

L:\2014\0530-BRC-Airport\001-203-CDM-Accesess_Road\DWG\Sheet\CD4930.001-203C-01B.dwg [Printed on 6/26/2019 10:52 AM] by Kevin O'Meara

Fuel Farm Road			
Horizontal Alignment Station and Curve Report			
Tangent Data			
Description	PT Station	Northing	Easting
Start:	30+00.000	3711536.441	11827189.21
End:	30+38.817	3711498.093	11827183.19
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	38.817	Course:	S 08° 54' 58.8268" W

Curve Point Data			
Description	Station	Northing	Easting
PC:	30+38.817	3711498.093	11827183.19
RP:		3711491.119	11827227.65
PT:	30+71.970	3711466.415	11827190.03
Circular Curve Data			
Parameter	Value	Parameter	Value
Delta:	42° 12' 43.9590"	Type:	LEFT
Radius:	45		
Length:	33.153	Tangent:	17.37
Mid-Ord:	3.019	External:	3.236
Chord:	32.409	Course:	S 12° 11' 23.1527" E

Tangent Data			
Description	PT Station	Northing	Easting
Start:	30+71.970	3711466.415	11827190.03
End:	30+99.342	3711443.537	11827205.06
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	27.372	Course:	S 33° 17' 45.1323" E

Curve Point Data			
Description	Station	Northing	Easting
PC:	30+99.342	3711443.537	11827205.06
RP:		3711473.729	11827251.03
PT:	31+85.767	3711427.775	11827281.25
Circular Curve Data			
Parameter	Value	Parameter	Value
Delta:	90° 01' 55.8837"	Type:	LEFT
Radius:	55		
Length:	86.425	Tangent:	55.031
Mid-Ord:	16.12	External:	22.804
Chord:	77.804	Course:	S 78° 18' 43.0741" E

Tangent Data			
Description	PT Station	Northing	Easting
Start:	31+85.767	3711427.775	11827281.25
End:	32+93.104	3711486.749	11827370.93
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	107.337	Course:	N 56° 40' 18.9841" E

Curve Point Data			
Description	Station	Northing	Easting
PC:	32+93.104	3711486.749	11827370.93
RP:		3711541.059	11827335.22
PT:	33+95.121	3711576.701	11827389.58
Circular Curve Data			
Parameter	Value	Parameter	Value
Delta:	89° 55' 31.2341"	Type:	LEFT
Radius:	65		
Length:	102.017	Tangent:	64.915
Mid-Ord:	19.008	External:	26.864
Chord:	91.864	Course:	N 11° 42' 33.3670" E

Tangent Data			
Description	PT Station	Northing	Easting
Start:	33+95.121	3711576.701	11827389.58
End:	35+50.352	3711706.514	11827304.46
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	155.232	Course:	N 33° 15' 12.2500" W

Dominion Energy Access Road			
Horizontal Alignment Station and Curve Report			
Tangent Data			
Description	PT Station	Northing	Easting
Start:	10+00.000	3712456.772	11827514.06
End:	11+17.218	3712342.025	11827490.12
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	117.218	Course:	S 11° 47' 02.9499" W

Curve Point Data			
Description	Station	Northing	Easting
PC:	11+17.218	3712342.025	11827490.12
RP:		3712410.032	11827164.14
PT:	13+78.537	3712131.559	11827346.74
Circular Curve Data			
Parameter	Value	Parameter	Value
Delta:	44° 57' 44.8000"	Type:	RIGHT
Radius:	333		
Length:	261.319	Tangent:	137.805
Mid-Ord:	25.306	External:	27.388
Chord:	254.666	Course:	S 34° 15' 55.3499" W

Tangent Data			
Description	PT Station	Northing	Easting
Start:	13+78.537	3712131.559	11827346.74
End:	16+88.337	3711961.683	11827087.67
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	309.8	Course:	S 56° 44' 47.7499" W

Turnaround Road			
Horizontal Alignment Station and Curve Report			
Tangent Data			
Description	PT Station	Northing	Easting
Start:	20+00.000	3712015.2	11827169
End:	23+13.926	3711752.6	11827341
Circular Curve Data			
Parameter	Value	Parameter	Value
Length:	313.926	Course:	S 33° 15' 12.2501" E

Survey Control Monuments							
Name	Northing	Easting	Point Elevation	Alignment	Station	Offset	
CP T-Bar No. 1	3712276.87	11826889.54	158.48'	Dominion Energy Access Road	16+81.20	+372.23	
CP Spike No. 1	3711827.72	11827182.79	159.77'	Turnaround Road	21+64.15	+91.47	
CP Spike No. 2	3712432.16	11827760.03	157.54'	--	N/A	N/A	
CP Spike No. 3	3712167.36	11828716.90	151.85'	--	N/A	N/A	
CP Spike No. 4	3712508.04	11827411.27	156.43'	--	N/A	N/A	
CPP Nail No. 1	3711510.96	11827051.33	159.89'	Fuel Farm Road	30+40.79	+132.43	
CPP Nail No. 2	3711278.45	11827251.65	158.73'	Fuel Farm Road	31+53.95	+140.27	
CPP Nail No. 3	3711399.08	11827264.02	155.87'	Fuel Farm Road	31+63.23	+20.77	
CPP Nail No. 4	3711352.96	11827543.65	161.82'	Fuel Farm Road	33+09.67	+215.76	



