

**87-A2-1,3 & 52**

**SINGLE FAMILY RESID.**  
**C-17C-93**



**THREE CHOPT DISTRICT**

**HENRICO COUNTY PLANNING OFFICE**

®<sub>2</sub>

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

May 18, 1993

Re: Conditional Rezoning Case C-17C-93

Spring, Inc.  
2512 W. Cary Street  
Richmond, Virginia 23220

Gentlemen:

The Board of Supervisors at its meeting on May 12, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1C Conservation District (Conditional), Parcels 87-A2-1, 3, and 52, described as follows:

Parcel A: (R-3C)

Beginning at a point on the eastern line of Springfield Road, 400' more or less north of Olde Millbrooke Way; thence from said point of beginning, along the eastern line of Springfield Road along a non-tangent curve to the left with a radius of 380.00', a length of 29.56', and a chord bearing and distance of N. 23° 59' 51" E., 29.55' to a point; thence continuing along the E. line of Springfield Road, N. 22° 32' E., 416.67' to a pipe; thence leaving the E. line of Springfield Road, S. 52° 39' 09" E., 623.42' to a rod; thence S. 52° 14' 56" E., 287.90' to a point; thence S. 52° 55' 40" E., 393.69' to a rod; thence N. 37° 46' 51" E., 479.60' to a rod; thence S. 51° 23' 08" E., 743.63' to a pipe; thence N. 30° 48' 15" E., 250.26' to a pipe; thence S. 50° 26' 54" E., 555' +- to the intersection with the approximate location of the 100-year flood plain; thence in a southerly direction, following the approximate location of the 100-year flood plain as it meanders 950' +- to a point; thence N. 76° 55' 37" W., 255' +- to a rod; thence S. 12° 33' 30" W., 292.76' to a rod; thence N. 51° 15' W., 815.77' to a rod; thence N. 51° 16' 11" W., 861.39' to a rod; thence N. 51° 12' 25" W., 1112.49' to the point of beginning, containing 49.7 acres, more or less.

Parcel B (Flood Plain): (C-1C)

Beginning at a point in the center of Merediths Branch being the southernmost corner of Parcel "B"; thence N. 76° 55' 37" W., 88' +- to the intersection with the approximate location of the 100-year flood plain; thence in a northerly direction, following the approximate location of the 100-year flood plain as it meanders 950' +- to a point; thence S. 50° 26' 54" E., 243' +- to the centerline of Merediths Branch; thence in a southerly direction along the centerline of Merediths Branch as it meanders 1030' +- to the point of beginning, containing 3.0 acres, more or less.

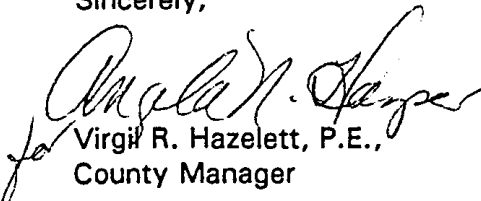
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

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1. All houses immediately adjacent to Milbrooke, Sections 2 and 3 and Crystal Creek shall have a minimum of 1600 square feet finished floor area.
2. A right-of-way, not exceeding 100 feet in width, will be dedicated for realigned Springfield Road.
3. All exposed portions of dwelling foundations shall be brick.
4. Road connections will be provided to Crystal Creek, Lower Hartley, Milbrooke Subdivision, Parcel 87-A2-29 (The Jackson Property) and Parcel 87-A2-34 (The Eddleton Property) unless otherwise determined by the Planning Commission during subdivision review.
5. Where practical, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage and wetland mitigation areas.
6. The common area associated with this development shall be offered to the County of Henrico fee simple.
7. Prior to final approval of the subdivision, modifications in the location of utility and access easements to allow for future sewer service to the common area or to prevent adverse effects on the use of the common area by the County shall be made upon request by the Director of Recreation and Paks.
8. A 50-foot access point to the common area will not be through wetlands.
9. The common area will have discarded dead materials, construction debris, and litter removed prior to the County accepting the dedication.

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

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Italo Ferramosca  
J. K. Timmons & Assoc.