

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, February 28, 2018.  
4

Members Present: Mrs. Sandra M. Marshall, Chairperson (Three Chopt)  
Mr. Gregory R. Baka, Vice-Chairperson (Tuckahoe)  
Mr. C. W. Archer, C.P.C. (Fairfield)  
Ms. Adrienne F. Kotula (Brookland)  
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary  
Mrs. Patricia S. O'Bannon, Board of Supervisors' Representative

Member Absent: Mr. Eric S. Leabough, C.P.C. (Varina)

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  
Mr. Tony Greulich, C.P.C., County Planner  
Ms. Christina L. Goggin, AICP, County Planner  
Ms. Aimee B. Crady, AICP, County Planner  
Mr. Matt Ward, County Planner  
Mr. Lee Pambid, C.P.C., County Planner  
Ms. Kate B. McMillion, County Planner  
Mr. Salim Chishti, ASLA, County Planner  
Ms. Sharon Smidler, P.E., Traffic Engineer  
Mr. Henry Rosenbaum, Division of Fire  
Ms. Melissa Ferrante, Office Assistant / Recording Secretary

5  
6 **Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on**  
7 **all cases unless otherwise noted.**  
8

9 Mrs. Marshall - I call this meeting of the County Planning Commission to  
10 order. This is our plan of development meeting for February 28, 2018. At this time, I ask  
11 that you please take a moment to silence your cell phones. Thank you. And as you do,  
12 please stand for the Pledge of Allegiance.  
13

14 Do we have anyone from the news media in the audience today? We do not. We have  
15 Mrs. Pat O'Bannon, our representative from the Board of Supervisors who is sitting with  
16 the Commission. Thank you for being here, Mrs. O'Bannon. We are missing  
17 Mr. Leabough today, but we do have enough to have a quorum. Mrs. O'Bannon abstains  
18 on all cases unless otherwise noted. I will turn the agenda over to Mr. Emerson, our  
19 secretary.  
20

21 Mr. Emerson - Thank you, Madam Chair. We do have a short agenda this  
22 morning. First are the requests for deferrals and withdrawals, and we have none of those  
23 this morning. Next will be the expedited agenda, which will be presented by Ms. Leslie  
24 News.

25  
26 Ms. News - Thank you, Mr. Secretary. Good morning, members of the  
27 Commission. We have three items on our expedited agenda this morning. The first is  
28 found on page 3 of your agenda and is located in the Fairfield District. This is POD2018-  
29 00014, River Mill Section 3. Staff recommends approval.

30  
31 **PLAN OF DEVELOPMENT**  
32

POD2018-00014  
River Mill Section 3 –  
Woodman Road

**Timmons Group for HHHunt River Mill, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 three-story residential townhomes for sale and 56 detached dwellings for sale with zero-lot lines. The 16.58-acre site is located on the northern line of future Woodman Road extended, approximately 2,200 feet west of Brook Road (U.S. Route 1), on parts of parcels 782-773-0113, 780-772-8360, and 781-773-2686. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5AC, General Residential District (Conditional). County water and sewer. **(Fairfield)**

33  
34 Mrs. Marshall - Is there anyone present who is opposed to POD2018-00014,  
35 River Mill Section 3? I see no opposition. Mr. Archer.

36  
37 Mr. Archer - Thank you, Madam Chair. Therefore, I move for approval of  
38 POD2018-00014, River Mill Section 3, subject to the annotations on the plan, standard  
39 conditions for developments of this type, and the additional conditions 29 through 43.

40  
41 Mrs. Marshall - Second. We have a motion by Mr. Archer, a second by  
42 Mrs. Marshall. All in favor say aye. Those opposed say no. There is no opposition; that  
43 motion passes.

