

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.
C-47C-88



70-AI-2
 TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 14, 1988

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-47C-88

MaxSel Development Corp.
P. O. Box 29188
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), property described as follows:

Parcel 70-A1-2:

Beginning at a point in the western line of Gayton Road approximately 2,749' northwest of the eastern line of Church Road; thence S. $49^{\circ} 13' W.$, 1,292.65' to a point; thence N. $40^{\circ} 28' 40'' W.$, 1,688', more or less, to the centerline of a creek; thence N. $24^{\circ} 06' 40'' E.$, along the centerline of said creek (Peters Branch) 35.50' to a point; thence N. $21^{\circ} 15' 05'' E.$, 914', more or less, to a point; thence S. $83^{\circ} 32' 40'' E.$, 1,108', more or less, to a point in the centerline of Peters Branch; thence in a northeasterly direction along said centerline of Peters Branch for a distance of 230', more or less, to a point which may be established by proceeding from the last point of reference S. $73^{\circ} 11' 20''$, 97.40' to a point; thence N. $57^{\circ} 07' E.$, 159.06' to a point; thence S. $41^{\circ} 52' 25'' E.$, 630', more or less, to a point; thence N. $48^{\circ} 07' 35'' E.$, 22.46' to a point in the western line of Gayton Road; thence southeastwardly along said eastern line of Gayton Road as it curves to the left for a distance of 205.77', said curve being the arc of a circle having a radius of 1,171.0'; thence continuing along said eastern line of Gayton Road S. $40^{\circ} 46' 35'' E.$, 847.0' to the point of beginning, containing +- 61 acres.

The Board of Supervisors accepted the following 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:

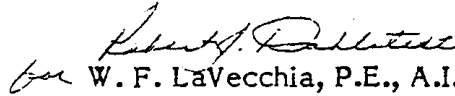
1. There shall be a maximum of 140 lots on the property. Each lot shall be a minimum of 11,000 square feet in area and have a minimum width of 80 feet at the front building line as defined in the Henrico County Code.
2. Each home constructed on the property shall have a minimum of 1,800 square feet of finished floor area.
3. The visible exterior portions of the residence foundations shall be constructed of brick.
4. No driveway serving any residence on the property shall have direct access to Gayton Road.
5. A comprehensive drainage plan for the property shall be submitted and approved by the Henrico County Department of Public Works prior to the recordation of a subdivision plat.

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6. That portion of the property located within the 100 year flood plain as determined by a licensed civil engineer as approved by the Department of Public Works shall be maintained in its natural state except to the extent necessary for utility easements, signage, roads, passive recreation or other purposes required or permitted by the Planning Commission at the time of subdivision approval, or by any other governmental authority. Notwithstanding the above, underbrush and fallen, diseased or dead plant growth may be removed from such flood plain area. Utility easements shall be designed so as to minimize their impact on the flood plain.

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,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Philip deB. Rome