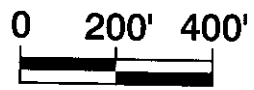


CONTINUING CARE RETIREMENT COMMUNITY

77-A-2A / Pt. of 76-A-8F

**C-75C-00**



TUCKAHOE DISTRICT  
HENRICO COUNTY PLANNING OFFICE

A-1  
40.55 Ac.

*Revised copy*

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



January 30, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-75C-00

Mr. Randall Robinson, President  
Lakewood Manor Baptist Retirement  
Community, Inc.  
P. O. Box 191  
Culpepper, VA 22701

Dear Mr. Robinson:

The Board of Supervisors at its meeting on January 23, 2001, granted your request to conditionally rezone property from R-5 General Residence District and A-1 Agricultural District to R-6C General Residence District (Conditional), Part of Parcel 76-A-8F and Parcel 77-A-2A, described as follows:

Parcel A:

Beginning at a point, said point being on the S. line of Lauderdale Drive approximately 915' west of the N. line of Havenwood Drive extended; thence leaving the S. line of Lauderdale Drive S. 25°35'45" W., 161.00' to a point; thence S. 48°45'07" W., 107.12' to a point; thence S. 30°38'56" W., 128.48' to a point; thence S. 40°40'36" W., 190.45' to a point; thence S. 40°51'45" W., 106.70' to a point; thence S. 04°49'56" W., 138.98' to a point; thence S. 79°19'20" W., 154.39' to a point; thence N. 89°04'38" W., 244.27' to a point; thence N. 54°12'21" W., 245.47' to a point; thence N. 69°17'24" W., 132.09' to a point; thence N. 88°06'44" W., 166.32' to a point; thence S. 87°21'41" W., 128.00' to a point; thence N. 22°48'36" E., 1424.72' to a point on the S. line of Lauderdale Drive; thence along the S. line of Lauderdale Drive S. 48°11'26" E., 1182.80' to the point of beginning, containing 27.120 acres.

Parcel B:

Beginning at a point, said point being on the S. line of Lauderdale Drive approximately 2101.5' west from the N. line of Havenwood Drive extended; thence leaving the S. line of Lauderdale Drive S. 22°48'36" W., 576.77' to a point; thence along a non-tangent curve to the right with a radius of 450.00', a tangent length of 198.42', a central angle of 47°35'20", the radius of which bears N. 66°32' 27" E., the long chord which bears N. 00°20' 0&' E., for a distance of 363.11'; thence along the arc of said curve for a distance of 737.76' to a point; thence N. 24°07'47" E., 273.34' to a point on the S. line of Lauderdale Drive; thence along the S. line of Lauderdale Drive S. 48°49' 58" E., 22.90' to a point; thence N. 41°53'25" E., 12.00' to a point; thence S.

Mr. Randall Robinson, President  
Lakewood Manor Baptist Retirement  
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January 30, 2001

2

48°49' 58" E., 60.51' to a point; thence S. 48°06' 23" E., 52.30' to the point of beginning, containing 1.564 acres.

Parcel C:

Beginning at a point, said point being on the S. line of Lauderdale Drive approximately 2245.5' west from the N. line of Havenwood Drive extended; thence leaving the S. line of Lauderdale Drive, S. 24°07'47" W., 273.34' to a point; thence along a curve to the left with a radius of 450.00', a tangent length of 198.42', a central angle of 47°35'20", the radius of which bears S. 65°52'13" E., the long chord of which bears S. 00°20' 07" W., for a distance of 363.11'; thence along the arc of said curve for a distance of 373.76' to a point; thence S. 22°48' 36" W., 128.58' to a point; thence N. 31°27'18" W., 12.50' to a point; thence along a curve of the right with a radius of 550.00', a tangent length of 289.89', a central angle of 55°35'07", the radius of which bears N. 58°32'40" E., the long chord of which bears N. 03°39' 46" W., for a distance of 512.90'; thence along the arc of said curve for a distance of 533.58' to a point; thence N. 24°07' 47" E., 132.47' to a point; thence N. 76°35'07" W., 23.84' to a point; thence N. 08°29'56" E., 24.57' to a point; thence S. 80°08' 48" E., 431.01' to a point; thence N. 24°07'47" E., 144.64' to a point on the S. line of Lauderdale Drive; thence along the S. line of Lauderdale Drive S. 48°49' 58" E., 104.59' to the point of beginning, containing 1.736 acres.

