

# SPECIAL USE PERMIT GENERALIZED DEVELOPMENT PLAN CAPITAL AUTO

**VEHICLE SALES ESTABLISHMENT, SMALL SCALE**

**4714 MINE ROAD**

**TAX MAP 36 ((17)) A3**

**BATTLEFIELD VOTING DISTRICT**

**LEE HILL MAGISTERIAL DISTRICT**

**SPOTSYLVANIA COUNTY, VIRGINIA**

**APPLICANT/OWNER**

URFAN & UZAIR, LLC  
4600 LASSEN LANE  
FREDERICKSBURG, VA 22408  
571-232-4441

**SITE DATA**

TAX MAP:	36-17-A3	
TOTAL AREA:	1.67 AC	
DISTURBED AREA:	3,500 SF	
EXISTING ZONE:	C-3	
OVERLAY DISTRICT(S):	AIRPORT OVERLAY DISTRICT HIGHWAY CORRIDOR OVERLAY DISTRICT	
EXISTING USE:	RESTAURANT	
PROPOSED USE:	VEHICLE SALES ESTABLISHMENT, SMALL SCALE	
SETBACKS:	REQUIRED:	PROVIDED:
	FRONT: 30'	161'
	SIDE: 0'	19.5'
	REAR: 20'	217.5'
OPEN SPACE REQUIREMENT:	REQUIRED: 15%	PROVIDED: 29.3% (0.49 AC) SEE LANDSCAPE AREA BREAKDOWN, SHEET 3
MAXIMUM BUILDING HEIGHT:	75'	
GROSS FLOOR AREA RATIO:	0.09 (1.0 MAXIMUM)	
HYDRAULIC UNIT CODE:	RA47	
WATERSHED:	MASSAPONAX CREEK	
WATER:	PUBLIC	
SEWER:	PUBLIC	
ESTIMATED VPD:	662 TRIPS (EXISTING), 160 TRIPS (PROPOSED) SEE CALCULATIONS THIS SHEET	
HISTORIC FEATURES:	NONE KNOWN	
KNOWN PLACES OF BURIAL:	NONE KNOWN	
WETLANDS ON SITE:	NONE	
SOLID WASTE COLLECTION:	PRIVATE	
IMPERVIOUS SURFACE RATIO:	70.7%	

**PASS NOTE**

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY, IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULFATE SOILS AS WELL, AS OTHER SOILS THAT PRODUCE A pH OF 4 OR LESS ARE PRESENT ON THE PROJECT SITE, EXTENSIVE TREATMENT TO BRING THE SOIL'S ACID/pH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

**CBPA NOTE**

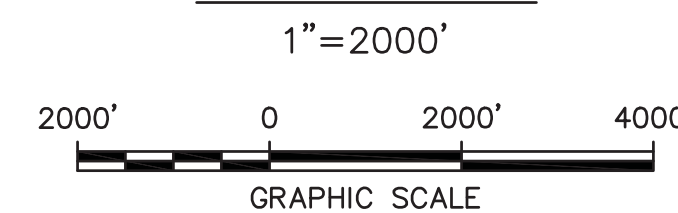
CBPA IS AN OVERLAY DISTRICT OF THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THE RPA IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A, CHESAPEAKE BAY PRESERVATION.

**PARKING TABLE**

	REQUIREMENT	REQUIRED	PROVIDED
VEHICLE SALES ESTABLISHMENT	SEE CALCULATION BREAKDOWN	11	24
VEHICLE DISPLAY AREA	-	-	86
	TOTAL	11	110
LOADING SPACES	1 PER 5000 SF GFA PLUS 1 PER 30,000 SF GFA	2	2



VICINITY MAP



**EXISTING SIGNAGE**

EXISTING SIGN (RUBY TUESDAYS) WILL BE REMOVED AND MODIFIED TO A MONUMENT TYPE SIGN IN THE SAME LOCATION WITH FUTURE SITE PLAN AND SEPARATE PERMIT.

