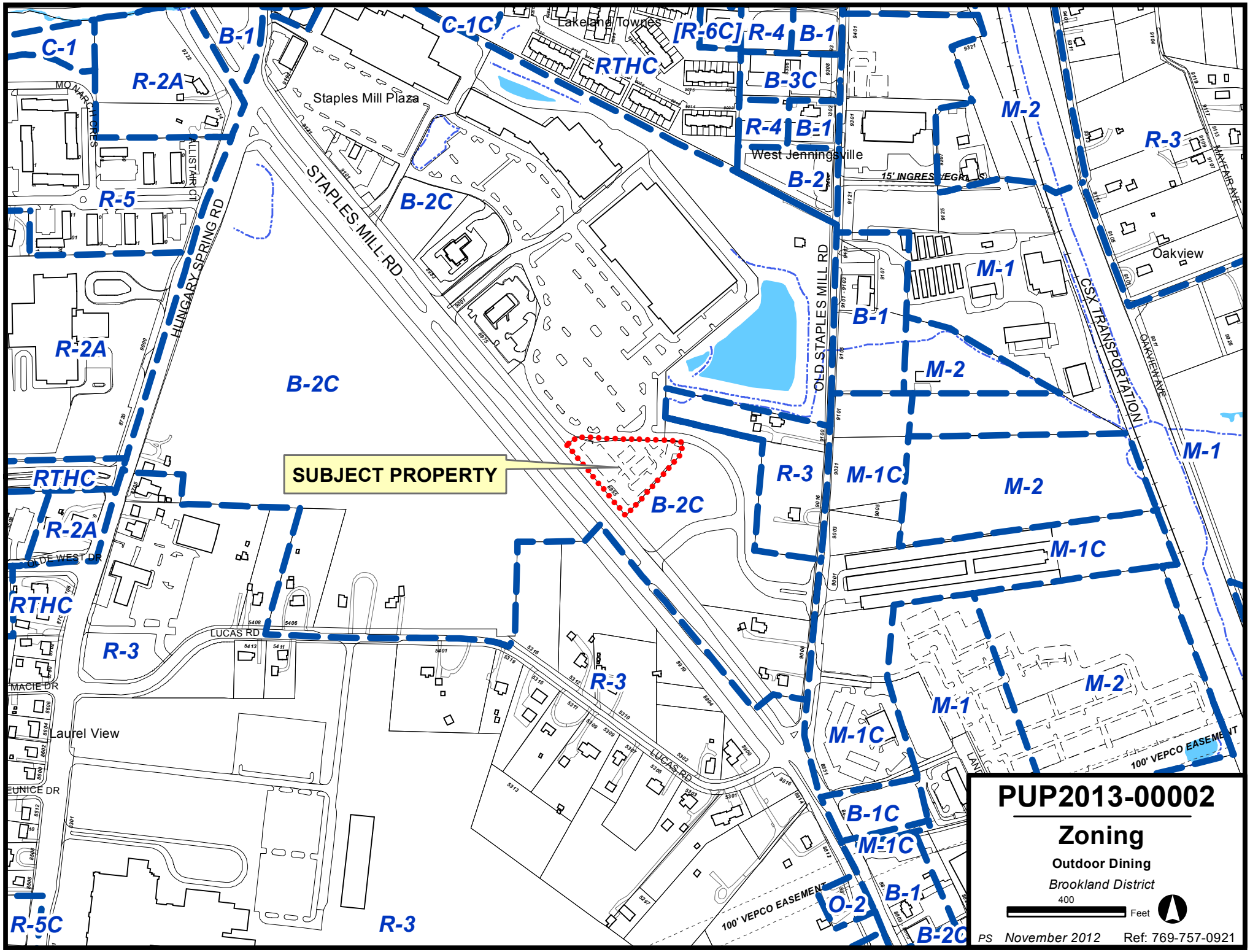


PUP2013-00002
Zoning
Outdoor Dining
Brookland District
400
Feet
PS November 2012
Ref: 769-757-0921
SUBJECT PROPERTY
Staples Mill Plaza
Lakeland Townes
West Jenningsville
Oakview
Laurel View
STAPLES MILL RD
OLD STAPLES MILL RD
HUNGARY SPRING RD
CSX TRANSPORTATION
LUCAS RD
OLDE WEST DR
MACIE DR
EUNICE DR
MONARCH CRES
ALLISTAIR CT
MAYFAIR AVE
OAKVIEW AVE
15' INGRESS/EGRESS
100' VEPCO EASEMENT
C-1
R-2A
B-1
C-1C
[R-6C]
R-4
B-3C
B-2
B-2C
R-5
R-3
M-1
M-2
M-1C
B-1C
O-2
R-5C

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

March 19, 2013

Chipotle Mexican Grill, Inc.
1401 Wynkoop Street, Suite 500
Denver, CO 80202

Re: Provisional Use Permit PUP2013-00002

Dear Sirs:

The Board of Supervisors at its meeting on March 12, 2013, granted your request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outdoor dining for a proposed restaurant (Chipotle) on Parcel 769-757-0921, subject to the following conditions:

1. The outdoor dining area shall not be in operation between 10:00 p.m. and 7:00 a.m.

2. There shall be no use of outdoor speakers.

3. The operator shall not permit food preparation outside the enclosed building.

4. The wall/fence enclosing the outdoor dining area shall be limited in height to 36 inches.

5. Outdoor lighting fixtures shall complement the style of the building. Lighting fixtures shall not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and shall illuminate only the outdoor dining area.

6. Access to the outdoor dining area shall be available only through the interior of the restaurant, except during an emergency when the patio fence exit gate may be utilized.

7. This permit shall apply only to Chipotle, is non-transferrable, and shall not apply to any other business in the Staples Mill Square Shopping Center.

8. The outdoor dining area shall comply with proffered conditions of rezoning case C-77C-94.

9. Trash receptacles shall be provided and properly serviced to control litter generated by this use.

10. Outdoor dining furniture, fencing, and canopies shall be of durable material and complementary to exterior features of the building.

11. The outdoor dining area shall be constructed in general conformance with the layouts and images depicted in Exhibits A – G (see case file).

12. Televisions and other video display devices shall not be allowed in the outdoor dining area.

13. Prior to operation, the applicant shall consult with the Special Services Unit within the Division of Police to discuss crime prevention recommendations and conduct a security survey of the property and restaurant operations. The applicant shall implement mutually agreed upon security recommendations resulting from this review.

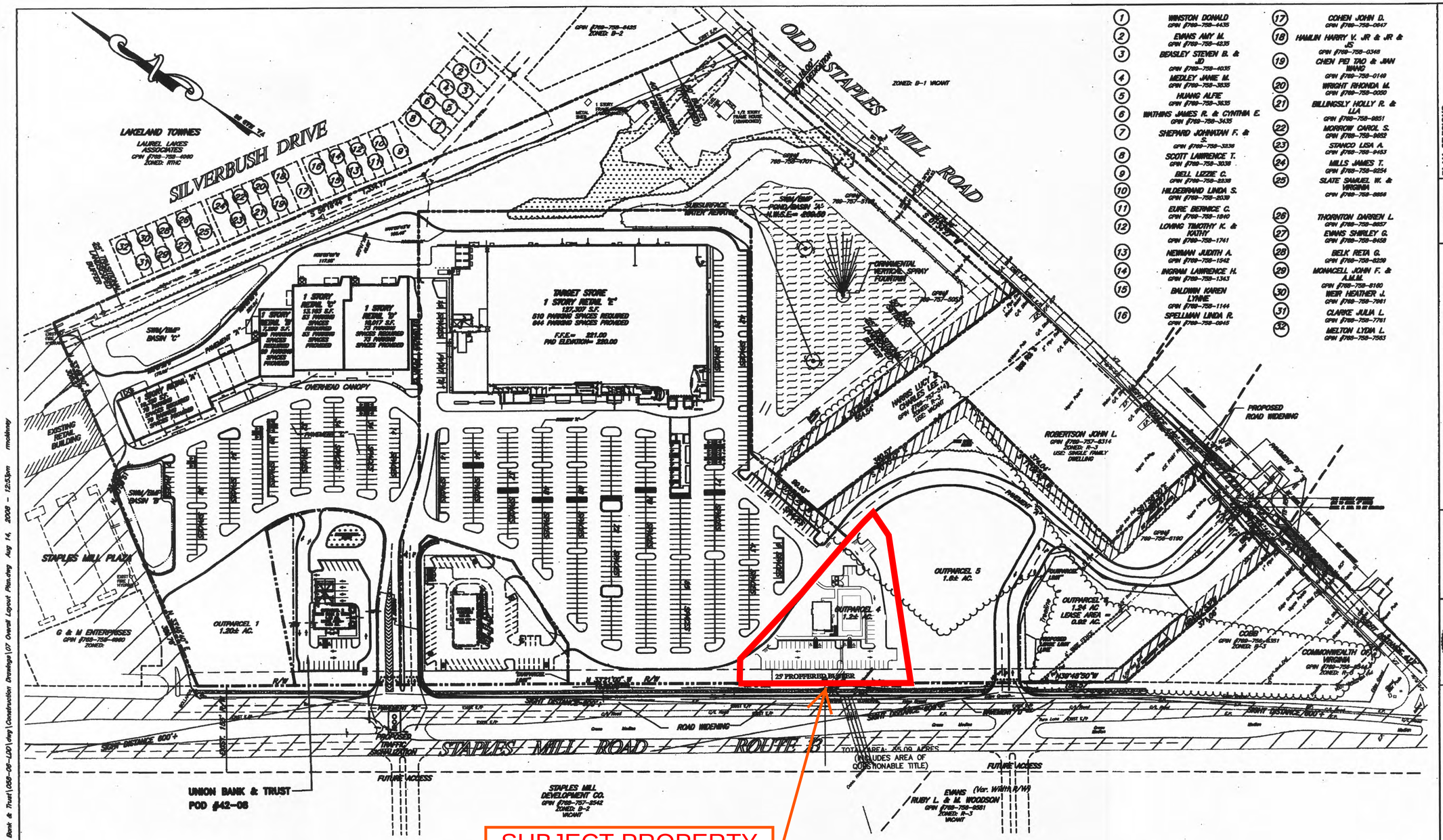
14. Stand-alone heating sources shall not be used within the outdoor dining area. If provided, any exterior heat shall be from a wall-mounted, non-flame heat source or similar method as approved by the Director of Planning.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

