

No.	Date	Eng.	Revision

CONCEPT
CAD File No.
POTESTA
Drawn
POTESTA
Checked
POTESTA
Approved
POTESTA
NOTED
Scale:
JULY 2022
Date:
22-0187
Project No.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	PROPERTY LINE
○ I.P.F.	EXISTING IRON PIPE FOUND (PROPERTY CORNER)
○ R.B.F.	EXISTING REBAR FOUND (PROPERTY CORNER)
○ R.B.C.F.	EXISTING REBAR FOUND WITH PLASTIC CAP (PROPERTY CORNER)
W	EXISTING WATER LINE
⊕	EXISTING FIRE HYDRANT
⊗	EXISTING WATER GATE VALVE
⊕	EXISTING WATER METER
⊕	EXISTING SANITARY CLEAN OUT
⊕	EXISTING SANITARY SEWER MANHOLE
SS	EXISTING SANITARY SEWER LINE
G	EXISTING UNDERGROUND GAS LINE
⊕	EXISTING GAS METER
OE	EXISTING OVERHEAD UTILITY LINE
⊕	EXISTING WOOD POWER POLE
---	EXISTING STORM SEWER & STRUCTURE
EX CURB	EXISTING CURB
EX CG-6	EXISTING CURB & GUTTER
EP	EXISTING EDGE OF PAVEMENT
---	EXISTING TREELINE
○ R.B.S.	REBAR SET (PROPERTY CORNER)

Building A	
Parking Per Building Unit = 4,012 SF	
Assume 20% Office = 802.4 SF	
80 % Warehouse = 3,209.6 SF	
Office: 1 space per 250 =	4 spaces
Warehouse: 1.5 space per employee (assume 2 employees) =	3 spaces
1 space per company vehicle (assume 2 vehicles) =	2 spaces
Total parking per unit	10 spaces
Total parking spaces per building	70 spaces
ADA Spaces per total number of 70 Parking spaces	3 HC
Buildings B and C	
Parking Per Building Unit = 3,000 SF	
Assumptions	
20% Office 3000sf Unit = 600 SF	
80 % Warehouse = 2,400SF	
Office: 1 space per 250 =	3 spaces
Warehouse: 1.5 space per employee (assume 1 employees/unit) =	2 spaces
1 space per company vehicle (assume 1 vehicles/unit) =	1 space
Total per building unit	6 spaces
Total parking spaces per building	60 spaces
ADA Spaces per total number of 60 Parking spaces	3 HC
POST DEVELOPMENT AREA	
TOTAL AREA = 507,443 SF / 11.65AC	
GRASS AREA = 126,690 SF / 2.91 AC 25% OF TOTAL ACREAGE	
IMPERV. AREA = 380,753 SF / 8.74 AC 75% OF TOTAL ACREAGE	

