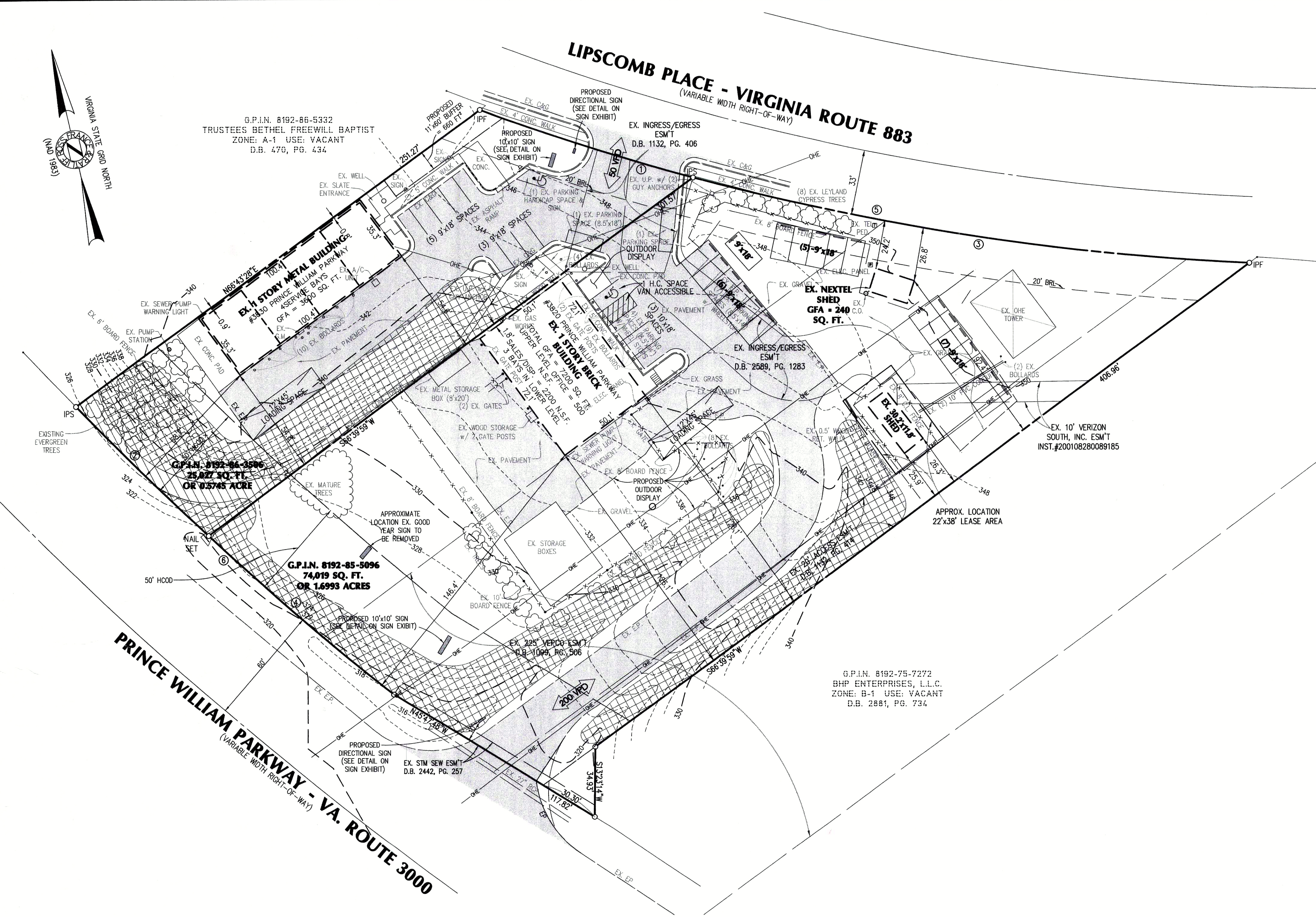


G.P.I.N. 8192-86-5332
TRUSTEES BETHEL FREEWILL BAPTIST
ZONE: A-1 USE: VACANT
D.B. 479, PG. 434

LIPSCOMB PLACE - VIRGINIA ROUTE 883 (VARIABLE WIDTH RIGHT-OF-WAY)



