

# CONDITIONAL USE PERMIT / GENERAL DEVELOPMENT PLAN STAFFORD AUTO SALVAGE YARD

RC# TBD

GEORGE WASHINGTON MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

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VICINITY MAP  
SCALE: 1" = 2,000'

**SHEET INDEX**

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	ENVIRONMENTAL INVENTORY PLAN
4.	GENERAL DEVELOPMENT PLAN
5.	CONCEPTUAL LANDSCAPING PLAN
6.	BOUNDARY PLAT

6 SHEETS IN TOTAL

**APPROVAL**

AGENT, BOARD OF SUPERVISORS DATE

**VICINITY MAP LEGEND**

**SUBDIVISION KEY**

- 1 BRIDLE LAKE ESTATES
- 2 GUNN
- 3 CONWAY
- 4 WILDCAT CORNER
- 5 CHAPEL HEIGHTS
- 6 HOLLY WOODS
- 7 CARRINGTON HEIGHTS
- 8 CAISSON CROSSING
- 9 RIVER BEND
- 10 RIVER MEADOW
- 11 RIVER CREEK

**SUBDIVISION NOTES:**

- SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
- SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.

**SYMBOLS LEGEND**

- PR PRIVATE STREET
- PL PLAT HAS BEEN RECORDED, THE ROADS ARE BEING BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A LATER DATE.

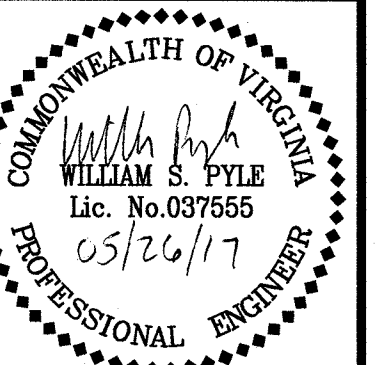
**NOTES:**

- NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
- NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
- NO SCHOOLS ARE LOCATED WITHIN ONE MILE OF THE SITE.
- SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON SUPERVISOR DISTRICT.

COVER SHEET  
STAFFORD AUTO SALVAGE YARD

GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

TBD  
COUNTY PROJECT NUMBER



PLAN STATUS  
05/26/17 1st SUBMISSION

DATE	DESCRIPTION
SG DESIGN	SG DRAWN WSP CHKD
SCALE	H: N/A V: N/A
JOB No.	100083-01-001
DATE	MAY 2017
FILE No.	100083-D-ZP-001



EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	CRITICAL SLOPE	
	SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12)	
	STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

### ABBREVIATIONS

A	AREA OF ARC	J	JUNCTION BOX
AD	ALGEBRAIC DIFFERENCE	K	SIGHT DISTANCE COEFFICIENT
AAASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	LENGTH
AC	ACRE	LAT.	LATERAL
ACGR	AGGREGATE	LF	LINEAR FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL	LOWER LEVEL
ASPH	ASPHALT	LOS	LINE OF SIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP	LOW POINT
B	BREADTH	LS	LOADING SPACE
BC	BOTTOM OF CURB	LCG	LIMITS OF CLEARING & GRADING
BF	BASEMENT FLOOR	LT	LEFT
BLDG	BUILDING	M	MONUMENT FOUND
BM	BENCHMARK	MECH.	MECHANICAL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH	MANHOLE
BOP	BLOW OFF VALVE	MI	MILE
BRL	BUILDING RESTRICTION LINE	MPH	MILES PER HOUR
BVCS	BEGINNING VERTICAL CURVE STATION	MS	MEDIAN STRIP
BVCE	BEGINNING VERTICAL CURVE ELEVATION	MSL	MEAN SEA LEVEL
BW	BOTTOM OF WALL	MIN	MINIMUM
		MAX	MAXIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	N	NOW OR FORMERLY
Ce	COEFFICIENT OF RUNOFF	N/F	NET FLOOR AREA
C	CABLE TELEVISION	NFA	NUMBER
CATV	CATCH BASIN OR CHORD BEARING	NO.#	NORTH BOUND LANE
CB	CENTER TO CENTER	NBL	NOT APPLICABLE
CC	CUBIC FEET PER SECOND	N/A	
CFS (Q)	CHORD	Q	ON CENTER
CH	CURB AND GUTTER	OC	OUTSIDE DIAMETER
CG	CAST IRON PIPE	OD	OVERHANG
CIP	CENTERLINE	OH	OVERHEAD
CL	CLASS	O/H	
CMP	CORRUGATED METAL PIPE	P	PERMETER
CONC.	CONCRETE	PC	POINT OF CURVATURE
CO	CLEAN OUT	PCC	POINT OF COMPOUND CURVE
CONT.	CONTINUATION	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CS	CURB STOP	PCTC	POINT OF CURVATURE TOP OF CURB
CT	COURT	PFM	PUBLIC FACILITIES MANUAL
C/L	CENTERLINE	PG	PAGE
D	DEPTH	PGL	POINT OF GRADE LINE
DA	DRAINAGE AREA	PI	POINT OF INTERSECTION
DB	DEED BOOK	PL	PROPERTY LINE
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PL	POINT OF REVERSE CURVES
DET.	DETAIL	PRELIM.	PRELIMINARY
DI	DROP INLET	PROP.	PROPOSED
DIA	DIAMETER	PT	POINT OF TANGENCY
DIP	DUCTILE IRON PIPE	PVC	POINT OF VERTICAL CURVATURE
DM	DROP MANHOLE	PVC	POLY VINYL CHLORIDE
DR.	DRIVE	PVI	POINT OF VERTICAL INTERSECTION
DRNG	DRAINAGE	PVMT	PAVEMENT
DRWG.	DRAWING	PVRC	POINT OF VERTICAL REVERSE CURVE
D/W	DRIVE WAY	PVT	POINT OF VERTICAL TANGENT
Δ	DELTA	P&P	PLAN AND PROFILE
DU	DWELLING UNITS	Q	Q(C.F.S.) AMOUNT OF RUNOFF
DOM	DOMESTIC	R	RADIUS
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	Rr	REQUIRED
EC	EROSION CONTROL	RCQ	REINFORCED CONCRETE PIPE
EGL	ENERGY GRADIENT LINE	RD.	ROAD
EQC	ENVIRONMENTAL QUALITY CORRIDOR	RET.	RETAINING
ESM/T	EASEMENT	REV.	REVISION
EG	EDGE OF GUTTER	RR	RAILROAD
ELEV.	ELEVATION	RTE.	ROUTE
ENT.	ENTRANCE	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	ROP	ROUGH GRADING PLAN
ES	END SECTION	ROM	REMOTE OUTSIDE MONITOR
EVCS	ENDING VERTICAL CURVE STATION	RMA	RESOURCE MANAGEMENT AREA
EVCE	ENDING VERTICAL CURVE ELEVATION	RPA	RESOURCE PROTECTION AREA
EW	END WALL	RT	RIGHT
EX.	EXISTING	S	SPEED OR SLOPE
ELEC.	ELECTRICAL	SAN.	SANITARY
EBL	EAST BOUND LANE	SBL	SOUTH BOUND LANE
F	FIRE LINE	SD	SIGHT DISTANCE
FAR	FLOOR AREA RATIO	SECT.	SECTION
FC	FACE OF CURB	SEW.	SEWER
FF	FIRST FLOOR	SH.	SHOULDER
FG	FINISHED GRADE	SF	SQUARE FEET
FH	FIRE HYDRANT	SP	SPACE
FL	FLOW LINE	SP	SITE PLAN
FP	FLOOD PLAIN	SPEC.	SPECIFICATION
FS	FACTOR OF SAFETY	STA.	STATION
FT.	FOOT	STD.	STANDARD
FOY.	FOYER	STK.	STACK
FPS	FEET PER SECOND	STM.	STORM
G	GRAVITY	SVC.	SERVICE
GFA	GROSS FLOOR AREA	SWM	STORM WATER MANAGEMENT
Gr.	GRADE	S/W	SIDE WALK
GR	GRADE	Sx	CROSS SLOPE
GAR	GARAGE	T	TANGENT
H	HEIGHT	TB	TEST BORE
H	HEAD	TC	TOP OF CURB
HC	HANDICAPPED PARKING SPACE	Tc	TIME OF CONCENTRATION
HGL	HYDRAULIC GRADIENT LINE	TEL	TELEPHONE
HP	HIGH POINT	TP	TEST PIT
HR	HAND RAIL	TP	TREE PROTECTION
HT.	HEIGHT	TB	TOP OF BANK
HW	HEADWATER	TW	TOP OF WALL
I	RAINFALL INTENSITY	TW	TAILWATER
ID	INSIDE DIAMETER	UD	UNDERDRAIN
IN	INCH	UG	UNDERGROUND
INV.	INVERT	UL	UPPER LEVEL
IP	IRON PIPE	UP	UTILITY POLE
IPF	IRON PIPE FOUND	VAN	HANDICAPPED VAN PARKING SPACE
IPS	IRON PIPE SET	V	VELOCITY
		V	VOLUME
		VA	VIRGINIA
		VC	VERTICAL CURVE
		VDOT	VA. DEPT. OF TRANSPORTATION
		VF	VERTICAL FOOT
		W	WEIGHT OR WIDTH
		W/M	WATER MAIN
		WBL	WEST BOUND LANE
		WQIA	WATER QUALITY IMPACT ASSESSMENT
		X	TRANSFORMER
		Y	YARD INLET
		YR	YEAR
		Z	SIDE SLOPES

