

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



October 11, 2022

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

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 III

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received January 31, 2022, July 25, 2022 and September 23, 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 southwest are missing the dumpster and the maintenance building.
2. 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.
3. Provide the revised elevations and updated floorplans. This is primarily so that I have everything in one package from the developer.
4. Please send revised pdfs that address these comments before the end of the week.

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

❖ General

1. Leave space for the Director's approval letter.
2. Staff has discussed the comments from Public Works regarding the Master Plan sheet comment and agrees. I would think that pages from the PUP could suffice as exhibits for what the Master Plan would look like, just leave room for any notes etc., that Public Works requires. Perhaps blow up those two exhibits from the PUP so that they fill up the majority of a page?
 - Confirm with Public Works as to what they are looking for.
 - Update the cover sheet index accordingly.

❖ C0.0

1. Add POD2022-XXXXX in the upper right-hand corner next to POD2022-00029. This will be updated after the next submittal after Director approval is received.

❖ C0.0 – Site Data

1. #14 – The footprint for the building for tree canopy calculations should match the footprint of the building listed under #13A. It is stated as 16,278 square feet.

❖ C4.0

1. Provide a distance label from the recreational area to the property line to the north.
 - I couldn't find this line. Please advise.

❖ See additional comments from other review agencies.

Once we receive comments from all agencies, then I can advise as to the next step in the overall process. The Director's approval letter should be issued on or around October 26, 2022. You may contact me at 804-501-5290 and gre31@henrico.us if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Greulich".

Anthony Greulich
County Planner