



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 19, 2024

Joseph Faudale, P.E.
The Bay Companies
8500 Bell Creek Road
Mechanicsville, VA 23116

RE: ReTreat at One, Section 6
POD2023-00108 & 00194
3rd Construction Plan Comments

Dear Mr. Faudale:

The Planning Department has completed its review of the referenced plans submitted February 29, 2023, and has the following comments:

Lighting Plan Comments

1. The maximum footcandles is 12.7 but the code limits it to 2. footcandles. It looks like the light levels just south of block RR are askew from the other lights.
2. Provide an average of the pedestrian walkways. In the development is 0.5 to 2.5 and along Telegraph Road is 1-3 footcandles.
3. Additional comments forthcoming further review by the Planner 4 that will sign the plan.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plans with the Plans of Development – Plans for signature application marked additional submission. Due to the scope of comments, Planning can review PDFs. 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: Stanley Morgan – Jeremy Swink