



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

December 12, 2023

Mr. Stig Owens. P.E.  
Sekiv Solutions  
14207 Pond Chase Place  
Midlothian, VA 23113

RE: Meadow Creek Subdivision  
POD2023-00259  
2<sup>nd</sup> POD Review Comments

Dear Mr. Owens:

The Planning Department has completed its review of the referenced plans submitted October 2, 2023, and has the following comments:

1. Cul-de-sac and stem lots are not permitted within the R-5A district. All lots must meet the proffered lot width at the 25' front yard setback. Staff cannot recommend approval of the plan until that is addressed.
2. Another POD number will be assigned upon construction plan submission and that number will also need to be added to the upper right-hand corner of the plans.
3. Any trees to be removed during construction must be identified with tree protection and demolition plans. The protected trees are the trees within the 60' front yard setback from Meadow Road. You need to account for all trees over 6" being removed within that area.
4. The owner/ developer will need to quit claim their interests in the 30' road on the western property line. The adjacent neighbor should be contacted to see if they would be willing to quitclaim their interest in the road so it can be completely vacated.
5. Use orange construction safety fence for areas that are going to be cleared to the buffer (rear of lots 6-8 and 25-47).
6. Is a gate being shown at the entrance? what's the line that cuts across the entrance to a box in the median?
7. The landscape plan will need to be removed prior to construction plan approval.

Lighting Plan Comments:

8. There are a lot of 15' poles that look like they are right on top of 6' poles. The plan is difficult to read and distinguish where 15' lights are proposed. Provide a plan at a bigger scale so it can be seen what is proposed where. That many lights may not need to be provided.
9. Verify that the Meadow Road lights are on a concrete base.

S. Owen

Page 2

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans with the POD/ site plan - plans for signature application. should be submitted for a tech check once construction plans are signed. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

CC: Meadow Developments, LLC