

GENERAL NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE IDENTIFIED ON ASSESSMENT MAPS AS PROPERTY ID 53B-1-11, ZONED B-2, AND 53B-1-7, ZONED R-1.
2. CURRENT OWNER FOR PROPERTY ID 53B-1-11: ASEF MOHAMED AND SHAKILA MOHAMED #25481 EXART TERRACE, CHANTILLY, VA 20152 DOCUMENT #20030007163
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. THE ADDRESS OF LOT 11 IS #150 WARRENTON ROAD, FREDERICKSBURG, VA 22405
6. THE ASSESSED AREA OF LOT 11 SHOWN HEREON IS 27,491 SQ. FT. OR 0.6311 AC.
7. CURRENT OWNER FOR PROPERTY ID 53B-1-7: MARS PROPERTIES LLC #9 CAROWAY DRIVE, FREDERICKSBURG, VA 22405 DOCUMENT UNRECORDED AS OF THE DATE OF THIS PLAN.
8. THE ADDRESS OF LOT 7 IS #146 WARRENTON ROAD, FREDERICKSBURG, VA 22405
9. THE ASSESSED AREA OF LOT 7 SHOWN HEREON IS 8,632 SQ. FT. OR 0.1982 AC.
10. TOTAL AREA LOTS 7 & 11, PROPOSED LOT 11A, IS 36,123 SF OR 0.8293 AC.
11. A CONSOLIDATED PLAT FOR THE TWO PARCELS WILL BE SUBMITTED AS PART OF THE FINAL SITE PLAN & DEDICATION/EASEMENT PLAT SUBMISSION.
12. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
13. VERTICAL INFORMATION IS BASED ON STAFFORD COUNTY TOPOGRAPHY AS PER THE COUNTY GEOGRAPHIC INFORMATION SYSTEM.
14. IPF: DENOTES IRON PIPE FOUND.
15. IPS: DENOTES IRON PIPE SET.
16. CONTOURS @ ONE-FOOT INTERVALS.
17. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY, VIRGINIA.
18. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY AND THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
19. DEVELOPER: DUNKIN' DONUTS
20. NO UNDERGROUND UTILITIES ARE TO BE DISTURBED BY THIS PLAN. NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN AND THOSE HEREON ARE BASED UPON AVAILABLE INFORMATION AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE AS SHOWN ON THE PLAN, HE/SHE SHALL IMMEDIATELY NOTIFY THE SURVEYOR AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
21. THERE ARE ADDITIONAL EASEMENTS ON THIS PROPERTY THAT ARE TO BE VACATED AND ARE NOT SHOWN ON THIS PLAN FOR AESTHETIC REASONS. NO PHYSICAL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SAID EASEMENTS.
22. TO THE BEST KNOWLEDGE OF THE SURVEYOR AND DEVELOPER, THERE ARE NO EXISTING GRAVES ON-SITE.
23. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AT COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
24. EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY. LOCATION AND DEPTH OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SERVICE WILL NOT BE THE RESPONSIBILITY OF LS2PC.
25. PRIOR TO ANY EXCAVATING CONTRACTOR/DEVELOPER TO CONTACT "MISS UTILITY" AT 1.800.257.7777.
26. DEVELOPER TO PROVIDE THE CERTIFIED RESPONSIBLE LAND DISTURBER TO STAFFORD COUNTY PRIOR TO ISSUANCE OF PERMIT.
27. CONTRACTOR TO WASH STREETS AND TRUCK TIRES IF TRACKING OF MUD OCCURS.
28. CONTRACTOR TO SEED OR SOD DENUDED AREAS WITHIN SEVEN DAYS OF CONSTRUCTION INACTIVITY.
29. SETBACKS: FRONT 40' REAR 25' SIDE 0'-12'
30. COMMERCIAL ENTRANCES SHALL CONFORM WITH VDOT STANDARDS.
31. UNDERGROUND UTILITIES SUCH AS CATV, TELEPHONE, ELECTRIC, AND GAS WERE MARKED IN THE FIELD BY ACCUMARK ON FEBRUARY 2017 AND WERE FIELD LOCATED BY THIS FIRM.
32. LS2PC ASSUMES NO RESPONSIBILITY FOR SUBSURFACE CHANGES IN SOILS, WATER TABLE, APPEARANCE OF ROCK, OR UNMARKED UTILITIES.
33. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
34. THIS TOPOGRAPHIC SURVEY OF SUNNYSIDE, LOT 7 & 11 WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LAWRENCE H. SPILMAN III, L.S., FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 25, 2017; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
35. APPLICANT: BHALANI 2, LLC
36. THERE ARE NO SIGNIFICANT NATURAL OR NOTEWORTHY FEATURES INCLUDING, BUT NOT LIMITED TO, HISTORIC AND ARCHEOLOGICAL SITES DESERVING OF PROTECTION AND PRESERVATION. EXISTING TREES WITH A TRUNK DIAMETER GREATER THAN SIX (6) INCHES DBH, IF ANY, HAVE BEEN LOCATED.
37. ALL ON-SITE TRAVELWAYS AND PARKING AREAS WILL BE PRIVATELY OWNED AND MAINTAINED.
38. THE SUBJECT PROPERTY IS WITHIN "HIGHWAY CORRIDOR OVERLAY DISTRICT".
39. THIS PROJECT IS NOT IN ANY KNOWN FLOODPLAINS, PER FEMA MAP NUMBER 5101540203, EFFECTIVE DATE FEBRUARY 4, 2005.
40. GEOTECHNICAL REPORT IS NOT REQUIRED AT THIS TIME.
41. REZONING IS A PART OF THIS PLAN.
42. THERE ARE NO PROFFERS APPLICABLE TO THIS PLAN.
43. THERE ARE NO PRIOR FDP/GDP APPLICABLE TO THIS PLAN.
44. CONDITIONAL USE PERMIT (CUP) IS REQUIRED FOR THIS PLAN.
45. WATERSHED: RAPPAHANOCK
46. THERE ARE NO KNOWN WETLANDS ONSITE.
47. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
48. DUMPSTER FENCES SHALL BE A MINIMUM OF SIX FOOT TALL AND CONSIST OF BOARD ON ON BOARD MATERIAL.
49. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS NOT TO BE REVIEWED FOR FULL-COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
50. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS (RPA) ONSITE.

