



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 20, 2023

Mr. Edwin Phillips, P.E.
Greeley and Hanson, LLC
9020 Stoney Point Parkway, Suite 475
Richmond, VA 23235

RE: Westwood Sewage Pumping Station-
POD2022-00379/2023-00096
Construction Plan Review

Dear Mr. Phillips:

The Planning Department has completed its review of the referenced plans submitted March 2, 2023, and has the following comments:

1. Add the POD numbers in the RE on the upper right-hand side of the plan so they can be read when rolled.
2. Waiver approvals need to be listed on the coversheet.
3. On site data note 13, the landscaping tree canopy is 1,400 square feet bigger than the reforestation area.
4. Rephrase note on page L1 to say: Tree canopy requirement is being met through reforestation area per 24-5308-A.2.e of the Henrico County Zoning Ordinance.
5. Correct the proposed landscaping material and sizing information.
 - a. The shrubs are to be 24" when planted with a minimum mature height of 36".
 - b. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation for the reforestation area unless other regulatory agency standards are required.
6. Additional lighting for security should be considered at the entrance drive/ gate along Westwood Trail.
7. New structures in the floodplain including the proposed transformer need to be floodproof or 2 feet above flood elevation per the environmental code.
8. The tank base on the end elevation on Sheet G16 indicates 159.9 & appears to be a typo error. The ground elevation on sheet A4 is 190-feet, which may be is the approximate flood elevation.
9. Additional comments pending comments from the other review agencies.

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Please address these comments and the comments from the other review agencies and submit 9 sets of plans and the POD plans for signature – final construction plan application for review marked second submission. Should you have any questions concerning this letter, please contact me at gog@henrico.us or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Bentley Chan – Director of Public Utilities