



Application for
Rezoning

OFFICE USE ONLY
Date Received:

AUGUST 29, 2022

Case Number: RZ **22 - 00006**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 16, 18 & 20 Potter Lane

LRSN 6000829 (16) R-9 (16+18)
6000830 (18) C-3 (20) Proposed Zoning District LFA-2
6000828 (20) Current Land Use 16 & 18 vacant unimproved, 20 Self Storage

Proposed Land Use storage facility 3 (16&18 recreational vehicles; 20 indoor storage)

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Langley Storage Associates, LLC

Address 1604 Hilltop West #204 City Va. Beach State VA Zip 23451

Phone 757-491-2048 Email callen3450@aol.com

cell 757-472-4288

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

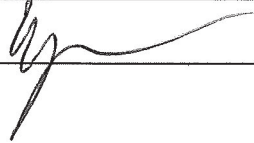
Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Langley Storage Associates, LLC

Signed by: Name (printed) W. Craig Allen, Its (title) Manager

Signature  Date 8/26/2022

Name (printed) _____, Its (title) _____
Signature _____ Date _____

Name (printed) _____, Its (title) _____
Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

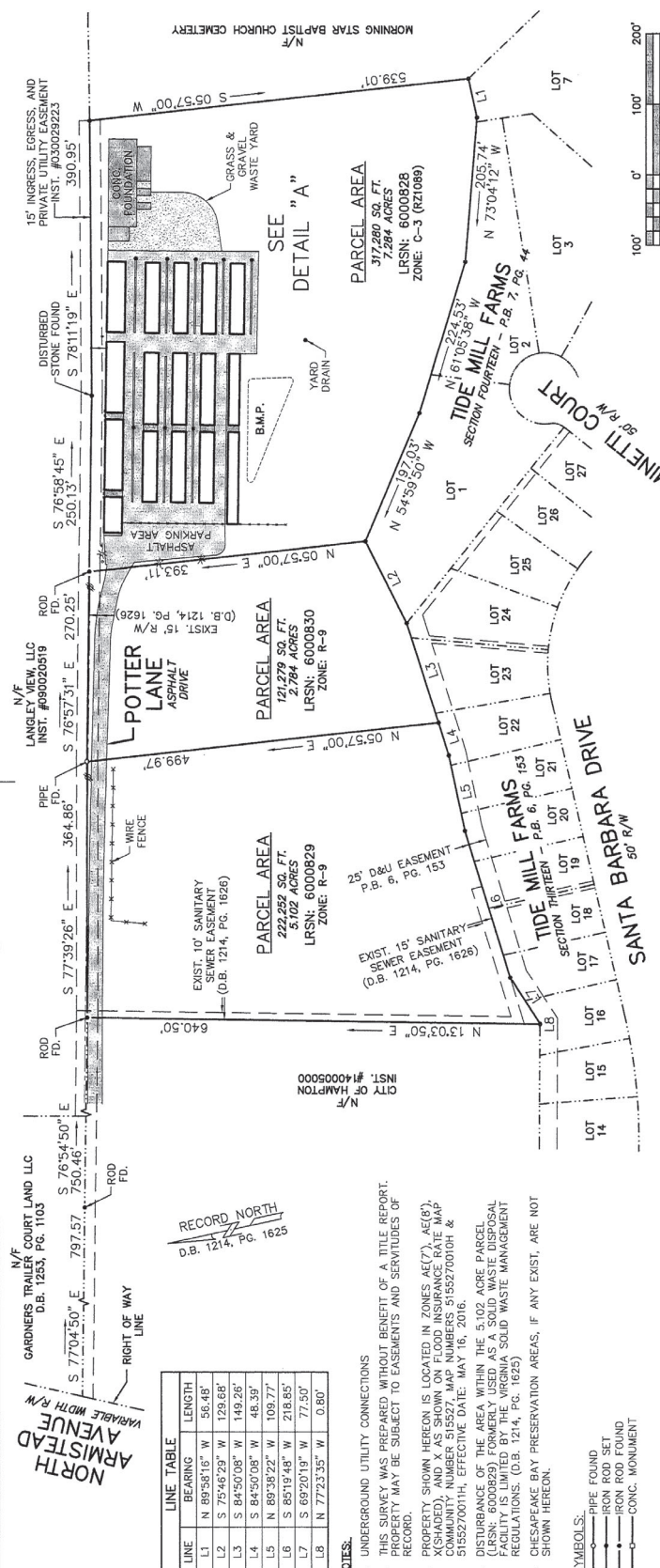
Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

<i>OFFICE USE ONLY</i>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



SCALE: 1" = 100'

COMMISSIONER OF THE LAND OFFICE
 DONALD W. DAVIS
 Lic. No. 1402(a)
 Lic. No. 1418(b)
 LAND SURVEYOR

HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS OF BUILDINGS UNLESS SHOWN HEREON.

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3830 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE G
 YORKTOWN, VIRGINIA 23693
 (757)567-8585

JOB LOCATION: #20, #18, & #16 POTTER LANE
 PLAT OF THE PROPERTY OF:
LANGLEY STORAGE ASSOCIATES, LLC
 THREE PARCELS OF LAND CONTAINING
7.284 ACRES, 2.784 ACRES, & 5.102 ACRES
 LRSNs: 6000828, 6000830, & 6000829
 CITY OF HAMPTON, VIRGINIA
 DEED BOOK 1214, PAGES 1623-1627
 INSTRUMENTS #140003427, #140003428, & #140003429
 CODE: 21-0236 DWN. BY: S.J.M. SCALE: 1" = 100'
 TO: AMERICAN CLASSIC STORAGE DATE: 26 MAY, 2021

LINE TABLE

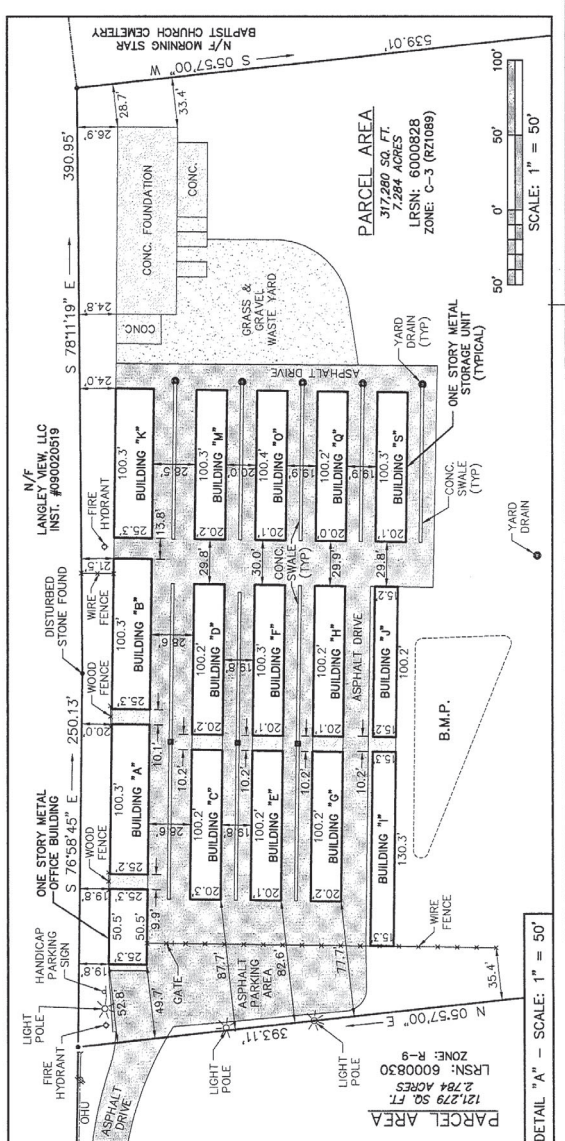
LINE	BEARING	LENGTH
L1	N 89°58'16" W	58.48'
L2	S 75°46'29" W	129.68'
L3	S 84°50'08" W	149.26'
L4	S 84°30'08" W	48.39'
L5	N 89°38'22" W	109.77'
L6	S 85°19'48" W	218.85'
L7	S 69°20'19" W	77.50'
L8	N 77°23'35" W	0.80'

NOTES:

- UNDERGROUND UTILITY CONNECTIONS
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE(7), AE(6), X(SHADDED), AND X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1303001001, EFFECTIVE DATE: MAY 16, 2016.
- PURCHASER OF THE AREA WITHIN THE 5.102 ACRE PARCEL (LRSN: 6000829) FORMERLY USED AS A SOLID WASTE DISPOSAL FACILITY IS LIMITED BY THE VIRGINIA SOLID WASTE MANAGEMENT REGULATIONS. (D.B. 1214, PG. 1625)
- CHESAPEAKE BAY PRESERVATION AREAS, IF ANY EXIST, ARE NOT SHOWN HEREON.

SYMBOLS:

- PIPE FOUND
- IRON ROD SET
- IRON ROD FOUND
- CONC. MONUMENT



SCALE: 1" = 50'

SCALE: 1" = 50'

TOPOGRAPHIC SURVEY OF
5.102 ACRES PARCEL AND 2.784 ACRES PARCEL
OF
THREE PARCELS OF LAND CONTAINING 7.284 ACRES, 2.784 ACRES, & 5.102 ACRES
IN THE COUNTY OF LANCASTER, VIRGINIA
LANDS: 6002003 & 6002004 & 6002005 CITY OF HARRISON, VIRGINIA
DEED BOOK 1214, PAGES 1823-1824, INSTRUMENT #6002427,
#6002428, & #6002429 (UNRECORDED)
HARRISON VIRGINIA

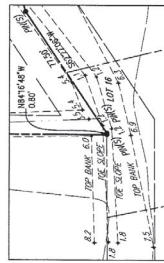
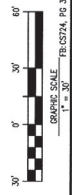
NO.	DATE	DESCRIPTION
1	5/4/22	DESIGNED
2		DRAWN
3		CHECKED
4		APPROVED



MSA, P.C.
Environmental Sciences - Surveying
3415 Boulder Drive, Suite 200
Virginia Beach, VA 23462-3764
757-460-9264 | www.msonline.com

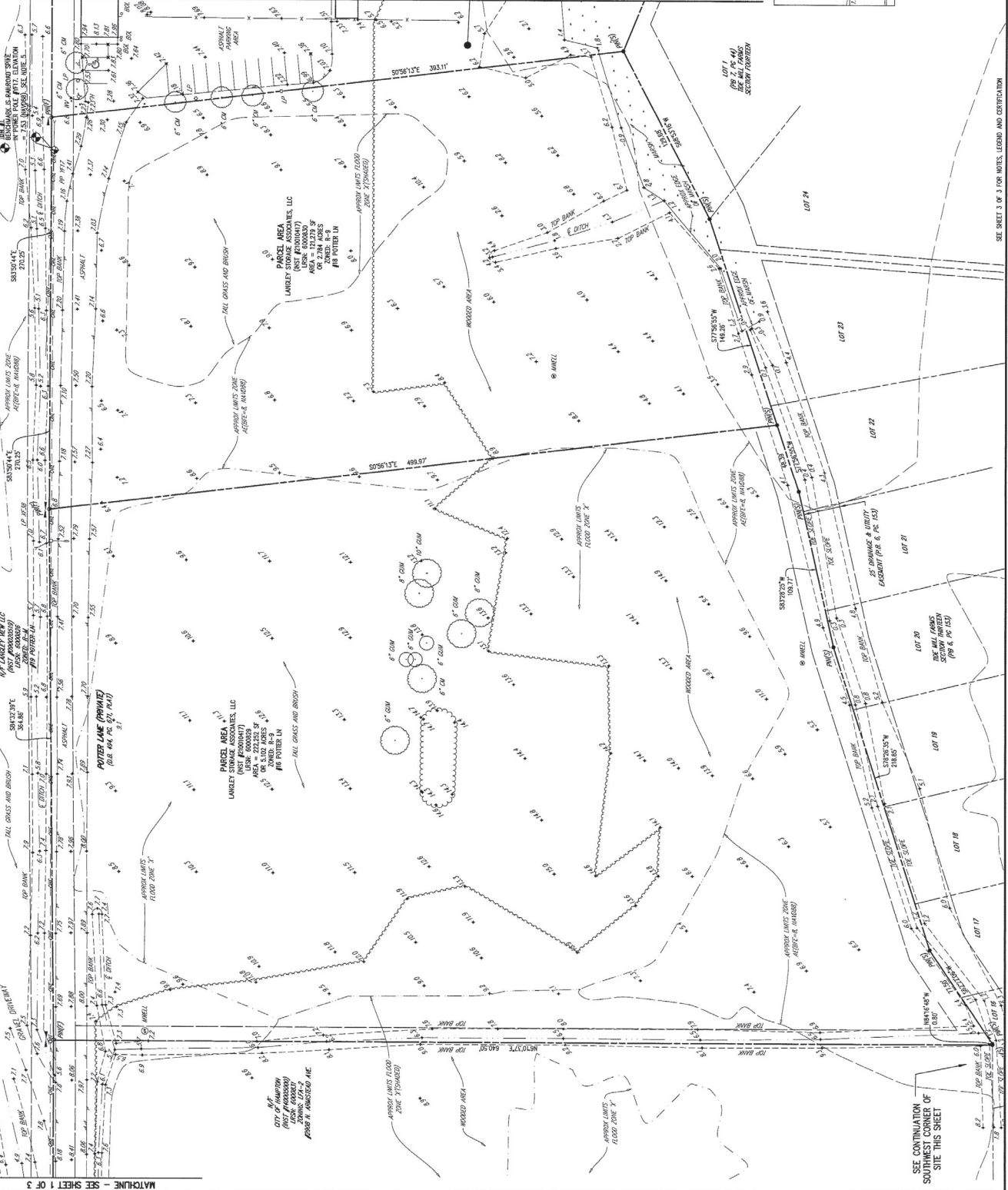
SHEET
2 of 3 Sheets
SCALE: 1" = 30'
PROJ. NO.: 22007

CONTINUATION SOUTHWEST
CORNER OF SITE
SCALE: 1" = 30'



W.P. POTTER
CITY OF HARRISON
DIST. PROVISION
LAND, ZONED C-1
P.O. POTTER LN

MATCHLINE - SEE SHEET 3 OF 3



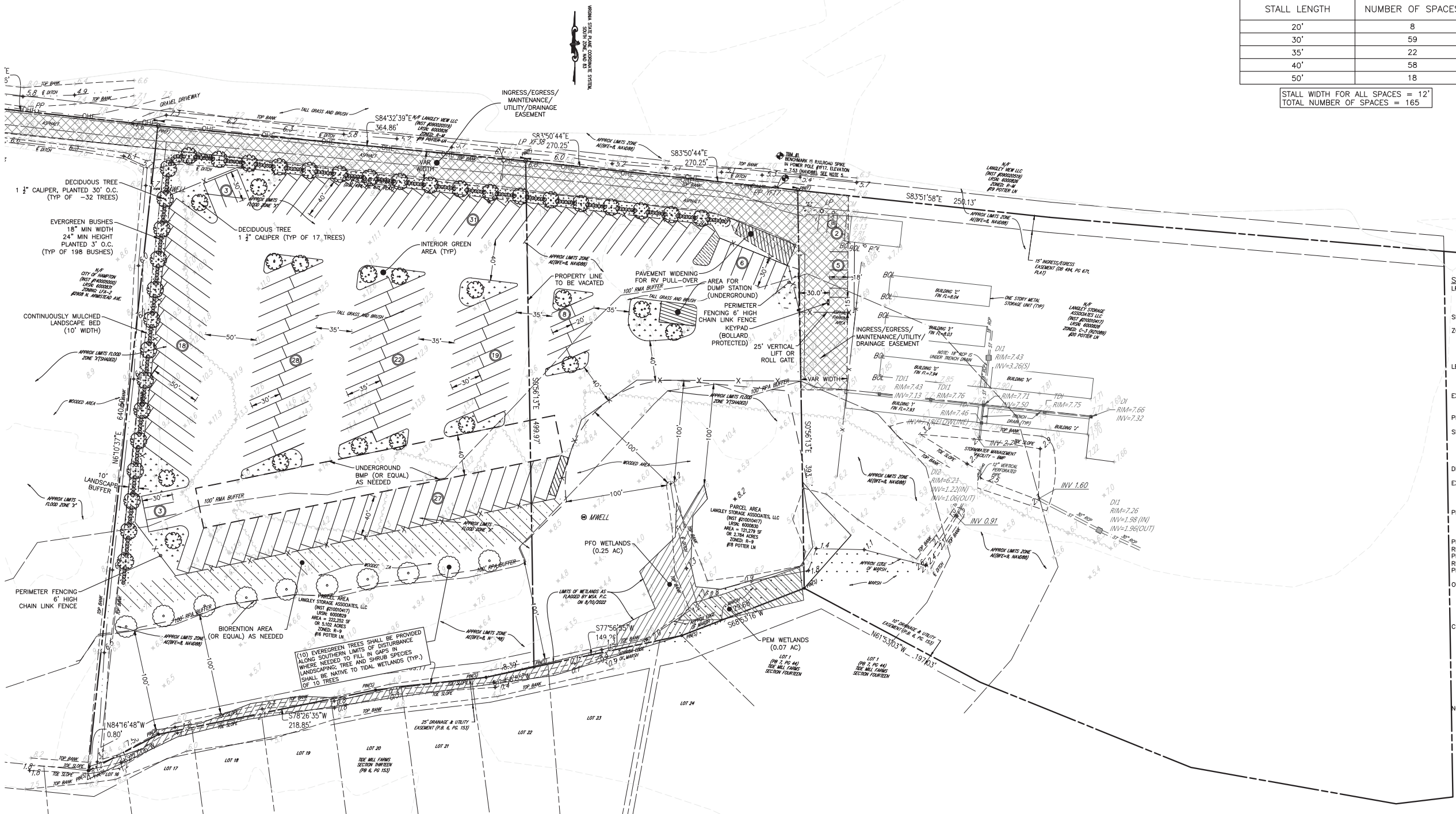
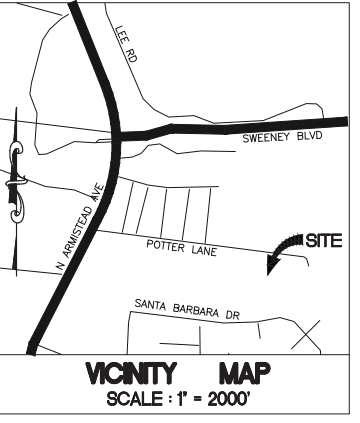
SEE CONTINUATION
SOUTHWEST CORNER OF
SITE THIS SHEET

MATCHLINE - SEE SHEET 1 OF 3

SEE SHEET 3 OF 3 FOR NOTES, LEGEND AND CERTIFICATION

1:\proj\22007\22007.dwg [2/22] 1945-5-21-2022.dwg [2/22] - Thursday May 20, 2022, 3:49PM

OUTDOOR STORAGE SPACES	
STALL LENGTH	NUMBER OF SPACES
20'	8
30'	59
35'	22
40'	58
50'	18
STALL WIDTH FOR ALL SPACES = 12'	
TOTAL NUMBER OF SPACES = 165	



SITE DATA

LRSN NUMBER: (LOT 16) 6000829
(LOT 18) 6000830
(LOT 20) 6000828

SITE ADDRESS: 16, 18, AND 20 POTTER LANE

ZONING: EXISTING (LOT 16, 18) R-9
(LOT 20) C-3
PROPOSED LFA-2

LEGAL DESCRIPTION: (LOT 16) POTTER LN 5AC
(LOT 18) POTTER LN 2.5AC
(LOT 20) 20 POTTER LN 7.28AC

EXISTING USE: (LOT 16, 18) VACANT, UNIMPROVED
(LOT 20) SELF STORAGE

PROPOSED USE: OPEN PARKING/RV/BOAT OUTDOOR STORAGE

SITE AREA: (LOT 16) 222,243 SF (5.102 AC)
(LOT 18) 121,271 SF (2.784 AC)
(LOT 20) 318,293 SF (7.307 AC)
TOTAL 661,807 SF (15.193 AC)

DISTURBED AREA: 192,974 SF (4.43 AC)

EXISTING IMPERVIOUS: (LOT 16 & 18) 0 SF (0 AC)
(LOT 20) 115,057 SF (2.641 AC)
TOTAL 115,057 SF (2.641 AC)

PROPOSED IMPERVIOUS: (LOT 16 & 18) 176,277 SF (4.050 AC)
(LOT 20) 115,057 SF (2.641 AC)
TOTAL 291,334 SF (6.691 AC)

REQUIRED PARKING AREA: 176,277 SF (4.05 AC)
REQUIRED INTERIOR GREEN AREA: 12,339 SF (774MIN)
PROVIDED INTERIOR GREEN AREA: 13,419 SF
REQUIRED INTERIOR TREES: 1 TREE/10 SPACES=(165 SP/10)=17 TREES
PROVIDED INTERIOR TREES: 17 TREES

OWNER/DEVELOPER: LANGLEY STORAGE ASSOCIATES, LLC
CRAIG ALLEN
1604 HILLTOP WEST #204
VIRGINIA BEACH, VIRGINIA 23451
(757)491-2048

CIVIL ENGINEER: SIA, LLC
CLAUDE F. LYM, PE
4101 CHESWICK LANE
VIRGINIA BEACH, VIRGINIA 23455
(757)685-9000

BASED ON CITY MAPPING, THIS SITE IS NOT WITHIN THE IDA.

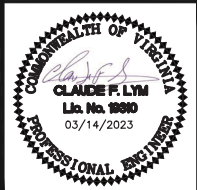
NOTE: ALL MATERIAL SHALL BE NATIVE SPECIES TO HAMPTON ROADS REGION CONSISTANT WITH THE NATIVE PLANTS FOR SOUTHEAST VIRGINIA GUIDEBOOK.



No.	Date	Description

THIS DOCUMENT IS THE SOLE PROPERTY OF SIA, LLC. THE REPRODUCTION IN WHOLE OR IN PART OR THE MODIFICATION OF ANY DETAIL OR DESIGN MAY NOT BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM AN OFFICER OF SIA, LLC.

SIA
Civil Engineering Consulting & Project Management
4101 Cheswick Lane, Virginia Beach, Virginia 23455
757.685.9000



REZONING EXHIBIT FOR LANGLEY OUTDOOR STORAGE POTTER LANE
HAMPTON, VIRGINIA

JOB#	22-153
DWG	Langley Storage SP(RPA).dwg
DATE:	03/14/2023
SCALE:	1"=50'
SHEET NUMBER	1 OF 1

Narrative – rezoning 16, 18 & 20 Potter Lane, Hampton, VA

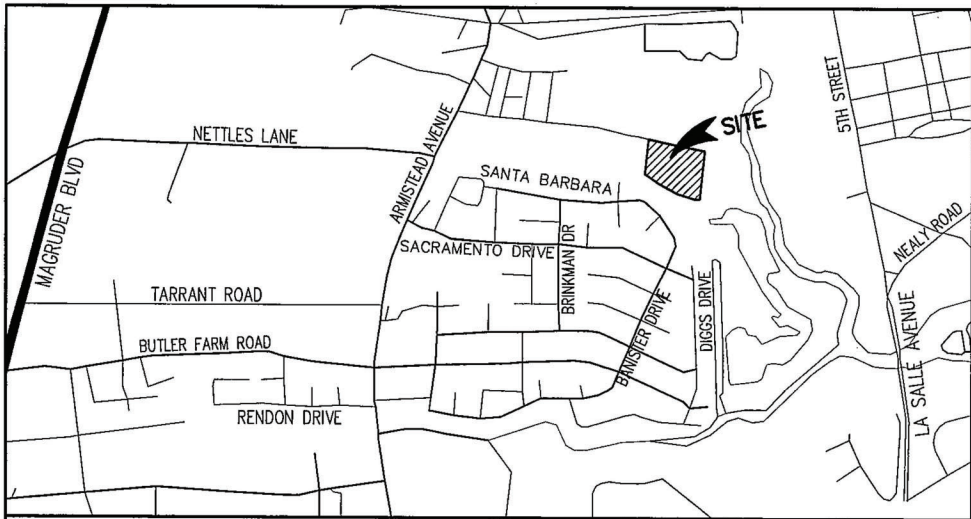
20 Potter Lane is currently zoned C-3, rezoned in 1999 (#1089 with proffered conditions) for the operation of a self-storage facility. The facility is 234 units and operates under the banner American Classic Storage. The facility is comprised of 16 existing buildings. American Classic Storage operates 12 storage facilities that are located in Hampton, as well as other locations on the Peninsula, Southside, Williamsburg and Fredericksburg. American Classic Storage has operated self-storage facilities for over 35 years.

Adjacent parcels 16 & 18 Potter Lane are currently zoned R-9. Combined these two parcels total 7.89 acres. Both parcels are currently unimproved. American Classic proposes to operate an open, paved parking area for boats, Recreational Vehicles (RV's), Vehicles, jet skis, etc. on these parcels. The preliminary plan shows approximately 165 spaces of varying sizes. This use will be designed to be integrated operationally and physically with the adjoining self-storage facility. The office hours for the combined operations will be 9am to 6pm. Standard gate hours will be 6am to 11pm. Technology allows us to extend gate hours for those that have a legitimate need. The facility will be operated by 1 – 2 employees. Demand for this service is very high within the community. This project will give property owners in Hampton a convenient alternative to parking in driveways or on residential lots. The property would be fenced and include appropriate landscape screening or natural buffers. There will be a digitally controlled entry/exit gate for customers use only. Lighting would be directed inward to the site. A security camera surveillance system will be utilized. As an amenity the project will offer a, customer only, location for black water disposal from RV's and water for tank refills. Both water and sewer would flow into public services currently available to 20 Potter Lane. All stormwater requirements will be met during the site plan approval process.

North of 16 & 18 Potter Lane is currently an industrial use within an R-M zoning. The Langley Air Base runway is adjacent on the north of this property. The existing self-storage is located to the east. To the west is property own by the City of Hampton zoned LFA-2. This property is heavily wooded and currently unimproved. Zoning to the south is R-9 (Tide Mill Farms, one-family residential

neighborhood). A drainage area runs between the lots in Tide Mill Farms and 16, 18 & 20 Potter Lane. This drainage area is a tidal feature and within the Chesapeake Bay Preservation District (CBPD). This area is currently a heavily wooded buffer that would remain. The vegetated buffer would remain at approximately 100' along the southern edge of the property (16 & 18 Potter Lane). The wetland determination is being completed and will be complied with. The associated wetland buffer will be established and protected. Within this existing vegetated buffer there is no visibility from the residential lots to the proposed parking .

The rezoning of all three parcels to Langley Flight Approach Mixed Business and Manufacturing (LFA-2) will bring these parcels in compliance with the City of Hampton's recommended zoning for this area . Storage Facility 3 is permitted by right within the LFA-2 District.



VICINITY SKETCH 1" = 1000'

FLOOD ZONE: A7 (8.5)
 COMMUNITY NO.: 515527
 PANEL NO.: 8
 SUFFIX: D
 DATE OF FIRM INDEX: 7-16-87

PROPERTY OWNER:
 HUGHES R. DELLINGER &
 KIMM B. DELLINGER
 ADDRESS:
 5640 MILLWOOD DRIVE
 GLOUCESTER, VIRGINIA
 23061
 TELEPHONE:
 (757) 766-3700
 FAX:
 (757) 766-3700

**CITY OF HAMPTON
 STORMWATER QUALITY
 BMP MAINTENANCE PLAN**

1. MAINTENANCE OF BMP'S SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AS SPECIFIED BY THE DEPARTMENT OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE. PROPER MAINTENANCE WILL ENSURE THAT THE BMP CONTINUES TO FUNCTION AS DESIGNED, TO IMPROVE WATER QUALITY.
 2. THE BMP SHALL BE INSPECTED TWICE A YEAR BY THE OWNER. THE BMP WILL BE INSPECTED AT LEAST ONCE A YEAR BY THE CITY CODES AND COMPLIANCE OFFICE (757) 727-6150 AND AN INSPECTION REPORT WILL BE PROVIDED TO THE OWNER. RECOMMENDED AND/OR REQUIRED CORRECTIVE MEASURES WILL BE IDENTIFIED.

**SCHEDULED
 BMP MAINTENANCE PRACTICES**

- A. BIWEEKLY: MAINTAIN A GRASS HEIGHT OF AT LEAST THREE INCHES DURING THE GROWING SEASON OR SIX TO EIGHT INCHES IF MAINTAINED AS AN UPLAND MEADOW.
- B. MONTHLY: REMOVE DEBRIS AND TRASH.
- C. MONTHLY: OPERATE MECHANICAL COMPONENTS SUCH AS DRAINPIPE VALVES AND SLUICE GRATES, IF PRESENT.
- D. SPRING AND FALL: REPAIR BARE SPOTS IN VEGETATION AND PRUNE OR REMOVE TREES, BRUSH, ROOTS, AND ANIMAL BURROWS.
- E. EVERY SIX MONTHS: REMOVE ACCUMULATED SEDIMENT AT INLET POINTS.
- F. EVERY 2-10 YEARS (DRY PONDS) EVERY 5-15 YEARS (WET PONDS): REMOVE ACCUMULATED SEDIMENT FROM POND BOTTOM AND CLEAN OUTLET STRUCTURES.

**AS NEEDED
 BMP MAINTENANCE PRACTICES**

- REGRADE ERODED BANK SLOPES AND STABILIZE.
- ELIMINATE STAGNANT WATER TO PREVENT MOSQUITO BREEDING HABITAT.
- REPAIR INLETS, OUTLETS, TRASH RACKS, AND DAM EMBANKMENTS.
- IMPLEMENTS MECHANICAL AND MAINTENANCE CONTROLS TO MINIMIZE ALGAE GROWTH.
- AQUATIC MAMMAL CONTROL.
- GRAFFITI REMOVAL.
- FENCE REPAIRS.
- CONTROL OF WEEDS.



THIS DRAWING WAS PREPARED PRIOR TO CONSTRUCTION AND UNLESS OTHERWISE NOTED ALL IMPROVEMENTS SHOWN ON THIS DRAWING ARE PROPOSED.

JOHNNY S. WALTERS, III C.L.S.

SITE PLAN FOR KEY SELF STORAGE PHASE 2 #20 POTTER LANE

EROSION AND SEDIMENT CONTROL NOTES

THE PURPOSE OF THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE TO PRECLUDE THE TRANSPORT OF ALL WATER BORNE SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES FROM ENTERING ONTO ADJACENT PROPERTIES OR STATE WATERS. IF FIELD INSPECTION REVEALS THE INADEQUACY OF THE PLAN TO CONFINE SEDIMENT TO THE PROJECT SITE, APPROPRIATE MODIFICATIONS WILL BE MADE TO CORRECT ANY PLAN DEFICIENCIES. IN ADDITION TO THESE NOTES, ALL PROVISIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL APPLY TO THIS PROJECT.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.
2. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED BY A TEMPORARY CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAYS. AN ENTRANCE PERMIT FROM VDOT IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN STATE RIGHT-OF-WAYS. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE THOROUGHLY CLEANED AT THE END OF EACH DAY.
3. A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE BETWEEN THE CITY OF HAMPTON, THE DEVELOPER, THE PROJECT ENGINEER, AND THE CONTRACTOR PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF CONSTRUCTION TO THE CITY FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR WILL SUPPLY THE ENVIRONMENTAL DIVISION WITH THE NAME OF THE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR ENSURING MAINTENANCE OF INSTALLED MEASURES ON A DAILY BASIS.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER INSTALLATION. PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES SHALL BE MADE TO ASSESS THEIR CONDITION. ANY NECESSARY MAINTENANCE OF THE MEASURES SHALL BE ACCOMPLISHED IMMEDIATELY UPON NOTIFICATION BY THE CITY OF NEWPORT NEWS AND SHALL INCLUDE THE REPAIR OF MEASURES DAMAGED BY ANY SUBCONTRACTOR INCLUDING THOSE OF THE PUBLIC UTILITY COMPANIES.
5. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTION FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY LOWER WATER DOWNSLOPE WITHOUT CAUSING EROSION. A TEMPORARY FILL DIVERSION (STD. & SPEC. 3.10) SHALL BE INSTALLED PRIOR TO THE END OF EACH WORKING DAY.
6. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS AT TIME OF CONSTRUCTION TO INSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED. ENVIRONMENTAL DIVISION APPROVAL WILL BE REQUIRED FOR OTHER DEVIATIONS FROM THE APPROVED PLANS.
7. THE CONTRACTOR SHALL PLACE SOIL STOCKPILES AT THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. OFF-SITE WASTE OR BORROW AREAS SHALL BE APPROVED BY THE ENVIRONMENTAL DIVISION PRIOR TO THE IMPORT OF ANY BORROW OR EXPORT OF ANY WASTE TO OR FROM THE PROJECT SITE.
8. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN 30 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL UNDERGROUND UTILITIES. OUT FALL DITCHES FROM DRAINAGE STRUCTURES SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION OF SAME. THIS INCLUDES INSTALLATION OF EROSION CONTROL STONE OR PAVED DITCHES WHERE REQUIRED. ANY DRAINAGE OUTFALLS REQUIRED FOR A STREET MUST BE COMPLETED BEFORE STREET GRADING OR UTILITY INSTALLATION BEGINS.
9. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
10. NO MORE THAN 300 FEET OF SANITARY SEWER, STORM SEWER, WATERLINES, OR UNDERGROUND UTILITY LINES ARE TO BE OPEN AT ONE TIME. FOLLOWING INSTALLATION OF ANY PORTION OF THESE ITEMS, ALL DISTURBED AREAS ARE TO BE IMMEDIATELY STABILIZED (I.E., THE SAME DAY).
11. IF DISTURBED AREA STABILIZATION IS TO BE ACCOMPLISHED DURING THE MONTHS OF DECEMBER, JANUARY, OR FEBRUARY, STABILIZATION SHALL CONSIST OF MULCHING IN ACCORDANCE WITH SPECIFICATION 3.35. SEEDING WILL THEN TAKE PLACE AS SOON AS THE SEASON PERMITS.
12. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN SHALL MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, LIME, AND FERTILIZER IN ACCORDANCE WITH SPECIFICATION 3.32. PERMANENT SEEDING, IRRIGATION SHALL BE REQUIRED AS NECESSARY TO ENSURE ESTABLISHMENT OF GRASS COVER.
13. ALL SLOPES STEEPER THAN 3:1 SHALL REQUIRE THE USE OF EROSION CONTROL BLANKETS SUCH AS EXCELSIOR BLANKETS TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATION 3.35, MULCHING AND MANUFACTURER'S INSTRUCTIONS. NO SLOPES SHALL BE CREATED STEEPER THAN 2:1.
14. INLET PROTECTION IN ACCORDANCE WITH SPECIFICATION 3.07 SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION OF SAME.
15. TEMPORARY LINERS, SUCH AS POLYETHYLENE SHEETS, SHALL BE PROVIDED FOR ALL PAVED DITCHES UNTIL THE PERMANENT CONCRETE LINER IS INSTALLED.
16. PAVED DITCHES SHALL BE REQUIRED WHEREVER EROSION IS EVIDENT. PARTICULAR ATTENTION SHALL BE PAID TO THOSE AREAS WHERE GRADES EXCEED 3 PERCENT.
17. TEMPORARY EROSION CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.

