

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 11, 2019

Mr. Jason Wilkins, P.E.
Townes Site Engineering
9850 Lori Road, Suite 201
Chesterfield, VA 23832

RE: POD2019-00089
F-227
Brook Villa Apartments
Preliminary Review Comments

Dear Mr. Wilkins:

The Planning Department has completed its review of the above-referenced plan, received February 20, 2019, and has the following comments:

1. Please be advised that 3,000 sqft of lot area is required per unit. Provide the density calculations after Right-of-way dedication and deductions for wet ponds, floodplain, ect.
2. Label the 50' front and MTP setback from Brook Road.
3. Label the 40' side and MTP setback from Villa Park Drive.
4. Provide a 30' rear yard from the power easement and 25' side yard setback from the Southern property line.
5. Please be sure to use the POD coversheet and to fill in all the site data notes.
6. Label all drive aisle widths, typical parking space width, curve radii and other items that may have been overlooked at this second.
7. Show and label the B3-C zoning along the Front of Brook Road. The B-3 portion cannot be used towards density.
8. Label the 10' transitional buffer adjacent to southern property line.
9. Is there another spot on the property for the dumpster so it can be more centrally located?
10. Show sidewalk from the site to and along Brook Rd. for the site.
11. What is location/method of screening for HVAC mechanical equipment?
12. Dumpster screen is to be of architectural masonry to match the building, 8' tall with opaque gates.
13. Provide tree save as necessary for the trees that are not proposed to be cleared.
14. Lighting and landscaping for this development will need to be installed prior to issuance of a CO.
 - a.
 - b. The lighting plan can be submitted with the POD to save review time in the end.
 - c. 15% canopy coverage will be required for the area under redevelopment as well as meeting the current POD landscape requirements (5% parking space canopy).

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15. Architectural elevations with color information and floor plans will need to be included with the POD submittal for review by the Planning Commission.
16. The Planning Commission POD approval letter will need to be included in the construction plans.
17. RV parking is required unless a waiver is granted by the Director of Planning.
18. Additional comments pending comments from the other review agencies and a revised plan.

Please address these comments and the comments from the other review agencies and submit 14 sets of plans with the Plan of Development application for public hearing. Do not hesitate to contact me should you have any questions concerning these comments at gog@henrico.us or (804) 501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner