

**SITE INFORMATION:**

APPLICANT: PORT AQUA, LLC  
1 COLLINS DRIVE  
FREDERICKSBURG, VA 22408

OWNER: PORT AQUA, LLC  
4934 LANSLOWNE ROAD  
FREDERICKSBURG, VA 22408

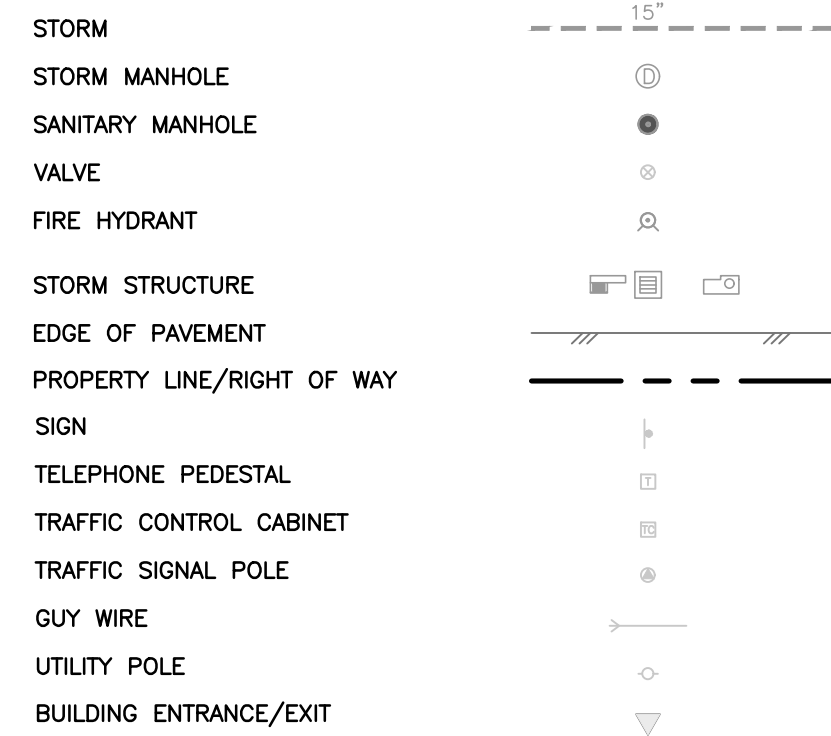
PREPARED BY: FAIRBANKS & FRANKLIN  
1005 MAHONE STREET  
FREDERICKSBURG, VIRGINIA 22401  
(540) 899-3700

ATTORNEY: HIRSHLER LAW  
725 JACKSON STREET, SUITE 200  
FREDERICKSBURG, VA 22401  
(540) 604-2100

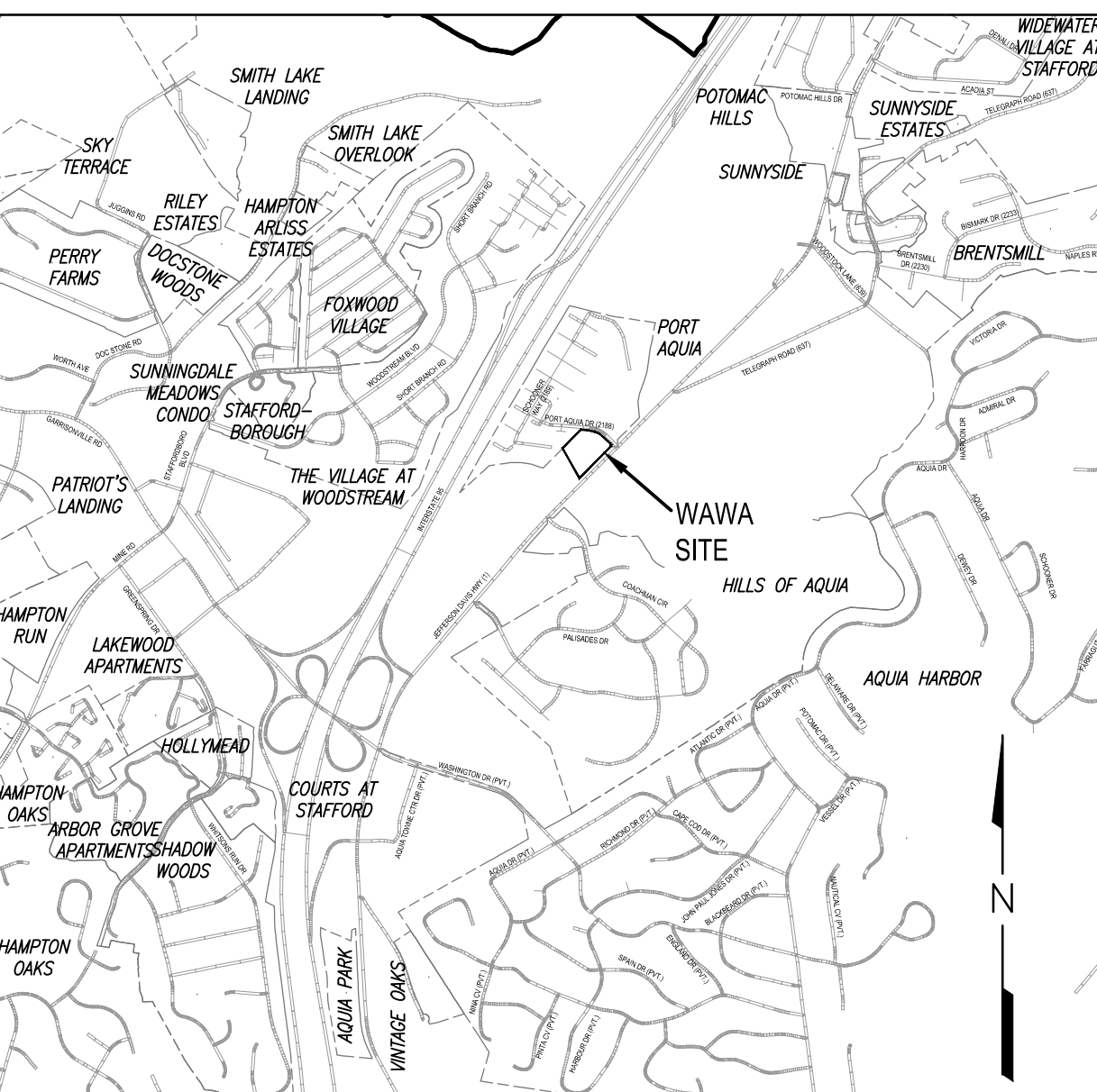
TAX PARCELS: 21U-1-1  
PARCEL AREA EXISTING: 3.965 AC  
PARCEL AREA AFTER RIGHT OF WAY DEDICATION: 3.70 AC  
PROPOSED USE: CONVENIENCE STORE AND MOTOR VEHICLE FUEL SALES  
EXISTING ZONING: B2  
PROPOSED ZONING: B2 WITH CONDITIONAL USE PERMIT FOR VEHICLE FUEL SALES  
OVERLAY DISTRICT(S): NONE  
FLOOR AREA RATIO (FAR) REQUIRED= 0.70  
FLOOR AREA RATIO (FAR) PROVIDED= 0.0375  
OPEN SPACE REQUIRED= 25%  
OPEN SPACE PROVIDED= 58.9%

- NOTES:
1. THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. ON SITE.
  2. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
  3. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
  4. ALL PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS.
  5. THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 51179C0132F DATED FEBRUARY 18, 2015. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
  7. ALL LIGHTING SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE AND WILL BE DESIGNED TO MEET ALL COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.
  8. SURVEY INFORMATION IS A COMPILATION BOUNDARY SURVEY PERFORMED BY SULLIVAN DONAHOE & INGALLS AND COUNTY GIS.

**LEGEND**



ABBREVIATIONS:  
SSYL: SINGLE SOLID YELLOW LINE  
SSYM: SINGLE SOLID WHITE LINE  
SBWL: SINGLE BROKEN WHITE LINE  
DSYL: DOUBLE SOLID YELLOW LINE

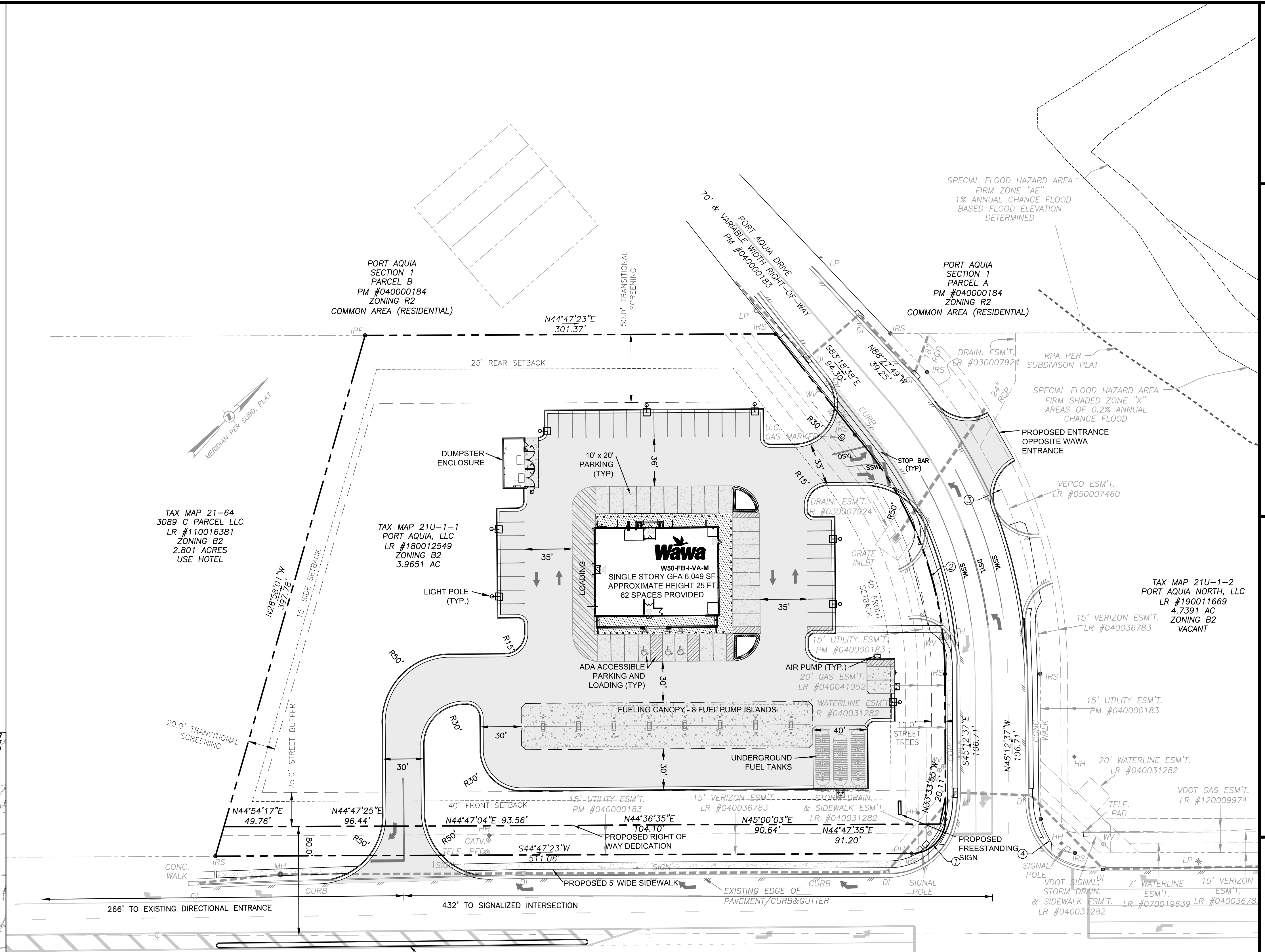


**VICINITY MAP**

SOURCE: STAFFORD COUNTY GIS

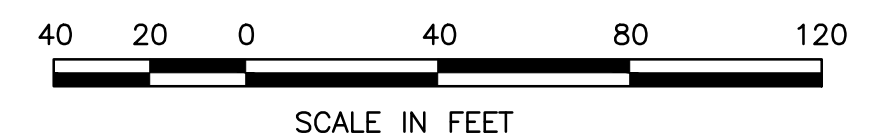


SCALE IN FEET

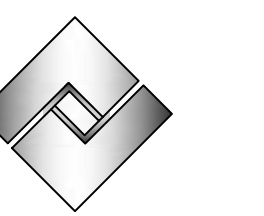


CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
1	25.00'	90°00'00"	39.27'	25.00'	N0°12'37"W	35.36'
2	270.00'	40°40'37"	191.69'	100.08'	N65°32'55"W	187.69'
3	340.00'	40°40'37"	241.38'	126.03'	N65°32'55"W	236.34'
4	25.00'	90°00'00"	39.27'	25.00'	S89°47'23"W	35.36'

TAX MAP 21-50A  
MOST REVEREND BISHOP OF THE  
CATHOLIC  
47.0181 AC  
ZONING R1  
CHURCH



SCALE IN FEET



**Fairbanks & Franklin**

Civil Engineering  
Land Planning  
1005 Mahone Street  
Fredericksburg, VA 22401  
(540) 899-3700

**CONDITIONAL USE PERMIT  
FOR VEHICLE FUEL SALES**

**WAWA AT PORT AQUA  
STAFFORD COUNTY, VIRGINIA**



DATE : 11-07-19  
DESIGNED: JRF  
DRAWN : JRF  
CHECKED : JDF

REVISIONS:  
11-14-19

DOCUMENT NO.  
**103-1053**

1 SHEET  
OF 1

103-1053 WAWA AT PORT AQUA GENERALIZED DEVELOPMENT PLAN 11-14-19