

CONVENIENCE STORE WITH FUELING GENERALIZED DEVELOPMENT PLAN FOR REZONING

TM 12B-A-3, 12B-3-A, 12B-A-5, & 12B-A-6
12100 SPOTSWOOD FURNACE ROAD

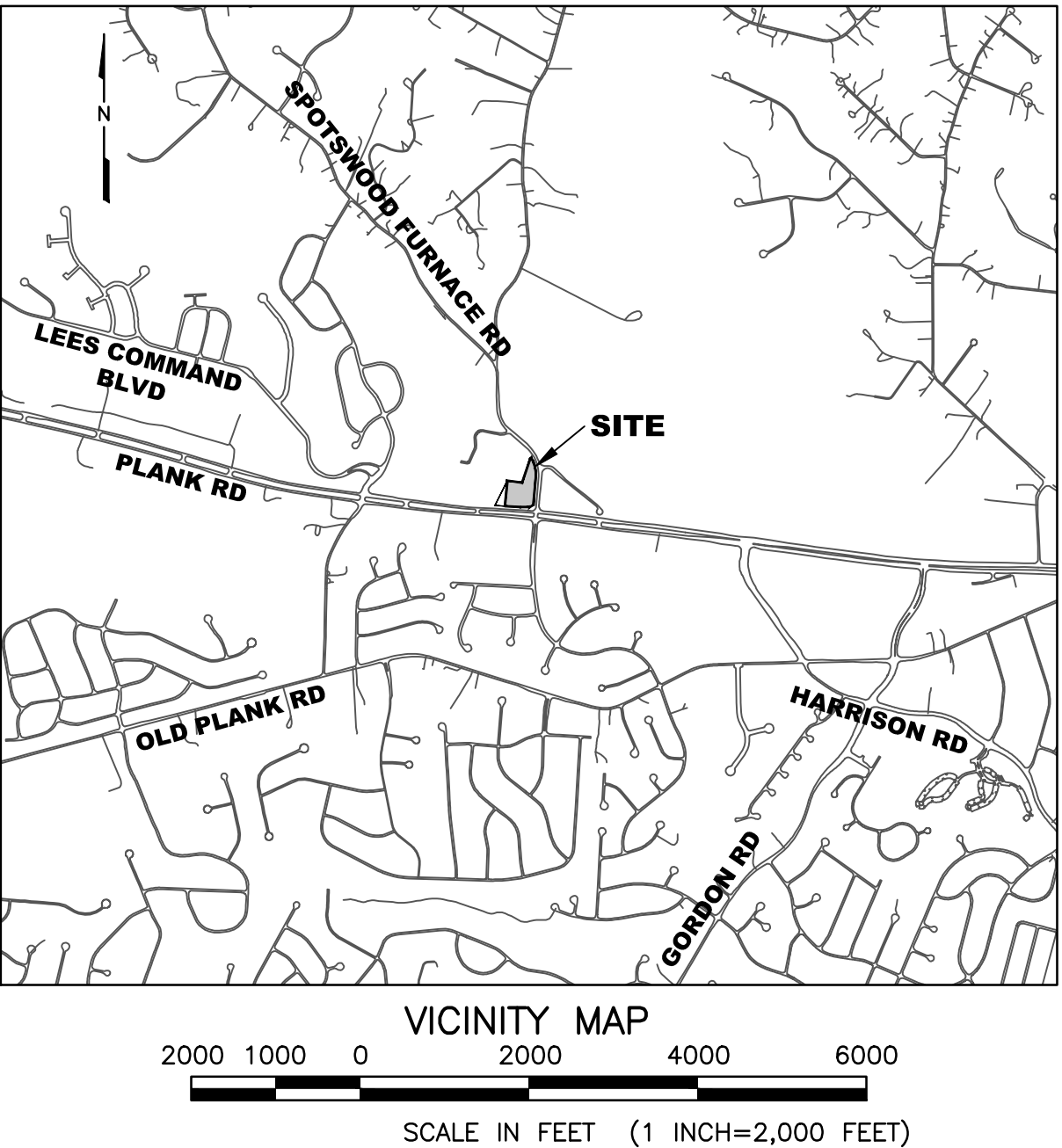
COURTLAND VOTING DISTRICT
CHANCELLOR MAGESTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SHEET INDEX

SHEET	TITLE
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NOTES:

- BUILDING FOOTPRINT, SITE CIRCULATION, PUMP LOCATION, UTILITY LOCATIONS, STORMWATER MANAGEMENT FACILITIES, AND PROPOSED PROPERTY LINES SHOWN ON THIS PLAN MAY BE ADJUSTED, IF NECESSARY, TO FULFILL REQUIREMENTS OF FINAL ENGINEERING AND DESIGN AND/OR COMPLIANCE WITH STATE AGENCY REGULATIONS AND COUNTY DEVELOPMENT REGULATIONS AND DESIGN STANDARDS MANUAL. ALL DRIVE AISLE AND SIDEWALK DIMENSIONS ARE APPROXIMATE.
- ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE WILL BE STORED IN THE ONSITE DUMPSTER AND RECYCLING AREA AS SHOWN ON THE PLAN. PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
- A DETAILED LANDSCAPING PLAN MEETING THE LANDSCAPING AND SCREENING REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE AND ARTICLES 6 AND 8 OF THE DESIGN STANDARDS MANUAL SHALL BE PREPARED AS PART OF THE SITE PLAN. INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, AND STREET BUFFER PLANTINGS SHALL SATISFY THESE REQUIREMENTS. REQUIRED LANDSCAPING SHALL NOT IMPEDE SIGHT DISTANCE AND SHALL BE INSTALLED IN AN ALTERNATIVE LOCATION IN ORDER TO FULFILL THE TREE COVER AND PLANTING DENSITY REQUIREMENTS. LANDSCAPING DEPICTED ON THIS GENERALIZED DEVELOPMENT PLAN IS ILLUSTRATIVE.
- THE SITE LIES WITHIN THE HCOD PRIMARY OVERLAY DISTRICT AND THE RESERVOIR PROTECTION OVERLAY DISTRICT. THE SITE DOES NOT LIE WITHIN THE HISTORIC OVERLAY, HCOD RURAL OVERLAY, OR RIVER OVERLAY DISTRICTS.
- THERE ARE NO KNOWN WATERS OF THE U.S., HISTORIC BUILDINGS OR FEATURES, PLACES OF BURIAL, RESOURCE PROTECTION AREAS, STEEP SLOPES, OR DAM BREAK INUNDATION ZONES ON SITE.
- STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO PROVIDE ADEQUATE QUALITY AND QUANTITY CONTROL. FACILITIES WILL BE SIZED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REGULATIONS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 23-5.9.3 OF THE SPOTSYLVANIA ZONING ORDINANCE.
- LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 23-5.12 OF THE SPOTSYLVANIA COUNTY ZONING ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
- A SEPARATE ZONING PERMIT WILL BE REQUIRED FOR SITE LIGHTING, SIGNS, UNDERGROUND AND ABOVE GROUND TANKS, AND RETAINING WALLS.
- THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 51047C0450C DATED JUNE 18, 2007. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- STORAGE, TAPERS, TRANSITIONS, AND TURN LANES ASSOCIATED WITH THE ROAD IMPROVEMENTS ON SPOTSWOOD FURNACE ROAD AND PLANK ROAD (ROUTE 3) SHALL BE SHOWN ON THE SITE PLAN, AND SHALL BE DESIGNED AND BUILT AS APPROVED BY VDOT.
- ALL TRAFFIC DATA REFERENCED FROM TRAFFIC STUDY PREPARED BY RAMEY KEMP & ASSOCIATES IN CONJUNCTION WITH THE ZONING RECLASSIFICATION.



SITE INFORMATION:

APPLICANT: SH DEVELOPMENT COMPANY, INC.
1201 CENTRAL PARK BLVD
FREDERICKSBURG, VIRGINIA 22401
(540) 786-1405

OWNERS: PARCEL 12B-A-3
WILLIAM L OR CHRISTINE T JONES
CHANCELLOR REALTY
6032 LOST COVE DR
MINERAL, VIRGINIA 23117

PARCEL 12B-3-A
DONNA PEMBERTON JONES
1005 OLDE MEADOW WAY
SPOTSYLVANIA, VIRGINIA 22551

PARCELS 12B-A-6 & 12B-A-5
LORACE COE
9951 C TALLEY RD
SPOTSYLVANIA, VIRGINIA 22553

PREPARED BY: FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
540-899-3700

TAX PARCELS: 12B-A-3, 12B-3-A, 12B-A-6, & 12B-A-5
EXISTING ZONING: O-1 & R-U
PROPOSED ZONING: C-2
VOTING DISTRICT: COURTLAND
PRESENT USE: VACANT & RESIDENTIAL
PROPOSED USE: CONVENIENCE STORE WITH FUEL DISPENSING SERVICE
GROSS FLOOR AREA: 5,988 GFA
NUMBER OF FUELING STATIONS: 12 (2 PER ISLAND)
TOTAL AREA OF EXISTING PARCELS: 3.31 AC
ESTIMATED DISTURBED ACREAGE: 3.31 AC
CONVENIENCE STORE PARCEL: 2.88 AC
MAXIMUM ALLOWABLE FLOOR AREA RATIO: 0.7
FLOOR AREA RATIO PROVIDED: 0.048 (5,988 SF/125,618 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT: 55 FEET
BUILDING HEIGHT: APPROXIMATELY 25 FEET
CANOPY HEIGHT: APPROXIMATELY 20 FEET
PARKING REQUIRED: 5 SPACES PER 1,000 SF=30 SPACES
PARKING PROVIDED: 54 SPACES
HANDICAP SPACES REQUIRED: 3 SPACES (1 VAN ACCESSIBLE)
HANDICAP SPACES PROVIDED: 3 SPACES (1 VAN ACCESSIBLE)
MINIMUM OPEN SPACE REQUIRED: 15%
OPEN SPACE PROVIDED: 50% (1.43 AC/2.88 AC)
IMPERVIOUS SURFACE RATIO: 0.50 (1.45 AC/2.88 AC)
MINIMUM FRONT YARD: 30 FEET *
MINIMUM SIDE YARD: NO REQUIREMENT *
MINIMUM REAR YARD: 20 FEET *

* DEVELOPMENT IN ACCORDANCE WITH AN APPROVED GENERALIZED DEVELOPMENT PLAN (GDP) SHALL BE SUBJECT TO THE MINIMUM YARD REQUIREMENTS ONLY WITH RESPECT TO DEVELOPMENT ALONG ITS PERIPHERAL LINES AND IN SUCH CASES PARKING LOTS SHALL BE LOCATED NO CLOSER THAN THIRTY (30) FEET TO ANY PUBLIC STREET OR HIGHWAY RIGHT-OF-WAY

ESTIMATED VEHICLE TRIPS PER DAY

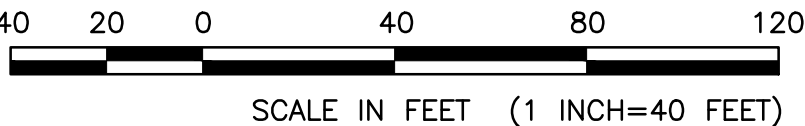
(FROM TRAFFIC STUDY PREPARED BY RAMEY KEMP & ASSOCIATES)

1,911 ENTERING
1,911 EXITING

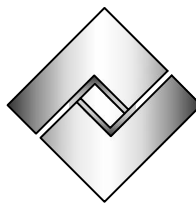
ITE LAND USE CODE 853 (CONVENIENCE MARKET WITH GASOLINE PUMPS)

DEVELOPMENT POTENTIAL

PARCEL	ZONING	YIELD
TM 12B-A-3	O-1	10,000 SF (EST.)
TM 12B-3-A	RU	1 SINGLE FAMILY DETACHED DWELLING
TM 12B-A-5	RU	1 SINGLE FAMILY DETACHED DWELLING
TM 12B-A-6	RU	1 SINGLE FAMILY DETACHED DWELLING



