

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

November 8, 2023

Sauer Properties, Inc.
Marshall French
2000 W Broad Street, Suite 100
Richmond VA 23220

Monte Lewis, P.E.
E. D. Lewis & Associates, P.C.
2116 Spencer Road
Richmond VA 23230

RE: POD2023-00255
 Sauer Industrial Center, Phase 3,
 Building A
 Original Plan Review Comments
 Second Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received October 19, 2023, and has the following comments:

❖ **Director's Approval: The following items must be addressed prior to approval of the plan:**

1. Provide HVAC locations and screening details per Sec. 24-5311.

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

1. Include forthcoming POD approval letter within construction plan set.
2. Confirm if any property lines will be revised with this POD submittal.
3. On the Cover Sheet:
 - Under Site Data, No. 7, specify one proposed use per Code. Should the end user fall under a different zoning use classification than what was shown on the POD, it may be approved with a tenant upfit building permit provided it meets Code.
 - Under Site Data, No. 10, provide required parking calculation based on the use type provided under Site Data, No. 7. Please omit calculations for other use types.
4. On the EC-Phase 1, Sheet EC-1:
 - Provide tree protection fencing around the tree save area along Seven Hills Boulevard to be included in proffered greenbelt. Refer to Cite Design plans for location of tree save area.
5. On the Layout Plan, Sheet L-2:
 - Remove reference to fence if none is proposed.
6. Include dumpster enclosure details from architectural plans within plan set.
7. On the Lighting Plans:
 - Provide footcandle averages for sidewalks and loading bays in addition to parking lots.

- Footcandle averages for sidewalks must be between 1 and 3 footcandles. No sidewalk area should be illuminated by less than 0.5 footcandles.
 - Provide a note stating all proposed fixtures are full cut-off and zero tilt fixture types.
 - Provide pole mounting detail and dimension height of freestanding fixtures.
 - Incorporate lighting plan into subsequent construction plan submissions.
8. On the Landscape Plan:
- Since Miller Road is now proposed to remain public, a minimum of two (2) shrubs every 10 feet is required along the building frontage facing Miller Road per Sec. 24-5309.
 - Provide parking lot landscaping per Sec. 24-5312, including parking lot perimeter landscaping adjacent to public roads.
 - Omit landscape plan from future submissions of the construction plan and please submit separately once curb and gutter have been installed.

❖ See additional comments from other review agencies.

Revised plans and a written response to review comments must be received by Wednesday, November 22, 2023, in order to be considered prior to preparation of the Director's agenda.

You may contact me at 804-501-4626 and nor020@henrico.us if you need any additional information or have any questions.

Sincerely,



Spencer A. Norman
County Planner

pc: Sauer Properties, Inc. – Attn: Mr. Marshall French