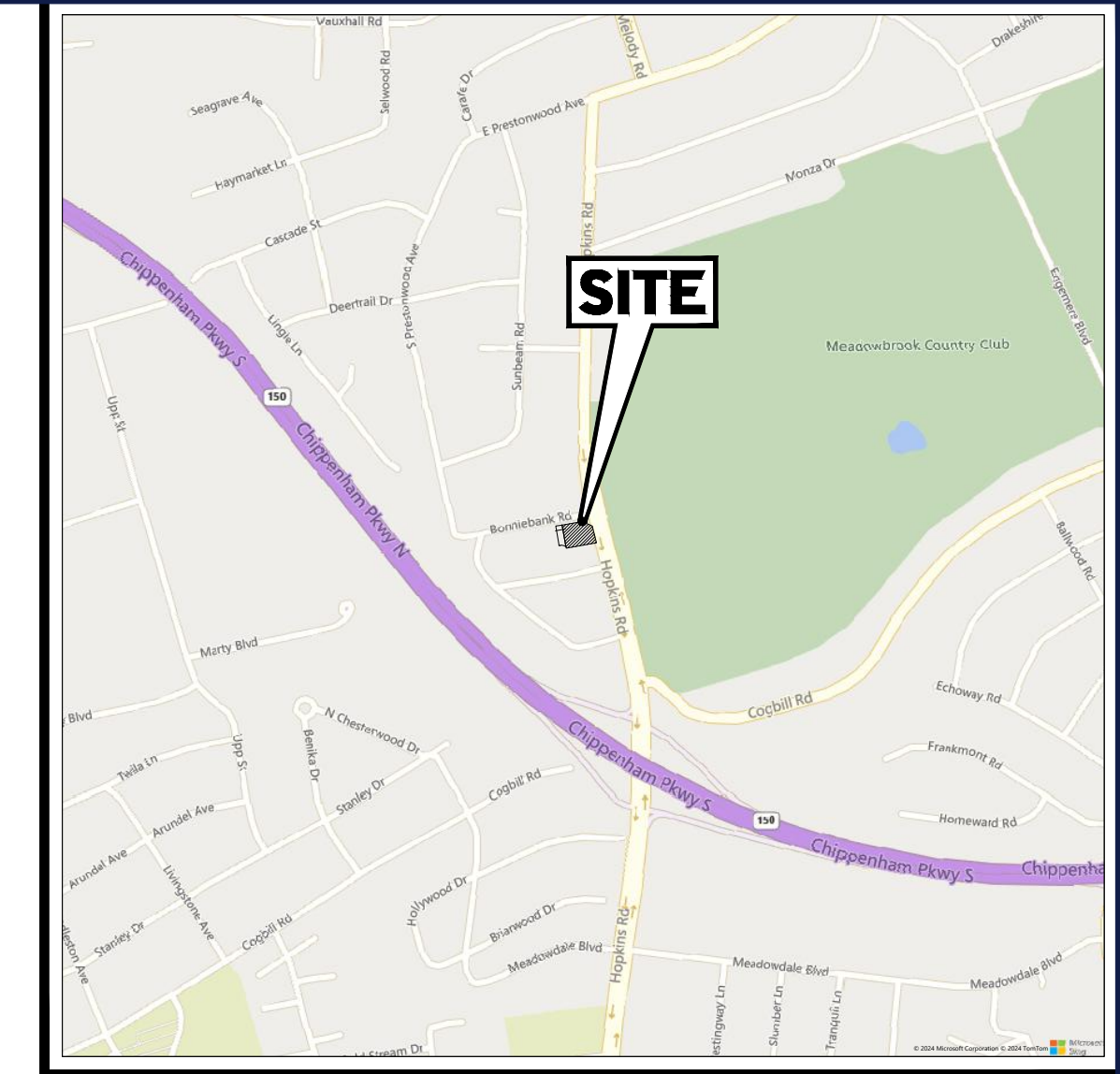
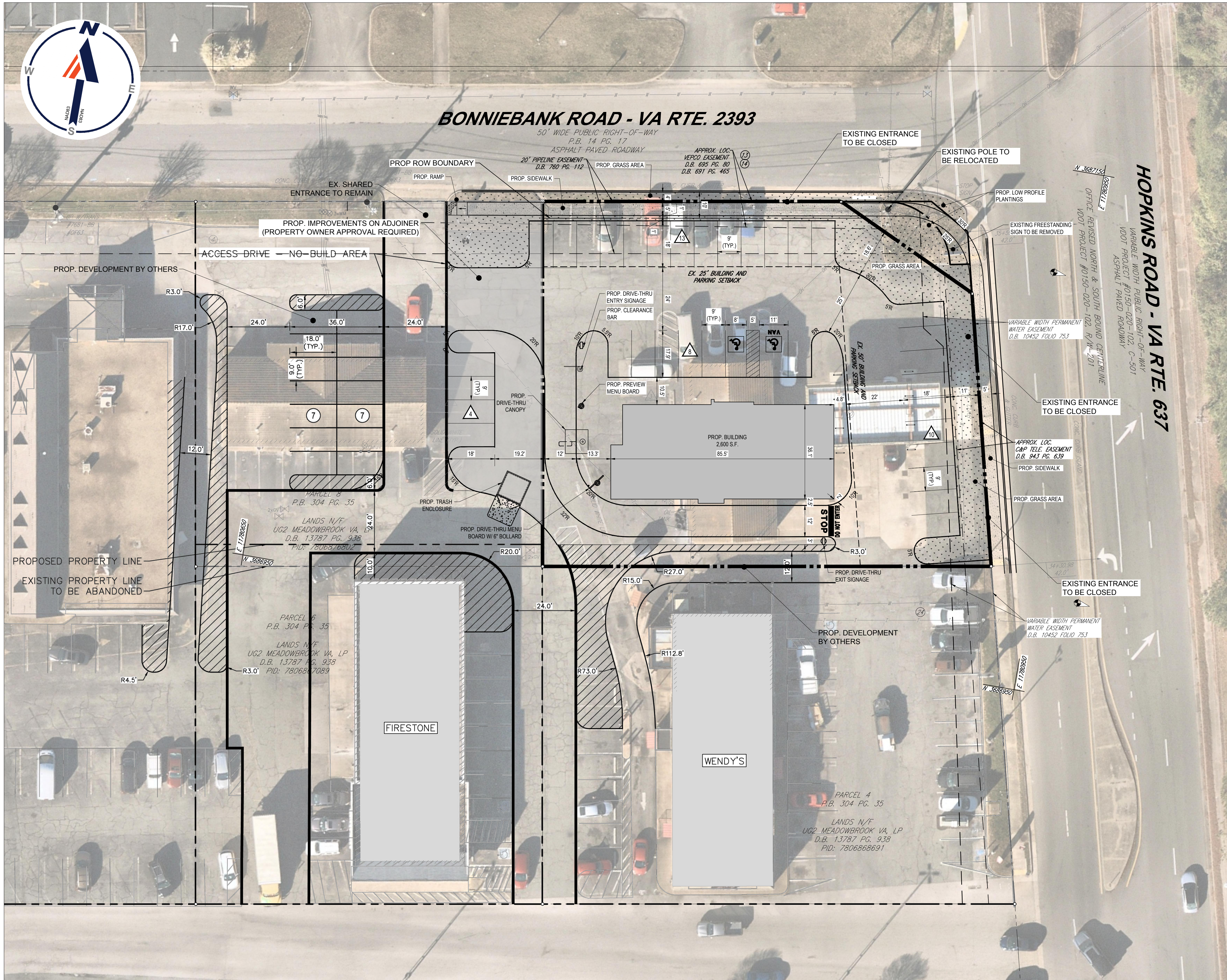


CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER. AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.



LOCATION MAP
SCALE: 1" = 1,000'

PRELIMINARY INFORMATION	
PARCEL SIZE FROM GIS	± 0.52 AC
ZONING CHESTERFIELD	C-3: COMMUNITY BUSINESS
MINIMUM ALLOWED PARKING CHESTERFIELD	1.0 SPACE PER 100 GFA PROP. BUILDING = 2,600 SF MIN PARKING = 26 SPACES*
MINIMUM ALLOWED STACKING SPACES CHESTERFIELD	SIX (6) SPACES FOR THE FIRST WINDOW PLUS 2 FOR EACH ADDITIONAL WINDOW MIN STACKING = 6 SPACES
PROPOSED PARKING SPACES	35
PROPOSED STACKING	6
FRONT BUILDING/PARKING SETBACK	50'
REAR BUILDING/PARKING SETBACK	0'
SIDE BUILDING/PARKING SETBACK	0'
FRONT LANDSCAPE BUFFER	0'
SIDE LANDSCAPE BUFFER	0'
REAR LANDSCAPE BUFFER	0'

* CURRENT LAYOUT DOES NOT MEET SETBACK REQUIREMENTS
- CONDITIONAL USE PLAN DEVELOPMENT WILL BE REQUIRED

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	COUNTY CUPD COMMENTS	DRAWN BY
1	01/24/25			JR
				AW

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FOR CONCEPT PURPOSES ONLY
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT: **PROP. SITE PLAN DOCUMENTS** FOR **POLLO CAMPERO**
PROPOSED SITE DEVELOPMENT
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SHEET TITLE:
CONCEPTUAL PLAN

SHEET NUMBER:
C-001

REVISION 1 - 01/24/25