



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 5, 2006

E. F. Moseley, LLC
Attn: Mr. Ed Moseley
8200 Tudor Springs Lane
Richmond, VA 23231

Re: Conditional Rezoning Case C-35C-06

Dear Mr. Moseley:

The Board of Supervisors at its meeting on November 28, 2006, granted your request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 820-689-0994 and -3688, and part of Parcels 819-689-8194, 820-689-1644 and 818-688-9639, described as follows:

BEGINNING AT A POINT, said point being on the west line of Doran Road 0.36 miles± south of the intersection of Doran Road and Danrett Lane/Four Mile Run Parkway; thence, leaving the west line of Doran Road, N 45° 58' 04" W, 569.00 feet to a point; thence N 44° 01' 56" E, 103.94 feet to a point; thence N 43° 35' 52" W, 155.99 feet to a point; thence, N 59° 38' 50" W, 399.21 feet to a point; thence N 29° 18' 52" E, 1001.53 feet to a rod found; thence S 46° 41' 53" E, 949.54 feet to a rod found; thence S 44° 02' 08" W, 647.44 feet to a rod found; thence S 53° 11' 58" E, 421.10 feet to a rod found; thence, along the west line of Doran Road S 44° 01' 56" W, 402.32 feet to the POINT OF BEGINNING. Containing 21.33 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 14, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Maximum Density:** The maximum density of lots on the Property shall not exceed 2.2 units per acre.
2. **Underground Utilities:** Except for transformers, pedestals, junction boxes, meters, and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be installed underground.
3. **Minimum Floor Area:** A minimum of eighty percent (80%) of the dwellings shall have a minimum finished floor area of 2,300 square feet. No dwelling shall contain less than 2,100 square feet of finished floor area. One-story dwellings shall not be permitted.
4. **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. Front steps to the main entrance of all of the homes shall be constructed of brick or stone. Front stoops shall be constructed of brick or stone with a brick, stone, concrete or exposed aggregate landing.
5. **Chimneys and Windows:** Chimneys, direct vent gas fireplaces, closets and windows shall not be cantilevered. The foundation of any chimney, direct vent gas fireplace, closet or window shall be consistent with the foundation of the main dwelling. The siding material above the foundation of any chimney, direct vent gas fireplace, closet or window shall be consistent with the siding material used on the adjacent walls, with the exception that bay windows may be trimmed in vinyl or other composite material. The material used to construct any chimney shall be consistent with the foundation of the main dwelling.
6. **Exterior Materials:** Exterior wall materials shall be brick, stone, cultured 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 shake. At least eighty percent (80%) of homes shall have a minimum of fifty percent (50%) of their front elevation constructed of brick, stone, or a combination of brick, stone, or shake. Brick or stone foundations shall be excluded from percentage calculations.
7. **Galleries:** A minimum of a two-car garage, with interior dimensions of at least nineteen (19) feet in depth by seventeen (17) feet in width clear of as-built obstructions, shall be constructed on each lot. At least eighty percent (80%) of homes shall have a side- or rear-loaded garage.

8. **Driveways:** All driveways shall be constructed of asphalt, exposed aggregate, brick, concrete or pre-cast pavers. There shall be no individual lot driveway access to Doran Road.
9. **Lot Width:** At least seventy-five percent (75%) of all buildable lots shall have a minimum lot width of ninety (90) feet. No buildable lots shall have a lot width less than eighty-five (85) feet.
10. **Buffers:** As per Section 24-94(aa) of the County of Henrico Zoning Ordinance, a twenty-five (25) foot buffer shall be provided adjacent to the ultimate right-of-way of Doran Road. A landscape plan shall be submitted with the "Final Subdivision" application for review and approval by the Planning Commission. This buffer shall be landscaped to the standards of the thirty-five (35) foot transitional buffer. This buffer shall be common area to the Homeowner's Association.
11. **Sod and Irrigation:** The front yard and side yards of each lot shall have sod and an irrigation system installed.
12. **Entrance Features:** Brick, stone, or stucco monument entrance features shall be installed along both sides of Road A at its intersection with Doran Road and within the twenty-five (25) foot *common* area, and shall be generally in conformance with Exhibit C attached herewith (see case file), unless otherwise requested and approved at the time of subdivision review. A landscape plan for the entrance features shall be submitted with the "Final Subdivision" application for review and approval by the Planning Commission. Landscaping at the entrance features shall include, but shall not be limited to, sod, evergreen plantings, flowerbeds, and an irrigation system, unless otherwise requested and approved at the time of subdivision review.
13. **Restrictive Covenants:** Concurrent with the recordation of each subdivision plat approved by the County of Henrico, restrictive covenants describing development controls and maintenance responsibilities for all common areas within the subdivision, including maintenance of the entrance feature, shall be reviewed by the Henrico County Attorney's Office and recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia. In addition, there shall be a Homeowner's Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots and common areas.
14. **Compliance Certification:** The property owner and/or builder shall provide the amount of brick, stone, shake (or a combination of these materials) 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.

15. **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.
16. **Right-of-Way Dedication:** The Applicant shall dedicate the right-of-way necessary along Doran Road based on the ultimate right-of-way width of sixty (60) feet. The right-of-way shall be dedicated as part of the final plat recordation. Should the dedicated property not be used for the widening of Doran Road within thirty (30) years of the date of the dedication, title to the dedicated property will revert to the property owner or its successors in interest.
17. **Street Tree Plan:** Street trees measuring at least 2.5" in caliper shall be retained or planted along both sides of all roadways within the property. The trees shall be located within ten (10) feet of the property line (right-of-way) on each side of the roadway and be spaced no more than thirty-five (35) feet apart, unless otherwise requested and specifically approved at the time of subdivision review.
18. **Sidewalks:** A four (4) foot sidewalk with a two (2) foot planting strip behind the curb shall be installed internally along one side of conceptual roads A, B and C and the proposed extension of Jarwin Lane.
19. **Mailboxes:** All improved lots shall be required to have a mailbox with supporting post of design and installation as specified in the Restrictive Covenants.
20. **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 subdivision approval. Such rezoning application shall be filed prior to final subdivision approval for the Property. The acreage then zoned C-1 may or may not be included in any subdivision or lot on the Property, at the sole discretion of the Applicant.
21. **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 and a minimum of three (3) additional plantings per side elevation shall be provided.
22. **Conceptual Plan:** The site shall be developed in general conformance with the "Conceptual Subdivision Plan" marked as EXHIBIT A, dated 6/13/06 (see case file). The plan is conceptual in nature and is subject to engineering design,

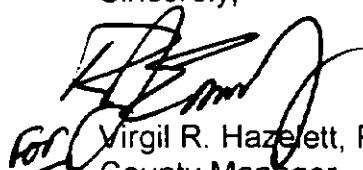
environmental permitting, and governmental and regulatory compliance. The plan may vary in detail as approved by the Director of Planning.

23. **Fences:** No fences shall be constructed within the twenty-five (25) foot buffer located adjacent to Doran Road. Height and material specifications for fences constructed on individual lots shall be placed in the Restrictive Covenants to provide for a uniform look and feel within the development. Wooden stockade-style privacy fences shall be prohibited.
24. **Existing Dwelling:** The existing dwelling that is to remain on the site will not be bound by the proffers concerning minimum floor area, exterior materials, garages and driveways.
25. **Construction Entrance and Hours:** Construction traffic shall be required to use the construction entrance on Doran Road where ROAD "A" is shown (see case file). Construction traffic via Jarwin Lane shall be prohibited in Doran Forest. Hours of construction shall be limited to 7:00 am to 6:00 pm Monday through Saturday, with the exception that work done on the interior of a house after the house is enclosed shall also be permitted on Sundays from 7:00 am to 6:00 pm.
26. **Screening of Adjacent Parcels:** Screening for the following parcels located adjacent to the subdivision shall be provided by the property owner and/or builder: GPIN 820-689-4335 and GPIN 820-689-5849. Lots 1 thru 4 and 6 thru 10, as shown on the "Conceptual Subdivision Plan", shall have Leyland Cypress trees (or equivalent) planted at a maximum spacing of fifteen (15) feet on center along the rear property line. Trees shall be a minimum of six (6) feet in height at the time of planting and shall be planted no more than ten (10) feet from the rear property line. Maintenance and/or replacement of the trees shall be the responsibility of the individual lot owner.
27. **Natural Buffer:** At the time of initial construction, a natural buffer not less than twenty (20) feet in width shall be retained along the northern property line adjacent to the Doran Forest subdivision, except to the extent necessary for roadways, utility easements, or as otherwise requested and specifically approved, or if required, at the time of subdivision review.
28. **Elevations:** Any new dwelling shall be in general conformance with the elevations attached hereto, marked as Exhibits B-1 through B-8 (see case file), unless otherwise requested and specifically approved at the time of subdivision review. A minimum of two (2) windows per side elevation shall be provided for each dwelling.

