GENERALIZED DEVELOPMENT PLAN



LOCATION OF SITE

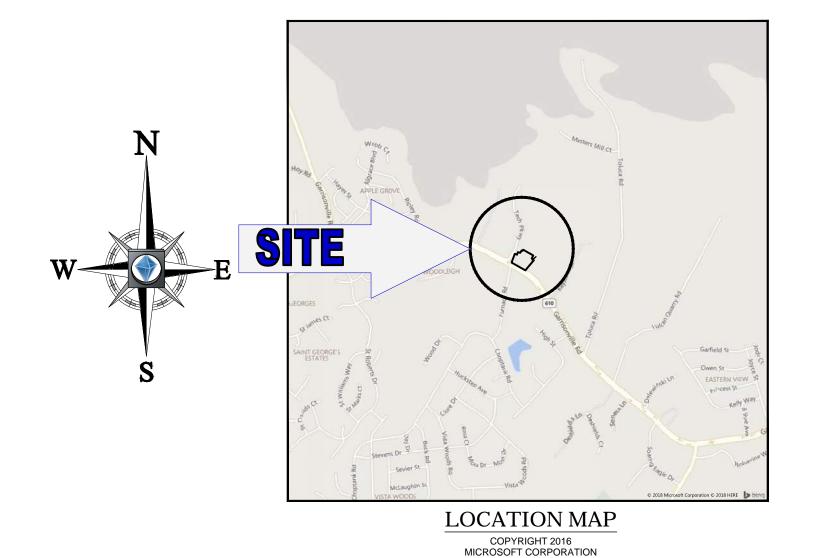
TECH PARKWAY & GARRISONVILLE ROAD (RT. 610) TAX MAP 46987, LOT 5 & TAX MAP 3390, LOT 57 ROCK HILL MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

CONTACT INFORMATION

REFERENCES

GOVERNING AGENCIES

♦ STAFFORD COUNTY PLANNING AND ZONING 1300 COURTHOUSE ROAD STAFFORD, VA 22554 (540) 658-8600 (P)



OWNER THOMAS WACK
PRESIDENT OF DEVELOPMENT
WACK GENERAL CONTRACTOR
400 CHARLES STREET
FREDERICKSBURG, VA 22401
540-372-4565 TELEPHONE

OWNER UNION BANK AND TRUST CO 4355 INNSLAKE DR STE 325 GLEN ALLEN VA 23060-9803 804-217-8405 TELEPHONE

APPLICANT ROGER FRANZ NET LEASE DEVELOPMENT 201 MAIN STREET SUITE 600 FORT WORTH, TEXAS, 76102 817-939-7231 TELEPHONE

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201 **WARRENTON, VIRGINIA 20186**

> Phone: (540) 349-4500 (540) 349-0321 VA @BohlerEng.com

CONTACT: RYAN T. YAUGER, P.E.

SHEET INDEX				
SHEET TITLE	SHEET NUMBER			
COVER SHEET	1			
ALTA SURVEY	2			
GENERALIZED DEVELOPMENT PLAN	3			
PROFFERS	4			

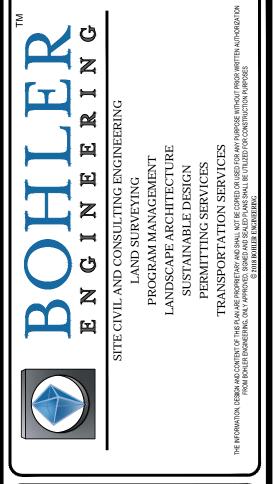
STAFFORD B-2 ZONING DISTRICT REGULATIONS: PROJECT NAME WAWA TECH PARKWAY - TECH PARKWAY & GARRISONVILLE ROAD SITE CALCULATIONS TOTAL SITE AREA: 6.05 ACRES FLOOR AREA RATIO: 0.70 MAX. BUILDING SETBACKS FRONT: 40' SIDE: 0' BACK: 25' PROPOSED: >65' PARKING REQUIREMENTS: PARKING: 6 PER 1,000 GFA (GROSS FLOOR AREA) TOTAL PARKING REQUIRED: 37 SPACES PARKING PROVIDED: 67 SPACES LOADING SPACES: 1 WITH MINIMUM SIZE OF 12' X 25' LOADING SPACES PROVIDED: 1 HANDICAPPED SPACES REQUIRED: 3 SPACES HANDICAPPED SPACES PROVIDED: 3 SPACES VAN ACCESSIBLE SPACES: 1 SPACE PER 8 HANDICAPPED SPACES VAN ACCESSIBLE SPACES PROVIDED: 1 SPACES TOTAL BUILDING SQUARE FOOTAGE: 6,049 SF PROPOSED FAR: 0.045 - (6,049 SF/ 135,477 SF)

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. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA COMMUNITY PANEL NO. 5101540126E, REVISED
- THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE.

GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.



	REVISIONS				
REV	DATE	COMMENT	BY		



NOT APPROVED FOR

SCALE: AS NOTED

GENERALIZED DEVELOPMENT

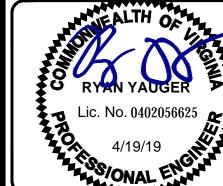
PLAN



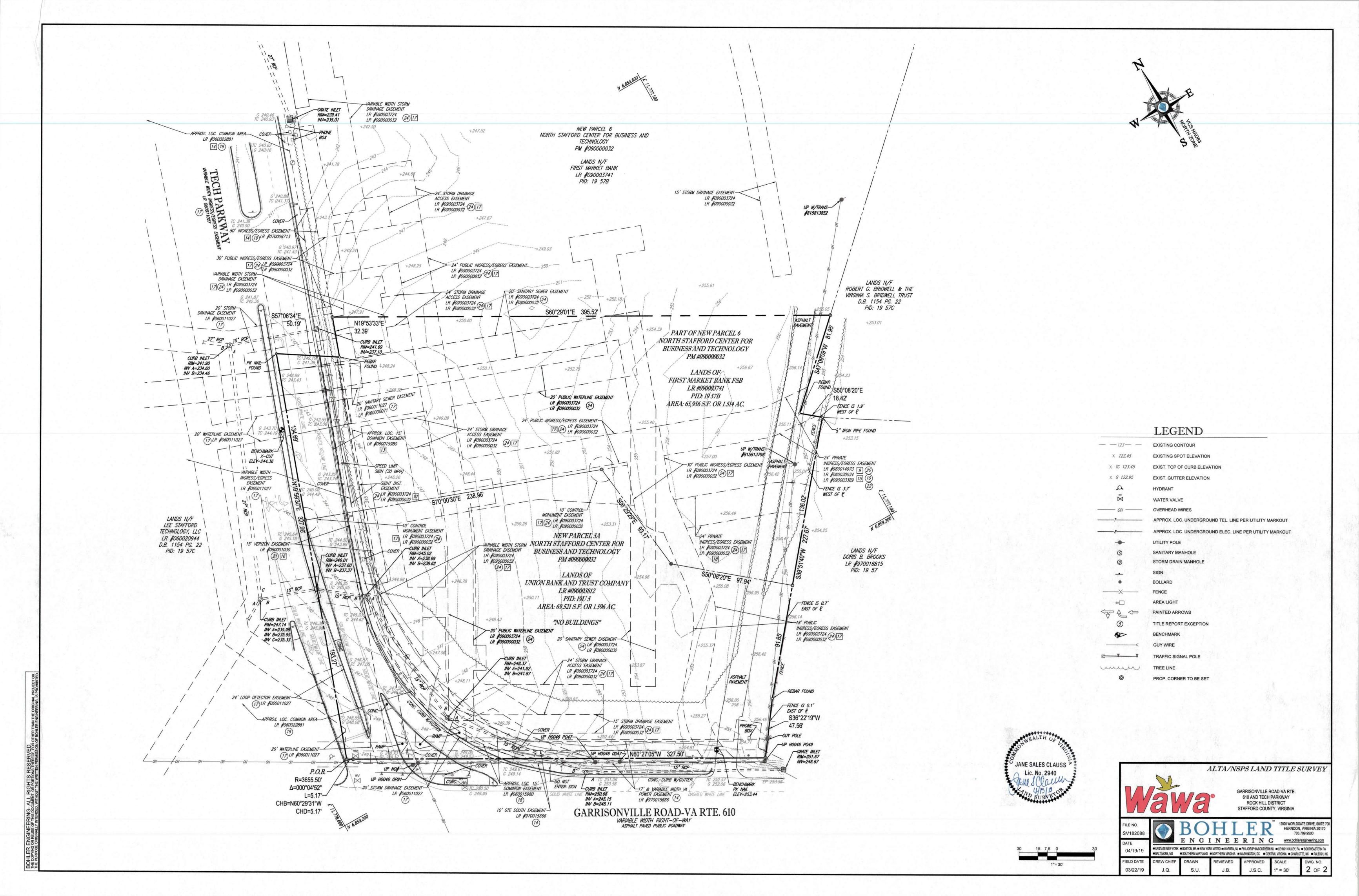
LOCATION OF SITE TECH PARKWAY **ROCK HILL MAGISTERIAL DISTRICT** STAFFORD COUNTY, VIRGINIA

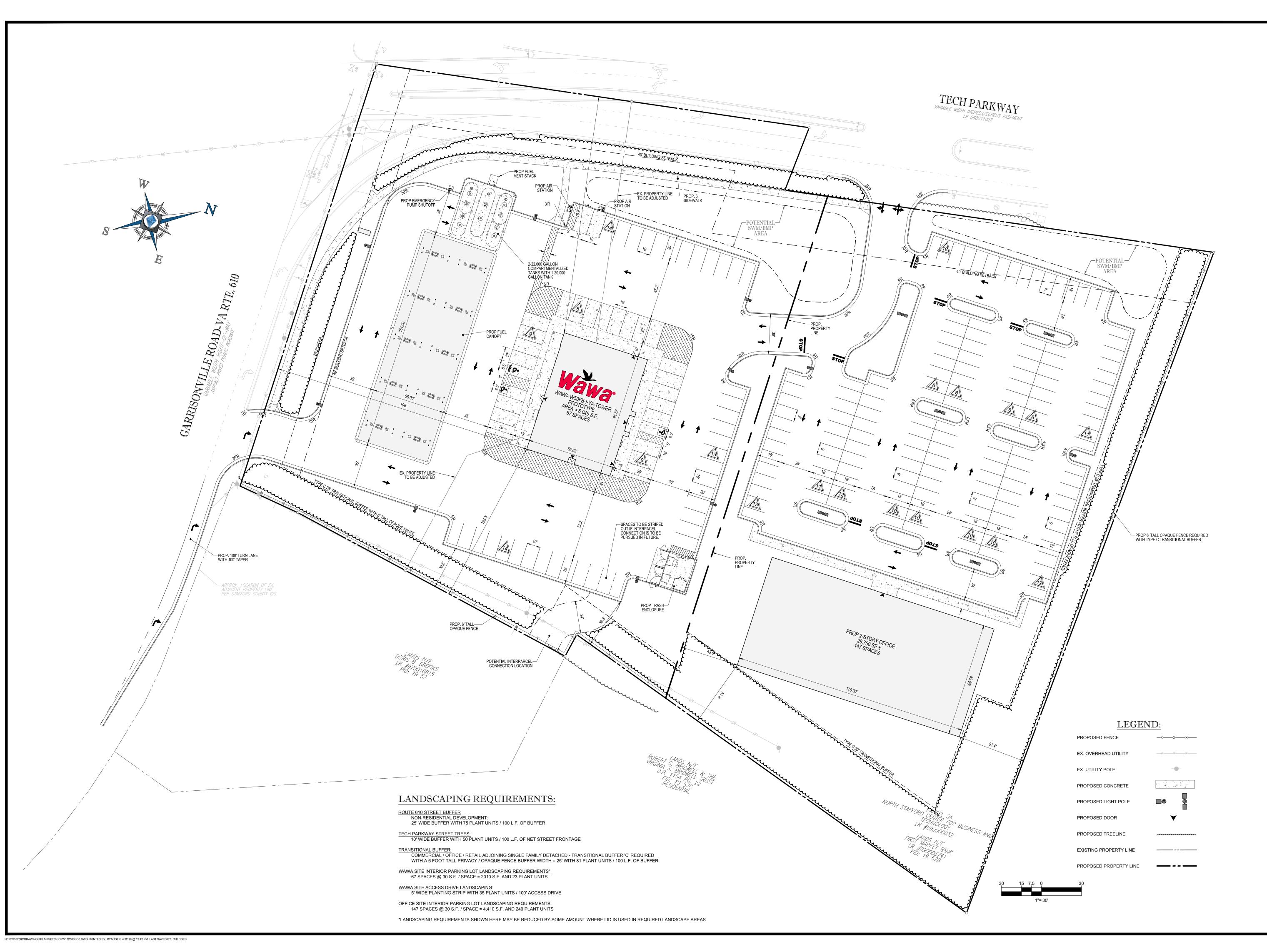




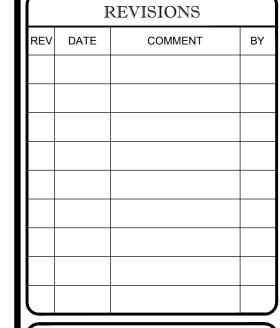


COVER











NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: CHECKED BY: SCALE:

GENERALIZED

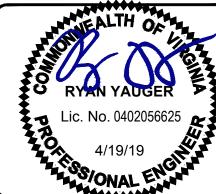
DEVELOPMENT PLAN



LOCATION OF SITE TECH PARKWAY ROCK HILL MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA



WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 Fax: (540) 349-0321 VA@BohlerEng.com



GENERALIZED DEVELOPMENT PLAN

O08-22

BOARD OF SUPERVISORS COUNTY OF STAFFORD STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 19th day of February, 2008:

VOTE:
Yes
Yes
Yes
Ves
Yes
Yes
Yes

On motion of Mr. Sterling, seconded by Mr. Dudenhefer, which carried by a vote of 7 to 0, the following was adopted:

> AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM A-1, AGRICULTURAL ZONING DISTRICT AND B-3, OFFICE ZONING DISTRICT TO B-2, URBAN COMMERCIAL ZONING DISTRICT, ASSESSOR'S PARCELS 19-57B AND 19U-5, ROCK HILL ELECTION DISTRICT

WHEREAS, Route 610 Investments LLC and NSCBT Partners LLC, applicant, has submitted application RC2700545 requesting a reclassification from A-1, Agricultural Zoning District and B-3, Office Zoning District to a B-2, Urban Commercial District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, staff and testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, or good zoning practice requires adoption of such an ordinance;

H:\18\V182088\DRAWINGS\PLAN SETS\GDP\V182088GD0.DWG PRINTED BY: CHEDGES 4.19.19 @ 3:41 PM LAST SAVED BY: CHEDGES

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 19th day of February, 2008, that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the zoning district map to reclassify from A-1, Agricultural Zoning District and B-3, Office Zoning District to B-2, Urban Commercial Zoning District, Assessor's Parcels 19-57B and 19U-5 with the following proffers:

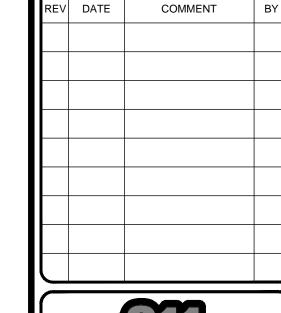
- No buildings shall be located closer than 40 feet to any property zoned A-1.
- The commercial retail and office portion of this project shall be limited to no more than 60,000 gross square feet of total building floor area.
- There shall be no commercial apartments within the development.
- Buildings shall be limited to three stories above ground on the front elevation of the building and four stories above ground on the rear elevation of the building.
- All buildings shall be constructed of brick or split block, stones or masonry construction (natural or manufactured), hardiplank, or eifs. The office the building will be consistent in style and material to the existing office building located on T.M.19U-4.
- The applicant agrees to obtain demolition permit for existing buildings on T.M.19-57B within one hundred eighty (180) days of the non-appealable approval of this rezoning.
- The applicant agrees to construct a 5' sidewalk located a distance of 3.5' off the face of the curb along Garrisonville Road and dedicate 3.5' feet of Right-of-Way along Garrisonville Road. Additionally, the applicant agrees to construct a 5' sidewalk between the two existing CG-12s in the right turn lane island.
- This site will be developed in substantial conformance with the Generalized Development Plan prepared by Bagby, Caldwell and Associates P.C., dated August 2007 and revised 11/05/07.
- The applicant agrees to allow inter parcel connection in favor of Tax Parcel 19-57 in the approximate location shown on the GDP.
- 10. The applicant agrees to provide an area for a FRED bus stop in the North Stafford Center for Business and Technology if and when FRED bus service is extended to the North Stafford Center for Business and Technology development.

A Copy, teste:

Anthony N. Romanello, ICMA-CM County Administrator

AJR:JAH:jws

O08-22 Page 2



REVISIONS



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

DRAWN BY: CHECKED BY: SCALE:

CAD I.D.:

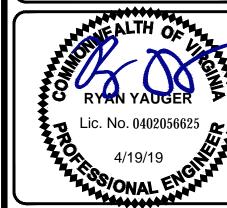
GENERALIZED DEVELOPMENT PLAN



LOCATION OF SITE TECH PARKWAY ROCK HILL MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA



8 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 Fax: (540) 349-0321 VA@BohlerEng.com



PROFFERS

SHEET NUMBER:

EXISTING PROFFERS SHOWN FOR INFORMATION ONLY