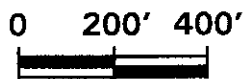


PT. OF 75-B1-7

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-53C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 20, 1994

Re: Conditional Rezoning Case C-53C-94

Mr. Daniel Schmitt
Loch Levan Land Limited Partnership
The Snyder-Hunt Corporation
4201 Dominion Blvd., Suite 217
Glen Allen, Virginia 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on September 14, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-4AC One Family Residence District (Conditional), Part of Parcel 75-B1-7, described as follows:

Beginning at a point on the eastern right-of-way line of Dominion Club Drive, 394.13' south of the southerly line extended of Park Forest Lane; thence S. 80° 4' 30" E., 636.85' to a point; thence S. 39° 46' 30" W., 1,287.90' to a point on the northern right-of-way line of Wyndham Park Drive; thence along said right-of-way line curving to the left, said curve having a radius of 1,158.15', 237.84' to a point; thence along a curve to the right, said curve having a radius of 200', 277.88' to a point; thence N. 40° 49' 00" E., 146.30' to a point; thence N. 35° 58' 00" E., 100.22' to a point; thence along a curve to the left, said curve having a radius of 817.15', 489.39' to the point and place of beginning, said parcel containing 10.599 acres of land.

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. Greenbelt. A Greenbelt for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the eastern right-of-way line of Dominion Club Drive and the northeastern right-of-way line of Wyndham Park Drive, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways for major project areas and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of subdivision approval, or by any other governmental body. The greenbelt shall be common area, and not included within any lots developed on the property.
2. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Dominion Club Drive. ✓

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Mr. Daniel Schmitt
Loch Levan Land Limited Partnership
The Snyder-Hunt Corporation
September 20, 1994

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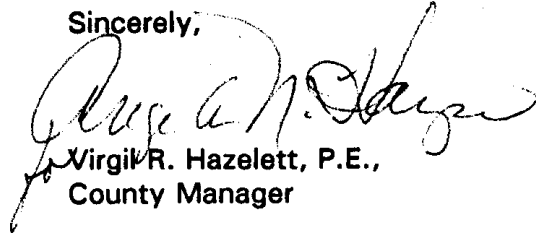
3. R-4A Districts. Homes in the R-4A single family detached zoning district shall have a minimum of 1,100 square feet of finished floor area. ✓
4. Foundations. The visible portions of exterior residence foundations shall be constructed of brick or stone; however, the visible portions of exterior foundations 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. 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.
6. Overall Density Limitation. The number of residential units constructed on the Property shall apply against and be governed by the overall density limitation set forth in Proffer No. 14 of Case No. C-29C-89. ✓
7. Phasing Plan. The number of residential units constructed on the Property shall apply against and be governed by the phasing limitations set forth in Proffer No. 15 of Case No. C-29C-89. ✓
8. 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.
9. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or of a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
10. Access Considerations.
 - (a) There shall be no vehicular access between the property Wyndham Park Drive, unless otherwise required by any applicable governmental body having jurisdiction with respect thereto.
 - (b) There shall be no more than one (1) vehicular access drive between the property and Dominion Club Drive, unless otherwise required by any governmental body having jurisdiction with respect thereto.
 - (c) If required by the Planning Commission at the time of subdivision approval, a roadway shall be installed on the Property to provide a means of vehicular access between Dominion Club Drive and the undeveloped A-1 zoned parcel abutting the property along its eastern boundary.

Mr. Daniel Schmitt
Loch Levan Land Limited Partnership
The Snyder-Hunt Corporation
September 20, 1994

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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. James W. Theobald, Esquire