

APPLICANT / OWNER

TRICORD, INC. c/o TIM HALL  
P.O. BOX 42150  
FREDERICKSBURG, VA 22404  
PHONE: (540) 775-8400  
FAX: (540) 785-8412

DENALI CAPITAL GROUP, LLC  
T.M. 36 ((A)) 55B  
LR #201100006082

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA, REGARDING PREPARATION OF PRELIMINARY PLATS FOR SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

8-23-17  
DATE

  
RICHARD H. FURNIVAL

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 BY FIELD DELINEATION BY STANTEC.

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.

AIRPORT CORRIDOR OVERLAY DISTRICT :

THIS PARCEL/TRACT IS LOCATED IN THE AIRPORT CORRIDOR OVERLAY DISTRICT OF THE COUNTY OF SPOTSYLVANIA.

SITE DATA

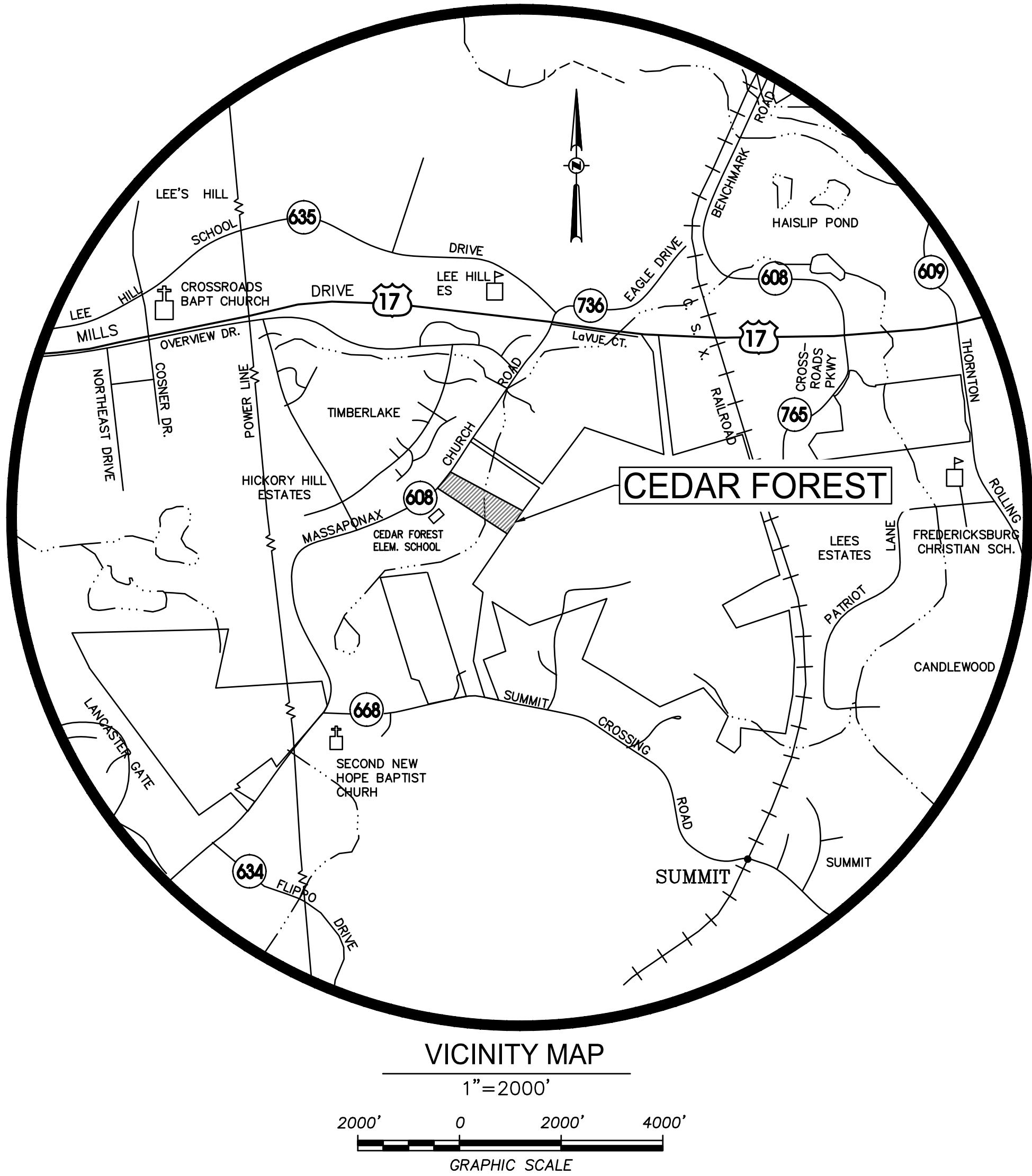
TAX MAP ID	OWNER	EXISTING ZONE	AREA
T.M. 36 ((A)) 55B	DENALI CAPITAL GROUP, LLC	PDH-3	20.5459 AC.

