



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGRID PARCEL DATA
www.regrid.com
Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME: 01

DEVELOPMENT STANDARDS

Zoning	Jurisdiction	Stafford County
	Zoning Designation	M-1, B-2 ¹
	Parking Standards	
	Min Stall Size	9x20'
	Drive Aisle	22 FT
	Fire Lane	26 FT
	Landscape Islands	TBD
Required Parking	Office	1/300 SF
	Manufacturing	1/1000 SF
	Retail	1/250 SF

PROJECT DATA

Site Summary (Site A)		APN(s): ##
Gross Site Area	694,314 SF	15.94 AC
Stormwater Management	25,506 SF	@ 4%
Net Site Area	668,808 SF	15.35 AC

Total Building Area(s)	Gross Floor Area	503,578 SF
	Footprint	401,404 SF
Coverage	Gross	58%
	Net	60%
FAR	Gross	0.73
	Net	0.75

Office Building 1

Building Area(s)	Footprint	51,087 SF
	Second Floor	51,087 SF
	Gross Floor Area	102,174 SF
Cars Required		341 Stalls
Cars Provided	@3.53/1,000 SF	361 Stalls
	Req. Accessible	8 Stalls

Office Building 2

Building Area(s)	Footprint	51,087 SF
	Second Floor	51,087 SF
	Gross Floor Area	102,174 SF
Cars Required		341 Stalls
Cars Provided	@3.53/1,000 SF	361 Stalls
	Req. Accessible	8 Stalls

Retail

Building Area(s)	Footprint	17,550 SF
	Gross Floor Area	17,550 SF
Cars Required		70 Stalls
Cars Provided	@3.99/1,000 SF	70 Stalls
	Req. Accessible	3 Stalls

PROJECT DATA

Site Summary (Site B)		APN(s): ##
Gross Site Area	664,347 SF	15.25 AC
Stormwater Management	88,156 SF ¹	@ 13%
Net Site Area	576,191 SF	13.23 AC

Total Building Area(s)	Gross Floor Area	140,840 SF
	Footprint	140,840 SF
Coverage	Gross	21%
	Net	24%
FAR	Gross	0.21
	Net	0.24

Flex Building 1

Building Area(s)	Footprint	58,520 SF
	Gross Floor Area	58,520 SF
Cars Required	@5% Office	65 Stalls
Cars Provided	@1.45/1,000 SF	85 Stalls
	Req. Accessible	4 Stalls
Drive-in Doors		4

Flex Building 2

Building Area(s)	Footprint	82,320 SF
	Gross Floor Area	82,320 SF
Cars Required	@5% Office	92 Stalls
Cars Provided	@1.31/1,000 SF	108 Stalls
	Req. Accessible	5 Stalls
Drive-in Doors		6
Trailers		7 Stalls

Notes

1. A portion of the site is zoned R-1 - to be rezoned to B-2.

1" = 120'

0

60

120

300

600

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NORTH

WARE MALCOMB

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