

RECORD OF HANOVER COUNTY SITE PLAN STAFF/PRE-APPLICATION REVIEW MEETING

Case Name/Description: Wood Park Court

SPR: GPIN #: 7788-26-6487

HTE #: Zoning: M-2 Overlay: SDO, RT1

Meeting Date: 12/12/18 RZ#:

Meeting Time: 11:00 am CUP#: SE:

Attendee Name	Representing	Phone	Email
Donna Bowen	Planning	365-6171	dsbowen@hanovercounty.gov
Joshua Crump	Planning	365-6171	jkcrump@hanovercounty.gov
Megan Dalzell	Planning	365-6171	mdalzell@hanovercounty.gov
Shannon Fennell	Planning	365-6171	sdfennell@hanovercounty.gov
Sophie Huemer	Planning	365-6171	schuemer@hanovercounty.gov
Mary Pennock	Planning	365-6171	mbpennock@hanovercounty.gov
Jared Cornwell	Public Works	365-6181	jbcornwell@hanovercounty.gov
Mike Dieter	Public Works	365-6181	mjd Dieter@hanovercounty.gov
Jason Gentry	Public Works	365-6181	jlgentry@hanovercounty.gov
Scott Kramer	Public Works	365-6181	sekramer@hanovercounty.gov
Alex Mease	Public Works	365-6181	apmease@hanovercounty.gov
Matt Ellinghaus	Public Utilities	365-6021	MBEllinghaus@hanovercounty.gov
Justin Weiler	Public Utilities	365-6021	jsweiler@hanovercounty.gov
Tyrone Watkins	Public Utilities	365-6021	towatkins@hanovercounty.gov
Kelley Heins-Ervin	Public Utilities	365-6021	KEHeins-Ervin@hanovercounty.gov
Harold Stills	Building Insp.	365-6040	hastills@hanovercounty.gov
Jim McLaughlin	Sheriff's Office	365-6110	jpmclaughlin@hanovercounty.gov
Chris Anderson/Don Baer / Mark Rice	Fire	365-6195	fmo@hanovercounty.gov
Steve Snell	VDOT	585-3586	Steve.snell@vdot.virginia.gov
	Econ Dev	365-6461	

Applicant Attendee Name	Representing	Phone	Email
CHRIS MARTIN	VSS	(804) 370-1668	DAVID@VASTFEL.COM
David Martin	VSS	804-370-1668	
SCOTT COURTNEY	RESOURCE INTL	550-9257	SCOURTNEY@RESOURCEINTL.COM
Linwood Thomas	Economic Dev	(804) 365-6464	eltomas@hanovercounty.gov

General Comments (see written comments and/or marked plans for additional information):

- Proposed flex warehouse space.
 - Utilities installed with PH.T (37,800 sq bldg).
 - See attached detailed site plan comments.
 - Use permitted by right. Will need to go through site plan review process.
 - Site is located in the Rt. 1 Corridor Overlay District.
 - Bldg will have 20' eave height.
- (General Comments are continued on additional pages if needed)

Applicant's Signature

Megan Dalzell
Principal Planner

Date

12/12/18
Date

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Continuation of General Comments (see written comments and/or marked plans for additional information):

- Staff will verify whether entrance will have to have curb & gutter.

DPU

- Have not finalized number/location of restroom facilities. Coordinate w/ DPU regarding water/sewer lines. May need some utility easements
 - If site will be used during hrs. of darkness, lighting will need to be provided.
 - Could possibly having a compound meter w/ serving all three buildings. DPU provided additional information for existing & proposed lines/easements
 - Credits may be available (for material costs) if lines are upsized (water line up to 12" on northern part of property). Credit toward cost of water meter only.
 - Future utility easement extensions may be required (20') (not pipes)
 - water line would end in a plugged T w/ hydrant
- FIRE needed fire flow is 4000 gal/minute. Will need 4 fire hydrants
- Specific comments ~~will be emailed~~ ^{are attached} after meeting.
 - Can discuss development / fire coverage with Mike Lambent, Fire Marshall regarding options. Possible mix of fire walls, sprinkler fire hydrants can be reviewed.
 - Various options are available.

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PPW

- State storm water quantity and quality requirements will have to be met.
- water quality standards may necessitate purchase of credits that could be fairly high. Or may need to "construct" a wetland or larger basin. See attached comments from PPW.



HANOVER COUNTY

Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

Plans Review

JURISDICTION:	Hanover
FMO FILE #	18-199
TO:	Pre-Application Meeting
FROM:	Don Baer, Plan Examiner Office 804-365-4827 Email: dcbaer@hanovercounty.gov
SUBJECT:	Wood Park Court
DATE:	12-11-18
TYPE OF REVIEW	Pre-Application Meeting
COMMENTS:	<i>Meeting 12-12-18 Apparatus access to within 150' of rear of building FH within 400' of rear of building</i> <i>Approved</i> fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an <i>approved</i> route around the exterior of the building or facility. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an <i>approved</i> fire apparatus access road with an asphalt, concrete or other <i>approved</i> driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Fire Lane Designation: The approximate location of all required fire lane signs and curb/street marking shall be indicated on the plan. Fire lanes shall be at least 20 feet wide with marking on both sides of the roadway. Lines shall be at least 4 inches wide and a minimum of 20 feet apart. The location of and method of marking fire lanes shall be clearly indicated on the submitted site plan. All fire lane marking shall comply with Virginia Department of Transportation (VDOT) guidelines. Fire lane markings shall be installed every 100' and legible from both direction of travel and be at least 18" tall.



