TRAFFIC NOTE

TRAFFICE ZONE: 1752

ESTIMATED TRAFFIC GENERATION FOR 6,000 S.F. CONVENIENCE STORE AND 3 BAY AUTOMATIC CAR WASH IS 384 PM PEAK HOUR TRIPS. PER ITE 6TH EDITION COUNTY APPROVED TRAFFIC STUDY APPROVED BY RAMEY KEMP DATED JULY 15, 2004. ZONING CASE ALLOWS A TOTAL OF 604 PM PEAK HOUR TRIPS. THERE ARE NO TRAFFIC IMPACT FEES REQUIRED AS PROFFERED IMPROVEMENTS OFFSET ANY IMPACT FEES WITH THIS REQUEST 220 PEAK HOUR TRIPS REMAIN AS A CREDIT.

Wawa

@ SLIDING HILL ROAD AND ATLEE STATION ROAD

STORE #8601

TAX PARCEL NO. P/O 7787-85-9659
CHICKAHOMINY DISTRICT
HANOVER COUNTY, VIRGINIA

SITE & UTILITY PLAN

OWNER:

Sliding Hill Properties
C/O C. Felix Cross
10296 Sliding Hill Road
Ashland, Virginia 23005
Attn.: Mr. Felix Cross
E-Mail: lawguy101@erols.com
Phone No.: (804) 550-3990
Fax No.: (804) 550-3843

DEVELOPER:

Wawa
260 West Baltimore Pike
Wawa, Pennsylvania 19033
Attn.: Ms. Terri Levine, P.E.
E-Mail: terri.levine@wawa.com
Phone No.: (703) 216-3840
Fax No.: (703) 860-0058

WAWA SITE DATA TABLE

BUILDING TYPE:	P2B (5600)
CANOPY TYPE:	STACK
# OF MPD'S:	10
# OF PARKING SPACES:	67
# OF HC PARKING SPACES:	3
# OF TRUCK/ OVERSIZED SPACES:	1
SQ. FT. OF ASPHALT INSIDE OF ROW (TO BE SEALED):	-
SQ. FT. OF LAWN AREA (TO BE MOWED):	26,392 SQ. FT.
SQ. FT. OF MULCH AREA:	35,402 SQ. FT.

RECEIVED
MAY - 1 2007
HANOVER COUNTY PLANNING OFFICE

ENGINEER:

Jordan Consulting Engineers, P.C.
2540 Professional Road
Richmond, Virginia 23235
Phone No. : (804) 272-7009
Fax No. : (804) 272-7088
Attn. Mr John R. Jordan, P.E.
E-Mail : jorce@jorce.com

REVISIONS:
1) 06/02/04 PAGE 11 SWITCHED- ADDED EASEMENTS RECORD. INFO
REVISED PER COUNTY COMMENTS DATED 10/07/05
2) 10/20/06 PER COUNTY COMMENTS DATED 8/17/06
3) 01/19/07 PER COUNTY COMMENTS DATED 12/05/06
4) 04/02/07 PER COUNTY DPW COMMENTS DATED 03/22/07
5) 04/05/07 PER OWNER
6) 08/02/04 PAGE 11 SWITCHED- ADDED EASEMENTS RECORD. INFO
PAGE 13,14 EASEMENT NOTE ADDED
7) 9/10/07 -UTILITY EASEMENT REDLINE - Pg 11, 13, 14
-LIGHTPOLE RELOCATION - Pg 12, 12
-L1, L2, L3, L4, L5 SWITCHED

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4 OF 21	EROSION CONTROL NOTES & DETAILS
4A OF 21	EXISTING CONDITIONS, DEMOLITION PLAN
5, 6, 7, 8 OF 21	INITIAL EROSION CONTROL PLAN
9, 10 OF 21	OVERALL EROSION CONTROL
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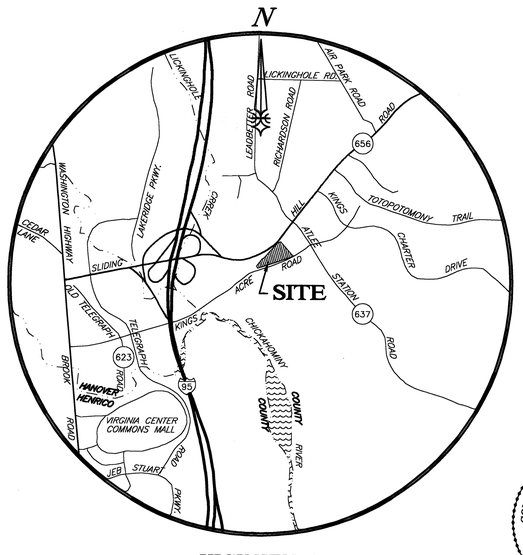
L4, L5	LIGHTING PLAN AND DETAILS
	IRRIGATION PLAN AND DETAILS



VICINITY MAP
Scale: 1" = 2000'

COMMONWEALTH OF VIRGINIA
J. R. JORDAN
Reg. No. 7429
04/11/07
PROFESSIONAL ENGINEER

RESPONSIBLE LAND DISTURBER:

CHES. BAY PRESERVATION AREA:
PROPOSED PROJECT IS WITHIN A R.M.A.

BUILDING HEIGHT: 24'

LEGEND

PROPOSED

- ASPHALT PAVEMENT
- CULVERT OR STORM SEWER PIPE
- DRAINAGE STRUCTURE NUMBER
- MIN.F.F.177.00 (S) OR (D) — INDICATES MINIMUM FINISHED BUILDING ELEVATION THAT CAN BE USED ON A SPECIFIC LOT IN ORDER TO GET BUILDING ABOVE THE 1% STORM ELEV. OR TO OBTAIN GRAVITY SAN. SEWER (S) DENOTES SAN. SEWER (D) DENOTES DRAINAGE
- INDICATES LOTS WHICH MUST HAVE DRAINAGE IMPROVEMENTS INSTALLED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THAT LOT.
- REGULAR SEEDED EARTH DITCH WITH DIRECTION OF FLOW
- CROSS HATCHING OF EITHER OF THESE INDICATES THAT PAVED DITCH LINING MAY BE NECESSARY, IF SUITABLE VEGETATION CANNOT BE ESTABLISHED IN DITCH LINE.
- EC-2 LINED DITCH WITH SEEDING
- PAVED LINED DITCH
- 18" — INDICATES DEPTH OF EC-2 OR PAVED DITCH LINING
- 18" — INDICATES DRIVEWAY PIPE SIZE IF GREATER THAN 15"
- SANITARY SEWER LINE
- WATER LINE
- 174 — PROPOSED FINISHED GRADE CONTOUR ELEVATION
- E/P — DENOTES EDGE OF PAVEMENT
- T/C — DENOTES TOP OF CURB
- F/C — DENOTES FACE OF CURB (MEASURED TO BACK OF ANY ROLL FACE CURB)
- B/C — DENOTES BACK OF CURB
- DENOTES FILL AREA (NO FINISHED CONTOUR SHOWN)
- DENOTES HOW LOT SHOULD BE GRADED FOR SURFACE DRAINAGE

EXISTING

- PAVEMENT
- PROPERTY LINE
- SAN — SANITARY SEWER
- WATER LINE
- U.P. — POWER LINE
- U.T. — TELEPHONE LINE } U. DENOTES UNDERGROUND, OH DENOTES OVERHEAD
- GAS — GAS LINE
- CULVERT OR STORM SEWER PIPE
- FIRE HYDRANT
- BENCH MARK LOCATION
- 174 — EXISTING CONTOUR ELEVATION

NOTES:

1. ALL STORM AND SAN. SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF DRAINAGE STRUCTURES (D.I. OR M.H.)
2. CONTRACTOR IS TO MAKE HIS OWN TAKE-OFF ON THESE PLANS AS ANY QUANTITIES SHOWN ARE APPROXIMATE ONLY TO SHOW SCOPE OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION AND FINAL ACCEPTANCE OF ALL CONSTRUCTION AND UTILITY LINES.

MISS UTILITY
CALL BEFORE YOU DIG

BEFORE YOU DIG CALL
1-800-552-7001
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

APPROVED
Deputy Director of Planning
Hanover County, Virginia
Date

SPR-21-05

PETER C:\Job\wawa\04024 WAWA ATTLEE\04024WAWA BID.dwg Apr 16, 2007 - 11:41am Piotr Matysiak