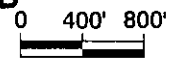


MIXED USE PLANNED COMMUNITY

VARIOUS PARCELS

C-48C-98

RIB



THREE CHOPT DISTRICT
HENRICO COUNTY PLANNING OFFICE

NEW
10/1



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 12, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-48C-98

Mr. Daniel T. Schmitt
The Snyder-Hunt Corporation
100 Concourse Blvd., Suite 100
Glen Allen, VA 23060

Dear Mr. Schmitt:

This is a correction of our letter to you dated January 5, 1999..

The Board of Supervisors at its meeting on November 10, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C, R-2AC, R-3C and R-4C One Family Residence Districts (Conditional), RTHC Residential Townhouse District (Conditional), R-5C, and R-6C General Residence Districts (Conditional), O-1C Office District (Conditional) and O/S-2C Office Service 2 District (Conditional), Parcels 18-A-11, 26-A-27A (pt), 30-32, 73, 27-A-3A, 5A, 6, 7, 8, 9A, 11 and 10 (pt.), and 37-A-1, 10, 11, 12 (pt.), 13 (pt.), described as follows:

PARCEL 1

Beginning at a point on the south line of Twin Hickory Road, said point being 1,771.22' west of the west line extended of Nuckols Road; thence from said point of beginning and leaving the south line of Twin Hickory Road S 51° 46' 15" E, 298.00' to a point; thence S 49° 13' W, 1,115.29' to a point; thence N 43° 59' W, 66' ± to a point in the centerline of an unnamed creek; thence along the meandering of the unnamed creek in a southwesterly and northwesterly direction, a distance of 970' ± to a point in Twin Hickory Road extended; thence continuing within Twin Hickory Road extended N 53° 45' E, 1,261' ± to a point; thence leaving Twin Hickory Road extended S 36° 15' E, 103.79' to a point on the south line of Twin Hickory Road; thence continuing along the south line of Twin Hickory Road N 53° 45' E, 89.17' to the point and place of beginning containing 14 ± acres of land.

PARCEL 2

Beginning at a point in the centerline of Concept Road 27-1, said point being 1,006.6' north of the intersection of Road CC; thence continuing along the centerline of Concept Road 27-1 in a northerly direction along a curve to the left with a radius of 1,576.39' and a length of 137.57' to a point; thence N 20° W, 439.19' to a point; thence leaving the centerline of Concept Road 27-1 N 54° 19' 05" E, 648' ± to a point in Twin Hickory Road and the centerline of an unnamed creek; thence leaving Twin Hickory Road extended in a southwesterly direction along the meandering centerline of an unnamed creek 544' ± to a point; thence leaving the

centerline of the unnamed creek S 20° 20' W, 430' ± to a point; thence S 75° W, 550' to the point and place of beginning containing 12 ± acres.

PARCEL 3

Beginning at a point at the intersection of the centerline of Concept Road 27-1 and the centerline of Road CC; thence continuing along the centerline of Concept Road 27-1 along a curve to the left with a radius of 1,864.32' and a length of 350.87' to the true point and place of beginning; thence continuing along the centerline of Concept Road 27-1 N 1° 33' E, 200.39' to a point; thence along a curve to the left with a radius of 1,576.39' and a length of 455.34' to a point; thence leaving the centerline of Concept Road 27-1 N. 75° E., 550' to a point; thence N 20° 20' E, 430' ± to a point in the centerline of an unnamed creek; thence continuing along a southeast and northeast meandering of an unnamed creek 427' ± to a point; thence leaving the centerline of an unnamed creek S 43° 59' E, 628' ± to a point; thence S 45° 29' 30" W, 502' ± to a point in the centerline of said unnamed creek; thence continuing in a southwest direction in the meandering of the centerline of the unnamed creek 1,362' ± to a point in the centerline of Road CC; thence continuing along the centerline of Road CC in a northwest direction along a curve to the right with a radius of 1,284.96' and a length of 701' ± to a point; thence N. 77° 40' W., 189.37' to a point; thence leaving the centerline of Road CC N. 46° 11' 10" E., 147.29' to a point; thence N. 45° 14' 45" E., 377.17' to a point; thence N. 88° 27' 00" W., 477.97' to the true point and place of beginning containing 27 ± acres of land.

