

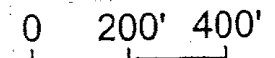
* West Broad Street Overlay (WBSO) . See Sec. 24-92.3, et seq. , of the County Code and WBSO Approved Guidelines; effective Nov. 13, 1996.

SINGLE - FAMILY DETACHED RESIDENTIAL

Pts. of 27--A-9A&10 / Pt. Of 37-A-2

THREE CHOPT DISTRICT

C-44C-01



I-64



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 21, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-44C-01

Ms. Blanche N. Alvis
12456 Bacova Drive
Glen Allen, VA 23059

HHHunt Corporation
Attn: Mr. Daniel T. Schmitt
100 Concourse Blvd., Ste. 100
Glen Allen, VA 23060

Dear Ms. Alvin and Mr. Schmitt:

The Board of Supervisors at its meeting on August 14, 2001, granted your request to conditionally rezone property from R-2AC and R-3C One Family Residence Districts (Conditional) to R-2AC and R-3C One Family Residence Districts (Conditional) and R-5AC General Residence District (Conditional), Part of Parcels 27-A-8, 9A and 10, and part of Parcels 37-A-1, 2, 11, 12 and 13, described below:

Parcel A

Beginning at a point on the north line of I-295 to I-64 on-ramp, said point being 599.82' east of and along the north line of I-295 to I-64 on-ramp from the common boundary of HHHunt and Mark E. Caskey, beginning at said point; thence N. 24° 00' 35" W, 560.76' to a point; thence N 65° 59' 25" E, 15.00' to a point; thence N 24° 00' 35" W, 110.00' to a point; thence S 65° 59' 25" W, 474.68' to a point; thence N 05° 15' 00" E, 124.52' to a point; thence N 86° 30' 00" E, 251.58' to a point; thence N 78° 30' 00" E, 111.70' to a point; thence N 67° 40' 00" E, 251.58' to a point; thence N 73° 55' 00" E, 133.78' to a point; thence S 17° 28' 00" E, 144.26' to a point; thence along a curve to the left with a delta of 2° 46' 21" on a radius of 2,084.39' for a length of 100.86' to a point; thence S 47° 00' 00" E, 131.81' to a point; thence S 18° 40' 00" E, 285.00' to a point; thence S 44° 00' 00" E, 157.86' to a point on the north line of I-295; thence along the north line of I-295 in a westerly direction along a curve to the right with a delta of 8° 39' 34", a radius of 1,065.86' for a length of 161.09' to the point of beginning. Said parcel contains 2.78 acres and is shown as Parcel A on a plat titled "Compiled Rezoning Plat of Two Parcels Abutting I-295 and Proposed Twin Hickory Lake Drive Phase II in the Twin Hickory Development", Three Chopt District, Henrico County, Virginia, dated May 25, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

Parcel B

Beginning at a point on the south line of proposed Twin Hickory Lake Drive Phase II, said point being 1,526.73±' east of and along the south line of Twin Hickory Lake Drive from the east line of Pouncey Tract Road at its intersection with Bacova Road. Beginning at said point; thence continuing along the south line of Proposed Twin Hickory Lake Drive Phase II N 80° 45' 40" E, 20.00' to a point; thence S 8° 40' 05" E, 218.78' to a point; thence S 30° 00' 00" E, 110.67' to a point; thence S 41° 00' 00" E, 243.95' to a point; thence S 14° 36' 39" E, 250.80' to a point; thence S 5° 15' 00" W, 268.22' to a point; thence S 86° 30' 00" W, 1.36' to a point; thence N 2° 20' 00" W, 159.60' to a point; thence N 20° 00' 00" W, 232.87' to a point; thence N 33° 00' 00" W, 297.74' to a point; thence N 8° 40' 05" W, 379.21' to the point of beginning on the south line of proposed Twin Hickory Lake Drive Phase II. Said parcel contains 1.33 acres and is shown as Parcel B on a plat titled "Compiled Rezoning Plat of Two Parcels Abutting I-295 and Proposed Twin Hickory Lake Drive Phase II in the Twin Hickory Development", Three Chopt District, Henrico County, Virginia, dated May 25, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

Parcel C

Beginning at a point; said point being on the center line of proposed Twin Hickory Lake Drive Phase II, 1069.88' south of the existing terminus of the Twin Hickory Lake Drive Phase I center line. Beginning at said point; thence S32°00'00"E, 147.23' to a point; thence N40°15'00"W, 145.58' to the center line of proposed Twin Hickory Lake Drive Phase II; thence northeasterly along a curve to the left with a delta of 00°40'00", with a radius of 1,816.00' for a length of 21.13' to the point of beginning. Said parcel contains 0.035 acre and is designated as Parcel C and shown on a plat titled "Rezone Two Parcels of Land Containing 4.535 Acres from R-3C to R-2AC and Rezone Two Parcels of Land Containing 3.869 Acres From R-2AC to R-3C located south of Twin Hickory Lake Phase II (Proposed) and north of Interstate 295", Three Chopt District, Henrico County, Virginia, dated May 30, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

