

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County
2 held in the County Administration Building in the Government Center at Parham and
3 Hungary Springs Roads beginning at 9:00 a.m. Wednesday, July 26, 2017.
4

Members Present: Mr. Eric S. Leabough, C.P.C., Chairperson (Varina)
Mr. Robert H. Witte, Jr., Vice-Chairperson (Brookland)
Mr. Gregory R. Baka (Tuckahoe)
Mrs. Sandra M. Marshall (Three Chopt)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary
Mr. Tyrone E. Nelson, Board of Supervisors' Representative

Member Absent: Mr. C. W. Archer, C.P.C. (Fairfield)

Others Present: Ms. Jean Moore, Assistant Director of Planning
Ms. Leslie A. News, PLA, Senior Principal Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Ms. Aimee B. Crady, AICP, County Planner
Ms. Kate B. McMillion, County Planner
Ms. Sharon Smidler, P.E., Traffic Engineer
Mr. Gary A. DuVal, P.E., Traffic Engineer
Mr. William Moffett, CPETD Planner, Division of Police
Mr. Henry Rosenbaum, Division of Fire
Ms. Melissa Ferrante, Office Assistant / Recording Secretary

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6 **Mr. Tyrone E. Nelson, the Board of Supervisors' representative, abstains on all**
7 **cases unless otherwise noted.**

8
9 Mr. Leabough - Good morning. I call this meeting of the Henrico County
10 Planning Commission to order. This is our plans of development and subdivisions
11 meeting for July 26th. If you all would mute or silence your cell phones, and then as you
12 do that, please stand with the Commission for the Pledge of Allegiance.

13
14 Our Board member representative, Mr. Nelson, is on his way. He will join us shortly.
15 Mr. Archer is not able to be here with us, but we do have a quorum and can conduct
16 business. I think we have news media in the audience from RTD. Ms. Truong, good
17 morning. Anyone else with the news media? Okay. Again, thank you all for being here. At
18 this point, I'd like to turn the agenda over to our secretary, Mr. Emerson.
19

20 Mr. Emerson - Thank you, Mr. Chairman. First on your agenda this morning
21 are the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie
22 News.

23
24 Ms. News - Thank you, Mr. Secretary. Good morning, members of the
25 Commission. We have one request for deferral this morning. It's on page 4 of your agenda
26 and located in the Three Chopt District. This is POD2017-00249, Shady Grove United
27 Methodist Church Expansion, Phase 3. The applicant has requested a deferral to the
28 September 27, 2017 meeting.

29
30 *(Deferred from the June 28, 2017 Meeting)*

31 **PLAN OF DEVELOPMENT**

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| POD2017-00249 Shady Grove United Methodist Church Expansion - Phase 3 – 4825 Pouncey Tract Road | Timmons Group for Shady Grove United Methodist Church: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,795-square foot commons addition, to reconstruct a 1,326-square foot portion of the existing building for additional sanctuary space, and to construct a parking lot addition. The 2.56-acre portion of the 13.24-acre site is located at the southeastern corner of the intersection of Pouncey Tract Road (State Route 271) and Shady Grove Road, on parcels 739-769-3330 and 739-769-2272. The zoning is A-1, Agricultural District. County water and sewer. (Three Chopt) |
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33
34 Mr. Leabough - Is there anyone present who is opposed to the deferral
35 request for POD2017-00249, Shady Grove United Methodist Church Expansion, Phase
36 3? I see no opposition, Mrs. Marshall.

37
38 Mrs. Marshall - Mr. Chairman, I move POD2017-00249, Shady Grove United
39 Methodist Church Expansion, Phase 3, be deferred to the September 27, 2017 meeting
40 per the applicant's request.

41
42 Mr. Witte - Second.

43
44 Mr. Leabough - We have a motion by Mrs. Marshall, a second by Mr. Witte.
45 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.

46
47 At the request of the applicant, the Planning Commission deferred POD2017-00249,
48 Shady Grove United Methodist Church Expansion, Phase 3, to its September 27, 2017
49 meeting.

50
51 Ms. News - Staff is not aware of any further requests.

53 Mr. Emerson - Mr. Chairman, if the Commission has no further questions for
54 deferrals this morning, next on the agenda are the expedited items. Those will also be
55 presented by Ms. Leslie News.

56
57 Ms. News - We have two items on our expedited agenda this morning.
58 The first is found on page 3 of your agenda and is located in the Brookland District. This
59 is POD-84-78, Care Advantage, Incorporated, formerly Rawlings & Wood Professional
60 Office Building. Staff recommends approval.

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62 **TRANSFER OF APPROVAL**

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| POD-84-78 POD2017-00019 Care Advantage, Inc (Formerly Rawlings & Wood Professional Office Building) – 3201 Hungary Spring Road | Greenburg Traurig for BellHealth Investment Partners, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John Page Rawlings to HHS Real Estate 4, LLC. The 0.43-acre site is located on the northeast corner of the intersection of Samoa Drive and Hungary Spring Road, on parcel 766-753-8179. The zoning is O-1, Office District. County water and sewer. (Brookland) |
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64
65 Mr. Leabough - Is there anyone present who is opposed to the transfer of
66 approval for POD-84-78 (POD2017-00019), Care Advantage Incorporated, formerly
67 Rawlings & Wood Professional Office Building? I see no opposition, Mr. Witte.

68
69 Mr. Witte - Mr. Chairman, I move approval of TOA POD-84-78
70 (POD2017-00019), Care Advantage Incorporated, formerly Rawlings & Wood
71 Professional Office Building, subject to the previously approved conditions, on the
72 expedited agenda.

73
74 Mrs. Marshall - Second.

75
76 Mr. Leabough - We have a motion by Mr. Witte, and second by Mrs. Marshall.
77 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.

78
79 The Planning Commission approved the transfer of approval request for POD-84-78
80 (POD2017-00019), Care Advantage Incorporated, formerly Rawlings & Wood
81 Professional Office Building, from John Page Rawlings to HHS Real Estate 4, LLC,
82 subject to the standard and added conditions previously approved.

83
84 Ms. News - The next item is on page 6 of your agenda and is located in
85 the Three Chopt District. This is POD2017-000294, Holloway at Wyndham Forest
86 Clubhouse. Staff recommends approval.

91 **PLAN OF DEVELOPMENT**

92

POD2017-00294
Holloway at Wyndham
Forest Clubhouse – 11163
Opaca Lane

Youngblood, Tyler, and Associates, P.C. for HHHunt Holloway, LLC and HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 2,770-square foot community center for Holloway at Wyndham Forest. The 1.29-acre site is located on the south line of Holman Ridge Road, approximately 1,700 feet west of the existing western terminus of Holman Ridge Road, on part of parcel 748-772-2307. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

93

94 Mr. Leabough - Is there anyone present who is opposed to POD2017-000294,
95 Holloway at Wyndham Forest Clubhouse? I see no opposition, Mrs. Marshall.

96

97 Mrs. Marshall - Mr. Chairman, I move POD2017-000294, Holloway at
98 Wyndham Forest Clubhouse, be approved subject to the annotations on the plans, the
99 standard conditions for developments of this type, and additional conditions 29 through
100 32 in the agenda.

101

102 Mr. Baka - Second.

103

104 Mr. Leabough - We have a motion by Mrs. Marshall, a second by Mr. Baka.
105 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.

106

107 The Planning Commission approved POD2017-000294, Holloway at Wyndham Forest
108 Clubhouse, subject to the annotations on the plans, the standard conditions attached to
109 these minutes for developments of this type, and the following additional conditions:

110

111 29. A concrete sidewalk meeting County standards shall be provided along the south
112 side of Holman Ridge Road.

113 30. The proffers approved as a part of zoning case REZ2015-00014 shall be
114 incorporated in this approval.

115 31. Approval of the construction plans by the Department of Public Works does not
116 establish the curb and gutter elevations along the Henrico County maintained right-
117 of-way. The elevations will be set by Henrico County.

118 32. The location of all existing and proposed utility and mechanical equipment
119 (including HVAC units, electric meters, junctions and accessory boxes,
120 transformers, and generators) shall be identified on the landscape plan. All building
121 mounted equipment shall be painted to match the building, and all equipment shall
122 be screened by such measures as determined appropriate by the Director of
123 Planning or the Planning Commission at the time of plan approval.

124

125 Ms. News - That completes our expedited agenda.

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Mr. Emerson - Mr. Chairman, we now move on to Subdivision Extensions of Conditional Approval. Those will be presented by Ms. Kate McMillion.

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

| Subdivision | Original No. of Lots | Remaining Lots | Previous Extensions | Magisterial District | Recommended Extension |
|--|----------------------|----------------|---------------------|----------------------|-----------------------|
| SUB2011-00054 (SUB-008-11) Kings Manor (July 2011 Plan) | 9 | 9 | 5 | Varina | July 1, 2020 |
| SUB2014-00087 Kingsland Greene (July 2014 Plan) | 120 | 120 | 2 | Varina | July 1, 2020 |

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Ms. McMillion - Good morning. There are two informational conditional subdivision extensions on the agenda this morning. The two cases, Kings Manor (July 2011 plan) and Kingsland Greene (July 2014 plan), are both indicated in red on the map and located in the Varina District. Under the newly enacted state legislation, both cases are eligible for the automatic extension to July 1, 2020. In each case, the approvals were granted prior to January 1st of this year, and those approvals are still valid.

The automatic extensions do not require Commission action and are for informational purposes only. I am available for any questions you may have.

Mr. Leabough - Are there any questions for Ms. McMillion? There are no questions. Thank you, ma'am

Mr. Emerson - Mr. Chairman, we now move into your regular agenda. We do have two companion cases that I will call together. They will require separate motions at the end of the process.

The first one is POD2017-00293, and that appears on page 8 of your regular agenda and page 1 of your amended agenda. It is Timmons Group for Central Virginia Investments/Rocketts Landing LLC and WVS/Rocketts Landing.

161 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

162

POD2017-00293
Rocketts Landing – Block
17 – 5000 Old Main Street

Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a six-story mixed use building above a three level parking deck (containing approximately 300 parking spaces, two levels of which will be below street grade) and having a total of 133 multi-family apartments on the first through sixth floors (consisting of 85 one-bedroom units and 48 two-bedroom units), along with approximately 7,700 square feet of commercial space and 3,800 square feet of commons space for the apartments on the first floor, on Block 17 of the Village of Rocketts Landing. The 1.614-acre site is located along the western line of Old Main Street (private) and the eastern line of the Capital Trail, between Old Delaware Street (private) and Old Hudson Street (private), on parcels 797-712-4379 and 797-712-5275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina)**

163

164 Mr. Emerson - And then on page 11, and also on page 2 of your amended
165 agenda, you will find POD2017-00291, also the Timmons Group for Central Virginia
166 Investments/Rocketts Landing LLC and WVS/Rocketts Landings. The staff report will be
167 presented by Mr. Mike Kennedy.

168

169 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

170

POD2017-00291
Rocketts Landing –
Blocks 20 through 23 –
Old Charles Street

Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 11 three- and four-story residential townhomes for sale, 6 four-story buildings containing 52 residential condominium dwellings, and pad sites for three future buildings on Blocks 20 through 23 of the Village of Rocketts Landing. The 12.18-acre site is located along the west line of Old Osborne Turnpike (State Route 5) and the east line of the Capital Trail, south of Old Charles Street (private), and north of Bickerstaff Road, on parcel 797-711-2487 and part of parcel 797-711-5175. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina)**

171

172 Mr. Leabough - Is there anyone present who is opposed to POD2017-00293,
173 Rocketts Landing – Block 17 or POD2017-00291, Rocketts Landing – Blocks 20 through
174 23? There is no opposition. Okay. Good morning, Mr. Kennedy.

175
176 Mr. Kennedy - Good morning, Mr. Chairman, members of the Commission.

177
178 In the addendum, there are two additional packages of revised plans. The first one is
179 Block 17 with the master plan attached to it. I'm going to review the master plan briefly.

180
181 As you are aware, Land Bay 4, which is this section here, (referring to the Master Plan)
182 is almost fully developed with the Cedarworks 2 office building, the 210 Rock mixed use
183 building and parking deck, the Sky Line and Fall Line condominium buildings, and with
184 Townhouses facing both Rocketts Way and Old Main Street, as well as the Cedarworks
185 Condominium Building, located along Old Osborne Turnpike. The Developer still has a
186 few premium Townhouse lots that they intend to custom build. Otherwise, Land Bay 4 is
187 pretty much built out.

188
189 The Developer is now working on development in Land Bay 5, where they currently have
190 an apartment under construction on Block 18 and more townhouses on Block 19. Last
191 month the Planning Commission approved a POD replacing the Blue Warehouse with of
192 additional HHHunt style townhouses and a parking lot in Block 16. Now the Developer is
193 coming back to the Block 17 which is below the Blue Warehouse and they are proposing
194 to develop it with a multi-story mixed-use building, which is the first case of the day. They
195 are also proposing additional HHHunt townhouses, three commercial pad sites and 26
196 two-over-two stacked condominiums by Stanley Martin for a total of 52 condominiums on
197 Blocks 20 to 23, which is the second case of the day.

198
199 The master plan provides tentative development plans for the other remaining blocks.
200 The PODs for the construction for those buildings will return to the Commission at a later
201 date. So, although the master plan is presented, it's just to allow us to look clearly at how
202 this development is conforming to the original master plan and zoning case.

203
204 As noted, the POD from Block 16 was approved by Planning Commission at their last
205 POD meeting. The developer has submitted along with that a tentative plan for the
206 development of improvements along Route 5. They are still working out the final details,
207 but those details will be approved before any new POD construction plans are signed.

208
209 The developer has agreed to submit final construction plans for both the right of way
210 construction plans and the streetscape improvements in those areas. That work will be
211 done with the CO for the first building so the work will be done along Route 5, all of the
212 improvements will be done upfront. Then the landscape and lighting plans that are
213 necessary for that street will be done for the existing section with the first building that's
214 approved, which is the apartment building on Block 19.

215
216 The developer has agreed to address staff's concerns regarding streetscape
217 improvements along the two blocks that we're considering. Those improvements will be

218 designed to satisfy the lighting and landscaping requirements. Construction plans show
219 schematic landscape and lighting, but they don't meet the spacing requirements at this
220 time. But they will be revised to comply with the landscape and lighting plan.
221

222 The developer has also agreed to provide a landscape and lighting plan for the portion of
223 the Capital Trail abutting the property. That plan was submitted for review and approval
224 with staff to be implemented with Block 17, which is the first building, the mixed-use
225 building. They will complete the landscape requirements for the existing sections and
226 Block 17 simultaneously. In the future, as other blocks develop, the streetscape
227 improvements along the Capital Trail will be provided at that time.
228

229 Basically, we're catching up to the Capital Trail. In the original plan, the original blocks
230 and land bay 4, the streetscape details weren't provided because we were waiting for the
231 Capital Trail to be constructed. Now that the Capital Trail is constructed, we're going back
232 and finishing the landscaping and lighting improvements. That plan will also provide for
233 access to the Capital Trail from the development. Currently, it's shown as coming through
234 Rocketts Way, extending down to there. In addition, Block 17, which is this mixed-use
235 building, in the parking area there will be an elevator and a stairwell that will be provide
236 access to the Capital Trail level. So, handicap access will be addressed.
237

238 At this point, the developer has submitted architectural plans, which I'd like to go over
239 briefly. There are three levels of parking in Block 17 that are provided. They are not
240 integrated with ramps. So, the first level will be at the Capital Trail level. The other two
241 levels will be above that grade with one intermediate at below street level and then the
242 rooftop parking will actually be at street level with Old Main Street. Above that there are
243 proposed six stories of apartments with a total of 130 apartments.
244

245 Here you see the Capital Trail level with the lowest level of parking and rising up the hill
246 with rooftop parking there. The building is constructed of preformed aluminum panels,
247 brick, and HardiePanels. This is the northeast view along the street.
248

249 This is an overview that you see. You have the apartments here, which are five stories of
250 apartments on that side with rooftop and deck for open space. This is the top deck of the
251 parking deck, which is at grade with Old Main Street.
252

253 As far as the architectural, staff feels they are consistent with the development that has
254 previously occurred. There are similar materials to the 210 Rock building and other
255 buildings we see in the area. This is an industrial look.
256

257 We're going to the second POD for blocks 20 through 23.
258

259 Mr. Leabough - Before you move forward, Mr. Kennedy, the circular item,
260 what is it? Move your cursor up to the west—right there to your right. In the middle of the
261 building at the top. That small circle.
262

263 Mr. Kennedy - I'd say that's the chimney. The chimney is staying. It's part of
264 the industrial character of the area and they're keeping it.
265

266 Mr. Leabough - Can you go back to the elevations, please?
267
268 Mr. Kennedy - The elevation of that?
269
270 Mr. Leabough - For 17.
271
272 Mr. Kennedy - Let's see.
273
274 Mr. Leabough - Yes, that's fine. It's going to be that much higher than the
275 building?
276
277 Mr. Kennedy - Yes, it is. It's 168 feet high, I believe.
278
279 Mr. Leabough - Okay.
280
281 Mr. Kennedy - So that will stay as part of that industrial character they're
282 trying to keep.
283
284 Mr. Leabough - It just looks kind of weird. You have that modern building, and
285 then you have that big chimney there.
286
287 Mr. Kennedy - It's a modern building, but it's kind of like a loft-type design.
288 It's the industrial character they're trying to present with metal panels and these
289 HardiePanels. It's not really the Colonial design that we're familiar with; it's really a
290 modern design. It is similar to buildings that you would see in the city on—
291
292 Mr. Leabough - Tobacco Row and all that?
293
294 Mr. Kennedy - Yes. Across the street. They built some new apartments there
295 on Seventeenth Street and Broad. They are similar to that. It's a very industrial look.
296
297 Mr. Leabough - Okay, thank you.
298
299 Mr. Kennedy - The Commission improved the townhouse design previously.
300 These are the condos, the two-over-two condos. They are kind of familiar because
301 Saunders Station on Broad Street has those same condos. Basically, what you have here
302 are two unit buildings with the lower unit occupying the first two floors. The second unit is
303 the upper two floors. So, like attached duplex units. They're called two-over-twos. The
304 upper floor will also have access to the roof and have a pergola and a small deck on top
305 of the roof.
306
307 Again, this building will have HardiePanels. There are some metal canopies and some
308 other features. Again, it will be reminiscent of industrial development. Here you see the
309 floor plans. This garage serves the upper unit; this garage serves the lower unit. This
310 lower unit, first floor. Lower unit, second floor. Then with access through these stairs, you
311 get to the third and fourth levels, of the second unit.
312
313 Staff feels that the architectural are consistent with design guidelines and consistent with
314 the other development previously approved.

315
316 Staff can now recommend approval of both PODs, subject to the annotations on the plans,
317 standard conditions for developments of this type, and the additional conditions on the
318 agenda.

319
320 The follow additional condition was added to Block 17, condition 49 on addendum which
321 reads: A streetscape and access plan for the Capital Trail will be submitted for review and
322 approval prior to approval of the building permit for the proposed mixed-use building on
323 Block 17. The improvements for the developed blocks, the existing developed portion, will
324 be provided prior to CO for the mixed-use building on Block 17.

325
326 So basically, with Block 17 buildings, this multi-story mixed-use building will catch up the
327 other sections for lighting and landscaping that's required along the Capital Trail. Then as
328 other blocks develop, they'll be landscaped accordingly.

329
330 The object is to get an overall master plan for landscaping for both that and for Route 5
331 that blends in with the existing development, the first phase of the new construction on
332 these two plans.

333
334 With that, I recommend approval. If you have any questions, I'd be happy to answer them.

335
336 Mr. Leabough - Are there any questions from the Commission for
337 Mr. Kennedy? So just to confirm, Mr. Kennedy, all the concerns that staff noted on the
338 staff report, the agenda, have been addressed. Correct?

339
340 Mr. Kennedy - Yes, sir.

341
342 Mr. Leabough - Okay. All right. If there are no other questions from the
343 Commission, would the applicant please come forward.

344
345 Good morning, Mr. Nelson. Thank you for being with us, sir. [Mr. Nelson arrived at the
346 meeting at 9:24.)

347
348 Mr. Leabough - The connection to the trail, Mr. Souter, that was something I
349 think the residents raised with the rezoning of the Blue Warehouse Building. What block
350 is that? Block 16?

351
352 Mr. Souter - It's really between 13 and 15. This is Rocketts Way coming
353 down. We're working on a design right now to create a stair there that creates a linkage
354 down to the canal at that point. For every other point through the project, these roads
355 actually come down and end at the trail. So basically from that point down the project, all
356 those roads tie directly into the trail. This is the only point in the project over here where
357 there's an elevated bank that needs a staircase to get you down.

358
359 Mr. Leabough - I thought as of that part of that rezoning of 16 was some
360 confirmation or commitment that was provided to provide a connection to the trail.

361
362 Mr. Souter - There was a commitment, and I've been working on figuring
363 out the best way of making that movement. It's more complicated than it sounds, just

364 putting in a staircase. We have retaining wall over there, and so you can't just go and
365 build behind retaining walls without subjecting the retaining wall to structural degradation.
366 So we're working on a plan. We have a plan. Our contractors are pricing it out to see
367 where it ends up as to what materials we can use to do that. So I can assure you that
368 that's underway.

369
370 Mr. Leabough - So what is your projected completion or at least start date?

371
372 Mr. Souter - I would like to say we could get it done by the end of this year.

373
374 Mr. Leabough - Okay. Just making sure that you're still committed to it.

375
376 Mr. Souter - I'm well aware of the commitment we made.

377
378 Mr. Leabough - Not your ability to navigate the challenges with retaining wall.
379 Just wanted to hear again you commit to putting that—

380
381 Mr. Souter - I'm aware of the commitment we made.

382
383 Mr. Leabough - Just wanted to confirm. Every time I talk to residents at
384 Rocketts, that's what I hear. So I just want to make sure that you're still moving forward
385 with that.

386
387 Mr. Souter - Yes, sir.

388
389 Mr. Leabough - Any other questions for Mr. Souter from the Commission?

390
391 Mr. Baka - Separate from this POD, what's the general estimated time
392 frame for total build-out of Rocketts into the future? How many years?

393
394 Mr. Souter - When you're talking about Rocketts on the Henrico County
395 side, I think if we can continue at the pace we're moving at now, over the next three to
396 five years we could probably have the Henrico side built out. We may have some on the
397 city side—really, we don't view this as a Henrico project and a city project. But I think we
398 can push down to the end of our project on the Henrico side in the next three to five years.

399
400 Mr. Baka - Thanks.

401
402 Mr. Nelson - Looking at this map, where are the city buildings?

403
404 Mr. Souter - It's this red line over here. That's the break between. This
405 building over here—it's not a building, but the Conch Republic and The Boathouse is just
406 off of here. And then rest of the city stuff kind of comes on the left-hand side of the
407 drawing. So you're really looking at Henrico here almost entirely.

408
409 Mr. Leabough - Most of the development is in Henrico, the majority?

410
411 Mr. Souter - Most of the land is in Henrico, but we have a greater ability to
412 do more density on the city side. So plausibly we could have significantly higher buildings

413 on the city side. On a per-unit or square-foot basis, it could be 50/50 even though in reality
414 the land's probably 65/35.

415
416 Mr. Nelson - Where are we now with the building that's going up right now?
417

418 Mr. Souter - That's Block 18. That's what you see when you drive down
419 Route 5. So, Route 5 is along the back. That's what you're going at right now. And you're
420 watching some townhomes being built down here as well if you can see into the project.
421 Really what this next phase is going to do, it's going kick actually almost all the way down
422 to the end. Condominiums are going to be built on this end as part of the POD for blocks
423 20 to 23.

424
425 Phase 1 was really these first four blocks. What we've done in this next phase is we've
426 pushed it down another four blocks. So 16, 17, 18, 19. This new POD is going 20, 21, 22,
427 23. And we actually have a contract with Stanley Martin to jump down to 22 and get that
428 down. So that really almost bookends the project on the one side. Hopefully, we can fill
429 the middle in fairly quickly.

430
431 Mr. Nelson - So there's still the propensity to still do some restaurants, et
432 cetera, down on the river?
433

434 Mr. Souter - I think we would very much like to do that.
435

436 Mr. Nelson - Okay. But right now, it's still more of an idea than it is—
437

438 Mr. Souter - Right now we're working with our broker to advertise and
439 figure out what use could go in that old steel hulk along the river. And we have another
440 commercial building next to it. So, we would like at least another restaurant down there if
441 we can get it. You can't force restaurants to go into spaces that they don't necessarily
442 want to go into. We would like a mix of office because office helps to offset the apartments
443 in terms of parking. So, you have a good daytime user in an office and a good nighttime
444 user in apartments. So, they work very well together from a complementary standpoint
445 for parking. Restaurants kind of overlap the end of the office day and the beginning of
446 evening apartment day. But we would still think that old steel shell building would make a
447 fabulous restaurant, and so we're definitely actively seeking that. And we're seeking that
448 right now, actually. This is not something we're waiting on, we're actively pursuing
449 commercial tenants right now.

450
451 Mr. Nelson - How's the—what is that, the Urban Farmhouse?
452

453 Mr. Souter - That's one of the commercial spaces under 210 Rock. So, it's
454 very close to the city/county line. That's doing okay. I think that really starts to do well
455 when we can introduce more residents. So, if we can bring in another 156-unit building
456 with Block 18 and some more townhome residents and bus rapid transit, it makes the
457 project potentially more accessible. I think if Urban Farmhouse really could just ride out
458 the next year and a half, I think it'll be in a fundamentally better position. And it's going to

459 ride out the next year and a half. We've been helping them. We just think that's a great
460 amenity of the project even though it's potentially underutilized right now.

461
462 Mr. Leabough - I think part of the challenge, which you probably know, is
463 people don't know it's there. You drive by it, and you don't know it's there.

464
465 Mr. Souter - On the side of the building, it used to have a big "M" for the
466 old restaurant that used to be there. They've actually painted the Urban Farmhouse
467 cockerel on the side of the building now. And we'll add some more signage and help
468 them.

