

Plotted By: Mathews, Joe Sheet: Sst:BRC Stafford County Layout: CO.0 January 14, 2022 08:35:05am K:\VAB_Civil\116976001 - BRCC\CADD\Exhibits\GDP\BRC Stafford County BRC Cover dwg
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BLACK RIFLE COFFEE

STAFFORD COUNTY, VIRGINIA

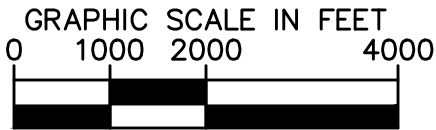
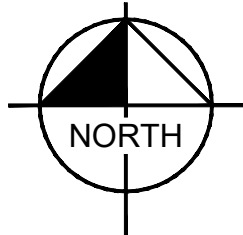
GENERAL DEVELOPMENT PLAN

PARCELS 44 141 & 44 142C

JANUARY 7, 2022

VICINITY MAP

SCALE: 1"=2000'



APPLICANT

DUNHAM DEVELOPMENT, LLC
3925 EDWARDS ROAD, SUITE 200
CINCINNATI, OH 45209

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000
VIRGINIA BEACH, VA 23462
CONTACT: JEREMY YEE
TEL: (757) 213-8600
EMAIL: JEREMY.YEE@KIMLEY-HORN.COM

APPLICANT AGENT

HIRSCHLER
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401-5720
CONTACT: CHARLES W. PAYNE, JR.
TEL: (540) 604-2100

OWNER

KATHY SUN
P.O. BOX 5450
FREDERICKSBURG, VA 22403

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	LANDSCAPING PLAN

BLACK RIFLE COFFEE

STAFFORD COUNTY

STAFFORD COUNTY VIRGINIA

C0.0

SHEET NUMBER

COVER SHEET

KHA PROJECT
116976001

DATE
01/07/2022

SCALE AS SHOWN
DESIGNED BY NJS

DRAWN BY DAS

CHECKED BY JY

Kimley»Horn

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4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
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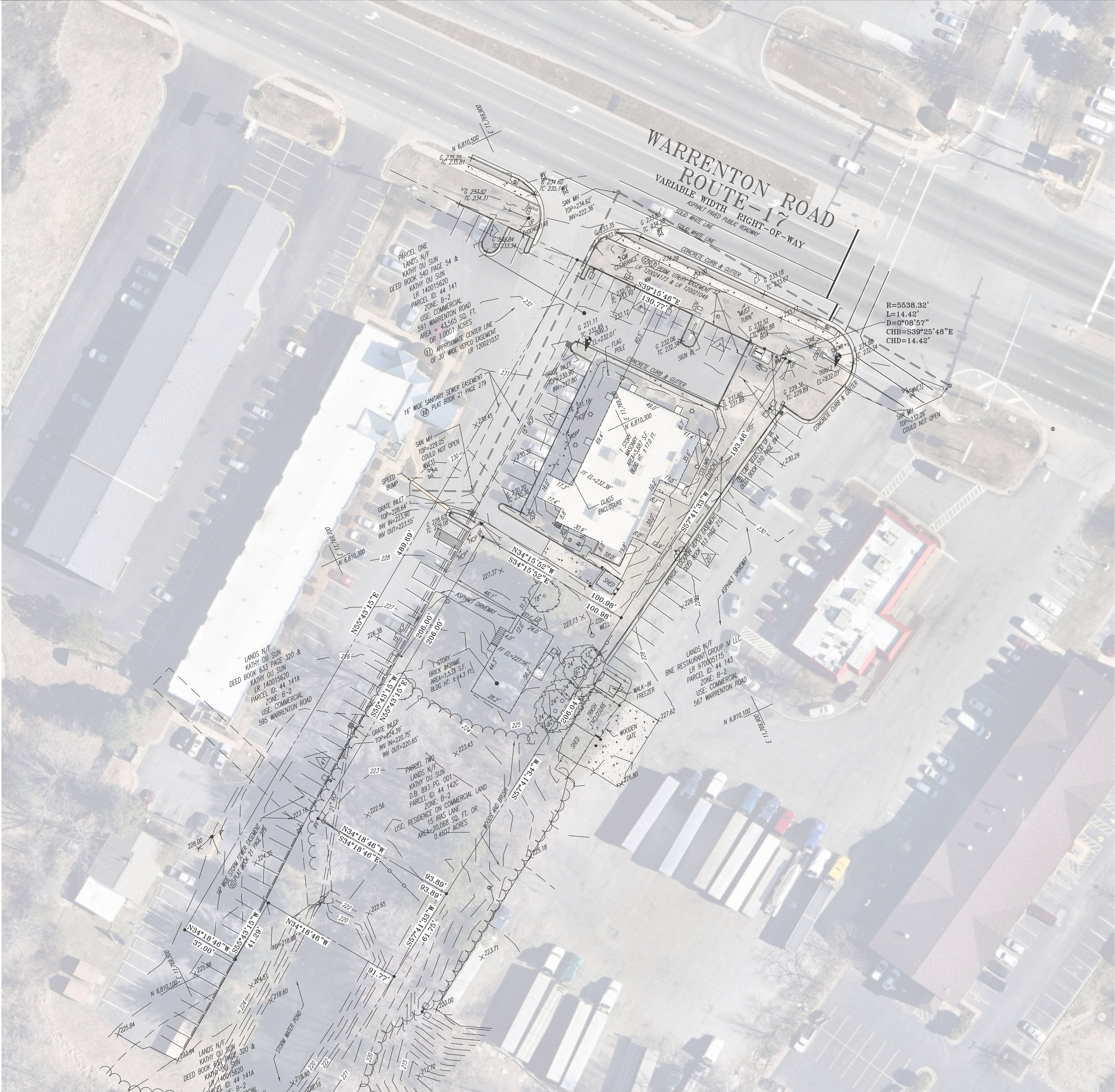
No.

