

C-62C-00

ACTIVE REZONING

WHITE OAK
SEMICONDUCTOR

ELKTON
BLVD.

C-71C-98
to M-1C

C-62C-00
to O-3C

C-73C-98
to O-3C

TECHNOLOGY
BLVD.

MEMORIAL
DR.

DRIVE

MEMORIAL
DR.

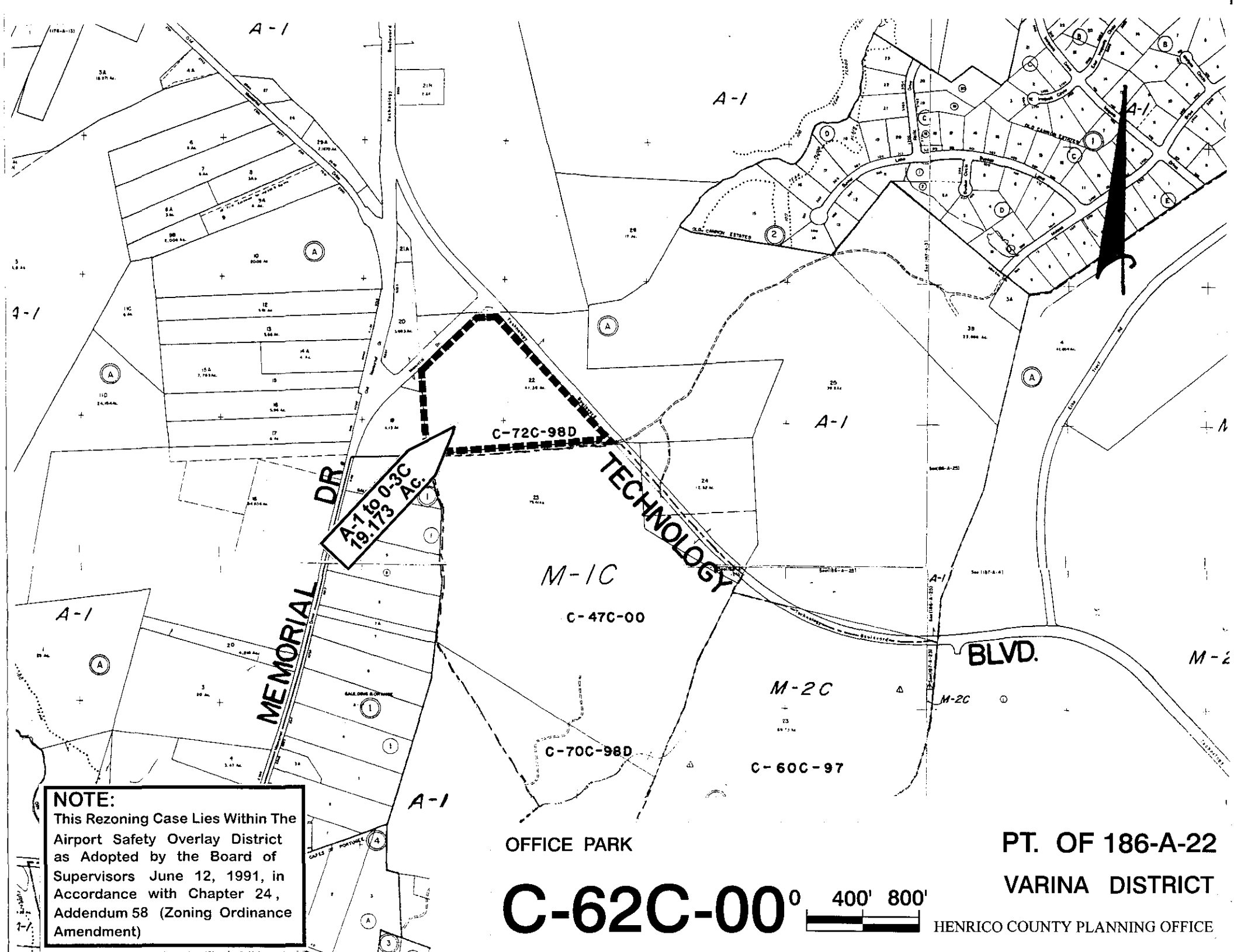
PORTUGEE
R/R

CSX
R/R

ROAD

WHITE OAK ESTATES

ALBANY



NOTE:
 This Rezoning Case Lies Within The
 Airport Safety Overlay District
 as Adopted by the Board of
 Supervisors June 12, 1991, in
 Accordance with Chapter 24,
 Addendum 58 (Zoning Ordinance
 Amendment)

C-62C-00 0 400' 800'

HENRICO COUNTY PLANNING OFFICE

**PT. OF 186-A-22
 VARINA DISTRICT**

OFFICE PARK

MEMORIAL DR.