LOT COVERAGE TABULATION

TYPE OF USE	# UNIT	MAX LOT COVERAGE %
S.F.D.	29	75%

S.F.D. ----- SINGLE FAMILY DETACHED

PRELIMINARY PLAT  
CEDAR FOREST  
PDH-3 DEVELOPMENT  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA



APPROVED BY  
COUNTY PLANNING COMMISSION

ON: \_\_\_\_\_

PLANNING DIRECTOR OR  
AUTHORIZED REPRESENTATIVE

REVISIONS APPROVED ON

_____
_____
_____

SHEET INDEX

SHT. NO.	TITLE
1	COVER SHEET
2	NOTES AND DETAILS
3	EXISTING CONDITIONS
4	LAYOUT PLAN
5	SOILS, SLOPES AND OPEN SPACE ANALYSIS PLAN
6	STORMWATER AND UTILITY CONCEPT PLAN
7	PROFFERS

CEDAR FOREST  
SITE & ZONING DATA

T.M. 36 ((A)) 55B  
EXISTING ZONE: PDH-3  
HYDRAULIC UNIT CODE: RA47  
ESTIMATED VPD = 10 TRIPS PER LOT  
WATERSHED : MASSAPONAX CREEK  
WATER : PUBLIC  
SEWER : PUBLIC  
MAX. BUILDING HEIGHT: 35'  
APPLICABLE OVERLAY DISTRICTS : AIRPORT  
HISTORIC FEATURES: NONE KNOWN  
CEMETERIES: NONE KNOWN  
NUMBER OF LOTS : 29 UNITS

LAND USE SUMMARY

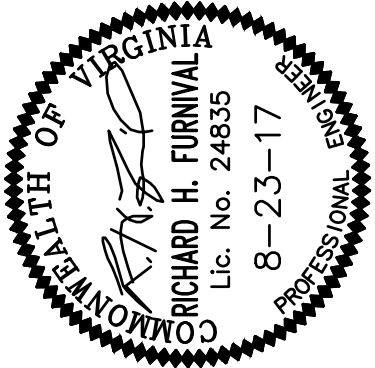
ZONE: PDH-3	ZONING REQUIREMENT	PER THIS PROJECT
MIN. LOT AREA	NOT SPECIFIED	4,000 S/F
MIN. LOT WIDTH	NOT SPECIFIED	VARIES @ FRONT SETBACK
DENSITY	3 D.U. PER ACRE	1.4 D.U. PER ACRE
AVERAGE LOT AREA	NOT SPECIFIED	8,000 S/F
SETBACKS: FRONT	NOT SPECIFIED	20'
REAR	NOT SPECIFIED	10'
SIDE	NOT SPECIFIED	0'
MIN. PUBLIC ROAD FRONTAGE	NOT SPECIFIED	54' (40' CUL-DE-SAC)
OPEN SPACE	30%	61%
PARKING	2 PER UNIT	2 x 29 = 58 (MIN.)

GIS NOTE:

THE PLAT OF THE LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO SPOTSYLVANIA COUNTY MONUMENTS "TIMBER".

THE GRID FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99997312. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.

THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" ON 1 FT = 1200/3937 METER.



REVISIONS	DATE	PER COUNTY & VDOT COMMENTS	PER VDOT COMMENTS
	8-14-17		
	8-23-17		

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

SULLIVAN, DONAHOE & INGALLS  
**SDI**

CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

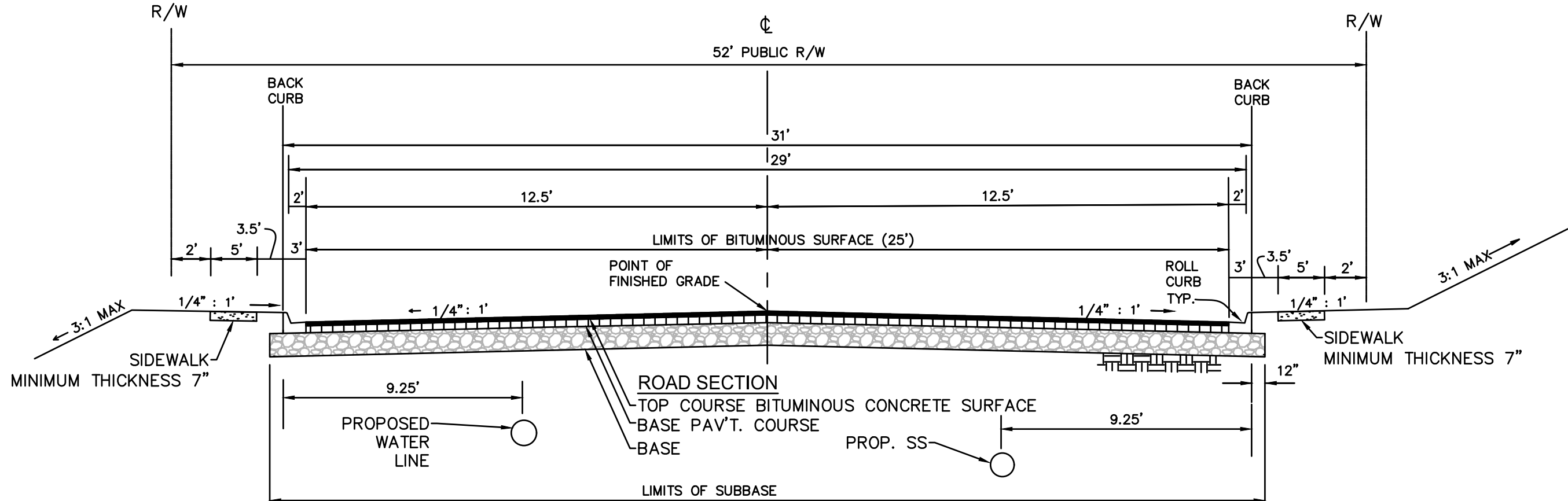
DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: NONE

SHEET 1  
OF 7 SHEETS

SULLIVAN, DONAHOE & INGALLS  
ENGINEERS, LAND PLANNERS AND SURVEYORS  
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PHONE 540-898-5878

GENERAL NOTES:

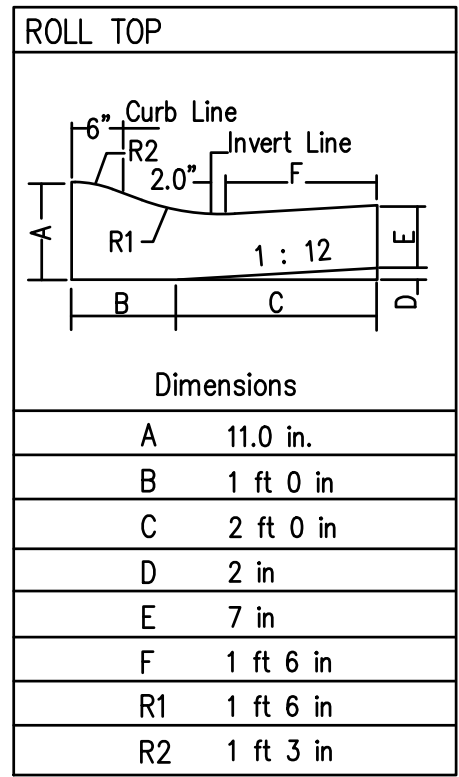
1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF VDOT SUBDIVISION STREET REQUIREMENTS.
2. ALL PUBLIC AND PRIVATE STREETS SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS AND SPECIFICATIONS OF VDOT AND/OR SPOTSYLVANIA COUNTY.
3. ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
4. FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
5. NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510308 0225 C; DATED FEB. 18, 1998. THE REMAINDER OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
6. THIS DEVELOPMENT SHALL MEET ALL C.B.P.O. REQUIREMENTS. C.B.P.O. SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
7. ALL COMMON AREAS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.
9. THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
10. SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
11. ALL WETLAND FILLS & DISTURBANCES WILL BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.
12. PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
13. PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
14. FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS.
15. ALL PUBLIC STREET SIGNS SHALL BE IN ACCORDANCE WITH VDOT AND SPOTSYLVANIA COUNTY STANDARDS (ARTICLE 5.6, S.C.D.S.M.).
16. TYPICAL ROAD SECTIONS ARE FOR PRIMARY ROADS ONLY AND DO NOT INCLUDE ALLEYS OR LOW-TRAFFIC TRAVELWAYS.
17. BOUNDARY INFORMATION TAKEN FROM PLATS BY S.D.I., TOPOGRAPHY TAKEN FROM AERIAL MAPS BY OTHERS.
18. PHASING: REFER TO ASSOCIATED PROFFER STATEMENT FOR PHASING INFORMATION.
19. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE ASSOCIATED PROFFER STATEMENT. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A COMPREHENSIVE LIGHTING PLAN, SUBJECT TO THE APPROVAL OF SPOTSYLVANIA COUNTY. LIGHTING REQUIRES A SEPARATE PERMIT.
20. PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY. SUCH EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
21. ALL EXISTING STRUCTURES SHALL BE RAZED.
22. ANY WELLS FOUND WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
23. FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
24. VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.
25. COUNTY UTILITIES WITHIN THE ROADWAY ARE SUBJECT TO THE INSTALLATION AND INSPECTION REQUIREMENTS OF SPOTSYLVANIA COUNTY UTILITIES DESIGN STANDARDS MANUAL (SECTION 1.12 WATER AND SEWER LINES IN VDOT ROADWAYS - NEW CONSTRUCTION).
26. PRIVATE ENTRANCES IN CONJUNCTION WITH ROLLTOP CURB MUST BE CONSTRUCTED PER FIGURES 7 AND 8 OF APPENDIX B (1) OF THE VDOT ROAD DESIGN MANUAL.



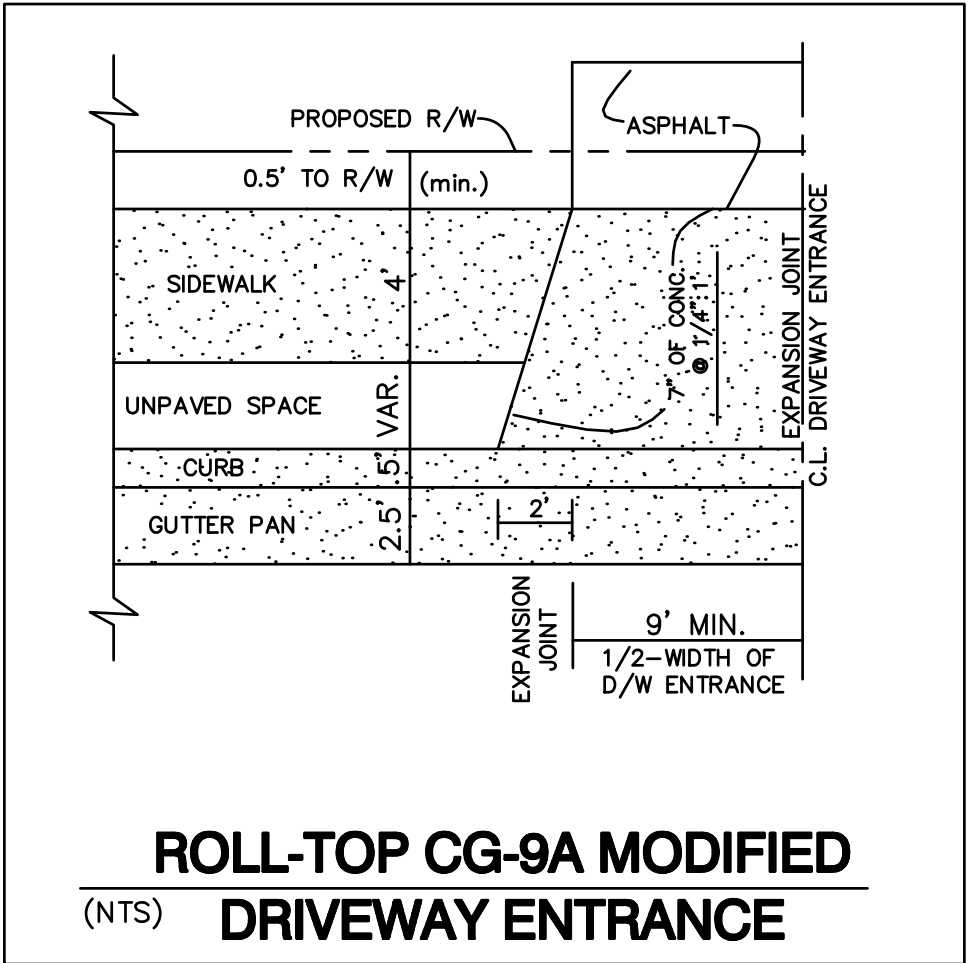
TYPICAL SECTION - ROLL CURB  
STREETS CEDAR FOREST - PUBLIC  
52' RIGHT OF WAY NTS