**LANDSCAPING NOTE**

APPROXIMATE LOCATION OF EXISTING INTERIOR AND PERIPHERAL LANDSCAPING HAVE BEEN SHOWN ON THE EXISTING CONDITIONS SHEET. A MORE DETAILED LANDSCAPING PLAN AND ANY MODIFICATIONS TO EXISTING LANDSCAPING WILL BE PROVIDED WITH SITE PLAN.

**LIGHTING NOTE**

EXISTING LIGHTING IS FULLY SHIELDED AND IS TO BE MAINTAINED AND LEFT UNCHANGED.

**PAVEMENT REHAB NOTE**

EXISTING PAVEMENT ON-SITE WILL BE REPAIRED AND PATCHED AS NEEDED IN AREAS OF CRACKS AND POTHOLES, AND THEN THE ENTIRE ON-SITE PARKING AND TRAVELWAYS WILL BE SEAL COATED AND PARKING STRIPING RE-PAINTED.

**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 GENERALIZED DEVELOPMENT PLAN

**PARKING CALCULATIONS**

**REQUIRED PARKING**  
VEHICLE SALES ESTABLISHMENT  
1 SPACE PER 500 SF ENCLOSED SALES/DISPLAY AREA  
1 SPACE PER 2,500 SF OPEN SALES/DISPLAY AREA  
2 SPACES PER SERVICE BAY  
1 SPACE PER EMPLOYEE (5 MINIMUM)

ENCLOSED SALES: 0 SF / 500 = 0 SPACES  
OPEN SALES: 14,549 SF / 2,500 = 6 SPACES  
SERVICE BAY: 0 = 0 SPACES  
EMPLOYEES: 2 = 5 SPACES (MINIMUM)

TOTAL REQUIRED PARKING: 11 SPACES  
PROVIDED PARKING: 24 SPACES (INCLUDING 5 ACCESSIBLE)

**VPD CALCULATIONS**

EXISTING USE  
HIGH-TURNOVER (SIT-DOWN) RESTAURANT (932)  
ITE TRIP GENERATION MANUAL (10TH ED.)

DAILY  
112.18 TRIPS PER 1000 GFA  
112.18 \* 5.9 = 662 VPD

AM PEAK HOUR GENERATOR  
14.04 TRIPS PER 1000 GFA  
14.04 \* 5.9 = 83 VPH

PM PEAK HOUR GENERATOR  
17.41 TRIPS PER 1000 GFA  
17.41 TRIPS \* 103 VPH

PROPOSED USE  
AUTOMOBILE SALES (USED) (841)  
ITE TRIP GENERATION MANUAL (10TH ED.)

DAILY  
27.06 TRIPS PER 1000 GFA  
27.06 \* 5.9 = 160 VPD

AM PEAK HOUR GENERATOR  
4.21 TRIPS PER 1000 GFA  
4.21 \* 5.9 = 25 VPH

PM PEAK HOUR GENERATOR  
4.92 TRIPS PER 1000 GFA  
4.92 \* 5.9 = 29 VPH

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND COMPLIES WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE, AND THAT I AM A QUALIFIED PROFESSIONAL LICENSED IN VIRGINIA.

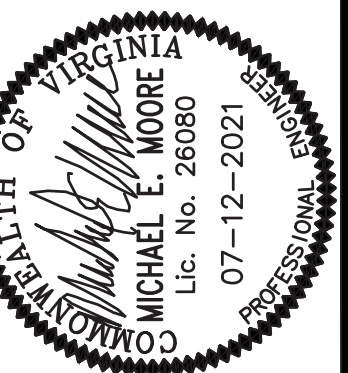
05-24-2021  
DATE

MICHAEL E. MOORE, P.E.

**SULLIVAN, DONAHOE & INGALLS**  
**ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES**

P.O. BOX 614  
FREDERICKSBURG, VIRGINIA 22404  
PHONE 540-898-5878

SPOTSYLVANIA COUNTY FILE NO.: SUP21-0001



DATE	REVISIONS
04-20-2021	PER TRC COMMENTS
05-24-2021	REVISED APPLICANT/OWNER
07-12-2021	PER COUNTY COMMENTS

ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES  
P.O. BOX 614  
10720 COLUMBIA DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE 540-898-5878

**SDI**  
DONAHOE & INGALLS

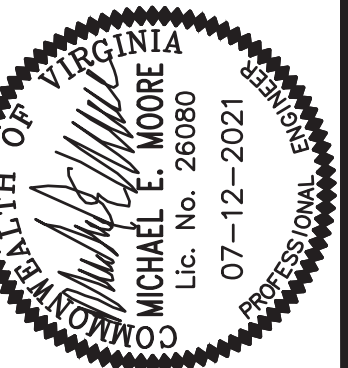
CAPITAL AUTO  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

DES/DRFT: MMW  
CHECKED: KLO  
APPROVED: ZEM  
JOB NO.: 21-SP-0004  
DATE: 02-19-2021  
SCALE: AS SHOWN

SHEET **1**  
OF **3** SHEETS





DATE	REVISIONS
04-20-2021	PER TRC COMMENTS
05-24-2021	REVISED APPLICANT/OWNER
07-12-2021	PER COUNTY COMMENTS

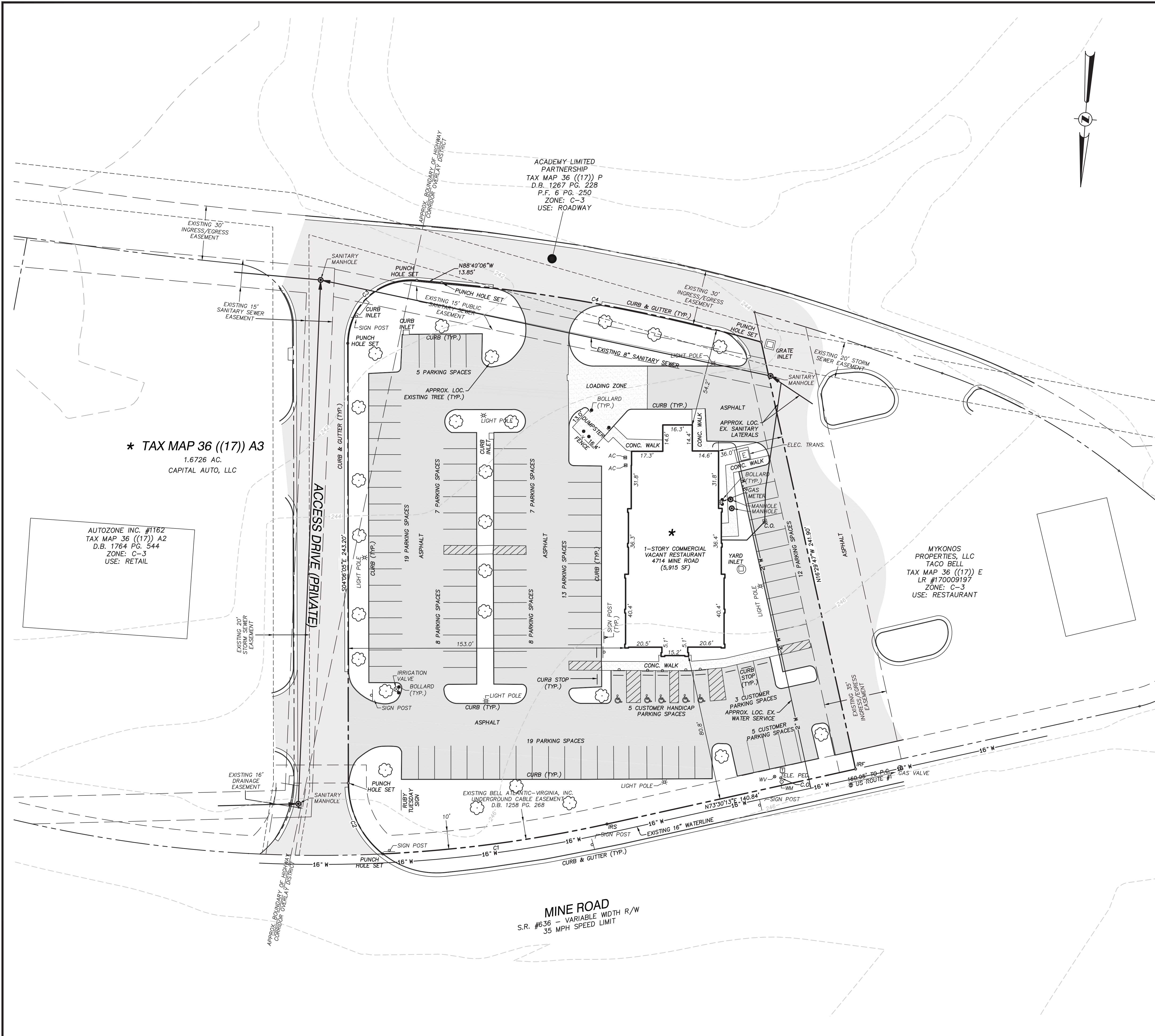
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**SDI**  
 SULLIVAN  
 DONAHOE &  
 INGALLS

CAPITAL AUTO  
 LEE HILL MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA  
 EXISTING CONDITIONS

DES/DRFT: MMW  
 CHECKED: KLO  
 APPROVED: ZEM  
 JOB NO.: 21-SP-0004  
 DATE: 02-19-2021  
 SCALE: 1"=25'

SHEET **2**  
 OF **3** SHEETS



**SURVEY NOTES**

- NO TITLE REPORT FURNISHED.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
- SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
- TOPOGRAPHIC INFORMATION BASED ON SPOTSYLVANIA COUNTY GIS.
- MERIDIAN IS VIRGINIA STATE PLANE N.A.D. 1983. BOUNDARY PER PLAT BY SULLIVAN, DONAHOE AND INGALLS DATED MAY 6, 1997 AND RECORDED IN P.F. 6 PG. 250.
- NO WETLANDS ARE LOCATED ON-SITE.

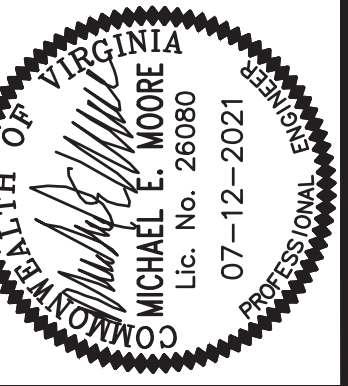
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
C1	736.51'	9°44'53"	125.31'	62.80'	N78°22'40"E	125.15'
C2	50.00'	51°42'13"	45.12'	24.23'	S29°57'11"E	43.60'
C3	35.00'	95°16'59"	58.21'	38.39'	S43°32'25"W	51.73'
C4	966.48'	10°40'28"	180.06'	90.29'	N83°28'52"W	179.80'

	EXISTING	ADDITIONAL PROPOSED	TOTAL
ASPHALT	40,410 SF	0 SF	40,410 SF
BUILDING	5,915 SF	0 SF	5,915 SF
CONCRETE	2,775 SF	2,379 SF	5,154 SF
TOTAL	49,100 SF	2,379 SF	51,479 SF

**LEGEND**  
 APPROXIMATE LOCATION, EXISTING LANDSCAPING (SEE LANDSCAPE NOTE SHEET 1)







DATE	REVISIONS
04-20-2021	PER TRC COMMENTS
05-24-2021	REVISED APPLICANT/OWNER
07-12-2021	PER COUNTY COMMENTS

ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES  
 SULLIVAN DONAHOE & INGALLS  
 P.O. BOX 614  
 10720 COLUMBIA DRIVE  
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 TELEPHONE 540-888-5876

**SDI**

CAPITAL AUTO  
 LEE HILL MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

DES/DRFT: MMW  
 CHECKED: KLO  
 APPROVED: ZEM  
 JOB NO.: 21-SP-0004  
 DATE: 02-19-2021  
 SCALE: 1"=25'

SHEET 3  
 OF 3 SHEETS

**GENERAL NOTES**

- ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE AS NEEDED.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 5103080225; DATED FEB. 18, 1998. THE ENTIRETY OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
- FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT.
- THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
- SOLID WASTE SHALL BE STORED ON SITE IN A SCREENED REFUSE AREA, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM.
- PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM.
- FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS IF NEEDED.
- EXISTING LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
- PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY.
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.

**HCOD NOTE**

THIS PLAN DOES NOT PROPOSE ANY EXPANSION OR MODIFICATIONS TO THE EXTERIOR OF THE EXISTING STRUCTURE. THEREFORE, THIS PLAN IS EXEMPT FROM HIGHWAY CORRIDOR OVERLAY DISTRICT REQUIREMENTS PER ARTICLE 8 (8-1.4C) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

**GENERALIZED DEVELOPMENT PLAN NARRATIVE**

THE PURPOSE OF THIS GENERALIZED DEVELOPMENT PLAN IS TO OBTAIN A SPECIAL USE PERMIT FOR A SMALL SCALE VEHICLE SALES ESTABLISHMENT. THE PARCEL IS AN EXISTING COMMERCIAL ZONE (C-3) SITE WITH A 5,915 SF ONE-STORY BUILDING AND 111 PAVED PARKING SPACES AND FORMERLY A RESTAURANT USE. THE PROPOSED SMALL SCALE VEHICLE SALES ESTABLISHMENT USE WILL UTILIZE A PORTION OF THE EXISTING ON-SITE PARKING LOT FOR OPEN SALES/DISPLAY AREA AND THE REST FOR EMPLOYEE AND CUSTOMER PARKING.

**VEHICLE DELIVERY STATEMENT**

VEHICLE STOCK WILL BE DELIVERED TO THE SITE USING A RAM 3500 TRUCK WITH A FIFTH WHEEL TRAILER. THE DELIVERY TRUCK AND TRAILER IS 68 FEET FROM THE FRONT OF THE TRUCK TO THE REAR OF THE TRAILER. THE DELIVERY TRUCK WILL UTILIZE THE EXISTING COMMERCIAL ENTRANCE AND ACCESS ROAD FROM MINE ROAD ON THE EAST SIDE OF THE SITE AND DRIVE TO THE EXISTING INGRESS/EGRESS EASEMENT ACCESS AT THE REAR (SOUTH) SIDE OF THE SITE, TURNING RIGHT (WEST) ONTO THE EXISTING INGRESS/EGRESS EASEMENT ACCESS, PASSING THE REAR OF THE BUILDING, AND THEN TURNING INTO THE SITE TO THE LOADING AREA AT THE REAR OF THE BUILDING. ONCE UNLOADED, THE DELIVERY TRUCK WILL THEN ENTER BACK ONTO THE EXISTING INGRESS/EGRESS EASEMENT ACCESS AND FOLLOW THE ACCESS ROAD BACK TO MINE ROAD. THIS PATH IS DEPICTED ON THIS SHEET.

**STORMWATER MANAGEMENT NARRATIVE**

STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY THE EXISTING STORMWATER MANAGEMENT FACILITIES OF THE OVERALL LEE'S HILL COMMERCIAL DEVELOPMENT. EXISTING ON-SITE DROP INLETS DRAIN TO THE EXISTING STORM SEWER SYSTEM AND THEN TO A SYSTEM OF THREE INTERCONNECTED WET PONDS LOCATED ABOUT 3.200' SOUTH OF THE SITE ON THE LOWER END OF THE OVERALL LEE'S HILL COMMERCIAL DEVELOPMENT. THE EXISTING STORMWATER MANAGEMENT FACILITIES WERE APPROVED AS PART OF "LEE'S HILL COMMERCIAL PROPERTY, ROUGH GRADING PLAN," DATED REVISED 09-06-1994. THE SYSTEM WAS DESIGNED TO PROVIDE WATER QUALITY FOR SITE WITHIN THE LEE'S HILL COMMERCIAL DEVELOPMENT UP TO 100% IMPERVIOUS AND QUANTITY CONTROL IN THE FORM OF NO NET INCREASE IN THE 2-YR AND 10-YR STORMS FOR THE OVERALL DEVELOPMENT. THE PROPOSED SITE IS PRIMARILY A CHANGE IN USE WITH LITTLE ADDITIONAL IMPERVIOUS ADDED IN THE FORM OF A SIDEWALK ACROSS THE MINE ROAD FRONTAGE, WHICH IS ABOUT A 2% INCREASE IN IMPERVIOUS AND THE OVERALL IMPERVIOUS TO ABOUT 69.7%, WHICH IS LESS THAN 100% FOR WATER QUALITY AND STILL WITHIN RANGE FOR A COMMERCIAL USE CURVE NUMBER (CN).

