Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation Zoning A-1 to R-2AC 21.33 Ac.
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. **Garages**: 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.
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,

[Signature]

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
FRONT ELEVATION

OPTIONAL BAY WINDOW AT DINING ROOM
SEE SHEET 4.3

OPTIONAL SIDE LOAD GARAGE and BONUS ROOM
SEE SHEET 4.2

REAR ELEVATION

OPTIONAL FIREPLACE
SEE SHEET 4.3

OPTIONAL GARDEN DOOR
SEE SHEET 4.3

OPT. BAY WINDOW IN DINING
SEE SHEET 4.3
FRONT ELEVATION

SCALE 1\" = 1'-0"

OPTIONAL SIDE LOAD GARAGE and BONUS ROOM
SEE SHEET 4.2

REAR ELEVATION

SCALE 1\" = 1'-0"

OPTIONAL FIREPLACE
SEE SHEET 4.5

OPTIONAL GARDEN DOOR
SEE SHEET 4.2