

ATTAIN AT STAFFORD MASTER PLAN

FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SHEET INDEX

SHEET	TITLE
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SHEET 2	EXISTING CONDITIONS
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VICINITY MAP
SCALE 1"=1000'
0 1000 2000
SCALE IN FEET

- GENERAL NOTES:**
- THERE ARE WETLANDS AND WATERS OF THE U.S. ON SITE. ANY IMPACTS TO WETLANDS OR WATERS OF THE U.S. SHALL BE PERMITTED AS REQUIRED DURING THE SITE PLAN PREPARATION AND APPROVAL PROCESS.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHAEOLOGICAL FEATURES ON SITE.
 - THE MAJORITY OF THE SITE IS WOODED WITH MATURE DECIDUOUS TREES.
 - FEATURES SHOWN ON THIS PLAN SUCH AS BUILDINGS, NUMBER OF UNITS, PUBLIC ROAD LOCATIONS, PRIVATE DRIVEWAY AND TRAVEL WAY LOCATIONS, PEDESTRIAN ACCESS ROUTES, UTILITY LOCATIONS, STORMWATER MANAGEMENT FACILITIES, DIMENSIONS OF UNDEVELOPED AREAS, PROPOSED PROPERTY LINES, DUMPSTER ENCLOSURES, MONUMENT SIGNS, AND SITE LIGHTING ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE DEVELOPER MAKES NO REPRESENTATIONS OR GUARANTEES WITH RESPECT TO THIS CONCEPTUAL PLAN. THESE FEATURES MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING AND/OR COMPLIANCE WITH STATE AGENCY REGULATIONS, COUNTY DEVELOPMENT REGULATIONS AND STANDARDS.
 - THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540141E & 5101540143E BOTH DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
 - SURVEY INFORMATION FROM BOUNDARY SURVEY BY FAIRBANKS & FRANKLIN AND AERIAL MAPPING BY MCKENZIE SNYDER WITH SUPPLEMENTAL INFORMATION TAKEN FROM COUNTY GIS AND TAX RECORDS.
 - ALL LIGHTING SHALL BE IN ACCORDANCE VDOT AND STAFFORD COUNTY STANDARDS.

PROPERTY OWNERS	DEVELOPER	ENGINEER
POWELL ASSOCIATES LLP (TM 39-8, 39-8B) 2101 GAITHER RD STE 330 ROCKVILLE MD 20850-4074 (443) 562-3617	BONAVENTURE 209 MADISON STREET, 4TH FLOOR ALEXANDRIA, VA 22314 443-526-3617	FAIRBANKS & FRANKLIN 1005 NAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700
ALLEN D SR & SANDRA L PEAKE (TM 39-16C, 39-16F, & 39-16G) 50 KELLEY HILL LN FREDERICKSBURG VA 22405-5619		

SITE INFORMATION

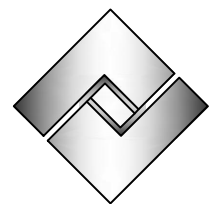
EXISTING TAX PARCELS:	39-8, 39-8B, 39-16C, 39-16F, & 39-16G
PARCELS AREA:	24.273 ACRES
EXISTING ZONING:	A1
PROPOSED ZONING:	UD-4 (20.70 ACRES) B-2 (3.43 ACRES)
PROPOSED R/W DEDICATION:	0.14 AC
PRESENT USE:	UNDEVELOPED AND RESIDENTIAL
PROPOSED USE:	RESIDENTIAL (MULTI-FAMILY) WITH COMMERCIAL OUTPARCELS

MULTI-FAMILY RESIDENTIAL STATISTICS (UD-4 LAND)	
MAXIMUM DENSITY:	40 DWELLING UNIT PER GROSS ACRE = 40 x 20.70 = 828 UNITS
PROPOSED DENSITY:	300 UNITS OR 14.49 UNITS PER GROSS ACRE
	94 1-BEDROOM UNITS 170 2-BEDROOM UNITS 36 3-BEDROOM UNITS
MAXIMUM BUILDING HEIGHT:	4 STORIES
PROPOSED BUILDING HEIGHT:	4 STORIES
PROPOSED BUILDING AREA (GFA):	370,363 SF
	BUILDING 1 148,171 SF BUILDING 2 135,306 SF BUILDING 3 86,886 SF
* PARKING REQUIRED:	1.98 SPACES PER UNIT = 594 SPACES
PARKING PROVIDED:	594 SPACES
OPEN SPACE REQUIRED:	25.00% OR 4.75 ACRES
OPEN SPACE PROVIDED:	30% MINIMUM OR 6.21 ACRES

