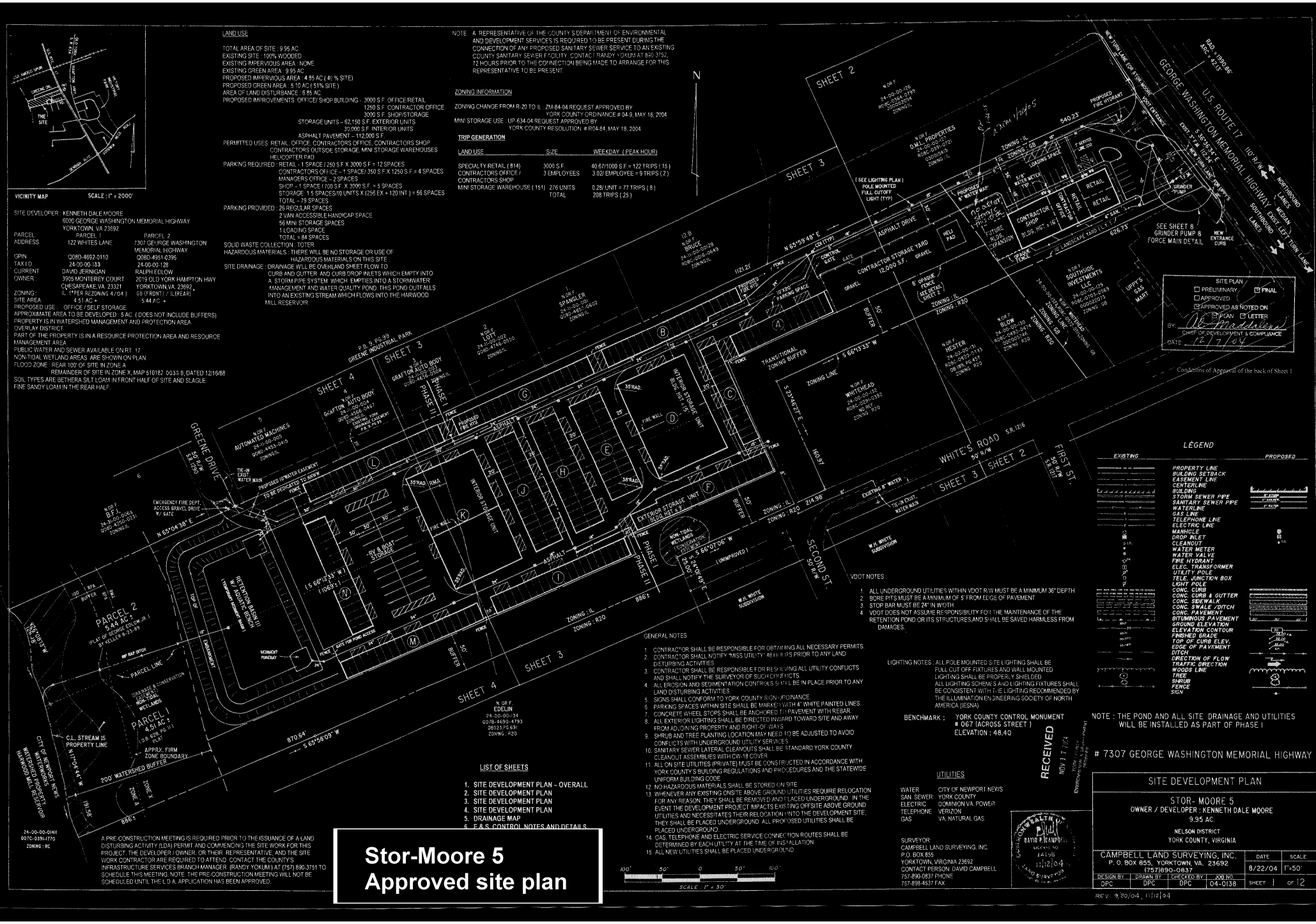
VICINITY MAP
SCALE : 1" = 2000'
THE SITE
SITE DEVELOPER : KENNETH DALE MOORE
6000 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VA 23692
PARCEL : 1
PARCEL : 2
ADDRESS : 122 WHITES LANE
7307 GEORGE WASHINGTON MEMORIAL HIGHWAY
GPIN : 008D-4692-0110
008D-4951-0396
TAX I.D. : 24-00-00-133
24-00-00-128
CURRENT OWNER : DAVID JERNIGAN
RALPH EDLOW
3905 MONTEREY COURT
CHESAPEAKE, VA 23321
2019 OLD YORK HAMPTON HWY
YORKTOWN, VA 23692
ZONING : IL (*PER REZONING 4/04)
GB (FRONT) / IL(REAR) *
SITE AREA : 4.51 AC +
5.44 AC +
PROPOSED USE : OFFICE / SELF STORAGE
APPROXIMATE AREA TO BE DEVELOPED : 5 AC. (DOES NOT INCLUDE BUFFERS)
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA
OVERLAY DISTRICT
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN
FLOOD ZONE : REAR 100' OF SITE IN ZONE A
REMAINDER OF SITE IN ZONE X, MAP 510182 0033 B, DATED 12/16/88
SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.
