

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 5, 2021

Mr. Jason Wilkins, P.E.
Townes Site Engineering
1 Park West Circle, Suite 108
Midlothian, VA 23114

RE: POD2021-00119
 Gateway II
 POD Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received March 15, 2021, and has the following comments:

1. The plan needs to be tabled as the plan that was submitted was incomplete and is missing 50/10 detention, channel and flood protection and stormwater calculations were not submitted.
 - a. The POD elevations are different from the elevation submitted with the PUP and are still under discussion.
2. Provide the POD number in the RE: on the upper right-hand corner of the plan so it can be read when rolled. Another number will be assigned upon the next full submittal after POD and that number will also need to be included.
3. The Planning Commission approval letter will need to be included in the plan when it is available.
4. Add 753-745-0470 (part) in site data note 3.
5. Provide the disturbed area in site data note 5.
6. Update site data note 10 to reflect the increase in commercial parking and reduction in residential parking.
7. In site data note 13, only existing easements not under asphalt after the construction can be credited towards the tree canopy calculations.
 - a. The canopy calculation in R-6 is 15%.
8. Provide the PUP'd sidewalk and access into the development from the r-o-w.
9. Provide setbacks from the nearest property lines.
10. Provide the dumpster screening detail which shall be 8 feet tall, constructed out of masonry block that matches the building with opaque doors in the construction plans.
11. There is to be a 15' wide landscape strip between parking and r-o-w in the R-6 district.
12. Provide the cross access/ parking and maintenance agreement information to be provided prior to Certificate of Occupancy. Would be nice if it were completed and recorded prior to plan approval so the information can be on the plan.
13. The sign locations/relocations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
14. Where are the HCAV units for the apartments and the screening method proposed.
15. See additional comments (attached) from other review agencies.

Elevations

1. The elevation changes will need to be approved prior to POD approval.

Please address these comments and comments from the other review agencies. Please provide the information necessary for Public Works Traffic Division and Public Works so they can recommend approval to the plan. The above comments may be revised based upon discussions at the staff developer conference. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Gateway Associates of Richmond, LLC – Steven Alexander