

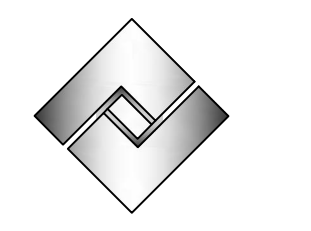
BARRINGTON SUBDIVISION

TM 11-A-9

GENERALIZED DEVELOPMENT PLAN FOR REZONING

COURTLAND VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

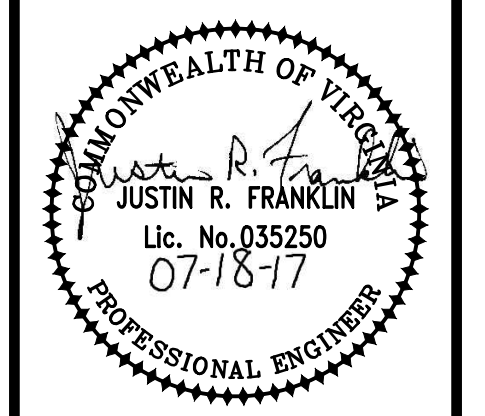
APPROVAL



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

BARRINGTON SUBDIVISION
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 02-06-17
DESIGNED: JRF
DRAWN : JKS
CHECKED : JKS

REVISIONS:
04-04-17
05-12-17
06-06-17
07-18-17

DOCUMENT NO.
225-1003

SHEET
1 OF **3**

225-1003 BARRINGTON SUBDIVISION GDP FOR REZONING 07-18-17

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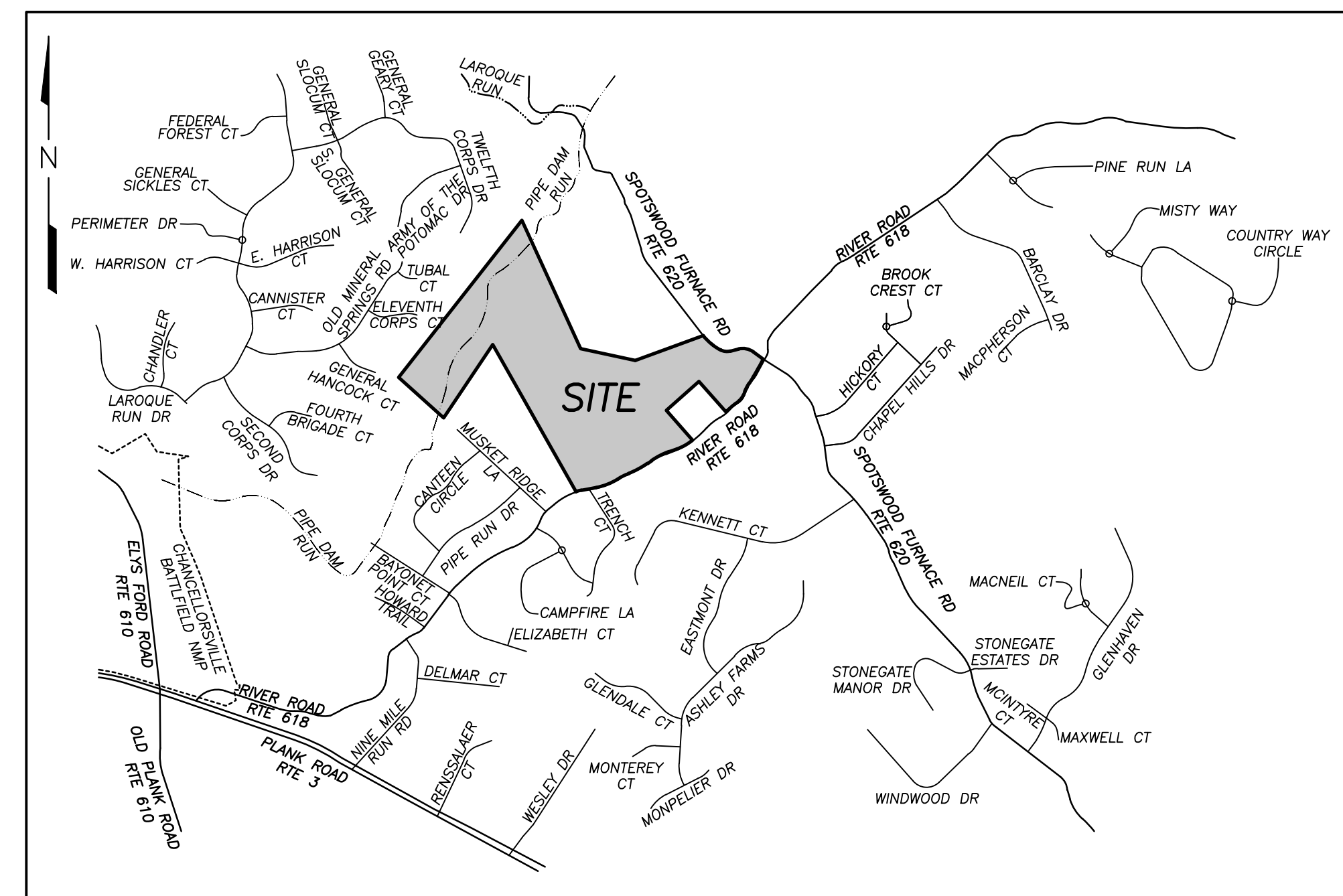
SITE INFORMATION:

TAX PARCEL: 11-A-9
ADDRESS: 13210 SPOTSWOOD FURNACE RD
PRESENT ZONING: RU
PROPOSED ZONING: PRR-2, WITH RURAL VIEWSHED PRESERVATION
PRESENT USE: UNDEVELOPED
PROPOSED USE: SINGLE FAMILY DETACHED SUBDIVISION
OVERLAY DISTRICT(S): RESERVOIR PROTECTION OVERLAY
RIVER PROTECTION OVERLAY

PROPERTY AREA: 197.774 AC
WATER: PRIVATE, WELLS
SEWER: PRIVATE, DRAINFIELDS
RESIDENTIAL DWELLING UNITS: TOTAL UNITS = 39
DENSITY (UNITS/ACRE): 1/5.07
AREA WITHIN LOTS AND RIGHT-OF-WAY: 90.37 AC
MINIMUM PRR-2 RURAL PRESERVATION AREA REQUIRED: 20% (39.55 AC)
MINIMUM RIVER PROTECTION OVERLAY OPEN SPACE REQD: 50% (98.89 AC)
MINIMUM AREA OUTSIDE OF SLOPES > 15%, WETLANDS, & RPA: 49.44 AC
PRR-2 RURAL PRESERVATION AREA PROVIDED:
AREAS WITHIN SLOPES > 15%, WETLANDS, & RPA: 56.78 AC
+ AREAS OUTSIDE OF SLOPES > 15%, WETLANDS, & RPA: 50.62 AC (51.19% OF RURAL PRESERVATION AREA)
TOTAL RURAL PRESERVATION AREA PROVIDED: 55.3% (107.40 AC/197.77 AC)

MINIMUM PARK AREA REQUIRED: 10% OF RURAL PRESERVATION AREA (3.96 AC)
PARK AREA PROVIDED: 14.77% OF RURAL PRESERVATION AREA FOR PASSIVE RECREATION (5.84 AC)

CONSERVATION EASEMENT: 0.17 AC
MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 35 FEET
ESTIMATED VEHICLE TRIPS: 490 VPD (195 ENTERING, 195 EXITING)
TRAFFIC VOLUMES CALCULATED USING THE ITE TRIP GENERATION 9TH EDITION, SINGLE-FAMILY DETACHED HOUSING (LAND USE CODE 210, 10 VPD PER DWELLING UNIT FOR BARRINGTON SUBDIVISION (39 DWELLING UNITS) AND ADJACENT PARCEL (UP TO 10 DWELLING UNITS))



VICINITY MAP
SCALE 1"=2000'
SCALE IN FEET (1 INCH=2,000 FEET)

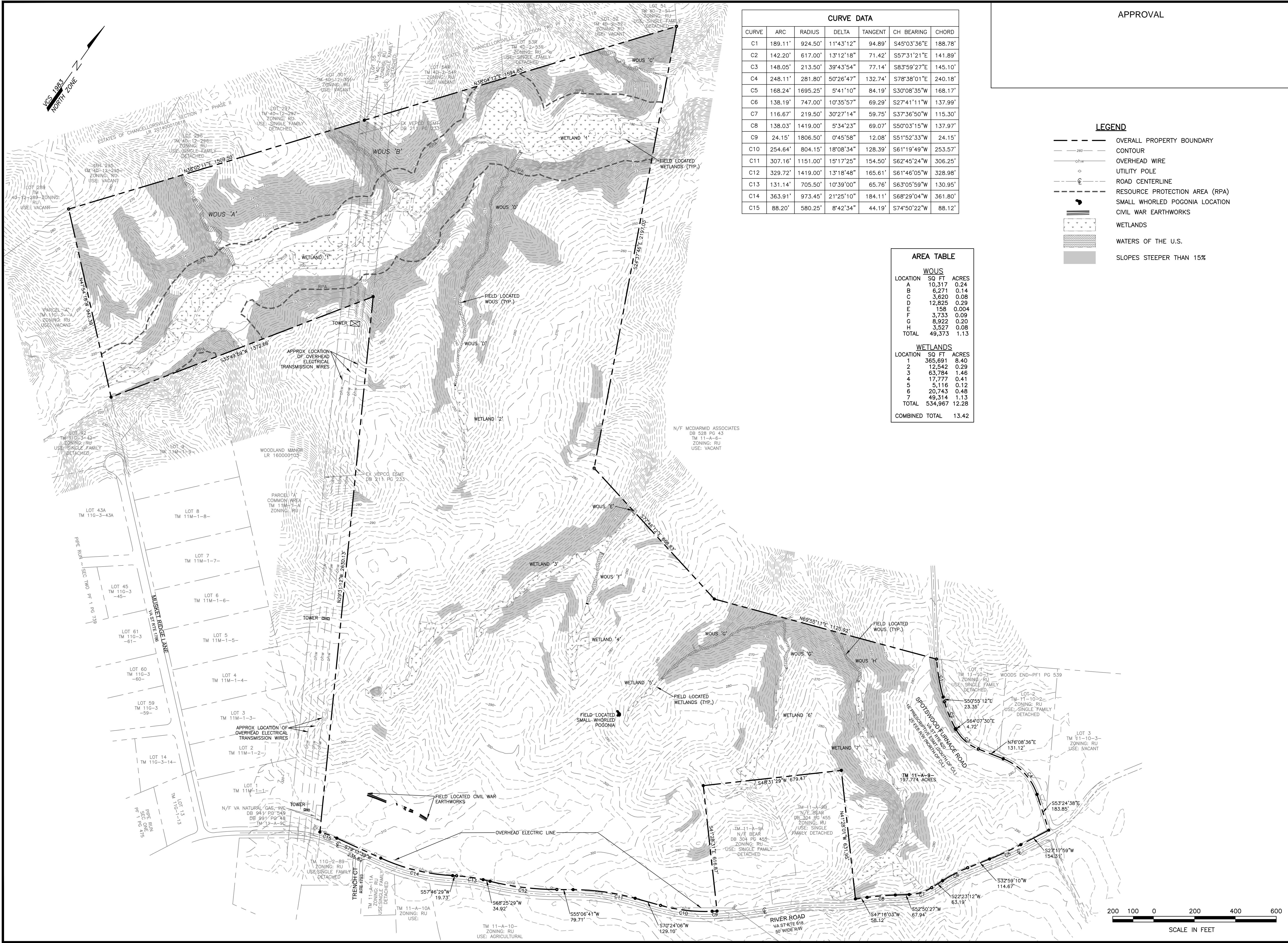
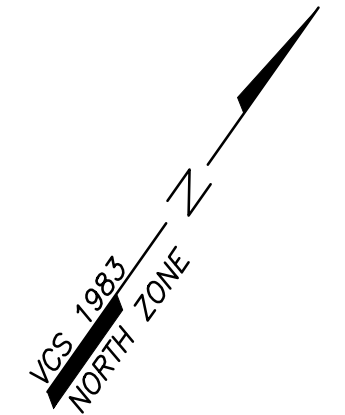
NOTES:

