

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. SE2020-01** 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

Four proposed special exceptions 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 temporary 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.

The regulations governing a recycling center are extensive and thorough. They were intended to govern a typical household waste/commercial waste recycling facility that dealt with a variety of materials, including food stuffs, waste, and a variety of recyclable materials. This facility will be more limited with much less of an impact compared to a standard recycling center. There will be no odor from containers contaminated with bio-degradable waste. The work done is indoors, done manually and with machines, with no vibrations, fumes, or other nuisance factors that will unduly emanate from the building. Most of the use standards were not designed with this particular facility's operation in mind; the recycling center these standards were created for is simply not what is happening at his facility. This is a type of specialized recycling and repurposing focusing on data management and electronic waste sorting, recycling, and repurposing (including resale of functioning electronics and their components to third parties).

PROPOSED SPECIAL EXCEPTION REQUEST

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.
- b. 72-41.4.E.2, requiring a recycling center to be at least 250 feet from any 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.

- 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.

SPECIAL EXCEPTION ANALYSIS

Unified Development Ordinance (UDO) §72-22.7 contains review criteria that the Planning Commission and City Council shall use when evaluating an application for a Special Exception. These criteria are:

1. Consistency with the Unified Development Ordinance

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, but the use standards do not fit this particular iteration of a recycling center. 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. A major site plan will be required for the proposed development. The property is not located within any overlay zone. The special exceptions would provide employment while increasing the commercial tax base. The business would help support local data management and electronics industry businesses.

2. Conformance with the 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

The requested special exceptions and associated development are in accordance with goals of the Comprehensive Plan:

Goal 3 – Business Development:

“Ensure the City can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing for retail and office space development in areas identified for growth” – pg. 1-9.

Business Opportunity Initiatives (pg.6-11)

1. Make the attraction of new businesses to the City a main focus of economic development along with business retention and expansion.

3. Whether there has been a sufficient period of time for investigation and community planning with respect to the application.

The Technical Review Committee has completed its review and the Applicant has submitted a revised application and GDP based on staff comments.

4. *Whether the special exception is consistent with the principles of good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, and the characteristics of the property involved.*

Section 72-12 of the UDO states that “*The City Council has adopted this chapter to promote the health, safety, convenience, and general welfare of the public, to plan for the future development of the community, and to accomplish the objectives of the Code of Virginia and the City of Fredericksburg Comprehensive Plan*”. As stated in that Code Section, zoning is intended to be a tool that provides for, amongst other things:

- A. *...Adequate light, air, convenience of access, and safety from fire, flood, impounding structural failure, crime, and other dangers;*
- C. *To facilitate the creation of a convenient, attractive, and harmonious community;*
- G. *To encourage economic development that provides desirable employment, including high wage jobs, and enlarge the tax base;*
- J. *To implement the Fredericksburg Comprehensive Plan and any special area plan adopted by the City;*

The property is not located within a floodplain or floodway. The development will provide employment for citizens and support other electronic and data industry business opportunities. The use will occur within an existing industrial building. It would be keeping in character with the scale of development in the Industrial Park. The use is in keeping with the future land use designation of general industrial.

5. *Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual.*

The lot is 3.85 acres in size with frontage along three streets (Harkness Boulevard, Lee Drive, and a service road), with no extreme contours, or undevelopable wetlands. The site is a prime spot for use, with an approximately 53,500 sq. ft. area building and ample paved area for parking, loading, and outdoor storage needs.

The proposed recycling center is unique in that most of the use standards were not designed with this particular facility’s operation in mind; the recycling center these standards were created for is simply not what is happening at his facility. This is a type of specialized recycling and repurposing focusing on data management and electronic waste sorting, recycling, and repurposing (including resale of functioning electronics and their components to third parties). Green Chip Inc. is tailored for the information technology field, not the collection and processing of everyday waste from neighborhoods and businesses. The applicant states that they will provide an outlet for residents and business to drop off unwanted electronic waste, thereby avoiding having it sent to a landfill while at the same time repurposing or recycling it.

6. *Whether the proposed exception potentially results in any adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.*

The applicant will be bound by the noise ordinance just as all other operations in the Industrial Park are. There will no detectably fumes beyond the facility, conditioned limits on delivery times, and no aspect of the operation that would make it stand out negatively compared to surrounding business.

CONCLUSION

This is a proposal for four special exceptions regarding a recycling center. The requests meet the required criteria. It meets the goals of the Comprehensive Plan. The proposed development will provide jobs for citizens and increase the tax base. The Planning Commission should recommend approval to City Council.

ATTACHMENTS

1. Resolution (not attached to this work session report)
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis



Application #SE: 2020-01
Date: 2.11.20
Fee/Check#: CK 4965
\$750.00 + \$150.00 Per Acre
\$1,350

APPLICATION SPECIAL EXCEPTION

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 AN EXCEPTION FOR: _____

(1) a recycling center to operate within an existing building on a parcel less than 5 acres; (2) a recycling center to operate within an existing building located within 250 feet of a residential district; (3) a recycling center to operate within an existing building located within 50 feet of any lot line; and (4) a recycling center to operate exclusively indoors between the hours of 7 p.m. and 7 a.m.

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 10-2

Description of the development's impact on neighboring and adjacent properties, please be specific (attach additional sheet if necessary): Minimal. See attached Special Exception narrative.

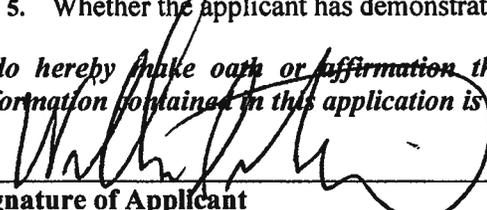
(Application Continued)

Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

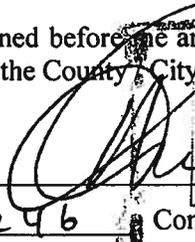
1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

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

 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 FEBRUARY, 2020 in the County / City of Queens in the state of NEW YORK

Notary Signature 
 Notary Registration # 01MU6341246 Commission Expires 05/02/2020

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

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 _____

(Application Continued)

Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

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

Signature of Owner

Date

PRINT NAME OF OWNER

Wangmo 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

12/31/2024

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

[Signature]

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 attached confirmation from New York State Department of State

William Monteleone and Michael Alloco, Sr. are authorized to sign on behalf of company.

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 15 and 5 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 exceptions to (1) allow an electronic equipment recycling center to operate within an existing building on a parcel less than 5 acres; (2) allow a recycling center to operate within an existing building located within 250 feet of a residential district; (3) allow a recycling center to operate within an existing building located within 50 feet of any lot line; and (4) allow a recycling center to operate exclusively indoors between the hours of 7:00 p.m. and 7: 00 a.m.

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 _____.

