

A-1, R-6C, RTHC to 0-2C
6.813 Acres



July 2003

ZONING
 Condominium Office Park
 & Day Care Center
 Ref. 749-754-5736

C-33C-03
 Tuckahoe District
 0 400 Feet

Gaskins Professional Offices

By Katherman & Company

Total Building Area 48,997 Square Feet

Medical Office 23,000 S.F.

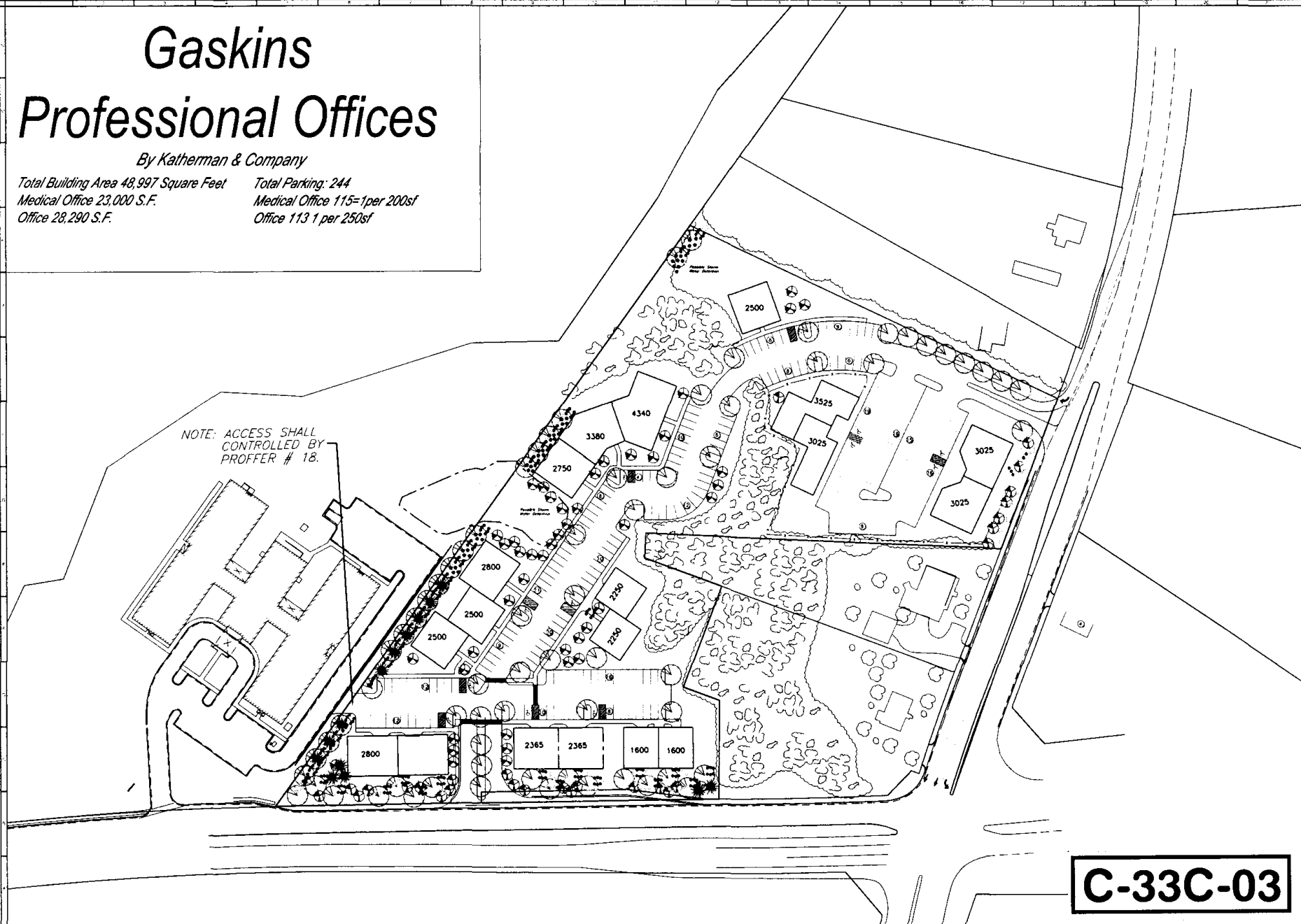
Office 28,290 S.F.

