

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

**C-46C-06**  
**Zoning**  
 Drug Store and Other Retail  
 Varina District  
 400 Feet  
 PS July 2006 Ref. 824-720-8799



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 17, 2006

The Rebkee Company  
c/o Mr. Kevin McFadden  
1020 Old Bon Air Road  
Richmond, VA 23235

Re: Conditional Rezoning Case C-46C-06

Dear Mr. McFadden:

The Board of Supervisors at its meeting on October 10, 2006, granted your request to conditionally rezone from B-2C and B-3C Business Districts (Conditional) to B-2C Business District (Conditional), Parcel 824-720-8799, described as follows:

Beginning at a point (marked P.O.B.) on the south line of South Airport Drive, said point being 243.98' west of the west line of East Nine Mile Road; thence leaving the south line of South Airport Drive S 32°55' 05" E, 211.18' to a point; thence S 59° 20' 48" W, 338.80' to a point; thence S 33° 43' 39" E, 67.10' to a point; thence S 60° 21' 27" W, 33.79' to a point; thence N 33° 13' 50" W, 260.92' to a point on the south line of South Airport Drive; thence along the south line of South Airport Drive N 56° 46'10" E, 372.75' to the point of beginning (marked P.O.B.).

Containing 1.784 acres of land (77,718 sq. ft.).

The Board of Supervisors accepted the following proffered conditions, dated October 5, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan and Elevations.** Any drug store developed on the Property shall be developed in general conformance with the Concept Plan entitled "CVS/pharmacy 13,013 S.F. Prototype" dated September 12, 2006, prepared by Kimley Horn filed herewith (the "Concept Plan") (see case file), and in general conformance with the elevations entitled "CVS pharmacy Northern - 13K - Right"

(see case file) dated December 21, 2005 prepared by Carter & Burgess Consultants, subject, however, to such traffic, engineering and other changes as may be requested and approved at the time of Plan of Development.

2. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade and exclusive of trim) of brick, E.I.F.S., stone, split face block, cementitious, vinyl or composite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block.
  
3. **Prohibited Uses.** The following uses shall be prohibited:
  - a. billiard, bagatelle, video game or a bingo parlor;
  - b. flea markets or antique auctions;
  - c. billboards;
  - d. recycling facilities;
  - e. funeral homes, mortuaries, crematories and/or undertaking establishments;
  - f. dance halls;
  - g. truck stops;
  - h. gun shop, sales and repair;
  - i. parking garages or commercial parking lots;
  - j. sign painting shops;
  - k. communication towers;
  - l. general hospitals, sanitoriums and charitable institutions for human care;
  - m. adult business as defined in the Henrico County Zoning Ordinance;
  - n. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections); and
  - o. bars, which, for purposes of this restriction, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control.
  
4. **Wall.** A screening wall consisting of a textured precast concrete product which simulates masonry, a minimum of eight (8) feet in height, shall be provided along or near that portion of the rear (eastern) property line as shown on the Concept Plan (see case file). Both sides of such wall are to be of a color and brick pattern

texture similar to the main building to be constructed, unless otherwise requested and specifically approved at the time of Plan of Development.

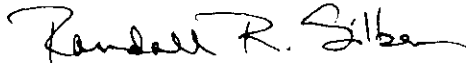
5. **Cross Access.** Cross-access shall be provided to those parcels adjacent to the Property to the north and south.
6. **Trash Receptacles/Recycling Activities.** Dumpsters, trash receptacles, not including convenience cans, and recycling receptacles shall be screened from public view with masonry enclosures compatible with the architectural design of the retail building at ground level at the property lines as approved at the time of Plan of Development. Convenience cans shall be within or part of a decorative container.
7. **Refuse Containers.** The gates and doors on the masonry refuse screens shall be of a substantial and durable material as determined at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development.
8. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the property lines as approved at the time of Plan of Development.
9. **Hours of Trash Pickup; Parking Lot Cleaning.** Trash pickup from the Property and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.
10. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and such lighting shall be produced from concealed sources, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties.
11. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
12. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted.


Signs, in both English and Spanish, stating the above-referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.

13. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



 Virgil R. Hazelett, P.E.  
County Manager

pc: Old Dominion Restaurants, Inc.  
James W. Theobald, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index

**GENERAL SITE NOTES**

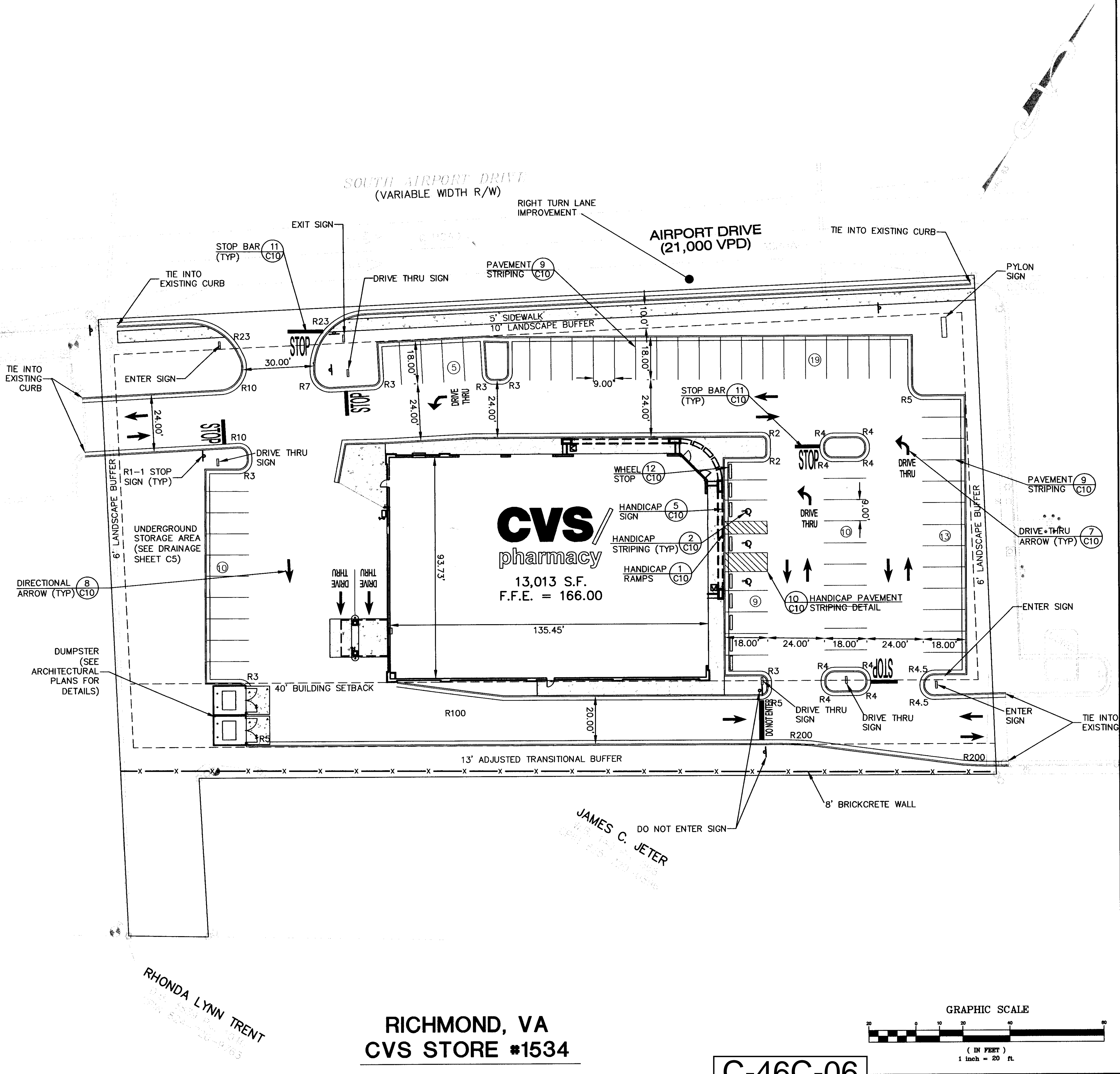
- A. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- B. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADI GIVEN TO THE FACE OF CURB.
- C. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- D. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- E. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
- F. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMP PER VDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- G. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
- H. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
- I. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- J. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM HENRICO COUNTY. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.
- K. THE CONTRACTOR MUST OBTAIN A LAND USE PERMIT BEFORE CONSTRUCTION ON VDOT RIGHT-OF-WAY CAN BEGIN.