- SOURCE OF MAPPING: TOPOGRAPHIC-SPOTSYLVANIA COUNTY GIS
BOUNDARY-FAIRBANKS & FRANKLIN
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
- WETLANDS, WATERS OF THE U.S., AND RESOURCE PROTECTION AREAS (RPA) SHOWN ON THIS PLAN WITHIN THE LIMITS OF THE SITE AREA WERE FIELD DELINEATED BY M&M SOIL CONSULTANTS, INC.
- THE LOCATION OF THE SMALL WHORLED POGONIA WAS PROVIDED BY ROUSE ENVIRONMENTAL SERVICES.
- OTHER THAN SHOWN, THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS ON SITE. FEATURES SHOWN WERE FIELD SURVEYED DECEMBER 2016.
- THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
- LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE, ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
- ALL PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS. HOUSE, DRAINFIELD, AND WELL LOCATIONS SHOWN ARE APPROXIMATE. THEIR FINAL LOCATIONS ARE DEPENDENT ON FINAL DESIGN REQUIREMENTS.
- STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH THE USE OF BEST MANAGEMENT PRACTICES LOCATED ON INDIVIDUAL LOTS AND AT DRAINAGE OUTFALLS. ALL OUTFALL LOCATIONS WILL BE ANALYZED TO ENSURE THE RECEIVING CHANNELS ARE ADEQUATE AND THAT THE UPSTREAM STORMWATER MANAGEMENT FACILITIES DETAIN THE PEAK POST DEVELOPMENT RUNOFF TO PRE DEVELOPMENT LEVELS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS.
- ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE GENERATED BY EACH LOT WILL BE STORED ON THAT RESPECTIVE LOT IN A CONTAINER. PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
- BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED WITHIN ZONE X. "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN", AS PER FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 5103080075C EFFECTIVE FEBRUARY 18, 1998.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LAND AND FACILITIES WITHIN THE SUBDIVISION.
- ALL PROPOSED SUBDIVISION STREETS SHOWN ON THE PLAN ARE CLASSIFIED FUNCTIONALLY AS LOCAL ROADWAYS.
- A WAIVER WILL BE REQUESTED AT THE SITE PLAN STAGE TO ALLOW 2 STREET LIGHTS AT THE ENTRANCE INSTEAD OF 3 AS REQUIRED BY DSM ARTICLE 5 SECTION 7.2 AS APPROVED BY THE PLANNING DIRECTOR PER DSM ARTICLE 9.

PROPERTY OWNER	DEVELOPER	ENGINEER
GLORIA C BEAR OR L. EUGENE BEAR PO BOX 789 FREDERICKSBURG, VIRGINIA 22404 (540) 786-2506	JOHN RAYL & ROBERT SHIRCLIFF 9108 SNOWY EGRET COURT SPOTSYLVANIA, VIRGINIA 22553 (540) 786-4700	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700

ZONING	ZONING COMPARISON	
	EXISTING	PROPOSED
ALLOWED DENSITY FOR SINGLE FAMILY DETACHED	RU 1 DU	PRR-2 1 DU PER 5 ACRES
ALLOWED YIELD	1 DU	39 DU
MINIMUM LOT SIZE	3 AC (CONV. SUBD.)	2 AC
MINIMUM LOT WIDTH	2 AC (CLUSTER SUBD.) 200 FT (CONV. SUBD.) 150 FT (CLUSTER SUBD.)	150 FT

DESCRIPTION	ESTIMATED IMPERVIOUS AREA (ACRES)	AREA (ACRES)
LOTS (5000 SF/LOT)	4.48	
ROADWAY	3.78	
OVERALL PARCEL		197.774
IMPERVIOUS SURFACE AREA RATIO	0.04	



CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	189.11'	924.50'	11°43'12"	94.89'	S45°03'36"E	188.78'
C2	142.20'	617.00'	13°12'18"	71.42'	S57°31'21"E	141.89'
C3	148.05'	213.50'	39°43'54"	77.14'	S83°59'27"E	145.10'
C4	248.11'	281.80'	50°26'47"	132.74'	S78°38'01"E	240.18'
C5	168.24'	1695.25'	5°41'10"	84.19'	S30°08'35"W	168.17'
C6	138.19'	747.00'	10°35'57"	69.29'	S27°41'11"W	137.99'
C7	116.67'	219.50'	30°27'14"	59.75'	S37°36'50"W	115.30'
C8	138.03'	1419.00'	5°34'23"	69.07'	S50°03'15"W	137.97'
C9	24.15'	1806.50'	0°45'58"	12.08'	S51°52'33"W	24.15'
C10	254.64'	804.15'	18°08'34"	128.39'	S61°19'49"W	253.57'
C11	307.16'	1151.00'	15°17'25"	154.50'	S62°45'24"W	306.25'
C12	329.72'	1419.00'	13°18'48"	165.61'	S61°46'05"W	328.98'
C13	131.14'	705.50'	10°39'00"	65.76'	S63°05'59"W	130.95'
C14	363.91'	973.45'	21°25'10"	184.11'	S68°29'04"W	361.80'
C15	88.20'	580.25'	8°42'34"	44.19'	S74°50'22"W	88.12'

AREA TABLE		
WOUS		
LOCATION	SQ FT	ACRES
A	10,317	0.24
B	6,271	0.14
C	3,620	0.08
D	12,825	0.29
E	158	0.004
F	3,733	0.09
G	8,922	0.20
H	3,527	0.08
TOTAL	49,373	1.13
WETLANDS		
LOCATION	SQ FT	ACRES
1	365,691	8.40
2	12,542	0.29
3	63,784	1.46
4	17,777	0.41
5	5,116	0.12
6	20,743	0.48
7	49,314	1.13
TOTAL	534,967	12.28
COMBINED TOTAL		13.42

APPROVAL

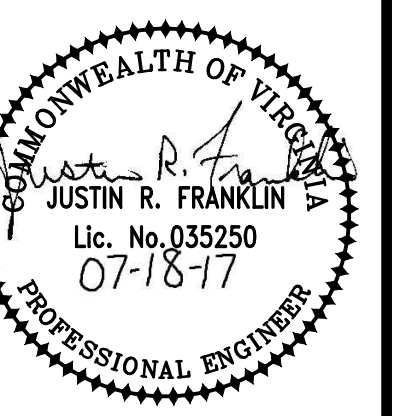
LEGEND

- OVERALL PROPERTY BOUNDARY
- CONTOUR
- OVERHEAD WIRE
- UTILITY POLE
- ROAD CENTERLINE
- RESOURCE PROTECTION AREA (RPA)
- SMALL WHORLED POGONIA LOCATION
- CIVIL WAR EARTHWORKS
- WETLANDS
- WATERS OF THE U.S.
- SLOPES STEEPER THAN 15%

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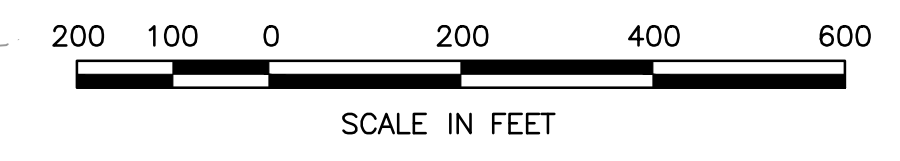
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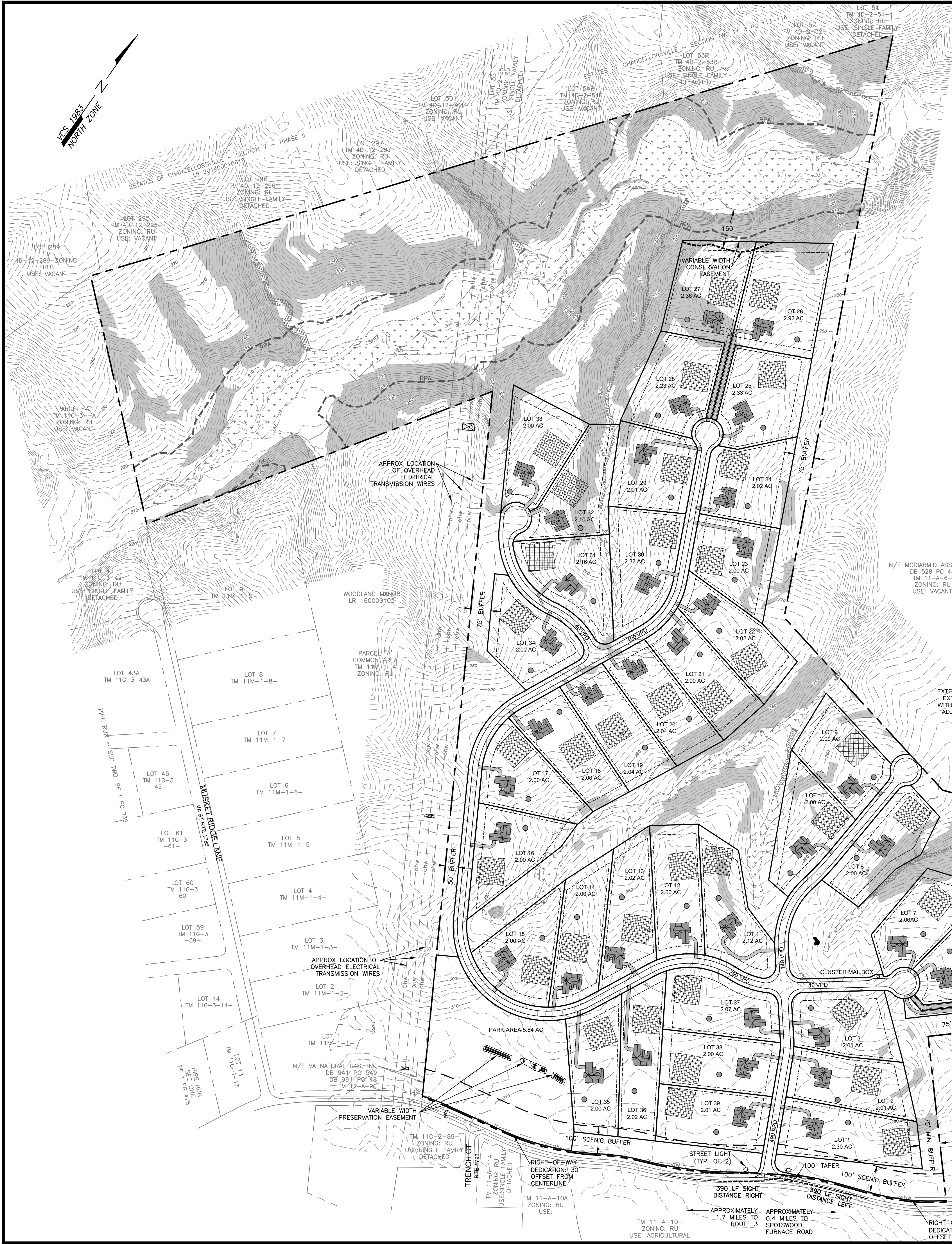
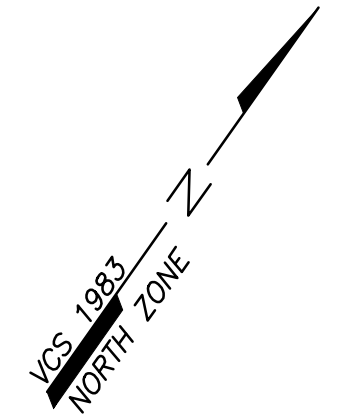