SUNNYSIDE
LOTS 7 & 11
PROPOSED LOT 11A
"DUNKIN DONUTS"

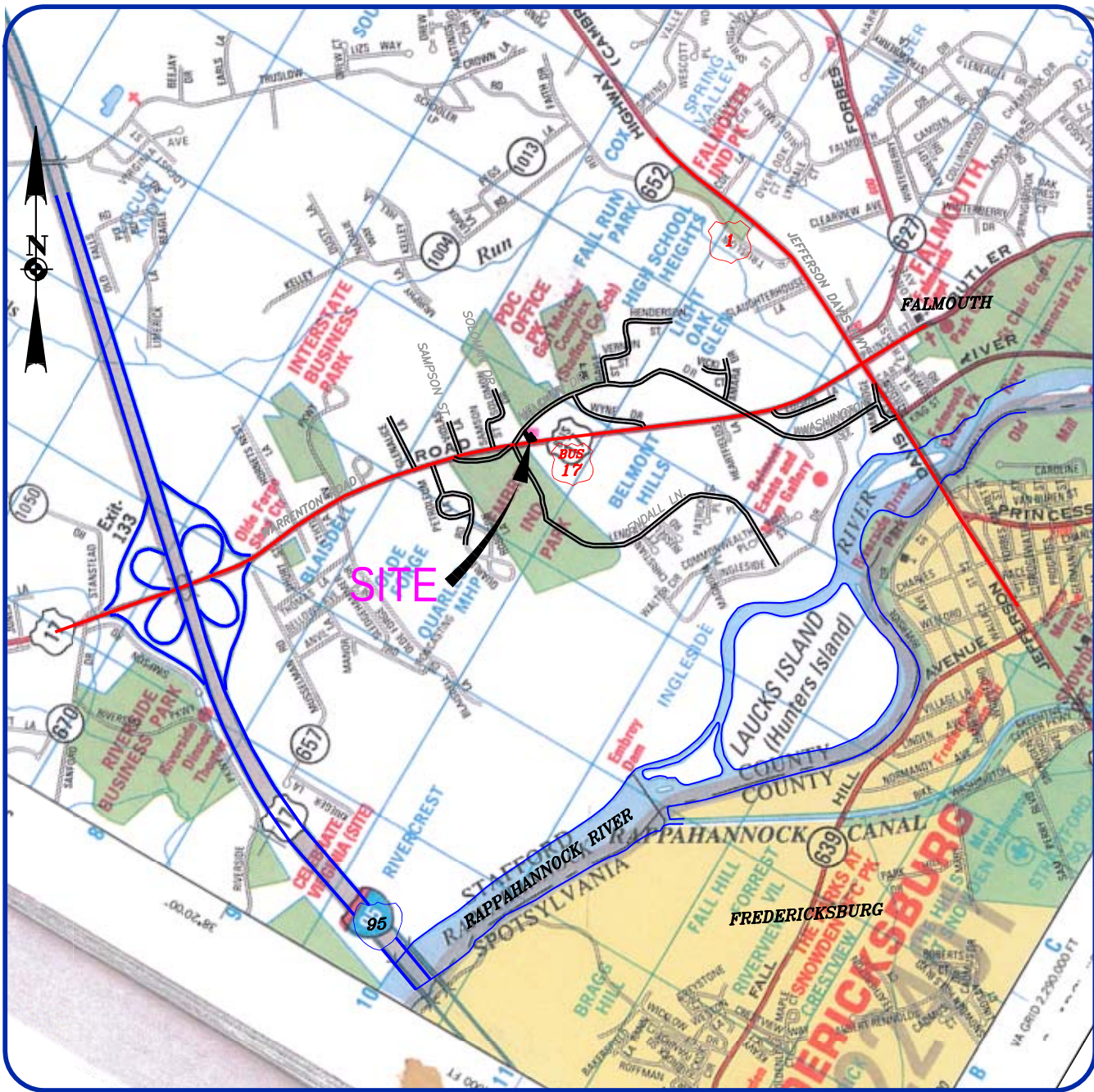
GENERALIZED DEVELOPMENT PLAN

GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

DOCUMENT # 20030001763
#150 WARRENTON ROAD,
FREDERICKSBURG, VA 22405

LOT AREA: 35,192 SF = 0.8079 AC
CURRENT ZONING: B-2 (LOT 11); R-1 (LOT 7)
ULTIMATE ZONING: B-2 (PROPOSED LOT 11A)

CONDITIONAL USE: RESTAURANT WITH DRIVE AISLE FACILITIES



VICINITY MAP
SCALE: 1" = 2000'



ZONING TABULATION

LOT 11
ZONED: B-2, GENERAL COMMERCIAL
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
CONDITIONAL USE: RESTAURANT WITH DRIVE-THRU FACILITIES
SETBACK:
FRONT YARD: REQUIRED=40 FT MIN; PROVIDED=66.02 FT
SIDE YARD: REQUIRED=15 FT MIN (ADJOINING R1); PROVIDED=37.02 FT
= NONE (ADJOINING B-2), PROVIDED=118.81 FT
REAR YARD: REQUIRED=25 FT MIN; PROVIDED=29.64 FT
HEIGHT REGULATIONS:
MAXIMUM ALLOWABLE=65 FT; PROVIDED=30 FT
MAXIMUM F.A.R. ALLOWED=0.70, PROVIDED=(1,920/35,192)=0.05
LOT 7
ZONED: R-1, SUBURBAN RESIDENTIAL
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
CONDITIONAL USE: RESTAURANT WITH DRIVE-THRU FACILITIES
SETBACK:
FRONT YARD: REQUIRED=40 FT MIN
SIDE YARD: REQUIRED=10 FT MIN
REAR YARD: REQUIRED=25 FT MIN
HEIGHT REGULATIONS:
MAXIMUM ALLOWABLE=35 FT
LOT 11A
ZONED: B-2, GENERAL COMMERCIAL
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
CONDITIONAL USE: RESTAURANT WITH DRIVE-THRU FACILITIES
SETBACK:
FRONT YARD: REQUIRED=40 FT MIN; PROVIDED=66.02 FT
