

C-72C-05
2010 Land Use Plan
 Age-Restricted Detached Townhomes
 Three Chopt District
 400 Feet
 PS September 2005 Ref:747-771-2430

March 3, 2006

HHHunt Corporation
c/o Daniel T. Schmitt
100 Concourse Blvd., Suite 100
Glen Allen, VA 23059

Re: Conditional Rezoning Case C-72C-05

Dear Mr. Schmitt:

This is a correction of our letter to you dated January 31, 2006. The corrections are noted in bold type.

The Board of Supervisors at its meeting on January 24, 2006, granted your request to conditionally rezone from O-3C, Office District (Conditional) to RTHC, Residential Townhouse District (Conditional), part of Parcel 747-771-2430, described as follows:

Beginning at a point on the south line of Hickory Park Drive, said point being 765.40' east of the east line extended of Hickory Bend Drive, thence leaving the south line of Hickory Park Drive S 20°40'00" E, a distance of 716.94' to a point on the north line of New Wade Lane; thence continuing along the north line of New Wade Lane S 68°41'45" W, a distance of 113.51' to a point; thence along a curve to the right having a delta of 61°32'24", a radius of 40.00', and a length of 42.96' to a point; thence along a curve to the left having a delta of 241°44'21", a radius of 60.00', and a length of 253.15' to a point on the south line of New Wade Lane; thence leaving the south line of New Wade Lane S 38°36' 25" E, a distance of 433.77' to a point; thence S 68°44'15" W, a distance of 3.31' to a point; thence S 69°00'20" W, a distance of 600.52' to a point; thence N 78°20'35" W, a distance of 205.54' to a point; thence N 33°20'35" W, a distance of 35.36' to a point on the east line of Hickory Bend Drive; thence continuing along the east line of Hickory Bend Drive N 11°39'25" E, a distance of 173.34' to a point; thence along a curve to the left having a delta of 47°55'00", a radius of 651.87', and a length of 545.16' to a point; thence N 36°15'35" W, a distance of 102.52' to a point; thence N 08°44'25" E, a distance of 35.36' to a point on the south line of Hickory Park Drive; thence continuing along the south line of Hickory Park Drive N 53°44'25" E, a distance of 138.29' to a point; thence along a curve to the left having a delta of 07°14'40", a radius of 1612.68', and a length of 203.91' to a point; thence N 46°29' **45"** E, a distance of 398.20' to the point and place of beginning containing 15.664 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 24, 2006 which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

References herein relate to the parcels and roads (the "Property") as shown on the Rezoning Plat prepared by Youngblood, Tyler & Associates, P.C. entitled "15.664 Acres of land Located at the South Eastern Corner of Hickory Bend Drive Phase II and Hickory Park Drive, Rezone from O-3C to R-THC, Three Chopt District, Henrico County, Virginia", dated September 13, 2005, filed with the Rezoning Application:

1. Greenbelts. Greenbelts for landscaping, natural open areas and scenic vistas shall be provided twenty-five (25) feet in width adjacent to the right-of-way lines of Hickory Bend Drive and Hickory Park Drive 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. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways shall be provided along Hickory Bend Drive and Hickory Park Drive 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.
3. Elevations/Architecture. Various design elements shall 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 and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. The architectural design of the units shall also be similar to the architectural appearance shown on the elevations attached hereto (see case file), unless otherwise requested by the applicant and specifically approved at the time of Plan of Development. All residences shall have all brick or stone exteriors, the foregoing excluding windows, doors, breezeways, architectural design features and areas which cannot support brick, in which case cementitious siding shall be utilized.

4. Foundations. The exposed exterior portions of exterior residence foundations shall be constructed of brick or natural stone.
5. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or stone. This proffer shall not apply to direct vent gas fireplaces or appliances.
6. Density. There shall be no more than fifty-nine (59) units developed on the Property.
7. Square Footage. Homes shall have a minimum of 2,000 square feet finished on the first floor, or if there is not 2,000 square feet finished on the first floor, the home must have a minimum, of 2,600 finished square feet of which a minimum of 1,800 must be finished on the first floor. Finished square footage shall be computed by dimensions taken from outside of finished wall to outside of finished wall and shall not include garage area.
8. Garages. All homes shall have a minimum of a two-car garage with two single garage doors. Any front-loading garages shall be recessed a minimum of two (2) feet from the adjacent front portion of the home.
9. 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.
10. Type of Homes. Units constructed shall be single family detached condominiums.
11. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
12. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Hickory Bend Drive or Hickory Park Drive.
13. 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 aggregate driveways, initially sodded and irrigated front, side and rear yards, brick steps to front doors and standard mailbox design.

