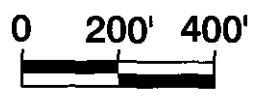


ASSISTED LIVING FACILITY

**C-14C-99**



**53-A-80C**

**FAIRFIELD DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 16, 1999

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-14C-99

Mr. Thomas Doyle  
Alternative Living Services, Inc.  
842 Durham Road, Suite 200  
Newtown, PA 18940

Dear Mr. Doyle:

The Board of Supervisors at its meeting on March 9, 1999, granted your request to conditionally rezone property from R-2 One Family Residence District to R-6C General Residence District (Conditional), Part of Parcel 53-A-80C, described as follows:

BEGINNING at a found stone on the eastern right-of-way line of St. Charles Road at the southwest corner of Tax Map No. 53-A-80C and the northwest corner of Tax Map No. 53-7-J-1; thence N 17°51'54" W 324.05' to a found stone; thence N 16°50'00" E 89.47' to a found stone on the southern right-of-way line of Parham Road; thence along the southern right-of-way line of Parham Road along a curve to the right having a radius of 3779.72' for a length of 147.47' to a found stone; thence N 59°00'06" E 394.72' to an iron rod found; thence leaving the southern right-of-way line of Parham Road S 30°59' 54" E 431.76' to an iron rod found on the northerly line of Lot 11, Block J, Section C, Wildwood; thence with the northerly line of Lots 11, 8 through 1, Block J, Section C, Wildwood S 63°40'06" W 194.25' to a point; thence S 63°23'06" W 489.92' to the Point of Beginning, containing 5.9085 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 5, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restriction. The only use permitted on the Property shall be for a nursing home, convalescent home, home for the aged or assisted living facility.
2. Site Plan and Elevations. Development of the Property shall be in substantial conformance with (i) the architectural appearance shown on the elevations entitled "Rendering 'B', New Proposed Design", prepared by Eppstein Uhen Architects and attached hereto as Exhibit "A" and (ii) the site plan entitled "Concept Master Plan" prepared by Bohler Engineering, P.C., dated December 21, 1998, last revised January 25, 1999, and attached hereto as Exhibit "B", unless otherwise requested and specifically approved at the time of Plan of Development.

3. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment)
4. 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, stone, wood, exterior insulating finishing systems ("E.I.F.S."), cementitious or vinyl 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. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal.
5. Buffer. A natural and/or landscaped buffer area a minimum of fifty (50) feet in width shall be provided adjacent to the southern (rear) boundary of the Property. A portion of the buffer generally opposite the rear building pad area shown on the Concept Master Plan will contain a slope area necessary to transition the grade down to the building pad elevation. Evergreens of a minimum height of six (6) to eight (8) feet shall be planted and staggered no farther apart than ten (10) feet on center along that portion of the buffer as shown on the Concept Master Plan. The foregoing is illustrated on the profile entitled "Sight Line Profile" prepared by Bohler Engineering, P.C., dated February 1, 1999 and attached hereto as Exhibit "C". Within the first thirty-five (35) feet of such buffer adjacent to Tax Parcel Nos. 53-7-J-5, 53-7-J-6, 53-7-J-7 and 53-7-J-8, additional under canopy supplemental screening shall be provided if necessary to supplement existing vegetation as determined at the time of Landscape Plan review. The planting of such evergreens and supplemental screening shall occur prior to the issuance of a Certificate of Occupancy for the Property or as soon thereafter as practical to ensure the survivability of such plantings.
6. Building Height. The building to be constructed on the Property shall be one story.
7. Signage. Any detached signs shall be ground-mounted monolithic-type signs and shall not exceed ten (10) feet in height.
8. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from view at ground level in a manner approved at the time of Plan of Development.
9. Trash Removal; Parking Lot Cleaning. Trash pickup from the Property and parking lot cleaning shall be limited to the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.
10. Mechanical Equipment. Mechanical equipment shall be screened from view at ground level at the Property lines in a manner approved at the time of Plan of Development.

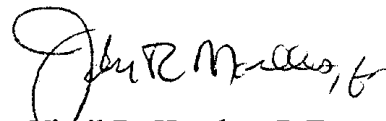
Mr. Thomas Doyle  
Alternative Living Services, Inc.  
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11. Lighting. Lighting shall be produced from horizontally-mounted concealed sources of light and the lighting standards shall not exceed fourteen (14) feet in height and shall be positioned in such a manner as to minimize the impact of such lighting off site.
12. Density. No more than forty (40) beds for residents shall be provided on the Property.
13. 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.
14. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
15. Square Footage. The building to be developed on the Property shall not exceed 22,000 square feet.
16. Building Setback. No building developed on the Property shall be constructed within seventy (70) feet of the southern (rear) boundary of the 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,



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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. James W. Theobald, Esquire  
Mr. Robert B. Ball, Sr.