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LEGEND

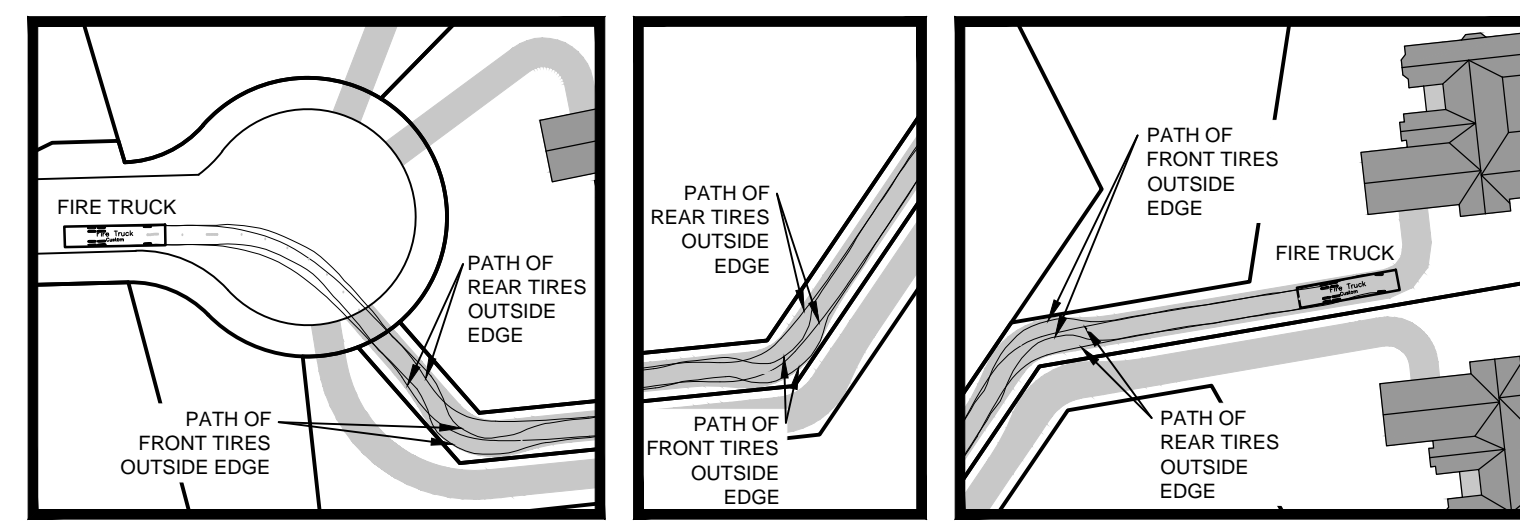
- OVERALL PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY OR RIGHT-OF-WAY
- CONTOUR
- OHW OVERHEAD WIRE
- UTILITY POLE
- ROAD CENTERLINE
- RESOURCE PROTECTION AREA (RPA)
- CONSERVATION EASEMENT
- SCENIC BUFFER
- SETBACK
- SMALL WHORLED POGONIA LOCATION
- CIVIL WAR EARTHWORKS
- WETLANDS
- WATERS OF THE U.S.
- SLOPES STEEPER THAN 15%
- PROPOSED HOUSE
- PROPOSED DRAINFIELD
- PROPOSED WELL
- ★ PROPOSED STREET LIGHT

