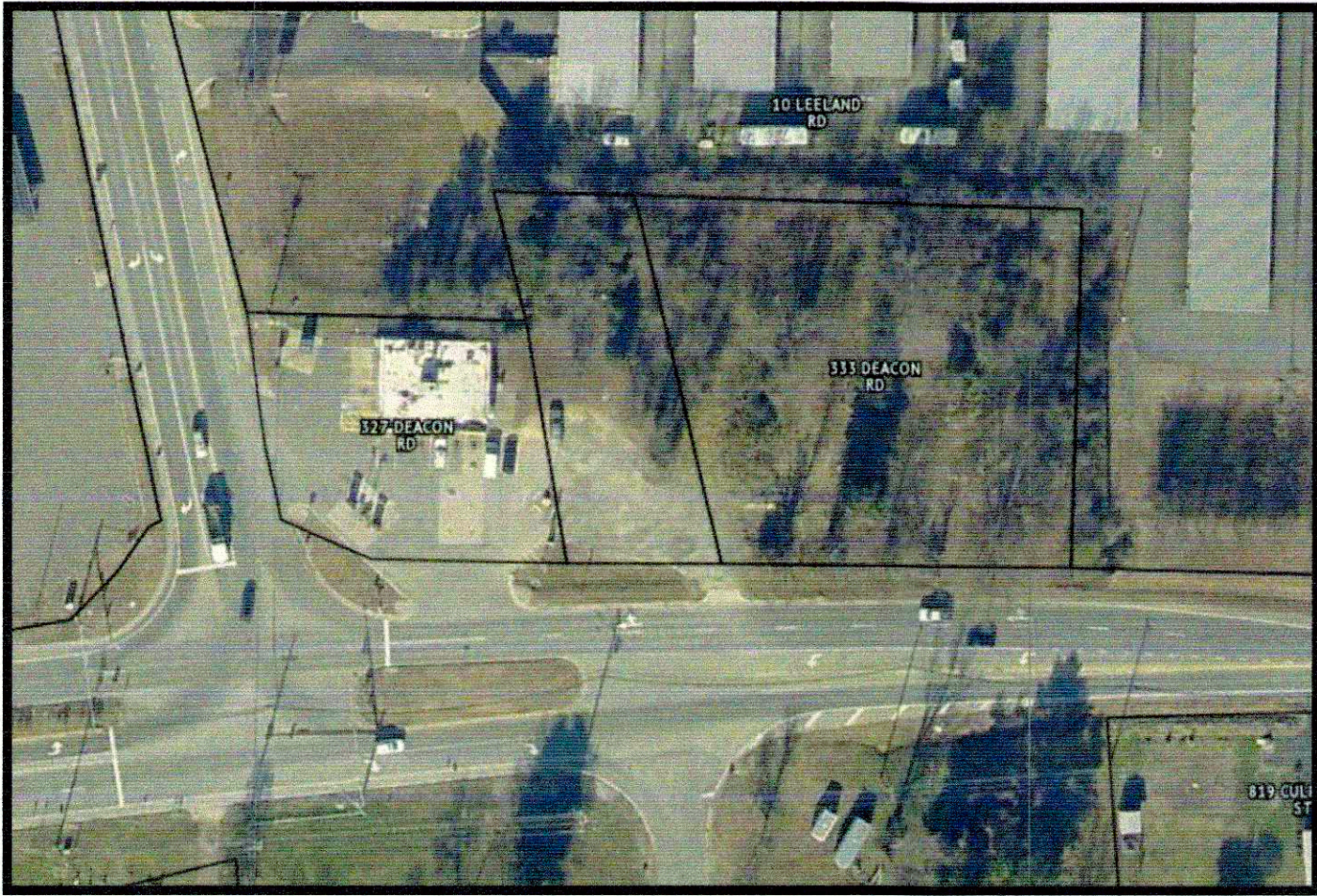


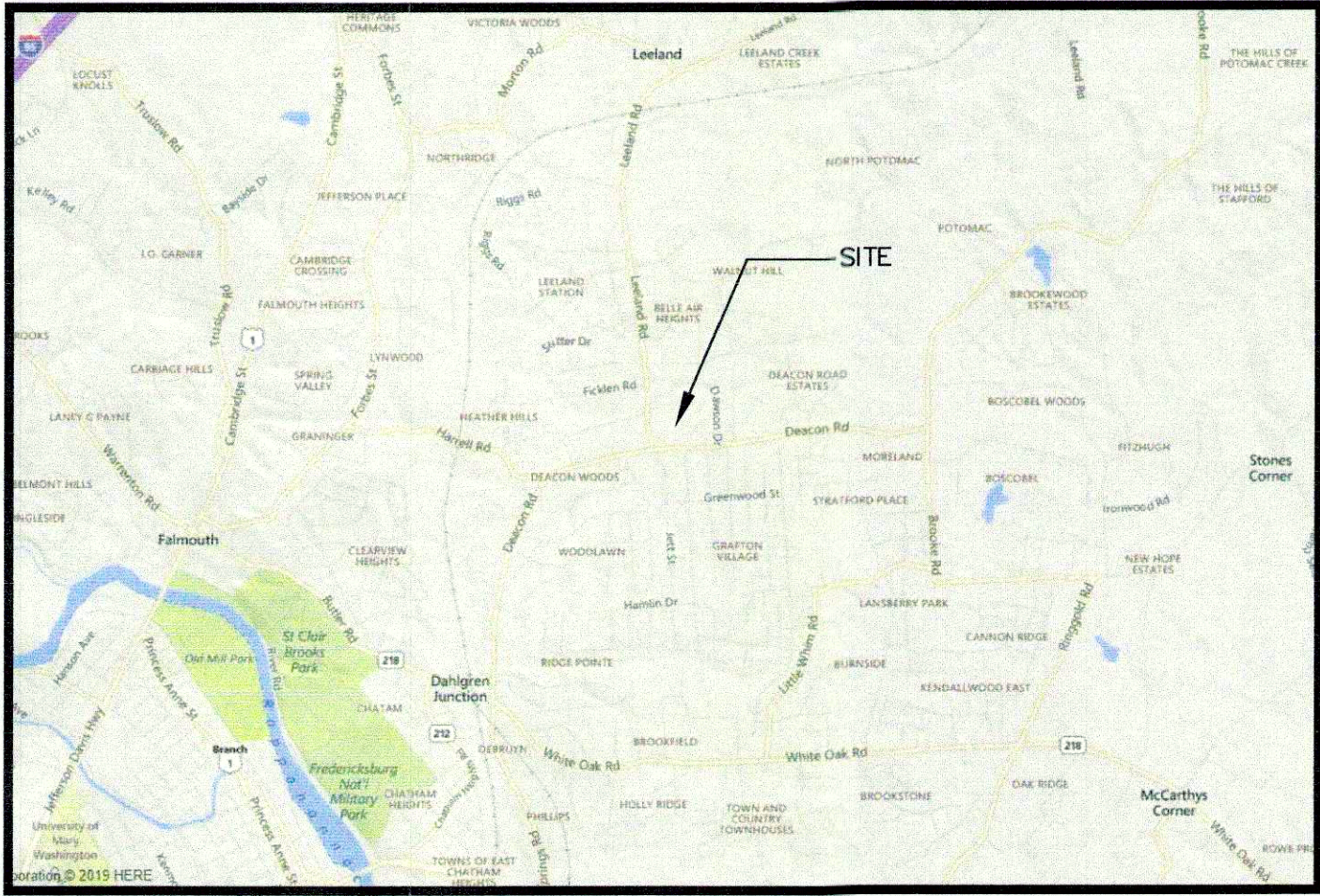
SITE ANALYSIS	
PROPOSED PARCEL AREA:	1.31± ac.
PROPOSED ZONING:	B-2
SETBACKS:	REQUIRED
FRONT (R/W):	40'
SIDE (R/W):	40'
SIDE:	0'
REAR:	25'
PARKING: 1 SPACE PER PUMP	
REQUIRED:	12 SPACES
PROVIDED:	21 SPACES

GENERAL NOTES

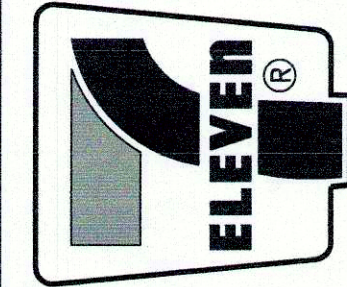
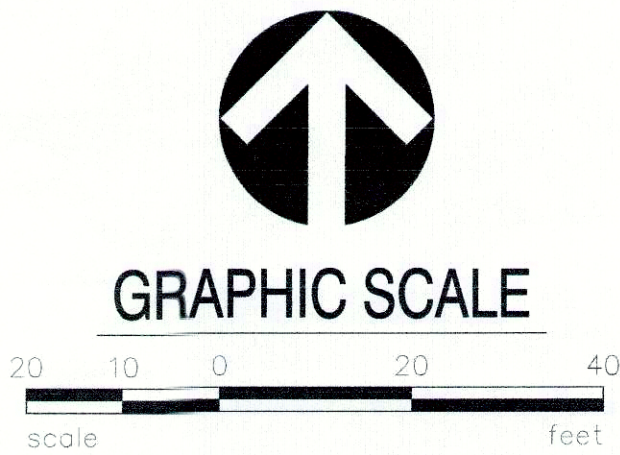
1. THE SITE IS DESIGNED IN ACCORDANCE WITH THE ZONING REQUIREMENTS OF STAFFORD CO, VA.
2. LANDSCAPE BUFFER ON THE R/W'S CAN BE REDUCED BY 25% WITH THE INSTALLATION OF A 3' TALL BERM OR A 3' TALL SOLID WALL THAT MATCHES THE EXTERIOR OF THE BUILDING.
3. THE 20' TRANSITIONAL BUFFER BETWEEN THE SITE AND ADJACENT PARCELS MAY BE REDUCED TO 10' WITH THE INSTALLATION OF A DECORATIVE FENCE.
4. THE PROPOSED ENTRANCES ARE CONCEPTUAL. BLAKEWAY RECOMMENDS FURTHER INVESTIGATION INTO TRAFFIC REQUIREMENTS.



AERIAL MAP
1" = 50'



VICINITY MAP
1" = 2000'



surveying + engineering + environmental
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P/57.226.0081 - F/57.226.8765
www.blakewaycorp.com

DATE ISSUED	DATE	REV	DESCRIPTION
10-15-19			
DRAWN BY			
JT			
REVIEWED BY			
SMB			
DESIGNED BY			
JT			
LOCATION	DEACON ROAD		
SHEET TITLE	CONCEPT PLAN		
SITE ID	1044692		
SITE ADDRESS	327 Deacon Road Stafford Co, VA		
SHEET NO.	CUP		
	CONCEPT PLAN		