



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

March 30, 2018

Malachi Mills, PE & RK&K
2100 E Cary Street, Ste 309
Richmond, VA 23223

RE: POD2018-00023
Simple Storage – at Forest
and Glenside Road
Preliminary Plan Review
Comments

Sir:

The Planning Department has completed its review of the above-referenced preliminary plans, received March 22, 2018, and has the following comments:

1. Plan of Development-Planning Commission plans should be submitted for review and need to be sealed and signed by a Professional Engineer or Surveyor.
2. Include the entire boundary survey by courses and distances where development is proposed. Show net acreage and right-of-way dedication acreage.
3. On the cover sheet address the following:
 - a. Include all applicable GPINs.
 - b. Provide basis for parking requirements. Staff calculates 20 spaces required based on 800 cubicle units.
4. On the layout sheet address the following:
 - a. The overhangs must be shown on the building envelope on the site plan.
 - b. Show and label building setbacks as 15' front (Forest Av), 15' side (Glenside Dr), 50' side and rear (Brigham and Eaton Roads), no less than 50' on Brigham and Eaton because across from residential.
 - c. Staff notes that if the dumpster is under roof then the 50-foot setback must be met. Also, it is noted that the dumpster location may function better near the Forest Ave side and will be further away from homes.
 - d. Label zoning lines.
 - e. Label the adjoining property ownership, zoning and land uses.
 - f. Show dimension between proposed building and existing single family.
 - g. Provide sidewalk per Traffic Engineer along north line of Glenside Drive west line of Forest Ave and a sidewalk connector from building to public sidewalk.
5. Submit a schematic landscaping plan to ensure conceptually that transitional

buffers can be met.

6. Include the following approval letters for zoning case REZ2018-00009, and plan of development case once available within the plan set.
7. Provide schematic floor plans.
8. Provide scaled architectural plans showing building height, dimensions and material.
9. Provide all four building elevations with color detail.
10. Show treatment of loading docks and areas.
11. Please provide dumpster enclosure detail, that is 8-foot tall and a detail that matches the building material.
12. All rooftop equipment shall be shielded so that it is screened from public view at ground level. Please provide sight lines from public roads as previously shown.
13. Show all required 6 (10'x25') loading spaces.
14. Show retaining wall elevations.
15. Vacate lots, building setback lines and easements on lots in Fort Hill, Section C.
16. See additional comments from other review agencies.
17. Responses to your questions:
 - a. Is there any concern for the primary road access? Will discuss at Staff Developer meeting.
 - b. Is there any concern for the proposed fire access lane? Will discuss at Staff Developer meeting.
 - c. Is there any concern for the proposed fire hydrant plan? Will discuss at Staff Developer meeting.
 - d. Is there any concern for building orientation? Currently the building orientation seems to be fine.
 - e. Is there any concern for yard setbacks? Ensure the 50-foot building setback is being met along Eaton and Brigham Roads.
 - f. Is there any concern for buffers? Provide a detailed schematic landscape plan for staff to review.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for April 12, at 2:30 p.m. You may contact me at 804-501-5323 or war30@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Matt Ward
County Planner