

Use Permit No. 19-00010, Self-storage Facility

5200 West Mercury Blvd [LRSN 3002532] Hampton, VA 23666

Conditions

1. Issuance of Permit

The Use Permit shall apply only to the property, known as 5200 W. Mercury Blvd [LRSN 3002532], and further identified as "Proposed Parcel for Rezoning" on that plan entitled, "Newmarket Fair Redevelopment," prepared by Timmons Group and dated 09/16/2019 and attached here as Exhibit A, and is not transferable to another location. The self-storage use shall be limited to the area as delineated on Exhibit B.

2. Mixed Use

The building and/or the parcel shall be mixed-used per Zoning Ordinance Sec. 3-3. (53).

3. Outdoor Storage

No outdoor storage will be permitted as part of the storage facility operation.

4. Elevations

The building shall be constructed/renovated in substantial conformance with the elevations entitled "BUILDING ELEVATIONS, GO STORE IT- HAMPTON VA", prepared by RRMM Architects PC and dated 10/03/2019, attached as Exhibit C. This condition shall not be construed as approval of any signage shown on Exhibit C, which is subject to a separate review and permitting process.

5. Surveillance

Surveillance cameras shall be provided for monitoring the property. Surveillance video shall be made available for review by authorized personnel of the City of Hampton upon request.

6. Compliance with Applicable Laws

This Use Permit may be terminated for any violation of applicable federal, state, or local law.

7. Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

(1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;

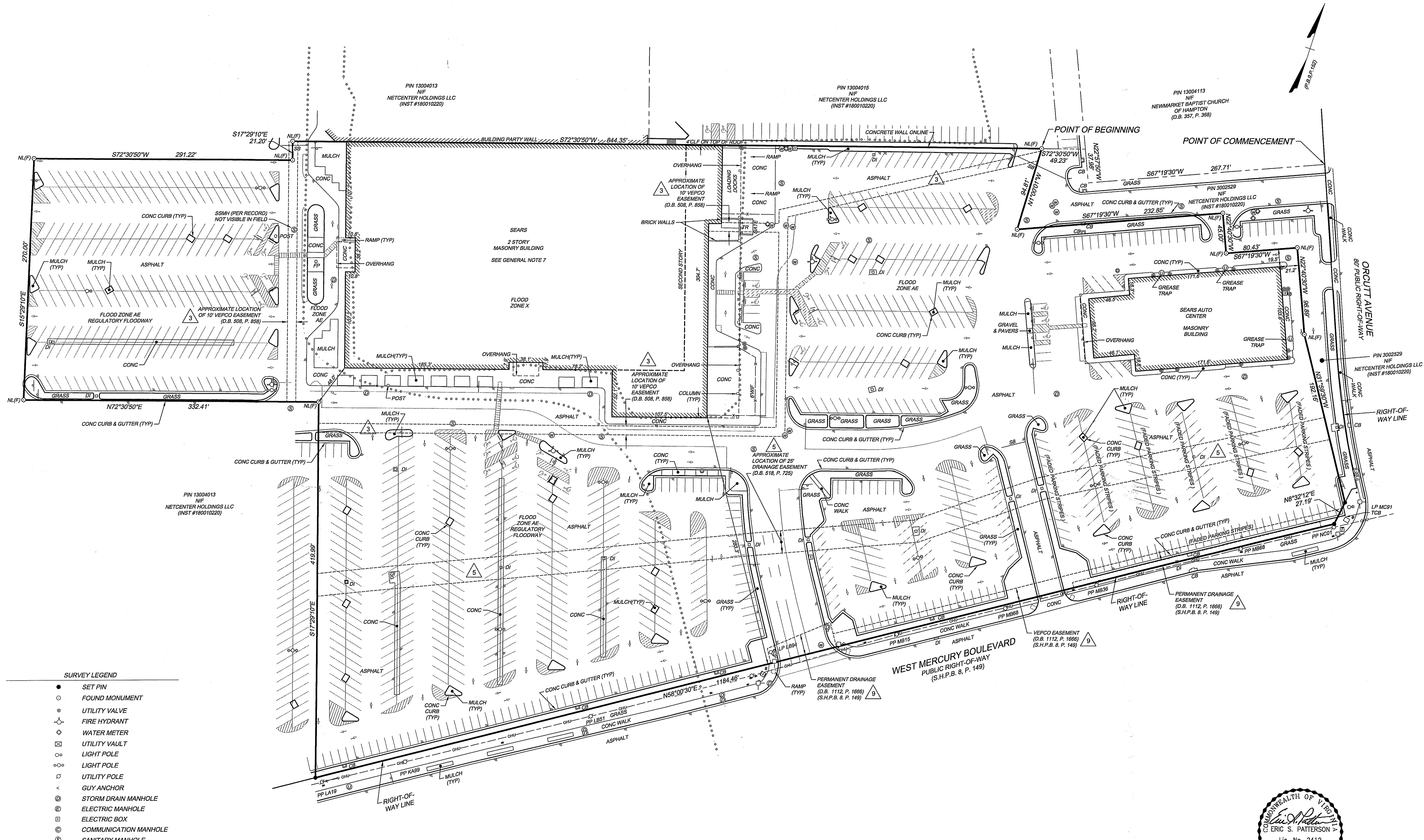
(2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or

(3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

8. Revocation

Notwithstanding any condition or provision of this use permit to the contrary, the use permit may be revoked for violation of any terms or conditions of the use permit as set forth in chapter 14 of the Hampton Zoning Ordinance (as amended).

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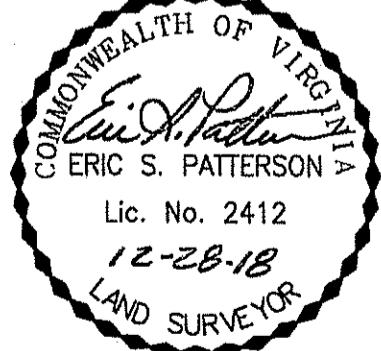


- SURVEY LEGEND**
- SET PIN
 - FOUND MONUMENT
 - ⊙ UTILITY VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ UTILITY VAULT
 - LIGHT POLE
 - LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC BOX
 - ⊕ COMMUNICATION MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ WATER MANHOLE
 - CLEANOUT
 - ⊕ SIGN
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ BUMPER POST
 - FENCE LINE
 - EDGE OF PAVEMENT
 - BUILDING LINE
 - OVERHEAD UTILITY
 - ⋯ APPROXIMATE FEMA LINE (SEE GENERAL NOTE 4)

- ABBREVIATIONS**
- CB CATCH BASIN
 - CONC CONCRETE
 - DI DRAIN INLET
 - DH DRILL HOLE
 - (F) FOUND
 - FP FLAG POLE
 - NL NAIL
 - PP POWER POLE
 - (S) SET
 - SB SPEED BUMP
 - TCB TRAFFIC CONTROL BOX
 - TR ELECTRIC TRANSFORMER
 - (TYP) TYPICAL
 - WIF WROUGHT IRON FENCE

EXHIBIT A

SCALE 1" = 50'



ALTA/NSPS LAND TITLE SURVEY
OF PROPERTY OF
SERITAGE SRC FINANCE LLC
HAMPTON, VIRGINIA

Date: 12/19/2018	Scale: 1" = 50'
Sheet 2 of 2	J.N.: 42508
Drawn by: Tellefsen	Checked by: Patterson
Last Revised: 12/28/2018	

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL: 757.213.6679 FAX: 757.440.1415 www.timmons.com

SITE DATA - SEPTEMBER 16, 2019

TOTAL PARCEL: 16 AC +/-
REDEVELOPMENT PARCEL (CUP) 2.7 AC +/-
PRESERVED PARCEL (C-2) 13.3 AC +/-

BUILDING: 100,000 SF +/-
500 INTERIOR STORAGE UNITS

PARKING:
MINIMUM:
5 SPACES ADJACENT TO OFFICE/ENTRY
PLUS 1SPACE PER 50 UNITS

MAXIMUM:
7 SPACES ADJACENT TO OFFICE/ENTRY
PLUS 1 SPACE PER 30 UNITS

REQUIRED: MIN: 15 SPACES
MAX: 24 SPACES

PROVIDED: 24 SPACES



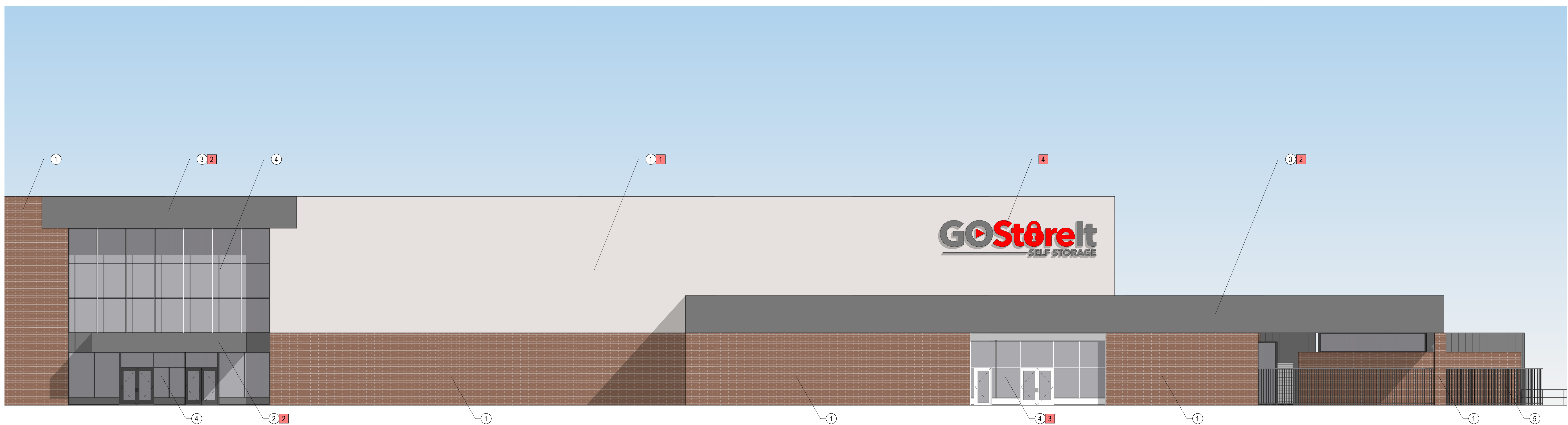
EXHIBIT B

NEWMARKET FAIR REDEVELOPMENT
CONDITIONAL USE PERMIT (CUP) EXHIBIT - September 16, 2019

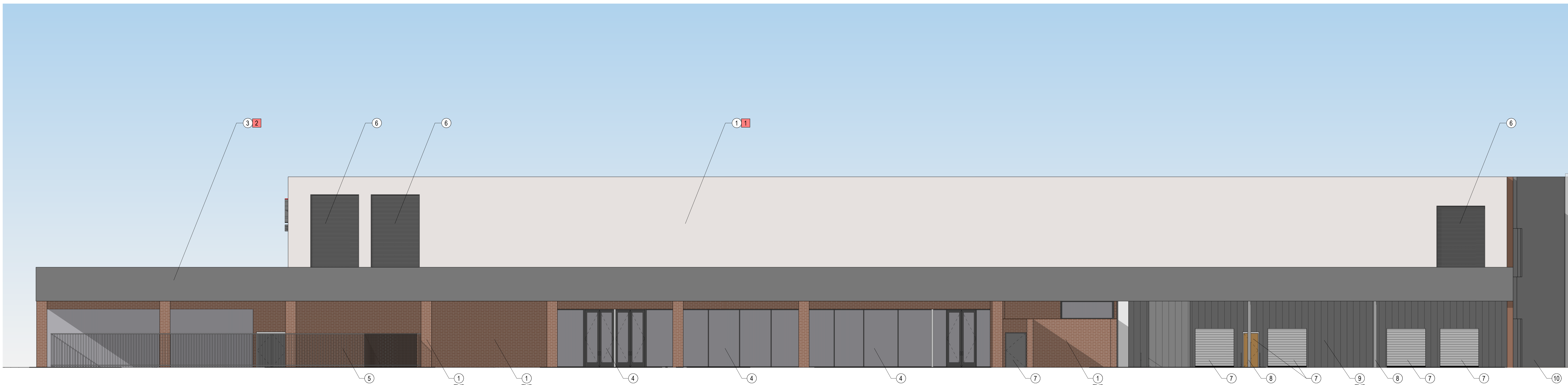


SCALE 1"=50'
0 50' 100'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXISTING TO REMAIN		NEW WORK	
①	EXISTING BRICK VENEER	①	NEW PAINT - GO STORE IT TAN
②	EXISTING CANOPY	②	NEW PAINT - GO STORE IT GREY
③	EXISTING TEXTURED PANEL	③	NEW PAINT - WHITE (TRIM ONLY)
④	EXISTING GLASS + ALUMINUM TRIM	④	NEW EXTERIOR SIGN
⑤	EXISTING STEEL FENCE	⑥	EXISTING LOUVER
		⑦	EXISTING DOOR
		⑧	EXISTING STEEL COLUMN
		⑨	EXISTING METAL SIDING
		⑩	EXISTING BUILDING

BUILDING ELEVATIONS

GO STORE IT - HAMPTON, VA
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605
MADISON CAPITAL



EXHIBIT C

RRMM Project No: 18310-00

Date: 10/3/19

