



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 10, 2022

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

RE: Fairways (October 2021 Plan)
Formerly Glenwood
SUB2021-00134
2nd Conditional Plan Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted December 17, 2021, and has the following comments:

1. As previously commented, Staff will need to get an application with the owner of the golf course's name and signature before we can approve the plan. Dan's name is provided under owner of record on the application.
2. The Department of Public Works engineering division cannot recommend approval until a revised plan showing all wet ponds to remain must be in common area or show the pond as to be removed from lots 213 & 214. Comments are pending from DPW engineering, Environmental and Floodplain.
3. The ownership research and necessary legal steps may need to occur for the right to extend Carneal street across Davis/ Holly (depending on plat referenced) will need to take place prior to recordation of that plat section.
4. Provide the table for lot areas and widths in a table in the plan.
5. Show the fall zone for the cell tower and access to it for maintenance.
6. Show the lot width on the plan for all cul-de-sac lots that are between 35'-50' of lot width.
7. Per proffer 4 requires any trees with a minimum caliper of 72" at the time of subdivision review shall be identified on the subdivision plan. The trees need to be shown in the common areas.
8. Staff will need to see the common area amenity details on each section's POD submittal.
 - a. Relabel the walking paths to asphalt for minimum HOA maintenance. Mulch washes away in floodplain, RPA's and in general.
9. If there are going to be wet ponds, include the aeration devise within the POD details.

10. Per proffer 9, the applicant will rezone the floodplain to C-1 prior to recordation of the plat. I recommend that the rezoning case is submitted as soon as the flood plain is determined/ agreed upon.
11. Please provide the proffered hours of construction on the POD coversheet.
12. The lighting plan must be submitted with the POD. See comment 21 for the ordinance section.
13. Due to the proffer that required side/ rear load garages, are any alleys proposed for rear load access? Blocks/ lots 189 -195 and 277-290 would be easy to add an alley.
 - a. Lots will need to be identified that can fit a side/rear load garages as 30% of the homes on both side must be rear/ side load with a 35% overall requirement.
14. Provide the conditional subdivision approval letter in the POD plans.
15. The POD approval and the final subdivision approval letters will need to be added when they become available.
16. Per the new zoning ordinance, the following items will need to be addressed:
 - a. 20% open space is required. See 24-52-4 for qualifying types of open space
17. 15% canopy coverage is required for the site. You can subtract the building footprint, parking in front of the garage, right-of-way dedication and areas underwater.
18. Provide a tree protection plan to identify trees removed and trees protected in accordance with Section 24-5313, and be advised of provisions related to removal, and provision for mitigation if protected trees are removed.
19. Any trees to be removed during construction must be identified with the tree protection and demolition plans. Additional tree removal after approval of the construction plan will be subject to mitigation provisions of Section 24-5313.F, and/or an additional subsequent tree removal permit application, fee, and review to revise the tree protection plan.
 - a. Label the setback for the amenity structures. The setback from the R-O-W is 15' minimum or the height of the structure.
20. Provide the mail kiosk locations and construction details within the plan.
21. A four-foot-wide sidewalk is proffered be installed with a planting strip, a minimum of two (2) feet, between the sidewalk and the curb and shall be installed along at least one side of all public streets within the subdivision. Planning staff recommends both sides of the streets are improved.
22. Show the locations of entrance features, if proposed.
 - a. Sign locations 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.
23. 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.
24. Staff recommends that striped crosswalks are provided at the entrances from Creighton Road and key intersections where sidewalks require the user to cross the street since it is not currently shown on both sides.
25. Landscape Plan Comments:

- a. Proffer 3 requires a 2.5" caliper tree planted along the street or lot adjoining public r-o-w at intervals of not more than 40' on center and every dwelling lot shall have a minimum of 1 such tree planted in the front yard submitted at time of POD.
 - b. Proffer 18 requires all front and side yards shall be sodded and irrigated, exclusive of mulched flowerbeds and a minimum of 30' measured from the rear of the dwelling shall be sodded and irrigated.
 - i. Provide a typical lot layout
 - c. Same proffer requires a 2.5" caliper tree in the front yard of the eastern portion of the development.
 - d. A new zoning ordinance was adopted September 1, 2021, that added native species and plant diversity requirements:
 - i. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide calculation showing this is met.
 - ii. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Provide calculations as necessary
26. County also adopted a new lighting ordinance. See sections 24-5501 thru 24-5507 for the specifics.

Currently the Department of Public Works Engineering cannot recommend approval of the plan as submitted.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plan once you get comments from all review agencies with the miscellaneous subdivision application for resubmittal to obtain preliminary plat approval. 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 – Doug Godsey
Glenwood Golf Club, LLC