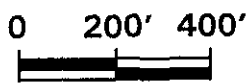


92-A2-3 & 72

BROOKLAND DISTRICT

TOWNHOUSES FOR SALE

C-18C-95



HENRICO COUNTY PLANNING OFFICE

June 20, 1995

Re: Conditional Rezoning Case C-18C-95

Laurel Lakes Associates
c/o Mr. Marcus M. Weinstein
P. O. Box 31335
Richmond, Virginia 23294-1335

Staples Mill Development Company
c/o Mr. Charles M. Marchetti
P. O. Box 1252
Richmond, Virginia 23210

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from R-6C General Residence District (Conditional), C-1C Conservation District (Conditional) and R-3 One Family Residence District to RTHC Residential Townhouse District (Conditional) and C-1C Conservation District (Conditional), Parcels 92-A2-3 and 72, described as follows:

PARCEL A:

BEGINNING at a point on the south line of Hungary Road, said point being the intersection of the south line of Hungary Road with the east line of Hungary Spring Road; THENCE along the south line of Hungary Road, South 79 degrees 11 minutes 51 seconds East for a distance of 447.06 feet to a point; THENCE along a curve to the right having a radius of 1392.39 feet and an arc length of 381 feet more or less to the west line of the flood plain; thence along the W. line of said flood plain, final location to be determined with the construction plans for the site, and in a southwardly direction for a distance of 1611 feet plus or minus to a point on the east line of Hungary Spring Road; THENCE along the east line of Hungary Spring Road, and along a curve to the left having a radius of 741.25 feet and an arc length of 32 feet plus or minus to a point; THENCE North 18 degrees 18 minutes 41 seconds West for a distance of 113.69 feet to a point; along a curve to the right having a radius of 300.16 feet and an arc length of 100.47 feet, being subtended by a chord of North 08 degrees 43 minutes 21 seconds West for a distance of 100.00 feet to a point; THENCE North 00 degrees 51 minutes 59 seconds East for a distance of 540.70 feet to a point; THENCE North 13 degrees 35 minutes 22 seconds East for a distance of 68.11 feet to a point; THENCE North 59 degrees 51 minutes 35 seconds East for a distance of 34.58 feet to a point on the south line of Hungary Road, and being the point of BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.84 acres more or less.

PARCEL B:

BEGINNING at a point on the south line of Hungary Road 828 feet more or less from the intersection of the south line of Hungary Road with the east line of Hungary Spring Road, said

BB

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point also being the intersection of the south line of Hungary Road with the west line of the flood plain; THENCE along the south line of Hungary Road and along a curve to the right having a radius of 1392.39 feet and an arc length of 171 feet more or less to a point; THENCE South 56 degrees 29 minutes 52 seconds East for a distance of 100 feet more or less to a point, said point being the intersection of the south line of Hungary Road with the east line of the flood plain; THENCE along said flood plain, final location to be determined with the construction plans for the site, and in a southwardly direction 1499 feet more or less to a point in the center line of Hungary Creek; THENCE in a southwestwardly direction, and along the center line of Hungary Creek for a distance of 303 feet plus or minus to a point on the east line of Hungary Spring Road; THENCE along the east line of Hungary Spring Road, and along a curve to the left having a radius of 741.25 feet and an arc length of 104 feet more or less to a point at the intersection of the east line of Hungary Spring Road with the west line of the flood plain; THENCE along the west line of the flood plain, final location to be determined with the construction plans for the site, and in a northwardly direction 1611 feet more or less to a point on the south line of Hungary Road, and being the point of BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Said property contains 9.77 acres more or less.

PARCEL C

BEGINNING at a point on the south line of Hungary Road 1099 feet more or less from the intersection of the south line of Hungary Road with the east line of Hungary Spring Road, said point also being the intersection of the south line of Hungary Road with the east line of the flood plain; THENCE along the south line of Hungary Road, South 56 degrees 29 minutes 52 seconds East for a distance of 45 feet more or less to a point; THENCE along a curve to the left having a radius of 1440.00 feet and an arc length of 352.52 feet, being subtended by a chord of South 63 degrees 30 minutes 39 seconds East for a distance of 351.64 feet to a point; THENCE South 06 degrees 23 minutes 59 seconds West for a distance of 242.33 feet to a point; THENCE South 75 degrees 24 minutes 02 seconds East for a distance of 246.67 feet to a point; THENCE South 03 degrees 24 minutes 10 seconds East for a distance of 175.87 feet to a point; THENCE North 84 degrees 39 minutes 45 seconds West for a distance of 100.25 feet to a point; THENCE South 01 degrees 56 minutes 58 seconds West for a distance of 115.13 feet to a point; THENCE South 88 degrees 03 minutes 02 seconds East for a distance of 141.80 feet to a point; THENCE South 01 degrees 48 minutes 29 seconds West for a distance of 405.90 feet to a point; THENCE North 62 degrees 51 minutes 03 seconds West for a distance of 929.30 feet to a point; THENCE North 62 degrees 47 minutes 39 seconds West for a distance of 546 feet more or less to a point on the east line of the flood plain; THENCE along the east line of the flood plain, final location to be determined with the construction plans for the site, and in a northwardly direction 1499 feet more or less to a point on the south line of Hungary Road, and being the point of BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Said property contains 14.19 acres more or less.

