

TOWN CENTER @ AQUIA
DRIVE-THRU RESTAURANT
2840 JEFFERSON DAVIS HIGHWAY
(GENERALIZED DEVELOPMENT PLAN)

ENGINEER:

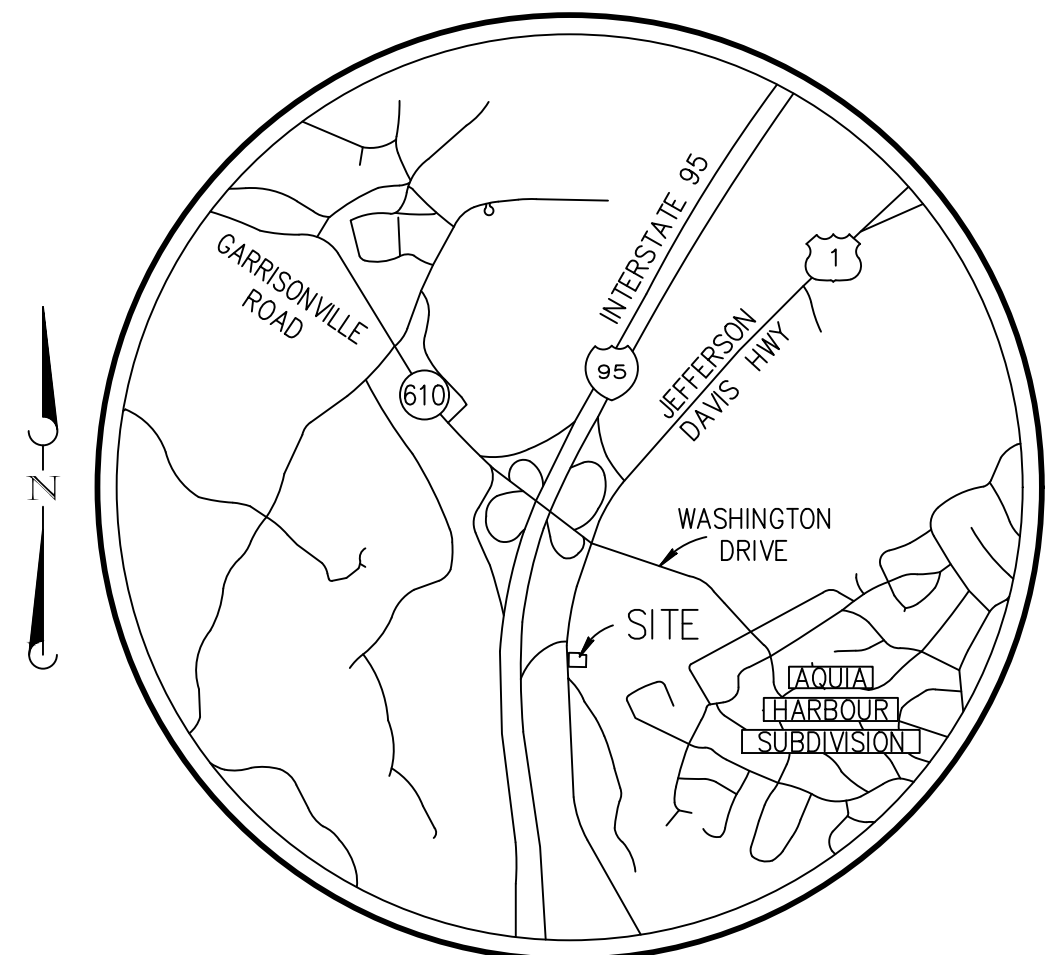
BAGBY, FOROUGHI & GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VA 22408
PHONE (540) 373-5178

OWNER/APPLICANT:

BECKER VENTURE, LLC
13409 STRAW BALE LANE
DARNESTOWN, MD 20878
(301) 873-3221
LR# 160005354

SITE ADDRESS:

T.M. 21CC-2



VICINITY MAP

1" = 2,000'