PARCEL 4

Beginning at a point at the intersection of Concept Road 27-1 and Road CC; thence continuing along the centerline of Road CC S 77° 40' E, 148.56' to a point; thence leaving the centerline of Road CC N. 46° 41' 10" E, 147.29' to a point; thence N. 45° 14' 45" E., 377.17' to a point; thence N. 88° 27' W., 477.97' to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 in a southwest direction along a curve to the right with a radius of 1,864.32' and a length of 350.87' to the point and place of beginning containing 2.633 acres of land.

PARCEL 5

Beginning at a point in the intersection of the centerlines of Concept Roads 27-1 and CC, thence continuing along the centerline of Road CC S 77° 40' E, 337.93' to a point; thence along a curve to the left with a radius of 1,284.96' and a length of 701' ± to a point in the centerline of an unnamed creek; thence leaving the centerline of Road CC in a southerly direction along the meandering of the centerline of an unnamed creek 471' ± to a point; thence S 68° 58' 35" W, 460' ± to a point; thence S 81° 10' W, 1,126.28' to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 N 38° 37' E, 45.59' to a point; thence along a curve to the left with a radius of 1,864.32' and a length of 855.22' to the point and place of beginning containing 17 ± acres of land.

PARCEL 6

Beginning at a point in the centerline of Concept Road 27-1, said point being 103.62' southwest of the centerline intersection of Road BB; thence leaving the centerline of Concept Road 27-1 N 81° 10' E, 1,126.28' to a point; thence N 68° 58' 35" E, 460' ± to a point in the centerline of an unnamed creek; thence following the meandering of the centerline of the unnamed creek in a southeasterly and southwesterly direction 1,066' ± to a point; thence S 29° 38' 57" E, 173' ± to a point; thence S 36° 13' 30" E, 254.96' to a point on the north right-of-way line of Interstate Route 295; thence continuing along the north right-of-way line of Interstate Route 295 in a southwest direction along a curve to the left with a radius of 11,609.16' and a length of 150.19' to a point; thence leaving the north right-of-way line of Interstate Route 295 N 18° 55' 39" W, 325.81' to a point; thence S 71° 04' 21" W, 50.00' to a point; thence S 18° 55' 39" E, 344.25' to a point on the north right-of-way line of Interstate Route 295; thence continuing along the north right-of-way line of Interstate Route 295 in a southwest direction along a curve to the left with a radius of 11,609.16' and a length of 711.71' to a point; thence leaving the north right-of-way line of Interstate Route 295 N 69° 11' 23" W, 203' ± to a point in the centerline of Allen's Branch; thence along the meandering centerline of Allen's Branch in a northwest direction 1,242' ± to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 in a northeast direction along a curve to the right with a radius of 2,508.37' and a length of 122.18' to a point; thence N 50° E, 177.11' to a point; thence along a curve to the left with a radius of 2,608.70' and a length of 518.29' to a point; thence N 38° 37' 00" E, 104.42' to the point and place of beginning containing 34 ± acres of land.

PARCEL 7

Beginning at a point in the centerline of Concept Road 27-1, said point being 1,025.44' west of the intersection of the centerline of Road BB, thence from said point of beginning and following the meandering centerline of Allen's Branch in a southeasterly direction 1,242' ± to a point; thence S 69° 11' 23" E, 203' ± to a point on the north line of Interstate Route 295; thence continuing along the north line of Interstate Route 295 in a southwest direction along a curve to the left with a radius of 11,609.16' and a length of 1,108.55' to a point; thence leaving the north line of Interstate Route 295 N 51° 23' W, 1,192.93' to a point on the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 N 38° 37' E, 156.29' to a point; thence along a curve to the right with a radius of 2,508.37' and a length of 376' ± to the point and place of beginning containing 23 ± acres of land.

