

March 4, 1985

Re: POD-13-85
Exxon
(Rev. POD-50-82)

Exxon Corporation
16945 Northchase Blvd.
Houston TX 77210

Gentlemen:

The Planning commission at its meeting on February 26, 1985 granted your request for approval of a revised plan of development, as required by Chapter 22, Section 22-106 of the Henrico County Code to construct a one-story, 1,107 square foot convenience store and retail gasoline outlet on property located at the northwest corner of the intersection of Quioccasin Road and Starling Drive on part of Parcel 84-A1-57. The Commission granted this request, subject to the following conditions:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer.
2. The approval of this plan of development does not constitute approval of the utilities layout or construction plans. The developer shall comply with the requirements as stated in the utilities contract approved by the Department of Public Utilities. The Department of Public Utilities shall be notified at least 24 hours prior to the start of any utilities construction.
3. The parking lot shall be subject to the requirements of Chapter 22, Section 22-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four inch wide white traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall be 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 26, 1985 which shall be as much a part of this approval as if details were fully described herein. Ten sets of the revised plans including the detailed drainage and erosion control plan shall be submitted to the Planning Office for approval stamps and distribution. Two sets of the approved plans shall be attached to the building permit application.

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 beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
- ✓ 9. Amended: A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
10. 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.
- ✓ 11. A detailed site lighting plan shall be included with the required landscaping plans for Planning Commission review and approval. The plan shall provide sufficient information to determine light spread patterns, and intensity.
- ✓ 12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. Trash container units shall be properly maintained with regular pickups; the site shall be kept clean and the trash containers shall be properly screened. (Details to be included with the site plan or required landscape plan for review and approval.)
14. Required fire lanes shall be marked and maintained in accordance with Section 311.1 of the BOCA Basic Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on 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. If an address number is needed for the proposed development, the developer shall contact the Department of Public Works and submit ten (10) copies of the approved site layout plan. (For apartment, condominium or duplex developments, fourteen (14) copies of the site layout plan and one (1) set of architectural layout plans are required.) An address number will be assigned within fourteen (14) calendar days from the date of receipt of plans.
17. 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.
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 who prepared the POD plan, to the effect that all construction is in conformance to the regulations and requirements of the POD.
20. The approved plan of development is not transferable except that the holder of the first mortgage of the property may assume responsibility under this plan after written notification to this Commission.

21. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after midnight - B-1 zone.
22. No merchandise shall be displayed outside of the building except that oil racks will be allowed on the pump islands.
23. 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 or 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.
24. 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.
25. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
26. The prospective operator of this station shall come to the Planning Office 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.
27. The proffers approved as part of zoning case C-69C-80 shall be incorporated in this approval.
28. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
29. Insurance Service Offices (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Any additional right-of-way for the maintenance of sidewalks, shall be dedicated to the County, as necessary, prior to the issuance of any occupancy permits.

The rules of the Planning Commission provide that unless the above action of the Planning Commission granting approval of a plan of development is exercised and all permits necessary for the prosecution of the work are taken out by February 25, 1986, such authorization shall be considered void.

The approval of this plan of development satisfies only the requirements of Chapter 22, Section 22-106 of the Henrico County Code. The applicant shall be responsible for securing any other necessary permits as required by law.

When applying for your building permit, please attach two sets of the approved plans and refer to case POD-13-85.

