

SPECIAL USE APPLICATION
MAZARI MOTORS
GENERALIZED DEVELOPMENT PLAN
TM 23- A -140
10900 COURTHOUSE ROAD

ENGINEER:

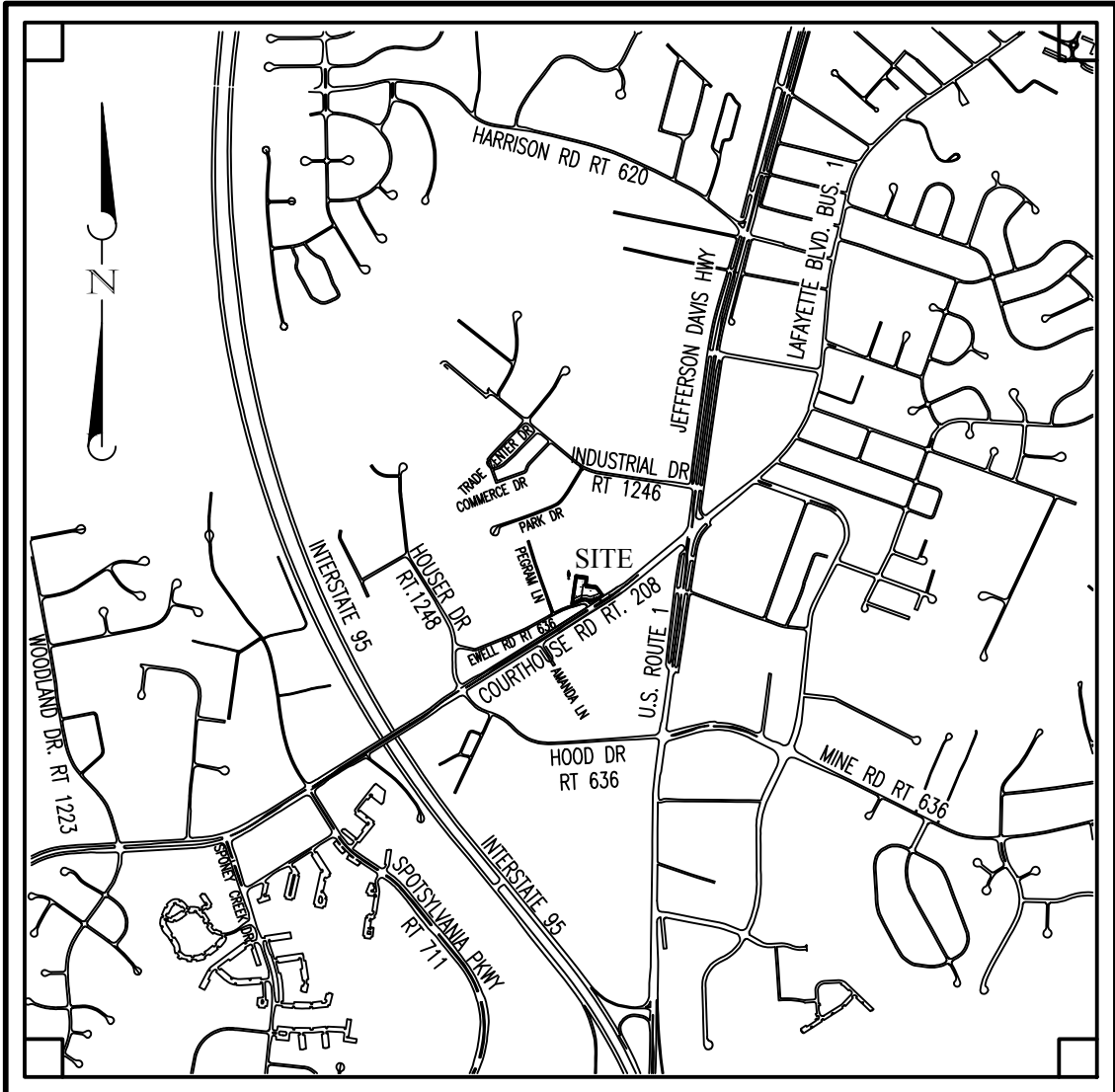
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281
ATTN: RYAN K. FOROUGH, P.E.

