

GENERAL DEVELOPMENT PLAN

SOUTHGATE SELF-STORAGE

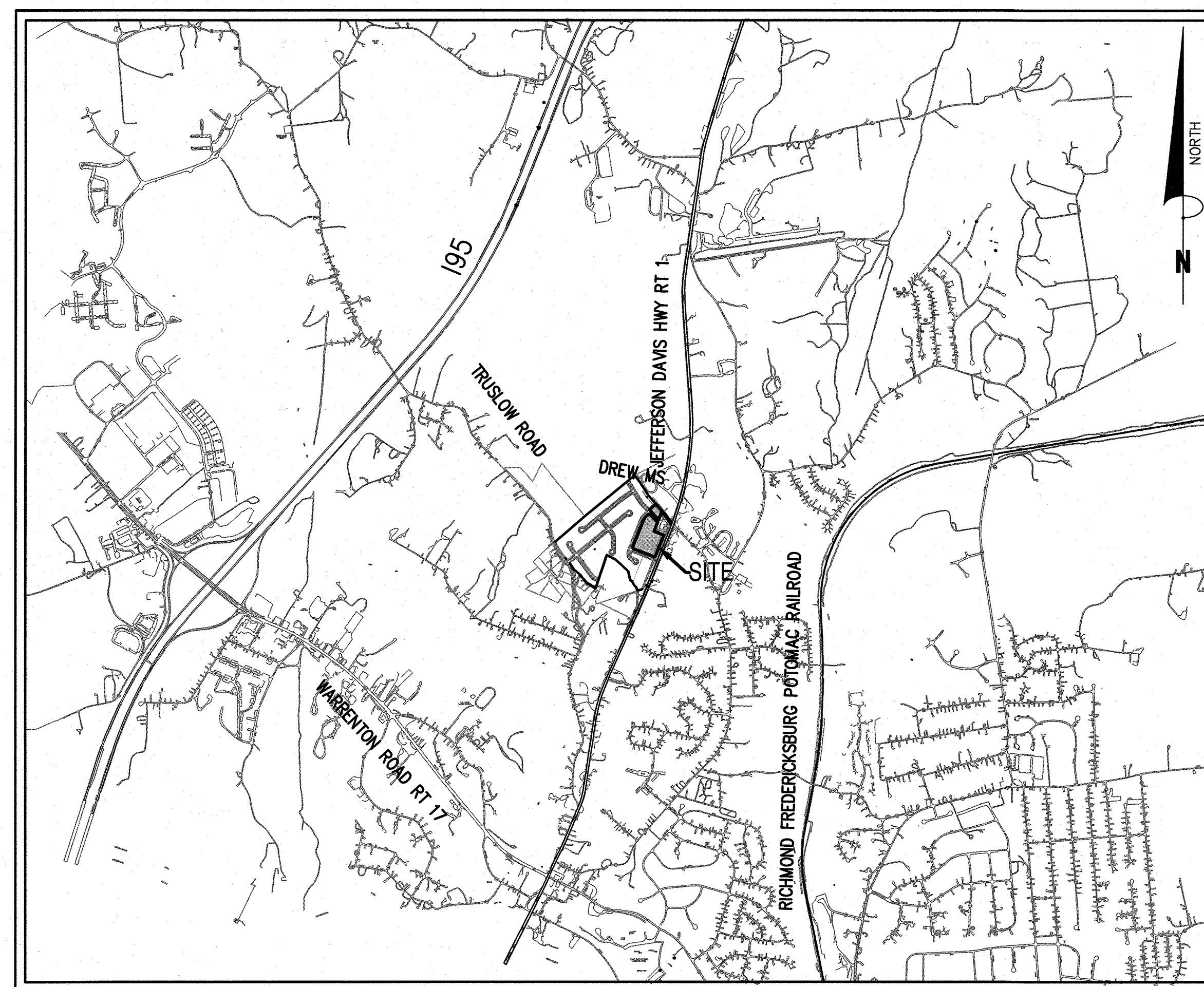
TM: 45-165

PCA# TBD

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	EXISTING CONDITIONS PLAN
4.	GENERAL DEVELOPMENT PLAN
5.	CONCEPTUAL LANDSCAPING PLAN
6.	BOUNDARY PLAT
7.	ENTRANCE PLAN
7 SHEETS IN TOTAL	



VICINITY MAP
1"=2000'

OWNER / DEVELOPER

LITTLE FALLS RUN, L.C.
17039 MERCHANTS DRIVE
RUTHER GLEN, VIRGINIA 22546

CIVIL ENGINEER / LAND PLANNING

BOWMAN CONSULTING GROUP
ATTN: JUSTIN R. TROIDL, P.E.
650-A NELMS CIRCLE
FREDERICKSBURG, VA 22406
PH: (540) 371-0268

LAND USE ATTORNEY

LEMING AND HEALY PC
233 GARRISONVILLE ROAD, SUITE 204
STAFFORD, VA 22554

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

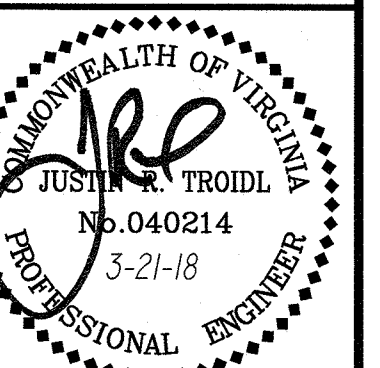
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SOUTHGATE SELF-STORAGE
 GENERAL DEVELOPMENT PLAN
 STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS	
7/21/18	1ST SUBMISSION

DATE	DESCRIPTION	
AJH	AJH	JRT
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 2000' V: N/A	
JOB No. 7063-08-001		
DATE : MARCH 2017		
FILE No. 7063-D-ZP-001		

1 OF 7

ABBREVIATIONS

A

A

AREA OF ARC

AD

ALGEBRAIC DIFFERENCE

AASHTO

AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS

ASTM

AMERICAN SOCIETY FOR TESTING AND MATERIALS

AC

ACRE

AGGR.

AGGREGATE

ANSI

AMERICAN NATIONAL STANDARDS INSTITUTE

ASPH

ASPHALT

AWWA

AMERICAN WATER WORKS ASSOCIATION

B

B

BREADTH

BC

BOTTOM OF CURB

BF

BASEMENT FLOOR

BLDG

BUILDING

BM

BENCHMARK

BMP

BEST MANAGEMENT PRACTICES (WATER QUALITY)

BOV

BLOW OFF VALVE

BRL

BUILDING RESTRICTION LINE

BVCS

BEGINNING VERTICAL CURVE STATION

BVCE

BEGINNING VERTICAL CURVE ELEVATION

BW

BOTTOM OF WALL

C

c,e

CENTER CORRECTION ON VERTICAL CURVE

C

COEFFICIENT OF RUNOFF

CATV

CABLE TELEVISION

CB

CATCH BASIN OR CHORD BEARING

CC

CENTER TO CENTER

CFS (Q)

CUBIC FEET PER SECOND

CH

CHORD

CG

CURB AND GUTTER

CIP

CAST IRON PIPE

C

CENTERLINE

CL

CLASS

CMP

CORRUGATED METAL PIPE

CONC.

CONCRETE

CO

CLEAN OUT

CONT.

CONTINUATION

CS

CURB STOP

CT

COURT

C/L

CENTERLINE

D

D,d

DEPTH

DA

DRAINAGE AREA

DB

DEED BOOK

DEQ

VA. DEPARTMENT OF ENVIRONMENTAL QUALITY

DET.

DETAIL

DI

DROP INLET

DIA.

DIAMETER

DIP

DUCTILE IRON PIPE

DM

DROP MANHOLE

DR.

DRIVE

DRWG.

DRAINAGE

D/W

DRIVE WAY

Δ

DELTA

DJ

DWELLING UNITS

DOM

DOMESTIC

E

e

RATE OF SUPER ELEVATION IN FEET PER FOOT

ECL

EROSION CONTROL

EQ

ENERGY GRADIENT LINE

EQC

ENVIRONMENTAL QUALITY CORRIDOR

ESM/T

EASEMENT

EG

EDGE OF GUTTER

ELEV.

ELEVATION

ENT.

ENTRANCE

EP

EDGE OF PAVEMENT

ES

END SECTION

EVCS

ENDING VERTICAL CURVE STATION

EVCE

ENDING VERTICAL CURVE ELEVATION

EW

END WALL

EX.

EXISTING

ELEC.

ELECTRICAL

EBL

EAST BOUND LANE

F

F

FIRE LINE

FAR

FLOOR AREA RATIO

FACE

FACE OF CURB

FF

FIRST FLOOR

FG

FINISHED GRADE

FH

FIRE HYDRANT

FL

FLOW LINE

FP

FLOOD PLAIN

FS

FACTOR OF SAFETY

FT.

FOOT

FOY.

FOYER

FPS

FEET PER SECOND

G

g

GRAVITY

G

GAS

GFA

GROSS FLOOR AREA

Gr.

GRADE

GR

GUARD RAIL

GAR

GARAGE

H

H

HEIGHT

H

HEAD

HC

HANDICAPPED PARKING SPACE

HGL

HYDRAULIC GRADIENT LINE

HP

HIGH POINT

HR

HAND RAIL

HT.

HEIGHT

HW

HEADWATER

I

ID

RAINFALL INTENSITY

ID

INSIDE DIAMETER

I

INCH

INV.

INVERT

IP

IRON PIPE

IPF

IRON PIPE FOUND

IPS

IRON PIPE SET

J

JB

JUNCTION BOX

K

K

SIGHT DISTANCE COEFFICIENT

Ke

CULVERT ENTRANCE LOSS COEFFICIENT

L

L

LENGTH

LAT.

LATERAL

LF

LINEAR FOOT

LL

LOWER LEVEL

LOS

LINE OF SIGHT

LP

LOW POINT

LS

LOADING SPACE

LCG

LIMITS OF CLEARING & GRADING

LT

LEFT

M

M

MONUMENT FOUND

MECH.

MECHANICAL

MH

MANHOLE

MI.

MILE

MPH

MILES PER HOUR

MS

MEDIAN STRIP

MSL

MEAN SEA LEVEL

MIN

MINIMUM

MAX

MAXIMUM

N

N/F

NOW OR FORMERLY

NFA

NET FLOOR AREA

NO.#

NUMBER

NBL

NORTH BOUND LANE

N/A

NOT APPLICABLE

Q

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHANG

O/H

OVERHEAD

P

P

PERIMETER

PC

POINT OF CURVATURE

PCC

POINT OF COMPOUND CURVE

PCEP

POINT OF CURVE EDGE OF PAVEMENT

PCTC

POINT OF CURVATURE TOP OF CURB

PFM

PUBLIC FACILITIES MANUAL

PG

PAGE

PGL

POINT OF GRADE LINE

PI

POINT OF INTERSECTION

PL

PROPERTY LINE

PRC

POINT OF REVERSE CURVES

PRELIM.

PRELIMINARY

PROP.

PROPOSED

PT

POINT OF TANGENCY

PVC

POINT OF VERTICAL CURVATURE

PVC

POLY VINYL CHLORIDE

PVI

POINT OF VERTICAL INTERSECTION

PWM/T

PAVEMENT

PVRC

POINT OF VERTICAL REVERSE CURVE

PVT

POINT OF VERTICAL TANGENT

P&P

PLAN AND PROFILE

Q

Q(C.F.S.)

AMOUNT OF RUNOFF

R

R,r

RADIUS

REQD

REQUIRED

RCP

REINFORCED CONCRETE PIPE

RD.

ROAD

RET.

RETAINING

REV.

REVISION

RR

RAILROAD

RTE.

ROUTE

R/W

RIGHT OF WAY

RGP

ROUGH GRADING PLAN

ROM

REMOTE OUTSIDE MONITOR

RMA

RESOURCE MANAGEMENT AREA

RPA

RESOURCE PROTECTION AREA

RT

RIGHT

S

S

SPEED OR SLOPE

SAN.

SANITARY

SBL

SOUTH BOUND LANE

SD

SIGHT DISTANCE

SECT.

SECTION

SEW.

SEWER

SH.

SHOULDER

SF

SQUARE FEET

SP

SPACE

SP

SITE PLAN

SPEC.

SPECIFICATION

STA.

STATION

STD.

STANDARD

STK.

STACK

STM.

STORM

SVC.

