



# CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858  
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

*Division of Planning*

September 5, 2017

Jeffrey S. Murray, P.E.,  
555 Fayetteville Street, Suite 900  
Raleigh, NC 27601

**RE: REZONING REQUEST, RZ10-16, (Conditional), SPSA Regional Landfill**, submitted to rezone and amend the official zoning map of the City of Suffolk to change the zoning from A, Agricultural zoning district, to M-2, Heavy Industrial zoning district, for property located to the southeast of 1 Bob Foeller Drive, Zoning Map 27, Parcel(s) 28A.

**CONDITIONAL USE PERMIT REQUEST, C08-16, SPSA Cell VII Landfill Composting System, Confined (vegetative waste or yard) and Borrow Pit**, submitted to grant a Conditional Use Permit to establish solid waste management facility, composting system, confined (vegetative waste or yard) and borrow pit, for property located at 1 Bob Foeller Drive, Zoning Map 27, Parcel(s) 28A.

Dear Mr. Murray:

With regard to the above-referenced Rezoning Request, RZ10-16 and Conditional Use Permit Request, C08-16, please be advised that the Suffolk City Council voted, at its August 16, 2017 meeting, to approve both applications. The original certified Ordinances are enclosed and must be recorded separately with the Clerk of the Circuit Court at the courthouse. Please be sure the Land Systems cover sheet is prepared and attached to the ordinance at the time of recording. Please be sure the Land Systems cover sheet is prepared and attached to each document at the time of recording. This cover sheet can be obtained from [www.courts.state.va.us](http://www.courts.state.va.us) or completed by you at the courthouse on their designated computer. If you have any questions regarding this cover sheet, please contact the Clerk of Courts at 514-7800 for assistance.

If you have not already done so, the Notice of Hearing signs that were posted on the property may now be removed and disposed. If you have any questions regarding this matter please feel free to contact me at 757-514-4068 or (email: [nward@suffolkva.us](mailto:nward@suffolkva.us)).

Sincerely,

Nicole J. Ward

Current Planning Manager

**ORDINANCE NUMBER 17-O-072**

**AN ORDINANCE TO REZONE AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SUFFOLK TO CHANGE THE ZONING FROM A, AGRICULTURAL ZONING DISTRICT, TO M-2, HEAVY INDUSTRIAL ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 1 BOB FOELLER DRIVE, ZONING MAP 27, PARCEL 28A; RZ10-16 (CONDITIONAL)**

WHEREAS, Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s), and property owner(s), have requested a change in zoning from A, Agricultural zoning district, to M-2, Heavy Industrial zoning district, for the property located at 1 Bob Foeller Drive, Zoning Map 27, Parcel 28A, which land is depicted on Exhibit "C"; and

WHEREAS, the proposed rezoning and amendment to the official zoning map have been advertised and reviewed by the Planning Commission in compliance with the requirements of state law; and

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A"; and

WHEREAS, a public hearing before City Council was duly advertised as required by law and held on the 16th day of August, 2017, at which public hearing the public was presented with the opportunity to comment on the proposed rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

**Section 1. Exhibits.**

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Proffered Conditions", Exhibit "C", "Property Map", and Exhibit "D", "Master Plan" which are attached hereto, are hereby incorporated as part of this ordinance.

**Section 2. Findings.**

A. Council finds that the proposed rezoning is reasonable and warranted due to a change in circumstances affecting the property, and has considered the following factors and finds that the proposed rezoning does not conflict with:

1. the existing use and character of property within the City;
2. the Comprehensive Plan;
3. the suitability of the property for various uses;
4. the trends of growth or change;

5. the current or future requirements of the community as to land for various purposes as determined by the population and economic studies and other studies;
6. the transportation requirements of the community;
7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
8. the conservation of natural resources;
9. the preservation of flood plains;
10. the preservation of agricultural and forestal land;
11. the conservation of properties and their values;
12. the encouragement of the most appropriate use of land throughout the City; and
13. the expressed purpose of the City's Unified Development Ordinance as set out in Section 31-102 of the Code of the City of Suffolk (1998), as amended, and Section 15.2-2283 of the Code of Virginia (1950), as amended ("Va. Code").

B. The Suffolk City Council makes the following specific findings to the conditions of the rezoning:

1. the proposed rezoning itself gives rise to the need for the proffered conditions;
2. the proffered conditions have a reasonable relationship to the rezoning; and
3. the proffered conditions are in conformity with the 2035 Comprehensive Plan as adopted by City Council on April 1, 2015.

Section 3. Rezoning.

- A. The conditions proffered in the attached Exhibit "B" be, and they are hereby, accepted.
- B. The property be, as shown on attached Exhibit "C" and it is hereby, conditionally rezoned and the official zoning map be, and it is hereby, amended from A, Agricultural, to M-2, Heavy Industrial zoning district.
- C. The foregoing rezoning and amendment to the official zoning map are expressly made subject to the performance of the conditions hereby proffered and accepted and these conditions shall remain in effect until a subsequent amendment changes the zoning of the property; however, such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.


Section 4. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

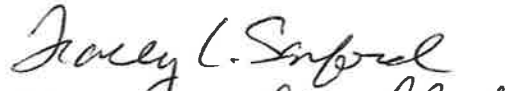
This ordinance shall be effective upon passage and shall not be published or codified.

READ AND PASSED: AUGUST 16, 2017

TESTE:

  
\_\_\_\_\_  
Erika S. Dawley, MMC, City Clerk

A TRUE COPY

  
Deputy City Clerk

**Exhibit A**

**RESOLUTION NO. 17-07-1**

**CITY OF SUFFOLK PLANNING COMMISSION**

**A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION  
TO CITY COUNCIL RELATING TO REZONING REQUEST  
RZ10-16 (CONDITIONAL)**

**A, AGRICULTURAL ZONING DISTRICT, TO M-2, HEAVY INDUSTRIAL ZONING  
DISTRICT, FOR THE PROPERTY LOCATED AT 1 BOB FOELLER DRIVE, ZONING  
MAP 27, PARCEL 28A**

**WHEREAS**, Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s), and property owner(s), have requested a change in zoning from A, Agricultural zoning district, to M-2, Heavy Industrial zoning district (Conditional); and

**WHEREAS**, the procedural requirements for the consideration of this request by the Planning Commission have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

- A. The Suffolk Planning Commission finds that the proposed rezoning is reasonable, and warranted due to a change in circumstances affecting the property, and has considered the following factors and finds that the proposed rezoning does not conflict with:
1. the existing use and character of property within the City;
  2. the Comprehensive Plan;
  3. the suitability of the property for various uses;
  4. the trends of growth or change;
  5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
  6. the transportation requirements of the community;
  7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
  8. the conservation of natural resources;

9. the preservation of flood plains;
10. the preservation of agricultural and forestal land;
11. the conservation of properties and their values;
12. the encouragement of the most appropriate use of land throughout the City;
13. the expressed purpose of the City's Unified Development Ordinances as set out in Section 31-102 of the Code of the City of Suffolk (1998), as amended, and Section 15.2-2283 of the Code of Virginia, (1950), as amended ("Va. Code").

B. The Suffolk Planning Commission makes the following specific findings to the conditions of the rezoning:

1. the proposed rezoning itself gives rise to the need for the proffered conditions;
2. the proffered conditions have a reasonable relationship to the rezoning; and
3. the proffered conditions are in conformity with the 2035 Comprehensive Plan as adopted by City Council on April 1, 2015.

Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, RZ10-16 (Conditional), be:

- a) Granted as submitted, and that the City Council adopt the proposed Ordinance without modification.
- b) Denied, and that Council not adopt the proposed Ordinance.
- c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND PASSED:

July 19 / 17

TESTE:

[Signature]

**EXHIBIT B**

I hereby voluntarily proffer that the development of the property owned by me proposed for reclassification under this application shall be in strict accordance with the conditions set forth below.

The following conditions (add additional sheets if necessary) are voluntarily proffered for the reclassification of property identified as Tax Map 27\*28A, Block \_\_\_\_\_, Parcel Number \_\_\_\_\_: \*\*Conditional Rezoning is for 440.34 acre portion of property, and does not include area zoned M-2 containing Cell VII, See Drawing 01C-02.


The Property shall be developed substantially in accordance with the "Southeastern Public Service Authority Conditional Rezoning Application, Master Plan Drawing 01C-01", prepared by HDR Engineers, Inc., dated June 2016, Revised September 2016 and February 2017.

Uses of the Property include Solid Waste Management Facilities, Sand or Gravel Extraction, and Vegetative Waste Composting Systems and no other uses.

The development of Sand and Gravel Extraction areas (borrow areas) shall be in support of landfill construction, operation, and closure and for no other use.

The maximum heights of Cells VIII through XII, as delineated on the Master Plan Drawing 01C-01, shall not exceed 220 feet from mean sea level.