E. F. Moseley, LLC
December 5, 2006
Page 6

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,

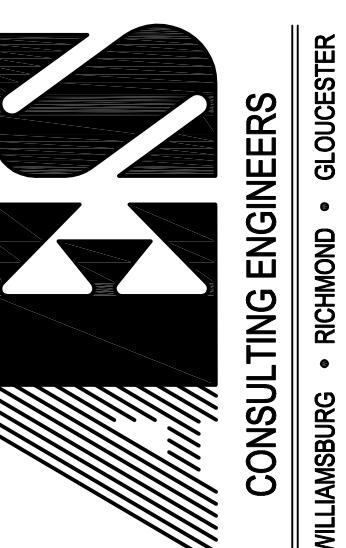


Virgil R. Hazelett, P.E.
County Manager

pc: Mr. Jeff McKay
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning

No.	Date	Revision / Comment / Note	Revised By

614 Moorefield Park Drive
Richmond, Virginia 23236
(804) 330-8040
Fax (804) 330-9840



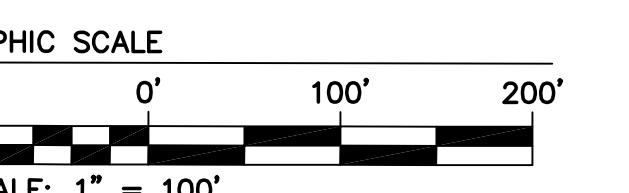
WILLIAMSBURG • RICHMOND • GLOUCESTER

CONCEPTUAL SUBDIVISION LAYOUT

MOSELEY PROPERTY

VARINA DISTRICT

HENRICO COUNTY, VIRGINIA



C-35C-06

Designed	Drawn
SMW	TDW
Scale	Date
1"=100'	6-13-06
Project No. R1125-00	
Drawing No. 1	



ELEVATION A

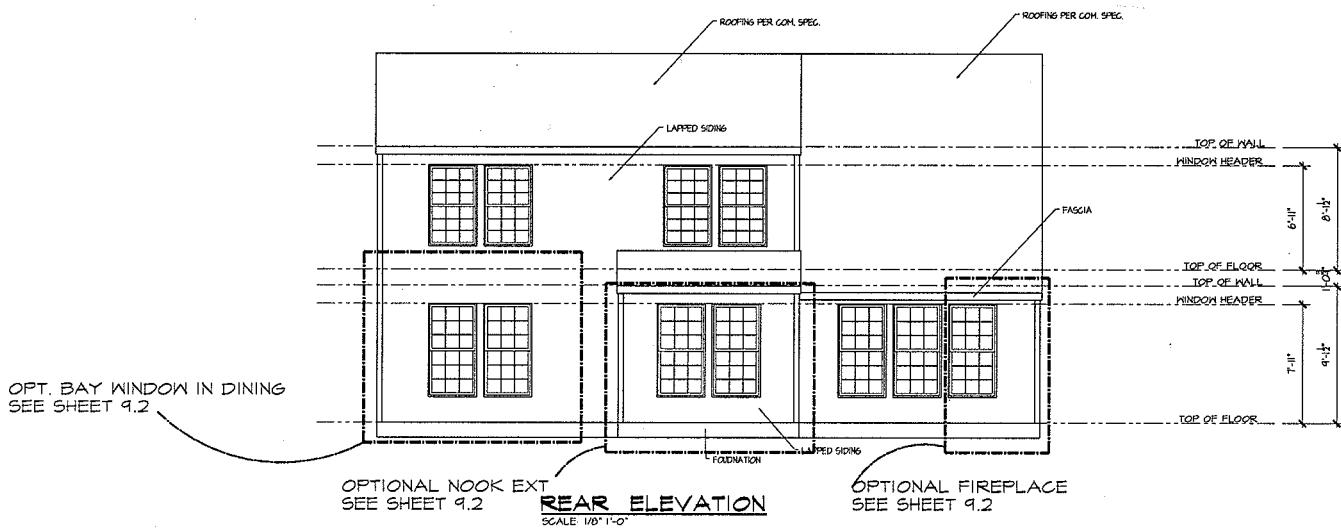
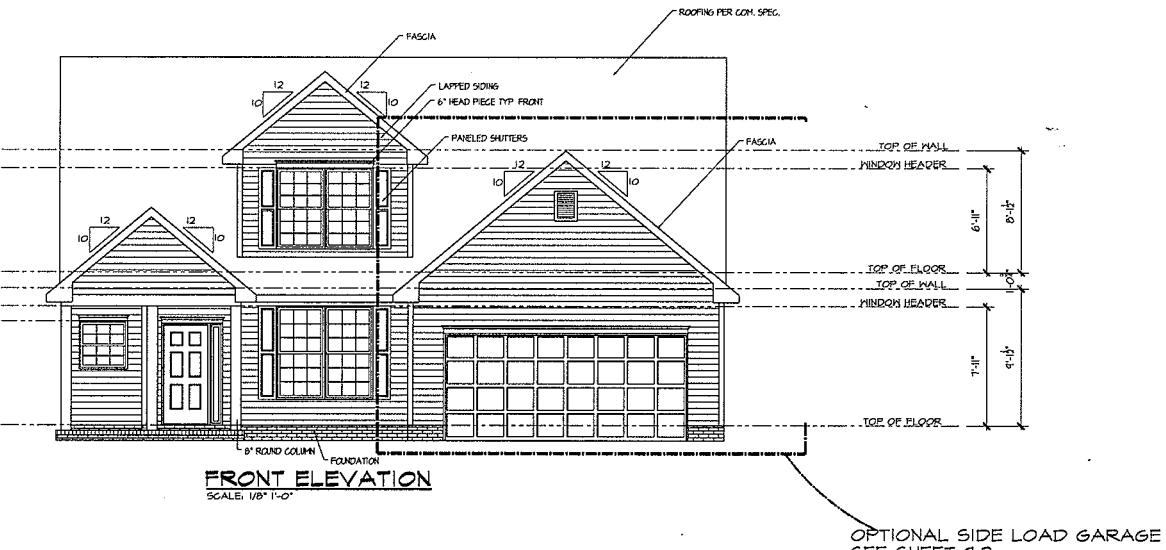


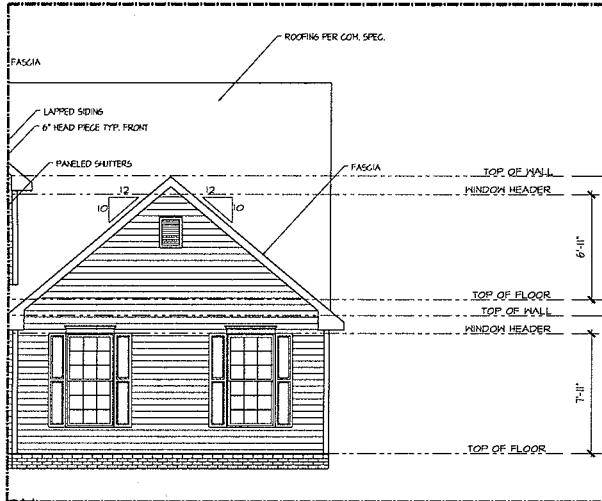
EXHIBIT B-1
1 OF 2

C-35C-06

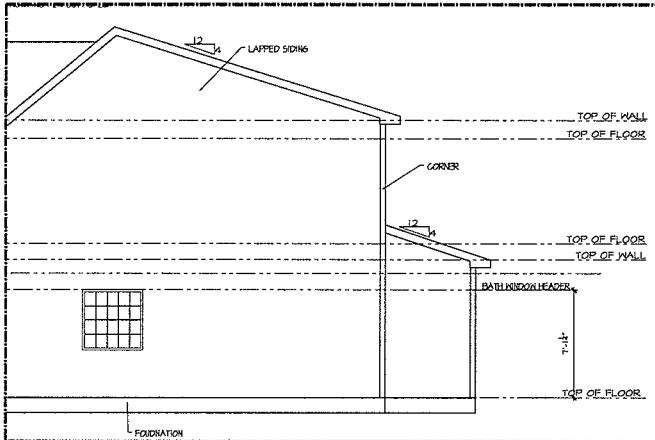
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Architect: [Redacted]	
Drawing No.: [Redacted]	
Title: [Redacted]	
Scale: [Redacted]	
Date: [Redacted]	
Drawn by: [Redacted]	
Checked by: [Redacted]	
Approved by: [Redacted]	
Comments: [Redacted]	
Drawing Status: [Redacted]	
Sheet No.: 21	
Page No.: 21	

1807 PLAN
ELEVATION A

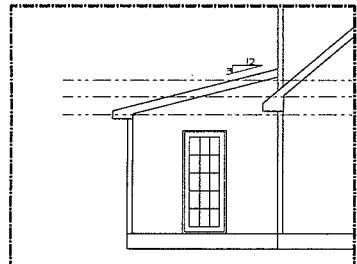
project: SVAD01
 sheet 2 of 21
 drawing date: 5-23-01
 drawn by: J. GLASS
 revised date: 5-23-01
 revised by: J. GLASS
 designed by: CENTEX
 drawn by: J. GLASS
 revised date: 5-23-01
 revised by: J. GLASS
 drawing no.: C-35C-06



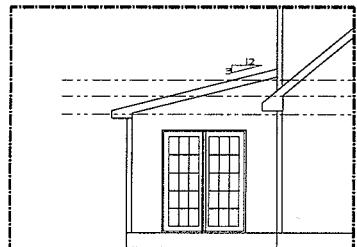
SIDE LOAD GARAGE FRONT ELEVATION



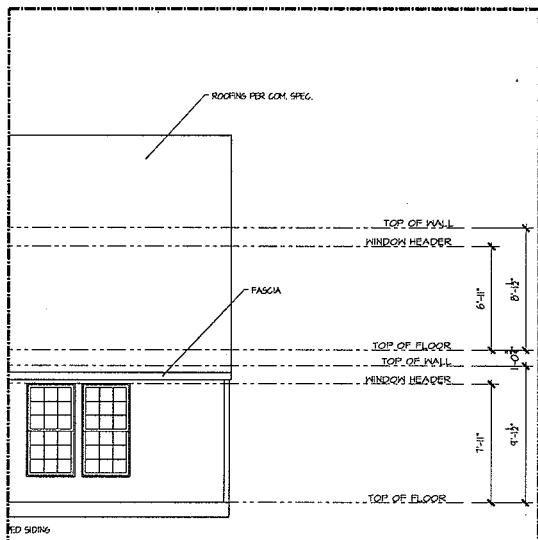
RIGHT ELEVATION ALT OWNERS BATH



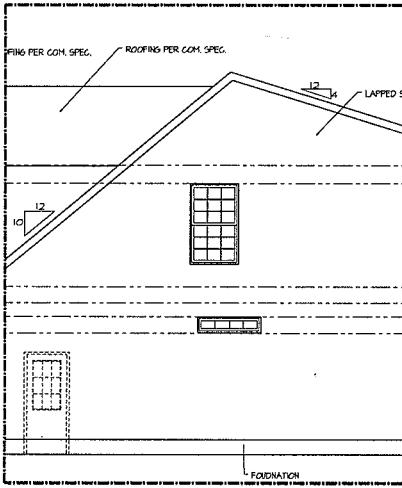
LEFT ELEVATION NOOK EXT



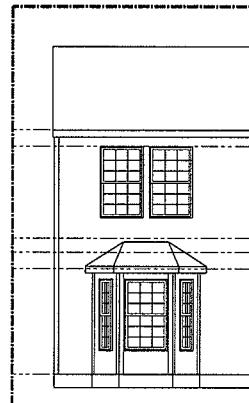
LEFT ELEVATION NOOK EXT
WITH OPT GARDEN DOOR



