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Bk: 46 Pg: 226
Hanover Co VA
06/22/2021 10:13:26 AM
OPM

SUBDIVISION CERTIFICATE

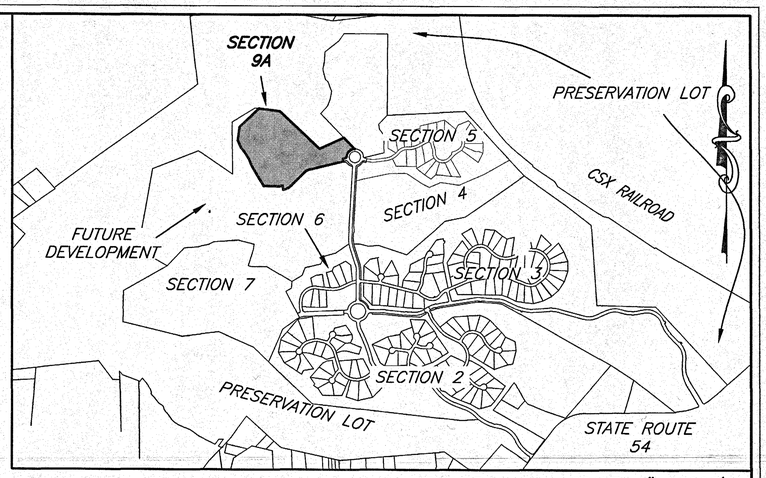
THE SUBDIVISION OF LAND SHOWN HEREIN, DESIGNATED AS "HICKORY HILL, SECTION 9A" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NOT A DEED OF TRUST ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS 19th DAY OF March 20 21.

LEKRAM INVESTMENT, LLC

UTILITY NOTE

DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE COUNTY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND ACCESSING DRAINAGE SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND, OWNED AND OPERATED BY THE COUNTY. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME AND FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPLACE, REPAIR, CHANGE THE SIZE OF, REMOVE, RELOCATE, AND IMPROVE ALL SUCH IMPROVEMENTS. THE COUNTY AND ITS AGENTS SHALL HAVE FULL AND FREE USE OF ALL EASEMENTS AND SHALL HAVE THE RIGHTS AND PRIVILEGES REASONABLY NECESSARY FOR THE UTILIZATION OF THE EASEMENTS. THESE RIGHTS AND PRIVILEGES INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT OF INGRESS TO AND EGRESS FROM ANY EASEMENT INCLUDING THE USE OF PRIVATE ROADS AND DRIVEWAYS THAT MAY NOW OR HEREAFTER EXIST ON THE PROPERTY BEING SUBDIVIDED. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY ADJACENT TO THE EASEMENT ON THE PROPERTY BEING SUBDIVIDED IF REASONABLY NECESSARY, IN THE COUNTY'S SOLE OPINION, FOR ACCESS TO ANY EASEMENT. THE COUNTY SHALL HAVE THE RIGHT TO TRIM, CUT AND REMOVE ANY TREES, SHRUBBERY, FENCES, STRUCTURES, OR OTHER OBSTRUCTIONS OR FACILITIES WITHIN ANY EASEMENT DEEMED BY THE COUNTY TO INTERFERE WITH THE PROPER AND EFFICIENT USE OF THE EASEMENTS FOR THE PURPOSES STATED. DEDICATION OF THESE EASEMENTS SHALL NOT BE CONSTRUED TO OBLIGATE THE COUNTY TO MAINTAIN THE EASEMENT AREAS.



VICINITY MAP SCALE: 1"= 2000'

COMMONWEALTH OF VIRGINIA

County OF Hanover TO WIT: I, Nathena Elizabeth Haddrill, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT Anthony F. Markel, WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME. GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF March 2021.

NOTARY PUBLIC | 08-31-2024 MY COMMISSION EXPIRES | 7866620 REGISTRATION NUMBER

NATHENA ELIZABETH HADDRILL
Notary Public
Commonwealth of Virginia
Registration No. 7866620
My Commission Expires Aug 31, 2024

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO LEKRAM INVESTMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FROM HICKORY HILL HOLDING COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED, DATED DECEMBER 22, 2015, AND RECORDED, DECEMBER 28, 2015, IN DEED BOOK 3132 PAGE 1696 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

BALZER AND ASSOCIATES, INC.

RECOMMENDED FOR APPROVAL BY VDOT

6/17/21 Date | Signature (VDOT)

APPROVED
HANOVER CO. PLANNING DIRECTOR
6/17/2021 DATE

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS IN HANOVER COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY FEBRUARY 8, 2021.

BALZER AND ASSOCIATES, INC.

CALC. CHECK	NOA
UTILITIES	BPS
DWG. BY	BCH
SURVEYOR	CMF

NOTES

OWNER/DEVELOPER: LEKRAM INVESTMENT, LLC
568 ICE POND ROAD
MANAKIN-SABOT, VA 23103
PHONE: (804) 427-6358
FAX: (804) 730-2079
CONTACT: COREY SEDLER

USE: SINGLE FAMILY RESIDENTIAL
ZONED: R-C, CASE No. C-39-05(C), AM. 2-13
GPIN: 7890-44-8412 (PART)
WATER: PRIVATE (WELL)
SEWER: PRIVATE (SEPTIC)
NUMBER OF LOTS: 17
AREA IN LOTS: 16.787 ACRES
AREA IN ROADS: 2.912 ACRES
AREA IN COMMON OPEN SPACE: 19.193 ACRES
TOTAL AREA IN SECTION: 38.892 ACRES
REMAINING AREA IN FUTURE DEVELOPMENT 1, SECTION 2: 146.030 ACRES
TRAFFIC ZONE: 1711
THIS ENTIRE PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA (RMA). THIS PROPERTY DOES NOT CONTAIN A 100' RESOURCE PROTECTION AREA (RPA).
RESOURCE PROTECTION AREAS ARE TO BE RETAINED AS UNDISTURBED AND VEGETATED 100' WIDE BUFFER AREA, AS SPECIFIED IN CHAPTER 10 OF THE HANOVER COUNTY CODE.
ONLY WATER DEPENDENT FACILITIES ARE REDEVELOPMENT, AS DEFINED IN CHAPTER 10 OF THE HANOVER COUNTY CODE ARE PERMISSIBLE WITHIN THE RESOURCE PROTECTION AREA, INCLUDING THE 100' WIDE BUFFER.
ALL LOTS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION ACT AREA ARE REQUIRED TO HAVE 100% RESERVE DRAIN FIELD.
ALL SEPTIC SYSTEMS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA WILL NEED TO BE PUMPED OUT EVERY FIVE (5) YEARS.
A PLAT SHOWING THE APPROVED LOCATIONS OF THE DRAINFIELDS IS ON FILE WITH THE HANOVER COUNTY HEALTH DEPARTMENT.
PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE "A & X" PER COMMUNITY PANEL #51085C 0195 B, DATED DECEMBER 2, 2008.
THIS SITE DOES NOT INCLUDE ANY HISTORIC STRUCTURES OR FEATURES.
ALL ROADS WILL BE PUBLIC AND VDOT MAINTAINED.
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

20210622000135620
HANOVER CO CLERK'S OFFICE
06/22/2021 10:13:26 AM
SEC 58.1-802 GRANTOR'S
TAX PD. $.00
FRANK D.HARGROVE,JR,CLERK
BY: SWEBB

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
02-08-2021
LAND SURVEYOR

HICKORY HILL
SECTION 9A

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 02-08-2021
SCALE: AS SHOWN
JOB: 54190036.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 1 OF 4

BALZER & ASSOCIATES

J:\54\54190036.00 HICKORY HILL SECTION 9A\Drawings\Design\LE Section 9A.dwg

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Hanover Co VA
06/22/2021 10:13:26 AM
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NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LOTS 1-5, LOTS 15-17, PART OF COMMON OPEN SPACE 1 AND COMMON OPEN SPACE 2 SHOWN ON THIS SHEET

NAD 83

LOT 6

MATCH SHEET 3

N62°30'37"E 294.38'

(45.88')

(128.31')

EL5

EC4

S39°05'57"E 138.52'

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

EC2

EL2

EC1

EL1

(L=67.96')

VARIABLE WIDTH SWM MAINTENANCE AGREEMENT D.B. 3254 PG. 1873

ASHLEY FARM LLC 7890-23-4555 D.B. 3210 PG. 2214

PRESERVATION LOT SECTION 2 HICKORY HILL PB: 40 PG: 160-175

S46°39'11"E (330.01') 1014.44'

N65°14'04"E 491.92'

N:3,806,213.23 E:11,796,723.48

S43°59'47"E 285.50'

LOT 71 SECTION 2 HICKORY HILL PB: 40 PG: 160-175

LOT 5 40,841 SQ.FT. 0.938 AC.

13.34'

C26

C12

N63°13'38"E 323.01'

N:3,806,095.99 E:11,795,669.25

EC3

EL4

EL3

S22°14'46"E 143.65'

10'

N31°44'19"W 358.96'

MATCH SHEET 3

LOT 4 43,564 SQ.FT. 1.000 AC.

S20°34'01"E 73.65'

S34°43'05"E 109.47'

S37°15'50"E 124.58'

N67°04'27"E 336.21'

20' PUBLIC DRAINAGE EASEMENT

COMMON OPEN SPACE 1 757,966 SQ.FT. 17.401 AC.

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT D.B. 3256, PG. 2658

C4

ROUNDABOUT 2 SECTION 2 HICKORY HILL PB: 40 PG: 160-175

L2

C5

L3

L9

L10

L11

L12

C30

20'

L13

10'

COMMON AREA 5 SECTION 2 HICKORY HILL P.B. 40, PG. 160-175

HICKORY HILL PROPERTY OWNERS ASSOCIATION, INC. 7890-65-7793 D.B. 3026, PG. 2953

LOT 14

MATCH SHEET 3

S59°36'52"W 375.59'

20.03'

N15°00'12"W 118.74'

S15°00'12"E 168.68'

87.46'

81.22'

C27

C28

LOT 3 43,573 SQ.FT. 1.000 AC.

N49°56'49"E 362.49'

LOT 15 43,712 SQ.FT. 1.003 AC.

S57°22'06"W 347.35'

29.91'

C18

C13

C29

6.56'

LOT 2 43,614 SQ.FT. 1.001 AC.

N46°25'57"E 359.16'

(28.63')

10'

N15°05'49"W 149.69'

(600.09')

N76°04'45"E 628.72'

(50' R/W)

27.36'

N45°41'29"W 269.89'

CREDILLA ROSE LANE

S76°04'45"W 601.36'

628.72'

C15

C1

LOT 1 43,516 SQ.FT. 0.999 AC.

S46°18'57"W 341.75'

LEKRAM INVESTMENT, LLC 7890-44-8412 D.B. 3132, PG. 1696

FUTURE DEVELOPMENT 1 SECTION 2 HICKORY HILL P.B. 40, PG. 160-175 146.030 AC.

COMMON OPEN SPACE 3 11,351 SQ.FT. 0.261 AC.

N:3,805,582.25 E:11,795,086.45

N30°59'30"W 130.35'

LOT 16 43,478 SQ.FT. 0.998 AC.

S57°39'14"W 321.54'

N29°02'48"W 126.14'

C8

C17

LOT 17 43,571 SQ.FT. 1.000 AC.

S57°37'15"W 329.93'

C16

LB

L6

L5

L4

(45.81')

124.58'

S45°17'09"E 227.30'

(81.24')

96.17'

EL10

C14

WINDING WHITE ROSE LANE (50' R/W)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

COMMON OPEN SPACE 2 64,999 SQ.FT. 1.492 AC.

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

(259.25')

N44°42'51"E 268.63'

S44°42'51"W 329.48'

N:3,805,323.14 E:11,795,750.78

LEKRAM INVESTMENT, LLC 7890-44-8412 D.B. 3132, PG. 1696

FUTURE DEVELOPMENT 1 SECTION 2 HICKORY HILL P.B. 40, PG. 160-175 146.030 AC.

