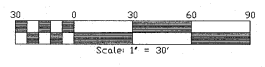
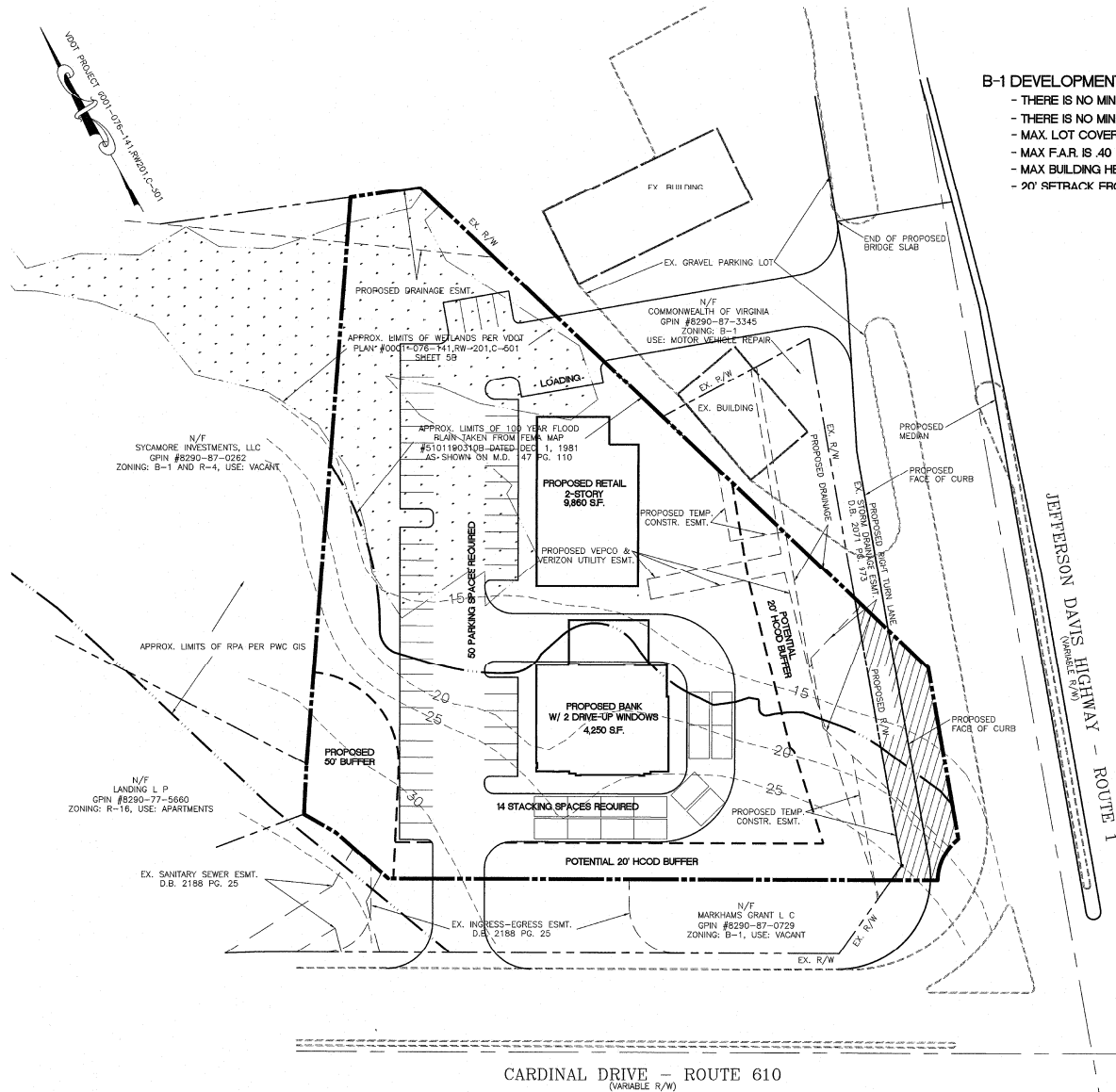
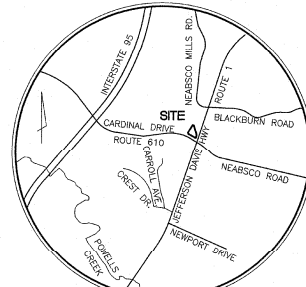


T:\14303\CADD\PLANINGS\VELD-3.DWG 9-25-05 4:30:00 pm CAMPBELL



- B-1 DEVELOPMENT STANDARDS:**
- THERE IS NO MINIMUM LOT SIZE
 - THERE IS NO MINIMUM LOT WIDTH OR DEPTH
 - MAX. LOT COVERAGE IS 85% (15% OPEN SPACE REQUIRED)
 - MAX F.A.R. IS .40
 - MAX BUILDING HEIGHT IS 45 FEET
 - 20' SETBACK FROM ALL PUBLIC STREET RIGHT-OF-WAYS



VICINITY MAP
SCALE: 1" = 2,000'

- GENERAL NOTES:**
- THE PROPERTY SHOWN HERE ON IS CURRENTLY ZONED B-1 AND CONTAINS THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (GPIN) 8290-87-1642.
- EXISTING USE: VACANT
 - OWNER: SYCAMORE INVESTMENTS, LLC
 - ADDRESS: 15808 JEFFERSON DAVIS HIGHWAY
 - BOUNDARY INFORMATION COMPILED FROM DEEDS AND PLATS OF RECORD.
 - SITE AREA IS 2.0± ACRES (AREA IS 1.9± ACRES WITH PROPOSED R/W DEDICATION)
 - TOPOGRAPHIC INFORMATION FROM PWC MAPPING. CONTOUR INTERVAL = 5 FEET
 - THE PROPERTY IS IMPACTED BY A FEMA 100 YEAR FLOODPLAIN. FLOODPLAIN INFORMATION DETERMINED IN ACCORDANCE TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51153C0306D, EFFECTIVE DATE: JANUARY 5, 1995.
 - THE SITE IS LOCATED ON CHESAPEAKE OVERLAY DISTRICT MAP 13 OF 15. THE SITE IS WITHIN AN IDA AND DOES CONTAIN RPA.

LEGEND:

AREA OF PROPOSED R/W DEDICATION PER VDOT ROUTE 1 IMPROVEMENTS (4,299 S.F.)

- TABULATION:**
- SITE AREA: 19± ACRES
 - MAX GFA ALLOWED PER .40 F.A.R: 33,105 S.F.
 - GFA PROPOSED: 14,110 S.F. (BANK: 4,250 S.F. AND RETAIL: 9,860 S.F.)
 - REQUIRED PARKING: 50 SPACES
 - REQUIRED STACKING FOR DRIVE-UP WINDOWS: 14

BURGESS & NIPLE
4300 ROSENWOOD CENTER PARK WOODBRIDGE, VA 22192-5407
PH: (703) 670-4400 FAX: (703) 670-4200

NO.	REVISIONS	DATE

**CONCEPT PLAN #3
BANK W/ 2 DRIVE-UP WINDOWS
AND RETAIL SPACE
SYCAMORE INVESTMENTS LLC**
DUMFRIES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE: SEPT. 21, 2006
SCALE: 1" = 30'
DESIGN: AC
CHECK: JDC
P.R. NO.:
SHEET 1 OF 1
FILE NO.: WC-