- DENOTES 25% SLOPE OR GREATER
 - DENOTES 15%-25% SLOPE

LEGEND

EX.	EXISTING	C/L &	CENTERLINE
E.P.	EDGE OF PAVEMENT	IPF	IRON PIPE FOUND
PE.	PEDESTAL	IPS	IRON PIPE SET
GA.	HANDICAP ACCESSIBLE SPACE	AC.	ACRE
M.H.	MANHOLE	SQ.FT.	SQUARE FEET
G.M.	GAS METER	---	EXISTING TREE DRIP LINE
CONC.	CONCRETE	---	EXISTING TREE
C.O.D.	CLEAN OUT	---	PROPERTY LINE
OHE	OVER HEAD ELECTRIC	---	ADJOINER PROPERTY LINE
BLDG.	BUILDING	C.L. FENCE	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE	---	---
U.P.	UTILITY POLE	TYP.	TYPICAL
GA.	GUY ANCHOR	B.R.L.	BUILDING RESTRICTION LINE
SG	SIGN	ESM'T.	EASEMENT
C&G	CURB AND GUTTER		
WHS	WHEELSTOP		
G.P.I.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER		
D.B.	DEED BOOK		
PG.	PAGE		
INST. #	INSTRUMENT NUMBER		
VEPCO	VIRGINIA ELECTRIC AND POWER COMPANY		
STM	STORM		
SWR	SEWER		

AREA TABULATION:

G.P.I.N. 8192-85-5096	74,019	SQUARE FEET	OR 1.6993	ACRES
G.P.I.N. 8192-86-3506	25,027	SQUARE FEET	OR 0.5745	ACRES
TOTAL AREA	99,046	SQUARE FEET	OR 2.2738	ACRES

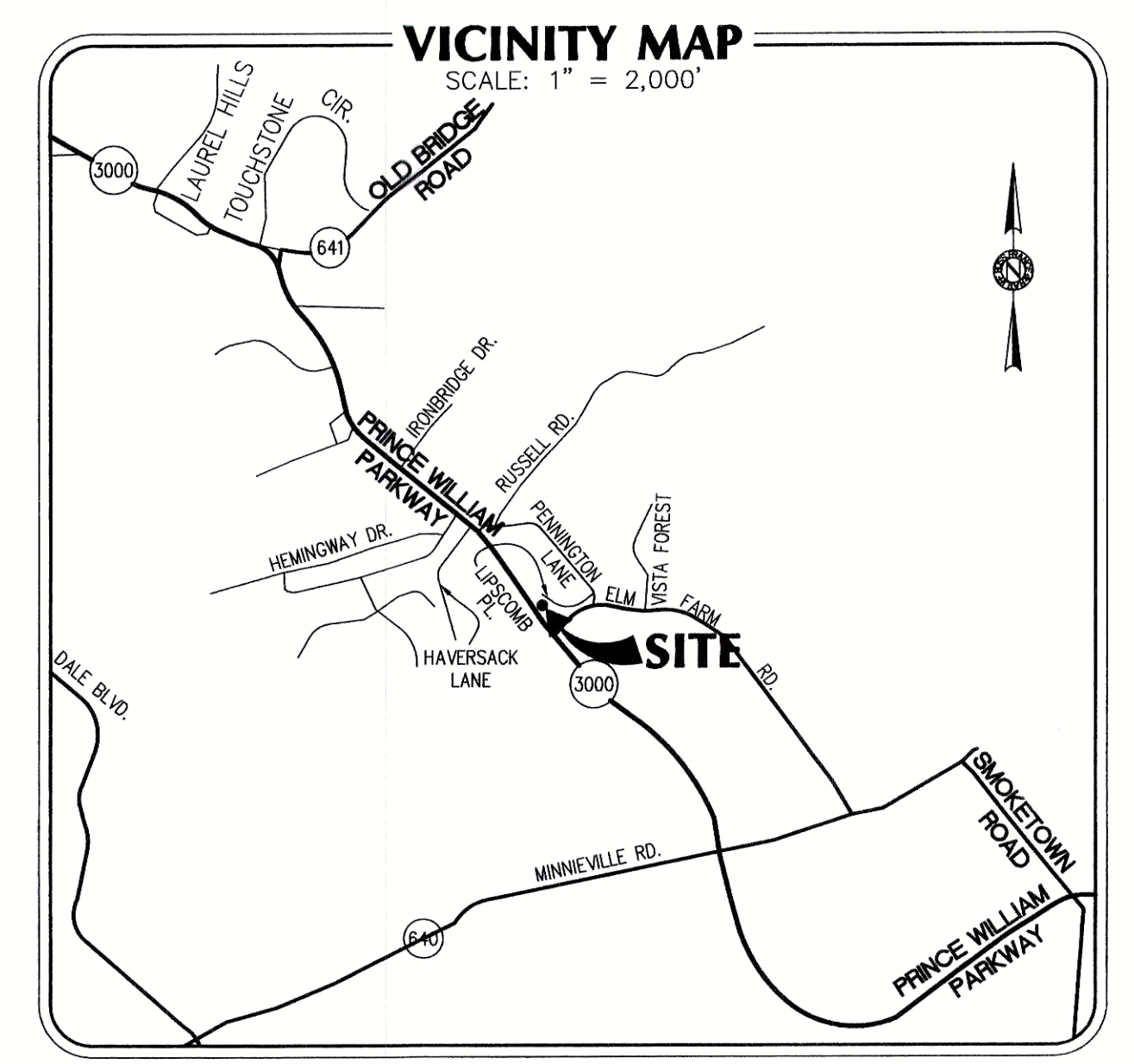
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
①	1,291.12'	04°58'55"	112.26'	56.17'	112.23'	S59°28'23"E
②	1,849.86'	02°51'29"	92.28'	46.15'	92.27'	N33°15'00"W
③	1,291.12'	12°33'13"	282.89'	142.01'	282.32'	S68°14'26"E
④	1,849.86'	03°47'22"	122.34'	61.19'	122.32'	N36°34'25"W
⑤	1,291.12'	17°32'08"	395.15'	199.13'	393.61'	S65°44'59"E
⑥	1,849.86'	06°38'51"	214.62'	107.43'	214.50'	N35°08'41"W

