

MIXED RESIDENTIAL

COUNTY OF HENRICO PLANNING OFFICE

PT. 70-A2-6, 72-B2-22

TUCKAHOE DISTRICT

C-109C-86



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 9, 1987

W.F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-109C-86

The Snyder Hunt Corporation  
800 Hethwood Blvd.  
Blacksburg, Virginia 24060

Attention: Mr. David E. Reemsnyder, II

Gentlemen:

This is a correction of our letter to you dated January 20, 1987. The corrections are denoted in bold type.

The Board of Supervisors at its meeting on January 14, granted your request to conditionally rezone from A-1 Agricultural to R-2AC, R-3AC and R-4AC One Family Residence (Conditional); R-5C General Residence (Conditional); RTHC Residential Townhouse (Conditional); B-1C Neighborhood Business (Conditional) and C-1C Conservation District (Conditional), described as follows:

Parts of Parcels 70-A2-6 and 72-B2-22,

Sec. I - Parcel A Rezoned to R-4AC

Beginning at a point on the westerly line of proposed Lauderdale Drive extended; thence S.  $51^{\circ} 47' 50''$  W., 165.37' to a point; thence S.  $49^{\circ} 22' 40''$  W., 200.00' to a point; thence N.  $11^{\circ} 08' 00''$  W., 570.00' to a point; thence N.  $22^{\circ} 07' 00''$  732.95' to a point; thence with a curve to the left having a radius of 800.00', a length of 99.97' to a point; thence S.  $17^{\circ} 23' 00''$  E., 175.65' to a point; thence S.  $3^{\circ} 34' 00''$  W., 446.29' to a point; thence S.  $53^{\circ} 53' 20''$  E., 240.77' to a point; thence S.  $36^{\circ} 06' 40''$  W., 340.00' to the point of beginning, containing 8.746 acres.

Sec. I - Parcel B Rezoned to RTHC

Beginning at a point on the westerly line of proposed Lauderdale Drive extended; thence with a curve to the left having a radius of 857.71', a length of 486.52' to a point; thence S.  $72^{\circ} 37' 00''$  W., 250.00' to a point; thence with a curve to the right having a radius of 800.00', a length of 519.04' to a point; thence N.  $2^{\circ} 41' 00''$  E., 690.02' to a point; thence N.  $49^{\circ} 07' 00''$  E., 599.93' to a point; thence S.  $33^{\circ} 53' 00''$  E., 815.00' to a point; thence S.  $40^{\circ} 58' 00''$  E., 439.49' to the point of beginning, containing 18.051 acres.

Sec. I - Parcel C Rezoned to R-4AC

Beginning at a point at the southwest corner of a forementioned Parcel A, Section I; thence S.  $44^{\circ} 52' 35''$  W., 200.00' to a point; thence S.  $69^{\circ} 52' 35''$  W., 276.74' to a point on the northerly line of Gayton Road; thence with a curve to the left having a radius of 843.57', a length of 345.80' to a point; thence N.  $40^{\circ} 46' 35''$  W., 750.00' to a point;

thence N.  $58^{\circ} 44' 00''$  E., 765.00' to a point; thence N.  $32^{\circ} 38' 00''$  E., 290.38' to a point; thence with a curve to the left having a radius of 800.00', a length of 419.07' to a point; thence S.  $22^{\circ} 07' 00''$  W., 732.95' to a point; thence S.  $11^{\circ} 08' 00''$  E., 570.00' to the point of beginning, containing 21.024 acres.

