

SUBJECT PROPERTY



July 2005

### ZONING

Amend Proffered Conditions

Ref. 740-775-9712

# C-30C-05

## Three Chopt District

0 800 Feet



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 16, 2005

West Cary Street Associates  
8100 Three Chopt Road, Suite 113  
Richmond, VA 23229

Re: Conditional Rezoning Case C-30C-05

Dear Sir:

The Board of Supervisors at its meeting on August 9, 2005, granted your request to amend proffered conditions on Conditional Rezoning Case C-15C-03, Parcels 740-775-9712, 740-774-4255, 739-744-4564, 740-774-1407, 740-771-4107, 740-773-4426, 740-772-8110 (now includes 740-771-4780) and 740-775-5801, described as follows:

Beginning at a point, said point being 415.28' in a northeastern direction from the east line of Luxford Way extended along the south line of Nuckols Road right-of-way in the County of Henrico, Virginia, thence along a non-tangent curve to the left, said curve having a length of 611.33', a radius of 1689.02', a delta angle of 20°44'16", a chord bearing of N 50°05'07" E, and a chord length of 607.99' to a point on the southern line of the Nuckols Road right-of-way, thence N 39°38'36" E, 609.21' to a point on the southern line of Nuckols Road right-of-way, thence S 00°27'59" E, 346.93' to a point along the western line of Lots 11 and 12, Block B, Section B shown the plat entitled "Edgemoor, Section B" dated May 7, 2001 and recorded September 17, 2001 in Plat Book 113, page 98 in the County of Henrico, Virginia, thence S 00°41'101' W, 468.98' to a point, thence N 78°32'16" E, 964.01' to a point, thence N 47°48'44" W, 68.06' to a point, thence N 53°47'40" W, 362.70' to a point, thence N 83°02'35" E, 50.01' to a point, thence N 18°21'36" E, 229.83' along the eastern line of said Edgemoor, Section B to a point, thence N 13°41'36" E, 269.16' along the eastern line of said Edgemoor, Section B to a point, thence S 87°34'38" E, 1026.13'± to a point located in the centerline of creek, thence along the centerline of a creek meandering in a southerly direction for a distance of 579'± to a point, said creek having a tie line bearing of S 25°54'12" W and a tie distance of 557.78', thence S 54°25'47" E, 144.90'± to a point, thence S 42°59'53" W, 28.64' to a point, thence S 47°00'07" E, 149.32' to a point, thence S 37°33'31" W, 335.59' to a point, thence S 57°00'07" E, 98.17' to a point, thence S 44°00'07" E, 119.52' to a point along the northern line of Lot 9, shown on the plat entitled "Bridlewood" dated August 22, 1983 and recorded

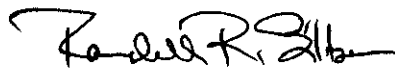
September 23, 1983 in Plat Book 75, page 85 in the County of Henrico, Virginia, thence S 48°03'43" W, 656.36'± to a point located in the centerline of creek, thence along the centerline of a creek meandering in a southerly direction for a distance of approximately 1672'± to a point, located at the western most corner of Lot 6, shown on said plat entitled "Bridlewood" said creek having a tie line bearing of S 22°53'29" W and a tie distance of 1371.26', thence S 47°03'42" E, 690.00± along the western line of Lots 4, 5 & 6, shown on said plat entitled "Bridlewood" to a point, thence S 50°03'42" E, 132.00 along the western line of Lot 4 shown on said plat entitled "Bridlewood" to a point, thence S 59°03'42" E, 371.58 along the western line of Lot 4 shown on said plat entitled "Bridlewood" to a point, thence S 66°17'17" E, 88.12 along the western line of Lot 3 shown on said plat entitled "Bridlewood" to a point, thence leaving said "Bridlewood" S 42°48'01" W, 550.27' to a point, thence S 41°40'53" W, 773.41' to a point, thence S 23°32'24"E, 196.89' to a point, thence N 68°20'00" W, 529.92' to a point, thence N 17°21'43"E, 476.30' to a point, thence N 29°57'20" W, 150.12' to a point, thence N 12°02'40" W, 839.63'± to a point located in the centerline of creek, thence N 25°41'27"W, 2249.33'± to a point located along the eastern line of Lot 13, Block D shown on said plate entitled "Luxford at Berkeley, Section 1", thence N 21°09'51" W, 231.84' along said "Luxford at Berkeley, Section 1" to a point, thence S 77°52'24" W, 107.16' to the said beginning, containing 129.9 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 19, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffer 21 of Case C-15C-03 is hereby deleted in its entirety. But for the deletion of Proffer 21, all other proffers set forth in Case C-15C-03 shall remain in full force and effect.

The Planning Department 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

pc: Dominion Land & Development Partnership  
Mr. John W. Gibbs, Jr.  
Mr. Gregory A. Windsor  
Mr. Robert P. Bain  
Mr. Robert B. Parkerson  
Ms. Sarah S. Parkerson

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Mr. Floyd E. Foster  
Ms. Marilou S. Foster  
Mr. Allen G. Dorin  
Ms. Nancy C. Dorin  
Mr. Andrew Condlin, Esquire  
Director, Real Estate Assessment  
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