APPLICANT:

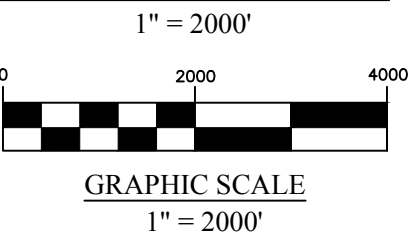
MAZARI MOTORS
4611 EWELL ROAD
FREDERICKSBURG, VIRGINIA 22408
(703)-989-4396

OWNER:

SHIRLEY ANN ALI &
BASHAR ITRAISH
4116 17TH ST
ARLINGTON, VA 22207



VICINITY MAP



SHEET INDEX

SHEET NUMBER:

- 1
2
3
4

TITLE:

COVER SHEET
EXISTING CONDITIONS & DEMOLITION PLAN
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN

AC ACRE(S)
BLDG BUILDING
CL CENTERLINE
CO CLEAN OUT
CONC CONCRETE
CMP CORRUGATED METAL PIPE
CG CURB & GUTTER
DB DEED BOOK
DEMO DEMOLISH
DIP DUCTILE IRON PIPE
ESMT EASEMENT
EP EDGE OF PAVEMENT
ELEV ELEVATION
ES END SECTION
EW END WALL
EX EXISTING
FG FINISHED GRADE
FF FINISHED FLOOR
FH FIRE HYDRANT
F/M FORCE MAIN
GL GAS LINE
GM GAS METER
GFA GROSS FLOOR AREA
HC HANDICAPPED
HDPE HIGH DENSITY POLYETHYLENE PIPE
HP HIGH POINT
HORZ HORIZONTAL
INV INVERT
IPF IRON PIPE FOUND
IPS IRON PIPE SET
LP LIGHT POLE
MH MANHOLE
MAX MAXIMUM
MIN MINIMUM
OHE OVERHEAD ELECTRIC
OHE&T OVERHEAD ELECTRIC, TELEPHONE
OHE,T,TV OVERHEAD ELECTRIC, TELEPHONE, TELEVISION
PG PAGE
PVMT PAVEMENT
PED PEDESTAL
PERF PERFORATED
PROP PROPOSED
PVC POLYVINYL CHLORIDE
R RADIUS
RED REDUCER
RCP REINFORCED CONCRETE PIPE
RD ROOF DRAIN
R/W RETAINING WALL

SAN SANITARY
SEW SEWER
SHT SHEET
SW SIDEWALK
SOFT SQUARE FEET (FOOT)
STD STANDARD
STM STORM
T & S TAP AND SLEEVE
TM TAX MAP
TEL TELEPHONE
TBR TO BE REMOVED/RELOCATED
TC TOP OF CURB
TRAN TRANSFORMER
TYP TYPICAL
UG UNDERGROUND
UGE,T,TV UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
UP UTILITY POLE
VERT VERTICAL
WL WATER LINE
WM WATER METER
WV WATER VALVE
W/ WITH
W/L WATERLINE

ACCESSIBLE
98 EXISTING INTERMEDIATE CONTOUR
100 EXISTING INDEX CONTOUR
276.93 EXISTING SPOT SHOT
50 FINISHED GRADE
90[±] FINISHED SPOT SHOT
FIRE HYDRANT
LIGHT POLES
SIGNS
TEST PIT
CG-6R

GENERAL NOTE

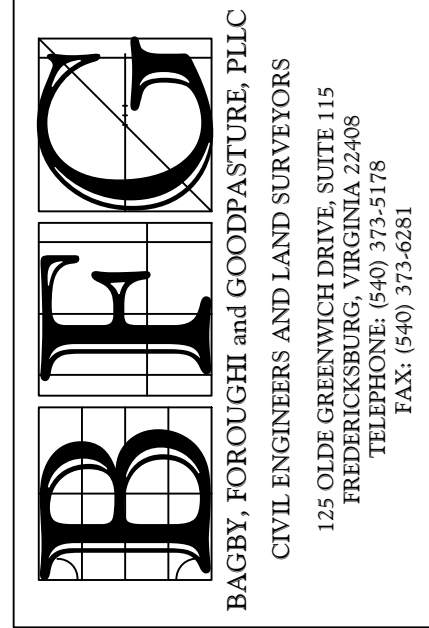
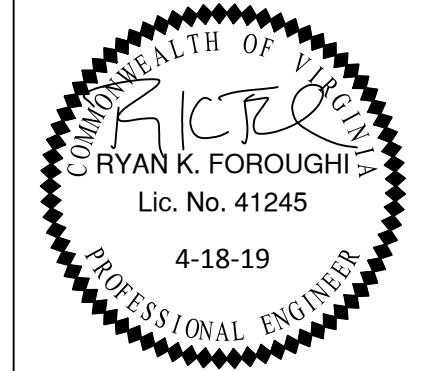
1. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY BAGBY, FOROUGH AND GOODPASTURE, PLLC
3. EXISTING ZONE: C-3
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA COMMUNITY PANEL NO. 510308 0075 C, REVISED FEBRUARY 18,1998.
5. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE
6. OWNER TO UTILIZE CLEANING SERVICE TO REMOVE TRASH.
7. OWNER TO BUY CREDITS FOR STOWMWATER QUALITY COMPLIANCE.
8. EXISTING MONUMENT SIGN TO BE USED.
9. NO LARGE COMMERCIAL HAULERS TO BE PERMITTED FOR DELIVERY.
10. 32.30 TRIPS x 2500 S.F. /1000 S.F. = 80.75 PER ITE TRIP GENERATION MANUAL (9TH) ED. USE CODE 841.
11. THERE ARE NO KNOWN HISTORIC BUILDINGS OR FEATURES ON THIS SITE.
12. THE SUBJECT PARCEL IS WITHIN THE AIRPORT PROTECTION OVERLAY DISTRICT AND THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
13. ANY NEW EXTERIOR LIGHTING WILL HAVE FULL CUTOFF OR FULLY SHIELDED LUMINAIRE.

COVER SHEET

MAZARI MOTORS - SPECIAL USE APPLICATION
TM 23- A -140
10900 COURTHOUSE ROAD
COURTLAND MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY

VIRGINIA



DATE	REVISIONS
4/18/19	PER COUNTY COMMENTS



N/F
ROGER W HENRY OR
PEGGY S HENRY
23-5-A
ZONED: C-3
USED: OFFICE

N/F
FOUR MILE FORK
INVESTMENT LLC
23D-3-A
ZONED: C-3
USED: RETAIL CENTER

N/F
FOUR MILE FORK
INVESTMENT LLC
23-A-140A
ZONED: C-3
USED: RETAIL CENTER

DEMOLITION NOTE:

DEMOLITION/REMOVAL OF THE EXISTING GAS PUMPS, CANOPY, ISLANDS, BOLLARDS, VACUUM STATION AND EXISTING SIGN (AS DEPICTED ON THIS SHEET) MUST BE APPLIED FOR IN CONJUNCTION WITH THE APPLICATION FOR ZONING USE PERMIT. SUCH DEMOLITION/REMOVAL SHALL OCCUR PRIOR TO THE ISSUANCE OF THE ZONING USE PERMIT.

