

PARCEL	FROM	TO	ACRES	PARCEL	FROM	TO	ACRES
A	R-2AC	R-6C	.136	G	R-5C	R-3C	3.5C
B	RTHC	R-6C	2.097	H	R-4C	R-3C	1.02
C	R-5C	R-6C	4.60	I	R-3C	R-4C	8.00
D	R-5C R-6C	O-1C	1.70	J	R-4C	R-5C	4.110
E	R-5C	B-2C	1.314	K	R-5C	B-2C	0.682
F	R-5C	B-2C	5.87	L	O-1C, B-2C R-2C R-3C R-5C R-4C, RTHC	C-1C	69.5

COUNTY OF HENRICO PLANNING OFFICE
 74-A2-2,3 / 74-B2-2,3 / 75-B1-1,2,3,4,5,7
 74-B1-18 / 76-A1-1,22,24,37.PT.35
C-48C-90
 THREE CHOPT DISTRICT
 JAS

CZ,

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 18, 1990

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

Re: Conditional Rezoning Case C-48C-90

Loch Levan Land Limited Partnership
c/o The Snyder-Hunt Corporation
3601 Lauderdale Drive
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on September 12, granted your request to conditionally rezone from R-2C, R-2AC, R-3C, R-4C, One Family Residence Districts (Conditional) and R-5C, R-6C General Residence Districts (Conditional), and RTHC Residential Townhouse District (Conditional) and O-1C Office District (Conditional), and B-2C Business District (Conditional) to C-1C Conservation District (Conditional), R-3C, R-4C One Family Residence Districts (Conditional), R-5C and R-6C General Residence Districts (Conditional), O-1C Office District (Conditional) and B-2C Business District (Conditional), property described as follows:

All or part of Parcels 74-B1-18, 74-A2-2, 3, 74-B2-2, 3, 75-B1-1, 2, 3, 4, 5, and 7, 76-A1-1, 22, 24, 35, and 37, described as follows:

Parcel A - R-2AC to R-6C

Beginning at the intersection of Road AA and Road CC; thence along the centerline of Road CC, 1734.49' to the point of beginning; thence N. 21° 35' 45" E., 305.35' to a point; thence leaving Road CC S. 48° 26' 00" E., 57.34'; thence along a curve to the left having a radius of 900.54' and a length of 292.08' to the point of beginning, containing 0.136 acres.

Parcel B - RTHC to R-6C

Beginning at the intersection of Road AA and Road CC; thence along the centerline of Road CC 2,039.84' to the point of beginning; thence N. 21° 35' 45" E., 288.46' to a point; thence along a curve to the left having a radius of 1001.92' and a length of 419.65' to a point; thence leaving Road CC N. 71° 29' 00" E., 13.30' to a point; thence S. 11° 43' 00" E., 65.40' to a point; thence along a curve to the left having a radius of 875.06' and a length of 414.91'; thence S. 51° 07' 00" W., 290.08' to a point; thence along a curve to the left having a radius of 900.54' and a length of 150.10'; thence N. 48° 26' 00" W., 57.34' to the point of beginning, containing 2.097 acres.

Parcel C - R-5C to R-6C

Beginning at the intersection of Road AA and Road CC; thence along the centerline of Road CC 2,747.95' to the point of beginning; thence leaving Road CC N. 71° 29' 00" E., 220.51' to a point; thence N. 86° 41' 00" E., 655.0' to a point; thence N. 78° 22' 30" E., 263.41' to a point; thence N. 1° 18' 00" W., 120.0+-' to the 100 year flood plain; thence in a westerly direction along the 100 year flood plain 1580', plus or minus, to the center line of Road CC; thence along the center line of Road CC having a curve to the right with a radius of 1001.92' and a length of 290.0+-' to the point of beginning, containing 4.6 +- acres.

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Parcel D - R-5C and R-6C to O-1C

Beginning at the intersection of Road BB and Road DD; thence along the center line of Road DD, 1182.60' to the point of beginning; thence leaving Road DD S. 88° 42' 00" W., 270' to a point; thence N. 1° 18' 00" W., 250', plus or minus to the 100 year flood plain; thence in an easterly direction along the 100 year flood plain 390', plus or minus, to the centerline of Road DD; thence along the center line of Road DD on a curve to the left having radius of 806.27' and a length of 260', plus or minus, to the point and place of beginning, containing 1.7 +- acres.

Parcel E - R-5C to B-2C

Beginning at the intersection of Road BB and Road DD; thence along the center line of Road DD, 2,080.64' to the point of beginning; thence leaving Road DD N. 20° W., 130.40' to a point; thence N. 70° E., 65.0' to a point; thence N. 20° W., 57'; thence along a curve to the left on a radius of 98.17' and a length of 122.22'; thence along a curve to the right having a radius of 486.21' and a length of 204.65' to a point; thence N. 111.05' to a point; thence S. 61° 25' E., 78.86'; thence in a curve to the left having a radius of 256.09' and a length of 133.72'; thence along a curve to the right with a radius of 178.17' and a length of 221.82'; thence N. 70° 00' 00" E., 20'; thence S. 20° 00' 00" E., 125.77' to the center line of Road DD; thence along Road DD on a curve to the left having a radius of 806.27' and a length of 165.35' to the point of beginning, containing 1.314 acres.

