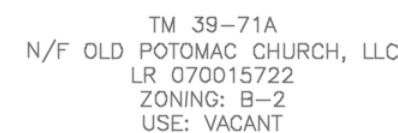
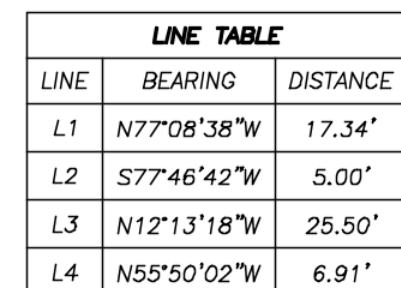


TAX PARCEL: 39-16M
ADDRESS: 122 OLD POTOMAC CHURCH ROAD
PARCEL AREA EXISTING: 2.15 AC
PROPOSED USE: CHILD CARE CENTER
EXISTING ZONING: B3
PROPOSED ZONING: B3 WITH CONDITIONAL USE PERMIT FOR CHILD CARE CENTER
OVERLAY DISTRICT(S): AIRPORT OVERLAY DISTRICT (AD), CONICAL ZONE (C)
FLOOR AREA RATIO (FAR) REQUIRED= 0.65
FLOOR AREA RATIO (FAR) PROVIDED= 0.11
OPEN SPACE REQUIRED= 30%
OPEN SPACE PROVIDED= 50%

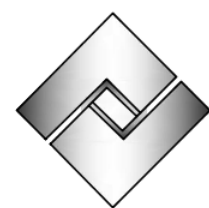
WATER AND SANITARY SEWER USAGE ESTIMATE: 1,500 GPD



A scale bar labeled "SCALE IN FEET" is shown. The bar has markings at 30, 15, 0, 30, 60, and 90. The segments between 30 and 15, 15 and 0, 0 and 30, 30 and 60, and 60 and 90 are all of equal length, representing 15 feet each.



N/F SNYDER
DB 853 PG 842
TM 39-56E



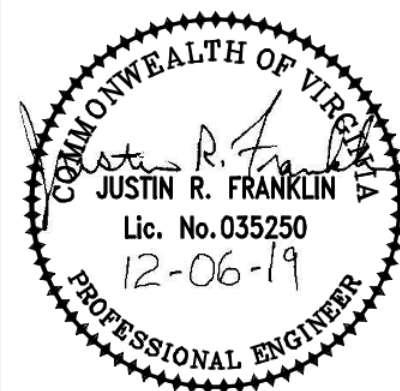
**Fairbanks &
Franklin**

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

GENERALIZED DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

SOUTH CAMPUS ACADEMY
STAFFORD COUNTY, VIRGINIA



DATE : 11-18-19
DESIGNED: JRF/JKS
DRAWN : JRF/JKS
CHECKED : JRF

REVISIONS:
11-22-19
12-06-19

DOCUMENT NO.
200-1002

1 SHEET 1
OF

200-1002 SOUTH CAMPUS ACADEMY GENERALIZED DEVELOPMENT PLAN 12-06-19