

SHEETZ ON WARRENTON ROAD GENERALIZED DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

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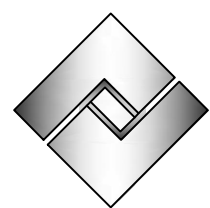


VICINITY MAP
SCALE 1"=1000'
0 1000 2000
SCALE IN FEET

MAP SOURCE: STAFFORD COUNTY GIS

SITE INFORMATION

EXISTING TAX PARCEL:	44-143
PARCELS AREA:	3.49 ACRES
EXISTING ZONING:	B-2
PRESENT USE:	FAST FOOD RESTAURANT WITH DRIVE THROUGH
PROPOSED USE:	CONDITIONAL USE PERMIT FOR VEHICLE FUEL SALES AND DRIVE-THROUGH ASSOCIATED WITH A BY-RIGHT CONVENIENCE STORE
ALLOWABLE BUILDING HEIGHT:	65 FT
PROPOSED BUILDING HEIGHT:	APPROX. 25 FT (1-STORY)
GROSS FLOOR AREA:	±6,879 SF
PARKING REQUIRED:	CONVENIENCE STORE: 7 SPACES/1,000 SF GFA = 49 SPACES VEHICLE FUEL SALES: 1 SPACE/PUMP = 16 SPACES 65 SPACES TOTAL
PARKING PROVIDED:	CONVENIENCE STORE: 64 SPACES VEHICLE FUEL SALES: 16 SPACES 80 SPACES TOTAL
HANDICAP SPACES REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP SPACES PROVIDED:	4 SPACES (4 VAN ACCESSIBLE)
LOADING REQUIRED:	1-12'X25' SPACE
LOADING PROVIDED:	1-12'X25' SPACE
MINIMUM OPEN SPACE REQUIRED:	25%
OPEN SPACE PROVIDED:	41.83% (1.46 AC / 3.49 AC)
WATER:	PUBLIC WATER
SEWER:	PUBLIC SANITARY SEWER
ALLOWABLE FLOOR AREA RATIO:	0.70
FLOOR AREA RATIO PROVIDED:	0.05 (6,879 SF GFA = 0.16 AC, 0.16 AC / 3.49 AC)
MINIMUM YARD REQUIREMENTS:	FRONT YARD: 40 FEET SIDE YARD: NO REQUIREMENT REAR YARD: 25 FEET



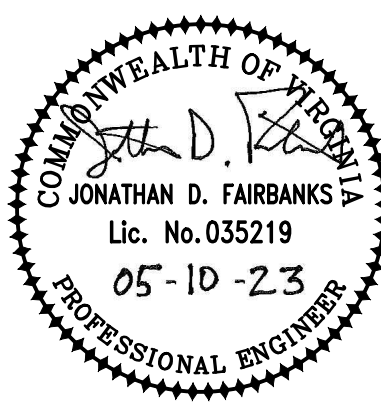
Fairbanks &
Franklin

Civil Engineering
Land Planning

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

COVER SHEET

SHEETZ ON WARRENTON ROAD
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA



DATE : 05-10-23
DESIGNED: JDF
DRAWN : JAC
CHECKED: JDF

REVISIONS:

DOCUMENT NO.
193-1011

SHEET
1 OF 3

- GENERAL NOTES:
- THERE ARE WETLANDS/WATERS OF THE U.S. ON SITE. NO IMPACTS ARE PROPOSED WITH THIS PROJECT.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHAEOLOGICAL FEATURES ON SITE.
 - THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540201E DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
 - SURVEY INFORMATION TAKEN FROM ALTA SURVEY PREPARED BY FAIRBANKS & FRANKLIN TITLED "ALTA/NSPS LAND TITLE SURVEY ON LANDS OF BNE RESTAURANT GROUP IV, LLC" DATED SEPTEMBER 2, 2022 WITH SUPPLEMENTAL INFORMATION TAKEN FROM COUNTY GIS AND TAX RECORDS.
 - ALL LIGHTING SHALL BE IN ACCORDANCE VDOT AND STAFFORD COUNTY STANDARDS.

PROPERTY OWNER

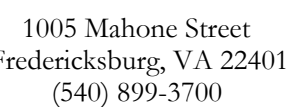
BNE RESTAURANT GROUP IV LLC
PO BOX 2629
ADDISON TX 75001-2629

DEVELOPER

SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602

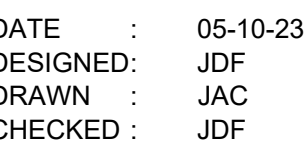
ENGINEER

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



EXISTING CONDITIONS

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GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA



REVISIONS

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2 SHEET 3
OF



