

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

May 9, 2022

Legacy-Sadler Investments, LLC
c/o Cindy Weinstock
4130 Innslake Drive
Glen Allen, VA 23060

Townes Site Engineering
c/o Drew Ward, P.E.
1 Park W Circle, Suite 106
Midlothian, VA 23114

RE: POD2022-00192
SUB2022-00062
Sadler Crest
Site Plan (w/Notice)
Final Subdivision
Original Plan Review Comments

Sir/Madame:

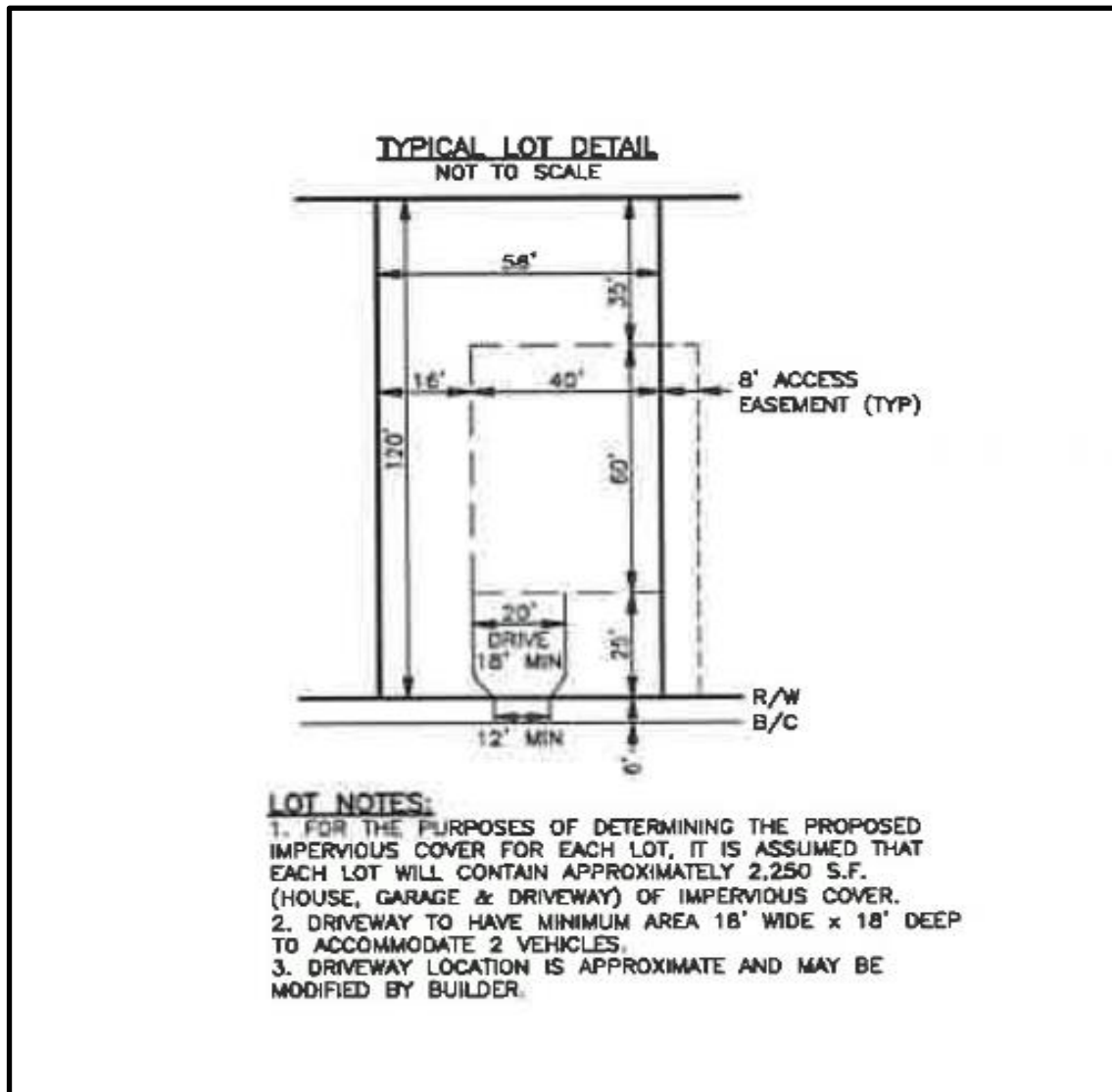
The Planning Department has completed its review of the above-referenced plans, April 13, 2022 and has the following comments:

❖ Comments Section 1

❖ Site Plan Approval: The following items must be addressed prior to approval of the plan:

- The plan is proposing work on land that is currently owned by the Virginia Department of Transportation.
 - Please provide an application with their signature acknowledging that they are in agreement with the proposed. OR
 - Re-design the construction plans and the plat to *not* show any work on the land owned by the Virginia Department of Transportation.
- Lot 11 and 12 appear to have lots lines and property lines in the wrong places. Please update.
- The lot width is not calculated / depicted correctly as per Code. Refer to Section 24-8302, see attached as reference. Lots 10, 11, 12, 16 and 19 are not correct.
- The lot width for lot 19 needs to be adjusted for it to meet the required 60' lot width. See attached as a possible solution.
- The setback from floodplain needs to be shown on lot 19. This setback is in addition to the ZONING setback.
- How is the proffered 25' Transitional Buffer along Sadler Road to be achieved as the Sight Distance easement and the sewer easement largely consumes this area?
- The orientation of lots 23 and 24 need to be adjusted so that the rear of both lots backs up to Sadler Road. Due to the restrictions placed on plantings within the designated buffer area it is a better design to have the rear yards against what remains of the buffer than the side of one lot.

- There are numerous design issues with the currently proposed zero lot line design. Staff suggests switching to a Traditional R-5AC design. The number of lots should be the same as the required 16' side yard on one side and 0' side yard on the other side, for a zero lot line home is now split into 8' on one side and 8' on the other. All other setbacks are the same. The proffers do not dictate that the design must be a zero lot line development.
 - IF this option is not chosen, then the following comments must be addressed:
 - The 8' access easement cannot also be within Common Area.
 - The 8' access easement cannot be in the rear yard of a lot i.e. lots 14 and 15.
 - The 8' access easement needs to be "flipped" so that it is located within the already proposed 16' utility easement. This applies to lots 7 and 8 and 13 and 14 and 16 and 17.
 - Add a note to the layout and buildable area sheets stating that fences are not permitted within any 8' access easement.
 - Add a note to the layout and buildable area sheets stating that fences abutting any 8' access easement must have a gate allowing access to this 8' access easement that is at least 6' wide.
 - Identify the location of the gang box mail facility.
 - Provide a *typical lot detail* similar to the below example. This is needed for a lot in the middle of a row of lots i.e. lot 6 and also for a corner lot i.e. lot 15 and for a lot abutting common area, i.e. lot 1.
 - It will also need to contain similar lot notes and also address the landscaping requirements conceptually.
 - Revised plans to address these, and any other comments from other agencies affecting their ability to recommend approval of the plans to the Director of Planning, must be received by May 26, 2022 if not earlier. This includes the comments from Public Works Engineering, Public Works Environmental and Public Works Traffic.
 - We do not have comments from VDOT. They may impact the recommendation of staff towards the Director of Planning.
- ❖ Planning Department Comments – The following Planning comments must be addressed prior to final approval of construction plans. They should be examined now in case they present a problem addressing with the future submittal:
- Add a table of area similar to the lot width table.
 - Per Code, all of these lots are considered Block A.
 - Ensure that the proper and adequate measures and approvals are obtained for the capping of any wells and the removal of any septic areas, including review and approval by the Virginia Department of Health. Approval of these measures will need to be provided to staff for the file.
 - Identify future construction trailer(s) location.
 - Ensure that coordination between staff and Public Works Capital Projects occurs. They are two separate Divisions of Public Works and as such the applicant is responsible for the coordination.
 - Staff will complete a more thorough review of the plan once the comments in Section 1 are addressed and a new design and layout is proposed.
- ❖ See additional comments from other review agencies.



For Planning comments on the submitted plat, see attached marked up plats. The lot layout design and type of product proposed should be worked out prior to re-submitting the subdivision plat.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **Thursday, May 12th and 2pm EST.**

Revised plans and a written response to review comments must be received by **May 26, 2022**, in order to be considered prior to preparation of the June Director's agenda.

You may contact me at gre31@henrico.us or 804-501-5290 if you need any additional information regarding my comments.

Sincerely,

Anthony Greulich
County Planner