John A. Vithoulkas
County Manager

pc: H231 Partners, LLC
Ryan Ritterskamp
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



FOR REFERENCE ONLY
NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

EXHIBIT A
PUP2013-00002

POD #42-08

PLAN REVISIONS:
1.) 06-11-08 REVISED PER COUNTY COMMENTS DATED 06-04-08.
2.) 08-13-08 REVISED PER COUNTY COMMENTS DATED 08-08-08.

SHEET 18 OF 19
SCALE 1"=80'

UNION BANK & TRUST
BRANCH AT STAPLES MILL SQUARE
HENRICO COUNTY, VIRGINIA

OVERALL LAYOUT PLAN

DATE: 06/09/08
ENGINEER: RTW
CAD: ANK
CHECKED: MMM
JOB#: 806-058-08

RUMMEL KLEPPER & KAHL, LLP
801 EAST MAIN STREET, SUITE 1000
RICHMOND, VIRGINIA 23219
(P) 804 782-1903 (F) 804 782-2142

Bowman Consulting Group, Ltd.
3951 Westerra Parkway
Suite 150
Richmond, Virginia 23233
Phone: (804) 516-3240
Fax: (804) 270-2006
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

Bowman CONSULTING

POD# 2012-00064 / POD#2012-00229

OVERALL SHOPPING CENTER LAYOUT
CHIPOTLE
AT STAPLES MILL SQUARE
HENRICO COUNTY, VIRGINIA
BROOKLAND DISTRICT

COUNTY NUMBER
COUNTY PROJECT NUMBER

PLAN STATUS	
9/04/2012	COUNTY COMMENT
10/02/2012	SIGNATURE SET

DATE	DESCRIPTION

RJR	DFG	SMF
DESIGN	DRAWN	CHKD

SCALE H: N/A V:
JOB No. 9364-02-001
DATE : JULY 20, 2012
FILE No. 9364-D-CP-001

SHEET 19 OF 19

PETER S:\public2\SITE\06-Projects\806-058-06 Union Bank & Trust\058-06-LDO\dwg\Construction Drawings\01 Overall Layout Plan.dwg Aug 14, 2008 - 12:53pm mskinney

Cad file name : P:\9364 - Staples Mill Square\9364-02-001 (ENG) -Outparcel 4\Engineering\Engineering Plans\18-9364-D-CP-001-OVR.dwg

SITE DATA

1. OWNER:
   H231 PARTNERS LLC
   2600 Fairview Road
   Raleigh, NC 27608
   Phone: (919) 803-5489

   ATTN: Mr. Will Dickson
   E-Mail: will.dickson@cpgre.com

2. DEVELOPER:
   H231 PARTNERS LLC
   2600 Fairview Road
   Raleigh, NC 27608
   Phone: (919) 803-5489

   ATTN: Mr. Will Dickson
   E-Mail: will.dickson@cpgre.com

3. ACREAGE:
   1.302 Acres

4. GPIN:
   769-757-0921

5. ENGINEER:
   BOWMAN CONSULTING GROUP
   Contact: Ryan Ritterskamp, PE
   3951 Westerre Parkway, Suite 150
   Richmond, Virginia 23233
   Phone: (804) 616-3240
   Fax: (804) 270-2008
   E-Mail: rritterskamp@bowmancg.com