APPROVAL



Fairbanks &
Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

CONVENIENCE STORE WITH FUELING
GENERALIZED DEVELOPMENT PLAN
FOR REZONING



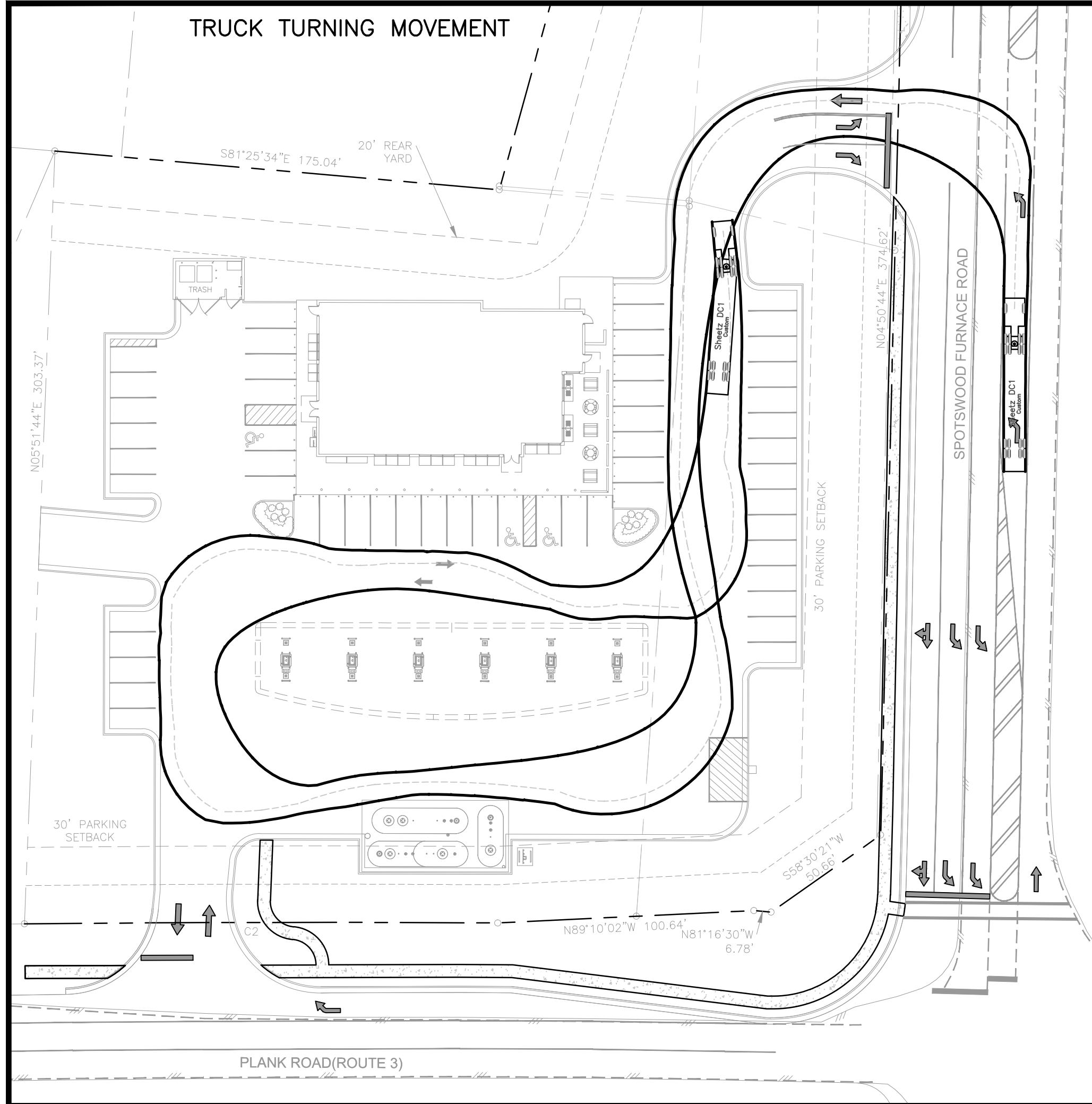
DATE : 08-29-16
DESIGNED: JRF
DRAWN : DLH
CHECKED : JRF

REVISIONS:
11-15-16
01-18-17
03-15-17
05-09-17

DOCUMENT NO.
1-1086.1

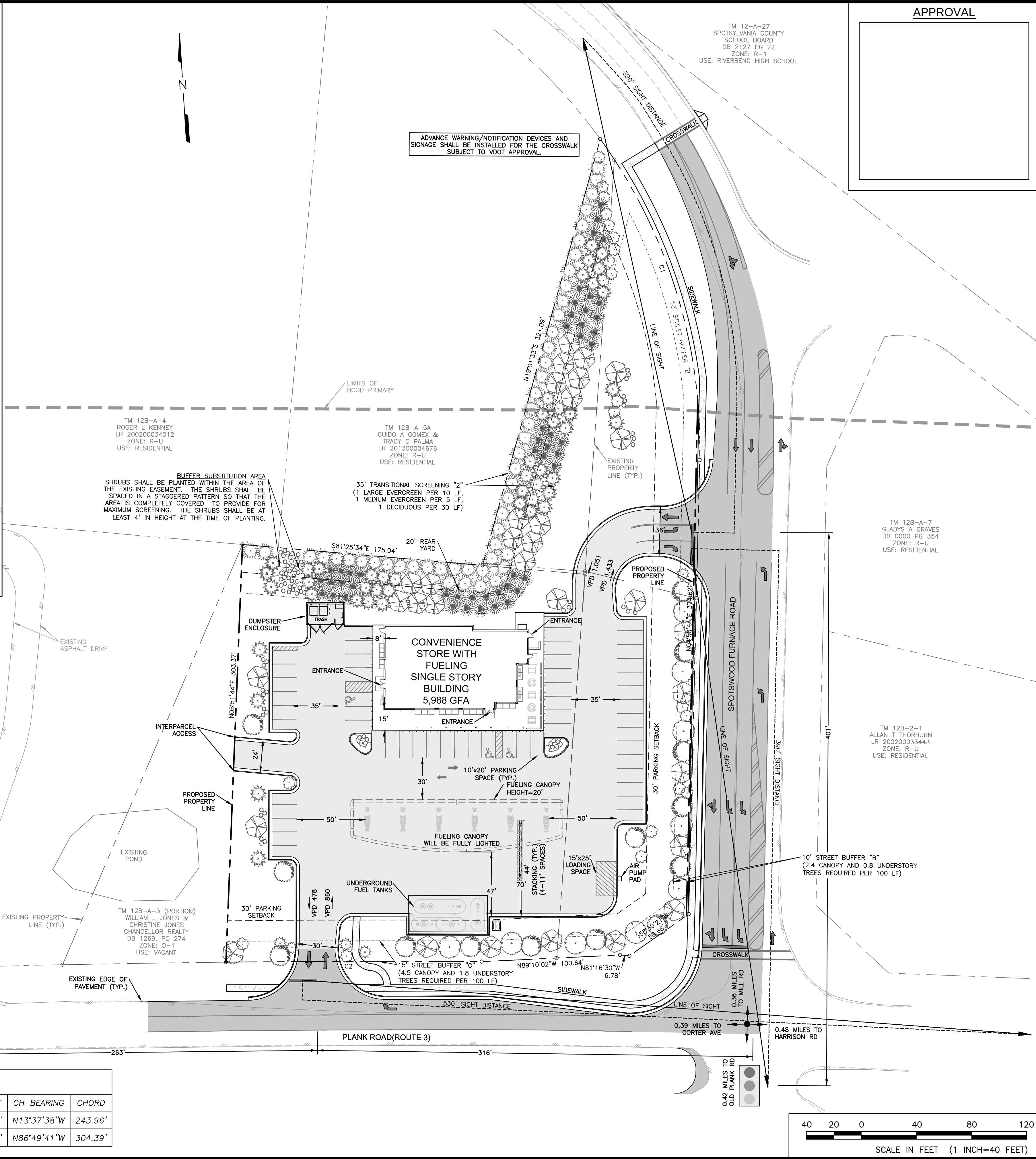
SHEET
1 OF 4

1-1086.1 CONVENIENCE STORE WITH FUELING GDP 05-09-17



LANDSCAPE LEGEND	
CANOPY TREE	
UNDERSTORY TREE	
EVERGREEN TREE (LARGE)	
EVERGREEN TREE (MEDIUM)	
SHRUB	

CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	248.30'	382.00'	37°14'34"	128.72'	N13°37'38"W	243.96'
C2	304.40'	10612.03'	1°38'37"	152.21'	N86°49'41"W	304.39'



