

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



August 31, 2023

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

Bay Companies, Inc.
Attn: Joe Faudale, P.E.
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: POD2023-00349
Gayton Village
POD Initial Review

Madame:

The Planning Department has completed its review of the above-referenced plans, received August 17, 2023, and has the following comments:

Director's approval of the POD will not be granted until the following issues are addressed. Provide revised plans and necessary documents by close of business Friday, September 15, 2023 or submit a request to defer the case to the October agenda:

1. The Director's Approval is contingent upon approval of the pending proffer amendment and Provisional use permit amendment, tentatively scheduled for consideration by the Board of Supervisors on 9/12/23. Insert a copy of these Board of Supervisors approval letters into the plan set once received.
2. Details demonstrating better coordination at the point of connection to the West Village property must be received, in addition to more complete pedestrian connectivity throughout. Recommend a formal hardscape element on raised curb, including a raised planter and furnishings. See plan markup and concept recommendation on sheets following this letter to include elongating the switchback ramp at the connector location.
3. The existing sidewalk labeled at the top of the retaining wall is not detailed for construction with the West Village plans. Each plan suggests the other plan will exist, but it is not proposed with either, so this issue is outstanding. Staff recommends sidewalk be primarily provided at the bottom of the wall in lieu of a continuous sidewalk at the top of the wall (See mark up for yellow routes), which will enable better parking lot perimeter lighting and required landscape installation, in addition to any vehicular rated protection needed at the top side of the wall. If sidewalk is to still be proposed at the top of the wall, additional detail is needed to demonstrate all required elements will fit.
4. Provide a statement of the unit square footage information for the upper and lower condo units.
5. Provide an update to the 2021 parking study to reflect the current proposal. The unit count has changed. In addition, provided parking stated on the cover sheet calculation includes parking located within the areas of other plans of development, but these are not clearly identified on the plan or incorporated into a current parking study, and without accounting for these, the provided parking falls below the minimum combined peak parking demand stated in the original analysis.
6. Based on DPW Floodplain preliminary comments, building 2 may need to be adjusted or phased in a future development proposal depending on status of adjacent site LOMR approval to

remove SFHA shown on the Preliminary NFHL mapping from the building 2 pad area. More information is needed to determine if building 2 can be approved with this plan, or if a condition of approval can be entertained, as the preliminary mapping shows the floodplain projecting over 30 feet into the subject parcel at this point.

7. Provide information demonstrating adequate screening of HVAC and any other mechanical equipment from viewpoint of Old Three Chopt Road. This is needed in addition to the minimum screening shown on sheet C15.
8. Show location and provide detail for decorative fencing in accordance with proffer #3.
9. Provide a revised conceptual Landscape Plan addressing code and proffers:
 - a. Add trees to the plan as follows:
 - i. No parking space, including the tandem spaces abutting garage door entry points, shall be greater than 100 feet from a shade tree.
 - ii. Add trees to the frontage mews/courtyards maximum 50-feet on center along each building frontage. (bldgs. 3-6, 7/8)
 - iii. Shrubs along perimeter of the West Village parking lot, as well as one tree per 100 linear feet of parking lot perimeter is required to be accommodated, in addition to trees not provided in the West Village parking lot islands due to storm sewer routing. Coordinate the solution with the West Village plan.
10. Provide a revised Lighting Plan:
 - a. Revise notes on L02 to omit reference to intersection poles. All lighting must be maximum of 15 feet in height.
 - b. Add note to reference the approved Old Three Chopt Road lighting plan for the ER2 fixtures.
 - c. Change wall pack fixture selection to utilize a concealed source lens type and insert a new fixture cut sheet.
 - d. See notes in mark up about prioritizing tree location in landscape islands. Shift pole locations as applicable.
 - e. The providence type residential fixtures looks as though it will be building mounted at the front door. Include the mount type/arm detail in the plan or clarify.

