

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

May 31, 2022

Artie McGurn
PO Box 8
Manakin Sabot VA 23103

Balzer and Associates Inc.
Justin Fournier, P.E.
15871 City View Drive, Suite 200
Midlothian VA 23113

RE: POD2022-00380
 Pointe at Laurel Lakes
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received October 14, 2022, and has the following comments:

Address the following comments by COB Monday, November 14th, for the case to remain eligible for approval on the November Director's Agenda:

- **Architectural Elevations**
 - Provide additional architectural articulations on the elevations, including shutters, awnings, and dormers, to match the extent of articulations provided on the proffered elevations.
 - Provide material percentages on elevations in accordance with Proffer No. 6.
 - Provide minimum of two windows on each side elevation per Proffer No. 5.
 - Provide 12" inch masonry foundation on rear elevations in accordance with Proffer No. 8.
 - Provide color and material descriptions for all elevations.
 - Confirm minimum floor area for all unit types in accordance with Proffer No. 3.
- **Site Layout Plan**
 - Provide location of HVAC / mechanical equipment and screening in accordance with Sec. 24-5311. Recommend adding masonry screen walls at the end of all alleyways.
- **Lighting Plan**
 - Provide lighting pursuant to Sec. 24-5503 to illuminate all portions of public sidewalks within the property, including sidewalks adjacent to Hungary Springs and Hungary Road. Include lighting to the north of the proposed entrance road up to the right-of-way of Old Route 33.
 - Per Sec. 24-5503, include lighting for rear driveways which are proposed to serve as parking spaces. Such lighting may be provided via building mounted, full cut off fixture

types. Please confirm such lighting will be provided on both the 3 and 4 story condominium units.

General Comments:

1. Include master case no. POD2022-00380 in the upper right-hand corner of all plan sheets.
2. Include a property line vacation exhibit sheet.
3. On the Cover Sheet, Sheet C0.1:
 - a. Revise title to read, *"The Pointe at Laurel Lakes – Site, Utility, and Lighting Plan."*
 - b. Under Site Data, No. 7, provide proposed use as *"59 Condominiums (Multi-Family)."*
 - c. Under Site Data, No. 10, revise proposed parking spaces to correct number.
 - d. Under Site Data, No. 12, provide total building square footage.
 - e. Under Site Data, No. 13, provide building square footages and number of stories.
4. On the ESC Phase I Plan and Tree Protection Plan, Sheet C03:
 - a. Provide a protective barrier compliant with Sec. 24-5313.D adjacent to tree preservation areas. Include an associated detail.
 - b. Show a construction trailer location which appears to setbacks, unless a temporary use permit application and fee for review is preferred to be submitted after construction plan approval (this would be required in addition to the building permit submittal – addressing it with the construction plan is the better option where possible).
5. On the Site Plan, Sheet C04:
 - a. Provide or indicate method of trash pickup. If a dumpster is proposed, show enclosure location on layout and provide screening details.
 - b. Label Hungary Road as a Major Collector.
 - c. Label 40' setback along Hungary Road.
 - d. Provide a minimum of three (3) bicycle parking spaces per Sec. 5122.
 - e. Show minimum distance from any condominium to the nearest single-family residential lot across Hungary Springs Road. If less than 150' feet in distance, maximum building height standards of Sec. 24-5604 apply.
 - f. Steps may not extend more than 10' feet into any required yard or within 10' feet of a required street side yard per Sec. 24-8308. Please revise the proposed step locations accordingly.
6. Include details of proffered amenities.
7. Omit conceptual landscape plans in future submissions of construction plans and submit separately.
8. On the Conceptual Landscape Plan, Sheet L01:
 - a. Provide evergreen shrubs to screen proposed parking area closest to parcel 768-760-9151. Provide evidence that Dominion Energy will allow shrubs underneath existing overhead lines prior to landscape plan approval.
 - b. Screen off-street parking areas adjacent to Hungary Springs per Sec. 24-5603.B.
 - c. Include typical building footprint which shows required foundation plantings per Sec. 24-5309.
 - d. Include open space requirement calculations per Sec. 24-5203.
 - e. Per Sec. 24-4306(C)(3), any junction boxes must be screened from all property lines with landscaping or approved fencing.
9. On the Lighting Plan, Sheet L04:
 - a. Include footcandle average for parking lots and pedestrian pathways per Sec. 24-5503.
 - b. Include a note stating all proposed fixtures shall be full cut-off and zero tilt fixture types.
10. See additional comments (attached) from other review agencies.

Justin Fournier, P.E.
November 7, 2022
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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, November 10th at 9:00 a.m. Revised plans and a written response to **bolded comments** must be received by COB Monday, November 14th to allow for sufficient review time for the case to be placed on the November 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,

A handwritten signature in cursive script, reading "Spencer A. Norman", followed by a horizontal line.

Spencer A. Norman
County Planner

pc: Artie McGurn