



## PLANNING COMMISSION

AGENDA for September 12<sup>th</sup> 2023

AGENDA

### REGULAR MEETING

**Call to Order by Chairman and Roll Call**

**Public Comment on Items Not on the Agenda**

**Review and Adoption of Minutes**

Minutes of July 11<sup>th</sup> 2023

**Report of Secretary**

- 1) I approved minor site plan at Columbia Gas building for a shed next to the existing building.
- 2) I proposed to Council repealing the local fair housing regulation we have on the books because it duplicates what is much better handled by the state and Federal government.
- 3) Police, City Manager, Building/Property Maintenance Official, and I are working on multiple code revisions related to on street parking of RVs etc., inoperable vehicles, property maintenance, etc. as well as new enforcement procedures.

**Old Business**

None

**New Business**

- 1) Abandonment of portion of 200 block of Poplar Ave
- 2) Abandonment of alley adjacent to 225 Ridge Ave
- 3) R6 Plan of Development for 352 Beverly Hollow Ln
- 4) Site Plan review for 524 W 29<sup>th</sup> Street

**Adjournment**

**Members and Term Expirations**

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2024

Lucy Ferrebee, 9/30/2023

Melvin Henson, City Council Representative,  
9/30/2023

Kristie Gibbons, 12/31/2024

Timothy Petrie, 12/31/2024

Jason Tyree, Ex Officio member

**Staff**

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

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**Meetings**

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2<sup>nd</sup> Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



## PLANNING COMMISSION

MINUTES of July 11<sup>th</sup> 2023

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, July 11<sup>th</sup> 2023.

### **Members Present:**

Dennis Hawes, Chairman  
Melvin Henson, City Council Representative  
Marolyn Cash  
Timothy Petrie  
Justin Wiseman  
Lucy Ferrebee  
Harold Kidd  
Kristie Gibbons

### **Members Absent:**

Jason Tyree, Ex Officio member

### **Staff Present:**

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. There was no public comment on items not on the agenda.

### **Minutes**

Mr. Wiseman motioned to approve the June 13<sup>th</sup> 2023 minutes, Mrs. Cash seconded, and all voted to approve except for Mr. Kidd and Mrs. Ferrebee abstaining.

### **Public Hearing**

*Conditional Use Permit for converting existing building to multifamily dwelling at 2424 Magnolia Avenue.*

Mr. Roberts summarized the staff report, noting that this is a very straightforward proposal to convert an existing building to multifamily residential.

The owner, Mr. Keith Holland, spoke. First he noted that there are 21 spaces in the parking lot, not the 14 stated in the staff report. He then stated that he had tried to find a commercial use for the space but could not at this time in the market, but believes there is a strong need for housing.

Mr. Petrie asked some questions about the layout of the units, and Mr. Roberts pointed out that the two larger units have two entrances. Mrs. Gibbons asked what the timeline was, and Mr. Holland responded that he hoped it to be 6 months. Mrs. Cash stated that she thought the location was ideal for housing.

No one else from the public spoke. Mrs. Cash motioned to recommend approval to City Council, Mrs. Gibbons seconded, and all voted yes.

### **New Business**

#### *Site Plan review for townhouses at 1440 Magnolia Avenue*

Mr. Roberts summarized the staff report but caveated that the water and sewer connections were still to be determined after consultation with Public Works.

Mr. Kidd asked about flood regulation compliance, and Mr. Roberts stated that this property is in the 500 year floodplain but not the 100 year floodplain, so it will not require any flood-proof construction techniques.

Mr. Keith Holland spoke to say that these will be quality units with two full bathrooms upstairs.

Mr. Henson brought up the water trench accident that happened many years ago and others agreed that everyone needs to be safe.

Mrs. Cash asked whether the alley could handle the traffic, as the parking will be accessed from the alley. Mr. Holland noted that he understood about the maintenance issues, and that someone had cleared a lot of brush across the alley that really helped.

### **Secretary's Report**

Mr. Roberts reported that he will be going to the American Planning Association Virginia Chapter conference in Roanoke next week, where he is co-presenting with Kristina about the Recreation Economies for Rural Communities project.

### **Old Business**

#### *Subdivision of parcel between 6<sup>th</sup> Street and 9<sup>th</sup> Street on Magnolia Avenue, Tax Map 47-1—E-A*

Mr. Hawes noted that the revised plan reflects the recommendations of the Planning Commission. Mr. Roberts stated that he just received word that the property may have sold, and the new owner may not need or want the subdivision process, so he may end up withdrawing this proposed subdivision before it goes to City Council.

Mr. Petrie motioned to recommend approval as presented, Mr. Wiseman seconded, and all voted yes.

### **New Business**

#### *Abandonment of portion of alley adjacent to 1105 E 24th Street, between Holly Ave and Spruce Ave*

Mr. Roberts summarized the staff report, noting this is a very straightforward abandonment. The applicants were present but did not speak. Mrs. Cash motioned to recommend approval to City Council, Mrs. Gibbons seconded, and all voted yes.

### **Old Business**

#### *Zoning Text Amendment for Institutional Zone*

Mr. Hawes began by stating that with several more weeks, he had become much more comfortable with this text and had wrapped his mind around it. Mr. Roberts touched on the items that he had changed since the last meeting, which are listed the staff report. He explained that he removed the hotel use entirely, modified the height limit to be the same as it is in several other zones, and added a section on lighting requirements.

Mr. Roberts noted that many other localities have separate lighting ordinances that apply to all or most zones. He stated that the City could adopt such an ordinance for all zones. He borrowed ideas from these ordinances for the section in the Institutional zone, but tried hard to strike the right balance between detail and flexibility. Dennis stated that the only time lighting is really an issue is when it shines in someone's bedroom window. Mr. Roberts agreed that the main issue he foresees is lighting for a sports field.

Mr. Roberts also noted that site lighting is not mentioned in the site plan article. Lighting is not required to be shown on site plans, and is not listed as a criterion for consideration on site plans. The Commission asked him to make an amendment to the site plan article to include lighting. They do not think a separate lighting ordinance is necessary.

Mr. Hawes stated he is concerned about the campground use. He pointed out that as a by right use, someone could take a 50' x 125' lot on Seminary Hill and turn it into a campground. Mr. Wiseman asked about tent camping versus recreational vehicles. Mr. Roberts clarified that "camping unit site" would apply to any type of camping, whether RV or tent or trailer. Campfires would be permitted. Mr. Roberts explained that Mr. Rehl would like to accommodate a few RVs or trailers to house staff or students temporarily on an occasional basis, so the draft text was trying to thread the needle to allow this at an appropriate scale. Mr. Roberts agreed to remove campgrounds as a by right use and leave them as a conditional use.

Mr. Roberts also stated that although he mentioned at a previous meeting drafting a separate campground design standards ordinance, he no longer thinks this is necessary because the likelihood of someone else opening a true full service campground is very low.

Mrs. Cash motioned to recommend approval of the text with the changes discussed. Mr. Kidd seconded, and all voted yes.

#### *Other*

The issue of RVs and campers parked on the street was raised again, and the Commission asked Mr. Roberts if there were any progress on changing those regulations. He reported that the new Police chief has started and is getting acquainted with the City and the various issues and that he will discuss this with him.

Mr. Hawes also reminded Mr. Roberts that they would like to have a text amendment to address off-street parking guidelines for occupancies other than a family where a conditional use permit is requested.

#### *Abandonment of portion of 15<sup>th</sup> Street at Pine Ave*

Mr. Roberts began by saying this is an unusual situation. A developer came to him looking to build on a single lot at the corner of 15<sup>th</sup> St and Pine Ave, but it is in R2 and unbuildable because it is a single lot on a corner. Mr. Roberts's first suggestion was to request abandonment of the adjacent stub of 15<sup>th</sup> Street. The developer submitted an application and it was placed on the

agenda for this meeting. However, on further review, this street section is not suitable for abandonment. It is not suitable because there are overhead power and data lines, there is an 8" water line, and there are water meters in the ROW for the Hillcrest Apartments. Public Works uses this stub to access those meters.

Mr. Henson pointed out that the house opposite the subject lot uses the stub as a driveway.

Mr. Roberts proposed as an alternative solution to rezone several blocks of Pine Avenue from R2 to R3. He explained that the difference between development character between R2 and R3 was almost nonexistent in this neighborhood. One side of Pine is R2 and the other is R3. Mr. Roberts also mapped out vacant lots with development potential and highlighted the larger number of houses that could be built if were rezoned to R3.

The proposed rezoning would also include the 1300 block of Spruce Ave, which only has one house and has seven potential home sites if rezoned to R3. Mr. Hawes asked what the Hillcrest Apartments are zoned, and Mr. Roberts answered that they are currently R2 and are a pre-existing non-conforming use. Mr. Roberts noted that the Hillcrest Apartment property has a good deal of additional land east and north of the existing buildings, and could potentially triple the buildings it has now. This is an important development opportunity he had not noticed before. He said he did not think it should be rezoned until a development proposal was brought forward, and Mr. Hawes agreed. Mr. Kidd asked if Mr. Roberts had reached out to the owners to ask about future development, and Mr. Roberts said no, he had just realized how much land they had and has not reached out yet.

Mr. Henson brought up the development of the 1600 block of Spruce Ave, and that the City was asked to cut Spruce through to the Hillcrest property in the 1500 block but chose not to.

Mr. Petrie went back to the original question about abandonment. Mr. Roberts explained that he would not recommend abandoning the street and does not want to bring that to City Council.

Mr. Hawes stated that he is not in favor of this rezoning. He suggested Mr. Roberts could issue a modification to reduce the lot requirements for this specific case. Mr. Roberts responded that he believed this lot would meet the criteria for a modification and this was a good way to allow development on this lot. He acknowledged that rezoning several blocks in order to facilitate development on a single lot is using a sledgehammer to drive a thumbtack.

### **Adjournment 8:15 PM**

Approved: \_\_\_\_\_



**PLANNING COMMISSION Staff Report**  
 ROW Abandonment, Private Street Site Plan  
 200 Block Poplar Ave  
 9/6/2023

**Synopsis**

Applicant Raymon Holguin requests abandonment of a portion of Poplar Avenue and approval of a private street to serve two new houses.

