



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757.220.0500

SITE DATA

- 1a. OWNERS
*County of Henrico
Division of Recreation and Parks*
Contact: Albert Azzarone
8600 Dixon Powers Drive
Henrico, VA 23228
Phone: (804) 501-5120
Fax: (804) 501-5284
- 1b. DEVELOPER
County of Henrico
Division of Recreation and Parks
Contact: Albert Azzarone
8600 Dixon Powers Drive
Richmond, VA 23226
Phone: (804) 501-5120
Fax: (804) 501-5284
- 2. ENGINEER
Vanasse Hangen Brustlin, Inc.
Contact: Chris Frye
Email: cfrye@vhb.com
351 McLaws Circle, Suite 3
Williamsburg, VA 23185
Phone: (757) 220-0500
Fax: (757) 903-2794
- 3. GPIN #(S) 727-757-9917, 727-748-9507
- 4. ADDRESS 1,700' west of intersection of
Ridgefield Parkway and Lauderdale Drive
- 5. ACREAGE 727-757-9917, 727-748-9507
- 6. ZONING C-1 Conservation District
- 7. PROPOSED USE Master Plan for future passive, nature park
with no structures other than boardwalk/trails
- 8. PREVIOUS APPROVAL
A. POD # _____
B. ADMINISTRATIVE # _____
C. ZONING CASE# _____
D. VARIANCE (BZA) CASE # _____
E. PROVISIONAL USE PERMIT # _____
F. SPECIAL EXCEPTION (CONDITIONAL
USE) # _____
G. WETLANDS PERMIT # _____
- 9. UTILITIES
YES NO
COUNTY WATER
COUNTY SEWER
WELL
SEPTIC
OTHER
- 10. PARKING SCHEDULE
A. # SPACES REQUIRED N/A
B. BASIS FOR PARKING CALCULATIONS
N/A
- C. # SPACES PROVIDED _____
D. # ACCESSIBLE SPACES PROVIDED _____
INCLUDING _____ VAN ACCESSIBLE _____
E. INTERIOR GREENSPACE CALCULATIONS _____
- 11. PEAK HOUR TRIP GENERATION _____
- 12. SPECIAL FLOOD HAZARD AREA INFORMATION
SPECIAL FLOOD HAZARD AREA (FLOODPLAIN)
YES NO
- 13. BUILDING INFORMATION
A. SQ. FOOTAGE OF BUILDING N/A
B. NUMBER OF STORIES N/A
C. NUMBER OF UNITS N/A
D. CONSTRUCTION TYPE N/A
E. SPRINKLERED YES NO
F. USE GROUP(S) RECREATION
G. MEDICAL OFFICE YES NO
- 14. TREE CANOPY CALCULATIONS
Gross Area = _____
Building Area = _____
Parking Area = _____
Easement Areas = _____
Total = _____
Required = _____
Provided = _____
- 15. OTHER MISCELLANEOUS
CALCULATIONS _____
- 16. EXISTING CONDITIONS SURVEY _____

SHEET INDEX

Number	Drawing Title
C1.00	Conceptual Master Plan

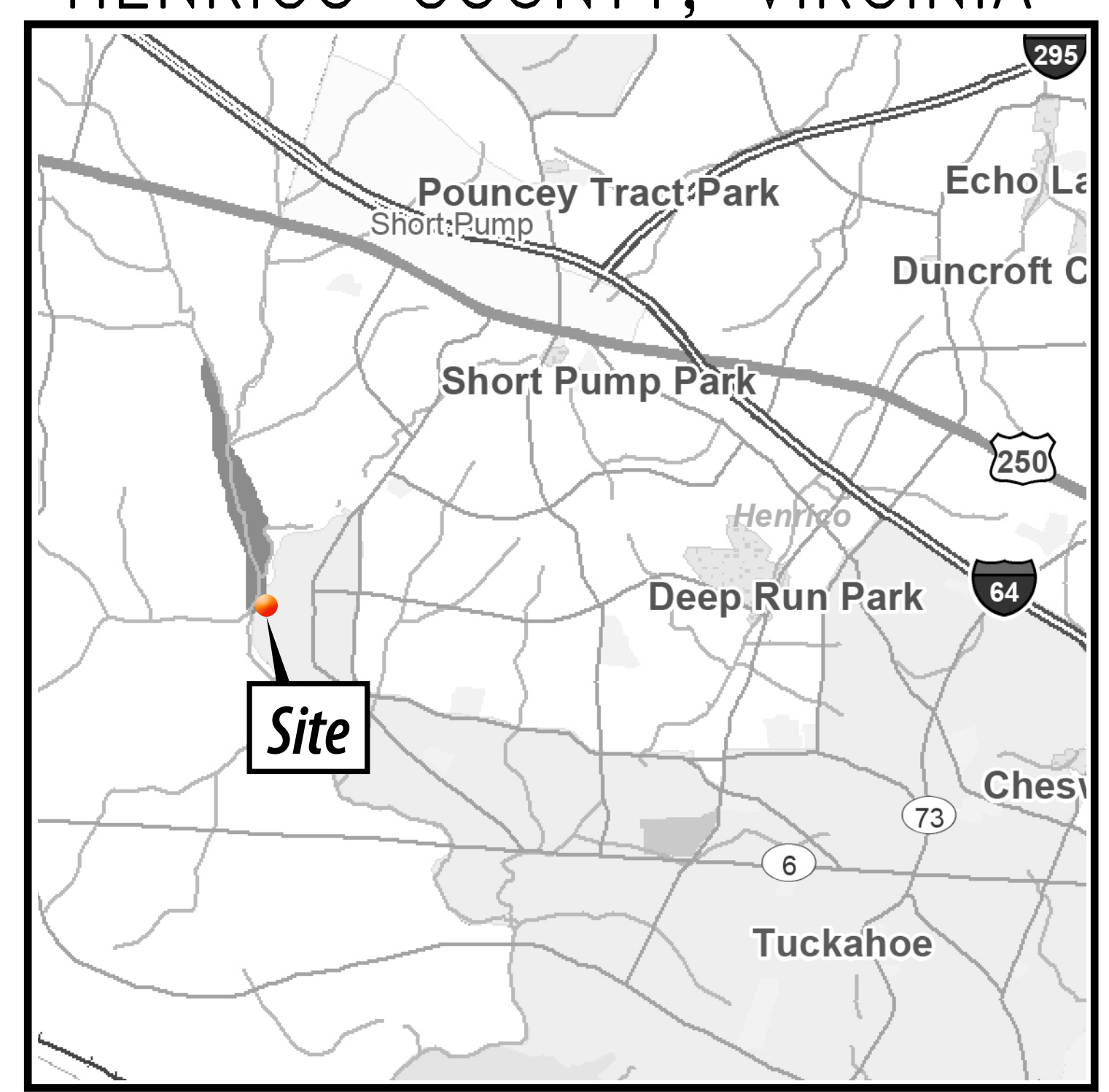
Reference Drawings

Number	Drawing Title

Tuckahoe Creek Park Phase I Master Plan for Ridgefield Parkway to Old Coach Lane Section Richmond, Virginia 23238

Tuckahoe Magisterial District

HENRICO COUNTY, VIRGINIA



TRAFFIC IMPACT ANALYSIS DEVELOPER'S/ENGINEER'S CERTIFICATION

I HAVE, IN ACCORDANCE WITH SECTION 15.2-2222.1 OF THE CODE OF VIRGINIA AND ITS SUPPORTING REGULATIONS, 24VAC 30-155-50, EXAMINED THE CRITERIA THAT REQUIRE THAT A TRAFFIC IMPACT ANALYSIS BE SUBMITTED TO VDOT VIA THE LOCALITY, IF THE PROPOSAL WILL SUBSTANTIALLY AFFECT TRANSPORTATION ON STATE CONTROLLED HIGHWAYS, AND HAVE DETERMINED THAT THE ABOVE REFERENCED PROPOSAL:

DOES NOT REQUIRE SUBMISSION OF A SUPPLEMENTAL TRAFFIC ANALYSIS (STA) PER 527 REGULATIONS FOR THIS PROPOSED PLAN.

DOES REQUIRE SUBMISSION OF A SUPPLEMENTAL TRAFFIC ANALYSIS (STA) PER 527 REGULATIONS FOR THIS PROPOSED PLAN.

