

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 29, 2022

Little Lagos LLC
c/o Olayinka Fowowe
9083 Garrison Manor Drive
Mechanicsville, VA 23116

Bowman Consulting Group
c/o Kevin Deloye
3951 Westerre Parkway, Suite 150
Henrico, VA 23233

RE: POD2022-00239
Automobile Sales and Service at 3208
Mechanicsville Turnpike
Site Plan
Original Plan Review Comments II

Folks:

The Planning Department has completed its review of the above-referenced plans, received **May 9, 2022**, and July 12, 2022 and has the following comments:

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

❖ General

1. Add the PC approval letter into the plan set. See attached.
2. Provide a formal letter requesting that the original POD filing under POD2021-00352 is withdrawn.
3. The VDOT approval letter will need to be added to the plan set once approved. This must be received prior to construction plan approval.

❖ Sheet 4

1. Indicate the approximate location of all temporary ~~office~~ *construction* trailers that are required to be on site during construction of the project. I apologize for that, I should have made this clearer the first time.
 - This can be a box where the trailers could be located within it.
 - Indicate and label all setbacks from this approximate area.

❖ Sheet 11

1. Ensure that the proposed 3' high HVAC screening wall is of sufficient height to screen each unit.

❖ Sheet 21

1. Please remove the conceptual landscape plan sheet from the plan set. It should be formally submitted once construction plans are signed.
2. When that plan is submitted ensure that the shrubs are moved from the southern side to the Yeadon side as agreed to for the Director.
3. When that plan is submitted ensure that there is a parking lot island tree added to the island in front of the garage that currently has no tree. This was also agreed to for the Director.
4. Please remove the conceptual plan reference from the sheet index on the cover page.

❖ Sheet 22

1. The utility easements recorded when the subdivision was recorded also need to be vacated by the Board of Supervisors. As a result, please depict those lines on this sheet AND on the existing conditions sheet. They can be seen with the dashed lines parallel to the property lines.

❖ Sheet 23

1. Ensure that the site lighting base sheet includes the latest landscaping information. See Sheet 21 comments above.

❖ See additional comments from other review agencies.

Please revise the plans based on the comments from all agencies. Re-submit under this application (https://henrico.us/pdfs/planning/apps/pod/014_podandsite_planforsign2022.pdf) indicating that it is the first submission and reference POD2022-00239. Submit all paper copies to the Permit Center and an electronic version to (DevEPlanReview@henrico.us).

You may contact me at gre31@henrico.us or 804-501-5290 if you need any additional information regarding my comments.

Sincerely,



Anthony Greulich
County Planner