APPROVAL

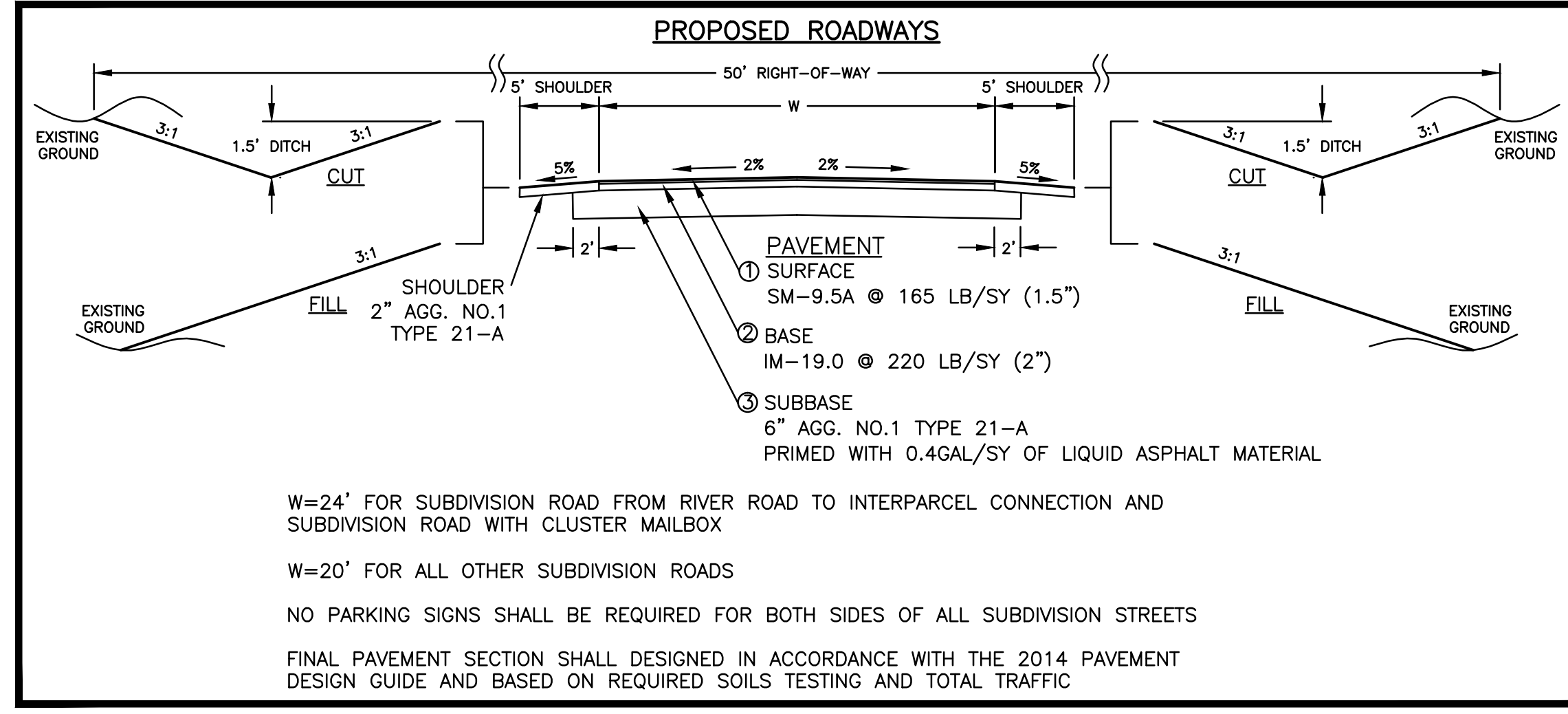
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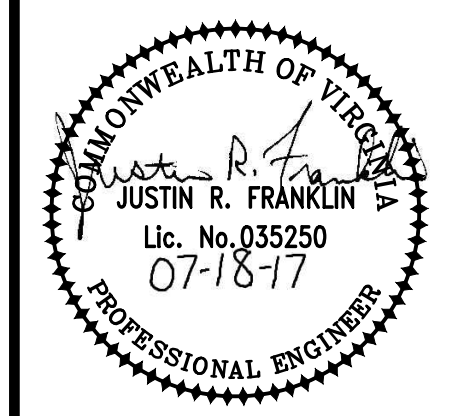
FIRE TRUCK TURNING MOVEMENT ALONG PIPESTEM DRIVEWAY RADII



PROPOSED ROADWAYS



**BARRINGTON SUBDIVISION
GENERALIZED DEVELOPMENT PLAN FOR ZONING
SPOTSYLVANIA COUNTY, VIRGINIA**



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