



County of Stafford

Department of Planning and Zoning
1300 Courthouse Rd
PO Box 339
Stafford, VA 22555-0339
Phone (540) 658-8668
Fax: (540) 658-6824
Metro (703) 690-8222



Application Receipt

Printed On 06/16/17

AP#	17151869	DUNKIN DONUTS	SCUP
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Parcel	-53B--1----11	Location
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Owner

25481 EXART TER
CHANTILLY, VA 20152-2029

Applicant	SAMER SHALABY 159 LICHFIELD BLVD SUITE 101 FREDERICKSBURG, VIRGINIA 22406	SES PROPERTIES I, LLC Phone: (540)368-1327x Fax: (540)368-9001 Email: sshalaby@dev-consulting.com
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Fees	CUP MINOR REVISION	81*100-0000-313.03-31	\$9,750.00
	FIRE CUP REVIEW	230*100-0000-313.03-46	\$95.00
	UTIL REVIEW	878*510-0000-316.20-26	\$95.00
	TRANS REVIEW	1201*100-0000-316.16-25	\$120.00
	TECHNOLOGY SERVICE FEE	1212*100-0000-313.03-63	\$277.72
	TRANSPORTATION IMPACT ANALYSIS	1201*100-0000-316.16-25	\$38.88

\$10,376.60

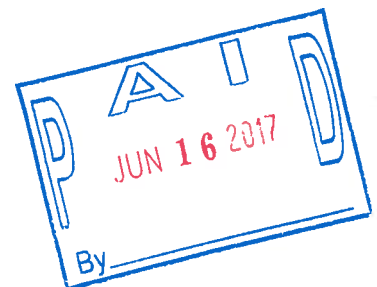
Comments

Paid By _____

_____ Date

Signature _____

_____ Date





LETTER OF TRANSMITTAL

159 Lichfield Boulevard, Suite 101
Fredericksburg, VA 22406
(540) 368-1327 Fax: (540) 368-9001

Date: 06/16/2017	Job No.
Attention: Mike Zuraf	
RE:	
Conditional Use Permit Application	
146 & 150 Warrenton Road TM 53B-1-7 & -11	
Dunkin Donuts	

TO: Mike Zuraf
Stafford Co Planning Dept
HAND DELIVERED

WE ARE SENDING YOU:

<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover via _____ the following items:
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Specifications
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Submittal
<input type="checkbox"/> Prints	<input type="checkbox"/> _____
<input type="checkbox"/> Change Order	
<input type="checkbox"/> Plans	
<input type="checkbox"/> Samples	

COPIES	DATE	NO.	DESCRIPTION
1			Project Info & Primary Contact form, p.6 (2 sheets for multiple owners)
1			Statement of Understanding form, p.7
1			General Info form, p.8
1			Review Fee Calculation form, p.9
1			List of Adjoining Property Owners form, p.10-11
1			Application Affidavit form, p.12-15
1			Completed Checklist for GDP form, p. 16-17
1			Transportation Impact Analysis Determination form, p. 18
1		2	Proof of Real Estate Taxes paid
1		2	Owners Consent signed and notarized
1			Impact Statement
1			Application fee of \$10,349.97, ck#24966 \$10,376.60 CK# 1009
3			Boundary Survey
1			Legal Description
0			Generalized Devel Plan *ATTACHED TO REZONING AP PER MKE Z*

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Resubmit _____ Copies for Approval
<input type="checkbox"/> For Your Use	<input type="checkbox"/> Approved as Noted	<input type="checkbox"/> Submit _____ Copies for Distribution
<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned for Corrections	<input type="checkbox"/> Return _____ Corrected Prints
<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> _____	
<input type="checkbox"/> FOR BIDS DUE _____	<input type="checkbox"/> _____	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US

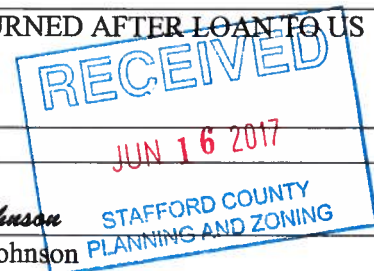
REMARKS: Please let me know if you need anything else. Thank you, Kristen

Copy To:

Project File

SIGNED: *Kristen J. Johnson*

Kristen J. Johnson



If enclosures are not as noted, kindly notify us at once.

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> 17151869
Sunyside lots 7 & 11 - Dunkin' Donuts		SECTION <u>NA</u>
PROJECT NAME		0.8293
150 Warrenton Rd & 146 Warrenton Rd.		TOTAL SITE ACREAGE
ADDRESS (IF AVAILABLE)		B-1 to B-2
53B-1-11 & 53B-1-7		ZONING DISTRICT *concurrent w/ rezoning
TAX MAP / PARCEL(S)		
located on the north side of Rte 17 approximately 2/3 mile		
LOCATION OF PROJECT		South of I-95 interchange

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
Garner E. Shalaby		DCS	
NAME		COMPANY	
159 Lichfield Blvd, Suite 101 Fbrg, VA		22406	
ADDRESS		CITY	STATE ZIP
540-368-1321		540-368-9001	sshalye@dev-consulting.com
PHONE NUMBER		FAX NUMBER	EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
Robbie Jayne Patton Murray		Mars Properties LLC	
NAME		COMPANY	
9 Caroway Dr		Fredericksburg VA	
ADDRESS		CITY	STATE ZIP
540-372-9485		robbiejayne@hotmail.com	
PHONE NUMBER		FAX NUMBER	EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input checked="" type="checkbox"/>	
Lawrence H. Spilman III L.S. (Larry)		LS&PC land surveying	
NAME		COMPANY	
2820 Emma Lee St. Suite 200		Falls Church, VA	
ADDRESS		CITY	STATE ZIP
703.241.5515		703.241.5516	lspilman@LS&PC.com
PHONE NUMBER X203		FAX NUMBER	EMAIL ADDRESS