COMMERCIAL PAD 1 (B-2 LAND)	
ZONING:	B-2 (1.76 ACRES)
PRESENT USE:	VACANT
PROPOSED USE:	COMMERCIAL/OFFICE
BUILDING HEIGHT:	3 STORY (65' MAX.)
GROSS FLOOR AREA:	28,800 SF (80'X120') 9,600 SF CONVENIENCE CENTER (1ST FLOOR) 19,200 SF OFFICE (2ND & 3RD FLOORS)
* PARKING REQUIRED:	CONVENIENCE CENTER 5.4 SP/1000 SF x 9,600 = 52 SPACES OFFICE 2.7 SP/1000 SF x 19,200 = 52 SPACES 104 SPACES TOTAL
PARKING PROVIDED:	104 SPACES
OPEN SPACE REQUIRED:	25% (0.44 AC)
OPEN SPACE PROVIDED:	25% MINIMUM OR 0.44 ACRES

COMMERCIAL PAD 2 (B-2 LAND)	
ZONING:	B-2 (1.67 ACRES)
PRESENT USE:	VACANT
PROPOSED USE:	COMMERCIAL/OFFICE
BUILDING HEIGHT:	3 STORY (65' MAX.)
GROSS FLOOR AREA:	28,800 SF (80'X120') 9,600 SF CONVENIENCE CENTER (1ST FLOOR) 19,200 SF OFFICE (2ND & 3RD FLOORS)
* PARKING REQUIRED:	CONVENIENCE CENTER 5.4 SP/1000 SF x 9,600 = 52 SPACES OFFICE 2.7 SP/1000 SF x 19,200 = 52 SPACES 104 SPACES TOTAL
PARKING PROVIDED:	104 SPACES
OPEN SPACE REQUIRED:	25% (0.42 AC)
OPEN SPACE PROVIDED:	25% MINIMUM OR 0.42 ACRES

* THE REQUIRED PARKING STATISTICS ACCOUNT FOR A 10% REDUCTION FOR A TRANSIT STOP. PER SECTION 28-102.14.b "A CREDIT FOR UP TO TEN (10) PERCENT OF THE REQUIRED PARKING MAY BE PERMITTED OF AN INDIVIDUAL USE PROVIDED SUCH USE HAS A TRANSIT STOP LOCATED ON SITE OR WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROPERTY."



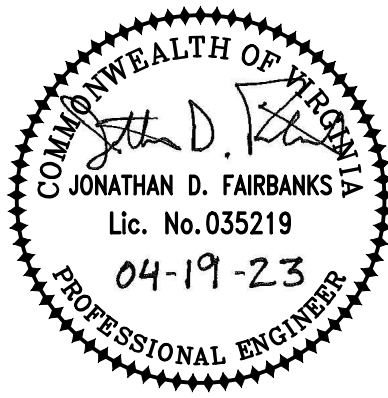
Fairbanks & Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

ATTAIN AT STAFFORD
MASTER PLAN
STAFFORD COUNTY, VIRGINIA



DATE :	04-19-23
DESIGNED:	JDF
DRAWN :	JAC
CHECKED :	JDF

REVISIONS:

DOCUMENT NO.
413-1002

SHEET
1 OF **4**

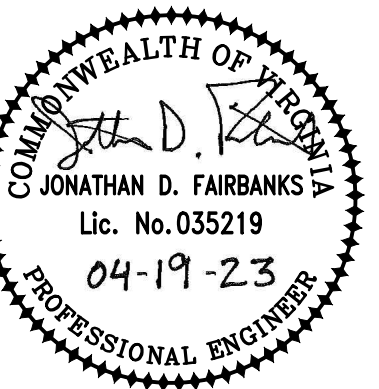
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EXISTING CONDITIONS

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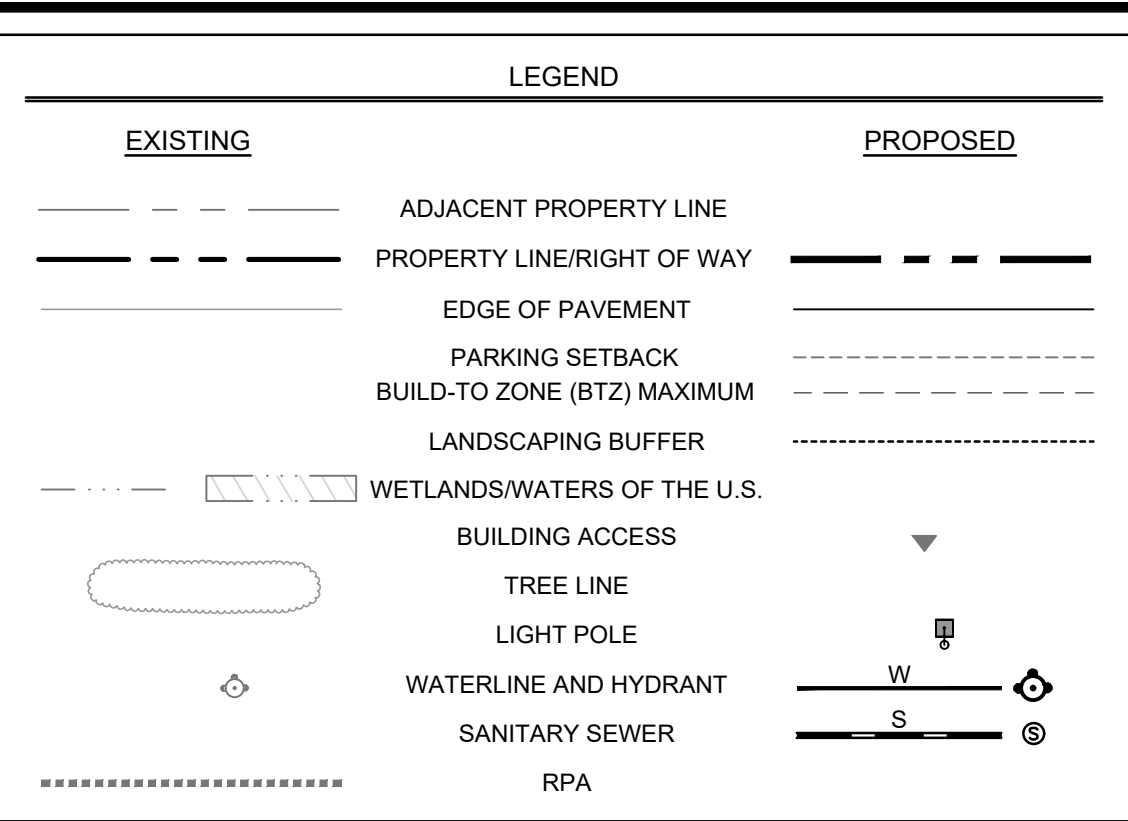
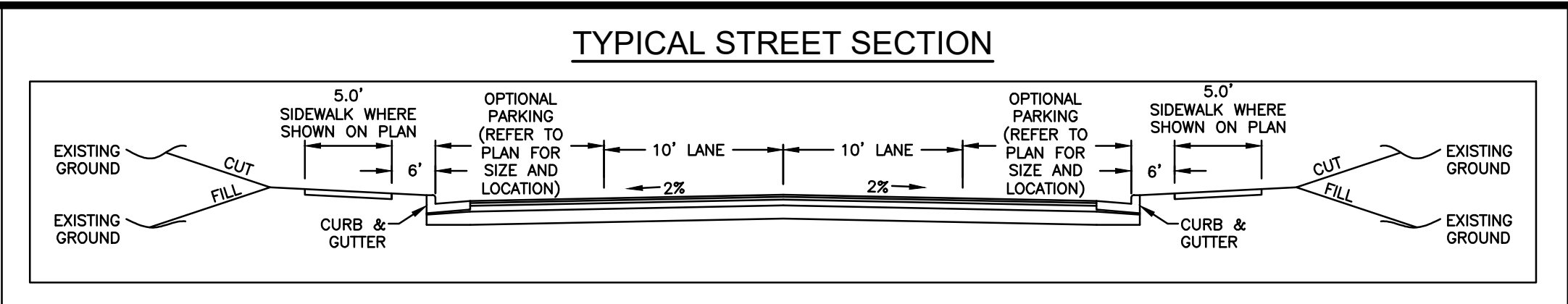
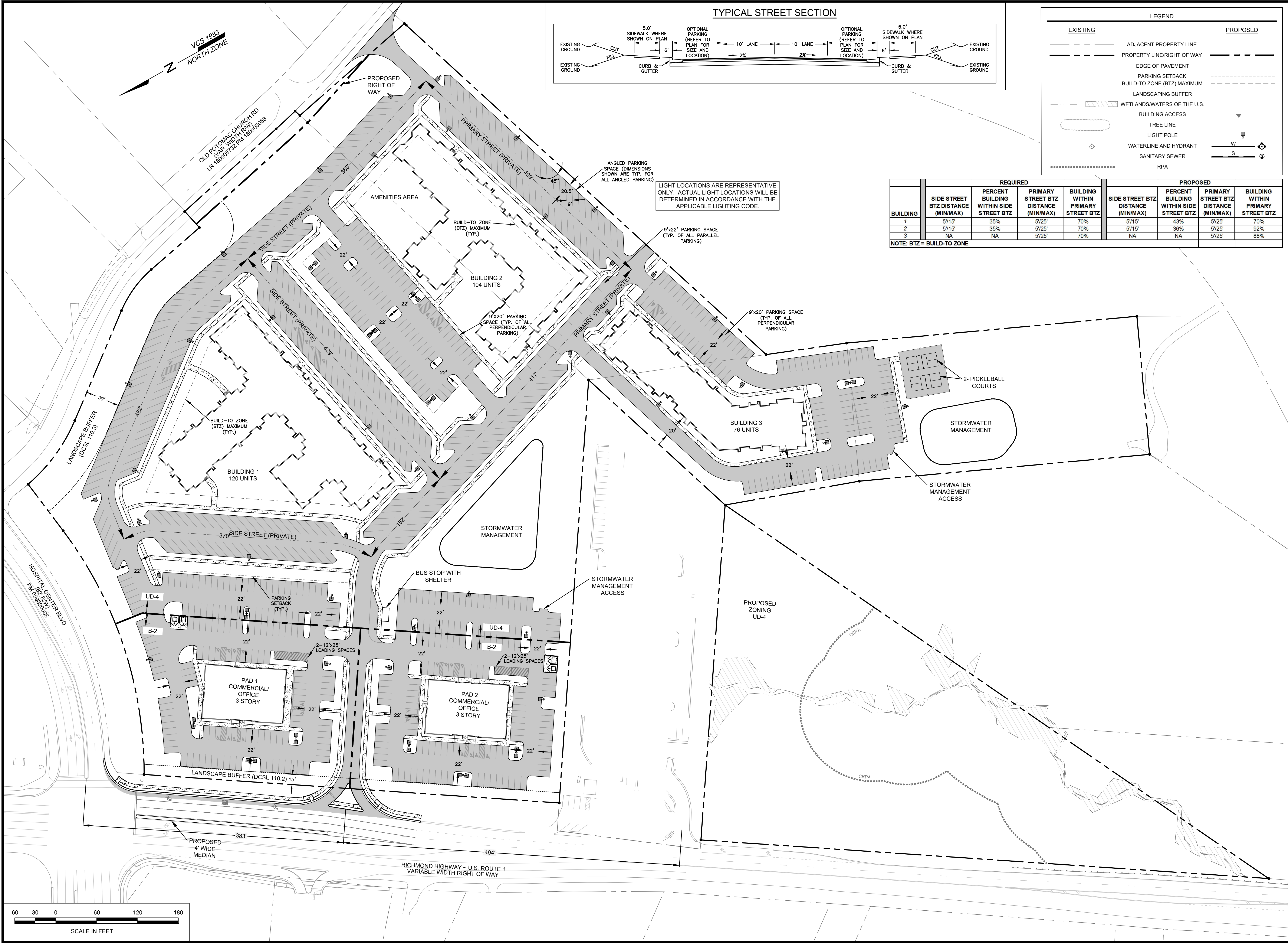
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SHEET 4
OF





BUILDING	REQUIRED				PROPOSED			
	SIDE STREET BTZ DISTANCE (MIN/MAX)	PERCENT BUILDING WITHIN SIDE STREET BTZ	PRIMARY STREET BTZ DISTANCE (MIN/MAX)	BUILDING WITHIN PRIMARY STREET BTZ	SIDE STREET BTZ DISTANCE (MIN/MAX)	PERCENT BUILDING WITHIN SIDE STREET BTZ	PRIMARY STREET BTZ DISTANCE (MIN/MAX)	BUILDING WITHIN PRIMARY STREET BTZ
1	5/15'	35%	5/25'	70%	5/15'	43%	5/25'	70%
2	5/15'	35%	5/25'	70%	5/15'	36%	5/25'	92%
3	NA	NA	5/25'	70%	NA	NA	5/25'	88%

NOTE: BTZ = BUILD-TO ZONE

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DEVELOPMENT PLAN

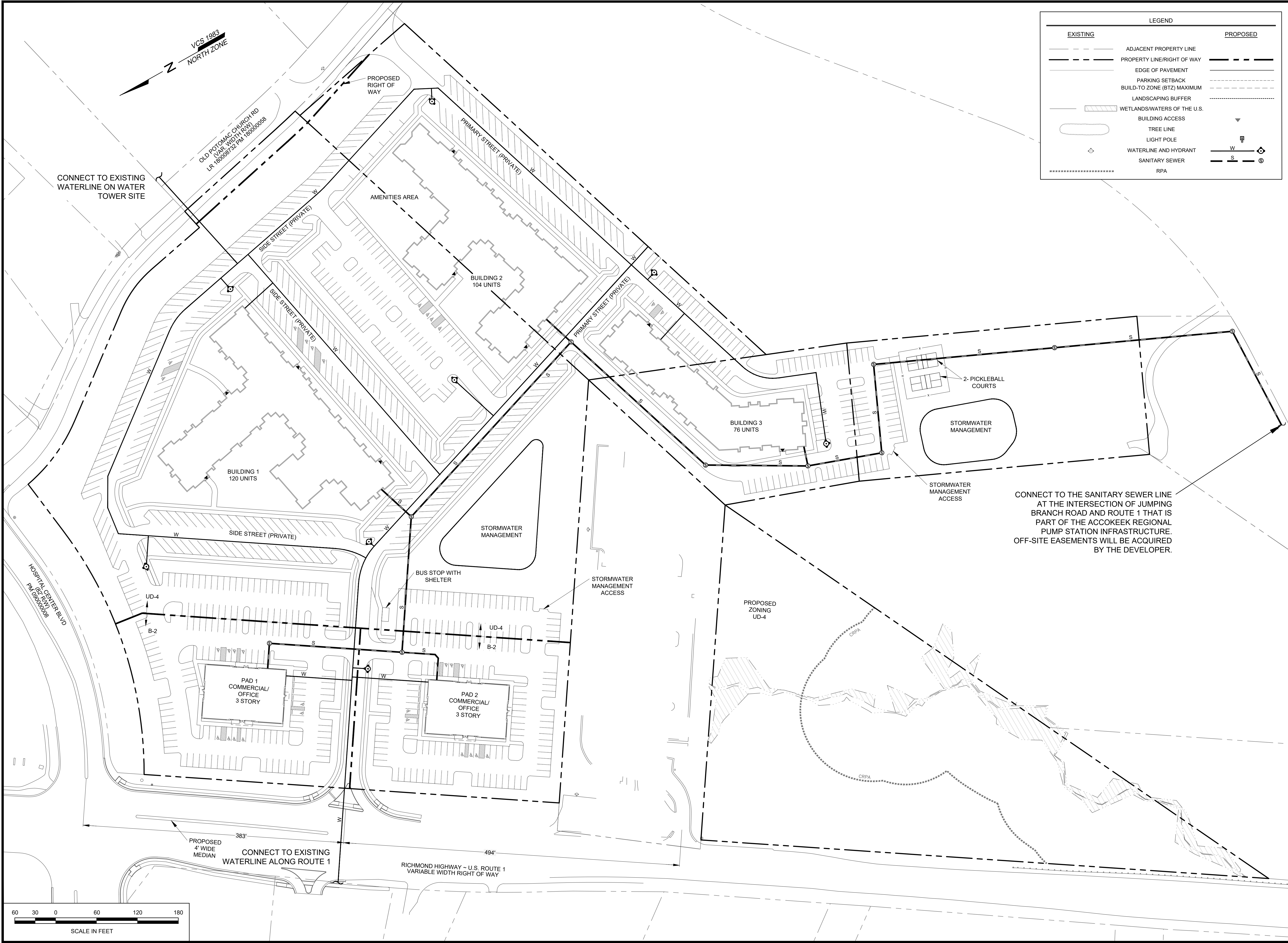
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3 OF **4**



LEGEND

EXISTING	PROPOSED
	ADJACENT PROPERTY LINE
	PROPERTY LINE/RIGHT OF WAY
	EDGE OF PAVEMENT
	PARKING SETBACK
	BUILD-TO ZONE (BTZ) MAXIMUM
	LANDSCAPING BUFFER
	WETLANDS/WATERS OF THE U.S.
	BUILDING ACCESS
	TREE LINE
	LIGHT POLE
	WATERLINE AND HYDRANT
	SANITARY SEWER
	RPA

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UTILITY PLAN

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