

# GENERALIZED DEVELOPMENT PLAN

## TM 52D-1-7

MADISON MAGISTERIAL DISTRICT  
NORTH MADISON VOTING DISTRICT  
CAROLINE COUNTY, VIRGINIA

TAX MAP: TM 52D-1-7

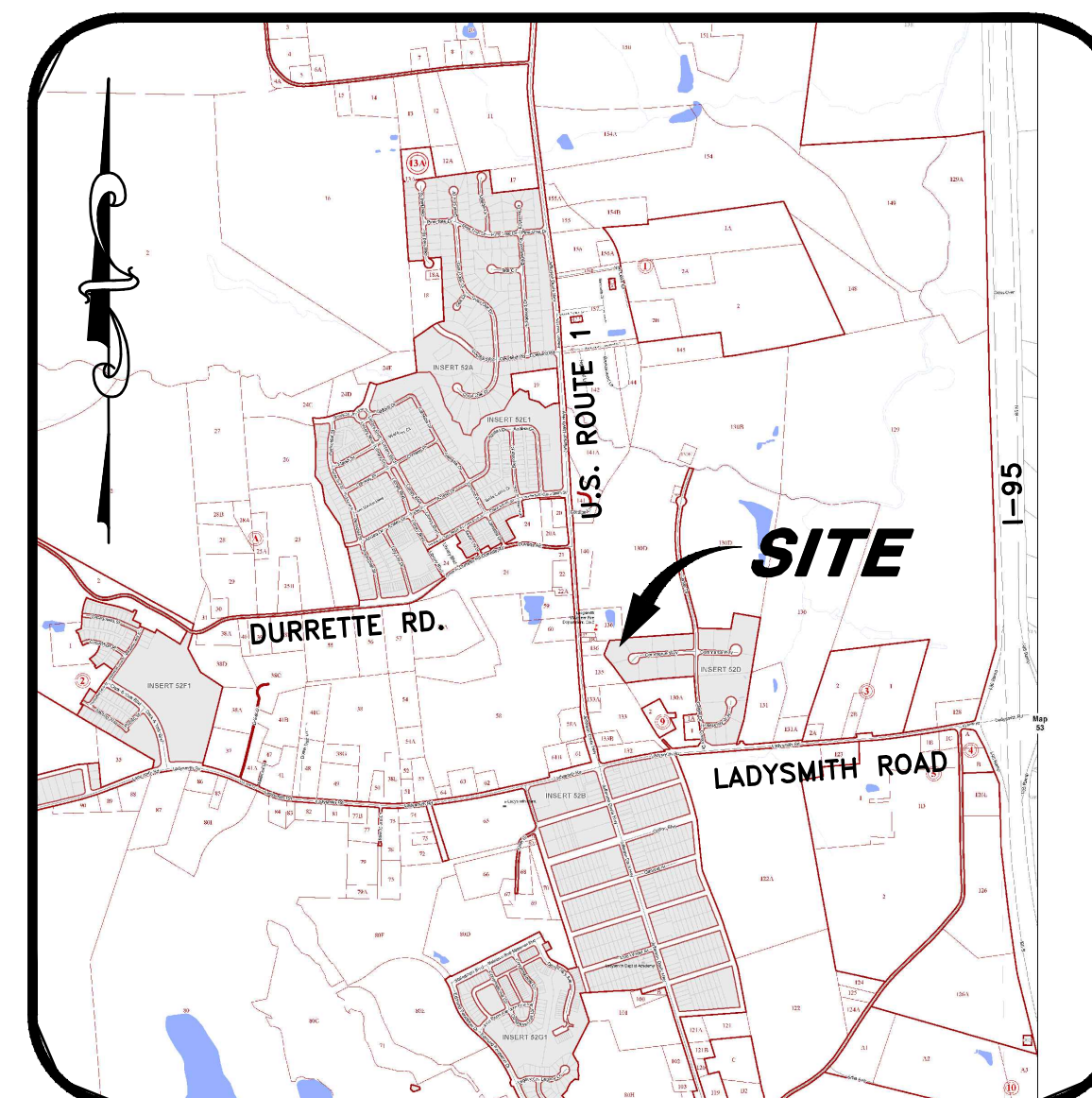
ZONING: B1

**OWNER:**

17431 JEFFERSON DAVIS LLC  
7404 COMMERCE WAY, SUITE A  
RUTHER GLEN, VA. 22546  
ATTN: EVAN STOUT  
804-994-1624

**APPLICANT:**

LEASE2U LLC  
7404 COMMERCE WAY, SUITE A  
RUTHER GLEN, VA. 22546  
ATTN: EVAN STOUT  
804-994-1624



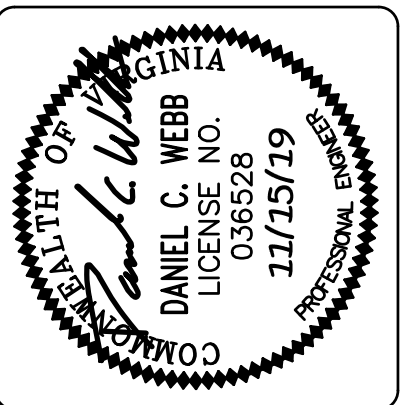
VICINITY MAP SCALE: 1" = 2,000'

**INDEX TO DRAWINGS**

- 1.) COVER SHEET
- 2.) EXISTING CONDITIONS
- 3.) DEMOLITION PLAN
- 4.) DEVELOPMENT PLAN

**W W WEBB & ASSOCIATES, PLLC**  
ENGINEERING - SURVEYING - LAND PLANNING  
**11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408**  
**OFFICE (540)371-1209 - FAX (540)371-4650**

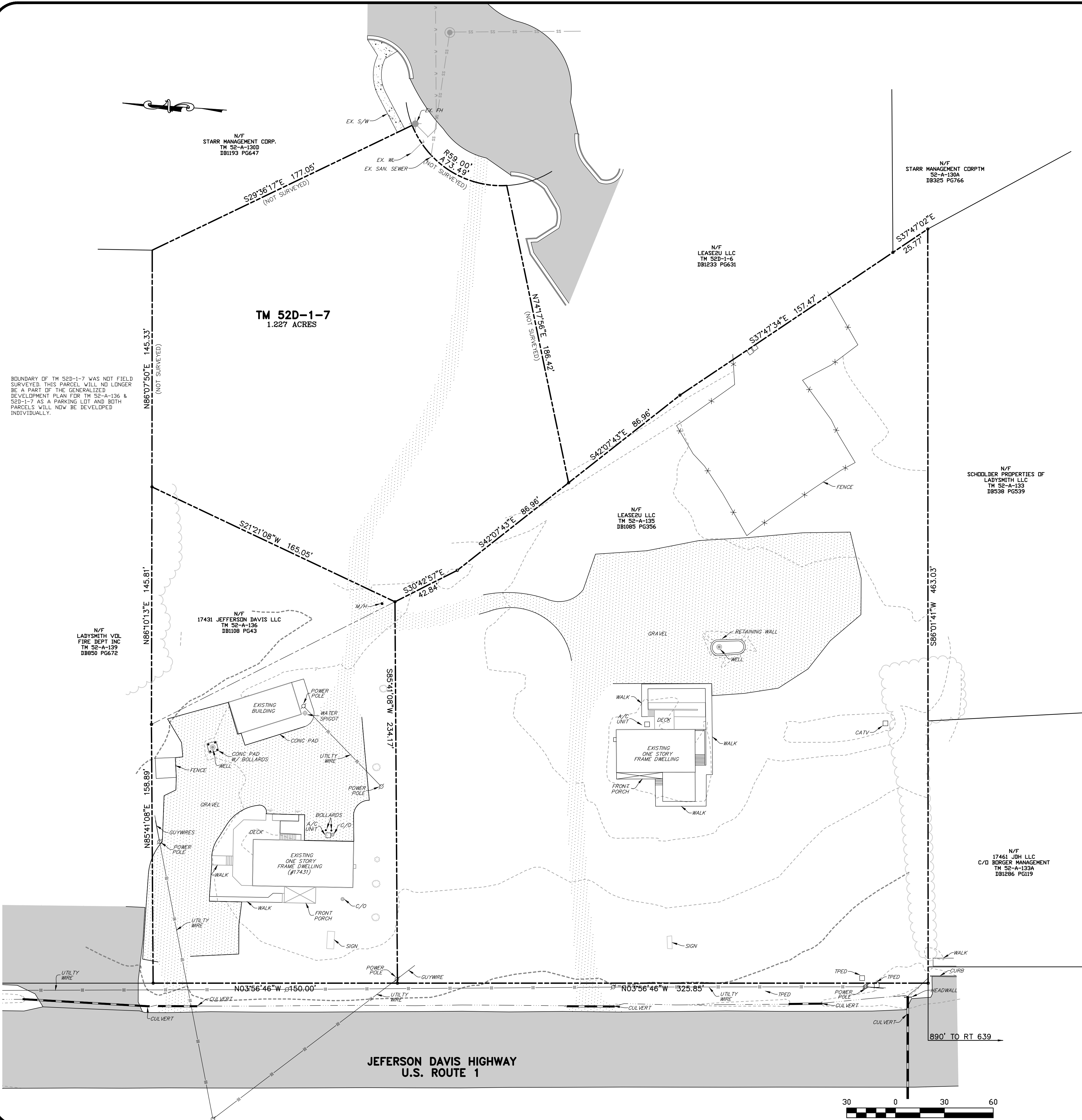
REVISION	BLOCK	DATE	DESCRIPTION	BY
11-15-19			PER COUNTY COMMENTS	SLB



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COVER SHEET  
**TAX MAP 52D-1-7**  
**GENERALIZED DEVELOPMENT PLAN**  
MADISON MAGISTERIAL DISTRICT  
CAROLINE COUNTY, VIRGINIA

DATE:	OCTOBER 28, 2019
SCALE:	SHOWN
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW
ACAD FILE:	19D039GDP
DRAWING NO:	19-D-039
SHEET NO.	1
OF	4 SHEETS

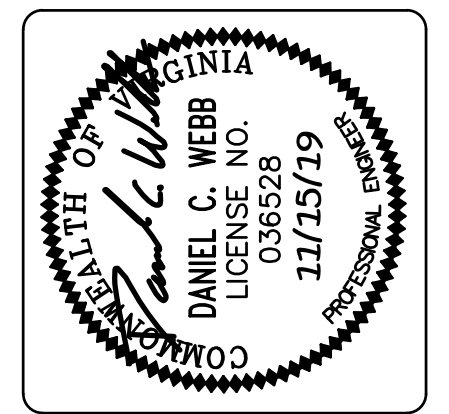


**LEGEND**

- DENOTES EXISTING TREELINE
- DENOTES EXISTING 2' CONTOURS
- DENOTES EXISTING 10' CONTOURS
- DENOTES EXISTING ASPHALT
- DENOTES EXISTING GRAVEL AREA
- DENOTES EXISTING GRAVEL AREA TO BE REMOVED

BOUNDARY OF TM 52D-1-7 WAS NOT FIELD SURVEYED. THIS PARCEL WILL NO LONGER BE A PART OF THE GENERALIZED DEVELOPMENT PLAN FOR TM 52-A-136 & 52D-1-7 AS A PARKING LOT AND BOTH PARCELS WILL NOW BE DEVELOPED INDIVIDUALLY.

REVISION	BLOCK	SLB	PER COUNTY COMMENTS	DATE	DESCRIPTION	BY
11-15-19						



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**EXISTING CONDITIONS**  
**TAX MAP 52D-1-7**  
**GENERALIZED DEVELOPMENT PLAN**  
 MADISON MAGISTERIAL DISTRICT  
 CAROLINE COUNTY, VIRGINIA

DATE:	OCTOBER 28, 2019
SCALE:	1" = 30'
DESIGNED BY:	DWR
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DRAWING NO.:	19-D-039
SHEET NO.:	2
OF	4 SHEETS

COUNTY PROJ. NO. :



N/F  
STARR MANAGEMENT CDRP  
TM 52-A-130D  
DB1193 PG647

N/F  
STARR MANAGEMENT CDRPTM  
52-A-130A  
DB325 PG766

N/F  
LEASE2U LLC  
TM 52D-1-6  
DB1233 PG631

N/F  
SCHODDER PROPERTIES OF  
LADYSMITH LLC  
TM 52-A-133  
DB538 PG539

N/F  
LEASE2U LLC  
TM 52-A-135  
DB1085 PG556

N/F  
17431 JEFFERSON DAVIS LLC  
TM 52-A-136  
DB1108 PG43

N/F  
LADYSMITH VOL  
FIRE DEPT INC  
TM 52-A-139  
DB850 PG672

N/F  
17461 JDM LLC  
C/O BORGER MANAGEMENT  
TM 52-A-133A  
DB1256 PG119

**LEGEND**

- DENOTES EXISTING TREELINE
- DENOTES EXISTING 2' CONTOURS
- DENOTES EXISTING 10' CONTOURS
- DENOTES EXISTING ASPHALT
- DENOTES EXISTING GRAVEL AREA
- DENOTES EXISTING GRAVEL AREA TO BE REMOVED

**TM 52D-1-7**  
1.227 ACRES

BOUNDARY OF TM 52D-1-7 WAS NOT FIELD SURVEYED. THIS PARCEL WILL NO LONGER BE A PART OF THE GENERALIZED DEVELOPMENT PLAN FOR TM 52-A-136 & 52D-1-7 AS A PARKING LOT AND BOTH PARCELS WILL NOW BE DEVELOPED INDIVIDUALLY.

N86°07'50"E 145.33'  
(NOT SURVEYED)

N86°10'13"E 145.81'  
(NOT SURVEYED)

N85°41'08"E 158.89'  
(NOT SURVEYED)

N03°56'46"W 150.00'

S21°21'08"W 165.05'

S85°41'08"W 234.17'

EX. POWER POLE & GUY WIRE TO BE RELOCATED

EX. POWER POLE TO BE RELOCATED

EX. DRIVEWAY BE REMOVED

EX. CULVERT TO BE REMOVED

EX. POWER POLE & GUY WIRE TO BE RELOCATED

EX. DRIVEWAY BE REMOVED

EX. CULVERT TO BE REMOVED

JEFFERSON DAVIS HIGHWAY  
U.S. ROUTE 1

890' TO RT 639



REVISION	BLOCK	SLB	PER COUNTY COMMENTS	DATE	DESCRIPTION	BY
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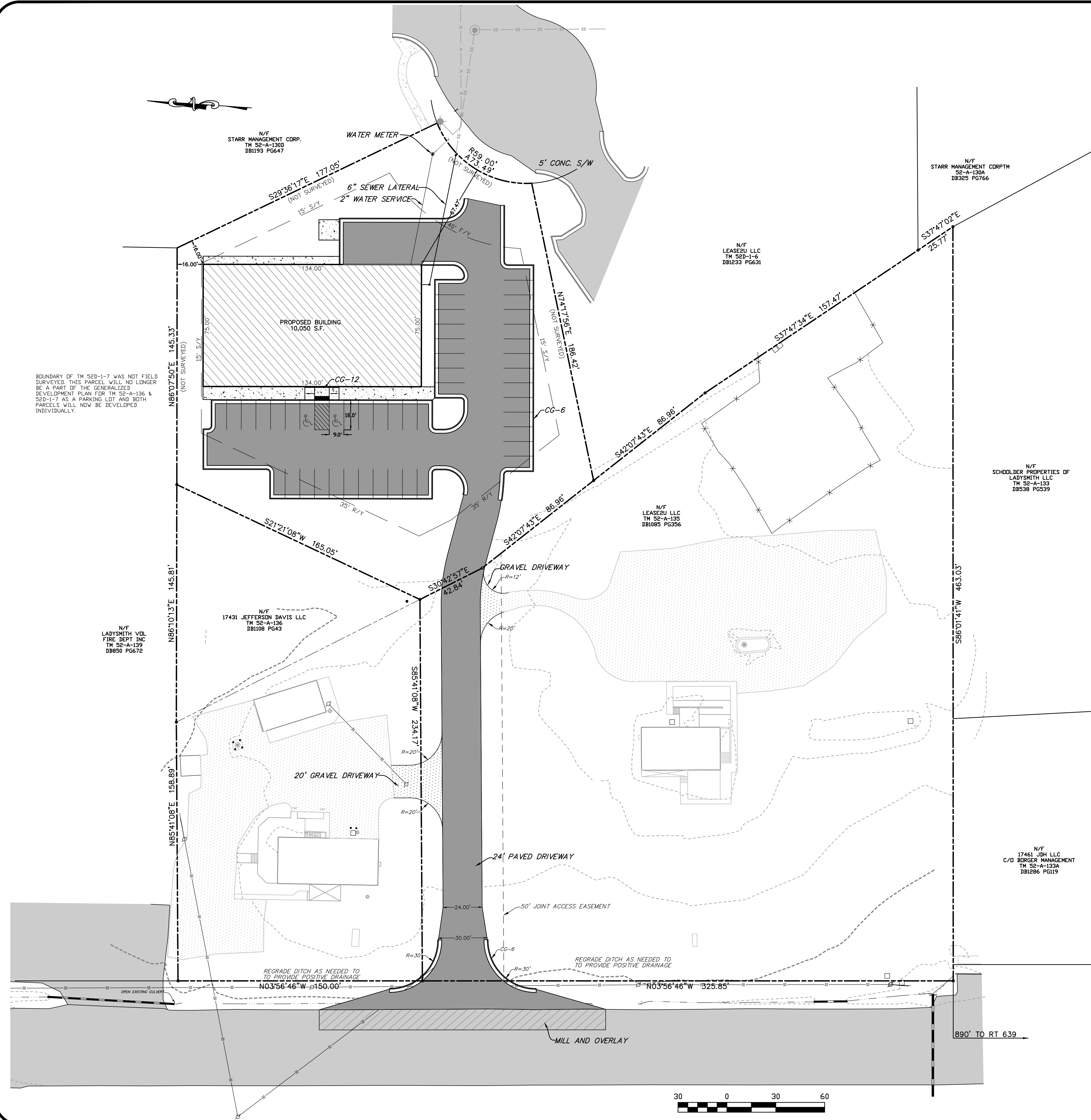
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**DEMOLITION PLAN**  
**TAX MAP 52D-1-7**  
**GENERALIZED DEVELOPMENT PLAN**  
MADISON MAGISTERIAL DISTRICT  
CAROLINE COUNTY, VIRGINIA

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SHEET NO. **3**  
OF 4 SHEETS



**LEGEND**

- DENOTES EXISTING TREELINE
- DENOTES EXISTING 2' CONTOURS
- DENOTES EXISTING 10' CONTOURS
- [Solid Grey Box] DENOTES PROP. ASPHALT
- [Hatched Box] DENOTES PROP. ASPHALT OVERLAY
- [Light Grey Box] DENOTES EXISTING ASPHALT
- [Dotted Box] DENOTES EXISTING GRAVEL AREA
- [Cross-hatched Box] DENOTES PROPOSED GRAVEL AREA

OWNER: 17431 JEFFERSON DAVIS LLC  
 4704 COMMERCE WAY, SUITE A  
 RUTHER GLEN, VA, 22546  
 ATTN: EVAN SCOTT  
 804-994-1624

APPLICANT: LEASE2U LLC  
 4704 COMMERCE WAY, SUITE A  
 RUTHER GLEN, VA, 22546  
 ATTN: EVAN SCOTT  
 804-994-1624

TAX MAP: 52D-1-7  
 TOTAL PARCEL AREA: 1.227 ACRES  
 EXISTING ZONING: B1

DEVELOPER WILL INSTALL JOINT USE ENTRANCE AND DRIVEWAY TO US 1 THROUGH JOINT USE ACCESS EASEMENT.

**PARKING TABLE:**  
 10,050 SQ.FT. / 250 SQ.FT. = 40.2 X 1 = 40 PARKING SPACES REQUIRED  
 47 PARKING SPACES PROVIDED  
 2 HC PARKING SPACES PROVIDED  
 1 LOADING SPACE PROVIDED

**VEHICLE TRIP TABLE:**  
 PER SECTION 828 ITE MANUAL: SPECIALTY RETAIL CENTER  
 10,050 SQ.FT X 44.32/1000 SF, OGLA = 445 VPD  
 EX. PARCELS 52-A-135 & 136 = 35 VPD  
 TOTAL = 480 VPD

**STORMWATER MANAGEMENT NARRATIVE:**  
 STORMWATER MANAGEMENT IS PROVIDED BY EXISTING SWM FACILITY WITHIN EXISTING BUSINESS PARK. STORMWATER WILL BE COLLECTED IN CURB AND GUTTER AND DISCHARGED TO AN EXISTING DITCH.

**EROSION AND SEDIMENT CONTROL:**  
 EROSION AND SEDIMENT CONTROL WILL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. SUITABLE CONTROL MEASURES WILL BE UTILIZED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

**LANDSCAPING NARRATIVE:**  
 LANDSCAPING WILL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. ALL ON-SITE LANDSCAPING WILL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CAROLINE COUNTY ZONING ORDINANCE.

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N/F LADYSMITH VOL FIRE DEPT INC  
 TM 52-A-139  
 DB850 PG672

N/F 17431 JEFFERSON DAVIS LLC  
 TM 52-A-136  
 DB1108 PG43

N/F LEASE2U LLC  
 TM 52D-1-6  
 DB1233 PG631

N/F STARR MANAGEMENT CORP TM  
 52-A-130A  
 DB925 PG766

N/F SCHOLLER PROPERTIES OF LADYSMITH LLC  
 TM 52-A-133  
 DB538 PG539

N/F LEASE2U LLC  
 TM 52-A-135  
 DB1085 PG556

N/F 17461 JDB LLC  
 C/O BURGER MANAGEMENT  
 TM 52-A-134  
 DB1286 PG119

REVISION	BLOCK	SLB	BY
11-15-19			



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