

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 27, 2023

Mr. Stewart Anderson, P.E.
Interplan, LLC
220 E. Central Parkway, Suite 4000
Altamonte Springs, FL 32701

RE: POD2022-00523 & POD2023-00112
Chick-fil-A at Ridge Shopping Center –
Addition and Drive Thru Modification
Construction Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received March 10, 2023, and has the following comments:

1. Provide POD number in the RE: in the upper right-hand corner of the plan so they can be read when rolled.
2. Staff made a mistake, there is 15% open space requirement. Please revise the calculation. Landscape islands at the ends of the rows of parking cannot be credited towards open space.
3. Repeat, repeat Comment – For site data notes 10 & 13 provide the building and patio area individually and total.
 - a. The building and patio total on data notes 10 & 13 are different.
 - b. The parking calculation on site data note 10B does not correspond to the parking on sheet C-1.0
4. Sheet index doesn't match plan set. The electrical plan sheet numbers don't match. The dumpster detail was not included.
5. On sheet C-3.1 - Any trees to be removed during construction must be identified with the tree protection and demolition plans. Any tree over 6" caliper that is removed must be replaced with a 4" caliper tree. Specifically list the trees within the 15' front yard setback that are going to be removed on the landscaping plan.
 - a. Trees that are to be retained need to have orange construction safety fence around the dripline and the detail needs to be within the E&S details.
 - b. More trees are shown to be removed than documented. Correct note as
6. Remove the landscaping plan for the POD as that will require a separate submittal.
 - a. Items such as tree save and trees to be removed need to be shown on the construction plans.
7. Label the type of existing fence there is on the construction plan for the 6' white vinyl screen fence.
8. The proposed stone construction entrance cannot be located within the 15' landscape strip trees to be retained.
9. Label the number of parking spaces on the north side of the site. It says both 9 & 10.
10. Provide the existing ingress/ egress shared parking agreement deed book and page number within the plans.

11. #54 on sheet C 2 should be raised curb and gutter with a tree to the south of the accessible space.
12. Provide a stop sign and a no left turn sign at the outer drive and site entrance drive.
13. Provide a dumpster detail within the plan. Must be 8' tall with opaque gates.
14. The plan shows 3 of 4 pole lights as to remain but fixture details and pole locations insinuate new lighting. Clarify
 - a. What are the notes on the plan saying that the plan is for pole placement and all poles are to be 3' behind the back of curb for?
15. Repeat repeat comment - Light levels are limited to an average of 1-3 footcandles with a level of 3-6 footcandles at the pickup window. Revise as necessary.
 - a. Staff recommends that you provide the canopy light levels separate from the parking lot so the parking lot levels are not skewed.
16. Repeat repeat comment - The lights for the proposed canopy are not included within the plan set. They also need to be concealed source.
 - a. Building mounted lighting needs to be included.
17. Repeat repeat comment - All lighting must be on timer or photocell and must be cut down to security level by 11 pm or within 1 hour of closing. Provide notes on the plan as necessary.
18. See additional comments from other review agencies.

Please address these comments and the comments from the other review agencies and resubmit 9 sets of paper plan with the Plans of Development-Plans for signature application marked for second submission. Plans may not be submitted for signature until tech memos have been received from all review agencies. You may contact me at 804-501-5159 or gog@henrico.us should you have any questions concerning these comments.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Chad Ross – Chick-fil-A