N/F
T J HOLDINGS LLC
23-5-B
ZONED: C-3
USED: AUTO SALES

N/F
SHIRLEY ANN ALI &
BASHAR ITRAISHA
23-A-140
1.177 ACRES
ZONED: C-3
USED: AUTO SALES

N/F
FOUR MILE FORK
INVESTMENT LLC
23-A-140A
ZONED: C-3
USED: RETAIL CENTER

EWELL ROAD
ROUTE 636

COURTHOUSE ROAD - ROUTE 208
(VARIABLE WIDTH R/W)
1200' TO INTERSECTION JEFFERSON DAVIS HWY
1750' TO INTERSECTION HOOD DRIVE

0 20 40 Feet

EXISTING CONDITIONS & DEMOLITION PLAN

MAZARI MOTORS - SPECIAL USE APPLICATION
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10900 COURTHOUSE ROAD
COURTLAND MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY

VIRGINIA

DATE: JAN. 17, 2019
SCALE: 1" = 20'
DESIGNED BY: RKF
DRAWN BY: CT/LT
CHECKED BY: RKF
FILE NAME: 20373-6 GDP
JOB NO. 20373-6
PLAN NO. SUP19-0001

VEHICLE DELIVERY STATEMENT:
STOCK VEHICLES SHALL BE DELIVERED INDIVIDUALLY
OR VIA DELIVERY TRUCKS TO THE SITE UTILIZING THE
INTERSECTION OF EWELL ROAD AND COURTHOUSE ROAD.

SPOTSYLVANIA C-3 ZONING DISTRICT REGULATIONS

PROJECT NAME

MAZARI MOTORS - EWELL ROAD

SITE CALCULATIONS

TOTAL SITE AREA: 1.1776-ACRES OR 51,297.68 SQUARE FEET

SPECIAL USE AREA

ACRES: 1.18 AC.
FLOOR AREA RATIO (C-3 AREA): 1.0 OR 51,297.68-SQUARE FEET (MAXIMUM)
OPEN SPACE RATIO (C-3 AREA): 0.15 OR 7,694-SQUARE FEET (MINIMUM)
OPEN SPACE PROVIDED: 32.2 OR 16,562.141 SQUARE FEET

BUILDING SETBACKS

FRONT: 30-FEET
SIDE: 0-FEET
REAR: 20-FEET

BUILDING HEIGHT

PERMITTED: 75-FEET (MAXIMUM)

PARKING REQUIREMENTS

REGULAR SPACES REQUIRED:
CUSTOMER PARKING: 6 SPACES (1 PER 2500 S.F. OF DISPLAY LOT AREA 14,229/2500)
EMPLOYEE PARKING: 7 SPACES
TOTAL REQUIRED: 13 SPACES
PARKING PROVIDED:
DISPLAY PARKING PROVIDED: 14 SPACES - EMPLOYEE/CUSTOMER (INCLUDES HANDICAPPED)
LOADING SPACES (STANDARD A): 68 SPACES + 18 FUTURE SPACES = 86 TOTAL
HANDICAPPED SPACES PROVIDED: 1 SPACE [15' X 25'] 1ST 5,000 GROSS FLOOR AREA
HANDICAPPED SPACES REQUIRED: 1 [15' X 25']
VAN ACCESSIBLE SPACES: 1 SPACES
VAN ACCESSIBLE SPACES PROVIDED: 1 SPACE PER 8 HANDICAPPED SPACES (1 MINIMUM)

BULK REGULATIONS

TOTAL BUILDING SQUARE FOOTAGE: 2,600-SQ. FT.
PROPOSED FAR: 5.06% = (2,600/51,297.68)
PROPOSED O.S. 32% = (16,562.14/51,297.68)

