CONDITIONAL USE PERMIT PLAN

— FOR ————

STARBUCKS AQUIA

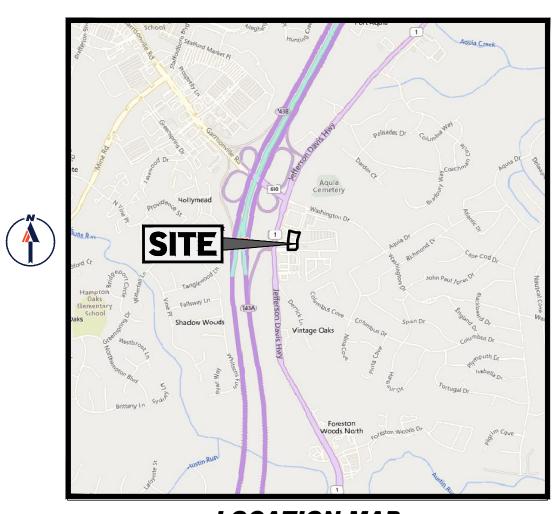
PROPOSED

LOCATION OF SITE
2860 RICHMOND HIGHWAY
STAFFORD COUNTY, VIRGINIA
AQUIA ELECTION DISTRICT
PID: 21 - 49I (PORTION)

REFERENCES

ALTA/NSPS LAND TITLE SURVEY
BOHLER
12825 WORLDGATE DRIVE., SUITE 700
HERNDON, VA 20170
DATED: 12/17/21
SURVEY JOB SV212161

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

SCALE: 1" = 2,000

PLAN REFERENCE: MICROSOFT CORPORATION

OWNERIDEVELOPER

MACH II SILVER PORTFOLIO OWNER ONE, LLC
2002 CLIPPER PARK ROAD
SUITE 105 BALTIMORE, MD 21211
DEVELOPER CONTACT: DREW GORMAN
DEVELOPER EMAIL: DGORMAN@MCBREALESTATE.COM

PREPARED BY



| SHEET INDEX | | | |
|-----------------------------|--------------|--|--|
| SHEET TITLE | SHEET NUMBER | | |
| COVER SHEET | C-1.0 | | |
| LEGEND | C-1.1 | | |
| OVERALL PARCEL SHEET | C-2.0 | | |
| CONDITIONAL USE PERMIT PLAN | C-2.1 | | |
| LANDSCAPE PLAN | L-1.0 | | |



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PROJECT No.: V21216'
DRAWN BY: MEG
CHECKED BY: KSF
DATE: 02/01/2023
CAD I.D.: CNDS -(

PROJECT:

CONDITIONAL USE PERMIT

FOR —

STARBUCKS AQUIA

PROPOSED DEVELOPMENT

2860 RICHMOND HIGHWAY AQUIA ELECTION DISTRICT STAFFORD COUNTY, VIRGINIA

BOHLER/

28 BLACKWELL PARK LANE, SUITE 20° WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com

OKATHERINE ROBERTS
Lic. No. 0402060193

SHEET TITLE:

COVER SHEET

ET NUMBER:

C-1.0

ORG. DATE - 02/01/2023

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO:
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN

| STANDAR | PD DRAWING FOR ENTIRE PLAN SET | LEGEND | A | STANDARD BBREVIATIONS |
|--------------------------|--------------------------------|--|------------|---|
| LIMIT OF WORK | | —I OW——————————————————————————————————— | | FOR ENTIRE PLAN SET |
| | | LOWLOW | AC | ACRES |
| LIMIT OF DISTUR | RBANCE ——— | —LOD———LOD—— | ADA | AMERICANS WITH DISABILITY ACT |
| EVICTIMO MOTE | TVDICAL NOTE TEXT | DDODOGED NOTE | ARCH | ARCHITECTURAL |
| EXISTING NOTE | ONSITE PROPERTY | PROPOSED NOTE | BC | BOTTOM OF CURB |
| | LINE / R.O.W. LINE | | BF BK | BASEMENT FLOOR BLOCK |
| | NEIGHBORING PROPERTY LINE / | | BL | BASELINE |
| | EASEMENT | | BLDG | BUILDING |
| | LINE | | ВМ | BUILDING BENCHMARK |
| | SETBACK LINE | | BRL | BUILDING RESTRICTION LINE |
| | LINE | | CF | CUBIC FEET |
| | | | CL | CENTERLINE CORRUGATED METAL PIPE |
| | | CURB AND GUTTER | CONN | CONNECTION |
| | | SPILL TRANSITION | CONC | CONCRETE |
| | CONCRETE CURB & GUTTER | DEPRESSED CURB AND GUTTER | CPP | CORRUGATED PLASTIC PIPE |
| | | DEPRESSED CORB AND GOTTER | DEC | CUBIC YARDS DECORATIVE |
| | UTILITY POLE | | DEP | DEPRESSED |
| | WITH LIGHT | | DIP | DUCTILE IRON PIPE |
| | POLE LIGHT | | DOM | DOMESTIC |
| e€ | TRAFFIC | <u> </u> | ELEC | ELECTRIC |
| | LIGHT | | ELEV | ELEVATION EDGE OF PAVEMENT |
| 0 | UTILITY POLE | 0 | ES | EDGE OF SHOULDER |
| | TYPICAL | | EW | END WALL |
| <u> </u> | LIGHT | 8 | EX | EXISTING |
| \$ | ACORN LIGHT | \$ | FES | FLARED END SECTION |
| | TYPICAL | -v | FF | FINISHED FLOOR |
| ^ | SIGN | ^ | FH FG | FIRE HYDRANT FINISHED GRADE |
| X | PARKING COUNTS | X | G | GRADE |
| | | | GF | GARAGE FLOOR (AT DOOR) |
| | 1 | [702] | GH | GRADE HIGHER SIDE OF WALL |
| | CONTOUR LINE | <u>190</u> 187 | GL | GRADE LOWER SIDE OF WALL |
| | SPOT | TC 516 00 TC 516.00 MATCH EX | GRT GV | GRATE GATE VALVE |
| TC 516.4 OR 516.4 | ELEVATIONS | BC 515.55 (518.02 ±) | | HIGH DENSITY |
| | | | HDPE | POLYETHYLENE PIPE |
| SAN | SANITARY | SAN | HP HOR | HIGH POINT HORIZONTAL |
| # | LABEL | # | HUR | HEADWALL |
| X | STORM LABEL | X # | INT | INTERSECTION |
| SI | SANITARY SEWER | SL | INV | INVERT |
| | LATERAL | | LF LOC | LINEAR FOOT |
| W | UNDERGROUND WATER LINE | ———W——— | LOC | LIMITS OF CLEARING LIMITS OF DISTURBANCE |
| E | UNDERGROUND ELECTRIC LINE | E | LOS | LINE OF SIGHT |
| _ | UNDERGROUND | | LP | LOW POINT |
| | GAS LINE | G | L/S | LANDSCAPE |
| OH | OVERHEAD WIRE | ——ОН ——— | MAX | MAXIMUM |
| Γ | UNDERGROUND | т | MIN MH | MINIMUM MANHOLE |
| , <u>—</u> | TELEPHONE LINE | · | - MJ | MECHANICAL JOINT |
| | UNDERGROUND CABLE LINE | c | ОС | ON CENTER |
| | STORM | | PA | POINT OF ANALYSIS |
| | SEWER | | PC | POINT OF COMPOUND |
| | SANITARY SEWER MAIN | s ———— | PCCR | POINT OF COMPOUND CURVATURE, CURB RETURN |
| ~ | HYDRANT | 7 | PI | POINT OF INTERSECTION |
| | 044477 | | POG | POINT OF GRADE |
| S | SANITARY MANHOLE | | PROP | PROPOSED POINT OF TANGENCY |
| (D) | STORM | | PT | POINT OF TANGENCY POINT OF TANGENCY, |
| | MANHOLE | | PTCR | CURB RETURN |
| ⊗ ^{WM} | WATER METER | • | PVC | POLYVINYL CHLORIDE PIPE POINT OF VERTICAL |
| ₩V | WATER | • | PVI | INTERSECTION |
| <u> </u> | VALVE | _ | PVT | POINT OF VERTICAL TANGENC |
| | GAS VALVE | | R RCP | RADIUS REINFORCED CONCRETE PIPE |
| | GAS METER | \boxtimes | RET WALL | RETAINING WALL |
| | METER TYPICAL END | | R/W | RIGHT OF WAY |
| | TYPICAL END SECTION | | S | SLOPE |
| OR . | HEADWALL OR ENDWALL | Jor ■ | SAN | SANITARY SEWER |
| | GRATE | | SF STA | SQUARE FEET STATION |
| | INLET | m | STA STM | STORM |
| | CURB INLET | <u></u> | S/W | SIDEWALK |
| | CLEAN | | TBA | TO BE ABANDONED |
| 0 | OUT | 0 | TBR | TO BE REMOVED |
| E | ELECTRIC MANHOLE | E | TBRL | TO BE RELOCATED |
| $\overline{\mathcal{T}}$ | TELEPHONE | (T) | TBV TC | TO BE VACATED TOP OF CURB |
| | MANHOLE | \cup | TELE | TELEPHONE |
| EB | ELECTRIC BOX | EB | TPF | TREE PROTECTION FENCE |
| EP | ELECTRIC | EP | TW | TOP OF WALL |
| LP | PEDESTAL | | TYP | TYPICAL |
| | | | UG | UNDERGROUND |
| | MONITORING | <u> </u> | UP W | UTILITY POLE WIDE |
| | WELL | | W/L | WIDE WATER LINE |
| | TEST PIT | + | W/M | WATER METER |
| | | | ± | PLUS OR MINUS |
| (▼). | BEKR HINAGOOM | | | |
| | BENCHMARK | • | ۰ | DEGREE DIAMETER |



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02/01/2023 SITE -0

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

CONDITIONAL USE PERMIT

STARBUCKS

AQUIA

PROPOSED DEVELOPMENT

2860 RICHMOND HIGHWAY AQUIA ELECTION DISTRICT STAFFORD COUNTY, VIRGINIA

BOHLER//

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

CKATHERINE ROBERTS
Lic. No. 0402060193

02/01/2023

SHEET TITLE:

PROPOSED

EASEMENT LEGEND

COMMON SHARED

INGRESS-EGRESS

PUBLIC ACCESS

PUBLIC UTILITY

SANITARY SEWER

SIGHT DISTANCE

VARIABLE WIDTHS

STORM DRAIN

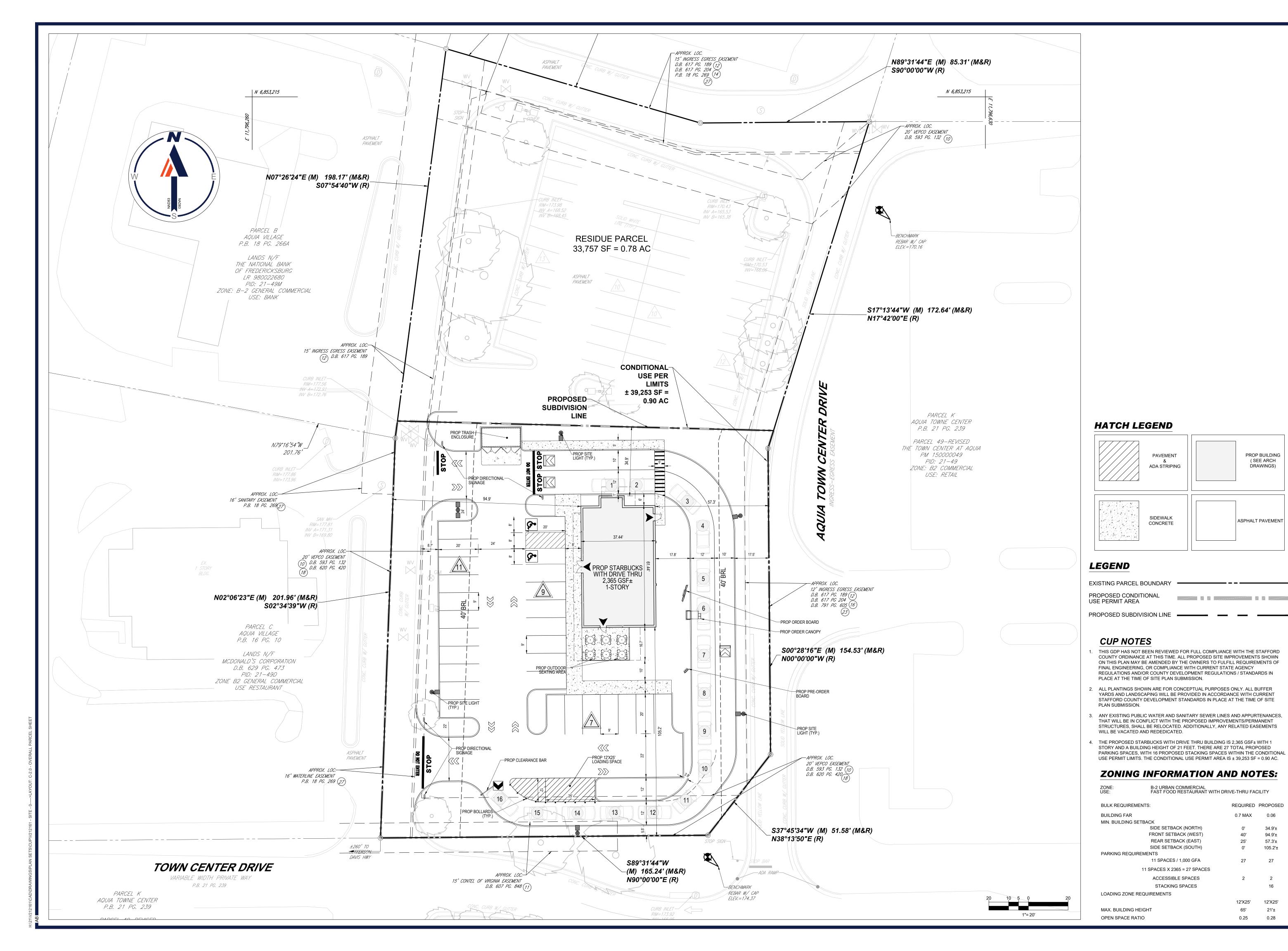
WATER

LEGEND

CHEET NII IMRED:

C-1.1

ORG. DATE - 02/01/2023





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| PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: | V212161 MEG KSR 02/01/2023 SITE -0 | |
| PROJECT: | | |

CONDITIONAL USE PERMIT

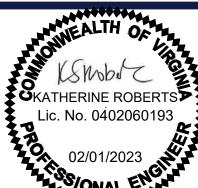
STARBUCKS AQUIA

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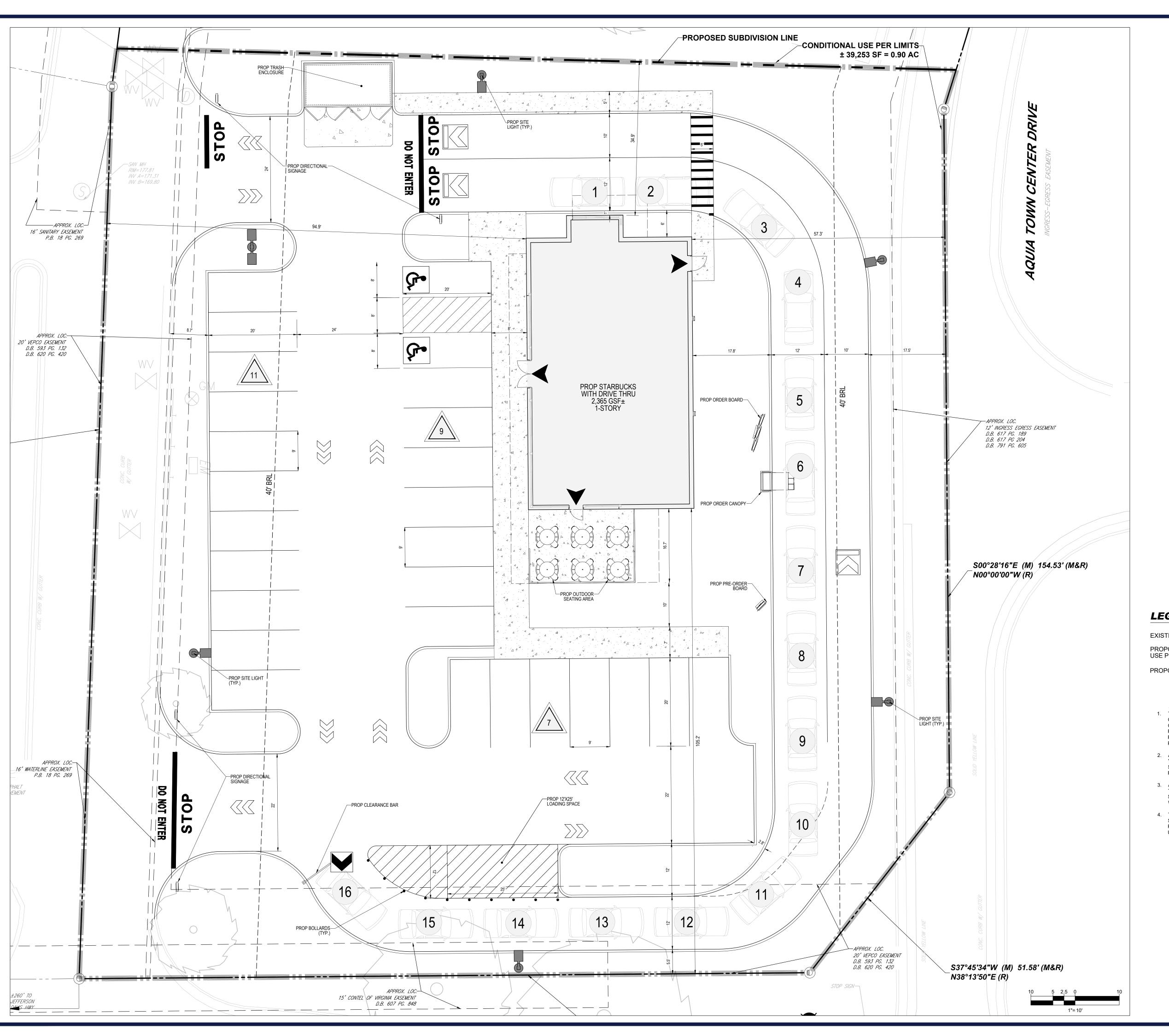