SHEET INDEX

- SHEET NUMBER: TITLE:
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. GENERALIZED DEVELOPMENT PLAN
 4. LANDSCAPING PLAN
 5. REGULATING PLAN (BY OTHERS AND FOR INFORMATION ONLY)
 6. REGULATING PLAN (BY OTHERS AND FOR INFORMATION ONLY)
 7. REGULATING PLAN (BY OTHERS AND FOR INFORMATION ONLY)

LEGEND			
AC	ACRE(S)	SAN	SANITARY
BLDG	BUILDING	SEW	SEWER
CL	CENTERLINE	SHT	SHEET
CO	CLEAN OUT	SW	SIDEWALK
CONC	CONCRETE	SQFT	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	&	ACCESSIBLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	—98—	EXISTING INTERMEDIATE CONTOUR
HP	HIGH POINT	—100—	EXISTING INDEX CONTOUR
HORZ	HORIZONTAL	276.93	EXISTING SPOT SHOT
INV	INVERT	—50—	FINISHED GRADE
IPF	IRON PIPE FOUND	90 95 100	FINISHED SPOT SHOT
IPS	IRON PIPE SET	★	FIRE HYDRANT
LP	LIGHT POLE	☼	LIGHT POLES
MH	MANHOLE	g	SIGNS
MAX	MAXIMUM	⦿	TEST PIT
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		

GENERAL NOTES

1. LOT LINES ASSOCIATED WITH EACH BUILDING AREA WILL BE ESTABLISHED WITH FINAL SITE PLAN SUBMISSION.
2. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
3. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
4. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY ALEXANDRIA SURVEYS, SURVEYS DATED JANUARY 8, 2016.
5. EXISTING ZONE: PTN-D; USE: VACANT.
6. ALL EXISTING STRUCTURES HAVE BEEN REMOVED.
7. THE PROPERTY SHOWN HEREON LIES WITHIN UNSHADED FLOOD HAZARD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #51179C0134F, HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2015 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE
9. A TRAFFIC IMPACT ANALYSIS (TIA) WAS NOT PREPARED FOR THIS APPLICATION BECAUSE THE PROPOSED USE WAS INCLUDED IN A MUCH LARGER PROJECT THAT PREPARE A TIA IN 2007. THE PROPOSED DENSITY FOR THE LARGER PROJECT WAS SIGNIFICANTLY MORE INTENSE THAN WHAT IS CURRENTLY CONSTRUCTED AND BEING PROPOSED. HENCE IMPACTS FROM THIS APPLICATION ARE NEGLIGIBLE.
10. DUMPSTER FENCES SHALL BE A MINIMUM OF SIX FOOT TALL AND CONSIST OF BOARD ON BOARD MATERIAL.
11. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
12. AQUA HARBOR VOLUNTEER RESCUE SQUAD, DISTANCE IS 0.5 MILE.

COVER SHEET

TOWN CENTER @ AQUIA
DRIVE-THRU RESTAURANT
2840 JEFFERSON DAVIS HIGHWAY

STAFFORD COUNTY, VIRGINIA

DATE:	12/14/2016
SCALE:	N/A
DESIGNED BY:	RFK
DRAWN BY:	RKF
CHECKED BY:	RFK
FILE NAME:	20534-1MODEL
JOB NO.	20534-1
PLAN NO.	