**Site Information**

<b>Address/Tax Map:</b>	52-1-1-40-13 through 16 (two parcels) Boundary adjustment will create 2 parcels To be addressed 255, 265, and 275 Poplar Ave	
<b>Existing zoning:</b>	R2 Residential	
<b>Existing land use:</b>	Vacant forested	
<b>Proposed zoning:</b>	R2 Residential (no change)	
<b>Proposed land use:</b>	Single-family residential	
<b>Surrounding zoning and land use:</b> Single-family residential		
<b>Size:</b>	25,000 sf total	
<b>Staff Recommendation:</b>	Approve as presented	
<b>Tentative Timeline</b>	<b>Planning Commission</b>	<b>9/12/2023</b>
	City Council (for ROW abandonment)	10/5/2023

**Overview**

*Summary*

The site is currently four undeveloped lots, in two parcels, fronting on the undeveloped 200 block of Poplar Avenue, at the corner with E 3<sup>rd</sup> Street. Mr. Holguin proposes abandoning the 200’ of the Poplar Avenue ROW adjacent to these four lots, then adjusting the boundaries of these two parcels to create three new parcels. The two interior parcels will have frontage on a new private street accessed from E 3<sup>rd</sup> Street, and the parcel at the corner will have frontage on E 3<sup>rd</sup> St.

*Development Review*

Planning Commission is reviewing and making a recommendation on the abandonment of 200’ of Poplar Avenue. Also, per Land Development Regulations 507.02-2.07, any development which involves construction of a private street must have an approved site plan.

Per the Land Development Regulations 507.04-3, the Board of Zoning Appeals may reduce required minimum frontage by special exception. Two of the proposed lots will have 66.7’ of

frontage, which is less than the 75' required in R2. The BZA met on 8/2/2023 and voted to approve the reduction in minimum frontage for this project.

## **Analysis**

When the private street and frontage requirement was adopted several years ago, it was written with development situations like this in mind. Private cul-de-sacs serving only a few houses are a cost-effective option to allow development of lots that do not possess frontage on a developed public street, while protecting the City from incurring future maintenance obligations.

### *Abandonment*

Although several decades ago the City began grading this block Poplar to open it as a public street, there is no longer a compelling reason to open as a public street. It would require significant additional grading on the south end of the block because there is a steep bank going up to 2<sup>nd</sup> St. There are two properties on the interior of the block that would benefit from access: subject property where Mr. Holguin proposes three houses; and the property of Eason Roberts. Mr. Roberts owns almost six lots with a home on the interior of the block that is currently accessed by the alleyway to the east. However, Mr. Roberts's property also has frontage on 3<sup>rd</sup> Street, if he wished to develop it in the future.

There are no utilities in the portion of ROW to be abandoned. Mr. Roberts has stated that he is not interested in acquiring his half.

### *Private Street*

The private street is necessary to provide frontage for the two interior lots. The house closest to 3<sup>rd</sup> Street will front onto 3<sup>rd</sup> Street and will have a separate driveway directly off of 3<sup>rd</sup> St, not off of the private street.

Because the private street serves only two lots, it would not be required to meet any VDOT standards, although it must be traversable by emergency vehicles. However, Mr. Holguin plans to pave this street with asphalt. Because there are only two houses served and the street will be less than 200' long, there will not be a turnaround at the end. Large vehicles such as fire trucks would back out.

The neighbor, Mr. Roberts, has requested a landscape buffer between his property and the private road. This landscape buffer would be approximately 25' wide, and form the eastern half of the Poplar ROW to be abandoned.

### *Infrastructure*

There is a 6" water line running down 3<sup>rd</sup> St. This will be tapped and 3 meters will be set next to 3<sup>rd</sup> Street, then individual private lines will run from the meters down the private street to serve each house.

A new sewer line will be run to serve this development. A private line will run down the private street, then turn and go east on 3<sup>rd</sup> Street. It will flow into an existing sewer main at the alley just next to Pedlar Gap Run.

Stormwater runoff will be directed to a new drop inlet at the northeast corner of the site. This drop inlet will flow into a new pipe cut across 3<sup>rd</sup> St and connected to an existing storm pipe that flows into Pedlar Gap Run. Ditches will run down both sides of the new private street and direct runoff into the drop inlet. New curb and gutter will be run down 3<sup>rd</sup> St along the entire property, including an apron for the private street. The curb and gutter will sluice runoff into the new drop inlet instead of directing eastward down the edge of 3<sup>rd</sup> St. This is because there is a gap in the curb & gutter, and if the street gutter were allowed to flow freely it would pond and cause drainage problems on Mr. Roberts's property.

An Erosion & Sediment Control permit is required for this project because it is over 10,000 sf of land disturbance. Alan will work with Mr. Holguin on an ESC plan and permit.

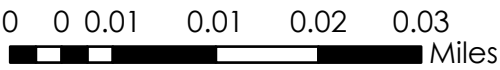
### **Recommendation**

Staff recommend approval as presented.



