



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 31, 2023

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

Monte Lewis, P.E.
E.D. Lewis and Associates, P.C.
2116 Spencer Road
Richmond, VA 23230

RE: POD2023-00284
Libbie Mill Midtown Condo Buildings 12-
14
POD Initial plan review

Sir:

The Planning Department has reviewed the above-referenced plans received July 10, 2023, and has the following comments. A mark up of plans has been included for reference:

Revise the following and provide plans no later than close of business on Thursday, August 10, 2023 for a positive recommendation to the Director of Planning:

- 1) Add a stop bar and stop sign at the exit from the residential lot to the library lot as shown on the mark up plan.
- 2) Omit the sidewalk segment along the eastern edge of building 14 and revert to foundation and plant strip landscaping. Add screen wall from building corner along side of parking space as shown on the mark up plan.
- 3) Add a screen wall from the back edge of building 12 along the parking space side as shown on the mark up.
- 4) Realign the path in the green space away from the site edge as shown in the mark up.
- 5) Lighting Plan:
 - a. Lighting levels in the rear parking lot are quite a bit higher than the recommended average. What is the average illumination for just that back lot? This area should average closer to 3 footcandles with a minimum illumination of 1 footcandle readings in parking spaces. It should be possible to reduce the number of fixtures by as much as half.
 - b. Provide the spot photometric readings along the sidewalk south of building 13.

Address the following with subsequent plan reviews (construction plans):

- 6) Add a label "surface" to the 556 harps parking spaces in the parking chart column.
- 7) Update label in the upper right margin of the cover sheet to POD2023-00284.
- 8) Add the tree protection tape detail graphic showing install at drip line of tree. Evaluate if delineation of tree protection on sheet EC-1 and 2 accounts for this install in tandem with the super silt fence specified.
- 9) Verify if gas service is actually intended for all three of the proposed buildings. Omit gas meter houses if no longer applicable.

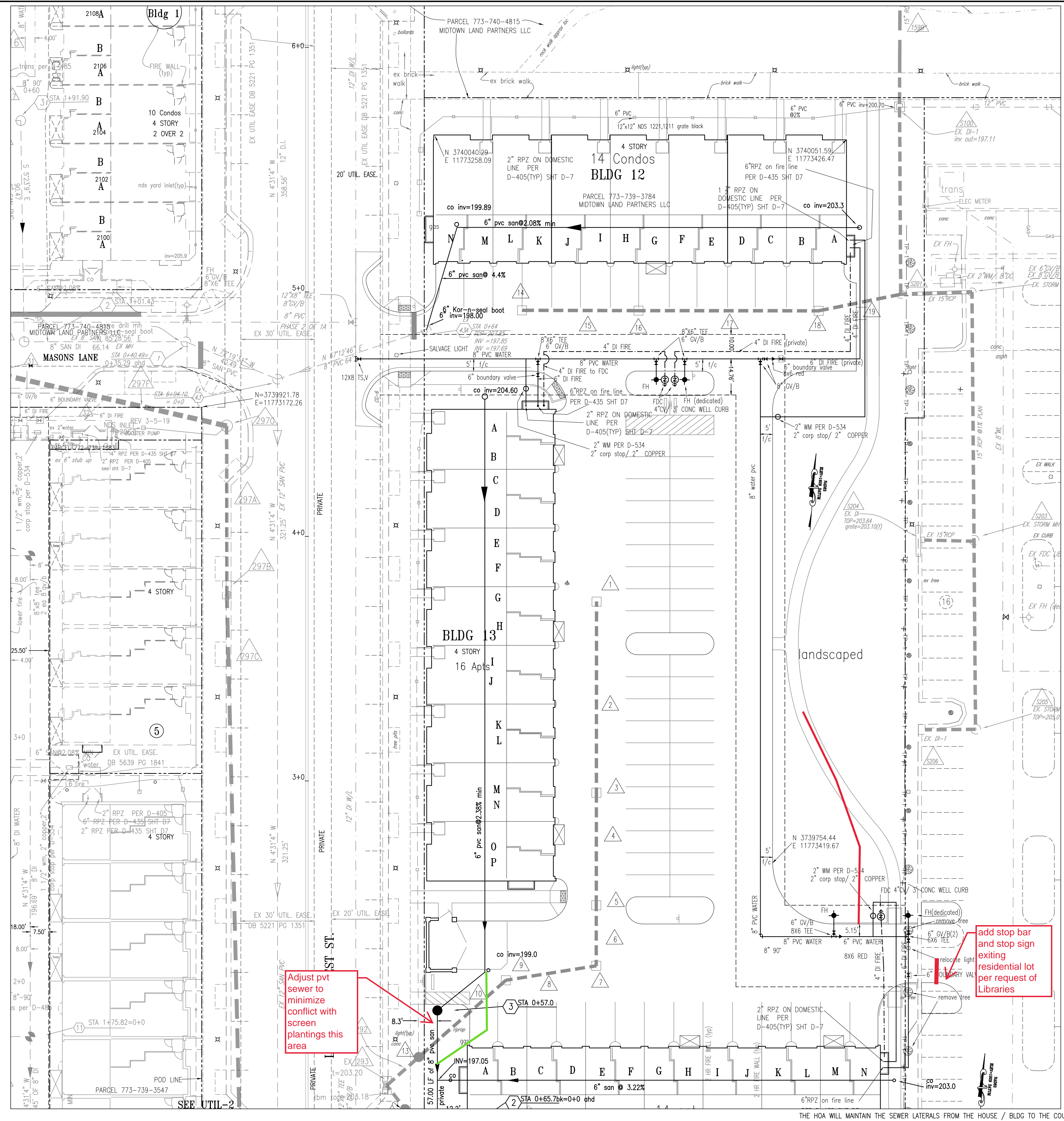
- 10) See mark up of site plan – adjust route of private sewer to avoid the plant area adjacent to the accessible parking space northwest of building 14 at rear of building.

The above comments may be revised based upon discussions at the staff developer, scheduled for Thursday, August 3, at 11:00 a.m. via Teams (invitation has been sent). You may contact me at 501-7175 or cra094@henrico.us if you need additional information prior to the meeting.

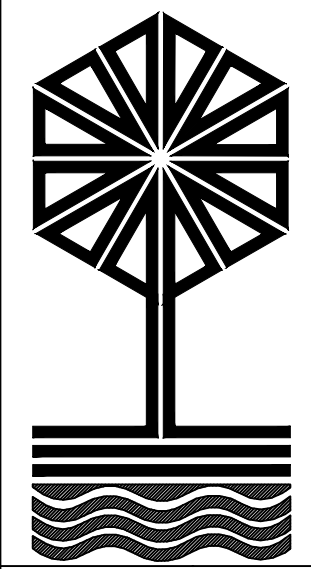
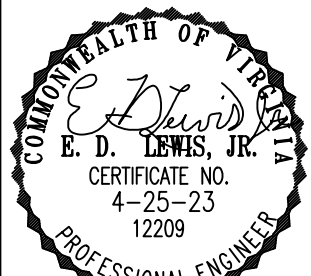
Sincerely,

Aimee B. Crady, AICP
County Planner

Pc. Midtown Land Partners, LLC
Cite Design

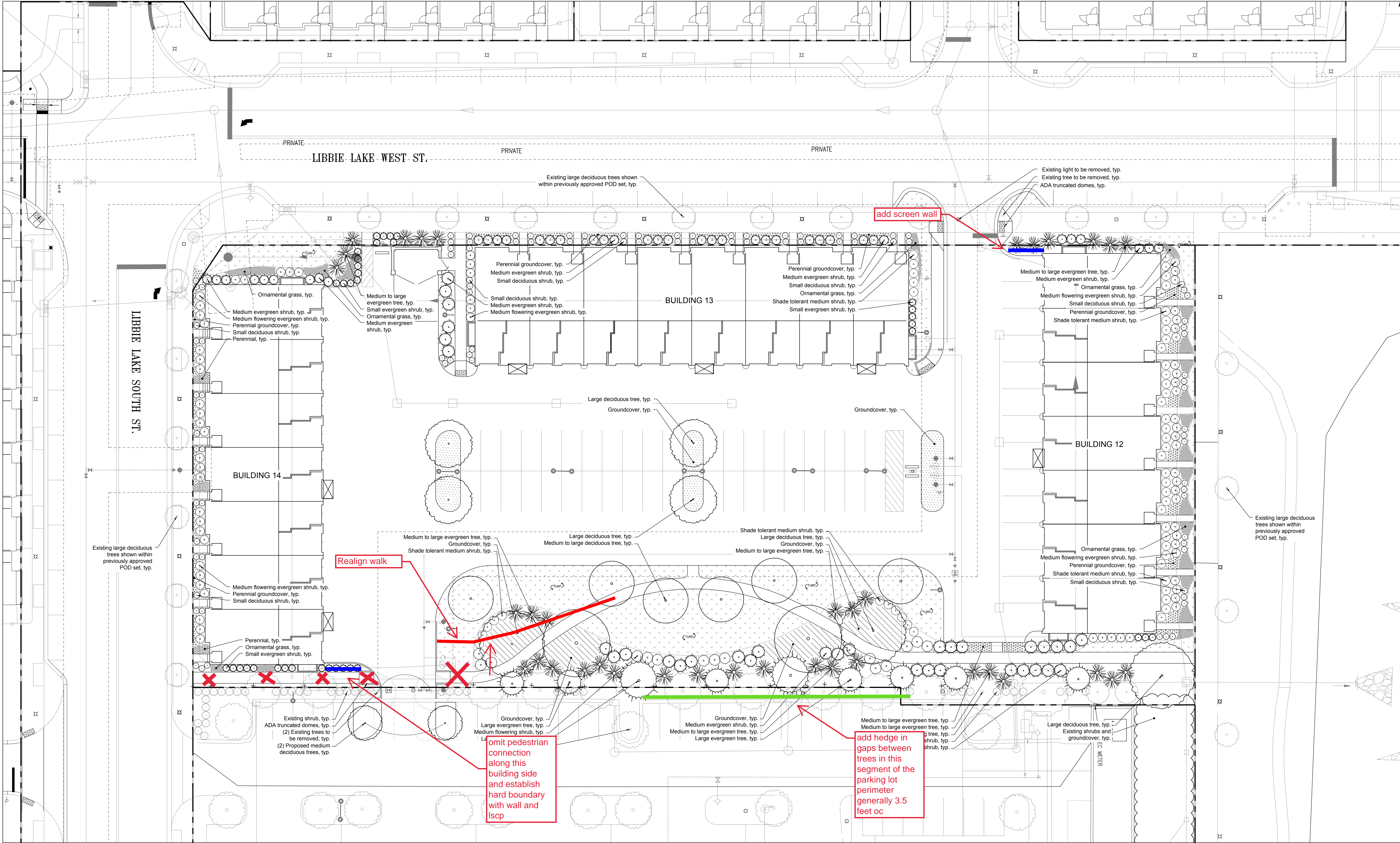


POD2022-00006



JN 21229-7

E.D. Consulting Engineers · Land Surveyors & Planners
LEWIS & ASSOCIATE
2116 Spencer Road · Richmond, VA 23230



Required Canopy (15% of total site SF) = 6,443 SF (see COVER)

Existing Small Deciduous Trees = 5 x 150 SF x 1.25 credit = 937.5 SF

Proposed Large Deciduous/Evergreen Trees = 18 x 250 SF = 4,500 SF

Proposed Small Deciduous/Evergreen Trees = 7 x 150 SF = 1,050 SF

Total Provided Canopy = 6,487.50 SF

Project: Libbie Mill Midtown - Pad 7 Apartments	Landscape Plan	
	DATE:	06.28.2023
Location: HENRICO, VA	REVISION DESCRIPTION	
	DATE:	
URBAN DESIGN	TOWN PLANNING	
	LANDSCAPE ARCHITECTURE	

Scale
1" = 20'

Sheet #
L100

CITE DESIGN