

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 28, 2022

6531 W. Broad Street
c/o Anil Patel
6627 W Broad Street, Ste 300
Henrico, VA 23230

Sekiv Solutions
c/o Stuart Little
14207 Pond Chase Place
Midlothian, VA 23113

RE: POD2022-00029
6531 West Broad Street - Phase 1
POD
Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received January 31, 2022, and July 25, 2022 and has the following comments:

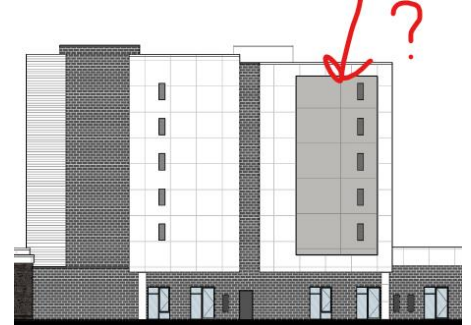
❖ **POD Approval: The following items must be addressed prior to approval of the plan and a positive recommendation to the Director of Planning.**

❖ Elevations

1. The elevations facing northwest needs more fenestration, similar to what is shown on the other three sides.
2. The elevations facing southwest are missing the dumpster and the maintenance building.
3. Add the wording from proffer #7 to the elevations and floorplans. This is the one related to sound suppression, not condition #7 from the PUP that is related to the civil plans.
4. Please send revised pdfs that address these comments.

❖ C4.0, C4.1 and L5.0

1. The required 15' landscape buffer per 24-5104 A 2 and the Transitional Buffer 10' along West Broad Street are missing from the plan. Please indicate where it will be located and the landscape bed that it needs to be contained in. The TB 10' should be located within the 15' buffer space.
2. Foundation planting is missing. Provide calculations to determine the amount required.
 - Identify or add a note that it will be located elsewhere and show when the formal landscape plan is submitted.
3. Please send revised pdfs to address these comments.



❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:

❖ C1.0

1. Adjacent to the Open Space compliance diagram add a note that the pad ready site will be available for the residents to use for some recreational manner. For it to be counted towards Open Space, it must be useable.

❖ C2.2

1. Where are the 8' tall bollards going?

❖ C4.0

1. Provide some typical dimensions of the islands.
2. Provide a distance label from the building to the property line to the north.
3. Provide a distance label from the recreational area to the property line to the north.

❖ C4.1

1. Remove the parcel consolidation note.
2. Add a note that the pad ready site will be available for the residents to use for some recreational manner. For it to be counted towards Open Space, it must be useable.

❖ L3.0

1. Add a note that all lighting will be full cut-off.
2. Add a note that all lighting will be at a zero-degree tilt.
3. Add a line indicating the 100' distance from the edge of the R property into the site.
4. What will happen to the existing lights? Will they remain or be removed? Please indicate and label what is to happen.
 - Also add a label for any existing lights that the photometrics provided do not reflect existing lighting on site.

❖ See additional comments from other review agencies.

Please amend the plans to address my comments on page 1 and send pdfs that address my comments as soon as possible. This is needed so that we can have a positive recommendation to the Director. We will need to see what the other agency comments are before deciding on the next steps.

The other comments need to be addressed prior to construction plan approval. You may contact me at 804-501-5290 and gre31@henrico.us if you need any additional information.

Sincerely,



Anthony Greulich
County Planner

Sekiv Solutions

July 28, 2022

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