



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 16, 2023

Mr. Jonathan Winks
Timmons
4701 Owens Way
Prince George, VA 23875

RE: Shah Dental
POD2023-00442
Preliminary Plan Comments

Dear Mr. Winks:

The Planning Department has completed its review of the referenced plans submitted September 26, 2023, and has the following comments:

Please address the following on the POD submittal

1. A POD number will be assigned at submittal and that number will need to be added to the
2. upper right-hand side of the plan so it can be read when rolled. Another number will be assigned at construction plan submittal and that will also need to be added.
3. Add Utility and lighting plan to the plan title.
4. The POD approval letter will need to be added when it becomes available.
5. Add the preliminary POD case number on the POD cover sheet.
6. There is a 25' transitional buffer adjacent to the R-6 zoning (west property line).
7. The proposed entrance would need a transitional buffer deviation to cut thru it.
8. Per the zoning ordinance, the entrance thru the R-6 Stanley Martin parcel is not allowed. Cannot go thru residential to a more intense use.
9. Check with VDOT if they are going to allow a right in and right out onto brook road.
10. The proposed access will require an ingress/ egress maintenance agreement to be recorded prior to certificate of Occupancy.
11. Provide the distance from the building to the closest property line.
12. Provide a note on the coversheet that all utilities will be underground.
13. 10% canopy coverage is required for the site. You can subtract the building footprint, parking in front of the garage, right-of-way dedication and areas underwater.
14. 15% open space is required buffers and landscape strips can count towards the requirement.
15. If saved trees are being credited, the trees/ canopy needs to be shown on the plan.
16. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. If this is not included, a

separate temporary use permit application will be required in the future, which can be avoided if addressed with this plan. Staff advises this be shown conceptually in a location that will suit your client to avoid incurring additional cost and delay of construction.

17. Provide a tree protection plan to identify trees removed and trees protected in accordance with Section 24-5313, and be advised of provisions related to removal, and provision for mitigation if protected trees are removed.
18. Any trees to be removed during construction must be identified with tree protection and demolition plans.
19. Additional tree removal after approval of the construction plan will be subject to mitigation provisions of Section 24-5313.F, and/or an additional subsequent tree removal permit application, fee, and review to revise the tree protection plan.
20. Sign locations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
21. Lighting plan with photometrics need to be submitted at final plat/ POD submittal. Fixture and pole details need to be included. Lighting levels are required to be 1.0 to 3.0 footcandles for all sidewalks and including sidewalks on Brook Road and Magellan Parkway

Landscape Plan Comments:

1. A new zoning ordinance was adopted September 1, 2021, that added native species and plant diversity requirements:
2. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide a calculation showing this is met.
3. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Provide calculations as necessary.

Foundation plantings are required for all commercial buildings facing the r-o-w.

Please address these comments and the comments from the other review agencies and submit 10 sets of PODs with the Pod 12 sets of plats with the Final Plat Application. 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