VICINITY MAP ↑

Scale: 1" = 1 Miles

ENGINEER'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THIS PLAN SATISFIES ALL ZONING CODE REQUIREMENTS, CONDITIONS OF APPROVAL, AND PROFFERS.

SIGNATURE

DATE

EXCEPTIONS GRANTED		
DATE	DEPT(S)	DESCRIPTION

IN ACCORDANCE WITH SEC. 10-36 OF THE CODE OF THE COUNTY OF HENRICO, I HEREBY CERTIFY THAT I AM THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT AND THAT I HAVE A VALID CERTIFICATION FROM THE STATE OF VIRGINIA.

SIGNATURE

NAME (PRINT) _____ DATE _____

REVISIONS TO APPROVED PLANS		
NO.	DATE	DESCRIPTION

DEPARTMENT OF PLANNING APPROVAL BLOCK

APPROVED BY THE COUNTY OF HENRICO
BOARD OF SUPERVISORS

DATE	COUNTY MANAGER
APPROVED BY: THE HENRICO COUNTY PLANNING COMMISSION	APPROVED BY: THE HENRICO COUNTY PLANNING DEPARTMENT

P.C. DATE ACTING SECRETARY COUNTY PLANNER
DATE _____ DATE _____
 PRINCIPAL PLANNER
 DIRECTOR

THIS APPROVAL ENCOMPASSES ONLY THOSE REVISIONS NOTED IN THE LETTER OF APPROVAL.

AS INDICATED IN RED

YES NO
 10 DAY EXPEDITED
SIGNATURE PROCESS

AUTHORIZATION TO BEGIN WATER AND SEWER CONSTRUCTION WILL BE PROVIDED AT THE DPU PRECONSTRUCTION MEETING.

DEPARTMENT OF PUBLIC UTILITIES POD APPROVAL

FOR WATER AND SANITARY SEWER ONLY, SUBJECT TO COUNTY SPECIFICATIONS.

APPROVED BY _____ DATE _____
APPROVAL FOR WATER AND SEWER EXPIRES: _____

NOTE:
WATER AND SEWER SYSTEMS FOR THIS PROJECT WILL BE ACCEPTED AND WATER METERS WILL BE SET AFTER ADJACENT UTILITIES TO WHICH THEY CONNECT HAVE BEEN ACCEPTED BY THE COUNTY FOR OPERATION.

DPU PRE-CONSTRUCTION MEETING	
DPU INSPECTOR _____ DATE _____	
D.P.U. # _____	

DEPARTMENT OF PUBLIC WORKS APPROVAL BLOCK

DIRECTOR OF PUBLIC WORKS

DATE	DESIGN ENGINEER

DATE _____ ENVIRONMENTAL INSPECTOR _____

AS INDICATED IN RED

D.P.W. # _____

DISTRIBUTION BY DPW:	
_____ PUBLIC UTILITIES (S)	_____ ENGINEER
_____ PERMIT CENTER	_____ FIRE
_____ EASTERN GOVERNMENT CENTER	

No.	Revision	Date	Appr.

Designed by	Drawn by	Checked by
CAD checked by	Approved by	
Scale	Date	May 23, 2014

Project Title
**Tuckahoe Creek Park
Master Plan for Ridgefield Parkway
to Old Coach Lane Section**

Issued for
Submittal Review

Not Approved for Construction
Drawing Title
Cover Sheet



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757.220.0500

- Natural Surface Trail
- Phase I Boardwalk
- Blueway
- County Boundary
- Parcel Boundaries
- Tuckahoe Creek Park
- Buildings
- Roads
- Sewer Easement (16' wide)
- Sewer Manhole
- 100-Year Flood Zone
- Field Sketched Wetland Boundary

Topography (CI = 2 ft.)

- Index Contour
- Intermediate Contour



No.	Revision	Date	Appr.
1	Per County's Request	9/8/2014	

Designed by MB Drawn by MB Checked by MB

CAD checked by MB Approved by MB

Scale 1" = 60' Date May 22, 2014

Project Title

**Tuckahoe Creek Park
Master Plan for Ridgely Parkway
to Old Coach Lane Section**

Henrico, Virginia

Issued for
Site Plan Review

Not Approved for Construction
Drawing Title

Concept Master Plan

Drawing Number

C1.00

Sheet of 1

Project Number