LAND USE
TOTAL AREA OF SITE : 9.95 AC.
EXISTING SITE : 100% WOODED
EXISTING IMPERVIOUS AREA : NONE
EXISTING GREEN AREA : 9.95 AC.
PROPOSED IMPERVIOUS AREA : 4.85 AC (48.% SITE)
PROPOSED GREEN AREA : 5.10 AC (51% SITE)
AREA OF LAND DISTURBANCE : 5.85 AC
PROPOSED IMPROVEMENTS : OFFICE/ SHOP BUILDING - 3000 S.F. OFFICE/RETAIL
1250 S.F. CONTRACTOR OFFICE
3000 S.F. SHOP/STORAGE
STORAGE UNITS – 62,150 S.F. EXTERIOR UNITS
30,000 S.F. INTERIOR UNITS
ASPHALT PAVEMENT – 112,000 S.F.
PERMITTED USES: RETAIL, OFFICE, CONTRACTORS OFFICE, CONTRACTORS SHOP
CONTRACTORS OUTSIDE STORAGE, MINI STORAGE WAREHOUSES
HELICOPTER PAD
PARKING REQUIRED : RETAIL - 1 SPACE / 250 S.F. X 3000 S.F. = 12 SPACES
CONTRACTORS OFFICE – 1 SPACE/ 350 S.F. X 1250 S.F. = 4 SPACES
MANAGERS OFFICE – 2 SPACES
SHOP – 1 SPACE / 700 S.F. X 3000 S.F. = 5 SPACES
STORAGE: 1.5 SPACES/10 UNITS X (256 EX + 120 INT.) = 56 SPACES
TOTAL – 79 SPACES
PARKING PROVIDED : 26 REGULAR SPACES
2 VAN ACCESSIBLE HANDICAP SPACE
56 MINI STORAGE SPACES
1 LOADING SPACE
TOTAL = 84 SPACES
SOLID WASTE COLLECTION : TOTER
HAZARDOUS MATERIALS : THERE WILL BE NO STORAGE OR USE OF HAZARDOUS MATERIALS ON THIS SITE
SITE DRAINAGE : DRAINAGE WILL BE OVERLAND SHEET FLOW TO CURB AND GUTTER AND CURB DROP INLETS WHICH EMPTY INTO A STORM PIPE SYSTEM WHICH EMPTIES INTO A STORMWATER MANAGEMENT AND WATER QUALITY POND. THIS POND OUTFALLS INTO AN EXISTING STREAM WHICH FLOWS INTO THE HARWOOD MILL RESERVOIR.
NOTE : A REPRESENTATIVE OF THE COUNTY'S DEPARTMENT OF ENVIRONMENTAL AND DEVELOPMENT SERVICES IS REQUIRED TO BE PRESENT DURING THE CONNECTION OF ANY PROPOSED SANITARY SEWER SERVICE TO AN EXISTING COUNTY SANITARY SEWER FACILITY. CONTACT RANDY YOKUM AT 890-3752, 72 HOURS PRIOR TO THE CONNECTION BEING MADE TO ARRANGE FOR THIS REPRESENTATIVE TO BE PRESENT.