**LEGEND**

- PROPOSED TRAFFIC SIGN
- PAINTED TRAFFIC ARROW
- CONCRETE PAVEMENT/SIDEWALK
- LIGHT POLE (SEE ARCHITECTURAL PLANS)
- PROPOSED CVS DIRECTIONAL SIGN
- Ⓢ PROPOSED PARKING COUNT

**SITE PLAN STATISTICS**

EXISTING USE:	EMPTY LOT (VACANT)
PROPOSED USE:	DRUGSTORE W/ DRIVE THRU
SITE AREA:	1.784 ACRES
BUILDING AREA:	13,013 SQ. FT.
PARKING REQ'D:	1 SPACE/200 SQ. FT. RETAIL @ 13,013 SF = 65 SPACES
PARKING PROVIDED:	66 SPACES
HANDICAP SPACES PROVIDED:	3 W/ 1 VAN ACCESSIBLE
ZONING:	B-2C
BUILDING HEIGHT MAXIMUM:	65'
BUILDING HEIGHT PROPOSED:	30'±



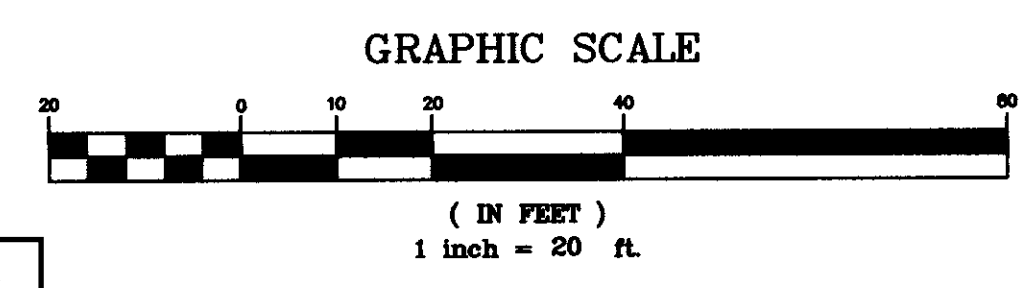
**JAMES C. JETER**  
 PROFESSIONAL ENGINEER  
 No. 041539  
 COMMONWEALTH OF VIRGINIA

**RHONDA LYNN TRENT**  
 PROFESSIONAL ENGINEER  
 No. 041539  
 COMMONWEALTH OF VIRGINIA

**RICHMOND, VA  
 CVS STORE #1534**

**C-46C-06**

091306



**Kimley-Horn and Associates, Inc.**  
 1500 FOREST AVENUE, SUITE 115  
 RICHMOND, VIRGINIA 23229

CONSULTANT:  
 KIMLEY-HORN AND ASSOC.  
 1500 FOREST AVENUE  
 TEL (804) 673-3882  
 FAX (804) 673-3980

SEAL:  
  
 PHILIP CHANG  
 No. 041539  
 PROFESSIONAL ENGINEER

**CVS/ pharmacy**  
 13,013 S.F. PROTOTYPE  
 STORE NUMBER: # 1534  
 INTERSECTION OF  
 AIRPORT DR. & NINE MILE RD  
 RICHMOND, VIRGINIA

OWNER/DEVELOPER:  
 THE REBKEE COMPANY  
 1020 OLD BON AIR ROAD  
 RICHMOND, VA 23235  
 PHONE: (804) 560-0500  
 FAX: (804) 560-0778

REVISIONS:


LAYOUT COORD:	RRP
PLANNING MGR.	PC
DRAWING BY:	DHL
DATE:	09/12/06
JOB NUMBER:	113001047
TITLE:	<b>SITE PLAN</b>

SHEET NUMBER:  
**C4**  
 COMMENTS:

Drawing name: K:\113001 - CVS-Rebkee\047-Airport Drive\CAD\01047\_CDS\_1.dwg Site Layout (4) Sep 12, 2006 1:02pm by: ryan.perkins

C-46C-06

CONSULTANT:

SEAL:

**CVS**  
pharmac  
NORTHERN -13K- RIG

STORE NUMBER:

STREET NAME  
CITY OR COUNTY, STATE

DEAL TYPE: NEW

DEVELOPER:

COMPANY NAME  
STREET ADDRESS  
SUITE NUMBER  
CITY, STATE, ZIP CODE  
TEL (000) 000-0000  
FAX (000) 000-0000

REVISIONS:

DRAWING BY:

DATE: 21 DECE

JOB NUMBER:

TITLE:

EXTERIOR ELEVATIONS

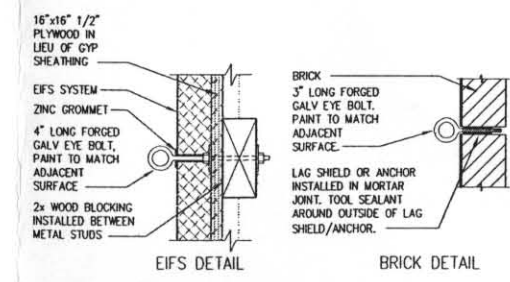
SHEET NUMBER:

A-4

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT. NO.	COLOR	NOTES
E1	EFS	STO PREMIER SYSTEM	137 SILCOULT 1.5	NA04-0020 MEDIUM YELLOW	SEE SPECIFICATION
E2	EFS	STO PREMIER SYSTEM	137 SILCOULT 1.5	NA05-0001 RAFTERTAIL	SEE SPECIFICATION
E3	BRICK VENEER	PINE HALL BRICK	MODULAR	CVS RED	MORTAR COLOR - CM-257 "ROYAL RED" CONSOLIDATED BRICK BUILDING SUPPLIES, INC.
E4	PAINT	BENJAMIN MOORE		PAINT TO MATCH EFS "E1"	
E5	PAINT	BENJAMIN MOORE		PAINT TO MATCH EFS "E2"	
E6	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "E3"	
E7	PAINT	BENJAMIN MOORE		MATCH OSHA YELLOW	TYP FOR ALL PIPE BOLLARDS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CARNIVAL RED VALSPAR SL44139	
E9	ALUM CURTAIN WALL	SEE SPECS	SEE SPECS	CARNIVAL RED VALSPAR SL44139	
E10	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CARNIVAL RED VALSPAR SL44139	

