

A-1, R-1, R-3, R-2A & C-1  
to R-2AC  
14.32 Ac.

**C-26C-06**  
**Zoning**  
 Single-Family Residential  
 Three Chopt District  
 400  
 Feet

PS April 2006 Ref. 743-755-1624



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

September 19, 2006

McCabe Grant, LLC  
c/o Mr. Roy Amason  
516 Huntfield Road  
Manakin-Sabot, VA 23103

Re: Conditional Rezoning Case C-26C-06

Dear Mr. Amason:

The Board of Supervisors at its meeting on September 12, 2006, granted your request to conditionally rezone from A-1 Agricultural District, C-1 Conservation District, and R-1, R-2A, and R-3 One Family Residence Districts to R-2AC One Family Residence District (Conditional), Parcels 742-755-8449, 742-754-8984, 743-754-4375, and 743-755-1624, described as follows:

BEGINNING at a point on the southeast corner of Crown Grant Road; thence S 27° 25' 40" W a distance of 64.57'; to a point; thence S 18° 22' 20" W a distance of 364.73'; to a point; thence S 24° 37' 00" E a distance of 136.99', to a point; thence S 65° 23' 00" W a distance of 25.00', to a point; thence S 24° 37' 00" E a distance of 201.64', to a point; thence N 69° 58' 45" W a distance of 113.37', to a point; thence S 79° 37' 45" W a distance of 140.00', to a point; thence N 7° 54' 19" W a distance of 120.94', to a point; thence S 65° 25' 45" W a distance of 225.38', to a point; thence S 00° 51' 09" W a distance of 22.15', to a point; thence S 65° 25' 45" W a distance of 165.0±, to a point on the edge of water on Lake Loreine; thence in a northerly direction along the edge of water on Lake Loreine a distance of 422±, to a point; thence N 47° 53' 51" E a distance of 114.5±, to a point; thence N 31° 21' 00" W a distance of 293.91', to a point; thence N 50° 44' 04" E a distance of 178.60', to a point on the eastern line of Loreine's Landing Lane; thence N 27° 02' 26" W a distance of 71.23' to a point; thence along a curve to the left having a radius of 611.74' and a distance of 3.70', to a point; thence N 62° 36' 47" E a distance of 250.57', to a point; thence N 41° 57' 39" E a distance of 108.05', to a point; thence N 43° 54' 00" E a distance of 150.03' to a point; thence S 45° 45' 20" E a distance of 567.31', to the point of BEGINNING.

The Board of Supervisors accepted the following proffered conditions, dated August 9, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density.** There shall be no more than twenty-six (26) dwelling units developed on the Property.
2. **Square Footage.** All homes shall have at least three thousand eight hundred (3,800) square feet of finished floor area.
3. **Foundations.** The visible portions of exterior foundations shall be constructed of brick or stone, including any foundations resulting from future conversions or additions that are enclosed and intended for year-round use. Slab foundations shall be prohibited, except for garages. Chimneys, direct vent gas fireplaces, closets and bay windows shall not be cantilevered. Second story bay windows shall be permitted with decorative corbels.
4. **Site Plan.** Development of the Property shall be in substantial conformance with the conceptual site plan revised on May 15, 2006 by Engineering Design Associates (see case file).
5. **Lot Width.** No less than twenty-four (24) lots shall have a minimum width of one hundred (100) feet.
6. **Chimneys.** The exposed portion of a chimney of any home located on the Property shall be constructed of stucco, brick or stone. The exposed portion of a flue for a direct-vent gas fireplace of any home located on the Property shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.
7. **Exterior Materials.** Each home, including garages, above finished grade and excluding doors and windows shall be constructed of brick, stone, stucco, concrete siding, or other material of superior quality.
8. **Garages.** A minimum of a two-car side or rear loaded garage shall be provided for each home, with clear interior dimensions measuring a minimum of twenty (20) feet in depth by twenty (20) feet in width.
9. **Driveways and Sidewalks.** Driveways and sidewalks serving homes on the Property shall be exposed aggregate or pavers.
10. **Landscape.** The front and side yards shall be irrigated and planted with sod except where mulching or landscaping may occur.

