



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 1, 2023

Mr. Daniel Caskie, P.E.
Bay Companies Inc.
8500 Bell Creek Rd.
Mechanicsville, VA 23116

RE: Landmark, Section 3
POD2021-00546/ 2023-00322
2nd Construction and Lighting Plan
and Plat Comments

Dear Mr. Caskie:

The Planning Department has completed its review of the referenced plans submitted November 8, 2023, and has the following comments:

1. Provide the final subdivision approval letter in the plans when it becomes available.
2. Staff cannot locate the POD approval letter in the plans.
3. The submitted tree removal plan is missing trees 81 thru 120.
 - a. The SFD lots on the east side info will need to be submitted with that plan when it is submitted.
4. Provide the distance from lots 265, 266, 269, 292 & 295 to the ROW. 10' is required.
5. Can the storm water item north of lot 300 be moved to the north or the easement relocated out of lot 300?
6. Move the landscape island 1 space to the south so the manhole 391 doesn't conflict with planting area.
7. The plan set is missing sheet C16.

Plat Comments

8. Please submit a revised tech check so staff can have revised plats to grant final to as the last page of the plat set is missing.
9. Show that the 10' setback from the project line is met for lots 265, 266, 269, 292 & 295.
10. Provide tie lines for all easements that impact lots (249, 250-254, 266-269, 285, 295, 300, 305, 306 & 310).
11. Additional comments pending submission of a revised plan.

D. Caskie, P.E.

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Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans for review with the POD Plan of Development plans for signature application marked additional submittal. Plans cannot be submitted for signature before technical memos are issued. 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: Godsey Properties – Dennis Harlow