Sec. I - Parcel D: Rezoned to R-3AC

Beginning at a point on the northerly line of Gayton Road at the southwest corner of aforementioned Parcel C, Section I; thence N.  $40^{\circ} 46' 35''$  W., 1006.18' to a point; thence with a curve to the right having a radius of 1121.00', a length of 408.19' to a point; thence N.  $77^{\circ} 09' 20''$  E., 471.89' to a point; thence S.  $14^{\circ} 41' 40''$  E., 300.00' to a point; thence S.  $81^{\circ} 42' 00''$  E., 499.77' to a point; thence N.  $59^{\circ} 25' 00''$  E., 260.36' to a point; thence with a curve to the left having a radius of 800.00', a length of 553.29' to a point; thence S.  $32^{\circ} 38' 00''$  W., 290.38' to a point; thence S.  $58^{\circ} 44' 00''$  W., 765.00' to the point of beginning, containing 21.555 acres.

Sec. I - Parcel E: Rezoned to R-3AC

Beginning at the common northerly corner between Parcels C and D, Section I, thence with a curve to the right having a radius of 800.00', a length of 737.60' to a point; thence N.  $17^{\circ} 23' 00''$  W., 340.00' to a point; thence with a curve to the right having a radius of 755.19', a length of 829.62' to a point; thence S.  $83^{\circ} 50' 00''$  E., 360.01' to a point; thence S.  $50^{\circ} 10' 00''$  E., 610.57' to a point; thence S.  $33^{\circ} 53' 00''$  E., 110.00' to a point; thence S.  $49^{\circ} 07' 00''$  W., 599.93' to a point; thence S.  $2^{\circ} 41' 00''$  W., 690.02' to the point of beginning, containing 23.035 acres.

Sec. I - Parcel F: Rezoned to R-3AC

Beginning at the northwest corner of aforementioned Parcel D, Section I, thence S.  $59^{\circ} 25' 00''$  W., 260.36' to a point; thence N.  $81^{\circ} 42' 00''$  W., 499.77' to a point; thence N.  $14^{\circ} 41' 40''$  W., 798.45' to a point; thence N.  $47^{\circ} 48' 00''$  E., 350.00' to a point; thence S.  $52^{\circ} 12' 00''$  E., 370.15' to a point; thence S.  $89^{\circ} 52' 00''$  E., 158.64' to a point; thence with a curve to the left having a radius of 755.19', a length of 230.88' to a point; thence S.  $17^{\circ} 23' 00''$  E., 340.00' to a point; thence with a curve to the left having a radius of 800.00', a length of 184.31' to the point of beginning, containing 14.426 acres.

Sec. I - Parcel G: Rezoned to R-3AC

Beginning at a point at the northwest corner of aforementioned Parcel F, Section I; thence in a westerly direction along the centerline of a branch, 470.00' more or less, to its intersection with Peters Branch; thence in a northerly direction along the centerline of Peters Branch, 1340.00', more or less; thence N.  $69^{\circ} 28' 00''$  E., 300.00' more or less to a point; thence S.  $44^{\circ} 56' 00''$  E., 367.38' to a point; thence S.  $18^{\circ} 42' 00''$  E., 260.00' to a point; thence S.  $47^{\circ} 48' 00''$  W., 860.00' to the point of beginning, containing 14.70 acres, more or less.

Sec. I - Parcel H: Rezoned to R-3AC

Beginning at a point at the northeast corner of aforementioned Parcel F, Section I,

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thence N.  $89^{\circ} 52' 00''$  W., 158.64' to a point; thence N.  $52^{\circ} 12' 00''$  W., 370.15' to a point; thence N.  $47^{\circ} 48' 00''$  E., 510.00' to a point; thence S.  $83^{\circ} 50' 00''$  E., 301.48' to a point; thence with a curve to the left having a radius of 755.19', a length of 598.74' to the point of beginning, containing 4.578 acres.

Sec. I - Parcel I: Rezoned to R-2AC

Beginning at a point at the northeast corner of aforementioned Parcel H, Section I, thence N.  $83^{\circ} 50' 00''$  W., 301.48' to a point; thence N.  $18^{\circ} 42' 00''$  W., 260.00' to a point; thence N.  $44^{\circ} 56' 00''$  W., 367.38' to a point; thence N.  $69^{\circ} 28' 00''$  E., 1032.81' to a point; thence S.  $22^{\circ} 00' 00''$  E., 722.68' to a point; thence S.  $82^{\circ} 37' 00''$  W., 165.00' to a point; thence with a curve to the left having a radius of 755.19', a length of 488.43' to the point of beginning, containing 14.502 acres.

