



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, April 12, 2022

Regular Meeting at 7:00 pm

TAB	AGENDA ITEMS
-----	--------------

No Work Session at 6:00 pm

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE

2 – DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director

3 – PUBLIC COMMENTS #1 (5 minutes per speaker)

4 – MINUTES: Review and Approval of Draft Minutes from March 8, 2022

5 – PUBLIC HEARINGS:

ZMP 22:01 Fluvanna County Board of Supervisors – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 +/- acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are generally located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

Fluvanna County...The heart of Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chair shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chair. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chair's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chair will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

Fluvanna County...The heart of Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055**

**March 8, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson, Commissioner
Ed Zimmer, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Programs Specialist

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chair Bibb, called the March 8, 2022 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

February 24th Technical Review Committee Meeting:

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision consisting 49 lots it was discussed with Southern Development and Timmons Group along with Aqua Virginia, Fire Officials, Planning and VDOT to meet the rural cluster subdivision standards.

March 10th Comprehensive Plan Open House Event:

The first of four (4) Open House events will be held on Thursday, March 10th from 4:00 pm to 6:00 pm in the Fluvanna County Library meeting room. It will be an opportunity to meet with Fluvanna County Staff and Planning Commissioners and to provide comments on the existing 2015 Plan maps and the proposed 2040 Plan maps and provide input on the planning process.

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:04 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway (spoke for Sandra Radford, 121 Mulberry Drive) with concerns of high density residential off of Route 53, traffic safety around the Villages of Nahor subdivision, and the potential for soil erosion issues with new residential development.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:11 pm.

4. MINUTES:

MOTION:	To approve the minutes of the Planning Commission of February 8, 2022, as presented.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2. The applicant is proposing 48 cluster lots with one residual parcel of 93.8 acres designated as open space that permits one house. The subject properties are located along Garden Lane (SR 636) with access to Thomas Jefferson Parkway (SR 53) to serve the rural cluster development.

Mr. Miles provided a Staff Presentation of the Village Gardens rural cluster major subdivision.

Mr. Miles stated the proposed rural cluster subdivision request had met the requirements of the Fluvanna County Subdivision and Zoning Ordinances and that the density and open space requirements of rural cluster subdivisions in the A-1 Zoning District have been met. According to the revised Sketch Plan, he stated the proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and stated the required 75% of open space had been provided for in this rural cluster request. Planning Staff recommended Approval of SUB 22:02 Village Gardens with the recommended conditions as found within the staff report.

Recommended Conditions:

1. The rural cluster subdivision will contain no more than forty-nine (49) separate residential lots, as shown on the revised Sketch Plan dated February 28, 2022;
2. Prior to final plat approval, the applicant shall meet VDEQ and VDOT requirements;
3. Prior to final plat approval, the applicant shall meet Health Department requirements;
4. Preliminary and Final Subdivision plat approvals shall be granted for the use;
5. Site Development Plan and E&SC Plan approvals shall be granted for the use.

MOTION:	I move that the Planning Commission Approve SUB 22:02 Village Gardens, a Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2, and subject to the five (5) conditions, as listed in the staff report.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

Appointment of Resident Advisory Groups:

Appointment of Resident Advisory Groups: Zion Crossroads Stakeholders Group; Rural Crossroads & Rural Preservation Advisory Group and Historic Preservation Advisory Group to be selected from the Fluvanna County residents who have applied to provide input into the new 2040 Comprehensive Plan.

Zion Crossroads Stakeholders Group: Joshua Bower; Steven Hurwitz; Andy Sorrell and Steve Smith.

Rural Crossroads & Rural Preservation Advisory Group: Overton McGehee; Kathy Swenson Miller; Suzy Morris; Marvin Moss and Gibson Worsham.

Historic Preservation Advisory Group: Donna D’Aguanno; Judith Mickelson; Marvin Moss; Deborah Murdock and Haden Parrish.

	Appointment of Resident Advisory Groups				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 8:32 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway: she spoke on her concerns with the Comprehensive Plan. Will the Fluvanna County residents ever modify the Comprehensive Plan? As it would be appropriate to have every section of the plan to have resident input and review and she will attend first Open House.

Tom Diggs, 947 Jefferson Drive: stated thank you for the Resident Advisory groups, but disappointed in the selection process of the Resident Advisory Groups meeting information, with no other information. He stated he agreed with Mrs. Morris about every section in the Comprehensive Plan that it should be fully vetted and be reviewed by all Fluvanna County residents as a part of the public review process.

Donna D’Aguanno, 148 Crepe Myrtle Drive: stated that she agreed with what Mrs. Morris and Mr. Diggs said about the Comprehensive Plan process and she has a marketing and an advertising background.

Debra Kurre, 19 Laguna Road: stated she agreed with Mr. Diggs and Mrs. Morris. She was happy about how the February 23rd Zion Crossroads Small Area Plan Study Zoom meeting went as it was informative. Although there is still no infrastructure up there and she feels like the TJ PDC staff they just tell Fluvanna County what to do.

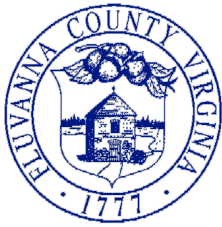
With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:52 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on March 8, 2022 at 8:52 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission

From: Douglas Miles, AICP, CZA

Request: Rezoning request from A-1 to I-1

District: Fork Union Election District

General Information:

This A-1, General Agricultural to I-1, Limited Industrial rezoning request will be heard by the Planning Commission, on Tuesday, April 12, 2022 at 7:00 pm at the Carysbrook Performing Arts Center.

Applicant:

Fluvanna County Board of Supervisors

Representative:

Eric Dahl, Fluvanna County Administrator

Requested Action:

ZMP 22:01 Fluvanna County Board of Supervisors – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

Existing Zoning:

A-1, General Agricultural Zoning District

Proposed Zoning:

I-1, Limited Industrial Zoning District

Planning Area:

Fork Union Community Planning Area

Master Plan Report:

Draper Aden Associates – January 2022

Comprehensive Plan:

The 2015 Comprehensive Plan, in the Economic Development Chapter, states that Community Planning Areas need to effectively balance land use, transportation, and economic development in a holistic approach instead of viewing them as individual issues that could negatively impact Fluvanna County. However, by concentrating industrial development off primary transportation corridors, such as Route 15 and then by providing additional critical infrastructure such as water and sewer, the county can direct commercial and industrial uses into designated planning areas.

Site Infrastructure:

Fluvanna County water is available using the existing 6 inch water main line located along Route 15 that is approximately 115 feet north of the Fluvanna Community Center entrance on Route 15. Generally, fire flow requirements are 2000 gallons per minute (gpm) for two (2) hours for light industrial uses with a minimum pressure of 20 psi. The maximum size water storage tank required to meet the fire flow demand is 240,000 gallons based upon the 2000 gpm fire flow demand over two hours.

Public sewer is not currently available to this site and therefore Fluvanna County could consider new wastewater treatment options (pocket plant v/s treatment plant) to be designed to accommodate the flow from the entire commerce park, over an on-site septic system that could require about 6+ acres. The exact type of wastewater treatment option is unknown at this time and it will require more information to determine the permit discharge limits as defined by DEQ.

Transportation Planning:

The Fork Union Commerce Park's access point is on James Madison Highway (US Route 15) and is classified by the Virginia Department of Transportation (VDOT) as a Minor Arterial Road with access to Interstate 64, approximately 17 miles north along US Route 15 to the Zion Crossroads Area. A Traffic Impact Study (TIS) was completed back on November 1, 2021 by Engineering & Planning Resources (EPR) at the request of Fluvanna County. The Fork Union Commerce Park will include approximately 550,000 square feet of industrial and business park uses and is assumed for this traffic impact study to be fully occupied by 2030.

The TIS indicated that there will be minimal impacts to the proposed entrance of the commerce park and the following transportation improvements will be required and which may necessitate additional right-of-way acquisition and that will also require the review and approval by VDOT:

...a northbound left-turn lane with 200 feet of storage with a 200 foot taper and then also the extension of the existing southbound right-turn lane to 200 feet of storage with a 200 foot taper.

Turn lane warrant analyses were performed for the US Route 15 and site entrance intersection based upon the 2030 build traffic volumes and the VDOT Roadway Design Manual taking into account for future tractor-trailer traffic for shipping and receiving office/warehouse type uses.

Proffered Conditions:

The purpose of the I-1, Limited Industrial District, is to permit certain light industrial uses. The limitations are imposed to protect and foster adjacent residential property and while permitting certain light industries to locate near a labor supply and in this case within the Fork Union area.

The following permitted by right land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Self-storage facilities, and Car washes.

Industrial Uses: Solid waste collection facilities.

The following permitted by special use permit land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.2:

Commercial Uses: Amusements, commercial, and Manufactured home sales, and Shooting ranges, outdoor.

Industrial Uses: Solid waste material recovery facilities.

Conclusion:

This zoning map amendment (ZMP) request is generally consistent with the stated intent of the Comprehensive Plan found within the Economic Development chapter by concentrating the new office / industrial development off primary transportation corridors, such as Route 15. Also, by providing the additional critical infrastructure such as water and sewer, the county can direct new commercial and industrial uses into designated planning areas like the Fork Union Community Planning Area. The Statement of Proffers letter ensures that some of the more intensive land uses will not be permitted on this site and further enhances those uses Fluvanna County desires to be located within the Fork Union Commerce Park to provide growth and economic development.

Suggested Motion:

I move that the Planning Commission recommends [Approval / denial / deferral] of ZMP 22:01, a request to amend the Fluvanna County Zoning Map to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District with respect to approximately 33.8 +/- acres of Tax Maps 51 Section A Parcels 130, 138 and 139 with proffered conditions dated April 7, 2022.

Attachments:

Rezoning Application and Statement of Proffers April 7, 2022
Adjacent Property Owner letter and Rezoning case graphic
EPR Traffic Impact Study (TIS) Report – November 2021
Draper Aden Associates Master Plan Report – January 2022



COUNTY OF FLUVANNA

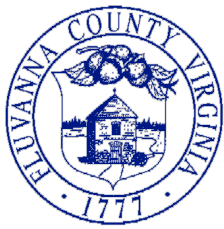
"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: April 1, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the April 12, 2022 Planning Commission meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PUBLIC HEARING NOTICE

April 1, 2022

RE: ZMP 22:01 Fluvanna County Board of Supervisors / Fork Union Commerce Park Rezoning

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Public Hearing

Date: Tuesday, April 12, 2022 at 7:00 pm

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:01 Fluvanna County Board of Supervisors – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 +/- acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are generally located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

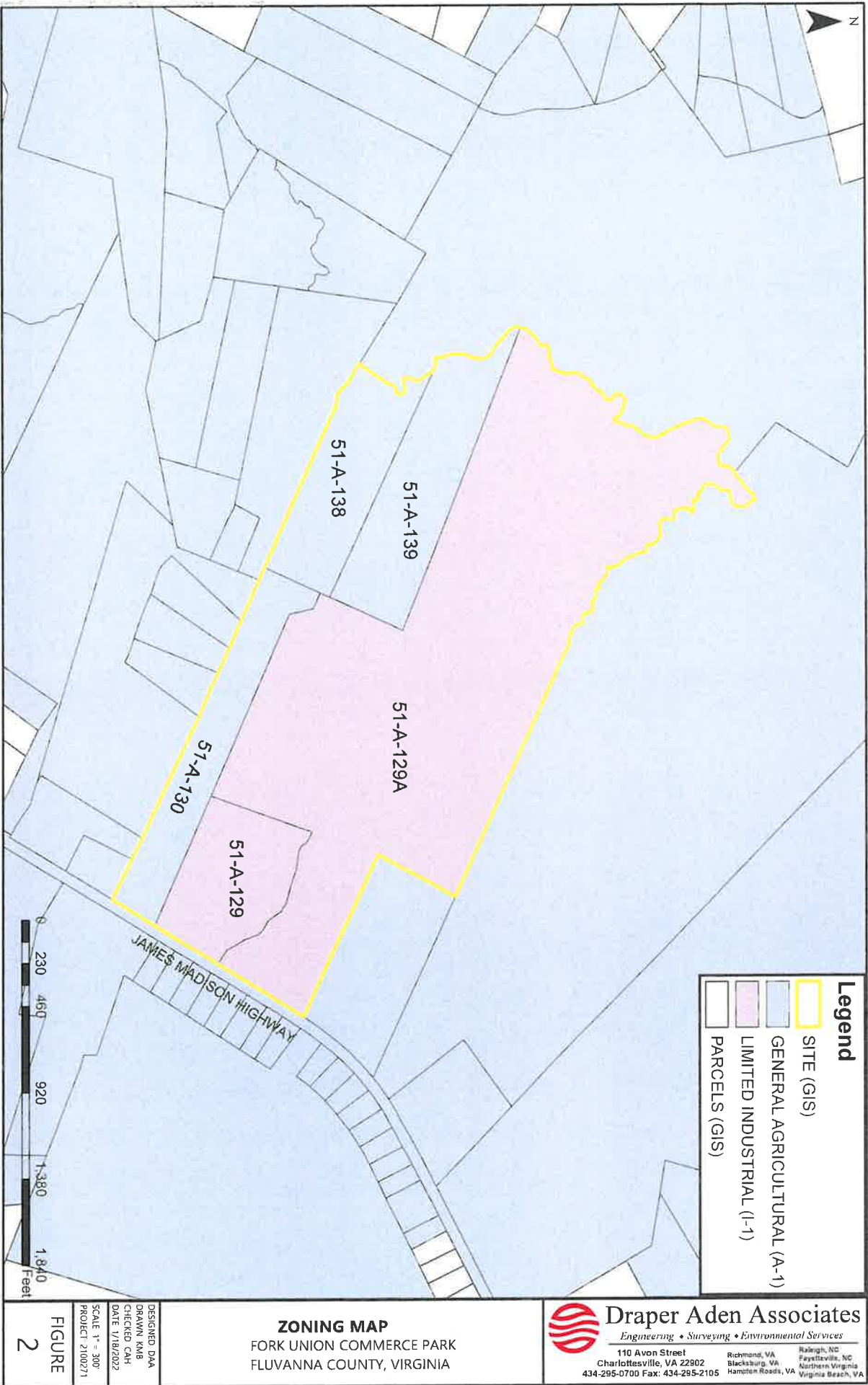
Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Report.

You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org or contact Eric Dahl, County Administrator at edahl@fluvannacounty.org with further questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



ADJACENT PROPERTY OWNERS ZMP 22:01

[illegible]



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

Statement of Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Eric M. Dahl, County Administrator, does hereby proffer, as the Representative for the subject properties (the "Property") respectively, which are the subject parcels of this conditional rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

I present this statement of proffers for Fluvanna County Tax Maps 51 (A) Parcels 130, 138 and 139:

1. The following permitted by right land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Self-storage facilities, and Car washes

Industrial Uses: Solid waste collection facilities

2. The following permitted by special use permit land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.2:

Commercial Uses: Amusements, commercial, and Manufactured home sales, and Shooting ranges, outdoor

Industrial Uses: Solid waste material recovery facilities

I hereby acknowledge as the Representative that the Conditional Rezoning of the Property gives rise to the need for these conditions.



County Administrator

4/7/22

Date

I, Caitlin Solis, a Notary for the State of Virginia, Fluvanna County, do verify that the foregoing instrument was signed before me this 7 day of April 2022.



Caitlin Solis
Print Notary Public Name



06/30/2024
My Commission Expires



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: County of Fluvanna **Applicant of Record:** same
Address: Post Office Box 540 Palmyra, VA 22963 **Address:** same
Phone: 434.591.1910 **Fax:** 434.591.1913 **Phone:** same **Fax:** same
Email: _____ **Email:** _____

Representative: Eric M. Dahl, County Administrator
Address: Post Office Box 540 Palmyra, VA 22963
Phone: 434.591.1910 **Fax:** 434.591.1913
Email: edahl@fluvannacounty.org

Tax Map and Parcel(s) 51 (A) 130, 138 and 139

Acreage 33.8 acres **Current Zoning** A-1

Location of Parcel: behind 5725 JM Highway (Route 15)

Requested Zoning I-1 **Proposed Use of Property** expansion of Fork Union Commerce Park / industrial uses

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:
N/A

Is parcel in Land Use Valuation Program? ☒ No ☐ Yes

Deed Book and Page: N/A
If any Deed Restrictions, please attach a copy

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are true and correct to the best of our knowledge.

Date: 2/28/22 Signature of Owner/Applicant: E Dahl
Subscribed and sworn to before me this 28 day of February, 20 22 Register # 7675991
My commission expires: 06/30/2024 Notary Public: Caitlin Sob

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only		
Date Received: <u>03/01/2022</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>Waived</u> Application #: <u>ZMP 22 : 01</u>
\$1,000 fee paid: <u>Waived</u> Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid: _____		
Proffer or Master Plan Amendment: <u>\$750.00 plus mailing costs. Paid:</u>		
Election District: <u>Fork Union</u>	Planning Area: <u>Fork Union</u>	
Public Hearings		
Planning Commission	Board of Supervisors	
Advertisement Dates: _____	Advertisement Dates: _____	
APO Notification: _____	APO Notification: _____	
Date of Hearing: _____	Date of Hearing: _____	
Decision: _____	Decision: _____	

MEMORANDUM

TO: ERIC DAHL	FROM: BILL WUENSCH, P.E., PTOE; WEI HE
ORGANIZATION: FLUVANNA COUNTY	DATE: NOVEMBER 1ST, 2021
PHONE NUMBER: 434-591-1900 X 1053	SENDER'S REFERENCE NUMBER:
RE: FORK UNION BUSINESS PARK TRAFFIC IMPACT STUDY	YOUR REFERENCE NUMBER:
<input type="checkbox"/> URGENT <input checked="" type="checkbox"/> FOR YOUR USE <input type="checkbox"/> PLEASE COMMENT	<input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE

Project Overview

This memorandum summarizes the traffic impact for the proposed Fork Union Business Park to be located along Route 15 north of the Town of Fork Union in Fluvanna County, Virginia. Access to the site will be provided at the current Fluvanna Community Center entrance along Route 15. **Figure 1** illustrates the project location, vicinity, and study intersections. **Figure 2** illustrates the conceptual site plan.

As illustrated in Figure 1, the study intersections include:

1. Route 15 and Route 6 (West River Road),
2. Route 15 and Route 6 (East River Road) analyzed as three intersections, and
3. Route 15 and the site entrance.

The proposed Fork Union Business Park will include approximately 550,000 square feet of light industrial/business park uses and it is assumed that it will be fully occupied by 2030.

Included within this study are the traffic count data, traffic volume projections, traffic operations analyses, turn lane warrant analyses, crash analyses, and a summary of the findings and conclusions. The VDOT Scoping Form, outlining the agreed upon assumptions for this study is included in **Appendix A**.

Traffic Volumes

2021 Existing Traffic Volumes

Traffic counts were conducted at the study intersections on Thursday, September 30th, 2021 from 7-9 AM and 4-6 PM. The traffic count reports are attached in **Appendix B**.

To address possible changes in traffic patterns due to COVID, the traffic counts conducted in September along Route 15 were compared to peak hour volumes calculated from 2019 VDOT Traffic Data. The result of this comparison indicates that the existing morning and afternoon peak hour traffic volumes along Route 15 are 87% and 112% of the peak hour volumes from 2019 VDOT Traffic Data during the morning and afternoon peak hours, respectively. Understanding that traffic volumes can vary by as much as 15% per day and that the peak hour traffic volumes calculated based on the VDOT AADTs and K factor are for THE peak hour (in this case the PM peak) no adjustments were made to the traffic volumes to address COVID.

Traffic counts were conducted at the two intersections where Route 15 and Route 6 (East River Road) meet along Route 6 but not at the northern intersection. The volumes at the north intersection were calculated based on the east and west traffic counts.

Traffic counts were not conducted at the intersection of Route 15 and the site entrance. These volumes were calculated based on the traffic counts at Route 15 with Route 6 north and south of the site. The traffic volumes entering and exiting the site were estimated based on the trip generation for the existing land uses and distributed based on existing traffic patterns. The existing land uses include a 11,500 square foot community center and a 8,800 square foot fire department. **Table 1** summarizes the trips generated per the *ITE Trip Generation Manual 10th Edition*. The existing site trip distribution and assignment are provided in **Appendix C**.

Table 1 Existing Community Center and Fire Department Trip Generation

Land Use	LU Code	Unit	Weekday	AM			PM		
				Total	In	Out	Total	In	Out
Community Center	495	11.5ksf	331	20	13	7	27	12	15
Fire Department*	575	8.8ksf	66	4	3	1	4	1	3
Total		20.3ksf	397	24	16	8	31	13	18

*Since weekday and AM trip generation was not available in *ITE Trip Generation Manual* for Fire Department, the following assumptions were used in the trip generation:

1. Fire Department has the same total in AM and PM.
2. Inbound and outbound trips of Fire Department reverse in AM and PM.
3. The ratio of weekday trips versus AM trips is the same for Community Center and Fire Department.

The resulting traffic volumes based on the methodology previously described are illustrated in **Figure 3**.

2030 No Build Traffic Volumes

The 2021 existing traffic volumes were increased by an annual compounded growth rate of 0.5062% based on VDOT traffic data. The resulting 2030 no build traffic volumes are illustrated in **Figure 4**.

Trip Generation

The proposed Fork Union Business Park will include approximately 550,000 square feet of light industrial/business park uses and is expected to be fully occupied by 2030. The *ITE Trip Generation Manual 10th Edition* was used to estimate the trips generated by the proposed Fork Union Business Park. **Table 2** summarizes the land use descriptions, ITE land use code, size, and anticipated trips.

Table 2 Site Trip Generation

Land Use	LU Code	Unit	Weekday	AM			PM		
				Total	In	Out	Total	In	Out
Industrial Park	130	550ksf	1854	220	178	42	220	46	174

As indicated in Table 2, the proposed Fork Union Business Park will generate 220 morning and 220 afternoon peak hour trips.

Site Trip Distribution and Assignment

The site trip distribution percentages were assumed to be 70% heading south in the morning and 70% heading north in the afternoon (70% arriving from the north in the morning and 70% leaving to the north in the afternoon) and are illustrated in **Figure 5**.

The estimated site trips shown in Table 2 were assigned to the roadway network per the above distribution percentages and the resulting site trip assignment is illustrated in **Figure 6**.

2030 Build Traffic Volumes

The site trips shown in Figure 6 were added to the 2030 no build traffic volumes shown in Figure 4 resulting in the 2030 build traffic volumes illustrated in **Figure 7**.

Traffic Operations Analyses

Traffic operations analyses were completed using Synchro/SimTraffic 11.0, a computer-based traffic operations model that replicates procedures from the *Highway Capacity Manual (HCM)*. The average vehicle delays (in seconds) for the intersection overall and for each turning movement, as well as the Level of Service (LOS) on a scale of A (best) to F (worst) as defined in the *HCM* are reported in Synchro, and the maximum queue lengths (in feet) for each turning movement are reported in SimTraffic. Both the Synchro and SimTraffic analyses were performed based on the latest *VDOT Traffic Operations and Safety Analysis Manual (TOSAM)*.

2021 Existing Conditions Analysis

The 2021 existing conditions analysis is based on the current intersection configuration, existing traffic control, 2021 existing traffic volumes, and the current *VDOT TOSAM* guidance. The Synchro HCM reports are provided in **Appendix D** and the SimTraffic queue reports in **Appendix E**. **Table 3** summarizes the 2021 existing delays, levels of service, and maximum queue lengths.

Table 3 2021 Existing Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	Existing AM			Existing PM		
			LOS	Delay (s.)	Maximum Queue (ft.)	LOS	Delay (s.)	Maximum Queue (ft.)
1. Route 15/Route 6 (West River Road)								
Unsignalized								
W River Road EB	EBL/T/R	-	B	10.7	65	B	11.7	68
Private Entrance WB	WBL/T/R	-	B	10.2	29	A	0.0	0
Route 15 NB*	NBL/T/R	-	A	7.6	26	A	7.8	34
Route 15 SB*	SBL/T/R	-	A	7.6	2	A	0.0	0
2. Route 15/Route 6 West (East River Road)								
Unsignalized								
Route 6 WB	WBL/R	"325"	B	10.8	60	B	11.4	67
Route 15 NB	NBT/R	-	A	0.0	0	A	0.0	0
Route 15 SB*	SBL/T	"335"	A	0.0	0	A	0.0	0
3. Route 15/Route 6 East (East River Road)								
Unsignalized								
Route 6 EB*	EBL/T	"360"	A	7.9	17	A	7.4	9
Route 6 WB	WBT/R	-	A	0.0	0	A	0.0	0
Route 15 SB	SBL/R	"300"	A	9.4	71	A	9.6	63
4. Route 15/Route 6 North (East River Road)								
Unsignalized								
Route 15 WB	WBL/R	"300"	A	9.6	60	A	9.2	61
Route 15 NB	NBT/R	"335"	A	0.0	0	A	0.0	0
Route 15 SB*	SBL/T	-	A	7.8	62	A	7.7	54
5. Route 15/Site Entrance								
Unsignalized								
Entrance EB	EBL/R	-	B	10.2	22	B	10.4	26
Route 15 NB*	NBL/T	-	A	7.5	25	A	7.7	12
Route 15 SB	SBT	-	A	0.0	0	A	0.0	0
	SBR	110	A	0.0	0	A	0.0	0

"100": Distance to next intersection

* Results were reported for the major movements (left turn movements) when there is a shared left/through lane at unsignalized intersections.

As shown in Table 3, all movements at the study intersections currently operate at LOS B or better and the queuing analysis results indicate that all queues are minimal.

2030 No Build Conditions Analysis

The 2030 no build conditions Synchro models are based on the current intersection configuration, existing traffic control, 2030 no build traffic volumes, and the current *VDOT TOSAM* guidance. The Synchro HCM reports are provided in **Appendix F** and the SimTraffic queue reports in **Appendix G**. **Table 4** summarizes the 2030 no build delays, levels of service, and maximum queue lengths.

Table 4 2030 No Build Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	2030 No Build AM			2030 No Build PM			
			LOS	Delay (s.)	Maximum Queue (ft.)	LOS	Delay (s.)	Maximum Queue (ft.)	
1. Route 15/Route 6 (West River Road)									Unsignalized
W River Road EB	EBL/T/R	-	B	10.8	66	B	11.9	70	
Private Entrance WB	WBL/T/R	-	B	10.3	26	A	0.0	0	
Route 15 NB*	NBL/T/R	-	A	7.6	36	A	7.8	42	
Route 15 SB*	SBL/T/R	-	A	7.6	2	A	0.0	0	
2. Route 15/Route 6 West (East River Road)									Unsignalized
Route 6 WB	WBL/R	"325"	B	10.8	62	B	11.5	69	
Route 15 NB	NBT/R	-	A	0.0	0	A	0.0	0	
Route 15 SB*	SBL/T	"335"	A	0.0	0	A	0.0	0	
3. Route 15/Route 6 East (East River Road)									Unsignalized
Route 6 EB*	EBL/T	"360"	A	7.9	11	A	7.4	6	
Route 6 WB	WBT/R	-	A	0.0	0	A	0.0	0	
Route 15 SB	SBL/R	"300"	A	9.5	64	A	9.7	62	
4. Route 15/Route 6 North (East River Road)									Unsignalized
Route 15 WB	WBL/R	"300"	A	9.6	68	A	9.2	64	
Route 15 NB	NBT/R	"335"	A	0.0	0	A	0.0	0	
Route 15 SB*	SBL/T	-	A	7.8	43	A	7.7	54	
5. Route 15/Site Entrance									Unsignalized
Entrance EB	EBL/R	-	B	10.2	22	B	10.6	29	
Route 15 NB*	NBL/T	-	A	7.5	20	A	7.7	12	
Route 15 SB	SBT	-	A	0.0	0	A	0.0	0	
	SBR	110	A	0.0	0	A	0.0	0	

"100": Distance to next intersection

* Results were reported for the major movements (left turn movements) when there is a shared left/through lane at unsignalized intersections.

As shown in Table 4, all movements at the study intersections will operate at LOS B or better and the queuing analysis results indicate all queues will be minimal.

2030 Build Conditions Analysis

Turn lane warrant analyses were performed for the Route 15 and site entrance intersection based on the 2030 build traffic volumes and *VDOT Roadway Design Manual*. The turn lane warrant forms are included in **Appendix H** and the results are summarized in **Table 5**.

Table 5 Turn Lane Warrant Analysis Summary

	2030 Build AM	2030 Build PM
Route 15 Northbound Left Turn	Warranted	Not Warranted
Route 15 Southbound Right Turn	Warranted	Not Warranted

The results in Table 5 indicate that both a northbound left turn lane and southbound right turn lane are warranted and that both lanes should provide 200 feet of storage and a 200 foot taper.

