

Application Submittal Checklist

- Completed "Project Information & Primary Contacts" form (Page 5)
- Signed "Statements of Understanding" from the owner(s) and applicant (Page 6)
- Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
- Completed "General Information" sheet (Page 7)
- Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 8 – 10)
- Completed "List of Adjoining Property Owners" (Pages 11 & 12)
- Completed "Application Affidavit" (Pages 13 – 16)
- Completed "Checklist for Generalized Development Plans" (Pages 18 & 19)
- Completed "Transportation Impact Analysis Determination Form" (Page 20)
- Proof that Real Estate Taxes have been paid
- Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat)
- Completed Impact Statements
 - * See "Checklist for Impact Statements" (Page 17)
- n/a Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
- n/a Completed Proffer Reasonableness Analysis, if proffers will be submitted in relation to any project which includes a residential use (See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix)

PLATS AND PLANS

- Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- Generalized Development Plan (12 full-size copies at 24"x 36" size)
 - * See "Checklist for Generalized Development Plans" (Pages 18 & 19)

Applications for reclassification to the P-TND zoning district shall also include:

- Twenty (20) copies of the Regulating Plan
- Twenty (20) copies of the Neighborhood Design Standards

RECEIVED	OFFICIALLY SUBMITTED
DATE: _____ INITIALS: _____	DATE: <u>9/20</u> INITIALS: <u>[Signature]</u>

RECEIVED
SEP 07 2016
STAFFORD COUNTY
PLANNING AND ZONING

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> <u>10151459</u>
<u>Falmouth Village Commercial</u>	
<small>PROJECT NAME</small>	<small>SECTION</small>
<u>107 & 111 Carter Street and 108 Gordon Street</u>	<u>1.1492</u>
<small>ADDRESS (IF AVAILABLE)</small>	<small>TOTAL SITE ACREAGE</small>
<u>53D-1-34, 53D-1-35, 53D-1-43 & 53D-1-43A</u>	<u>R-1</u>
<small>TAX MAP / PARCEL(S)</small>	<small>ZONING DISTRICT</small>
<u>Southeast of Intersection of Rte 1 & Rte 17, on Carter Street and Gordon Street</u>	
<small>LOCATION OF PROJECT</small>	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
<u>Scott Cleveland (Applicant)</u>	<u>LCT and JSC, LLC</u>
<small>NAME</small>	<small>COMPANY</small>
<u>2614 Glenda's Way</u> <u>Fredericksburg</u> <u>VA</u> <u>22408</u>	
<small>ADDRESS</small> <small>CITY</small> <small>STATE</small> <small>ZIP</small>	
<u>540-834-3200</u> <u>540-266-3900</u> <u>scottvare@gmail.com</u>	
<small>PHONE NUMBER</small> <small>FAX NUMBER</small> <small>EMAIL ADDRESS</small>	

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Loyd C. Taylor</u>	
<small>NAME</small>	<small>COMPANY</small>
<u>2614 Glenda's Way</u> <u>Fredericksburg</u> <u>VA</u> <u>22408</u>	
<small>ADDRESS</small> <small>CITY</small> <small>STATE</small> <small>ZIP</small>	
<u>540-266-3900</u> <u>540-368-5156</u> <u>LCT57chevy@yahoo.com</u>	
<small>PHONE NUMBER</small> <small>FAX NUMBER</small> <small>EMAIL ADDRESS</small>	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Bill Pyle</u>	<u>Bowman Consulting</u>
<small>NAME</small>	<small>COMPANY</small>
<u>650A Nelms Circle</u> <u>Fredericksburg</u> <u>VA</u> <u>22406</u>	
<small>ADDRESS</small> <small>CITY</small> <small>STATE</small> <small>ZIP</small>	
<u>540-371-0268</u> <u>540-371-3479</u> <u>bpyle@bowmanconsulting.com</u>	
<small>PHONE NUMBER</small> <small>FAX NUMBER</small> <small>EMAIL ADDRESS</small>	

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>Falmouth Village Commercial</u>	_____
PROJECT NAME	SECTION
<u>107 & 111 Carter Street and 108 Gordon Street</u>	<u>1.1492</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>53D-1-34, 53D-1-35, 53D-1-43 & 53D-1-43A</u>	<u>R-1</u>
TAX MAP / PARCEL(S)	ZONING DISTRICT
<u>Southeast of Intersection of Rte 1 & Rte 17, on Carter Street and Gordon Street</u>	_____
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Charles W. Payne, Jr. (agent)</u>	<u>Hirschler Fleischer</u>
NAME	COMPANY
<u>725 Jackson Street, Suite 200</u> <u>Fredericksburg</u> <u>VA</u> <u>22401</u>	
ADDRESS	CITY STATE ZIP
<u>540-604-2108</u> <u>540-604-2101</u> <u>cpayne@hf-law.com</u>	
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Loyd C. Taylor</u>	_____
NAME	COMPANY
<u>2614 Glenda's Way</u> <u>Fredericksburg</u> <u>VA</u> <u>22408</u>	
ADDRESS	CITY STATE ZIP
<u>540-266-3900</u> <u>540-368-5156</u> <u>LCT57chevy@yahoo.com</u>	
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Bill Pyle</u>	<u>Bowman Consulting</u>
NAME	COMPANY
_____	_____
ADDRESS	CITY STATE ZIP
_____	_____
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Owner/Co Owner

Loyd C. Taylor
Printed Name

9-6-2016
Date

Signature of Owner/Co Owner

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

Printed Name

Date

* Additional sheets may be used, if necessary.

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Applicant/Agent

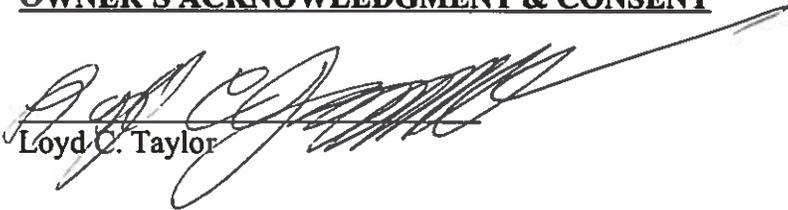
S. Scott Cleburne 8.25.16
Printed Name Date

* Additional sheets may be used, if necessary.

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I hereby authorize the applicant, LCT and JSC, LLC, or its successors and assigns (the "Applicant"), to file on my behalf all rezoning, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcels 53D-1-34, 53D-1-35, 53D-1-43 and 53D-1-43A, from Residential-1 to B-2 or other zoning designation as the Applicant may reasonably determine, and further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said properties, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

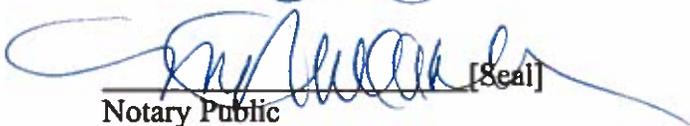
OWNER'S ACKNOWLEDGMENT & CONSENT


Loyd C. Taylor

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Spotsylvania, to wit:

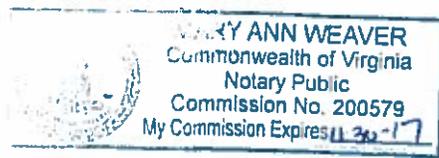
I, the undersigned, a Notary Public in and for the City/County and State aforesaid, does hereby certify that Loyd C. Taylor, as owner, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 25th day of August 2016.

 [Seal]
Notary Public

Print Name: Mary Ann Weaver
My Commission Expires: 11.30.2017
Registration No.: 200579

7726803-1 041237.00001



General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Rezoning of the Property from R-1 to B-2 to allow for office and other commercial uses .

INFORMATION FOR FEE CALCULATIONS

1.1492 # of Acres

Type of Rezoning:

- Standard Rezoning
- Planned Development
- Proffer Amendment
- Minor Proffer Amendment
- Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # _____

Previous Resolution # _____

of Lots (if rezoning to residential) _____

Original Zoning R-1 _____

Proposed Zoning B-2 _____

Proposed Use(s) office and other commercial uses

Review Fee Calculations

STAFFORD COUNTY FEES:

The County review fee calculations are divided into four sections. Each section is based on a different type of reclassification. Determine the application fee by filling out the one section that applies.

Section I. Standard Rezoning:

A. Base Fee: (Required - Enter the dollar amount that applies)	
If less than 5.0 acres	\$4,375.00
If 5.0 acres or greater	\$12,500.00
	\$ <u>4,375.00</u> ✓
B. General Fee: (If greater than 5 acres)	
(_____ Acres - 5) X \$125	\$ _____
C. Fire & Rescue Review Fee (required).....	\$ <u>125.00</u> ✓
D. Utilities Department Review Fee (required).....	\$ <u>215.00</u> ✓
E. Public Works Review Fee (required).....	\$ <u>200.00</u> ✓
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00
	\$ <u>400.00</u> ✓
G. Adjacent Property Notification (required):	
(<u>11</u> Adjacent properties) X \$6.48	\$ <u>71.28</u> ✓
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>5,386.28</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>148.12</u>
TOTAL (Sub-total + H. Technology Fee).....	\$ <u>5,534.40</u>

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>53D-1-45</u>	<u>Salem & Parrish Waters</u>	
TAX MAP / PARCEL	NAME	
<u>115 Carter Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-1-32A</u>	<u>William J. & Cecelia S. Howell</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 8296</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22404</u>
CITY	STATE	ZIP

<u>53D-1-31</u>	<u>Norman L. Schools & Lenetta F. Small</u>	
TAX MAP / PARCEL	NAME	
<u>305 King Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-1-33</u>	<u>Jeromy V. & Jane C. Range</u>	
TAX MAP / PARCEL	NAME	
<u>303 King Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-1-38</u>	<u>Irma A. Clifton</u>	
TAX MAP / PARCEL	NAME	
<u>100 Carter Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-1-37</u>	<u>Anne B. Jones</u>	
TAX MAP / PARCEL	NAME	
<u>2203 Cowan Blvd, Apt 44B</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22401</u>
CITY	STATE	ZIP

<u>53D-1-36 & 53-113</u>	<u>County of Stafford</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 339</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22555</u>
CITY	STATE	ZIP

<u>53D-1-73 & 53D-1-76</u>	<u>Bertram Development Corporation</u>	
TAX MAP / PARCEL	NAME	
<u>77 Cambridge Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-1-18</u>	<u>Cristo L. Iglesia De Dios Pentecostal</u>	
TAX MAP / PARCEL	NAME	
<u>15 Butler Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-2-5</u>	<u>Mary Limerick Berry</u>	
TAX MAP / PARCEL	NAME	
<u>106 Forbes Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>53D-2-2</u>	<u>Cristian E. Duran and Henry O. Amaya</u>	
TAX MAP / PARCEL	NAME	
<u>104 Forbes Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

**STAFFORD COUNTY
BOARD OF SUPERVISORS**

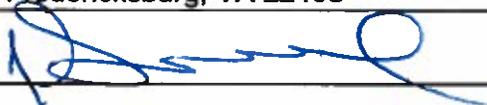
**1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555**

Internal Use Only	
Project Name:	<u>Falmouth Village Commercial</u>
A/P #:	<u>10151459</u>
Date:	<u>09/28/10</u>

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant	<u>Scott Cleveland</u>
Name of Company	<u>LCT and JSC, LLC</u>
Applicant Address	<u>2614 Glenda's Way</u> <u>Fredericksburg, VA 22408</u>
Applicant's Signature	
Name of Agent	<u>Charles W. Payne, Jr.</u>
Address of Agent	<u>725 Jackson Street, Suite 200, Fredericksburg, VA 22401</u>

2. Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: LCT and JSC, LLC

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) 53D-1-34, 53D-1-35, 53D-1-43 & 53D-1-43A

Address 107 & 111 Carter Street and
108 Gordon Street

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
<u>Loyd C. Taylor</u>	<u>2614 Glenda's Way, Fredericksburg, VA 22408</u>
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Project Name: _____ A/P #: _____ Date: _____
--

Application Affidavit

Page 3

Applicant: LCT and JSC, LLC

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

<u>Scott Cleveland</u>	<u>6020 Potomac Landing Drive, King George, VA 22485</u>
<u>Loyd C. Taylor</u>	<u>2614 Glenda's Way, Fredericksburg, VA 22408</u>
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ **X**
Cost for certified letters \$ _____ (cost as of the day of submittal)
Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Project Name: _____
A/P #: _____
Date: _____

Application Affidavit

Page 4

Applicant: LCT and JSC, LLC

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer J. Scott Cleveland

Corporate Office of Signer Member of LLC

Signature [Handwritten Signature]

Date 8-25-16

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 25th day of August, 2016 by J. Scott Cleveland owner/applicant.

My commission expires: 12-31-2019



[Handwritten Signature]
Notary Public

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

The following items must be shown on a GDP:

N/A	COMPLETE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(1)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	person preparing the drawing,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	vicinity map showing the general location of the proposed development,
		major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		Sec 28-225(3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	the number of stories,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	height,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	roof line,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	outdoor trash storage,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(7)
Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH. |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP or one of the above required components if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Falmouth Village Commercial
Type of development B-2
Parcel # 53D-1-34, 53D-1-35, 53D-1-43 & 53D-1-43A

RECEIVED BUT NOT OFFICIALLY SUBMITTED:	
DATE: _____	INITIALS _____
OFFICIALLY SUBMITTED:	
DATE: _____	INITIALS _____

Traffic Volume Calculations

This site generates:

51 VPH (highest VPH)
33,000 VPD on state controlled highways (highest) - RT. 1 AND RT. 17 INTERSECTION
51 VPH Peak AM
20 VPH Peak PM
50 VPH Peak Saturday
258 VPD highest intensity* (All Day Saturday)

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

County: Any proposals generating 1,000 or more VPD.
VDOT: See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be redeveloped as a higher intensity use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1,000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The trip generation for the highest intensity use shall be analyzed in the study. The only exception is if proffers limit the area and type of uses.

710 General Office

1,566 SF AND 1828 SF
 1.55 VPH AM Peak
 1.49 VPH PM Peak
 .41 VPH SATURDAY Peak
 VPD (RT. 1) - 33,000 VPD
 AADT
 36,000 VPD
 AAWDT
 (M-THURS 50%
 ONE YEAR
 AVERAGE
 TRAFFIC

932 High Turn-over (Sit-down)

~~Restaurant~~ RESTAURANT

1,536 SF AND 886 SF

~~13.53~~
 13.53 AM Peak
 18.88 PM Peak
 20.00 SATURDAY PEAK
 158.37 SATURDAY All day

FALMOUTH PROPERTY: COURT YARD AREA

TRAFFIC VOLUME CALCULATIONS: ITE TRIP GENERATION - ~~7th Edition~~ ^{7th Edition}

710 - GENERAL OFFICE

- 1,566 SF X 1.55 (AM Peak) = 2.46 Trips ~~/Day/Week~~
- " " X 1.49 (PM Peak) = 2.33 Trips ~~/Day/Week~~
- " " X 0.41 (Saturday Peak) = 0.64 Trips ~~/Day/Week~~
- 5.43 Trips ~~/Day/Week~~

710 - GENERAL OFFICE

- 1,828 SF X 1.55 (AM Peak) = 2.83 Trips
- " " X 1.49 (PM Peak) = 2.72 Trips
- " " X 0.41 (Saturday Peak) = 0.75 Trips
- 6.30 Trips

TOTAL OFFICE TRIPS: 11.73 TRIPS (Peak Hours)
Say: 12 TRIPS

932 - High Volume (Sit-down) RESTAURANT

- 1,536 SF X 13.53 (AM Peak) = 20.78 Trips
- " " X 18.88 (PM Peak) = 29.00 Trips
- " " X 20.00 (Saturday Peak) = 30.72 Trips
- " " X 158.37 (Saturday All Day) = 243.30 Trips