Sec. I - Parcel J: Rezoned to R-2AC

Beginning at a point at the southeast corner of aforementioned Parcel I, Section I, thence N.  $22^{\circ} 00' 00''$  W., 722.68' to a point; thence N.  $69^{\circ} 28' 00''$  E., 634.87' to a point; thence S.  $61^{\circ} 10' 00''$  E., 525.10' to a point; thence S.  $19^{\circ} 50' 00''$  W., 599.89' to a point; thence S.  $82^{\circ} 37' 00''$  W., 585.13' to the point of beginning, containing 14.503 acres.

Sec. I - Parcel K: Rezoned to R-3AC

Beginning at a point at the southeast corner of aforementioned Parcel J, Section I, thence S.  $7^{\circ} 23' 00''$  E., 254.45' to a point; thence S.  $29^{\circ} 07' 00''$  W., 658.05' to a point; thence N.  $33^{\circ} 53' 00''$  W., 110.00' to a point; thence N.  $50^{\circ} 10' 00''$  W., 610.57' to a point; thence N.  $83^{\circ} 50' 00''$  W., 360.01' to a point; thence with a curve to the right having a radius of 755.19', a length of 488.43' to a point; thence N.  $82^{\circ} 37' 00''$  E., 750.13' to the point of beginning, containing 10.935 acres.

Sec. I - Parcel L: Rezoned to R-5C

Beginning at a point at the northeast corner of aforementioned Parcel J, Section I, thence S.  $61^{\circ} 10' 00''$  E., 1151.13' to a point; thence S.  $63^{\circ} 06' 40''$  W., 125.00' to a point; thence with a curve to the left having a radius of 1133.13', a length of 435.97' to a point; thence N.  $48^{\circ} 56' 00''$  W., 195.83' to a point; thence with a curve to the left having a radius of 777.88', a length of 657.78' to a point; thence N.  $19^{\circ} 50' 00''$  E., 599.89' to the point of beginning, containing 10.750 acres.

Sec. I - Parcel M: Rezoned to RTHC

Beginning at a point at the southeast corner of aforementioned Parcel L, Section I, thence with a curve to the left having a radius of 1133.13', a length of 889.08' to a point; thence S.  $86^{\circ} 06' 40''$  W., 540.00' to a point; thence N.  $33^{\circ} 53' 00''$  W., 414.65' to a point; thence N.  $29^{\circ} 07' 00''$  E., 658.05' to a point; thence N.  $7^{\circ} 23' 00''$  W., 254.45' to a point; thence with a curve to the right having a radius of 777.88', a length of 657.78' to a point; thence S.  $48^{\circ} 56' 00''$  E., 195.83' to the point of beginning, containing 17.668 acres.

Recreation - Parcel A: Rezoned to R-3AC

Beginning at a point at the southeast corner of aforementioned Parcel M, Section I, thence S.  $30^{\circ} 53' 20''$  E., 250.00' to a point; thence with a curve to the right having a radius of 1373.74', a length of 455.68' to a point; thence N.  $40^{\circ} 58' 00''$  W., 439.49' to a point; thence N.  $33^{\circ} 53' 00''$  W., 400.35' to a point; thence N.  $86^{\circ} 06' 40''$  E., 540.00' to the point of beginning, containing 4.918 acres.

