

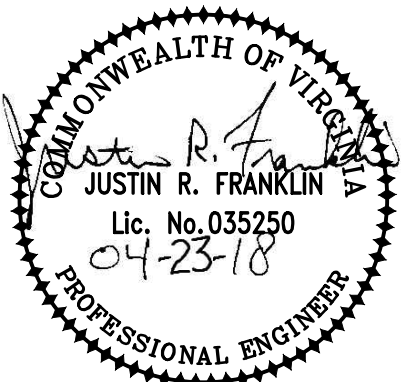
Fairbanks & Franklin

Civil Engineering
Land Planning

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

GENERALIZED DEVELOPMENT PLAN FOR REZONING TO B-2
WITH CONDITIONAL USE PERMIT FOR VEHICLE FUEL SALES

SHEETZ AT ENON ROAD
STAFFORD COUNTY, VIRGINIA



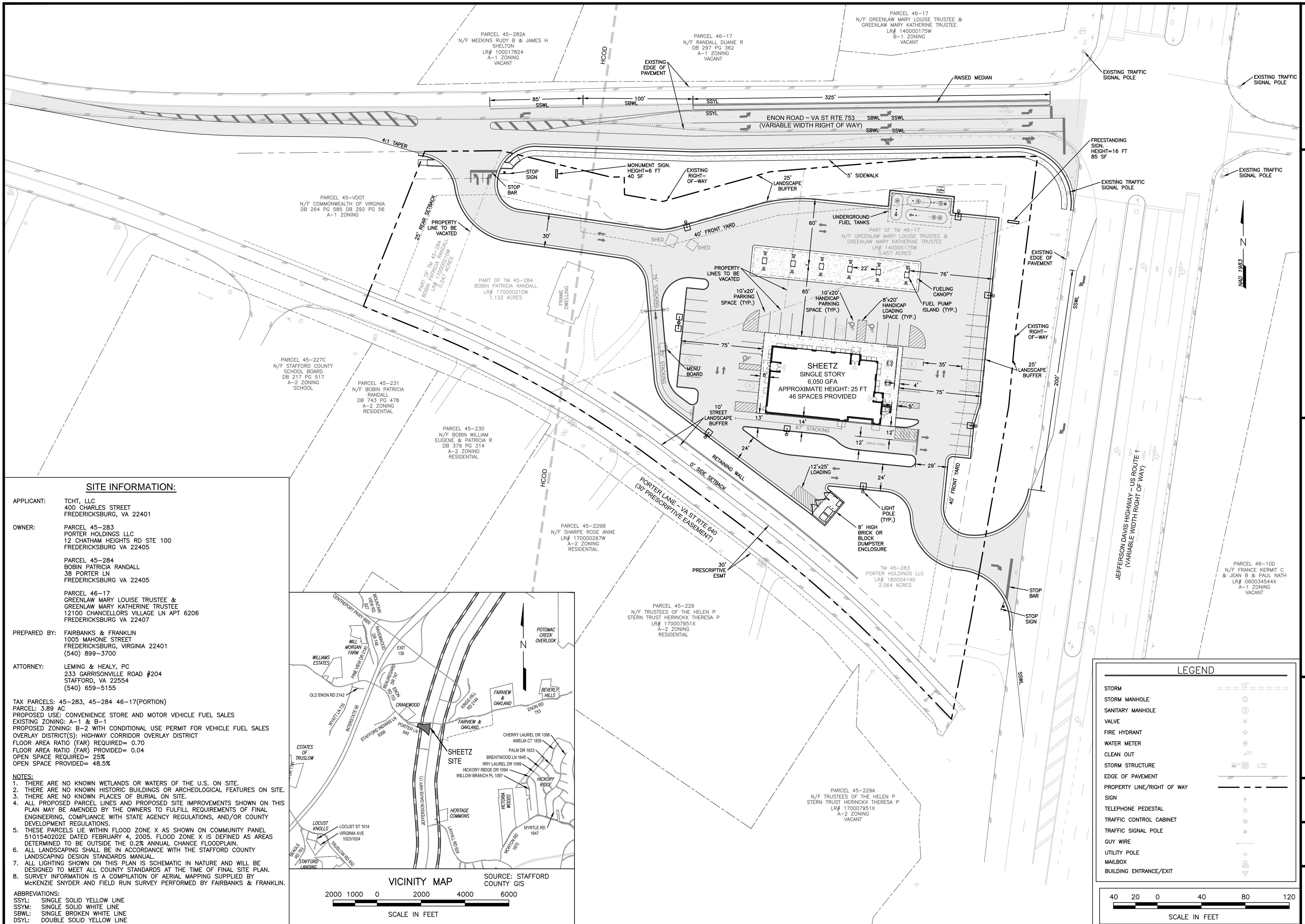
DATE : 04-23-18
DESIGNED: JRF
DRAWN : JAC
CHECKED: JDF

REVISIONS:

DOCUMENT NO.
402-1000

1 SHEET
OF 1

402-1000 SHEETZ GENERALIZED DEVELOPMENT PLAN 04-23-18



SITE INFORMATION:

APPLICANT: TCHT, LLC
400 CHARLES STREET
FREDERICKSBURG, VA 22401

OWNER: PARCEL 45-283
PORTER HOLDINGS LLC
12 CHATHAM HEIGHTS RD STE 100
FREDERICKSBURG VA 22405

PARCEL 45-284
BOBIN PATRICIA RANDALL
38 PORTER LN
FREDERICKSBURG VA 22405

PARCEL 46-17
GREENLAW MARY LOUISE TRUSTEE &
GREENLAW MARY KATHERINE TRUSTEE
12100 CHANCELLORS VILLAGE LN APT 6206
FREDERICKSBURG VA 22407

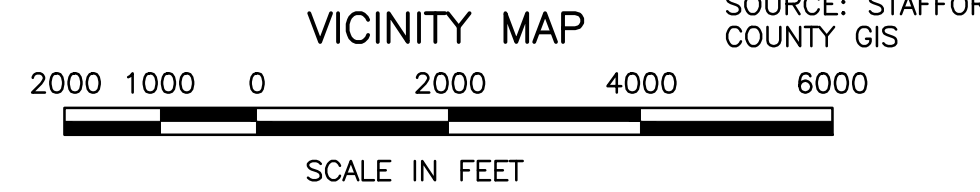
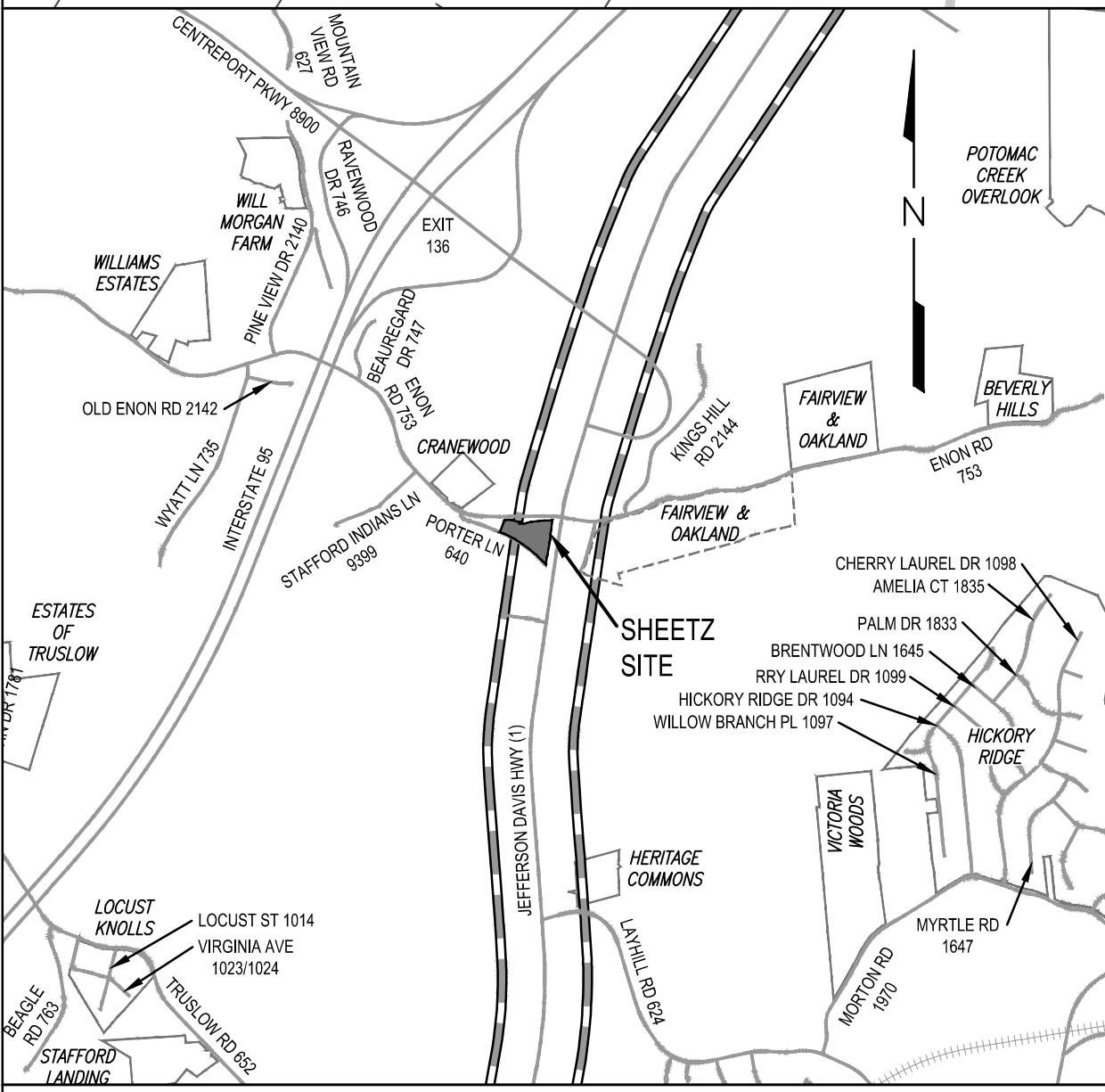
PREPARED BY: FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
(540) 899-3700

ATTORNEY: LEMING & HEALY, PC
233 GARRISONVILLE ROAD #204
STAFFORD, VA 22554
(540) 659-5155

TAX PARCELS: 45-283, 45-284 46-17(PORION)
PARCEL: 3.89 AC
PROPOSED USE: CONVENIENCE STORE AND MOTOR VEHICLE FUEL SALES
EXISTING ZONING: A-1 & B-1
PROPOSED ZONING: B-2 WITH CONDITIONAL USE PERMIT FOR VEHICLE FUEL SALES
OVERLAY DISTRICT(S): HIGHWAY CORRIDOR OVERLAY DISTRICT
FLOOR AREA RATIO (FAR) REQUIRED= 0.70
FLOOR AREA RATIO (FAR) PROVIDED= 0.04
OPEN SPACE REQUIRED= 25%
OPEN SPACE PROVIDED= 48.5%

NOTES:
1. THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. ON SITE.
2. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
3. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
4. ALL PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS.
5. THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540202E DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
7. ALL LIGHTING SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE AND WILL BE DESIGNED TO MEET ALL COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.
8. SURVEY INFORMATION IS A COMPILATION OF AERIAL MAPPING SUPPLIED BY MCKENZIE SNYDER AND FIELD RUN SURVEY PERFORMED BY FAIRBANKS & FRANKLIN.

ABBREVIATIONS:
SSYL: SINGLE SOLID YELLOW LINE
SSYM: SINGLE SOLID WHITE LINE
SBWL: SINGLE BROKEN WHITE LINE
DSYL: DOUBLE SOLID YELLOW LINE



LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- VALVE
- FIRE HYDRANT
- WATER METER
- CLEAN OUT
- STORM STRUCTURE
- EDGE OF PAVEMENT
- PROPERTY LINE/RIGHT OF WAY
- SIGN
- TELEPHONE PEDESTAL
- TRAFFIC CONTROL CABINET
- TRAFFIC SIGNAL POLE
- GUY WIRE
- UTILITY POLE
- MAILBOX
- BUILDING ENTRANCE/EXIT

SCALE IN FEET: 40 20 0 40 80 120