6. CURRENT ZONING:
   B-2C

7. BUILDING:
   Proposed: 2,215 sf (CHIPOTLE)

8. PARKING:
   CHIPOTLE
   Provided: 56 Spaces
   Required: 1/100 sf = 23 Spaces

9. WATER:
   County

10. SEWER:
    County

LEGEND

CONCRETE PAD

ASPHALT PAVEMENT

N/F
CHARLES LEE & LUCY HARRIS
PARCEL ID: 769-757-5141
ZONED: R-3
USE: RESIDENTIAL

N:3,757,409.66'
E:11,769,222.46'

A= 41.27'
R= 217.84'
D= 10°51'21"
B= N84°04'10" W
C= 41.21'

EXISTING LIGHT POLE TO BE RELOCATED

STOP BAR

R1-1

S 87°24'17" E 67.28' (FUTURE PARCEL LINE)

S 16°01'08" W 47.84'

N:3,757,281.54'
E:11,769,271.75'

NAD 83

20' WATERLINE EASEMENT
DB_____, P_____.

EXISTING 30' STORM DRAINAGE EASEMENT

APPROXIMATE LOCATION
15' VEPCO EASEMENT
DB: 4239, PG: 861

PROPOSED 16'x24' WATER EASEMENT

PROPOSED 16'x10' WATER EASEMENT

EMPLOYEE ONLY PARKING SIGNS

PROPOSED 20' STORM DRAINAGE EASEMENT

BRICK DUMPSTER ENCLOSURE (FINISH TO MATCH CHIPOTLE)

PEDESTRIAN CONNECTION WITH SHOPPING CENTER

PAVED DRIVE

ASPHALT PARKING

S 87°29'54" E 300.00'

N 13°40'48" E 103.6'

10' X 25' LOADING SPACE

20' SANITARY SEWER EASEMENT
DB_____, P_____.

APPROXIMATE LOCATION
LIMITS OF EXISTING WETLAND AREA
AS SHOWN IN EXHIBIT "B"
DB: 4186, PG: 1188

TARGET CORPORATION
PARCEL ID: 769-757-1082
(EXISTING SHOPPING CENTER)

CURB

CURB & GUTTER

NOT PART OF APPROVAL

OUTDOOR SEATING
538 SF

LOW MASONRY WALL
(SEE ARCHITECTURAL DRAWINGS)

PROPOSED CHIPOTLE
2,215 S.F.
F.F.E. = 221.80'

OUTPARCEL 5
1.6± AC.

4" PAINT WHITE LINE (TYP.)

S 41°48'27" W 272.18'
(FUTURE PARCEL LINE)

PEDESTRIAN CONNECTION WITH SHOPPING CENTER

HENRICO STD. C&G (TYP.)

HC SIGN (TYP.)

ADA GRATE OVER CONCRETE FLUME

VAN

EXISTING 20' UTILITY EASEMENT
D.B.4237, PG. 2807

R1-1

STOP

STOP BAR

S 77°09'42" E 174.0'

CG-12 (TYP.)

EXISTING 20' UTILITY EASEMENT
DB_____, P_____

INDEPENDENT CURB

EXISTING VARIABLE WIDTH STORM DRAINAGE EASEMENT

25' PROFFERD LANDSCAPE BUFFER

N 50°04'17" E 42.28' (FUTURE PARCEL LINE)

N 39°54'16" W 312.79'

N:3,757,318.55'
E:11,768,889.74'
ELEV. = 223.56'

N:3,757,078.64'
E:11,769,089.79'

SIDEWALK

PEDESTRIAN CONNECTION TO STAPLES MILL ROAD SIDEWALK

915'± TO OLD STAPLES MILL ROAD

APPROXIMATE LOCATION
10' VERIZON EASEMENT
DB: 4376, PG: 286

APPROXIMATE LOCATION
15' VEPCO EASEMENT
DB: 4239, PG: 861

STAPLES MILL ROAD
(VARIABLE WIDTH R/W)
STATE ROUTE 33

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

EXHIBIT B

PUP2013-00002

Bowman CONSULTING

POD# 2012-00064 / POD#2012-00229

Bowman Consulting Group, Ltd.
3951 Westerre Parkway
Suite 150
Richmond, Virginia 23233

