

GENERAL DEVELOPMENT PLAN

SOUTHGATE SELF-STORAGE

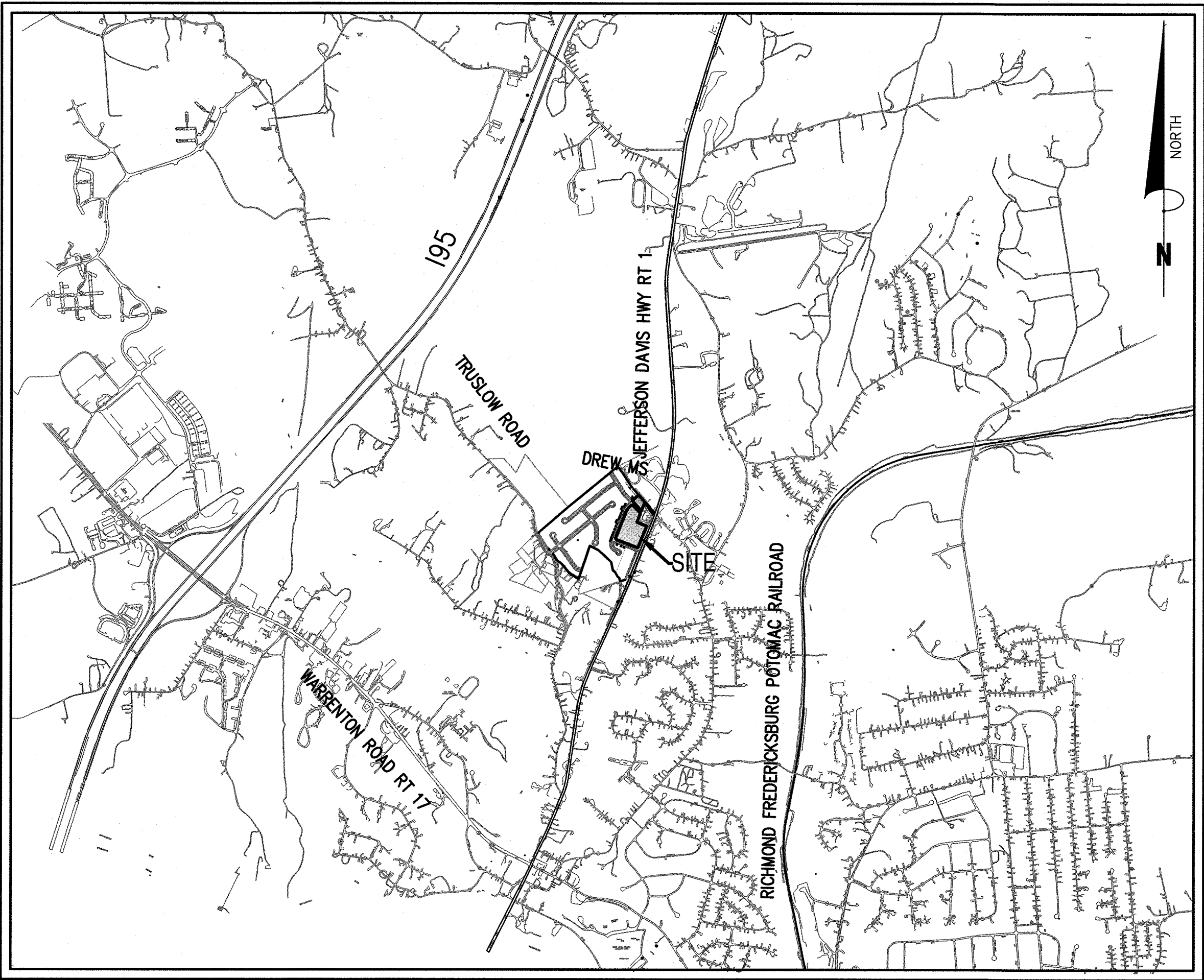
TM: 45-165

PCA# RC18152265; CUP (AUTO LEASING) #___; CUP (WAREHOUSING) #___
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SHEET INDEX

NO.	DESCRIPTION
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6.	BOUNDARY PLAT
7.	ENTRANCE PLAN

10 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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COVER
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

RC18152265
COUNTY PROJECT NUMBER



PLAN STATUS	
03/21/18	1ST SUBMISSION
07/16/18	2ND SUBMISSION
04/09/19	CLIENT REVISION
05/23/19	CLIENT REVISION
08/27/19	3RD SUBMISSION

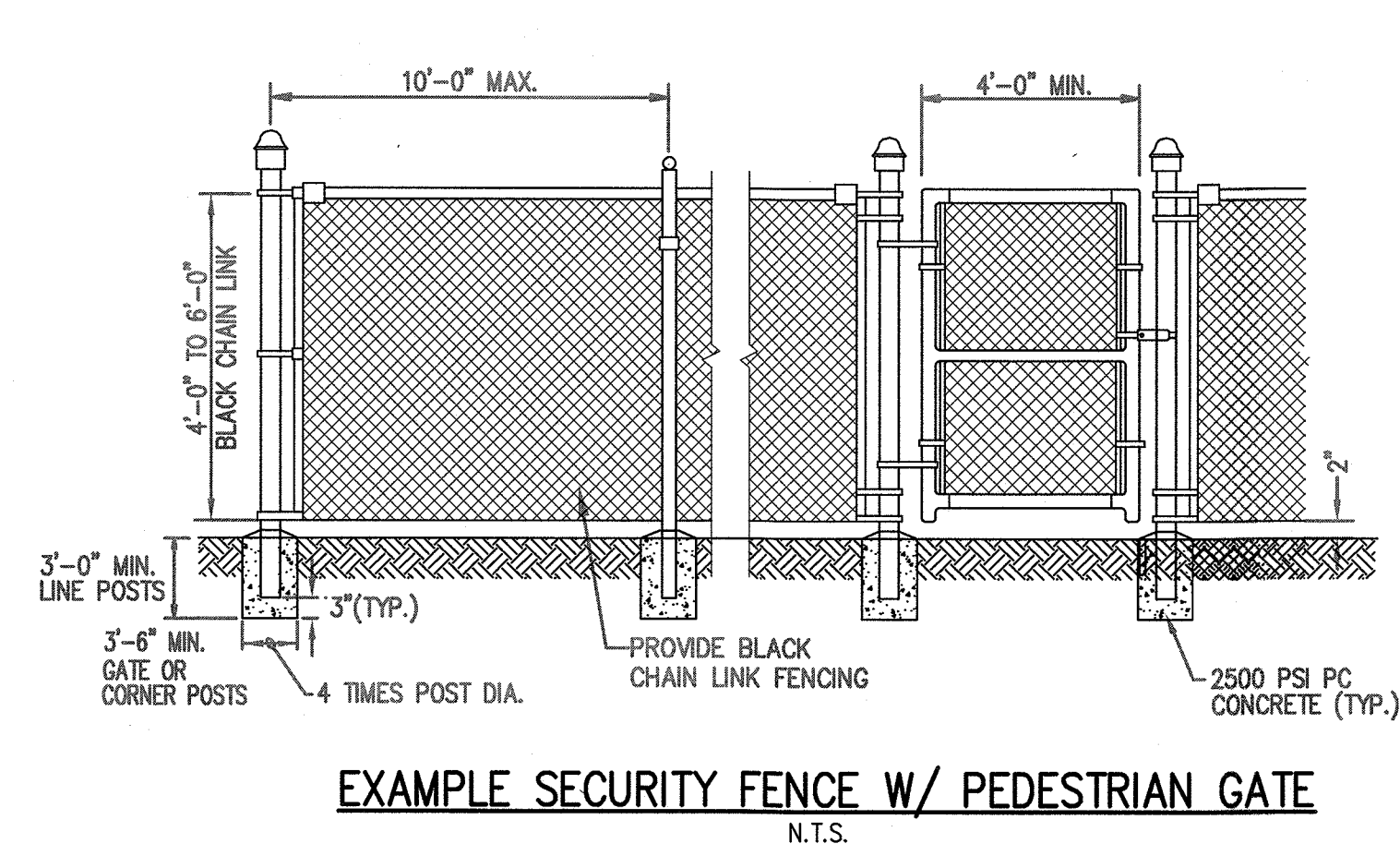
DATE	DESCRIPTION
AJH	AJH JRT
DESIGN	DRAWN CHKD
SCALE	H: 1"= 2000' V: N/A

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

EXISTING	LEGEND	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS	ABBREVIATIONS
A AREA OF ARC	JB JUNCTION BOX
AD ALGEBRAIC DIFFERENCE	K SIGHT DISTANCE COEFFICIENT
AASHTO AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke CULVERT ENTRANCE LOSS COEFFICIENT
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	L LENGTH
AC. ACRE	LAT. LATERAL
AGGR. AGGREGATE	LF LINEAR FOOT
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE	LL LOWER LEVEL
ASPH ASPHALT	LOS LINE OF SIGHT
AWWA AMERICAN WATER WORKS ASSOCIATION	LP LOW POINT
B BREADTH	LS LOADING SPACE
BC BOTTOM OF CURB	LCG LIMITS OF CLEARING & GRADING
BF BASEMENT FLOOR	LT LEFT
BLDG BUILDING	M MONUMENT FOUND
BM BENCHMARK	MECH. MECHANICAL
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH MANHOLE
BOV BLOW OFF VALVE	MI MILE
BRL BUILDING RESTRICTION LINE	MPH MILES PER HOUR
BVCS BEGINNING VERTICAL CURVE STATION	MS MEDIAN STRIP
BVCE BEGINNING VERTICAL CURVE ELEVATION	MSL MEAN SEA LEVEL
BW BOTTOM OF WALL	MIN MINIMUM
C CENTER CORRECTION ON VERTICAL CURVE	MAX MAXIMUM
c.e COEFFICIENT OF RUNOFF	N N/F NOW OR FORMERLY
CATV CABLE TELEVISION	NFA NET FLOOR AREA
CB CATCH BASIN OR CHORD BEARING	NO.# NUMBER
CC CENTER TO CENTER	NBL NORTH BOUND LANE
CFS (Q) CUBIC FEET PER SECOND	N/A NOT APPLICABLE
CH CHORD	OC ON CENTER
CG CURB AND GUTTER	OD OUTSIDE DIAMETER
CIP CAST IRON PIPE	OH OVERHANG
C CENTERLINE	O/H OVERHEAD
CL CLASS	P PERIMETER
CMP CORRUGATED METAL PIPE	PC POINT OF CURVATURE
CONC. CONCRETE	PCC POINT OF COMPOUND CURVE
CO CLEAN OUT	PCEP POINT OF CURVE EDGE OF PAVEMENT
CONT. CONTINUATION	PCTC POINT OF CURVATURE TOP OF CURB
CS CURB STOP	PFM PUBLIC FACILITIES MANUAL
CT COURT	PG. PAGE
C/L CENTERLINE	PGL POINT OF GRADE LINE
D.d DEPTH	PI POINT OF INTERSECTION
DA DRAINAGE AREA	PL PROPERTY LINE
DB DEED BOOK	PRC POINT OF REVERSE CURVES
DEQ VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PRELIM. PRELIMINARY
DET. DETAIL	PROP. PROPOSED
DI DROP INLET	PT POINT OF TANGENCY
DIA. DIAMETER	PVC POINT OF VERTICAL CURVATURE
DIP DROP MANHOLE	PVC POLY VINYL CHLORIDE
DR. DRIVE	PVI POINT OF VERTICAL INTERSECTION
DRNG DRAINAGE	PWM/T PAVEMENT
DRWG. DRAWING	PVRC POINT OF VERTICAL REVERSE CURVE
D/W DRIVE WAY	PVT POINT OF VERTICAL TANGENT
Δ DELTA	P&P PLAN AND PROFILE
DU DWELLING UNITS	Q Q(C.F.S.) AMOUNT OF RUNOFF
DOM DOMESTIC	R.r. RADIUS
E RATE OF SUPER ELEVATION IN FEET PER FOOT	REQD REQUIRED
EC EROSION CONTROL	RCP REINFORCED CONCRETE PIPE
EGL ENERGY GRADIENT LINE	RD. ROAD
EQC ENVIRONMENTAL QUALITY CORRIDOR	RET. RETAINING
ESM/T EASEMENT	REV. REVISION
EG EDGE OF GUTTER	RR RAILROAD
ELEV. ELEVATION	RTE. ROUTE
ENT. ENTRANCE	R/W RIGHT OF WAY
EP EDGE OF PAVEMENT	RGP ROUGH GRADING PLAN
ES END SECTION	ROM REMOTE OUTSIDE MONITOR
EVCS ENDING VERTICAL CURVE STATION	RMA RESOURCE MANAGEMENT AREA
EVCE ENDING VERTICAL CURVE ELEVATION	RPA RESOURCE PROTECTION AREA
EW END WALL	RT RIGHT
EX. EXISTING	S SAN. SANITARY
ELEC. ELECTRICAL	SBL SOUTH BOUND LANE
EBL EAST BOUND LANE	SD SIGHT DISTANCE
F FIRE LINE	SECT. SECTION
FAR FLOOR AREA RATIO	SEW. SEWER
FC FACE OF CURB	SH. SHOULDER
FF FIRST FLOOR	SF SQUARE FEET
FG FINISHED GRADE	SP. SPACE
FH FIRE HYDRANT	SP. SITE PLAN
FL FLOW LINE	SPEC. SPECIFICATION
FLOOD PLAIN	STA. STATION
FS FACTOR OF SAFETY	STD. STANDARD
FT. FOOT	STK. STACK
FOY. FOYER	STM. STORM
FPS FEET PER SECOND	SVC. SERVICE
G GRAVITY	SWM STORM WATER MANAGEMENT
G GAS	S/W SIDE WALK
GFA GROSS FLOOR AREA	Sx CROSS SLOPE
Gr. GRADE	T TANGENT
GR GUARD RAIL	TB TEST BORE
GAR GARAGE	TC TOP OF CURB
H HEIGHT	Tc TIME OF CONCENTRATION
H.h HEAD	TEL TELEPHONE
HC HANDICAPPED PARKING SPACE	TP TEST PIT
HGL HYDRAULIC GRADIENT LINE	TP TREE PROTECTION
HP HIGH POINT	TB TOP OF BANK
HR HAND RAIL	TW TOP OF WALL
HT. HEIGHT	TW TAILWATER
HW HEADWATER	UD UNDERDRAIN
I RAINFALL INTENSITY	UG UNDERGROUND
ID INSIDE DIAMETER	UL UPPER LEVEL
IN INCH	UP UTILITY POLE
INV. INVERT	VAN HANDICAPPED VAN PARKING SPACE
IP IRON PIPE	V VELOCITY
IPF IRON PIPE FOUND	V VOLUME
IPS IRON PIPE SET	VA VIRGINIA
	VC VERTICAL CURVE
	VDOT VA. DEPT. OF TRANSPORTATION
	VF VERTICAL FOOT
	W WEIGHT OR WIDTH
	W/M WATER MAIN
	WBL WEST BOUND LANE
	WQIA WATER QUALITY IMPACT ASSESSMENT
	XF TRANSFORMER
	YI YARD INLET
	YR YEAR
	Z SIDE SLOPES

- ### NOTES
- THE APPLICANT REQUESTS A MODIFICATION TO THE APPROVED PROFFER STATEMENT, DATED SEPTEMBER 7, 2004, ASSOCIATED WITH APPLICATION RC230979 (ORDINANCE 004-16, APPROVED SEPTEMBER 7, 2004) WHICH RECLASSIFIED THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO B-2 URBAN COMMERCIAL.
 - BOUNDARY INFORMATION AS SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD., IN OCTOBER, 2011. TOPOGRAPHIC INFORMATION IS COMPILED FROM A FLOWN SURVEY CONDUCTED BY AIR SURVEY. THE CONTOUR INTERVAL IS 2 FEET. A TITLE REPORT HAS NOT BEEN PROVIDED AT THIS TIME AND ALL EASEMENTS/ENCUMBRANCES MAY NOT BE SHOWN.
 - THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAME OF LITTLE FALLS RUN LC., AS RECORDED IN INSTRUMENT NUMBER 170009875 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. THE PROPERTY IS IDENTIFIED BY THE STAFFORD COUNTY ASSESSOR AS TAX MAP 45-165.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS) AREA OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALL AS SCALED FROM THE FLOOD INSURANCE RATE MAP, MAP NUMBER 510154 0204E, EFFECTIVE DATE: FEBRUARY 4, 2005.
 - NO RESOURCE PROTECTION AREA (RPA) OR ASSOCIATED WETLANDS ARE LOCATED ON THIS PROPERTY.
 - THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
 - THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 - PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
 - STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED SOUTHGATE SUBDIVISION CONSTRUCTION PLAN REVISION (AP# 1300102).
 - NO IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE PROPOSED. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.



TABULATIONS

SUBJECT PROPERTY INFORMATION	
PROPERTY ID:	45-165
SIZE:	±8.1585 ACRES
PROP. SIZE:	±7.8618 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:	95,450 S.F.
MAXIMUM FAR ALLOWED:	0.70 (OR ±239,722 S.F.)
PROPOSED FAR*:	0.27 (OR ±98,250 S.F.)
MINIMUM OPEN SPACE RATIO:	0.25 (OR ±85,615 S.F.)
OPEN SPACE PROVIDED:	0.43 (OR ±148,382 S.F.)
PROPOSED BUILDING HEIGHT:	±10 FEET
PROPOSED BUILDING HEIGHT:	±26.0 FEET
OFFICE/RESIDENCE	
PARKING REQUIREMENTS:	
REQUIREMENT (OFFICE)	3 SPACES PER 1,000 = 4.2 SPACES
REQUIREMENT (RESIDENCE)	2.2 SPACE
TRUCK RENTAL SPACES (NO REQUIREMENT)	10 SPACES (10'x35')
CUSTOMER PARKING PROVIDED	7 SPACES

NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISIONS WITH FINAL ENGINEERING. MAXIMUM FAR IS BASED ON THE AREA LEFT AFTER THE DEDICATION OF ROW ALONG ROUTE 1 AND THE BLA AREA TO THE ADJACENT PARCEL.

* TOTAL FLOOR AREA (98,250 S.F.) INCLUDES:
 STORAGE: 95,450 S.F.
 OFFICE: 1,400 S.F.
 ON-SITE MANAGER RESIDENCE: 1,400 S.F.

TRASH SERVICE

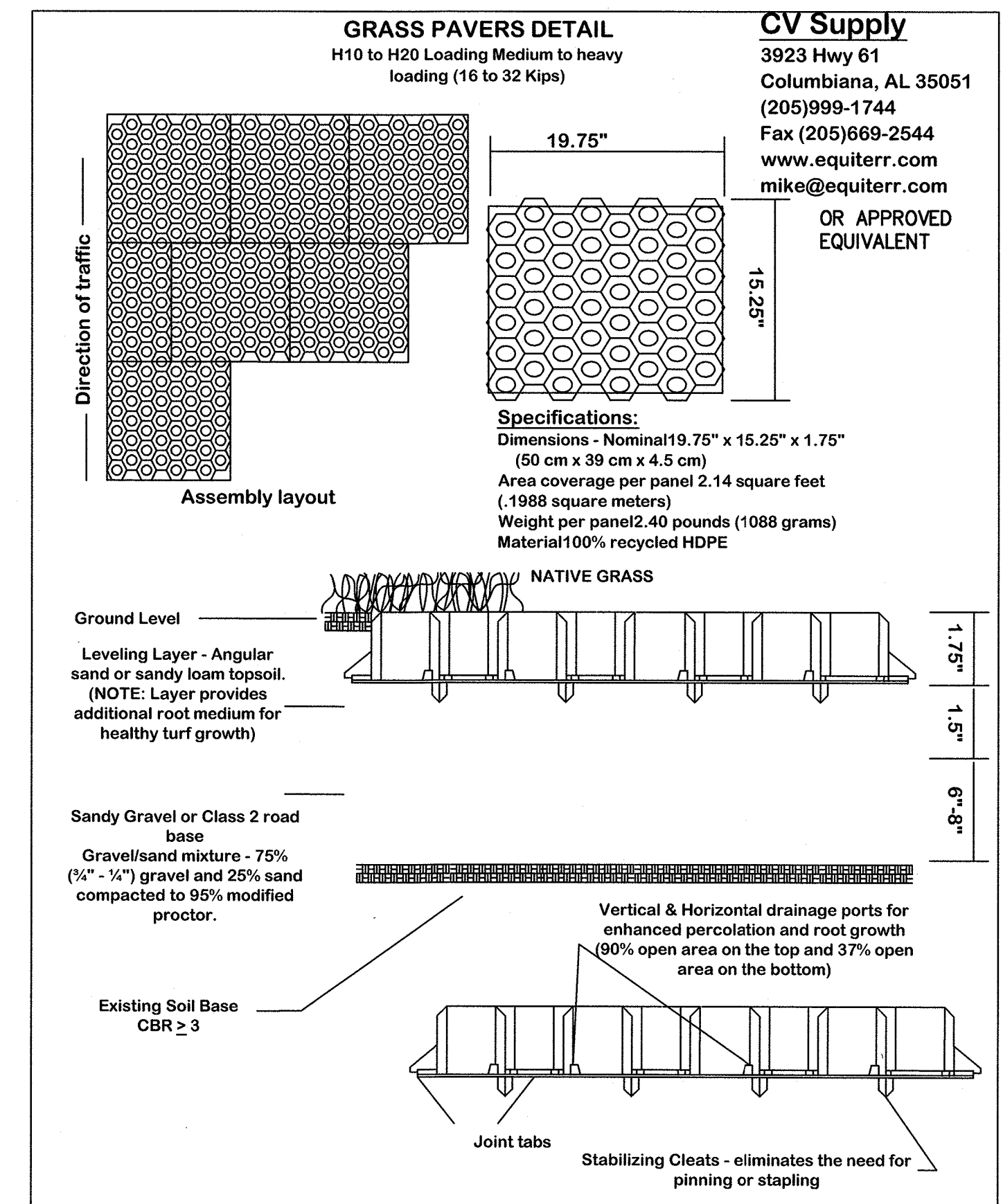
ON-SITE TRASH WILL BE LOCATED WITHIN TRASH CANS LOCATED WITHIN ONE OF THE STORAGE UNITS. COLLECTION SHALL BE SCREENED FROM VIEW. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE TRASH SERVICE FOR THE SITE.

LIGHTING

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

FREESTANDING SIGN CALCULATIONS

LF OF BUILDING FRONTAGE ON ROUTE 1 = 295 FT
 LF OF LOT FRONTAGE ON ROUTE 1 = 480.25 FT
 MAX. FREESTANDING SIGN ALLOWED = 1 SF PER 1 LF OF BUILDING FRONTAGE = 295 SF
 0.5 SF PER 1 FT OF LOT FRONTAGE = 240 SF
 WHICHEVER IS GREATER = 295 SF
 PROPOSED FREESTANDING SIGN = ±20 FT HIGH BY ±14 FT WIDE = 280 SF



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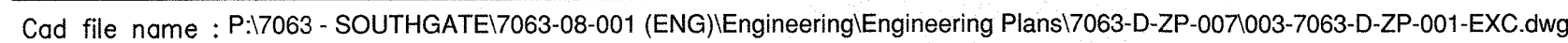
LEGEND, NOTES & TABULATIONS
 GENERAL DEVELOPMENT PLAN
 SOUTHGATE SELF-STORAGE
 FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

RC18152265
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04/09/19	CLIENT REVISION	
05/23/19	CLIENT REVISION	
08/27/19	3RD SUBMISSION	

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

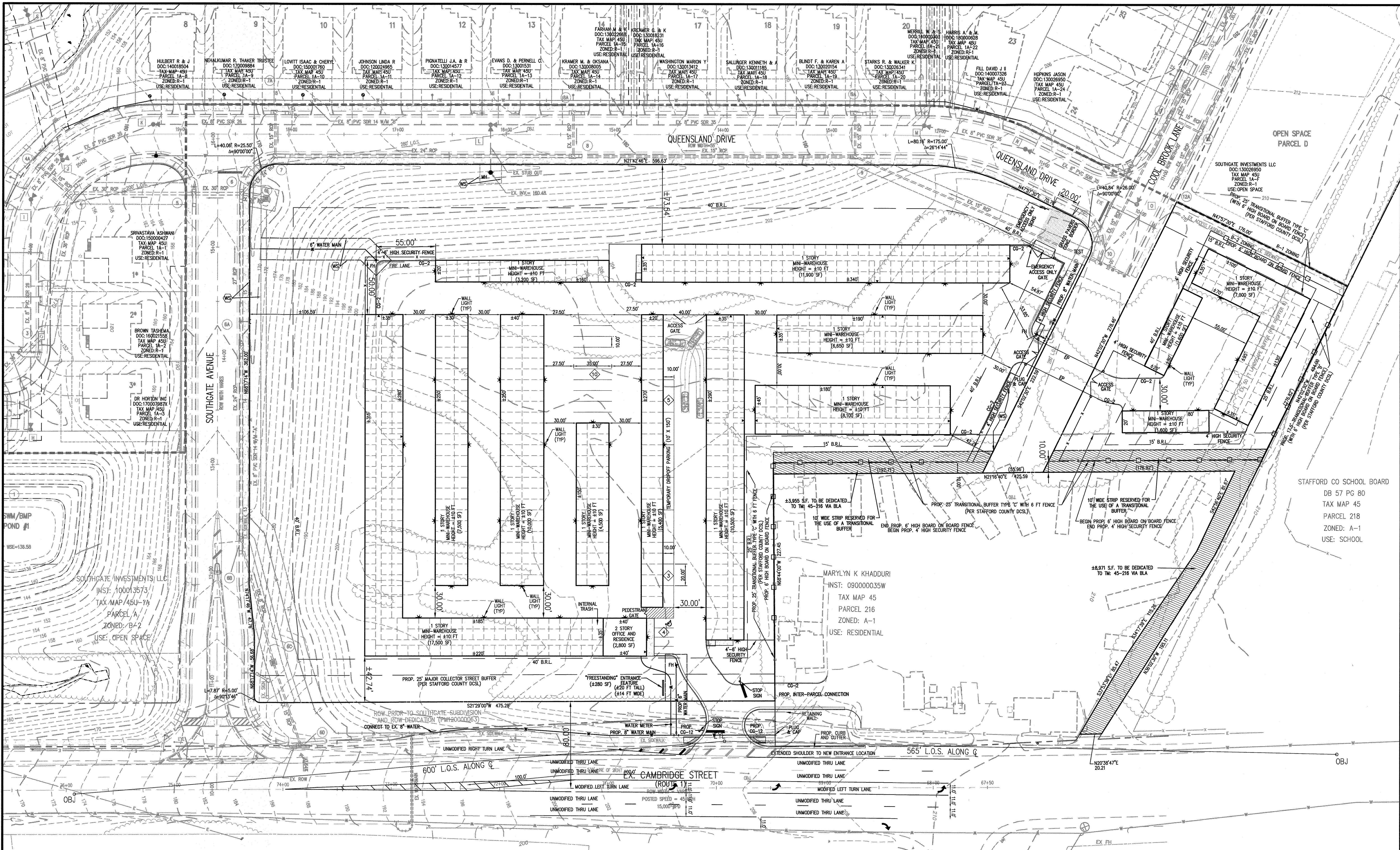
SHEET 2 OF 7



MAP SYMBOL	HYDRIC	K FACTOR		HYDROLOGIC SOIL GROUP	DEPTH TO ROCK (FEET)		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	

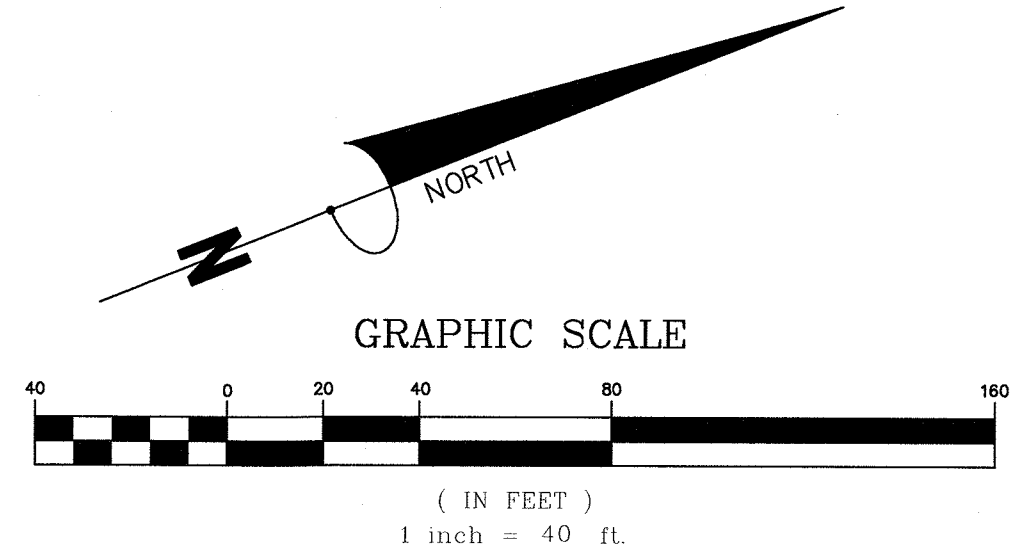
A graphic scale and orientation diagram. At the top, a line points towards the upper left, labeled with a large 'Z' and the word 'NORTH'. Below this, a horizontal scale bar is shown with alternating black and white segments. The scale is marked with numbers 40, 0, 20, 40, 80, and 160. Below the scale bar, the text '(IN FEET)' is centered, followed by '1 inch = 40 ft'.

PAGE 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.
3. THE APPROVAL OF THE GENERALIZED DEVELOPMENT PLAN DOES NOT DEEM THE PROJECT TO BE IN COMPLIANCE WITH ALL OF THE SUBDIVISION AND ZONING REQUIREMENTS. FUTURE SITE DEVELOPMENT PLANS MAY NEED TO BE AMENDED TO COMPLY WITH LOCAL STATE AND FEDERAL REQUIREMENTS.



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GENERAL DEVELOPMENT PLAN
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SOUTHGATE SELF-STORAGE

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

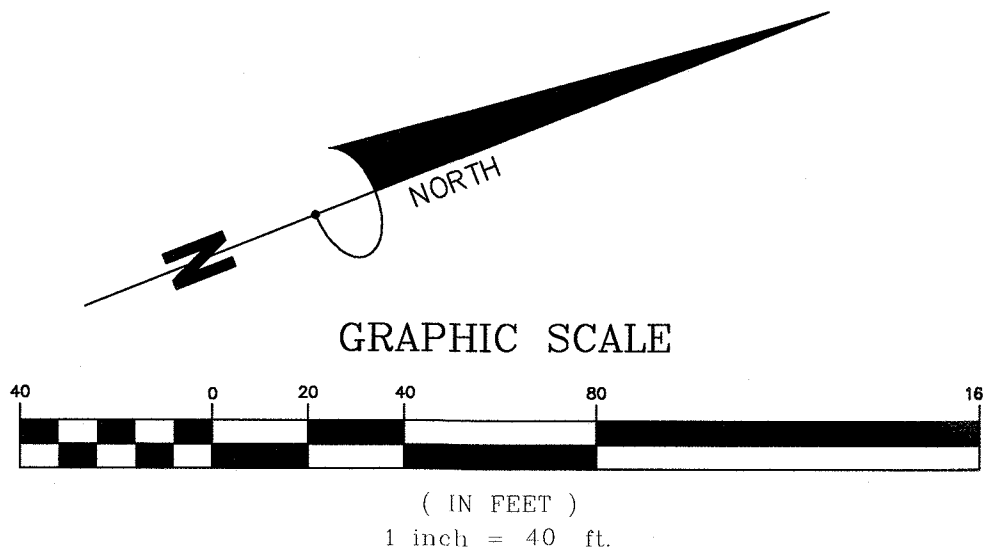
RC18152265
COUNTY PROJECT NUMBER

JUSTIN R. TROILD
No. 040214
08-27-19
PROFESSIONAL ENGINEER

PLAN STATUS		
03/21/18	1ST SUBMISSION	
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SHEET 4 OF 7



NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISIONS WITH FINAL ENGINEERING
MAXIMUM FRA IS BASED ON THE AREA LEFT AFTER THE DEDICATION OF ROW ALONG ROUTE 1 AND
THE BLA AREA TO THE ADJACENT PARCEL.

* TOTAL FLOOR AREA (62,900 S.F.) INCLUDES:

STORAGE:	60,100 S.F.
OFFICE:	1,400 S.F.
ON-SITE MANAGER RESIDENCE:	1,400 S.F.

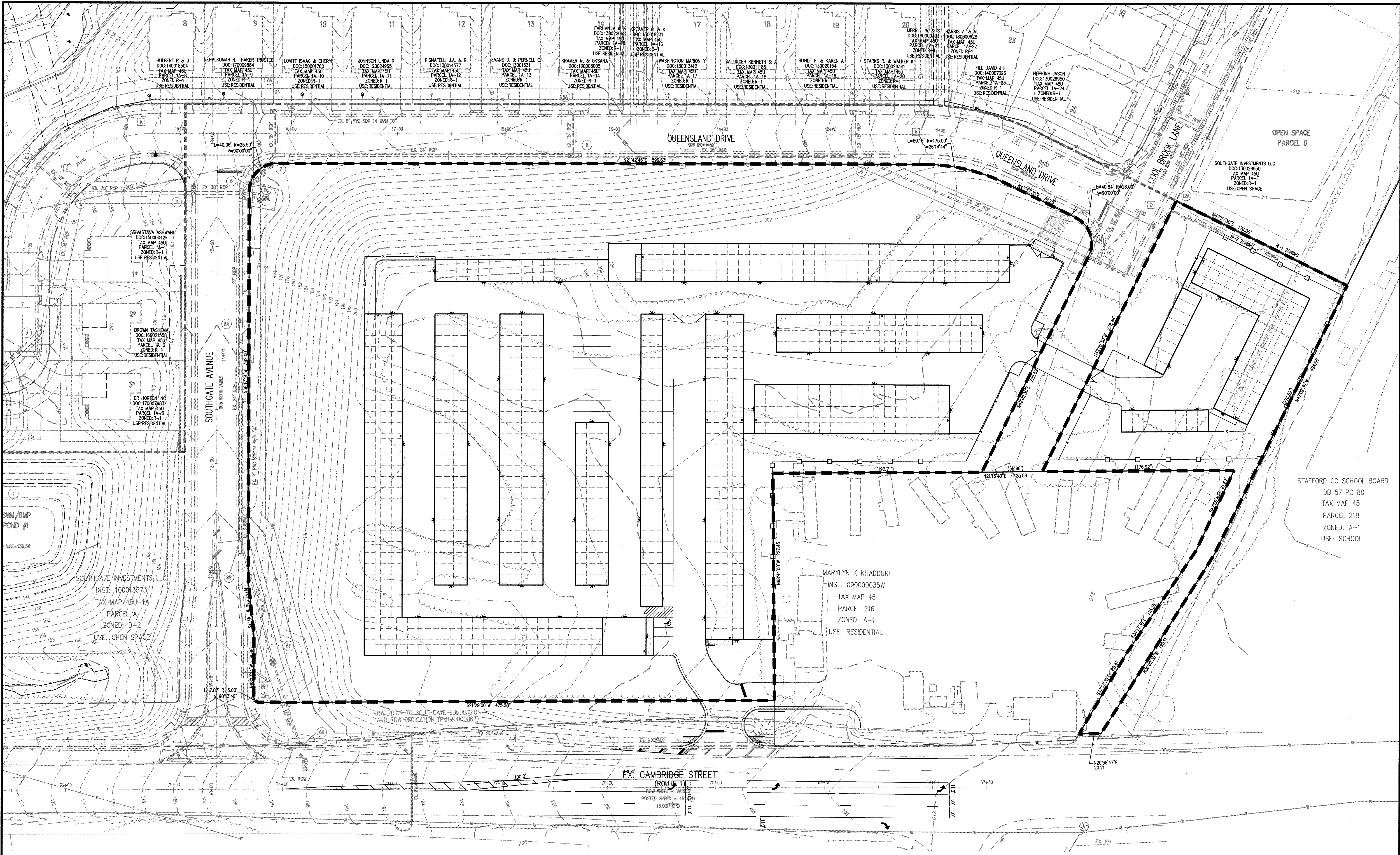
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SHEET 4A OF 7

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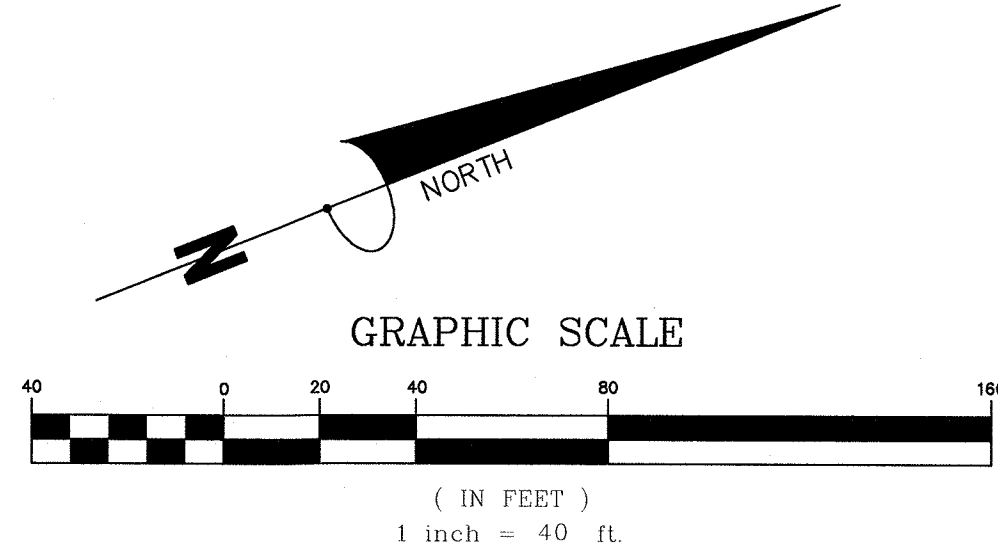
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NOTES

1. THE APPLICANT HEREBY REQUESTS A CONDITIONAL USE PERMIT, PER SEC. 28-33. B-2 URBAN COMMERCIAL, PART (B), FOR THE USE OF AUTO LEASING.
2. REFER TO SHEETS 2 FOR ADDITIONAL NOTES AND INFORMATION.

