

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

**C-7C-06**  
**Zoning**  
 Industrial Uses  
 Varina District  
 400 Feet  
 PS November 2005 Ref: 815-700-4617



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

February 21, 2006

Ramona Max Brown LLC, a Delaware LLC  
c/o Lewis Henkind Company  
2 Gannett Dr.  
White Plains, NY 10604

Re: Conditional Rezoning Case C-7C-06

Dear Mr. Henkind:

The Board of Supervisors at its meeting on February 14, 2006, granted your request to conditionally rezone property from A-1, Agricultural District to M-1C Light Industrial District (Conditional) Parcel 815-700-4617, described as follows:

All that certain parcel of real property containing 2.00 acres of land located in the Varina Magisterial District of Henrico County, Virginia, described on plat dated February 8, 1929, prepared by T. Crawford Redd & Bro., Inc., entitled "Plat of 2 acres of land on the Darbytown Road, in Henrico County, Va., to be conveyed by T. J. Grubbs, to James Goode, Jr., & Pearl C. Goode" and being more particularly described as follows:

Beginning at a point on the south side of Darbytown Road 50 feet from the line of the Peoppel Tract, and thence along the south line of the said Darbytown Road S 40.5° E 210 feet; thence along the line with W. R. Grubbs and other land belonging to T. J. Grubbs S 49° W 367 feet; thence N 40.5° W 282.7 feet; thence with the line of the Peoppel Tract N 52.5° E 157.3 feet to the western corner of the Cutright lot; thence with the line of the said Cutright lot S 40.5° E 63 feet; thence N 49° E 210 feet to the Point of Beginning.

The Board of Supervisors accepted the following proffered conditions, dated January 5, 2006, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

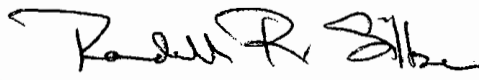
In addition to the proffered condition below, the proffers applicable to the parcel which was the subject of Case No. C-47C-97 shall be applicable to the parcel submitted herewith so as to have the effect of revising the parcel description

submitted with Case No. C-47C-97 as though such revised description had been a part of such Case and thereby bound by the proffers applicable thereto.

18. **No Vehicular Access.** There shall be no direct vehicular access to and from the Property and Darbytown Road.

Please see enclosed proffers accepted with referenced case C-47C-97. The Planning Department 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,



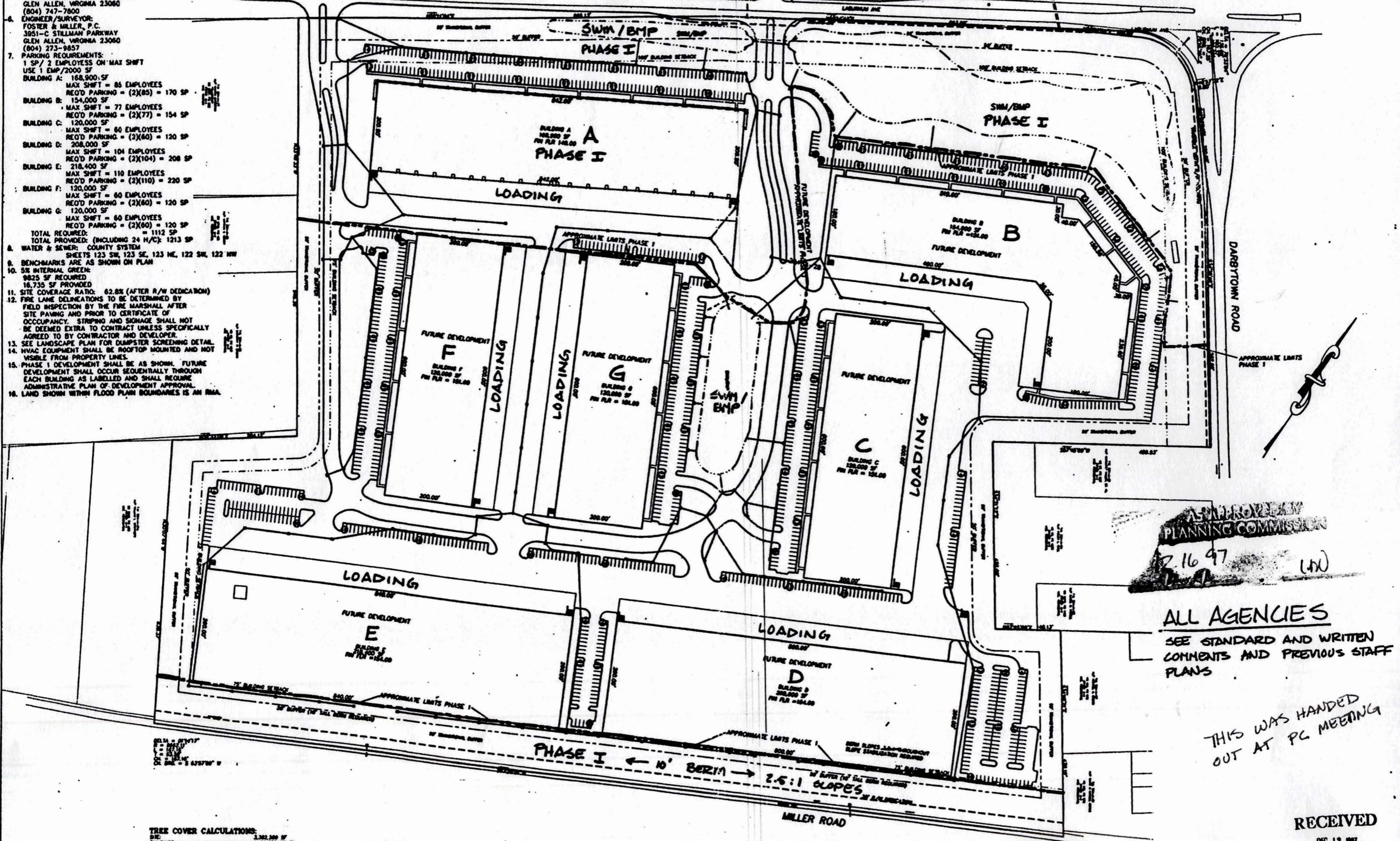
for Virgil R. Hazelett, P.E.  
County Manager

pc: Bonita B. Gower  
Michael A. Batten  
Brenda Y. Corbett  
James W. Theobald  
Director, Real Estate Assessment  
Conditional Zoning Index

**SITE NOTES:**

- PARCEL No.: 204-A-218 & 204-A-28
- ZONING: M-1C (C-47C-97)
- AREA: 79.456 AC.
- OWNER: LA MAE BATTEN ADAMS  
2821 DARBYTOWN ROAD  
RICHMOND, VIRGINIA 23231
- DEVELOPER:  
HIGHWOODS/FORSYTHE LIMITED PARTNERSHIP  
10900 MUCKOLS ROAD, SUITE 260  
GLEN ALLEN, VIRGINIA 23060  
(804) 747-7800
- ENGINEER/SURVEYOR:  
FOSTER & MILLER, P.C.  
3951-C STILLMAN PARKWAY  
GLEN ALLEN, VIRGINIA 23060  
(804) 273-9857
- PARKING REQUIREMENTS:  
1 SP / 2 EMPLOYEES ON MAX SHIFT  
USE: 1 EMP/2000 SF  
BUILDING A: 168,000 SF  
MAX SHIFT = 85 EMPLOYEES  
REQ'D PARKING = (2)(85) = 170 SP  
BUILDING B: 154,000 SF  
MAX SHIFT = 77 EMPLOYEES  
REQ'D PARKING = (2)(77) = 154 SP  
BUILDING C: 120,000 SF  
MAX SHIFT = 60 EMPLOYEES  
REQ'D PARKING = (2)(60) = 120 SP  
BUILDING D: 208,000 SF  
MAX SHIFT = 104 EMPLOYEES  
REQ'D PARKING = (2)(104) = 208 SP  
BUILDING E: 218,400 SF  
MAX SHIFT = 110 EMPLOYEES  
REQ'D PARKING = (2)(110) = 220 SP  
BUILDING F: 120,000 SF  
MAX SHIFT = 60 EMPLOYEES  
REQ'D PARKING = (2)(60) = 120 SP  
BUILDING G: 120,000 SF  
MAX SHIFT = 60 EMPLOYEES  
REQ'D PARKING = (2)(60) = 120 SP  
TOTAL REQUIRED: (INCLUDING 24 H/C) = 1112 SP  
TOTAL PROVIDED: (INCLUDING 24 H/C) = 1213 SP
- WATER & SEWER: COUNTY SYSTEM  
SHEETS 123 SW, 123 SE, 123 NE, 122 SW, 122 NW
- BENCHMARKS ARE AS SHOWN ON PLAN
- 5% INTERNAL GREEN:  
9825 SF REQUIRED  
16,735 SF PROVIDED
- SITE COVERAGE RATIO: 82.8% (AFTER R/W DEDICATION)
- FIRE LANE DELINEATIONS TO BE DETERMINED BY FIELD INSPECTION BY THE FIRE MARSHALL AFTER SITE PAVING AND PRIOR TO CERTIFICATE OF OCCUPANCY. STRIPING AND SIGNAGE SHALL NOT BE DEEMED EXTRA TO CONTRACT UNLESS SPECIFICALLY AGREED TO BY CONTRACTOR AND DEVELOPER.
- SEE LANDSCAPE PLAN FOR DUMPSTER SCREENING DETAIL.
- HVAC EQUIPMENT SHALL BE ROOFTOP MOUNTED AND NOT VISIBLE FROM PROPERTY LINES.
- PHASE I DEVELOPMENT SHALL BE AS SHOWN. FUTURE DEVELOPMENT SHALL OCCUR SEQUENTIALLY THROUGH EACH BUILDING AS LABELLED AND SHALL REQUIRE ADMINISTRATIVE PLAN OF DEVELOPMENT APPROVAL.
- LAND SHOWN WITHIN FLOOD PLAN BOUNDARIES IS AN RMA.

LA BURNUM AVENUE



**TREE COVER CALCULATIONS:**  
 PRE: 1,382,300 SF  
 BUILDINGS: 1,100,000 SF  
 PARKING (1213 SP @ 100 SF): 121,300 SF  
 UNDEVELOPED AREA (104,748 SF @ 71.5%): 74,900 SF  
 CANOPY REQUIREMENT (INDUSTRIAL): 100  
 (100)(1,000,000) = 100,000 SF

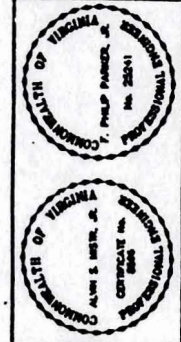
**ALL AGENCIES**  
 SEE STANDARD AND WRITTEN  
 COMMENTS AND PREVIOUS STAFF  
 PLANS

THIS WAS HANDED  
 OUT AT PC MEETING

RECEIVED  
 DEC 12 1997  
 PLANNING OFFICE  
 COUNTY OF HOWARD

POD-123-97

Foster & Miller, P.C.  
 ENGINEERS • SURVEYORS • PLANNERS  
 3951-C STILLMAN PARKWAY  
 GLEN ALLEN, VIRGINIA 23060  
 (804) 273-9857



SITE PLAN  
 HIGHWOODS DISTRIBUTION CENTER  
 VARINA DISTRICT  
 HENRICO COUNTY, VIRGINIA

DATE	REVISION	CHECK BY
12/01/97	PRELIMINARY	SM
12/02/97	FOR PLANNING COMMISSION	SM
12/03/97	FOR PLANNING COMMISSION	SM

DATE: 10/31/97  
 SCALE: 1" = 100'  
 DESIGN BY: FPP  
 DRAWN BY: FPP  
 CHECK BY: ASM  
 43261  
 SHEET 1 OF 1

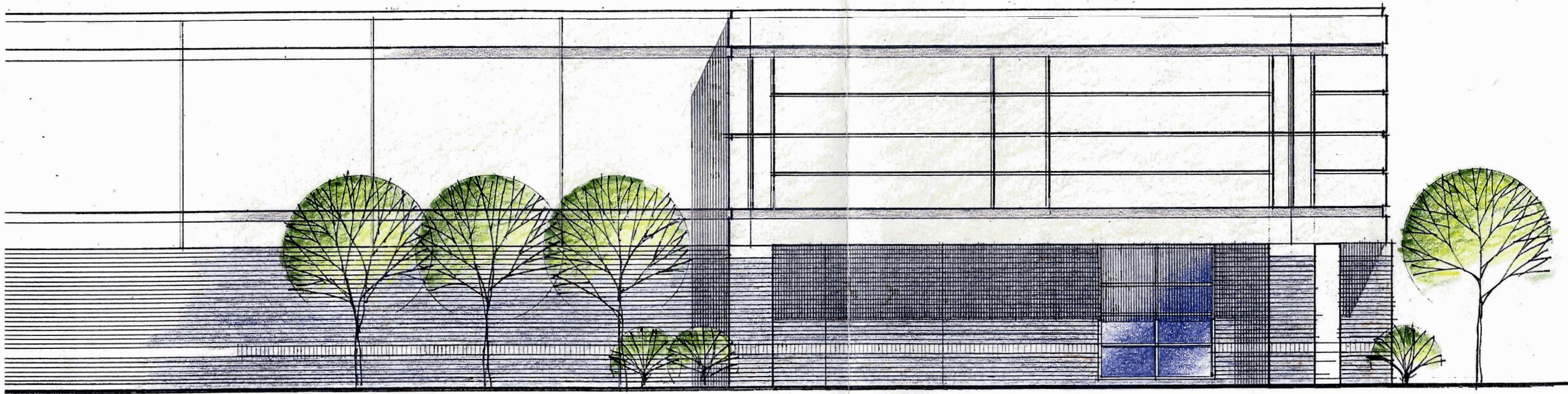
STAFF PLAN REVISED - # 2 12.16.97  
 POD 123-97

C-47C-97

**SIDE ELEVATION**

SCALE : 1/8" = 1'-0"

*Approved by Board  
Aug 13/97*





**FRONT ELEVATION**

SCALE : 1/8" = 1'-0"

*approved by  
Board Aug 13/97*



C-47C-97

JOB No

HIGHWOODS PROPERTIES

SHEET No

DATE 8-5-1997

**RoseArchitects**  
a professional corporation

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Phone (804) 747-1305 Fax (804) 346-8264