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):

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c/o Mr. Marcus M. Weinstein
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1. Use of Property. Use of the Property shall be limited to residential townhouses for sale and such uses as are incidental or accessory thereto.
2. Flood Plain. That portion of the Property located within the 100 year flood plain as finally determined by definitive engineering studies undertaken in connection with Plan of Development review shall remain zoned C-1 Conservation, and no more intensive use shall be made thereof.
3. Lighting. Lighting in parking areas shall not exceed twenty (20) feet in height above grade level and shall be produced from a concealed source in such a manner as to minimize the impact of such lighting on any adjacent residential areas.
4. Landscaping. Supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval.
5. Foundations. All exterior portions above grade of the foundations of each dwelling constructed on the Property shall be of brick or stone.
6. Fireplaces. All coal or wood burning fireplaces must have brick or stone chimneys; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable codes; provided such vented enclosures shall not be cantilevered and must have a base to match the foundation.

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

AH:jt
cc:

Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire

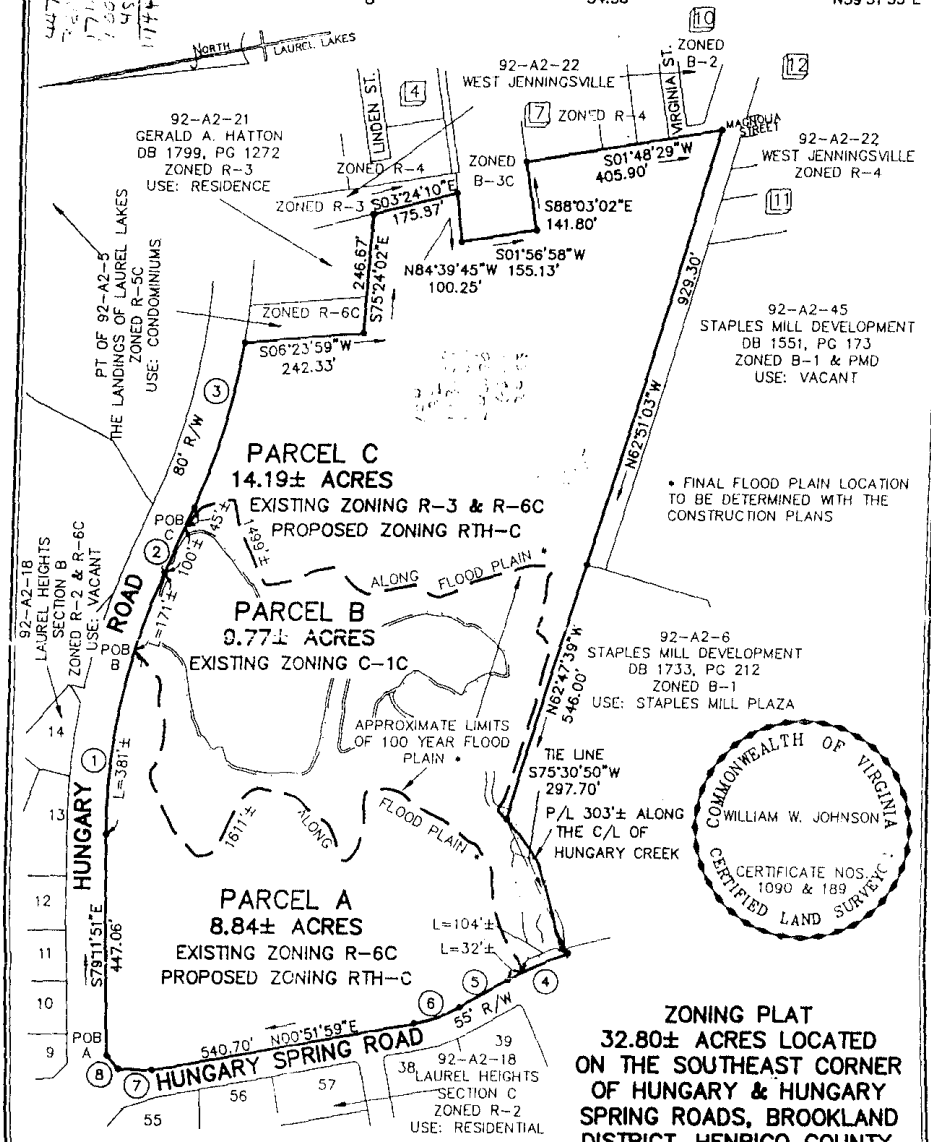
CURVE/LINE TABLE

NO.	DELTA	RADIUS	ARC/LENGTH	TAN	CHORD	Ch.Brg./Brg.
1	22°41'59"	1392.39'	551.64'	279.49'	548.04'	S67°50'51"E S56°29'52"E
2			144.82'			S63°30'39"E
3	14°01'34"	1440.00'	352.52'	177.14'	351.64'	N13°04'28"W N18°18'41"W
4	10°28'34"	741.25'	135.53'	67.96'	135.34'	N08°43'21"W N13°35'22"E
5			113.69'			N59°51'35"E
6	19°10'40"	300.16'	100.47'	50.71'	100.00'	
7			68.11'			
8			34.58'			

OWNERS:

92-A2-3 & 72
LAUREL LAKES ASSOCIATES
DB 1811, PG 1952
STAPLES MILL
DEVELOPMENT
DB 1733, PG 212

447.86
751.00
171.00
196.00
95.00
1774.06



• FINAL FLOOD PLAIN LOCATION TO BE DETERMINED WITH THE CONSTRUCTION PLANS



ZONING PLAT
32.80± ACRES LOCATED
ON THE SOUTHEAST CORNER
OF HUNGARY & HUNGARY
SPRING ROADS, BROOKLAND
DISTRICT, HENRICO COUNTY,
VIRGINIA

FOSTER & MILLER, P.C.
ENGINEERS • SURVEYORS • PLANNERS
3951-C STILLMAN PARKWAY
GLEN ALLEN, VIRGINIA 23060
telephone (804) 273-9857

FILE: 411182P
SCALE: 1"=250' DATE: JANUARY 10, 1995
COMPUTED BY: DMS DRAWN BY: DMS
CHECKED BY: *MMS* HLH 411182P