

CONDITIONAL USE PERMIT FOR NORFLEET MULCH

HARTWOOD MAGISTERIAL DISTIRCT
STAFFORD COUNTY, VA

PLANNER/ENGINEER

LEGACY ENGINEERING, P.C.
419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
540-373-8350
CONTACT: BRUCE A. REESE

APPLICANT

APP NAME MR. DAN PALCHAK
APP COMPANY NORFLEET MULCH
ADDRESS 103 CENTRAL ROAD
CITY, STATE ZIP FREDERICKSBURG, VA 22401
EMAIL DAN.PALCHAK@NORFLEETQUALITY.COM

ZONING DATA

PARCEL NUMBER: TAX MAP #35-32
PROJECT AREA: 74.49 AC.
PROPOSED USE: COMMERCIAL TREE STUMP GRINDING & MULCH SALE
EXISTING USE: VACANT
ZONE: A-1

MINIMUM LOT SIZE: 15 AC.
MINIMUM FRONT YARD: 40 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 35 FT
MAXIMUM BUILDING HEIGHT: 35 FT
PROPOSED BUILDING HEIGHT: 25 FT
MINIMUM OPEN SPACE: 80%

PARKING TABULATION

PARKING REQUIRED (WHOLESALE BUSINESS):
3 SPACES PER 1000 S.F. OF GFA
REQUIRED PARKING = 60 SPACES
PARKING PROVIDED : 70 SPACES

TRIP GENERATION TABULATION

TRIPS GENERATED PER 10TH GEN. ITE MANUAL (NURSERY (WHOLESALE)):
3 VEHICLES PER 1000 S.F. OF GFA
TRIPS GENERATED = 60 VPD

LANDSCAPING

THIS PLAN REQUIRES PARKING, TRANSITIONAL BUFFER, AND STREET BUFFER LANDSCAPING TO MEET COUNTY REQUIREMENTS. COMPUTATIONS AND REQUIRED PLANTINGS WILL BE PROVIDED AT TIME OF FINAL DESIGN. PLANTINGS SHOWN ON THIS PLAN ARE FOR REPRESENTATIVE PURPOSES ONLY.

INTERSECTION SIGHT DISTANCE

INTERSECTION SIGHT DISTANCE WILL BE WILL BE PROVIDED IN ACCORDANCE WITH APPENDIX F OF THE VDOT ROAD DESIGN MANUAL AT FINAL SITE PLAN. ALL VEGETATION WITHIN THE INTERSECTION SIGHT DISTANCE SHALL BE REMOVED.

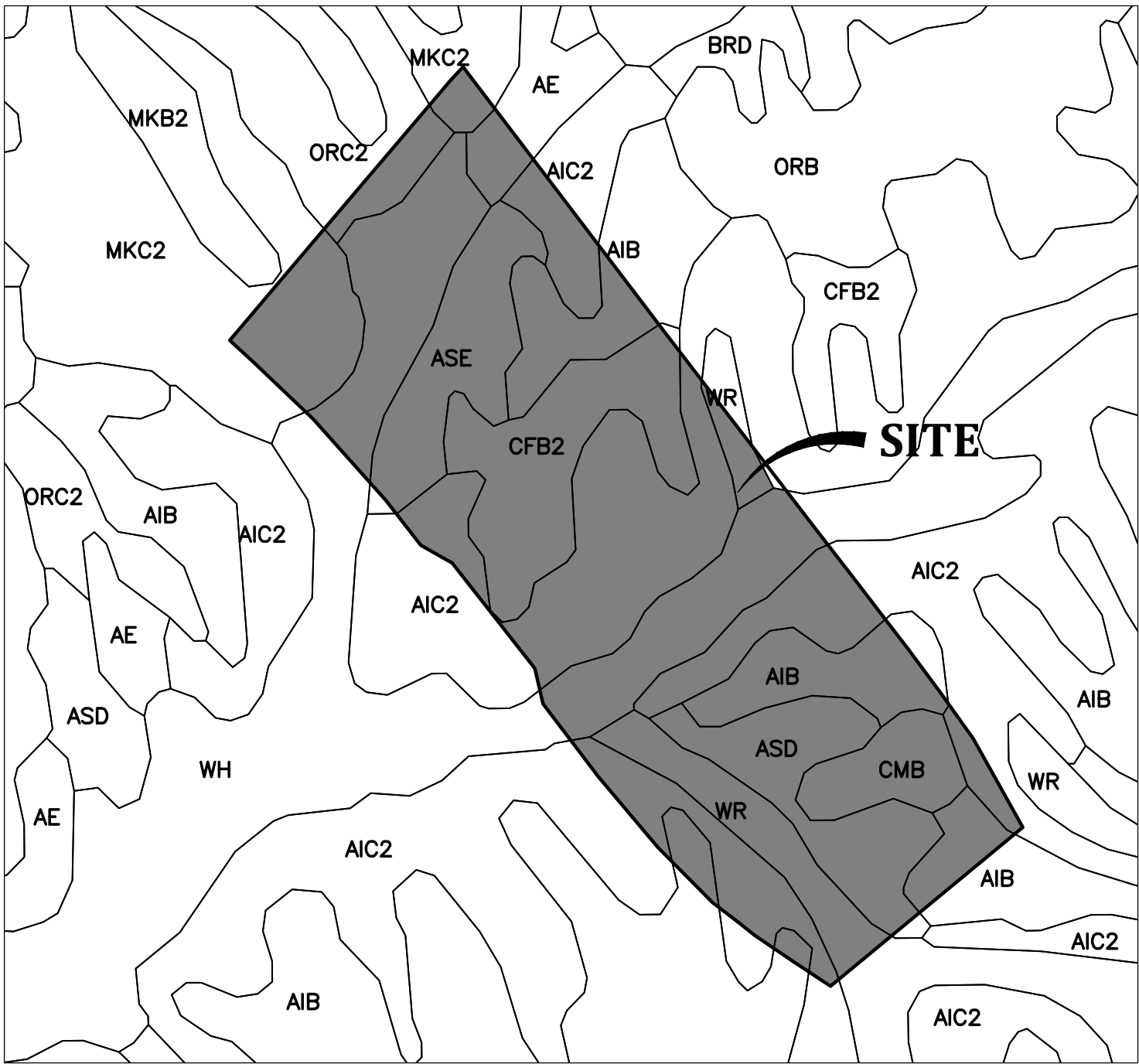
STORMWATER MANAGEMENT

THERE ARE TWO OUTFALLS WHERE RUNOFF LEAVES THE PROPERTY. BOTH ARE WITHIN RPA. STORMWATER FACILITIES ON THIS PLAN ARE PRELIMINARY AND ONLY SHOWN FOR REPRESENTATIVE PURPOSES. STORMWATER QUANTITY AND QUALITY REQUIREMENTS WILL BE MET WITH THE FINAL SITE PLAN.

