

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	4555'	173.51'	173.50'	S 43°12'05" E

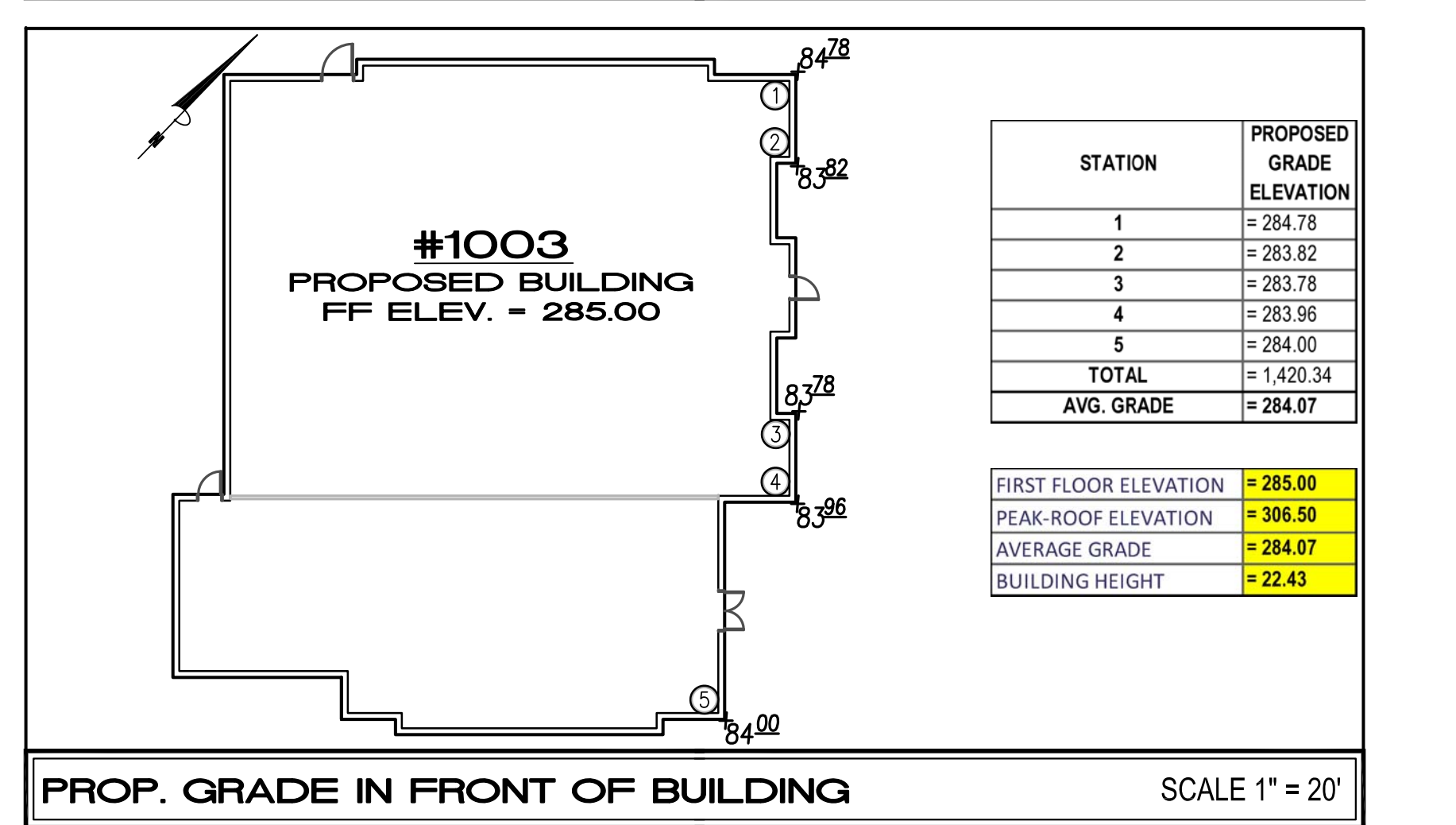
PROPOSED CONDITION PLAN



PROPOSED BUILDING ELEVATION NTS

TREE PLANTING SCHEDULE:

DECIDUOUS TREES	QUANTITY	BOTANICAL NAME	COMMON NAME
AR	7	Acer rubrum	Red Maple
FG	7	Fagus grandifolia	American Beech
QA	9	Quercus alba	White Oak
QP	9	Quercus palustris	Pin Oak
UNDERSTORY TREES	QUANTITY	BOTANICAL NAME	COMMON NAME
AC	5	Acer palmatum	Japanese Maple
CM	5	Cornus mas	Cornelian Cherry
MS	6	Magnolia stellata	Star Magnolia
PC	11	Prunus cerasifera	Cherry Plum
SA	4	Sassafras albidum	Common Sassafras
SHRUBS	QUANTITY	BOTANICAL NAME	COMMON NAME
AG	4	Abelia grandiflora	Glossy Abelia
BD	7	Buddleia davidii	Butterfly Bush
CJ	12	Camellia japonica	Japanese Camellia
HV	12	Hammamelis vernalis	Vernal Witch Hazel
IV	4	Ilex verticillata	Winter Berry



PROP. GRADE IN FRONT OF BUILDING SCALE 1" = 20'

SITE INFORMATION

- APPLICANT: PAYAM AMIRSAFARI
1003 GARRISONVILLE RD,
STAFFORD, VA. 22556
- OWNER: LEDYLA KHALIGHI
7529 OLD DOMINION RD,
MCLEAN, VA. 22102
- PLAN PREPARER: FARHANG MOJGANI
CIVILAND LLC, P.O. BOX 650206
STERLING, VA 20165
- TAX MAP NUMBER: 19 25B
- SITE ADDRESS: 1003 GARRISONVILLE ROAD,
STAFFORD, VA. 22554

MAXIMUM LOT COVERAGE:

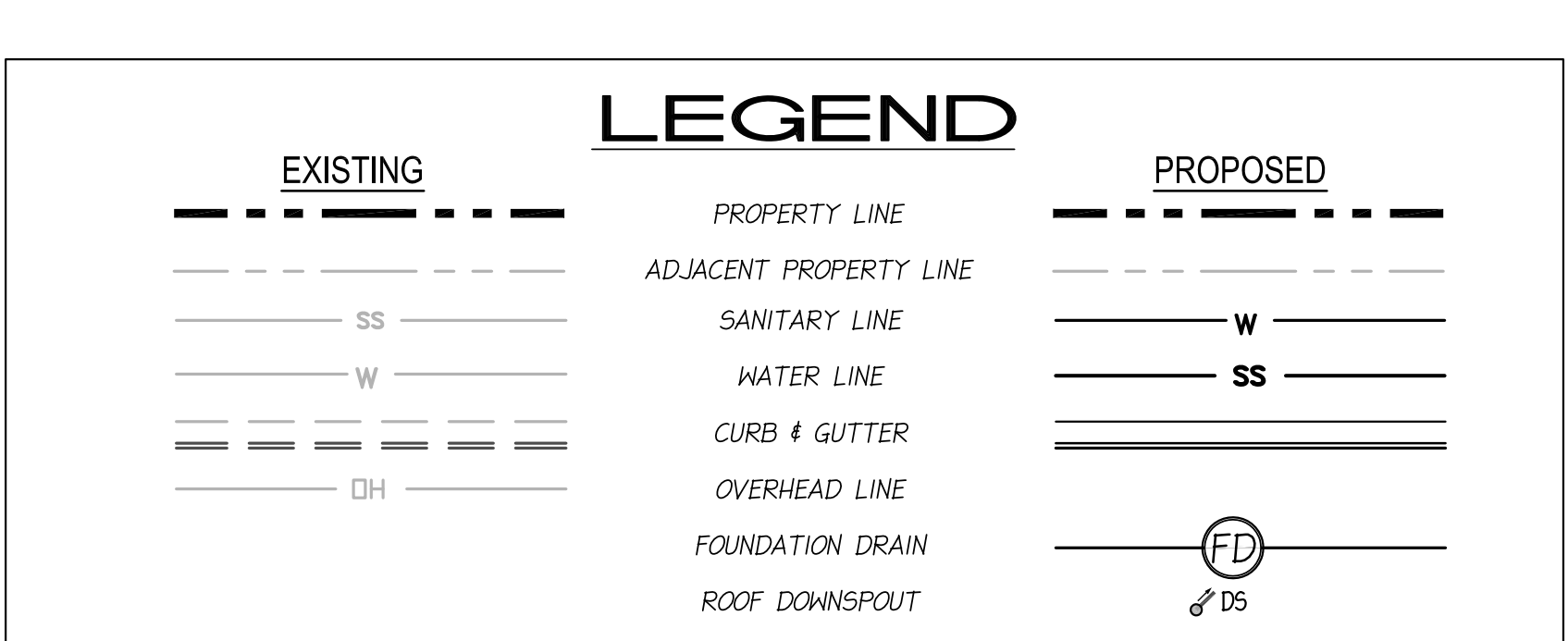
LOT AREA =	39,027 SF
	0.8959 AC
LOT COVERAGE	
PROPOSED BUILDING	6,262 SF
PROPOSED WALKWAY	1,141 SF
PROPOSED PARKING/DRIVEWAY	12,778 SF
TOTAL LOT COVERAGE AREA	20,181 SF
	0.4633 AC
	51.71% < 85%