PARCEL 8

Beginning at a point in the centerline of Concept Road 27-1, said point being 760.12' north of the intersection of the centerline of Road CC; thence from said point of beginning and leaving the centerline of Concept Road 27-1 S 89° 00' 00" W, 1,345' ± to a point in the centerline of an unnamed creek; thence following the meandering centerline of the unnamed creek in a northerly direction 839' ± to a point just north of Twin Hickory Road extended; thence N 79° 24' 15" E, 118' ± to a point; thence N 66° 08' E, 88.74' to a point; thence N 88° 22' E, 205.01' to a point; thence S 84° 50' 50" E, 249.00' to a point; thence N 89° 08' E, 437.90'

to a point; thence S 81° 20' 30" E, 150.07' across Twin Hickory Road Extended; thence N 54° 19' 05" E, 80.83' to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 S 20° E, 439.19' to a point; thence along a curve to the right with a radius of 1,576.39' and a length of 384.05' to the point and place of beginning containing 25 ± acres of land.

PARCEL 9

Beginning at a point in the centerline of Concept Road 27-1, said point being 760.12' north of the intersection of the centerline of Road CC; thence from said point of beginning and continuing along the centerline of Concept Road 27-1 in a southerly direction along a curve to the right with a radius of 1,576.39' and a length of 208.86' to a point; thence S 1° 33' W, 200.39' to a point; thence along a curve to the right with a radius of 1,864.32' and a length of 1,148.07' to a point at the intersection of the centerline of Road BB; thence leaving the centerline of Concept Road 27-1 and continuing along the centerline of Road BB N 53° 10' W, 339.82' to a point; thence along a curve to the left with a radius of 750.80' and a length of 115' ± to a point in the centerline of an unnamed creek; thence continuing along the centerline of an unnamed creek in a northwesterly direction 1,607' ± to a point; thence leaving the centerline of an unnamed creek N 89° E, 1,345' ± to the point and place of beginning containing 28 ± acres of land.

PARCEL 10

Beginning at a point on the north line of Twin Hickory Road Extended, said point being with the intersection of the centerline of Road AA: thence continuing along the centerline of Road AA in a southerly direction along a curve to the left with a radius of 1,050.44' and a length of 25.98' to a point; thence S 2° 08' E, 311.60' to a point; thence along a curve to the right with a radius of 2,822.32' and a length of 389.48' to the true point and place of beginning; thence from said true point and place of beginning and leaving the centerline of Road AA N 89° E, 545' ± to a point in the centerline of an unnamed creek; thence following the meandering of an unnamed creek in a southerly direction 1,607' ± to a point in the centerline of Road BB; thence continuing along the centerline of Road BB along a curve to the left with a radius of 750.80' and a length of 368' ± to a point; thence S 90° 00' W., 228.13' to a point; thence along a curve to the right with a radius of 1,034.69' and a length of 490.60' to a point; thence N 62° 50' W, 310.00' to a point at the intersection with the centerline of Road AA; thence continuing along the centerline of Road AA N 14° E, 448.27' to a point; thence along a curve to the left with a radius of 2,822.32' and a length of 405.23' to the true point and place of beginning containing 24 ± acres of land.

PARCEL 11

Beginning at a point on the north line of Twin Hickory Road Extended, said point being the intersection of the centerline of Road AA with the north line of Twin Hickory Road Extended; thence from said point of beginning and continuing along the north line of Twin Hickory Road N 88° 52' 50" E, 270.14' to a point; thence N 79° 24' 15" E, 82' ± to a point in the centerline of an unnamed creek; thence in a southerly direction following the meandering of an

unnamed creek 839' \pm to a point; thence S 89° W, 545' \pm to a point in the centerline of Road AA; thence continuing along the centerline of Road AA along a curve to the left with a radius of 2,822.32' and a length of 389.48' to a point; thence N 2° 08' W, 311.60' to a point; thence along a curve to the right with a radius of 1,050.44' and a length of 25.98' to the point and place of beginning containing 8 \pm acres of land.

