

June2002

ZONING

ADDITIONAL PROPERTY FOR RACEWAY

Ref. 796-747-9944

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

C-43C-02

Fairfield District

0 500 Feet

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

September 17, 2002

Re: Conditional Rezoning Case C-43C-02

Richmond International Raceway
Douglas R. Fritz
P.O. Box 9257
Richmond, VA 23227

Dear Mr. Fritz:

The Board of Supervisors at its meeting on September 10, 2002, granted your request to conditionally rezone property from A-1 Agricultural District, C-1 Conservation District, and M-1 Light Industrial District to O-2C Office District (Conditional), C-1 Conservation District, and M-1 Light Industrial District, part of Parcel 796-747-9944 (86-A-2; 5900 Richmond-Henrico Turnpike), described as follows:

AREA 1

Beginning at a point on the center line of ditch/old stream bed, thence following said center of the ditch and old stream bed 584'± in a northerly direction to a point; thence leaving the center of said ditch/old stream bed S04°01'51"W, 329'± to a point; thence S38°49'37"E, 309.89' to a point; thence S25°28'12"E, 44.78' to a point; thence N82°08'58"W, 338'± to the point of beginning, containing 1.30± acres of land.

AREA 2

Beginning at a point; thence S82°08'58"E, 666.90' to a point; thence S55°27'34"W, 116.29' to a point; thence S64°05'57"W, 217.03' to a point; thence S73°35'56"W, 107.97' to a point; thence N64°53'20"W, 187.07' to a point; thence N25°28'12"W, 224.77' to the point of beginning; containing 2.032 acres of land.

AREA 3

Beginning at a point; thence N55°27'34"E, 23.09' to a point; thence N33°34'24"E, 94.15' to a point; thence N73°52'54"E, 148.58' to a point; thence S16°01'33"W, 162.40' to a point; thence N82°08'58"W, 170.59' to the point of beginning, containing 0.422 acres of land.

AREA 4

Beginning at a point; thence N73°52'54"E, 80.64' to a point; thence N50°34'06"E, 48.48' to a point; thence N16°11'01"E, 195.26' to a point; thence along a curve to the right having a radius of 173.41' and a length of 316.59', a central angle of 104°36'22", a

chord bearing of N80°51'23", and a chord of 274.42' to a point; thence S61°39'45"E, 70.41' to a point; thence S53°21'16"W, 681.84' to a point; thence N16°01'33"E, 162.40' to the point of beginning, containing 1.870 acres of land.

AREA 5

Beginning at a point; thence N53°21'16"E, 199'± to a point in the center of Upham Brook; thence along the center of Upham Brook 814'± in a southeasterly direction to the north line of CSX Railroad right of way; thence along the north line the CSX Railroad right of way the following three courses: S56°14'15"W, 378'± to a point; thence along a curve to the left having a radius of 1770.14', a length of 666.69', a central angle of 21°34'45", a chord bearing of S45°24'53"W, and a chord of 662.75' to a point; thence along a curve to the left having a radius of 1545.12', a length of 35.32', a central angle of 1°18'35", a chord bearing of S34°00'12"W, and a chord of 35.32' to a point; thence N28°36'51"E, 236.19' to a point; thence N02°10'42"E, 218.32' to a point; thence along a curve to the left having a radius of 628.38', a length of 528.94', a central angle of 48°13'43", a chord bearing of N11°04'28"W, and a chord of 513.46' to a point; thence N61°26'26"W, 92.71' to the point of beginning, containing 6.86± acres of land.

AREA 6

Beginning at a point on the north line of Richmond & Henrico Turnpike, said point being 0.3± mile east of Azalea Avenue; thence leaving the north line of Richmond & Henrico Turnpike N7°08'27"W, 604.04' to a point; thence N11°17'26"W, 304.54' to a point; thence S89°56'31"E, 11'± to the center of a ditch/old stream bed; thence along the center of the ditch/old stream bed 1521'± in a northerly direction to a point; thence leaving the center of said ditch/old stream beds S82°08'58"E 338'± to a point; thence S25°28'12"E, 224.77' to a point; thence S64°53'20"E 187.07' to a point; thence N73°35'56"E, 107.97' to a point; thence N64°05'57"E, 217.03' to a point; thence N55°27'34"E, 116.29' to a point; thence S82°08'58"E, 170.59' to a point; thence S16°01'33"W, 1945.61' to a point on the north line of Richmond & Henrico Turnpike; thence along the north line of Richmond & Henrico Turnpike the following two courses; along a curve to the right having a radius of 1119.45' and a length of 373.21', a central angle of 19°06'06", a chord bearing S64°26'50"W, and a chord of 371.49' to a point; thence S73°59'53"W, 260.89' to the point of beginning, containing 44.33± acres of land.

The Board of Supervisors accepted the following proffered condition, dated August 15, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

PROFFERS O-2C PORTION

1. Buffer. A forty-five foot landscaped or natural buffer area shall be maintained along the boundary line of the Property fronting on the ultimate right-of-way of the Richmond Henrico Turnpike; and a twenty-five foot landscaped or natural buffer

area shall be maintained along the western boundary line of the Property as long as the property adjacent to the western boundary line of the Property is zoned Agriculture or Residential. Such buffers may include utility easements, driveways, roads or signage, or such other uses as approved at the time of final construction plan approval. Underbrush, fallen, diseased or dead trees and plant growth may be removed from any buffer area so long as additional supplemental plantings shall be added to such buffer.

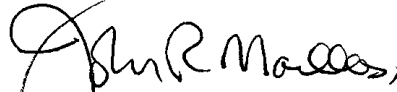
2. Building Setback. Any building on the Property shall be set back at least fifty (50) feet from the right-of-way line of the Richmond Henrico Turnpike (as such right-of-way line shall be determined at the time of the initial Plan of Development review).
3. Uses. Funeral homes or undertaking establishments will not be permitted on the Property.
4. Rooftop Screening. Any rooftop mounted equipment shall be screened from public view at ground level at the perimeter of the Property along adjacent roadways.
5. Utility Lines. Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground. All junction and access boxes and meters shall be screened from view at the perimeter of the Property to the greatest extent practical.
6. Detached Signage. Any permanent detached signs shall be monolithic style signs, the base of which shall be landscaped.
7. Trash and Recycling Receptacle Areas. All dumpsters, trash and recycling receptacles, (not including convenience cans), shall be screened from view at the boundary line of the Property in a manner approved at the time of initial Plan of Development review.
8. Severance. The unenforceability, elimination, revision or amendment or any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

Richmond International Raceway
Douglas R. Fritz
September 17, 2002

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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,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
The Estate of A. Storrs Warinner
Andrew M. Condlin/Caroline Browder