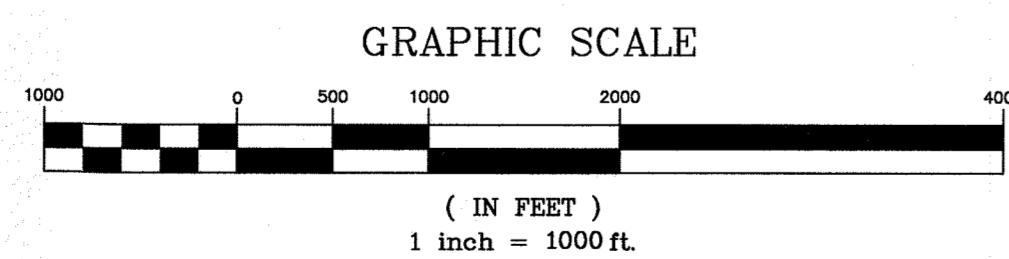
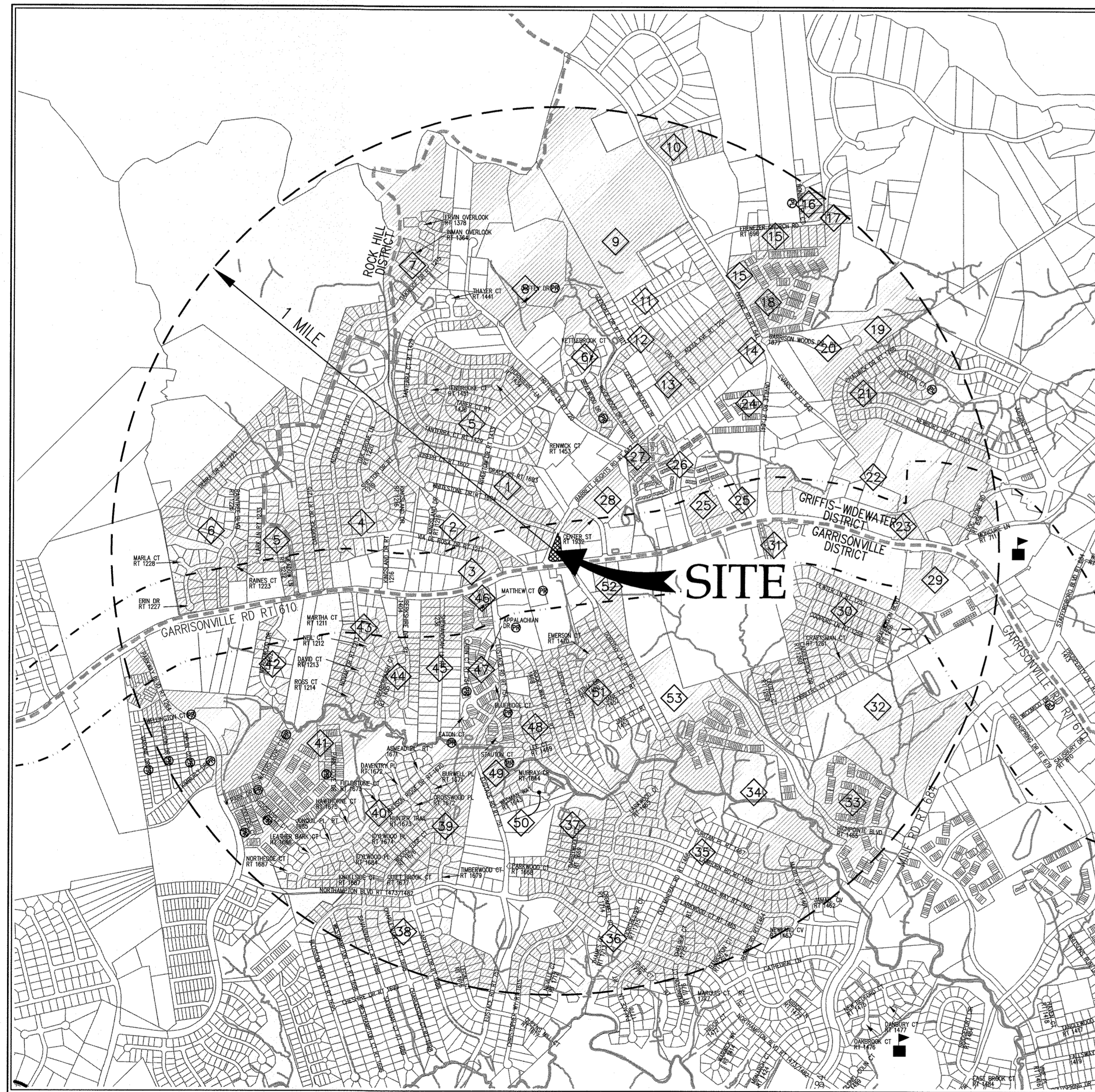


GENERAL DEVELOPMENT PLAN VALVOLINE INSTANT OIL CHANGE CONDITIONAL USE PERMIT C.U.P. # T.B.D.

ROCK HILL MAGISTERIAL DISTRICT
GRIFFIS-WIDEWATER ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'



VICINITY MAP LEGEND

SYMBOLS LEGEND		NOTES
(P)	PRIVATE STREET	1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
(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.	2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
(S)	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
---	MAGISTERIAL DISTRICT LINE	4. NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
---	HIGHWAY CORRIDOR OVERLAY DISTRICT	5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.

SUBDIVISION KEY												
ID	NAME	ID	NAME	ID	NAME	ID	NAME	ID	NAME	ID	NAME	
1	BRENTWOOD ESTATES	9	ONVILLE ESTATES	17	HALBROOKE WOODS	25	NORTH STAFFORD MED PARK	33	HIGHPOINTE	41	PARK RIDGE	
2	KING JAMES VILLAGE	10	BALD EAGLE HILLS	18	SKY TERRACE	26	STAFFORD MEADOWS CONDO	34	WHITSON WOODS	42	MEADOWOOD VILLAGE	
3	STAFFORD POINTE CONDOS	11	BEVERLY FOREST	19	ONVILLE HEIGHTS	27	TALL OAKS	35	SETTLERS LANDING	43	COUNTRY RIDGE	
4	COUNTRY RIDGE/OAKRIDGE	12	GREENWOOD FOREST	20	GARRISON WOODS APT	28	BARRETT KNOLLS	36	HAMPTON OAKS	44	ELIZABETH PARK	
5	MEADOWLARK	13	BARRETT HEIGHTS	21	PERRY FARMS	29	NORTH STAFFORD PLAZA	37	MEADOWOOD PARK	45	SHENANDOAH	
6	SUBURBAN ESTATES	14	SHANK MHP	22	DOCSTONE COMMONS	30	PATRIOTS LANDING	38	PARK RIDGE	46	COLONIAL TERRACE	
7	OAKRIDGE ESTATES	15	THE COLUMNS	23	BRAFFERTON	31	AQUA PROF. VILLAGE	39	HUNTER TRAIL AT STAFFORD	47	CABIN CREEK WOOD	
8	FRITTERS LANE	16	SIERRA FOREST	24	STAFFORD MEWS	32	HAMPTON RUN	40	WHITSON RIDGE	48	SETTLERS LANDING	
											49	WHITSON RUN
											50	OAKBROOKE
											51	STONEHILL ESTATES
											52	LUPI OFFICE PARK
											53	LIBERTY PLACE
											◆ SUBDIVISION ID#	

CONTRACT PURCHASER / APPLICANT

SEVEN DEVELOPMENT
ATTN: EDWARD (BO) CARRINGTON
310 OLD IVY WAY, SUITE 204
CHARLOTTESVILLE, VA 22903
PH: (434) 962-1449

PROPERTY OWNER

JEFFREY E. GOODMAN
6910 SMITH STATION ROAD
SPOTSYLVANIA, VA 22553-1807

LAND USE ATTORNEY

HIRSCHLER FLEISCHER
ATTN: CHARLES W. PAYNE, JR.
725 JACKSON STREET
FREDERICKSBURG VA 22401
PH: (540) 604-2108

CIVIL ENGINEER / LAND PLANNING

BOWMAN CONSULTING GROUP
ATTN: JUSTIN R. TROIDL, P.E.
650-A NELMS CIRCLE
FREDERICKSBURG, VA 22406
PH: (540) 371-0268

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	ENVIRONMENTAL INVENTORY PLAN
4	GENERAL DEVELOPMENT PLAN
5	CONCEPTUAL LANDSCAPING PLAN
6	MODIFICATIONS & EXCEPTIONS
7	BUILDING ELEVATIONS
8-9	ALTA SURVEY
9 SHEETS IN TOTAL	

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

NOTE:

THIS PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.

LEGEND

Table with columns: EXISTING, DESCRIPTION, PROPOSED. Lists various engineering symbols and their corresponding descriptions for existing and proposed conditions.

ABBREVIATIONS

Table of abbreviations used in the project, listing the full name and the corresponding symbol or code for various engineering terms.

NOTES

- 1. THE APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMOBILE REPAIR USE AS ALLOWED IN THE B-2 URBAN COMMERCIAL ZONING DISTRICT BY SECTION 28-35 (TABLE OF USES AND STANDARDS) OF THE STAFFORD COUNTY ZONING ORDINANCE.
2. BOUNDARY INFORMATION AS SHOWN HEREON IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BAGBY, FOROUGH, AND GOODPASTURE, PLLC, DATED AUGUST 22, 2019 ON THE LANDS OF JEFFREY EDWARD GOODMAN; DESCRIBED AS FOLLOWS:
PARCEL ONE: ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 31,748 SQUARE FEET, MORE OR LESS, AND SHOWN ON PLAT BY HARRISON SURVEYS, DATED APRIL 6, 1990, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 25, PAGE 177; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 150023091.
PARCEL TWO: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA WITH ALL APPURTENANCES THERETO BELONGING, CONTAINING 0.113 ACRE, MORE OR LESS, SHOWN AS PARCEL B ON PLAT BY REID, BAGBY & CALDWELL, P.C., DATED DECEMBER 9, 1994, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 27, PAGE 109; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK'S OFFICE INSTRUMENT NO. 150023092.
3. THE SURVEYED PROPERTY SHOWN HEREON LIES IN 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 510154 0131 E, DATED FEBRUARY 4, 2005.
4. THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS:

Table with columns: OVERLAY DISTRICT/PLANNING AREA, LOCATED WITHIN. Lists various overlay districts and whether they apply to the property.

- 5. THE PROPERTY IS DESIGNATED AS "SUBURBAN" BY THE STAFFORD COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS ZONED B-2 (URBAN COMMERCIAL).
6. THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY. THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.
7. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN. THE SUBJECT PROPERTY IS LOCATED IN THE 433 PRESSURE ZONE AND THE AUSTIN RUN SEWERSHED.
8. 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.
9. IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
10. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.
11. WASTE DISPOSAL SHALL BE BY PRIVATE HAULER.

TABLICATIONS

Table: SUBJECT PROPERTY INFORMATION. Columns: TAX MAP ID, SIZE (ACRES), CURRENT ZONING, OWNER. Rows: 20-105B, 20-106, TOTAL AREA.

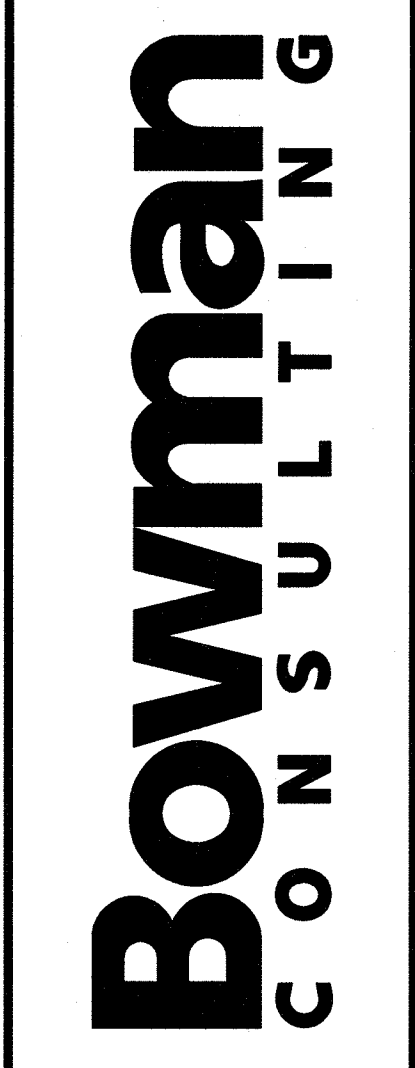
Table: PROPOSED DEVELOPMENT TABULATIONS. Columns: PROPOSED ZONING, PROPOSED USE, PROPOSED BUILDING SIZE, PROJECT AREA, GROSS SITE AREA, POTENTIAL R.O.W. DEDICATION, NET SITE AREA, PROJECT INTENSITY, MAXIMUM FLOOR AREA RATIO ALLOWED, PROPOSED F.A.R., MINIMUM OPEN SPACE RATIO, PROVIDED OPEN SPACE, MAXIMUM HEIGHT, PROPOSED MAXIMUM HEIGHT, MINIMUM YARDS, MINIMUM LOT WIDTH, PARKING REQUIREMENT, PARKING SPACES REQUIRED, PARKING SPACES PROVIDED.

- NOTES:
1. TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. AS PERMITTED BY SECTION 28-59 (f)(10) OF THE STAFFORD COUNTY ZONING ORDINANCE THE FRONT YARD REQUIREMENT HAS BEEN REDUCED BY 50% FROM 40 FEET TO 20 FEET.

VEHICLE TRIP INFORMATION

Table: TRANSPORTATION IMPACT ANALYSIS DETERMINATION CALCULATIONS. Includes sections for PRIOR USE (GARDEN CENTER NURSERY) and PROPOSED USE (AUTOMOBILE SERVICE QUICK LUBRICATION VEHICLE SHOP) with columns for VEHICLE TRIP ENDS VS, QUANTITY, TIME, AVERAGE RATE, TRIPS GENERATED, and COMPARISON BETWEEN PRIOR USE AND PROPOSED USE.

- NOTES:
1. THE ABOVE CALCULATIONS WERE PREPARED USING THE ITE TRIP GENERATION MANUAL (10TH EDITION).
2. THE PROPOSED AUTOMOBILE SERVICE/QUICK LUBRICATION SHOP LAND USE WILL BE THE HIGHEST INTENSITY VPD, AS DESCRIBED IN THE STAFFORD COUNTY CONDITIONAL USE PERMIT APPLICATION PACKET (DATED OCTOBER 2018), AS NO OTHER LAND USE IS PROPOSED AS PART OF THIS C.U.P. APPLICATION.

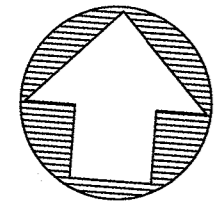


Bowman Consulting Group, Ltd.
1000 G Street, Suite 200
Fredericksburg, Virginia 22406
Phone: (540) 371-9288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LEGEND & NOTES
VALVOLINE INSTANT OIL CHANGE
GENERAL DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA
ROCK HILL MAGISTERIAL DISTRICT

T.B.D.
COUNTY PROJECT NUMBER
COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
09/20/19
PROFESSIONAL ENGINEER

Table: PLAN STATUS. Columns: DATE, DESCRIPTION. Rows: 09/20/19, 1ST SUBMISSION. Includes a grid for DESIGN, DRAWN, CHKD, SCALE, JOB No., DATE, FILE No.



EASEMENT KEY

- 8 VEPCO EASEMENT DB 623 PG. 215
- 12 INGRESS/EGRESS EASEMENT DB 1097 PG. 14
- 16A STORM DRAINAGE ESMT. INST. 150023091
- 16B VDOT UTILITY ESMT. INST. 150023091
- 16C SIGNAGE EASEMENT INST. 150023091
- 17 OVERHEAD ELECTRIC PB 25 PG. 177
- 18 SANITARY SEWER LINE PB 25 PG. 177

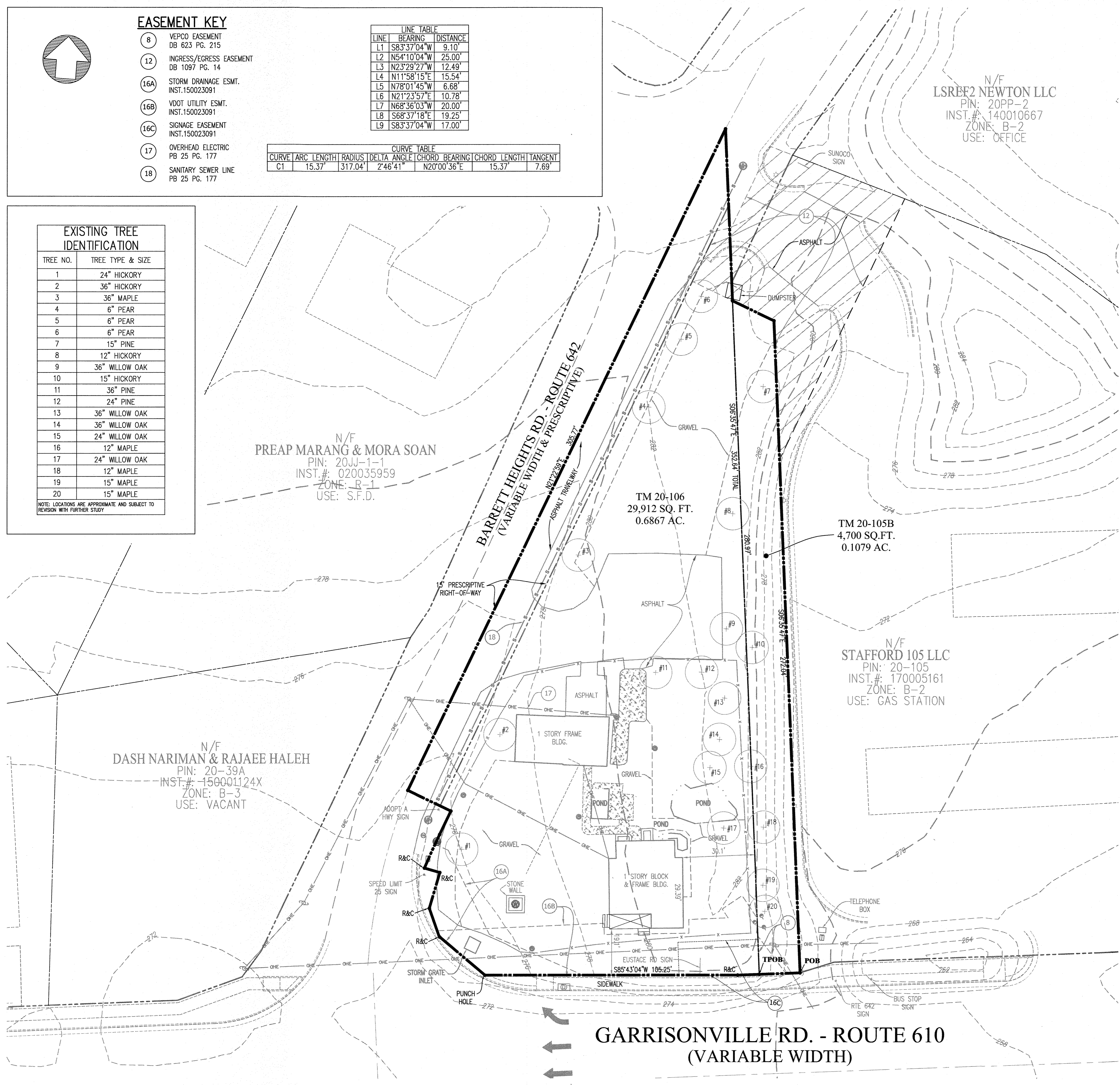
LINE	BEARING	DISTANCE
L1	S83°37'04"W	9.10'
L2	N54°10'04"W	25.00'
L3	N23°29'27"W	12.49'
L4	N11°58'15"E	15.54'
L5	N78°01'45"W	6.68'
L6	N21°23'57"E	10.78'
L7	N68°36'03"W	20.00'
L8	S68°37'18"E	19.25'
L9	S83°37'04"W	17.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	15.37'	317.04'	2°46'41"	N20°00'36"E	15.37'	7.69'

EXISTING TREE IDENTIFICATION

TREE NO.	TREE TYPE & SIZE
1	24" HICKORY
2	36" HICKORY
3	36" MAPLE
4	6" PEAR
5	6" PEAR
6	6" PEAR
7	15" PINE
8	12" HICKORY
9	36" WILLOW OAK
10	15" HICKORY
11	36" PINE
12	24" PINE
13	36" WILLOW OAK
14	36" WILLOW OAK
15	24" WILLOW OAK
16	12" MAPLE
17	24" WILLOW OAK
18	12" MAPLE
19	15" MAPLE
20	15" MAPLE

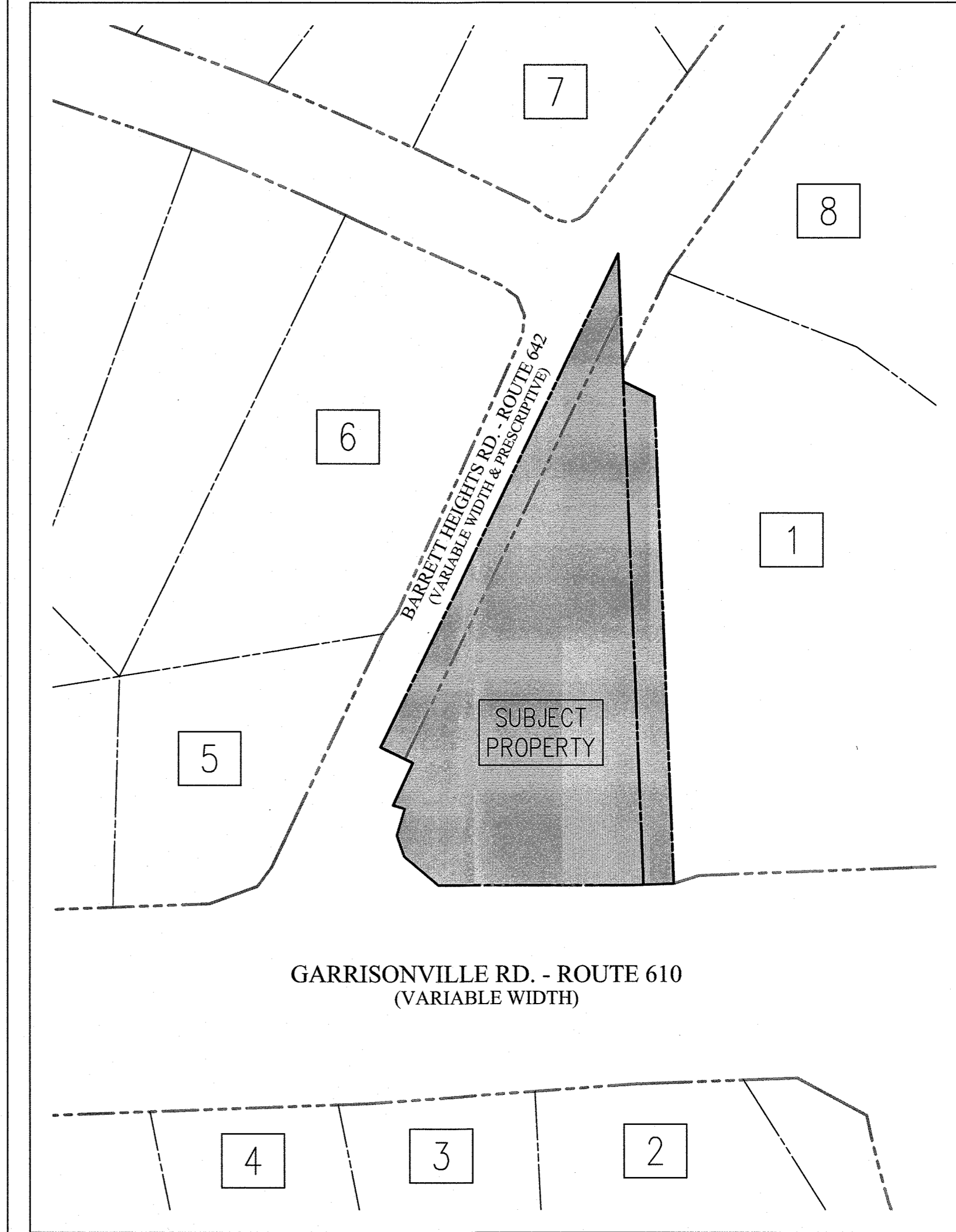
NOTE: LOCATIONS ARE APPROXIMATE AND SUBJECT TO REVISION WITH FURTHER STUDY



NOTES

- SEE SHEETS 6 & 7 FOR ADDITIONAL BOUNDARY INFORMATION.
- TOPOGRAPHIC INFORMATION OBTAINED FROM STAFFORD COUNTY GIS RECORDS.
- EXISTING STRUCTURES, ROADWAY IMPROVEMENTS AND OTHER OFF-SITE IMPROVEMENTS SHOWN WERE OBTAINED FROM STAFFORD COUNTY GIS RECORDS AND VDOT GARRISONVILLE ROAD IMPROVEMENT PLANS. THIS INFORMATION IS PRELIMINARY AND SUBJECT TO REVISION.
- THERE ARE NO KNOWN WETLANDS, RESOURCE PROTECTION AREAS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN HISTORIC RESOURCES LOCATED ON THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY SHOWN HEREON LIES IN 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 510154 0131 E, DATED FEBRUARY 4, 2005.
- THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.

ADJACENT PROPERTY EXHIBIT



PROPERTY INFORMATION					
NO.	OWNER	PIN	INST #	ZONE	USE
1	STAFFORD 105 LLC	20-105	170005161	B-2	GAS STATION
2	KAMCO LLC	20-109C	020000671	B-2	DAY CARE
3	STAFFORD COUNTY	20-109H	190000132	B-1	VACANT
4	PS SOUTHEAST ONE INC	20-109A	140015874	B-2	MINI-STORAGE
5	DASH NARIMAN & RAJAE HALEH	20-39A	150001124X	B-3	VACANT
6	PREAP MARANG & MORA SOAN	20JJ-1-1	020035959	R-1	S.F.D.
7	GEHRING AZUCENA J & JOHN S	20JJ-1-71	000015247	R-1	S.F.D.
8	LSREF2 NEWTON LLC	20PP-2	140010667	B-2	OFFICE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
8500 Leesville Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

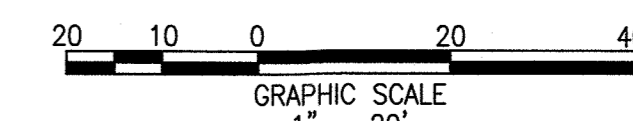
EXISTING CONDITIONS
VALVOLINE INSTANT OIL CHANGE
GENERAL DEVELOPMENT PLAN
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

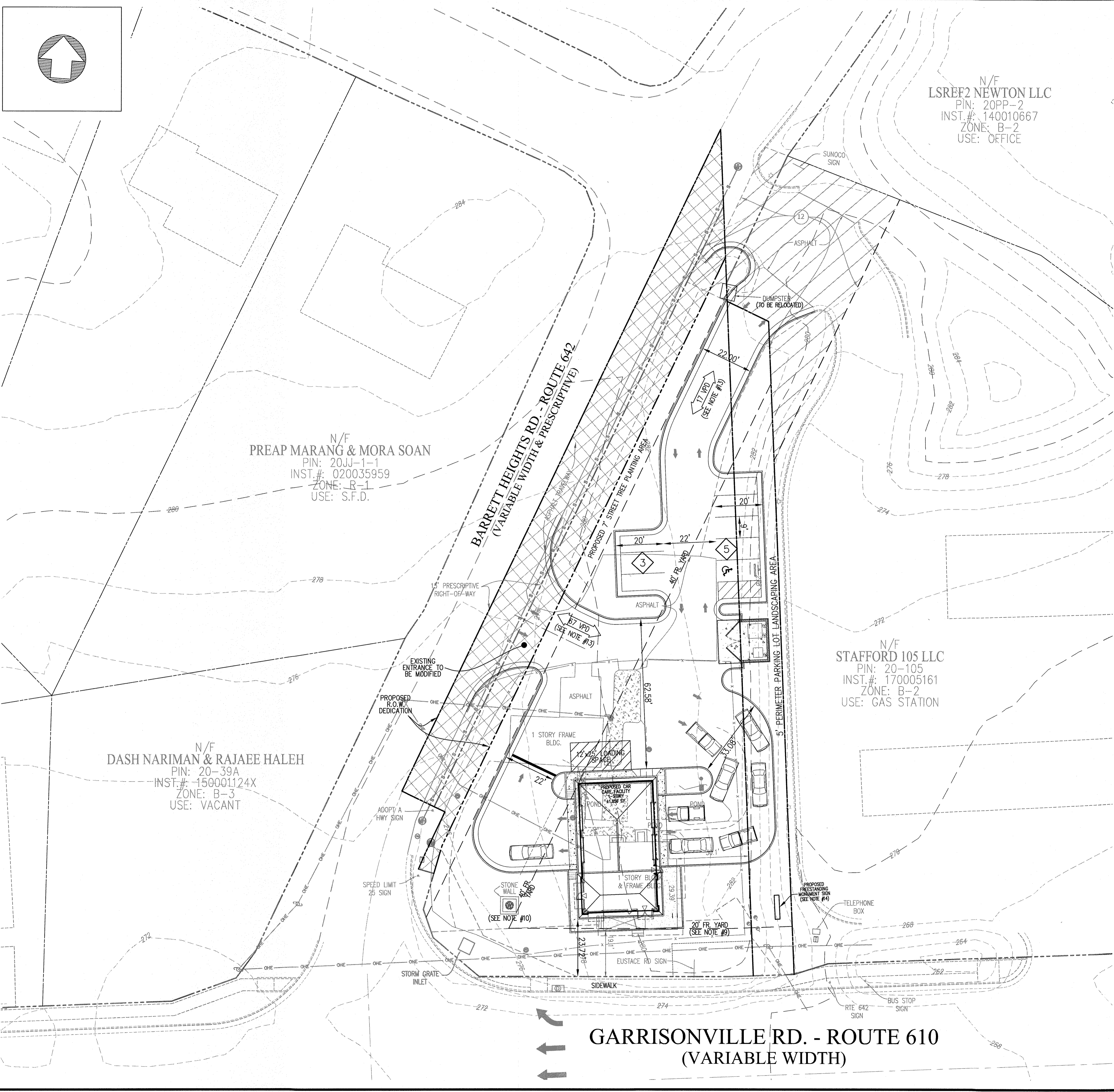
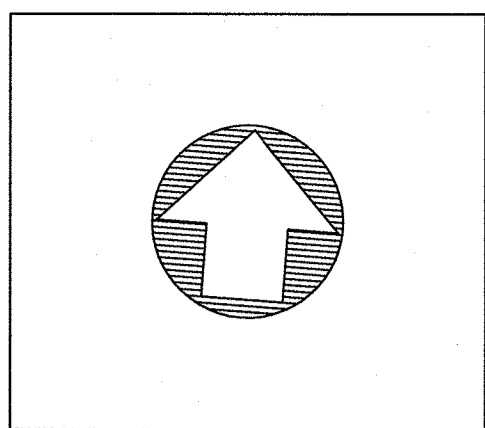
T.B.D.
COUNTY PROJECT NUMBER



PLAN STATUS
09/20/19 1ST SUBMISSION

DATE	DESCRIPTION
BO	SG
DESIGN	JRT
SCALE	CHKD
H: N/A	
V: N/A	
JOB No. 130089-01-001	
DATE : SEPT 2019	
FILE No. 130089-D-ZP-001	





N/F
LSREF2 NEWTON LLC
PIN: 20PP-2
INST.#: 140010667
ZONE: B-2
USE: OFFICE

N/F
PREAP MARANG & MORA SOAN
PIN: 20JJ-1-1
INST.#: 020035959
ZONE: B-1
USE: S.F.D.

N/F
DASH NARIMAN & RAJAE HALEH
PIN: 20-39A
INST.#: 150001124X
ZONE: B-3
USE: VACANT

N/F
STAFFORD 105 LLC
PIN: 20-105
INST.#: 170005161
ZONE: B-2
USE: GAS STATION

LEGEND

PROPOSED RIGHT-OF-WAY DEDICATION AREA

NOTES

- SEE SHEETS 6 & 7 FOR ADDITIONAL BOUNDARY INFORMATION.
- TOPOGRAPHIC INFORMATION OBTAINED FROM STAFFORD COUNTY GIS RECORDS. THE CONTOUR INTERVAL IS TWO (2) FEET.
- EXISTING STRUCTURES, ROADWAY IMPROVEMENTS AND OTHER OFF-SITE IMPROVEMENTS SHOWN WERE OBTAINED FROM STAFFORD COUNTY GIS RECORDS AND VDOT GARRISONVILLE ROAD IMPROVEMENT PLANS. THIS INFORMATION IS PRELIMINARY AND SUBJECT TO REVISION.
- THERE ARE NO KNOWN WETLANDS, RESOURCE PROTECTION AREAS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN HISTORIC RESOURCES LOCATED ON THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY SHOWN HEREON LIES IN 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 510154 0131 E, DATED FEBRUARY 4, 2005.
- THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.
- AS PERMITTED BY SECTION 28-59 (f)(10) OF THE STAFFORD COUNTY ZONING ORDINANCE THE FRONT YARD HAS BEEN REDUCED BY 50% FROM 40 FEET TO 20 FEET.
- WELL TO BE ABANDONED PER DEPARTMENT OF HEALTH REQUIREMENTS IF NECESSARY.
- PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
- REFUSE COLLECTION TO BE PROVIDED BY PRIVATE HAULER.
- SEE SHEET #2 FOR MORE INFORMATION ON VPD CALCULATIONS. THE PROPOSED USE IS ESTIMATED TO GENERATE 84 DAILY VPDs WITH APPROXIMATELY 80 PERCENT ANTICIPATED TO UTILIZE THE MODIFIED ENTRANCE ONTO BARRETT HEIGHTS ROAD CLOSEST TO GARRISONVILLE ROAD.
- PROPOSED MONUMENT SIGN'S LOCATION, SIZE, AND HEIGHT SUBJECT TO THE REQUIREMENTS OF ARTICLE VIII OF THE STAFFORD COUNTY ZONING ORDINANCE.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
850 N. Main Street
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

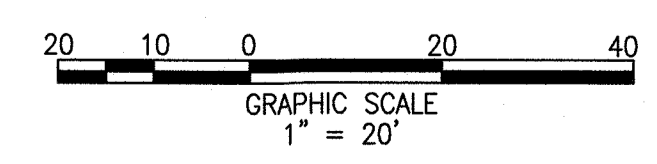
GENERAL DEVELOPMENT PLAN
VALVOLINE INSTANT OIL CHANGE
GENERAL DEVELOPMENT PLAN
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

T.B.D.
COUNTY PROJECT NUMBER



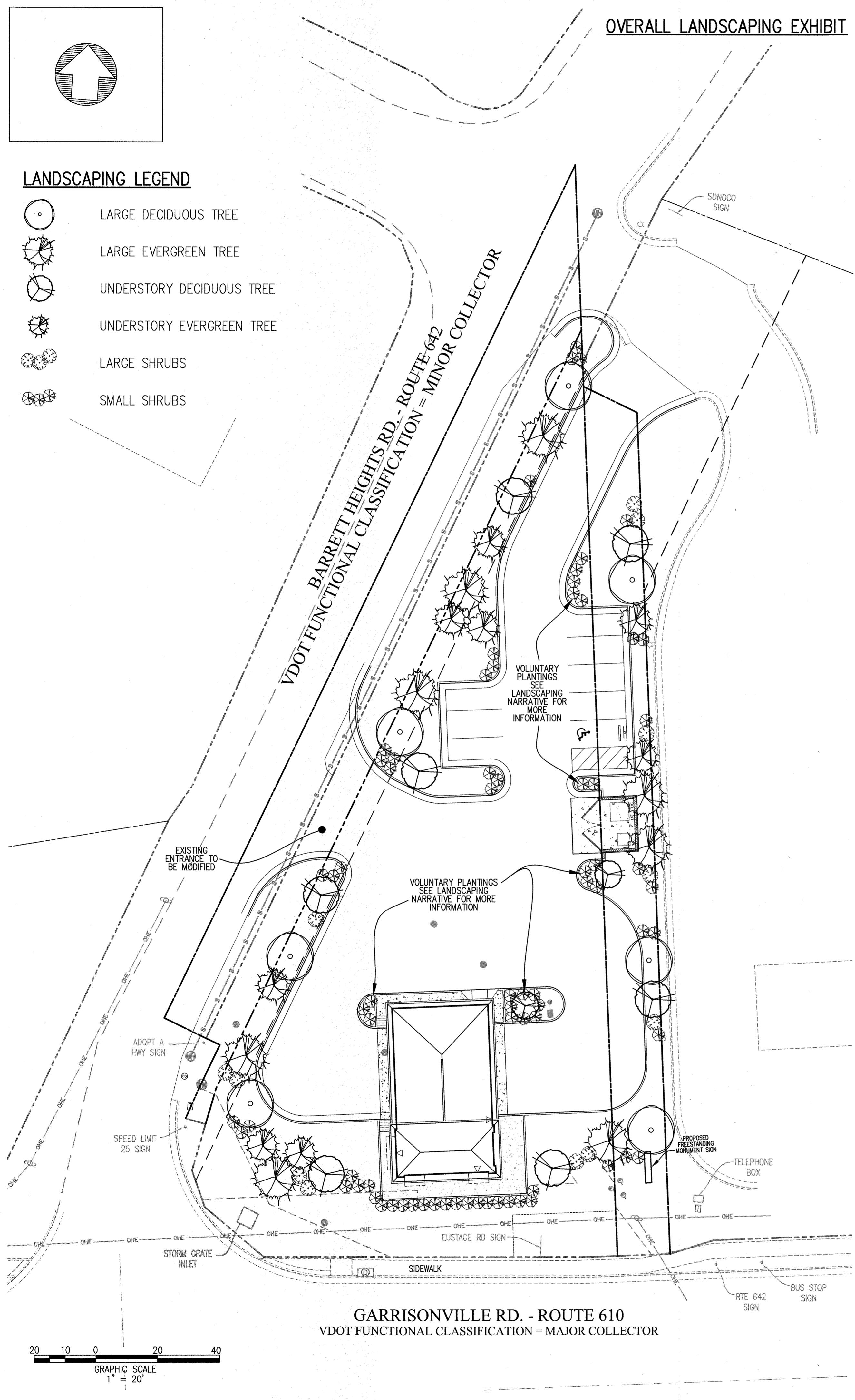
PLAN STATUS
09/20/19 1ST SUBMISSION

DATE	DESCRIPTION
BO DESIGN	SG DRAWN
	JRT CHKD
SCALE	H: 1" = 20'
	V: N/A
JOB No.	130089-01-001
DATE :	SEPT 2019
FILE No.	130089-D-ZP-001



GARRISONVILLE RD. - ROUTE 610
(VARIABLE WIDTH)

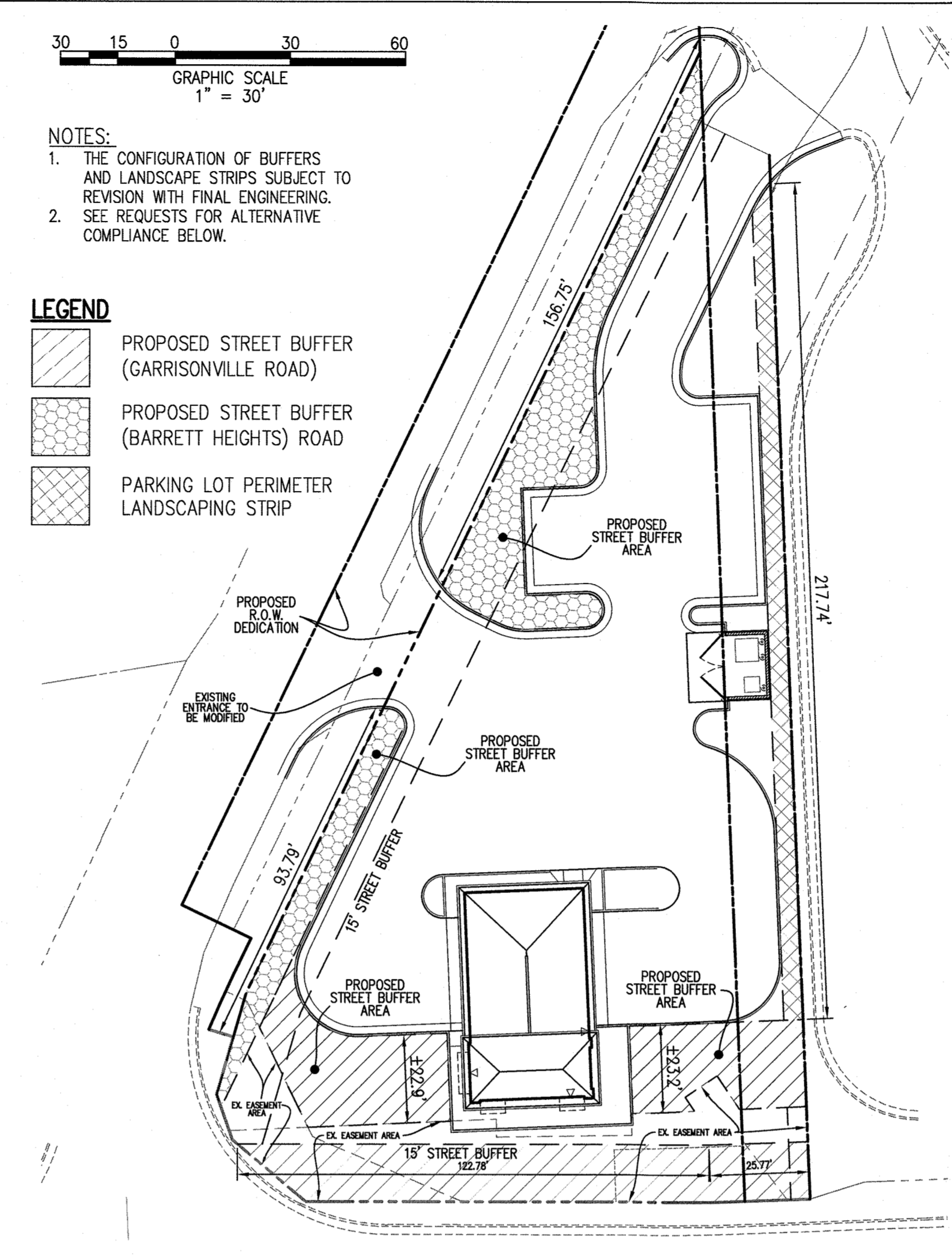
OVERALL LANDSCAPING EXHIBIT



LANDSCAPING LEGEND

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- UNDERSTORY DECIDUOUS TREE
- UNDERSTORY EVERGREEN TREE
- LARGE SHRUBS
- SMALL SHRUBS

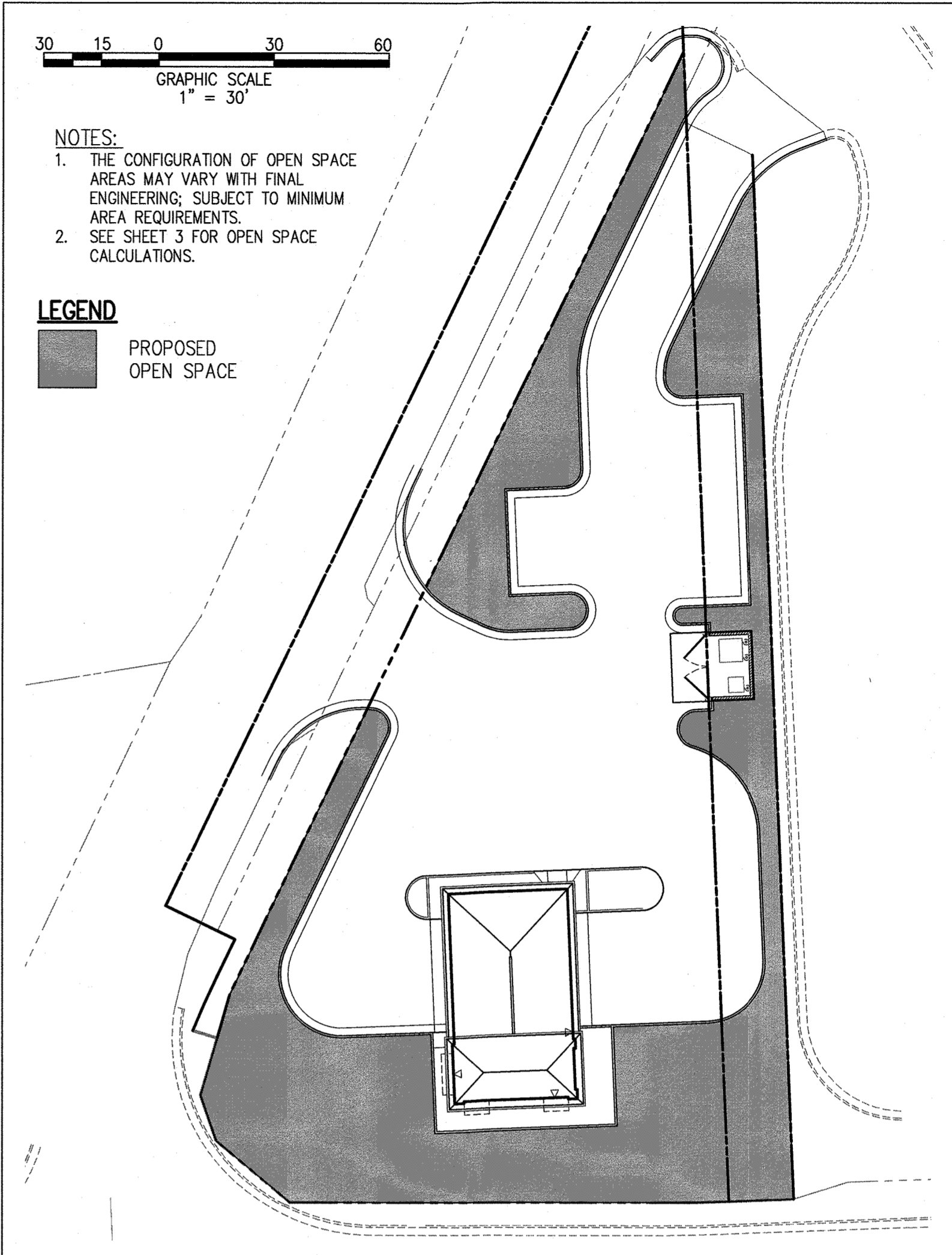
BUFFER EXHIBIT / MODIFICATION



- NOTES:
- THE CONFIGURATION OF BUFFERS AND LANDSCAPE STRIPS SUBJECT TO REVISION WITH FINAL ENGINEERING.
 - SEE REQUESTS FOR ALTERNATIVE COMPLIANCE BELOW.

- LEGEND
- PROPOSED STREET BUFFER (GARRISONVILLE ROAD)
 - PROPOSED STREET BUFFER (BARRETT HEIGHTS ROAD)
 - PARKING LOT PERIMETER LANDSCAPING STRIP

OPEN SPACE EXHIBIT



- NOTES:
- THE CONFIGURATION OF OPEN SPACE AREAS MAY VARY WITH FINAL ENGINEERING, SUBJECT TO MINIMUM AREA REQUIREMENTS.
 - SEE SHEET 3 FOR OPEN SPACE CALCULATIONS.

- LEGEND
- PROPOSED OPEN SPACE

LANDSCAPING NARRATIVE & TABULATIONS

STAFFORD COUNTY DESIGN & CONSTRUCTION STANDARDS - LANDSCAPING MANUAL (DCSL) BUFFERS/LANDSCAPING REQUIREMENTS:

- SECTION 110.2 (STREET BUFFERS ADJACENT TO ARTERIAL OR COLLECTOR STREETS)**
GARRISONVILLE ROAD (MAJOR COLLECTOR) = A 15' STREET BUFFER WITH 50 PLANT UNITS PER LINEAR FOOT IS REQUIRED. THE FRONTAGE OF SUBJECT PROPERTY IS APPROXIMATELY 149 L.F. IN LENGTH WITH AN APPROXIMATE AREA OF 2,099 SQUARE FEET OF REQUIRED BUFFER.
 149 L.F. x 50 P.U. = 75 P.U. REQUIRED / 90 P.U. PROVIDED (APPROXIMATELY 20% OVER REQUIREMENT)
 IN ADDITION TO THE PROVIDED PLANT UNITS ABOVE AN ADDITIONAL 17 SHRUBS ARE PROPOSED TO BE PLANTED ALONG THE FRONT OF THE PROPOSED BUILDING. AS THESE SHRUBS ARE BEING PLANTED IN AN EXISTING EASEMENT THEY ARE NOT INCLUDED IN THE STREET BUFFER CALCULATIONS.
 PER SECTION 142.0 (ALTERNATIVE COMPLIANCE) OF THE DCSL THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE AS SHOWN IN THE ABOVE EXHIBIT. ALL REQUIRED PLANT UNITS SHALL BE PLANTED IN THE PROPOSED STREET BUFFERS. THIS REQUEST IS MADE OWING TO PRESENCE OF MULTIPLE UTILITY AND SIGN EASEMENTS AND AN OVERHEAD UTILITY LINE THAT WILL NOT ALLOW FOR THE PLANTING OF TREES WITHIN 15 FEET OF THE FRONT PROPERTY LINE. THE PROPOSED BUFFER AREAS WILL BE APPROXIMATELY 2,100 SQUARE FEET IN COMBINED SIZE. WHERE ALLOWED SHRUBS SHALL ALSO BE PLANTED IN THE EASEMENT AREAS AS ADDITIONAL BUFFERING, AS NOTED ABOVE.
- BARRETT HEIGHTS ROAD (MINOR COLLECTOR)** = A 15' STREET BUFFER WITH 50 PLANT UNITS PER LINEAR FOOT IS REQUIRED. THE FRONTAGE OF SUBJECT PROPERTY IS APPROXIMATELY 251 L.F. IN LENGTH WITH AN APPROXIMATE AREA OF 3,885 SQUARE FEET OF REQUIRED BUFFER AREA.
 251 L.F. x 50 P.U. = 126 P.U. REQUIRED / 151 P.U. PROVIDED (APPROXIMATELY 20% OVER REQUIREMENT)
 PER SECTION 142.0 (ALTERNATIVE COMPLIANCE) OF THE DCSL THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE AS SHOWN IN THE ABOVE EXHIBIT. THIS REQUEST IS NECESSITATED BY THE IMPACT OF THE REQUIRED RIGHT-OF-WAY DEDICATION FOR BARRETT HEIGHTS ROAD, AND SIGNIFICANT LOSS OF DEVELOPABLE LAND, ON THE SUBJECT PROPERTY, TO MITIGATE FOR THE REDUCTION IN BUFFER WIDTH THE APPLICANT PROPOSES ADDITIONAL PLANTINGS ABOVE THE REQUIRED AMOUNT AS WELL AS PROVIDING ADDITIONAL BUFFER AREA. THE PROPOSED BUFFER AREAS WILL BE APPROXIMATELY 2,665 SQUARE FEET IN COMBINED SIZE.
- SECTION 110.3 TRANSITIONAL BUFFERS**
 THERE IS ONE (1) ADJACENT PROPERTY (EASTERN BOUNDARY) WHICH IS CURRENTLY USED AS A GAS STATION. PER TABLE 2 (TRANSITIONAL BUFFERS MATRIX) OF THE DCSL THE PROPOSED USE IS A TYPE 10 LAND USE AND THE EXISTING USE IS ALSO A TYPE 10 LAND USE. THEREFORE NO TRANSITIONAL BUFFER IS REQUIRED.
- SECTION 120.1 (PARKING LOTS, INTERIOR)** - THIS SECTION DOES NOT APPLY AS FEWER THAN 24 PARKING SPACES ARE PROPOSED. HOWEVER, VOLUNTARY INTERIOR PARKING LOT LANDSCAPING HAS BEEN SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL NUMBER OF PLANTINGS AND SPECIES SHALL BE DETERMINED WITH FINAL ENGINEERING.
- SECTION 120.2 (PARKING LOT, PERIMETER)** - A FIVE (5) FOOT WIDE PLANTING STRIP CONTAINING 35 P.U. PER 100 L.F. IS REQUIRED ALONG THE EASTERN PROPERTY LINE AS SHOWN ON THE LANDSCAPING EXHIBIT.
 LENGTH OF PERIMETER PARKING LOT = 218 L.F. x 35 P.U. = 76 P.U. REQUIRED / 92 P.U. PROVIDED (APPROXIMATELY 20% OVER REQUIREMENT)
- SECTION 120.3 (PARKING LOT, VEHICLE ACCESS DRIVE)** DOES NOT APPLY AS THE NORTHERN ACCESS DRIVE IS BORDERED BY PLANTING AREAS FOR A TRANSITIONAL BUFFER AND A STREET BUFFER.
- SECTION 120.4 (STREET TREES)** DOES NOT APPLY AS BOTH STREET FRONTING ON THE SITE ARE SUBJECT TO THE REQUIREMENTS OF SECTION 110.2.

NOTE: THIS PLAN IS PRELIMINARY. THE NUMBER AND SPECIES OF ALL PLANTINGS SHALL BE DETERMINED WITH FINAL ENGINEERING AND SITE PLAN SUBMISSION.

STREET BUFFERS (DCSL SECTION 110.2)					
GARRISONVILLE ROAD					
LANDSCAPING REQUIRED					
STREET LENGTH (L.F.)	PERCENTAGE / P.U. OF EACH TREE SIZE REQUIRED	TREE TYPE	PERCENTAGE	P.U.	
149	50	LG DECIDUOUS TREES	50%	25.0	
P.U. PER 100 L.F.		UNDERSTORY	30%	22.4	
P.U. REQUIRED:	74.5	SHRUB, LARGE	10%	7.5	
		SHRUB, SMALL	10%	7.5	
		TOTAL	100%	74.5	

LANDSCAPING PROVIDED					
LANDSCAPING TYPES	# OF P.U. PER TREE	NUMBER PROVIDED	PERCENTAGE PROVIDED OF REQUIREMENT	P.U. PROVIDED	P.U. PROVIDED IN EXCESS OF REQUIREMENT
LARGE DECIDUOUS TREES	10	2	53.7%	40	2.8
LARGE EVERGREEN TREES	10	2			
UNDERSTORY DECIDUOUS TREES	7	2	37.6%	28	5.7
UNDERSTORY EVERGREEN TREES	7	2			
SHRUB, LARGE	3	4	15.1%	12	4.6
SHRUB, SMALL	1	10	13.4%	10	2.6
TOTAL P.U. PROVIDED		22	120.8%	90	15.5

STREET BUFFERS (DCSL SECTION 110.2)					
BARRETT HEIGHTS ROAD					
LANDSCAPING REQUIRED					
STREET LENGTH (L.F.)	PERCENTAGE / P.U. OF EACH TREE SIZE REQUIRED	TREE TYPE	PERCENTAGE	P.U.	
251	50	LG DECIDUOUS TREES	50%	62.8	
P.U. PER 100 L.F.		UNDERSTORY	30%	37.7	
P.U. REQUIRED:	125.5	SHRUB, LARGE	10%	12.6	
		SHRUB, SMALL	10%	12.6	
		TOTAL	100%	125.5	

LANDSCAPING PROVIDED					
LANDSCAPING TYPES	# OF P.U. PER TREE	NUMBER PROVIDED	PERCENTAGE PROVIDED OF REQUIREMENT	P.U. PROVIDED	P.U. PROVIDED IN EXCESS OF REQUIREMENT
LARGE DECIDUOUS TREES	10	3	55.8%	70	9.7%
LARGE EVERGREEN TREES	10	4			
UNDERSTORY DECIDUOUS TREES	7	3	36.0%	49	11.4
UNDERSTORY EVERGREEN TREES	7	2	12.0%	15	2.5
SHRUB, LARGE	3	17	13.5%	17	4.5
SHRUB, SMALL	1	17	13.5%	17	4.5
TOTAL P.U. PROVIDED		36	120.3%	151	25.5

PARKING LOT (PERIMETER) LANDSCAPING STRIP					
EASTERN BOUNDARY					
LANDSCAPING REQUIRED					
PARKING LOT LENGTH (L.F.)	PERCENTAGE / P.U. OF EACH TREE SIZE REQUIRED	TREE TYPE	PERCENTAGE	P.U.	
218	35	LG DECIDUOUS TREES	50%	38.2	
P.U. PER 100 L.F.		UNDERSTORY	30%	22.9	
P.U. REQUIRED:	76.3	SHRUB, LARGE	10%	7.6	
		SHRUB, SMALL	10%	7.6	
		TOTAL	100%	76.3	

LANDSCAPING PROVIDED					
LANDSCAPING TYPES	# OF P.U. PER TREE	NUMBER PROVIDED	PERCENTAGE PROVIDED OF REQUIREMENT	P.U. PROVIDED	P.U. PROVIDED IN EXCESS OF REQUIREMENT
LARGE DECIDUOUS TREES	10	2	52.4%	40	1.8
LARGE EVERGREEN TREES	10	2			
UNDERSTORY DECIDUOUS TREES	7	2	36.7%	28	5.1
UNDERSTORY EVERGREEN TREES	7	2			
SHRUB, LARGE	3	5	19.7%	15	7.4
SHRUB, SMALL	1	9	11.8%	9	1.4
TOTAL P.U. PROVIDED		22	120.6%	92	20.6%

NOTE: COMPLIANCE WITH ADDITIONAL DCSL REQUIREMENTS NOT DEPICTED ABOVE SHALL BE DEMONSTRATED WITH FINAL SITE PLAN SUBMISSION.

Bowman Consulting Group, Ltd.
650 W. Main Street
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

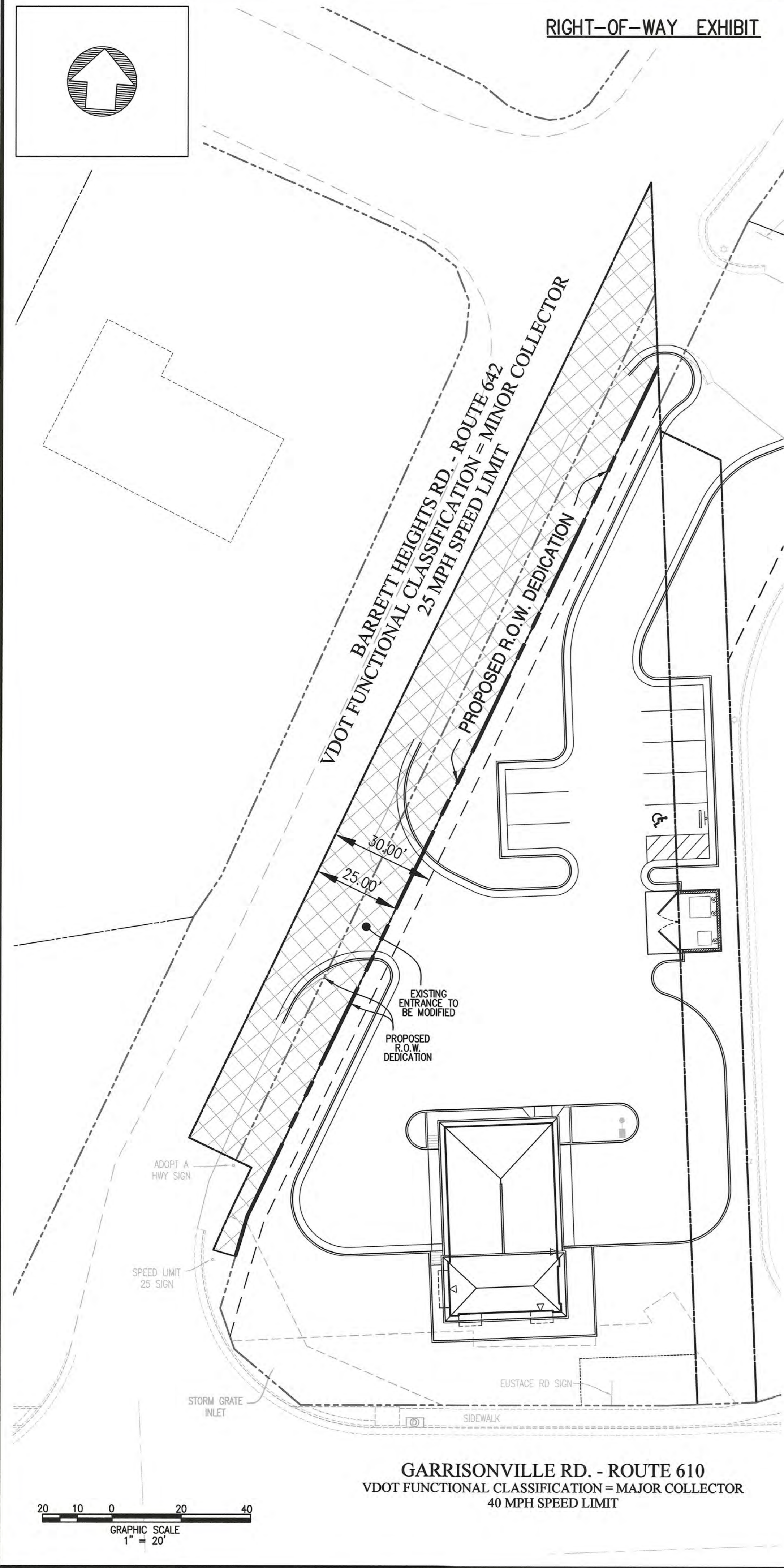
T.B.D.
 COUNTY PROJECT NUMBER

 PLAN STATUS
 09/20/19 1ST SUBMISSION

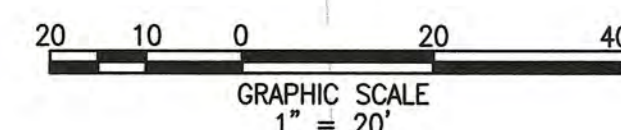
DATE	DESCRIPTION
BO DESIGN	SG DRAWN
SCALE H:	JRT CHKD
	SEE SHEET V:
	N/A
JOB No. 130089-01-001	
DATE :	SEPT 2019
FILE No. 130089-D-ZP-001	
SHEET	5 OF 9

RIGHT-OF-WAY EXHIBIT

REQUEST FOR REDUCTION IN RIGHT-OF-WAY



GARRISONVILLE RD. - ROUTE 610
VDOT FUNCTIONAL CLASSIFICATION = MAJOR COLLECTOR
40 MPH SPEED LIMIT



September 18, 2019

Mr. Jeff Harvey
Director of Planning and Zoning
Stafford County - Planning and Zoning
1300 Courthouse Road
Stafford, VA 22554

Re: Request for Partial Relief from Dedication of Right-of-Way

Dear Mr. Harvey,
In accordance with Section 28-256(c)(1) of the county code, please allow this letter to serve as a formal request for partial relief from dedication of right-of-way in conjunction with the above referenced General Development Plan for the property located at 508 Garrisonville Road (tax map #s 20-106 and 20-105B).
While we acknowledge, appreciate and respect the county's efforts to effectively navigate the challenges of long-term transportation planning, we are writing to communicate the hardship presented by the right-of-way dedication requirements along Barrett Heights road (30' on each side of the center line).
During the initial stages of our planning efforts, the Board of Supervisors approved a text amendment to the Highway Corridor Overlay District (HCOD) which removed the option to screen bay doors and required bay doors to face away from the corridor (in this case, Garrisonville Road). In response to this text amendment, we made extensive efforts, in coordination with staff, to modify our plan to align with the new HCOD language. Those efforts were complicated by the fact that the subject site is small (78 acres) and narrow (tapering triangular shape) and was severely impacted by the recent Garrisonville road widening project. After

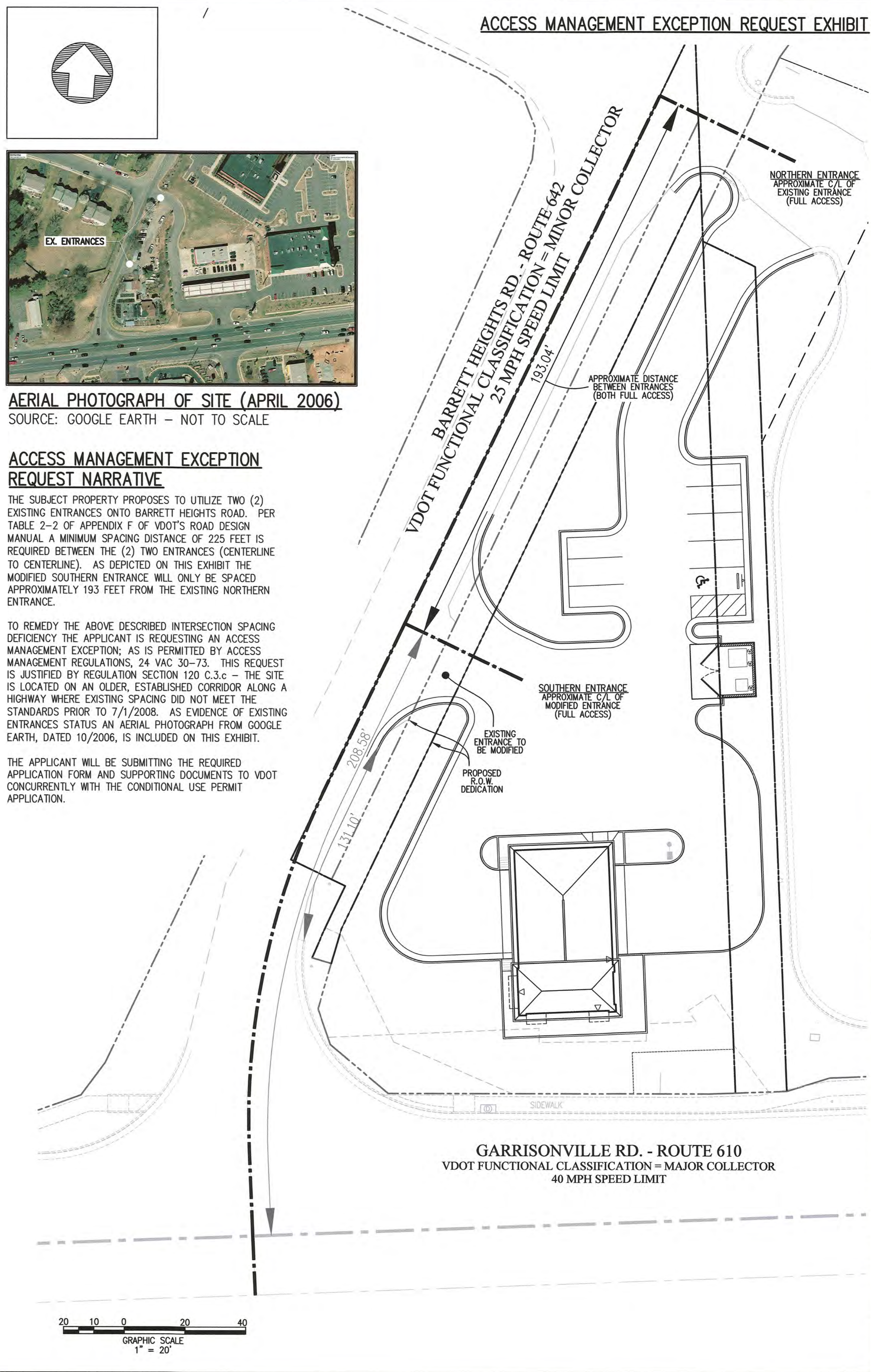


Incorporating the building restriction lines (40' standard) and landscaping buffers (15' standard) on two sides of this corner parcel, the buildable area is extremely limited.
Further, the median constructed during the Garrisonville road widening project limits Barrett Heights road to "right-in, right-out" access at the Garrisonville intersection. We are confident this change will reduce the traffic on Barrett Heights road, making it function less like its current designation as a minor collector road and more like a local road.
Despite these hurdles, we've produced a plan which we believe achieves a feasible layout for the end-user while also providing for dedication of twenty-five feet (25') of the required thirty feet (30'). Please see the General Development Plan, submitted alongside this request, which illustrates the respective dedication lines. Thus, we respectfully request that the Board of Supervisors grant this request for partial relief from dedication of right-of-way.

Sincerely,
Edward C. Gifford
Edward C. Gifford VII
Principal
Seven Development LLC

LEGEND
[Hatched Box] PROPOSED RIGHT-OF-WAY DEDICATION (BARRETT HEIGHTS ROAD)

ACCESS MANAGEMENT EXCEPTION REQUEST EXHIBIT



ACCESS MANAGEMENT EXCEPTION REQUEST NARRATIVE

THE SUBJECT PROPERTY PROPOSES TO UTILIZE TWO (2) EXISTING ENTRANCES ONTO BARRETT HEIGHTS ROAD. PER TABLE 2-2 OF APPENDIX F OF VDOT'S ROAD DESIGN MANUAL A MINIMUM SPACING DISTANCE OF 225 FEET IS REQUIRED BETWEEN THE (2) TWO ENTRANCES (CENTERLINE TO CENTERLINE). AS DEPICTED ON THIS EXHIBIT THE MODIFIED SOUTHERN ENTRANCE WILL ONLY BE SPACED APPROXIMATELY 193 FEET FROM THE EXISTING NORTHERN ENTRANCE.
TO REMEDY THE ABOVE DESCRIBED INTERSECTION SPACING DEFICIENCY THE APPLICANT IS REQUESTING AN ACCESS MANAGEMENT EXCEPTION; AS IS PERMITTED BY ACCESS MANAGEMENT REGULATIONS, 24 VAC 30-73. THIS REQUEST IS JUSTIFIED BY REGULATION SECTION 120 C.3.c - THE SITE IS LOCATED ON AN OLDER, ESTABLISHED CORRIDOR ALONG A HIGHWAY WHERE EXISTING SPACING DID NOT MEET THE STANDARDS PRIOR TO 7/1/2008. AS EVIDENCE OF EXISTING ENTRANCES STATUS AN AERIAL PHOTOGRAPH FROM GOOGLE EARTH, DATED 10/2006, IS INCLUDED ON THIS EXHIBIT.

THE APPLICANT WILL BE SUBMITTING THE REQUIRED APPLICATION FORM AND SUPPORTING DOCUMENTS TO VDOT CONCURRENTLY WITH THE CONDITIONAL USE PERMIT APPLICATION.



GARRISONVILLE RD. - ROUTE 610
VDOT FUNCTIONAL CLASSIFICATION = MAJOR COLLECTOR
40 MPH SPEED LIMIT



Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22405
Phone: (540) 371-0288
Fax: (540) 371-9479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

MODIFICATIONS & EXCEPTIONS
VALVOLINE INSTANT OIL CHANGE
GENERAL DEVELOPMENT PLAN
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

T.B.D.
COUNTY PROJECT NUMBER
Professional Engineer
JUSTIN R. TRODL
No. 040214
09/20/19

PLAN STATUS		
09/20/19	1ST SUBMISSION	
DATE	DESCRIPTION	
BO	SG	JRT
DESIGN	DRAWN	CHKD
SCALE	H: SEE SHEET	
	V: N/A	
JOB No. 130089-01-001		
DATE: SEPT 2019		
FILE No. 130089-D-ZP-001		
SHEET	6	OF 9

CONCEPTUAL BUILDING ELEVATIONS / VIEWSHEDS OF SITE



VIEW FROM GARRISONVILLE ROAD LOOKING TOWARDS THE EAST/NORTHEAST



VIEW FROM INTERSECTION OF BARRETT HEIGHTS ROAD AND GARRISONVILLE ROAD LOOKING TOWARDS THE EAST/NORTHEAST



LOOKING TOWARDS THE WEST/NORTHWEST

EXTERIOR ELEVATIONS / BUILDING DETAILS

EXTERIOR FINISHES

EXTERIOR INSULATED FINISH SYSTEM	SHIWEET 227 BARRIER - FIBER
BRICK MANSCOTT (GRADE TO PRECAST SILL)	BELEN - "MODULAR WISLAND BLEND A"
MORTAR:	MENTAL - "9-133 LIGHT BUFF"
MASONRY SEALER:	ALL BRICK/STONE SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AIRING:	FRONTIER 900-CLAD KNUX 500 / 1/4" GALV METAL DOWN POLYCARBONATE STEEL CHAMPANE METALLIC.
ROOF SHINGLES:	OWENS CORNING DURABOND SERIES "SHUTWOOD"
FLASHING COMPOSITE:	MASTIC HOME EXTERIORS BY FLY GEM - DESERT SAND
FLASHING & EXPOSED TRIM:	2x4 1/2" KAMMEER TRIMB VG 401 SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM N171 INSULATED GLAZING.
STOREFRONT SYSTEM:	WALTON BRIDGING
DUMPSTER WALLS:	FIELD PAINT W/SHERRIN-WILLIAMS 866-28 PRO-CYL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-288 SHER-CYL SPA. COLOR SHALL BE "TANNESTED BROWN". PROVIDE WOOD-UP AND VERIFY COLOR W/OWNER.
NEW DOORS & FRAMES:	FIELD PAINT W/SHERRIN-WILLIAMS 866-28 PRO-CYL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-288 SHER-CYL SPA. COLOR SHALL BE "VALVOLINE RED"
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERRIN-WILLIAMS 866-28 PRO-CYL PRIMER FOLLOWED BY (2) FINISH COATS OF SHERRIN WILLIAMS 618 "STEALTH BROWN". SEMI-GLOSS 916 ACRYLIC 866-288.
DUMPSTER ENCLOSURE:	FIELD PAINT W/SHERRIN-WILLIAMS 866-28 PRO-CYL PRIMER FOLLOWED BY (2) FINISH COATS OF SHERRIN WILLIAMS 618 "STEALTH BROWN". SEMI-GLOSS 916 ACRYLIC 866-288.
PARKING LOT STRIPING:	SHERRIN-WILLIAMS 618333 SEVEAST TM PAINT. COLOR SHALL BE "SEA BLUE".
HANDICAP STALL STRIPING:	SHERRIN-WILLIAMS 618333 SEVEAST TM PAINT. COLOR SHALL BE "SEA BLUE".

NOTES

1. THE DEPICTED BUILDING ELEVATIONS AND MATERIALS ARE PRELIMINARY.

EXTERIOR ELEVATIONS
VALVOLINE INSTANT OIL CHANGE
TWO BAY RIGHT HAND
PROTOTYPE DESIGN

JOB NO.	PR1256-01
DATE	CESQ
DRAWN	BMR
CHECKED	
REVISIONS	
SHEET	

METES & BOUNDS DESCRIPTION
TAX MAP 20-106

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD - STATE ROUTE 610, SAID POINT ALSO BEING IN THE WESTERLY LINE OF STAFFORD 105 LLC (T.M. 20-105); THENCE LEAVING SAID WESTERLY LINE OF STAFFORD 105 LLC AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD S83°37'04"W 17.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S83°37'04"W 9.10 FEET TO A POINT;

THENCE CONTINUING S85°43'04"W 105.25 FEET TO A POINT

IN THE EASTERLY RIGHT OF WAY OF BARRETT HEIGHTS ROAD - STATE ROUTE 642;

THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF BARRETT HEIGHTS ROAD N54°10'04"W 25.00 FEET TO A POINT;

THENCE CONTINUING N23°29'27"W 12.49 FEET TO A POINT;

THENCE CONTINUING N11°58'15"E 15.54 FEET TO A POINT;

THENCE CONTINUING N78°01'45"W 6.68 FEET TO A POINT OF CURVATURE DEFLECTING TO THE RIGHT HAVING A DELTA OF 2°46'41", A RADIUS OF 317.04 FEET AND AN ARC LENGTH OF 15.57 FEET;

THENCE CONTINUING N21°23'57"E 10.78 FEET TO A POINT;

THENCE CONTINUING N68°36'03"W 20.00 FEET TO A POINT IN THE CENTER OF A PRESCRIPTIVE RIGHT OF WAY OF AFOREMENTIONED BARRETT HEIGHTS ROAD;

THENCE CONTINUING N21°22'59"E 305.77 FEET TO A POINT;

THENCE LEAVING THE CENTER OF SAID BARRETT HEIGHTS ROAD AND CONTINUING S06°35'47"E 352.64 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.6867 ACRE OR 29,912 SQUARE FEET.

METES & BOUNDS DESCRIPTION
TAX MAP 20-105B

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD - STATE ROUTE 610, SAID POINT ALSO BEING IN THE WESTERLY LINE OF STAFFORD 105 LLC (T.M. 20-105); THENCE LEAVING SAID WESTERLY LINE OF STAFFORD 105 LLC AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD S83°37'04"W 17.00 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF GARRISONVILLE ROAD AND RUNNING N06°35'47"W 280.97 FEET TO A POINT;

THENCE CONTINUING S68°37'18"E 19.25 FEET TO A POINT;

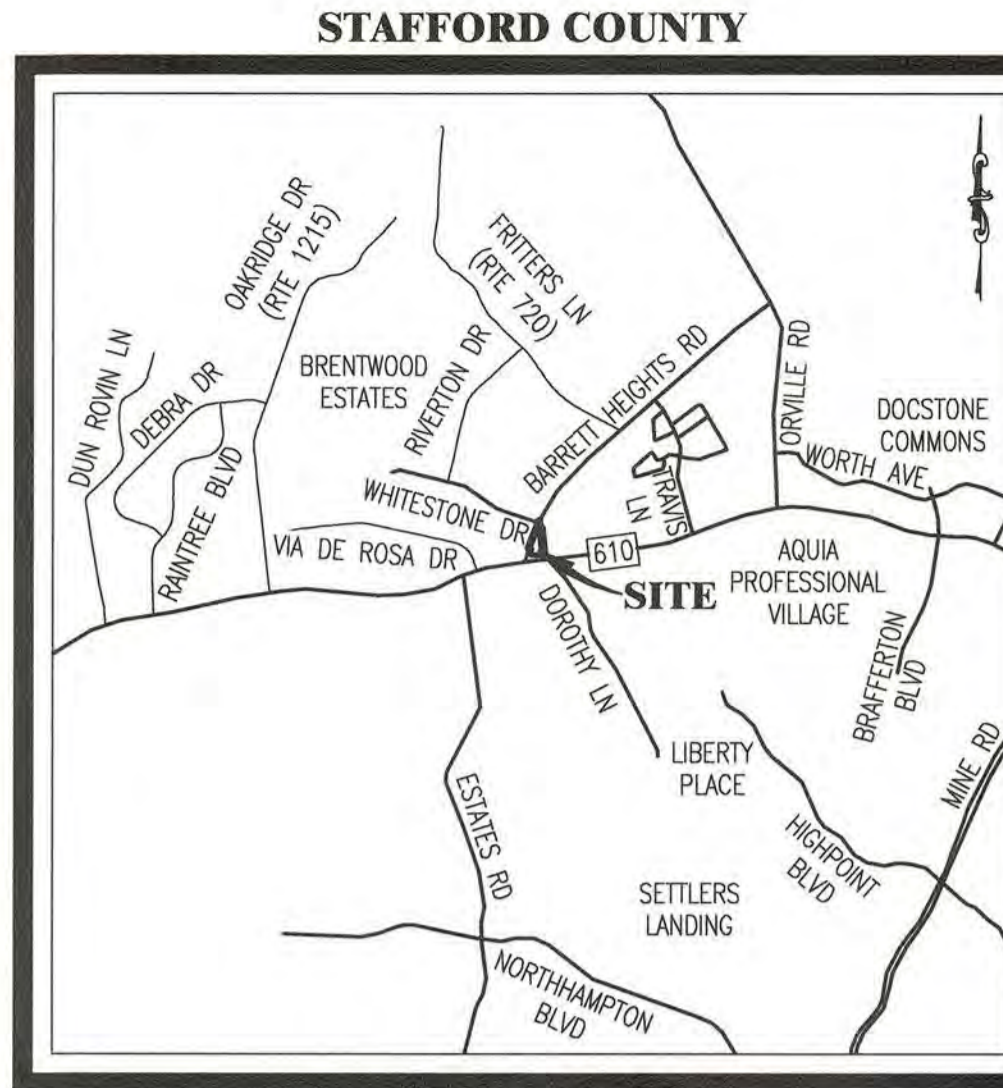
THENCE CONTINUING S06°35'47"E 272.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1079 ACRE OR 4,700 SQUARE FEET.

LEGAL DESCRIPTION

TITLE COMMITMENT No: 19-4518

PARCEL ONE: ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 31,748 SQUARE FEET, MORE OR LESS, AND SHOWN ON PLAT BY HARRISON SURVEYS, DATED APRIL 6, 1990, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 25, PAGE 177; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 150023091.

PARCEL TWO: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA WITH ALL APPURTENANCES THERETO BELONGING, CONTAINING 0.113 ACRE, MORE OR LESS, SHOWN AS PARCEL B ON PLAT BY REID, BAGBY & CALDWELL, P.C., DATED DECEMBER 9, 1994, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 27, PAGE 109; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 150023092.



VICINITY MAP
1" = 2000'

NOTES:

- 1) THE PROPERTY SHOWN HEREON TAX MAPS: 20-106 & 20-105B ARE LOCATED IN STAFFORD COUNTY AND ARE CURRENTLY ZONED B2.
- 2) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL 510154 0131 E DATED FEBRUARY 4, 2005.
- 3) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF MOLLIE FLESHMAN GOODMAN
- 4) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
- 5) THERE IS NO OBSERVABLE EVIDENCE OR NO KNOWLEDGE OF THIS SURVEYOR TO CHANGES IN THE STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED IN CONDUCTING THIS SURVEY.
- 6) NO ZONING REPORT HAS BEEN FURNISHED THIS SURVEYOR.

SURVEYOR'S CERTIFICATE

TO SEVEN DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS; AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 19, 2019.

DATE OF PLAT OR MAP: 8-22-2019

Mark D. Goodpasture
MARK D. GOODPASTURE, L.S. Lic. # 2057

TITLE REPORT FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE 05/21/2019 FILE NO. 19-4518 THE ITEMS IN SCHEDULE B - PART II ARE AS FOLLOWS:

- ITEM 8 Subject to Easements to Virginia Electric and Power Company recorded in Deed Book 94, page 451, and Deed Book 623, page 215, as amended by Instrument No. 970005589. (shown hereon)
- ITEM 9 Not Subject to easements to Toluca and Fredericksburg Telephone Company recorded in Deed Book 47, page 27 & 28.
- ITEM 10 Possibly subject to easement to The Central Mutual Telephone Company, Inc., recorded in Deed Book 86, page 220. (Unplatable).
- ITEM 11 Subject to sign easements more particularly described in deed recorded as Instrument No. 960004855. (Unlocatable)
- ITEM 12 Subject to terms and conditions of Easement Agreement recorded in Deed Book 1097, page 14. No liability is assumed for the nonpayment of costs imposed pursuant to said agreement. (Shown hereon)
- ITEM 13 Not Subject to Release of rights to claim compensation and damages for the construction and maintenance of State Route 610 granted the Commonwealth of Virginia in Deed Book 601, page 827, and Deed Book 614, page 304; together with related drainage easements.
- ITEM 14 Subject to Rights of the public and others in and to that portion of the insured property lying within the bounds of State Route 642 as shown on plat recorded in Plat Book 25, page 177. (Shown hereon)
- ITEM 15 Subject to Rights of others in and to that portion of the insured property lying within the bounds of ingress/egress easement as shown on plat recorded in Plat Book 27, page 109. (Shown hereon)
- ITEM 16 Subject to Drainage easements, signage easements, utility easements, and temporary construction easements more particularly described in certificates recorded as Instrument No. 150023091, and Instrument No. 150023092, as confirmed by Orders recorded as Instrument No. 160010140, and Instrument No. 180017795. (Shown hereon)
- ITEM 17 Overhead utility line shown on plat recorded in Plat Book 25, page 177. (Shown hereon)
- ITEM 18 Sanitary sewer line shown on plat recorded in Plat Book 25, page 177. (Shown hereon)

REVISIONS	
DATE	

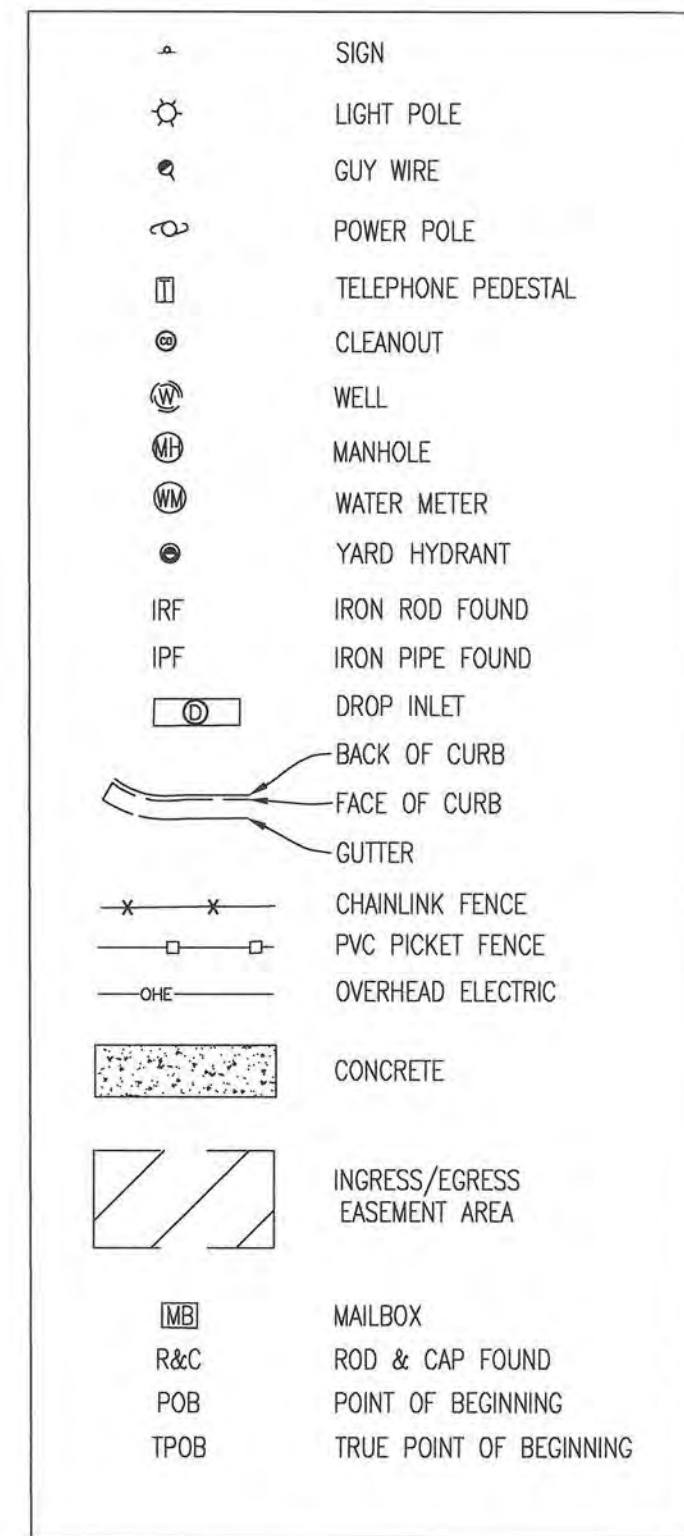
BEG
BAGBY, POROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (840) 333-1178
FAX: (840) 319-9881



ALTA/NSPS LAND TITLE SURVEY
TAX MAPS 20-106 & 20-105B
508 GARRISONVILLE RD
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE:	AUGUST 6, 2019
SCALE:	1" = 20'
DESIGNED BY:	
DRAWN BY:	AF/EC
CHECKED BY:	AF/MDG
FILE NAME:	ALTA
JOB NO.	10846
PLAN NO.	

LEGEND

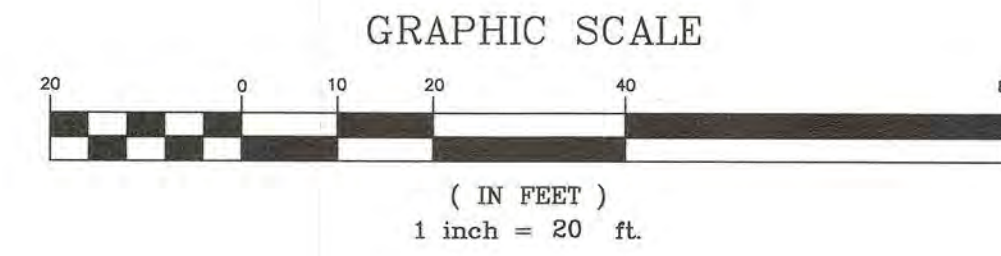
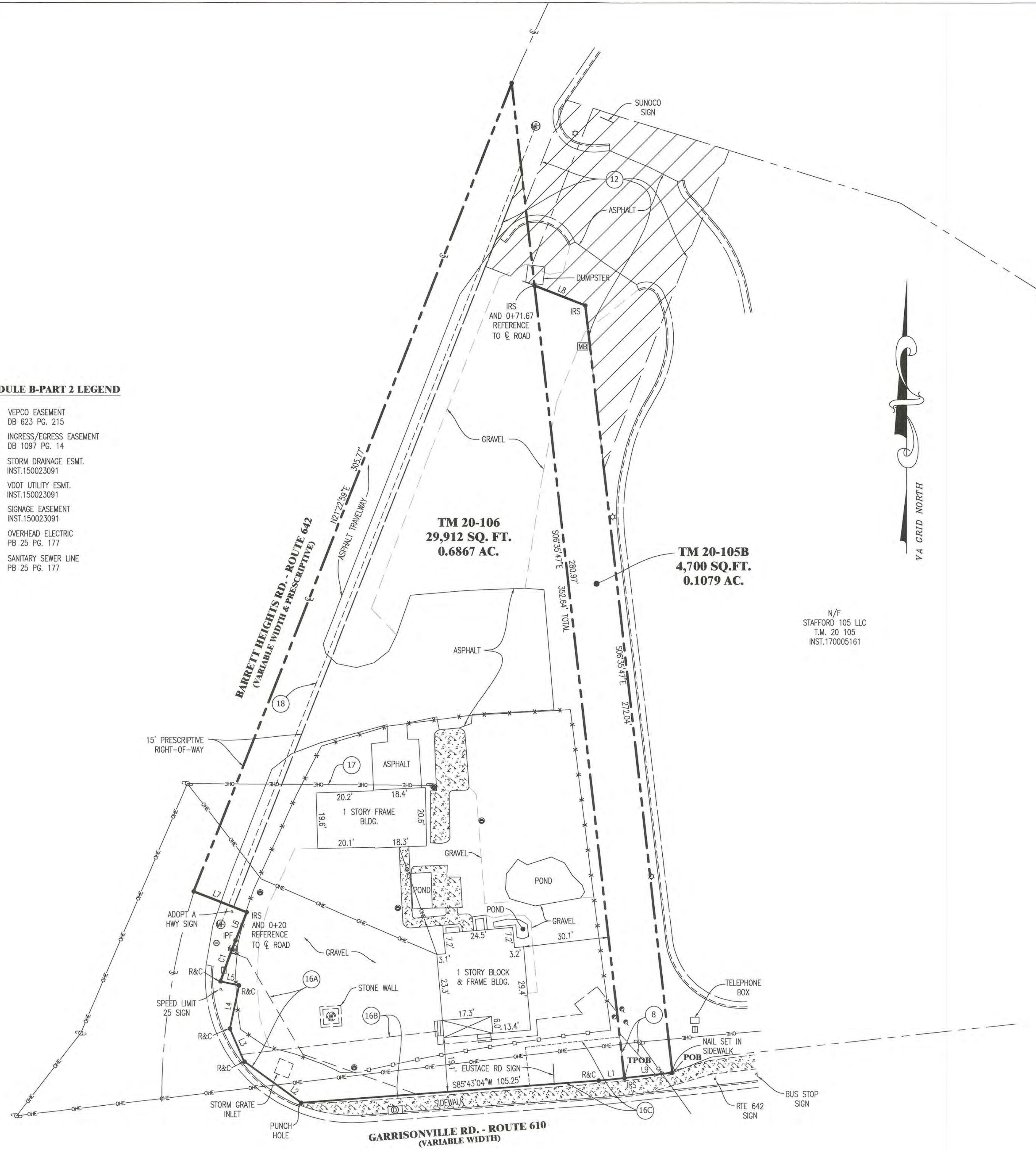


SCHEDULE B-PART 2 LEGEND

- 8 VEPCO EASEMENT DB 623 PG. 215
- 12 INGRESS/EGRESS EASEMENT DB 1097 PG. 14
- 16A STORM DRAINAGE ESMT. INST.150023091
- 16B VDOT UTILITY ESMT. INST.150023091
- 16C SIGNAGE EASEMENT INST.150023091
- 17 OVERHEAD ELECTRIC PB 25 PG. 177
- 18 SANITARY SEWER LINE PB 25 PG. 177

LINE	BEARING	DISTANCE
L1	S83°37'04" W	9.10'
L2	N54°10'04" W	25.00'
L3	N23°29'27" W	12.49'
L4	N11°58'15" E	15.54'
L5	N78°01'45" W	6.68'
L6	N21°23'57" E	10.78'
L7	N68°36'03" W	20.00'
L8	S68°37'18" E	19.25'
L9	S83°37'04" W	17.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	15.37'	317.04'	2°46'41"	N20°00'36" E	15.37'	7.69'



REVISIONS	DATE

BFG
 BAGBY, FOROUGH and GOODPASTURE, PLLC
 CIVIL ENGINEERS AND LAND SURVEYORS
 125 OLDE GREENWICH DRIVE, SUITE 115
 FREDERICKSBURG, VIRGINIA 22405
 TELEPHONE: (540) 373-5178
 FAX: (540) 371-6821

COMMONWEALTH OF VIRGINIA
 LAND SURVEYOR
 MARK D. BAGBY
 Lic. No. 2057

ALTA/NPS LAND TITLE SURVEY
TAX MAPS 20-106 & 20-105B
508 GARRISONVILLE RD
ROCK HILL MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA

DATE:	AUGUST 6, 2019
SCALE:	1" = 20'
DESIGNED BY:	
DRAWN BY:	AF/EC
CHECKED BY:	AF/MDG
FILE NAME:	ALTA
JOB NO.	10846
PLAN NO.	

K:\10800_JOBS\10846_208_GARRISONVILLE RD\ALTA\10846-ALTA.dwg Thu, Aug 22 2019 8:51