

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 2020

The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.



DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning, Secretary
Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Senior Principal Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner/Recording Secretary
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2017-00046 Centennial Commons (May 2017 Plan)	27	27	2	Varina	June 23, 2021

TRANSFER OF APPROVAL

POD-41-97 (Pt)
POD2020-00188
Westham Office Park – 410
N. Ridge Road

**APPROVED BY
DIRECTOR ON 6/24/2020**

R. Scott Redmond for Redmond Asset Management, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from James F. Brooks and Company, LLC to North Ridge Equity, LLC. The 1.14-acre site is located along the west line of N. Ridge Road, approximately 275 feet north of Holmes Avenue, on parcel 756-736-6443. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated August 20, 2019, including dumpster enclosure repairs and landscaping maintenance.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: R. Scott Redmond)
(Applicable Rezoning Cases and PUPS: C-54C-96)

TRANSFER OF APPROVAL

POD-47-94
POD2019-00069
Parham Retail Building –
1502 North Parham Road

**APPROVED BY
DIRECTOR ON 6/24/2020**

PR II/RP Parham Plaza, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Parham Plaza SC, LLC and Marchetti Properties to PR II/RP Parham Plaza, LLC. The 0.69-acre site is located on the western line of Parham Road, approximately 300 feet north of Quioccasin Road, on parcel 753-744-8642. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection

report dated February 2, 2019, which included replacing missing landscaping and re-stripping the parking lot and stop bar.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Todd Goldberg)

PLAN OF DEVELOPMENT

POD2020-00098
Glover Park Phase II Master
Plan – 11145 Greenwood
Road

APPROVED BY
DIRECTOR ON 6/24/2020

CHA Companies for County of Henrico Division of Recreation and Parks: Request for approval of a revised master plan of development, as required by Chapter 24, Section 24-11(b) and 24-106 of the Henrico County Code, to construct the expansion of existing Glover Park. The proposed facilities will include 5 additional lighted multipurpose fields with synthetic turf, 4 additional lighted beach volleyball courts, 3 additional restroom facilities, a multipurpose building, 4 lighted baseball fields, 8 batting cages, 8 lighted pickleball courts, a spray pad, playgrounds, lighted dog park, 8 shade pavilions, a trail system, and related site improvements. The 200.13-acre site is located on the northeast line of Greenwood Road, the northwest line of Bent **Pine Ridge** Road, the west line of Winfrey Road, the terminus of Branch Road, and on the north and south lines of future Woodman Road Extended, on parcels 774-771-7084, 775-771-7259, 775-773-3004, and 777-771-6782. The zoning is A-1, Agricultural District, R-5C, General Residential District (Conditional), and R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

The Glover Park Phase II master plan will revise the previously adopted 2015 park master plan to incorporate an additional 109.69 acres of county-owned park property. The overall park property now totals approximately 200 acres, whereas the previous master plan included improvements on only a portion of the original park land. The Phase II development funding was approved by Henrico voters on the 2016 General Obligation Bond Referendum. Community meetings were held for the Phase II development on September 23, 2019 and November 20, 2019.

Continuation of the development is proposed to include a combination of additional athletic fields and courts, and community-oriented recreational facilities and support buildings. These include, but are not limited to an extensive trail system, play areas for all ages and abilities, a signature multi-use/community building and signature field, dog park, splash pad, restrooms, shade shelters, and related site improvements. The plan allocates areas to accommodate up to 1,487 additional parking spaces, designed to be adequate for users of the athletic fields at capacity and to provide surplus for users of passive recreation facilities.

With the realignment of the future Woodman Road Extension, currently under construction, a vehicular access point to Woodman Road is proposed with the Phase II master plan, as well as a second Greenwood Road access point to align with Forest Trace Way south of Greenwood Road.

All required road improvements will be detailed on the subsequent construction plans following the traffic analysis, and may include any necessary widening, turn lanes, or other improvements as determined by the County Traffic Engineer. Multiple pedestrian entrances are incorporated into the plan as well.