ZONING INFORMATION
ZONING CHANGE FROM R-20 TO IL : ZM-84-04 REQUEST APPROVED BY YORK COUNTY ORDINANCE # 04-9, MAY 18, 2004
MINI STORAGE USE : UP-634-04 REQUEST APPROVED BY YORK COUNTY RESOLUTION # R04-84, MAY 18, 2004
TRIP GENERATION
LAND USE | SIZE | WEEKDAY (PEAK HOUR)
SPECIALTY RETAIL (814) | 3000 S.F. | 40.67/1000 S.F. = 122 TRIPS (15)
CONTRACTORS OFFICE / CONTRACTORS SHOP | 3 EMPLOYEES | 3.02/ EMPLOYEE = 9 TRIPS (2)
MINI STORAGE WAREHOUSE (151) | 276 UNITS | 0.28/ UNIT = 77 TRIPS (8)
TOTAL | 208 TRIPS (25)
N
SHEET 2
SHEET 3
SHEET 4
GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
110' R/W
NORTHBOUND LANES
SOUTHBOUND LANES
EXIST. LEFT TURN LANE
NEW TURN LANE FOR STOR-MOORE
EXIST. RIGHT TURN LANE FOR UPPY'S
PROPOSED FIRE HYDRANT
540.23'
GRINDER PUMP
SEE SHEET 8 GRINDER PUMP & FORCE MAIN DETAIL
NEW ENTRANCE CURB
UPPY'S GAS MART
SOUTHSIDE INVESTMENTS LLC
D.M.L. PROPERTIES
BRUCE
SPANGLER
GRAFTON AUTO BODY
AUTOMATED MACHINES
BYI
GREENE DRIVE
WHITE'S ROAD
FIRST ST.
SECOND ST.
GREENE INDUSTRIAL PARK
CONTRACTOR STORAGE YARD 12,000 S.F.
ASPHALT DRIVE
TRANSITIONAL ZONING BUFFER
INTERIOR STORAGE UNIT
EXTERIOR STORAGE UNIT
RV & BOAT STORAGE
RETENTION BASIN W/ AQUATIC BENCH
PARCEL 2 5.44 AC +
PARCEL 1 4.51 AC +
200' WATERSHED BUFFER
CITY OF NEWPORT NEWS WATERWORKS WATERSHED PROPERTY HARWOOD MILL RESERVOIR
24-00-00-014H
007C-0391-1770
ZONING : RC
SITE PLAN
PRELIMINARY
APPROVED
FINAL
APPROVED AS NOTED ON
PLAN
LETTER
BY:
CHIEF OF DEVELOPMENT & COMPLIANCE
DATE
Conditions of Approval of the back of Sheet 1
LEGEND
EXISTING
PROPOSED
PROPERTY LINE
BUILDING SETBACK
EASEMENT LINE
CENTERLINE
BUILDING
STORM SEWER PIPE
SANITARY SEWER PIPE
WATERLINE
GAS LINE
TELEPHONE LINE
ELECTRIC LINE
MANHOLE
DROP INLET
CLEANOUT
WATER METER
WATER VALVE
FIRE HYDRANT
ELEC. TRANSFORMER
UTILITY POLE
TELE. JUNCTION BOX
LIGHT POLE
CONC. CURB
CONC. CURB & GUTTER
CONC. SIDEWALK
CONC. SWALE /DITCH
CONC. PAVEMENT
BITUMINOUS PAVEMENT
GROUND ELEVATION
ELEVATION CONTOUR
FINISHED GRADE
TOP OF CURB ELEV.
EDGE OF PAVEMENT
DITCH
DIRECTION OF FLOW
TRAFFIC DIRECTION
WOODS LINE
TREE
SHRUB
FENCE
SIGN
VDOT NOTES :
1. ALL UNDERGROUND UTILITIES WITHIN VDOT R/W MUST BE A MINIMUM 36" DEPTH
2. BORE PIT'S MUST BE A MINIMUM OF 5' FROM EDGE OF PAVEMENT
3. STOP BAR MUST BE 24" IN WIDTH
4. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGES.
GENERAL NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING ALL UTILITY CONFLICTS AND SHALL NOTIFY THE SURVEYOR OF SUCH CONFLICTS.
4. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. SIGNS SHALL CONFORM TO YORK COUNTY SIGN ORDINANCE.
