

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

August 1, 2022

SLH LLC
Mr. William Burton
2425 A Portugee Road
Sandston VA 23150

SilverCore
Mr. Andrew Bowman
7110 Forest Avenue, Suite 204
Richmond VA 23226

RE: POD2022-00326
 Electrforce at Drybridge Road
 Site Plan Review Comments
 First Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received June 10, 2022, and has the following comments:

The following comments must be addressed prior to staff recommending approval on the Director's Agenda:

- 1. Provide soils analysis with the next submission for Health Department review.**
- 2. Provide revised Elevations that address the following:**
 - a. Provide revised elevations which incorporate architectural enhancements to the building. Such enhancements may incorporate a masonry knee wall, faux awnings, additional windows, and material and color variety.**
 - b. Include bay door material and color descriptions.**
 - c. Include building heights to the midline of the roof.**
 - d. If roof mounted HVAC or mechanical equipment will be provided, include screening compliant with Sec. 24-5311.**
 - e. Provide cardinal directional labels for each elevation.**
- 3. Provide a revised Site Plan that addresses the following:**
 - a. Relocate the proposed BMP outside the limits of the proposed Transitional Buffer 50.**
 - b. The proposed parking lot only shows 29 spaces being provided. Revise the layout to show 30 parking spaces as required.**
 - c. Provide screening for the loading areas pursuant to Sec. 24-5311.**
 - d. Confirm no outdoor storage is proposed.**
 - e. If ground mounted HVAC or mechanical equipment, include screening compliant with Sec. 5311.**
- 4. Provide a revised floor plan that addresses the following:**

- a. **Indicate proposed uses on the floor plan. Indicate any areas to be partitioned and used for office and/or accessory storage.**
- 5. Provide a revised conceptual landscape plan which addresses the following:**
 - a. Transitional buffers must be provided along the entire distance adjacent to the zoning districts which require the buffer. Provide additional plantings or indicate specific mature trees to be saved which qualify as required plantings.**

General Comments:

1. Include master case no. POD2022-00326 in the upper right-hand corner of all plan sheets.
2. On the Cover Sheet, Sheet 1:
 - a. Revise title to, *"Site, Utility, and Lighting Plans for Electrify at Drybridge Road."*
 - b. Under Site Data, No. 5, include total site area (both parcels combined).
 - c. Under Site Data, No. 10, revise interior greenspace area to account for entire area to be used by vehicles, including access aisles and parking spaces pursuant to Sec. 24-5312.
 - d. Under Site Data, No. 14, update site area square footage to correct amount based on 5.05 acres. Update all other calculations accordingly.
 - e. Under Site Data, No. 14, include existing and proposed area for easement areas.
 - f. Under Site Data, include open space calculations per Sec. 24-5203.
 - g. Under Notes, omit Note No. 5 as this is not applicable.
3. On the Site Plan, Sheet 3:
 - a. The existing parcels must be consolidated prior to building permit approval. Include property line / easement exhibit showing vacation of the existing property line between parcels 835-715-5020 and 835-715-7117 with the construction plans for review. Submission of a Minor Subdivision plat utilizing this sheet may be provided subsequently for approval.
 - b. Graphically show any physical improvements on adjacent properties.
 - c. Graphically show any proposed dumpsters or trash disposal systems. Dumpsters shall be screened with a minimum eight foot (8') high masonry wall. Include an associated detail with material and color descriptions.
 - d. Provide distance from proposed building to the existing single-family home on parcel 835-714-1398.
 - e. Delineate primary and reserve septic fields.
 - f. Show proposed vehicular and pedestrian entrance locations to the building.
 - g. Dimension at least one landscape island.
4. On the Utility Plan, Sheet 4:
 - a. Adjust water meter and easement location to allow landscape island tree planting.
5. On the ESC Phases I and II, Sheets 7 and 8:
 - a. Provide a tree protective barrier per Sec. 24-5313 adjacent to tree save areas. Any trees to be removed during construction must be identified. 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.
 - b. Identify a construction trailer location unless a temporary use permit application and fee for review is preferred to be submitted after construction plan approval (this would be required in addition to the building permit submittal – addressing it with the construction plan is the better option where possible).
6. On the Lighting Plan, Sheet 22:
 - a. Confirm fixture mounting height is not greater than 25' feet in height.

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- b. Include a specifically dimensioned pole detail.
 - c. Include a note stating all exterior light fixtures are full cut-off and zero-tilt fixtures.
- 7. See additional comments from other review agencies.

The **bolded comment(s)** indicated above must be addressed prior to a recommendation of approval to the Director of Planning. The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for Thursday, August 4th at 11:00 a.m. You may contact me at (804) 501-4626 and/or nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: William Burton – Electrifyforce Inc.