

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



October 3, 2022

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

Hillwood Properties
Gary B. Frederick
5050 West Tilghman Street, Suite 435
Allentown PA 18104

Kimley-Horn & Associates
Katy Bourke, P.E.
4525 Main Street, Suite 1000
Virginia Beach VA 23462

RE: POD2022-00473
 Warehouse at Lot J
 Plan of Development
 Original Plan Review Comments

Sir/Madame:

The Planning Department completed its review of the above-referenced plans, received September 9, 2022, and provide the following comments:

❖ **Plan of Development Approval:** The following items must be addressed prior to approval of the plan:

1. Architectural Elevations:

- a. Confirm if the proposed 6' X 8' metal louvers are HVAC / mechanical equipment. If so, please indicate how screening will be accomplished and include associated details. The metal louvers also must meet conditions of Proffer No. 6(a).
- b. Provide HVAC equipment location and mechanisms for screening. Include associated details.
- c. Confirm more specific material type of proposed "*Architectural Form Liner*" and "*Architectural Horizontal / Vertical Reveal*."
- d. Provide an enhanced elevation for the angled side of the building facing southeast toward Richmond-Henrico Turnpike. Can this side of the building be enhanced to appear similar to southwest corner of the building where the office space is proposed? Alternatively, additional large deciduous or evergreen trees may be provided.
- e. Confirm how concrete is to be painted and if it will be color integrated concrete.

2. Plan of Development:

- a. Screening for the truck storage lot and loading areas is required per Sec. 24-5311. If the building will not serve as screening, adequate screening may be provided by an opaque fence or wall.
- b. On Sheet CS105, consider providing sidewalk around the entirety of the truck storage area and internally within the area to help ensure safe travel of pedestrians. Refer to POD2020-00397 which included such sidewalk and pedestrian facilities.

- c. On Sheet CG102, please provide drainage easement width for the drainage pipe which runs along the eastern side of the loading area. Confirm if proposed landscape plantings in this area will have adequate space.
 - d. On Sheet CG103, remove proposed drainage pipe from the 45' proffered landscape buffer. It appears structure E6 can be shifted north to facilitate this.
 - e. On Sheet CG107, grading for BMP F is proposed within the proffered 45' foot landscape buffer. Please confirm the Department of Public Works will allow required plantings within the proffered buffer area. Alternatively, revise grading and/or location of BMP F.
 - f. Confirm if entrance will be gated and if a guardhouse is to be provided.
 - g. Provide location and details of any proposed dumpster enclosures.
 - 3. Lighting Plan:
 - a. Include lighting for the proposed sidewalk connecting the building area to the truck storage area. Provide average footcandle levels per Sec. 24-5503.
 - b. Confirm all proposed lighting will be zero-tilt in addition to full cut-off.
 - 4. Landscape Plan:
 - a. Show all proposed drainage pipes and freestanding lighting fixtures to ensure no conflicts are proposed.
- ❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:
- 1. Please ensure no blank sheets are included in the printed set of plans.
 - 2. On the Cover Sheet, CA001:
 - a. Revise title to, *"Warehouse at Lot J – Plan of Development, Utility, and Lighting Plans."*
 - b. Under Site Data, No. 1, update owner contact information.
 - c. Under Site Data, No. 7, provide use as *"Warehouse – Distribution."*
 - d. Under Site Data, No. 8, provide *"POD2020-00397"* for previous approval.
 - e. Under Site Data, No. 10, provide number of required parking spaces for Warehouse – Distribution and Office, per Sec. 24-5110 and complete *"Basis for Parking Calculations"* section.
 - f. Under Site Data, No. 10, Item E, provide interior greenspace calculations based on amount of proposed 9' x 18' parking spaces.
 - g. Under Site Data, No. 12, Item A, provide separate square footages for proposed Office and Warehouse-Distribution.
 - h. Under Site Data, No. 13, provide tree canopy calculations.
 - 3. On the Site Plan Sheets, CS100-CS105:
 - a. Show building dimensions.
 - b. Provide dumpster locations and include associated details.
 - c. Include adjacent property information, including zoning, ownership, and recordation info.
 - d. Show sidewalk connections to building openings shown on the floor plan.
 - e. Show screen wall on the eastern side of the building n Sheet CS102. Revise location so equipment is screened from the public right-of-way to the south. Include associated details.
 - f. Consider adding pedestrian paths within the parking lots located to the south and north
 - 4. On the Utility Plan, CU101:
 - a. Consider relocating proposed utility lines underneath site entrance road to maximize landscape area.
 - 5. On the BMP Access Plan, CG2013:
 - a. Confirm access paths can be naturally turfed (*i.e.*, grass).
 - 6. On the Overall Landscape Plan, Sheet LS100:

Mr. Jason Kushner

October 3, 2022

Page 3

- a. Include adjacent property information, including zoning, ownership, and recordation. Delineate any zoning lines on adjacent parcels.
- b. Include at least one (1) tree in each parking lot landscape island.
- 7. On the Lighting Plan, Sheet LT100:
 - a. Provide separate sheets which show each area of the site in detail.
 - b. Include a pole mounting detail and pole height/mounting fixture height dimensions.
- ❖ See additional comments from other review agencies.

The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for Thursday, October 6, 2022, at 10:00 a.m.

Revised plans and a written response to **bolded review comments** must be received by COB October 13, 2022, to be considered prior to preparation of the Director's POD/Site Plan October agenda.

You may contact me at (804) 501-4626 and nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Richmond International Raceway – Attn: Ms. Lori Waran