

SUBJECT PROPERTY

Four Seasons Condos



April 2004

ZONING

UMU PERMITTED USES

Ref. 750-766-3162

P-6-04

Three Chopt District

0 500 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 1, 2005

Highwoods Realty LP
c/o Mr. Paul W. Kreckman
4501 Highwoods Parkway, Suite 400
Glen Allen, VA 23060

Re: Provisional Use Permit P-6-04

Dear Mr. Kreckman:

The Board of Supervisors at its meeting on February 22, 2005, granted your request for a Provisional Use Permit in order to submit a Master Plan for the proposed Highwoods Village project, Parcels 750-766-3162, 750-765-4697, 749-756-7952 and 750-765-0494, subject to the following conditions:

1. The Master Plan shall adhere to the proffers accepted with rezoning case C-27C-04 (see case file).
2. A 35' buffer shall be provided along the entire length of the western property line, except where less exists because of the location of the existing Highwoods Parkway. This buffer shall contain landscaping planted at a Transitional Buffer 50 level in accordance with a landscape plan approved by the Planning Commission.
3. A 35' landscape strip shall be provided along the frontages of Cox Road and Sadler Place. The landscape strip shall contain landscaping planted at a Transitional Buffer 25 level in accordance with a landscape plan approved by the Planning Commission.
4. The site plan shall be developed in substantial conformance with the master plan layout titled "Innsbrook Corporate Center" dated February 2, 2005 (see case file). Any deviations from this plan must be approved by the Director of Planning and significant changes must be approved by the Planning Commission.

Highwoods Realty LP

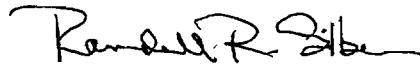
March 1, 2005

Page 2

5. The mixture of uses shall be substantially in conformance with the "Highwoods Village Master Plan" table revised January 25, 2005 (see case file).
6. Parking structures shall not be located within 140' of the western property line.
7. The development must include a significant pedestrian design that encourages free pedestrian movement between all uses contained on the Property and to adjoining sites.
8. The development must include significant and strategically placed areas for public gathering and outdoor functions. These areas shall be tentatively designed and illustrated prior to approval of the first POD.

The Planning Department 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,



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

pc: 4600 Cox Road II, LLC
4501 Highwoods Parkway, LLC
4521 Highwoods Parkway, LLC
Mr. James Theobald, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Dr. Penny Blumenthal – Director, Research and Planning