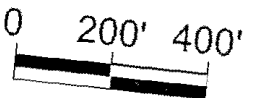


**SUBJECT PROPERTY**

COUNTY OF HENRICO  
CITY OF RICHMOND

LIFE CARE FACILITY  
**P-3-02**



95-A-5,6,7 & 94-A-38  
FAIRFIELD DISTRICT  
HENRICO COUNTY PLANNING



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

March 19, 2002

Re: Provisional Use Permit P-3-02

Westminster-Canterbury  
1600 Westbrook Avenue  
Richmond, VA 23227

Dear Sir:

The Board of Supervisors at its meeting on March 12, 2002, granted your request for a Provisional Use Permit in order to develop a life care facility, on Parcels 783-742-4699 (95-1-5), 784-743-1124 (6), 784-743-6204 (7) and 782-742-9080 (94-A-38), subject to the following conditions:

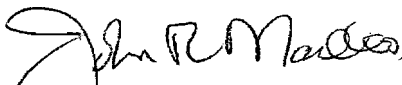
1. Development of the property shall be in substantial conformance with the conceptual plan titled "Westminster-Canterbury Richmond Overall Site Zoning Plan (L-100)" prepared by THW Design dated 11/28/01 and attached hereto as Exhibit A (see case file). With each new Plan of Development submitted for review, this conceptual plan shall be updated to reflect the most current development conditions.
2. New building construction shall be in substantial conformance with the building elevations attached hereto as Exhibits B, C, D and E (see case file). The respective titles of these exhibits are as follows:
  - Exhibit B - "Westminster-Canterbury Richmond Exterior Elevations (A3.1)" prepared by THW Design dated 11/21/01
  - Exhibit C - "Westminster-Canterbury Richmond Exterior Elevations (A3.2)" prepared by THW Design dated 11/21/01
  - Exhibit D - "Westminster-Canterbury Richmond Exterior Elevations (A3.3)" prepared by THW Design dated 11/21/01
  - Exhibit E - "Westminster-Canterbury Richmond Cottage B1 (B1.1)" prepared by THW Design dated 11/20/01
3. The total number of residential units shall not exceed 975. For purposes of this condition, a residential unit shall be defined as a cottage unit (i.e.

detached residence), an independent living unit (i.e. apartment), an assisted living unit, a memory support unit, or a healthcare bed. Within the 975-unit total, the total number of cottage units shall not exceed nine (9) and the total number of independent living units shall not exceed 615.

4. 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.
5. Except for any parking lot lighting fixtures existing on the Property at the time of approval of this provisional use permit, parking lot lighting fixtures 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).
6. Recreational facilities for residents of the Property shall be provided with such recreational facilities to include, but not be limited to, pedestrian walkways and garden areas.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

  
6a Virgil R. Hazelett, P.E.,  
County Manager

pc: Director, Real Estate Assessment  
Provisional Use Permit Index  
Jack R. Wilson, III, Esquire