APPROVAL

TM 12-A-27
SPOTSYLVANIA COUNTY
SCHOOL BOARD
DB 2127 PG 22
ZONE: R-1
USE: RIVERBEND HIGH SCHOOL

Fairbanks & Franklin

Civil Engineering
Land Planning

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Fredericksburg, VA 22401
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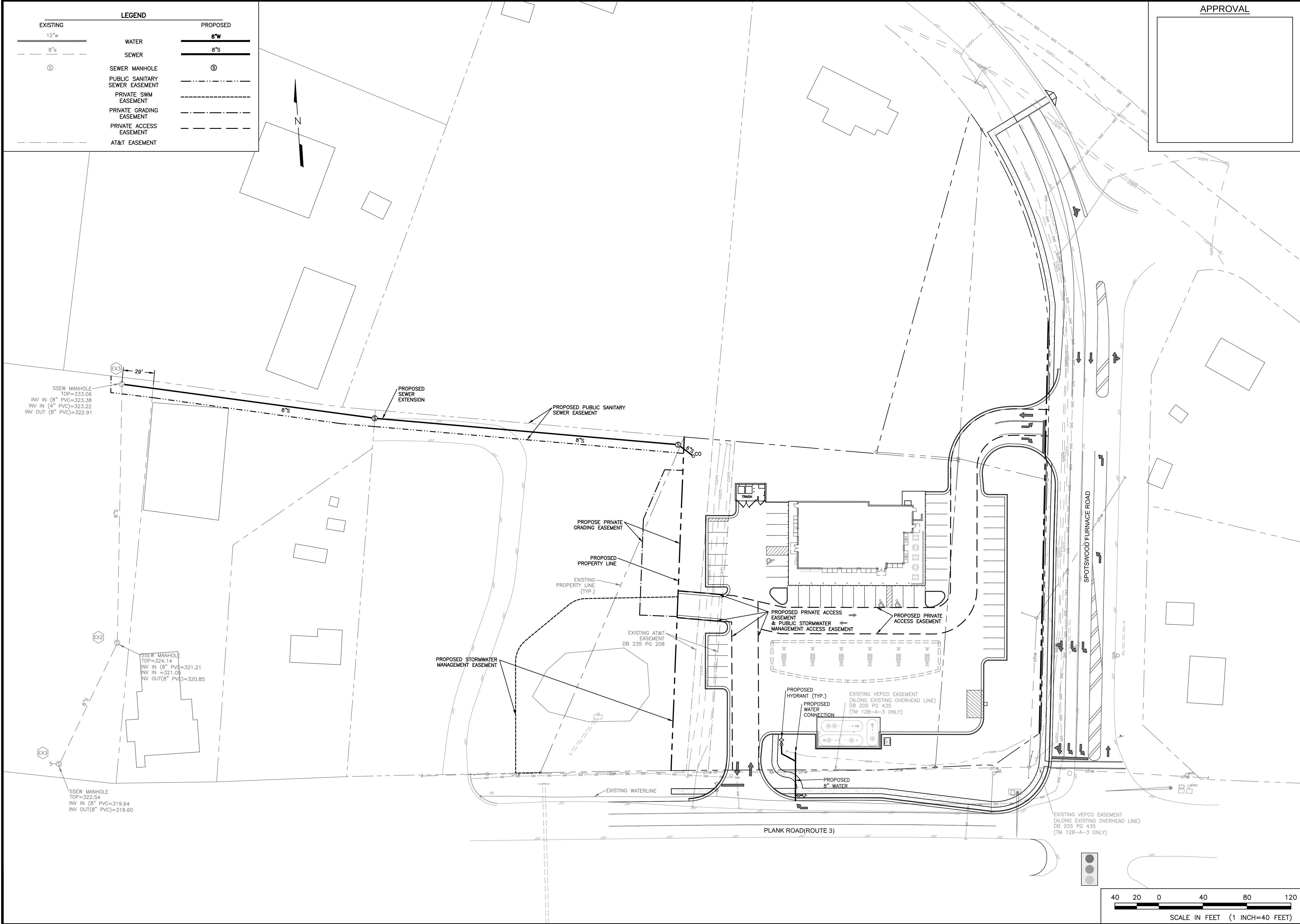
PROPOSED CONDITIONS

CONVENIENCE STORE WITH FUELING
GENERALIZED DEVELOPMENT PLAN
FOR REZONING

COMMONWEALTH OF VIRGINIA

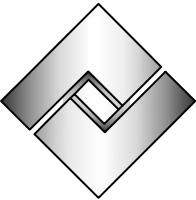
JUSTIN R. FRANKLIN
Lic. No. 035250
05-09-17
PROFESSIONAL ENGINEER

DATE	08-29-16
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DRAWN	DLH
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OF	4



LEGEND		
EXISTING		PROPOSED
12" w	WATER	8" w
8" s	SEWER	8" s
⊙	SEWER MANHOLE	⊙
	PUBLIC SANITARY SEWER EASEMENT	
	PRIVATE SWM EASEMENT	
	PRIVATE GRADING EASEMENT	
	PRIVATE ACCESS EASEMENT	
	AT&T EASEMENT	

APPROVAL



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Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
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PROPOSED UTILITY PLAN

CONVENIENCE STORE WITH FUELING
GENERALIZED DEVELOPMENT PLAN
FOR REZONING



COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
Lic. No. 035250
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