Recreation - Parcel B: Rezoned to R-3AC

Beginning at a point on the easterly line of Lauderdale Drive extended; thence N.  $36^{\circ} 06' 40''$  E., 820.00' to a point; thence with a curve to the left having a radius of 1373.74', a length of 503.37' to a point; thence with a curve to the left having a radius of 927.57', a length of 315.96' to a point; thence N.  $85^{\circ} 36' 00''$  E., 215.09' to a point; thence with a curve to the right having a radius of 782.21', a length of 37.21' to a point; thence S.  $1^{\circ} 40' 30''$  E., 110.93' to a point; thence S.  $51^{\circ} 57' 00''$  W., 1175.00' to a point; thence S.  $52^{\circ} 01' 45''$  W., 300.00' to a point; thence S.  $51^{\circ} 47' 50''$  W., 134.63' to the point of beginning, containing 7.708 acres.

Recreation - Parcel C: Rezoned to R-3AC

Beginning at the common corner between aforementioned Recreation Parcels A and B; thence with a curve to the left having a radius of 1373.74', a length of 455.68' to a point; thence S.  $76^{\circ} 53' 00''$  E., 435.00' to a point; thence S.  $50^{\circ} 07' 00''$  W., 176.62' to a point; thence S.  $4^{\circ} 24' 00''$  E., 266.53' to a point; thence S.  $85^{\circ} 36' 00''$  W., 40.00' to a point; thence with a curve to the right having a radius of 927.57', a length of 315.96' to the point of beginning, containing 3.334 acres.

Section II - Parcel A: Rezoned to R-5C

Beginning at a point at the northwest corner of aforementioned Recreation Parcel C; thence N.  $3^{\circ} 53' 20''$  W., 250.00' to a point; thence with a curve to the right having a radius of 1133.13', a length of 285.65' to a point; thence N.  $89^{\circ} 55' 00''$  E., 616.73' to a point; thence S.  $14^{\circ} 53' 00''$  E., 400.00' to a point; thence S.  $50^{\circ} 07' 00''$  W., 385.00' to a point; thence N.  $76^{\circ} 53' 00''$  W., 435.00' to the point of beginning, containing 8.822 acres.

Section II - Parcel B: Rezoned to R-5C

Beginning at a point at the northwest corner of aforementioned Parcel A, Section II; thence with a curve to the right having a radius of 1133.13', a length of 1039.39' to a point; thence N.  $63^{\circ} 06' 40''$  E., 125.00' to a point; thence with a curve to the left having a radius of 1137.07', a length of 396.47' to a point; thence S.  $10^{\circ} 45' 00''$  W., 379.27' to a point; thence S.  $36^{\circ} 25' 00''$  W., 575.11' to a point; thence S.  $0^{\circ} 05' 00''$  E., 260.00' to a point; thence S.  $89^{\circ} 55' 00''$  W., 616.73' to the point of beginning, containing 11.128 acres.

Section II - Parcel C: Rezoned to R-5C

Beginning at a point at the northeast corner of aforementioned Parcel B, Section II; thence S.  $46^{\circ} 52' 00''$  E., 127.78' to a point; thence with a curve to the right having a radius of 756.99', a length of 362.89' to a point; thence S.  $19^{\circ} 24' 00''$  E., 65.04' to a point; thence S.  $15^{\circ} 30' 00''$  W., 661.14' to a point; thence S.  $67^{\circ} 25' 00''$  W., 449.94' to a point; thence N.  $38^{\circ} 35' 00''$  W., 210.00' to a point; thence N.  $0^{\circ} 05' 00''$  W., 260.00' to a point; thence N.  $36^{\circ} 25' 00''$  E., 575.11' to a point; thence N.  $10^{\circ} 45' 00''$  E., 379.27' to the point of beginning, containing 11.562 acres.

Section II - Parcel D: Rezoned to R-5C

Beginning at a point at the northeast corner of aforementioned Parcel C, Section II; thence with a curve to the left having a radius of 770.78', a length of 572.19' to a point; thence S.  $61^{\circ} 56' 00''$  E., 210.00' to a point; thence S.  $50^{\circ} 37' 00''$  W., 271.51' to a point; thence S.  $88^{\circ} 00' 00''$  W., 414.99' to a point; thence N.  $54^{\circ} 30' 00''$  W., 125.00' to a point; thence N.  $15^{\circ} 30' 00''$  E., 661.14' to the point of beginning, containing 5.663 acres.