DATE	REVISIONS
3/10/17	Per County Comments

B

F

G

BAGBY, FOROUGHI and GOODPASTURE, PLLC

CIVIL ENGINEERS AND LAND SURVEYORS

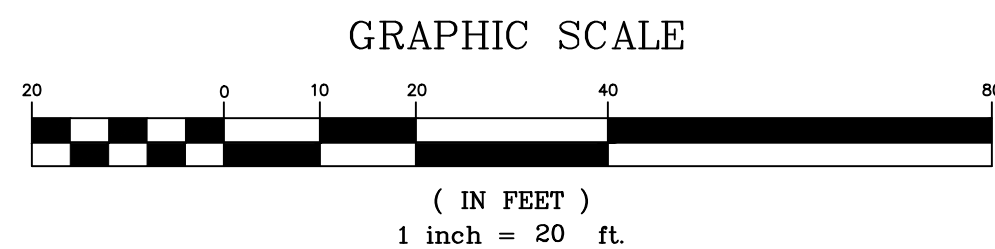
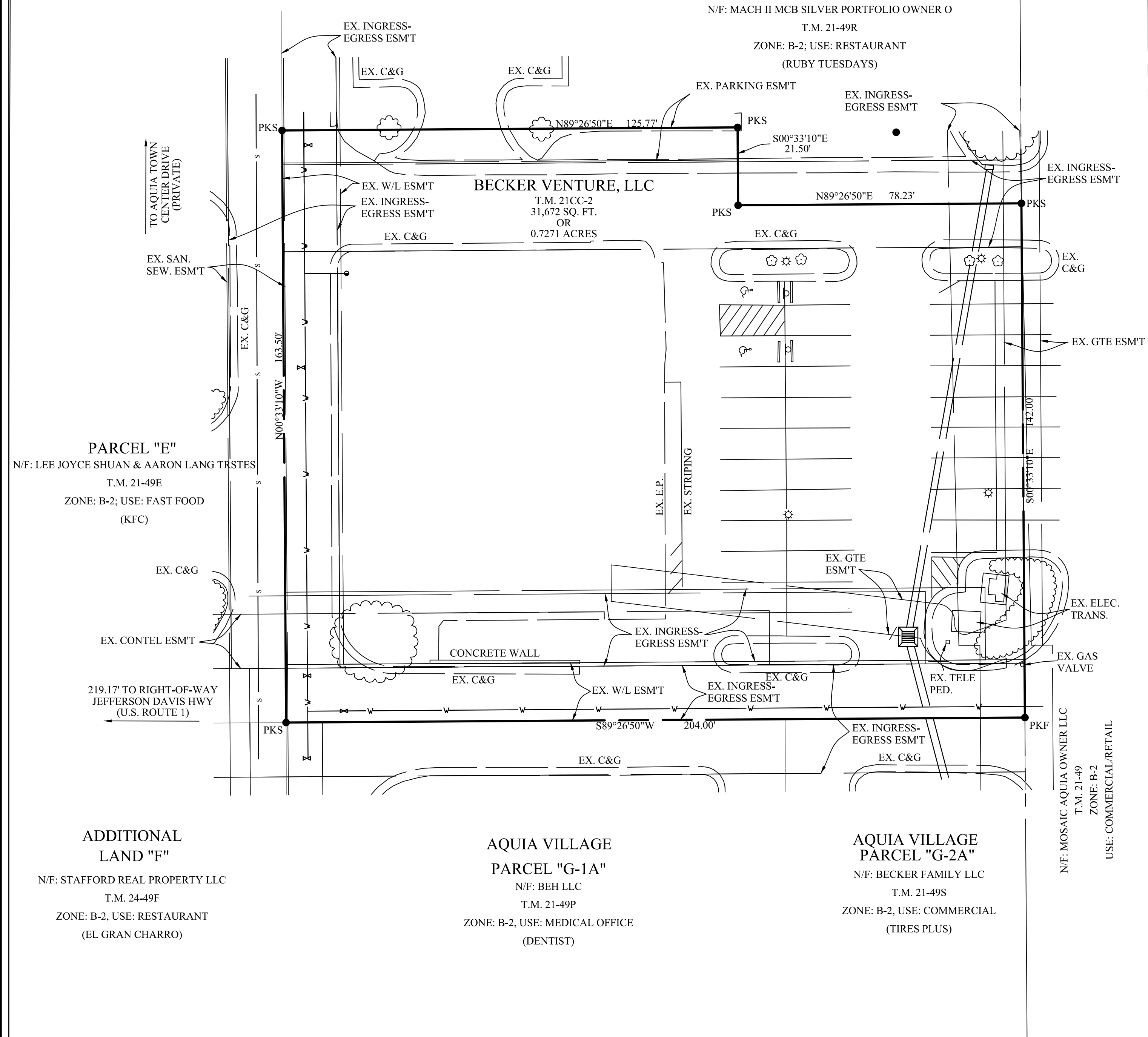
1985 JEFFERSON DAVIS HIGHWAY, SUITE 102

FREDERICKSBURG, VIRGINIA 22401

TELEPHONE: (540) 373-5178

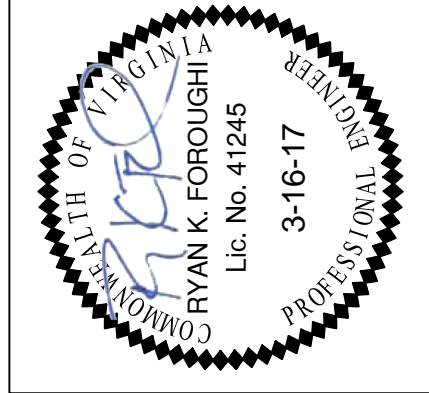
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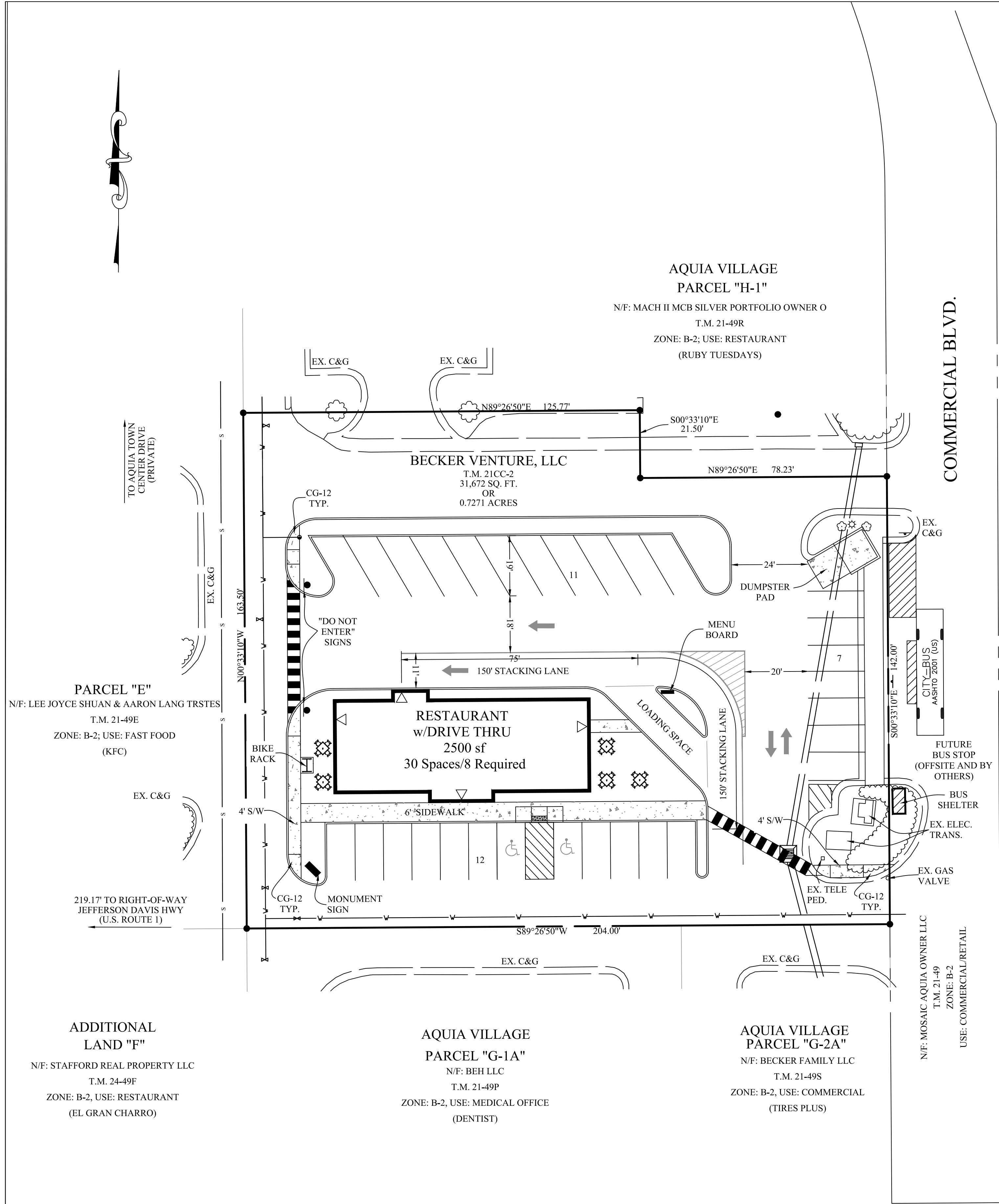