The 2030 build conditions Synchro models are based on the current intersection configuration with the above warranted turn lanes, existing traffic control, 2030 build traffic volumes, and the current *VDOT TOSAM* guidance. The Synchro HCM reports are provided in **Appendix I** and the SimTraffic queue reports in **Appendix J**. **Table 6** summarizes the 2030 build delays, levels of service, and maximum queue lengths.

Table 6 2030 Build Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	2030 Build AM			2030 Build PM		
			LOS	Delay (s.)	Maximum Queue (ft.)	LOS	Delay (s.)	Maximum Queue (ft.)
1. Route 15/Route 6 (West River Road)Unsignalized								
W River Road EB	EBL/T/R	-	B	11.8	74	B	13.1	78
Private Entrance WB	WBL/T/R	-	B	10.9	26	A	0.0	0
Route 15 NB*	NBL/T/R	-	A	7.6	43	A	8.0	51
Route 15 SB*	SBL/T/R	-	A	7.7	3	A	0.0	0
2. Route 15/Route 6 West (East River Road)Unsignalized								
Route 6 WB	WBL/R	"325"	B	12.4	83	B	13.0	80
Route 15 NB	NBT/R	-	A	0.0	0	A	0.0	0
Route 15 SB*	SBL/T	"335"	A	0.0	0	A	0.0	0
3. Route 15/Route 6 East (East River Road)Unsignalized								
Route 6 EB*	EBL/T	"360"	A	8.0	5	A	7.4	3
Route 6 WB	WBT/R	-	A	0.0	0	A	0.0	0
Route 15 SB	SBL/R	"300"	A	9.8	70	A	9.9	67
4. Route 15/Route 6 North (East River Road)Unsignalized								
Route 15 WB	WBL/R	"300"	A	9.7	59	A	9.8	60
Route 15 NB	NBT/R	"335"	A	0.0	0	A	0.0	0
Route 15 SB*	SBL/T	-	A	7.8	63	A	7.9	70
5. Route 15/Site EntranceUnsignalized								
Entrance EB	EBL/R	-	B	10.8	71	C	15.7	120
Route 15 NB	NBL	300	A	8.1	59	A	8.0	40
	NBT	-	A	0.0	0	A	0.0	0
Route 15 SB	SBT	-	A	0.0	0	A	0.0	0
	SBR	300	A	0.0	0	A	0.0	0

"100": Distance to next intersection

* Results were reported for the major movements (left turn movements) when there is a shared left/through lane at unsignalized intersections.

As shown in Table 6, all movements at the study intersections will operate at LOS C or better and the queuing analysis results indicate that all queues will be minimal.

Crash Analyses

Crash analyses were performed at the study intersections using VDOT Crash Data and is summarized in **Appendix K**. At the three intersections of Route 15 and Route 6 (East River Road), there were eight crashes in the most recent eight year period analyzed. Four of the crashes were angle, three were fixed object related, and one crash was a rear end.

At the Route 15 and Route 6 (West River Road) intersection, there were six crashes in the most recent eight year period. Four crashes were fixed object related and two crashes were rear end.

At the Route 15 and site entrance intersection, there were three crashes in the most recent eight year period analyzed. Two crashes were animal related and one crash was a rear end.

Based on the above crash data and analysis, the crash history does not indicate any safety concerns at the study intersections.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are as follows:

- The proposed Fork Union Business Park will generate 220 morning and 220 afternoon peak hour trips.
- All movements at the study intersections currently operate at LOS B or better and queues are minimal. These conditions are expected to continue in 2030 without the addition of the Fork Union Business Park.
- With the addition of the Fork Union Business Park all movements at the study intersections operate at LOS C or better with minimal queues.
- **The impact of the proposed Fork Union Business Park on the study intersections will be minimal.**
- At the Route 15 and site entrance intersection, a northbound left turn lane (200 feet of storage and a 200 foot taper) and a southbound right turn lane (200 feet of storage and a 200 foot taper) will be warranted.
- Based on the crash history over the most recent eight year period there are no safety concerns at the study intersections.

Based on the above findings, construction of a 200 foot northbound left turn lane with a 200 foot taper is recommended along with extension of the existing southbound right turn lane to 200 feet of storage with a 200 foot taper.

Note that the analysis results for the site access road were based on retaining one site egress lane consisting of a shared right and left turn lane. However, it is advisable to consider potential benefits of having two egress lanes. Two lanes may be beneficial in the case that higher truck trips are present and actual future queueing for the egress movements are higher than predicted with this analysis. Two egress lanes could also be beneficial to the fire department / EMS usage to decrease the potential for site egress delays.

End of Memorandum

Appendices

Appendix A VDOT Scoping Form

Appendix B Traffic Count Reports

Appendix C Existing Land Use Trip Distribution and Assignment

Appendix D Existing HCM Reports

Appendix E Existing SimTraffic Queue Reports

Appendix F 2030 No Build HCM Reports

Appendix G 2030 No Build SimTraffic Queue Reports

Appendix H Turn Lane Warrant Forms

Appendix I 2030 Build HCM Reports

Appendix J 2030 Build SimTraffic Queue Reports

Appendix K Crash Analyses Graphics

PRE-SCOPE OF WORK MEETING FORM

Information on the Project Traffic Impact Analysis Base Assumptions

The applicant is responsible for entering the relevant information and submitting the form to VDOT and the locality no less than three (3) business days prior to the meeting. If a form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information

Consultant Name: Bill Wuensch, P.E., PTOE, EPR, PC
Tele: 8046477700
E-mail: w.wuensch@epr-pc.com

Developer/Owner Name: Bryan Rothamel
Tele: Economic Development Coordinator
E-mail: Fluvanna County
brothamel@fluvannacounty.org
(434) 591-1900 x1053

Project Information

Project Name: Fork Union Business Park Locality/County: Fluvanna

Project Location: North of Route 6 along Route 15 (north of Fork Union area)
(Attach regional and site specific location map)

Submission Type: Comp Plan ☐ Rezoning ☒ Site Plan ☐ Subd Plat ☐

Project Description: County Industrial Park - 539.65ksf. Access will be directly from Route 15. See attached concept.
(Including details on the land use, acreage, phasing, access location, etc. Attach additional sheet if necessary)

Proposed Use(s): Residential ☐ Commercial ☐ Mixed Use ☐ Other ☒
(Check all that apply; attach additional pages as necessary)

It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

	Residential Uses(s) Number of Units: _____ ITE LU Code(s): _____ _____ _____ Commercial Use(s) ITE LU Code(s): _____ _____ _____ Square Ft or Other Variable: _____	_____ _____ Other Use(s) ITE LU Code(s): 130 Light Industrial Park Independent Variable(s): GFA 550 ksf _____		
Total Peak Hour Trip Projection:	Less than 100 <input type="checkbox"/>	100 – 499 <input checked="" type="checkbox"/>	500 – 999 <input type="checkbox"/>	1,000 or more <input type="checkbox"/>
Traffic Impact Analysis Assumptions				
Study Period	Existing Year: 2021	Build-out Year: 2030	Design Year: 2030	
Study Area Boundaries (Attach map)	North: Route 6/Route 15 (East River Road)		South: Route 6/Route 15 (West River Road) intersection in Fork Union	
	East: Site		West: Site	
External Factors That Could Affect Project (Planned road improvements, other nearby developments)	None known.			
Consistency With Comprehensive Plan (Land use, transportation plan)	Yes			
Available Traffic Data (Historical, forecasts)	VDOT historical data			
Trip Distribution (Attach sketch)	Road Name: Route 15 Directional by peak hour: AM: 70% arrive from the north, 30% arrive from the south, 30% depart to the north, 70% depart to the south PM: 30% arrive from the north, 70% arrive from the south, 70% depart to the north, 30% depart to the south		Road Name: Rt 6 intersection in Fork Union - per TMC	
	Road Name:		Road Name:	
Annual Vehicle Trip		Peak Period for Study (check all that apply)	<input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> PM <input type="checkbox"/> SAT	

It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

Growth Rate:	0.5062% (SPS factor)	Peak Hour of the Generator	
Study Intersections and/or Road Segments (Attach additional sheets as necessary)	1.Route 15 at site entrance	6.	
	2.Route 15 at Route 6 (Fork Union)	7.	
	3.Route 15 at West RIVER Road	8.	
	4.	9.	
	5.	10.	
Trip Adjustment Factors	Internal allowance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips		Pass-by allowance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips
Software Methodology	<input checked="" type="checkbox"/> Synchro <input type="checkbox"/> HCS (v.2000/+) <input checked="" type="checkbox"/> aaSIDRA <input type="checkbox"/> CORSIM <input checked="" type="checkbox"/> Other simtraffic for queuing (average of 10 runs - following TOSAM)		
Traffic Signal Proposed or Affected (Analysis software to be used, progression speed, cycle length)	None proposed or existing.		
Improvement(s) Assumed or to be Considered	Turn lanes at site, site egress geometry.		
Background Traffic Studies Considered	None known		
Plan Submission	<input type="checkbox"/> Master Development Plan (MDP) <input type="checkbox"/> Generalized Development Plan (GDP) <input type="checkbox"/> Preliminary/Sketch Plan <input checked="" type="checkbox"/> Other Plan type (Final Site, Subd. Plan)		
Additional Issues to be Addressed	<input checked="" type="checkbox"/> Queuing analysis <input type="checkbox"/> Actuation/Coordination <input type="checkbox"/> Weaving analysis <input type="checkbox"/> Merge analysis <input type="checkbox"/> Bike/Ped Accommodations <input checked="" type="checkbox"/> Intersection(s) <input type="checkbox"/> TDM Measures <input checked="" type="checkbox"/> Other Access Configuration		

NOTES on ASSUMPTIONS:

Analysis will be per the VDOT TOSAM, and scoping document.

Trip Gen is 220 in both the AM and PM, and 1819 Daily (LU 130).

SIGNED: _____ DATE: _____
Applicant or Consultant

It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

MASTER PLAN REPORT FORK UNION COMMERCE PARK

Fluvanna County, Virginia



January 2022

Contact Information

Jennifer Schmack, Director of Economic Development
Fluvanna County
(434) 591.1900 x 1053
jschmack@fluvannacounty.org



Carolyn A Howard, PE
Sr. Associate / Regional Manager
(540) 557.1398
choward@daa.com



Draper Aden
Associates

3RD PARTY REVIEW

This Report has been subjected to technical and quality reviews by:

Kaitlyn Bartz

01/27/22

Name: Kaitlyn Barger, EIT
Engineer

Signature

Date

E Campbell *Kms*

01/27/22

Name: E. Campbell Bolton, PE
Project Manager

Signature

Date

Carolyn A. Howard

01/27/22

Name: Carolyn A. Howard, PE
Quality Reviewer

Signature

Date

TABLE OF CONTENTS

1.0	GENERAL SITE INFORMATION.....	1
1.1	Location and Access	1
1.2	Zoning.....	2
2.0	EXISTING CONDITIONS.....	3
2.1	Topography	3
2.2	Waters of the U.S.....	3
2.3	FEMA Regulatory Floodplains.....	3
2.4	Geotechnical Exploration and Evaluation	3
2.5	Phase 1 Environmental Site Assessment (ESA)	4
2.6	Threatened and Endangered (T&E) Species Review	4
2.7	Cultural Resources Assessment.....	4
3.0	INFRASTRUCTURE.....	5
3.1	Water.....	5
3.1.1	Design Criteria	5
3.1.2	Demand Projections	5
3.1.3	Existing Water System.....	6
3.1.4	Sizing Water Mains for Domestic and Fire Flows.....	7
3.2	Wastewater	8
3.2.1	Design Criteria	8
3.2.2	Flow Projections	8
3.2.3	Treatment Options	9
3.3	Electric, Gas, and Fiber	10
3.4	Roads	11
4.0	CONCEPT DEVELOPMENT PLANS.....	12
4.1	Phasing	12
4.2	Potential Community Assets.....	13
5.0	ORDER OF MAGNITUDE OPINIONS OF PROBABLE PROJECT COSTS....	14
5.1	Funding Options	15
6.0	DATA REFERENCES.....	16

FIGURES

- 1 VICINITY MAP
- 2 ZONING MAP
- 3 EXISTING CONDITIONS
- 4 FORK UNION PJD OVERVIEW MAP
- 5 FEMA FLOODPLAIN MAP
- 6 US ROUTE 15 ROAD IMPROVEMENTS LAYOUT
- 7 OVERALL PAD CONCEPTS
- 8 PHASE 1 CONCEPT PLAN
- 9 PHASE 2 CONCEPT PLAN
- 10 PHASE 3 CONCEPT PLAN
- 11 PHASE 4 CONCEPT PLAN

APPENDIX (refer to separate document)

- A. TOPOGRAPHIC SURVEY AND COMPILED BOUNDARY, DRAPER ADEN ASSOCIATES, APRIL 13, 2021
- B. PRELIMINARY JURISDICTIONAL DETERMINATION REQUEST, DRAPER ADEN ASSOCIATES, JUNE 3, 2021
- C. PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, DRAPER ADEN ASSOCIATES, SEPTEMBER 1, 2021
- D. PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT, DRAPER ADEN ASSOCIATES, JUNE 1, 2021
- E. THREATENED AND ENDANGERED SPECIES REVIEW DRAPER ADEN ASSOCIATES, JANUARY 18, 2022
- F. CULTURAL RESOURCES ASSESSMENT, DRAPER ADEN ASSOCIATES, JUNE 1, 2021
- G. TRAFFIC IMPACT STUDY, ENGINEERING & PLANNING RESOURCES, NOVEMBER 1, 2021
- H. FORK UNION COMMERCE PARK ORDER OF MAGNITUDE ESTIMATE OF PROBABLE COSTS, DRAPER ADEN ASSOCIATES, JANUARY 18, 2022

1.0 GENERAL SITE INFORMATION

1.1 Location and Access

The Fluvanna County Economic Development Authority owns five parcels located at 5725 James Madison in Fork Union, Virginia. These parcels are known as the Fork Union Commerce Park. The Fluvanna County Parks and Recreation Community Center and Fork Union Fire Department are located on the southeast portion of the site, directly adjacent to James Madison Highway. The Fork Union Military Academy is located to the south and the Town of Dixie is located to the North. Refer to Figure 1: Vicinity Map.

The site's primary access point is James Madison Highway (US Route 15) utilizing the Community Center's existing access drive. James Madison Highway is classified by the Virginia Department of Transportation (VDOT) as a Minor Arterial road. Access to Interstate 64 is approximately 17 miles to the northwest along US Route 15.

