

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

ENGINEER:

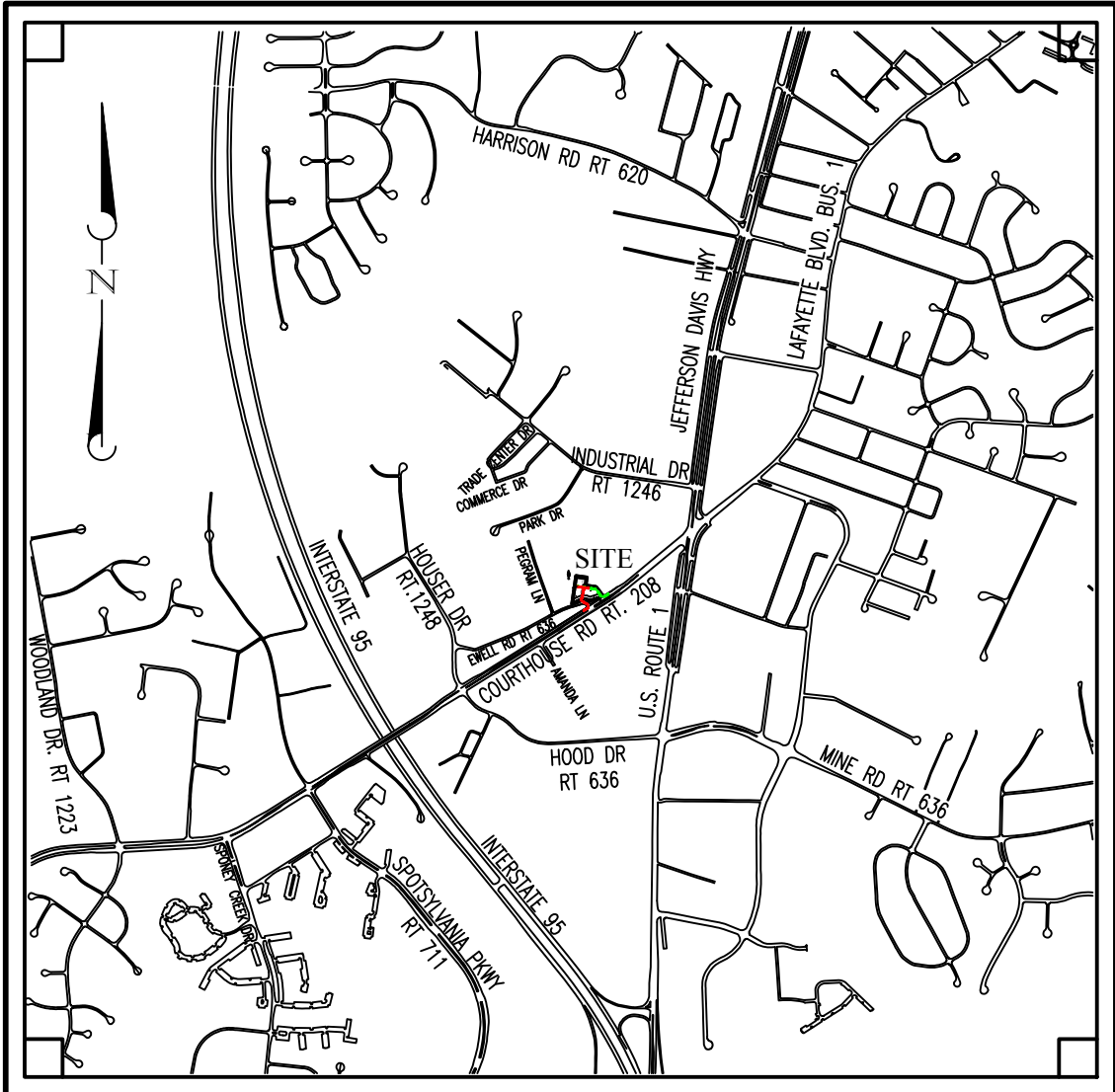
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281
ATTN: RYAN K. FOROUGH, P.E.

APPLICANT:

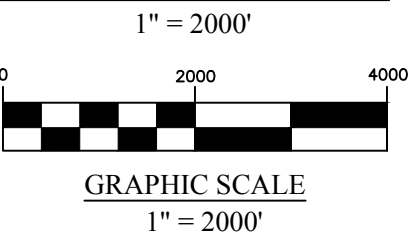
MAZARI MOTORS
4611 EWELL ROAD
FREDERICKSBURG, VIRGINIA 22408
(703)-989-4396

OWNER:

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



VICINITY MAP



SHEET INDEX

SHEET NUMBER:

- 1
2
3
4
5

TITLE:

- COVER SHEET
EXISTING CONDITIONS & DEMOLITION PLAN
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN
VEHICLE DELIVERY PLAN

AC	ACRE(S)	SAN	SANITARY
BLDG	BUILDING	SEW	SEWER
CL	CENTERLINE	SHT	SHEET
CO	CLEAN OUT	SW	SIDEWALK
CONC	CONCRETE	SOFT	SQUARE FEET (FOOT)
CMP	CORRUGATED METAL PIPE	STD	STANDARD
CG	CURB & GUTTER	STM	STORM
DB	DEED BOOK	T & S	TAP AND SLEEVE
DEMO	DEMOLISH	TM	TAX MAP
DIP	DUCTILE IRON PIPE	TEL	TELEPHONE
ESMT	EASEMENT	TBR	TO BE REMOVED/RELOCATED
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ELEV	ELEVATION	TRAN	TRANSFORMER
ES	END SECTION	TYP	TYPICAL
EW	END WALL	UG	UNDERGROUND
EX	EXISTING	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FG	FINISHED GRADE	UP	UTILITY POLE
FF	FINISHED FLOOR	VERT	VERTICAL
FH	FIRE HYDRANT	WL	WATER LINE
F/M	FORCE MAIN	WM	WATER METER
GL	GAS LINE	WV	WATER VALVE
GM	GAS METER	W/	WITH
GFA	GROSS FLOOR AREA	W/L	WATERLINE
HC	HANDICAPPED		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HORZ	HORIZONTAL	98	EXISTING INTERMEDIATE CONTOUR
INV	INVERT		
IPF	IRON PIPE FOUND	—100—	EXISTING INDEX CONTOUR
IPS	IRON PIPE SET		
LP	LIGHT POLE	276.93	EXISTING SPOT SHOT
MH	MANHOLE		
MAX	MAXIMUM	—50—	FINISHED GRADE
MIN	MINIMUM	90 ²⁵ _{TC}	FINISHED SPOT SHOT
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		

GENERAL NOTE

- THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
- METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY BAGBY, FOROUGH AND GOODPASTURE, PLLC
- EXISTING ZONE: C-3
- 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.
- THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE
- OWNER TO UTILIZE CLEANING SERVICE TO REMOVE TRASH.
- OWNER TO BUY CREDITS FOR STORMWATER QUALITY COMPLIANCE.
- EXISTING MONUMENT SIGN TO BE USED.
- NO LARGE COMMERCIAL HAULERS TO BE PERMITTED FOR DELIVERY.
- 32.30 TRIPS x 2500 S.F. /1000 S.F. = 80.75 PER ITE TRIP GENERATION MANUAL (9TH) ED. USE CODE 841.
- THERE ARE NO KNOWN HISTORIC BUILDINGS OR FEATURES ON THIS SITE.
- THE SUBJECT PARCEL IS WITHIN THE AIRPORT PROTECTION OVERLAY DISTRICT AND THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
- ANY NEW EXTERIOR LIGHTING WILL HAVE FULL CUTOFF OR FULLY SHIELDED LUMINAIRE.

DATE	REVISIONS	
	PER COUNTY	COMMENTS
4/18/19	PER COUNTY	COMMENTS
7/02/19		

BFG

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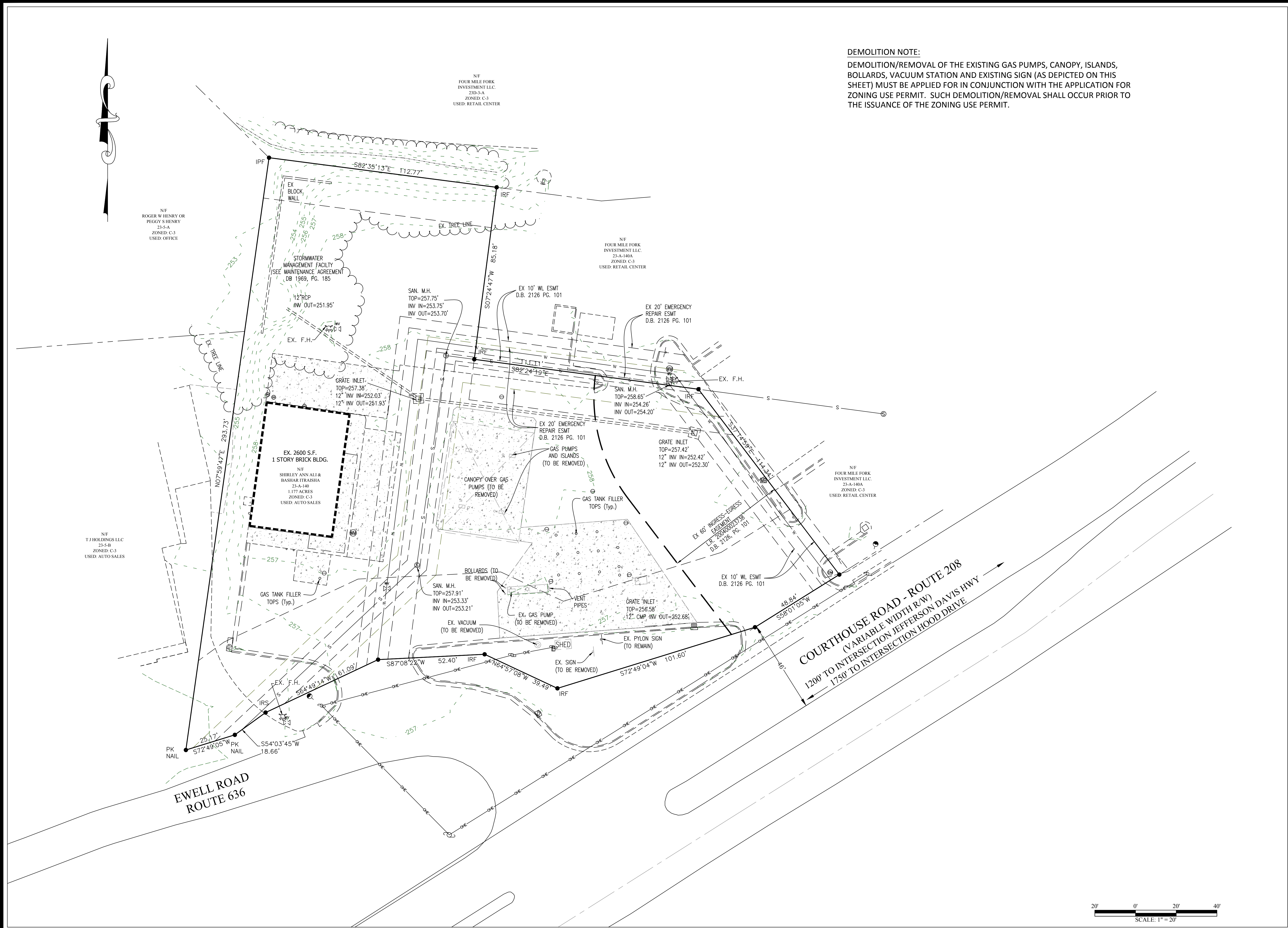
COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGH
Lic. No. 41245
7-02-19
PROFESSIONAL ENGINEER

COVER SHEET

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

SPOTSYLVANIA COUNTY VIRGINIA

DATE:	JAN. 17, 2019
SCALE:	NONE
DESIGNED BY:	RKF
DRAWN BY:	CT/LT
CHECKED BY:	RKF
FILE NAME:	20373-6 GDP
JOB NO.	20373-6
PLAN NO.	SUP19-0001



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.

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COMMONWEALTH OF VIRGINIA

RYAN K. FOROUGH

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7-02-19

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EXISTING CONDITIONS & DEMOLITION PLAN

MAZARI MOTORS - SPECIAL USE APPLICATION

TM 23- A -140

10900 COURTHOUSE ROAD

COURTLAND MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY

VIRGINIA

DATE:	JAN. 17, 2019
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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): 62 SPACES + 18 FUTURE SPACES = 80 TOTAL
HANDICAPPED SPACES PROVIDED: 1 SPACE [15' X 25'] 1ST 5,000 GROSS FLOOR AREA
1 [62' X 18']
HANDICAPPED SPACES REQUIRED: 1 SPACES
VAN ACCESSIBLE SPACES: 1 SPACES
VAN ACCESSIBLE SPACES PROVIDED: 1 SPACE PER 8 HANDICAPPED SPACES (1 MINIMUM)
1 SPACES

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

DATE	REVIEWS	
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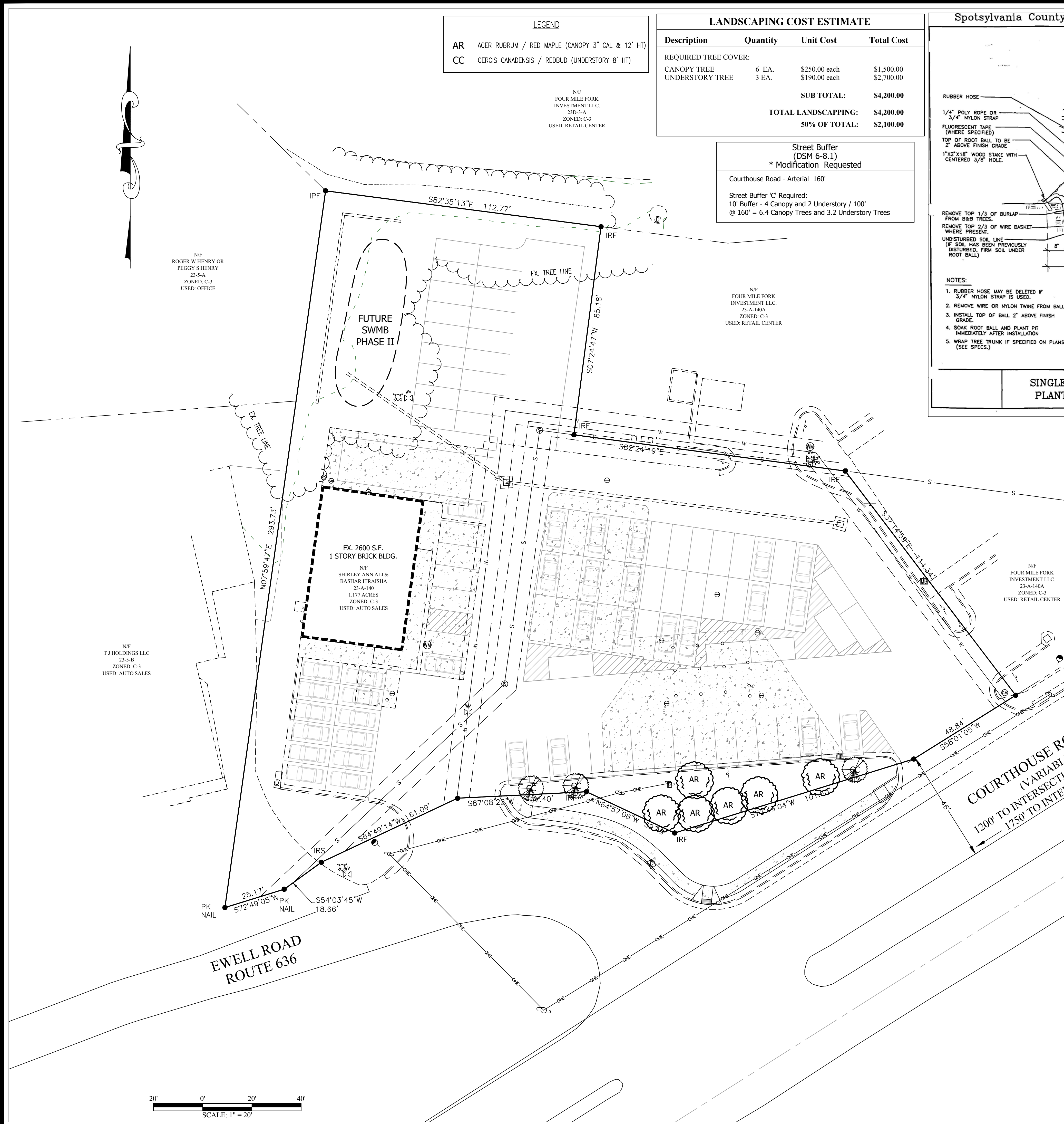
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN

MAZARI MOTORS - SPECIAL USE APPLICATION
TM 23- A -140
10900 COURTHOUSE ROAD
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)

REMOVE TOP 1/3 OF BURLAP FROM B&B TREES.
REMOVE TOP 2/3 OF WIRE BASKET WHERE PRESENT.
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	

SPOTSZYLVANIA 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	

SPOTSZYLVANIA 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	

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

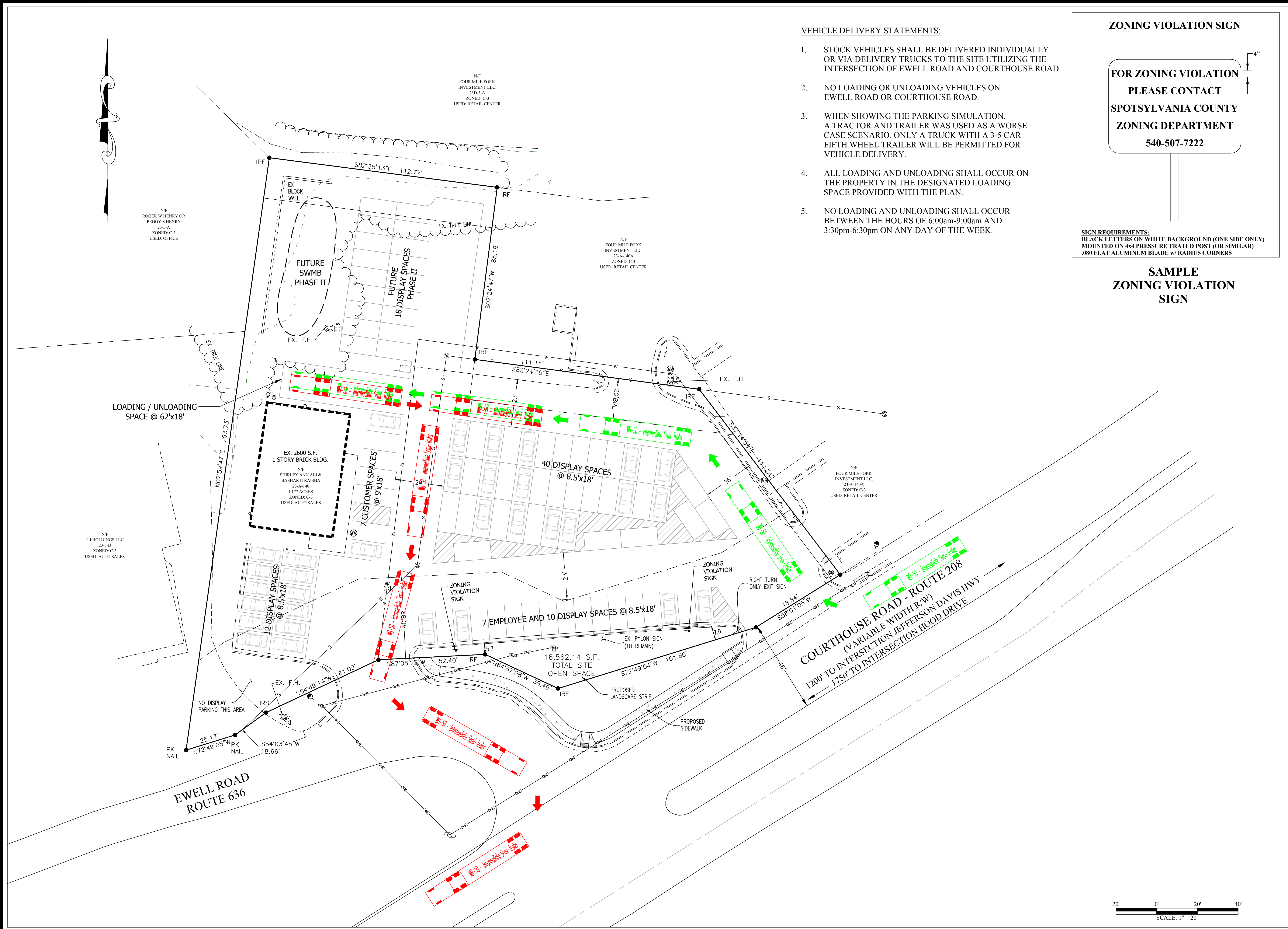
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RYAN K. FOROUGHI
Lic. No. 41245
7-02-19
PROFESSIONAL ENGINEER

LANDSCAPING PLAN	MAZARI MOTORS - SPECIAL USE APPLICATION TM 23- A -140 10900 COURTHOUSE ROAD COURTLAND MAGISTERIAL DISTRICT
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- VEHICLE DELIVERY STATEMENTS:
1. STOCK VEHICLES SHALL BE DELIVERED INDIVIDUALLY OR VIA DELIVERY TRUCKS TO THE SITE UTILIZING THE INTERSECTION OF EWELL ROAD AND COURTHOUSE ROAD.
 2. NO LOADING OR UNLOADING VEHICLES ON EWELL ROAD OR COURTHOUSE ROAD.
 3. WHEN SHOWING THE PARKING SIMULATION, A TRACTOR AND TRAILER WAS USED AS A WORSE CASE SCENARIO. ONLY A TRUCK WITH A 3-5 CAR FIFTH WHEEL TRAILER WILL BE PERMITTED FOR VEHICLE DELIVERY.
 4. ALL LOADING AND UNLOADING SHALL OCCUR ON THE PROPERTY IN THE DESIGNATED LOADING SPACE PROVIDED WITH THE PLAN.
 5. NO LOADING AND UNLOADING SHALL OCCUR BETWEEN THE HOURS OF 6:00am-9:00am AND 3:30pm-6:30pm ON ANY DAY OF THE WEEK.

ZONING VIOLATION SIGN

FOR ZONING VIOLATION
PLEASE CONTACT
SPOTSYLVANIA COUNTY
ZONING DEPARTMENT
540-507-7222

SIGN REQUIREMENTS:
BLACK LETTERS ON WHITE BACKGROUND (ONE SIDE ONLY)
MOUNTED ON 4x4 PRESSURE TREATED POST (OR SIMILAR)
.080 FLAT ALUMINUM BLADE w/ RADIUS CORNERS

SAMPLE
ZONING VIOLATION
SIGN

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