11. **Street Trees.** Street trees shall be planted every 35' within 10' of the curb line on the front of each lot and on the side of corner lots.
12. **Home Owners Association.** Prior to or concurrent with the recordation of a plat approved by the County of Henrico, Virginia: (a) subject to approval by the Lake Loreine Homeowners' Association, every lot shall become part of the Lake Loreine Homeowners' Association. If the Lake Loreine Homeowners' Association refuses to accept any such lot within ninety (90) days of written request for the same, such lot shall become subject to restrictive covenants approved by the Henrico County Attorney's Office and recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia.
13. **Mailbox.** The mailbox for each home shall conform to a subdivision-wide standard consistent with Lake Loreine Subdivision.
14. **Fences.** No stockade style fences shall be permitted.
15. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
16. **Construction Hours.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be between, 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connectors. The developer shall post signs at all entrances to the Property during construction, in both English and Spanish, stating the above.
17. **C-1 Zoning.** Applicant shall file an application for C-1 zoning for the areas within the Property that are within the 100 year flood plain at the time of preliminary subdivision approval.
18. **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.
19. **Curb and Gutter.** Curb and gutter shall be used on all streets within the subdivision and any "roll top" shall measure not less than three feet from edge of pavement to back of curb.
20. **Crown Grant Road Buffer.** A buffer not less than ten (10) feet in width shall be retained along the rear property line of Lot 8 adjacent to the terminus of Crown

Grant Road. The existing vegetation shall be retained and supplemented as necessary to achieve a Transitional Buffer 25 standard.

21. **Cul-de-Sac Buffers.** A buffer not less than ten (10) feet in width shall be retained along the property lines of Lots 18 and 19 adjacent to the Covered Bridge Subdivision, and along the property lines of Lots 3 and 4 adjacent to the Bell Tower Subdivision. The existing vegetation shall be retained and supplemented as necessary to achieve a Transitional Buffer 25 standard.
22. **Loreine's Landing Lane Buffer.** A planning strip to buffer the rear property lines of lots 24, 25 and 26 shall be created with design and planting detail to be approved at the time of subdivision approval.