SERVICE

SWM

STORM WATER MANAGEMENT

S/W

SIDE WALK

Sx

GROSS SLOPE

I

T

TANGENT

TB

TEST BORE

TC

TOP OF CURB

Tc

TIME OF CONCENTRATION

TEL

TELEPHONE

TEST PT

TEST POINT

TP

TREE PROTECTION

TB

TOP OF BANK

TW

TOP OF WALL

TW

TAILWATER

U

UD

UNDERDRAIN

UG

UNDERGROUND

UL

UPPER LEVEL

UP

UTILITY POLE

VAN

HANDICAPPED VAN PARKING SPACE

V

V

VELOCITY

V

VOLUME

VA

VIRGINIA

VC

VERTICAL CURVE

VDOT

VA. DEPT. OF TRANSPORTATION

VF

VERTICAL FOOT

W

W

WEIGHT OR WIDTH

W/M

WATER MAIN

WBL

WEST BOUND LANE

WQIA

WATER QUALITY IMPACT ASSESSMENT

X

XF

TRANSFORMER

Y

YI

YARD INLET

YR

YEAR

Z

Z

SIDE SLOPES

TABULATIONS

SUBJECT PROPERTY INFORMATION	
PROPERTY ID:	45-165
SIZE:	±8,1585 ACRES
PROP. SIZE:	±8.0430 ACRES
CURRENT ZONING:	B-2, URBAN COMMERCIAL
OWNER:	LITTLE FALLS RUN LC

PROPOSED DEVELOPMENT TABULATIONS	
PROPOSED ZONING:	B-2 (NO CHANGE) – PROFFER AMENDMENT
PROPOSED USE:	MINI-STORAGE
PROPOSED SF OF STORAGE:	99,225 S.F.
MAXIMUM FAR ALLOWED:	0.70 (OR ±245,246 S.F.)
PROPOSED FAR*:	0.29 (OR ±102,025 S.F.)
MINIMUM OPEN SPACE RATIO:	0.25 (OR ±87,588 S.F.)
OPEN SPACE PROVIDED:	0.45 (OR ±158,310 S.F.)
PROPOSED BUILDING HEIGHT: STORAGE	±9.5 FEET
PROPOSED BUILDING HEIGHT: OFFICE/RESIDENCE	±26.0 FEET

PARKING REQUIREMENTS:	
REQUIREMENT (OFFICE)	3 SPACES PER 1,000 = 3.6 SPACES
PROVIDED	4 SPACES

NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISIONS WITH FINAL ENGINEERING.

* TOTAL FLOOR AREA (102,025 S.F.) INCLUDES:

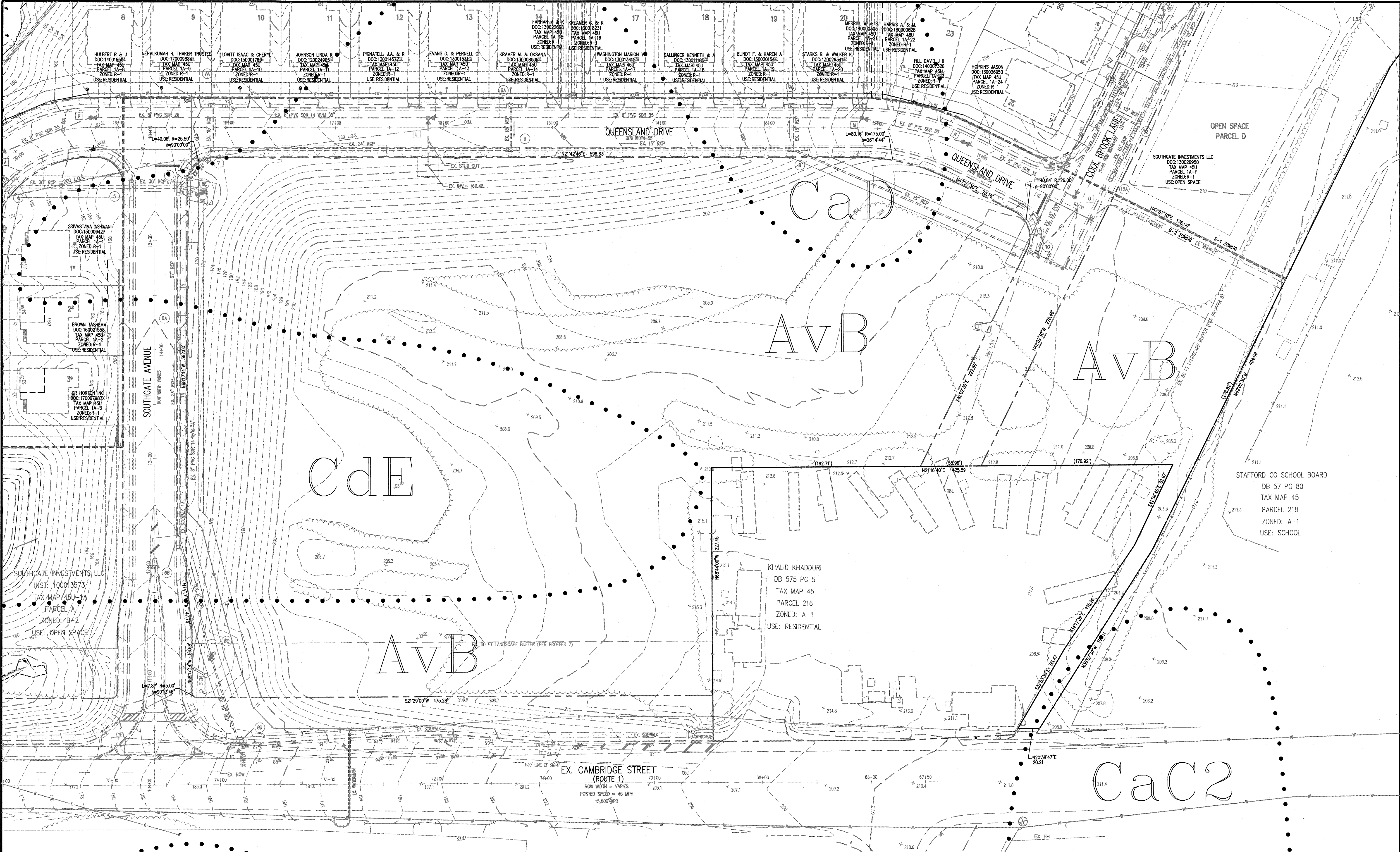
STORAGE:	99,225 S.F.
OFFICE:	1,400 S.F.
ON-SITE MANAGER RESIDENCE:	1,400 S.F.

