

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

March 14, 2022

AES VA  
c/o Kirk Hawley  
4120 Cox Road  
Glen Allen, VA 23060

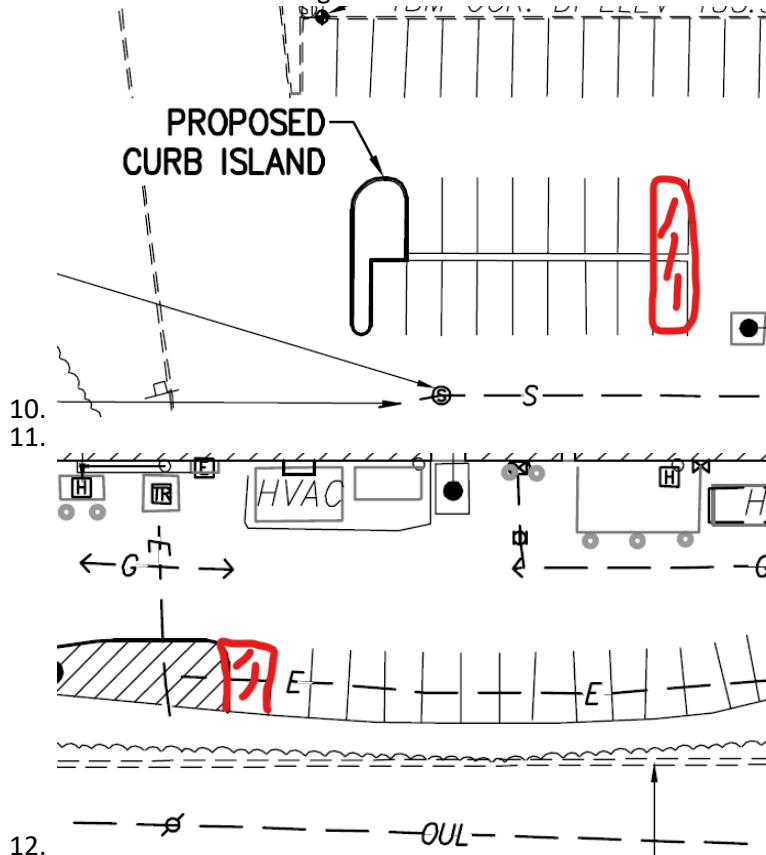
RE: POD-042-87  
POD2022-00078  
Temperpack  
Concept Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received **February 22, 2022**), and has the following comments:

1. This plan would need to be filed as a Minor Site Plan under this application.  
([https://henrico.us/pdfs/planning/apps/pod/013\\_podandsiteplan2022.pdf](https://henrico.us/pdfs/planning/apps/pod/013_podandsiteplan2022.pdf))
  - a. When the plan is filed, please name the project "Temperpark Access Improvements – ADM I"
  - b. Please reference POD-042-87 on the application.
  - c. Please include any proposed site lighting and site landscaping within the plan set. At a minimum, trees will need to be added to all new islands with curb and gutter.
    - i. Additional screening may be required pending the review of information for the silos and the visibility from adjacent ROW.
2. It has been determined that a driveway is permitted within the C-1 zoned parcel.
3. Any thoughts to consolidating the two parcels?
4. Need architectural information or the silos. How visible they are from the ROW is my main concern with this proposal.
5. Calculations on cover page need to be worked out.
6. Parking for a distribution warehouse is only 2 per 1000 sq ft of office. Parking for a storage warehouse is 5 plus 0.3 per 1,000 sq ft over 3,000 sq ft storage area. Need you to confirm the square footage inside the building that is warehouse for distribution and warehouse for storage. They have two different parking ratios.
7. Provide any retaining wall details.
8. Please describe how accommodations for fire comments will be met. Additional clearing required? Etc.,

9. Islands with curb and gutter need to be added to these locations indicated in red:



13. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for March 17, 2022 at 11:00AM EST. You may contact me at [gre31@henrico.us](mailto:gre31@henrico.us) or 804-501-5290 if you need any additional information prior to the meeting.

Sincerely,

Anthony Curbish

Anthony Greulich  
County Planner

CC: Lou Marmo, Temperpack  
Anthony Romanello, Henrico County Economic Development Authority