Parcel D

Beginning at a point southeast of proposed Twin Hickory Lake Drive Phase II, said point being 145.58' on a bearing of N40°15'00"W to the center line of Twin Hickory Lake Drive Phase II proposed and 1,091.01' along the center line of proposed Twin Hickory Lake Drive Phase II from the southwestern terminus of Twin Hickory Lake Drive Phase I. Beginning at said point; thence S40°15'00"E, 238.20' to a point; thence S50°00'00"W, 34.52' to a point; thence N32°00'00"W, 240.54' to the point of beginning. Said parcel contains 0.094 acre and is designated as Parcel D on a plat titled "Rezone Two Parcels of Land Containing 4.535 Acres From R-3C to R-2AC and Rezone Two Parcels of Land Containing 3.869 Acres From R-2AC to R-3C located south of Twin Hickory Lake Drive Phase II (Proposed) and north of Interstate 295", Three Chopt District, Henrico County, Virginia, dated May 30, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

Parcel E

Beginning at a point, said point being southeast of proposed Twin Hickory Lake Drive Phase II center line, a distance of 387.77' on a bearing of N32°00'00"W, and along the center line of proposed Twin Hickory Lake Drive Phase II 1,069.88' from the center line terminus of Twin Hickory Lake Drive Phase I. Beginning at said point; thence S32°00'00"E, 39.55' to a point; thence N51°45'00"E, 88.45' to a point; thence S29°40'00"E, 304.62' to a point; thence S53°00'00"W, 252.79' to a point; thence S48°00'00"W, 175.95' to a point; thence S55°49'45"W, 134.58' to a point; thence S66°00'00"W, 68.73' to a point; thence N13°00'00"W, 362.98' to a point; thence N39°00'00"E, 41.24' to a point; thence N56°30'00"E, 260.00' to a point; thence N50°00'00"E, 136.37' to the point of beginning, said parcel contains 4.500 acres and is shown as Parcel E on a plat titled "Rezone Two Parcels of Land Containing 4.535 Acres From R-3C to R-2AC and Rezone Two Parcels of Land Containing 3.869 Acres From R-2AC to R-3C located south of Twin Hickory Lake Drive Phase II (Proposed) and north of Interstate 295", Three Chopt District, Henrico County, Virginia, dated May 30, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

Parcel F

Beginning at a point, said point being southeast of proposed Twin Hickory Lake Drive Phase II, 304.62' on a bearing of N29°40'00"W; thence S51°45'00"W, 88.45'; thence N32°00'00"W, 427.32' to the center line of proposed Twin Hickory Lake Drive Phase II and 1,069.88' northeasterly along the proposed center line of Twin Hickory Lake Drive Phase II to the southern terminus of Twin Hickory Lake Drive Phase I. Beginning at said point; thence N53°00'00"E, 7.76' to a point; thence N61°45'00"E, 85.80' to a point; thence N50°00'00"E, 150.00' to a point; thence N43°00'00"E, 587.75' to a point; thence S49°45'00"E, 266.71' to a point; thence S54°00'00"E, 162.00' to a point on the northwest line of Interstate 295; thence along the northwest line of Interstate 295 in a southwesterly direction on a curve to the left with a delta of 1°28'46", a radius of 11,608.59' for a length of 299.73' to a point; thence N52°20'00"W, 392.30' to a point; thence S37°40'00"W, 431.90' to a point; thence S65°59'25"W, 125.93' to a point; thence N29°40'00"W, 80.82' to the point of beginning. Said parcel contains 3.775 acres and is designated as Parcel F on a plat titled "Rezone Two Parcels of Land Containing 4.535 Acres From R-3C to R-2AC and Rezone Two Parcels of Land Containing 3.869 Acres From R-2AC to R-3C located south of Twin Hickory Lake Drive Phase II (Proposed) and north of Interstate 295", Three Chopt District, Henrico County, Virginia, dated May 30, 2001, as prepared by Youngblood, Tyler & Assoc., P.C., Mechanicsville, Virginia.

The Board of Supervisors accepted the following proffered condition, dated May 31, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

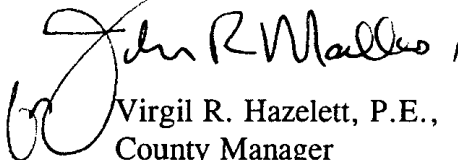
Ms. Blanche N. Alvis
HHHunt Corporation
August 21, 2001

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The proffers applicable to the respective zoning districts and parcels set forth in Case No. C-19C-01 shall be applicable to the zoning districts and parcels as amended hereby so as to have the effect of revising the parcel descriptions submitted with Case No. C-19C-01 as though such revised descriptions had been a part of such Case and thereby bound by the proffers applicable thereto.

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

Attachment: C-19C-01 Proffered Conditions

cc: Director, Real Estate Assessment
Conditional Zoning Index
James W. Theobald, Esq.