SIDE YARD: REQUIRED=15 FT MIN (ADJOINING R1); PROVIDED=37.02 FT
= NONE (ADJOINING B-2), PROVIDED=118.81 FT
REAR YARD: REQUIRED=25 FT MIN; PROVIDED=29.64 FT
HEIGHT REGULATIONS:
MAXIMUM ALLOWABLE=65 FT; PROVIDED=30 FT
MAXIMUM F.A.R. ALLOWED=0.70, PROVIDED=(1,920/35,192)=0.05

BUFFERING REQUIREMENTS

PROPOSED USE: COMMERCIAL WITH DRIVE THRU FACILITIES
(PER CONDITIONAL USE PERMIT)
ADJOINING PROPERTIES:
SOUTHWEST AND SOUTHEAST SIDE AREAS ZONED R1 (RESIDENTIAL)
REQUIRED = 50 FT WITH 162 PLANT UNITS PER 100 LINEAR FOOT
REQUESTED = 15 FT
NORTHEAST SIDE AREA IS ZONED COMMERCIAL
REQUIRED = NONE
NORTHWEST SIDE IS A MAJOR ARTERIAL ROAD
REQUIRED = 25 FT
REQUESTED = 20 FT

PARKING REQUIREMENTS TABULATION

RESTAURANT WITH DRIVE-THROUGH AND PATIO:
(DUNKIN DONUTS)
GROSS FLOOR AREA = 1,920 SF

REQUIRED: 7 SPACES/1,000 SF = 7 X 1.920 = 14 SPACES
PROVIDED: 14 SPACES

TOTAL MIN. NUMBER OF ADA-ACCESSIBLE SPACES REQUIRED = 1
TOTAL NUMBER OF ADA-ACCESSIBLE SPACES PROVIDED = 2

SHEET INDEX

SHEET #	SHEET TITLE
1	= COVER SHEET
2	= GENERALIZED DEVELOPMENT PLAN
3	= EXISTING CONDITIONS
4	= LANDSCAPE AND BUFFERING EXHIBIT
5	= LANDSCAPE AND BUFFERING EXHIBIT
6	= ARCHITECTURAL PLAN EXHIBIT

APPROVAL BLOCK
SITE PLAN NUMBER: _____

DIRECTOR, _____ DATE _____
STAFFORD COUNTY
PLANNING & ZONING

APPROVAL OF THESE PLANS SHALL IN NO WAY
RELIEVE THE OWNER OF COMPLYING WITH OTHER
APPLICABLE LOCAL, STATE AND/OR FEDERAL
REQUIREMENTS.