REVISIONS

DATE

BY

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EXISTING CONDITIONS LEGEND

PROPERTY LINE

EASEMENT

LANDSCAPE BUFFER

TREELINE

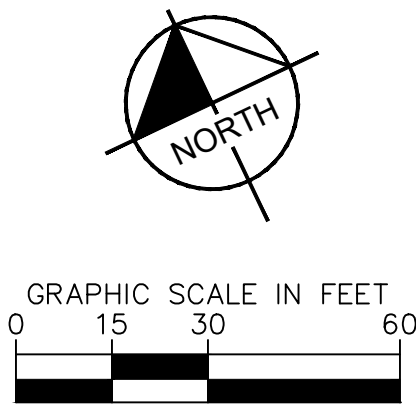
BUILDING

MAJOR CONTOUR

MINOR CONTOUR

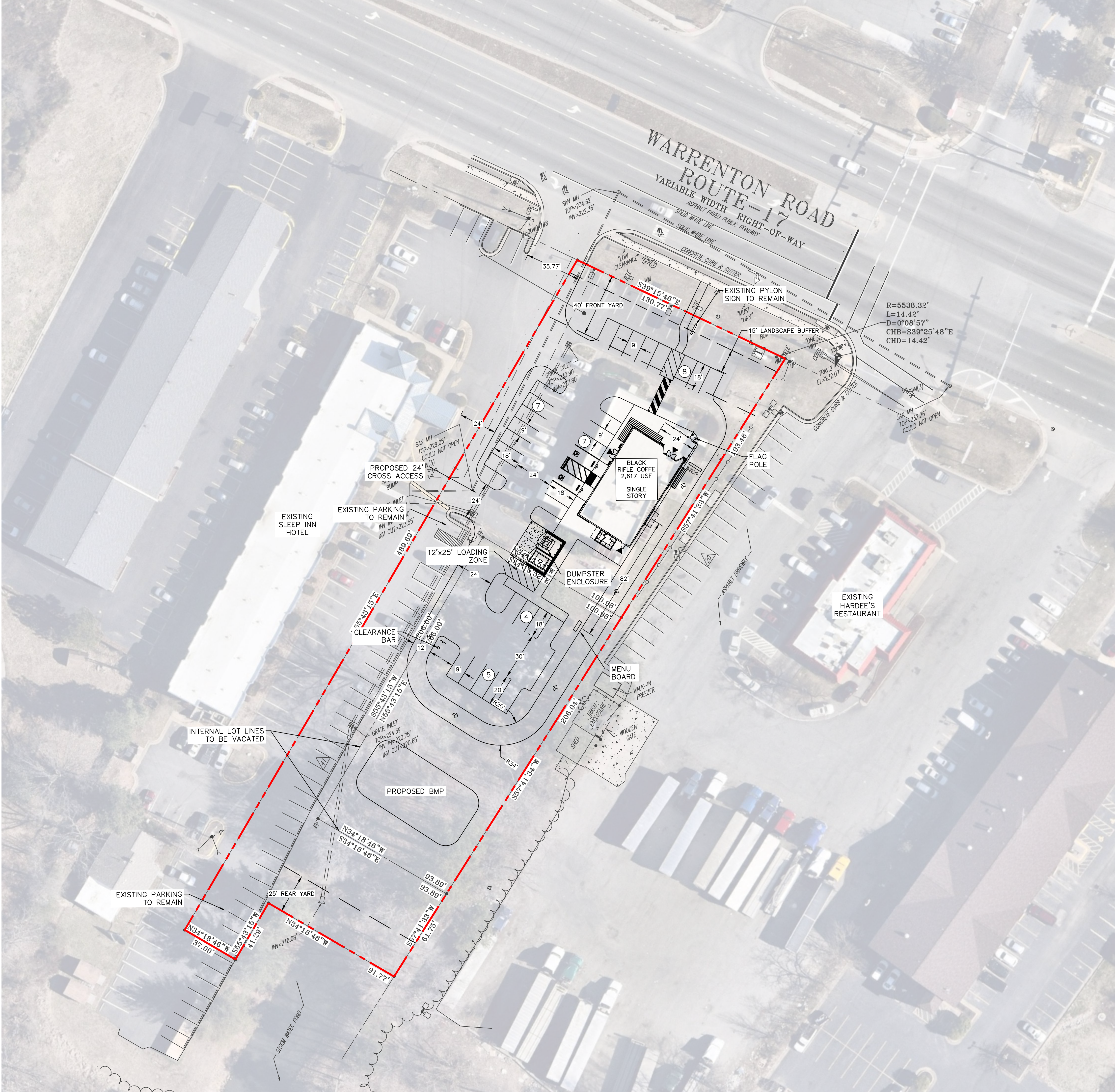
PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON SURVEY DRAWING PREPARED BY GRS GROUP, LLC DATED JANUARY 3, 2022.



