~~June 17, 2003 CPC~~
~~August 19, 2003 CPC~~
~~October 21, 2003 CPC~~
~~February 17, 2004 CPC~~
August 17, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

00PR0149

Laverne C. Cole
(Cole C'Store)

Bermuda Magisterial District
North line of West Hundred Road

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan as required by Proffered Condition 18 of zoning Case 97SN0150.

RECOMMENDATION

The applicant has requested and staff recommends deferral of the request for 120 days to allow the applicant time to resolve outstanding issues. Should the Planning Commission decide to approve this request, staff recommends the approval be subject to the following condition:

CONDITION

Plans shall be submitted for administrative review and approval which accomplish the attached staff review comments. (P)

GENERAL INFORMATION

Associated Public Hearing Case:

97SN0150 - ECI Cemetery Services of Virginia, Inc
01SN0149- Laverne C. Cole

Developer:

Laverne Cole

Design consultant:

Timmons Group

Location:

Northwest quadrant of the intersection of West Hundred Road and Rock Hill Road. Tax ID 797-655-3409 (Sheet 26).

Existing Zoning and Land Use:

C-2 with Conditional Use Planned Development; Vacant

Size:

2.1 acres

Adjacent Zoning and Land Use:

North - C-2 with Conditional Use Planned Development; Vacant and public/semi-public (Post Office)
South - A and A with Special Exception; Public/semi-public (cemetery and fire station)
East - C-3; Commercial or vacant
West - C-2 with Conditional Use Planned Development; Public/semi-public (Chester Police Station)

BACKGROUND

The proffered condition from the zoning case is listed below.

Zoning Case 97SN0150 Proffered Condition 18:

> "Site plans shall be submitted for Planning Commission review and approval as set forth in Section 19-269 of the Zoning Ordinance. The developer shall notify all adjacent property owners and the last known President of Gay Farms Civic Association, at least twenty-one (21) days prior to the Planning Commission's consideration of the site plan, of the time and date of the site plan consideration."

CONCLUSIONS

Review of this site plan by the Chesterfield County Planning Commission is required by Proffered Condition 18 of zoning Case 97SN0150. The site plan has been through three (3) complete reviews by the site plan review staff. At this time, the nature and extent of the outstanding issues require significant revisions to the site plan submitted by the applicant.

Irrigation and hose bib plan, lighting plan and light fixture cutsheets have not been submitted. The architectural elevation presented by the applicant is not complete and does not match the site plan. These plans and elevations should receive staff review prior to Planning Commission review.

The applicant has provided notice to the Planning Department of the notification to all adjacent property owners and the last known President of Gay Farms Civic Association as required by Proffered Condition 18 of zoning Case 97SN0150.

Planning staff recommends deferral of this request.

CASE HISTORY

Planning Commission Meeting (6/17/03):

On their own motion, the Commission deferred this case to the Commission's August 19, 2003, public hearing.

Applicant (7/31/03):

The applicant requested a sixty (60) day deferral to the Commission's regular meeting in October 2003.

Planning Commission Meeting (8/19/03):

At the request of the applicant, the Commission deferred this case to October 21, 2003.

Staff (8/20/03):

The applicant was advised that a $130.00 deferral fee must be paid prior to the October public hearing.

Applicant (9/3/03):

The applicant paid the deferral fee of $130.00.

Planning Commission Meeting (10/21/03):

At the request of the applicant, the Commission deferred this case to February 17, 2004.

Staff (10/22/03):

The applicant was advised in writing that a $130.00 deferral fee must be paid prior to the February public hearing.

Applicant (9/23/03):

The applicant paid the $130.00 deferral fee.

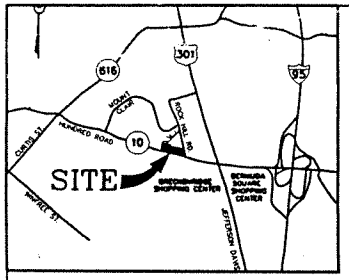
Staff (2/18/04):

The applicant was advised in writing that a $130.00 deferral fee must be paid prior to the August public hearing.

Applicant (4/13/04):

The applicant paid the $130.00 deferral fee.

00PR0149
COLE C' STORE
600 0 600 Feet
N
R-TH
R-15
R-7
R-MF
MH-1
C-5
C-3
C-2
A
ROCK HILL RD
JEFFERSON DAVIS HWY
W HUNDRED RD
DALEWOOD
CHESTER HEIGHTS
GROVE PLACE
GAY FARMS
SHADY ACRES
OSBORNE RD
WARFIELD ESTATES DR
APPLEWOOD LN
POINSETTA DR
W GROVE AVE
PARK RD
MOUNTCLAIR RD
WOODSIDE RD
CURTIS CIR
SPRING AVE
GROVE PL
MASON AVE
PARKER LN
TREEBEARD TER
SOUTHLAND DR
BLITHE DR
EUPHORIA RD
MERRY DR
PLACID AVE
LIVELY ST
WEIR RD



SITE STATISTICS

1. OWNER AND DEVELOPER: LAVERNE COLE, 2710 WEST HUNDRED ROAD, CHESTER, VIRGINIA 23831, PHONE: (804) 748-3336, FAX: (804) 796-5953
2. ZONING: EMERGING GROWTH DEVELOPMENT DISTRICT, BERMUDA MAGISTERIAL DISTRICT
3. ZONING CASES: 97SN0150
4. GPIN NUMBERS: 797-65S-3409
5. PARCEL ACREAGE: 2.14 AC
6. DISTURBED AREA: 2 AC.
7. USE: PROPOSED: CONVENIENT STORE / GAS STATION; EXISTING: VACANT
8. PARKING SUMMARY: REQUIRED (CONVENIENT STORE 2,600 SF): 1 PER 200 SF OF GROSS FLOOR AREA; TOTAL PARKING REQUIRED= 13 SPACES; HANDICAP SPACES REQUIRED= 1- VAN ACCESSIBLE
   PROVIDED: TOTAL PARKING SPACES PROVIDED= 19 SPACES (INCLUDING 2 HANDICAP PARKING SPACES WITH ONE BEING VAN ACCESSIBLE)
9. BUILDING SUMMARY: CONVENIENT STORE: 2,600 S.F. MAXIMUM HEIGHT: 14' (ONE STORY)
10. PLANS PREPARED BY: TIMMONS GROUP, TRI-CITIES OFFICE, CONTACT: DERRICK JOHNSON, 4260 CROSSINGS BOULEVARD, SUITE 1, PRINCE GEORGE, VA 23875, PHONE: (804) 541-6608, FAX: (804) 751-0798

I.S.O. COMPUTATIONS

F=18 (T) (A)
F=18 (1.0) (2,600 SF)
= 818 GPM
DECREASE 15% FOR LOW HAZARD
= 700 GPM
INCREASE 5% FOR EXPOSURES
= 818 GPM
1 HYDRANT REQUIRED
1 HYDRANT PROVIDED

INTERIOR LANDSCAPING REQUIREMENTS

TOTAL PARKING SPACES = 19 SPACES
REQUIRED INTERIOR LANDSCAPING = 20 SF PER PARKING SPACE
REQUIRED INTERIOR LANDSCAPING = 380 SQ. FT.
TOTAL TREES REQUIRED = 400 SF / 200 = 2 TREES
INTERIOR LANDSCAPING PROVIDED = 485 SQ. FT.