Phone: (804) 616-3240
Fax: (804) 270-2008

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

SITE PLAN
CHIPOTLE
AT STAPLES MILL SQUARE
HENRICO COUNTY, VIRGINIA
BROOKLAND DISTRICT

COUNTY NUMBER
COUNTY PROJECT NUMBER

PLAN STATUS	
9/04/2012	COUNTY COMMENT
10/02/2012	SIGNATURE SET

DATE	DESCRIPTION

RJR	DFG	SMF
DESIGN	DRAWN	CHKD

SCALE H:1" = 20'
V: N/A

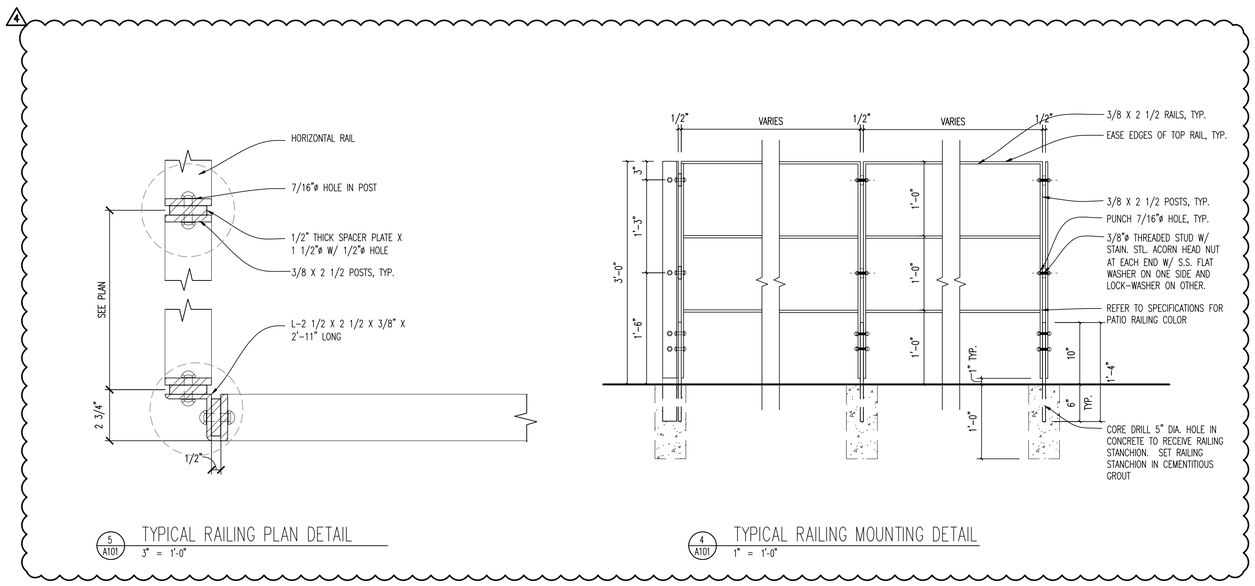
JOB No. 9364-02-001

DATE : JULY 20, 2012

FILE No. 9364-D-CP-001

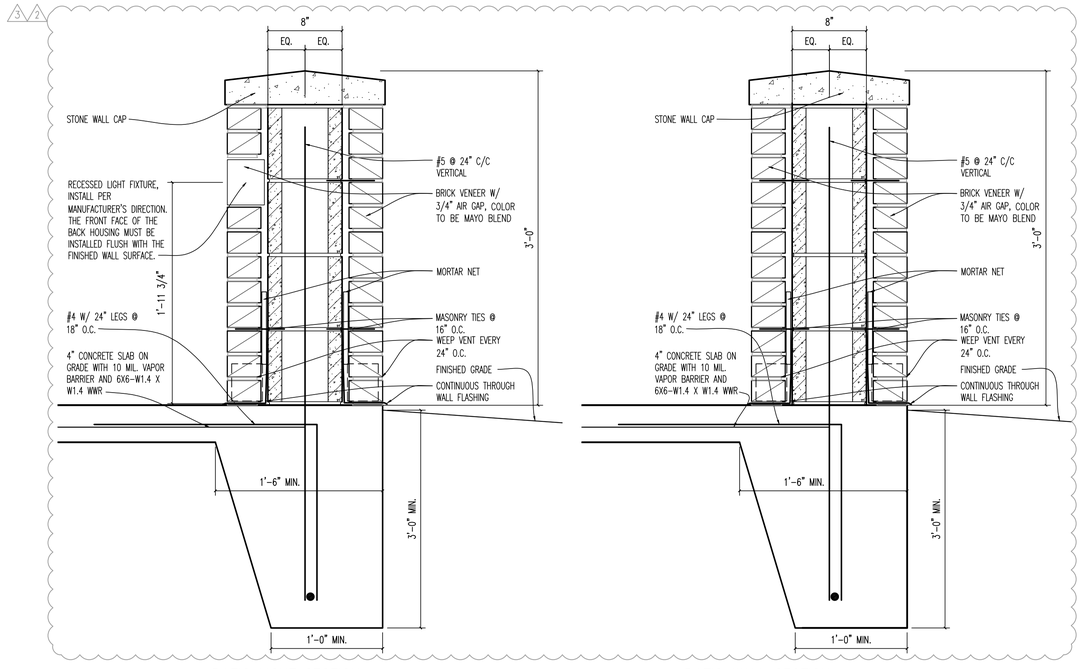