Sincerely,



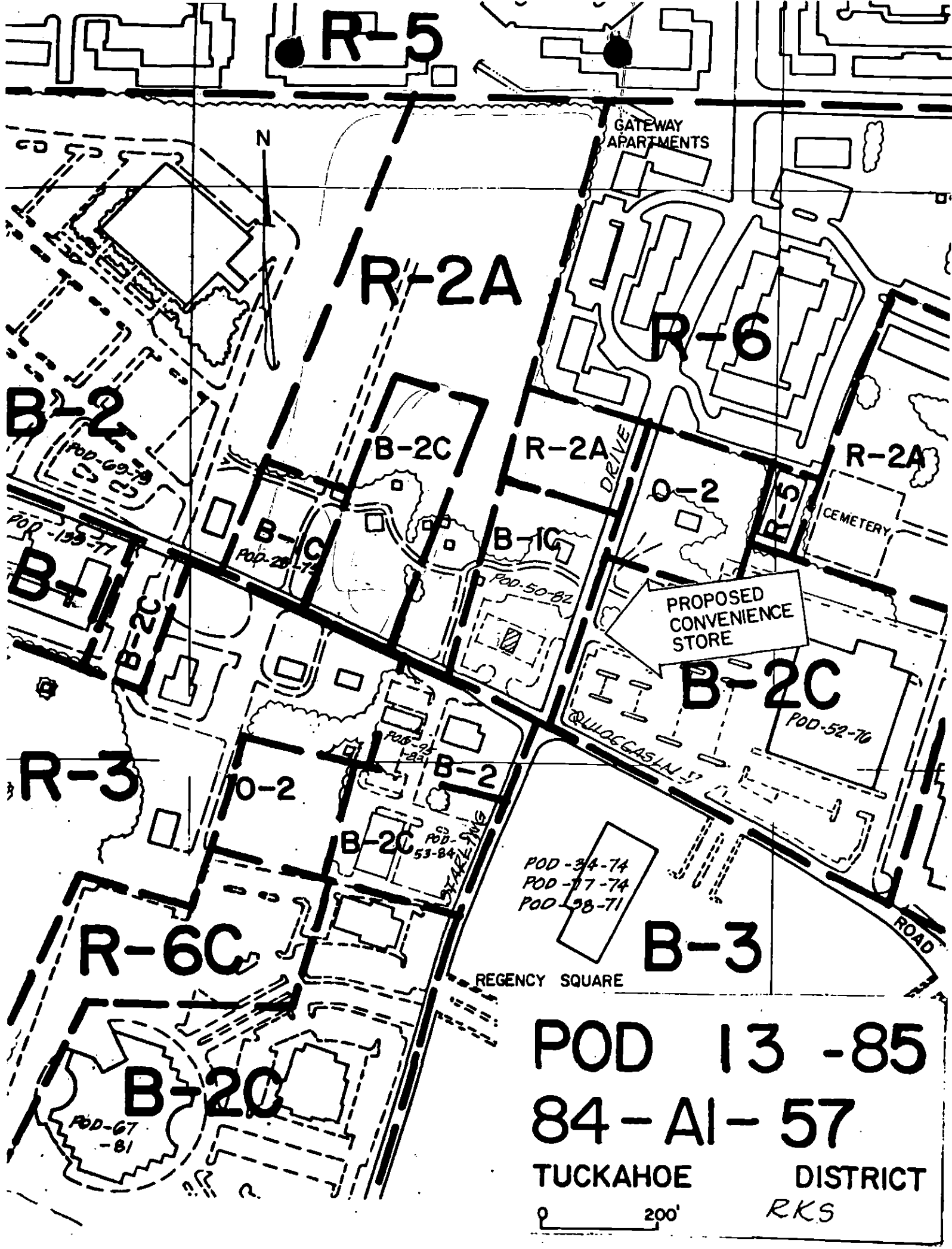
Robert J. Dahlstedt

DDO/mh

cc: Mr. Howard D. Sipler
Planning Inspector
Building Official
Real Estate Assessment
County Engineer

PURSUANT TO CONDITION 26 I HAVE READ AND UNDERSTAND
THE ATTACHED CONDITIONS





R-5

GATEWAY APARTMENTS

R-2A

R-6

B-2

B-2C

R-2A DRIVE

R-2A

CEMETERY

PROPOSED CONVENIENCE STORE

B-2C

POD-52-76

R-3

O-2

B-2

B-2C

POD-53-84

POD-34-74
POD-77-74
POD-98-71

B-3

R-6C

REGENCY SQUARE

B-2C

POD-67-81

POD 13 -85

84-AI-57

TUCKAHOE

DISTRICT

0 200'

RKS