

HANOVER COUNTY PLANNING DEPARTMENT  
REQUEST FOR CONDITIONAL USE PERMIT REVIEW  
CUP2024-00005, HANOVER COUNTY PUBLIC SCHOOLS  
**Due Date: 02/23/2024**

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Claudia Cheely

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, February 21, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_

Attachments:

DPW:



















DPU:

VDOT:

# Hanover County, Virginia

## Land Use Map

### Legend

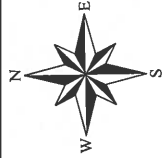
-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

**CUP2024-00005**

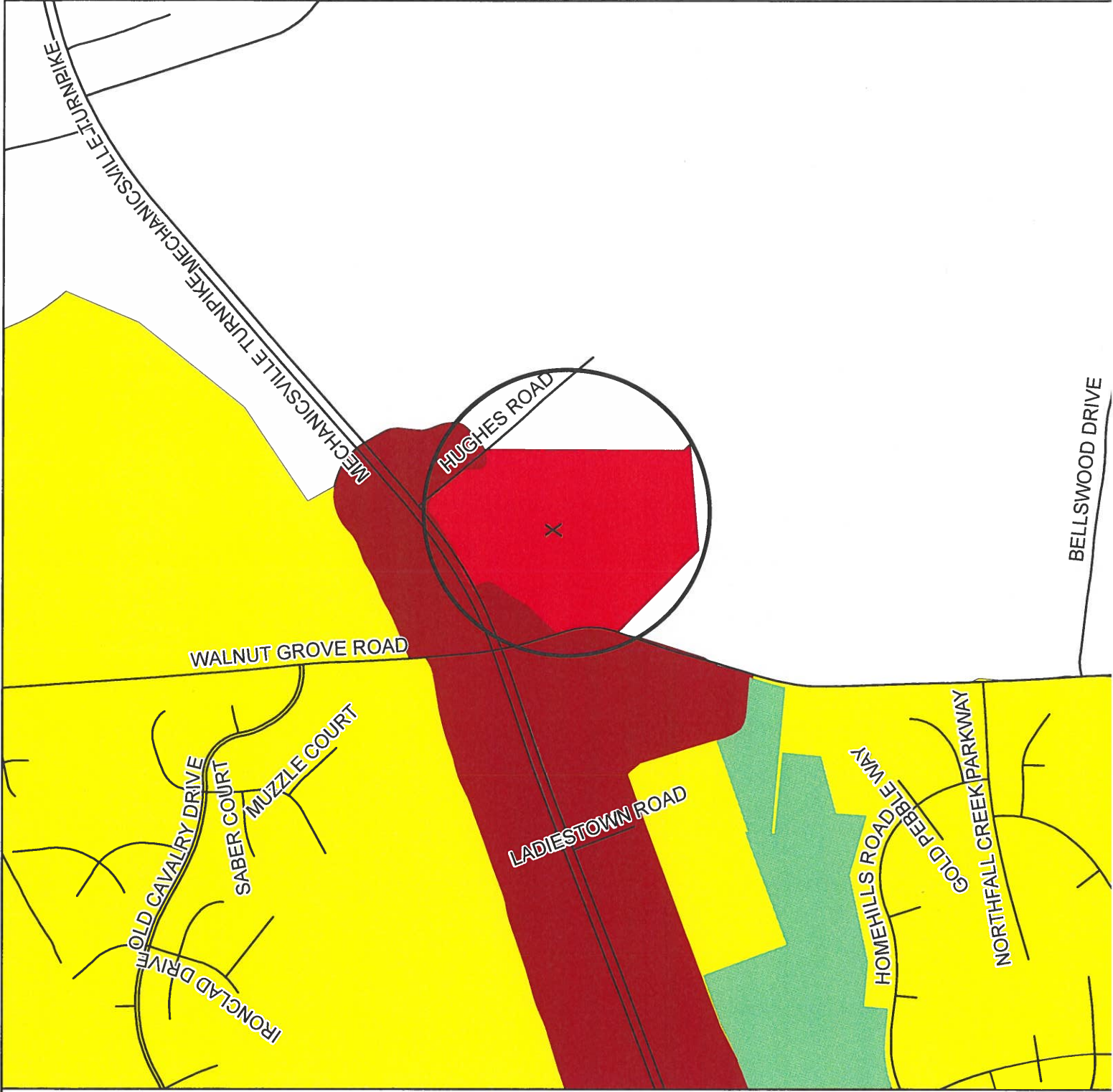
HCSB - Battlefield Park  
amendment

Neighborhood Commercial &  
Highway Commercial Land Use

GPIN: 8735-13-6656  
Cold Harbor Magisterial District



1 inch = 800 feet  
January 31, 2024



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Structures
- Parcels
- Trees

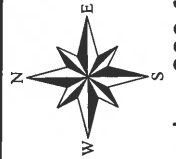
**CUP2024-00005**

**HCSB - Battlefield Park**

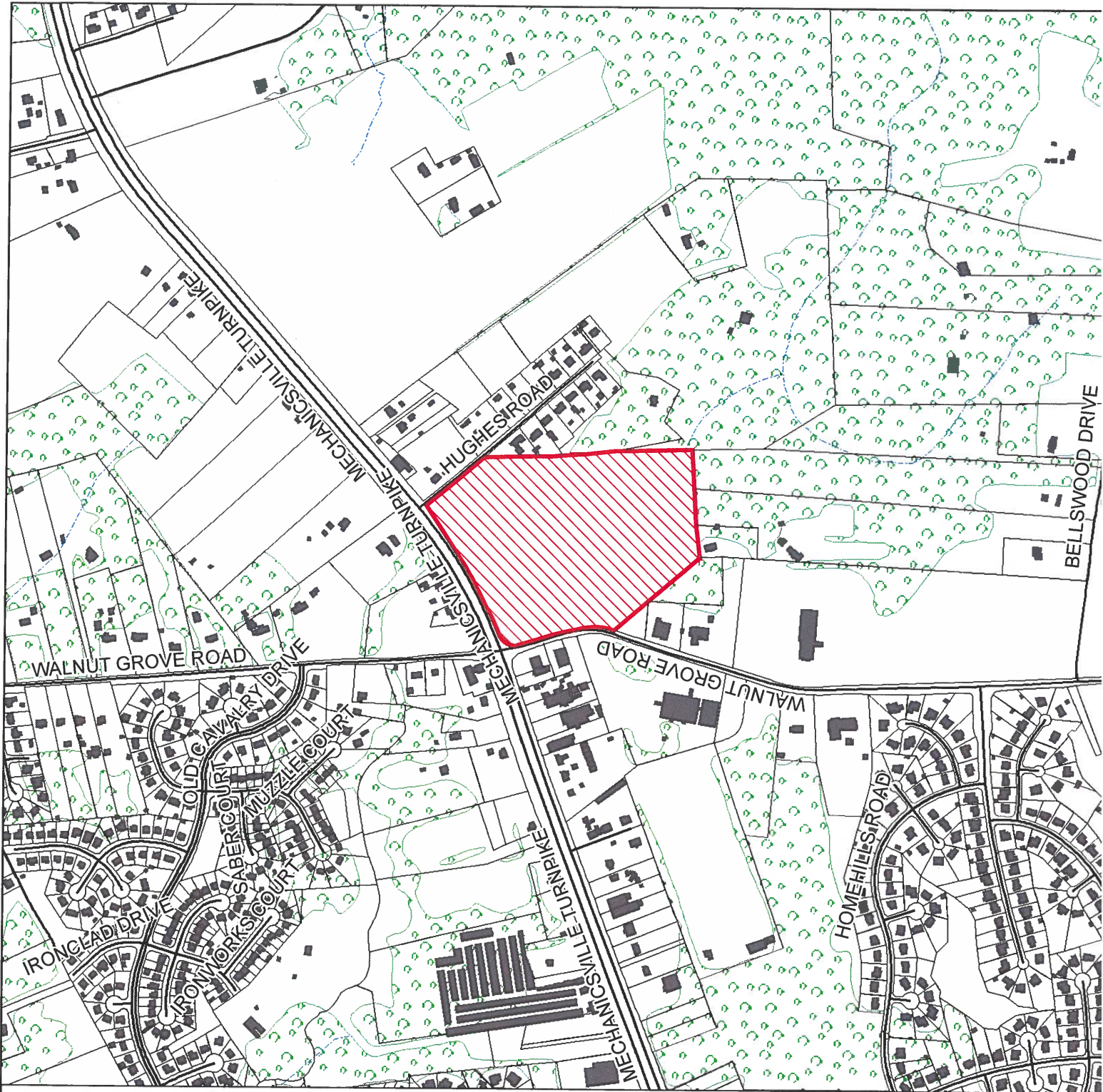
amendment

Zoned A-1

GPIN: 8735-13-6656  
Cold Harbor Magisterial District





















1 inch = 800 feet  
January 31, 2024



# Hanover County, Virginia

## Zoning Map

### Legend

	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	RM
	MX
	B-1
	B-2
	B-3
	B-4
	O-S
	B-O
	M-1
	M-2
	M-3
	RS

### CUP2024-00005

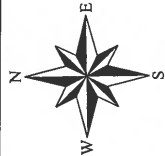
HCSB - Battlefield Park

amendment

Zoned A-1

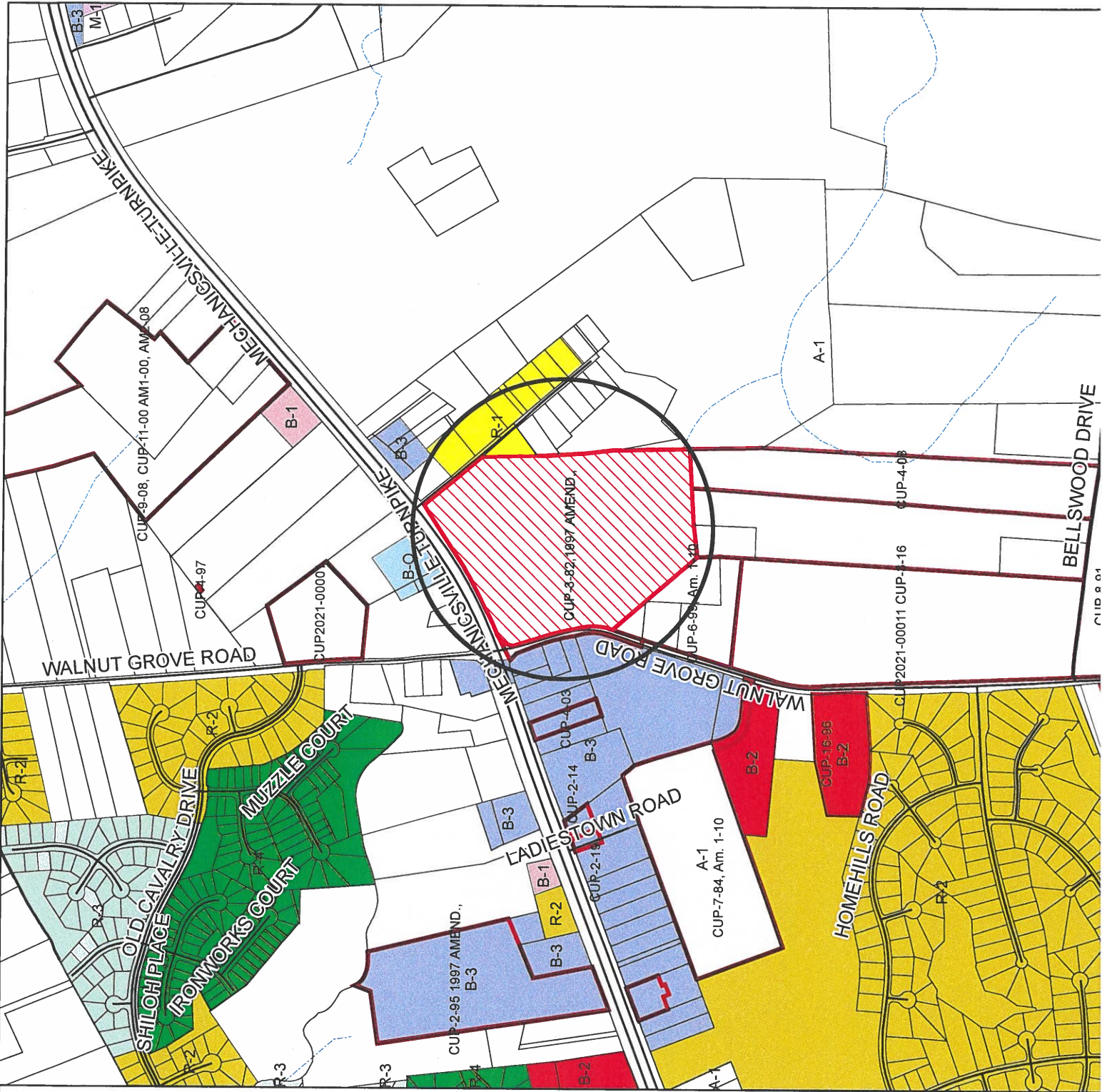
GPIN: 8735-13-6656

Cold Harbor Magisterial District



1 inch = 800 feet

January 31, 2024



**CUP2024-00005**



Hanover County Planning Department Application

RECEIVED

JAN 29 2024

Request for a Conditional Use Permit

HANOVER COUNTY PLANNING DEPARTMENT

Case #: CUP2024-00005

Please type or print in black ink.

<b>APPLICANT INFORMATION</b>	
Owner/Applicant: <u>Hanover County Public Schools</u>	Telephone No. <u>804-365-4526</u>
Contact Name: <u>Christina P. Berta - Assistant Superintendent of Business and Operations</u>	Fax No. <u>804-365-4818</u>
Address: <u>200 Berkley Street, Ashland, VA 23005</u>	Email Address <u>cberta@hcps.us</u>

<b>PARCEL INFORMATION</b>	<b>For multiple parcels, please also complete Page 4 [ ]</b>
GPIN(s)(Tax ID #'s) <u>8735-13-6656</u>	Total CUP Area (acres/square feet) <u>29.42 ac /1,281,535.2 sf</u>
Total Area (acres/square feet) <u>29.42 ac /1,281,535.2 sf</u>	Current Zoning <u>A-1</u>
Magisterial District <u>Cold Harbor</u>	In accordance with Article 3, Division <u>1</u> Section <u>26-20</u>
Location Description (Street Address, if applicable) <input checked="" type="checkbox"/>	§ <u>11</u> of the Ordinance the following use is requested:
<u>5501 Mechanicsville Tpke, Mechanicsville, VA 23111</u>	<u>New elementary school building to replace existing elementary school building.</u>

<b>SIGNATURE OF OWNER</b> <input checked="" type="checkbox"/> <b>POWER OF ATTORNEY</b> <input type="checkbox"/> <b>CONTRACT PURCHASER</b> <input type="checkbox"/> (attach contract)
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.
Signature <u>Christina P Berta</u> Date <u>1/29/2024</u>
Print Name <u>Christina P. Berta</u>
Signature _____ Date _____
Print Name _____

<b>QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:</b>	
Name <u>Steve Raugh</u>	Telephone No. <u>804-200-6467</u>
Address: <u>1001 Boulders Pkwy, Suite 300</u>	Fax No. _____
<u>Richmond , VA 23225</u>	Email Address <u>steve.raugh@timmons.co</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

**REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:**

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Responses to questions on Page 10**
- f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

**ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE**

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by \_\_\_\_\_. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Christina P. Berta Date 1/29/2024  
 Print Name Christina P. Berta

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
200 Berkley Street, Ashland, VA 23005  
 \_\_\_\_\_  
 \_\_\_\_\_

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:  
 Email cberta@hcps.us  Fax \_\_\_\_\_

**FEES**

After application is accepted for review, make checks payable to Treasurer, Hanover County:  
 Conditional Use Permit \$1500 + \$75/acre\*  
 Amendment (after final approval) \$1500

\*Fractions of acreage are rounded up to the nearest whole number  
 Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

**FOR STAFF USE ONLY:**

Fees: Base Fee _____ Acreage Fee _____ <b>TOTAL</b> _____	Accepted by: _____ HTE #: _____
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**NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS**

**Applicant's Statement:**

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: Christina P. Berta

COMMONWEALTH OF VIRGINIA )

COUNTY OF HANOVER )

) to-wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2024, by Christina P. Berta (Name of Applicant).

My commission expires: **MINDY BETH MUNTEAN**  
Notary Public  
Commonwealth of Virginia  
Registration No. 355768  
My Commission Expires Jul 31, 2027

[Signature]  
Notary Public

**Board of Supervisors Representative:** Cold Harbor district F. Michael Herzberg, P.O. Box 470, Hanover, VA 23069

**Planning Commission Representative:** Cold Harbor district Fredric I. McGhee, Jr., 6305 Watt House RD, Mechanicsville, VA 23

**List of Adjacent Property Owners:**

GPIN	Name	Address
8735-04-8236	NANCY H SMITHSON	PO BOX 207, ST STEPHENS CHURCH, VA 23148
8735-14-1508	ROZELL BROTHERS LLC	5390 SANDY VALLEY RD, MECHANICSVILLE, VA 23111
8735-14-2307	ROZELL BROTHERS LLC	5390 SANDY VALLEY RD, MECHANICSVILLE, VA 23111
8735-14-3438	ROZELL BROTHERS LLC	5390 SANDY VALLEY RD, MECHANICSVILLE, VA 23111
8735-14-4763	FRANK & ANNA VOLO	5490 WINSMITH DR, MECHANICSVILLE, VA 23116
8735-15-5270	HILL REED PARTENT LLC	7618 OLD TRACK LANE MECHANICSVILLE, VA 23111
8735-24-1427	GEORGE W JR & DEBORAH A HUGHES	8177 HUGHES RD, MECHANICSVILLE, VA 23111
8735-24-2264	MARY H HUGHES	8218 HUGHES RD, MECHANICSVILLE, VA 23111
8735-24-1082	AMANDA DAWN THOMPSON	8211 HUGHES RD, MECHANICSVILLE, VA 23111

**NOTIFICATION OF ADJOINING PROPERTY OWNERS continued**

**List of Adjacent Property Owners:**

GPIN	Name	Address
8735-23-2838	RITA SUE KING	8205 HUGHES RD, MECHANICSVILLE, VA 23111
8735-23-3709	WILLIAM R & REBECCA F RICE	8201 HUGHES RD, MECHANICSVILLE, VA 23111
8735-23-3377	GEORGE W HUGHES JR & DEBORAHA HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111
8735-23-8073	ALEXANDER P & DIANA L MADLINGER	8176 HUGHES RD, MECHANICSVILLE, VA 23111
8735-21-0705	WAW3 LLC	1901 JEFFERSON DAVIS HWY, RICHMOND, VA 23224
8735-11-6990	ERIC P BURCHAM	4002 HERMITAGE ROAD RICHMOND, VA 23227
8735-12-6708	WAYNE C JESTER	8136 WALNUT GROVE RD, MECHANICSVILLE, VA 23111
8735-12-3997	TRUSTEES OF FIRST SHILOH BAPTIST CHURCH	8150 WALNUT GROVE RD, MECHANICSVILLE, VA 23111
8735-13-1196	FIRST SHILOH BAPTIST CHURCH	8162 WALNUT GROVE RD, MECHANICSVILLE, VA 23111
8735-13-1351	TRUSTEES OF FIRST SHILOH BAPTIST CHURCH	8150 WALNUT GROVE RD, MECHANICSVILLE, VA 23111
8735-03-7230	TARP INVESTORS LLC	14543 BUD LANE, GLEN ALLEN, VA 23059
8735-03-8744	L CROWDER PROPERTIES LLC	7395 ADAMS FARM RD, MECHANICSVILLE, VA 23111
8735-03-9756	EUGENE B HEMLICK	5519 MECHANICSVILLE TPKE, MECHANICSVILLE, VA 23111
8735-03-9932	VA PROPERTY INVESTMENTS LLC	5519 MECHANICSVILLE TPKE, MECHANICSVILLE, VA 23111

## NOTIFICATION OF ZONING APPLICATION SUBMITTAL

**TO:** Adjacent Property Owner

**FROM:** Timmons Group on Behalf of Hanover County Public Schools

**DATE:** \_\_\_\_\_

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

**Applicant:** Hanover County Public Schools

**Property Location:** 5501 Mechanicsville Tpke, Mechanicsville, VA 23111

**GPIN(s):** 8735-13-6656

**Requested Zoning District:** A-1

**Requested Use/Exception:** Construct new elementary school, bus loop, and parking lot on the existing school site.

Hanover County Public Schools requests permission to construct a new elementary school adjacent to the existing elementary school. Future plans for the existing building are still being discussed.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

**EXPLANATION: (Attach additional sheets, if necessary)**

1. What type of use is being requested? No change in use. The property will continue to be used as a public school.

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2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. \_\_\_\_\_

The existing property currently houses the Battlefield Elementary School. The proposed plan is to build a new school building, bus loop and parking adjacent to the existing school while it is still in use. Future plans for the existing building are still being discussed.

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3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) There will be no change in use, the community will simply be getting a new school facility. The construction area will be fenced off and contain erosion and sediment control measures around the entire site to minimize downstream environmental impacts. Stormwater management strategies will also be implemented to reduce post development runoff from the site.

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4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

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5. Is the subject property located in a Dam Break Inundation Zone?  Yes  No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

**HISTORIC SITE IMPACT ANALYSIS**

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. Battlefield Park Elementary School / 42-0161 GPIN 8735-13-6656
- 2. Historic Resource/File No. Hughes Road House / 42-5068 GPIN 8735-24-1427
- 3. Historic Resource/File No. 5488 Mechanicsville TPK Dwelling / 42-5072 GPIN 8735-14-1508

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

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If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: *[Handwritten Signature]* Date: 1/17/24

**HISTORIC SITE IMPACT ANALYSIS**

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. 5466 Mechanicsville TPK Dwelling / 42-5069 GPIN 8735-14-4763
- 2. Historic Resource/File No. 5492 Mechanicsville TPK Dwelling / 42-5073 GPIN 8735-14-2307
- 3. Historic Resource/File No. 5486 Mechanicsville TPK Dwelling / 42-5071 GPIN 8735-14-1508

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

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If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: *[Handwritten Signature]* Date: 1/17/24

**HISTORIC SITE IMPACT ANALYSIS**

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. 5482 Mechanicsville TPK Dwelling / 42-5070 GPIN 8735-14-3438
- 2. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
- 3. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

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If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: *[Handwritten Signature]* Date: 1/17/24

## COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 48 vehicles per day and a site peak hour trip generation of 16 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 520 and Page Number 325).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



\_\_\_\_\_  
(Signature of Applicant/Applicant's Representative)

01/23/2024

\_\_\_\_\_  
(Date)

W. Scott Dunn

\_\_\_\_\_  
(Applicant/Applicant's Representative – Print Name)

*Note: The application is for replacement of the existing ES that will decrease the capacity from 643 students to 500. The trip generation estimate above is based on the School District's forecast of 21 additional students by 2028.*

## SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:

Staff:



1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.



2. The north point, scale, and date. The required scale of the sketch plan shall be as follows:

a) For projects containing more than 200 acres, not more than 1" = 200'

b) For projects containing 50 acres to 200 acres, not more than 1" = 100'

c) For projects containing 10 acres to 50 acres, not more than 1" = 50'

d) For projects containing 10 acres or less, not more than 1" = 30'



3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)



4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.



5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)



6. Proposed changes in zoning, if any.



7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.



8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.



9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.



10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.



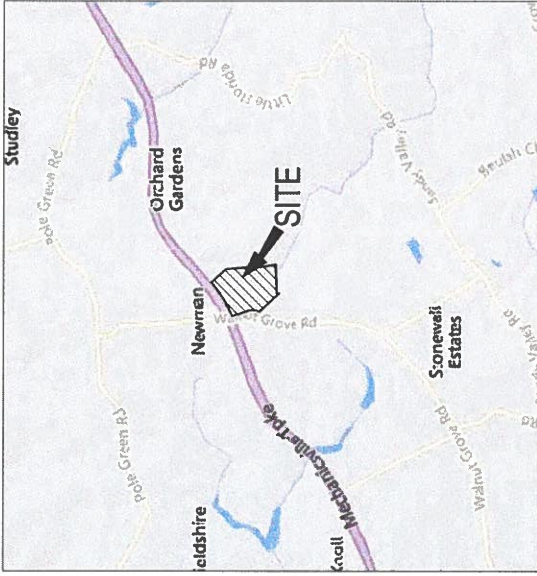
11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.

**BATTLEFIELD PARK ELEMENTARY SCHOOL  
 CONDITIONAL USE PERMIT SET  
 AT  
 COLD HARBOR DISTRICT  
 5501 MECHANICSVILLE TPKE, MECHANICSVILLE  
 HANOVER COUNTY - VIRGINIA 23111**

**RECEIVED**

**JAN 29 2024**

**HANOVER COUNTY  
 PLANNING DEPARTMENT**



**VICINITY MAP  
 SCALE 1" = 2000'**

- CONDITIONAL USE PERMIT DRAWINGS**
- 0 - COVER
  - 1 - PROPERTY PLAT EXHIBIT
  - 2 - ADJACENT PROPERTY EXHIBIT
  - 3 - SKETCH PLAN - PHASE 1
  - 4A - SKETCH PLAN - PHASE 2
  - 5 - ARCHITECTURAL ELEVATIONS

**APPLICATION PLAN**

**ENGINEER**  
 TIMMONS GROUP  
 1001 BOULDERS PARKWAY, SUITE 300  
 RICHMOND, VIRGINIA 23225  
 PHONE: (804) 200-6487  
 E-MAIL: STEVE@RUBEN@TIMMONS.COM

**ARCHITECTS**  
 CRABTREE ROUBRAUGH & ASSOCIATES  
 250 WEST MAIN STREET, SUITE 200  
 CHARLOTTEVILLE, VA 22902  
 PHONE: (541) 975-7282  
 E-MAIL: BOB@CRABTREEARCHITECTS.COM

**CLIENT**  
 HANOVER COUNTY SCHOOL BOARD  
 ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS  
 200 BERKLEY STREET  
 ASHLAND, VA 23005  
 PHONE: (804) 781-4444  
 E-MAIL: CBERT@HCS.US

BATTLEFIELD PARK  
 ELEMENTARY SCHOOL  
 COVER SHEET

DATE: JANUARY 29, 2024  
 SCALE: AS SHOWN  
 DRAWING: 2 OF 5  
 PROJECT: 0094

**BATTLEFIELD PARK  
ELEMENTARY SCHOOL  
PROPERTY PLAT EXHIBIT**

PROJECT: BATTLEFIELD PARK ELEMENTARY SCHOOL  
DATE: JANUARY 29, 2024  
SCALE: AS SHOWN  
DRAWING: T. 09. 5

SCALE 1"=60'



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	134.00'	101.00'	101.00'	90.00°	N00°00'00"E	141.42'
C2	134.00'	101.00'	101.00'	90.00°	N00°00'00"E	141.42'
C3	134.00'	101.00'	101.00'	90.00°	N00°00'00"E	141.42'
C4	134.00'	101.00'	101.00'	90.00°	N00°00'00"E	141.42'

THE UNDERLYING SURVEY AND CONVEYANCE INSTRUMENTS ARE THE PROJECT AND RECORD PLATS AND CONVEYANCE INSTRUMENTS FOR THE SITES, AS WELL AS THE RECORD PLATS AND CONVEYANCE INSTRUMENTS FOR THE ADJACENT SITES. THE SURVEY AND CONVEYANCE INSTRUMENTS ARE THE PROPERTY OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE CLIENT. THE SURVEY AND CONVEYANCE INSTRUMENTS ARE THE PROPERTY OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.



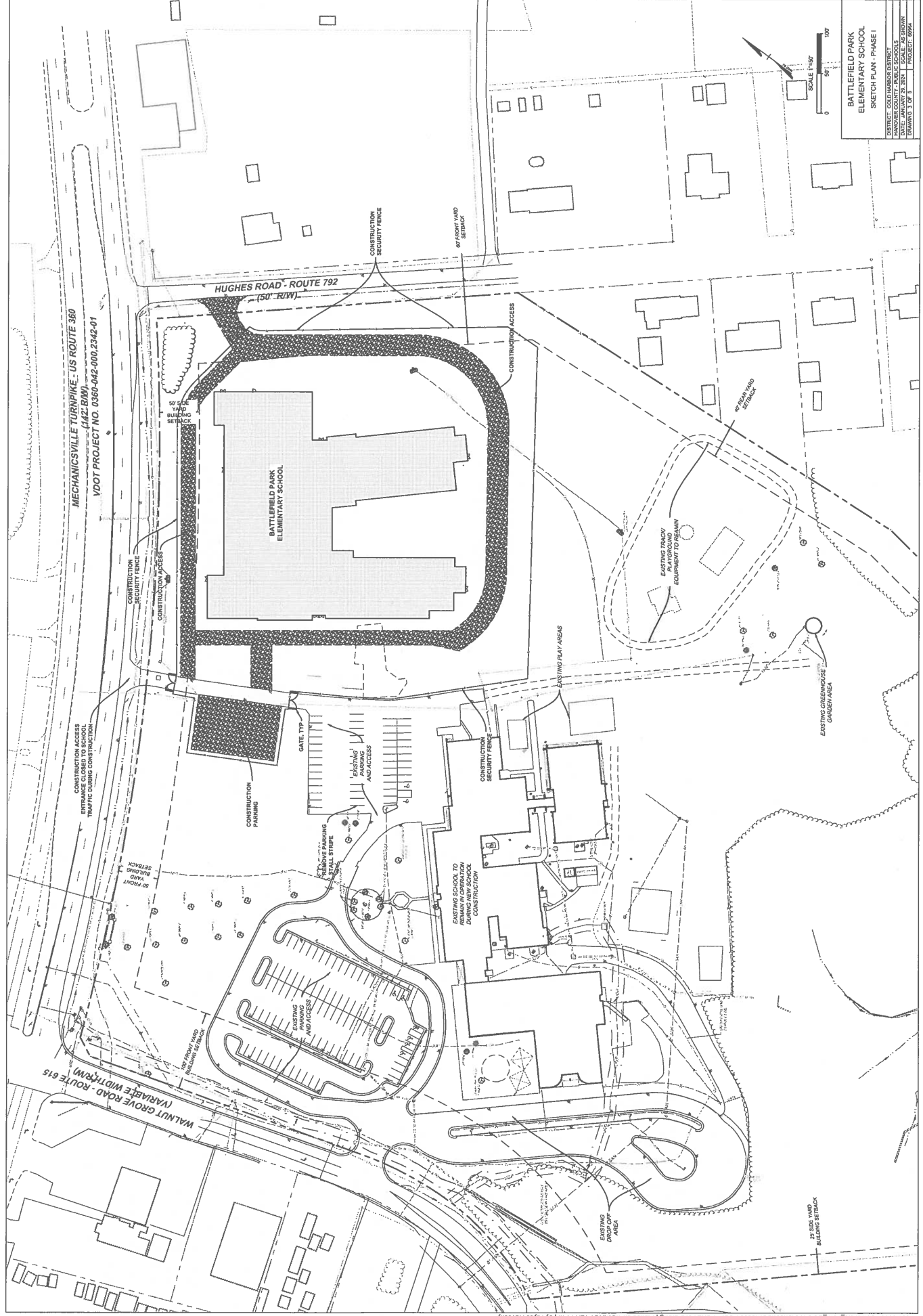
**BATTLEFIELD PARK ELEMENTARY SCHOOL ADJACENT PROPERTY EXHIBIT**  
 PROJECT: 0994  
 DATE: JANUARY 29, 2024  
 SCALE: AS SHOWN  
 DRAWING 2 OF 3



**BATTLEFIELD PARK  
 ELEMENTARY SCHOOL  
 SKETCH PLAN - PHASE I**

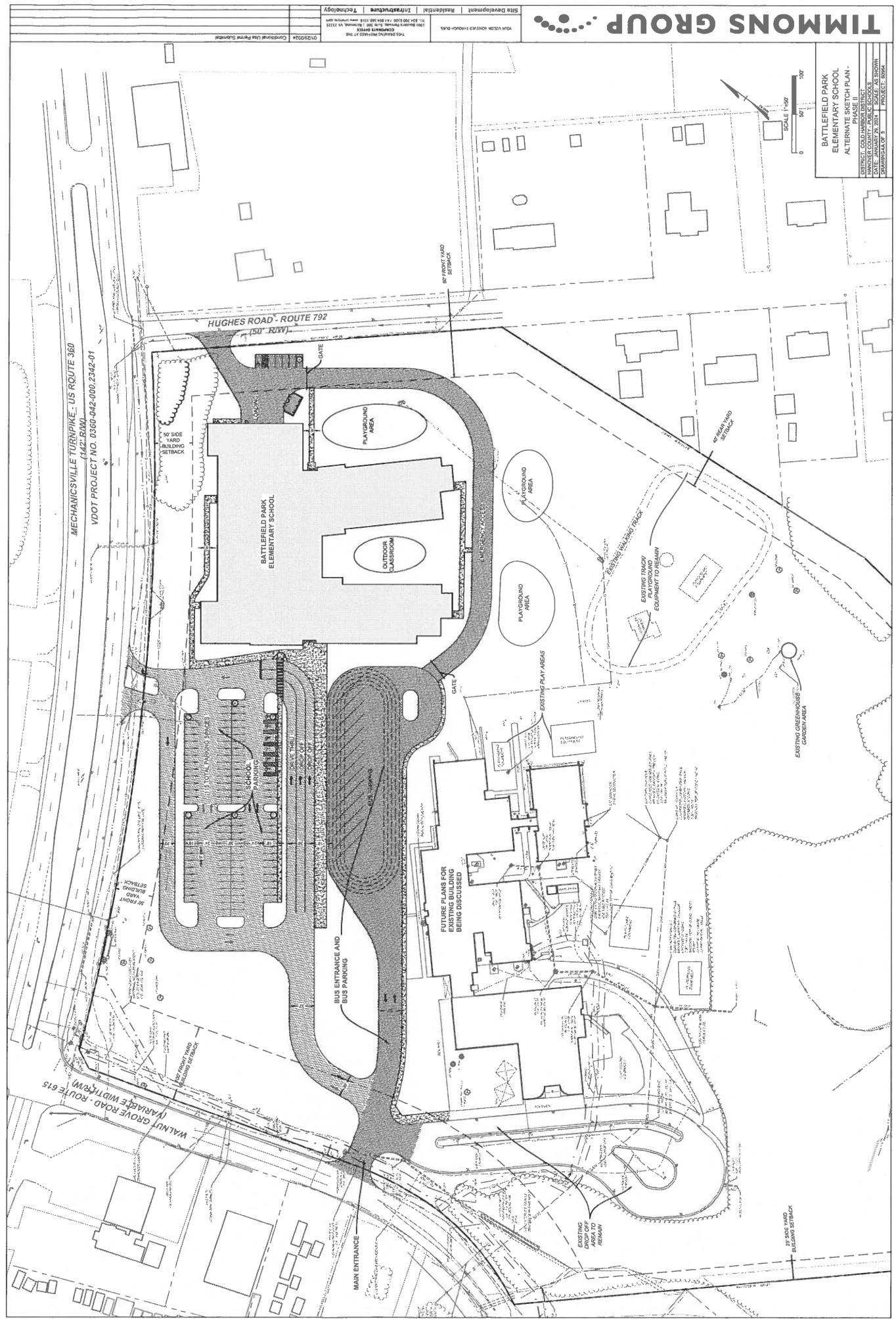
DATE: JANUARY 29, 2024  
 SCALE: AS SHOWN  
 DRAWING: 3 OF 5  
 PROJECT: 6994

SCALE: 1"=50'  
 0 50' 100'



**BATTLEFIELD PARK  
 ELEMENTARY SCHOOL  
 ALTERNATE SKETCH PLAN -  
 PHASE II**

DATE: JANUARY 27, 2024 SCALE: AS SHOWN  
 DRAWING NO. 2024-001 PROJECT: 02024



MECHANICSVILLE TURNPIKE - US ROUTE 380  
 (I-477) R/W  
 VDOT PROJECT NO. 0360-042-000.2342-01

HUGHES ROAD - ROUTE 792  
 (50' R/W)

WALNUT GROVE ROAD - ROUTE 615  
 (MARKET WIDTH) R/W

BATTLEFIELD PARK  
 ELEMENTARY SCHOOL

BUS ENTRANCE AND  
 BUS PARKING

FUTURE PLANS FOR  
 GOLF BEING DISCUSSED

EXISTING PLAY AREAS

EXISTING TRACKS  
 EQUIPMENT TO REMAIN

EXISTING GREENHOUSE  
 GARDEN AREA

MAIN ENTRANCE

BY SIDE YARD  
 BUILDING SETBACK

**BATTLEFIELD PARK  
 ELEMENTARY SCHOOL  
 ARCHITECTURAL ELEVATIONS**

DESIGNED BY: COLLETT ARCHITECTURE  
 DRAWN BY: COLLETT ARCHITECTURE  
 DATE: JANUARY 27, 2024 | SCALE: AS SHOWN  
 DRAWING: 6 OF 9 | PROJECT: 6094