SHEET 9 OF 19

Cad file name : P:\9364 - Staples Mill Square\9364-02-001 (ENG) -Outparcel 4\Engineering\Engineering Plans\9364-D-CP-001-SIT.dwg



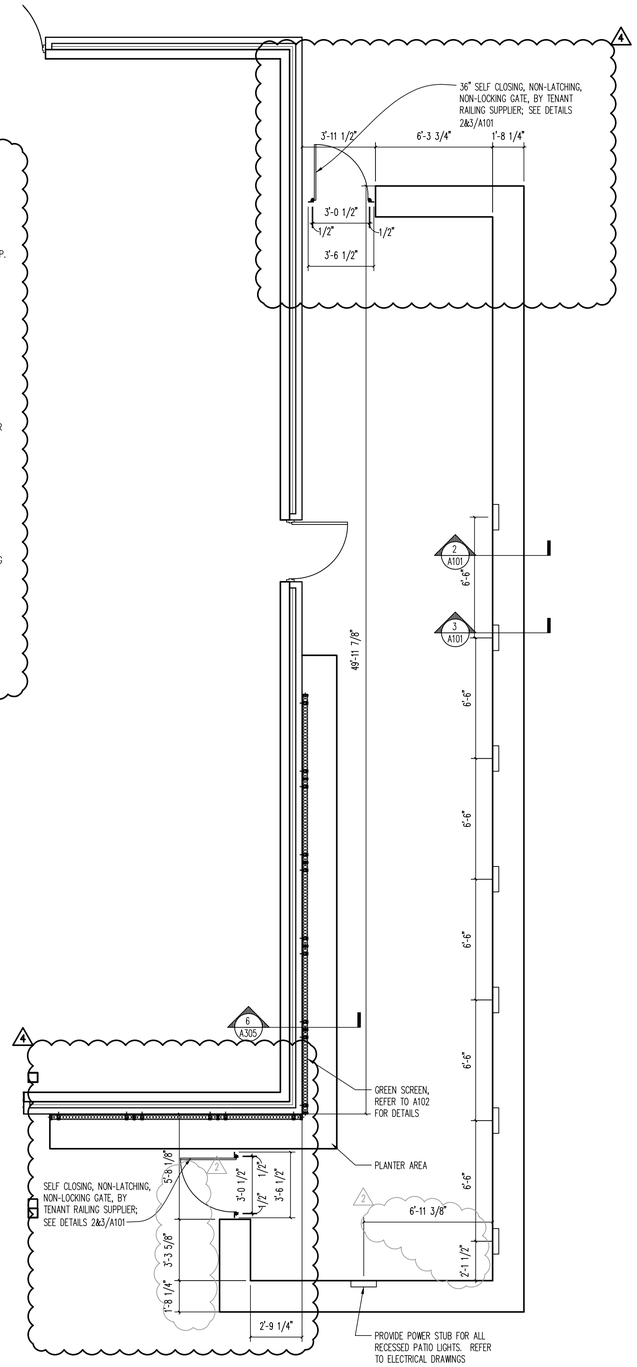
5 A101 TYPICAL RAILING PLAN DETAIL
3" = 1'-0"

4 A101 TYPICAL RAILING MOUNTING DETAIL
1" = 1'-0"



3 A101 PATIO LIGHT SECTION
1/2" = 1'-0"

2 A101 PATIO WALL SECTION
1 1/2" = 1'-0"



1 A101 PATIO PLAN
1/4" = 1'-0"

EXHIBIT C

PUP2013-00002

CONSULTANT:

r e d
architecture + planning LLC.

