

VENTURE BUSINESS PARK GENERALIZED DEVELOPMENT PLAN

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SHEET INDEX

SHEET NUMBER:

1.
2.
3.
4.
5.

TITLE:

COVER SHEET
PARCEL BOUNDARY & EXISTING EASEMENTS
EXISTING TOPOGRAPHIC SURVEY
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN

PROJECT/SITE STATISTICS

PROJECT

NAME: VENTURE BUSINESS PARK
USE: WAREHOUSE STORAGE

SITE AREA

TOTAL SITE AREA: 31.7153 ACRES
REZONING AREA: 31.7153 ACRES

STAFFORD M-1 ZONING DISTRICT REGULATIONS

BUILDING SETBACKS

FRONT: 40-FEET
SIDE: 0-FEET
BACK: 25-FEET
BUILDING AREA: 250,000 S.F.

BUILDING HEIGHT

PERMITTED: 65 FEET
PROVIDED: LESS THAN 55'

PARKING REQUIREMENTS

PARKING (INDOOR STORAGE): 1 SPACE/5000 S.F. 5000/250,000 = 50 SPACES REQ'D.
PARKING (FLEET PARKING): 1 SPACES PER VEHICLE = 202
TOTAL PARKING REQUIRED: 308 SPACES
PARKING PROVIDED:
AUTO: 342 AUTO SPACES (9'x20')
FLEET PARKING (TRACTOR/TRAILER): 202

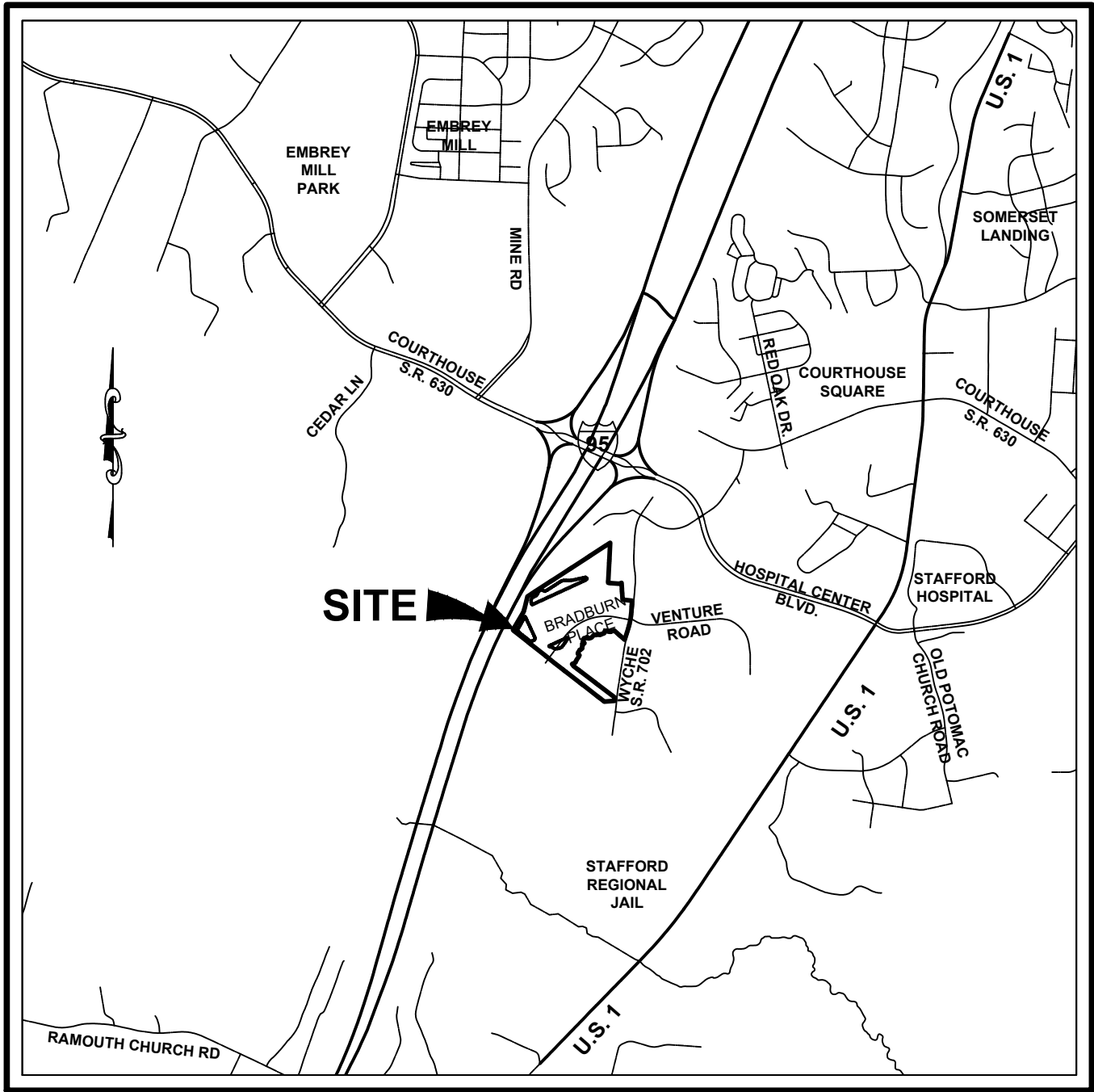
TOTAL PARKING PROVIDED: 544 SPACES
HANDICAPPED SPACES PROVIDED: 8 SPACES
DOCK: 92 (14'x65')

BULK REGULATIONS

FLOOR AREA RATIO (M-1 AREA): 0.70 OR 2,202,097 SF (MAXIMUM)
OPEN SPACE RATIO (M-1 AREA): 0.25 OR 786,463 SF (MINIMUM)
TOTAL BUILDING SQUARE FOOTAGE: 533,624 SF
PROPOSED FAR: 16.9% = (533,624/3,145,854)
PROPOSED O.S. 62.4% = (1,962,498/3,145,854)

CONTACT

CONTACT: BAGBY, FOROUGH & GOODPASTURE, PLLC
RYAN K. FOROUGH, PE
(540) 373-5178 x2026



VICINITY MAP

SCALE: 1" = 2,000'

ENGINEER:

BAGBY, FOROUGH & GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VA 22408
CONTACT: RYAN K FOROUGH, P.E.
(540) 373-5178

APPLICANT:

MATAN ACQUISITIONS II, LLC
4600 WEDGEWOOD BLVD., SUITE A
FREDERICK, MD. 21703
CONTACT: MICK WRISLEY
(310) 815-9962

OWNER:

R. INCOME PROPERTIES, LLC
4920 QUINTESSENCE COURT
HAYMARKET, VA 20169
CONTACT: ED WILBOURN
(703) 753-1952

LEGEND

- ACCESSIBLE
— 98 — EXISTING INTERMEDIATE CONTOUR
— 100 — EXISTING INDEX CONTOUR
276.93 EXISTING SPOT SHOT
— 50 — FINISHED GRADE
90 95 100 FINISHED SPOT SHOT
FIRE HYDRANT
EX. LIGHT POLES
SIGNS
TEST PIT
CG-6R
SIGHT LIGHTING



REVISIONS

DATE

BFG
BAGBY, FOROUGH & GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGH
Lic. No. 41245
12/19/2020
PROFESSIONAL ENGINEER

COVER SHEET

VENTURE BUSINESS PARK
GENERALIZED DEVELOPMENT PLAN

ROCK HILL MAGISTERIAL DISTRICT

VIRGINIA

STAFFORD COUNTY

DATE: 01/13/2022

SCALE: NONE

DESIGNED BY: RKF

DRAWN BY: RSG

CHECKED BY: RKF

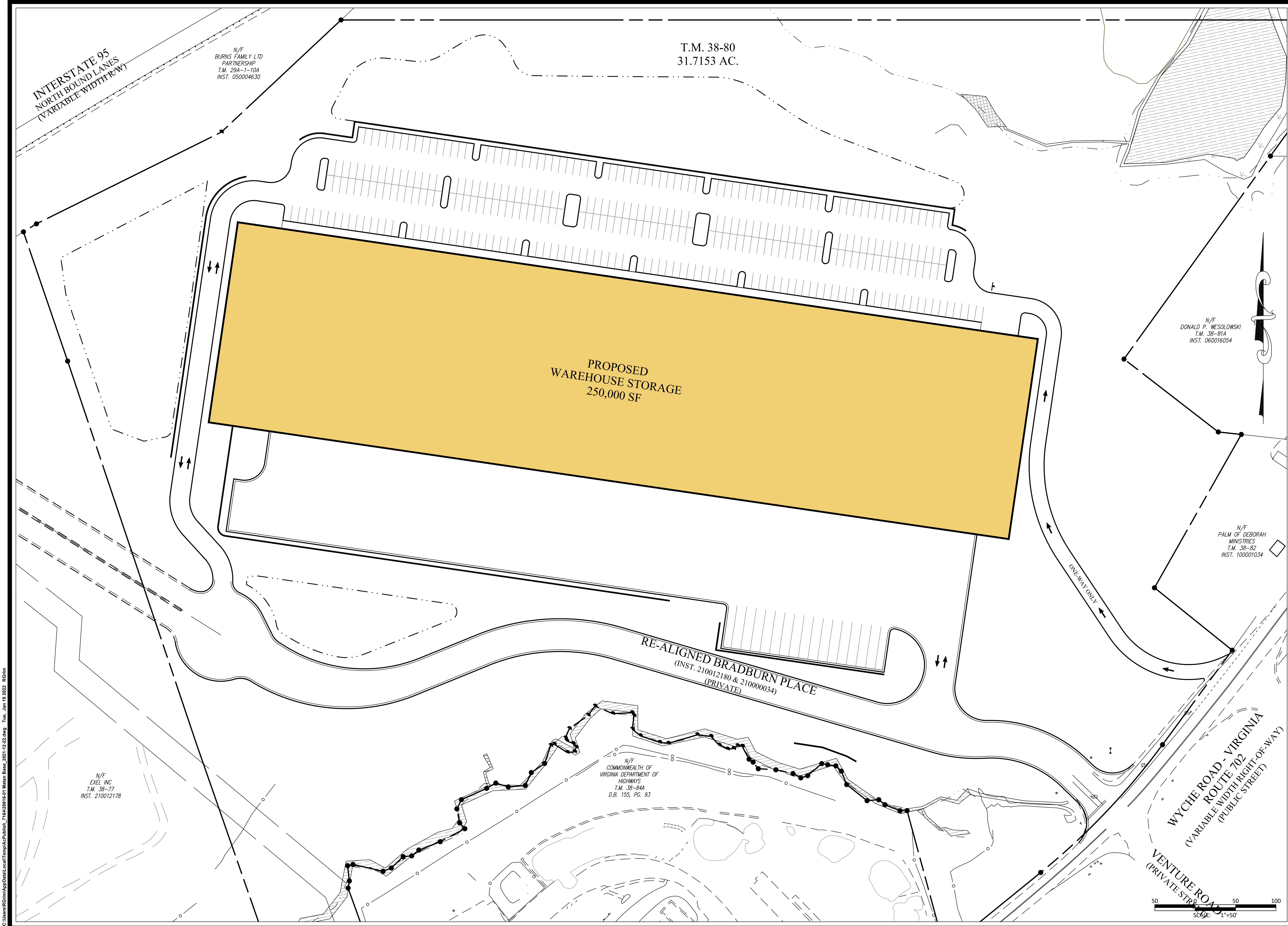
FILE NAME: 20618-1 GDP

JOB NO. 20618-1

PLAN NO.

4

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REVISIONS	
DATE	

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CORYAN K. FOROUGH
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PROFESSIONAL ENGINEER

LANDSCAPING PLAN
VENTURE BUSINESS PARK
GENERALIZED DEVELOPMENT PLAN
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE:	01/13/2022
SCALE:	1"=50'
DESIGNED BY:	RKF
DRAWN BY:	RSR
CHECKED BY:	RKF
FILE NAME:	20618-1 GDP
JOB NO.	20618-01
PLAN NO.	