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u>
<u>Sunayside lots 7 & 11 - Dunkin' Donuts</u>	<u>N/A</u>
PROJECT NAME	SECTION
<u>150 Warrenton Rd & 146 Warrenton Rd.</u>	<u>0.8293</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>53B-1-11 & 53B-1-7</u>	<u>B-1 to B-2</u>
TAX MAP / PARCEL(S)	ZONING DISTRICT
<u>located on the north side of Rte 17 approximately 2/3 mile</u>	<u>*concurrent with rezoning</u>
LOCATION OF PROJECT	<u>South of I-95 interchange</u>

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Samer E. Shalaby</u>	<u>DCS</u>
NAME	COMPANY
<u>159 Lichfield Blvd, Suite 101 Fbg, VA 22406</u>	<u>22406</u>
ADDRESS	CITY
<u>540-368-1327</u>	<u>540-368-9001</u>
PHONE NUMBER	FAX NUMBER
	<u>Sshalaby@dev-consulting.com</u>
	EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Mohamed + Shakila Asef</u>	
NAME	COMPANY
<u>25481 Exart Ter Chantilly</u>	<u>VA 20152-2029</u>
ADDRESS	CITY
<u>703-980-0140</u>	<u>johnasef@yahoo.com</u>
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Lawrence H. Spilman III L.S. (Larry)</u>	<u>LSAPC land surveying</u>
NAME	COMPANY
<u>2890 Emma Lee St. Suite 200 Falls Church, VA 22042</u>	<u>22042</u>
ADDRESS	CITY
<u>703.241.5515</u>	<u>703.241.5516</u>
PHONE NUMBER	FAX NUMBER
<u>X203</u>	<u>lspilman@LSAPC.com</u>
	EMAIL ADDRESS

STAFFORD COUNTY
Department of Planning and Zoning

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

John Ased
Signature of Owner/Co Owner

John Ased 6/13/17
Printed Name Date

DocuSigned by:
Robbie Murray
4EF8329A0AC7487
Signature of Owner/Co Owner

Robbie Lynn Patton Murray 6-14-17
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Samer E Shalaby
Signature of Applicant/Agent

Samer E Shalaby 6/15/17
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

This project consists of the development of a Dunkin'
Donuts fast food restaurant w/ drive through.
The drive through is the reason for the CUP.

INFORMATION FOR FEE CALCULATIONS

0.8293 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
☐ Minor Conditional Use Permit Amendment

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District B-2

Proposed Use(s) Dunkin Donuts
Fast Food Restaurant w/
drive through

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required) \$ 9,750.00 ✓

B. General Fee: (If greater than 5 acres)
(Acres - 5) X \$125 \$ 0

C. Fire & Rescue Review Fee (required)..... \$ 95.00 ✓

D. Utilities Department Review Fee (required)..... \$ 95.00 ✓

E. Public Works Review Fee (required)..... \$ 120.00 ✓

F. Traffic Impact Analysis Review Fee: (If TIA required)
Volume <1,000 VPD\$200.00
Volume >1,000 VPD\$400.00..... \$

G. Adjacent Property Notification (required):
(6 Adjacent properties) X \$6.48 \$ 38.88 ✓

Sub-total (Add appropriate amounts from lines A thru G above)..... \$ 10,098.88

H. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ 277.72

TOTAL (Sub-total + H. Technology Fee)..... \$ 10,376.60

Section II. Minor Conditional Use Permit Amendment:

A. General Fee: \$ 6,190.00

B. Adjacent Property Notification (required):
(Adjacent properties) X \$6.48 \$

Sub-total (Add lines A and B) \$

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$

TOTAL (Sub-total + C. Technology Fee)..... \$

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>53 6A</u>	<u>Wallace Properties III LLC</u>
TAX MAP / PARCEL	NAME
<u>P.O. Box 7128</u>	
MAILING ADDRESS	
<u>Fredericksburg</u>	<u>VA</u> <u>22404</u>
CITY	STATE ZIP

<u>53B 1 21</u>	<u>Robert W. & Paula F. Harrison</u>
TAX MAP / PARCEL	NAME
<u>107 Motta Way</u>	
MAILING ADDRESS	
<u>Spotsylvania</u>	<u>VA</u> <u>22551</u>
CITY	STATE ZIP

<u>53B 1 20</u>	<u>JDuke LLC</u>
TAX MAP / PARCEL	NAME
<u>1003 Bragg Rd.</u>	
MAILING ADDRESS	
<u>Fredericksburg</u>	<u>VA</u> <u>22407</u>
CITY	STATE ZIP

STAFFORD COUNTY
Department of Planning and Zoning

53 B 1 18	Patricia A. Stopper
TAX MAP / PARCEL	NAME
208 Anderson Dr.	
MAILING ADDRESS	
Fredericksburg	VA. 22405
CITY	STATE ZIP

53 6B	Thaddeus M. Heflin III
TAX MAP / PARCEL	NAME
P.O. Box 211	
MAILING ADDRESS	
Fredericksburg	VA 22404
CITY	STATE ZIP

53 B 16	Mr Luis Agustin Velasquez Lopez & Erica Maria Cardiel Chavez
TAX MAP / PARCEL	NAME
144 Warrenton Rd	
MAILING ADDRESS	
Fredericksburg	VA. 22405
CITY	STATE ZIP

_____	_____
TAX MAP / PARCEL	NAME

MAILING ADDRESS	
_____	_____
CITY	STATE ZIP

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Samer E. Shalaby
Name of Company DCS
Applicant Address 159 Lichfield Blvd Suite 101
Fredericksburg, VA 22406
Applicant's Signature *Samer E. Shalaby*
Name of Agent SAME
Address of Agent _____

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: Samer E. Shalaby

Project Name:	_____
A/P #:	_____
Date:	_____

3. Property Information

Assessor's Parcel(s)

53B-1-11 & 53B-1-7

Address

146 & 150 Warrenton Rd.

