

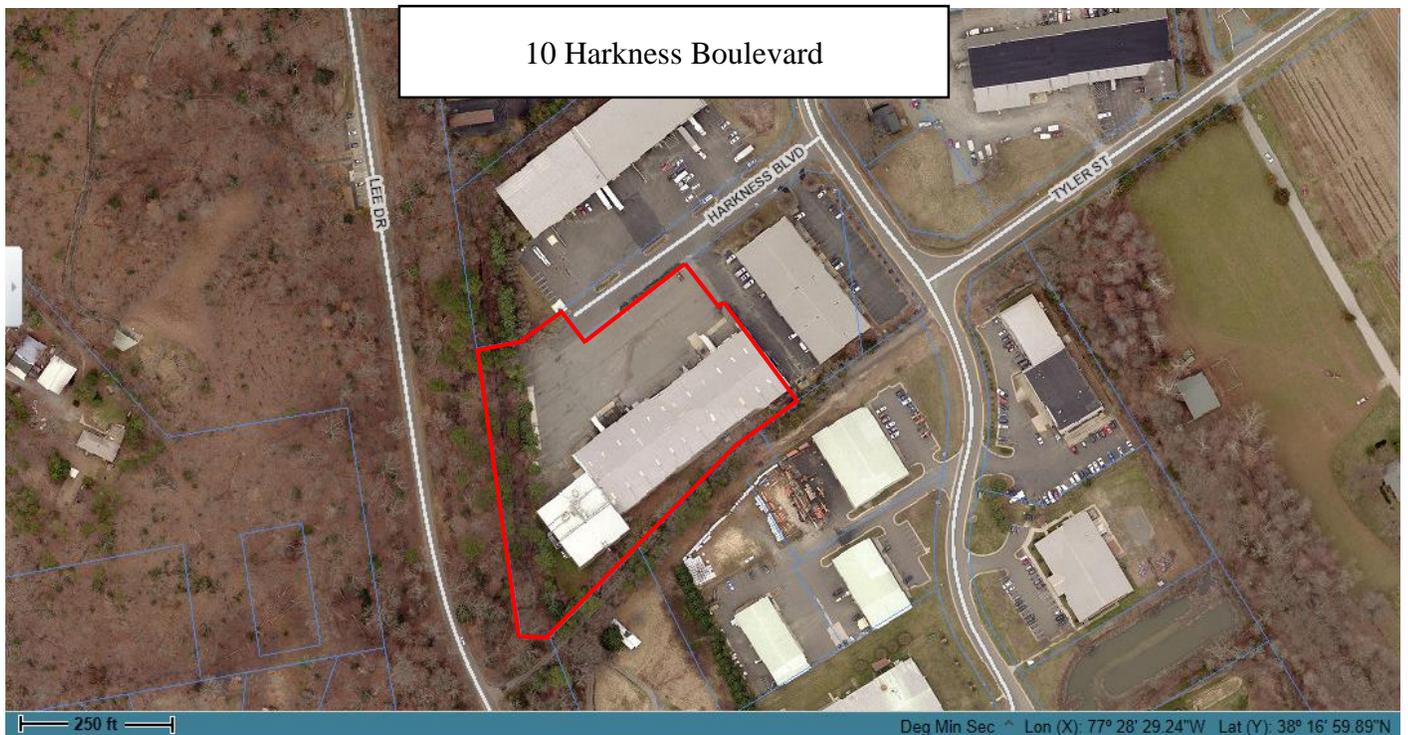


MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: James Newman, Zoning Administrator
DATE: May 22, 2020 for the May 27, 2020 work session
RE: **Green Chip Inc. SUP2020-03** requests a special use permit to operate a recycling center for electronic waste at 10 Harkness Boulevard/GPIN 7778-78-5342. This property is located approximately 300 feet south-west of the intersection of Central Road and Harkness Boulevard, within the Industrial Park. The property is zoned General Industrial (I2).

ISSUE

Proposed special use permit for a recycling center



RECOMMENDATION

Recommend to the City Council approval of the SUP subject to the following conditions:

1. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
2. Deliveries shall be limited to between 7am to 7pm.

3. Outdoor storage will be limited to a 2,000 square foot area as shown on the GDP.

GENERAL BACKGROUND

Green Chip Inc. wishes to operate a recycling center at 10 Harkness Boulevard. The center would dismantle and recycle both electronic goods and data. This property is 3.85 acres in size. The existing building was built in 1988, and is approximately 53,500 sq. ft. in area. The property is zoned General Industrial (I2).

Adjacent uses include the National Battlefield (to the west), a warehouse (to the north), light manufacturing, a driving clinic, education center (all to the east), and one single family residence (to the south). Per the applicant, the structure is vacant and has been for four years. There is no Certificate of Zoning Use on file with the City.

The applicant currently operates in New York City, and is looking to expand its business. It dismantles electronic devices, processes electronic waste, repurposes materials and destroys data, for a variety of customers including the federal government. Materials are also sent to third-party processors for further recycling or reuse. This center would not process standard household waste, food waste, or other materials. The work is done inside the structure and there will be a screened outdoor storage area. The storage area will hold bales of plastic and metal that have already been processed. As shown on the General Development Plan (GDP) it will be screened.

The applicant will operate the property 24 hours a day. One proposed condition would limit deliveries to between 7am-7pm. It anticipates providing 20 new jobs, with a potential for up to 45 jobs within 3 years. The applicant does not anticipate any odors, visual impact, or other nuisance issues arising from the use. It will maintain a 25 foot-wide landscaping buffer adjacent the single family residence and National Battlefield. Attached photographs taken on May 19th and 20th show what the existing landscaping buffer looks like from the adjacent residence as well as Lee Drive within the Battlefield Park.

SPECIAL EXCEPTIONS

The applicant requires four special exceptions. The applicant seeks exceptions to the following Code Sections:

- a. 72-41.4.E.1, requiring a recycling center to be on a parcel with an area of at least 5 acres.
The subject parcel contains 3.85 acres.
- b. 72-41.4.E.2, requiring a recycling center to be at least 250 feet from any residential zoning district.
The proposed recycling center is 30 feet from the closest residential zoning district.
- c. 72-41.4.E.3, requiring no part of a recycling center other than a free standing office be located within 50 feet of a lot line.
The proposed recycling center is 30 feet from a lot line.
- d. 72-41.4.E.9, requiring a recycling center within 500 feet of a property in a residential zoning district not be in operation between the hours of 7PM-7AM.
The proposed operating hours of the recycling center would be continuous with truck delivery limited to 7AM-7PM.

These special exception requests are dealt with in a separate staff report.

HAZARDOUS MATERIAL AND INDUSTRY STANDARDS

There will be no hazardous material stored or processed on site. The Virginia Department of Environmental Quality states that electronic waste is not hazardous material:

“...because there is no class specific exemption for discarded consumer electronics at present, we must default to the basic waste determination and management provisions of the regulations. The regulations do not define e-waste as a listed hazardous waste. Therefore, it is the generator's responsibility to determine if his devices may exhibit a characteristic of a hazardous waste. The generator will bear sole responsibility to determine if his e-waste or its subcomponents are hazardous wastes and manage them accordingly.” – VA DEQ Electronics Waste Management Interim Recommendations

The applicant will be required to adhere to all applicable federal, state, and local regulations. It will adhere to the International Organization for Standardization environmental management system requirements for ensuring the facility operates in such a way as to protect the environment (ISO 14001:2015). It will also comply with Occupational Health and Safety Management certification OHSAS 18001:2007. This provides guidance on providing a safe work environment for employees, and was developed by the international certification body Certification Europe. It also adheres to the R2 standard set forth by the Sustainable Electronics Recycling International non-profit. This industry standard governs intake, processing, recycling, and post-processing operations.

USE STANDARDS

A recycling center is subject to 13 use standards as laid out in Code §72-41.4.E. These standards were developed to deal with a typical household waste recycling center. The proposed use is an electronic waste recycling and repurposing facility. It accepts only electronic goods and intangible data.

(1) The center shall be on a parcel with an area of at least five acres.

This property is 3.85 acres. See special exception request SE2020-01.

(2) The center shall be located at least 250 feet from any residential district, school, or day care.

This property is approximately 30 feet from a residential zoned property. See special exception request SE2020-01.

(3) Except for a freestanding office, no part of the center shall be located within 50 feet of any lot line.

The existing structure is approximately 30 feet from a lot line. See special exception request SE2020-01.

(4) All recycling activities and storage areas shall be effectively screened from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of recycling activities or a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed 20 feet or the height of the principal building on the lot, whichever is greater.

All recycling work will be done indoors. The 2,000 sq. ft. outdoor storage area will be screened as shown on the GDP.

(5) All outdoor storage areas shall be surrounded by a solid fence or wall that is at least eight feet high.

This will be done in accordance with the GDP.

(6) Recyclable materials shall be contained within a leak-proof bin or trailer, and not stored on the ground.

This will be required for outdoor storage.

(7) There shall be no collection or storage of hazardous or biodegradable wastes on the site.

The applicant states they will not be storing household waste or hazardous waste onsite or process any as part of their work.

(8) Space shall be provided to park each commercial vehicle operated by the center.

The applicant will be required to meet all parking requirements and this will be met while developing the site plan. The applicant will have up to 8 loading bays.

(9) If the center is located within 500 feet of property in a residential zoning district or developed for residential use, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site persons during the hours the facility is open.

The applicant wishes to operate a 24-hour continuous operation. Condition 2 would limit deliveries to between 7am-7pm. See special exception request SE2020-01.

(10) The site shall be maintained free of fluids, odors, litter, rubbish, and any other non-recyclable materials. The site shall be cleaned of debris on a daily basis and shall be secured from unauthorized entry and removal of materials when attendants are not present.

The applicant states they shall comply with this requirement.

(11) Signage shall include the name and phone number of the facility operator and indicate any materials not accepted by the center.

The applicant states they shall comply with this requirement.

(12) Access to the center shall be from a collector or arterial street.

The recycling center is in the Battlefield Industrial Park, which has direct access to Route 3, a primary arterial.

(13) No dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties.

The applicant states that no dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties. All work is done inside the facility.

SPECIAL USE PERMIT ANALYSIS

Special Use Permits applies to the property indefinitely per Virginia Code, regardless of ownership. They are evaluated according to the criteria contained in the UDO, Section 72-22.6, as follows:

(1) The proposed special use at a specified location shall be:

(a) In harmony with the adopted Comprehensive Plan;

The property lies within Land Use Planning Area 9: Downtown. The future land use map identifies this area General Industrial use. This category provides for “*The general industrial category allow for manufacturing, wholesale and limited ancillary retail uses, warehousing, offices, and distribution facilities. These districts are located where they can be served by adequate transportation access.*”

The relevant Opportunity listed for Land Use Planning Area 9 (on page 11(9)-1):

- Continue to develop the City/Battlefield Industrial Park

(b) In harmony with the purpose and intent of the zoning district regulations;

The purpose of the General Industrial (I2) Zoning District is *“to provide for medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas.”*

The use of a recycling center in this space fits this definition well. It is a light industrial use, partially screened via landscape from non-industrial uses, with a planned outdoor storage area which will be screened by a solid fence.

(c) In harmony with the existing uses or planned uses of neighboring properties.

The recycling center is located within an existing, functioning Industrial Park. The property is adjacent to a single-family residence, and the National battlefield. During staff visits on May 19 and May 20, 2020, the structure is was from both locations, though it is screened better from the National Park. The structure has been in place since 1988. All proposed work will be inside, with no additions to the structure shown on the GDP.

In considering an application for a Special Use Permit, the City Council shall consider potential adverse impacts including:

1. Traffic or parking congestion;

The site is situated on Harkness Drive and connects to the rest of the Industrial Park via Central Road. The applicant anticipates 10 delivery trucks per day and approximately 20 employee vehicles in the first year with more after. Operating at maximum capacity and staffing, they anticipate 220 vehicle trips per day.

2. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

No excessive noise, odor, fumes, or vibration are associated with the proposed use. Delivery of materials is subject to Condition 2 (between 7am – 7pm). All work is performed inside the structure. The outdoor space is used for storage in a screened-off area. The material being recycled is not quickly bio-degradable as regular household waste would be, will emit no noxious fumes that would harm neighboring properties, and will not be equipped with machinery that would affect neighboring properties through vibrations or other nuisance factors. All recycling work is done indoors.

3. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;

The use constitutes economic development.

4. Undue density of population or intensity of use in relation to the community facilities existing or available;

There are sufficient public utilities to serve the site.

5. **Reduction in the availability of affordable housing in the neighborhood;**
Not applicable, this Special Use application is for a commercial use in an existing building.
6. **Impact on school population and facilities;**
Not applicable, this Special Use application is for a commercial use in an existing building.
7. **Destruction of or encroachment upon conservation or historic districts;**
The location has an existing building and the area is an Industrial Park adjacent to the National Battlefield.
8. **Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and**
The applicant states they have conformed to all federal, state, and local laws.
9. **Massing and scale of the project.**
The business will operate within the existing building, no expansion is proposed as part of this Special Use Permit. An outdoor storage area will be created.

CONCLUSION

This item will appear for a public hearing on June 10th before the Planning Commission.

ATTACHMENTS:

1. Resolution (not attached to this staff report)
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis
6. Staff Pictures from May 19th and 20th, 2020



Application #SUP: 2020-03

Date: 2-11-20

Fee/Check#: CK 4966

**\$300.00 for an Individual Single-Family Lot; or
\$750.00 + \$150.00 per Acre for All Others**

\$1,350

APPLICATION SPECIAL USE PERMIT

APPLICANT NAME: Green Chip, Inc.

MAILING ADDRESS: 540 Kingsland Avenue, Brooklyn, NY 11222

TELEPHONE: (844) 783-0443 E-MAIL: bill@greenchiprecycling.com

THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL USE FOR: _____

Operation of an electronic equipment recycling center within an I-2 zoning district

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 10 Harkness Boulevard, Fredericksburg, VA 22401 GPIN# 7778-78-5342

Property Owned By Dominion Real Estate, LLC

Owner's Mailing Address 608 Nalls Farm Way, Great Falls, VA 22066

Proposed Use of Property (*be specific*) Recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment, and recycling within existing building on Property.

HOURS OF OPERATION 24 hours 6 days a week NUMBER OF EMPLOYEES 20-45

Anticipated Number of Patrons or Clients 10-20

Description of the development's impact on neighboring and adjacent properties (please submit a complete and accurate description on a separate sheet of paper):

1. Compliance with Comprehensive Plan:
2. In harmony with the purpose and intent of the zoning district regulations:
3. In harmony with the existing uses or planned use of the neighboring properties:
4. Traffic Impact:

Special Use Permit Request
(Application Continued)

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

[Signature] 2.10.20
Signature of Applicant Date

PRINT NAME OF APPLICANT William Monteleone

The above oath or affirmation was signed before me and witnessed by me this 10th day of FEB, 2020 in the County / City of QUEENS in the state of Virginia.

Notary Signature [Signature]
Notary Registration # 01M46341246 Commission Expires 05/02/2020

ARTHUR MULLAKANDOV
Notary Public, State of New York
Registration #01MU6341246
Qualified In Queens County
Commission Expires 05/02/2020

Signature of Owner _____ Date _____

PRINT NAME OF OWNER _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission expires: _____

Special Use Permit Request
(Application Continued)

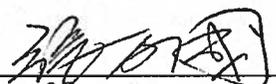
I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

Signature of Applicant _____ Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____
Notary Registration # _____ Commission Expires _____

 _____ Date 2/11/2020

PRINT NAME OF OWNER Wanguo Zhang

The above oath or affirmation was signed before me and witnessed by me this 11th day of FEBRUARY, 2020 in the County / City of RESTON / FAIRFAX in the state of Virginia.

Notary Signature Sewavi Akuete

Notary Registration # 7650719

Commission expires: 12/31/2020

Sewavi Akuete
Notary Public
Commonwealth of Virginia
Reg. No. 7650719
My Commission Expires 12/31/2024



OWNERSHIP

Applicant is (Circle One):

Property Owner Agent of Owner Lessee Property Purchaser Other

If 'Other', describe: _____

Source of Property Title / Instrument #:

If Property is owned by a Limited Liability Corporation (LLC):

1. Attach a "Certificate of Fact of Existence" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the LLC (add additional sheets if needed):

See enclosed confirmation from New York State Department of State authorized persons are

William Monteleone and Michael Allocco, Sr.

OR

If Property is owned by a Corporation (Inc.):

1. Attach a "Certificate of Good Standing" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the corporation (add additional sheets if needed):

PUBLIC NOTIFICATION REQUIREMENTS

Written Notice: Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

Posted Notice: The applicant shall post a sign provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing.**

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at Fredericksburgva.gov

APPLICANT to mail this notice by certified return receipt mail to adjoining and abutting property owners between 21 and 14 days prior to the scheduled hearing.

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

PUBLIC MEETING DATE: _____

**AT
7:30 PM, CITY HALL
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS (LOWER LEVEL)
FREDERICKSBURG, VA 22401**

ISSUE

DESCRIPTION: _____ Applicant seeks special use permit to operate an electronic equipment recycling center within an I-2 zoning district.

_____.

PROPERTY

ADDRESS: _____ 10 Harkness Boulevard, Fredericksburg, VA 22401

GPIN NUMBER: _____ 7769-78-5342

As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at _____.

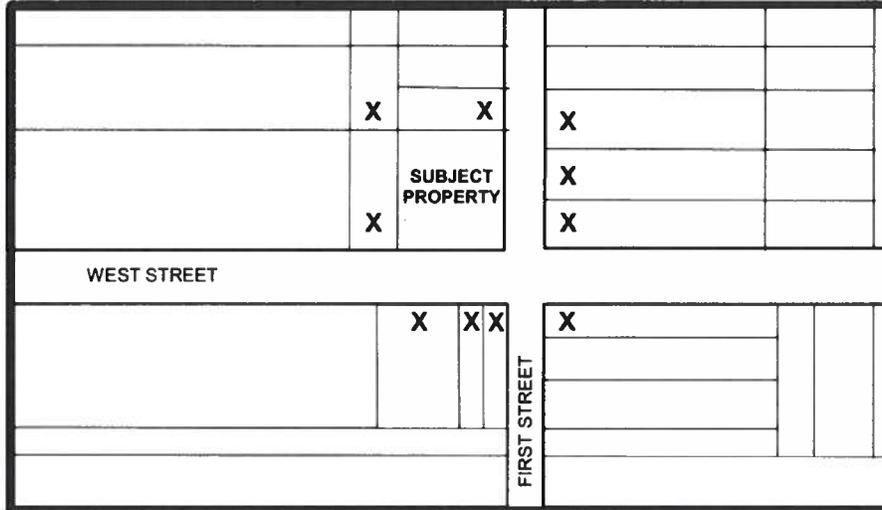
Sincerely,

Applicant signature

Applicant printed name

EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

X = Property owners to be notified



PROPERTY OWNERS LIST

10 Harkness Boulevard, Fredericksburg, VA 22401

7769-78-5342

SUBJECT ADDRESS

GPIN #

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

Adjoining Property Owner's Name and Mailing Address

Property Address	1 HARKNESS BLVD & 310 CENTRAL RD	GPIN NUMBER 7778-78-5785 & 7778-78-8523
Owner Name	BATTLEFIELD INDUSTRIAL PARK LLC	
Mailing Address	PO BOX 7165	
City, State, Zip	FREDERICKSBURG, VA 22404	

Property Address	460 CENTRAL RD	GPIN NUMBER 7778-78-9244
Owner Name	C & S PROPERTIES HOLDING CO LTD	
Mailing Address	PO BOX 7134	
City, State, Zip	FREDERICKSBURG, VA 22404	

Property Address	478 CENTRAL RD	7778-78-7014
Owner Name	SYLVIA PROPERTIES LC	GPIN NUMBER
Mailing Address	PO BOX 636	
City, State, Zip	FREDERICKSBURG, VA 22404	

Property Address	119 LEE DR	7778-77-6732
Owner Name	MCWHIRT DOUGLAS C & BONNIE	GPIN NUMBER
Mailing Address	119 LEE DR	
City, State, Zip	FREDERICKSBURG, VA 22401	

Property Address	602 LEE DR.	7778-85-2666
Owner Name	United States of America National Military Park	GPIN NUMBER
Mailing Address	120 CHATHAM LN.	
City, State, Zip	FREDERICKSBURG, VA 22405	

Property Address		
Owner Name		GPIN NUMBER
Mailing Address		
City, State, Zip		

Property Address		
Owner Name		GPIN NUMBER
Mailing Address		
City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

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Owner Name		
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City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

ATTACH ADDITIONAL SHEETS IF NECESSARY

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401



Rezoning # _____
Special Use/Exception # _____

CERTIFICATION OF NOTICE

TO: Zoning Administrator
715 Princess Anne Street
Fredericksburg, VA 22401

At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:

- 1. A copy of the notice sent**
- 2. A list of the names of those persons to whom notice has been given**
- 3. Copies of the post office receipts for certified or registered mail.**
- 4. A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE)_____.

PROPERTY ADDRESS: 10 Harkness Boulevard, Fredericksburg, VA 22401
ISSUE DESCRIPTION: Applicant seeks a special use permit to operate an electronic equipment recycling center within an I-2 zoning district.

Applicant Signature _____ **Applicant Printed Name** _____

Telephone Number _____ **Date** _____

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

SIGN POSTING PROCEDURES

Instructions

It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

Site Posting Procedure

Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).

Applicant Signature

Date



Rezoning # _____
Special Use/Exception# _____

SIGN POSTING AFFIDAVIT

_____, being duly sworn, deposes and says as follows:
(Name of Affiant)

On the _____ day of _____, 20____, public hearing/notice sign(s), as supplied by the Office of the Zoning Administrator, Community Planning and Building Department, shall be posted in accordance with City sign posting procedures as stated on the reverse of this affidavit, on the property that is the subject of this application. The sign(s) shall be maintained in good condition on said property until after the public hearing/meeting.

Signature of Affiant

Date

____ Planning Commission meeting

____ City Council meeting

Commonwealth of Virginia
City of Fredericksburg

I, _____, a Notary Public in and for the
State and City aforesaid, do hereby certify that _____
_____ appeared before me and
acknowledged the same.

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Signature _____

Notary Registration # _____

Commission expires _____

CITY OF FREDERICKSBURG
SPECIAL USE PERMIT ZONING NARRATIVE

Applicant: Green Chip, Inc., a New York limited liability company (“Applicant”)

Members: William (“Bill”) Monteleone, and Michael Allocco, Sr.

Owner: Dominion Real Estate, LLC

Representative: Charles W. Payne, Jr., Hirschler Fleischer,
725 Jackson Street; STE 200
Fredericksburg, VA 22401
(540) 604-2108 Fax (540) 604-2101
cpayne@hirschlerlaw.com

Maggie Macdonald, Sive, Paget & Riesel, P.C.
560 Lexington Avenue, 15th Floor
NYC, NY 10022
(646) 378-7202; Fax (212) 421-1891
mmacdonald@sprlaw.com

Engineer: Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, VA 22406

Project Name: “10 Harkness Boulevard”

Property: GPIN # 7769-78-5342, consisting of 3.85 acres, more or less, subject to this application, located in the City of Fredericksburg, Virginia, and as generally described herein (collectively the “Property”). The Property is developed with a warehouse and parking lot.

Request: Special Use Permit in accordance with §72.22.6, et al. of the City’s Uniform Development Ordinance (“UDO”), to allow for a recycling center.

Zoning: General Industrial District (“I-2 District”)

Date: February 10, 2020

OVERVIEW

The Applicant is requesting a special use permit (“SUP”) to operate a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling within the existing building at the Property with limited outdoor storage of baled commodities (e.g. plastic and metals) (the “Proposed Use”) within the City’s General Industrial (I-2) District, all in accordance with §72-32.6 and §72-40.2, et al. of the UDO and the enclosed general development plan titled “General Development Plan Green Chip Recycling GPIN 7778-78-5342/10 Harkness Blvd City of Fredericksburg, Virginia Ward 4-Precinct 401” prepared by Bowman Consultants and dated February 2020, as last revised February 10, 2020 (the “GDP”). The Property consists of approximately 3.85 acres, and is located within the City/Battlefield Industrial Park. The Property is currently developed with a warehouse building and parking lot.

As noted above, the Property is zoned I-2. The UDO describes the purpose of the General Industrial District, in relevant part as being: “...established to provide medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas.”

A SUP is required because a recycling center is considered a special use in the I-2 zoning district. For purposes of obtaining a special use permit for the proposed use, the Applicant must generally show, in relevant part, that the proposed use is in harmony with:

- (1) the adopted Comp Plan;
- (2) the purpose and intent of the zoning district regulations; and
- (3) existing uses or planned uses of neighboring properties.

The City’s Comprehensive Plan, dated September 8, 2015, as amended through February 12, 2019 (the “Comp Plan”), generally identifies the subject site being within the Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning.

The Proposed Use will complement the Applicant’s established electronic equipment recycling business located in New York by expanding the Applicant’s geographic range, and allowing the Applicant to better serve local residents, businesses and agencies. The Proposed Use will adhere to independently-audited and established industry standards for electronics recycling (R2 Rev. 7/2013), requiring the Applicant to implement an Environmental Health and Safety Plan and maintain certifications under ISO 14001:2015 and OHSAS 18001:2007. Each of these standards requires the Applicant to operate its electronic equipment recycling facility in a manner that protects the health and safety of its employees, and protects both public health and the environment through to the ultimate recycling point for each type of material handled.

The Proposed Use is not a typical recycling center use as is currently contemplated by the UDO, which typically involve large quantities of waste material stored and sorted outdoors in piles before

being processed. All of the Applicant's incoming inventory by contrast is stored indoors, and enters the facility through 8 loading bays where it is then segregated by equipment type. Equipment is manually disassembled and component parts are segregated, with some sorted at disassembly workstations and some component parts loaded onto conveyor belts for sorting. Commodities are stored together and metal and plastic are separately baled and loaded onto pallets before being sent on to downstream vendors for recycling. The Applicant is required, pursuant to the R2 Rev. 7/2013 standard, to perform audits of all of its downstream vendors.

Another aspect of the Applicant's operation that differentiates it from typical recycling centers is the fact that the highest and best use for many of the materials handled by the Applicant is re-use, not recycling. Each employee is trained to identify equipment that enters the facility that may be a candidate for testing, data wiping, refurbishing and resale. In addition, all equipment requiring data destruction is stored in secure containers and/or in a secure area until the data destruction is performed and validated.

Finally, the typical impacts associated with recycling centers – noise from outdoor materials movement and processing, odors from waste materials, and visual impacts from exposed piles of waste – are simply not applicable to the Applicant's operations. Virtually all of the materials received by the Applicant will be staged and stored indoors prior to recycling, and no recycling processes will occur outside of the building. The only proposed use for the parking lot area other than for employee parking and vehicle circulation is to temporarily store baled plastic and metal commodities after they have been segregated through the recycling process (see GDP for said 2,000 SF area). These plastics and metals would not have odor impacts, and would be stored in conformance with obligations for containment and screening. In addition, the Applicant is proposing an eight foot (8') solid fence around the proposed outside storage area, all as shown on the GDP.

Further and as shown on the GDP, vehicular access to the Property will be from Harkness Boulevard via Center Drive. It is anticipated the proposed operations will generate 220 vehicle trips per day of which 65 will be AM peak trips and 65 will be PM peak trips. This assumes max activity for the proposed project (e.g. number of employees and deliveries to and from the site).

Currently, the building is vacant and has been for approximately four years. Accordingly, the Applicant's operations will improve the overall productivity of the Battlefield Industrial Park, and will utilize the existing building thereby avoiding construction impacts and environmental impacts associated with outdoor operations. Further, the Applicant is poised to support the growing Information Technology ("IT") industry in the region, and to ensure that Fredericksburg is best-suited to attract IT businesses such as data centers and other technology-oriented businesses by providing critical asset management and disposition services upon which those businesses rely. In addition to economic development considerations, on a local level the Applicant would provide an outlet for local residents, agencies, schools and businesses to recycle their unwanted electronic equipment responsibly. By doing so, recyclable materials would be diverted from local landfills, which benefits the community and the environment. The Applicant's business model also includes profit-sharing in certain circumstances, so the benefit of resale of working electronics can be shared with the prior owner of the equipment.

From a tax generation and economic development perspective, this proposal will allow a new business to operate at a portion of the Battlefield Industrial Park that has been unproductive for many years. In this regard, it is anticipated that the Applicant will employ 20 new people in year one of operations and a total of 45 new people by year 3. In addition, it is anticipated that the project will generate approximately \$8 million in gross revenues and expend \$2 million in new equipment and personal property. It is further anticipated that the project will generate an estimated \$ _____ in overall gross City tax revenues in year one (1) and \$ _____ by year five (5). [Applicant to confirm after submission]

In addition, the proposed project will not adversely impact surrounding properties as the Property is surrounded by other industrial I-2 uses, except the National Park Service Property which adjoins one side of the Property with approximately fifty (50) feet of wooded buffer area between the parking lot and the adjoining National Park Service property line. In addition, the Applicant will maintain the twenty-five foot (25 ') perimeter landscape buffer as depicted on the GDP. Further, any outdoor storage will be screened via an eight foot (8') tall solid fence, all as shown on the GDP. The Proposed Use is also in conformance with the Comp Plan and UDO, all as described more particularly below.

DISCLAIMER STATEMENT:

No members of the City Council or Members of the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property, Existing Operation or Applicant.

ENVIRONMENTAL ANALYSIS:

The Property is not within the 100 year flood plain nor are there any slopes in excess of twenty percent (20%) that would be disturbed by the Applicant's operations. The site is further not located in a flood zone or in a river overlay district, and the site is not within any Chesapeake Bay Preservation Overlay District. Please also note that the entire site is within the Resource Management Area and there are no Resource Protection Areas on the Property.

The Applicant will not disturb any wetlands on the Property, all as shown on the GDP. The Applicant will utilize existing stormwater infrastructure as generally shown on the GDP.

There are also no known historical resources on the site.

TRANSPORTATION

Vehicular access to the Property will be from Harkness Boulevard via Center Drive. The only vehicles accessing the property will be trucks delivering equipment for recycling and trucks carrying commodities and equipment to downstream vendors for recycling (approximately 10 trucks per day), and employee cars (approximately 20 employees in the first year). It is anticipated the proposed operations will generate 220 vehicle trips per day of which 65 will be AM peak trips

and 65 will be PM peak trips. This assumes max activity for the proposed project (e.g. number of employees and deliveries to and from the site).

PUBLIC FACILITIES/UTILITIES ASSESSMENT

The following is an impact analysis to City public facilities and utilities regarding the Property and proposed use:

(1) Water Treatment Storage & Transmission Facilities:

Not applicable for the proposed use.

(2) Sewage Transmission & Treatment Facilities:

Not applicable for the proposed use.

(3) Storm Sewerage and Storm Water Management on and off site:

The Applicant will utilize existing stormwater infrastructure to manage stormwater at the Property.

(4) Streets & Other Public Transportation Systems:

The project will only utilize Harkness Boulevard via Center Drive for access to and from the Property. It is not anticipated that the Proposed Use will adversely impact city street or transportation systems.

PUBLIC SCHOOLS, LIBRARIES & PARKS

The project will not impact public schools, libraries or parks.

MAINTENANCE & OPERATIONS

The Applicant proposes to conduct all recycling operations indoors, and only accept deliveries and send shipments during business hours, 7:00 am to 7:00 pm. The Applicant is seeking a special exception to operate exclusively indoors earlier than 7:00 am and later than 7:00 pm.

COMPREHENSIVE PLAN

Relationship with the Comprehensive Plan:

- As noted above, the Proposed Use is consistent with the City’s Comp Plan and is located within Planning Area 9 and Sub-Planning Area 9A, which includes the City’s Battlefield Industrial Park.
- Planning Area 9 encourages the development and redevelopment of industrial uses within the said industrial park. Sub-Planning Area 9A encourages industrial uses.

- The Proposed Use will facilitate and support the following key factors, as applicable, for this planning area:
 - Continuing development/expansion of the City/Battlefield Industrial Park by putting into use a building that has been vacant for years.
 - Supporting new technology businesses in Fredericksburg and the greater region.
 - Providing the public and local businesses with an environmentally sound resource for electronics recycling and electronic asset management and disposition, and diverting recyclable materials from local landfills.
 - Introduction of new business to the City of Fredericksburg and increase tax revenues/jobs pertaining to the same.

CONSISTENCY WITH CITY UDO GOALS

As noted herein, the Property is currently zoned I-2 District. The UDO requires a special use permit for the Proposed Use. Further any outside storage use shall be screened where visible from off-site areas in the I-2 District. In this regard, the requirements of Section 72-41.4 D. and E apply as follows:

D. Outdoor Storage as a Principal Use.

1. For any outdoor storage of baled commodities, the Applicant will construct an enclosed and minimum eight foot (8') high fence (in accordance with §72-56 of the UDO) as generally shown on the GDP.
2. No materials or equipment will be stored at a height that exceeds the aforesaid fencing height.
3. Customers and vehicles shall have adequate space to circulate through the storage area, subject to onsite rules and restrictions of the Applicant, all as generally shown on the GDP.

E. Recycling Center.

The Proposed Use, as may be applicable, shall comply with the following standards except where it is noted that the Applicant is seeking a Special Exception Permit due to the unique nature of this recycling center use. Generally, the Applicant's business thrives in a regulated environment, as evidenced by the rigorous independent certification standards the Applicant has availed itself to and has consistently maintained for over five (5) years. The electronics recycling industry is the subject of intense scrutiny, and regulations and enforcement ensure that bad actors are not able to undercut the business model of responsible, certified recyclers like the Applicant. It is in this context that the Applicant seeks certain Special Exceptions from the following requirements to accommodate the atypical, indoor nature of the proposed recycling center use.

1. The center shall be on a parcel with an area of at least five acres:

Response: The Applicant is seeking a special exception in light of the fact that all recycling operations will take place within the confines of an existing building on a 3.85 acre lot and not require additional acreage for such operations.

2. The center shall be located at least 250 feet from any residential district, school, or day care:

Response: The Applicant is seeking a special exception due to the fact that the Property is within 250 feet of a residential district. We do not believe this project, especially given the prior use and existing uses within the Battlefield Field Industrial Park, will adversely impact residential uses within 250 feet of the site. As noted above, all operations are indoors and only outdoor activity (other than typical employee and operational traversing) will be temporary storage. The storage area will include an 8 foot tall solid fence surrounding the said area and a 25 foot landscape buffer in the area shown on the GDP. Further, the nearby residential properties also located within heavy forested areas and the Applicant has further restricted no truck deliveries from 7:00 PM to 7:00 AM.

3. Except for a freestanding office, no part of the center shall be located within 50 feet of any lot line:

Response: The Applicant is seeking a special exception due to the fact that the recycling operations will occur within the confines of an existing building, and the existing building is located within 50 feet of the Property lot line. Please note above as to mitigation of potential impacts.

4. All recycling activities and storage areas shall be effectively screened from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of recycling activities or a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed 20 feet or the height of the principal building on the lot, whichever is greater.

Response: The Proposed Use will be in compliance with the above requirements and screened as shown on the GDP.

5. All outdoor storage areas shall be surrounded by a solid fence or wall that is at least eight feet high.

Response: The storage area will include a minimum eight-foot (8') high and a twenty-five foot (25') landscape buffer all as shown on the GDP.

6. Recyclable materials shall be contained within a leak-proof bin or trailer, and not stored on the ground.

Response: Recyclable materials will be contained within a leak-proof container and stored in conformance with all applicable governmental requirements.

7. There shall be no collection or storage of hazardous or biodegradable wastes center.

Response: Not applicable to the Property or Proposed Use. Electronic equipment being collected and stored for recycling is not considered hazardous waste under local, state or federal law. Further, components of electronic equipment, such as batteries, are considered universal wastes, and will be handled as such pursuant to 40 C.F.R. 273 et seq.

8. Space shall be provided to park each commercial vehicle operated by the center.

Response: Adequate parking will be provided based on the number of employees and truck trips anticipated for the Facility, including 8 loading bays for trucks. No additional parking will be required.

9. If the center is located within 500 feet of property in a residential zoning district or developed for residential use, it shall not be in operation between the hours of 7:00 PM and 7:00 AM. The facility shall be administered by on-site persons during the hours the facility is open.

