



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

January 31, 2021

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

RE: ReTreat at One, Section 2  
POD2021-00011 & SUB2021-0004  
POD, Lighting Plan & Plat  
Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted January 11, 2021 and has the following comments:

1. The 2 story elevations were not submitted at time of rezoning and the elevations submitted do not correspond to the proffered elevations in style (shutters, individual stoop covers, bay windows) and need to be revised so they do prior to staff recommending approval of them.
2. 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.
3. For site data note 5, show the info for each condo block meets the density requirement?
4. In site data note 8, please reference the subdivision. SUB2020-00026.
5. In site data note 8A add POD2020-00066/00228.
6. On site data note 12B, reference 2 story units. Also break out the villas from the townhouses as that's how they are referenced in the proffers.
7. Please put the condo setback table on page C18 on sheet C17.
8. Staff has counted the surface parking lot a couple of time and come up with 178 spaces. Correct the plan or staff.
9. Clarify what is to happen with the strip that separates the DMV from the new public road? Staff recommends that that is made an individual parcel so it could be transferred in the future or left out of the HOA maintenance area.
10. Additional comments pending submission of a revised plan.

Subdivision Plat

1. See the plat comments from Real Property and Planning.
2. Public drainage easements are not shown as required.
3. Provide tie lines as necessary for all easements and to locate all proposed blocks on the parcel as necessary.
4. Monument all block corners.
5. Ensure every lot is shown in full on at least 1 page.
6. Provide PB and PG number for any easements within the subdivision that are being recorded in Section 1.
7. The public access easements on Lot 1, Block A1 and Lot 2 Block B-1 can be recorded separately as private easements.
8. It is advised that a technical check is submitted when the construction plans are close to signature.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review with the Plans of Development- Plans for Signature Final Construction Plans. 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: Jeremy Swink – SM Richmond, LLC