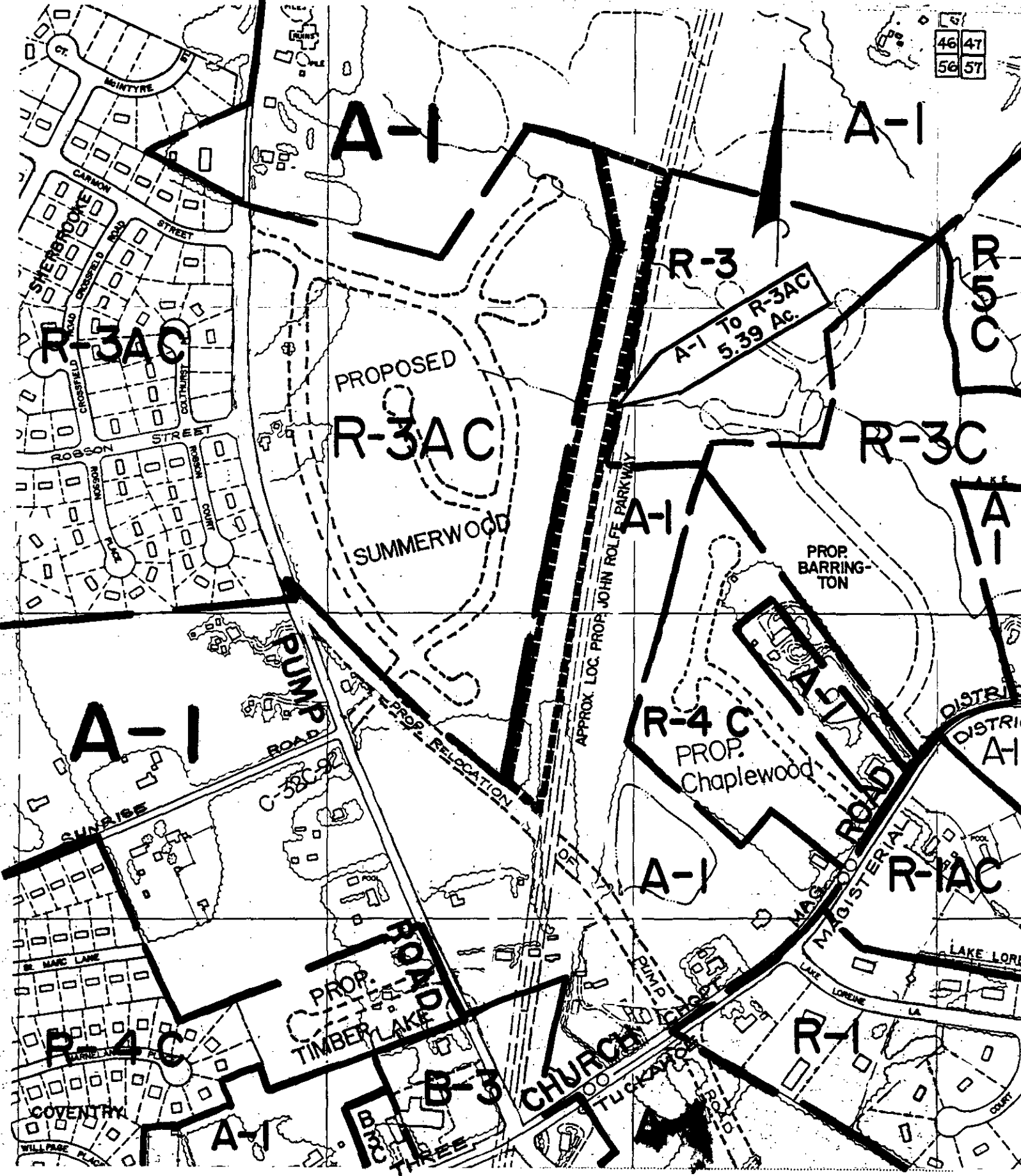


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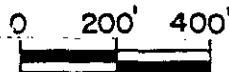


