VICINITY MAP
SCALE: 1"=2,000'

NOTES

1) THE SUBJECT PROPERTY IS DESIGNATED AS TAX MAP 29 PARCELS 92B, 93A, 93C, 93D, 93E AND 93F ON THE STAFFORD COUNTY TAX ASSESSMENT MAP.

2) OWNER/APPLICANT: BURNS FAMILY LIMITED PARTNERSHIP
1250 S WASHINGTON STREET, UNIT 821
ALEXANDRIA, VA 22314

3) THE BOUNDARY INFORMATION, AS SHOWN HEREON, IS TAKEN FROM THE ZONING PLAT, PREPARED BY THE ENGINEERING GROUPE ON MAY 14, 2019.

4) THE AREAS FOR REZONING, AS SHOWN HEREON, ARE BASED UPON DEEDS/PLATS OF RECORD, AND DOES NOT PURPORT TO REPRESENT A FIELD RUN SURVEY.

5) EXISTING TOPOGRAPHY IS SHOWN HEREON PURSUANT TO AERIAL AND FIELD SHOT DATA PREPARED BY DEWBERRY AS PART OF THE VDOT I-95/ROUTE 630 INTERCHANGE RELOCATION CONSTRUCTION PLANS.

6) NO TITLE REPORT WAS FURNISHED. ALL EXISTING EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN ON THIS PLAN.

7) NO RESOURCE PROTECTION AREAS ARE SHOWN ON THE SUBJECT PROPERTY, IN ACCORDANCE WITH STAFFORD COUNTY GIS.

8) THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ACCORDANCE WITH FEMA FIRM MAP 5101540141E DATED FEBRUARY 4, 2005.

9) EASEMENTS ARE SHOWN HEREON IN ACCORDANCE WITH THE VDOT ROAD IMPROVEMENT PLANS, PREPARED BY DEWBERRY.

10) UTILITIES AND THEIR ASSOCIATED EASEMENTS MAY BE RELOCATED WITH THE FINAL SITE PLAN.

The Engineering Groupe Inc.
Engineers | Surveyors | Planners
www.engrgroupe.com

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21001 Sycolin Road, Suite 200
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Woodbridge, VA 22192
PH 703.670.0985

South Office
4936 Southpoint Parkway
Fredericksburg, VA 22407
PH 540.710.5987

NO.	DATE	COUNTY REVISIONS

EXISTING CONDITIONS PLAN
BURNS CORNER
B-2 REZONING PLAN
AQUIA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DENAR H. C. ANTELO
Lic. No. 38680
8-16-19
PROFESSIONAL ENGINEER

ENGINEERING GROUPE PROJECT STATUS

DATE	ACTION

DATE:	AUGUST 16, 2019
SCALE:	1"=100'
DESIGNER:	DA/SO
DRAFTSMAN:	DMB
FILE NO.	M-3308
SHEET	1 OF 1

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VICINITY MAP
SCALE: 1"=2,000'

LANDSCAPE TYPICAL SECTIONS

10' PLANTING AREA
(SECTION 120.4 STREET TREES)
21 PLANT UNITS PER 100'
N.T.S.

15' STREET BUFFER
(SECTION 110.2 STREET BUFFERS ADJACENT TO ARTERIAL OR COLLECTOR STREET)
50 PLANT UNITS PER 100'
N.T.S.

17.5' (MODIFIED) TRANSITIONAL BUFFER
(SECTION 110.3 TRANSITIONAL BUFFERS)
(SECTION 110.0 J. BUFFER YARDS)
58 PLANT UNITS PER 100'
N.T.S.

25' (MODIFIED) TRANSITIONAL BUFFER
(SECTION 110.3 TRANSITIONAL BUFFERS)
(SECTION 110.0 J. BUFFER YARDS)
81 PLANT UNITS PER 100'
N.T.S.

NOTE: LANDSCAPE TYPICAL SECTIONS, AS SHOWN HEREON, ARE CONCEPTUAL, SUBJECT TO CHANGES WITH FINAL ENGINEERING. FINAL LANDSCAPING DESIGN WILL BE PROVIDED IN ACCORDANCE WITH THE STAFFORD COUNTY DESIGN & CONSTRUCTION STANDARDS MANUAL.

DEVELOPMENT SUMMARY

PARCEL ID.....29-92B, 29-93A, 29-93C, 29-93D, 29-93E AND 29-93F
TOTAL REZONING AREA.....±25.8 AC

EXISTING ZONING DISTRICT.....B-3
PROP. ZONING DISTRICTS.....B-2

B-2 STANDARDS:

MAXIMUM FAR ALLOWED.....0.70

MINIMUM OPEN.....25%

MINIMUM YARDS:
FRONT.....40'
SIDE.....0/15'*
BACK.....25'

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

MAXIMUM HEIGHT.....65'

NOTES

1) THE SUBJECT PROPERTY IS DESIGNATED AS TAX MAP 29 PARCELS 92B, 93A, 93C, 93D, 93E AND 93F ON THE STAFFORD COUNTY TAX ASSESSMENT MAP.

2) OWNER/APPLICANT: BURNS FAMILY LIMITED PARTNERSHIP
1250 S WASHINGTON STREET, UNIT 821
ALEXANDRIA, VA 22314

3) THE BOUNDARY INFORMATION, AS SHOWN HEREON, IS TAKEN FROM THE ZONING PLAT, PREPARED BY THE ENGINEERING GROUPE ON MAY 14, 2019. THE AREAS FOR REZONING, AS SHOWN HEREON, ARE BASED UPON DEEDS/PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN SURVEY BY THE ENGINEERING GROUPE, INC. AT THIS TIME.

4) BUFFER DESIGNATIONS AS SHOWN HEREON ARE PRELIMINARY, SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING. LANDSCAPING WILL ULTIMATELY BE PROVIDED IN ACCORDANCE WITH STAFFORD COUNTY DESIGN AND CONSTRUCTION STANDARDS (DCS).

5) IN ACCORDANCE WITH SECTION 110.0 H. OF THE STAFFORD COUNTY DCS MANUAL, TRANSITIONAL BUFFERS SHOWN HEREON AS "REDUCED" WILL INCORPORATE A 5' BERM OR 8' SOLID WALL, REDUCING THE BUFFER REQUIREMENT BY 50%.

6) TRANSITIONAL BUFFERS MAY BE MODIFIED OR ELIMINATED IN ACCORDANCE WITH THE STAFFORD DCS SHOULD THE USES ON ADJACENT PROPERTIES CHANGE WITH FUTURE DEVELOPMENT.

7) SPECIFIC GDP CHECKLIST ITEMS HAVE BEEN WAIVED, PURSUANT TO SECTION 28-223 (3) OF THE STAFFORD COUNTY ZONING ORDINANCE.

LEGEND

	ZONING BOUNDARY
	PROPOSED TURN LANE MOVEMENTS
*	APPROXIMATE SIGN LOCATIONS

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Central Office: 13580 Groupe Drive, Suite 200, Woodbridge, VA 22192, PH 703.670.0985
South Office: 4936 Southpoint Parkway, Fredericksburg, VA 22407, PH 540.710.5987

NO.	DATE	COUNTY REVISIONS

GENERALIZED DEVELOPMENT PLAN
BURNS CORNER
B-2 REZONING PLAN
AQUIA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DENAR H. C. ANTELO
Lic. No. 38680
8-16-19
PROFESSIONAL ENGINEER

ENGINEERING GROUPE PROJECT STATUS	
DATE	ACTION

DATE:	AUGUST 16, 2019
SCALE:	1"=100'
DESIGNER:	DA/SO
DRAFTSMAN:	DMB
FILE NO.	M-3308
SHEET	1 OF 1

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DEVELOPMENT SUMMARY

PARCEL ID.....29-92B, 29-93A, 29-93C, 29-93D, 29-93E AND 29-93F

TOTAL REZONING AREA.....±25.8 AC

EXISTING ZONING DISTRICT.....B-3
PROP. ZONING DISTRICTS.....B-2

B-2 STANDARDS:

MAXIMUM FAR ALLOWED.....0.70

MINIMUM OPEN.....25%

MINIMUM YARDS:
- FRONT.....40'
- SIDE.....0/15'*
- BACK.....25'

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

MAXIMUM HEIGHT.....65'

NOTES

1) THE SUBJECT PROPERTY IS DESIGNATED AS TAX MAP 29 PARCELS 92B, 93A, 93C, 93D, 93E AND 93F ON THE STAFFORD COUNTY TAX ASSESSMENT MAP.

2) OWNER/APPLICANT: BURNS FAMILY LIMITED PARTNERSHIP
1250 S WASHINGTON STREET, UNIT 821
ALEXANDRIA, VA 22314

3) THE BOUNDARY INFORMATION, AS SHOWN HEREON, IS TAKEN FROM THE ZONING PLAT, PREPARED BY THE ENGINEERING GROUPE ON MAY 14, 2019. THE CONDITIONAL USE PERMIT AREA, AS SHOWN HEREON, IS BASED UPON DEEDS/PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN SURVEY BY THE ENGINEERING GROUPE, INC. AT THIS TIME.

4) EXISTING TOPOGRAPHY IS SHOWN HEREON PURSUANT TO AERIAL AND FIELD SHOT DATA PREPARED BY DEWBERRY.

5) NO TITLE REPORT WAS FURNISHED. ALL EXISTING EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN ON THIS PLAN.

6) NO RESOURCE PROTECTION AREAS ARE SHOWN ON THE SUBJECT PROPERTY, IN ACCORDANCE WITH STAFFORD COUNTY GIS.

7) THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ACCORDANCE WITH FEMA FIRM MAP 51015401 41E DATED FEBRUARY 4, 2005.

8) PROPOSED ROADS WILL BE DESIGNED IN ACCORDANCE WITH VDOT AND STAFFORD COUNTY STANDARDS.

9) LIGHTING, WALLS, FENCES AND SIGNAGE WILL BE PROVIDED AT FINAL SITE PLAN.

10) PROPOSED LANDSCAPING AS SHOWN HEREON IS CONCEPTUAL. FINAL DESIGN OF LANDSCAPING, INCLUDING BUFFERS AND PARKING LOT LANDSCAPING, WILL BE PROVIDED IN ACCORDANCE WITH STAFFORD COUNTY DESIGN AND CONSTRUCTION STANDARDS AT FINAL SITE PLAN..

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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NO.	DATE	COUNTY REVISIONS

ILLUSTRATIVE PLAN
BURNS CORNER
B-2 REZONING PLAN
AQUIA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DENAR H. C. ANTELO
Lic. No. 38680
8-16-19
PROFESSIONAL ENGINEER

ENGINEERING GROUPE PROJECT STATUS

DATE	ACTION

DATE: AUGUST 16, 2019
SCALE: 1"=100'
DESIGNER: DA/SO
DRAFTSMAN: DMB
FILE NO. M-3308
SHEET 1 OF 1

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