SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING AGENDA
March 17, 2021 - 5:00 PM

Call To Order

Pledge

Determination of a Quorom

Announcements

Worksession(s)

- Presentation by Utilities Staff
- R20-0009 Sunshine Lodging LLC (VRE Harrison Road, LLC)
- R20-0011 Robert W. Pierce (Creighton Companies, LLC)

Public Comment

New Business

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	March 17, 2021
Title:	Presentation by Utilities Staff
Type:	No Action (Information Only)
Agenda Title:	Presentation by Utilities Staff
Recommendation:	
Summary:	
Committee/Commission Summary:	
Review Date:	Status:
Financial Impact:	
Staff Contacts:	B. Leon Hughes, AICP, Director of Planning
Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	
Consequence of Denial/Inaction:	

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	March 17, 2021
Title:	R20-0009 Sunshine Lodging LLC (VRE Harrison Road, LLC)
Type:	No Action (Information Only)
Agenda Title:	R20-0009 Sunshine Lodging LLC (VRE Harrison Road, LLC)
Recommendation:	N/A
Summary:	The applicant requests a rezoning of two (2) parcels consisting of approximately 2.32 acres from Commercial 2 (C-2) to Commercial 3 (C-3) with proffers for the development of a convenience store and fuel dispensing service. The properties are located at the southwest quadrant of the Harrison Road (Route 620) and Leavells Road (Route 639) intersection, and addressed as 5900 Harrison Road. The properties are located within the Primary Settlement Boundary. The properties are designated as Commercial on the Future Land Use Map of the Comprehensive Plan and is in the Highway Corridor Overlay District. Tax parcels 23 (A) 52E and 23 (A) 52D. Courtland Voting District.
Committee/Commission Summary:	Planning Commission
Review Date:	March 17, 2021 Status:
Financial Impact:	N/A
Staff Contacts:	Shannon D. Fennell, Planner III
Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	N/A
Consequence of Denial/Inaction:	N/A

ATTACHMENTS:

Name:	Description:	Type:
Executed_Proffer_Statement_2021-02-02.PDF	Applicant's Proffers	Agreement

GDP_4th_submission_2021-02-02.PDF	Application GDP	GDP

VOLUNTARY PROFFER STATEMENT

Applicant:	VRE Harrison Road, LLC ("Applicant") 1211 S. White Chapel Blvd., Southlake, TX 76092
Owner:	Sunshine Lodging LLC ("Owner")
Representative:	Charles W. Payne, Jr., Hirschler Fleischer 725 Jackson Street, Suite 200, Fredericksburg, VA, 22401 Phone: (540) 604-2108 Fax: (540) 604-2101 Email: cpayne@hirschlerlaw.com
Project Name:	"7-Eleven Harrison Road" ("Project")
Property:	Spotsylvania County Tax Parcels 23-A-52D & 23-A-52E, consisting of approximately 2.32 acres (collectively, the "Property")
GDP:	Generalized Development Plan, titled "7-Eleven Harrison Road," prepared by Kimley Horn, dated January 1, 2021, attached as **Exhibit A** ("GDP")
Rezoning Request:	From C-2 to C-3
Date:	January 21, 2021
Rezoning File No.:	R20-0009

I. General Information.

The Applicant and Owner, its successors and assigns, hereby agree that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the below proffered conditions ("Proffers") pursuant to sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application. The Proffers will be effective upon Spotsylvania County's ("County") full and final approval of rezoning application R20-0009 to reclassify the Property from C-2 to C-3 to allow development of a convenience store and fuel dispensing service. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers, and thus are void and of no further force and effect upon said approval.

II. Land Use.

A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, private driveway and travelway locations, waste facilities, parking areas, utility locations, storm water management facilities, amenities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site or subdivision plans to allow full compliance with the requirements of state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Notwithstanding the foregoing, any material adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant and Owner from providing any of the Proffers.

B. **Use**. The Property shall be developed solely for a convenience store and fuel dispensing service, as shown on the GDP.

C. **General Architectural Features.** The general design, architectural features, materials, and improvements for the Project will be as depicted on the attached architectural rendering marked as **Exhibit B**, dated January 23, 2020, titled "7-Eleven Store, 5900 Harrison Road, Fredericksburg, VA," prepared by Intrépide Design.

III. Transportation. The Applicant and Owner agree that the following transportation proffers will be provided prior to the County issuance of a certificate of occupancy for the use of the Property, all as generally shown on the GDP and described below:

A. Dedication of 16 and 17.5 (as applicable) feet of right-of-way along Harrison Road, in the area generally designated on the GDP as "16' Right-of-Way Dedication" and "17.5' Right-of-Way Dedication."

B. Dedication of 12-feet of right-of-way along Leavells Road, in the area generally designated on the GDP as "12' Right-of-Way Dedication."

C. Construction or installation of the following improvements, all in the areas generally shown on the GDP:

(1) 100' right-turn lane and a 100' right taper into the site from Leavells Road;

(2) A channelizing island in the site driveway along Harrison Road to prevent left-in and left-out movements;

(3) Signage located on the channelized island prohibiting left turn movements;

(4) Five-foot concrete sidewalk along Harrison Road; and

(5) Eight-foot concrete sidewalk along Leavells Road.

D. All right-of-way dedications shown on the GDP and described herein shall be conveyed to the County upon site plan approval via subdivision plat recordation, except in the event the County requires the right-of-way dedications (all or any of them) prior thereto, then the Applicant and Owner will make said dedication(s) in accordance with County requirements.

E. The Applicant and Owner agree to pay an aggregate sum of $50,000.00 towards future transportation projects at the intersection of Harrison and Leavells/Salem Church Road and/or towards the VCR Trail project to be paid after the County's final inspection and prior to the issuance of a certificate of occupancy permit for the Applicant's use of the Property.

IV. Additional Proffers.

A. In the location shown on the GDP, the Applicant and Owner agree to provide a tap box for purposes of connecting a generator in the event of a power loss.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant and Owner make these Proffers voluntarily, in support of their rezoning application.

WITNESS the following signature:

APPLICANT:

VRE Harrison Road, LLC, a Texas limited liability company

By: _____
Jason Keen, Manager

Date: 02/02/2021

COMMONWEALTH/STATE OF TEXAS
CITY/COUNTY OF TARRANT

The foregoing was subscribed, sworn to and acknowledged before me this 2nd day of February, 2021, by B. Jason Keen, Manager of VRE Harrison Road, LLC, a Texas limited liability company, on behalf of the company.

_____
Notary Public

Print Name: Tristan Huerta
My Commission Expires: 01/12/2025
Registration No. 13286187-5
[SEAL]

TRISTAN HUERTA Notary Public STATE OF TEXAS EXP 01/12/2025 ID# 13286187-5

EXHIBIT A

Generalized Development Plan

EXHIBIT B

Rendering

GENERALIZED DEVELOPMENT PLAN FOR

7-ELEVEN HARRISON ROAD

TM# 23-A-52E AND 23-A-52D
5900 HARRISON ROAD
SPOTSYLVANIA COUNTY, VIRGINIA
CHANCELLOR MAGISTERIAL DISTRICT
COURTLAND VOTING DISTRICT

PROJECT CONTACT LIST

DEVELOPER

VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
VRE HARRISON ROAD, LLC
1211 SOUTH WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
TEL: (817) 912-0222
CONTACT: BRETT SKINNER
EMAIL: BSKINNER@VERDAD.COM

CIVIL ENGINEER

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000
VIRGINIA BEACH, VA 23462
TEL: (757) 213-8600
CONTACT: DANIELLE DANZING
EMAIL: DANIELLE.DANZING@KIMLEY-HORN.COM

SURVEYOR

GRS GROUP, LLC

GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
TEL: (703) 727-5828
CONTACT: KEVIN STEINHILBER

PROPERTY OWNER

SUNSHINE LODGING, LLC
7939 WELLINGTON DRIVE
WARRENTON, VA 20186
TEL: (540) 359-7505
CONTACT: TOM ROSS

UTILITY DEMANDS*

SEWER FLOW UNIT:	SERVICE STATION (10 GPD/VEHICLE SERVED)
AVERAGE DAILY SEWER FLOW:	190 GPD
PEAK SEWER FLOW:	760 GPD
PEAK WATER DEMAND:	20 GPM
AWWA FIXTURE UNITS:	50 UNITS

* THE ABOVE LISTED UTILITY DEMANDS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE IN FINAL SITE DESIGN

LAND COVER SUMMARY

GAS CANOPY LIGHT COVERAGE RATIO:	1.71 (AVG/MIN), 2.27 (MAX/MIN)
PARKING LIGHT COVERAGE RATIO:	7.22 (AVG/MIN), 24.67 (MAX/MIN)
IMPERVIOUS AREA PROVIDED:	41,226 SF (0.95 ACRES)
IMPERVIOUS SURFACE RATIO:	0.95 AC : 2.32 AC = ~41%
GREEN SPACE PROVIDED:	59,677 SF (1.37 ACRES)
OPEN SPACE PROVIDED:	24,851 SF (0.57 ACRES)
LOT COVERAGE RATIO:	0.11 AC : 2.32 AC = ~5%

VICINITY MAP

VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
SCALE : 1" = 2000'

GRAPHIC SCALE IN FEET
0 1000 2000 4000

NORTH

TRIP GENERATION

ESTIMATED DAILY VEHICLE TRIPS GENERATED

HARRISON ROAD ACCESS POINT: 1,228 VPD (47% ADT)
LEAVELLS ROAD ACCESS POINT: 1,222 VPD (53% ADT)

7-Eleven – Harrison Road
Spotsylvania County, VA
ITE Trip Generation – Weekday – 10th Edition

Land Use (ITE Land Use Code)	Size	Weekday Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Super Convenience Market / Gas Station (960)	20 f.p. / 4,650 s.f.	2,305	2,305	234*	234*	241*	241*
ITE Pass-by Trips: 63% AM / 66% PM		-1,486	-1,486	-147	-147	-159	-159
New Primary Trips		**819**	**819**	**87**	**87**	**82**	**82**

*Value was determined using the multi-variable regression formula published by ITE.

PROJECT DATA

APPLICATION TYPE:	GENERALIZED DEVELOPMENT PLAN - REZONING APPLICATION
APPLICANT:	VRE HARRISON ROAD, LLC
TAX MAP ID:	23-A-52E AND 23-A-52D
SITE ADDRESS:	5900 HARRISON ROAD
ZONED:	C-2 (COMMERCIAL)
ZONING CASE:	TBD
OWNER:	SUNSHINE LODGING, LLC
EXISTING USE:	VACANT
PROPOSED USE:	CONVENIENCE STORE AND FUEL DISPENSING SERVICE
OVERLAY DISTRICT:	PRIMARY HIGHWAY CORRIDOR
BUILDING SIZE:	1 STORY
GROSS FLOOR AREA:	4,650 SF
NET FLOOR AREA:	4,650 SF
BUILDING HEIGHT:	21'-8", 1 FLOOR
PARCEL AREA:	2.32 ACRES
PROPOSED ZONING:	C-3
IMPERVIOUS:	0.95 ACRES
GREENSPACE:	1.37 ACRES
OPEN SPACE:	.71 ACRES (31% OF PARCEL)
TOTAL DISTURBED AREA	2.00 ACRES
FLOOD ZONE:	THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X"
	AS SHOWN ON THE FLOOD INSURANCE RATE MAP,
	MAP COMMUNITY - PANEL NUMBER 5103080075C
	EFFECTIVE DATE: FEBRUARY 18, 1998
SOURCE OF TOPOGRAPHY:	TOPOGRAPHIC SURVEY WAS PERFORMED BY GRS GROUP, LLC
DATUM:	HORIZONTAL CONTROL IS VCS83 (NORTH ZONE)
	BASED UPON GPS OBSERVATIONS
	THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD 1988
LATITUDE:	45°54'27.44"N
LONGITUDE:	77°25'44.36"W
RECEIVING WATER(S):	RAPPAHANNOCK RIVER - HAZEL RUN
VAHU6 CODE:	RA46 (020801040102)

BUILDING AND PARKING SETBACKS

FRONT:	30' BUILDING SETBACK
SIDE:	0' BUILDING SETBACK
REAR:	20' BUILDING SETBACK
FRONT:	10' PARKING SETBACK
SIDE:	50' TRANSITIONAL BUFFER

PARKING REQUIREMENTS

ZONING ORDINANCE:	C-3; CONVENIENCE STORE: 5 SPACES PER 1000 SF GFA MIN. 23 SPACES
PARKING REQUIRED:	23 SPACES
PARKING PROVIDED:	40 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
LOADING SPACE REQUIRED:	1 SPACE
LOADING SPACE PROVIDED:	1 SPACE
STACKING REQUIREMENT:	1 PER PUMP + 1 STACKING SPACE FOR QUEUING PER PUMP

RESPONSIBLE PARTY
THE OWNER WILL BE RESPONSIBLE FOR FUTURE MAINTENANCE OF EASEMENTS, STORMWATER AND DRAINAGE FACILITIES FOR THIS SITE

REGIONAL HAZARD MITIGATION PLAN
INSTALLATION OF GENERATOR-READY HOOKUPS TO COMPLEMENTARY BUSINESS OPERATIONS THAT CAN ASSIST PUBLIC AND EMERGENCY SERVICE NEEDS IN DISASTER SCENARIOS INCLUDING RETAIL FUEL STATIONS, AND GROCERY AND CONVENIENCE STORES

ACKNOWLEDGMENT OF HISTORIC RESOURCES
THERE ARE NO KNOW HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS WITH IN THE PROJECT BOUNDARIES

METHOD OF WASTE DISPOSAL
7-ELEVEN WILL CONTRACT WITH A PRIVATE TRASH COMPANY TO SERVICE THE DUMPSTERS AND RECYCLING ONCE A WEEK

SPOTSYLVANIA COUNTY APPROVAL BOX

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
CA001	Cover Sheet
SHEET 1 OF 1	ALTA & NSPA Land Title Survey
VF101	Existing and Proposed Easement Plan
CS101	Site Plan
CG101	Preliminary Grading Plan
CU101	Utility Plan
CP101	Landscape Plan
PH101	Photometrics Plan

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
LEONG WEE YEE
Lic. No. 0402059989
PROFESSIONAL ENGINEER
01/11/2021

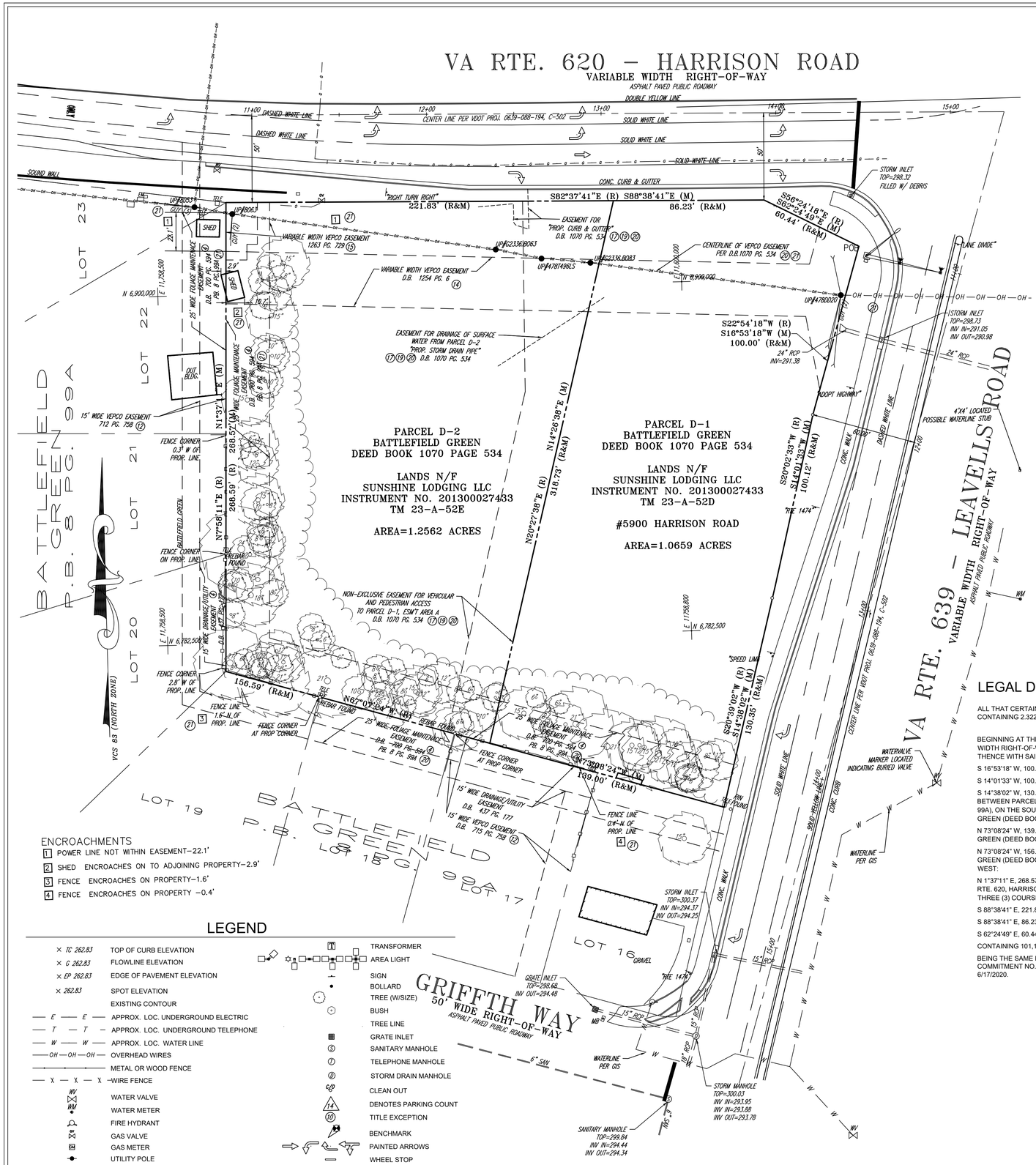
KHA PROJECT 116678008
DATE 01/11/2021
SCALE AS SHOWN
DESIGNED BY NJS
DRAWN BY NJS
CHECKED BY JY

COVER SHEET

7-ELEVEN HARRISON ROAD
PREPARED FOR VERDAD
SPOTSYLVANIA COUNTY VIRGINIA

SHEET NUMBER
CA001

Plotted By:Danzing, Danielle Sheet Set:7-Eleven Harrison Road GDP Layout:CA001 January 21, 2021 03:07:39pm K:\VAB_Civil\116678008 - 7-Eleven Harrison Road\CAD\Exhibits\GDP Plan Set\CA001 - Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ENCROACHMENTS

1. POWER LINE NOT WITHIN EASEMENT–22.1'
2. SHED ENCROACHES ON TO ADJOINING PROPERTY–2.9'
3. FENCE ENCROACHES ON PROPERTY–1.6'
4. FENCE ENCROACHES ON PROPERTY –0.4'

LEGEND

× TC 262.83	TOP OF CURB ELEVATION
× G 262.83	FLOWLINE ELEVATION
× EP 262.83	EDGE OF PAVEMENT ELEVATION
× 262.83	SPOT ELEVATION
	EXISTING CONTOUR
E — E — E	APPROX. LOC. UNDERGROUND ELECTRIC
T — T — T	APPROX. LOC. UNDERGROUND TELEPHONE
W — W — W	APPROX. LOC. WATER LINE
OH — OH — OH	OVERHEAD WIRES
	METAL OR WOOD FENCE
X — X — X	WIRE FENCE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	GAS VALVE
GM	GAS METER
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
TELE	TELEPHONE PEDESTAL
T	TRANSFORMER
	AREA LIGHT
	SIGN
	BOLLARD
	TREE (W/SIZE)
	BUSH
	TREE LINE
	GRATE INLET
S	SANITARY MANHOLE
T	TELEPHONE MANHOLE
D	STORM DRAIN MANHOLE
CO	CLEAN OUT
14	DENOTES PARKING COUNT
10	TITLE EXCEPTION
BM	BENCHMARK
	PAINTED ARROWS
	WHEEL STOP
	HANDICAP PARKING
ONLY STOP	STOP BAR

TITLE NOTES

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. VA1901960, WITH AN EFFECTIVE DATE OFSEPTEMBER 3, 2020 AT 8:00 A.M. AND A REVISION 5 ~ 9/14/2020 . OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

4. RESTRICTIONS, EASEMENTS, CONDITIONS, ASSESSMENTS, RESERVATIONS, ETC. AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 700, PAGE 594, **AFFECTS THE SURVEYED PROPERTY, SHOWN**, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

5. **INTENTIONALLY DELETED.**

6. **INTENTIONALLY DELETED.**

7. **INTENTIONALLY DELETED.**

8. **INTENTIONALLY DELETED.**

9. **INTENTIONALLY DELETED.**

10. **INTENTIONALLY DELETED.**

11. **INTENTIONALLY DELETED.**

12. **INTENTIONALLY DELETED.**

13. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED OCTOBER 19, 1994, IN DEED BOOK 1254, PAGE 6, **AFFECTS THE SURVEYED PROPERTY, SHOWN.**

14. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED DECEMBER 7, 1994, IN DEED BOOK 1263, PAGE 729, **AFFECTS THE SURVEYED PROPERTY, SHOWN.**

15. **INTENTIONALLY DELETED.**

16. RESERVATION AND GRANT OF EASEMENTS AS SET OUT IN (1) DEED FROM BATTLEFIELD GREEN PARTNERSHIP TO THIRD GENERATION LIMITED PARTNERSHIP RECORDED AUGUST 14,1998, IN DEED BOOK 1596, PAGE 208; (2) DEED FROM BATTLEFIELD GREEN PARTNERSHIP TO THIRD GENERATION LIMITED PARTNERSHIP RECORDED OCTOBER 16, 1992, IN DEED BOOK 1070, PAGE 534; AND (3) DEED FROM QUARLES THIRD PETROLEUM, INCORPORATED. SUCCESSOR BY MERGER WITH THIRD GENERATION, L.P., ALSO KNOWN AS THIRD GENERATION, LIMITED PARTNERSHIP TO SUNSHINE LODGING LLC, AS RECORDED DECEMBER 11,2013, AS INSTRUMENT NO. 201300027433. , **AFFECTS THE SURVEYED PROPERTY, SHOWN.**

17. **INTENTIONALLY DELETED.**

18. **INTENTIONALLY DELETED.**

19. PLAT ENTITLED "PLAT PARCEL D PROPERTY OF BATTLEFIELD GREEN PARTNERSHIP, CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, RECORDED OCTOBER 116, 1992, IN DEED BOOK 1070, AT PAGE 538, SHOWS:
   (a) 25' FOLIAGE MAINTENANCE EASEMENT, **SHOWN**.
   (b) C/L VEPCO EASEMENT, **SHOWN**.
   (c) ESM'T AREA "A", **SHOWN**.
   (d) PROP. STORM DRAIN PIPE, **SHOWN**.
   (e) PROP. CURB & GUTTER, **SHOWN**.

20. PLAT OF SUBDIVISION BATTLEFIELD STATION DATED MAY 22, 1986, RECORDED IN PLAT BOOK 8 AT PAGES 99A AND 100A, SHOWS:
   (a) 25' FOLIAGE MAINTENANCE EASEMENT, **SHOWN**.
   (b) C/L VEPCO EASEMENT, **SHOWN**.

21. PLAT OF SURVEY PREPARED BY GRS GROUP, LLC, DATED JANUARY 4, 2020, LAST REVISED JULY 21, 2020 ENTITLED "ALTA/NSPS LAND SURVEY PARCEL D-1 & D-2 BATTLEFIELD GREEN, DEED BOOK 1070 PAGE 534, CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA", SHOWS THE FOLLOWING ADVERSE MATTERS:
   (A) SHED EXTENDS WEST OF EASTERN PROPERTY LINE.
   (B) FENCE EXTENDS NORTH OF SOUTHERN PROPERTY LINE AND EAST OF WESTERN PROPERTY LINE AND LIES WITHIN THE VEPCO RIGHT OF WAY (DB 1254 PG 6).
   (C) RIGHTS, IF ANY, OF UTILITY COMPANIES IN AND TO THE USE AND/OR MAINTENANCE OF UTILITY FACILITIES SHOWN ON THE SURVEY OUTSIDE OF RECORDED EASEMENT AREAS SHOWN AS OVERHEAD UTILITY LINES AND TELEPHONE BOX.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 2.3221 ACRES, MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF VA RTE. 620, HARRISON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF VA RTE. 639, LEAVELLS, A VARIABLE WIDTH RIGHT-OF-WAY, THENCE WITH SAID WESTERLY RIGHT-OF- WAY LIMITS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

S 16°53'18" W, 100.00 FEET TO A POINT, THENCE CONTINUING:

S 14°01'33" W, 100.12 FEET TO A POINT, THENCE CONTINUING:

S 14°38'02" W, 130.35 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN PARCEL D-1, BATTLEFIELD GREEN (DEED BOOK 1070, PAGE 534), ON THE NORTH AND LOT 16, BATTLEFIELD GREEN (P.B. 8, PG. 99A), ON THE SOUTH, THENCE WITH SAID DIVISION LINE AND CONTINUING WITH THE DIVISION LINE BETWEEN PARCEL D-1, BATTLEFIELD GREEN (DEED BOOK 1070, PAGE 534), ON THE NORTH AND LOT 17 AND LOT 18, BATTLEFIELD GREEN (P.B. 8, PG. 99A), ON THE SOUTH:

N 73°08'24" W, 139.00 FEET TO A REBAR FOUND, THENCE CONTINUING WITH THE DIVISION LINE BETWEEN PARCEL D-2, BATTLEFIELD GREEN (DEED BOOK 1070, PAGE 534), ON THE NORTH AND LOT 18 AND LOT 19, BATTLEFIELD GREEN (P.B. 8, PG. 99A), ON THE SOUTH:

N 73°08'24" W, 156.59 FEET TO A POINT, THENCE CONTINUING WITH THE DIVISION LINE BETWEEN PARCEL D-2, BATTLEFIELD GREEN (DEED BOOK 1070, PAGE 534), ON THE EAST AND LOT 20, LOT 21 AND LOT 22, BATTLEFIELD GREEN (P.B. 8, PG. 99A), ON THE WEST:

N 1°37'11" E, 268.57 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF VA RTE. 620, HARRISON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY , THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

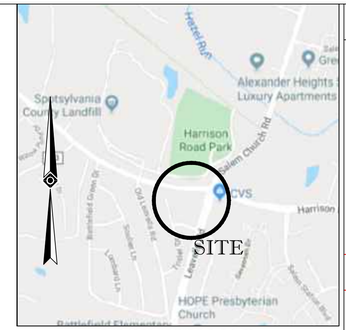
S 88°38'41" E, 221.83 FEET TO A POINT, THENCE CONTINUING:

S 88°38'41" E, 86.23 FEET TO A POINT, THENCE CONTINUING:

S 62°24'49" E, 60.44 FEET TO THE PLACE OF BEGINNING.

CONTAINING 101,151 SQUARE FEET OR 2.3221 ACRES

BEING THE SAME PROPERTY DESCRIBED IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. VA1901960, REVISION 02-01-08-2010 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2019 AT 8:00 A.M. AND A REVISION4 ~ 6/17/2020.



VICINITY MAP

NOTES:

1. PROPERTY IS THE LANDS OF SUNSHINE LODGING, LLC AS RECORDED IN INSTRUMENT NO. 2013027433 ON SHOWN ON A PLAT ENTITLED "PLAT OF PARCEL D, PROPERTY OF BATTLEFIELD GREEN PARTNERSHIP", RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 1070 AT PAGE 538 WITH A PARCEL ID OF 23-A-52D AND 23-A-52E .

2. AREA = PARCEL D-1 = 46,431 SQUARE FEET OR 1.0659 ACRES
   PARCEL D-2 = 54,720 SQUARE FEET OR 1.2562 ACRES
   101,151 SQUARE FEET OR 2.3221 ACXRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THE HORIZONTAL DATUM IS VCS 83 (NORTH ZONE) BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM IN NAVD 1988.

5. BY GRAPHIC PLOTTING THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, AND INCORPORATED AREAS, PANEL 75 OF 375", MAP NUMBER 510308 0075 C, MAP EFFECTIVE DATE FEBRUARY 18, 1998.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.

10. THE PARCEL IS CONTIGUOUS WITHOUT STRIPS, GAPS, OR GORES BETWEEN THE ADJOINING PARCELS AND THE ADJOINING RIGHT-OF-WAY.

11. THERE ARE VISIBLE ENCROACHMENTS.

12. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY.

14. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WATER DUMP, SUMP OR SANITARY LANDFILL.

15. THERE ARE NO PARKING SPACES OR BUILDINGS ON THE PROPERTY.

16. THE PROPERTY HAS ACCESS TO HARRISON ROAD AND LEAVELLS ROAD.

17. ZONING C-2, COMMERCIAL
MINIMUM LOT SIZE: 20,000 SQ. FT., MINIMUM LOT WIDTH: 100 FT.
MAXIMUM BUILDING HEIGHT: 55 FT.
FRONT YARD SETBACK: 30 FT., SIDE YARD SETBACK: 0 FT.
REAR YARD SETBACK: 20 FT., OPEN SPACE: 15%
PARKING: 5 SPACES PER 1,000 SQ. FT., MINIMUM 20 SPACES

CODE OF THE COUNTY OF SPOTSYLVANIA, CHAPTER 23, ZONING REFERENCES:

1. SPOTSYLVANIA COUNTY, VIRGINIA INTERACTIVE WEB BASED GIS.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, SPOTSYLVANIA COUNTY, VIRGINIA, AND INCORPORATED AREAS, PANEL 75 OF 375", MAP NUMBER 510308 0075 C, MAP EFFECTIVE DATE FEBRUARY 18, 1998.

THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE LANDS OF SUNSHINE LODGING, LLC AS RECORDED IN INSTRUMENT NO. 2013027433 WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY; THAT COLLECTION OF THE DATA WAS COMPLETED ON JULY 21, 2020 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TO VERDAD REAL ESTATE, INC., VERDAD CONSTRUCTION SERVICES, LLC, VRE HARRISON ROAD, LLC, SUNSHINE LODGING LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2020.

COMMONWEALTH OF VIRGINIA
KEVIN F. STEINHILBER
No. 1653
LAND SURVEYOR
JULY 21 2020

SEPTEMBER 24, 2020
KEVIN F. STEINHILBER — DATE
VIRGINIA LICENSED LAND SURVEYOR NO. 1653

DATE	BY	REVISION	CHK: G.R.S.
01-13-2020	KFS	REVISED PER COMMENTS AND TITLE	
01-17-2020	KFS	REVISED PER COMMENTS	
05-09-2020	GRS	ADDED WATER/SEWER INFORMATION	DES:
07-21-2020	GRS	REVISED PER UPDATED TITLE	
09-22-2020	KFS	REVISED PER UPDATED TITLE	
09-24-2020	KFS	REVISED PER UPDATED TITLE	DWN: K.F.S.

SCALE: 1" = 30'
0 30 60

ALTA/NSPA LAND TITLE SURVEY
PARCEL D-1 & D-2
BATTLEFIELD GREEN
DEED BOOK 1070 PAGE 534
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
SCALE: 1"=30' DATE: JANUARY 4, 2020

GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2320
www.grsgroup.llc@gmail.com

Plotted By:Danzing, Danielle Sheet Set:7-Eleven Harrison Road GDP Layout:VF101 January 21, 2021 03:07:56pm K:\VAB_Civil\116678008 — 7-Eleven Harrison Rd\CADD\Exhibits\GDP Plan Set\VF101 — Existing Easements.dwg
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VA RTE. 620 – HARRISON ROAD

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY

11+00 12+00 13+00 14+00 15+00

CENTER LINE PER VDOT PROJ. 0639-088-194, C-502

9,978 SF RIGHT-OF-WAY DEDICATION

S82°37'41"E (R) S88°38'41"E (M)
221.83' (R&M)

S82°37'41"E (R) S88°38'41"E (M)
86.23' (R&M)

S56°24'19"E (R)
S62°24'19"E (M)
60.44' (R&M)

EASEMENT FOR "PROP. CURB & GUTTER" D.B. 1070 PG. 534 (17)(19)(20)

VARIABLE WIDTH VEPCO EASEMENT D.B. 1263 PG. 729 (15)

16' RIGHT-OF-WAY DEDICATION

CENTERLINE OF VEPCO EASEMENT PER D.B.1070 PG. 534 (20)(21)

VARIABLE WIDTH VEPCO EASEMENT D.B. 1254 PG. 6 (14)

17.5' RIGHT-OF-WAY DEDICATION

EASEMENT FOR DRAINAGE OF SURFACE WATER FROM PARCEL D-2 "PROP. STORM DRAIN PIPE" (17)(19)(20) D.B. 1070 PG. 534

S22°54'18"W (R)
S16°53'18"W (M)
100.00' (R&M)

PARCEL D-2
BATTLEFIELD GREEN
DEED BOOK 1070 PAGE 534

LANDS N/F
SUNSHINE LODGING LLC
INSTRUMENT NO. 201300027433
TM 23-A-52E

AREA=1.2562 ACRES
ZONED: C-2

PARCEL D-1
BATTLEFIELD GREEN
DEED BOOK 1070 PAGE 534

LANDS N/F
SUNSHINE LODGING LLC
INSTRUMENT NO. 201300027433
TM 23-A-52D

#5900 HARRISON ROAD

AREA=1.0659 ACRES
ZONED: C-2

N14°26'38"E (M)
N20°27'38"E (R)
318.73' (R&M)

S20°02'38"W (R)
S14°01'38"W (M)
100.12' (R&M)

12' RIGHT-OF-WAY DEDICATION

PROPOSED 10'X20' PUBLIC UTILITY EASEMENT

S29°39'02"W (R)
S14°38'02"W (M)
130.35' (R&M)

N67°07'24"W (R)
156.59' (R&M)

N73°08'24"W (M)
139.00' (R&M)

N1°37'11"E (M)
268.57' (M)

N7°58'11"E (R)
268.59' (R)

25' WIDE FOLIAGE MAINTENANCE EASEMENT D.B. 700 PG. 594 (4) PB. 8 PG. 99A (21)

15' WIDE VEPCO EASEMENT 712 PG. 758 (12)

FENCE CORNER ON PROP. LINE

REBAR FOUND

15' WIDE DRAINAGE/UTILITY EASEMENT (16) D.B. 437 PG. 177

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO PARCEL D-1, ESMT. AREA A D.B. 1070 PG. 534 (17)(19)(20)

15' WIDE VEPCO EASEMENT D.B. 775 PG. 798 (17)

LOT 23 ZONED: R-1 USE: RESIDENTIAL

LOT 22 ZONED: R-1 USE: RESIDENTIAL

LOT 21 ZONED: R-1 USE: RESIDENTIAL

LOT 20 ZONED: R-1 USE: RESIDENTIAL

LOT 19 ZONED: R-1 USE: RESIDENTIAL

LOT 18 ZONED: R-1 USE: RESIDENTIAL

LOT 17 ZONED: R-1 USE: RESIDENTIAL

LOT 16 ZONED: R-1 USE: RESIDENTIAL

BATTLEFIELD GREEN P.B. 8 PG. 99A

GRIFFTH WAY
50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

CENTER LINE PER VDOT PROJ. 0639-088-194, C-502

VA RTE. 639 – LEAVELLS ROAD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SPOTSYLVANIA COUNTY APPROVAL BOX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
LEONG WEE YEE
Lic. No. 0402059989
01/11/2021
PROFESSIONAL ENGINEER

KHA PROJECT	116678008
DATE	01/11/2021
SCALE	AS SHOWN
DESIGNED BY	NJS
DRAWN BY	NJS
CHECKED BY	JY

EXISTING AND PROPOSED EASEMENT PLAN

7-ELEVEN HARRISON ROAD

PREPARED FOR VERDAD

SPOTSYLVANIA COUNTY VIRGINIA

SHEET NUMBER
VF101

SITE NOTES:

1. STREET LIGHT AND PEDESTRIAN SIDEWALK LIGHT POLE LOCATIONS SHOWN ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE DETERMINED DURING FULL SITE DESIGN.

SITE LEGEND:

STANDARD DUTY ASPHALT PAVEMENT	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

VA RTE. 620 – HARRISON ROAD

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY

SIGHT DISTANCE LEFT = 465'

SIGHT DISTANCE LEFT = 530'

LINE OF SIGHT

PEDESTRIAN SIDEWALK LIGHT (TYP)

CHANNELIZED ISLAND

"NO LEFT TURN" SIGN

"COBRA HEAD STYLE" STREET LIGHT

AADT=1,228 VPD

244.29' TO INTERSECTION

17.5' RIGHT-OF-WAY DEDICATION

16' RIGHT-OF-WAY DEDICATION

CG-12B

S82°37'41"E (R) S88°38'41"E (M) 86.23' (R&M)

S56°24'18"E (R) S62°24'49"E (M) 60.44' (R&M)

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

12' RIGHT-OF-WAY DEDICATION

DRY DETENTION POND

MONUMENT SIGN 36.6' SETBACK (MINIMUM SETBACK: 25')

S22°54'18"W (R) S18°53'18"W (M) 100.00' (R&M)

RELOCATED "ADOPT HIGHWAY" SIGN

LOADING ZONE

EASEMENT TO BE VACATED

UNDERGROUND STORAGE TANK

20' BUILDING SETBACK

50' TRANSITIONAL BUFFER

CANOPY

AIR PUMP

DUMPSTER ENCLOSURE

BOLLARD (TYP)

BIKE RACK

7-ELEVEN 4,650 S.F.

PAINTED CROSSWALK

RELOCATED "RTE 1474" SIGN

PROPOSED RIGHT-TURN LANE

RELOCATED "SPEED LIMIT 45" SIGN

"COBRA HEAD STYLE" STREET LIGHT

AADT=1,222 VPD

PROPERTY LINE TO BE VACATED

N67°09'24"W (R) N73°08'24"W (M) 139.00' (R&M)

156.59' (R&M)

N11°37'11"E (M) 268.57' (M) N7°58'11"E (R) 268.59' (R)

PARCEL D-1 BATTLEFIELD GREEN DEED BOOK 1070 PAGE 534

LANDS N/F SUNSHINE LODGING LLC INSTRUMENT NO. 201300027433

#5900 HARRISON ROAD ZONED: C-2 AREA=1.0659 ACRES

LOT 1 2562 ACRES

LOT 23 ZONED: R-1 USE: RESIDENTIAL

LOT 22 ZONED: R-1 USE: RESIDENTIAL

LOT 21 ZONED: R-1 USE: RESIDENTIAL

LOT 20 ZONED: R-1 USE: RESIDENTIAL

LOT 19 ZONED: R-1 USE: RESIDENTIAL

LOT 18 ZONED: R-1 USE: RESIDENTIAL

LOT 17 ZONED: R-1 USE: RESIDENTIAL

LOT 16 ZONED: R-1 USE: RESIDENTIAL

BATTLEFIELD GREEN P.B. 8 PG. 99A

VA RTE. 639 – LEAVELLS ROAD VARIABLE WIDTH RIGHT-OF-WAY ASPHALT PAVED PUBLIC ROADWAY

GRIFFITH ROAD

ENCROACHMENTS

1. POWER LINE NOT WITHIN EASEMENT
2. SHED ENCROACHES ON PROPERTY
3. FENCE ENCROACHES ON PROPERTY
4. FENCE ENCROACHES ON PROPERTY

NORTH

GRAPHIC SCALE IN FEET 0 15 30 60

SPOTSYLVANIA COUNTY APPROVAL BOX

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600
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COMMONWEALTH OF VIRGINIA
LEONG WEE YEE
Lic. No. 0402059989
PROFESSIONAL ENGINEER
01/11/2021

KHA PROJECT	116678008
DATE	01/11/2021
SCALE	AS SHOWN
DESIGNED BY	NJS
DRAWN BY	NJS
CHECKED BY	JY

7-ELEVEN HARRISON ROAD

PREPARED FOR VERDAD

SPOTSYLVANIA COUNTY VIRGINIA

SITE PLAN

SHEET NUMBER CS101

Plotted By: Danzing, Dominic Sheet Set: 7-Eleven Harrison Road.dpr Layout: CS101 January 21, 2021 03:08:01pm K:\VAB_Civil\116678008 - 7-Eleven Harrison Rd\CADD\Exhibits\CDP Plan Set\CS101 - Site Plan.dwg
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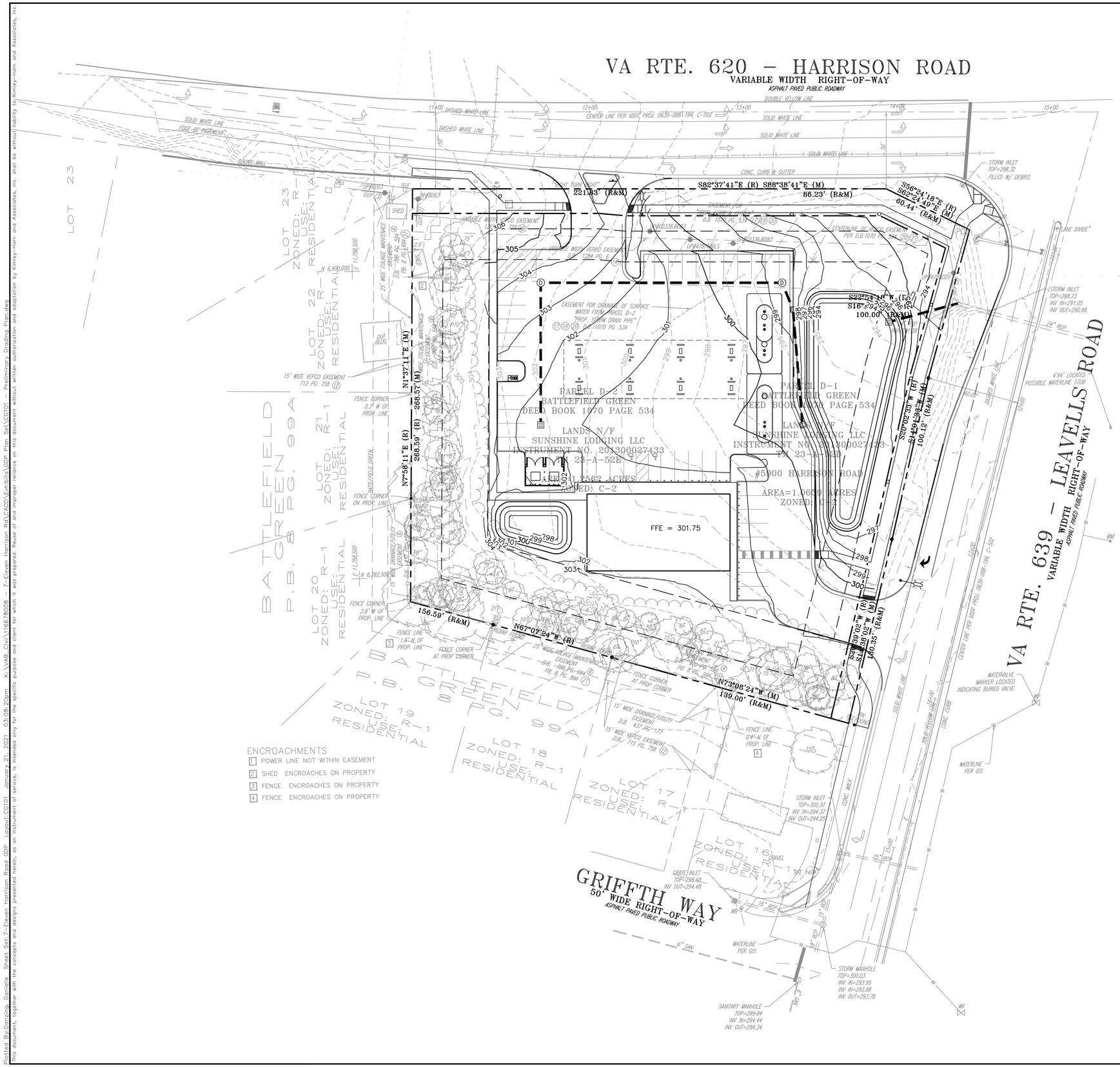

PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

WATER QUANTITY:

CHANNEL PROTECTION:

TO ACHIEVE CHANNEL PROTECTION COMPLIANCE, THE 1-YEAR 24-HOUR POST DEVELOPMENT FLOW MUST BE LESS THAN THE ALLOWABLE 1-YEAR PRE DEVELOPMENT FLOW DETERMINED USING THE ENERGY BALANCE EQUATION. A CONTROL STRUCTURE WILL BE DESIGNED AS PART OF THE DRY DETENTION TO LIMIT THE FLOW AT THE OUTFALL TO BE LESS THAN THE PRE DEVELOPMENT CONDITION INCLUDING THE REQUIRED IMPROVEMENT FACTOR.

FLOOD PROTECTION:

TO ACHIEVE FLOOD PROTECTION COMPLIANCE, THE 10-YEAR 24-HOUR POST DEVELOPMENT FLOW MUST BE LESS THAN THE 10-YEAR 24-HOUR PRE DEVELOPMENT FLOW. THE DRY DETENTION POND WILL BE DESIGNED TO CONTROL THE FLOW AT THE OUTFALL TO ACHIEVE FLOOD PROTECTION COMPLIANCE AS WELL AS PROVIDE THE REQUIRED FREE BOARD.

WATER QUALITY:

STORMWATER QUALITY FOR THE DEVELOPMENT IS ANTICIPATED TO BE HANDLED THROUGH THE PURCHASE OF NUTRIENT CREDITS FROM A NUTRIENT CREDIT BANK WITHIN THE SITES SAME OR ADJACENT EIGHT-DIGIT HYDROLOGIC UNIT CODE (AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY).

NOTES

1. PER REQUIREMENT DSM 4-11, FENCING IS REQUIRED AROUND THE STORMWATER MANAGEMENT FACILITIES IF WATER REMAINS IN THE POND AT A DEPTH OF 2" OF GREATER FOR A DURATION OF 24 HOURS OR LONGER. FOR THE PURPOSES OF THE GDP PLAN, PRELIMINARY STORMWATER CALCULATIONS WERE PERFORMED TO DETERMINE THE REQUIRED CAPACITY OF THE PROPOSED DRY DETENTION PONDS. DRAW DOWN CALCULATIONS WILL BE PERFORMED WITH THE FINAL DESIGN TO DETERMINE IF FENCING WILL BE WARRANTED.

No.	REVISIONS	DATE	BY

Kimley»Horn
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4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600
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COMMONWEALTH OF VIRGINIA
LEONG WEE YEE
Lic. No. 0402059989
PROFESSIONAL ENGINEER
01/11/2021

KHA PROJECT 116678008
DATE 01/11/2021
SCALE AS SHOWN
DESIGNED BY N.JS
DRAWN BY N.JS
CHECKED BY JY

PRELIMINARY GRADING PLAN

7-ELEVEN HARRISON ROAD

PREPARED FOR VERDAD

SPOTSYLVANIA COUNTY VIRGINIA

SHEET NUMBER
CG101

Plotted By: Danzing, Danielle Sheet Set: 7-Eleven Harrison Road.dpf Layout: CG101 January 21, 2021 03:08:20pm K:\VAB_Civil\116678008 - 7-Eleven Harrison Rd\CAD\Exhibits\GDP Plan Set\CG101 - Preliminary Grading Plan.dwg
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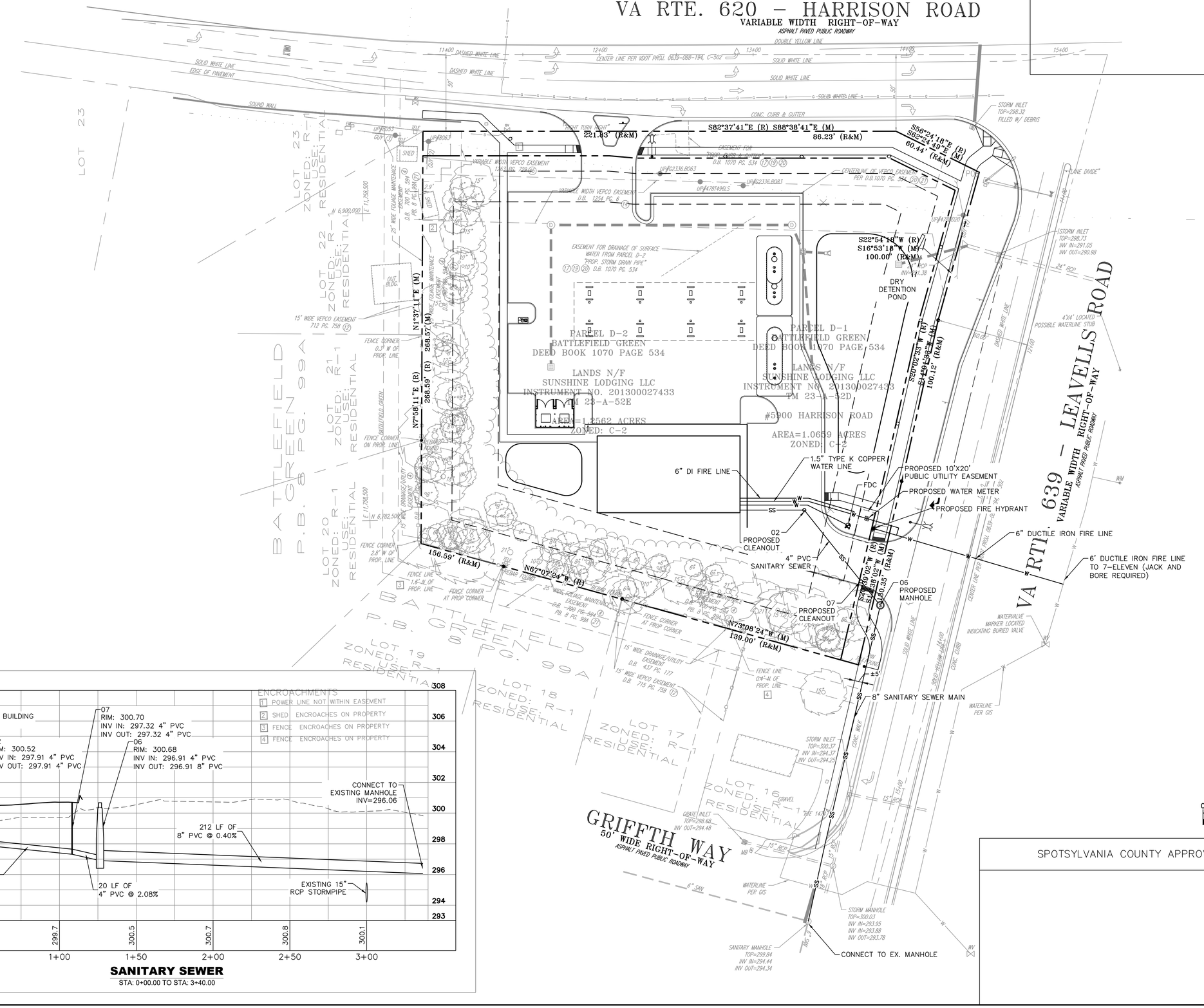
NOTES:

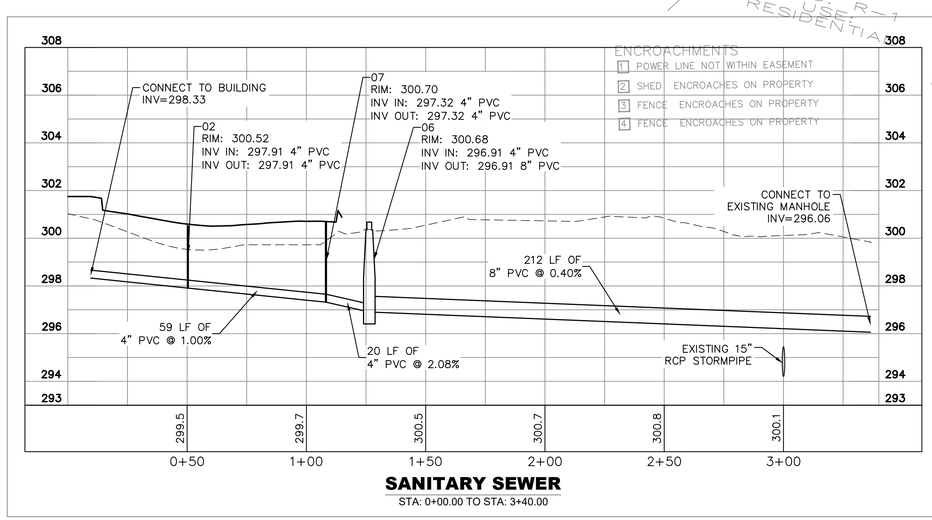
1. ALL PUBLIC UTILITY EASEMENTS MUST BE RECORDED PRIOR TO SITE PLAN APPROVAL.

VA RTE. 620 – HARRISON ROAD

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY





SANITARY SEWER

STA: 0+00.00 TO STA: 3+40.00

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SPOTSYLVANIA COUNTY APPROVAL BOX

No.	REVISIONS	DATE	BY

Kimley»Horn

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4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600
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COMMONWEALTH OF VIRGINIA
LEONG WEE YEE
Lic. No. 0402059989
PROFESSIONAL ENGINEER
01/11/2021

KHA PROJECT 116678008
DATE 01/11/2021
SCALE AS SHOWN
DESIGNED BY NJS
DRAWN BY NJS
CHECKED BY JY

UTILITY PLAN

7-ELEVEN HARRISON ROAD

PREPARED FOR VERDAD

SPOTSYLVANIA COUNTY VIRGINIA

SHEET NUMBER
CU101

Plotted By:Danzing, Danielle Sheet Set:7-Eleven Harrison Road GDP Layout:CU101 January 21, 2021 03:08:42pm K:\VAB_Civil\116678008 – 7-Eleven Harrison Rd\CADD\Exhibits\GDP Plan Set\CU101 – Utility Plan.dwg
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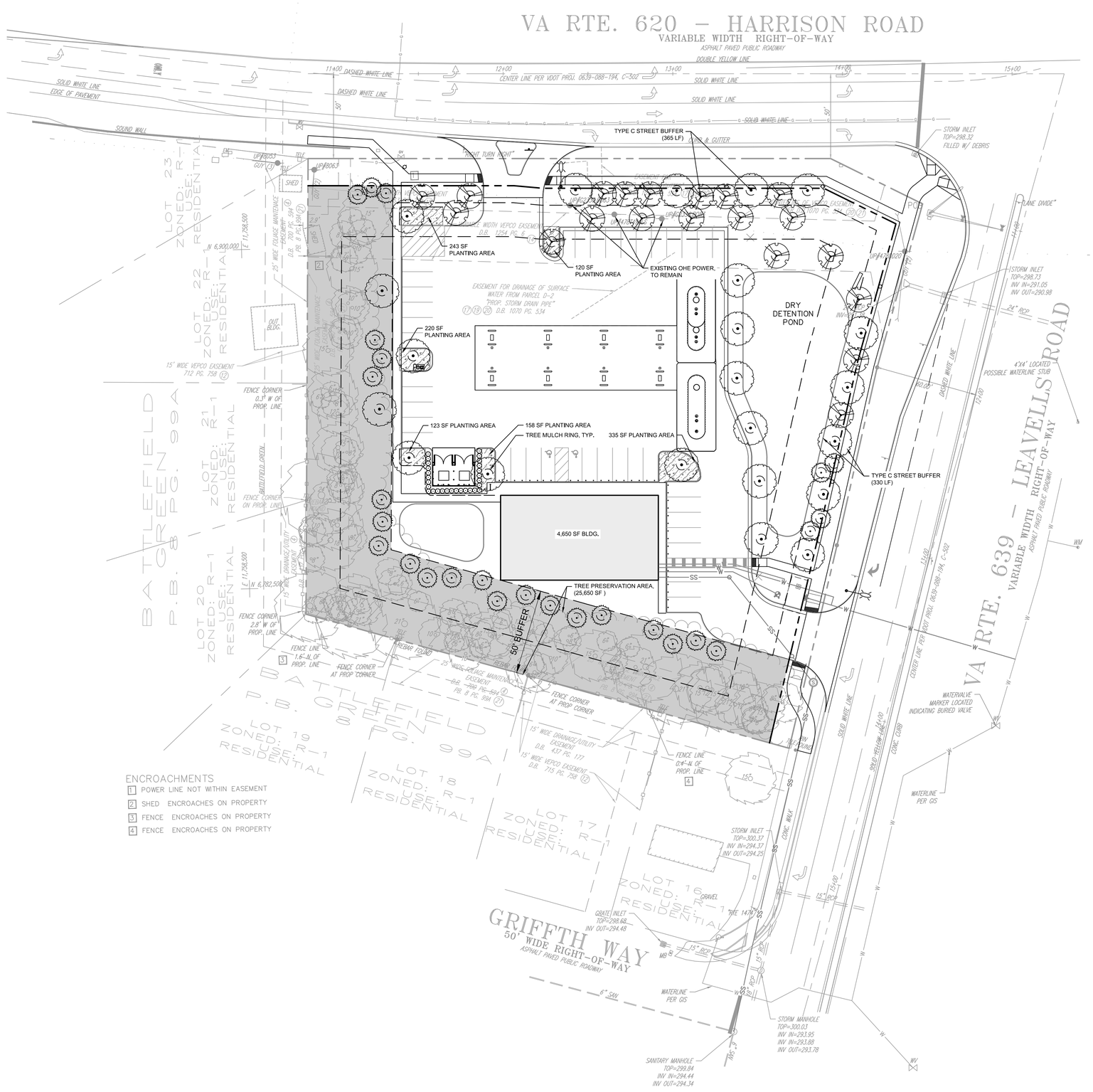

ENCROACHMENTS

1. POWER LINE NOT WITHIN EASEMENT
2. SHED ENCROACHES ON PROPERTY
3. FENCE ENCROACHES ON PROPERTY
4. FENCE ENCROACHES ON PROPERTY

CONCEPT PLANT SCHEDULE

	CANOPY TREE B&B, 2" CAL. MIN., STRONG CENTRAL LEADER, MATCH -	22
	UNDERSTORY TREE B&B, 6` HT. MIN., MATCH -	20
	EVERGREEN TREES B&B, 6` HT. MIN., FULL TO BASE, MATCH -	26
	SHRUB #3 CONT., 36" O.C. SPACING, Full to Base -	28
	GROUNDCOVER/PERENNIAL/GRASSES #1 CONT., 12-18" O.C. SPACING -	1,067 sf

SITE LEGEND
OPEN SPACE REQUIRED =.35AC (15% OF TOTAL SITE (2.32 AC))
OPEN SPACE PROVIDED =.57 AC (25% OF TOTAL SITE)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SPOTSYLVANIA COUNTY APPROVAL BOX

No.	REVISIONS	DATE	BY

Kimley»Horn

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COMMONWEALTH OF VIRGINIA
ROBBIE D. ROACH
Lic. No. 1870
11/23/2020
LANDSCAPE ARCHITECT

KHA PROJECT	116678008
DATE	01/11/2021
SCALE	AS SHOWN
DESIGNED BY	RDR
DRAWN BY	RDR
CHECKED BY	JY

LANDSCAPE PLAN

7-ELEVEN HARRISON ROAD

PREPARED FOR VERDAD

SPOTSYLVANIA COUNTY VIRGINIA

SHEET NUMBER
CP101

Plotted By: Danzing, Danielle Sheet Set: 7-Eleven Harrison Road CDP Layout: CP101 January 21, 2021 03:09:02pm K:\VAB_Civil\116678008 – 7-Eleven Harrison Rd\VA\CD\Exhibits\CDP Plan Set\CP101 – Landscape Plan.dwg
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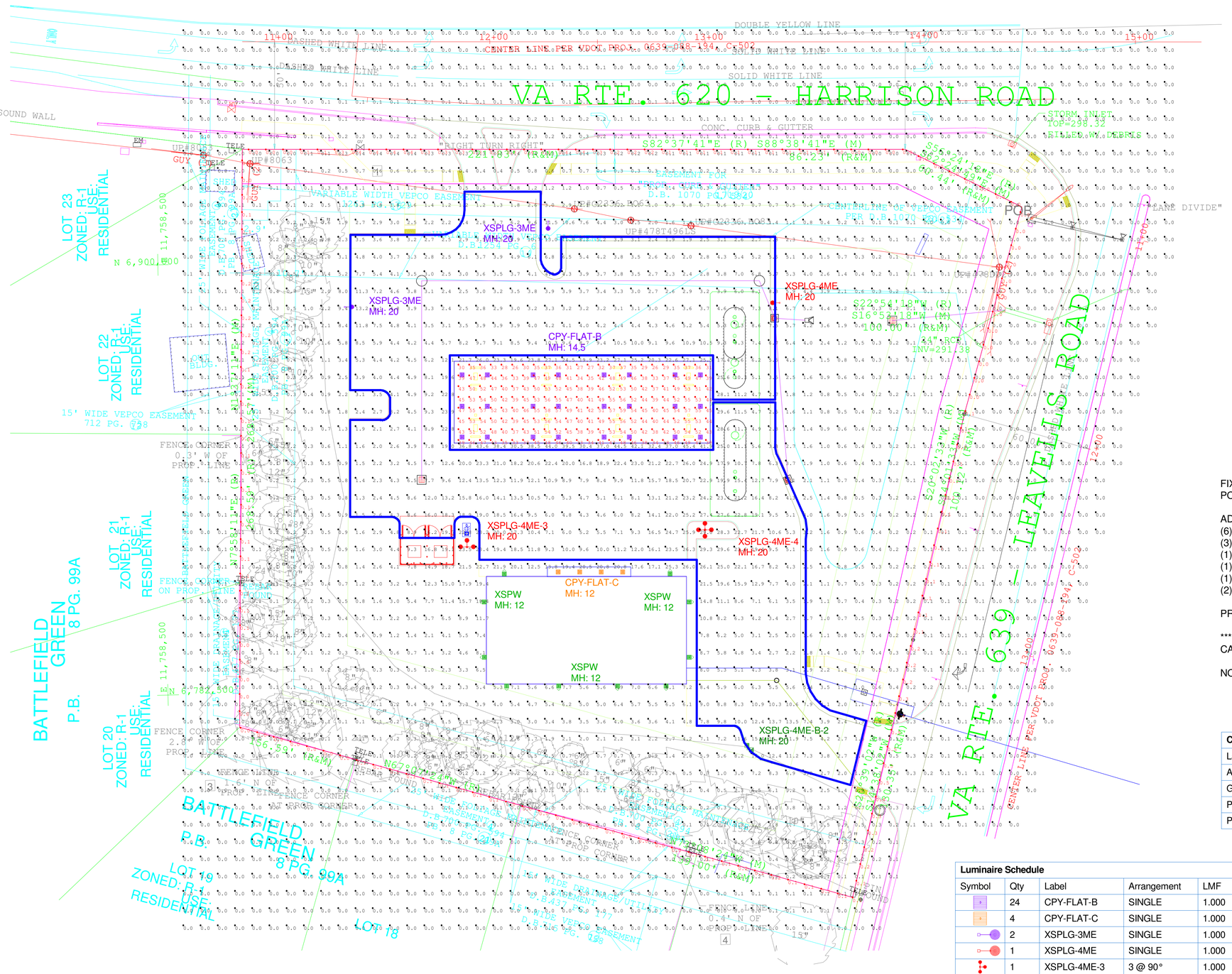
VA RTE. 620 - HARRISON ROAD
XSPLG-3ME
MH: 20
XSPLG-3ME
MH: 20
XSPLG-4ME
MH: 20
CPY-FLAT-B
MH: 14.5
XSPLG-4ME-3
MH: 20
XSPLG-4ME-4
MH: 20
CPY-FLAT-C
MH: 12
XSPW
MH: 12
XSPW
MH: 12
XSPW
MH: 12
XSPLG-4ME-B-2
MH: 20
POB
LEAVELLS ROAD
VA RTE. 639
LOT 23
ZONED: R-1
USE:
RESIDENTIAL
LOT 22
ZONED: R-1
USE:
RESIDENTIAL
LOT 21
ZONED: R-1
USE:
RESIDENTIAL
LOT 20
ZONED: R-1
USE:
RESIDENTIAL
LOT 19
ZONED: R-1
USE:
RESIDENTIAL
LOT 18
BATTLEFIELD GREEN
P.B. 8 PG. 99A
DOUBLE YELLOW LINE
DASHED WHITE LINE
SOLID WHITE LINE
CONC. CURB & GUTTER
SOUND WALL
15' WIDE VEPCO EASEMENT
712 PG. 728
VARIABLE WIDTH VEPCO EASEMENT
D.B. 1070 PG. 540
CENTERLINE OF VEPCO EASEMENT
PER D.B. 1070 PG. 540
CENTER LINE PER VDOT PROJ. 0639-088-194, C-502
STORM INLET
TOP=238.32
INV=231.82
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Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	March 17, 2021
Title:	R20-0011 Robert W. Pierce (Creighton Companies, LLC)
Type:	No Action (Information Only)
Agenda Title:	R20-0011 Robert W. Pierce (Creighton Companies, LLC)
Recommendation:	N/A
Summary:	The applicant requests a rezoning of two (2) parcels consisting of approximately 1.82 acres from Commercial 2 (C-2) to Commercial 3 (C-3) with proffers for the development of a convenience store and fuel dispensing service. The properties are located at the southeast quadrant of the Courthouse Road (Route 208) and Hood Drive (Route 636) intersection, and addressed as 10803 Courthouse Road and 10805 Courthouse Road. The properties are located within the Primary Settlement Boundary. The properties are designated as Commercial on the Future Land Use Map of the Comprehensive Plan and in both the Highway Corridor Overlay District and the Airport Overlay District. Tax parcels 23A (2) 21R & 23A (2) 19R. Battlefield Voting District.
Committee/Commission Summary:	Planning Commission
Review Date:	March 17, 2021 Status:
Financial Impact:	N/A
Staff Contacts:	Shannon D. Fennell, Planner III
Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	N/A
Consequence of Denial/Inaction:	N/A

ATTACHMENTS:

Name:	Description:	Type:
2021-03-01_-_Proffer_Statement_7-Eleven_at_Hood_Dr.DOCX	Applicant's Proffers	Agreement
2021-03-01_-_GDP_for_7-	Application GDP	GDP

Eleven_Hood_and_Courthouse.PDF		

VOLUNTARY PROFFER STATEMENT

Applicant:	Creighton Companies, LLC ("Applicant") 900 SW Pine Island Rd., Ste. 202, Cape Coral, FL 33991
Owner:	Robert W. Pierce ("Owner")
Representative:	Charles W. Payne, Jr., Hirschler Fleischer 725 Jackson Street, Suite 200, Fredericksburg, VA, 22401 Phone: (540) 604-2108 Fax: (540) 604-2101 Email: cpayne@hirschlerlaw.com
Project Name:	"7-Eleven @ Courthouse Rd. and Hood Dr." ("Project")
Property:	Spotsylvania County Tax Parcels 23A-2-21R & 23A-2-19R, known as 10803 Courthouse Road and 10805 Courthouse Road, and consisting of approximately 1.82 acres ("Property")
GDP:	"Rezoning Generalized Development Plan for 7-Eleven @ Courthouse Rd. and Hood Drive," prepared by Blakeway Corporation, dated August 19, 2020, as last revised February 1, 2021 and attached as **Exhibit A** ("GDP")
Current Zoning:	Commercial (C-2), with Proffers from R07-01
Rezoning Request:	From C-2 to C-3
Date:	February 11, 2021
File No.:	R20-0017

I. General Information.

The Applicant and Owner, and their respective successors and assigns, hereby agree that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions ("Proffers") pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application. The Proffers will be effective upon Spotsylvania County's ("County") full and final approval of rezoning application R20-0017 to reclassify the Property from C-2 to C-3 to allow for the development of a convenience store with fuel dispensing service. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers, and thus are void and of no further force and effect upon said approval.

II. Land Use.

A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, private driveway and travelway locations, waste facilities, parking areas, utility locations, storm water management facilities, amenities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site or subdivision plans to be fully compliant with the requirements of state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Notwithstanding the foregoing, any material adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant and Owner from providing any of the proffers.

B. **Use.** The Property shall be developed solely for a convenience center with fuel dispensing service, all as shown on the GDP.

III. Architectural.

A. The Project's building general architectural features and design shall be as depicted on the attached elevations marked as **Exhibit B**, prepared by Everbrite, LLC and dated February 10, 2021 (the "Elevations").

B. The Project's fueling canopy general architectural features and design shall be as depicted on the attached **Exhibit C**, prepared by Everbrite, LLC and dated February 10, 2021 (the "Canopy Elevations").

IV. Transportation. Transportation in-kind proffers shall be provided prior to the County's issuance of a certificate of occupancy for the use of the Property, all as generally shown on the GDP and described below:

A. Construction at Courthouse Road of a proposed right-in, right-out site driveway with one ingress lane and one egress lane, and an eastbound right-turn lane on Courthouse Road with a 96-foot taper and 100 feet of storage, all as shown on the GDP; and

B. Construction at Hood Drive of a proposed right-in, right-out site driveway with one ingress lane and one egress lane, all as shown on the GDP.

C. Signage shall be installed to deter left turn movements from the site unto Courthouse Road or Hood Drive, all as shown on the GDP.

D. Dedication of approximately 12,095 sq. ft. of right of way along Hood Drive and along Courthouse Road, all as depicted on the GDP. The Applicant and Owner shall dedicate all of the said right of way prior to the County's final site plan approval,

except in the event the County requests that all or part of the said right of way be dedicated sooner

V. Additional Proffer.

A. The Applicant and Owner agree to provide air and vacuum facilities on the Property in the area shown on the GDP.

B. The Applicant and Owner agree to pay an aggregate sum of $30,000.00 towards future transportation projects at the intersection of Courthouse Road and Hood Drive to be paid after the County's final inspection and prior to the issuance of a certificate of occupancy permit (temporary or final) for the Applicant's use of the Property.

C. The Applicant and Owner agree to provide a quick connection for a generator to be brought to the site to keep critical facilities operating during emergency situations.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant and Owner make these Proffers voluntarily, in support of their rezoning application.

WITNESS the following signatures:

APPLICANT:

Creighton Companies, LLC, a Florida limited liability company

By:_____
M. Dan Creighton, Manager

STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2021, by _____, M. Dan Creighton, Manager of Creighton Companies, LLC, a Florida limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____
[SEAL]

OWNER:

By:_____
Robert W. Pierce

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2021, by _____, Robert W. Pierce.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____
[SEAL]

Exhibit A

Generalized Development Plan

Exhibit B

Elevations

Exhibit C

Canopy Signage

5 044129.00002

7-Eleven – Hood Drive
Spotsylvania County, VA

ITE Trip Generation – Weekday – 10th Edition

Land Use (ITE Land Use Code)	Size	Weekday Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Super Convenience Market / Gas Station (960)	16 f.p. / 4,650 s.f.	1,870[2]	1,870[2]	202[1]	202[1]	172[1]	172[1]
ITE Pass-by Trips: 63% AM / 66% PM		-1,206	-1,206	-127	-127	-114	-114
New Primary Trips		**664**	**664**	**75**	**75**	**58**	**58**

1. Value was determined using the multivariable regression formula published by ITE.
2. Assumes AM combined with PM represents 20% of ADT.

By-Right Development
Spotsylvania County, VA

ITE Trip Generation – Weekday – 10th Edition

Land Use (ITE Land Use Code)	Size	Weekday Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
General Office[1] (710)	27,600 s.f.	135	135	28	4	5	27

1. Value was determined using Average Rate equation to give realistic results for the small (less than 50,000 s.f.) office size

THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.

NO FLOODPLAINS, RESOURCE PROTECTION AREAS, WETLANDS, STEEP SLOPES, OR DAM BREAK INUNDATION ZONES HAVE BEEN IDENTIFIED FOR THIS SITE.

ADEQUATE PUBLIC FACILITIES:

E&S AND STORM WATER MANAGEMENT:

DURING CONSTRUCTION THE SITE WILL UTILIZE A COMBINATION OF SILT FENCE, TREE PROTECTION FENCING, INLET PROTECTION, AND TEMPORARY SEEDING FOR ON-SITE FOR EROSION AND SEDIMENT CONTROL. A CONSTRUCTION ENTRANCE WILL ALSO BE INSTALLED TO PREVENT SEDIMENT FROM TRACKING OFF-SITE INTO THE COUNTY RIGHT-OF-WAY.

IT IS ASSUMED THAT THE PROPOSED DEVELOPMENT WILL BE SUBJECT TO THE DEQ PART IIB TECHNICAL CRITERIA FOR STORMWATER MANAGEMENT. THE SITE CURRENTLY SHEET FLOWS TOWARD THE NORTHEAST CORNER WITH NO EXISTING OUTFALL. THE PROPOSED DEVELOPMENT WILL INCREASE THE TOTAL IMPERVIOUS AREA BY APPROXIMATELY 60% WHICH WILL REQUIRE ON-SITE STORMWATER MANAGEMENT. DUE TO THE LACK OF OPEN SPACE, IT IS ASSUMED THAT THE PROPOSED BMP WILL NEED TO BE PLACED UNDERGROUND.

BASED ON THE LIMITS OF DISTURBANCE, THIS PROJECT WILL REQUIRE A VSMP PERMIT. THE VSMP PERMIT SHALL INCLUDE ALL PROPOSED OFF-SITE CONSTRUCTION.

SANITARY SEWER DEMANDS:

THE PROPOSED SANITARY SEWER DEMAND IS 1.00 G.P.M. BASED ON AVERAGE USE COMPUTATIONS. THE PEAK FLOW DEMANDS ARE 3.00 G.P.M. BASED ON 3.0 TIMES THE AVERAGE. THESE CALCULATIONS ARE AS FOLLOWS:

0.3 G.P.D. PER 1 SF = 0.3 X 4,742 = 1,423 G.P.D.

1,423 G.P.D. / 1440 MIN. = 0.99 G.P.M. AVERAGE

0.99 G.P.M. AVERAGE X 3.0 = 2.97 G.P.M. PEAK

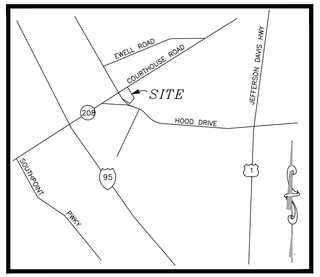
IPC FIXTURE UNITS:

THE PROPOSED FIXTURE UNIT COUNT BASED ON IPC IS 45 WSFU WHICH IS EQUAL TO APPROXIMATELY 28 G.P.M PEAK FLOW.

REFUSE COLLECTION:

PRIVATE CONTRACTOR, A PRIVATE DUMPSTER WILL BE LOCATED ON-SITE

REZONING GENERALIZED DEVELOPMENT PLAN
for
7-Eleven @ Courthouse Rd. and Hood Dr.
10803/10805 Courthouse RD.
Spotsylvania County, VA
Battlefield District
Tax Map #: 23A-2-21R/23A-2-19R



VICINITY MAP
SCALE: 1" =2,000'
0' 2,000'

SITE TABULATIONS
(APPROVED WITH REZONING CASE R07-01)

PROPERTY AREA	79,279 SF / 1.82± AC	
ROW DEDICATION (HOOD DR. & COURTHOUSE RD.)	16,553 SF / 0.38 AC	
SITE AREA (W/ROW DEDICATION)	62,726 SF / 1.44 AC	
TAX ASSESSMENT/GPIN#	23A-((2))-PARCEL 19R & 21R	
LAND RECORD #	200600027864	
ZONING	C-2 & O-1	
USE	OFFICE BUILDING	
ADJACENT ZONING	R-1, C-2	
ZONING REGULATIONS:	REQUIRED	PROVIDED
1. SETBACKS		
A. FRONT	40'	40'
B. SIDE	NONE	8.83' TO LL, 93.02 TO ROW
C. REAR	20'	20'
2. OPEN SPACE/ GREEN AREA:	15%	17% (10,933 SF)
3. FLOOR AREA RATIO (FAR):	0.70	0.35
4. BUILDING HEIGHT:	55' MAX	54' (4-STORIES)
5. PARKING		
A. TOTAL	92 (1/300)	92
B. H.C.	4	4
C. LOADING	2	2
D. PARKING LOT AREA		39,905 SF
E. INTERIOR LANDSCAPING	>20 SP. (15%) 1,995 SF	3,955 SF
F. PARKING LOT SETBACKS		
*FROM ANY ROW	10'	>10'
*FROM OTHER PROP. LINES	5'	>5'
6. TREE COVERAGE: FOR SITE (BOTH PARCELS)	10% (6,273 SF)	15% (9,409 SF)
7. IMPERVIOUS SURFACE RATIO		0.70 (INCLUDING SIDEWALKS)
8. LANDSCAPE BUFFER:		
A. FRONT	10'	10'
B. RIGHT SIDE	35'	11.6' (2/3 REDUCTION APPROVED) 6' HIGH ARCH. SCREEN WALL
C. REAR	17.5'	17.5' (50% REDUCTION, VACANT LOT PER SEC. 23-5.5.9

SHEET INDEX

SHEET	DESCRIPTION
CV-1.0	COVER SHEET AND SHEET INDEX
CX-2.0	EXISTING CONDITIONS
CL-5.0	LAYOUT PLAN
LA-8.0	CONCEPTUAL LANDSCAPE PLAN
LT-9.0	LIGHTING PLAN

APPROVAL BLOCK

SITE INFORMATION

OWNER:	PARCEL 1 ROBERT W. PIERCE INSTR. NO. 160014926 P.F. 7 PG. 358 PARCEL ID: 23A-2-21R	PARCEL 2 ROBERT W. PIERCE INSTR. NO. 160014926 P.F. 7 PG. 358 PARCEL ID: 23A-2-19R	
APPLICANT:	CREIGHTON COMPANIES, LLC 900 SW PINE ISLAND ROAD, SUITE 202 CAPE CORAL, FL 33991 CONTACT: KIP WANSER 239-210-0455 EMAIL: KWANSER@CREIGHTONDEV.COM		
DESIGNER:	BLAKEWAY CORPORATION 630 N. WITCHDUCK RD. VIRGINIA BEACH, VIRGINIA 23462 CONTACT: MR. GARY FRANKS PHONE: 757.226.0081		
LOCATION:	THE PROPERTY AFFECTED IS LOCATED AT 10803 AND 10805 COURTHOUSE RD, SPOTSYLVANIA COUNTY, VA		
CURRENT ZONING:	C-2 COMMERCIAL (WITH PROFFERS R07-01)		
PROPOSED ZONING:	C-3 COMMERCIAL		
PARCEL ID:	23A-2-21R, 23A-2-19R		
OVERLAY DISTRICT(S):	AIRPORT OVERLAY DISTRICT HIGHWAY CORRIDOR OVERLAY DISTRICT		
ADJACENT ZONING/LAND USE:	EAST SOUTH NORTH WEST	R-1 / SINGLE FAMILY RESIDENTIAL R-1 / UNDEVELOPED C-3 / COMMERCIAL OFFICE/RETAIL C-2 / COMMERCIAL OFFICE/RETAIL	
EXISTING LAND USE:	THE AFFECTED PROPERTY CURRENTLY UNDEVELOPED		
PROPOSED LAND USE:	CONVENIENCE STORE AND FUEL DISPENSING SERVICE		
EXISTING PARCEL AREA:	1.82 ACRES		
PROPOSED PARCEL AREA:	67,126 SF OR 1.54 ACRES		
PROPOSED R/W DEDICATION:	12,095 SF OR 0.278 ACRES		
DISTURBED AREA:	1.91 ACRES ±		
VOTING DISTRICT:	BATTLEFIELD		
BUILDING HEIGHT:	20'-30'		
CANOPY HEIGHT:	20'-30'		
NUMBER OF FLOORS:	1		
DISTANCE TO MAJOR INTERSECTIONS:	COURTHOUSE/JEFFERSON DAVIS = 2,930FT HOOD/JEFFERSON DAVIS = 2,240FT		
GROSS FLOOR AREA RATIO:	BY-RIGHT (27,000SF BLDG) = 0.40 PROPOSED: 0.07		
OPEN SPACE:	REQUIRED (20%) = 13,529 SF PROVIDED = 22,970 SF		
LOT COVERAGE RATIO:	4,742/67,624 = 7%		
IMPERVIOUS RATIO:	44,616/67,624 = 66%		
MAINTENANCE RESPONSIBILTY:	THE FUTURE LAND OWNER WILL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE OF ALL ROADS, EASEMENTS, STORMWATER AND DRAINAGE FACILITIES AND OTHER COMMON AREAS		

SITE TABULATIONS

EXISTING CONDITIONS:			PROPOSED CONDITIONS:		
ITEM:	AREA (SQ. FT.)	% USE	ITEM:	AREA (SQ. FT.)	% USE
IMPERVIOUS			IMPERVIOUS		
BUILDING	0	0%	BUILDING	4,742	7.1%
PAVEMENT	0	0%	PAVEMENT	26,719	39.8%
CONCRETE	0	0%	CONCRETE	13,644	20.3%
SUB-TOTAL	0	0%	SUB-TOTAL	45,105	67.2%
PERVIOUS			PERVIOUS		
OPEN SPACE	67,624	100%	OPEN SPACE	22,021	33.8%
TOTAL	67,624	100%	TOTAL	67,126	100%

BUILDING SETBACKS:					
FRONT (COURTHOUSE RD.)	30'		SIDE (HOOD DR.)	30'	
REAR	20'		SIDE (NORTH)	0'	
LANDSCAPE BUFFERS:					
FRONT (COURTHOUSE RD.)	10'		SIDE (HOOD DR.)	10'	
REAR	35'		SIDE (NORTH)	35'	
PARKING REQUIREMENTS:					
LOADING SPACES	1/1	REQ./PRO.	PARKING SPACES	23	REQUIRED (5 PER 1,00SF)
HANDICAP SPACES	2/2	REQ./PRO.	PARKING SPACES	44	PROVIDED
STACKING SPACE REQUIREMENTS:					
REQUIRED	32	(2/FUELING POSITION)			
PROVIDED	32				

BLAKEWAY
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630 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23464
P757.226.0081 - F757.226.8765
www.blakewaycorp.com

COMMONWEALTH OF VIRGINIA
GARY A. FRANKS JR.
Lic. No. 052162
PROFESSIONAL ENGINEER
03-01-21

REV	DATE	DESCRIPTION

DATE ISSUED: 08/19/20
REVIEWED BY: GAF
TAX PARCEL(S): 23A-2-19R, 23A-2-21R
VOTING DISTRICT: BATTLEFIELD

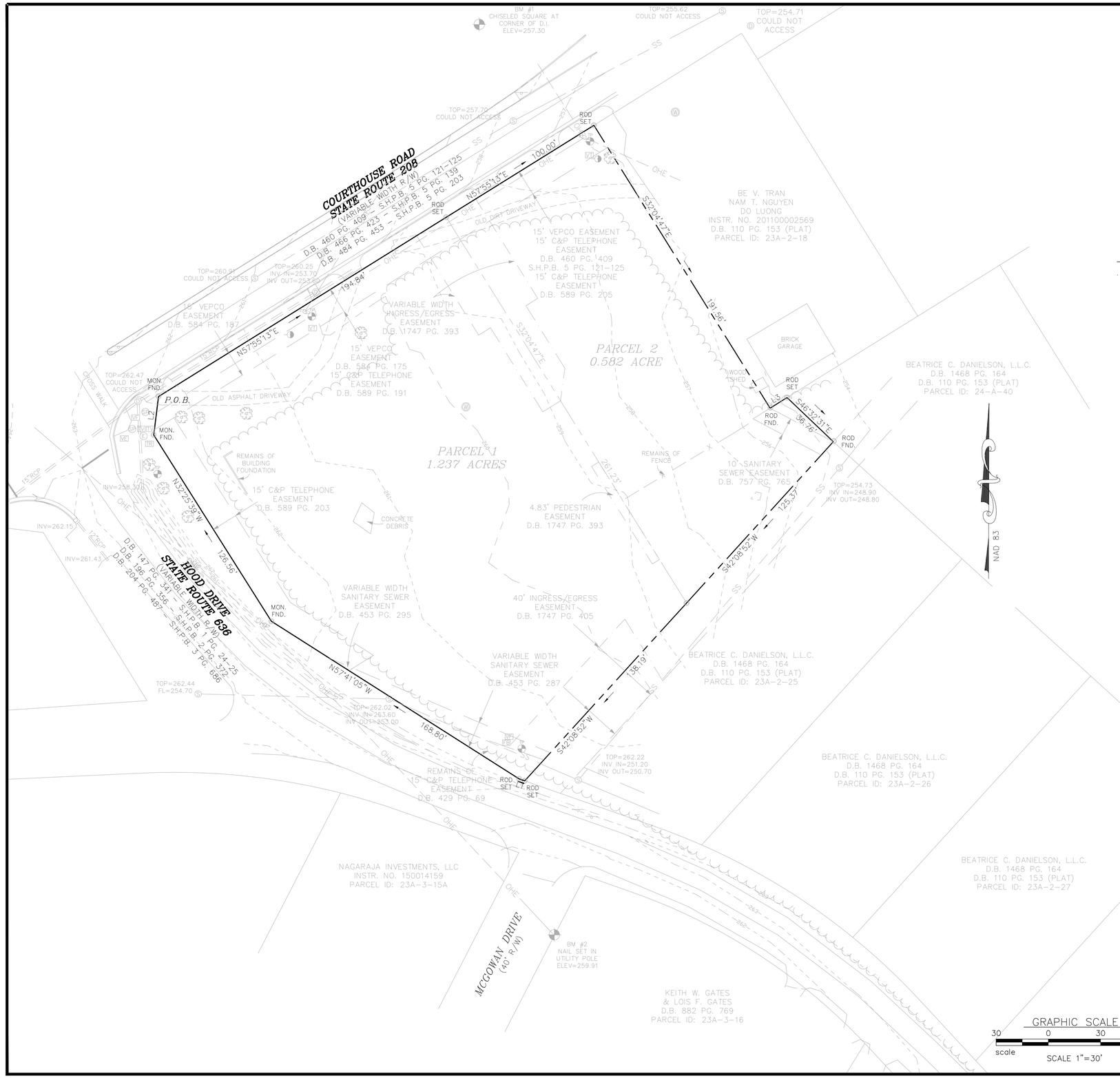
LOCATION: COURTHOUSE AND HOOD 7-ELEVEN
SHEET TITLE: COVER SHEET AND INDEX
STORE NUMBER: 41814
SITE ADDRESS: 10803/10805 COURTHOUSE DR. SPOTSYLVANIA COUNTY, VA

SHEET NO.: CV-1.0
COVER

COURTHOUSE AND HOOD

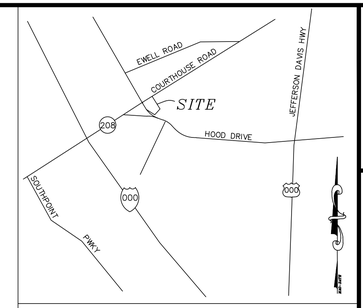
COURTHOUSE AND HOOD

FILE NAME: P:\6237-Creighton\6237.14-Courthouse & Hood\Cad\41814 SPOTSYLVANIA VA 01-CV-1.0 Cover.dwg LAYOUT NAME: COVER SHEET PLOTTED: Monday, March 01, 2021 - 9:22am



LEGEND

- SIGN
- TREE
- BENCHMARK
- GUY WIRE
- UTILITY POLE
- (E) ELECTRIC METER
- (VE) ELECTRIC VAULT
- (TR) TRANSFORMER
- (TV) TRAFFIC VAULT
- (SP) TRAFFIC SIGNAL POLE
- (FB) FIBER–OPTIC BOX
- (VF) FIBER–OPTIC VAULT
- (VT) TELEPHONE VAULT
- (TP) TELEPHONE PEDESTAL
- (S) SANITARY MANHOLE
- (D) DRAINAGE MANHOLE
- (W) WELL
- OHE — OVERHEAD ELECTRIC
- TREE LINE



VICINITY MAP
SCALE 1" = 2000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°50'47"W	3.46
L2	N06°56'36"E	22.29
L3	N57°55'13"E	11.47

SURVEY NOTES:

1. OWNERSHIP:

PARCEL 1	PARCEL 2
ROBERT W. PIERCE	ROBERT W. PIERCE
INSTR. NO. 160014926	INSTR. NO. 160014926
P.F. 7 PG. 358	P.F. 7 PG. 358
PARCEL ID: 23A–2–21R	PARCEL ID: 23A–2–19R

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO. NCS–987619–ALT EFFECTIVE DATE: NOVEMBER 12, 2019 AT 8:00 A.M.
3. EXCEPTIONS OF SCHEDULE B–SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT: (SEE ATLA SURVEY)
4. THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5103080075C, EFFECTIVE DATE FEBRUARY 18, 1998.
5. DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
6. ZONING: C–2
   ZONING SETBACKS PER THE COUNTY OF SPOTSYLVANIA ZONING ORDINANCE
7. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL: NAVD 88 DATUM

APPROVAL BLOCK

COMMONWEALTH OF VIRGINIA
03-01-21
GARY A. FRANKS JR.
Lic. No. 02162
ENGINEER
PROFESSIONAL

BLAKEWAY
surveying + engineering + environmental
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P757.226.0081 - F757.226.8765
www.blakewaycorp.com

REV	DESCRIPTION	DATE

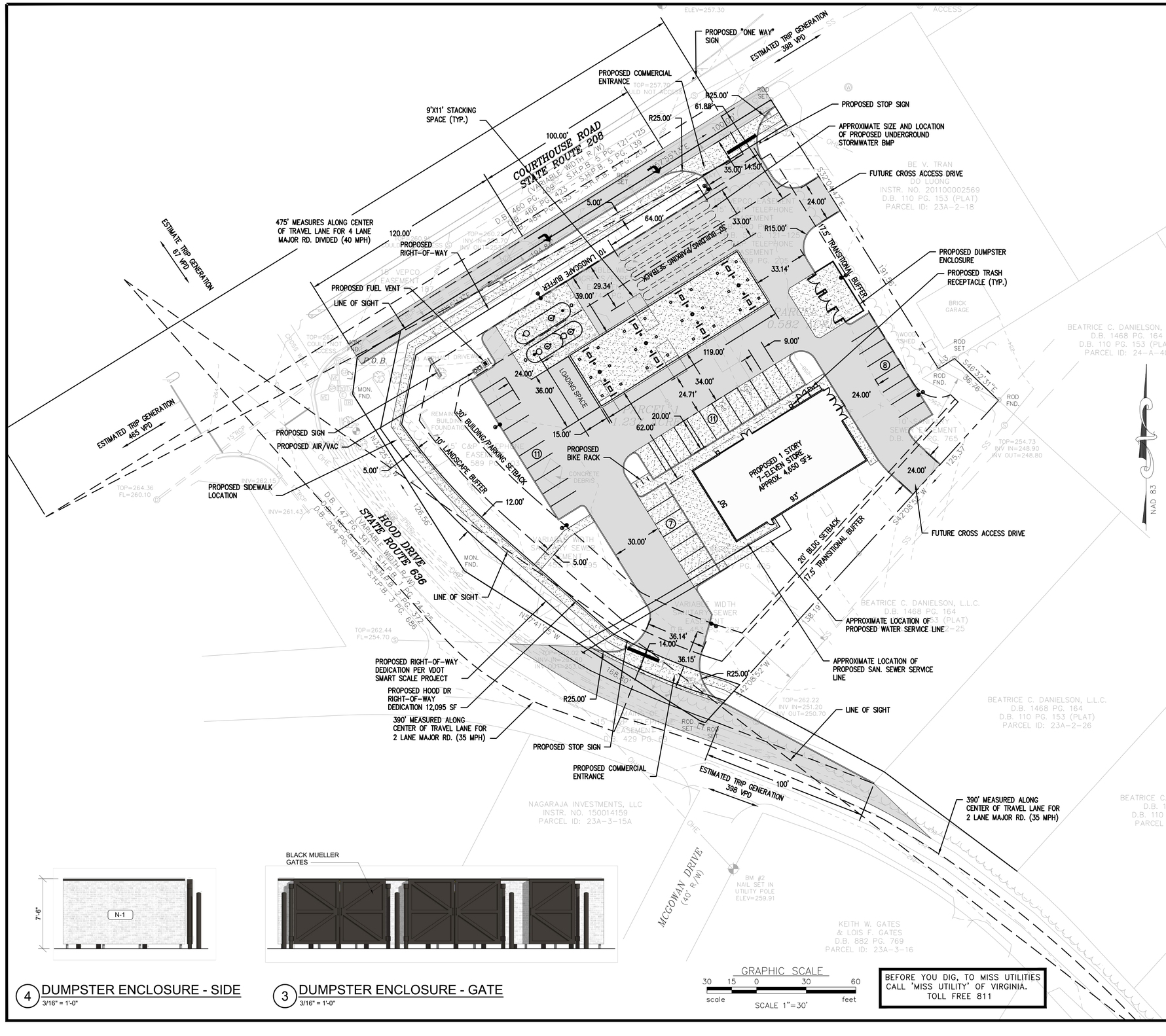
DATE ISSUED 08/19/20
REVIEWED BY GAF
TAX PARCEL(S) 23A-2-19R 23A-2-21R
VOTING DISTRICT BATTLEFIELD

LOCATION: COURTHOUSE AND HOOD 7-ELEVEN
SHEET TITLE: EXISTING CONDITIONS
STORE NUMBER: 41814
SITE ADDRESS: 10803/10805 COURTHOUSE DR. SPOTSYLVANIA COUNTY, VA
SHEET NO.: CX-2.0

COURTHOUSE AND HOOD

COURTHOUSE AND HOOD

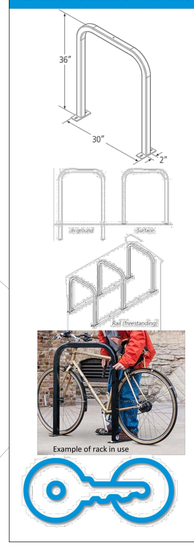
FILE NAME: P:\6237-Creighton\6237.14-Courthouse & Hood\Cad\41814 SPOTSYLVANIA VA 02-CX-2.0 Existing Conditions.dwg LAYOUT NAME: EXISTING PLOTTED: Monday, March 01, 2021 - 9:46am



LAYOUT GENERAL NOTES:

1. BUILDING DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. CONSTRUCTION STAKEOUT – ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF VIRGINIA.
3. PRIVATE UTILITY COORDINATION – CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. CONSTRUCTION MATERIALS AND METHODS – ALL CONSTRUCTION AND MATERIALS SHALL BE AS PER THE VDOT STANDARDS AND DETAILS.
5. EXCAVATED MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO BLAKEWAY CORPORATION AT 757-226-0081.
7. HVAC – MECHANICAL EQUIPMENT, WHETHER ROOF-TOP OR GROUND LEVEL, SHALL BE SHIELDED AND SCREENED FROM PUBLIC VIEW AND DESIGNED TO BE PERCEIVED AS AN INTEGRAL PART OF THE BUILDING.
8. GAS CANOPY/ FUEL PAD DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND GAS PLANS FOR ALL GAS CANOPY AND FUEL PAD DETAILS AND DIMENSIONS.

Downtown Rack



Product	Downtown Rack
Capacity	2 Bikes
Materials	2" x 2" x 3/16" square tube - mild steel 2" x 2" x 11g square tube - stainless steel
Finishes	Standard options: Galvanized Or Powder Coated

RAL 9005 · Flat Black · RAL 9003 · RAL 2000 · RAL 1023 · Bright Yellow
RAL 6016 · RAL 6024 · RAL 6005 · RAL 5005 · RAL 5035 · Purple
RAL 7011 · RAL 7043 · RAL 7035 · RAL 1035 · RAL 8014 · Bronze
RAL 3003 · RAL 3005

Also available in PVC, Thermoplastic, or Stainless steel.

Installation Methods: **In ground mount** is embedded into concrete base. Specify in ground mount for this option.

Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

Rail Mounted Hoops are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

Space Use & Setbacks:

Wall Setbacks:
For racks set parallel to a wall:
Minimum: 24"
Recommended: 36"

For racks set perpendicular to a wall:
Minimum: 28"
Recommended: 42"

Distance Between Racks:
Minimum: 24"
Recommended: 36"

Street Setbacks:
Minimum: 24"
Recommended: 36"

Example of rack in use

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

Page 1 of 4

APPROVAL BLOCK

4 DUMPSTER ENCLOSURE - SIDE
3/16" = 1'-0"

3 DUMPSTER ENCLOSURE - GATE
3/16" = 1'-0"

BEFORE YOU DIG, TO MISS UTILITIES CALL 'MISS UTILITY' OF VIRGINIA. TOLL FREE 811

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REV	DESCRIPTION	DATE

DATE ISSUED: 08/19/20
REVIEWED BY: GAF
TAX PARCEL(S): 23A-2-19R, 23A-2-21R
VOTING DISTRICT: BATTLEFIELD

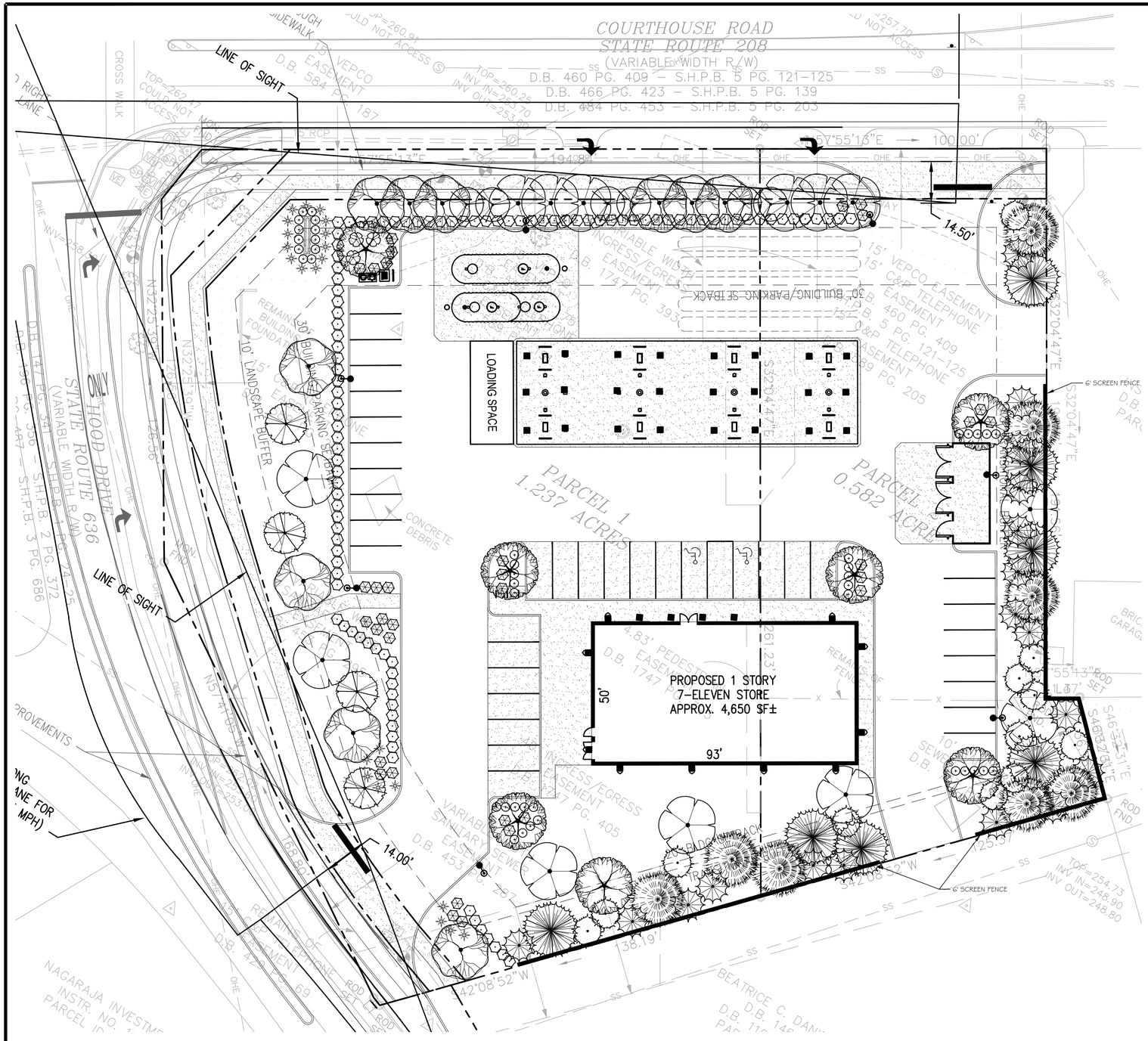
LOCATION: COURTHOUSE AND HOOD 7-ELEVEN
SHEET TITLE: LAYOUT PLAN
STORE NUMBER: 41814
SITE ADDRESS: 10803/10805 COURTHOUSE DR. SPOTSYLVANIA COUNTY, VA

SHEET NO.: CL-5.0

COURTHOUSE AND HOOD

COURTHOUSE AND HOOD

FILE NAME: P:\6237-Creighton\6237.14-Courthouse & Hood\Cad\41814 SPOTSYLVANIA VA 07-CL-5.0 Layout.dwg LAYOUT NAME: COVER SHEET PLOTTED: Monday, March 01, 2021 - 9:46am



GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Eastern Redbud / Cercis canadensis	B & B		7-8` H
	4	Golden Rain Tree / Koelreuteria paniculata	B & B		7-8` H
	7	Loblolly Pine / Pinus taeda	B & B		7-8` H
	8	Virginia Pine / Pinus virginiana	B & B		7-8` H
	10	American Sycamore / Platanus occidentalis	B & B	2"Cal	
	18	Douglas Fir / Pseudotsuga menziesii	B & B		6-7`H
	13	Greenspire Linden / Tilia cordata `Greenspire`	B & B	2"Cal	
	7	Allee Lacebark Elm / Ulmus parvifolia `Allee`	B & B	2"Cal	
	12	Leyland Cypress / x Cupressocyparis leylandii	B & B		6-7`H

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	34	Dwarf Fothergilla / Fothergilla gardenii Min. 18" H at planting	3 gal
	102	Carissa Holly / Ilex cornuta `Carissa` Min. 18" H at planting	3 gal
	41	Compact Inkberry / Ilex glabra `Compacta`	3 gal
	22	Hameln Dwarf Fountain Grass / Pennisetum alopecuroides `Hameln`	1 gal
	3	Dwarf Korean Lilac / Syringa meyeri `Palibin` Min. 18" H at planting	3 gal

COUNTY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	20% OF THE GROSS SITE AREA SHALL BE LANDSCAPED OPEN SPACE 67,643SF X 0.20 = 13,529SF LANDSCAPE AREA	13,529	22,977
TREE COVER AREA	TREE COVER REQUIRED SHALL BE 10% OF ADJUSTED GROSS SITE AREA GROSS SITE AREA - FOOTPRINT AREA - REQUIRED GRADING AREA = ADJUSTED AREA 67,643SF - 8,898SF - 0SF = 58,745SF ADJUSTED AREA 58,745SF X 0.10 = 5,875SF TREE COVER TREE COVER PROVIDED CALCULATIONS: EXISTING TREES COVER TO BE PRESERVED X 1.5 = 0SF PROPOSED NEW TREE COVER = 16,500SF TOTAL TREE COVER PROPOSED = 16,500SF	5,875 (10%)	16,500 (28%)
STREET BUFFERS	COURTHOUSE RD: 10' WIDE TYPE C W/ 5 CANOPY & 2 UNDERSTORY PER 100LF 224LF / 100 X 5 = 12 CANOPY 224LF / 100 X 2 = 5 UNDERSTORY HOOD DR: 10' WIDE TYPE B W/ 2.4 CANOPY & 0.8 UNDERSTORY PER 100LF 231LF / 100 X 2.4 = 6 CANOPY 231LF / 100 X 0.8 = 2 UNDERSTORY	12 5 6 2	12 6 6 3
TRANSITIONAL BUFFER	35' WIDE TRANSITIONAL SCREENING #2 w/ ¾ PLANTING REDUCTION W/ SCREEN WALL PROPOSED 1 LARGE EVERGREEN PER 10LF = 450LF / 10 = 45 X ¾ = 15 LARGE EVERGREENS 1 MEDIUM EVERGREEN PER 5LF = 450LF / 5 = 90 X ¾ = 30 MEDIUM EVERGREENS 1 LARGE DECIDUOUS PER 30LF = 450LF / 30 = 15 X ¾ = 5 LARGE DECIDUOUS	15 30 5	15 30 5
PARKING AREA LANDSCAPE	5% OF PARKING AREA SHALL BE PROVIDED IN INTERIOR LANDSCAPE AREA 36,176SF X 0.05 = 1,808SF LANDSCAPE AREA	1,808	1,820

ELEVEN®

COMMONWEALTH OF VIRGINIA
GEO. JOSEPH VAUGHN
Cert. No. 1839
LANDSCAPE ARCHITECT

02-204-202 I

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REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DATE ISSUED: 11/01/18
DRAWN BY: DDY
REVIEWED BY: SMB
DESIGNED BY: DDY

LOCATION: COURTHOUSE AND HOOD 7-ELEVEN
SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN
STORE NUMBER: 41814
SITE ADDRESS: 10803/10805 COURTHOUSE DR. SPOTSYLVANIA COUNTY, VA

SHEET NO.: LA-8.0

COURTHOUSE AND HOOD

COURTHOUSE AND HOOD

EXHIBIT A

Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.65	34.1	0.0	N.A.	N.A.
GAS CANOPY	Fc	45.30	55	31	1.46	1.77
ROADWAY LINE	Fc	0.06	0.1	0.0	N.A.	N.A.
PAVED AREA	Fc	19.98	55.0	1.0	19.98	55.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	24	CPY-FLAT-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-WH-57K-HZ
	4	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ
	7	XSPLG-4ME-BLS	SINGLE	1.000	17400	184	XSPLG-D-HT-4ME-24L-57K7-UL-SV-N w_XA-SP2BLS
	10	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

XSP Series

ESPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: Version8 ID: 07/31/2019

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted area applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is optimized for ease of field wiring, installation and maintenance. Integral low-profile heat sink fins enhance thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

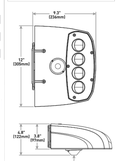
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (5000K, 4000K & 3700K), 70 CRI (5000K)

CCT: 5000K, 4000K, 3700K

Limited Warranty*: 10 years on luminaire/10 years on ColorSeal DeltaGuard® finish

*See http://lightingbrochures.com/warranty for warranty terms



Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed

Beauty Plate
Mfr.PLT2** - 12" (305mm) Square
Mfr.PLT3** - 18" (457mm) Square
- Covers holes left by incumbent wall packs

Hand-Held Remote
Mfr.HHR2
- For successful implementation of the programmable motion level option, a minimum of one hand-held remote is required

** Must specify color

Ordering Information

Example: XSPW-B-WM-3ME-2L-30K-UL-BZ

XSPW	B		WM							
Product	Version	Mounting	Optic	Lumen Package*	CCT/CRI	Voltage	Color Options	Utility Label/ Receptacle	Options	
XSPW	B		WM Wall Mount	2ME 2 Medium 3ME 3 Medium 4ME 4 Medium Type IV Medium	2L 2,000 lumens 3L 3,000 lumens 4L 4,000 lumens 5L 5,000 lumens	30K 3000K, >70 CRI 40K 4000K, >70 CRI 50K 5000K, >70 CRI 57K 5700K, >70 CRI	UL 120-277V UNV 120-277V HV 347-480V	BK Black BZ Bronze DT Dark Bronze WH White		MS Multi-Level Sensor* - Refer to PIR, open shoot for details - Available with DL voltage only	
									P NEMA® 7-Pin Photocell Receptacle* - Refer to PIR, open shoot for details - Available with DL voltage only	

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.

Lumen Package	Weight
2L–4L, 4L	11.0 lbs (5.0kg)
5L	11.9 lbs (5.4kg)

CREE LIGHTING

ols: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

XSP High Output Series

XSP™ High Output LED Street/Area Luminaire – Single Module

Rev. Date: 10/12/2019

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP™ High Output Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP™ High Output Series is an ideal alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 10,142

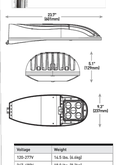
Efficacy: Up to 143 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K)

Limited Warranty*: 10 years on luminaire/10 years on ColorSeal DeltaGuard® finish

*See http://lightingbrochures.com/warranty for warranty terms



Accessories

Field-Installed

Backlight Control Shield
SHLD**
- Provides 1 mounting height cutoff

Wire Guiard
WG-SHP-MEDIUM

Shorting Cap
SC-MVOLT

** Must specify color

Ordering Information

Example: XSP2-HO-HT-3ME-10BW-30K-UL-DM

XSP2-HO	HT			10BW				
Product	Mounting	Optic	Input Power***	CCT	Voltage	Color Options	Options	
XSP2-HO	HT Horizontal Tenon	3ME* 3 Medium 4ME* 4 Medium 5ME* 5 Medium Type V Medium	10BW 100W	30K 3000K	UL 120-277V UNV 120-277V HV 347-480V	BK Black BZ Bronze DT Dark Bronze WH White		
							P NEMA®/ANSI/ZHAGA 7-Pin Photocell Receptacle & Field Adjustable Output - Must select DE, DM, DT, DL, DP or DX - Internal surge protection per ANSI C136.2 is standard offering - Factory connected 5-7W drv loads - Photocell ordered separately, to be ordered/ - Photocell turns may only be adjusted down in the field - Refer to page 5 for power and lumen values	
							DIY INTEGRATED CONTROLS Field Adjustable Output - Must select DE, DM, DT, DL, DP, DL or DX - Factory connected 5-7W drv loads - Refer to page 5 for power and lumen values	
							DL* NEMA® 7-Pin Photocell Receptacle - 7 pin receptacle per ANSI C136.41 - Photocell ordered separately - Requires photocell or shorting cap by others	
							UTL Utility Label - Includes exterior wattage label per ANSI C136.15 that indicates the maximum available wattage of the luminaire	

* Available with Backlight Shield when ordered with Hole Location A (consult factory for other hole locations)
** Available with Backlight Shield when ordered with Hole Location A or B
*** 347-480V utilizes magnetic step dimmer transformer. For input power for 347-480, refer to the Electrical Data table

CREE LIGHTING

ols: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

Rev. Date: V21 10/22/2019

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and high performance into a sleek, low profile package. Its rugged die cast aluminum housing and weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing every application. Quantum Optic Technology™ system delivers superior performance up to 150 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 750 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

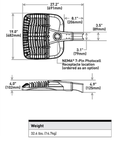
Efficacy: Up to 129 LPW

CRI: Minimum 70 CRI (5000K, 4000K & 3700K), 70 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 3700K

Limited Warranty*: 10 years on luminaire/10 years on ColorSeal DeltaGuard® finish/5 years on Synapse wireless control accessories/7 year on luminaire accessories

*See http://lightingbrochures.com/warranty for warranty terms



Voltage	Weight
120-277V	14.5 lbs. (6.6kg)
347-480V	16.0 lbs. (8.2kg)

Accessories

Field-Installed

Backlight Control Shield
SHLD**
- Provides 1 mounting height cutoff

Wire Guiard
WG-SHP-MEDIUM

Shorting Cap
SC-MVOLT

** Must specify color

Ordering Information

Example: OSQ-HT-3ME-HO-30K-UL-DM

OSQ	HT			HO				
Product	Mounting	Optic	Input Power***	CCT	Voltage	Color Options	Options	
OSQ	HT Horizontal Tenon	3ME* 3 Medium 4ME* 4 Medium 5ME* 5 Medium Type V Medium	HO 150W	30K 3000K	UL 120-277V UNV 120-277V HV 347-480V	BK Black BZ Bronze DT Dark Bronze WH White		
							P NEMA®/ANSI/ZHAGA 7-Pin Photocell Receptacle & Field Adjustable Output - Must select DE, DM, DT, DL, DP or DX - Internal surge protection per ANSI C136.2 is standard offering - Factory connected 5-7W drv loads - Photocell ordered separately, to be ordered/ - Photocell turns may only be adjusted down in the field - Refer to page 5 for power and lumen values	
							DIY INTEGRATED CONTROLS Field Adjustable Output - Must select DE, DM, DT, DL, DP, DL or DX - Factory connected 5-7W drv loads - Refer to page 5 for power and lumen values	
							DL* NEMA® 7-Pin Photocell Receptacle - 7 pin receptacle per ANSI C136.41 - Photocell ordered separately - Requires photocell or shorting cap by others	
							UTL Utility Label - Includes exterior wattage label per ANSI C136.15 that indicates the maximum available wattage of the luminaire	

* Available with Backlight Shield when ordered with Hole Location A (consult factory for other hole locations)
** Available with Backlight Shield when ordered with Hole Location A or B
*** 347-480V utilizes magnetic step dimmer transformer. For input power for 347-480, refer to the Electrical Data table

CREE LIGHTING

ols: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

SSS Series

Crown-Mast® Straight Square Steel Poles

Rev. Date: V1 10/29/2019

Product Description

Cree Lighting's proprietary Crown-Mast® pole base crown weld configuration was designed to minimize the stress concentration factor (SCF) and fatigue failure typically found in the base weld of square steel poles of similar height and cross-section. Both premium pole design and extended life finish combine for a 7-year limited warranty for a reduced lifetime cost of ownership.

Non-tapered square steel poles are supplied with a painted galvanized steel 2-piece base cover, four partially galvanized anchor bolts, Masonite mounting template and pole cap (except open top mount). Pole cap is secured with stainless steel screws for installation. A standard 2" x 4" hand hole is located 12" above the bottom of pole base on 4-6' poles. 3' poles have a 2-3/8" x 4-1/2" hand hole located 10" above the bottom of the base cover. A 3/8" stainless steel ground rod well grounding lug is located inside the pole, opposite the hand hole.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. For galvanized steel applications, the pole is hot-dip galvanized in accordance with ASTM A123. Pole fabrication is performed in accordance with ANSI 136.20 and ASTM A1011 standards and is accomplished by improving bending and minimizing the spread of radiation if heat cutting is practiced, improving corrosion resistance. Polyester powder coating is applied to a 4-mil thickness.

CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing ASTM A 500 Grade B1 with a minimum yield strength of 46,000 p.s.i. Pole wall thickness is 11 gauge (.120") for a 4" nominal carbon steel base plate (ASTM A-36 GR50) with a minimum yield strength of 36,000 p.s.i.
- Anchor bolts (F1554 Grade 55) are ¾", bent bars having a minimum yield strength of 55,000 p.s.i. The bolts are at least partially galvanized per ASTM A153 specifications and furnished complete with two nuts and one washer per bolt.
- Base cover is 2 pc 14 ga. painted galvannealed steel which connects with two 410 stainless steel screws included
- Pole cap is painted PVC
- DFI receptacle available. Consult factory for details

REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength
- RoHS Compliant (consult factory for details)

LIMITED WARRANTY*

- 7 years on poles* years on finish

*See http://lightingbrochures.com/warranty for warranty terms

Ordering Information

Example: Anchor Bolts: SSS-4-48-3A-3B / Pole: SSS-4-11-20-CW-BS-OT-N-BZ

Anchor Bolts (Pole must be ordered separately)

SSS-

SSS-4-48-3A-3B Anchor Bolts/Template, 3/4" Diameter, 3" Radius
SSS-4-48-3A-4B Anchor Bolts/Template, 3/4" Diameter, 3" Radius, Hot Dip
SSS-4-48-3A-3B Anchor Bolts/Template, 3/4" Diameter, 4" Radius (TD-C-1

SSS-4-48-1-3A Anchor Bolts/Template, 1" Diameter, 3" Radius
SSS-4-48-1-3B Anchor Bolts/Template, 1" Diameter, 4" Radius

Pole (Anchor bolts must be ordered separately)

SSS										
Design	Cross-Section	Material	Shaft Gauge	Wall Thickness (GA)	Mounting Height	Base Cover	Base Coating/ Finish	Mounting Configuration	Future Mounting Pattern	Finish
S Straight	S Square	Steel	4 = 4" 5 = 5" 6 = 6"	7 (Gauge) 11 (GA)	15 = 15' 20 = 20' 25 = 25' 30 = 30' 35 = 35' 40 = 40'	11 (Gauge) 14 (GA)	BK Standard Metal	CW Crossed Single Arm DM Dual Arm (180 degree) DT Dual Arm (90 degree) TM Tenon Mount	BS Standard Bolt Circle	BZ Bronze BK Black WH White

* Poles turn-in approved. Refer to Bronze and Black Finish Guide for additional information.

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.P65Warnings.ca.gov

ols: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

CPY Series - Version B

Canopy/Soffit Luminaire

Rev. Date: V1a 04/30/2019

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted to a ceiling or below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patented foil or 0.9" 120mm drop glass lens.

Applications: Recessed canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 21,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on ColorSeal DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

*See http://lightingbrochures.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaires
Canopy Segment Kit (18 ga steel, except where noted)
CPY-SPSF - for use with Cree Lighting CAN-SN luminaires, 16 ga. MIG welded
SA-SSCSW** - for use with (2) Philips, 4' (48") Optimum, white
SA-SSCSWB* - for use with (two) Fresnel, 25.56" (649mm) square, white
SA-SSCSWBB* - for use with (two) Fresnel, 25.56" (649mm) square, black
SA-SSCSWA - for use with Whitney Roton or Big Ass Fan, 25.56" (649mm) square, white
SA-SSCSWAB* - for use with Elvis Mech, 19.56" (497mm) square, white
SA-SSCSWC - for use with (2) Richmond or Metalux/Cree, 23.56" (598mm) square, white
Direct Mount Junction Box/Sockets Kit
SA-MOC-KRB - 4.5" (114mm) H 2.50" (114mm) NPT Steel, white
SA-MOC-KRBB* - 4.5" (114mm) H 2.50" (114mm) NPT Steel, black
Rated for lead through 8 ft in. 6 and #12 AWG conductors
Pendant Mount Kits
SA-SSCSWP* - 24.75" (628mm) Square Plate (18 ga. steel), white
SA-SSCSWPBB* - 24.75" (628mm) Square Plate (18 ga. steel) w/ 12" (305mm) Square Canopy Cutout, black
For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 15.75" x 15.75" (400mm x 400mm)
SA-SSCSWPW - 24.75" (628mm) Square Plate (18 ga. steel) w/ 12" (305mm) Square Canopy Cutout, white
For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 15.75" x 15.75" (400mm x 400mm)
Pendant Mount Luminaires
Pendant Mount Kits
SA-PSCSWC* - 5" (127mm) pendant
SA-PSCSWCB* - 5" (127mm) pendant
SA-PSCSWCW* - 5" (127mm) pendant
* Includes two conduit fittings and 6 ft (1.8m) SJT 18/3 wire
Hand-Held Remote
SA-USRSWM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

DM Mount

Sealed to Deck up to a 24" (305mm) Canopy Cutout

3/4" (19mm) NPT Conduit Entry

Mounts with 12" (305mm) Square Sealed Deck Metal Screws

Weight
13.5 lbs (6.1kg)

Pendant Mount Kits

Mounts with 12" (305mm) Square Canopy Cutout

Weight
13.5 lbs (6.1kg)

Ordering Information

Example: CPY250-B-DM-F-13L-UL-WH

CPY250	B								
Product	Version	Mounting	Optic	Input Power Designator*	CCT	Voltage	Color Options	Options	
CPY250	B	DM (Direct Mount) PD (Pendant Mount)	F (Flat Glass) D (Drop Lens)	A 40W B 80W C 120W D 150W	30K 3000K 40K 4000K 50K 5000K 57K 5700K	UL 120-277V UNV 120-277V HV 347-480V	BK Black BZ Bronze DT Dark Bronze WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Not available with Input Power Designator: U	
								HZ Class I, Div. 2 Hazardous Location Certification - Not available with Input Power Designator: A, B, C input power designators are available for DM and PD mounting options. Only 120-277V voltages in Canada - Not available with P or PNL options	
								K NSF 2 Certification - Not available with NSF certification mark - Available with the DM mount only - Not available with PNL options	
								PNL Programmable Multi-Level - Refer to PNL spec sheet for details	

* 347 and 480 volt is A & U input power designations unless ordered with DIM option. Only input power for 347 and 480V, refer to the Electrical Data table.

CREE LIGHTING

ols: creelighting.com T (800) 236-4800 F (262) 504-5475
Canada: creelighting-canada.com T (800) 473-1234 F (800) 895-7507

304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire and canopy deck. Luminaire is rated for wet locations. Luminaire is IP66 rated and 3G vibration rated. Designed for canopies of 19-23 gauge (maximum 0.042" (1 mm) thickness).

Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on ColorSeal DeltaGuard® finish

* See http://lightingbrochures.com/warranty for warranty terms

Accessories

Field-Installed

Hand-Held Remote
HHR2
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

RS Mount

Multi-Level Sensor location (ordered as an option)

Weight
22.0 lbs (9.9kg)

Ordering Information

Example: CAN-SN-18-RS-A-UL-SV-350

CAN-SN								
Product	Optic	Mounting	LED Count (x16)	Series	Voltage	Color Options	Drive Current	Options
CAN-SN	SN Medium SW 4" Wide RS Recessed Symmetric SP Spottie Petroleum	RS Recessed Single Skin RD Recessed Double Skin	16, 18	E	UL 120-277V UNV 120-277V HV 347-480V	BK Black BZ Bronze DT Dark Bronze WH White	350 350mA 525 525mA 700 700mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details P Photocell - Refer to PIR spec sheet for details - Not available with PNL, or PNL2 options PNL Programmable Multi-Level - Refer to PNL spec sheet for details - Refer to PNL spec sheet for details

* HO LED luminaire requires market spacing: 48" x 24" x 4" (1.219mm x 610mm x 102mm); 48" (1.219mm) market no center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 4" (102mm) top of luminaire to overhead building member

Rev. Date: 12/07/2018

CREE

Canada: www.cree.com/canada T (800) 473-1234 F (800) 895-7507

ALL LIGHT FIXTURES SHALL BE OF A DIRECTIONAL TYPE THAT SHIELDS THE LIGHT SOURCE FROM DIRECT VIEW FROM ANY ADJOINING, A,R,R–TH,MG,TND, OR R–MF DISTRICT OR PUBLIC RIGHT OF WAY.

Pole Schedule
(7) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(7) PD-1H4 (Single Head Tenon)
(7) XA-SP2BLS (Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

BEFORE YOU DIG, TO MISS UTILITIES CALL 'MISS UTILITY' OF VIRGINIA. TOLL FREE 811

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SCALE 1"=25'

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COURTHOUSE AND HOOD

REV	DESCRIPTION	DATE

DATE ISSUED 08/19/20
REVIEWED BY GAF
TAX PARCEL(S) 23A-2-19R 23A-2-21R
VOTING DISTRICT BATTLEFIELD

SHEET NO. LT-9.0
SHEET TITLE LIGHTING PLAN
LOCATION COURTHOUSE AND HOOD 7-ELEVEN
SITE ADDRESS 10803/10805 COURTHOUSE DR. SPOTSYLVANIA COUNTY, VA
STORE NUMBER 41814

COURTHOUSE AND HOOD

FILE NAME: P:\6237-Creighton\6237.14-Courthouse & Hood\Cad\41814 SPOTSYLVANIA VA 19-LT-9.0 Lighting.dwg LAYOUT NAME: COVER SHEET PLOTTED: Monday, March 01, 2021 - 9:46am