



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 19, 2022

Mr. Charlene Harper, P.E.  
HG Design Studio  
5701 Grove Av.  
Richmond, VA 23226

RE: Tuckahoe Park Field and Parking  
Addition  
POD2022-00230  
Conceptual Plan Comments

Dear Ms. Harper:

The Planning Department has completed its review of the referenced plans submitted May 3, 2022, and has the following comments:

1. Provide the POD in the upper right-hand corner in site data note 8A.
2. Submit a lighting that includes photometrics, fixture and pole details within the POD submission
3. Label the zoning of the parcels as necessary.
4. On site data note 7, indicate that this plan is 3 existing field conversion to 2 fields, 2 new fields and additional parking.
5. On site data note 8A, Provide POD-59-08, POD2009-00108 and POD 2021-00159.
  - a. Include POD2021-00159 approval letter in the plan
6. Include C-66C-88 in site data note 8C and the appropriate section of the approval letter within the plan.
7. Add P-24-98 to site data note 8E.
8. Add Up-14-81, UP-25-81, UP-16-89, and UP-3-98 in site data note 8F.
9. The parking requirement is 5 per 1,000sqft of activity area.
10. Fill in site data note 10D.
11. There is a 20% open space requirement for the A-1 portion of the site and 15% open space for the O-2C portion of the site. Buffers but not interior landscaping parking spaces can be credited towards the requirement on the O-2C parcel.
12. Provide the tree canopy calculations for the parking lots.
  - a. Peripheral parking is also required for the new parking lots.
13. Label the following dimensions:
  - a. Provide the distance from the parking lot curb line to the property lines.
  - b. Distances from the closest point of improvements to the nearest property line.
  - c. Width of canopy areas to be removed.
  - d. Width of proposed improvements, sidewalk, paths

- e. Landscape strip dimension between parking lot lots, property lines and the front of building.
  - f. 6' Perimeter landscape strip along private drives and 15' along R-O-W's is required for parking lots.
  - g. Label curb and gutter transitions as necessary (ramps, flush curb locations, etc.)
  - h. Deed book and page number of existing easements (utilities, drainage, cross access, etc.)
14. Provide orange construction safety fence at the edge of all new tree lines/ edge of clearing.
- i. Provide the fence and tree save detail within the plan.
15. Provide black vinyl coated or mock iron decorative fencing and provide a detail in the plan
16. Provide building elevations for the rest room and maintenance buildings.
17. Are the paths existing? Show limits of clearing for them if necessary.
- a. Staff recommends that they are asphalt for long term maintenance. Provide path construction detail within the plans.
18. The existing 133 parking lot should be retrofitted with raised landscape islands so it can come into compliance with the 5% internal canopy requirement.
- a. Both existing parking lot need basic maintenance and spaces re-stripped. Provide information on the plan.
19. Provide the dumpster compactor screening method. Architectural masonry walls as tall as necessary to screen the unit is required, 8' minimum with opaque gates.
20. Show/ explain the pavement reclamation an proposed ground cover for the old access from Copperas Lane.
21. The landscaping plan will need to be removed from the construction plan prior to signature it can be submitted with the POD for staff comments that can be incorporated into the landscape plan to be submitted for review and approval.
- 22.

Please address these comments and the comments from the other review agencies and submit 9 sets of plans with the POD Plans for review application for review. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner