



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

June 21, 2012

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

Villas at Virginia Center Commons  
Attn: David Hering  
C/O Community Partners of Virginia  
P.O. Box 35021  
Richmond, VA 23235

Timmons Group  
C/O Derrick Johnson, PE  
4701 Owens Way Ste 900  
Prince George, VA 23875

Re: POD # ADM-POD-064-96  
Tidemark # POD2012-00251  
The Villas at Virginia Center  
Clearing and Grubbing Plan Review  
Comments

Sirs:

The Planning Department has completed its review of the above-referenced plans, received June 15, 2012, and has the following comments that must be addressed before staff can recommend approval of the plan for signature:

1. Amend the proposed use on the cover page, # 7 to state retaining wall repairs.
2. Add a detail of the new retaining wall to the plan set. What was provided for the building permit will suffice.
3. Add the original approval letter to the plan set. I will forward that separately to Timmons.

Until comments from all agencies are submitted, I cannot advise what your next step is. In the meantime, please make these very minor changes and send me a pdf of the revised plan set. You may contact me at 804-501-5290 or [gre31@co.henrico.va.us](mailto:gre31@co.henrico.va.us) if you need any additional information.

Sincerely,

Anthony Greulich  
County Planner

pc: Wingo, Arthur – President of the BOD of the Villas at Virginia Center Condominium Association



ANGELA N. HARPER, AICP  
DIRECTOR OF PLANNING  
(804) 872-4802

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

PLANNING COMMISSION

David A. Zehler, C.P.C., Chairman  
Ernest B. Vanarsdall, C.P.C., Vice-Chairman  
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Angela N. Harper, AICP, Secretary

July 23, 1996

RE: POD-64-96  
The Villas at Virginia Center

Virginia Center, Inc.  
1049 Technology Park Drive  
Glen Allen, VA 23060

TASCON Group, Inc.  
4401 Dominion Blvd., Suite 210  
Glen Allen, VA 23060

Gentlemen:

The Planning Commission at its meeting of July 23, 1996, granted your request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 64-unit condominium complex. The 12.1 acre site is located at the southwest corner of Virginia Center Parkway and Jeb Stuart Parkway on part of parcels 24-A-98 and 24-A-6A. The Commission granted this request, subject to the following conditions:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer.
2. The approval of this plan of development does not constitute approval of the utilities layout or construction plans. The development shall comply with the requirements as stated in the utilities contract approved by the Department of Public Utilities. The Department of Public Utilities shall be notified at least 24 hours prior to the start of any utilities construction.
3. The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four inch wide traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall yellow.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.

7. The plan of development plan shall be revised as annotated on the staff plan dated July 23, 1996, which shall be as much a part of this approval as if details were fully described herein. Ten sets of the revised plans including the detailed drainage and erosion control plan shall be submitted to the Planning Office for approval stamps and distribution. Two sets of the approved plans shall be attached to the building permit application.
8. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
9. A detailed landscaping plan shall be submitted to the Planning Office for review and approval prior to the issuance of any occupancy permits.
10. All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced no later than the next planting season.
11. Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and approval.
12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. Trash container units shall be properly maintained with regular pickups; the site shall be kept clean and the trash containers shall be properly screened. (Details shall be included with the site plan or required landscape plan review and approval).
14. Required fire lanes shall be marked and maintained in accordance with Section 311.1 of the BOCA Basic Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on Planning Staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
16. The assigned property number(s) shall be displayed so they are easily readable from the street. If assistance is needed with the address, please contact the Planning Office 672-4284.
17. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
18. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
19. Upon completion of the improvements and prior to the certification of any permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the POD plan, to the effect that all construction is in conformance to the regulations and requirements of the POD.
20. The approved plan of development is not transferable except that the holder of the first mortgage of the property may assume responsibility under this plan after written notification to this Commission.
21. Vehicles shall be parked only in approved and constructed parking spaces.



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22. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Planning Office before such a change can be implemented.
23. The right-of-way for widening of J.E.B. Stuart Parkway as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
25. A standard concrete sidewalk shall be provided along the south side of J.E.B. Stuart Parkway and along the west side of Virginia Center Parkway.
26. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. The pavement shall be of an S-5 type and shall be constructed in accordance with County standards and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Condominium Association. The bond shall become effective as of the date that the Condominium Association assumes responsibility for the common areas.
29. The approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The unit house numbers shall be visible from the parking areas and drives.
31. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission, before any building permits are issued. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
32. The widths of driveways serving more than two units must be specifically approved by the County Traffic Engineer.

There may be a requirement for a Wetlands Permit from the U. S. Army Corps of Engineers. Further information on such a requirement should be obtained by contacting the Corps at 752-7464.

Also, you should be aware that a permit may be required from the State Department of Environmental Quality (DEQ). Please contact the DEQ at 527-5300 to determine the requirements for your proposal.

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Pursuant to Chapter 24, Section 24-106(j) of the Henrico County Code, this approval shall expire **July 28, 1998**, unless building permits have been obtained for construction in accordance therewith; or a single one-year extension of approval has been granted by the Director of Planning as provided therein; or further extension of approval is otherwise provided by Section 15.1-475D-H of the Code of Virginia, as amended.

The approval of this plan of development satisfies only the requirement of Chapter 24, Section 24-106 of the Henrico County Code. The applicant shall be responsible for securing all necessary permits as required by law.

When applying for your building permit, please attach two sets of the approved plans and refer to case **POD-64-96**.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Angela N. Harper', written over the word 'for'.

Angela N. Harper, AICP

cc: Zoning Enforcement Supervisor  
Building Official  
Real Estate Assessment  
Department of Public Works  
Department of Public Utilities, Ralph E. Claytor  
Youngblood, Tyler & Associates P.C.

36.

