

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

December 15, 2021

Magan and Sons, LLC
c/o Nick Patel
931 South Avenue
Colonial Heights, VA 23834

The Site Design Company
c/o Christopher Thompson
268 High Street
Petersburg, VA 23803

RE: POD2021-00330
 POD2021-00524
 Element by Westin at Short Pump Town
 Center
 Plan of Development
 Construction Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received November 30, 2021 and has the following comments:

1. General
2. A construction staging plan needs to be provided for review and approval.
3. Onsite easements need to be submitted for review and recorded prior to issuance of the CO. Please submit once construction plans are signed.
4. The height of the building needs to be certified prior to issuance of the CO.
5. Provide evidence that the owners or operators on behalf of the owners, of Short Pump Town Center and are support of the proposed development. This was previously obtained for the previous Planning Commission approval for this site under POD-064-08.
6. Confirm if the existing joint access, maintenance etc., agreement between the mall and the other property owners etc., under DB3297 PG 1982 needs to be updated to reflect this new owner.
7. C0.0
8. Add POD2021-00524 adjacent to POD2021-00330 in the upper right-hand corner of the plans.
9. Site Data
10. #6 – Add the letter “C” i.e. B-3C.
11. #10C – Add a note that a copy of the off-site parking agreement is in the Original Case File.
12. C1.0
13. Amend the description for PP1B in the table. It is the Container Store.

14. C2.4
15. Please include the standard Tree Protecting diagram that depicts the fencing at the edge of the drip-line.
16. C3.0
17. Provide the additional left turn arrows into the site as previously agreed.
18. Amend the diagram of the decorative fence to state that the height will be 3 feet 6 inches in height. 4 feet is not permitted in the front yard.
19. Within the building footprint are some notes regarding the proposed building. Please add that the height of the building is 95'.
20. Additional comments may be necessary pending comments from other agencies.

Due to the outstanding comments that must be addressed, additional construction plans are required to be submitted for review prior to submission of final plans for signature. Please submit **10** sets of construction plans, a written response to all review comments, and the Plans for Signature Application to the Permit Center.

Should you have any questions concerning the Planning comments or need additional information, please contact me at 804-501-5290 and gre31@henrico.us and I will reply as soon as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Greulich", is positioned above the printed name.

Anthony Greulich
County Planner