



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 10, 2023

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

RE: Gateway at Landmark, Section 1
POD2022-00438 & POD2023-00075
Construction Plan Review
Comments

Dear Mr. Krolewski:

The Planning Department has completed its review of the referenced plans submitted February 21, 2023, and has the following comments:

1. Provide the POD numbers in the RE on the upper right-hand side of the plan so it can be read when rolled.
2. The proffered concept plan showed BMP#1a as a wet pond. A wet pond requires aquatic bench and a safety shelf and must also include a fountain or aerator. However, it appears that its small drainage area will not support a pond. A significant landscape feature like a shallow marsh should be provided if a wet pond is not feasible.
3. Add the 2007 proffers pertaining to the R-3C lots.
4. For site data note 5 add single-family to lots for clarification.
5. Provide revised elevations with proposed utility closets. They are also subject to the building material proffers.
6. Label the wetland area as reserved for future development on 3C. Also, the R3A should be R-3C.
7. Label the distance from the buildings project line (east side of building 1, 4 & 7). Building 2 has no setbacks provided from anything for building placement.
8. The parallel parking spaces they are only required to be 8' x 22'.
9. If Portal Circle 1 way, it can be an 18' drive aisle, otherwise 24' is required for 2-way drive aisles.
10. Provide the required accessible sidewalk to get to the mailboxes. There should be an accessible ramp and sidewalks on the mail kiosk island.
 - a. Staff recommends a (few throughout the site) fenced pet relief areas that are gated off with double gates, doggie bags, and waste receptacles. If to be provided by the owners,

- they will need to be on construction plans with details. Good dog relief stations are connected to water and can be hosed down.
- b. What provisions are being made for condo owners that want to fence the area behind their unit? Staff understands how condos work but methods can be written into the private development standards. Henrico has condos where each house has a brick walled back yard. It's going to come up, so staff recommends that the developer think about it.
11. 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.
 12. Provide the pavilion manufacturer details though the picture is nice. Call out the concrete pad, etc.
 13. 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.
 14. The plan view on sheets C-17 and C-21 need to be revised to show Lots 12 & 13 in their entirety.
 15. Driveway locations and slopes must be shown for the single-family lots. Lot grades for Lots# 9-11 do not appear to permit driveway grades that comply with DPW Design Standards. Proposed driveway locations should consider the proposed-on street parking bays along Old Memorial Drive.
 16. The sanitary sewer easement located between Lots # 6 & 7 should be located either in common area or on one lot, otherwise it would prevent a fence between single family lots.
 17. DPU will requires the sewer easement along the rear yards of Lots # 2-4 to be 20-feet in width.
 18. A private sanitary sewer line serving Sandston Woods Apartments connected to a private pump station appears to conflict with Sediment Basin #1 which is later proposed to convert to BMP 1A. The Plan indicates the sanitary connection is going to be replaced with a public gravity sewer between lots 6 & 7, by others, but no schedule is provided.
 19. The design of BMP 1a should accommodate landscaping and may require pedestrian and vehicular protection due to proximity of adjoining streets and sidewalks .BMP must be a landscape feature to be considered Open Space
 20. A handicapped parking spaces is required for access to the mailboxes.
 21. Provide handicapped accessible parking spaces in accordance with ADA requirements for multi-family housing.
 22. Provide a handicapped accessible way between Buildings # 3 & 7 and between Building #1 and the mailboxes.
 23. Provide handicapped accessible ramps for crossing Old Memorial Drive at Portal Drive and Destination Drive.
 24. Building and parking area setbacks for condo property lines between phases must be satisfied. Until the adjoining phase 2 construction plans are approved

25. Identify location and provide details for trash enclosures for condos to include both household refuse and recycling, it must be handicap accessible.
26. Provide a schematic landscape plan per proffer. Plan must show perimeter and interior parking area landscaping, buffer area landscaping and proffered trees along condo frontages per Proffer # 8. Identify sod and irrigation limits per Proffer # 22.
27. And include pedestrian amenities plan for Section 1 including details i.e. gazebo & mail kiosk.
28. Provide engineered fill note for Lot # 4 wetlands impact.
29. Provide Positive drainage behind Buildings #5-7.
30. Grades adjacent to yard inlet #10 appear to be incorrect.
31. Provide sidewalk connection along the north line of Lot 5 to Sandston Woods Apartments property.
32. Provide an end of road barricade at the north end of Destination Way
33. Relocate fire hydrant from the landscape island at the southwest corner of Building #1.
34. Relocate water line outside of the sidewalk in front of Building #4.to permit required landscaping.
35. Extend Destination Drive to the east of Building #4 to avoid construction conflict after Building#4 is occupied.
36. Tree protection areas are required along New Market Road, and along both Mclean Street. The tree protection zone is the width of the required front or street side yard as applicable . Health, native trees 6-inch caliper or over must be retained or if removed must be replaced with an equal number of trees with a minimum caliper of 4-inches
37. Lighting Comments
 - a. Please provide point by point photometrics
 - b. Parking lots are to be lit an average of 1-3 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.
 - c. What lighting is being provided from the parking lot to the buildings? 1-3 footcandles is required.
 - d. Provide a lumen schedule and Calculation summary as necessary.
 - e. Show the pole base detail and adjust the pole height as necessary.
 - f. Old Memorial Drive sidewalk needs to be lit 1-3 average footcandle for the multifamily portion. Street lighting cannot be direct buried.
38. Additional comments pending submission of a revised plan.

Mr. Josh Krolewski, P.E.

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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