

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 31, 2023

5000 Richmond, LLC
ATTN: Stephen Hruska
2950 SW 27th Ave, Suite 300
Miami, FL 33133-3765

Infinity Engineering Group, LLC
ATTN: Brett Nevaril
1208 East Kennedy Blvd, Suite 230
Tampa, FL 33602

RE: POD 2023-00121
Bank of America – Willow Lawn
Construction Plan Review

Sir/Madame:

The Planning Department has completed its review of the above-referenced plan, received on March 15, 2023, and has the following comments.

General comments

1. Provide the POD number in the RE: on the outermost upper right-hand corner of the plan so it can be read when rolled.
2. Combine all documents into one plan including lighting spec sheets.
3. The Sheet Index and plan pages do not match.
4. It was incorrectly requested to change 10E Interior Green Space on the cover sheet to 10%. It was correct at 5%.
5. The numbers provided for 13 Tree Canopy Calculations on the cover sheet are incorrect and do not match what is shown on L-110 Landscape Plan.
6. On Sheet C01.01 note #31 states that the bus stop sign new location will be shown on Sheet C02.01. Sheet C02.01 has a new note #36 that refers to its new location, but it is not on the plan.
7. The 16' proposed storm water easement along 50th St. will need to be recorded and DB/PG shown on the plan.
8. The 6.7' proposed maintenance/public access easement along 50th St will need to be recorded and DB/PG shown on the plan.
9. The proposed sanitary sewer easement on the western property line will need to be recorded and DB/PG shown on the plan.
10. Sheet A02.02 showing roof base and locations of HVAC/mechanical units, was not submitted.
11. Exterior elevation – West on sheet A09.00 does not show the canopy supports.
12. Add orange to describe the plastic fence on Sheet 06.05 Fencing and Armoring.
13. Note on plans that sign locations/relocations are not part of POD approval. The applicant is advised to contact the County Permit Center at (804)501-7280 with detailed sign information for further review.

14. Remove future ATM locations from plan.
15. See comments from other agencies.

Lighting Plan

1. Submit a written request for an alternative lighting plan to the Planning Director proposing exterior lighting that deviates from the standards.
2. Providing back light shields on light posts along the western property line could help reduce footcandles.
3. Provide spec sheets for OSQ lighting.
4. Sidewalks are required to have average illuminance between a minimum of 1 FC to a maximum of 3 FC. Since it is on the property line Illumination is a maximum of 2 FC.
5. It is recommended that a light be installed near the dumpster for added safety.

Landscape Plan

1. Trees need to be planted along Broad Street. A tree could be planted, as originally shown, near the western property line. Others could be planted between the sidewalk and sign.
2. Explain why *existing trees protected* is listed under the trees required.
3. Sheet L-109 has an incorrect north arrow.
4. Some of the plant counts are inconsistent between the plan and the Plant Schedule:
 - a. Dwarf Yaupon Holly- 41 shown/36 listed
 - b. Green Gem J. Boxwood- 21 shown/22 listed
 - c. Liriope- 825 shown/854 listed
 - d. Evergold Sedge- 592 shown/578 listed

Please resubmit 4 sets of plans for final signature, once the above comments have been addressed.

Should you have any questions concerning the Planning comments or need additional information, please contact me at (804)501-4646 or rig020@henrico.us.

Sincerely,



R. Todd Rigler
County Planner