PARCEL 12

Beginning at a point on the south line of Shady Grove Road, said point being 0.55 mile east of the east line of Pouncey Tract Road; thence from said point of beginning and continuing along the south line of Shady Grove Road N 85° 39' 41" E, 241.75' to a point; thence along a curve to the left with a radius of 252.85' and a length of 169.22' to a point; thence leaving the south line of Shady Grove Road N 81° 41' 45" E, 82.43' to a point; thence N 88° 52' 50" E, 30.02' to a point on the centerline of Road AA; thence continuing along the centerline of Road AA in a southerly direction along a curve to the left with a radius of 1,050.44' and a length of 25.98' to a point; thence S 2° 08' E, 311.60' to a point; thence along a curve to the right with a radius of 2,822.32' and a length of 794.71' to a point; thence S 14° W, 448.27' to a point; thence leaving the centerline of Road AA N 47° 17' 37" W, 608.03' to a point; thence N 6° 29' 30" E, 1,058.23' to the point and place of beginning containing 16.498 acres of land.

PARCEL 13

Beginning at a point on the south line of Shady Grove Road, said point being 0.55 mile east of the east line of Pouncey Tract Road; thence leaving the south line of Shady Grove Road S 6° 29' 30" W, 1,058.23' to the true point and place of beginning; thence from said true point and place of beginning S 47° 17' 37" E, 608.03' to a point being the centerline intersection of Road AA and Road BB; thence continuing along the centerline of Road BB S 62° 50' E, 310.00' to a point; thence along a curve to the left with a radius of 1,034.69' and a length of 148.47' to a point; thence leaving the centerline of Road BB S 22° 10' W, 307.32' to a point; thence S 8° 50' E, 409.58' to a point; thence S 81° 10' W, 544' \pm to a point in the centerline of Allen's Branch; thence continuing along the meandering of the centerline of Allen's Branch in a northwesterly direction 865' \pm to a point; thence leaving the centerline of Allen's Branch S 82° 25' W, 438' \pm to a point; thence N 17° 58' 15" E, 180.72'; thence N 23° 22' 30" E, 673.92' to a point; thence N 69° 25' 20" E, 329.94' to the true point and place of beginning containing 27 \pm acres of land.

PARCEL 14

Beginning at a point in the centerline of Concept Road 27-1 at the intersection of Road BB; thence from said point of beginning and continuing along the centerline of Concept Road 27-1 in a southwesterly direction along a curve to the right with a radius of 1,864.32' and a length of 58.03' to a point; thence S 38° 37' W, 45.59' to a point; thence leaving the centerline of Concept Road 27-1 S 81° 10' W, 1,290.55' to a point; thence N 8° 50' W, 409.58' to a point; thence N 22° 10' E, 307.32' to a point in the centerline of Road BB; thence in an easterly direction along the centerline of Road BB with a curve to the left with a radius of 1,034.69' and a length of 342.12' to a point; thence N 90° E. 228.13' to a point; thence along

a curve to the right with a radius of 750.80' and a length of 482.66' to a point; thence S 53° 10' E., 339.82' to the point and place of beginning containing 14.688 acres of land.

PARCEL 15

Beginning at a point in the centerline of Concept Road 27-1, said point being 103.62' southwest of the centerline intersection of Road BB; thence from said point of beginning and continuing along the centerline of Concept Road 27-1 S 38° 37' W, 104.42' to a point; thence along a curve to the right with a radius of 2,608.70' and a length of 518.29' to a point; thence S 50° W, 177.11' to a point; thence along a curve to the left with a radius of 2,508.37' and a length of 122.18' to a point; thence leaving the centerline of Concept Road 27-1 in a westerly direction along the meandering centerline of Allen's Branch 1,420' ± to a point; thence leaving the centerline of Allen's Branch N 81° 10' E, 1,834.55' ± to the point and place of beginning containing 16 ± acres of land.

PARCEL 16

Beginning at a point at the intersection of the centerline of Concept Road 27-1 and the centerline of Road DD; thence from said point of beginning and continuing along the centerline of Road DD N 24° 40' 00" W, 248.38' to a point; thence along a curve to the left with a radius of 992.79' and a length of 468' ± to a point in the centerline of Allen's Branch; thence leaving the centerline of Road DD and continuing along the meandering centerline of Allen's Branch in a northeast and east direction 1,751' ± to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 in a southwest direction along a curve to the left with a radius of 2,508.37' and a length of 376' ± to a point; thence S 38° 37' W, 156.29' to a point; thence along a curve to the right with a radius of 1,816.26' and a length of 846.91' to the point and place of beginning containing 17 ± acres of land.

PARCEL 17

Beginning at a point in the centerline of Road DD, said point being 716.38' ± northwest of the centerline of Concept Road 27-1; thence from said point of beginning and continuing along the centerline of Road DD in a westerly direction along a curve to the left with a radius of 992.79' and a length of 797' ± to a point; thence S 81° 10' W, 957.97' to a point; thence leaving the centerline of Road DD S 8° 31' E., 274.35' to a point; thence N 84° 37' 40" E, 1,324.23' to a point; thence N 63° 22' 45" E, 723' ± to a point in the centerline of Allen's Branch; thence following in a southeast and southwest direction 1,071' ± to the point and place of beginning containing 15 ± acres of land.

PARCEL 18

Beginning at a point on the east line of Pouncey Tract Road (Route 271), said point being 0.53 mile south of the southern line of Shady Grove Road; thence from said point of beginning and leaving the east line of Pouncey Tract Road N 84° 37' 40" E, 382.64' to a point; thence S 8° 31' E, 358.99' to a point; thence S 81° 36' W, 390.33' to a point on the east line of Pouncey Tract Road (Route 271); thence continuing along the east line of Pouncey Tract Road (Route

271) N 7° 16' 05" W, 379.27' to the point and place of beginning containing 3.273 acres of land.

PARCEL 19

Beginning at a point in the centerline of Concept Road 27-1 at the intersection of the centerline of Road DD; thence from said point of beginning and continuing along the centerline of Concept Road 27-1 in a westerly direction along a curve to the right with a radius of 1,816.26' and a length of 489.36' to a point; thence S 80° 46' 15" W, 584.13' to a point; thence leaving the centerline of Concept Road 27-1 N 1° 43' 45" W, 147.99' to a point; thence S 82° 34' 45" W, 199.73' to a point; thence N 46° 34' 45" W, 593.87' to a point; thence N 67° 11' 10" E, 156.63' to a point; thence N 26° 32' 30" W, 173.52' to a point; thence S 63° 21' 30" W, 139.70' to a point; thence N 13° 17' 30" W, 119.78' to a point; thence S 63° 21' 40" W, 322.02' to a point; thence N 8° 31' W, 230.68' to a point in the centerline of Road DD; thence continuing along the centerline of Road DD N 81° 10' E, 957.97' to a point; thence along a curve to the right with a radius of 992.79' and a length of 1,264.58' to a point; thence S 24° 40' E, 248.38' to the point and place of beginning containing 29.575 acres of land.

PARCELS 20 and 21

Beginning at a point on the centerline of Concept Road 27-1, said point being 1,557.73' ± west of the intersection of the centerline of Road BB; thence from said point of beginning and leaving the centerline of Concept Road 27-1 S 51° 23' E, 1,192.93' to a point on the north right-of-way line of Interstate Route 295; thence continuing along the north right-of-way line of Interstate Route 295 in a southwest direction along a curve to the left with a radius of 11,609.16' and a length of 601.11' to a point; thence S 38° 44' 35" W, 908.97' to a point; thence S 39° 13' 29" W, 275.89' to a point; thence along a curve to the right with a radius of 1,065.92' and a length of 307.94' to a point; thence leaving the north right-of-way line of Interstate Route 295 N 2° 06' 30" W, 456.37' to a point; thence N 83° 35' 45" W, 1,195.02' to a point; thence N 01° 49' 45" W, 928.30' to a point in the centerline of Concept Road 27-1; thence continuing along the centerline of Concept Road 27-1 N 80° 46' 15" E, 584.13' to a point; thence along a curve to the left with a radius of 1,816.26' and a length of 1,336.27' to the point and place of beginning containing 71.764 acres of land.

The Board of Supervisors accepted proffered conditions dated November 9, 1998 and included below, that further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO ALL PARCELS

1. **Greenbelts.** Greenbelts for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the right-of-way lines of Twin Hickory Road Extended, Concept Road 27-1 and Roads AA, BB, CC and DD 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, at the time of subdivision approval and/or Plan of Development review, or by any other governmental body.