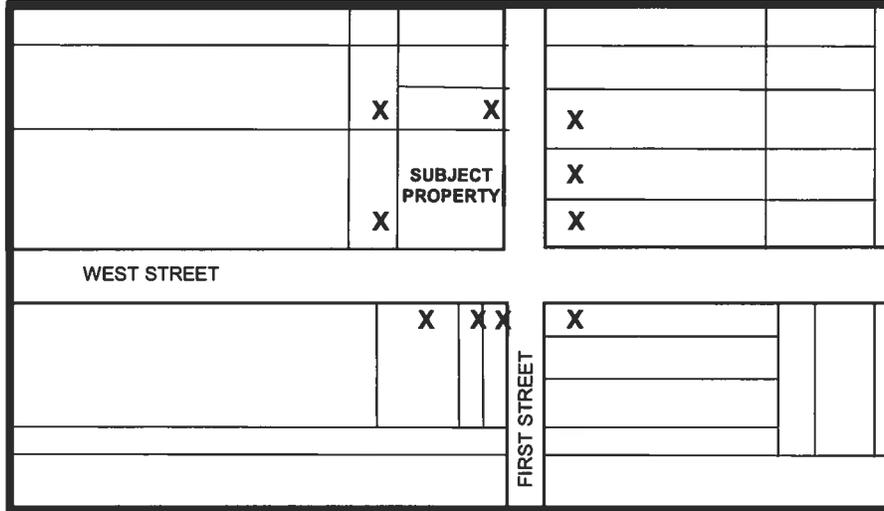
Sincerely,

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.	7778-78-5785 & 7778-78-8523
Owner Name	Battlefield Industrial Park, LLC	GPIN NUMBER
Mailing Address	PO Box 7165	
City, State, Zip	Fredericksburg, VA 22404	

Property Address	460 Central Rd.	7778-78-9244
Owner Name	C&S Properties Holding Co. Ltd.	GPIN NUMBER
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 Lane	
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		



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
ISSU DESCRIPTION: Application for special exceptions to allow an electronic equipment recycling center to operate within an existing building on a parcel less than 5 acres, within 250 feet of a residential district, within 50 feet of any lot line, and to operate exclusively indoors between the hours of 7 p.m. and 7 a.m.

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 _____

Checklist for Special Exception

1	Application, fee, and background materials loaded to the City's FTP website.	
2	Per §72-21.6.A.(5), the applicant shall provide satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid.	
3	<p>A notarized affidavit, signed by the applicant and containing the following:</p> <ul style="list-style-type: none"> a. A listing of the names and addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and, if any of such persons is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors and other agents who have acted or will act on behalf of any of such persons with respect to the application. If any of the applicants, title owners, contract purchasers, or beneficiaries is a corporation, then the application shall also contain a listing of all shareholders who own ten percent or more of any class of stock issued by the corporation and, where such corporation has ten or less shareholders, a listing of all shareholders. The application shall also contain a listing of all partners, both general and limited, in any partnership with an ownership interest in the property. b. A statement indicating whether or not any member of the City Council or the Planning Commission or any member of their immediate household or family owns or has any financial interest in such property or has any financial interest in the outcome of the decision. 	
4	For any application filed by an agent, contract purchaser or lessee of the property, a written statement signed by each title owner confirming the applicant's status as the owner's agent or contract purchaser and indicating his endorsement of the application.	
5	<p>Certified boundary survey of the property signed and sealed by a professional surveyor, engineer, and/or architect showing the following:</p> <ul style="list-style-type: none"> a. The metes and bounds of all boundary lines of the subject property, and the bearings and distances of each zoning district crossing or adjacent the property. b. The total area of the property, presented in either square feet or acres. c. A scale and north arrow. d. The location and dimensions of all existing buildings, and easements of record. e. The names and route numbers of all boundary roads or streets and the width of existing rights-of-way. f. The signature and seal of the person preparing the plat. g. The location, names of owners, and GPIN of adjacent properties. 	

6	<p>A General Development Plan providing the following items, unless waived (in whole or in part) by the Zoning Administrator:</p> <ul style="list-style-type: none"> a. A general narrative of planning objectives to be achieved. b. A schematic land use plan, at a scale of not less than one inch to 100 feet showing: proposed uses, structures, site improvements, facilities, parking and loading access points, utilities, lot layout, setback, height, lot coverage, floor area ratios, density, open space, landscaping, buffer areas and building restriction lines. c. An environmental analysis of the proposed site, including a graphic inventory and any proposed preservation of 100-year floodplain/floodway areas, slopes in excess of 25 percent, unbuildable soils, existing tree cover, topography at a maximum contour interval of 5 feet, cemeteries, watercourses, unique natural features, and all known historic sites and resources, as identified by the Virginia Department of Historic Resources and the Fredericksburg Planning Department. d. For sites located wholly or in part within the Chesapeake Bay Preservation Overlay District, an environmental site assessment prepared in accordance with UDO Section 72-34.5, and other relevant information requested by the Zoning Administrator. e. If applicable, a phasing plan delineating the proposed phases of the development, the approximate commencement date for construction and a proposed build-out timeframe. f. A transportation analysis which includes a circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle and other circulation facilities; general information on the circulation facilities, including trip generation, ownership and maintenance; and proposed construction standards location and general design of parking and loading facilities. A full Traffic Impact analysis may be required by the Zoning Administrator. g. A public facilities assessment plan presenting the potential impact the proposed special exception could have, at the maximum density of development allowed in the proposed zoning district (i.e., build-out), on the following public facilities: <ul style="list-style-type: none"> (1) Water treatment storage and transmission facilities. (2) Sewage transmission and treatment facilities. (3) Streets and other public transportation systems. (4) Storm sewerage and drainage, including stormwater management facilities, both on-site and off-site. (5) Public schools, libraries and other educational institutions. (6) Public parks and recreational facilities. h. A statement certifying that the use and development of the property, and all improvements thereon, are subject to the final General Development Plan as well as to the generally applicable regulations set forth in UDO Section 72-33. i. Other pertinent information as requested by the Zoning Administrator. 	
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7	<p>A written statement that addresses the following:</p> <ul style="list-style-type: none"> a. The proposed use including, but not limited to, ownership, hours of operation, proposed number of employees, operator’s qualifications, b. How the request is consistent with the City’s Comprehensive Plan (cite specific section and page number). c. How the request is consistent with the goals, purposes, and standards of the City’s UDO. d. Description of the development’s impact on adjacent and neighboring properties. e. How the request is consistent with the principles of zoning and good zoning practice, including the purposes of the zoning district, the characteristics of the property involved, and whether there are adverse impacts of the proposed use. 	
8	<p>A list of all adjacent property owners, including those located across the street, to include the names, Geographic Parcel Identification Numbers, and mailing addresses.</p>	
9	<p>The Zoning Administrator may request additional information applicable to the specific nature of a given structure or use as deemed necessary to fully evaluate the Special Exception.</p>	

CITY OF FREDERICKSBURG
APPLICATION FOR SPECIAL EXCEPTION

Project Name: 10 Harkness Boulevard

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

Owner: Dominion Real Estate, LLC (the “Owner”)

Counsel: Charles W. Payne, Jr. Esq.
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
650A Nelms Circle
Fredericksburg, VA 22406

Property: GPIN # 7769-78-5342, consisting of 3.2 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.

GDP: Generalized Development Plan prepared by Bowman Consulting and 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”)

Request: Special Exception in accordance with Section 72-22.7, et al., of the City’s Uniform Development Code (“UDO”)

City Case No: Special Exception 020-___

Date: February 10, 2020

OVERVIEW

The purpose of this application is to respectfully request, pursuant to Section 72-22.7, et al. of the City of Fredericksburg's ("City") Uniform Development Code ("UDO"), a Special Exception to: (i) allow a recycling center to operate within an existing building on a parcel less than five (5) acres; (ii) allow a recycling center to operate within an existing building located within 250 of a residential district; (iii) to allow a recycling center to operate within an existing building located within 50 feet of any lot line; and (iv) allow a recycling center to operate exclusively indoors between the hours of 7:00pm and 7:00am, all as generally provided on GDP.

This request is being made in conjunction with that certain special use permit application requesting that the Applicant be permitted to operate a recycling center in the General Industrial District (I-2). All of the aforesaid proposed uses are generally shown and depicted on the aforementioned GDP.

In relevant part and as provided under the UDO, the purpose for a "special exception" is:

"...to provide needed Elasticity and usefulness of the zoning regulations, in extraordinary Or special circumstances."

We believe the Project meets this general criteria as well as the criteria requirements provided more particularly below.

CRITERIA FOR SPECIAL EXCEPTION

Overview

1. ***Whether the grant of the special exception is consistent with the City's Comprehensive Plan:***

The City's Comprehensive Plan, dated September 8, 2015, as amended February 12, 2019 ("Comp Plan") is a guide for future planning and growth within the City in a manner that embraces city values and community vision. The Comp Plan identifies the Property as within "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 project is not a typical recycling center as contemplated by the UDO. The Applicant accepts used electronic equipment for testing, data wiping, resale, and recycling using manual and mechanical processes. The Applicant will use the existing building at the Property, which has been unused for approximately four (4) years, to responsibly recycle electronic equipment pursuant to rigorous industry standards certified by third party independent auditors. The Applicant will not conduct any recycling outdoors, eliminating the typical concerns associated with introducing a recycling center in any community. The applicant is seeking to stage certain baled commodities (plastic and metal) outdoors in advance of shipment on to recycling downstream vendors; however all such staging/storage will be conducted pursuant to the UDO's requirements for outdoor storage

at recycling centers and the storage area will be surrounded by an eight foot (8') solid fence, all as shown on the GDP.

The proposed project, which will allow the Applicant to open a state-of-the-art electronic equipment recycling facility, also supports several of the City's Business Opportunity Goals, as follows:

- Goal 3 (Business Development) – the Applicant is a New York-based electronics recycling company seeking to expand its business to Virginia. By locating in the City, the Applicant will not only bring a brand new business and employer to the area, but will also provide a valuable service for technology companies, data centers, and all businesses looking to locate in the area that have electronic equipment disposition needs, and/or need a certified vendor to assist with data destruction and asset disposition.
- Goal 4 (Community Character) – the Applicant is seeking to locate this recycling center in an area that is already zoned for General Industrial (I-2), consistent with the City's plan and historic growth pattern. The Applicant is not seeking to change the landscaping at the Property, and will be conducting all recycling operations within the existing building at the Property.
- Goal 7 (A Live Here/Work Here Community) – the Applicant has already corresponded with the Fredericksburg Regional Alliance to discuss opportunities for partnerships with local educational institutions to attract talent locally for employment. The Applicant is an example of an outside business that contacted the state and local economic development representatives to identify the Property as the appropriate location to expand operations in Virginia.

In addition, the proposed project is consistent with several of the City's Environmental Goals, as follows:

- Goal 5 (Sustainability) – Goal 5 of the Comp Plan focuses on strengthening existing policies and developing new policies to promote a sustainable future, and the Applicant's business will provide a critical service to support these types of policies. The Applicant will provide an environmentally-responsible outlet for the recycling of electronic equipment for local residents, agencies and businesses, and will help to divert this waste stream from local landfills. Not only will the Applicant provide an electronics recycling resource, but it will also provide a resource for allowing products that have not yet reached end-of-life to be safely wiped of all data, tested and re-used, the preferred option for sustainable product stewardship.
- Goal 6 (Livability) – One of the key goals of improving livability is the reuse or repurposing of existing structures to encourage the implementation of planned development. The Applicant is seeking to operate entirely within an existing structure that has been unused for approximately four years. By repurposing this existing building the Applicant will be improving the overall productivity of the Battlefield Industrial Park with a use consistent with the planned development of that industrial area, increasing the City's tax base, and bringing new jobs to the area without disturbing land or displacing an existing business.
- Goal 7 (Sustainability Leadership) – By welcoming a state-of-the-art, independently-certified responsible electronics recycler to the Battlefield Industrial Park, the City would

be demonstrating its commitment to growth of green business and supporting existing and future businesses to meet sustainability goals and implement sustainability policies.

- Goal 8 (City Leadership) – The City is poised to attract new technology businesses, data centers, and to support similar businesses coming online in the region. The information technology asset disposition services the Applicant is proposing to conduct at 10 Harkness Boulevard will provide critical support to these industries, and to local residents, agencies and businesses and will be an example of green industry consistent with leadership in creating a sustainable society.

The proposed project meets and furthers the Comp Plan’s goal for this area and will support new economic development opportunities, including supporting new and existing businesses and providing a sustainable option for electronic equipment reuse and recycling, resulting in a reduction in the amount of waste going to local landfills.

2. *Whether the special exception is consistent with the goals, purposes and objectives of the City’s zoning ordinance:*

The purpose of the General Industrial (I-2) 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.”

As noted herein, the Property is located within “Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning. As noted above the Project is encouraged under the Comp Plan for I-2 uses and is proposed to be developed in accordance with the City’s UDO.

The Applicant is required to seek a Special Exception based on the use of the site as a recycling center under the definition in the UDO; however, the Applicant’s proposed use is not that of a typical recycling center. All recycling activities will be conducted indoors, and recycling in the context of electronic equipment includes manual and physical disassembly of equipment, testing, data wiping and resale of functional electronics. The typical environmental impacts associated with outdoor solid waste recycling simply are not applicable to the Applicant’s proposed use, and therefore the special exception sought to modify certain requirements related to typical recycling centers are, in fact, consistent with the City’s UDO.

3. *Whether there has been a sufficient period of time for investigation and community planning with respect to the application:*

We believe given the fact that the Applicant is proposing the use an existing building located within the General Industrial (I-2) District, the extensive industrial development in the immediate area and the fact that the Applicant is proposing to conduct all recycling activities within the existing building, there has been sufficient time for investigation and community planning with respect to this application.

4. *Whether the special exception is consistent with the principals of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use:*

As noted above we believe this request for a special exception is consistent with the principles of zoning and good zoning practice, including within the district in which the special exception would be located. The use is also consistent with surrounding industrial uses in the immediate area and the City's Comp Plan.

5. *Whether the proposed use or aspect of the development requiring a special exception is special, extraordinary or unusual.*

We certainly believe that the Applicant's proposal is special, extraordinary or unusual due primarily to the unique type of recycling proposed to be conducted, and the fact that the recycling activities will take place entirely within an existing building. In part due to the fact that the Applicant is seeking to repurpose an existing building already zoned for industrial use, the Applicant has requested a special exception to allow operation of a recycling center on a property less than 5 acres within 250 feet of a residential district and within 50 feet of a lot line. The Applicant is restricted in the size of the Property by the fact that the existing building is located on only 3.2 acres, and is further restricted by the location of the existing building in relation to adjacent residential districts and the configuration of the building in relation to the lot lines. However, the residential district closest to the Property is primarily comprised of the Lee Drive right of way, with over 275 feet of wooded area between the building and the Braehead residential area. The Applicant is committed to maintaining the existing twenty-five foot (25') landscape buffer as shown on the GDP. There is an additional 25' wooded area on-site adjacent to the National Park Service Property that would provide further benefits to the surrounding area. Further, the Applicant's request to operate its recycling operations indoors between the hours of 7:00 pm and 7:00 am would be in compliance with all applicable noise ordinances. The Applicant would not allow transport or delivery truck trips to occur during this window. This request will facilitate the immediate productive reuse of an existing building at the Property and enhance economic development opportunities in the Battlefield Industrial Park and the City as a whole. It will also assist in serving community by providing an outlet for recycling of electronic equipment and diverting electronic waste from landfills.

6. *Whether the proposed exception potentially results in any adverse impact(s) on the surrounding neighborhood, or the community in general; and if so whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.*

As noted above, the Applicant is seeking to use an existing building to operate a recycling center with recycling activities to take place entirely indoors. In order to mitigate any impacts to surrounding residential property owners, the Applicant has proposed to shield any outdoor storage of baled commodities (plastic and metals) consistent with the requirements for recycling centers in the UDO. The Applicant will also comply with all applicable noise regulations.

We respectfully request the City's approval of our Special Exception application and believe the foregoing information provided and all attached exhibits meet or exceed the criteria requirements for this application.

12036529.1 045028.00001

CITY OF FREDERICKSBURG SPECIAL EXCEPTION APPLICATION
OWNER'S NOTARIZED CONSENT

I hereby authorize the applicant, Green Chip, Inc., or its successors and assigns (collectively "Applicant"), to file on my behalf all special exception, special use permit, or other land use or permitting applications necessary to obtain a special use permit and special exceptions for GPIN 7769-78-5342, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER'S ACKNOWLEDGMENT & CONSENT

Dominion Real Estate, LLC
a Virginia limited liability company

By: 
Name: Wanguo Zhang
Title: owner

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF RESTON/FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Wanguo Zhang, as owner of **Dominion Real Estate, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 11th day of FEBRUARY, 2020.


Notary Public

Print Name: SEWAVI AKUETE
My Commission Expires: 12/31/2024
Registration No.: 7650719
[SEAL]

11266419.1 036505.00004

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

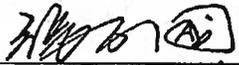


No Lien Certification

Special Use and Special Exception Permit Application for Green Chip Inc.
Project: 10 Harkness Boulevard

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

Dominion Real Estate, LLC
a Virginia limited liability company

By: 
Name: Wanguo Zhang
Title: Owner.

11999856.1 045028.00001

The Title Professionals, LLC
1015 Prince Edward Street
Fredericksburg, VA 22401
Phone (540)310-4804 Fax (540)310-4807
www.thetitleprofessionals.com

March 1, 2018

Dominion Real Estate LLC
608 Nalls Farm Way
Great Falls, VA 22066

RE: 10 Harkness Boulevard
Fredericksburg, VA 22401

Dear Mr. Zhang:

In connection with your recent purchase of the above referenced property, enclosed are the following items:

1. Original Deed conveying title to the property to you from Harkness Screens (USA) Ltd, at settlement on 02/27/18.
2. Owner's copy of the Title Insurance Policy Number 5011400-1992300e.

We appreciate the opportunity to be of service to you and hope that you will not hesitate to contact us should you require assistance in the future.

Sincerely,

Title Department

Enclosures

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 2/27/2018
Instrument Type: DBS
Number of Parcels: 1 Number of Pages: 3
 City County

FREDERICKSBURG

TAX EXEMPT? VIRGINIA/FEDERAL LAW

Grantor:

Grantee:

Consideration: \$3,080,000.00

Existing Debt: \$0.00

Actual Value/Assumed: \$2,460,800.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number:

Original Page Number:

Original Instrument Number:

Prior Recording At: City County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 Grantor: HARKNESS SCREENS USA LIMITED

Grantor:

1 Grantee: DOMINION REAL ESTATE LLC

Grantee:

GRANTEE ADDRESS

Name: DOMINION REAL ESTATE LLC

Address: 608 NALLS FARM WAY

City: GREAT FALLS

State: VA Zip Code: 22066

Book Number:

Page Number:

Instrument Number:

Parcel Identification Number (PIN): 7778-78-5342

Tax Map Number: 7778-78-5342

Short Property Description: 3.8535 AC, BL A11-10, BRENTS MILL

Current Property Address 10 HARKNESS BLVD.

City: FREDERICKSBURG

State: VA Zip Code: 22401

Instrument Prepared By: CLARK H. WORTHY

Recording Paid By: THE TITLE PROFESSIONALS, LLC

Recording Returned To: THE TITLE PROFESSIONALS, LLC (18020098C)

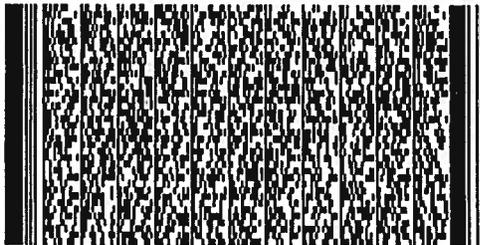
Address: 1015 PRINCE EDWARD STREET

City: FREDERICKSBURG

State: VA Zip Code: 22401

INSTRUMENT 180000396
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY CIRCUIT COURT ON
February 27, 2018 AT 02:58 PM
\$3080.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1540.00 LOCAL: \$1540.00
JEFF SMALL, CLERK
RECORDED BY: JTW

(Area Above Reserved For Deed Stamp Only)



Prepared by:

Clark H. Worthy (VSB No. 34210)
Gentry Locke Rakes & Moore, LLP
P. O. Box 40013
Roanoke, Virginia 24022-0013

Grantee's Address:

608 Nalls Farm Way
Great Falls, Virginia 22066

GPIN# 7778-78-5342

Title Insurance: First American

Consideration: \$3,080,000 Assessed Value: \$2,460,800

DEED

THIS DEED dated as of the 27th day of February, 2018, by **HARKNESS SCREENS (USA) LIMITED**, a company incorporated under the laws of England and qualified to do business in the Commonwealth of Virginia, herein referred to as "Grantor," and **DOMINION REAL ESTATE, LLC**, a Virginia limited liability company, herein referred to as "Grantee," and provides as follows:

WITNESSETH

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00), cash in hand, paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants and conveys with Special Warranty unto the Grantee the following described real property with the appurtenances thereunto belonging, lying and being situate in the City of Fredericksburg, Virginia, and more particularly described as follows, to-wit (the "Property"):

PLEASE SEE SCHEDULE A ATTACHED HERETO

This conveyance is made expressly subject to such recorded restrictions, conditions, easements and reservations of record to the extent they lawfully apply to the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

26373/1/8327872v1

Return To:
The Title Professionals
1015 Prince Edward Street
Fredericksburg, VA 22401

File #
18020098e

WITNESS the following signature and seal:

HARKNESS SCREENS (USA) LIMITED

By David Burlinson
Name David Burlinson
Title Chief Operating Officer

COMMONWEALTH OF VIRGINIA)
CITY OF FREDERICKSBURG) to-wit:

The foregoing Deed was acknowledged before me this 27th day of February, 2018, by David Burlinson, Chief Operating Officer of Harkness Screens (USA) Limited, a company incorporated under the laws of England and qualified to do business in the Commonwealth of Virginia, on behalf of the company.

Mark Alan Steele
Notary Public
Registration No. 200472

My commission expires:
02/13/2020



Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That DOMINION REAL ESTATE, LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

That the limited liability company was formed on November 16, 2017; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

February 10, 2020

Joel H. Peck

Joel H. Peck, Clerk of the Commission



**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

Office of the Clerk

February 10, 2020

Margaret Macdonald
1133 Warburton Avenue
609S
Yonkers, NY, 10701

RECEIPT

RE: DOMINION REAL ESTATE, LLC
ID: S7154471
WORK ORDER NO: 202002100347800

Dear Customer:

This is your receipt for \$6.00 to cover the fee for a certificate of fact of existence/registration with this office.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, (866) 722-2551.

Sincerely,

Joel H. Peck
Clerk of the Commission

Delivery Method: Email

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through February 7, 2020.

Selected Entity Name: GREEN CHIP, INC.

Selected Entity Status Information

Current Entity Name: GREEN CHIP, INC.

DOS ID #: 4201259

Initial DOS Filing Date: FEBRUARY 10, 2012

County: KINGS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

GREEN CHIP, INC.

540 KINGSLAND AVENUE

BROOKLYN, NEW YORK, 11222

Chief Executive Officer

MICHAEL ALLOCCO

540 KINGSLAND AVE

BROOKLYN, NEW YORK, 11222

Principal Executive Office

GREEN CHIP, INC.

540 KINGSLAND AVE

BROOKLYN, NEW YORK, 11222

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or

Entity Information

directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 10, 2012	Actual	GREEN CHIP, INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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CITY OF FREDERICKSBURG
APPLICATION FOR SPECIAL EXCEPTION

Project Name: 10 Harkness Boulevard

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

Owner: Dominion Real Estate, LLC (the “Owner”)

Counsel: Charles W. Payne, Jr. Esq.
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
650A Nelms Circle
Fredericksburg, VA 22406

Property: GPIN # 7769-78-5342, consisting of 3.2 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.

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3. *Whether there has been a sufficient period of time for investigation and community planning with respect to the application:*

We believe given the fact that the Applicant is proposing the use an existing building located within the General Industrial (I-2) District, the extensive industrial development in the immediate area and the fact that the Applicant is proposing to conduct all recycling activities within the existing building, there has been sufficient time for investigation and community planning with respect to this application.

4. *Whether the special exception is consistent with the principals of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use:*

As noted above we believe this request for a special exception is consistent with the principles of zoning and good zoning practice, including within the district in which the special exception would be located. The use is also consistent with surrounding industrial uses in the immediate area and the City's Comp Plan.

5. *Whether the proposed use or aspect of the development requiring a special exception is special, extraordinary or unusual.*

We certainly believe that the Applicant's proposal is special, extraordinary or unusual due primarily to the unique type of recycling proposed to be conducted, and the fact that the recycling activities will take place entirely within an existing building. In part due to the fact that the Applicant is seeking to repurpose an existing building already zoned for industrial use, the Applicant has requested a special exception to allow operation of a recycling center on a property less than 5 acres within 250 feet of a residential district and within 50 feet of a lot line. The Applicant is restricted in the size of the Property by the fact that the existing building is located on only 3.2 acres, and is further restricted by the location of the existing building in relation to adjacent residential districts and the configuration of the building in relation to the lot lines. However, the residential district closest to the Property is primarily comprised of the Lee Drive right of way, with over 275 feet of wooded area between the building and the Braehead residential area. The Applicant is committed to maintaining the existing twenty-five foot (25') landscape buffer as shown on the GDP. There is an additional 25' wooded area on-site adjacent to the National Park Service Property that would provide further benefits to the surrounding area. Further, the Applicant's request to operate its recycling operations indoors between the hours of 7:00 pm and 7:00 am would be in compliance with all applicable noise ordinances. The Applicant would not allow transport or delivery truck trips to occur during this window. This request will facilitate the immediate productive reuse of an existing building at the Property and enhance economic development opportunities in the Battlefield Industrial Park and the City as a whole. It will also assist in serving community by providing an outlet for recycling of electronic equipment and diverting electronic waste from landfills.

6. *Whether the proposed exception potentially results in any adverse impact(s) on the surrounding neighborhood, or the community in general; and if so whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.*

As noted above, the Applicant is seeking to use an existing building to operate a recycling center with recycling activities to take place entirely indoors. In order to mitigate any impacts to surrounding residential property owners, the Applicant has proposed to shield any outdoor storage of baled commodities (plastic and metals) consistent with the requirements for recycling centers in the UDO. The Applicant will also comply with all applicable noise regulations.

We respectfully request the City's approval of our Special Exception application and believe the foregoing information provided and all attached exhibits meet or exceed the criteria requirements for this application.

12036529.1 045028.00001

CITY OF FREDERICKSBURG SPECIAL EXCEPTION APPLICATION
OWNER'S NOTARIZED CONSENT

I hereby authorize the applicant, Green Chip, Inc., or its successors and assigns (collectively "Applicant"), to file on my behalf all special exception, special use permit, or other land use or permitting applications necessary to obtain a special use permit and special exceptions for GPIN 7769-78-5342, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER'S ACKNOWLEDGMENT & CONSENT

Dominion Real Estate, LLC
a Virginia limited liability company

By: 
Name: Wanguo Zhang
Title: owner

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF RESTON/FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Wanguo Zhang, as owner of **Dominion Real Estate, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 11th day of FEBRUARY, 2020.


Notary Public

Print Name: SEWAVI AKUETE
My Commission Expires: 12/31/2024
Registration No.: 7650719
[SEAL]

11266419.1 036505.00004

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

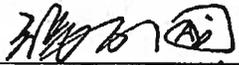


No Lien Certification

Special Use and Special Exception Permit Application for Green Chip Inc.
Project: 10 Harkness Boulevard

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

Dominion Real Estate, LLC
a Virginia limited liability company

By: 
Name: Wanguo Zhang
Title: Owner.

11999856.1 045028.00001

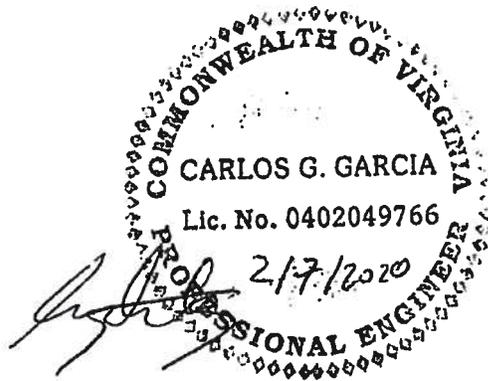
Memorandum

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.



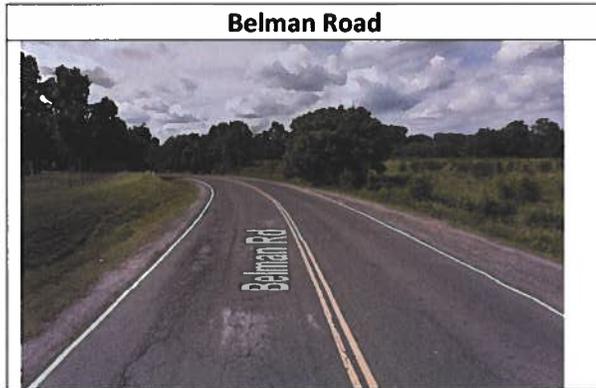
Figure 1. Site Location.

