

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

May 23, 2023

Diamond Hotel LLC
Attn: Mayush Mehta
8008 W. Broad Street
Henrico, VA 23294

Ratchet Designs, LLC
Attn: Cecil McNair, Jr. PE
7119 Stafford Park Drive
Moseley, VA 23120

RE: POD2023-00077
 POD2022-00508
 Quality Inn Building Improvements
 Construction Plan
 Review Comments II

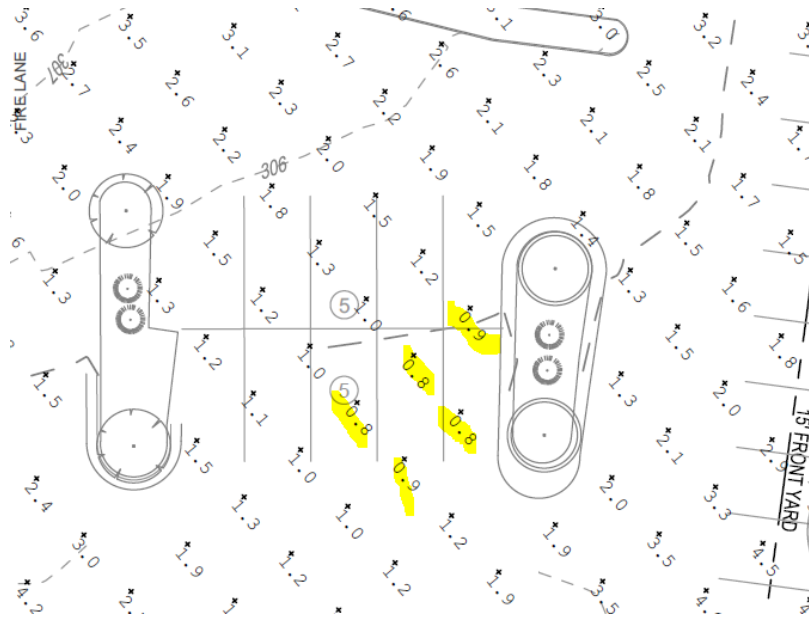
Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received February 23, 2023, and has the following comments:

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

1. General Comments:
 - a) CPTED Plan is currently under review. Once the Division of Police can recommend approval, the Director of Planning will review and grant approval or request revisions.
 - b) Show the sidewalks leading up to the new addition on all applicable pages
2. C0.0
 - a) Revise subtitle to be "Site, Landscaping, Lighting, and Utility Plan"
 - b) Site Data:
 - There seems to have been a misunderstanding, provide the parking basis for 10B as you previous had.
 - (Repeat comment)10E: As the provided is less than the required, please remove the calculation and leave the note "Approved Prior to New Code"
3. C1.1
 - a) (Repeat comment) Add a note, confirming that the fence will screen the HVAC/mechanical equipment.
 - b) Confirm that the retaining wall is brick, stone, or earthen color. (Section 24-5407E)
4. C9.0
 - a) All pedestrian walkways must be lit to an average of 3–6-foot candles.

- The proposed sidewalk on Shrader must be shown and lit appropriately. Make the proposed lighting double-headed along Shrader, to accommodate for the sidewalk along Shrader Road.
 - Provide these photometrics as a separate calculation on the Calculation Summary chart.
- b) Proposed lighting (poles and mounted) cannot exceed 25' in height (Section 24-5503E.1(c))
- c) There are parking spots with photometrics less than 1.0 foot candle. Provide another light in order to bring those spaces to 1.0 or higher foot candle.



5. C10.0

- a) Confirm that the plant diversity standards are met (Section 24-5304 B)
- b) Perimeter landscaping shrubs are missing. A shrub should be planted every 3.5 feet on center. That appears to be 111 shrubs based on the 388' frontage you used to calculate. The shrubs must be accounted for on the site. A good location for these may be along the northern boundary where there is currently no landscaping.

❖ See additional comments from other review agencies.

You may contact me at 804-501-4604 and smi120@henrico.us if you need any additional information.

Sincerely,

Kristin Smith

Kristin Smith
County Planner