

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 5, 2021

Kain Road Investors LLC
4130 Innslake Drive
Glen Allen, VA 23060

Youngblood, Tyler & Associates P.C
7309 Hanover Green Drive
Mechanicsville, VA 23111

RE: POD#2021-00117
 Tidemark#POD2021-00117
 Fry's Landing – Section 1
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received 3/15/2021, and has the following comments:

1. The Parcel split must be recorded prior to Final approval, otherwise the entire parcel of 12100 Kain Road needs to be included in the subdivision.
2. Provide the lot sizes.
3. Indicate where the CBU will be placed.
4. When you submit the landscaping plan provide the buffer calculations and a typical house with the foundation planting requirements.
5. Provide the fence details.
6. See additional comments (attached) from other review agencies.

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 4/8 at 2 pm. Revised plans and a written response to review comments must be received by 4/6/2021, in order to be considered prior to preparation of the Planning Commission agenda. You may contact me at 804-501-5323 or wya033@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Cherie Wyatt
County Planner

pc: Robert W. Sr & Joyce M. Fry