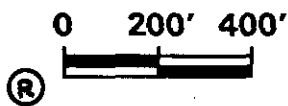


PT. 76-A1-37 & 40
 THREE CHOPT DISTRICT

DAY CARE CENTER

C-73C-94



HENRICO COUNTY PLANNING OFFICE

22

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

December 20, 1994

Re: Conditional Rezoning Case C-73C-94

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

Gentlemen:

The Board of Supervisors at its meeting on December 14, 1994, granted your request to conditionally rezone property from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to R-5C General Residence District (Conditional), Part of Parcels 76-A1-37 and 40, described as follows:

Beginning at a point on the W. line of Shady Grove Road, said point being 304.75' from the S. line of Nuckols Road; thence from said point of beginning and leaving the W. line of Shady Grove Road N. 57° 00' 45" W., 598.63' to a point; thence N. 18° 04' 45" E., 176.04' to a point on the S. line of Nuckols Road; thence continuing along the S. line of Nuckols Road; S. 71° 55' 15" E., 230.88' to a point; thence S. 65° 21' 38" E., 100.66' to a point; thence S. 71° 55' 15" E., 150.00' to a point; thence S. 32° 57' 10" E., 35.04' to a point on the W. line of Shady Grove Road; thence continuing along the W. line of Shady Grove Road S. 04° 43' 55" W., 304.75' to the point and place of beginning, containing 3.00 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):

1. Greenbelts. Greenbelts for landscaping, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the existing right of way line of Nuckols Road and twenty-five (25) feet in width adjacent to the existing right of way line of Shady Grove Road, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development Review, or by any governmental body.
2. Exterior Materials; Architectural Design. The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building constructed on the Property shall have exposed exterior walls

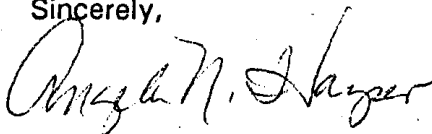
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(above finished grade) of face brick, natural stone, glass, stucco, drivit, integral color split-face block, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development Review. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development Review. The architectural design of buildings to be constructed on the Property shall be residential in character.

3. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoebox" type) and shall be reduced to no more than a security level following the close of business operations on the Property.
4. HVAC. Roof-top heating and air conditioning equipment shall be screened from public view at ground level, in a manner approved at the time of Plan of Development Review.
5. Use Restriction. The property shall only be used for a child car center and accessory uses, not otherwise prohibited customarily accessory and incidental thereto.
6. Buffer Area. A natural and/or landscaped buffer area, twenty-five (25) feet in width, will be provided and maintained along the southern boundary of the Property except to the extent necessary for 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.

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. James W. Theobald, Esquire