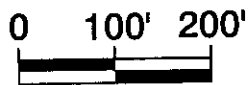


60-A-28

AMEND PROFFERED CONDITIONS

BROOKLAND DISTRICT

C-24C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 27, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-24C-97

Mr. John Bushey
Elderhomes Corporation
110 Giant Dr., Suite C
Richmond, VA 23224

Dear Mr. Bushey:

The Board of Supervisors at its meeting on June 25, 1997 granted your request to amend proffered conditions on Conditional Rezoning Case C-80C-87, being Parcels 60-A-28, and 27A.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

1. Use Limitation. The improvements to be constructed on the Property shall provide multi-family residential living accommodations and related services only for the elderly and/or convalescent and/or handicapped and/or disabled persons (exclusive of management personnel), and their spouses, children, brothers, sisters or aides but in no event in excess of two (2) persons per bedroom. For purposes hereof, the term "elderly" shall mean persons sixty-two (62) years of age or older.
2. Architectural Treatment. Any building on the Property providing housing for elderly persons living independently shall be constructed substantially in accordance with and of the same exterior building materials as the building elevation shown on a plan entitled, "Parham Road Senior Apartments, E. Parham Road, Henrico County, Virginia", prepared by Archon Associates, Incorporated dated March 26, 1997, unless otherwise specifically requested by the Developer and approved at the time of Plan of Development review. Such building shall contain at least the following features:
 - (a) Community dining room and serving area.
 - (b) Community recreation room.
 - (c) Medical examination room.
 - (d) Indoor mailroom.
 - (e) Tenant storage room with individual storage cubicles.
 - (f) Laundry room on each floor.
 - (g) Library.
 - (h) Card room.
 - (i) Hair salon.
 - (j) Exercise room containing appropriate exercise equipment for elderly persons
 - (k) Arts and Craft room.

- (l) Private dining/party room with a minimum of 864 square feet of floor area.
3. Resident Services. The following services shall be provided for elderly persons living independently on the Property:
- (a) An activities director will be employed to direct resident programs such as organized games, exercise classes, arts and crafts, lectures, trips, dances, book clubs and other activities desired by the residents.
 - (b) Transportation shall be provided either by a van operated by the management of the facility, or through arrangements with a private or public transportation provider.
 - (c) Optional meal service.
 - (d) Optional maid service.
 - (e) Optional linen service.
 - (f) Grocery and pharmacy delivery service.
 - (g) Regular health screening by qualified health service personnel.
4. Security Measures. The following security provisions shall be included in any project for elderly persons living independently:
- (a) Emergency pull-cords in all bedrooms and bathrooms, which will be monitored by resident management and concurrently by an outside monitoring service.
 - (b) Locked vestibule entry with key-pad access.
 - (c) A closed circuit television site monitoring system and video recording equipment, VCR, switching device and tapes to record information from all cameras. The monitoring system shall include the following features:
 - (i) Camera surveillance shall be in operation from 6:00 p.m. until 11:00 p.m., nightly.
 - (ii) Tapes recording activities observed through the surveillance cameras shall be preserved for a period of sixty (60) days. Authorized representatives of the Henrico County Police Department or Planning Department shall have access to such tapes upon written request.
 - (d) Hinged security bars for all sliding glass doors in residential units.

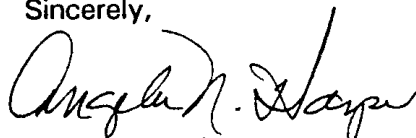
Mr. John Bushey
Elderhomes Corporation
June 27, 1997
C-24C-97

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5. Fire Protection. All side walls of each residential unit constructed on the Property shall have fire walls with at least a two-hour (2-hour) fire rating. All residence buildings shall be sprinklered.
6. Access. Vehicular access to the Property from Parham Road shall only be by way of a joint access drive serving the Property and the adjacent parcel to the west, unless otherwise required by any governmental body having jurisdiction with respect thereto.
7. Building Setbacks. No building shall be constructed within fifty feet (50') of the right-of-way line of Parham Road (as such right-of-way line is determined at the time of Plan and Development review).
8. Flood Plain. Any portion of the Property which may be within the one hundred-year (100-year) flood plain, as determined at the time of plan development and review, shall be used only for open space and passive recreational activities. No permanent or enclosed building (excluding buildings such as gazebos or shelters) or parking spaces shall be constructed within such portion of the Property.
9. Building Height. No building constructed on the Property shall exceed three (3) stories in height, exclusive of decorative architectural embellishments.
10. Building Materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of brick construction, exclusive of windows, doors and architectural design features, unless different architectural treatment and/or materials are specifically requested and approved at the time of Plan of Development review.

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 condition in the Conditional Zoning Index.

Sincerely,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire