

PROFFER CONDITION AMENDMENT / CONDITIONAL USE PERMIT
GENERAL DEVELOPMENT PLAN
ROYAL FARMS #430 - COMMERCE PARKWAY
TM: 44N-1-5 / 4 COMMERCE PARKWAY
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD, VIRGINIA

VICINITY MAP LEGEND

SUBDIVISION KEY

- 1 CELEBRATE VIRGINIA NORTH
- 2 MEADOWS AT ENGLAND RUN
- 3 ENGLAND RUN
- 4 FALLS RUN
- 5 ENGLAND RUN NORTH
- 6 WOODLANDS AT BEREA

NOTES:

- SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP THIS SHEET.
- SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS DATA MAP AS OF FEBRUARY 11, 2014. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.

SYMBOLS LEGEND

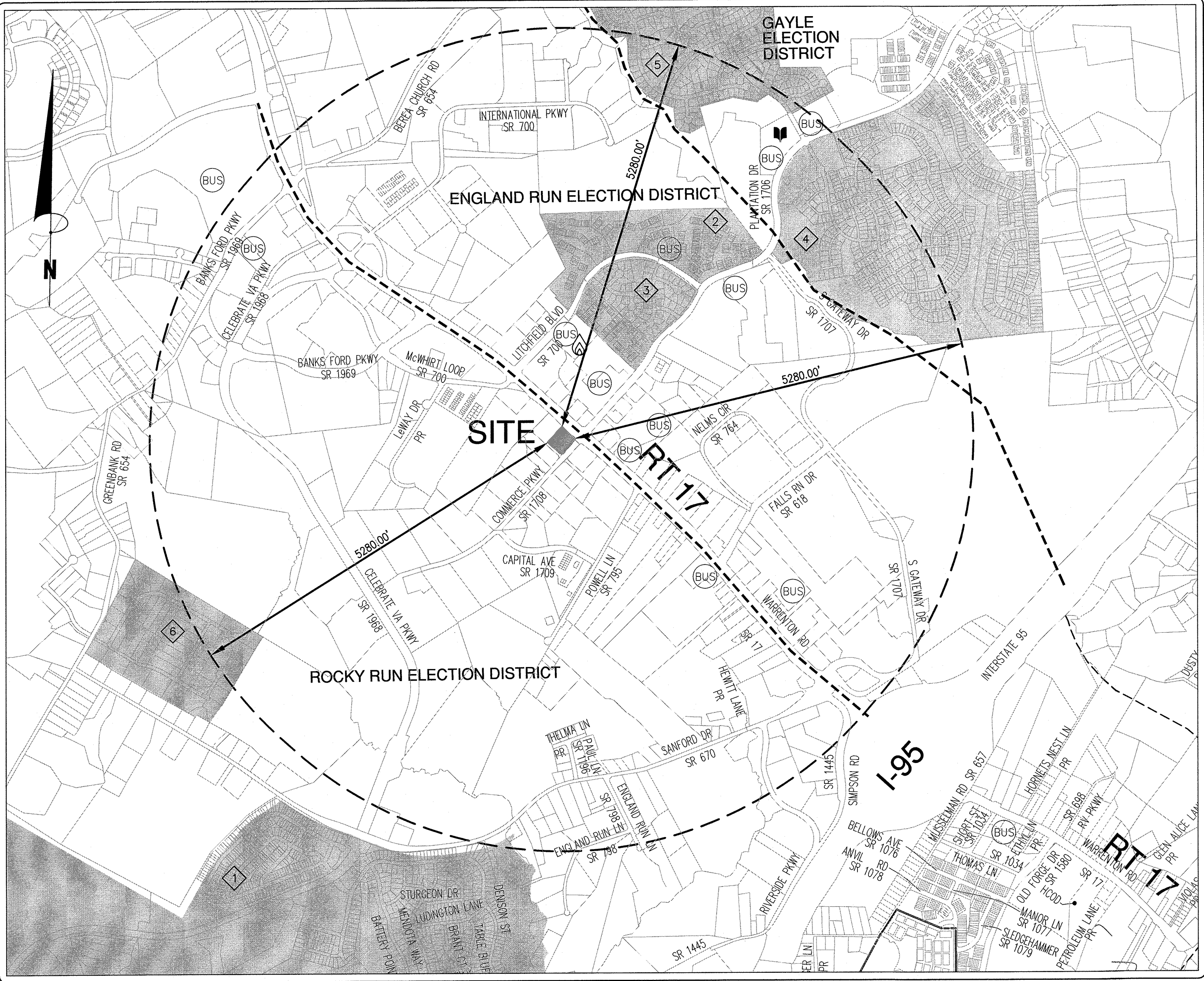
- PR PRIVATE STREET
- ELECTORAL DISTRICT LINE
- (BUS) DENOTES TRANSIT BUS STOP
- 📖 DENOTES PUBLIC LIBRARY
- 🚒 DENOTES FIRE RESCUE

NOTES:

- NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
- THREE ELECTION DISTRICTS LIE WITHIN ONE MILE OF THE SITE AS SHOWN.
- THIS AREA LIES WITHIN THE HARTWOOD MAGISTERIAL DISTRICT.
- NO SCHOOLS ARE LOCATED WITHIN ONE MILE OF THE SITE.

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	CERTIFIED PLAT
4.	EXISTING CONDITIONS EXHIBIT
5.	GENERAL DEVELOPMENT PLAN
6.	CONCEPTUAL LANDSCAPE PLAN
7.	CORRESPONDENCE



APPROVAL

AGENT, BOARD OF SUPERVISORS _____ DATE _____

PROPERTY OWNER
VENTURE INVESTMENTS LLC
212 COLONY LAKE DRIVE
RICHMOND, VA 23238

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ROYAL FARMS
COVER SHEET
PROFFER CONDITION AMENDMENT / CUP - GDP
STORE #430 - COMMERCE PARKWAY
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
09/11/20
PROFESSIONAL ENGINEER

PLAN STATUS
09/11/20 ISSUED TO CLIENT

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=1,000'
	V: N/A
JOB No.	100284-01-001
DATE :	SEPTEMBER 2020
FILE No.	100284-D-ZP-002

SHEET 1 OF 7

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	

EXISTING	LEGEND	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
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	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A	AREA OF ARC	J	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	LOG	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
		MAX	MAXIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	N	NOW OR FORMERLY
C	COEFFICIENT OF RUNOFF	N/F	NET FLOOR AREA
CATV	CABLE TELEVISION	NO.#	NUMBER
CB	CATCH BASIN OR CHORD BEARING	NBL	NORTH BOUND LANE
CC	CENTER TO CENTER	N/A	NOT APPLICABLE
CFS (Q)	CUBIC FEET PER SECOND	Q	ON CENTER
CH	CHORD	OC	OUTSIDE DIAMETER
CG	CURB AND GUTTER	OH	OVERHANG
CIP	CAST IRON PIPE	O/H	OVERHEAD
C	CENTERLINE	P	PERIMETER
CL	CLASS	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVE
CONC.	CONCRETE	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CO	CLEAN OUT	PCTC	POINT OF CURVATURE TOP OF CURB
CONT.	CONTINUATION	PFM	PUBLIC FACILITIES MANUAL
CS	CURB STOP	PAGE	PAGE
CT	COURT	PGL	POINT OF GRADE LINE
C/L	CENTERLINE	PI	POINT OF INTERSECTION
D	DEPTH	PL	PROPERTY LINE
D,d	DRAINAGE AREA	PRC	POINT OF REVERSE CURVES
DA	DEED BOOK	PRELIM.	PRELIMINARY
DB	DEED BOOK	PROP.	PROPOSED
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PT	POINT OF TANGENCY
DET.	DETAIL	PVC	POINT OF VERTICAL CURVATURE
DI	DROP INLET	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVM/T	PAVEMENT
DM	DROP MANHOLE	PVRC	POINT OF VERTICAL REVERSE CURVE
DR	DRIVE	PVT	POINT OF VERTICAL TANGENT
DRNG	DRAINAGE	P&P	PLAN AND PROFILE
DRWG.	DRAWING	Q	Q(C.F.S.) AMOUNT OF RUNOFF
D/W	DRIVE WAY		
Δ	DELTA	R	RADIUS
DU	DWELLING UNITS	R,r	RADIUS
DOM	DOMESTIC	REQD	REQUIRED
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	RCP	REINFORCED CONCRETE PIPE
EC	EROSION CONTROL	RD	ROAD
EGL	ENERGY GRADIENT LINE	RET.	RETAINING
ECC	ENVIRONMENTAL QUALITY CORRIDOR	REV.	REVISION
ESM/T	EASEMENT	RR	RAILROAD
EG	EDGE OF GUTTER	RTE.	ROUTE
ELEV.	ELEVATION	R/W	RIGHT OF WAY
ENT.	ENTRANCE	RGP	ROUGH GRADING PLAN
EP	EDGE OF PAVEMENT	ROM	REMOTE OUTSIDE MONITOR
ES	END SECTION	RMA	RESOURCE MANAGEMENT AREA
EVCS	ENDING VERTICAL CURVE STATION	RPA	RESOURCE PROTECTION AREA
EVCE	ENDING VERTICAL CURVE ELEVATION	RT	RIGHT
EW	END WALL	S	SPEED OR SLOPE
EX	EXISTING	SAN.	SANITARY
ELEC.	ELECTRICAL	SBL	SOUTH BOUND LANE
EBL	EAST BOUND LANE	SD	SIGHT DISTANCE
F	FIRE LINE	SECT.	SECTION
FAR	FLOOR AREA RATIO	SEWER	SEWER
FC	FACE OF CURB	SH.	SHOULDER
FSWA	FREDERICKSBURG SEWER AND WATER AUTHORITY	SF	SQUARE FEET
FF	FIRST FLOOR	SP	SPACE
FG	FINISHED GRADE	SP	SITE PLAN
FH	FIRE HYDRANT	SPEC.	SPECIFICATION
FL	FLOW LINE	STA.	STATION
FP	FLOOD PLAIN	STD.	STANDARD
FS	FACTOR OF SAFETY	STK.	STACK
FT.	FOOT	STM.	STORM
FSPA	FREDERICKSBURG-STAFFORD PARK AUTHORITY	SVC.	SERVICE
Foyer	FOYER	SWM	STORM WATER MANAGEMENT
FPS	FEET PER SECOND	S/W	SIDE WALK
G	GRAVITY	Sx	CROSS SLOPE
G	GAS	I	TANGENT
GFA	GROSS FLOOR AREA	TB	TEST BORE
Gr.	GRADE	TC	TOP OF CURB
GR	GUARD RAIL	Tc	TIME OF CONCENTRATION
GAR	GARAGE	TEL	TELEPHONE
H	HEIGHT	TP	TEST PIT
H	HEAD	TP	TREE PROTECTION
HC	HANDICAPPED PARKING SPACE	TB	TOP OF BANK
HGL	HYDRAULIC GRADIENT LINE	TW	TOP OF WALL
HP	HIGH POINT	TW	TAILWATER
HR	HAND RAIL		
HT.	HEIGHT		
HW	HEADWATER		
I	RAINFALL INTENSITY	UD	UNDERDRAIN
ID	INSIDE DIAMETER	UG	UNDERGROUND
IN	INCH	UL	UPPER LEVEL
INV.	INVERT	UP	UTILITY POLE
IP	IRON PIPE	VAN	HANDICAPPED VAN PARKING SPACE
IPF	IRON PIPE FOUND	V	VELOCITY
IPS	IRON PIPE SET	V	VOLUME
		VA	VIRGINIA
		VC	VERTICAL CURVE
		VDOT	VA. DEPT. OF TRANSPORTATION
		VF	VERTICAL FOOT
		W	WEIGHT OR WIDTH
		W/W	WATER MAIN
		WBL	WEST BOUND LANE
		WQIA	WATER QUALITY IMPACT ASSESSMENT
		X	TRANSFORMER
		Y	YARD INLET
		YR	YEAR
		Z	SIDE SLOPES

NOTES

- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECRDS OF STAFFORD COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD., IN AUGUST 10-12, 2020.
- TOPOGRAPHIC INFORMATION IS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD., IN AUGUST 10-12, 2020. THE CONTOUR INTERVAL IS 2 FEET.
- A TITLE REPORT HAS BEEN PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ALL PLOTTABLE EASEMENTS/ENCUMBRANCES ARE SHOWN.
- THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAME OF VENTURE INVESTMENTS LLC, AS RECORDED IN INSTRUMENT NUMBER 990011706 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
- THE PROPERTY IS IDENTIFIED BY THE STAFFORD COUNTY ASSESSOR AS TAX MAP 44N-1-5.
- 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 5101540182E, 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 CURRENT DEQ REQUIREMENTS. THERE IS A REGIONAL FACILITY THAT SERVES THIS PROPERTY.
- NO IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE PROPOSED. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.

SITE STATISTICS

ZONE =	B-2 (NO CHANGE)
PROP. USES=	CONVENIENCE CENTER (BY-RIGHT) VEHICLE FUEL SALES (CUP) 1.4917 AC. (64,978.45 SF)
PARCEL AREA:	
FLOOR AREA RATIO:	
MAX =	0.70
PROVIDED =	.079 (5,154 SF/64,978.45 SF)
OPEN SPACE RATIO:	
REQUIRED =	.25
PROVIDED =	.2620 (17,024.51/64,978.45)
PARKING:	
REQUIRED =	31 SPACES (6 SPACES PER 1,000 GFA)
PROVIDED =	44 SPACES (2 H.C.)
SETBACKS:	
FRONT:	*40' *MAY BE REDUCED
REAR:	25'
SIDE:	**0' **WHERE ADJ. PROPERTY IS OTHER THAN COMMERCIAL OR INDUSTRIAL-15'
BUILDING HEIGHT:	
MAX =	65'
PROPOSED=	24'-9"

TRASH SERVICE

ON-SITE TRASH WILL BE LOCATED WITHIN AN ON-SITE DUMPSTER. COLLECTION SHALL BE SCREENED FROM VIEW. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVED TRASH SERVICE FOR THE SITE.

LIGHTING

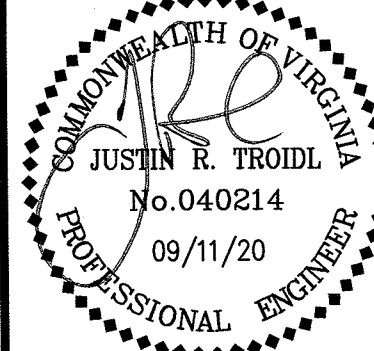
SITE LIGHTING WILL CONFORM TO STAFFORD COUNTY ZONING ORDINANCE SEC. 28-87.

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ROYAL FARMS
LEGEND, NOTES & TABULATIONS
PROFFER CONDITION AMENDMENT / CUP - GDP
STORE #430 - COMMERCE PARKWAY
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
09/11/20 ISSUED TO CLIENT

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: NONE V:
JOB No.	100284-01-001
DATE	: SEPTEMBER 2020
FILE No.	100284-D-ZP-002

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JRT	JRT
DESIGN	DRAWN
SCALE	H: NONE V:
JOB No.	100284-01-001
DATE	: SEPTEMBER 2020
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SHEET 2 OF 7

LEGEND

- IRC Δ IRON ROD WITH CAP (BENCHMARK)
IRS $\circ$ IRON ROD SET
IRF $\bullet$ IRON ROD FOUND
TV $\square$ TRAFFIC CONTROL VAULT
HCR $\square$ HANDICAP RAMP
DOOR $\blacktriangledown$
MAILBOX $\boxplus$
SIGN $\square$
BOLLARD $\bullet$
FIRE HYDRANT $\diamond$
WATER VALVE $\circ$
WATER METER $\circ$
CLEANOUT $\square$
SANITARY MANHOLE $\circ$
STORM GRATE $\square$
STORM MANHOLE/INLET $\square$
TRAFFIC LIGHT $\square$
ELECTRIC METER $\square$
ELECTRIC BOX $\square$
UTILITY PEDESTAL $\square$
MISC. POST $\square$
CHAINLINK FENCE ---
UNDERGROUND SANITARY PIPE ---
UNDERGROUND STORM PIPE ---
SEE "MISS UTILITY RESPONSES" - SHEET 1
APPROX. UNDERGROUND ELECTRIC (RED PAINT MARKS)
APPROX. UNDERGROUND COMMUNICATIONS (ORANGE PAINT MARKS)
APPROX. UNDERGROUND WATERLINE (BLUE PAINT MARKS)

EASEMENT LEGEND

- EX. 20' UTILITY EASEMENT
PLAT BOOK 21, PAGE 18-20 - ITEM 3a
EX. VARIABLE WIDTH LANDSCAPING & SIGN EASEMENT
PLAT BOOK 21, PAGE 18-20 - ITEM 3c
EX. 15' WATERLINE EASEMENT
PLAT BOOK 21, PAGE 18-20 - ITEM 3e
EX. 20' SANITARY SEWER EASEMENT (APPROX. LOCATION)
PLAT BOOK 21, PAGE 18-20 - ITEM 3g
EX. SLOPE & GRADING EASEMENT
PLAT BOOK 21, PAGE 18-20 - NOT IN COMMITMENT
EX. VEPCE EASEMENT
DEED BOOK 775, PAGE 264 - ITEM 7
EX. 30'x30' VEPCE EASEMENT
DEED BOOK 1083, PAGE 577 - ITEM 8

STORM TABLE

1012 STM TOP=293.43 IN=286.23 (24"RCP Fr WEST) OUT=286.01 (24"RCP To 1194)	1164 STM TOP=289.31 OUT=287.03 (12"RCP To 1194)	1194 STM TOP=291.62 IN=286.66 (12"RCP Fr 1164) IN=286.25 (24"RCP Fr 1012) OUT=286.16 (24"RCP To 1528)	1317 STM TOP=289.64 IN=283.63 (15"RCP Fr 2397) OUT=283.61 (15"RCP To 1382)	1382 STM TOP=289.45 IN=283.51 (15"RCP Fr 1317) OUT=282.87 (24"CMP To 1497)	1497 STM TOP=289.03 IN=(NO DIP) (24"CMP Fr EAST) OUT=281.87 (24"CMP To 1382)	1528 STM TOP=289.33 IN=(NO DIP) (24"RCP Fr EAST) OUT=283.09 (24"RCP To 1194)	2397 STM TOP=292.87 IN=286.13 (15"RCP Fr 2533) OUT=286.04 (15"RCP To 1317)	2533 STM TOP=293.47 OUT=287.66 (15"RCP To 2397)	2598 STM TOP=294.37 OUT=289.23
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SANITARY TABLE

1498 SAN TOP=293.00 IN=284.06 (8"PVCP Fr 2211) IN=284.06 (8"PVCP Fr 2147) IN=284.06 (8"PVCP Fr EAST) OUT=284.06 (8"PVCP To SOUTH)	2147 SAN TOP=294.73 IN=285.01 (8"PVCP Fr BLDG) OUT=284.89 (8"PVCP To 1498)	2211 SAN TOP=291.06 OUT=285.67 (8"PVCP To 1498)	2596 SAN TOP=294.50 OUT=288.51	2597 SAN TOP=294.45 OUT=286.47
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ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
VENTURE INVESTMENTS, LLC
LR 990011706
BEING

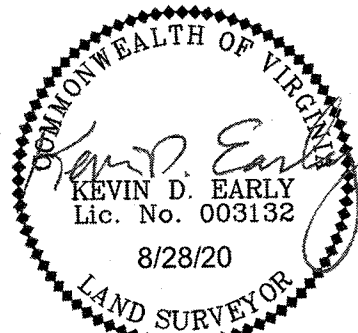
LOT 5, PHASE I
HERITAGE COMMERCE CENTER
PLAT BOOK 21, PAGES 18-25
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE: AUGUST 20, 2020

SCALE: 1" = 20'

REVISION	CLIENT COMMENTS
8/28/20	

BY: JA	CHK: KDE	QC:
DWG: P:\100284 - Royal Farms at US Route 17\100284-01-001 (SUR)\Survey\Plots\boundary\100284-D-BP-001.dwg		
BCG PROJECT NO: 100284-01-001	TASK: 0005	COUNTY REF NO: TM 44N-1-5
		SHEET 3 OF 3



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WARRENTON ROAD - U.S. ROUTE 17
VARIABLE WIDTH RIGHT-OF-WAY

NOTES

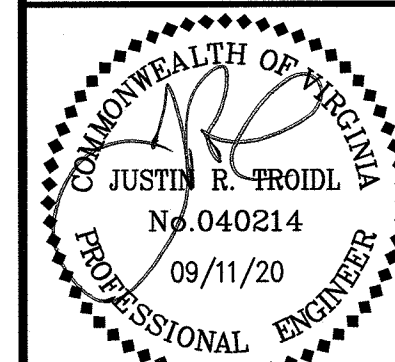
1. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.
2. THE APPROVAL OF THE GENERALIZED DEVELOPMENT PLAN DOES NOT DEEM THE PROJECT TO BE IN COMPLIANCE WITH ALL OF THE SUBDIVISION AND ZONING REQUIREMENTS. FUTURE SITE DEVELOPMENT PLANS MAY NEED TO BE AMENDED TO COMPLY WITH LOCAL STATE AND FEDERAL REQUIREMENTS.

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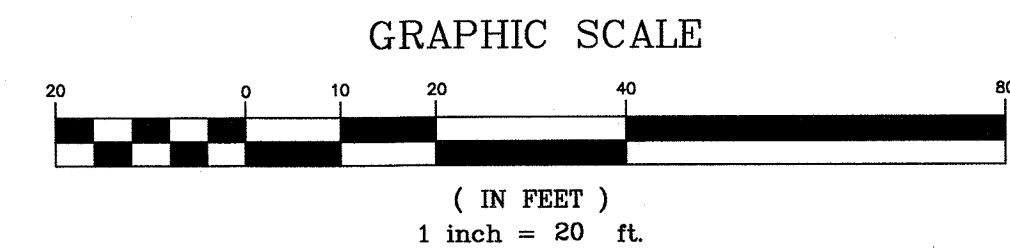
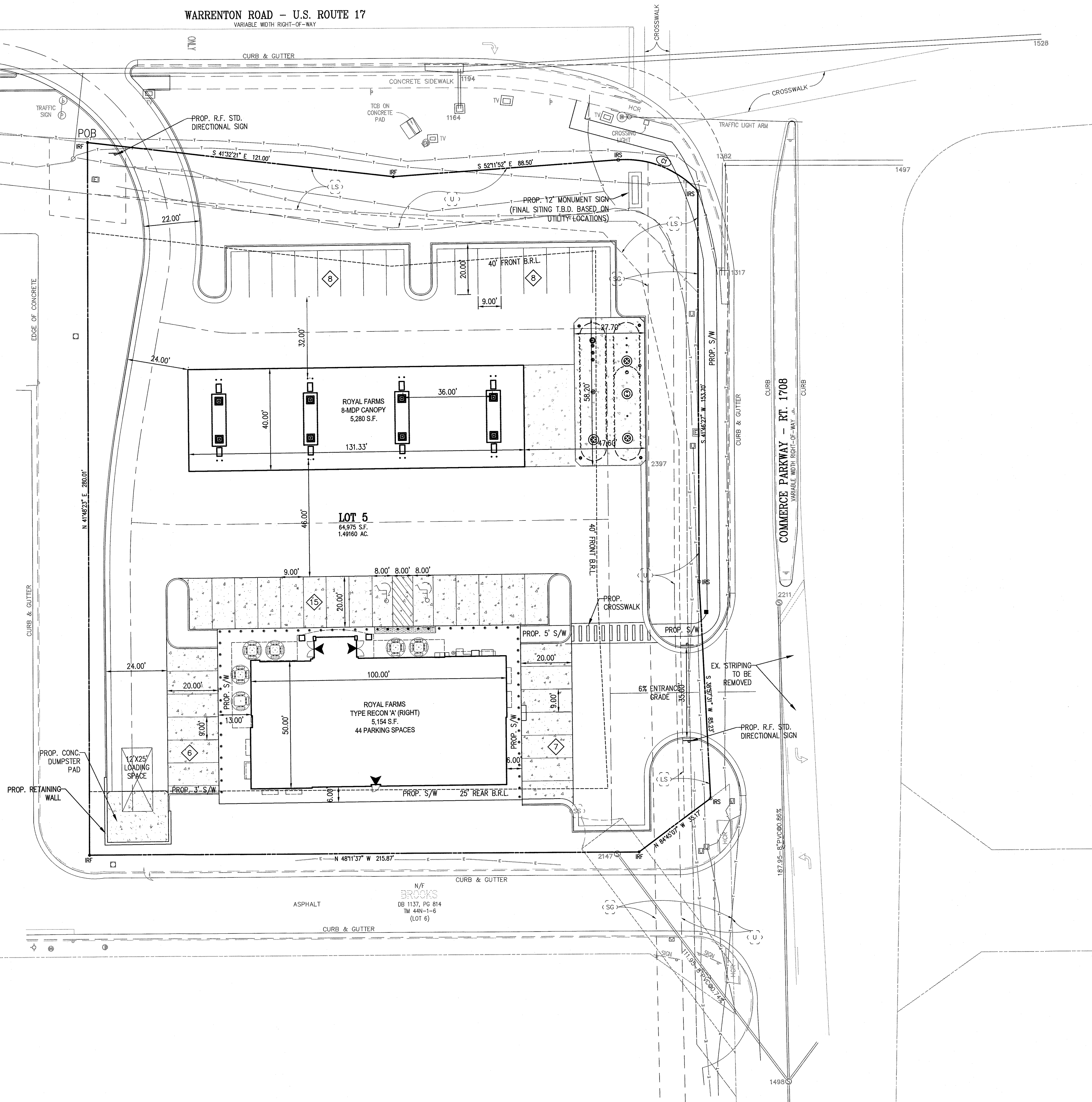
COUNTY PROJECT NUMBER

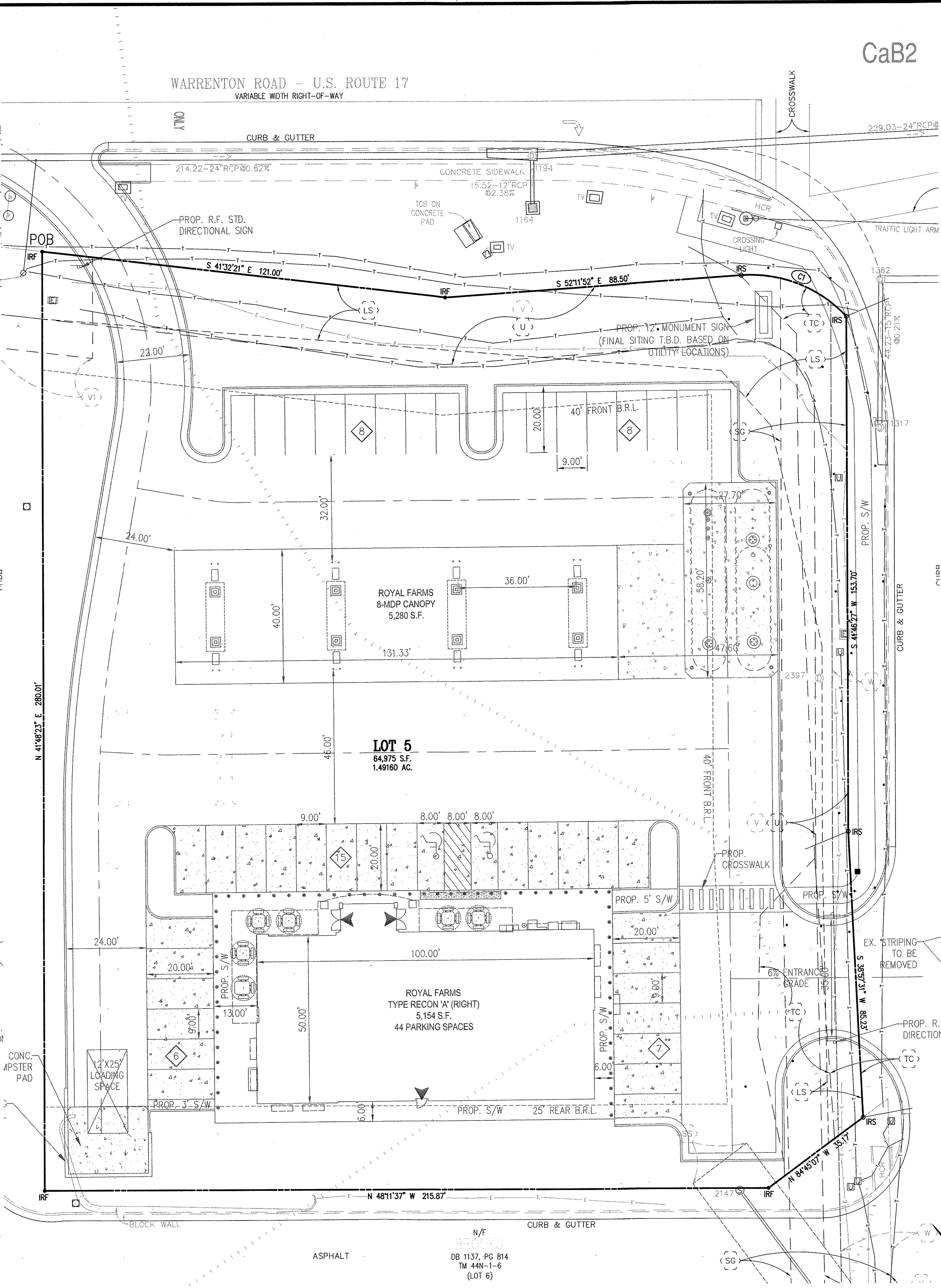
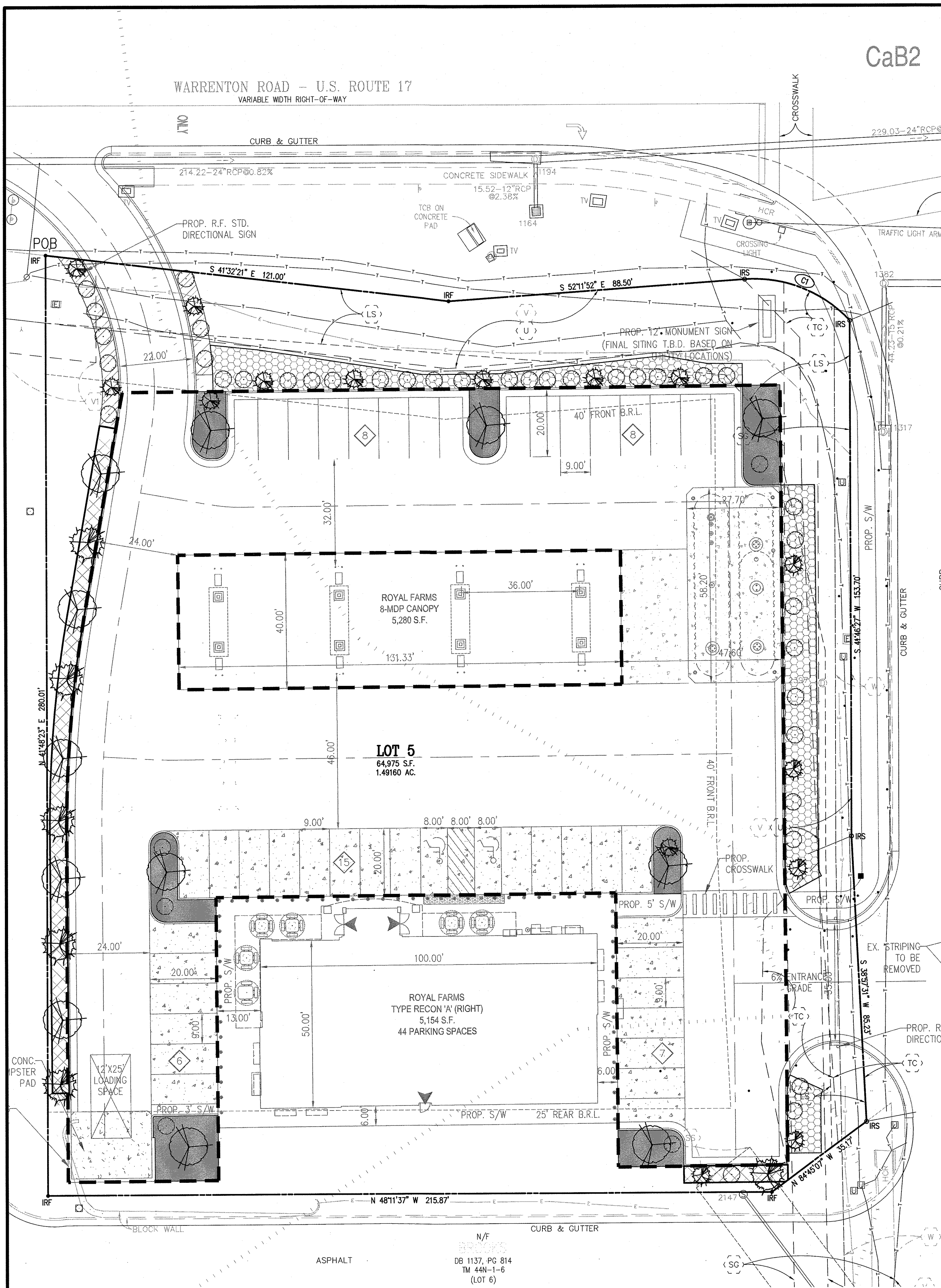


PLAN STATUS
09/11/20 ISSUED TO CLIENT

DATE	DESCRIPTION
JRT DESIGN	JRT DRAWN
JRT CHKD	
SCALE	H: 1"=20'
	V:
JOB No.	100284-01-001
DATE	SEPTEMBER 2020
FILE No.	100284-D-ZP-002

SHEET 5 OF 7





NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH THE STAFFORD COUNTY DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING (DCSL); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE DCSL.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH CHAPTER 28, ARTICLE 7 (SIGNS) OF THE STAFFORD COUNTY ORDINANCE.
5. STREET TREES, VEHICULAR USE AREA LANDSCAPING, SCREENING, PERIMETER BUFFER, AND ANY ALTERNATIVE COMPLIANCE OR MODIFICATION OF PLANTINGS MEETING THE STANDARDS & REQUIREMENTS OF THE STAFFORD COUNTY DCSL OR MODIFICATIONS THEREOF SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

INTERIOR PARKING LOT LANDSCAPING AREA TABULATIONS

PARKING LOT AREA (LESS GAS CANOPY AREA):
39,253 S.F. - 5280 S.F. = 33,973 S.F.

REQUIRED PLANTING AREA (5% OF PARKING LOT AREA):
33,973 S.F. x 5% = 1,698.7 S.F.

PROVIDED PLANTING AREA: 1,700.2 S.F.

LANDSCAPING LEGEND

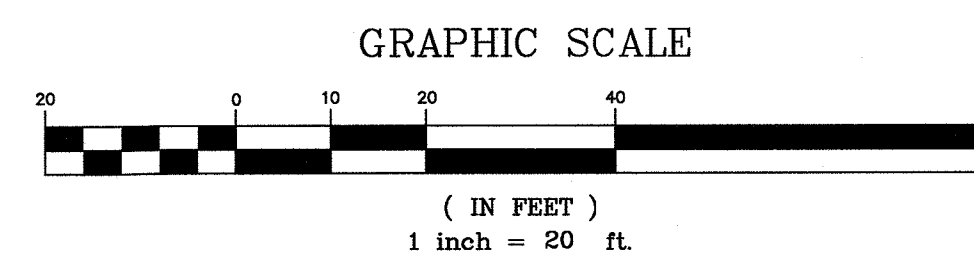
- UNDERSTORY TREE
- UNDERSTORY EVERGREEN
- EVERGREEN SHRUB
- SHRUB

BUFFER/LANDSCAPING EXHIBIT

- DENOTES PARKING LOT AREA
- INTERIOR PARKING LOT LANDSCAPING
- STREET LANDSCAPING
- ACCESS DRIVE LANDSCAPING
- PERIMETER PARKING LOT LANDSCAPING

OPEN SPACE EXHIBIT

- OPEN SPACE [RATIO = .2620 (17,024.51/64,978.45)]

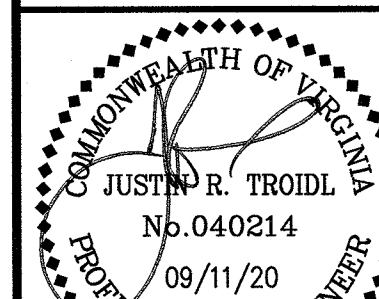


Bowman
CONSULTING

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1300 Central Park Blvd.
Fredericksburg, Virginia 22401
Phone: (540) 371-0268
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ROYAL FARMS
CONCEPTUAL LANDSCAPING PLAN
PROFFER CONDITION AMENDMENT / CUP - GDP
STORE #430 - COMMERCE PARKWAY
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD, VIRGINIA

