

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

November 17, 2023

Magan and Sons, LLC
c/o Nick Patel
931 South Avenue
Colonial Heights, VA 23834

The Site Design Company
c/o Christopher Thompson
268 High Street
Petersburg, VA 23803

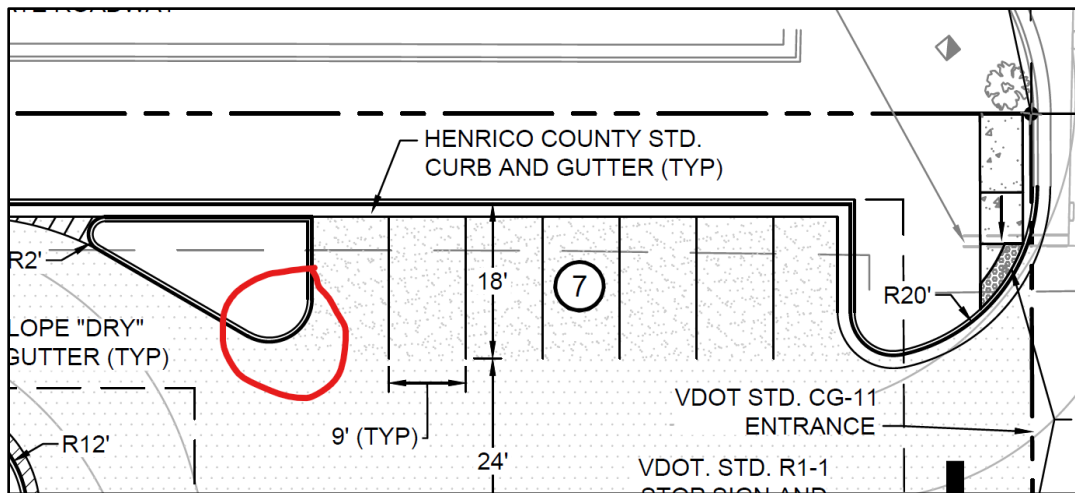
RE: POD2021-00330
POD2021-00524
Element by Westin at Short Pump Town
Center
Plan of Development
Construction Plan Review Comments III

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received November 30, 2021, September 21, 2022 and November 3, 2023 and has the following comments:

1. General
2. Onsite easements need to be submitted for review and recorded prior to issuance of the CO. Please submit them once construction plans are signed.
3. Please provide a written request with appropriate justification for the revised elevations and floor plans.
 - a. Please send this to me as soon as it is available so I can review and respond. I don't want this to hold up the construction plan approval.
4. Provide documentation for the file and on the plans that outline which environmental features are being incorporated into the building design that permits the applicable 15 % reduction in required parking per Section 24-5903.
 - a. This information should be shown on the cover page near Section 10, Parking Schedule in the Site Data section.
5. Confirm that the information shown on the cover page under Section 12, Building Information in the Site Data section reflects the latest building footprint and overall building square footage.
6. C2.1
7. Re: fencing comment.
 - a. I apologize for not wording this correctly, the fencing I was referring to is the construction or safety fencing that I am assuming will surround the site once construction begins to provide security for the materials within the fence and the work site in general.

- i. What is the appearance of the exterior fencing around the site?
 - ii. The appearance is critical and due to the high-profile site and project, will need to be reviewed.
 - iii. Please provide a typical diagram for it, including depiction of material(s), color, and dimensions.
8. C3.0
9. Please add a number "2" within a circle in the drop off lane and ghost in two vehicles.
10. Please also add a note pointing to this area or add an additional note that states something along the lines of Per Section 24-5111 A, 2 required parking spaces are located within the drop off lane.
11. Please extend the tip of the parking / landscaping island indicated below.



Attached are the comments that I have received from the other agencies to date. Please send me pdfs as soon as they are available that address my comments as the resolution of them should not impact any other agency. I will advise what the next steps are once comments from all agencies are received. Should you have any questions concerning the Planning comments or need additional information, please contact me at 804-501-5290 and gre31@henrico.us and I will reply as soon as possible.

Sincerely,

Anthony Greulich
County Planner