

**A-1 to R-3AC  
10.873 AC.**

RESIDENTIAL SUBDIVISION

**C-4C-99**

**PT. OF 27-A-26 & 44  
THREE CHOPT DISTRICT**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 22, 1999

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-4C-99

Mr. Webb L. Tyler  
Fidelity Properties, Ltd.  
P. O. Box 423  
Mechanicsville, VA 23111

Dear Mr. Tyler:

The Board of Supervisors at its meeting on February 9, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 27-A-26 and 44, described as follows:

Beginning at a point on the west line of Sadler Road at the southern corner of the one acre parcel owned by Lester G. & Esther P. Smith; thence southerly along the west line of Sadler Road on a curve to the left with a radius of 1,158.01' for a length of 113.94' to a point; thence continuing along the west line of Sadler Road in a southerly direction along a bearing South 7° 8' 30" East for a distance of 188.47' to a point; thence continuing along the west line of Sadler Road along a curve to the right with a radius of 308.55' for a length of 184.98' to a point; thence continuing along the west line of Sadler Road on a bearing of South 27° 12' 30' West for a distance of 9.08' to a point; thence North 55° 28' 15" West for a distance of 610.63' to a point; thence North 57° 23' 30" West for a distance of 355.30' to a point; thence North 24° 27' 30" East for a distance of 218.44' to a point; thence North 25° 37' 30" East for a distance of 547.14' to a point; thence South 42° 30' 00" East for a distance of 485.94' to a point; thence South 32° 21' 16" West for a distance of 207.69' to a point; thence South 17° 45' 40" East, 204.22' to a point; thence South 86° 8' 45" East for a distance of 200.17' to the point and place of beginning on the west line of Sadler Road, containing 10.873 acres .

The Board of Supervisors accepted the following proffered conditions, dated February 9, 1999, which further regulate 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 seating forth quality controls on the development and maintenance of all portions of the Property.

2. Minimum House Size. The minimum size for any house constructed on the Property shall be a minimum of 1,800 square feet of finished floor area.
3. Lot Size. Residential lots on the Property shall be an average of 10,500 square feet in size. All necessary calculations shall be provided at the time of subdivision approval.
4. Density. No more than thirty (30) lots may be developed on the Property.
5. 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.
6. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys, and gas vents, shall be built on brick or stone foundations.
7. Foundations. The visible portions of the residence foundations shall be constructed of brick or stone.
8. Underground Utilities. All proposed utilities shall be placed underground.
9. Street Improvements. The streets of the subdivision shall be constructed of asphalt and designed with curb and gutter.
10. Signage. The sign identifying the residential community on the Property shall be constructed of brick and ground-mounted.
11. Buffer. A landscaped buffer area a minimum of fifteen (15) feet in width shall be maintained along the Property line adjacent to Sadler Road in addition to the required setback, except to the extent necessary for access ways and utility easements. Access ways and utility easements shall run generally perpendicular to the affected buffer area.
12. Access Restriction. No more than one private driveway serving a residence on the Property shall have direct vehicular access to Sadler Road.
13. Road Widening. The necessary right of way needed for the widening of Sadler Road shall be dedicated with the subdivision of the Property if required by Henrico County.
14. House Orientation. No more than one (1) house shall be permitted to front Sadler Road.
15. Fences. Any fence situated along Sadler Road may not be located any closer than eight (8) feet to the Sadler Road right of way.
16. Flag Lot Regulation. No single family detached dwelling front elevation view shall be opposite any adjacent dwelling rear elevation view. No stem-shaped flag lots shall be developed on the Property.

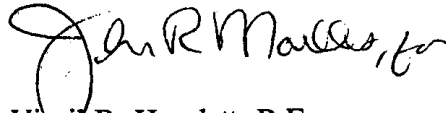
Mr. Webb L. Tyler  
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17. Driveways. There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.
18. Severance. The unenforceability, elimination, revision or amendment of any proffer 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.

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. & Mrs. Lester G. Smith  
Ms. Gloria L. Freye, Esquire