



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 21, 2015

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

Sauer Properties, Inc.
2000 West Broad Street
Richmond, VA 23220

Byron Traynham
E.D. Lewis & Assoc.
2116 Spencer Rd.
Richmond, VA 23230

Re: POD # 2014-00369
Tidemark # 2014-00541
Stuarts Crossing
Phase I Construction Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above referenced plans received January 2, 2015 and has the following comments:

1. Provide the approval letter from the Planning Commission meeting.
2. Revise the GPIN numbers on the cover sheet, only 784-767-4440 and 784-766-7690 should be used.
3. Revised #6 on the cover sheet; it should read B-3 *and* B-3C.
4. Revised #10 on the cover sheet. For simplicity remove "restaurants" and only use the total square footage of the buildings.
5. Provide another category and provide site data for the entire shopping center; i.e. PH I and PH II.
6. Remove POD 37-11 from all sheets.
7. Clarify #15 on the cover sheet "*The ground area covered by all the buildings shall not exceed in the aggregate 25% of the total area.* Use square footage in lieu of acreage and provide data for the entire shopping center.
8. Can the waterline easement be shifted to be completely within the asphalt on sheet 25?
9. Provide the detail of the fence to adequately address proffer 13d.
10. Label the 50 foot buffer adjacent to Stone Wall Glen.
11. Provide entrance wall details.
12. Provide details of the retaining wall near the intersection of Route 1 and Jeb Stuart Pkwy.
13. If you know where outdoor dining will be located, provide that information on the construction plans.
14. Staff request that sidewalks directly adjacent to the buildings be decorative, and/or have tree wells.
15. Provide a joint ingress/egress maintenance agreement between the Marriott and this POD.

The Planning Department has not yet received comments from all other agencies. Upon receipt of all review comments, I will notify you of the appropriate action for resubmission of plans.

Sincerely,

Greg Garrison, AICP
County Planner