PAVEMENT SCHEDULE

LIGHT DUTY PAVEMENT SECTION
- 2" SM-9.5A ASPHALTIC CONCRETE SURFACE COURSE
- 8" 21B AGGREGATE BASE
- COMPACTED SUBBASE

HEAVY DUTY PAVEMENT SECTION
- 1½" SM-9.5A ASPHALTIC CONCRETE SURFACE COURSE
- 3" BM-25.0 ASPHALTIC CONCRETE BASE COURSE
- 8" 21B AGGREGATE SUBBASE
- COMPACTED SUBGRADE

UTILITY CONSTRUCTION NOTES:

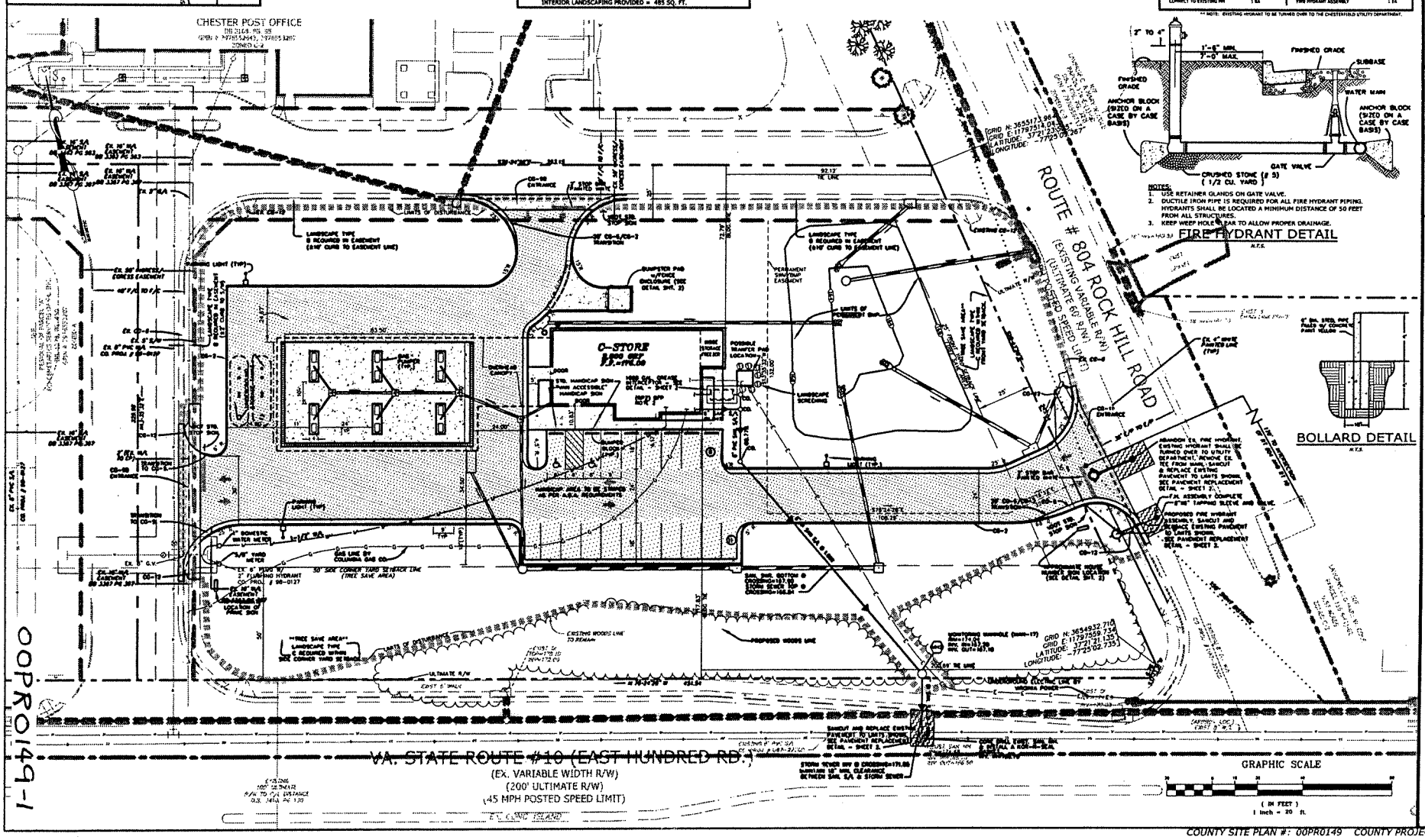
1. IT IS THE PLUMBER'S RESPONSIBILITY TO INSTALL ANY WATER LINE SERVICE BEYOND THE WATER METER.
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ZONE (RPZ) BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON THE MAIN DOMESTIC WATER SERVICE TO THE BUILDING.
3. UTILITIES INSPECTION TO WITHIN 5' OF BUILDING OR TO SAMPLING MANHOLE.
4. CONTRACTOR SHALL FIELD VERIFY THE INVERTS OF ALL EXISTING MANHOLES, WATER LINES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

APPROXIMATE MATERIAL QUANTITIES

NOTE: QUANTITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHOULD MAKE OWN TAKEOFFS.

SANITARY SEWER		WATER	
6" PVC SEWER (PRIVATE)	86 LF	1-1/2" DOMESTIC WCL SERVICE	84 LF
8" DI SEWER (PRIVATE)	154 LF	1" DOMESTIC WATER METER	1 EA
CLEANOUTS	3 EA	5/8" IRRIGATION METER	1 EA
OIL/WATER SEPARATOR	1 EA	8"X6" TAPPING SLEEVE AND VALVE	1 EA
MONITORING MANHOLE	1 EA	ABANDON EXISTING FIRE HYDRANT **	1 EA
CONNECT TO EXISTING MH	1 EA	FIRE HYDRANT ASSEMBLY	1 EA

** NOTE: EXISTING HYDRANT TO BE TURNED OVER TO THE CHESTERFIELD UTILITY DEPARTMENT.



NOTES:
1. USE RETAINER GLANDS ON GATE VALVE.
2. DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT PIPING. HYDRANTS SHALL BE LOCATED A MINIMUM DISTANCE OF 50 FEET FROM ALL STRUCTURES.
3. KEEP WEEP HOLES CLEAR TO ALLOW PROPER DRAINAGE.

FIRE HYDRANT DETAIL
N.T.S.

BOLLARD DETAIL
N.T.S.

COMMONWEALTH OF VIRGINIA — DERRICK A. JOHNSON — No. 047901 — PROFESSIONAL ENGINEER

TIMMONS GROUP

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VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

THIS DRAWING PREPARED AT THE TIMMONS GROUP, INC. OFFICE
4260 Crossings Blvd | Prince George, VA 23875
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Site Development | Residential | Infrastructure | Technology

DATE	REVISION DESCRIPTION
04/30/2003	REVISION PER COUNTY COMMENTS DATED 10/04/99
07/09/2003	REVISION PER COUNTY COMMENTS DATED 06/17/03

DATE	09/14/1999
DRAWN BY	J. DUNN
DESIGNED BY	S. WORTH
CHECKED BY	D. JOHNSON
SCALE	1"=20'

C-STORE

BERMUDA DISTRICT • CHESTERFIELD COUNTY, VIRGINIA

SITE LAYOUT AND UTILITY PLAN

JOB NO. 21001

SHEET NO. 3

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00PR0149-1

COUNTY SITE PLAN #: 00PR0149 COUNTY PROJECT #: 96-0309

SIDE SETBACK -PERIMETER LANDSCAPE CALCULATIONS
104 LINEAL FEET OF PERIMETER LANDSCAPE "B"