TECHNOLOGY BLVD.

**A-1 to 0-3C
 19.173 Ac.**

C-72C-98D

M-1C

C-47C-00

M-2C

C-60C-97

C-70C-98D

A-1

A-1

A-1

A-1

A-1

4-1

A-1

**3A
18.97 AL.**

**4A
2.00 AL.**

**21A
7.47 AL.**

**29A
3.00 AL.**

**6
2.4 AL.**

**7
2.4 AL.**

**8
2.4 AL.**

**9
2.4 AL.**

**10
2.00 AL.**

**11C
1.4 AL.**

**12
1.6 AL.**

**13
1.6 AL.**

**14A
2.4 AL.**

**15A
7.78 AL.**

**16
1.6 AL.**

**17
1.4 AL.**

**18
1.6 AL.**

**19
1.6 AL.**

**20
1.6 AL.**

**21A
1.6 AL.**

**22
41.38 AL.**

**23
2.4 AL.**

**24
12.87 AL.**

**25
28.4 AL.**

**33
23.00 AL.**

**4
11.00 AL.**

See 1187-A-41

See 1186-A-251

See 1186-A-252

See 1186-A-253

See 1186-A-254

See 1186-A-255

See 1186-A-256

See 1186-A-257

See 1186-A-258

See 1186-A-259

See 1186-A-260

See 1186-A-261

See 1186-A-262

See 1186-A-263

See 1186-A-264

See 1186-A-265

See 1186-A-266

See 1186-A-267

See 1186-A-268

See 1186-A-269

See 1186-A-270

See 1186-A-271

See 1186-A-272

See 1186-A-273

See 1186-A-274

See 1186-A-275

See 1186-A-276

See 1186-A-277

See 1186-A-278

See 1186-A-279

See 1186-A-280

See 1186-A-281

See 1186-A-282

See 1186-A-283

See 1186-A-284

See 1186-A-285

See 1186-A-286

See 1186-A-287

See 1186-A-288

See 1186-A-289

See 1186-A-290

See 1186-A-291

See 1186-A-292

See 1186-A-293

See 1186-A-294

See 1186-A-295

See 1186-A-296

See 1186-A-297

See 1186-A-298

See 1186-A-299

See 1186-A-300



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

September 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-62C-00

Ms. Ruth M. Hofmeyer
1409 John Tyler Highway
Williamsburg, VA 23185

Mr. Bradley T. Marshall
Ms. Mabel R. Marshall
308 Treva Rd.
Sandston, VA 23150

Ms. Jane Lee Marshall
220 Napoleon Rd., Apt. A-12
Bowling Green, OH 43402

Ms. Jacqueline M. Pullen
5591 Turners Creek Rd.
Ferrum, VA 24088

Dear Ladies and Gentlemen:

The Board of Supervisors at its meeting on September 12, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to O-3C Office District (Conditional), Part of Parcel 186-A-22, described as follows:

Beginning at a point on southwestern right-of-way line of Technology Boulevard, which point is the northeastern-most point of Tax Parcel 186-A-22 south of Technology Boulevard and the southeastern-most point of Tax Parcel No. 186-A-22N, said point being the True Point of Beginning; thence along the southwestern right-of-way line of Technology Boulevard S 38°45'46" E 1,242.68' to a point; thence leaving the southwestern right-of-way line of Technology Boulevard N 84°26'22" W 182.58' to a point; thence S 89°49'38" W 798.84' to a point; thence S 87°41'49" W 361.02' to a point; thence N 00°03'04" E 635.21' to a point on the southern right-of-way line of Poplar Spring Road; thence along the southern right-of-way line of Poplar Spring Road N 51°14'14" E 378.73' to a point; thence N 58°04'48" E 100.72' to a point; thence N 51°14'14" E 89.92' to a point; thence leaving the southern right-of-way line of Poplar Spring Road S 83°01'03" E 112.60' to the True Point of Beginning, containing 19.173 acres.

