



R.J. Emerson, Jr., AICP  
Director of Planning  
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COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

January 10, 2022

Mr. Jon Murry, P.E.  
Timmons  
1001 Boulders Parkway, Suite 300  
Richmond, VA 23225

RE: Ridings at Warner Farm, Phase 2  
POD2021-00548  
Plan of Development Comments

Dear Mr. Murry:

The Planning Department has completed its review of the referenced plans submitted December 13, 2021, and has the following comments:

The following items must be addressed prior to action of this POD:

1. The temporary sediment basin and limits of disturbance must be relocated out of the Long Bridge Road 35-foot proffered buffer.
2. Provide a final grading plan - There is no final grading plan submitted with the POD. staff cannot confirm the necessary limits of clearing and if any of the temporary stormwater basins are proposed to become permanent stormwater management facilities.
3. None of the proffered improvements that are required to be complete by the 200<sup>th</sup> Certificate of Occupancy were submitted. Provide schematic information in order to evaluate the proposed limits of clearing.

Site data note/ cover sheet:

4. Provide the following acreage information for site data notes: 1) Acreage for townhouse area and density calculations that show that 2,000 sqft is provided per family exclusive of inundated areas/ flood plain in the RTHC zoning.
5. For site data note 8 add the conditional approval case numbers for the conditionally approved subdivisions.
6. Correct site data note 10. Proffers require all R-2A units to have a 2-car garage.
7. Provide the greenspace calculations for the parking lots.
8. Provide the canopy coverage calculations for the RTHC and R5AC sections. 15% is required.
9. Provide a note on the plan coversheet that all utilities will be underground.
10. Provide the proffered construction hours on the coversheet.

11. The rezoning, preliminary plat approval, the final subdivision approval and POD approval letters will need to be scanned in and added to the plan prior to approval. The pattern book does not need to be included.
12. Provide typical lot layout for all the different zoning categories and parking options.
13. Provide a table of lot area and width for the R-5C and R-2AC lots.
14. Provide the 8' construction and maintenance easement on the R-5AC lots as necessary
15. Lots on cul-de sacs and have between 35'- <50' of road frontage need to show how the lot width is met on the lot.
  
16. The 35' proffered buffers along Long Bridge and Yahley Mill Roads needs to be labeled as necessary on plan sheets (wherever the project is adjacent to the road, the buffer needs to be labeled.).
  - a. As previously mentioned during the townhome preliminary plat review, the proposed basin area of work on sheet C1.6, C1.07, C2.6 & C 2.7 needs to exclude the 35' proffered buffer from the limits of work. Relocate the tree protection to the inside of the 35' proffered buffer to protect the existing vegetation.
17. Has keeping the Capitol Trail in its current location been discussed with VDOT/ Public Works Traffic? Should the Capitol Trail bike crossing as shown on sheet C3.1 be relocated out of the middle of the road, west to the intersection where it would seem to be safer. That's where any future signalization would be installed.
18. Label the following dimensions as necessary on the plan:
  - i. Curb and gutter transitions as necessary (ramps, flush curb locations, bumpouts etc.)
  - ii. Deed book and page number of existing easements (utilities, drainage, cross access, etc.)
  - iii. Locations of proposed easements.
19. Show tree save along the edge of clearing and provide the tree save details within the plan (*see comment 20*).
  - a. Use orange construction safety fence along the inside edge of the 35' buffer.
20. 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.
  - a. 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.
21. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. If this is not included, a separate temporary use permit application may be required in the future, which can be avoided if addressed with this plan. Staff advises this be shown conceptually in a location that will suit your client to avoid incurring additional cost and delay of construction.
22. Is there a reason the areas to the east and west of the main entrance off Long Bridge Road, in the R-5AC section, are shown to be cleared? Nothing is proposed in those areas that would require them cleared.

23. Proffers require the pool/ site amenities to be built prior to the 200<sup>th</sup> certificate of occupancy. Provide the layout/ construction details and the elevations for the clubhouse. Provide the nature trail locations and construction details (asphalt) and any proffered amenity improvements details (focal point, community park) for the section submitted in the construction plans prior to signature.