PT.70-B2-8

SINGLE-FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-39C-92



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

November 17, 1992

Re: Conditional Rezoning Case C-39C-92

Mr. Somers M. Wilton, President
Roxbury Corporation
2715 Willard Road
Richmond, Virginia 23294

Dear Mr. Wilton:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Part of Parcel 70-B2-8, described as follows:

Beginning at a point, said point being S. 43° 11' 20" E., 781.63' from the E. line of Pump Road which point on Pump Road is 1,702' north of the intersection of Pump Road and the center line of Church road; thence from said point of beginning S. 43° 11' 20" E., 142.06' to a point in the proposed center line of John Rolfe Parkway; thence N. 16° 11' 53" E., 72.79' to a point; thence along a curve and continuing along the proposed center line of John Rolfe Parkway in a northerly direction with a radius of 17,188.73', a length of 2,122.12' to a point; thence N. 66° 39' 40" W., 212.30' to a point; thence S. 2° 21' 45" W., 284.89' to a point; thence S. 19° 35' 14" W., 1,870.22' to a point of beginning, containing 5.39 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):

1. **MINIMUM FINISHED FLOOR AREA**
Homes shall have a minimum of 1550 square feet of finished floor area.
2. **FOUNDATION**
The exterior portions of residential dwelling foundation walls shall be brick.
3. **ACCESS LIMITATIONS**
There shall be no direct vehicular access to or from any residential lot developed on the property to or from the proposed Pump Road relocated or the proposed John Rolfe Parkway.
4. **LANDSCAPED BUFFER**
A landscaped buffer a minimum of twenty-five (25) feet in width will be provided

adjacent to the right-of-way line of the proposed Pump Road relocated and the right-of-way line of proposed John Rolfe Parkway as such right-of-way is determined at the time of tentative subdivision review. At least ten (10) feet of such buffer shall be left in its natural state or contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easements, roads and other purposes required and specifically permitted, or if required, by the Planning Commission at the time of subdivision approval; in such ten (10) feet, any roads or easements shall be generally perpendicular to the adjacent Pump Road or John Rolfe Parkway. The balance of the buffer would permit utility easements to run through the buffer in a parallel fashion. The landscaped buffer along the proposed Pump Road relocated and the proposed John Rolfe Parkway will be coordinated with a uniform design and appearance. The buffer area shall consist of berms, fencing and landscaping, or a combination thereof. The landscape plan, showing proposed improvements within the landscaped buffer shall be submitted with the construction plans for administrative review and approval by the Planning Commission prior to the recordation of the subdivision section adjacent to said buffer. The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3A zoning classification of the Henrico County Zoning Ordinance.

5. LOT CLEARING

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.

6. TEMPORARY CONSTRUCTION EASEMENTS

In the event the final road construction plans for Pump Road, relocated Pump Road, and John Rolfe Parkway require that temporary construction easements are needed along the property, such temporary construction easements shall be granted to the County.

7. RIGHT OF WAY DEDICATION

The dedication for a portion of the right-of-way for John Rolfe Parkway shall be dedicated at no cost to the County of Henrico or the Virginia Department of Transportation at such time as the subdivision is recorded adjacent to said right-of-way. The width of the dedication shall be forty feet (40') wide from the centerline. The dedication shall be that portion of the right-of-way that is west of the centerline and adjacent to the east line of the subdivision. A twenty foot (20') wide strip adjacent to the western right-of-way line shall be reserved for future road widening or construction. Should the Director of Public Works, at some later date, determine that the right-of-way or the twenty foot (20') reserved strip is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.

The twenty-five foot (25') buffer as stated in Proffer No. 4 shall be outside of the twenty foot (20') reserve strip.

Mr. Somers M. Wilton, President
November 17, 1992

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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

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