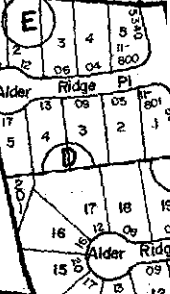


A-1 +

(A)

PROP. WYNDHAM FOREST SEC. '8'



R-2C
3A
2.863 Ac
R-5C

13
12 Ac.

A-1

14
16.25 Ac.

SHADY GROVE RD.

NUCKOLS ROAD

O/SC
23A
7.533 Ac.
23
8.28 Ac.

23B
3.000 Ac.

7N
2.325 Ac.

7NB
4.2 Ac.

ROAD

7NA
2.7 Ac.

21
3.9 Ac.

22
2 Ac.

20N
25.861 Ac.

20
8.13 Ac.

A-1 HC to RTHC
13.9 Ac.

B-2C

20NA
6.98 Ac.

RTHC

A-1

O-2C

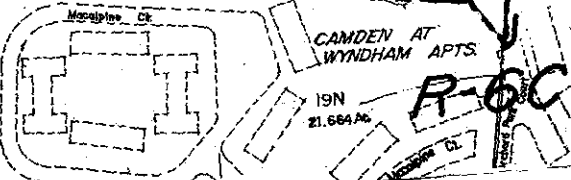
O/SC

Triple Lee Lane

16
5 Ac.

17A
7.0 Ac.

17D
9.568 Ac.



19N
21.664 Ac.

R-6C

B-2C

29

See (18-A-22B)

Old Nuckols Rd. 11600

See (10-A-19NA)

Wyndham Forest

See (18-A-9)
9
4.45 Ac.

See (18-A-10)
10
3.928 Ac.

A-1

11
5 Ac.

12
6.346 Ac.

13
5 Ac.

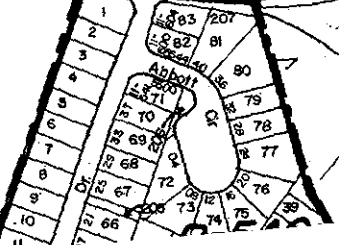
B-2C

22B
24.758 Ac.

B-2C

22C

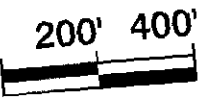
22D
9.308 Ac.



RESIDENTIAL TOWNHOUSES

10-A-20, 21 & 22 Pt. of 19
THREE CHOPT DISTRICT

C-19C-00



HENRICO COUNTY PLANNING OFFICE

16
14.7 Ac.

4
2.26 Ac.

R-2C



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 18, 2000

Re: Conditional Rezoning Case C-19C-00

Mr. Henry L. Wilton
Wilton Development Corp.
6421 Rigsby Rd.
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on April 11, 2000, granted your request to conditionally rezone property from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 10-A-20, 21 and 22, and part of Parcel 10-A-19, described as follows:

Beginning at a point on the eastern right-of-way line of Shady Grove Road located approximately 875' north of the intersection of Shady Grove Road and Old Nuckols Road and being the southwest corner of the land herein described. Thence, along the eastern right-of-way line of said Shady Grove Road on a curve to the right with a radius of 2843.26', a central angle of 01°36'21" and a length of 79.69' to a point. Thence, continuing along the eastern right-of-way line of Shady Grove Road N 13°36' E 190.69' to a point. Thence, departing said Shady Grove Road along the land of Highwoods/Forsyth LTD., Loch Levan Land LTD. and The Virginia Press Assoc. S 75°40'21" E 1212.31' to a point. Thence, along the land of Loch Levan Land LTD. S 11°23'27" W 682.71' to a point in the line of Security Capital Atlantic. Thence, along line of said Security Capital Atlantic N 77°23'39" W 603.97' to a point. Thence, along a line N 10°10'09" E 396.81' to a point. Thence, N 74°52'31" W 72.91' to a point. Thence, N 74°50'00" W 535.75' to the point of beginning. The parcel of land herein described is located in the Three Chopt District of Henrico County, Virginia and is designated as tax parcels 10-A-20, 10-A-21, 10-A-22 and a portion of 10-A-19 and contains approximately 13.9 Acres.

The Board of Supervisors accepted the following proffered conditions, dated March 9, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Access Limitation: There shall be no direct access from any unit to Shady Grove Road. Access to the Property shall be from Shady Grove Road.
2. Dedication of Right-of-Way: The developer shall dedicate up to 40 feet from the existing centerline of Shady Grove Road in accordance with the County's Thoroughfare Plan for the purpose of widening/improvements. Additional right-of-way for turning lanes if required shall be dedicated on the Plan of Development.
3. Minimum Unit Size: The minimum unit sizes (finished floor area) shall be 1,500 square feet.
4. Architectural Treatment: The exterior foundation of any dwelling constructed on the Property shall be brick or stone. This will apply to future conversions or additions that are enclosed and intended for year-round use. There shall be no cantilevered chimneys or closets.
5. Clearing Limitation: Where practicable, the clearing of trees shall be limited to areas necessary for dwellings, driveways, utilities, entrance features, road improvements, or when necessary for common areas.
6. Roads: All roads to be constructed in the development shall be privately maintained but shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with respect to pavement design and full-face curb and gutter.
7. Sidewalks: Sidewalks shall be provided adjacent to all interior roads and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks.
8. Density: The number of dwellings to be constructed on-site shall not exceed 84 units.
9. Restrictive Covenants/Homeowners Association: Prior to or concurrent with the conveyance of any part of the Property covered on the Plan of Development approved by the County, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, commons areas, roads, and unit exteriors. The covenants shall also include development standards for the community including 25-year dimensional shingles, brick and vinyl siding, hard surface driveways, and garages as standard features.

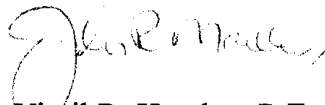
10. **Building Materials**: At least fifty percent of the front facade of each building shall be brick. The side of any end unit facing the parking area or any public or private road shall be brick.
11. **Landscaped Greenbelt**: A thirty (30) foot landscaped greenbelt shall be provided adjacent to the ultimate right-of-way line of Shady Grove Road. Exceptions allowed within the greenbelt area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval.
12. **Setbacks**: There shall be a fifty (50) foot building setback from the ultimate right-of-way line adjacent to Shady Grove Road. This setback is not in addition to the existing setback requirements.
13. **Conceptual Layout**: The Property shall be developed in substantial conformance with the Conceptual Plan (which could include perpendicular or parallel parking) as illustrated in Exhibit 'A', dated March 20, 2000 by Bay Design Group.
14. **Building Elevations**: The Property shall be developed in substantial conformance with the Conceptual Plan as illustrated in Exhibit 'B'. Any modifications shall be to enlarge the units with the same amount of brick.
15. **Recreational Areas**: Developer shall provide a minimum of 2.6 acres for active/passive recreation throughout the total project of the Towns of Shady Grove (152 units).
16. **Refuse Containers**: Containers for refuse and recyclable materials shall be located in enclosed areas and be conveniently accessible to all residents. Enclosures shall be constructed of finished masonry materials used in the principal buildings and shall be gated and oriented to minimize views of the enclosures from public rights-of-way.
17. **HVAC Screening**: All HVAC and mechanical equipment shall be screened from view at ground level with landscaping or materials used in the principal building's exterior.

Mr. Henry L. Wilton
Wilton Development Corp.
April 18, 2000

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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
John R. & P. S. Jones
Mr. & Mrs. Ghassan Rubeiz
Mr. George W. Searles
Mr. & Mrs. James Lee
Mr. & Mrs. Russell Martin
Mr. David Searles