

R-4 & M-2
to R-5AC
19.98 Ac.

C-65C-06
Zoning
 Single-Family Detached Subdivision
 Fairfield District
 500 Feet
 PS October 2006 Ref: 799-732-4991



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 20, 2007

Mr. John Hanky, III
Barrington Investors, LTD
3307 Church Road, Suite 101
Richmond, VA 23233

Re: Conditional Rezoning Case C-65C-06

Dear Mr. Hanky:

The Board of Supervisors at its meeting on February 13, 2007, granted your request to conditionally rezone, from R-4 One-Family Residence District and M-2 General Industrial District to R-5AC General Residence District (Conditional), part of Parcel 799-732-4991, containing approximately 19.98 acres, located between the west line of Barrington Road at its intersection with Glenthorne Road and the east line of the Chesapeake and Ohio Railway right-of-way, described as follows:

All that certain piece or parcel of land, lying and being in the Fairfield District, Henrico County, Virginia, situated along the west line of Barrington Road, designated as a portion of county parcel ID number 799-732-4991 and being more particularly described as follows:

Beginning at a point on the west line of Barrington Road, said point being located 479' east of the east line of Dill Road; thence with the west line of Barrington Road, S 25°54'20" E 845.46' to a point; thence departing said Barrington Road, S 80°31'50" W 425.31' to a point; thence S 49°54'54" W 837.47' to a point on the approximate east line of a Chesapeake and Ohio Railway right-of-way; thence with said C&O right-of-way, approximately along the following calls: Along a curve to the left having Radius of 1727.80', Delta of 23°07'36", Arc length of 697.40' and Chord of N 05°10'57" W 692.68' to a point; thence due west 10.00' to a point; thence N 09°16' 42" W 409.36' to a point; thence with the lands now or formerly of Trinity Baptist Church, N 61°39'14" E 456.29' to a point; thence S 11°00'35" E 158.19' to a point; thence N 61°39'14" E 451.84' to a point on the west line of Barrington Road, said point being the point and place of beginning and containing 19.98± acres as parcel 2 on plat by BAY Design Group, P.C., entitled COMPILED EXHIBIT PLAT SHOWING. A Parcel of land on the West Line of Barrington Road, Located in the Fairfield District of Henrico County, Virginia, dated October 11, 2006.

The Board of Supervisors accepted the following proffered conditions, dated, January 26, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **General Development.** Development of the Property shall be comparable to the attached Concept Plan by Bay Design Group (see case file). All lots fronting on Barrington Road shall have a minimum lot width of seventy (70) feet. At least 50% of the remaining lots on the Property shall have a width of at least sixty (60) feet.
2. **Exterior Materials.** Exterior wall materials shall be brick, stone, premium beaded vinyl siding (a minimum of .042" nominal thickness as evidenced by the manufacturer's printed literature, which shall be provided at the time of building permit application), composite-type siding, cementitious siding or *other material of comparable quality determined at the time of Plan of Development review.* At least seventy-five percent (75%) of homes along Barrington Road shall have a minimum of fifty percent (50%) of their front elevations constructed of brick, or stone or other material of comparable quality unless otherwise approved at time of P.O.D. review. At least fifty percent (50%) of the remainder of homes within the Property shall have a minimum of 50% of their front elevations constructed of brick, stone, or other material of comparable quality unless otherwise approved at time of P.O.D. review. Foundations shall be excluded from percentage calculations.
3. **Foundations.** The main body of any home shall not be constructed on a slab, provided that garages and patios may be constructed on a slab. All visible exposed portions of foundations of each home below the first floor level shall be constructed of brick or stone, or other material of comparable quality. Front steps and stoops to the main entrance of all of the homes shall be constructed of brick, stone, or other material of comparable quality with a brick, stone, concrete or exposed aggregate landing unless a porch is provided at main entrance.
4. **Chimneys and Cantilevered Features.** Other than bay windows with decorative corbels, there shall be no cantilevered chimneys, direct vent gas fireplaces, closets or other architectural features on the front or side elevations. There shall be no cantilevered chimneys or closets on the rear elevation. The exposed portions of all fireplace chimneys shall be of the same material as the foundation or adjacent exterior treatment of the dwelling. The exposed foundations of all chimneys, direct vent gas fireplaces, closets or other architectural features on the front and side elevations shall be of the same materials as the dwelling foundation.

5. **Minimum House Size.** Single Family Dwellings shall be a minimum of 1300 square feet of finished floor area.
6. **Density.** There shall be no more than fifty-four (54) units developed on the property.
7. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
8. **Trash.** There shall be no central trash receptacles.
9. **Hours of Construction.** The hours of exterior construction including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturday and Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.
10. **Protective Covenants.** Prior to or concurrent with the recordation of the first subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plan (other than for the dedication of easements, roads or utilities) a document shall be recorded in the Clerk's Office in the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the Property.
11. **Driveways.** All homes shall have an asphalt or brushed concrete driveway.
12. **Garages.** A minimum of a one-car garage with interior dimensions of at least 18 feet in depth by 9 feet in width clear of as-built obstructions shall be provided for at least 60% of homes on the Property. At least 50% of garages shall be side or rear loaded.
13. **Roads.** All roads within the Property shall be public roads. The developer shall construct six (6) inch standard curb and gutter along all roads within the Property and along Barrington Road, as determined by the Director of Public Works at the time of subdivision or Plan of Development review. Should the dedicated property not be used for its intended purpose with thirty (30) years of the date of dedication, title to the dedicated property shall revert to the owner or its successors in interest.
14. **Entrance Feature.** An entrance sign with brick, stone or stucco base shall be installed along Road A, at its intersection with Barrington Road and within the common area, as shown on the Concept Plan (see case file). A landscape plan

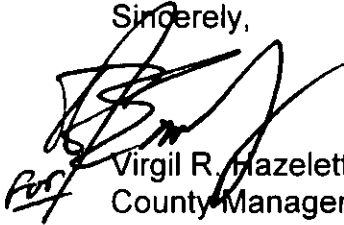
for the entrance feature shall be submitted during Plan of Development review for approval by the Planning Commission.

15. **Street Trees.** Minimum 2" caliper street trees shall be provided along Barrington Road and all roads within the Property at intervals of approximately 35 feet, unless otherwise requested and approved by the Planning Commission at the time of Plan of Development review. A landscape plan for street trees shall be provided for review by the Planning Commission at the time of Plan of Development review.
16. **Fences.** Any fencing of yard shall not extend beyond the front of the house and must meet requirements regarding height, design and materials specified in covenants and restrictions to be recorded with the lots.
17. **C-1 Zoning.** The Applicant shall file an application for C-1 zoning for the areas within the Property that are within the 100 year flood plain, unless such areas are needed for roads, access ways or other purposes approved by the Planning Commission or any other governmental body or official at the time of Plan of Development review. Such rezoning application shall be filed prior to final Plan of Development approval for the Property. The acreage then zoned C-1 may or may not be included in any lot on the Property, at the discretion of the Applicant.
18. **Walking Trail.** Development shall include a gravel, stone dust, or other comparable material walking trail through the common park area.
19. **Elevations.** A minimum of two (2) windows per side elevation shall be provided for each dwelling.
20. **Foundation Plantings.** Prior to the issuance of a final Certificate of Occupancy for any individual dwelling, foundation plantings consisting of a minimum of ten (10) shrubs for the front elevation shall be provided.
21. **Compliance Certification.** The property owner and/or builder shall provide the amount of brick (or other comparable material) used on each dwelling for all dwellings approved in the development upon the submittal of a building permit application. A cumulative count of such materials used for homes, the type of garage constructed with each home, and lot widths shall be provided upon request of the Henrico Planning Department or Permit Center.

Barrington Investors, LTD
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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,

A handwritten signature in black ink, appearing to read "Virgil R. Mazelett". The signature is stylized and somewhat cursive, with a large initial "V" and "M".

