



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

October 24, 2023

Mr. Brad Schurman, P.E.  
Balzer and Associates  
15871 City View Dr., Suite 200  
Midlothian, VA 23113

RE: The Crossings at Mulberry, Section 1  
POD2023-00352/ SUB2023-00120  
2<sup>nd</sup> POD and Final Plat Review  
Comments

Dear Mr. Schurman:

The Planning Department has completed its review of the referenced plans submitted October 5, 2023, and has the following comments:

1. The POD approval and the final subdivision approval letters will need to be added when they become available.
2. There is acreage unaccounted for in site data note 5.
3. Clarify to staff the existing canopy/ tree save is within section 1.
4. On sheet C01.3 remove the 50' front yard setback from the northern portion of the property but lot 1 has a 20' street side yard setback plus a 15' MTP setback that can be accounted for within the buffer. Adjust labels/ plans as necessary.
5. 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.
  - a. Any trees to be removed during construction must be identified with 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.
  - b. Show the trees within the 50' front yard setback from Chamberlayne Ave. (35' front yard + 15' MTP setback) on the southern portion of the site. Sheet C2
  - c. Show the trees over 6" within the 35' front yard setback from Wilmer Ave. Sheet 2.0. Currently the strip scales 10'
6. Show the location of a temporary/ work trailer on the E&S plan. If not approved with the POD, it will require a Temp Use Permit prior to approval of a construction trailer.
7. Adjust the phase line to provide to 10' setback required from block D.
  - a. The plats will also need to be adjusted to meet the setback prior to final plat approval.
8. Label a 35' front yard setback for lots 55-64 on sheet C03.
9. Label a 20' street side yard Typ on sheet C03.

10. The location of the mail kiosk needs to be shown as well as a detail of the gang box in the construction plans.
11. Show the location of the proffered dog park in the plan depending on what section it's in and provide the construction details and amenities like water, poop trash cans fencing and gate details.

Lighting Plan Comments:

12. Adjust the lighting plan as discussed to receive Director's approval by upgrading and relocating 1 light and adding an additional light.
13. Additional comments pending submission of a revised plan.

Landscape Plan Comments:

14. The schematic landscape plan needs to be removed prior to construction plan signature
15. 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 calculations showing this is met.
16. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.

Final Plat

1. Staff cannot grant final approval of the plats submitted with the POD as setbacks are not met from a project line. It is advised that a tech check is submitted as final approval is required prior to construction plan approval. Final Plat approval is required prior to construction plan approval.
2. See comments from other review agencies.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review **with the** Plan of Development and site plan - Plans for signature Final construction plan application marked for first submittal. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

CC: Julia F. Robins Family Ltd, Et al  
RDK Land Holdings, LLC