

CONDITIONAL USE PERMIT PLAN

FOR RAISING CANES #C0970

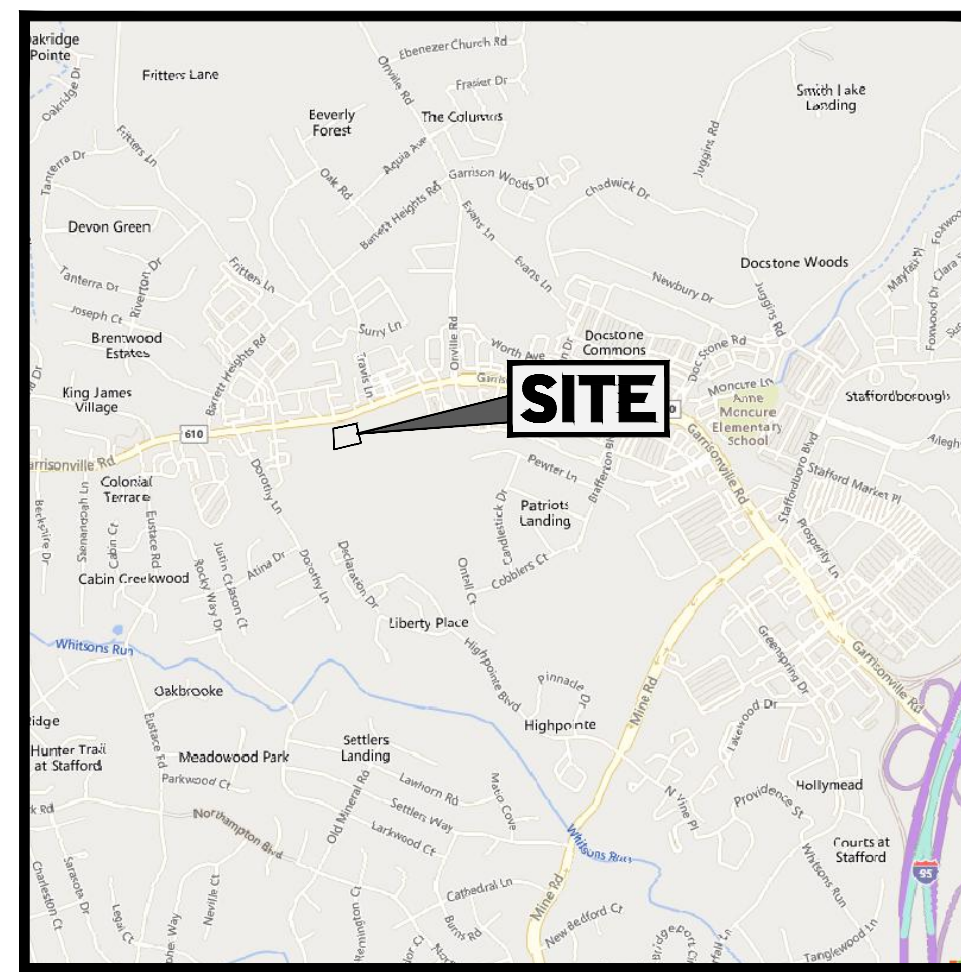
PROPOSED

LOCATION OF SITE
425 GARRISONVILLE ROAD
STAFFORD, VA 22556
GARRISONVILLE ELECTION DISTRICT
TM: 20AC-1-1

REFERENCES

OVERALL DEVELOPMENT PLAN:
URBAN, LTD
"MAJOR SITE PLAN FOR THE GARRISON AT STAFFORD"
4200 D TECHNOLOGY COURT
CHANTILLY, VA 20151
CONTACT: CLAYTON TOCK, P.E.

*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

OWNER
ROUTE 606-RESTON LLC
11708 BOWMAN GREEN DR
RESTON VA 20190-3501

APPLICANT/DEVELOPER
RAISING CANES RESTAURANTS, LLC
8800 BISHOP ROAD
PLANO, TEXAS 75124-4274
DEVELOPER CONTACT: ADAM CARACCI
DEVELOPER EMAIL: ACARACCI@RAISINGCANES.COM

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
LEGEND	C-101
CONDITIONAL USE PERMIT PLAN	C-300

PREPARED BY

BOHLER //

CONTACT: BRIAN MILLER P.E.
9100 ARBORETUM PKWY, SUITE 140
RICHMOND, VA 23236
PHONE: (804) 893-8200

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: VAC220058.02
DRAWN BY: PCM
CHECKED BY: BBM
DATE: 03/17/2023
CAD ID: CNDS

PROJECT:

**CONDITIONAL USE
PERMIT PLAN**

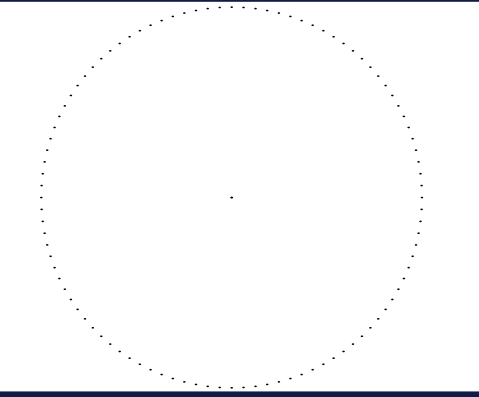


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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-100

ORG. DATE - 03/17/2023

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 FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND CODES.

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK			---	LOW	---	LOW	
LIMIT OF DISTURBANCE			---	LOD	---	LOD	
---	EXISTING NOTE	TYPICAL NOTE TEXT	---	PROPOSED NOTE	---	---	
---		ONSITE PROPERTY LINE / R.O.W. LINE	---		---		
---		NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---		---		
---		EASEMENT LINE	---		---		
---		SETBACK LINE	---		---		
		CURB AND GUTTER		CONCRETE CURB & GUTTER			
	UTILITY POLE WITH LIGHT						
	POLE LIGHT						
	TRAFFIC LIGHT						
	UTILITY POLE						
	TYPICAL LIGHT						
	ACORN LIGHT						
	TYPICAL SIGN						
	PARKING COUNTS						
---	170	CONTOUR LINE	---	190	---	187	
TC 516.4 OR 516.4	SPOT ELEVATIONS		TC 516.00	BC 516.55	MATCH	518.02 ±	
SAN #	SANITARY LABEL		SAN #				
	STORM LABEL						
---	SANITARY SEWER LATERAL	---	---	---	---	---	
---	UNDERGROUND WATER LINE	---	---	---	---	---	
---	UNDERGROUND ELECTRIC LINE	---	---	---	---	---	
---	UNDERGROUND GAS LINE	---	---	---	---	---	
---	OVERHEAD WIRE	---	---	---	---	---	
---	UNDERGROUND TELEPHONE LINE	---	---	---	---	---	
---	UNDERGROUND CABLE LINE	---	---	---	---	---	
---	STORM SEWER	---	---	---	---	---	
---	SANITARY SEWER MAIN	---	---	---	---	---	
	HYDRANT						
	SANITARY MANHOLE						
	STORM MANHOLE						
	WATER METER						
	WATER VALVE						
	GAS VALVE						
	GAS METER						
	TYPICAL END SECTION						
	HEADWALL OR ENDWALL						
	GRATE INLET						
	CURB INLET						
	CLEAN OUT						
	ELECTRIC MANHOLE						
	TELEPHONE MANHOLE						
	ELECTRIC BOX						
	ELECTRIC PEDESTAL						
	MONITORING WELL						
	TEST PIT						
	BENCHMARK						
	BORING						

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

PROPOSED EASEMENT LEGEND

	COMMON SHARED
	INGRESS-EGRESS
	PUBLIC ACCESS
	PUBLIC UTILITY
	SANITARY SEWER
	SIGHT DISTANCE
	STORM DRAIN
	VARIABLE WIDTHS
	WATER

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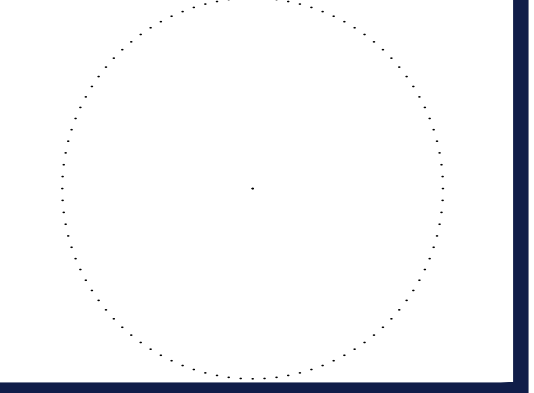
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DRAWN BY: PCM
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CAD ID.: SITE

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SHEET TITLE:
LEGEND
SHEET NUMBER:
C-101
ORG. DATE - 03/17/2023

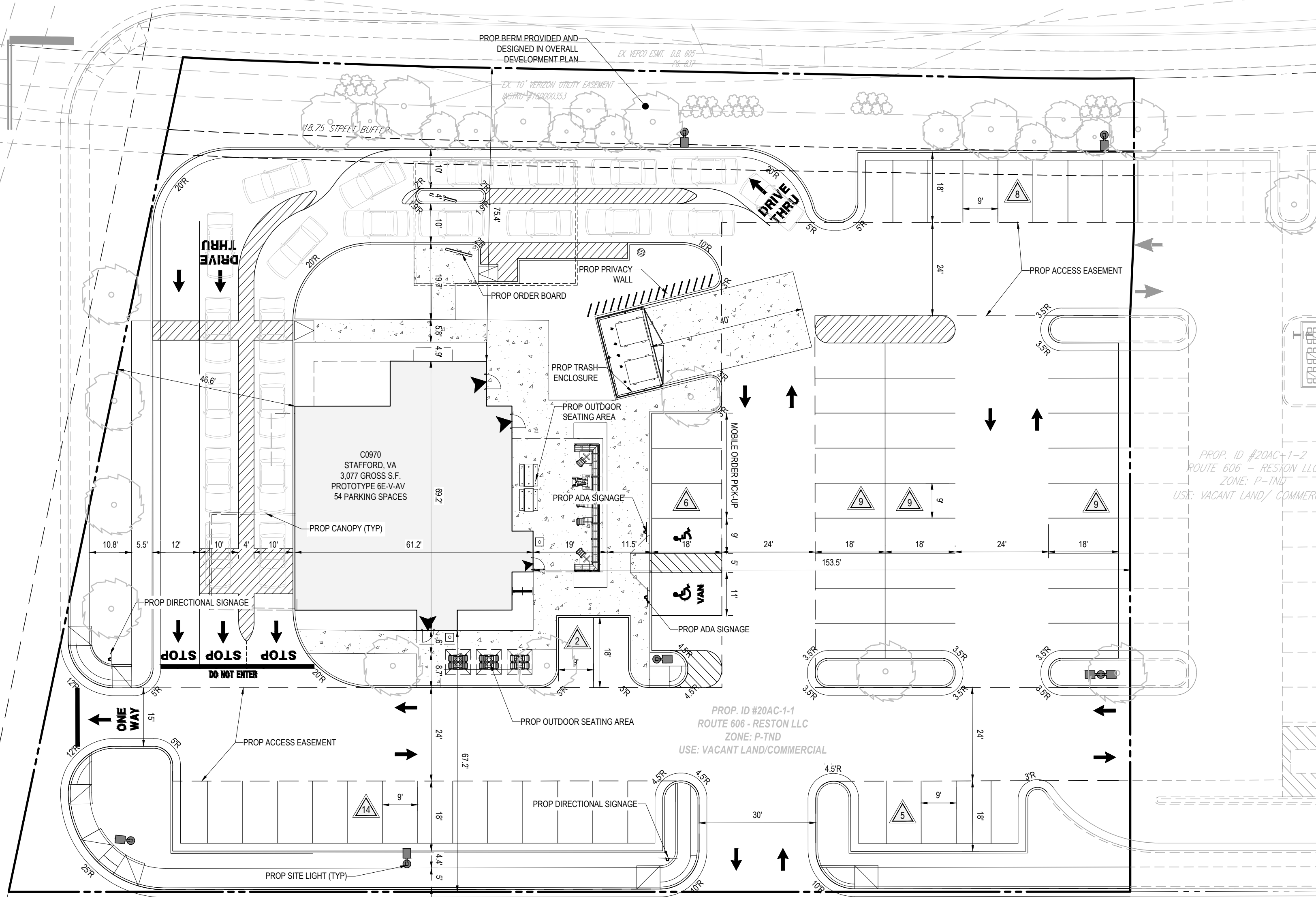
Mar 17, 2023
C:\PROGRAMS\AT\BOHLER\2023\CAD\2023\TEMP\PCP\BLSH_283691\VA220058.02\CNDS-C-101-LEGEND.dwg



