

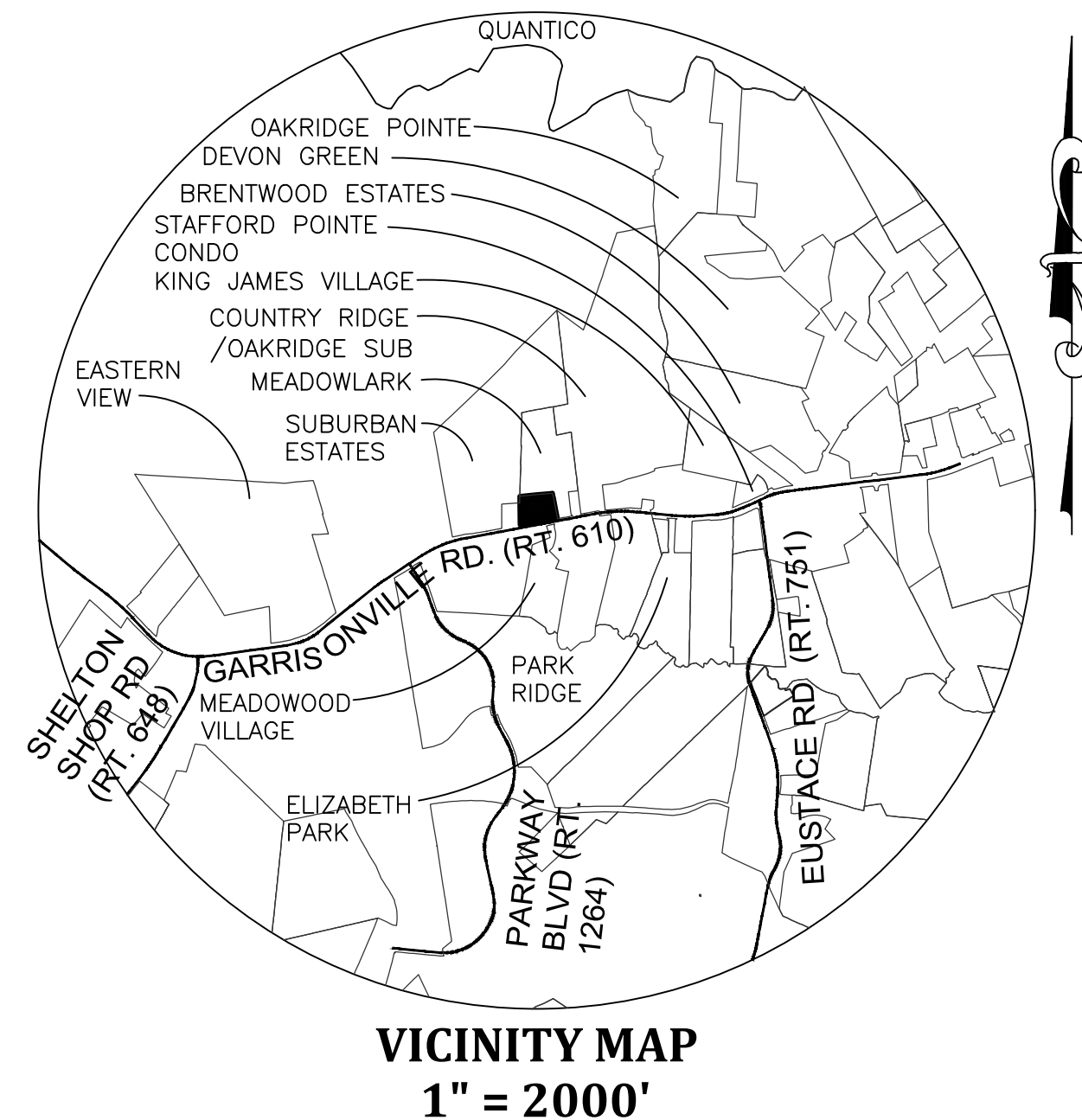
REZONING AND CUP FOR KAZ AUTOMOTIVE ROCK HILL MAGISTERIAL DISTRICT STAFFORD COUNTY, VA

DEVELOPMENT SUMMARY

SUBJECT PARCELS	20-6
TOTAL SITE AREA	3.105 AC
EXISTING ZONE	B-2 WITH PROFFERS
PROPOSED ZONE	B-2 WITH AMENDED PROFFERS
MAXIMUM FLOOR AREA RATIO	0.70
PROPOSED FLOOR AREA RATIO	0.27
OPEN SPACE REQUIRED	25% OR 0.78 AC
OPEN SPACE PROVIDED	0.95 AC OR 30.6%
MINIMUM YARDS	
FRONT	40'
SIDE	0-15'
REAR	25'
MAXIMUM HEIGHT ALLOWED	30' WITHIN 75' OF HCOD
MAXIMUM HEIGHT PROPOSED	30'

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY BY H. AUBREY HAWKINS ASSOCIATES, LTD, DATED JULY 21, 2017, SIGNED JULY 21, 2017.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM STAFFORD COUNTY GIS RECORDS.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS MAPPED ON FEMA FIRM MAP# 5101540127E, DATED FEBRUARY 4, 2005.
- THIS PARCEL IS PART OF THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
- A PRELIMINARY WATERS OF THE U.S. INVESTIGATION WAS COMPLETED BY RESOURCE ENVIRONMENTAL SOLUTIONS, LLC, DATED DECEMBER 7, 2017. BASED ON THE RESULTS, IT WAS CONCLUDED THAT NO WETLANDS, STREAMS AND RPA EXIST ON THIS PROPERTY.
- A TITLE REPORT HAS NOT BEEN FURNISHED AND ALL EXISTING EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN ON THIS PLAN.
- THE MAJORITY OF THIS PROPERTY IS CURRENTLY UNDEVELOPED WITH MATURE TREE GROWTH.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER. LOCATION OF PROPOSED UTILITIES AND EASEMENTS WILL BE DETERMINED WITH FINAL SITE DESIGN.
- LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
- SWM/BMP FACILITIES FILTERS AND DETAINMENT STRUCTURES. SIZE, TYPE AND LOCATION WILL BE BASED ON FINAL SITE DESIGN.
- THERE ARE NO KNOWN CEMETERIES ON THIS PROPERTY.
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS COMPLETED BY PARTNER ENGINEERING NORTH CAROLINA, PLLC, IN SEPTEMBER 2017. BASED ON THE RESULTS OF THIS ASSESSMENT, NO ADDITIONAL INVESTIGATION WAS RECOMMENDED.
- ACCESS FOR DEVELOPMENT OF THE PROPERTY IS PROPOSED FROM GARRISONVILLE ROAD.
- SIGN LOCATIONS ARE APPROXIMATE AND MAY CHANGE WITH FINAL DESIGN. MAXIMUM HEIGHT FOR THE FREE STANDING MONUMENT SIGN FOR DEVELOPMENT SHALL BE 30 FEET.
- ADDITIONAL SIGNAGE MAY BE PROVIDED, AS ALLOWED BY CH. 28, ARTICLE VIII OF THE COUNTY CODE.



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERALIZED DEVELOPMENT PLAN

OWNER

LIANA JONES
700 GARRISONVILLE ROAD
STAFFORD, VA 22554
540-659-8473

APPLICANT

CHRIS WHITE
W&G CONSTRUCTION, CO.
470 CENTRAL RD.
FREDERICKSBURG, VA 22401
540-368-2688

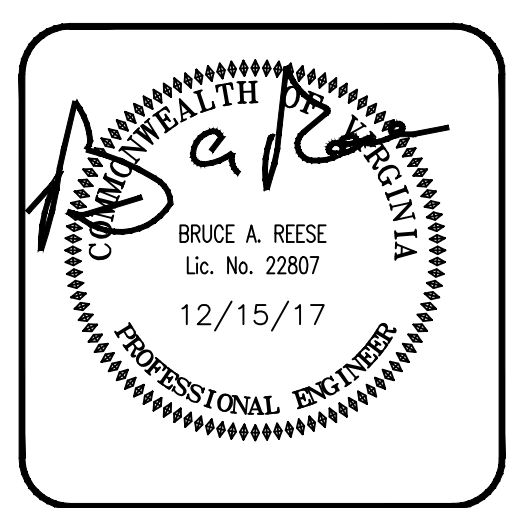
PLANNER/ENGINEER

LEGACY ENGINEERING, P.C.
809 WILLIAM ST, SUITE C
FREDERICKSBURG, VA 22401
(540) 373-8350
CONTACT: BRUCE A. REESE

LEGACY ENGINEERING
809 WILLIAM STREET, SUITE C
FREDERICKSBURG, VA 22401
www.legacy-eng.com
540.373.8350 (p) 540.369.4499 (f)

REZONING AND CUP
KAZ AUTOMOTIVE
COVER
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	REVISION	NO



FILE NO.	SHEET
DATE	1
12/15/17	OF 2
SCALE	
AS SHOWN	

LEGEND

	PEDESTRIAN WALKWAY
	PEDESTRIAN CROSSWALK BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED STREETLIGHT
	BUILDING ENTRANCE/EXIT
	FREE-STANDING PYLON/MONUMENT SIGN

SCHEDULE FOR SECTION 110.3

- TRANSITIONAL BUFFER**
- PROPOSED USE PER TABLE 2, NUMBER 9, 10; USE: COMMERCIAL, OFFICE, AUTO REPAIR
 - ADJACENT PROPERTY WHICH REQUIRES BUFFER: (S, E, W, or N) (circle one)
 - ADJACENT PROPERTY USE PER TABLE 2, NUMBER 2; USE: SFD
 - TRANSITIONAL BUFFER REQUIRED PER TABLE 2, A, B, OR C (circle one)
 - BUFFER YARD WIDTH: 50 FEET (REDUCED TO 25' WITH 6' PRIVACY FENCE)
 - LINEAR FEET OF BUFFER YARD REQUIRED: 530 FEET
 - PLANT UNITS REQUIRED (#6 / 100 X 162): 852 P.U.

PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

SCHEDULE FOR SECTION 110.1 & 110.2

STREET BUFFERS ALONG FREEWAY/INTERSTATE & ARTERIAL/ MAJOR COLLECTOR STREETS

- RESIDENTIAL OR NON-RESIDENTIAL: (circle one)
- BUFFER YARD WIDTH: 25 FEET
- LINEAR FEET OF BUFFER YARD ALONG STREET: 463 FEET
- PLANT UNIT REQUIRED (#3 / 100 X 75): 348 P.U.

PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

SCHEDULE FOR SECTION 120.1

- PARKING LOTS, INTERIOR**
- NUMBER OF PARKING SPACES: 134 X 30 = 4,020 PLANTING AREA
 - AMOUNT OF PARKING AREA UTILIZED BY LID: 0
 - AMOUNT OF PLANTING AREA REQUIRING LANDSCAPING: 4,020
 - TOTAL PLANT UNIT REQUIRED (#3 / 300 X 12): 161 P.U.

PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

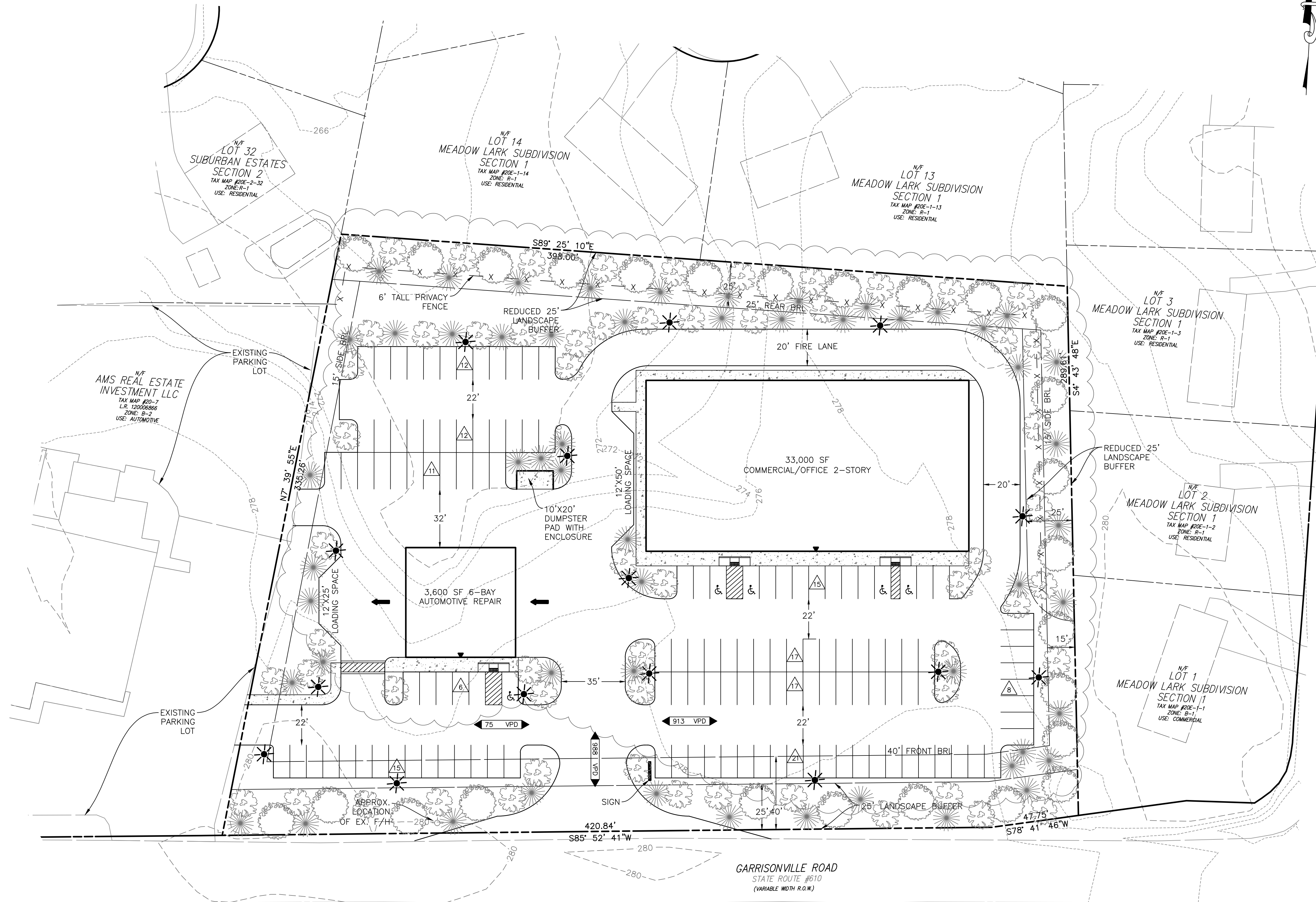
PLANTINGS SHOWN ARE FOR CONCEPTUAL PURPOSES. PLANT TYPE AND LOCATION WILL BE SHOWN ON THE FINAL SITE PLAN.

SIGNAGE

SIGNAGE SIZE, HEIGHT AND LOCATION SHALL COMPLY WITH STAFFORD COUNTY CODE REQUIREMENTS AT THE TIME OF FINAL ENGINEERING.

PARKING TABULATION			
USE	REQUIREMENT	UNIT	SPACES REQUIRED
AUTOMOTIVE	3 SPACES/BAYS	6	18
LOW INTENSITY RETAIL	3 SPACES/1000 GSF	16,500	49.5
OFFICE	3 SPACES/1000 GSF	16,500	49.5
TOTAL REQUIRED		117	
TOTAL PROVIDED		134	

HANDICAPPED PARKING REQUIRED	5	SPACES
HANDICAPPED PARKING PROVIDED	5	SPACES
LOADING SPACES REQUIRED	1	12'X25' SPACE
LOADING SPACES PROVIDED	1	12'X50' SPACE
LOADING SPACES REQUIRED	1	12'X25' SPACE
LOADING SPACES PROVIDED	1	12'X50' SPACE



LEGACY ENGINEERING

809 WILLIAM STREET, SUITE C
FREDERICKSBURG, VA 22401
www.legacy-eng.com
540.373.8350 (p) 540.369.4499 (f)

REZONING AND CUP
KAZ AUTOMOTIVE
GENERALIZED DEVELOPMENT PLAN

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO

Professional Engineer Seal

BRUCE A. REESE
Lic. No. 22807
12/15/17
PROFESSIONAL ENGINEER

FILE NO.	SHEET
	2
	OF 2
SCALE AS SHOWN	