DEVELOPER / OWNER / APPLICANT:

BHALANI 2 LLC
305 Garrisonville Road, Suite 102
Stafford, VA 22554

CONTACT PERSON: PRAVINA BHALANI
Tel: 540.846.6558
Email: pravinabhalani@gmail.com

ARCHITECT

QSR/R DESIGN GROUP, LLC
584 BELLERIVE ROAD, SUITE 3D
ANNAPOLIS, MD 21409

CONTACT PERSON: JOSEPH J. KELLY
Office: 301.364.9880
Email: jkelly@qsrandr.com

LAND SURVEYING & CIVIL ENGINEERING
2890 EMMA LEE STREET, SUITE 200
FALLS CHURCH, VIRGINIA 22042
703 241 5515 FAX 703 241 5516

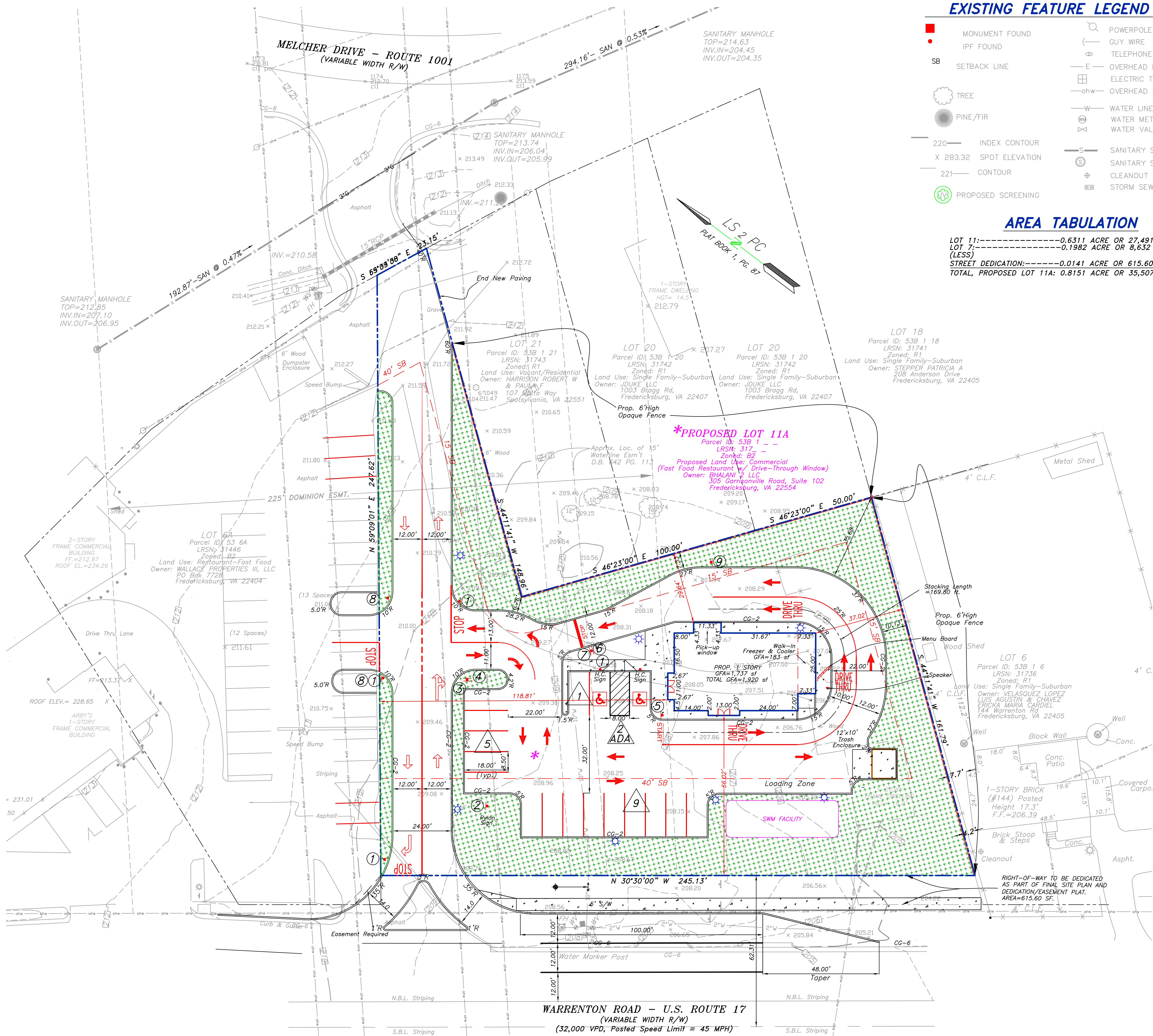
NO.	DATE	PLAN REVISIONS DESCRIPTION

COVER SHEET
#150 WARRENTON ROAD, FREDERICKSBURG, VA. 22405
LOT 7 & LOT 11
(PROPOSED LOT 11A)
SUNNYSIDE
DOCUMENT # 20030007163
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: JUNE, 2017
DRAWN BY: OBY
CHECKED BY: LHS/FKP
SHEET 1 OF 6

LAWRENCE H. SPILMAN III
Lic. No. 001822
06-15-17
LAND SURVEYOR

J#16-108

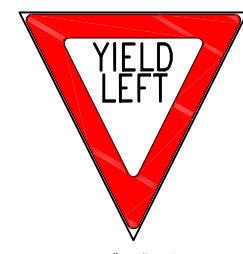


PROPOSED FEATURE LEGEND

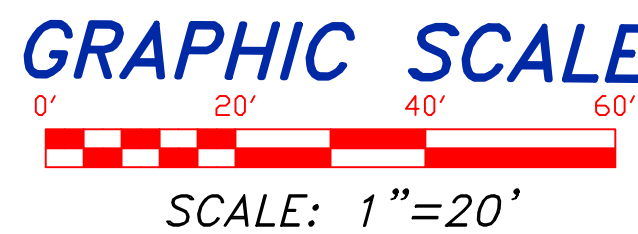
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- Diagram illustrating various traffic control and signage elements:
- LANDSCAPED AREA:** Represented by a green rectangle with a pattern of small green stars.
 - CONCRETE SIDEWALK:** Represented by a rectangle with a pattern of small black dots.
 - HANDICAP RAMP, CG-12:** Represented by a trapezoidal shape.
 - PEDESTRIAN CROSSING:** Represented by a rectangle with a pattern of small black dots.
 - PARKING SPACES WITH HANDICAP:** Represented by a rectangle with a blue border and a blue center, and a red rectangle with a red border and a red center.
 - HANDICAP ACCESS (5'W x 18'L):** Represented by a rectangle with a pattern of diagonal lines.
 - VDOT STANDARD CG-2 (HEADER CURB):** Represented by a horizontal line.
 - TRAFFIC CONTROL SIGNAGE:** Represented by a red circle on a red line.
 - NUMBER OF PROP. PARKING:** Represented by a triangle with the number 5 inside.
 - LIGHT POLE APPROXIMATE LOCATION:** Represented by a sun symbol.

LOT 11:-----0.6311 ACRE OR 27,491 SQ. FT.
 LOT 7:-----0.1982 ACRE OR 8,632 SQ. FT.
 (LESS)
 STREET DEDICATION:-----0.0141 ACRE OR 615.60 SQ. FT.
 TOTAL, PROPOSED LOT 11A: 0.8151 ACRE OR 35,507.40 SQ. FT.