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	Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side (longest side) of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the <i>fire code official</i>.
EMAIL SENT:	



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Return this form to Don Baer at dcbaer@hanovercounty.gov or by fax at 804-537-5488

Needed Fire Flow (NFF) Estimate Form

Virginia Statewide Fire Prevention Code Method of Calculating NFF (Needed Fire Flow)

Engineer/ R.D.P.: _____ Date: _____

Project Name and Address: _____

Type of Construction – Based on Current Edition of the Virginia Construction Code: _____ No. of Stories: _____

Total Ground Floor Area–Including Projections (Canopies, Loading Docks, Etc.) _____

Total Area of floors above grade and below grade _____

Total Building Area in Square Feet _____

FIRE AREA CONSIDERED:

Note: In order to apply for a reduction in total area for a building, a fire resistive rated FIRE WALL without openings shall be provided.

WITHOUT OPENINGS refers to no penetrations being permitted (i.e. – doors, duct penetrations, pipe penetrations). (B104.2)

Fire Resistive Rating of FIRE WALL (Hours) _____

Square feet of most restrictive single area between FIRE WALLS or Either Side _____

Required Fire Flow from Virginia Statewide Fire Prevention Code – Table B105.1 _____

Fire Flow Duration in Hours from VSFPC – Table B105.1 _____

NEEDED FIRE FLOW: (Based on Total Square Foot or Fire area considered)

Automatic Sprinklers (YES ___ NO ___) Reduction Factor for sprinklers is (50%)

Fire flow for area considered X (1) (if non sprinklered) _____ = NFF (GPM) @ min 20psi residual. **OR**

Fire flow for area considered X (.50) (if sprinklered) _____ = NFF (GPM) @min 20psi residual.

Required fire flow for Total Area or Fire Area considered _____

Water Supply Available (provide calculations extrapolated to 20psi.) _____

Required minimum number of Fire Hydrants (VSFPC Table C105.1) _____

Required average spacing between Fire Hydrants (VSFPC Table C105.1) _____

Number of hydrants provided _____ (Do not include dedicated hydrant for FDC)

Average spacing provided _____

Maximum distance from building frontage to a hydrant allowed (Table C105.1) _____

Maximum distance from building frontage to a hydrant provided _____

I certify that the above information is true and correct.

Signature: _____ P.E.

(Signature Required)

Reference: Virginia Statewide Fire Prevention Code Appendix B and C.

Pre-application Meeting – Planning Letter for Applicants

Planner: Joshua Crump

804-365-6171; jkcrump@hanovercounty.gov

12/12/18

GPIN: 7788-26-6487

Proposed Development: Wood Park Court Warehouse

Proposed Use: Warehouse

Zoning Information:

- This site is zoned M-2 (Light Industrial District Sec. 26-171-179) and governed by the following Zoning Cases and/or Overlay Districts –
 - **U.S. Route 1 Corridor Overlay** (Sec. 26-194-200)
 - Fencing can only be located in the side and rear yards as per Section 26- 196(b)(3).
 - All loading spaces shall be located only within side or rear yards as per Section 26- 196(b)(4).
 - Outside storage shall be permitted only in the side and rear yards and shall be screened from view from all major thoroughfares as per Section 26-196(b)(5). Such screening shall be in accordance with the standards specified in Section 26-263.
 - Utility lines and structures shall be located to minimize disturbance of any tree of fifteen-inch caliper or greater on site. All junction and access boxes when located along designated roads shall be screened from view with landscaping as per Section 26-196(b)(6).
 - All parking areas located within front yards shall be paved, and traditional curb and gutter systems (or alternative equivalents) shall be used around and within all such parking areas as per Section 26-196(b)(7).
 - A buffer will be required in accordance with the standards specified in Section 26-266 along the common property line adjoining the A-1 zoned property line as per Section 26-196(b)(8).
 - Any development shall be connected to public water and sewer when available at the property line as per Section 26-196(b)(9).