CONTACT

CONTACT: BAGBY, FOROUGH & GOODPASTURE, PLLC
RYAN K. FOROUGH, PE
(540) 373-5178

REVISIONS

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4/18/19

PER COUNTY COMMENTS

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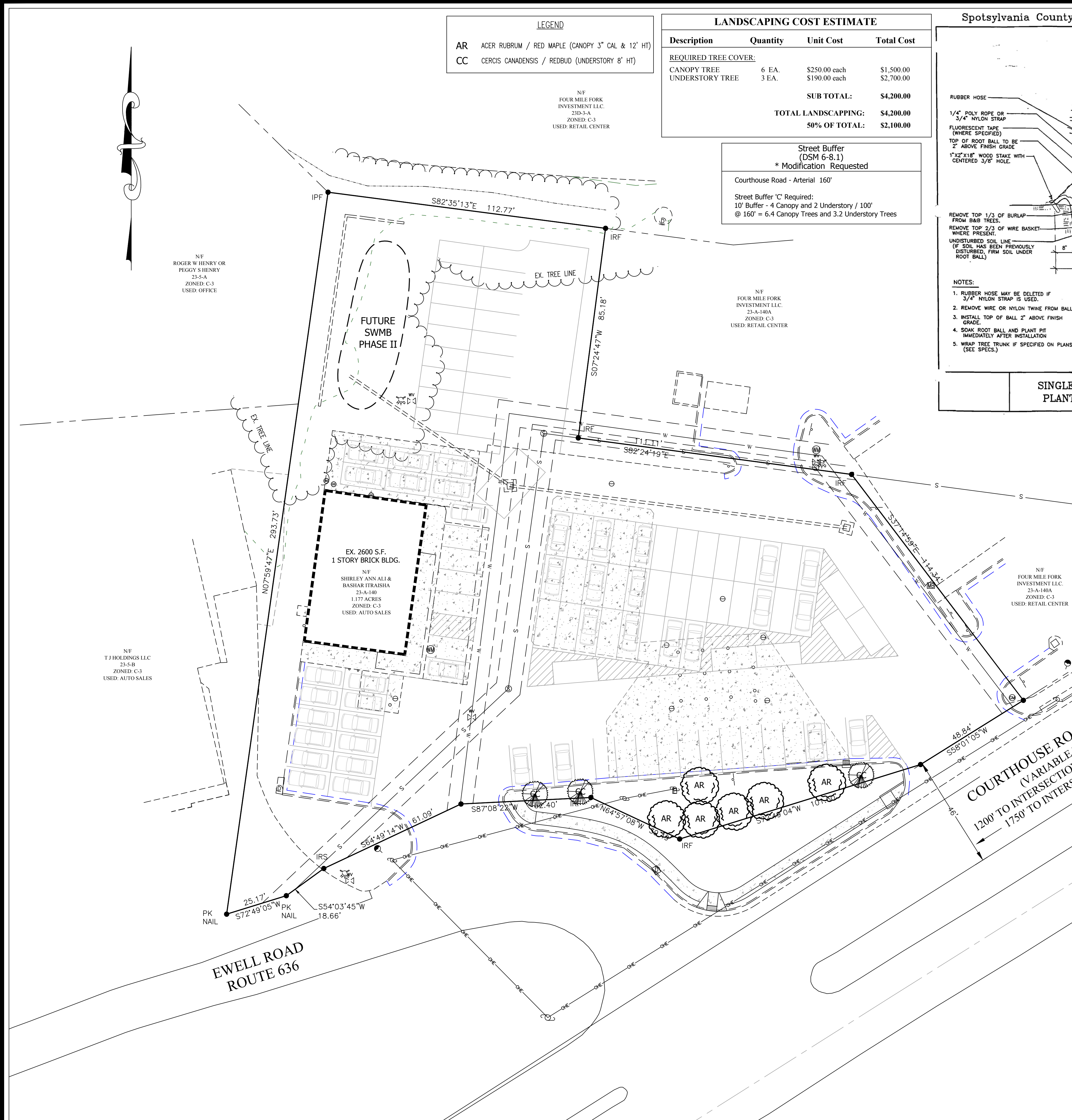
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125 OLDE GREENWICH DRIVE, SUITE 115
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FAX: (540) 373-6651

RYAN K. FOROUGH
Lic. No. 41245
4-18-19
PROFESSIONAL ENGINEER

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COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY VIRGINIA

