

# PROJECT MOVER

## GENERALIZED DEVELOPMENT PLAN

### PROJECT/SITE STATISTICS

**PROJECT**  
 NAME: PROJECT MOVER  
 USE: HIGH CUBE TRANSLOAD AND SHORT TERM STORAGE WAREHOUSE

**SITE AREA**  
 TOTAL SITE AREA: 50.156-ACRES OR 2,184,806-SQUARE FEET  
 REZONING AREA: 49.569 ACRES  
 PROFFER AMENDMENT AREA: 19.067 ACRES  
 CONDITIONAL USE AREA: 50.156 ACRES

### STAFFORD B-2 ZONING DISTRICT REGULATIONS

#### BUILDING SETBACKS

FRONT: 40-FEET  
 SIDE: 0-FEET  
 BACK: 25-FEET

#### BUILDING HEIGHT

PERMITTED: 65 FEET  
 PROVIDED: LESS THAN 55'

#### PARKING REQUIREMENTS

PARKING (WAREHOUSE): 1 SPACE PER EMPLOYEE  
 MAX # EMPLOYEES: 730 (3 SHIFTS) 730/3 = 243 PER SHIFT  
 TOTAL PARKING REQUIRED: 243 SPACES

PARKING PROVIDED:  
 AUTO: 342 AUTO SPACES (9'x20')  
 TRACTOR: 92 (12'x24')  
 TRAILER: 199 (12'x55')  
 DOCK: 92 (14'x65')

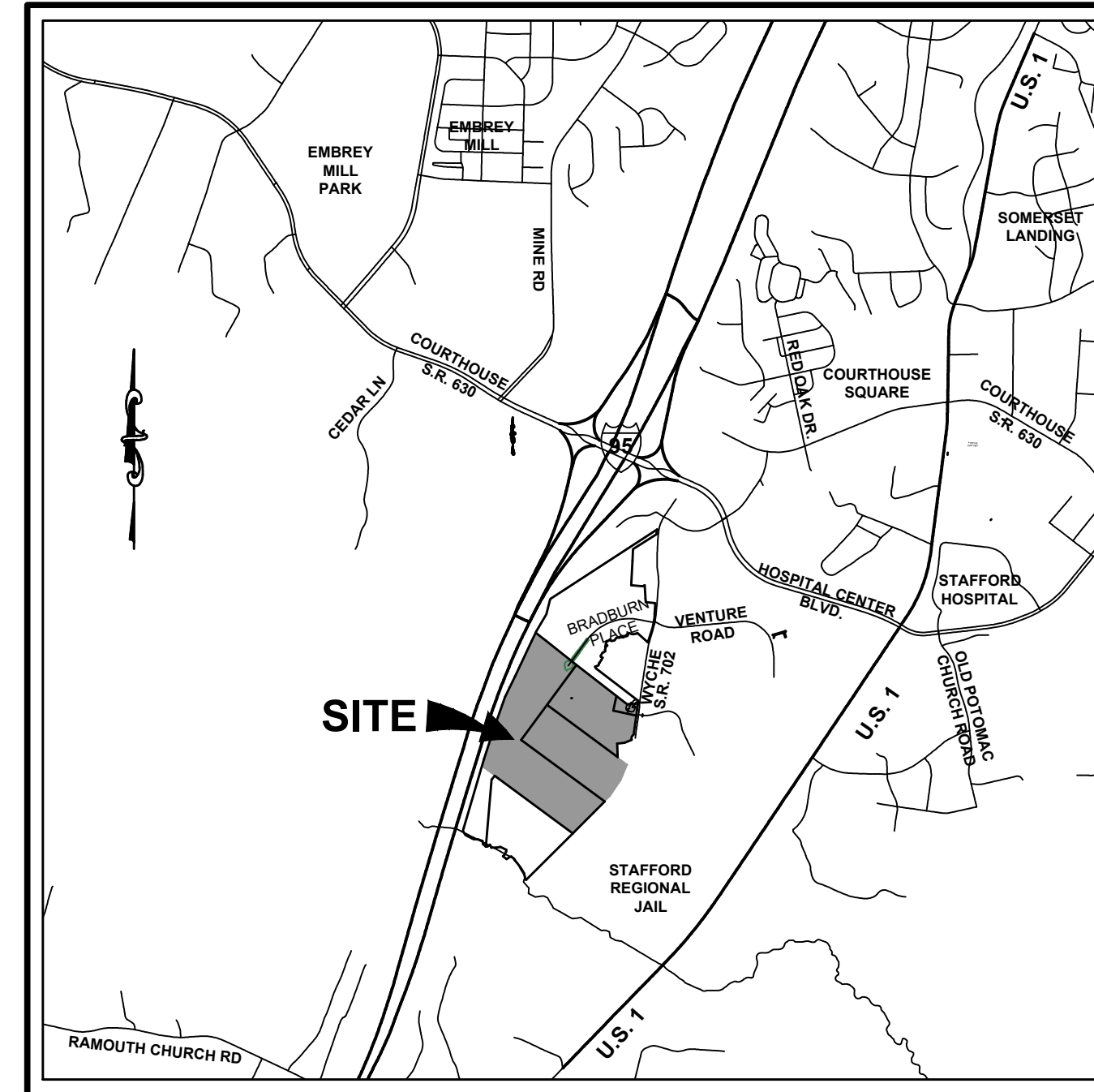
TOTAL PARKING PROVIDED: 725 SPACES  
 HANDICAPPED SPACES PROVIDED: 8 SPACES

#### BULK REGULATIONS

FLOOR AREA RATIO (B-2 AREA): 0.70 OR 1,529,364 SF (MAXIMUM)  
 OPEN SPACE RATIO (B-2 AREA): 0.25 OR 546,201 SF (MINIMUM)  
 TOTAL BUILDING SQUARE FOOTAGE: 533,624 SF  
 PROPOSED FAR: 24.4% = (533,624/2,184,806)  
 PROPOSED O.S.: 40.2% = (877,706/2,184,806)

#### CONTACT

CONTACT: BAGBY, FOROUGH & GOODPASTURE, PLLC  
 RYAN K. FOROUGH, PE  
 (540) 373-5178 x2026



VICINITY MAP  
 SCALE: 1" = 2,000'

**OWNER:**  
 R. INCOME PROPERTIES, LLC  
 4920 QUINTESSENCE COURT  
 HAYMARKET, VA 20169  
 CONTACT: ED WILBOURN  
 (703) 753-1952

**OWNER:**  
 KASEY TRUCKING INC  
 7209 LOCKPORT PLACE  
 LORTON VA 22079-1524  
 CONTACT: GENE LEBOEUF  
 (703) 404-0067

**OWNER:**  
 SUN LAND LLC  
 56 CANTERBURY DR  
 STAFFORD VA 22554-5721  
 CONTACT: ALAN LIDDELL  
 (504) 657-5600

#### APPLICANT:

EXEL, INC., A MASSACHUSETTS CORPORATION  
 360 WESTER BOULEVARD  
 WESTERVILLE, OHIO 43082  
 CONTACT: STEVE HESS  
 (614) 209-0713

#### ENGINEER:

BAGBY, FOROUGH & GOODPASTURE, PLLC  
 125 OLDE GREENWICH DRIVE, SUITE 115  
 FREDERICKSBURG, VA 22408  
 CONTACT: RYAN K FOROUGH, P.E.  
 (540) 373-5178

### SHEET INDEX

**SHEET NUMBER:**  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.

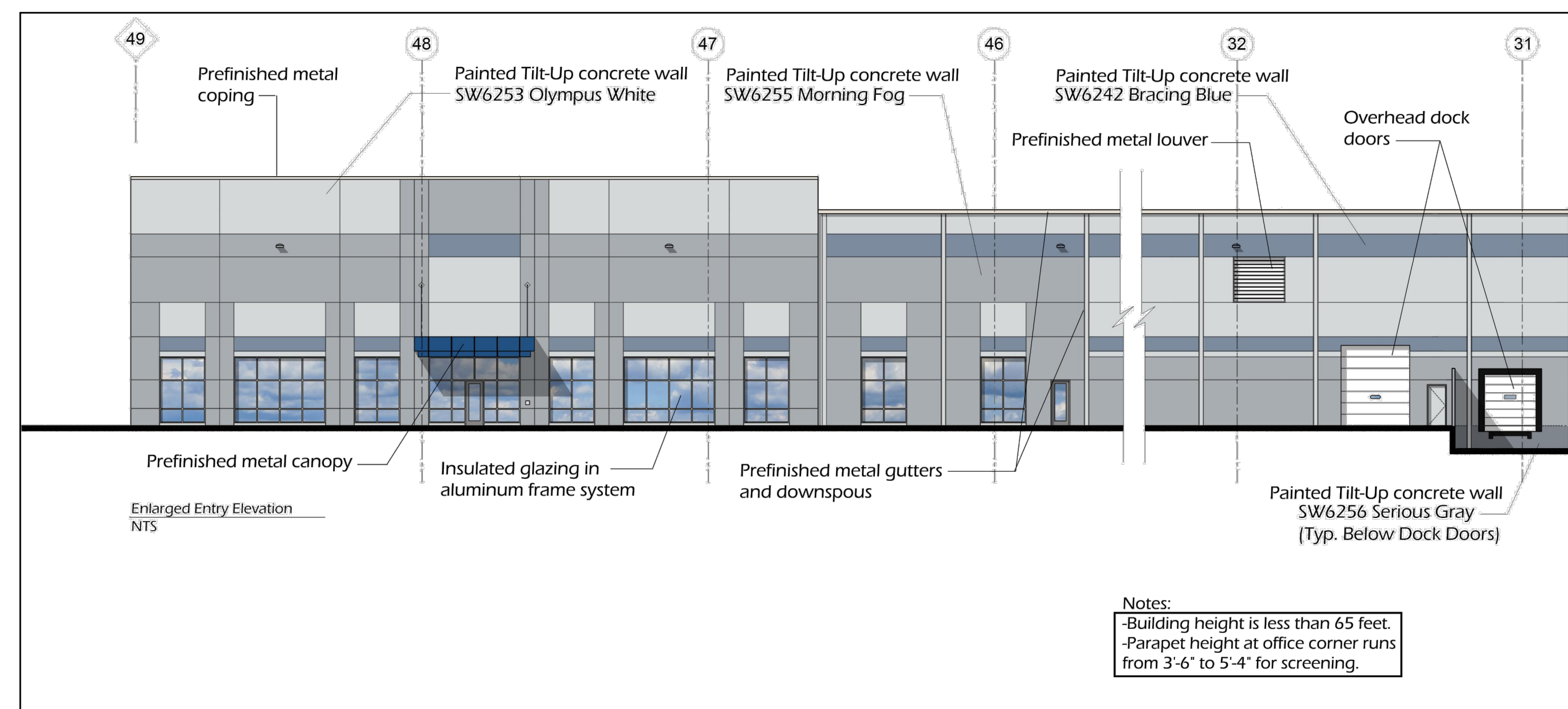
**TITLE:**  
 COVER SHEET  
 EXISTING TOPOGRAPHIC SURVEY  
 EXISTING SITE CONDITIONS  
 PROFFER AMENDMENT AND REZONING AREA MAP  
 CUP AREA MAP  
 GENERALIZED DEVELOPMENT PLAN  
 LANDSCAPING PLAN

### GENERAL NOTES

- THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
- METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY THIS FIRM
- EXISTING ZONE: A-1 AND B-2; USE: VACANT
- ALL EXISTING STRUCTURES SHALL BE RAZED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN 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 NO. 5101540131E, REVISED FEBRUARY 4, 2005.
- GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
- TRASH WILL BE COMPACTED AND PICKED UP AS NEEDED.
- LIGHTING ON GDP IS FOR ILLUSTRATIVE PURPOSES ONLY. SITE LIGHTING WILL BE DESIGNED TO MEET STAFFORD COUNTY ORDINANCE/REQUIREMENTS.
- LANDSCAPING ON GDP IS FOR ILLUSTRATIVE PURPOSES. SITE LANDSCAPING WILL BE DESIGNED TO MEET STAFFORD COUNTY ORDINANCE/REQUIREMENTS.
- BUILDING AND SITE LAYOUT ARE CONCEPTUAL AND FOR GENERAL PURPOSES ONLY. ACTUAL PARKING SPACES, LOADING SPACES, BUILDING LOCATION, SHAPE AND SIZE WILL BE DETERMINED AT FINAL SITE PLAN SUBMISSION.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH COUNTY REGULATIONS.
- PROPOSED ZONE: B-2
- ALL SIGNAGE SHALL COMPLY WITH STAFFORD COUNTY REQUIREMENTS.
- THE NUMBER OF STORIES, HEIGHT, ROOF LINE, ENTRANCES AND EXITS FOR BUILDINGS TO BE DEVELOPED WILL BE DETERMINED AT THE TIME OF SITE PLAN AND WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
- THE ASSESSOR'S TAX MAP NUMBER AND EXISTING ZONE FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS (OWNER: R. INCOME PROPERTIES, LLC):
 

|   |                         |                     |                         |
|---|-------------------------|---------------------|-------------------------|
| 38-76                                   | ZONE: A-1; USE: VACANT; | INST# LR030003092;  | SUN LAND LLC            |
| (PORTION FOR CUP AND ALL FOR REZONING)  |                         |                     |                         |
| 38-76A                                  | ZONE: A-1; USE: VACANT; | INST# 07-003219X;   | R INCOME PROPERTIES LLC |
| (PORTION FOR CUP AND ALL FOR REZONING)  |                         |                     |                         |
| 38-76C                                  | ZONE: A-1; USE: VACANT; | INST# LR080014863;  | R INCOME PROPERTIES LLC |
| 38-76F                                  | ZONE: A-1; USE: VACANT; | INST# LR080014863;  | R INCOME PROPERTIES LLC |
| 38-76G                                  | ZONE: A-1; USE: VACANT; | INST# LR070033219;  | R INCOME PROPERTIES LLC |
| 38-76H                                  | ZONE: A-1; USE: VACANT; | INST# LR060036532R; | KASEY TRUCKING INC.     |
| 38-77                                   | ZONE: B-2; USE: VACANT; | INST# LR080014863;  | R INCOME PROPERTIES LLC |
| (PORTION FOR CUP AND PROFFER AMENDMENT) |                         |                     |                         |
- RESOURCE PROTECTION AREAS AND WETLANDS SHOWN HEREON WERE DETERMINED BY BILL ELLEN.
- EXISTING CEMETERY TO BE RELOCAED AS SHOWN HEREON.

| LEGEND |                               |
|--------|-------------------------------|
|        | ACCESSIBLE                    |
|        | EXISTING INTERMEDIATE CONTOUR |
|        | EXISTING INDEX CONTOUR        |
|        | EXISTING SPOT SHOT            |
|        | FINISHED GRADE                |
|        | FINISHED SPOT SHOT            |
|        | FIRE HYDRANT                  |
|        | EX. LIGHT POLES               |
|        | SIGNS                         |
|        | TEST PIT                      |
|        | CG-6R                         |
|        | SIGHT LIGHTING                |



**Notes:**  
 -Building height is less than 65 feet.  
 -Parapet height at office corner runs from 3'-6" to 5'-4" for screening.

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**BFG**  
 BAGBY, FOROUGH & GOODPASTURE, PLLC  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 125 OLDE GREENWICH DRIVE, SUITE 115  
 FREDERICKSBURG, VIRGINIA 22408  
 TELEPHONE: (540) 373-5178  
 FAX: (540) 373-6681

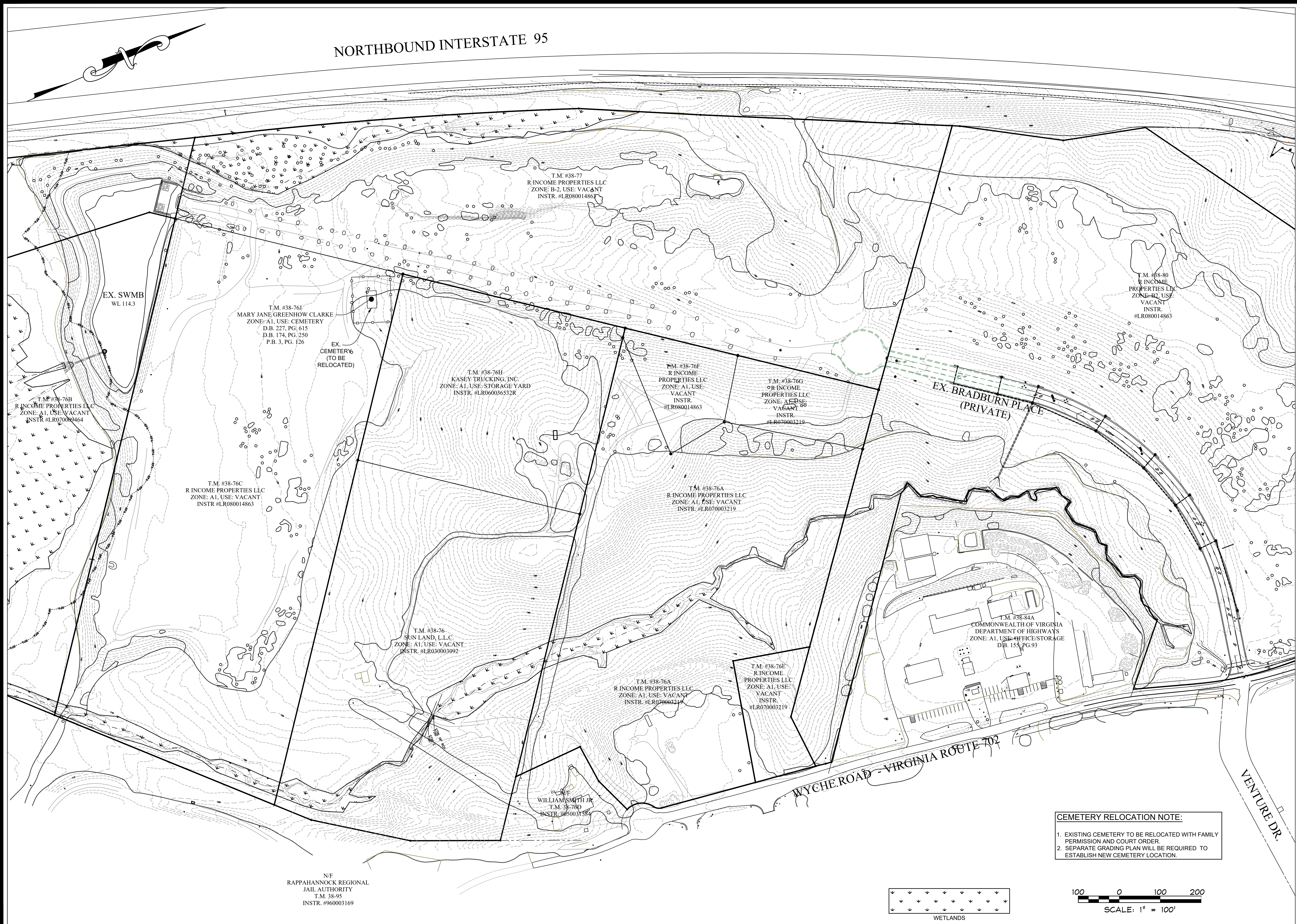
COMMONWEALTH OF VIRGINIA  
 RYAN K. FOROUGH  
 Lic. No. 41245  
 12/16/2020  
 PROFESSIONAL ENGINEER

COVER SHEET  
 PROJECT MOVER  
 GENERALIZED DEVELOPMENT PLAN  
 AQUIA MAGISTERIAL DISTRICT  
 VIRGINIA  
 STAFFORD COUNTY

|              |               |
|--------------|---------------|
| DATE:        | 12/16/2020    |
| SCALE:       |               |
| DESIGNED BY: | MMB/RKF       |
| DRAWN BY:    | RG/LT         |
| CHECKED BY:  | RKF           |
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| JOB NO.:     | 20562-1       |
| PLAN NO.:    |               |

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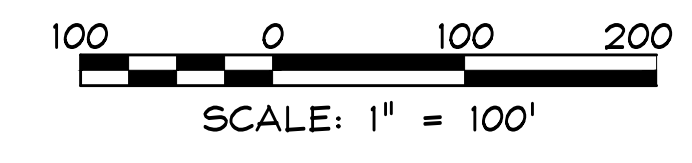
NORTHBOUND INTERSTATE 95



N/F  
RAPPAHANNOCK REGIONAL  
JAIL AUTHORITY  
T.M. 38-95  
INSTR. #960003169

**CEMETERY RELOCATION NOTE:**

1. EXISTING CEMETERY TO BE RELOCATED WITH FAMILY PERMISSION AND COURT ORDER.
2. SEPARATE GRADING PLAN WILL BE REQUIRED TO ESTABLISH NEW CEMETERY LOCATION.



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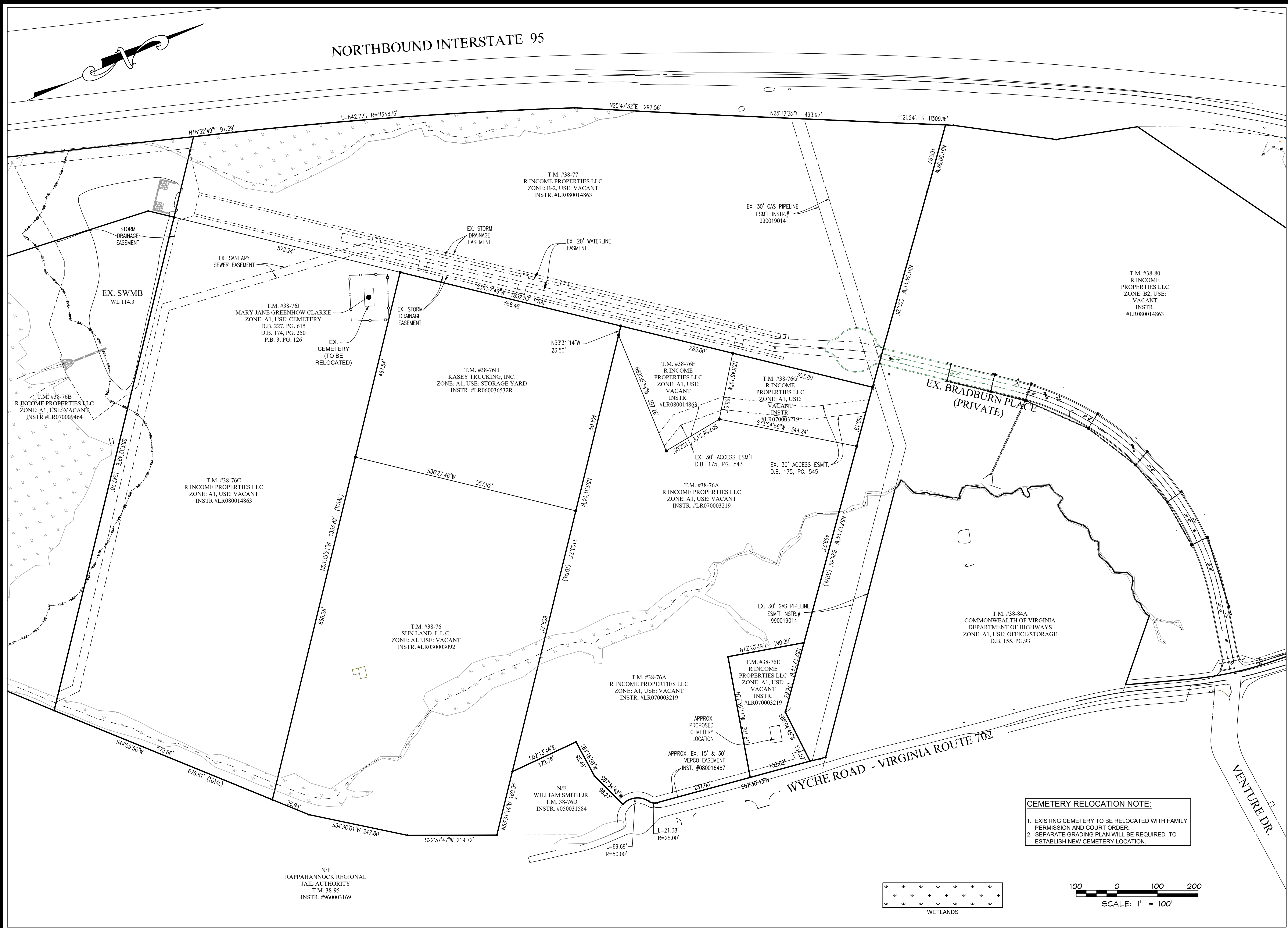
COMMONWEALTH OF VIRGINIA  
RYAN K. FOROUGH  
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12/16/2020  
PROFESSIONAL ENGINEER

EXISTING TOPOGRAPHIC SURVEY  
**PROJECT MOVER**  
**GENERALIZED DEVELOPMENT PLAN**  
AQUIA MAGISTERIAL DISTRICT  
STAFFORD COUNTY  
VIRGINIA

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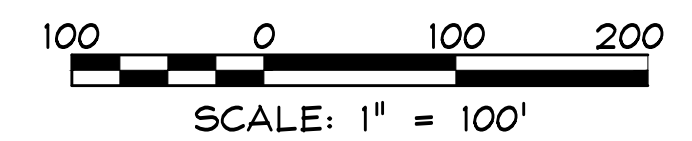
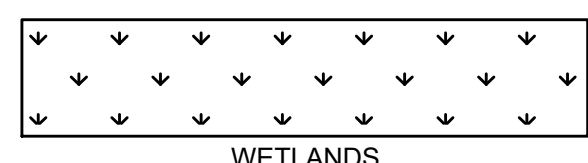
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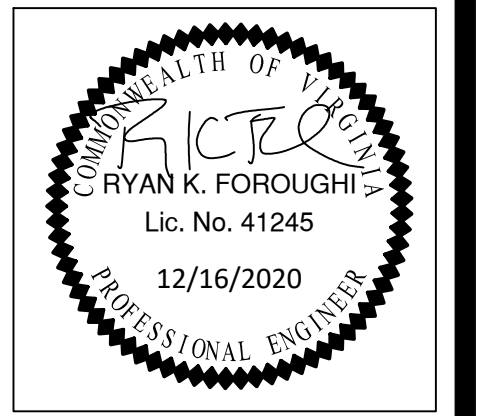
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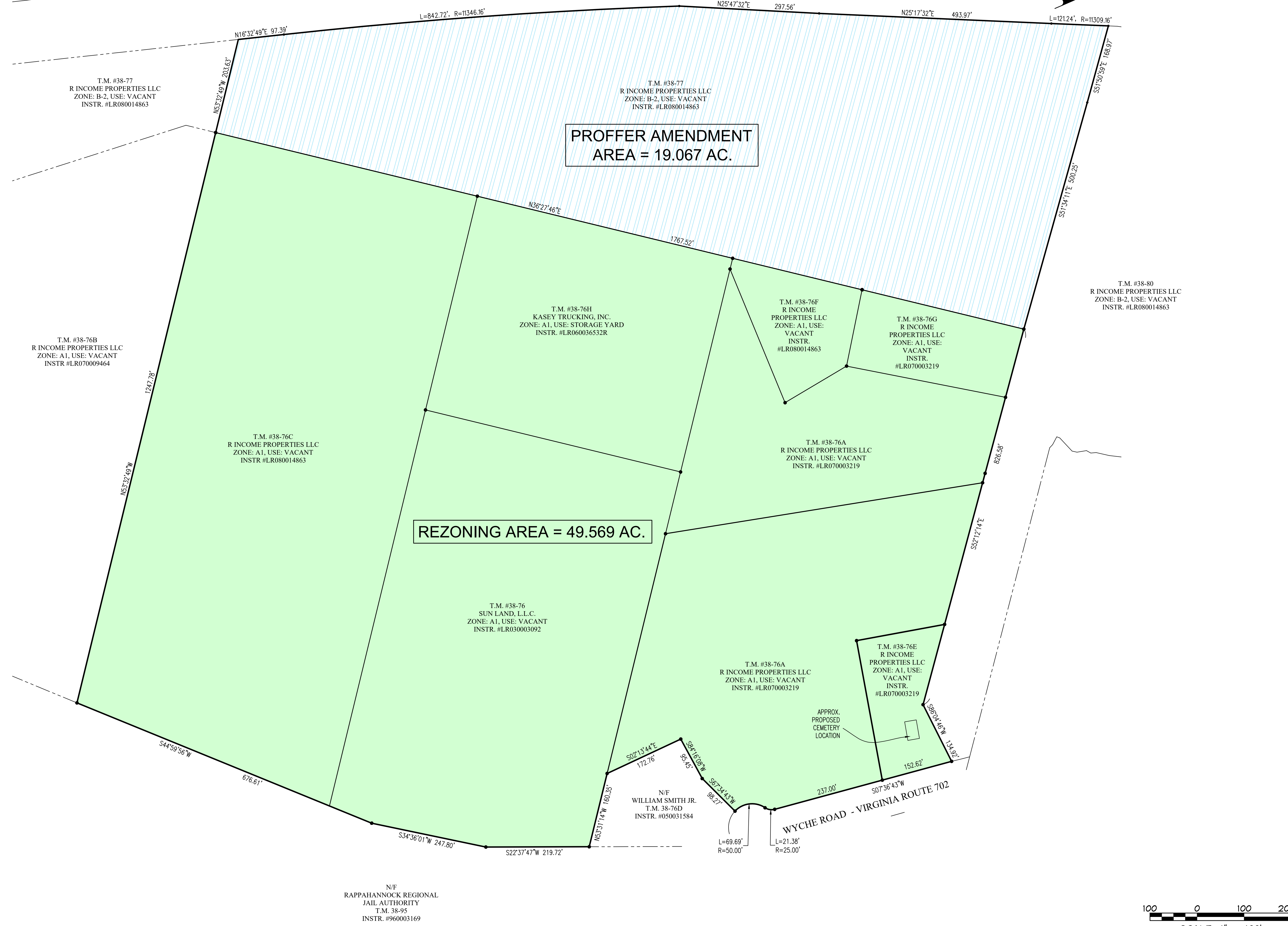
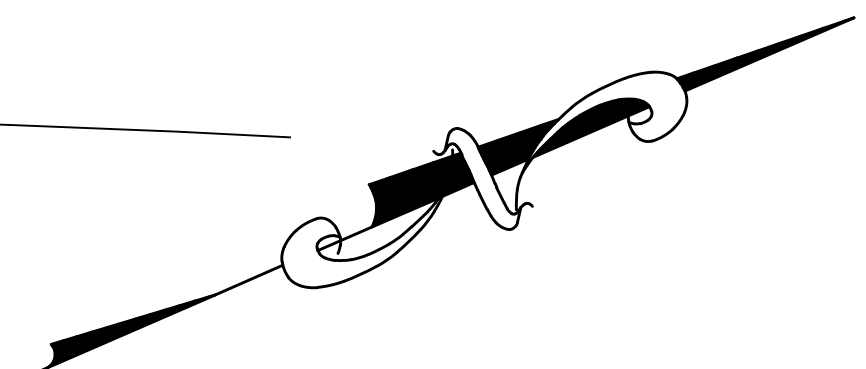
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**EXISTING SITE CONDITIONS**  
**PROJECT MOVER**  
**GENERALIZED DEVELOPMENT PLAN**  
**AQUIA MAGISTERIAL DISTRICT**  
VIRGINIA  
STAFFORD COUNTY

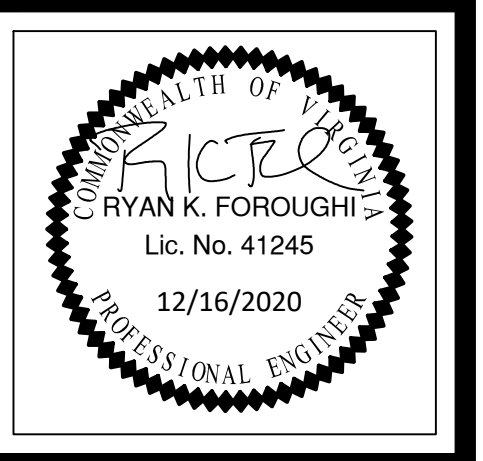
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NORTHBOUND INTERSTATE 95



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**B F E G**  
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**PROFFER AMENDMENT AND REZONING AREA MAP**

**PROJECT MOVER**

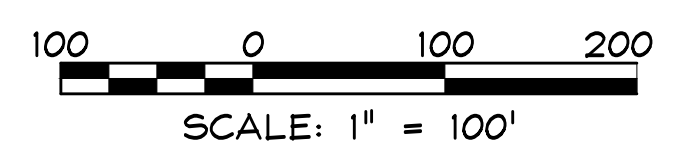
**GENERALIZED DEVELOPMENT PLAN**

**BOUNDARY SURVEY PLAT**

AQUIA MAGISTERIAL DISTRICT

STAFFORD COUNTY VIRGINIA

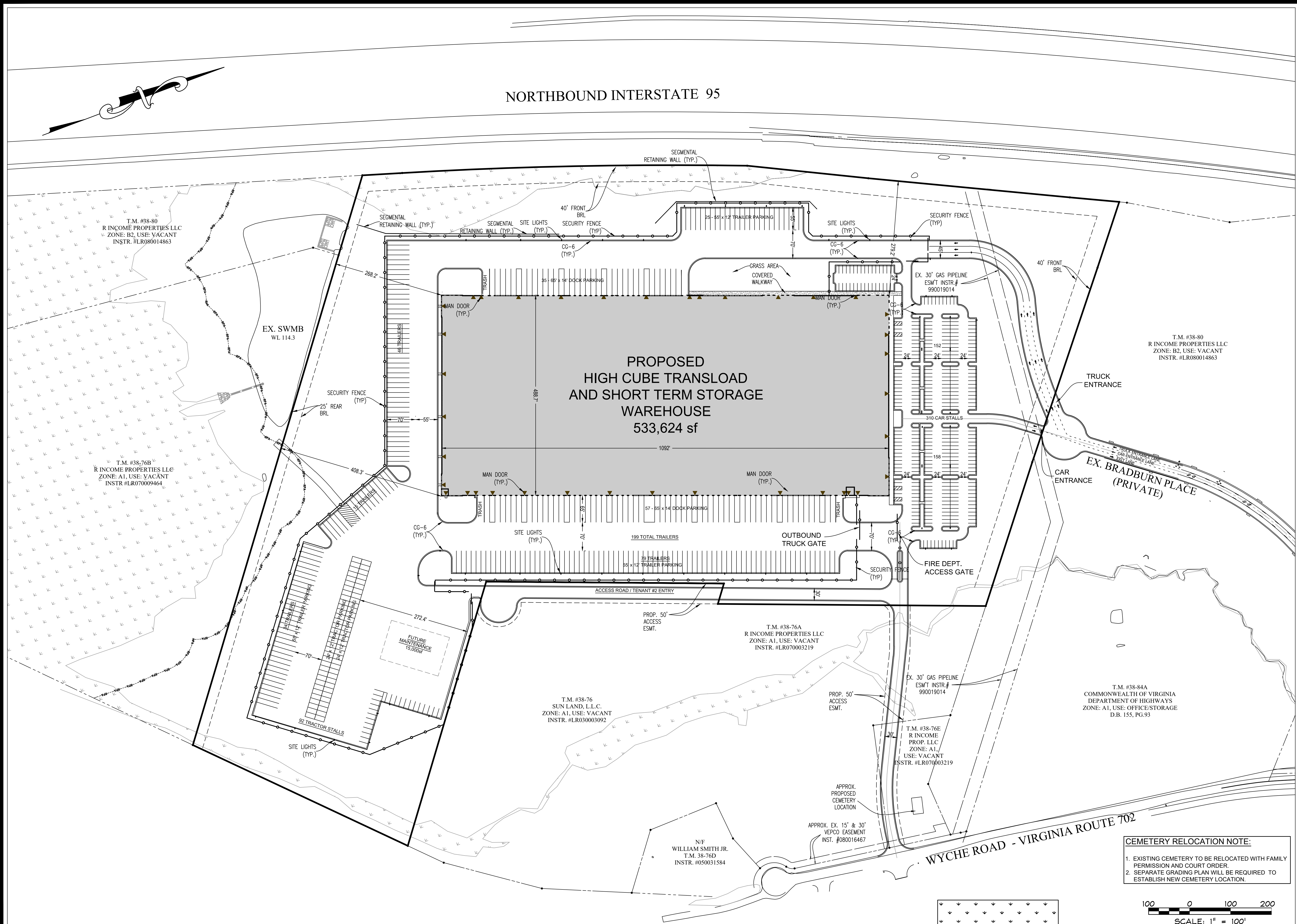
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# NORTHBOUND INTERSTATE 95



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COMMONWEALTH OF VIRGINIA  
**RYAN K. FOROUGHI**  
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 12/16/2020  
 PROFESSIONAL ENGINEER

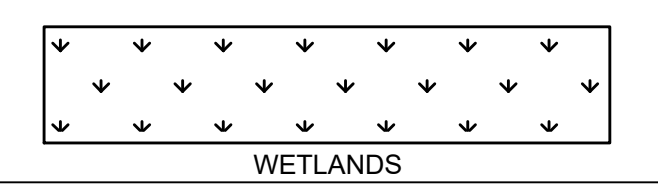
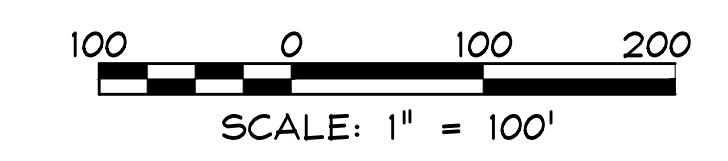
**GENERALIZED DEVELOPMENT PLAN**  
**PROJECT MOVER**  
**GENERALIZED DEVELOPMENT PLAN**  
**AQUIA MAGISTERIAL DISTRICT**

VIRGINIA  
 STAFFORD COUNTY

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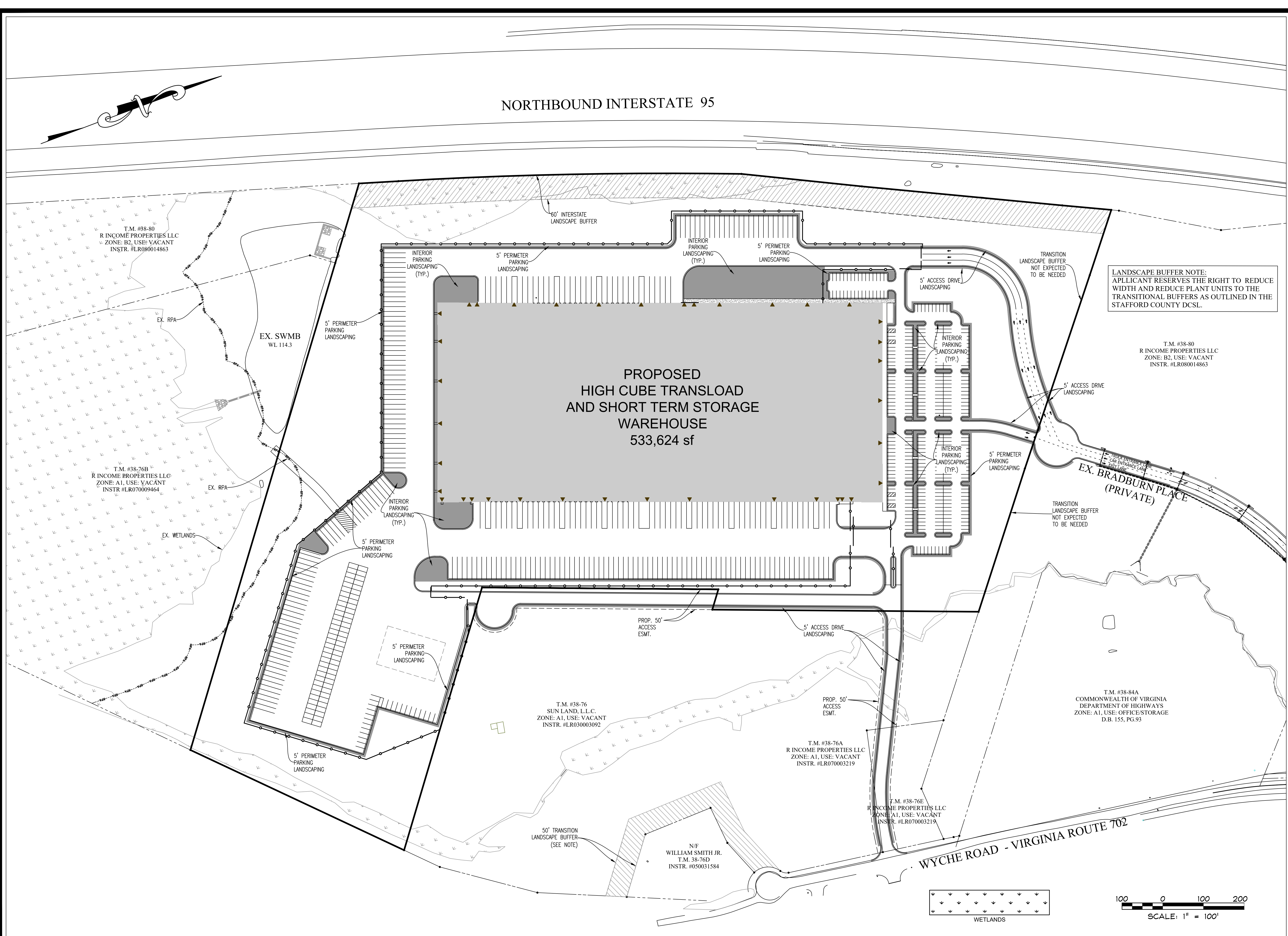
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NORTHBOUND INTERSTATE 95



**LANDSCAPE BUFFER NOTE:**  
 APPLICANT RESERVES THE RIGHT TO REDUCE WIDTH AND REDUCE PLANT UNITS TO THE TRANSITIONAL BUFFERS AS OUTLINED IN THE STAFFORD COUNTY DCSL.

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**LANDSCAPING PLAN**  
**PROJECT MOVER**  
**GENERALIZED DEVELOPMENT PLAN**  
 AQUIA MAGISTERIAL DISTRICT  
 VIRGINIA  
 STAFFORD COUNTY

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