6. PARKING SPACES WITHIN SITE SHALL BE MARKED WITH 4" WHITE PAINTED LINES.
7. CONCRETE WHEEL STOPS SHALL BE ANCHORED TO PAVEMENT WITH REBAR.
8. ALL EXTERIOR LIGHTING SHALL BE DIRECTED INWARD TOWARD SITE AND AWAY FROM ADJOINING PROPERTY AND RIGHT-OF-WAYS.
9. SHRUB AND TREE PLANTING LOCATION MAY NEED TO BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITY SERVICES.
10. SANITARY SEWER LATERAL CLEANOUTS SHALL BE STANDARD YORK COUNTY CLEANOUT ASSEMBLIES WITH CW-18 COVER.
11. ALL ON SITE UTILITIES (PRIVATE) MUST BE CONSTRUCTED IN ACCORDANCE WITH YORK COUNTY'S BUILDING REGULATIONS AND PROCEDURES AND THE STATEWIDE UNIFORM BUILDING CODE.
12. NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
13. WHENEVER ANY EXISTING ONSITE ABOVE GROUND UTILITIES REQUIRE RELOCATION FOR ANY REASON, THEY SHALL BE REMOVED AND PLACED UNDERGROUND. IN THE EVENT THE DEVELOPMENT PROJECT IMPACTS EXISTING OFFSITE ABOVE GROUND UTILITIES AND NECESSITATES THEIR RELOCATION INTO THE DEVELOPMENT SITE, THEY SHALL BE PLACED UNDERGROUND. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
14. GAS, TELEPHONE AND ELECTRIC SERVICE CONNECTION ROUTES SHALL BE DETERMINED BY EACH UTILITY AT THE TIME OF INSTALLATION.
15. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
LIGHTING NOTES : ALL POLE MOUNTED SITE LIGHTING SHALL BE FULL CUT OFF FIXTURES AND WALL MOUNTED LIGHTING SHALL BE PROPERLY SHIELDED. ALL LIGHTING SCHEMES AND LIGHTING FIXTURES SHALL BE CONSISTENT WITH THE LIGHTING RECOMMENDED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
BENCHMARK : YORK COUNTY CONTROL MONUMENT # 067 (ACROSS STREET)
ELEVATION : 48.40
UTILITIES
WATER : CITY OF NEWPORT NEWS
SAN. SEWER : YORK COUNTY
ELECTRIC : DOMINION VA. POWER
TELEPHONE : VERIZON
GAS : VA. NATURAL GAS
SURVEYOR:
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
CONTACT PERSON: DAVID CAMPBELL
757-890-0837 PHONE
757-898-4537 FAX
RECEIVED
NOV 17 2004
NOTE : THE POND AND ALL SITE DRAINAGE AND UTILITIES WILL BE INSTALLED AS PART OF PHASE I
7307 GEORGE WASHINGTON MEMORIAL HIGHWAY
SITE DEVELOPMENT PLAN
STOR- MOORE 5
OWNER / DEVELOPER : KENNETH DALE MOORE
9.95 AC.
NELSON DISTRICT
YORK COUNTY, VIRGINIA
CAMPBELL LAND SURVEYING, INC.
P. O. BOX 855, YORKTOWN, VA. 23692
(757)890-0837
DATE 8/22/04
SCALE 1"=50'
DESIGN BY DPC
DRAWN BY DPC
CHECKED BY DPC
JOB NO. 04-0138
SHEET 1 OF 12
REV. 9/20/04, 11/12/04
LIST OF SHEETS
1. SITE DEVELOPMENT PLAN – OVERALL
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. SITE DEVELOPMENT PLAN
5. DRAINAGE MAP
6. E & S CONTROL NOTES AND DETAILS
A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBING ACTIVITY (LDA) PERMIT AND COMMENCING THE SITE WORK FOR THIS PROJECT. THE DEVELOPER / OWNER, OR THEIR REPRESENTATIVE, AND THE SITE WORK CONTRACTOR ARE REQUIRED TO ATTEND. CONTACT THE COUNTY'S INFRASTRUCTURE SERVICES BRANCH MANAGER (RANDY YOKUM) AT (757) 890-3751 TO SCHEDULE THIS MEETING. NOTE: THE PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE L.D.A. APPLICATION HAS BEEN APPROVED.
Stor-Moore 5
Approved site plan