



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

August 2, 2021

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

RE: Landmark, Section 2  
POD2021-00290/ SUB2021-00098  
POD, Lighting Plan & Plat  
Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted July 8, 2021, and has the following comments:

1. Section 2 of Landmark cannot go forward until Section 1 is submitted and put on an agenda for approval. Both cases can be on the same agenda.
  - a. Currently, there is a lack of access to the proposed section. Traffic normally limits the number of units on 1 point of access to 80 units.
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. Provide the conditional subdivision approval letter in the plans.
  - a. The POD approval and the final subdivision approval letters will need to be added when they become available.
4. For site data note 6, remove the B-3 zoning category as that is not part of this approval area.
5. In site data note 8c, remove the C-3C-07 as its not of this project
6. Add conditional subdivision number to site data note 8G.
7. Change 45 to 50 for site data note 12C
8. For site data note 13, only existing easements that encumber the property can be deducted from the canopy requirement.
9. In site data note 14, provide total number/ type of units approved in section 1.
10. Clarify to staff the area that the 43,233 sqft of existing canopy/ tree save is within non-future construction area.
11. On sheet C2, the wrong property owner and GPIN are provided on the parcel between the 2 R-3C lots and the rear of the townhomes on Old Memorial Drive

12. Lots where the rear yard is clipped are required to provide equitable area in the side yard. See lots 99, 128 & 133
13. Update the proffered hours of construction on the cover sheet to match the proffers.
14. Though it is said to be required as part of the landscape plan, proffer 8 requires the use of decorative pavers and crosswalks at intersections. Please show that detail within the construction plan and layout sheets, as necessary.
15. A four-foot-wide sidewalk is proffered (#35) be installed with a planting strip, a minimum of two (2) feet, between the sidewalk and the curb and shall be installed along the front of all lots.
16. Show the location and construction details for the pedestrian path as shown on the approved conditional plan and the pending pedestrian plan that will be submitted for Section 1. Staff recommends that the path is asphalt to minimize HOA maintenance.
17. The location of the mail kiosk needs to be shown, if proposed with this section. If not, where will it be located (a note would work once we have some idea how the boxes will be spaced out).
18. Per proffer 7, prior to final POD approval, the owner/applicant shall apply to rezone the 100-year flood plain/ special hazard area, as established by Public Works to C-1. Please notify me when this application is submitted so I can keep an eye on it. Plans/ plats may need to be changed as necessary when the rezoning is approved.
19. Architecture Comments:
  - a. Please submit architectural renderings for all proposed units. Staff needs the elevations for the Nassau and Mozart models. Staff has the Odessa elevations
  - b. Interior walls between townhouse units shall be constructed with a combination of building materials and construction techniques to provide a minimum sound Transmission Coefficient (STC) of 54. The owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.
20. Landscape Plan Comments:
  - a. The east/ west connector rows are required to provide a tree every 35' max. and no more than 15' from the edge of R-O-W. Make sure the placement of your easements allow this. The proffers also require a hedge row where the areas aren't a natural buffer.
  - b. Though it is said to be required as part of the landscape plan, proffer 8 requires the use of decorative pavers and crosswalks at intersections. Please show that detail within the construction plan and layout sheets, as necessary.
  - c. All front yards shall be sodded, exclusive of mulched flowerbeds and landscaping. An irrigation system shall be provided in all R-5AC front yards and street side yards on corner lots, and in all townhome front and side yards.

21. Lighting Plan Comments:

Commented [GC1]:

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- a. There is a light pole proposed within a (I think) public drainage easement next to lot 148. I don't know if Public Works will permit that location.
- b. Provide lighting along the east/ west connector road for pedestrian and driver visibility.

22. Additional comments pending submission of a revised plan.

#### Subdivision Plat

1. See the plat comments from the other review agencies.
2. Revise the plat to reflect the approved construction plans for all existing and proposed easements.
3. Provide tie lines as necessary for all easements and to locate all proposed blocks on the parcel, as necessary:
  - a. The 16' easement across the front of block E.
  - b. The 30' easement that cuts thru block E lot 125 and block F, 124.
  - c. The 30' easement that cuts through the rear of Block F.
  - d. The 30' easement that cuts through Block G, lot 120.
  - e. And the rest as necessary
4. Provide PB and PG number for any easements that are being recorded in Section 1.
5. It is advised that a technical check is submitted when the construction plans are approved.
6. Common area B is labeled Common area A on sheet 2.

Section 1 needs to be submitted and approved by the Planning Commission prior to Section 2's approval. Currently the Department of Public Works Engineering and Traffic Divisions cannot recommend approval of the plan as submitted. Neither can Planning as no access is provided to the site. Planning hasn't received comments from Public Utilities yet.

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](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

CC: Godsey Properties – Dennis Harlow  
Salvatore Cargiano