As of the preparation of this agenda, staff has been contacted by several citizens with general inquiries and interest concerning park facilities and programming. Concerns about field lighting have been raised by directly adjacent property owners, and this concern will be the focus of future lighting and landscape plan reviews to mitigate impact to the surrounding residential properties. All agencies have reviewed the plan and are recommending approval of the master plan. Staff recommends approval subject to the following conditions:

1. The Director of Public Utilities shall approve the construction plans for public water and sewer prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 24 hours prior to the start of any County water or sewer construction.
2. The parking lot shall be subject to the requirements of Section 24-98 of the Henrico County Code.
3. The parking spaces shall be marked on the pavement surface with four-inch wide white painted traffic lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall be yellow.
4. Sufficient, effective usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
5. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
6. The plan of development shall be revised as annotated on the staff plan dated **June 17, 2020**, which shall be as much a part of this approval as if its 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 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.
7. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
8. 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. All ground cover 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.
10. 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. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
12. 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 scheduled regular pickups 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 review and approval.
13. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
 14. Traffic control signs shall be provided as indicated on the 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.
 15. The assigned property number 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.
 16. The contractor shall have a set of plans approved by the Director of Public Works, Director of Public Utilities and the County Manager available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County inspectors.
 17. The property shall be developed generally as shown on the plan filed with the case and no major changes or additions to the layout shall be made without the approval of the Director of Planning.
 18. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the engineer or land surveyor who prepared the POD plan shall furnish a statement to the effect that all construction, including water and sewer, is in conformance with the regulations and requirements of the POD.
 19. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 20. Insurance Service Offices (ISO) calculations should be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
 21. Any necessary offsite drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
 22. 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.
 23. Vehicles shall be parked only in approved and constructed parking spaces.
 24. The construction shall be properly coordinated to ensure that safe access, circulation and adequate parking is provided for the facility. A plan to indicate the phasing of improvements and the handling of traffic (construction and employees) shall be submitted to the Department of Planning prior to the issuance of a building permit.
 25. The right-of-way for widening of Greenwood Road as shown on approved plans, shall be submitted to the Director of Real Property prior to approval of the construction plan, and shall be recorded with a Declaration of Boundary Line Adjustment for Public Road Widening executed by the County Manager prior to requesting occupancy permits.
 26. A concrete sidewalk meeting County standards shall be provided along the north line of Greenwood Road.
 27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

28. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Dave Barlow)

(Applicable Rezoning Cases and PUPS: C-18C-08 and C-2C-09)

PLAN OF DEVELOPMENT

POD2020-00216

Castleton Section 6 – Doran Road

**DEFERRED BY
APPLICANT TO JULY
2020 AGENDA**

Townes Site Engineering for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 79 detached dwellings for sale with zero lot lines. The 26.46-acre site is located on the eastern line of Doran Road, approximately 1,760 feet south of Darbytown Road, on part of parcel 824-693-0717. The zoning is R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This POD proposes the construction of 79 zero lot line dwellings for Section 6 of Castleton Subdivision. The site was rezoned July 14, 2015. The Planning Commission granted conditional subdivision approval March 23, 2016 for 325 lots. Section 3 was the first zero lot line development recorded in this subdivision. Planning Commission granted POD approval for Section 5, September 16, 2018, which is about to be recorded. Section 7 was approved last month by the Director under the Covid-19 Pandemic temporary ordinance.

At rezoning, the applicant proffered to provide a 25-foot buffer along Doran Road that is to meet a transitional buffer 25 through tree retention and additional landscaping as required. The proffers also require 2.5-inch caliper street trees to be provided every 50 feet along the new public roads within the subdivision and 1 - 2.5-inch caliper tree in the front yards. Sidewalks/bike paths a minimum of 4 feet along one side of the major thoroughfare roads within the project and streetlights will also be installed every 160 feet.

The architectural elevations submitted by the applicant follow the proffers with brick or cultured stone crawl foundations with the primary building material brick, cultured stone, stone veneer, cementitious siding, vinyl or a combination thereof. Each home shall have an attached 1 or 2 car garage with architectural detail on them. Each house is proffered to be a minimum finished floor area of 1,800 square feet with at least 55% of the homes having a finish floor area of 2,200 square feet or above.

There are proffered amenities which have been constructed such as two pools, a fitness center, a children's play area and a club house. Two tennis courts will be constructed by the 500th Certificate of Occupancy for the subdivision.

