



A-1



295

I295 IN EX

I295 EX BY

M-1C

A-1

LAKE BROOK DR

M-1C

Innsbrook North

C-1C

A-1

A-1

SADLER ROAD

O-2C

NICKOLS ROAD

ELKS PASS LA

A-1

O-3C

A-1 to R-3C
18.6 Ac.

O-2C

O-3C

R-3C

Prop. Sadler Glen

A-1

A-1

R-5AC

Saddle Brooks

Cedars At Innsbrook

Innsbrook

R-5C

PEPPERBU...

Prop. Sadler Grove

R-3C

A-1

R-2A

A-1

O-3C

C-1C

SQUAV

Il Fms

Sadler Woods

OAKSTAR BAG

THORNCROFT

B-2C

O-3C

R-3AC

THORNCROFT DR 2A

VILLAGE BAG

IN RD



September 2002



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-54C-02

Willbrook, LLC
10001 Patterson Avenue
Richmond, VA 23233

Dear Sir:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 748-766-2289 (4741 Sadler Road), 748-766-1856 (4711 Sadler Road), 747-766-9196 (4729 Sadler Road), and 748-767-3704, described as follows:

Beginning at a point in the south line of Sadler Road said point being 1100'± west of the centerline of Cedar Branch Court; thence from said point of beginning continuing along the south line of Sadler Road a distance of 765'± to a point; thence S50°15'E, a distance of 1256.4' to a point; thence N17°59'41"E, a distance of 523.47' to a point; thence N17°07'08"E, a distance of 301.28' to a point; thence N49°09'26"W, a distance of 849.87' to a point in the south line of Sadler Road and the point and place of beginning, containing 18.6± acres.

The Board of Supervisors accepted the following proffered condition, dated November 7, 2002, which further regulates 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 approved by the County 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 and maintenance of all portions of the Property. The covenants to contain language where no trees greater than 3½" in diameter may be removed without permission of the Architectural Review Committee or Homeowners Association.
2. **Minimum House Size.** The minimum size for any house constructed on the Property shall be a minimum of 2,000 square feet of finished floor area.

3. **Density**. No more than thirty-three (33) lots may be developed on the Property.
4. **Building Materials**. Houses on the Property shall be constructed with brick, stone, drivit or vinyl siding or other material approved by the Planning Commission, but not masonite siding or block.
5. **Fireplace Chimneys**. All exterior portions of the fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys, and gas vents, shall be built on brick or stone foundations.
6. **Foundations**. The visible portions of the residence foundations shall be constructed of brick or stone.
7. **Street Improvements**. The streets of the subdivision shall be constructed of asphalt and designed with curb and gutter.
8. **Buffer**. A landscaped buffer area a minimum of 25 feet from the ultimate right of way for Sadler Road shall be maintained along the property line adjacent to Sadler Road, except to the extent necessary for access ways and utility easements.
9. **Access Restriction**. No more than one private driveway serving a residence on the Property shall have direct vehicular access to Sadler Road.
10. **Road Widening**. The necessary right of way needed for the widening or realignment of Sadler Road shall be dedicated as required by the Director of Public Works.
11. **House Orientation**. No more than one (1) house shall be permitted to front Sadler Road.
12. **Driveways**. There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.
13. **Underground Utilities**. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
14. **Stub Streets**. Unless otherwise approved by Henrico County, there shall be stub street connections from this property to the adjacent property to the north and south.
15. **Signs**. The sign identifying the residential community shall be approved by Henrico County.

16. **Severance**. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

17. **Buffer adjacent to Cedars**. For those lots backing up to the Cedars Subdivision, all trees with a caliper of 3½ inches or greater (except those which are naturally dead or diseased) within the rear 20 feet of the lot shall not be removed during development of the lot by the developer or the initial home builder, except where utility or drainage easements are required. Easements within said 20 feet buffer area shall cross in a generally perpendicular fashion so as to avoid damage to the area. The developer will provide a landscape plan for supplemental plantings in the 20 foot buffer area as deemed appropriate by the Director of Planning. Acceptable plantings to be installed prior to any certificate of occupancy.

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
Richard Shaia Family Trust
Neil P. Farmer