

Fairbanks & Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

CAR WASH
GENERALIZED DEVELOPMENT PLAN

PATRIOTS CROSSING
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

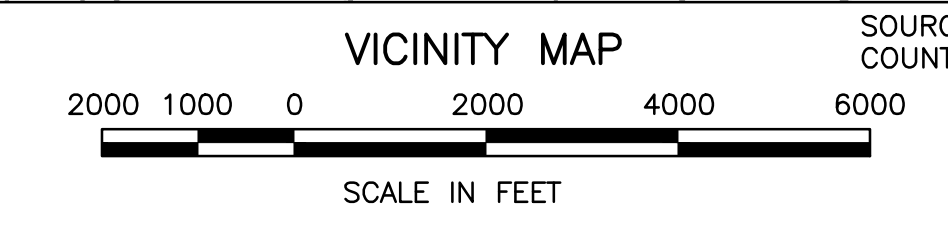
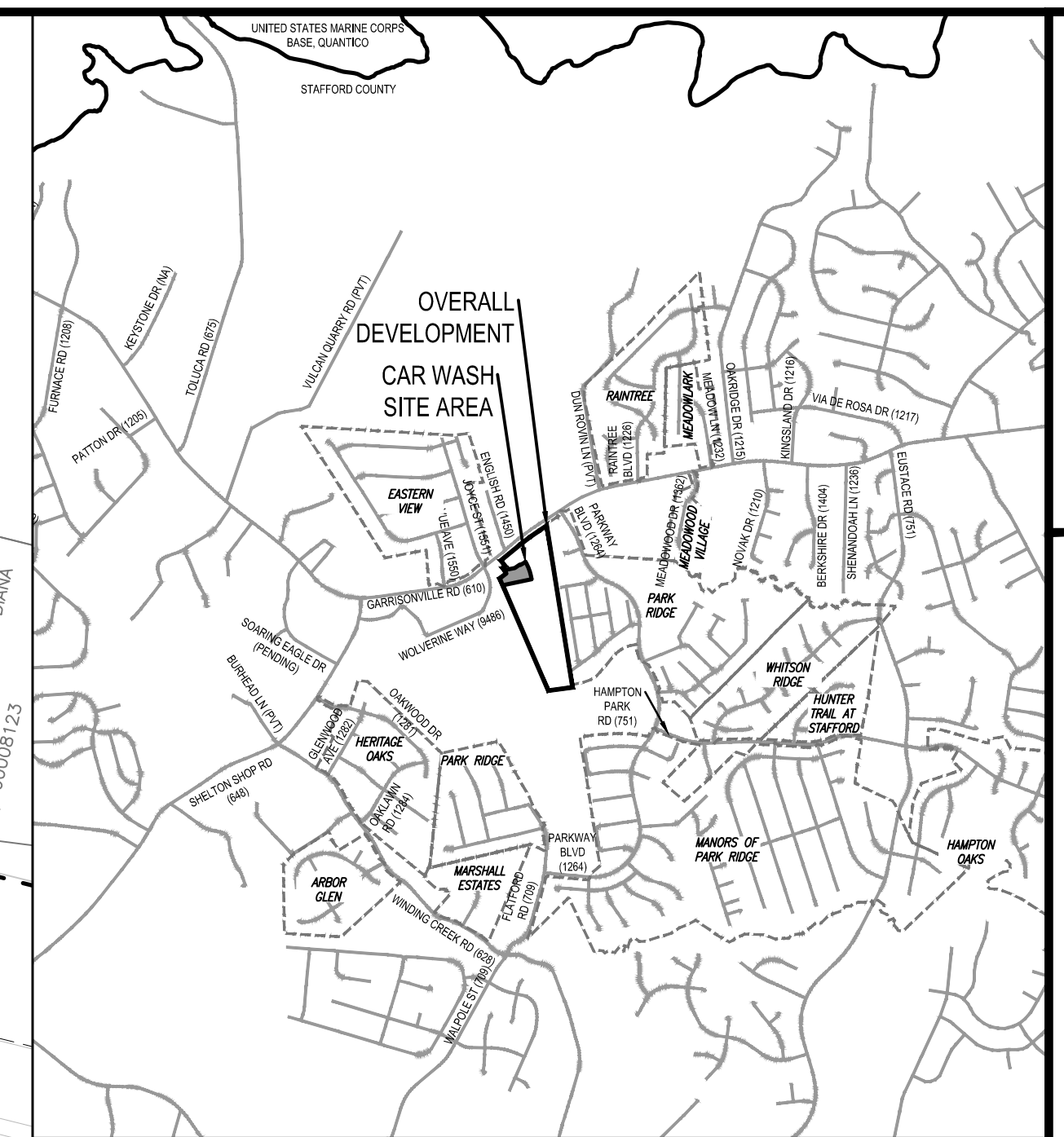


DATE : 11-13-17
DESIGNED: JRF
DRAWN: JRF
CHECKED: JDF

REVISIONS:

DOCUMENT NO.
126-1037

SHEET
1 OF 1



APPLICANT: VIRGINIA PROPERTIES, INC.
6308 FIVE MILE CENTRE PARK, SUITE 215
FREDERICKSBURG, VIRGINIA 22407

OWNER: CURRY JOYCE MOUNTJOY & ALTON LATANA
799 GARRISONVILLE RD
STAFFORD, VIRGINIA 22556

PREPARED BY: FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
(540) 899-3700

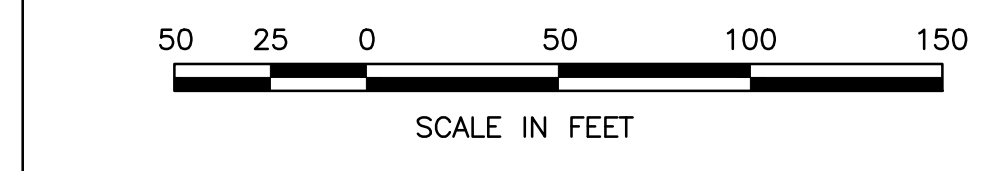
TAX PARCEL: 20-12 (1.53 ACRE +/- PORTION)
PROPOSED USE: CAR WASH AT PATRIOTS CROSSING COMMERCIAL DEVELOPMENT
ZONING: B-2 WITH PROFFERED CONDITIONS ACCEPTED IN CASE #RC 15151046
OVERLAY DISTRICT(S): HIGHWAY CORRIDOR OVERLAY DISTRICT
REQUIREMENTS OF B-2 ZONING
MAXIMUM FAR: 0.70
MINIMUM OPEN SPACE: 25%*
MINIMUM YARDS:
FRONT** 40'
SIDE*** 0'
BACK 25'
MAXIMUM BUILDING HEIGHT 65'

*OVERALL OPEN SPACE IN THE PATRIOTS CROSSING COMMERCIAL DEVELOPMENT WILL EXCEED 25% IN ACCORDANCE WITH THE B-2 ZONING DISTRICT REQUIREMENTS.
** FRONT SETBACK MAY BE REDUCED. SPECIFIED IN SUBSECTION 28-59(F)(10).
*** WHERE ADJOINING PROPERTY IS OTHER THAN COMMERCIAL OR INDUSTRIAL, THE SIDE YARD SHALL BE FIFTEEN (15) FEET OR GREATER.

- NOTES:
- THIS PLAN IS ILLUSTRATIVE ONLY. PARCEL AREA, EXACT BUILDING ORIENTATION, AND SITE LAYOUT ARE REPRESENTATIVE ONLY AND SUBJECT TO MODIFICATION. ALL PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS AND TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS.
 - WATERS OF THE U.S. AND WETLANDS DESIGNATIONS PROVIDED BY ENVIRODATA INC.
 - THERE ARE WATERS OF THE U.S. AND WETLANDS THAT WILL BE IMPACTED WITH THE DEVELOPMENT OF THE CARWASH SITE. AN ENVIRONMENTAL PERMIT SHALL BE REQUIRED PRIOR TO DISTURBANCE OF THESE FEATURES.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
 - THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
 - THE CROSSHATCH PATTERN REPRESENTS THE APPROXIMATE AREA WITHIN THE CRPA THAT WILL BE REPLANTED. ENCROACHMENT WITHIN THE CRPA WAS PERMITTED VIA BAY BOARD RESOLUTION CBBR17-01 DATED 9/18/2017.
 - THIS PARCEL LIES WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANELS 5101540127E AND 5101540129E, BOTH DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL LANDSCAPING SHALL BE DESIGNED TO MEET ALL COUNTY STANDARDS IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL (DCSL) AT THE TIME OF FINAL SITE PLAN. LANDSCAPING SHALL BE INSTALLED COMMENSURATE WITH THE EXTENT OF EACH DEVELOPMENT.
 - ALL LIGHTING WILL BE DESIGNED TO MEET ALL COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.
 - SOURCE INFORMATION:
 - BOUNDARY & EASEMENTS: TAKEN FROM ALTA SURVEY PERFORMED BY FAIRBANKS & FRANKLIN, TITLED ALTA/ACSM LAND TITLE SURVEY ON THE LANDS OF JOYCE MOUNTJOY CURRY & ALTON L. MOUNTJOY, JR WF 06000005 DATED NOV. 11, 2015.
 - EXISTING ROADWAY: TAKEN FROM STAFFORD COUNTY GIS.

LEGEND

EDGE OF PAVEMENT	---
PROPERTY LINE/RIGHT OF WAY	- - - -
BUILDING ENTRANCE/EXIT	▼
SIDEWALK/PEDESTRIAN ACCESS	▬▬▬▬▬▬
WETLAND	▨▨▨▨▨▨
WATERS OF THE U.S. (WOUS)	▧▧▧▧▧▧



CURVE DATA

CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	291.91'	2797.29'	5°58'45"	146.09'	N53°45'58"E	291.78'