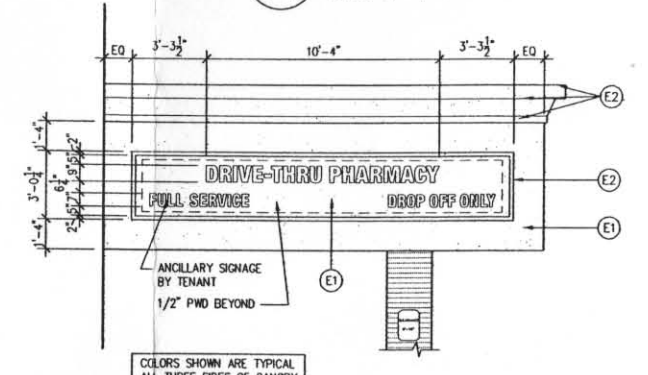
LEGEND

(X) - RE: EXTERIOR FINISH SCHEDULE



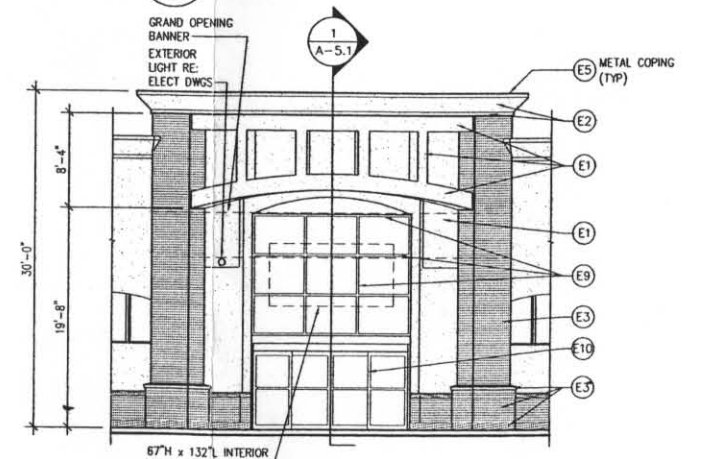
5 EYE-BOLT DETAIL

A-4.1 SCALE: 3" = 1'-0"



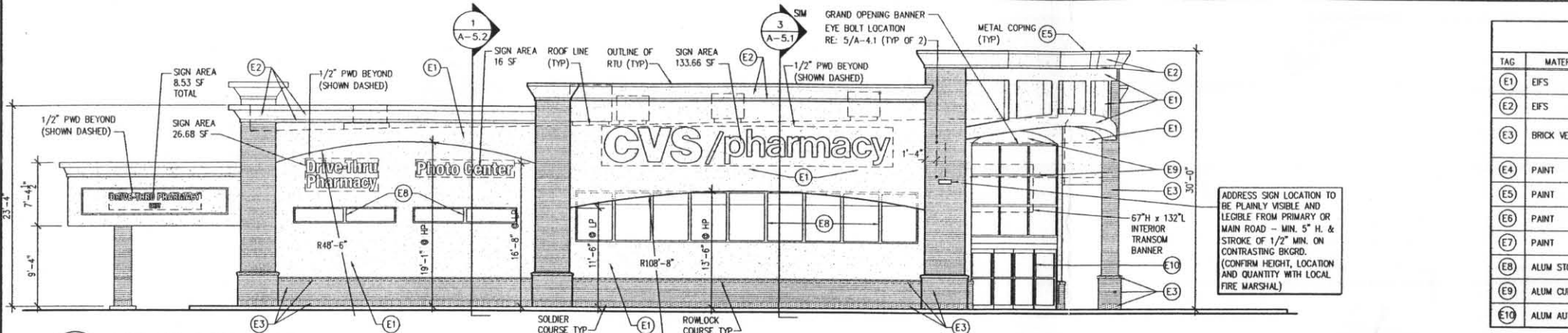
6 ENLARGED SIGN ELEVATION

A-4.1 SCALE: 1/4" = 1'-0"



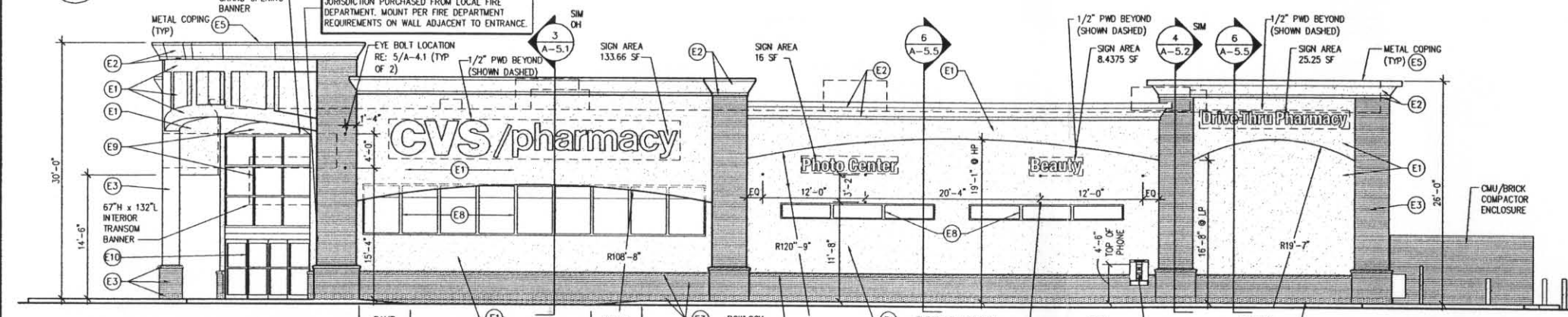
7 ENTRANCE ELEVATION

A-4.1 SCALE: 1/8" = 1'-0"



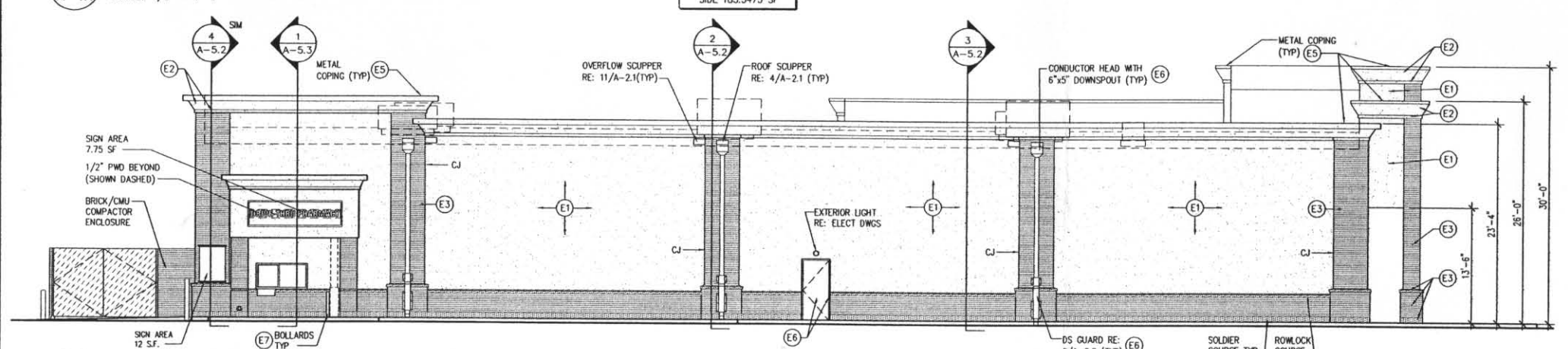
1 FRONT ELEVATION

A-4.1 SCALE: 1/8" = 1'-0"



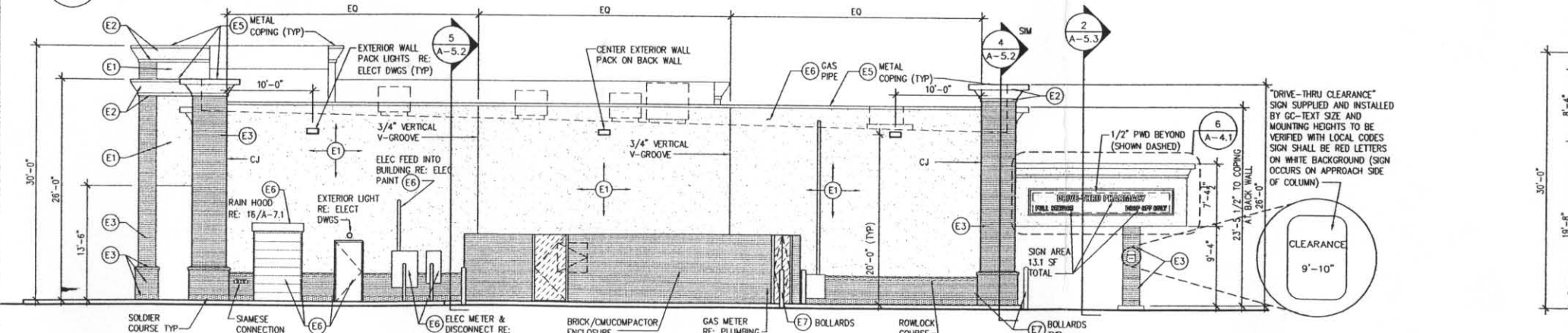
2 RIGHT SIDE ELEVATION

A-4.1 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION

A-4.1 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION

A-4.1 SCALE: 1/8" = 1'-0"

C-46C-06