### NOTES

- THE APPLICANT REQUESTS THAT A CONDITIONAL USE PERMIT BE GRANTED TO ALLOW FOR THE OPERATION OF AN AUTO SALVAGE YARD ON THE SUBJECT PROPERTY.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE STAFFORD COUNTY TAX MAPS AS TAX MAP PARCEL 60-75 AND IS ZONED M2-HEAVY INDUSTRIAL.
- THE PROPERTY CURRENTLY STANDS IN THE NAME OF ARIA EROUPE LLC AS RECORDED IN LR 170007694 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
- BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AND A CURRENT FIELD RUN BOUNDARY SURVEY BY THIS FIRM DURING APRIL, 2017.
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAN DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- BASED UPON GRAPHIC PLOTTING ONLY AND AS SHOWN HEREON, THE PROPERTY DELINEATED ON THIS PLAN APPEARS TO BE LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540240 E, REVISED DATE FEBRUARY 4, 2005.
- SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
- THE DEPICTED TREELINE GENERALLY INCLUDES TREES WITH A D.B.H. OF 6" OR GREATER. THE TREELINE WAS OBTAINED FROM AERIAL PHOTO AND GIS DATA.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
- A CEMETERY CONSISTING OF APPROXIMATELY 20 HEADSTONES WAS IDENTIFIED ON A PORTION OF THE PROPERTY. HOWEVER, THE PROPOSED AUTO SALVAGE YARD IS LOCATED APPROXIMATELY 800 FEET FROM THE CEMETERY AND NO IMPACT TO THE CEMETERY IS PROPOSED.
- THERE ARE NO KNOWN HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- PROPOSED DEVELOPMENT TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEM.
- STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPLIANCE SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.

### TABULATIONS

SUBJECT PROPERTY INFORMATION	
PROPERTY ID:	60-75
TOTAL PARCEL SIZE:	±71.40845 ACRES
CURRENT ZONING:	M-2, HEAVY INDUSTRIAL
OWNER:	ARIA EROUPE LLC

PROPOSED DEVELOPMENT TABULATIONS	
PROPOSED ZONING:	NO CHANGE; M-2 WITH A C.U.P.
PROPOSED USE:	AUTO SALVAGE YARD
PROPOSED LOT SIZE/APPLICATION AREA:	±28.00 ACRES

PROPOSED RIGHT-OF-WAY DEDICATION:	
ADJACENT TO PROPOSED LOT 1	±32,760
ADJACENT TO PROPOSED LOTS 2-4	±57,050
TOTAL RIGHT-OF-WAY DEDICATION:	±89,810 SQ. FT.

MAXIMUM FLOOR AREA RATIO:	0.50
PROPOSED GROSS FLOOR AREA:	±20,000 SF GROSS FLOOR AREA
PROPOSED FLOOR AREA RATIO:	±0.016
MINIMUM OPEN SPACE RATIO:	20% (OR ±5.60 ACRES OUT OF 28.00)
OPEN SPACE PROVIDED:	±30% (OR ±8.50 ACRES)

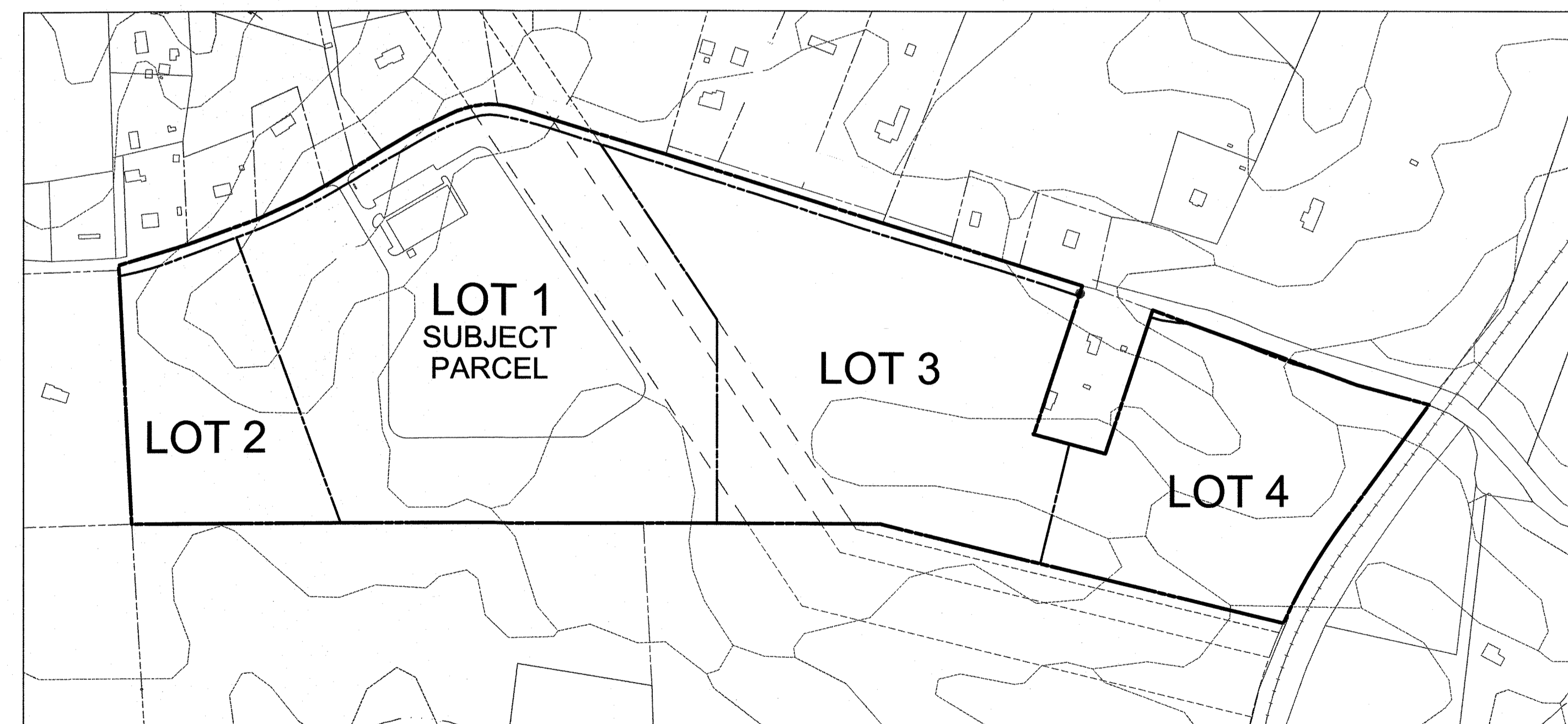
PROPOSED IMPERVIOUS AREA:	
DRIVE AISLES/PARKING	±23,500 SQ. FT.
PROPOSED BUILDING	±20,000 SQ. FT.
VEHICLE STORAGE AREA	±390,000 SQ. FT.
TOTAL IMPERVIOUS AREA:	±433,500 SQ. FT. / ±9.95 ACRES
IMPERVIOUS AREA (% OF SITE):	35.5%

