

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 22, 2023

Symphony Development Partners, LLC
Nick Wessels
1701 Mercy Health Place
Cincinnati, OH 45237

Kimley-Horn and Associates Inc.
David Ellington, P.E.
2035 Maywill St, Suite 200
Richmond, VA 23230

RE: POD2023-00293
Mercy Health Urgent Care at Laburnum
Center Office Park
Construction Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received September 6, 2023, and has the following comments:

1. Architectural plans were not submitted. Please include them in future submissions.
2. *Cover Sheet*
 - a. The title needs to be corrected from "Canter" to "Center."
 - b. The title in the margin should be the same as the title block.
 - c. *#11A # Spaces Required* is listed as 18 and should be corrected to 17.
 - d. *#15 Tree Canopy Calculations* list the Total Canopy provided as 1,406. On the Landscape plan it lists 1,456. From the calculations 1,456sf appears to be the correct number.
3. *CD-101* Tree protection for the tree along the northern property line is not shown. Show delineation on E & S plans, demolition plans along with details of chosen method of protection.
4. *CS-101*
 - a. Label existing and new light poles.
 - b. The eastern row of parking is labeled as 11 spaces. Revise to reflect 10 spaces. Is the concrete pad necessary since you will be using cans instead of a dumpster?
5. *CS-501* Trash Enclosure details are not clear, and dimensions are missing. Include elevation view and dimensions.
6. *Lighting Plan*
 - a. Lighting Pole details are missing.
 - b. For each of the specific site features listed in Table 5503A: Average Illuminance (Minimum and Maximum), lighting must be provided to create the average horizontal illuminance values between the minimum and maximum levels listed when the area is in use.
 - i. Pedestrian pathways: Minimum/Maximum Footcandles 1/3
 - ii. Surface parking lot, including refuse collection areas: Minimum/Maximum Footcandles 1/3

7. *Landscape Plan* (The landscape plan is not part of this review. The following is for informational purposes of future submissions of the landscape plan. Remove from subsequent submittals and sheet index.)
- a. Foundations Plantings Requirements will be rounded up to 12. ($56/10=5.6*2=11.2$ (12))
 - b. To minimize the spread of disease and insect infestation in a plant species, the following genus diversity requirements apply to trees required to be planted on a site: If fewer than 20 trees are required to be planted on a site, no more than 70 percent of the required trees must be of a single genus. (24-5304.B(1))
 - c. Along the perimeter of a parking lot that abuts a public right-of-way, a continuous landscape strip no less than ten feet in width between the parking lot and the property line. Within the landscape strip, evergreen shrubs at least 24 inches in height when planted and with a mature height of at least 36 inches must be planted three and one-half feet on center, except where a greater distance is necessary to accommodate trees. Along every 100 feet, there must be three trees planted, with a minimum of one tree in each landscape strip. The remainder of the landscape strip must contain groundcover, turf, trees, or shrubs, or be mulched. When easements conflict, provide alternate location to compensate. (24-5312.B(1))
 - d. Along the perimeter of a parking lot does not abut a public right-of-way, a continuous landscape strip no less than six feet in width between the parking lot and the property line. Within the landscape strip, evergreen shrubs at least 24 inches in height when planted and with a mature height of at least 36 inches must be planted three and one-half feet on center, except where a greater distance is necessary to accommodate trees. Along every 100 feet, there must be two trees planted, with a minimum of one tree in each landscape strip. The remainder of the landscape strip must contain groundcover, turf, trees, or shrubs, or be mulched. (24-5312.C(1))
8. Additional comments may be necessary pending comments from other agencies.

Due to the outstanding comments that must be addressed, additional construction plans are required to be submitted for review prior to submission of final plans for signature. Please submit 9 sets of construction plans, a written response to all review comments, and the POD and Site Plan Plans for Signature Application to the Permit Center.

Should you have any questions concerning the Planning comments or need additional information, please contact me at 804-501-4646 and rig020@henrico.us.

Sincerely,



R. Todd Rigler
County Planner

pc: Stuart V. Grandis, Trustee