44  
45 The Planning Commission approved POD2018-00014, River Mill Section 3, subject to the  
46 annotations on the plans, the standard conditions attached to these minutes for  
47 developments of this type, and the following additional conditions:

- 48  
49 29. Roof edge ornamental features that extend over the zero lot line, and which are  
50 permitted by Section 24-95(i)(1), must be authorized in the covenants.  
51 30. Eight-foot easements for construction, drainage, and maintenance access for  
52 abutting lots shall be provided and shown on the POD plans.  
53 31. For zero lot line units, building permit request for individual dwellings shall each  
54 include two (2) copies of a layout plan sheet as approved with the plan of  
55 development. The developer may utilize alternate building types providing that each

- 56 may be located within the building footprint shown on the approved plan. Any  
57 deviation in building footprint or infrastructure shall require submission and approval  
58 of an administrative site plan.
- 59 32. Windows on the zero lot line side of the dwelling can only be approved with an  
60 exception granted by the Building Official and the Director of Planning during the  
61 building permit application process.
- 62 33. The mechanical equipment for each building shall be located on its respective lot.  
63 Except for wall-mounted electric meters, in no case shall the eight-foot easement  
64 for construction, drainage, and maintenance access on the abutting lot be used to  
65 locate other mechanical equipment (such as HVAC equipment, generators, and  
66 the like) for the subject lot.
- 67 34. The unit house numbers shall be visible from the parking areas and drives.
- 68 35. The names of streets, drives, courts and parking areas shall be approved by the  
69 Richmond Regional Planning District Commission and such names shall be  
70 included on the construction plans prior to their approval. The standard street name  
71 signs shall be installed prior to any occupancy permit approval.
- 72 36. The subdivision plat for River Mill Section 3 shall be recorded before any building  
73 permits are issued.
- 74 37. Prior to issuance of a certificate of occupancy for any building in this development,  
75 the engineer of record shall certify that the site has been graded in accordance  
76 with the approved grading plans.
- 77 38. The proffers approved as a part of zoning cases REZ2016-00002 and REZ2017-  
78 00017 shall be incorporated in this approval.
- 79 39. A note in bold lettering shall be provided on the erosion control plan indicating that  
80 sediment basins or traps located within buildable areas or building pads shall be  
81 reclaimed with engineered fill. All materials shall be deposited and compacted in  
82 accordance with the applicable sections of the state building code and  
83 geotechnical guidelines established by the engineer. An engineer's report  
84 certifying the suitability of the fill materials and its compaction shall be submitted  
85 for review and approval by the Director of Planning and Director of Public Works  
86 and the Building Official prior to the issuance of any building permit(s) on the  
87 affected sites.
- 88 40. Prior to issuance of a building permit, the developer must furnish a letter from  
89 Dominion Virginia Power stating that this proposed development does not conflict  
90 with their facilities.
- 91 41. The pavement shall be of an SM-2A type and shall be constructed in accordance  
92 with County standard and specifications. The developer shall post a defect bond  
93 for all pavement with the Department of Planning - the exact type, amount and  
94 implementation shall be determined by the Director of Planning, to protect the  
95 interest of the members of the Homeowners Association. The defect bond shall  
96 remain in effect for a period of three years from the date of the issuance of the final  
97 occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a  
98 professional engineer must certify that the roads have been designed and  
99 constructed in accordance with County standards.

- 100 42. Approval of the construction plans by the Department of Public Works does not  
101 establish the curb and gutter elevations along the Henrico County maintained right-  
102 of-way. The elevations will be set by Henrico County.
- 103 43. The location of all existing and proposed utility and mechanical equipment  
104 (including HVAC units, electric meters, junction and accessory boxes,  
105 transformers, and generators) shall be identified on the landscape plans. All  
106 equipment shall be screened by such measures as determined appropriate by the  
107 Director of Planning or the Planning Commission at the time of plan approval.

108  
109 Ms. News - The next item is found on page 5 of your agenda and is  
110 located in the Brookland District. This is POD2017-00535, Aleks Cool Boxes. Staff  
111 recommends approval.

