



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 28, 2022

Mr. Joseph Faudale, P.E.
Bay Companies Inc.
8500 Bell Creek Rd.
Mechanicsville, VA 23116

RE: Fairways, Section 1
POD2022-00050
SUB2022 -00017
POD, Lighting Plan and Plat
Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted February 4, 2022, and has the following comments:

1. Staff needs the following information to complete the review of the plan:
 - a. I need a lighting plan for the pedestrian paths with photometrics. Streetlights are proffered minimum every 400' along Creighton and. see 24-5503 of the ordinance which has the minimum lighting levels for pedestrian paths. I don't remember the bollard details were provided. Streetlights are required to be in concrete.
 - b. Proffer 4 required the 72" trees to be shown at subdivision review. They need to be provided prior to me recommending approval. We also need all 6" caliper trees within the 60' front yard setback from Creighton Road as those will need to be replaced.
 - c. The buildable area has 8' side yards need the 25' side yard labeled. Also, all cul-de-sac lots need to show how the lot width is determined but there are no distances provided on the layout plan to know which are cul-de-sac lots.
 - d. Proffer 3 says that the trees will be planted along the street or row or as submitted at time of POD approval, so those easements need to be minimized before I can recommend approval.
2. Staff just found the lot with plan on a detail sheet in the back of the plans. Lot information should be provided with the rest of the lot layout information.
 - a. Check lot 135. The lot with is past the 25' setback.
3. Provide the correct full proffer for the hours of construction on the coversheet.
4. There is a block Wrought iron style fence in the details. Where is that proposed?
 - a. The white vinyl fence detail is in the plans 2xs.
5. Show the fall zone for the cell tower and access to it for maintenance.

6. 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.
7. If there are going to be wet ponds, include the aeration devise within the POD details.
8. 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.
9. Lots will need to be identified that can fit a side/rear load garages as 30% of the homes on both side of the development must be rear/ side load with a 35% overall requirement. Provide necessary lot calculations with each section.
10. Provide the conditional subdivision approval letter in the POD plans.
11. The POD approval and the final subdivision approval letters will need to be added when they become available.
12. 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
13. 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.
 - a. If saved trees are being credited, the trees/ canopy needs to be shown on the plan.
14. 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.
15. 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.
16. 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.
17. Provide the mail kiosk locations and construction details within the plan.
18. 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.
19. Show the locations of entrance features, if proposed.
20. 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.

21. 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.
22. 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.
23. Landscape Plan Comments:
 - a. Proffer 3 requires a 2.5" caliper tree planted along the street or lot adjoining public row 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. Same proffer requires a 2" caliper tree in the front yard of the eastern portion of the development.
 - c. 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
24. County also adopted a new lighting ordinance. See sections 24-5501 thru 24-5507 for the specifics.
 - a. Proffers require lights along Creighton Road a maximum of every 400'.
 - b. Bollard details were not provided in the lighting plan.

Plat Comments

1. Please see the comments from Planning and Real Estate on the returned plat.
2. Planning cannot grant final to the plat until the Director approves the POD.

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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 site plan 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