

ZONING MAP AMENDMENT
GENERALIZED DEVELOPMENT PLAN
THORBURN ESTATES

SINGLE FAMILY DETACHED
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

REZONING CASE NO. : # R14-0008

EXHIBIT A

APPLICANT / OWNER

CATHERINE T. NEALE AND REBECCA T. ACORS
c/o JIM ACORS
1171 CENTRAL PARK BLVD. SUITE 200
FREDERICKSBURG, VA 22401
PHONE: 540-735-9176
FAX: 540-735-9165

T.M. 21 ((A)) 60F
NAME: CATHERINE T. NEALE AND REBECCA T. ACORS
W.B. PPP, PG. 363
ZONE: RU

T.M. 21 ((A)) 60G
NAME: CATHERINE T. NEALE AND REBECCA T. ACORS
W.B. PPP, PG. 363
ZONE: RU

T.M. 21 ((A)) 95
NAME: CATHERINE T. NEALE AND REBECCA T. ACORS
W.B. PPP, PG. 363
ZONE: RU

ATTORNEY

LEMING AND HEALY, P.C.
ATTN: H. CLARK LEMING
P.O. BOX 445
GARRISONVILLE, VA. 22463
PHONE: 540-659-5155
FAX: 540-659-1651

CBPA NOTE

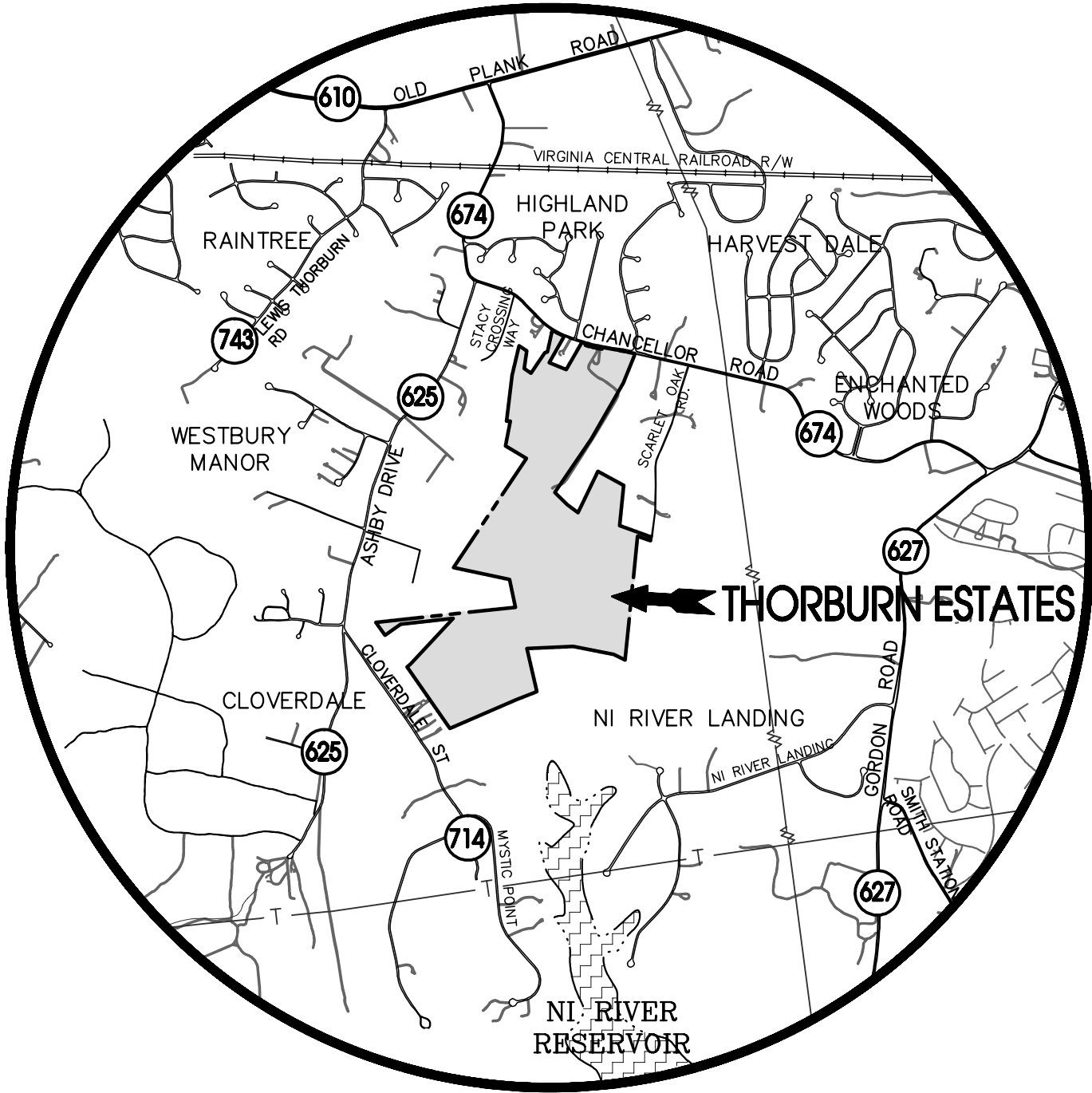
CBPA IS AN OVERLAY DISTRICT OF THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THE RPA IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A, CHESAPEAKE BAY PRESERVATION. THE RPA WAS DETERMINED B FIELD DELINEATION BY ENVIRO-DATA - WETLANDS (WILLIAM B. ELLEN)