SHEET TITLE:

OVERALL PARCEL SHEET

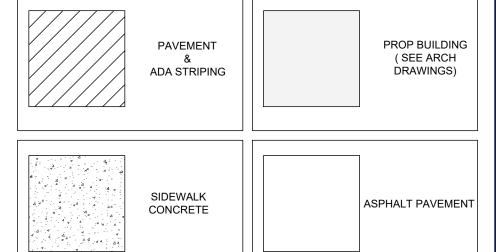
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HATCH LEGEND



LEGEND

PROPOSED CONDITIONAL USE PERMIT AREA

PROPOSED SUBDIVISION LINE

CUP NOTES

OPEN SPACE RATIO

- 1. THIS GDP HAS NOT BEEN REVIEWED FOR FULL COMPLIANCE WITH THE STAFFORD COUNTY ORDINANCE AT THIS TIME. ALL PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, OR COMPLIANCE WITH CURRENT STATE AGENCY REGULATIONS AND/OR COUNTY DEVELOPMENT REGULATIONS / STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.
- ALL PLANTINGS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUFFER YARDS AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STAFFORD COUNTY DEVELOPMENT STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.
- 3. ANY EXISTING PUBLIC WATER AND SANITARY SEWER LINES AND APPURTENANCES, THAT WILL BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS/PERMANENT STRUCTURES, SHALL BE RELOCATED. ADDITIONALLY, ANY RELATED EASEMENTS WILL BE VACATED AND REDEDICATED.
- 4. THE PROPOSED STARBUCKS WITH DRIVE THRU BUILDING IS 2,365 GSF± WITH 1 STORY AND A BUILDING HEIGHT OF 21 FEET. THERE ARE 27 TOTAL PROPOSED PARKING SPACES, WITH 16 PROPOSED STACKING SPACES WITHIN THE CONDITIONAL USE PERMIT LIMITS. THE CONDITIONAL USE PERMIT AREA IS ± 39,253 SF = 0.90 AC.

ZONING INFORMATION AND NOTES:

B-2 URBAN COMMERCIAL FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITY BULK REQUIREMENTS: REQUIRED PROPOSED **BUILDING FAR** 0.7 MAX 0.06 MIN. BUILDING SETBACK SIDE SETBACK (NORTH) 34.9'± FRONT SETBACK (WEST) 40' 94.9'± REAR SETBACK (EAST) 25' 57.3'± SIDE SETBACK (SOUTH) 105.2'± PARKING REQUIREMENTS 11 SPACES / 1,000 GFA 27 11 SPACES X 2365 = 27 SPACES

 11 SPACES X 2365 = 27 SPACES

 ACCESSIBLE SPACES
 2
 2

 STACKING SPACES
 16

 LOADING ZONE REQUIREMENTS
 12'X25'
 12'X25'

 MAX. BUILDING HEIGHT
 65'
 21'±

0.25

0.28

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

| REVISIONS | | | | |
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PROJECT No.:

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V212161

DRAWN BY:

KSR

DATE:

O2/01/2023

CAD I.D.:

SITE -0

CT:

CONDITIONAL USE PERMIT

STARBUCKS

PROPOSED

AQUIA

DEVELOPMENT

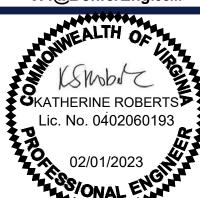
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AQUIA ELECTION DISTRICT

STAFFORD COUNTY, VIRGINIA

ROHLER //

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WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com



EET TITLE:

CONDITIONAL USE PERMIT PLAN

ET NUMBER:

C-2.1

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