



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

## COMMONWEALTH OF VIRGINIA COUNTY OF HENRICO

July 25, 2011

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

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

Dear Mr. Maruskin:

The Planning Department has completed its review of the referenced plans received May 3, 2011 and July 11, 2011 and has the following comments:

1. Sheet C4.1A
  - Switch the proposed Elms to Willow Oaks
  - Increase the number of Oaks and Maples to 4 instead of 3 and bring them closer together.
  - Add 10 Loblolly Pines in this general area, their location should be field located to attempt to provide a natural appearance.
2. Sheet C5.0F
  - I am still unsure exactly what these double lines represent, please explain. Enclosed pdf should help identify what I am curious about. Once identified, please label.
3. Sheet C5.0G
  - It appears that the building is not fully enclosed, on grid D4, the area to the east of the R18.0' label is what I was looking at. This appears to be different from the architectural elevations reviewed by the Planning Commission. Please advise.
4. Sheet C5.0H
  - Confirm that the DRB suggested re-design and re-alignment to the public access and parking area will not be proposed.
5. Sheet C5.0I
  - Fix the labeling as two labels are over the top of each other.
6. Sheet C5.01
  - Label on grid C6 for the security fence does not appear to be necessary.
7. Sheet C7.0I
  - When the re-design to the fuel storage building has been determined, please send me a pdf of it so the process for its approval can be determined.
8. Sheet C8.9

- Can the pedestrian gate be enhanced visually? This could be accomplished through landscaping. At the same time, please do not propose anything that will affect the security of the site.
9. Sheet C8.10
- Remove the spikes from the top of the proposed shelter or add a note that they will not be installed.
  - Add the overall height of the guard booth.
  - Confirm that the DRB suggested roof feature for the guard booth will not be proposed.
10. General
- Will a pedestrian access be proposed between the currently proposed processing building and the future proposed processing building?
  - 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. Conditions 30, 31, 32, 34, 35, 44 come to mind.
  - The project still needs to receive Final approval from the DRB.

In general, the remaining comments from Planning are more related to needing more information and receiving confirmation on items and do not appear to represent or require major revisions to the plans. I have not received comments from all of the other 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](mailto: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