UTILITIES

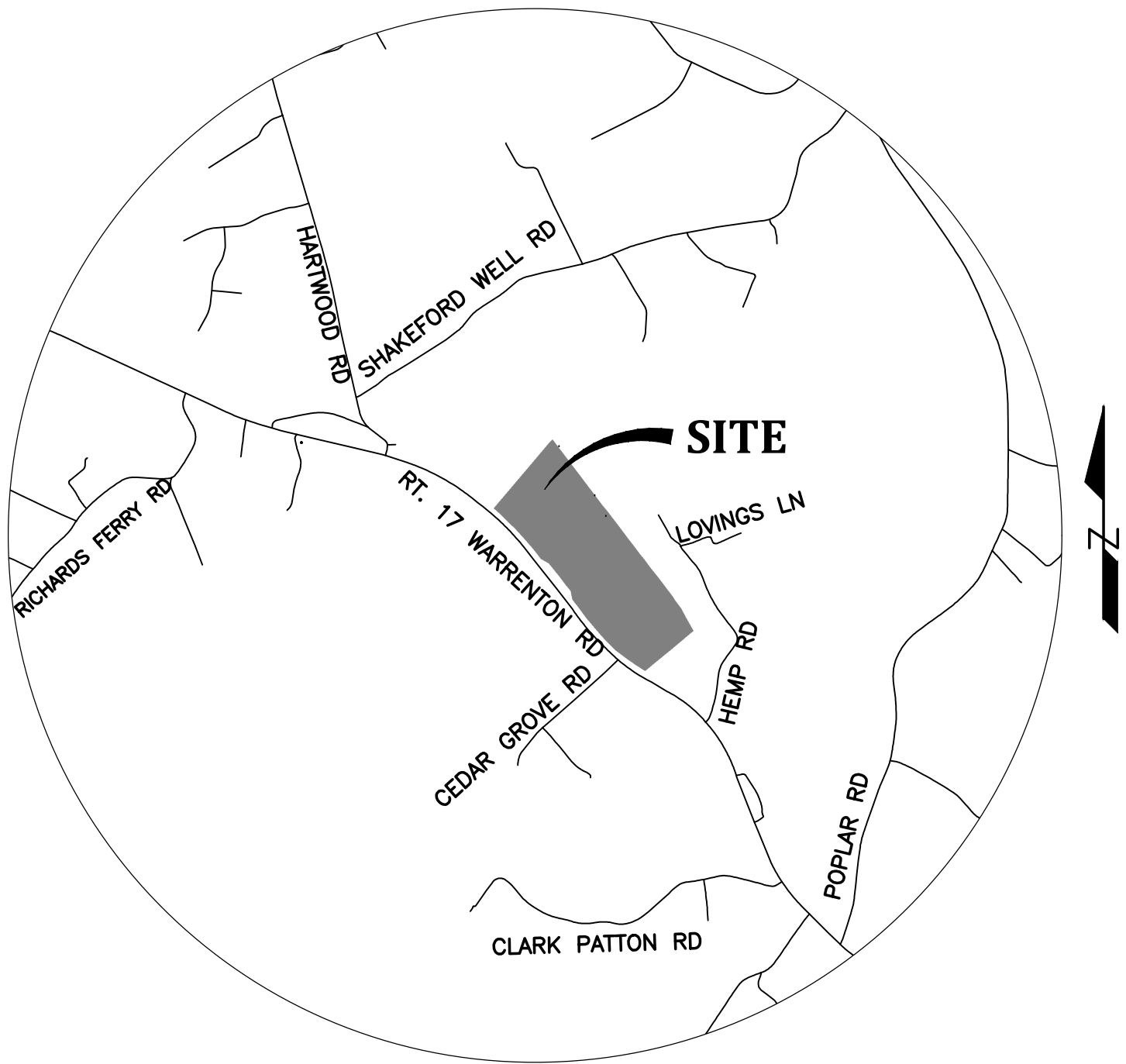
SANITARY SEWER AND WATER WILL BE PRIVATE AND DESIGN WILL BE PROVIDED AT FINAL SITE PLAN.

DUE TO THE UNAVAILABILITY OF PRESSURE WATER DISTRIBUTION SYSTEM OR ELEVATED WATER STORAGE TANKS IN THE VICINITY OF THE SITE, PROPOSED PONDS WILL MEET REQUIREMENTS OF GROUND FIRE SUPPRESSION PONDS/FIRE RETENTION POND SYSTEM. PONDS ON SITE WILL HAVE VEHICULAR ACCESS AND INCORPORATE DRY HYDRANTS TO ENSURE FIRE SUPPRESSION. PONDS WILL BE SIZED TO ENSURE A VOLUME THAT CAN SATISFY A MINIMUM OF 2,500 GPM FOR 3 HOURS. DESIGN WILL BE PROVIDED AT FINAL SITE PLAN.



