



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 2023

Mr. Ryan Perkins, P.E.
Kimley-Horn and Associates
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

Re: POD2022-00466/2023-00145
Wawa at Drybridge Road and
Williamsburg Road
Construction Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received March 31, 2022, and have the following comments:

1. Provide the POD number in the RE: on the upper right-hand corner of the plan so it can be read when rolled.
2. Include a copy of REZ2020-00015's commercial design guidelines on the approvals page.
3. Show the area being dedicated for right of way? Is it VDOT or County?
4. A CEPTED plan is required for all 24-hour uses. See 24-5508 B and C for specifics. What is the status of the plan currently?
5. Repeat comment. Provide the proffered construction hours on the coversheet.
6. Repeat comment. Provide the required 15% open space requirement calculation on the coversheet.
7. Provide tree protection calculations for trees removed along Drybridge and Williamsburg road for tree replacement.
8. Relocate storm sewer along Williamsburg Road and Orange Blossom Lane from back of curb to front of curb to maximize plantings area within buffers.
9. Repeat comment. Provide a master plan for the project with the site delineated.
10. Repeat comment Clarify that the total parking deduction consists of. It cannot include the drive aisles.
11. Repeat comment On sheet CS101, provide setbacks from the nearest property lines and on all other sheets as necessary.
12. Provide the existing access easement deed book and page number when it is available.
 - a. An ingress/ egress shared parking maintenance agreement is required for this site and the adjacent parcel prior to co. It would be nice if it were recorded prior to plan approval so the deed book and page number can be included on the plans.
13. Label the zoning districts on the plan.

14. Repeat comment. Relocate the bottom access drive so it provides the 6' parking lot setback or do not stripe it for parking and block it off.
15. Label 2nd cross with future outparcel
16. How is the proposed parcel going to take place? I do not see a subdivision in the plan set or is it going to be a separate minor subdivision submitted?
17. Repeat Comment. Provide raised landscape islands at the ends of the loading zone for screening per the ordinance.
 - a. The accessible path will need to be amended due to the loading screening and people shouldn't be sent through a loading area anyway.
 - b. Provide crosswalk to sidewalk connection to Orange Blossom Lane
18. Repeat Comment - Relocate the roll up loading door from side of the building facing the future residential units to the side where the loading area is.

Lighting Comments

18. Repeat comment. Lighting height is limited to 15' within 100' of R zoning. Therefore the lights within of 100' of the R-6C zoning are limited to 15' tall. 100' is about to the rear of the building
19. Specify that the pole color will match the rest of the development.
19. The sign locations/relocations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
20. See additional comments from other review agencies.

Please address these comments and comments from the other review agencies. Please submit 9 sets of revised plans with the Plan of Development-Plans for signature application marked for second review. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the staff developer meeting.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Doug Godsey – Godsey Properties, Inc
Kevin South - Thalhimer