

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



July 2, 2021

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

Second Rusty Acres LLC
c/o Mr. Jones III
2618 E Broad Street
Richmond, VA 23231

Godsey Properties, Inc.,
c/o Dennis Harlow
2354 Charles City Road
Richmond, VA 23231

Bay Companies
c/o Joe Faudale
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: POD# POD2021-00242
Tidemark# POD2021-00242
Taylor Green
Original Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received June 16, 2021, and has the following comments:

1. **For staff to make a positive recommendation to the Planning Commission please address these comments. I will need revised sheets prior to COB July 14, 2021.**
2. C1
3. Provide the Open Space calculation. Should not exceed 40%
4. Provide the Density calculation. Cannot exceed 9 units per acre.
5. C2
6. Please provide something from Mr. Phelps that he agrees with the proposed plan as it alters access to his property.
7. C3
8. Per proffer #8, adjust or remove the following:
9. The optional equipment within the 20' buffer along the western property line.
10. The Silt Fence (SF) line within the 20' buffer.
11. Revise the SF designation with the Super Silt Fence (SSF) designation OR add the designation of Orange Tree Protection fencing at the same location as the SF line.

12. C4

13. Advise how the proffered 10' landscape buffer will be able to be installed along the eastern and southern property line as there appears to be a conflict with proposed drainage structures.

14. Provide the distance from the edge of the (BMP) basin to the western property line, must be greater than 20' as per proffer 8.

15. C6

16. Provide details of the gazebo.

17. Provide details of the pedestrian trail.

18. How will the fence along the western property line be maintained?

19. Revise the extents and labels of the proffered fencing. See sheet attached.

20. Add a note that the pond, if wet, will be aerated.

21. Provide cross walks where sidewalk crosses a drive aisle or a pedestrian trail crosses a drive.

22. Indicate where the HVAC units will be located and how they will be screened.

23. Need typical lot layout for the 3, 4 and 5 unit type.

24. On the various typical lot layouts, please indicate:

25. Width of the driveway to ensure that it meets the 9' width minimum.

26. Minimum interior clear area of the garage will meet or exceed 9' x 18'.

27. L01

28. Add a note or add the sheets that proffer 13 refers to and its exhibits.

29. Update to reflect the various fence locations as per adjustments made to C6.

30. L02

31. Consider adding more 15' tall lights, one adjacent to Block B, one adjacent to Block F and one between Blocks H & I.

32. Elevations

33. Three different versions of the Odessa product were provided, please revise to ensure that all three depict shutters on all sides.

34. Please label and indicate the height to the mid-point of the roof.

35. Add a note to each elevation that all proffers associated with REZ2014-00045 will be complied with when building permits are submitted.

36. The following are required prior to construction plan approval.

37. General

38. All offsite easements must be recorded prior to construction plan approval. This can be a lengthy process, so please plan accordingly. This applies to all sewer, drainage etc., easements.

39. Covenants need to be submitted for review prior to construction plans approval and approved prior to building permit approval.

40. Add a sheet titled "easements and buffers" that will show all proposed public and private easements to be recorded for this site and all required buffers.

41. A joint ingress/egress, access, maintenance easement will need to be recorded providing access to parcel 832-714-3049 from Whiteside Road prior to construction plan approval.

42. C1

43. Replace POD2021-00242 in the upper right-hand corner.

44. Add POD2021-XXXXX adjacent to POD2021-00242. This will be filled later.

45. Add the word "and lighting" in the plan title.

46. C1 - Site Data

47. #1 – The address of the developer on the application is different from the address of the developer on the plans. Please confirm which is correct and update the plans if necessary.

48. #10A – 101.25 rounds up to 102.

49. #12A – Provide the total footprint of ALL buildings.

50. C2

51. Add a note that the B-1 zoning also includes all of parcel 832-714-3049. I know it is in the legal description, but I think it needs to be specifically noted for clarity.

52. C3

53. Why is the CE at Saw Set Lane and not at Whiteside Road?

54. C4

55. Replace the SF along the northern extent of clearing with SSF.

56. C5

57. Provide the distance from the edge of the (BMP) basin to the western property line, must be greater than 20' as per proffer 8.

58. C6

59. Is one CBU proposed mailbox sufficient for the development?

60. Provide a label of the distance from the lot line of Block I to the nearest ROW of Whiteside Road.

61. Add a note that the minimum interior clear area of the garage will meet or exceed 9' x 18'.

62. Add a note that each unit will have a minimum of 1,564 square feet.

63. C26

64. Include the attached letter referenced in proffer #8.

65. See additional Standard Comments (attached) from the Planning Department.

66. See additional comments (attached) from other review agencies.

The comment(s) indicated must be addressed prior to the scheduled Planning Commission meeting on July 28, 2021 to review and potentially approve this proposal. The above comments may be revised based upon review of other agency comments or discussions at the staff developer conference, scheduled for July 8, 2021 at 2pm EST. Revised plans and a written response to review comments must be received by July 14th, 2021, in order to be considered for the agenda. You may contact me at 804-501-5290 or gre31@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Anthony Greulich
County Planner