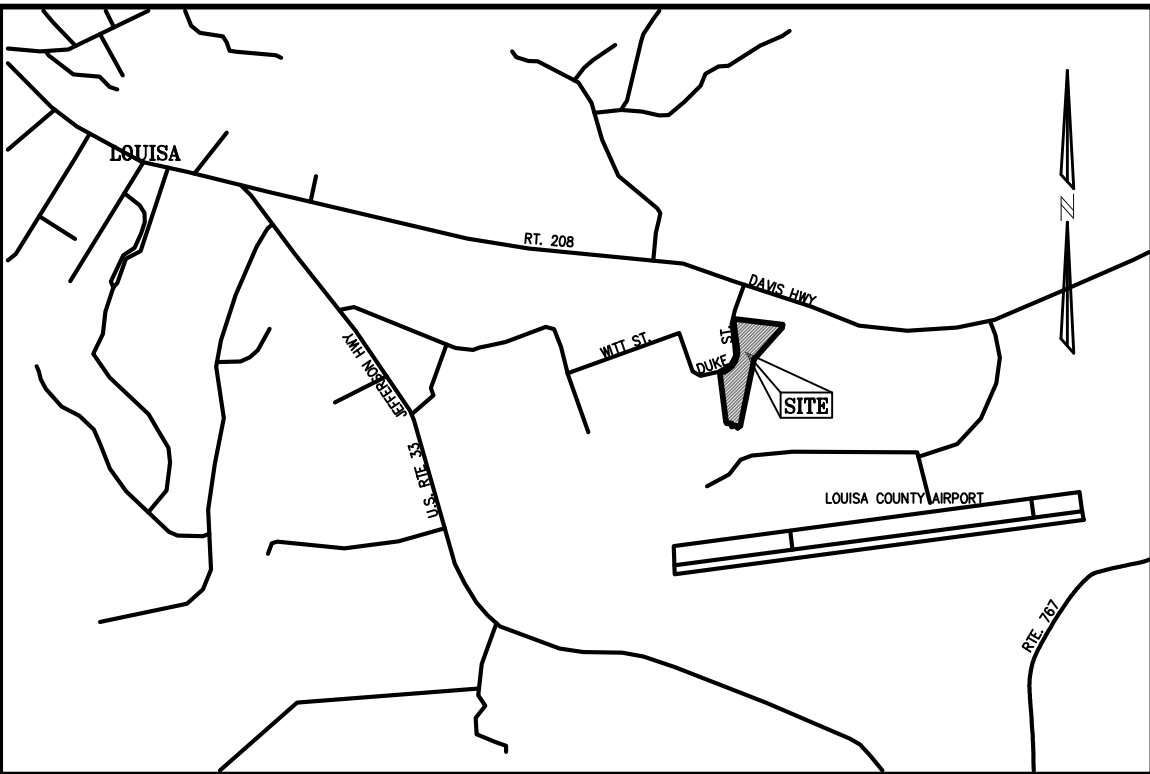
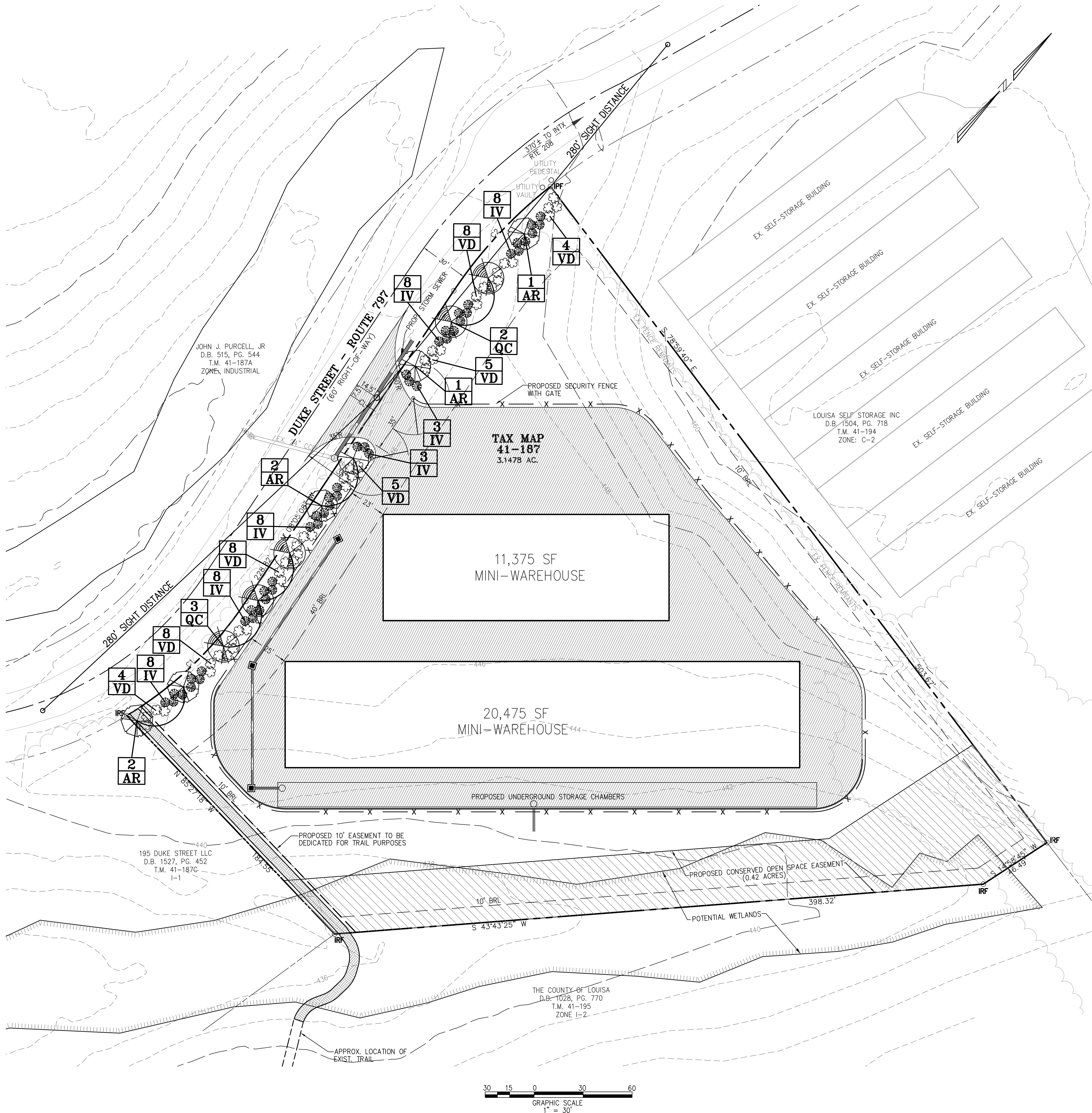




SITE NOTES

- 1. SITE IDENTIFICATION: T.M. 41-187 (±11.37 AC)
DB 840, PAGE 337; PLAT 1527, PAGE 452, SEQ 6
- 2. OWNER: LOUISA HEIGHTS
PO BOX 1148
CULPEPER, VA 22701
- 3. PROPOSED DEVELOPMENT: 31,850 SF TOTAL WAREHOUSE SPACE
BUILDING CONFIGURATION AND SIZES MAY VARY AT FINAL
HOWEVER TOTAL SPACE WILL NOT EXCEED 31,850 SF.
- 4. CURRENT USE: VACANT
PROPOSED USE: WAREHOUSE
- 5. PROPOSED ZONING: I1 (INDUSTRIAL LIMITED DISTRICT)
WITH CONDITIONAL USE PERMIT
- SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY
SIDE AND REAR: 10'
- MAX. BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 1 STORY
- 6. TRAFFIC GENERATION
USING ITE TRIP GENERATION MANUAL, 11 TH EDITION:
USE 151 (MINI-WAREHOUSE)
WEEKDAY 1.45 TRIPS PER 1000 SF X 31.85 (1000 SF) = 46 VPD
PEAK AM/PM HOURLY 0.18 TRIPS PER 1000 SF X 31.85 (1000SF) = 6 VPD

PLANT LEGEND

- QC LARGE DECIDUOUS:
Quercus coccinea/Scarlet Oak
- AR LARGE DECIDUOUS:
Acer rubrum/Red Maple
- VD SHRUB:
Viburnum dentatum/Arrowwood Viburnum
- IV SHRUB:
Itea virginica/Virginia Sweetspire

HINCHEY & BAINES, PLC

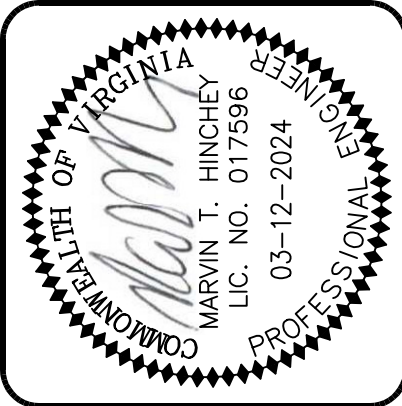
ENGINEERING AND LAND PLANNING

PHONE (540) 829-2220

SUITE 201 FAX (540) 829-2239

125 EAST DAVIS STREET

CULPEPER, VIRGINIA 22701



CONCEPT PLAN FOR REZONING

TAX MAP 41 PARCEL 187 (PORTION)

LOUISA HEIGHTS STORAGE

LOUISA COUNTY

LOUISA VOTING DISTRICT

SCALE: 1"=30'

DATE: 01-18-2024

REVISIONS:
3-12-2024

SHEET 1 OF 1

FILE NO. 1578