REAR ELEVATION WITH FIREPLACE



RIGHT ELEVATION
OPT BEDROOM AND LOFT



REAR ELEVATION
BAY WINDOW AT
OWNERS SUITE

EXHIBIT B-1
2 OF 2

C-35C-06

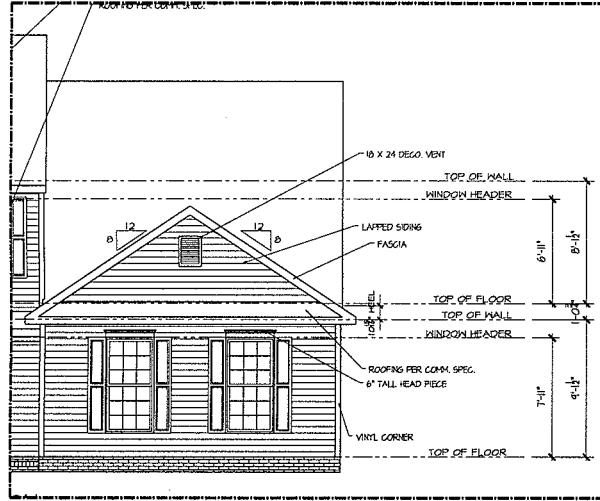
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I-971 PLAN
ELEVATION "A"

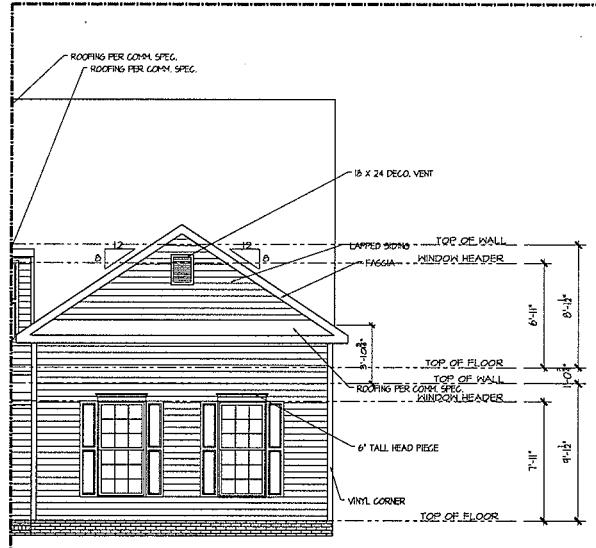
Project: 6VA0401

ELEVATION

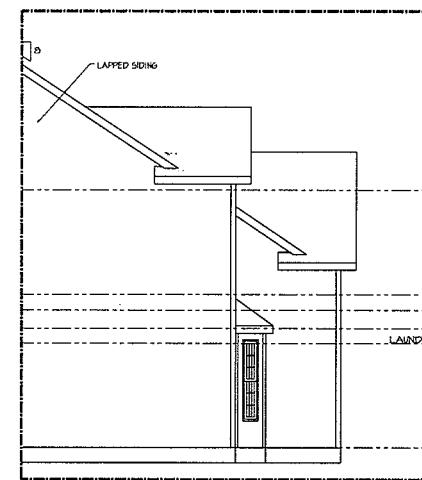
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 of 28



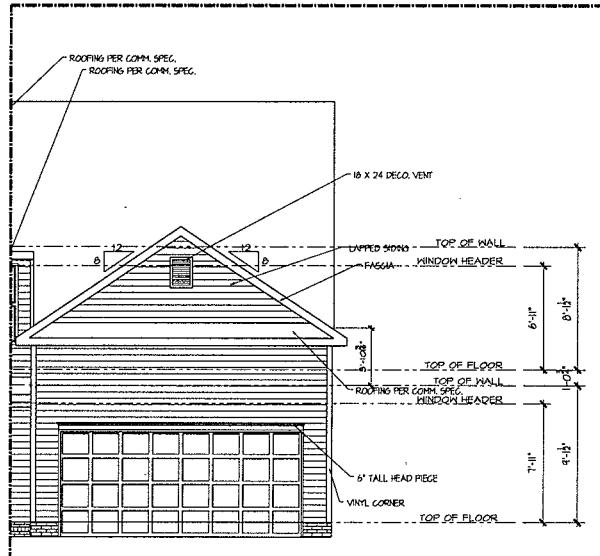
SIDE LOAD GARAGE NO BONUS



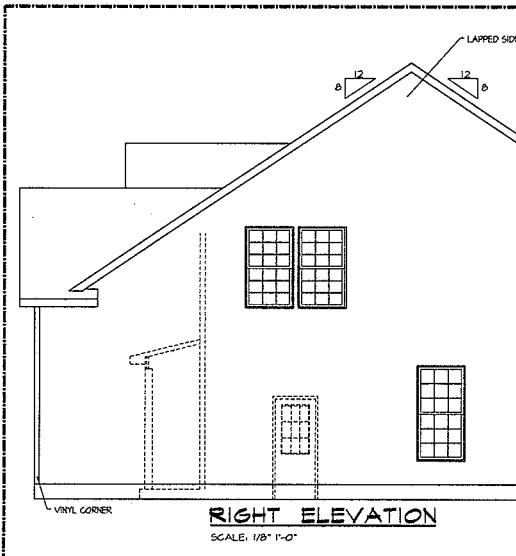
SIDE LOAD GARAGE WITH BONUS ROOM



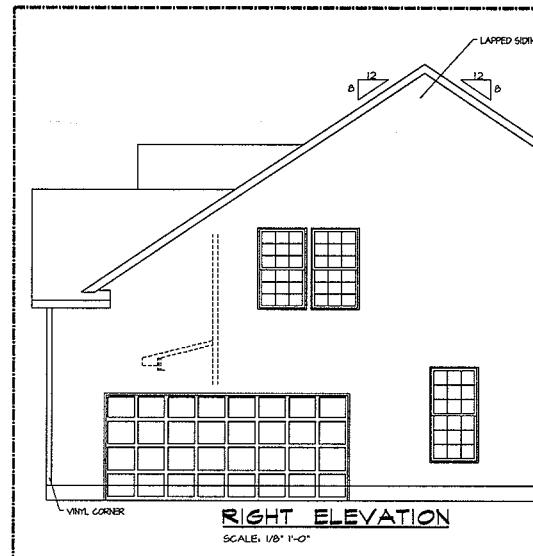
LEFT ELEVATION WITH BONUS ROOM



FRONT LOAD GARAGE WITH BONUS ROOM



RIGHT ELEVATION
 SCALE: 1/8" 1'-0"



RIGHT ELEVATION SIDE LOAD
 GARAGE WITH BONUS ROOM
 SCALE: 1/8" 1'-0"

CENTEX HOMES
 CENTEX HOMES
 Southern Vignette Division
 3651 Western Parkway
 Richmond, Va. 23239
 Phone 804-552-3595
 Fax 804-552-3596