The Commerce Park currently consists of five parcels; refer to Figure 3 and Table 1. The lots will likely be subdivided as the park develops. The proposed master plan divides the development into four phases. Each phase includes graded pad site(s) and a potential building layout. Refer to Section 4 of the report.

Key Site Information	
Total Area	132.66 Acres
Available Area	132.66 Acres
Largest Contiguous Area	17.8 Acres
Total Developable Area	40.72 Acres
Existing Zoning	I-1/A-1
4 Lane	Route 11
Interstate	I-81/ 3.2 mi
Water	6-inch in Route 15
Sewer	Septic
Natural Gas	Columbia Gas
Power	Dominion Energy
Telecom	Firefly broadband

Table 1: Existing Parcels

Parcel ID	Acres	Status
51-A-129	10.000	Partially developed
51-A-130	8.763	Undeveloped
51-A-129A	86.641	Undeveloped
51-A-139	10.000	Undeveloped
51-A-138	17.252	Undeveloped
Total Acreage	132.656	

1.2 Zoning

Parcels 51-A-129 and 51-A-129A are classified as Industrial, Limited, I-1 per Fluvanna County's Geographical Mapping (GIS). Parcels 51-A-130, 51-A-138, and 51-A-139 are classified as Agricultural, General, A-1 per Fluvanna County's GIS. Parcels 51-A-130, 51-A-138, and 51-A-139 are proposed to be rezoned in the near future. The adjacent properties are classified as Agricultural, General, A-1 per Fluvanna County's GIS. Refer to Figure 2: Zoning Map.

2.0 EXISTING CONDITIONS

2.1 Topography

The site has slopes that range between 5% and 33%. Refer to Figure 3: Existing Conditions and Appendix A for the Topographic Survey and Compiled Boundary. The highpoint is located through the middle of the site. The developable area is divided by existing perennial and intermittent streams to the north and south, where shown on Figure 3. The majority of the drainage from the site is tributary to Judy Creek, which is adjacent to the west property boundary.

2.2 Waters of the U.S.

There are 21 delineated streams (including seeps), and 12 wetlands, fringes, and vernal pools that were identified within the Preliminary Jurisdictional Determination Request (Appendix B), where shown on Figure 4. Refer to Appendix B for additional information.

2.3 FEMA Regulatory Floodplains

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) define the regulatory base flood elevation and area encumbered by flooding from the one-percent annual chance (a.k.a. 100-year) storm event along streams and riverine systems. The property is not encumbered by a FEMA regulatory floodplain. Refer to Figure 5.

2.4 Geotechnical Exploration and Evaluation

A Preliminary Geotechnical Engineering Report was completed by Draper Aden Associates on September 1, 2021; refer to Appendix C. There were 7 borings completed throughout the site. In general, 6-inches of topsoil was observed across the site. Proposed slopes are recommended to be a maximum of 3:1 due to the stability of the existing soils. A design-phase Geotechnical Exploration is recommended once a prospective industry provides detailed design information for the buildings.

2.5 Phase 1 Environmental Site Assessment (ESA)

A Phase 1 Environmental Assessment Report was completed by Draper Aden Associates on June 1, 2021; refer to Appendix D. One recognized environmental condition was found based on documentation of the site. However, it was determined based on the information available that it does not pose a current risk to the environment or human health.

2.6 Threatened and Endangered (T&E) Species Review

Four federally listed species, were identified as potentially present within the project area, including the James Spiny mussel, Atlantic Pigtoe, Yellow Lance, and Northern Long Eared bat (NLEB). Direct consultation with USFWS is recommended for the James Spiny mussel to determine if a habitat or species survey may be warranted. A site-specific species survey may support elimination of the time-of-year-restriction (TOYR). Consultation with USFWS is recommended for the NLEB once site development plans are in place including tree clearing activities.

An additional species were also identified on the state threatened and endangered lists as potentially present within the project area, including the Loggerhead Shrike and Migrant Loggerhead Shrike, Little Brown and Tri-colored bats, and Green Floater and Brook Floater. Direct consultation with VDGIF is recommended prior to construction. A site-specific species survey may support elimination of the TOYR.

The complete Threatened and Endangered Species Review report can be found in Appendix E.

2.7 Cultural Resources Assessment

A Cultural Resource Assessment of the site was completed by Draper Aden Associates on June 1, 2021. Two resources, the Fluvanna Community Center and an onsite cemetery, were identified on site. Refer to Figure 3 for the location of the cemetery. Once a prospective industry is identified, survey efforts can be conducted to eliminate disturbance archaeological resource areas identified in the Cultural Resources Report. The complete Cultural Resource Assessment can be found in Appendix F.

3.0 INFRASTRUCTURE

3.1 Water

This section describes the design criteria, projected demands, and hydraulic calculations to supply water to the Fork Union Commerce Park. All water will be provided through a connection to the existing Fluvanna County 6-inch water main along Highway 15. The connection will be at the entrance of the Fork Union site located approximately 115 feet north of the intersection of Highway 15 and the entrance to the Fluvanna Community Center.

3.1.1 Design Criteria

Fluvanna County water and sewer standards are in the process of being updated and were not available at the time this study was prepared, thus standards for an adjacent locality, Louisa County were used instead along with Virginia Department of Health (VDH) Waterworks Regulations (Virginia Administrative Code Title 12, Agency 5, Chapter 590). The key guidelines are summarized below:

- Average daily demand (ADD) is calculated based on the proposed development acreage and land use
- Maximum daily demands (MDD) are 1.7 times the ADD.
- Peak hourly demands (PHD) are 4.0 times the ADD.
- Fire flow is 2,000 GPM for 2 hours for Light Industrial.
- Minimum pressure is 20 psi based on the greater of PHD or MDD plus fire flow.

3.1.2 Demand Projections

Anticipated water demands were calculated for Options 1 and 2 based on the design criteria outlined in Section 3.1.1. Projected water demands for Options 1 and 2 are presented in the following tables.

Table 3-1. Projected Water Demands Based on Developable Acreage

Option	Land Use	Acreage	Domestic Water Demand Allocations per Developable Acre (gpd/acre)*	Fire Flow Demand (gpm)*	ADD (GPD)	ADD (GPM)	MDD (GPM)**	PHD (GPM)***
1	Light Industrial	38.7	500		19,350	13.4	22.8	53.6
2	Light Industrial	34	500		17,000	11.8	20.1	47.2
	Fire Flow			2,000				

*Per Louisa County Water Authority Standards

**MDD are 1.7 times the ADD

***PHD are 4.0 times the ADD

The following tables show the resulting cumulative system demands for Options 1 and 2.

Table 3-2. Cumulative Demands

Item	Demand (gpm)	
	Option 1	Option 2
ADD	13.4	11.8
MDD	22.8	20.1
MDD + Fire Flow	2,022.8	2020.1
PHD	53.6	47.2

3.1.3 Existing Water System

Water service for the Fork Union Commerce Park is provided by a 6-inch water main that runs along Highway 15. The County performed a fire flow test on the hydrant near the entrance to the Fluvanna Community Center on April 7, 2011. The results are summarized below in Table 3-3.

Table 3-3. Fire Flow Test Results

Static Pressure at Test Hydrant	85 PSI
Residual Pressure at Test Hydrant	39 PSI
Pitot Pressure During Flow	8 PSI
Test Flow	816 GPM
Orifice Diameter of Flow Hydrant	2.5 in
Coefficient of Discharge	0.7
Desired Pressure at Test Hydrant	20 PSI
Flow Available at 20 PSI	979.80 GPM

The hydrant test showed an available fire flow of 979.80 GPM at the minimum pressure of 20 PSI. A hydraulic model was not available for the County, so it was not possible to evaluate impacts at this site on the rest of the County water system.

Required fire flow for the site was determined from the Louisa County Water and Sewer Utility Standards as indicated in Table 3-1 and summarized below:

- Minimum fire flow demand is 2,000 GPM, however, if 2,000 gallons per minute is not possible, a minimum of 500 GPM may be considered on a case-by-case basis

3.1.4 Sizing Water Mains for Domestic and Fire Flows

The maximum water main size is limited to the size of the tie-in main in Highway 15, which is 6 inches. Water mains are sized based on the greater of MDD plus fire flow or PHD. Per the results of the hydrant test, the existing 6-inch water main can meet domestic demands but cannot meet fire flow demands. This fire flow deficiency can be mitigated if the new water treatment plant is located within the Industrial Park. The water treatment plant will likely be capable of meeting the fire flow requirements within the Industrial Park. Another option to meet the fire flow requirement is on-site storage. The maximum size water storage tank required to meet the fire flow demand is 240,000 gallons based on the 2,000 GPM fire flow demand over a period of 2 hours, however the size may vary depending on actual required fire flow. Due to limited knowledge on the future use of the site, the fire flow requirements should be re-evaluated to determine whether the existing 6-inch water main can meet the requirements and if on-site storage is required. Based on potential site layouts,

the site will require approximately 2,600 linear feet of water main. All pipes are assumed to be 6 inches.

It is noted that the demands calculated in this analysis are based on generic light industrial use. Actual water usage varies significantly by the type of industrial use. Once a potential industry has been identified for this site, these results should be verified based on anticipated demand for that industry.

3.2 Wastewater

This section describes the design criteria to determine sewer design flows, collection, and treatment for Options 1 and 2.

3.2.1 Design Criteria

Fluvanna County water and sewer standards are in the process of being updated and were not available at the time this study was prepared, thus standards for an adjacent locality, Louisa County were used instead along with Virginia Department of Environmental Quality Sewage Collection and Treatment Regulations. Key design criteria and assumptions are summarized below:

- Flows for Light Industrial zoning is 500 GPD/Acre.
- Average daily flows (ADF) are shown in Table 3-4. Peaking factor is assumed to be 4 times the ADF per Louisa County Standards.

3.2.2 Flow Projections

Anticipated wastewater demands were calculated for Options 1 and 2 based on the design criteria outlined in Section 3.2.1. Projected wastewater demands for Options 1 and 2 are presented in Table 3-4.

Table 3-4. Projected Sewer ADF Based on Developable Acreage

Option	Land Use Description	Acreage	Flow gpd/acre*	Flow duration (hours)	ADF (GPD)	ADF (GPM)	Peak Flow (GPM)**
1	Light Industrial	38.7	500	24	19,350.0	13.4	53.6
2	Light Industrial	34	500	24	17,000.0	11.8	47.2

*Per Louisa County Water Authority Standards

**Peak Flow is 4 times the ADF

3.2.3 Treatment Options

Public sewer in the vicinity of the Fork Union site is not available, therefore, there are two options for providing sewer for the site. Option 1 consists of an on-site septic system, which includes both individual septic systems for each lot and a mass septic system for the entire Industrial Park. Option 2 consists of a package wastewater treatment plant.

Option 1 – On-site septic system

Option 1 consists of two sub options, with Option 1a being individual septic systems for each lot and Option 1b being one large septic system for the entire site. On-site septic systems are designed based on the ADF for the type and size of the facility and peak flows are handled by the septic tanks and pumps.

Option 1a consists of individual septic systems for each proposed lot. The ADF of 17,000-19,350 gpd shown in Table 3-4 was divided among the five individual lots, resulting in an ADF of 3,400-3,930 gpd for each lot. According to soil percolation calculation requirements, this flow would require approximately 2 acres per lot to accommodate the drainfield and septic tanks. This size requirement assumes no pretreatment of the waste. Further evaluation of the soils will be required to determine their suitability for on-site septic systems.

Option 1b consists of a mass septic system for the entire Industrial Park. The ADF of 17,000-19,350 gpd shown in Table 3-4 can be accommodated with a single drainfield of approximately 6 acres, including a primary drainfield, reserve drainfield, and septic tanks. Six acres is the minimum space required based off soil percolation requirements. It is assumed there would be no pretreatment of

the waste. This scenario would require a licensed Class I operator to be available but would not require them to be on-site daily.

Option 2 - Package Wastewater Treatment Plant

Option 2 consists of a package Wastewater Treatment Plant (WWTP) designed to accommodate flow from the entire Industrial Park. The exact type of WWTP is unknown at this time and will require more information including the actual use of the park to determine WWTP permit discharge limits, defined by DEQ. Judy Creek, which runs along the Northwestern edge of the site, is likely a feasible discharge point for the treatment plant. Adequate space is available on the site for a package WWTP, adjacent to and within a portion of Pad D; refer to Figure 7.

Pros and cons for each option are presented below.

Individual Lot On-site septic system

Pros: Cost-effective, easy to install and operate

Cons: Limited by soil conditions

Mass On-site septic system

Pros: Only one drainfield, cost-effective and easy to install

Cons: Requires a licensed operator, limited by soil conditions

Package WWTP

Pros: Can handle all flows and is scalable if flows increase

Cons: Expensive to construct, operate and maintain, requires a licensed operator

3.3 Electric, Gas, and Fiber

The site is within Dominion Energy service territory. Locality and/or landowner should contact power provider prior to formally engaging a prospect and/or prospective industry to validate the availability of power to the site.

The site is within the Columbia Gas of Virginia Territory. Locality and/or landowner should contact the gas company provider prior to formally engaging a prospect and/or prospective industry to validate the availability of power to the site.

The site is located within Firefly broadband coverage networks. Locality and/or landowner should contact fiber provider prior to formally engaging a prospect and/or prospective industry to validate the availability of fiber to the site.

3.4 Roads

A Traffic Impact Study was performed by Engineering & Planning Resources on November 1, 2021. Refer to the Appendix G for the Traffic Impact Study. Based on traffic study, there will be minimal impact to the existing entrance with the construction of the Commerce park, and the following improvements at the intersection of Route 15 will be required with the development of the site, which may necessitate additional right-of-way acquisition and will require review and approval by VDOT. Refer to Figure 6.

1. A northbound left-turn lanes with 200 feet of storage with a 200-foot taper
2. Extension of the existing southbound right-turn lane to 200 feet of storage with a 200-foot taper

4.0 CONCEPT DEVELOPMENT PLANS

4.1 Phasing

Figures 7 through 11 provide an overall potential build-out scenario for the undeveloped parcels within Fork Union Commerce Park, including building size, parking, and site circulation. This concept development plan is provided as a tool for Fluvanna County and prospects to visualize the park's potential. The pad areas shown were optimized to minimize impacts to the water of the U.S. and provide a roughly balanced earthwork per construction phase, except for phase 4, which requires imported fill.

