



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 27, 2024

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

RE: Meadow Creek Subdivision
POD2023-00259/00447
4th POD Review Comments

Dear Mr. Owens:

The Planning Department has completed its review of the referenced plans submitted February 5, 2024, and has the following comments:

1. Add both POD numbers on the upper right-hand corner of the plan so it can be read when rolled.
2. Staff cannot sign the construction plan until final approval is granted to the plat. The lots have been revised since the original plat was submitted so revised plats that reflect the current lot layout need to be submitted with revised construction plans with as a final resubmittal. This resubmittal will not be processed thru the new build Henrico system but will need the old application and number of sets on the application.
3. Protected trees are the trees within the 60' front yard setback from Meadow Road ultimate ROW per e-mail discussions.
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. Provide the quitclaim information on the plans and/ or plats when it becomes available.
5. Remove the gate feature from the plans since its not proposed or permitted.

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. Plats 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 or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner

CC: Meadow Developments, LLC