Signed:

  
\_\_\_\_\_  
(Applicant)

**Rowland L. Taylor**

\_\_\_\_\_  
(Printed Name)

6.28.17  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Property Owner)

**Rowland L. Taylor**

\_\_\_\_\_  
(Printed Name)

6.28.17  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Printed Name)

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

**ORDINANCE NUMBER 17-O-073****AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A SOLID WASTE MANAGEMENT FACILITY, COMPOSTING SYSTEM, CONFINED (VEGETATIVE WASTE OR YARD) AND BORROW PIT, ON PROPERTY LOCATED AT 1 BOB FOELLER DRIVE, ZONING MAP 27, PARCEL 28A; C08-16, AS AMENDED**

WHEREAS, Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s), and property owner(s), have requested a conditional use permit for a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit, on a certain tract of land situated in the City of Suffolk, Virginia, which land is designated on the Zoning Map of the City of Suffolk, Virginia, as Zoning Map 27, Parcel 28A, which land is depicted on Exhibit "B"; and

WHEREAS, the procedural requirements of Article 3, Section 31-306 of the Code of the City of Suffolk, Virginia, 1998 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and City Council have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Article 1, Section 31-102 and Article 3, Section 31-306(c)(1 through 8) of the Code of the City of Suffolk, 1998 (as amended), with respect to the purposes stated in the Code of Virginia (1950), as amended, Sections 15.2-2200 and 15.2-2283; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Property Map", and Exhibit "C", "Master Plan and Site Plan", which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

Council finds that the proposal for a conditional use permit, as submitted or modified with conditions herein, the expressed purpose of which is to establish a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit, that is in conformity with the standards of the Unified Development Ordinance of the City of Suffolk and that it will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses



and/or densities with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of property, the Comprehensive Plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the City.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit is by the imposition of the conditions provided herein.

### Section 3. Permit Granted.

The conditional use permit for the property be, and it is hereby, approved for the property, subject to the following conditions and the general conditions set forth in Section 4 hereof. The conditional use permit specifically permits a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit, in compliance with Exhibit "C" (the "Master Plan and Site Plan"), and Sections 31-306 and 31-406 of the Code of the City of Suffolk.

#### Conditions

1. This permit is granted to establish a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit as defined in the Unified Development Ordinance at 1 Bob Foeller Drive, Zoning Map 27, Parcel 28A, and, as shown on Exhibit B, Property Map.
2. The property shall be developed substantially in accordance with the "Southeastern Public Service Authority Conditional Use Permit Application, Master Plan Drawing 00C-01 and Site Plan Drawing 00C-02", prepared by HDR Engineers, Inc., dated June 2016, Revised September 2016 and February 2017, as shown on Exhibit "C".
3. The scope of approval for establishing, discontinuing, and maintaining the conditional uses as described in the Ordinance shall be indefinite.
4. Prior to commencing construction, the applicant shall receive approval of a detailed site plan that complies with all applicable provisions of the Unified Development Ordinance including certification from the appropriately trained professional that the provisions of Section 31-608 (Performance Standards) have been met.
5. Prior to beginning operation of Cell VII, one of the access alternatives, in accordance with the Traffic Impact Study provided by HDR Engineering, Inc., dated June 2016, must be completed and in operation. A grade separated access into the landfill will be needed at this time or a separate rezoning and an amendment to the conditional use

permit will be required at a later date, if the applicant decides to provide rear access to the landfill from Nansemond Parkway.

6. An evergreen vegetative buffer, at least 50 feet in width, shall be located within the 200-foot property line buffer and shall be installed immediately north of Portsmouth Boulevard adjacent to Cell VII, with the exception of the 450 feet adjacent to the existing retention basin #2 and waterline easement where the buffer will be 25 feet. The required evergreen buffer shall consist of a staggered row of screening trees and shrubs placed such that an opaque screen of vegetation is created within 5 years of installation. All evergreen screening trees shall also reach a minimum height of 20 feet within 5 years of installation.
7. Prior to the development in Cell IX or the Borrow Area and Stormwater Management Area, the existing 50-foot buffer adjacent to the development area shall be supplemented with additional plantings in accordance with the Landscaping and Buffer requirements of the Unified Development Ordinance.
8. The height of Cell VII shall not exceed 220 feet in height from mean sea level.
9. The applicant shall provide evidence that all required Local, State and Federal permits and approvals, including permits from the Virginia Department of Mines, Minerals, and Energy (DMME), Department of Environmental Quality, the U. S. Army Corps of Engineers, and Hampton Roads Sanitation District have been obtained prior to receiving a Land Disturbance Permit or beginning construction. Such permits shall be maintained in good standings. A violation of this conditional use permit shall be subject to corrective action, including revocation of the approval.
10. Prior to any activities a site plan shall be reviewed and approved in accordance with Section 31-307 of the Unified Development Ordinance.

Section 4. General Conditions.

- (a) The conditional use permit may be revoked by City Council upon failure to comply with any of the conditions contained herein, after ten days written notice to Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s), and property owner(s), or their successors in interest, and a hearing at which such persons shall have the opportunity to be heard.
- (b) To the extent applicable, the requirements set forth in Section 31-306 of the Code of the City of Suffolk, Virginia shall be met.
- (c) The commencement of the use described in Section 3 of this ordinance shall be deemed acceptance by Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s) or any party undertaking or maintaining such use, of the conditions to which the conditional use permit herein granted is subject.

