

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 4, 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 II

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received April 13, 2022 and August 17, 2022 and has the following comments:

- ❖ Site Plan Approval: The following items must be addressed prior to staff recommending approval of the plan to the Director of Planning:
 1. The lot width is not calculated / depicted correctly as per Code for some lots. Refer to Section 24-8302, as previously provided. Lots 10, 11, 12, 16, 17 and 19 are not correct.
 2. The lot lines for lot 10 and 19 need to be adjusted to meet the required 60' lot width.
 3. As previously stated, 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, for a lot abutting common area, i.e. lot 1 and a lot at the end of a cul-de-sac i.e. lot 11.
 - a. It will also need to contain similar lot notes and also address the landscaping requirements conceptually.
 4. Page C-4B
 5. Why is the LOD at the eastern property line? From looking at the grading sheet it does not appear that the LOD needs to be on this property line. It looks like the LOD against this property line can be adjusted so that the rear 35' can be preserved and the LOD adjusted to this general depth. This would enable proffer 3b to be met with existing vegetation which is always preferable to clear cutting and installing landscaping.
 6. Can the LOD along the southern property line be adjusted so that some existing vegetation can be preserved? From looking at the grading sheet it does not appear that the LOD needs to be on this property line, especially for lots 10 and 11. Can the LOD against this property line be adjusted so that the existing vegetation in the common area and some portion of the side setback of these two lots be preserved. This would enable proffer 3b to be met with existing vegetation which is always preferable to clear cutting and installing landscaping.

7. C-6
8. Adjust the location of the CBU to the end of the other cul-de-sac (Allmond Ridge Court) to avoid any impact to the adjacent subdivision and to provide opportunity for residents to park on the side of the road without impacting any homes. There appears to be opportunity to adjust the grading and/or to propose a retaining wall and safety fencing to enable this to occur.
 - a. Extend the sidewalk along this cul-de-sac so that it ends at the newly located CBU unit.
 - b. Provide a H/C ramp to the CBU.
9. C-8
10. Revise the grading to accommodate the relocated CBU and the extension of the sidewalk. Propose retaining walls and any safety measures, fencing or guard rail as necessary to accommodate the move.
11. C-19
12. A formal landscaping plan will need to be submitted after the Director approves the plan. This should be submitted once the final clearing has been completed and the base layer of the road network installed. Depending on how previous comments are addressed, staff may need to require additional landscaping after inspecting the site in the field.
13. Provide the Transitional Buffer calculations to ensure that what is provided meets the Transitional Buffer required volume.
14. The buffer along the Eastern and Southern property lines does not contain any proposed landscaping and the LOD is up to the boundary of the property. How does this address proffer 3b? The resolution of this should be examined in conjunction with comment 6 and 7 regarding sheet C-4B.
15. Ensure that proffer 7 is met.
 - a. The proposed easements along the front of some lots along Allmond Ridge Court may impact the ability of this proffer to be met. If that is the case, then the lines and the resulting easements will need to be adjusted.
 - b. Three lots do not meet this proffer and additional trees are required for lots 15, 22 and 24.
 - c. Add the wording for proffer 7 to this sheet.
16. Staff does not have anything *formal* that addresses the site lighting requirements. Please put together the information and lighting sheets that were emailed to staff on Tuesday, August 23rd, 2022 into a pdf and send that to me and to Billy Moffett, the Henrico Police CPTED reviewer, so that we have something to review and comment on. Please add any applicable notes as referenced.
17. 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 Monday, September 12, 2022 if not earlier. Planning staff have to meet with the Director of Planning on Monday, September 19, 2022 and staff needs time to review the changes, coordinate with other agencies and prepare reports. IF this timetable cannot be accommodated, then staff recommends that this case is pushed to the October agenda so that staff is not forced to make a recommendation that would not approval.
 - a. We do not have comments from Public Works or 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:

18. General

19. 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 continue to make this comment up to the point where Public Works can recommend approval of the construction plans.
 20. The plan is proposing work on land that is currently owned by the Virginia Department of Transportation.
 - a. Thank you for providing the Notice of Offer acceptance from VDOT. Once this is executed, please revise all applicable plan sheets to indicate that this is part of the larger parcels.
 21. Silviculture is not permitted in residential districts. No tree clearing can occur before a land disturbance permit has been issued and coordinated with Public Works.
 22. 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.
 23. Tree Protection plan is required (Section 24-5313) and all healthy trees with a diameter at breast height of 6" or greater located within any minimum required yard abutting a street right-of-way must be retained (Section 24-5313.A.1).
 - b. Provide Tree Survey in any areas proposed to be cleared, including proposed driveway entrances.
 - c. 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.
 24. An Open Space Set-Aside Plan is required under Section 24-5202 with a minimum of 20% open space outlined in Table 5203. Based on the overall layout, it appears Common Areas are proposed to meet this requirement and should be designed to meet the standards outlined in Section 24-5206 and 5207. No calculations have been provided so no further comments can be made at this time.
 25. The development must meet a minimum of 15% tree cover for the development as outlined in Section 24-5308.
 26. Should any cemeteries be found during further site surveys or construction, and they are to remain on the property, the related development standards can be found in Section 24-5103E.
 27. 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.
28. C-1
29. Add POD2022-00192 and SUB2022-00062 and POD2022-XXXXX in the upper right hand corner of the plan sheet.
 30. Fix the lot requirement notes to reflect what is being proposed, including the proffer adjusted lot width.
 31. Update the source of title when the VDOT purchase is completed.
 32. Under the notes section, the hours of operation should match proffer #19.
 33. On the vicinity map, make the site location clearer and label all County facilities.

34. C-1 - Site Data

35. 6 – Use should be stated as Single Family Detached Dwellings

36. 10 – Required parking is 1 per DU.

37. 10E – Remove

38. 12 – Replace with Open Space calculations, see comment 24 above.

39. C-2

40. Update when the VDOT property is purchased and adjust the property lines as necessary.

41. Should any cemeteries be found during further site surveys or construction, and they are to remain on the property, indicate on this sheet.

42. Indicate all wells and any primary and secondary drainfields.

43. C-4

44. Is the proposed sediment basin in the same location and design as to what is going to be necessary for the Capital Projects plan? If not, coordinate any design changes and construction with Public Works.

a. IF additional work is necessary, who will be completing the additional work?

45. If the LOD is adjusted due to previous comments, then indicate the tree protection fence line at the new clearing limits.

46. Provide the Tree Protection diagram, it must be the orange safety snow fencing.

47. How will the LOD be delineated in the field?

48. C-6

49. Add proffer 12 to this sheet.

50. C-7

51. Add proffers 4, 5, 6, 17 and 18 to this sheet.

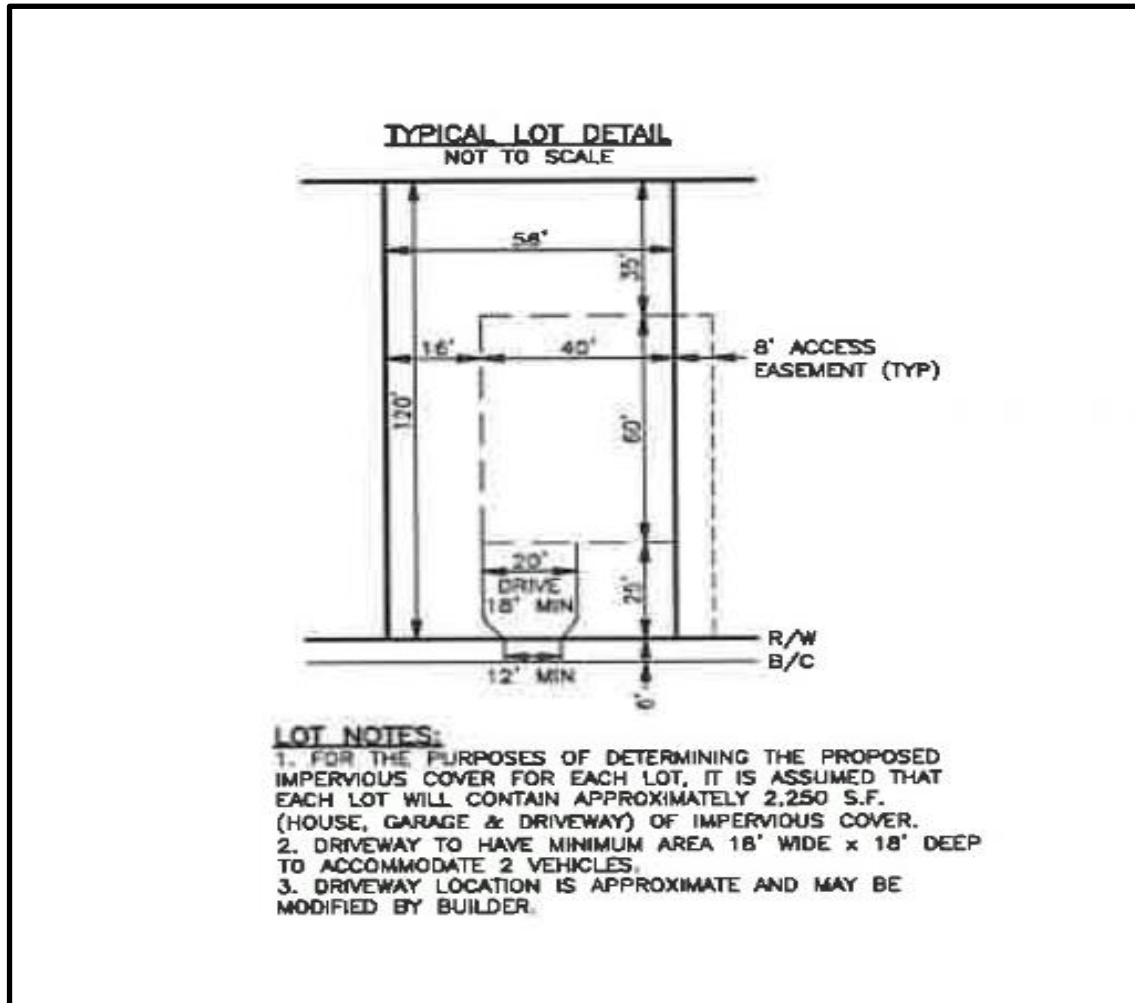
52. C-9

53. Adjust lines to ensure that proffer 7 can be met.

54. C-17

55. Add the following proffers as notes; proffer 4, 5, 8, 9, 19, 11, 12, 13 and 14.

❖ See additional comments from other review agencies.



Plat.

56. Ensure that proffers 15, 21 and 22 are adhered to.
57. Formal landscape plan must be submitted for review and ideally approved prior to recordation of the subdivision plat.
58. Ensure that any site statistics are adjusted for the VDOT purchase and whatever changes are required due to the Capital Projects work.
59. For additional comments on the submitted plat, see attached marked up plats.

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 Monday, September 12, 2022 if not earlier. Planning staff have to meet with the Director of Planning on Monday, September 19, 2022 and staff needs time to review the changes, coordinate with other agencies and prepare reports. IF this timetable cannot be accommodated, then staff recommends that this case is pushed to the October agenda so that staff is not forced to make a recommendation that would not be approval. 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