Traffic has maintained that Oakington Drive serving Windsor Oak subdivision must terminate in a cul-de-sac and cannot connect to Shining Armor Lane. The engineer has agreed the cul-de-sac will be constructed with a 45' pavement radius with roll face curb and gutter per rezoning case: REZ2014-00016, proffer #13. A 10-foot no ingress/egress landscape strip will be required between the right-of-way and the new lots to prohibit use of the cul-de-sac. The plan has been annotated to reflect the requirement.

The final outstanding issue is provision of right of way, which is under discussion. Traffic Engineering requests additional right-of-way and road widening be provided along the southern side of Doran Road. Specifically, right-of-way dedication (to 33 feet from centerline along parcel frontage and to 45 feet from centerline for a right turn lane on Doran Road) and road widening (to 26 feet from centerline along parcel frontage and to 38 feet from centerline for a right turn lane on Doran Road) are required along parcel frontage on Doran Road.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made upon receipt of a revised plan. In addition to the standard conditions for zero lot line developments, the following additional conditions are recommended:

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. The location of the equipment shall be reviewed and approved with the building permit application for each 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.
34. The subdivision plat for Castleton Section 6 shall be recorded before any building permits are issued.
35. The right-of-way for widening of Doran Road as shown on approved plans shall be included with the subdivision plat for Castleton Section 6 and dedicated to the County prior to any building permits being issued.
36. The right-of-way for extension of Oakington Drive as shown on approved plans shall be included with the subdivision plat for Castleton Section 6 and dedicated to the County prior to any building permits being issued.
37. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
38. A concrete sidewalk meeting County standards shall be provided along the east side of Doran Road.

39. A 10-foot planting strip to preclude ingress or egress around the cul-de-sac for Oakington Drive shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
40. The proffers approved as a part of zoning case REZ2014-00016 shall be incorporated in this approval.
41. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
42. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)

(Applicant's Representative: Tony Caruso)

(Applicable Rezoning Cases and PUPS: REZ2014-00016)

PLAN OF DEVELOPMENT AND REVISED MASTER PLAN

POD2020-00229
Discovery Village at West
End (formerly University
Park) IL-1B and Revised
Master Plan – 9801 Harmony
Woods Way

**APPROVED BY
DIRECTOR ON 6/24/2020**

Kimley-Horn Associates for KAPG Richmond Senior Housing, LLC: Request for approval of a plan of development and revised master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 4-story 142,146 square foot independent living building addition with 109 units, and a one-story 3,365 square foot pool building addition (IL-1B) to an existing 5-story 154,818 square foot independent living building with 113 units (IL-1A). The revised Master Plan substitutes a 4-story independent living building with 59 units (OIL-4) for a previously proposed 64-unit memory care building and continues to authorize two future 4-story independent living buildings with a total of 119 units and a total of 744,918 square feet (OIL-2 & 3) and 44 future one-story independent living duplex units. The proposed Master Plan would authorize a total of 559 units and 1,208,111 square feet of finished floor area to substitute for the 555 units and 1,175,280 square feet of floor area authorized by the 2015 Life Care Facility Master Plan. The 36.91-acre site is located on the east line of Pemberton Road (State Route 157), south of Interstate 64 (I-64), on parcels 752-753-6354, 752-753-8777, 752-754-1627, 752-754-4258, 752-754-6407, 752-754-7933, 753-753-7574, and 753-754-1408. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval to construct a proposed building addition (Building IL-1B) consisting of a four-story addition with 109-independent living units and accessory community space along with a 1-story addition containing a pool, to an existing five-story independent living building (Building IL-1A) on the Discovery Village life care facility campus (formerly known as University Park).

The proposed IL-1B Building would replace a previously authorized, but unconstructed, four-story, 112,660-square foot, 100-unit independent living building addition shown on the approved 2015 University Park Life Care Facility Master Plan.

In addition to accommodating nine additional independent living units, the increased floor area of the substitute building addition would provide additional community activity space. The additional community space would permit the building to provide assisted living services as the resident population ages and requires more supportive services. The proposed IL-1B Building addition has similar architecture to the existing IL-1A Building.

In addition to the modification proposed for the IL-1B Building addition, the applicant has requested approval of a new 2020 Life Care Facility Master Plan for Discovery Village, to substitute for the former 2015 University Park Life Care Facility Master Plan.

