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January 31, 2020

Megan Dalzell
Hanover County Depart Planning Department
P.O. Box 470
Hanover, VA 23069

RE: **Wegmans Virginia Distribution Center
SPR2019-00057**

Dear Megan,

The site plans have been revised in accordance with the comments, and we offer the following responses for clarification.

1. Please add the County site plan case number: SPR2019-00057 to the bottom right hand corner of each sheet.

Response: Site plan number added. See all sheets.

2. List the applicable proffers on the plan.

Response: Revised proffers per rezoning case REZ2019-00037 to be added to plans.

3. Please note that right-of-way dedication will be required in order to approve the site plan for this project. This dedication can be completed through the subdivision process or through the Department of Public Works' r.o.w. dedication process. The dedication will have to be completed prior to full site plan approval.

Response: R.O.W. dedication to be provided.

4. Please make a notation that the area shown for "Potential Future Development" is for information only. The site plan will have to be amended to make those improvements or full site plan level details will have to be provided with this plan review for that portion of the development to be approved at this time.

Response: Note added to future development area on sheet C0.1.

5. The plan also shows two future building expansions. The site plan will have to be amended to make those improvements or full site plan level details will have to be provided with this plan review.

Response: Building expansion areas have been revised accordingly to show the interim condition pre-expansion/post Phase I construction. See revised grading on sheets C4.1 and C4.3 and note #6 on sheets C3.1 and C3.3.

6. The building square footage(s) for the proposed industrial building does not match what is shown on the cover sheet. The site plan sheet (C3.0) shows 1,034,616 sf plus future additions of 106,000 sf and 99,650 sf for a total of 1,294,266 sf. This total floor area would require 259 parking spaces. Whereas, the cover sheet indicates the industrial building is 1,055,604 sf. Please clarify. There appears to be adequate parking to accommodate the future expansions but please break down the parking requirements for initial construction and then each expansion. The square footage of the security building should be included in the parking calculations as well (office).

Response: Detailed parking breakdown added to sheet C0.0.

7. The traffic zone for this parcel is 1753. Please update the information in Note 13 on the cover sheet.

Response: Traffic zone added to note #12 on sheet C0.0.

8. It appears there may be a fence surrounding the majority of the site noted by a long dash and X symbol. If this is a fence, please identify on the plans (type and height) and provide a construction detail on the plans.

Response: Labels added on sheets C3.0-C3.5 and detail added to sheet C7.1.

9. Include the square footages of these two smaller building (security and trailer stripping) on the cover sheet and include in the parking requirement.

Response: Square footages added to cover sheet and parking calculations on sheet C0.0.

10. Please provide signage at each emergency access point stating "Private Property" "Emergency Access Only" or some other acceptable alternative. Staff suggests shifting the location of the emergency gates for the emergency Gated Emergency Accesses closer to roadway to prevent people from driving into a dead end road.

Response: Sign and callout added on sheet C3.1.

11. Trailer Stripping Building

a. Can you explain what/how the trailer stripping building will be utilized?

Response: This building will be treated as a small warehouse. Trailers will be docked to be unloaded into the building. Those assets will then be loaded onto Wegmans and partner trailers to be shipped to varying locations. All activity will take place within the confines of the building.

- b. Will they be storing parts in the vicinity of the building? If so, please show the location and how it will be screened, if necessary.

Response: No parts will be stored in the vicinity of the building.

- c. Will the wash bay on this building be internal or external?

Response: The wash bay will be internal.

- d. Will there be any wall mounted light fixtures on this building? If so, these should be shown on the building elevations and incorporated into the lighting plan.

Response: Yes. Wall mounted light fixtures are shown on the lighting plan.

12. Security Building

- a. The "fence" noted above crosses the visitor parking area. If this is a fence, please show the location of a gate and how this area will function. Will visitors exit their vehicle and walk to the security building?

Response: Security building/visitor parking fence configuration clarification to be provided.

- b. Please provide a building elevations for the security building.

Response: Security building elevations provided with this submittal.

- c. Will there be any wall mounted light fixtures on the security building? If so, be sure these are incorporated into the lighting plan and reflected on the building elevations. If so, please include the location and type of fixture on the lighting plan.

Response: There are no wall mounted light fixtures currently proposed on the security building.

13. Hydrogen Fueling Station

- a. Please clarify how this area will be utilized. Based on previous notes this fuel is intended for fork lifts only? If so, please clarify that on the plan.