2. Conservation Areas. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
 - a. Storm water management and/or retention areas.
 - b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
 - c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts.
 - d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance");

and the Owner shall, upon written request of the County, apply to rezone such portions of the Property to a C-1 Conservation District.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development and/or subdivision plats approved pursuant to the Zoning and/or Subdivision Ordinance.

3. Pedestrian and Bicycle Access. Pedestrian access ways, which may include bicycle access ways, will be provided between major project areas and along Twin Hickory Road Extended, Concept Road 27-1 and Roads AA, BB, CC and DD at the time of Plan of Development and/or subdivision review. A conceptual pedestrian accessway master plan reflecting the foregoing shall be submitted with the first subdivision plat or Plan of Development.
4. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
5. Overall Density. No more than one thousand four hundred (1,400) residential units shall be constructed on Parcels 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 19 in the aggregate.

6. Median Landscaping. Landscaping shall be provided within any grassy medians of Twin Hickory Road Extended and Concept Road 27-1 where adjacent to the Property.
7. Recreational Amenities. The Owner shall provide a community building and recreational amenities to include, but not limited to, a swimming pool, tennis courts and playground. The community building shall be constructed with the first phase of development. The foregoing recreational amenities shall be completed no later than two (2) years from the date of issuance of the first Certificate of Occupancy in the Twin Hickory community.
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.

APPLICABLE TO R-2, R-2A, R-3, R-4 AND R-TH ZONED PARCELS

9. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Twin Hickory Road Extended, Concept Road 27-1 and Roads AA, BB, CC and DD.
10. Foundations. The exposed exterior portions of exterior single-family 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 exterior insulating finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S.
11. 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 utilities), a document shall be recorded 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. Said covenants shall include requirements for paved driveways, initially sodded and irrigated front yards, brick steps to front doors and standard mailbox design.
12. R-2 District. Homes in the R-2 district shall have a minimum of 2400 square feet of finished floor area. The aggregate density in such district shall not exceed 1.7 units per acre.
13. R-2A District. Homes in the R-2A district shall have a minimum of 2200 square feet of finished floor area. The aggregate density in such district shall not exceed 2.2 units per acre. Lots shall have a minimum lot width of eighty-five (85) feet.
14. R-3 Districts. Homes in the R-3 districts shall have a minimum of 2000 square feet of finished floor area. The aggregate density in such district shall not exceed 2.75 units per acre. Lots shall have a minimum lot width of eighty-five (85) feet.

15. R-4 Districts. Homes in the R-4 districts shall have a minimum of 1600 square feet of finished floor area. The aggregate density in such district shall not exceed 3.5 units per acre.
16. RTH Districts. Homes in the RTH districts shall have a minimum of 1000 square feet of finished floor area. The aggregate density in such district shall not exceed 5 units per acre.
17. RTH Product. Developments in the RTH districts shall be similar in concept, design and quality to Morgan's Glen, Ashton Park and/or The Greens at Wyndham.

APPLICABLE TO R-2, R-2A, R-3 AND R-4 ZONED PARCELS

18. Flag Lot Regulation. No single family detached dwelling front elevation view shall be opposite any adjacent dwelling rear elevation view. There shall be developed no more than two (2) stem-shaped flag lots per cul-de-sac unless otherwise specifically approved by the Planning Commission at the time of Conditional Subdivision Plan review.

APPLICABLE TO R-5 ZONED PARCELS

19. Building Height. No residence building constructed on Parcels 5 or 6 shall exceed three (3) stories in height.
20. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty-five (25) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
21. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (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 shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a combination of the foregoing, 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. A minimum of forty percent (40%), in the aggregate, of the visible portions of the exterior building wall surfaces (chimneys, front, rear and sides) of each building, excluding windows, doors, breezeways and architectural design features, shall be of brick construction. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal, unless otherwise specifically approved at the time of Plan of Development review.
22. Density. No more than three hundred seventy eight (378) residential units shall be constructed on Parcels 5 and 6 in the aggregate.

23. Unit Mix. Apartments constructed on Parcels 5 and 6 shall consist of a minimum of twenty-five (25) percent one (1) bedroom units and a maximum of ten (10) percent three (3) bedroom units unless otherwise approved at the time of Plan of Development review.
24. Covered Parking. At least twenty percent (20%) of the residential units constructed on the R-5 zoned Property shall have access to a minimum of one covered parking space.
25. Parked or Stored Vehicles. No recreational vehicles, campers, trailers or boats shall be permitted to be parked or stored on the R-5 zoned Property unless in enclosed garages.
26. Amenities. Developments on the R-5 zoned Property shall provide a community center and recreational amenities including, but not limited to, a swimming pool.

APPLICABLE TO THE R-6 ZONED PARCEL

27. Use Restriction. No apartment development shall be permitted on Parcel 7; however, assisted living facilities may be constructed on Parcel 7 if licensed and regulated as a home for adults under Code of Virginia, title 63.1, as amended, or any successor legislation. The facility shall be administered in such a manner as to restrict occupancy of residential dwelling units only to persons fifty-five (55) years of age or older. When two (2) persons desire to live together as a family in a unit, only one of such person must satisfy the fifty-five (55) years of age or older requirement.
28. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty-five (25) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
29. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (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 shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a combination of the foregoing, 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. A minimum of forty percent (40%), in the aggregate, of the visible portions of the exterior building wall surfaces (chimneys, front, rear and sides) of each building, excluding windows, doors, breezeways and architectural design features, shall be of brick construction. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal, unless otherwise specifically approved at the time of Plan of Development review.
30. Density. The aggregate density of Parcel 7 shall not exceed eight (8) units per acre.

31. Parked or Stored Vehicles. No recreational vehicles, campers, trailers or boats shall be permitted to be parked or stored on the R-6 zoned Property unless in enclosed garages.

APPLICABLE TO ALL RESIDENTIALLY ZONED PARCELS

32. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of 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 foundations.

APPLICABLE TO O-1 ZONED PARCEL 4

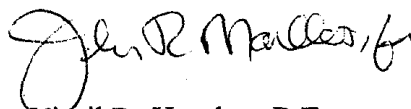
33. Use Restriction. The only uses permitted on the O-1 zoned parcel shall be for child care centers and offices and office buildings. Buildings shall be residential in character and shall not exceed two (2) stories in height.

APPLICABLE TO O/S-2 ZONED PARCELS

34. Retail Limitation. Retail commercial uses in the aggregate shall not exceed 10,000 square feet on the entirety of the O/S-2 zoned property.
35. Rooftop Mechanical Equipment. Rooftop mechanical equipment shall be screened from public view at ground level at the perimeter of Parcels 20 and 21 respectively in a manner approved at the time of Plan of Development review.
36. Detached Signage. Any detached signs shall be ground-mounted, monolithic-type signs, the base of which shall be landscaped.

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
Mr. Richard B. Jamerson
Mr. & Mrs. Walter A. Scott

Mr. Ellsworth C. Pryor
Ms. Dorothy Houston Jones
Mr. Douglas H. Houston
Ms. Ruby M. Farmer
Mr. Forrest G. Urban

Ms. V. Juanita Johnson
Ms. Margaret Shaw
Ms. Rose L. Farmer
Ms. Estelle M. Urban
Mr. Julius L. Ford
Mr. Q. L. Houston
Mr. Arthur L. Houston
Ms. Sylvia H. Johnson
Ms. Isadora H. Dabney
Ms. Joenell Hicks
Ms. Hortense Houston Lee
Mr. Robert M. Hope for
The Hope Trust

Mr. Joel B. Gilman
Ms. Rita L. Gilman
Mr. W. Richard Gilman
Mr. Willie R. Gilman
Estate of Philip J. Kennedy, Jr.
Henrico County School Board
Mr. Jerrod L. Houston
Ms. Patricia H. Houston
Ms. Florence W. Jenifer
Ms. Marie E. Burnette
Mr. and Mrs. Michael A. Jalbert
Ms. Marguerite G. Bruce