



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 1, 2021

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

RE: ReTreat at One, Section 3
POD2021-00196/ SUB2021-00066
POD, Lighting Plan & Plat
Comments

Dear Mr. Caskie:

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

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 POD approval and the final subdivision approval letters will need to be added when they become available.
3. For site data note 6, remove the B-3 zoning category.
4. In site data note 8, please reference subdivision SUB2020-00026. (Needs an additional 0)
5. In site data note 8A add POD2021-00011/00132
6. In site data note 14, provide total number and type of units approved in sections 1-3?
7. Clarify to staff the area that the 20,000 sqft of tree save of tree save is within non-future construction areas.
8. Is the deck shown on the back of the villas on the ground or 2nd floor?
9. The proffered vinyl fence is shown on the inside of the northern property line. Place the fence on the property line if possible. If not, provide gates within the fence for accessibility of the planted buffer.
 - a. extend the fence to connect into your sound buffer fence or to the rear property line of lot 1 to the east.
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. It is advised that a technical check is submitted when the construction plans are close to signature.

Currently the Department of Public Works Engineering Division cannot recommend approval of the plan as submitted. Planning sends adjacent notice letters out 6/2 for the 6/23 administrative agenda. If the case is not tabled and the plan is not ready for approval, there will be a 100\$ deferral fee. Reports for recommendation are due 6/11. Please determine if the necessary plans and information can be turn in in enough time for review and PW to recommend approval.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review. 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

CC: Jeremy Swink – SM Richmond, LLC