

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 1, 2021

Aurelie Capital
Mr. Pavan Malhotra
7770 Norfolk Avenue, Apt 814
Bethesda MD 20814

Kimley-Horn & Associates
Mr. David Ellington, P.E.
1700 Willow Lawn Drive, Suite 200
Richmond VA 2320

RE: POD2021-00049
 Laurel Park
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received February 8, 2021, and has the following comments:

Address the following comments by Friday, March 5th:

- 1. Provide revised Elevations that address the following:**
 - a. Please provide material percentages for the apartment buildings and an explanation as to why the amount of brick/stone was reduced from the time of rezoning.
 - b. Please provide elevations with the building height to the midline of the roof labeled for the three-story apartment buildings.
- 2. Provide revised Floor Plans that address the following:**
 - a. Label all proposed amenities. Ensure a minimum of seven amenities among the list proffered in rezoning case REZ2020-00028 are selected.
- 3. Provide a revised Site Plan that addresses the following:**
 - a. Show and label a minimum of six amenities among the list proffered in rezoning case REZ2020-00028. Ensure the landscape plan and site plan show the same amenities, pedestrian facilities, and other exterior improvements.
 - b. As proposed, the front yard is along Hungary Road as it is the shortest frontage on a public ROW. As a result, the 30' rear yard setback for the townhouse style apartments is located along the northern side of the site. Currently, six of eight townhouse buildings are proposed within the 30' rear yard setback. Please confirm if a parcel division is proposed that will resolve this issue. Also, confirm if a proposed property division will not result in a density issue.
 - c. Confirm that an adequate number of dumpsters are proposed, specifically for the retail and the donut apartments. Provide dumpster details that include dimensions,

- materials, and color descriptions. Ensure proposed dumpster enclosure matches principal buildings in material and color.
 - d. Remove proposed sidewalk within the dripline of the existing Willow Oak located along Woodman Road.
 - 4. Provide a revised Lighting Plan that addresses the following:
 - a. Proffers limit mounting height to 20' feet. Provide lighting fixture specs that confirm that the MH is the height of the base, pole and fixture.
 - b. Proposed light fixtures and lighting levels do not appear to correspond in several locations on the lighting plan. Please provide a revised lighting plan which addresses these discrepancies.
 - 5. Provide a revised Landscape Plan that addresses the following:
 - a. Please confirm how the 15' proffered western buffer will be sufficiently planted to the level of a TB 25 with the proposed 5' sidewalk.
 - b. The stated number of provided landscape plantings and plantings graphically shown on the landscape plan do not match. Additionally, landscaping elements shown do not meet TB 25 requirements.
 - c. Numerous features shown on the landscape plan do not match other sheets within the plan set. Physical features on the landscape plan must match those found on all other sheets.
 - d. Show and label all proposed outdoor amenities on the landscape plan. Ensure those proposed match amenities shown on site plan.

General Comments:

1. Include master case no. POD2021-00049 in the upper right-hand corner of all plan sheets.
2. The Shared Parking Analysis indicates a peak parking demand of 415 parking spaces. The Cover Sheet indicates 410 spaces are required. The site plan shows 409 spaces being provided. If calculations have changed based on unit type, retail mixture, etc., update parking analysis accordingly. Include updated parking analysis within the plan set.
3. Include the Shared Parking Analysis within the plan sheet and update Sheet Index accordingly. All parking must be constructed with Phase 1.
4. Provide density calculations on the cover sheet.
5. Show and label CBUs for townhouse style apartments. Show any associated pickup area or shelter and include details.
6. On the Cover Sheet, Sheet CA-100:
 - a. Under Site Data, No(s). 1 and 2, update owner and developer info to match Henrico County Real Estate records.
 - b. Under Site Data, No. 8, list use as Multi-Family Residential and Commercial.
 - c. Under Site Data, No. 11, Item B, include reference to sheet number Shared Parking Analysis is located. Omit reference to "P-10-11."
 - d. Under Site Data, No. 11, include interior greenspace calculations as Item E. Include parking spaces for townhouse style apartments in calculations.
 - e. Under Site Data, No. 13, Item A, list specific square footage for each building type (i.e. donut apartments, E-shaped apartments, five unit townhouse apartments, seven unit townhouse apartments, and retail building).
 - f. Under Site Data, No. 13, Item B, list number of stories for each building type.
 - g. Under Site Data, No. 15, include tree canopy calculations.
7. On Existing Conditions, CV-101:
 - a. Graphically show and label current property lines. Omit potential future parcel divisions.

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8. On Phase I ECS Plan, CE-101:
 - a. Include installation of tree protection fencing in construction sequence. Provide tree protection fencing detail.
 - b. Include tree protection fencing along the northern and western property lines.
9. On Overall Site Plan, Sheet CS-100:
 - a. Retitle to "*Master Plan*". Show and label phase lines.
10. On the Site Plan, Sheets CS-101, CS-102, CS-103:
 - a. Label required parking spaces for townhouse-style apartments.
 - b. Graphically show and label proposed parcel lines, if any. Include metes and bounds.
 - c. Label paved area located on the northern side of retail building.
11. On the Lighting Plan, CL-101:
 - a. Separate photometric plan onto multiple sheets to ensure legibility on future submittals.
12. See additional Standard Comments (attached) from the Planning Department.
13. See additional comments (attached) from other review agencies.

The comment(s) indicated must be addressed prior to approval of the Plan of Development. The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for March 4th at 9:00 a.m. Revised plans and a written response to review comments must be received by COB March 5th in order to be reviewed and considered prior to preparation of the March POD agenda. You may contact me at (804) 501-4604 and/or nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Aurelie Capital – Mr. Pavan Malhotra