



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 30, 2023

Mr. Sean Dougherty, P.E.
Kimley Horn & Assoc.
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

RE: Arcadia, Section 1
POD2023-00140 & SUB2023-00160
POD and Final Plat Review
Comments

Dear Mr. Dougherty:

The Planning Department has completed its review of the referenced plans submitted October 10, 2023, and have the following comments:

Design Considerations

1. What is the design intent of the front lots that face Willson Road? Provide a sidewalk that goes along the front of lots 27-33 to provide access from the alleys to the front door.
2. Lots 1, 2, 34, 35, 41 & 42 interfere with the landscaped entrance as depicted in the pattern book. They should be pushed back or removed to allow for the shown landscaping.
3. Lot 7 interferes with the entrance vista to the community amenity and should be relocated.
4. Will any existing trees remain after the Willson Road improvements that could be incorporated into the 50' buffers which is proffered shall be natural and supplemented with landscaping.
5. Provide medians at the entrance for the 2nd boulevard as depicted in the pattern book.
6. Roads D & G need to be an alley as the lots have public road frontage with the boulevard road. They are not shown to have double lot frontage in the pattern book.

Plan Comments

1. A POD number will be assigned at submittal and that number will need to be added to the upper right-hand side of the plan so it can be read when rolled. Another number will be assigned at construction plan submittal and that will also need to be added.
2. Add Utility and Lighting plan to the plan title.
3. The residential density, maximum (averaged over residential land area of the district) is 4 dwellings per acre. Please provide the calculation on the coversheet.
4. The mix of residential densities and housing types in an SMX-PD District must include at least two of the following. Please indicate which are proposed on the coversheet:
 - (a) Detached single-family dwellings at a density of less than 1.5 du/ac;
 - (b) Detached single-family dwellings between 1.5 and 3.0 du/ac;

- (c) Detached single-family dwellings between 3.0 and 4.5 du/ac;
 - (d) Townhouse dwellings at a density of up to 12.0 du/ac; or
 - (e) Multifamily dwellings at a density of up to 6.0 du/ac.
5. A minimum of 5 percent of the dwelling units in an SMX-PD District must be townhouse or multifamily units. Provide the calculations on the coversheet.
 6. Provide the Preliminary subdivision approval letter in the plans.
 7. The POD approval and the final subdivision approval letters will need to be added when they become available.
 8. For site data note 1, provide all the owners for section 1, it doesn't include the parcel adjacent to the highway.
 9. For site data note 5, provide area in lots, area in special flood hazard area, right of way and common area.
 10. For site data note 7, provide the number of the type of units.
 11. For site data note 8G, add the preliminary subdivision case number.
 12. Site data note 10A is based on unit size. The unit size will need to be determined prior to calculating required parking.
 - a. 1 parking space for units with a gross floor area of 800 to 1,200 square feet.
 - b. 1.5 parking spaces for units with a gross floor area of 1,200 to 1,600 square feet.
 - c. 1.8 parking spaces for units with a gross floor area of 1,600 to 2,000 square feet.
 - d. 2 parking spaces for units with a gross floor area of 2,000+ square feet.
 13. For site data note 10B, provide the number of units for each dwelling type.
 14. For Site data note 10 C, break down the number of spaces on lots and number in parking lots.
 15. For site data note 10F, tree canopy is required for parking lots. 5% of the parking space total.
 16. Provide open space calculations. 10% is required by the zoning district and.
 - a. BMPs need to be specifically designed as an amenity if that is to count towards open space. Please see criteria as defined in 24-5204. A Table 5204
 17. Provide the proffered hours of construction on the cover sheet.
 18. 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. Show the individual trees or canopy proposed to be removed within the 35' front yard setback (25' MTP front yard setback from Willson Road + proffered 10')
 19. Provide this note on the plan: 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.
 20. 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.
 21. Provide medians for the northern entrance road as shown in the pattern book in 2.1 Illustrative master plan.
 22. Add a note to the setback information that rear setback from alley is 5' setback.
 23. Extend the Willson Road sidewalk to the end of the property/ project lines.

24. The location of the mail kiosk needs to be shown as well as a detail of the gang box and accessible access in the construction plans.
 - a. 1 parking space is required per every 30 dwellings served by the mailbox must be in proximity.
25. Provide a table of lot width and areas for the SFD lots.
26. Clarify/ explain the future uses for the 2 existing homes by the RPA.
27. Provide sidewalk access from the townhouse front doors to the community sidewalks.
28. Label the distance from the ends of townhouse blocks to the public roads to show the 15' setbacks and the 10' setback to private drives is met.
29. Provide typical lot layout for the single-family dwellings and townhomes with driveway that is 18' deep exclusive of sidewalk. Label the driveway material per proffers.
 - a. There is a 75% lot coverage limit for the proposed townhome lots. Show the biggest unit showing setbacks.
 - b. There is a 55% lot coverage limit for the proposed SFD lots. Show the biggest unit (with and without detached garages) with setbacks.
30. Provide the raised/ rumble strip crossings as proffered and provide the construction details within the plan.
31. Is the alley access next to lot 107 necessary? could a 't' turnaround be provided instead? Check with Traffic and Fire.
32. Provide the distance from Lot 41 to the parcel to the east.
33. Road extension signs will need to be provided at all temp road terminuses.
34. Show the proposed common area improvements as shown in the pattern book and provide the details within the plan.
35. Provide the pond aerator details within the plan as well as the amenity design details.
36. Indicate that the secondary boulevard is MTP concept road 2016- 202.
37. Provide the location of the walking trails associated with section 1 as shown in the pattern book. Staff recommends the trails are asphalt for durability and long-term maintenance costs.
38. Show location of entrance features.

Architecture Comments

39. The applicant will need to submit architectural elevations that follow the proffers and pattern book will need to be submitted for Director's approval prior to construction plan submittal.
40. Interior walls between townhouse units shall be constructed with a combination of building materials and construction techniques to provide a minimum sound Transmission Coefficient (STC) of 54. The owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.

Landscape Plan Comments

41. Is there adequate room between the BMP and the west side of the sidewalk along the Boulevard Road to plant the proffered trees?
42. Provide the 50' transitional buffer calculations for the buffer along Willson Road

43. The storm pipe on lot 38, at the corner of lots 106, 128, 148 and a few corners in future section 2 interferes with proffered trees.
44. The corner lots appear to be short a tree in the corner areas.
45. A lot typical for SFD and townhomes should be provided to address proffer 22 – foundation plantings.
46. Stormwater retention or detention ponds when not developed as a site amenity in accordance with Article 5, Division 2, Required Open Space must be screened by opaque walls or fences of approved materials and design, or as approved on an Alternative Landscaping Plan.
47. 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.
48. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
49. Clarify which areas are going to be sodded and which are going to be seeded.
50. The landscape plan will need to be removed from the POD/ Construction plan prior to signature.

Lighting Plan Comments

51. Staff cannot locate the lumen level for the light level rings provided.
52. Staff recommends that the lights in the alley's are reduced to 10' so lights aren't at bedroom window level. Revise plans as necessary.
53. Provide pole details including proposed height. Light poles are limited to 15' tall.
54. Provide the max min and average lumen levels. Pedestrian paths are to be lit between 0.5 & 2 footcandles.
55. All streetlights must be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring.
56. The streetlight pole must have a concrete base; direct embedded construction is prohibited. Provide the details in the plans.
57. Additional comments pending submission of a revised plan.

Plat Comments

58. See the comments from the other review agencies.
59. Provide the densities for the uses on the coversheet.
60. Some alleys are shown as 30' when a 24' alley section is approved in the pattern book. Revise as necessary.
61. Provide tie lines for all easements that encroach onto lots.
62. All off-site easements will need to be recorded and deed book and page number information provided on the plat prior to recordation.

Mr. Sean Dougherty, P.E.

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Once you receive the Director's approval, please submit 9 sets of plans with the Plans of Development Plans for signature application marked for first submittal. 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: East West Development