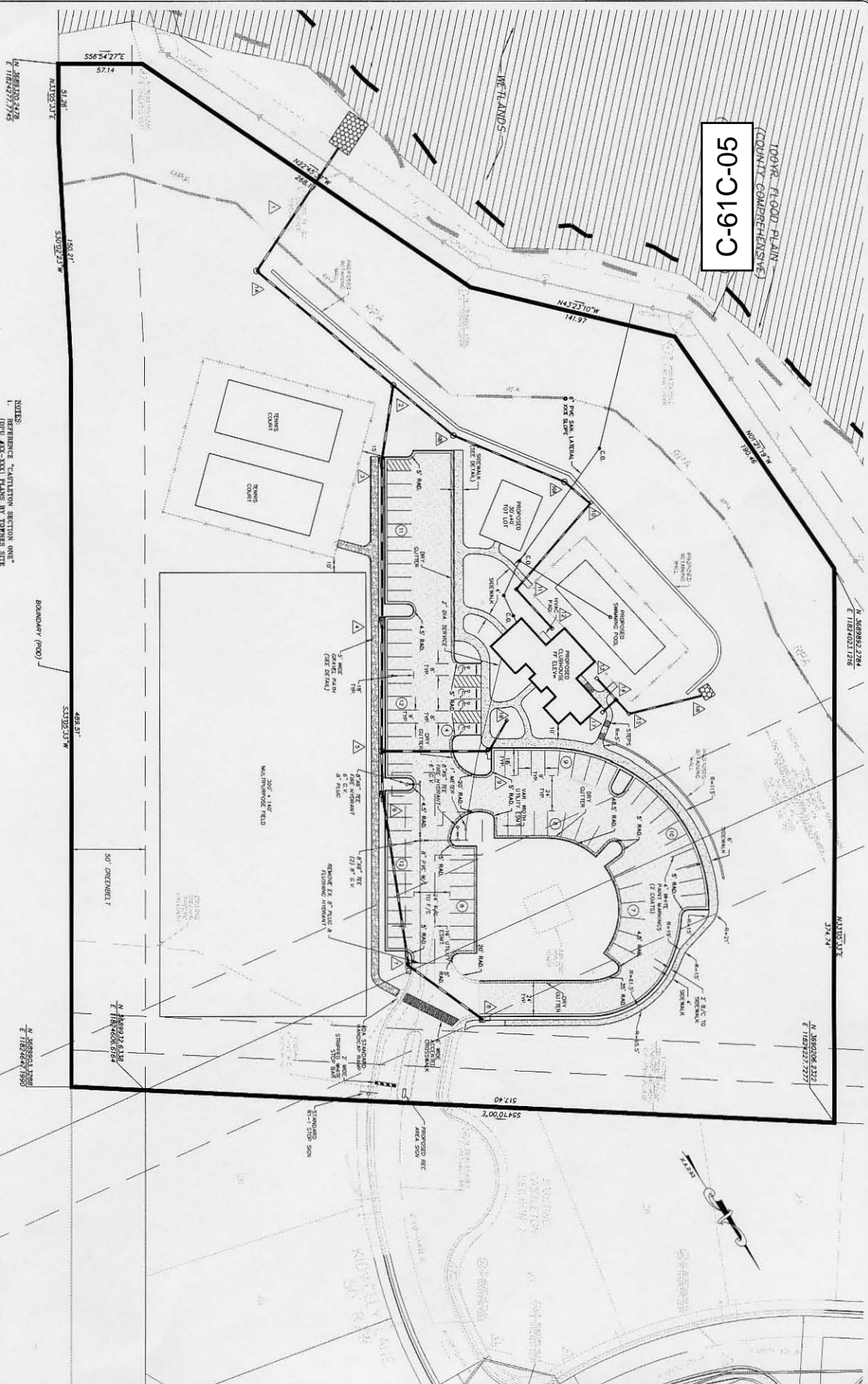
Sincerely,



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

pc: Boyd Homes  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal, Director, Research and Planning

**C-61C-05**  
100% FLOOD PLAN  
(COUNTY COMPREHENSIVE)



- NOTES:**
1. REFERENCE "CASTLETON MARINA DISTRICT" TO THE CASTLETON MARINA DISTRICT ENGINEERING FOR INFORMATION ON THE PROJECT. THE WATER AND SEWER SYSTEMS FOR THIS PROJECT WILL NOT BE ACCEPTED FOR PERMITS UNTIL THE COUNTY HAS REVIEWED THE UTILITY LAYOUTS TO WHICH THEY CONNECT HAVE BEEN ACCEPTED BY THE COUNTY FOR OPERATION.



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Project: Castleton Marina District  
Drawing: C-61C-05  
Date: 09/08/05  
Scale: 1" = 30'

DATE	REVISIONS	ITEM
09/08/05	1	PER COUNTY

PROJECT MANAGER: B. WILKINSON  
DATE: 09/08/05  
SCALE: 1" = 30'  
DRAWN BY: J. W. B. WILKINSON  
CHECKED BY: J. W. B. WILKINSON  
PROJECT: CASTLETON MARINA DISTRICT  
DRAWING: C-61C-05

**CASTLETON**  
PLAN OF DEVELOPMENT  
MARINA DISTRICT  
HEMPHILL COUNTY, VIRGINIA

**SITE PLAN AND UTILITY LAYOUT**

COMMUNITY OF TOWNES  
B. WILKINSON  
NO. 31985

ASK US HOW

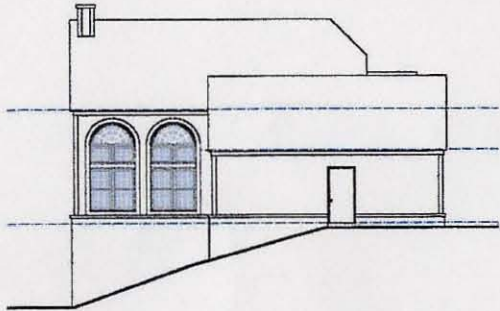
**Townes**  
SITE ENGINEERING

9850 Lori Road, Suite 201  
Chesterfield, Virginia 23832  
Phone: (804) 748-9011 Fax: (804) 748-2590  
Email: townes@ctownes.com



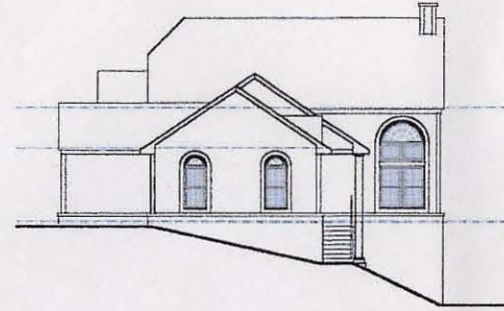
FRONT ELEVATION

SCALE: N.T.S.



LEFT SIDE ELEVATION

SCALE: N.T.S.



RIGHT SIDE ELEVATION

SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.