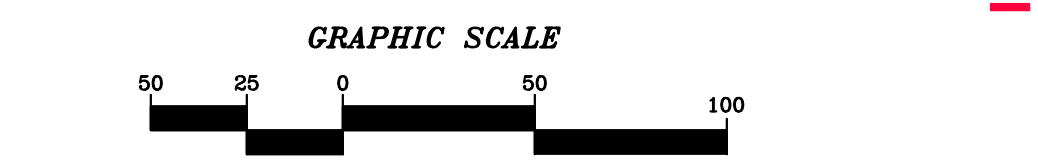
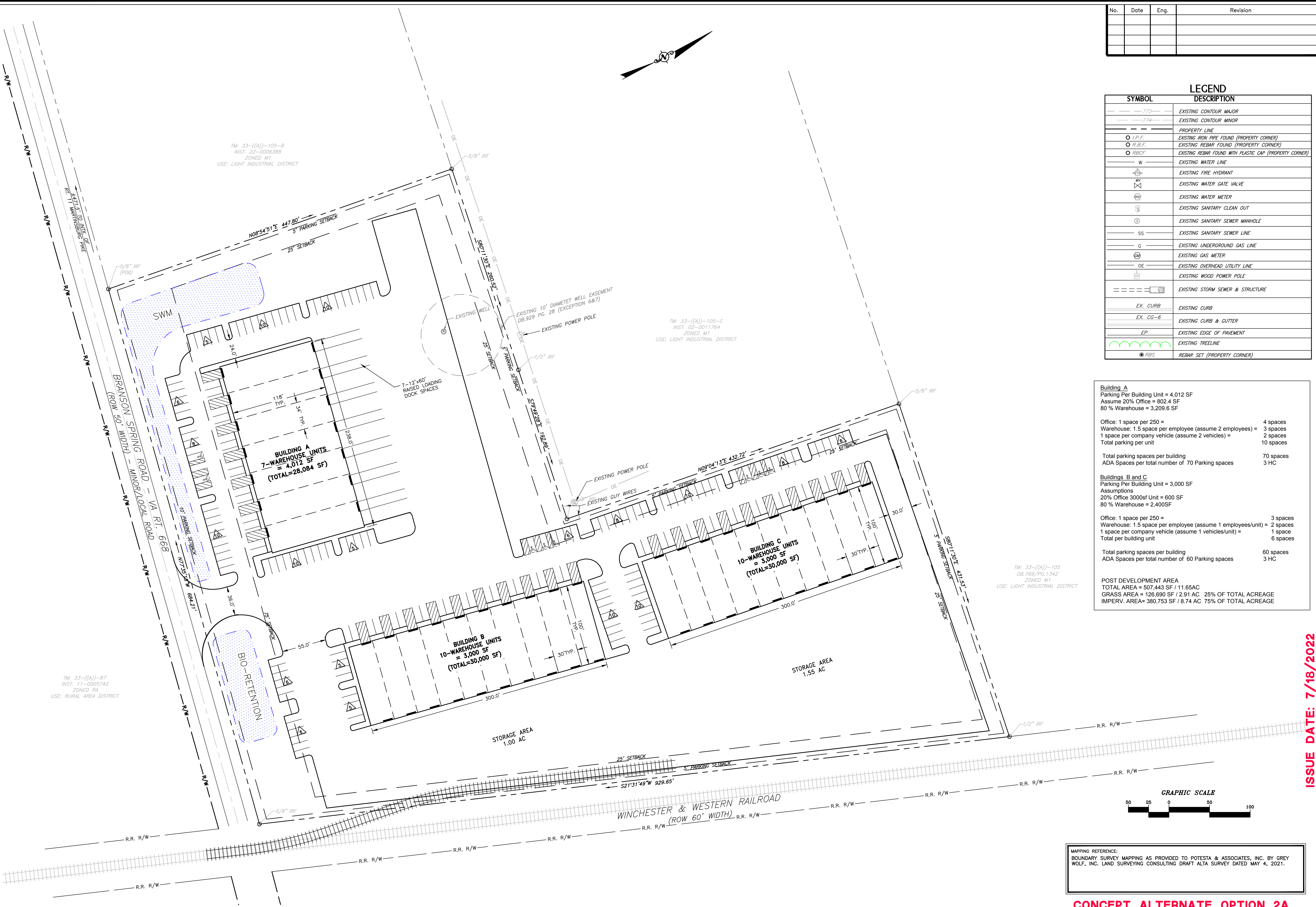
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GREEN STONE PROPERTIES
44330 MERCURE CIRCLE
STERLING, VIRGINIA 20166

Client
CONCEPT PLAN
SITE DEVELOPMENT BRANSON SPRINGS
STONEMALL MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

Title
2A
Drawing No.



MAPPING REFERENCE:
BOUNDARY SURVEY MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY GREY WOLF, INC. LAND SURVEYING CONSULTING DRAFT ALTA SURVEY DATED MAY 4, 2021.

CONCEPT ALTERNATE OPTION 2A

ISSUE DATE: 7/18/2022

File: I:\2022\22-0187 - BRANSON SPRINGS SITE - CONCEPT\22-0187_CONCEPT-DPT-2-ALT-2A.dwg
 Plot Date/Time: Jul 19, 2022 - 10:56m
 Plot Scale: 1:1000

TM: 33--(A)--87
INST. 11-0005742
ZONED RA
USE: RURAL AREA DISTRICT

TM: 33--(A)--105-B
INST. 22-0006388
ZONED M1
USE: LIGHT INDUSTRIAL DISTRICT

TM: 33--(A)--105-C
INST. 02-0011764
ZONED M1
USE: LIGHT INDUSTRIAL DISTRICT

TM: 33--(A)--105
DB.769/PG.1342
ZONED M1
USE: LIGHT INDUSTRIAL DISTRICT