

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 3, 2022

Silvercore
Attn: Andrew Bowman
7110 Forest Avenue, Suite 204
Richmond, VA 23226

RE: POD2021-00561
Woodman Road Self Storage
POD review comments

Sir:

The Planning Department has completed its review of the above-referenced plans, received February 16, 2022 and revised by email February 25, 2022, and has the following comments:

The following must be addressed by Friday, March 11 for the plan to be eligible for consideration by the Director of Planning on the March 2022 agenda:

- 1) See the marked up plan concerning the following:
 - a. Raised landscape islands are required at the end of all parking rows.
 - b. No greater than 19 parking spaces may be uninterrupted with a raised landscape island.
 - c. The plan does not match the floor plan and elevations indicating loading access points into the building.
 - d. Identify loading spaces in accordance with Section 24-5124.
- 2) See provisions of Section 24-5311 for waste receptacle and loading facilities, as well as storage and mechanical screening provisions. Include necessary measures details in the plan of development submittal, identifying ground-mounted equipment and screening on the layout, and/or specifying rooftop equipment and parapet adequacy on the building elevations, as applicable.
- 3) Adjust lighting plan:
 - a. The plan must achieve a minimum average illumination between 3 and 6 footcandles. A calculation summary is needed for the parking and drives, and another for the sidewalk in Magnolia Ridge Road.
 - b. Fixtures within 100 feet of a residential district cannot exceed 15 feet in height.
 - c. Provide a pole detail.
- 4) Revise fence enclosure detail to utilize a continuous opaque fence, including opaque measures on the gate portion.

Prior to submittal of construction plans address the following:

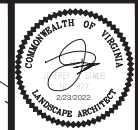
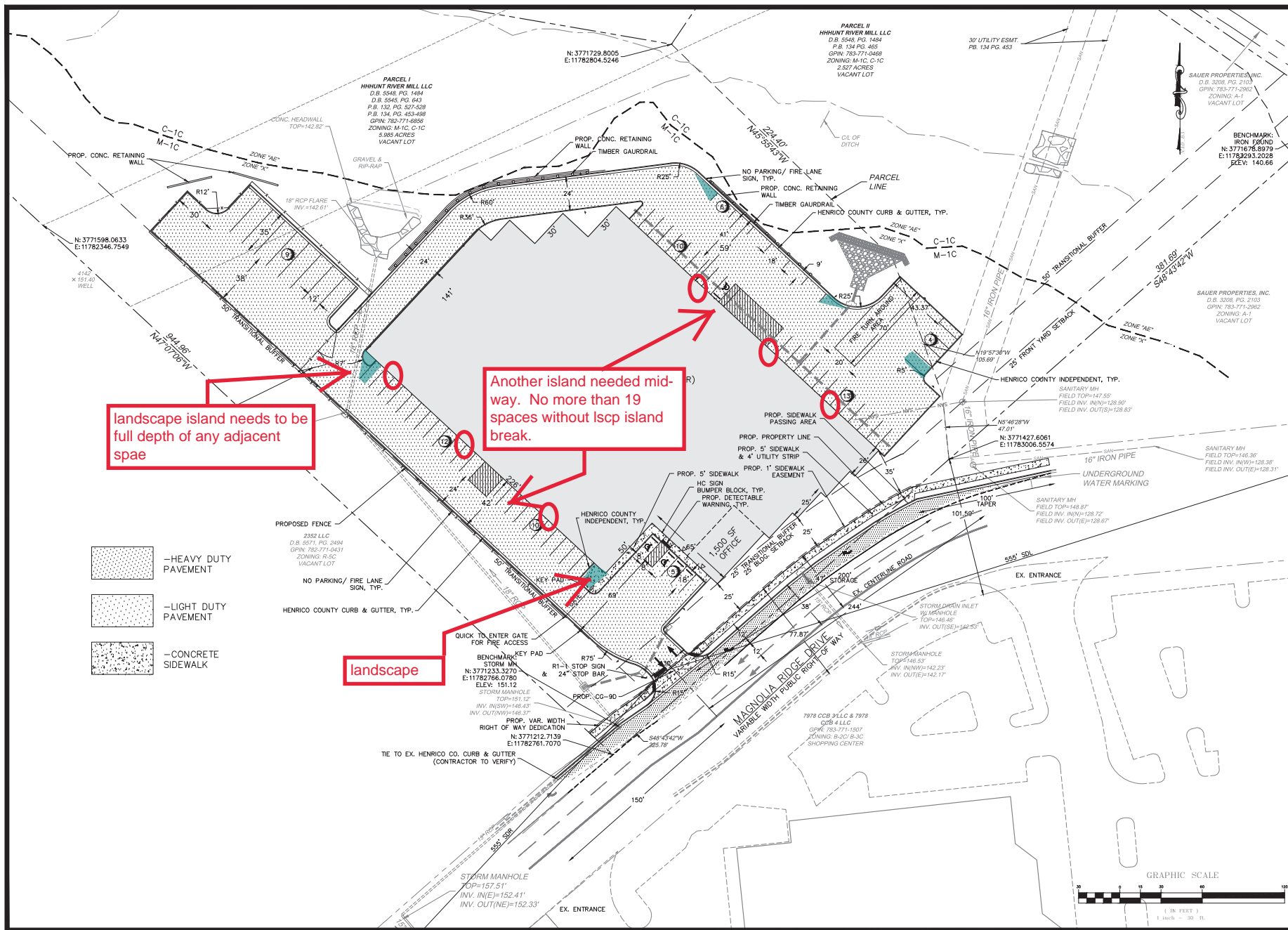
- 5) Cover sheet:
 - a. Site data item 10b: update the basis for parking for self-storage to state the new rentable storage area. Note: Spaces for lease do not count toward the minimum required spaces.
 - b. Add the POD number to the upper right margin

- c. Update any other site data impacted by layout changes.
- 6) A tree protection and removal plan was not included. Any trees to be removed during construction must be identified with the tree protection and demolition plans. Additional tree removal after approval of the construction plan will be subject to mitigation provisions of Section 24-5313.F, and/or an additional subsequent tree removal permit application, fee, and review to revise the tree protection plan.
- 7) These comments have been completed prior to receipt of floodplain comments from the county engineer. Those comments will be forthcoming.

You may contact me at cra094@henrico.us or 804-501-7175 if you need any additional information prior to resubmittal. Staff recommends a full revision to the plan set for routing and review by the agencies.

Sincerely,

Aimee B. Crady, AICP
County Planner



WOODMAN ROAD SELF STORAGE
LAYOUT PLAN
 FAIRFIELD DISTRICT
 HENRICO COUNTY, VIRGINIA

REV.	DATE	DESCRIPTION
1	2/23/21	CONTRACT COMMENTS

DESIGN BY: Andrew Bowman
 CHECKED BY: Jeff Staub
 DRAWING SCALE: 1"=30'
 DATE: 12/16/2021

SHEET
3
 JOB #210492