

PROPOSED CONCEPT ROAD 80

PROPOSED CONCEPT ROAD 73

A-1

A-1

A-1

A-1 to M-2C
46.045 Ac.

O-3C

M-2

A-1

O-2C

A-1

M-1C

M-2C

M-2

A-1

A-1

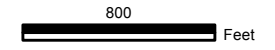
O-3C

REZ2015-00007

Zoning

Office & Warehouse/Distribution Center

Varina District



PS February 2015

Ref: 845-706-5092



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

May 19, 2015

Liberty Property Trust
5626 Eastport Boulevard
Richmond, VA 23231

Re: Rezoning Case REZ2015-00007

Dear Sirs:

The Board of Supervisors at its meeting on May 12, 2015, granted your request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 845-706-5092 containing 46.045 acres located on the north line of Technology Boulevard at its intersection with Techpark Place, described as follows:

Beginning at a point on the north line of Technology Boulevard, said point being 1.4± miles southeast of the intersection of Technology Boulevard and U.S. Route 60; thence leaving the said north line of Technology Boulevard N 22°03'27" E, 185.31' to a point; thence N 03°11'13" W, 678.06' to a point; thence N 21°36'11" W, 392.49' to a point; thence S 70°42'15" E, 1654.17' to a point; thence S 10°44'14" W, 205.52' to a point; thence S 21°57'14" W, 861.25' to a point; thence S04°42'14" W, 116.65' to a point on the north line of Technology Boulevard; thence along the said north line of technology Boulevard along a curve to the right having a radius of 1950.00', a length of 1474.80', a chord bearing of N 71°47'34" W and a chord of 1439.90' to the point and place of beginning containing 46.045 acre.

The Board of Supervisors accepted the following proffered conditions, dated April 2, 2015, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Development Plan.** The Property shall be developed generally consistent with that certain development plan entitled "ELKO II LLC DISTRIBUTION FACILITY, HENRICO COUNTY VIRGINIA VARINA DISTRICT" dated March 23, 2015, prepared by McKinney and Company, which is incorporated by this reference as Exhibit 1 (see case file) (the "Development Plan"). The exact locations, footprints, configurations, sizes and details of the drives, roads and other improvements shown on the Development Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development review of the Property.

2. **Uses.** The uses of the Property shall be only as follows: (a) all the uses permitted and as regulated by the M-1 District, and (b) use as vehicle storage area, provided, that it shall be within an enclosed area which is shielded or screened from public view, as permitted and as regulated by the M-2 District. All other uses first permitted in the M-2 District are excluded.
3. **Access.** Vehicular ingress and egress to and from the Property shall be only via Technology Boulevard in a configuration and in the approximate locations as shown on the Development Plan as approved at the time of Plan of Development review of the Property. Other than access at the existing median break as shown on the Development Plan, there shall be only one other direct access point from the Property to Technology Boulevard, which access point shall be developed as a right-in/right-out, as more particularly shown on the Development Plan. All trucks making deliveries to and from the Property shall do so via the portion of Technology Boulevard running from Route 60 to the Property. Signage shall be installed and maintained at the exits from the Property to Technology Boulevard, requiring delivery trucks leaving the Property to turn right at Technology Boulevard.
4. **Screening Buffers.**
 - a. A natural and landscaped buffer area of a minimum of one hundred (100) feet in width shall be maintained on the Property adjacent to the ultimate right-of-way line of Technology Park Boulevard. During the landscape plan review of the 100' wide buffer, the addition of evergreen understory plantings in areas identified during the landscape plan review shall be provided.
 - b. A natural buffer a minimum of at least fifty (50) feet in width shall be maintained along the northern line of the Property.
 - c. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement (other than existing easements), signage, fences or use permitted within the aforesaid buffer areas shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required, by the County at the time of Plan of Development review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.
5. **Exterior Lighting.** Exterior lighting fixtures shall not exceed thirty (30') feet in height as measured from the grade of the base of the lighting standard or from the finished grade of the building directly below such lighting fixture, as the case may be. Exterior light fixtures shall be produced from concealed sources of light consistent with the standards applicable to White Oak Technology Park or such other source as may be approved at the time of Plan of Development Review.

