

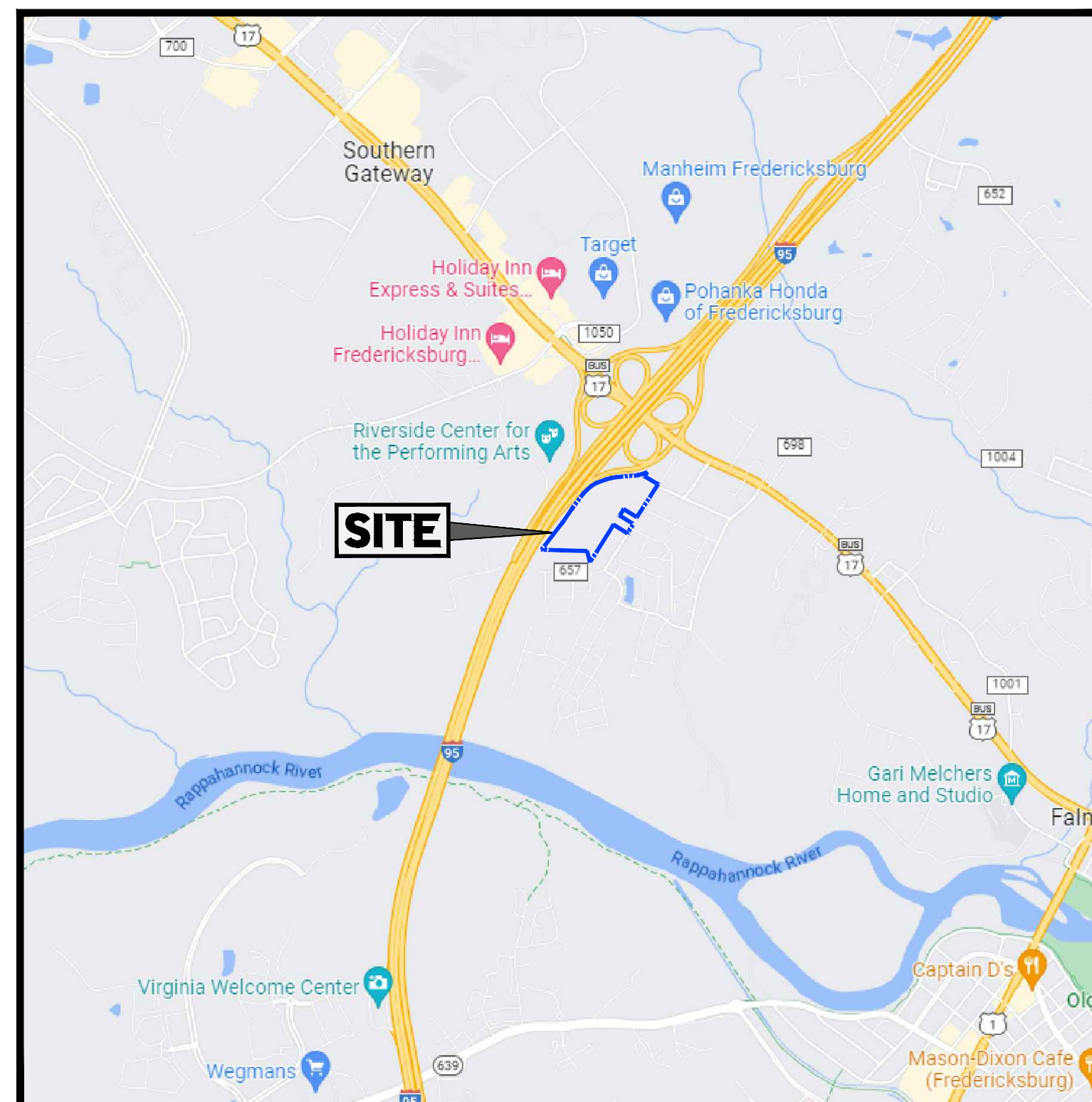
GENERALIZED DEVELOPMENT PLAN (GDP)

JDA MUSSELMAN ROAD

LOCATION OF SITE

**TM PARCELS: 45 37G, 45C 1 7, 45C 1 8, 45C 1 9,
45C 1 10, 45C 1 11, 45C 1 14, 45C 1 16, & 45C 1 17**

GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VIRGINIA



VICINITY MAP
SCALE 1" = 2,000'

OWNER

RICHARD E WARD
1300 PICCARD DRIVE STE 150
ROCKVILLE, MD 20850

OWNER

CANYON DEVELOPMENT COMPANY
1300 PICCARD DRIVE STE 103
ROCKVILLE, MD 20850

APPLICANT

JOHNSON DEVELOPMENT ASSOCIATES, INC
100 DUNBAR STREET
SPARTANBURG, SC 29306
CONTACT: MARK ROBINSON
PHONE: 240-988-4318

LAND USE ATTORNEY

HIRSCHLER
725 JACKSON STREET; SUITE 200
FREDERICKSBURG, VA 22401
CONTACT: CHARLES W. PAYNE, JR
PHONE: 540-604-2100

TRAFFIC ENGINEER

GOROVE SLADE
4114 LEGATO ROAD; SUITE 650
FAIRFAX, VA 22033
CONTACT: KEVIN SITZMAN, PE
PHONE: 571-261-9718

CIVIL ENGINEER

BOHLER
12825 WORLDGATE DRIVE; SUITE 700
HERNDON, VA 20170
CONTACT: NICHOLAS T. GEORGAS, PLA
CONTACT: GREG ELLWOOD, PE
PHONE: 703-709-9500

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
EXISTING CONDITIONS	C-2
GENERALIZED DEVELOPMENT PLAN	C-3
ILLUSTRATIVE PLAN	C-4
THOMAS LANE IMPROVEMENT EXHIBIT	C-5
PRELIMINARY BUILDING ELEVATIONS	C-6



REVISIONS

[illegible]

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PROJECT:

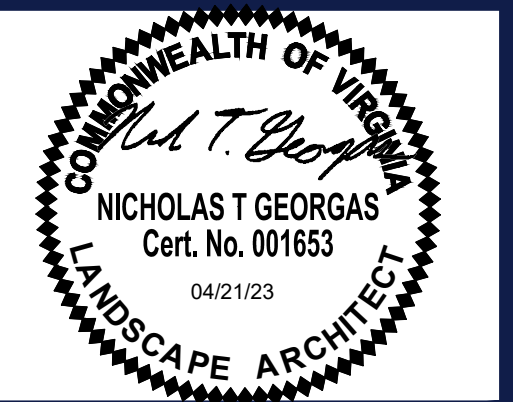
GENERALIZED DEVELOPMENT PLAN



TM PARCELS 45 37G, 45C 1 7, 45C 1 8,
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GEORGE WASHINGTON
MAGISTERIAL DISTRICT
STAFFORD COUNTY
FREDERICKSBURG, VA 22405

BOHLER //

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HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SHEET TITLE:

COVER SHEET

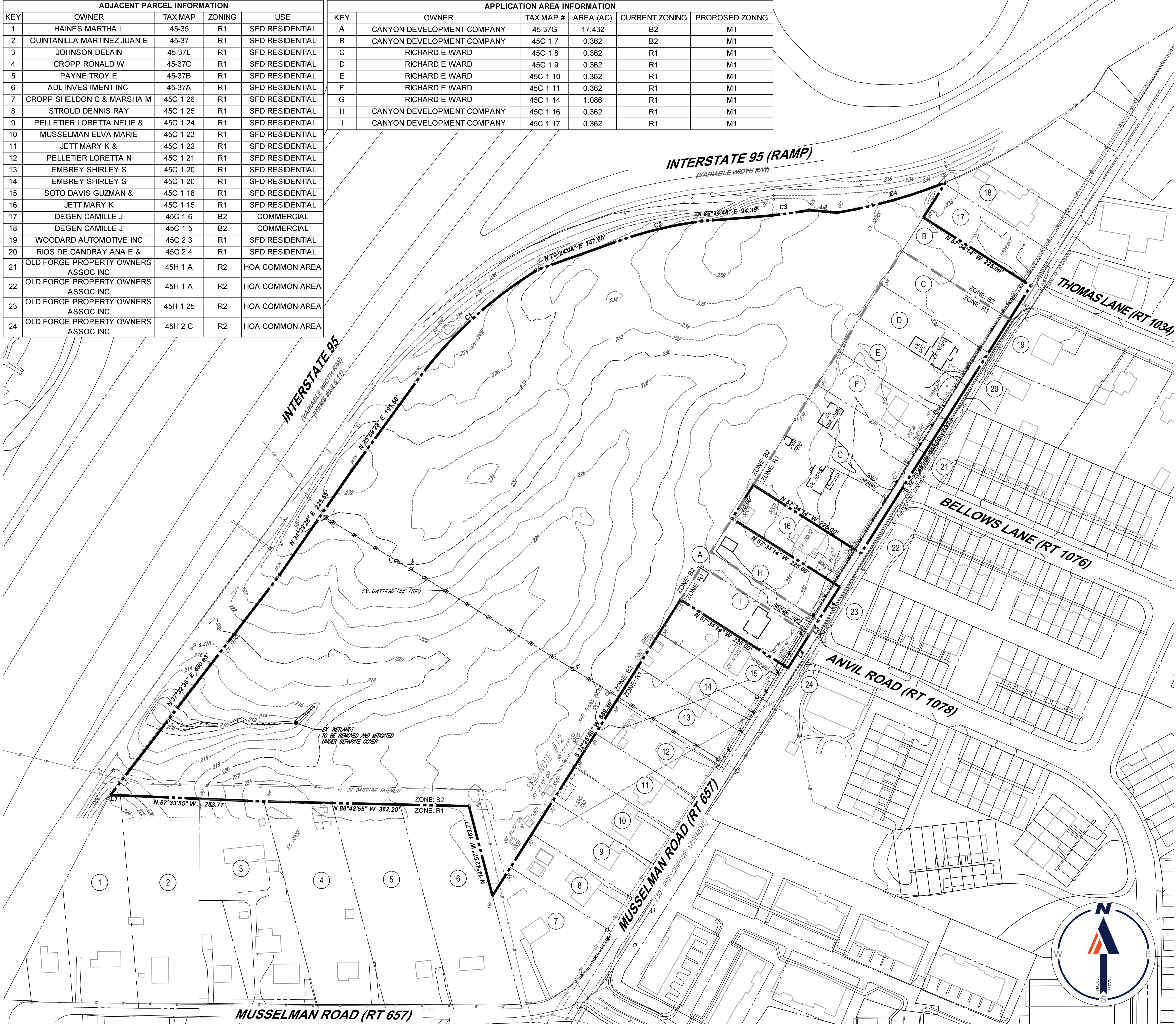
SHEET NUMBER:

C-1

ORG. DATE - 04/21/23

ADJACENT PARCEL INFORMATION				
KEY	OWNER	TAX MAP	ZONING	USE
1	HAINES MARTHA L	45-35	R1	SFD RESIDENTIAL
2	QUINTANILLA MARTINEZ JUAN E	45-37	R1	SFD RESIDENTIAL
3	JOHNSON DELAIN	45-37L	R1	SFD RESIDENTIAL
4	CROPP RONALD W	45-37C	R1	SFD RESIDENTIAL
5	PAYNE TROY E	45-37B	R1	SFD RESIDENTIAL
6	ADL INVESTMENT INC.	45-37A	R1	SFD RESIDENTIAL
7	CROPP SHELTON C & MARSHA M	45C 1 26	R1	SFD RESIDENTIAL
8	STROUD DENNIS RAY	45C 1 25	R1	SFD RESIDENTIAL
9	PELLETIER LORETTA NELIE &	45C 1 24	R1	SFD RESIDENTIAL
10	MUSSELMAN ELVA MARIE	45C 1 23	R1	SFD RESIDENTIAL
11	JETT MARY K &	45C 1 22	R1	SFD RESIDENTIAL
12	PELLETIER LORETTA N	45C 1 21	R1	SFD RESIDENTIAL
13	EMBREY SHIRLEY S	45C 1 20	R1	SFD RESIDENTIAL
14	EMBREY SHIRLEY S	45C 1 20	R1	SFD RESIDENTIAL
15	SOTO DAVIS GUZMAN &	45C 1 18	R1	SFD RESIDENTIAL
16	JETT MARY K	45C 1 15	R1	SFD RESIDENTIAL
17	DEGEN CAMILLE J	45C 1 6	B2	COMMERCIAL
18	DEGEN CAMILLE J	45C 1 5	B2	COMMERCIAL
19	WOODARD AUTOMOTIVE INC	45C 2 3	R1	SFD RESIDENTIAL
20	RIOS DE CANDRAY ANA E &	45C 2 4	R1	SFD RESIDENTIAL
21	OLD FORGE PROPERTY OWNERS ASSOC INC	45H 1 A	R2	HOA COMMON AREA
22	OLD FORGE PROPERTY OWNERS ASSOC INC	45H 1 A	R2	HOA COMMON AREA
23	OLD FORGE PROPERTY OWNERS ASSOC INC	45H 1 25	R2	HOA COMMON AREA
24	OLD FORGE PROPERTY OWNERS ASSOC INC	45H 2 C	R2	HOA COMMON AREA

APPLICATION AREA INFORMATION					
KEY	OWNER	TAX MAP #	AREA (AC)	CURRENT ZONING	PROPOSED ZONNG
A	CANYON DEVELOPMENT COMPANY	45 37G	17.432	B2	M1
B	CANYON DEVELOPMENT COMPANY	45C 1 7	0.362	B2	M1
C	RICHARD E WARD	45C 1 8	0.362	R1	M1
D	RICHARD E WARD	45C 1 9	0.362	R1	M1
E	RICHARD E WARD	45C 1 10	0.362	R1	M1
F	RICHARD E WARD	45C 1 11	0.362	R1	M1
G	RICHARD E WARD	45C 1 14	1.086	R1	M1
H	CANYON DEVELOPMENT COMPANY	45C 1 16	0.362	R1	M1
I	CANYON DEVELOPMENT COMPANY	45C 1 17	0.362	R1	M1



LEGEND

REZONING AREA (±21.052 ACRES)

EXISTING ZONING BOUNDARY

WETLAND AREA

OVERHEAD UTILITY

A

B

APPLICATION AREA PARCEL

1

2

ADJACENT PARCEL TO APPLICATION AREA

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
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CHECKED BY:
DATE:
CAD ID:

VAA220202.00
MCW
NTG
04/21/23
EXST-0

GENERALIZED
DEVELOPMENT
PLAN

FOR

JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of The Johnson Group

TM PARCELS 45 37G, 45C 1 7, 45C 1 8,
45C 1 9, 45C 1 10, 45C 1 11, 45C 1 14,
45C 1 16, & 45C 1 17
GEORGE WASHINGTON
MAGISTERIAL DISTRICT
STAFFORD COUNTY
FREDERICKSBURG, VA 22405

BOHLER

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Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
NICHOLAS T. GEORGAS
Cert. No. 001653
04/21/23
LANDSCAPE ARCHITECT

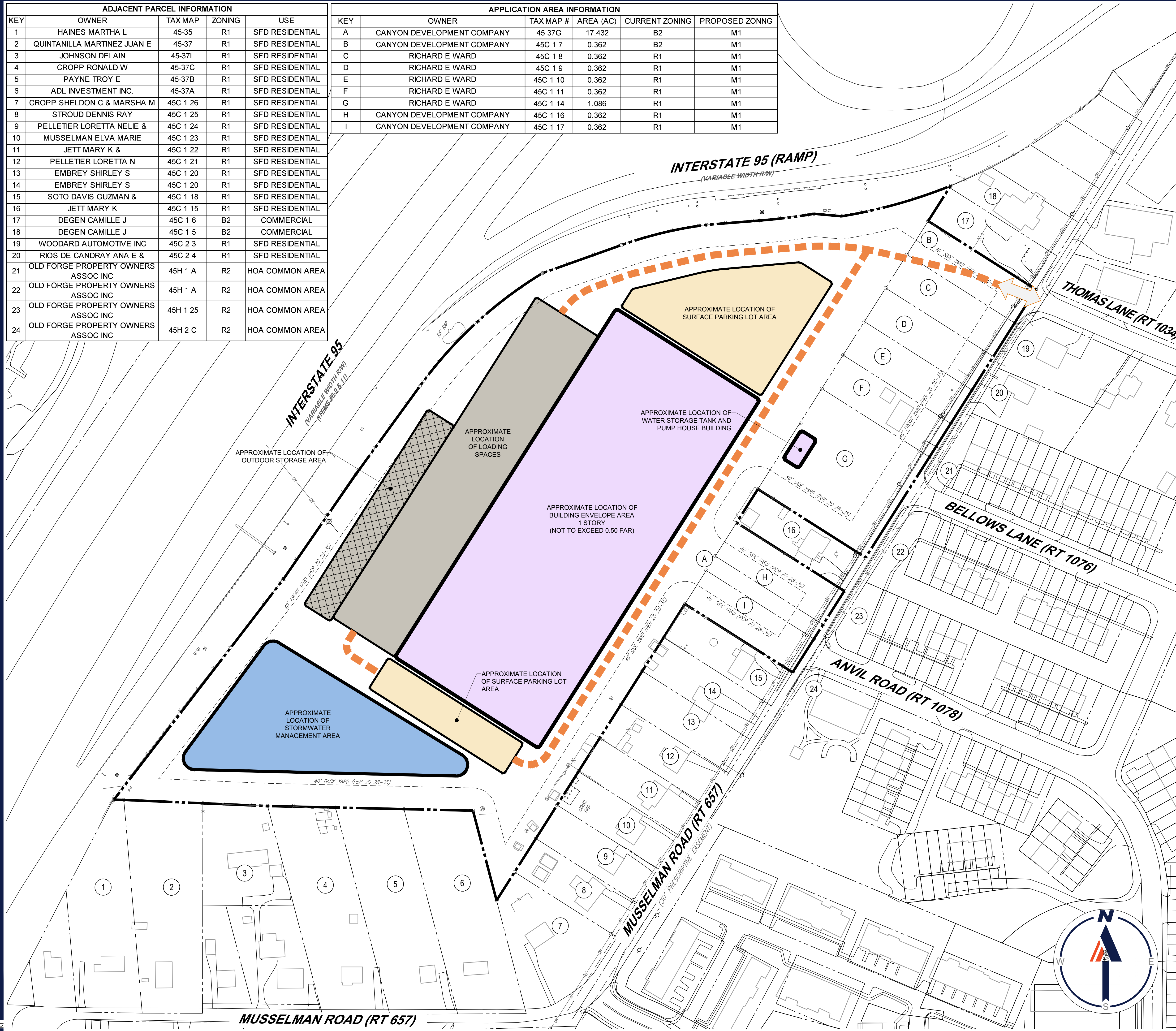
SHEET TITLE:
EXISTING
CONDITIONS
PLAN

SHEET NUMBER:
C-2

ORG. DATE - 04/21/23

ADJACENT PARCEL INFORMATION				
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1	HAINES MARTHA L	45-35	R1	SFD RESIDENTIAL
2	QUINTANILLA MARTINEZ JUAN E	45-37	R1	SFD RESIDENTIAL
3	JOHNSON DELAIN	45-37L	R1	SFD RESIDENTIAL
4	CROPP RONALD W	45-37C	R1	SFD RESIDENTIAL
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11	JETT MARY K &	45C 1 22	R1	SFD RESIDENTIAL
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16	JETT MARY K	45C 1 15	R1	SFD RESIDENTIAL
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KEY	OWNER	TAX MAP #	AREA (AC)	CURRENT ZONING	PROPOSED ZONNG
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G	RICHARD E WARD	45C 1 14	1.086	R1	M1
H	CANYON DEVELOPMENT COMPANY	45C 1 16	0.362	R1	M1
I	CANYON DEVELOPMENT COMPANY	45C 1 17	0.362	R1	M1











GENERALIZED DEVELOPMENT PLAN NOTES

1. THE GENERALIZED DEVELOPMENT PLAN PROPOSES TO REZONE APPROXIMATELY 17.794 ACRES FROM THE B2 ZONING DISTRICT TO THE M1 ZONING DISTRICT AND APPROXIMATELY 3.258 ACRES FROM THE R1 ZONING DISTRICT TO THE M1 ZONING DISTRICT. THIS RESULTS IN A TOTAL APPLICATION AREA OF APPROXIMATELY 21.05 ACRES.
2. PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE TO THE PROPERTY THROUGH PROPOSED CONNECTIONS TO PUBLIC INFRASTRUCTURE.
3. STORMWATER MANAGEMENT WILL BE PROVIDED PER APPLICABLE STATE AND LOCAL STANDARDS AT TIME OF SITE PLAN.
4. THE PROPERTY CONTAINS NO GRAVES, OBJECTS OR STRUCTURES MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY.
5. THE PROPERTY CONTAINS NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 16.4, 302.4, AND 355 OR IN VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS.
6. NO FLOODPLAIN EXISTS WITHIN THE APPLICATION AREA.
7. NO RESOURCE PROTECTION AREA EXISTS WITHIN THE APPLICATION AREA.
8. THE DEVELOPMENT OF THE PROPERTY MAY BE PHASED THROUGH MULTIPLE SITE PLANS.
9. BUILDING YARDS MAY INCLUDE PARKING SPACES, FENCE, ACCESSORY BUILDINGS AND OTHER SIMILAR FEATURES AS ALLOWED BY THE ZONING ORDINANCE.
10. THE SITE VEHICULAR ENTRANCE LOCATION SHOWN AT MUSSELMAN ROAD IS APPROXIMATE AND THE FINAL CONFIGURATION AND LOCATION IS TO BE DETERMINED AT TIME OF SITE PLAN DESIGN IN CONJUNCTION WITH VDOT APPROVAL.
11. TRANSITIONAL BUFFERS AS REQUIRED BY SECTION 110.0 OF THE DCSL AND LANDSCAPING AS REQUIRED BY SECTION 120.0 WILL BE PROVIDED AT TIME OF SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO PURSUE REDUCTIONS IN BUFFER WIDTHS AND PLANT UNIT REQUIREMENTS AS ALLOWED BY THE DCSL AT TIME OF SITE PLAN.
12. OUTDOOR LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 28-87 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN.
13. THE LOCATION AND CONFIGURATION OF PROPOSED ELEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING AT TIME OF SITE PLAN.
14. THE APPLICANT MAY CONSOLIDATE PARCELS INCLUDED IN THE APPLICATION AT TIME OF SITE PLAN. THE GENERALIZED DEVELOPMENT PLAN REPRESENTS BUILDING YARD'S ASSUMING FULL LOT CONSOLIDATION AND IS CONCEPTUAL IN NATURE.
15. PARKING AND LOADING IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE WILL BE PROVIDED AT TIME OF SITE PLAN PENDING FINAL BUILDING PROGRAMMING AND SITE ENGINEERING.
16. OUTDOOR TRASH STORAGE AREAS WILL BE SCREENED AS REQUIRED BY THE ZONING ORDINANCE AND DCSL AT TIME OF SITE PLAN. THE LOCATIONS OF THESE FEATURES WILL BE DETERMINED BASED UPON FINAL BUILDING PROGRAMMING.

M-1 ZONING DISTRICT REQUIREMENTS

STANDARD		REQUIREMENT	PROPOSED
(1) INTENSITY			
FLOOR AREA RATIO	MAXIMUM 0.50 458,512 SF (BASED ON OVERALL APPLICATION AREA)	458,512 SF MAXIMUM	
OPEN SPACE	MINIMUM OF 0.20 183,405 SF (BASED ON OVERALL APPLICATION AREA)	183,405 SF MINIMUM	
(2) MINIMUM YARDS			
FRONT SETBACK	40' MINIMUM	40' MINIMUM	
SIDE SETBACK	15' MINIMUM (40' WHEN ADJACENT TO NONINDUSTRIAL DISTRICT)	40' MINIMUM	
BACK SETBACK	15' MINIMUM (40' WHEN ADJACENT TO NONINDUSTRIAL DISTRICT)	40' MINIMUM	
(3) MAXIMUM HEIGHT (IN FEET)			
BUILDING HEIGHT	65' MAXIMUM	65' MAXIMUM	

LEGEND

	REZONING AREA (± 21.052 ACRES)
	APPROXIMATE LOCATION OF SITE ACCESS
	PRIMARY VEHICULAR CIRCULATION
	PARKING AREA ENVELOPE
	BUILDING AREA ENVELOPE
	LOADING AREA ENVELOPE
	OUTDOOR STORAGE
	STORMWATER MANAGEMENT

TM

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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THE PERMANENT, SECURED AND CERTIFIED USE OF A SINGLE FOUNDRY AND FINISHING PLANT CAN BE USED TO REDUCE OR ELIMINATE THE CARBON FOOTPRINT FROM THE PRODUCTION OF A PRODUCT. BOHLER HAS A COMMITMENT TO THE ENVIRONMENT AND THE WELL-BEING OF OUR EMPLOYEES AND CUSTOMERS. WE ARE A LEADER IN THE INDUSTRY.

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CAD I.D.:	GDVL-0

PROJECT:

GENERALIZED DEVELOPMENT PLAN

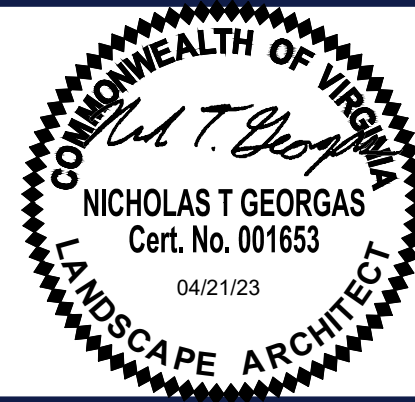
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GEORGE WASHINGTON
MAGISTERIAL DISTRICT
STAFFORD COUNTY
FREDERICKSBURG, VA 22405

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Fax: (703) 709-9501
VA@BohlerEng.com



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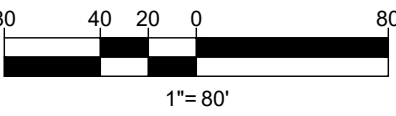
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PROGRAM MANAGEMENT

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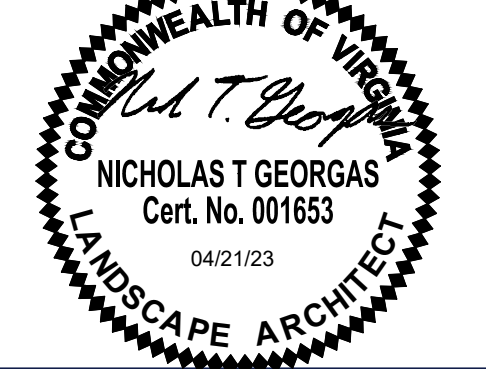
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FOR



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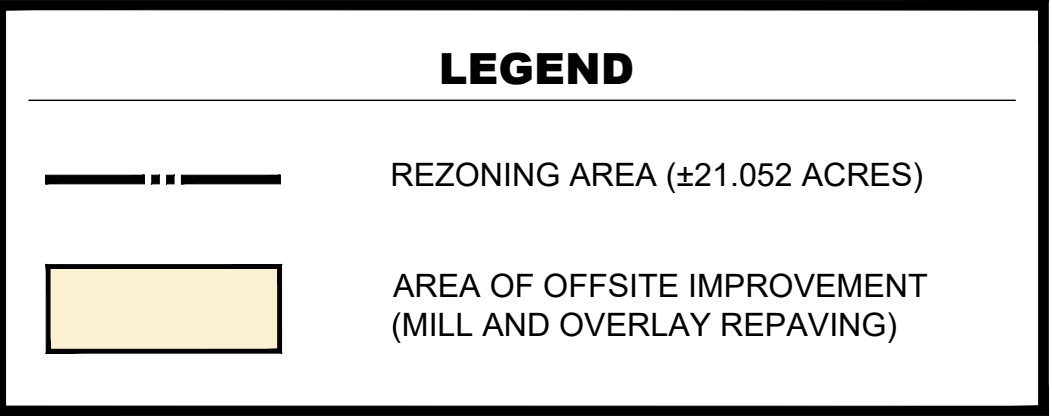
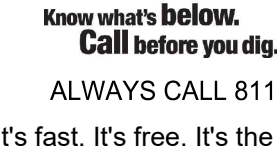


SHEET TITLE:

**ILLUSTRATIVE
PLAN**

SHEET NUMBER:
C-4

ORG. DATE - 04/21/23

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PROJECT: ***GENERALIZED
DEVELOPMENT
PLAN***



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SHEET TITLE: **THOMAS
LANE
IMPROVEMENT
EXHIBIT**

C-5

ORG. DATE - 04/21/23