CONSTRUCTION SEQUENCE

1. CLEAR SITE
2. INSTALL SILT FENCING, PLACE STRAW BALES IN EXISTING DITCH
3. INSTALL DITCHES AND ROUGH CUT STORM DRAIN RETENTION POND TO SERVE AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.
4. INSTALL STORMDRAIN LINES AND STRUCTURES. INSTALL INLET PROTECTION FOR NEW STRUCTURES.
5. INSTALL FOOTINGS AND ERECT BUILDINGS.
6. STRIP TOP SOIL AND UNSUITABLE MATERIALS FROM AREAS DESIGNATED FOR PAVEMENT.
7. APPLY TEMPORARY SEEDING AND MULCHING.
8. INSTALL ASPHALT PARKING LOT.
9. FINISH GRADE SITE. REMOVE ACCUMULATED SILT FROM STORM DRAIN RETENTION POND. FINISH GRADE STORM DRAIN RETENTION POND.
10. APPLY PERMANENT SEEDING AND MULCH.
11. INSTALL LANDSCAPING.

**CITY OF HAMPTON, VIRGINIA
 SITE DEVELOPMENT STANDARDS NOTES**

1. ALL WORK ON CITY RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT FROM THE CENTRAL PERMIT OFFICE. ALL CONSTRUCTION SHALL CONFORM TO CITY OF HAMPTON SPECIFICATIONS AS SET FORTH IN THE PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS HANDBOOK IN EFFECT AT THE TIME OF THE PLAN APPROVAL. ONLY STRUCTURES DESIGNED FOR THIS SITE MAY BE REPRODUCED ON THIS PLAN.
2. ALL SIGNS AND THEIR LOCATIONS WILL BE APPROVED ON A SEPARATE PERMIT ISSUED BY THE CODES AND COMPLIANCE DEPARTMENT.
3. THE SITE CONSTRUCTION ENTRANCE(S) WILL HAVE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION NO. 1 STONE, 6" DEEP AND 70' LONG.
4. A LAND DISTURBING PERMIT MUST BE ISSUED BEFORE CONSTRUCTION MAY BEGIN. CONTACT THE CENTRAL PERMIT OFFICE AT 728-2444 TO OBTAIN THIS PERMIT. ALL DENUDED AREAS OF THE SITE WILL BE TOP-SOILED AND SEEDED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, SECTIONS 3.30-3.32.
5. INSTALLATION OF UTILITIES WITHIN CITY RIGHT-OF-WAY SHALL FOLLOW PROCEDURES SET FORTH IN THE CITY OF HAMPTON UTILITY POLICY.
6. ALL UNDERGROUND PIPE SYSTEMS (I.E.: STORM, SANITARY, WATER DISTRIBUTION) ON PRIVATE PROPERTY, OUTSIDE OF UTILITY EASEMENTS, SHALL BE INSTALLED IN CONFORMANCE WITH THE INTERNATIONAL PLUMBING CODE, AS AMENDED.
7. SITE LIGHTING SHALL BE A MINIMUM OF 1/2 FOOT-CANDLE POWER, MEASURED AT GRADE, AND ANY LIGHTING IN EXCESS OF FOURTEEN FEET (14') IN HEIGHT WILL REQUIRE AN ENGINEERING FOUNDATION SYSTEM.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. INSPECTIONS SHALL BE COORDINATED THROUGH THE CODES AND COMPLIANCE DEPARTMENT.
9. GREEN AREAS SHALL CONSIST OF EARTH CAPABLE OF SUSTAINING PLANT MATERIALS AND PROVIDING NATURAL PERCOLATION OF WATER. GREEN AREAS SHALL NOT BE USED TO STORE MATERIALS, PRODUCTS, OR EQUIPMENT.

SHEET INDEX

- SHEET 1 COVER SHEET AND NOTES
- SHEET 2 SITE PLAN
- SHEET 3 EROSION & SEDIMENT
- SHEET 4 RIGHT-OF-WAY
- SHEET 5 STANDARD DETAILS

SHEET 1 OF 5

SITE NOTES

TAX MAP ID.#: 06H005-00-00000
 ADDRESS: #20 POTTER LANE
 ZONING: REZONED TO C-3 (RZ 1089) DATE: 03-24-99
 USE: MINI-STORAGE
 LENGTH = 631.1, WIDTH = 539 & 393
 SETBACK REQUIREMENTS:
 FRONT: NO FRONT YARD REQUIRED
 SIDE: 10% OF LOT WIDTH BUT NO LESS THAN 10' IF ADJACENT TO RESIDENTIAL DISTRICT OTHERWISE NO SIDE YARD REQUIRED
 REAR: 15% IF ADJACENT TO RESIDENTIAL DISTRICT OTHERWISE NO REAR YARD REQUIREMENT

THIS SITE LIES WITHIN THE RESOURCE PROTECTION AREA (R.P.A.) AND RESOURCE MANAGEMENT AREA (R.M.A.) AS DEFINED BY THE CHESAPEAKE BAY PRESERVATION ACT.
 TILE NO. & CBPD MAP 3D (IN)
 AREAS:
 TOTAL SITE AREA: 7.284 ACRES (317,280 SQ. FT.)
 DEVELOPABLE AREA: 4.675 ACRES (203,863 SQ. FT.)
 AREA WITHIN R.P.A.: 2.608 ACRES (113,588 SQ. FT.)

VERTICAL DATUM: NGVD 29
 NOISE ZONE: 75
 CBPD # (03-18) DATE OF ACTION: 5-28-2003

PHASE 1 (SP 20-03):
 TOTAL AREA: 1.448 ACRES (63,061 SQ. FT.)
 DEVELOPABLE AREA: 1.448 ACRES (63,061 SQ. FT.)
 AREA WITHIN R.P.A.: 0.000 ACRES (0 SQ. FT.)
 IMPERVIOUS SURFACE: 55,231 SQ. FT. (87.6%)

GREEN AREA:
 REQUIRED: 0.145 ACRES (10% OF PHASE 1)
 PROVIDED: 0.160 ACRES

BUILDINGS:
 OFFICE BUILDING: 1,250 SQ. FT.
 TOTAL STORAGE BUILDING FOOTPRINT AREA: 17,000 SQ. FT.
 OFFICE BUILDING HEIGHT: 13'±
 STORAGE BUILDING HEIGHT: 9'± TO 14'±
 142 UNITS

PARKING:
 REQUIRED: 4 SPACES (1 SPACE PER 300 SQ. FT. OF OFFICE SPACE)
 10 SPACES (1 SPACE PER 10 STORAGE UNITS)
 14 SPACES TOTAL (TO INCLUDE 1 HANDICAP SPACE)
 PROVIDED: 14 SPACES (INCLUDES 1 HANDICAP SPACE)
 16 LOADING SPACES

PHASE 2:
 TOTAL AREA: 5.841 ACRES (254,454 SQ. FT.)
 DEVELOPABLE AREA: 3.234 ACRES (140,887 SQ. FT.)
 AREA WITHIN R.P.A.: 2.608 ACRES (113,588 SQ. FT.)
 IMPERVIOUS SURFACE: 63,739 (32.9%)

GREEN AREA:
 REQUIRED: 0.584 ACRES (10% OF PHASE 2)
 PROVIDED: 3.71 ACRES (INCLUDING R.P.A.)

BUILDINGS:
 TOTAL STORAGE BUILDING FOOTPRINT AREA: 34,550 SQ. FT.
 STORAGE BUILDING HEIGHT: 9'± TO 14'±
 295 UNITS

PARKING:
 REQUIRED: 0 (SEE CASE # 06-13)
 ALL FINISHED FLOOR ELEVATIONS TO BE NINE FEET (9')

APPROVED FOR THE CITY OF HAMPTON BY:

John J. Walters 9/17/06
 CITY ENGINEER DATE
Walters 9/15/06
 DIRECTOR OF PUBLIC WORKS DATE
Steve Shapiro 9/18/06
 DIRECTOR OF CODES COMPLIANCE DATE

COVER SHEET

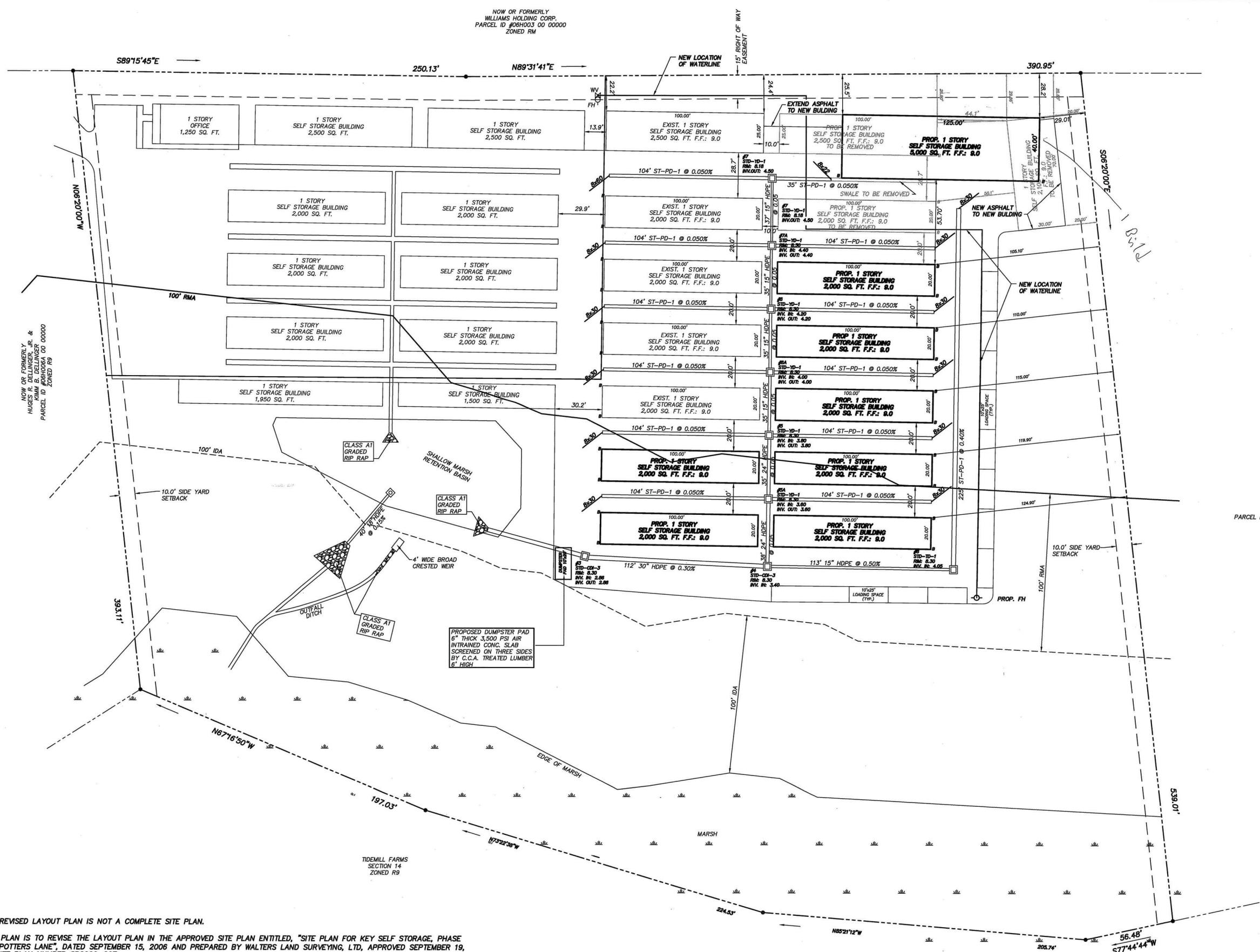
KEY SELF STORAGE

CITY OF HAMPTON VIRGINIA

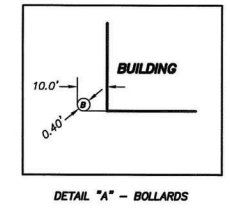
WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23608
 PHONE: (757) 898-1057 FAX: (757) 898-2862

DATE: 02-07-06	JOB # 250933	CLIENT: H.R. DELLINGER
SCALE: 1" = 30'	F.B. 298 Pg. 3	DRAWN BY: S.J.M.

SP 07-06



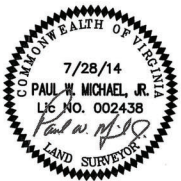
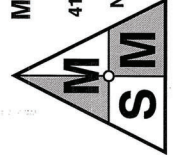
(SEE NOTE 3)



CEMETARY
PARCEL ID #06H004 00 00000
ZONED R9

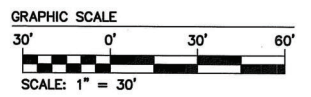
REVISED PER. CITY COMMENTS	NO.	DATE	REVISION / COMMENT / NOTE	BY

MICHAEL SURVEYING & MAPPING, P.C.
41 OLD OYSTER POINT ROAD
SUITE B
NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772



REVISED LAYOUT PLAN
KEY SELF STORAGE
CITY OF HAMPTON
VIRGINIA

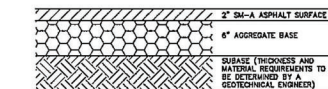
- NOTES:**
1. THIS REVISED LAYOUT PLAN IS NOT A COMPLETE SITE PLAN.
 2. THIS PLAN IS TO REVISE THE LAYOUT PLAN IN THE APPROVED SITE PLAN ENTITLED, "SITE PLAN FOR KEY SELF STORAGE, PHASE 2, #20 POTTERS LANE", DATED SEPTEMBER 15, 2006 AND PREPARED BY WALTERS LAND SURVEYING, LTD, APPROVED SEPTEMBER 19, 2006, SITE PLAN NUMBER SP2006-007.
 3. TOPOGRAPHIC INFORMATION AND BUILDING LAYOUT ARE TAKEN FROM SITE PLAN ENTITLED, "SITE PLAN FOR KEY SELF STORAGE, PHASE 2, #20 POTTERS LANE", DATED SEPTEMBER 15, 2006, PREPARED BY WALTERS LAND SURVEYING, LTD. AND NOT FIELD VERIFIED.
 4. THE PURPOSE OF THIS PLAN IS TO REMOVE, 1 - 100'x25' BUILDING, 1 - 100'x20' BUILDING AND 1 - 70'x30' BUILDING AND REPLACE THEM WITH 1 - 125'x40' BUILDING. OTHER CHANGES FROM THE APPROVED SITE PLAN INCLUDE THE RELOCATION OF THE WATERLINE AND FIRE HYDRANT ON THE NORTH AND EAST OF THE PROPERTY.
 5. THIS PLAN IS TO REVISE THE BUILDING LAYOUT ONLY AND DOES NOT CONSTITUTE A BOUNDARY OR TOPOGRAPHIC SURVEY OF ANY KIND.
 6. TOTAL IMPERVIOUS AREAS TO REMAIN THE SAME AS ON THE APPROVED SITE PLAN, SEE NOTE 2.



Designed PJM	Drawn CAW
Scale 1"=30'	Date 7/28/14
Project No. 13-069	
Drawing No. 10F1	

2nd Submittal SP2014-0019

NOW OR FORMERLY
WILLIAMS HOLDING CORP.
PARCEL ID #06H003 00 00000
ZONED RM

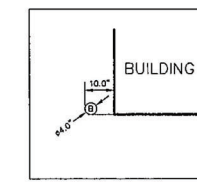


RECOMMENDED PAVEMENT SECTION DETAIL
NOT TO SCALE

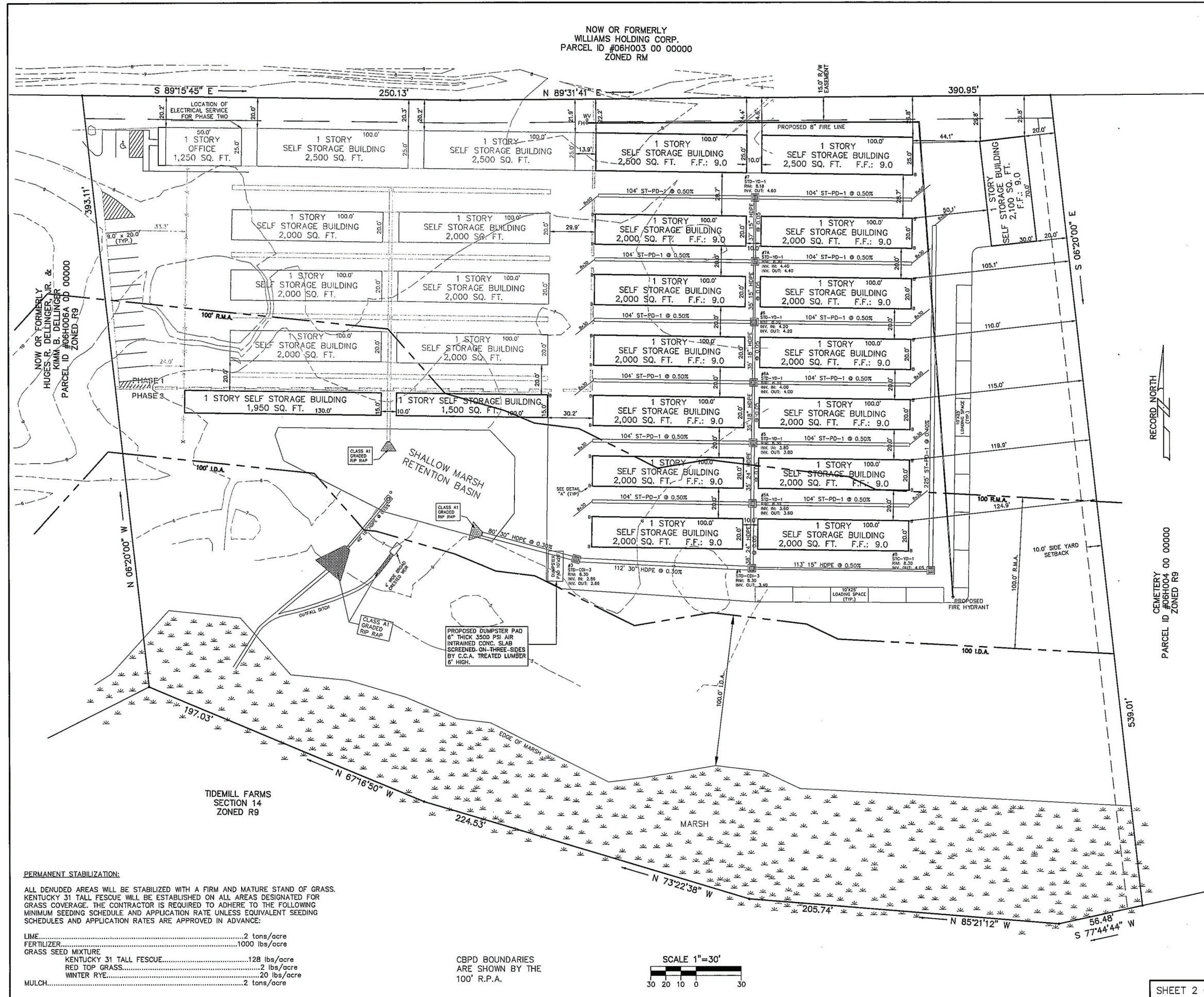
VARIANCE/SPECIAL EXCEPTION GRANTED:

VARIANCE GRANTED WHICH REDUCES THE REQUIRED NUMBER OF PARKING SPACES FROM 54 TO 8 TO ALLOW A PROPOSED ADDITION TO A MINI-STORAGE FACILITY, AS IT IS IN KEEPING WITH WHAT HAS BEEN DONE IN THE PAST FOR OTHER LIKE FACILITIES.

CASE#: 06-13
DATE HEARD: 2-6-06
LOCATION: #20 POTTER LANE



DETAIL "A" - BOLLARDS



PERMANENT STABILIZATION:
ALL DENUDED AREAS WILL BE STABILIZED WITH A FIRM AND MATURE STAND OF GRASS. KENTUCKY 31 TALL FESCUE WILL BE ESTABLISHED ON ALL AREAS DESIGNATED FOR GRASS COVERAGE. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE FOLLOWING MINIMUM SEEDING SCHEDULE AND APPLICATION RATE UNLESS EQUIVALENT SEEDING SCHEDULES AND APPLICATION RATES ARE APPROVED IN ADVANCE:

LIME.....	2 tons/acre
FERTILIZER.....	1000 lbs/acre
GRASS SEED MIXTURE	
KENTUCKY 31 TALL FESCUE.....	128 lbs/acre
RED TOP GRASS.....	2 lbs/acre
WINTER RYE.....	20 lbs/acre
MULCH.....	2 tons/acre

CBPD BOUNDARIES ARE SHOWN BY THE 100' R.P.A.
SCALE 1"=30'
30 20 10 0 30

SITE PLAN

KEY SELF STORAGE

CITY OF HAMPTON, VIRGINIA

WALTERS' LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057 FAX: (757) 898-2862

DATE : 02-07-06	JOB # 250933	CLIENT : H. R. DELLINGER
SCALE : 1" = 30'	F.B. 298 Pg. 3	DRAWN BY : S.J.M.

NOW OR FORMERLY
WILLIAMS HOLDING CORP.
PARCEL ID #06H003 00 00000
ZONED RM

INITIATE INLET DROP PROTECTION
AROUND ALL MANHOLES (SEE
STANDARD DETAILS PAGE)

E&S NARRATIVE

PROJECT DESCRIPTION:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT ADDITIONAL SELF STORAGE UNITS.

EXISTING SITE CONDITIONS:
SITE IS CLEARED

ADJACENT PROPERTIES:
THE PROPERTY IS BOUNDED TO THE NORTH BY POTTER LAND AND UNDEVELOPED PROPERTY OF WILLIAMS HOLDING CORPORATION; TO THE SOUTH BY TIDE MILL FARMS SUBDIVISION; TO THE WEST BY UNDEVELOPED PROPERTY OF HUGHES R. DELLINGER, ET UX; TO THE EAST BY CEMETARY.

OFF SITE PROPERTIES:
EXCAVATED MATERIALS FROM ON SITE EXCAVATION WILL BE STOCKPILED ON SITE.

SOILS:
THE PREDOMINANT ON SITE SOIL IS (26) UDORTMENTS-DUMPS (COMPLEX); (1) ALTAVISTA (FINE SANDY LOAM 0-3% SLOPE); (6) BOHICKET (MUCK, 0-1% SLOPE, FREQUENTLY FLOODED, HYDRIC, SHRINK SWELL-HIGH).

EROSION & SEDIMENT CONTROL MEASURES:
ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VESCHB, LATEST EDITION.

