

REZONING GENERALIZED DEVELOPMENT PLAN

ALBRITE PROPERTY TAX MAP 49-A-84A & 49-A-84J

COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

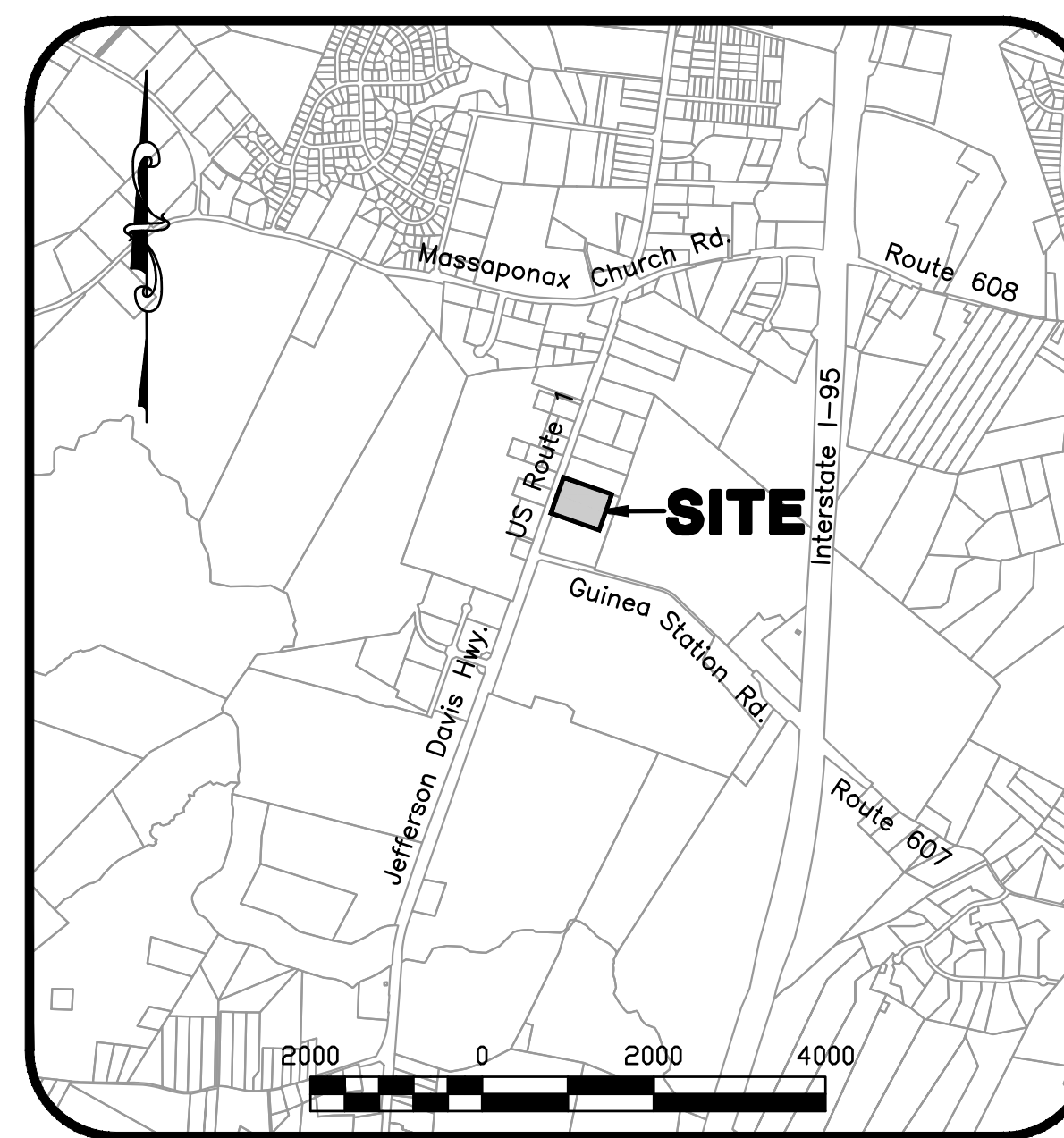
SITE DATA:					
TAX MAP NUMBER	STREET ADDRESS	ACREAGE	EXISTING ZONING	PROPOSED ZONING	VOTING DISTRICT
49-A-84A	8309 JEFFERSON DAVIS HWY.	1.0012 ACRES	R-U	I-1	BERKELEY
49-A-84J	8305 JEFFERSON DAVIS HWY.	4.9968 ACRES	C-3 w/ PROFFERS	I-1	BERKELEY

