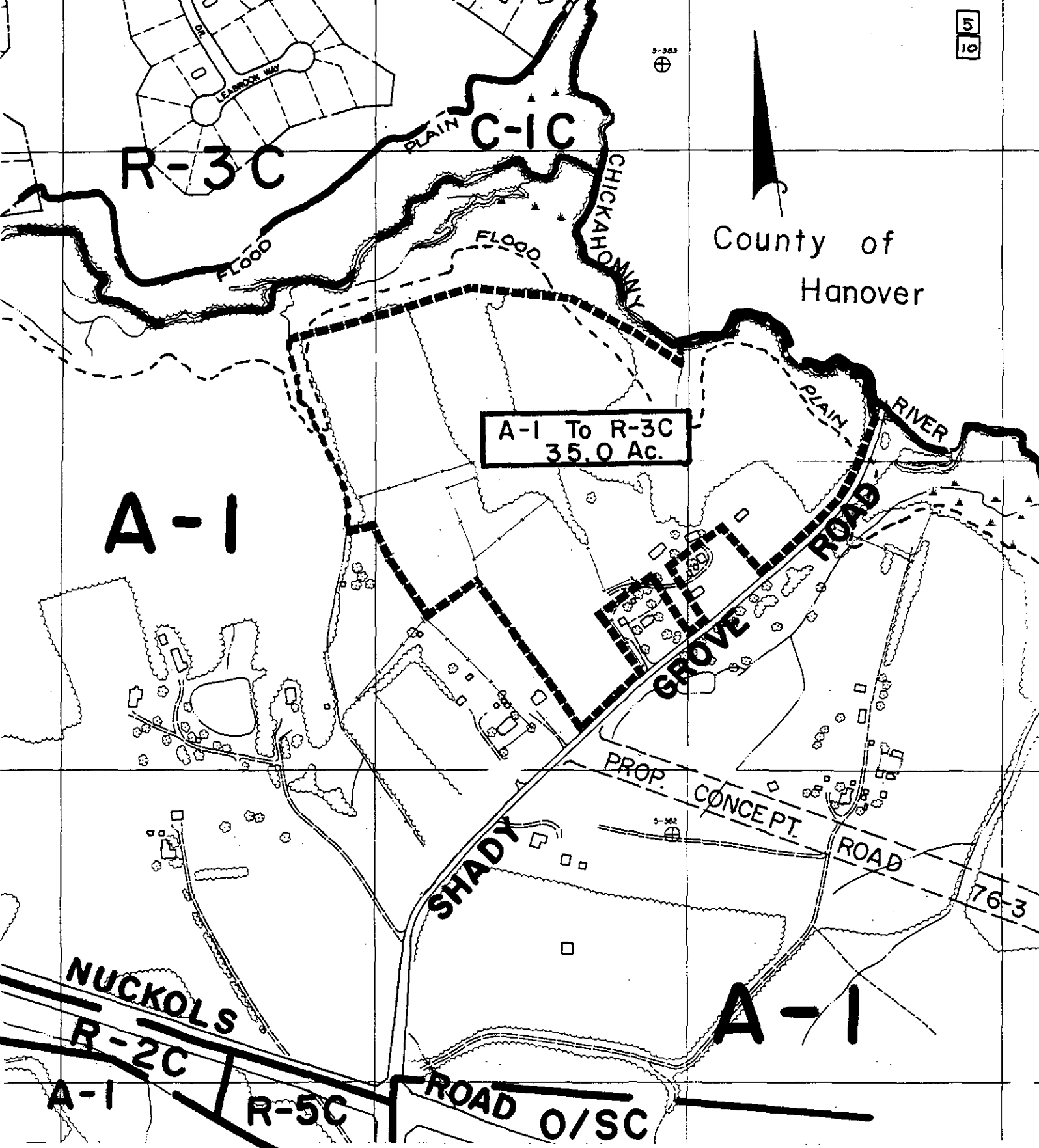


S-383



County of
Hanover



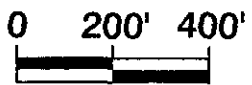
A-1 To R-3C
35.0 Ac.

10-A-6C,6F,6E

SINGLE FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-2C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.
County Manager

February 20, 1996

Re: Conditional Rezoning Case C-2C-96

RVG Development Co., L.L.C.
5407 Patterson Ave., Suite 100
Richmond, Va. 23226

Gentlemen:

The Board of Supervisors at its meeting on February 14, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 10-A-6C, 10-A-6F, and 10-A-6E, described as follows:

Beginning at a point in the N. line of Shady Grove Road 0.6 of a mile E. of the N. line of Nuckols Road; thence from said point of beginning N. 28° 34' 25" W., 561.33' to a point; thence S. 63° 44' 31" W., 208.44' to a point; thence N. 24° 11' 28" W., 354.11' to a point; thence S. 80° 21' 10" W., 66' +- to a point in the centerline of a branch; thence in a northerly direction along the centerline of the branch 650' more or less to a point; thence N. 31° 34' 42" E., 100' +- to a point; thence N. 76° 20' 45" E., 46.16' to a point; thence S. 88° 48' 54" E., 61.01' to a point; thence N. 76° 27' 56" E., 242.32' to a point; thence N. 84° 14' 49" E., 169.89' to a point; thence S. 75° 12' 20" E., 120.20' to a point; thence S. 80° 58' 31" E., 72.51' to a point; thence S. 72° 28' 15" E., 202.02' to a point; thence S. 51° 31' 59" E., 91.69' to a point; thence S. 42° 01' 48" E., 168.93' to a point; thence S. 50° 10' 45" E., 125.51' to a point in the centerline of a branch; thence in a northerly direction along the centerline of said branch 63' more or less to the Chickahominy River; thence in a southeasterly direction 890' more or less along the Chickahominy River as it meanders to a point in the N. line of Shady Grove Road; thence along the N. line of Shady Grove Road in a westerly direction along a curve to the right having a radius of 657.07', a length of 431.12'; to a point; thence S. 54° 96' 14" W., 233.57' to a point in the N. line of Shady Grove Road; thence leaving Shady Grove Road N. 32° 33' 12" W., 201.65' to a point; thence S. 57° 26' 48" W., 212.49' to a point; thence S. 32° 33' 12" E., 206.87' to a point in the N. line of Shady Grove Road; thence along the N. line of Shady Grove Road S. 57° 33' 24" W., 88.48' to a point in the N. line of Shady Grove Road; thence leaving Shady Grove Road N. 21° 51' 46" W., 210.35' to a point; thence S. 57° 33' 24" W., 210' to a point; thence S. 21° 51' 46" E., 211.90' to a point in the N. line of Shady Grove Road; thence along the N. line of Shady Grove Road in a westerly direction along a curve to the left having a radius 3097.74', a length of 128.42' to a point; thence S. 53° 23' 01" W., 102.36' to a point in the N. line of Shady Grove

Road and the place of beginning, containing 35.0 +- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

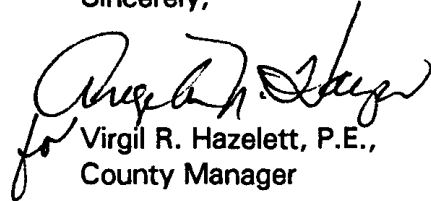
1. **House Size and Density -**
Homes shall have a minimum of 2,000 square feet of finished floor area. The aggregate density shall not exceed 2.4 units per acre.
2. **Clearing -**
To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
3. **Protective Covenants -**
Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property conveyed 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 controls on the development and maintenance of such portions of the Property.
4. **Foundations -**
The visible portions of exterior residence foundations shall be constructed of brick or stone; however, the visible portions of exterior foundations for single-family detached residences may be constructed of dryvit if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in dryvit.
5. **Chimneys -**
All chimneys shall be brick, except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundations where exposed, and such foundations shall be similar to the house foundation. No cantilevered chimneys shall be allowed.
6. **Conservation -**
Once a determination has been made as to the portion of the property located within the 100-year flood plain, such portion of the property shall be described as a flood plain easement. Application shall be made prior to the recordation of the first section of the subdivision to rezone said property located within the 100 year flood plain to C-1 Conservation District as determined by a definitive engineering study.

RVG Development Co., L.L.C.
February 20, 1996

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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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Herbert E. Fitzgerald, III
Messrs. W. Ralph & Donald C. Sitterson