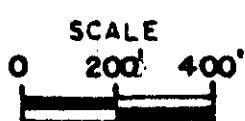


C-66C-83

70-BI-1
 COUNTY OF HENRICO PLANNING OFFICE
 TUCKAHOE DISTRICT
 JAS





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WILLIAM F. LaVECCHIA
Acting County Manager

May 16, 1984

Re: Conditional Rezoning Case C-66C-83

Mr. Henry L. Wilton
Universal-Wilton, Inc.
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors, at its meeting on May 9, accepted your substitute proffered conditions and conditionally rezoned your property that is located outside of the State Route 288 right of way from A-1 Agricultural to RTH Residential Townhouse District. The remainder of the request was withdrawn.

The property conditionally rezoned is described as follows:

Part of Parcel 70-B1-1:

Part of Parcel 70-B1-1:

Beginning at a point on the north line of Gayton Road 1607.7 feet east of Cambridge Drive extended; thence, N. $42^{\circ}02'34''$ E., 875.0' to a stone; thence, N. $42^{\circ}02'34''$ E., 800.0' to a point; thence, N. $85^{\circ}54'40''$ E., 173.0' to a point on the east line of proposed SR 288; thence, S. $42^{\circ}02'34''$ W., 925.0' along the line of SR 288 to a stone; thence, south and east along the east line of proposed SR 288 on a curve to the left 780.0' to a stone; thence, southeast along the east line of proposed SR 288 50.0' to a stone on the north line of Gayton Road; thence, westward along the north line of Gayton Road 140.0' to a stone; thence, westward along the north line of Gayton Road 60.0' to the point of beginning, containing 9.4 acres.

The Board of Supervisors accepted the following substitute proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Density to be no more than seven (7) units per acre.
2. Construction vehicles involved in construction activities on the subject site shall be prohibited from using Bay Pines for access to or from the subject site. Construction access to the property shall be from the road which is to be constructed in the 288 corridor.
3. Landscaping and/or other appropriate buffering will be provided and maintained


Mr. Henry L. Wilton
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along the boundaries of the requested RTH zoning where it is adjacent to existing developed residential property as required by the Planning Commission at POD approval.

4. A standard six foot fence shall be constructed along our eastern boundary (where it lies adjacent to Sussex Square) prior to any occupancy permits being issued by the County of Henrico or a like amount of money will be contributed to the Sussex Square Association for construction of a fence. The choice to be at the option of the Association.
5. We will work with the County of Henrico and Sussex Square during the POD process to facilitate a mutually beneficial solution to any drainage problems. This will include but not be limited to needed drainage easements and french drains if deemed necessary by the involved engineers.

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 amended proffers in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P. E.
Acting County Manager

cc: Clerk, Board of Supervisors
Supervisors, Real Estate Assessment
Conditional Zoning Index