Site Plan Information:

- The setbacks apply to all proposed structure on the site and are as follows (Sec. 26-178)-
 - Front – 35 feet (the front yard setback shall be measured from the future right-of-way line as shown on the major thoroughfare plan. Cobb's Road {Route 801} is a 60' ultimate right-of-way).
 - Side – 10 feet (only adjacent to a residential district)
 - Rear – 25 feet (only adjacent to a residential district)
- Parking requirement shall be 1 space per 5000 square feet of GFA, plus 1 space per 400 square feet of office area
- Warehouse with GFA of more than 100,000 square feet shall have at least two loading spaces, one of which shall be a full size loading space and be located either in the side or rear yards per the US Rt. 1 Overlay
- Lighting must meet the standards set forth in Division 6. Lighting Regulations of the Zoning Ordinance beginning in Section 26-267
- All Proposed Signage will require a separate sign permit (Please Contact Tim Wilson at 804-365-6171)
- Please show the location of dumpster enclosures if needed onsite

*** Please note the following - Other agencies may have additional comments. These notes are preliminary and a full review of construction drawings may generate additional comments required for Site Plan approval**

Hanover County
Department of Public Works
PO Box 470
Hanover, VA 23069
Office: 804-365-6181
Fax: 804-365-6233
<http://www.co.hanover.va.us/works/>



J. Michael Flagg, P.E., Director
jmflagg@hanovercounty.gov

7516 County Complex Road
Suite 121
Hanover, VA 23069

Department of Public Works Pre-application Meeting Comments

GPIN(s) 7788-26-6487

APPLICANT: Woodpark Court

DATE of MEETING: 12/12/2018

REVIEW ENGINEER/EMAIL: Mike Dieter, mjdieter@hanovercounty.gov, 804-365-6237

SITE SPECIFIC COMMENTS

Is the site within a CBPA area? YES / NO

Does the site contain drainage ways that may require a perennial stream assessment or wetland delineation? YES / NO

Does the site contain floodplain? YES / NO

Is the site **PART OF** an existing site or subdivision plan? YES / NO If YES, what is the site plan #/name of the plan set:
Hunters Ridge Industrial Park

Does an existing site or subdivision plan **DRAIN THROUGH** this site? YES / NO If YES, what is the site plan #/Name of the plan set : Insurance Auto Auction SPR 3-11

Does this site **DRAIN TO** an existing site or subdivision plan? YES / NO If YES, what is the site plan #/Name of the plan set: _____

Site Specific Comments:

1. Must address stormwater quality with runoff reduction requirements and quantity as required by regulation by demonstrating capacity of storm sewer systems to 1% of the drainage area, or meeting energy balance.
2. *Must meet Permissible Use for 2 yr Storm.*

GENERAL COMMENTS FOR ALL DEVELOPMENTS

- 1) Any project where land disturbance will exceed 2500 square feet of land in a Chesapeake Bay Preservation Act area or 10,000 square feet of land outside of a Chesapeake Bay Preservation Act area will require a land disturbance permit and an approved plan by the Department of Public Works prior to commencement of work. An erosion and sediment control plan is typically part of the site plan, or subdivision process but can be obtained separately. An erosion and sediment control inspection fee and an erosion and sediment control bond are required prior to permit issuance.

- 2) Any project that includes more than 1 acre of land disturbance will need to obtain a Virginia Stormwater Management Program (VSMP) permit prior to commencement of land disturbing activities. In situations where the project is outside of a CBPA area, but more than 1 acre of land disturbed, water quality requirements per the VSMP permit will need to be addressed. VSMP construction registration is submitted to Hanover DPW for processing.
- 3) The state Chesapeake Bay Preservation Act and regulations require all projects that will disturb 2500 square feet of land in a Chesapeake Bay Preservation Act area will require a Water Quality Impact Assessment (WQIA). Completion of the WQIA will require that all drainage ways to be evaluated by a qualified professional for perennial stream status, and that all wetlands be located and delineated. For cases where a building permit will be issued and construction plans will not be required, these items will be required prior to approval of a building permit for the new lot(s).
- 4) The state Chesapeake Bay Preservation Act and regulations require compliance with water quality requirements for all proposed developments including single family homes and accessory structures within Chesapeake Bay resource management and preservation areas, as well as all land disturbance activities over 1 acre, regardless of whether in a CBPA area or not. . Until July 1, 2014, for sites within the 2007 Suburban Services Area, in lieu of on-site treatment, participation in the Hanover County Regional Stormwater Program is an option.
- 5) The applicant will need to demonstrate that developed property and downstream properties and drainage ways shall be protected from damage from flooding accordance with applicable federal, state and codes

The following comments have been made based on the requirements of the Hanover County Drainage Design Handbook;

- 1) Ponds, lakes and impoundments within and / or affected by the proposed development must be evaluated and may require modification.
- 2) If a stormwater basin is required, the general size, location, and design shall be shown on the preliminary plan. A Maintenance Agreement will be required for any proposed basin. The limits of the "Maintenance and Easement Agreement" for impoundments and embankments shall be recorded.
- 3) All off-site improvements necessary to comply with drainage requirements that will necessitate easements must be recorded PRIOR to site plan or subdivision construction plan approval. On-site drainage easements for subdivision construction plans must be recorded at time of plat recordation. On-site public drainage easements must be recorded PRIOR to site plan approval. Dedication of public easements requires a title policy with all exceptions reviewed and approved by Public Works prior to recordation of easement. Title exceptions may not interfere with the intended use of the easement.
- 4) Residential building lots are required, through the Building Permit Application process, to submit lot grading plans in accordance with the Hanover County Drainage Design Handbook and requirements outlined in the Erosion and Sediment Control and Chesapeake Bay Permit Application, found in the Building Permit Application package.