Portion of Poplar to be Abandoned

Subject Parcels



# 200 Block Poplar Ave

7/5/2023

Virginia Geographic Information Network (VGIN)











## **PLANNING COMMISSION Staff Report**

ROW Abandonment

225 Ridge Ave alley abandonment

8/22/2023

### **Synopsis**

Applicant Steve Webb at 225 Ridge Ave requests abandonment of 150' of alley behind his property.

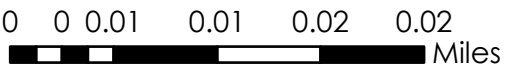
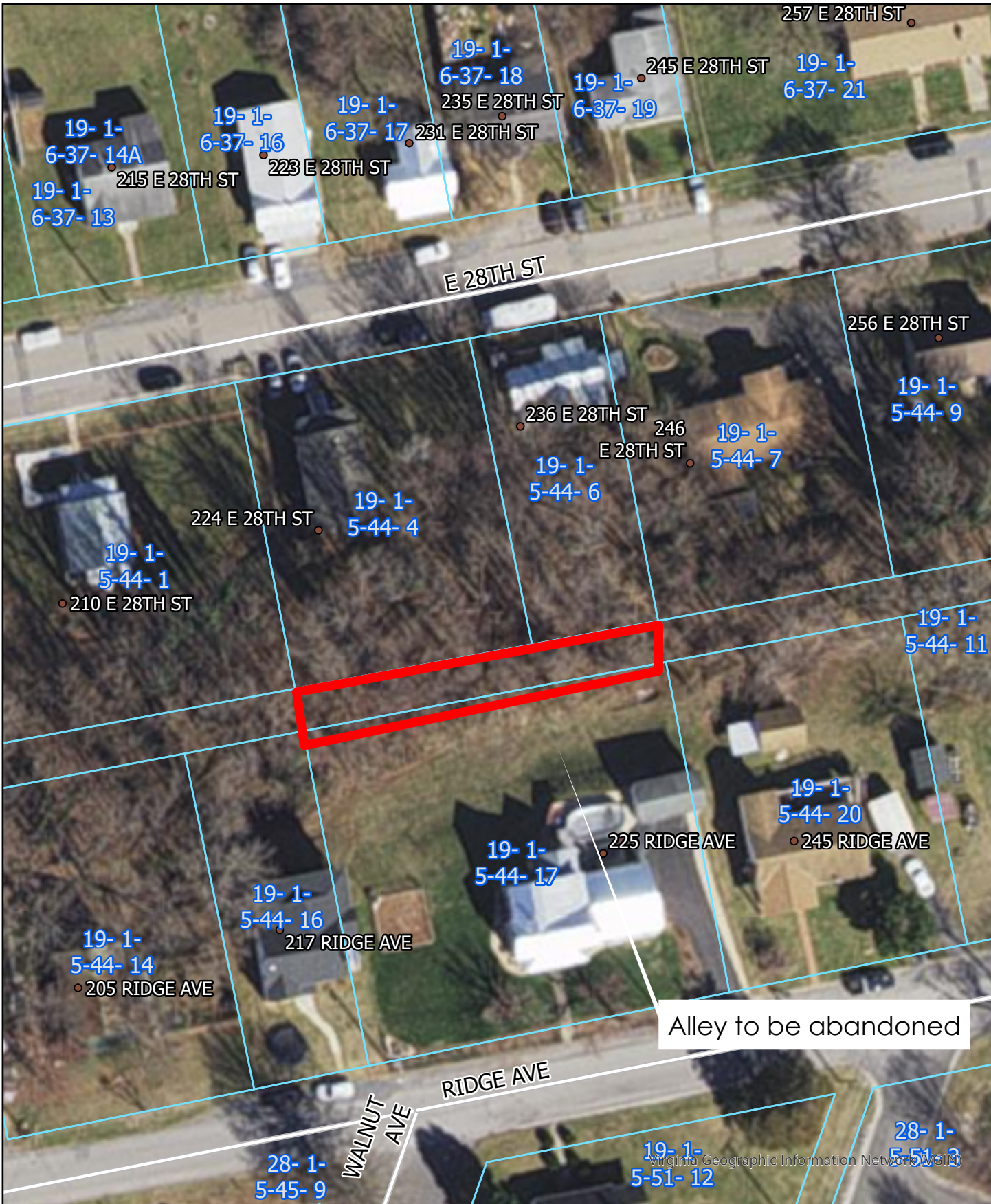
### **Summary:**

- Alley is undeveloped and on a wooded slope, so not likely to be opened
- $150' \times 15' = 2250 \text{ sf} * \$0.75 = \$1,687.50$
- Communication with neighbors in process – don't know if they are interested in their half or not

### **Analysis**

Mr. Webb would like to expand his yard to have more garden space. This alley is undeveloped, does not contain any utilities, is wooded, and sloped. It is not likely to ever be developed or used. Mr. Webb and the City are in the process of communicating with the owners on the other side of the alley, so it is unclear whether they will want to purchase their half of the alley or not.

Planning Commission's role is to look at this from a land use and transportation network perspective. Staff do not see value in the City retaining this alley, so recommend approval from the land use perspective.



**225 Ridge Ave**  
**Proposed Alley Abandonment**

8/10/2023



**PLANNING COMMISSION Staff Report**

Planned Unit Development – Master Plan

352 Beverly Hollow Lane

9/6/2023

**Synopsis**

Applicant Gunner Beverly proposes to build one single-family home on a 33 acre site accessed from Beverly Hollow Lane. A Plan of Development is required because the site is zoned R6 Residential Planned Unit Development.

**Site Information**

<b>Address/Tax Map:</b>	66-1---5, to be addressed 352 Beverly Hollow Ln	
<b>Existing zoning:</b>	R6 Residential Planned Unit Development (PUD)	
<b>Existing land use:</b>	Vacant/forested	
<b>Proposed zoning:</b>	No change	
<b>Proposed land use:</b>	Single-family residential	
<b>Surrounding zoning and land use:</b>		
Single-family residential and agricultural/forest		
<b>Size:</b>	33 acres	
<b>Staff Recommendation:</b>	Approve as presented	
<b>Tentative Timeline</b>	<b>Preliminary Commission Discussion</b>	<b>9/12/2023</b>
	Planning Commission Public Hearing	10/10/2023
	City Council Public Hearing	11/2/2023
	City Council Adoption	11/16/2023

**Analysis**

The applicant seeks to build a new house on a large tract of forested land at the very southern tip of the City.

*Zoning and Environmental*

The land is zoned R6 Residential PUD. Although this zone is generally intended for large-scale residential development such as a housing subdivision, it allows one-off single family residential development through the same process.

The site is 33 forested acres, much of it sloped, adjacent to the National Forest. Beverly Hollow Lane crosses the northern edge of the property, and an old fire road runs through the eastern side of the property. A small stream, Poplar Cove Run, generally follows the eastern boundary.

The southern corner of the property, which is the southern tip of the City's boundaries, has a high point where Mr. Beverly plans to construct his home.

A new driveway approximately 2,000 ft long is planned to reach the proposed home from the road. With the house and road combined, more than 10,000 sf of land will be disturbed, so Mr. Beverly will obtain an Erosion & Sediment Control permit. He has submitted plans and that is in process. There are no significant ESC or stormwater management concerns for this project.

#### *Infrastructure*

The home will have well and septic. It is not feasible to connect to City water and sewer at this location. A general location of the septic field is shown on the site plan, but the well location has not yet been determined.

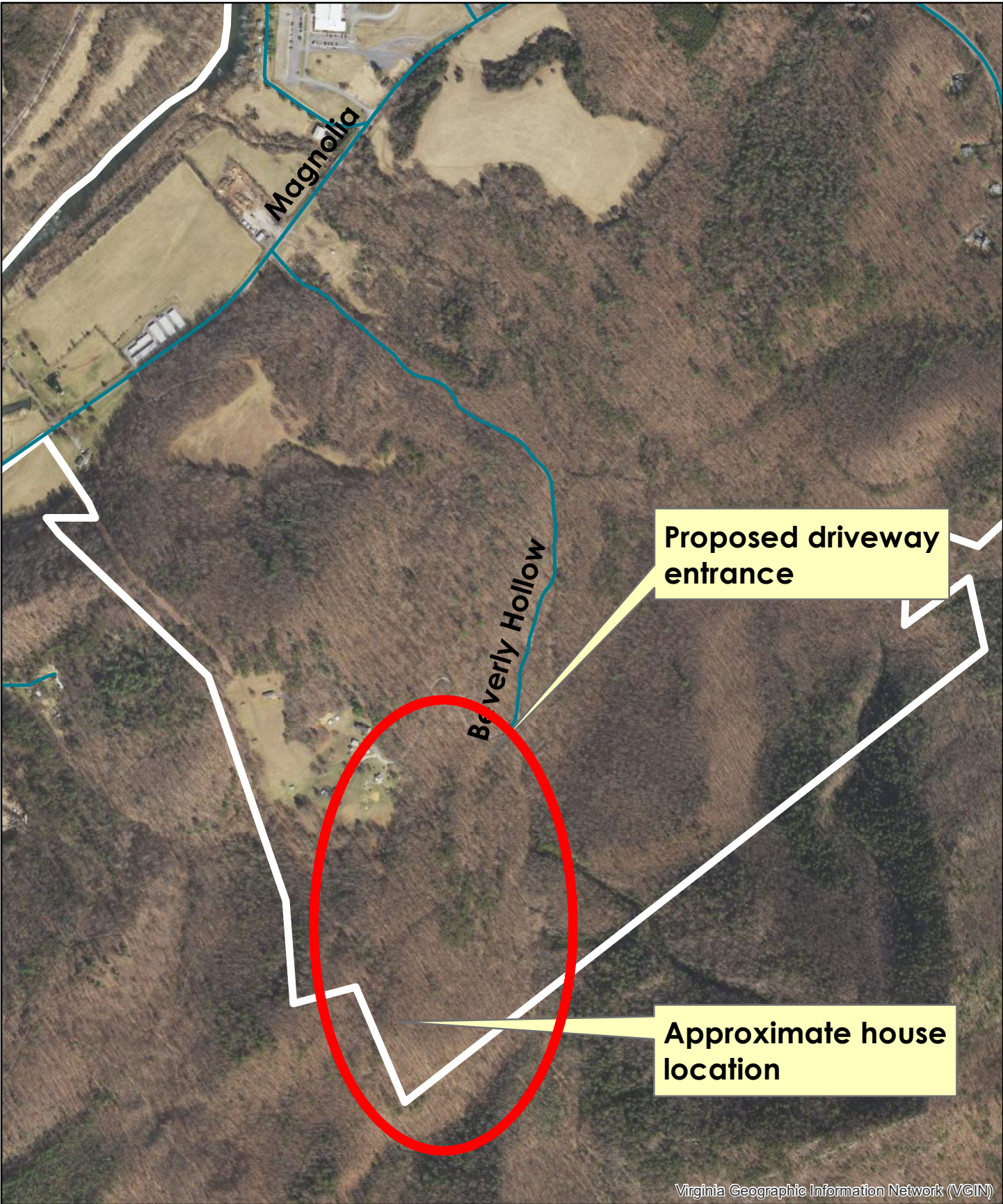
#### *Access*

The property has frontage on Beverly Hollow Ln, a private road. This road is maintained by current property owners on the road (there are five homes on the road), and it is in good condition—roadside ditches are cleaned out, cross-road drainage troughs have been redone recently. In 2020, as part of approval of a proposal similar to Mr. Beverley's home, the Fire Department tested its ability to drive a fire truck up the road and had no problems.

At that time, no deeds were found that explicitly assigned maintenance responsibility to any of the adjacent owners. The deed to Mr. Beverley's property does not explicitly assign any maintenance responsibility. Although future maintenance of the road could be a concern, staff does not believe it would be fair to obligate Mr. Beverley with maintenance but not obligate other owners.

#### **Recommendation**

Staff recommend approval of this plan of development as presented.



Virginia Geographic Information Network (VGIN)

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



# Beverley Property Location

9/6/2023





**PLANNING COMMISSION Staff Report**

Site Plan  
 524 W 29<sup>th</sup> St Retail  
 9/7/2023

**Synopsis**

Site plan for retail store on vacant site at 524 W 29<sup>th</sup> St.

**Site Information**

<b>Address/Tax Map:</b>	Tax map 27-1-5-9-8, 524 W 29 <sup>th</sup> St	
<b>Existing zoning:</b>	B1 General Business	
<b>Existing land use:</b>	Vacant	
<b>Proposed zoning:</b>	B1 General Business (no change)	
<b>Proposed land use:</b>	Retail	
<b>Surrounding zoning and land use:</b>		
East, West, and South retail/restaurant North across street single-family residential		
<b>Size:</b>	0.97 acres	
<b>Staff Recommendation:</b>	Approve as presented	
<b>Tentative Timeline</b>	Planning Commission Review	9/12/2023

**Overview**

This approximately 1 acre site has been vacant for some years. Previously, there was a gas station/convenience store here but it was torn down and tanks removed ten or more years ago. The proposal is for a new retail store on the site.

This site is zoned B1 General Business. Retail is allowed by right. A site plan is required for this type of development. Site plans should adequately address the following items, per Section 1504 of the land development regulations.

*1504.01-1 Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.*

*1504.01-2 Locations and adequacy of automobile parking areas.*

*1504-01-3 Adequate provisions for traffic circulation and control within the site and provision for access to adjoining property.*

*1504.01-4 Compliance with the requirements for setback and screening.*

*1504.01-5 Adequacy of drainage, water supply, fire protection and sanitary sewer facilities.*

*1504.01-6 Compliance with applicable established design criteria, construction standards and specifications for all improvements.*

*1504.01-7 Approval by the city health officer or his agents, if septic tank and other sewage disposal facilities other than public sanitary sewers are involved.*

*1504.01-8 Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between development and the street and surrounding lots.*

This project is more than 10,000 sf of land disturbance, so an Erosion & Sediment Control permit is required. Alan will work with their engineers on this.

#### *Access and parking*

The project will have a new asphalt parking lot accessed from both W 29<sup>th</sup> St and W 28<sup>th</sup> St (also known as Canal St). The existing entrances on 29<sup>th</sup> St will be demolished and a new single entrance will be built closer to the middle of the site. The parking lot has 34 spaces which satisfies the off-street parking requirements for this use.

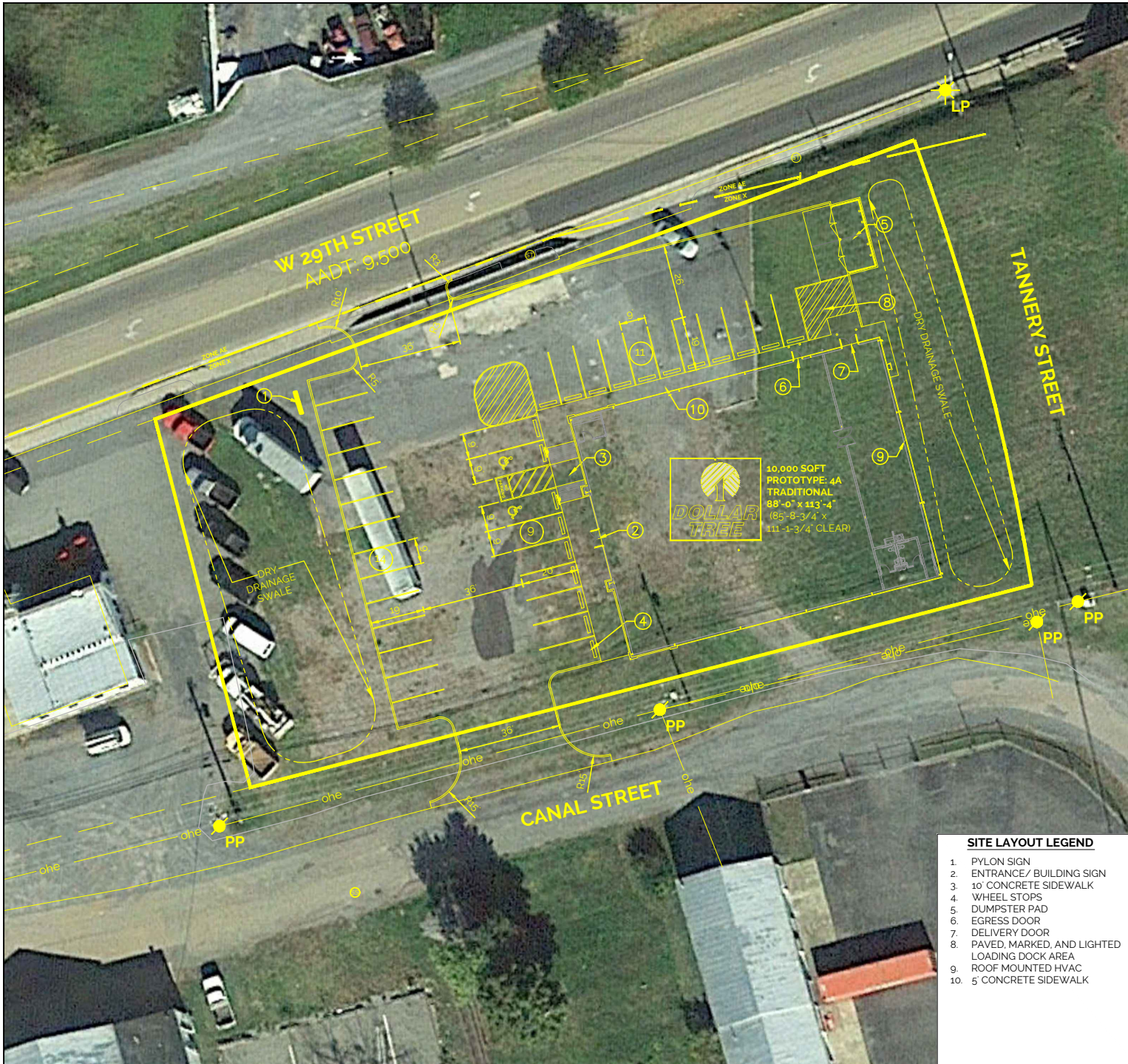
New curb and gutter will be installed on 28<sup>th</sup> Street as part of the project.

#### *Landscaping and screening*

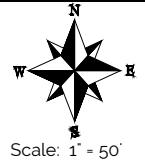
Staff worked with the designers to add trees on almost all sides of the property and discussed particular species to follow the 29<sup>th</sup> Street Corridor Landscaping Plan.

### **Recommendation**

Approve as presented.



Prepared By:  
**W**  
 WDCGROUP  
 FLOYD@WDCGROUP.US  
 228-990-3082



## BUENA VISTA, VA

562 W. 29th St.

### Sheet Title Site Plan W-Aerial

#### Site Data Summary

**Zoning:** MB-MIXED BUSINESS

**Property Size:**  
 0.97 Acres ± 42,462 SF ±

**Area Summary:**  
 Building Size: 10,000± SF  
 Concrete Pavement: 17,272± SF  
 Sidewalks and Aprons: 1,642± SF  
 Green Space: 14,737± SF

**Parking:**  
 Proposed: 34

#### SITE LAYOUT LEGEND

1. PYLON SIGN
2. ENTRANCE/ BUILDING SIGN
3. 10' CONCRETE SIDEWALK
4. WHEEL STOPS
5. DUMPSTER PAD
6. EGRESS DOOR
7. DELIVERY DOOR
8. PAVED, MARKED, AND LIGHTED LOADING DOCK AREA
9. ROOF MOUNTED HVAC
10. 5' CONCRETE SIDEWALK

July 5, 2023

Developer:  
**FLETCHER BRIGHT**  
 COMPANY  
 537 MARKET STREET, SUITE 400  
 CHATTANOOGA, TN 37402  
 (423) 752-0107 OFFICE  
 TIM@FBRIGHT.COM

**WEST 29TH STREET**  
60' R/W (US ROUTE 60)

DUMPSTER PAD AND ENCLOSURE, SEE ARCHITECTURAL PLANS SHEET G-4.0 FOR DETAILS

INSTALL 115± L.F. OF LOW PRESSURE GAS LINE PER MECHANICAL DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH GAS COMPANY FOR CONNECTION FROM POINT OF SERVICE TO THE GAS METER AND FOR ALL WORK FROM THE METER ON, EXACT LOCATION OF GAS MAIN NOT KNOWN AT TIME OF DESIGN

**TANNERY STREET**  
50' R/W

INSTALL 60± L.F. OF 1" DOMESTIC WATER MAIN, TIE TO STUB OUT BY BUILDING CONTRACTOR

PROVIDE 45± .F. OF (2)-2" PVC CONDUITS FOR UNDERGROUND TELEPHONE AND DATA SERVICE COORDINATE WITH LOCAL UTILITY COMPANY FOR TIE IN LOCATION AND REQUIREMENTS

INSTALL 45± L.F. OF UNDERGROUND POWER SERVICE TO BUILDING, CONTRACTOR SHALL COORDINATE EXACT TIE IN LOCATION AND REQUIREMENTS WITH LOCAL UTILITY COMPANY

CONTRACTOR SHALL CONNECT TO EXISTING GAS MAIN PER LOCAL UTILITY COMPANY REQUIREMENTS, EXACT LOCATION OF GAS MAIN NOT KNOWN AT TIME OF DESIGN

INSTALL WATER METER AND VALVE PER LOCAL UTILITY COMPANY REQUIREMENTS

HOT TAP EXISTING WATER MAIN WITH 3/4" TAPPING SLEEVE AND VALVE PER LOCAL UTILITY COMPANY REQUIREMENTS, CONTRACTOR SHALL VERIFY EXACT LOCATION OF WATER MAIN WITH UTILITY COMPANY PRIOR TO CONSTRUCTION

**CANAL STREET**  
50' R/W

CONTRACTOR SHALL CONNECT TO TAP PROVIDED BY LOCAL UTILITY COMPANY, CONTRACTOR SHALL COORDINATE EXACT LOCATION OF TAP WITH LOCAL UTILITY COMPANY

INSTALL NEW CURB AND GUTTER ALONG NORTH SIDE OF CANAL STREET FOR LENGTH OF STREET RIGHT OF WAY (APPROXIMATE 160± L.F.)

INSTALL WATER METER AND VALVE PER LOCAL UTILITY COMPANY REQUIREMENTS

HOT TAP EXISTING WATER MAIN WITH 3/4" TAPPING SLEEVE AND VALVE PER LOCAL UTILITY COMPANY REQUIREMENTS, CONTRACTOR SHALL VERIFY EXACT LOCATION OF WATER MAIN WITH UTILITY COMPANY PRIOR TO CONSTRUCTION

APPROXIMATE LOCATION OF EXISTING SEWER MANHOLE

INSTALL NEW CURB AND GUTTER ALONG NORTH SIDE OF CANAL STREET FOR LENGTH OF STREET RIGHT OF WAY (APPROXIMATE 60± L.F.)

APPROXIMATE LOCATION OF EXISTING WATER MAIN, VERIFY WITH LOCAL UTILITY COMPANY

INSTALL 1" WATER MAIN FOR IRRIGATION, COORDINATE EXACT LOCATION WITH IRRIGATION/SITE CONTRACTOR (IRRIGATION DESIGN BY LANDSCAPE CONTRACTOR)

**PROPOSED DOLLAR TREE BUILDING**

PEMB TRADITIONAL BUILDING PROTOTYPE 4A  
10,000 SQ.FT.  
88'-0" x 113'-4"  
(CLEAR INSIDE DIMENSIONS 85'-8-3/4" X 111'-1-3/4")

CONNECT TO CLEAN OUT PROVIDED BY BUILDING CONTRACTOR, COORDINATE EXACT LOCATION WITH BUILDING CONTRACTOR

INSTALL 25± L.F. OF 4" SDR 25 PVC SEWER SERVICE LINE @ 1% SLOPE

INSTALL 1" SHUT OFF VALVE IN BELOW GRADE CAST IRON BOX, CONNECT TO STUB OUT PROVIDED BY BUILDING CONTRACTOR

HANDICAP PARKING SIGN SET IN 6" BOLLARD

HANDICAP RAMP, TYPICAL OF 2

HANDICAP ACCESS AISLE, SEE DETAIL SHEET C6.0 FOR ADA STRIPING AT ADA PARKING SPACES

HANDICAP SYMBOL, TYPICAL OF 2

ENTRANCE BUILDING SIGN

WHEEL STOP, TYPICAL

10' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

EGRESS DOOR

DELIVERY DOOR

ROOF MOUNTED HVAC UNITS

PAVED, MARKED AND LIGHTED LOADING AREA

PYLON SIGN

LIGHT POLE, TYPICAL OF 2, SEE ARCHITECTURAL PLANS, FOR DETAILS

APPROXIMATE LOCATION OF EXISTING SEWER LINE

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