



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 2, 2022

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

RE: ReTreat at One, Section 4  
POD2022-00190  
SUB2022-00060  
POD, Landscaping, Lighting & Plat  
Comments

Dear Mr. Faudale:

The Planning Department has completed its review of the referenced plans submitted April 8, 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.
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% usable open space is required. Landscaping buffers can be credited towards the open space.
5. The preliminary approved subdivision number is not included in 8D.
6. For site data note 10, it indicates that 196 parking spaces are required for this section but just below, it says 189 paces are provided. Correct as necessary.
  - a. Note 10C says 100 lot spaces are provided. 15 of the units have 2 spaces (30 spaces) and the remaining 78 units have 1 car space each for a total of 108 spaces.
  - b. The same note says that there are 79 common parking spaces, but 88 spaces are required. Adjust the plan as necessary.
7. Provide the mail kiosk accessibility detail construction details within the plan.

8. Show the 35' transitional buffer from I-95 and the provided 10' landscape strip adjacent to the Lundy parcel) on all sheets as necessary (C4 specifically)
9. Provide the density calculations on the coversheet after r-o-w dedication and the wet pond area removed
10. 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.
11. Show the location of a temporary/ work trailer on the E&S plan. If not approved with the POD, it will require a CUP from the BZA.
12. On Sheet C35, provide the height of the proposed wooden sound buffer/ fence.
13. Additional comments pending submission of a revised plan.

#### Landscape Plan Comments

1. Proposed and existing trees can count towards the 15% requirement, but the saved tree area will need to be shown on the plan.
2. 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.
3. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
4. 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

- a. Staff cannot recommend approval of the lighting plan as submitted. In 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 adequate parking is provided.

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](mailto:gog@henrico.us) or 804-501-5159.

J. Faudale, P.E.  
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Sincerely,

Christina L. Goggin, AICP  
County Planner

Cc: Stanley Morgan – Jeremy Swink