Virgil R. Mazelett, P.E.
County Manager

pc: Mr. Edgar T. Hicks, III
Mr. Dan Caskie
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Martha G. Blumenthal, Director, Research and Planning

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP, P.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: D.L. CASKIE
 DESIGNED: D.L.C.
 CAD: M.J.B.
 CHECKED: D.L.C.
 FILED: 06196TEN
 DATE: OCTOBER 11, 2006
 REVISED: DEC. 5, 2006
 REVISED: DEC. 14, 2006



Engineering Surveying & Land Planning

www.baydesigngroup.com

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PROJECT:
Barrington Road Property
 Single Family Residence
 FAIRFIELD DISTRICT
 HENRICO COUNTY, VIRGINIA

SHEET:
 Concept Plan

SHEET NO:
CP1

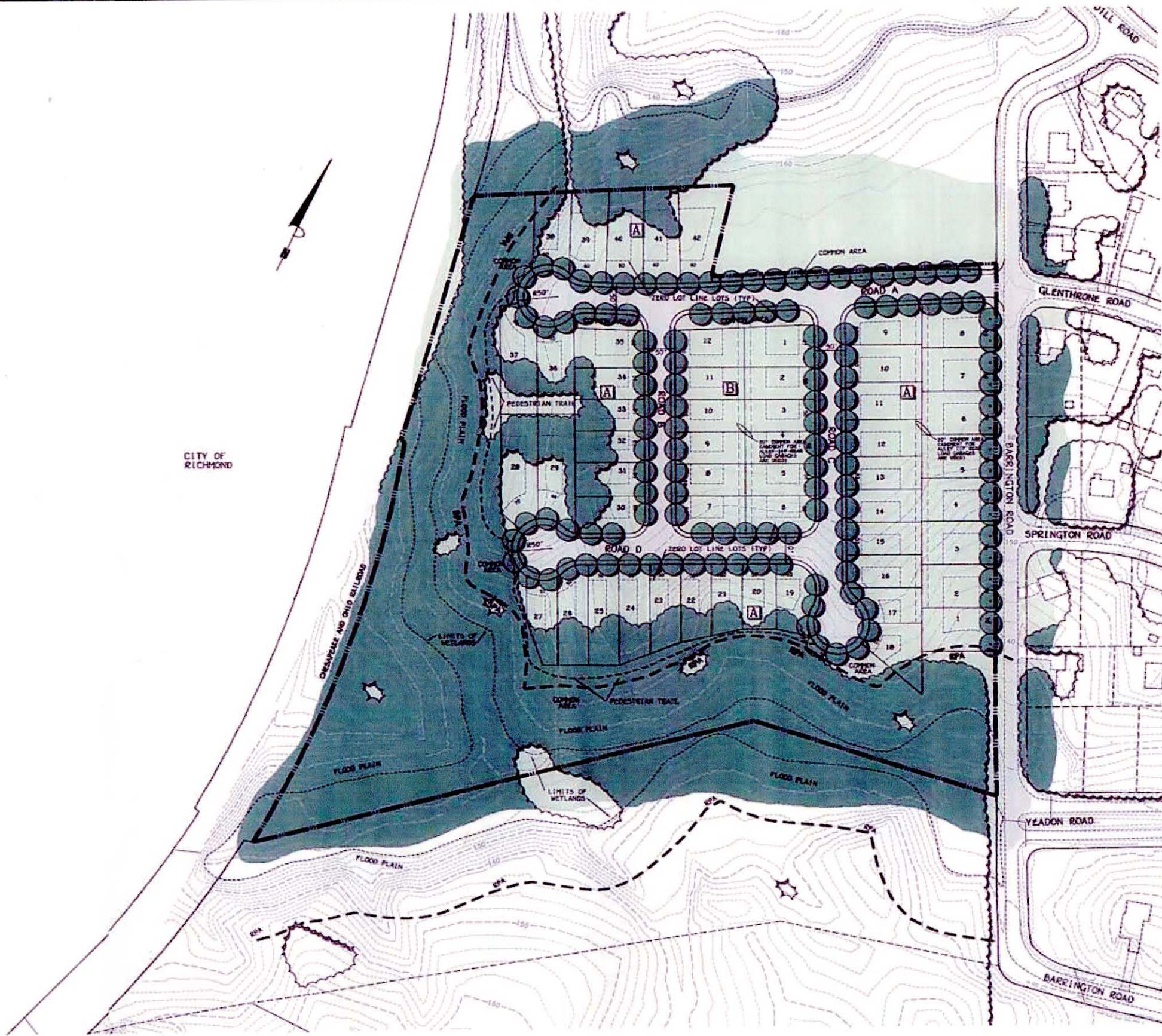


EXHIBIT A



C-65C-06