Section 5. Severability.

It is the intention of the City Council that the provisions, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable; and if any phrase, clause, sentence, paragraph, section and provision of this ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections and provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 6. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

Section 7. Effective Date.

This ordinance shall be effective upon passage and shall not be published or codified.

READ AND PASSED: AUGUST 16, 2017

TESTE: *Erika S. Dawley*  
Erika S. Dawley, MMC, City Clerk

A TRUE COPY

*Froey L. Saper*  
Deputy City Clerk

CITY OF SUFFOLK PLANNING COMMISSION

A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION  
TO CITY COUNCIL RELATING TO CONDITIONAL USE PERMIT

C08-16

A SOLID WASTE MANAGEMENT FACILITY, COMPOSTING SYSTEM, CONFINED  
(VEGETATIVE WASTE OR YARD) AND BORROW PIT, LOCATED AT 1 BOB  
FOELLER DRIVE, ZONING MAP 27, PARCEL 28A

**WHEREAS**, Jeffrey S. Murray, P.E. of HDR Engineering, Inc., agent(s), on the behalf of the Southeastern Public Service Authority, applicant(s), and property owner(s), have requested the issuance of a conditional use permit for a certain tract of land situated in the City of Suffolk, Virginia, which land is described and depicted on the proposed Ordinance attached hereto and incorporated herein by reference; and

**WHEREAS**, the specific request is to permit a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposal for a conditional use permit, as submitted or modified herein:

- a) Will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- b) Will have more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- c) Will be no more injurious to property or improvements in the neighborhood, or
- d) Will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.


Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, C08-16, be:

- a) Granted as submitted, and that the City Council adopt the proposed Ordinance without modification.
- b) Denied, and that Council not adopt the proposed Ordinance.
- c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED

TESTE:

July 12/17  


## CONDITIONAL USE PERMIT

C08-16

### CONDITIONS

1. This permit is granted to establish a Solid Waste Management Facility, Composting System, Confined (Vegetative Waste or Yard) and Borrow Pit as defined in the Unified Development Ordinance at 1 Bob Foeller Drive, Zoning Map 27, Parcel 28A, and, as shown on Exhibit B, Property Map.
2. The property shall be developed substantially in accordance with the "Southeastern Public Service Authority Conditional Use Permit Application, Master Plan Drawing 00C-01 and Site Plan Drawing 00C-02", prepared by HDR Engineers, Inc., dated June 2016, Revised September 2016 and February 2017, as shown on Exhibit "C".
3. The scope of approval for establishing, discontinuing, and maintaining the conditional uses as described in the Ordinance shall be indefinite.
4. Prior to commencing construction, the applicant shall receive approval of a detailed site plan that complies with all applicable provisions of the Unified Development Ordinance including certification from the appropriately trained professional that the provisions of Section 31-608 (Performance Standards) have been met.
5. Prior to beginning operation of Cell VII, one of the access alternatives, in accordance with the Traffic Impact Study provided by HDR Engineering, Inc., dated June 2016, must be completed and in operation. A grade separated access into the landfill will be needed at this time or a separate rezoning and an amendment to the conditional use permit will be required at a later date, if the applicant decides to provide rear access to the landfill from Nansemond Parkway.
6. An evergreen vegetative buffer, at least 50 feet in width, shall be located within the 200-foot property line buffer and shall be installed immediately north of Portsmouth Boulevard adjacent to Cell VII, with the exception of the 450 feet adjacent to the existing retention basin #2 and waterline easement where the buffer will be 25 feet. The required evergreen buffer shall consist of a staggered row of screening trees and shrubs placed such that an opaque screen of vegetation is created within 5 years of installation. All evergreen screening trees shall also reach a minimum height of 20 feet within 5 years of installation.
7. Prior to the development in Cell IX or the Borrow Area and Stormwater Management Area, the existing 50-foot buffer adjacent to the development area shall be supplemented with additional plantings in accordance with the Landscaping and Buffer requirements of the Unified Development Ordinance.
8. The height of Cell VII shall not exceed 220 feet in height from mean sea level.
9. The applicant shall provide evidence that all required Local, State and Federal permits and approvals, including permits from the Virginia Department of Mines, Minerals, and Energy (DMME), Department of Environmental Quality, the U. S. Army Corps of Engineers, and Hampton Roads Sanitation District have been obtained prior to receiving a Land Disturbance Permit or beginning construction. Such permits shall be maintained in good standings. A

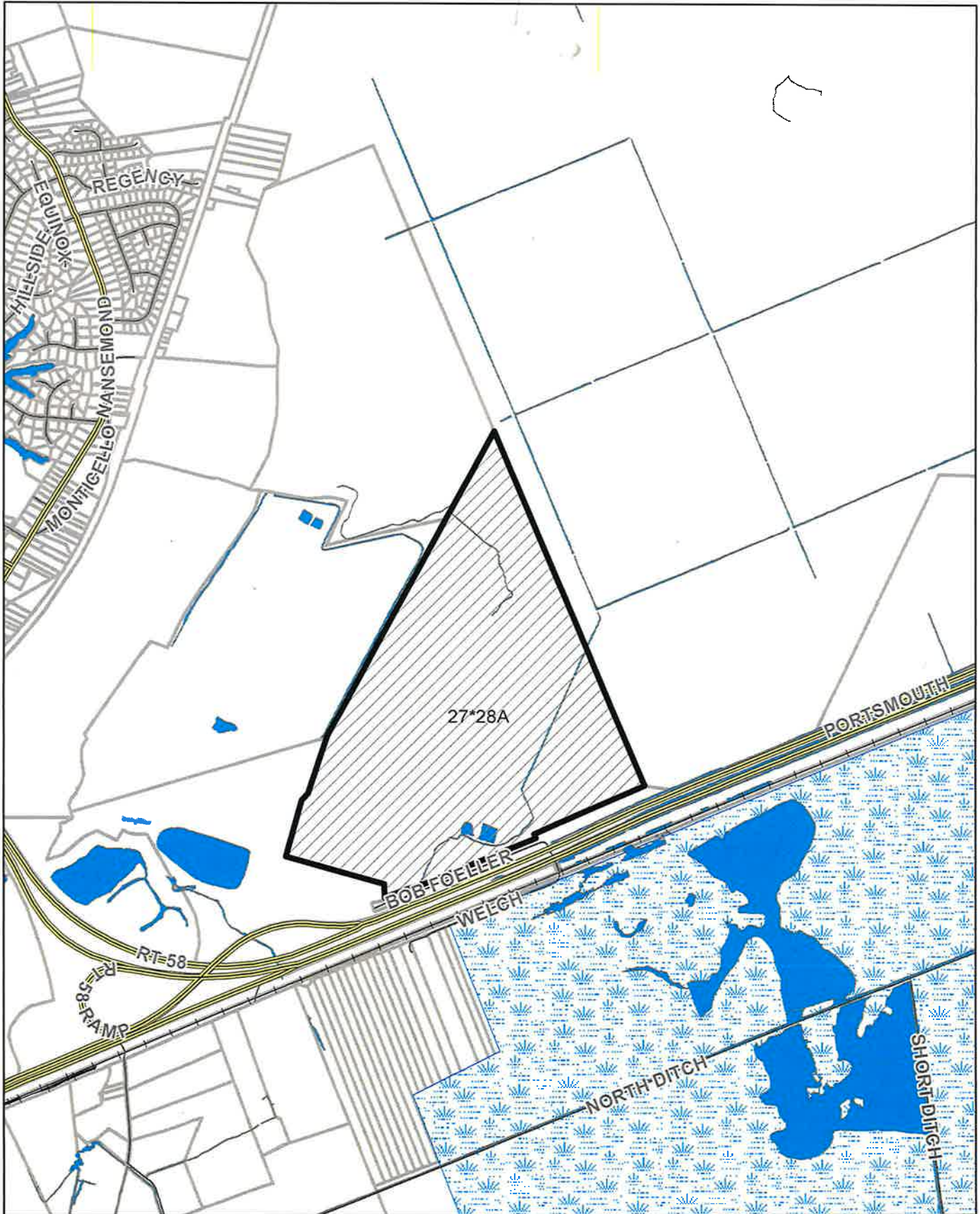
violation of this conditional use permit shall be subject to corrective action, including revocation of the approval.

10. Prior to any activities a site plan shall be reviewed and approved in accordance with Section 31-307 of the Unified Development Ordinance.