Total Parking: 244

Medical Office 115=1 per 200sf

Office 113 1 per 250sf

NOTE: ACCESS SHALL
CONTROLLED BY
PROFFER # 18.



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

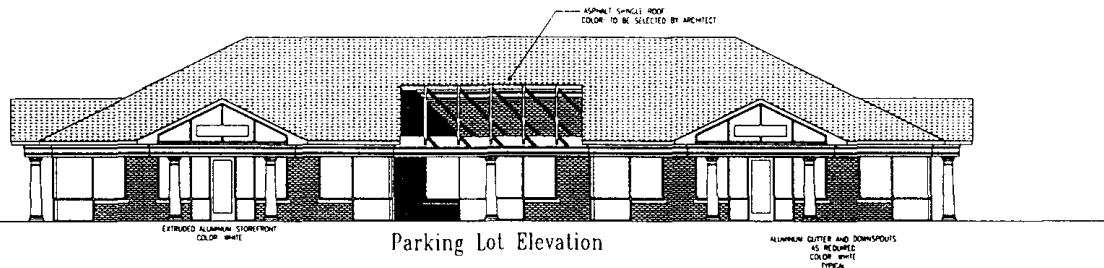
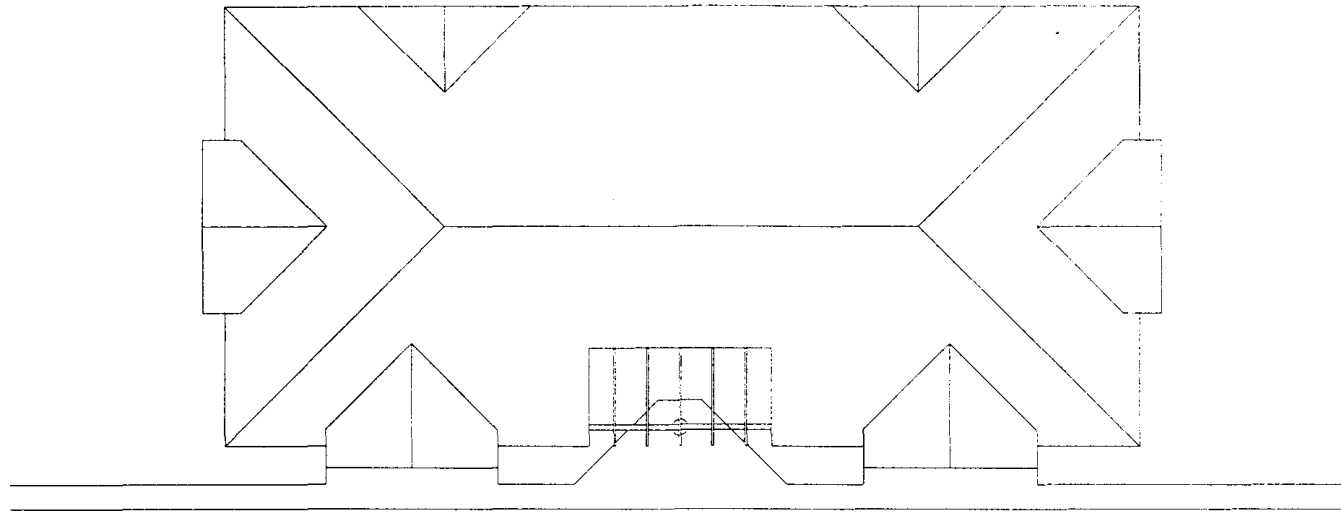
801 Branchway Road
Richmond, Virginia 23264
Phone: 804/784-0871
FAX: 804/784-2838

Katherman Three Chopt
Conceptual Plan
TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

DRAWN BY: DJL
DESIGNED BY:
CHECKED BY:
DATE: 2-03-03
REVISIONS
2-27-03
6-16-03
7-3-03
9-4-03
9-11-03

SCALE: 1"=140'
SHEET NO:
1
JOB NO:
C0200218

C-33C-03



Parking Lot Elevation



Gaskin Road Elevation

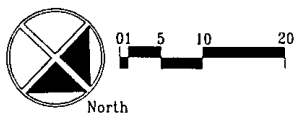


EXHIBIT 'A' - C-33C-03

KEITH HUNTER

ARCHITECT
804.833.9386



804.794.1192

804.794.1704 FAX

Office Condominiums
Three Chopt and Gaskins

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DATE 07.01.2003

SCHEMATIC DESIGN - ELEVATIONS AND ROOF PLAN
SCALE 1/16"=1'-0"