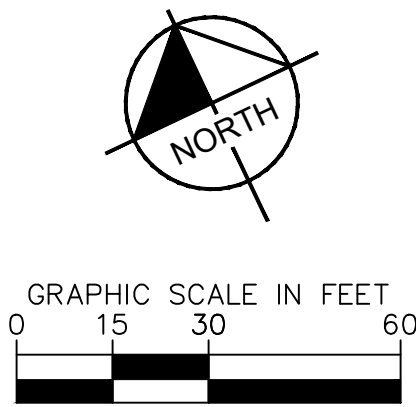
BLACK RIFLE COFFEE STAFFORD COUNTY										STAFFORD COUNTY		VIRGINIA	
EXISTING CONDITIONS													
KHA PROJECT 116976001													
DATE 01/07/2022													
SCALE AS SHOWN													
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The existing conditions information is obtained from the ALTA Survey prepared by GRS Group, LLC dated January 3, 2022													
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4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462 PHONE: 757-213-8600 FAX: 757-213-8601 WWW.KIMLEY-HORN.COM													
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SITE PLAN LEGEND	
	STANDARD 6" CURB
	PROPERTY BOUNDARY
	LANDSCAPE BUFFER
	YARD SETBACK
	BUILDING ENTRANCE / EXIT
	PARKING COUNT

SITE DATA	
JURISDICTION	STAFFORD COUNTY
ADDRESS	591 WARRENTON ROAD
EXISTING ZONING	B-2 URBAN COMMERCIAL
PROPOSED ZONING	B-2 URBAN COMMERCIAL
SITE AREA	±1.11 AC.
BLACK RIFLE COFFEE BUILDING AREA	2,617 SF
PATIO	200 S.F.
RESTAURANT PARKING REQUIRED	31 SPACES
PARKING PROVIDED	31 SPACES
LANDSCAPE BUFFER	15 FT
FRONT BUILDING SETBACK	40 FT
SIDE BUILDING SETBACK	0 FT
REAR BUILDING SETBACK	25 FT
MAX. BUILDING HEIGHT ALLOWED	65'
BUILDING HEIGHT PROPOSED	
MINIMUM PARAPET HEIGHT	19'-6"
PARAPET HEIGHT AT FRONT OF BUILDING	20'
ACCENT TOWERS AT DOOR AND DRIVE THRU WINDOW	21'-6"



