GAINESVILLE CORNER PHASE 2

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=30' CONTOUR INTERVAL = 2' DECEMBER 21, 2016

SALES EXHIBIT

PARCEL "B-1-B"
76,419 SQ. FT.
OR
1.7543 AC.
14300 GARDNER MANOR PLACE

PARCEL "B-1-A"
93,066 SQ. FT.
OR
2.1365 AC.
7460 HILLWOOD DRIVE

PROPOSED BUILDING
16,000 SQ. FT.
F.F. EL. = 369.20
HEIGHT= 1½-STORY
PARCEL "B-1-A"
7460 HILLWOOD DRIVE

PARCEL "G-1-A"
G.P.I.N. 7397-34-9413
CHARLES AND MASON GARDNER
ZONE: B-1, USE: VACANT
52,737 SQ. FT.
OR
1.2107 AC.

GFA=10,080 SQ. FT.

G.P.I.N. 7397-34-7736
PARCEL "G-2-A"
CHARLES V. GARDNER & C. MASON GARDNER
AND HILLWOOD PARK, INC.
ZONE: B-1, USE: RESIDENTIAL
INSTR. #201005280045819

G.P.I.N. 7397-34-9543
PARCEL "L"
GARDNER MICHAEL C
ZONE: B-1
USE: COMMERCIAL
INSTR. #201005280045819

GARDNER MANOR PLACE
VARIABLE WIDTH RIGHT-OF-WAY
POSTED SPEED=25 MPH DESIGN SPEED=30 MPH
INSTR. #200905010041500

HILLCREST FARM LANE
60' RIGHT-OF-WAY
POSTED SPEED=25 MPH DESIGN SPEED=30 MPH
INSTR. #200905010041500

HILLWOOD DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
POSTED SPEED=25 MPH DESIGN SPEED=30 MPH
INSTR. # 200909010086127 &
INSTR. #200411080189984

McGRAWS CORNER DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
INSTR. #200411080189984
INSTR. #200709280046913
INSTR. #200710180046914
INSTR. #200411080189984

SOUTHERN RAILWAY
(60' RIGHT-OF-WAY)

STORMTECH
SWM/BMP ESM'T
20' SWM ACCESS ESM'T
15' STM DRAIN ESM'T
20' SAN. SEW. ESM'T
15' W/L ESM'T
10' LANDSCAPE STRIP
5' SIDEWALK
15' BUFFER
SIGHT DISTANCE ESM'T
NOSE DOWN CURB
"EXIT ONLY" SIGN
SIGN "ONE-WAY DO NOT ENTER"
STOP SIGN
12'x45' LOADING SPACE
GRAVEL STORAGE LOT
20'x20' DIMENSION
HC PARK SIGN (TYP.)
CONC. WALK
200' FDC
ELEC./SPRINK. ROOM
CG-11 ENTRANCE
STD. TB-1
STREET LIGHT

NOTE:
CORE & BOOT CONNECTION TO EX. MANHOLE

G.P.I.N. 7397-44-4734
LOT 3
GAINESVILLE LAND LLLP
ZONE: M-1, USE: MINI WAREHOUSES
INSTR. #200811200110140
INSTR. #200809150088506

G.P.I.N. 7397-43-1083
LOT K
SCP 2005-C21-071 LLC
ZONE: B-1
USE: DRUGSTORE
INSTR. #200411080189984
INSTR. #201102020009532
INSTR. #200905270051238

G.P.I.N. 7397-43-2886
LOT A1A
HILLWOOD MOBILE HOMES SALES INC
C/O MCDONALDS CORP
ZONE: B-1
USE: FAST FOOD RESTAURANT
INSTR. #201409180067583

G.P.I.N. 7397-43-4193
LOT A1B
HILLWOOD MOBILE HOMES SALES INC
ZONE: B-1
USE: RETAIL STORE
INSTR. #201409180067583

G.P.I.N. 7397-43-5497
LOT 2
GAINESVILLE LAND LLLP
ZONE: M-1
USE: VACANT
INSTR #200809150088506

EX. VERIZON SOUTH UTILITY ESMT
INSTR. #200909010086127
10yr WSE = 264.18

EX. PERM. DRAINAGE ESM'T
INSTR. #200909010086127

VCS-1983 NORTH

REVISION | BY | DATE

CHK: TAD
DES:
DWN: GMG

SCALE: 1" = 30'

Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353
www.rfrltd.com

SHEET
FILE NO.

P:\Engineer\PWC\gardner\MK GROUP\2016\DWG\MKGroup2016-SALES EXHIBIT.dwg Wed, Dec 21, 2016 GGarcia