135.19'

N32°20'44"W 203.01'

67.82'

N88°40'21"W 290.28'

(L=69.28')

EL11

C7

C6

C3

L1

C2

50' WICKHAM DRIVE INGRESS & EGRESS EASEMENT P.B. 38, PG. 67 (TO BE USED FOR CEMETERY ACCESS)

VARIABLE WIDTH SIGHT DISTANCE EASEMENT D.B. 3259, PG. 1661

WICKHAM MANOR WAY 60' R/W

COMMON OPEN SPACE 1 SECTION 5 HICKORY HILL P.B. 44, PG. 274-278

COMMON AREA 4 SECTION 2 HICKORY HILL PB: 40 PG: 160-175

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	137.83'	250.00'	S60°17'04"W	136.10'	31°35'22"
C2	164.31'	272.62'	S61°58'48"W	161.83'	34°31'56"
C3	46.38'	223.79'	S85°06'28"W	46.30'	11°52'30"
C4	229.21'	155.00'	S47°16'37"W	208.89'	84°43'35"
C5	43.47'	35.00'	S40°29'47"W	40.73'	71°09'55"
C6	78.13'	223.79'	N69°10'06"E	77.74'	20°00'14"
C7	45.58'	25.00'	N06°56'25"E	39.52'	104°27'08"
C8	251.70'	477.52'	N30°11'08"W	248.80'	30°12'02"
C12	154.23'	475.00'	S24°18'19"E	153.55'	18°36'14"
C13	225.27'	425.00'	S30°11'17"E	222.64'	30°22'08"
C14	54.98'	35.00'	N89°42'51"E	49.50'	90°00'00"
C15	165.24'	303.84'	N60°17'39"E	163.22'	31°09'37"
C16	10.36'	477.52'	S44°39'52"E	10.36'	1°14'35"
C17	135.72'	477.52'	S35°54'03"E	135.26'	16°17'03"
C18	105.62'	477.52'	S21°25'19"E	105.41'	12°40'24"
C26	118.71'	475.00'	N26°26'52"W	118.40'	14°19'07"
C27	35.52'	475.00'	N17°08'46"W	35.52'	4°17'06"
C28	100.14'	425.00'	S21°45'14"E	99.91'	13°30'03"
C29	125.12'	425.00'	S36°56'18"E	124.67'	16°52'06"
C30	1.15'	35.00'	S02°16'09"W	1.15'	1°53'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°49'54"W	50.00'
L2	S76°04'45"W	44.17'
L3	S13°55'15"E	50.00'
L4	N45°17'09"W	64.62'
L5	S89°42'51"W	12.73'
L6	N45°17'09"W	72.77'
L7	N00°17'09"W	12.73'
L8	N45°17'09"W	75.59'
L9	S13°55'15"E	25.00'
L10	N76°04'45"E	43.27'
L11	S46°42'13"E	81.75'
L12	S65°59'08"E	70.89'
L13	S03°12'48"W	95.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S24°04'38"W	77.12'
EL2	N85°11'33"W	10.34'
EL3	S38°21'14"W	65.96'
EL4	N04°04'27"W	46.28'
EL5	N78°53'47"W	75.52'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
EC1	49.38'	40.00'	S59°26'32"W	46.30'	70°43'49"
EC2	137.94'	140.00'	S66°34'50"W	132.43'	56°27'13"
EC3	72.03'	30.00'	N72°51'37"W	55.93'	137°34'19"
EC4	118.65'	90.00'	N41°50'35"W	110.25'	75°32'15"

0' 100' 200'

SCALE: 1"=100'

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
02-08-2021
LAND SURVEYOR

HICKORY HILL
SECTION 9A

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 02-08-2021
SCALE: 1" = 100'
JOB: 54190036.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 2 OF 4

BALZER & ASSOCIATES

J:\54190036.00 HICKORY HILL SECTION 9\SURVEY\Drawings\Recordation\Section 9A subdivision.dwg

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Hanover Co VA
06/22/2021 10:13:26 AM
OPM

NAD 83

N:3,806,748.55
E:11,795,159.37

30' ACCESS EASEMENT FOR ANDREW WICKHAM & FIRE ACCESS P.B. 38, PG. 67

S83°13'58"E 382.38'

COMMON OPEN SPACE 1
757,966 SQ.FT.
17.401 AC.

