

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



February 21, 2024

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

John Mason
Lingerfelt Development, LLC
4198 Cox Road Suite 201
Glen Allen VA 23060

Malachi Mills, P.E.
RK&K LLP
2100 East Cary Street
Richmond VA 23223

RE: POD2023-00495 / POD2023-00297
 Seven Hills Commercial Park
 Plan of Development
 Construction Plan Review Comments
 Second Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received February 2, 2024, and has the following comments:

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

- 1) Provide owner's signature for parcel # 820-705-9887 for proposed work on this parcel prior to construction plan approval.
- 2) Sec. 24-5311 requires ground or roof-mounted HVAC / mechanical equipment be screened with portions of a principal building, or opaque walls or fences compatible with the principal building. Provide perspective rendering from the intersection of site entrances and proposed Seven Hills Blvd extended depicting both north and south viewsheds.
- 3) On the Cover Sheet, C0.00:
 - a) Under Site Data, No. 11, Warehouse-Distribution requires 2.0 spaces per 1,000 S.F. of Office. Please revise parking calcs accordingly.
 - b) Under Site Data, No. 11 (C), confirm number of standard vehicle spaces provided. Staff counted 825 spaces. If different than what is shown, revise number provided and related interior greenspace calcs.
 - c) Under Site Data, No. 14, confirm 10 % of gross site area (i.e. 95.49 acres) is used for tree canopy coverage. Staff calculated 10% to be 415,955 S.F. of tree canopy required.
 - d) Under Site Data, No. 15, include open space required by Proffer No. 4 of C-13C-04.
- 4) On the ECS Plan, Sheets C6.0-C7.07:
 - a) Provide tree protection fence next to tree preservation areas where tape and corresponding silt fence are not being provided.
 - b) Provide a tree protection fencing detail.

- c) Specify number of trees or area of woodland removed and note replacement trees will be provided on the future landscape plan submittal.
- 5) On the Layout Plans, Sheets C8.00-C-8.04:
 - a) Provide a permanent access easement within the vicinity of the fire lane along the westernmost fire lane for Building #3, adjacent to parcel 819-704-3189. A temporary construction easement is not necessary.
 - b) Dimension at least one standard parking space on each layout sheet.
 - c) Provide number of required/provided loading spaces/berths for each building per Sec. 24-5124.
 - d) Label width of public sidewalks.
- 6) Remove conceptual landscape plan sheets and submit separately once site-specific curb and gutter have been installed. Landscaping to specifically meet DPW requirements (such as bio-retention plantings) may continue to be provided in the construction plans.
- 7) On the Lighting Plans:
 - a) Provide pedestrian lighting for pro. sidewalk on Airport Drive.
 - b) Graphically show and label all existing/proposed easements and pedestrian pathways. Sidewalks need to have a minimum 0.5 footcandles and an average illuminance of 1-3 footcandles.
 - c) Compile individual footcandle averages for loading bays, pedestrian pathways, and footcandle levels along property lines, so that one average is provided for each site feature (e.g. Sidewalks – 1.5 footcandles).
 - d) Include a note stating mounting fixture height may not be more than 30' feet in height.
 - e) Include pole mounting details.
- 8) The subdivision plat for Seven Hill Commerce Park – A Dedication of a Portion of Seven Hills Boulevard must be recorded before any occupancy permits are issued.
- 9) The right-of-way dedication plat for Monahan Road must be submitted to Real Property before construction plan approval, and recorded prior to requesting any certificate of occupancy.
- 10) Evidence of recordation of the joint ingress/egress easement must be provided to Planning before a certificate of occupancy is issued.
- 11) See additional comments from other review agencies.

Due to the outstanding comments that must be addressed, additional construction plans are required to be submitted for review prior to submission of final plans for signature. Please submit 9 sets of construction plans, a written response to all review comments, and the POD and Site Plan Plans for Signature Application to the Permit Center.

Sincerely,



Spencer A. Norman
County Planner

pc: International Real Estate Development, Inc. – Douglas A. Urquhart