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

Name of owners

Address

<u>Mohamed "John" Asef</u>	<u>25481 Exart Ter, Chantilly, VA 20152-2029</u>
<u>Shakila Asef</u>	<u>" "</u>
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

Name of Members

Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

Name of Members

Address

<u>Pravina Bhalani</u>	<u>10 Country Ct, Stafford, VA 22554</u>
<u>Hemant Bhalani</u>	<u>" "</u>
<u>Manish Bhalani</u>	<u>" "</u>
<u>Shyam Bhalani</u>	<u>" "</u>
_____	_____

Application Affidavit

Page 3

Applicant: Samer E. Shalaby

Project Name: _____

A/P #: _____

Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☒ Yes

☐ No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

Name

Address, including zip code, no P.O. Box please

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: 0 X

Cost for certified letters \$ 0 (cost as of the day of submittal)

Total due: \$ 0 (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Samer E. Shalaby

Project Name: _____

A/P #: _____

Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Samer E. Shalaby

Corporate Office of Signer Managing Member

Signature *Samer E. Shalaby*

Date 6-15-17

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 15 day of June 2017 by

Samer E. Shalaby owner/applicant.

My commission expires: 4-30-18

Kristen Johnson
Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Dunkin Donuts
Type of development Fast Food w/ drive-thru
Parcel # 53B-1-7 and 53B-1-11

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

1 VPH (insert the highest VPH)

450 VPD on state controlled highways (insert highest volume).

450 Peak AM (VPH)

225 Peak PM (VPH)

450 Peak Saturday (VPH)

450 VPD highest intensity*

* Based upon historical data
and actual customer counts
for 2 existing locations.

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

myStafford [Payments Home](#) > [Account Search](#) > Account Details

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
MARS PROPERTIES LLC
9 CAROWAY DRIVE FREDERICKSBURG
VA 22405-6139

Property Description

Map #: 53B-1-7
Alt. ID/PIN: 31737
Legal: 146 WARRENTON RD

Current Assessment

Land Value: \$65,000
Improvement Value: \$29,300
Total Taxable Value: \$94,300

[View Real Estate Details](#)

☒ Pay Total Due Today: \$0.00

☐ Pay Total For Year: \$466.79

☐ Select Invoices to Pay

☐ Pay Another Amount: \$0.00

[Next](#)

Invoice History

Filter by Year Paid to get tax payments for a particular year

Bill Type

- ALL -

Year Paid

- ALL -

[Clear Filter](#)

[Print Version](#)

[Filter Results](#)

Change Penalty/Interest Calculation Date

Total Due:	\$466.79	Total Tax Paid:	\$14,326.43
		Total Penalty/Int Paid:	\$55.68
		Total Fees Paid:	\$0.00
		Total Other Assessments:	\$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2017	31082	Real Estate	12/5/2017	0.990	\$466.79	\$0.00	\$0.00	\$466.79	\$0.00	
2017	31082	Real Estate	6/5/2017	0.990	\$466.79	\$0.00	\$0.00	\$0.00	\$466.79	5/11/2017
2016	31118	Real Estate	12/5/2016	0.990	\$466.79	\$0.00	\$0.00	\$0.00	\$466.79	12/5/2016
2016	31118	Real Estate	6/6/2016	0.990	\$466.79	\$0.00	\$0.00	\$0.00	\$466.79	5/16/2016
2015	31141	Real Estate	12/7/2015	1.019	\$447.34	\$0.00	\$0.00	\$0.00	\$447.34	11/24/2015
2015	31141	Real Estate	6/5/2015	1.019	\$447.34	\$0.00	\$0.00	\$0.00	\$447.34	5/20/2015
2014	31170	Real Estate	12/5/2014	1.019	\$447.34	\$0.00	\$0.00	\$0.00	\$447.34	11/19/2014
2014	31170	Real Estate	6/5/2014	1.019	\$447.34	\$0.00	\$0.00	\$0.00	\$447.34	5/29/2014
2013	31189	Real Estate	12/5/2013	1.070	\$424.79	\$0.00	\$0.00	\$0.00	\$424.79	11/14/2013
2013	31189	Real Estate	6/5/2013	1.070	\$424.79	\$0.00	\$0.00	\$0.00	\$424.79	5/30/2013

[Go Back](#)

myStafford [Payments Home](#) > [Account Search](#) > Account Details

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
ASEF MOHAMED & SHAKILA
25481 EXART TER CHANTILLY VA
20152-2029

Property Description

Map #: 53B-1-11
Alt. ID/PIN: 31738
Legal: 150 WARRENTON RD

Current Assessment

Land Value: \$219,900
Improvement Value: \$0
Total Taxable Value: \$219,900

[View Real Estate Details](#)

- ☒ Pay Total Due Today: \$0.00
☐ Pay Total For Year: \$1,088.51
☐ Select Invoices to Pay
☐ Pay Another Amount: \$ 0.00

[Next](#)

Invoice History

Filter by Year Paid to get tax payments for a particular year

Bill Type

- ALL -

Year Paid

- ALL -

[Clear Filter](#)

[Print Version](#)

[Filter Results](#)