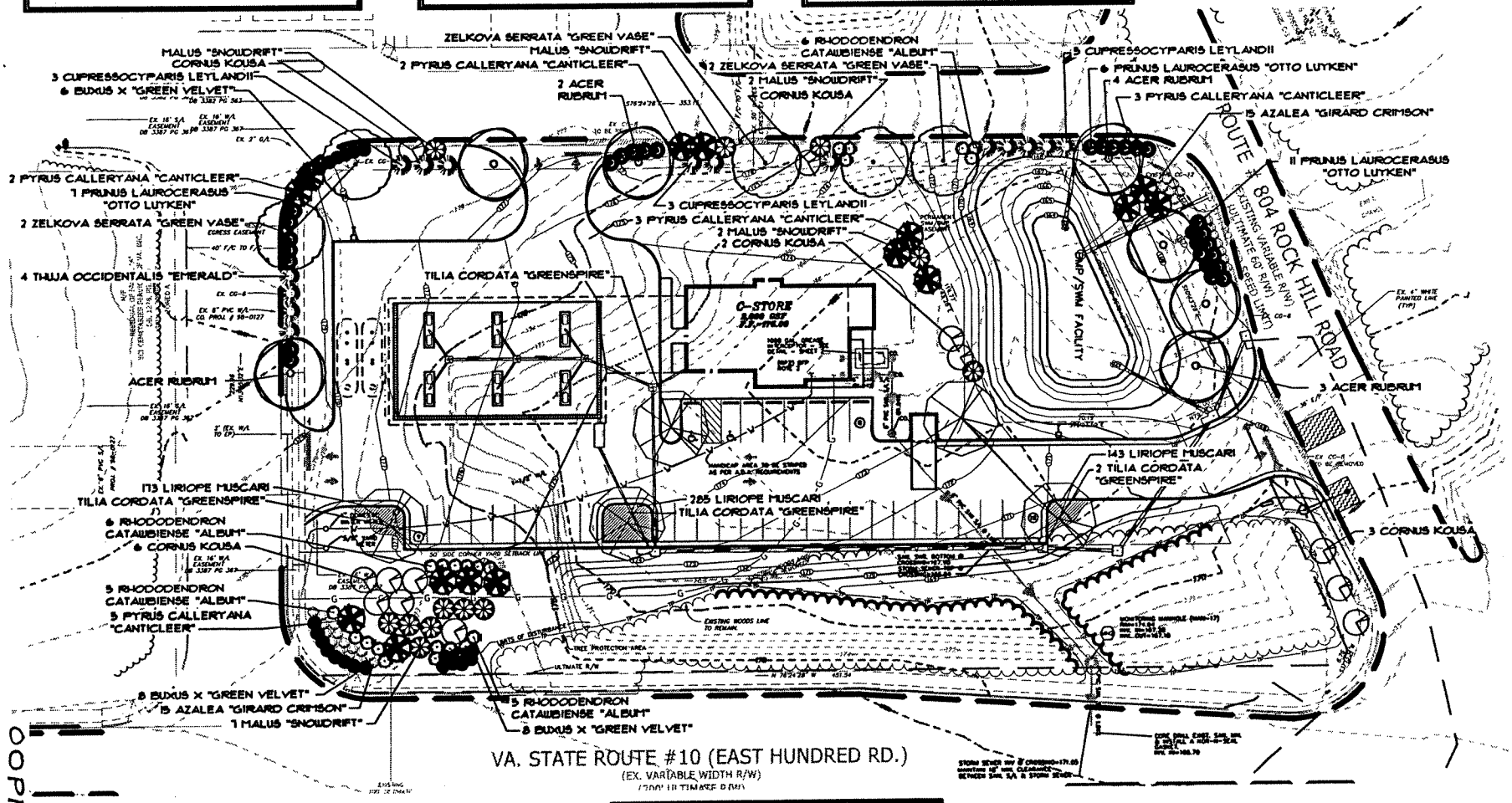
TYPE OF PLANTS	# REQUIRED	- EXISTING	+ PROPOSED
LARGE DECIDUOUS TREES	2	0	2
SMALL DECIDUOUS TREES	2	0	2
EVERGREEN TREES	4	0	4
MEDIUM SHRUBS	7	0	7
LOW SHRUBS/GROUNDCOVERS	SUPPLEMENT	NO	YES

SIDE SETBACK -PERIMETER LANDSCAPE CALCULATIONS
342 LINEAL FEET OF PERIMETER LANDSCAPE "B"

TYPE OF PLANTS	# REQUIRED	- EXISTING	+ PROPOSED
LARGE DECIDUOUS TREES	7	0	6
SMALL DECIDUOUS TREES	7	0	7
EVERGREEN TREES	11	0	11
MEDIUM SHRUBS	23	0	23
LOW SHRUBS/GROUNDCOVERS	SUPPLEMENT	NO	YES

FRONT SETBACK -PERIMETER LANDSCAPE CALCULATIONS
257 LINEAL FEET OF PERIMETER LANDSCAPE "C"

TYPE OF PLANTS	# REQUIRED	- EXISTING	+ PROPOSED
LARGE DECIDUOUS TREES	5	2	3
SMALL DECIDUOUS TREES	8	2	6
EVERGREEN TREES	8	8	0
MEDIUM SHRUBS	26	0	26
LOW SHRUBS/GROUNDCOVERS	SUPPLEMENT	NO	YES



FRONT SETBACK -PERIMETER LANDSCAPE CALCULATIONS
445 LINEAL FEET OF PERIMETER LANDSCAPE "C"

TYPE OF PLANTS	# REQUIRED	- EXISTING	+ PROPOSED
LARGE DECIDUOUS TREES	9	9	3
SMALL DECIDUOUS TREES	15	0	16
EVERGREEN TREES	15	16	0
MEDIUM SHRUBS	45	0	46
LOW SHRUBS/GROUNDCOVERS	SUPPLEMENT	NO	YES

00PR0149-2

COMMONWEALTH OF VIRGINIA
LUIGI MIGNARDI
000975
LANDSCAPE ARCHITECT

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REVISION DESCRIPTION	DATE

DATE	7/10/03
DRAWN BY	B.CHAPMAN
DESIGNED BY	B. CHAPMAN
CHECKED BY	L. MIGNARDI
SCALE	1"=20'

TIMMONS GROUP

C-STORE
BERMUDA DISTRICT * CHESTERFIELD COUNTY, VIRGINIA
LANDSCAPE PLAN

JOB NO. 21001
SHEET NO. L1

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COUNTY SITE PLAN #: 00PR0149 COUNTY PROJECT #: 98-0309

GENERAL NOTES

1. PLANT MATERIAL SIZES ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
3. LANDSCAPE PLANTINGS AT ENTRANCES/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT THE ENTRANCE/EXIT LOCATIONS.
4. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APPROVED LANDSCAPING PLANS. DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.
5. ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE. ANY PLANT MATERIAL WHICH DIES, IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
6. ALL PLANT MATERIAL QUANTITY COUNTS ON THE PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
7. NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PLANS REVIEW SECTION.
8. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

