



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 18, 2023

Mr. Stig Owens. P.E.
Sekiv Solutions
14207 Pond Chase Place
Midlothian, VA 23113

RE: Meadow Creek Subdivision
POD2023-00259
SUB2023 -00076
POD and Plat Review Comments

Dear Mr. Owens:

The Planning Department has completed its review of the referenced plans submitted October 2, 2023, and has the following comments:

1. Cul-de-sac and stem lots are not permitted within the R-5A district. All lots must meet the proffered lot width at the 25' front yard setback. Staff cannot recommend approval of the plan until that is addressed.
2. Remove Subdivision but add lighting plan to the title.
3. Another POD number will be assigned upon construction plan submission and that number will also need to be added to the upper right-hand corner of the plans.
4. For site data note 5, add the POD number POD2023-00259
5. Provide the proffered hours of construction on the coversheet in note 8A.
6. 15% canopy coverage is required for the site. The right of way dedication in site data note 13 seems off.
7. Remove site data note 15. From the coversheet.
8. Any trees to be removed during construction must be identified with tree protection and demolition plans.
 - a. Provide this note on the sheet showing the trees to be removed within the 35' setback from the ultimate r-o-w:

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.
9. There appears to be special flood hazard area on lots 14 & 15. Provide the area outside of the flood plain and required 40' setback.
10. All of lots 14 & 36 need to be shown as a complete lot on 1 sheet.
11. Provide the area of lot 14 without the Special flood hazard area.
12. Provide the sidewalk on Hawkridge Court and Meadowrise Lane cul-de-sacs.

- a. Continue lighting for the sidewalks.
13. Provide a PDF of lot 33 so staff can make sure it meets code.
14. The owner/ developer will need to quit claim their interests in the 30' road on the western property line. The adjacent neighbor should be contacted to see if they would be willing to quitclaim their interest in the road so it can be completely vacated.
15. The proffered amenities per the rezoning need to be shown in detail within the plans.
 - a. Asphalt for access to pocket park or other common areas is preferred due to durability and long-term maintenance costs.
16. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. If this is not included, a separate temporary use permit application will be required in the future, which can be avoided if addressed with this plan. Staff advises this be shown conceptually in a location that will suit your client to avoid incurring additional cost and delay of construction.
17. Use orange construction safety fence for areas that are going to be cleared to the buffer (rear of lots 6-8 and 25-47).
18. What is the dashed line to the east of lot 38 and lots 24-33?
19. Show the locations of proffered entrance features. Construction details can be within this plan or the landscape plan.
20. Sign locations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.

Landscape Plan Comments:

21. The landscape plan will need to be removed from the construction plans prior to signature but staff will provide comments in anticipation of submittal:
 - a. Move the trees from within the utility strip within the row to the lots.
 - b. Provide a 'typical' of a few lots together with driveways and utilities showing the location of the proposed trees and spacing with the proffered sod and irrigation details.
 - c. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide calculation showing this is met.
 - d. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Provide calculations as necessary.

Lighting Plan Comments:

22. What do the circles around the lights symbolize? Is it a specific footcandle level?
23. Provide a pole detail that specifies the proposed pole heights.

Plat Comments:

24. See the comments from the Planning and Real Property review.

25. Revised Plats will need to be submitted once the lot configuration is figured out.

Please revise the layout to remove the cul-de-sac lots and stem lot from the proposed layout and resubmit prior to staff being able to recommend approval. Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans with the POD/site plan - plans for signature application. should be submitted for a tech check once construction plans are signed 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: Meadow Developments, LLC