Change Penalty/Interest Calculation Date

Total Due:	\$1,088.51	Total Tax Paid:	\$33,775.79
		Total Penalty/Int Paid:	\$2,772.05
		Total Fees Paid:	\$0.00
		Total Other Assessments:	\$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2017	31083	Real Estate	12/5/2017	0.990	\$1,088.51	\$0.00	\$0.00	\$1,088.51	\$0.00	
2017	31083	Real Estate	6/5/2017	0.990	\$1,088.51	\$0.00	\$0.00	\$0.00	\$1,088.51	6/7/2017
2016	31119	Real Estate	12/5/2016	0.990	\$1,088.51	\$0.00	\$0.00	\$0.00	\$1,088.51	12/8/2016
2016	31119	Real Estate	6/6/2016	0.990	\$1,088.51	\$0.00	\$0.00	\$0.00	\$1,088.51	6/1/2016
2015	31142	Real Estate	12/7/2015	1.019	\$1,120.39	\$0.00	\$0.00	\$0.00	\$1,120.39	12/1/2015
2015	31142	Real Estate	6/5/2015	1.019	\$1,120.39	\$0.00	\$0.00	\$0.00	\$1,120.39	5/27/2015
2014	31171	Real Estate	12/5/2014	1.019	\$1,120.39	\$0.00	\$0.00	\$0.00	\$1,120.39	12/4/2014
2014	31171	Real Estate	6/5/2014	1.019	\$1,120.39	\$0.00	\$0.00	\$0.00	\$1,120.39	6/6/2014
2013	31190	Real Estate	12/5/2013	1.070	\$1,176.47	\$117.65	\$21.57	\$0.00	\$1,315.69	2/24/2014
2013	31190	Real Estate	6/5/2013	1.070	\$1,176.47	\$0.00	\$0.00	\$0.00	\$1,176.47	6/7/2013

[Go Back](#)

June 8, 2017

Stafford County Planning & Zoning
1300 Courthouse Road
P. O. Box 339
Stafford, VA 22555-0339

Re: Dunkin Donuts Rezoning and Conditional Use Permit

To Whom It May Concern:

I am the owner of 146 Warrenton Road, Stafford County Tax Map 53B-1 Parcel 7. I am in the process of selling my property to Dunkin Donuts (Pravina Bhalani) to construct a new facility located at 150 Warrenton Road, Tax Map 53B-1 Parcel 11.

This authorization is for Samer E. Shalaby, P. E. of Development Consulting Services, to submit both a Zoning Reclassification Application and a Conditional Use Permit Application on my behalf for the new Dunkin Donuts facility.

Respectfully submitted,

Robbie Jayne Patton Murray

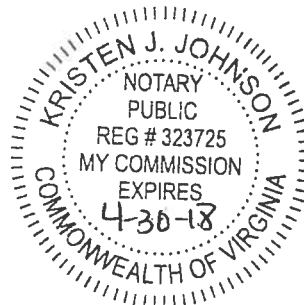
County of Stafford
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 13 day of June 2017 by Robbie Jayne Patton Murray as Managing Member for Mars Properties LLC.

Notary Public:

Kristen J. Johnson

My Commission expires: April 30, 2018



June 8, 2017

Stafford County Planning & Zoning
1300 Courthouse Road
P. O. Box 339
Stafford, VA 22555-0339

Re: Dunkin Donuts Conditional Use Permit

To Whom It May Concern:

I am the owner of 150 Warrenton Road, Stafford County Tax Map 53B-1 Parcel 11. I am in the process of selling my property to Dunkin Donuts (Pravina Bhalani) to construct a new facility located at 150 Warrenton Road, Tax Map 53B-1 Parcel 11.

This authorization is for Samer E. Shalaby, P. E. of Development Consulting Services, to submit a Conditional Use Permit Application on my behalf for the new Dunkin Donuts facility.

Respectfully submitted,

J. Asef

County of ~~Stafford~~ Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 13 day of June 2017 by

John Asef

Notary Public: *[Signature]*

My Commission expires: April 30, 2018

07/31/2017



Conditional Use Permit
Generalized Development Plan (GDP)

IMPACT STATEMENT

“146 and 150 Warrenton Rd, Tax Map 53B-1 Parcel 7 and Parcel 11”

Proposed by Pravina, Manish, Hemant and Shyam Bhalani
Fast Food Restaurant with Drive-thru

I Introduction

Pravina, Hemant, Manish and Shyam Bhalani (hereinafter the “Applicant”), are the contract purchasers of TM 53B-1-7 which is concurrently being rezoned from Residential (“R-1”), containing approximately 0.1982 acres, located at 146 Warrenton Rd, and TM 53B-1-11 which is currently zoned Urban Commercial (“B-2”), containing approximately .6311 acres, located at 150 Warrenton Rd, and all of which are located in Stafford County, Virginia, George Washington District (hereinafter the “Property”). Parcel 11 is vacant and Parcel 7 is a rental property and contains one (1) small house built in 1900.

The Applicant has been a long time business owner in Stafford County. They opened their first Dunkin Donuts at 305 Garrisonville Road, Suite 102 in July 1997. Several years later they opened a second location at 551 Warrenton Road in July 2014. This new location will be their third restaurant in Stafford County.

The purpose of this Conditional Use Permit Application is to allow for Fast Food Restaurant use with a drive-thru of Stafford County Tax Map 53B-1 Parcels 7 and 11. Stafford County Tax Map 53B-1 Parcel 7, concurrently being rezoned from R-1 to B-2, will allow for a larger area for transitional buffering with the adjoining residential areas and with the public road, as well as for more adequate flow and parking of the proposed Dunkin Donuts facility.

Further, the Applicant’s GDP is consistent with the intended purpose of the County’s intended development which is consistent with the surrounding properties. All of which we believe is consistent with the County’s priorities, goals and comprehensive plan. The parcel is listed in the Target Growth Area as the Priority Focus Area within the Urban Service Area for Mixed Use along Warrenton Road.

II. Adjacent Properties

The Applicant desires to operate a Dunkin Donuts with a drive-thru. The property to the north is zoned B-2 and is currently an Arby’s fast food restaurant with a drive-thru. The properties to the east and south are residential use and each have an occupied house. The parcel to the west is zoned M-1 and is currently Heflin’s Garage.