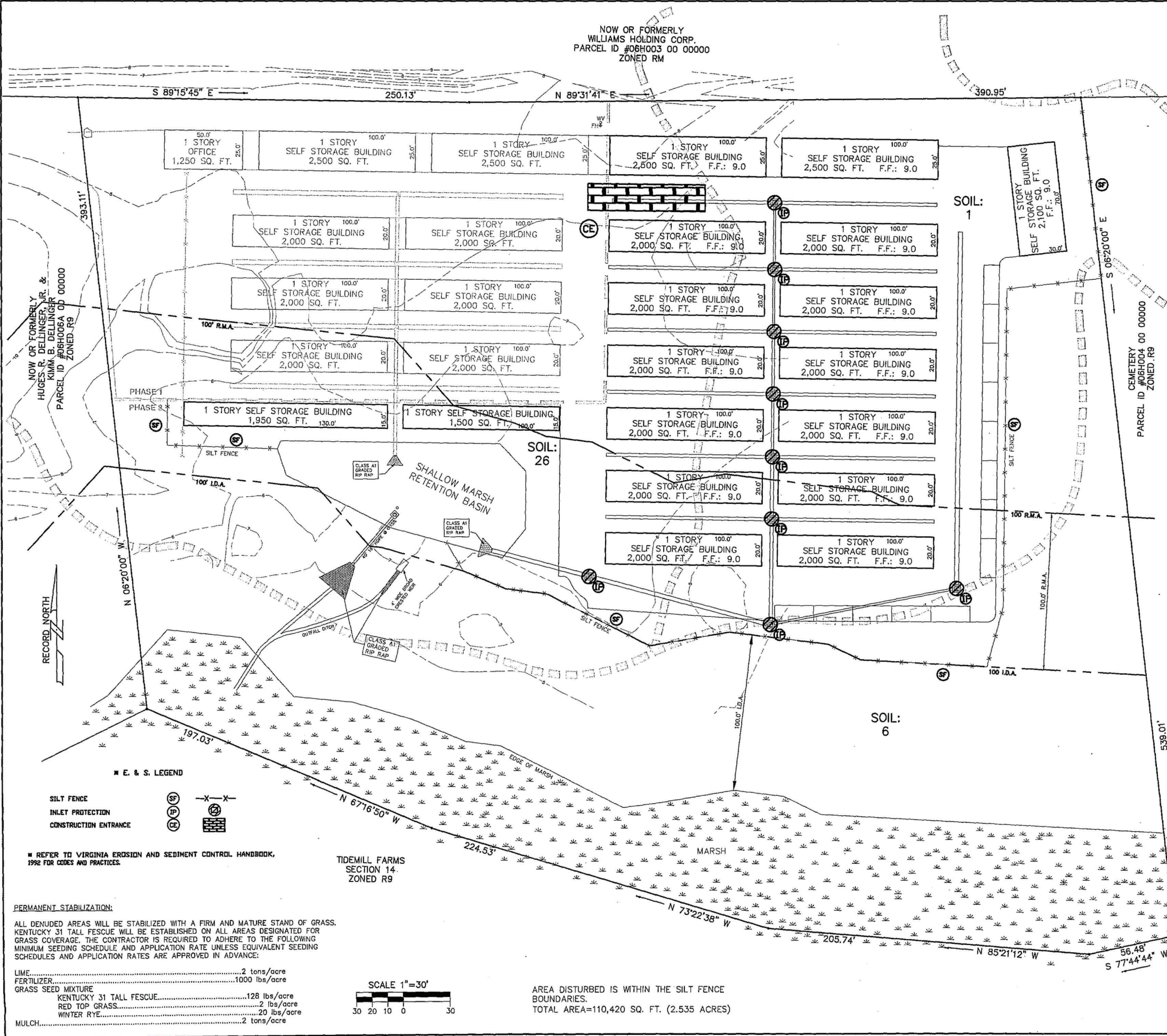
STRUCTURAL PRACTICES:

1. OUTLET PROTECTION (OP)-3.18
RIPRAP IS TO BE PLACED AT THE OUTLET OF PIPES AS INDICATED ON THE PLANS.
2. SILT FENCE (SF)-3.05
SF WILL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT LADEN RUNOFF FROM SHEET FLOW AS SHOWN ON THE PLANS.

3. TREE PROTECTION (TP)-3.38
SILT FENCE WILL BE PLACED AROUND THE TREES AND VEGETATIVE AREAS THAT ARE NOT TO BE DISTURBED DURING CONSTRUCTION. THIS WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT AND SOIL COMPACTION.

VEGETATIVE PRACTICES:

1. TEMPORARY SEEDING (TS)-3.31
ALL DENUDEED AREAS THAT WILL BE LEFT DORMANT FOR LONGER THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING ROUGH GRADING OF THE AREA. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
2. PERMANENT SEEDING (PS)-3.32
PS SHALL BE APPLIED TO ALL DENUDEED AREAS THAT WILL BE LEFT DORMANT FOR MORE THAN ONE YEAR AND TO ALL AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED.
3. MULCHING (MU)-3.35
APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION FROM RAINDROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW. TO FOSTER GROWTH OF VEGETATION BY INCREASING AVAILABLE MOISTURE AND PROVIDING INSULATION AGAINST EXTREME HEAT AND COLD. MULCH IMMEDIATELY FOLLOWING SEEDING.
4. EROSION CONTROL MATTING (B/M)-3.36
B/M SHALL BE INSTALLED IMMEDIATELY OVER FILL/CUT SLOPES IN CRITICAL EROSION AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE AND SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY.



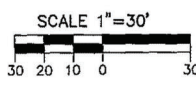
E & S LEGEND

- SILT FENCE (SF) [Symbol]
- INLET PROTECTION (IP) [Symbol]
- CONSTRUCTION ENTRANCE (CE) [Symbol]

REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 1992 FOR CODES AND PRACTICES.

PERMANENT STABILIZATION:
ALL DENUDEED AREAS WILL BE STABILIZED WITH A FIRM AND MATURE STAND OF GRASS. KENTUCKY 31 TALL FESCUE WILL BE ESTABLISHED ON ALL AREAS DESIGNATED FOR GRASS COVERAGE. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE FOLLOWING MINIMUM SEEDING SCHEDULE AND APPLICATION RATE UNLESS EQUIVALENT SEEDING SCHEDULES AND APPLICATION RATES ARE APPROVED IN ADVANCE:

LIME.....	2 tons/acre
FERTILIZER.....	1000 lbs/acre
GRASS SEED MIXTURE	
KENTUCKY 31 TALL FESCUE.....	128 lbs/acre
RED TOP GRASS.....	2 lbs/acre
WINTER RYE.....	20 lbs/acre
MULCH.....	2 tons/acre

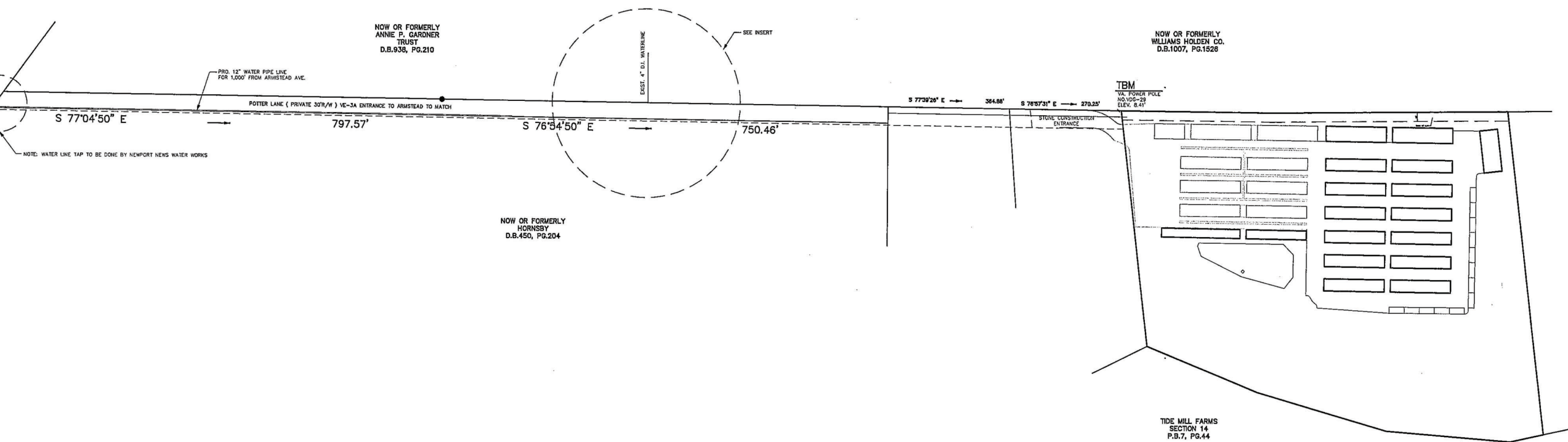


AREA DISTURBED IS WITHIN THE SILT FENCE BOUNDARIES.
TOTAL AREA=110,420 SQ. FT. (2.535 ACRES)

EROSION & SEDIMENT PLAN

KEY SELF STORAGE
CITY OF HAMPTON, VIRGINIA
WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057 FAX: (757) 898-2862

NORTH ARMISTEAD AVENUE
N 32°15'32" E



NOW OR FORMERLY
ANNIE P. GARDNER
TRUST
D.B.936, PG.210

NOW OR FORMERLY
HORNSBY
D.B.450, PG.204

NOW OR FORMERLY
WILLIAMS HOLDEN CO.
D.B.1007, PG.1526

TIDE MILL FARMS
SECTION 14
P.B.7, PG.44

DRAWING IS N.T.S.

General Notes - Grinder Pump Systems

1. Grinder pumps shall be environmental/one, model: Farrell CP-210
2. The pump is to be a semi-positive displacement type; 15 GPM at 0 FT.TD; 11 GPM at 8 FT.TD.
3. The tank shall be 60 gallon; non-corrosive, heavy-duty, reinforced fiberglass, suitable for indoor use; integral foregress access included.
4. The grinder shall consist of two hardened stainless steel cutters rotating at motor speed in precision relationship to hardened alloy shredding ring to produce a finely divided slurry.
5. Piping connections: Inlet for 4-inch lateral discharge is 1-1/4-inch npt.
6. The motor shall be 1hp, 1725 RPM, high-torque, capacitor-start, 240 volt, 60 hertz, 3 phase, with integral automatic reset, thermal protector.
7. The controls shall be non-fouling static sensor and pressure switch system with no moving parts in contact with sewage; seal-contained unit.
8. Two check valves shall be provided; one integral on discharge pipe inside tank, one for sewer system use between fullparted, nonfouling, clopper type.
9. An anti-siphon valve shall be included on the discharge pipe inside the tank.
10. High water level, power failure and pump alarms shall be provided; alarm panel with on alarm test function shall also be provided; as shall a remote display with audible alarm. The alarm system shall be provided with a back-up supply.
11. Electric testing shall be performed by the electrical subcontractor (or Master Electrician) in the presence of the electrical inspector. Testing will be to ensure that the station operates as intended and to comply with all possible other requirements relating to successful operation as outlined in the Virginia Sewerage Regulations.
12. The control console as alarm system shall be located on an inside wall of the building in an accessible and visible location as close to the grinder pump as possible.
13. The wet well of the grinder pump shall be vented through the building plumbing system as required by the BOCA plumbing code.
14. A disconnect shall be provided adjacent to the pump per NEC code. The pump controls are located in the top housing of the core unit inside a waterproof access cover. They may also be located adjacent to the disconnect, in a NEMA 4 box.
15. All electrical equipment must be UL listed.
16. All equipment shall be tested in accordance with the NEC.
17. The force main shall be schedule 40 pvc pipe (ASTM D 2685)
18. Schedule 40 solvent welded joints shall be used in accordance with the manufacturer's recommendations or in accordance with ASTM D 1855.
19. Class 150 pipe shall be gasketed joints. Rubber gasket shall be in accordance with ASTM 1862.
20. Thrust restraint shall be provided for gasket type piping at all bends, tees and changes of direction.
21. Force main piping shall be tested at 60 psi for 30 minutes. Leakage shall not exceed at limits established by the Virginia Sewerage Regulations.
22. The grinder pump and the proposed force main are to remain private.

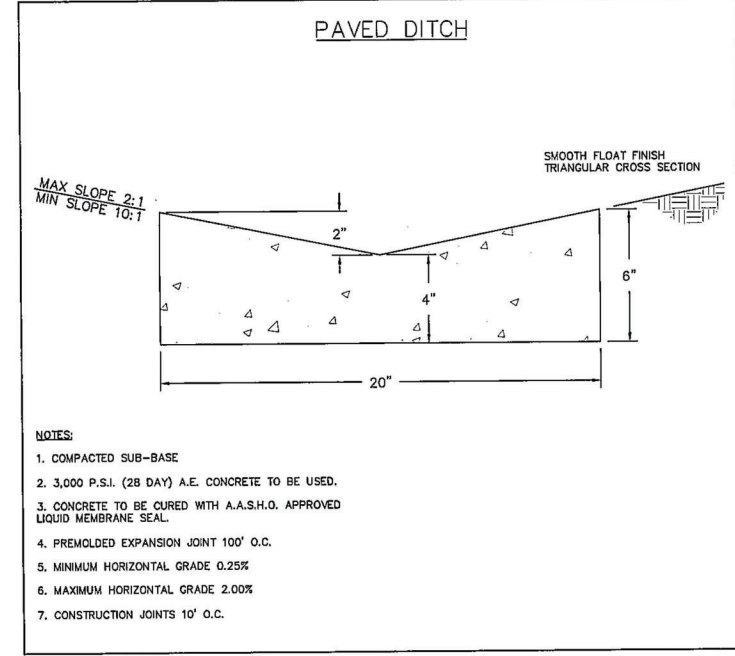
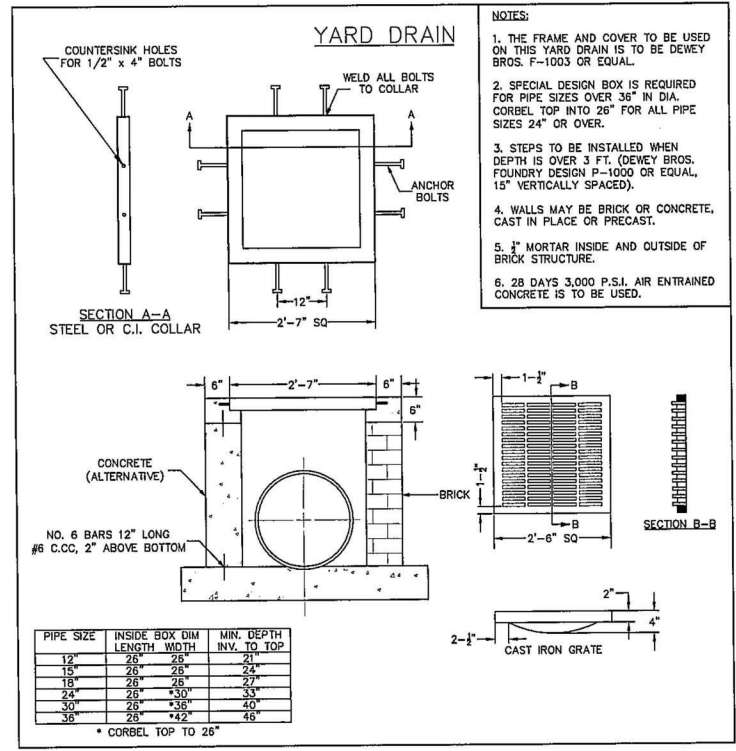
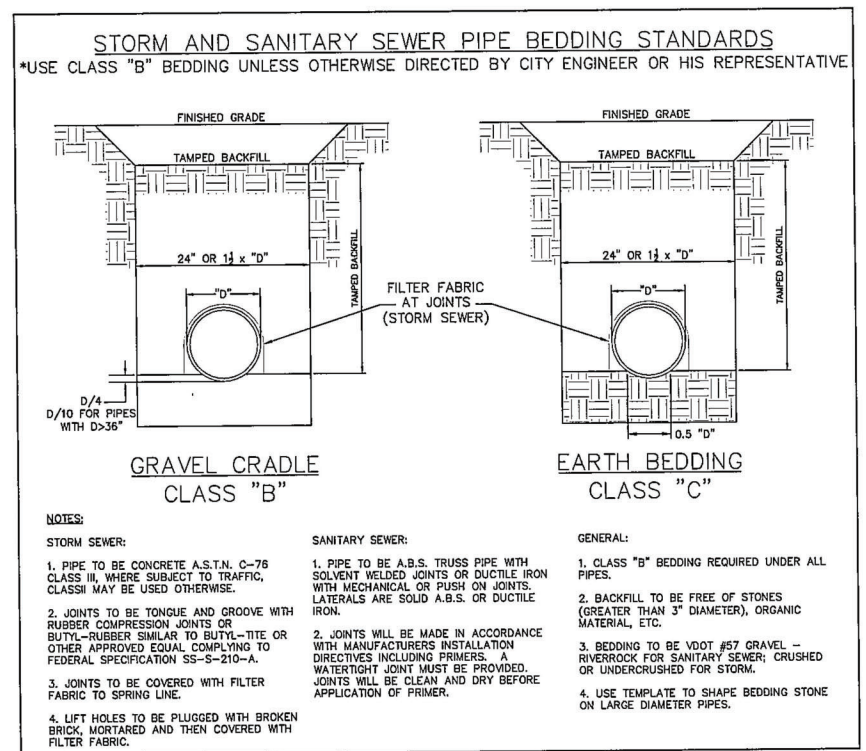
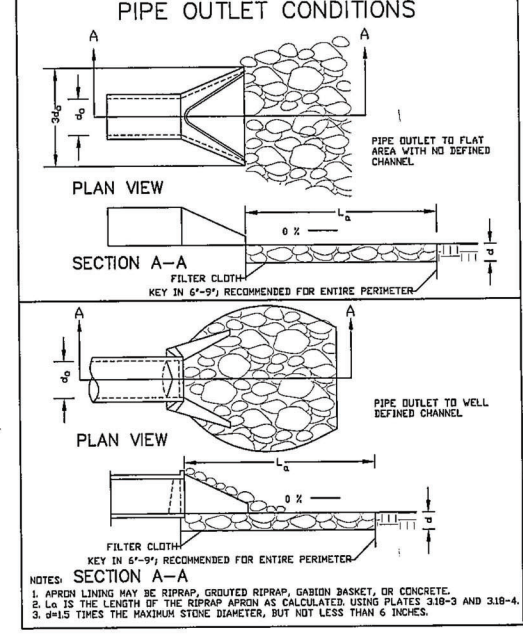
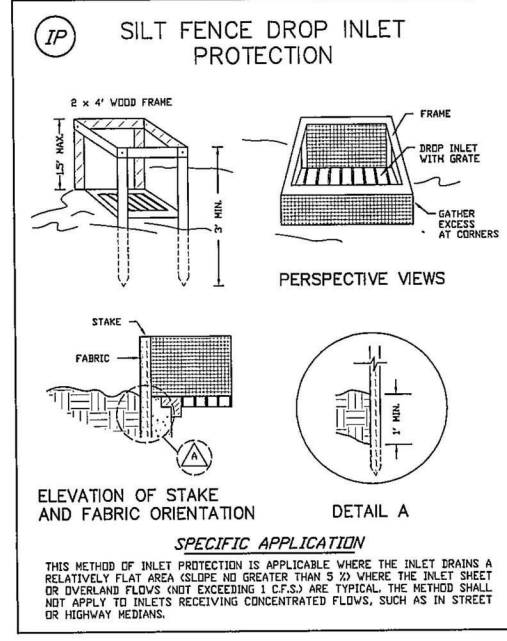
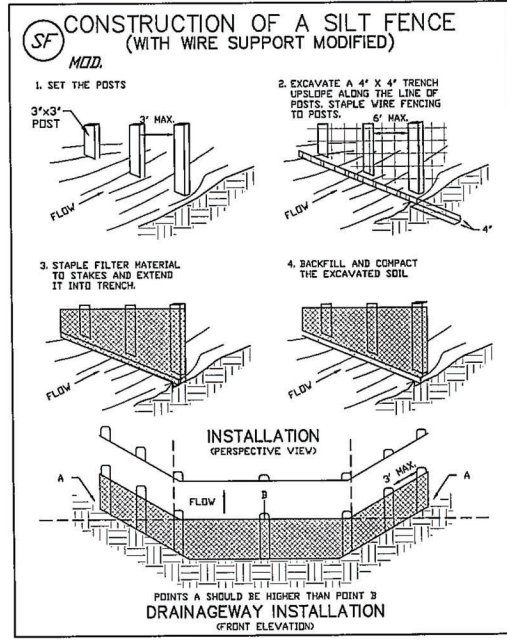
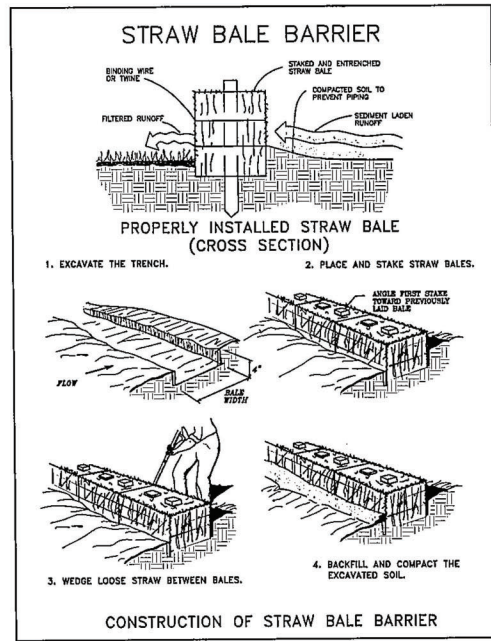
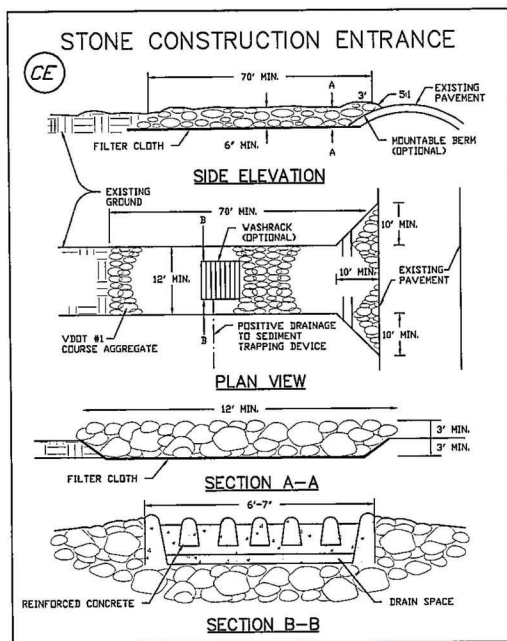
RIGHT-OF-WAY

KEY SELF STORAGE

CITY OF HAMPTON VIRGINIA

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057 FAX: (757) 898-2862

SHEET 4 OF 5	DATE: 02-07-06	JOB #: 250933	CLIENT: H.R.DELLINGER
	SCALE: 1" = 30'	F.B. 298 Pg. 3	DRAWN BY: S.J.M.



STANDARD DETAILS

KEY SELF STORAGE

CITY OF HAMPTON, VIRGINIA

WALTERS LAND SURVEYING, LTD.
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 NEWPORT NEWS, VIRGINIA 23608
 PHONE: (757) 898-1057 FAX: (757) 898-2862

BRIDGETRUST TITLE GROUP

STATUS OF TITLE SCHEDULE A

Your No:

File No : VAC001223

Effective Date - April 25, 2023 at 08:00AM

Issue Date: May 1, 2023 at 12:06 pm

Prepared for:

Inquiries Should be Directed to:

KENT ADVISORY SOLUTIONS

BridgeTrust Title Group
One Columbus Center, Suite 200
Virginia Beach, VA 23462
757-671-7413

1. The estate or interest in the land described or referred to in the report and covered herein is FEE SIMPLE.
2. Title to said estate or interest in said land is at the effective date hereof vested in:

Langley Storage Associates, LLC, a Virginia limited liability company
3. The land referred to in this report is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Issued by:

BridgeTrust Title Group

One Columbus Center, Suite 200

Virginia Beach, VA 23462

Phone: 757-671-7413 ~ Fax: 800-526-3329



By _____

Authorized Signatory

EXHIBIT "A"

PARCEL ONE:

ALL THAT certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and known and designated as "7.28 Acres" as shown on a plat of survey entitled "PLAT SHOWING PROPERTY OF MEG, INC., BEING LOCATED NEAR ARMISTEAD AVENUE, HAMPTON, VIRGINIA" made by Andrew Becouvariakis, C.L.S., dated May 12, 1976, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 494, Page 669.

PARCEL TWO:

ALL THAT certain tract or parcel of land containing five (5) acres, more or less, located in Wythe Borough, City of Hampton, Virginia, bounded on the North by the land now or formerly owned by Hinton Gardner; on the East by the other land now or formerly of the Richardson's estate; on the South by the land now or formerly of the Estate of Joe Parker; and on the West by the land now or formerly of L.A. Turner.

PARCEL THREE:

ALL THAT certain tract or parcel of land containing two and one-half (2 1/2) acres, more or less, located in Wythe Borough, City of Hampton, Virginia, bounded on the North by the land now or formerly owned by Hinton Gardner; on the East by the other land now or formerly Henry Jordan; on the South by the land now or formerly of the Estate of Joe Parker; and on the West by the land now or formerly of the Richardson Estate.

LESS AND EXCEPT that property conveyed to the Commonwealth of Virginia by Certificate of Take recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 670 at page 501, with Order recorded in Deed Book 693 at page 75 and plats recorded in State Highway Plat Book 5 at page 190-194.

TOGETHER WITH rights and easements contained in Easement and Maintenance Agreement recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 030029223.

FURTHER TOGETHER WITH rights an easements contained in Easement and Maintenance Agreement recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 100013968.

IT BEING the same property conveyed to Langley Storage Associates, LLC by deed dated May 27, 2021 from H. R. Dellinger, Jr., Trustee of the Dellinger Virginia Business Trust and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 210010417.

BridgeTrust Title Group

STATUS OF TITLE
SCHEDULE B

The property described in Schedule A is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, not appearing in the public records or attaching subsequent to the effective date hereof.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records.
3. Special Exceptions:
 - (a) Real Estate taxes and Stormwater fees accruing from the beginning of the second half of the fiscal year 2022-2023, and subsequent semi-annual payments, not yet due and payable.
 - (b) Easement to Chesapeake and Potomac Telephone Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 64 at page 581.
 - (c) Easement to Virginia Electric and Power Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 191 at page 269.
 - (d) Easement to Virginia Electric and Power Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 191 at page 272.
 - (e) Avigation Easement to the United States of America recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 201 at page 53.

BridgeTrust Title Group

STATUS OF TITLE
SCHEDULE B (Continued)

- (f) Easement to Virginia Electric and Power Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 232 at page 429.
- (g) Easement to Virginia Electric and Power Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 257 at page 171.
- (h) Easement to Virginia Electric and Power Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 275 at page 43.
- (i) Easement to Chesapeake and Potomac Telephone Company recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 302 at page 483.
- (j) Fifteen (15) foot right of way shown on plat attached to deed recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 450 at page 204 and shown on plat attached to deed recorded in 494 at page 669.
- (k) Deed of Easement to the City of Hampton, Virginia recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 624 at page 464.
- (l) Rights and easements contained in Certificate recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 670 at page 501, with Order recorded in Deed Book 693 at page 75 and plats recorded in State Highway Plat Book 5 at pages 190-194.
- (m) Use restrictions relating to Notice recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1214 at page 1625.
- (n) Easement and Maintenance Agreement recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 030029223.
- (o) Declaration of Covenants for Storm and Surface Water Facility and System Maintenance recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 040008427.

BridgeTrust Title Group

STATUS OF TITLE
SCHEDULE B (Continued)

- (p) Deed of Easement to the City of Newport News recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 060026091.
- (q) Easement and Maintenance Agreement recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 100013968.
- (r) Rights of others in and to the use of appurtenant easements described on Schedule A hereof.
- (s) Riparian rights of others incident to the premises.
- (t) Rights of the United States of America and the Commonwealth of Virginia to regulate that portion of the property which may be deemed wetlands.
- (u) Rights of others in and to the poles, hydrants, drains shown on that survey made by Davis & Associates, P.C. dated May 26, 2021.
- (v) Rights of tenants in possession under unrecorded leases.
- (w) Credit Line Deed of Trust from Langley Storage Associates, LLC, a Virginia limited liability company to TBVAT, LLC, Trustee, for TowneBank dated June 2, 2021 and duly recorded in the Clerk's Office of the Circuit Court of City of Hampton, Virginia, on June 3, 2021 at 03:57 pm as Instrument Number 210010418, securing the principal sum of \$1,440,000.00.
- (x) Assignment of Rents in favor of TowneBank recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 210010419.

BridgeTrust Title Group

STATUS OF TITLE
SCHEDULE B (Continued)

REAL ESTATE TAX INFORMATION

RPC No.	6000828 (Parcel One)
Land Assessment:	\$180,400.00
Building Assessment:	\$1,599,300.00
Total Assessment:	\$1,779,700.00
Semi-Annual Tax:	\$9,620.54
Semi-Annual Stormwater:	\$3,313.98

RPC No.	6000829 (Parcel Two)
Land Assessment:	\$27,900.00
Building Assessment:	\$0.00
Total Assessment:	\$27,900.00
Semi-Annual Tax:	\$164.61
Semi-Annual Stormwater:	\$64.98

RPC No.	6000830 (Parcel Three)
Land Assessment:	\$50,000.00
Building Assessment:	\$0.00
Total Assessment:	\$50,000.00
Semi-Annual Tax:	\$295.00
Semi-Annual Stormwater:	\$64.98

Paid thru the first half of the fiscal year 2022-2023.

BridgeTrust Title Group
STATUS OF TITLE
SCHEDULE B (Continued)

This STATUS OF TITLE REPORT is not to be construed as title insurance or as an opinion of title. An ALTA Title Insurance Policy may be obtained through BridgeTrust Title Group.

This STATUS OF TITLE REPORT contains summary information on the condition of title to the subject property for 60 years, unless otherwise stated. This information is derived from documents and instruments disclosed from public records in the city or county in which the subject property is located. No inspection has been made in any court other than the local Circuit Court in which matters of title are customarily and routinely docketed. This STATUS OF TITLE REPORT makes no representation or opinion as to the insurability or marketability to title.

This report contains no legal opinions of any kind. BridgeTrust Title Group undertakes no responsibility to provide information not set forth in the public records as of the effective date, and shall have no liability for the accuracy or completeness of information set forth in recorded documents or other public records.

This report does not include facts as might be disclosed by an accurate survey, or facts relating to any rights of parties in possession. Nor does it include any information regarding building locations, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, environmental matters, presence of hazardous waste, or any other matters which would be disclosed by a personal inspection of the property.

BridgeTrust Title Group expressly disclaims any liability hereunder to anyone other than the recipient of this report, who is Kent Advisory Solutions. The recipient of this report acknowledges and agrees that this report is prepared for the recipient's use and benefit only and may not be relied upon, delivered to or utilized by any third party for any purpose. Since an ALTA Title Insurance Policy may be obtained through BridgeTrust Title Group, the liability of BridgeTrust Title Group for negligence, errors, or omissions in or under this report and all continuations shall be limited for all purposes and in all cases to actual damages up to a maximum amount of \$500.00. Payment for this report of title and/or reliance thereupon for any purpose shall be binding upon and shall constitute and confirm the express and complete agreement of the parties to each and all of the terms set forth herein.

Notwithstanding anything to the contrary herein, the liability under this STATUS OF TITLE REPORT shall terminate one year from the effective date and any continuations thereof.

EXHIBIT B

210010417

Prepared by: Robert C. Barclay IV, VSB# 27135, P. O. Box 1475, Portsmouth, Virginia 23705

Return to: BridgeTrust Title Group One Columbus Center, Suite 200 Virginia Beach, Virginia 23462

RPC No. Parcel One: 6 000828; Parcel Two 6000829; Parcel Three 6000830

Title insurance provided by: Fidelity National Title Insurance Company

Consideration: \$1,800,000.00

Tax Assessed Value: \$1,554,300.00

**H. R. DELLINGER, JR.,
TRUSTEE OF THE DELLINGER
VIRGINIA BUSINESS TRUST**

TO

DEED OF BARGAIN AND SALE

LANGLEY STORAGE ASSOCIATES, LLC

THIS DEED OF BARGAIN AND SALE, made and entered into this 27th day of May, 2021, by and between **H. R. DELLINGER, JR., TRUSTEE OF THE DELLINGER VIRGINIA BUSINESS TRUST**, a Virginia business trust, Grantor, and **LANGLEY STORAGE ASSOCIATES, LLC**, a Virginia limited liability company, Grantee, whose address is 1604 Hilltop West, Suite 204, Virginia Beach, Virginia, 23451.

WITNESSETH:

That for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with SPECIAL WARRANTY unto Langley Storage Associates, LLC, a Virginia limited liability company, the following described real estate, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

WITNESS the following signature and seal:

DELLINGER VIRGINIA BUSINESS TRUST

BY: H. R. Dellinger, Jr. (SEAL)
H. R. Dellinger, Jr., Trustee

STATE OF VIRGINIA,

CITY OF PORTSMOUTH, to-wit:

The foregoing instrument was acknowledged before me this 28th day of May, 2021 by H. R. Dellinger, Jr., Trustee of the Dellinger Virginia Business Trust, a Virginia business trust.

Darlene M. Gardner
Notary Public

My commission expires: 05/31/2024
Notary Registration No.: 189746



EXHIBIT "A"

PARCEL ONE:

ALL THAT certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and known and designated as "7.28 Acres" as shown on a plat of survey entitled "PLAT SHOWING PROPERTY OF MEG, INC., BEING LOCATED NEAR ARMISTEAD AVENUE, HAMPTON, VIRGINIA" made by Andrew Becouvariakis, C.L.S., dated May 12, 1976, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 494, Page 669.

IT BEING the same property conveyed to H. R. Dellinger, Jr. and Kim B. Dellinger, Co-Trustees of the Dellinger Virginia Business Trust, a Virginia business trust, by deed from Key Shelf Storage, LLC, a dissolved limited liability company by its sole members H. R. Dellinger, Jr. and Kim B. Dellinger, dated March 20, 2014 and recorded as Instrument Number 140003427.

PARCEL TWO:

ALL THAT certain tract or parcel of land containing five (5) acres, more or less, located in Wythe Borough, City of Hampton, Virginia, bounded on the North by the land now or formerly owned by Hinton Gardner; on the East by the other land now or formerly of the Richardson's estate; on the South by the land now or formerly of the Estate of Joe Parker; and on the West by the land now or formerly of L.A. Turner.

IT BEING the same property conveyed to H. R. Dellinger, Jr. and Kim B. Dellinger, Co-Trustees of the Dellinger Virginia Business Trust, a Virginia business trust, by deed from Dad's Pitt, LLC, a dissolved limited liability company by its sole members H. R. Dellinger, Jr. and Kim B. Dellinger, dated March 20, 2014 and recorded as Instrument Number 140003428.

PARCEL THREE:

ALL THAT certain tract or parcel of land containing two and one-half (2 1/2) acres, more or less, located in Wythe Borough, City of Hampton, Virginia, bounded on the North by the land now or formerly owned by Hinton Gardner; on the East by the other land now or formerly Henry Jordan; on the South by the land now or formerly of the Estate of Joe Parker; and on the West by the land now or formerly of the Richardson Estate.

IT BEING the same property conveyed to H. R. Dellinger, Jr. and Kim B. Dellinger, Co-Trustees of the Dellinger Virginia Business Trust, a Virginia business trust, by deed from Land Prospects, LLC, a dissolved limited liability company by its sole members H. R. Dellinger, Jr. and Kim B. Dellinger, dated March 20, 2014 and recorded as Instrument Number 140003429.

LESSAND EXCEPT that property conveyed to the Commonwealth of Virginia by Certificate of Take recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 670 at page 501, with Order recorded in Deed Book 693 at page 75 and plats recorded in State Highway Plat Book 5 at page 190-194.

TOGETHER WITH rights and easements contained in Easement and Maintenance Agreement recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 030029223.

FURTHER TOGETHER WITH rights and easements contained in Easement and Maintenance Agreement recorded in the Clerk's Office of the C
Instrument Number 100013968.

**INSTRUMENT 210010417
RECORDED IN THE CLERK'S OFFICE OF
HAMPTON CIRCUIT COURT ON
JUNE 3, 2021 AT 03:57 PM
\$1800.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$900.00 LOCAL: \$900.00
LINDA B. SMITH, CLERK
RECORDED BY: MJB**