24. Provide the mail kiosk location(s) and *construction* details in the plan, and show the site layout for each location

a. Staff recommends that the developer create a shelter that could also be a mail kiosk for kinds to be able to stand under waiting on the bus in inclement weather.

25. What is the strip of common area for on lot 10 Block N?

26. No more than 19 parking spaces in a row are permitted without landscape island in the oval parking area for the eastern townhouses. Update the coversheet as necessary.

27. On sheet 3.8, sidewalk is placed in the middle house segment when it really needs to go to the outer road segments with proper pedestrian crossings/ notices to access the nature trail.

28. Planning Staff cannot support the water/ sewer and stormwater being installed down the middle of the landscape medians in Block G or Block A of the townhomes as the easements would prohibit any landscaping as well as conflicts with the water and sewer connections and future repairs would place the trees at risk.

29. The easements should be under pavement and laid out as not to interfere with the proffered 40' street tree spacing in the verge for the R-5ac and RTHC.

a. Look at drainage pipe around Block H (R-5)

b. Drainage pipe thru Block A lots 36-51 and the pipe in the mew in front of lots 1-15 for the RTH.

c. Block L, Lots 3 & 4, Block M - lots 18-21 in the R5- drainage pipe proposed under planting verge.

d. Block L- Lots 1,2 & 9, Block N Lots 12, 13 & 14 in the R-5 - Drainage pipe under the planting verge.

e. Block O- Lots 11-14, All along the north line of the future amenity area (Belcourt Drive) in the R-5 - Drainage pipe in the verge.

f. Block C - lots 1-6, 10-23 in the RTH - Drainage pipe in the verge.

g. Block B - Lots 47-52 and Block F lots 1-13 in the RTH - drainage pipe in the verge.

30. The easements should be under pavement and laid out as not to interfere with the proffered 50' street tree spacing in the verge for the R-2AC.

a. The proposed drainage structures and easements that are the verge in Block X Lots 1-6 , 9, 10 and common area.

b. Block V - Lots 1 & 2 and the easement for lots 3-5, Block W, lot 1 seen to conflict with the planting verge.

c. Any other future infrastructure/ easement that conflicts with verges needs to be redesigned to the verge must be moved from within it.

31. On the building and layout sheets, it's not clear how much row is being dedicated from the centerline of the road for a total distance.

32. The applicant will need to rezone the floodplain/ special flood hazard area to C-1. Please notify me when this case is submitted so I can keep track of it.
33. Provide the distance for the curb width on the typical road sections on sheet C7.1. so the dimensions are complete'.
34. Staff cannot locate the construction details for the southbound tight turn lane on Yahley Mill Road at Caspian as shown at preliminary plat approval and the improvement phasing plan in the POD.
34. Show the locations of proposed section/ development entrance features. Anything in the row will require a maintenance agreement with the County.
  - a. Sign locations/relocations 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.
35. Additional comments pending submission of a detailed plan.

#### Architectural Elevation Comments

1. No houses for corner key lots or focal point key lots have been designated per the pattern book.
2. The Pine series as submitted doesn't meet the proffered R-2AC minimum finished floor area of 2,200 sqft. It can be in the R-5AC area though.
  - a. Per the pattern book, the Pine front façade needs a window over the front door for symmetry.
3. Some of the building elevations materials are not provided. Please provide a table to what the labels mean.
4. Provide the height from finished grade to mid-point of the roof and the base dimensions on the elevations.
5. Per the pattern book a minimum of 8% of the total side of a rear or side wall is required to be windows and or doors. Provide calculations as necessary
6. All windows should be surrounded by trim board not just the front elevation windows.
7. Windows with out shutters should have more detailed window pediment and sills such as is provided on the Veronia fronts A & B.
  - a. Shutters proposed on windows should be proportional to the window.
8. Decorative garage doors are required on all front load units.
  - a. Staff is not sure what the glass label to the right-hand side of the garage door means.
9. Railing 3-4' tall are recommended for the porches but none are proposed.
10. Provide more detailed information on the columns – They should have articulated bases and capitals, pattern as appropriate for the housing style with 8" minimum recommended.
11. The canopy roof over the entry of some Norris elevations is not as Mid-Atlantic in feel as much as modern. They could be made to reflect the federal style by using a triangular canopy supported by columns.
12. Staff recommends utilizing French or 'normal' doors on the side elevations that face a park or street side.
13. Additional comments pending submittal of revised elevations.

