

June 23, 1977

RE: POD-65-77  
Tuckahoe Middle School  
(Addition)

Mr. C. A. Brister  
MHA, Inc.  
2922 Hathaway Road  
Richmond, Virginia 23225

Dear Mr. Brister:

The Board of Supervisors at its meeting on June 22, 1977, granted your request for approval of a plan of development, as required by Sections 5.12 and 17A.1 of the Zoning Ordinance, to construct a one-story, 6,310 square foot vocational training addition, located on Parcel 85-B1-64, on the east line of Three Chopt Road at Fargo Road. The Board granted this request, subject to the following conditions:

1. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
2. The parking lot and loading areas shall be subject to the requirements of Section 17.3 of Zoning Ordinance No. 179.
3. All trash shall be in closed containers with regular pickups, area to be kept clean, and the containers shall be properly screened.
4. The plan of development shall be revised as shown in red on Staff plan dated June 22, 1977, which shall be as much a part of this approval as if all details were fully described herein. Ten sets of the revised plans shall be submitted to the Planning Office for approval stamps and distribution. One set of the approved plans shall be attached to the building permit application.
5. A detailed site drainage plan shall be approved by the Department of Public Works before a building permit is issued. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
6. The fire lanes shall be marked and maintained in accordance with Section 28.16 of the Fire Prevention Code. Traffic control signs shall be provided as indicated on Planning Staff plan. All signs shall be fabricated as shown in the Virginia Manual of Uniform Traffic Control Devices for Streets and Highways.
7. 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.
8. All exterior lighting shall be shielded to direct lights away from adjacent property and streets.

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9. 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.
10. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
11. 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.
12. 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 Board.
13. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

The rules of the Board of Supervisors provide that unless the above action of the Board of Supervisors granting approval of a plan of development is exercised and all permits necessary for the prosecution of the work are taken out by June 28, 1978, such authorization shall be considered void.

The approval of this plan of development satisfies only the requirements of Sections 5.12 and 17A.1 of the County of Henrico Zoning Ordinance No. 179. The applicant shall be responsible for securing any other necessary permits as required by law.

When applying for your building permit, please attach a set of the approved plans and refer to case POD-65-77.

Very truly yours,



W. S. Dewhlirst  
Acting County Manager



WFL:dsp

cc: Board of Supervisors  
Assistant for Intergovernmental Coordination  
C. Jere Watkins  
Dr. Joseph B. Sellers  
Hankins & Anderson, Inc.  
Planning Inspector  
Real Estate Assessment  
Chief of Building Construction & Inspections