



R.J. Emerson, Jr., AICP  
Director of Planning  
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COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

March 9, 2020

Mr. Daniel Caskie, P.E.  
Bay Companies Inc.  
8500 Bell Creek Rd.  
Mechanicsville, VA 23116

RE: ReTreat at One  
POD2020-00066  
POD and Lighting Plan Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted February 20, 2020 and has the following comments:

The Planning Department cannot recommend approval of the POD until the items in comment 2 and the lighting plan are addressed.

1. Please provide the POD number in the RE on the upper right-hand side of the plan so it can be read when rolled. Another number will be assigned at construction plan submittal and that will also need to be added.
2. The overall master plan submitted with the POD does not correspond to the approved conditional subdivision and will need to be addressed prior to going to Planning Commission with a POD. Get the
  - a. The subdivision approval on January 22, 2020 only contained 208 lots and 256 are proposed now.
  - b. Section 1, as proposed replaces 58 condo units at the southern most area with 20 townhouse units.
  - c. A new 2 story unit, that staff considers a townhouse, as they are located on 20' wide lots, where 32-foot-wide lot villas were approved on the Conditional. These 20', 2 story townhouses were never shown or discussed during rezoning and do not match the proffered elevations as a villa. See proffer 5 of REZ2019-00025.
  - d. The villas as shown on the conditional and proffered plan adjacent to Brookwood Glen must remain villas and cannot be switch with the 2 story townhome.
  - e. Proffer 3 of REZ2019-00025 limit the number of townhomes to 210. 222 are proposed on the revised POD overall layout plan.

- f. A parking lot is shown next to Brookwood Glen subdivision where the proffered plan and approved conditional showed villas.
3. Per proffer 15, upon request of the County...the concept road will be constructed with 4 lanes to public road standards, to its ultimate width from Brook Road east past Telegraph Road to the first crossing within the property, as shown on the concept plan.
4. The plan only indicated that 27 acres is proposed for the POD but the whole 65-acre site is shown to be cleared and graded. Clarify that on the coversheet.
  - a. Staff does approve of the area adjacent to Brookwood Glen (Section 3) to be cleared and graded until that section is permitted.
    - i. Phase I E&S for the Section 3 area is missing from the plans.
  - b. Show the setback between the property line and the limits of clearing on sheets C4 and C6.
    - i. Show tree save along the edge of clearing and provide the tree save details within the plan.
  - c. On sheet, C4, C5 & C10, why is clearing and grading shown to I-95 when the proffered layout plan shows tree save? Revise as necessary.
5. There is an additional 15' MTP additional yard setback adjacent to I-95.
6. On the condo portions, show and label the required site setbacks. 35' front, 25/50 sides and 30 rear. The label can say 25'req'd/ 32' provided.
7. Show the setbacks for each block to the nearest phase lines. Blocks E1 and F1 do not meet the 10' townhouse block setback.
8. The owner will need to quitclaim/vacate their interest in Phaups Lane prior to recordation of any plats. Provide the deed book and page number to staff when completed.
9. The villa's layout needs to correspond to the proffered elevations that shows the garages in the middle with the entry doors to the side, especially at landscape plan review.
10. Provide the total number of units for each type. The current proffers limit the total unit count to 496 dwellings.
11. Provide the following acreage information for site data note 5: 1) Acreage for condo area and density calculations that show that 2,000 sqft is provided per family exclusive of wet ponds.
  - a. For tree canopy calculations, Only easements that are not under pavement in this section can be credited towards tree canopy calculations.
  - b. The tree canopy requirement in R-6 is 15%, Provide calculations as necessary.
  - c. For site data note 10E, 5,737 sqft of canopy is provided but no interior parking lot landscaping is shown on the schematic landscape plan.
12. For site data note 10, break out the parking on the coversheet out between lot and unit parking.
  - a. Staff counts 116 garage spaces and 164 lot spaces for a total of 276 parking spaces.
  - b. Correct site data notes 10C, E, and 13 as necessary.
  - c. Staff couldn't locate accessible parking as stated in site data note 10D.
13. Provide the necessary calculations to show that 0.95 acre of passive and active recreation is provided on the property.

- a. The clubhouse will need to provide a kitchen indoor/outdoor lounging area, a fitness facility and a great room that can be reserved by residents. Please provide a building floor plan that meets the requirements.
  - b. The tot lot fencing equipment details will need to be provided in the construction plans.
14. Provide the necessary calculations/ graphics to show that the submitted calculations meet the minimum brick/ stone percentage per proffers for each dwelling type.
  15. Provide the mail kiosk location(s) and details.
  16. Put the typical townhouse lot detail on one of the layout sheets.
  17. On sheet C41, where is the noise barrier fence proposed?
  18. The ingress/ egress easement to the DMV parcel will need to be amended to only apply to the strip of land between the R-O-W and the property line prior to recordation of the subdivision plat.
  19. Clarify/ provide details as to how contractor will “maintain uninterrupted access during construction activities to DMV site”
  20. The fountain compressor location needs to be shown on the landscaping plan and screened by landscaping
  21. Additional comments pending submission of a revised plan.

#### Lighting Plan

1. Provide pedestrian lighting for all sidewalks adjacent to rights-of-way.
2. The quantity of lights is switched between the lot lights and site lights.
3. Provide clarification for the 2 different poles that are required. Height is not given for area lighting and townhouse/condo yard lighting.
4. Staff could not locate the light fixture proposed for the yard lights.
5. Please hardwire the lot lights so they cannot be turned off by the tenant.

#### \*Sales Trailer\*

1. A temporary sales trailer, if desired, will require a Conditional Use Permit approved by the Board of Zoning Appeals.

Please address these comments and the comments from the other review agencies, bring the plan into conformance with the proffers and the conditionally approved plans and submit 14 sets of plans for Planning Commission review. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

CC: Hunter Taylor – SM Richmond, LLC