MAXIMUM FLOOR AREA RATIO

LOT AREA	= 39,027 SF
PROPOSED FLOOR AREA	= 6,262 SF
PROPOSED F.A.R.	= (6,262 / 39,027)
	= 0.16 < (allowable - 0.45)

OPEN SPACE CALCULATION

LOT AREA	= 39,027 SF
PROPOSED IMP. AREA	= 20,181 SF
TOTAL OPEN AREA	= (39,027 - 20,181) = 18,846 SF
OPEN SPACE RATIO	= (18,846 / 39,027) = 0.48



VICINITY MAP SCALE 1" = 2000'

PARKING REQUIREMENT:

USE	PARKING REQUIRED
MEDICAL AND DENTAL CLINICS	4 SPACE REQUIRED PER 1,000 S.F. GFA. GROSS FLOOR AREA = 6,224 SF PARKING REQUIRED = 24.89 SPACES
TOTAL PARKING SPACED REQUIRED	= 24.89 SPACES
TOTAL PARKING PROVIDED	= 26.00 SPACES

REQUIRED HANDICAPPED PARKING SPACES

TOTAL # OF SPACE(S)	REQUIRED # OF HANDICAPPED SPACE(S)
26-50	2

TOTAL PARKING PROVIDED = 26 (INCLUDING 2 HANDICAPPED PARKING)

LOADING SPACE REQUIREMENTS:

USE	GROSS FLOOR AREA	LOADING SPACES (12'X15')
OFFICE	0 < 6,262 < 99,000	1
TOTAL LOADING SPACE REQUIRED		= 1 (12'X15')
TOTAL LOADING SPACE PROVIDED		= 1 (12'X15')

(A)	STORM DRAIN STRUCTURE IDENTIFIER
(P-7)	NUMBER OF PARKING SPACE

DESCRIPTION OF ITEMS

ITEM NUMBER	DESCRIPTION
(1)	PROPOSED BUILDING
(2)	VDOT STANDARD CG-2 (CURB)
(3)	VDOT STANDARD CG-6
(4)	ADA PARKING SPACE
(5)	ADA PARKING SIGN
(6)	VDOT STANDARD CG-11 ENTRANCE
(7)	PROPOSED STRIPING
(8)	PROPOSED RECYCLING & TRASH CONTAINER
(9)	PROPOSED STORMTECH STRUCTURE
(10)	PROPOSED PAVEMENT
(11)	PROPOSED WATER LINE
(12)	PROPOSED SANITARY LINE
(13)	PROPOSED RETAINING WALL
(14)	PROPOSED DOOR
(15)	VDOT STANDARD CG-12 (TYPE-A)

STAFFORD CO. PROJECT # _____

CIVILAND, LLC
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 farhang@civilandllc.com

DESIGN BY: CHKD BY: DATE: AUG 2019
 FM FM

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 FARHANG MOJGANI
 Lic. No. 16844

SCALE: AS SHOWN

GENERAL DEVELOPMENT PLAN
 RED APPLE PEDIATRIC
 1003 GARRISONVILLE ROAD
 STAFFORD COUNTY
 VIRGINIA

SHEET NO. 1 OF 1
 FILE NO. 18-35