



Application for
Use Permit

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

OFFICE USE ONLY
Date Received:

Received
9/17/2024

Case Number: UP 24-0435

1. PROPERTY INFORMATION

Address or Location 112 Research Dr

LRSN 6000988 Zoning District LBP

Current Land Use Vacant

Proposed Land Use Community Center in conjunction with a warehouse, distribution center

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 Economic Development Authority

Address 1 Franklin St City Hampton State VA Zip 23669

Phone 757-727-6237 Email myaz@hampton.gov

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Virginia Peninsula Foodbank – Bob Latvis

Address 2401 Aluminum Avenue City Hampton State VA Zip 23661

Phone 757-596-7188 Email blatvis@hrfoodbank.org

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name W.M. Jordan Company, Inc. – Erik Mills

Address 11010 Jefferson Avenue City Newport News State VA Zip 23601

Phone 757-342-6195 Email emills@wmjordan.com

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.

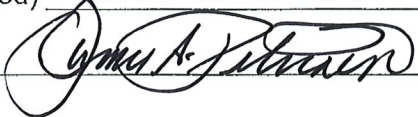
"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. 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 Economic Development Authority of the City of Hampton, Virginia

Signed by:

Name (printed) James A. Peterson, Its (title) Chair

* Signature  Date 9/17/2024

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

* See attached Disclaimer

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"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

SIGNATURE DISCLAIMER

Sections 14-3 and 14-21 of the City zoning ordinance require the written consent of the subject property owner for all use permit and rezoning applications. The Economic Development Authority of the City of Hampton, Virginia (EDA) is the current owner of the subject property. Accordingly, the EDA Chair's signature represents the EDA's consent to process the application, but does not constitute and should not be deemed to be an agreement by the EDA to dispose of its property nor is it an endorsement of any development proposal.



Use Permit Application – Narrative Statement

Proposed New Construction Peninsula Foodbank Project

120 Research Drive Hampton, VA 23666

The Virginia Peninsula Foodbank is proposing to acquire this land to partially clear and build a new 13,500 SF pre-engineered metal building. This building will contain a combination of dry, chilled, and frozen pallet storage space complete with a chilled loading dock, offices and meeting rooms, as well as a food distribution and shopping area for the community. The building will be fully conditioned and connected to city water and sewer. The site footprint is approximately 4.5 acres and will include the building, landscape, entrances and roadways, and parking lots. This building will not contain any dwelling units.

The current site is undisturbed landscape. There are no existing parking spaces and current design shows 56 spaces new parking spaces and 4 loading docks with this site development. The main entrance to the site will be from Research Drive through the existing entrances used by the adjacent address, 130 Research Drive. Vehicular traffic plans are included in the site plan documents.

This facility will be primarily used as a storage space for frozen, refrigerated, and dry non-perishable food that will be distributed throughout the service area. This added storage space will enable the Foodbank to receive and distribute higher quantities and varieties of food items to families experiencing food insecurity, especially first-quality produce items. The Foodbank's current warehouse, located at 2401 Aluminum Ave in Hampton, is at capacity and often must refuse food donations when space limitations prevent their safe storage and handling. With this addition of space, the food may be delivered to this warehouse by tractor trailers or box trucks. The food will then be picked up and distributed from the facility by Foodbank vehicles and partner agencies, along with in-person food assistance being provided to Peninsula residents requesting immediate support. Training classes and meetings will be held in the office space. Monthly drive-through Mobile Food Pantry Program distributions may be held in the parking lot, serving 100 – 200 families at each distribution event. Office space may also be provided to other organizations wishing to provide supportive social services to individuals and families in need.

This new proposed Virginia Peninsula Foodbank building will have four to eight staff working at the facility at on given time. The normal hours of operation will be 7:30 AM – 4:00 PM. The expected number of clients and customers will be fifteen to thirty. The Foodbank is a non-profit organization guided by a local board of directors. Virginia Peninsula Foodbank has 35 full-time and 4 part-time employees, led by a Chief Executive Officer (CEO). Senior-level management includes the CEO, Chief Financial Officer, Chief Operating Officer, Director of Development, Director of Nutrition Programs and, Director of Agency Services.

LEGAL DESCRIPTION

PARCEL 17-B

BEGINNING AT A VDOT CONCRETE MONUMENT FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF NEIL ARMSTRONG PARKWAY f.k.a. MAGRUDER BOULEVARD, WHOSE NORTHING IS 3560761.03 AND WHOSE EASTING IS 12096869.34; THENCE ALONG SAID RIGHT-OR-WAY LINE, A BEARING OF N1°17'26"E A DISTANCE OF 341.12 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, A BEARING OF S88°42'34"E A DISTANCE OF 554.80 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF RESEARCH DRIVE; THENCE A BEARING OF S1°17'26"W A DISTANCE OF 545.53 FEET TO AN IRON ROD FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE, A BEARING OF N74°33'51"W A DISTANCE OF 578.75 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF NEIL ARMSTRONG PARKWAY f.k.a. MAGRUDER BOULEVARD; THENCE A BEARING OF N7°5'38'E A DISTANCE OF 63.30 FEET TO A VDOT CONCRETE MONUMENT FOUND, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 264,081 SQUARE FEET OR 6.063 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL 17-A

BEGINNING AT AN IRON ROD FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF RESEARCH DRIVE, WHOSE NORTHING IS 3560292.84 AND WHOSE EASTING IS 12097413.73; THENCE LEAVING SAID RIGHT-OF-WAY LINE, A BEARING OF S86°41'19"W A DISTANCE OF 541.56 FEET TO A VDOT MONUMENT FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF NEIL ARMSTRONG PARKWAY f.k.a. MAGRUDER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, A BEARING OF N7°48'41"W A DISTANCE OF 159.01 FEET TO A POINT; THENCE A BEARING OF N1°17'26"E A DISTANCE OF 242.27 FEET TO A POINT; THENCE A BEARING OF N7°5'38"E A DISTANCE OF 37.20 FEET TO A POINT; THENCE LEAVING THE RIGHT-OF-WAY LINE OF NEIL ARMSTRONG PARKWAY f.k.a. MAGRUDER BOULEVARD, A BEARING OF S74°33'51"E A DISTANCE OF 578.75 FEET TO AN IRON ROD FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF RESEARCH DRIVE; THENCE A BEARING OF S1°17'26"W A DISTANCE OF 251.40 FEET TO AN IRON ROD FOUND, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 193,027 SQUARE FEET OR 4.431 ACRES, MORE OR LESS.

Site Impact Narrative

Peninsula Food Bank – 112 Research Drive, Hampton

UTILITY NARRATIVE

Water Demand

The proposed Food Bank building is currently proposing an interior design that will utilize two (2) single-user bathrooms with toilet and sink, an office kitchen with sink, and a utility sink to service the 13,500 S.F. unit. Utilizing the AWWA demand worksheet, the fixtures discussed would provide a total demand of 38 gpm. This demand would fall within the operation limits of a 1" commercial water meter (50 GPM). Since the unit is mainly composed of warehouse space (~7,467 S.F), hose connections may be placed throughout the warehouse space to assist in cleaning (approximately 3 connections), upping the total demand to approximately 42 gpm, still falling under the operation limit for the 1" commercial meter. Therefore, the site should be expected to have a maximum demand equal to that of a 1" commercial water meter, approximately 50 gpm.

Sewer Demand

The proposed interior design of the food bank building consist of 1,913 S.F of Office space, 7,467 S.F. of warehouse space and 1,800 S.F of shopping space. Using the HRSD flow demand worksheet, the building is expected to have an average flow of 925 gpd (1.02 gpm) and a peak flow of 2,774 gpd (3.07 gpm).

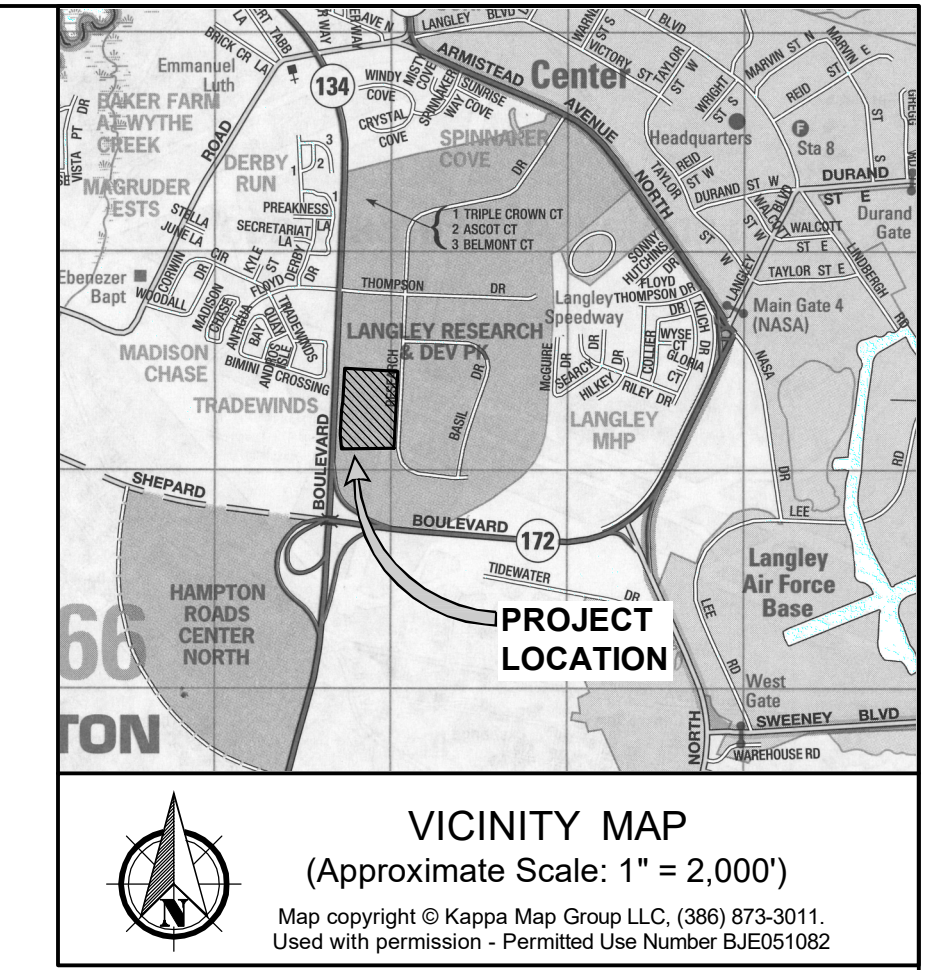
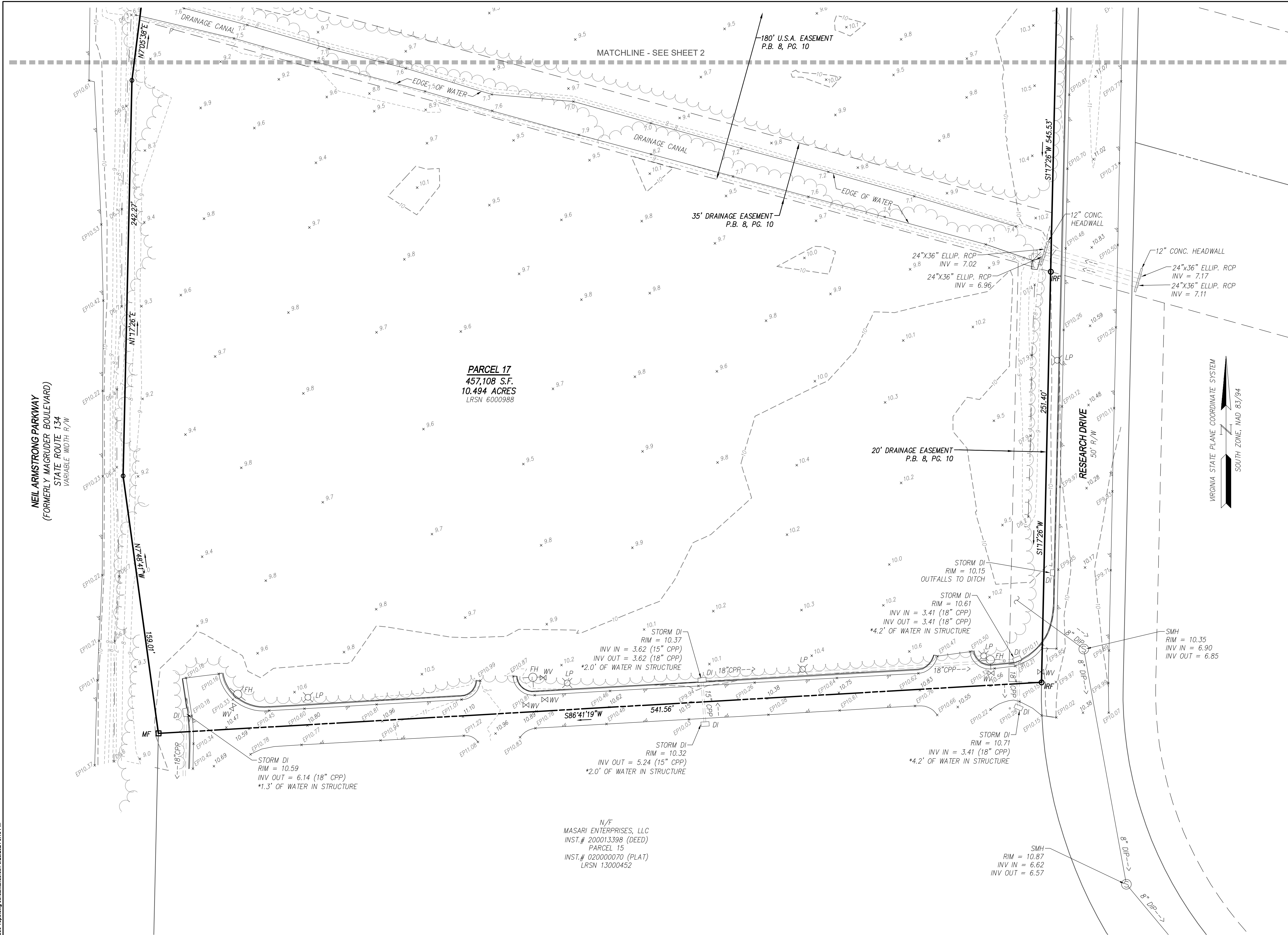
Traffic Impact

Traffic Study

The food bank expects to operate Monday through Friday from 7:30 am to 4:00 pm with approximately 4-8 employees working on a given day. Assuming that each employee will leave and return for lunch every day, the total number of daily trips for employees will be approximately 32. Additionally, the food bank expects approximately 15 – 30 customers per day to come and pick up groceries, this will generate approximately 60 more trips per day, creating a new daily total of 92. Finally, deliveries are expected to arrive at the building approximately 2-3 times a week, making the possible daily total between 94 to 98 trips per day.

Using the data above, the estimated A.M peak hour generated trips would be expected to be less than 20 (approximately 8 employee trips, 1 delivery and approximate 30% of the customers). Meanwhile the food bank's operating hours would allow the establishment to avoid creating trips during the evening peak hour, estimating approximately 0 trips during that time.

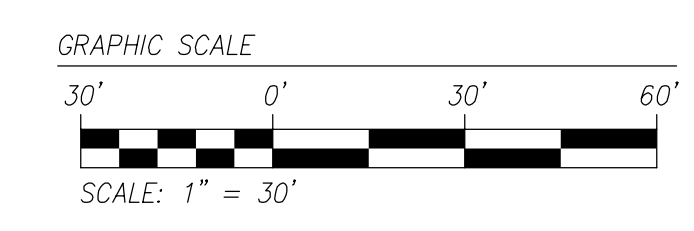
S:\JOB\110899\Peninsula Food Bar\112 Research Drive\Survey\Plan\110899 Topo.dwg Jordan Anderson 05/20/2024 3:13 PM



- GENERAL NOTES:**
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
 - THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON COMMUNITY PANEL NUMBER 5155270010H, DATE REVISED 5/16/2016.
 - HORIZONTAL CONTROL: CITY OF HAMPTON GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/94. VERTICAL CONTROL: NAVD 88. CITY CONTROL POINTS USED: #386, #546.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PHYSICAL VISIBLE EVIDENCE ONLY.

LEGEND

WV	WATER VALVE
FH	FIRE HYDRANT
LP	LIGHT POLE / LAMP POST
EM	ELECTRIC METER
XFMR	ELECTRIC TRANSFORMER
SMH	SEWER MANHOLE
TCVLT	TELECOMM VAULT
TPED	TELECOMM/CABLE TV PEDESTAL
TCMK	TELECOMM/FIBER OPTIC MARKER
STMH	STORM MANHOLE
DI	STORM DROP INLET
FES	FLARED END SECTION
SIGN	SIGN
BOLLARD	BOLLARD
CURB & GUTTER	CURB & GUTTER
EDGE OF PAVEMENT	EDGE OF PAVEMENT
DITCH	DITCH
TREELINE	TREELINE
UNDERGROUND STORM PIPE	UNDERGROUND STORM PIPE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
○	COMPUTED POINT
MF	CONCRETED STEEL PIN (FOUND)
MS	CONCRETED STEEL PIN (SET)
IRF	IRON ROD FOUND
IRS	IRON ROD SET
S.F.	SQUARE FEET
AC.	ACRES



SURVEYOR'S CERTIFICATE

THIS TOPOGRAPHIC SURVEY (FIELD COMPONENT) WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK HOUSTON RICKETTS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 13, 2024; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Mark Houston Ricketts
MARK HOUSTON RICKETTS
Lic. No. 001811
9/23/24
LAND SURVEYOR

09/23/2024
DATE

SOURCE OF TITLE

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF HAMPTON, VIRGINIA
INST.# 130012554
D.B. 973, PG. 787

PLATS OF REFERENCE

P.B. 8, PG. 10
INST.# 020000070

N/E
MASARI ENTERPRISES, LLC
INST.# 200013398 (DEED)
PARCEL 15
INST.# 020000070 (PLAT)
LRSN 13000452

No.	Date	Description	Revised By

816 Greenbrier Circle, Suite F
Chesapeake, Virginia 23030
Phone: (757) 410-7438
www.aesa.com

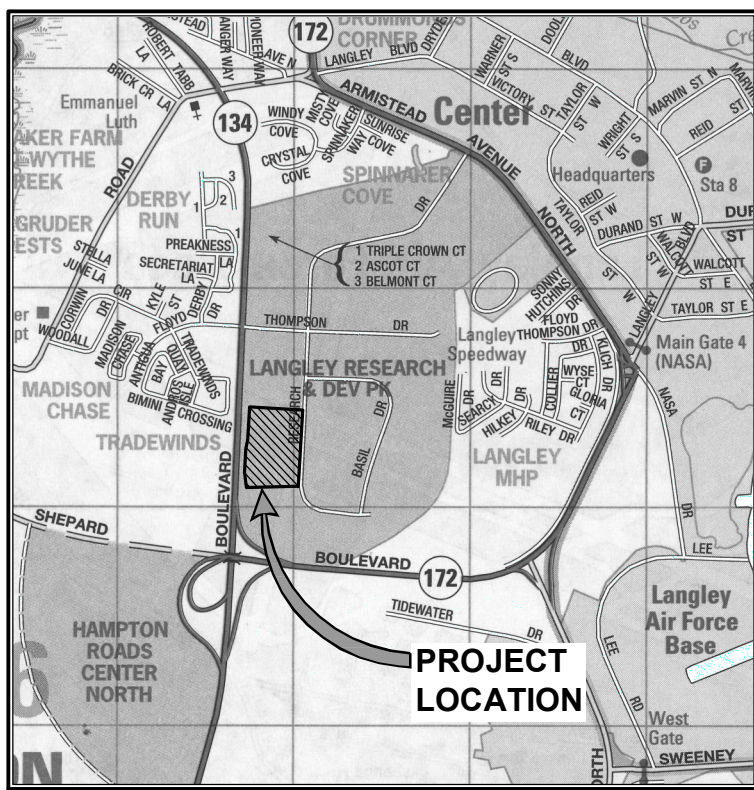
AESA
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

TOPOGRAPHIC SURVEY
PARCEL 17
PROPERTY OF
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF HAMPTON, VIRGINIA
MAGRUDER DISTRICT
CITY OF HAMPTON
VIRGINIA

Project Contacts: MHR / JCA
Project Number: W10859
Scale: 1" = 30'
Date: 08/05/2024

Sheet Title:
TOPOGRAPHIC SURVEY



VICINITY MAP
 (Approximate Scale: 1"=2000')
 Map copyright © Kappa Map Group LLC, (386) 873-3011.
 Used with permission - Permitted Use Number BJE051082

LEGEND

- RIGHT-OF-WAY LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- COMPUTED POINT
- MF □ CONCRETED STEEL PIN (FOUND)
- MS ■ CONCRETED STEEL PIN (SET)
- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET
- S.F. SQUARE FEET
- AC. ACRES

PLATS OF REFERENCE

P.B. 8, PG. 10 SUBDIVISION PLAT
 INST.# 020000070 SUBDIVISION PLAT

CERTIFICATION STATEMENT

THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS IN CONFORMANCE WITH ALL THE PROVISIONS OF THE CITY OF HAMPTON, VIRGINIA, SUBDIVISION CODE. THE UNDERSIGNED TO NOT CERTIFY AS TO THE CORRECTNESS OF THE STREETS, BOUNDARIES, OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: _____ DATE _____
 CITY OF HAMPTON SUBDIVISION AGENT

STATE OF VIRGINIA
 CITY OF HAMPTON
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HAMPTON,
 VIRGINIA, A.D. 20__ AT _____ M.,
 THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN THE
 OFFICE AND UPON CERTIFICATE THERETO ANNEXED, ADMITTED
 TO RECORD AS THE LAW DIRECTS IN MISCELLANEOUS PLAT
 BOOK _____, AT PAGE _____.

TESTE: LINDA BATCHELOR SMITH, CLERK

BY: _____

GENERAL NOTES

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, DONE AS PER THE DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) OVERLAY DISTRICT AND IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).
- THE PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HAMPTON, COMMUNITY PANEL NUMBER 5155270010H, DATED MAY 16, 2016. THE PROPERTY FALLS IN FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD. NO BASE FLOOD ELEVATIONS DETERMINED.
- HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/94.
- THE SUBJECT PARCEL IS CURRENTLY SERVED BY CITY WATER AND SEWER.
- ADDRESS OF SUBJECT PARCEL:
 PARCEL 17 (6000988) - 112 RESEARCH DR, HAMPTON, VA 23669
 ADDRESS OF RECORD OWNER:
 ONE FRANKLIN STREET, SUITE 600, HAMPTON, VA 23669
- THE PROPERTY HEREON IS ZONED LBP (LANGLEY BUSINESS PARK). ZONING SETBACKS FOR LBP DISTRICT ARE AS FOLLOWS:
 FRONT YARD - 30'; SIDE YARD - 10'; REAR YARD - 20'.
 HEIGHT RESTRICTIONS: A MAXIMUM OF 120 FEET IN HEIGHT.
- LAND USE AND DEVELOPMENT ACTIVITIES, INCLUDING LAND DISTURBING ACTIVITIES OR CLEARING OF VEGETATION, WITHIN THE AREAS LABELED (RPA), (IDA), (RMA), ARE REGULATED PURSUANT TO THE CITY'S CHESAPEAKE BAY PRESERVATION OVERLAY (O-CBP) DISTRICT ORDINANCE (CH. 9 ARTICLE II OF ZONING ORDINANCE). CITY CONFIRMATION OF A SITE-SPECIFIC O-CBP DISTRICT DELINEATION IS REQUIRED PRIOR TO CITY ISSUANCE OF LAND USE OR DEVELOPMENT PERMITS.

SOURCE OF TITLE (LRSN 6000988)

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF HAMPTON, VIRGINIA, A.K.A. ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HAMPTON, VIRGINIA, FROM REGIONAL REDEVELOPMENT AND HOUSING AUTHORITY FOR HAMPTON AND NEWPORT NEWS, VIRGINIA, AS RECORDED IN D.B. 973, PG. 787 (NAME CHANGE RECORDED IN INSTRUMENT NO. 130012554) OF THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF HAMPTON, VIRGINIA.

