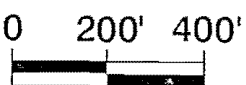


61-6-12,14,15 & 16 (Total 48 Lots)

CONTROLLED DENSITY

BROOKLAND DISTRICT

P-23-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 17, 1996

Re: Provisional Use Permit P-23-96

Cedar Knoll Development Corp.
P. O. Box 276
Mechanicsville, Va. 23111

Gentlemen:

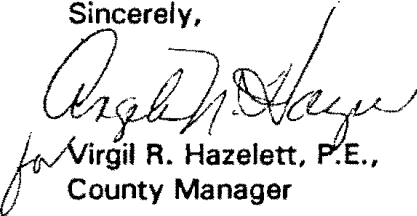
The Board of Supervisors at its meeting on September 11, 1996 granted your request for a revocable Provisional Use Permit in order to construct a controlled density subdivision, Part of Parcel 61-A-84, Parcel 61-6-12, Lots 11 through 15, 61-6-14, Lots 9 through 13, 61-6-15 Lots 1 through 13, and 61-6-16, Lots 12 through 18, and a portion of previously dedicated rights-of-way in Brookland Gardens Addition, subject to the following conditions:

1. The minimum square footage of total floor area for the dwelling shall be 1,500 square feet. A maximum of one-third of the total floor area, excluding garages and carports, of the dwelling may be contained in unfinished rooms capable of being made livable floor area.
2. All dwellings shall have exterior foundations made of brick.
3. All dwellings will be constructed utilizing a crawl space with the exception of garages, carports, or basements.
4. All front building steps and stoops shall be brick.
5. Henrico County public water shall be extended to the intersection of Cherrystone Avenue and Gillis Street.
6. All roads within the subdivision shall be curbed and guttered with asphalt surface and shall be 36 feet wide. All proposed utilities shall be underground.
7. The maximum lot density shall be no greater than 2.5 lots per gross acre.
8. All exterior visible portions of chimneys shall be brick. All direct vent gas fireplaces shall be supported by a brick foundation.
9. Where practicable, the clearing of trees shall be limited to that necessary for dwellings, open yard areas, road improvements, driveways, utilities, signage, customary accessory uses, wetland mitigation areas or when necessary for common areas.
10. No vehicular access shall be provided from Jewett Drive or Eden Street to serve the proposed subdivision.
11. No masonite siding shall be permitted on dwellings or appurtenant structures in the subdivision.
12. All corner lots shall be a minimum of 80 feet wide at the front yard setback line.
13. A recreational area shall be provided within the common area of the subdivision to include walking trails and children's play area.

Cedar Knoll Development Corp.
P-23-96
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Page 2

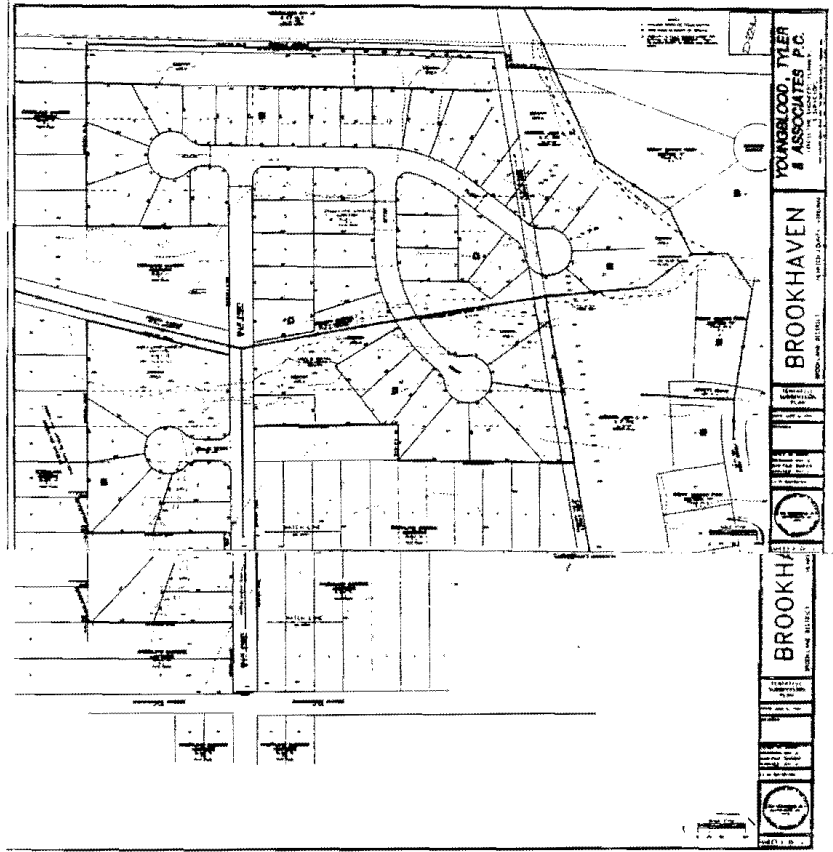
The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



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

cc: Director, Real Estate Assessment
Provisional Use Permit Index
Youngblood, Tyler & Assoc., P.C.
Ms. Margaret G. Cross
Mr. John L., Sr. & Francis Stinson, Trustees



P-23-96
1" = 400'