BULK REQUIREMENTS:	
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM YARDS	
FRONT	40 FEET
SIDE	15 FEET; 40 FEET TO NONRESIDENTIAL
BACK	15 FEET; 40 FEET TO NONRESIDENTIAL
MAXIMUM HEIGHT:	65 FEET

PARKING TABULATIONS:	
PARKING REQUIREMENT	2.5 SPACES PER 1,000 SQ. FT. / GFA
PARKING SPACES REQUIRED	20,000 SF GFA / 1,000 x 2.5 = 50 SPACES
PARKING SPACES PROVIDED	51 SPACES
HANDICAPPED SPACES	2 REQUIRED / 2 PROVIDED
LOADING SPACES REQUIRED	2-12'x50' SPACES TO BE PROVIDED IN STORAGE AREA

NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.

### PROPOSED INDUSTRIAL LOTS



PROPOSED LOT #:	APPROXIMATE ACREAGE:
1	±28.00
2	±8.24
3	±20.29
4	±12.82

### NOTES

- PROPOSED LOT ACREAGE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN SUBMISSION.
- PROPOSED LOT AREAS ARE CALCULATED AFTER POTENTIAL RIGHT-OF-WAY DEDICATION.

# Bowman

CONSULTING

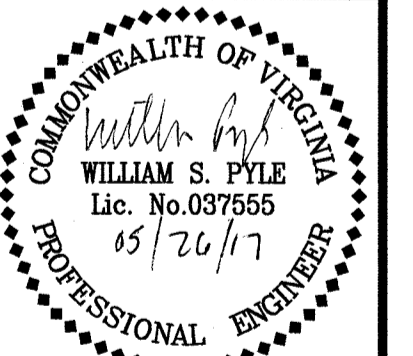
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LEGEND, NOTES & TABULATIONS  
STAFFORD AUTO SALVAGE YARD

GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

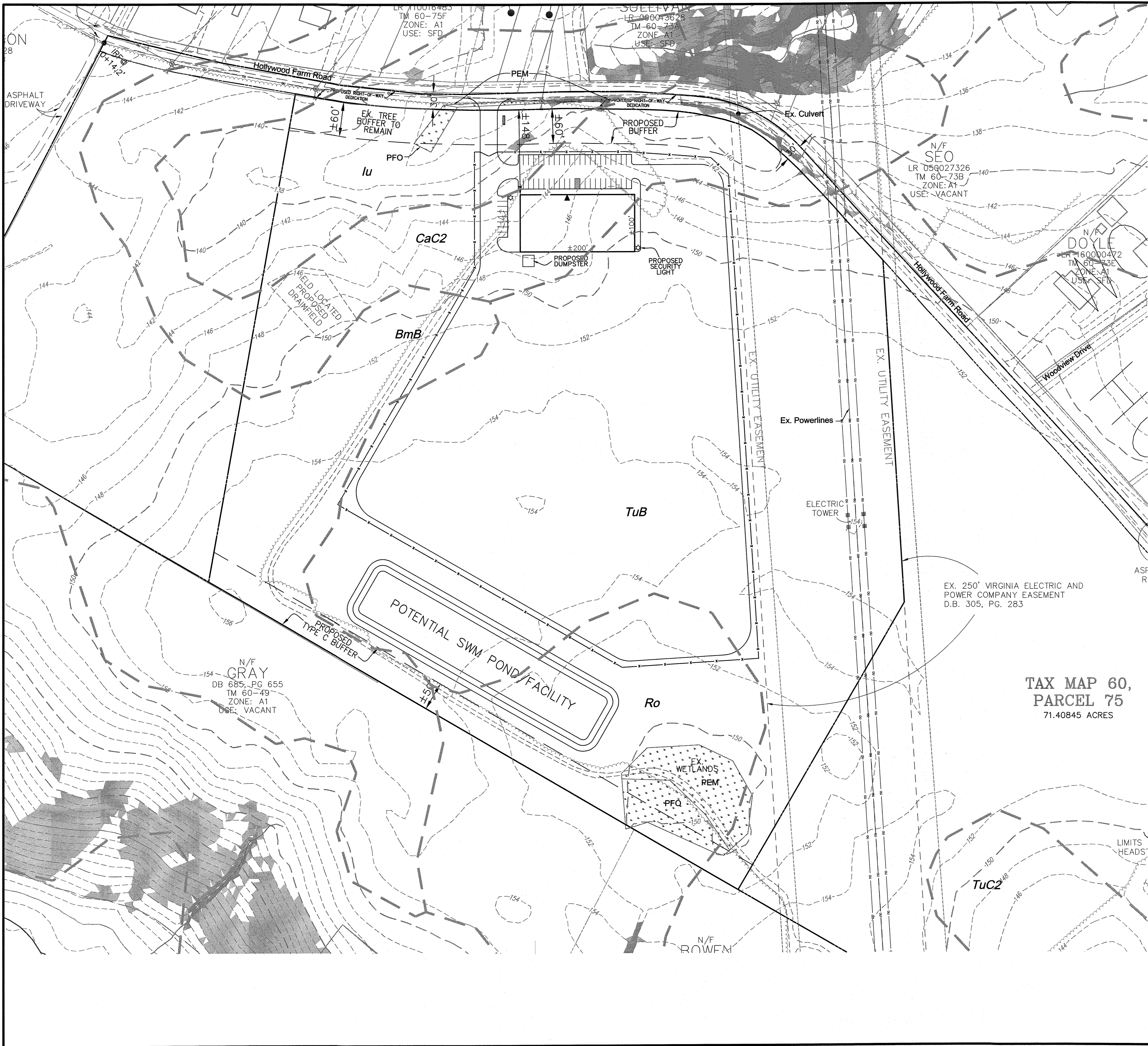
TBD  
COUNTY PROJECT NUMBER



PLAN STATUS  
05/26/17 1st SUBMISSION

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: N/A V: N/A
JOB No.	100083-01-001
DATE	MAY 2017
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### Legend