SOILS MAP
1" = 500'

MAP SYMBOL	MAP UNIT NAME	HSG
WH	WEHADKEE VERY FINE SANDY LOAM, 0 TO 2% SLOPES	B/D
AIC2	APPLING GRACELLY FIN SANDY LOAM, 2% TO 6% SLOPES	B
WR	WORHAM LOAM	D
ASD	ASHLAR FINE SANDY LOAM. 6% TO 15% SLOPES	B
CMB	COLFAX FINE SANDY LOAM, GRAVELLY SUBSOIL VARIANT, 2 TO 6% SLOPES	D
AIB	APPLYING FINE SANDY LOAM, 6% TO 15% SLOPES, ERODED	B
CFB2	CECIL FINE SANDY LOAM, 6% TO 15% SLOPES, ERODED	B
ASE	ASHLAR FINE SANDY LOAM. 15% TO 25% SLOPES	B
AE	ALLUVIAL LAND, WET	N/A
MKC2	MECKLENBURG LOAM, 6% TO 10% SLOPES, ERODED	C
ORC2	ORANGE LOAM 6% TO 10% SLOPES, ERODED	D



VICINITY MAP
1" = 2000'

CONDITIONAL USE PERMIT NARRATIVE:

THIS GENERAL DEVELOPMENT PLAN IS FOR A CONDITIONAL USE PERMIT APPLICATION. THE PROPOSED USE IS COMMERCIAL TREE STUMP GRINDING & MULCH SALE.

THE PROPERTY SHOWN HEREON IS LOCATED AT STAFFORD COUNTY TAX MAP #35-32 AND IS ADDRESSED AS 1812 WARRENTON ROAD. THE PROPERTY IS ZONED A-1 AND HAS ITS EXISTING USE IS VACANT.

THERE IS EXISTING RPA AND WETLANDS ON THE PROPERTY. THE LAYOUT HAS BEEN PROPOSED TO MINIMIZE ENVIRONMENTAL IMPACTS. RPA AND WETLANDS WILL BE DELINEATED AND/OR PERMITTED AT TIME OF FINAL SITE PLAN DESIGN.

THE PROPOSED ENTRANCES SHALL CONFORM TO A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. TAPERS SHOWN ON THIS PLAN ARE REPRESENTATIVE. TURN LANE ANALYSES SHALL BE CALCULATED AND SHOWN AT TIME OF FINAL SITE PLAN DESIGN TO CONFORM WITH VDOT STANDARDS.

THE PROJECT AREA RESIDES ALONG STATE ROUTE 17 OUTSIDE OF THE ANTICIPATED TRANSPORTATION UPGRADE AREA AS SHOWN ON THE STAFFORD COUNTY COMPREHENSIVE PLAN, THEREFORE NO VDOT RIGHT-OF-WAY WILL BE PROPOSED WITH THIS PLAN.

DATE PREPARED: 7/8/22



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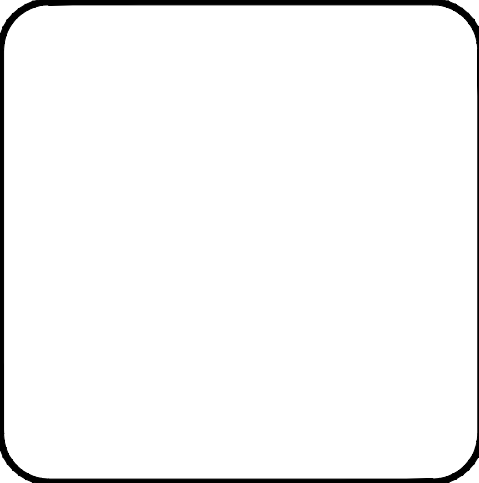
CONDITIONAL USE PERMIT

NORFLEET MULCH

COVER SHEET

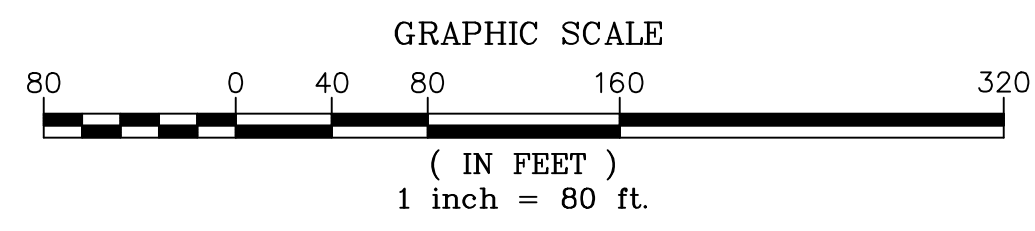
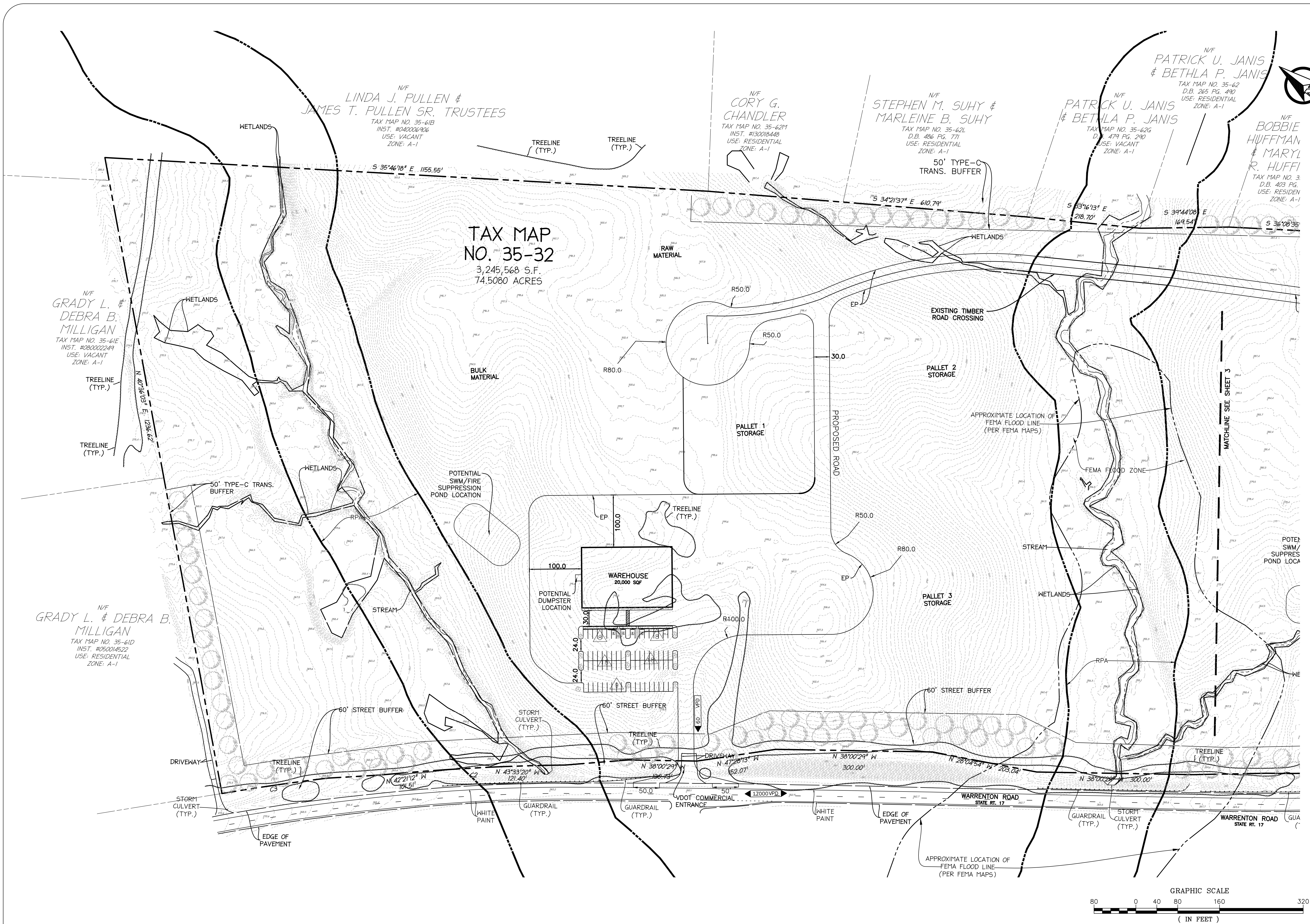
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	DATE	REVISION	NO



FILE NO. N/A	SHEET
DATE 7/8/22	1 OF 3
SCALE AS SHOWN	

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NORFLEET MULCH

GEOMETRIC LAYOUT

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

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N/A

DATE
7/8/22

SCALE
AS SHOWN

SHEET
2

OF 3

