



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 3, 2023

Joseph Faudale, P.E.
The Bay Companies
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: ReTreat at One, Section 6
POD2023-00108 & SUB 2023-00033
POD and Plat Comments

Dear Mr. Faudale:

The Planning Department has completed its review of the referenced plans submitted March 15, 2023, and has the following comments:

1. See if it's possible to vacate the electrical easement as shown on the southern property line as it may interfere with proffered and required buffers.
2. 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.
 - a. Any trees to be removed during construction must be identified with 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.
 - b. Show the trees over 6" within the 50' front yard setback from Telegraph Road (35' + 15' MTP). These must be replaced with a 4" caliper tree.
3. Show the location of a temporary/ work trailer on the E&S plan. If not approved with the POD, it will require a Temp Use Permit prior to approval of a construction trailer.
4. Show the distance from Lot 6, Block LL to the Telegraph Road property line to show that the required 35' setback is met (20' side yard and 15' MTP setback).
5. Adjust the south eastern lot lines for Lot 5 Block LL to meet the 30' rear and 10' side yard setback or adjust buildable area. Staff scales 9' to the side yard & 25' to the rear yard angle. This will have to be adjusted prior to final plat approval.
6. Provide screening location and details as necessary for the HVAC/ mechanical units.
7. The final subdivision approval letter will need to be scanned in and added to the POD plan prior to approval.
8. Additional comments pending submission of a revised plan.

Schematic Landscape Plan

1. Stormwater retention or detention ponds when not developed as a site amenity in accordance with Article 5, Division 2, are required to be screened by landscaping and/or walls(24-5311.B).
2. Per the code, if 20 or more trees are required to be planted on a site, no more than 35% of the required trees can be of a single genus.
3. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
4. Show / remember location of previously approved buffers adjacent to this development.

Lighting Plan Comments

1. There code required 1-3 footcandles at all pedestrian parking areas and walkways. It appears that there are a few parking spaces that fall below.
2. The previous 5 sections have the driveways lit at the sidewalk with a 7' photosensitive, hardwired pole. Please provide and update parking calculations and provide pole and fixture details within the plan. That should adequately light in front of the units.

Plat Comments

1. Change site stat note that indicates that the project is single family dwelling to townhouse lots for sale (or how the tech comments on the plat).
2. Adjust the southeastern lot lines for Lot 5 Block LL to meet the 30' rear and 10' side yard setback or adjust buildable area. Staff scales 9' to the side yard & 25' to the rear yard angle. This will have to be adjusted prior to final plat approval.
3. See comments from Real Estate and Planning plat checks.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans with the Plans of Development – Plans for signature application. Subdivision plats should be submitted for a technical check once POD construction plans have been approved. 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: Stanley Morgan – Jeremy Swink