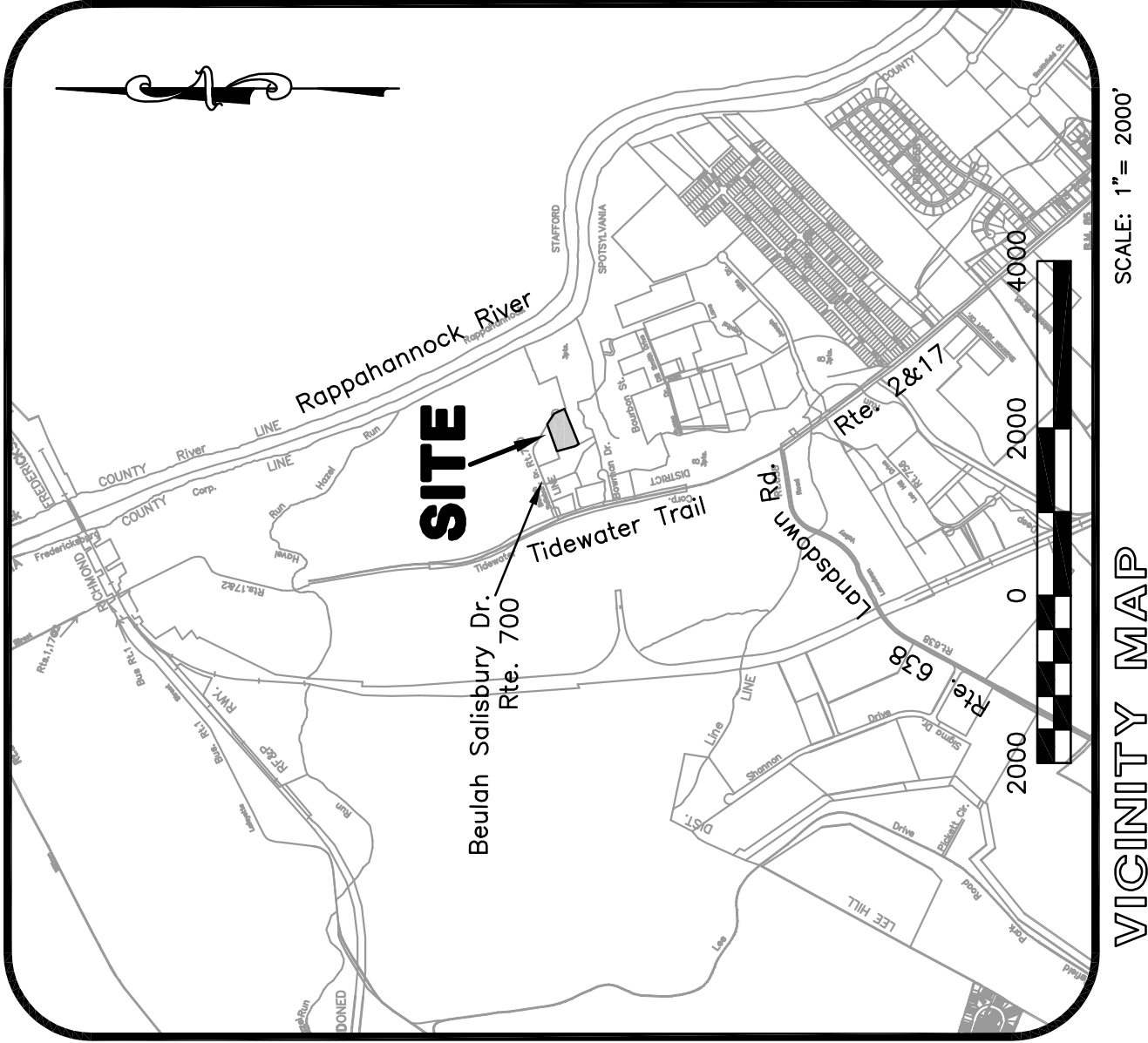


# GENERALIZED DEVELOPMENT PLAN

## ANDERSON PROPANE TANK STORAGE SPECIAL USE

LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING ZONING: C-2  
SPECIAL USE REQUEST: ABOVE GROUND FUEL STORAGE TANKS  
TAX MAP NUMBERS: 25-A-8R  
STREET ADDRESSES: 3200 BEULAH SALISBURY DRIVE



### SITE STATISTICS:

1. PROPOSED NAME: ANDERSON PROPANE TANK STORAGE
2. OWNER:  
WEJCF, LLC  
ATTN: MARK ANDERSON  
P.O. BOX 300  
FREDERICKSBURG, VA 22404
3. APPLICANT:  
ANDERSON PROPANE SERVICES, INC.  
ATTN: MARK ANDERSON  
P.O. BOX 300  
FREDERICKSBURG, VA 22404
4. TAX MAP: 25-A-8R
5. ZONING: C-2
6. EXISTING USE: FUEL TRUCK AND PROPANE TANK STORAGE.
7. PROPOSED USE: ABOVE GROUND FUEL STORAGE TANKS
8. PARCEL SITE AREA: 1.2945 AC.
9. OVERLAY DISTRICTS: CBPA, AIRPORT
10. WETLANDS PERMITS REQUIRED: NO
11. WETLANDS WITHIN 100' OF SITE: NO
12. RMA ON SITE: ENTIRE SITE
13. RPA ON SITE: NO
14. THIS PROPERTY WILL BE SERVICED BY PUBLIC WATER AND SEWER.
15. NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDING, STRUCTURES OR SITES ON PROPERTY.
16. NO PLACES OF BURIAL ON THIS PROPERTY.
17. LAND DISTURBANCE AREA: 0.1915 ACRES
18. GROSS FLOOR AREA=NONE SF; NET FLOOR AREA = NONE SF
19. IMPERVIOUS AREA = 39,867 SF
20. PERCENT IMPERVIOUS AREA = 70.7%
21. OPEN SPACE AREA = 29.3%
22. SOLID WASTE: TOTES 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.

### INDEX TO DRAWINGS

- 1.) COVER SHEET
- 2.) EXISTING CONDITIONS
- 3.) DEMOLITION PLAN
- 4.) GENERALIZED DEVELOPMENT 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

GENERALIZED DEVELOPMENT PLAN

**ANDERSON PROPANE TAX MAP 25-A-8R**  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

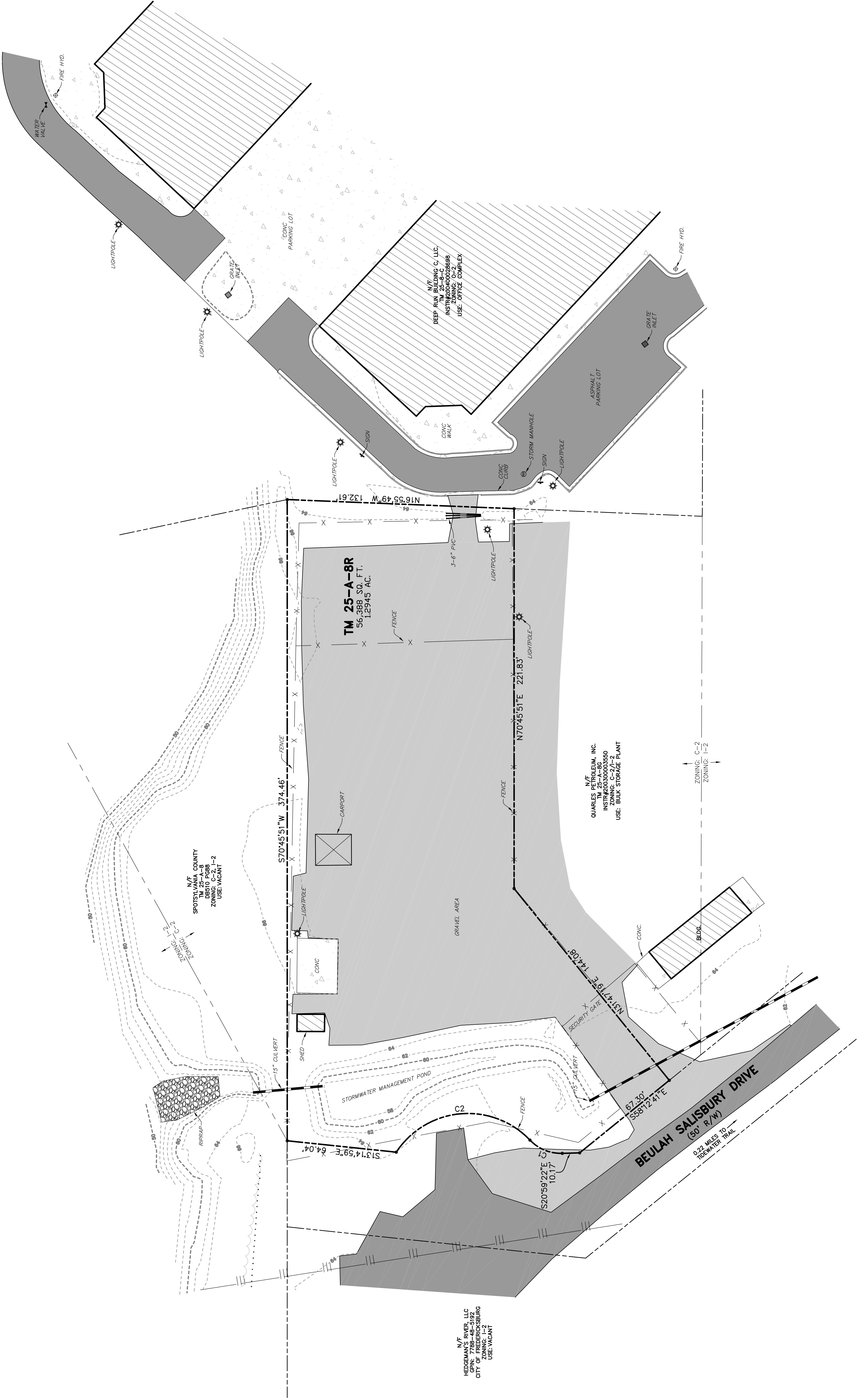
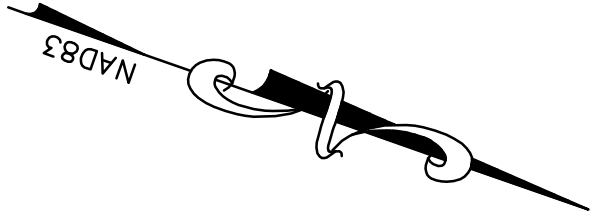
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SCALE: SHOWN  
DESIGNED BY: DWR  
DRAWN BY: DWR  
CHECKED BY: DCW

ACAD FILE: 16D022GDP  
DRAWING NO: 16-D-022

SHEET NO. **1**  
OF 4 SHEETS

**W W WEBB & ASSOCIATES, PLLC**  
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**OFFICE (540)371-1209 - FAX (540)371-4650**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|--------|------------|--------------|---------------|-------------|---------|
| C1    | 25.00' | 21.03'     | 20.41'       | N03°06'19"E   | 48°11'23"   | 11.18'  |
| C2    | 50.00' | 90.09'     | 78.39'       | S24°25'04"E   | 103°14'11"  | 63.13'  |



| REVISION | DATE    | DESCRIPTION  |
|----------|---------|--------------|
| 1        | 4/19/17 | TRC COMMENTS |
| 2        |         | D.W.R.       |



