

Hanover County Planning Department  
Final Plat Review

MAY 11 2021

HANOVER COUNTY  
PLANNING OFFICE

Request for FINAL SUBDIVISION PLAT APPROVAL

Public Improvement OR  Administrative

NAME OF SUBDIVISION: WEGMANS DISTRIBUTION CENTER

SUBDIVISION INFORMATION & REQUEST

Total Area (acres): 220.050  
Number of Lots: 3  
Current Zoning: M-2  
Rezoning Case No. (if applicable): REZ2019-00037 SE2020-00005

GPIN(s): 7798-25-1001,7798-24-4811,7798-24-6569,7798-24-8382,7798-34-2121,7798-33-3765  
7798-25-6471,7798-35-0225,7798-35-3160,7798-35-4760,7798-45-3554,7798-44-0937,7798-44-0663,7798-44-2350,7798-54-5503  
7798-53-1614-7798-43-8505,7798-43-4904,7798-43-4481,7798-33-9427,7798-35-1840

Is this property within an Agricultural/ Forestal District?  
 Yes  No  
Has sludge ever been deposited on the property?  
 Yes  No

Magisterial District: Ashland  
Water:  Public  Private (Septic)  Private (Central)  
Sewer:  Public  Private (Well)  Private (Central)  
Roads:  Public  Private

APPLICANT INFORMATION

Owner/Developer: AIRPARK ASSOCIATES  
Contact Name: Phillip W. Dean  
Address: 2301 WADE BRIDGE ROAD, MIDLOTHIAN, VA 23113

Telephone No. 804-647-4304  
Fax No. \_\_\_\_\_  
Email Address pwdean@comcast.net

Surveyor/Engineer: Timmons Group  
Contact Name: Randy Herx  
Address: 1001 Boulders Parkway, Ste. 300, Richmond, VA 23225

Telephone No. 804-200-6526  
Fax No. \_\_\_\_\_  
Email Address randy.herx@timmons.com

PLEASE DIRECT CORRESPONDENCE/ QUESTIONS TO: Owner  Developer  Surveyor/Engineer

As owner/developer/surveyor/engineer of this property, I hereby certify that this application is complete and accurate to the best of my knowledge.

Signature: *Phillip W. Dean* Date: 05-11-2021

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a) A completed copy of Request for Final Subdivision Plat Approval
- b) Completed Subdivision Plat Checklist
- c) Twelve (12) copies of plat, folded no larger than 8 1/2" x 11"
- d) Required fee: \$500

# FINAL PLAT CHECKLIST

Use this checklist to prepare the required Plat.

Yes	No		Staff:	Yes	No
		1. Title block to be located consistently on all sheets, and to include the following:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Name of Subdivision		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Magisterial District		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. County and state		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d.. Name of surveyor or engineer who prepared the plat		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Scale of plat (no larger than 1"=200', unless previously approved by the agent		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Date of completion of the plat and any consequent revisions		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Numbers of sheets – match line.		<input type="checkbox"/>	<input type="checkbox"/>
		2. Information block, to include the following information:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Names of owner(s) and developer(s) (if applicable)		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. GPIN(s) of property to be divided (Note: if subdivision comprises more than one (1), the GPIN number and area of each should be shown.)		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Total area in subdivision		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Number of lots in the subdivision		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Total area in lots		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Total area in common area, if applicable		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Total area in road right-of-ways		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h. Zoning of property		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i. Zoning case number and list of all proffers, if applicable		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j. Source of water. If a water distribution system is proposed, the estimated gallons per day that the water system requires shall be included		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k. Method of sewage disposal. If central sewage facility is proposed, the estimated gallons per day to be treated shall be included		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l. Traffic zone		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Vicinity sketch, at a scale of 1" = 2,000'.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. North arrow.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Boundary survey showing bearings and distances.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Zoning boundaries and districts located within the proposed subdivision.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Approval block, three (3) inches by five (5) inches in size.		<input type="checkbox"/>	<input type="checkbox"/>

	8. The location and dimensions, in feet (to the nearest one-hundredth of a foot, using decimals) and all bearings (to the nearest ten (10) seconds in degrees, minutes, and seconds), for the following:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Lot layout, lot numbers, block letters (if applicable), and dimensions of lots	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Area and frontage of lot.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) All existing or platted streets and public right-of-ways adjoining the subdivision. The name and state route number (if any) shall also be provided	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Other right-of-ways and easements on properties adjoining the subdivision. The purpose and the deed book and page number for all existing off-site easements shall be included	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Existing physical features, including buildings, and all streams, washes, or ditches, including direction of flood, water level elevations, and floodplains	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Names and location of abutting subdivisions.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Names of owners, GPINs and zoning for all adjoining property.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. In subdivisions located within business or industrial districts and having private roads, the location and width of private access drives.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Width and names of roads. Where the new road serves three (3) or more lots, provide evidence indicating that the names of the roads have been approved by the Richmond Regional Planning District Commission (RRPDC (804) 358-3684) and are in compliance with E-911 standards.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Location of the subdivision as part of some larger subdivision or property (if applicable) and distance to nearest intersection (to the nearest tenth of a mile), based upon recorded data. If not available from recorded data, distance to the nearest intersection may be determined from the best available data, and so qualified.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. The delta, radius, degree, arc length, tangent length, chord length, and chord bearing of all curves along road frontages shall be shown in detail at the curve or in a curve data table.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Owner's statement, as provided in Article 2, Section 25-14.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Surveyor's/engineer's certificate.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Source of title certificate.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Signature lines for owners and, if applicable, trustees. Prior to recordation signatures shall be notarized and sealed with original stamp.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Certification by surveyor or engineer (with seal and original signature) who prepared the plat.	<input type="checkbox"/> <input type="checkbox"/>
	20. For subdivisions served by private drainfield systems, the following notations:		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) "A plat showing the approved locations of the drainfields is on file with the Hanover County Health Department." Evidence that such plat is on file must be provided prior to recordation	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) "All septic systems located within the Chesapeake Bay Preservation Area will be pumped out every five (5) years."	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. The lot area inside and outside the 100 year floodplain; provided, this requirement shall not apply to subdivisions located in A-1 or AR-6 zoning districts.	<input type="checkbox"/> <input type="checkbox"/>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. For subdivisions served by private roads, the following statement shall be included: "The roads in this subdivision are private in nature and shall not be maintained by the Virginia Department of Transportation or other public road agency and that the maintenance and improvement thereof shall be the mutual obligation of the land owners in the subdivision."	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. For subdivisions served by public roads, denote at least four (4) horizontal control points (using X and y coordinate values) in the Virginia State Plane Coordinate System (south zone) per North American Datum (NAD) 1983.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Show existing overhead lines in subdivisions zoned other than A-1, AR-6, M-2 or M-3. Except for subdivisions in these zoning districts listed, add a notation that all utilities shall be installed underground.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Topography at vertical intervals of two (2) feet, provided that those subdivisions utilizing only private roads may use intervals of five (5) feet. (Note: Topographic lines must later be removed for final approval)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Right-of-way dedicated in accordance with the Major Thoroughfare Plan and Article 3, Section 3.2 if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. For those subdivisions with public utilities, please add the following statement to the plat: Utility easements shown are dedicated to the County of Hanover (County) for the purpose of constructing, maintaining, and accessing water system improvements and sanitary sewer system improvements both above and below ground that are owned and operated by the County. Drainage easements shown are dedicated to the County for the purpose of constructing, maintaining, and accessing drainage system improvements both above and below ground, owned and operated by the County. The County shall have the right at any time and from time to time, to construct, maintain, inspect, operate, protect, replace, repair, change the size of, remove, relocate, and improve all such improvements. The County and its agents shall have full and free use of all easements and shall have the rights and privileges reasonably necessary for the utilization of the easements. These rights and privileges include, but are not limited to, the right of ingress to and egress from any easement including the use of private roads and driveways that may now or hereafter exist on the property being subdivided. The County shall have the right of ingress and egress over all property adjacent to the easement on the property being subdivided if reasonably necessary, in the County's sole opinion, for access to any easement. The County shall have the right to trim, cut and remove any trees, shrubbery, fences, structures, or other obstructions or facilities within any easement deemed by the County to interfere with the proper and efficient use of the easements for purposes stated.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Evidence demonstrating compliance with the provisions of the Hanover County Code related to Chesapeake Bay Preservation including, where applicable, the statement: <i>Part/All of this site lies within a RMA. The limits of any RPA located on this site have been shown on the plat.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Location of any buffers as required by the Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Maximum size of plat for recordation is 18" x 24".	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Location(s) of any known or suspected historic resources within the subdivision, including cemeteries, trenches, and archeological features on this site.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Such other information as may be required by the Agent.	<input type="checkbox"/>	<input type="checkbox"/>

<b>STAFF USE ONLY:</b>				
Accepted by: _____	Fee: _____	Paid: <input type="checkbox"/>	Date: _____	HTE#: _____