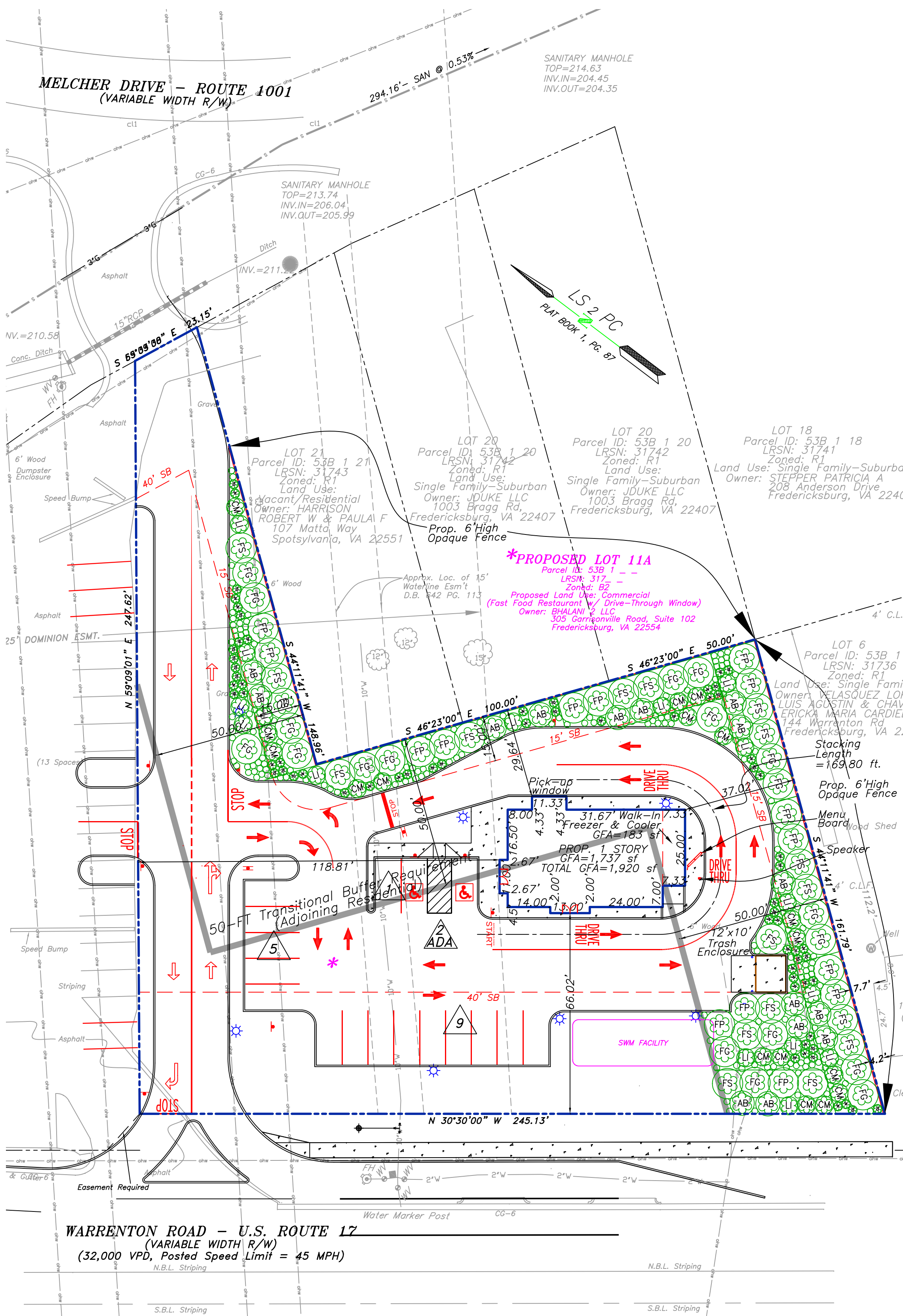
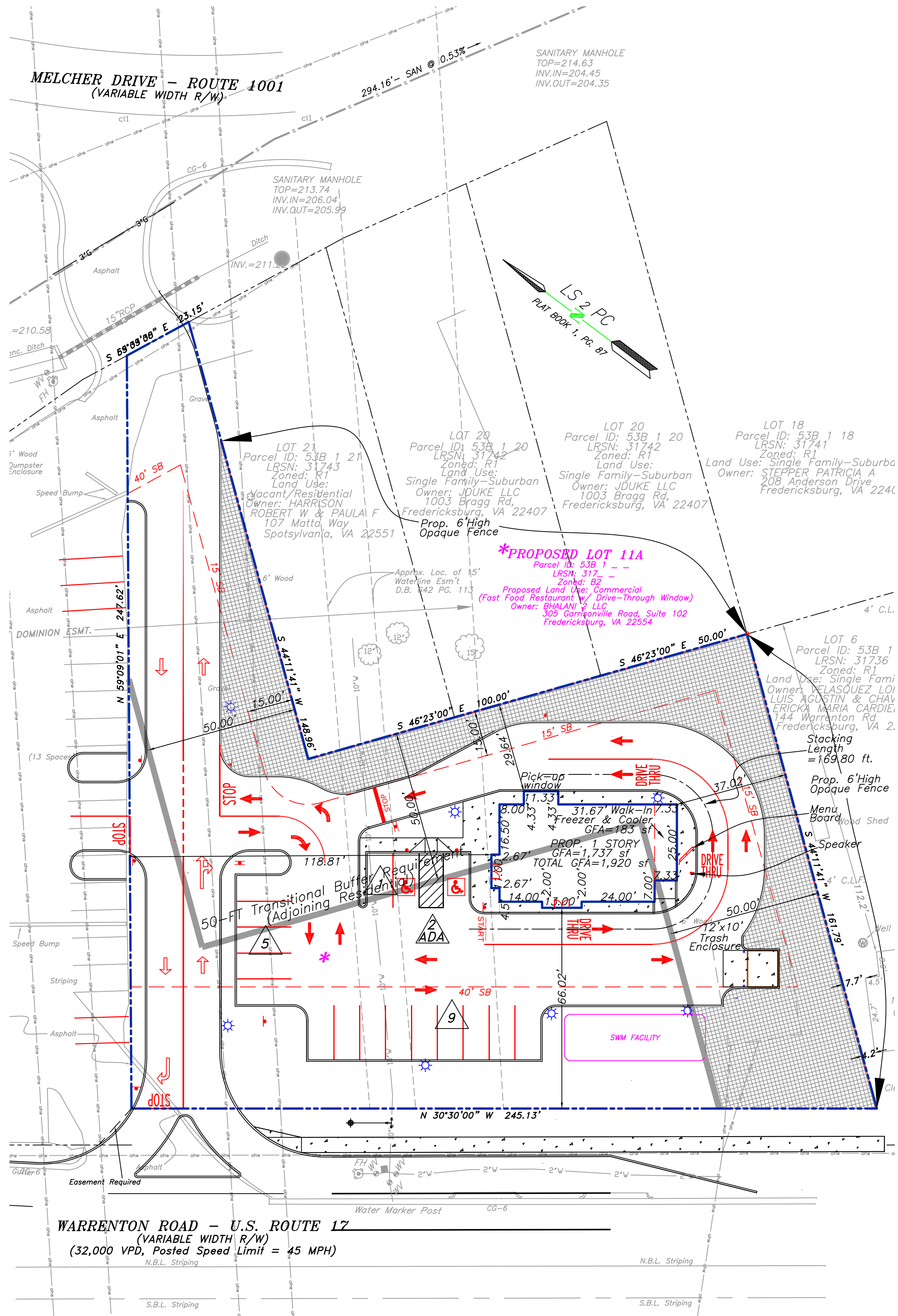
TRAFFIC CONTROL SIGNS



