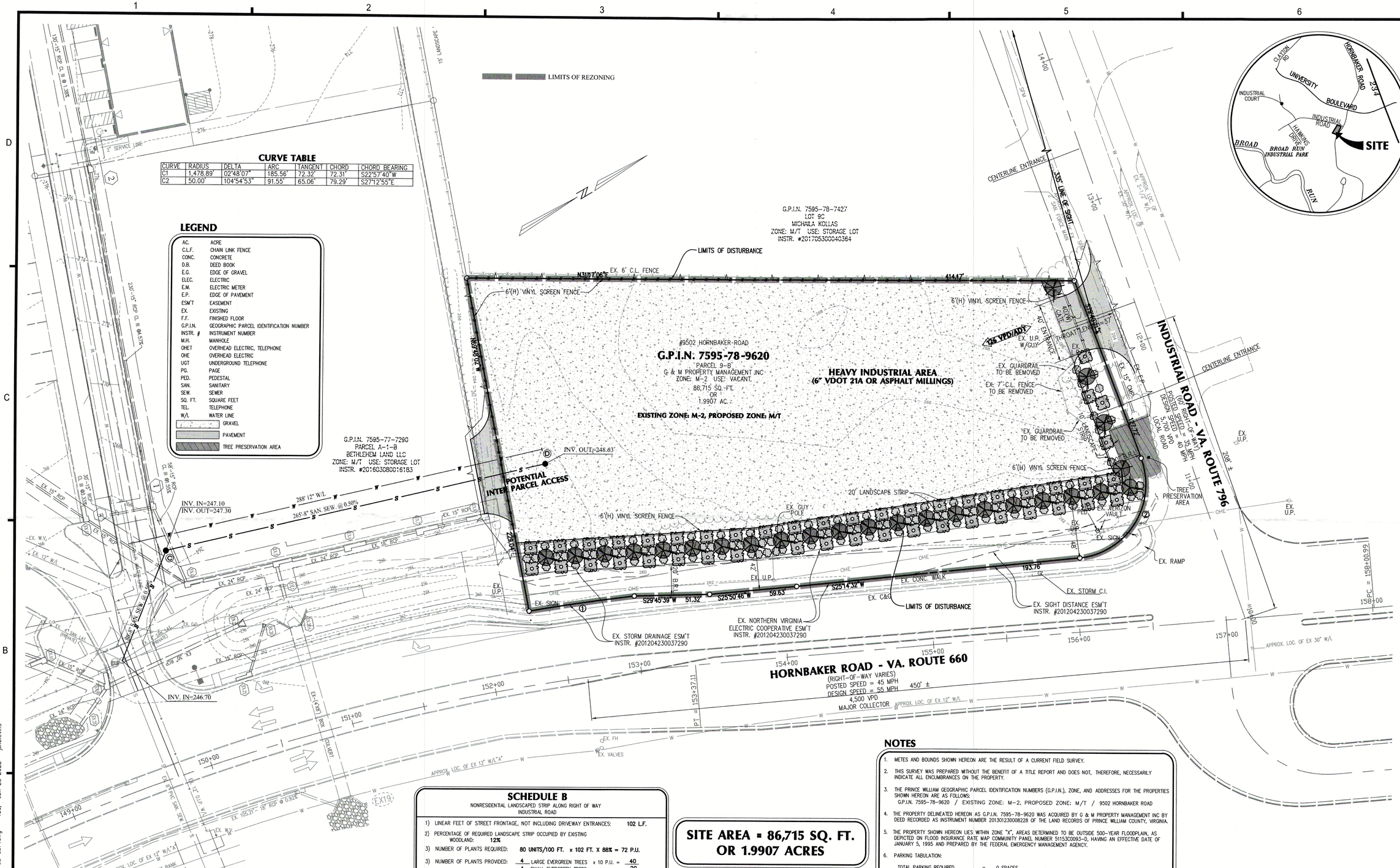


CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1,478.89'	02°48'07"	185.56'	72.32'	72.31'	S22°57'40"W
C2	50.00'	104°54'53"	91.55'	65.06'	79.29'	S27°12'55"E

LEGEND

AC.	ACRE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.B.	DEED BOOK
E.G.	EDGE OF GRAVEL
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
ESM'T	EASEMENT
EX.	EXISTING
F.F.	FINISHED FLOOR
G.P.I.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
INSTR. #	INSTRUMENT NUMBER
M.H.	MANHOLE
OHET	OVERHEAD ELECTRIC, TELEPHONE
OHE	OVERHEAD ELECTRIC
UGT	UNDERGROUND TELEPHONE
PG.	PAGE
PED.	PEDESTAL
SAN.	SANITARY
SEW.	SEWER
SQ. FT.	SQUARE FEET
TEL.	TELEPHONE
W/L	WATER LINE
	GRAVEL
	PAVEMENT
	TREE PRESERVATION AREA

SCHEDULE B

NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT OF WAY
INDUSTRIAL ROAD

1) LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING DRIVEWAY ENTRANCES: **102 L.F.**
2) PERCENTAGE OF REQUIRED LANDSCAPE STRIP OCCUPIED BY EXISTING WOODLAND: **12%**
3) NUMBER OF PLANTS REQUIRED: **80 UNITS/100 FT. x 102 FT. X 88% = 72 P.U.**
3) NUMBER OF PLANTS PROVIDED:

4	LARGE EVERGREEN TREES	x 10 P.U. =	40
4	SMALL EVERGREEN TREES	x 5 P.U. =	20
--	ORNAMENTAL TREES	x 5 P.U. =	--
8	SHRUBS	x 2 P.U. =	16

4) TOTAL NUMBER OF PLANT UNITS PROVIDED: **76**

SCHEDULE B

NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT OF WAY
HORNBAKER ROAD

1) LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING DRIVEWAY ENTRANCES: **413 L.F.**
2) PERCENTAGE OF REQUIRED LANDSCAPE STRIP OCCUPIED BY EXISTING WOODLAND: **0**
3) NUMBER OF PLANTS REQUIRED: 140 UNITS/100 FT. x 413 FT. = 578 P.U.
3) NUMBER OF PLANTS PROVIDED:

21	LARGE EVERGREEN TREES	x 10 P.U. =	210
41	SMALL EVERGREEN TREES	x 5 P.U. =	205
--	ORNAMENTAL TREES	x 5 P.U. =	--
88	SHRUBS	x 2 P.U. =	176

4) TOTAL NUMBER OF PLANT UNITS PROVIDED: **591**

SITE AREA = 86,715 SQ. FT. OR 1.9907 ACRES

SCHEDULE D

TREE COVER CALCULATIONS

TREE COVER REQUIRED:

1) TOTAL SITE AREA: **86,715 SQ. FT.**
2) PERCENT OF TREE COVER REQUIRED: **10%**
3) TOTAL AREA OF TREE COVER REQUIRED: **8,672 SQ. FT.**

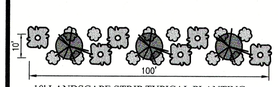
TREE COVER PROVIDED:

4) TREE COVER FROM LANDSCAPING: **7,250 SQ. FT.**
5) TREE COVER FROM PRESERVATION: **529 SQ. FT.**
6) TOTAL TREE CANOPY PROVIDED: **8,904 SQ. FT. (10.3%)**

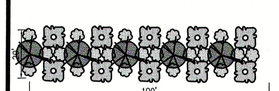
LOCATION OF TREE CANOPY COVERAGE SUBJECT TO CHANGE AT SITE PLAN

SCHEDULE H - LANDSCAPE LEGEND

SYMBOL	CALIPER/ HEIGHT	TREE COVER CREDIT (SQ.FT.)	QUANTITY
LARGE EVERGREEN TREES			
	7'-8'	200	25	5,000
SMALL EVERGREEN TREES			
	6'-7'	75	45	3,375
SHRUBS			
	24"-30"		96	
TOTAL			193	8,375



10' LANDSCAPE STRIP TYPICAL PLANTING



20' LANDSCAPE STRIP TYPICAL PLANTING

NOTES

1. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE PRINCE WILLIAM GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N.), ZONE, AND ADDRESSES FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:
   G.P.I.N. 7595-78-9620 / EXISTING ZONE: M-2, PROPOSED ZONE: M/T / 9502 HORNBAKER ROAD
4. THE PROPERTY DELINEATED HEREON AS G.P.I.N. 7595-78-9620 WAS ACQUIRED BY G & M PROPERTY MANAGEMENT INC BY DEED RECORDED AS INSTRUMENT NUMBER 201301230008228 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51153C0093-D, HAVING AN EFFECTIVE DATE OF JANUARY 5, 1995 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. PARKING TABULATION:
   TOTAL PARKING REQUIRED = 0 SPACES
   TOTAL PARKING PROVIDED = 0 SPACES
   LOADING SPACE REQUIRED: = 0 SPACES
7. MAXIMUM F.A.R. = 0.75
8. MAXIMUM LOT COVERAGE = 85%
   MINIMUM OPEN SPACE = 15% (OPEN SPACE PROVIDED = 21%)
9. MAXIMUM BUILDING HEIGHT = 75' (PROFFERED 65')
10. FUTURE BUILDINGS/IMPROVEMENTS MAY BE CONSTRUCTED ON THE PROPERTY PROVIDED THEY COMPLY WITH THE ZONING ORDINANCE.
11. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 800 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
12. LANDSCAPING MAY BE MODIFIED IN CONNECTION WITH FINAL ENGINEERING AND IN ACCORDANCE WITH THE DCSM
13. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE ON-SITE OR OFF-SITE IN ACCORDANCE WITH SECTION 700 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
14. REZONING FROM M-2, LIGHT INDUSTRIAL TO M/T, INDUSTRIAL TRANSPORTATION: FOR STORAGE OF VEHICLES, EQUIPMENT, AND A MATERIAL STORAGE YARD.

Rezoning #REZ2022-00012
Corner Properties Equipment and Material Storage Yard
Approved by BOCS: 09.13.2022

Christopher Perez
Planning Office

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suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
C. R. MICHAEL MASSEY
Lic. No. 23855
6/28/2022
PROFESSIONAL ENGINEER

REZONING #REZ2022-00012 CORNER PROPERTIES EQUIPMENT AND MATERIAL STORAGE YARD

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	01/03/2022	REVISED PER COUNTY COMMENTS

PROJECT No.: 95027.022.00
DRAWING No.: 111,073
DATE: SEPTEMBER 13, 2021
SCALE: 1"=30'
DESIGN: RMM
DRAWN: JRB
CHECKED: RMM

SHEET TITLE:

GENERALIZED DEVELOPMENT PLAN

SHEET No.

C1.00

P:\RF\projects\Engineer\PWC\BRIP\Lot 9B\DWG\LOT 9B GDP.dwg Tue, Jun 28 2022 jenblevins