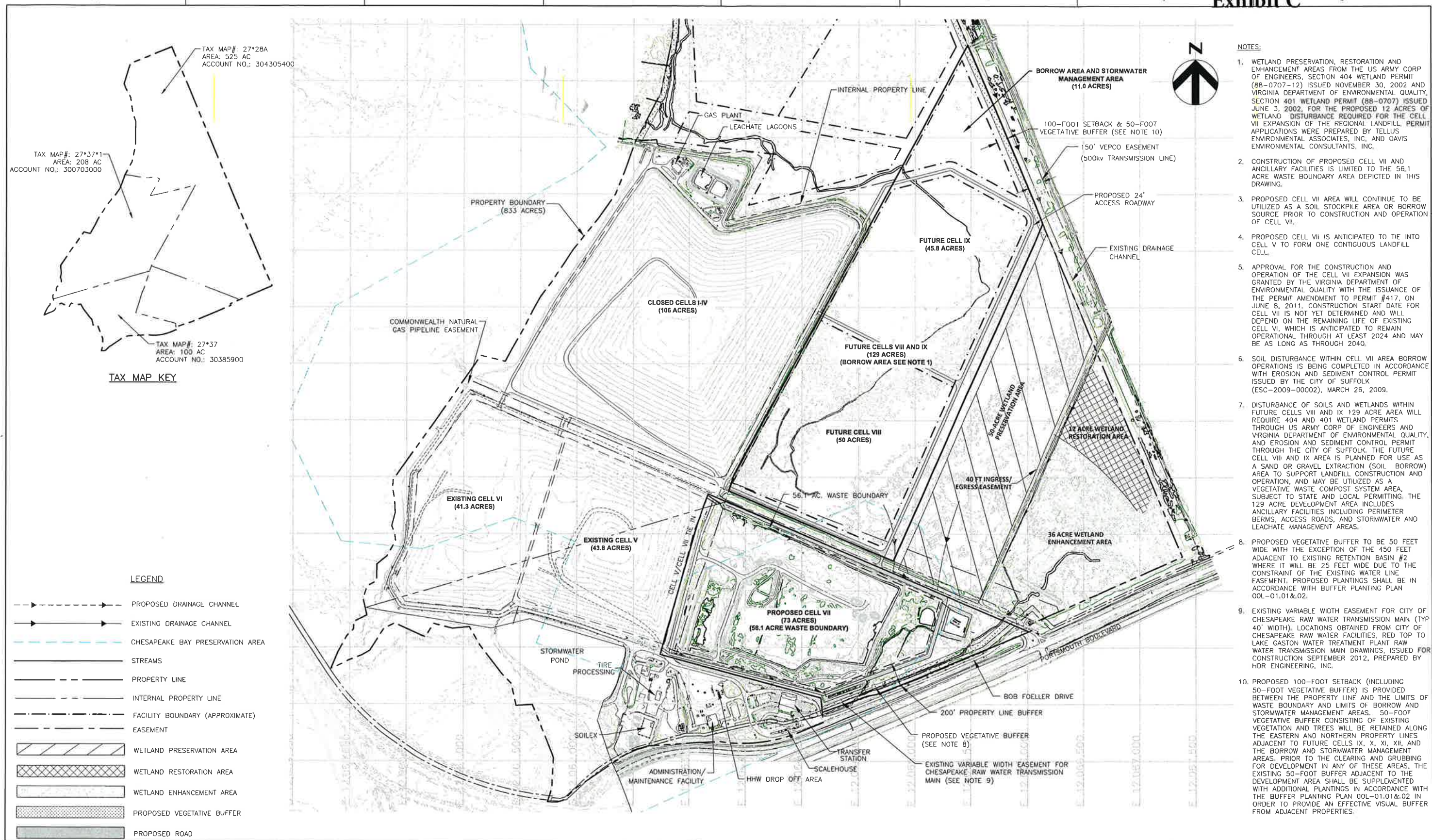


# PROPERTY MAP C08-16

EXHIBIT B







- NOTES:**
1. WETLAND PRESERVATION, RESTORATION AND ENHANCEMENT AREAS FROM THE US ARMY CORP OF ENGINEERS, SECTION 404 WETLAND PERMIT (BB-0707-12) ISSUED NOVEMBER 30, 2002 AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 401 WETLAND PERMIT (88-0707) ISSUED JUNE 3, 2002, FOR THE PROPOSED 12 ACRES OF WETLAND DISTURBANCE REQUIRED FOR THE CELL VII EXPANSION OF THE REGIONAL LANDFILL PERMIT APPLICATIONS WERE PREPARED BY TELLUS ENVIRONMENTAL ASSOCIATES, INC. AND DAVIS ENVIRONMENTAL CONSULTANTS, INC.
  2. CONSTRUCTION OF PROPOSED CELL VII AND ANCILLARY FACILITIES IS LIMITED TO THE 56.1 ACRE WASTE BOUNDARY AREA DEPICTED IN THIS DRAWING.
  3. PROPOSED CELL VII AREA WILL CONTINUE TO BE UTILIZED AS A SOIL STOCKPILE AREA OR BORROW SOURCE PRIOR TO CONSTRUCTION AND OPERATION OF CELL VII.
  4. PROPOSED CELL VII IS ANTICIPATED TO TIE INTO CELL V TO FORM ONE CONTIGUOUS LANDFILL CELL.
  5. APPROVAL FOR THE CONSTRUCTION AND OPERATION OF THE CELL VII EXPANSION WAS GRANTED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY WITH THE ISSUANCE OF THE PERMIT AMENDMENT TO PERMIT #417, ON JUNE 8, 2011. CONSTRUCTION START DATE FOR CELL VII IS NOT YET DETERMINED AND WILL DEPEND ON THE REMAINING LIFE OF EXISTING CELL VI, WHICH IS ANTICIPATED TO REMAIN OPERATIONAL THROUGH AT LEAST 2024 AND MAY BE AS LONG AS THROUGH 2040.
  6. SOIL DISTURBANCE WITHIN CELL VII AREA BORROW OPERATIONS IS BEING COMPLETED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PERMIT ISSUED BY THE CITY OF SUFFOLK (ESC-2009-00002), MARCH 26, 2009.
  7. DISTURBANCE OF SOILS AND WETLANDS WITHIN FUTURE CELLS VIII AND IX 129 ACRE AREA WILL REQUIRE 404 AND 401 WETLAND PERMITS THROUGH US ARMY CORP OF ENGINEERS AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, AND EROSION AND SEDIMENT CONTROL PERMIT THROUGH THE CITY OF SUFFOLK. THE FUTURE CELL VIII AND IX AREA IS PLANNED FOR USE AS A SAND OR GRAVEL EXTRACTION (SOIL BORROW) AREA TO SUPPORT LANDFILL CONSTRUCTION AND OPERATION, AND MAY BE UTILIZED AS A VEGETATIVE WASTE COMPOST SYSTEM AREA, SUBJECT TO STATE AND LOCAL PERMITTING. THE 129 ACRE DEVELOPMENT AREA INCLUDES ANCILLARY FACILITIES INCLUDING PERIMETER BERMS, ACCESS ROADS, AND STORMWATER AND LEACHATE MANAGEMENT AREAS.
  8. PROPOSED VEGETATIVE BUFFER TO BE 50 FEET WIDE WITH THE EXCEPTION OF THE 450 FEET ADJACENT TO EXISTING RETENTION BASIN #2 WHERE IT WILL BE 25 FEET WIDE DUE TO THE CONSTRAINT OF THE EXISTING WATER LINE EASEMENT. PROPOSED PLANTINGS SHALL BE IN ACCORDANCE WITH BUFFER PLANTING PLAN OOL-01.01&02.
  9. EXISTING VARIABLE WIDTH EASEMENT FOR CITY OF CHESAPEAKE RAW WATER TRANSMISSION MAIN (TYP 40' WIDTH). LOCATIONS OBTAINED FROM CITY OF CHESAPEAKE RAW WATER FACILITIES, RED TOP TO LAKE GASTON WATER TREATMENT PLANT RAW WATER TRANSMISSION MAIN DRAWINGS, ISSUED FOR CONSTRUCTION SEPTEMBER 2012, PREPARED BY HDR ENGINEERING, INC.
  10. PROPOSED 100-FOOT SETBACK (INCLUDING 50-FOOT VEGETATIVE BUFFER) IS PROVIDED BETWEEN THE PROPERTY LINE AND THE LIMITS OF WASTE BOUNDARY AND LIMITS OF BORROW AND STORMWATER MANAGEMENT AREAS. 50-FOOT VEGETATIVE BUFFER CONSISTING OF EXISTING VEGETATION AND TREES WILL BE RETAINED ALONG THE EASTERN AND NORTHERN PROPERTY LINES ADJACENT TO FUTURE CELLS IX, X, XI, XII, AND THE BORROW AND STORMWATER MANAGEMENT AREAS. PRIOR TO THE CLEARING AND GRUBBING FOR DEVELOPMENT IN ANY OF THESE AREAS, THE EXISTING 50-FOOT BUFFER ADJACENT TO THE DEVELOPMENT AREA SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS IN ACCORDANCE WITH THE BUFFER PLANTING PLAN OOL-01.01&02 IN ORDER TO PROVIDE AN EFFECTIVE VISUAL BUFFER FROM ADJACENT PROPERTIES.



HDR Engineering, Inc.  
555 Fayetteville Street, Suite 900  
Raleigh, NC 27601  
919.232.6600

ISSUE	DATE	DESCRIPTION
B	02/2017	REVISED IN RESPONSE TO CITY COMMENTS
A	09/2016	REVISED IN RESPONSE TO CITY COMMENTS

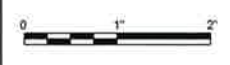
PROJECT MANAGER	J. MURRAY, P.E.
PROJECT ENGINEER	T. PREDDY, E.I.
DRAWN BY	L.CHAVEZ
PROJECT NUMBER	107091-279011-018



**Southeastern Public Service Authority**  
Conditional Use Permit Application

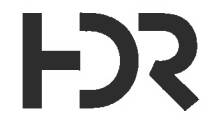
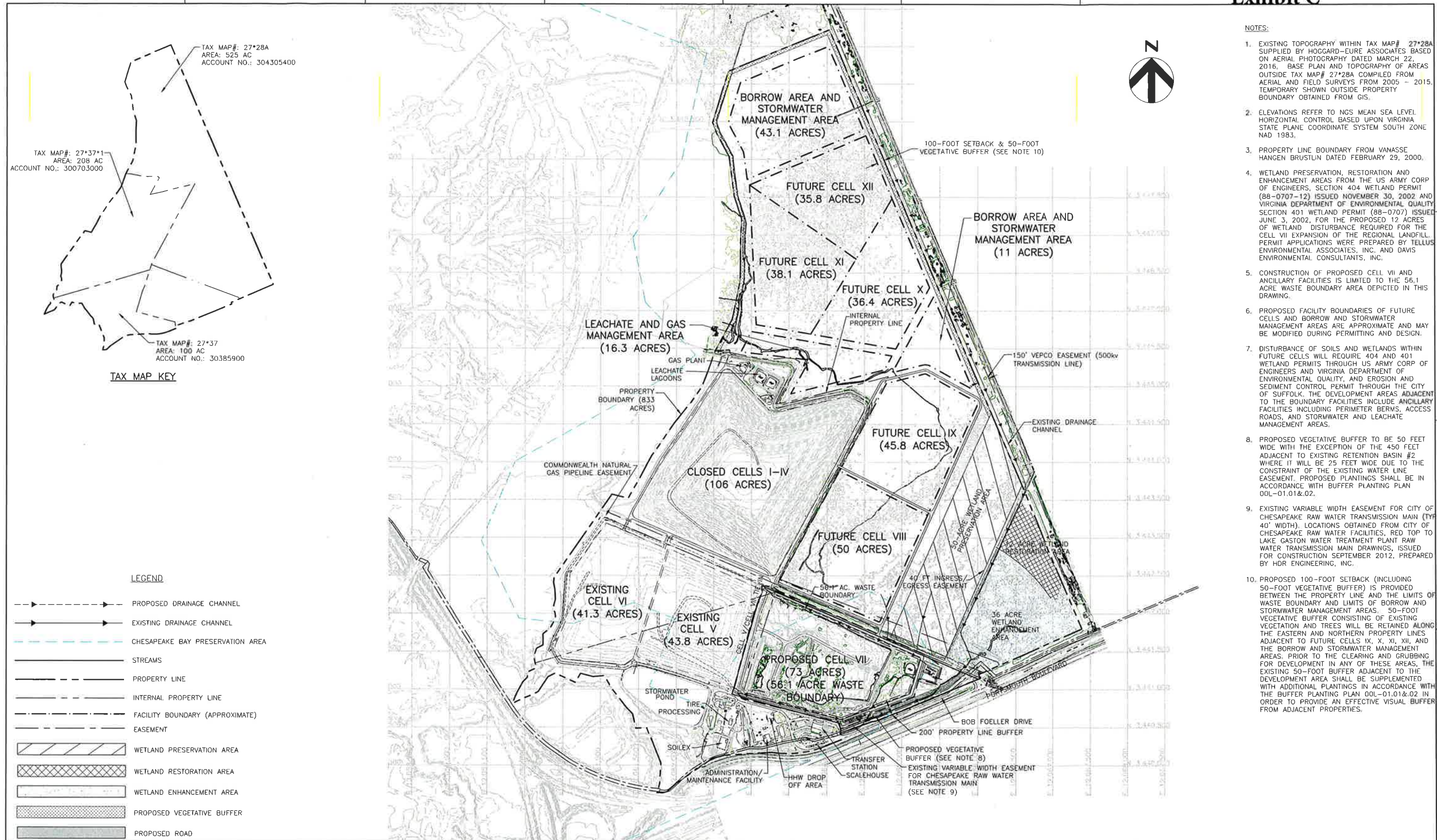
SUFFOLK

VIRGINIA



**SITE PLAN**  
FILENAME: 00C-02.DWG  
SCALE: 1"=400'

SHEET  
**00C-02**



HDR Engineering, Inc.  
555 Fayetteville Street, Suite 900  
Raleigh, NC 27601  
919.232.6600

ISSUE	DATE	DESCRIPTION
B	02/2017	REVISED IN RESPONSE TO CITY COMMENTS
A	09/2016	REVISED IN RESPONSE TO CITY COMMENTS

PROJECT MANAGER	J. MURRAY, P.E.
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SUFFOLK

VIRGINIA



MASTER PLAN

FILENAME 00C-01.DWG  
SCALE 1"=600'

SHEET 00C-01