

NOOR AUTO REPAIR & SALES (GENERALIZED DEVELOPMENT PLAN) HARTWOOD DISTRICT STAFFORD COUNTY, VIRGINIA

ENGINEER:

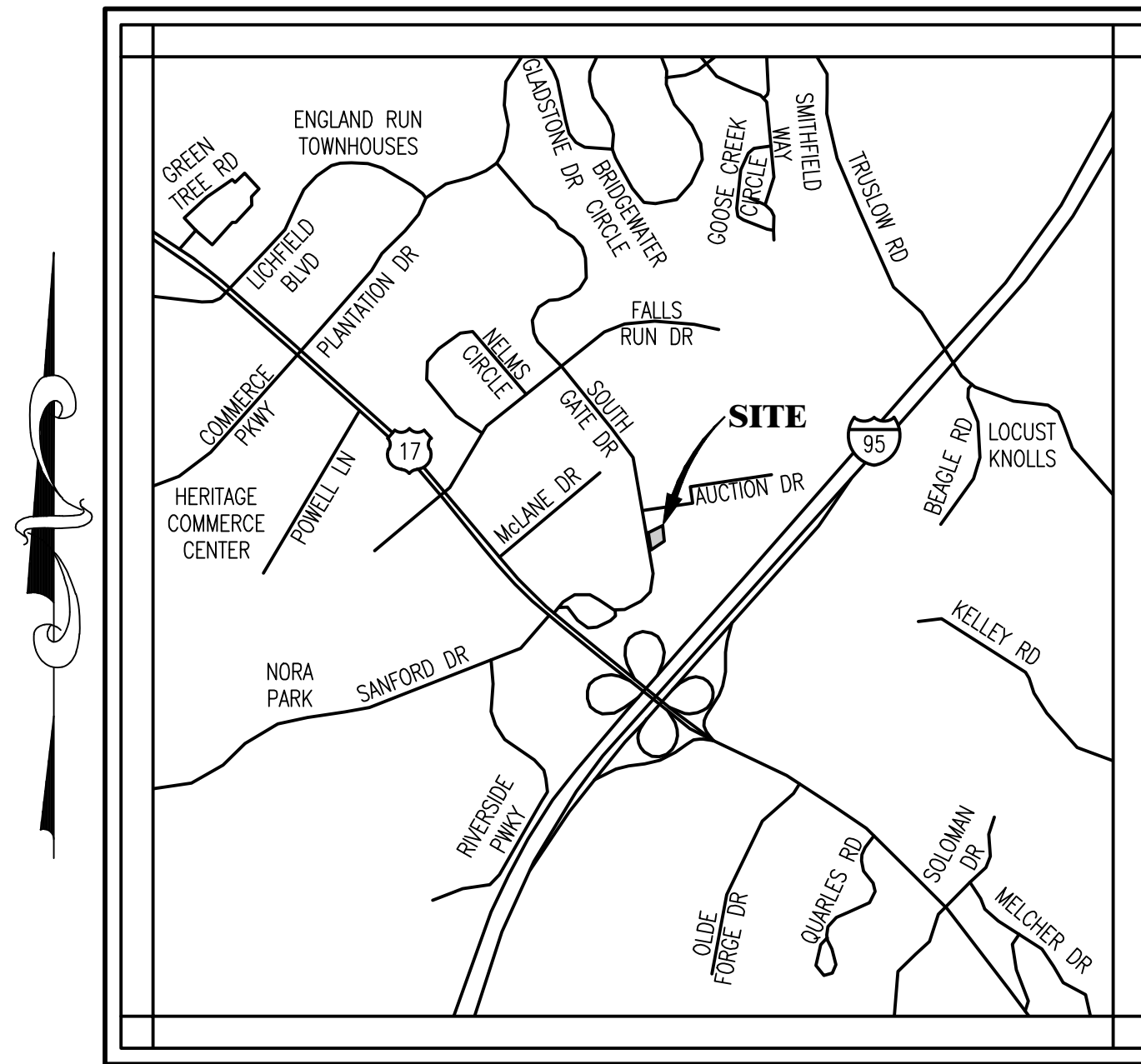
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281
ATTN: RYAN K. FOROUGH, P.E.

APPLICANT:

SAMER SHALABY
DEVELOPMENT CONSULTING SERVICES
159 LICHFIELD BLVD, SUITE 101
FREDERICKSBURG, VA 22406
TELEPHONE: (540) 368-1327
SSHALABY@DEV-CONSULTING.COM

OWNER:

NATHAN PROPERTIES, LLC
6810 FAWN CIRCLE
FREDERICKSBURG, VA 22407
TELEPHONE: (305) 220-3133
CNATE0208@YAHOO.COM



VICINITY MAP
SCALE: 1" = 2,000'

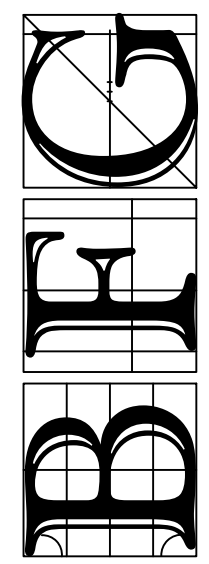
SHEET NUMBER:

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- 4

SHEET INDEX

TITLE:

COVER SHEET
EXISTING CONDITIONS PLAN AND BOUNDARY PLAT
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN

[illegible]

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COVER SHEET

NOOR AUTO REPAIR & SALES

HARTWOOD DISTRICT

STAFFORD COUNTY VIRGINIA

DATE: 7/20/2018

SCALE: NONE

DESIGNED BY:	RKF
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DRAWN BY: MRB

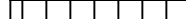
CHECKED BY:	RKF
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FILE NAME: GDP

JOB NO. 20373-4

1

LEGEND

BLDG	ACRE(S)	RD	ROOF DRAIN
BUILDG	BUILDING	R/W	RETAINING WALL
CL	CENTERLINE	SAN	SANITARY
CO	CLEAN OUT	SEW	SEWER
CONC	CONCRETE	SFD	SINGLE FAMILY DETACHED
CMP	CORRUGATED METAL PIPE	SHT	SHEET
CG	CURB & GUTTER	SW	SIDEWALK
DB	DEED BOOK	SOFT	SQUARE FEET (FOOT)
DEMO	DEMOLISH	STD	STANDARD
DIP	DUCTILE IRON PIPE	STM	STORM
D/W	DRIVEWAY	T & S	TAP AND SLEEVE
ESMT	EASEMENT	TM	TAX MAP
EP	EDGE OF PAVEMENT	TEL	TELEPHONE
ELEV	ELEVATION	TBR	TO BE REMOVED/RELOCATED
ES	END SECTION	TC	TOP OF CURB
EW	END WALL	TRAN	TRANSFORMER
EX	EXISTING	TYP	TYPICAL
FG	FINISHED GRADE	UG	UNDERGROUND
FF	FINISHED FLOOR	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FH	FIRE HYDRANT	UP	UTILITY POLE
F/M	FORCE MAIN	VERT	VERTICAL
GL	GAS LINE	WL	WATER LINE
GM	GAS METER	WM	WATER METER
GFA	GROSS FLOOR AREA	WV	WATER VALVE
HC	HANDICAPPED	W/	WITH
HDPE	HIGH DENSITY POLYETHYLENE PIPE	W/L	WATERLINE
HP	HIGH POINT		
HORZ	HORIZONTAL		ACCESSIBLE
INV	INVERT		
IPF	IRON PIPE FOUND	— 98 —	EXISTING INTERMEDIATE CONTOUR
IPS	IRON PIPE SET		
LP	LIGHT POLE	— 100 —	EXISTING INDEX CONTOUR
MH	MANHOLE		
MAX	MAXIMUM	276.93	EXISTING SPOT SHOT
MIN	MINIMUM		
N/F	NOW OR FORMALLY	— 50 —	FINISHED GRADE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC, TELEPHONE		FINISHED SPOT SHOT
OHE,T,TV	OVERHEAD ELECTRIC, TELEPHONE, TELEVISION		
PG	PAGE		FIRE HYDRANT
PVMT	PAVEMENT		LIGHT POLES
PED	PEDESTAL		
PERF	PERFORATED		
PROP	PROPOSED		SIGNS
PVC	POLYVINYL CHLORIDE		TEST PIT
R	RADIUS		
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		C&G TRANSITION

GENERAL NOTES

1. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
2. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
3. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY THIS FIRM.
4. EXISTING ZONE: B-2; USE: VACANT
5. THE PROPERTY SHOWN HEREON LIES WITHIN UNSHADED FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PLAN #5101540201E, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE
7. A TRAFFIC IMPACT ANALYSIS (TIA) WAS NOT PREPARED FOR THIS APPLICATION BECAUSE TRIP TRIGGER WAS NOT MET.
8. DUMPSTER FENCES SHALL BE A MINIMUM OF SIX FOOT TALL AND CONSIST OF BOARD ON BOARD MATERIAL.
9. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.

G:\20373-04-Sameh Ijaz Ahmed Carter's Corner\GDP\GDP-07-17-2018.dwg Fri, Jul 20, 2018 Ross

ACCESS DRIVE TO
AUTO LOT

N/F
TM 45-15
JMC-IV REAL ESTATE
COMPANY
ZONE: B2
USE: AUTO SALES/SERVICE

TM 45-15B
NATHAN PROPERTIES LLC
0.869 ACRES

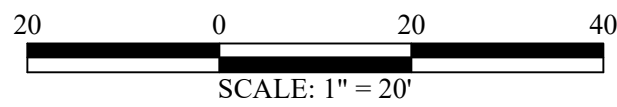
N/F
TM 45-15D
HYROADS LLC
ZONE: B2
USE: AUTO/TRUCK REPAIR SERVICES

N/F
TM 45-15
JMC-IV REAL ESTATE
COMPANY
ZONE: B2
USE: AUTO SALES/SERVICE

SOUTH GATEWAY DR.
(NOT YET ACCEPTED)

ACCESS DRIVE TO
RETAIL CENTER

ACCESS DRIVE TO
RETAIL CENTER



DATE:	7/20/2018
SCALE:	1" = 20'
DESIGNED BY:	RKF
DRAWN BY:	MRB
CHECKED BY:	RKF
FILE NAME:	GDP
JOB NO.	20373-4
PLAN NO.	

EXISTING CONDITIONS PLAN AND BOUNDARY PLAT

NOOR AUTO REPAIR & SALES

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B

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REVISIONS

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11

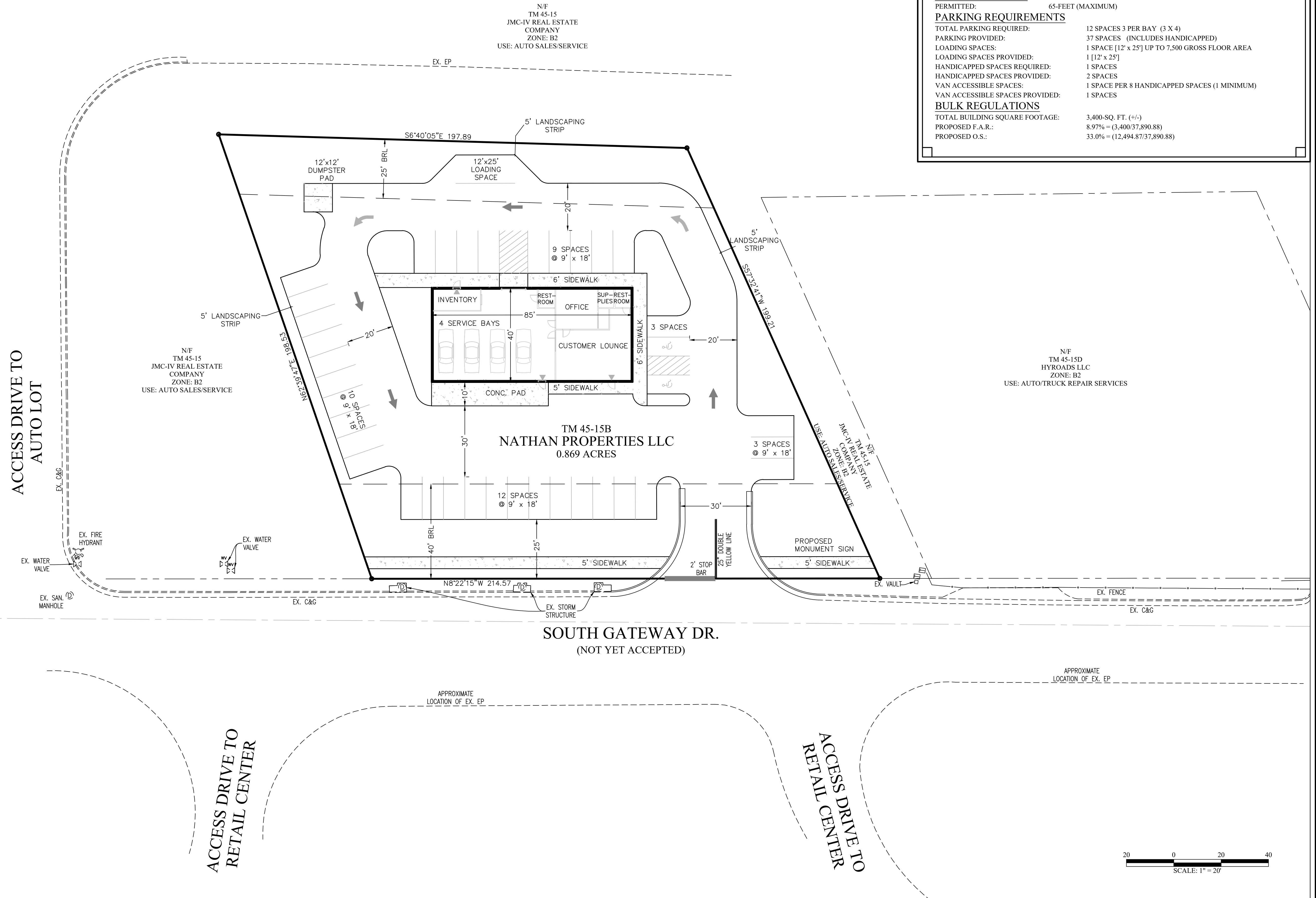


HARTWOOD DISTRICT

VIRGINIA

AN NO.

3



SCHEDULE A		
5' ACCESS DRIVE PLANTING		
1) MINIMUM REQUIRED BUFFER AREA: (PARKING LOT, ALONG SOUTH GATEWAY DR)		
2) MINIMUM WIDTH OF LANDSCAPED YARD: 5-FT.		
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 234-FT.		
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: YES NO		
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 82 P.U.		
7) NUMBER OF SHADE TREES PROVIDED: 7 X 10 P.U. = 70 P.U.		
NUMBER OF EVERGREEN TREES: X 7 P.U. = P.U.		
NUMBER OF ORNAMENTAL TREES: X 7 P.U. = P.U.		
NUMBER OF SHRUBS: 13 X 1 P.U. = 13 P.U.		
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 83		

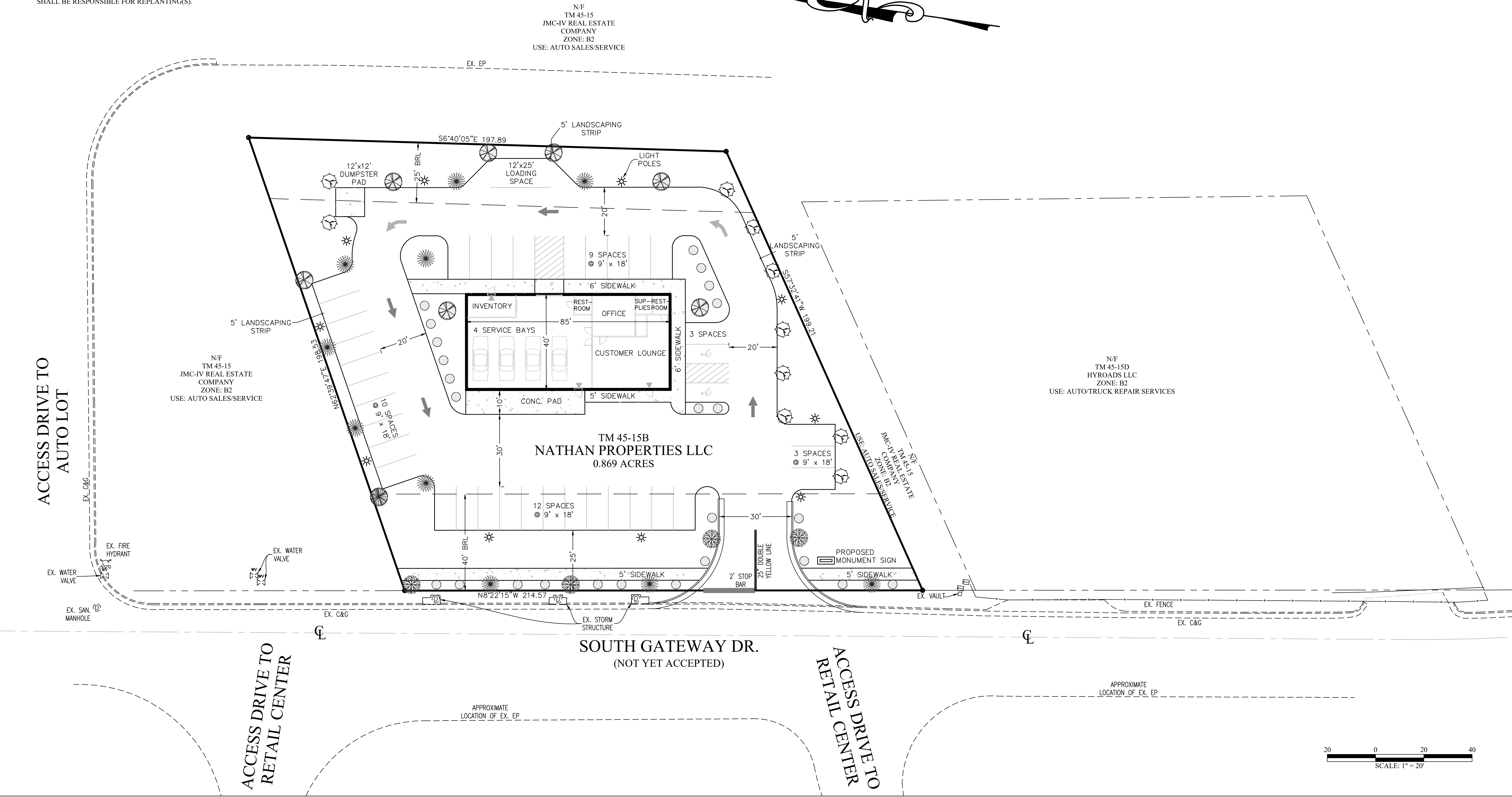
SCHEDULE B		
5' PERIMETER PARKING PLANTING		
1) MINIMUM REQUIRED BUFFER AREA: (PARKING LOT, PERIMETER)		
2) MINIMUM WIDTH OF LANDSCAPED YARD: 5-FT.		
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PARKING LOT PERIMETER: 529-FT.		
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: YES NO		
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 186 P.U.		
7) NUMBER OF SHADE TREES PROVIDED: 12 X 10 P.U. = 120 P.U.		
NUMBER OF EVERGREEN TREES: 10 X 7 P.U. = 70 P.U.		
NUMBER OF ORNAMENTAL TREES: X 7 P.U. = P.U.		
NUMBER OF SHRUBS: X 1 P.U. = P.U.		
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 190		

SCHEDULE C		
PARKING LOT INTERIOR PLANTING		
1) MINIMUM REQUIRED BUFFER AREA: (PARKING LOT, INTERIOR)		
2) NUMBER OF PARKING SPACES PROVIDED: 35		
3) INTERIOR LANDSCAPED PU REQUIRED: (30 SQ. FT. x 35 = 1,050 SQ. FT. x (12PU / 300 SQ. FT.) = 42 PU)		
4) NUMBER OF CANOPY TREES PROVIDED: 3 x 10 PU = 30 PU		
NUMBER OF EVERGREEN TREES PROVIDED: 0		
NUMBER OF SHRUBS TREES PROVIDED: 12 x 1 PU = 12 PU		
5) TOTAL NUMBER OF PLANT UNITS PROVIDED: 42 PU		

LANDSCAPE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QUANTITY	S.F.
	FAGUS GRANDIFOLIA	AMERICAN BEECH	2-1/2"-3" (CAL)	CANOPY	8	250
	QUERCUS ALBA	WHITE OAK	2-1/2"-3" (CAL)	CANOPY	10	250
	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2-1/2"-3" (CAL)	CANOPY	4	250
	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	6'-6-1/2' (Ht.)	B&B	10	125
	RHODENDRON PENTANTHERA	AZAEA	24"-30" CONT.	B&B	25	N/A

NOTES:

- LANDSCAPING SHOWN HEREON SHALL NOT INTERFERE WITH PROPOSED PARKING LOT LIGHTS
- THE COUNTY SHALL NOT BE HELD RESPONSIBLE FOR THE REPLANTING OF ANY TREES WITHIN EASEMENTS IN THE EVENT OF MAINTENANCE OR REPLACEMENT. IN THIS CASE THE OWNER SHALL BE RESPONSIBLE FOR REPLANTING(S).



REVISIONS	
DATE	

BEG

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