

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 11, 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
 Second Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received June 27, 2022, and has the following comments:

The following bolded comments must be addressed prior to Staff recommending approval of the project on the July Director's Agenda:

- 1. Provide HVAC screening details which meet the requirements of Sec. 24-4306.C.**
- 2. Provide a revised Site Plan that addresses the following:**
 - a. Show the 25' foot interior side yards adjacent to the property lines of the public right-of-way next to Units 21, 27, and 32. Please revise the building footprint location for Unit 21 accordingly.**
- 3. 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 one footcandle. 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.**

General Comments:

1. On the Cover Sheet, Sheet C0.1:
 - a. Under Site Data, No. 6, omit 0.66 acres for common area or clarify what this amount is in reference to.
 - b. Under Site Data, No. 15, include correct area amount for parcel 738-769-3891 and update calcs accordingly.

Mr. Brian Ditzler, P.E.

July 11, 2022

Page 2

2. On the Demolition Plan, Sheet C1.1:
 - a. As previously noted, strongly recommend revising limits of disturbance to preserve as many mature trees as possible along property lines adjacent to the Welwood and Bentley subdivisions.
3. On the Site Plan, Sheet C3.0:
 - a. Visually indicate which building footprints may accommodate which specific floor plans. Use of asterisks or other symbology with associated notation may be provided to accomplish this.
 - b. For clarity, revise "common / amenity area" to read, "*amenity area*."
 - c. Include a typical building footprint layout with two 9' by 18' parking spaces dimensioned.
 - d. Graphically show and label no ingress/egress easements adjacent to the rights-of-way of Bowles Court and Belair Place.
4. On the Site Notes and Details Sheet, Sheet C3.1:
 - a. Include a detail of the proposed mailbox kiosk with height and material.
5. 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. You may contact me at (804) 501-4626 and/or nor020@henrico.us if you need any additional information.

Sincerely,



Spencer A. Norman
County Planner

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