

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 11, 2019

Marisse T. Hammer
6521 Confederate Hill Dr
Mechanicsville, VA 23111

GJB & Associates, Inc.
Attn: Dennis Beard
Mechanicsville, VA 23111

RE: POD2019-00073
 POD2019-00073
 Hammer Medical
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received February 19, 2019 and has the following comments:

1. Please label "POD2019-00073" in ½ inch characters vertically in the upper right corner of all sheets, including lighting plans, conceptual landscape plans and architectural plans, so it can be seen when the plans are rolled.
2. Proffer #6 from REZ2018-00042 requires that parking lot light standards shall not exceed 15 feet. Standards in the plans are shown at 20 feet. Please adjust.
3. There are areas where the lighting falls below 1.0 foot candles at walkways near the building. Please correct lighting so that minimum of 1.0 is maintained on walkways and parking lot areas. Suggestion to add wall packs or bollard lighting to maintain safe levels of lighting. (See also comments from Henrico County Police.
4. Show and label all setbacks.
5. Explain how the existing driveway at the north property line will be used. Is there a joint access/egress agreement with the abutting property owner?
6. Show treeline on the southern property line if it is being used for the 10' landscape buffer.
7. Show tree canopy calculations on the cover sheet, reference to landscape plan is not acceptable.
8. Stormwater basin may not be in the front yard setback, please revise.
9. Provide tree protection plan for existing trees in the disturbed area.
10. Show location of dumpster and proper dumpster enclosure
11. Show location of HVAC equipment if external to the building
12. Please explain how the future driveway will be used.
13. Label loading area at service drive.
14. See additional Standard Comments (attached) from the Planning Department.

The comment(s) indicated must be addressed prior to the Planning Commission meeting. The above comments may be revised based upon discussions at the staff developer conference, scheduled for March 14, 2019. Revised plans and a written response to review comments must be received by March 15, 2019,

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in order to be considered prior to preparation of the Planning Commission agenda. You may contact me at chi061@henrico.us or 501-4626 if you need any additional information prior to the meeting.

Sincerely,

Salim Chishti, ASLA

Salim Chishti, ASLA
County Planner

pc: Owner