UTILITY NOTE

ROSS, FRANCE, & RATLIFF, LTD. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES SHALL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS, FRANCE, & RATLIFF, LTD. AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.

VICINITY MAP



NOTES

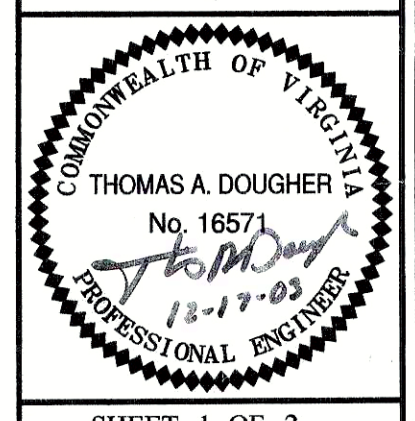
- METES AND BOUNDS SHOWN ARE THE RESULTS OF A CURRENT FIELD BOUNDARY SURVEY.
- THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) ZONING AND ADDRESSES FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:
G.P.I.N. 8192-85-5096 ZONE B1 #3820 PRINCE WILLIAM PARKWAY
EXISTING USE: MOTORCYCLE SALES & SERVICE
PROPOSED USE: SAME
G.P.I.N. 8192-86-3506 ZONE B1 #3830 PRINCE WILLIAM PARKWAY
EXISTING USE: GOOD YEAR AUTO TIRE SALES & SERVICE
PROPOSED USE: SAME
- SITE AREA IS 1.6993 ACRES + 0.5745 ACRES = 2.2738 ACRES.
- REQUIRED SETBACKS:
FRONT = 20'
SIDE = 00'
BACK = 00'
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 45 FEET.
- HEIGHT OF BUILDING = 25 FEET
- FAR: ALLOWED = 0.40
EXISTING GROSS FLOOR AREA = 3,600 + 7,200 + 240 + 360 = 11,400 SQ. FT.
PROPOSED FAR = 11,400 SQ. FT./99,047 SQ. FT. = 0.115
- OPEN SPACE REQUIRED = 15% x 99,047 SQ. FT. = 14,857 SQ. FT.
OPEN SPACE PROVIDED = 51,400 SQ. FT. OR 51.89%
- PARKING TABULATION:
REQUIRED PARKING 3000YEAR:
INDOOR DISPLAY & OFFICES = 700 SQ. FT. @ 1 SP/400 SQ. FT. = 2
4 SERVICE BAYS = 3 SP/SERVICE BAY = 12
REQUIRED PARKING MOTORCYCLE FACTORY:
OFFICES = 500 N.S.F. @ 1 SP/400 N.S.F. = 1
INDOOR DISPLAY & SALES = 2,200 N.S.F. @ 1 SP/400 = 6
OUTDOOR DISPLAY = 2,880 SQ. FT. @ 1 SP/5,000 N.S.F. = 1
3 SERVICE BAYS @ 3 SP/BAY = 9
TOTAL PARKING REQUIRED = 31 SPACES
- TOTAL PARKING PROVIDED INCLUDING 2 H.C. SPACES = 34 SPACES
LOADING SPACE REQUIRED: 2 SP UP TO 75,000 N.S.F. = 2
LOADING SPACES PROVIDED = 2
- AVERAGE VEHICLES TRIPS PER DAY PER THE INSTITUTE OF TRANSPORTATION ENGINEERS = 250 OR 125 ADT ENTERING AND 125 ADT LEAVING