Response: A fuel supplier will periodically deliver hydrogen and transfer to the storage tank on the outside of the building within the fueling station area. The tank will supply hydrogen to the fueling stations located within the warehouse building. This hydrogen will fuel pallet jacks, forklifts and reach trucks.

- b. Will the "curb" lines only be striped? Please clarify on the plans.

Response: Yes, the striping would indicate a "No Parking" zone.

- c. Will there be any additional light fixtures located in this area to help facilitate operation? If so, please include the location and type of fixture on the lighting plan.

Response: Light fixtures in vicinity of the hydrogen fueling station shown on the lighting plan.

14. There are numerous compactors shown on the plan. Unless the units will be a completely closed system type of compactor, they will need to be fully screened. If applicable, show the location of the screening and provide a construction detail on the plans. Note that under the existing proffers, the screen fence shall be architecturally compatible with the building materials.

Response: All compactors to be completely closed type system compactors.

15. Provide the recordation information for all of the proposed easements on the plan. Rather than having to note this information on each plan sheet, the easements can be labeled with a letter or number and by type and then the recordation info shown in a table on the cover sheet.

Response: Deed Book and Page blanks added to proposed easement labels on sheets C3.0-C3.5 and C4.0-C4.5.

16. Please clearly designate what the surface treatment will be for all parts of the site, particularly any surfaces that will not be a structure or pavement of some type.

Response: See note #6 on sheets C3.0-C3.5.

17. Will the entire space labeled office actually be used as office space? There don't seem to be any windows on the ground floor. Will there be other office areas in the building? The bump outs on the north and south sides of the building appear to have office space as well. Please clarify.

Response: Office space includes all administrative areas including locker room, break room, training areas and conference rooms. There will be other office areas in the building. The bump out offices attached to the warehouse buildings will be used to support both inbound (receiving) and outbound (shipping) operations.

18. There are several ramps exterior staircases shown on the building elevations. These should be reflected on the site plan as well.

Response: Ramp and exterior staircases shown on sheets C3.0 – C3.5.

19. Building Elevations

- a. Staff will review the elevations with the Director to determine if they are in compliance with the proffers.
- b. It appears that the north and south building elevations are exactly the same but the site plan shows variations that are not correctly reflected on the elevations. Please clarify.
- c. Provide details of the various materials being used on the building. Staff recommends that if possible, the color/finish of the IMP Wall panels be varied to break up the long/tall expanses of wall.
- d. Provide elevations showing the future expansion areas as well.

Response: Updated elevations provided with this submittal.

Landscape Plan

1. Sheet L1.4 is missing from the site of plans. Please ensure this included in the next submittal.

Response: Noted.

2. Although the lists for tree plantings appear to meet County standards, the landscape plan will have to specify the type of each tree to be planted and its specific location.

Response: Plant schedules and quantities have been included with this submittal.

3. As noted at the end of this letter, the original proffers specify that all parking lots located within the front yards shall be landscaped in accordance Article 5A, Sec. 3.2 (now comparable to Sec. 26-192.1). This applies to trailer parking lots as well. Please revised the landscape plan accordingly. However, reasonable modifications for maneuvering and loading of trucks will be reviewed by the Director and agreed upon at the time of site plan review and approval.

Response:

4. All of the proposed buffers may not need to be installed with the initial development; please show proposed phasing for these improvements. Please note that the buffer on the eastern boundary of GPIN 7798-45-0574 will need to be installed with Phase I and should extend to 50' from the southern corner of that parcel (see marked plan).

Response: An additional landscape buffer has been added at ("Buffer D") at the boundary of GPIN 7798-45-0574 to be installed in Phase I.

5. Staff suggests that the peripheral buffer plantings be placed closer to the road frontages to in an effort to increase the screening impact of these trees. Since many of the buffer plantings will not be near any major construction areas, it may be beneficial to plant these trees earlier in the construction process. This may help contain dust, debris, reduce noise impacts and allow the trees to grow a bit prior to requesting the certificate of occupancy.

Response: Screening buffer plantings have been revised and moved closer to the road frontages.

6. The Code specifies that the screen trees be planted either 10' on center for the larger trees or 8' on center for medium trees, with the two rows being planted no more than 6' apart. The planting layout can be adjusted to some extent but it appears that the layout shown on the plans will have gaps in excess of what is permitted. These buffer plantings can meander within the buffer area but they still need to meet the maximum spacing standards. Staff suggest that they not be planted in an absolute straight line so as to soften the sight line to some extent.