PLANT MATERIALS LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE OF MATERIAL			ROOT TYPE	REMARKS
				CALIPER	HEIGHT	SPREAD		
-	7	ACER RUBRUM	RED MAPLE	3 1/2"	-	-	B.&B.	-
-	30	AZALEA "GIRARD CRIMSON"	GIRARD CRIMSON AZALEA	-	24"	-	CONT.	-
-	24	BUXUS X "GREEN VELVET"	GREEN VELVET BOXWOOD	-	24"	-	CONT.	-
-	13	CORNUS KOUSA	KOUSA DOGWOOD	2 1/2"	-	-	B.&B.	-
-	11	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	6'	-	B.&B.	-
-	601	LIRIOPE MUSCARI	LIRIOPE	-	-	-	4" POT	PLANT 12" O.C.
-	12	MALUS "SHOWDRIFT"	SHOWDRIFT CRABAPPLE	2 1/2"	-	-	B.&B.	-
-	24	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	-	24"	-	CONT.	-
-	14	PYRUS CALLERYANA "CANTICLEER"	CANTICLEER PEAR	2 1/2"	-	-	B.&B.	-
-	22	RHODODENDRON CATAWBIENSE "ALBUM"	ALBUM RHODODENDRON	-	24"	-	CONT.	-
-	4	THUJA OCCIDENTALIS "EMERALD"	EMERALD GREEN ARBORVITAE	-	5'	-	B.&B.	-
-	5	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	3 1/2"	-	-	B.&B.	-
-	5	ZELKOWA SERRATA "GREEN VASE"	GREEN VASE ZELKOWA	3 1/2"	-	-	B.&B.	-
-	± 21 CU/YDS	-	DOUBLE SHREADED HARDWOOD MULCH	-	-	-	-	SPREAD AT A MINIMUM 3" DEPTH
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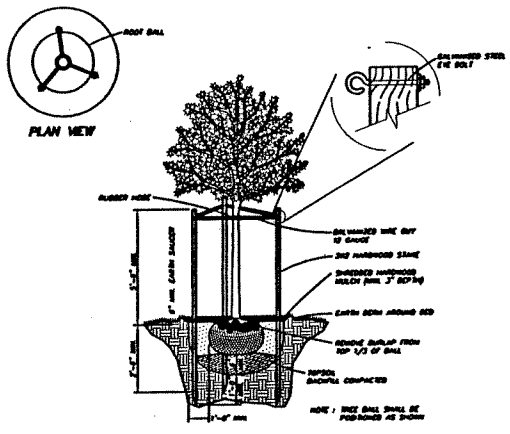
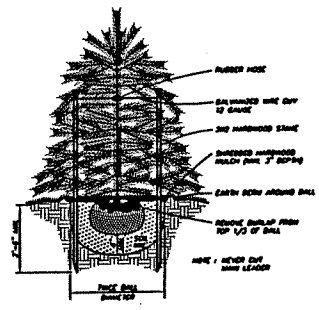
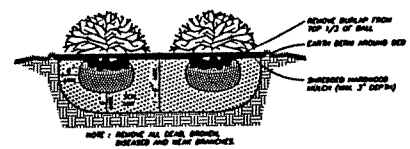


DECIDUOUS TREE PLANTING DETAIL
NO SCALE



CONIFEROUS TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

00PR0149-3

COMMONWEALTH OF VIRGINIA
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REVISION DESCRIPTION	DATE

TIMMONS GROUP

C-STORE
BERMUDA DISTRICT • CHESTERFIELD COUNTY, VIRGINIA
PLANT LIST AND DETAILS

DATE	7/10/03
DRAWN BY	B.CHAPMAN
DESIGNED BY	B. CHAPMAN
CHECKED BY	L. MIGNARDI
SCALE	AS NOTED
JOB NO.	21001
SHEET NO.	L2

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COUNTY SITE PLAN #: 00PR0149 COUNTY PROJECT #: 96-0309