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR PRINCE WILLIAM COUNTY, MAP# 5115300212D, EFFECTIVE DATE JANUARY 5, 1995, SHOWS THAT THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE LIMITS OF THIS PROPERTY.
- THERE IS NO MAPPED CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) ON THE PARCEL SHOWN HEREON PER PRINCE WILLIAM COUNTY RPA MAPS SHEET 12 OF 15.
- STORM WATER MANAGEMENT AND BMP'S FOR THIS ENTIRE SITE HAVE BEEN PROVIDED IN AN EXISTING POND ON THE WEST SIDE OF PRINCE WILLIAM PARKWAY CONSTRUCTED PER PRINCE WILLIAM PARKWAY PLANS AS NOTED ON PWC PLAN #81-5F-2
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL EASEMENTS AND ENCUMBRANCES ON THE PROPERTY.
- A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING IS TO BE PROVIDED AT TIME OF SITE PLAN.
- A MINIMUM OF 10% OF SITE AREA TREE CANOPY IS TO BE PROVIDED AT TIME OF SITE PLAN.
- A LANDSCAPING AND ILLUSTRATIVE PLAN IS INCLUDED ON SHEET 2 OF 2 OF THESE PLANS.
- ON-SITE LIGHT POLES ARE TO BE A MAXIMUM OF 24 FEET IN HEIGHT AND THE FIXTURES ARE TO BE DIRECTED DOWNWARD TO HAVE A MINIMAL EFFECT ON ADJACENT PROPERTIES.
- A 50' WIDE HCOB BUFFER W/200 PLANT UNITS PER 100 FEET IS TO BE PROVIDED ALONG THE PRINCE WILLIAM PARKWAY FRONTAGE AS SHOWN ON THE PLAN.
- THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

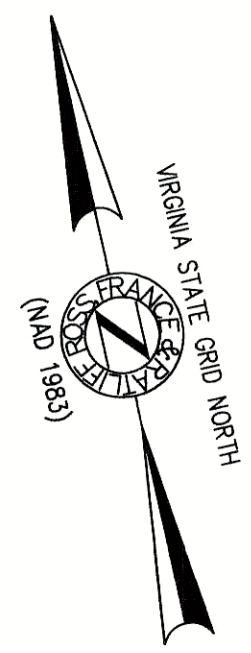
PROPERTY OWNER:
THE MOTORCYCLE FACTORY

MOTORCYCLE FACTORY
NEABSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SPECIAL USE PERMIT PLAN

Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353





G.P.I.N. 8192-86-5332
TRUSTEES BETHEL FREEWILL BAPTIST
ZONE: A-1 USE: VACANT
D.B. 470, PG. 434

LIPSCOMB PLACE - VIRGINIA ROUTE 883
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING

PROPOSED

- EVERGREEN TREE

- DECIDUOUS (SHADE) TREE

- LOW GROWING EVERGREEN SHRUBS

NOTE: THE LANDSCAPING SHOWN HERE ON IS SUBJECT TO CHANGE BASED UPON A FINAL ENGINEERED SITE PLAN.

AREA TABULATION:			
G.P.I.N. 8192-85-5096	74,019	SQUARE FEET	OR 1.6993 ACRES
G.P.I.N. 8192-86-3506	25,027	SQUARE FEET	OR 0.5745 ACRE
TOTAL AREA	99,046	SQUARE FEET	OR 2.2738 ACRES

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1,291.12'	04°58'55"	112.26'	56.17'	112.23'	S59°28'23"E
2	1,849.86'	02°51'29"	92.28'	46.15'	92.27'	N33°15'00"W
3	1,291.12'	12°33'13"	282.89'	142.01'	282.32'	S68°14'26"E
4	1,849.86'	03°47'22"	122.34'	61.19'	122.32'	N36°34'25"W
5	1,291.12'	17°32'08"	395.15'	199.13'	393.61'	S65°44'59"E
6	1,849.86'	06°38'51"	214.62'	107.43'	214.50'	N35°08'41"W

LEGEND

EX. EXISTING

E.P. EDGE OF PAVEMENT

PED. PEDESTAL

CH. HANDICAP ACCESSIBLE SPACE

M.H. MANHOLE

G.M. GAS METER

CONC. CONCRETE

C.O. CLEAN OUT

OHE OVER HEAD ELECTRIC

BLDG. BUILDING

ROP. REINFORCED CONCRETE PIPE

UT. UTILITY POLE

GUY GUY ANCHOR

SIGN SIGN

C&G CURB AND GUTTER

WHEELSTOP WHEELSTOP

G.P.I.N. GEOGRAPHIC PARCEL IDENTIFICATION NUMBER

D.B. DEED BOOK

PG. PAGE

INST. # INSTRUMENT NUMBER

VEPCO VIRGINIA ELECTRIC AND POWER COMPANY

STM STORM SEWER

SWR SEWER

C/L. & CENTERLINE

IPF IRON PIPE FOUND

IPS IRON PIPE SET

AC. ACRE

SQ.FT. SQUARE FEET

EXISTING TREE DRAIN LINE

EXISTING TREE

PROPERTY LINE

ADJOINER PROPERTY LINE

C.L. FENCE CHAIN LINK FENCE

TYP. TYPICAL

B.R.L. BUILDING RESTRICTION LINE

ESMT. EASEMENT

PROPOSED OUTDOOR DISPLAY AREA

EXISTING PAVED AREA

EXISTING GRAVEL PARKING AREA

BUFFER ALONG NORTH WEST PROPERTY LINE ADJACENT TO A-1 ZONE:
MAX BUFFER REQUIRED = 10% OF LOT OR A MINIMUM OF 15'
LOT AREA = 25,027 FT²
BUFFER = 25,027 (10)/251.27 = 9.96 FT
USE MINIMUM BUFFER OF 15'
USE BUFFER AREA = 15(251.27) = 3,769 FT²
TOTAL BUFFER AREA PROVIDED = 3,162 + 660 = 3822 FT²

REVISION

DATE

BY

CHKD

TAD

DATE

DES

TB

DATE

DRAWN

DATE

SCALE

1"=30'

0

30

60

SCALE: 1"=30'

MOTORCYCLE FACTORY

NEABSCO MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

NOVEMBER 26, 2003

CONTOUR INTERVAL = 2'

SCALE: 1"=30'

ILLUSTRATIVE PLAN

Ross, France & Ratliff, Ltd.