III. Impact on Public Utilities

The proposed restaurant with drive-thru will increase the demand on the existing 10" water line running through Property. There is adequate capacity at this location.

The proposed restaurant with drive-thru will increase the demand on the existing 3" sewer facilities to the rear of the Property. There is adequate capacity at this location.

IV. Impact on the Environment

The Applicant shall implement Low Impact Development techniques to minimize the impact of the development on the environment during site plan design.

The Applicant will mitigate the potential for noise with a six (6) foot fence along the property lines adjoining residential use, along with sufficient landscape.

The Applicant will have no additional impact on dust or smoke emissions of the Property.

V. Traffic Volumes

The Applicant shall have one (1) VDOT approved entrance off of Warrenton Road as shown on the GDP, meeting all County and State requirements. The current traffic count on this section of Warrenton Road is 5,400 AADT according to VDOT's 2016 report dated 4-18-2017. Our calculations, based upon Applicants two (2) existing locations, show 450 VPD, 450 peak AM, 225 peak PM and 450 peak on Saturday (all in VPH).

VI. Tax Revenue

The property is zoned R-1 with existing annual fiscal benefits to the County being real estate taxes. The rezoning to B-2 for commercial use will increase the fiscal benefits to the County, as follows per Stafford County records:

Current Zoning

R-1: Real Estate Taxes for 2017 = \$466.79

Proposed Zoning

B-2: Real Estate Taxes for 2017 @ 551 Warrenton Rd (1.3ac) = \$7,127

For .1982ac (or 0.2ac) Real Estates Taxes for 2017 = \$1,425.40

In addition to receiving approximately three (3) times additional in real estate taxes, the proposed Dunkin Donuts with a drive-thru will provide the additional revenue, based upon existing locations, as follows:

- State taxes - \$5250 per month
- Meals taxes - \$3250 per month
- Payroll taxes
- Personal property taxes on land and building - \$12,750 per year
- Personal property taxes on equipment. - \$8250 per year

Dunkin Donuts will also bring additional employment to the County with approximately 25 full time positions, as well as additional employment for the summer.

VII. Impact on School and Recreational Facilities

The Applicant shall have no impact to schools or recreational facilities.

VIII. Proximity to Historical Sites

The Applicant shall have not located near any identified historical sites.

Description of
Lot 11A
Being a consolidation of Lots 7 & 11
Sunnyside
Document #20030001763
George Washington Election District
Stafford County, Virginia

Beginning at a PK Nail set marking the western most corner of the property herein described. Said point lying on the northerly variable width right of way line of Warrenton Road, US Route 17; said point also lying on the easterly line of Lot 6A, Sunnyside. Thence departing Warrenton Road and running with Lot 6A:

N 59°09'01" E a distance of 247.62' to a PK Nail set on the southerly variable right of way line of Melcher Drive, Route 1001; thence running with Melcher Drive:

S 59°03'00" E a distance of 23.15' to a PK Nail set marking the northern most corner to Lot 21, Sunnyside; thence running with Lot 21:

S 44°11'41" W a distance of 148.96' to an Iron Pipe set; Thence continuing with Lot 21 and with the same line extended with Lots 20 and 19:

S 46°23'00" E a distance of 150.00' to an Iron Pipe set marking the common corner to Lots 18 and 6, Sunnyside; thence running with Lot 6:

S 44°11'41" W a distance of 161.79' to an Iron Pipe set on the aforementioned northerly variable width right of way line of Warrenton Road; thence running with Warrenton Road:

N 30°30'00" W a distance of 245.13' to the point of beginning and containing 35,192 square feet or 0.80791 acres of land, more or less.

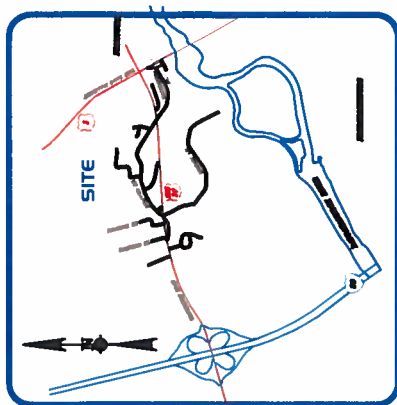
LOT 11A
BEING A CONSOLIDATION OF
LOTS 7 & 11
SUNNYSIDE
DOCUMENT # 20030001763
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 30'

