

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 13, 2021

Stig Owens, P.E.
Sekiv Solutions
14207 Pond Chase Place
Midlothian VA 23113

RE: POD2021-00137
 Tuckahoe Montessori School
 Preliminary Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received March 26, 2021, and has the following comments:

1. This project requires Plan of Development (POD) approval. Please submit fourteen (14) sets of construction plans, four (4) layout sheets, five (5) sets of architectural, and five (5) sets of floor plans along with a completed application with an original owner's signature.
2. Provide a foundation and entrance ramp permanent in appearance and material, e.g. brick, painted masonry block, etc.
3. Include material color descriptions, as well as building height on the architectural.
4. Re-orient the building so that HVAC units are not visible from any right-of-way or adjacent property. If HVAC units are visible in any manner, provide additional screening measures. If additional screening is necessary, include screening details which indicate material, color, and dimensions.
5. It is recommended that clearing be proposed along Stillwell St. in lieu of W. Grace St. to avoid impacting the front yards of adjacent homeowners. Minimize clearing to the greatest extent possible.
6. Provide plantings equal to or greater than a transitional buffer 35 to replace cleared landscaping.
7. Provide orange tree protection fencing around all trees to be retained. Include an associated detail within the construction plan.
8. The required parking is determined by the amount of sanctuary space. On the cover sheet of the POD, provide the overall sanctuary square footage. One (1) space per every 50 square feet of sanctuary area is required. Add a note to the cover sheet stating all other onsite uses are not counted toward required parking.
9. Confirm if any freestanding lighting fixtures are proposed. If so, include a photometric plan with manufacturer details, pole details, and mounting and fixture height details with the POD submission.
10. Provide a conceptual landscape plan with the POD submission.
11. See additional Standard Comments (attached) from the Planning Department.
12. See additional comments (attached) from other review agencies.

Stig Owens, P.E.

04/13/2021

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The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for 9:00 a.m. on April 15, 2021. You may contact me at (804) 501-4604 and/or nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read "Spencer Norman", followed by a horizontal line.

Spencer A. Norman
County Planner