CIVIL ENGINEERING - LAND SURVEYING

8802 SUDLEY ROAD

MANASSAS, VIRGINIA 20110

(703) 361-4188

FAX (703) 361-6353

COMMONWEALTH OF VIRGINIA

THOMAS A. DOUGHER

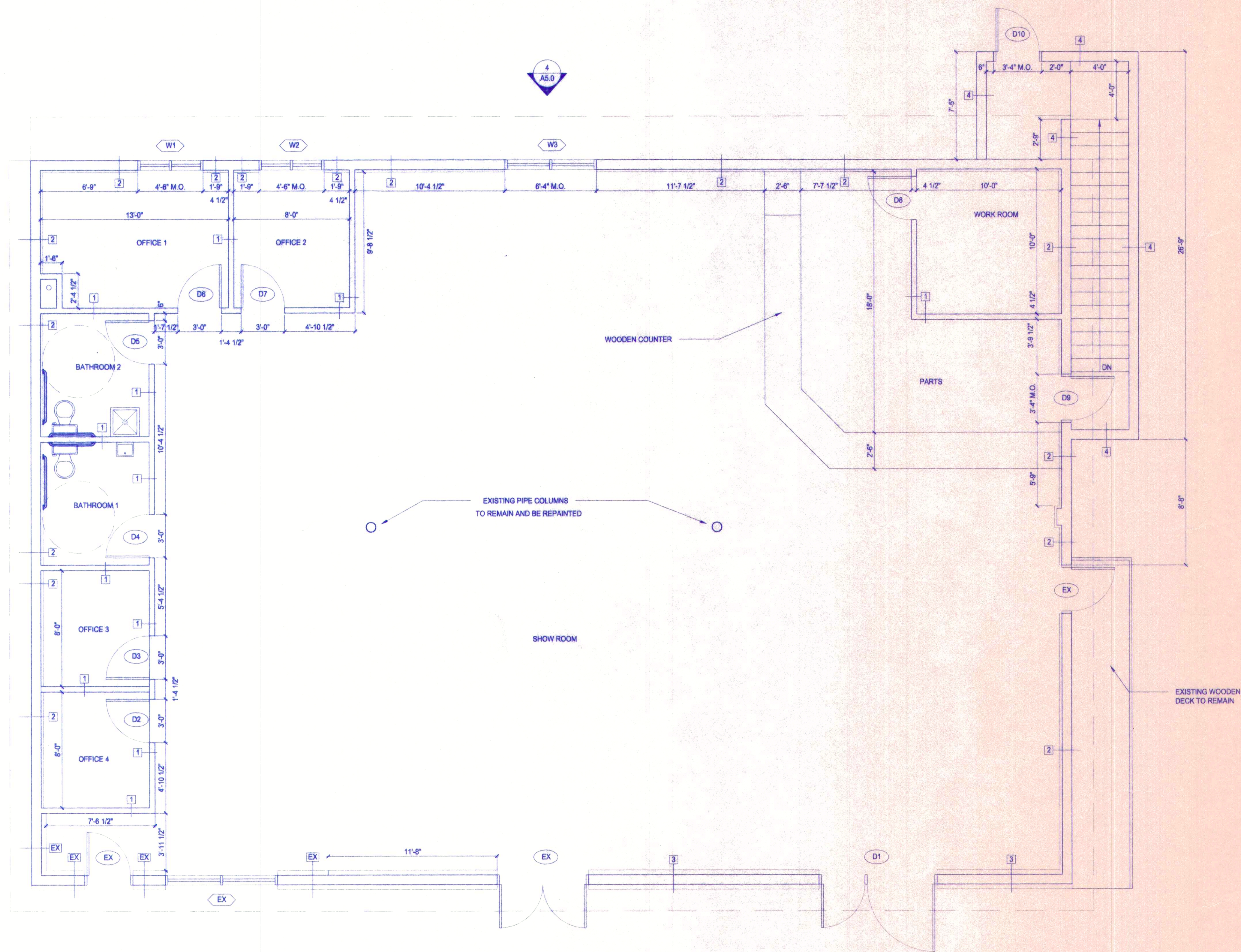
No. 16571

12-11-03

PROFESSIONAL ENGINEER

SHEET 2 OF 2

FILE NO. DP #247



1 FLOOR PLAN
A3.0 1/4" = 1'-0"

Issued	Revised



G & A
Architectural Concepts
DESIGN - SPACE PLANNING
14807 EMPIRE STREET, DALE CITY, VA 22193
PHONE (703) 644-0001 FAX (703) 644-0002
WWW.GAACONCEPTS.COM

