



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: 02

Conceptual Site Plan
Quantico Mixed Use - Weber Rector
George Mason Rd & Richmond Highway, Boswell's Corner, VA

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	457,240 SF
	Footprint	457,240 SF
Coverage	Gross	66%
	Net	70%
FAR	Gross	0.66
	Net	0.70

Flex Building 3		
Building Area(s)	Footprint	58,520 SF
	Gross Floor Area	58,520 SF
Cars Required	@5% Office	65 Stalls
Cars Provided	@1.28/1,000 SF	75 Stalls
	Req. Accessible	3 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	@1.23/1,000 SF	72 Stalls
	Req. Accessible	3 Stalls
Drive-in Doors		4

Flex Building 5		
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

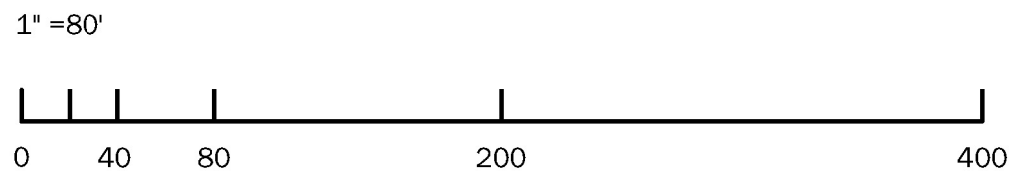
PROJECT DATA		
Site Summary (Site B)		APN(s): ##
Gross Site Area	664,347 SF	15.25 AC
Stormwater Management	88,156 SF	@ 13%
Net Site Area	576,191 SF	13.23 AC
Total Building Area(s)	Gross Floor Area	140,840 SF
	Footprint	140,840 SF
Coverage	Gross	21%
	Net	24%
FAR	Gross	0.21
	Net	0.24

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.



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