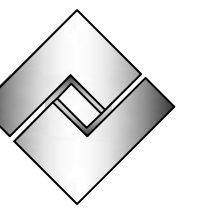


PARCELS 39-3 & 39-3A GENERALIZED DEVELOPMENT PLAN

STAFFORD COUNTY, VIRGINIA



Fairbanks & Franklin
Civil Engineering
Land Planning

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

1-1142 PARCELS 39-3 & 39-3A GDP 02-24-20

SHEET INDEX

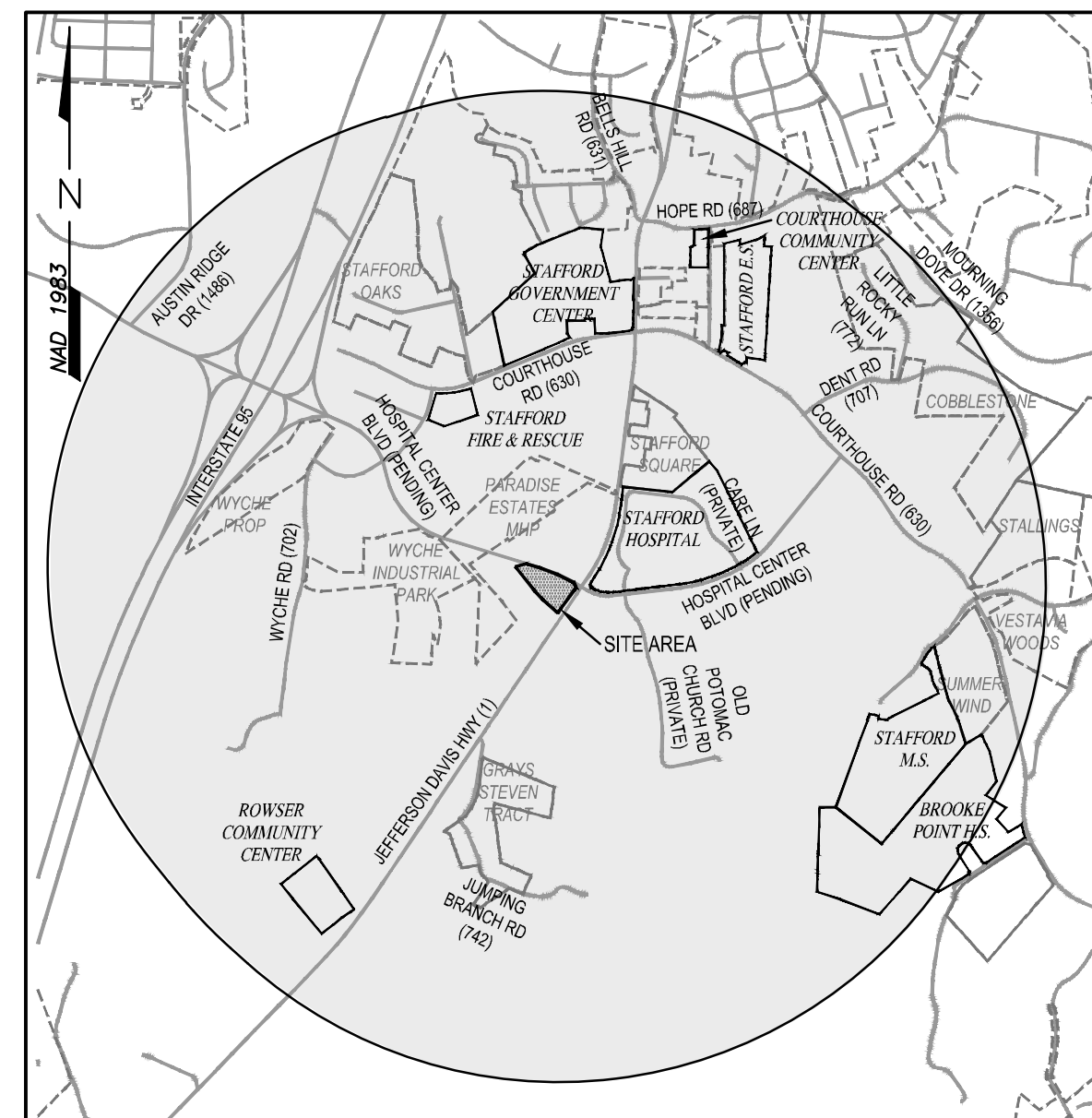
SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	GENERALIZED DEVELOPMENT PLAN

SITE INFORMATION:

TAX PARCEL: 39-3 & 39-3A
ADDRESS: 1949 JEFFERSON DAVIS HWY & UNASSIGNED
ZONING: B-2 (O11-41)
OVERLAY ZONING: HIGHWAY CORRIDOR OVERLAY DISTRICT (HC)
PRESENT USE: UNDEVELOPED & RESIDENTIAL
PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THROUGH, VEHICLE FUEL SALES, AND COMMERCIAL PAD SITE

SITE AREA: 4.08 AC
MINIMUM OPEN SPACE RATIO REQUIRED: 0.25
ALLOWABLE FLOOR AREA RATIO: 0.70
ALLOWABLE BUILDING HEIGHT: 65 FT
SETBACKS: FRONT = 40 FEET
 SIDE = 0 FEET*
 BACK = 25 FEET

*WHERE ADJOINING PROPERTY IS OTHER THAN COMMERCIAL OR INDUSTRIAL, THE SIDE YARD SHALL BE 15' OR GREATER.

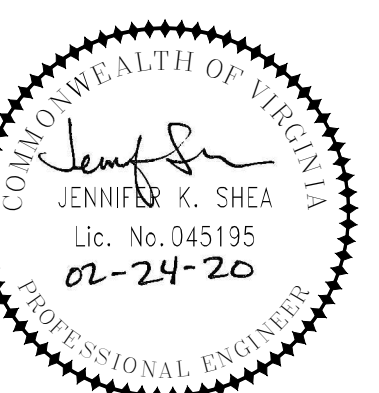


VICINITY MAP
SCALE 1"=2,000'
0 2,000 4,000
SCALE IN FEET

COVER SHEET

PARCELS 39-3 & 39-3A
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA

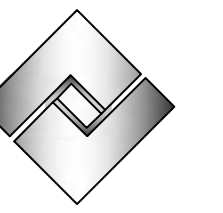
PROPERTY OWNER	DEVELOPER	ATTORNEY	ENGINEER
COURTHOUSE TRACTS LLC 1201 CENTRAL PARK BOULEVARD FREDERICKSBURG, VIRGINIA 22401 540-786-1405	SILVER COMPANIES 1201 CENTRAL PARK BOULEVARD FREDERICKSBURG, VIRGINIA 22401 540-786-1405	HIRSCHLER 725 JACKSON STREET, SUITE 200 FREDERICKSBURG, VIRGINIA 22401 540-604-2100	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700



DATE : 01-21-20
 DESIGNED: JDF
 DRAWN : JKS
 CHECKED : JKS

REVISIONS:
 01-27-20
 02-24-20

DOCUMENT NO.
1-1142
 SHEET
1 OF **3**



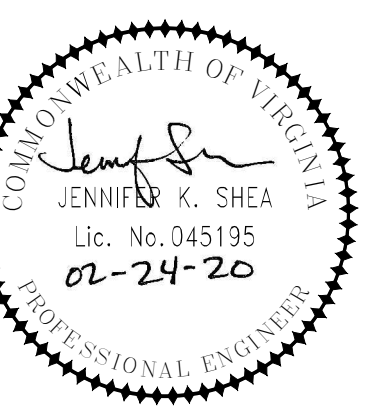
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EXISTING CONDITIONS PLAN

**PARCELS 39-3 & 39-3A
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA**



DATE : 01-21-20
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CHECKED : JKS

REVISIONS:
01-27-20
02-24-20

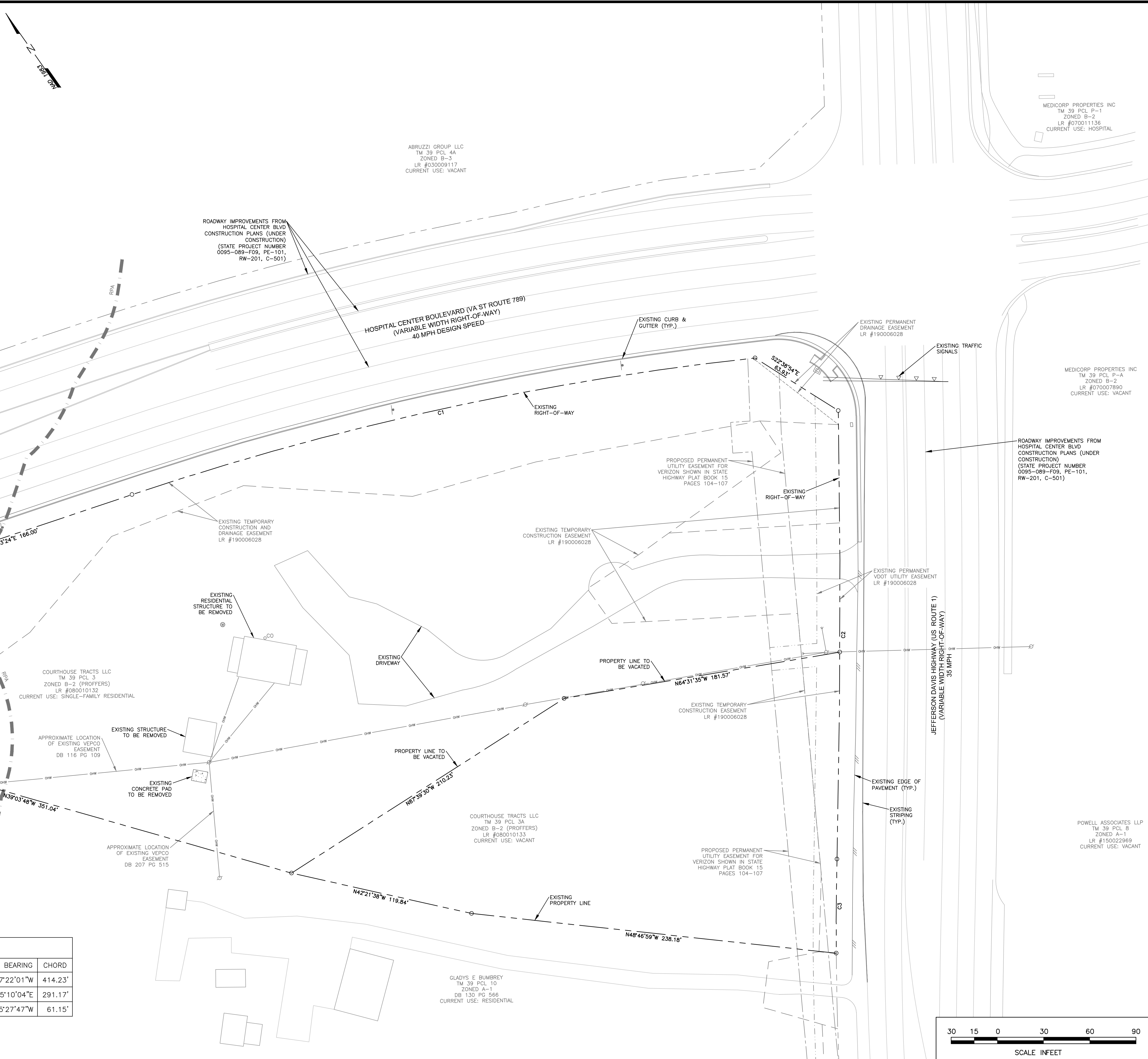
DOCUMENT NO.
1-1142
SHEET
2 OF **3**

LEGEND

	EXISTING		PROPOSED
	SIGN		LIGHT
	PROPERTY LINE/ RIGHT OF WAY		
	CURB & GUTTER		
	EDGE OF PAVEMENT		
	OVERHEAD WIRE		
	UTILITY POLE		

NOTES:

- EXISTING BOUNDARY INFORMATION TAKEN FROM AN ALTA SURVEY PREPARED BY FAIRBANKS & FRANKLIN IN FEBRUARY 2020. EXISTING ON-SITE FEATURES TAKEN FROM A FIELD SURVEY PERFORMED BY FAIRBANKS & FRANKLIN IN FEBRUARY 2020. EXISTING OFF-SITE FEATURES ARE REFERENCED FROM COUNTY GIS DATA AND VDOT ROADWAY PLANS.
- RPA LIMITS PROVIDED BY GREENHORNE & O'MARA.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
- THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
- THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540141E DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



CURVE DATA

CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	415.04'	1921.00'	12°22'44"	208.33'	N67°22'01"W	414.23'
C2	291.19'	7233.00'	2°18'24"	145.62'	N35°10'04"E	291.17'
C3	61.16'	2042.00'	1°42'58"	30.58'	S35°27'47"W	61.15'

