



R. Joseph Emerson Jr., AICP
Director of Planning
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COMMONWEALTH OF VIRGINIA COUNTY OF HENRICO

February 28, 2011

Mr. David Maruskin, PE
Draper Aden Associates
8090 Villa Park Drive
Richmond, VA 23228

Re: BAC VA Greenfield
Construction Plan Review I
POD-004-11 / POD2011-00174

Dear Mr. Maruskin:

The Planning Department has completed its review of the referenced plans received March 3, 2011 and has the following comments:

1. Based on the limits of clearing indicated on these plans, it appears that no specimen trees were found in the area to be cleared for the main entrance road into the site? Please confirm as this was something that the DRB specifically mentioned in their letter dated March 25th, 2011.
2. Tree Protection and Orange Fencing must be installed along all limits of clearing. This is another item specifically mentioned by the DRB. Related to this, a tree protection detail needs to be provided.
3. Finally, please provide staff the revised architectural elements also stated in this DRB letter.
4. State the total number of spaces provided both in the public and private parking areas. i.e. 76.
5. Based on your data, the Site Coverage requirement has been met, but please provide the breakdown used to calculate this. Per the Covenants, the square footages of the buildings (ground floor only) driveways and parking area should be shown. Related to this, ensure that a minimum of 40 percent of the site shall be used for permanent open space.
6. On sheet C2.3 add the DRB letter dated March 16th, 2011 as it states some items that were approved by them that should be reflected on the construction plans.
7. Label the four screen walls shown on C5.0F
8. Label the temporary road on sheet C5.0E.
9. How high will the stockpile shown on sheet C4.0G be?
10. Ensure that the width of the temporary road is indicated on each sheet that it is shown.
11. What are the plans for temporary road after it is no longer needed. I'm assuming it will be graded and seeded. Can some native trees and bushes be added to the area immediately adjacent to Elko Tract Road so that people will not see a road or trail after it has stopped being used?

12. The following architectural elevations need to be added to the plans, some were previously provided for the submittal to the Planning Commission and also need to be shown:
 - a) Dumpster wall
 - b) Dumpster gate
 - c) Screening wall
 - d) Vehicular gate detail
 - e) Pedestrian security access control gate
 - f) Covered shelter
 - g) Jersey Wall Barrier detail
 - h) Wedge Barrier detail
 - i) Guard booth
 - j) Concrete wheel stopAll that is required is an idea of what they will look like with dimensional and color information. Details of their construction or interior electronics etc., do not need to be shown.
13. Label the distance from the perimeter security fence to the limits of disturbance / tree protection on sheets C 4.1G, C 4.1 H (east of the public parking lot) and C 4.1 I (west of the turnaround).
14. Add all County facilities to the Vicinity Map to the map i.e. Elko Middle School etc.
15. Please confirm that any changes to the Early Clearing, Grubbing and Grading plans will be reflected in the construction plans and vice versa.
16. There are several conditions of approval from the Planning Commission that the Planning Department will need confirmation that they have been addressed. Please provide the evidence when available.

I have not received comments from any agencies and until I do so I cannot advise as to what the next step in the process is. If you should have any questions, please contact me at gre31@co.henrico.va.us or 804-501-5290.

Sincerely,



Anthony Greulich
County Planner III

CC: Kinsey, Michael – BOA via email
Beckman, Matthew – BOA via email
Mace, Michael, AIA – Page Southerland Page, LLP via email
Hall, Toney – IDA via email
Kreye, Charlie – DAA via email