239.92'

N86°36'07"E
113.48'
(TIE LINE)

N46°08'53"E 493.21'

S89°30'53"E 231.18'

253.29'

LOT 8
39,801 SQ.FT.
0.914 AC.

N25°24'53"W 309.21'

S09°03'33"W 294.53'

LOT 9
43,579 SQ.FT.
1.000 AC.

20' PUBLIC DRAINAGE EASEMENT

(419.77')

ASHLEY FARM LLC
7890-23-4555
D.B. 3210 PG. 2214

PRESERVATION LOT
SECTION 2
HICKORY HILL
PB: 40 PG: 160-175

S50°49'31"E
372.71'

S33°58'27"E 163.43'

S46°39'11"E 1014.44'
(1014.66')

10'

(L=26.18')

EC5 EL7 EC7 EL8 EC6 EL9

S22°13'39"E
170.06'
(114.14')

EL6

(45.88')

N64°21'25"W 307.56'

N07°11'39"E 249.72'

LOT 10
43,649 SQ.FT.
1.002 AC.

C23 C24 C25 C11 C22

(10.47')

53.47'

N39°10'29"E 340.47'

LOT 7
43,602 SQ.FT.
1.001 AC.

N:3,806,159.10
E:11,794,772.42

S77°52'33"W 312.97'

C21 C10

22.67'

S33°36'26"E 104.07'

N49°09'26"E 328.87'

LOT 6
40,248 SQ.FT.
0.924 AC.

VARIABLE WIDTH SWM MAINTENANCE AGREEMENT
D.B. 3254 PG. 1873

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

N62°30'37"E 294.38'

EL5 EC4 EL4 EC3 EL3 EC2 EL2 EC1 EL1

(L=67.96')

N:3,806,007.16
E:11,796,276.80

(330.01')

LOT 11
43,486 SQ.FT.
0.998 AC.

N33°36'26"E 266.75'

84.17'

93.93'

S70°43'52"W 393.13'

N23°50'02"W 146.36'

LOT 12
43,628 SQ.FT.
1.002 AC.

174.12'

67.28'

U3.34'

MATCH SHEET 2

LOT 5

MATCH SHEET 2

S61°39'23"W 378.52'

C20 C19 C9

20.03'

WINDING ROSE LANE
(50' R/W)

N35°08'59"W 146.86'

LOT 13
43,676 SQ.FT.
1.003 AC.

S61°38'32"W 380.04'

N:3,805,884.25
E:11,795,348.23

N31°30'35"W 115.08'

LOT 14
43,721 SQ.FT.
1.004 AC.

S59°36'52"W 375.59'

N23°02'54"W 122.54'

MATCH SHEET 2

LOT 15

N31°44'19"W
358.96'

10'

ASHLEY FARM LLC
7890-23-4555
D.B. 3210 PG. 2214

PRESERVATION LOT
SECTION 2
HICKORY HILL
PB: 40 PG: 160-175

LEKRAM INVESTMENT, LLC
7890-44-8412
D.B. 3132, PG. 1696

FUTURE DEVELOPMENT 1
SECTION 2
HICKORY HILL
P.B. 40, PG. 160-175
146.030 AC.

0' 100' 200'
SCALE: 1"=100'

NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LOTS 6-14 AND PART OF COMMON OPEN SPACE 1 SHOWN ON THIS SHEET

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C9	138.00'	425.00'	N24°18'19"W	137.39'	18°36'14"
C10	49.53'	40.00'	N69°04'41"W	46.42'	70°56'30"
C11	254.03'	58.00'	N20°55'19"E	94.47'	250°56'30"
C19	90.12'	425.00'	N21°04'42"W	89.96'	12°09'00"
C20	47.87'	425.00'	N30°22'49"W	47.85'	6°27'14"
C21	83.58'	58.00'	S63°16'04"E	76.53'	82°33'45"
C22	50.57'	58.00'	S02°59'27"W	48.98'	49°57'16"
C23	49.55'	58.00'	S52°26'29"W	48.06'	48°56'49"
C24	55.97'	58.00'	N75°26'28"W	53.82'	55°17'16"
C25	14.36'	58.00'	N40°42'08"W	14.33'	14°11'24"

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
EC1	49.38'	40.00'	S59°26'32"W	46.30'	70°43'49"
EC2	137.94'	140.00'	S66°34'50"W	132.43'	56°27'13"
EC3	72.03'	30.00'	N72°51'37"W	55.93'	137°34'19"
EC4	118.65'	90.00'	N41°50'35"W	110.25'	75°32'15"
EC5	62.83'	40.00'	N68°30'17"E	56.57'	90°00'00"
EC6	12.21'	5.00'	N43°34'04"E	9.39'	139°52'26"
EC7	55.75'	40.00'	N13°33'35"E	51.35'	79°51'29"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S24°04'38"W	77.12'
EL2	N85°11'33"W	10.34'
EL3	S38°21'14"W	65.96'
EL4	N04°04'27"W	46.28'
EL5	N78°53'47"W	75.52'
EL6	N23°30'17"E	80.21'
EL7	S66°29'43"E	134.65'
EL8	N26°22'09"W	16.82'
EL9	N53°29'20"E	80.21'

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
02-08-2021
LAND SURVEYOR

HICKORY HILL
SECTION 9A

BEAVERDAM DISTRICT
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BALZER & ASSOCIATES

20210622000135620 4 / 4
Bk: 46 Pg: 229
Hanover Co VA
06/22/2021 10:13:26 AM
OPM

ORDINANCE C-39-05(c), AM. 2-13

OWNER OF RECORD: ROYAL DOMINION HOMES

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of APPROVAL of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of February, 2014, and advertised in the Hanover Herald-Progress once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers approved with rezoning request C-39-05(c), Hickory Hill, L.L.C., of the property described as GPINs 7890-61-3804 and 7890-52-7082, located on the north line of East Patrick Henry Road (State Route 54) approximately 2,000 feet east of its intersection with Goddins Hill Road (State Route 798) (a detailed description is filed with the Board's papers), zoned RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on November 1, 2013, and accepted by the Board:

1. Cash Proffers. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County, prior to the issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Five Hundred Seventy-Four and 00/100 ($2,574.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

2. Dwelling Size. The minimum dwelling size shall be 2,000 square feet for a one-story dwelling and 2,500 for a one and one-half or two story dwelling. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.

3. Tree Preservation. The required rear and side yard area of each lot, as required by the Zoning Ordinance, along with a minimum of 50 feet front setback shall be selectively cut with no cutting of trees of 5-inch caliper or greater to be allowed. Additional clearing may be allowed (i) when said areas may be used for driveways, wells, drainfields,
drainage and utility easement when necessary for dwelling or all other outbuilding construction and/or (ii) when required by the County of Hanover, and then only to the minimum extent necessary, except when cutting is permitted in accordance with approved grading plans, issued by the Public Works Department. The foregoing shall not prohibit the removal of dead or diseased trees. In addition, trees may be cut wherever necessary to establish required storm water detention, or drainage facilities.

4. Homeowners Association. Prior to the conveyance of the first lot, the Property Owner shall cause to be formed a Homeowners Association in which membership will be required of all lot owners. The Homeowners Association shall be charged with maintenance of the common areas, the street lights, the signage, the sidewalks, and the pedestrian trails. Control of the Homeowners Association shall be relinquished by the Property Owner when 75 percent of the lots are developed and owner occupied, but nothing contained herein shall prevent the Property Owner from retaining architectural control until all lots are developed. All common areas shall be conveyed by the Property Owner, subject to the further provisions hereof, to the Homeowners Association upon its formation. The Property Owner may reserve the right to enter upon the common areas to install utilities and to complete the improvements contemplated by these proffers.

5. Architectural Control. An architectural control committee shall be created by restrictive covenants applicable to the Property which shall be filed by the Property Owner prior to recordation of the subdivision plat. House plans shall be approved by the architectural control committee prior to the issuance of a building permit by Hanover County, and all
applications for building permits shall be accompanied by verification by the architectural control committee or its representative that the requested structure has been approved.

6. Cemeteries.

   A. Should a grave or cemetery, not reflected on the Conceptual Plan, be discovered at any point in the development of the subject Property that cannot remain in its current location and must be relocated, the Property Owner shall remove and relocate the human remains from the cemetery through the permit procedure administered by the Virginia Department of Historic Resources. The Property Owner shall be responsible for all costs and expenses associated with the cemetery removal or relocation.

   B. The Property Owner agrees to grant ingress and egress easements for the purpose of accessing the cemeteries located on the Property to the families of those interred in said cemeteries.

   C. The Property Owner agrees to employ an Archeologist to study the Slave Cemetery shown on the Conceptual Plan to determine the boundaries of the cemetery. The Property Owner agrees to build a fence around the boundary of the cemetery and place a suitable marker identifying the cemetery.

7. Dedication of Right-of-Way – Patrick Henry Road (State Route 54). The Owner agrees to dedicate 50 feet of right-of-way from the centerline of Patrick Henry Road (State Route 54) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

8. Dedication of Right-of-Way – Providence Church Road. The Owner agrees to dedicate 25 feet of right-of-way from the centerline of Providence Church Road to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

9. Transportation Improvements. Transportation improvements to be constructed in accordance with VDOT standards and specifications:

   A. SR54/West Access Driveway (Plantation Way). The southbound access driveway shall be configured to include at least one inbound and one outbound lane. The southbound approach shall be STOP controlled and constructed in accordance with VDOT Road Design Manual: Appendix B, Subdivision Design Guide and the Minimum Standards of Entrances to State Highways. A left turn land shall be provided with 200 feet of storage length and 200 feet of taper.

   B. SR54/East Site Driveway (Wickham's Crossing). The east access driveway shall be configured to include a shared left/right-turn lane. The configuration shall be configured to include at least one inbound and one outbound lane. The southbound approach shall be STOP controlled and constructed in accordance with VDOT Road Design Manual: Appendix B, Subdivision Design Guide and the Minimum Standards of Entrances to State Highways. A left turn land shall be provided with 200 feet of storage length and 200 feet of taper.

   C. I-95 Southbound Off-Ramp/SR54. A left turn lane shall be provided for westbound SR 54 to southbound I-95 with 150 feet of storage length and 75 feet of taper.

10. Manor House, Preservation.

   A. The current historic structures including the manor house and associated dependencies including approximately 50 acres as shown on the Conceptual Plan will be sold as a subdivision lot to a person or entity that exhibits the desire to preserve and or restore the historic structures, subject to subparagraph B below.

   B. An open-space preservation easement that conforms to the standards designated by the Virginia Board of Historic Resources shall be recorded to preserve the historic, architectural, archaeological and cultural resources located on the portion of the Property comprising approximately 50 acres including the manor house, family cemetery and the majority of the historic outbuildings. This lot is depicted on the Conceptual Plan. The timing of the recordation of this easement shall not be dependent on the approval of recordation of any subdivision plat.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Mr. Stanley, seconded by Mr. Hazzard, the members of the Board of Supervisors voted to approve Ordinance C-39-05(c), Am. 2-13, Royal Dominion Homes, as follows:

Vote:

Sean M. Davis Wayne T. Hazzard Angela Kelly-Wiecek
W. Canova Peterson, IV Aubrey M. Stanley
G. E. Via, III Elton J. Wade, Sr.

Public Hearings:

Planning CommissionJanuary 16, 2014 Board of Supervisors
February 26, 2014 Adopted February 26, 2014

This is to certify that the above is a true copy of C-39-05(c), Am.2-13, adopted by the Hanover County Board of Supervisors on February 26, 2014.

Dated: _____ Cecil R. Harris, Jr.
County Administrator/ Clerk Hanover County Board of Supervisors

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
02-08-2021
LAND SURVEYOR

HICKORY HILL
SECTION 9A

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 02-08-2021
SCALE: AS SHOWN
JOB: 54190036.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 4 OF 4

BALZER & ASSOCIATES

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