Four phase approach to the development of the park is recommended. Refer to the table below for the breakdown of each phase.

1. Phase 1: Construction of an 1770-foot access road with a 5-foot sidewalk on one side from the Community Center and a 6-inch water main parallel to the road, and mass grading of Pad A and B (Figure 8)
2. Phase 2: Mass grading of Pad C, south of the main access road (Figure 9)
3. Phase 3: Construction of an 805-foot extension of the access road with a 5-foot sidewalk, and 6-inch water main parallel to the road, and mass grading of Pad D (Figure 10)
4. Phase 4: Construction of the phase 4 access road and parallel 6-inch water main with a loop connection to the Fluvanna County Burn Building, and mass grading of Pad E (Figure 11)

Table 4: Building Pad Areas

Phase / Pad	1/A	1 / B	2/ C	3 / D	4 / E
Building Pad Area (acres)	11.3	1.3	6.3	17.8	4

The cost and grading for the sites were evaluated per each phase. Refer to Section 5 of this report. It is recommended that Phase 1 be constructed first. Following construction of the initial access road, the remaining phases can be constructed, as market and prospect activity necessitate.

It is assumed that any required stormwater management measures will be incorporated within the footprint of the grading pad. Stormwater management requirements could be met by either above ground measures, underground measures, or a combination of both. Once a prospect and design

criteria are obtained, each site will need to be further evaluated to determine the total stormwater management requirements.

If an onsite septic system is required for each site, then the system will also need to be incorporated into the area of the pad site due to the steep tie in grades and existing steep slopes.

4.2 Potential Community Assets

The Commerce Park can also be developed to provide amenities for the community and the region. The adjacent community center offers parking that could serve as a trailhead for an approximately 2-mile recreational trail system that would start with the sidewalk along the proposed road and then branch off into natural surface trails along the existing streams circling back to the community center. The trail system along with educational signage describing the surrounding wetlands, stream, and forest could provide additional benefit to the county. Additionally, the areas along the streams could also be planned for use as a public or private disc golf course with minimal disruption to the natural environment.

5.0 ORDER OF MAGNITUDE OPINIONS OF PROBABLE PROJECT COSTS

The order of magnitude opinion of probable project costs (OOM estimates) per phase were developed based on the topographic survey and a conceptual grading plan for each pad site and the access roads. A summary of the OOM estimates is provided in Table 5, and the detailed estimated are included in Appendix H.

1. Phase 1: Construction of an 1770-foot access road with a 5-foot sidewalk on one side from the Community Center and a 6-inch water main parallel to the road, and mass grading of Pad A and B (Figure 8)
2. Phase 2: Mass grading of Pad C, south of the main access road (Figure 9)
3. Phase 3: Construction of an 805-foot road with a 5-foot sidewalk and 6-inch water main parallel extension to Pad D, and mass grading of Pad D (Figure 10)
4. Phase 4: Construction of the phase 4 access road and parallel 6-inch water main with a loop connection to the Fluvanna County Burn Building, and mass grading of Pad E (Figure 11)

Table 5: OOM Estimates Per Phase

Phase / Pad	1/A & B	2 / C	3 / D	4 / E
OOM Estimate	\$2,900,000	\$1,100,000	\$3,400,000	\$1,300,000

The OOM estimates of probable project costs are based on the following assumptions.

- A. Construction of the access roads, water main extensions, and pad site mass grading and related erosion and sediment controls and stormwater management facilities are included.
- B. Related professional service fees for additional geotechnical services and design and permitting are included.
- C. Site development, including parking and access drives, and associated utilities for each pad site are not included.
- D. Permit fees are excluded.
- E. Wastewater system improvements are not included.
- F. Electric, gas, telecommunications, and fiber service improvements are not included.

- G. Construction engineering inspection costs are not included, since cost vary based on funding sources.

The OOM estimate for the US Route 15 widening is approximately \$450,000, based on information available to date, and does not include right-of-way acquisition, if required. Additional survey and property research is required to verify the estimate.

The OOM estimate for a package Wastewater Treatment Plant (WWTP) is \$500,000.

5.1 Funding Options

VDOT Economic Development Access Program can provide \$500,000 plus up to \$150,000 with a match for the design and construction of the road. The following is an excerpt from the Resolution of the Commonwealth Transportation Board dated December 7, 2016 describing one of the terms for the funding. Additional information can be found here: <https://www.virginiadot.org/business/local-assistance-access-programs.asp>

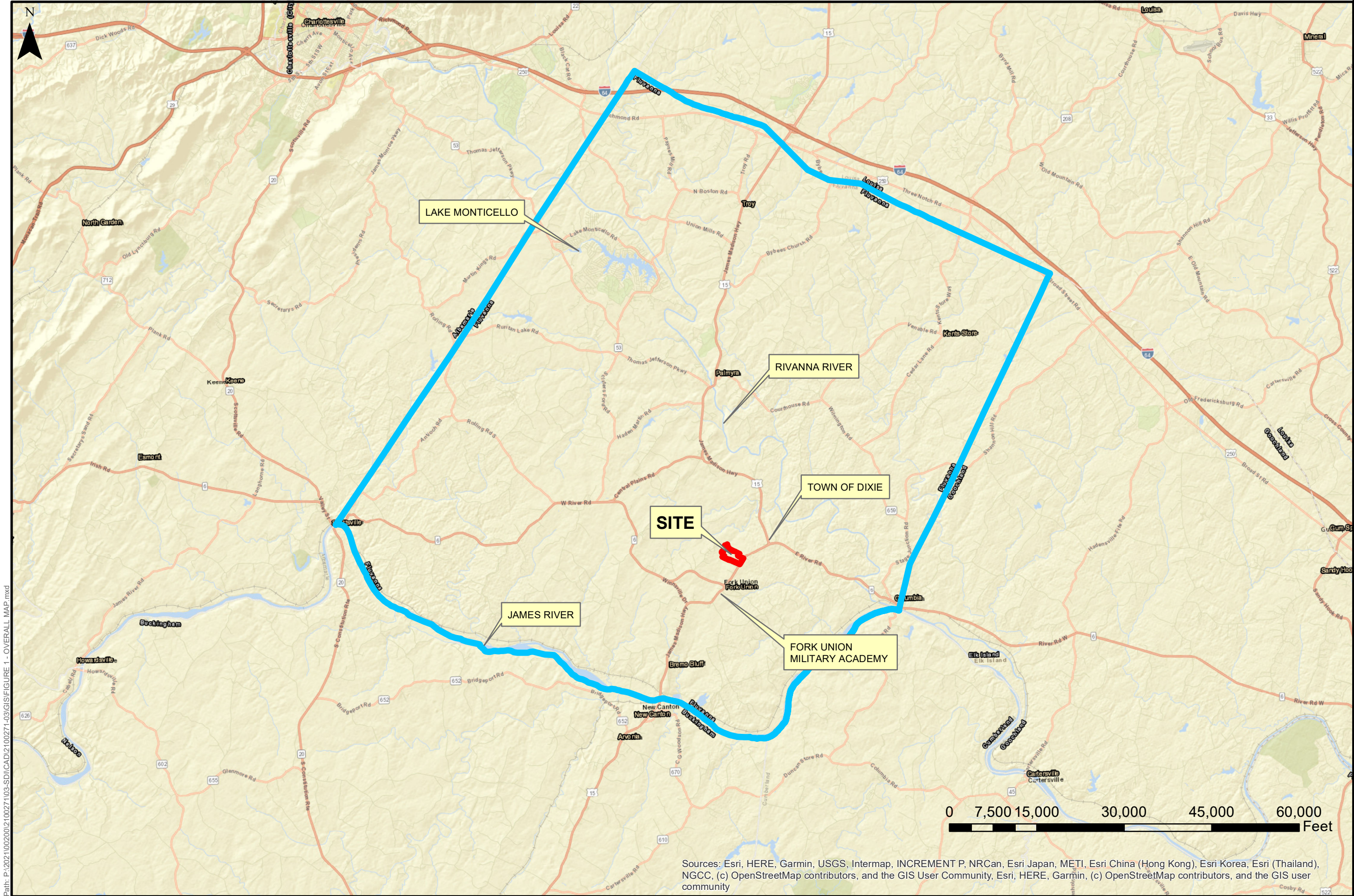
Not more than \$500,000 of unmatched economic development access funds may be allocated in any fiscal year for use in any county, city or town which receives highway maintenance payments under Section 33.2-319, of the Code. A town whose streets are maintained under either Section 33.2-339 or 33.2-340, of the Code, shall be considered as part of the county in which it is located. The maximum eligibility of unmatched funds shall be limited to 20% of the capital outlay of the designated eligible establishments and certain investment by the locality in the land and/or the building on the site occupied by the designated eligible establishment. The unmatched eligibility may be supplemented with additional economic development access funds, in which case the supplemental access funds shall not be more than \$150,000, to be matched dollar-for-dollar from funds other than those administered by this Board. Such supplemental funds shall be considered only if the total estimated cost of eligible items for the economic development access improvement exceeds \$500,000.

GoVirginia funding is available for site development, including development of infrastructure and mass grading to reduce the time to build for potential prospects. GoVirginia funding requires 'meaningful, ongoing' regional collaboration, including joint marketing and/or financial contribution, and the park is designated as a "regionally significant" site. The location of Fork Union Commerce Park is not favorable towards meeting the definition of "regionally significant."

The U.S. Economic Development Administration (EDA) Planning and Local Technical Assistance Program is a rolling grant opportunity. Additional information can be found here: https://eda.gov/files/programs/eda-programs/FY21-23-Planning-and-LTA-NOFO_FINAL.pdf

6.0 DATA REFERENCES

Data Layers	Source Description
Site Boundary	<i>Draper Aden Associates Survey (2021)</i>
Parcels	<i>Draper Aden Associates Survey (2021)</i>
Zoning	<i>Fluvanna County GIS</i>
County & Town Boundary	<i>Fluvanna County GIS</i>
Wetlands	<i>Environmental Site Assessment by Kirkland Environmental (2021)</i>
Floodplains	<i>FEMA Firmette (12/2020)</i>
Topographic Survey	<i>Draper Aden Associates Survey (2021)</i>
Roads	<i>VDOT 2014 Approved Functional Classification Map</i>
Rails	<i>N/A</i>
Waterbodies	<i>Draper Aden Associates Survey (2021)</i>
Aerial	<i>2017 Virginia Geographic Information Network (VGIN)</i>



Path: P:\2021002000\210027103-SD\CAD\210027103-GIS\FIGURE 1--OVERALL MAP.mxd

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Draper Aden Associates

Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105

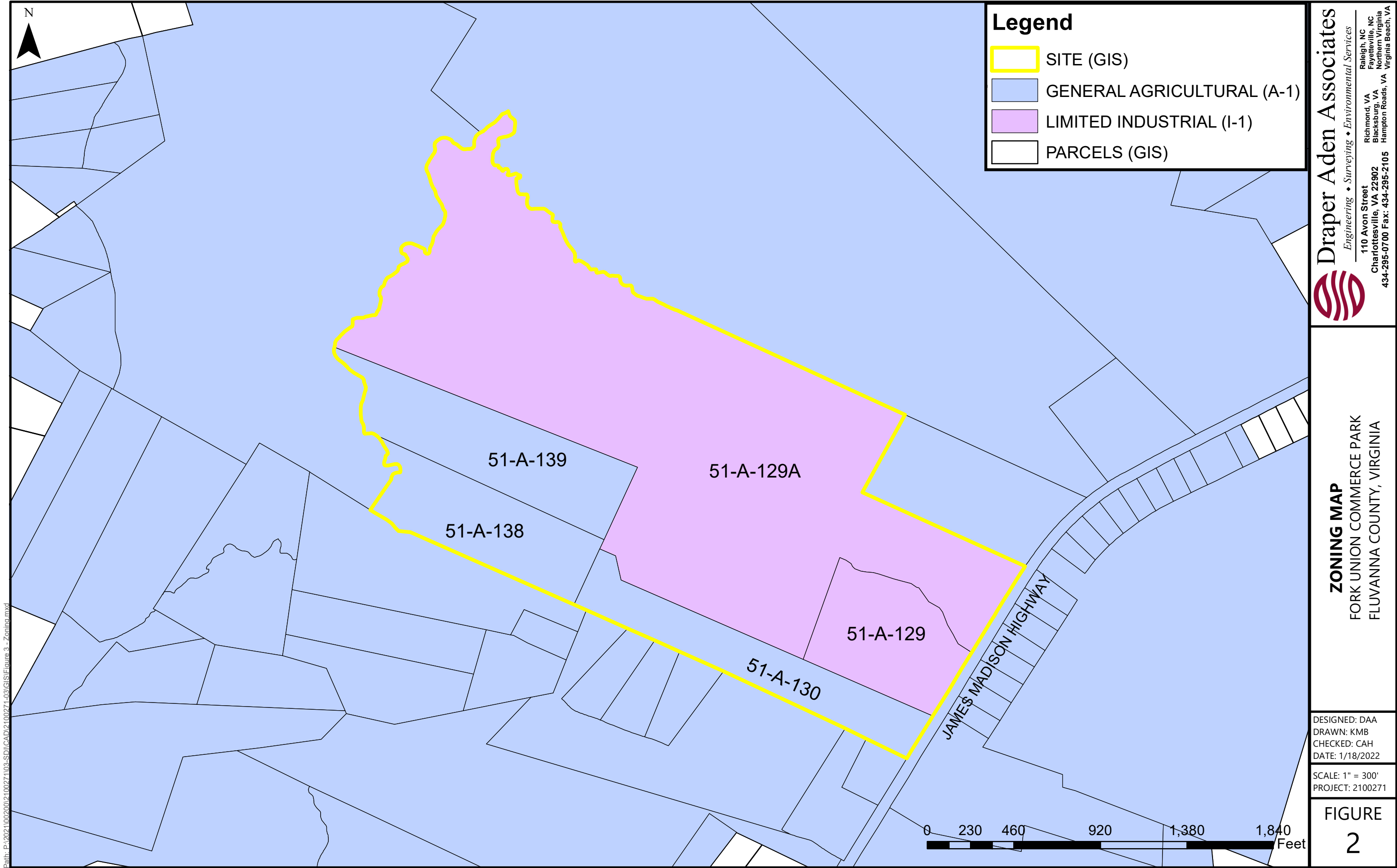
Richmond, VA
Blacksburg, VA
Hampton Roads, VA
Fayetteville, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

