



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 7, 2021

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

RE: Landmark, Section 1
POD2021-00333/ SUB2021-00110
POD & Plat Comments

Dear Mr. Chalmers:

The Planning Department has completed its review of the referenced plans submitted August 6, 2021, and has the following comments:

1. The proffered pedestrian plan was not included with the POD application and still needs to be reviewed by staff.
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. In site data note 8c, remove the C-3C-07 as its not of this project but you do need to provide the applicable rezoning case.
5. Scan in the rezoning approval letter. We do not accept retyped proffers within a plan.
6. Add conditional subdivision number to site data note 8G.
7. For site data note 13B, only the building footprint can be deducted from the canopy requirement. Revise the rest of the calculations as necessary
8. In site data note 14, provide total number/ type of units proposed in section 1.
9. Clarify to staff the area that the 154,711 sqft of existing canopy/ tree save is within non-future construction area.
10. Provide the proffered hours of construction on the cover sheet.
11. Provide a revised layout with the required dimensions and proffered buffers. Staff can't really complete its review until those information/ details are provided.
 - a. There is a required 10' setback from the northern/ side lot line of lot 98, block J that must be met on the POD and the plats.

- b. Relocate the proposed storm water and utility easements from within the rear of lots 82 through 98. The location of the proposed easements would prohibit the future homeowners from installing privacy fences on their lot lines.
 - c. Label the distances between blocks and from the block to the edge of the R-O-W. 10' minimum is required.
 - d. Provide a typical lot layout for the lots showing the 25' setback from the public road, 15' from project drives and a 30' rear yard setback to ensure that the proposed house models will fit.
 - e. 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.
 - f. 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.
 - g. Show the location and construction details for the pedestrian path as shown on the approved conditional plan. Staff recommends that the path is asphalt to minimize HOA maintenance.
12. Provide the distance from the front lot line to the edge of proposed curb for lots 1-24.
- a. Utility/ water easements should be minimized to allow proffered street plantings.
13. Storm drainage pipe 142's easement keeps the property owner from putting a fence on their side/ rear property line and the pipe segment takes up landscape islands with easements adjust as necessary.
14. How does storm segment 130 allow for the proffered trees every 35'. Realign as necessary.
15. 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).
16. 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.
17. Architecture Comments:
- a. 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.
18. Landscape Plan Comments:
- a. A conceptual landscape plan should have been included with the POD application that shows all proffered buffers and a chance to see where the proffers can't be met with the current design

- b. Per proffer 3b requires fences or walls to be approved with the POD for the buffer along Williamsburg Road. Staff cannot locate the detail within the plan set
- c. 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 (proffer 9). It is labeled as 10' on the submitted plan which is the proffered transitional buffer planting 10 (proffer 3d). Make sure the placement of your easements allows the spacing requirement to be met.
 - i. The sidewalks for units 1-9 and 13-24 cannot be located within the proffered buffers and utility easements need to be more specific to the waterline/ meter location
- d. Street trees a minimum of 2.5" at breast height shall be installed on average every 35' along interior streets. This refers to the project access drives.
- e. 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.
- f. All front yards shall be sodded, exclusive of mulched flowerbeds and landscaping. An irrigation system shall be in all townhome front and side yards.

19. Lighting Plan Comments:

- a. Coordinate with the lighting proposed in section 2. Staff advises that the lighting plan is submitted with any revisions necessary to get Planning Commission approval. Lighting cannot be installed until a lighting plan with photometrics, fixture, bulb and pole details are submitted for review and approval.

20. 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.
- 4. Label the 10' & 25' buffers as proffered buffers.
- 5. It is advised that a technical check is submitted when the construction plans are approved.

Planning cannot take the plan forward to the Planning Commission until more dimensions/details and minimum submission requirements are met. Also the comments for Public Works Engineering and Traffic must be revised and resubmitted for review prior to a recommendation of approval. Notices for this section will be put in the mail September 10th and there is a 100\$ deferral fee each month the plans are not ready.

Once you receive Planning Commission 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: Godsey Properties – Dennis Harlow
Salvatore Cargiano