Response: The Applicant is seeking a Special Exception to allow operations solely within the building to occur between 7:00pm and 7:00am. The Applicant would not permit truck delivery traffic or movement of outdoor storage materials to occur between 7:00pm and 7:00am.

10. The site shall be maintained free of fluids, odors, litter, rubbish, and any other non-recyclable materials. The site shall be cleaned or debris on a daily basis and shall be secured from unauthorized entry and removal of materials when attendants are not present.

Response: The Proposed Use will comply with this requirement.

11. Signage shall include the name and phone number of the facility operator and indicate any materials not accepted by the center.

Response: The Proposed Use will comply with this requirement.

12. Access to the center shall be from a collector or arterial street.

Response: Access shall be to and from Harkness Boulevard via Center Drive, as shown on the GDP.

13. No dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties.

Response: The Proposed Use will comply with this requirement

The Project will also be developed in accordance with §72-32.6, §72-4, and §72-5 of the UDO, all as the aforesaid may be applicable and/or otherwise modified or waived by the City's Zoning Administrator.

IMPACTS TO SURROUNDING PROPERTIES

As noted above, the Proposed Use is located within the City's Battlefield Industrial Park and access is directly to and from Harkness Boulevard as shown on the GDP. The Property is currently developed with a warehouse building and a parking lot. The Proposed Use adjoins several I-2 zoned properties as more particularly provided on the GDP. We believe the proposed project will not adversely impact surrounding property owners for all the reasons provide aforesaid and below.

In regard to the foregoing, please note the following analysis under Section 72-22.6 D. 2 of the UDO:

(a) ***Traffic or parking congestion:*** As noted above, under our transportation section of this narrative, we do not believe the Proposed Use will adversely impact Harkness Boulevard. In regard to parking, the Existing Operation has more than adequate parking and loading bays for any new traffic to the site.

(b) ***Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment:*** As noted above, the Proposed Use is within the City's industrial park and zoned I-2, as are many surrounding properties. All recycling activities will occur indoors and will be subject to the requirements of City Ordinance 10-98. In addition, the only outside storage associated with the Proposed Use will be for baled commodities (plastic and metals); thus there will be negligible noise associated with forklifts placing those baled commodities in their respective storage areas, and there will be virtually no fumes or vibrations. In addition, the surface of the storage areas where said materials will be located will be leakproof as noted in the GDP. Further, the Applicant will construct, as noted above, at least an eight foot (8') high fence around the storage area and the addition of a 25 foot landscape buffer all as shown on the GDP. The Applicant will also consider additional plantings along the lot line fronting Lee Drive to further insulate the Proposed Use from the adjacent residential area.

(c) ***Discouragement of economic development activities that may provide desirable employment or enlarge the tax base:*** This proposal will put a vacant building to productive use without any of the environmental impacts typically associated with recycling centers, in an area already zoned for industrial uses. In this regard, it is anticipated that the Applicant will employ 20 new people in year one of operations and a total of 45 new people by year 3. It is further anticipated that the project will generate approximately \$8 million in gross revenues and expend \$2 million in new equipment and personal property. It is further anticipated that the project will generate an estimated \$ _____ in overall gross City tax revenues in year one (1) and \$ _____ by year five (5). [Applicant to confirm after submission]

(d) ***Undue density of population or intensity of use in relation to the community facilities existing or available:*** Not applicable to the Proposed Use.

(e) ***Reduction in the availability of affordable housing in the neighborhood:*** Not applicable to the Proposed Use.

(f) ***Impact on school population and facilities:*** Not applicable to the Proposed Use.

(g) ***Destruction of or encroachment upon conservation or historic districts:*** Not applicable to the Proposed Use.

(h) ***Conformity with federal, state, and local laws, as demonstrated and certified by the applicant:***
This project will be in conformance with applicable federal, state and local laws.

(i) ***Massing and scale of the project:*** The project will have no mass and scale impacts as it will utilize an existing building and parking lot.

[CERTIFICATIONS AND AUTHORIZED SIGNATURES TO FOLLOW]

APPLICANT CERTIFICATIONS

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this amended special use permit application, and thereafter final site and construction plans for the Project.

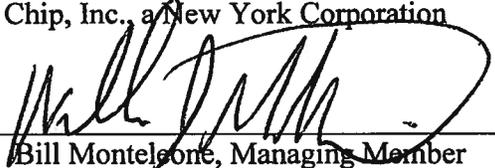
The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations and performance standards, unless and except any waiver, modification, exception or variance is granted for this Project by the City, including without limitation as requested and provided in this application.

The Applicant further certifies that all information included herein and with this application is true and correct to the best of the Applicant's knowledge.

WITNESS the following authorized signatures:

Applicant:

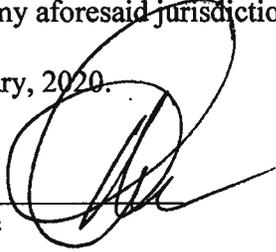
Green Chip, Inc., a New York Corporation

By: 
Bill Monteleone, Managing Member

STATE OF NEW YORK,
COUNTY OF Queens, to wit:

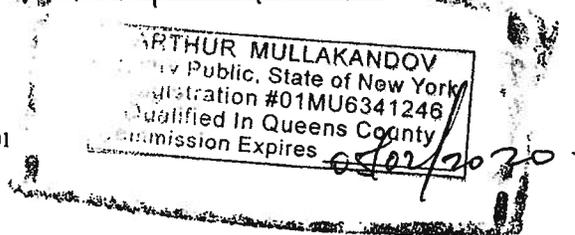
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bill Monteleone, in his capacity as Managing Member of Green Chip, Inc., a New York corporation, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 10th day of February, 2020.


Notary Public

Print Name: ARTHUR MULLAKANDOV
My Commission Expires: 05/02/2020
Registration No.: #01MU6341246
[SEAL]

12036346.1 045028.00001



GENERAL DEVELOPMENT PLAN GREEN CHIP RECYCLING

GPIN 7778-78-5342 / 10 HARKNESS BLVD
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4 - PRECINCT 401

RZ2020-__

VICINITY MAP LEGEND

- DENOTES TRANSIT BUS STOP
- DENOTES POLICE DEPARTMENT
- DENOTES FIRE STATION
- DENOTES SCHOOL



VICINITY MAP
SCALE: 1"=1000'

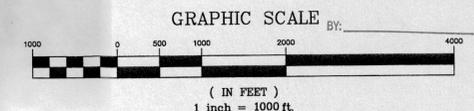
OWNER
DOMINION REAL ESTATE LLC 608 NALLS FARM WAY GREAT FALLS, VA 22066
APPLICANT
GREENCHIP, INC. 540 KINGSLAND AVENUE BROOKLYN, NY 11222 CONTACT: MS. MAGGIE MACDONALD
LAND USE ATTORNEY
HIRSCHLER FLEISCHER 725 JACKSON ST., SUITE 200 FREDERICKSBURG, VA 22401 PH: (540) 604-2108 FAX: (540) 604-2101 CONTACT: MR. CHARLES W. PAYNE, JR.
ENGINEER
BOWMAN CONSULTING GROUP 650A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371-0268 FAX: (540) 371-3479 CONTACT: MR. WILLIAM E. DUNCANSON, JR., P.E.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND, NOTES & TABULATIONS
3	BOUNDARY PLAT
4	EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS
5	SCHEMATIC PLAN
6	CONCEPTUAL LANDSCAPING PLAN

PLANNING DIRECTOR APPROVAL

DIRECTOR _____ DATE _____
COMMUNITY PLANNING AND BUILDING DEPARTMENT
CITY OF FREDERICKSBURG



RECEIVED
FEB 11 2020

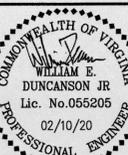
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CONSULTING

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COVER SHEET
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA

WARD 4 - PRECINCT 401

CITY PROJECT NUMBER



PLAN STATUS
02/10/20 1st SUBMISSION

DATE	DESCRIPTION
WED	DESIGN
WED	DRAWN
WED	CHKD
SCALE	H: AS NOTED
	V: N/A
JOB No.	100262-01-001
DATE	FEBRUARY 2020
FILE No.	100262-D-ZP-001

SHEET 1 OF 6

EXISTING	LEGEND DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS	
A	AREA OF ARC
AD	ALGEBRAIC DIFFERENCE
AASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AC	ACRE
AGGR.	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASPH	ASPHALT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BR	BUILDING RESTRICTION LINE
BVCS	BEGINNING VERTICAL CURVE STATION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
C	CENTER CORRECTION ON VERTICAL CURVE
C	COEFFICIENT OF RUNOFF
CATV	CABLE TELEVISION
CB	CATCH BASIN OR CHORD BEARING
CC	CENTER TO CENTER
CFS (Q)	CUBIC FEET PER SECOND
CH	CHORD
CG	CURB AND GUTTER
OIP	CAST IRON PIPE
C	CENTERLINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CO	CLEAN OUT
CONT.	CONTINUATION
CS	CURB STOP
CT	COURT
C/L	CENTERLINE
D	DEPTH
D/A	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET.	DETAIL
DI	DROP INLET
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
DM	DROP MANHOLE
DR	DRIVE
DRNG	DRAINAGE
DRWG.	DRAWING
D/W	DRIVE WAY
Δ	DELTA
DU	DWELLING UNITS
DOM	DOMESTIC
E	RATE OF SUPER ELEVATION IN FEET PER FOOT
EC	EROSION CONTROL
EGL	ENERGY GRADIENT LINE
EQC	ENVIRONMENTAL QUALITY CORRIDOR
ESM/T	EASEMENT
EG	EDGE OF GUTTER
ELEV.	ELEVATION
ENT.	ENTRANCE
EP	EDGE OF PAVEMENT
ES	END SECTION
EVCS	ENDING VERTICAL CURVE STATION
EVCE	ENDING VERTICAL CURVE ELEVATION
EW	END WALL
EX.	EXISTING
ELEC.	ELECTRICAL
EBL	EAST BOUND LANE
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FSWA	FREDERICKSBURG SEWER AND WATER AUTHORITY
FF	FIRST FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FLOOD PLAIN
FS	FACTOR OF SAFETY
FT.	FOOT
FSPA	FREDERICKSBURG-STAFFORD PARK AUTHORITY
FOY.	FOYER
FPS	FEET PER SECOND
G	GRAVITY
G	GAS
GFA	GROSS FLOOR AREA
Gr.	GRADE
GR	GUARD RAIL
GAR	GARAGE
H	HEIGHT
H	HEAD
HC	HANDICAPPED PARKING SPACE
HGL	HYDRAULIC GRADIENT LINE
HP	HIGH POINT
HR	HAND RAIL
HT.	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER
IN	INCH
INV.	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
J	JUNCTION BOX
J	JUNCTION
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT.	LATERAL
LF	LINEAR FOOT
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LOG	LIMITS OF CLEARING & GRADING
LT	LEFT
M	MONUMENT FOUND
MECH.	MECHANICAL
MH	MANHOLE
MI.	MILE
MPH	MILES PER HOUR
MS	MEAN STRIP
MSL	MEAN SEA LEVEL
MIN	MINIMUM
MAX	MAXIMUM
N	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO.#	NUMBER
NBL	NORTH BOUND LANE
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
P	PERIMETER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PCTC	POINT OF CURVATURE TOP OF CURB
PFM	PUBLIC FACILITIES MANUAL
PG.	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVES
PRELIM.	PRELIMINARY
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL REVERSE CURVE
P&P	PLAN AND PROFILE
Q	Q(C.F.S.) AMOUNT OF RUNOFF
R	RADIUS
R/R	REQUIRED
REQD	REQUIRED
RCP	REINFORCED CONCRETE PIPE
RD.	ROAD
RET.	RETAINING
REV.	REVISION
RR	RAILROAD
RT.	ROUTE
R/W	RIGHT OF WAY
RGP	ROUGH GRADING PLAN
ROM	REMOTE OUTSIDE MONITOR
RMA	RESOURCE MANAGEMENT AREA
RPA	RESOURCE PROTECTION AREA
RT	RIGHT
S	SPEED OR SLOPE
SAN.	SANITARY
SBL	SOUTH BOUND LANE
SD	SIGHT DISTANCE
SECT.	SECTION
SEW.	SEWER
SH.	SHOULDER
SF	SQUARE FEET
SP.	SPACE
SP	SITE PLAN
SPEC.	SPECIFICATION
STA.	STATION
STD.	STANDARD
STK.	STACK
STM.	STORM
SVC.	SERVICE
SWM	STORM WATER MANAGEMENT
S/W	SIDE WALK
Sx	CROSS SLOPE
T	TANGENT
TB	TEST BORE
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TP	TEST PIT
TP	TREE PROTECTION
TB	TOP OF BANK
TW	TOP OF WALL
TW	TAILWATER
UD	UNDERDRAIN
UG	UNDERGROUND
UL	UPPER LEVEL
UP	UTILITY POLE
VAN	HANDICAPPED VAN PARKING SPACE
V	VELOCITY
V	VOLUME
VA	VIRGINIA
VC	VERTICAL CURVE
VA.	VA. DEPT. OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
W/W	WATER MAIN
WBL	WEST BOUND LANE
WQIA	WATER QUALITY IMPACT ASSESSMENT
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