Lake Parcel: Rezoned to C-1C

Beginning at a point at the southeast corner of the aforementioned Parcel D, Section 2, thence S.  $50^{\circ} 37' 00''$  W., 488.49' to a point; thence N.  $39^{\circ} 23' 00''$  W., 115.00' to a point; thence S.  $50^{\circ} 37' 00''$  W., 250.00' to a point; thence S.  $3^{\circ} 53' 00''$  E., 240.04' to a point; thence S.  $28^{\circ} 04' 00''$  W., 440.26' to a point; thence with a curve to the left having a radius of 782.21'; a length of 369.53' to a point; thence S.  $85^{\circ} 36' 00''$  W., 175.09' to a point; thence N.  $4^{\circ} 24' 00''$  W., 266.53' to a point; thence N.  $50^{\circ} 07' 00''$  E., 561.62' to a point; thence N.  $14^{\circ} 53' 00''$  W., 400.00' to a point; thence S.  $38^{\circ} 35' 00''$  E., 210.00' to a point; thence N.  $67^{\circ} 25' 00''$  E., 449.94' to a point; thence S.  $54^{\circ} 30' 00''$  E., 125.00' to a point; thence N.  $88^{\circ} 00' 00''$  E., 414.99' to the point of beginning, containing 13.859 acres.

Retail Parcel A: Rezoned to B-1C

Beginning at a point at the northwest corner of aforementioned Recreation Parcel B; thence with a curve to the right having a radius of 1373.74', a length of 503.37' to a point; thence S.  $36^{\circ} 06' 40''$  W., 480.00' to a point; thence N.  $53^{\circ} 53' 20''$  W., 240.77' to a point; thence N.  $3^{\circ} 34' 00''$  E., 446.29' to a point; thence N.  $17^{\circ} 23' 00''$  W., 175.65' to a point; thence N.  $72^{\circ} 37' 00''$  E., 250.00' to a point; thence with a curve to the right having a radius of 857.71', a length of 486.52' to the point of beginning, containing 8.762 acres.

Section III, Parcel A: Rezoned to RTHC

Beginning at a point at the northeast corner of aforementioned Recreation Parcel B; thence with a curve to the right having a radius of 782.21', a length of 535.73' to a point; thence S.  $52^{\circ} 26' 00''$  E., 119.95' to a point; thence with a curve to the left having a radius of 701.59', a length of 186.53' to a point; thence S.  $22^{\circ} 20' 00''$  W.,

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151.47' to a point; thence with a curve to the right having a radius of 855.62', a length of 369.87' to a point; thence S. 54° 39' 25" W., 9.96' to a point; thence N. 35° 20' 35" W., 795.00' to a point; thence N. 1° 40' 30" W., 110.93' to the point of beginning, containing 6.543 acres.

Section III, Parcel B: Rezoned to R-5C

Beginning at a point on the northerly line of aforementioned Parcel A, Section III; thence N. 28° 04' 00" E., 440.26' to a point; thence N. 3° 53' 00" W., 240.04' to a point; thence N. 50° 37' 00" E., 250.00' to a point; thence S. 39° 23' 00" E., 600.00' to a point; thence S. 61° 56' 00" E., 100.00' to a point; thence S. 28° 04' 00" W., 656.25' to a point; thence with a curve to the right having a radius of 701.59', a length of 304.75' to a point; thence N. 52° 26' 00" W., 119.95' to a point; thence with a curve to the left having a radius of 782.21', a length of 203.41' to the point of beginning, containing 11.489 acres.

Section III - Parcel C: Rezoned to R-3AC

Beginning at a point at the northeast corner of aforementioned Parcel A, Section III; thence with a curve to the left having a radius of 701.59', a length of 486.74' to a point; thence S. 17° 25' 00" E., 580.00' to a point; thence S. 55° 12' 00" W., 351.27' to a point; thence S. 71° 10' 00" W., 350.09' to a point; thence N. 35° 20' 35" W., 558.83' to a point; thence N. 54° 39' 25" E., 9.96' to a point; thence with a curve to the left having a radius of 855.62', a length of 369.87' to a point; thence N. 22° 20' 00" E., 151.47' to the point of beginning, containing 12.281 acres.

Section III - Parcel D: Rezoned to R-3AC

Beginning at a point at the southeast corner of aforementioned Parcel C, Section III; thence N. 83° 13' 00" E., 347.65' to a point; thence S. 34° 55' 30" W., 99.99' to a point; thence S. 35° 25' 25" W., 950.68' to a point; thence N. 35° 26' 45" W., 295.95' to a point; thence N. 35° 20' 35" W., 320.00' to a point; thence N. 71° 10' 00" E., 350.09' to a point; thence N. 55° 12' 00" E., 351.27' to the point of beginning, containing 7.587 acres.

Section III - Parcel E: Rezoned to R-2AC

Beginning at a point at the northeast corner of aforementioned Parcel D, Section III; thence S. 83° 13' 00" W., 347.65' to a point; thence N. 17° 25' 00" W., 580.00' to a point; thence with a curve to the left having a radius of 701.59', a length of 505.31' to a point; thence S. 58° 41' 00" E., 575.06' to a point; thence S. 34° 55' 30" W., 632.03' to the point of beginning, containing 10.200 acres.

Section III - Parcel F: Rezoned to R-5C

Beginning at a point on the northerly line of aforementioned Parcel C, Section III; thence N. 28° 04' 00" E., 656.25'; thence S. 61° 56' 00" E., 50.02' to a point; thence N. 87° 49' 00" E., 498.41' to a point; thence S. 15° 04' 00" W., 75.00' to a point; thence with a curve to the right having a radius of 701.59', a length of 1072.81' to the point of beginning, containing 7.049 acres.

Section III - Parcel G: Rezoned to R-2AC

Beginning at a point at the northwest corner of aforementioned Parcel E, Section III; thence with a curve to the left having a radius of 701.59', a length of 198.98' to a point; thence N. 15° 04' 00" E., 245.00' to a point; thence with a curve to the right having a radius of 1316.53', a length of 298.71' to a point; thence N. 28° 04' 00" E., 175.00' to a point; thence S. 61° 56' 00" E., 880.00' to a point on the westerly line of Pump Road; thence S. 30° 31' 25" W., 140.67' to a point; thence with a curve to the left having a radius of 585.00', a length of 175.35' to a point; thence N. 60° 15' 40" W., 132.66' to a point; thence S. 35° 28' 30" W., 460.00' to a point; thence S. 34° 55' 30" W., 174.79' to a point; thence N. 58° 41' 00" W., 575.06' to the point of beginning, containing 15.491 acres.

Section III - Parcel H: Rezoned to R-5C

Beginning at a point at the northwest corner of aforementioned Parcel G, Section III; thence S. 28° 04' 00" W., 175.00' to a point; thence with a curve to the left having a radius of 1316.53', a length of 298.71' to a point; thence S. 15° 04' 00" W., 170.00' to a point; thence S. 87° 49' 00" W., 498.41' to a point; thence N. 61° 56' 00" W., 150.02' to a point; thence N. 39° 23' 00" W., 485.00' to a point; thence N. 50° 37' 00" E., 760.00' to a point; thence S. 61° 56' 00" E., 665.05' to the point of beginning, containing 15.643 acres.

Section III - Parcel I: Rezoned to R-5C

Beginning at a point at the northwest corner of aforementioned Parcel J, Section III; thence N. 28° 57' 50" E., 791.03' to a point; thence N. 18° 55' 15" E., 82.85' to a point; thence N. 27° 08' 15" E., 150.12' to a point; thence S. 62° 49' 40" E., 394.75' to a point; thence S. 30° 36' 00" W., 1037.00' to a point; thence N. 60° 46' 30" W., 345.73' to the point of beginning, containing 8.594 acres.