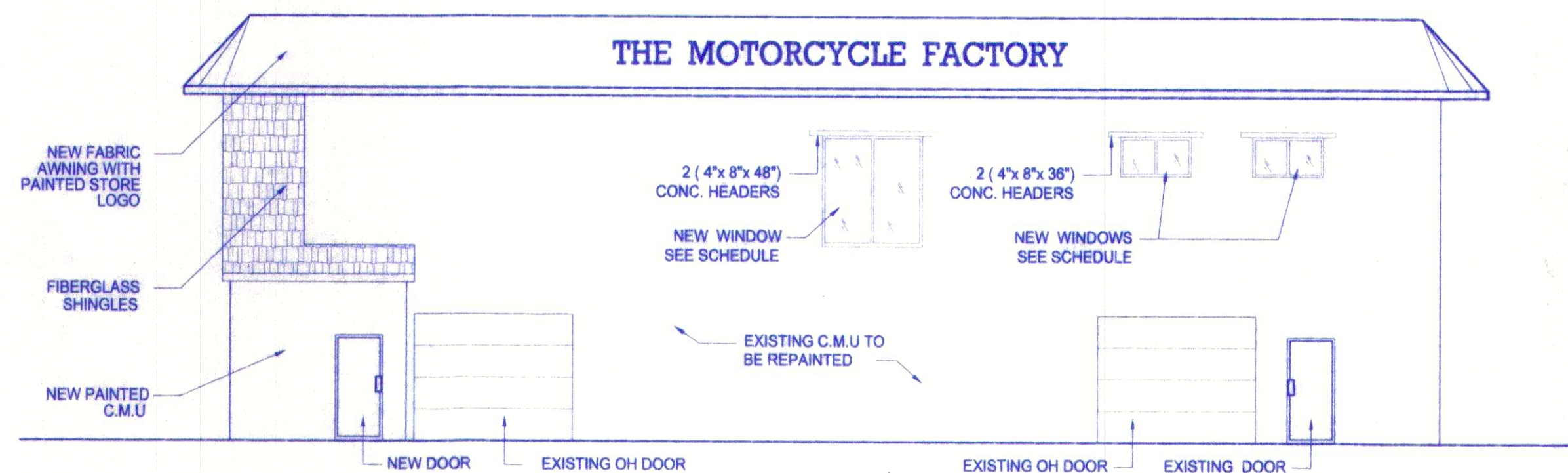
ERVIN
ERVIN ENGINEERING
CIVIL ENGINEERS
10349 S. WILSON AVE., SUITE 2205
DALLAS, TEXAS 75243
PHONE (972) 491-3330 FAX (972) 491-3331
WWW.ERVINENGINEERING.COM

THIS DOCUMENT IS THE PROPERTY OF G&A ARCHITECTURAL CONCEPTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF G&A ARCHITECTURAL CONCEPTS.

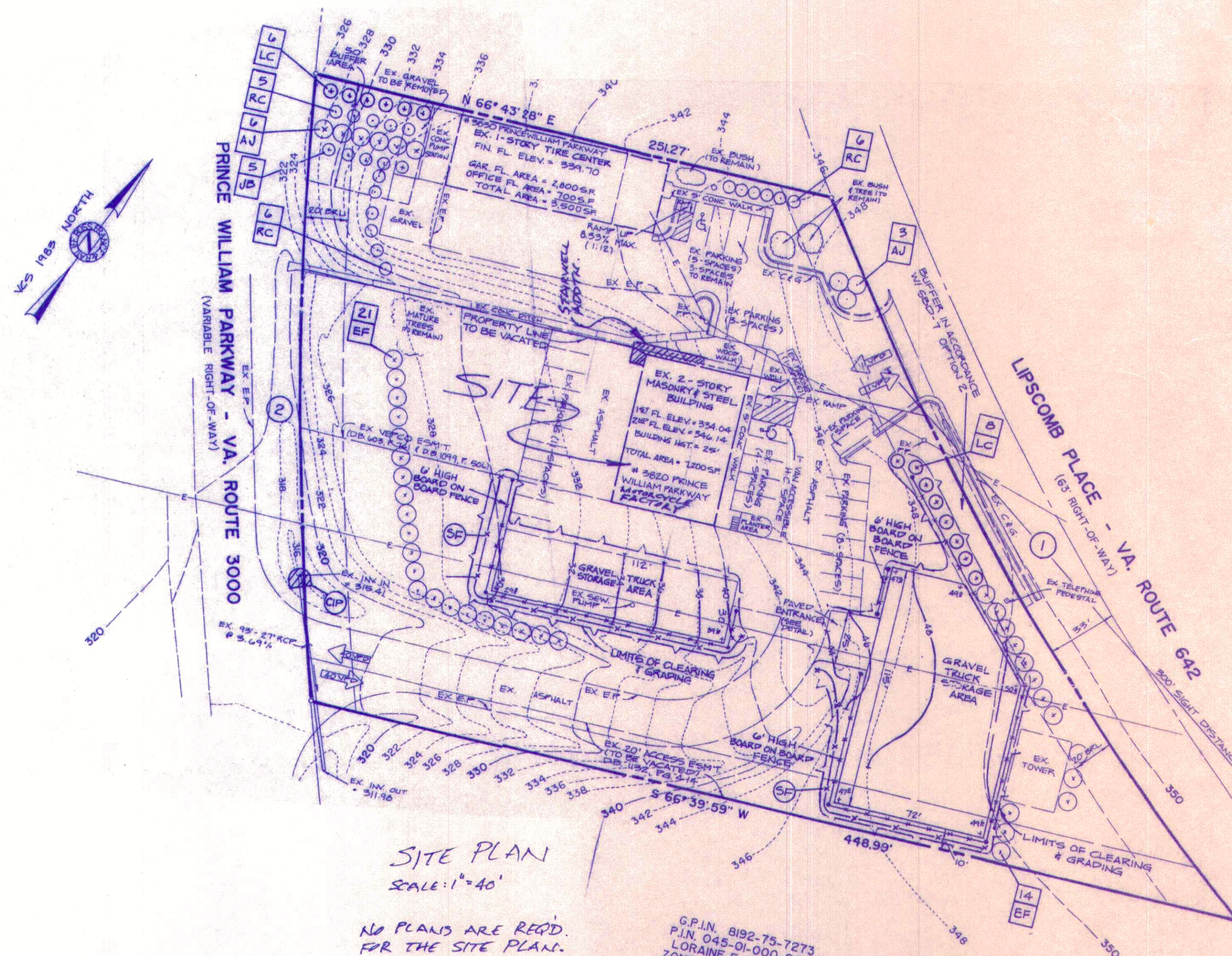
Project Title:
TENANT LAYOUT FOR
THE MOTORCYCLE FACTORY
3830 PRINCE WILLIAM PARKWAY
DALE CITY, VIRGINIA 22193

Sheet Title: FLOOR PLAN

PROJECT NO.	20001
DWN. BY	GAA
REVIEW BY	GAA/UHE
DATE	9.8.00
A3.0	
of	



4 EXTERIOR ELEVATION
A5.0 1/4" = 1'-0"



Issued	Revised



ERVIN ENGINEERING
CIVIL ENGINEERS
309 MILL STREET
OCCOAN, VA 22125
HARRY@OCCOAN.COM

ERVIN

G & A
Architectural Concepts
DESIGN - SPACE PLANNING
14807 EMPIRE STREET DALE CITY VA 22193
PHONE (703) 885-5533 FAX (703) 897-9420
GAA@GAP.COM

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. A TRUE AND CORRECT COPY OF THESE PLANS IS ON FILE IN MY OFFICE.

Project Title:
TENANT LAYOUT FOR
THE MOTORCYCLE FACTORY
3830 PRINCE WILLIAM PARKWAY
DALE CITY, VIRGINIA 22193

Sheet Title: STRUCTURAL PLAN, DETAILS & ELEVATIONS

PROJECT NO.	20001
DWN. BY	GAA
REVIEW BY	GAA/WHE
DATE	9.8.20

A5.0