

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

May 3, 2021

VCC Partners LLC
Mr. Rob W. Hargett
2800 Patterson Ave Suite 200
Richmond VA 23221

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

RE: POD2021-00121
 Virginia Center Commons Townhomes,
 Section 1
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received March 15, 2021, and has the following comments:

Resulting from the meeting between the County held on May 3, 2021, please provide the following items by noon, May 4th:

- **Layout Plans - Provide revised layout plans which address the following:**
 - **Provide on-street parallel parking spaces along the northern entrance road and interior ring road as discussed.**

- **Landscape Plan**
 - Confirm that tree wells will be installed for the street trees provided along the interior ring road as discussed.

Please address the following comments by Friday, May 7th (Comments previously communicated by email on April 27th):

- **Elevations – Provide revised elevations which address the following:**
 - Provide elevations to meet Proffer #14 regarding “high visibility elevations.” Please note, Proffer #14 provides that both architectural enhancements and streetscape improvements may be utilized to better define the side yard and street edge.
 - Provide elevations showing the 12” inch foundations (consisting of brick, brick veneer, stone, stone veneer, or cultured stone) on the exposed exterior portions of each townhouse unit to meet Proffer # 8.
 - Label height at the midline.
 - Call out specific materials proposed (i.e. “*cementitious horizontal siding*”). Ensure materials meet conditions of Proffer #7.
 - On the material sample sheet, designate which material and color combinations will be used.
 - Confirm if the four-unit elevations are a representation of all other townhouse groupings.
- **Lighting Plan – Provide a revised lighting plan which addresses the following:**
 - Provide different lighting fixtures that are pedestrian scale and acceptable for use in residential areas. Ensure proposed light fixtures are not mounted greater than 20’ feet in height. Provide manufacturer cut sheets for new lighting fixtures.
 - Provide pole height and fixture mounting height.
 - To meet Proffer No. 13, provide pedestrian scale light fixtures along the northern, eastern, and southern sides of the site. Provide the average spacing amount. Provide decorative light poles along the western perimeter of the property and include associated details.
 - Provide additional lighting interior to the site to ensure a minimum of 1 footcandle level is reached at all sidewalks.
- **Layout Plans – Provide revised layout plans which address the following:**
 - Graphically show and label internal sidewalks running east-west on the site that match those shown on the proffered conceptual plan. Confirm if sidewalks will be within private access easement.
 - Specify and show locations of proposed amenities. Details for specific amenities may be provided at the time of landscape plan review.
 - Show HVAC unit locations and associated screening to meet Proffer # 16.
 - Note locations of high visibility elevation units on the layout. Ensure locations match those provided on the proffered conceptual plan.
- **Conceptual Landscape Plan**
 - Coordinate with DPW on a maintenance agreement to permit the trees along the ring road to be placed within the sewer easement.

General Comments:

1. Include master case no. POD2021-00121 in the upper right-hand corner of all plan sheets.

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2. Show and label CBUs for townhouses. Show any associated pickup area or shelter and include details.
3. On the Cover Sheet, Sheet CA-100:
 - a. Revise plan title to, *"Virginia Center Commons Townhomes, Section 1. – Plan of Development, Utility and Lighting Plan."*
 - b. Under Site Data, No. 4, include "Ring Road" parcel GPIN; 784-770-0269.
 - c. Under Site Data, No. 11, include interior greenspace calculations as Item E. Use only public parking spaces to calculate amount required.
 - d. List any exceptions granted in the applicable box.
4. On the Proffers and Conditions, Sheet CA-102:
 - a. Include approved conditions of PUP2021-00003 (copy attached).
5. On Overall Site Plan, Sheet CS-100:
 - a. Revise labels for metes and bounds so they are legible.
 - b. Provide names for all proposed alleys and streets. Provide name for County owned Ring Road.
6. On the Site Plan, Sheets CS-101 and CS-102:
 - a. Graphically show and label footprint for any proposed monument style signage. Include a note stating all signage is subject to separate approval.
 - b. Provide names for all proposed alleys and streets. Provide name for County owned Ring Road.
 - c. Confirm if any centralized refuse collection area will be provided.
 - d. Include a note stating the 10' Common area between blocks is not applicable for this development as it was not included in the dimensional requirements with PUP2021-00003.
7. On the Lighting Plan, CL-101:
 - a. Separate photometric plan onto multiple sheets so footcandle levels can be read in greater detail.
8. Omit the landscape plan from subsequent submission of the construction plans. Landscape plans shall be submitted under separate cover and approved prior to any issuance of a Certificate of Occupancy (CO).
9. Provide evidence of a joint ingress/egress agreement prior to issuance of a Certificate of Occupancy (CO).
10. See additional Standard Comments (attached) from the Planning Department.
11. See additional comments (attached) from other review agencies.

The **bolded 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 May 6th at 2:00 p.m. **Revised plans and a written response to review comments must be received by COB May 7th in order to be reviewed and considered prior to preparation of the May 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

Mr. David Ellington, P.E.

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pc: VCC Partners LLC – Attn: Mr. Rob W. Hargett
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