Response: Screening buffer plantings have been revised and spacing updated to 10' O.C. for large trees and 8' O.C. for smaller evergreen trees, with rows at 6' apart to create a continuous screens. Gaps have been removed where possible.

7. The parking lot landscaping plan will have to specify the actual species to be planted in each island and peripheral area. Please provide a projected tree canopy chart demonstrating compliance with the Code requirements.

Response: Plant schedules and quantities have been included with this submittal. Tree canopy calculations have been provided on the plant schedules on Sheet L2.1.

8. Ensure that all parking lot trees are single stem and have a minimum branch height of 5' at the time of installation. Typically, the small deciduous trees will not meet those requirements. The smaller/multi-trunked trees can be placed in the peripheral planting areas but shall not block building entrances or windows and shall not be located immediately adjacent to parking spaces.

Response: Small and multi-stem trees have been removed from the parking areas and are not located in front of building windows or entrances.

9. On sheet L1.3, provide the line designating the limit of the 40' buffer-planting strip. There is a label but no corresponding line.

Response: Per staff recommendations, the 40' buffer planting strip is not required and has been removed.

10. On sheet L1.3 and in any other similar locations, the Industrial buffer shall connect to the Thoroughfare buffer (do not leave gaps) unless needed for easements.

Response: Plantings in buffers have been relocated and spread out to connect adjacent buffer edges.

11. A one-year landscape maintenance bond in the amount of 25% of the landscape contract shall be posted prior to the issuance of the Certificate of Occupancy.

Response: Noted.

12. Staff will evaluate existing vegetation within the wetlands areas located within the buffers prior to site plan approval. If necessary, additional plantings may be required.

Response: Noted.

13. On sheet L1.7, staff recommends the proposed shrubs be planted in 2 – 3 larger groupings; the are not required to be planted with the trees. The two shrubs/tree is only used to calculate the required number of shrubs.

Response: Shrubs have been relocated into groupings in the four larger parking lot islands.

Lighting Plan

14. As indicated below, the lighting plan is not in conformance with the current proffers. The maximum light pole or building mounting height shall not exceed 25'. Even if the proffers are amended to allow taller/higher fixtures, there are still a few locations that do not meet the County's minimum illumination level of 0.7 footcandles. (See marked plan for locations: Sheets

L3.2, L3.3, and L3.4). It appears that these areas may be able to be adequately illuminated with the addition of a couple of poles or wall mounted fixtures.

Response: Lighting has been revised and additional wall-mounted fixtures added to increase illumination in areas below .7fc.

15. Ensure that there is adequate illumination between all parking/loading areas and the building entrances. The entrances shall be shown on both the site plan, lighting plan and landscape plan sheets.

Response: Lighting has been revised to illuminate entrances; entrances are shown on landscape and lighting plans.

16. Staff recommends placement of house side shields, if available, for any poles that will be located within close proximity to the property lines.

Response: Noted; house shields will be specified for any poles within close proximity of the property lines.

17. The Calculation Summary does not reflect these lower illumination levels (.6 fc or lower) identified above. Please ensure all of the information is correct.

Response: Calculation summary table has been revised with updated illumination levels.

18. The illumination levels shall be carried out beyond the perimeter of the parking/drives to a point of 0.5 fc or less to ensure the levels do not exceed the 0.5 fc permitted at the property lines.

Response: Photometric plans have been updated to show illumination levels beyond the parking lot perimeter and out to the property line.

19. The proposed lighting fixtures appear to meet County requirements for downward directional, full cut-off light fixtures.

Response: Noted.

Comments specifically related to conformance with proffers from rezoning case C-14-94:

1. Architectural Treatment The proposed elevations may not comply with this proffer. Please provide revised elevations showing all proposed building frontages, samples of materials and color elevations, for the Director to review.

Response: Noted.

2. Protective Covenants – provide evidence of compliance with the proffer prior to site plan approval.

Response: Noted.

3. Signs – Please note that all signs, if lighted, shall be internally illuminated.

Response: Noted.

4. Outside Storage

- a. Outside storage shall only be permitted in the side and rear yards. Please designate any storage areas on the plan and show how they will be screened from the public thoroughfare.

Response: Noted.

- b. Outdoor waste receptacles shall be screened and screen, other than plantings, shall be architecturally compatible with the buildings on site. Please show the methods and materials of screening, if required.

Response: Noted.

- c. Vehicles used in the conjunction with the permitted use on site may be stored within parking areas but the parking area shall be landscaped in accordance with Sec. ----- or screened. It appears that the proposed buffer plantings along the perimeter of the site shall comply with the screening requirement.

