



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 25, 2022

Mr. Bradley Sherman
Balzer and Associates
15871 City View Drive, Suite 200
Midlothian, VA 23113

RE: Darbytown Townhouses
POD2020-00372
Preliminary Plan Comments

Dear Mr. Sherman:

The Planning Department has completed its review of the referenced plans submitted July 1, 2022, and has the following comments:

1. The next step would be final submission of construction plans and plats.
 - a. Subdivisions don't require conditional approval anymore unless its 50 lots or more
2. Show the individual lots with setbacks noted.
 - a. The front setback from the sidewalk is 15' and a 10' side yard is required at ends of blocks. 30' rear yard is required.
 - b. 10' common area is required between the blocks and property lines.
 - c. What are the bump outs behind the units? They may also need to meet the setback.
3. Provide the Final subdivision approval letter within the plan when it becomes available
4. There is a 15% tree canopy requirement.
5. There is a 20% open space requirement. Buffers and tot lots but not parking lot landscape islands count towards the requirement.
6. There is a 10' transitional buffer per the new code along Darbytown Road per multifamily compatibility standards.
7. The new parking requirement is 2 spaces per unit.
8. All HVAC/ mechanical equipment must be screened, and all new utilities must be underground.
9. Staff recommends a mock iron style fence or black vinyl coated chain link. Provide the detail in the plan.
 - a. If black vinyl coated is chosen, landscaping per sec 24-5406.B for additional landscaping requirements.
10. Provide the play equipment and fencing details in the plan.
11. Provide the following note on the plan: "The engineer must certify each block has been graded in accordance with the plans and all required site work functions as intended, prior to the issuance of a certificate of occupancy."

12. 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.
13. Additional comments pending submission of a revised plan.

Lighting Plan

1. Lighting plan is required to be submitted with the POD. Pole heights are limited to 15' in the R district.
2. Lighting is to be full cut fixture/ night sky friendly.
3. Public sidewalks, private walkways and parking areas are to be lit minimum 3 maximum 6-foot candle average
4. Indicate the location of any building mounted light fixtures and include cutsheet details on the lighting plan.

Please address these comments, the comments from the other review agencies and submit 13 sets of plans for review with the Plans of Development application marked for site plan with plats so the plan can be processed. Plans may not be submitted for signature until technical memos have been received from all review agencies. 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