



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 26, 2013

R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

Chuck Phan
McDonald's USA, LLC
9603 Rockledge Drive, Suite 1100
Bethesda, Maryland 20817

Chris Shust
Balzer and Associates
15871 City View Drive Suite 200
Midlothian, Virginia 23113

Re: POD 66-98
Tidemark # POD2013-00312
McDonald's at Mechanicsville Turnpike
Original Plan Review Comments

Sir:

The Planning Department has completed its review of the above-referenced plans, received September 4, 2013, and has the following comments:

1. Verify the property owners for all three parcels. The owners of record must each sign the application.
2. Under Site Data #5 Acreage, itemize the lot area for each parcel, including the city parcel.
3. In the upper right hand margin, provide the POD number "POD2013-00312" vertically in ½" characters.
4. Under Site Data #10 Parking Schedule, the ratio for required parking is 1 per 100sf of floor area for restaurants. Please check, revise, and provide parking calculations. Show math.
5. Please show how the existing trash dumpster area is affected by and works with the new traffic circulation pattern.
6. Provide the building's dimensions.
7. Landscaping appears to have been neglected on this site, with several trees, shrubs, and bushes missing. The site needs to comply with the approved landscape plan or a revised plan may be submitted for review and approval.
8. Call out the existing light poles and fixtures.
9. A 5' tall metal picket fence with wrought iron appearance is required per POD 66-98. Please call out the existence of such fence.
10. The dumpster enclosure, per POD 66-98, must be compatible in appearance with the fence.
11. Rooftop and ground mounted HVAC units must be screened. Please provide details.
12. Building permit BLD2013-02434 has also been submitted separately, which proposes significant exterior and interior architectural changes.
13. Additional comments may be provided on future submittals.
14. See additional Standard Comments (attached) from the Planning Department.
15. See additional comments from other review agencies.

Staff is still pending comments from the Department of Public Works. You may contact me at 804-501-4646 and pam01@co.henrico.va.us if you need any additional information.

Sincerely,

Leander N. "Lee" Pambid
County Planner