OWNERS' CONSENT AND DEDICATION

THIS PROPERTY LINE VACATION AND BOUNDARY LINE ADJUSTMENT OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, WHO CERTIFY THAT THEY ARE THE FEE SIMPLE OWNER OF SAID LAND.

OWNER: **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HAMPTON, VIRGINIA**

BY: _____ DATE _____
 MANAGER

CERTIFICATE OF NOTARIZATION

STATE OF _____ TO WIT:
 CITY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AND STATE AFORESAID. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ IDENTIFICATION.

GIVEN UNDER MY HAND THIS ____ DAY OF _____ 20__.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER: _____

AREA TABLE

PARCEL	SQUARE FEET	ACRES
PARCEL 17-A	193,027	4.431
PARCEL 17-B	264,081	6.063
TOTAL AREA, PARCEL 17	457,108	10.494

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, AT THE DIRECTION OF THE OWNERS, THAT THIS PROPERTY LINE VACATION AND BOUNDARY LINE ADJUSTMENT IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED OWNED BY THEM, THAT STEEL PINS, AS SHOWN ON THIS PLAT BY SMALL CIRCLES, HAVE ACTUALLY BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN, AND THAT THE PLAT DETAILS MEET THE STANDARDS FOR PLATS AS ADOPTED UNDER VC §42.1-82 OF THE VIRGINIA PUBLIC RECORDS ACT (§42.1-76, ET. SEQ.).

PRELIMINARY
 MARK HOUSTON RICKETTS, L.S. #001811



DATE _____

SUBDIVISION PLAT OF PARCEL 17
PLAT OF THE PROPERTY OF REGIONAL REDEVELOPMENT AND HOUSING AUTHORITY FOR HAMPTON AND NEWPORT NEWS, VA

MAGRUDER DISTRICT CITY OF HAMPTON VIRGINIA

Scale: NONE Date: 08/05/2024 Proj. No.: W10859-00 Proj. Contacts: MHR



816 Greenbrier Circle, Suite F
 Chesapeake, Virginia 23320
 Phone: (757) 410-7438

www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, NAD 83/94

NEIL ARMSTRONG PARKWAY
(FORMERLY MAGRUDER BOULEVARD)
STATE ROUTE 134
VARIABLE WIDTH R/W

N:3560261.56
E:12096873.08

N:3560761.03
E:12096869.34

N7°48'41"W 159.01' N1°17'26"E 242.27' N7°05'38"E 100.50' N1°17'26"E 341.12'

MF

MF

S86°41'19"W

S41°56'

PARCEL 17-A
193,027 S.F.
4.431 ACRES

NEW PROPERTY LINE

PARCEL 17
457,108 S.F.
10.494 ACRES
LRSN 6000988

PARCEL 17-B
264,081 S.F.
6.063 ACRES

N/F
MAGRUDER LANDING
DEVELOPMENT COMPANY LLC
INST.# 180015424 (DEED)
INST.# 080010551 (PLAT)
LRSN 6001303

N/F
MASARI ENTERPRISES, LLC
INST.# 200013398 (DEED)
PARCEL 15
INST.# 020000070 (PLAT)
LRSN 13000452

35' DRAINAGE EASEMENT
P.B. 8, PG. 10

35' DRAINAGE EASEMENT
P.B. 8, PG. 10

180' U.S.A. EASEMENT
P.B. 8, PG. 10

30' H.R.S.D. EASEMENT
P.B. 8, PG. 10

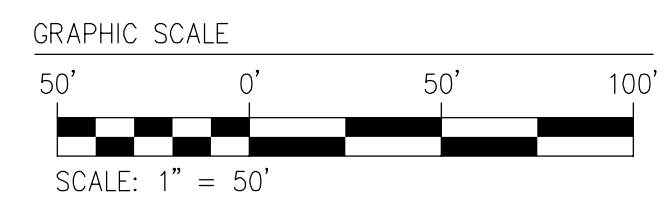
20' DRAINAGE EASEMENT
P.B. 8, PG. 10

N:3560292.84
E:12097413.73

IRF S1°17'26"W 251.40' IRF S1°17'26"W 545.53'

RESEARCH DRIVE
50' R/W

SHEET 2 OF 2



SUBDIVISION PLAT
OF
PARCEL 17
PLAT OF THE PROPERTY OF
REGIONAL REDEVELOPMENT AND
HOUSING AUTHORITY FOR HAMPTON
AND NEWPORT NEWS, VA

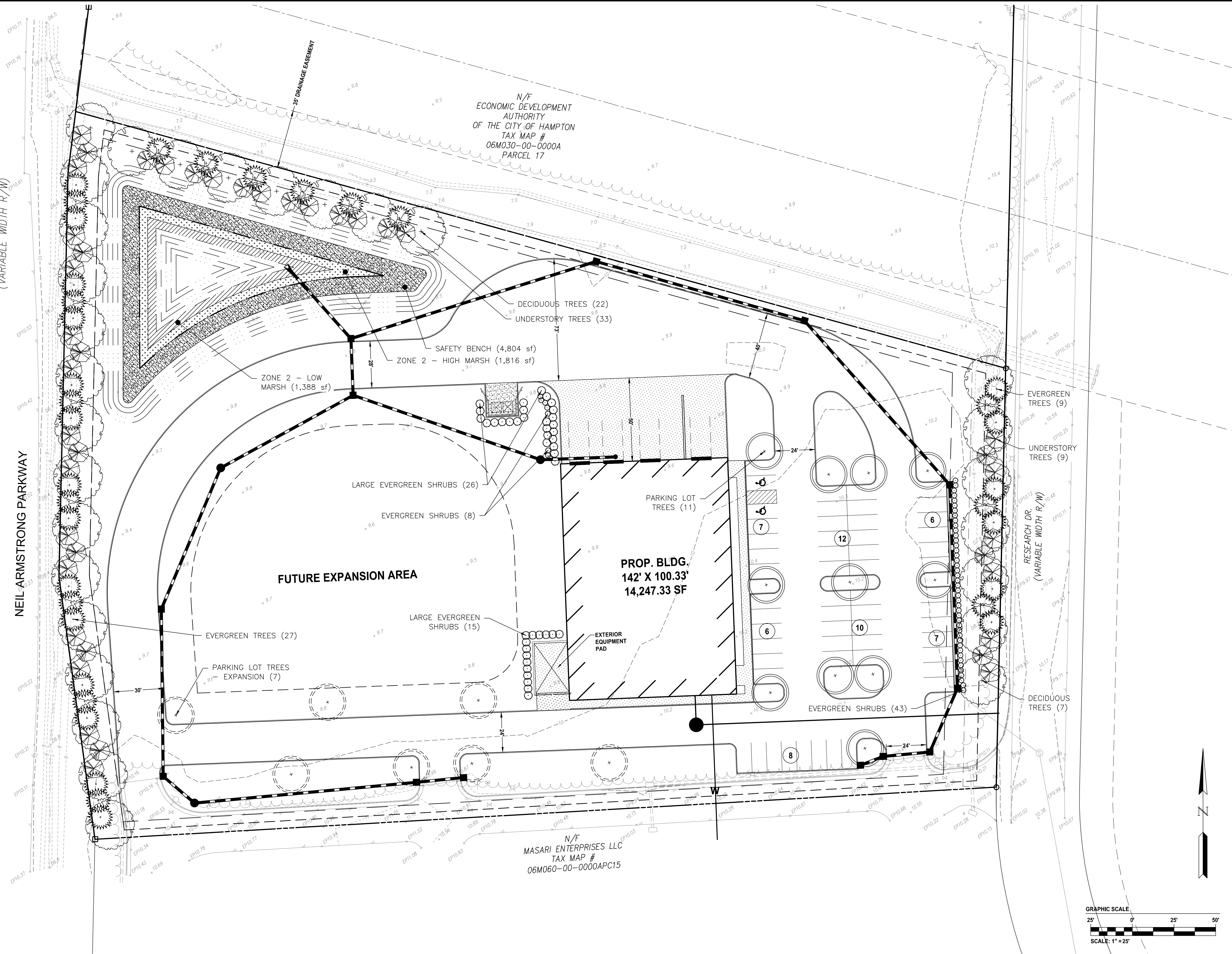
MAGRUDER DISTRICT CITY OF HAMPTON VIRGINIA
Scale: 1" = 50' Date: 08/05/2024 Proj. No.: W10859-00 Proj. Contacts: MHR

Hampton Roads | Central Virginia | Middle Peninsula

S:\05\SW1859 Peninsula Food Bank\05 112 Research Drive\Engineering\Plans - Use Permit Application\hmm\W10859-00 - C1.0 - Site Plan - Use Permit.dwg Simon.Park 8/27/2024 10:34 AM

NEIL ARMSTRONG PARKWAY
FORMERLY
MAGRUDER BOULEVARD
STATE ROUTE 734
(VARIABLE WIDTH R/W)

NEIL ARMSTRONG PARKWAY



N/F
ECONOMIC DEVELOPMENT
AUTHORITY
OF THE CITY OF HAMPTON
TAX MAP #
06M030-00-0000A
PARCEL 17

N/F
MASARI ENTERPRISES LLC
TAX MAP #
06M060-00-0000APC15

FUTURE EXPANSION AREA

PROP. BLDG.
142' X 100.33'
14,247.33 SF

Rev.	Date	Description	Revised By

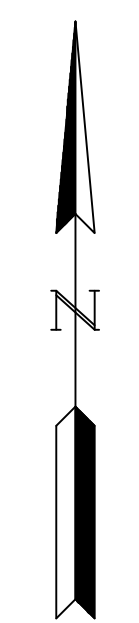
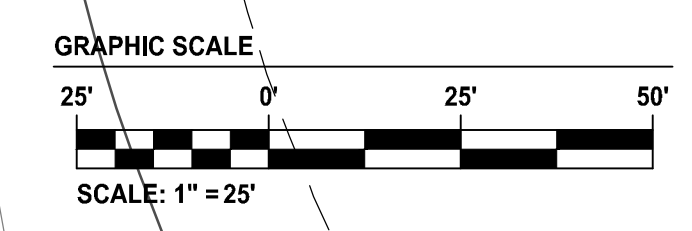
818 Chesapeake Circle, Suite F
Chesapeake, Virginia 23320
Phone: (757) 415-7436
www.aeds.com

AEDS
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

USE PERMIT APPLICATION PLANS
FOR
PENINSULA FOOD BANK
DISTRIBUTION CENTER
HAMPTON, VIRGINIA

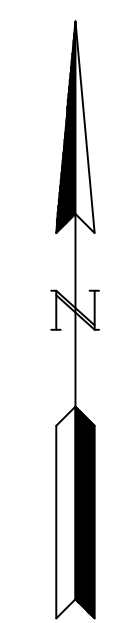
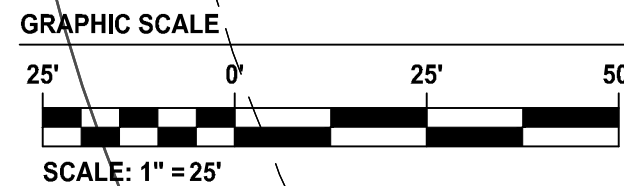
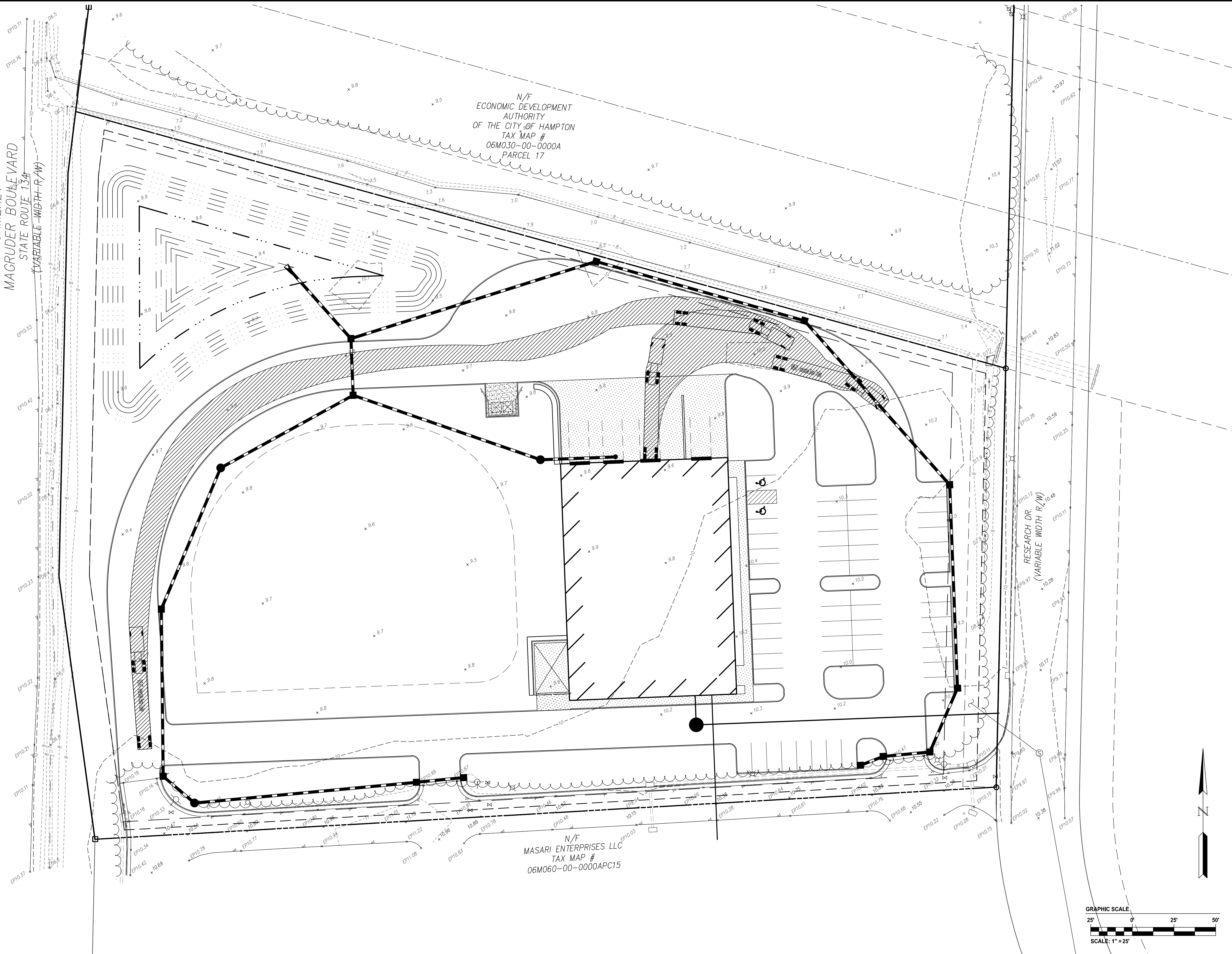
Project Contacts: KM
Project Number: W10859-00
Scale: 1" = 25' Date: 8/27/2024
Sheet Title:
SITE PLAN

Sheet Number
C1.0



S:\0851\1859 Peninsula Food Bank\08 112 Research Drive\Engineering\Plans Use Permit Application\hmm\1859-00 - C2.0 - Truck Circulation-Use Permit.dwg Simon.Calks 8/27/2024 3:39 PM

NEIL ARMSTRONG PARKWAY
FORMERLY
MAGRUDER BOULEVARD
STATE ROUTE 134
(VARIABLE WIDTH R/W)



Rev.	Date	Description	Revised By

AIDS
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

818 Chesapeake Circle, Suite F
Chesapeake, Virginia 23320
Phone: (757) 419-7438
www.aidsva.com

USE PERMIT APPLICATION PLANS
FOR
PENINSULA FOOD BANK
DISTRIBUTION CENTER
VIRGINIA
HAMPTON

Project Contacts: KM
Project Number: W10859-00
Scale: 1" = 25'
Date: 8/27/2024

Sheet Title:
VEHICLE CIRCULATION PLAN

Sheet Number
C2.0

REVISION SCHEDULE		
#	DESCRIPTION	DATE

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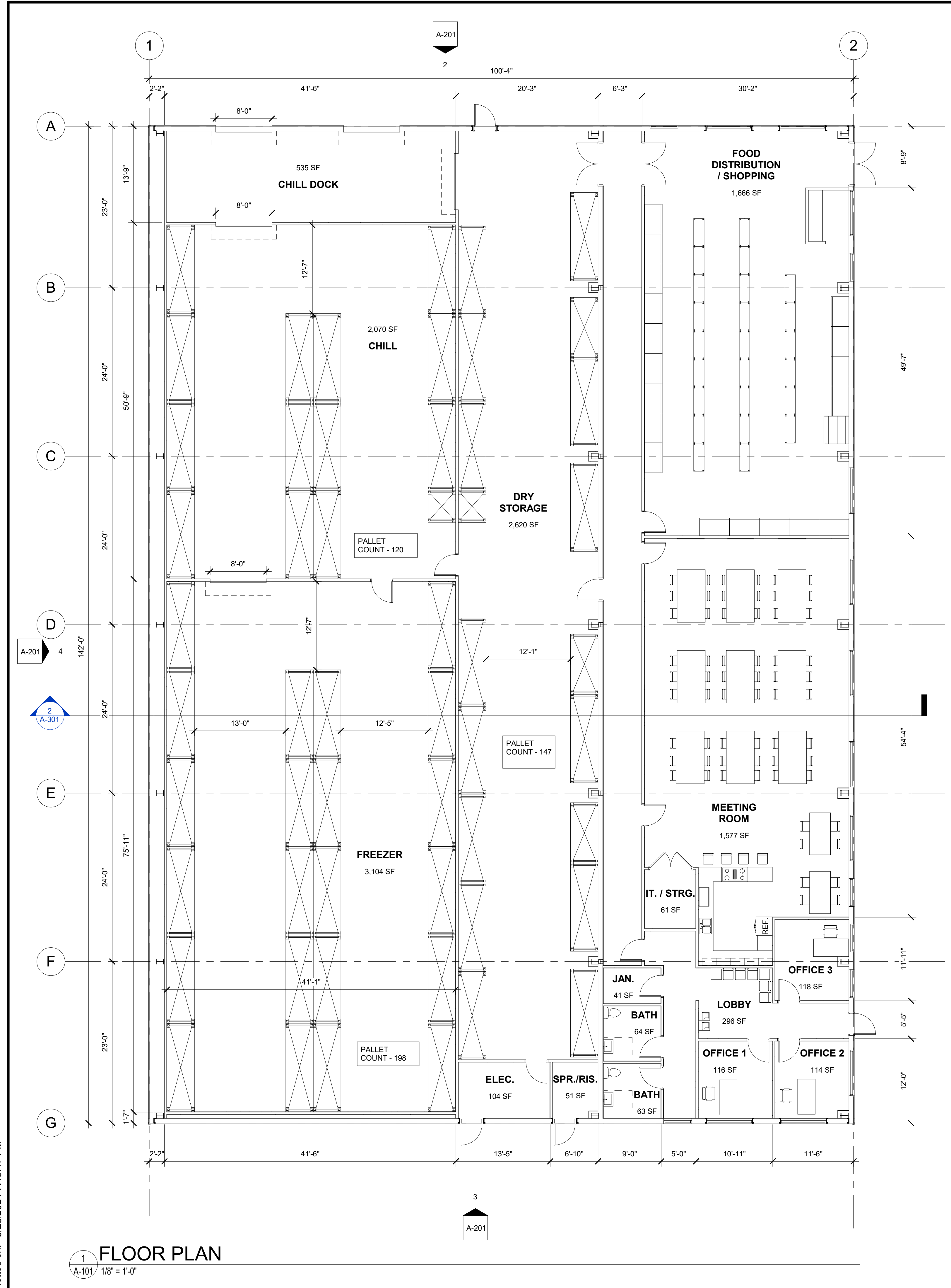
FLOOR PLAN - 1ST FLOOR

Project Status

NOT FOR CONSTRUCTION

Date: 8/23/2024
 Drawn: NRB Checked: SLV
 Project: 224035

A-101



FLOOR PLAN GENERAL NOTES

A. NOTE

REVIEW THESE NOTES PRIOR TO ISSUANCE

FLOOR PLAN KEYNOTES

THIS SCHEDULE WILL POPULATE AS SYMBOLS "AN_Notes" ARE ADDED TO VIEWS WITH THE SHEET SERIES PARAMETER SET TO "FLOOR PLAN". (5) SAMPLE NOTE TYPES "FP-##" HAVE BEEN CONFIGURED. DUPLICATE TYPE, RENAME, & RENUMBER FOR ADDITIONAL KEYNOTES.

REFER TO THE WORKING SCHEDULE "NEW PLAN KEYNOTES" FOR MORE INFORMATION AND TO MODIFY NOTES.

TRUE NORTH



GRAPHIC SCALE(S)



Plotted on: 8/23/2024 7:10:47 PM

1 FLOOR PLAN
 A-101 1/8" = 1'-0"

KEY NOTES

#	DESCRIPTION	DATE	INITIALS

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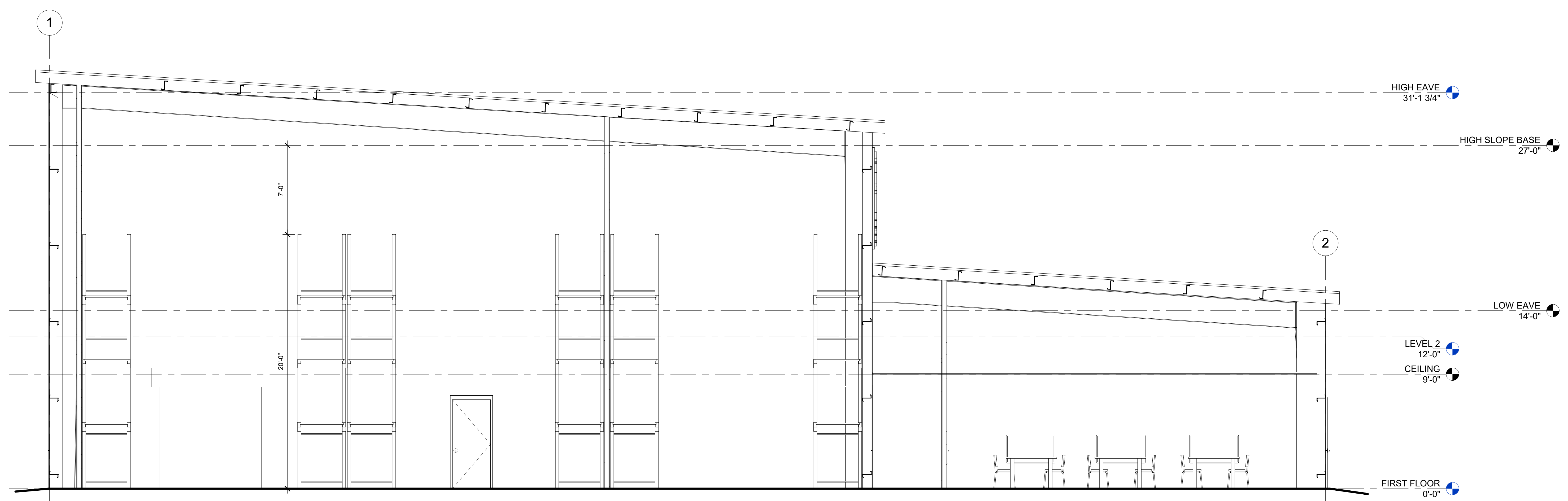
BUILDING SECTIONS

Project Status

NOT FOR CONSTRUCTION

Date: 8/23/2024
 Drawn: NRB Checked: SLV
 Project: 224035

A-301



BUILDING SECTION - METAL FRAMES
 2
 A-301 1/4" = 1'-0"