**EX. GARRISONVILLE ROAD
 VIRGINIA STATE ROUTE 610**

(VARIABLE WIDTH RIGHT-OF-WAY)
 POSTED SPEED = 35 MPH

PROP. ID #20-127
 STAFFORD 12 ACRES LLC
 ZONE: R-1
 USE: RESIDENCE
 INSTRU #160004162



PROP. ID #20AC-1-2
 ROUTE 606 - RESTON LLC
 ZONE: P-TND
 USE: VACANT LAND/ COMMERCIAL

PROP. ID #20AC-1-1
 ROUTE 606 - RESTON LLC
 ZONE: P-TND
 USE: VACANT LAND/ COMMERCIAL

WARRIOR STREET

(PRIVATE STREET VARIABLE WIDTH RIGHT-OF-WAY)

FUTURE DEVELOPMENT AREA
 (PART OF THE GARRISON AT STAFFORD PROJECT)

PROP. ID #20AC-1-4
 ROUTE 606 - RESTON LLC
 ZONE: P-TND
 USE: VACANT LAND/ COMMERCIAL

HATCH LEGEND

	PAVEMENT & ADA STRIPING		PROP BUILDING (SEE ARCH DRAWINGS)
	SIDEWALK CONCRETE		ASPHALT PAVEMENT

LEGEND

PROPOSED CONDITIONAL USE PERMIT AREA/ PROPERTY LINE

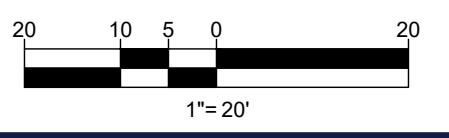
CUP NOTES

- 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 FULLY 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.
- 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.
- THE PROPOSED RAISING CANES WITH DRIVE THRU BUILDING IS 3,077 GSF± WITH 1 STORY AND A BUILDING HEIGHT OF 25 FEET. THERE ARE 22 PROPOSED STACKING SPACES WITHIN THE CONDITIONAL USE PERMIT LIMITS. THE CONDITIONAL USE PERMIT AREA IS ± 56,256 SF ± 1.29 AC.
- SITE 20-AC-1-1 IS WITHIN THE OVERALL DEVELOPMENT "THE GARRISON AT STAFFORD" PROJECT BEING DEVELOPED BY THE PENCE GROUP.
- CODE COMPLIANT LANDSCAPE, SCREENING BERM, AND SIGNAGE DESIGNED AND PROVIDED BY OVERALL DEVELOPMENT PLAN REFERENCED ABOVE.

ZONING INFORMATION AND NOTES:

ZONE:	PTND - PLANNED-TRADITIONAL NEIGHBORHOOD	
USE:	FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITY	
OVERLAY:	HIGHWAY CORRIDOR OVERLAY DISTRICT	
BULK REQUIREMENTS:	REQUIRED PROPOSED	
BUILDING FAR	0.7 MAX 0.05	
MIN. BUILDING SETBACK		
	SIDE SETBACK (EAST)	0' 153.5±
	FRONT SETBACK (NORTH)	18.75' 75.4±
	REAR SETBACK (SOUTH)	0' 67.2±
	SIDE SETBACK (WEST)	0' 46.6±
PARKING REQUIREMENTS		
	11 SPACES / 1,000 GFA	34 54
	11 SPACES X 3,077 = 34 SPACES	
	ACCESSIBLE SPACES	3 2
	STACKING SPACES	15+7 EXPO
MAX. BUILDING HEIGHT	60' 25±	
OPEN SPACE RATIO	0.25 0.28	

* PER REZONING DOCUMENTS FOR RC21153747



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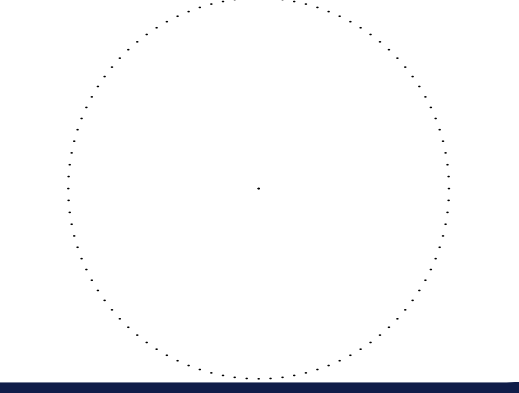


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CONDITIONAL USE PERMIT PLAN

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C-300

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