OWNER/APPLICANT:

CLEIL ALBRITE and CHRISTIE ALBRITE
10405 NOKESVILLE ROAD
MANASSAS, VA. 20110
(703) 393-2828

SITE STATISTICS:

- 1.) TAX MAP: 49-A-84A & 49-A-84I
- 2.) PARCEL ACREAGE: 5.9980 ACRES
DISTURBED ACREAGE: NONE
- 3.) EXISTING ZONING: R-U & C-3 W/ PROFFERS
PROPOSED ZONING: I-1
- 4.) GROSS FLOOR AREA: 964 SQ.FT. EXISTING
- 5.) OVERLAY DISTRICT: CBPA - HCOD
- 6.) EXISTING USE: VACANT
PROPOSED USE: UNDETERMINED
- 7.) MAXIMUM BUILDING HEIGHTS: NOT TO EXCEED 75'
NUMBER OF FLOORS: UNDETERMINED
PROPOSED I-1 SETBACKS: 40' FRONT YARD, 10' SIDE YARD, 20' REAR YARD
- 8.) TRIP GENERATIONS: 311 VPD (GENERAL LIGHT INDUSTRIAL, ITS LAND USE 110)
- 9.) NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDINGS,
STRUCTURES OR SITES ON PROPERTY.
- 10.) NO EVIDENCE OF ANY PLACES OF BURIAL ON SITE.
- 11.) PROPERTY WITHIN ZONE "X" PER FLOOD INSURANCE RATE MAP,
COMMUNITY-PANEL NO. 510308 200 C; DATED 2/18/1998.
- 12.) WETLANDS WITHIN 100' OF SITE: UNDETERMINED NOT DELINEATED
- 13.) WETLANDS PERMIT REQUIRED: UNDETERMINED
- 14.) RMA ON SITE: ENTIRE SITE
- 15.) RPA ON SITE: NONE
- 16.) THIS PROPERTY WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- 17.) SOLID WASTE: LARGE, OUTSIDE COMMERCIAL CONTAINERS WILL BE LOCATED ON
THE SITE ONCE USE IS DETERMINED. SOLID WASTE WILL BE COLLECTED BY A
PRIVATE REFUSE COMPANY AND DISPOSED OF AT A COUNTY-APPROVED
DISPOSAL SITE.



VICINITY MAP

SCALE: 1" = 2000'

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT SHALL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. ON-SITE DETENTION FACILITIES OR OTHER SUITABLE BMP'S WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. STORMWATER RUNOFF WILL BE COLLECTED IN A POND FACILITY AT THE OUTFALL AS SHOWN ON PLAN AND RELEASED INTO AN ON-SITE EXISTING SWALE FLOWING IN A SOUTHERN DIRECTION. A CONTROL STRUCTURE WILL BE UTILIZED TO REGULATE THE DISCHARGE RATE. MORE DETAILS ON SHEET 4.

EROSION AND SEDIMENT 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.

LANDSCAPING NARRATIVE:

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.

W W WEBB & ASSOCIATES, PLLC

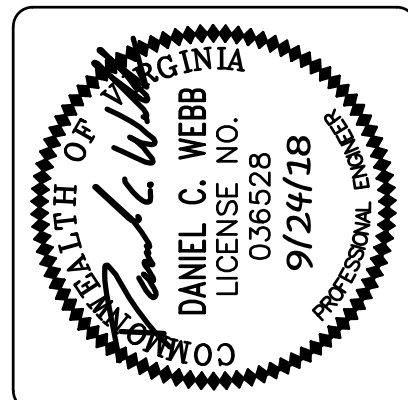
ENGINEERING - SURVEYING - LAND PLANNING

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

INDEX TO DRAWINGS

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

REVISION BLOCK			
	PER COUNTY REQUEST	D.W.R.	
	PER TRC MEETING COMMENTS	D.W.R.	
7/16/18			
9/24/18			
DATE	DESCRIPTION		BY



GENERALIZED DEVELOPMENT PLAN

ALBRITE PROPERTY
TAX MAP 49-A-84A & 49-A-84J
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE: JAN. 30, 2018

SCALE: SHOWN

DESIGNED BY: DWR

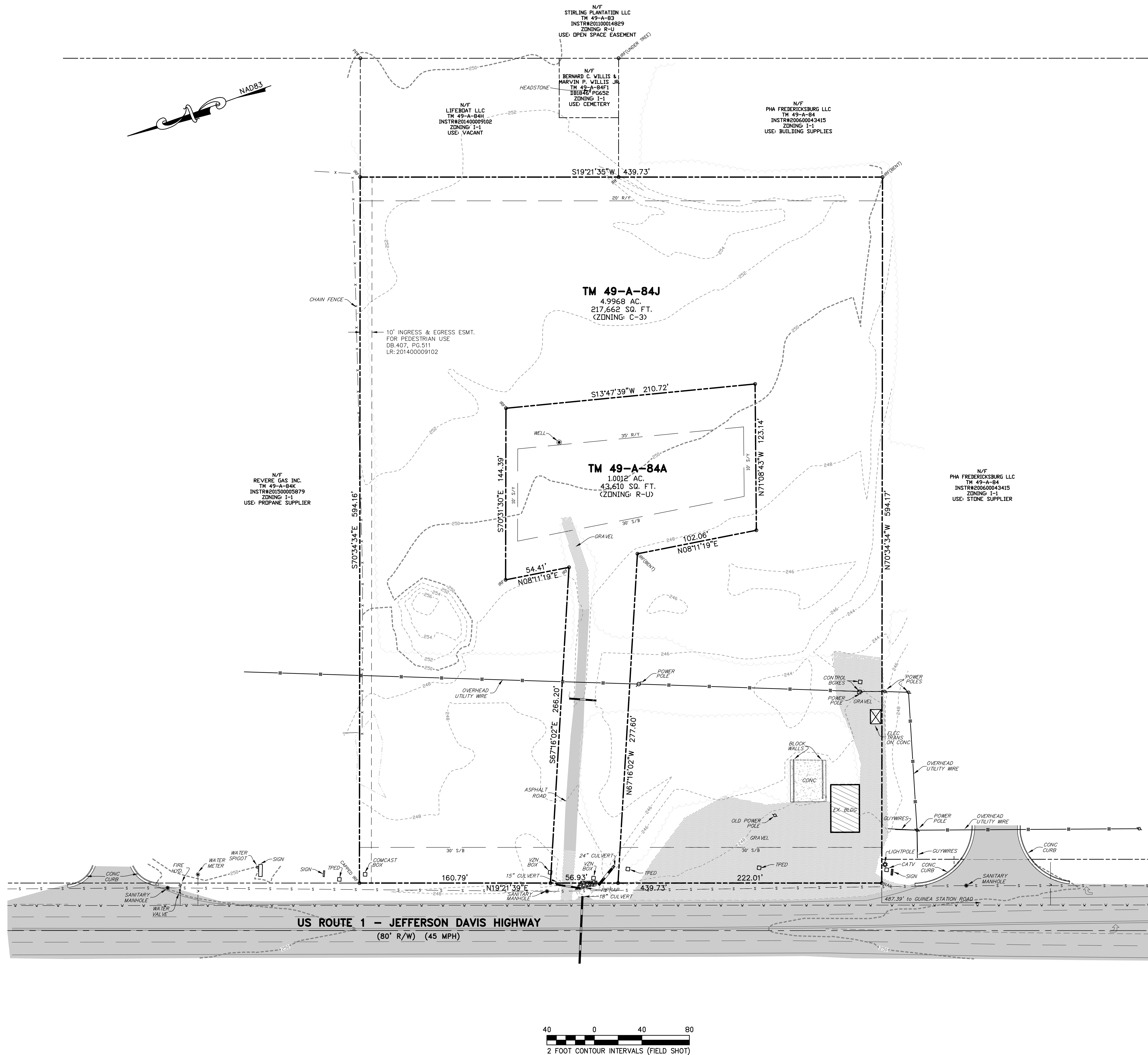
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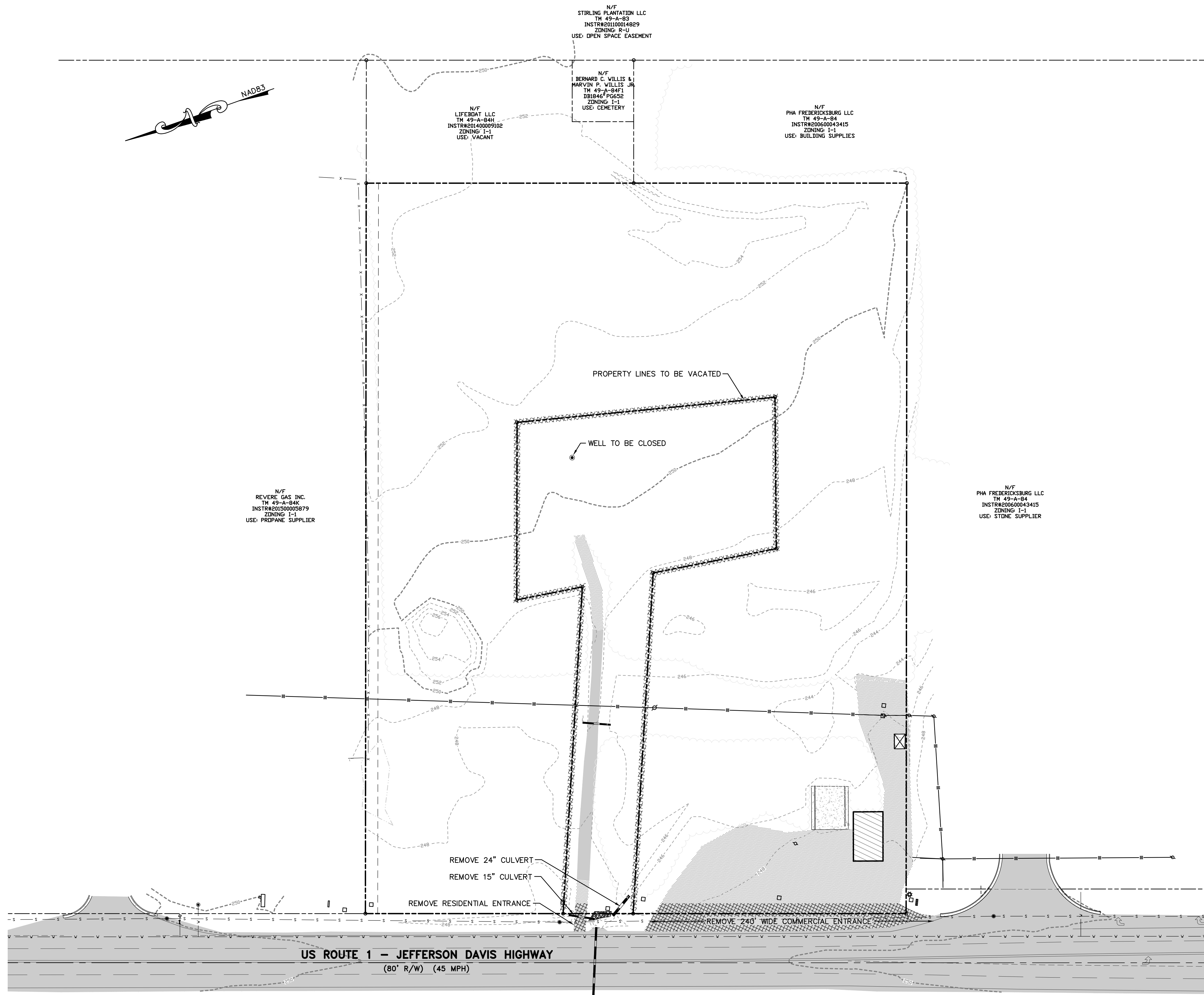
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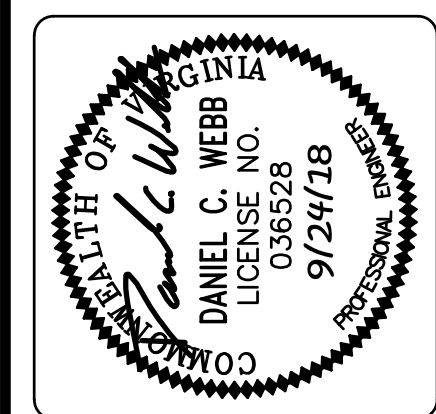
DRAWING NO: 18-D-002

SHEET NO. 1
OF 4 SHEETS





REVISION		BLOCK
DATE	DESCRIPTION	BY
7/16/18	PER COUNTY REQUEST	D.W.R.
9/24/18	PER TRC MEETING COMMENTS	D.W.R.



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DEMOLITION PLAN

ALBRITE PROPERTY
TAX MAP 49-A-84A & 49-A-84J
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	JAN. 30, 2018
SCALE:	1"= 40'
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW
ACAD FILE:	18D002GDP
DRAWING NO:	18-D-002
SHEET NO.	3
OF 4 SHEETS	

