

COUNTY OF YORK

MEMORANDUM

DATE: July 2, 2013 (PC Mtg. 7/10/13)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. SE-22-13, Lafayette Gun Club of Virginia, Inc.

ISSUE

This application requests a Special Exception, pursuant to Section 24.1-801(a)(2) of the York County Zoning Ordinance, to authorize the expansion of a non-conforming indoor/outdoor firing range located at 331 Dare Road (Route 621). Specifically, the applicant proposes to construct a 6,000-square foot multi-purpose building, an approximately 3,280-square foot picnic pavilion, and a nine-foot (9') wide gravel access drive. No additional or expanded firing ranges are proposed. The property is zoned RC (Resource Conservation).

DESCRIPTION

- Property Owner: Lafayette Gun Club of Virginia, Inc.
- Location: 331 Dare Road (Route 621)
- Area: Approximately 26.3 acres
- Frontage: Approximately 86 feet on Dare Road
- Utilities: Public water and sewer
- Topography: Tall berms surrounding outdoor firing areas; steep slopes along the lake
- 2025 Land Use Map Designation: Medium Density Residential
- Zoning Classification: RC – Resource Conservation
- Existing Development: Indoor/outdoor firing range
- Surrounding Development:
 - North: Dare Road; single-family detached homes beyond
 - East: Single-family detached homes (Brandywine subdivision)
 - South: Peninsula Hardwood Mulch; undeveloped 17-acre parcel, single-family detached homes beyond (Winder's Pond)

West: York Baptist Temple; single-family detached homes (Jacob's Springs)

- Proposed Development: Construction of a new multi-purpose building, picnic pavilion, and gravel drive

BACKGROUND

The Lafayette Gun Club has been in operation since 1947, ten years before the County's first Zoning Ordinance was adopted. The property was initially zoned A-1, which allowed agricultural and forestry uses as well as single-family detached homes. Firing ranges were not a permitted use on the property either as a matter of right or with a Special Use Permit and have not been at any time since. Consequently, the gun club has been a nonconforming use since March 1, 1957 – the effective date of the first Zoning Ordinance. A nonconforming use is defined as “[a] lawfully established use or activity which complied with the regulations in effect at the time of its establishment, but which fails by reason of adoption of or subsequent amendment to [the Zoning Ordinance] to conform to the present requirements of the zoning district in which located.” Pursuant to Section 24.1-801(a)(2) of the Zoning Ordinance, nonconforming uses (other than single-family detached homes located in nonresidential districts) can only be enlarged or extended through the issuance of a Special Exception by the Board of Supervisors. The Zoning Ordinance further states that in reviewing such applications, “the Board shall consider whether the character of the existing use will be preserved in the event of the proposed enlargement.”

Over the years much of the area surrounding the property has gradually filled in with residential development, leading to citizen concerns about safety and noise. A lawsuit that resulted in a temporary restraining order for use of the outdoor ranges was filed against the club in 1986 after a bullet fired from the property struck a nearby residence. In response, the club constructed improved earthen berms and projectile containment baffles, and the outdoor ranges were reopened in the Fall of 1987. With regard to neighbors' concerns about noise, it should be noted that Section 16-19.5(k) of the County Code specifically exempts rifle ranges and gun clubs from the provisions limiting noise levels. The County's ordinance is consistent with Code of Virginia § 15.2-917, which grandfathers any rifle or sports range against any local noise ordinance that is more stringent than an ordinance in effect when the sports range was first established. In the case of the Lafayette Gun Club, that means that the County cannot enforce any noise ordinance against them, because the County had no noise ordinance when the Gun Club first opened. Nevertheless, in recent years, club representatives say they have worked to reduce the noise impacts on surrounding residential areas through the installation of sound-proofing material on the 50- and 100-yard ranges and the replacement of the previous steel bullet trap in the indoor range with a non-destructive rubber trap.

CONSIDERATIONS/CONCLUSIONS

1. The Lafayette Gun Club (LGC) is a nonprofit 501(c)(7) organization that has operated a firing range facility on the subject property since 1947. Existing outdoor facilities include a 100-yard outdoor firing range with 15 firing stations, a 50-yard firing range

with 23 firing stations, and a shotgun range with 6 firing positions. In addition, there is an action pistol range that is used only for scheduled activities as approved by the LGC Board of Directors and under the supervision of trained Range Safety Officers. There is also a 5,892-square foot clubhouse building that houses an indoor range with 10 firing positions, along with meeting, storage, and office space. The property includes wooded areas and a lake that are used for scouting activities.

Much of the surrounding area consists of single-family detached homes located to the east and west of the subject property. Homes in the adjacent Brandywine subdivision were built between 1977 and 2003, while homes in the adjacent Jacob's Springs, Section Two subdivision located to the west were built between 2008 and 2011, with four vacant lots remaining to be developed. To the rear (south) of the property are a former borrow pit property and the rear portion of the Peninsula Hardwood Mulch parcel, which was formerly used as a construction and debris landfill.

2. The LGC has developed plans for a series of improvements to the site to address needs related to space, traffic and circulation, security, utilities, safety, and noise. These are shown on the attached sketch plan and described in detail in the Narrative Description submitted by the applicant. While most of these improvements require only administrative (i.e., site plan) approval, some of the improvements, listed below, would constitute an expansion of the lot coverage of the nonconforming use and thus can only be approved with a Special Exception from the Board of Supervisors:

- Construction of a new 6,000-square foot multi-purpose building to be used for club meetings and classroom training space,
- Construction of a nine-foot (9') wide gravel access drive along the western side of the property (adjacent to Jacob's Springs) to allow access to the rear of the property, and
- Construction of a 3,280-square foot picnic pavilion on the west side of the driveway to be used for meetings, club and private picnics, and scouting activities.

Additional planned improvements that require only administrative approval include the following:

- Installation of a new waterline, fire hydrant, and stormwater drainage pipe,
- Addition of a cover over the existing action pistol range, along with wood-frame gravel-filled baffles, for containing projectiles and attenuating noise,
- Safety improvements to the site's entrance on Dare Road and widening the driveway, and
- Addition of fencing and a new entrance gate.

It is important to again note that the club is not proposing to enlarge or expand any of its indoor or outdoor firing ranges or establish any additional ranges.

3. The proposed 6,000-square foot multi-purpose building would be used not as an indoor range but rather for club meetings and classroom training space. The existing

5,892-square foot clubhouse is used for a variety of training activities – including firearms training courses, Boy Scout training activities, training for local law enforcement agencies, etc. – but space in this building, which also houses the indoor range as well as office and storage space, is highly constrained. In addition, noise associated with the indoor range is not conducive to classroom training. The proposed new building would provide larger, more functional space both for classes and club meetings. As shown on the attached sketch plan and building plan, it would measure 60 feet by 100 feet and approximately 21 feet in height and be located 107 feet south of the property boundary abutting the Holden Lane section of Brandywine. The building would be located adjacent and perpendicular to the existing clubhouse, separated from it by approximately 25 feet.

The club property hosts various Boy Scout activities, and in support of these activities, a 3,280-square foot picnic pavilion is proposed to be built on the west side of the driveway that would be used for meetings, club and private picnics, as well as scouting activities. (Although it is shown on the sketch plan as a 4,000-square foot building, the applicant has indicated that it would be smaller than that.) According to the applicant's narrative description, this area would also be used for scout camping during their merit badge training weekends.

4. The proposed nine-foot (9') wide gravel access drive along the western side of the property (adjacent to Jacob's Springs) would allow access to the existing action pistol range at the rear of the property and extend in an easterly direction, providing access to the manmade lake located between the gun club property and the Brandywine subdivision to the east. According to the applicant, this would open up access to the property behind the action pistol area "which will be a great camping area and a good place to launch a canoe or kayak." The lake surface covers approximately 22.2 acres, most of which (17.8 acres) is owned by the Brandywine Lakeowners Association, while the remaining 4.4 acres are located on the gun club parcel. The Lakeowners Association, which is made up of the 51 Brandywine homeowners whose property abuts the lake, provides regular ongoing maintenance of the lake. Staff has concerns that the construction of this access drive could increase the amount of boating activity on the lake by club members and others and adversely affect lakefront homeowners' ability to use and enjoy their property. Therefore, staff has proposed a condition to shorten the proposed access drive by approximately 400 feet, allowing it to extend only to a point fifty feet (50') beyond the planned berm culvert that will be used to allow members to walk to the action pistol area. In discussions with staff, LGC representatives have indicated that the lake access is not integral to the club's expansion plans and that the club would be agreeable to the proposed limitation.
5. Section 24.1-801(a)(2) of the Zoning Ordinance specifies that a nonconforming use can be permitted to expand by no more than 50% of its size on the day it became nonconforming. Although the Ordinance refers to *building floor area*, this section has been interpreted in the past to include *land coverage*. Based on previous determinations and court rulings, the vested nonconforming building and land coverage associated with the Lafayette Gun Club has been determined to include the area occupied by the outdoor ranges (including their firing line shelters and associated

structures) and the area occupied by the clubhouse building and a small garage/storage building located to the east of that building. The total nonconforming land coverage has been calculated as 307,300 square feet, so the opportunity for expansion under the Special Exception provisions is limited to a maximum of 153,650 square feet. The proposed expansion is well under this threshold. The cumulative proposed expansion area – including the multi-purpose building, the access trail, and the picnic pavilion – is approximately 18,550 square feet, or 6% of the total nonconforming land coverage. Shortening the access drive would reduce the area of expansion to 14,950 (a 5% expansion).

