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May 31, 2019

Updated:
6/11/19

Scott Courtney
Resource International
9560 Kings Charter Dr.
Ashland, VA 23005

RE:Site Plan Application: SPR-4-19, Wood Park Court Site Plan
HTE Project #: 19-30000014

Dear Mr. Courtney,

Review of the site plan (1st review), received May 14, 2019, has been completed by Planning. Attached or listed below you will find pertinent comments from the Planning Department and Fire Department. The Department of Public Works and the Department of Public Utilities should have sent you comments under separate cover. As of the date of this letter, I have not received comments from VDOT or Building Inspections. Once staff receives comments from them, the county will notify you of any comments, if any. The County would also like to note that these are the Planning staff's preliminary comments and are subject to additions and modifications.

Please be advised that after the second site plan submission, if subsequent submissions are required, the third submittal will require a \$250.00 review fee, and the fee for each subsequent submittal after the third will increase in increments of \$100, not to exceed a maximum of \$450.00. This fee is waived for non-profit organizations.

Space has been provided after each comment for your response. Remember to include a copy of this letter with your response, and a letter noting any changes that have been made to the plans other than the ones noted by staff. Please make the following additions and/or corrections to your site plan:

General:

1. On all sheets, please add SPR-4-19 and HTE 19-30000014 to the bottom right corner of each sheet. (§ 26-319)

How Addressed: _____ Sheet(s): _____

2. Will there be any evening work hours that will require lighting? If so, please submit a lighting plan in accordance with section 26-269 and 26-270.

How Addressed: _____ Sheet(s): _____

3. Curious about the 15' buffer per restrictive covenants and if that entails any landscaping.

How Addressed: _____ Sheet(s): _____

4. Please label the state route number for Wood Park Court (RT# 1013).

How Addressed:_____ Sheet(s):_____

5. Will there be dumpsters? If so please show and provide screening detail

How Addressed:_____ Sheet(s):_____

6. Please provide locations of doors and openings for each warehouse unit.

How Addressed:_____ Sheet(s):_____

7. If you would like to use angle parking, will need to show a one way circulation. If it's two-way traffic, please provide 90 degree parking.

How Addressed:_____ Sheet(s):_____

8. Will there be any parking in front of units? If so, please show.

How Addressed:_____ Sheet(s):_____

9. Please note the retaining wall proposed will need a separate building permit (see Building Inspections department for more details). label the state route number for Wood Park Court (RT# 1013).

How Addressed:_____ Sheet(s):_____

10. Will there be any fencing? If so, please show and that is adhering to Section 26-249 or Section 26-263 if it is for the outdoor storage of equipment, materials, or supplies.

How Addressed:_____ Sheet(s):_____

Sheet G1:

11. Under item 5 in "General Site Information" what does "HUC: JL17" mean?

How Addressed:_____ Sheet(s):_____

12. Under item 8 in "General Site Information" please change the overlay district to "Suburban Development Overlay" and add "U.S Route 1 Corridor Overlay."

How Addressed:_____ Sheet(s):_____

13. For Parking, requirement is 1 space per 5000 square feet of GFA, plus 1 space per 400 square feet of office area (see section 26-251 of the Zoning Ordinance). Please revise.

How Addressed:_____ Sheet(s):_____

14. In Section 26-259 for Off-street loading requirements, warehouse use between 2,500-100,000 square feet of GFA requires one service space or one full size loading space (see section 26-262 for design standards).

How Addressed:_____ Sheet(s):_____

Sheet C3:

15. Please provide parking dimensions (length, width, and degree).

How Addressed: _____ Sheet(s): _____

16. Please reference the retaining wall detail sheet.

How Addressed: _____ Sheet(s): _____

The meeting to review this site plan with the County Review Staff has been scheduled for 9:30 am on Wednesday, June 12th. We would advise you to notify the Owner/Developer of this meeting so that, if she/he wishes, he may attend the Staff meeting. Please let us know if you would like to attend or waive this meeting.

With your submittal of a revised site plan, please provide written confirmation that each review comment from all agencies has been addressed and indicate where on the plan this appears. In instances that the comment is not or cannot be addressed, please acknowledge so, and indicate the reason. If you respond in a separate letter, please tie the response to the corresponding comment number of the comment letter.

If any revisions have been made to the plan in addition to those required to address agency review comments, please provide sufficient explanation and indicate where on the plan they appear. This explanation may be annotated on the agency review letter or submitted in a separate letter.

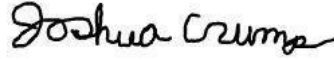
Please provide the following items with the next and each subsequent resubmittal:

- Application for Site Plan Approval - Resubmittal
- Fourteen (14) paper copies (folded no larger than 8 ½" x 11")
- Annotated review comment letters or comment response letters
- Resubmittal fee as noted above. Make checks payable to County of Hanover

Revised site plans submitted without the information listed above will not be distributed for review until such time as the information is received by the Planning Department. Upon receiving approval of this site plan, two (2) signed paper copies will be returned to you.

Should you have any further questions on the process, comments, or site plan requirements, please contact me at (804) 365-6171.

Sincerely,

A handwritten signature in black ink that reads "Joshua K. Crump". The signature is written in a cursive, flowing style.

Joshua K. Crump
Planner

cc: David Martin, Developer