



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Monday, September 20, 2021
7:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

PUBLIC COMMENT:

PUBLIC HEARING:

- [1.](#) Rezoning – #RZS-2021-020 - Fairmont
2. Public Hearing - Postponed to Monday, October 18, 2021

APPROVAL OF THE MINUTES:

- [3.](#) Approval of August 16, 2021 Meeting Minutes

NEW BUSINESS:

REPORT OF THE ZONING ADMINISTRATOR:

UNFINISHED BUSINESS:

- [4.](#) Village Self Storage

INFORMATIONAL ITEMS:

COMMISSION COMMENTS AND REPORTS:

ADJOURNMENT



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Rezoning – #RZS-2021-020 - Fairmont

ITEM TYPE: Public Hearing - Duly Advertised

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Interim Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Planning Commission to hold public hearing and provide recommendation of approval/denial to Town Council.

ATTACHMENTS:

Staff Report
Application
Applicant's Narrative
Maps
VDOT Comments
Ordinances

REQUESTED ACTION:

Hold Public Hearing; review project; defer or motion to recommend approval or denial.



**STAFF REPORT
REZONING #RZS-2021-020**

Request: Rezoning

(B-1 Business to R-3 Residential)

Location: AP Hill Boulevard

Tax Map: #43-A-34; 43E-1-4R, 5, 6, 7, & 8

Owner: Hansen, Daniel

Applicant: Fairmont Land LLC

Gross Density: 7.26 dwelling units per acre

Proposed Density: 4.52 du/ac

Site Size: 19.47 acres +/- (combined)

Existing Land Use: Vacant

Existing Zoning: B-1, Business

Proposed Use: Residential

Surrounding Land Uses and Zoning:

South: Maracossic Creek zoned A-1 West: Pond in Caroline County zoned Rural Preservation

North: Vacant wooded area with Pond zoned A-1

The 2021 Comprehensive Plan: Mixed Use (R1, R2, R3, B1, B2, & PUD)



Background & Summary of Proposal

The applicant is requesting to rezone six parcels totaling 19.47 acres from B-1, Business to R-3, Residential to develop an 88 parcel residential subdivision with 55 townhouses and 33 single-family houses with a resulting density of 4.53 units per acre. The application for rezoning was filed on July 12, 2021. An amendment to the application in the form of a draft proffer statement

proffering the General Development Plan (GDP), was filed on September 7, 2021 and revised on September 13, 2021, thereby providing for consideration and review of the GDP submitted with the application (upon signature).

- The 19.47 acre site is located on the west side of Route 301 (AP Hill Boulevard) approximately 500 feet north of Broaddus Avenue. It is currently undeveloped land.
- One point of ingress/egress point (right in/right out) off of AP Hill Boulevard is identified for the subdivision, which is the only public access to the property.
- A ten-foot wide multi-use path is shown on VDOT right-of-way, which if constructed will provide pedestrian connection to Broaddus Avenue from the development.
- The general development plan depicts common area on the perimeter of the development. The total acreage is not identified.
- No recreational features are shown.
- Area for stormwater features is not shown.
- Building elevations are not provided.
- The applicant has submitted a narrative which is included in the packet.

Evaluation and Staff Comments

The following comments are provided for consideration by the Planning Commission:

- This development would be the first residential subdivision in the annexed area along Route 301 north. Land use in the area is predominantly vacant or commercial. There is likely to be a transition to residential development along the corridor with approval of this project.
- The future land use map identifies this area as *Mixed-Use*. While the term is not clearly defined in the Comprehensive Plan, the Planning Commission and ultimately Town Council must decide whether a mix of residential uses districts (R1, R2, R3) or a mix of all districts (R, B, PUD) is more appropriate.
- The Town's appearance and design are noted in the Comprehensive Plan as an important quality of life issue for its residents and as an economic development tool. The proffers submitted in this proposal allow the developer flexibility in the final design of the development. Details such as exterior elevations of housing and community amenities are not included. Therefore the developer or builder who ultimately builds the project, will decide the layout, aesthetics and amenities, if any. The Planning Commission and Town Council must decide whether the application and proffers adequately address the Comprehensive Plan.

- Entrance corridors, including Route 301 north, are identified in the Comprehensive Plan as important for historical, aesthetic, and practical reasons, which serve to visually identify the Town boundary, establish the first impression of the Town for visitors, and to generally show the Town's commitment to its appearance and attractiveness. The proposed Fairmont GDP shows the rear of the townhouses facing to within 100' of AP Hill Boulevard. The Comprehensive Plan identifies berms as a possible solution in providing a visual buffer, though no visual buffers have been proffered. Alternatively, the GDP could be redesigned to address this aspect of the Comprehensive Plan.
- The Comprehensive Plan recommends to "minimize the impact of development on major roads by limiting access points and providing side street access and common entrances." It also suggests to "prohibit individual single family and duplex units within a development from having direct access to arterial and collector roads wherever possible, and locate residential development along internal roads within the development to improve traffic flow and enhance safety."

The GDP indicates a single access to Route 301, limited to right in/right out entrance. The subject property does not have frontage on any other public road, to which access can be relocated.

- The Town currently has water and sewer availability to support this project. However, about 94.2% of the currently permitted withdrawal will be utilized at full build out of this project. The Town may need to consider beginning the process of identifying additional water supply sources (wells) and permits in the near future.
- The Comprehensive Plan recommends to "protect environmentally sensitive areas such as steep slopes, historic and archaeological resources, wetlands, water supply, wildlife habitats, and other sensitive areas by locating conflicting land uses away from such areas.

The property abuts various water features, including ponds, streams, and wetlands. The Chesapeake Bay Resource Protection Area is identified on the GDP. The Chesapeake Bay Preservation Regulations addresses protection of those areas.

- The subdivision ordinance requires all lots to abut public streets. Amending the GDP to reflect the public street requirement for townhouse lots would be appropriate. Alternatively, a text amendment might be considered to allow private streets/access for townhouse lots prior to subdivision plat submission.

- Townhouse developments must contain 6,000 square feet of lot area and usable open space per unit. Usable open space is landscaped areas that provide a park, playground or swimming pool. The open space layout on the GDP includes most of the designated RPA, which does not allow the above referenced uses. A pedestrian path connecting the townhouses with the RPA and features may be able to be designed to meet the R3 usable open space requirements.

Proffers

The following proffers are submitted by the applicant as part of the zoning application. An applicant may voluntarily submit proffers in an effort to address issues or concerns identified by the Town, to help make the proposed application consistent with the Comprehensive Plan or address other identified development issues. Should this application be approved and proffers accepted, the proffer statement will be recorded at the Circuit Court and govern the use and development of the property.

1. General Requirements.

(a) The following proffers are being made pursuant to Sections 15.2-2298 and 15.2-2303, and 15.2-2303.4, et al. of the Code of Virginia (1950), as amended, and Section 3-175, et al. of the Zoning Ordinance of the Town of Bowling Green (2010, as amended). The proffers provided herein are the only proffered conditions offered in this rezoning application and being provided in accordance with Section 15.2-2303.4, et al., of the Code of Virginia 1950, as amended (the "Proffers"). If the Proffers are approved, any prior proffers in which the Property (as generally defined above and shown on the GDP) may be subject to or previously offered with this application or otherwise previously proffered are hereby superseded by these proffers, and said prior proffers will be of no further legal force and effect (collectively "Prior Proffers"). In addition and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the Applicant's rezoning application No. _____ is approved (including through applicable appeal periods) by the Town of Bowling Green's Town Council (the "Town").

(b) Except as otherwise provided herein, the Property will be generally developed in accordance with that certain generalized development plan entitled "Fairmont", dated July 1, 2021 and last revised on August 17, 2021, prepared by W W Webb and Associates, attached hereto and marked as Exhibit A (the "GDP") and will include no more than 88 single family or townhouse residential units.

The term "generally developed" is vague and provides a lot of discretion and flexibility. A more definitive commitment would be "substantially developed", provided the Planning

Commission/Town Council determine that the GDP is consistent with the Comprehensive Plan.

(c) For purposes of the final site plan (which will supersede the GDP after Town approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, public road locations, dumpster locations and waste facilities, parking areas, recreational areas, private driveways, road and travel way locations, inter-parcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas generally shown on the GDP may be relocated and/or amended from time-to-time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the Town's development regulations.

This statement is not actually a proffer. The wording of this statement is overly broad, allowing the developer discretion in redesigning the development following approval of the rezoning, essentially negating GDP proffer 1b.

2. Transportation

The Applicant agrees to provide a 200 foot right turn lane and a 200 foot right turn lane taper from A.P. Hill Boulevard, as generally shown on Sheet 5 of the GDP.

Staff comment: Prior to approval the Town Attorney will review the Proffers to determine if they are legally sufficient and of acceptable legal form.

Comprehensive Plan Recommendations

The Comprehensive Plan Map shows the future land use for this area as *Mixed Use (R1, R2, R3, B1, B2, & PUD)*. This designation includes a variety of densities, as well as various types of residential and business uses along the corridor.

The Comprehensive Plan identifies the Route 301 North Corridor Area on the northeast side of Bowling Green as one of "three commercial areas within the town boundary which will benefit greatly with detailed planning to ensure proper development, redevelopment, growth, and viability."

The following sections of the Comprehensive Plan are identified for reference by the Planning Commission to assist in determining if this application meets the development goals of the Town.

Natural and Cultural Resources Impacts

The site is located in the Maracossic Creek (Mattaponi) watershed. The property borders the Maracossic Creek, ponds, and wetlands. The 100' Resource Protection Area (RPA) is found along the entire western edge of the site.

The Chesapeake Bay and storm water regulations provide the framework to protect environmentally sensitive water features.

Traffic Impacts

AP Hill Boulevard is a four-lane divided Principal Arterial Highway. The applicant has provided a general traffic impact statement. The proposed zoning creates and estimated 610.7 vehicle trips per day (vpd). The statement indicates a substantial decrease from 5,709.8 vpd estimate if the site is developed with the currently allowable business uses.

Public Utility Impacts

Water

Water lines must be extended throughout this subdivision with an individual tap to each parcel. There is an existing Town water main along AP Hill Boulevard to serve the proposed development.

The Town's current groundwater withdrawal permit allows for 69,520,000 gallons per year which is 190,465 gallons per day (gpd) on average. The current average daily production is 153,000 gpd. This total includes unaccounted for water usage from water leaks, flushing of hydrants, use from Caroline County Fire and Rescue (training, filling trucks, etc.). Current daily reserve is 37,465 which allows for an additional 124 connections at 300 gpd. Approval of any development that exceeds 190,465 gpd is contingent upon the Virginia Department of Environmental Quality's (VDEQ) approval of a modified withdrawal permit.

The 124 unit capacity figure must take into consideration existing platted vacant lots in town. It may be appropriate for the applicant to consider providing a well site or other assistance towards a future well when required.

Sewer

The Town's current sewer capacity permitted is 250,000 (gallons per day), with 98,000 gpd (39.2%) currently used. There is an existing Town sanitary sewer gravity main along AP Hill Boulevard. Sanitary sewer mains must be extended throughout the subdivision, with an individual lateral to each parcel.

There is ample sewer supply available with less than 40% of the capacity utilized.

Storm water Impacts

The development of 88 residential lots and the corresponding streets/parking areas, with increase in impervious cover and require storm water facilities. The GDP does not show the general location of any potential facilities. Thus, the storm water requirements may affect the final lot layout/ project design.

School Impacts:

School impacts are included in the application on page 3 of the narrative.

Student Generation

Elementary - 25.4 additional students

Middle – 11.4 additional students

High – 14 additional students

Total—50.8 students

The school system is funded through the Caroline County Board of Supervisors. Taxpayers (Town and County) provide financial resources for the school system, through real estate and other taxes, together with available state and federal funding. Information is included in the Comprehensive Plan about the schools. The estimated student generation figures provided in the application are small, compared to overall number of residentially zoned lots throughout the County.

Zoning and Subdivision Ordinance Considerations

R-3 Residential

Townhouses and apartment buildings minimum lot requirement of 10,000 square feet shall be waived for the individual lots occupied by each Townhouse dwelling unit. However, in consonance with the concept of open area planning, the total lot area and usable open space per dwelling unit, Townhouse or apartment shall be not less than 6,000 square feet. Such *usable* open space shall be exclusive of areas devoted to streets, alleys and parking area and shall be adequately landscaped with shade trees and grass to provide a park, playground area or swimming pool for the development.

Subdivision

3-221(c) Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street.

(2) Streets. [a] All streets shall be constructed in compliance with the state Subdivision Street Design Guide (24 VAC 30-91-160) requirements of the Virginia Department of Highways and Transportation and the Town of Bowling Green, Virginia.

Section 3-205. Definitions and word usage.

“Street” means the publicly owned, principal means of access to any lot in a subdivision. The term "street" shall include road, lane, drive, place, avenue, highway, boulevard or any other thoroughfare used for a similar purpose.

Ultimately, the development must meet subdivision/zoning ordinance requirements at the time of site plan/subdivision submission. The GDP provided may conflict with one or more of the regulations identified above.

Public Outreach Information:

As required by State Code, this item was advertised in the Free-Lance Star on August 24, 2021 and August 31, 2021.

The Staff report, as well as all reports for this Planning Commission meeting, were posted on the Town website www.townofbowlinggreen.com on September 17, 2021.

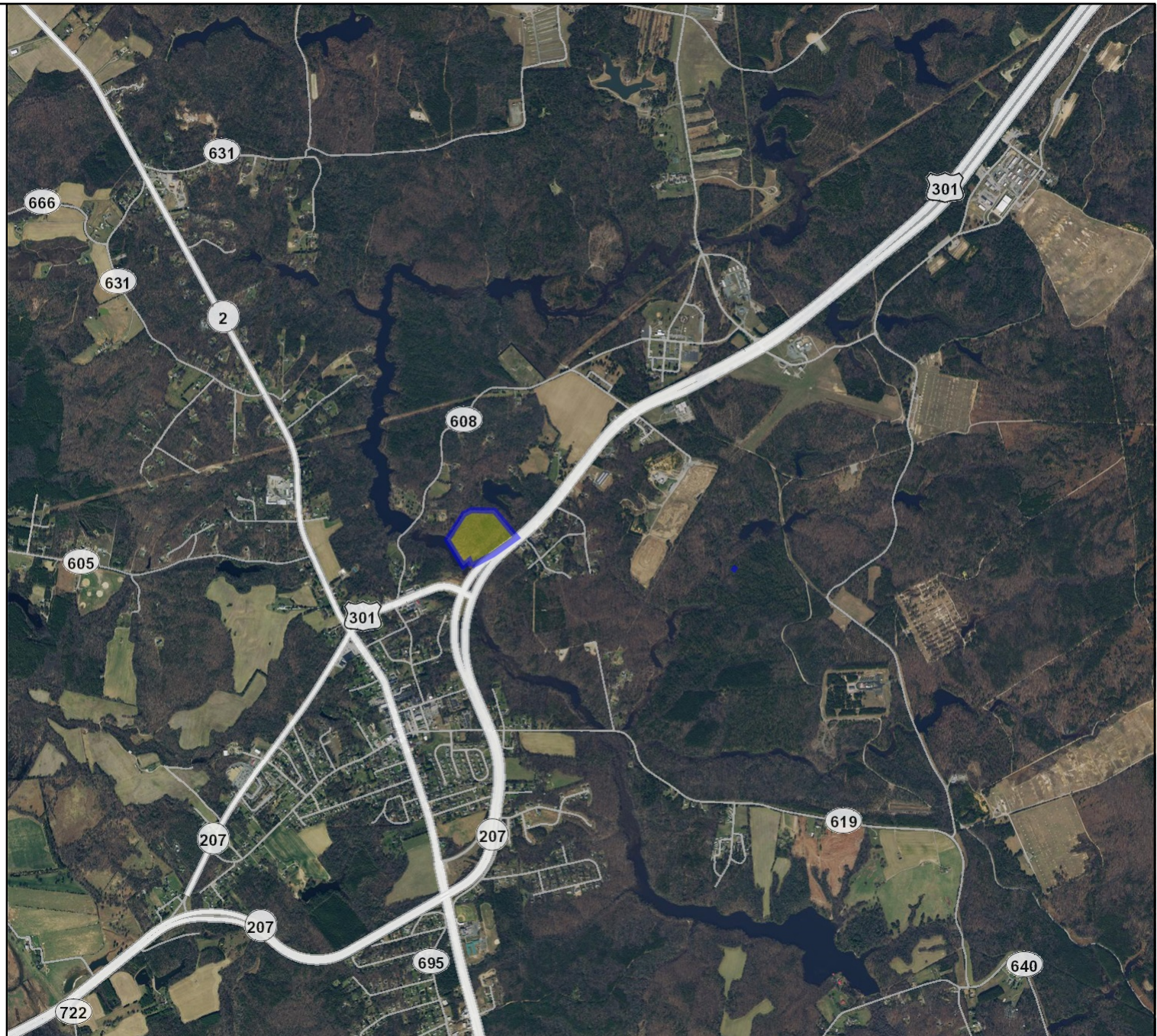
Next Steps:

After holding the public hearing on this matter, the Planning Commission has 100 days in which to forward a recommendation to Town Council from the date of this meeting. The Commission can either recommend approval, denial or defer action on this request following the public hearing and discussion tonight.

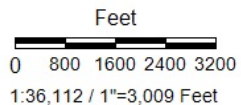
Caroline County, Virginia

Legend

- County Boundary
- Roads (100,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Roads - Back (100,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Road Labels



Map printed from Caroline
<https://parcelviewer.geodecisions.com/Caroline/>



Title: Vicinity Map Rezoning RZS-2021-020

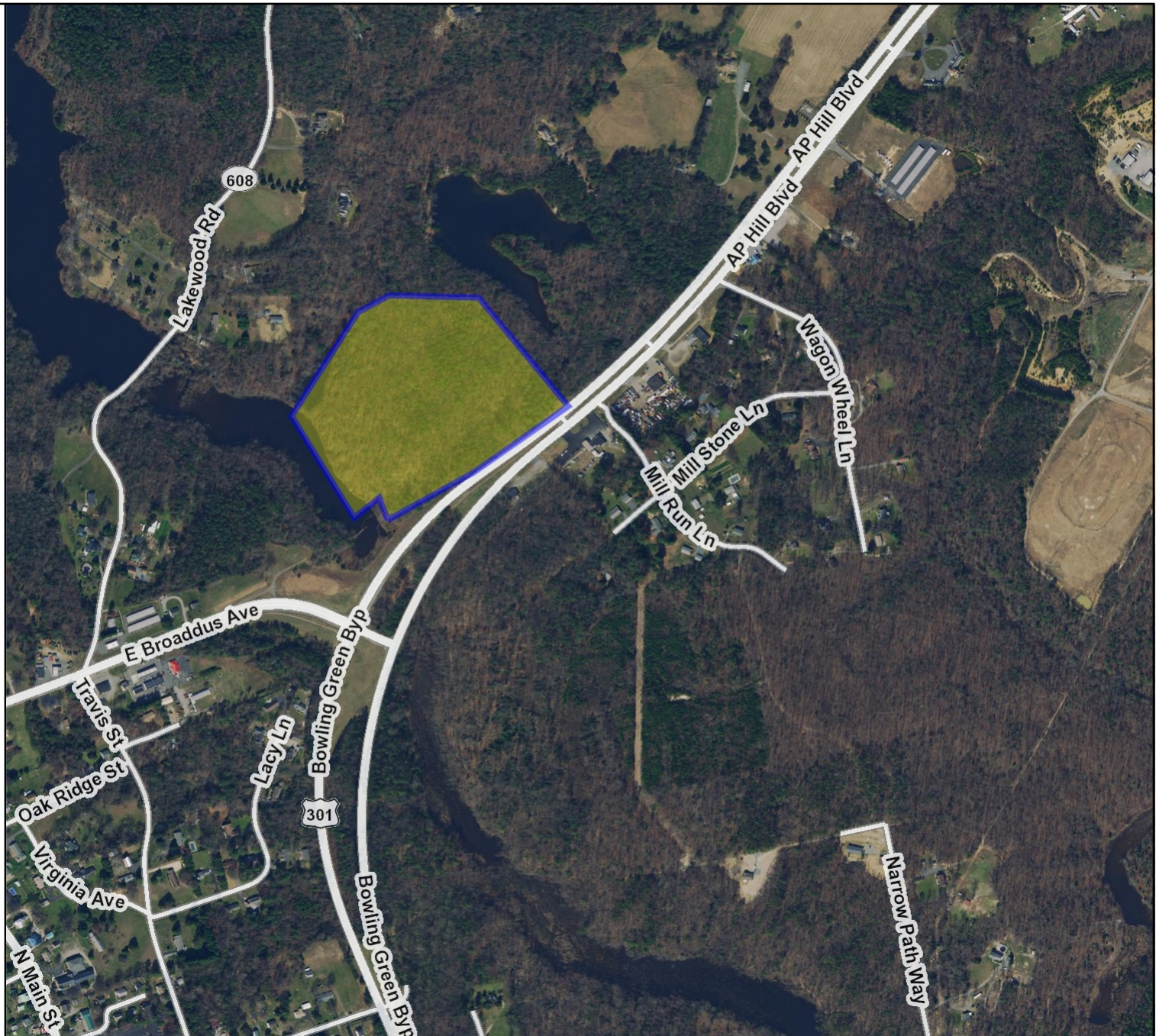
Date: 9/16/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Caroline County is not responsible for its accuracy or how current it may be.

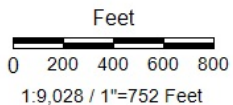
Caroline County, Virginia

Legend

- County Boundary
- Roads (12,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Roads - Back (12,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Road Labels



Map printed from Caroline
<https://parcelviewer.geodecisions.com/Caroline/>



Title: Vicinity Map Rezoning RZS-2021-020

Date: 9/16/2021

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RZS

RZS-2021-020

****This permit shall be posted in a conspicuous place****

PREVIOUS EDITIONS OF THE
FORM ARE OBSOLETE

FORM REVISED:
28 April 2008



Town of Bowling Green Single Use Rezoning Application

Application and petition are hereby made to the Town Council, Town of Bowling Green, to amend the Zoning Map of the Town of Bowling Green and issue a Certificate of Zoning Compliance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances, which are hereby agreed to by the undersigned, and which shall be deemed a condition entering into the exercise of this application.

Owner

Daniel I. Hanen

Name

Daytime Telephone Number

8 Devonshire Drive, Fredericksburg, VA 22401

Mailing Address

Property Information

43-A-34; 43E-1-4R, 5, 6, 7, 8

Vacant/B-2

Tax Map/Parcel Number

Existing Use/Zoning

A.P. Hill BLVD

Address/Location (use street names)

None

Existing Structures (number and type)

Rezoning of Property Requested

From Zoning Designation B-2

To Zoning Designation R-3

Water and Sewer

What is your water supply source?

What is your sewage disposal source?

Municipal

Private Well

Municipal

Septic Tank

As part of the submission, the following questions must be answered with a detailed response in narrative form. Answers of "Yes" or "No" are NOT ACCEPTABLE and the application is not complete until this narrative is submitted.

1. Describe in detail, why the current zoning designation of the property is inappropriate.
2. Describe in detail, the proposed use(s) of the property.
3. Describe in detail, why the proposed rezoning is necessary.
4. Describe in detail, why the proposed rezoning will not be detrimental to surrounding properties. Please relate your response to the existing zoning of the area, existing land uses in the Town Code, adjacent neighborhoods, and the Town of Bowling Green Comprehensive Plan.
5. Describe the proposed water and wastewater utility infrastructure including sources, discharges, permits, construction, ownership, and maintenance responsibilities.
6. Describe the environmental impact of the proposed use or development and the efforts to be undertaken to abate air, water, noise, storm water, and other environmental impacts during and after construction or after establishing the use.
7. Describe what techniques will be used to control traffic flow and what impacts the proposed use will have on existing roadways and provide a professionally prepared traffic impact analysis for any development expected to generate 250 vehicle trips per day or more.
8. Describe the impact of the proposed use on Caroline County's Schools.
9. Describe the impact of the proposed use on Town of Bowling Green public services (i.e., water service, wastewater disposal, solid waste disposal, and police protection).
10. Describe the impact the proposed use(s) will have on any historic sites or structures on the property or in the vicinity.
11. Describe the impact the proposed use(s) will have on any rare, endangered, or irreplaceable species or natural areas.
12. Describe the impact the proposed use(s) will have on the scenic or natural beauty of the Town of Bowling Green.

NOTE: The applicant is encouraged to consult with the Caroline County Building Official if the requested rezoning includes property containing an existing structure.

Complete and accurate information is required by the Town Staff, Planning Commission, and/or the Town Council in order for the application to be fully and appropriately reviewed. The Town Manager/Zoning Administrator may, at any time during the application acceptance process, find essential information is lacking, deem the application as incomplete, and defer further review or action until such time the required and/or requested information is provided.

A copy of a Vicinity Map is attached.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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CERTIFICATE OF ZONING COMPLIANCE

The building, its proposed use, or the use of the land, as described in the above application and permit complies with the provisions of Chapter 126 (Zoning) of the Code of the Town of Bowling Green and any applicable conditions.

Zoning Administrator Signature

Date

Certification by Owner/Applicant

I certify that I have the authority to make the foregoing application, that the information given is correct, including any attached plans or drawings, and that all construction will conform with all applicable state, county, and town laws, ordinances, and regulations with regard to zoning, health and building. Failure to do so will automatically render this permit invalid. I understand that two copies of a plot plan (or a plan for signs) must be submitted with this application, that construction requires a building permit Issued by the Caroline County Building Official, that a separate application must be made for water & sewer connections, and that all contractors must register with the Town prior to commencing work. I agree to repair any damages to sidewalks, streets, and utilities caused during this construction. I agree to pay an inspection deposit and notify the Zoning Administrator within ten (10) days of completion of the work for an inspection and issuance of Certificate of Zoning Compliance. Failure to do so may result in the forfeiture of the inspection deposit which in no way relieves me of any obligation to comply with all Town requirements. Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use, only after the Certificate of Zoning Compliance is issued.

Applicant: *[Signature]* Daniel C. Webb, Managing Member, Fairmont Land, LLC

Owner: *[Signature]*

7/12/21

Date

Owner/Applicant Signature

** FOR TOWN USE ONLY **

Recommendation of Planning Commission

Date Received _____

Recommend Approval

Recommend Disapproval Date _____

Action by Town Council

Date Received _____

Approved

Disapproved Date _____

Recommendation of Director of Public Works

Date Received _____

Recommend Approval

Recommend Disapproval Date _____

Zoning Administrator

Recommend Approval

Recommend Disapproval

Recommend Approval with Conditions (See Attached)

Fee Paid \$ _____

Zoning Administrator Signature

Date

REMINDER!!

Approval of this application does not mean work can begin. Permits must be obtained from the Caroline County Building Official and possibly (depending on the scope of the work) Virginia Department of Transportation (VDOT) and the Health Department or Department of Environmental Quality (DEQ). It is the responsibility of the owner/applicant to check with these agencies to ensure all permits are obtained before beginning work.

ADJACENT PROPERTY OWNERS

The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property for which a Single Use Rezoning is requested. **All adjacent property owner information is required to be accurate and complete before the application can be accepted.**

NAME	STREET ADDRESS
1) Peter B. Swain Life Estate	0 A.P. Hill BLVD, Bowling Green, VA 22427
Mailing Address: 17450 Mill Stone Lane, Bowling Green, VA 22427	
2) Mahon Family Partnership LLP	0 Lakewood Road Bowling Green, VA 22427
Mailing Address: 116 Vance Drive, Fredericksburg, VA 22408	
3) Charles F. & Theresa J. Rosemond	17256 Lakewood Road, Bowling Green, VA 22427
Mailing Address: PO Box 452, Bowling Green, VA 22427	
4) Michael N. & Carol H. Manns	0 A.P. Hill BLVD, Bowling Green, VA 22427
Mailing Address: PO Box 117, Bowling Green, VA 22427	
5) _____	_____
Mailing Address: _____	_____
6) _____	_____
Mailing Address: _____	_____
7) _____	_____
Mailing Address: _____	_____
8) _____	_____
Mailing Address: _____	_____
9) _____	_____
Mailing Address: _____	_____
10) _____	_____
Mailing Address: _____	_____
11) _____	_____
Mailing Address: _____	_____
12) _____	_____
Mailing Address: _____	_____
13) _____	_____
Mailing Address: _____	_____
14) _____	_____
Mailing Address: _____	_____
15) _____	_____
Mailing Address: _____	_____

FAIRMONT
REZONING NARRATIVE

Applicant: Fairmont Land, LLC
11903 Bowman Drive, Suite 106
Fredericksburg, VA 22408

Owner: Daniel I. Hansen
8 Devonshire Drive
Fredericksburg, VA 22401

Engineer: Daniel Webb, P.E., W W Webb & Associates, PLLC
11903 Bowman Dr., Suite 106, Fredericksburg, Va. 22408
Office: (540)371-1209, Fax: (540)371-4650
email: dan.webb@webbassociates.net

Project Name: Fairmont

Property: Town of Bowling Green Tax Parcels 43-A-34; 43E-1-4R, 5 6, 7, 8
consisting of 19.4727 located on the south bound lane of Route #301, A.P.
Hill Boulevard (the "Property").

Date: July 1, 2021

GDP: Generalized Development Plan, entitled "Fairmont", prepared by W W
Webb & Associates, PLLC, dated July 1, 2021, attached hereto as Exhibit
A (the "GDP")¹

Rezoning Request: From B-2 to R-3

I. Project Overview

The Applicant proposes rezoning of properties listed as Tax Maps 43-A-34; 43E-1-4R, 5 6, 7, 8 from B-2 to R-3. The total project acreage is 19.4727 acres. Currently, the subject parcels front on Route #301 (A.P. Hill Blvd), a four lane divided highway. To the south is wide waterbody called Maracossic Creek and zoned A-1. To the west is a pond located in Caroline County and zoned RP. To the North is an undeveloped wooded area bound by another Pond zoned A1.

This project proposes residential subdivision to accommodate single family dwellings and townhouses

II. Comprehensive Plan

Future Land Use Map

The subject Property lies within the Town's "Mixed Use" land use designation area. The "Mixed Use" land use designation area allow for multiple residential and business uses.

Fiscal Impacts

For decades the subject property has been zoned business B-2 but has not developed due to lack of demand for business on the 301 corridor. There is currently a market for residential in Bowling Green and this location is a perfect for this moderate/high dense development. This development will generate additional real estate, personal, Route 301 tax district, and vehicle license tax. In addition to those taxes the additional rooftops will provide additional rooftops that will continue to fuel the revitalization of our Main Street business district.

Real Estate Tax Income:

- Town of Bowling Green Real Estate Tax Rate: \$0.13/\$100
- Current Real Estate Assessment: \$325,300
- Current Real Estate Tax generated by the site : $(\$325,300/100)*\$0.13 = \$422.89$
- Proposed Single Family Home Price: \$350,000
- Proposed Single Family Tax generated: $(\$350,000/100)*\$0.13*33 \text{ Houses} = \$15,015$
- Proposed Townhouse Price: \$250,000
- Proposed Townhouse Tax generated: $(\$250,000/100)*\$0.13*55 \text{ Townhouses} = \$17,875$
Existing Real Estate Tax: \$422.89
Proposed Real Estate Tax: $\$15,015 + \$17,875 = \$32,890$

Real Estate Tax Increase of \$32,467.11/Year

III. Land Use

As noted above, the Applicant proposes rezoning the Property from B-2 to R-3. The proposed Residential R-3 zoning uses will be less impactful to all adjacent properties than the possible Business B-2 zoning uses as currently zoned. The adjacent properties located in the town are all designated as “Mixed Use” in the future land use map. This property is unique in the fact this it is bound on all sides by bodies of water with the exception of its 986’ of frontage along A.P. Hill Boulevard. There will be a buffer maintained along the frontage on A.P. Hill Boulevard to maintain scenic beauty of the Town.

IV. Cultural Resources

Based on review of the Comp Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources.

V. Fire, Rescue, Police

We believe the proposal will have minimal impacts on the County’s fire and rescue facilities. The Property is served by the Bowling Green Volunteer Fire Department, which is located approximately 1 mile southwest of this site and the Bowling Green Volunteer Rescue Squad, which is located approximately 1 mile southwest of this site.

The proposal will have minimal impact on the Bowling Green’s Police Department and the Caroline County Sheriff’s Office. The Property is served by the Bowling Green Police Department and the Caroline County Sherriff’s office. Both are approximately 1 mile southwest of this site.

VI. Schools

Unit Type	Student Generation Factors			Total
	Elementary School	Middle School	High School	
Single Family Dwelling (SFD)	0.2577	0.1307	0.1832	0.5716
Townhouse(TH)	0.3072	0.1286	0.1453	0.5811

**Source: Spotsylvania County Planning Department*

School Type	Units	Unit Type	Generation Factor	Total Students
Elementary	33	SFD	0.2577	8.5
Middle	33	SFD	0.1307	4.3
High	33	SFD	0.1832	6.0
Total Single Family Dwelling			0.5716	18.8

School Type	Units	Unit Type	Generation Factor	Total Students
Elementary	55	TH	0.3072	16.9
Middle	55	TH	0.1286	7.1
High	55	TH	0.1453	8.0
Total Townhouse			0.5811	32
Total Projected Students				50.8

VII. Solid Waste

The property will be serviced by the Town’s trash collection service.

VIII. Water and Sewer

The property will be serviced by the Town’s public existing water and sewer system. Both public water and sewer run along the frontage of the property. The public sewer line is a force main line and will require the construction of a public pump station in order to tie into the system. All water and sewer lines will be constructed to meet the Town of Bowling Green’s standards and will be maintained by the Town of Bowling Green. Below is a summary of water and sewer fees generated by the site:

- Water Availability Fee: \$6,000/Lot
- Sewer Availability Fee: \$6,000/Lot
- Water Connection Fee: \$750/Lot
- Sewer Connection Fee: \$750/Lot
- Total # of Lots: 88

Total Water and Sewer Fees: \$13,500/Lot = \$1,188,000

- Minimum By-Monthly Water Usage Fee: \$40.12/Lot
- Minimum By-Monthly Sewer Usage Fee: \$86.53/Lot
- Total # of Lots: 88

Total Minimum Annual Water and Sewer Usage Fee = \$66,871.20

IX. Environment

The project’s design will minimize the impact to the natural topography and vegetation located on the Property and Applicant’s design will be in compliance with County and State requirements for stormwater management for the development of the site. There are wetlands on the site and disturbance of them will be kept to a minimum.

X. Transportation

The Property abuts A.P. Hill Drive (Route #301), which is a four (4) lane public road classified as a principal arterial road. Access to the Property will be provided on Fairmont Drive by a right in-right out on A.P. Hill Boulevard.

If the property were developed as business it could generate 5,710 VPD of overall trips on a daily basis, including 432 VPD during A.M. peak hours and 520 VPD during P.M. peak hours. (Land Use – 815, 820, 853, 934)

The project will generate 611 VPD of overall trips on a daily basis, including 43 VPD during A.M. peak hours and 56 VPD during P.M. peak hours. (Land Use – 210 & 221)

See attached Traffic Generation Impact Analysis Exhibit B.

EXHIBIT A

Generalized Development Plan

See attached “General Development Plan, Fairmont – Tax Maps 43-A-34; 43E-1-4R, 5 6, 7, 8”
dated July 1, 2021 prepared by W.W. Webb & Associates, PLLC.

EXHIBIT B

Traffic Generation Impact Analysis

See attached “Traffic Generation Impact Analysis, Fairmont – dated July 1, 2021 prepared by
W.W. Webb & Associates, PLLC.

FAIRMONT

TOWN OF BOWLING GREEN, VIRGINIA

POND

MICHAEL & CAROL MANN'S
TM 43-A-42

MICHAEL & CAROL MANN'S
TM 43-A-35

MICHAEL & CAROL MANN'S
TM 43E-12

CHARLES ROSEMOND
TM 43-A-36A

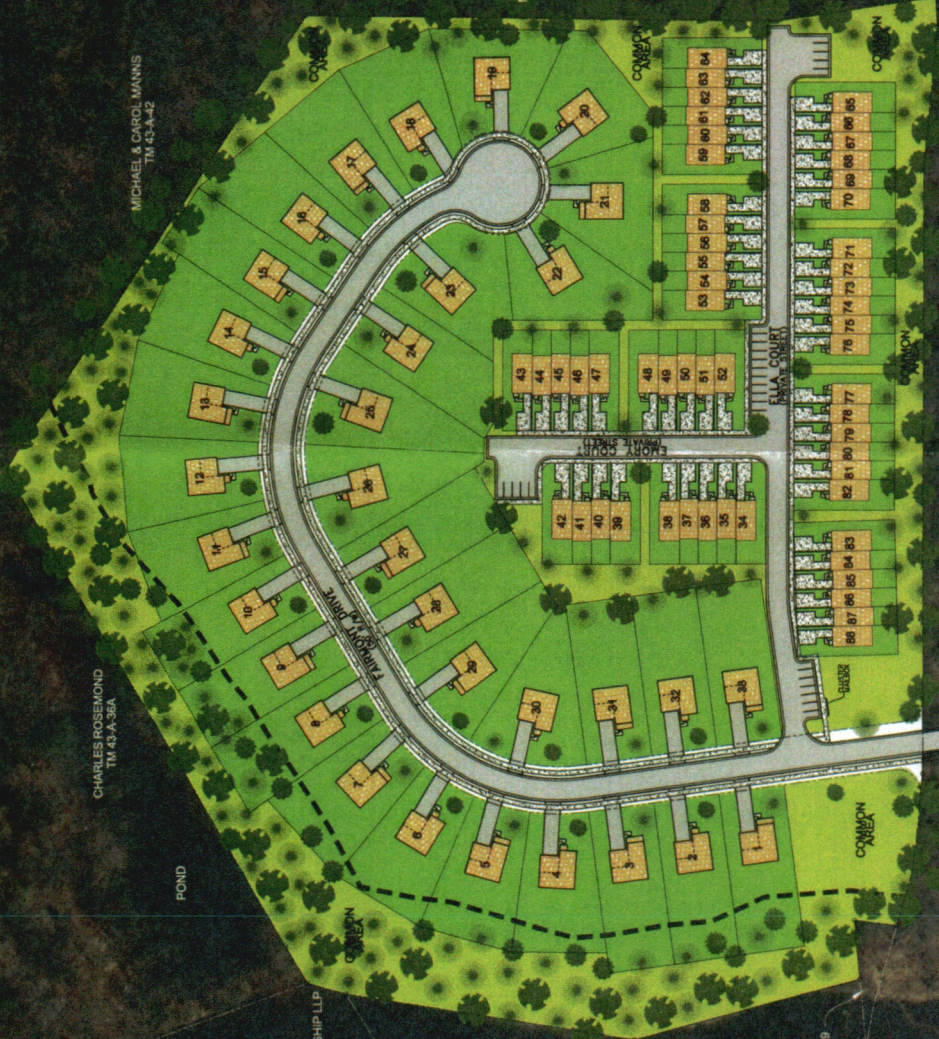
POND

MAHON FAMILY PARTNERSHIP LLP
TM 43-A-32

LAVAGHIN S. CAMPBELL
KENNETH W. SWAIN
PENNY S. CRABTREE
TM 43-A-33

MARACOSSIC CREEK

NF
CORA C. HOLT
REMAINDER OF LOT 9



PREPARED BY:
WEBB & ASSOCIATES
FREDERICKSBURG, VA
(540) 371-1209



VOLUNTARY PROFFER STATEMENT

Applicant: Fairmont Land, LLC (“Applicant”)
11903 Bowman Drive, Suite 106, Fredericksburg, VA 22408

Owner: Daniel I. Hansen
8 Devonshire Drive, Fredericksburg, VA 22401 (“Owner”)

**** (Applicant & Owner are hereafter known as the “Applicant”) ****

Project Name: “Fairmont”

Property: Town of Bowling Green Tax Parcels 43-A-34; 43E-1-4R, 5 6, 7, 8
consisting of 19.4727 located on the south bound lane of Route #301, A.P.
Hill Boulevard (the “Property”).

Date: September 7, 2021

GDP: Generalized Development Plan, entitled “Fairmont”, prepared by W W
Webb & Associates, PLLC, dated July 1, 2021, attached hereto as Exhibit
A (the “GDP”) ¹

Rezoning Request: From B-2 to R-3

File No.: _____

1. General Requirements.

(a) The following proffers are being made pursuant to Sections 15.2-2298 and 15.2-2303, and 15.2-2303.4, et al. of the Code of Virginia (1950), as amended, and Section 3-175, et al. of the Zoning Ordinance of the Town of Bowling Green (2010, as amended). The proffers provided herein are the only proffered conditions offered in this rezoning application and being provided in accordance with Section 15.2-2303.4, et al., of the Code of Virginia 1950, as amended (the “Proffers”). If the Proffers are approved, any prior proffers in which the Property (as generally defined above and shown on the GDP) may be subject to or previously offered with this application or otherwise previously proffered are hereby superseded by these proffers, and said prior proffers will be of no further legal force and effect (collectively “Prior Proffers”). In addition and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the Applicant’s rezoning application No. _____ is approved (including through applicable appeal periods) by the Town of Bowling Green’s Town Council (the “Town”).

(b) Except as otherwise provided herein, the Property will be generally developed in accordance with that certain generalized development plan entitled “Fairmont”, dated July 1, 2021 and last revised on August 17, 2021, prepared by W W Webb and Associates, attached hereto and marked as Exhibit A (the “GDP”) and will include no more than 88 single family or townhouse residential units.

(c) For purposes of the final site plan (which will supersede the GDP after Town approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, public road locations, dumpster locations and waste facilities, parking areas, recreational areas, private driveways, road and travel way locations, interparcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas generally shown on the GDP may be relocated and/or amended from time-to-time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the Town’s development regulations.

2. Transportation

The Applicant agrees to provide a 200 foot right turn lane and a 200 foot right turn lane taper from A.P. Hill Boulevard, as generally shown on Sheet 5 of the GDP.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant/Owner makes these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

OWNER:

Daniel I. Hansen

By: _____

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___ day of _____, 2021, by Daniel I. Hansen.

Notary Public

Print Name: _____

My Commission Expires: _____

Registration No. _____

[SEAL]

EXHIBIT A

Generalized Development Plan

Real Estate Tax

	Real Estate Assesment	Real Estate Tax Rate (Per \$100)	Real Estate Tax
Current Undeveloped	\$ 325,300.00	\$ 0.13	\$ 422.89
Developed B-2			
Gas Station Site	\$ 1,500,000.00		
Fast Food Site	\$ 1,100,000.00		
Retail Site	\$ 1,000,000.00		
40,000 SF Shopping Center	\$ 2,500,000.00		
Total =	\$ 6,100,000.00	\$ 0.13	\$ 7,930.00
Developed R-3			
Single Family Home (33*\$350000)	\$ 11,550,000.00		
Townhouse (55*\$250,000)	\$ 13,750,000.00		
	\$ 25,300,000.00	\$ 0.13	\$ 32,890.00

Utilities

	Water & Sewer Availability and Connection Fees	Number of Connections	Total
Current Undeveloped	\$ -	-	\$ -
Developed B-2			
Gas Station Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
Fast Food Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
Retail Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
40,000 SF Shopping Center (1" Meter)	\$ 14,500.00	4	\$ 58,000.00
			\$ 101,500.00
Developed R-3			
Single Family Home (5/8" Meter)	\$ 13,500.00	\$ 33.00	\$ 445,500.00
Townhouse (5/8" Meter)	\$ 13,500.00	\$ 55.00	\$ 742,500.00
			\$ 1,188,000.00
	Water & Sewer Bi- Monthly Usage Fees	Number of Connections	Total Annual Fee
Current Undeveloped	\$ -	-	\$ -
Developed B-2			
Gas Station Site (1" Meter)	\$ 133.60	1	\$ 801.60
Fast Food Site (1" Meter)	\$ 133.60	1	\$ 801.60
Retail Site (1" Meter)	\$ 133.60	1	\$ 801.60
40,000 SF Shopping Center (1" Meter)	\$ 133.60	4	\$ 3,206.40
			\$ 5,611.20
Developed R-3			
Single Family Home (5/8" Meter)	\$ 126.65	\$ 33.00	\$ 25,076.70
Townhouse (5/8" Meter)	\$ 126.65	\$ 55.00	\$ 41,794.50
			\$ 66,871.20

WEBB AND ASSOCIATES, PLLC

ENGINEERING - SURVEYING - LAND PLANNING

11903 Bowman Drive, Suite 106, FREDERICKSBURG, VA. 22408

540-371-1209 FAX 540-371-4650

**FAIRMONT
TOWN OF BOWLING GREEN, VA
TRAFFIC GENERATION IMPACT ANALYSIS
July 1, 2021**

USE	TRIP GENERATION/ 1000 SF						Peak Hour	
	Use Code	Daily	AM	PM	Area (sf)	VPD	AM	PM
	Shopping Center	820	37.75	3	4.21	40,000	1,510.0	120.0
Convenience Market w/ Gas Pumps	853	624.2	42.19	49.59	5,500	3,433.1	232.0	272.7
Fast Food Resturant w/ Drive Through Window	934	470.95	50.97	51.36	500	235.5	25.5	25.7
Free Standing Discount Store	815	53.12	5.43	5.33	10,000	531.2	54.3	53.3
					Total =	5,709.8	431.8	520.1

USE	Use Code	TRIP GENERATION/ UNIT				VPD	Peak Hour	
		Daily	AM	PM	# UNITS		AM	PM
Multi-Family Housing - Mid Rise	221	5.44	0.32	0.41	55	299.2	17.6	22.6
Single Family	210	9.44	0.76	1	33	311.5	25.1	33.0
					Total =	610.7	42.7	55.6

CURRENT VS PROPOSED USE	VPD	Peak Hour	
		AM	PM
Change in Traffic Volume	-5,099.06	-389.15	-464.58
Percent Change	-338%	-324%	-276%



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
COMMISSIONER

87 Deacon Road
Fredericksburg, Virginia 22405

August 10, 2021

Town of Bowling Green
P.O. Box 468
Bowling Green, VA 22427
Attn: Allison Finchum

Re: Fairmont Rezoning GDP- Review 1
Town of Bowling Green

Dear Ms. Finchum:

As requested, this office has reviewed the above-mentioned Rezoning Generalized Development Plan and offer the following comments:

Land Development

1. The single family portion of the development doesn't meet SSAR requirements for the multiple connections in multiple direction standard. Please see 24VAC30-92-60 Connectivity requirements.
2. Entrance shown on Route 301 will need to meet VDOT Standards in accordance with RDM, Appendix F, Section 4.
3. Will Fairmont Drive be public? Public streets will need to meet the requirements shown in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius.
4. Show spacing from the existing entrance to East Broaddus Ave and the median crossover on Route 301. Entrance locations must comply with the minimum spacing standards in RDM, Appendix F, Table 2-2.
5. Will an entrance culvert be required? Drainage will need to be addressed at the site planning stage.

Traffic

1. Has an alternative been explored to eliminate direct access to Route 301? If no alternative exist, then provide a full right turn/deceleration lane in accordance with AASHTO design standards.

A VDOT Permit is required to perform any work within the right-of-way. The owner/ developer may contact the Permits Section at (540) 899-4525 for assistance with this process.

Once the above comments have been addressed by the engineer, the revised plan, with appropriate responses from all concerned parties, must be re-submitted to this office for further review.

August 10, 2021

Fairmont Rezoning GDP- Review 1

Page Two

You may contact Jim Rice at (540) 907-2068 if additional assistance is required.

Sincerely,

A handwritten signature in black ink, appearing to read "K. S. Bates".

Kyle S. Bates, P.E.
Resident Engineer - Fredericksburg Residency

Cc: Webb and Associates



August 17, 2021

Kyle S. Bates, P.E.
Resident Engineer
VDOT Fredericksburg Residency

Re: **Fairmont Rezoning GDP
Comment Response Letter**

Dear Mr. Bates:

The following responses correspond to the comments in your letter dated August 10, 2021.

VDOT Land Development

1. The single-family portion of the development doesn't meet SSAR requirements for the multiple connections in multiple directions standard. Please see 24VAC30-92-60 Connectivity Requirements.

RESPONSE: The project is bound by Maracossic Creek (a large marsh area that is an RPA feature) to the South; by a Pond to the East (RPA feature); and wetlands, pond, and grades greater than 15% whose total elevations change is greater than 5 feet to the North. There is no reasonable connection possible to any adjoining property due to factors outside of our control. We plan to request a waiver to the "multiple connections" requirement once we go through the site plan process. If a waiver is not approved we will work with VDOT to locate a connection in the most appropriate location. Attached is a sketch to help illustrate the site conditions I have just described.

2. Entrance shown on Route 301 will need to meet VDOT Standards in accordance with RDM, Appendix F, Section 4.

RESPONSE: The entrance will be designed to meet VDOT Standard in accordance with RDM, Appendix F, Section 4. Dimensions have been added entrance on sheet 5 to help illustrate that the standards will be met at the site plan phase.

3. Will Fairmont Drive be public? Public streets will need to meet the requirements shown in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius.

RESPONSE: Fairmont Drive will be a public street and does meet the requirements in in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius. Centerline radius has been labeled along the road centerline on sheet 3.

4. Show spacing from the existing entrance to East Broadus Ave and the median crossover on Route 301. Entrance locations must comply with the minimum spacing standards in RDM, Appendix F, Table 2-2.



W W WEBB
& ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING

RESPONSE: The entrance does comply with the minimum spacing standards in RDM, Appendix F, Table 2-2. Entrance spacing has been shown on sheet 5.

5. Will an entrance culvert be required? Drainage will need to be addressed at the site planning stage.
RESPONSE: An entrance culvert will be required. A detailed design will be provided at the site plan phase.

VDOT Traffic

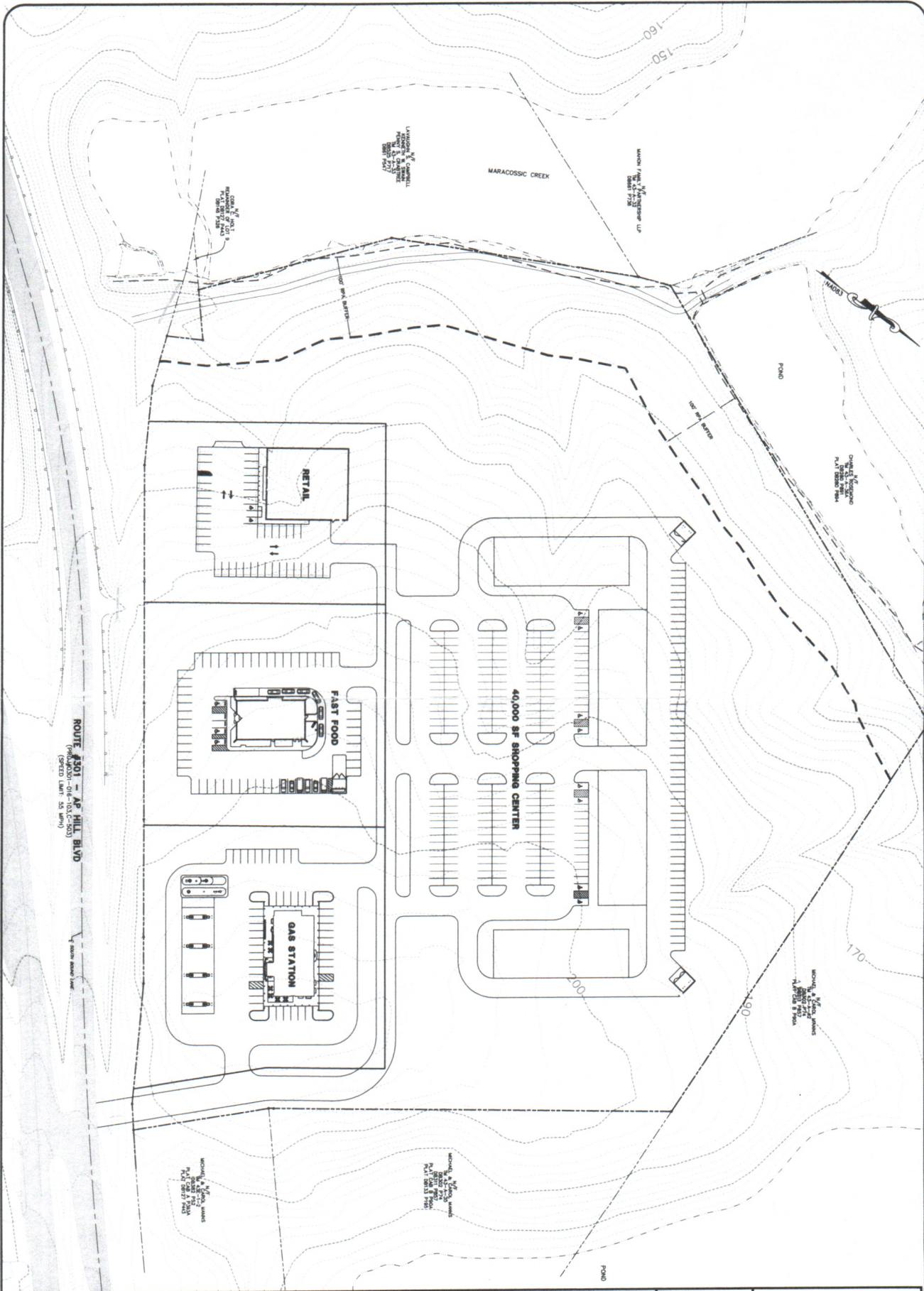
1. Has an alternative been explored to eliminate direct access to Route 301? If no alternative exists, than provide a full right turn/deceleration lane in accordance with AASHTO design standards.

RESPONSE: We have explored all options to eliminate direct access to Route 301. There is not a reasonable alternative design to eliminate an entrance onto Route 301. The turn lane analysis provided on sheet 5 shows that only a right turn taper is required, but we will be providing a full right turn land and taper as shown on sheet 5.

The plans have been revised in accordance with the above VDOT comments. We look forward to the approval of the site plan as soon as possible by your staff.

Sincerely,

Daniel C. Webb, PE



ROUTE 4301 - 43RD HILL BLVD
 (SPEED LIMIT 55 MPH)

BY-RIGHT CONCEPTUAL PLAN

TAX MAPS 43-A-34
 43E-1-4R,5,6,7,8
 TOWN OF BOWLING GREEN, VIRGINIA

W W WEBB & ASSOCIATES, PLLC
 ENGINEERING • SURVEYING • LAND PLANNING
 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 OFFICE (540)371-1209 FAX (540)371-4850



REVISION	BLOCK

SHEET NO. 1
OF 1 SHEETS
DATE: JULY 1, 2021
SCALE: 1"=50'
DESIGNED BY: DCM
DRAWN BY: LCB
CHECKED BY: DCM
JOB TITLE: COMMERCIAL
DRAWING NO.: COMMERCIAL

BE IT ORDAINED by the Bowling Green Town Council, that the Code of the Town of Bowling Green, Chapter 3, "Land Use & Buildings," Division 5, "Residential District R-1," Section 3-117, "Specifications & Requirements", Division 6, "Residential District R-2," Section 3-117, "Specifications & Requirements, and Division 7, "Residential District R-3," Section 3-117, "Specifications & Requirements" shall be amended to read in its entirety as follows:

Chapter 3, "Land Use & Buildings," Division 5, "Residential District R-1," "Section 3-117. Specifications and Requirements.

(a) Area.

- (1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.
- (2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (3) For residential lots containing or intended to contain a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 20,000 square feet or more if considered necessary by the Health Officer.
- (5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage disposal systems, the minimum lot area shall be 18,000 square feet.
- (6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.
- (7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.
- (8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.
- (9) For permitted uses utilizing individual sewage disposal systems, the required area for such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.

(b) Setback.

- (1) Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

(2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:

[a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and

[b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.

(c) Frontage. The minimum lot width at the setback line shall be 100 feet or more.

(d) Yards.

(1) Side. The minimum side yard for each main structure shall be 15 feet.

(2) Rear.

[a] Each main structure shall have a rear yard of 35 feet or more.

[b] Certain architectural features, those being sills, belt courses, bay windows, cornices, eaves, roof overhangs, chimneys, entrance stairs and stoops, and similar architectural features of a building may project into required yards by not more than five (5) feet. These provisions shall be applied to all lots, conforming and non-conforming.

[c] Unenclosed additions on the rear of houses, those being un-walled, unenclosed additions designed specifically and particularly for outdoor activities and attached to the rear of a dwelling, may extend into a required rear yard area. Extension of such unenclosed addition into a required rear yard may encroach up to a maximum of fifteen (15) feet. In no case shall more than 25% of the required total area of a rear yard be covered by such encroachment. Such extensions may include, but are not limited to decks, porches, patio or deck covers. Screening is considered an enclosure and is therefore not permitted by this Section. In no case may any such addition extend into a required front or side yard, except as otherwise provided herein. These provisions shall be applied to all lots, conforming and non-conforming.

(e) Height. Buildings may be erected up to 35 feet in height, except that:

(1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that each side yard is 30 feet plus one foot or more of side yard for each additional foot of building height over 35 feet.

(2) A public or semipublic building, such as a school, church or library, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.

- (3) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (4) No accessory building which is within 20 feet of any party side or rear lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.

(f) Corner lots.

- (1) Of the sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.
- (3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 125 feet or more.
- (4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three and a half feet in height within the space between the setback line and the property line on the street corner side of the lot.”

**Chapter 3, “Land Use & Buildings,” Division 6, “Residential District R-2,”
Section 3-122. Specifications and Requirements.**

(a) Area.

- (1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.
- (2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (3) For residential lots containing or intended to contain only a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 20,000 square feet or more if considered necessary by the Health Officer.
- (5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage systems, the minimum lot area shall be 18,000 square feet.
- (6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.
- (7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.
- (8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.

- (9) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.
- (b) Setback.
- (1) Buildings shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width or 55 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."
- (2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:
- [a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and
- [b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.
- (c) Frontage. For single-family dwellings, the minimum lot width at the setback line shall be 70 feet or more, and for each additional dwelling unit, there shall be at least 10 feet of additional lot width at the setback line.
- (d) Yards.
- (1) Side. The minimum side yard shall be 10 feet or more, and the total width of the two required side yards shall be 20 feet or more.
- (2) Rear. Each main building shall have a rear yard of 25 feet or more.
- (e) Height. Buildings may be erected up to 35 feet in height, except that:
- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that there are two side yards, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.
- (2) A public or semipublic building, such as a school, church, library or general hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aeriels are exempt. Parapet walls may be up to four feet above the height of the building on which walls rest.
- (4) No accessory building which is within 10 feet of any part lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.
- (f) Corner lots.
- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 20 feet or more for both the main and accessory building.
- (3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 100 feet or more.
- (4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three feet and a half in height within the space between the setback line and the property line on the street corner

side of the lot.

**Chapter 3, "Land Use & Buildings," Division 7, "Residential District R-3,"
Section 3-122. Specifications and Requirements.**

(a) Area.

- (1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.
- (2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The administrator may require a greater area if considered necessary by the Health Officer.
- (3) For residential lots containing or intended to contain only a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 19,000 square feet or more if considered necessary by the Health Officer.
- (5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage disposal systems, the minimum lot area shall be 18,000 square feet.
- (6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.
- (7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.
- (8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.
- (9) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.

(b) Setback.

- (1) Buildings shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width or 55 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."
- (2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:
 - [a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and
 - [b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.

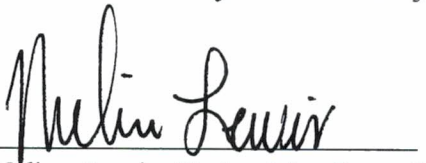
- (c) Frontage.
- (1) For single-family dwellings, the minimum lot width at the setback line shall be 70 feet or more.
 - (2) For two-family dwellings, the minimum lot width at the setback line shall be 80 feet or more.
- (d) Yards.
- (1) Side. The minimum side yard shall be 10 feet or more, and the total width of the two required side yards shall be 20 feet or more.
 - (2) Rear. Each main building shall have a rear yard of 25 feet or more.
- (e) Height. Buildings may be erected up to 35 feet in height except that:
- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that there are two side yards, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.
 - (2) A public or semipublic building, such as a school, church, library or general hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
 - (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which walls rest.
 - (4) No accessory building which is within 10 feet of any part lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.
- (f) Corner lots.
- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
 - (2) The side yard on the side facing the side street shall be 20 feet or more for both the main and accessory building.
 - (3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 100 feet or more.
 - (4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three feet and a half in height within the space between the setback line and the property line on the street corner side of the lot.
- (g) Townhouses and apartment buildings.
- (1) The minimum lot requirement of 10,000 square feet shall be waived for the individual lots occupied by each Townhouse dwelling unit. However, in consonance with the concept of open area planning, the total lot area and usable open space per dwelling unit, Townhouse or apartment shall be not less than 6,000 square feet. Such usable open space shall be exclusive of areas devoted to streets, alleys and parking area and shall be adequately landscaped with shade trees and grass to provide a park, playground area or swimming pool for the development.
 - (2) Any freestanding, continuously walled or continuously roofed structure shall contain not more than six Townhouses or six apartments.
 - (3) Freestanding structures shall not be closer than 30 feet to each other or 15 feet to any property line.
 - (4) Front and rear yard requirements shall conform to those of the R-3 District.

- (5) The developer shall provide fencing and landscaping of a permanent nature which will adequately screen any Townhouse or apartment development from abutting R-1 and R-2 District properties. The Town Planning Commission shall ensure that this provision is effectively met before the Zoning Administrator shall issue a certificate of zoning compliance.
- (6) Off-street parking shall be provided by the developer in the amount of two parking spaces per dwelling unit.
- (7) Townhouse and apartment developments shall be served by public water and sewage disposal systems.

Adopted this 3rd day of August, 2017
By the Town Council of Bowling Green, Virginia



Honorable Jason E. Satterwhite, Mayor



Melissa Lewis, Clerk of the Council



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Approval of August 16, 2021 Meeting Minutes

ITEM TYPE: Action Item

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Interim Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Minutes from August 16, 2021 Planning Commission Meeting

ATTACHMENTS:

8/16/21 Meeting Minutes

REQUESTED ACTION:

Approve Minutes

**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

M I N U T E S

**Monday, August 16, 2021
7:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

Vice Chairperson Gattie called the meeting to order and determined a quorum was present.

PRESENT

Chair Lisa Gattie
Commissioner Valarie Coyle
Commissioner Tina Gambill
Commissioner Sandra Pelter

ABSENT

Vice-Chair Charles Scott Seigmund
Ex-officio officer Jeff Voit

PUBLIC

Mayor Mark Gaines

PUBLIC COMMENT:

No public comment.

APPROVAL OF THE MINUTES:

July 19, 2021 Meeting Minutes

On motion by Commissioner Gambill, seconded by Commissioner Valarie Coyle, the Minutes were approved by 3-0 vote. Commissioner Sandra Pelter abstained.

NEW BUSINESS:

REPORT OF THE ZONING ADMINISTRATOR:

UNFINISHED BUSINESS:

Village Self Storage, located at 17600 AP Hill Boulevard, tax map parcel #43-A-45, containing 8.2052 acres submitted a site plan to add two additional buildings totaling 13,500 square feet, to the existing site which presently contains two buildings. The plan is under review by the Town of Bowling Green for zoning compliance, Caroline County Community Development for erosion and sediment and building construction, Virginia Department of Health, and Virginia Department of Transportation. Stormwater Management is being performed by a 3rd party, Sullivan, Donahoe and Ingalls, P.C. (SDI). The Planning Commission will make a decision on the project once assurance is provided that all code requirements are met.

INFORMATIONAL ITEMS

A request has been submitted by Fairmont Land/LLC to rezone from B-2 to R-3 tax map parcels #43-A-34; 43E-1-4R, 5, 6, 7, 8 consisting of 19.4727 acres, located on the south bound lane of Route 301, AP Hill Boulevard. The request will be scheduled for a public hearing at the September 20th Planning Commission meeting.

COMMISSION COMMENTS AND REPORTS:

General comments on land use from the Planning Commission included support for state-maintained roads versus private roads; concern for piecemeal development; the cost of residential development; the need for mixed use projects to encourage living wage jobs; the need for businesses in particular a grocery store; concern about additional traffic in Town; concern with water and sewer improvements needed when development occurs.

The Planning Commission requested a pdf of the Comprehensive Plan.

The Planning Commission requested their meetings to be live streamed. The Town Manager stated she would submit the request to Town Council.

ADJOURNMENT:

Motion to adjourn made by Commissioner Coyle, seconded by Commissioner Gambill. Unanimous. Meeting adjourned at 8:09 p.m.

Respectfully Prepared/Submitted by:

Allyson Finchum
Interim Town Manager



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Village Self Storage
ITEM TYPE: Action Item
PURPOSE OF ITEM: Decision - By Motion
PRESENTER: Allyson Finchum, Interim Town Manager
PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Planning Commission to review application from Village Self Storage for approval.

ATTACHMENTS:

Village Self Storage Site Plan

REQUESTED ACTION:

Review site plan for Village Self Storage; Motion to approve.

ZP

ZP-2021-013

****This permit shall be posted in a conspicuous place****

PREVIOUS EDITIONS OF THE
FORM ARE OBSOLETE

FORM REVISED:
28 April 2008



Town of Bowling Green Zoning Permit Application

Application is hereby made for a Zoning Permit, and Certificate of Zoning Compliance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances, which are hereby agreed to by the undersigned, and which shall be deemed a condition entering into the exercise of this permit.

Owner	<u>Randall Caldwell - MMJ Real Estate, LLC</u>	<u>484-844-2118</u>
	Name	Daytime Telephone Number
	<u>PO Box 951, Unionville, PA 19375</u>	
	Mailing Address	

Applicant/Builder	<u></u>	<u></u>
	Name	Daytime Telephone Number
<input checked="" type="checkbox"/> Same as owner	<u></u>	
	Mailing Address	

Property Information	<u>TM 43-A-45</u>	<u>Self Storage, B-2</u>
	Tax Map/Parcel Number	Existing Use/Zoning
	<u>17600 AP Hill Blvd, Bowling Green, VA 22427</u>	
	Address/Location (use street names)	
	<u>Two self storage buildings</u>	
	Existing Structures (number and type)	

Type of Permit

Please check appropriate box(s)

Residential

Commercial

Single Family

Alteration

Multi-Family No. of units _____

Reroof

Addition Specify _____

Remodeling

Accessory Building Less Than 100 Feet Specify _____

Accessory Building More Than 100 Feet Specify _____

Commercial/Industrial Structure

Verification of Non-Conforming Use

Sign Permit 30 FT or Less Specify _____

Sign Permit More Than 30 FT Specify _____

Zoning Certification Letter

Modification/Variance Specify _____

Special Use Permit (*Property Owner Notification Required*) Specify _____

Administrative Appeal Specify _____

Other Specify Minor Site Plan

Water and Sewer

What is your water supply source?

What is your sewage disposal source?

Municipal

Private Well

Municipal

Septic Tank

Certification by Owner/Applicant

I certify that I have the authority to make the foregoing application, that the information given is correct, including any attached plans or drawings, and that all construction will conform with all applicable state, county, and town laws, ordinances, and regulations with regard to zoning, health and building. Failure to do so will automatically render this permit invalid. I understand that two copies of a plot plan (or a plan for signs) must be submitted with this application, that construction requires a building permit Issued by the Caroline County Building Official, that a separate application must be made for water & sewer connections, and that all contractors must register with the Town prior to commencing work. I agree to repair any damages to sidewalks, streets, and utilities caused during this construction. I agree to pay an inspection deposit and notify the Zoning Administrator within ten (10) days of completion of the work for an inspection and issuance of Certificate of Zoning Compliance. Failure to do so may result in the forfeiture of the inspection deposit which in no way relieves me of any obligation to comply with all Town requirements. Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use, only after the Certificate of Zoning Compliance is issued.

4/8/21
Date


Owner/Applicant Signature

**** FOR TOWN USE ONLY ****

Refer to Planning Commission Yes No

 Recommend Approval Recommend Disapproval Date _____

Refer to Town Council Yes No

 Approved Disapproved Date _____

Refer to Director of Public Works Yes No

 Recommend Approval Recommend Disapproval Date _____

Zoning Administrator Approved Disapproved

 Approved with Conditions (See Attached) Fee Paid \$ 500⁰⁰

Zoning Administrator Signature

Date

CERTIFICATE OF ZONING COMPLIANCE

The building, its proposed use, or the use of the land, as described in the above application and permit complies with the provisions of Chapter 126 (Zoning) of the Code of the Town of Bowling Green and any applicable conditions.

Zoning Administrator Signature

Date

REMINDER!!

Issuance of this permit does not mean work can begin. Permits must be obtained from the Caroline County Building Official and possibly (depending on the scope of the work) Virginia Department of Transportation (VDOT) and the Health Department or Department of Environmental Quality (DEQ). It is the responsibility of the owner/applicant to check with these agencies to ensure all permits are obtained before beginning work.

VILLAGE SELF STORAGE SITE PLAN

BOWLING GREEN MAGISTERIAL DISTRICT
TOWN OF BOWLING GREEN, VIRGINIA

TAX MAP, TM 43-A-45

ZONING, B-2 BUSINESS

APPLICANT/OWNER:
MMJ REAL ESTATE LLC
RANDALL CALDWELL
PO BOX 951
UNIONVILLE, PA 19375
484-844-2118



VICINITY MAP

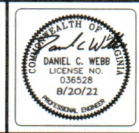
SCALE, 1" = 2,000'

- INDEX TO DRAWINGS**
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
 4. SWM NARRATIVE AND CALCULATIONS
 5. SWM VERM CALCULATIONS
 6. SWM VERM CALCULATIONS
 7. SWM DRAINAGE AREA MAPS - 1 YEAR
 8. SWM DRAINAGE AREA MAPS - 10 YEAR
 9. EXISTING ENTRANCE

SOURCE OF TITLE:
DB 1412, PG 0146

W. W. WEBB AND ASSOCIATES, PLLC
SURVEYING - ENGINEERING - LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
(540)371-1209 FAX (540)371-4650

REVISION		BLOCK	
8-6-21	PER TOWN COMMENTS	LOG	
8-20-21	PER SDI REVIEW COMMENTS	SLB	
DATE	DESCRIPTION	BY	



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COVER SHEET
VILLAGE SELF STORAGE
SITE PLAN
BOWLING GREEN MAGISTERIAL DISTRICT
TOWN OF BOWLING GREEN, VIRGINIA

DATE	MADE 31, 2021
SCALE	AS SHOWN
ENGINEER	LSB
DRAWN BY	LSB
CHECKED BY	DCW
PLANT FILE	2103004375
DRAWING NO.	21-0-008

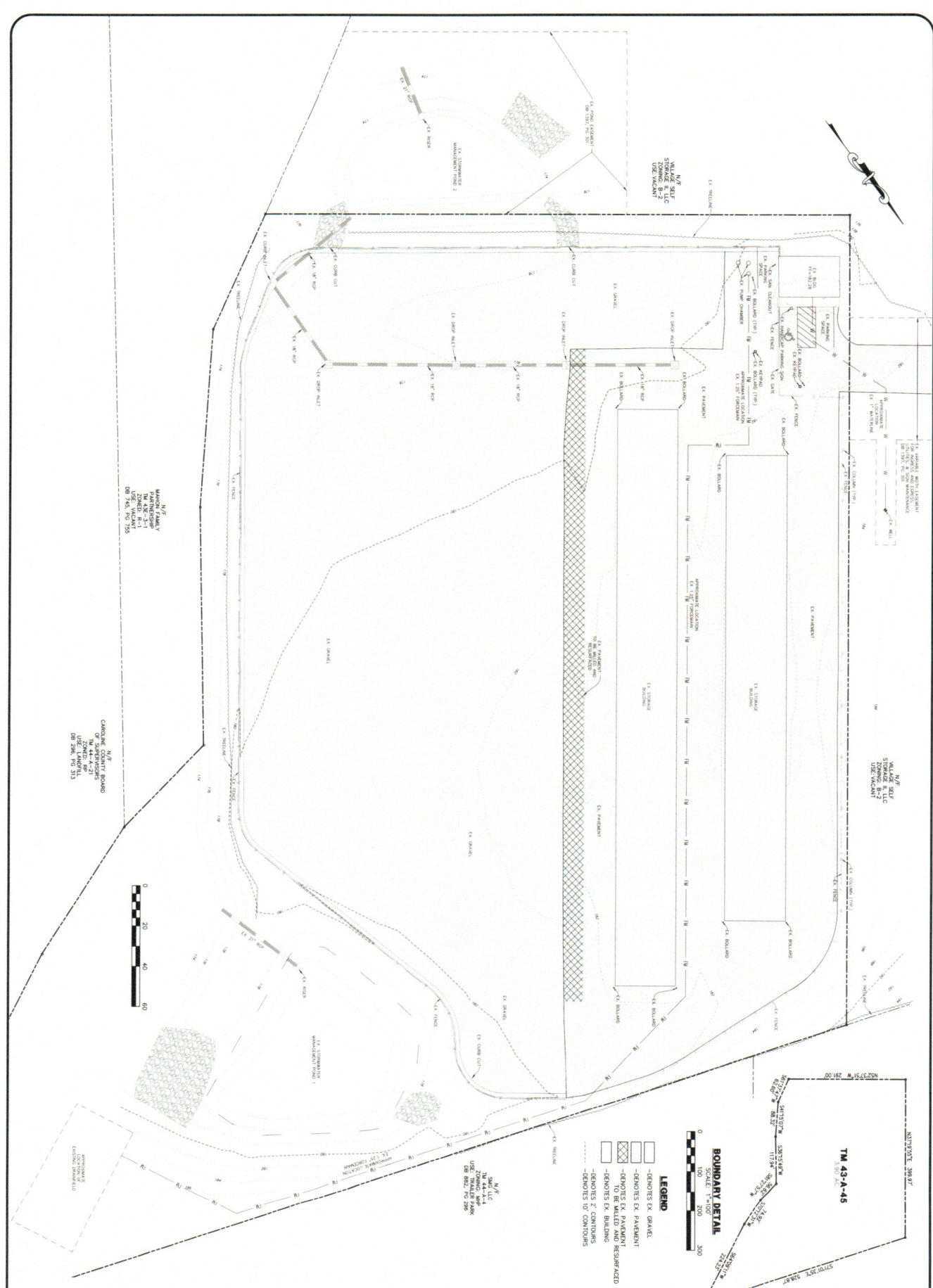
SHEET NO.	1
OF	9 SHEETS



N/T/C
VILLAGE SELF STORAGE & LLC
ZONED B-1
DB 206, PG 206

N/T/C
MAGISTERIAL DISTRICT
ZONED M-1
DB 746, PG 255

N/T/C
CAROLINE COUNTY BOARD
OF SUPERVISORS
ZONED R-1
DB 206, PG 213



- LEGEND**
- - DENOTES EX. GRAVEL
 - - DENOTES EX. PAVEMENT
 - - DENOTES EX. PAVEMENT TO BE MAINTENED AND RESURFACED
 - - DENOTES EX. BUILDING
 - - DENOTES EX. CONTIGUOUS
 - - DENOTES EX. CONTIGUOUS

PROJECT NO.	2
DATE	MAY 31, 2021
SCALE	AS SHOWN
DRAWN BY	LIB
CHECKED BY	LIB
DATE	05/31/21
DRAWING NO.	21-10-008

EXISTING CONDITIONS

VILLAGE SELF STORAGE SITE PLAN

BOWLING GREEN MAGISTERIAL DISTRICT

TOWN OF BOWLING GREEN, VIRGINIA



W W WEBB & ASSOCIATES, PLLC

ENGINEERING, SURVEYING, LAND PLANNING

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OFFICE (540)371-1209 FAX (540)371-4650

REVISION	BLOCK	DATE	DESCRIPTION	BY
8-21	PER TOWN COMMENTS			LIB
8-20-21	PER SDI REVIEW COMMENTS			LIB

SWM NARRATIVE

PROJECT DESCRIPTION
 In accordance with Town of Bowling Green and the Virginia Stormwater Management Handbook, the following is a narrative description of the stormwater management plan for the development of the Village Self Storage site plan. The plan was approved in the Town of Bowling Green. The plan was approved in the Town of Bowling Green office. With the first phase of construction, two buildings were built along with the office building, road base, all curb and gutter, and all stormwater management facilities. This project includes the construction of the next two self-storage buildings in accordance with the approved site plan. There is no increase in the amount of impervious area or wet area on the site and no site grading is proposed. The total disturbed area is 0.78 acres. The existing surface is compacted gravel road base, which is considered impervious. The new construction will be analyzed using the current IIR regulations. The existing pond will be analyzed using the current IIR regulations to verify the pond will reduce the 10 year 24 hour event and the proposed development will not increase the 10 year 24 hour event. The pond will reduce the 10 year 24 hour storm event striking the energy balance equation for the proposed disturbed area.

EXISTING CONDITIONS
 The site is developed. The site contains three existing buildings and associated parking lot. The existing stormwater management system consists of a stormwater system which conveys stormwater to the 2nd and 10 year storm events to below pre-development rates. The detention was designed to reduce the 2nd and 10 year storm events to below pre-development rates. Pond 2 is a detention basin. The pond was designed to treat 0.88 acre of impervious area under the IIR regulations, removing 9.80 by of total phosphorus. The detention was designed to reduce the 2nd and 10 year storm events to below pre-development rates.

ADJACENT PROPERTY
 The property is bounded to the southeast by US 301. The property is bounded by commercial property on all other sides.

DESIGNATION OF WATER QUANTITY
 The USGS Web Survey indicates that this site is expected to contain hydrologic zoning B. The USGS Web Survey indicates that this site is expected to contain hydrologic zoning B. The USGS Web Survey indicates that this site is expected to contain hydrologic zoning B. The USGS Web Survey indicates that this site is expected to contain hydrologic zoning B.

DESCRIPTION OF WATER QUANTITY
 This project involves a total of 0.78 acres of disturbed area. The proposed improvements will not increase the amount of impervious area. Quality control is provided for this site. Calculations have been performed utilizing the runoff reduction method. These development worksheets have been utilized to calculate a total required reduction of 0.17 by of phosphorus for the disturbed area. The wet pond will receive 0.21 by of runoff from the required removal of the necessary required removal credit for the disturbed area. The required removal of the necessary required removal credit for the disturbed area. The required removal of the necessary required removal credit for the disturbed area.

Road Control

The total pre- and post-developed areas discharging to the BMP's were used for the flood protection evaluation using the 10 year 24 hour storm event in accordance with the approved performance management plan. The BMP's were analyzed using a sheet data for the pre-development conditions. The BMP's were analyzed using a sheet data for the pre-development conditions. The BMP's were analyzed using a sheet data for the pre-development conditions.

HYDROLOGY AND HYDRAULICS
 Topographic data used for hydrology is from field surveys performed by Webb and Associates. The topographic data used for hydrology is from field surveys performed by Webb and Associates. The topographic data used for hydrology is from field surveys performed by Webb and Associates.

Pre-development Hydrology

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)
1 Year	4.26	3.25
2 Year	5.21	4.05
10 Year	10.0	8.09

POND 1

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	5	1.65	5.01

POND 2

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	9	1.95	6.37

FLOOD PROTECTION IN Year Storm

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	5	1.65	5.01

POST-Development Hydrology

Post-development conditions were evaluated to determine the peak flow rate under developed conditions at the PDA selected. Post-development hydrology was performed using the same methodology as for the pre-development. The information is summarized below.

POND 1

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	5	1.65	5.01

POND 2

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	9	1.95	6.37

FLOOD PROTECTION IN Year Storm

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Combined	4	5	98
Combined to BMP	5	1.65	5.01

FLOOD PROTECTION 10 Year Storm

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	5	1.65	5.01

Where Quantities Summary

Storm	Pre-development Flow	Allowable Flow	Post-development Flow
1 Year	3.25	3.25	3.25
2 Year	4.05	4.05	4.05
10 Year	8.09	8.09	8.09

NET BASIN CALCULATIONS

NET BASIN CALCULATIONS

NET BASIN SPECIFICATION NO. 14

Design Storm Frequency	Runoff (1.21 hours)	Peak Flow (cfs)	Volume (cu ft)
Pre-development	4.26	3.25	1.84
On-site Developed	7	10	8.9
On-site BMP	8	5	98
On-site Detention	4	5	98
Combined	4	5	98
Combined to BMP	5	1.65	5.01

Wet Storage Provided

NOTE: DETENTION BASIN (POND 2) NOT ANALYZED FOR WATER QUALITY PURPOSES. NO FURTHER TREATMENT REQUIRED.

9.368 cfs OK

WATER STORAGE

WATER STORAGE

WATER STORAGE

Hydrograph Summary Report

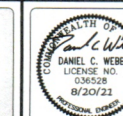
Hydrograph Summary Report

Hydrograph Summary Report

REVISION BLOCK

REVISION BLOCK

DATE	DESCRIPTION	BY
8-6-21	PER TOWN COMMENTS	LBH
8-20-21	PER SEI REVIEW COMMENTS	SLB



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 ENGINEERING SURVEYING LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 OFFICE (540)371-1209 FAX (540)371-4650

SWM NARRATIVE & CALCULATIONS

VILLAGE SELF STORAGE SITE PLAN
 BOWLING GREEN MAGISTERIAL DISTRICT
 TOWN OF BOWLING GREEN, VIRGINIA

DATE MAY 31, 2021
SCALE N.T.S.
DRAWN BY LBH
CHECKED BY LBH
DESIGNED BY DCH

CAD FILE 210008E39
DRAWING NO. 21-0-008

SHEET NO. 5
OF 9 SHEETS

Project Name: **VILLAGE SELF STORAGE**
 Date: **8/2/2013**
 Linear Development Project? No
 CLEAR ALL
 Compare Values
 Auto-Cancel

Site Information
 Post-Development Project (Treatment Volume and Loads)
 Enter Total Discharge Area (acres) **0.72**
 Check: **BAW Design Specifications for 2013 Dept. Std. & Specs**
 Linear project? No
 Land cover areas entered correctly? Yes
 Total discharge area entered? Yes

Post-Development Land Cover (Acres)

Land Cover Type	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space	0.00	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.72	0.00	0.00	0.00	0.72

Post-Development Land Cover (Acres)

Land Cover Type	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space	0.00	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.72	0.00	0.00	0.00	0.72

Runoff Coefficients (f)

Land Cover Type	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary Area (Acres)	Pre-Development	Post-Development
Forest/Open Space	0.00	0.00
Grass/Pasture	0.00	0.00
Water	0.00	0.00
Impervious Cover	0.00	0.00
Total Site Area (Acres)	0.72	0.72

LAND COVER SUMMARY - POST DEVELOPMENT

Land Cover Summary Area (Acres)	Pre-Development	Post-Development
Forest/Open Space	0.00	0.00
Grass/Pasture	0.00	0.00
Water	0.00	0.00
Impervious Cover	0.00	0.00
Total Site Area (Acres)	0.72	0.72

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (Acres)	Post-Development Treatment Volume (Acres)	Pre-Development TP Load (lb/yr)	Post-Development TP Load (lb/yr)
2,000	2,000	1.69	1.69
2.17	2.17	0.17	0

Post-Development Requirement for Site Area
 TP Load Reduction Required (lb/yr) **0.17**

Project Name: **VILLAGE SELF STORAGE**
 Date: **8/2/2013**
 Linear Development Project? No
 CLEAR ALL
 Compare Values
 Auto-Cancel

Site Information
 Post-Development Project (Treatment Volume and Loads)
 Enter Total Discharge Area (acres) **0.72**
 Check: **BAW Design Specifications for 2013 Dept. Std. & Specs**
 Linear project? No
 Land cover areas entered correctly? Yes
 Total discharge area entered? Yes

Post-Development Land Cover (Acres)

Land Cover Type	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space	0.00	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.72	0.00	0.00	0.00	0.72

Post-Development Land Cover (Acres)

Land Cover Type	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space	0.00	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.72	0.00	0.00	0.00	0.72

Runoff Coefficients (f)

Land Cover Type	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.00	0.00	0.00
Grass/Pasture	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary Area (Acres)	Pre-Development	Post-Development
Forest/Open Space	0.00	0.00
Grass/Pasture	0.00	0.00
Water	0.00	0.00
Impervious Cover	0.00	0.00
Total Site Area (Acres)	0.72	0.72

LAND COVER SUMMARY - POST DEVELOPMENT

Land Cover Summary Area (Acres)	Pre-Development	Post-Development
Forest/Open Space	0.00	0.00
Grass/Pasture	0.00	0.00
Water	0.00	0.00
Impervious Cover	0.00	0.00
Total Site Area (Acres)	0.72	0.72

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (Acres)	Post-Development Treatment Volume (Acres)	Pre-Development TP Load (lb/yr)	Post-Development TP Load (lb/yr)
2,000	2,000	1.69	1.69
2.17	2.17	0.17	0

Post-Development Requirement for Site Area
 TP Load Reduction Required (lb/yr) **0.17**

Site Compliance Summary

TP Load Reduction Required (lb/yr)	0.17	0.17	0
TP Load Reduction Achieved (lb/yr)	0.17	0.17	0

TP Load Reduction Achieved (lb/yr)

0.17

TP Load Reduction Required (lb/yr)

0.17

TP Load Reduction Achieved (lb/yr)

0.17

Change Area Summary (POND 1)

Change Area	A Soils	B Soils	C Soils	D Soils	Total
Pre-Development	0.00	0.00	0.00	0.00	0.00
Post-Development	0.00	0.00	0.00	0.00	0.00

Change Area A Summary (POND 1)

Change Area	A Soils	B Soils	C Soils	D Soils	Total
Pre-Development	0.00	0.00	0.00	0.00	0.00
Post-Development	0.00	0.00	0.00	0.00	0.00

TP Load Reduction Required (lb/yr)

0.17

Post-Development Requirement for Site Area
 TP Load Reduction Required (lb/yr) **0.17**

REVISION BLOCK

REVISION	DESCRIPTION	DATE	BY
8-6-21	PER TOWN COMMENTS		LBK
8-20-21	PER SDI REVIEW COMMENTS		SLB

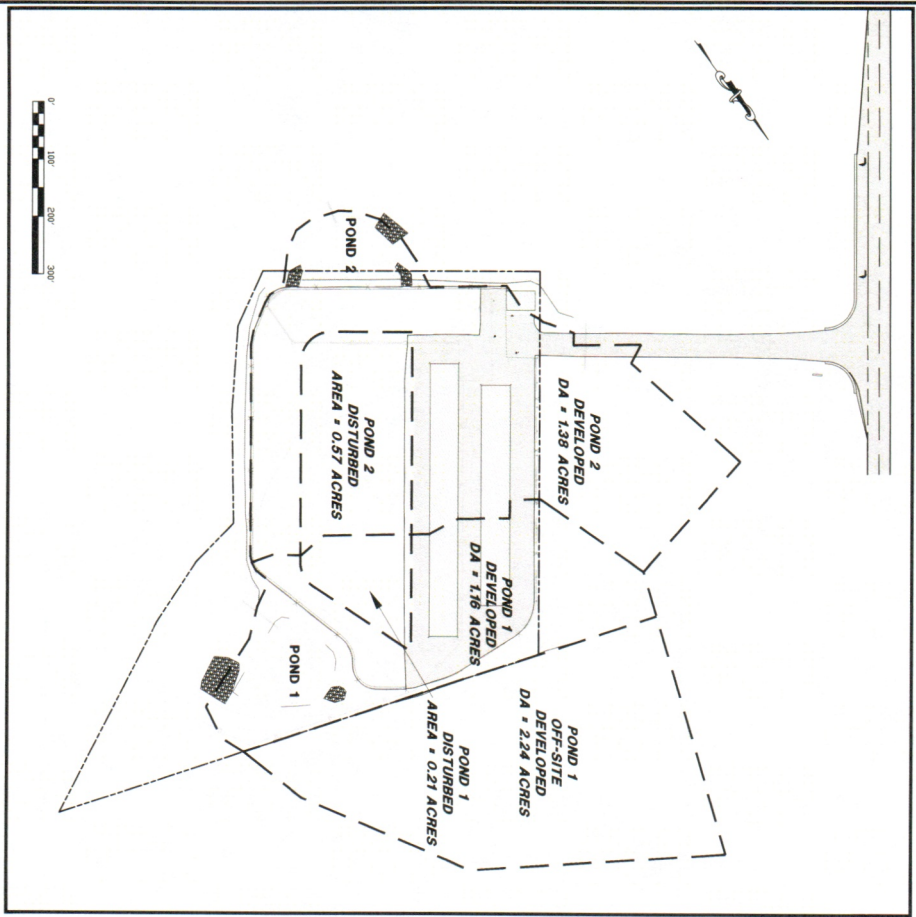


W W WEBB & ASSOCIATES, PLLC
 ENGINEERING, SURVEYING, LAND PLANNING
 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
 OFFICE (540)371-1209 FAX (540)371-4650

SWM VRRM CALCULATIONS
VILLAGE SELF STORAGE
 SITE PLAN
 BOWLING GREEN MAGISTERIAL DISTRICT
 TOWN OF BOWLING GREEN, VIRGINIA

DATE	DATE
SCALE	SCALE
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
APP'D. DATE	APP'D. DATE
ISSUING NO.	ISSUING NO.

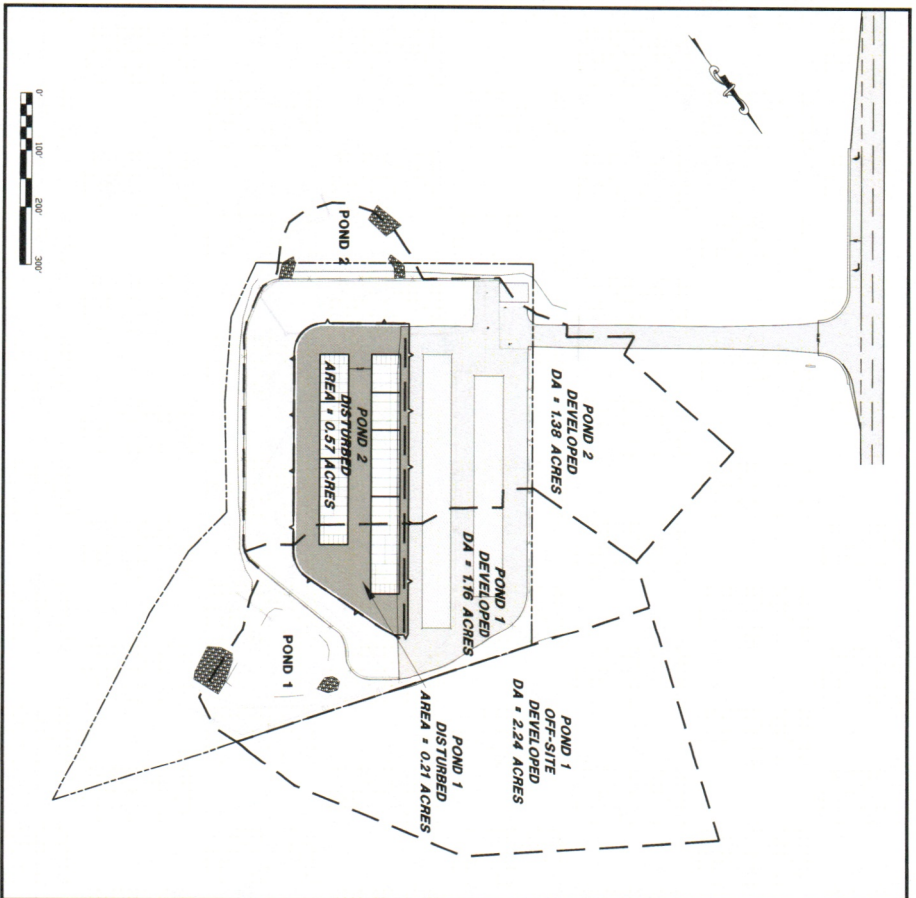
SHEET NO. **6**
 OF 9 SHEETS



NOTE: GRASSAGE AREA DATA TAKEN FROM APPROVED SITE PLAN OF MAJESTY APARTMENTS, 170 SHELBY AVENUE, SUITE 200

1 YEAR PRE-DEVELOPMENT

SCALE: 1"=100'



1 YEAR POST-DEVELOPMENT

SCALE: 1"=100'

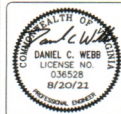
SWM DRAINAGE AREA MAPS- 1 YR

VILLAGE SELF STORAGE
SITE PLAN
BOWLING GREEN MAGISTERIAL DISTRICT
TOWN OF BOWLING GREEN, VIRGINIA



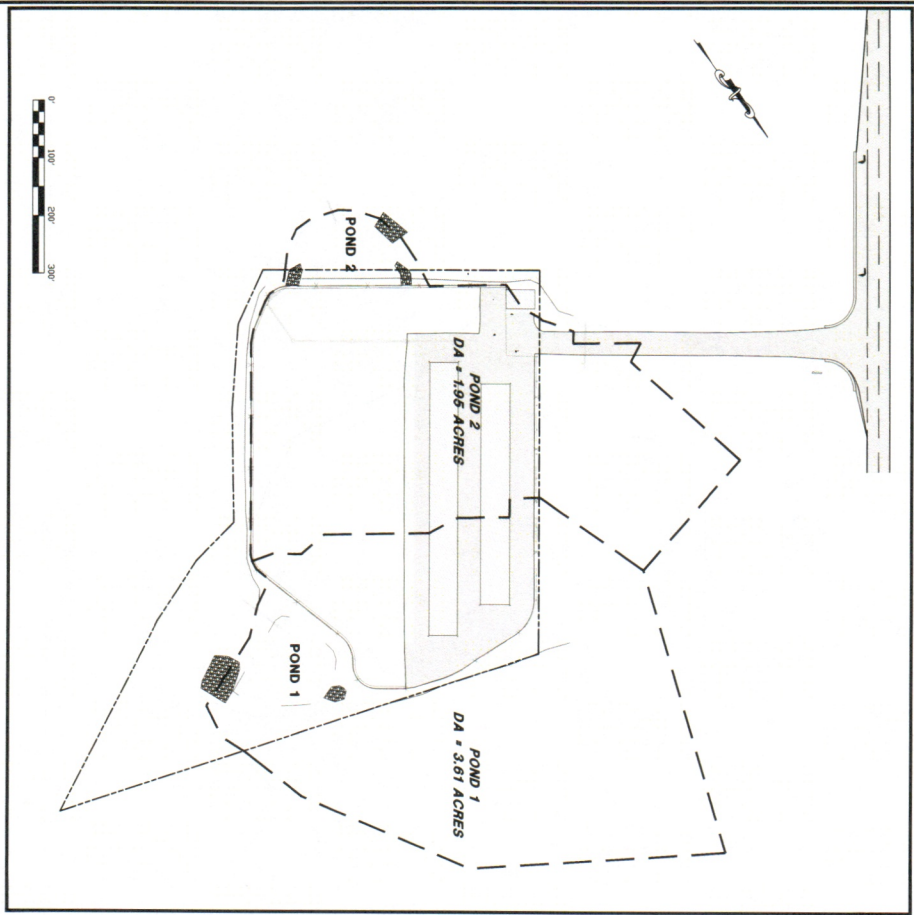
W W WEBB
& ASSOCIATES, PLLC
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11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
OFFICE (540)371-1209 FAX (540)371-4650

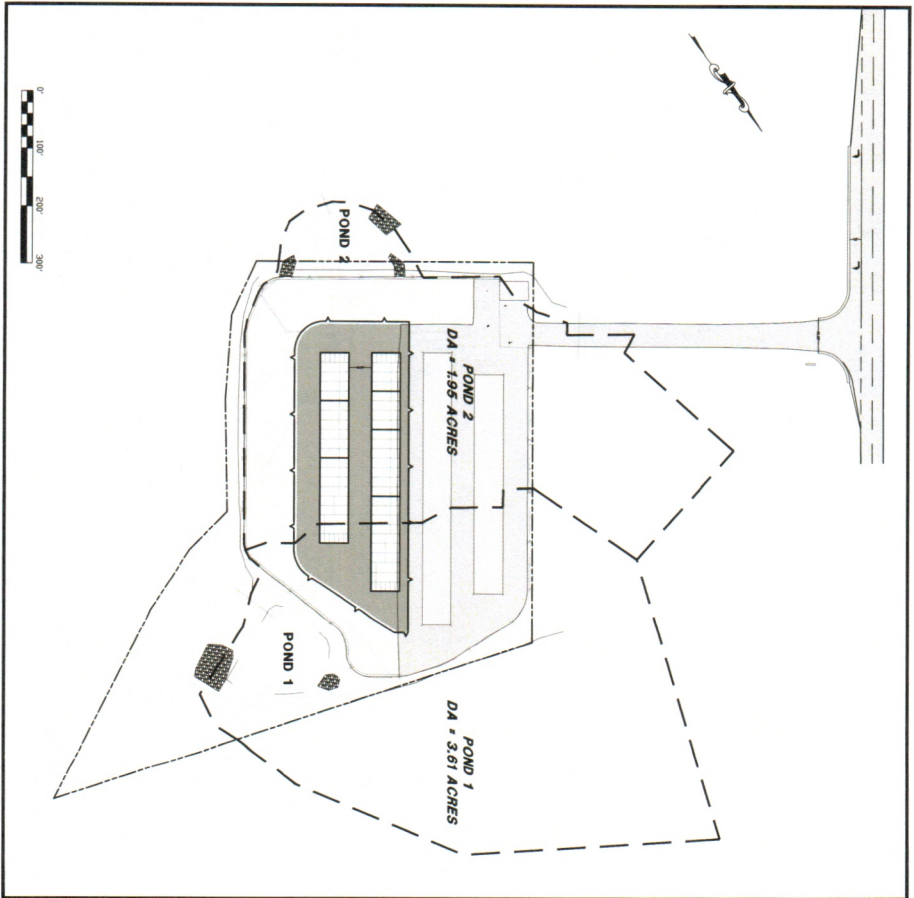


REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
8-6-21		PER TOWN COMMENTS	LOB
8-20-21		PER SDI REVIEW COMMENTS	SLB



10 YEAR PRE-DEVELOPMENT
SCALE: 1"=100'



10 YEAR POST-DEVELOPMENT
SCALE: 1"=100'

DATE	DATE	BY
MAY 31, 2021		
SCALE	SCALE	BY
1" = 100'		
DESIGNED BY	DESIGNED BY	BY
LIB		
DRAWN BY	DRAWN BY	BY
LIB		
CHECKED BY	CHECKED BY	BY
DNW		
ACAD FILE	ACAD FILE	
210008052		
DRAWING NO.	DRAWING NO.	
21-D-008		
SHEET NO.	SHEET NO.	
8		
OF 9 SHEETS		

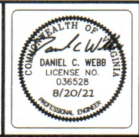
SWM DRAINAGE AERA MAPS - 10 YR

VILLAGE SELF STORAGE
SITE PLAN
BOWLING GREEN MAGISTERIAL DISTRICT
TOWN OF BOWLING GREEN, VIRGINIA



W W WEBB & ASSOCIATES, PLLC
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11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
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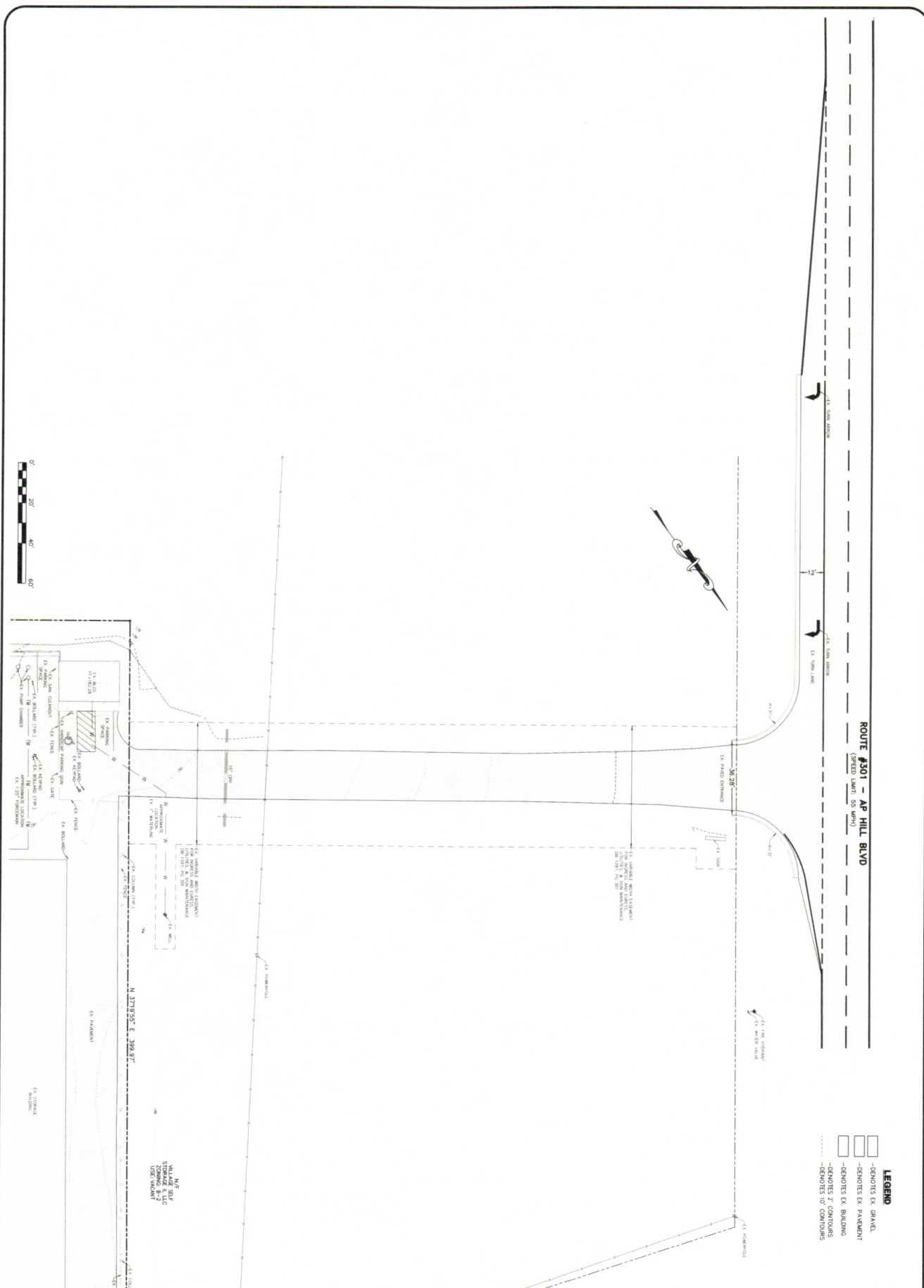


REVISION		BLOCK
8-6-21	PER TOWN COMMENTS	LIB
8-20-21	PER SDI REVIEW COMMENTS	SLB
DATE	DESCRIPTION	BY

ROUTE #301 - AP HILL BLVD
 (SPEED LIMIT 50 MPH)

LEGEND

- DENOTES EX. GRAVEL
- DENOTES EX. PAVEMENT
- DENOTES EX. BUILDING
- DENOTES EX. CONDUITS
- DENOTES EX. CONDUITS



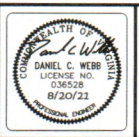
CHIEF NO.	9
DATE	04/03/2021
SCALE	AS SHOWN
DRAWN BY	LIB
CHECKED BY	LIB
DATE	04/03/2021
PROJECT NO.	21-14-008

EXISTING ENTRANCE

VILLAGE SELF STORAGE
 SITE PLAN
 BOWLING GREEN MAGISTERIAL DISTRICT
 TOWN OF BOWLING GREEN, VIRGINIA

W W WEBB & ASSOCIATES, PLLC
 ENGINEERING SURVEYING LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 OFFICE (540)371-1209 FAX (540)371-4650



REVISION	DESCRIPTION	DATE	BY
8-6-21	PER TOWN COMMENTS		LDL
8-20-21	PER SDR REVIEW COMMENTS		SLB



Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov>

Village Self Storage (TM: 43-A-45)

1 message

Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov>
To: townmanager@townofbowlinggreen.com

Tue, Jul 27, 2021 at 3:47 PM

Ms. Finchum,

I have reviewed the above subject proposal and offer the following comment:

A sewage disposal system (SDS) operation permit, having a design capacity of 175 gallons per day, was issued July 16, 2008. It is my recommendation that the owner/applicant contact Glen McClenny with M&M Soil Consultants who designed the SDS (540-373-3414) to

- 1), ensure the existing SDS can handle any additional wastewater that may be generated as a result of the additional storage units (ie., more office employees), and
- 2), ensure the proposed buildings do not encroach the existing SDS and components (ie., force main).

Respectfully,

Vickie Vaughn
EHS, SR.

--

Vickie Vaughn MAOSE #1940001422
Environmental Health Specialist, Sr.
Caroline County Health Department
Rappahannock Area Health District
P.O. Box 6; Bowling Green, VA 22427
17202 Richmond Turnpike; Milford, VA 22514
804-633-6237 x 204



September 10, 2021

Vickie Vaughn MAOSE #1940001422
Environmental Health Specialist, Sr.
Caroline County Health Department
Rappahannock Area Health District
P.O. Box 6; Bowling Green VA 22427
17202 Richmond Turnpike; Milford, VA 22514

Re: **Village Self Storage – ZP-2021-013**
Comment Response Letter

Dear Ms. Vaughn:

The following responses correspond to the comments in your letter dated July 27, 2021.

- (1) Ensure the existing SDS can handle any additional wastewater that may be generated as a result of the additional storage units (ie., more office employees)
RESPONSE: The 2 storage buildings proposed will not generate additional wastewater nor additional employees. The proposed buildings were included in the original design that was approved, but are just now being constructed.
- (2) Ensure the proposed buildings do not encroach the existing SDS and components (ie., force main).
RESPONSE: The site plan show the locations of the well, waterline, drain field, and force main. The new buildings will not encroach the existing SDS or components.

Please let me know if you have any questions.

Sincerely,

Daniel C. Webb, PE

Re: Village Self Storage

1 message

Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov>

Tue, Sep 14, 2021 at 2:51 PM

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>, Lauren Didlake Brooks <lauren@webbassociates.net>, MMJ Self Storage <bowlinggreenstorage@yahoo.com>

Hopefully since the well and water line are already within the boundaries of the recorded easement on the plat, the owner won't have issue with giving a perpetual easement.

On Tue, Sep 14, 2021 at 2:48 PM Dan Webb <dan.webb@webbassociates.net> wrote:

Two different owners

Sent from my iPhone

On Sep 14, 2021, at 2:41 PM, Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov> wrote:

Dan and Allyson,

Does the same person own both parcels?

My opinion would be to have an attorney draw up an easement in perpetuity for the well and water line then have the owner(s) sign it, signatures notarized, and record at the Clerk's office. Once recorded, send a copy of the easement agreement to the health department for our records.

Vickie

On Tue, Sep 14, 2021 at 2:25 PM Dan Webb <dan.webb@webbassociates.net> wrote:

Allyson:

What needs to be done to resolve this issue?

Dan

From: Vaughn, Vickie [mailto:vickie.vaughn@vdh.virginia.gov]

Sent: Tuesday, September 14, 2021 2:12 PM

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>; Lauren Didlake Brooks <lauren@webbassociates.net>

Subject: Re: Village Self Storage

Dan,

I just consulted with Brent McCord, Environmental Manager for our health district. Brent advised that if the same person owns both properties then an "easement in perpetuity" is not required, only recommended. If the owner(s) aren't the same, then an "easement in perpetuity" has to be recorded. Although the plat shows a recorded variable width easement, it does not include the words "in perpetuity".

Vickie

On Tue, Sep 14, 2021 at 1:34 PM Dan Webb <dan.webb@webbassociates.net> wrote:

Vickie:

Attached is the plat that created the easement when the parcel was subdivided.

The same easement is shown on sheet 2, 3, and 9 of the site plan.

Dan

From: Vaughn, Vickie [mailto:vickie.vaughn@vdh.virginia.gov]

Sent: Tuesday, September 14, 2021 12:36 PM

To: Allyson Finchum <townmanager@townofbowlinggreen.com>; Dan Webb <dan.webb@webbassociates.net>; Lauren Didlake Brooks <lauren@webbassociates.net>

Subject: Re: Village Self Storage

Allyson,

If the properties have the same owner then there isn't an issue, however we recommend an easement in perpetuity be created. If the owners are not the same or if the parcel with the well will be sold to another individual, then it is recommended that the owner persuade the new owner of the property the well is located on to grant them an easement in perpetuity. Without a recorded easement, there isn't anything to stop someone from cutting the water line AND that could potentially affect the use of the office building (if it isn't on the same property as the well) if they no longer have an approved water source. The easement in perpetuity will have to be recorded in the office of the clerk of the circuit court.

Below is what is cited in the Private Well Regulations. It applies mostly ahead of time before the well is constructed. There isn't anything we can do for owners that accidentally sell their wells away or if the well was installed before 1990 and the easement was not required. It becomes a legal issue.

[12VAC5-630-340. Requirement for Easement.](#)

Whenever a private well subject to this chapter is proposed to be installed on property other than the owner's, an easement in perpetuity shall be recorded with the clerk of the circuit court prior to



Allyson Finchum <townmanager@townofbowlinggreen.com>

Re: Village Self Storage

1 message

Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov>

Tue, Sep 14, 2021 at 2:51 PM

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>, Lauren Didlake Brooks <lauren@webbassociates.net>, MMJ Self Storage <bowlinggreenstorage@yahoo.com>

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Sent: Tuesday, September 14, 2021 2:12 PM

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>; Lauren Didlake Brooks <lauren@webbassociates.net>

Subject: Re: Village Self Storage

Dan,

issued to construction permit. The easement shall be of sufficient width to permit access, construction, placement of the water line, and maintenance of the well. Statutory Authority §§ 32.1-12 and 32.1-176 of the Code of Virginia.

Let me know if you have any other questions.

Thanks,

Vickie

On Tue, Sep 14, 2021 at 11:14 AM Allyson Finchum <townmanager@townofbowlinggreen.com> wrote:

Vickie,

This parcel has been divided since it was originally developed. The well is no longer on the property. Is this a problem?

Allyson

On Mon, Sep 13, 2021 at 9:42 AM Vaughn, Vickie <vickie.vaughn@vdh.virginia.gov> wrote:

Good morning Daniel,

It was a pleasure speaking with you this morning. Thank you for the full set of plans as well as your explanation as to what is being proposed (2 additional storage buildings) in relation to what is existing (well, waterline, force main, drainfield, and ponds).

The explanation and discussion you have provided satisfies my questions and concerns. The local health department approves the proposal of the two (2) additional storage buildings.

Respectfully,

Vickie Vaughn

----- Forwarded message -----

From: **Vaughn, Vickie** <vickie.vaughn@vdh.virginia.gov>

Date: Fri, Sep 10, 2021 at 4:29 PM

Subject: Re: Village Self Storage

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>, Lauren Didlake Brooks <lauren@webbassociates.net>

Daniel,

The plan is light and a little difficult to read. Where will the pond(s) be located in relation to the well and drainfield?

Thanks,

Vickie

On Fri, Sep 10, 2021 at 2:48 PM Dan Webb <dan.webb@webbassociates.net> wrote:

Vickie:

Thank you for meeting with me this morning. Attached is a copy of your comment email from July 27, 2021, a comment response letter, and our revised site plan. I will deliver a paper copies to your office later today.

Please let Allyson know if you have any further comments or if we have addressed all of your concerns. We need all approvals prior to the September 20th Planning Commission meeting.

Thank you.

Dan

Daniel C. Webb, P.E.

W W Webb and Associates, PLLC

11903 Bowman Drive, Suite 106

Fredericksburg, Virginia 22408

(540) 371-1209 Office

(540) 371-4650 Fax

dan.webb@webbassociates.net

--

Vickie Vaughn MAOSE #1940001422

Environmental Health Specialist, Sr.

Caroline County Health Department

Rappahannock Area Health District

issuance of a construction permit. The easement shall be of sufficient area to permit access, construction, placement of the water line, and maintenance of the well. Statutory Authority §§ 32.1-12 and 32.1-176 of the Code of Virginia.

Let me know if you have any other questions.

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Respectfully,

Vickie Vaughn

----- Forwarded message -----

From: **Vaughn, Vickie** <vickie.vaughn@vdh.virginia.gov>

Date: Fri, Sep 10, 2021 at 4:29 PM

Subject: Re: Village Self Storage

To: Dan Webb <dan.webb@webbassociates.net>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>, Lauren Didlake Brooks <lauren@webbassociates.net>

Daniel,

NOTES

OWNER: VILLAGE SELF STORAGE II, LLC
 TAX MAP: #43-A-45
 ACQUISITION: DEED BOOK 896 PAGE 530
 AREA: REMAINDER 3.90 ACRES
 PARCEL A 4.30 ACRES
 ZONING: REMAINDER B-2
 PARCEL A B-1
 CASE #27-2006-008
 WATER: REMAINDER EXISTING PRIVATE WELL
 PARCEL A PUBLIC HOOK-UP
 SEWER: REMAINDER EXISTING PRIVATE SEPTIC SYSTEM
 PARCEL A PUBLIC HOOK-UP

1. THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
3. THIS PROPERTY CONTAINS WETLANDS SHOWN ON "SITE PLAN FOR VILLAGE SELF STORAGE".