112  
113 **PLAN OF DEVELOPMENT**

114  
POD2017-00535  
Aleks Cool Boxes – 3005  
Lafayette Avenue

**Obsidian, Inc. for Parham 10-12, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two eight-foot-wide and 40-foot-long metal storage containers with permanent foundations totaling 640 square feet for storage of construction materials by a home improvement contractor. The 0.52-acre site is located along the southern line of Lafayette Avenue, approximately 70 feet west of Impala Drive, on parcel 774-749-9420. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

115  
116 Mrs. Marshall - Is there anyone present who is opposed to POD2017-00535,  
117 Aleks Cool Boxes? Mrs. Kotula?

118  
119 Mrs. Kotula - All right. I move that POD2017-00535 Aleks Cool Boxes, be  
120 approved on the expedited agenda subject to the annotations on the plan, the standard  
121 conditions for developments of this type, and additional conditions 29 through 32 in the  
122 agenda.

123  
124 Mr. Baka - Second.

125  
126 Mrs. Marshall - We have a motion by Mrs. Kotula, a second by Mr. Baka. All  
127 in favor say aye. Those opposed say no. There is no opposition; that motion passes.

128  
129 The Planning Commission approved POD2017-00535, Aleks Cool Boxes, subject to the  
130 annotations on the plans, the standard conditions attached to these minutes for  
131 developments of this type, and the following additional conditions:

132  
133 29. Outside storage shall not be permitted except as shown on the approved plan.

- 134 30. Evidence of a joint ingress/egress and maintenance agreement must be submitted  
 135 to the Department of Planning and approved prior to issuance of a certificate of  
 136 occupancy for this development.  
 137 31. The location of all existing and proposed utility and mechanical equipment  
 138 (including HVAC units, electric meters, junctions and accessory boxes,  
 139 transformers, and generators) shall be identified on the landscape plan. All building  
 140 mounted equipment shall be painted to match the building, and all equipment shall  
 141 be screened by such measures as determined appropriate by the Director of  
 142 Planning or the Planning Commission at the time of plan approval.  
 143 32. The existing gravel driveway from Lafayette Avenue will be abandoned and over-  
 144 seeded, and vehicular access shall be provided from 3006 Lincoln Avenue.  
 145

146 Ms. News - The final item is found on page 7 of your agenda and is  
 147 located in the Three Chopt District. This is POD2017-00591, Rainbow Child Care Center  
 148 on Nuckols Road, which includes a lighting plan. There's an addendum item, which  
 149 includes revisions to conditions 29 and 30 to clarify the status of Nuckols Road. Staff  
 150 recommends approval.  
 151

152 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**  
 153

154 155 156 157 158 159 160 161 162 163 164 165 166 167 168	POD2017-00591 Rainbow Child Care Center – Nuckols Road – 11155 Nuckols Road	<b>Balzer and Associates, Inc. for HHHunt Corporation and          Eight 14 Development:</b> 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 one-story, 10,344 square foot child care center. The 1.11- acre site is located along the western line of Nuckols Road, approximately 200 feet south of its intersection with Hickory Park Drive, on parcel 747-771-5337. The zoning is O-3C, Office District (Conditional). County water and sewer. <b>(Three Chopt)</b>
---	--	---

154 Mrs. Marshall - Is there anyone present who is opposed to POD2017-00591  
 155 Rainbow Child Care Center, including the lighting plan? I see no opposition. I move  
 156 POD2017-00591, Rainbow Child Care Center, including the lighting plan, be approved  
 157 on the expedited agenda subject to the annotations on the plan, standard conditions for  
 158 developments of this type, additional conditions 11B and 31 through 33 in the agenda,  
 159 with revised conditions 29 and 30 in the addendum.  
 160

161 Mrs. Kotula - Second.  
 162

163 Mrs. Marshall - We have a motion by Mrs. Marshall, a second by Mrs. Kotula.  
 164 All in favor say aye. Those opposed say no. There is no opposition; that motion passes.  
 165

