



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 15, 2023

Mr. Daniel Caskie, P.E.
Bay Companies Inc.
8500 Bell Creek Rd.
Mechanicsville, VA 23116

RE: Landmark, Section 3
POD2021-00546/ 2023-00322
Construction and Lighting Plan
Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted July 27, 2023, and has the following comments:

1. Please provide the POD numbers in the RE on the upper right-hand side of the plan so it can be read when rolled.
2. Provide in the title that a lighting plan is included.
3. Provide the final subdivision approval letter in the plans when it becomes available.
4. For site data note 5, provide the Special Flood Hazard area and subtract that from the area to determine density.
5. Parking spaces that tree canopy is not provided for cannot be removed from the overall 15% requirement. Coordinate site data notes 10E & 13.
6. Provide a total for site data note 14.
7. Staff cannot locate the proffered landscape easements on the clearing & grading and grading and drainage plans as indicated.
8. Are there typical lot layouts within the plan? I can't locate them.
 - a. Show that the driveways are 18' deep exclusive of sidewalk. The total length and the distance to the property line is provided.
9. 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.
10. 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.

11. 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.
12. The landscape plan will need to be removed prior to construction plan submittal.
13. Please submit a tech check so staff can have revised plats to grant final to.
14. Additional comments pending submission of a revised plan.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review to obtain technical memos of approval for the plan. 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 – Dennis Harlow