

Proposed DOLLAR TREE Store



Hampton, Virginia

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About Us

- Optimum store size is approximately 10,000 square feet, with a minimum of 70 feet of frontage
- All stores incorporate the same philosophy: Bright Stores, Big Signs and a Clean Environment
- Continue growth by back filling existing markets and expanding into new markets
- Ideal market areas include:
 - Neighborhood centers with big box discounters or dominant grocery stores
 - Stand alone locations within a retail corridor, easy ingress/egress, ample parking
 - Small strip centers with strong traffic counts and high visibility
 - Populations counts of at least 20,000 within a 5-mile radius
 - Average household income of \$25,000 to \$60,000



Briarfield Road



Briarfield Road



Aberdeen Road

Aberdeen Road

Surrounding Parcels



Neighboring Architecture



Current Conditions of Proposed Site



Current Conditions of Proposed Site



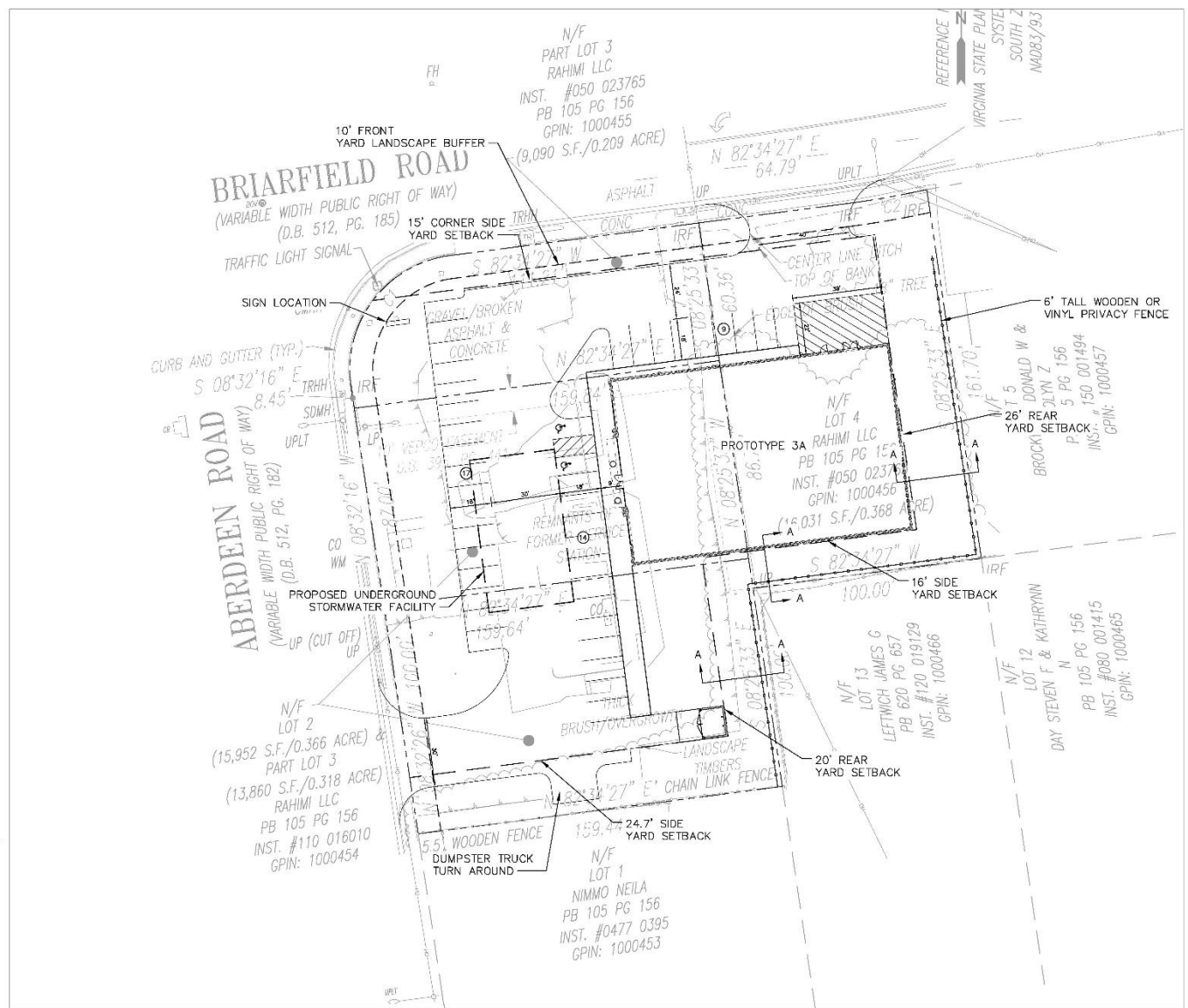
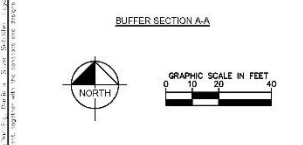
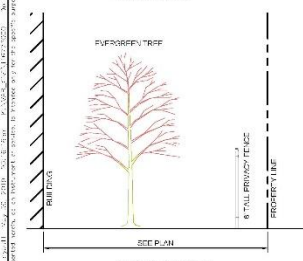
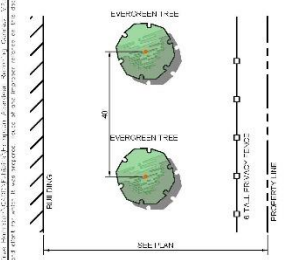
Proposed Site Plan

SITE DATA	
JURISDICTION	HAMPTON
ADDRESS	804 ABERDEEN ROAD
EXISTING ZONING	C-1 /R-11
PROPOSED ZONING	C-1
SITE AREA	1.27 AC±
BUILDING AREA	9,977 S.F.
MIN. PARKING REQUIRED	40 SPACES
PARKING PROVIDED	40 SPACES
FRONT YARD SETBACK	0 FT
CORNER SIDE YARD SETBACK	15 FT
SIDE YARD SETBACK	10% LOT WIDTH, 10 FT MIN
REAR YARD SETBACK	10% LOT WIDTH, 20 FT MIN

PLAN NOTES

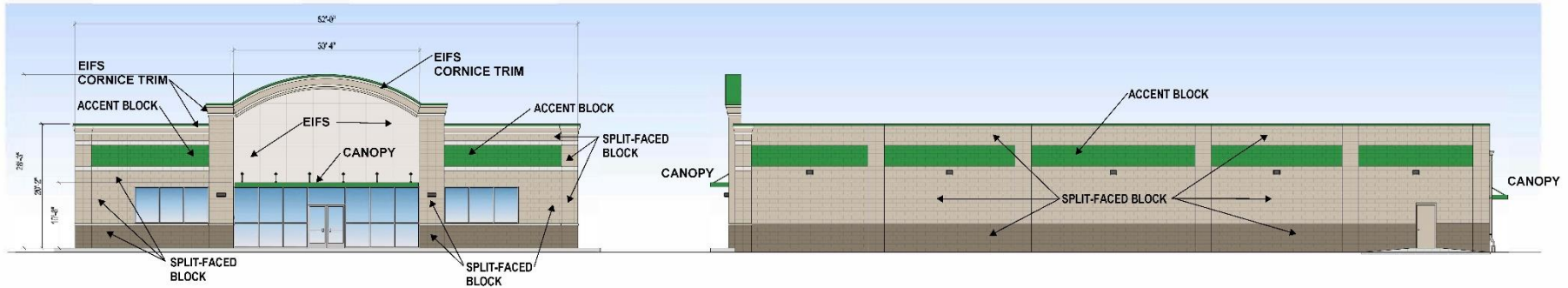
1. 5 SLOTS PER HOUR BEING PROVIDED IN MANY MANUFACTURE TOOLS NOT QUALIFIED TO MEET ALL REQUIREMENTS FOR ZONING REGULATIONS. NON-STEEL DRUMMING, GROWING, UTILITY EXHAUSTIVE, AND TOILET LIKE OPERATIONS ARE PROHIBITED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.

2. ZONING IS REQUIRED.



		2025 05/29/19 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 19000457	
		REZONING EXHIBIT ABERDEEN ROAD AND BRIARFIELD ROAD	
DOLLAR TREE		VIRGINIA	
SHEET NUMBER 5		HAMPTON	

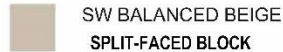
Proposed Building Elevations



Canopy to be supplied and installed by Dollar Tree's sign vendor



SW ENVY
ACCENT BLOCK



SW BALANCED BEIGE
SPLIT-FACED BLOCK



SW AESTHETIC WHITE
SPLIT-FACED BLOCK



SW VIRTUAL TAUPE
SPLIT-FACED BLOCK

HAMPTON , VA

Dollar Tree - Fee Dev

MAY 1, 2019
REVISED MAY 29, 2019

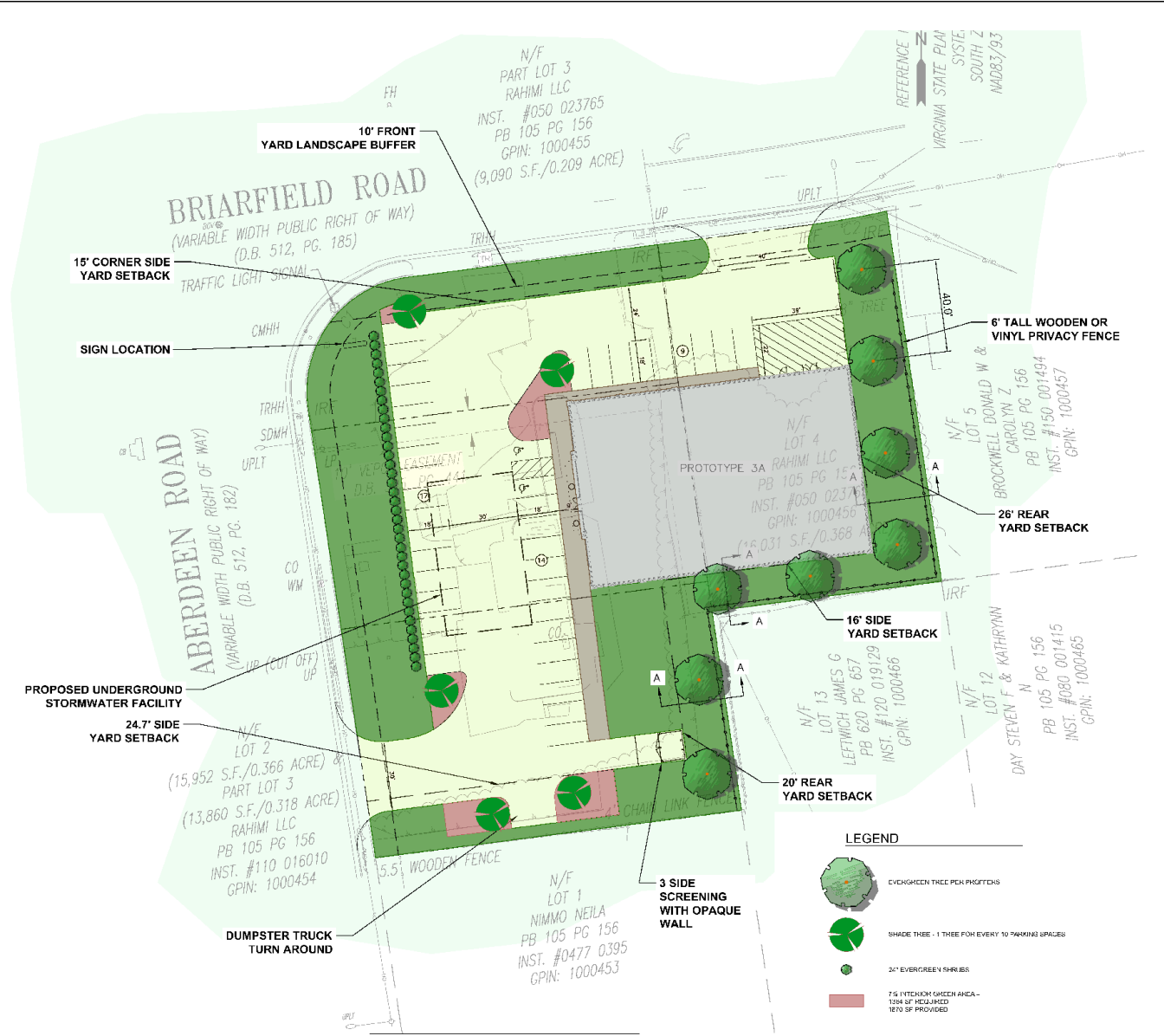
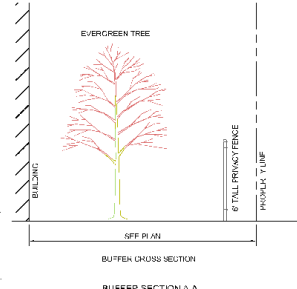
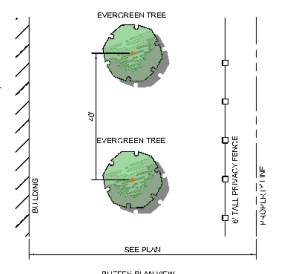


Proposed Site Landscaping

SITE DATA	
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PLAN NOTES:

- "AS SHOWN" BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORMWATER, GRADING, UTILITY EASEMENTS AND THE LINE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THE SITE.
- REZONING IS REQUIRED.



LEGEND

	EVERGREEN TREE PER PROFFITS
	SHADE TREE - 1 TREE FOR EVERY 10 PARKING SPACES
	24" EVERGREEN SHRUBS
	7% INTERIOR GREEN AREA - 100 SF REQUIRED 1270 SF PROVIDED

DATE	BT
REVISIONS	REG-048
NO.	DATE
Kimley-Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 455 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462 PHONE: 757.213.6001 WWW.KHAEYR.COM	
CIVIL NO. 19-0773000 DATE 05/29/19 SCALE: AS SHOWN DESIGNED BY DDD DRAWN BY DDD CHECKED BY DDD PROJECT NO. 47	REZONING EXHIBIT ABERDEEN ROAD AND BRIARFIELD ROAD
DOLLAR TREE VIRGINIA	
SHEET NUMBER	V3



Suffolk, VA



Newport News, VA



Clermont, FL

Let us plant a Tree
in your neighborhood!