Virgil R. Hazelett, P.E.
County Manager

Capital Region Airport Commission
Attn: Mr. Jon Mathiasen
One Richard E. Byrd Terminal Drive
Suite A
Henrico, VA 23250-2400

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 2012

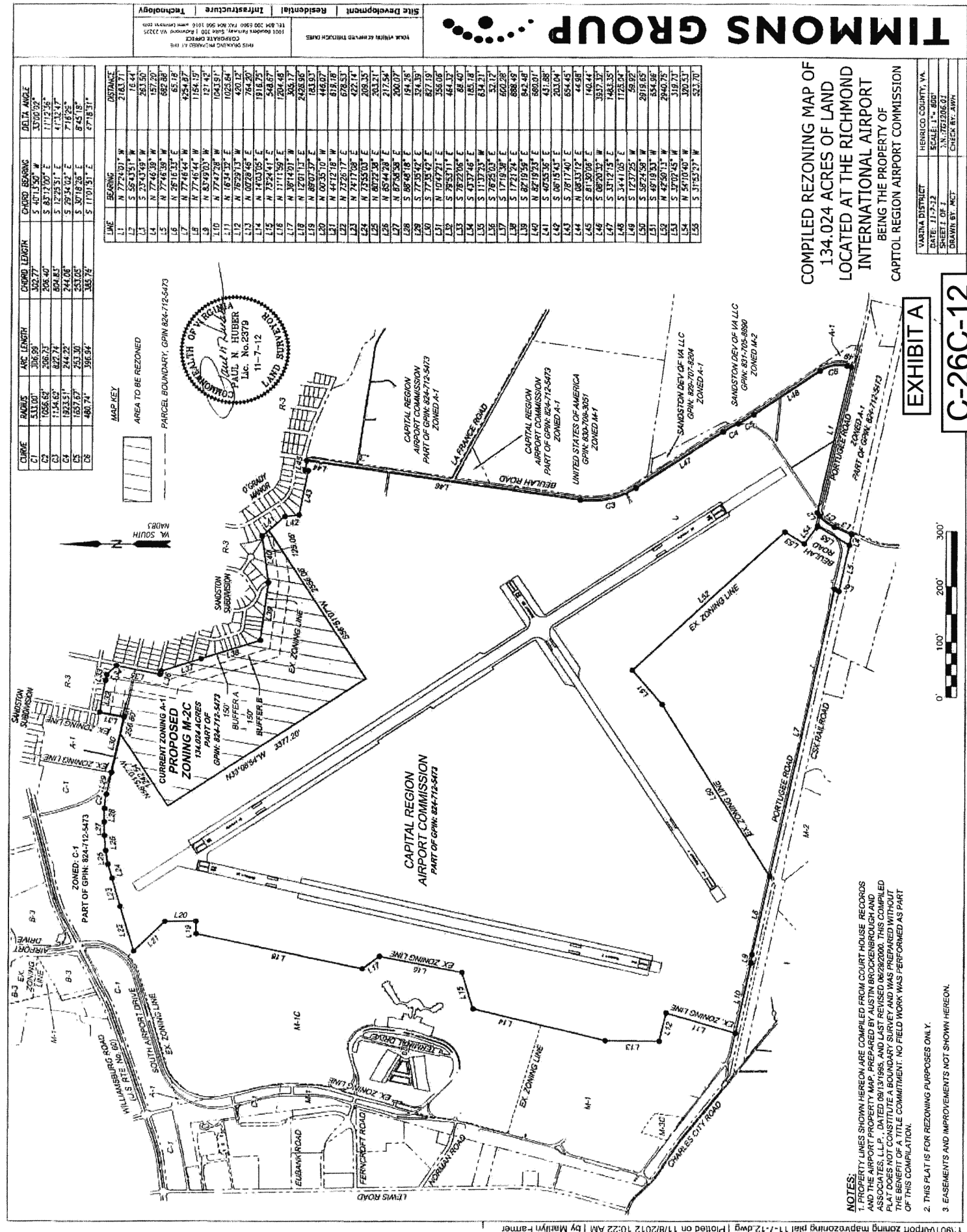
Re: Rezoning Case C-26C-12

Dear Mr. Mathiasen:

The Board of Supervisors, at its meeting on December 11, 2012, approved your request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-712-5473 containing approximately 134.02 acres located at the southern terminus of Raines Avenue and on the west line of Wilson Way at the western terminus of Hunstman Road approximately 1,200 feet south of Williamsburg Road (U.S. Route 60), described as follows:

Commencing at a point, at the northwest corner of Beulah Road and Portugee Road; thence along the western right-of-way of said Portugee Road the following courses and distances: thence, N 12°37'25" E, 59.92' feet to a point; thence along a curve to the left with an arc length of 396.94 feet, a radius of 480.74 feet, a delta angle of 47°18'31", having a chord bearing of N 11°01'51" W, and a chord length of 385.76 feet to a point; thence, N 34°41'05" E, 1125.04' feet to a point; thence along a curve to the right with an arc length of 253.30 feet, a radius of 1657.67 feet, a delta angle of 08°45'18", having a chord bearing of N 30°18'26" W, and a chord length of 253.05 feet to a point; thence along a curve to the left with an arc length of 244.22 feet, a radius of 1923.51 feet, a delta angle of 07°16'29", having a chord bearing of N 29°34'02" W, and a chord length of 244.06 feet to a point; thence, N 33°12'15" W, 1483.35 feet to a point; thence along a curve to the right with an arc length of 822.74 feet, a radius of 1134.62 feet, a delta angle of 41°32'47", having a chord bearing of N 12°25'51" W, and a chord length of 804.83 feet to a point; thence, N 08°20'32" E, 3937.32 feet to a point; thence, N 08°33'12" E, 44.98 feet to a point; thence, leaving said western right-of-way line of Beulah Road, N 81°30'06" W, 140.44 feet to a point; thence, N 78°17'40" W, 654.45 feet to a point; thence, N 06°15'43" W, 203.04 feet to a point; thence, N 40°55'36" W, 106.83 feet to a point, said point being the true and actual point of beginning; thence, S 56°51'07" W, 2556.06 feet to a point; thence, N 33°08'54" W, 3377.20 feet to a point; thence, N 56°51'07" E, 1242.54 feet to a point; thence, S 77°35'42" E, 256.80 feet to a point; thence, N 10°47'21" E, 356.06 feet to a point; thence, S 79°53'11" E, 464.32 feet to a point; thence, S 78°22'06" E, 88.40 feet to a point; thence, S 43°37'46" E, 185.18 feet to a point; thence, S 11°37'23" W, 634.21 feet to a point; thence, S 76°25'03" E, 52.12 feet to a point; thence, S 17°19'38" E, 600.28 feet to a point; thence, S 17°21'24"

(804) 501-4206 PARHAM & HUNGARY SPRING ROADS / P.O. BOX 90775 / HENRICO, VIRGINIA 23273-0775
FAX (804) 501-4182



Capital Region Airport Commission
December 18, 2012
Page 2

E. 888.49 feet to a point; thence, S 82°19'59" E, 842.48 feet to a point; thence, N. 82°19'23" E, 680.01 feet to a point; thence, S 40°55'36" E, 125.05 feet to the true and actual point of beginning and containing 5,838,064 square feet or 134.024 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 8, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

- Buffer.** A buffer of one hundred fifty (150') feet ("Buffer A"), shall be provided along the portion of the property labeled as "150' Buffer A" on the exhibit prepared by Timmons Group, dated November 7, 2012, entitled "Compiled Rezoning Map of 134.024 Acres of Land Located at the Richmond International Airport, Being Property of Capitol Region Airport Commission" and attached hereto as Exhibit A (see case file). Buffer A will be retained in its natural state and may include fencing/walls, any existing buildings and improvements, the perimeter security road, and utility easements, provided, any such utility easements shall be extended generally perpendicular through such buffer. A second buffer of one hundred fifty (150') feet along those portions of the property adjacent to Buffer A labeled as "150' Buffer B" on Exhibit A ("Buffer B"), (see case file) shall be provided on the property. Buffer B may include fencing/walls, roads, all utilities, including but not limited to all communications, fiber, cable, electricity, gas, water, stormwater and sewer, and associated easements, facilities and appurtenances.
- Severance.** The unenforceability, elimination, revision or amendment of any part of the proffer set forth herein shall not affect the validity or enforceability of any other part of the proffer.

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
Virgil R. Hazelett, P.E.
County Manager

pc: Ralph L. Axselle, Jr., Esquire
Jennifer D. Mullen, Esquire
Director, Real Estate Assessment
Conditional Zoning Index



REVISION DESCRIPTION	
DATE	DATE
6/30/2019	
DRAWN BY	KPO
DESIGNED BY	KPO
CHECKED BY	CMK
SCALE	N.T.S.

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
1001 Boulders Parkway, Suite 200
Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.0106 www.timmons.com

TIMMONS GROUP

Site Development | Residential | Infrastructure | Technology
EAST RAMP 3 ACCESS ROAD
HENRICO COUNTY - VIRGINIA
ALIGNMENT DATA, SURVEY DATA, AND REZONING CASE

JOB NO.
40930.001
SHEET NO.
01B

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.