



July 31, 2017

Mr. R. Joseph Emerson, AICP  
Director of Planning  
County of Henrico  
P.O. Box 90775  
Henrico, VA 23273-0775

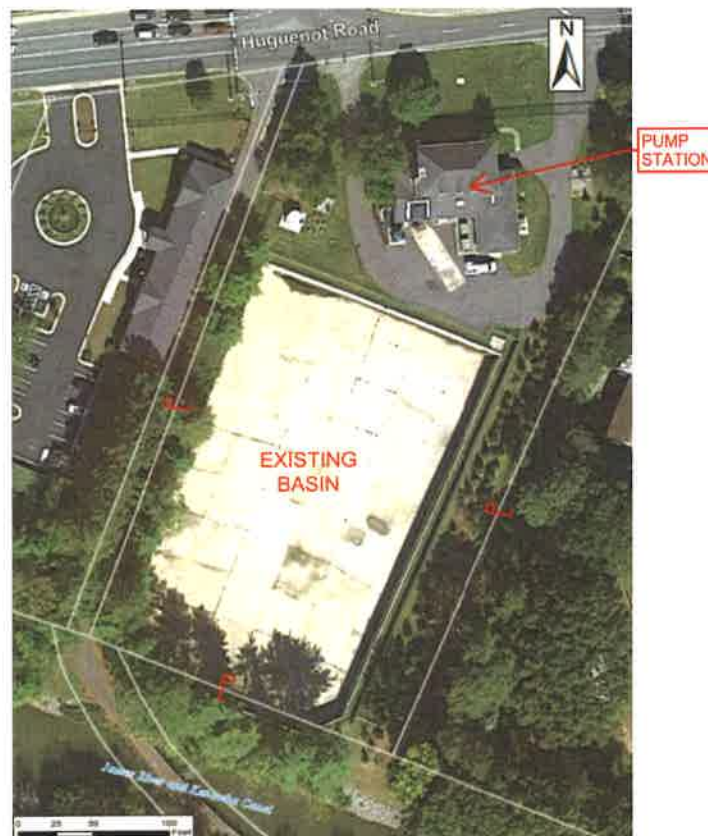
Re: Transitional Buffer Deviation Request  
Gambles Mill Pump Station, Flow Equalization Basin and Emergency Facility – Henrico County DPU

Dear Mr. Emerson,

WRA has been retained by Henrico County DPU to design improvements to the Gambles Mill Pump Station. The intent of this letter is to request that the existing site plantings be considered in fulfilling the transitional buffer 10 requirements on the south and east perimeters of the site. The letter has been included as part of the initial POD submission for the project.

The existing Gambles Mill Pump Station is a 28 mgd wastewater pump station located at 6173 River Road, Richmond Virginia, (Parcel 762-731-5859). Existing site improvements include the pump station building and a large, approximately 1 acre, open top, rectangular, concrete flow equalization basin (FEB) as shown in Figure 1. The FEB is used to store excess sewer flow during wet weather events.

**Figure 1 – Gambles Mill Pump Station Aerial Site Photo**



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This project proposes covering the existing FEB and reducing its footprint to minimize impacts to the surrounding property owners. The remainder of the existing open top basin will be filled in and converted to greenspace. The project also includes adding an onsite emergency power generator to allow the pump station to remain fully operational during a power outage. This generator will be housed in a building located behind the existing pump station building and in front of the FEB. The new structures will maintain the curb appeal of the facility to minimize visual impacts to the surrounding properties.

The parcel has an area of approximately 2.5 acres and is currently zoned B-1 (Business District). Zoning for adjacent parcels is included in the table below.

**Table 1 – Zoning for Adjacent Parcels**

Vicinity	Development/Feature	GPIN	Zoning Division
North/Front	Huguenot Road	N/A	ROW
South/Rear	Kanawa Canal	761-731-9036	R-1
West/Side	Business/Retail, Single story structure	762-731-3760	B-1
East/Side	Chatham Square Condominiums	763-731-0250	R-5

Transitional buffers are required as indicated in Sec. 24-106.2 of the Henrico County Zoning Ordinance. A transitional buffer 10 is required along the limits of the parcel that lie adjacent to the R zoned parcels, (the south and the east). The transitional buffer 10 requirement consists of (2) large deciduous or evergreen trees with an ultimate height of (50) feet or greater and one (1) small deciduous or evergreen tree with an ultimate height of (20) feet or greater and (25) shrubs for every (100) linear feet or portion thereof. Transitional buffers are not required to the north and the west.

It is requested that the existing planted buffer areas be considered in satisfying the transitional buffer screening requirements for the south and east edges of the parcel. Plantings along the eastern perimeter of the parcel were placed at the request of the adjacent residents for screening purposes. The planted buffer along this perimeter is approximately 17' in width and 350' in length. Tree species within the buffer are planted at an approximate average density of (18) trees per 100'. Tree locations and species are identified on the attached Existing Landscape and Buffer Plan (Sheet C-07). The majority of the trees fall in the small evergreen classification and four (4) can be categorized as large evergreen (Southern Magnolia). These trees will be protected and preserved during construction activities.

Zoning adjacent to the south or rear of the site is classified as R-1. The Kanawha canal is located directly adjacent to the parcel and is also identified as residential. Plantings exist in the rear or south of the site in the area between the existing FEB and the canal. The width of this planted area ranges from 20' to 24' and is approximately 192' in length. Plantings in this area consist of desirable and undesirable species. Cumulative tree density of both desirable and undesirable species is approximately (42) trees per 100'. Desirable tree density in this area is approximately (22) trees per 100' and consist mostly of White Pine which is considered a large evergreen tree. The undesirable species in the area consist mostly of Tree of Heaven.

This area is bisected lengthwise and is partially owned by the C&O railroad company. The sliver of property between the project parcel and the canal owned by the C&O railroad company lies within the RPA, the 100 yr. floodplain and would be considered undevelopable. It should also be noted that the parcels located to the south of the canal are undeveloped forested and encumbered by the 100 yr. floodplain and partially encumbered by an RPA, further minimizing the requirement for screening from development to the south.

It is requested that the existing plantings on both the east and south perimeters of the site be considered suitable alternatives to the transitional buffer 10 requirement. It is requested that the additional existing trees in the buffer be used to offset the transitional 10 buffer shrub requirements as the current planting configuration adequately screens the parcel from adjacent residential properties. It is also requested that the existing plantings adjacent to the parcel



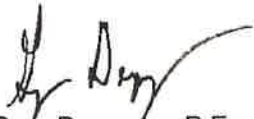
located on the C&O parcel mentioned above be considered as contributing to the southern site buffer. These trees, located on an undevelopable sliver of land between the site and the canal, are located within the floodplain and are protected within the RPA.

As a result, WRA, on behalf of Henrico County DPU, is proposing no additional landscape plantings for this project at this time. It is important to note that public information meetings will be held for this project during the design phase. Supplemental plantings for screening may be considered and implemented at that time.

Thank you for your consideration of this proposal. If you have any questions please feel free to contact us at 804-272-8700. Thank you for consideration in this matter.

Very truly yours,

Whitman, Requardt and Associates, LLP



Greg Dempsey, P.E.  
Senior Project Engineer

Enclosures

cc: Marchelle Sossong, P.E.; Henrico DPU  
File: 46506-000

