

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



June 29, 2022

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

Draper Aden and Associates
c/o Tyson Catlett, PE
1030 Wilmer Ave, Ste 100
Richmond, VA 23227

Henrico Properties Holdings, LLC
c/o Jacqueline Bradley
123 East Main Street, 5th Floor
Charlottesville, VA 22902

Suburban Capital, Inc.
c/o Doug Ellis
3600 Pacific Avenue
Virginia Beach, VA 23451

RE: POD#2021-00465
Tidemark# POD2021-00465
Woodspring Suites Extended Stay Hotel
at 4615 Williamsburg Road
Site Plan (with Notice)
Original Plan Review Comments III

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received November 08, 2021, February 28, 2022 and June 10, 2022 and has the following comments:

Site Plan Approval: The following items must be addressed prior to recommending approval of the plan to the Director of Planning:

1. Architectural
2. The framework for the new elevations has been reviewed and approved by staff, however, the formal submittal has not been received. Please send this information to me as soon as it is available.
3. On the original elevations the HVAC equipment and mechanical equipment was located on sheet A1.1 and A2.1 on the balcony in the rear on the 1st floor.
 - a. Please advise how it will be screened and on what sheets it can be seen on the new elevations.
4. The height to the **midpoint** of the roof is required. Maximum height permitted is 45'. Based on what has been received to date, this should not be an issue, but the label needs to be added. Please ensure this is provided on the new submittal of elevations.
5. Please send me pdfs that address these comments at your convenience.

6. **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of *construction* plans:

7. General

8. Any thoughts to combining the two GPINs or to consolidating the main one and the partial one to create a new parcel and boundary? It would make the overall plan easier to understand.
9. Any changes to the layout need to be reflected on the site lighting and landscape sheets.
10. A tree protection diagram depicting the orange, snow fencing is required within the plan set.
11. A sheet that combines C5.0 and C3.0 needs to be provided so that it is clear that there will be no work proposed on the balance of the rear lot.
 - a. This sheet should also show the rear setback as it is from the back of this rear lot.
12. Provide a sheet that only depicts the general layout and, in more depth/clarity. all public easements, including ROW, to be dedicated to the County. This will make the review of the impending easements plats easier to review.
13. The Director approval letter will need to be included in the plan set once available.

14. C1.0

15. Amend the title to state “Woodspring Suites Extended Stay Hotel at 4615 Williamsburg Road”.

16. Vicinity Map

- a. White Oak Village is spelt incorrectly.
- b. Pemberton Elementary School is no located as indicated.
- c. Is the location and wording of the DPU facility correct?

17. Site Data

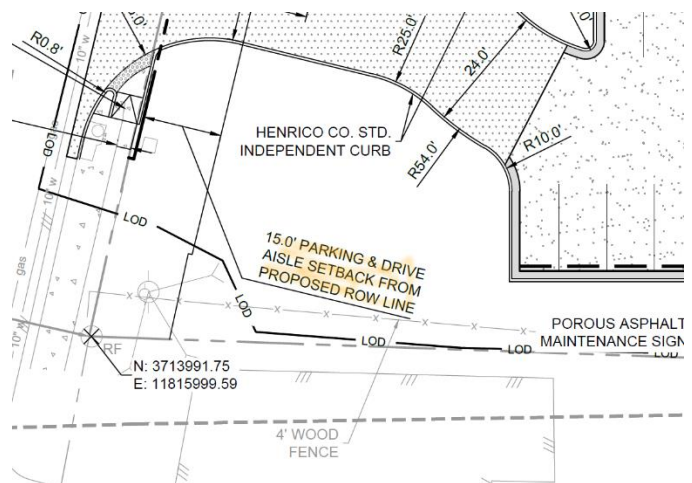
18. #10E – Interior Greenspace is $(122 \times 9 \times 18) 5\% = 988$ square feet AND now also includes the square footage of the drive aisles. The 5% required value is the same and I would imagine that the provided still exceeds the required. Please revise the figures.

19. C4.0

20. Label the distance from the trailer to the ultimate ROW and to the nearest property line.
21. Label the location of all of the various areas/items/trailers as approximate.
22. Is it possible to push the temporary stick pile further away from the ROW. This is not a requirement.
23. Will temporary, chain-link construction fencing be proposed for safety purposes? If so, imply add a note to that affect describing what will be installed and that it is only temporary.

24. C5.0

25. Indicate the shortest distances from the building to the ultimate ROW and to the nearest property line to the east and west.
26. Amend this label to also state “Front” setback.
27. The rear setback should be shown at the back of GPIN 816-713-0434.



28. L1.1

29. While I personally think that Fringe Trees are an attractive tree, they are too small and not suitable as street trees. Street trees are required to be larger such as Maples or Oaks. Is there a need for the smaller tree to be proposed? Is it due to existing conditions, power lines etc.,?

30. There are also no trees proposed west of the entrance. Is this due to existing conditions, proposed conditions, line of sight issues, power lines etc.,?

31. ES101

32. Can the lone A2 pole become a double headed pole to provide illumination along Mechanicsville Turnpike?

33. Add labels indicating that all lights are full cut off and that they will be installed at a 0-degree tilt.

34. With the next submittal, please provide a response to comments letter.

35. Additional comments from Planning may be generated after a review of comments from other Departments.

36. See additional comments from other review agencies.

Revised plans and a written response to review comments must be received by COB July 28, 2022, to be considered prior to preparation of the Director's August agenda. In the meantime, you are welcome to revise the plans and re-submit at your convenience as we await the VDOT determination. You may contact me at 804-501-5290 and gre31@henrico.us if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Greulich', is positioned above the printed name.

Anthony Greulich
County Planner

CC: Craig Reichbauer via email.