- Property Boundary
- Index Contours
- Contours (CI=2')
- Slopes 15-25%
- Slopes >25%
- Soils
- Preliminary Palustrine Wetlands (PEM, PFO)

- NOTES:**
- The approximately 28-acre Stafford Auto Salvage Yard Project is identified as a portion of Tax Map 65-70 and located along the western side of Hollywood Farm Road near its intersection with Woodview Drive in Stafford County, Virginia. The Project is generally located at 38°16'24"N Latitude and -77°21'27"W Longitude on the Passapatany, Virginia USGS Quadrangle Map. The Project drains towards unnamed tributaries to White Oak Run, which is located within the Rappahannock River - Muddy Creek (R44B) watershed of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock).
  - Property boundaries, existing conditions mapping, and general development plan layout provided by Bowman Consulting Group, Ltd. (BCG). Topographic information obtained from the Stafford County GIS.
  - The majority of the Project is comprised of agricultural field areas, with forested areas dominated by red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and white oak (*Quercus alba*) along the northern and western boundaries. An existing overhead powerline easement transects the southern portion of the Project from southwest to northeast.
  - Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.1, Survey Area Data: Version 12, December 13, 2013), and is summarized in the Soils Summary Table included on the Plan.
  - An analysis of topographic mapping obtained from the Stafford County GIS indicates that there are slopes of 15 to 25 percent, and slopes greater than 25 percent, located along the Project's frontage with Hollywood Farm Road, as shaded on this Plan.
  - According to FEMA Flood Insurance Rate Map No. 5101540240W (Revised February 4, 2005), the Project is mapped as Zone X; therefore, there are no floodplains present within the Project limits.
  - Based on a due diligence review of the USGS Quadrangle Map, County GIS, and National Wetlands Inventory mapping information, there are no wetlands, streams, or Critical Resource Protection Area (CRPA) mapped on the Project.
  - Preliminary wetland and stream boundaries depicted on this Plan and within the Project limits are based on a site visit conducted by BCG on April 18, 2017 using the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0, November 2010) as guides, and represent those areas that will likely be considered jurisdictional wetlands by the U.S. Army Corps of Engineers (USACE), refer to the Preliminary Wetland and Stream Summary Table included on this Plan. The approximate location and extent of the preliminary wetland boundaries within the Project have been drafted based on County GIS mapping information, aerial photography, and field observations made by BCG during the April 18, 2017 site visit, and should be used for site feasibility and zoning purposes only. A formal wetland delineation and survey, and USACE Jurisdictional Determination, should be conducted concurrent with the construction plan drawings to determine the final approved limits of jurisdictional areas within the Project.
  - Based on the results of the preliminary wetland and stream evaluation conducted by BCG on April 18, 2017, and the County's Chesapeake Bay Preservation Area (CBPA) Policy, there are no perennial streams or CRPA boundaries mapped within the Project.
  - An evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the Project was conducted by BCG based on information obtained from the U.S. Fish and Wildlife Service (F&WS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Game and Inland Fisheries (DGIF). According to DGIF's Project Review dated May 10, 2017, the proposed Project will not affect any documented State-listed plant or insects. Based on a review of DGIF's Virginia Fish and Wildlife Information Service (VaFWIS), there are no Federal or State-listed species confirmed on, or in the vicinity of, the Project. According to the Official Species List obtained from the F&WS' Information, Planning and Conservation System (IPAC), the Project has the potential to support populations of harperella (*Ptilimnium nodosum*, FE/SE) and northern long-eared bat (*Myotis septentrionalis*, FT/ST) should suitable habitat be present. No suitable habitat is present on the Project for harperella. The Project will rely upon the findings of the January 5, 2016 Programmatic Biological Opinion for Final (4c) Rule on the Northern Long-Eared Bat and Activities Exempted from Take Prohibitions to fulfill the Project-specific Section 7 responsibilities. Based on existing habitat conditions, and the evaluations for those identified Federal and State-listed species, the potential for occurrences of listed species or prohibited take impacts are considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities on the Project.
  - Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), no known archaeological sites or architectural resources are located within the Project limits. DHR ID# 089-0072 is identified offsite approximately 0.15 mile south of the Project on Parcel 65-75E along Hollywood Farm Road; according to the DHR Architectural Survey Form, this resource is recommended as not eligible for listing on the National Register of Historic Places (NRHP). Therefore, adverse impacts to historic resources are not anticipated to result from the development of the Project.
  - Minor impacts to environmentally sensitive features (wetlands) are proposed with the development of the Project, however, these impacts will be within the thresholds of the Virginia Water Protection (WVP) General Permit WPA and the State Program General Permit (17-SPGP-01), and are anticipated to be under the compensatory mitigation threshold of 0.1 acre for wetlands. No adverse impacts to threatened and endangered species, critical habitat, or historic resources are anticipated to result from the development of the Project.

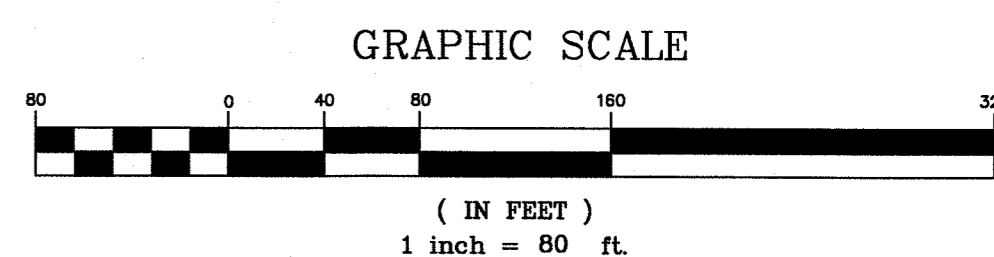
**TAX MAP 60,  
PARCEL 75**  
71.40845 ACRES

Map Unit	Map Unit Name	Drainage Class <sup>1</sup>	National Hydric Soils List <sup>2</sup>	Hydric Component
BmB	Bourne fine sandy loam, 2 to 6 percent slopes	MWD	No	N/A
CaC2	Caroline fine sandy loam, 8 to 10 percent slopes, eroded	WD	No	N/A
lu	Iuka fine sandy loam, local alluvium, 0 to 4 percent slopes	MWD	Yes	Alluvial land, wet (6%) Bbb (3%)
Ro	Roanoke silt loam, 0 to 2 percent slopes	PD	Yes	Roanoke (85%) Wehadkee (4%)
TuB	Turbeville loam, 2 to 6 percent slopes	WD	No	N/A
TuC2	Turbeville loam, 6 to 15 percent slopes, eroded	WD	No	N/A

<sup>1</sup>MWD - Moderately Well Drained; PD - Poorly Drained; WD - Well Drained; N/A - Not Applicable  
<sup>2</sup>Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA NRCS

Classification <sup>1</sup>	Length (LF)	Area (Ac)
Palustrine Wetlands (PEM, PFO)	N/A	0.82
<b>Total Streams and Wetlands</b>	<b>N/A</b>	<b>0.82</b>

<sup>1</sup>Classifications and approximate amount of wetlands indicated in the table are based on a preliminary evaluation conducted at the Project by BCG on April 18, 2017.