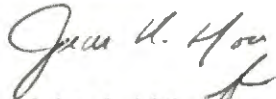
At no time shall the parking lot lighting exceed one-half (1/2) foot-candle beyond the boundary lines of the Property. All parking lot lighting shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property.

6. **Loading Areas.** The alignment of the roadways providing vehicular access to and from the Property will be in a configuration and in the approximate location as shown on the Development Plan, as approved at the time of Plan of Development review, to screen the tractor and trailer loading areas from public view at ground level from Technology Boulevard.
7. **Outdoor Speakers and Public Address.** No outside speakers that can be heard from adjacent properties shall be permitted on the Property. No outdoor public address, paging or speaker system outside of any building, other than an intercom system which is not audible at the Property lines, shall be permitted.
8. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and except for technical or environmental reasons, all utility lines shall be underground.
9. **Public Utilities.** The public water and waste water system shall be used. However, well water may be put to non-potable use such as irrigation. Prior to completion of the extension of such systems, alternate systems may be utilized on a temporary basis if approved by the Department of Public Works.
10. **Best Management Practice.** Best Management Practice structures shall be located outside of any screening buffer within the Property, unless requested and specifically permitted at the time of Plan of Development review or subdivision review, as the case may be, with appropriate additional landscaping to replace any screening buffer lost. Any above-ground Best Management Practice structure shall include an aeration feature to move water within such structure.
11. **No Burning.** There shall be no on-site open burning of stumps, limbs, trees or other debris during site work or the construction of any buildings on the Property.
12. **Signage.** Any entrance signage on the Property shall be ground-mounted monument style not exceeding 8 feet in height and shall be generally consistent with the elevations submitted as Exhibit 2 (see case file). Such signage shall have a brick and/or stone base, and shall be landscaped and externally lighted.
13. **Architectural Treatment.** The architectural appearance of the building on the Property shall be generally consistent with the facade elevations depicted by Exhibit 3 (see case file).
14. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Liberty Property Trust
May 19, 2015
Page 4

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in cursive script, appearing to read "John A. Vithoufkas".

John A. Vithoufkas
County Manager

pc: Elko II LLC
Ralph L. "Bill" Axelle, Jr., Esquire
Preston Lloyd, Jr., Esquire
Director, Real Estate Assessment