VICINITY MAP
FORK UNION COMMERCE PARK
FLUVANNA COUNTY, VIRGINIA

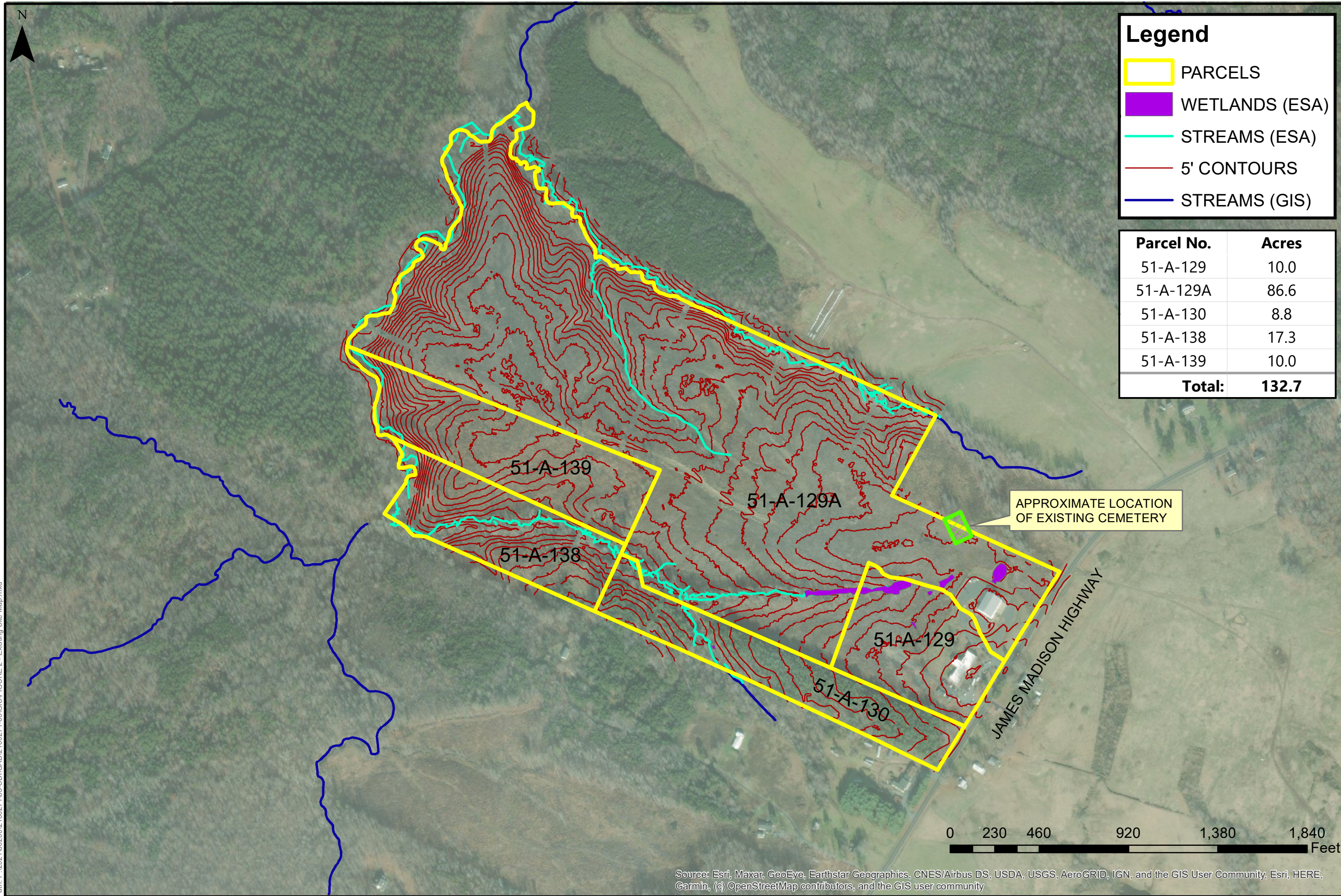
DESIGNED: DAA
DRAWN: KMB
CHECKED: CAH
DATE: 1/18/2022

SCALE: 1" = 10,000'
PROJECT: 2100271

FIGURE
1



Path: P:\2021\002200\2100271\03-SD\GIS\FIGURE 2 - Existing Site Map.mxd



Draper Aden Associates
Engineering • Surveying • Environmental Services
110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105

Richmond, VA
Blacksburg, VA
Hampton Roads, VA
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

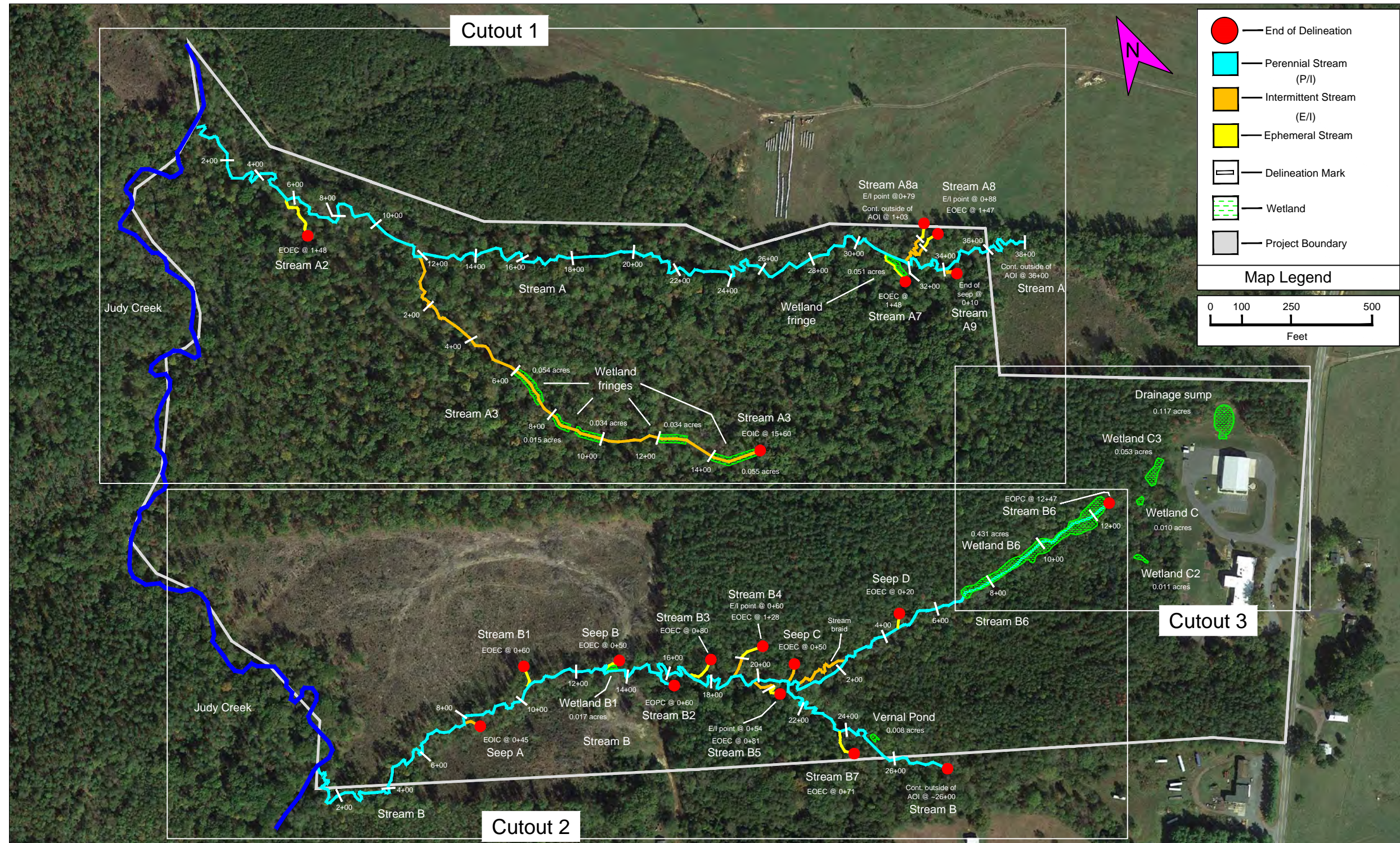
EXISTING CONDITIONS
FORK UNION COMMERCE PARK
FLUVANNA COUNTY, VIRGINIA

DESIGNED: DAA
DRAWN: KMB
CHECKED: CAH
DATE: 1/18/2022

SCALE: 1" = 300'
PROJECT: 2100271

FIGURE
3

FIGURE 5



Fork Union PJD Overview Map

Showing all cutout maps & positions of delineated streams and wetlands.

Surveyed by Ed Kirk, Colin Huber, & Elmer Plumley 03/23/21 & 03/25/21

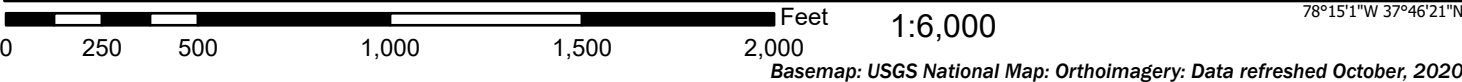
Mapping by Colin Huber

Kirk
Environmental

National Flood Hazard Layer FIRMMette



78°15'38"W 37°46'49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

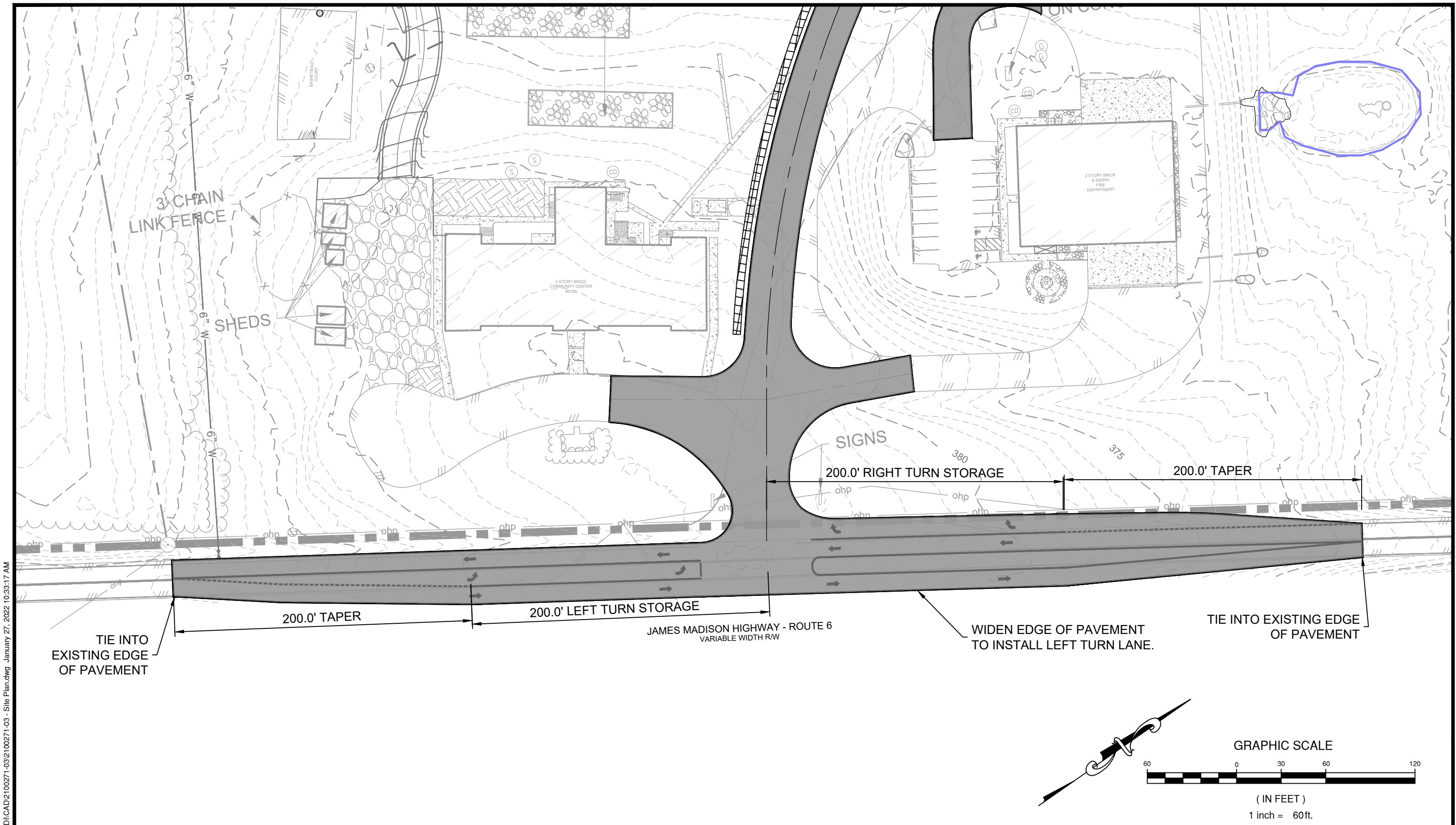


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/9/2021 at 3:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



p:\2021\002002100271-03-SD\ICAD\2100271-03-2100271-03 - Site Plan.dwg January 27, 2022 10:33:17 AM



Draper Aden Associates
Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105

Richmond, VA
Blacksburg, VA
Hampton Roads, VA

Raleigh, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

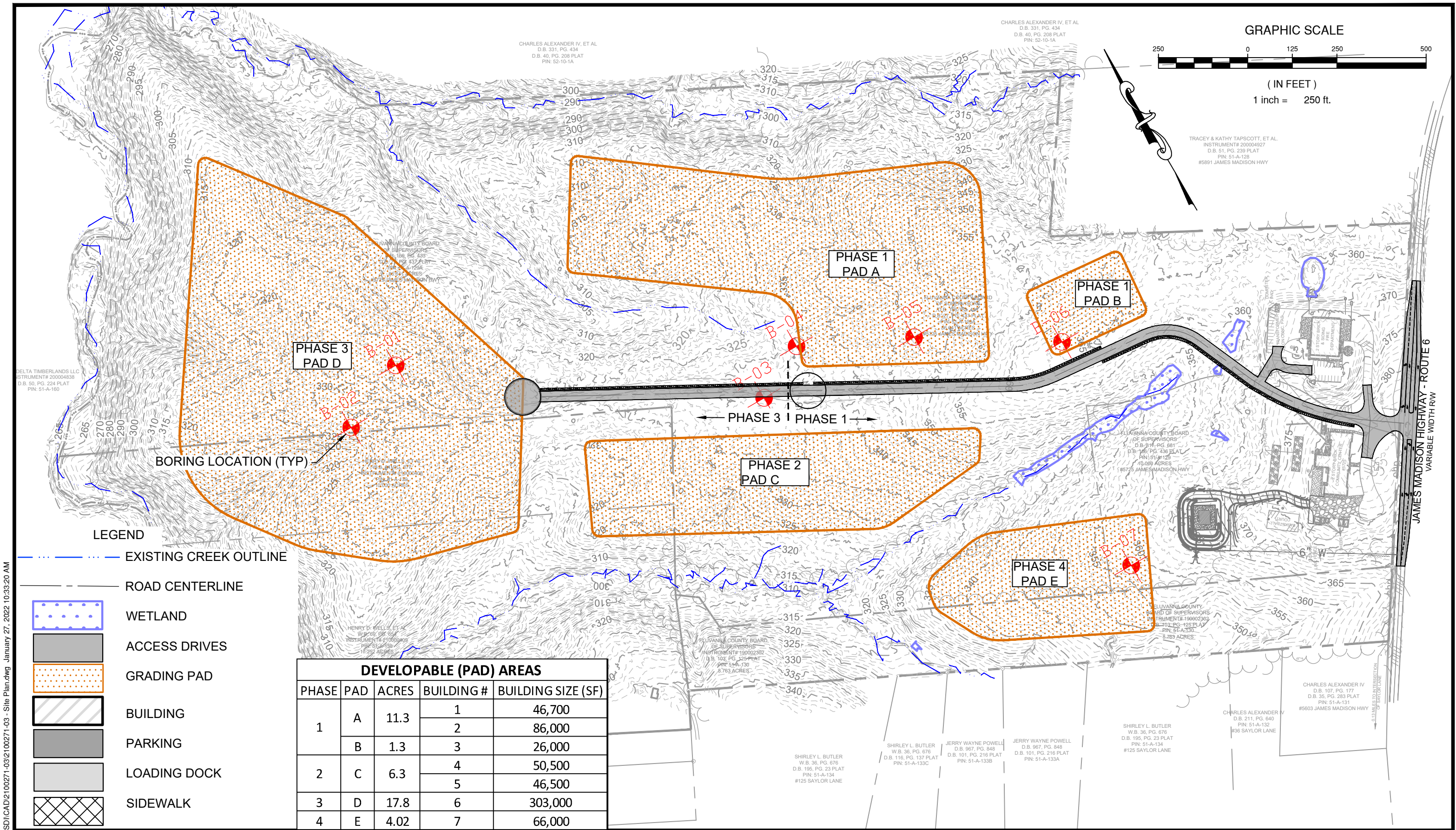
DESIGNED KMB
DRAWN MJR
CHECKED CAH
DATE 1/27/2022

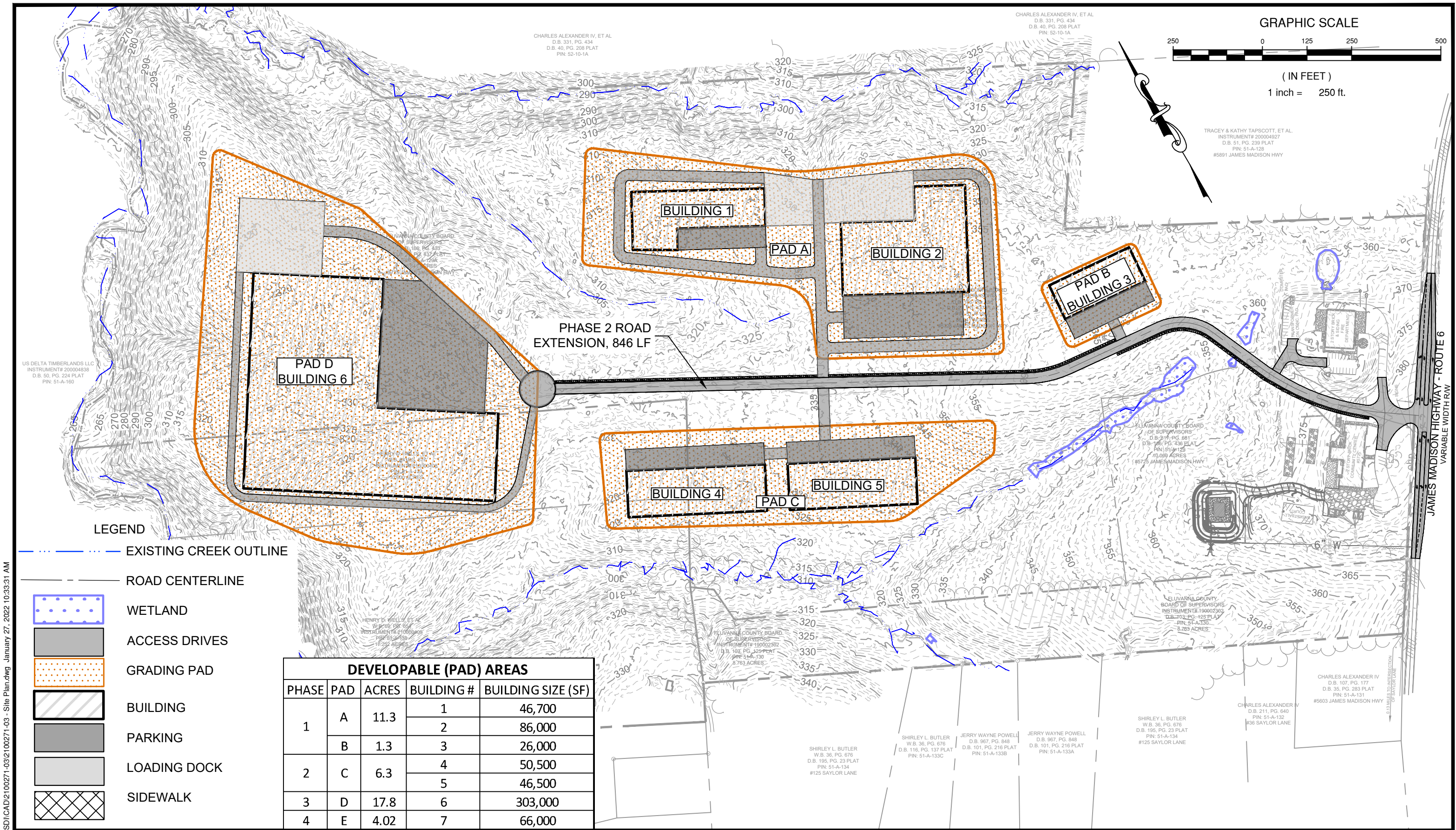
US ROUTE 15 ROAD IMPROVEMENTS LAYOUT
FORK UNION COMMERCE PARK
FLUVANNA VIRGINIA

SCALE: 1" = 60'

PROJECT: 2100271-03

FIGURE
6






LEGEND

- EXISTING CREEK OUTLINE
- ROAD CENTERLINE
- WETLAND
- ACCESS DRIVES
- GRADING PAD
- BUILDING
- PARKING
- LOADING DOCK
- SIDEWALK

DEVELOPABLE (PAD) AREAS				
PHASE	PAD	ACRES	BUILDING #	BUILDING SIZE (SF)
1	A	11.3	1	46,700
	B	1.3	3	26,000
2	C	6.3	4	50,500
			5	46,500
3	D	17.8	6	303,000
4	E	4.02	7	66,000



Draper Aden Associates
Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105

Richmond, VA
Blacksburg, VA
Hampton Roads, VA

Raleigh, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

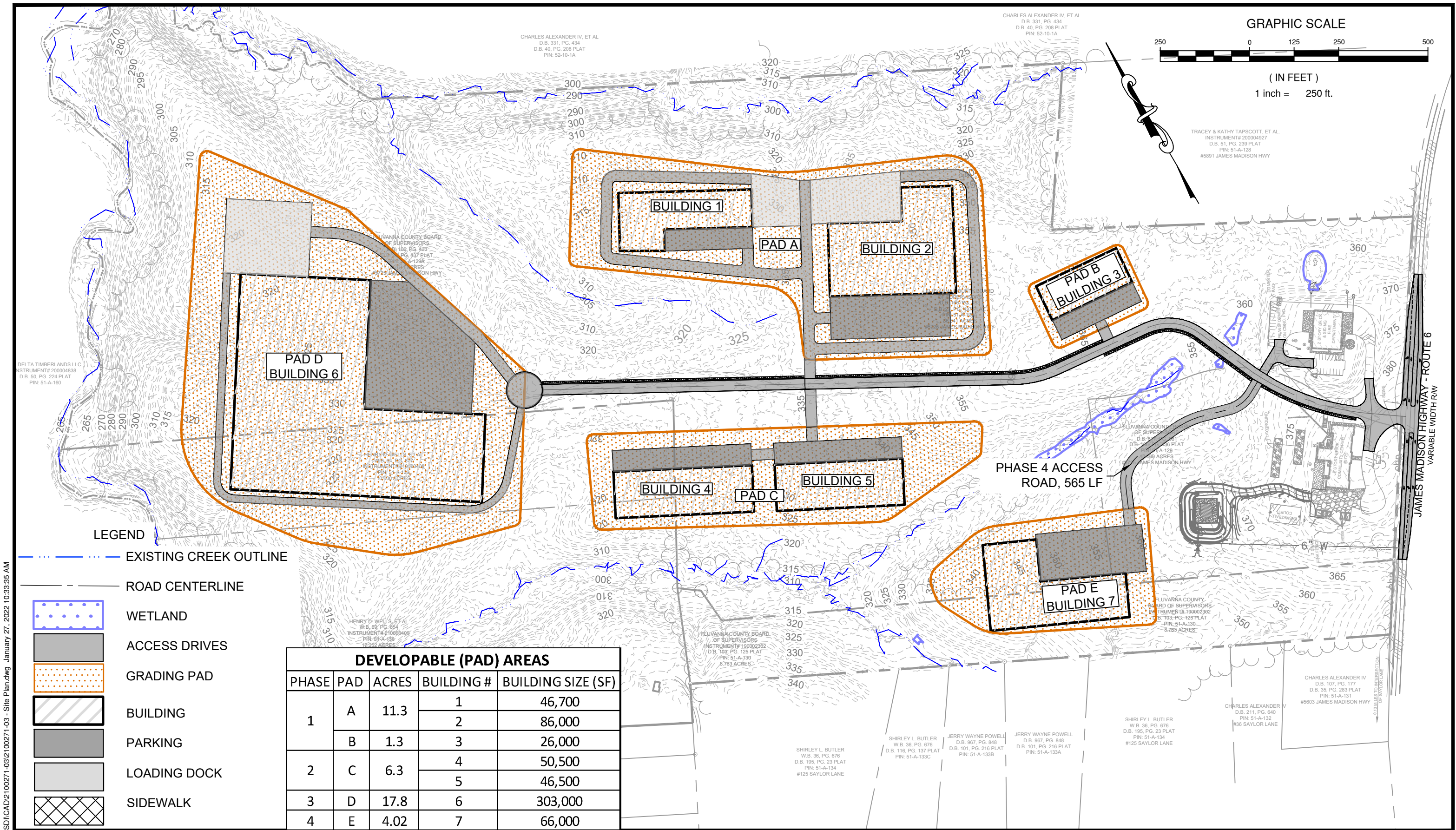
DESIGNED KMB
DRAWN MJR
CHECKED CAH
DATE 1/27/2022

PHASE 3 CONCEPT PLAN
FORK UNION COMMERCE PARK
FLUVANNA VIRGINIA


SCALE: 1" = 250'
PROJECT: 2100271-03

FIGURE
10

p:\2021\0020271-03-SD\100271-03-2100271-03 - Site Plan.dwg, January 27, 2022 10:33:31 AM



p:\2021\020202\2100271-03-SD\CAD\2100271-03-2100271-03 - Site Plan.dwg January 27, 2022 10:33:35 AM



Draper Aden Associates
Engineering • Surveying • Environmental Services
110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105

Richmond, VA
Blacksburg, VA
Hampton Roads, VA

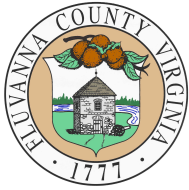
Raleigh, NC
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

DESIGNED KMB
DRAWN MJR
CHECKED CAH
DATE 1/27/2022

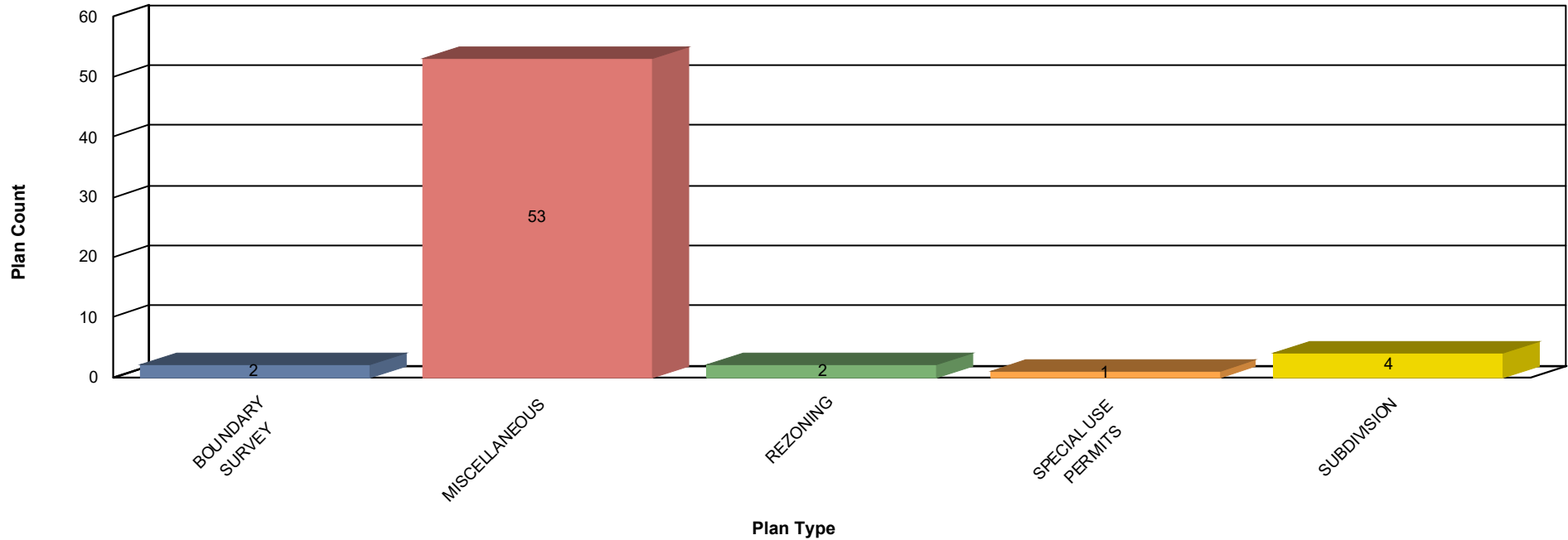
PHASE 4 CONCEPT PLAN
FORK UNION COMMERCE PARK
FLUVANNA VIRGINIA

SCALE: 1" = 250'
PROJECT: 2100271-03

FIGURE
11



PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
BOUNDARY SURVEY							
BSP22:0001	Boundary Survey 03/09/2022	Physical Survey 04/23/2022	In Review	675 Edd Ridge Ln, Troy, VA 22974	Not Assigned	Palmyra	4 A 2
		0	\$0.00	\$50.00	Robert Harrison, III et al Jason Overstreet		
	<i>Description: Residential</i>						
BSP22:0002	Boundary Survey 03/25/2022	Easement 05/09/2022	In Review	4097 Hells Bend Rd, Palmyra, VA 22963	Not Assigned	Columbia	43 A 19
		0	\$0.00	\$50.00	Judith Lewis Jason Overstreet		
	<i>Description: Easement/Wooded & Ag property</i>						

PLANS APPLIED FOR BOUNDARY SURVEY: 2

MISCELLANEOUS

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
MSC22:0030	Miscellaneous 03/01/2022 <i>Description: Garage</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Columbia	11 5 10
MSC22:0031	Miscellaneous 03/02/2022 <i>Description: 12'x16' Deck to the rear</i>	Miscellaneous - Other 0	In Review \$0.00	\$0.00	Jason Overstreet	Not Assigned	Palmyra	9 13 117
MSC22:0032	Miscellaneous 03/03/2022 <i>Description: Pool</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Columbia	32 15 4A
MSC22:0033	Miscellaneous 03/03/2022 <i>Description: Proposed New Home</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Cunningham	7 A A1
MSC22:0034	Miscellaneous 03/04/2022 <i>Description: building a new deck</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Columbia	22 A 93
MSC22:0035	Miscellaneous 03/07/2022 <i>Description: Garage</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Fork Union	17 16 1
MSC22:0036	Miscellaneous 03/07/2022 <i>Description: Pre Fab Metal workshop</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Columbia	32 15 4B
MSC22:0037	Miscellaneous 03/08/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Fork Union	48 A 69

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
	<i>Description: New Home</i>							
MSC22:0038	Miscellaneous 03/08/2022	Miscellaneous - Other 0	Approved \$0.00	48 Bridlewood Dr, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham	18A 11 27
	<i>Description: Replacing existing deck with screened in deck and new deck</i>							
MSC22:0039	Miscellaneous 03/09/2022	Miscellaneous - Other 0	Approved \$0.00		Jason Overstreet	Not Assigned	Palmyra	18 16 48
	<i>Description: Proposed New Home</i>							
MSC22:0040	Miscellaneous 03/09/2022	Miscellaneous - Other 0	Approved \$0.00	87 Virginia Ave, Palmyra, VA 22963 \$0.00	Brian & Carrie Sharp Jason Overstreet	Not Assigned	Palmyra	9 13 109
	<i>Description: Adding 12' X 16' deck to the rear</i>							
MSC22:0041	Miscellaneous 03/14/2022	Miscellaneous - Other 0	Approved \$0.00	555 Erreston Farm Ln, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham	28 A 12
	<i>Description: Proposed New Home</i>							
MSC22:0042	Miscellaneous 03/14/2022	Miscellaneous - Other 0	Approved \$0.00	151 Blue Mountain Ln, Scottsville, VA 24590 \$0.00	Jason Overstreet	Not Assigned	Cunningham	26 16 12
	<i>Description: Expanding existing deck and adding a covered portion</i>							
MSC22:0043	Miscellaneous 03/14/2022	Miscellaneous - Other 0	Approved \$0.00	545 Little Creek Rd, Troy, VA 22974 \$0.00	Jason Overstreet	Not Assigned	Columbia	11 22 5
	<i>Description: Detached Garage</i>							
MSC22:0044	Miscellaneous 03/14/2022	Miscellaneous - Other 0	Approved \$0.00		Jason Overstreet	Not Assigned	Columbia	32 15 5A
	<i>Description: Proposed New Home</i>							
MSC22:0045	Miscellaneous	Miscellaneous - Other	Approved	1386 Georges Mill Rd, Palmyra, VA 22963		Not Assigned	Columbia	31 18 2

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> Zone	Workclass <i>Expiration Date</i> Sq Ft	Status <i>Complete Date</i> Valuation	Main Address <i>Approval Expire Date</i> Fee Total	Project <i>Applicant</i> Assigned To	District	Parcel
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Pole Building</i>						
MSC22:0047	Miscellaneous	Miscellaneous - Other	Approved	159 Oliver Ridge Ln, Troy, VA 22974	Not Assigned	Palmyra	4 45 2
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 10'X20" [ressire treated #1 wood deck in place of existing 10'X10' deck.</i>						
MSC22:0046	Miscellaneous	Miscellaneous - Other	Approved	6037 Union Mills Rd, Troy, VA 22974	Not Assigned	Palmyra	10 20 4
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Wood Working Shop</i>						
MSC22:0048	Miscellaneous	Miscellaneous - Other	Approved	4010 Kidds Dairy Rd, Scottsville, VA 24590	Not Assigned	Fork Union	38 8 3
	03/15/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Detached garage</i>						
MSC22:0049	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 21
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New home</i>						
MSC22:0050	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 25
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0051	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 27
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0052	Miscellaneous	Miscellaneous - Other	Approved	92 Park Dr, Palmyra, VA 22963	Not Assigned	Palmyra	9 13 125
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: addition to rear deck</i>						

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
MSC22:0053	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	96 Ridgeway Farm Ct, Keswick, VA 22947 \$0.00	Jason Overstreet	Not Assigned	Palmyra	3 30 7
	<i>Description: addition to the rear deck</i>							
MSC22:0054	Miscellaneous 03/21/2022	Miscellaneous - Other 0	In Review \$0.00	535 Ghost Dance Ln, Troy, VA 22974 \$0.00	Jason Overstreet	Not Assigned	Palmyra	5 22 6
	<i>Description: Pool</i>							
MSC22:0055	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	497 Country Creek Way, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham	17 27 39
	<i>Description: Pool</i>							
MSC22:0056	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	127 Timber Rd, Columbia, VA 23038 \$0.00	Jason Overstreet	Not Assigned	Columbia	54 A 24
	<i>Description: Detached Garage</i>							
MSC22:0057	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	140 Jefferson Dr, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Rivanna	18A 3 70
	<i>Description: Attached Garage</i>							
MSC22:0058	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	307 Harris Ln, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Columbia	32 A 2B
	<i>Description: addition to the house</i>							
MSC22:0059	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved \$0.00	7 Ripping Ct, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Palmyra	18A 7 97
	<i>Description: In ground pool, fence, & shed</i>							
MSC22:0060	Miscellaneous 03/22/2022	Miscellaneous - Other 0	Approved \$0.00	21 Barrett St, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham	18A 4 380

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
<i>Description: Proposed Detached Garage</i>								
MSC22:0061	Miscellaneous 03/22/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Rivanna	18A 1 166
<i>Description: 848 Jefferson Drive</i>								
MSC22:0062	Miscellaneous 03/23/2022	Miscellaneous - Other 0	Approved \$0.00	4 Goodman Ln, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham	18A 11A 61
<i>Description: Shed/Garage addition</i>								
MSC22:0063	Miscellaneous 03/23/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	DES Construction, Inc. Jason Overstreet	Not Assigned	Rivanna	18A 2 143
<i>Description: Proposed New Home</i>								
MSC22:0064	Miscellaneous 03/23/2022	Miscellaneous - Other 0	Approved \$0.00	3785 Ruritan Lake Rd, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Fork Union	17 25 A
<i>Description: Pool</i>								
MSC22:0065	Miscellaneous 03/23/2022	Miscellaneous - Other 0	Denied \$0.00	\$0.00	Jason Overstreet	Not Assigned	Columbia	10 22 11
<i>Description: Proposed New Home</i>								
MSC22:0066	Miscellaneous 03/24/2022	Miscellaneous - Other 0	Approved \$0.00	71 Kathys Ln, Troy, VA 22974 \$0.00	Jason Overstreet	Not Assigned	Palmyra	4 48 3
<i>Description: In-ground Pool</i>								
MSC22:0067	Miscellaneous 03/24/2022	Miscellaneous - Other 0	Denied \$0.00	67 Kathy Ct, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Fork Union	18 12 78
<i>Description: Proposed New Home</i>								

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	Project	District	Parcel
MSC22:0068	Miscellaneous 03/25/2022 <i>Description: Proposed New Home</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Fork Union	28 A 27D1
MSC22:0069	Miscellaneous 03/25/2022 <i>Description: Shed</i>	Miscellaneous - Other 0	Approved \$0.00	1126 Mountain Laurel Rd, Palmyra, VA 22963 \$0.00 Jason Overstreet	Not Assigned	Columbia	21 16 4
MSC22:0070	Miscellaneous 03/25/2022 <i>Description: Proposed New House</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Columbia	10 22 11
MSC22:0071	Miscellaneous 03/25/2022 <i>Description: Shed</i>	Miscellaneous - Other 0	Approved \$0.00	683 Indigo Ln, Troy, VA 22974 \$0.00 Jason Overstreet	Not Assigned	Columbia	10 23 69
MSC22:0073	Miscellaneous 03/29/2022 <i>Description: Proposed New Home</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Rivanna	18A 12 382
MSC22:0072	Miscellaneous 03/29/2022 <i>Description: Proposed New Home</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Palmyra	18A 7 129
MSC22:0074	Miscellaneous 03/29/2022 <i>Description: Detatched 2-Car Carage 24X24</i>	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Fork Union	28 A 27D1
MSC22:0075	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00 Jason Overstreet	Not Assigned	Fork Union	40 18 25

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> Zone	Workclass <i>Expiration Date</i> Sq Ft	Status <i>Complete Date</i> Valuation	Main Address <i>Approval Expire Date</i> Fee Total	Project <i>Applicant</i> Assigned To	District	Parcel
	<i>Description: Shed 12 X 20</i>						
MSC22:0076	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Cunningham 18A 11 79
	<i>Description: Proposed New Home</i>						
MSC22:0077	Miscellaneous 03/30/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Rivanna 18A 9 29
	<i>Description: Proposed New Home</i>						
MSC22:0078	Miscellaneous 03/30/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Fork Union 18 16 30
	<i>Description: Proposed New Home</i>						
MSC22:0079	Miscellaneous 03/30/2022	Miscellaneous - Other 0	In Review \$0.00	127 Timber Rd, Columbia, VA 23038 \$0.00	Jason Overstreet	Not Assigned	Columbia 54 A 24
	<i>Description: 2-Car garage</i>						
MSC22:0080	Miscellaneous 03/30/2022	Miscellaneous - Other 0	Approved \$0.00	15161 West River Rd, Brema Bluff, VA 23022 \$0.00	Jason Overstreet	Not Assigned	Fork Union 51 A 26A
	<i>Description: 14 X 24 Storage building</i>						
MSC22:0081	Miscellaneous 03/30/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Jason Overstreet	Not Assigned	Fork Union 18 16 26
	<i>Description: Proposed New House</i>						
MSC22:0082	Miscellaneous 03/31/2022	Miscellaneous - Other 0	Approved \$0.00	243 Country Creek Way, Palmyra, VA 22963 \$0.00	Jason Overstreet	Not Assigned	Cunningham 17 27 34
	<i>Description: Deck</i>						

PLANS APPLIED FOR MISCELLANEOUS: 53

REZONING

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
ZMP22:0001	Rezoning 03/01/2022	Rezoning 04/30/2022 0	In Review \$0.00	\$0.00	Fluvanna County Board of Supervisors Douglas Miles	Not Assigned	Fork Union	51 A 130
	<i>Description: Fork Union Commerce Park / Industrial Uses</i>							
ZMP22:0002	Rezoning 03/21/2022	Rezoning 05/20/2022 0	In Review \$0.00	498 Cunningham Meadows Dr, Palmyra, VA 22963 \$1,090.00	Cory Johnston Douglas Miles	Not Assigned	Cunningham	17 28 12
	<i>Description: Self Storage & Office</i>							
PLANS APPLIED FOR REZONING:								2
SPECIAL USE PERMITS								
SUP22:0001	Special Use Permits 03/21/2022	Special Use Permits 05/20/2022 0	In Review \$0.00	\$890.00	Cory Johnston Douglas Miles	Not Assigned	Cunningham	17 2 2
	<i>Description: Storage Yard for Self Storage & Office</i>							
PLANS APPLIED FOR SPECIAL USE PERMITS:								1
SUBDIVISION								
SUB22:0009	Subdivision 03/14/2022	Boundary Adjustment 04/28/2022 0	In Review \$0.00	\$100.00	Jefferson Jakubowski Jason Overstreet	Not Assigned	Columbia	11 9 3
	<i>Description: Portion of TM11-9-3 frontage state route 15</i>							
SUB22:0010	Subdivision 03/14/2022	Boundary Adjustment 04/28/2022 0	In Review \$0.00	725 Transco Rd, Scottsville, VA 24590 \$100.00	Gary & Sandra Clore Jason Overstreet	Not Assigned	Cunningham	26 5 2
	<i>Description: Rural Farm & Forest</i>							
SUB22:0011	Subdivision 03/15/2022	Boundary Adjustment 04/29/2022 0	In Review \$0.00	415 Suncrest Dr, Scottsville, VA 24590 \$100.00	Geneva Denby Jason Overstreet	Not Assigned	Cunningham	27 7 2A
	<i>Description: Boundary Adjustment</i>							

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
SUB22:0012	Subdivision	Boundary Adjustment	In Review	961 Paynes Landing Rd, Scottsville, VA 24590	Not Assigned	Cunningham	47 A 50
	03/24/2022	05/08/2022			Kenneth Herndon		
		0	\$0.00	\$100.00	Jason Overstreet		
	Description: Intersection of Rt 662 and 611						
PLANS APPLIED FOR SUBDIVISION:							4
GRAND TOTAL OF PLANS:							62