



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: 03

DEVELOPMENT STANDARDS			
Zoning		Stafford County	
Jurisdiction		M-1, B-2	
Zoning Designation			
Parking Standards		Min Stall Size	9'x20'
		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		39,611 SF	@ 6%
Net Site Area		654,703 SF	15.03 AC
Total Building Area(s)		Gross Floor Area	117,040 SF
		Footprint	117,040 SF
Coverage		Gross	17%
		Net	18%
FAR		Gross	0.17
		Net	0.18
Flex Building 3			
Building Area(s)		Footprint	58,520 SF
		Gross Floor Area	58,520 SF
Cars Required		@5% Office	65 Stalls
Cars Provided		@2.6/1,000 SF	152 Stalls
		Req. Accessible	6 Stalls
Drive-in Doors			4
Flex Building 4			
Building Area(s)		Footprint	58,520 SF
		Gross Floor Area	58,520 SF
Cars Required		@5% Office	65 Stalls
Cars Provided		@1.5/1,000 SF	88 Stalls
		Req. Accessible	4 Stalls
Drive-in Doors			4
PROJECT DATA			
Site Summary (Site B)			APN(s): ##
Gross Site Area		664,347 SF	15.25 AC
Stormwater Management		88,156 SF	@ 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.			