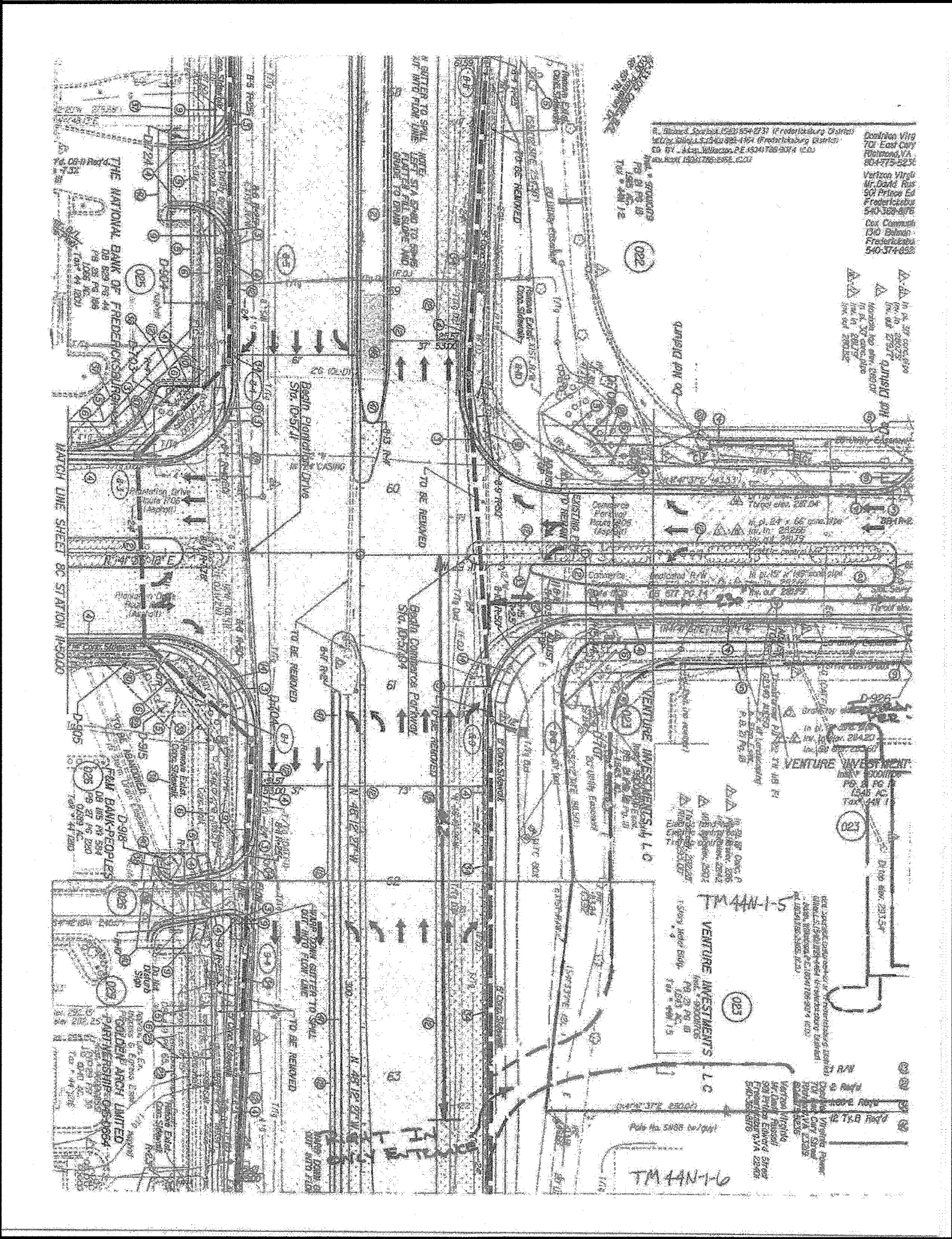
COUNTY PROJECT NUMBER

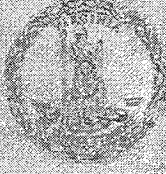


PLAN STATUS
09/11/20 ISSUED TO CLIENT

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	CHKD
H: 1"=20'	V:
JOB No. 100284-01-001	
DATE : SEPTEMBER 2020	
FILE No. 100284-D-ZP-002	

SHEET 6 OF 7




COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
67 Deacon Road
Fredericksburg, Virginia 22405
April 15, 2015

Charles A. Kilpatrick, P.E.
Fredericksburg, Virginia 22405

Bagby, Caldwell and Associates, P.C.
1985 Jefferson Davis Highway
Fredericksburg, Virginia 22401
Attn: Michael M. Bagby, P.E.

Re: Commerce Parkway Parcel 44N-1-5
Stafford County

Dear Mr. Bagby:

The Department of Transportation, Fredericksburg Transportation and Land Use Section has reviewed and approved both of the Access Management Exception Requests for the above-referenced parcel. Please include the attached approved VDOT forms on any future site plans.

If further information is desired, please contact Adam J. Moore, P.E. at (540) 899-4503.

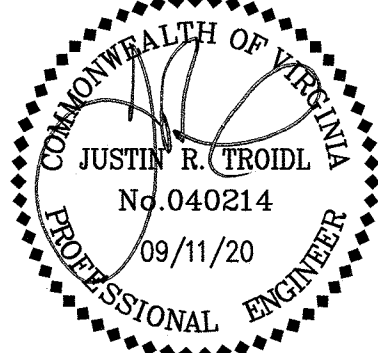
Sincerely,


David L. Beale, PE
Fredericksburg District
Area Land Use Engineer

VirginiaDot.org
WE KEEP VIRGINIA MOVING

ROYAL FARMS
CORRESPONDENCE
PROFFER CONDITION AMENDMENT / CUP - GDP
STORE #430 - COMMERCE PARKWAY
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
09/11/20 ISSUED TO CLIENT

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: N/A V:

JOB No. 100284-01-001

DATE : SEPTEMBER 2020

FILE No. 100284-D-ZP-002

SHEET 7 OF 7

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