--- DENOTES AREA OF CUP



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CONDITIONAL USE PERMIT PLAN (AUTO LEASING)
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

RC18152265
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
08-27-19
PROFESSIONAL ENGINEER

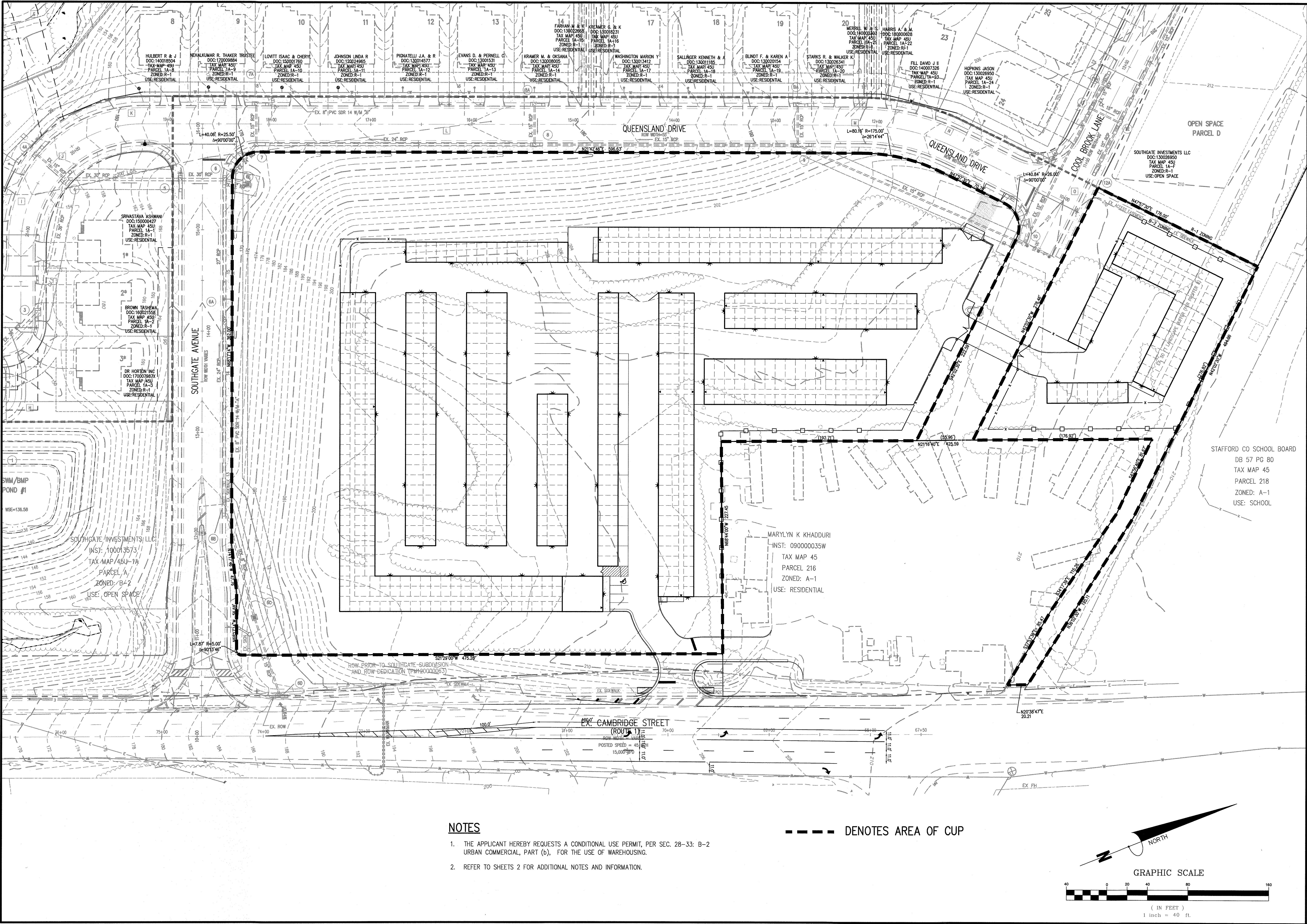
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SHEET **4B** OF **7**

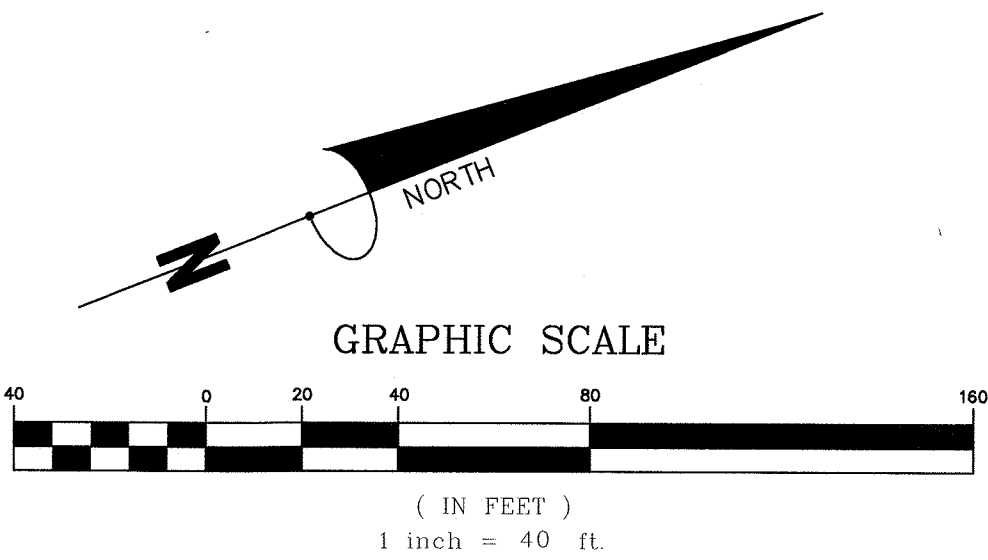
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NOTES

1. THE APPLICANT HEREBY REQUESTS A CONDITIONAL USE PERMIT, PER SEC. 28-33: B-2 URBAN COMMERCIAL, PART (b), FOR THE USE OF WAREHOUSING.
2. REFER TO SHEETS 2 FOR ADDITIONAL NOTES AND INFORMATION.

--- DENOTES AREA OF CUP



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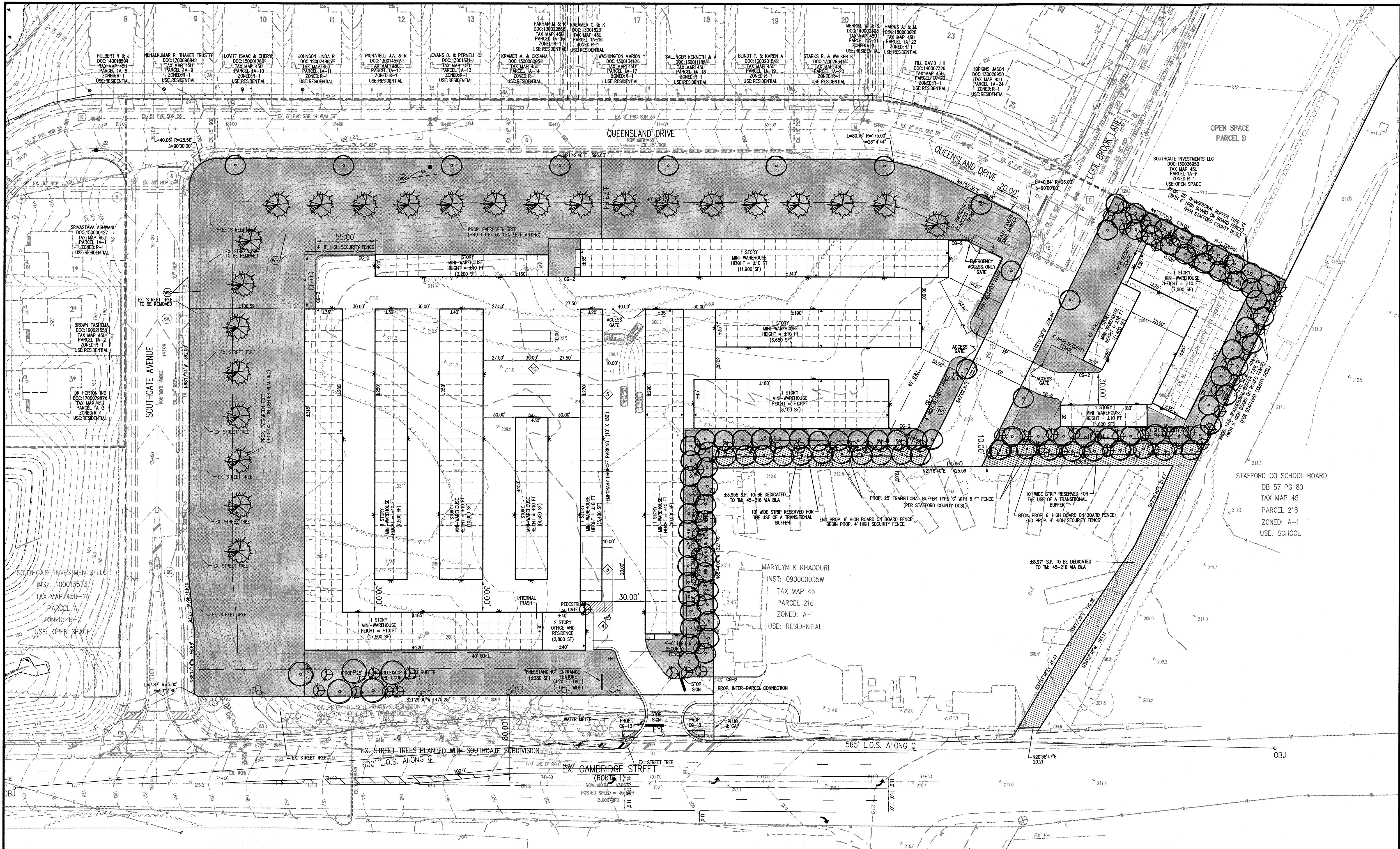
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PROFESSIONAL ENGINEER

PLAN STATUS	
03/21/18	1ST SUBMISSION
07/16/18	2ND SUBMISSION
04/09/19	CLIENT REVISION
05/23/19	CLIENT REVISION
08/27/19	3RD SUBMISSION

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

SHEET **4C** OF **7**



— DENOTES OPEN SPACE (±148,382 S.F.)

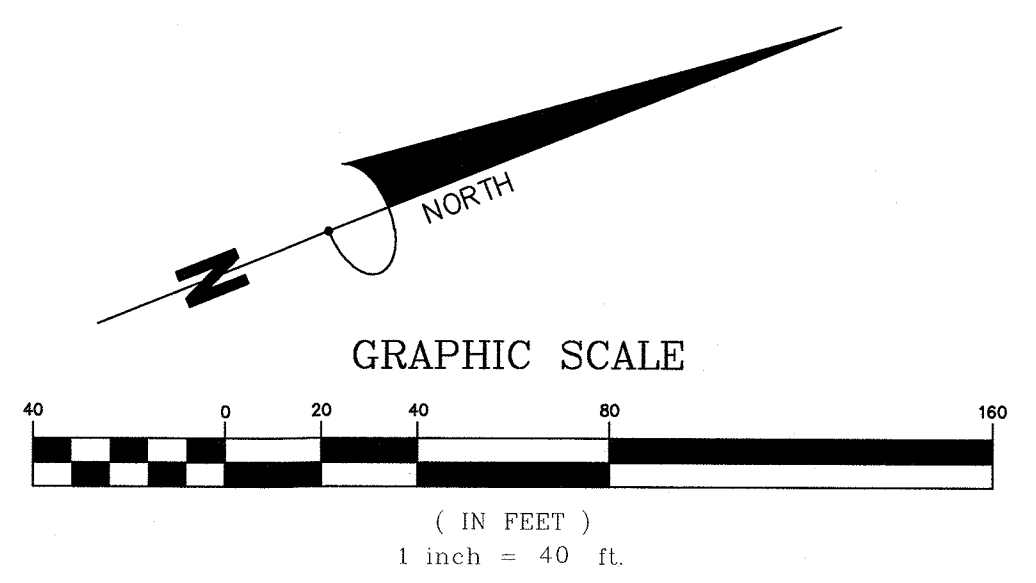
STREET TREES
MINIMUM 75 P.U. / 100 LINEAR FEET

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
- DENOTES EVERGREEN TREE



Bowman

CONSULTING

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Fax: (540) 371-3479
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CONCEPTUAL LANDSCAPE PLAN
GENERAL DEVELOPMENT PLAN
SOUTHGATE SELF-STORAGE

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

RC18152265
COUNTY PROJECT NUMBER

PLAN STATUS

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05/23/19	CLIENT REVISION
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SCALE	1" = 40'

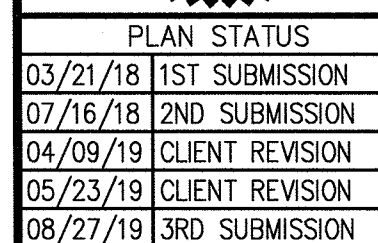
JOB No. 7063-08-001

DATE : MARCH 2017

FILE No. 7063-D-ZP-001

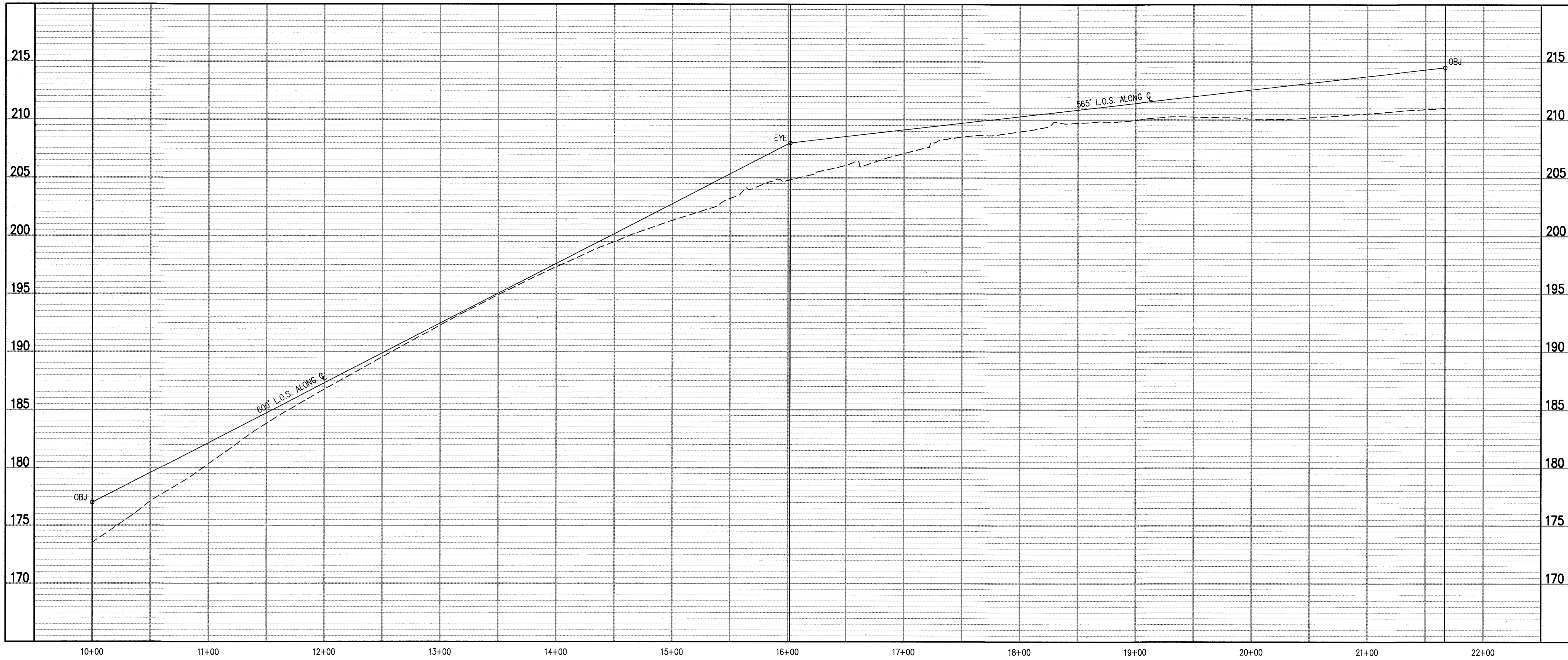
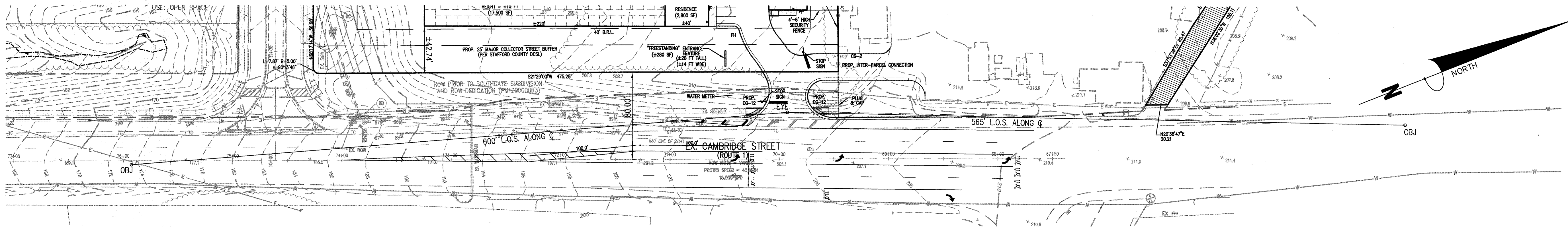
SHEET **5** OF **7**