469
470 Mr. Leabough - You're going to build out all the infrastructure down to where
471 you have the proposed townhouse development deal? You're obviously not going to just
472 build there with no infrastructure to connect it to the rest of the project.

473
474 Mr. Souter - Oh, you mean right down to the end?

475
476 Mr. Leabough - Yes.

477
478 Mr. Souter - Yes. Actually, the idea is to push all the roads and utilities
479 down to the end of the project. And then basically we have developable pad sites that are
480 ready to go.

481
482 Mr. Leabough - Okay. And then the parking situation hopefully will get better
483 as you do that, as you move through the project, which is also a concern. Sorry to keep
484 bringing up or reiterating the things that we heard from the community, but they ask me,
485 which in turn means that I'm going to ask you.

486
487 Mr. Souter - Sure, sure, sure.

488
489 Mr. Leabough - Parking and the connection to the trail and the river have
490 always been things that have been on the forefront of their minds.

491
492 Mr. Souter - If you look at this UMU master plan, we're providing
493 significantly more parking spaces than required by the UMU Ordinance.

494
495 Mr. Leabough - Oh, I understand.

496
497 Mr. Souter - Significantly more. All the parking that happens to be on the
498 city side, we don't get to count that into this. But the truth is all this parking on the city
499 side—the residents don't not park there because it's on the city side. So in reality, we
500 should be counting, in my mind, another 120 parking spaces probably to the mix. So yes,
501 I know the concerns you've heard because I've also heard them.

502
503 Mr. Leabough - If you have the streets there, hopefully you'll have some
504 additional parking spaces.

505
506 Mr. Souter - And hopefully people in urban areas don't have four cars
507 anymore.
508
509 Mr. Leabough - Okay. Any other questions for Mr. Souter? If not, thank you,
510 sir.
511
512 Mr. Souter - Thank you very much.
513
514 Mr. Leabough - With that, Mr. Secretary, do we need to waive any—we don't
515 need to waive any time limits.
516
517 Mr. Emerson - No sir, no time limits.
518
519 Mr. Leabough - But you do require separate actions.
520
521 Mr. Emerson - Two separate actions on these.
522
523 Mr. Leabough - Okay. I move approval of POD2017-00293, Rocketts Landing
524 – Block 17, subject to annotations on the plans, standards conditions for developments
525 of this type, Conditions 1 modified; 2 modified; 11B, 17, 24, and 25 modified; and 29
526 through 44 as noted on the agenda.
527
528 Mr. Witte - Forty-five.
529
530 Mrs. Marshall - Second.
531
532 Mr. Leabough - Is it 45? Forty-four. Is it 44 or 45?
533
534 Mr. Emerson - You have an addendum. On this one I don't believe—
535
536 Mr. Kennedy - Seventeen.
537
538 Mr. Emerson - There is not a 45 on this one. The next one has an additional.
539 It has a 49. But this one does not have an additional condition.
540
541 Mr. Leabough - Okay, so it is 29 through 44.
542
543 Mr. Emerson - Correct.
544
545 Mr. Leabough - So I move approval.
546
547 Mr. Witte - Second.
548
549 Mr. Leabough - We have a motion by Mr. Leabough, a second by Mr. Witte.
550 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.

551
552 The Planning Commission approved POD2017-00293, Rocketts Landing – Block 17,
553 subject to the annotations on the plans, the standard conditions attached to these minutes
554 for developments of this type, and the following additional conditions:

- 555
556 1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of
557 Richmond Department of Public Utilities for connections to public water and sewer.
558 2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the
559 plan of development for construction of public water and sewer, prior to beginning
560 any construction of these utilities. The City of Richmond Department of Public
561 Utilities shall be notified at least 48 hours prior to the start of any water or sewer
562 construction.
563 11B. Prior to the approval of an electrical permit application and installation of the site
564 lighting equipment, a plan including light spread and intensity diagrams, and fixture
565 specifications and mounting heights details shall be revised as annotated on the
566 staff plan and included with the construction plans for final signature.
567 17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public
568 Works, City of Richmond Public Utilities and Secretary of the Planning Commission
569 available at the site at all times when work is being performed. A designated
570 responsible employee shall be available for contact by County Inspectors.
571 24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of
572 Richmond Department of Public Utilities and the Henrico Division of Fire.
573 25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the
574 final construction plans for approval by the City of Richmond Department of Public
575 Utilities and the Henrico Division of Fire prior to issuance of a building permit.
576 29. The unit house numbers shall be visible from the parking areas and drives.
577 30. The names of streets, drives, courts and parking areas shall be approved by the
578 Richmond Regional Planning District Commission and such names shall be
579 included on the construction plans prior to their approval. The standard street
580 name signs shall be installed prior to any occupancy permit approval.
581 31. The subdivision plat for Village of Rocketts Landing Block 16 shall be recorded
582 before any building permits are issued.
583 32. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5)
584 shall be approved by the Virginia Department of Transportation and the County in
585 conjunction with the construction plans for the Village of Rocketts Landing Block
586 16.
587 33. A notice of completion form, certifying that the requirements of the Virginia
588 Department of Transportation entrances permit have been completed for Old
589 Osborne Turnpike (State Route 5) in conjunction with the construction plans for
590 the Village of Rocketts Landing Block 16, shall be submitted to the Department of
591 Planning prior to any occupancy permits being issued.
592 34. Prior to issuance of a certificate of occupancy for any building in this development,
593 the engineer of record shall certify that the site has been graded in accordance
594 with the approved grading plans.
595 35. The proffers approved as a part of zoning cases C-055C-04 and P-012-12 shall be
596 incorporated in this approval.