**2210 PLAN
ELEVATION "A"**

project#HPT0106

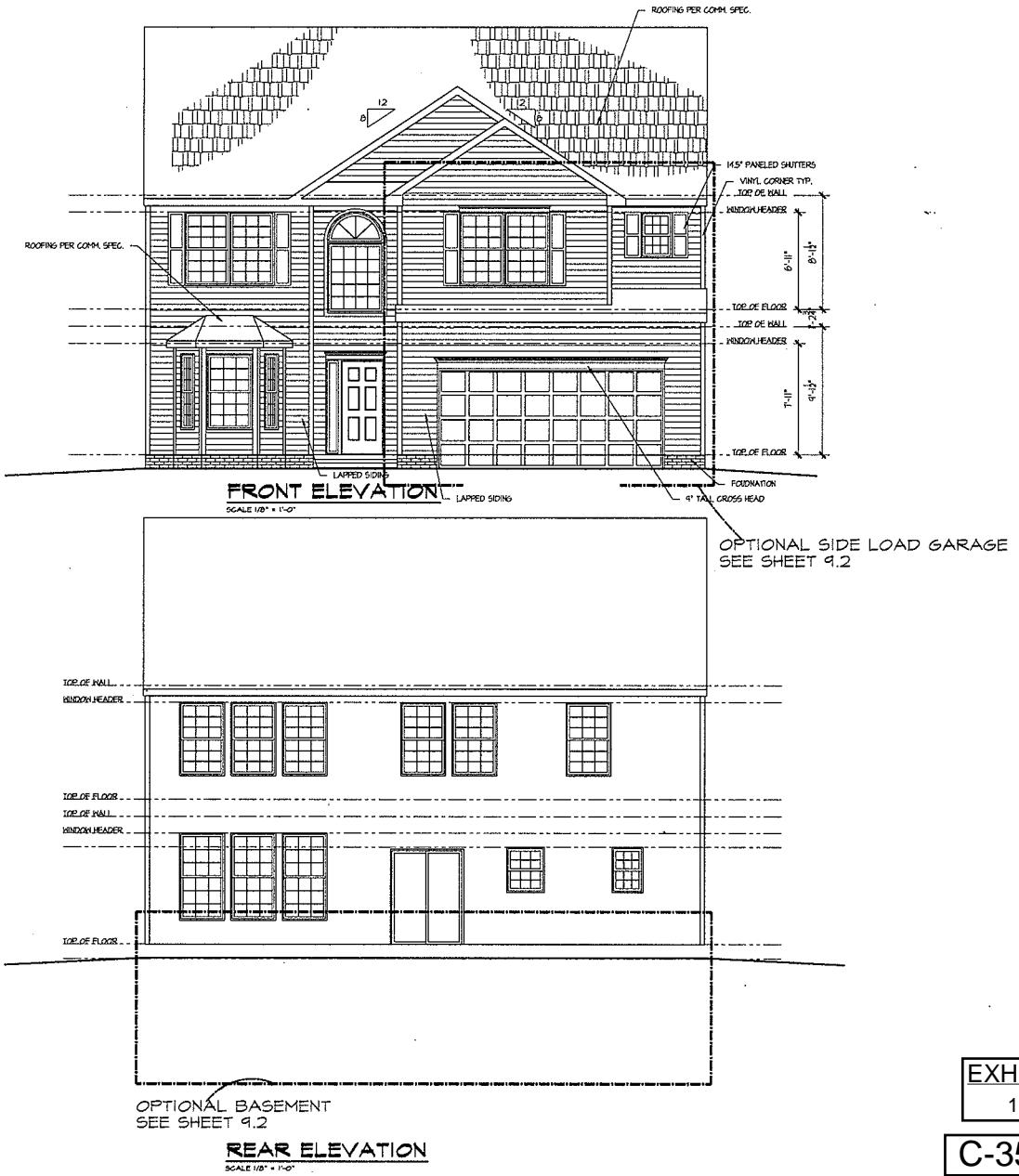
ELEVATIONS

9

of 21

**EXHIBIT B-3
1 OF 2**

C-35C-06



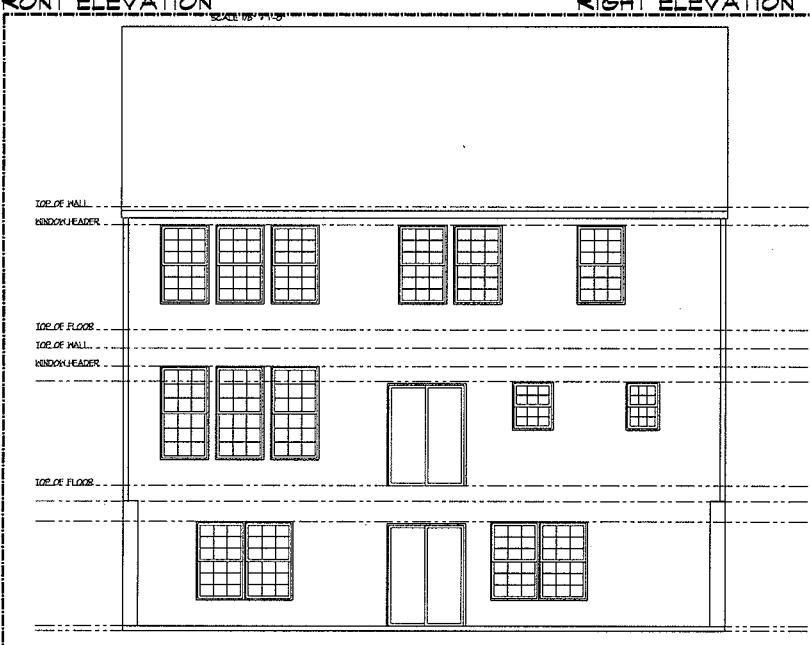
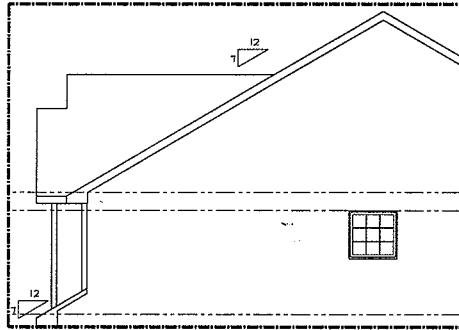
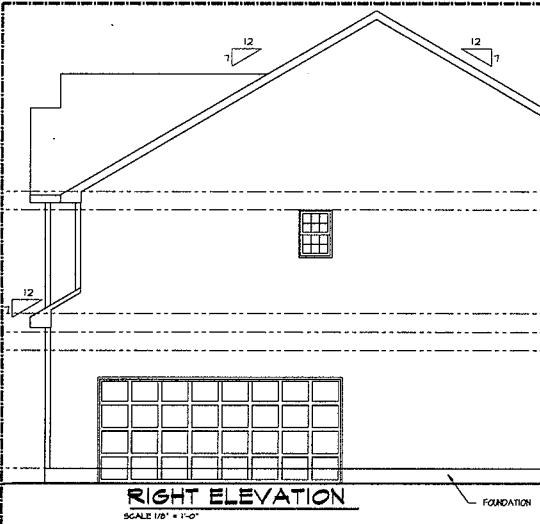
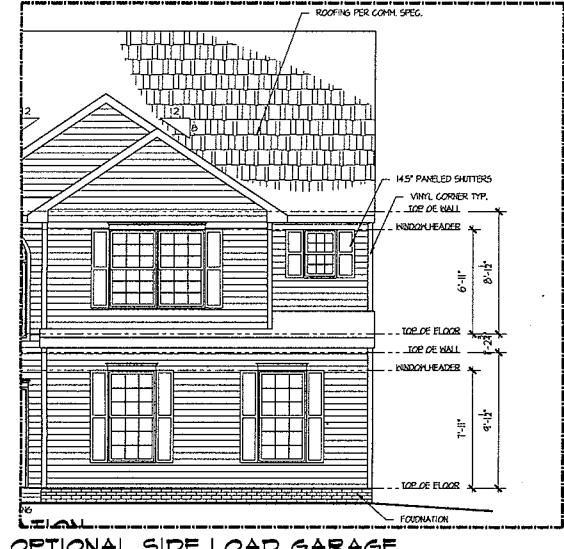


EXHIBIT B-3
2 OF 2

C-35C-06

CENTEX HOMES
Southwest Division

3903 Mockingbird Parkway
Dallas, Texas 75248
Phone: 972.467.4388
Fax: 800.522.3569

2210 PLAN
ELEVATION "A"

ELEVATIONS

revision:
date:
drawn by:

designed by: CENTEX
Review by: J. GLASS
check by:
date: 5-10-04

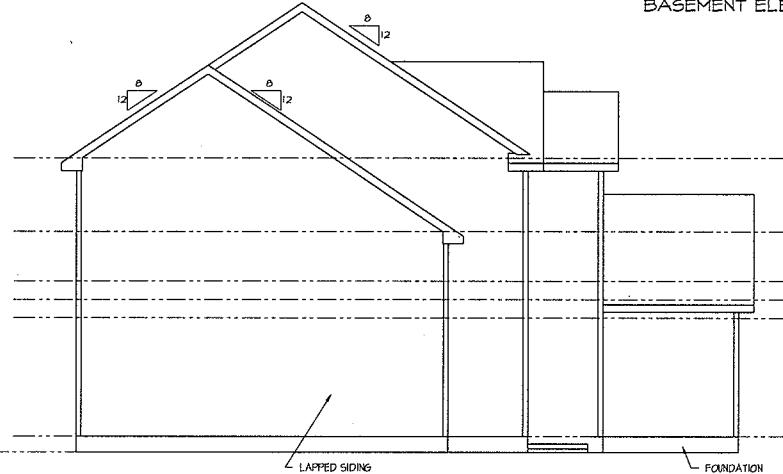
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of: 21

2275 PLAN

PROJECT: RUC103T

ELEVATION "A"

Architectural drawing of a two-story house. The front elevation shows a gabled roof with wide overhangs and exposed rafters. A central entrance features a double door and a transom window above. Two arched windows are positioned on either side of the entrance. The rear elevation shows a lower level with a garage and a bonus room. The left elevation shows the side of the house with a long garage bay. The right elevation shows the back of the house with a sunroom addition.



OPT. SIDE LOAD GARAGE
SEE SHEET 9.2

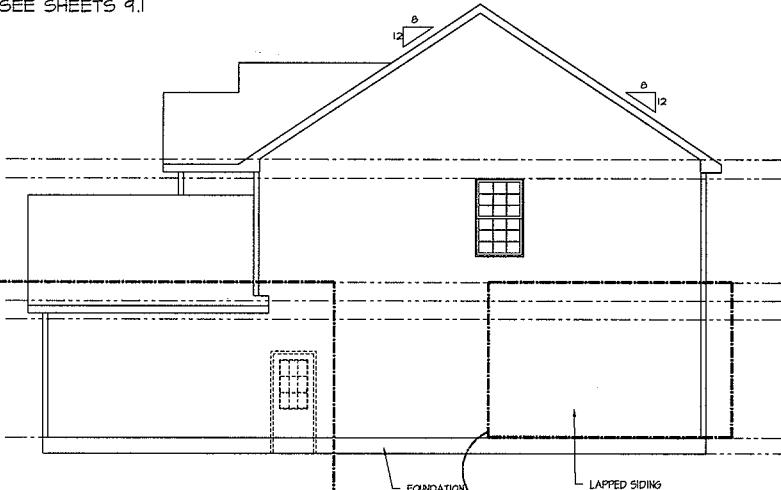
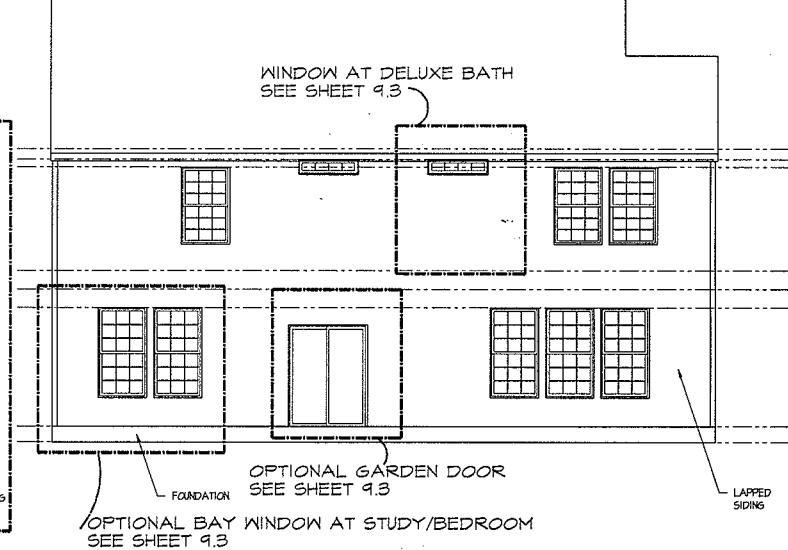