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The Board of Supervisors accepted the following proffered conditions, dated September 12, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Buffers. A landscaped or natural buffer area a minimum of fifty (50) feet in width shall be maintained along the right-of-way line of Technology Boulevard and Memorial Drive with the exception of roads, utility easements that may pass through the buffer in a generally perpendicular manner (unless currently existing) and such other uses as may be permitted at the time of Plan of Development.
2. Safe Conduct of Operations. All uses shall be conducted so as not to create any danger to the health, safety and welfare or have any material adverse impact on the Property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the Property.
3. Setback from Technology Boulevard and Memorial Drive. No building or any portion thereof shall be constructed within one hundred (100) feet of the right-of-way lines of Technology Boulevard and Memorial Drive. No portion of a building exceeding two (2) stories in height shall be constructed within one hundred fifty (150) feet of the right-of-way line of Technology Boulevard. Minimum paving setback for parking will be fifty (50) feet from Technology Boulevard. Mailboxes, newspaper boxes, overnight mail boxes and similar structures shall not be permitted within such pavement setback.
4. Setback on Western Property Line. No building or any portion thereof shall be constructed within one hundred (100) feet of any adjacent parcels along the western property line for so long as any such parcel is zoned or used for residential purposes.
5. Open Space. At least forty percent (40%) of the Property taken as a whole, rather than calculated on a site-by-site basis, shall be used for permanent open space. The area devoted to the project perimeter buffering, wetlands, Best Management Practice facilities and flood plain, if any, may be counted toward this requirement.
6. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
7. Public Utilities. The public water and waste water system shall be used. However, well water may be put to non-potable use such as irrigation. Prior to completion of the extension of such systems, alternate systems may be utilized on a temporary basis if approved by the Department of Public Utilities.

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8. Building Materials. Exposed exterior wall surfaces of buildings shall be similar in architectural treatment and be constructed primarily of split face block, tilt-up concrete, pre-cast concrete, exterior insulating finishing systems (E.I.F.S.), drivit, glass, brick, stone, marble or granite. Notwithstanding the foregoing, for any building within two hundred (200) feet of Technology Boulevard, the wall facing Technology Boulevard shall be brick, stone, marble or granite; the remaining walls of such building may be of other permitted materials, provided that such remaining walls are similar to one another in architectural treatment.
9. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard. Parking lot lighting shall be produced from concealed sources of light (i.e. "shoe box" type or adjustable fixtures with positive cut-off angles) consistent with the standards applicable to White Oak Technology Park or such other source as may be approved at the time of Plan of Development.
10. Limitation on Vibration Causing Action. No pile driving, dynamic earth compaction, blasting, vibratory rollers or vibratory plate compactors shall be utilized during site work or the construction of any buildings on the Property unless previously approved by the Development Review Board of the White Oak Technology Park Owners Association or, in the absence of the formation of such Board, White Oak Semiconductor Partnership or its successors or assigns.
11. No Burning. There shall be no on-site burning of stumps, limbs, trees or other debris during site work or the construction of any buildings on the Property unless previously approved by the Development Review Board of the White Oak Technology Park Owners Association or, in the absence of the formation of such Board, White Oak Semiconductor Partnership or its successors or assigns.
12. Median Landscaping. The Applicant's Landscape Plan shall include landscaping within the median in Technology Boulevard adjacent to that portion of the Property which is the subject of the Plan of Development. The Applicant shall maintain such landscaping pursuant to an agreement satisfactory to the Applicant and the County of Henrico.
13. Irrigation. Landscaped buffer areas (as opposed to natural buffer areas) along Technology Boulevard and Memorial Drive shall be served by an underground irrigation system.
14. Schematic Site Plan. Development of the Property shall be in substantial conformance with the Schematic Master Plan dated June 15, 2000 entitled "White Oak Business

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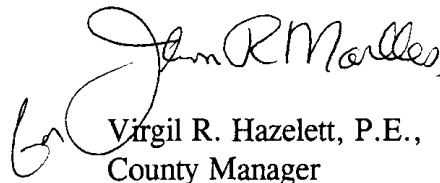
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Center" filed herewith (the "Master Plan"), unless otherwise requested and specifically approved at the time of Plan of Development review.

15. Access. Prior to Plan of Development approval, cross easements for vehicular and pedestrian traffic among the properties subject to Case No. C-73C-98, Case No. C-47C-00 and the Property as generally shown on the Master Plan shall be recorded unless otherwise specifically agreed at the time of Plan of Development. Any access to Memorial Drive shall be designed in such a manner, and with improvements required by the Department of Public Works, to encourage the safe operation of such access. Traffic exiting the Property onto Memorial Drive shall be initially limited to right turns only. This limitation may be eliminated by the Planning Commission at the time of subsequent Plans of Development if justified by area traffic conditions.
16. 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.

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