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.

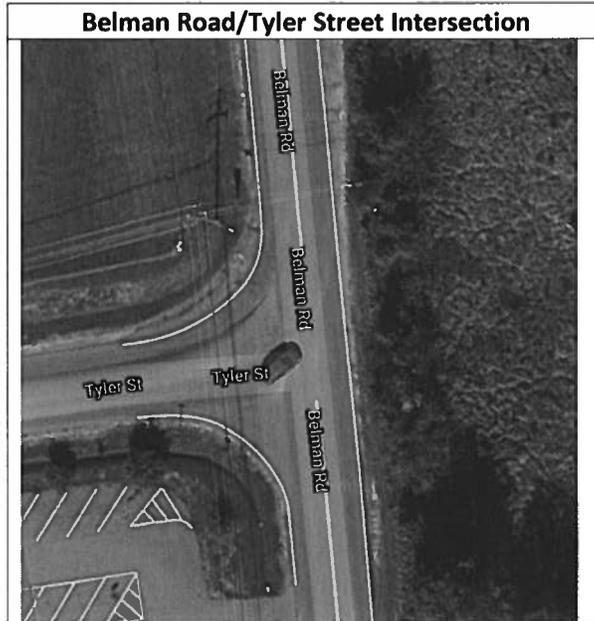
Tyler Street is an undivided two-lane local roadway that provides direct access (entering the site) via Belman Road for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road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

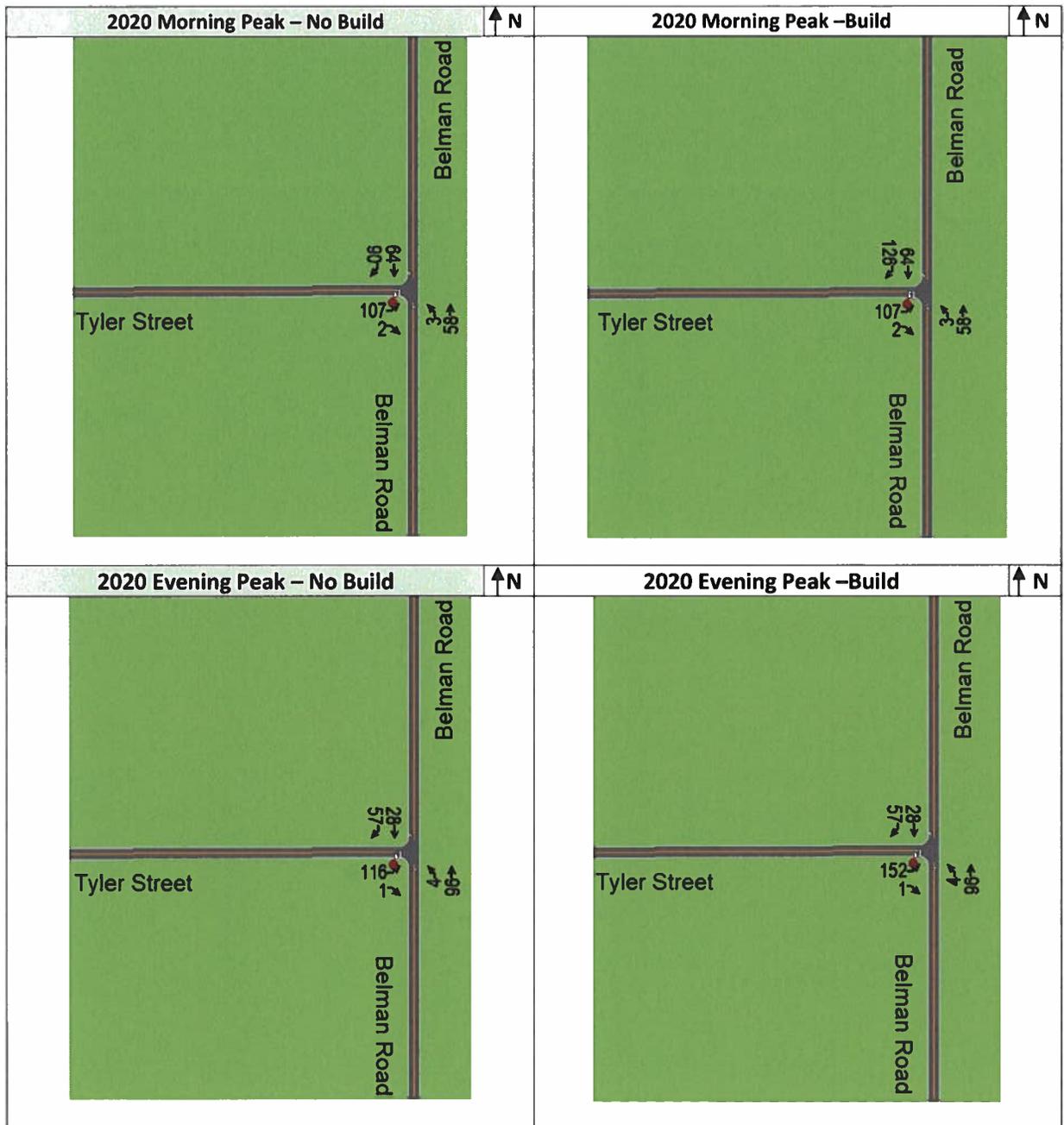


Figure 2. No-Build and Build Traffic Volumes.

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	-	-

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'

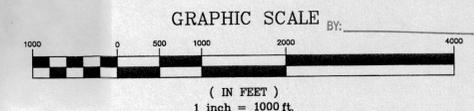
OWNER
DOMINION REAL ESTATE LLC 608 NALLS FARM WAY GREAT FALLS, VA 22066
APPLICANT
GREENCHIP, INC. 540 KINGSLAND AVENUE BROOKLYN, NY 11222 CONTACT: MS. MAGGIE MACDONALD
LAND USE ATTORNEY
HIRSCHLER FLEISCHER 725 JACKSON ST., SUITE 200 FREDERICKSBURG, VA 22401 PH: (540) 604-2108 FAX: (540) 604-2101 CONTACT: 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

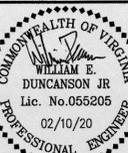
Bowman
CONSULTING

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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 SEA LEVEL
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.):	1.00 = 167,858 SQ. FT.
PROPOSED FLOOR AREA RATIO (F.A.R.):	0.32
PROPOSED GROSS FLOOR AREA:	53,500.00 SQ. FT.
MINIMUM OPEN SPACE SET-ASIDE	10% = 16,786 SQ. FT.
PROVIDED OPEN SPACE (%):	31.32 %
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

Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
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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

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

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 1997.

Edson L. Sullivan
 EDSON L. SULLIVAN LS #908-B
 2-18-97

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 1997.

Edson L. Sullivan
 EDSON L. SULLIVAN LS #908-B
 2-18-97

VICINITY MAP
 SCALE: 1" = 1000'

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
 2-18-97

CERTIFICATE OF APPROVAL

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

John S. Harris
 JOHN S. HARRIS
 2-18-97

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

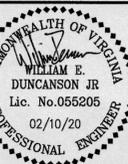
0.6661 ACRES
 180,799 S/F
 A PORTION OF TAX MAP A-11 PARCEL 306
 SHOWING 1.3728 ACRES

3.8535 ACRES
 168,789 S/F
 A PORTION OF TAX MAP A-11 PARCEL 306
 SHOWING 1.3728 ACRES

NOTES:
 1. NO BULK 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'

CITY PROJECT NUMBER



PLAN STATUS
 02/10/20 1st SUBMISSION

DATE	DESCRIPTION

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

NOTES:

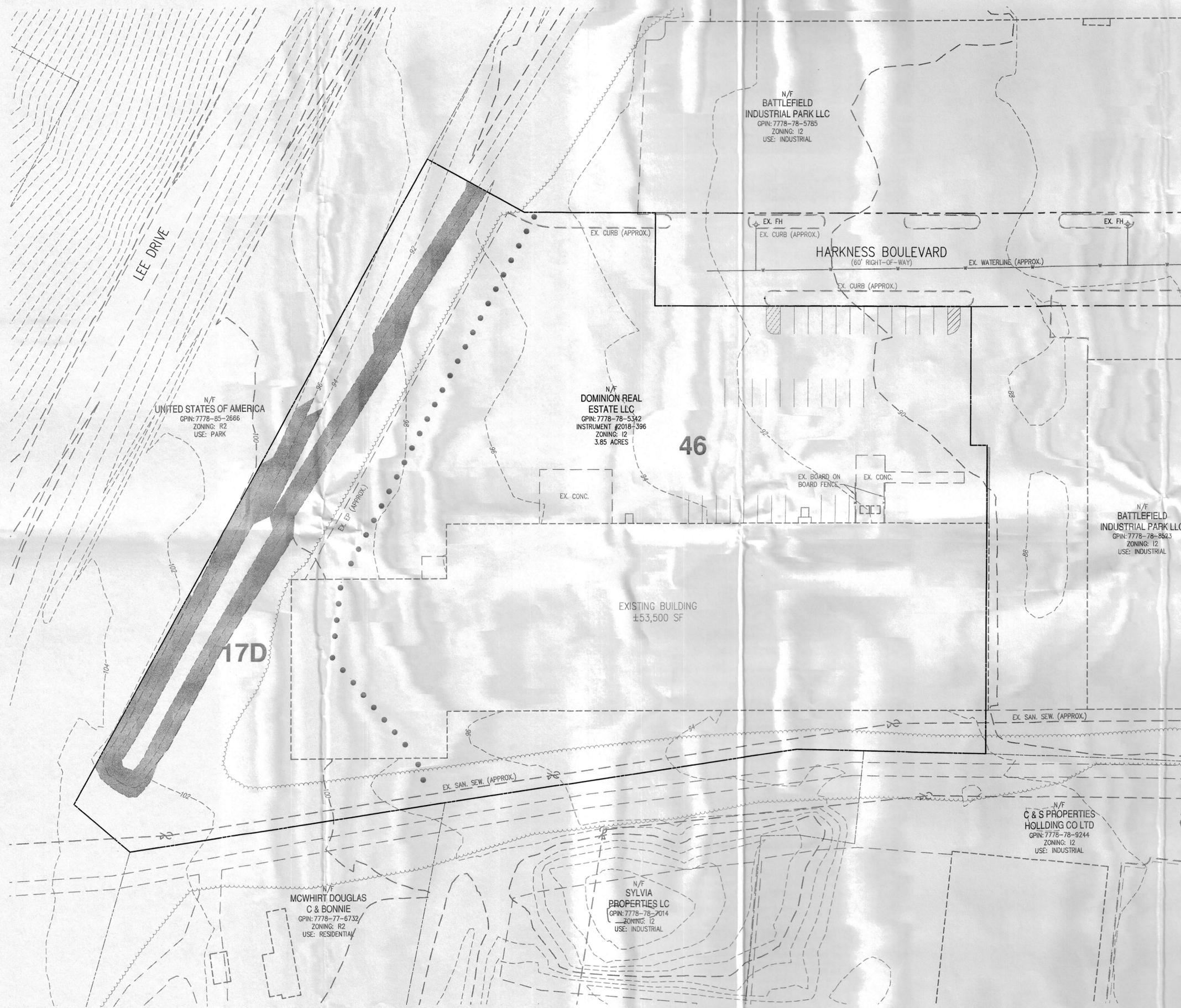
- PER CITY OF FREDERICKSBURG GIS INFORMATION, NO WETLANDS OR WATERS OF THE US ARE LOCATED ON THIS SITE.
- THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES.
- THE PROPERTY AS SHOWN HEREON 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



CITY PROJECT NUMBER

PLAN STATUS
 02/10/20 1st SUBMISSION

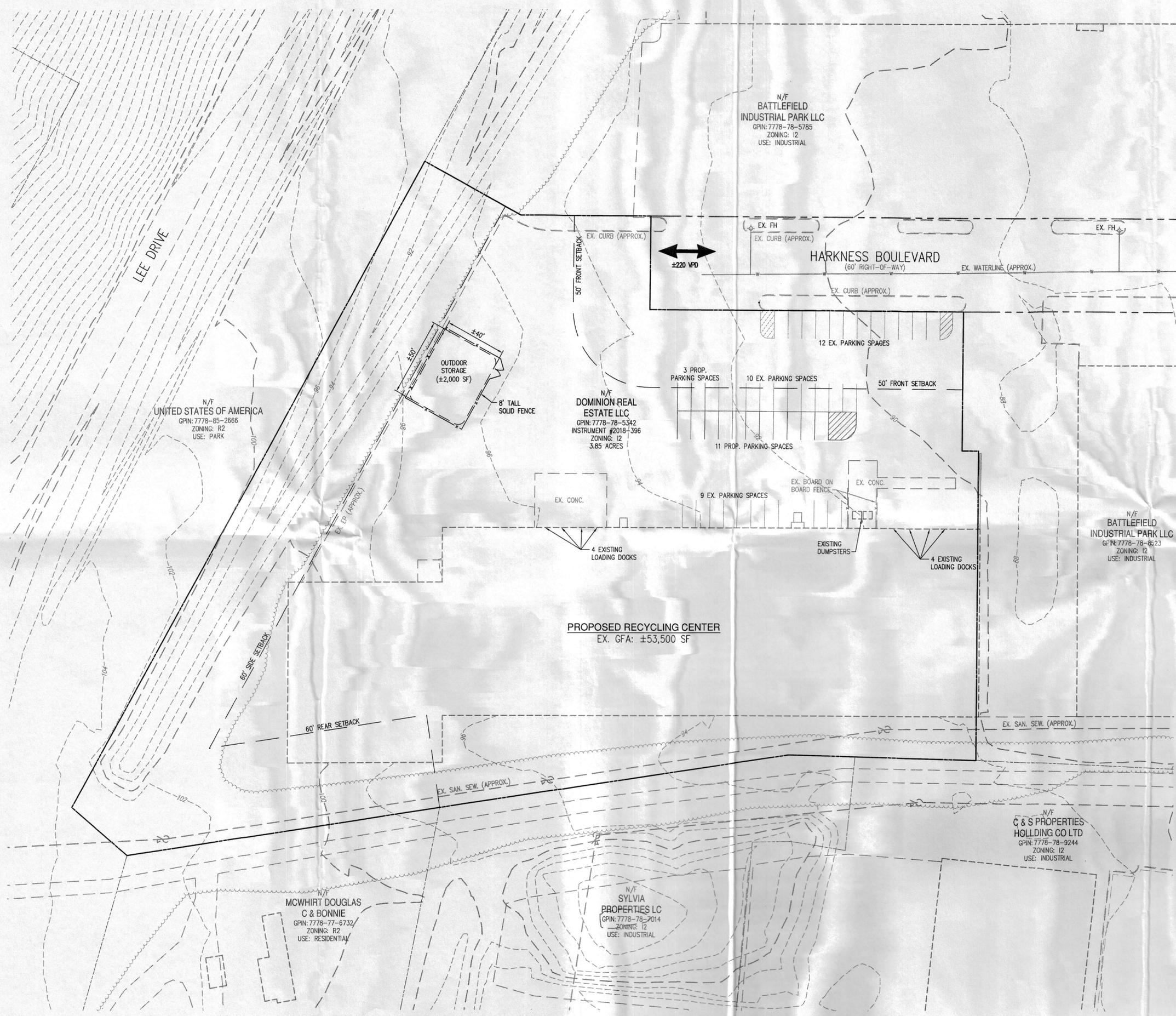
DATE	DESCRIPTION
WED	DESIGN
WED	DRAWN
WED	CHKD

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

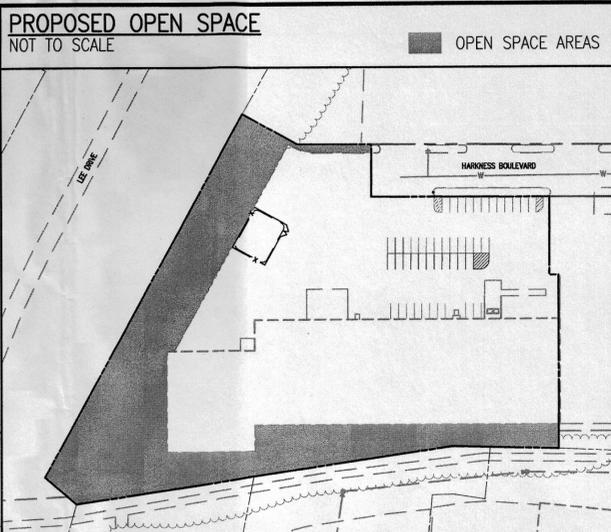
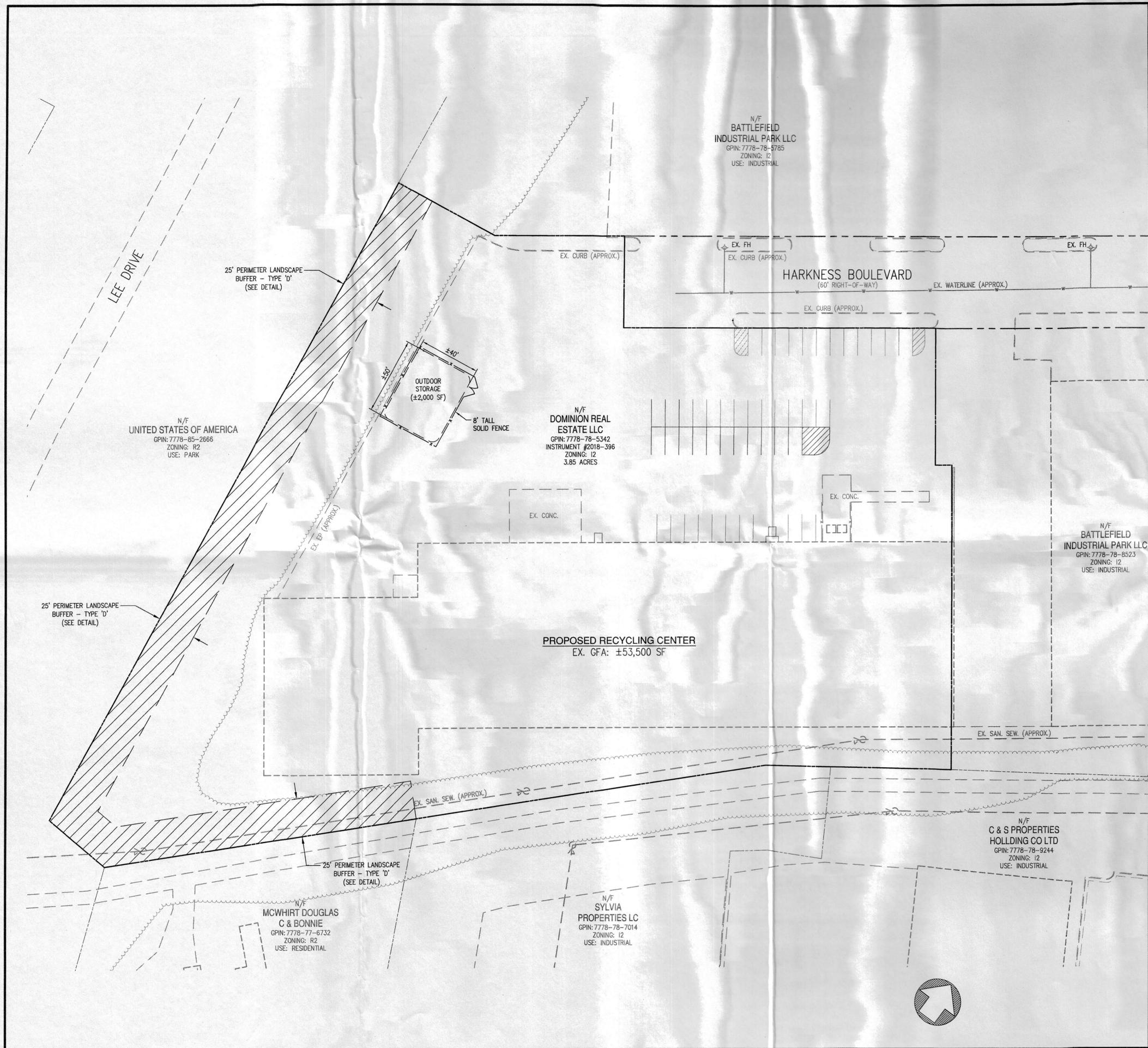
NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL USE. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.



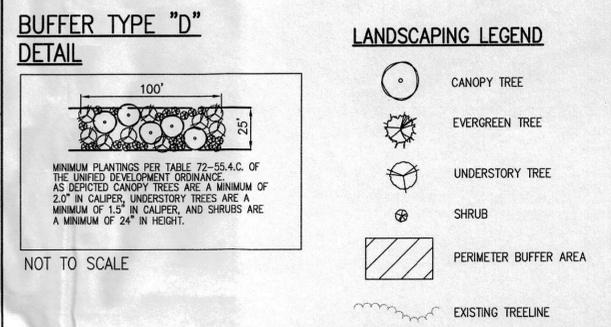
LEGEND

±000 VPD
 PROPOSED SITE ACCESS & ESTIMATED VPDs





NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.



- NOTES**
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
 - ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
 - ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
 - 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.
 - 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
CONSULTING

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CONCEPTUAL LANDSCAPING PLAN
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	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

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.