EXHIBIT B-4
1 OF 2

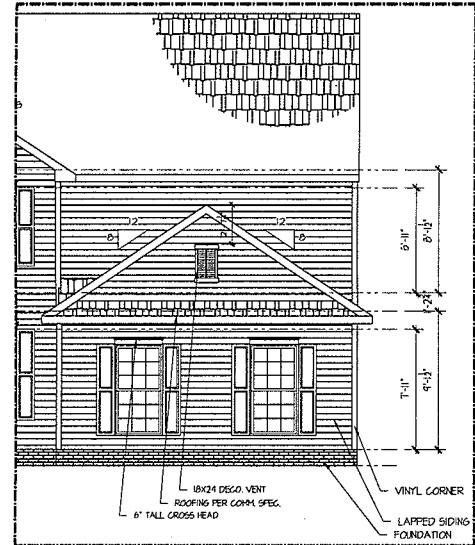
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of: 23

C-35C-06

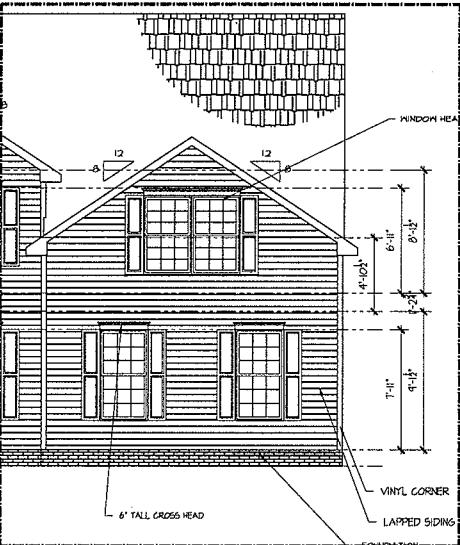
2275 PLAN

project: RIC1037	
ELEVATION "A"	
REVISIONS:	shown by
DATE:	
designed by CENTEX	
drawn by D GLASS	
checked by	
date 9-4-04	
PRINTED ON COPIER BY	

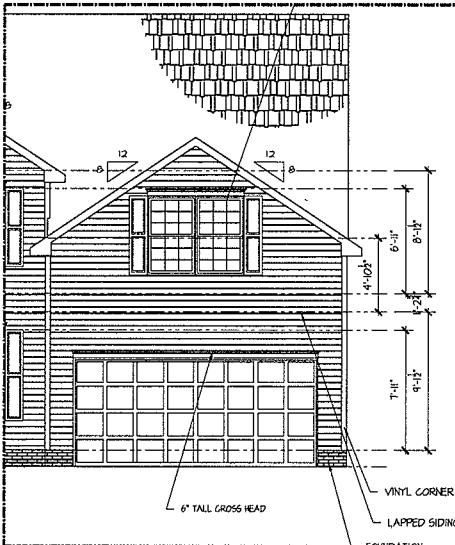
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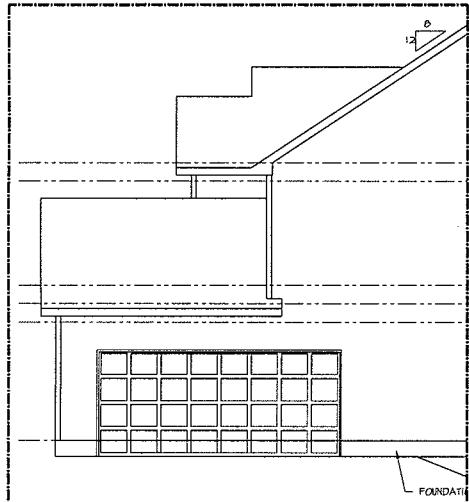
SIDE LOAD GARAGE NO BONUS
FRONT ELEVATION



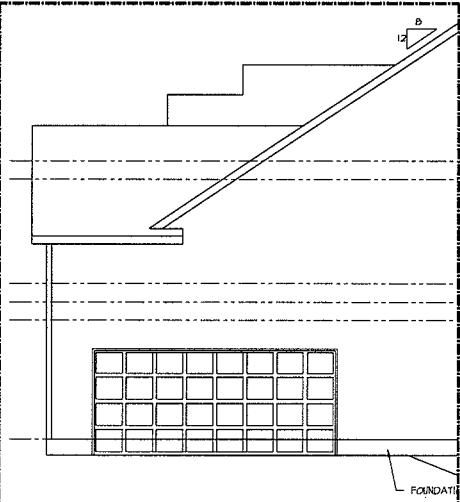
SIDE LOAD GARAGE WITH BONUS ROOM
FRONT ELEVATION



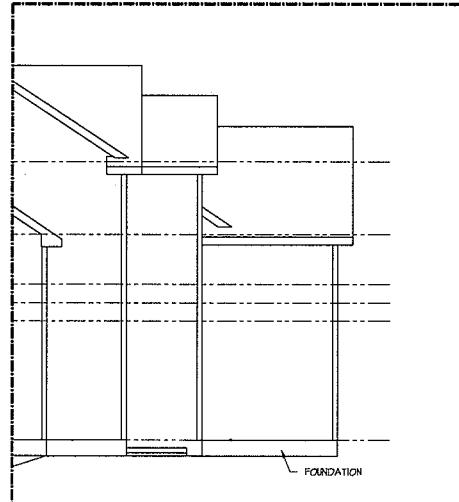
FRONT LOAD GARAGE WITH BONUS ROOM
FRONT ELEVATION



SIDE LOAD GARAGE NO BONUS
RIGHT ELEVATION



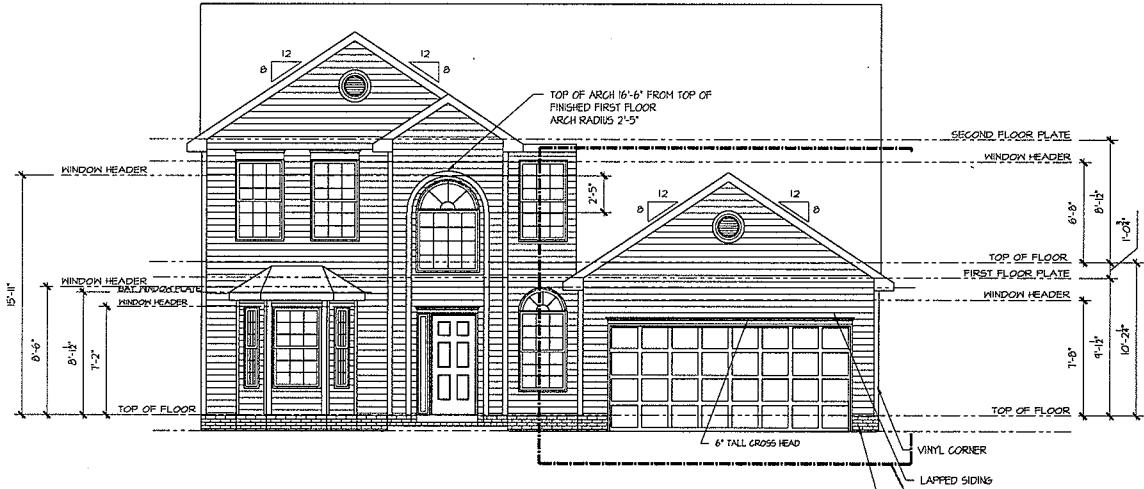
SIDE LOAD GARAGE WITH BONUS ROOM
RIGHT ELEVATION



LEFT ELEVATION WITH BONUS ROOM

EXHIBIT B-4
2 OF 2

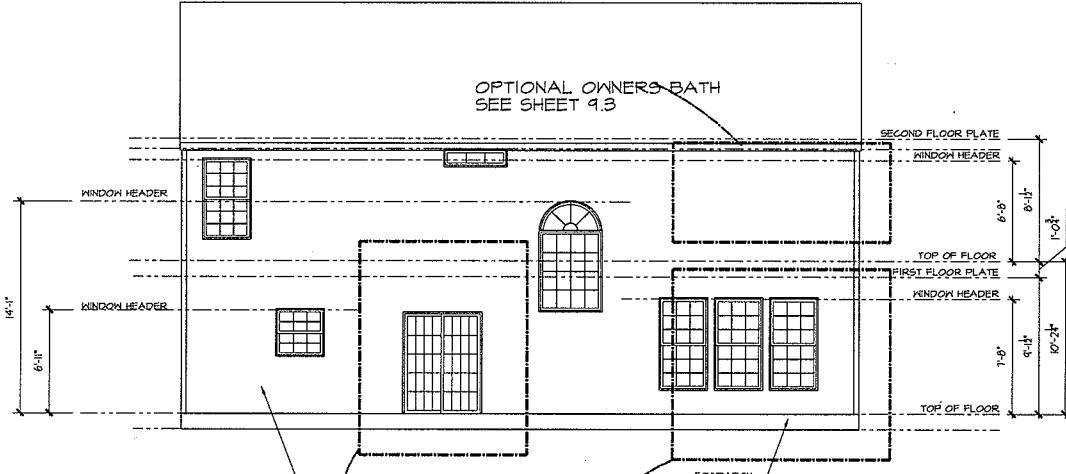
C-35C-06



FRONT ELEVATION

SCALE 1/8" = 1'-0"

OPTIONAL SIDE LOAD GARAGE and BONUS ROOM
SEE SHEET 9.2



LAPPED SIDING
OPTIONAL NOOK EXT &
OPTIONAL GARDEN DOOR
SEE SHEET 9.2

OPTIONAL FIREPLACE
SEE SHEET 9.3
REAR ELEVATION
SCALE 1/8" = 1'-0"

THE KINGSTON 235I
ELEVATION A

project: HR0106	
Drawing by: C. COOPER	
revision:	drawn by:
<input type="checkbox"/>	<input type="checkbox"/>
designed by: CENTEX	drawn by: D. DICKSON
checked by:	dated: 04/23/04
sheet:	
B	
of 23	