BLACK RIFLE COFFEE
STAFFORD COUNTY

STAFFORD COUNTY
VIRGINIA

SITE PLAN

Kimley»Horn

116976001
01/07/2022
AS SHOWN
NJS
DAS
JY

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C2.0

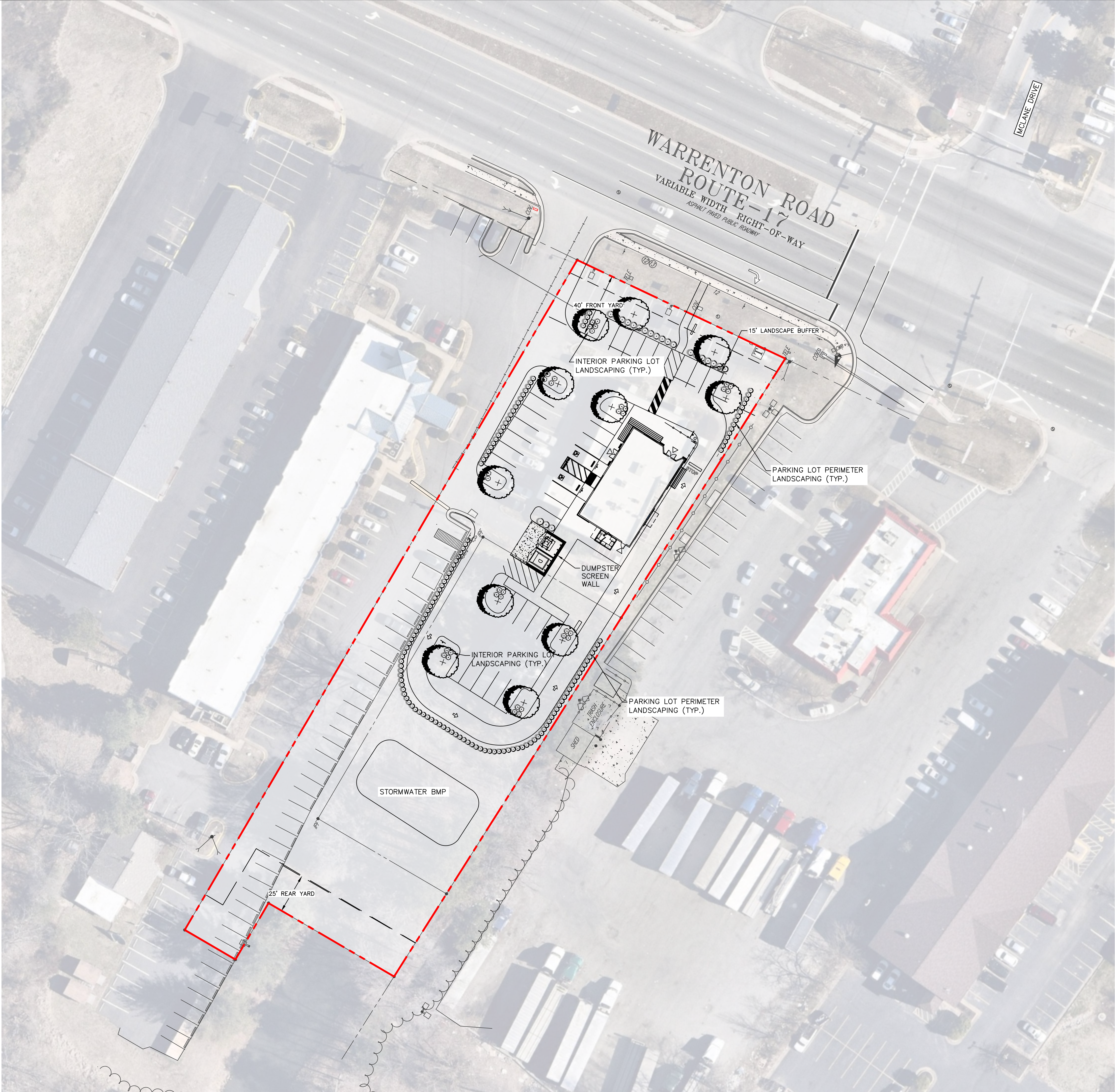
STAFFORD COUNTY
VIRGINIA

REVISIONS

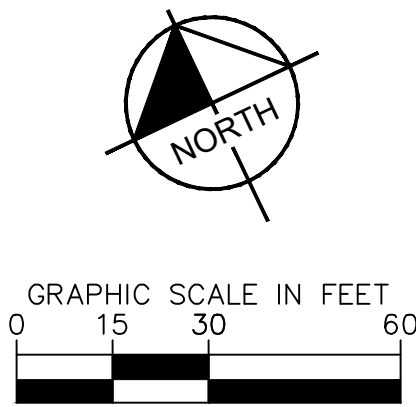
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LEGEND	
TREES	COMMON NAME
	LARGE TREE
SHRUBS	COMMON NAME
	STREET FRONTAGE SHRUB
	PERIMETER PARKING LOT SHRUB
	LARGE EVERGREEN SHRUB
	PARKING LOT INTERIOR SHRUB



BLACK RIFLE COFFEE STAFFORD COUNTY	CONCEPT LANDSCAPE PLAN	KHA PROJECT 116976001	DATE 01/07/2022	SCALE AS SHOWN	DESIGNED BY NJS	DRAWN BY DAS	CHECKED BY JY	The existing conditions information is obtained from the ALTA Survey prepared by GRS Group, LLC dated January 3, 2022	 4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462 PHONE: 757-213-8600 FAX: 757-213-8601 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY