

PARCEL LEGEND			
PARCEL	FROM	TO	ACRES
1	A-1	RTHC	30.7
2	A-1	R-5AC	24.7
3	A-1 & RTHC	RTHC	13.818
4A	A-1	O-3C	9.894
4B	A-1	O-3C	5.349
4C	A-1	O-3C	0.491
5	A-1 & RTHC	R-6C	11.685
6	A-1	O-3C	6.978
7	A-1	O-3C	8.168
8	A-1	O-3C	8.194

# C-13C-02

Residential & Office Development THREE CHOPT DISTRICT



March 2002

Ref. 746-770-1492



Scale: 1" = 600'



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

September 17, 2002

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-13C-02

HHHunt Corporation  
c/o Mr. Daniel T. Schmitt  
100 Concourse Boulevard  
Suite 100  
Glen Allen, VA 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on September 10, 2002, granted your request to conditionally rezone property from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to O-3C Office District (Conditional), RTHC Residential Townhouse District (Conditional), R-5AC General Residence District (Conditional) and R-6C General Residence (Conditional), Parcels 747-771-2430 (18-A-35), 747-771-4048 (36), 747-771-3965 (37), 746-770-1492 (38), 745-770-0962 (39A), 746-770-0619 (56), 745-769-6789 (56A), 746-770-4038 (57), 746-769-3486 (57A), and Parcels 745-768-7374 (27-A-14B), 745-769-5071 (15), 745-769-6845 (15A), 745-769-0926 (15B) and 746-769-3767 (49), described as follows:

**PARCEL 1**

Beginning at a point on the centerline of Hickory Bend Drive (proposed) having a coordinate value of N=3769538.28 and E=11745966.38, Henrico County Monumentation and Control Network Datum; Thence leaving the centerline of Hickory Bend Drive (proposed) S78°20'35"E a distance of 137.83' to a point on the west line of New Wade Lane; Thence continuing along the west line of New Wade Lane S12°29'15"E a distance of 125.50' to a point on the south line of New Wade Lane; Thence continuing along the south line of New Wade Lane N69°03'00"E a distance of 135.05' to a point; Thence leaving the south line of New Wade Lane S19°31'15"E a distance of 156.55' to a point; Thence S19°29'35"E a distance of 777.32' to a point; Thence S19°39'45"E a distance of 210.80' to a point on the north R-O-W line of Interstate 295; Thence continuing along the north R-O-W line of Interstate 295 along a curve to the left having a radius of 11608.59', and a length of 586'± to a point on the centerline of a creek; Thence leaving the north R-O-W line of Interstate 295 in a northerly direction along the centerline of a creek a distance of 74'± to the intersection of Allen's Branch; Thence continuing along the centerline of Allen's Branch in a westerly direction a distance of 949' ± to the centerline of a creek; Thence continuing along the centerline of a creek in a northerly direction a distance of 797'± to a point on the

centerline of Hickory Bend Drive (proposed); Thence continuing along the centerline of Hickory Bend Drive (proposed) along a curve to the left having a radius of 1311.23', and a length of 1349'± to a point; thence N11°39'25"E a distance of 69.45' to the point and place of beginning, containing 30.7± acres more or less.

**PARCEL 2**

Beginning at a point on the centerline of Hickory Bend Drive (proposed) having a coordinate value of N=3770118.06 and E=11745979.29, Henrico County Monumentation and Control Network Datum; Thence continuing along the centerline of Hickory Bend Drive (proposed) along a curve to the right having a radius of 618.87, a delta of 16°44'54", and a length of 180.90' to a point on the north line of New Wade Lane; Thence continuing along the north line of New Wade Lane S51°57'38"W a distance of 67.51' to a point; Thence N74°02'34"E a distance of 44.81' to a point on the west line of New Wade Lane; Thence continuing along the west line of New Wade Lane S12°29'15"E a distance of 56.60' to a point on the centerline of Hickory Bend Drive (proposed); Thence continuing along the centerline of Hickory Bend Drive (proposed) along a curve to the right having a radius of 618.87', a delta of 9°12'03", and a length of 99.38' to a point; Thence S11°39'25"W a distance of 295.74' to a point; Thence along a curve to the right having a radius of 1311.23', and a length of 1349'± to a point in the centerline of a creek; Thence leaving the centerline of Hickory Bend Drive (proposed) and continuing along the centerline of a creek in a northerly direction a distance of 1357'± to a point; Thence leaving the centerline of a creek N45°28'55"E a distance of 503'± to a point; Thence N66°30'00"E a distance of 691.06' to the point and place of beginning, containing 24.7± acres.

**PARCEL 3**

Beginning at a point on the south line of Twin Hickory Road having a coordinate value of N=3771003.82 and E=11745352.81, Henrico County Monumentation and Control Network Datum; Thence leaving south line of Twin Hickory Road and continuing along the centerline of Hickory Bend Drive (proposed) S36°15'35"E a distance of 933.66' to a point; Thence along a curve to the right having a radius of 618.87, a delta of 14°07'54", and a length of 152.64' to a point; Thence leaving the centerline of Hickory Bend Drive (proposed) S66°30'00"W a distance of 691.06' to a point; Thence N43°59'35"W a distance of 627.97' to a point; Thence N35°59'25"E a distance of 107.37' to a point; Thence N40°10'00"E a distance of 165.00' to a point; Thence N61°00'00"E a distance of 165.00' to a point; Thence N20°30'00"E a distance of 228.28' to a point; Thence N36°15'35"W a distance of 134.12' to a point on the south line of Twin Hickory Road; Thence continuing along the south line of Twin Hickory Road N53°44'25"E a distance of 159.97' to the point and place of beginning, containing 13.818 acres.

**PARCEL 4A**

Beginning at a point on the north line of New Wade Lane having a coordinate value of N=3770203.86 and E=11746686.10, Henrico County Monumentation and Control

Network Datum; Thence continuing along the north line of New Wade Lane S68°41'45"W a distance of 420.36' to a point; Thence S67°58'50"W a distance of 100.08' to a point; Thence S69°02'50"W a distance of 187.16' to a point; Thence S51°57'38"W a distance of 6.04' to a point on the centerline of Hickory Bend Drive (proposed); Thence continuing along the centerline of Hickory Bend Drive (proposed) along a curve to the left having a radius of 618.87', a delta of 30°52'48", and a length of 333.55' to a point; Thence N36°15'35"W a distance of 160.52' to a point on the centerline of Hickory Park Road (proposed); Thence leaving the centerline of Hickory Bend Drive (proposed) and continuing along the centerline of Hickory Park Road (proposed) N53°44'25"E a distance of 417.73' to a point; Thence along a curve to the left having a radius of 776.57', a delta of 19°43'25", and a length of 267.33' to a point; Thence N34°01'00"E a distance of 102.71' to a point; thence leaving the centerline of Hickory Park Road (proposed) S56°11'24"E a distance of 53.33' to a point; Thence S20°40'00"E a distance of 716.94' to the point and place of beginning, containing 9.894 acres.

#### **PARCEL 4B**

Beginning at a point on the south line of New Wade Lane having a coordinate value of N=3770067.73 and E=11746523.21, Henrico County Monumentation and Control Network Datum; Thence leaving the south line of New Wade Lane S38°36'25"E a distance of 433.77' to a point; Thence S68°44'15"W a distance of 3.31' to a point; Thence S69°00'20"W a distance of 625.85' to a point on the east line of New Wade Lane; Thence continuing along the east line of New Wade Lane N44°36'18"W a distance of 39.84' to a point; Thence N15°53'05"W a distance of 350.01' to a point; Thence N02°56'18"W a distance of 38.22' to a point on the south line of New Wade Lane; Thence continuing along the south line of New Wade Lane N72°33'40"E a distance of 100.08' to a point; Thence N71°25'01"E a distance of 100.02' to a point; Thence N68°29'48"E a distance of 271.05' to the point and place of beginning, containing 5.549 acres.

#### **PARCEL 4C**

Beginning at a point on the west line of New Wade Lane having a coordinate value of N=3769510.43 and E=11746101.37, Henrico County Monumentation and Control Network Datum; Thence leaving the west line of New Wade Lane N78°20'35"W a distance of 137.83' to a point on the centerline of Hickory Bend Drive (proposed); Thence continuing along the centerline of Hickory Bend Drive (proposed) N11°39'25"E a distance of 226.29' to a point; Thence along a curve to the left having a radius of 618.87', a delta of 9°12'03", and a length of 99.38' to a point on the west line of New Wade Lane; Thence continuing along the west line of New Wade Lane S12°29'15"E a distance of 356.42' to the point and place of beginning, containing 0.491 acres.

**PARCEL 5**

Beginning at a point on the centerline of Hickory Park Road (proposed) having a coordinate value of N=3771039.31 and E=11746489.17, Henrico County Monumentation and Control Network Datum; Thence along the centerline of Hickory Park Road (proposed) along a curve to the left having a radius of 1830.73', a delta of 5°16'00", and a length of 168.28' to a point; Thence S34°01'00"W a distance of 102.71' to a point; Thence along a curve to the right having a radius of 776.57', a delta of 19°43'25", and a length of 267.33' to a point; Thence S53°44'25"W a distance of 417.73' to a point on the centerline of Hickory Bend Drive; Thence leaving the center line of Hickory Park Road (proposed) and continuing along the centerline of Hickory Bend Drive (proposed) N36°15'35"W a distance of 773.14' to a point on the south line of Twin Hickory Road; Thence continuing along the south line of Twin Hickory Road N53°44'25"E a distance of 263.66' to a point; Thence leaving the south line of Twin Hickory Road S51°46'50"E a distance of 297.99' to a point; Thence N49°12'25"E a distance of 493.50' to a point; Thence S50°43'00"E a distance of 408.29' to the point and place of beginning, containing 11.685 acres.

**PARCEL 6**

Beginning at a point on the centerline of Hickory Park Road (proposed) having a coordinate value of N=3771550.02 and E=11747153.72, Henrico County Monumentation and Control Network Datum; Thence continuing along the centerline of Hickory Park Road (proposed) S64°00'55"W a distance of 55.20' to a point; Thence along a curve to the left having a radius of 1830.73', a delta of 24°43'55", and a length of 790.24' to a point; Thence leaving the centerline of Hickory Park Road (proposed) N50°43'00"W a distance of 408.29' to a point; Thence N49°12'25"E a distance of 252.46' to a point; Thence N39°16'25"E a distance of 344.09' to a point; Thence S84°00'00"E a distance of 199.99' to a point; Thence S67°00'00"E a distance of 404.91' to the point and place of beginning, containing 6.978 acres.

**PARCEL 7**

Beginning at a point on the west line of Nuckols Road having a coordinate value of N=3771738.90 and E=11747541.24, Henrico County Monumentation and Control Network Datum; Thence leaving the west line of Nuckols Road and continuing along the centerline of Hickory Park Road (proposed) S64°00'55"W a distance of 431.11' to a point; Thence leaving the centerline of Hickory Park Road (proposed) N67°00'00"W a distance of 404.91' to a point; Thence N84°00'00"W a distance of 199.99' to a point; Thence N39°16'25"E a distance of 716.94' to a point on the west line of Nuckols Road; Thence continuing along the west line of Nuckols Road S47°49'27"E a distance of 225.71' to a point; Thence along a curve to the left having a radius of 1097.89', a delta of 09°25'30", and a length of 180.60' to a point; Thence S51°09'06"E a distance of 90.05' to a point; Thence along a curve to the right having a radius of 902.89', a delta of 16°03'04", and a length of 252.94' to the point and place of beginning, containing 8.168 acres.

### **PARCEL 8**

Beginning at a point on the west line of Nuckols Road having a coordinate value of N=3771287.37 and E=11747651.19, Henrico County Monumentation and Control Network Datum; Thence leaving the west line of Nuckols Road S70°32'05"W a distance of 693.38' to a point; Thence N17°28'00"W a distance of 285.77' to a point; Thence S46°29'45"W a distance of 659.84' to a point; Thence N56°11'24"W a distance of 53.33' to a point on the centerline of Hickory Park Road (proposed); Thence continuing along the centerline of Hickory Park Road (proposed) along a curve to the right having a radius of 1830.73', a delta of 29°59'55", and a length of 958.52' to a point; Thence N64°00'55"E a distance of 486.31' to a point on the west line of Nuckols Road; Thence continuing along the west line of Nuckols Road along a curve to the right having a radius of 902.89', a delta of 09°36'52", and a length of 151.51' to a point; Thence S78°47'10"W a distance of 9.80' to a point; Thence S11°52'40"E a distance of 315.27' to the point and place of beginning, containing 8.194 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 9, 2002, which 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 thirty (30) feet in width adjacent to the right-of-way lines of Nuckols Road and twenty-five (25) feet in width adjacent to the right-of-way lines of Proposed Hickory Bend Drive and Proposed Hickory Park Road 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, 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; and
- 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").