SITE TABULATIONS	
EXISTING SITE CONDITIONS	
GPIN:	7778-78-5342
PROPERTY ADDRESS:	10 HARKNESS BOULEVARD
OWNER:	DOMINION REAL ESTATE LLC
CURRENT USE:	INDUSTRIAL
CURRENT ZONING:	GENERAL INDUSTRIAL (I-2)
GROSS SITE AREA:	3.8535 ACRES / 167,858 SQ. FT.
EXISTING BUILDING AREA (PER GIS):	53,500 SQ. FT.
EXISTING FAR:	0.3187
PROPOSED DEVELOPMENT	
PROPOSED USE:	RECYCLING CENTER
LOT SIZE REQUIREMENTS:	
MINIMUM DISTRICT SIZE:	2 ACRES
MINIMUM LOT SIZE:	20,000 SF
PROPOSED LOT SIZE (GROSS):	3.8535 ACRES / 167,858 SQ. FT.
RIGHT-OF-WAY DEDICATION:	0.0000 ACRES / 0.00 SQ. FT.
PROPOSED LOT SIZE (NET):	3.8535 ACRES / 167,858 SQ. FT.
MINIMUM LOT WIDTH:	100 FEET
BULK REGULATIONS:	
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	< 50 FEET; NO PROPOSED CHANGE TO EX. BUILDING
MINIMUM SETBACK REQUIREMENTS:	
FRONT SETBACK	50 FEET
SIDE SETBACK	0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2
REAR SETBACK	0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2
MAXIMUM FLOOR AREA RATIO (F.A.R.):	
PROPOSED FLOOR AREA RATIO (F.A.R.):	1.00 = 167,858 SQ. FT.
PROPOSED GROSS FLOOR AREA:	53,500.00 SQ. FT.
MINIMUM OPEN SPACE SET-ASIDE	
MINIMUM OPEN SPACE SET-ASIDE	10% = 16,786 SQ. FT.
PROVIDED OPEN SPACE (%)	
PROVIDED OPEN SPACE (%)	31.32 %
PROVIDED OPEN SPACE (PER GIS):	
PROVIDED OPEN SPACE (PER GIS):	52,573 SQ. FT.
LOT COVERAGE (IMPERVIOUS AREA)	
BUILDINGS (PER GIS):	53,500 SQ. FT.
ROADS / PARKING LOT (PER GIS):	61,785 SQ. FT.
TOTAL:	115,285 SQ. FT.
PERCENTAGE LOT COVERAGE:	69%

PARKING CALCULATIONS	
REQUIRED PARKING	
PARKING STANDARDS - RECYCLING CENTER	
RECYCLING CENTER =	1 SPACE PER EVERY 500 SQ. FT.
REQUIRED PARKING CALCULATIONS - RECYCLING CENTER	
EXISTING/PROPOSED BUILDING GFA =	53,500 SQ. FT.
TOTAL REQUIRED PARKING =	107 SPACES
PROVIDED PARKING	
EXISTING SPACES =	31 SPACES
PROPOSED SPACES =	14 SPACES
TOTAL PROVIDED PARKING =	45 SPACES
*APPLICANT ANTICIPATES 45 EMPLOYEES FOR ULTIMATE OPERATIONS	
REQUIRED LOADING SPACES	
RECYCLING CENTER REQUIREMENT =	1 SPACE FOR 1ST 5,000 SQ. FT. + 1 SPACE FOR EVERY ADDITIONAL 30,000 SQ. FT.
REQUIRED LOADING SPACES =	2 SPACES
PROVIDED LOADING SPACES =	8 SPACES

- ### NOTES
- THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7778-78-5342 AND IS ZONED I-2 (GENERAL INDUSTRIAL) AND CONSISTS OF 3.85 ACRES.
 - THE SUBJECT PROPERTY IS NOW IN THE NAME OF DOMINION REAL ESTATE LLC AND IS RECORDED IN INSTRUMENT NUMBER 2018-396 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA. SEE SHEET 4 FOR ADJACENT PROPERTY OWNER INFORMATION.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT ENTITLED "PLAT OF SUBDIVISION BATTLEFIELD INDUSTRIAL PARK TAX MAP A-11 PARCEL 306", PREPARED BY SULLIVAN, DONAHUE AND INGALLS, DATED FEBRUARY 18, 1997 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
 - TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM CITY OF FREDERICKSBURG GIS DATA. THE CONTOUR INTERVAL IS 2'.
 - THE SITE IS LOCATED WITHIN THE FOLLOWING: CHESAPEAKE BAY OVERLAY DISTRICT, TECHNOLOGY ZONE, AND THE BRAEHEAD/NATIONAL PARK SMALL AREA PLAN.
 - THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
 - THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 - THE PROPOSED USE OF THE EXISTING BUILDING IS A RECYCLING CENTER. AN OUTDOOR STORAGE AREA IS PROPOSED TO SUPPLEMENT THE PROPOSED USE OF THE EXISTING BUILDING. ADDITIONAL STRIPED PARKING SPACES ON THE EXISTING PAVED AREA ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES.
 - THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
 - THE EXISTING PARKING LOT, DRIVE AISLES, AND LOADING DOCKS ARE NOT PROPOSED TO BE ALTERED, OTHER THAN STRIPING FOR ADDITIONAL PARKING SPACES.
 - OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
 - REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
 - NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. THEREFORE, EROSION CONTROL AND STORMWATER MANAGEMENT IS NOT REQUIRED.
 - DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.

Bowman Consulting Group, Ltd.
650-A Nemea Circle
Fredericksburg, Virginia 22406

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LEGEND, NOTES & TABULATIONS
 GENERAL DEVELOPMENT PLAN
 GREEN CHIP RECYCLING

CITY OF FREDERICKSBURG, VIRGINIA
 WARD 4 - PRECINCT 401

CITY PROJECT NUMBER	
PLAN STATUS 02/10/20 1st SUBMISSION	
DATE	DESCRIPTION
WED DESIGN	WED DRAWN
WED DESIGN	WED CHKD
SCALE	H: N/A V: N/A
JOB No. 100262-01-001	
DATE : FEBRUARY 2020	
FILE No. 100262-D-ZP-001	
SHEET	2 OF 6

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 Fax: (540) 371-3479
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BOUNDARY PLAT
 GENERAL DEVELOPMENT PLAN
 GREEN CHIP RECYCLING
 CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

CITY PROJECT NUMBER

PLAN STATUS
 02/10/20 1st SUBMISSION

DATE	DESCRIPTION
WED 02/10/20	DESIGN
WED 02/10/20	DRAWN
WED 02/10/20	CHKD

SCALE: H: N/A
 V: N/A

JOB No. 100262-01-001

DATE: FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 3 OF 6

DB 908/543 Plat Book 9 Page 104

OWNER'S CONSENT AND DEDICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL OF THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VIRGINIA REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 18th DAY OF February 19 97.

Edson L. Sullivan
 EDSON L. SULLIVAN LS #908-B
 LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL OF THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VIRGINIA REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 18th DAY OF February 19 97.

Edson L. Sullivan
 EDSON L. SULLIVAN LS #908-B
 LAND SURVEYOR

TITLE CERTIFICATE

I HEREBY CERTIFY THAT THIS PROPERTY IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICKSBURG, VIRGINIA IN DEED BOOK 220 AT PAGE 633 UNDER THE NAME OF BATTLEFIELD INDUSTRIAL PARK.

Edson L. Sullivan
 EDSON L. SULLIVAN LS #908-B

VICINITY MAP
 SCALE: 1" = 1000'

AREA TABULATION
 PARCEL --- 3.8535 ACRES
 PL-C-11 --- 0.6681 ACRES
 TOTAL --- 4.5216 ACRES

CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS BATTLEFIELD INDUSTRIAL PARK, TAX MAP A-11 PARCEL 306 IS APPROVED BY THE UNDERSIGNS IN ACCORDANCE WITH THE EXISTING REGULATIONS OF THE CITY OF FREDERICKSBURG AND MAY BE COMMITTED TO RECORD.

John S. Harris
 JOHN S. HARRIS
 NOTARY PUBLIC

PLAT OF SUBDIVISION
BATTLEFIELD INDUSTRIAL PARK
 TAX MAP A-11 PARCEL 306
 LOCATED IN THE
 CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
 REV. - FEBRUARY 16, 1997

SULLIVAN DONAHOE AND INGALLS
 P.O. BOX 614
 FREDERICKSBURG, VIRGINIA 22404 SHEET 1 OF 2

DB 502/543 Plat Book 9 Page 105

PLAT OF SUBDIVISION
BATTLEFIELD INDUSTRIAL PARK
 TAX MAP A-11 PARCEL 306
 LOCATED IN THE
 CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
 REV. - FEBRUARY 16, 1997

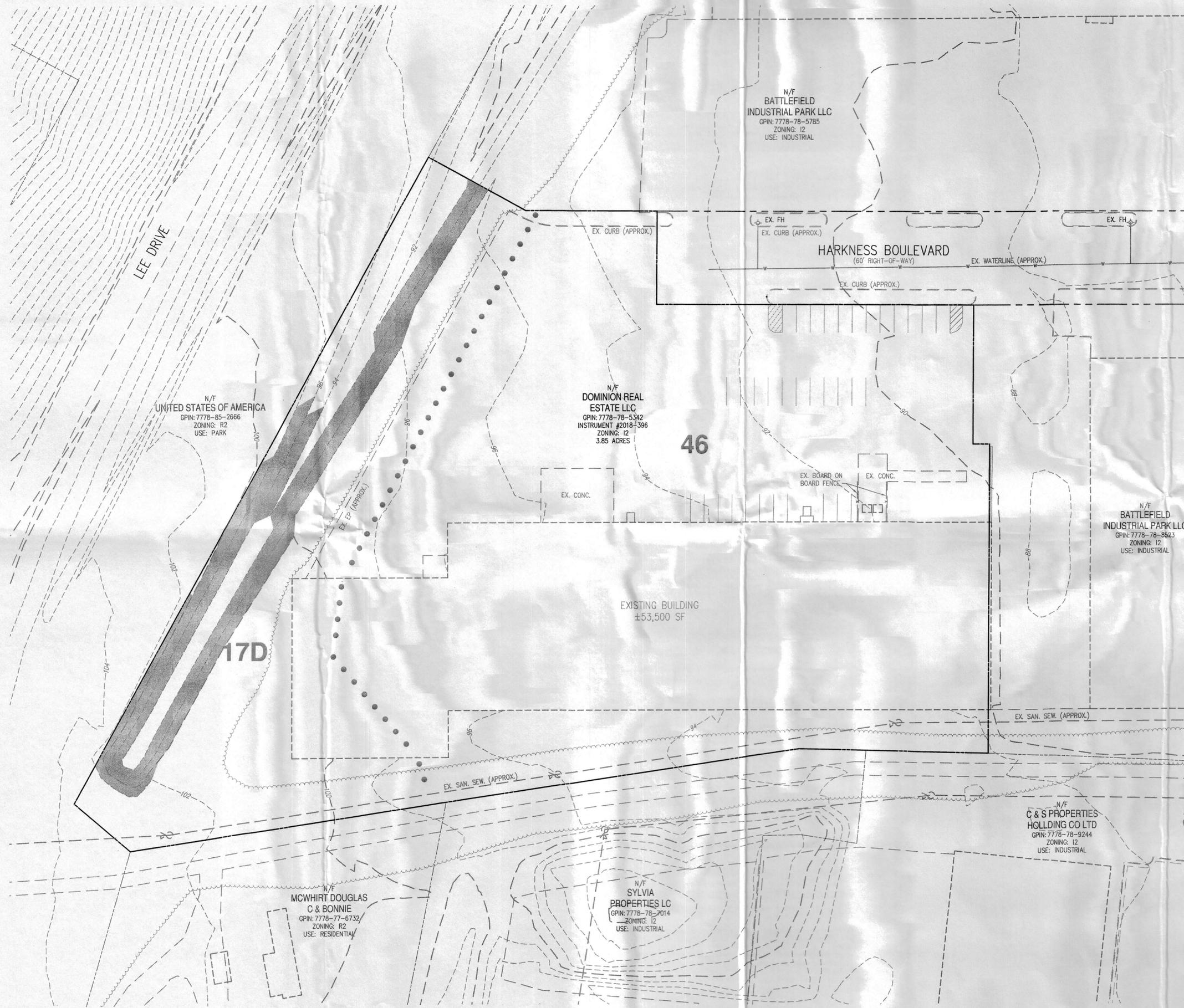
SULLIVAN DONAHOE AND INGALLS
 P.O. BOX 614
 FREDERICKSBURG, VIRGINIA 22404 SHEET 2 OF 2

0.6681 ACRES
 BATTLEFIELD INDUSTRIAL PARK
 REMAINDER TM A-11 PARCEL 306
 3.97788 ACRES

3.8535 ACRES
 188,789 S/F
 A PORTION OF TAX MAP A-11 PARCEL 306
 304.14 (GROSS AREA)

NOTES:
 1. NO FILE REPORT FURNISHED.
 2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 3. THIS PROPERTY IS NOT LOCATED IN THE PLAIN 100 YEAR FLOOD ZONE "A", PER MAP NUMBER 0008 & DATED JULY 2, 1978.
 4. THE STORMWATER MANAGEMENT EASEMENT IS PRIVATE.

GRAPHIC SCALE 1" = 40'



- NOTES:**
- PER CITY OF FREDERICKSBURG GIS INFORMATION, NO WETLANDS OR WATERS OF THE US ARE LOCATED ON THIS SITE.
 - THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES.
 - THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
 - THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
17D	DYSTROCHREPTS-UDULTS COMPLEX, STEEP
45	URBAN LAND-UDULTS COMPLEX, SMOOTHED

- LEGEND**
- DENOTES SLOPES > 25%
 - SOILS
 - EXISTING TREELINE

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CONSULTING

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EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
WARD 4: PRECINCT 401
CITY OF FREDERICKSBURG, VIRGINIA

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR.
Lic. No. 055205
02/10/20
PROFESSIONAL ENGINEER

PLAN STATUS

02/10/20 1st SUBMISSION

DATE	DESCRIPTION
WED	DESIGN
WED	DRAWN
WED	CHKD

SCALE: H: 1"=30'
V: N/A

JOB No. 100262-01-001

DATE: FEBRUARY 2020

FILE No. 100262-D-ZP-001

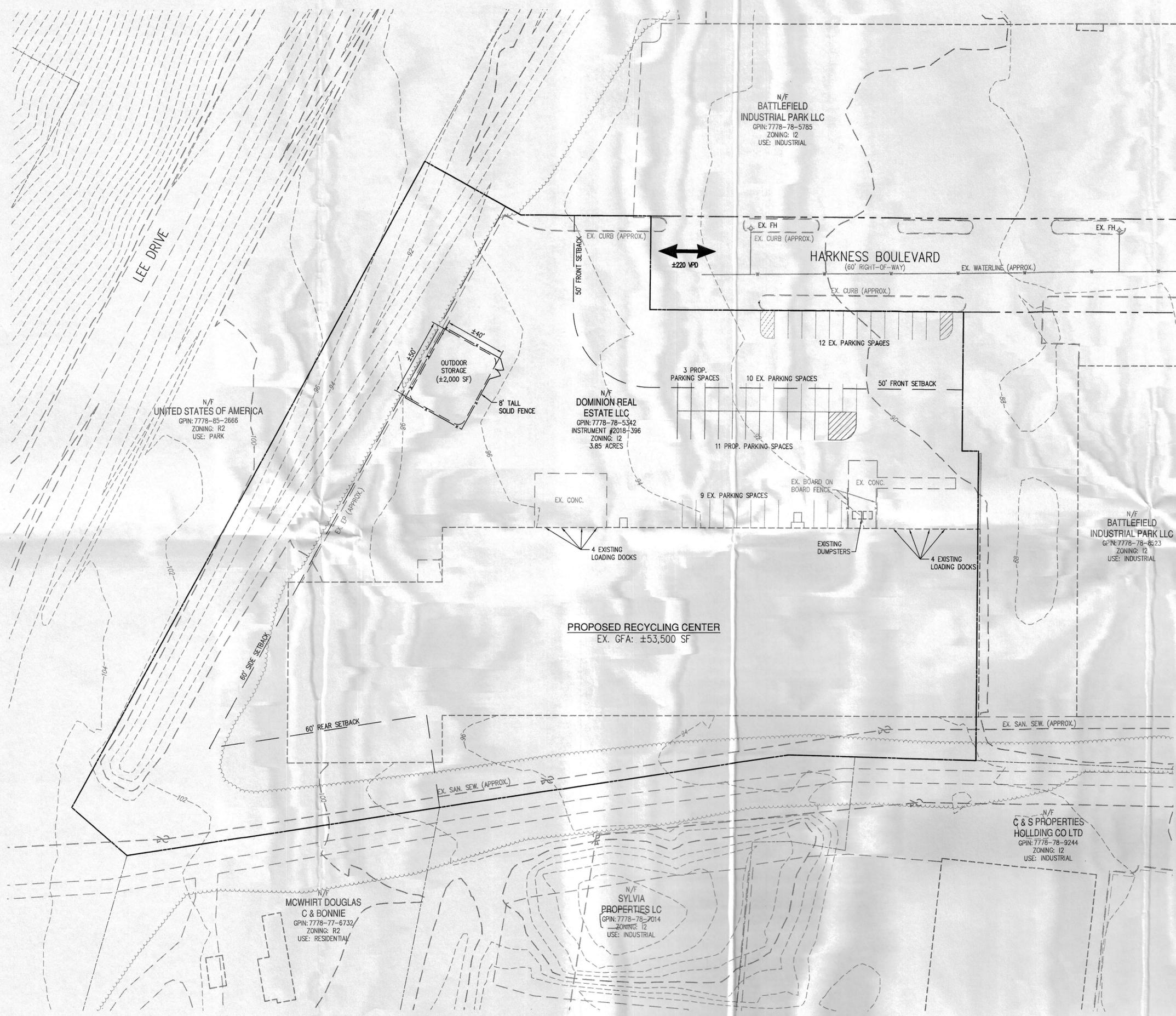
CITY PROJECT NUMBER

PLAN STATUS
 02/10/20 1st SUBMISSION

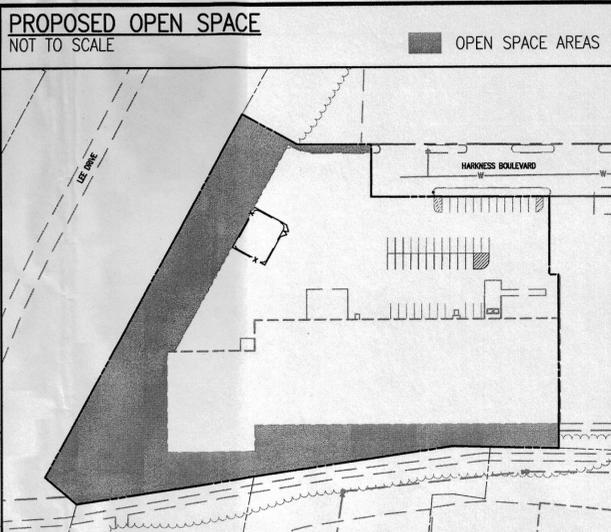
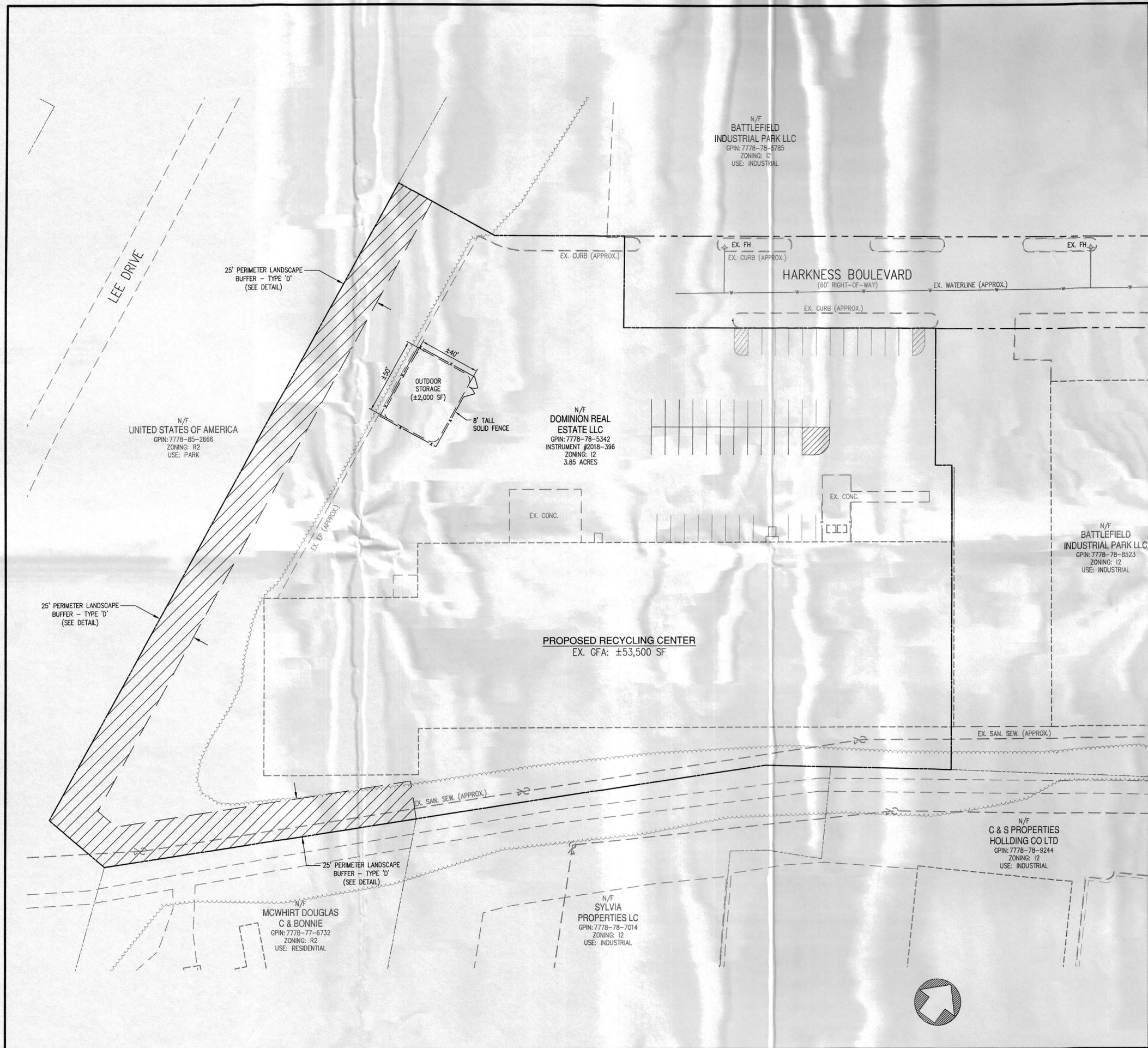
DATE	DESCRIPTION
WED	DESIGN
WED	DRAWN
WED	CHKD
SCALE H: 1"=30'	
V: N/A	
JOB No. 100262-01-001	
DATE : FEBRUARY 2020	
FILE No. 100262-D-ZP-001	

SHEET 5 OF 6

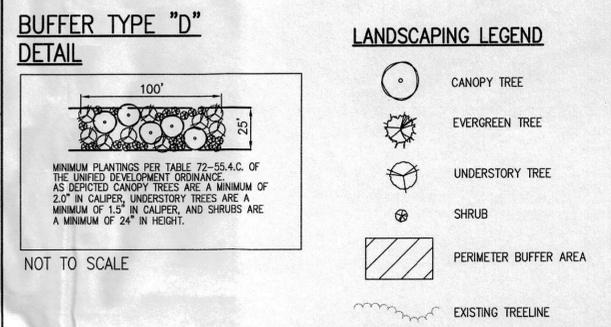
NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL USE. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.



LEGEND
 ±000 VPD
 PROPOSED SITE ACCESS & ESTIMATED VPDs



NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.



NOT TO SCALE

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
 2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
 3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
 4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
 5. NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. EXISTING TREES MAY BE CREDITED TOWARD THE PERIMETER BUFFER REQUIREMENTS, SUBJECT TO VERIFICATION OF A CERTIFIED ARBORIST.

Bowman
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CONCEPTUAL LANDSCAPING PLAN
 GENERAL DEVELOPMENT PLAN
 GREEN CHIP RECYCLING

WARD 4: PRECINCT 401
 CITY OF FREDERICKSBURG, VIRGINIA

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 WILLIAM E. DUNCANSON JR.
 Lic. No. 055205
 02/10/20
 PROFESSIONAL ENGINEER

PLAN STATUS		
02/10/20	1st SUBMISSION	
DATE	DESCRIPTION	
WED	WED	WED
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED	V: N/A
JOB No. 100262-01-001		
DATE : FEBRUARY 2020		
FILE No. 100262-D-ZP-001		
SHEET	6	OF 6

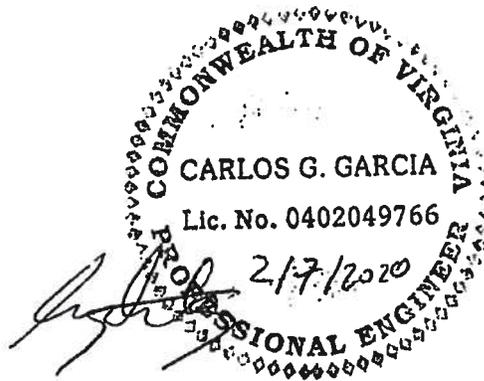
Memorandum

To: Ms. Maggie MacDonald
Green Chip, Inc.

From: Carlos G. Garcia, P.E.

Date: 02/07/2020

Re: Green Chip Recycling – Traffic Assessment



The purpose of this assessment is to evaluate the potential impact in the existing roadway network as a result of the proposed Green Chip Recycling Facility. Green Chip is proposing to occupy a current vacant space (10 Harkness Boulevard in Fredericksburg, VA) with a base operation of 20 employees and 10 truck deliveries with a goal of 45 employees and 20 truck deliveries in the future.

Background Information

The existing site is located at 10 Harkness Boulevard in Fredericksburg, VA. The site can be accessed by Summit Street (Vehicles traveling eastbound on Route 3) and Tyler Street (Vehicles traveling westbound on Route 3). **Figure 1** depicts the existing site location.



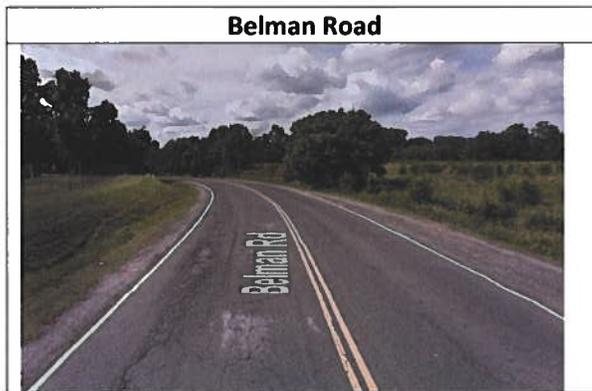
Figure 1. Site Location.

Existing Roadway Network

Summit Street/Central Road is an undivided two-lane local roadway that provides direct access (entering the site) for vehicles traveling eastbound on Route 3; the road also provides direct access for vehicles exiting the site with destination eastbound on route 3. The posted speed limit for this road is 25 MPH. The Summit Street and Route 3 intersection has a right-in/right-out configuration.

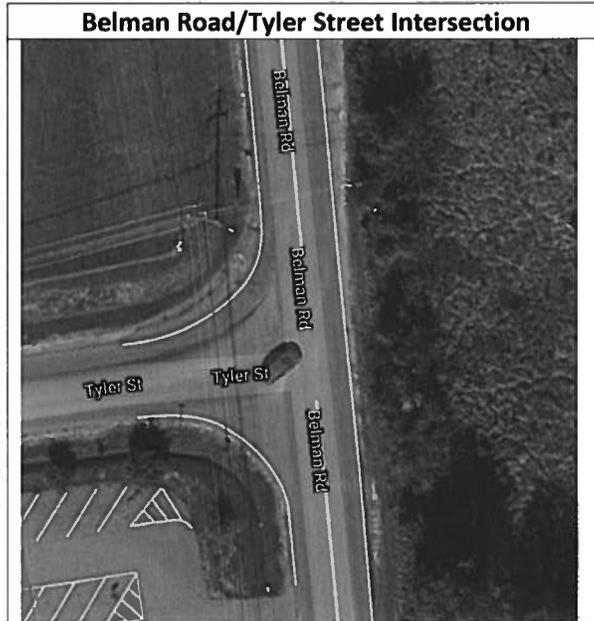
Tyler Street is an undivided two-lane local roadway that provides direct access (entering the site) via Belman Road for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 25 MPH.

Belman Road is an undivided two-lane local roadway that provides direct access (entering the site) via Tyler Street for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 35 MPH. The Belman Road and Route 3 intersection is signalized and provides full access to east/westbound traffic.



For purposes of this assessment, the intersection of Tyler Street and Belman Road was evaluated since most of the traffic from the site wanting to travel westbound on Route 3 will be turning left at the intersection.

The trip arrival/departure distribution was estimated to be a 45/55 split to/from Route 3. Approximately 45% of the new trips are expected to use Summit Street/Central Road and 55% of the trips are expected to use Belman Road and Tyler Street.



Traffic Data Collection

For this evaluation, Bowman collected traffic turning movement counts at the intersection of Tyler Street and Belman Road on an average day (Tuesday, February 4th, 2020) during the morning (7:00 am to 9:00 am) and evening (4:00 pm to 6:00 pm) peak periods. These counts were used to determine the peak hour volumes for the intersection and prepare capacity analysis for No-Build and Build conditions. The traffic data collected is included at the end of this assessment as an attachment.

Trip Generation

As previously mentioned, the Green Chip Recycling Facility is proposing to increase the operations of the facility by increasing the number of employees (from 20 to 45) and the number of truck deliveries (from 10 to 20 trucks per day).

As a conservative approach, this assessment assumes that 100% of the additional trips pertinent to the new employees and new truck deliveries (45 employees and 20 trucks) will occur during the peak hours with 55% of the trips will travel to/from the east.

Based on this assumption and the arrival departure distribution identified in this assessment, the intersection of Tyler Street and Belman Road is projected to have an additional 36 southbound trips turning right at the intersection during the morning peak hour. During the evening peak hour, the intersection is projected to have an additional 36 eastbound trips turning left at the intersection. The existing traffic volumes (No-Build Conditions) including the existing trips from the Green Chip Recycling Facility are depicted in **Figure 2**. The projected trips (Build Conditions) including the new trips from the expansion of the facility are also included in **Figure 2**.

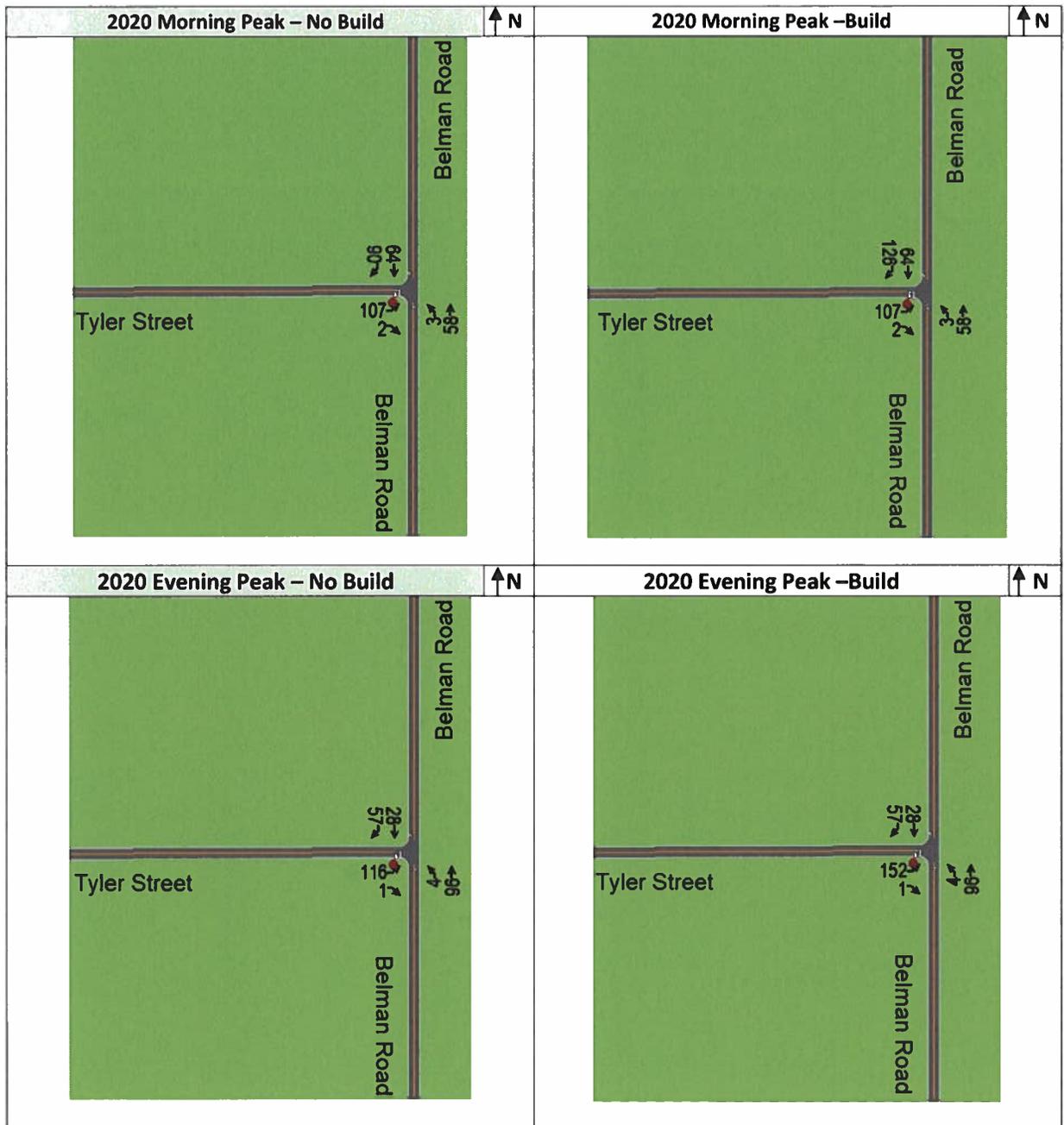


Figure 2. No-Build and Build Traffic Volumes.

Capacity Analysis

The intersection of Tyler Street and Belman Road was analyzed for each scenario (No Build and Build) using the 2010 Highway Capacity Manual (HCM) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service (LOS), and control delay as the criteria for the performance of the intersections.

Typically, LOS “A” through “D” is considered acceptable, while LOS “E” and “F” are considered failing or unacceptable. Control delay is a measure of the total amount of delay experienced by an individual vehicle and includes delay related to deceleration, queue delay, stopped delay, and acceleration.

Level of Service

The capacity analysis results are summarized in Table 1.

Table 1. Tyler Street and Belman Road (Capacity Analysis)

2020 No Build vs Build Conditions (Capacity Analysis)										
INTERSECTION			NO BUILD AM PEAK		BUILD AM PEAK		NO BUILD PM PEAK		BUILD PM PEAK	
			Conditions		Conditions		Conditions		Conditions	
			DELAY (S)	LOS	DELAY (S)	LOS	DELAY (S)	LOS	DELAY (S)	LOS
Tyler Street and Belman Road	Approach	Movement								
	EB	L/R	10.3	B	10.4	B	10.2	B	10.5	B
	NB	L/T	7.6	A	7.6	A	7.4	A	7.4	A
	SB	T/R	0.0	A	0.0	A	0.0	A	0.0	A

The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better. The traffic operations along Belman Road are expected to remain acceptable at LOS A.

The levels of service of the intersection are not expected to change from No-Build conditions to Build conditions as a result of the proposed project. Minimal to negligible increases of delay would be expected (less than 1 second at Tyler Street). The results of the capacity analysis are included at the end of this assessment as an attachment.

Note that the analysis is based on the most conservative approach. The traffic generated by recycling facilities is normally distributed within a 10-hour period. Therefore, the roadway network is expected to experience lesser traffic volumes than the volumes evaluated in this assessment during the peak periods.

Conclusions

- The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better during the No-Build conditions / Build conditions. The proposed development is not expected to have a significant/detrimental impact on the existing roadway system.

Bowman Consulting Group

3951 Westerre Parkway, Suite 150
Richmond, VA, 23233

Belman Road and Tyler Street AM

File Name : Belman_Tyler_AM
Site Code : 00000001
Start Date : 2/5/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

Start Time	Tyler Street Eastbound				Westbound				Belman Road Northbound				Belman Road Southbound				Int. Total			
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total				
07:00 AM	16	0	0	0	16	0	0	0	0	0	9	0	0	9	0	19	29	0	48	73
07:15 AM	16	0	1	0	17	0	0	0	0	0	3	0	0	3	0	30	29	0	59	79
07:30 AM	17	0	1	0	18	0	0	0	0	0	7	0	0	7	0	18	23	0	41	66
07:45 AM	29	0	1	0	30	0	0	0	0	0	1	7	0	8	0	10	18	0	28	66
Total	78	0	3	0	81	0	0	0	0	0	1	26	0	27	0	77	99	0	176	284
08:00 AM	24	0	0	0	24	0	0	0	0	0	17	0	0	17	0	18	22	0	40	81
08:15 AM	31	0	0	0	31	0	0	0	0	0	3	17	0	20	0	18	35	0	53	104
08:30 AM	23	0	2	0	25	0	0	0	0	0	11	0	0	11	0	11	17	0	28	64
08:45 AM	29	0	0	0	29	0	0	0	0	0	13	0	0	13	0	17	16	0	33	75
Total	107	0	2	0	109	0	0	0	0	0	3	58	0	61	0	64	90	0	154	324
Grand Total	185	0	5	0	190	0	0	0	0	0	4	84	0	88	0	141	189	0	330	608
Apprch %	97.4	0	2.6	0		0	0	0	0		4.5	95.5	0	0		0	42.7	57.3	0	
Total %	30.4	0	0.8	0	31.2	0	0	0	0	0	0.7	13.8	0	14.5	0	23.2	31.1	0	54.3	
Typical Vehicles	148	0	4	0	152	0	0	0	0	0	4	65	0	69	0	135	146	0	281	502
% Typical Vehicles	80	0	80	0	80	0	0	0	0	0	100	77.4	0	78.4	0	95.7	77.2	0	85.2	82.6
Heavy Vehicles	37	0	1	0	38	0	0	0	0	0	0	19	0	19	0	6	43	0	49	106
% Heavy Vehicles	20	0	20	0	20	0	0	0	0	0	0	22.6	0	21.6	0	4.3	22.8	0	14.8	17.4

Start Time	Tyler Street Eastbound				Westbound				Belman Road Northbound				Belman Road Southbound				Int. Total				
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total					
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	24	0	0	0	24	0	0	0	0	0	17	0	0	17	0	18	22	0	40	81	
08:15 AM	31	0	0	0	31	0	0	0	0	0	3	17	0	20	0	18	35	0	53	104	
08:30 AM	23	0	2	0	25	0	0	0	0	0	11	0	0	11	0	11	17	0	28	64	
08:45 AM	29	0	0	0	29	0	0	0	0	0	13	0	0	13	0	17	16	0	33	75	
Total Volume	107	0	2	0	109	0	0	0	0	0	3	58	0	61	0	64	90	0	154	324	
% App. Total	98.2	0	1.8	0		0	0	0	0		4.9	95.1	0	0		0	41.6	58.4	0		
PHF	.863	.000	.250	.000	.879	.000	.000	.000	.000	.000	.250	.853	.000	.000	.763	.000	.889	.643	.000	.726	.779
Typical Vehicles	94	0	2	0	96	0	0	0	0	0	3	47	0	50	0	61	50	0	111	257	
% Typical Vehicles	87.9	0	100	0	88.1	0	0	0	0	0	100	81.0	0	82.0	0	95.3	55.6	0	72.1	79.3	
Heavy Vehicles	13	0	0	0	13	0	0	0	0	0	11	0	0	11	0	3	40	0	43	67	
% Heavy Vehicles	12.1	0	0	0	11.9	0	0	0	0	0	0	19.0	0	18.0	0	4.7	44.4	0	27.9	20.7	

Bowman Consulting Group

3951 Westerre Parkway, Suite 150
Richmond, VA, 23233

Belman Road and Tyler Street PM

File Name : Belman_Tyler_PM
Site Code : 00000001
Start Date : 2/4/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

Start Time	Tyler Street Eastbound				Westbound				Belman Road Northbound				Belman Road Southbound				Int. Total				
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total					
04:00 PM	37	0	0	0	37	0	0	0	0	0	2	35	0	0	37	0	8	24	0	32	106
04:15 PM	27	0	1	0	28	0	0	0	0	0	0	17	0	0	17	0	7	10	0	17	62
04:30 PM	32	0	0	0	32	0	0	0	0	0	1	22	0	0	23	0	6	7	0	13	68
04:45 PM	20	0	0	0	20	0	0	0	0	0	1	22	0	0	23	0	7	16	0	23	66
Total	116	0	1	0	117	0	0	0	0	0	4	96	0	0	100	0	28	57	0	85	302
05:00 PM	37	0	0	0	37	0	0	0	0	0	3	27	0	0	30	0	3	8	0	11	78
05:15 PM	16	0	0	0	16	0	0	0	0	0	0	9	0	0	9	0	1	13	0	14	39
05:30 PM	17	0	0	0	17	0	0	0	0	0	1	11	0	0	12	0	9	5	0	14	43
05:45 PM	13	0	1	0	14	0	0	0	0	0	0	2	0	0	2	0	3	7	0	10	26
Total	83	0	1	0	84	0	0	0	0	0	4	49	0	0	53	0	16	33	0	49	186
Grand Total	199	0	2	0	201	0	0	0	0	0	8	145	0	0	153	0	44	90	0	134	488
Apprch %	99	0	1	0		0	0	0	0	0	5.2	94.8	0	0		0	32.8	67.2	0		
Total %	40.8	0	0.4	0	41.2	0	0	0	0	0	1.6	29.7	0	0	31.4	0	9	18.4	0	27.5	
Typical Vehicles	179	0	1	0	180	0	0	0	0	0	7	142	0	0	149	0	40	50	0	90	419
% Typical Vehicles	89.9	0	50	0	89.6	0	0	0	0	0	87.5	97.9	0	0	97.4	0	90.9	55.6	0	67.2	85.9
Heavy Vehicles	20	0	1	0	21	0	0	0	0	0	1	3	0	0	4	0	4	40	0	44	69
% Heavy Vehicles	10.1	0	50	0	10.4	0	0	0	0	0	12.5	2.1	0	0	2.6	0	9.1	44.4	0	32.8	14.1

Start Time	Tyler Street Eastbound				Westbound				Belman Road Northbound				Belman Road Southbound				Int. Total				
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total					
Peak Hour Analysis From 04:00 PM to 04:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	37	0	0	0	37	0	0	0	0	0	2	35	0	0	37	0	8	24	0	32	106
04:15 PM	27	0	1	0	28	0	0	0	0	0	0	17	0	0	17	0	7	10	0	17	62
04:30 PM	32	0	0	0	32	0	0	0	0	0	1	22	0	0	23	0	6	7	0	13	68
04:45 PM	20	0	0	0	20	0	0	0	0	0	1	22	0	0	23	0	7	16	0	23	66
Total Volume	116	0	1	0	117	0	0	0	0	0	4	96	0	0	100	0	28	57	0	85	302
% App. Total	99.1	0	0.9	0		0	0	0	0	0	4	96	0	0		0	32.9	67.1	0		
PHF	784	.000	.250	.000	791	.000	.000	.000	.000	.000	500	686	.000	.000	676	.000	875	594	.000	664	712
Typical Vehicles	101	0	0	0	101	0	0	0	0	0	3	94	0	0	97	0	25	24	0	49	247
% Typical Vehicles	87.1	0	0	0	86.3	0	0	0	0	0	75.0	97.9	0	0	97.0	0	89.3	42.1	0	57.6	81.8
Heavy Vehicles	15	0	1	0	16	0	0	0	0	0	1	2	0	0	3	0	3	33	0	36	55
% Heavy Vehicles	12.9	0	100	0	13.7	0	0	0	0	0	25.0	2.1	0	0	3.0	0	10.7	57.9	0	42.4	18.2

HCM 6th TWSC
 3: Belman Road & Tyler Street

02/10/2020

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑		↗
Traffic Vol, veh/h	107	2	3	58	64	90
Future Vol, veh/h	107	2	3	58	64	90
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	116	2	3	63	70	98

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	188	119	168	0	0
Stage 1	119	-	-	-	-
Stage 2	69	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	801	933	1410	-	-
Stage 1	906	-	-	-	-
Stage 2	954	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	799	933	1410	-	-
Mov Cap-2 Maneuver	799	-	-	-	-
Stage 1	904	-	-	-	-
Stage 2	954	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1410	-	801	-	-
HCM Lane V/C Ratio	0.002	-	0.148	-	-
HCM Control Delay (s)	7.6	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

HCM 6th TWSC
3: Belman Road & Tyler Street

02/10/2020

Intersection

Int Delay, s/veh 3.2

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	107	2	3	58	64	126
Future Vol, veh/h	107	2	3	58	64	126
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	116	2	3	63	70	137

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	208	139	207	0	-	0
Stage 1	139	-	-	-	-	-
Stage 2	69	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	780	909	1364	-	-	-
Stage 1	888	-	-	-	-	-
Stage 2	954	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	778	909	1364	-	-	-
Mov Cap-2 Maneuver	778	-	-	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	954	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	10.4	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1364	-	780	-	-
HCM Lane V/C Ratio	0.002	-	0.152	-	-
HCM Control Delay (s)	7.6	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

HCM 6th TWSC
 3: Belman Road & Tyler Street

02/10/2020

Intersection

Int Delay, s/veh 4.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y			↕	↕	
Traffic Vol, veh/h	116	1	4	96	28	57
Future Vol, veh/h	116	1	4	96	28	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	126	1	4	104	30	62

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	173	61	92	0	-	0
Stage 1	61	-	-	-	-	-
Stage 2	112	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	817	1004	1503	-	-	-
Stage 1	962	-	-	-	-	-
Stage 2	913	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	815	1004	1503	-	-	-
Mov Cap-2 Maneuver	815	-	-	-	-	-
Stage 1	959	-	-	-	-	-
Stage 2	913	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	10.2	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1503	-	816	-	-
HCM Lane V/C Ratio	0.003	-	0.156	-	-
HCM Control Delay (s)	7.4	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

HCM 6th TWSC
3: Belman Road & Tyler Street

02/10/2020

Intersection

Int Delay, s/veh 4.8

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	152	1	4	96	28	57
Future Vol, veh/h	152	1	4	96	28	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	165	1	4	104	30	62

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	173	61	92	0	-	0
Stage 1	61	-	-	-	-	-
Stage 2	112	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	817	1004	1503	-	-	-
Stage 1	962	-	-	-	-	-
Stage 2	913	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	815	1004	1503	-	-	-
Mov Cap-2 Maneuver	815	-	-	-	-	-
Stage 1	959	-	-	-	-	-
Stage 2	913	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	10.5	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1503	-	816	-	-
HCM Lane V/C Ratio	0.003	-	0.204	-	-
HCM Control Delay (s)	7.4	0	10.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.8	-	-

Looking towards
Lee Drive /
Battlefield



Site and landscape screening towards Lee Dr/ Battlefield





On Lee Drive looking towards the site



At the entrance to the SF Residence at 119 Lee Dr.