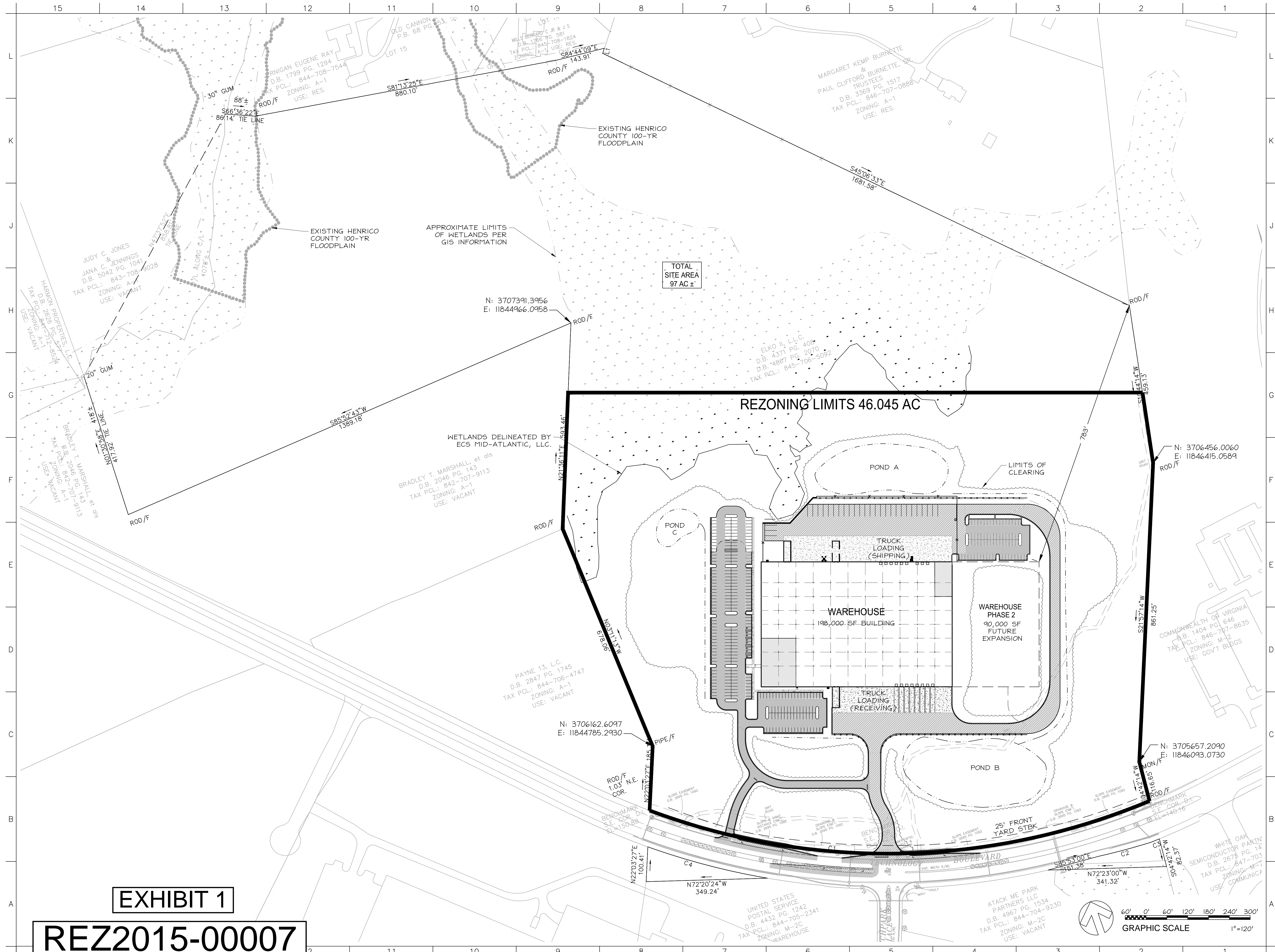


EXHIBIT 1

REZ2015-00007

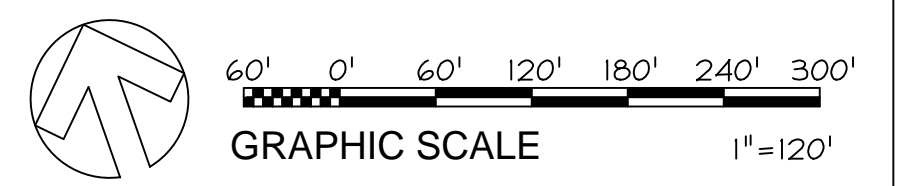
McKINNEY AND COMPANY
 planning
 design
 construction
MAIN OFFICE
 100 SOUTH RAILROAD AVE.
 ASHLAND, VIRGINIA 23005
 (804)798.1451 FAX: (804)798.7072
WILLIAMSBURG OFFICE
 460 MCLAWS CIRCLE, SUITE 150
 WILLIAMSBURG, VA. 23185
 (757)220.5400 FAX: (757)229.6301
 www.mckinney-usa.com
 COPYRIGHT

