



R.J. Emerson, Jr., AICP
Director of Planning
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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 2023

Ms. Charlene Harper, P.E.
VHB
5701 Grove Av.
Richmond, VA 23226

RE: Tuckahoe Park Field and Parking
Addition phases 1-3
POD2022-00625 & 2023-00141
Construction Plan Review
Comments

Dear Ms. Harper:

The Planning Department has completed its review of the referenced plans submitted March 30, 2023, and has the following comments:

1. Provide the PODs in the upper right-hand corner of the plan so they can be read when rolled.
2. Clarify that the new fields are replacement fields so there is no misunderstanding if they are really new or being re-worked.
3. Label the zoning of the parcels and adjacent parcels as necessary on the masterplan layout sheet.
4. Show and label each tree over 6" in diameter located within proffered 20' landscape strip along John Rolfe Parkway. Each tree removed will need to be replaced in kind with a 4" caliper minimum.
5. Label/ show the 25' transitional buffer requirement north of the Horsley Drive residences and revise landscaping plan as necessary.
 - a. Show tree protection as necessary for trees to be retained along the access road.
6. Revise the dumpster compactor screening material. Architectural masonry walls as tall as necessary to screen the unit are required, 8' minimum with opaque gates.
 - a. How temporary is the proposed dumpster to be there prior to relocation?

Lighting Plan Comments

1. Label each parking lot to correspond to overall photometric plan.
2. Surface parking lots are to be lit between 1-3 footcandles.
 - a. Parking lot #4 max is over 3.
3. Repeat comment - Pedestrian pathways/ sidewalks for nonresidential development are to be lit between 1-3 footcandles.

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4. Provide a note on the plan explaining 'how' lighting fixtures for off-street parking areas are activated by a timer or photo-cell and shut off within an hour of closing.
5. Remove the fixture mounting height on the site pole base detail n sheet E-703. Note says 30'

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 or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Al Azzarone - Department of Recreation and Parks.