Landscape plan comments:

1. A new zoning ordinance was adopted September 1, 2021, that added native species and plant diversity requirements:
  - a. 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.
  - b. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Also provide calculations as necessary.
2. Why do the 35' proffered buffers planted as if they are going to be cleared on the schematic landscape plan? Or is that to indicate the plantings that will be installed no matter the existing vegetation in the buffer?
3. There is a 6' parking lot/ drive aisle / maneuvering area setback for parking lots as well as peripheral plantings. Label the width.
4. Provide a typical lot layout showing the areas of irrigation and sodding with the minimum shrub and tree requirements for each type of lot
5. The hardscaping for the parks will need to be included in the landscape plan for informational purposes.
6. The landscape plan will need to be removed from the construction plans prior to signature.

Future Lighting Plan Information

1. The County has adopted a new lighting ordinance. Please see 24-5501 of the zoning ordinance prior to preparing the plan.
2. The lighting plan should be submitted at the appropriate time as not to delay any conduit permits.
3. Provide pedestrian lighting for all sidewalks adjacent to drive aisles/roads for pedestrian visibility.
4. Provide specifications for the different height light poles, as necessary. Don't forget the individual lot yard lighting. Yard lot lights should be hardwired so they operate dusk to dawn
5. Provide the light fixture details for proposed fixtures. 90-degree concealed source lighting is required except for individual lot lights. *Code limits light height in residential zoning to 15'.*

Plat Comments

1. There is no A-1 in this part of the subdivision.
2. Provide the 8' construction and maintenance easements for the R-5AC lots.
3. Staff feels that the utility easement in the middle of Sweeny Mill Lane needs to be moved to the street and loop and not interfere with the park improvements and landscaping.
4. Label the widths of the alleys and common area between lots as necessary.
5. Clearly label and tie line the easements on Block M, Lots 11 & 12.
6. Label all tie lines for easements like Block M, lot 3, Block K lot 1, block W lot 25, lots 1-6 block X,

7. What is the 'parcel' on the right of sheet 9?
8. Show the public water and sewer easements as necessary in the areas where the roads are private.
9. Show that the 10' block setback is met for Block E, Lot 1 in the townhomes. Show that the townhouse blocks are 10' away from each other.
10. Show the distance from each townhome block to the nearest point for field staking.

*\*Sales Trailer\**

1. A temporary sales trailer, if desired, will require a Temporary Use Permit approved by the Board of Zoning Appeals.

*\*Construction Trailer\**

1. Must be shown within the POD for approval or will need to obtain a Temporary Use Permit before a building permit for said trailer could be approved

The first 3 comments in the letter requiring temporary sediment basin's limits of work located outside the 35' proffered buffer along Long Bridge Road, submittal of a final grading plan to determine if there are going to be any permeant stormwater basins, and the inclusion of the proffered amenities that are required prior of issuance of the 200<sup>th</sup> certificate of Occupancy are required to be addressed prior to Planning action of the Plan of Development. The applicant should also take this time to adjust the submitted elevations as necessary to meet the pattern book recommendations. Planning Staff has not received comments from Public Works for this plan at this time.

Please address these comments and the comments from the other review agencies and submit 9 sets of revised plans with the Plan of Development application marked resubmittal. Plans for construction plan review may not be submitted until the POD is granted approval. 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: KCA/Camp Hill Investments, LC  
D.R. Horton, Inc.