Liberty Station

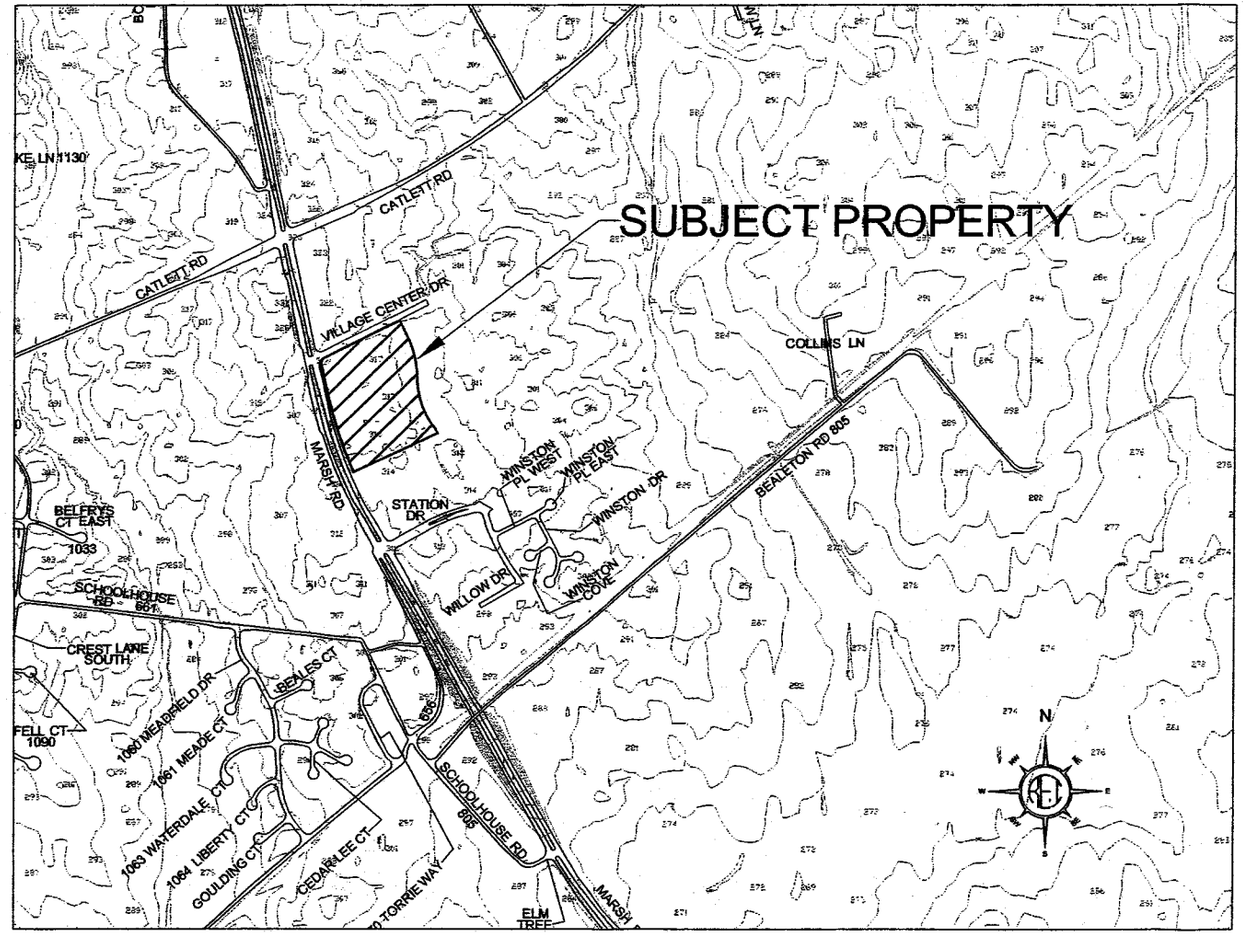
(a.k.a. Crane's Corner)
SPECIAL EXCEPTION, REZONING AND CONCEPT DEVELOPMENT PLAN AMENDMENT

LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

ATTACHMENT 1

SHEET INDEX

NO.	TITLE
1	Cover Sheet
2	Plat
3	Conceptual Development Plan
4	Conceptual Stormwater Management
5	Soils Map
6	Landscaped Area Exhibit



