

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



October 28, 2022

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

GRP 1780 Union Ave LLC ET AL
c/o Dan Flambolz
1212 York Road, Suite C300
Timonium, MD 21093

Greenspring Realty Partners, LLC
c/o Dan Flambolz
1212 York Road, Suite C300
Lutherville, MD 21093

Bohler Engineering VA LLC
c/o Brian Miller, P.E.
9100 Arboretum Parkway, Ste 360
Richmond, VA 23236

RE: POD2022-00305
 POD2022-00520
 Insurance Auto Auctions - Portugee
 Road
 Clearing, Grubbing, Grading and Tree
 Removal Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced clearing, grubbing, grading, and tree removal plans, received **October 11, 2022** and has the following comments:

1. General
2. Please provide evidence from the Health Department that they have no comments on your proposed plan.
3. Once it is issued, add the attached Director's Approval letter to the plan set.
4. Bind the plans with more than just staples.
5. Any thoughts to consolidating the two parcels?
6. C101
7. Add POD2022-00305 and POD2022-00520 in the upper right hand corner of the plans.
8. The title needs to reflect the Director's Approval i.e. it should state "Insurance Auto Auctions - Portugee Road" as the main title.
9. List uses as stated in the approval letter i.e. Mass clearing and grading for a Towing and Wrecker Service and Salvage and Junkyard.
10. 8A should state POD2022-00305
11. 10, 12 and 13 should all state n/a as they are not being proposed with this plan.
12. 14 – Add Open Space and then also state n/a.

13. C-208
14. Add a tree protection plan to this sheet, include one that also addressed tree armoring. Should be the orange snow fencing for the tree protection to the drip line.
15. C-601
16. Where is the construction trailer and laydown areas etc. located?
17. C-602
18. What does the ppp and layout area mean? Is this the same area as where the construction trailer and laydown areas etc will be located? If so, update note and also provide a distance from the rectangle to the ROW.
 - a. Add that this is the appropriate location.
19. Additional comments may be necessary pending comments from other agencies.

The Planning Department has not yet received comments from all other agencies. Upon receipt of all review comments, Planning will notify you of the appropriate action for resubmission of plans.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Greulich", is positioned above the printed name.

Anthony Greulich
County Planner