**Spotsylvania County Non Residential Waste Generation Report**

The purpose of this report is to calculate the annual waste stream generated from a proposed project and to ensure adequate collection service is provided.

Step 1: Determination of Annual Waste Generation

Complete the table for the proposed project being submitted. In the column labeled "Floor Area" enter the amount of square feet being occupied by each use. Multiply each square footage figure by the corresponding value in the "Annual Waste Generation Rate" column, and then list the value in "Annual Tonnage" column. Add all values in the "Annual Tonnage" column and enter the total next to "Combined Annual Waste Stream."

Building Use	Floor Area (square feet)	Annual Waste Generation Rate (tons/sq ft)	Annual Waste Generation Rate (Tons)
Office	5,900 s.f.	0.0013	7.67
Industrial	X	0.0016	=
Food/Retail	X	0.0057	=
Public Facility	X	0.00105	=
Institution/School	X	0.00105	=
Warehouse	X	0.00155	=
Combined Annual Waste Stream			0

Step 2: Determination of Minimum Storage Capacity

Determination of Minimum Storage Container and/or Dumpster Size (With Onsite Recycle Program)

Combined Annual Waste Stream	Cubic Yards Per Ton	Number of Annual Collections (Minimum 52)	Number of Containers (Minimum 2)	Minimum Size of Each Storage Container or Dumpster (Cubic Yards)
7.67	X 4.44	= 52	= 2	= 33

Determination of Minimum Storage Container and/or Dumpster Size (Without Recycle Program)

Combined Annual Waste Stream	Cubic Yards Per Ton	Number of Annual Collections (Minimum 52)	Number of Containers (Minimum 1)	Minimum Size of Each Storage Container or Dumpster (Cubic Yards)
7.67	X 4.44	= 52	= 1	= 0.65

Per design standard the project must provide accommodation for future onsite recycling. Sufficient area shall be provided at the collection center to accommodate a minimum of two (2) containers or more, of equal capacity, with 1/2 of the total capacity used for refuse collection and 1/2 of the total capacity used for recycle collection.

Step 3: Identification of Collection Method

Container Type (Compactors, Roll Off Dumpsters, Carts)	Size (Cubic Yards)	Number of Containers	Number of Pickups Per Week	Material (Trash or Recycle)
Dumpster	4 c.y.	1	1	Trash

Due to the complexity and difficulty in estimating future trash generation volumes, this report reflects the best efforts of the owner to represent the anticipated trash volumes based on use for the property. I certify that I have personally examined and am familiar with this information submitted in this form. I believe that the submitted information to be true, accurate and complete.

Michael E. Moore, P.E. 2/15/21  
 Authorized Signature (Owner or Owners) Title Date



ACADEMY LIMITED PARTNERSHIP  
 TAX MAP 36 ((17)) P  
 D.B. 1267 PG. 228  
 P.F. 6 PG. 250  
 ZONE: C-3  
 USE: ROADWAY

\* TAX MAP 36 ((17)) A3  
 1.6726 AC.  
 CAPITAL AUTO, LLC

AUTOZONE, INC. #1162  
 TAX MAP 36 ((17)) A2  
 D.B. 1764 PG. 544  
 ZONE: C-3  
 USE: RETAIL

MYKONOS PROPERTIES, LLC  
 TACO BELL  
 TAX MAP 36 ((17)) E  
 LR #170009197  
 ZONE: C-3  
 USE: RESTAURANT

**LANDSCAPE AREAS**

PERIPHERAL PARKING OPEN SPACE	11,541 SF (81.4%)
INTERIOR PARKING OPEN SPACE	2,829 SF (18.6%)
TOTAL OPEN SPACE AREA	14,170 SF (100%)

**LEGEND**

- EXISTING LANDSCAPE AREAS
- DISPLAY AREA PARKING



MINE ROAD  
 S.R. #636 - VARIABLE WIDTH R/W  
 35 MPH SPEED LIMIT