NOTES

1. THE APPLICANT REQUESTS A MINOR MODIFICATION TO THE APPROVED PROFFER STATEMENT (AMENDED), DATED JUNE 17, 2014, ASSOCIATED WITH APPLICATION RCXXX (ORDINANCE OXX-XX, APPROVED XXXX) WHICH RECLASSIFIED THE SUBJECT PROPERTY FROM XX, XXXX ZONING DISTRICT TO LC, LIFE CARE/RETIREMENT COMMUNITY. .
2. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.
3. PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE VIII (SIGNS) OF THE STAFFORD COUNTY ZONING ORDINANCE.
4. OUTDOOR LIGHTING TO BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.
5. VEHICLE TRIPS PER DAY (VDP) WERE CALCULATED USING THE ITE TRIP GENERATION MANUAL, 9TH EDITION. THE LAND USE CODE USED WAS 620 "NURSING HOME" (PER BED RATE) AND WAS CALCULATED AS FOLLOWS:

64 BEDS x 2.37 (AVG. RATE) = 152 VPD

SLATE DRIVE

N/F ENGLAND RUN NORTH HOMEOWNERS ASSOC
TM#: 45N-27-X
LR010022298
ZONE: R-1
USE: OPEN SPACE

FEMA EFFECTIVE 500-YR S.F.H.A.
FEMA EFFECTIVE FLOODWAY
FEMA EFFECTIVE 100-YR S.F.H.A.
SAN SEWER CONNECTION
RPA
LOADING SPACE (12'x50')
DUMPSTERS
POTENTIAL BUILDING EXPANSION ±1,000 SF
PROPOSED EMERGENCY GENERATOR
PROPOSED NURSING HOME ±37,500 SF
POTENTIAL BUILDING EXPANSION ±2,750 SF
POTENTIAL SIGN LOCATION
35' FRONT YARD
25' REAR YARD
EX. ASPHALT
EX. CURB
EX. CONCRETE
EX. FIRELANE
EX. STORM VAULT
EX. FENCE
EX. HEADWALL
EX. TELECOM PEDESTAL
EX. STORM INLET (NO ACCESS)
EX. STORM MANHOLE
EX. TYPE 'B' INLET
EX. TYPE 'C' INLET
EX. TYPE 'MS-4' INLET
EX. TYPE 'A' INLET
EX. TYPE 'I' INLET
EX. TYPE 'J' INLET
EX. TYPE 'K' INLET
EX. TYPE 'L' INLET
EX. TYPE 'M' INLET
EX. TYPE 'S' INLET
EX. TYPE 'T' INLET
EX. TYPE 'U' INLET
EX. TYPE 'V' INLET
EX. TYPE 'W' INLET
EX. TYPE 'X' INLET
EX. TYPE 'Y' INLET
EX. TYPE 'Z' INLET
EX. TYPE 'AA' INLET
EX. TYPE 'BB' INLET
EX. TYPE 'CC' INLET
EX. TYPE 'DD' INLET
EX. TYPE 'EE' INLET
EX. TYPE 'FF' INLET
EX. TYPE 'GG' INLET
EX. TYPE 'HH' INLET
EX. TYPE 'II' INLET
EX. TYPE 'JJ' INLET
EX. TYPE 'KK' INLET
EX. TYPE 'LL' INLET
EX. TYPE 'MM' INLET
EX. TYPE 'NN' INLET
EX. TYPE 'OO' INLET
EX. TYPE 'PP' INLET
EX. TYPE 'QQ' INLET
EX. TYPE 'RR' INLET
EX. TYPE 'SS' INLET
EX. TYPE 'TT' INLET
EX. TYPE 'UU' INLET
EX. TYPE 'VV' INLET
EX. TYPE 'WW' INLET
EX. TYPE 'XX' INLET
EX. TYPE 'YY' INLET
EX. TYPE 'ZZ' INLET

N/F CARMEAN, LORRAINE
TM#: 44-117R
LR110007683
ZONE: R-1
USE: SFD

N/F BEREA KNOLLS HOMEOWNERS ASSOCIATION
TM#: 44HH-A
LR130001530
ZONE: R-1
USE: SFD

N/F KELLER, INGRID LAUREN
TM#: 44HH-1
LR140014519
ZONE: R-1
USE: SFD

BEREA CHURCH ROAD
ROUTE 630
R.O.W. VARIES
40 M.P.H.
SIGNAL BY BEREA CHURCH RD
BEREA KNOLLS DRIVE
BRIMLEY DRIVE
PRIVATE STREET
TOE CROSSINGS SIGN

N/F STAFFORD IL-AL INVESTORS LLC
TM#: 44FF-2
LR100004424
ZONE: LC
USE: NURSING HOME

N/F MS STAFFORD LP
TM#: 44FF-1
LR130020263
ZONE: LC
USE: NURSING HOME

RFD-A1

Cad file name : P:\9353 - Stafford IL-AL Facilities\9353-01-002 (ENG) - SNH - 63 Bed Facility\Engineering\Engineering Plans\Rezoning.2017\004-9353-D-ZP-001-GDP.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650-A Neims Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GENERAL DEVELOPMENT PLAN
STAFFORD NURSING HOME

STAFFORD COUNTY, VIRGINIA

GEORGE WASHINGTON DISTRICT

TBD
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
12/07/17
PROFESSIONAL ENGINEER

PLAN STATUS	
12/07/17	1st SUBMISSION
DATE	DESCRIPTION

BO	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1" = 50'
V:

JOB No. 9353-01-002

DATE : DECEMBER 2017

FILE No. 9353-D-ZP-001

SHEET 4 OF 7