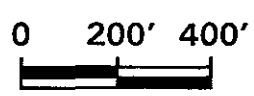


75-B1-1 PT. OF 74-A2-3  
THREE CHOPT DISTRICT

DETACHED RESID. ZERO LOT LINE

**C-31C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

June 20, 1995

Re: Conditional Rezoning Case C-31C-95

Loch Levan Land Limited Partnership  
c/o Mr. Daniel T. Schmitt  
100 Concourse Blvd., Suite 100  
Glen Allen, Va. 23060

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from R-5C General Residence District (Conditional) to R-5AC One Family Residence District (Conditional), Part of Parcels 74-A2-3 and 75-B1-1, described as follows:

Beginning at a point on the E. line of Old Wyndham Drive, said point being 1188.13' south of the S. line extended of Dominion Club Drive; thence leaving the E. line of Old Wyndham Drive S. 69° 46' 20" E., 609.63' to the true point and place of beginning; thence N. 83° 50' 00" E., 455.97' to a point; thence S. 86° 05' 00" E., 283.00' to a point; thence S. 65° 50' 00" E., 369.68' to a point; thence S. 87° 15' 00" E., 156.72' to a point; thence S. 17° 51' 08" W., 342.40' to a point; thence S. 52° 00' 00" W., 333.62' to a point; thence S. 88° 40' 00" W., 705.55' to a point; thence N. 22° 00' 00" W., 227.92' to a point; thence N. 34° 20' 00" W., 296.97' to a point; thence N. 23° 40' 00" E., 240.63' to the true point and place of beginning, containing 16.796 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. Dwelling Type. All dwellings constructed on the Property shall be detached structures.
2. Foundations. The exposed exterior portions of exterior residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations for single family detached residences may be constructed of drivit if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in drivit.
3. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or 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 foundation.
4. Protective Covenants. 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

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Loch Levan Land Limited Partnership  
c/o Mr. Daniel T. Schmitt  
June 20, 1995

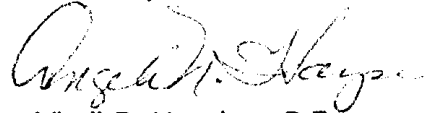
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utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.

5. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways will be provided within and between major project areas at the time of subdivision approval.
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.

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. Charles Rothenberg, Esquire