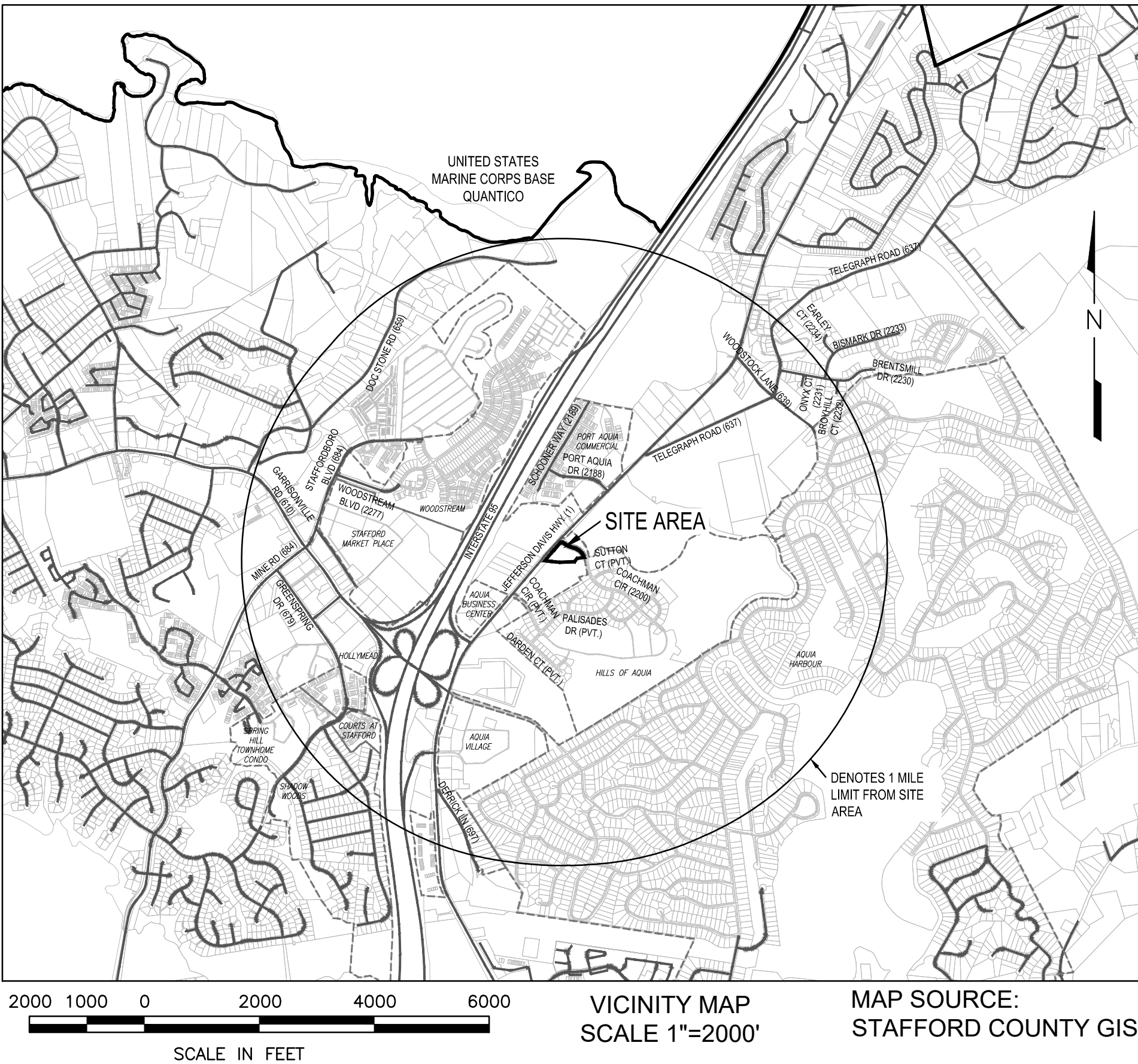


GENERALIZED DEVELOPMENT PLAN FOR DOGTOPIA ON TM 21-50B FOR CONDITIONAL USE PERMIT

SHEET INDEX

SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	GENERALIZED DEVELOPMENT PLAN
SHEET 4	CONCEPTUAL UTILITY PLAN



SITE INFORMATION:

TAX PARCELS:	21-50B
AREA:	2.888 AC
ZONING:	B2 (URBAN COMMERCIAL)
PRESENT USE:	UNDEVELOPED
PROPOSED USE:	DOG DAY CARE, GROOMING & RETAIL ESTABLISHMENT
BUILDING HEIGHT:	APPROX. 30'

COVER SHEET

GENERALIZED DEVELOPMENT PLAN
FOR DOGTOPIA ON TM 21-50B
FOR CONDITIONAL USE PERMIT
STAFFORD COUNTY, VIRGINIA

- GENERAL NOTES
- EXISTING CONDITIONS SURVEY PREPARED BY FAIRBANKS & FRANKLIN IN APRIL 2014.
 - BOUNDARY INFORMATION FOR THE PROPERTIES SHOWN TO BE DEVELOPED TAKEN FROM PLAT PREPARED BY PREPARED BY FAIRBANKS & FRANKLIN TITLED "AQUIA MEDICAL OFFICE EASEMENT & RIGHT OF WAY DEDICATION PLAT, DATED JULY 14, 2015 AND LAST REVISED 09-29-2015. ALL OTHER BOUNDARY INFORMATION REFERENCED FROM COUNTY GIS DATA. DEEDS AND PLATS ARE REFERENCED HEREON.
 - THE 100-FOOT WIDE VEGETATED CRPA BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY CODE CHAPTER 27B, CHESAPEAKE BAY PRESERVATION AREA. ONLY WATER DEPENDENT FACILITIES OR REDEVELOPMENT ARE PERMISSIBLE IN CRPA AND THE 100-FOOT WIDE BUFFER AREA.
 - TRANSITIONAL BUFFERS, STREET BUFFERS, STREET TREES, AND INTERNAL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL (DCSL).
 - WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
 - THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
 - THE PROPOSED DEVELOPMENT IS LOCATED IN ZONE X AS SHOWN ON COMMUNITY PANEL 510140132E DATED MAY 17, 2012. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME. THE LAYOUT MAY CHANGE TO COMPLY WITH ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER

AQUIA COMMERCIAL LLC
1001 EAST TELECOM DR
BOCA RATON FL 33431
561-981-5252

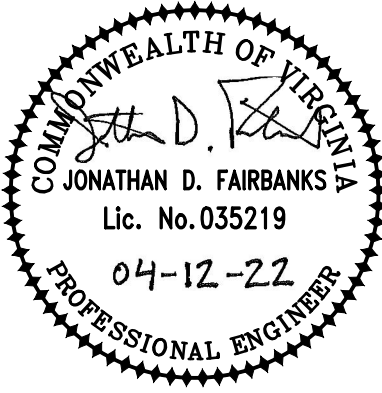
APPLICANT

AQUIA COMMERCIAL LLC
1001 EAST TELECOM DR
BOCA RATON FL 33431
561-981-5252

ENGINEER

FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
540-899-3700

LEGEND		
EXISTING		PROPOSED
8"W	WATER	8"W
8"S	SEWER	8"S
15"	STORM	
⊙	STORM MANHOLE	
⊙	SANITARY MANHOLE	
⊙	VALVE	
⊙	FIRE HYDRANT	
⊙	CLEAN OUT	
⊙	CURB INLET	
⊙	VDOT STD. DI-3	
⊙	SIGN	
---	PROPERTY LINE/ RIGHT OF WAY	---
	PAVEMENT HATCH	
	CONCRETE HATCH	
	WATERS OF THE US (WOUS)	
	WETLANDS	
⊙	SITE LIGHT	⊙
⊙	POLE	⊙
⊙	GUY WIRE	⊙
⊙	OVERHEAD WIRE	⊙
⊙	PROPOSED BUILDING ENTRANCE/EXIT	⊙

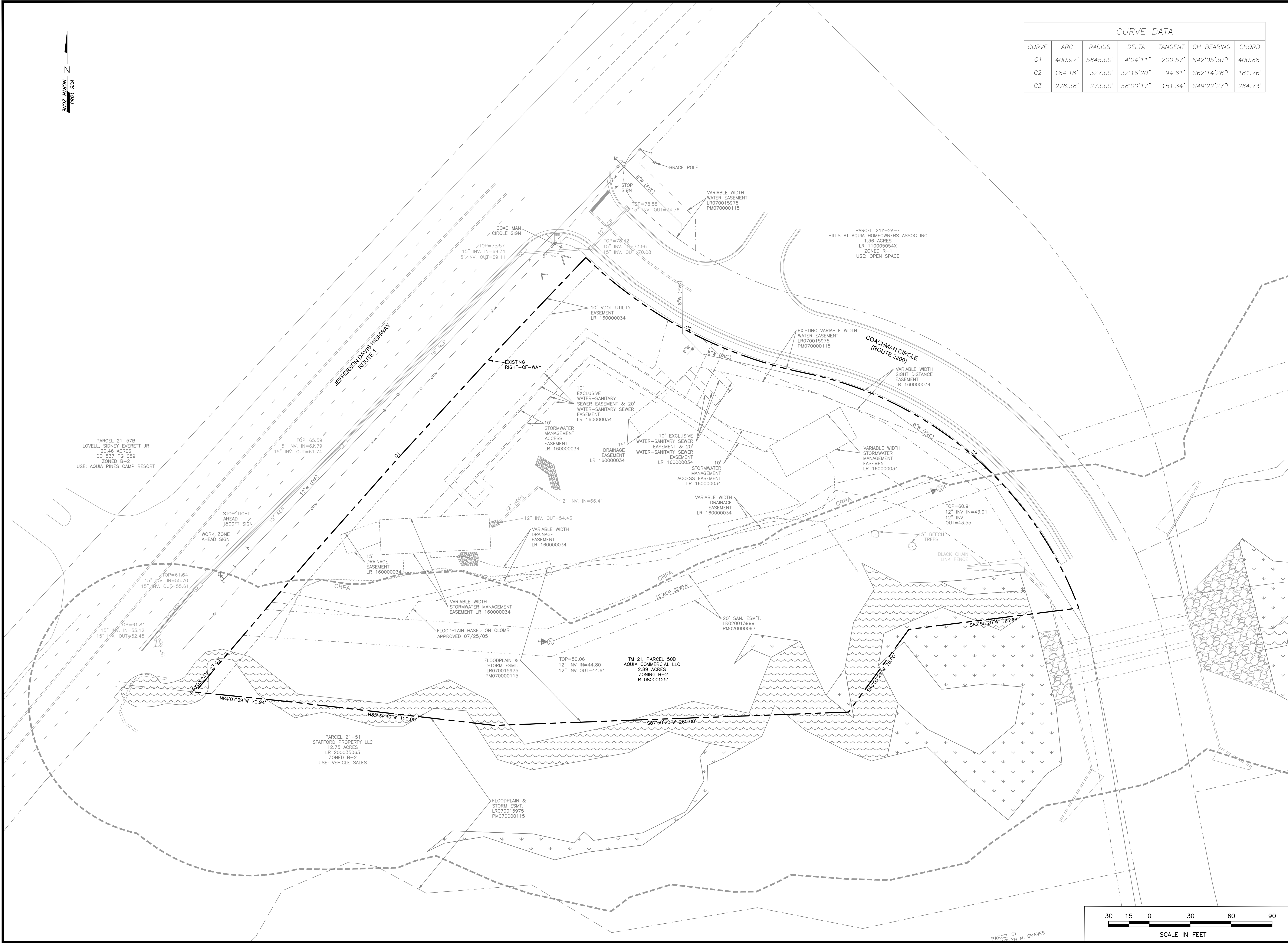


DATE : 04-12-22
DESIGNED : JDF
DRAWN : JAC
CHECKED : JRF

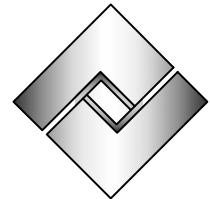
REVISIONS:

DOCUMENT NO.
1-1130

SHEET
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CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	400.97'	5645.00'	4°04'11"	200.57'	N42°05'30"E	400.88'
C2	184.18'	327.00'	32°16'20"	94.61'	S62°14'26"E	181.76'
C3	276.38'	273.00'	58°00'17"	151.34'	S49°22'27"E	264.73'



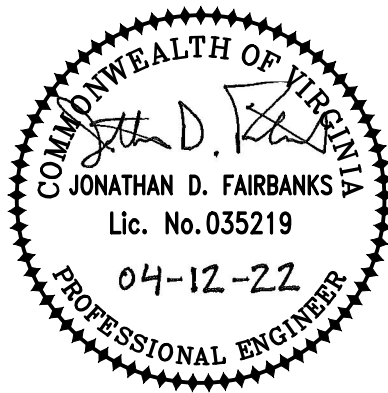
Fairbanks & Franklin

Civil Engineering
Land Planning

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

EXISTING CONDITIONS

GENERALIZED DEVELOPMENT PLAN
FOR DOGTOPIA ON TM 21-50B
FOR CONDITIONAL USE PERMIT
STAFFORD COUNTY, VIRGINIA

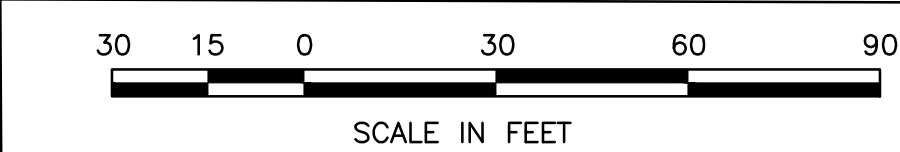


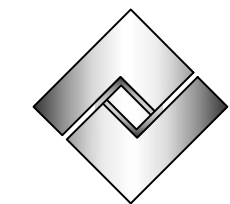
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SHEET
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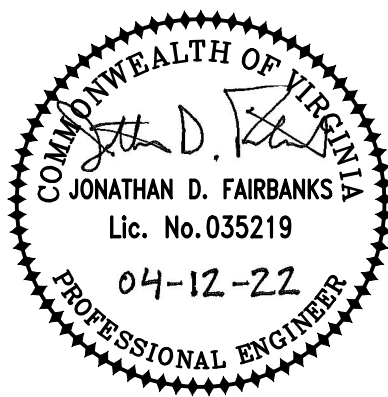
**Fairbanks &
Franklin**

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Land Planning

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Fredericksburg, VA 22401
(540) 899-3700

GENERALIZED DEVELOPMENT PLAN

**GENERALIZED DEVELOPMENT PLAN
FOR DOGTOPIA ON TM 21-50B
FOR CONDITIONAL USE PERMIT
STAFFORD COUNTY, VIRGINIA**



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SHEET
3 OF **4**

N
US 1692
NORTH ZONE

PARCEL 21-57B
LOVELL, SIDNEY EVERETT JR
20.46 ACRES
DB 537 PG 089
ZONED B-2
USE: AQUIA PINES CAMP RESORT

PARCEL 21Y-2A-E
HILLS AT AQUIA HOMEOWNERS ASSOC INC
1.36 ACRES
LR 110005054X
ZONED R-1
USE: OPEN SPACE

10' VDOT UTILITY
EASEMENT
LR 160000034

APPROXIMATE
MONUMENT
SIGN
LOCATION

ADA ACCESSIBLE
RAMP (TYP OF 2)

CONNECT TO
EXISTING CURB
& GUTTER

COACHMAN CIRCLE
(ROUTE 2200)

EXISTING VARIABLE
WIDTH WATER EASEMENT
LR070015975
PM070000115

10' STREET
TREES

CURB &
GUTTER (TYP.)

DOGTOPIA
1 STORY
25 PARKING SPACES

OUTDOOR PLAY AREA
1,750 SF

RETAINING WALL WITH
SAFETY FENCE
MAX. WALL HEIGHT
APPROX. 18'