Parcel D:

Beginning at a point, said point being on the S. line of Lauderdale Drive approximately 2353.8' west from the N. line of Havenwood Drive extended; thence leaving the S. line of Lauderdale Drive S. 24°07'47" W., 144.64' to a point; thence N. 80°08'48" W., 31.01' to a point; thence S. 08°29'56" W., 24.57' to a point; thence S. 76°35'07" E., 23.84' to a point; thence S. 24°07'47" W., 132.47' to a point; thence along a curve to the left with a radius of 550.01', a tangent length of 289.89', a central angle of 55°35'04", the radius of which bears S. 65°52'14" E., the long chord of which bears S. 03°39' 46" E., for a distance of 512.90'; thence along the arc of said curve for a distance of 533.58' to a point; thence S. 41°27'18" E., 12.50' to a point; thence S. 22°48' 36" W., 728.2' +/- to a point; thence in a northwest direction 2747.6' +/- along the flood plain line to the S. line of Lauderdale Drive; thence along the S. line of Lauderdale Drive S. 48°20' 13" E., 273.7' +/- to a point; thence S. 41°26'42" E., 100.00' to a point; thence S. 48°20'13" E., 95.45' to a point; thence S. 48°49'58" E., 112.07' to the point of beginning, containing 16.0 acres +/-.

The Board of Supervisors accepted the following proffered conditions, dated January 15, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Lauderdale Drive Buffer Area. There shall be a 50-foot landscaping buffer along the Lauderdale Drive frontage of the property. This buffer shall preserve existing vegetation to the maximum extent possible. Additional plantings shall be provided in such buffer as required at the of Plan of Development approval. Utility easements and access driveways from Lauderdale Drive may cross the buffer in a perpendicular fashion. Any existing ring road within the buffer may remain as is. New roads (other than access driveways from Lauderdale Drive) shall not be permitted within the buffer, except that the existing ring road may be extended within such buffer generally consistent with the attached exhibit entitled Lauderdale Drive Buffer and dated January 5, 2001 (revised January 11, 2001).
2. Buildings. No building constructed on the Property within two hundred (200) feet of Lauderdale Drive shall exceed forty-five (45) feet in height.  
  
Unless otherwise approved at the time of Plan of Development review, each exterior wall surface of any building constructed on the Property shall have exposed exterior wall surfaces (above finished grade, excluding roofs and rooftop screening materials for mechanical equipment) of face brick, stone, wood or vinyl and the exterior architectural treatment of any building constructed on the Property shall be generally compatible with the buildings on the property at the time of the rezoning.
3. Screening. All heating and air conditioning equipment and trash receptacles shall be screened from public view at ground level. Dumpster area screening walls shall be constructed of the same material as predominantly contained in the main buildings on the site. Dumpster area screening doors and gates shall be opaque.
4. Parking Lot Lighting. Except for any parking lot lighting fixtures on the Property at the time of this rezoning, parking lot lighting fixtures within two hundred (200) feet of Lauderdale Drive shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and shall be produced from concealed sources of light (i.e. shoe-box type). Parking lot lighting fixtures within three hundred fifty (350) feet of the rear property line of any lot on Quiet Wood Court shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and shall be produced from concealed sources of light (i.e. shoe-box type).
5. Access. Direct vehicular access to and from the Property shall be limited to Lauderdale Drive.
6. Units. There shall be no more than seven hundred fifty (750) units on the Property. The maximum number of units on the Property shall also not exceed the following for the specified categories of care:

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4

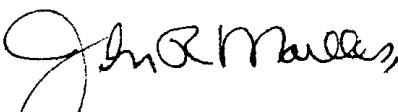
Independent living - cottages: sixty (60)  
Independent living - other buildings: four hundred-fifty (450)  
Assisted living or nursing home: two hundred-forty (240)

Total: 750

7. Plan of Development-Master Plan. The conceptual Master Plan for the development on Property shall be filed with the initial Plan of Development filed related to the Property after the rezoning. This Master Plan shall be conceptual in nature and may be subject to change.
8. Recreational Facilities. Recreational facilities for residents of the Property shall be provided on the property, with such recreational facilities including, but not being limited to, a tennis court, pedestrian walkways and garden area.
9. Severance. The unenforceability, elimination, revision or amendment of any proffers set forth herein, all or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of 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. Ralph L. Axselle, Jr., Esquire