Parcel F - R-5C to B-2C

Beginning at the northwest corner of presently zoned B-2C parcel; thence S. 154.89' to a point; thence N. 20° 35' 00" W., 158.76' to a point; thence N. 1° 20' 00" W., 405' to a point; thence N. 88° 40' 00" E., 705.55' to a point; thence S. 24° 50' 00" W., 284.69'; thence S. 1° 20' 00" E., 156.71' to the north line of the presently zoned B-2C parcel; thence W. 524.20' to the point of beginning, containing 5.87 acres.

Parcel G - R-5C to R-3C

Beginning at the intersection of Road EE and Road DD; thence along the center line of Road DD in a curve to the left with a radius of 1168.67' and a length of 220.65' to the point and place of beginning; thence leaving Road DD N. 71° 33' 00" E., 306.99'; thence along a curve to the left having a radius of 1073.31' and a length of 1063.08' to the center line of Road DD; thence along the center line of Road DD N. 75° 12' 00" W., 354.58'; thence along a curve to the right with a radius of 1168.67' and a length of 880.80' to the point of beginning, containing 3.50 acres.

Parcel H - R-4C to R-3C

Beginning at the intersection of Road EE and Road DD; thence along the center line of Road DD in a curve to the left with a radius of 1168.67' and a length of 104.70' to the point of beginning; thence leaving Road DD N. 63° 40' 00" E., 343.96' to a point; thence along a curve to the left having a radius of 1073.31' and a length of 161.66'; thence S. 71° 33' 00" W., 306.99' to the center line of Road DD; thence along the center line of Road DD in a curve to the right having a radius of 1168.67' and a length of 115.95' to the point of beginning, containing 1.02 acres.

Parcel I - R-3C to R-4C

Beginning at the intersection of Road EE and Road DD; thence along the center line of Road DD in a curve to the left with a radius of 1168.67' and a length of 104.70'; thence leaving Road DD N. 63° 40' 00" E., 343.96' to the point of beginning; thence N. 63° 40' 00" E., 259.33' to a point; thence N. 50° 30' 00" E., 410', plus or minus to the 100 year flood plain; thence along the 100 year flood plain in a northwesterly direction, 870', plus or minus to a point; thence in a curve to the right having a radius of 1474.99' and a length of 315.0', plus or minus, to a point; thence S. 10° 45' 00" W., 400' to a point; thence in a curve to the left having a radius of 1073.31' and a length of 385.33' to the point of beginning, containing 8 +-acres.

Parcel J - R-4C to R-5C

Beginning at the intersection of Road DD and EE; thence along the center line of Road EE S. 68° 48' 00" W., 316.28'; thence on a curve to the left having a radius of 1110.82' and a length of 939.65' to a point; thence S. 20° 20' 00" W., 229.54' to a point; thence ~~leaving the center line of Road EE along a curve to the right having a radius of 1043.19' and a length of 932.51' to a point; thence N. 71° 33' 00" E., 490.38' to the center line of Road DD;~~ thence along the center line of Road DD in a curve to the right with a radius of 1168.67' and a length of 220.65' to the point of beginning, containing 4.110 acres.

Parcel K - R-5C to B-2C

Beginning at the intersection of Road EE and Road CC; thence along the center line of Road CC S. 2° 35' 00" E., 284.30'; thence in a curve to the left with a radius of 807.86' and a length of 626.69' to a point; thence leaving the centerline of Road CC; S. 85° 25' 00" W., 9.23'; thence in a curve to the right having a radius of 807.86' and a length of 676.26'; thence N. 2° 35' 00" W., 250' to the centerline of Road EE; thence along the center line of Road EE N. 87° 25' 00" E., 45' to the point of beginning, containing 0.682 acre.

Parcel L - Rezoned from various zonings to C-1C

All the land bounded by the 100 year flood plain within the Chickahominy River, Old Mill Race Creek, and the proposed Wyndham Lake, as shown on the Rezoning Plat by Youngblood, Tyler & Associates dated June 28, 1990, and further identified in detail by the "Wyndham Flood Plain Study" by Youngblood, Tyler & Associates, P.C., and on file in the Public Works Department of the County of Henrico.

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):

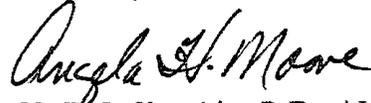
1. The proffers applicable to the respective zoning districts and parcels set forth in Case No. C-29C-89 shall be applicable to the zoning districts and parcels as amended hereby so as to have the effect of revising the parcel descriptions submitted with Case C-29C-89 as though such revised descriptions had been a part of such Case and thereby bound by the proffers applicable thereto.

Loch Levan Land Limited Partnership
c/o The Snyder-Hunt Corporation
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2. The principal building constructed on Parcel D shall be residential in architectural style and shall not exceed 7,500 square feet in gross floor area nor the lesser of two (2) stories or thirty-six (36) feet in height.

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., AICP,
County Manager

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