Life Care Facilities are permitted in the R-6 Zoning District with the approval of a Provisional Use Permit. PUP-015-06 was approved concurrent with Zoning Case C-042C-06.

The preliminary plan referenced with Zoning Case C-042C-06 provided for 565 units on the Discovery Village property. A life care facility is permitted to have a maximum density of 30 units per acre. The proposed 2020 Discovery Village Life Care Facility Master Plan would authorize a maximum of 559 units and 15.14 units per acre.

The adjoining Laurels at University Park property to the south provides secondary access to the Discovery Village property via Regirer Place, a private street that is no longer connected to Fordson Road. The University Park property also shares drainage facilities located on the Discovery Village property.

The proposed plan of development satisfies all proffers, as well as all code requirements for life care facilities. Staff recommends approval of the plan subject to annotations to this plan, the standard conditions for developments of this type and the following additional conditions:

29. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
30. The proffers approved as a part of zoning case C-42C-06, C-17C-11, and P-15-06 shall be incorporated in this approval.
31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
32. The existing utility easement in conflict with Building IL-1B's building footprint shall be vacated prior to approval of the building permit for the said building.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
36. A 5-foot concrete handicapped accessible sidewalk shall be provided along the southern side of Marlborough Terrace from the end of the existing sidewalk adjacent to Building IL-1A to Harmony Woods Way, and along both sides of the proposed parking areas north of Marlborough Terrace.
37. A schedule of common area amenities and service areas shall be provided with each phase of development in accordance with the development standards for Life Care Facilities pursuant to Section 24-36.1 (7).

38. A 5-foot concrete handicapped accessible sidewalk shall be provided with each phase of future development as determined appropriate by the Director of Planning in accordance with Proffer # 16 of Zoning Case # C-042C-06.
39. The alignment of Marlborough Terrace shall be revised to eliminate the offset intersection at Harmony Woods Way, as determined appropriate by the Traffic Engineer.
40. Peripheral and interior landscaping of service drives and parking areas will be provided with each phase of development as determined appropriate by the Director of Planning.
41. All access drives including existing drives will be improved with curb and gutter with each phase of development as determined appropriate by the Director of Planning.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Brian Brewer)

(Applicable Rezoning Cases and PUPS: C-42C-06, C-17C-11, and P-15-06)

PLAN OF DEVELOPMENT

POD2020-00231
Family Dollar at 5211
Chamberlayne Road (U.S.
Route 301)

**APPROVED BY
DIRECTOR ON 6/24/2020**

W. Russell Folsom, P.E. for LCJ JR. Limited Partnership and TRC Chamberlayne, LLC: 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 9,180 square foot retail store. The 1.211 -acre site is located on the east line of Chamberlayne Road (U.S. Route 301), approximately 300 feet north of Azalea Avenue, on parcel 787-744-0875 and part of parcel 787-744-3995. The zoning is B-3, Business District and B-1, Business District. County water and sewer. **(Fairfield)**

This proposed development, located on unproffered B-3 and B-1 zoned property, will share an entrance off Chamberlayne Road with the new 7-11 at Chamberlayne Road and Azalea Avenue.

The proposed retail building is mostly sandstone tone EFIS with red and off-white accents on the raised roof parapet which runs along the front and partial sides of the building. A taupe stacked stone knee wall is provided around the base of the entire building. The ground mounted HAVC equipment is screened with a metal screen. The applicant has worked with staff to prepare these elevations.

The developer has worked with Public Works Traffic Division and VDOT, and will provide pavement widening and a sidewalk along Chamberlayne Road. Right of way dedication is not required.

The water and sewer for the building is being provided from the City of Richmond, and per Henrico Public Utilities, the plan must be designed in accordance with City of Richmond Standards and approved by the City. Also, water and sewer agreements with Henrico Public Utilities are not required for this project as it is served by the City of Richmond.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond 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 City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
29. The entrances and drainage facilities on Chamberlayne Road (U.S. Route 301) shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Chamberlayne Road (U.S. Route 301).
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Evidence that the City of Richmond has reviewed and approved construction plans for the utilities and portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Christina Goggin)
(Applicant's Representative: Russ Folsom)