14. 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.
15. Screening. Unless GPIN 746-769-7196 is incorporated into the development of the Property, prior to the issuance of final certificates of occupancy for homes on the Property within one hundred (100) feet of the western property line of GPIN 746-769-7196, the developer shall install along such property line Leyland cypress trees a minimum of five to six feet in height at the time of planting, which trees shall be placed approximately ten feet apart on center, unless otherwise approved at the time of Plan of Development or Landscape Plan approval.
16. Extension of Water Line. Unless GPIN 746-769-7196 is incorporated into the development of the Property, at such time as water lines are extended to the lots adjacent to GPIN 746-769-7196, a residential water line shall be stubbed to the common property line of the Property and GPIN 746-769-7196 to service the existing home on GPIN 746-769-7196.
17. Study of Any Grave Sites. Prior to Plan of Development approval, the owner shall have a study performed to determine whether any graves exist on the Property. If any graves are discovered, either prior to or during construction, the owner shall either remove and reinter the remains off the Property or shall protect the remains and provide an ingress/egress easement, all as provided by law.
18. Driveways and Walkways. Driveways and any walkways from driveways to entrances to homes shall be constructed of exposed aggregate. Driveway aprons may be constructed of concrete where adjacent to concrete sidewalks along Hickory Bend Drive and Hickory Park Drive.

HHHunt Corporation
March 3, 2006
Page 5

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.

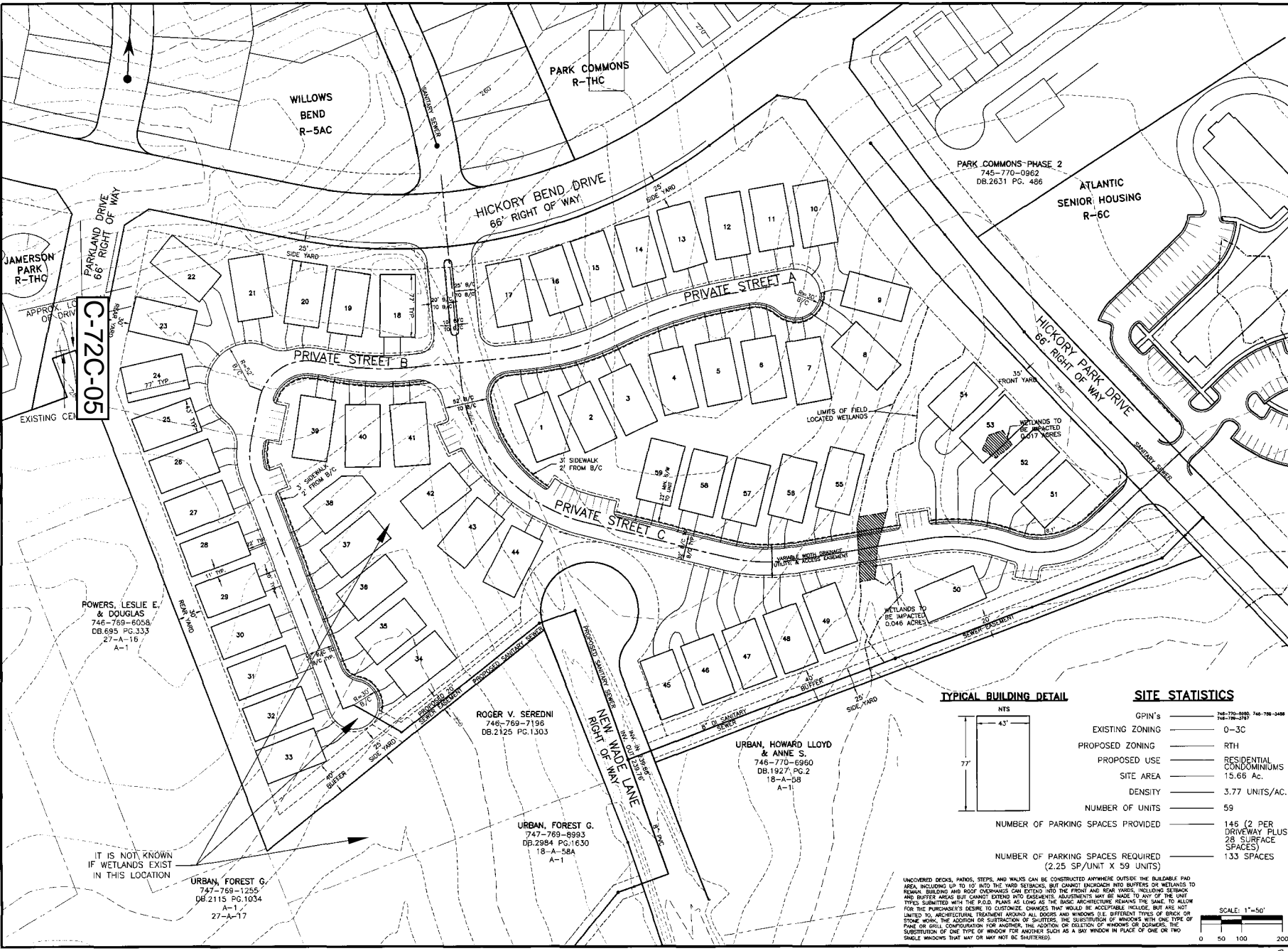
Sincerely,

Virgil R. Hazelett, P.E.
County Manager



VRH/RRS:tjh

pc: James W. Theobald, Esquire
Penny G. Koch
Randy C. Smith
Glenn R. Moore
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Dir. Research and Planning, Henrico County Schools



YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 OFFICE: 1000 WEST 10TH STREET, SUITE 100, HENRICO, VIRGINIA 23111
 PHONE: (804) 748-9333 FAX: (804) 748-9333 EMAIL: TYLER@YOUNGBLOODTYLER.COM

BOONE CONDOMINIUMS AT TWIN HICKORY
 THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

PRELIMINARY LAYOUT
 DATE: JUNE 17, 2005

REVISIONS	
NO.	DATE

DESIGNED BY: AUC
 DRAWN BY: BOF
 CHECKED BY: JTC

J. N. 635-43-11078
 CAD FILE: BOONECONDOM11



SHEET 1 OF 1

C-72C-05

POWERS, LESLIE E. & DOUGLAS
 746-769-6058
 DB.695 PG.333
 27-A-16
 A-1

ROGER V. SEREDNI
 746-769-7196
 DB.2125 PG.1303

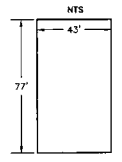
URBAN, HOWARD LLOYD & ANNE S.
 746-770-6960
 DB.1927 PG.2
 18-A-58
 A-1

URBAN, FOREST G.
 747-769-8993
 DB.2984 PG.1630
 18-A-58A
 A-1

URBAN, FOREST G.
 747-769-1255
 DB.2115 PG.1034
 A-1
 27-A-17

IT IS NOT KNOWN IF WETLANDS EXIST IN THIS LOCATION

TYPICAL BUILDING DETAIL

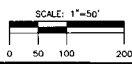


NUMBER OF PARKING SPACES PROVIDED: 146 (2 PER DRIVEWAY PLUS 28 SURFACE SPACES)
 NUMBER OF PARKING SPACES REQUIRED (2.25 SP/UNIT X 59 UNITS): 133 SPACES

SITE STATISTICS

OPIN'S	746-770-6960 746-780-3498 746-789-3787
EXISTING ZONING	0-3C
PROPOSED ZONING	RTH
PROPOSED USE	RESIDENTIAL CONDOMINIUMS
SITE AREA	15.66 AC.
DENSITY	3.77 UNITS/AC.
NUMBER OF UNITS	59
NUMBER OF PARKING SPACES PROVIDED	146 (2 PER DRIVEWAY PLUS 28 SURFACE SPACES)
NUMBER OF PARKING SPACES REQUIRED (2.25 SP/UNIT X 59 UNITS)	133 SPACES

UNCOVERED DECKS, PATIOS, STEPS, AND WALKS CAN BE CONSTRUCTED ANYWHERE OUTSIDE THE BUILDABLE PAD AREA, INCLUDING UP TO 10' INTO THE YARD SETBACKS, BUT CANNOT ENDOVER INTO BUTTERES OR WETLANDS TO REMAIN. BUILDING AND ROOF OVERHANGS CAN EXTEND INTO THE FRONT AND REAR YARDS, INCLUDING SETBACK AND BUTTER HANGS, BUT CANNOT EXTEND INTO SIDEYARDS. ADJUSTMENTS MAY BE MADE TO ANY OF THE UNIT TYPES SUBMITTED WITH THE P.O.D. PLANS AS LONG AS THE BASIC ARCHITECTURE REMAINS THE SAME. TO ALLOW FOR THE PURCHASER'S DESIRE TO CUSTOMIZE, CHANGES THAT WOULD BE ACCEPTABLE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL TREATMENT AROUND ALL DOORS AND WINDOWS (I.E. DIFFERENT TYPES OF BRICK OR STONE WORK, THE ADDITION OF SUBSTITUTIONS TO SHUTTERS, THE SUBSTITUTION OF WINDOW SIZES WITH THE TYPE OF FRAME OR SILL, COMBINATION FOR ANOTHER, THE ADDITION OR DELETION OF WINDOWS OR DOORS, THE SUBSTITUTION OF ONE TYPE OF WINDOW FOR ANOTHER SUCH AS A BAY WINDOW IN PLACE OF ONE OR TWO SINGLE WINDOWS THAT MAY OR MAY NOT BE SHUTTERED).



C-72C-05



THESE EXTERIORS ARE REFLECTIVE OF THE LOOK TO BE ACHIEVED.
BUT FINAL WORKING DRAWINGS MAY REQUIRE ALTERATIONS.

C-720-05