PASS NOTE

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULPHATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A PH OF 4 ARE PRESENT ON THE PROJECT SITE EXTENSIVE TREATMENT TO BRING THE SOILS ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

STORMWATER / EROSION NARRATIVE

S.W.M. AND B.M.P. TO BE PROVIDED AS SHOWN ON PLAN. EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPOTSYLVANIA COUNTY E. & S. CONTROL ORDINANCE AND VA. E. & S. CONTROL HANDBOOK.
SEE LID & SWM SUMMARY, SHEET 6.



VICINITY MAP

1"=2000'



SHEET INDEX

SHT. NO.	TITLE
1.	COVER SHEET
2.	NOTES AND DETAILS
3.	EXISTING CONDITIONS
4.	GENERALIZED DEVELOPMENT PLAN
5.	GENERALIZED LANDSCAPE PLAN
6.	CONCEPTUAL STORMWATER MANAGEMENT PLAN

ZONING AND SITE DATA

TAX MAP NO's : 21 ((A)) 60F, 21 ((A)) 60G, 21 ((A)) 95

AREA: 171.2114 ACRES

EX. ZONE: RU

PROPOSED ZONE: R-2

PROPOSED USE: DWELLING, SINGLE FAMILY, DETACHED

HYDRAULIC UNIT CODE: YO38

ESTIMATED VPD = 10 VPD/UNIT 59 UNITS= 590 VPD + 5 VPD AT STREET STUB = 595 VPD

WATERSHED ----- NI RIVER

WATER ----- PUBLIC WATER

SEWER ----- INDIVIDUAL SEPTIC TANK - DRAINFIELD

APPLICABLE OVERLAY DISTRICTS ----- CBPA, NI RIVER RESERVOIR

THORBURN ESTATES SUBDIVISION		
ZONE: R-2	ZONING REQUIREMENT	PER THIS PROJECT
MIN. LOT AREA	2 AC.	2 AC.
MIN. LOT WIDTH	100'	100'
DENSITY	1 D.U. PER 2 AC	1 D.U. PER 2.9 AC
AVERAGE LOT AREA	N/A	2.69 AC.
SETBACKS:		
FRONT	30'	SAME
REAR	35'	SAME
SIDE	10'	SAME
MIN. PUBLIC ROAD FRONTAGE	100' (50' CUL-DE-SAC)	100' (50' CUL-DE-SAC)
OPEN SPACE	NONE	0.37 AC.
PARKING	2 PER UNIT	2 x 59 = 118 (MIN.)