- 886 SF X 13.53 (AM Peak) = 12.00 Trips
- " " X 18.88 (PM Peak) = 16.73 Trips
- " " X 20.00 (Saturday Peak) = 17.72 Trips
- " " X 158.37 (Saturday All Day) = 140.31 Trips

TOTAL Peak Trips: ~~138.68~~ ¹³⁹, Say ~~139~~ ¹³⁹

All Day Saturday: 257.61, Say ~~258~~ ²⁵⁸

Real Estate Bill - Account Information Lookup Results

These results last updated: 3/29/2016. All balances are due as of 3/29/2016 and include penalty & interest, if applicable through 3/29/2016.

PIN Number: 31802
Name: TAYLOR LOYD C
PO BOX 1249
FREDERICKSBURG, VA 22402-1249
Tax Map Number: 53D 1 43
Physical Address: 107 CARTER ST
Last payment of \$567.58 received on 11/17/2015.
Payment Details: Total Tax Paid in 2015: \$1,135.16
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$0.00
Total Balance: \$0.00

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Real Estate Bill - Account Information Lookup Results

These results last updated: 3/29/2016. All balances are due as of 3/29/2016 and include penalty & interest, if applicable through 3/29/2016.

PIN Number: 31795
Name: TAYLOR LOYD C
PO BOX 1249
FREDERICKSBURG, VA 22402-1249
Tax Map Number: 53D 1 33A
Physical Address: *No Situs Address*
Last payment of \$5.36 received on 5/7/2012.
Payment Details: Total Tax Paid in 2015: \$0.00
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$0.00
Total Balance: \$0.00

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Real Estate Bill - Account Information Lookup Results

These results last updated: 3/29/2016. All balances are due as of 3/29/2016 and include penalty & interest, if applicable through 3/29/2016.

PIN Number: 31796
Name: TAYLOR LOYD C
PO BOX 1249
FREDERICKSBURG, VA 22402-1249
Tax Map Number: 53D 1 34
Physical Address: 108 GORDON ST
Last payment of \$641.97 received on 11/17/2015.
Payment Details: Total Tax Paid in 2015: \$1,283.94
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$0.00
Total Balance: \$0.00

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Real Estate Bill - Account Information Lookup Results

These results last updated: 3/29/2016. All balances are due as of 3/29/2016 and include penalty & interest, if applicable through 3/29/2016.

PIN Number: 31797
Name: TAYLOR LOYD C
PO BOX 1249
FREDERICKSBURG, VA 22402-1249
Tax Map Number: 53D 1 35
Physical Address: *No Situs Address*
Last payment of \$10.00 received on 11/30/2015.
Payment Details: Total Tax Paid in 2015: \$20.38
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$0.00
Total Balance: \$0.00

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Real Estate Bill - Account Information Lookup Results

These results last updated: 3/29/2016. All balances are due as of 3/29/2016 and include penalty & interest, if applicable through 3/29/2016.

PIN Number: 31803
TAYLOR LOYD C
Name: PO BOX 1249
FREDERICKSBURG, VA 22402-1249
Tax Map Number: 53D 1 43A
Physical Address: 111 CARTER ST
Last payment of \$979.77 received on 11/17/2015.
Payment Details: Total Tax Paid in 2015: \$1,959.54
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$0.00
Total Balance: \$0.00

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METES AND BOUNDS DESCRIPTION
ON
THE LANDS OF
LOYD C. TAYLOR
(TM 53D-1-34 & TM 53D-1-35)
INSTRUMENT LR120006359
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

BEGINNING AT A POINT BEING THE CORNER OF THE EASTERN RIGHT-OF-WAY OF GORDON STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHERN RIGHT-OF-WAY OF KING STREET (VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING SAID KING STREET AND RUNNING WITH SAID GORDON STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES;