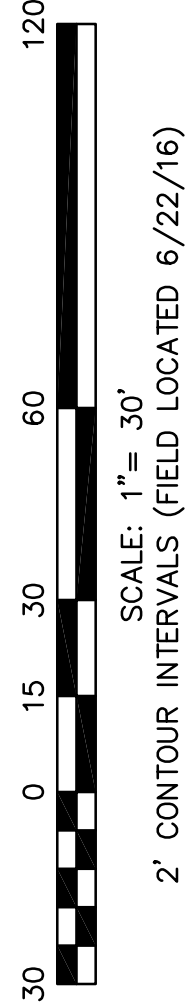


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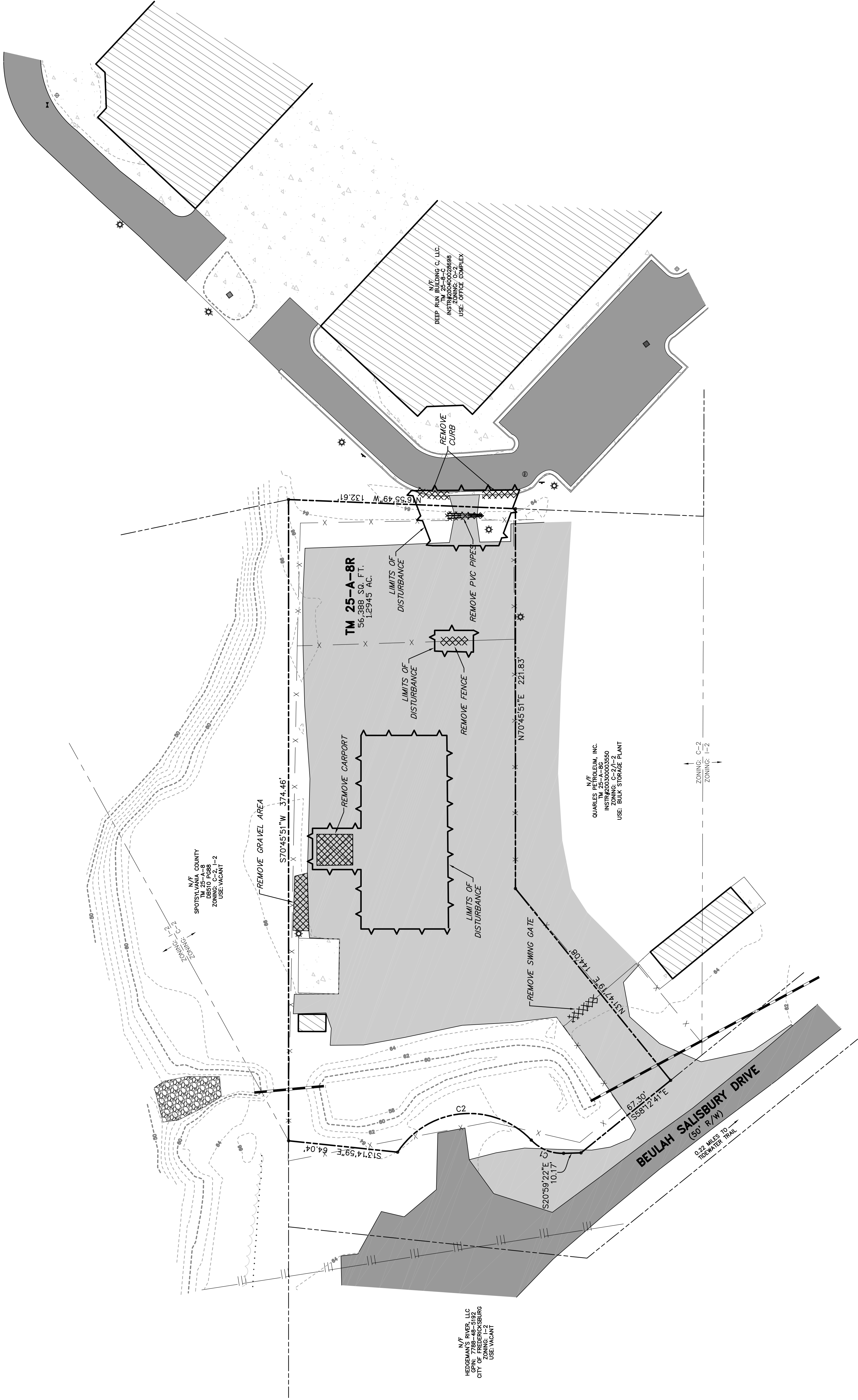
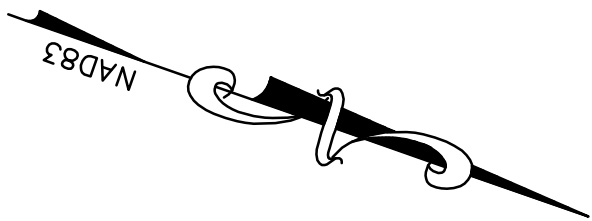
**EXISTING CONDITIONS**

**ANDERSON PROpane**  
**TAX MAP 25-A-8R**  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

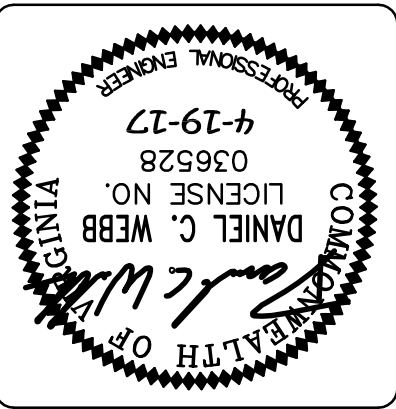
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|----------------------|----------------|------------------|---------------|-----------------|----------------------|----------------------|-------------------------|



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|--------|------------|--------------|---------------|-------------|---------|
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| REVISION | DATE    | DESCRIPTION  |
|----------|---------|--------------|
| 1        | 4/19/17 | TBC COMMENTS |
| 2        |         | D.W.R.       |





**WWWEBB & ASSOCIATES, PLLC**  
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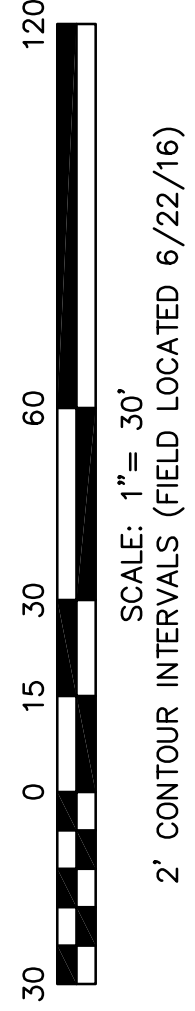
**DEMOLITION PLAN**

**ANDERSON PROPANE**  
**TAX MAP 25-A-8R**  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

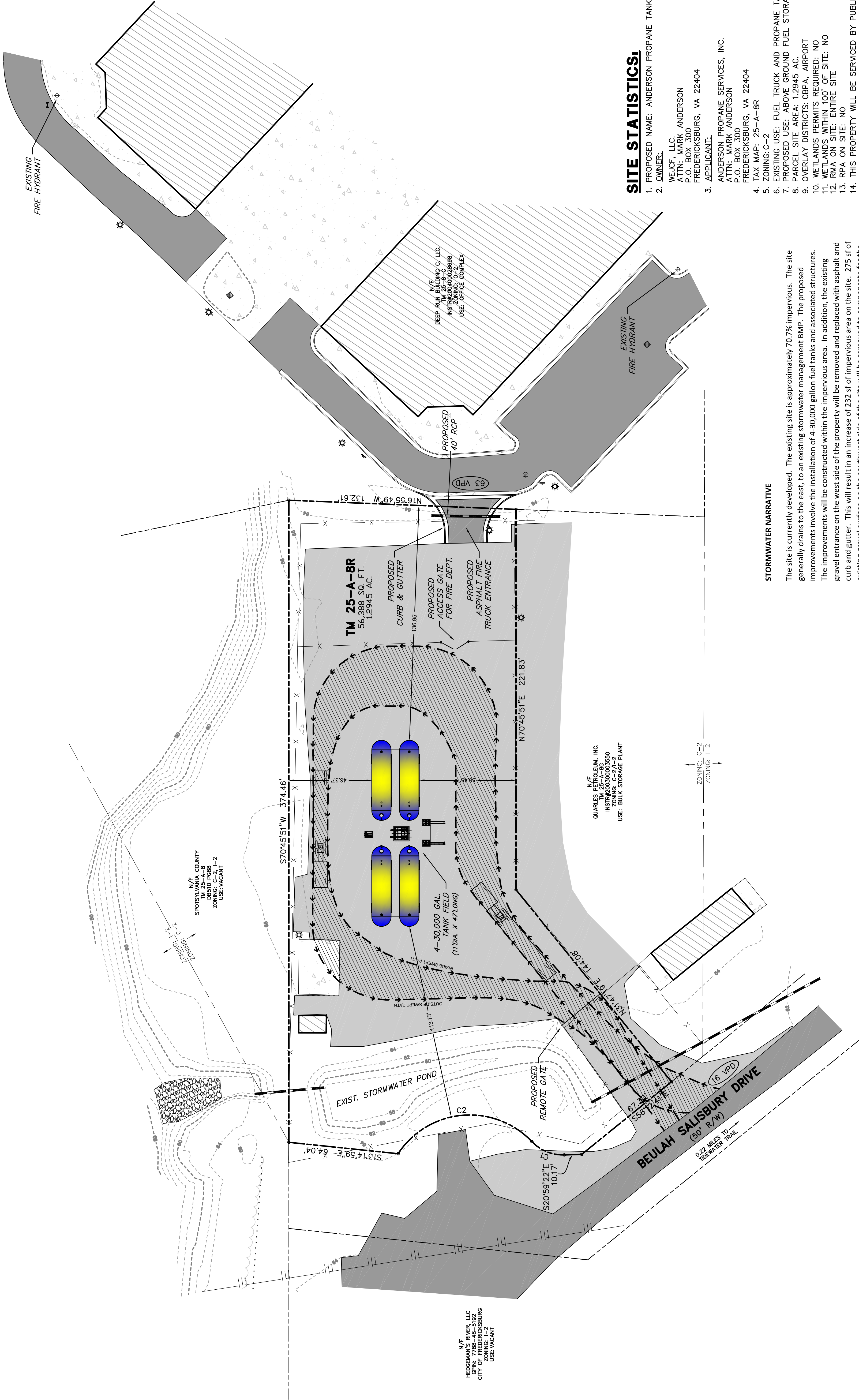
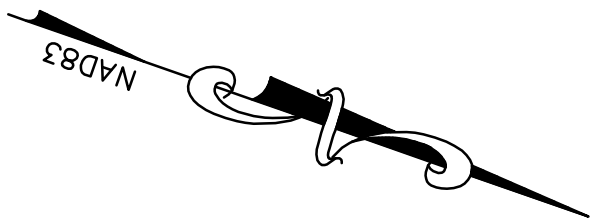
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DRAWN BY: DWR  
CHECKED BY: DCW

ACAD FILE: 16D022GDP  
DRAWING NO: 16-D-022

SHEET NO. **3**  
OF 4 SHEETS



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
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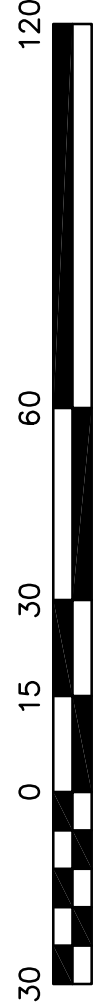


STORMWATER NARRATIVE

The site is currently developed. The existing site is approximately 70.7% impervious. The site generally drains to the east, to an existing stormwater management BMP. The proposed improvements involve the installation of 4-30,000 gallon fuel tanks and associated structures. The improvements will be constructed within the impervious area. In addition, the existing gravel entrance on the west side of the property will be removed and replaced with asphalt and curb and gutter. This will result in an increase of 232 sf of impervious area on the site. 275 sf of existing gravel surface on the southwest side of the site will be removed to compensate for the increase. This will result in a net decrease in the amount of impervious area on the site. Stormwater management will be handled by the existing stormwater BMP. There will be no change to the existing stormwater management facility.

EROSION CONTROL NARRATIVE

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.



2' CONTOUR INTERVALS (FIELD LOCATED 6/22/16)

GENERALIZED DEVELOPMENT PLAN

ANDERSON PROPANE  
TAX MAP 25-A-8R  
LEE HILL MAGISTRAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

ENGINEERING - SURVEYING - LAND PLANNING

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OFFICE (540)371-1209 FAX (540)371-4650

COMMUNITY HEALTH OF VIRGINIA

DANIEL C. WEBB

036528

4-19-17

PROFESSIONAL ENGINEER

| REVISION | DATE | DESCRIPTION  |
|----------|------|--------------|
| 4/19/17  |      | TRC COMMENTS |
| D.W.R.   |      | BY           |

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