EXISTING CONDITIONS

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THE TOWN CENTER AT AQUIA
PARCEL "9"

N/F: AQUIA APTS LP
T.M. 21EE9
ZONE: PTN-D, USE: MIXED
PM150000050

STAFFORD P-TND ZONING DISTRICT REGULATIONS

PROJECT NAME
TOWN CENTER @ AQUIA 2840 JEFFERSON DAVIS HIGHWAY

SITE CALCULATIONS
TOTAL SITE AREA (BEFORE DEDICATION): 0.72709-ACRES OR 31,672-SQUARE FEET

CONDITIONAL USE AREA
ACRES: 0.72709
SQUARE FEET: 31,672
FLOOR AREA RATIO (P-TND AREA): N/A
OPEN SPACE RATIO (P-TND AREA): 0.05 OR 1,584-SQUARE FEET (MINIMUM)

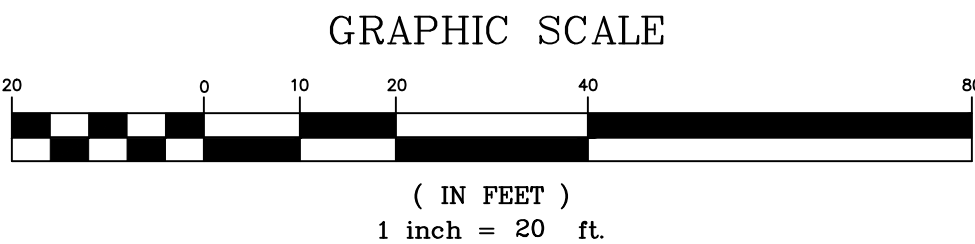
BUILDING SETBACKS
FRONT: 0-FEET
SIDE: 0-FEET
BACK: 0-FEET

BUILDING HEIGHT
PERMITTED: 75-FEET (X<=35' ONE-STORY PROPOSED)

PARKING REQUIREMENTS
PARKING (EATING ESTABLISHMENTS): 3.0 SPACES PER 1,000 GROSS FLOOR AREA (2,500-SF)
TOTAL PARKING REQUIRED: 8-SPACES
PARKING PROVIDED: 30 SPACES (INCLUDES 2 HANDICAPPED)
LOADING SPACES: 1 SPACE [12'x25'] 0-7,500 GFA (CUP)
LOADING SPACES PROVIDED: 1 SPACE [12'x25']
HANDICAPPED SPACES REQUIRED: 2 SPACES
HANDICAPPED SPACES PROVIDED: 2 SPACES
VAN ACCESSIBLE SPACES: 1 SPACE PER 8 HANDICAPPED SPACES (2 MINIMUM)
VAN ACCESSIBLE SPACES PROVIDED: 2 SPACES

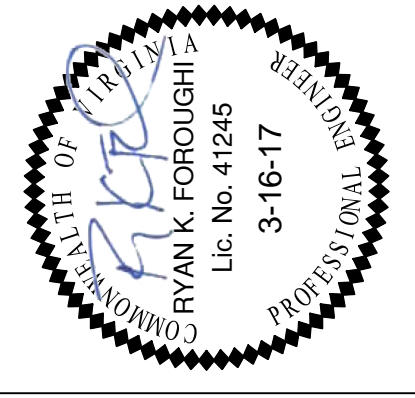
BULK REGULATIONS
TOTAL BUILDING SQUARE FOOTAGE: 2,500-SQ. FT.
PROPOSED FAR: N/A
PROPOSED O.S. 16.4% = (5,205/31,672)