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LEGEND	
AR	ACER RUBRUM / RED MAPLE (CANOPY 3" CAL & 12' HT)
CC	CERCIS CANADENSIS / REDBUD (UNDERSTORY 8' HT)

LANDSCAPING COST ESTIMATE			
Description	Quantity	Unit Cost	Total Cost
REQUIRED TREE COVER:			
CANOPY TREE	6 EA.	\$250.00 each	\$1,500.00
UNDERSTORY TREE	3 EA.	\$190.00 each	\$2,700.00
SUB TOTAL:			\$4,200.00
TOTAL LANDSCAPING:			\$4,200.00
50% OF TOTAL:			\$2,100.00

Street Buffer
(DSM 6-8.1)
* Modification Requested
Courthouse Road - Arterial 160'
Street Buffer 'C' Required:
10' Buffer - 4 Canopy and 2 Understory / 100'
@ 160' = 6.4 Canopy Trees and 3.2 Understory Trees

Spotsylvania County Design Standards Manual

RUBBER HOSE
1/4" POLY ROPE OR 3/4" NYLON STRAP
FLUORESCENT TAPE (WHERE SPECIFIED)
TOP OF ROOT BALL TO BE 2" ABOVE FINISH GRADE
1"x2"x18" WOOD STAKE WITH CENTERED 3/8" HOLE
TREE WRAP (WHERE SPECIFIED)
4" LAYER OF MULCH
4" HIGH WATER BERM
FINISH GRADE
PLANTING MIX (AS SPECIFIED)
UNDISTURBED SOIL LINE (IF SOIL HAS BEEN PREVIOUSLY DISTURBED, FIRM SOIL UNDER ROOT BALL)

NOTES:
1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED.
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. WRAP TREE TRUNK IF SPECIFIED ON PLANS. (SEE SPECS.)
6. LENGTH OF RUBBER HOSE TO BE 2/3 CIRCUMFERENCE OF TREE.
7. PLACE 2 WOOD STAKES PARALLEL TO STREET.
8. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
9. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

SINGLE STEM TREE PLANTING DETAIL	PLATE NO.	STD. NO.
	6-13	

SPOTSYLVANIA COUNTY PLANNING DEPARTMENT

Spotsylvania County Design Standards Manual

3" LAYER OF MULCH
COLLAR MIN. 2" HT.
FINISH GRADE
MOUND SOIL FIRMLY AROUND RAISED ROOT BALL
TOP OF ROOT BALL 2-3" ABOVE EXISTING GRADE
10" DEPTH
PLANTING MIX AS SPECIFIED
TAMP SOIL MIX UNDER PLANT BALL TO MINIMIZE SETTLEMENT.

NOTES:
1. OMIT COLLAR AROUND SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2-3" ABOVE FINISH GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND PLANT BALL.
4. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
5. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

SHRUB PLANTING DETAIL	PLATE NO.	STD. NO.
	6-11	

SPOTSYLVANIA COUNTY PLANNING DEPARTMENT

Tree Key
Canopy (Medium or Large Deciduous)
Understory (Small or Medium Deciduous)

Buffer C

Plant Material/100'	Width
3.5 Canopy 1.4 Understory	25 feet
4 Canopy 1.6 Understory	20 feet
4.5 Canopy 1.8 Understory	15 feet
5 Canopy 2 Understory	10 feet

Street Buffer C	PLATE NO.	STD. NO.
	6-24	

SPOTSYLVANIA COUNTY PLANNING DEPARTMENT

LANDSCAPING LEGEND	
AR	ACER RUBRUM / RED MAPLE (CANOPY 3" CAL & 12' HT) -6 PROVIDED
CC	CERCIS CANADENSIS / REDBUD (UNDERSTORY 8' HT) - 3 PROVIDED

REVISIONS		PER COUNTY COMMENTS
DATE	4/18/19	

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LANDSCAPING PLAN

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