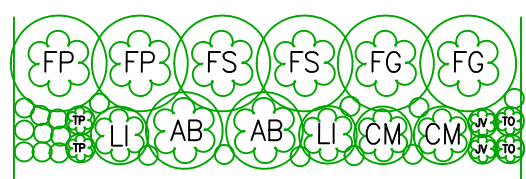
1. THE STORMWATER MANAGEMENT FACILITY MAY BE A CONVENTIONAL OR AN UNDERGROUND DETENTION FACILITY IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL (DEO) STANDARDS.
2. BEST MANAGEMENT PRACTICES SHALL BE IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STANDARDS.
3. SIDEWALK RAMP TO MEET ADA REQUIREMENTS.
4. THE PROPOSED LOT 11A IS THE AREA COVERED BY THIS APPLICATION.
5. REZONING OF LOT 7 (PARCEL ID: 53B 1 7, ZONED: R1) TO B-2 IS REQUESTED VIA ZONING RECLASSIFICATION APPLICATION.
6. THIS GENERALIZED DEVELOPMENT PLAN (GDP) WILL BE MADE A PART OF THE ALTERNATIVE COMMUNITY APPLICATION (ACC), THE CONDITIONAL USE PERMIT (CUP) AND THE ZONING RECLASSIFICATION APPLICATION WITH THE INTENT TO SUBMIT THE THREE APPLICATIONS CONCURRENTLY.



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TYPICAL LANDSCAPE BUFFERING SECTION



6 CANOPY P.U.'s
6 UNDERSTORY P.U.'s
6 EVERGREEN P.U.'s
18 SHRUBS



PROPOSED FEATURE LEGEND

- LANDSCAPED AREA
- TRANSITIONAL BUFFERING STRIP
- TRAFFIC CONTROL SIGNAGE
- CANOPY
 - FG FAGUS GRANDIFOLIA
 - FS FAGUS SYLVATICA
 - FP FAGUS PENNSYLVANICA
 - AB ACER BUERGERANUM
- UNDERSTORY
 - CM CORNUS MAS
 - LI LAGERSTROEMIA INDICA
- EVERGREEN
 - JV JUNIPERUS VIRGINIANA
 - TH THUGA PYRAMIDALIS
 - TO THUGA OCCIDENTALIS
- SHRUB
 - LP LIGHT POLE APPROXIMATE LOCATION

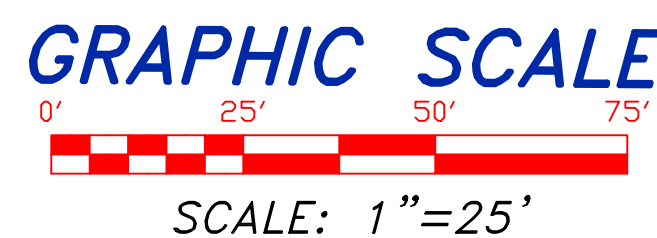
Transitional Buffer

- Proposed Use per Table 2: Number 2. Use COMMERCIAL (RESTAURANT W/ DRIVE THRU)
- Adjacent property which requires buffer: N, S, E, or W; (circle one)
- Adjacent property use per Table 2: Number N/A Major Collector Street
- Transitional Buffer required per Table 2: A, B or C: (circle one)
- Buffer yard width: 25 feet.
- Linear feet of buffer yard required along property line: 245.13 feet
- Plant units required: 75 p.u. per 100 Linear Feet
- Existing plant units getting credit per Section 140: 0
- Plant units required in buffer yard: $(75 \text{ p.u.} / 100 \text{ LF}) \times (245.13 / 100) = 184 \text{ p.u.}$
- Number of canopy trees provided: 18 x 10 p.u. = 180
- Number of understory trees provided: 18 x 7 p.u. = 126
- Number of evergreen trees provided: 18 x 7 p.u. = 126
- Number of shrubs provided: 144 x 1 p.u. = 144
- Total number of plant units provided in buffer yard: 576 p.u.

Per this GDP, the proposed total number of Planting Units far exceeds the minimum required. This is only to demonstrate that the planting units for the requested Reduction of Transitional Buffer Area meets the minimum required. The Final Site Plan will provide the MINIMUM planting units along the Transitional Buffer area and with any landscape-related approval conditions, if there's any.

NOTES

- REQUESTED TRANSITIONAL BUFFERING STRIP HAS VARYING WIDTHS.
- OPEN GRASSED AREAS SHOWN TO BE PLANTED ON APPROVAL OF THE FINAL SITE PLAN SUBMISSION.
- PROPOSED LIGHTING SHOWN HEREON IS APPROXIMATE AND WILL BE ADDRESSED AS A PHOTOMETRIC PLAN ON THE FINAL SITE PLAN SUBMISSION.



SCALE: 1"=25'

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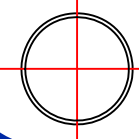
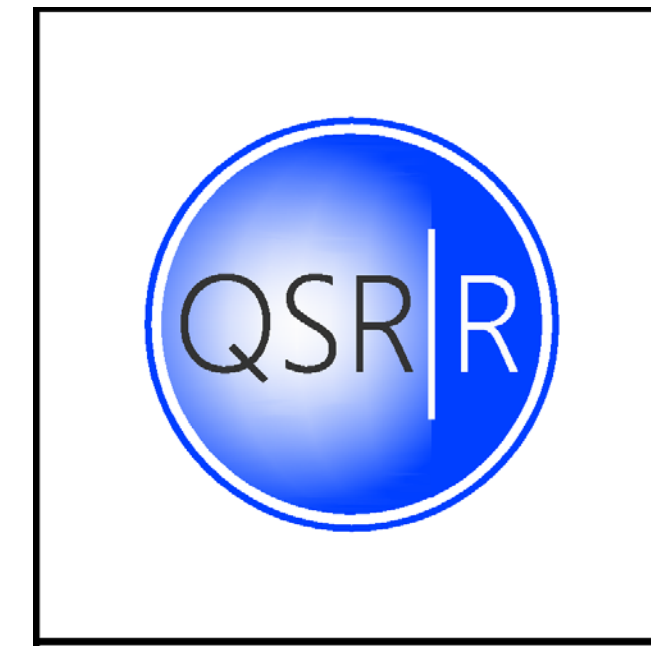
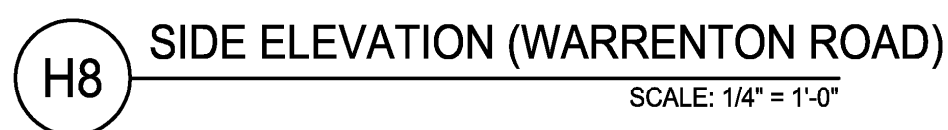
PLAN REVISIONS	
NO.	DATE

LIGHTING & BUFFERING EXHIBIT
#150 WARRENTON ROAD, FREDERICKSBURG, VA. 22405
LOT 7 & LOT 11
(PROPOSED LOT 11A)
SUNNYSIDE
DOCUMENT # 20030001763
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 25'
DATE: JUNE, 2017
DRAWN BY: OBY
CHECKED BY: LHS



SHEET 4 OF 6



USP

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[illegible]

ARCHITECTURAL EXHIBIT
ENTON ROAD, FREDERICKSBURG,

#150 WARRENTON ROAD, FREDERICKSBURG, VA. 22405

**LOT 7 & LOT 11
(PROPOSED LOT IIA)**

SUNNYSIDE
UMENT # 2003000176

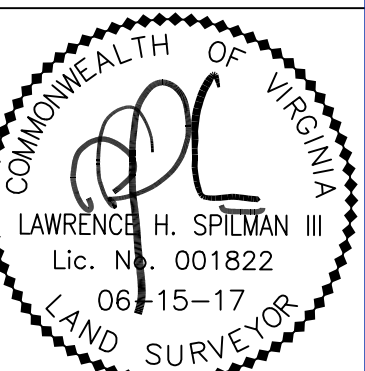
DOCUMENT # 20030001763
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 5'

DATE: JUNE, 2017

DRAWN BY: OBY

CHECKED BY: LHS



SHEET 6 OF 6

GRAPHIC SCALE

0' 5' 10' 15'



SCALE: 1"=5'