TRASH SERVICE

ON-SITE TRASH COLLECTION SHALL BE SCREENED FROM VIEW. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE TRASH SERVICE FOR THE SITE.

LIGHTING

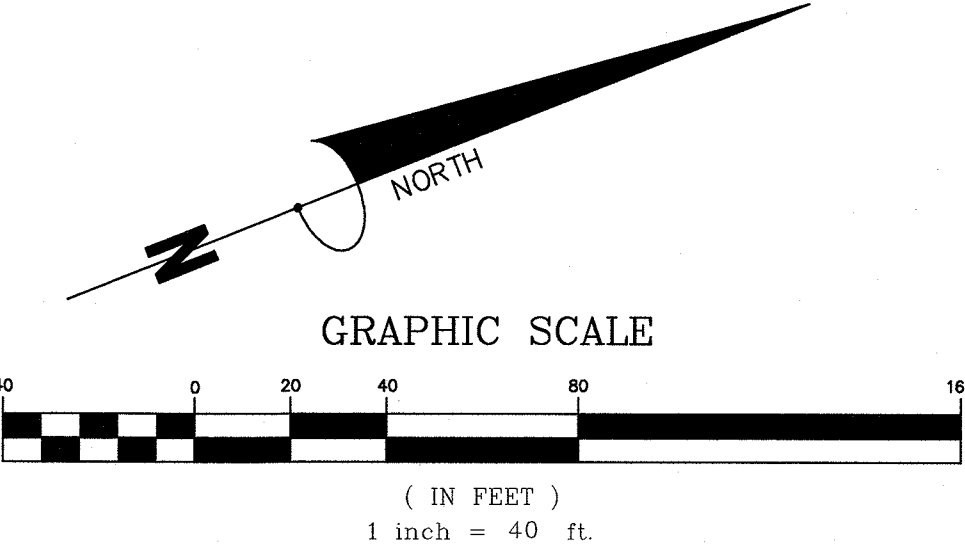
SITE LIGHTING WILL CONFORM TO STAFFORD COUNTY ZONING ORDINANCE SEC. 28-87.



SOILS DATA

MAP SYMBOL	HYDRIC	K FACTOR		HYDROLOGIC SOIL GROUP	DEPTH TO ROCK WATER (FEET)		SUBSOIL PERMEABILITY (IN/HR)	SOIL NAME	SHRINK- SWELL	FLOOD- PLAIN
		TOPSOIL	SUBSOIL							
Av	N	0.37	0.17	B	5+	6+	0.32-2.0	Aura	L	
Ca,Cc	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline	M	
Cd		Caroline-Sassafras complex								
	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline	M	
	N	0.28	0.43	B	5+	5+	0.63-2.0	Sassafras	L	

From "Soil Survey - Stafford and King George Counties Virginia" (Issued February 1974)
N=no, Y=yes, I=hydraulic inclusions in mapping unit.
0.32" data not available in the published report so 0.32 has been designated by the State.
*1 - *4 report descriptions show 6/1 or 6/2 mottles within 18"



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EXISTING CONDITIONS PLAN
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. FRODL
No. 040214
5-21-18
PROFESSIONAL ENGINEER

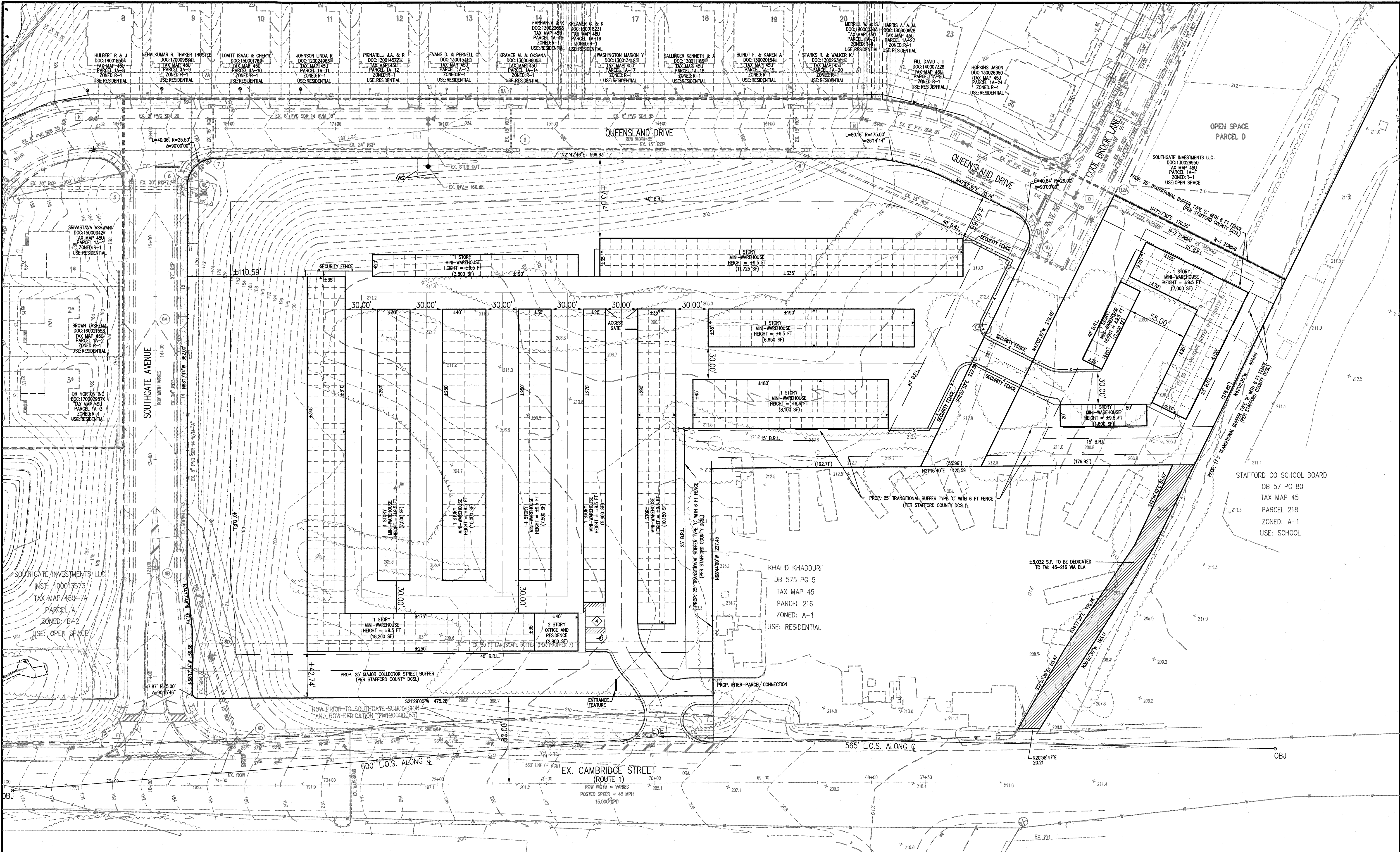
PLAN STATUS
03/21/18 1ST SUBMISSION

DATE	DESCRIPTION
AJH	AJH
DESIGN	DRAWN
	CHKD

SCALE H: 1" = 40'
V:

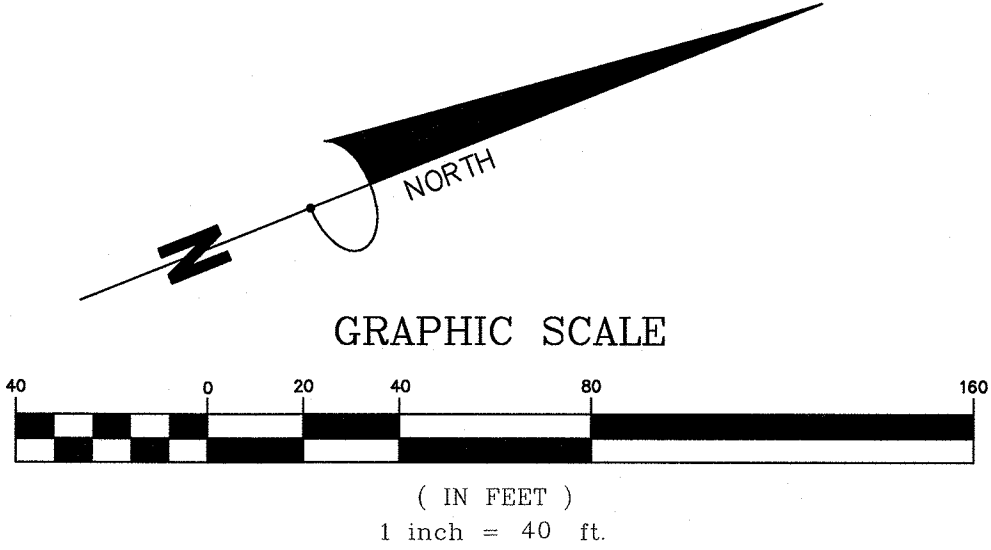
JOB No. 7063-08-001
DATE : MARCH 2017
FILE No. 7063-D-ZP-001

SHEET 3 OF 7



NOTES

1. THE APPLICANT REQUESTS A MODIFICATION TO THE APPROVED PROFFER STATEMENT, DATED SEPTEMBER 7, 2004, ASSOCIATED WITH APPLICATION RC230979 (ORDINANCE 004-16, APPROVED SEPTEMBER 7M 2004) WHICH RECLASSIFIED THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO B-2 URBAN COMMERCIAL.
2. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.



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GENERAL DEVELOPMENT PLAN
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE

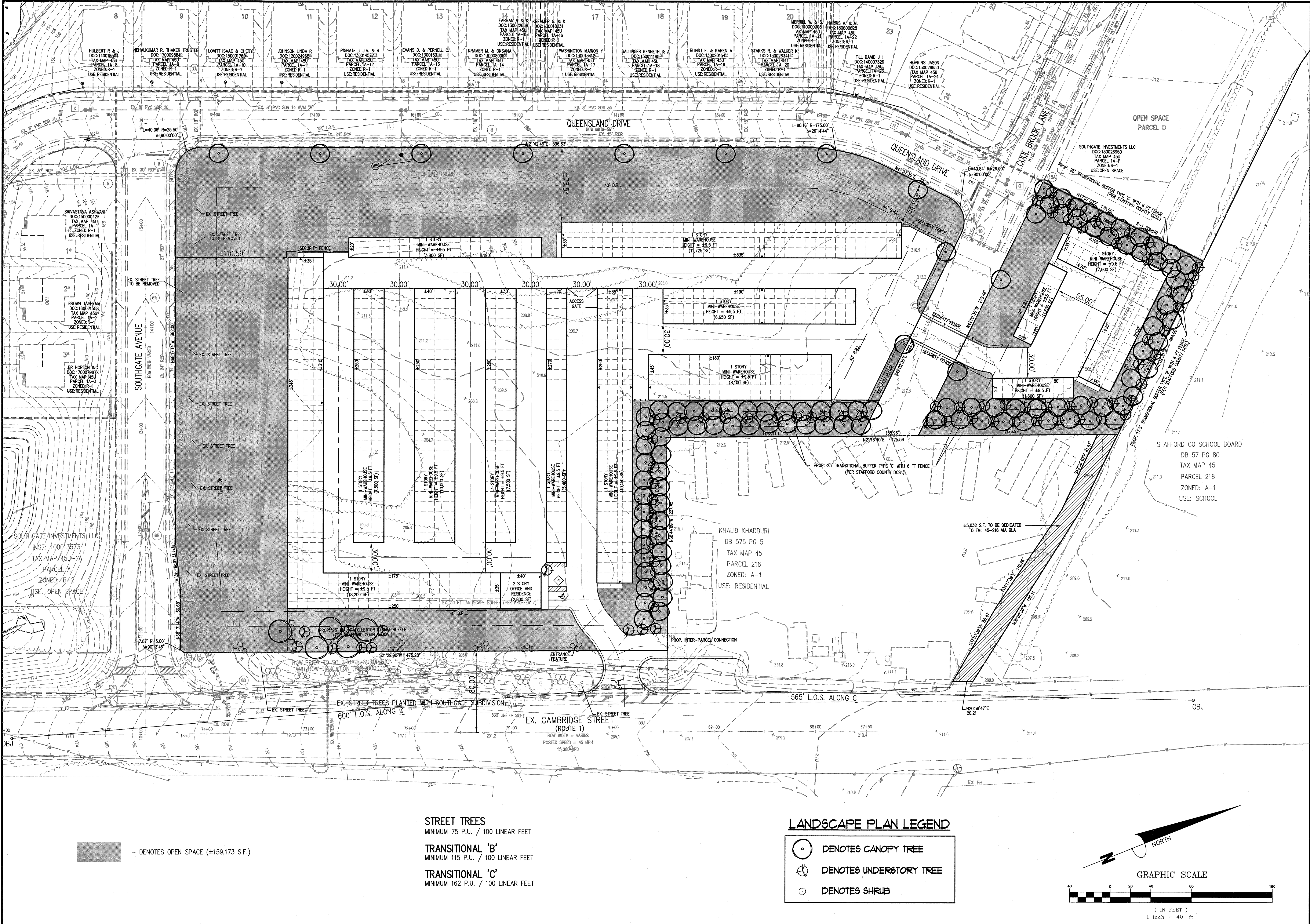
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN A. TROLD
No. 040214
3-21-18
PROFESSIONAL ENGINEER

PLAN STATUS
03/21/18 1ST SUBMISSION

DATE	DESCRIPTION
AJH	AJH
DESIGN	DRAWN
SCALE	H: 1" = 40'
	V:
JOB No.	7063-08-001
DATE :	MARCH 2017
FILE No.	7063-D-ZP-001
SHEET	4 OF 7



— DENOTES OPEN SPACE (±159,173 S.F.)

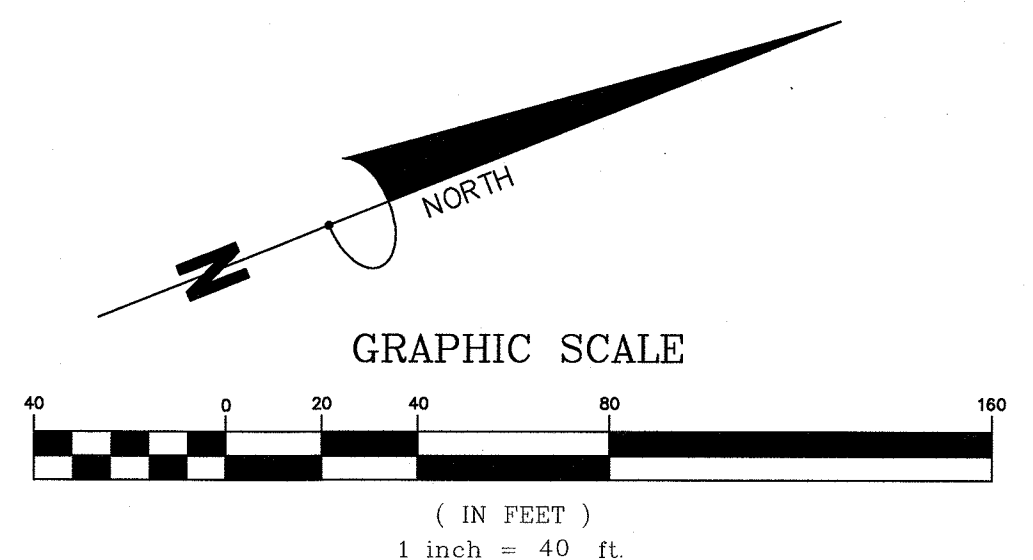
STREET TREES
MINIMUM 75 P.U. / 100 LINEAR FEET

TRANSITIONAL 'B'
MINIMUM 115 P.U. / 100 LINEAR FEET

TRANSITIONAL 'C'
MINIMUM 162 P.U. / 100 LINEAR FEET

LANDSCAPE PLAN LEGEND

- DENOTES CANOPY TREE
- DENOTES UNDERSTORY TREE
- DENOTES SHRUB



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CONCEPTUAL LANDSCAPE PLAN
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

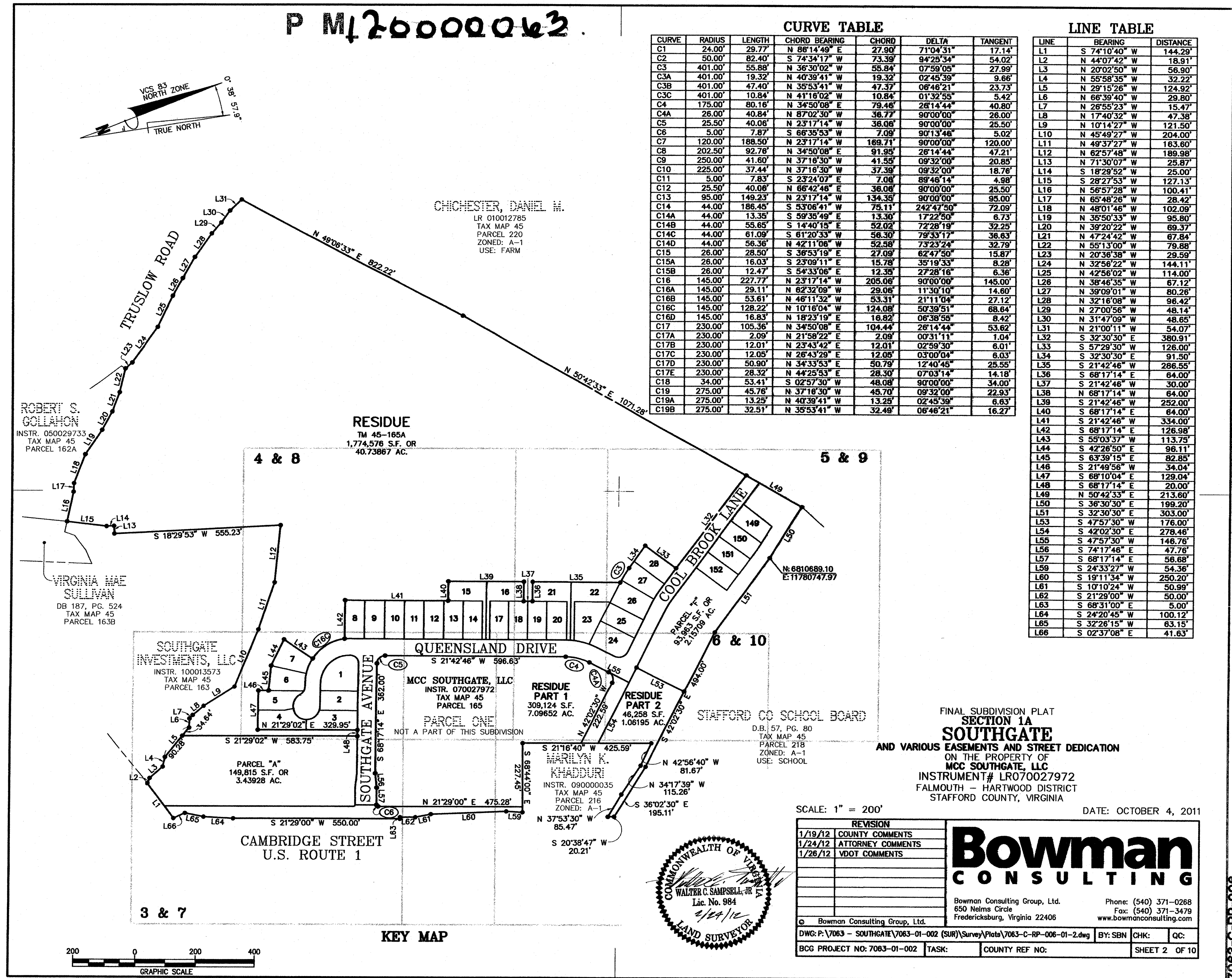
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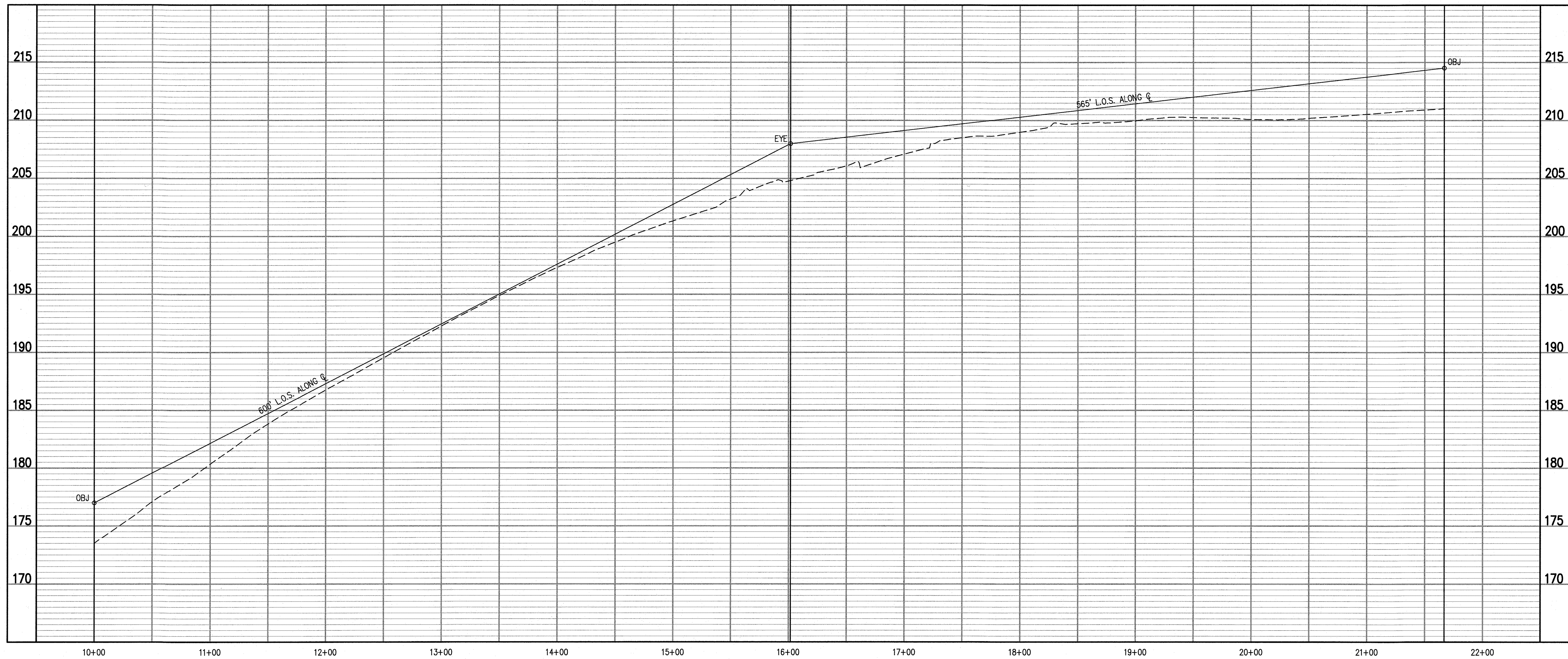
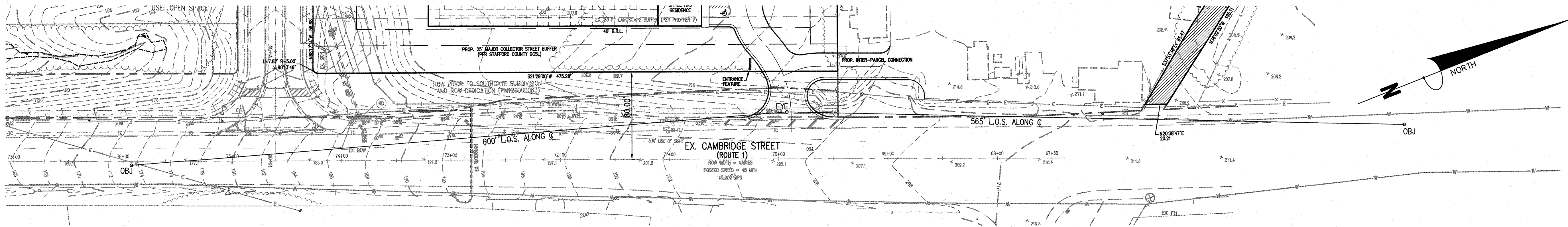
COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
2-21-18
PROFESSIONAL ENGINEER

PLAN STATUS
03/21/18 1ST SUBMISSION

DATE	DESCRIPTION
AJH	AJH
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SCALE	H: 1" = 40' V:
JOB No.	7063-08-001
DATE	MARCH 2017
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SHEET 5 OF 7