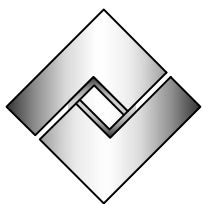
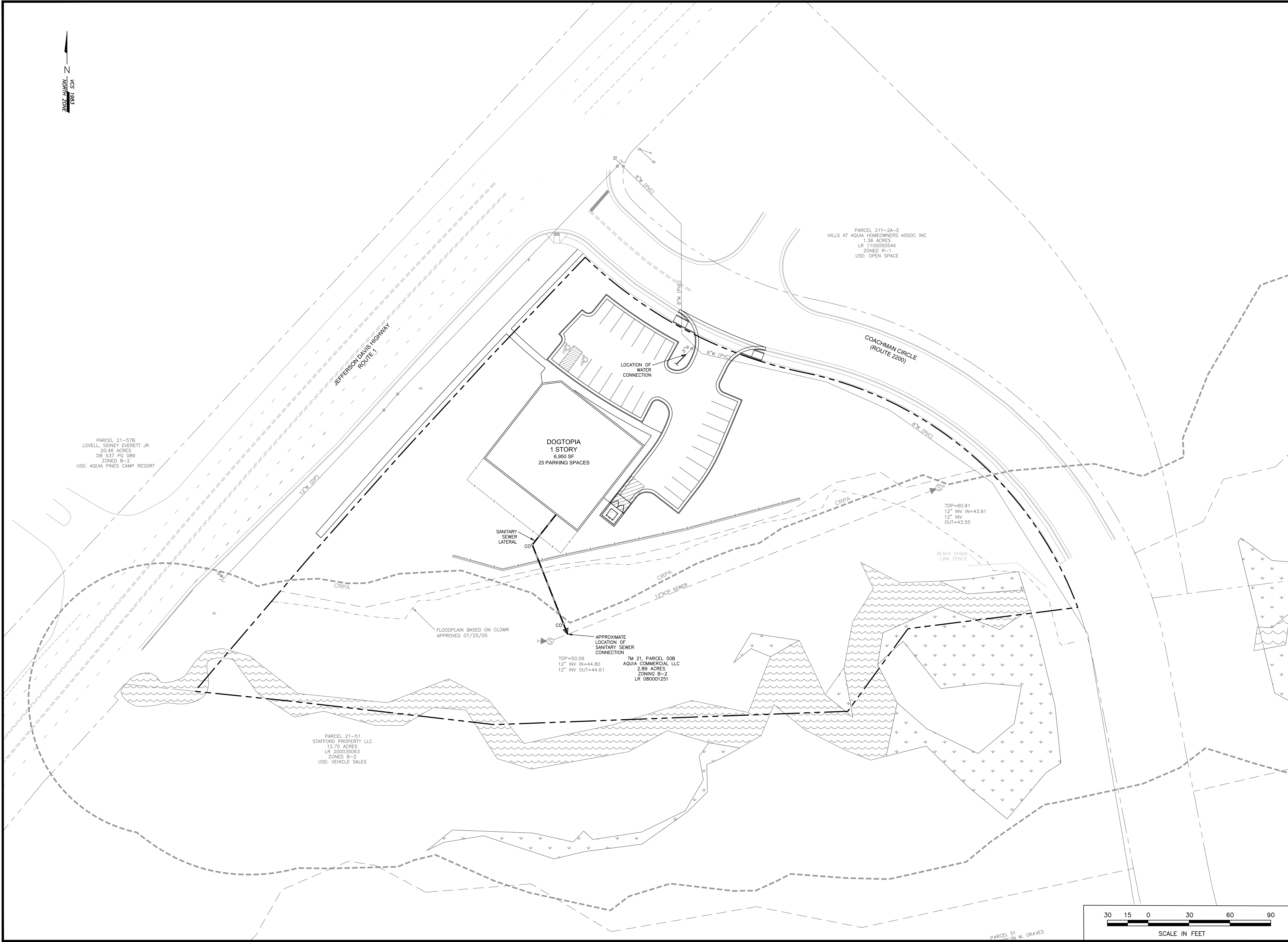
8" HIGH BRICK OR BLOCK
DUMPSTER ENCLOSURE MATCHING
THE BUILDING MATERIALS

TM 21, PARCEL 50B
AQUIA COMMERCIAL LLC
2.89 ACRES
ZONING B-2
LR 08001251

PARCEL 21-51
STAFFORD PROPERTY LLC
12.75 ACRES
LR 200035063
ZONED B-2
USE: VEHICLE SALES

FLOODPLAIN BASED ON CLOMR
APPROVED 07/25/05

30 15 0 30 60 90
SCALE IN FEET



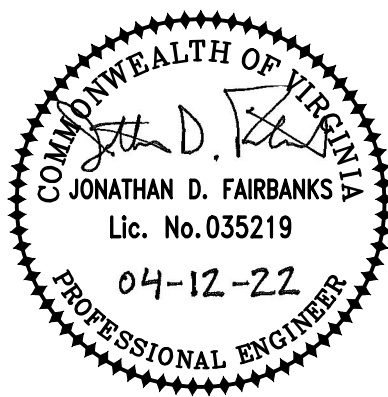
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CONCEPTUAL UTILITY PLAN

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FOR CONDITIONAL USE PERMIT
STAFFORD COUNTY, VIRGINIA



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SHEET
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