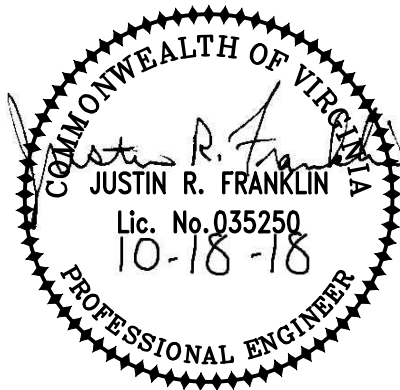
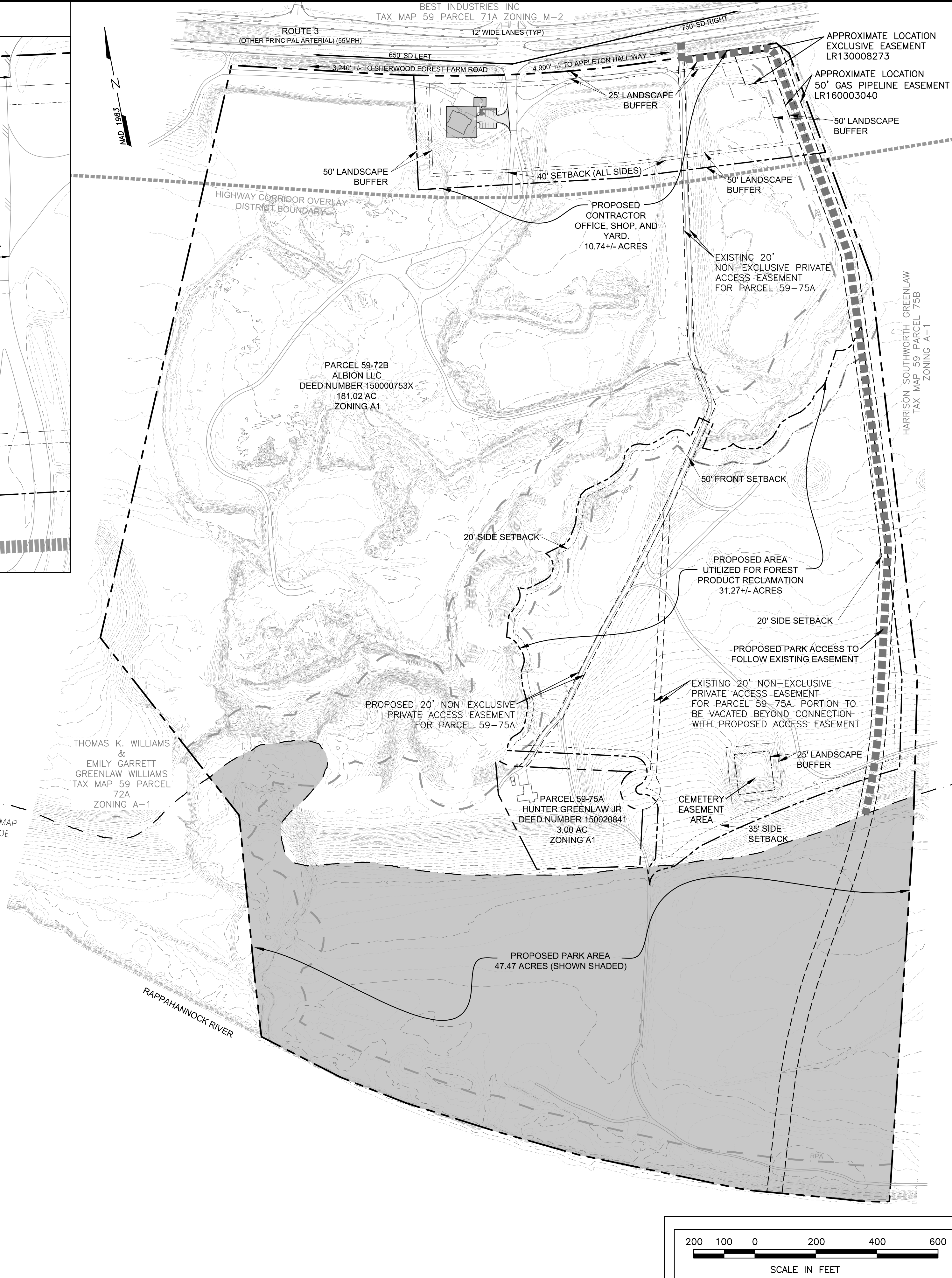
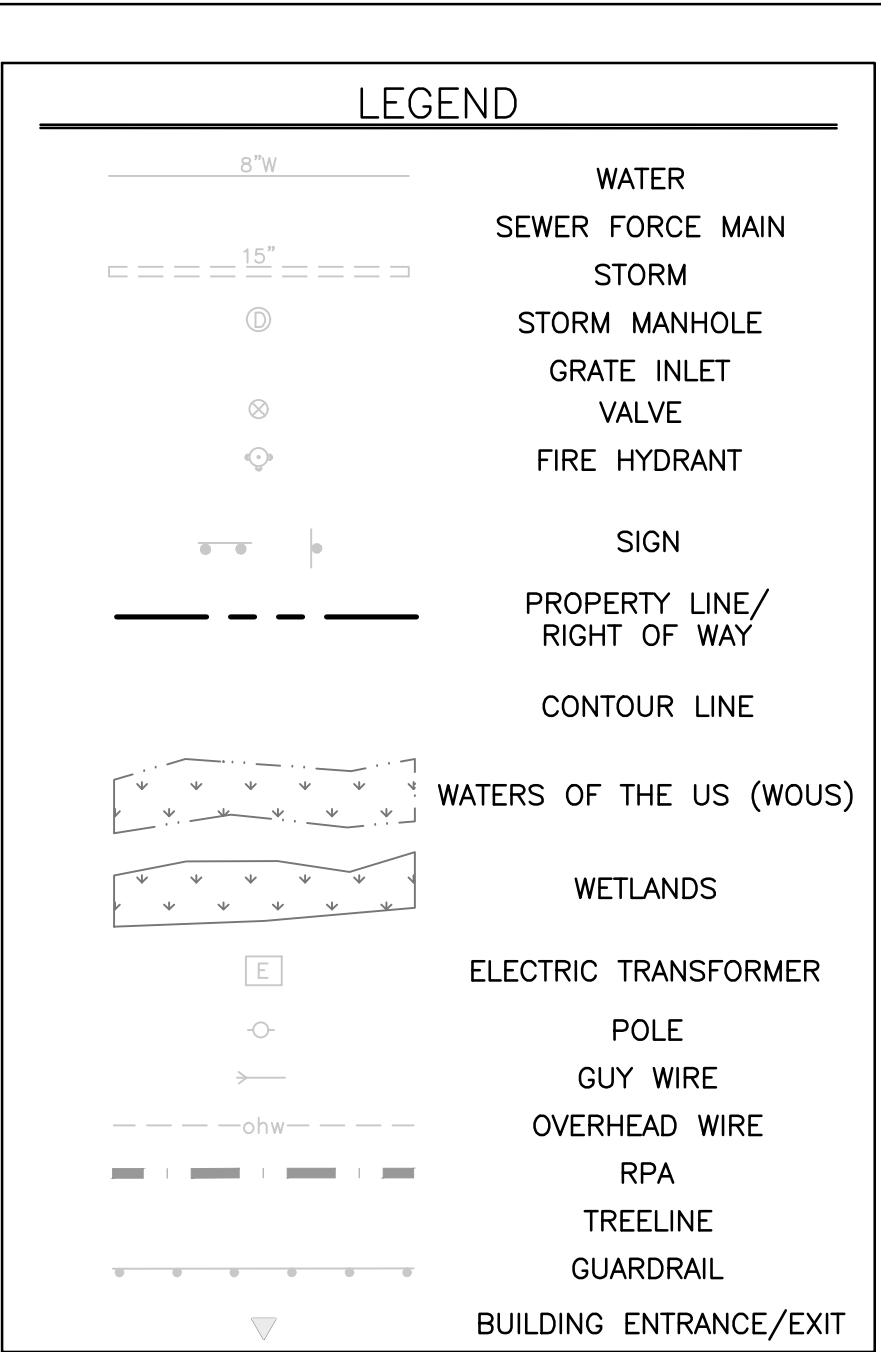
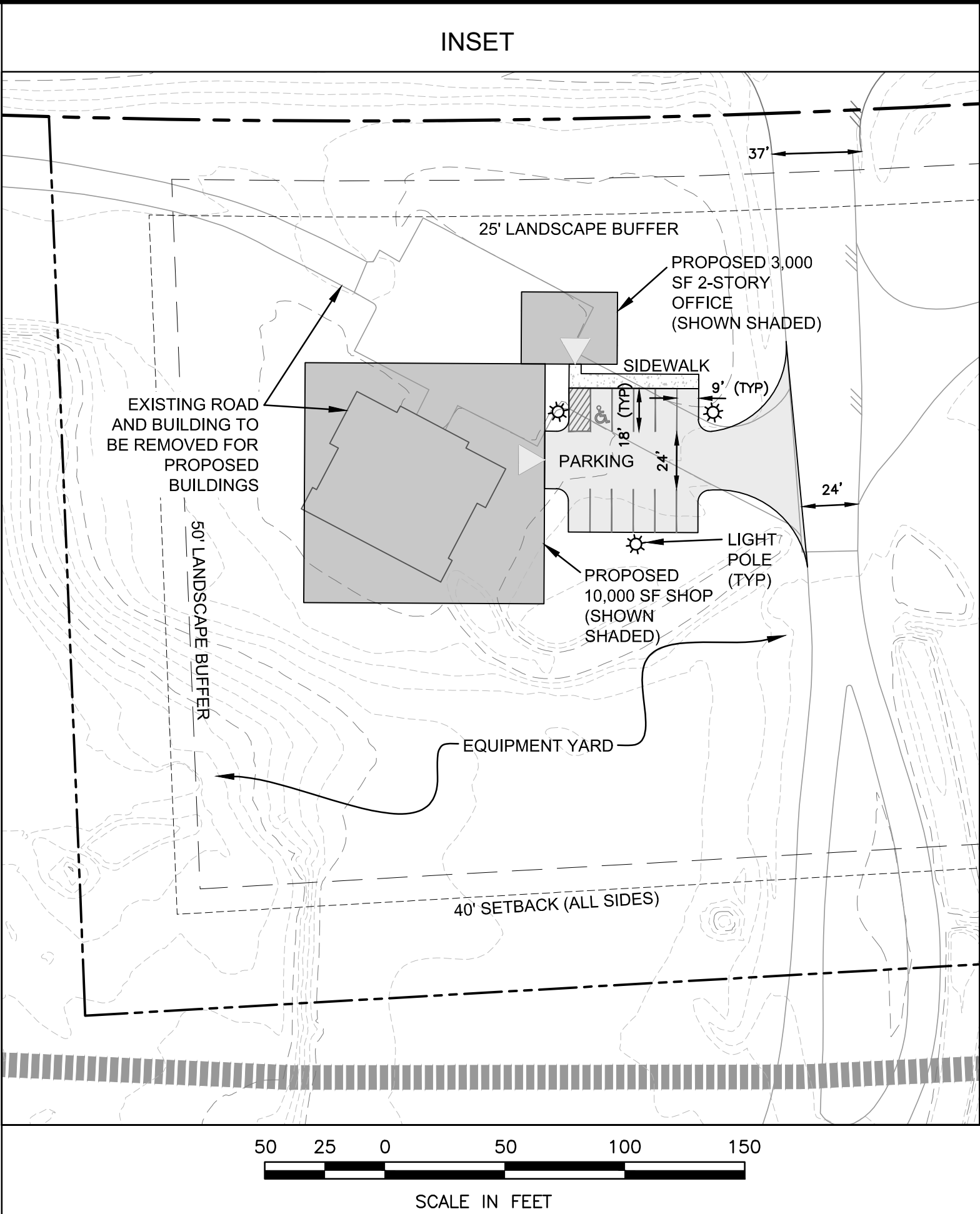
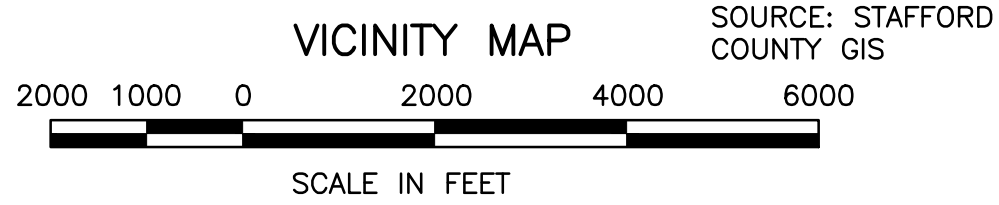
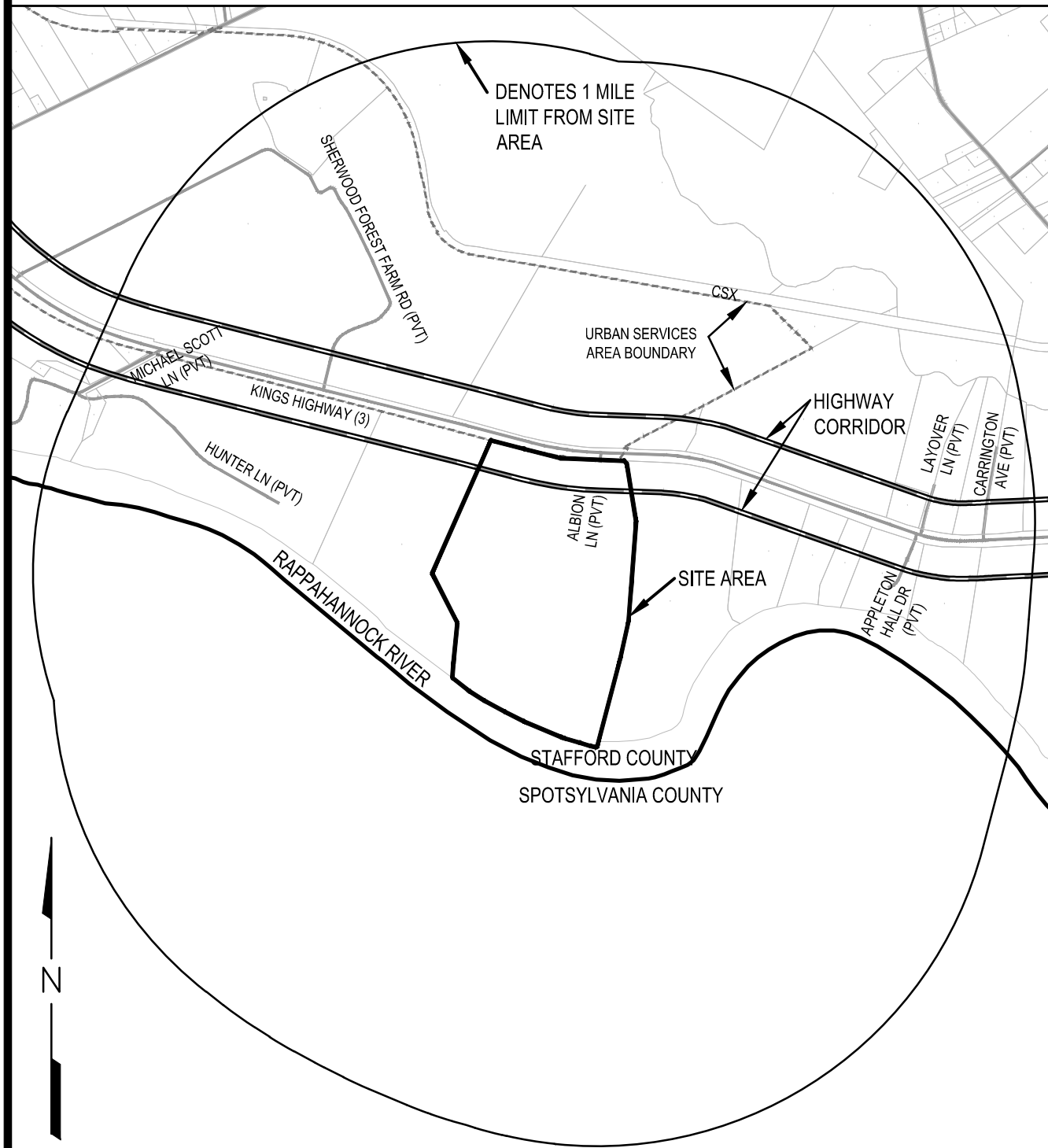


APPLICANT: ALBION LLC  
 6308 FIVE MILE CENTRE PK SUITE 215  
 FREDERICKSBURG VA 22407  
  
 OWNER: ALBION LLC  
 6308 FIVE MILE CENTRE PK SUITE 215  
 FREDERICKSBURG VA 22407  
  
 PREPARED BY: FAIRBANKS & FRANKLIN  
 1005 MAHONE STREET  
 FREDERICKSBURG, VIRGINIA 22401  
 (540) 899-3700  
  
 TAX PARCEL: 59-72B (PORTION)  
 PROPOSED PARCEL FOR REZONING: 10.74 AC  
 PROPOSED USE: CONTRACTOR OFFICE, SHOP, AND YARD  
 EXISTING ZONING: A-1  
 PROPOSED ZONING: M-2  
 OVERLAY DISTRICT(S): HIGHWAY CORRIDOR OVERLAY DISTRICT  
 FLOOR AREA RATIO (FAR) REQUIRED= 1.0  
 FLOOR AREA RATIO (FAR) PROVIDED= .003 +/-  
 OPEN SPACE REQUIRED= 25%  
 OPEN SPACE PROVIDED= 25% +/- (2.69/10.74=0.25)  
 MINIMUM SETBACKS:  
     FRONT 40FT  
     SIDE 40FT  
     REAR 40FT  
 MAXIMUM BUILDING HEIGHT: 65 FT  
 PROPOSED BUILDING HEIGHT: 35 FT (APPROXIMATE)  
 PARKING REQUIRED:  
     1 SPACE/5000 SF GFA (CONTRACTOR SHOP) = 1X10,000/5,000 = 2 SPACES  
     3 SPACES/1000 SF GFA (OFFICE) = 3X3,000/1,000 = 9 SPACES  
 PARKING PROVIDED: 11 SPACES

1. THERE ARE WETLANDS OR WATERS OF THE U.S. ON SITE IN THE LOCATION SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.
2. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
3. THERE ARE NO KNOWN BURIALS OR BURIAL ON SITE IN THE LOCATION SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.
4. ALL PROPOSED PARCEL LINES AND 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 WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 1301540202E DATED FEBRUARY 4, 2005, 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.
11. BOUNDARY INFORMATION IS FROM AN ALTA SURVEY PREPARED BY ENGINEERING GROUPE AND BOUNDARY LINE ADJUSTMENT PLAT PREPARED BY FAIRBANKS & FRANKLIN, DATED APRIL 24, 2015 AND RECORDED AS PM150000171. ALL OTHER BOUNDARY INFORMATION REFERENCED FROM COUNTY GIS DATA, DEEDS AND PLATS AREA REFERENCED HEREON.
12. TOPOGRAPHIC SURVEY INFORMATION IS A COMPILATION OF AERIAL MAPPING SUPPLIED BY MCKENZIE SNYDER AND FIELD RUN SURVEY PERFORMED BY FAIRBANKS & FRANKLIN.



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