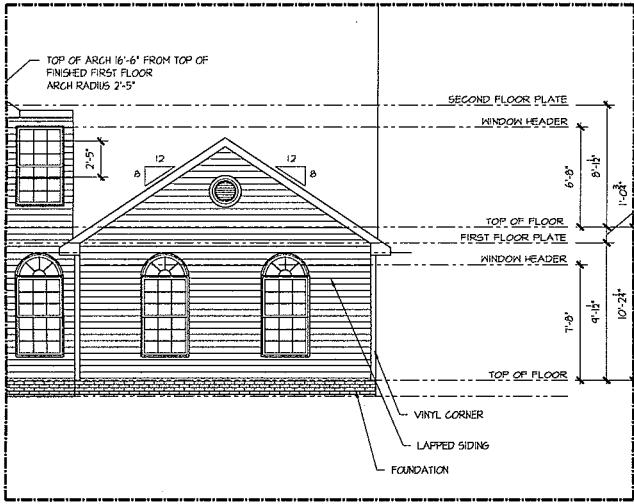
EXHIBIT B-5
1 OF 2

C-35C-06

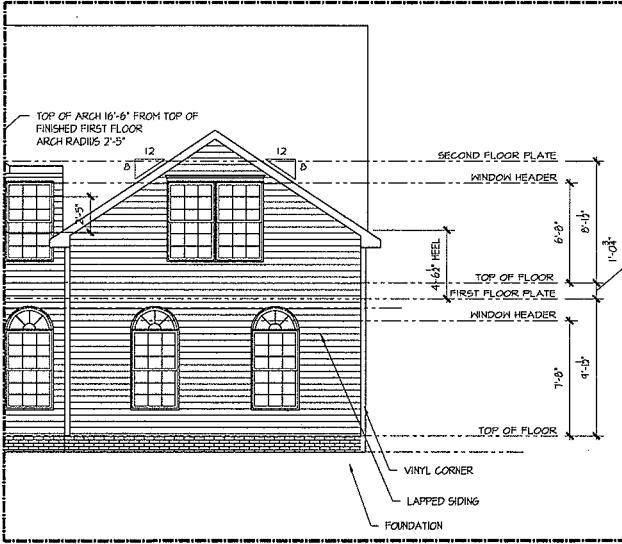
THE KINGSTON 2851
ELEVATION A

project: HR0108

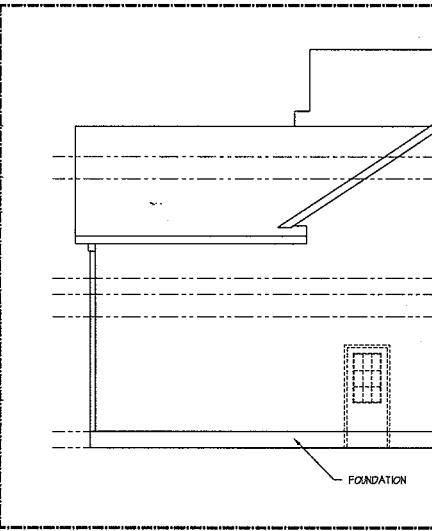
ELEVATIONS			
			
new features: none <table border="1"> <tr> <td>green type:</td> <td> </td> </tr> </table> designed by: CENTEX drawn by: D. GAGNON checked by: adam COOK04 sheet: 9.2 of: 23		green type:	
green type:			



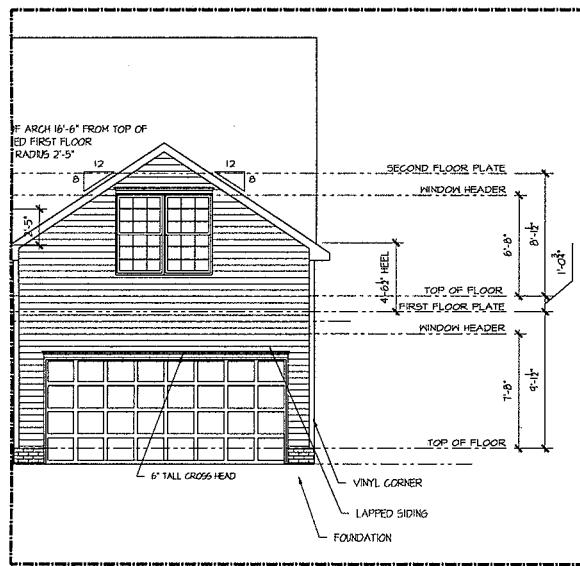
SIDE LOAD GARAGE NO BONUS



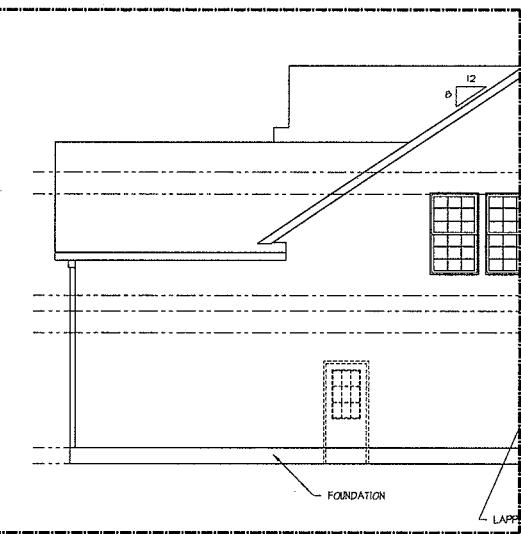
SIDE LOAD GARAGE WITH BONUS ROOM



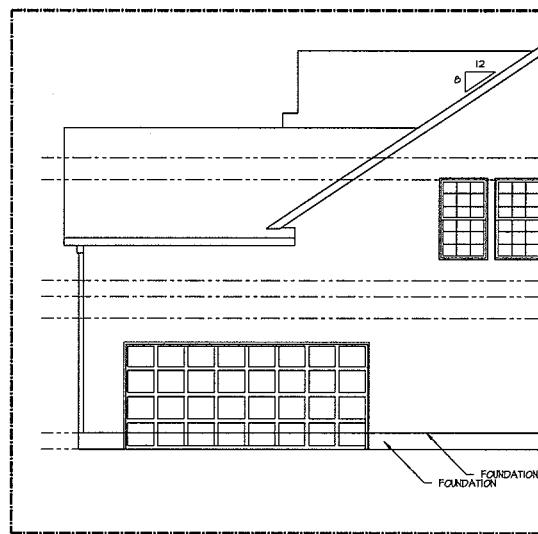
LEFT ELEVATION WITH BONUS ROOM
 FRONT LOAD GARAGE



FRONT LOAD GARAGE WITH BONUS ROOM



RIGHT ELEVATION FRONT LOAD
 GARAGE WITH BONUS ROOM



RIGHT ELEVATION SIDE LOAD
 GARAGE WITH BONUS ROOM

EXHIBIT B-5
 2 OF 2

C-35C-06

**2375 PLAN
ELEVATION A**

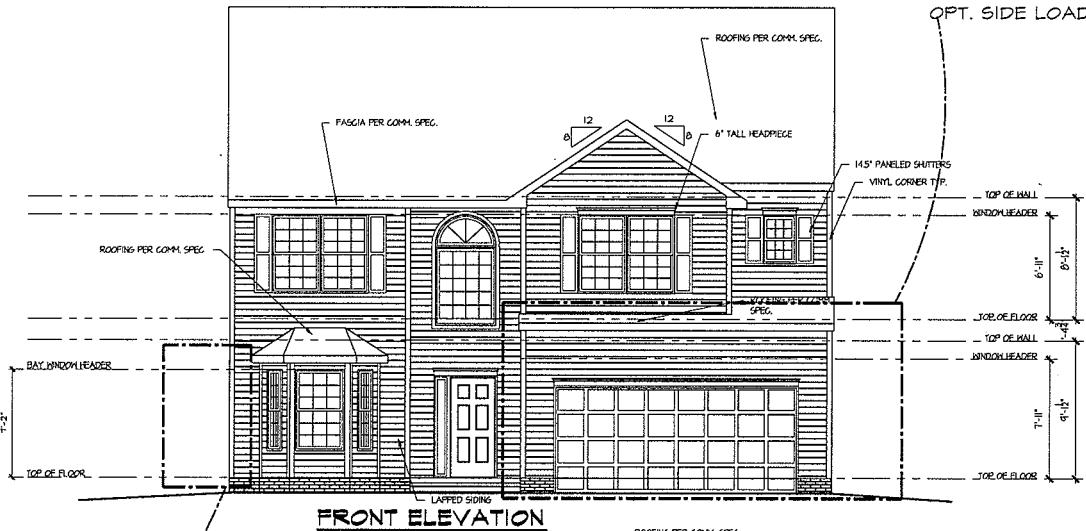
project: SVA0601

FRONT AND REAR ELEVATION

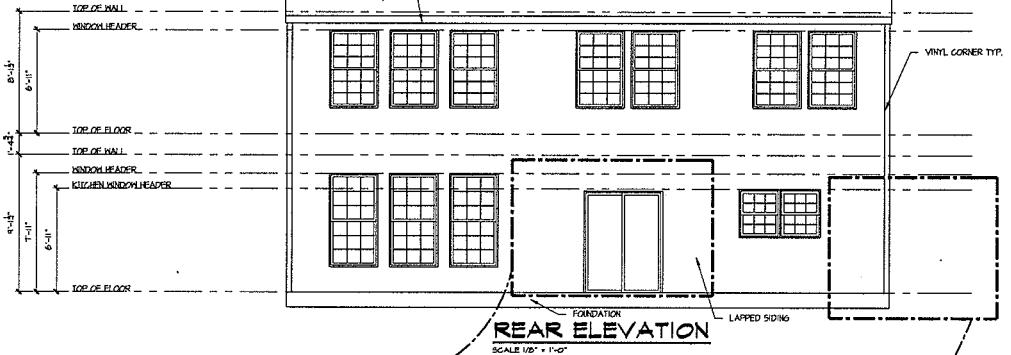
Exhibit A shows the front and rear elevation of a two-story house. The front elevation features a central entrance with a double door, flanked by sidelights. Above the entrance is a transom window. The second floor has a gabled roof with decorative soffit and fascia. The rear elevation shows a kitchen with a garden door, a dining room with a bay window, and a living room with a fireplace. Foundation details and lapped siding are also shown.

2

OPT. SIDE LOAD GARAGE ON PAGE 9.2



OPT. DINING ROOM BAY WINDOW
ON PAGE 9.2



OPT. GARDEN DOOR ON PAGE 9.2

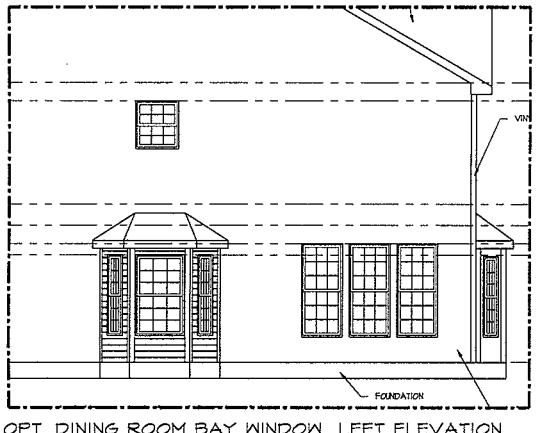
OPT. DINING ROOM BAY WINDOW ON PAGE 9.2

**EXHIBIT B-6
1 OF 2**

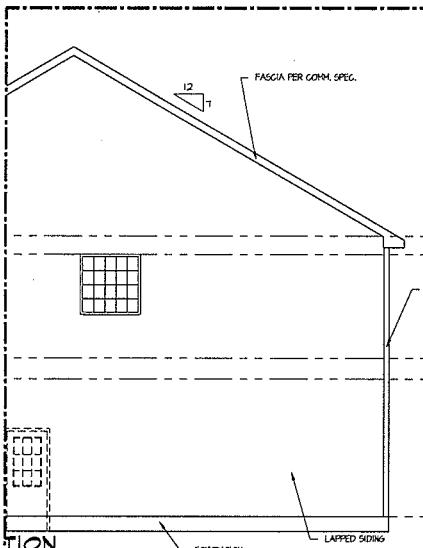
C-35C-06

sheet:
a

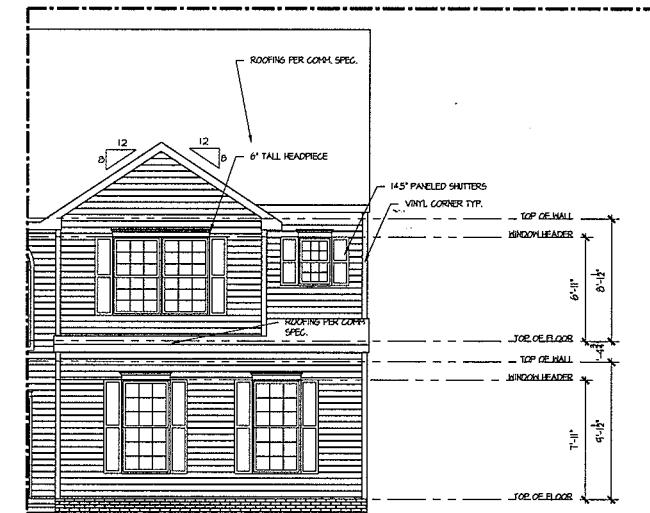
of: 23



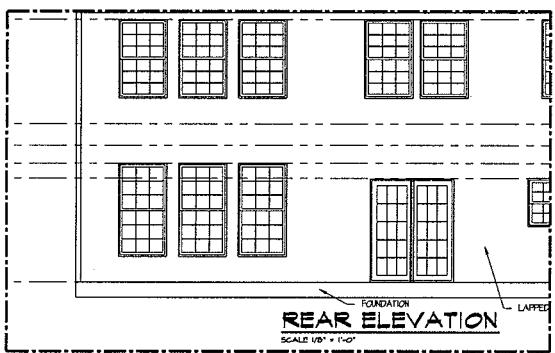
OPT. DINING ROOM BAY WINDOW LEFT ELEVATION



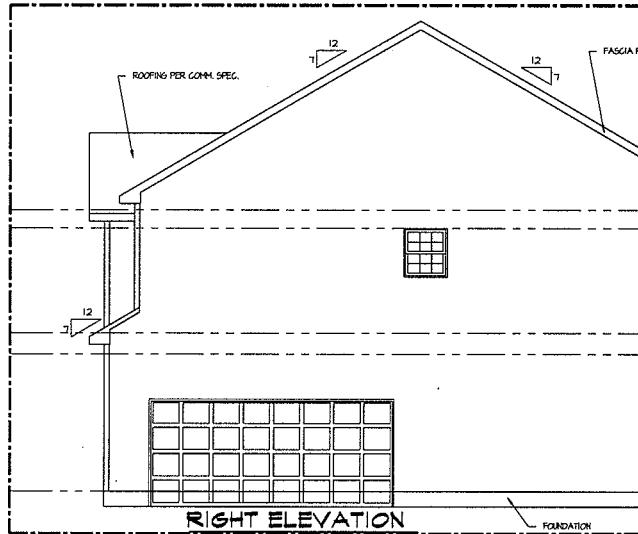
OPT. OWNERS BATH RIGHT ELEVATION



OPT. SIDE LOAD GARAGE FRONT ELEVATION



OPT. GARDEN DOOR AT BREAKFAST



OPT. SIDE LOAD GARAGE RIGHT ELEVATION

EXHIBIT B-6
2 OF 2

C-35C-06

2375 PLAN ELEVATION A

Project: SVA0501

FRONT AND REAR ELEVATION

Centex Home design services is pleased to present the following Front and Rear Elevation drawings for your consideration. Please note that all dimensions and elevations shown are approximate values and do not reflect actual measurements. Actual dimensions and elevations will be provided in the detailed Site Plan and Foundation Drawings. Please refer to the Site Plan for specific dimensions and locations of exterior features such as porches, decks, and landscaping.

Revision: 0
 Date: Drawn by:
S. MILLER
 designed by CENTEX
 drawn by D. GLASS
 checked by S. MILLER
 date: 5-2-02

sheet: **9.2**
 of: **23**

THE COVINGTON

ELEVATIONS OPTIONS

elevation
A

sheet:

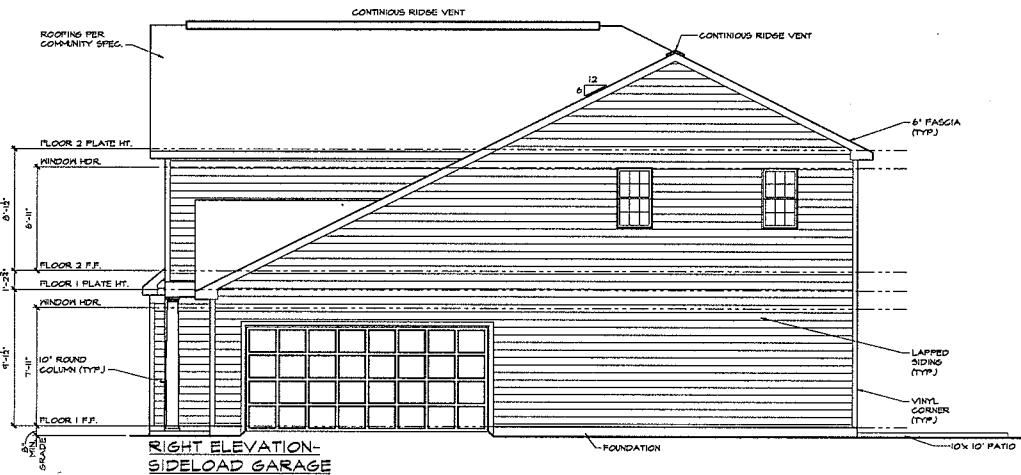
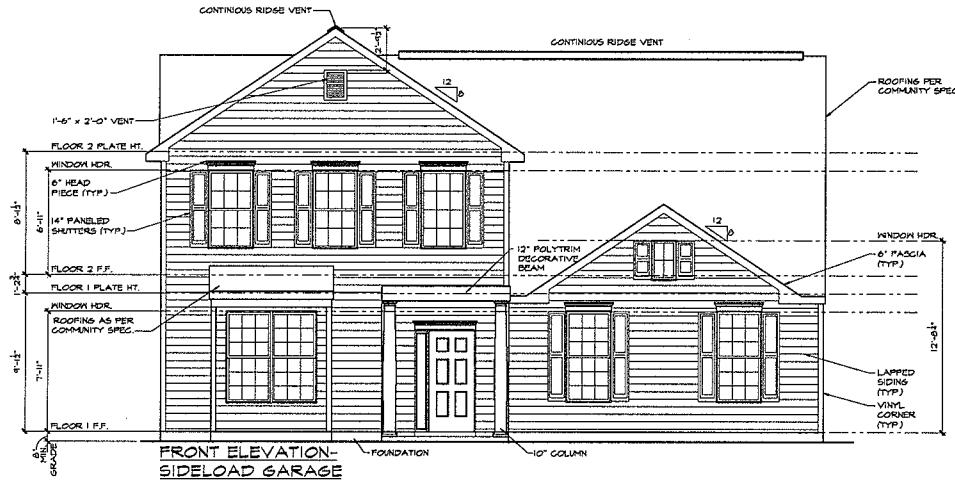
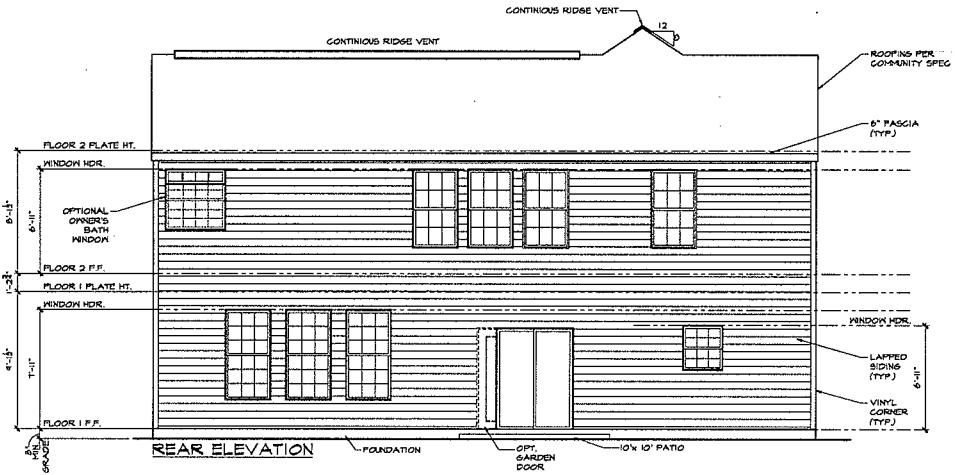
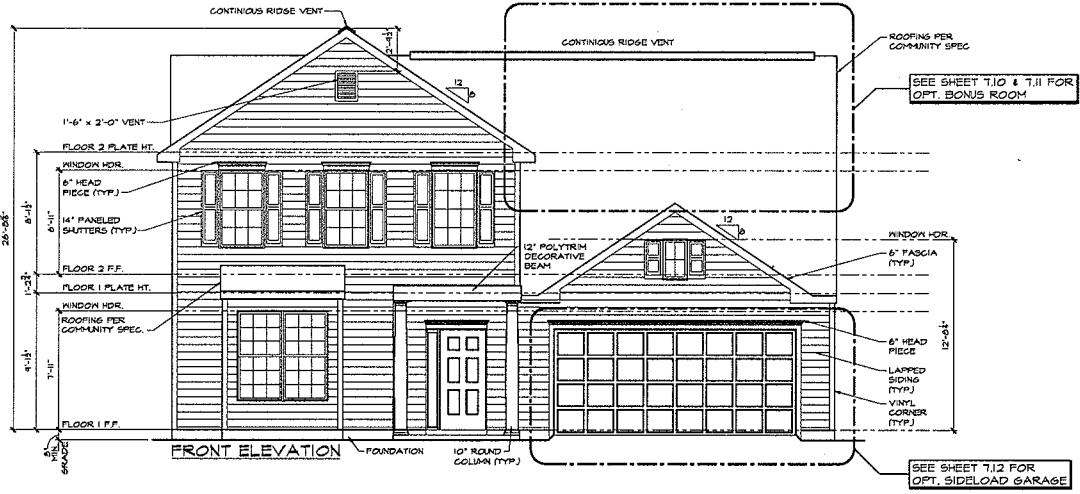