- 597 36. The conceptual master plan, as submitted with this application, is for planning and
598 information purposes only. All subsequent detailed plans of development needed
599 to implement this conceptual plan shall be submitted for staff review and Planning
600 Commission approval, and shall be subject to all regulations in effect at the time
601 such subsequent plans are submitted for review/ approval.
- 602 37. The location of all existing and proposed utility and mechanical equipment
603 (including HVAC units, electric meters, junctions and accessory boxes,
604 transformers, and generators) shall be identified on the landscape plan. All building
605 mounted equipment shall be painted to match the building, and all equipment shall
606 be screened by such measures as determined appropriate by the Director of
607 Planning or the Planning Commission at the time of plan approval.
- 608 38. Except for junction boxes, meters, and existing overhead utility lines, and for
609 technical or environmental reasons, all utility lines shall be underground.
- 610 39. The proposed development shall be served by privately maintained streets, other
611 than the Capital Trail, unless otherwise approved by the Director of Public Works.
- 612 40. The proposed utilities connected to the City of Richmond system shall be accepted
613 by the City for maintenance prior to the issuance of any Certificates of Occupancy.
614 The Developer shall coordinate plan review with the City of Richmond and provide
615 evidence to the Director of Planning that the City's requirements are satisfied.
- 616 41. A revised streetscape plan including both site lighting and schematic landscape
617 plans for the abutting streets and the portion of the Capital Trail abutting the Village
618 of Rocketts Landing Block 17 shall be submitted for review and approval by the
619 Department of Planning, prior to the approval of construction plans.
- 620 42. All required site improvements and streetscape improvements including
621 landscaping, and lighting for the Village of Rocketts Landing Block 16 must be
622 completed prior to the issuance of any Certificate of Occupancy in the Village of
623 Rocketts Landing Block 17, unless otherwise approved by the Director of Planning.
624 The Director of Planning may defer all or part of the required landscape, lighting
625 or streetscape improvements for which a performance bond has been posted.
- 626 43. An updated UMU Land Bay Master Plan incorporating Block 17 must be submitted
627 to the Planning Department for review and approval prior to approval of the final
628 construction plan. The UMU Master Plan must identify buildings, commercial area
629 in square feet per building, residential unit type (condo, RTH, apartment), number
630 of residential units and residential area in square feet per building, open space,
631 parking required and provided for residential and commercial uses by building,
632 area and density calculations for multi-family and townhouse units. The UMU
633 Master Plan must show satisfaction of UMU open space and commercial
634 development ratio requirements.
- 635 44. Complete color architectural elevation plans including dimensions and material call
636 outs for the proposed building and a material sample board must be submitted for
637 Planning Commission review and approval in accordance with the Village of
638 Rocketts Landing Design Manual prior to approval of Building Permits.

639
640 Mr. Leabough - I move approval of POD2017-00291, Rocketts Landing –
641 Blocks 20 through 23, subject to annotations on the plan, standard conditions for

642 developments of this type, Conditions 1 modified; 2 modified; 11B; 17, 24, and 25
643 modified; 29 through 48, and then number 49 as noted in the addendum.

644
645 Mr. Baka - Second.

646
647 Mr. Leabough - We have a motion by Mr. Leabough, a second by Mr. Baka.
648 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.

649
650 The Planning Commission approved POD2017-00291, Rocketts Landing – Blocks 20
651 through 23, subject to the annotations on the plans, the standard conditions attached to
652 these minutes for developments of this type, and the following additional conditions:

- 653
- 654 1. **MODIFIED – The** owner shall enter into the necessary contracts with the City of
655 Richmond Department of Public Utilities for connections to public water and sewer.
 - 656 2. **MODIFIED – The** City of Richmond Department of Public Utilities shall approve the
657 plan of development for construction of public water and sewer, prior to beginning
658 any construction of these utilities. The City of Richmond Department of Public
659 Utilities shall be notified at least 48 hours prior to the start of any water or sewer
660 construction.
 - 661 11B. Prior to the approval of an electrical permit application and installation of the site
662 lighting equipment, a plan including light spread and intensity diagrams, and fixture
663 specifications and mounting heights details shall be revised as annotated on the
664 staff plan and included with the construction plans for final signature.
 - 665 17. **MODIFIED – The** owner shall have a set of plans approved by the Director of Public
666 Works, City of Richmond Public Utilities and Secretary of the Planning Commission
667 available at the site at all times when work is being performed. A designated
668 responsible employee shall be available for contact by County Inspectors.
 - 669 24. **MODIFIED – The** developer shall provide fire hydrants as required by the City of
670 Richmond Department of Public Utilities and the Henrico Division of Fire.
 - 671 25. **MODIFIED – Insurance** Services Office (ISO) calculations shall be included on the
672 final construction plans for approval by the City of Richmond Department of Public
673 Utilities and the Henrico Division of Fire prior to issuance of a building permit.
 - 674 29. The unit house numbers shall be visible from the parking areas and drives.
 - 675 30. The names of streets, drives, courts and parking areas shall be approved by the
676 Richmond Regional Planning District Commission and such names shall be
677 included on the construction plans prior to their approval. The standard street name
678 signs shall be installed prior to any occupancy permit approval.
 - 679 31. The subdivision plat for Village of Rocketts Landing Section 9 Blocks 20 through
680 23 shall be recorded before any building permits are issued.
 - 681 32. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5)
682 shall be approved by the Virginia Department of Transportation and the County in
683 conjunction with the construction plans for the Village of Rocketts Landing Block
684 16.
 - 685 33. A notice of completion form, certifying that the requirements of the Virginia
686 Department of Transportation entrances permit have been completed for Old
687 Osborne Turnpike (State Route 5) in conjunction with the construction plans for

688 the Village of Rocketts Landing Block 16, shall be submitted to the Department of
689 Planning prior to any occupancy permits being issued.

690 34. Prior to issuance of a certificate of occupancy for any building in this development,
691 the engineer of record shall certify that the site has been graded in accordance
692 with the approved grading plans.

693 35. The proffers approved as a part of zoning cases C-055C-04 and P-012-12 shall be
694 incorporated in this approval.

695 36. A note in bold lettering shall be provided on the erosion control plan indicating that
696 sediment basins or traps located within buildable areas or building pads shall be
697 reclaimed with engineered fill. All materials shall be deposited and compacted in
698 accordance with the applicable sections of the state building code and
699 geotechnical guidelines established by the engineer. An engineer's report
700 certifying the suitability of the fill materials and its compaction shall be submitted
701 for review and approval by the Director of Planning and Director of Public Works
702 and the Building Official prior to the issuance of any building permit(s) on the
703 affected sites.

704 37. The pavement shall be of an SM-2A type and shall be constructed in accordance
705 with County standard and specifications. The developer shall post a defect bond
706 for all pavement with the Department of Planning - the exact type, amount and
707 implementation shall be determined by the Director of Planning, to protect the
708 interest of the members of the Homeowners Association. The defect bond shall
709 remain in effect for a period of three years from the date of the issuance of the final
710 occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a
711 professional engineer must certify that the roads have been designed and
712 constructed in accordance with County standards.

713 38. The conceptual master plan, as submitted with this application, is for planning and
714 information purposes only. All subsequent detailed plans of development needed
715 to implement this conceptual plan shall be submitted for staff review and Planning
716 Commission approval, and shall be subject to all regulations in effect at the time
717 such subsequent plans are submitted for review/ approval.

718 39. The location of all existing and proposed utility and mechanical equipment
719 (including HVAC units, electric meters, junctions and accessory boxes,
720 transformers, and generators) shall be identified on the landscape plan. All building
721 mounted equipment shall be painted to match the building, and all equipment shall
722 be screened by such measures as determined appropriate by the Director of
723 Planning or the Planning Commission at the time of plan approval.

724 40. Except for junction boxes, meters, and existing overhead utility lines, and for
725 technical or environmental reasons, all utility lines shall be underground.