RC18152265
COUNTY PROJECT NUMBER



SHEET 6 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

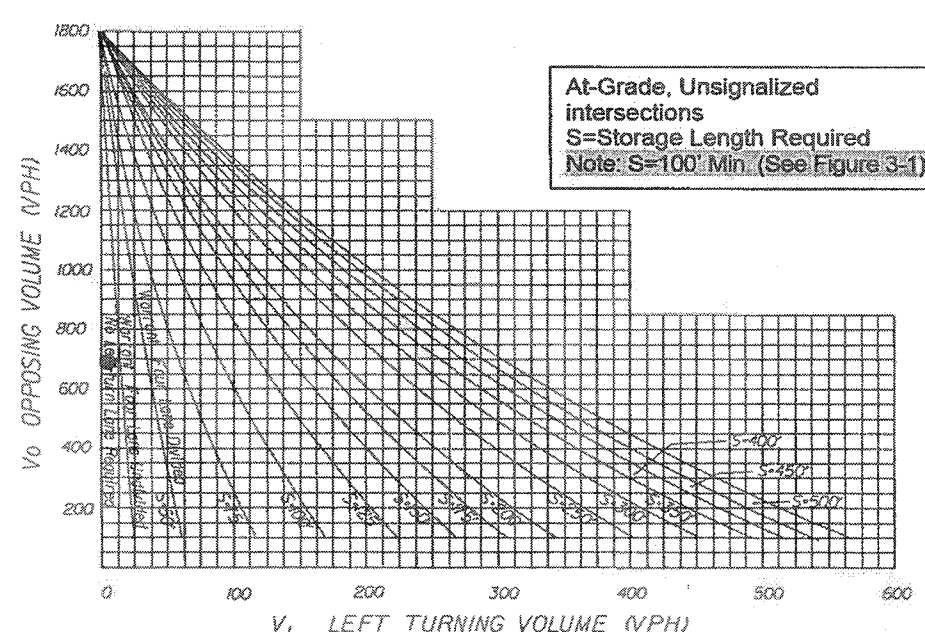
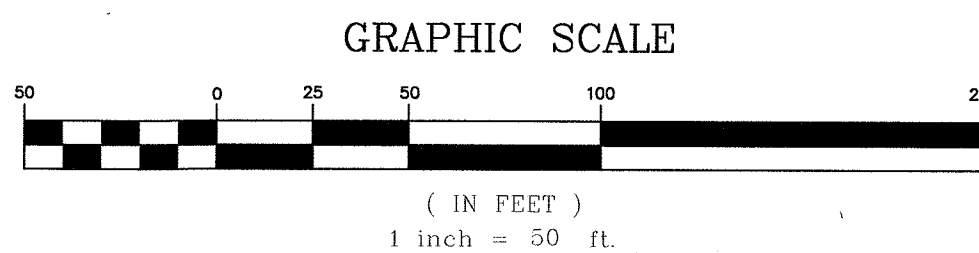
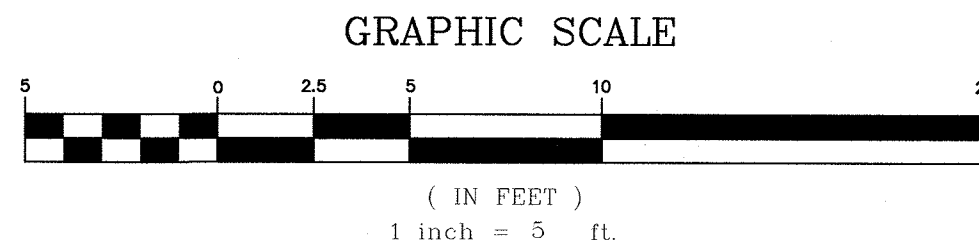
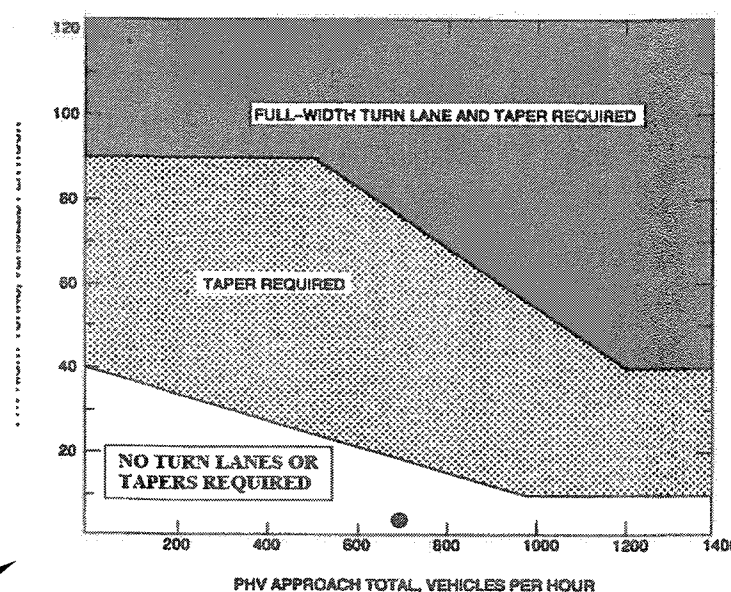


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS*



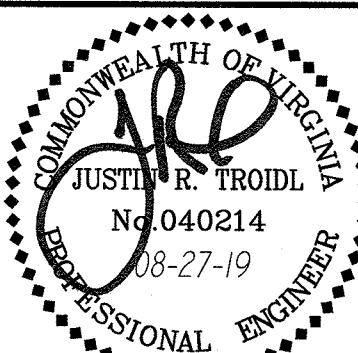
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ENTRANCE PLAN
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FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

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SHEET 7 OF 7