

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 198, 2022

Mr. Jason Wilkins, P.E.
Townes Site Engineering
1 Park West Circle, Suite 108
Midlothian, VA 23114

RE: POD2021-00119
Gateway II
3rd POD Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received March 30, 2022, and has the following comments:

1. The Planning Commission approval letter will need to be included in the plan when it is available.
2. Onsite data note 7, distinguish between existing and proposed units. Add the number of existing units if necessary for the site project and parking requirements.
3. Update site data note 10 to reflect the increase in commercial and required residential parking.
4. Repeat comment - In site data note 13, only existing easements not under asphalt after the construction can be credited towards the tree canopy calculations.
 - a. The canopy calculation in R-6 is 15%.
5. The new dumpster shown on the north side of the site wasn't approved by the Planning Commission on the plan of Development in front of the new building and needs to be relocated to behind the building if a dumpster is necessary. Dumpster screens must be 8' tall and constructed out of architectural masonry that matches the building with opaque gates
6. Provide the cross access/ parking and maintenance agreement information prior to Certificate of Occupancy. Would be nice if it were completed and recorded prior to plan approval so the information can be on the plan.
7. The sign locations/relocations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
8. See additional comments (attached) from other review agencies.

Please address these comments and comments from the other review agencies. Plans for signature may not be submitted until technical memos have been received from all review agencies. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Gateway Associates of Richmond, LLC – Steven Alexander