EXHIBIT B-7
1 OF 2

C-35C-06

THE COVINGTON



FRONT AND REAR ELEVATIONS

elevation:	A
revise:	
date:	
designed by:	
drawn by:	
checked by:	
date:	
sheet:	

EXHIBIT B-7
 2 OF 2

C-35C-06

11x17 SCALE: 1/8" = 1'-0", 22x34 SCALE: 1/4" = 1'-0"

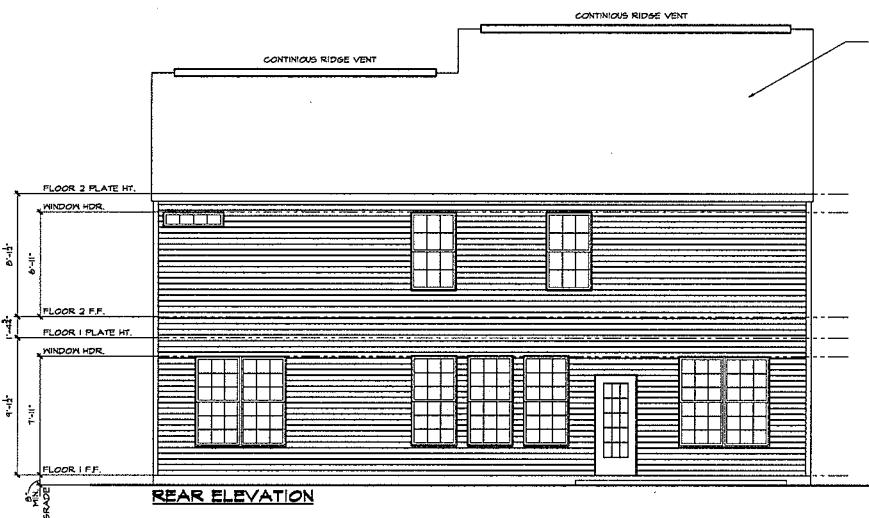
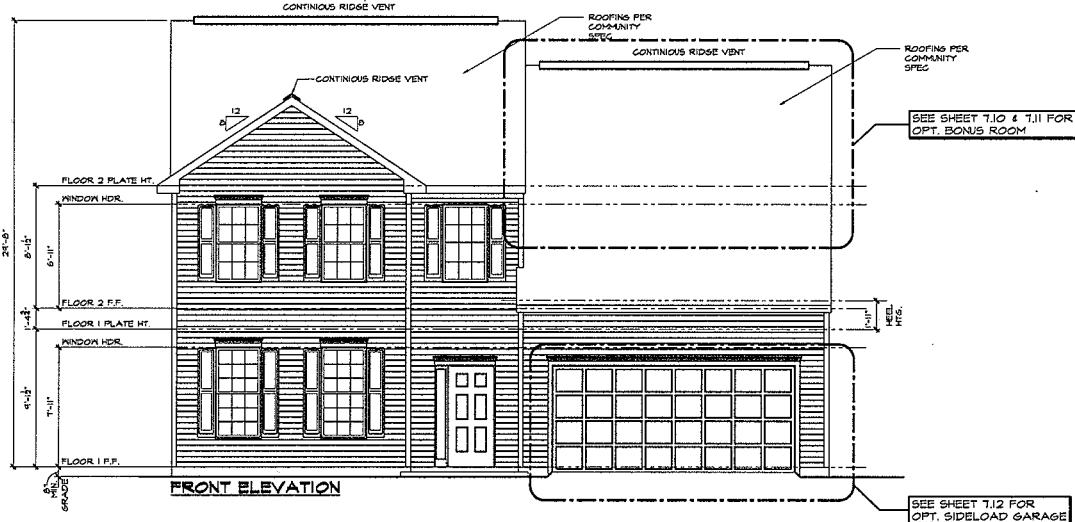


EXHIBIT B-8
1 OF 2

C-35C-06

11x17 SCALE: 1/8" = 1'-0", 22x34 SCALE: 1/4" = 1'-0"

CENTEX HOMES



SOUTHERN VIRGINIA

Phone: 804-521-3555

Fax: 804-521-3556

THE HARRISON

FRONT AND REAR ELEVATIONS

elevation: elev. #:
A SVA0503
so. int. rock, landscape
per. insul. 1" - pvc
plus underneath for insulation
designed by:
drawn by:
checked by:
date:
sheet:

7.00

THE HARRISON

ELEVATIONS
OPTION 1 SIDE LOAD GARAGE

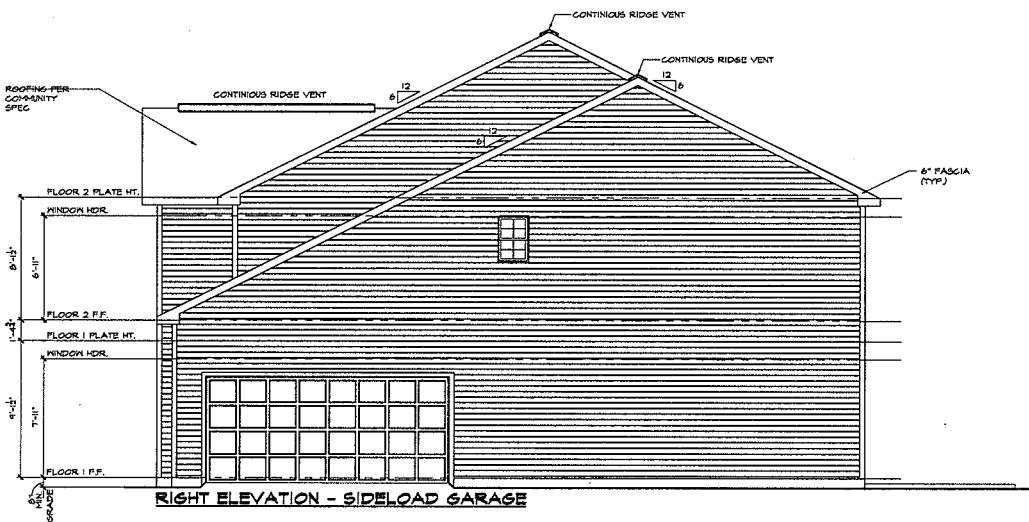
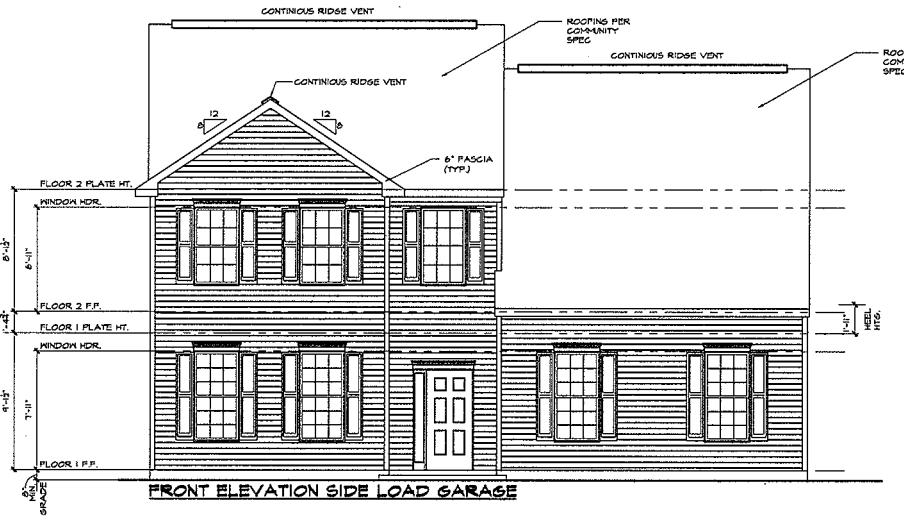


EXHIBIT B-8

2 OF 2

C-35C-06

11x17 SCALE: 1/8" = 1'-0", 22x34 SCALE: 1/4" = 1'-0"

sheet:

7.12

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revisions:
none

drawn by:
John L.

designed by:
John L.

checked by:
John L.

date:
10/23/92

EXHIBIT C

C-35C-06