OWNER'S CONSENT

KNOWN TO ALL BY THESE PRESENT, THAT THE SUBDIVISION OF LAND, AS SHOWN ON THIS PLAT, BEING REFERRED AS "PARCEL A" AND "REMAINDER", CONTAINING 4.30 ACRES AND 3.90 ACRES RESPECTIVELY, MORE OR LESS, TOGETHER WITH A VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS EASEMENT, UTILITIES, AND SIGN MAINTENANCE, ACROSS "PARCEL A" TO THE REMAINDER ALONG A SEPARATE EASEMENT ON "PARCEL A" FOR A STORMWATER RETENTION POND, AND BEING SITUATED IN THE TOWN OF BOWLING GREEN, VIRGINIA, IS WITH THE FREE CONSENT AND APPROVAL OF THE OWNERS OF SAID PARCELS, CO-OWNERS, CO-TRUSTEES, AND TRUSTEES, IF ANY, THE PART OF TRACT OF LAND HEREBY SUBMITTED BEING HEREBY SUBMITTED TO THE CLERK OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, AND BEING OF RECORD IN DEED BOOK 896 PAGE 530. ALL REFERENCES BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA.

[Signature]
 SEAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *[Signature]*

THIS DAY OF Sept, 2007
 MY COMMISSION EXPIRES: 6-30-09

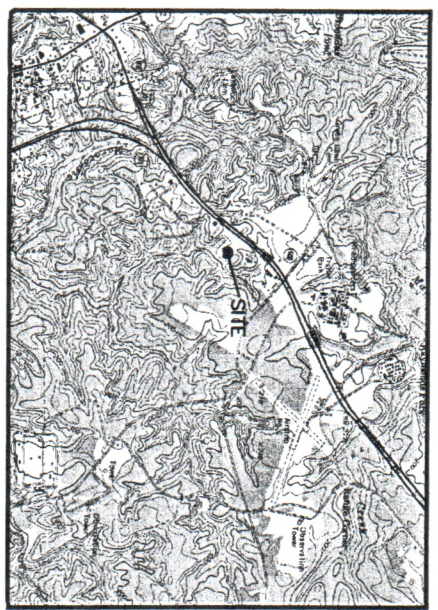
[Signature]
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE TOWN OF BOWLING GREEN AND THE COMMONWEALTH OF VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH AND THE SOURCE OF TITLE OF THE OWNERS OF LAND SUBDIVIDED AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS AS FOLLOWS: A DEED OF CONVEYANCE DATED MARCH 22, 2007 BETWEEN CARROLL F. ELLIOTT, GRANTOR, AND VILLAGE SELF STORAGE II, LLC, GRANTEE, RECORDED IN DEED BOOK 896 PAGE 530. ALL REFERENCES BEING OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS 7th DAY OF August, 2007.
[Signature]
 GARLAND P. DEITZ, LS #2563



VICINITY MAP
 1" = 2000'

APPROVED

[Signature]
 ZONING ADMINISTRATOR
[Signature]
 DATE

DEITZ LAND SURVEYING, PLLC
 12310 LULLINGTON DRIVE
 RICHMOND, VA 23238
 804-750-1337

PLAT SHOWING:
 A MINOR DIVISION OF A PARCEL OF LAND SITUATED
 ON THE SOUTHERN LINE OF U. S. ROUTE 301
 TOWN OF BOWLING GREEN, VIRGINIA

J.N. 2055
 DATE: 08/07/20
 SCALE: N/A
 SHEET 1 OF 2

LINE TABLE FOR PROPOSED EASEMENTS

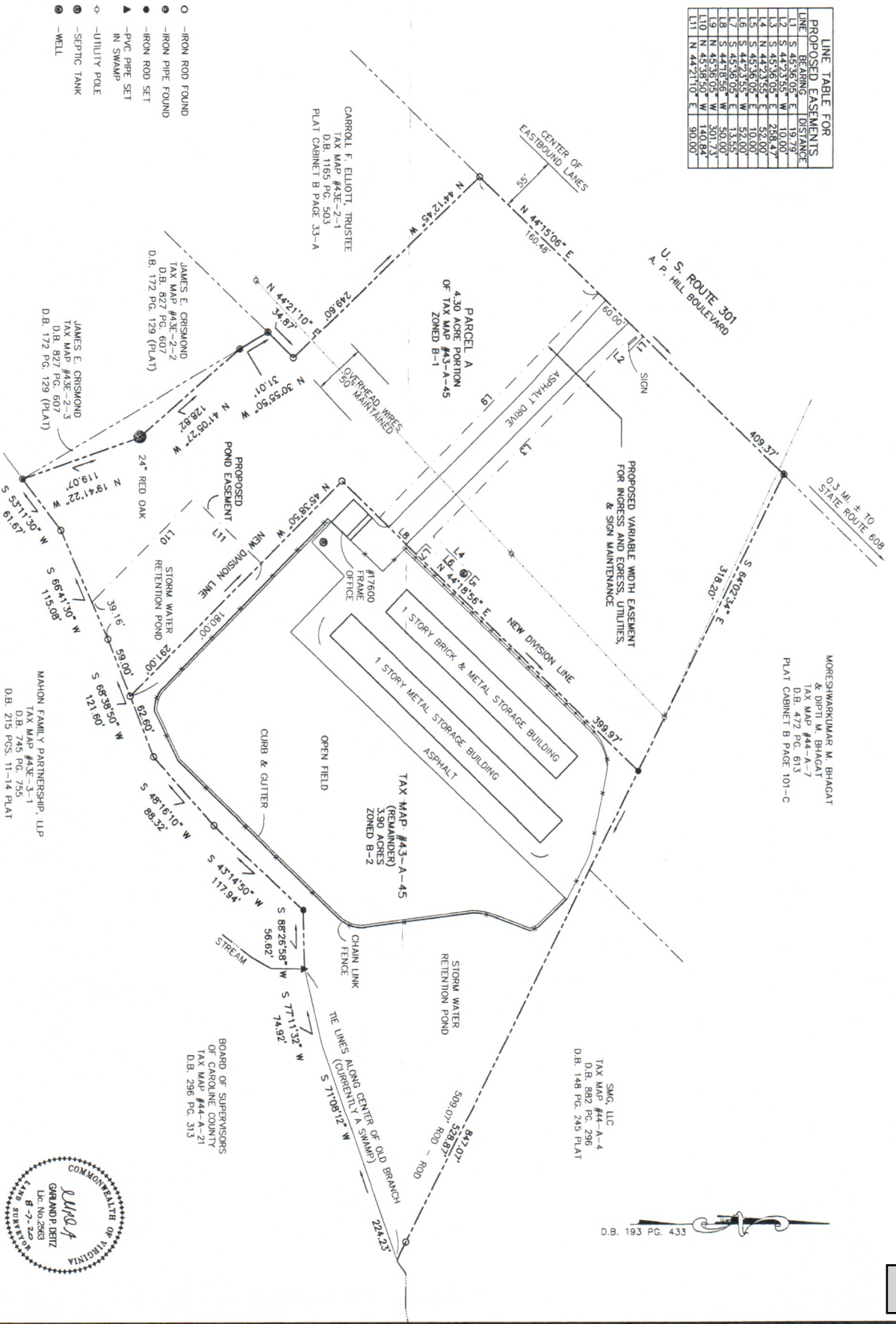
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L2	S 44°33'55" W	10.00'
L3	N 44°21'11" E	24.87'
L4	N 44°21'55" E	42.00'
L5	S 45°36'05" E	10.00'
L6	S 44°33'55" W	52.00'
L7	S 45°36'05" E	13.55'
L8	S 44°18'56" W	30.00'
L9	N 45°38'50" W	140.84'
L10	N 44°21'10" E	90.00'
L11	N 44°21'10" E	90.00'



DEITZ LAND SURVEYING PLLC
12310 LULLINGTON DRIVE
RICHMOND, VA 23238
804-750-1337

PLAT SHOWING:
A MINOR DIVISION OF A PARCEL OF LAND SITUATED
ON THE SOUTHERN LINE OF U. S. ROUTE 301
TOWN OF BOWLING GREEN, VIRGINIA

J.N. 2055
DATE: 08/07/20
SCALE: 1" = 60'
SHEET 2 OF 2





Allyson Finchum <townmanager@townofbowlinggreen.com>

Village Self Storage

1 message

Dan Webb <dan.webb@webbassociates.net>

Fri, Sep 10, 2021 at 2:04 PM

To: "Rice, James" <james.rice@vdot.virginia.gov>

Cc: Allyson Finchum <townmanager@townofbowlinggreen.com>, Lauren Didlake Brooks <lauren@webbassociates.net>

Jim:

I hope you are doing well.

Have you had a chance to review the attached site plan from the Town of Bowling Green?

Dan

Daniel C. Webb, P.E.W W Webb and Associates, PLLC

11903 Bowman Drive, Suite 106

Fredericksburg, Virginia 22408

(540) 371-1209 Office

(540) 371-4650 Fax

dan.webb@webbassociates.net**VILLAGE SELF STORAGE_8-20-21.pdf**

8043K



Allyson Finchum <townmanager@townofbowlinggreen.com>

RE: Village Self-Storage Site Plan

1 message

kwightman@co.caroline.va.us <kwightman@co.caroline.va.us>
To: townmanager@townofbowlinggreen.com

Tue, Sep 14, 2021 at 2:41 PM

Yes ma'm.

Respectfully,

Kevin R. Wightman

Kevin R. Wightman, CBO

Master Code Professional

Caroline County Building Official



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From: Allyson Finchum [mailto:townmanager@townofbowlinggreen.com]

Sent: Tuesday, September 14, 2021 14:01

To: Wightman, Kevin <kwightman@co.caroline.va.us>; Dan Webb <dan.webb@webbassociates.com>

Subject: Village Self-Storage Site Plan

Kevin,

Per our discussion today, it is my understanding that your only comment for Village Self-Storage Site Plan is a suggestion to add bollards to the corners of the buildings.

It is my understanding that you find the site plan is approvable. Thank you.

Allyson Finchum



Allyson Finchum <townmanager@townofbowlinggreen.com>

FW: Village Self Storage; ESC review

1 message

dnunnally@co.caroline.va.us <dnunnally@co.caroline.va.us>

Wed, Sep 15, 2021 at 3:41 PM

To: townmanager@townofbowlinggreen.com

Cc: dan.webb@webbassociates.net, lauren@webbassociates.net

I have reviewed the plans dated 8-20-21 and recommend approval. Land Disturbing Permit fee = \$450. ESC bond = \$1400.

If the Town does not have a SWM BMP Maintenance Agreement on file (for previously constructed areas), I recommend such an agreement as part of the SWM plan.

From: Dan Webb <dan.webb@webbassociates.net>**Sent:** Friday, September 10, 2021 2:11 PM**To:** Nunnally, David <dnunnally@co.caroline.va.us>**Cc:** Allyson Finchum <townmanager@townofbowlinggreen.com>; Lauren Didlake Brooks <lauren@webbassociates.net>**Subject:** Village Self Storage

David:

Thank you for meeting with me this morning on Village Self Storage. Attached are the following:

- Revised Site Plan
- Copy of your original comment letter.
- Approval letter of the SWM from SDI.
- A Comment Response letter.

Please let me know if you have any questions.

Thanks.

Dan

Daniel C. Webb, P.E.W W Webb and Associates, PLLC

11903 Bowman Drive, Suite 106

Fredericksburg, Virginia 22408

(540) 371-1209 Office

(540) 371-4650 Fax

dan.webb@webbassociates.net

3 attachments



VILLAGE SELF STORAGE_8-20-21.pdf

8043K



Village Self Storage SWM plan review approval 2021-08-24.pdf

283K



Village Self Storage Comment Responce Letter_8-5-21.pdf

230K

ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES

ERIC V. SULLIVAN, L.S.
NOLAND C. DONAHOE
MICHAEL E. MOORE, P.E.
RICHARD H. FURNIVAL, P.E.
KEITH L. OSTER, P.E.

P.O. Box 614
FREDERICKSBURG, VIRGINIA 22404
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22408
540-898-5878

August 24, 2021

Mr. Dan Webb
Webb and Associates
11903 Bowman Drive
Fredericksburg, VA 22408

Via email: dan.webb@webbassociates.net

**RE: Village Self Storage Site Plan
Stormwater Management Review
Town of Bowling Green, Virginia**

Dear Mr. Webb:

The "Village Self Storage Site Plan", prepared by your firm and dated March 31, 2021, was submitted to us for a Stormwater Management Plan review.

In general, the proposed site is a part of a previously approved plan and on a previously graded and partially constructed site with existing stormwater management facilities having been constructed. Based on our preliminary evaluation, the site was determined to be considered re-development for both water quality and quantity purposes.

We have reviewed the March 31, 2021, plans and made comments which we provided to your firm. Revised plans dated revised August 20, 2021, were re-submitted for our review.

We have no further stormwater management comments with respect to the plans and believe them to be in compliance with DEQ requirements. With respect to stormwater management, we recommend approval of these plans by the Town of Bowling Green.

Sincerely,



Michael E. "Zeke" Moore, PE
DEQ SWM Plan Reviewer Certificate #SWPR0500
Sullivan, Donahoe & Ingalls, PC

c. file



August 5, 2021

Allyson Finchum
Town Manager
Town of Bowling Green

Re: **Village Self Storage – ZP-2021-013**
Comment Response Letter

Dear Mrs. Finchum:

The following responses correspond to the comments in your letter dated July 20, 2021.

- (1) Every site plan submitted in accordance with this article shall contain the following information:
 - b. A boundary survey of the tract with an error of closure within the limit of one in 10,000 related to the true meridian and showing the location and type of boundary evidence. The survey may be related to the United States Coast and Geodetic Survey state grid north if the coordinates of two adjacent corners are shown.
RESPONSE: The boundary has been provided on sheet 2.
 - c. A certificate signed by the surveyor or engineer setting forth the source of title of the owner of the tract and the place of record of the last instrument in the chain of title.
RESPONSE: The source of title is shown on the cover sheet.
 - d. All existing and proposed streets and easements; their names, numbers and widths; existing and proposed utilities; watercourses and their names; and owners, zoning and present use of adjoining tracts.
RESPONSE: Information has been shown on sheets 2 and 3.
 - e. The location of wooded areas on the property and the location of trees and wooded areas that will be retained.
RESPONSE: The existing treeline is shown on sheets 2 and 3. No changes to the wooded areas are proposed with this project.
 - f. The location, type and size of vehicular entrance to the area.
RESPONSE: The existing entrance has been shown on sheet 9.
 - h. All off-street parking, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required in accordance with Section 3-180 of this article.
RESPONSE: Parking requirements have been provided on sheet 3.
 - i. The number of floors, floor area, height and location of each building and proposed general use for each building; if a multifamily residential building, the number, size and type of dwelling units.
RESPONSE: Building statistics have been provided on sheet 3.
 - j. All existing and proposed water and sanitary sewer facilities, indicating all pipe sizes, types and grades and where connection is to be made to the Town or other utility system.
RESPONSE: Existing private utilities have been shown on sheet 2. There are no proposed connections to the public water or sewer with this plan.



- k. The contributing drainage area in acres and delineation of any floodplain limits.
RESPONSE: The drainage areas have been shown on sheets 7 and 8.
 - l. The location of any springs either within or draining to street rights-of-way and an indication of the proposed method of treatment.
RESPONSE: There are no known springs on site.
 - m. Provisions for the adequate disposition of natural and stormwater and grades of ditches, catch basins and pipes and connections to existing drainage system.
RESPONSE: A stormwater management plan has been provided.
- (2) Site plans shall be prepared to a scale of one inch equals 50 feet or larger
RESPONSE: The site plan is shown at a 20 scale.
- (3) Every site plan shall show the name and address of the owner or developer, magisterial district, county, state, North point, date and scale of the drawing and number of sheets. In addition, it shall reserve the blank space, three inches wide and five inches high for the use of approving authority.
RESPONSE: Please see the cover sheet for all items above. Additionally, each layout sheet has a north arrow.

Erosion and Sediment Control – David Nunnally

- 1. IP on existing storm sewer inlets. Add IP detail to ESC summary sheet.
RESPONSE: Inlet protection has been added to sheet 3. Additionally, the detail has been added to sheet 4.
- 2. ESC notes appear to be from Spotsylvania. Standard ESC notes for Caroline are attached.
RESPONSE: The Standard ESC notes for Caroline have been shown on sheet 4.

The plans have been revised in accordance with the above Town comments. We look forward to the approval of the site plan as soon as possible by your staff.

Sincerely,

Daniel C. Webb, PE



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Daniel C. Webb, PE



August 5, 2021

Allyson Finchum
Town Manager
Town of Bowling Green

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