

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 10, 2022



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

Townes Site Engineering
Attn: Mr. Zack Wilkins
1 Park West Circle, Suite 108
Midlothian, VA 23114

RE: POD2021-00545
 Animal Hospital at Gateway Square
 Original Site Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received December 21, 2021, and has the following comments. Revisions must be accompanied by a written response to comments:

A. The following must be addressed prior to Director's approval of the site plan:

1. The layout does not correspond with the central placement of the building shown on the exhibit of PUP2021-00013. Many comments stem from this change, as follows:
 - a. Provide a revised layout and conceptual landscape plan that addresses the landscape strip requirement in accordance with the exhibit a of provisional use permit PUP2021-00013. The current layout provides a direct view into a dumpster enclosure facing the residential town square. Evaluate relocation or rotating the dumpster to be located adjacent to the truck loading space with the opening facing eastward.
 - b. The PUP exhibit provided devoted landscape buffer width and routed the sidewalk away from this portion of the private street frontage. The proposed layout absorbs half of the TB25 plant area for the sidewalk.
 - c. The location of the western entrance misaligns with the approved condominium entrance to the southwest and is close to the pedestrian crossing, creating safety concerns.
 - d. The entrance placement also introduces sight line conflicts among the required TB 25 buffer landscaping that would not have been an issue had the layout followed the PUP exhibit.
2. Be advised Bay Design is working on the West Broad Street buffer landscape plan for the overall Gateway Square development. The plans should be coordinated – this plan should not propose other plantings within that area, but provide a note of reference.
3. The building elevations appear to propose a prefab metal HVAC rooftop screen. The screening device is required to be of same or compatible material as the principal building material. Provide parapet adequate to screen the equipment in accordance with Section 24-5311.Screening.
4. Additional screen wall is needed around the service/loading area at the northeast building corner in accordance with Section 24-5311.Screening.
5. Provide wall elevation detail/cross section with materials and heights labeled. Clarify on the layout plan instances of height transition among screen wall segments where otherwise continuous between the dog run and equipment and service areas.

Townes

1/10/22

Page 2

6. Increase the width of the landscape island to provide tree planting space outside of the utility easement where the fire hydrant is located south/central of the building and drive aisle, as well as the island adjacent to the truck loading area. Adjust water line closer to the driveway center to remove the conflicts with the landscape islands south and east of the building. Be advised no parking space may be located greater than 100 feet from a shade tree. Each island must include at least one large tree and 2 shrubs. See Section 24-5312.D for parking lot interior landscaping criteria.
7. Replace the gate materials with opaque material, as chain link with slats are not permitted. See Section 24-5311.B.2.
8. Provide the lighting plan.
9. Provide revised plans and written response to the above comments AND written acknowledgment of the comments in section B below:

B. The following is required to be addressed prior to construction plan approval:

10. Revise the plan title on the cover sheet and margin to match the reference line of this letter.
11. Label "POD2021-00545" in the upper right margin of the plan cover sheet.
12. Remove REZ2014-00004 from the previous approvals in cover sheet item 8c. It does not apply to this location.
13. Remove PUP2020-00006 from the previous approvals in cover sheet item 8d. It does not apply to this location.
14. Provide information to demonstrate the site meets the minimum required open space of 15% in accordance with Chapter 24, Article 5, Division 2. Add to site data item list.
15. Insert the final 2021 PUP approval with conditions in the set and remove the staff report.
16. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. If this is not included, a separate temporary use permit application may be required in the future, which can be avoided if addressed with this plan.
17. See all comments from other agencies.

Comments may be revised based upon inter-agency discussions at the staff developer conference. A virtual staff developer meeting has been scheduled via webex for Thursday, January 13, 2022 at 1:00 p.m. A meeting invitation has been sent. You may contact me at cra094@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Aimee B. Crady, AICP
County Planner

Townes
SITE ENGINEERING
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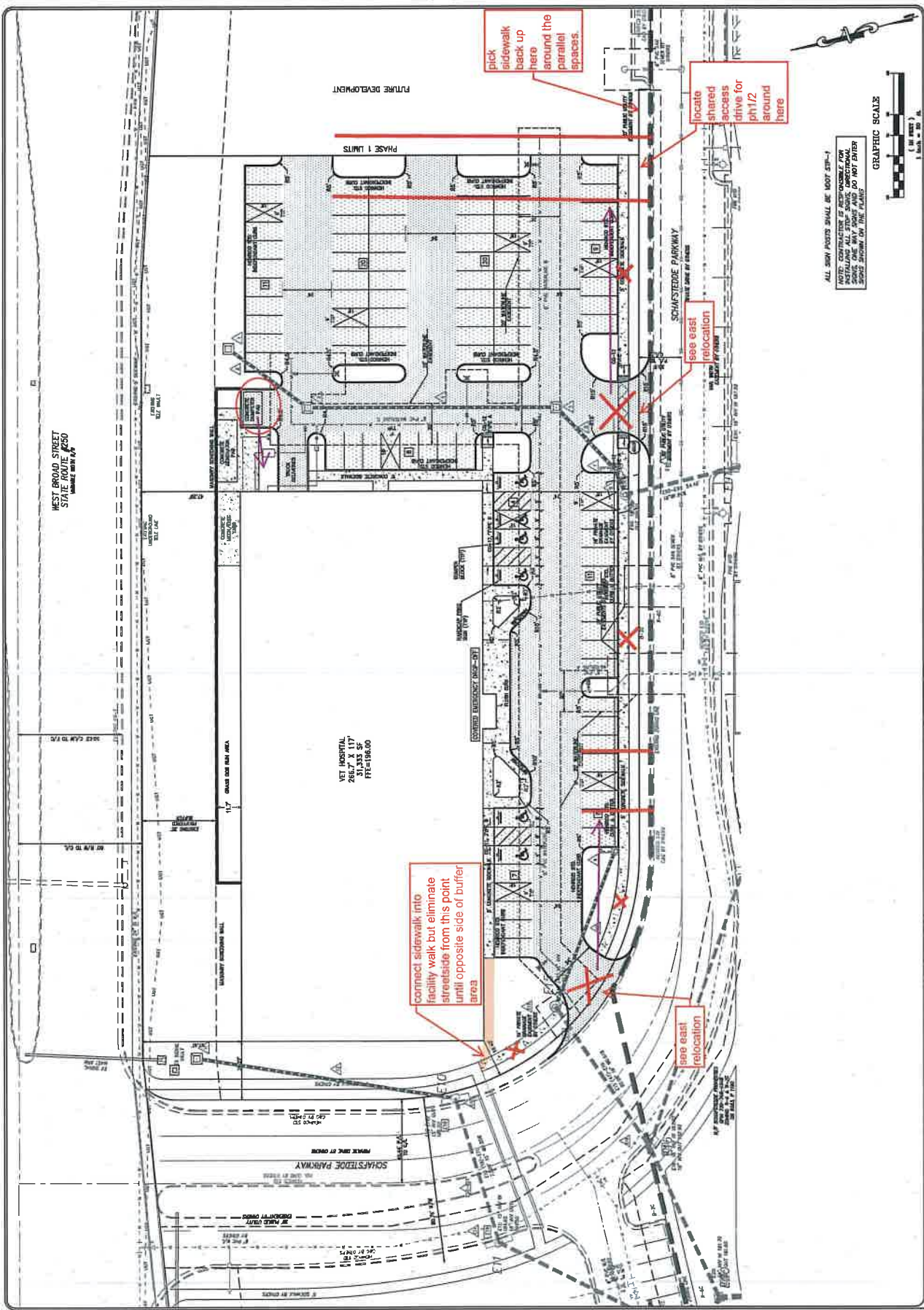
STATE OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
LIC. NO. 009922
EXPIRATION DATE 12/31/2022

GATEWAY SQUARE
THREE CHOP DISTRICT
HENRICO COUNTY, VIRGINIA

DATE: 08/11/2022
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

PROJECT NO.: 22-0000000000
SHEET NO.: 1 OF 1

REVISIONS:
1. 08/11/2022: INITIAL DESIGN
2. 08/11/2022: REVISIONS



ALL SIGN POSTS SHALL BE 600' HIGH
WITH 10' DIAMETER
INSTALLATION ALL SIGN POSTS
SHALL BE 10' HIGH AND DO NOT ENTER
SIGNAGE ONE WAY ROAD AND DO NOT ENTER
SIGNAGE FROM THE CURB

