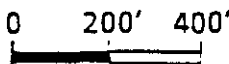


LIFE CARE FACILITY
C-51C-90

COUNTY OF HENRICO PLANNING OFFICE
85-A2-33, 86-B2-45
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

August 14, 1990

Re: Conditional Rezoning Case C-51C-90

Skipwith Associates
2800 Patterson Avenue
Suite 201
Richmond, Va. 23221

Gentlemen:

The Board of Supervisors at its meeting on August 8, granted your request to conditionally rezone from R-3 One Family Residence to R-6C General Residence District (Conditional), property described as follows:

Parcels 85-A2-33 and 86-B2-45:

Beginning at a point on the W. line of Skipwith Road 684.10' south of Parham Road (as widened); thence S. $4^{\circ} 29' 49''$ E., 338.85' to a rod; thence N. $86^{\circ} 01' 40''$ W., 666.27' to a rod; thence N. $28^{\circ} 29' 15''$ E., 54.70' to a rod; thence N. $1^{\circ} 10' 40''$ W., 289.33' to a rod; thence S. $85^{\circ} 57' 52''$ E., 229.39' to a stone; thence S. $85^{\circ} 39' 30''$ E., 390.25' to Skipwith Road, containing 5.703 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Building Materials. The visible portions of the exterior wall surface (front, rear and sides) of any life care facility shall be predominantly brick, except to the extent that other architectural materials are used for windows, fringe, architectural decorations or design elements, in substantial conformance to the elevation attached hereto as Exhibit A, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review or by any governmental body.
2. Site Plan. Any life care facility shall be developed in substantial conformance with the Site Plan entitled "Manor House Life Care Facility", prepared by Freeman and Morgan Architects dated April 24, 1990 (the "Plan"), attached hereto as Exhibit B, unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review, or by any governmental body.
3. Height. No building constructed on the Property shall exceed thirty-six (36) feet in height, as measured at the front entrance of the building facing Skipwith Road from the finished elevation of the first floor to the ridgeline of the roof, exclusive of chimneys and architectural design features.
4. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review or by any

governmental body. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe-box" type).

5. Screening. All heating and cooling equipment and all trash receptacles associated with the development of a life care facility shall be screened from public view at ground level.
6. Use. The only use permitted on the Property shall be for a residential living facility within the definition of a Life Care Facility, as defined in Section 22-3 of the Henrico County Zoning Ordinance and as permitted in Section 22-36.1 of said Ordinance or those uses permitted in and as regulated by the R-3 District.
7. Buffers. For the purposes of lessening the visual impact of the development of a life care facility on the Property on adjacent land, buffers consisting of berms, landscaped or natural areas, or combinations thereof, will be provided as set forth below, except to the extent necessary for utility easements, storm water detention, signage, access to and from public rights-of-way or other purposes unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review, or by any governmental body:
 - a. A landscaped or natural buffer area of a minimum of twenty (20) feet in width shall be provided along the southern boundary of the Property. The first 100 feet of such buffer as measured from Skipwith Road shall be supplemented with six (6) to eight (8) feet evergreen trees so as to result in at least one (1) evergreen tree of at least six (6) feet in height every ten (10) feet.
 - b. A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width, within which there shall be an intermittent berm, shall be installed and maintained along and parallel to the entire Skipwith Road right of way along the property.
 - c. A landscaped or natural buffer area of a minimum of twenty (20) feet in width shall be provided along the northern and western perimeters of the Property.

To the extent practical, utility easements and rights-of-way will be located generally perpendicular to the buffer areas. Should it be necessary to locate easements through a buffer area, such buffer area will be compensated to the general extent interrupted by said easements to maintain the integrity of the buffer area.

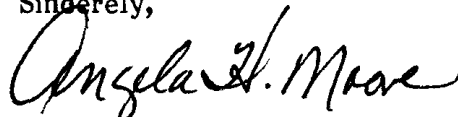
Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings shall be added.

8. Access. Except as set forth herein, upon the development of a life care facility, access to and from the Property shall be limited to Skipwith Road. There will be no access to the Property via existing Rudolph Road and Merrick Road, except to permit access to emergency vehicles and utility vehicles servicing the Virginia Power easement, unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review or by any other governmental body.
9. Drainage. On-site storm water detention shall be provided, if necessary, so that the rate of runoff of water that would be produced by a fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been developed for a life care facility.

10. Building Setback. Any life care facility constructed on the Property shall not be built within seventy-five (75) feet of the right-of-way line of Skipwith Road unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental body.
11. Signage. Other than traffic directional signs, only one (1) free-standing, ground-mounted sign will be constructed on the Property which identifies a life care facility. If lighted, the light shall be produced by an internal source.
12. Severance. The unenforceability, illegality, 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.

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 and exhibits in the Conditional Zoning Index.

Sincerely,

for 
W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
James W. Thebald, Esquire