On detailed construction plan submittals address the following:

11. Mark POD2023-00349 in the upper right margin of the cover sheet.
12. Update zoning and PUP case references to include those pending, insert updated approval letters into the plan set.
13. Insert the POD approval letter once received.
14. The ESC plans may need to be updated to include any tree protection necessary depending on approval and installation of landscaping in the two bordering sites currently under construction. Note the landscape plan calls out "street tree by others."
15. Propose a practical construction office trailer location on this plan (ESC sheet) to avoid the future additional application and fee for a temporary use permit, even if the applicant is not sure one will be requested.
16. Reference (C17) the fence detail location in the plan set for the dog park enclosure.
17. Due to the multitude of comments impacting sanitary sewer, water, and storm sewer alignments, the landscape areas will need to be continuously evaluated for constructability and compliance with minimum code and proffered requirements.
18. Continue to coordinate with the West Village plan revisions.
19. See following mark up and graphic included herein for clarification of items.

The above comments may be revised by interagency discussions at the staff developer conference. A virtual staff developer has been scheduled for Thursday, September 7, 2023 at 9:00 a.m. and information

Gayton Village

9/5/2023

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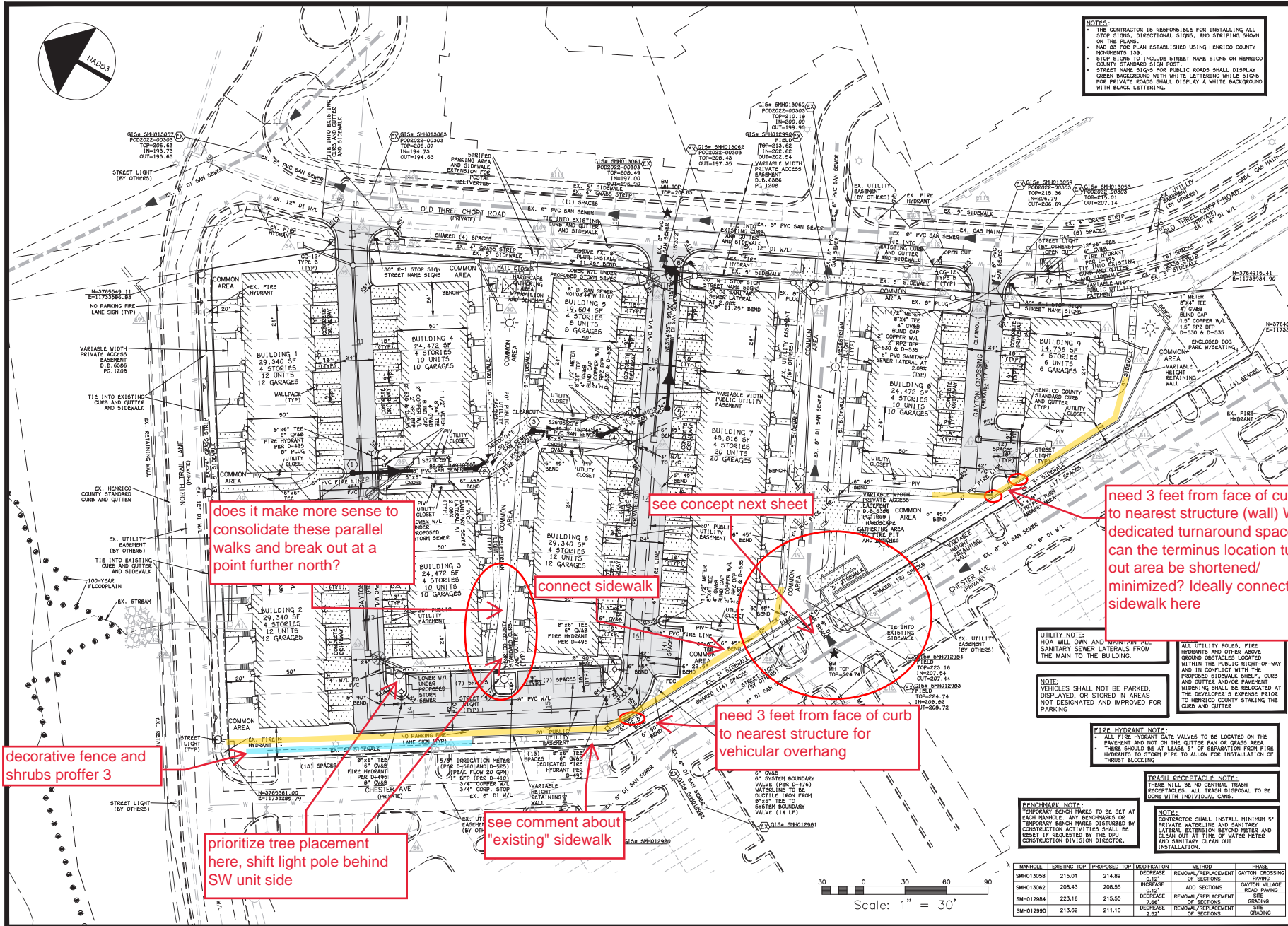
for joining via Microsoft Teams has been emailed. You may contact me at cra094@henrico.us or 804-501-7175 if you need any additional information prior to the meeting.

Sincerely,

Aimee B. Crady, AICP
County Planner

Pc. SKM, LLC

Stanley Martin Homes, LLC



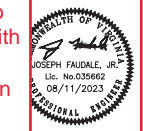
NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THIS PLAN.
MAD 83 FOR PLAN ESTABLISHED USING HENRICO COUNTY ROAD 1199.
STOP SIGNS TO INCLUDE STREET NAME SIGNS ON HENRICO COUNTY STANDARD SIGN POST.
STOP NAME SIGNS FOR PUBLIC ROADS SHALL DISPLAY GREEN BACKGROUND WITH WHITE LETTERING WHILE SIGN FOR PRIVATE ROADS SHALL DISPLAY A WHITE BACKGROUND WITH BLACK LETTERING.

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 23015.6
DATE: August 11, 2023
REVISED:
REVISED:
REVISED:



8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061



PROJECT:
Gayton Village
Condominiums
Site, Utility and Lighting Plan
Henric County District, Henric County, Virginia

SHEET:
Layout and Utility Plan

SHEET NO:
C6
JOB NO. 2301

UTILITY NOTE:
HOA WILL OWN AND MAINTAIN ALL SANITARY SEWER LATERALS FROM THE MAIN TO THE BUILDING.
NOTE:
VEHICLES SHALL NOT BE PARKED, DISPLAYED, OR STORED IN AREAS NOT DESIGNATED AND IMPROVED FOR PARKING.

FIRE HYDRANT NOTE:
ALL FIRE HYDRANT GATE VALVES TO BE LOCATED ON THE FRONT AND NOT ON THE GUTTER PAVEMENT OR GRASS AREA.
THESE SHOULD BE AT LEAST 5' OF SEPARATION FROM FIRE HYDRANTS TO STORM PIPE TO ALLOW FOR INSTALLATION OF TRUNKS AND LINES.

BENCHMARK NOTE:
TEMPORARY BENCHMARKS TO BE SET AT EACH MANHOLE. ANY BENCHMARKS OR ADDITIONAL BENCHMARKS TO BE SET AT REQUESTED BY THE CITY OF HENRICO CONSTRUCTION DIVISION DIRECTOR.

MANHOLE	EXISTING TOP	PROPOSED TOP	MODIFICATION	METHOD	PHASE
SMH013058	215.01	214.88	DECREASE 0.13'	REMOVAL/REPLACEMENT OF SECTIONS	GAYTON CROSSING
SMH013062	208.43	208.55	INCREASE 0.12'	GAYTON VILLAGE ROAD PAVING	ROAD PAVING
SMH012884	223.16	215.50	DECREASE 7.66'	REMOVAL/REPLACEMENT OF SECTIONS	GRAVING
SMH012990	213.62	211.10	DECREASE 2.52'	REMOVAL/REPLACEMENT OF SECTIONS	GRAVING

Scale: 1" = 30'