166 The Planning Commission approved the plan of development and lighting plan for  
 167 POD2017-00591 Rainbow Child Care Center, subject to the annotations on the plans, the  
 168

169 standard conditions attached to these minutes for developments of this type, and the  
170 following additional conditions:

- 171
- 172 11B. Prior to the approval of an electrical permit application and installation of the site  
173 lighting equipment, a plan including light spread and intensity diagrams, and fixture  
174 specifications and mounting heights details shall be revised as annotated on the  
175 staff plan and included with the construction plans for final signature.
- 176 29. **REVISED:** A concrete sidewalk meeting VDOT standards shall be provided  
177 along the ~~eastern western~~ side of Nuckols Road (~~State Route 695~~).
- 178 30. **REVISED:** A 30-foot planting strip to preclude ingress or egress along the  
179 western side of Nuckols Road (~~State Route 695~~) shall be shown on the approved  
180 plans. The details shall be included with the required landscape plans for review  
181 and approval.
- 182 31. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in  
183 this approval.
- 184 32. Evidence of a joint ingress/egress and maintenance agreement must be submitted  
185 to the Department of Planning and approved prior to issuance of a certificate of  
186 occupancy for this development.
- 187 33. The location of all existing and proposed utility and mechanical equipment  
188 (including HVAC units, electric meters, junctions and accessory boxes,  
189 transformers, and generators) shall be identified on the landscape plan. All building  
190 mounted equipment shall be painted to match the building, and all equipment shall  
191 be screened by such measures as determined appropriate by the Director of  
192 Planning or the Planning Commission at the time of plan approval.

193

194 Ms. News - That completes our expedited agenda.

195

196 Mr. Emerson - Madam Chair, we now move on to the next item on your  
197 agenda, which are Subdivision Extensions of Conditional Approval. Those will be  
198 presented by Mrs. Kate McMillion.

199

200 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**  
201 **EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

202

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00218 Sadler Green (February 2014 Plan)	1	1	3	Three Chopt	July 1, 2020

203

204 Ms. McMillion - Good morning. There is one informational conditional  
205 subdivision extension on the agenda this morning. The map indicates in red the location  
206 of the subdivision, Sadler Green (February 2014 plan), which is located in the Three  
207 Chopt District. Under the newly enacted state legislation, this case is eligible for an

208 automatic extension to July 1, 2020, as the approval for this case was granted prior to  
209 January 1, 2017. That approval is still valid. The automatic extension does not require  
210 any Commission action and is for informational purposes only. I'm available for any  
211 questions you may have.

212  
213 Mrs. Marshall - Are there any questions from the Commission? Thank you.

214  
215 Mr. Emerson - Madam Chair, that now takes us into your regular agenda  
216 page 9, for POD2018-00016, Richard B. Banta, Senior, for 6946 Forest LLC. The staff  
217 report will be presented by Mr. Salim Chishti.

218  
219 **LANDSCAPE PLAN**

220

POD2018-00016 Forest Avenue MOB at Reynolds Crossing – 6946 Forest Avenue	<b>Richard B. Banta, Sr. for 6946 Forest, LLC:</b> Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.98-acre site is located in an existing shopping center, on the southern line of Glenside Drive at its intersection with the on ramp for I-64 East, on parcel 765-745-8202. The zoning is B-2C, Business District (Conditional). County water and sewer. <b>(Tuckahoe)</b>
--	---

221

222 Mr. Chishti - Thank you, Mr. Secretary. Good morning, members of the  
223 Commission. This plan for the Forest Avenue MOB at Reynolds Crossing consists  
224 basically of a medical office building and a parking lot, as was said, in an existing shopping  
225 center. The site was rezoned on March 13th, and there were certain proffers made for  
226 that. And then on December 14, 2016, the Planning Commission approved a plan of  
227 development and a lighting plan. This landscape plan is consistent with the proffers from  
228 the rezoning, and all the new trees and the save-tree areas on the plan, the tree canopy,  
229 will exceed the ten-year tree canopy requirement.

230

231 Staff recommends approval subject to the annotations on the plan and standard  
232 conditions for landscape plans. And I'm available for your questions.

233

234 Mrs. Marshall - Are there any questions by the Commission?

235

236 Mr. Baka - Just one. Thank you, Mr. Chishti, for the opportunity to meet  
237 with you earlier. One question I didn't get to ask. Would you know approximately when  
238 the installation of trees would likely take place, what season they may be installed?

239

240 Mr. Chishti - I'm not sure at all. I haven't asked that question of the  
241 developer. But I would imagine it would happen soon after the plan is approved.

242

243 Mr. Baka - Okay. Perhaps I could briefly ask the applicant?

244

245 Mrs. Marshall - Will the applicant please come forward?

246  
247 Mr. Baka - Thank you. Good morning. Just a general question. Can you  
248 tell us a little about your construction phase, construction activities this year, and in  
249 relation to construction when the trees might be installed?  
250  
251 Mr. Sisson - They're currently working on—most of the perimeter curb and  
252 gutter has been in since I believe it was last fall. They're now working on the section  
253 around the building and getting the remaining topsoil moved in. The intention is to have  
254 landscaping in this spring, March/April time frame, depending on weather.  
255  
256 Mr. Baka - Okay. And your name for the record, sir?  
257  
258 Mr. Sisson - Is Andy Sisson. I'm the landscape architect for this project.  
259  
260 Mr. Baka - Okay. Thank you.  
261  
262 Mrs. Marshall - Any more questions for Mr. Sisson? Thank you.  
263  
264 Mr. Baka - Madam Chair, if there are no other questions from the  
265 Planning Commission, at this time I move for approval of POD2018-00016, Forest  
266 Avenue MOB at Reynolds Crossing, subject to the annotations on the plan and the  
267 standard conditions for landscape plans.  
268  
269 Mr. Archer - Second.  
270  
271 Mrs. Marshall - We have a motion by Mr. Baka, a second by Mr. Archer. All in  
272 favor say aye. Those opposed say no. There is no opposition; that motion passes.  
273  
274 The Planning Commission approved the landscape plan for POD2018-00016, Forest  
275 Avenue MOB at Reynolds Crossing, subject to the standard conditions attached to these  
276 minutes for landscape plans.  
277  
278 Mr. Emerson - Madam Chair, we now move on to the consideration of the  
279 approval of your minutes from the January 24, 2018 meeting. We have no errata sheet.  
280  
281 APPROVAL OF MINUTES: January 24, 2018  
282  
283 Mrs. Marshall - A motion would be in order to approve the minutes.  
284  
285 Mr. Archer - I move that the minutes be accepted and approved.  
286  
287 Mr. Baka - Second.  
288  
289 Mrs. Marshall - The minutes have been accepted and approved. That motion  
290 passes.  
291



292 The Planning Commission approved the January 24, 2018 minutes as submitted.  
 293  
 294 Mrs. Marshall - We do have one discussion item for this morning. We would  
 295 like to have a work session for 5 p.m. on April 12, 2018 to consider a proposed Zoning  
 296 Ordinance amendment. How does this time work for everyone?  
 297  
 298 Mr. Archer - I'm sorry; what was the date again?  
 299  
 300 Mrs. Marshall - On the twelfth at 5 p.m.  
 301  
 302 Mr. Archer - Twelfth of March?  
 303  
 304 Mrs. Marshall - Oh, I'm sorry. April.  
 305  
 306 Mr. Archer - April?  
 307  
 308 Mrs. Marshall - That will be the rezoning meeting night. Is that okay?  
 309  
 310 Mr. Archer - That works fine.  
 311  
 312 Mrs. Marshall - At 5 p.m.  
 313  
 314 Mr. Emerson - Madam Chair, that meeting will be in the manager's  
 315 conference room on the third floor. We've reserved that. And we will provide dinner for  
 316 the Commission that evening.  
 317  
 318 Mr. Archer - You all are very kind.  
 319  
 320 Mrs. Marshall - Absolutely. Are there any other discussion items?  
 321  
 322 Mr. Emerson - Madam Chair, if I could just add one other item. Just to remind  
 323 the Commission, the APA conference is coming up. I believe it begins on April 21st. You  
 324 do have funds in the budget if any of you would like to attend.  
 325  
 326 Mr. Baka - In New Orleans?  
 327  
 328 Mr. Emerson - Yes, in New Orleans. So just keep that in mind, and let us  
 329 know sooner rather than later so we can get the registration to them, and plan tickets,  
 330 and room reservations.  
 331  
 332 Mrs. Marshall - What's the date?  
 333  
 334 Mr. Emerson - I believe it's April 21st through the 24th. I believe. But we do  
 335 have money in the budget that went away during the recession. It has come back, but no  
 336 one has really exercised that option recently. But you do have that. So, if any of you are  
 337 interested, let me know, let Regina know. We'll take care of it.

338

339 Mr. Baka - If we're unable to make that trip in April, APA Virginia usually  
340 has their event in July at Wintergreen. Is that available also?

341

342 Mr. Emerson - It is, and that is at Wintergreen this year. It was in Roanoke  
343 this last summer. It's not back to Wintergreen the year after, but this year it's at  
344 Wintergreen.

345

346 Mr. Baka - Okay, thanks.

347

348 Mrs. Marshall - Any more discussion items?

349

350 Mr. Archer - Mr. Secretary, could you help me for a minute? Ms. McMillion  
351 mentioned some newly enacted state regulations, and I've forgotten what they are. What  
352 changed? On the subdivision extensions.

353

354 Mr. Emerson - There are a couple of things. The extension was pushed out,  
355 and then there was the change regarding the number of lots that come to the Commission  
356 for approval. I'll let Ms. McMillion explain that.

357

358 Mr. Archer - I'm sorry.

359

360 Ms. McMillion - Oh, that's fine. July 1, 2017, the state law changed, and I  
361 believe our code has been updated since then to reflect it as well. If an approval was valid  
362 as of January 1, 2017, so whether they had an extended approval or they just had their  
363 normal valid approval, they automatically get an extension to July 1, 2020.

364

365 Mr. Archer - Okay. Thank you so much.

366

367 Ms. McMillion - No problem.

368

369 Mr. Archer - That wasn't too bad.

370

371 Mr. Emerson - The other recent change, Mr. Archer, just to remind the  
372 Commission, is that—this is different for you—anything less than fifty lots is deemed  
373 administrative now on a subdivision approval.

374

375 Mr. Archer - Oh, okay. So it doesn't have to come before us. Thank you,  
376 both of you.

377

378 Mr. Emerson - Madam Chair, I have nothing further for the Commission this  
379 morning.

380

381 Mrs. Marshall - I'll entertain a motion for adjournment.

382

383 Mr. Archer - So moved.

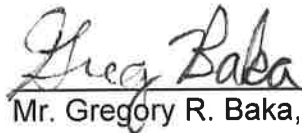
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405

Mr. Baka -

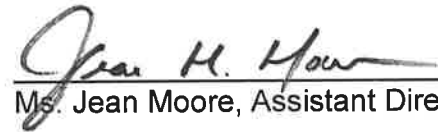
Second.

Mrs. Marshall -  
meeting is adjourned.

We have a motion by Mr. Archer, a second by Mr. Baka. The



Mr. Gregory R. Baka, Vice-Chairperson



Ms. Jean Moore, Assistant Director of Planning

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 **February 28, 2018**, 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 **February 28, 2018**, 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 **February 28, 2018**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 27, 2019**, 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 **February 28, 2018**, which shall be as much a part of this approval as if all details were fully described herein.
8. This approval shall expire on **February 27, 2019**, 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 **February 28, 2018**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 27, 2019**, 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 **February 28, 2018**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 27, 2019**, 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 **February 28, 2018**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 27, 2019**, 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.