VICINITY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

RECEIVED
APR 22 2004
FAUQUIER COUNTY
COMMUNITY DEVELOPMENT

CURRENT PROPERTY OWNER

CRANES CORNER, LLC

P.O. BOX 1065
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540.349.5090

COMMONWEALTH OF VIRGINIA
PAUL A. BERNARD
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PROFESSIONAL ENGINEER

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No.	By	Revision	App.	Date

LIBERTY STATION
(a.k.a. Crane's Corner)
SPECIAL EXCEPTION, REZONING AND
CONCEPT DEVELOPMENT
PLAN AMENDMENT

BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 1 - 800 - 552 - 7001

Date: April 21, 2004 | Project No.: 02509 | Sheet No.: 1

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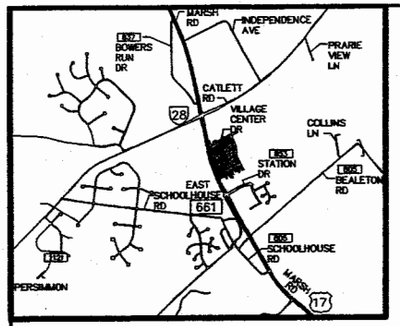


VICINITY MAP

SCALE: 1"=2000'

BOUNDARY CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75°15'42"	35.00'	45.97'	26.86'	42.74'	N 25°22'56" E
C2	28°38'25"	803.00'	401.40'	204.98'	397.23'	S 12°40'04" E
C3	30°34'14"	394.12'	210.39'	107.73'	207.83'	N 13°37'59" W
C4	01°01'58"	2530.00'	45.60'	22.80'	45.60'	N 29°26'05" W
C5	00°46'24"	3707.72'	50.04'	25.02'	50.04'	N 22°50'24" W
C6	10°11'42"	3707.72'	659.74'	330.74'	658.87'	N 17°21'21" W

WSA UTILITY CURVE DATA:

C7	10°47'10"	300.00'	56.48'	28.32'	56.39'	N 21°12'29" W
C8	05°47'10"	50.00'	5.05'	2.53'	5.05'	N 66°17'31" E

INTERPARCEL CONNECTOR EASEMENT CURVE DATA:

C9	77°45'20"	20.00'	27.14'	16.13'	25.11'	S 35°18'26" W

INTERPARCEL CONNECTOR EASEMENT LINE DATA:

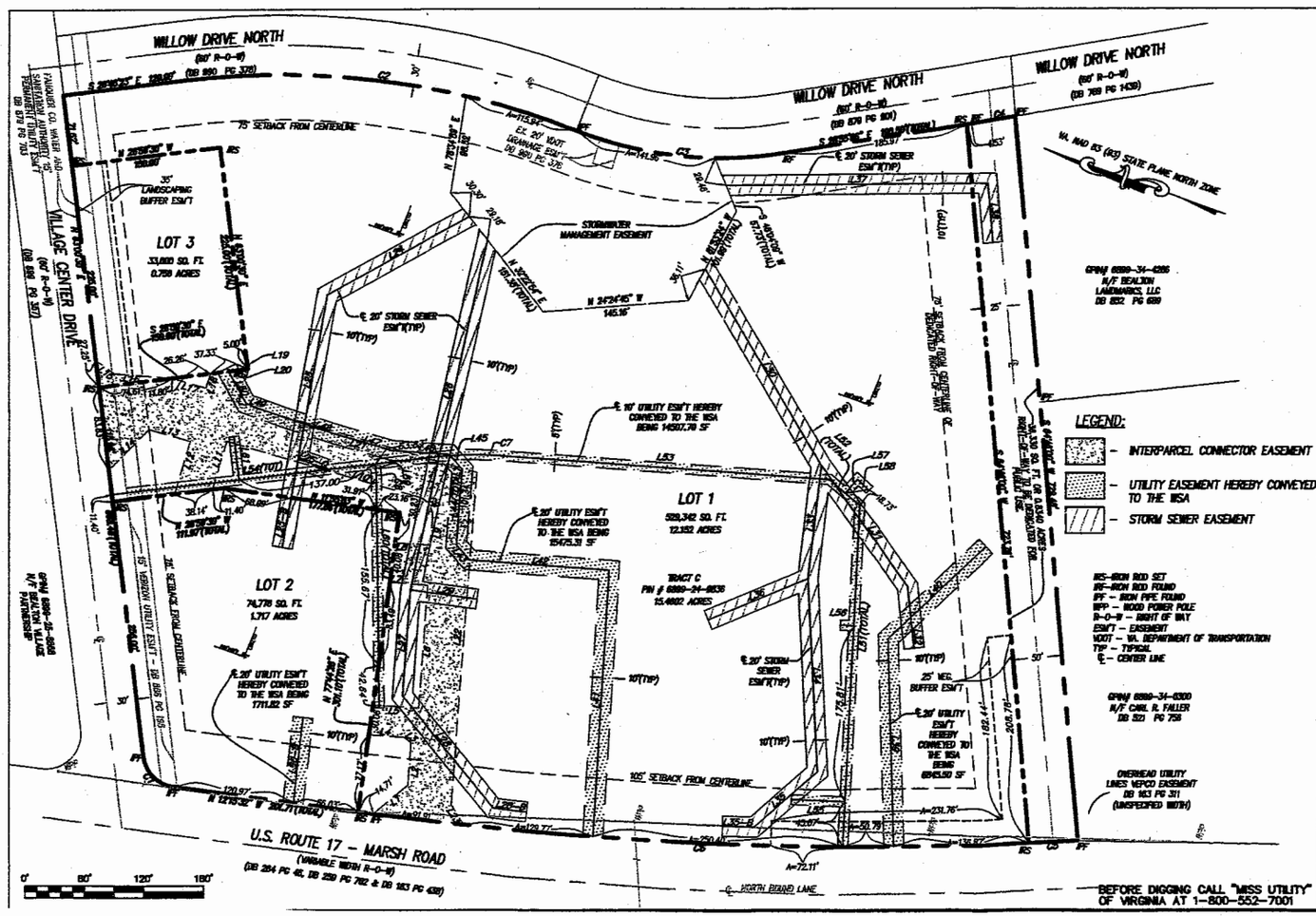
LINE	BEARING	DISTANCE
L1	S 59°10'27" E	44.75'
L2	N 74°11'06" E	42.03'
L3	N 16°55'07" E	9.09'
L4	N 15°48'54" W	34.96'
L5	S 15°48'54" E	45.57'
L6	N 74°11'06" E	123.33'
L7	N 15°48'54" W	37.90'
L8	S 15°48'54" E	35.42'
L9	N 74°11'06" E	27.57'
L10	N 03°34'14" W	200.02'
L11	S 86°26'12" W	50.85'
L12	N 86°26'12" E	55.24'
L13	N 03°34'14" W	42.86'
L14	N 85°23'29" W	57.38'
L15	S 15°68'28" W	23.09'
L16	S 15°25'32" E	58.85'
L17	S 03°33'48" E	34.82'
L18	N 86°26'12" E	15.13'
L19	S 03°33'48" E	2.74'
L20	S 86°26'12" W	40.00'
L21	S 03°34'14" E	248.36'
L22	S 74°11'06" W	332.95'
L23	S 37°34'48" W	23.90'

WSA UTILITY LINE DATA:

L39	N 86°11'12" E	207.70'
L40	S 63°19'54" E	134.88'
L41	N 73°17'17" E	269.40'
L42	N 15°48'54" W	148.03'
L43	N 29°11'06" E	20.00'
L44	N 74°13'57" E	75.87'
L45	N 29°11'06" E	19.88'
L46	N 15°48'54" W	57.51'
L47	N 03°28'58" W	60.13'
L48	N 01°54'02" W	50.86'
L49	N 01°02'30" W	42.53'
L50	N 41°42'29" E	40.49'
L50-B	N 76°37'09" E	85.59'
L51	N 72°40'29" E	341.22'
L52	N 20°36'56" E	40.18'
L53	N 15°48'54" W	335.82'
L54	N 26°36'04" W	326.76'
L55	N 17°19'31" W	53.68'
L56	N 17°19'31" W	13.28'
L57	N 69°23'04" W	17.45'
L58	S 20°36'56" W	18.01'
L59	S 63°23'56" W	8.83'
L60	S 69°11'06" W	230.22'
L61	N 63°23'56" E	44.09'

STORM SEWER LINE DATA:

L24	N 48°01'57" W	161.83'
L25	S 80°03'28" W	187.40'
L25-B	S 80°03'28" W	90.18'
L25-C	S 9°39'35" E	29.16'
L26	S 82°12'29" W	359.88'
L27	S 74°11'06" W	108.32'
L28	S 30°48'28" W	154.15'
L28-B	S 13°24'45" E	33.85'
L29	S 12°01'35" E	67.04'
L30	N 36°20'46" E	229.85'
L31	S 34°45'31" W	148.72'
L32	S 63°45'47" W	82.00'
L33	S 78°32'53" W	114.06'
L34	S 67°02'27" W	183.16'
L35	N 88°52'29" W	93.80'
L35-B	S 18°28'18" E	31.85'
L36	N 42°20'56" W	106.49'
L37	S 20°21'40" E	262.32'
L38	S 64°46'00" W	80.00'



LEGEND:

- INTERPARCEL CONNECTOR EASEMENT
- UTILITY EASEMENT HEREBY CONVEYED TO THE WSA
- STORM SEWER EASEMENT

IRS-IRON ROD SET
IRF-IRON ROD FOUND
IPF - IRON PIPE FOUND
WPP - WOOD POWER POLE
R-O-W - RIGHT OF WAY
ESM'T - EASEMENT
VDOT - VA. DEPARTMENT OF TRANSPORTATION
TYP - TYPICAL
℄ - CENTER LINE

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1-800-552-7001

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON FAUQUIER COUNTY TAX MAP AS GPIN 6889-24-4830 AND IS ZONED C-2.
2. BOUNDARY INFORMATION SHOWN HEREIN IS FROM AN ACTUAL FIELD RUN SURVEY PERFORMED IN APRIL OF 2002.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES TO THE PROPERTY MAY NOT BE SHOWN.

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 510055, PANEL 0080 A, DATED NOVEMBER 1, 1978. THE PROPERTY IS LOCATED IN ZONE C.

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Designed By: JCD
Drawn By: JCD
Scale: 1"= 60'
Date: April 21, 2004

COMMONWEALTH OF VIRGINIA
PAUL A. BERNARD
No. 012666
PROFESSIONAL ENGINEER

No.	BY	Revision	Date	App.

LIBERTY STATION
SPECIAL EXCEPTION & REZONING AMENDMENT
PLAT
LEE DISTRICT FAUQUIER COUNTY, VA.

Job Number	Sheet No.
02509	2 OF 6

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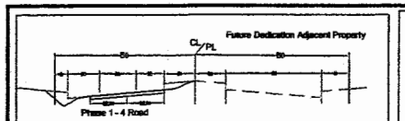


Future Phase 5
Liberty Station Blvd.
NTS

NOTES:

1. This Concept Development Plan (CDP) is for the Proffer Amendment of a plan covered under Rezoning Case # RZ 99-L-04 with Proffers recorded 20 December 1999.

2. The boundary survey for this property is by Marsh & Legge dated 10 April 2002.

3. Topographic survey for this property is by Marsh & Legge dated 10 April 2002.

4. The property previously consisted of 15.46 Acres zoned Highway Commercial (C-2), and is part of the Planned Residential Development known as Research Crossing.

5. This CDP modifies the zoning of 7.839 Acres of the total 15.46 Acres and yields the following property areas:

Existing C-2 Area = 6.787 Acres
(Net Area Less non subdivided lots = 4.295 Acres)
Proposed C-1 Area = 7.839 Acres
Right of Way Dedication = 0.834 Acres
Total Area = 15.46 Acres

6. This CDP shows approximately 2.66 acres of landscaped or pedestrian space (see sheet 6), exclusive of the dedicated Right of Way, which equals 30 % of the subject site. Included in the landscape or pedestrian space is a consolidated landscaped open area of 24,656 sq. ft. adjacent to the residential area, which exceeds the required 8,000 sq. ft.

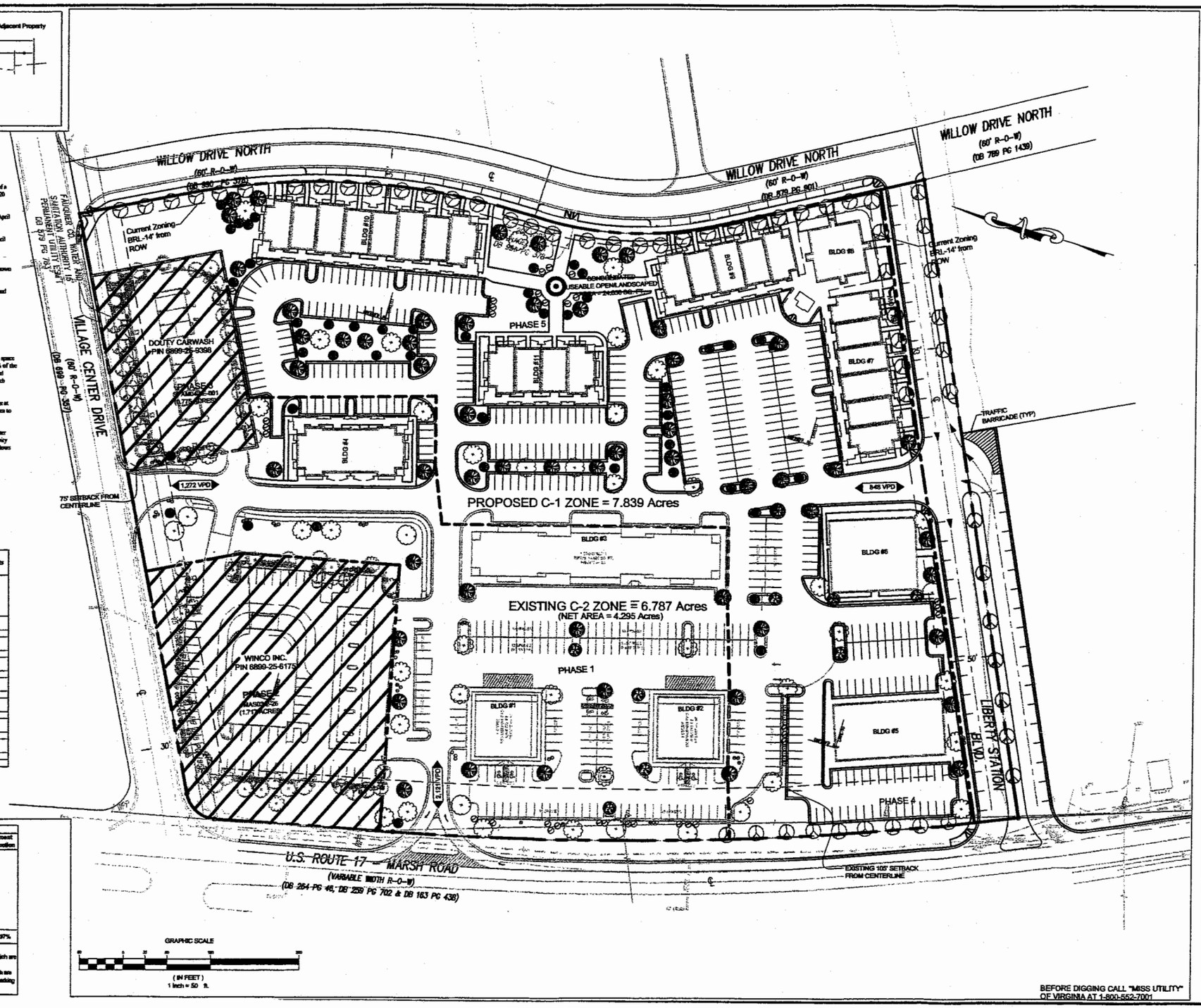
7. Landscaping shown hereon is conceptual in nature and subject to change at the time of final site plan design. The minimum amount of landscaped area to be provided will not be less than 2.5 acres

8. Wastewater provisions will be made by either pumping of the wastewater from a low area of the site to the on-site sewer flowing to the existing gravity sewer on Rt. 17, or by gravity to the sewer system along Marsh Run that flows to the new pump station at Business Station.

Zone	Building	Floor	Use	Area (Sq.Ft)	Units
C2	1	1	Restaurant	4,000	
	2	1	Restaurant	4,000	
	3	1	Retail/Commercial/ Office Center	14,000	
	4	1	Retail/Commercial/ Office Center	6,500	
C1	5	1	Mixed Retail/ Commercial/Office	8,800	
		2	Commercial/Office	8,800	
	6	1	Mixed Retail/ Commercial/Office	8,800	
		2	Residential		6
	7	1	Mixed Retail/ Commercial/Office	16,600	
		2	Residential		6
	8	1	Mixed Retail/ Commercial/Office	4,400	
		2	Residential		6
	9	1	Mixed Retail/ Commercial/Office	8,300	
		2	Residential		6
	10	1	Mixed Retail/ Commercial/Office	14,000	
		2	Residential		10
	11	1	Mixed Retail/ Commercial/Office	7,600	
		2	Commercial/Office	7,600	
		3	Residential		8

Parking Tabulation				
Parking Use	Building Area (Sq.Ft.) or	Parking Required	Parking Provided	Percent Reduction
Commercial/ Office	16,300	73	55	
Mixed Retail/ Commercial/Office	81,400	357	230	
Retail/ Commercial/ Office Center	22,500	134	108	
Restaurant	8,000	110	84	
Residential	40 Units	80	60	
	Total Spaces On Site	755	557	
	On Street Parking		55	
	Total Required/ Available	755	612	18.97%

1. The column labeled "Parking Required" is the number of parking spaces which are required under the current Fauquier County Zoning Ordinance.
2. This Conceptual Development Plan provides additional parking spaces which are located on the proposed *Liberty Station Drive* and *Willow Drive North*. Total parking reduction requested as a part of this application = 20%



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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Scale: 1" = 50'
Date: April 21, 2004

COMMONWEALTH OF VIRGINIA
PAUL A. BERNARD
No. 012668
PROFESSIONAL ENGINEER

No.	By	Revision	Date

LIBERTY STATION
SPECIAL EXCEPTION & REZONING AMENDMENT
CONCEPT DEVELOPMENT PLAN
LEE DISTRICT
FAUQUIER COUNTY, VA

Job Number 02509
Sheet No. 3 OF 6

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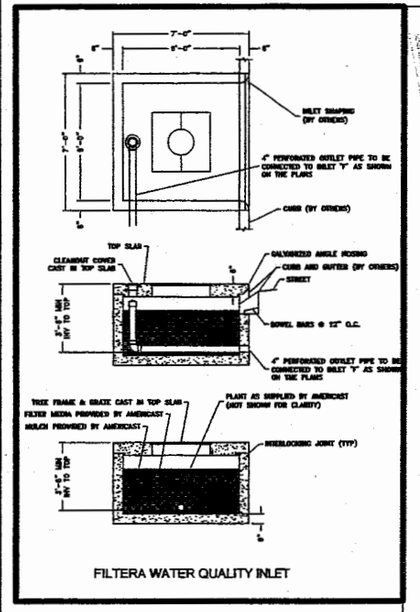
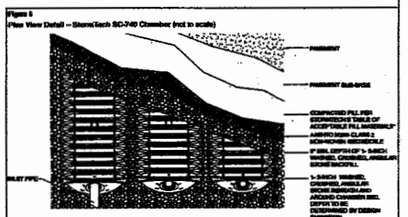
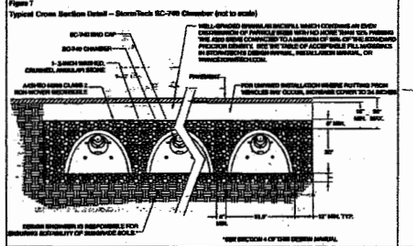
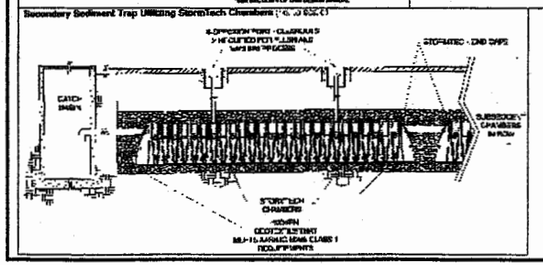
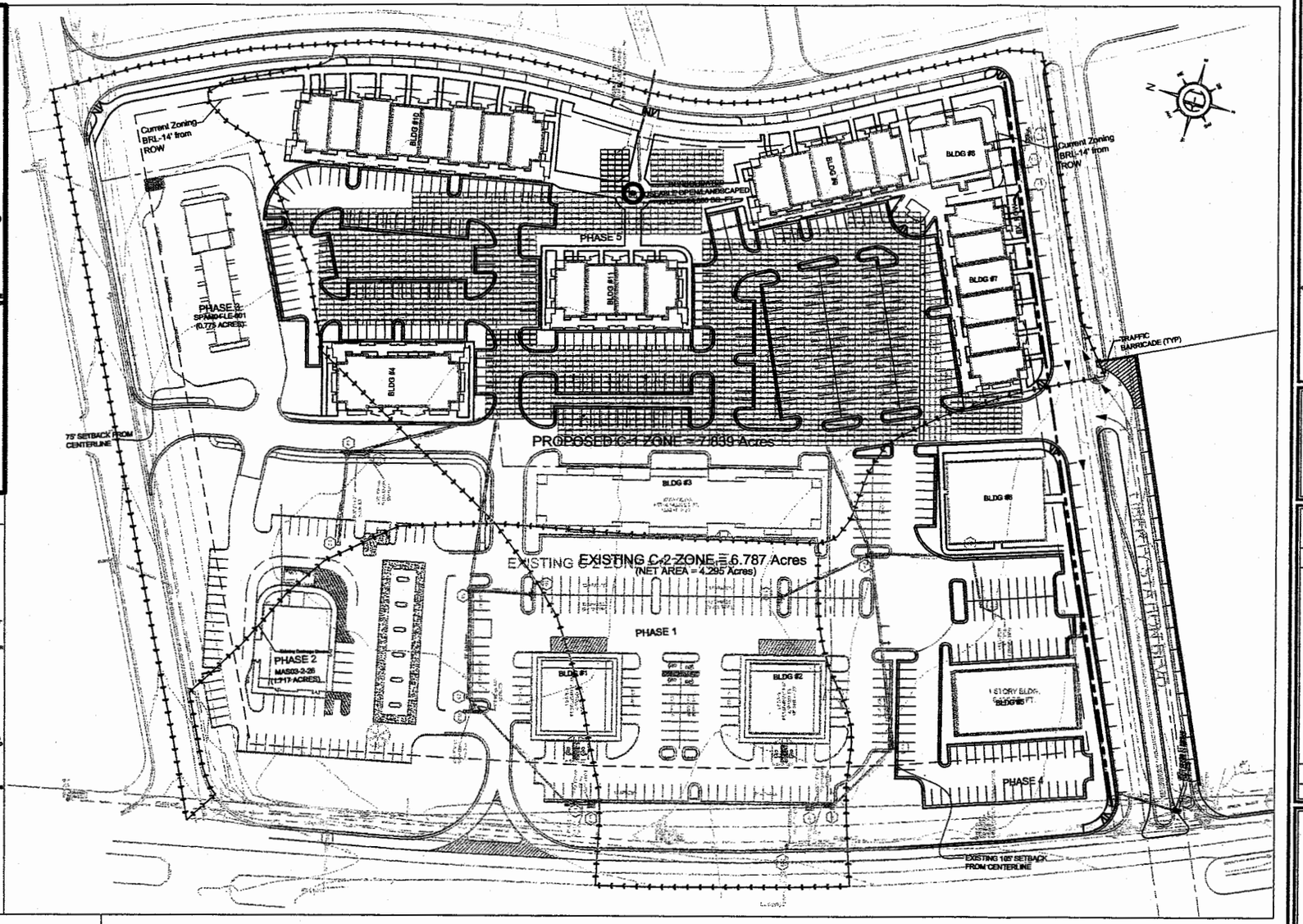