855 GRANDVIEW AVENUE
SUITE 295
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

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PHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

STORE # 1832
STAPLES MILL ROAD
8955 STAPLES MILL
RICHMOND, VA 23060

ISSUE RECORD:

03.05.2012	LANDLORD REVIEW
03.26.2012	ELEVATION REVIEW
08.17.2012	BUILDING & HEALTH
09.28.2012	BID SET

REVISIONS:

1	09.17.2012	BUILDING COMMENTS
2	11.09.2012	CLIENT REVISIONS
3	11.28.2012	CLIENT REVISIONS
4	12.18.2012	CLIENT REVISIONS

DRAWN: JS
CHECKED: SS

PROJECT NUMBER: CMG184

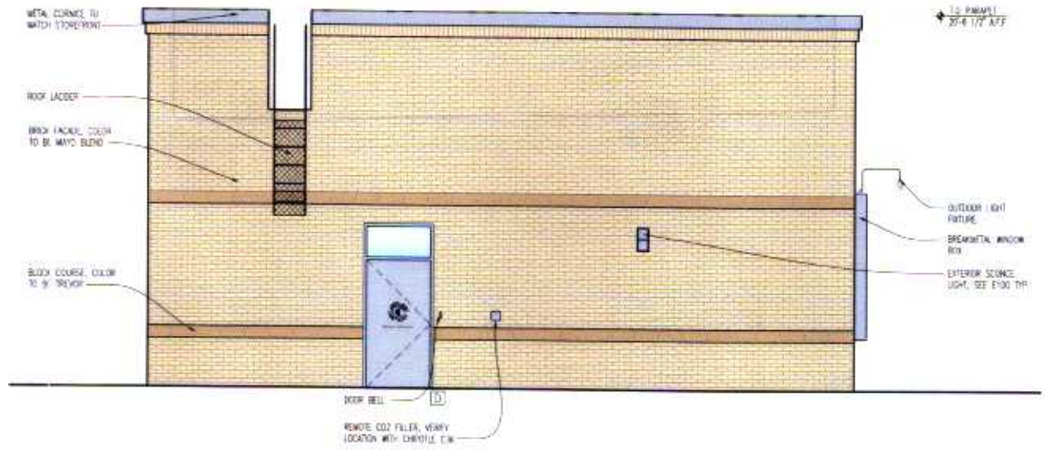
CONTENTS:

Architectural
Site Details

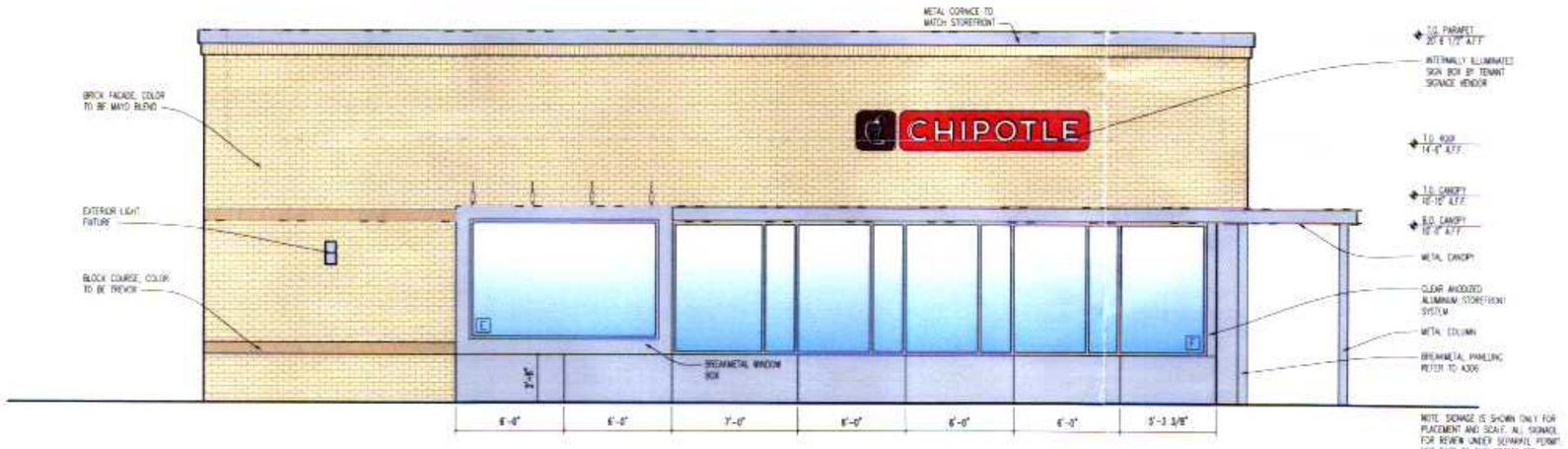
A
101

DATE OF LAST PRINT: 12.18.2012

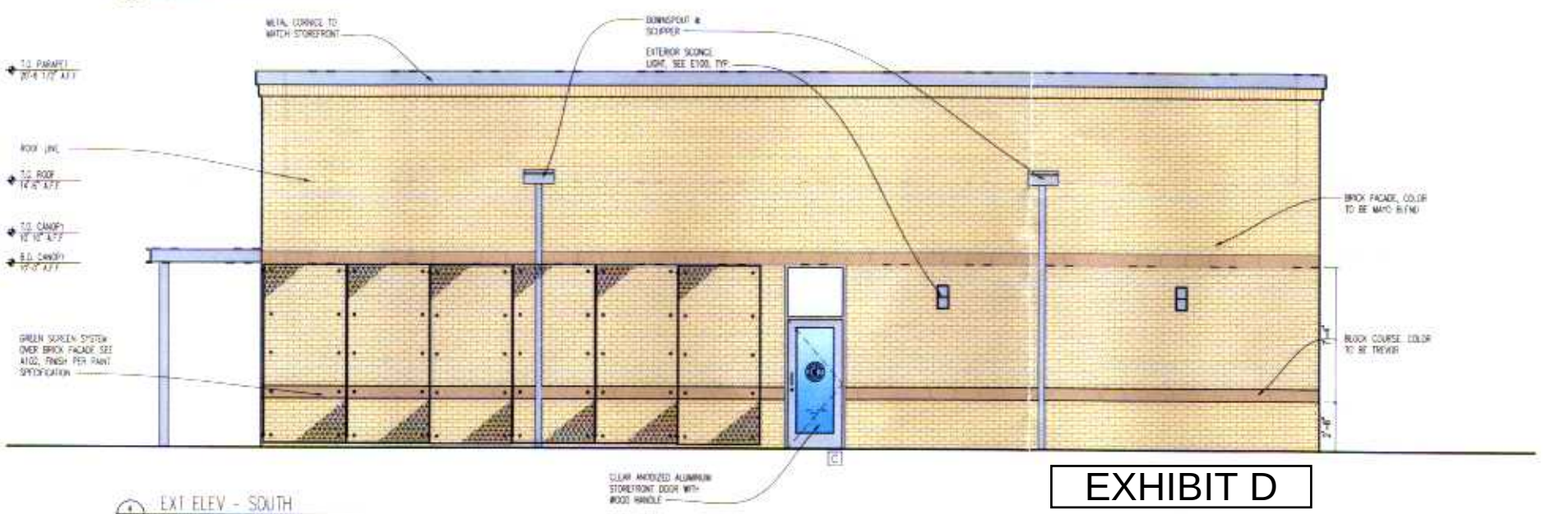
EXT ELEV - WEST
1/4" = 1'-0"



EXT ELEV - EAST
1/4" = 1'-0"



EXT ELEV - NORTH
1/4" = 1'-0"



EXT ELEV - SOUTH
1/4" = 1'-0"

Exterior Building Mounted Lighting and Site Lighting are Not Part of This Approval

Separate Sign Permit Required for All Signs

AS APPROVED BY

PLANNING COMMISSION

4/25/12 MBW

EXHIBIT D

PUP2013-00002

Sheet 1 of 3

r e d
architecture + planning LLC
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SUITE 295
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

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CHIPOTLE MEXICAN GRILL

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DENVER, COLORADO 80202
PHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

STORE # 1832
STAPLES MILL
TBD STAPLES MILL ROAD
RICHMOND, VA 23060

ISSUE RECORD
03.05.2012 LANDLORD REVIEW
03.26.2012 ELEVATION REVIEW

REVISIONS

DRAWN JS
CHECKED SS

PROJECT NUMBER CMG184

COMMENTS
Elevations: Exterior

A
200

DATE OF LAST PRINT
04.12.2012

POD2012-00136
4-25-12
Staff - Revised Architectural
4-2

POD2012-000136

4-25-12

AS APPROVED BY

PLANNING COMMISSION

4/25/12 MBW

Separate Sign Permit
Required for All Signs

EXHIBIT E

PUP2013-00002

Sheet 2 of 3

AS APPROVED BY

PLANNING COMMISSION

4/25/12 MBW

Separate Sign Permit Required for All Signs

EXHIBIT F

PUP2013-00002

Sheet 3 of 3

4-25-12 PUD2012-00013

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architecture + planning LLC

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columbus, ohio 43215
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www.redarchitects.com

STAPLES MILL, VA
PATIO GATE PRECEDENT
01.28.2013

EXHIBIT G

PUP2013-00002

CHIPOTLE MEXICAN GRILL