



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 5, 2021

Mr. Todd Chalmers, P.E.
Balzer and Associates, Inc.
15871 City View Drive, Suite 200
Midlothian, VA 23113

RE: Drybridge Commons
POD2021-00115
Preliminary POD Plan Comments

Dear Mr. Chalmers:

The Planning Department has completed its review of the referenced plans submitted March 16, 2021 and has the following comments:

1. The number of lots proposed (greater than 50) requires approval of a conditional plan by the Planning Commission prior to a POD submittal being accepted.
<https://henrico.us/pdfs/planning/apps/condsub.pdf>
2. Refer to the POD application checklist for subsequent POD submittal for Planning Commission review and approval, that is found here:
<https://henrico.us/pdfs/planning/apps/pod.pdf>
3. Refer to the Final application checklist for submittal for Department review and approval, that is found here:
<https://henrico.us/pdfs/planning/apps/finsub.pdf>
4. Label the following dimensions as necessary on the plan:
 - a. Provide the distance from the curb line to the right-of way.
 - b. Perimeter landscape strip along private drives.
 - c. Curb and gutter transitions as necessary (ramps, flush curb locations, etc.)
 - d. Deed book and page number of existing easements (utilities, drainage, cross access, etc.)
5. Each submittal will need to have a master plan included delineating the area for review and approval.
6. A pedestrian phasing plan shall be submitted for review and approval as part of the first POD on the property.
7. The round about needs to be added back into the plan per the traffic study.
8. Provide adjacent/ across the street property owner information and zoning on the layout sheets as necessary.
9. Show tree save along the edge of clearing and provide the tree save details within the plan. Staff prefers orange construction safety fence.

10. Show the location and width of the proffered buffers per proffer 3, REZ2020-00015.
 - a. There is a 10' transitional buffer required for R-5AC adjacent to R-3. The 10' buffer can be located within the proffered but must include the quantity of landscaping
 - b. Show location of proffered fencing and provide details with height noted within the construction plans as necessary.
11. Provide a note on the plan that all utilities will be underground.
12. Provide the proffered hours of construction and the 250' buffer area on the land disturbance plan for the restricted hours on Saturday.
13. The rezoning, conditional subdivision approval, the final subdivision approval and POD approval letters will need to be scanned in and added to the plan prior to approval.
14. There is an additional 15' MTP additional yard setback adjacent to Williamsburg Road that can be split between the common area and lots and Dry Bridge Road in the RTHC district.
 - a. There is a 70' rear yard setback from Dry Bridge for lots 35-37 but that can be split within the common area and lots.
15. Show the 8' maintenance easements on the 0-lot line lots as necessary.
16. For the SDF lots provide a chart of lot area and lot width for each lot.
 - a. Provide the amount of road frontage and the lot width at the 25' front yard setback for the lots on the cu-de-sac.
 - b. Show the buildable area with the 20' side yard setback.
17. Show the setbacks for each townhouse block to the nearest phase lines. There is a 10' townhouse block setback from other blocks, common areas, property lines.
18. How does the parking for townhome lots 1-42 work? They could use rear alley access parking accessible off of Fiddle Leaf Drive.
19. Provide the following acreage information for site data notes: 1) Acreage for townhouse area and density calculations that show that 2,000 sqft is provided per family exclusive of inundated areas/ flood plain. Also, need the area for the R-5AC that is not inundated or in flood plain to show that the density does not exceed 6 units an acre.
 - a. For tree canopy calculations, only existing easements that are not under pavement in this section can be credited towards tree canopy calculations.
 - b. The tree canopy requirement in RTHC and R-5AC is 15%, Provide calculations, as necessary.
 - c. Interior parking lot canopy is 5% of the parking spaces.
20. Break out the parking on the coversheet out between lot and unit parking. Provide the number of parking spaces with each row of parking.
 - a. There can be no more than 19 parking spaces in a row without a landscape island.
 - b. Provide the number of townhome garage spaces and number of lot spaces with each section. Each section submitted must meet code.
21. You will need to provide the nature trail construction details and any proffered amenity improvements details (focal point, community park) for that section in the construction plans prior to signature.
22. Provide the necessary calculations/ graphics to show that the submitted calculations meet the minimum brick/ stone percentage per proffers for each dwelling type.

23. Provide the mail kiosk location(s) and details.
24. Put the typical townhouse lot details on one of the layout sheets. See the attached River Mill POD layout sheet examples.
25. Submit schematic landscape plans as required for all proffered landscaping at time of POD.
26. The applicant will need to rezone the floodplain/ special flood hazard area to C-1C prior to POD construction plan approval.
27. Show the locations of proffered entrance features.
 - a. Sign locations/relocations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
28. Additional comments pending submission of a detailed plan.

Lighting Plan

1. The lighting plan can be included with the POD for approval within the construction plan. It would need to be submitted with the POD.
2. Provide pedestrian lighting for all sidewalks adjacent to rights-of-way per the pattern book.
3. Provide specifications for the different height light poles that are proffered, as necessary. Don't forget the individual lot yard lighting.
4. Provide the light fixture details for proposed fixtures. 90-degree concealed source lighting is required except for individual lot lights.
5. Hardwire the individual 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 and submit a conditional plan for Planning Commission approval. After conditional approval, PODs and final plats may be submitted for review. Staff has included a copy of a recorded plat that contains both 0 lot line and townhomes within the same plat and the layout sheets for reference in preparing the POD and plats for this development. Should you have any questions concerning this letter, please contact me at gog@henrico.us or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner