

COMMERCIAL/ RETAIL AT GARRISONVILLE

(GENERALIZED DEVELOPMENT PLAN)

OWNER:

CYRUS GROUP LLC
11748 CHANCEFORD DR
WOODBIDGE VA 22192-5535

APPLICANT:

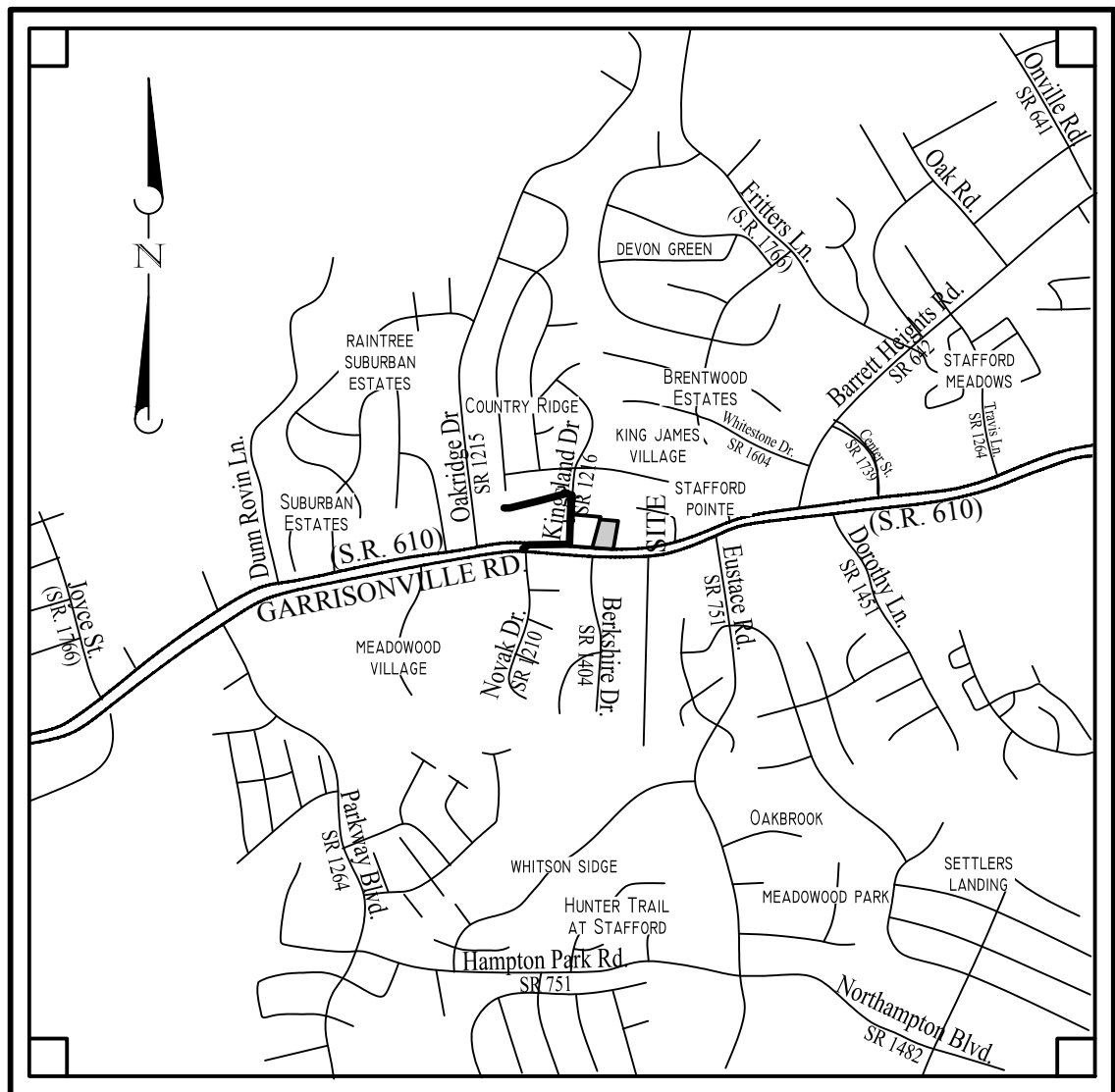
CYRUS GROUP LLC
11748 CHANCEFORD DR
WOODBIDGE VA 22192-5535

ENGINEER:

BAGBY, FOROUGH & GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VA 22408
PHONE (540) 373-5178

SITE ADDRESS:

T.M. 20-35A
598 GARRISONVILLE RD
LR #180001837



VICINITY MAP

SCALE: 1" = 1,600'

SHEET INDEX

SHEET NUMBER:

- 1.
- 2.
- 3.
- 4.

TITLE:

COVER SHEET
EXISTING CONDITIONS
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN

STAFFORD B-2 ZONING DISTRICT REGULATIONS

PROJECT NAME

CASUAL SIT DOWN RESTAURANT - GARRISONVILLE ROAD

SITE CALCULATIONS

TOTAL SITE AREA: 0.8225-ACRES OR 35,830-SQUARE FEET

CONDITIONAL USE AREA

ACRES: 0.7657
SQUARE FEET: 33,356.0
FLOOR AREA RATIO (B-2 AREA): 0.70 OR 21,053-SQUARE FEET (MAXIMUM)
OPEN SPACE RATIO (B-2 AREA): 0.25 OR 7,519-SQUARE FEET (MINIMUM)

BUILDING SETBACKS

FRONT: 40-FEET
SIDE: 0-FEET
BACK: 25-FEET

BUILDING HEIGHT

PERMITTED: 65-FEET (MAXIMUM)

PARKING REQUIREMENTS

PARKING (RESTUARANT): 15 SPACES PER 1,000 GROSS FLOOR AREA
TOTAL PARKING REQUIRED: 27 SPACES
PARKING PROVIDED: 27 SPACES (INCLUDES 2 HANDICAPPED)
DRIVE THRU: 8 STACKING (150' TOTAL LENGTH - 75' EACH LANE)
LOADING SPACES: 1 SPACE [12'x25'] 0-7,500 GFA (CUP)
LOADING SPACES PROVIDED: 1 SPACE [12'x25']
HANDICAPPED SPACES REQUIRED: 1 SPACES
HANDICAPPED SPACES PROVIDED: 2 SPACES
VAN ACCESSIBLE SPACES: 1 SPACE PER 8 HANDICAPPED SPACES (2 MINIMUM)
VAN ACCESSIBLE SPACES PROVIDED: 2 SPACES

BULK REGULATIONS

TOTAL BUILDING SQUARE FOOTAGE: 1790-SQ. FT.
PROPOSED FAR: 5.36% = (1,790/33,356)
PROPOSED O.S. 40.6% = (13,547/33,356)

CONTACT

CONTACT: BAGBY, FOROUGH & GOODPASTURE, PLLC
RYAN K FOROUGH, PE
(540) 373-5178

GENERAL NOTES

1. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
2. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
3. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY THIS FIRM.
4. EXISTING ZONE: R-1; USE: RESIDENTIAL.
5. ALL EXISTING STRUCTURES SHALL BE REMOVED.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA COMMUNITY PANEL NO. 5101540131E, REVISED FEBRUARY 4, 2005.
7. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE.
8. CONCRETE SIDEWALK ALONG GARRISONVILLE ROAD SHALL BE INSTALLED IN ACCORDANCE WITH HCOD AND VDOT STANDARDS AND INSTALLED BY APPLICANT.
9. DUMPSTER FENCES SHALL BE A MINIMUM OF SIX FOOT TALL AND CONSIST OF BOARD ON BOARD MATERIAL.
10. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
11. AQUIA HARBOR VOLUNTEER RESCUE SQUAD, DISTANCE IS 3.5 MILE.

LEGEND

AC	ACRE(S)	SAN	SANITARY
BLDG	BUILDING	SEW	SEWER
CL	CENTERLINE	SHT	SHEET
CO	CLEAN OUT	SW	SIDEWALK
CONC	CONCRETE	SOFT	SQUARE FEET (FOOT)
CMP	CORRUGATED METAL PIPE	STD	STANDARD
CG	CURB & GUTTER	STM	STORM
DB	DEED BOOK	T & S	TAP AND SLEEVE
DEMO	DEMOLISH	TM	TAX MAP
DIP	DUCTILE IRON PIPE	TEL	TELEPHONE
ESMT	EASEMENT	TBR	TO BE REMOVED/RELOCATED
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ELEV	ELEVATION	TRAN	TRANSFORMER
ES	END SECTION	TYP	TYPICAL
EW	END WALL	UG	UNDERGROUND
EX	EXISTING	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FG	FINISHED GRADE	UP	UTILITY POLE
FF	FINISHED FLOOR	VERT	VERTICAL
FH	FIRE HYDRANT	WL	WATER LINE
F/M	FORCE MAIN	WM	WATER METER
GL	GAS LINE	WV	WATER VALVE
GM	GAS METER	W/	WITH
GFA	GROSS FLOOR AREA	W/L	WATERLINE
HC	HANDICAPPED		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		ACCESSIBLE
HP	HIGH POINT		
HORZ	HORIZONTAL	98	EXISTING INTERMEDIATE CONTOUR
INV	INVERT		
IPF	IRON PIPE FOUND	100	EXISTING INDEX CONTOUR
IPS	IRON PIPE SET		
LP	LIGHT POLE	276.93	EXISTING SPOT SHOT
MH	MANHOLE		
MAX	MAXIMUM	50	FINISHED GRADE
MIN	MINIMUM		
OHE	OVERHEAD ELECTRIC	90	FINISHED SPOT SHOT
OHE&T	OVERHEAD ELECTRIC, TELEPHONE		
OHE,T,TV	OVERHEAD ELECTRIC, TELEPHONE, TELEVISION		
PG	PAGE		FIRE HYDRANT
PVMT	PAVEMENT		
PED	PEDESTAL		LIGHT POLES
PERF	PERFORATED		SIGNS
PROP	PROPOSED		TEST PIT
PVC	POLYVINYL CHLORIDE		
R	RADIUS		CG-6R
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		
RD	ROOF DRAIN		
R/W	RETAINING WALL		

REVISIONS

DATE

BFG
BAGBY, FOROUGH & GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
1985 JEFFERSON DAVIS HIGHWAY, SUITE 102
FREDERICKSBURG, VIRGINIA 22401
TELEPHONE: (540) 373-5178
FAX: (540) 373-6651



COVER SHEET

COMMERCIAL/ RETAIL AT GARRISONVILLE
GENERALIZED DEVELOPMENT PLAN

STAFFORD COUNTY

VIRGINIA

DATE: 01-24-19

SCALE:

DESIGNED BY: LT

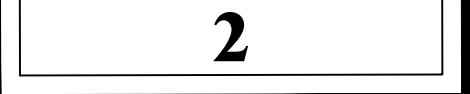
DRAWN BY: LT

CHECKED BY:

FILE NAME: 20550-1

JOB NO. 20550-1

PLAN NO.



G:\20550-1 Amlr_598 Garrisonville Rd\GDP\20550-1 10316.dwg Thu, Jan 24 2019 11:07

RTE. 1216 - KINGSLAND DRIVE
60' R.O.W.

N/F
AUSTIN R & BRENDA M HOTT
PROPERTY ID 20-36B
INSTR. 140014595
ZONED: B-1
USE: OFFICE

N/F
CYRUS GROUP LLC
PROPERTY ID 20-36
INSTR. 140001666
ZONED: B-1

N/F
JAIME BERNAL JUAREZ &
ANTONIA AMBRIZ JUAREZ
PROPERTY ID 20-35G
INSTR. 140014595
ZONED: R-1
USE: RESIDENTIAL

N/F
CALLOWAY LLC
PROPERTY ID 20-35H
INSTR. 090008593
ZONED: B-3
USE: VACANT

RESTAURANT
w/DRIVE THRU
1,790 S.F.
FF = 304.00'

RTE. 610 - GARRISONVILLE ROAD
VARIABLE WIDTH R.O.W.

LANDSCAPE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QUANTITY	S.F.
	RM	QUERCUS ALBA	SHADE TREES			
			WHITE OAK			
	VP	FOSTER HOLLY	EVERGREEN TREES			
			ILEX ATTENUATA			
	F	RHODENDRON PENTANTHERA	SHRUBS			
			AZAELA			
			2-1/2"-3" (CAL)	B&B	17	250
			6'-6-1/2' (Ht.)	B&B	21	125
			24"-30" CONT.	B&B	15	N/A

SCHEDULE A						
5' PERIMETER PARKING PLANTING						
1) MINIMUM REQUIRED BUFFER AREA:						
2) MINIMUM WIDTH OF LANDSCAPED YARD:	5-FT.					
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	265-FT. (35 P.U. PER 100')					
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%					
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:		YES	X	NO		
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	93	P.U.				
7) NUMBER OF SHADE TREES PROVIDED:	6	X 10 P.U. =	60	P.U.		
NUMBER OF EVERGREEN TREES:	6	X 7 P.U. =	42	P.U.		
NUMBER OF ORNAMENTAL TREES:		X 7 P.U. =		P.U.		
NUMBER OF SHRUBS:		X 1 P.U. =		P.U.		
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	102					

SCHEDULE B						
25' BUFFER AREA PLANTING						
1) MINIMUM REQUIRED BUFFER AREA:	(ALONG S.R. #610) (REDUCED TO 19' FOR USE OF 3-FT. BERM)					
2) MINIMUM WIDTH OF LANDSCAPED YARD:	19-FT.					
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	150 FT.					
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%					
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:		X	YES	NO		
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	113	P.U.				
7) NUMBER OF SHADE TREES PROVIDED:	4	X 10 P.U. =	40	P.U.		
NUMBER OF EVERGREEN TREES:	9	X 7 P.U. =	63	P.U.		
NUMBER OF ORNAMENTAL TREES:		X 7 P.U. =		P.U.		
NUMBER OF SHRUBS:	11	X 1 P.U. =	11	P.U.		
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	114					

SCHEDULE C						
25' BUFFER AREA PLANTING						
1) MINIMUM REQUIRED BUFFER AREA:	50' (REDUCED BY 50% WITH 6' HIGH FENCE)					
2) MINIMUM WIDTH OF LANDSCAPED YARD:	25-FT.					
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	150 FT.					
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%					
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:		X	YES	NO		
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	81	P.U.				
7) NUMBER OF SHADE TREES PROVIDED:	5	X 10 P.U. =	50	P.U.		
NUMBER OF EVERGREEN TREES:	11	X 7 P.U. =	77	P.U.		
NUMBER OF ORNAMENTAL TREES:		X 7 P.U. =		P.U.		
NUMBER OF SHRUBS:		X 1 P.U. =		P.U.		
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	104					

SCHEDULE E						
PARKING LOT INTERIOR PLANTING						
1) NUMBER OF PARKING SPACES PROVIDED:	27					
2) INTERIOR LANDSCAPED PU REQUIRED: (30 SQ. FT. x 27 = 810 SQ. FT. x (12PU / 300 SQ. FT.) = 33 P.U.)						
3) NUMBER OF CANOPY TREES PROVIDED:	4 x 10 PU = 40 PU					
NUMBER OF EVERGREEN TREES PROVIDED:	0					
NUMBER OF SHRUBS TREES PROVIDED:	0					

NOTES:

- LANDSCAPING SHOWN HEREON SHALL NOT INTERFERE WITH PROPOSED PARKING LOT
- LANDSCAPE PLAN IS SUBJECT TO REVIEW AND APPROVAL AT TIME OF SITE PLAN.
- EXISTING REAR FENCE TO BE INSPECTED TO DETERMINED TO IF REQUIREMENT IS MET.

0 20 40 Feet

LANDSCAPING PLAN

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GENERALIZED DEVELOPMENT PLAN

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FAX: (800) 753-4224

REVISIONS

DATE

DATE: 01-24-19

SCALE: 1" = 20'

DESIGNED BY: LT

DRAWN BY: LT

CHECKED BY:

FILE NAME: 20550-1

JOB NO. 20550-1

PLAN NO.