McAllister + Foltz
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(804) 794-7317 ▪ Fax (804) 379-0010
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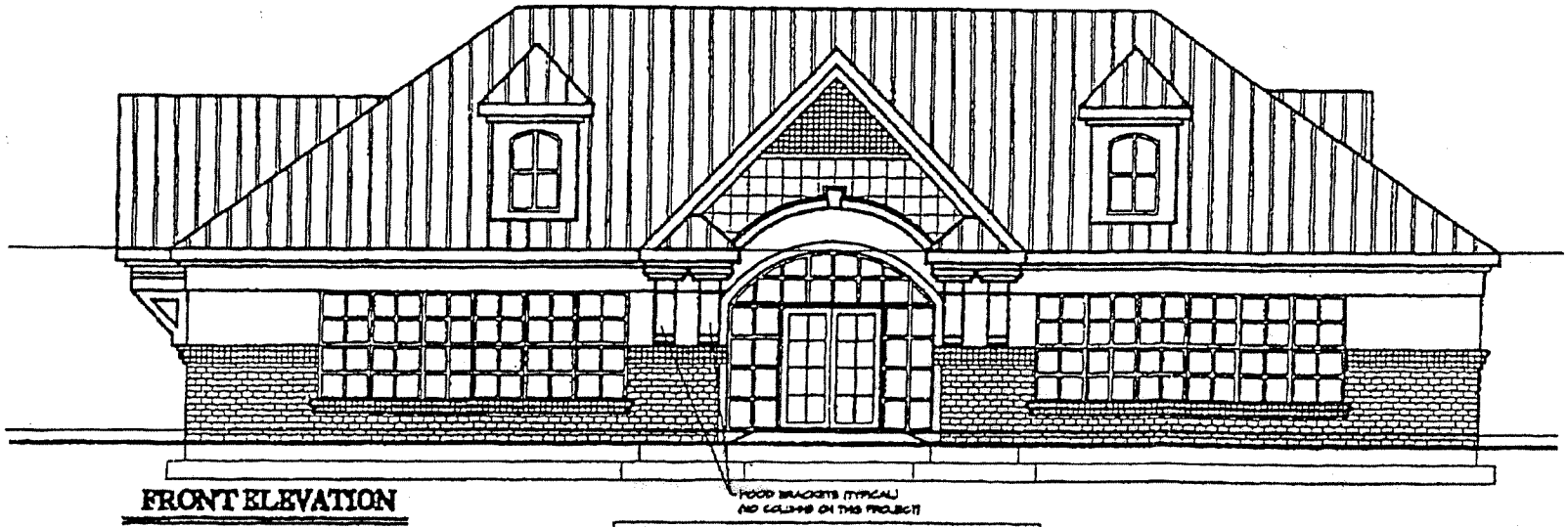

FRONT ELEVATION

CHESTER CONVENIENCE STORE

00PR0149-4

STAFF REVIEW COMMENTS:

1. A VDOT generated and Chesterfield County approved new open cut detail must be added to the plan. (T & VDOT)

2. A detailed work area protection layout, to include a construction sequencing / maintenance of traffic plan and narrative for all construction activities within state maintained right-of-way must be shown on the plans. These plans can be found in the "Virginia Work Area Protection Manual" dated 2003. (T & VDOT)

3. Show and label UD-4 along with CG-11 line across the site entrance. (T & VDOT)

4. The meter sizing form now shows flush valve toilets, which requires a 1.5" meter. If tank-type toilets are used, the 1" shown will be adequate. (U)

5. Show the existing manhole number as "V". (U)

6. Show the storm sewer on the sewer lateral profile near the existing manhole. (U)

7. It is recommended to show the sewer lateral as ductile iron pipe and to reduce the slope to 1.00% to pick up more cover. (U)

8. The off-site phosphorous loading factor for the off-site drainage area in Step 4 of Worksheet A must be revised using the loading factor from Table 1 as Table 1a is no longer valid. (EE)

9. The 10' safety bench for the SWM/BMP must start at the water quality water surface elevation. The profile for the riser states the water quality water surface elevation is at 165' while the safety bench begins at elevation 166'. Revise accordingly. (EE)

10. The BMP cross-section on Sheet 4a must be revised to match the proposed BMP design. (EE)

11. Provide a floor plan that supports the square footage of uses and parking calculations. (previous comment 3) (P)

12. Per previous comment 4, revise the grading and storm water sewer as needed to retain all trees within the front yard setback and the corner side yard setback. This may require a retaining wall and a relocation of parking to allow this wall to be located outside of the setback. (P)

13. Per previous comment 6, relocate the sanitary sewer out of the tree save area. For this site you may locate the sanitary sewer 30 feet or more from existing trees. (P)

14. Per previous comment 10, relocate the electric service line outside of the tree save area. For this site you may locate the electric service 30 feet or more from existing trees. (P)

15. Architectural elevations of the store and gas canopy must be submitted that reflect the site plan layout and that is compatible with the Chester Police Station. (P)

16. Lighting plans and cutsheets must be reviewed and approved. (P)

17. Irrigation/hose bib plan must be reviewed and approved. (P)

18. Per previous comment 24, a sign package must be reviewed and approved. (P)