

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

May 31, 2022

Eagle Construction of Virginia, LLC
Mr. Richard E. Core, Jr.
10618 Patterson Avenue
Henrico VA 23238

Timmons Group
Mr. Brian R. Ditzler, P.E.
1001 Boulders Parkway, Suite 300
Richmond VA 23225

RE: POD2022-00248
Sweetspire
Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received May 6, 2022, and has the following comments:

Unless stated otherwise, address the following comments by COB Friday, June 24th to ensure sufficient review time to allow placement on July Director's Agenda:

- 1. Provide Final Subdivision plat(s) for dedication of public streets. This item must be submitted prior to approval of the site plan. However, it is strongly recommended plats be submitted as soon as possible.**
- 2. Provide revised Elevations that address the following:**
 - a. Provide material percentages to ensure compliance with Proffer No. 7. Include color descriptions of proposed materials.**
 - b. Include building heights to the midline of the roof.**
 - c. Include screening compliant with Sec. 24-4306(C) for any HVAC or mechanical equipment. Screening must be of approved materials which match the front facades in material and color.**
 - d. Per Proffer No. 9, include elevations which show porches or decks which would abut the central common area. If none proposed or at-grade patios proposed, please confirm.**
- 3. Provide a revised Site Plan that addresses the following:**
 - a. Revise the layout to meet the lot dimensional requirements for multi-family residential in the RTH District. Updated density counts will also be required for each newly subdivided parcel in accordance with Sec. 24-8303.**
 - b. The floor plans and building footprints on the layout are not consistent. For example, the "Carlisle" has a depth of 75' feet, however no building footprints shown on the**

- layout have a depth greater than 75' feet. Please revise the layout and/or floor plans accordingly.
- c. The elevations and proposed driveway locations on the site plan do not correspond. Two out of four elevations (Raleigh and Hartford III) include side-loaded garages. However, the layout does not depict any driveways serving side-loaded garages. Additionally, 24 units are served by a driveway accessing a garage on the right-hand side of the front of the building (right-hand side when looking at the elevation). However, no elevations depict a front-loaded garage located on the right-hand side of the front faced. Please revise the layout and/or floor plans and elevations accordingly.
4. Provide a revised Lighting Plan that addresses the following:
- a. Submit a revised lighting plan in compliance with sec. 24-5503 which requires public sidewalks be lit with an average luminance level of 3 footcandles and a maximum of 6 footcandles. Such lighting must be compliant with Proffer No. 6. Include manufacturer and pole mounting details.
 - b. Provide lighting for public sidewalk along Church Spire Lane. If existing lighting will be retained, include associated photometric levels and manufacturer details.
 - c. All new and/or existing lighting fixtures must be full cut-off and zero tilt. Include a note specifying such.
5. Provide amenities in compliance with Proffer No. 1 or confirm such amenities will be provided with the formal landscape plan submittal.

General Comments:

- 1. Include master case no. POD2022-00248 in the upper right-hand corner of all plan sheets.
- 2. Include an overall layout showing the entirety of parcel 738-769-3891 in addition to parcel 737-769-4569.
- 3. Confirm Lyons Mill Road is proposed public right-of-way.
- 4. On the Cover Sheet, Sheet C0.1:
 - a. Revise the vicinity map to
 - b. Under Site Data, No. 6, include total area and separate areas for each parcel. Revise common area to include any area outside of building footprints and/or right-of-way. Update density accordingly.
 - c. Under Site Data, No. 8, list use as Multi-Family Residential.
 - d. Under Site Data, No. 11, Item A, update required parking to one (1) space for each age-restricted dwelling unit per Sec. 24-5110.
 - e. Under Site Data, No. 13, provide building square footages and number of stories.
- 5. On the Demolition Plan, Sheet C1.1:
 - a. Revise limits of disturbance to preserve as many mature trees as possible along property lines adjacent to the Welwood and Bentley subdivisions.
- 6. On the Site Plan, Sheet C3.0:
 - a. Include a typical building footprint layout with two 9' by 18' parking spaces dimensioned.
 - b. Provide no ingress/egress easements adjacent to the rights-of-way of Bowles Court and Belair Place.
 - c. Revise the location of the Mailbox kiosk so it is located at least 15' feet away from the right-of-way.
 - d. Provide or indicate method of trash pickup. If a dumpster is proposed, show enclosure location on layout and provide screening details.
 - e. Strongly recommend shifting proffered 4' black aluminum fence inward 10' feet from adjacent property lines.

Mr. Brian Ditzler, P.E.

May 31, 2022

Page 3

7. On the Site Notes and Details Sheet, Sheet C3.1:
 - a. Include a detail of the proffered 4' black aluminum fence with material and height.
 - b. Include a detail of the proposed mailbox kiosk with height and material.
8. Omit conceptual landscape plans in future submissions of construction plans and submit separately.
9. On the Conceptual Street Tree Plan, Sheet L1.0:
 - a. Include supplemental landscaping for areas in the proffered 10' landscape buffers within public utility easements.
 - b. Provide additional street trees to make up for those which would have been otherwise required in site distance easements.
 - c. Include typical building footprint which shows foundation plantings per Sec. 24-5309.
 - d. Provide landscape plantings within the proposed dry pond per Sec. 24-4306(C)(2).
 - e. Include open space requirement calculations per Sec. 24-5203.
 - f. Per Sec. 24-4306(C)(3), junction boxes must be screened from all property lines with landscaping or approved fencing.
10. See additional comments (attached) from other review agencies.

The **bolded comment(s)** indicated above must be addressed prior to a recommendation of approval to the Director of Planning. The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for Thursday, June 2nd at 11:00 a.m. Revised plans and a written response to **bolded comments** must be received by COB Friday, June 24th to allow for sufficient review time for the case to be placed on the July Director's Agenda. You may contact me at (804) 501-4626 and/or nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Christ Church Episcopal Church Trustees – James T. Barron III