

GENERALIZED DEVELOPMENT PLAN SAFFORD AUTO - FIELDS INVESTMENTS PROPERTIES REZONING AND SPECIAL USE

COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING ZONING: R-1

PROPOSED ZONING: C-3

TAX MAP NUMBERS: 23A-2-9,9A,10,11 and 23-A-139 (REZONING)

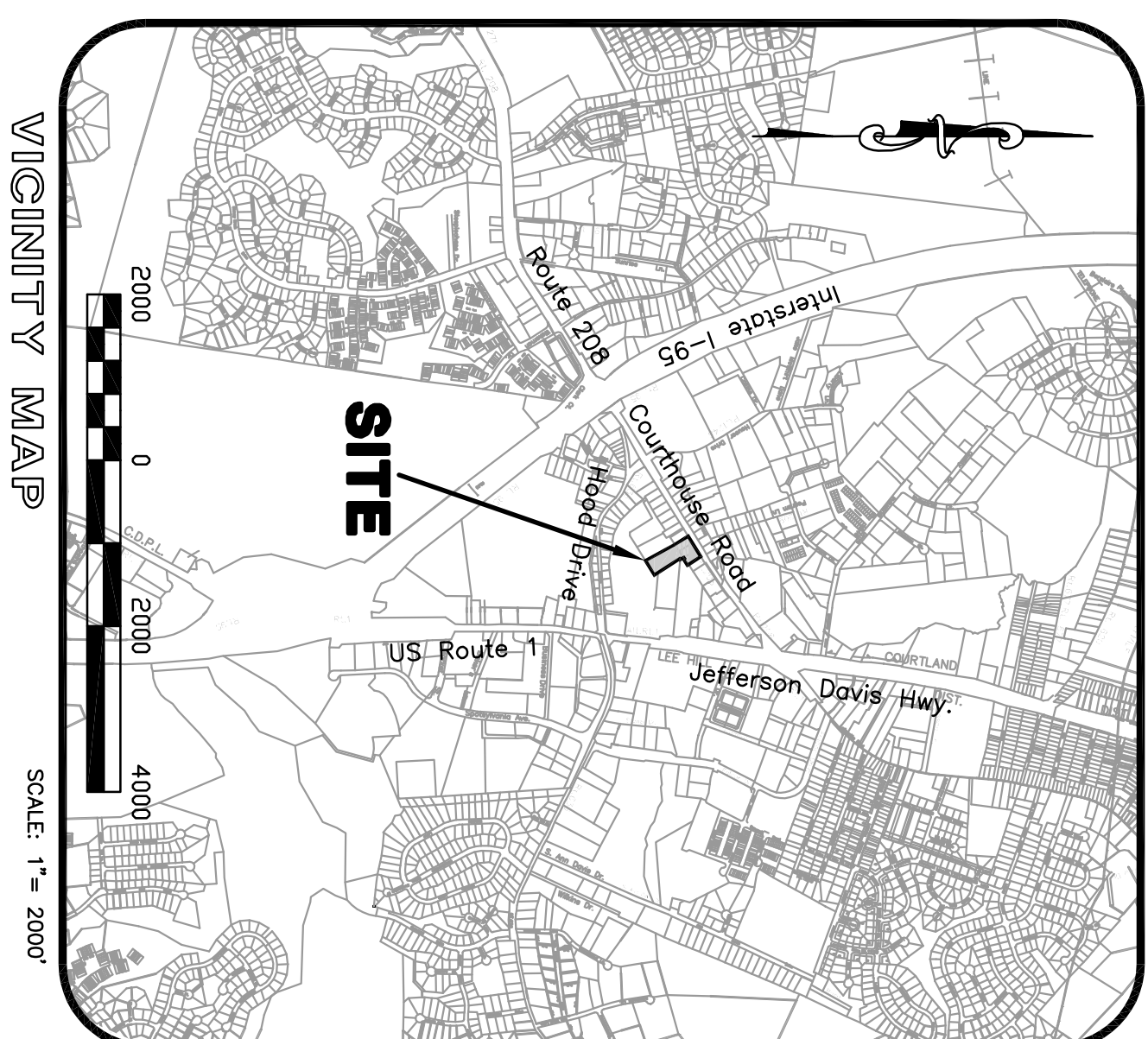
TAX MAP NUMBERS: 23A-2-10,11 and 23-A-139 (SPECIAL USE)

STREET ADDRESSES: 10823 & 10827 COURTHOUSE ROAD

APPLICANTS:

GRAMM & BETHARD, LLC
8448 LEESBURG PIKE
VIENNA, VA. 22182
ATTN: JAMES BETHARD
(703) 898-8808

FIELDS INVESTMENTS, LLC
3819 CARL YLE COURT
FREDERICKSBURG, VA. 22408
ATTN: DAN FIELDS
(540) 220-6723



INDEX TO DRAWINGS

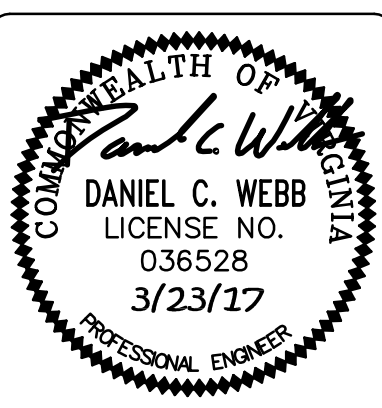
- 1.) COVER SHEET
- 2.) EXISTING CONDITIONS PLAN
- 3.) DEMOLITION PLAN
- 4.) GENERALIZED DEVELOPMENT PLAN
- 5.) PARCEL ADJUSTMENTS & DEDICATIONS PLAN

W W WEBB & ASSOCIATES, PLLC

ENGINEERING - SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
OFFICE (540)371-1209 - FAX (540)371-4650

REVISION		BLOCK
1/24/17	COUNTY TRC COMMENTS	D.W.R.
3/23/17	COUNTY COMMENTS	D.W.R.
DATE	DESCRIPTION	BY



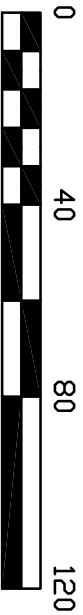
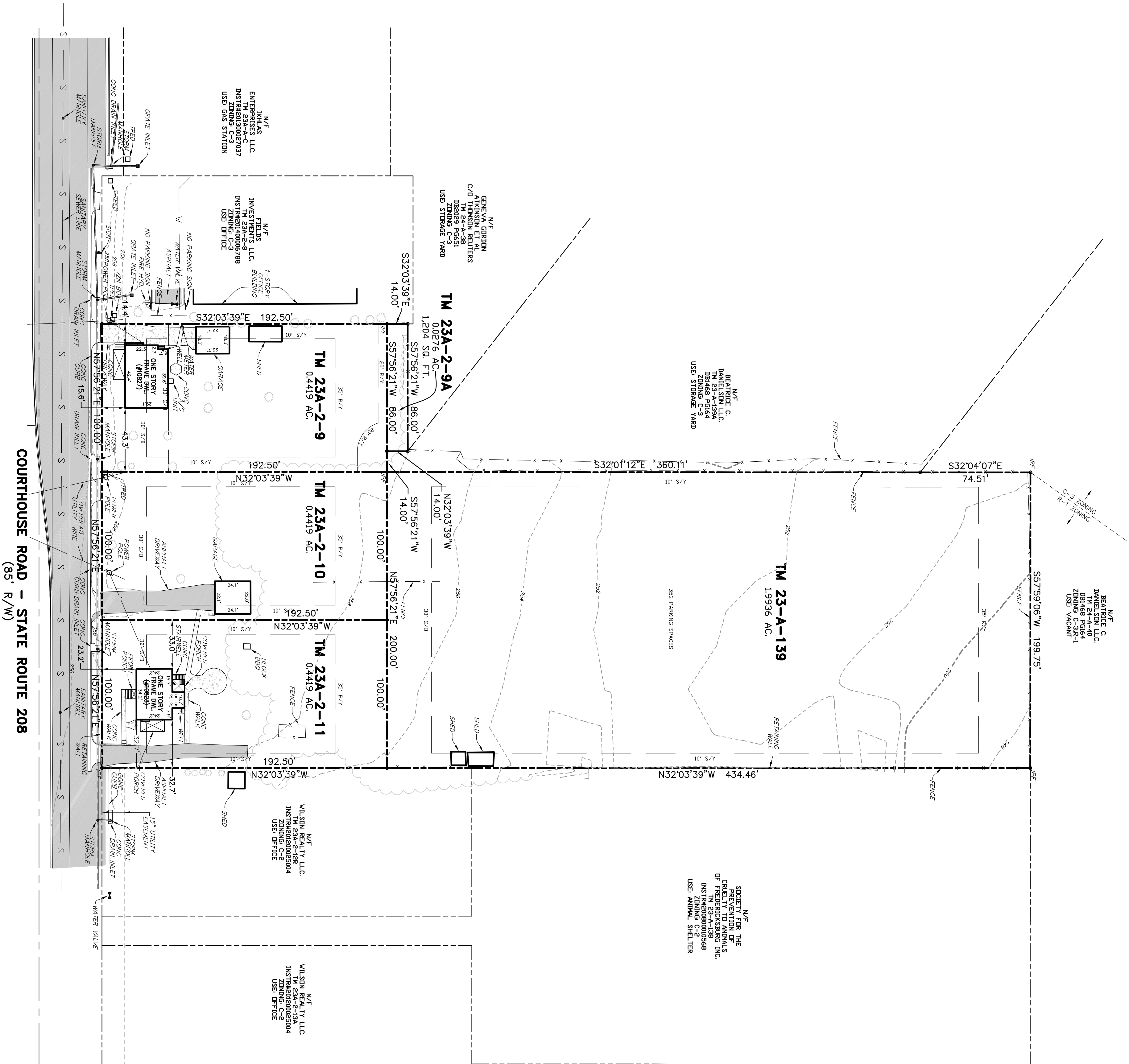
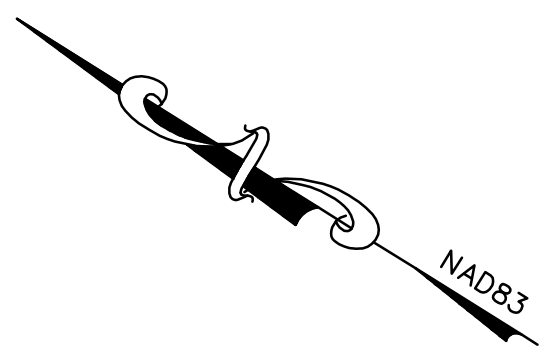
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GENERALIZED DEVELOPMENT PLAN
TAX MAP 23A-2- 9, 9A, 10, 11
and TAX MAP 23-A-139
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	AUG. 2, 2016
SCALE:	SHOWN
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW
ACAD FILE:	16D007GDP
DRAWING NO:	16-D-007

SHEET NO. 1
OF 5 SHEETS



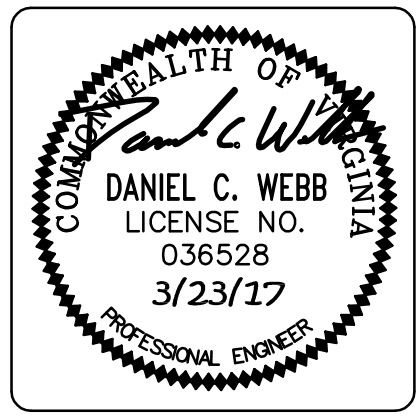
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OF	5 SHEETS
DATE:	AUG. 2, 2016
SCALE:	1" = 40'
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW
ACAD FILE:	16D007GDP
DRAWING NO:	16-D-007

EXISTING CONDITIONS PLAN
TAX MAP 23A-2- 9, 9A, 10, 11 and TAX MAP 23-A-139
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

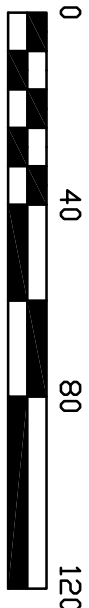
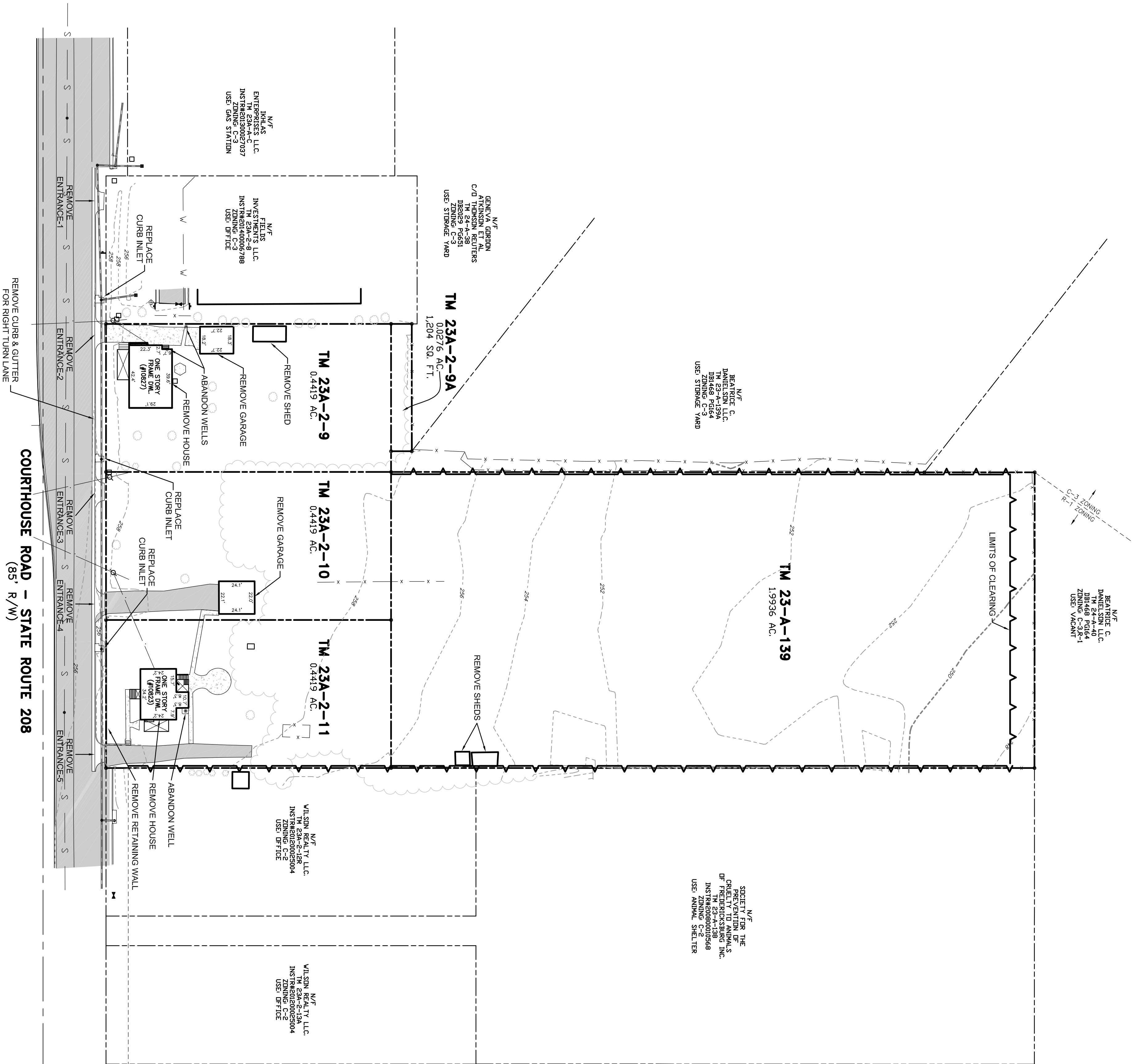
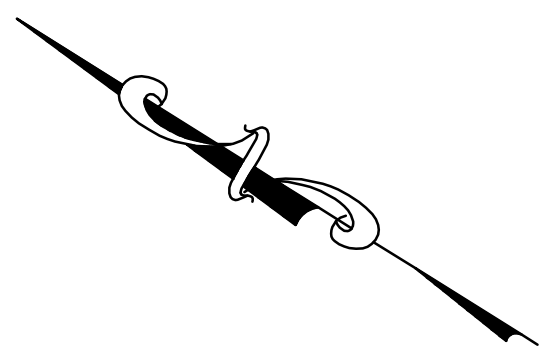


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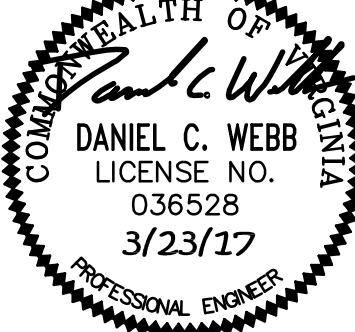
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OF 5 SHEETS	
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CHECKED BY: DCW	DRAWN BY: DWR
DESIGNED BY: DWR	SCALE: 1" = 40'
DATE: AUG. 2, 2016	

DEMOLITION PLAN
TAX MAP 23A-2- 9, 9A, 10, 11 and TAX MAP 23-A-139
COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA



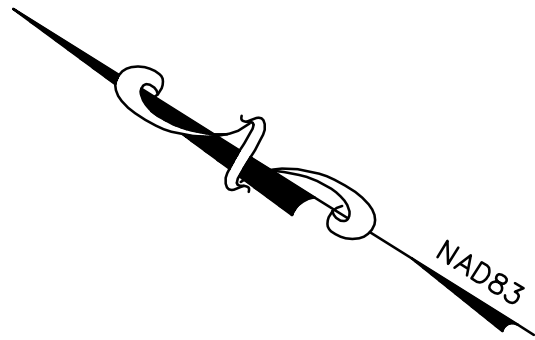
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DANIEL C. WEBB
LICENSE NO. 036528
3/23/17
PROFESSIONAL ENGINEER

REVISION		BLOCK
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LANDSCAPE NOTES:

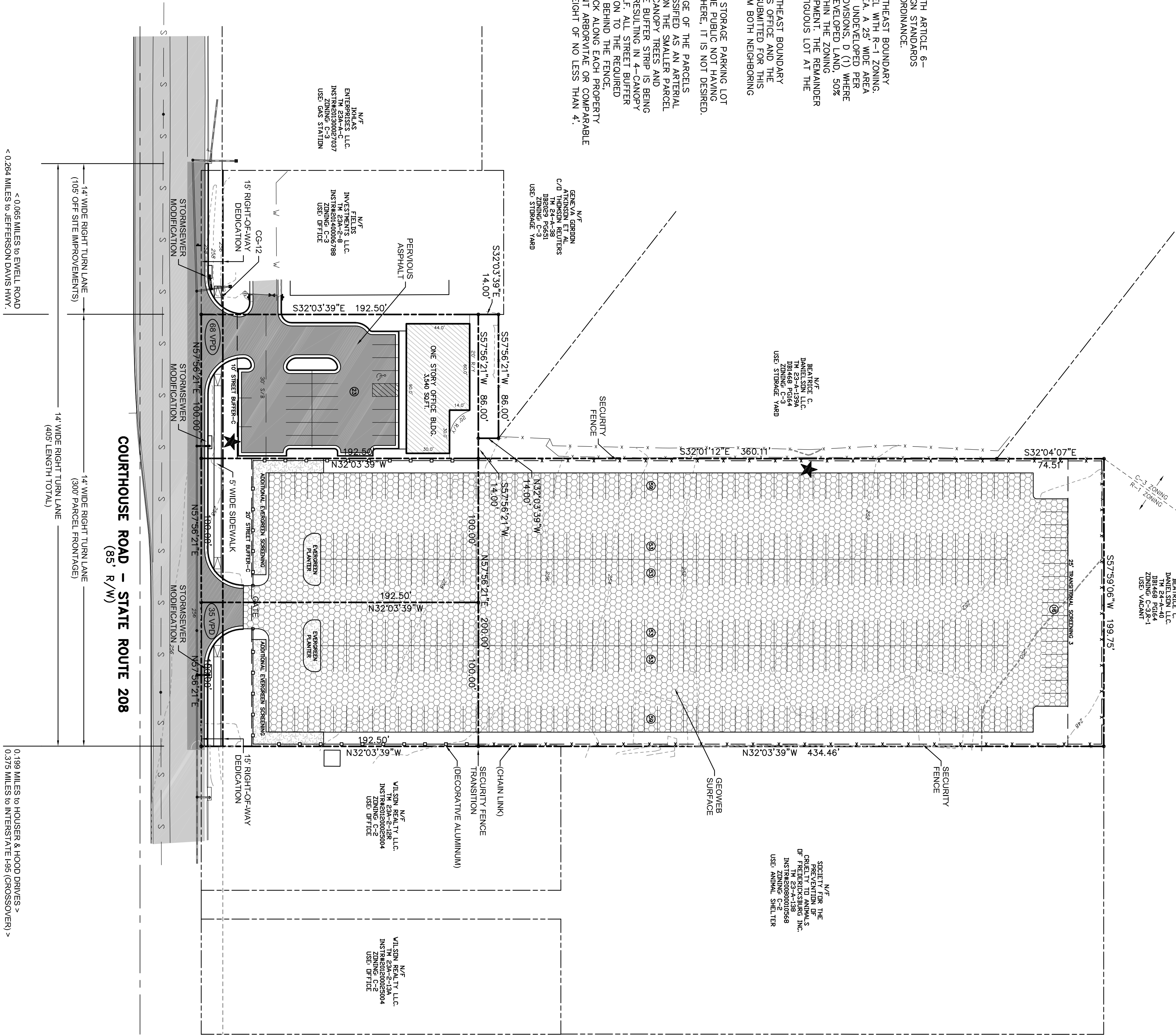
ALL ON-SITE LANDSCAPING TO BE IN CONFORMANCE WITH ARTICLE 6- LANDSCAPING AND SCREENING OF THE COUNTY'S DESIGN STANDARDS MANUAL, AND ARTICLE 5, DIVISION 5 OF THE ZONING ORDINANCE.

TRANSITIONAL SCREENING 3 IS REQUIRED ON THE SOUTHEAST BOUNDARY RESULTING FROM BEING ADJACENT TO A LARGE PARCEL WITH R-4 ZONING. TRANSITIONAL SCREENING 3 REQUIRES A 50' WIDE AREA, A 25' WIDE AREA IS BEING PROVIDED DUE TO THE LARGE PARCEL BEING UNDEVELOPED PER ARTICLE 6-7 TRANSITION SCREENING. 1. GENERAL PROVISIONS, D (1) WHERE THE PROPOSED DEVELOPMENT IS CONTIGUOUS TO UNDEVELOPED LAND, 50% OF THE REQUIRED SCREENING SHALL BE PROVIDED WITHIN THE ZONING DISTRICT AND ON THE LOT OF THE PROPOSED DEVELOPMENT. THE REMAINDER OF THE SCREENING SHALL BE PROVIDED ON THE CONTIGUOUS LOT AT THE TIME THAT LOT IS DEVELOPED.

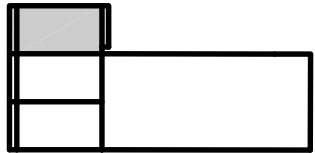
TRANSITIONAL SCREENING 1 IS REQUIRED ON THE NORTHEAST BOUNDARY RESULTING FROM BEING ADJACENT TO A CONTRACTORS OFFICE AND THE SPECIA ANIMAL SHELTER. A WAIVER REQUEST WILL BE SUBMITTED FOR THIS PORTION OF THE BOUNDARY AS IT ISN'T DESIRED FROM BOTH NEIGHBORING PROPERTY OWNERS, NOR THE APPLICANT.

INTERIOR PARKING LOT LANDSCAPING FOR THE LARGE STORAGE PARKING LOT WILL HAVE A WAIVER REQUEST SUBMITTED DUE TO THE PUBLIC NOT HAVING ACCESS TO THE LOT AND NEW CARS BEING STORED THERE, IT IS NOT DESIRED.

STREET BUFFER C IS REQUIRED AT THE ROAD FRONTAGE OF THE PARCELS ALONG COURTHOUSE ROAD-ROUTE 208 WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY. A 10' WIDE BUFFER STRIP IS BEING USED ON THE SMALLER PARCEL WITH THE COMERCIAL BUILDING USE RESULTING IN 5-CANOPY TREES AND 2-UNDERSTORY TREES PER EVERY 100 LF. A 20' WIDE BUFFER STRIP IS BEING USED ON THE COMMERCIAL OFF-STREET PARKING USE RESULTING IN 4-CANOPY TREES AND 2-UNDERSTORY TREES PER EVERY 100 LF. IN ADDITION, THE REQUIRED TREES TO BE DECIDUOUS AND EVERGREENS. IN ADDITION, THE REQUIRED LANDSCAPING, EVERGREEN SCREENING WILL BE ADDED BEHIND THE FENCE. ABUTTING THE STREET BUFFER AND EXTENDED 50' BACK ALONG EACH PROPERTY LINE TO ENHANCE THE SCREENING. THILIA GREEN GRAFT APPROPRIATE OR COMPARABLE ALTERNATIVE TO BE PLANTED AT 8' SPACING AT A HEIGHT OF NO LESS THAN 4'.



★ = STORMWATER DISCHARGE POINTS (2)

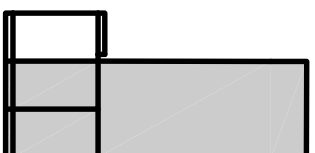


SITE STATISTICS:

- 1. PROPOSED NAME: SAFFORD AUTO-FIELDS INVESTMENTS PROPERTIES
- 2. OWNER/APPLICANT: FIELDS INVESTMENTS, LLC ATTN: MR. DAN FIELDS 5819 WATLE COURT FREDERICKSBURG, VA 22408
- 3. TAX MAPS: 23A-2-9, 23A-2-9A
- 4. ZONING: CURRENT-R-1, PROPOSED:C-3
- 5. PROPOSED USE: GENERAL PURPOSE COMERCIAL BUILDING
- 6. CURRENT PARCEL SITE AREA: 0.4695 AC.
- 7. PROPOSED PARCEL SITE AREA: 0.4351 AC. (AFTER DEDICATION)
- 8. OVERLAY DISTRICTS: CBPA, HCOO, AIRPORT
- 9. WETLANDS PERMITS REQUIRED: NO
- 10. WETLANDS WITHIN 100' OF SITE: NO
- 11. RMA ON SITE: ENTIRE SITE
- 12. RPA ON SITE: NO
- 13. THIS PROPERTY WILL BE SERVICED BY PUBLIC WATER AND SEWER. LENGTH OF SEWER= 130 FT., LENGTH OF WATERMAIN = 130 FT.
- 14. NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDING, STRUCTURES OR SITES ON PROPERTY.
- 15. NO PLACES OF BURIAL ON THIS PROPERTY.
- 16. LAND DISTURBANCE AREA: 0.4695 ACRES
- 17. GROSS FLOOR AREA=3,540 SF; NET FLOOR AREA=3,540 SF
- 18. IMPERVIOUS AREA = 14,695 SF
- 19. PERCENT IMPERVIOUS AREA = 77.48%
- 20. OPEN SPACE AREA = 22.52%
- 21. SOLID WASTE: TOTERS WILL BE LOCATED ON THE SITE. SOLID WASTE WILL BE COLLECTED BY A PRIVATE REFUSE COMPANY AND DISPOSED OF AT A COUNTY-APPROVED DISPOSAL SITE.

STORMWATER MANAGEMENT SHALL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. ON-SITE DETENTION FACILITIES, POROUS PAVEMENT OR OTHER SUITABLE BMP'S WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. STORMWATER RUNOFF WILL BE COLLECTED IN A BELOW GRADE STORAGE FACILITY AND RELEASED INTO AN EXISTING STORMSEWER LOCATED ON THE NORTH SIDE OF THE PROPERTY ON COURTHOUSE ROAD. A CONTROL STRUCTURE WILL BE UTILIZED TO REGULATE THE DISCHARGE RATE. THE POINT OF DISCHARGE IS INDICATED WITH A STAR ON THE PLAN.

EROSION AND SEDIMENT CONTROL WILL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. SUITABLE CONTROL MEASURES WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.



SITE STATISTICS:

- 1. PROPOSED NAME: SAFFORD AUTO-FIELDS INVESTMENTS PROPERTIES
- 2. OWNER/APPLICANT: GRAMM & BETHARD, LLC ATTN: MR. JAMES BETHARD 8448 LEESBURG PIKE VIENNA, VA. 22182
- 3. TAX MAPS: 23A-2-10, 23A-2-11, 23-A-139
- 4. ZONING: CURRENT-R-1, PROPOSED:C-3
- 5. PROPOSED USE: COMERCIAL OFF-STREET PARKING (SPECIAL USE)
- 6. CURRENT PARCEL SITE AREA: 2.8774 AC.
- 7. PROPOSED PARCEL SITE AREA: 2.8096 AC. (AFTER DEDICATION)
- 8. OVERLAY DISTRICTS: CBPA, HCOO, AIRPORT
- 9. WETLANDS PERMITS REQUIRED: NO
- 10. WETLANDS WITHIN 100' OF SITE: NO
- 11. RMA ON SITE: ENTIRE SITE
- 12. RPA ON SITE: NO
- 13. THIS PROPERTY WILL BE SERVICED BY PUBLIC WATER AND SEWER. LENGTH OF SEWER= 0 FT., LENGTH OF WATERMAIN = 0 FT.
- 14. NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDING, STRUCTURES OR SITES ON PROPERTY.
- 15. NO PLACES OF BURIAL ON THIS PROPERTY.
- 16. LAND DISTURBANCE AREA: 2.8085 ACRES
- 17. GROSS FLOOR AREA=0 SF; NET FLOOR AREA = 0 SF
- 18. IMPERVIOUS AREA = 96,884 SF
- 19. PERCENT IMPERVIOUS AREA = 80.83%
- 20. OPEN SPACE AREA = 19.17%
- 21. SOLID WASTE: NO REFUSE IS PROPOSED TO BE GENERATED AT THIS SITE.

STORMWATER MANAGEMENT SHALL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. ON-SITE DETENTION FACILITIES, POROUS PAVEMENT OR OTHER SUITABLE BMP'S WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. STORMWATER RUNOFF WILL BE COLLECTED IN A BELOW GRADE STORAGE FACILITY AND RELEASED INTO AN EXISTING CONCRETE DITCH LOCATED ON THE EAST SIDE OF THE PROPERTY. A CONTROL STRUCTURE WILL BE UTILIZED TO REGULATE THE DISCHARGE RATE. THE POINT OF DISCHARGE IS INDICATED WITH A STAR ON THE PLAN.

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GENERALIZED DEVELOPMENT PLAN

TAX MAP 23A-2- 9, 9A, 10, 11 and TAX MAP 23-A-139

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DANIEL C. WEBB
LICENSED PROFESSIONAL ENGINEER
036528
3/23/17

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DATE: AUG. 2, 2016

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DESIGNED BY: DWR

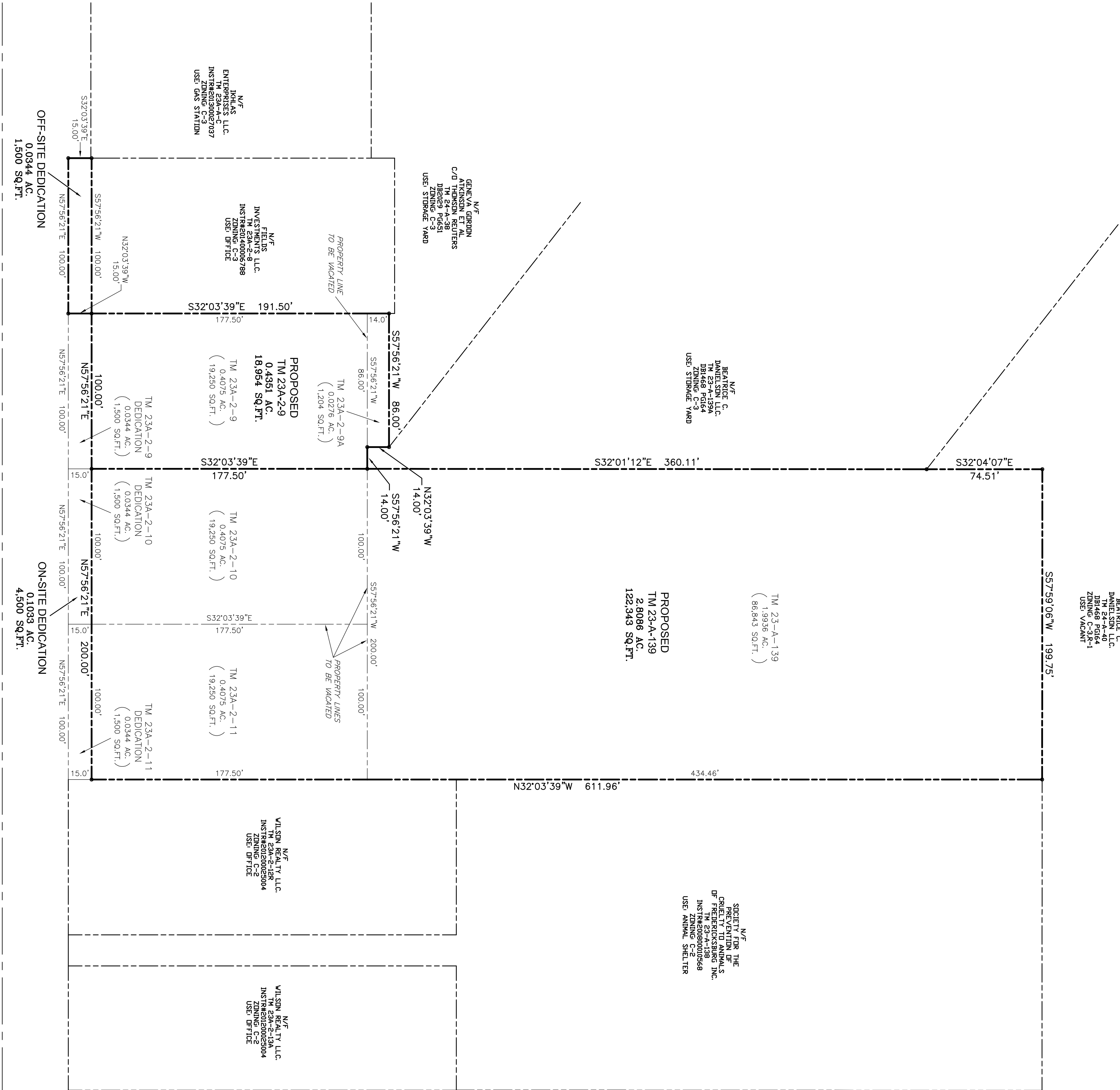
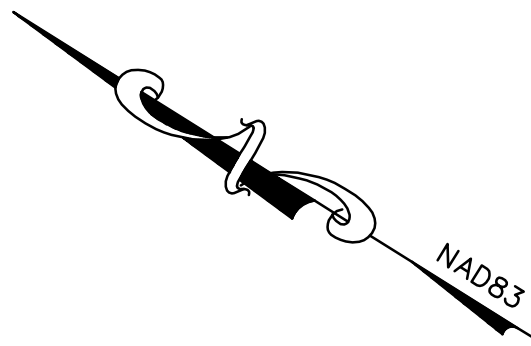
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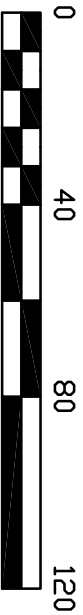
DRAWING NO: 16-D-007

SHEET NO. 4 OF 5 SHEETS



< 0.086 MILES to EWELL ROAD
0.0344 AC.
1,500 SQ.FT.

0.199 MILES to HOUSER & HOOD DRIVES >
0.373 MILES to INTERSTATE 893 (CROSSOVER) >



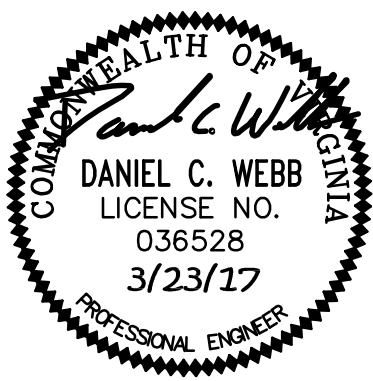
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