Section III - Parcel J: Rezoned to R-5C

Beginning at a point on the westerly line of Pump Road at the northeast corner of aforementioned Parcel G, Section III; thence N. 61° 56' 00" W., 1710.73' to a point; thence N. 28° 42' 35" E., 57.95' to a point; thence S. 63° 01' 50" E., 618.58' to a point; thence N. 28° 57' 50" E., 612.11' to a point; thence S. 60° 46' 30" E., 554.78' to a point; thence S. 30° 28' 00" W., 601.28' to a point; thence S. 61° 56' 25" E., 555.56' to a point; on the westerly line of Pump Road; thence S. 30° 31' 25" W., 70.00' to the point of beginning, containing 10.276 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). They are as follows:

1. No building permit for the construction of buildings on the Property (exclusive of



sales center from which the Property may be marketed) shall be obtained until plans for the construction of Lauderdale Drive over the Property and property adjacent on the north to Broad Street Road are approved by the appropriate governmental bodies having jurisdiction with respect thereto, and a completion bond is posted with the Henrico County Department of Public Works guaranteeing the completion of at least two (2) lanes of such road within two (2) years of the posting of said bond, and guaranteeing the completion of the remaining two (2) lanes of such road within four (4) years of the posting of said bond.

2. A scenic easement for landscaping and natural areas will be provided as set forth below, except to the extent necessary for utility easements, signage, roads, access driveways for major project areas and other purposes required or permitted by the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:
  - (a) Thirty (30) feet in width adjacent to both the easterly and westerly right-of-way lines of Lauderdale Drive over the Property and the property adjacent to the north to Broad Street road;
  - (b) Twenty-five (25) feet in width adjacent to the right-of-way lines of the West Loop Road and the East Loop Road shown on the rezoning plat;
  - (c) Twenty-five (25) feet in width adjacent to the southern right-of-way line of Three Chopt Road Extended shown on the rezoning plat.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such easement areas, and if so removed, additional plantings shall be added. Where the placement of utility easements within a scenic easement area results in the inability of the owner to provide adequate screening within such scenic easement area, additional plantings shall be provided adjacent to such scenic easement area to provide appropriate screening for uses on the Property.

3. No driveways serving individual dwellings, other than driveways for access drives for major project areas shall have direct access to Lauderdale Drive, Three Chopt Road Extended and the West Loop Road and the East Loop Road shown on the rezoning plat.
4. Homes in all R-2A single family detached zoning districts shall have a minimum of 1,900 square feet of finished floor area. The aggregate density in such R-2A districts shall not exceed 2.5 units per acre.
5. Homes in all R-3A single-family detached zoning districts shall have a minimum of 1,700 square feet of finished floor area. The aggregate density in such R-3A districts shall not exceed of 3.0 units per acre.
6. Homes in all R-4A single-family detached zoning districts shall have a minimum of 1,500 square feet of finished floor area. The aggregate density in such R-4A districts shall not exceed 3.5 units per acre.

7. Homes in all RTH zoning districts shall have a minimum of 1,000 square feet of finished floor area and an aggregate density not in excess of 4.5 units per acre.
8. The visible portions of exterior residence foundations shall be constructed of brick, stone or finished stucco.
9. To the extent reasonably practicable, 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.
10. Recreational Areas A and B as shown on the rezoning plat shall only be developed and used for recreational, athletic and leisure facilities and such other normal, customary and accessory activities and uses as are incidental thereto.
11. Recreational area C as shown on the rezoning plat shall only be developed and used for clubhouse purposes, and for recreational, athletic and leisure facilities and such other normal, customary and accessory activities and uses as are incidental thereto, provided, however, such property may also be used for a sales and marketing pavilion while the Property is under construction.
12. No buildings constructed on the Property shall exceed the lesser of three (3) stories or 35 feet in height, exclusive of chimneys and architectural design features.
13. 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 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, setting forth controls on the development and maintenance of such portions of the property.
14. No more than seventy (70) acres of R-5C zoned property shall be developed to R-5C standards with a maximum aggregate density not to exceed ten (10) units per acre. The balance of the R-5C zoned property shall be developed for residential for-sale units which shall have a minimum of a 1,000 square feet of finished floor area or for residential housing for the elderly at an aggregate density not in excess of eight (8) units per acre. For purposes hereof, residential housing for the elderly shall be defined as a residential unit in which at least one (1) of the occupants is at least sixty-two (62) years of age.
15. The maximum number of residential units which may be constructed on the Property shall not exceed 1,650.
16. Owner shall submit a Drainage Impact Study to the County prior to the development of the Property; to the extent required to prevent down stream flooding (100 year design storm) on-site storm water retention shall be provided so that the rate of runoff of water that would be produced by a fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been so developed.

17. A dense evergreen buffer area of a minimum of thirty (30) feet in width will be provided and maintained along the western boundary of Parcels I and J of Section III shown on the rezoning plat, and along the eastern portion which abuts A-1 zoning as of this date, except to the extent necessary for roads utility easements, signage or other purposes specifically permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer area, and if so removed, additional plantings shall be added. Where the placement of utility easements within such buffer area results in the inability of the owner to provide adequate screening within such buffer area, additional plantings shall be provided adjacent to such buffer area to provide appropriate screening for the uses on the respective parcels.

18. Owner shall not request or be entitled to receive Certificates of Occupancy for more than 400 residential units on the Property per year from the date of final action by the Board of Supervisors except as provided in the next sentence. Certificates of Occupancy for more than 400 residential units per year shall be available during a given year to the extent that in prior years, Certificates of Occupancy have been issued for fewer than 400 residential units in any given year.

The following proffered conditions shall be applicable to the B-1, Neighborhood business district parcel ("Retail A" on the rezoning plat) in addition to the foregoing proffered conditions:

1. No more than sixty thousand (60,000) square feet of gross floor area shall be constructed on the B-1 zoned parcel.
2. No more than sixty-five percent (65%) of the B-1 zoned parcel may be covered by buildings, driveways and parking areas.
3. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the B-1 zoned parcel shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. No exposed portion of any exterior wall shall all consist of untreated or painted cinderblock.
4. The parking lot serving the B-1 zoned parcel shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees in the islands located within such parking lot or between parking rows.
5. Parking lot lighting shall be provided by directional fixtures which shall not exceed twenty-five (25) feet in height, and which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and shall produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the B-1 zoned parcel, except at vehicular access points or as otherwise required at the time of Plan of Development review. Parking lot lighting shall be reduced to no more than a security level, following the close of business operations on the

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B-1 zoned parcel.


6. No portable signs shall be placed on the B-1 zoned parcel.
7. A dense evergreen buffer area of a minimum of thirty (30) feet in width will be provided and maintained along the western boundary of the B-1 zoned parcel where it adjoins Parcel A in Section I as shown on the rezoning plat, except to the extent necessary for roads, utility easements, signage or other purposes required or permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer area, and if so removed, additional plantings shall be added. Where the placement of utility easements within such buffer area results in the inability of the owner to provide adequate screening within such buffer area, additional plantings shall be provided adjacent to such buffer area to provide appropriate screening for the uses on the respective parcels.

8. Other than for traffic directional signs limited to three (3) square feet each, only one (1) free-standing sign, not exceeding twenty (20) feet in height nor one hundred (100) square feet in area, shall be permitted on the B-1 zoned parcel.

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,

  
for W. F. LaVecchia, P. E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg  
Mr. James. W. Theobald  
Sovran Bank