

REZONING
GENERALIZED DEVELOPMENT PLAN
BRANHAM MECHANICAL LLC

8818 COURTHOUSE ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

APPLICANT / OWNER

BRANHAM MECHANICAL LLC
PO BOX 307
SPOTSYLVANIA VA, 22553
PHONE: 540-891-7171

FAX: 540-891-7730

TAX MAP 47 ((A)) 72
ZONE: R-2
8818 COURTHOUSE ROAD
SPOTSYLVANIA, VA

BRANHAM MECHANICAL LLC
LR #150016091

IMPERVIOUS AREA	
BUILDING	2,341 S.F.
PARKING/DRIVES (EXISTING)	5,385 S.F.
PARKING/DRIVES (PROPOSED)	4,850 S.F.
CONCRETE	913 S.F.
IMPERVIOUS AREA PRE (8,639 S.F.) = 52%	
IMPERVIOUS AREA POST (8,104 S.F.) = 39%	

FLOOR AREA RATIO	
PROPOSED USE	OFFICE/STORAGE
GROSS FLOOR AREA	2,341 S.F.
F.A.R.	0.11
MAX F.A.R. (C-1)	0.50

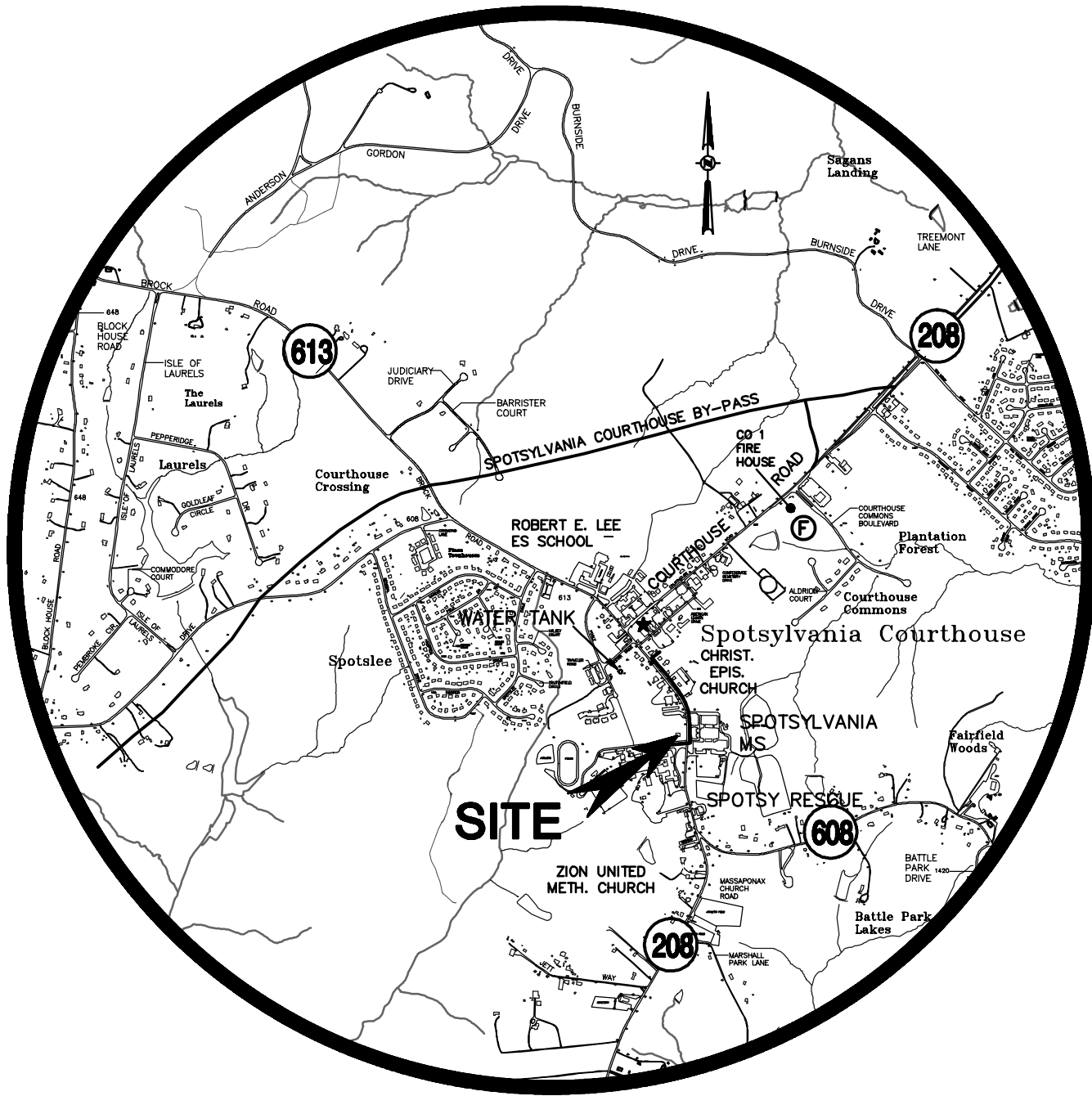
OPEN SPACE	
USE	
BUILDINGS	2,341 S.F.
PARKING/DRIVES	4,850 S.F.
TOTAL NON-OPEN SPACE AREA	7,191 S.F.
SITE AREA	20,909 S.F.
OPEN SPACE REQUIRED = 4,182 S.F. (20%)	
OPEN SPACE PROVIDED = 13,718 S.F. (65%)	

PASS NOTE:

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULPHATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A PH OF 4 ARE PRESENT ON THE PROJECT SITE EXTENSIVE TREATMENT TO BRING THE SOILS ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

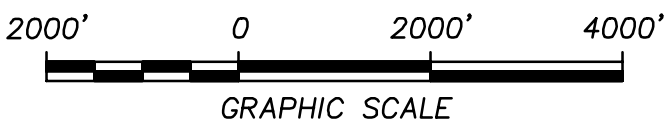
CHESAPEAKE BAY PRESERVATION ACT

CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.



VICINITY MAP

1"=2000'



SULLIVAN, DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS AND SURVEYORS

P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404

PHONE 540-898-5878

SHEET INDEX

SHT. NO.	TITLE
1. -----	COVER SHEET
2. -----	EXISTING CONDITIONS & LAYOUT PLAN

SITE DATA

TAX MAP: 47 ((A)) 72
AREA: 0.4800 ACRES
HYDRAULIC UNIT CODE: Y041
OVERLAY DISTRICT: CBPO

EXISTING USE: VACANT
PROPOSED USE: CONTRACTOR'S OFFICE AND SHOP

NUMBER OF EXISTING BUILDINGS: 1

EXISTING ZONE: R-2

PROPOSED ZONE: C-1

SETBACKS FOR C-1 ZONE:
FRONT - 30'
SIDE - 0'
REAR - 20'

MAXIMUM BUILDING HEIGHT: 30'
EXISTING BUILDING HEIGHT: 20' (APPROX.)

UTILITIES:
WATER: PUBLIC (EXISTING)
SEWER: PUBLIC (EXISTING)

HISTORICAL FEATURES: NONE KNOWN
PLACES OF BURIAL: NONE KNOWN
RPA FEATURES: NONE PER COUNTY MAPS
WETLANDS: NONE PER COUNTY MAPS

TRAFFIC:
SINGLE TENANT OFFICE BUILDING
WEEKDAY = 3.7 VPD/EMPLOYEE
3 EMP. x 3.7 = 11.1 VPD

PER TRIP GENERATION, 9TH EDITION BY INSTITUTE
OF TRANSPORTATION ENGINEERS(LAND USE CODE 715)

PARKING REQUIREMENTS

OFFICE:
1 SP. / 300 S.F. GFA (400 S.F. OFFICE AREA) = 1.3 SPACES

WAREHOUSING:
1 SP. / 2 EMPLOYEES: (USED OFFICE REQUIREMENT ABOVE)

PLUS

1 SP PER 5,000 S.F. OF AREA DEVOTED
TO STORAGE (1,941 S.F.) = 0.4 SPACES

TOTAL PARKING REQUIRED: 1.3+0.4 = 2 SPACES
TOTAL PARKING PROPOSED: 4 SPACES

REZONING: R-2 TO C-1

TAX MAP 47 ((A)) 72
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

DES. SDI
DRAWN SBN/NC
APP RHF
JOB NO. 16-SP-0492
DATE 11-7-2016
SCALE NONE

SHEET 1
OF 2 SHEETS

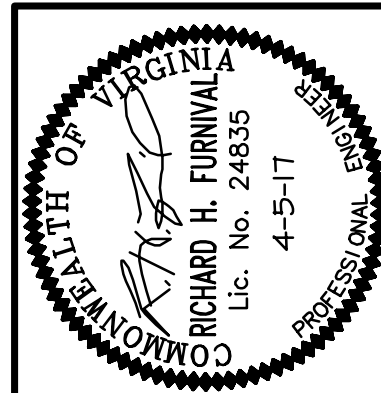
ENGINEERS, LAND PLANNERS & SURVEYORS
P. O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SULLIVAN
DONAHOE &
INGALLS

SDI



DATE	REVISIONS
1-30-17	PER COUNTY & VDOT COMMENTS
4-5-17	CHANGED TO REZONING PER COUNTY & VDOT COMMENTS



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1-30-17	PER COUNTY & VDOT COMMENTS
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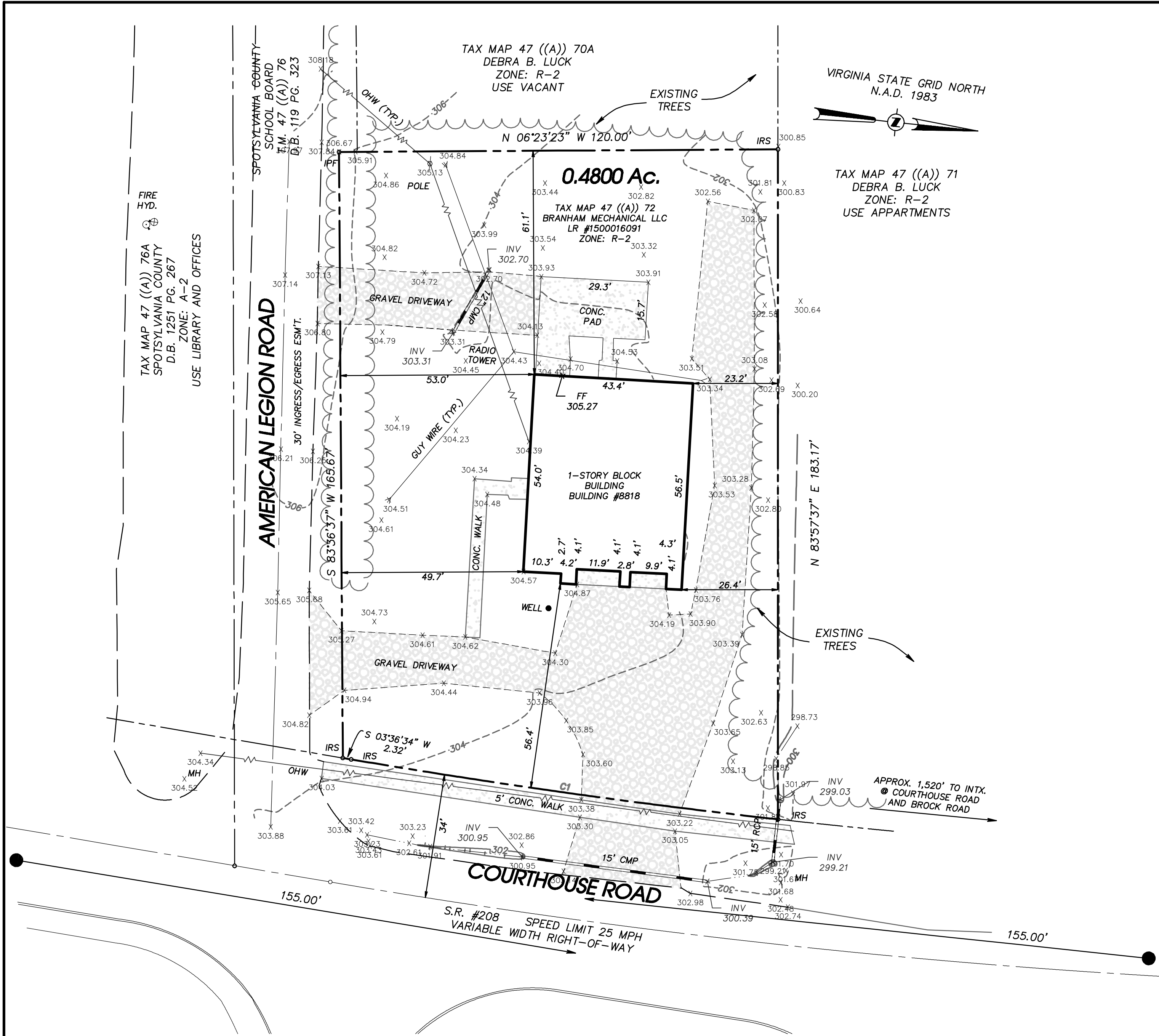
SDI
SULLIVAN &
DONAHOE &
INGALLS

TAX MAP 47 ((A)) 72
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
**EXISTING CONDITIONS AND
GENERALIZED DEVELOPMENT PLAN**

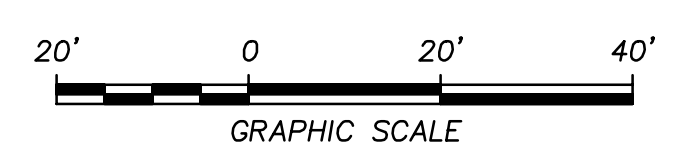
DES. SDI
DRAWN SBN/NCD
APP RHF
JOB NO. 16-SP-0492
DATE 11-7-2016
SCALE 1"=20'

SHEET **2**
OF **2** SHEETS

REZONING: R-2 TO C-1

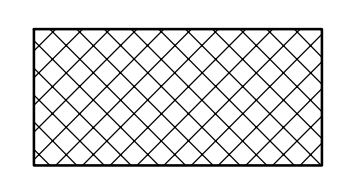


EXISTING CONDITIONS



CURVE TABLE

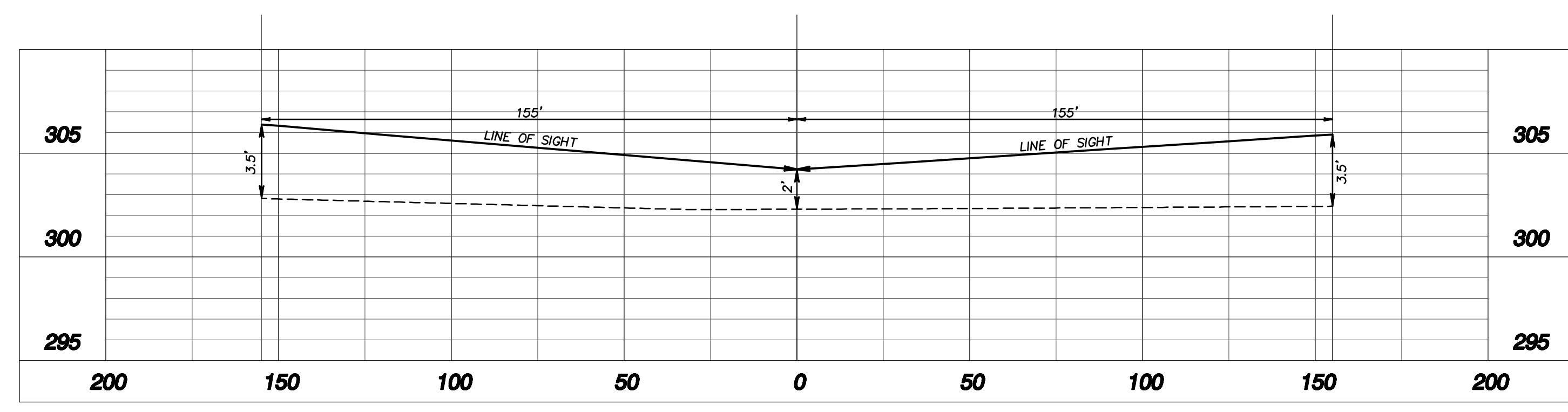
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
C1	2033.39'	3°19'15"	117.85'	58.94'	S01°56'56"W	117.84'



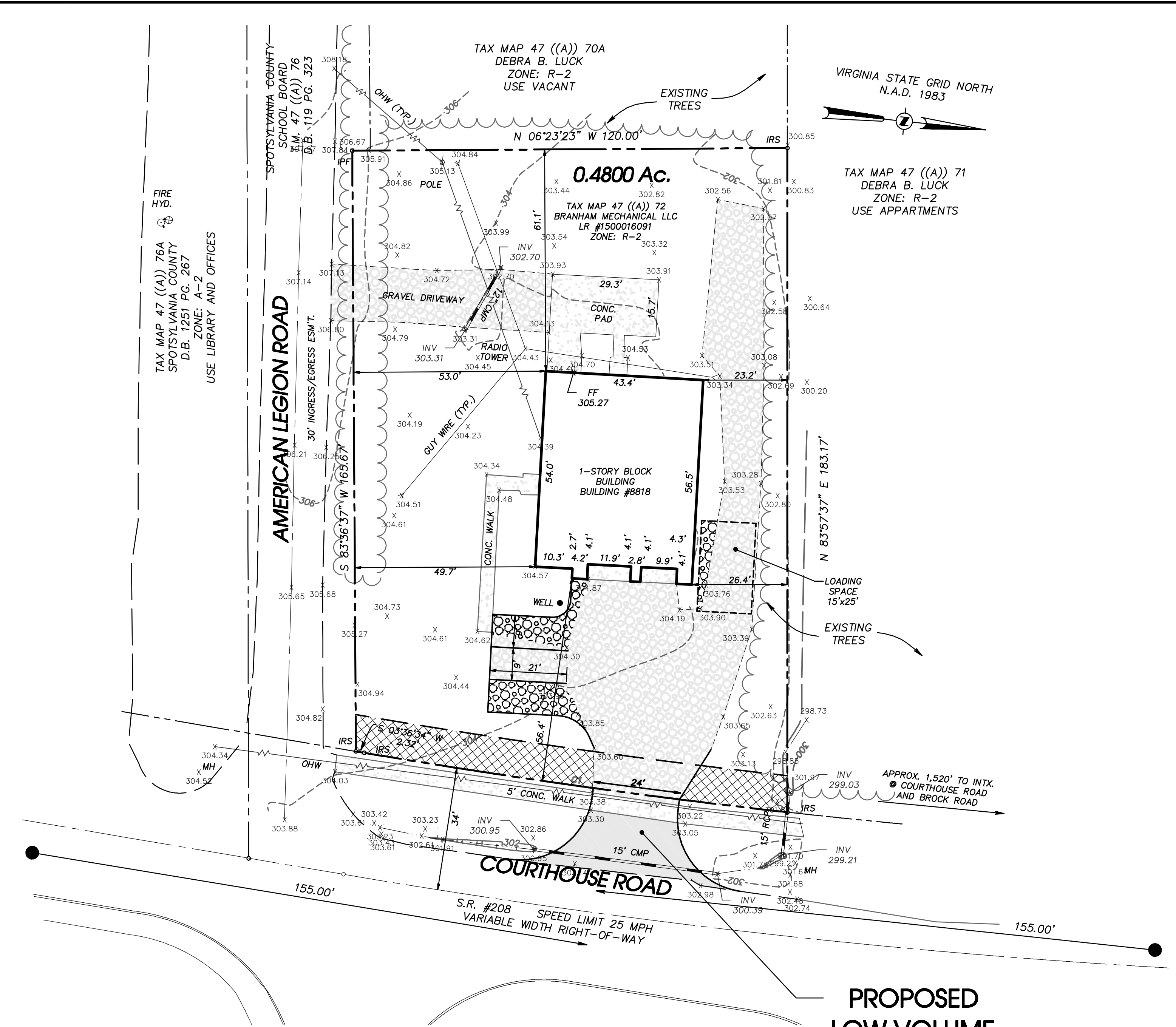
STREET BUFFER "C"

WAIVER REQUEST

OWNER IS REQUESTING A WAIVER TO ALLOW THE PARKING AREA TO REMAIN GRAVEL. THIS REQUEST IS ALSO SPECIFIED IN THE NARRATIVE PROVIDED BY THE OWNER.

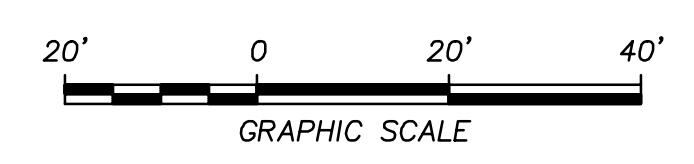


SIGHT DISTANCE PROFILE



PROPOSED
LOW VOLUME
COMMERCIAL
ENTRANCE

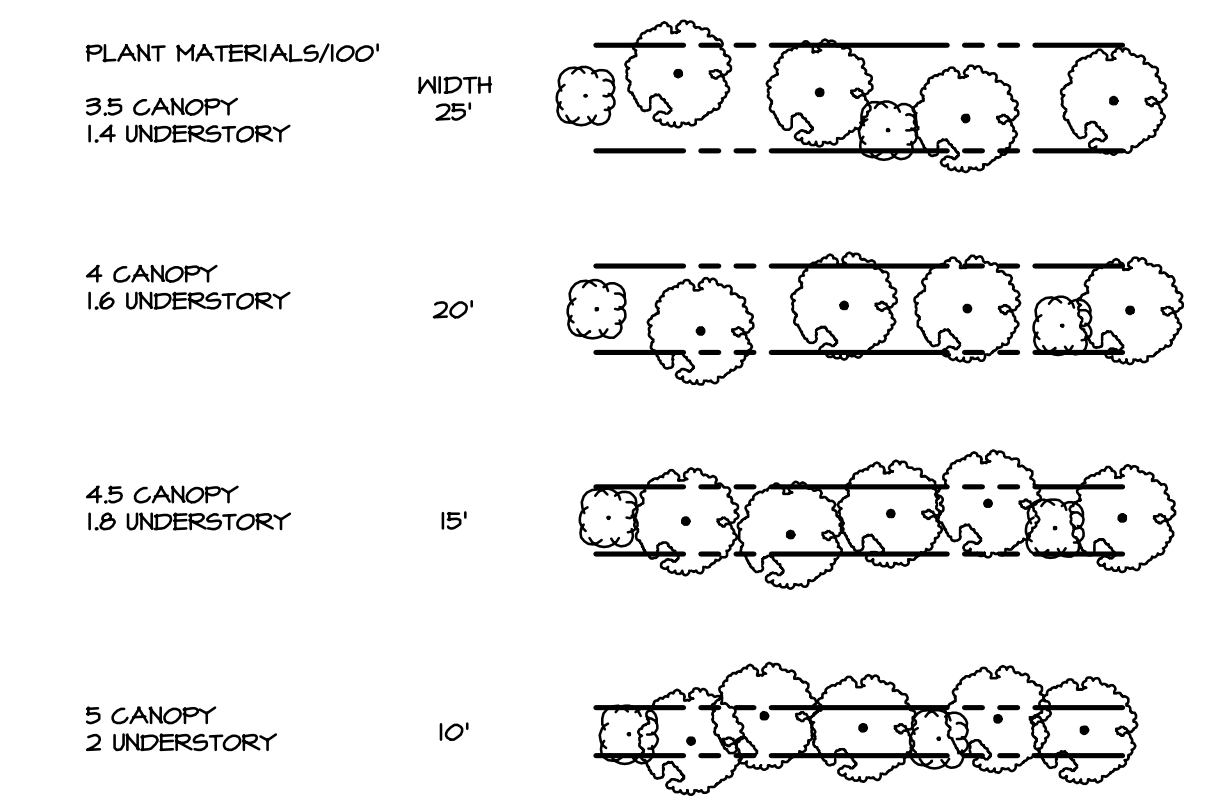
PROPOSED LAYOUT



TREE KEY

- CANOPY (MEDIUM OR LARGE DECIDUOUS)
- UNDERSTORY (SMALL OR MEDIUM DECIDUOUS)

STREET BUFFER C



GENERAL NOTES

- NO TITLE REPORT FURNISHED.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
- SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
- IT APPEARS THIS PROPERTY IS NOT LOCATED IN THE F.I.R.M. 100 YR. SPECIAL FLOOD HAZARD AREA ZONE "A" AS SCALED FROM MAP #510308 0200 C, DATED FEBRUARY 18, 1998. ALL LAND IS LOCATED IN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- PROPERTY SHOWN HEREON LOCATED ON TAX MAP 47 ((A)) 72.
- BOUNDARY AND MERIDIAN PER FIELD RUN SURVEY BY SULLIVAN DONAHOE AND INGALLS.
- TOPO TAKEN FROM FIELD RUN SURVEY BY SULLIVAN DONAHOE AND INGALLS.
- NO WETLANDS DELINEATION OR LOCATION PERFORMED.