

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

June 7, 2021

CA Twin Hickory LLC
Craig Shelton
11237 Nuckols Road
Glen Allen VA 23050

Youngblood Tyler & Associates
Anne Tignor, P.E.
7309 Hanover Green Drive
Mechanicsville VA 23111

RE: POD2021-00194
The Corner at Twin Hickory
Condominiums
Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received May 10, 2021, and has the following comments:

The following bolded comments must be addressed prior to Planning offering a recommendation of approval to the Planning Commission:

1. Please provide revised elevations which address the following:
 - a. Please provide specific material types for all proposed building materials. For example, if hardie plank siding is to be used for the “vertical siding” shown on the elevations, please label such as “hardie plank vertical siding.” The building materials must meet the proffered requirements of REZ2021-00012.
2. Provide confirm how trash removal will take place. Will dumpster enclosures be provided? Will individual super cans for each unit be utilized?
3. Provide screening details for all ground mounted HVAC units.
4. Confirm if a “cohesive streetscape” per Proffer No. 10 will be provided for 25’ greenbelt along Twin Hickory Lake Drive. Such streetscape must be similar in species type and variety to the existing streetscape provided along Twin Hickory Lake Drive.

General Comments:

1. On the Cover Sheet, Sheet 1:
 - a. Under Site Data, No. 1, list all involved property owners.
 - b. Under Site Data, No. 5, provide gross and net acreages for total site and call out acreage amounts specific to the R-6C and O-2C zoned portions.
 - c. Under Site Data, No. 6, list O-2C as a zoning classification in addition to R-6C.

- d. Under Site Data, No. 8, Item C, list C-20C-08 and REZ2020-00029 for previous Zoning Case approvals.
 - e. Under Site Data, No. 10, 237 parking spaces are required. Please update the number of spaces required and proposed that match the layout.
 2. On the Phase 2 Erosion Control Plan, Sheet 4:
 - a. Provide tree protection fencing along northeastern boundary with Hickory Woods at Twin Hickory and in the areas within the 25' greenbelt along Twin Hickory Lake Drive that are to be preserved. Please provide a tree protection detail.
 3. On the Layout and Utilities Plans, Sheet 5 and 6:
 - a. To avoid any potential ownership issues, remove the existing fence which straddles the northern property line.
 - b. Relocate drainage pipes from landscape islands to the greatest extent possible.
 - c. Label Twin Hickory Lake Drive and Pouncey Tract Roads as a Major Collectors.
 - d. Call out the number of parking spaces in each row of parking and in front of garages,
 - e. Provide a sidewalk connection from Building #10 to the row of nine (9) parking spaces directly to the southwest.
 4. On the Schematic Landscape Plan, Sheet 20:
 - a. The plantings proposed in the 35' transitional buffer to the rear of Lot 98 do not correspond to the extent of clearing shown on the other plan sheets. Confirm if existing landscaping will be preserved in this location or if new landscaping will be provided.
 5. See additional Standard Comments (attached) from the Planning Department.
 6. See additional comments (attached) from other review agencies.

The **bolded comments** must be addressed prior to the June Planning Commission meeting. The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for 10:00 a.m., Thursday, June 10th. Revised plans and a written response to review comments must be received by COB Tuesday, June 15th, in order to be considered prior to preparation of the Planning Commission agenda. You may contact me at nor020@henrico.us and/or (804) 501-4604 you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Rose L. Farmer