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



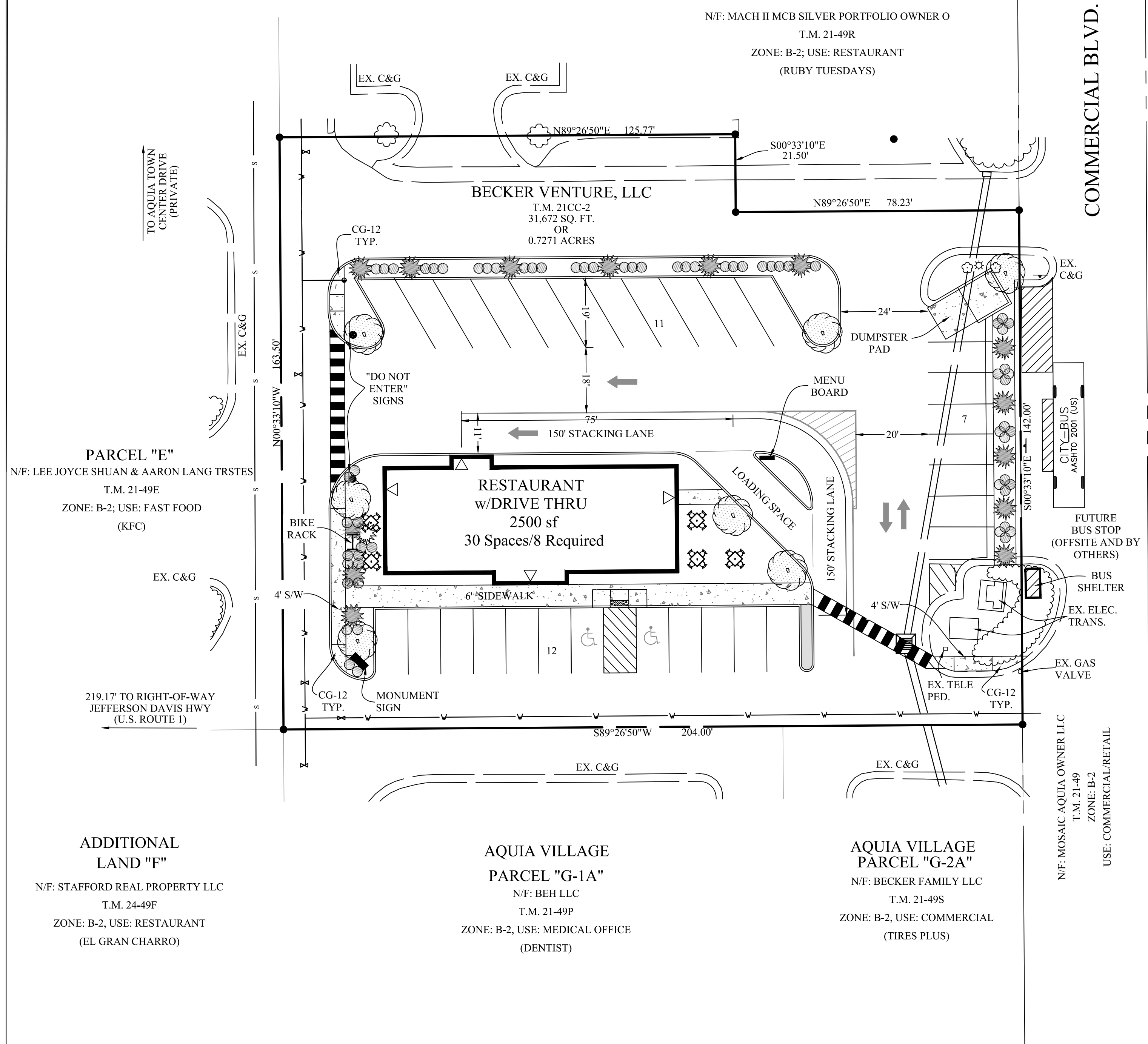
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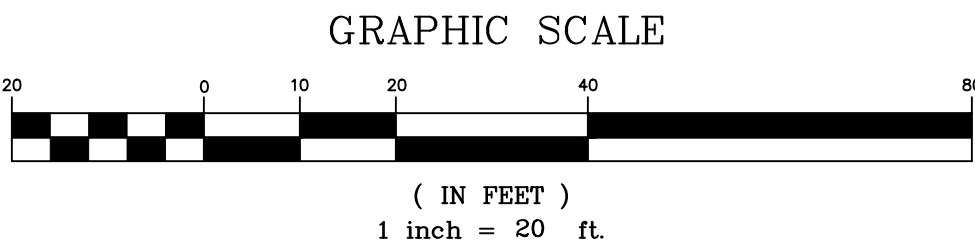
SCHEDULE A	
5' BUFFER AREA PLANTING	
1) MINIMUM REQUIRED BUFFER AREA: (WEST ACCESS DRIVE)	
2) MINIMUM WIDTH OF LANDSCAPED YARD: 5-FT.	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 164-FT.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%	
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	57 P.U.
7) NUMBER OF SHADE TREES PROVIDED:	2 X 10 P.U. = 20 P.U.
NUMBER OF EVERGREEN TREES:	3 X 7 P.U. = 21 P.U.
NUMBER OF ORNAMENTAL TREES:	X 7 P.U. = P.U.
NUMBER OF SHRUBS:	16 X 1 P.U. = 16 P.U.
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	57

SCHEDULE B	
5' BUFFER AREA PLANTING	
1) MINIMUM REQUIRED BUFFER AREA: (NORTH ACCESS DRIVE)	
2) MINIMUM WIDTH OF LANDSCAPED YARD: 5-FT.	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 203-FT.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%	
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	71 P.U.
7) NUMBER OF SHADE TREES PROVIDED:	X 10 P.U. = P.U.
NUMBER OF EVERGREEN TREES:	6 X 7 P.U. = 42 P.U.
NUMBER OF ORNAMENTAL TREES:	X 7 P.U. = P.U.
NUMBER OF SHRUBS:	29 X 1 P.U. = 29 P.U.
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	71

SCHEDULE C	
5' BUFFER AREA PLANTING	
1) MINIMUM REQUIRED BUFFER AREA: (EAST ACCESS DRIVE)	
2) MINIMUM WIDTH OF LANDSCAPED YARD: 5-FT.	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 163-FT.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%	
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	57 P.U.
7) NUMBER OF SHADE TREES PROVIDED:	1 X 10 P.U. = 10 P.U.
NUMBER OF EVERGREEN TREES:	5 X 7 P.U. = 35 P.U.
NUMBER OF ORNAMENTAL TREES:	X 7 P.U. = P.U.
NUMBER OF SHRUBS:	20 X 1 P.U. = 20 P.U.
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:	65

SCHEDULE E	
PARKING LOT INTERIOR PLANTING	
1) NUMBER OF PARKING SPACES PROVIDED: 30	
2) INTERIOR LANDSCAPED PU REQUIRED: (30 SQ. FT. x 30 = 900 SQ. FT. x (12PU / 300 SQ. FT.) = 36 P.U.)	
3) NUMBER OF CANOPY TREES PROVIDED: 4 x 10 PU = 40 PU	
NUMBER OF EVERGREEN TREES PROVIDED: 0	
NUMBER OF SHRUBS TREES PROVIDED: 0	

LANDSCAPE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QUANTITY	S.F.
SHADE TREES						
RM	QUERCUS ALBA	WHITE OAK	2-1/2"-3" (CAL)	B&B	7	250
EVERGREEN TREES						
VP	FOSTER HOLLY	ILEX ATTENUATA	6'-6-1/2' (Hl.)	B&B	14	125
SHRUBS						
F	RHODODENDRON CALEDULACEUM	AZEALA	24"-30" CONT.	B&B	65	N/A



- NOTES:**
- LANDSCAPING SHOWN HEREON SHALL NOT INTERFERE WITH PROPOSED PARKING LOT
 - LANDSCAPE PLAN IS SUBJECT TO REVIEW AND APPROVAL AT TIME OF SITE PLAN.

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LANDSCAPE PLAN

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