726 41. The proposed development shall be served by privately maintained streets, other
727 than the Capital Trail, unless otherwise approved by the Director of Public Works.

728 42. The proposed utilities connected to the City of Richmond system shall be accepted
729 by the City for maintenance prior to the issuance of any Certificates of Occupancy.
730 The Developer shall coordinate plan review with the City of Richmond and provide
731 evidence to the Director of Planning that the City's requirements are satisfied.

732 43. The applicant shall dedicate all right of way and easements and provide or bond
733 all improvements determined necessary by the Director of Public Works and the

734 Virginia Department of Transportation (VDOT), for the widening and improving of
735 Old Osborne Turnpike (State Route 5), in conjunction with the construction of
736 Rocketts Landing Block 16 pursuant to the Village of Rocketts Landing 2017 Traffic
737 Study prior to the approval of final certificates of Occupancy for the Village of
738 Rocketts Landing Phase VI Blocks 20 and 22 The Developer shall coordinate plan
739 review with VDOT, and provide evidence that their requirements are satisfied.

740 44. A revised streetscape plan including both site lighting and schematic landscape
741 plans for the streets abutting the Village of Rocketts Landing Blocks 20 and 22
742 shall be submitted for review and approval by the Department of Planning, prior to
743 the approval of construction plans.

744 45. All required site improvements and streetscape improvements including
745 landscaping, and lighting for the Village of Rocketts Landing Block 16 must be
746 completed prior to the issuance of any Certificate of Occupancy in the Village of
747 Rocketts Landing Blocks 20 and 22, unless otherwise approved by the Director of
748 Planning. The Director of Planning may defer all or part of the required landscape,
749 lighting or streetscape improvements for which a performance bond has been
750 posted.

751 46. An updated UMU Land Bay Master Plan incorporating Block 20-23 must be
752 submitted to the Planning Department for review and approval prior to approval of
753 the final construction plan. The UMU Master Plan must identify buildings,
754 commercial area in square feet per building, residential unit type (condo, RTH,
755 apartment), number of residential units and residential area in square feet per
756 building, open space, parking required and provided for residential and commercial
757 uses by building, area and density calculations for multi-family and townhouse
758 units. The UMU Master Plan must show satisfaction of UMU open space and
759 commercial development ratio requirements.

760 47. Complete color architectural elevation plans including dimensions and material call
761 outs for the proposed building and a material sample board for the proposed
762 condominium buildings must be submitted for Planning Commission review and
763 approval in accordance with the Village of Rocketts Landing Design Manual prior
764 to approval of Building Permits.

765 48. Any revisions to the architectural plans for the proposed townhouses not generally
766 consistent with the architectural plans approved by the Planning Commission with
767 the POD for the Village of Rocketts Landing Block 19 must be submitted for
768 Planning Director review and approval in accordance with the Village of Rocketts
769 Landing Design Manual prior to approval of Building Permits.

770 49. **ADDED:** A streetscape and access plan for the Capital Trail will be submitted for
771 review and approval by the Director of Planning prior to approval of a building
772 permit for the proposed mixed use building in Block 17, and the improvements for
773 the developed blocks will be provided prior to approval of a Certificate of
774 Occupancy for the mixed use building in Block 17.

775
776 Mr. Emerson - Mr. Chairman, we now move on to the next item on your
777 agenda, which is a discussion item. I am requesting that the Commission schedule a work
778 session at your August 10th meeting. I would suggest 5:30. Of course we'll provide some
779 food for you prior to the regular meeting. We do have remanded to us by the Board of

780 Supervisors some actions or some work items that we need to begin to focus on. Staff at
781 the behest of the Board did create a study of the Glen Allen area. Within that study, there
782 are some recommendations, a Comprehensive Plan amendment and, also potentially
783 some new regulations in the Zoning Code to help guide development of properties that
784 have some significant historical zoning on them in that area. We'd like to begin that
785 process by briefing you on the study and its contents, and begin to gain your input, and
786 subsequently tell you about the process for public input as well. So, if it fits within your
787 schedule, we would request a 5:30 work session with you on August 10th.

788
789 Mr. Leabough - All right. Anyone have concerns with the 5:30 work session on
790 the tenth? Okay. Sounds like we can move forward with that.

791
792 Mr. Emerson - We'll plan on that and get you some more information
793 between now and then regarding that.

794
795 The next item is the consideration of the approval of your minutes from your June 28th
796 meeting. We don't have an errata sheet. If you do have any changes or any corrections,
797 certainly we'll be happy to make those.

798
799 Mr. Leabough - Before we move on with the approval of the minutes, I just
800 want to remind folks the next Route 5 study meeting is August 3rd. What time is that?

801
802 Mr. Emerson - What time are we starting, Jean?

803
804 Ms. Moore - It is 4:30?

805
806 Mr. Emerson - No, 4:30 was the open house.

807
808 Ms. Moore - Oh, that's right. It's 6:30.

809
810 Mr. Emerson - I knew it was either 6 or 6:30.

811
812 Mr. Leabough - Okay. Just wanted to make sure that everyone was aware of
813 that.

814
815 Mrs. Marshall - It's at the library?

816
817 Mr. Emerson - It'll be at John Rolfe Middle School.

818
819 Mrs. Marshall - Oh, John Rolfe. Okay.

820
821 APPROVAL OF MINUTES: June 28, 2017

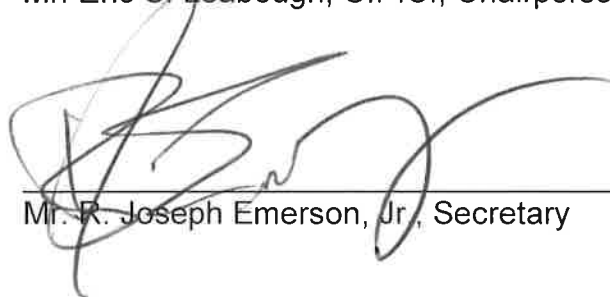
822
823 Mr. Leabough - If there is no other business, we will consider a motion for the
824 minutes.

825

826 Mr. Witte - So moved.
827
828 Mrs. Marshall - Second.
829
830 Mr. Leabough - We have a motion by Mr. Witte, a second by Mrs. Marshall.
831 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.
832
833 The Planning Commission approved the June 28, 2017 minutes as submitted.
834
835 Mr. Witte - I don't know if Ms. Truong wants to make a statement or not.
836
837 Mr. Emerson - I think Mr. Witte, Mr. Chairman, is referring to this may be Ms.
838 Truong's last meeting with us. I understand she's moving on the *Washington Post*, and
839 we'll be getting a new reporter covering us sometime in the future. Thank you for all time
840 and coverage.
841
842 Mr. Leabough - Are you sure you don't want to come to the podium? I've never
843 seen a media person that's at a loss for words.
844
845 Mr. Witte - Thank you for all you've done.
846
847 Mr. Leabough - Congratulations. Thank you.
848
849 If there is no other business, I will consider a motion for adjournment.
850
851 Mr. Baka - So moved.
852
853 Mrs. Marshall - Second.
854
855 Mr. Leabough - We have a motion by Mr. Baka, a second by Mrs. Marshall.
856 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.
857 We are adjourned.
858
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869



Mr. Eric S. Leabough, C.P.C., Chairperson



Mr. R. Joseph Emerson, Jr., Secretary

A. Standard Conditions for all POD's:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer. **(when the property is served by public utilities)**
- 1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public sewer. The well location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public water system when available within 300 feet of the site/building. **(when not served by public water)**
- 1B. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site/building. **(when not served by public sewer)**
2. The Director of the Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 48 hours prior to the start of any County water or sewer construction.
3. The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four-inch-wide traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall yellow.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
7. The plan of development plan shall be revised as annotated on the staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if details were fully described herein. Nine (9) sets of revised plans, including the detailed drainage, erosion control and utility plans, shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of fourteen (14) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application. **(Revised October 2015)**
8. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to construction plan approval and beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
9. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.
9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
10. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced no later than the next planting season.

11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and approval.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature. **(For POD which includes lighting plan approval)**
12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. The site, including the parking areas, shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with regular pickups scheduled and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan for review and approval.
14. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on the Department of Planning Staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
16. The assigned property number(s) shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses. **(Revised January 2008)**
17. The owner shall have a set of plans approved by the Director of Public Works, Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
18. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
19. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the POD plan, to the effect that all construction including water and sewer is in conformance to the regulations and requirements of the POD.
20. The approved Plan of Development is granted by the Planning Commission only to the owners(s)/applicant(s) listed on the Plan of Development application on file for this project. Upon written notification to the Director of Planning, the Plan of Development approval may be transferred to subsequent owner(s) subject to approval by this Commission, or approval by the Director of Planning provided the property is transferred to new ownership no later than 24 months following initial construction plan approval. **(Revised August 2016)**

21. Vehicles shall be parked only in approved and constructed parking spaces.
22. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. **(Start of miscellaneous conditions)**

STANDARD CONDITIONS FOR LANDSCAPE/LIGHTING/FENCE PLANS

1. The plan shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein. Four (4) sets of prints of the revised plan shall be submitted to the Department of Planning for approval stamps and distribution.
2. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
3. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
4. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season. **(DELETE IF NO LANDSCAPING)**
5. All exterior lighting shall be shielded to direct lights away from adjacent residential property and streets. **(DELETE IF NO LIGHTING)**
6. All fences, walls, and screens, including gates and doors, shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence or wall. **(DELETE IF NO FENCE, WALL, OR DUMPSTER SCREEN)**

B. In Addition to Item A, the Following Standard Conditions for Approval of All Zero Lot Line Developments shall apply:

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.

C. Standard Conditions for Approval of All Dry Cleaners and Laundries in Addition to Item A:

29. The dry cleaning establishment shall use only non-inflammable cleaning solvents and have fully enclosed cleaning and solvent reclamation processes and fully enclosed pressing equipment with no outside steam exhaust.

D. In addition to Item A, the Following Conditions for Approval of All Shopping Centers Shall Apply:

29. Only retail business establishments permitted in a **ZONE** may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

E. In Addition to Item A, the Following Standard Conditions for Approval of All Multi-Family Shall Apply:

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.

F. In addition to Item A, the Following Standard Conditions for Approval of All Service Station Developments Shall Apply:

29. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after **(12:00 midnight - B-1) (1:00 o'clock a.m. - B-2) (no limit - B-3)**.
30. No merchandise shall be displayed outside of the building except that oil racks will be allowed on the pump islands.
31. This service station shall be used only for the sale of petroleum products and automobile accessories and parts. It shall not be used to sell or rent camping trailers, nor as a base of operation for truck fleets or fuel oil delivery or other such use that is not strictly a service station operation.
32. Only light repair work shall be allowed at this station, including motor tune-up, brake, generator, ignition, and exhaust repairs, and wheel balancing. The only work that can be performed outside the building is those services that are normally furnished at the pump island and the changing of tires.
33. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
34. The prospective operator of this station shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.

G. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS IN A B-2 ZONE

29. Bulk storage of fuel shall be underground.
30. There shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three (3) feet of building.
31. Lighting fixtures shall not exceed a height greater than twenty (20) feet.
32. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers, vans or similar equipment shall be permitted.
33. Not more than two (2) electronic amusement games shall be permitted.
34. Not more than two (2) vending machines for food and beverage and similar merchandise shall be permitted on the premises outside of an enclosed building.
35. The prospective operator of this facility shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.
36. The landscaping plan shall include details for screening of refuse containers and refuse storage facilities in accordance with Section 24-61(i).
37. Refuse containers or refuse storage facilities shall be serviced during business hours only.
38. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
39. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

**H. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS
IN A B-3 ZONE**

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. **(If Car Wash Is Proposed)**
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Conventional Single-Family Subdivisions Served By Public Utilities

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of sixteen (16) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water. **(Substitute condition 5A if well)**
- 5A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer. **(Substitute condition 6A if on-site sewage disposal/septic)**
- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **July 25, 2018**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be

filed a minimum of two weeks prior to the expiration date.

10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements as applicable, and design considerations.
12. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Conventional Single-Family Subdivisions Not Served By Public Utilities

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage and erosion control plans have been approved by the Department of Planning, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of eleven (11) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Director of Planning for final approval of street names before the recordation plat is submitted for review.
7. The plat shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein.
8. This approval shall expire on **July 25, 2018**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
9. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.

10. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements and design considerations.
11. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Residential Townhouse for Sale (RTH) Subdivisions

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of fourteen (14) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **July 25, 2018**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.

11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.
12. A draft of the Declaration of Covenants, Conditions and Restrictions shall be submitted to the Department of Planning for review, prior to final approval. The proposed Homeowners Association for the project shall be responsible for the exterior maintenance of all buildings and grounds.
13. All block corners shall be monumented and referenced, where possible, to the exterior boundaries of the site
14. The record plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of **(name of subdivision)** and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Zero Lot Line Subdivisions

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of fourteen (14) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **July 25, 2018**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change may be implemented.

11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.
12. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers and Chesapeake Bay Act Areas.

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Road Dedication with No Lots

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, a minimum of sixteen (16) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **July 26, 2017**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **July 25, 2018**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.