FILTERA WATER QUALITY INLET









Conceptual Stormwater Management Plan:

Above is shown the conceptual stormwater management plan for this site. It consists of an underground storage facility (StormTech Chambers) with a 24 inch RCP outlet pipe which will drain into the existing stormsewer system under Willow Drive North. This stormwater detention facility will replace the system designed for site plan #MAS 03-L-03. The system will mimic predevelopment conditions by taking surface runoff to a subsurface detention system which will flow as perched groundwater to a controlled outlet structure. This will reduce the peak runoff rates of the 2 and 10 year storms by detaining a volume of up to 269,000 cubic feet during the 10 year storm. Flows in excess of the 10 year storm will be released by overland relief to existing stormsewer systems.

Conceptual Best Management Practices Plan:

The underground stormwater detention facility will not be designed with water quality treatment volume. Therefore, the Filters, or approved equal, will be used as water quality treatment for the runoff generated from the development. These Filters water quality inlets will be sized in accordance with the Virginia Stormwater Management Handbook, and will be located so as to best facilitate the treatment of the stormwater runoff.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.
BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1-800-552-7001

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LIBERTY STATION
SPECIAL EXCEPTION, REZONING AMENDMENT
SWM/BMP CONCEPT PLAN
LEE DISTRICT FAUQUIER COUNTY, VA

Job Number	Sheet No.
02509	4 OF 6

I:\02509 - Liberty Station\Rezoning\Sheet Files\06 - 02509 - GREENSPACE.DWG, Sheet 6, 4/21/2004 2:00:52 PM, pbernard

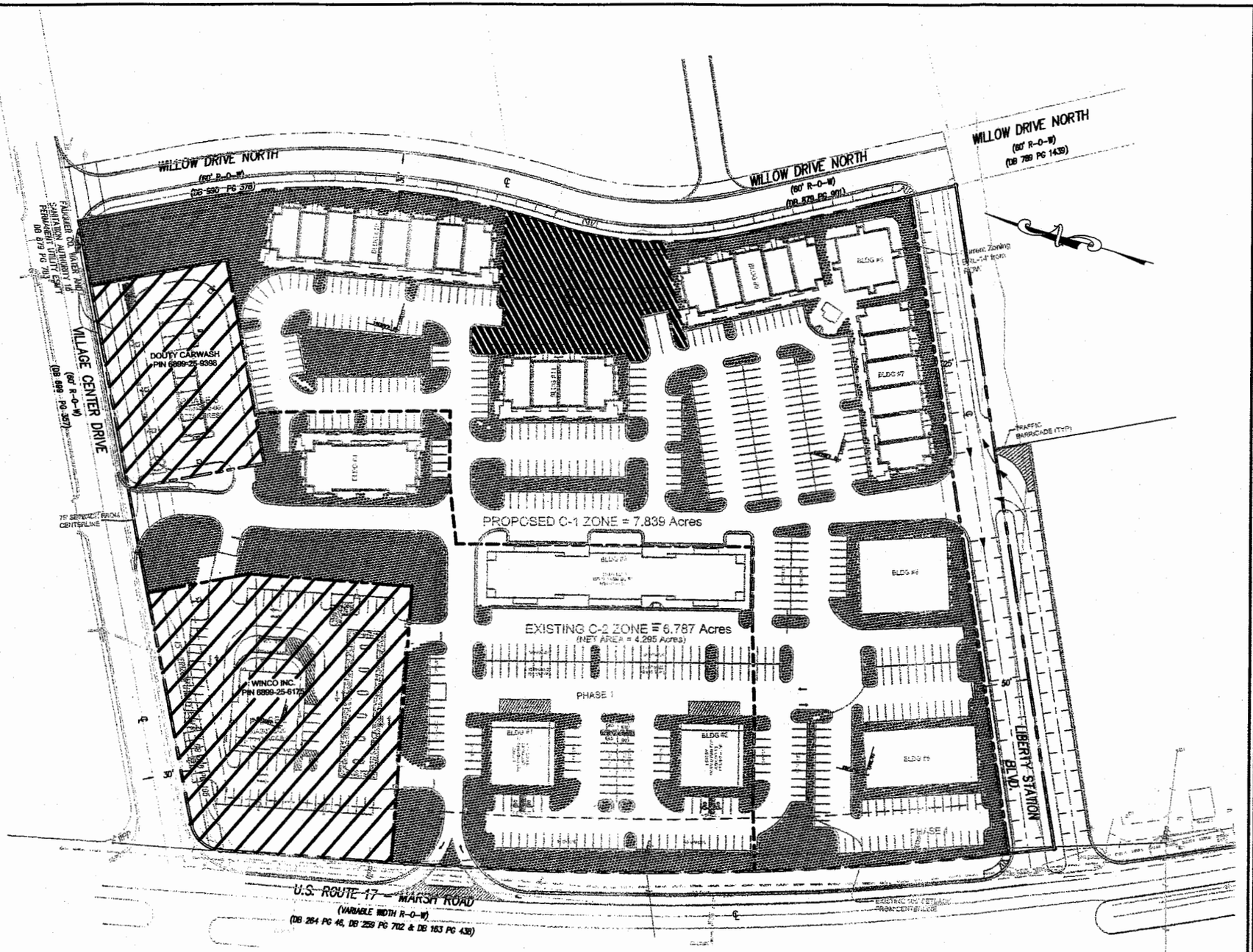
TABLE OF GREENSPACE

CONSOLIDATED GREENSPACE NEAR RESIDENTIAL - 0.57 ACRES

SITE GREEENSPACE / LANDSCAPE AREA - 2.09 ACRES

NOTE:

Landscaping and landscape areas are conceptual in nature. Actual landscaping and landscape area to be determined with final site plan design. In no case will landscape areas total less than 2.5 acres.



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LIBERTY STATION
SPECIAL EXCEPTION & REZONING AMENDMENT
GREENSPACE AND LANDSCAPE AREAS
LEE DISTRICT FAUQUIER COUNTY, VA

Job Number	Sheet No.
02509	6 OF 6