N 34°30'00" E 146.00 FEET TO A POINT; THENCE

N 34°40'40" E 130.83 FEET TO A POINT BEING IN THE LINE OF SAID GORDON STREET RIGHT-OF-WAY AND BEING THE SOUTHWESTERN CORNER TO TM 53D-1-32A, LANDS NOW OR FORMERLY STANDING IN THE NAME OF HOWELL AS RECORDED IN DEED BOOK 827, PAGE 216 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA; THENCE DEPARTING SAID GORDON STREET AND RUNNING WITH SAID HOWELL THE FOLLOWING;

S 58°18'37" E 46.63 FEET TO A POINT BEING A SOUTHEASTERN CORNER TO SAID HOWELL AND BEING IN THE LINE OF TM 53D-1-32D, LANDS NOW OR FORMERLY STANDING IN THE NAME OF TAYLOR AS RECORDED IN LR 120006359 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID HOWELL AND RUNNING WITH SAID TAYLOR, IN PART, THENCE WITH TM 53D-1-33, LANDS NOW OR FORMERLY STANDING IN THE NAME OF RANGE AS RECORDED IN LR 130004912 AMONG SAID LAND RECORDS, IN PART, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

S 35°21'00" W 221.13 FEET TO A POINT; THENCE

S 33°01'00" W 58.03 FEET TO A POINT BEING IN THE LINE OF SAID RANGE AND IN THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF KING STREET; THENCE DEPARTING SAID RANGE AND RUNNING WITH SAID KING STREET THE FOLLOWING;

N 55°30'00" W 45.20 FEET TO THE POINT OF BEGINNING, CONTAINING 12,522 SQUARE FEET OR 0.28747 ACRES OF LAND MORE OR LESS, BEING THE SAME LAND AS SHOWN ON A PLAT PREPARED BY BOWMAN CONSULTING, ENTITLED "ZONING PLAT ON THE LANDS OF LOYD C. TAYLOR", DATED JULY 15, 2016.

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METES AND BOUNDS DESCRIPTION
ON
THE LANDS OF
LOYD C. TAYLOR
(TM 53D-1-43 & TM 53D-1-43A)
INSTRUMENT LR090005807
INSTRUMENT LR130020859
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

BEGINNING AT A POINT BEING IN THE NORTHERN RIGHT-OF-WAY LINE OF CARTER STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND A SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF COMMONWEALTH OF VIRGINIA AS RECORDED IN LR 120021969 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA; THENCE DEPARTING SAID CARTER STREET AND RUNNING WITH SAID COMMONWEALTH OF VIRGINIA THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

N 25°16'05" E 158.32 FEET TO A POINT; THENCE

S 63°54'08" E 58.95 FEET TO A POINT; THENCE

N 26°05'52" E 38.36 FEET TO A POINT; THENCE

S 63°54'08" E 143.58 FEET TO A POINT BEING IN THE LINE OF SAID COMMONWEALTH OF VIRGINIA AND BEING THE NORTHWESTERN CORNER TO TM 53D-1-45, LANDS NOW OR FORMERLY STANDING IN THE NAME OF WATERS AS RECORDED IN LR 150008262 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID COMMONWEALTH OF VIRGINIA AND RUNNING WITH SAID WATERS THE FOLLOWING;

S 25°33'05" W 196.32 FEET TO A POINT BEING THE SOUTHWESTERN CORNER TO SAID WATERS AND BEING IN THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF CARTER STREET; THENCE DEPARTING SAID WATERS AND RUNNING WITH SAID CARTER STREET THE FOLLOWING;

N 64°00'05" W 202.11 FEET TO THE POINT OF BEGINNING, CONTAINING 37,537 SQUARE FEET OR 0.86173 ACRES OF LAND MORE OR LESS, BEING THE SAME LAND AS SHOWN ON A PLAT PREPARED BY BOWMAN CONSULTING, ENTITLED "ZONING PLAT ON THE LANDS OF LOYD C. TAYLOR", DATED JULY 15, 2016.

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