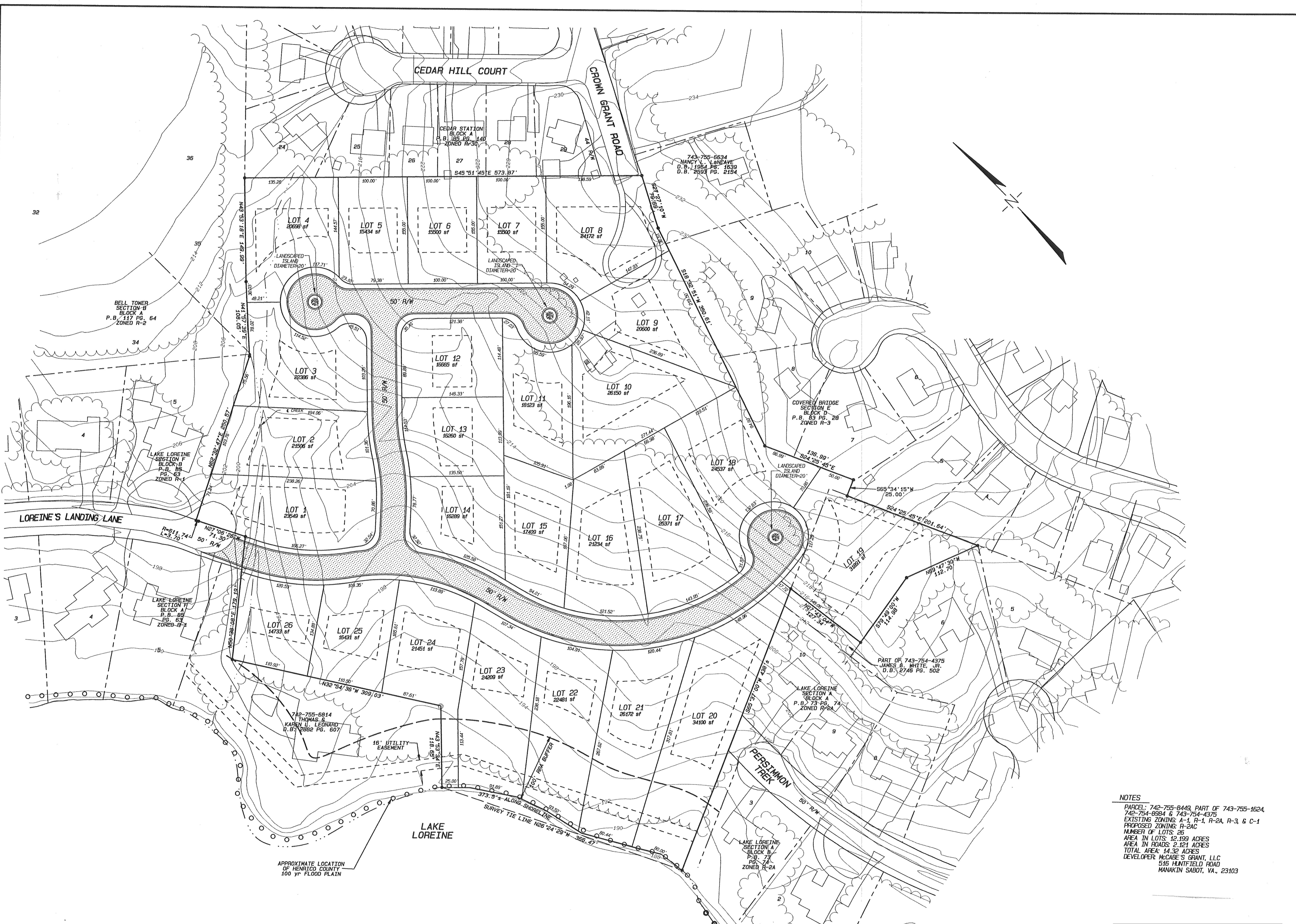
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal, Director, Research & Planning, Henrico County Schools



NOTES  
 PARCEL: 742-755-8449, PART OF 743-755-1624,  
 742-754-8984 & 743-754-4375  
 EXISTING ZONING: A-1, R-1, R-2A, R-3, & C-1  
 PROPOSED ZONING: R-2AC  
 NUMBER OF LOTS: 26  
 AREA IN LOTS: 12.939 ACRES  
 AREA IN ROADS: 2.121 ACRES  
 TOTAL AREA: 14.32 ACRES  
 DEVELOPER: MCCABE'S GRANT, LLC  
 516 HUNTFIELD ROAD  
 MANAKIN SABOT, VA., 23103

**EDA** ENGINEERING DESIGN ASSOCIATES  
 ARCHITECTS • ENGINEERS • CONSTRUCTION MANAGERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS  
 5625 LABURNUM AVENUE • RICHMOND, VIRGINIA 23251  
 804-236-0190 • FAX: 804-236-0194

PROJECT NO: 05395

REVISION:	NO.	DATE	DESCRIPTION:
	1	8-16-05	REVISED LOT LAYOUT
	2	10-3-05	REVISED LOT LAYOUT
	3	11-22-05	REVISED LOT LAYOUT
	4	1-28-06	REVISED LOT LAYOUT
	5	5-15-06	REVISED LOT LAYOUT

**MCCABE'S GRANT**  
 THREE CHOPT DISTRICT, HENRICO COUNTY, VIRGINIA  
**PRELIMINARY R-2A LAYOUT**  
 DRAWN BY: RFB  
 CHECKED BY: RFB  
 DATE: JULY 29, 2005  
 PROJECT NO: 05395

DRAWING NO:  
**C-26C-06**  
 1 of 1

080906