Response: Noted.

- d. Ensure that no outside storage of materials or vehicles shall be permitted in the front yard.

Response: Noted.

5. Fences – Fences shall be located in the side or rear yard only. Please show the location of any proposed fencing. Only ornamental fencing shall be permitted in the front yards.

Response: Noted.

6. Parking – All parking areas located in the front yards shall be paved and landscaped in accordance with Sec. 26-192.1. (comparable to Art. 5A, Sec. 3.2). Please provide landscaping in all parking lots in accordance with this proffer.

Response: Noted.

7. Loading Spaces – Loading spaces shall be located only within side or rear yards.

Response: Noted.

8. Buffer strip – the buffer locations have been provided in accordance with the proffers. The plantings shown on the plan substantially exceed the proffered requirements and therefore have been determined to be in conformance with the proffers.

Response: Noted.

9. Parking lot lighting – the proposed lighting plan is not in conformance with these standards. Please revise accordingly. Light fixtures shall not exceed a height of 25’.

Response: Noted.

10. Underground Utilities – the site is being developed in accordance with this requirement.

Response: Noted.

11. Use Restrictions – The proposed use is in compliance with this proffer.

Response: Noted.

12. Traffic – compliance with this proffer cannot be determined until the traffic study has been reviewed and approved.

Response: Noted.

13. Turn Lanes – determination for the need for turn lanes at the intersection of Sliding Hill and Ashcake Rd. will be based upon the outcome of the traffic study and the signal study. Any required access improvements will be provided prior to issuance of the Certificate of Occupancy. But, if additional right-of-way is required, no C.O. will be refused if the County cannot obtain additional right-of-way in a timely fashion.

Response: Noted.

14. Accesses – The proposed plan appears to be in compliance with this proffer. The owner is responsible for constructing left-turn lanes and right-turn lanes at each public road access. Such turn lanes shall be provided at each private site access from Sliding Hill and Ashcake Roads, if required by VDOT.

Response: Noted.

15. Phasing – The traffic study will determine whether development of the site is in accordance with this proffer.

Response: Noted.

16. Merry Oaks Tavern Site – The archeological study was conducted and no evidence of the tavern was found on the site. Staff will verify whether placement of a marker on this site is even warranted.

Response: Noted.

17. Right-of-way dedication

a. Ashcake Rd. – the plan is in compliance with this proffer.

b. Sliding Hill Rd. – (not more than 100’ in width) Right of way dedication shown is in conformance with the County’s major thoroughfare plan.

- c. New Ashcake Rd. extended – not applicable as the property does not front on the current alignment for this road.
- d. Ashcake Rd. relocated ?

Response: Noted.

18. Burial Grounds – provided specific language on cover sheet specifying compliance with this proffer.

Response: Noted.

1/8/2020 Additional Comments:

1. The address for the site will be 9250 Sliding Hill Rd. Separate addresses may be assigned to the other free-standing buildings on site at the time of building permit review.

Response: Address added to sheet CO.0.

2. The Health Department stated the following:

- a. If food will be prepared on site as this location, Food Establishment Plan Review will be needed.

Response: Noted.

3. Approval of the FAA7460 permit will have to be granted prior to site plan approval.

Response: The FAA has determined that there is no hazard to air navigation. FAA determination letter has been included in the submittal package.

4. There have been discussions regarding the realignment of Sliding Hill Rd. The buffers and setbacks will need to be shown on the new alignment, if applicable. Depending on the timing of the construction of those improvements, the buffer may need to remain along the existing road frontage. This issue can be addressed once there is further progress on the rezoning case.

Response: Noted. Need to determine new alignment of Sliding Hill Road in order to address.

5. After further discussion, Staff recommends that the buffers adjacent to the residential properties that front on or have access from Ashcake Rd. be installed with the initial development. Existing trees can be used toward this requirement; Staff will be available to meet on site to determine what additional plantings may be needed to comply with the buffer standards.

Response: Noted.

6. After further discussion, it appears that the r/w dedication will not be required prior to site plan approval. This information will be updated as the proffer negotiation process continues.

Response: Noted.

Wegmans Virginia Distribution Center
Site Plan Application: SPR2019-00057

Timmons Group appreciates the opportunity to work with you on this project. Should you have any questions or comments, please feel free to contact me at 804-200-6542.

Sincerely,

Timmons Group

Jonathan Murray, PE

Sr. Project Manager

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