

RECEIVED

JAN 6 1995

Planning Dept.

AREA CODE 804
TELEPHONE 979-8181
FAX 296-3510

CHARLES WILLIAM HURT
VIRGINIA LAND COMPANY BUILDING
POST OFFICE BOX 8147
CHARLOTTESVILLE, VIRGINIA 22906

January 5, 1995


William D. Fritz
County of Albemarle
Dept. of Planning and Community Development
401 McIntire Road
Charlottesville, Va. 22902-4596

Re: ZMA-94-06
Property of North Pantops on State Route 250 and State Route 20

Dear Mr. Fritz,

1. Access to the property will be limited to one (1) entrance off of Route 20 North across from Elks Drive at the Wilton entrance and two (2) points of access on Route 250 in the area of the existing frontage.
2. There will be no grading or construction on slopes of 25% or greater except as necessary for accessways, public utility lines and appurtenances, stormwater management facilities and the like except as approved by the County Engineer. Topographic information for all portions of the property will be provided with 5 foot or less contour intervals.
3. Ten trees per acre shall be provided or retained on all designated area of the final approved plans. Deciduous trees shall be 1 1/2" to 2" in caliper; non-deciduous trees shall be four to five feet in height. Location shall be distributed among all lots.

These proffers will continue to remain in effect in the event that the Board of Supervisors does not rezone the areas requested for commercial use or those areas above 600 feet.


Virginia Land Trust
Charles W. Hurt, Trustee