DATE: 6/12/17

DRAWN BY: FRP
CHECKED BY: FRP

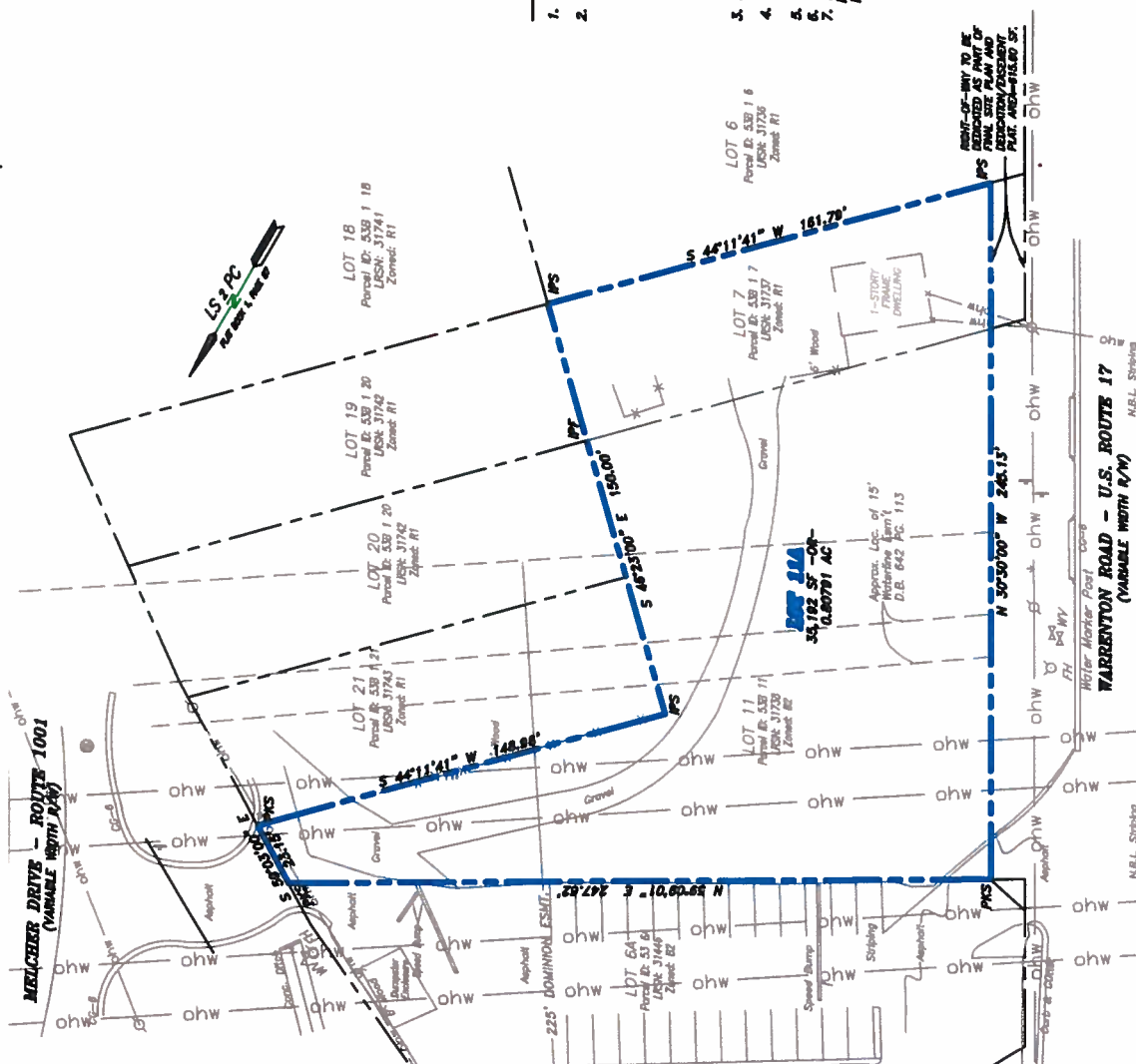
1 OF 1



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE IDENTIFIED ON ASSESSMENT MAPS AS PROPERTY ID 539-1-11, ZONED B-2, AND 539-1-7, ZONED R-1.
2. CURRENT OWNER:
LOT 11
ASSET MOHAMED AND SHAMELA MOHAMED
ASSETT EIGHT TERRACE, CHANTILLY, VA 20152
DOCUMENT #20030007163
LOT 7
MAUS PROPERTIES LLC
180 CARMONY DRIVE, FREDERICKSBURG, VA 22405
DOCUMENT #1200261501
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM.
4. ALL DIMENSIONS OF PLAT BOUNDS ARE OF RECORD ALONG THE BOUNDARIES OF STAFFORD COUNTY, VIRGINIA.
5. TOTAL AREA 0.80791 AC.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
7. THE DIMENSIONS SHOWN ARE FOUND
P.S. DENOTES IRON PIPE SET
P.K.S. DENOTES PLY NAIL SET



NOT TO SCALE

GRAPHIC SCALE



SCALE: 1" = 30'

Description of
Lot 11
Sunnyside
Document #20030001763
George Washington Election District
Stafford County, Virginia

Beginning at a PK Nail set marking the western most corner of the property herein described. Said point lying on the northerly variable width right of way line of Warrenton Road, US Route 17; said point also lying on the easterly line of Lot 6A, Sunnyside. Thence departing Warrenton Road and running with Lot 6A:

N 59°09'01" E a distance of 247.62' to a PK Nail set on the southerly variable right of way line of Melcher Drive, Route 1001; thence running with Melcher Drive:

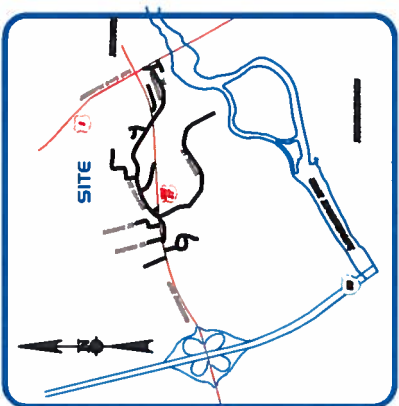
S 59°03'00" E a distance of 23.15' to a PK Nail set marking the northern most corner to Lot 21, Sunnyside; thence running with Lot 21:

S 44°11'41" W a distance of 148.96' to an Iron Pipe set; Thence continuing with Lot 21 and with the same line extended with Lot 20:

S 46°23'00" E a distance of 100.00' to an Iron Pipe set marking the common corner to Lots 19 and 7, Sunnyside; thence running with Lot 7:

S 30°30'00 " W a distance of 147.74' to an Iron Pipe set on the aforementioned northerly variable width right of way line of Warrenton Road; thence running with Warrenton Road:

N 30°30'00" W a distance of 245.13' to the point of beginning and containing 27,495 square feet, 0.63119 acres of land, more or less.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE IDENTIFIED ON ASSESSMENT MAPS AS PROPERTY ID 539-1-11, ZONED B-2.
2. CURRENT OWNER: ASEF MOHAMED AND SHAKILA MOHAMED, 1150 WARRENTON ROAD, FREDERICKSBURG, VA 22405.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS AND RECORDS BASED ON PLAT BOOK 1, PAGE 87 RECORDED ALONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
4. ASSESSED AREA: 0.65 AC.
5. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
6. PP: DENOTES IRON PIPE FOUND.
7. PCS: DENOTES PK NAIL SET.

