



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 3, 2022

Joseph Faudale, P.E.
HG Design Studio
5701 Grove Ave.
Richmond, VA 23226

RE: ReTreat at One, Section 5
POD2022-00123
SUB2022-000001
POD, landscaping, Lighting & Plat
Comments

Dear Mr. Faudale:

The Planning Department has completed its review of the referenced plans submitted March 11, 2022, and has the following comments:

POD Plan Comments

1. 20% open space is required and only 75% of the basin area can be credited towards the open space requirement. The improvement of the basin as an amenity Provide this calculation and improvement details prior to staff's recommendation of approval.
 - a. Public Works Traffic and Engineering are also not recommending approval.
2. The Applicant will need to get with Real property to determine if the County has any interest in the street on the plat of Garden City West Section D to determine if the roads need to be vacated by the Board of Supervisors prior to construction plan approval so that information can be documented within the plans.
3. The final subdivision approval and POD approval letters will need to be scanned in and added to the POD plan prior to approval.
4. 20% open space is required and only 75% of the basin area can be credited towards the open space requirement. Provide this calculation prior to Staff's recommendation.
 - a. For future reference, each residential lot must be located within 1/2 mile of a required open space.
5. The 17,000 sqft of tree save is not provided on this section and cannot be credited towards the canopy requirement.
6. Add REZ2020-00016 to site data note 8C and make sure the rezoning approval letter is included in the construction plan.
7. The subdivision number is not included in 8D.

8. The proposed common areas around lots 66 & 71 are strange considering they are not being utilized for easements. Consider widening lots 67-69 to the proposed drainage inlet move structure 553 into the common area to remove the easement off lot 65. Lot 66's back line could be taken to the drainage structure and the side yard taken to the road and provide a 25' street side yard setback.
 - a. Extend lot 71 to the north and west to the property lines or somehow use the common area for proposed drainage structures. That common area is not an amenity for residents which is the point of the open space requirement.
9. Can structured 592 and 593 be placed within the common area as not to encumber lots 49-54 as much?
10. Has the applicant considered seeking vacation of part of Aberdeen Street unimproved so it would be split between the current property owners and included within the subdivision for extra landscaped buffer? Just a thought...no pressure or requirement.
11. For all future submittals, please remove dwellings from within the plans. Just show buildable areas/ setbacks. If you need to show a lot with a dwelling on it, please provide a typical.
12. Provide the mail kiosk accessibility detail construction details within the plan.
13. Show the 25' no ingress egress easement and the 35' transitional buffer from I-95.
14. Label show the basin's 25' setback from the right-of-way.
15. Label the material for the driveway and label the width. 18' x 18' minimum exclusive of sidewalk is required.
 - a. The side yards are 8' for 'regular' lots or 16' for 0 Lot lines
16. 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.
17. Provide the density calculations on the coversheet after r-o-w dedication and the wet pond area removed
18. Per Section 24-5313 A 1 & 2 of the Zoning Ordinance, healthy trees 6" or greater located within any minimum required yard abutting a street right-of-way are protected trees.
 - a. The street right of way is considered the frontage along Scott Road
 - i. Every 6" tree removed will be replaced with 10" caliper at 4" minimum caliper.
 - ii. A bond for the replacement trees will be held for a year and released once all dead and missing material is replaced.
 - b. 24-5313 F outlines the replacement and mitigation of protected trees.
19. 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.
20. 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. On Sheet C35, provide the height of the proposed wooden sound buffer/ fence.

23. Additional comments pending submission of a detailed plan.

Landscape Plan Comments

1. Show the 35' transitional buffer from I-95.
2. Proposed and existing trees can count towards the 15% requirement, but the saved tree area will need to be shown on the plan.
3. Per the code, if 20 or more trees are required to be planted on a site, no more than 35% of the required trees can be of a single genus.
4. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
5. 6' Peripheral parking lot landscape strip is required at 2 trees per 100' linear feet or fraction thereof with a hedgerow per the zoning ordinance.

Lighting Plan Comments

1. Staff cannot recommend approval of the lighting plan as submitted
 - a. Provide lighting along Scott Road
 - b. Under the new code, parking lot lighting require an average between 3 and 6 footcandles.

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.

Planning cannot recommend approval of the plan until the open space requirement calculations are provided and Traffic cannot recommend approval of the plan until adequate r-o-w and other adjustments have been shown a revised plan.

Please address these comments and the comments from the other review agencies and submit 14 sets of construction plans with the Plans of Development - Plans for signature application. Subdivision plats should be submitted for a technical check once POD construction plans have been approved. Should you have any questions concerning this letter, please contact me at gog@henrico.us or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP

J. Faudale, P.E.
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County Planner

Cc: Stanley Morgan - Jeremy Swink