



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 20, 2014

Bryant Gammon
High Mark Engineering, LLC
13281 Rivers Bend Blvd
Suite 201
Chester, VA 23836

RE: POD2014-00165
Dollar General – 2536 New
Market Road
Plan Review Comments

Mr. Gammon:

The Planning Department has completed its review of the above-referenced plan of development, received May 1, 2014, and has the following comments:

1. Address these items before staff can recommend Planning Commission approval:
 - a. Relocate the proposed driveway to meet 225' separation from Route 5 centerline per VDOT's requirement.
 - b. Provide a 8' buffer from the face of curb to the edge of the bike path
 - c. Provide a 3' separation from edge of bike path and right-of-way.
 - d. Provide a typical detail of the bike path.
 - e. Provide a raised landscape island in the front parking lot.
2. Consider a continuous 8' tall screen wall to minimize the visual impacts of the loading area, dumpster and HVAC utility equipment area located near the rear and front building corner.
3. On cover sheet add the following:
 - a. In upper right corner add POD2014-00165.
 - b. Under site data #5, add right-of-way acreage to be dedicated.
 - c. Under site data #6, add Airport Safety Overlay District.
 - d. Under site data #8c, add zoning case REZ2013-00022.
 - e. Confirm easement area deductions because standard practice allows only easements outside of parking spaces to be excluded.
 - f. In the vicinity map add US HWY 5 label under New Market Road.
4. On sheets C7 and C8 include the following:
 - a. Indicate the transitional buffer and landscaping locations.
 - b. Provide orange safety tree protection tape along the western and eastern property lines to preserve mature trees between the northern property line and limits of disturbance.

- c. Please include an orange safety tree fence symbol in the legend.
5. On layout sheet provide the following:
- a. Reduce the drive aisle widths and parking space dimensions to meet minimum County standards.
 - b. Relocate loading area to be outside of the drive aisle.
 - c. Provide another parking space elsewhere on site because it has to be replaced by the required landscape island.
 - d. Provide two raised landscape islands in front of the building.
 - e. Provide one raised landscape island in the first row of parking.
 - f. Show a 10 ten wide peripheral parking lot landscape strip along the western parking lot and driveway.
 - g. Remove sign label and location that will be approved separately.
 - h. Provide dumpster enclosure and HVAC/utility screening details as indicated in the proffers.
 - i. Indicate and/or provide detail of the stairs adjacent to the loading area.
 - j. Show and label building overhang and porch column dimensions.
6. On schematic landscape plan provide the following:
- a. Add additional trees and shrubs to meet the transitional buffer requirements.
 - b. Indicate each required transitional buffer requirement and quantity.
 - c. Adjust or add transplanted Leyland Cypress to be 15 feet on center.
7. On lighting plan address the following:
- a. Match the two parking lot pole fixtures to be decorative cone fixtures.
8. On architectural renderings and floor plans address the following:
- a. Provide a screen wall detail for the HVAC and utility equipment and consider attaching it the rear of the building.
 - b. Ensure the overhang and porch column dimensions are on site plan.
 - c. Revise the drawing date.
 - d. Ensure building elevations and floor plans match the site plan.
9. Continue to include the entire zoning case (REZ2013-00022) approval letter and exhibits in the plan set.
10. Additional comments may be forthcoming once a public hearing is held and all agencies submit their memos.

You may contact me at 804-501-5323 or war30@co.henrico.va.us if you need any additional information or have any questions before the staff developer meeting scheduled for May 22, 2014 at 2:00 P.M.

Sincerely,



Matt Ward
County Planner

pc: R. Lee Pittman, Par3 Development Goup, LLC
Bernard Mahone

19. Building and occupancy permits will only be issued for individual units if there is sufficient parking for the use.
20. Requests for deviations from County standard pavement or curb and gutter standards must be submitted to and approved by Public Works for approval.
- ~~21~~ 21. Curb and gutter elevations are not established with approval of construction plans. Elevations will be set upon request by Henrico County.
22. Prior to requesting a building permit, the developer must furnish a letter from _____ stating that this development does not conflict with their facilities.
23. Prior to requesting a building permit, the developer must document the Health Department's approval of the proposed septic tank drainfield system.
24. Prior to approval of plans by the Department of Public Works, the developer must submit a report prepared by a qualified professional engineer regarding treatment of mine shafts and scars.
25. An adequate restaurant ventilating and exhaust system must be installed. Include plans and specifications with the building permit.
- ~~26~~ 26. Lighting and landscaping approval required prior to certification of occupancy permit.
- ~~27~~ 27. Designate main and secondary entrances to the structure.
- ~~28~~ 28. Signs are not part of the POD approval process. A separate permit is required.
- ~~29~~ 29. Mark POD number in 1/2 inch numerals on upper right-hand corner on plans submitted for signature.
- ☐ Staff can recommend approval of this plan of development.
- ☒ Staff cannot recommend approval of this plan of development until a revised plan is received that addresses the following items at a minimum:

1). VDOT's access management requirements are provided for the proposed commercial driveway.

2). VDOT's comments are addressed for the bike path.

3). Planning receives raised landscape island in front parking lot which is required by the zoning ordinance.

Attached separately are comments from the following County Departments:

- Building Inspections
- ☒ Division of Fire
- ☒ Division of Police
- Traffic Engineer
- Design Division
- Environmental Control Engineer
- ☒ Public Utilities
- Recreation and Parks
- Soil Conservation
- ☒ Virginia Department of Transportation
- Health Department
- Other

Review Level

- ☐ Preliminary
- ☐ Administrative
- ☒ Plan of Development

Revised October 3, 2011



Standard Comments for Plans of Development

Henrico County Planning Department

To: Bryant Gannon Date: May 20, 2014
Project Name: Dollar General at 2536 New Market Reference No.: POD2014-00165

The comments, which are checked below, are the standard comments pertaining to this plan. Additional comments and recommendations are noted on the copy of the staff plan that has been provided to you. Any questions, comments or issues you have should be addressed to the staff during the Staff/Developer Conference. A copy of this memorandum will become a part of the record of this case.

Any revised plans required by staff for review prior to the Planning Commission meeting must be submitted before . Failure to meet this deadline may result in a deferral by the Planning Commission. Any voluntary change in layout or design made at the request of the applicant, after the filing deadline may result in removal of plans from the Planning Commission agenda, subject to staff's discretion.

Matt Ward
County Planner

501- 5323
Phone No.

Planning Department

- ☒ 1. Grant (drainage/utility) easements to the County prior to requesting a certificate of occupancy.
- ☒ 2. Setbacks must be measured from the proposed right-of-way line and parking must be located behind this line.
- 3. Provide a standard concrete sidewalk along the side of .
- 4. Repair work is to be conducted entirely within the enclosed building.
- ☒ 5. No outside storage is permitted.
- ☒ 6. The proffers of Zoning Case RE2013-00022 will be applicable to this plan.
- 7. A special exception will be required for . The applicant is responsible for presenting his case for the special exception at the Planning Commission meeting.
- ☒ 8. Vehicles shall not be parked, displayed or stored in areas not designed and improved for parking.
- ☒ 9. Pavement must be S-5 type and a defect bond must be posted by the developer.
- 10. If traffic from the drive-through operation blocks the public right of way, the owner/occupant will close the drive-through facilities until a permanent solution can be found.
- 11. A permit may be required from the State Department of Environmental Quality (DEQ). Please contact the DEQ at 527-5020 to determine specific requirements.
- 12. Contact Virginia Power at 755-5478 to locate overland or underground power lines, and to coordinate utility construction with required buffers and planting strips.
- 13. A permit may be required from the Army Corps of Engineers. Contact the Corps at 752-7464 for details and requirements. Provide the Planning Office with the site visit confirmation when available.
- ☒ 14. Provide calculations for the minimum 5% internal green space as required.
- ☒ 15. Show the limits of clearing on the construction plans. Include the method of delineation for preservation areas.
- 16. Evidence of a joint ingress/egress maintenance agreement must be submitted to the Planning Office prior to the issuance of a Certificate of Use and Occupancy.
- 17. Delineate flood plain boldly on the plat and construction plans and dedicate as "Flood Plain, Drainage and Utilities Easement". Grant easement to the County prior to request for occupancy permits.
- 18. Employees should be required to use the designated parking spaces provided in the rear of the building.

Planning ID: POD- 2014-00165

Tidemark Number: POD

Review Level

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