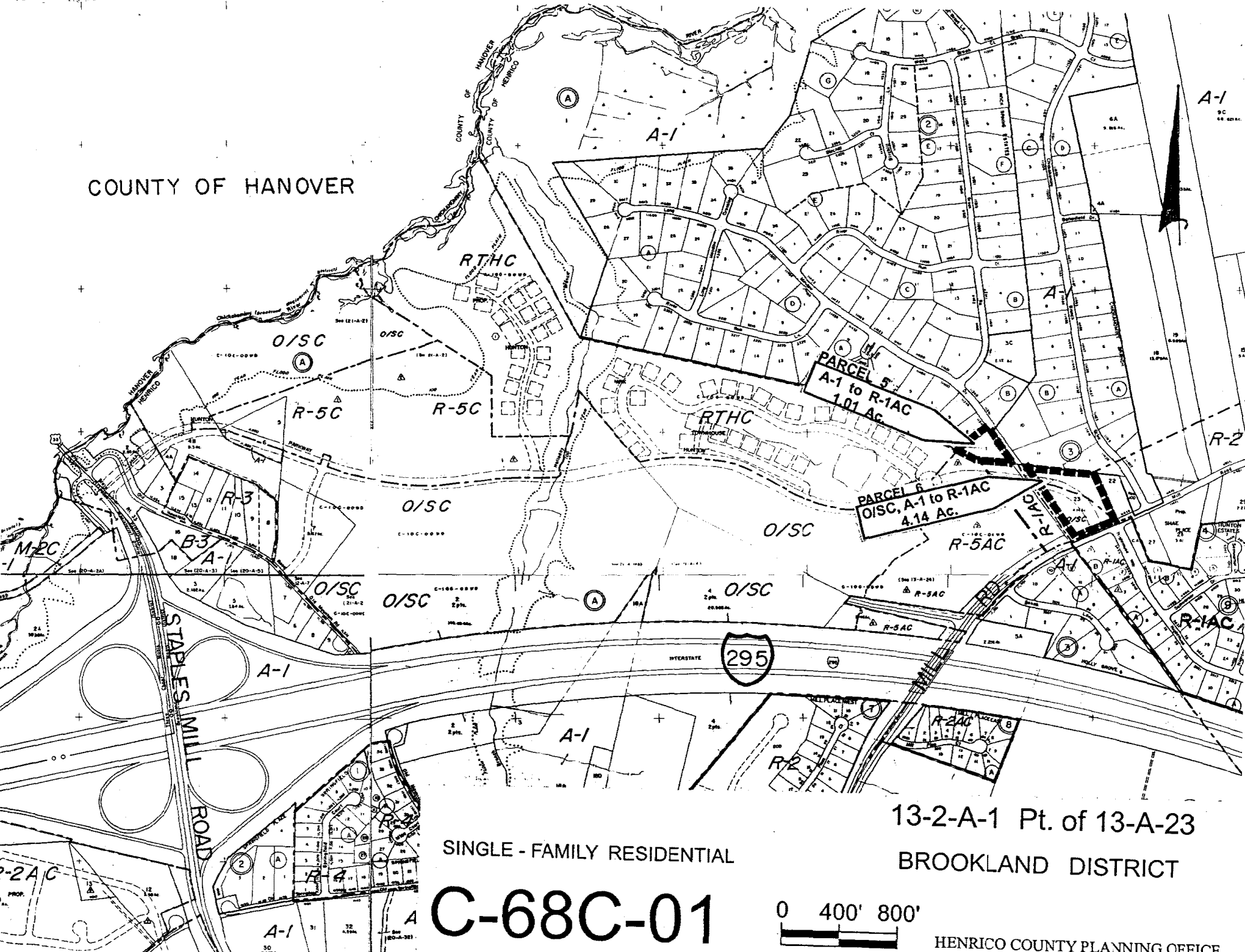


COUNTY OF HANOVER

A-1
SC
68 6274



SINGLE - FAMILY RESIDENTIAL

13-2-A-1 Pt. of 13-A-23
BROOKLAND DISTRICT

C-68C-01



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 29, 2002

Re: Conditional Rezoning Case C-68C-01

Mr. Robert M. Atack
Atack Properties, Inc.
4461 Cox Road
Suite 109
Glen Allen, VA 23060

Dear Mr. Atack:

The Board of Supervisors at its meeting on January 22, 2002, granted your request to conditionally rezone from A-1 Agricultural District and Office/Service District (Conditional) to R-1AC One Family Residence District (Conditional), Parcel 13-2-A-1 (766-774-2778) and Parcel 13-A-23 (766-774-8941) described as follows:

PARCEL 5

Beginning at a point, said point being 628.71' from the intersection of the south line of Long Meadow Drive with the west line of Mill Road; THENCE N 83° 41' 04" W for a distance of 306.21' to a point; THENCE N 62° 16' 52" W for a distance of 87.33' to a point; THENCE N 53° 50' 56" E for a distance of 272.08' to a point; THENCE S 36° 09' 04" E for a distance of 46.38' to a point; THENCE along a curve to the right having a radius of 1767.67' and an arc length of 116.23', being subtended by a chord of S 34° 16' 03" E for a distance of 116.21' to a point; THENCE along a curve to the left having a radius of 1817.67' and an arc length of 119.52', being subtended by a chord of S 34° 16' 02" E for a distance of 119.50' to a point; THENCE S 36° 21' 12" E for a distance of 3.18' to a point; containing 1.006 acres more or less.

PARCEL 6

Beginning at a point on the West line of Mill Road intersected with the North line of Long Meadow Drive being the said "Point of Beginning"; Thence N 36° 09' 04" W for a distance of 628.22' to a point; Thence S 84° 09' 12" E for a distance of 525.01' to a point; Thence S 23° 07' 32" E for a distance of 358.02' to a point; Thence along a curve to the left having a radius of 1885.0' an arc length of

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January 29, 2002

91.99', being subtended by a chord of S 65° 55' 50" W, 91.97' to a point; Thence S 67° 19' 43" W for a distance of 225.77' to the "Point of Beginning", containing 4.14 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated November 1, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

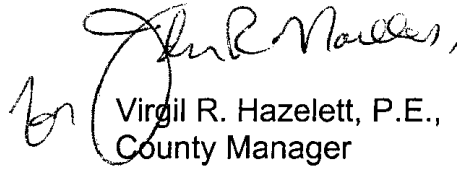
1. Restrictive Covenants. Prior to or concurrent with the recordation of the subdivision plat and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development of all portions of the Property.
2. Density on Parcel 6. The number of homes on Parcel 6 on the zoning plat filed herewith shall be limited to three (3).
3. Setback. All homes on the Property shall be set back a minimum of seventy (70) feet from Long Meadow Drive.
4. Garages. All garages shall have a side or rear entry unless the garage is detached.
5. Minimum House Size. The minimum size for any house constructed on the Property shall be 3,000 square feet of finished space.
6. Foundations. The exterior of all residential foundations above ground level shall be constructed of brick or stone. All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade.
7. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, and technical and environmental reasons, all utility lines shall be underground.
8. Landscaping. The front yards of each lot shall be sodded and irrigated. Landscaping shall be installed around utility boxes that are three (3) feet by three (3) feet or larger, if allowed by the utility company maintaining the box or the utility easement.
9. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity

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January 29, 2002

or enforceability of the other proffers or the unaffected part of any such proffer.

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

pc: Director, Real Estate Assessment
Conditional Zoning Index
RMA/Hunton, L.C.
WWJ, LC
Star City Land and Development Company, LC
Mr. Jay M. Weinberg, Esquire