ROUTE 1	
VDOT 2016 Data:	
AADT	23000
K=0.104	11%
Dir (NB)	0.72

NB 1822 For AM and PM
SB 708

Trip Generation

Site: Mini Warehouse (LU 151)
102,025 sq ft

Using ITE 10th edition trip generation manual

Mini Warehouse (LU 151)	Average rate	Trips	In	Out
Weekday	1.51	154	47	107
AM peak hour of adjacent street	0.1	10	6	4
PM peak hour of adjacent street	0.17	17	8	9

As shown in the figure 3-3, a left turn lane is not required for AM or PM volumes
Vo Opposing Volume 708
VI Left Turning Volume AM 4
VI Left Turning Volume PM 6

As shown in the figure, a right turn lane is not required for AM or PM turning volumes
Approaching Volume 708
Right Turns AM 2
Right Turns PM 2

Warrants for Left Turn Storage Lanes on Four-Lane Highways

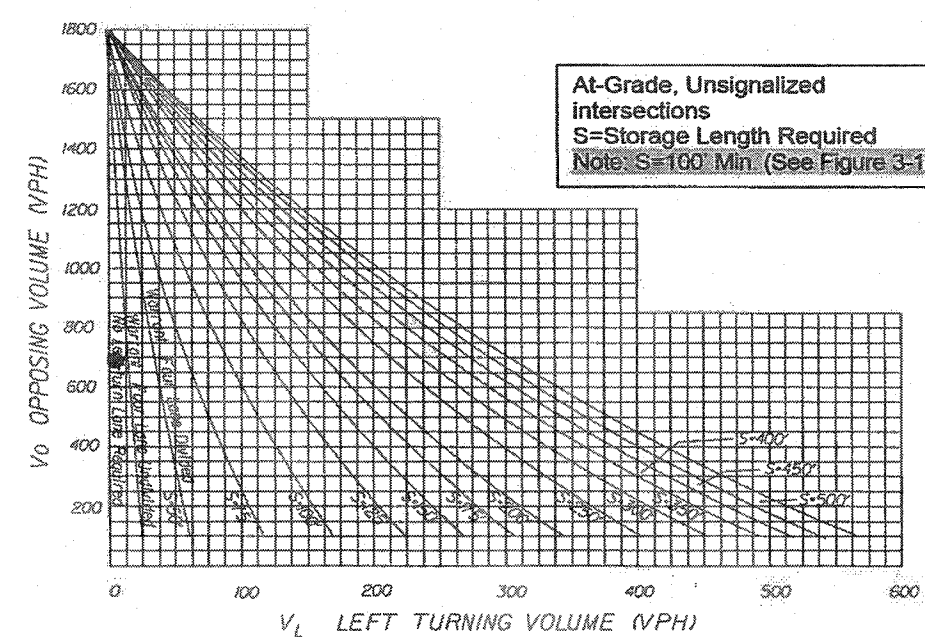
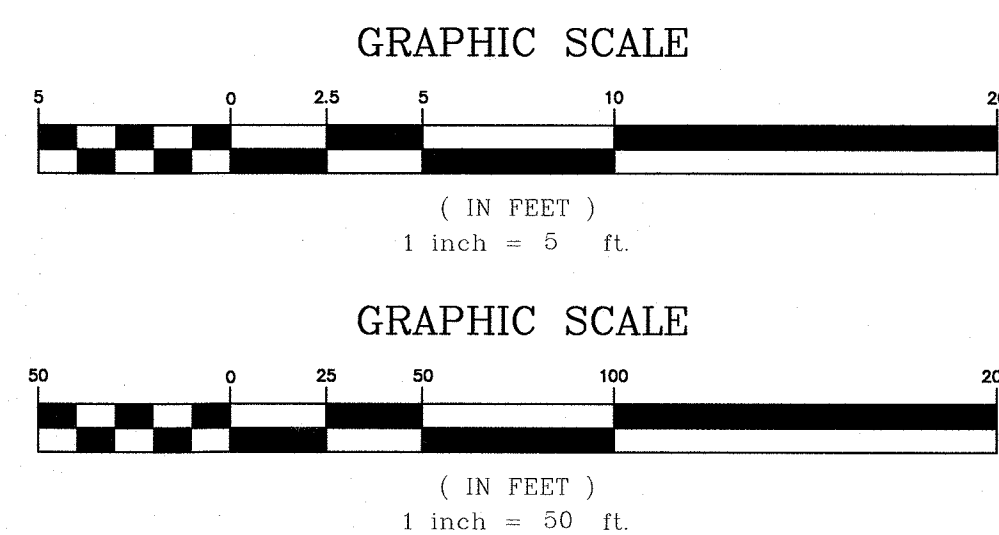
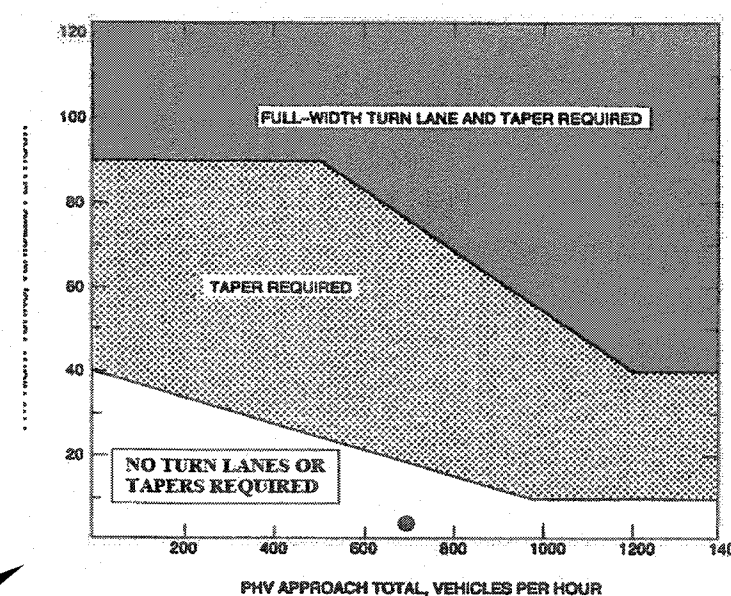


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS*



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ENTRANCE PLAN
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

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PROFESSIONAL ENGINEER
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SHEET	7 OF 7