



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 12, 2023

Mr. Joseph Faudale, P.E.
Bay Companies Inc.
8500 Bell Creek Rd.
Mechanicsville, VA 23116

RE: Fairways, Section 2
POD2022-00121 & 2023-00172
POD, Lighting Plan and Plat
Comments

Dear Mr. Faudale:

The Planning Department has completed its review of the referenced plans submitted April 25, 2023, and has the following comments:

1. Please provide the POD numbers in the RE: on the upper right-hand side of the plans so the number can be read when it is rolled.
2. Check the lot width on lot 199. Staff scale 75'.
3. Provide signs for the trail indicating it is closed from dusk to dawn.
4. Driveways seem to conflict with site features.
 - a. Lot 290's driveway is adjacent to a drop inlet.
 - b. Lots 218, 239 & 242 driveways conflict with the curb bumpout's
5. Provide sign for no parking/ loading at the mail kiosk. There is to be 1 parking space per 30 dwelling units at/ for the kiosk.
6. Revise driveway grade for lot 197 as needed.
7. Staff recommends an additional light at the mail kiosk for safety.
8. 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.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plan with the Plan of Development Plans for Signature form marked. 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: Godsey Properties – Doug Godsey