

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 14, 2023

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
 POD2022-00599
 Insurance Auto Auctions - Portugee
 Road
 POD Plan
 Construction Plan Review Comments II

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received November 15, 2022 and March 1, 2023, and has the following comments.:

1. C101 - Site Data
2. #10 E – Remove N/A and state, see number #14 below.
3. #14 - Open Space requirements.
 - a. Is the area of the BMP utilized as part of the open space provided calculations?
 - i. If so, then how it is useable?
 - ii. If the 10% requirement can be achieved without taking into account the BMP area, then adjust the calculations and a note that the BMP is not included in the open space provided calculations.
4. C-308
5. Add a note that the wooden fence will be natural wood color, pressure treated with no stain.
6. C-701
7. Add a note that the eastern Transitional Buffer will be met through the retention and preservation of natural and existing vegetation.
 - a. I could not find this note, please advise.

PARHAM AND HUNGARY SPRING ROADS / P.O. BOX 90775 / HENRICO, VIRGINIA 23273-0775

8. C-702
9. Indicate all light pole locations.
 - a. I could not find their locations, please advise.
10. 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