Scheme 1



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 21, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. B. K. Katherman
Katherman & Company Inc.
2331 Robious Station Circle
Midlothian, VA 23113

Re: Conditional Rezoning Case C-33C-03

Dear Mr. Katherman:

The Board of Supervisors at its meeting on October 14, 2003, granted your request to conditionally rezone property from A-1 Agricultural District, RTHC Residential Townhouse District (Conditional) and R-6C General Residence District (Conditional) to O-2C Office District (Conditional), Parcels 749-754-5736 and 749-754-5769, and part of Parcel 749-754-2538, described as follows:

Commencing at a point located at the intersection of the western right-of-way line of Three Chopt Road (variable width right of way) and the northern right of way of Gaskins Road (variable width right of way); thence along the northern right of way line of Gaskins Road S59°13'10"W 15.31' to a point; thence S04°08'09"E 42.89' to a point; thence S44°36'18"E 198.72' to a point being the place and point of beginning; thence continuing along the northern right-of-way line of Gaskins Road S44°36'18"W 525.27' to a point; thence departing said right-of-way N09°46'48"W 863.75' to a point; thence N69°58'50"E 491.12' to a point along the western right-of-way line of Three Chopt Road; thence continuing along said right-of-way S24°32'54"E 90.07' to a point; thence S24°07'37"E 110.29' to a point; thence departing said right-of-way S47°24'38"W 438.26' to a point; thence N48°23'14"W 29.08' to a point; thence N66°15'07"E 98.96' to a point; thence S24°33'03"E 133.01' to a point; thence N69°25'26"E 46.09' to a point; thence S45°33'35"E 117.01' to the point of beginning, containing 6.813 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 14, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

- I. **Uses:** Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, credit unions, savings and loans or similar institutions that are not regulated by the foregoing Virginia Code Sections), daycare, schools, and funeral

home uses shall be prohibited. Drive thru services, accessory to any permitted use, shall be prohibited.

2. **Underground Utilities:** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
3. **Trash Enclosures:** Enclosure areas for dumpsters on the Property shall be constructed of brick on three (3) sides complementary to that which is utilized in the primary building. The fourth side shall be gated with an opaque material other than wood. The location of enclosures shall not be located in front of buildings between parking areas or shall be visible from Three Chopt or Gaskins Roads.
4. **Mechanical Equipment:** Mechanical equipment shall be screened from public view in a manner approved at the time of Plan of Development review.
5. **Parking Lot Lighting:** Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting shall not exceed twenty (20) feet in height as measured from grade and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
6. **Building Height:** No building constructed on the Property shall exceed the lesser of thirty (30) feet in height or one (1) story exclusive all architectural design features.
7. **Buffers:**
 - a. **Three Chopt Road Buffer.** A buffer a minimum of thirty-five (35) feet in width which is landscaped and/or contains existing vegetation in such a manner to visually screen any parking service areas shall be provided along Three Chopt Road as measured from the ultimate right of way. The buffer shall be planted with the trees and shrubs required in the Henrico County Zoning Ordinance for a transitional buffer 25. In the event, that grading and/or construction requires the removal of existing trees in this thirty-five (35) foot buffer, supplemental plantings shall be made to maintain the transitional buffer 25 requirements. Stormwater/BMP facilities shall not be permitted within said buffer unless located underground.
 - b. **Gaskins Road Buffer.** A buffer a minimum of thirty-five (35) feet in width, which is landscaped and/or contains existing vegetation in such a manner to visually screen any parking service areas, shall be provided along

Gaskins Road as measured from the ultimate right of way. The buffer shall be planted with the trees and shrubs required in the Henrico County Zoning Ordinance for a transitional buffer 25. In the event, that grading and/or construction requires the removal of existing trees in this thirty-five (35) foot buffer, supplemental plantings shall be made to maintain the transitional buffer 25 requirements. Stormwater/BMP facilities shall not be permitted within said buffer unless located underground.

- c. **Internal Landscaping.** Shall generally conform to that shown on the Concept Plan (see case file) and shall meet a 25% canopy coverage. This landscaping is subject to review and approval at time of Plan of Development review. All landscaped areas shall be irrigated.
 - d. **Preservation of Trees within Wetlands.** Trees shall be preserved within the wetland areas except for roads, and utility easements which may pass through the wetlands in a generally perpendicular manner (unless currently existing). Other uses, as may be required or permitted at the time of Plan of Development review may also pass through the wetlands (ie. Recreation areas).
 - e. Notwithstanding a and b above where buffers include trees with a diameter of four (4) inches or greater, such trees shall be preserved except to allow for roads and utility easements which may pass through the buffers in a generally perpendicular manner (unless currently existing). Other uses as may be required or permitted at the time of Plan of Development review may also pass through the buffers. Where permitted or practicable, areas disturbed for the placement of utilities within the buffer areas shall be restored. Existing vegetation and underbrush, fallen, diseased or dead plant growth may be removed from such buffer areas, and if so removed additional plantings shall be added.
8. **Conceptual Plan:** Unless otherwise approved by Planning Commission at time of Plan of Development review, the office development shall be developed in substantial conformance with the Conceptual Plan prepared by Balzer & Associates, Inc. dated September 11, 2003 (see case file). This includes landscaping, entrance features, orientation of buildings to Three Chopt and Gaskins Roads, interior sidewalks, etc.
 9. **Gaskins Road Entrance:** A boulevard entrance shall be provided with a ten (10') foot wide landscaped median. A right turn lane shall be provided from Gaskins Road. All applicable right of way dedication for said lane shall be dedicated, free and unrestricted, to and for the benefit of Henrico County.

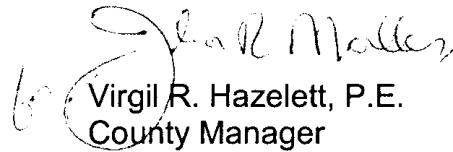
10. **Architecture**: Unless otherwise approved by Planning Commission at time of Plan of Development review, the buildings shall be substantially in conformance with the elevations, "Exhibit A" (see case file). The facades facing public rights of way shall have an inviting and attractive appeal that can be accomplished with windows, placement of landscaping, eaves, etc. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be mainly brick with columns and decorative features in alternate materials such as EFIS, vinyl, wood, etc., and excluding windows, doors, breezeways, and other architectural design features.
11. **Detached Signage**: Any detached signs on the Property shall be ground mounted, monolithic-type signs. Such signs shall not exceed six (6) feet in height as measured from the grade of the adjacent street level and shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such signs and away from public rights-of-way.
12. **Attached Signage**: Attached signs on the Property shall be externally lit and shall consist of individual letters. With the exception of logo displays, cabinet signs shall be prohibited.
13. **Utility Equipment**: Roof top and ground level mechanical equipment and utility boxes shall be screened from public view and designed to be perceived as an integral part of the building and shall not be visible from Gaskins Road and Three Chopt Road.
14. **Sidewalk**: A sidewalk shall be provided along Gaskins Road and Three Chopt Road and shall meet Henrico County Standards.
15. **BMP**: If the storm water management pond is a wet pond, it shall be designed to include a water feature, such as a fountain or aeration system that shall mitigate mosquito breeding. In any case, any storm water management pond located on the property shall be landscaped as approved by the Planning Commission at the time of any Plan of Development on the Property. Stormwater/BMP facilities shall not be permitted within road frontage buffers unless located underground.
16. During the period of construction on the Property, there shall be no burning of natural materials or construction debris.
17. There shall be no left turn access at the Three Chopt Road entrance. This shall be accomplished through the design of median improvements and shall be approved through the Plan of Development process.

Mr. B. K. Katherman
Katherman & Company Inc.
October 21, 2003
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18. The access to the adjacent parcel (GPIN 749-754-2358) shown on the proffered site plan dated September 11, 2003 (see case file), will not be constructed until proffer amendments to Case C-10C-99 attached (see case file) with such property are processed and approved. In the event proffer amendments are not approved, access will not be allowed to adjacent parcel (GPIN 749-754-2358).
19. No portable and/or changeable copy signage shall be permitted on-site.

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

pc: Ms. Marquetta Akinwade, Power of Attorney for Mr. Wylone B. Valentine
Wachovia Bank N.S. Trustee
Mr. Andrew M. Scherzer / Ms. Kristen D. Keatley
Director, Real Estate Assessment
Conditional Zoning Index