The Owner shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, 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 and bicycle access ways will be provided along Proposed Hickory Bend Drive, Proposed Hickory Park Road and within the O-3C zoned land 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. Median Landscaping. Landscaping shall be provided within any grassy medians of Proposed Hickory Bend Drive and Proposed Hickory Park Road where adjacent to the Property.
6. 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 ALL RTHC ZONED PARCELS**

7. 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 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.

8. 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.
9. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Proposed Hickory Bend Drive.
10. Protective Covenants. Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (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.

### **APPLICABLE TO RTHC PARCEL 3**

11. Density. There shall be no more than sixty-one (61) units developed in RTHC Parcel 3.
12. Square Footage. Homes in RTHC Parcel 3 shall have a minimum of 1750 square feet of finished floor area.
13. Architecture. Various design elements will be incorporated to provide variety amongst individual units including, but not limited to, the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. One hundred (100) percent of the visible portions of the front exterior building wall surfaces of each building shall be of brick construction, excluding windows, doors, breezeways and architectural design features.
14. Garages. All homes shall have a minimum of a two-car garage.
15. Buffer/Setback. A natural and/or landscaped buffer area thirty (30) feet in width shall be provided adjacent to Saddleridge Subdivision, except to the extent necessary or allowed for utility easements that may pass through the buffer in a



generally perpendicular manner (unless currently existing), fencing and other purposes requested and specifically approved, or if required, at the time of Plan of Development. Buildings shall be setback a minimum of forty (40) feet from Saddleridge Subdivision.

16. Type of Homes. Units constructed on RTHC Parcel 3 shall be single family detached condominiums.

#### **APPLICABLE TO RTHC PARCEL 1**

17. Square Footage. At least fifty (50) percent of homes in RTHC Parcel 1 shall have a minimum of 1700 square feet of finished floor area, and the remaining homes shall have not less than 1500 square feet of finished floor area.
18. Garages. All of the units constructed on RTHC Parcel 1 shall have a minimum of a one-car garage.
19. Architecture. Various design elements will be incorporated to provide variety amongst individual units including, but not limited to, the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. A minimum of: (i) seventy-five (75) percent in the aggregate, of the visible portions of the front exterior building wall surfaces of each building of units; (ii) one hundred (100) percent of the side facades of buildings which face public rights-of-way or internal driveways; and (iii) one hundred (100) percent of the rear facades of buildings which face Hickory Bend Drive shall be of brick construction, excluding windows, doors, breezeways and architectural design features.

#### **APPLICABLE TO THE R-5AC ZONED PARCEL**

20. Dwelling Type in R-5A District. All dwellings constructed in the R-5AC district shall be detached structures.
21. Square Footage. Homes in the R-5AC district shall have a minimum of 1600 square feet of finished floor area.
22. Density. There shall be no more than eighty-nine (89) homes developed in the R-5AC zoned parcel.
23. Lot Width. Lots shall have a minimum lot width of sixty (60) feet.

24. Brick. All homes shall have front exteriors of brick, exclusive of architectural features.
25. Garages. All homes shall have a minimum of a two-car garage.
26. 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.
27. 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.
28. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Proposed Hickory Bend Drive.
29. Protective Covenants. Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (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.

**APPLICABLE TO THE R-6C ZONED PARCEL  
IF DEVELOPED FOR ASSISTED LIVING**

30. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the federal Housing Law, and such other applicable federal, state, or local legal requirements, any development shall be administered in such a manner as to restrict occupancy of residential dwelling units to "housing for older persons" as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age residing therein.
31. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty (20) 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.

32. 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 fifty percent (50%), 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.
33. Parked or Stored Vehicles. No recreational vehicles, campers, trailers or boats shall be permitted to be parked or stored on the R-6C zoned Property unless in enclosed garages.
34. Building Height. Any portion of a building within two hundred fifty (250) feet of the northeast right-of-way line of Hickory Bend Drive shall not exceed two (2) stories in height, and no building on the R-6C property shall exceed three (3) stories in height.

**APPLICABLE TO THE R-6C ZONED PARCEL  
IF DEVELOPED FOR TOWNHOMES OR CONDOMINIUMS**

35. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the federal Housing Law, and such other applicable federal, state, or local legal requirements, any development shall be administered in such a manner as to restrict occupancy of residential dwelling units to "housing for older persons" as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age residing therein.
36. Square Footage. At least fifty (50) percent of homes shall have a minimum of 1700 square feet of finished floor area, and the remaining homes shall have not less than 1500 square feet of finished floor area.
37. Architecture. Various design elements will be incorporated to provide variety amongst individual units including, but not limited to, the following: varying colors

of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. A minimum of: (i) seventy-five (75) percent in the aggregate, of the visible portions of the front exterior building wall surfaces of each building of townhouse units; (ii) one hundred (100) percent of the side facades of buildings which face public rights-of-way or internal driveways; and (iii) one hundred (100) percent of the rear facades of buildings which face Hickory Bend Drive and Hickory Park Road shall be of brick construction, excluding windows, doors, breezeways and architectural design features.

38. Garage. All of the units shall have a minimum of a one-car garage.

#### **APPLICABLE TO O-3C ZONED PARCELS**

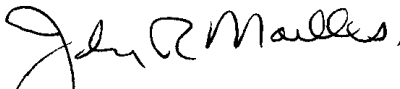
39. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the O-3 Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the O-3 Property shall have exposed exterior walls (above finished grade) predominantly of face brick, glass, split face block, E.I.F.S., stone, marble or granite 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.
40. Detached Signage. Any detached signs shall be ground-mounted, monolithic-type signs and shall not exceed ten (10) feet in height.
41. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type fixtures).
42. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the property lines of each site within the O-3 Property in a manner approved at the time of Plan of Development.
43. Trash Receptacles. Trash receptacles, not including convenience cans, shall be screened from public view at ground level at the property lines of each site within the O-3 Property in a manner approved at the time of Plan of Development. Enclosure areas for dumpsters shall, except for access doors, be constructed of a masonry material.
44. Protective Covenants. Prior to or concurrent with the conveyance of any part of the Property covered by a Plan of Development approved by Henrico County

(other than for the conveyance of easements, roads, or utilities), the owner of the portion of the Property covered by such Plan of Development, or its successors and assigns, shall record a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the quality and type of development of such portion of the Property. The covenants shall also provide for high standards of uniform maintenance (consistent with Class "A" office parks) of individual sites, common areas, open spaces, landscaping and private streets, and provide for minimum development and operational standards for each site.

45. Open Space. At least thirty-five percent (35%) of the O-3C zoned Property taken as a whole (but net of public rights-of-way to be publicly dedicated), rather than calculated on a site-by-site basis, shall be used for permanent open space. The area devoted to the project perimeter buffering, wetlands, storm water retention, Best Management Practice facilities and flood plain, if any, may be counted toward this requirement.
46. Median Landscaping. The Applicant's Landscape Plan shall include landscaping within the median in Nuckols Road adjacent to that portion of the O-3C zoned Property which is the subject of the Plan of Development. The Applicant shall maintain such landscaping pursuant to an agreement satisfactory to the Applicant and the County of Henrico.
47. Building Height. Any portion of a building within two hundred fifty (250) feet of the northeast right-of-way line of Hickory Bend Drive shall not exceed two (2) stories in height. No building on the O-3C property shall exceed five (5) stories in height.
48. No Hotels. No hotels shall be permitted on the O-3C zoned property.

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,

  
6 Virgil R. Hazelett, P.E.,  
County Manager

HHHunt Corporation  
c/o Mr. Daniel T. Schmitt  
September 17, 2002

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cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Larry and Joyce Barker  
Marian Thurston  
Katherine Boswell  
Belva Cook  
Dale Lee Powers  
James W. Theobald, Esquire