



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 14, 2022

Mr. Josh Krolewski, P.E.
Bay Companies Inc.
8500 Bell Creek Rd.
Mechanicsville, VA 23116

RE: Gateway at Landmark, Section 1
POD2022-00438/ SUB2022-00131
POD, Lighting Plan & Plat
Comments

Dear Mr. Krolewski:

The Planning Department has completed its review of the referenced plans submitted August 12, 2022, and has the following comments:

1. Please provide the POD number in the RE on the upper right-hand side of the plan so it can be read when rolled. Another number will be assigned at construction plan submittal and that will also need to be added.
2. The POD approval, the conditional approval for the R-3C lots and final subdivision approval letters will need to be added when they become available. As will the 2007 proffers pertaining to the R-3C lots
3. For site data note 6, add C to the R3.
4. In site data note 8c, Add C-3C-07 but remove REZ2018-00028.
 - a. Correct RES to REZ.
5. Add conditional subdivision number to site data note 8G. Provide the single-family dwelling parking requirement for the lot.
6. For site data note 13, only the condo portion is required to provide tree canopy calculations. Adjust the calc to remove the single-family lot area, row of way and just the area of the first section. Each section needs to meet the minimum requirements OR how will the undeveloped portions of the property be tied to the developed part in perpetuity to meet minimum requirements.
7. Provide the 15% open space calculation on the coversheet. Buffers but not landscape islands, and areas of passive or active recreation can be credited towards the requirement.
8. Provide density calculations for this section and will need to be updated with each section.
9. Provide the hours of construction on the cover sheet. These signs will need to be posted prior to commencement of land disturbance.

10. Where will the trash cans for the condos be kept? Provide screening location and details as necessary.
11. Use orange construction safety in conjunction with the silt fence along the southern property line and around the 2 R-3C lots due to the neighbors.
12. Provide a rear setback for the R-2 lots on sheet C-12.
13. Provide the setbacks for lots 12 & 13 on sheet C-12 & C-13.
14. Label the wetland area as reserved for future development per plat.
15. Provide a table of lots width and area for the R-2 & R-3 lots.
16. Show the required transitional and proffered buffers on the layout plans.
 - a. Label the distance from the buildings to the parcel or project line.
 - b. Show the setbacks for the project. 35' front from Old Memorial Drive, 25' interior yards and 30' rear yard
 - c. Label the drive aisles widths as necessary especially for the northern drive.
 - i. Could the utilities be shifted so the easement is out of the median so it can be improved with landscaping?
 - d. What is the width of the parallel parking spaces.
 - e. Is Portal Circle 1 way? If so, design the drive aisle and parking angle as such.
 - f. Staff recommends a (few throughout the site) fenced pet relief areas that are gated off with double gates, doggie bags, and waste receptacles.
 - i. What provisions are being made for condo owners that want to fence the area behind their unit?
17. Need the plan to show existing 6" caliper or greater trees within the front yard setback for all the proposed lots. If removed, these trees will need to be replaced at a 4" caliper minimum.
18. Provide the location of the HVAC mechanical equipment and method of screening.
19. Is the north entrance median intended to be raised or landscaped. If not, it should be...Just saying.
20. Provide the pavilion manufacturer detail and aeration detail as necessary for wet ponds.
21. Per proffer 7, prior to final POD approval, the owner/applicant shall apply to rezone the 100-year flood plain/ special hazard area, as established by Public Works to C-1. Please notify me when this application is submitted so I can keep an eye on it. Plans/ plats may need to be changed as necessary when the rezoning is approved.
22. Architecture Comments:
 - a. Need Revised condo elevations as proffer 13F requires that the condos have front elevations built out of brick or stone in substantial conformance with the elevations on sheet C-2 concept plan (exhibit A). The elevations submitted only provide examples of siding and trim colors.
 - b. None of the elevations follow proffers for C-3C-07. Must be 40% brick front, 2 stories with minimum 1.5 car garage.
 - c. Interior walls between townhouse units shall be constructed with a combination of building materials and construction techniques to provide a minimum sound

Transmission Coefficient (STC) of 54. The owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC at time of building permit.

23. Lighting Comments

- a. Parking lots are to be lit an average of 3-6 footcandles. What does the inclusion of the post lights at the ends of sidewalks add to the lumen levels. Provide a revised photometric plan with the sidewalk lights.
- b. What lighting is being provided from the parking lot to the buildings? 3-6 footcandles is required.
- c. Provide a lumen schedule and Calculation summary as necessary.
- d. Show the pole base detail and adjust the pole height as necessary.
- e. Old Memorial Drive sidewalk needs to be lit 3-6 average footcandle. Street lighting cannot be direct buried.
- f. The proposed lights in the landscape islands should be moved to behind the sidewalk to allow room for the required interior tree canopy.

24. Landscape Plan Comments

- a. Provide trees and shrubs along the southern most entrance drive.
- b. Provide the required shrubs along the northern entrance drive.
- c. Proffers require irrigation in front and street side yards for the R-2 and in the front and side yards for the condo units. Show those details as necessary.
- d. New ordinance requires 3 foundation plantings per every 10' of access frontage.
- e. Proffer 8 requires a 2.5" caliper tree to be every 35' in front of units/ each condo building the the R-3C lots..
- f. Show the calculations for canopy coverage and parking lot canopy on the landscape plan.
- g. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide calculation showing this is met.
- h. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.

25. Additional comments pending submission of a revised plan.

Subdivision Plat

1. See the plat comments from the other review agencies.
2. Revise the plat to reflect the construction plans (once approved) for all existing and proposed easements.
3. It is advised that a technical check is submitted once the construction plans are approved.
4. Provide easement ties as necessary for the variable width easement across lots 2-4
5. Add R-3C to zoning.

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6. In site data note 8c, Add C-3C-07 but remove REZ2018-00028.
 - a. Correct RES to REZ.
7. Add Godsey as an owner. He owns the R-3C lots.
8. Source of title will need to be updated to include the R-3C lots.
9. Transitional and landscape buffers that are not no ingress/ egress do not have to be shown on the plan.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review. 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

CC: Henrico County VO/Tech Education Foundation
Godsey Properties & G & G Limited - Dennis Harlow