

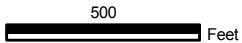
**SUBJECT PROPERTY**

**C-15C-06**

**Zoning**

Amend Proffered Conditions

Brookland District





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

April 18, 2006

Orleans Homebuilders, Inc.  
c/o Kenneth Bjelstrand  
711 Moorefield Park Drive, Ste. E  
Richmond, VA 23236

Re: Conditional Rezoning Case C-15C-06

Dear Mr. Bjelstrand:

The Board of Supervisors at its meeting on April 11, 2006, granted your request to amend proffered conditions accepted with Rezoning Case C-19C-05, on Parcels 761-767-6317, 761-767-2889, and 762-767-8633, described as follows:

Beginning at a point at the northern intersection of Sharp's Way and Staples Mill Road thence N 33°48'16" W for 293.12' to a point; thence with the lands of the Oaks at Crossridge Section 1 S 75°14'19" W for 1909' to a point, such point being the point of beginning; thence with the lands of Castle Point Section 1 N 78°28'38" W for 1180.01' to a point; thence N 11°38'02" E for 1371.24' to a point; thence with the lands of Doubletree Section 4 N 55°59'20" E for 718.14' to point; thence S 33°50'58" E for 629.23' to a point; thence S 34°08'27" E for 498.70' to a point; thence N 56°19'42" E 935.58' to a point; thence S 33°48'16" E for 1296.68 to the point of beginning, containing 78.814 acres.

The Board of Supervisors accepted the amendment to the proffered conditions, dated March 3, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Except as amended below, the original proffers accepted with case No. C-19C-05 continue to apply:

1. **Conceptual Plan.** Development of the Property shall be in substantial conformance with the conceptual site plan entitled "Wickham, Henrico County, Virginia", prepared by Koontz-Bryant, P.C., dated January 20, 2006 and attached

hereto as Exhibit "A" (see case file).

2. **Access.** Access to the Property shall be provided at one point on Staples Mill Road as shown on the Conceptual Site Plan (see case file). There shall be no ingress or egress to any adjacent property except as permitted in Case No. C-50C-05.
  
15. **Roads and Curb and Gutter.** Curb and gutter shall be used on all public streets and shall be designed to meet the current County standard for "roll top" curb and gutter and shall measure not less than three (3) feet from edge of pavement to back of curb.
  
17. **Fences/Walls.** No fence shall exceed seventy-two (72) inches in height. Any fences or walls greater than forty-two (42) inches in height must be constructed of finished masonry or constructed with a combination of masonry piers and aluminum, metal or cast iron pickets. No wooden stockade-type fences or chain link fences shall be permitted.
  
20. **Hours of Construction.** No land clearing, road or water/sewer line construction, or any construction of the exterior shell of any building shall occur before 7:00 a.m. Signs, in both English and Spanish, stating the above-referenced provision shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
  
24. Deleted.
  
27. **Setback from Staples Mill Road/House Orientation.** There shall be no structures within one hundred (100) feet of the ultimate right-of-way of Staples Mill Road as determined by the Director of Public Works. The home to be constructed on Lot 102 shown on the Conceptual Plan (see case file) shall face Staples Mill Road. No homes shall have direct access to Staples Mill Road.

The Planning Department 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

Orleans Homebuilders, Inc.

April 18, 2006

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pc: James W. Theobald  
Marchetti Properties III, LLC  
Louis D. Marchetti, III  
Director, Real Estate Assessment  
Conditional Zoning Index

# WICKHAM

HENRICO COUNTY, VIRGINIA

EXHIBIT M  
(INCLUDES 3 ADDITIONAL PARCELS)

JANUARY 20, 2006

Prepared for  
**ORLEANS HOMEBUILDERS**



**C-50C-05**

Exhibit A

**KOONTZ-BRYANT, P.C.**  
A Full Service Civil Consulting Firm  
1702 NORTH PARKWAY ROAD, SUITE 200  
MCLEANSVILLE, VIRGINIA 22101  
(804) 746-0000 FAX (804) 740-0288  
http://www.koontzbryant.com

**EXHIBIT A**

**C-15C-06**

N 4535

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