6. The additional traffic that might be generated by the proposed expansion is difficult to quantify since no trip generation rates for firing ranges or any comparable use are available from the ITE (Institute of Transportation Engineers). It is logical to assume that a larger building would accommodate larger meetings and training classes – or two classes at the same time – and therefore would be expected to generate more traffic. According to the applicant, the purpose of the classrooms is to provide larger, more functional space and not to accommodate larger classes. Typical attendance at club meetings is below fifty members, although there have on occasion been overflow crowds that caused meetings to be moved outside. This suggests that building capacity may not be a significant limiting factor in terms of meeting attendance. A more likely limiting factor would be the 88 existing parking spaces.

The entrance to the property is on Dare Road. According to published traffic volume data from the Virginia Department of Transportation, this segment of Dare Road carries an average of approximately 4,500 vehicles per day. There are no known roadway capacity deficiencies on Dare Road, and that is not likely to change as a result of the proposed expansion. With 88 parking spaces and a combined total of approximately 57 firing positions, the Lafayette Gun Club is not likely to generate enough traffic – 1,000 trips per day or 100 in the AM or PM peak hour – to warrant a traffic impact analysis.

The right-of-way for Holden Lane – a residential street in the adjacent Brandywine Subdivision – has been platted to the LGC property line; however, the club has no access to Holden Lane. Section 24.1-252 of the Zoning Ordinance specifically prohibits nonresidential uses from having access to residential subdivision streets such as Holden Lane without a Special Exception from the Board of Supervisors, and the LGC has made no such request. A wooden privacy fence at the end of the Holden Lane cul-de-sac divides the club property from the residential lots at the end of the street.

7. The subject parcel abuts a perennial stream on its western side adjacent to Jacob's Springs and the church property. In accordance with the Chesapeake Bay regulations, a 100-foot Chesapeake Bay RPA (Resource Protection Area) buffer is required, and, since the proposed access drive would encroach into this buffer, the applicant will be required to submit a Water Quality Impact Assessment in conjunction with any development or redevelopment plans for the property. A tree inventory and replanting plan will also be required as part of the site plan submittal.

RECOMMENDATION

This application is different from the rezoning and Special Use Permit applications that typically come before the Commission and the Board of Supervisors, where principal considerations include consistency with the Comprehensive Plan and compatibility with the surrounding area. Nonconforming uses, in contrast, almost by definition are neither consistent with the Comprehensive Plan nor compatible with the surrounding area. (Note that the Comprehensive Plan designation for the subject parcel is Medium Density Residential, which means a rezoning from RC to R20, consistent with most of the surrounding area, would likely be received favorably in the event that the Lafayette Gun Club were to discontinue its operation.) The general premise behind nonconforming use provisions is that while they have a legal right to exist, they are, in most cases, not in the long-term best interest of the locality. Accordingly, Section 15.2-2307 of the *Code of Virginia* allows nonconforming uses to exist in perpetuity – as long as the use is not discontinued for more than two years – while also allowing localities to prohibit their expansion. York County has taken the fairly permissive approach of providing an opportunity for expanding nonconforming uses by up to fifty percent (50%). This allows for a case-by-case review and evaluation of the unique circumstances surrounding each nonconforming use expansion proposal. As noted earlier, in reviewing such applications, the Zoning Ordinance specifies that the Board of Supervisors – and by extension the Planning Commission – shall “consider whether the character of the existing use will be preserved in the event of the proposed enlargement.” For example, an increase in the size and scope of an industrial use located in a residential area that substantially increases its nonconformance and potential impacts on the surrounding area generally should not be permitted.

In this case, it is significant that the facilities that neighboring residents have found objectionable – i.e., the firing ranges themselves – are not part of the proposed expansion. Rather, the proposed expansion consists of ancillary facilities – a meeting hall/classroom training building, a picnic pavilion, and a gravel access drive – that are, in staff’s opinion, relatively innocuous in terms of their impact on the surrounding area. The proposed improvements will not increase noise or create additional safety concerns for nearby residents. The multi-purpose building would be located 107 feet from the nearest residential property in Brandywine and buffered by existing vegetation, and could provide additional sound buffering between the outdoor firing ranges and the Holden Lane residences. Likewise, the proposed picnic pavilion would be 155 feet from the nearest residential lot and separated from the adjacent Jacob’s Springs subdivision by a 100-foot vegetated RPA buffer. With the modification proposed by staff, the access drive will not provide additional or easier access to the lake. In summary, staff believes the proposed expansion is reasonable and will not have adverse impacts on surrounding residents. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC13-15.

TCC

Attachments:

York County Planning Commission

July 2, 2013

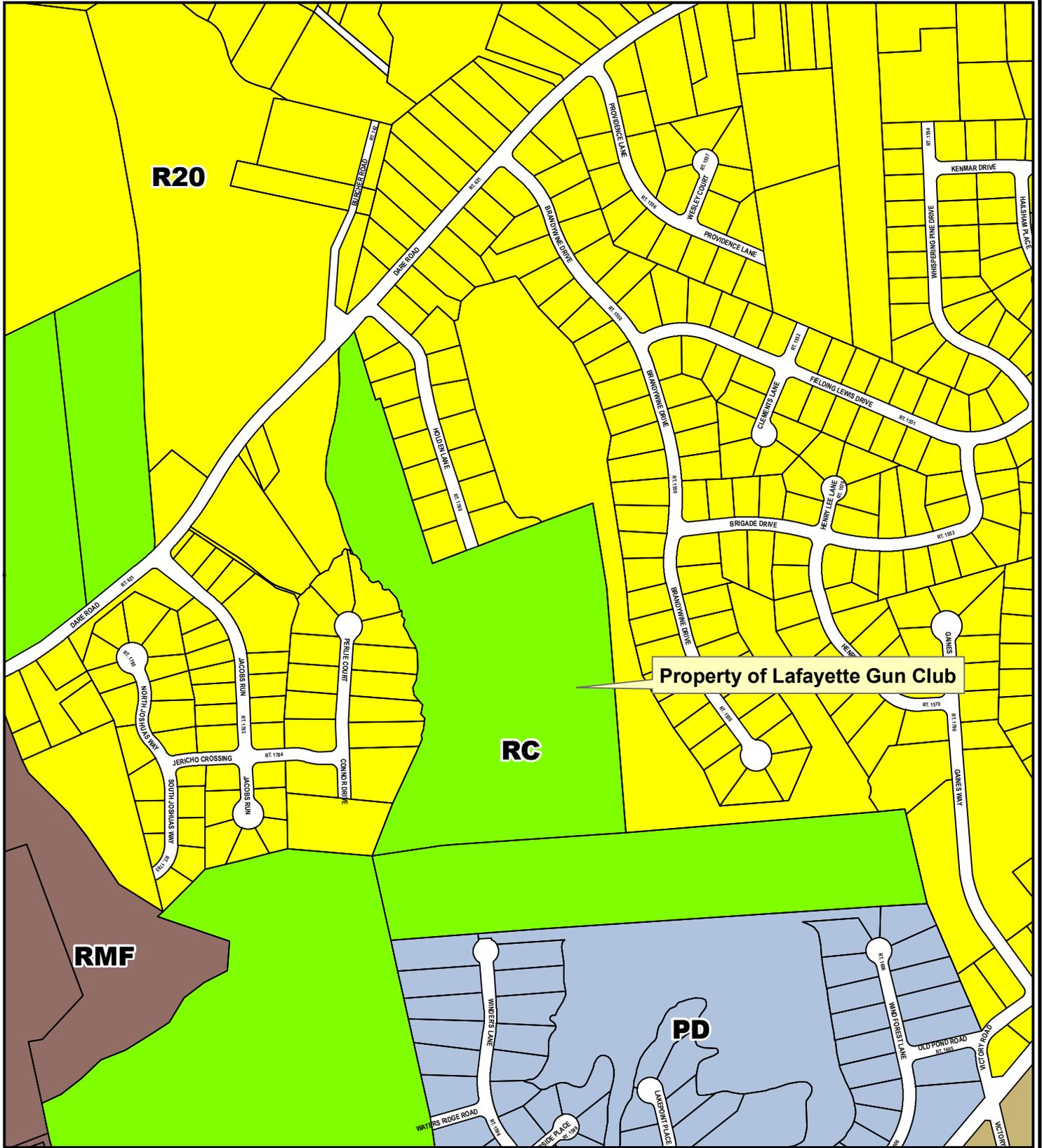
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- Zoning Map
- Aerial Photo
- Overall Sketch Plan
- Sketch Plan (3 sheets)
- Building Plans (floor plan and building elevations)
- Project Narrative
- Proposed Resolution No. PC13-15

APPLICANT
Lafayette Gun Club of Virginia Inc.
Expansion of nonconforming firing range
331 Dare Road

ZONING MAP

APPLICATION NUMBER: SE-22-13



★ = Conditional Zoning



Printed on June 17, 2013



SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.



Lafayette Gun Club - Aerial Photo

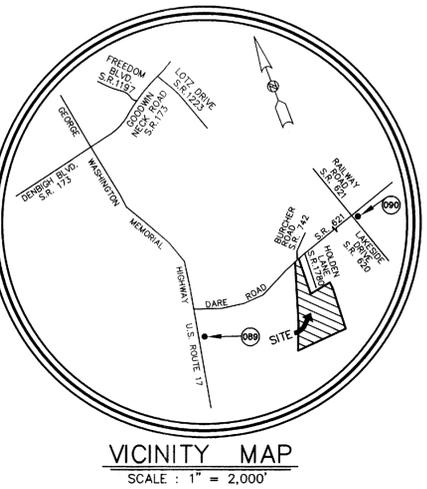


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**VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD NOTES
HAMPTON ROADS DISTRICT**

OCTOBER 2011

- GENERAL INFORMATION
- THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
 - VOOT SUBDIVISION STREET REQUIREMENTS (SSR)
 - VOOT SUBDIVISION STREET ACCEPTANCE REQUIREMENTS (SSAR)
 - N/A
- VOOT APPROVED EXCEPTIONS (SELECT ONE):
 - ASSET MANAGEMENT DATE OF APPROVAL _____
 - SSAR DATE OF APPROVAL _____
 - OTHER DATE OF APPROVAL _____
 - N/A
- TRIP GENERATION DATA:
 - SEE TRAFFIC ANALYSIS PREPARED BY KUBLINS TRANSPORTATION GROUP, INC. UNDER SEPARATE COVER
- A LAND USE PERMIT MUST BE OBTAINED FROM VDOT BEFORE ANY CONSTRUCTION IS STARTED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS. CONTACT THE VDOT DISTRICT OFFICE AT (757) 925-2500 FOR THE PERMIT FEE AND BOND AMOUNT. ALL LAND USE PERMIT APPLICATIONS MUST HAVE ONE (1) SET OF APPROVED PLANS, A COPY OF THE PLAN APPROVAL LETTER, A CHECK FOR THE PROCESSING FEE MADE PAYABLE TO THE TREASURER OF VIRGINIA, AND SURETY OR BOND IN THE REQUIRED AMOUNT.
- THE VDOT DISTRICT OFFICE IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO THE START OF ANY WORK WITHIN STATE MAINTAINED RIGHT OF WAY. A PRE-CONSTRUCTION MEETING SHOULD BE HELD AT LEAST ONE WEEK PRIOR TO ANY LAND DISTURBANCE OR WHEN CONSTRUCTION ACTIVITIES WILL AFFECT TRAFFIC OPERATIONS OF ANY ARTERIAL CORRIDOR.
- ALL CONSTRUCTION METHODS AND MATERIALS WITHIN STATE MAINTAINED RIGHT OF WAY SHALL COMPLY WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL HAVE AVAILABLE A COPY OF THE LAND USE PERMIT(S), FINAL APPROVED PLANS, ANY APPROVED REVISIONS, AND A COPY OF THE APPROVAL LETTER ON SITE.
- ANY ERRORS, CONFLICTS, OR DISCREPANCIES FOUND ON THE APPROVED PLANS SHALL BE REPORTED TO THE DEVELOPER'S ENGINEER. THE VDOT DISTRICT OFFICE SHOULD BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING FURTHER WITH THE WORK IF THE STATE MAINTAINED RIGHT OF WAY IS AFFECTED.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS, UTILITIES, AND ANY OTHER INSTALLATIONS ALREADY IN PLACE WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO STATE RIGHT OF WAY LIMITS.
- THE COMMONWEALTH TRANSPORTATION BOARD MEMBERS OF THE BOARD, THE COMMONWEALTH AND ALL COMMONWEALTH EMPLOYEES, AGENTS, AND OFFICES, SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF WORK ARISING FROM EXERCISE OF THE PRIVILEGES GRANTED BY PLAN AND/OR PERMIT APPROVAL.
- DRAINAGE & EROSION CONTROL
 - VOOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR INSTALLATION LOCATED OUTSIDE THE STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AND VIRGINIA STORMWATER MANAGEMENT PROGRAM. AN INDIVIDUAL CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION HOLDING A RESPONSIBLE LAND DISTURBER CERTIFICATION, IS TO BE IN CHARGE OF THE LAND DISTURBING ACTIVITY AND ON SITE AT ALL TIMES.
- TEMPORARY DRAINAGE MEASURES SHALL BE INSTALLED DURING CONSTRUCTION TO PREVENT PONDING AND DIVERT SEDIMENT LADEN WATER.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ENSURE AGAINST SILTATION OF ADJACENT PROPERTIES, DITCHES, STREETS, ETC. ADDITIONAL DITCH SILENS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED AS DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
- ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON THE END OF EACH DAY'S WORK AND RESEDED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS.
- MATERIALS
 - WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION SUCH MATERIALS SHALL BE UNDERCUT AND BACKFILLED WITH VDOT TYPE II SELECT MATERIAL MINIMUM CBR 20 ACCORDING TO VDOT SPECIFICATIONS.



PRIMARY U.S. GEODETIC CONTROL MONUMENTS

RESET- (089)	12,076,514.058(E), 3,587,856.900(N) (U.S. SURVEY FEET)
	ELEVATION OF STATION= 56.06' (NGVD 1929 DATUM)
(090)	12,083,574.733(E), 3,591,731.987(N) (U.S. SURVEY FEET)
	ELEVATION OF STATION= 9.90' (NGVD 1929 DATUM)

SITE DEVELOPMENT PLAN SITE ENTRANCE IMPROVEMENT PLAN BUILDING "A" & BUILDING "B" OF LAFAYETTE GUN CLUB OF VIRGINIA, INC. GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

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SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	DEVELOPMENT PLAN

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- COUNTY OF YORK, VIRGINIA
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY OF YORK EROSION AND SEDIMENT CONTROL HANDBOOK, THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION VR-625-02-00. EROSION AND SEDIMENT CONTROL REGULATIONS, THE PERMITEE OR HIS AGENT AND/OR CONTRACTOR SHALL SECURE A COPY OF EACH PUBLICATION AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL APPLICABLE PRACTICES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT. THE PURPOSE OF SUCH PRACTICES INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN ON THESE PLANS SHALL BE TO PRECLUDE THE TRANSPORT OF ALL WATERBORNE OR AIRBORNE SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES FROM ENTERING ONTO ADJACENT PROPERTIES OR INTO STATE WATERS. ALL SEDIMENTS MUST BE CONFINED TO THE PROJECT SITE AT THE LOCATION(S) SHOWN ON THE PLANS. PROTECTION OF EXISTING NATURAL VEGETATION FROM NEEDLESS DISTURBANCE IS ESSENTIAL. ALL CONSTRUCTION PERSONNEL SHALL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREES AND VEGETATION DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING SHALL BE INCLUDED IN THE SEQUENCE OF CONSTRUCTION OR NARRATIVE TO ADDRESS EROSION CONTROL PRACTICES:
- SEEDING BASINS AND TRAPS, PERMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPLAND LAND DISTURBANCE TAKES PLACE. THE BASIN(S) ARE TO BE KEPT CLEAR OF DEBRIS AND SEDIMENTS SHALL BE CLEANED OUT PERIODICALLY DURING AND AFTER CONSTRUCTION ACTIVITIES.
 - ALL TEMPORARY OR PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES NECESSARY FOR RETAINING SEDIMENTS ON THE CONSTRUCTION SITE SHALL BE INSTALLED AND TREE PROTECTION FENCING SHALL BE ERRECTED AT THE LOCATIONS AS SPECIFIED ON THE APPROVED PLANS PRIOR TO ANY LAND CLEARING, GRUBBING, GRADING OR EARTH MOVING ACTIVITIES.
 - CONSTRUCTION ENTRANCE (CE) SHALL BE INSTALLED CONCURRENTLY WITH THE INITIATION OF CLEARING AND GRUBBING OPERATIONS.
 - CLEARING AND GRUBBING DEBRIS SHALL BE PROPERLY DISPOSED OF.
 - THE INITIATION OF EROSION CONTROL AND DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL OTHER CONSTRUCTION ACTIVITIES. SITE DRAINAGE FACILITIES SHALL BE SCHEDULED TO BE COMPLETED WITHIN 30 DAYS FOLLOWING COMPLETION OF ROUGH GRADING OPERATIONS AT ANY POINT IN THE PROJECT.
 - OUTFALL DITCHES SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO THE INITIATION OF ANY UTILITY CONSTRUCTION OR BUILDING CONSTRUCTION ACTIVITY. OUTLET PROTECTION (OP) SHALL ALSO BE INSTALLED WHERE CALLED FOR IMMEDIATELY AFTER CONSTRUCTION OF THE OUTFALL DITCHES.
 - ALL TEMPORARY OR PERMANENT EARTHEN STRUCTURES SUCH AS DAMS, AND DIVERSION DIKES SHALL BE STABILIZED (SEED) IMMEDIATELY AFTER THEIR CONSTRUCTION. STONE OUTLET(S) SHALL BE PROVIDED WHERE SHOWN ON PLANS.
 - TOPSOIL STOCKPILES SHALL BE PLACED IN THE LOCATION(S) SHOWN ON THESE PLANS. SILT FENCE OR STRAW BALE BARRIERS SHALL BE ERRECTED AT THE TOE OF THE STOCKPILES. SILT FENCE OR STRAW BALE BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. STOCKPILES SHALL BE SEEDED AND STABILIZED WITH A FIRM STAND OF GRASS.
 - CONSTRUCTION ROAD STABILIZATION SHALL BE APPLIED TO ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS AND/OR OTHER VEHICLE TRANSPORTATION ROUTES IMMEDIATELY AFTER GRADING.
 - ALL AREAS DESIGNATED FOR UNDERGROUND UTILITIES SHALL BE STABILIZED AS SOON AS PRACTICAL, BUT NOT EXCEEDING 15 DAYS FOLLOWING THEIR INSTALLATION AND BACKFILLING. TRENCH LENGTH TO BE OPENED AT ONE TIME IS AT THE REQUIREMENTS OF THE LOCAL AUTHORITY. MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCHES. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. TEMPORARY VEGETATIVE COVER MAY BE ELIMINATED IN FAVOR OF THE PERMANENT VEGETATIVE COVER IF SITE CONDITIONS PERMIT AND THE OWNER AND/OR ENGINEER SO DIRECTS. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. PERMANENT VEGETATIVE COVER (STABILIZATION) SHALL CONSIST OF TOPSOILING, LIMING, FERTILIZING, SEEDING, AND MULCHING TO ASSURE A FIRM STAND OF GRASS.
 - MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE SCHEDULED ON A WEEKLY BASIS AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT PER THE VA E & S HANDBOOK. ANY SEDIMENT THAT HAS BEEN TRANSPORTED BEYOND THE PROJECT LIMITS SHALL BE REMOVED.
 - SEDIMENT TRAPS, BASINS AND OTHER TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED ONLY WHEN STABILIZATION HAS BEEN ESTABLISHED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE DIRECTED BY THE COUNTY.
 - ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO THIS PROJECT SHALL BE MET.
 - THE PERMITEE SHALL BE HELD RESPONSIBLE FOR THE ACTIONS AND PERFORMANCE OF ANY OTHER PARTIES PERFORMING WORK ON THIS PROJECT.

MANAGEMENT STRATEGIES & SEQUENCES

- PRE-CONSTRUCTION MEETING: WITH EROSION CONTROL MEASURES INSTALLED.
- CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- SEDIMENT TRAPPING, SILT FENCE (SF), MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
- AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
- THE JOB SUPERINTENDANT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE CLEANED AND REMOVED AT THE DISCRETION OF YORK COUNTY.

REQUIRED PERMITS AND APPROVALS

- DEVELOPMENT PLAN APPROVAL
- LAND DISTURBING ACTIVITIES PERMIT
- E & S PERMIT AND AGREEMENT
- NNWV WATERLINE EXTENSION AGREEMENT
- VOOT CE-7 PERMIT
- DOT CSM PERMIT
- RELOCATION OF SIGN PERMIT

NOTE: THE SITE CONTRACTOR SHALL KEEP AND MAINTAIN A DAILY JOB SITE LOG. THE JOB LOG SHALL AT A MINIMUM CONTAIN SITE SPECIFIC INFORMATION CONCERNING ON-SITE EROSION CONTROL MEASURES, STATUS REPORT CHECKS, PREVENTATIVE PRECAUTION MEASURES, AND REPAIRS TO EROSION CONTROL MEASURES TO MAINTAIN THE FUNCTIONALITY OF THE STRUCTURAL MEASURES. THE CONTRACTOR IS REQUIRED TO DOCUMENT THE LOG WITH TIME DATED PICTURES. THE LOG SHALL ALSO DETAIL SITE CONSTRUCTION PROGRESS INCLUDING DETAILED RECORDS OF CONSTRUCTION ACTIVITIES AND DAILY PROGRESS MADE AT THE SITE TO INCLUDE COMPLETED WORK, WORK IN PROGRESS AND WEATHER CONDITIONS. THE LOG SHALL BE KEPT ON SITE AT ALL TIMES, AVAILABLE FOR INSPECTION AND IN ACCORDANCE WITH VPDES STANDARDS AND SPECIFICALLY STATE THE SITE WORK IS BEING ACCOMPLISHED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PLANS.

TRIP GENERATION RATES (CODE 591)

EMPLOYEES	MEMBERS
MONDAY - FRIDAY : AM PEAK HOUR=4.30 TRIPS	MONDAY - FRIDAY : AM PEAK HOUR=0.03 TRIPS
SATURDAY PEAK HOUR = 3.10 TRIPS	SATURDAY PEAK HOUR = 0.02 TRIPS
SUNDAY PEAK HOUR = 3.75 TRIPS	SUNDAY PEAK HOUR = 0.02 TRIPS

STRUCTURAL PRACTICES -

- TEMPORARY STONE CONSTRUCTION ENTRANCE - 3.02
TEMPORARY CONSTRUCTION ENTRANCE TO BE EXISTING ASPHALT DRIVE.
- SILT FENCE - 3.05
A SILT FENCE WILL BE INSTALLED WHERE NECESSARY TO FILTER OFF SEDIMENT LAIDEN RUN-OFF.
- PERMANENT SEEDING - 3.31
ALL DENuded AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIX WILL DEPEND ON THE TIME OF THE YEAR IT IS APPLIED. (SEE PAGE III-287 & 288, 1992 E. & S. MANUAL).
- PERMANENT SEEDING - 3.32
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO SPEC. 3.32 OF THE E & S HANDBOOK. MULCH (STRAW OR PINE) WILL BE USED ON ALL FLOES AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED TO MULCHING.

STATISTICAL INFORMATION

TOTAL LOT AREA	26.25± ACRES
ZONE	RC (RESOURCE CONSERVATION)-GRANDFATHERED
USE	FIRING RANGE
SETBACKS	FRONT: 50' SIDE: 50' BACK: 50'
TAX MAP PARCEL	30-00-00-019
GPIN	S06B-4802-3797
TOTAL AREA OF LAND DISTURBANCE	79,135 S.F. OR 1.82 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA:	
EXISTING MASONRY BUILDING	5,892 S.F. OR 0.14 ACRE
EXISTING GARAGES, SHEDS, CARPORT & SHELTER	13,425 S.F. OR 0.31 ACRE
EXISTING CONCRETE	5,323 S.F. OR 0.12 ACRE
EXISTING GRAVEL	54,658 S.F. x 75%= 40,994 S.F. OR 0.94 ACRE
EXISTING ASPHALT DRIVE	23,925 S.F. OR 0.55 ACRE
TOTAL	89,636 S.F. OR 2.06 ACRES (8% IMPERVIOUS)
POST-DEVELOPMENT IMPERVIOUS AREA:	
PROPOSED BUILDING "A"	6,000 S.F. OR 0.14 ACRE
PROPOSED BUILDING "B"	6,500 S.F. OR 0.15 ACRE
PROPOSED PICNIC PAVILION	4,000 S.F. OR 0.09 ACRE
EXISTING MASONRY BUILDING	5,892 S.F. OR 0.14 ACRE
EXISTING GARAGES, SHEDS, CARPORT & SHELTER	13,425 S.F. OR 0.31 ACRE
TOTAL GRAVEL	55,158 S.F. x 75%= 40,368 S.F. OR 0.95 ACRE
PROPOSED CONCRETE	487 S.F. OR 0.01 ACRE
EXISTING CONCRETE	5,323 S.F. OR 0.12 ACRE
ASPHALT DRIVE	24,522 S.F. OR 0.56 ACRE
TOTAL	107,143 S.F. OR 2.46 ACRES (9.7% IMPERVIOUS)
PARKING SPACES REQUIRED	30 SPACES (BASED ON MAXIMUM OCCUPANCY OF 90 PEOPLE)
PARKING SPACES PROVIDED	88 SPACES & 4 HANDICAP SPACES
HOURS OF OPERATION	OUTDOOR RANGES: MON-SAT, 9AM-DARK INDOOR RANGES: OPEN 24 HOURS TO MEMBERS ONLY
BUILDING HEIGHT	25' ±

GENERAL NOTES

- SOLID WASTE DISPOSAL TO BE BY PRIVATE TRASH PICK-UP (TOTE TYPE). SPECIFICATIONS TO BE IN ACCORDANCE WITH V.D.O.T.
- R/W IMPROVEMENTS TO BE IN ACCORDANCE WITH V.D.O.T.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
- ANY ERRORS OR DISCREPANCIES SHALL BE REPORTED TO THE SURVEYOR BEFORE PROCEEDING WITH ANY WORK.
- BEFORE DIGGING CALL "MISS UTILITY" @ 1-800-522-7001
- THE CONTRACTOR MUST OBTAIN R/W PERMITS FROM V.D.O.T. THE CONTRACTOR IS FURTHER REMINDED THAT RESTORATION AND CLEANUP OF SITE MUST MEET THE SATISFACTION OF THE HIGHWAY DEPARTMENT.
- THE CONTRACTOR MUST NOTIFY THE YORK COUNTY DEPARTMENT OF ENVIRONMENTAL AND DEVELOPMENT SERVICES (890-3531) 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION OR TESTING TO INSURE THAT AN INSPECTOR WILL BE AVAILABLE. ALSO THE INSPECTOR MUST HAVE 48 HOURS NOTICE WHEN REQUESTING A FINAL INSPECTION.
- HANDICAP PARKING SIGN TO BE 4' (FEET) BUT NOT TO EXCEED 7 (FEET) ABOVE GROUND LEVEL. (SEE DETAIL SHEET 4 OF 4)
- ALL EXTERIOR LIGHTING IS TO BE DESIGNED AS TO DIRECT LIGHT & GLARE AWAY FROM ADJACENT PROPERTIES AND RIGHT-OF-WAYS. NO NEW LIGHTING IS PROPOSED.
- MINIMUM OVERLAND SLOPES (GRASS AREAS) TO BE 1.0%.
- NOSE DOWN ALL TERMINAL ENDS OF CURB @ 45 DEGREES OR FLATTER. NO NEW CURBS ARE PROPOSED.
- LIMITS OF CLEARING AND GRADING AS SHOWN ON PLAN (1.82 ACRE).
- A LAND DISTURBING ACTIVITIES PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL AND DEVELOPMENT SERVICES PRIOR TO ANY CLEARING AND GRADING OF SITE.
- PURSUANT TO SECTION 24.1-262 OF THE YORK COUNTY ZONING ORDINANCE, ALL UTILITY FACILITIES, INCLUDING WIRES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT CARRYING OR USED IN CONNECTION WITH THE FURNISHING OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR SIMILAR SERVICE WITHIN THE PROJECT SHALL BE PLACED BELOW THE SURFACE OF THE GROUND, WITH EXCEPTION OF THOSE ITEMS EXEMPTED BY ORDINANCE. ANY EXISTING UTILITIES THAT ARE TO BE RELOCATED, INCLUDING POWER LINES SHALL BE PLACED UNDERGROUND.
- NEW SIGNS SHALL REQUIRE A SEPARATE PERMIT FROM THE ZONING ADMINISTRATOR. NO NEW SIGNS ARE PROPOSED.
- THE CONTRACTOR SHALL DO SUCH OVER-LOT GRADING AS NECESSARY TO PRECLUDE THE PONDING OF WATER ADJACENT TO THE PROPOSED DRIVE AISLES AND PARKING AREAS.
- PART OF THE AREA CONTAINED ON THIS SITE IS LOCATED WITHIN THE RESOURCE PROTECTION AREA. PART OF THE AREA CONTAINED ON THIS SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA. NO RPA ENCROACHMENTS ARE PROPOSED.
- THE SOILS LOCATED ON THIS SITE HAVE A LOW TO MODERATE SHRINK SWELL POTENTIAL AS PER THE SCS SOIL SURVEY OF YORK COUNTY. SOIL TYPES ARE CLAYEY, MIXED, THERMIC AQUIC HAPLUDOLLS, UCHEE (LOAMY, SILICEOUS, THERMIC ARENIC HAPLUDOLLS), DRAGSTON (COARSE-LOAMY, MIXED, THERMIC AERIC OCHRAQUOLLS), JOHNSTON (COARSE-LOAMY, SILICEOUS, ACID, THERMIC CUMULIC HUMAQUEPTS), SEABROOK (MIXED, THERMIC AQUIC UDIPSAMMENTS), TOMTLEY (FINE-LOAMY, MIXED, THERMIC TYPIC OCHRAQUOLLS) & UDORTHENTS.
- THERE ARE NO HERITAGE, MEMORIAL, OR SPECIMEN TREES LOCATED ON THIS SITE. THE PREDOMINANT SPECIES OF TREES ARE PINES (80%) & HARDWOODS (20%). THE AVERAGE CALIPER IS 8" TO 18".
- THERE ARE NO AREAS OF 20% SLOPE OR GREATER LOCATED ON THIS SITE, EXCEPT EXISTING DITCH BANKS AND EARTH BERMS.
- PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0215C EFFECTIVE DATE: JUNE 16, 2009.

LEGAL DESCRIPTION

PARCEL OF LAND CONTAINING : 26.25± ACRES GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

OWNER/DEVELOPER:

LAFAYETTE GUN CLUB OF VIRGINIA
CONTACT: OWEN PETERS
#331 DARE ROAD
YORKTOWN, VA, 23692
(757)898-8854

REVISIONS

MAY 1, 2013- ENTRANCE IMPROVEMENTS BUILDING "A" & BUILDING "B"

PROPERTY SUBJECT TO CHANCERY #9580

JOB LOCATION: #331 DARE ROAD

PRELIMINARY DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN
SITE ENTRANCE IMPROVEMENT PLAN
BUILDING "A" & BUILDING "B"
OF
LAFAYETTE GUN CLUB OF VIRGINIA, INC.
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
P.B.11 PG. 259
INST. #020009611

SCALE: NONE DATE: MAY 27, 2008



DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

TRUSTEES OF
LAKESIDE BAPTIST CHURCH
TAX MAP: 30-00-00-022D
GPIN: S06b-4116-4517
ZONE: R20

STATE ROUTE 621 (50' R/W)
DARE ROAD
G. EXTENDED
BURCHER ROAD

DRIVEWAY NOTE:
EXISTING ASPHALT DRIVEWAY TO BE
WIDENED TO ACHIEVE A MINIMUM 20' WIDE
DRIVE. EXISTING ENTRANCE GATE TO BE
EXPANDED TO ALLOW A MINIMUM 20' WIDE
ACCESS ASPHALT ROADWAY.

PROPOSED BOUNDARY LINE ADJUSTMENT
WITH LAFAYETTE GUN CLUB, INC. &
TRUSTEES OF LAKESIDE BAPTIST CHURCH

PROPERTY LINE IS CENTERLINE OF PERENNIAL STREAM

10' WIDE WATERLINE EASEMENT REQUIRED.
WATERLINE EASEMENT TO BE CONVEYED
TO THE CITY OF NEWPORT NEWS.

PROPOSED 8" WATERLINE IN
ACCORDANCE WITH THE CITY OF
NEWPORT NEWS WATERWORKS
STANDARDS AND SPECIFICATIONS

LIMITS OF PERENNIAL STREAM
AS VERIFIED BY YORK COUNTY
FEBRUARY 26, 2009

INSTALL 4" OF CRUSHER RUN
OVER EXISTING 9" DIRT &
GRAVEL ACCESS DRIVE.
(OVERGROWN-CLEAR TO RESTORE
TO ORIGINAL CONDITION)

NOW OR FORMERLY
FONZA L. ROSE &
GERALDINE J. ROSA, TRUSTEES
TAX MAP: 30-00-00-007
GPIN: S0Yd-4365-0018
ZONE: R20
INST. #020009611

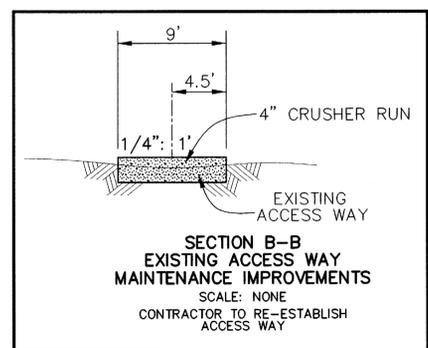
MATCH LINE SEE SHEET 2 OF 2

26.25± ACRES
ZONE RC

HOLDEN LANE - ROUTE 1780 - (50' R/W)

PROPOSED BUILDING "A"
MULTIPURPOSE BUILDING
(ON SLAB)
F.F.=23.84'
(6,000 S.F.)
(SEE ARCHITECTURAL PLANS FOR
CONSTRUCTION DETAILS)

HANDICAP SPACE NOTE:
4 HANDICAP SPACES TO BE
CONSTRUCTED WITH PERVIOUS
PAVERS, EAGLE-BAY TYPE, OR
EQUAL, INSTALLED OVER EXISTING
GRAVEL IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 25°13'50" E	21.90'
L2	N 16°42'50" E	14.08'
L3	N 44°27'48" E	21.71'
L4	S 48°58'58" E	100.64'
L5	S 15°33'52" E	154.00'
L6	N 75°36'48" E	18.82'

JOB LOCATION: #331 DARE ROAD

PRELIMINARY DEVELOPMENT PLAN

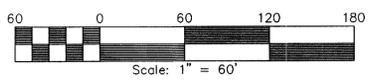
SITE DEVELOPMENT PLAN
SITE ENTRANCE IMPROVEMENT PLAN
BUILDING "A" & BUILDING "B"
OF
LAFAYETTE GUN CLUB OF VIRGINIA, INC.

GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
P.B.11 PG. 256
INST. #020009611

SCALE: 1" = 60' DATE: MAY 27, 2008

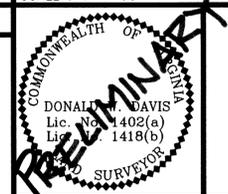
PROPERTY SUBJECT TO CHANCERY #9580

- SYMBOLS
- ⊕ LIGHT POLE
 - ⊖ POWER POLE
 - ⊕/⊖ POWER POLE/LIGHT POLE
 - ⊕ CONSTRUCTION ENTRANCE
 - ⊖ SILT FENCE
 - ⊕ ORANGE CONSTRUCTION FENCE
 - ⊖ PERMANENT SEEDING



REVISIONS

MAY 1, 2013- ENTRANCE IMPROVEMENTS
BUILDING "A" & BUILDING "B"



DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

BASIS- P.B.11 PG. 256

NOW OR FORMERLY
GARDNER
TAX MAP: 30-00-00-062
GPIN: S066-4251-1749
ZONE: RR, RC

NOW OR FORMERLY
BRIAN D. JAYNES
TAX MAP: 30-00-00-021
GPIN: S066-4116-4517
ZONE: R20

LOT 1

CONNER DRIVE
(50' R/W)

JACOB'S SPRINGS
SECTION TWO
INST. #070006551
ZONE: R20

LOT 13

MATCH LINE SEE SHEET 1 OF 2

NOW OR FORMERLY
HOWARD A. JONES
TAX MAP: 30-00-00-016
GPIN: S066-0443-2941
ZONE: RC

N26°16'10"E 498±

S83°09'31"W 269.63'

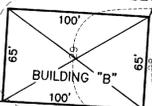
S88°05'05"W 566.06'

S88°21'45"W 157.80'

26.25± ACRES
ZONE RC

500' RMA

S02°20'48"E 951.55'
COMMON AREA
SECTION SEVEN - P.B.11 PG.581
ZONE: R20



INSTALL 4" OF CRUSHER RUN OVER
EXISTING 9' DIRT & GRAVEL ACCESS
DRIVE. (OVERGROWN-CLEAR TO
RESTORE TO ORIGINAL CONDITION)

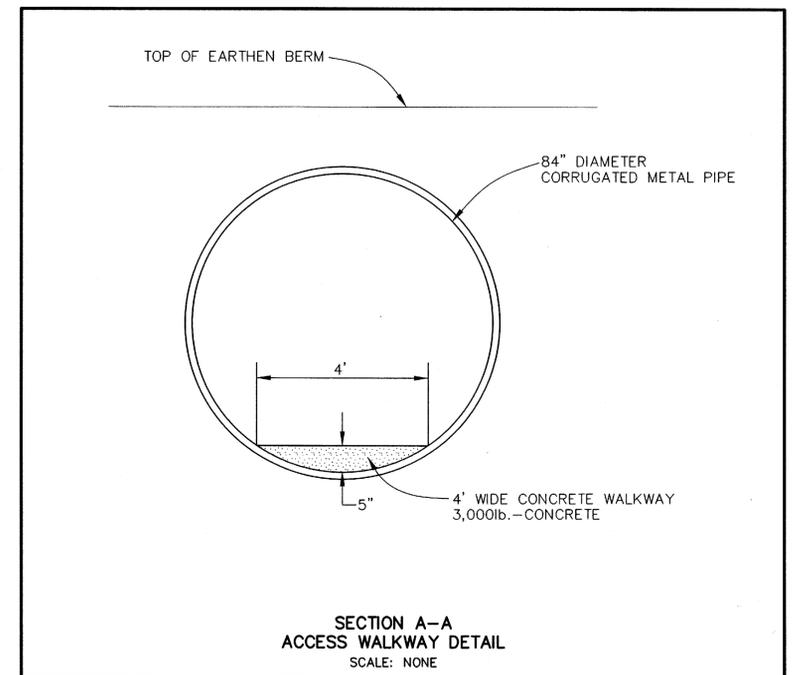
GRAVEL WALK

84" CORRUGATED METAL PIPE
ACCESS WALKWAY THROUGH BERM
SEE SECTION A-A DETAIL THIS
SHEET

PROPOSED WOOD FRAME,
GRAVEL FILLED BAFFLE

PROPOSED BUILDING "B"
COVERED FIRING RANGE (65'x100')
F.F. = 30.0'
(6,500 S.F.)
(SEE ARCHITECTURAL PLANS FOR
CONSTRUCTION DETAILS)

EXISTING LAKE
NON-TIDAL
MAN MADE



SECTION A-A
ACCESS WALKWAY DETAIL
SCALE: NONE

PROPERTY SUBJECT TO CHANCERY #9580

SYMBOLS

- LIGHT POLE
- POWER POLE
- POWER POLE/LIGHT POLE
- ⊕ CONSTRUCTION ENTRANCE
- ⊕ SILT FENCE
- ⊕ ORANGE CONSTRUCTION FENCE
- ⊕ PERMANENT SEEDING

REVISIONS

MAY 1, 2013- ENTRANCE IMPROVEMENTS
BUILDING "A" & BUILDING "B"

JOB LOCATION: #331 DARE ROAD

PRELIMINARY DEVELOPMENT PLAN

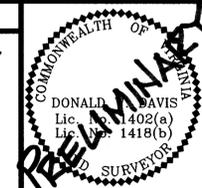
**SITE DEVELOPMENT PLAN
SITE ENTRANCE IMPROVEMENT PLAN
BUILDING "A" & BUILDING "B"**

LAFAYETTE GUN CLUB OF VIRGINIA, INC.

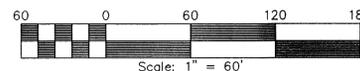
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
P.B.11 PG. 256
INST. #020009611

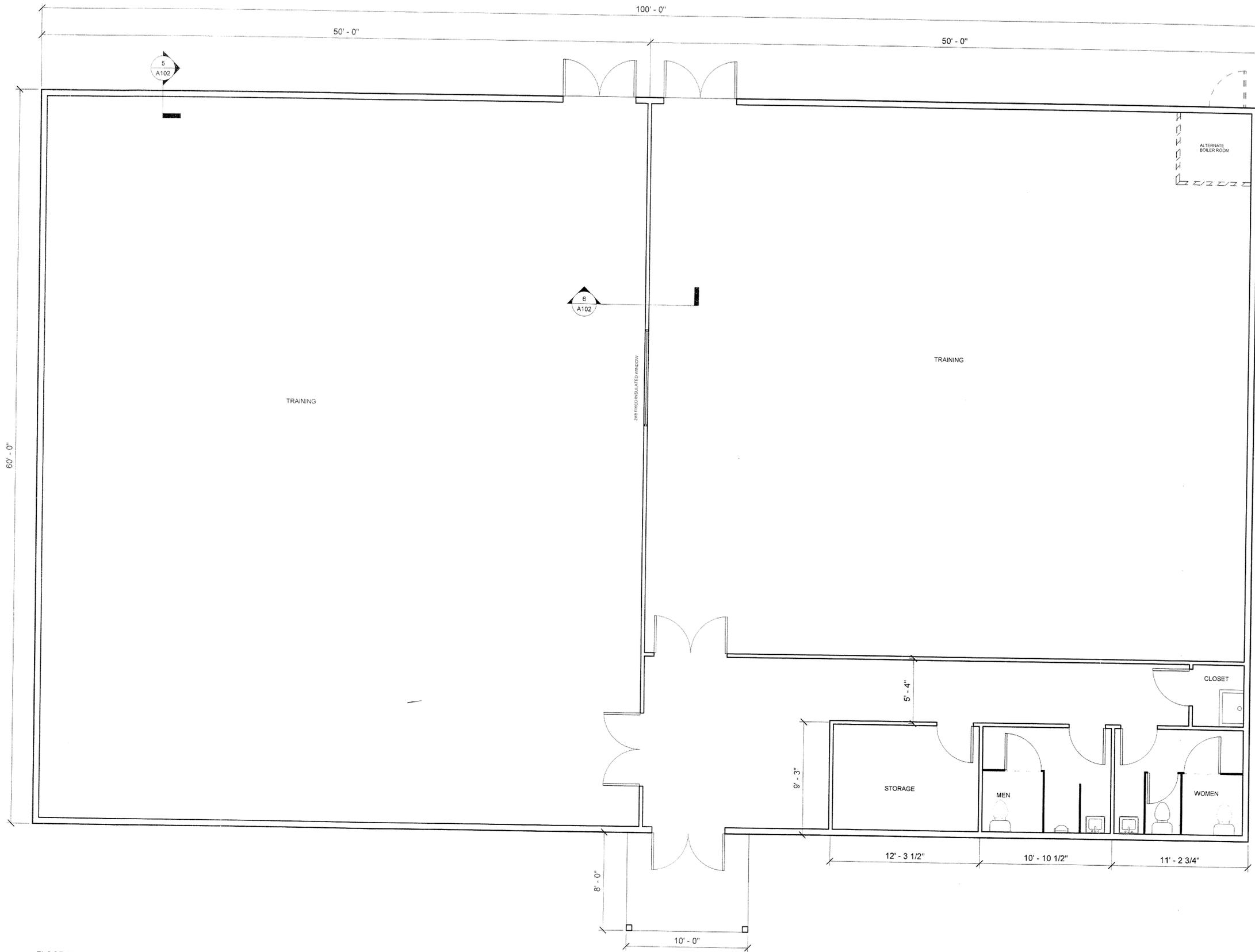
SCALE: 1"=60'

DATE: MAY 27, 2008



DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583





1 FLOOR PLAN
1/4" = 1'-0"

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peersight-build

Courthouse Construction, Inc.

P. O. BOX 2058, GLOUCESTER, VA. 23061
www.courthouseconstruction.com
PHONE 804.693.6750 FAX 804.693.0026

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

FLOOR PLAN

Lafayette Gun Club
331 Diane Road
Gloucester, VA 23092

DRW BY: **TAR** DATE: **01/17/12**
CHK BY: **MRKT**
SCALE: **1/4" = 1'-0"**
SHEET: **A101**

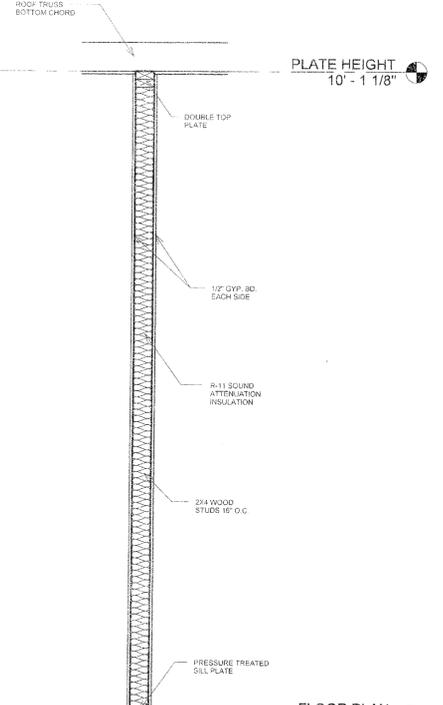


PLATE HEIGHT
10' - 1 1/8"

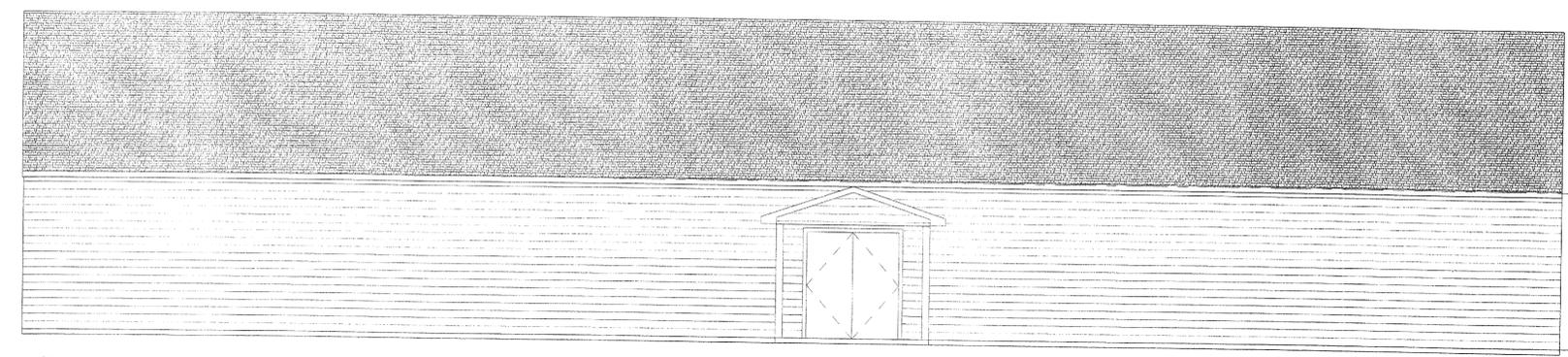
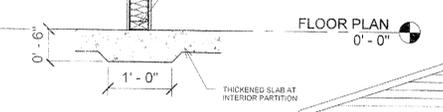


PLATE HEIGHT
10' - 1 1/8"

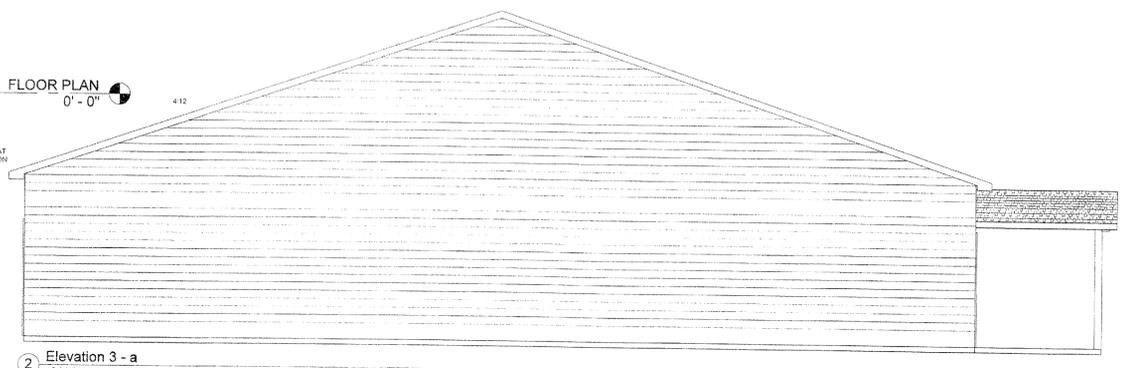
FLOOR PLAN
0' - 0"

3 FRONT ELEVATION
3/16" = 1'-0"

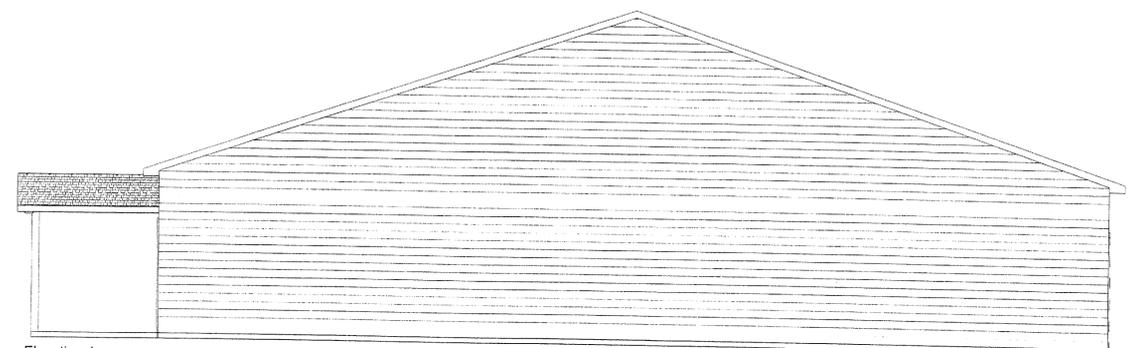


FLOOR PLAN
0' - 0"

6 TYPICAL INTERIOR PARTITION
3/4" = 1'-0"



2 Elevation 3 - a
3/16" = 1'-0"



1 Elevation 1 - a
3/16" = 1'-0"

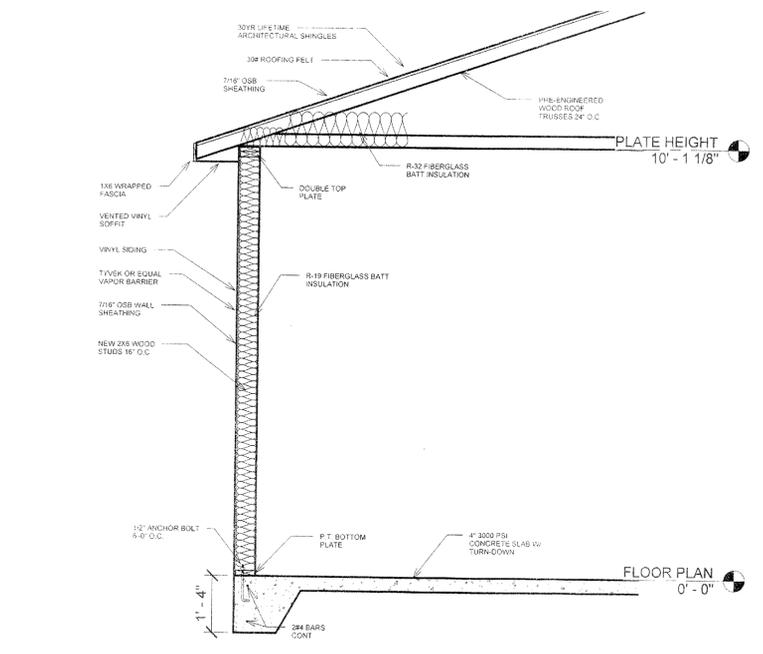


PLATE HEIGHT
10' - 1 1/8"

FLOOR PLAN
0' - 0"

5 TYPICAL EXTERIOR SECTION
1/2" = 1'-0"

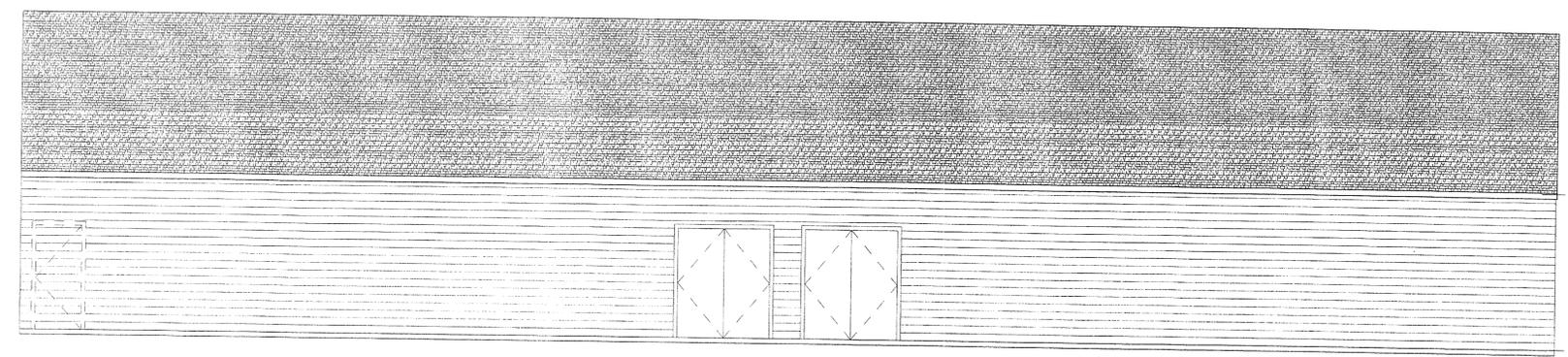


PLATE HEIGHT
10' - 1 1/8"

FLOOR PLAN
0' - 0"

4 REAR ELEVATION
3/16" = 1'-0"

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design-build

Courthouse Construction, Inc.

P. O. BOX 2058, GLOUCESTER, VA. 23061
 1000 Courthouse Construction.com
 PHONE: 804.693.8750 FAX: 804.693.0026

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

ELEVATIONS

Lafayette Gun Club
 337 Dale Road
 Gloucester, VA 23062

DR. BY: TAR DATE: 01/17/12
 CHK. BY: MRKT
 SCALE: As indicated
 SHEET: **A102**

Lafayette Gun Club Site Plan Submission Narrative

We are committed to being a good neighbor and more valuable part of our community. We have voluntarily installed new sound proofing material on our 50 and 100 yard ranges which has resulted in a 40% reduction in the reflected sound behind our ranges and almost the same in front. Last fall we replaced our steel destructive bullet trap in our indoor range with a non destructive rubber trap which has reduced the sound coming out of our indoor range by about 25% and have plans to install additional sound and projectile baffling in our indoor range which will cut the sound on the outside of our indoor range by at least 50% of current levels.

Our facilities are used for both NRA Certified Firearms courses and by local law enforcement agencies for training. At present we are very limited in classroom space but with addition of our multipurpose building we will be able to greatly improve the quality of the training and offer classroom space to local law enforcement.

There are eight major projects reflected on our new Site Plan. I will explain what the status of each below.

1. New 50 and 100 Baffles We will be installing new NRA approved outdoor baffles directly behind the existing concrete baffles. These baffles will be capable of stopping any round allowed on our range.

2. Cover of Action Pistol Range We are planning to install a cover 65x100 at the end of the 200 yard action pistol range. The cover will serve two purposes, making sure no projectiles leave the range and sound attenuation. The cover will not have sides. Access to the range will be from the drive to the right of the shotgun field through a culvert inserted through the berm. A shot wall will be constructed between the action pistol area and the shotgun field that will allow for both activities to take place at the same time. In the process of repairing the drive to the right of the shotgun range we will also be opening up the access to our property behind the action pistol area which will be great camping area and a good place to launch a canoe or kayak.

3. Entrance Gate and Fencing We are in the process of installing fencing around our property to not only protect us but to keep neighborhood kids from wandering onto our property. When the fencing project is complete range warning signs will be installed on the fence. We won't be able to finish the fencing project until the entrance and gate project are finished. We are also upgrading and automating our entrance gate. It will be a double swing gate that will be wide enough to meet the fire department specifications both in gate and pavement width.

4. Repair and Redesign of Entrance to the Club We are in the final stages of designing the new entrance to the club. The new entrance design will improve safety and traffic flow in and out of the club. We started out with a repair project on the right hand side of our entrance but soon realized the opportunity to improve flow and safety as well. The VDOT engineer had no major comments or problems with our new design. We are working with our neighbor, the York Baptist Temple to purchase whatever land is needed. VDOT removed the 3rd entrance culvert from the church property at no charge in order to bring our adjacent entrances up to VDOT specification. The circuit court judge has already approved the transfer of the property from the church to us.

5. New Water Line and Fire Hydrant The county is requiring the installation of an 8" water line and fire hydrant. We thought at first that the line was going down the left hand side of our driveway but problems developed between Dominion Virginia Power and Newport News water works over right of way so the line had to be moved to the right hand side of the drive. We are working with them to save as many of our large trees on that side as possible. Our engineer is working diligently to route the new water line in with the existing storm drains, gate, and hydrant location to our mutual advantage.

6. Drainage We have two parts to our drainage improvement plan. First we are planning on installing an additional drainage pipe for the area to the right of our entrance drive. This area was over looked in the past and creates a significant mosquito breeding area in warm weather. Second we have had the range drainage pipes cleaned and the drainage pits repaired and the out flow pipes repaired. The pits have also been properly located on the Site Plan.

7. Multi Purpose Building We are submitting for a 60x100' steel building. It will be finished on the inside with sheet rock walls and dropped ceilings. It will be divided into one large 50x60' room and one 45x50' room with accordion divider. It will include men's and women's rest room both with two stalls as well as a storage room.

This building will be used for club meetings, the classroom portion of firearms courses, and scout training activities. We offer the use of our indoor range to multiple local law enforcement agencies for training but at present we are very limited in class room space for their use. This new space would accommodate their needs as well.

8. Picnic Pavilion and Scout Primitive Camping Area We are proposing a 42x80' pavilion to be located in the area to the right of the driveway. This could be used for meetings, club and private picnics, and Scout activities. This area will also be used for scout camping during their merit badge training weekends.

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2013:

Present

Vote

Glen A. Brazelton
Timothy D. McCulloch
Todd H. Mathes
Richard M. Myer
Mark B. Suiter
Melissa S. Magowan

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL EXCEPTION TO AUTHORIZE THE CONSTRUCTION OF VARIOUS FACILITIES ON THE PROPERTY OF A NONCONFORMING INDOOR/OUTDOOR FIRING RANGE AT 331 DARE ROAD

WHEREAS, the Lafayette Gun Club of Virginia, Inc. has submitted Application No. SE-22-13 requesting a Special Exception, pursuant to section 24.1-801(a)(2) of the York County Zoning Ordinance, to authorize the construction of various ancillary facilities on the site of its nonconforming indoor/outdoor firing range located on a 25.6-acre parcel of land located at 331 Dare Road (Route 621) and further identified as Assessor’s Parcel No. 30-19 (GPIN S06b-4802-3797), thus constituting an expansion under the terms of the Zoning Ordinance; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2013, that Application No. SE-22-13 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the construction of various ancillary facilities on the site of the existing nonconforming indoor/outdoor firing range located on a 25.6-acre parcel of land located at 331 Dare Road (Route 621) and further identified as Assessor's Parcel No. 30-19 (GPIN S06b-4802-3797) subject to the following conditions:

1. This Special Exception shall authorize the construction of various ancillary facilities, thus constituting an expansion under the terms of the Zoning Ordinance, on the site of an existing nonconforming indoor/outdoor firing range located on a 25.6-acre parcel of land located at 331 Dare Road (Route 621) and further identified as Assessor's Parcel No. 30-19 (GPIN S06b-4802-3797).
2. A site plan prepared in accordance with the provisions of Article V of the Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any land clearing or development activities on the site related to the expansion. Said site plan shall be in substantial conformance with the sketch plan titled "Site Development Plan, Site Entrance Improvement Plan Building 'A' & Building 'B' of Lafayette Gun Club of Virginia, Inc." prepared by Davis & Associates, P.C., dated May 27, 2008 and revised May 1, 2013, except as modified herein.
3. The proposed gravel drive along the western side of the property shall extend no further than fifty feet (50') beyond the location of the proposed 84-inch corrugated pipe and access walkway through the firing range berm as depicted on the referenced plan.
4. Any demand for overflow parking shall be accommodated in the open area between the existing indoor range building and the paved entrance drive and no closer than seventy-five feet (75') to the boundary of any residential property on Holden Lane.
5. Nothing in this approval action shall be deemed to constitute authorization for additional indoor or outdoor firing ranges.
6. A certified copy of the resolution authorizing this Special Exception shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval.

BE IT FURTHER RESOLVED that this Special Exception is not severable and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