ELKO II, LLC DISTRIBUTION FACILITY
 LIBERTY PROPERTY TRUST
 HENRICO COUNTY
 VIRGINIA
 VARINA DISTRICT

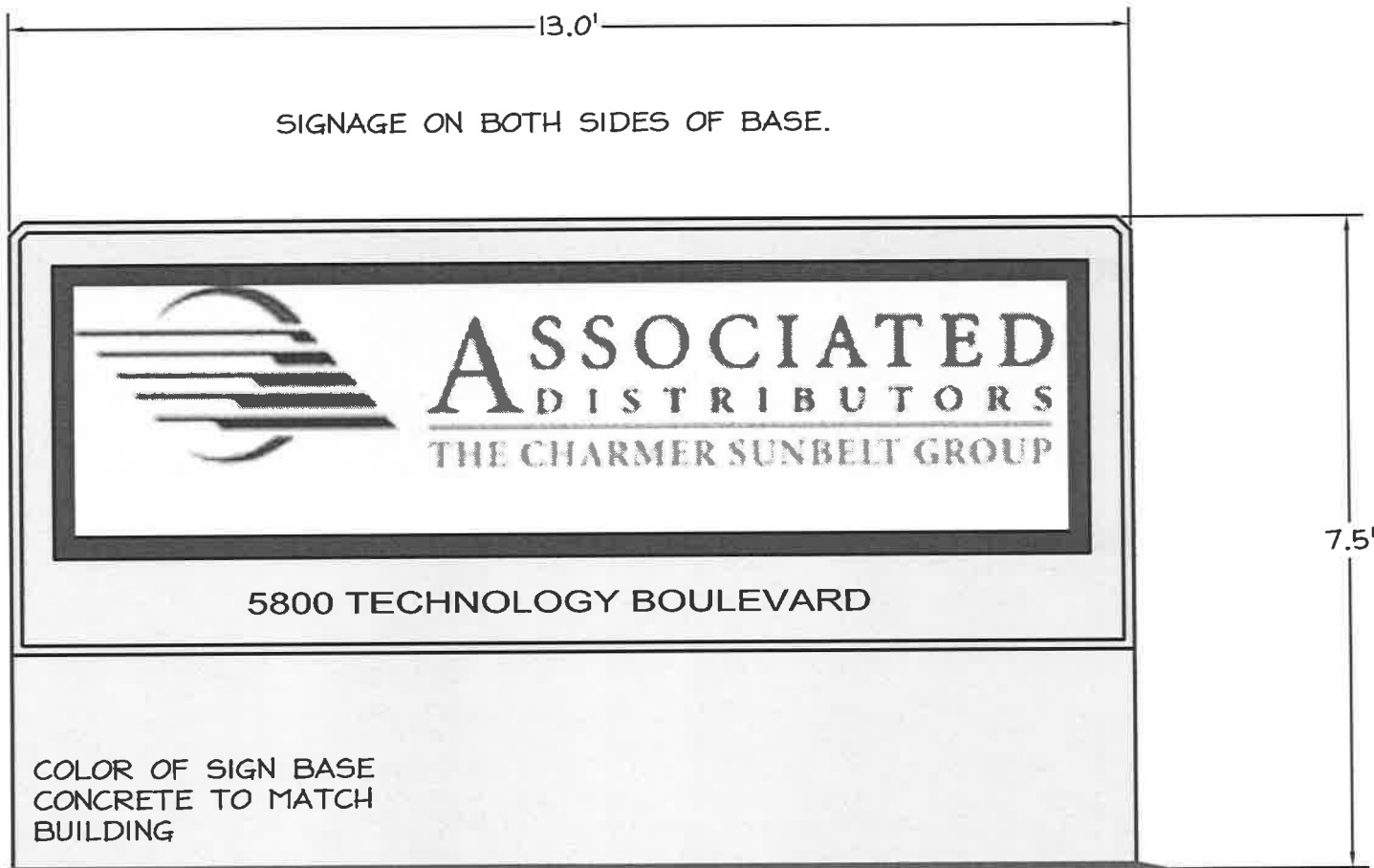
DESIGN: SWG
 DRAWN: ATN
 CHECKED: SWG
 REVISIONS:

DATE: 03/09/15
 JOB NO. 16027C13
 CAD NO. 16027BC-101
 DRAWING TITLE: MASTER PLAN

SHEET NO. C-101



SIGN SHALL MEET REQUIREMENTS
OF HENRICO COUNTY ZONING
ORDINANCE.



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D



C

C

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A



triad design group
 Architecture | Engineering | Interior Design

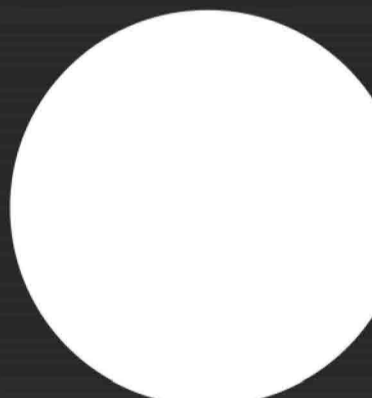
Triad Design Group, P.C.
 4807-C Koger Boulevard
 Greensboro, NC 27407
 Telephone 336-218-8282
 Facsimile 336 218-8010
 www.triad-designgroup.com
 NC Architecture Reg. 50709
 NC Engineering Lic. C-1108

ARCO
 DESIGN/BUILD

Elko II LLC Distribution Facility

Henrico County, Virginia

Contractor: ARCO Design/Build



PRINT RECORD

REVISIONS

ISSUE DATE

March 24, 2015

EXHIBIT 3

REZ2015-00007

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