BOUNDARY SURVEY
ON
LOT II
SUNNYSIDE
DOCUMENT # 20030001763
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

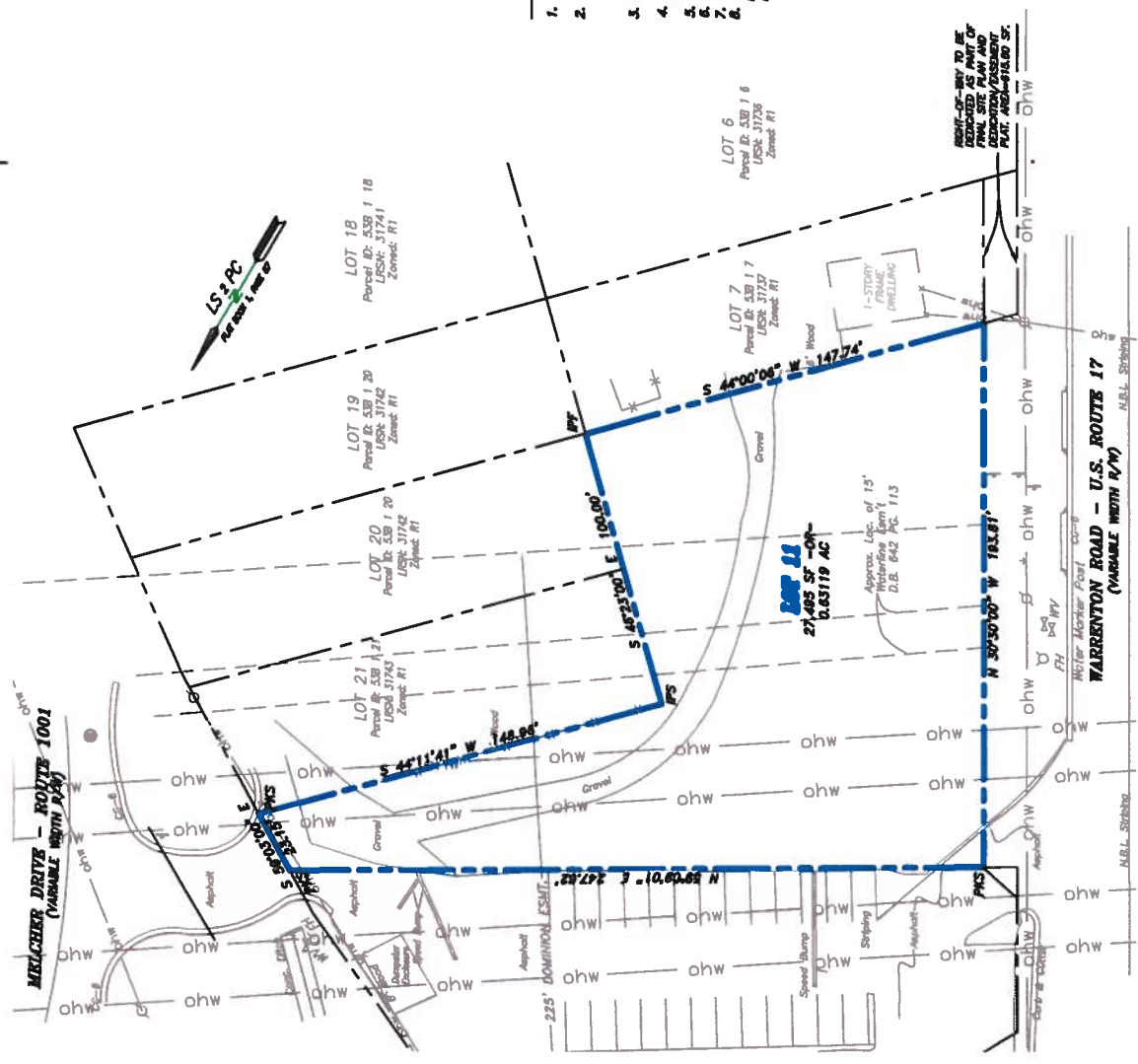
SCALE: 1" = 30'
DATE: 6/12/17
DRAWN BY: FRP
CHECKED BY: FRP
1 of 1



SURVEYOR'S CERTIFICATE

I, FRED KENDALL PRICE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY, AND THAT THE LAND IS CURRENTLY IN THE NAME OF ASEF MOHAMED AND SHAKILA MOHAMED AS RECORDED IN DOCUMENT #20030001763 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS 12TH DAY OF JUNE, 2017.



NOT TO SCALE



Description of
Lot 7
Sunnyside
Document #20030001763
George Washington Election District
Stafford County, Virginia

Beginning at a point marking the western most corner of the property herein described. Said point lying on the northerly variable width right of way line of Warrenton Road, US Route 17; said point also lying on the easterly line of Lot 11, Sunnyside. Thence departing Warrenton Road and running with Lot 11:

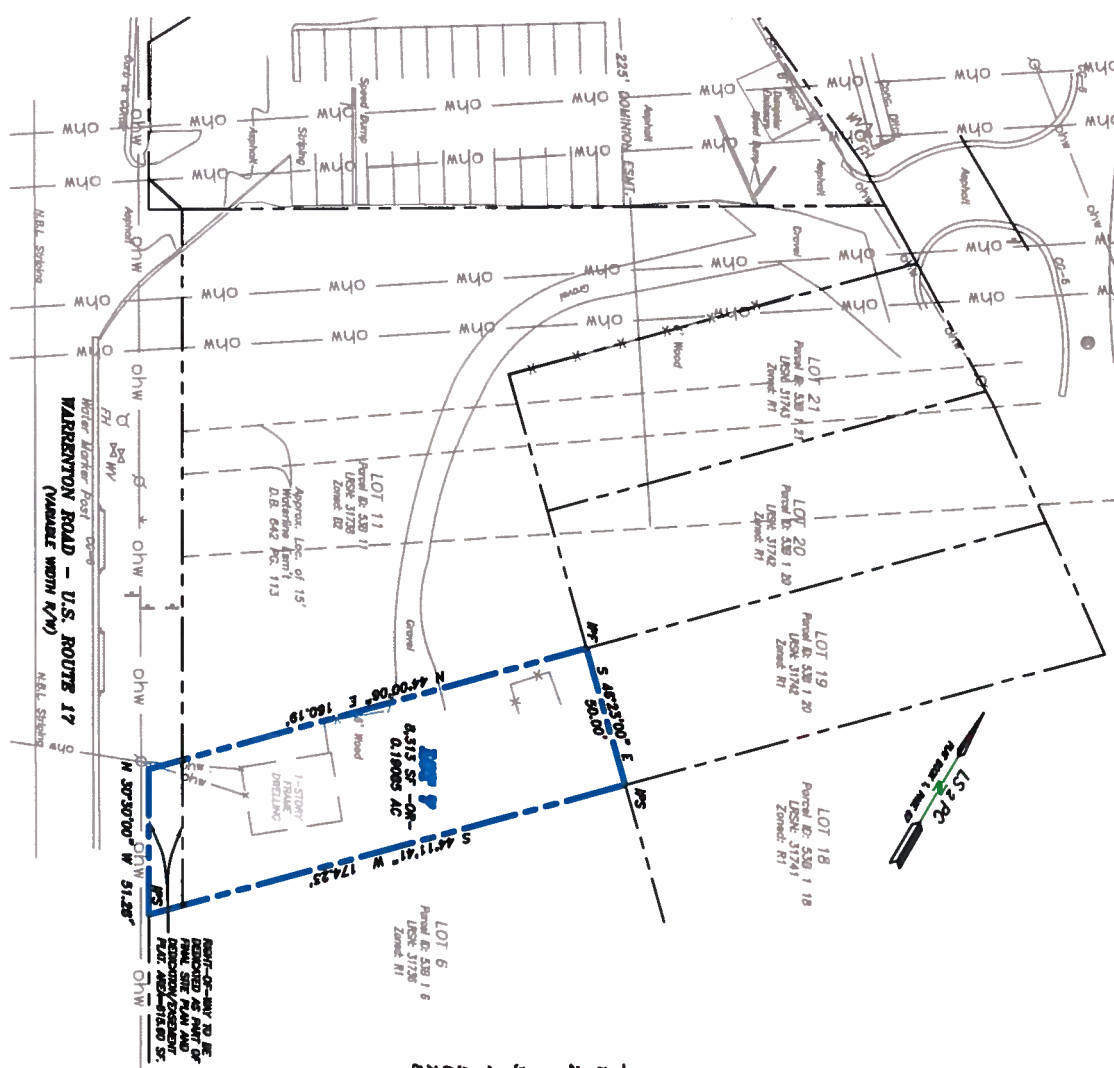
S 44°00'06" W a distance of 160.19' to an Iron Pipe found; thence departing Lot 11 and running with Lot 19:

S 46°23'00" E a distance of 50.00' to an Iron Pipe set marking the common corner to Lots 18 and 6, Sunnyside; thence running with Lot 6:

S 44°11'41" W a distance of 174.23' to an Iron Pipe set on the aforementioned northerly variable width right of way line of Warrenton Road; thence running with Warrenton Road:

N 30°30'00" W a distance of 51.28' to the point of beginning and containing 8,313 square feet or 0.19085 acres of land, more or less.

MEACHER DRIVE - ROUTE 1001
(VARIABLE WIDTH R/W)



NOT TO SCALE

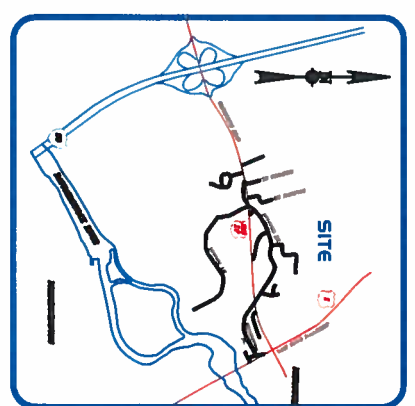
GRAPHIC SCALE



SCALE: 1" = 30'

GENERAL NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE IDENTIFIED ON ASSESSMENT MAPS AS PROPERTY ID 558-1-1-1, ZONED R-1.
2. CURRENT OWNER: MANS PROPERTIES LLC, 89 CANNONWAY DRIVE, FREDERICKSBURG, VA 22405. DOCUMENT #120028136X.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM.
4. BEARINGS BASED ON PLAT BOOK 1, PAGE 87 RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
5. ADJACENT 14.6 AC. WAREHOUSE ROAD, FREDERICKSBURG, VA 22405.
6. ASSESSED AREA: 0.20 AC.
7. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
8. PFS: DENOTES IRON PIPE FOUND.
9. PMS: DENOTES PLY WALK SET.



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, FRED KENDALL PRICE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE IN THE AMOUNT OF THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS 12TH DAY OF JUNE, 2017.



BOUNDARY SURVEY
ON
**LOT 7
SUNNYSIDE**
DOCUMENT # 20030001783
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: 6/12/17

DRAWN BY: FKP
CHECKED BY: FKP

1 OF 1