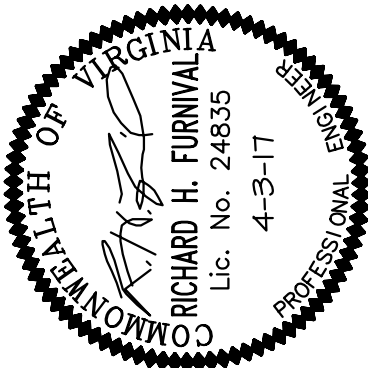
TOTAL NUMBER OF LOTS = 59

SULLIVAN, DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS AND SURVEYORS

P.O. BOX 614

FREDERICKSBURG, VIRGINIA 22404

PHONE 540-898-5878



DATE	REVISIONS
8-04-14	PER COUNTY & VDOT COMMENTS
9-28-14	PER COUNTY & VDOT COMMENTS
11-19-14	REVISED INTER-PARCEL CONNECTION
4-3-2017	REVISED WATERLINE AND TRAIL

ENGINEERS, LAND PLANNERS & SURVEYORS
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10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
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SULLIVAN
DONAHOE &
INGALLS
SDI

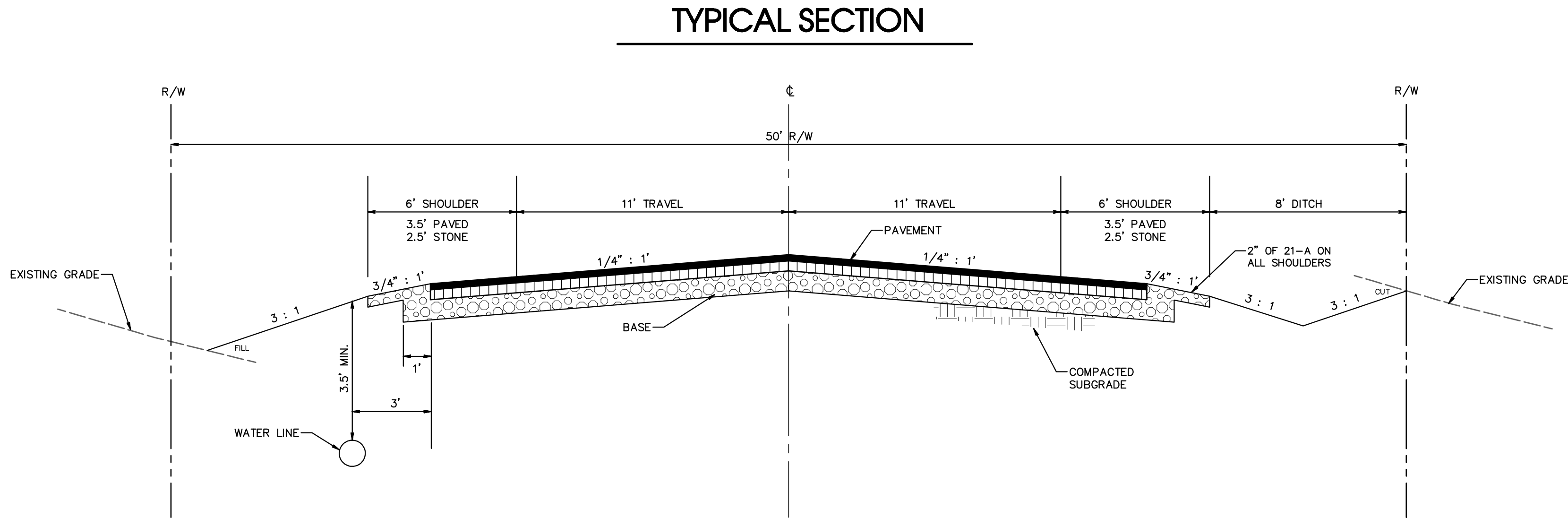
THORBURN ESTATES
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
COVER SHEET

DES. RHF
DRAWN SDI
APP RHF
JOB NO. 13-SP-0422
DATE 6-23-2014
SCALE NONE

SHEET 1
OF 6 SHEETS

ZONING MAP AMENDMENT RU TO R2
TAX MAP 21 ((A)) PARCELS 60F, 60G & 95

P:\Active Jobs\Thorburn Estates 13-SP-0422\CADD\GDP\Thorburn Estates GDP.pro
JN:project info - SDI PROTOTYPE PROJECT (proj. info)
Last Plotted: Mon Apr 24 12:42:52 2017



50' RIGHT OF WAY

CLASS I (0-400 VPD)
(1-1/2" OF SM-9.5A, 2" OF IM-19.0, 6" OF 21A BASE)

CLASS II (401-1000 VPD)
(2" OF SM-9.5A, 2" OF IM-19.0, 10" OF 21A BASE)
(ESTIMATED FOR GDP ONLY. TO BE REVISED WITH SITE PLAN)

FUNCTIONAL CLASSIFICATIONS:
S.R. 674 - CHANCELLOR ROAD: RURAL LOCAL (CURRENT)
MINOR COLLECTOR (PENDING FHWA APPROVAL)
PROPOSED STREETS: RURAL LOCAL

AREA SUMMARY

59 LOTS -----158.5831 AC.
CEMETERY PARCEL D ----- 1.1237 AC.
PARCELS A, B, C (COMMON) --- 0.4698 AC.
R/W DED. -----11.0348 AC.
TOTAL ----- 171.2114 AC.

IMPERVIOUS RATIOS ESTIMATE

59 UNITS x 4,400 S.F. = 6.0 Ac.
6.7 Ac. STREETS = 6.7 Ac.
IMPERVIOUS RATIO = 7.4%

ASSUME 4,400 S.F. PER LOT (HOUSE, DRIVEWAY AND OPTIONAL GARAGE)
ESTIMATED AREA OF LAND DISTURBANCE: 98 AC.
(ESTIMATED FOR GDP ONLY. TO BE REVISED WITH SITE PLAN)

RUN-OFF ESTIMATE

THE TOTAL DRAINAGE AREA TO POINT OF ANALYSIS
WAS CALCULATED AS 376 AC. ±.

THE ESTIMATED RUN-OFF VOLUME AT THE POINT OF ANALYSIS
WAS CALCULATED AS :

PRE-DEVELOPED:
1- YR. STORM = 701,314 c.f.
2- YR. STORM = 963,451 c.f.
10- YR. STORM = 2,615,431 c.f.

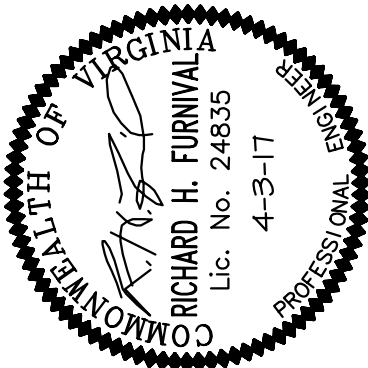
POST-DEVELOPED: (NO SWM)
1- YR. STORM = 810,579 c.f.
2- YR. STORM = 1,093,591 c.f.
10- YR. STORM = 2,837,346 c.f.

THE ESTIMATED TREATMENT VOLUME TO BE PROVIDED
BY ON-SITE BMP's WAS CALCULATED AS 123,928 c.f. USING
THE VRRM NEW DEVELOPMENT WORK SHEET V2.8.

(ESTIMATED FOR GDP ONLY. TO BE REVISED WITH SITE PLAN)

GENERAL NOTES

- ALL STREETS SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS AND SPECIFICATIONS OF VDOT AND DEDICATED TO PUBLIC USE AND ACCEPTED INTO THE VDOT SECONDARY ROAD SYSTEM.
- ALL EASEMENTS (SLOPE, DRAINAGE, ETC.) SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- PROVISIONS FOR CONTROLLING ANY ADDITIONAL STORMWATER RUNOFF WITH STRUCTURE DESIGN AND PROPOSED FUTURE MAINTENANCE SHALL MEET THE "STORMWATER MANAGEMENT CRITERIA MS-19".
- IT APPEARS SOME LOTS ARE LOCATED IN THE F.I.R.M. 100 YR. SPECIAL FLOOD HAZARD AREA ZONE "A" AS SCALED FROM MAP #510308 0075 C, DATED FEBRUARY 18, 1998. ALL LAND IS LOCATED IN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- THIS SUBDIVISION SHALL MEET ALL CBPO REQUIREMENTS. CBPO SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- ALL COMMON AREA EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THERE IS AN EXISTING CEMETERY LOCATED ON THIS SITE.
- NO HISTORIC LANDMARKS OR FEATURES ARE KNOWN TO EXIST ON THIS SITE.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE.
- EXISTING WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- EASEMENTS SHALL BE DEDICATED TO PUBLIC USE.
- PROPERTY SHOWN HEREON LOCATED ON TAX MAP 21 ((A)) PARCELS 60F, 60G & 95.
- THIS SITE TO BE DEVELOPED AS 3 SECTIONS.
- PUBLIC WATER SUPPLY TO BE PROVIDED BY CONNECTING TO EXISTING SPOTSYLVANIA COUNTY FACILITIES.
- EACH LOT SHALL BE SERVED BY INDIVIDUAL SEPTIC TANK DRAINFIELD SYSTEM.
- SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- BOUNDARY PER PLAT BY SULLIVAN DONAHOE AND INGALLS.
- TOPO TAKEN FROM SPOTSYLVANIA GIS MAPS.
- FINAL DESIGN PLANS TO SHOW 100 YR. ELEVATIONS FOR ALL WATER SHEDS GREATER THAN 70 AC.
- SEE FINAL DESIGN PLANS FOR STORM DRAINAGE SYSTEM.
- WETLANDS DELINEATION AND LOCATION BY ENVIRODATA, INC. ACOE & DEQ PERMITS TO BE OBTAINED WITH FINAL SITE PLANS.
- FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.



DATE	REVISIONS	PER COUNTY & VDOT COMMENTS
		PER COUNTY & VDOT COMMENTS
		REMOVED WATERLINE AND TRAIL

ENGINEERS, LAND PLANNERS & SURVEYORS
P. O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SULLIVAN
DONAHOE &
INGALLS

SDI

THORBURN ESTATES
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

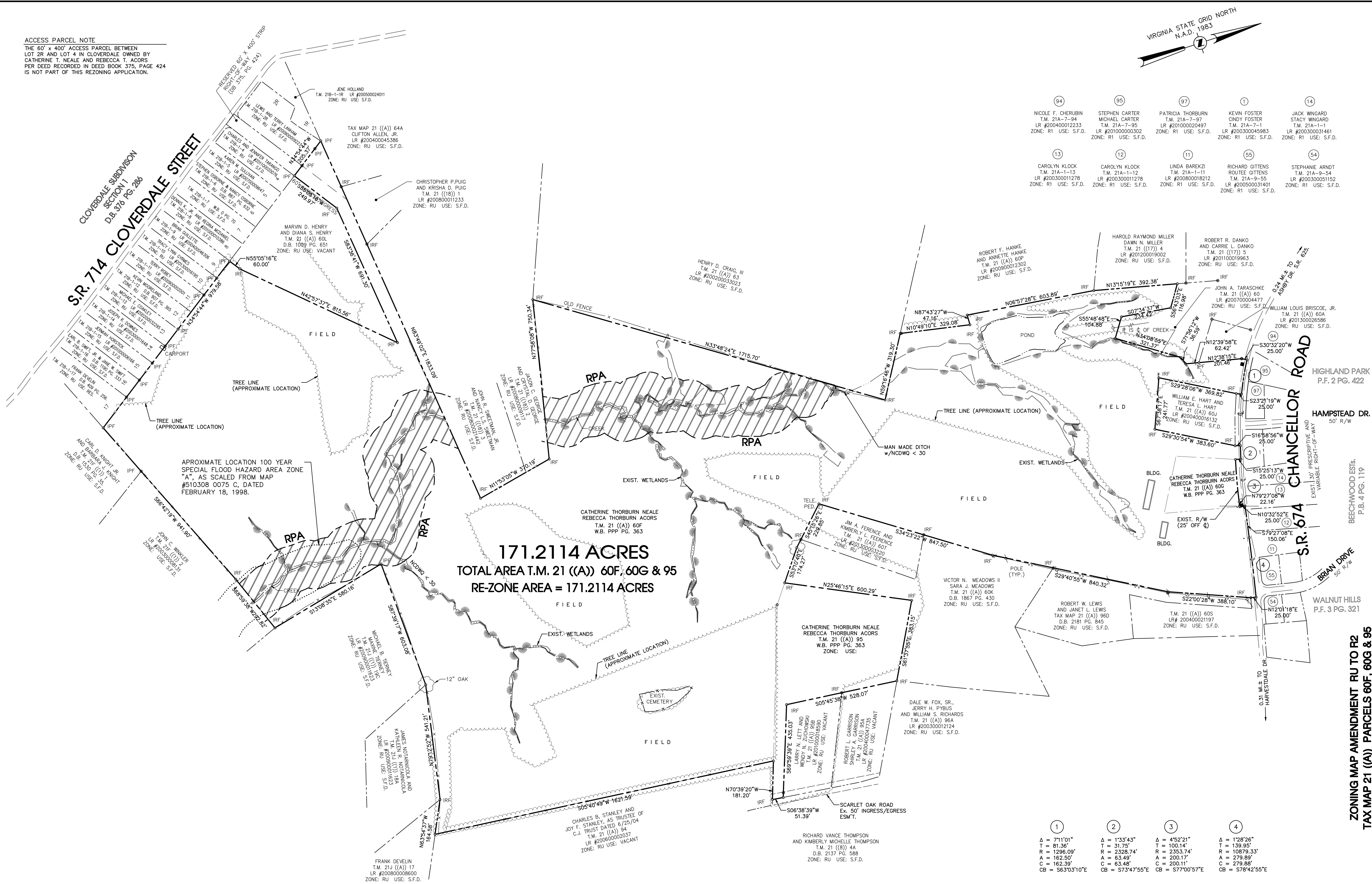
NOTES AND DETAILS

DES. RHF
DRAWN SDI
APP RHF
JOB NO. 13-SP-0422
DATE 6-23-2014
SCALE NONE

SHEET 2
OF 6 SHEETS

ZONING MAP AMENDMENT RU TO R2
TAX MAP 21 ((A)) PARCELS 60F, 60G & 95

ACCESS PARCEL NOTE
THE 60' x 400' ACCESS PARCEL BETWEEN LOT 2R AND LOT 4 IN CLOVERDALE OWNED BY CATHERINE T. NEALE AND REBECCA T. ACORS PER DEED RECORDED IN DEED BOOK 375, PAGE 424 IS NOT PART OF THIS REZONING APPLICATION.



94	95	97	1	14
NICOLE F. CHERUBIN T.M. 21A-7-94 LR #200400012233 ZONE: R1 USE: S.F.D.	STEPHEN CARTER MICHAEL CARTER T.M. 21A-7-95 LR #201000003002 ZONE: R1 USE: S.F.D.	PATRICIA THORBURN T.M. 21A-7-97 LR #201000020497 LR #200300045983 ZONE: R1 USE: S.F.D.	KEVIN FOSTER CINDY FOSTER T.M. 21A-7-1 LR #200300031461 LR #200300031461 ZONE: R1 USE: S.F.D.	JACK WINGARD STACY WINGARD T.M. 21A-1-1 LR #200300031461 LR #200300031461 ZONE: R1 USE: S.F.D.
13	12	11	55	54
CAROLYN KLOCK T.M. 21A-1-13 LR #200300011278 ZONE: R1 USE: S.F.D.	CAROLYN KLOCK T.M. 21A-1-12 LR #200300011278 LR #200300011278 ZONE: R1 USE: S.F.D.	LINDA BAREKZI T.M. 21A-1-11 LR #200800018212 LR #200800018212 ZONE: R1 USE: S.F.D.	RICHARD GITTENS ROUTE GITTENS T.M. 21A-55 LR #200500031401 LR #200500031401 ZONE: R1 USE: S.F.D.	STEPHANIE ARNDT T.M. 21A-9-54 LR #200300051152 LR #200300051152 ZONE: R1 USE: S.F.D.

NOTES :
1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. BOUNDARY INFORMATION TAKEN FROM PLAT BY SULLIVAN, DONAHOE & INGALLS, DATED DECEMBER 4, 2013.



COMMONWEALTH OF VIRGINIA
COMMISSIONER OF LAND
RICHARD H. FURNIA
Lic. No. 24835
4-3-17
PROFESSIONAL
ORIGINAL SIGNATURE

REVISIONS
DATE
PER COUNTY & VDOT COMMENTS
PER COUNTY & VDOT COMMENTS
REVISED INTER-PARCEL CONNECTION
REVISED WATERLINE AND TRAIL

ENGINEERS, LAND PLANNERS & SURVEYORS
P. O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-888-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

THORBURN ESTATES
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES. RHF
DRAWN SDI
APP RHF
JOB NO. 13-SP-0422
DATE 6-23-2014
SCALE 1"= 200'

SHEET 3
OF 6 SHEETS

ACCESS PARCEL NOTE
THE 60' x 400' ACCESS PARCEL BETWEEN
LOT 2R AND LOT 4 IN CLOVERDALE OWNED BY
CATHERINE T. NEALE AND REBECCA T. ADORS
PER DEED RECORDED IN DEED BOOK 375, PAGE 424
IS NOT PART OF THIS REZONING APPLICATION.

VIRGINIA STATE GRID NORTH
N.A.D. 1983



DATE	REVISIONS
8-04-14	PER COUNTY & VDOT COMMENTS
9-28-14	PER COUNTY & VDOT COMMENTS
11-19-14	REVISED INTER-PARCEL CONNECTION
4-3-2017	REVISED WATERLINE AND TRAIL

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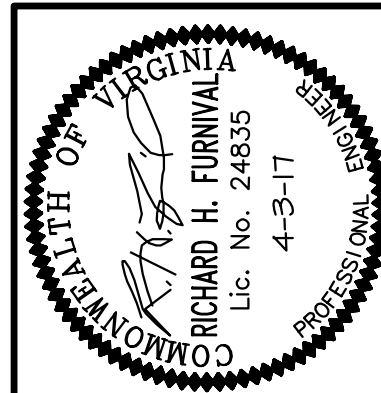
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DONAHOE &
INGALLS
SDI

THORBURN ESTATES
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
LAYOUT

DES. RHF
DRAWN SDI
APP RHF
JOB NO. 13-SP-0422
DATE 6-23-2014
SCALE 1"= 200'

SHEET 4
OF 6 SHEETS





DATE	REVISIONS
8-04-14	PER COUNTY & VDOT COMMENTS
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4-3-2017	REVISED WATERLINE AND TRAIL

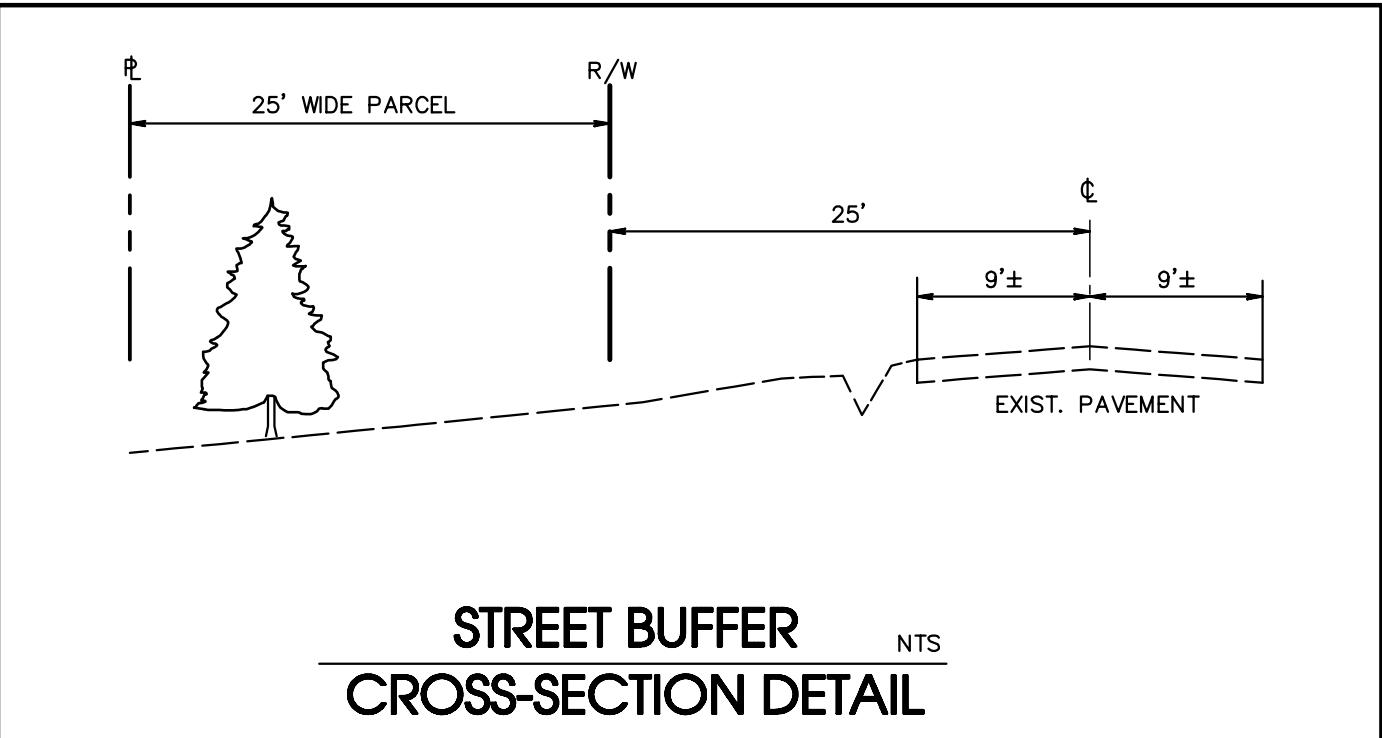
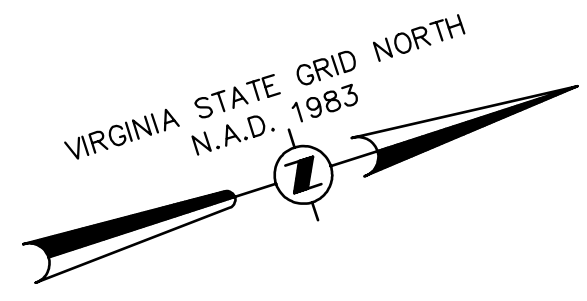
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TELEPHONE 540-888-5878



THORBURN ESTATES
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
GENERALIZED LANDSCAPE PLAN

DES.	RHF
DRAWN	SDI
APP	RHF
JOB NO.	13-SP-0422
DATE	6-23-2014
SCALE	1" = 200'

SHEET 5
OF 6 SHEETS



TREE PRESERVATION AREA
TREES ALONG BOUNDARY LINE BETWEEN LOTS 47-50 AND PARCEL T.M. 21 ((A)) 63 SHALL BE PRESERVED TO THE EXTENT POSSIBLE, WHILE NOT IMPEDING THE CONSTRUCTION OF DRAINFIELDS ON ANY OF THE LOTS.
BUFFER WIDTH TO BE 25' EXCEPT IN AREAS WHERE DRAINFIELDS REQUIRE A REDUCED WIDTH (LOT 49 AND LOT 50).

25' WIDE STREET BUFFER B
LOCATED ON A 25' WIDE PARCEL TO BE OWNED AND MAINTAINED BY HOA.
TYPICAL FOR PARCELS A, B & C ON S.R. 674

LANDSCAPING PLAN
EXISTING SITE 60% ± WOODED WITH MIXED HARDWOODS. EXISTING TREES TO BE SAVED WHERE POSSIBLE. ALL LANDSCAPING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBMISSION OF FINAL SITE PLAN, LANDSCAPING FEATURES SHOWN IN A GENERAL WAY ONLY ON THE GDP.

- NOTES**
- NO TITLE REPORT FURNISHED.
 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - BOUNDARY INFORMATION TAKEN FROM PLAT BY SDI.



TREE KEY

- CANOPY (MEDIUM OR LARGE DECIDUOUS)
- UNDERSTORY (SMALL OR MEDIUM DECIDUOUS)

STREET BUFFER B

PLANT MATERIALS/100'

1.2 CANOPY 0.4 UNDERSTORY	20'	
1.5 CANOPY 0.6 UNDERSTORY	15'	
2.4 CANOPY 0.8 UNDERSTORY	10'	
3 CANOPY 1 UNDERSTORY	5'	

P:\Active Jobs\Thorburn Estates 13-SP-0422\CADD\GDP\Thorburn Estates GDP.pro
J:\project info - SDI\PROJECT PROJECT (proj. info)
Last Plotted: Mon Apr 24 12:44:20 2017