# Bowman

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ENVIRONMENTAL INVENTORY PLAN  
STAFFORD AUTO SALVAGE YARD  
GEORGE WASHINGTON MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

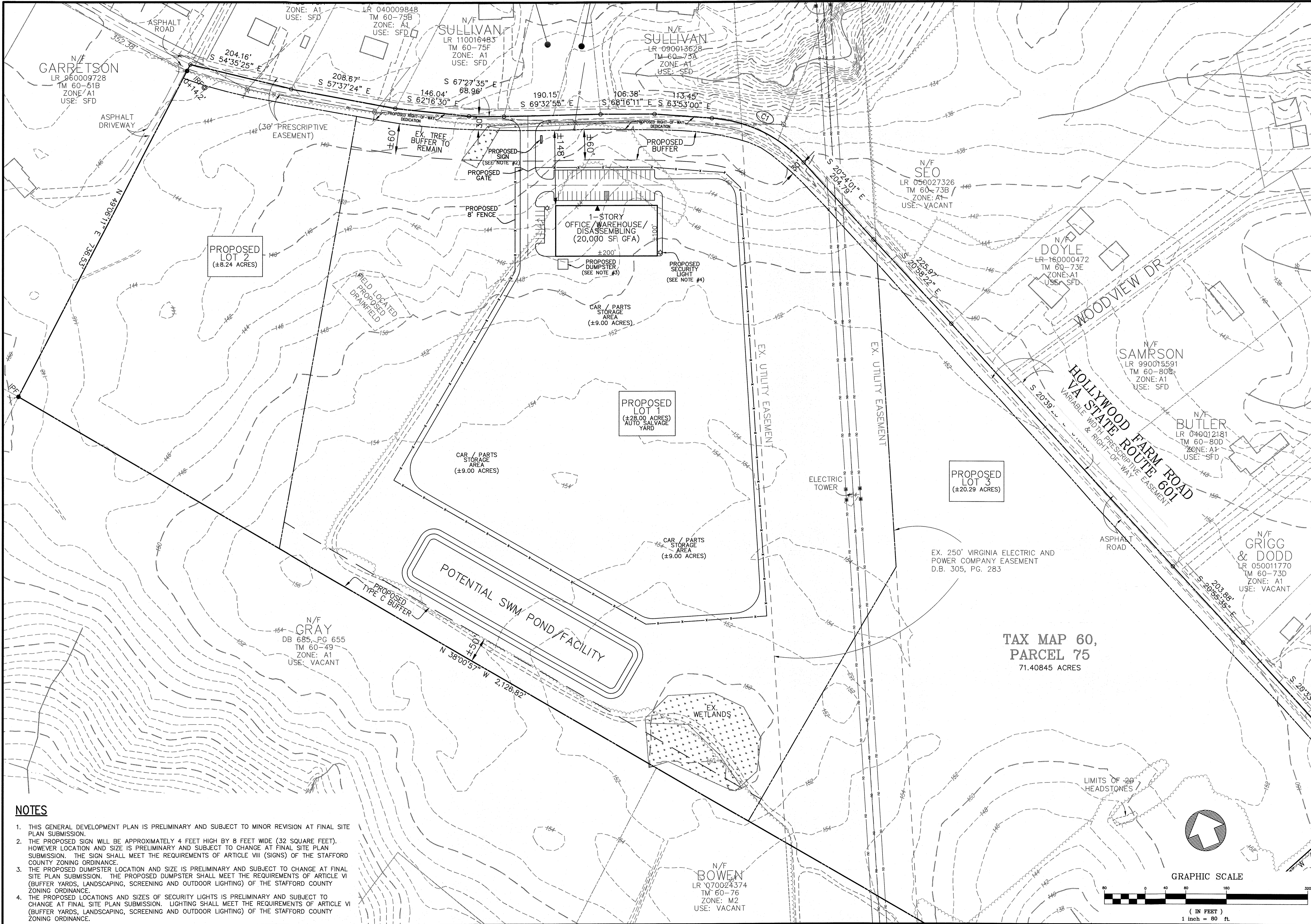
TBD  
COUNTY PROJECT NUMBER  
WILLIAM S. PYLE  
Lic. No. 037555  
05/20/17  
PROFESSIONAL ENGINEER

PLAN STATUS  
05/26/17 1st SUBMISSION

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80' V: N/A
JOB No.	100083-01-001
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FILE No.	100083-D-ZP-001

SHEET 3 OF 6

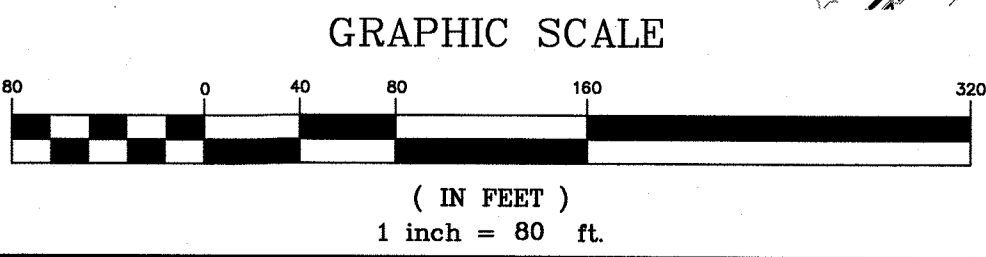




**NOTES**

1. THIS GENERAL DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISION AT FINAL SITE PLAN SUBMISSION.
2. THE PROPOSED SIGN WILL BE APPROXIMATELY 4 FEET HIGH BY 8 FEET WIDE (32 SQUARE FEET). HOWEVER LOCATION AND SIZE IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN SUBMISSION. THE SIGN SHALL MEET THE REQUIREMENTS OF ARTICLE VIII (SIGNS) OF THE STAFFORD COUNTY ZONING ORDINANCE.
3. THE PROPOSED DUMPSTER LOCATION AND SIZE IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN SUBMISSION. THE PROPOSED DUMPSTER SHALL MEET THE REQUIREMENTS OF ARTICLE VI (BUFFER YARDS, LANDSCAPING, SCREENING AND OUTDOOR LIGHTING) OF THE STAFFORD COUNTY ZONING ORDINANCE.
4. THE PROPOSED LOCATIONS AND SIZES OF SECURITY LIGHTS IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN SUBMISSION. LIGHTING SHALL MEET THE REQUIREMENTS OF ARTICLE VI (BUFFER YARDS, LANDSCAPING, SCREENING AND OUTDOOR LIGHTING) OF THE STAFFORD COUNTY ZONING ORDINANCE.

**TAX MAP 60,  
PARCEL 75**  
71.40845 ACRES

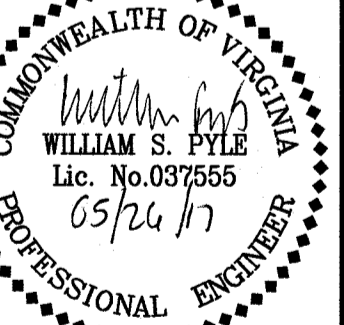


**Bowman**  
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OVERALL LAYOUT  
**STAFFORD AUTO SALVAGE YARD**  
GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

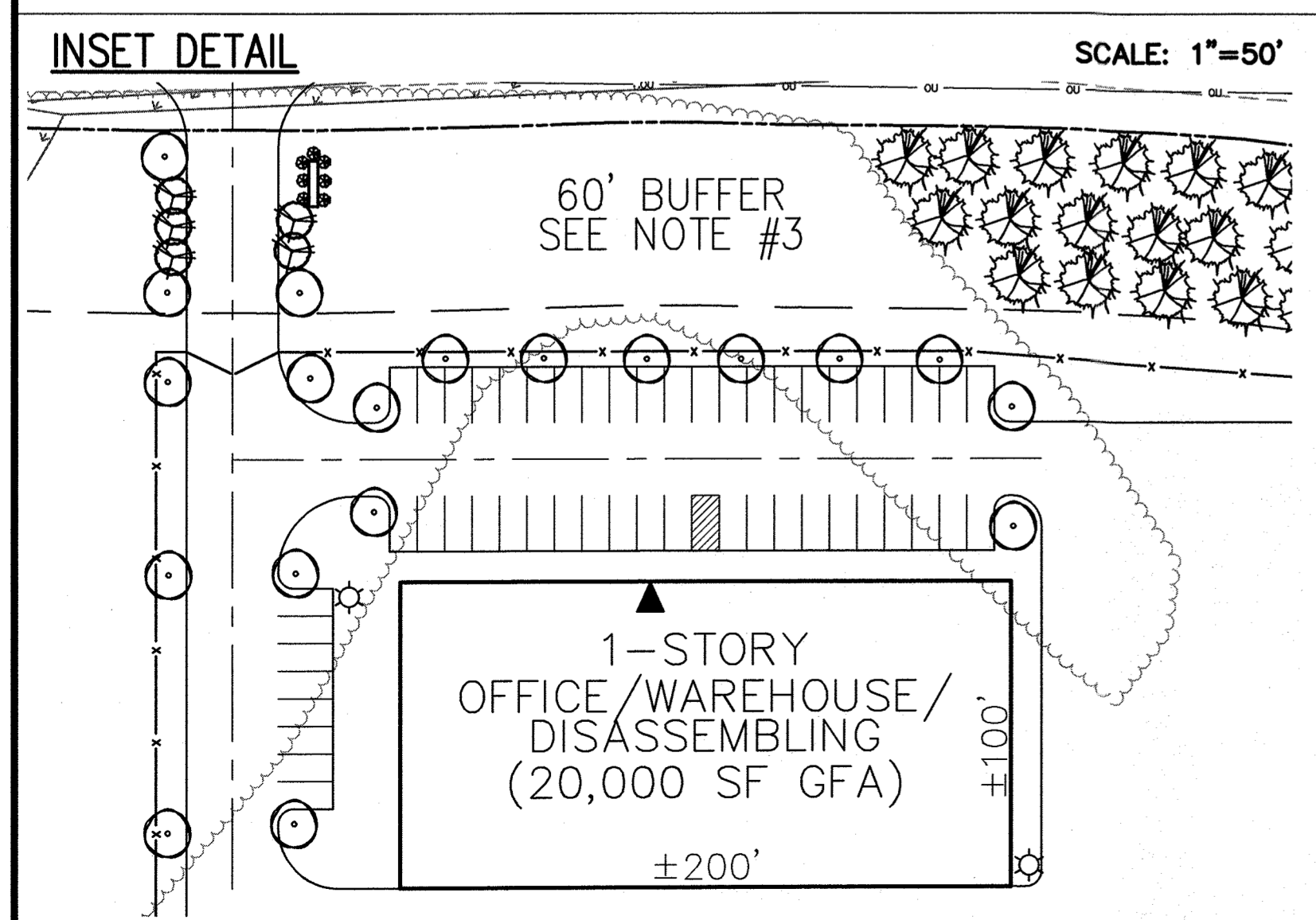
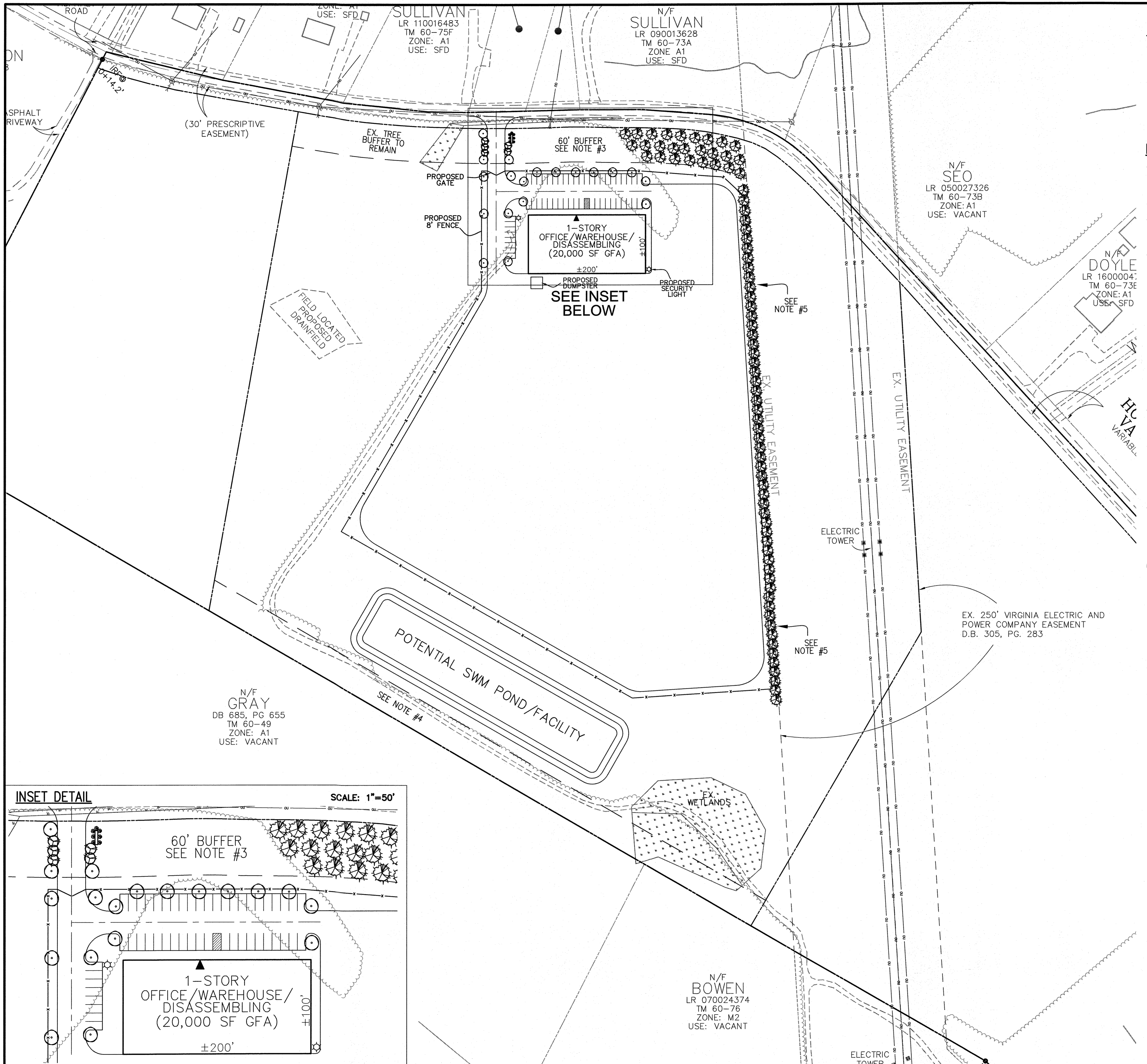
TBD  
COUNTY PROJECT NUMBER



PLAN STATUS  
05/26/17 1st SUBMISSION

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80'
JOB No. 100083-01-001	
DATE : MAY 2017	
FILE No. 100083-D-ZP-001	





**LEGEND**

- PROPOSED PARKING LOT CANOPY TREE
- PROPOSED EVERGREEN TREES

**NOTES**

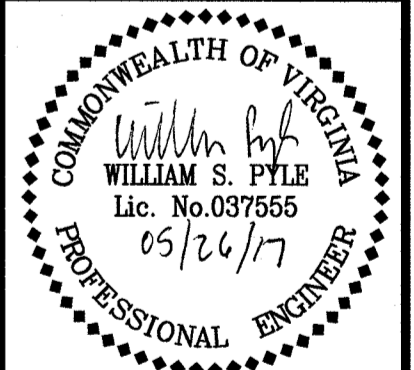
1. THIS LANDSCAPING PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISION. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
2. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.
3. THE 60' BUFFER PROPOSED ALONG HOLLYWOOD FARM ROAD SHALL BE INSTALLED IN LIEU OF THE STREET TREE LANDSCAPING STRIP TYPICALLY REQUIRED BY SECTION 120.4 (2) OF THE STAFFORD COUNTY DCSL. INSTALLATION OF THE BUFFER SHALL CONSIST OF:
  - A. PRESERVATION OF EXISTING TREES TO THE GREATEST EXTENT POSSIBLE
  - B. SUPPLEMENTAL PLANTING OF CONIFEROUS EVERGREEN TREES (SUCH AS LEYLAND CYPRESS) IN THOSE AREAS NOT SCREENED BY EXISTING TREES.
4. A TYPE "C" TRANSITIONAL BUFFER SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 110.3 OF THE DCSL ALONG THE REAR PROPERTY LINE. IT IS INTENDED THAT EXISTING TREES AND VEGETATION SHALL BE PRESERVED AND SUPPLEMENTED BY THE PLANTING OF CONIFEROUS EVERGREEN TREES (SUCH AS LEYLAND CYPRESS) IN THOSE AREAS NOT SCREENED BY EXISTING TREES.
5. A ROW OF CONIFEROUS EVERGREEN TREES (SUCH AS LEYLAND CYPRESS) SHALL BE PLANTED ALONG A PORTION OF THE EXISTING POWERLINE EASEMENT TO SCREEN THE PROPOSED AUTO SALVAGE OPERATION.
6. INTERIOR PARKING LOT LANDSCAPING, AS IS GENERALLY DEPICTED ON THIS PLAN, SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 120.1, 120.2, AND 120.3 OF THE DCSL.

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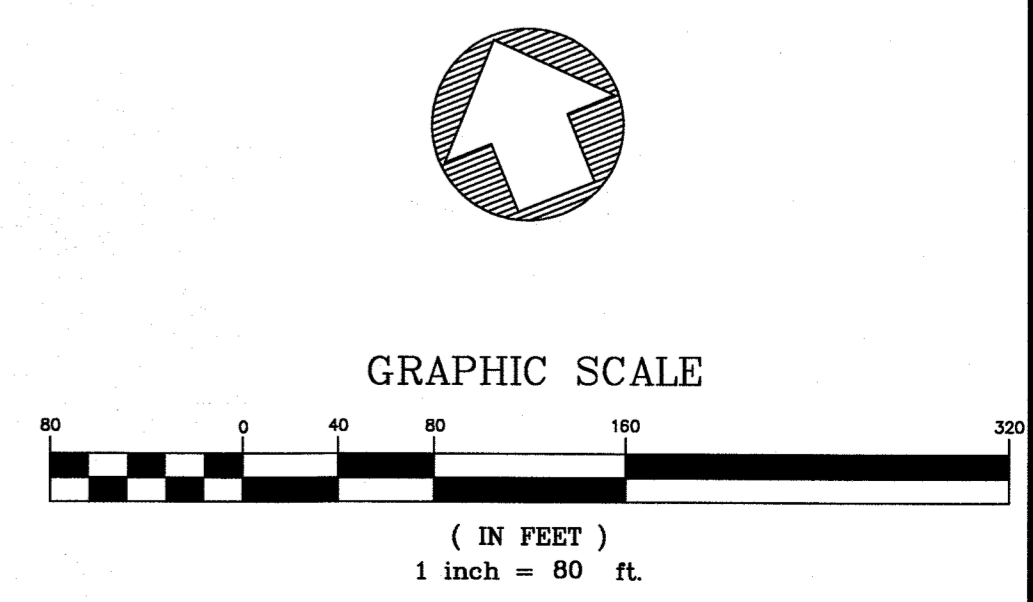
CONCEPTUAL LANDSCAPING PLAN  
STAFFORD AUTO SALVAGE YARD  
GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

TBD  
COUNTY PROJECT NUMBER

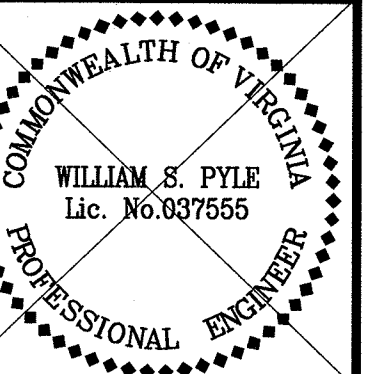


PLAN STATUS  
05/26/17 1st SUBMISSION

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80'
	V:
JOB No.	100083-01-001
DATE	MAY 2017
FILE No.	100083-D-ZP-001
SHEET	5 OF 6

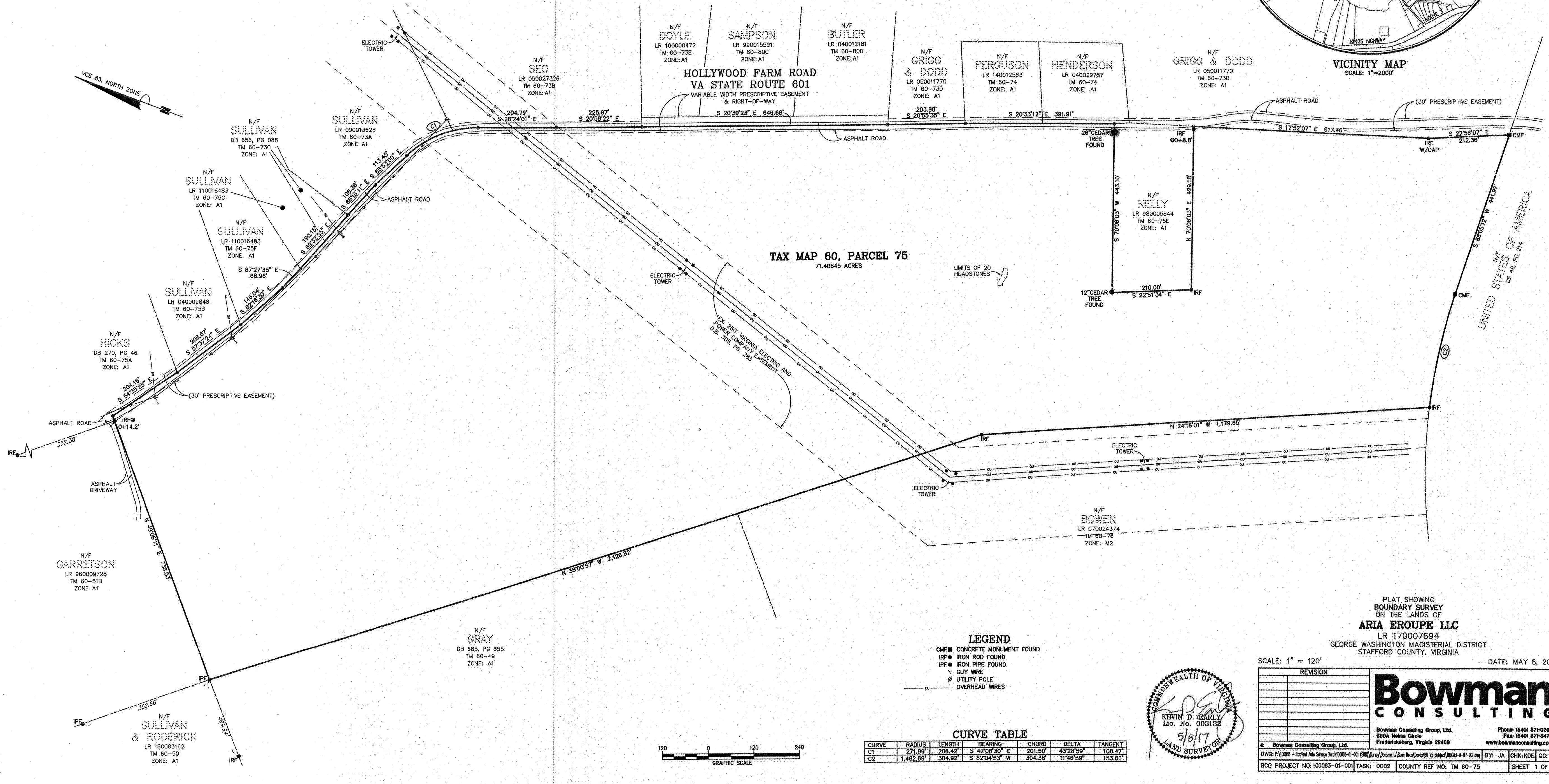
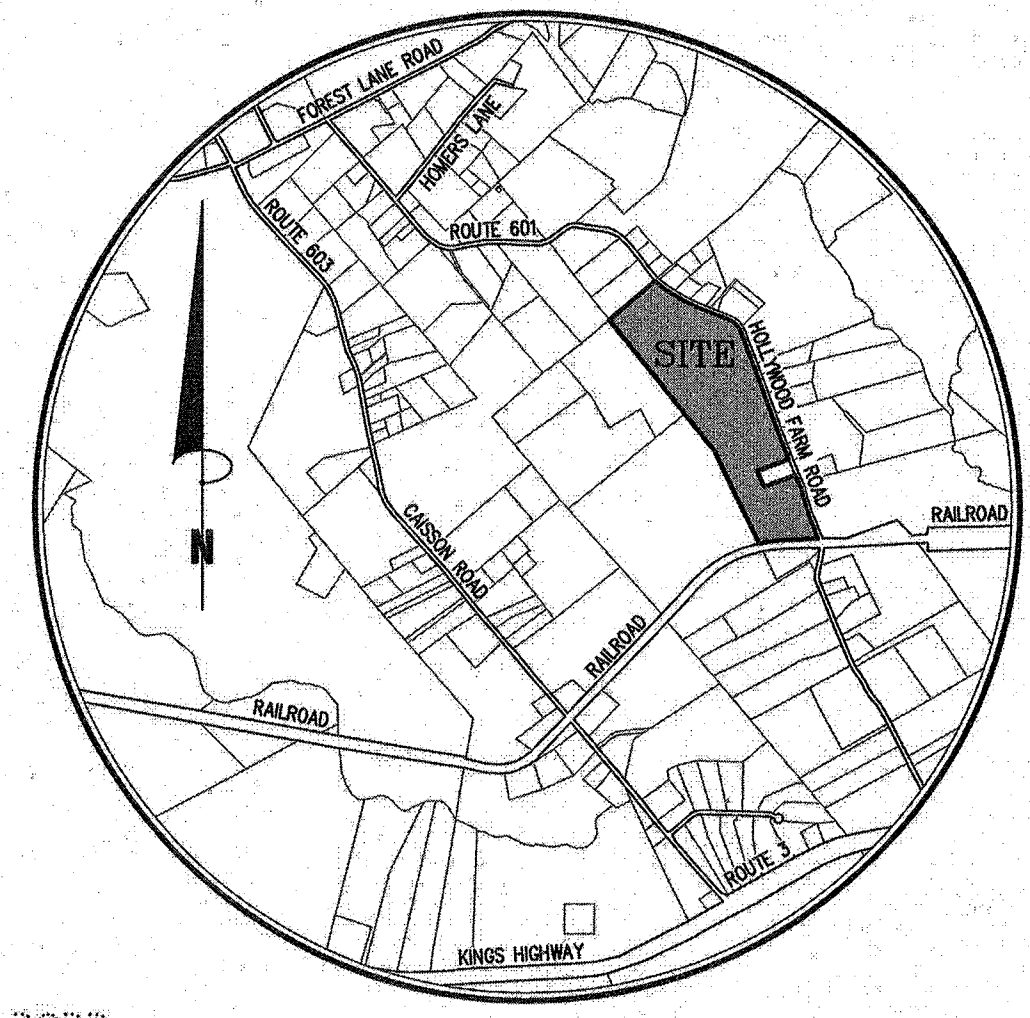






DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: AS NOTED V: N/A
JOB No.	100083-01-001
DATE	MAY 2017
FILE No.	100083-D-ZP-001

- NOTES**
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE STAFFORD COUNTY TAX MAPS AS TAX MAP PARCEL 60-75 AND IS ZONED M2-HEAVY COMMERCIAL.
  - THE PROPERTY CURRENTLY STANDS IN THE NAME OF ARIA EROUPE LLC AS RECORDED IN LR 170007694 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
  - BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AND A CURRENT FIELD RUN BOUNDARY SURVEY BY THIS FIRM DURING APRIL, 2017.
  - SOURCE OF MERIDIAN: VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE.
  - THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
  - BASED UPON GRAPHIC PLOTTING ONLY AND AS SHOWN HEREON, THE PROPERTY DELINEATED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540240 E, REVISED DATE FEBRUARY 4, 2005.



- LEGEND**
- CMF CONCRETE MONUMENT FOUND
  - RF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - GW GUY WIRE
  - UP UTILITY POLE
  - OW OVERHEAD WIRES

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	271.99'	208.42'	S 42°08'30" E	201.50'	43°28'59"	108.47'
C2	1,482.89'	304.92'	S 82°04'53" W	304.38'	11°46'59"	163.00'

PLAT SHOWING  
 BOUNDARY SURVEY  
 ON THE LANDS OF  
**ARIA EROUPE LLC**  
 LR 170007694  
 GEORGE WASHINGTON MAGISTERIAL DISTRICT  
 STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 120' DATE: MAY 8, 2017

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BY: JA CHK: KDE QC:

BDC PROJECT NO: 100083-01-001 TASK: 0002 COUNTY REF NO: TM 60-75 SHEET 1 OF 1

