

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

November 1, 2023

Mr. Marshall Agee, P.E.
VHB
115 South 15th Street – Suite 200
Richmond, VA 23219

RE: POD2023-00206/00388
Helios
5701 Chamberlayne Road
2nd Construction Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received October 16 2023, and has the following comments:

1. Provide the rezoning approval letter within the plans.
2. Provide the width of the terrace at the retaining wall.
3. On the retaining wall detail (sheet 9.07), indicate it will be constructed out of architecturally compatible block.
4. Staff cannot find the screening method for the HVAC/ mechanical equipment which includes transformers.
 - a. Can the architect verify that the rooftop units cannot be seen from the property line?
5. See additional comments (attached) from other review agencies.

Please address these comments and the comments from the other review agencies and submit 9 sets of plans with the Plan of Development and Site Plan - Plans for Signature application marked for additional submission. Plans for signature may not be submitted until technical memos have been received from all review agencies. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Spyrock Retail Estate Group