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

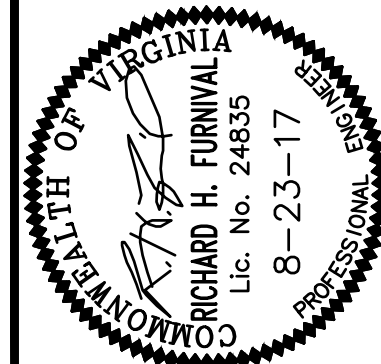
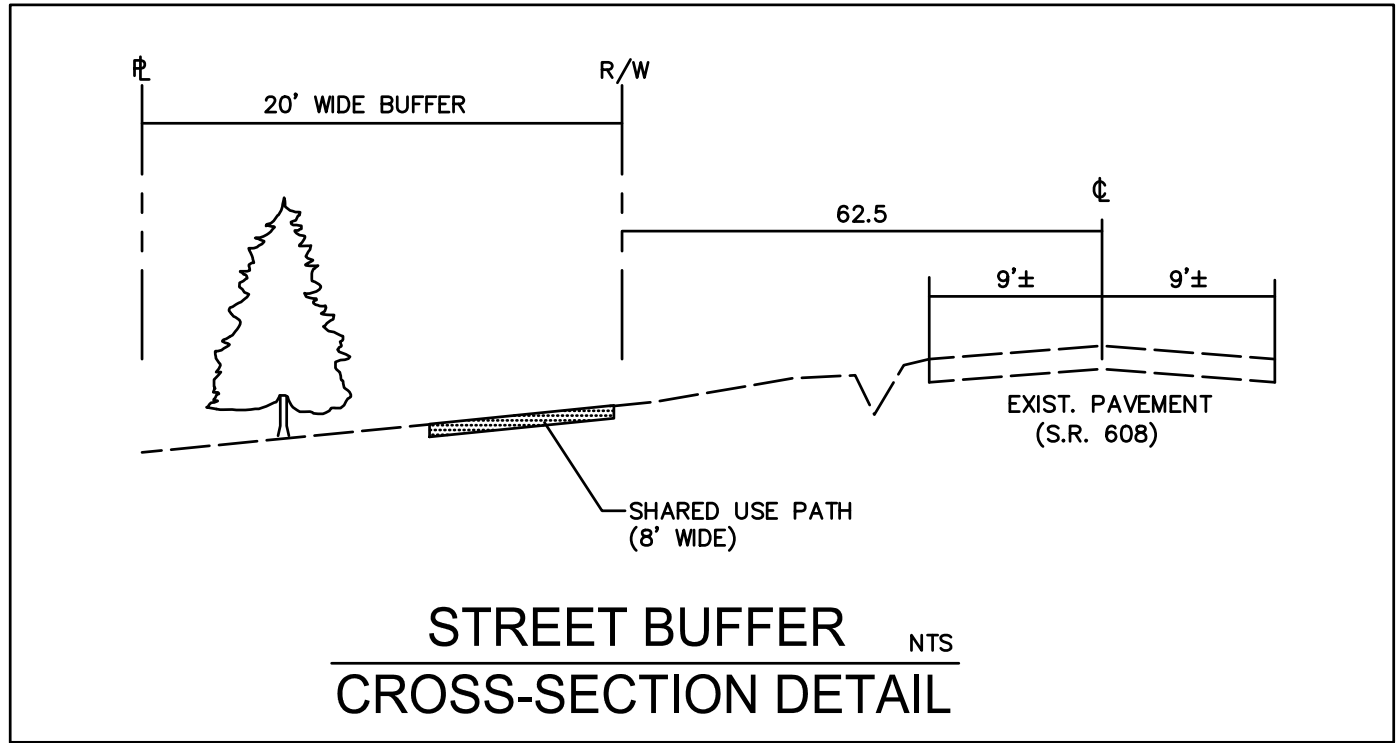
WIDTH OF R/W, SHOULDER, DITCH, TRAVEL AND OTHER FEATURES SHOWN MAY BE INCREASED OR DECREASED, PROVIDED THAT THEY MEET COUNTY AND/OR VDOT STANDARDS.



ROLL CURB



ROLL-TOPEXANSION JOINT  
DRIVEWAY ENTRANCE



REVISIONS	DATE	PER COUNTY & VDOT COMMENTS	PER VDOT COMMENTS
	8-14-17		
	8-23-17		

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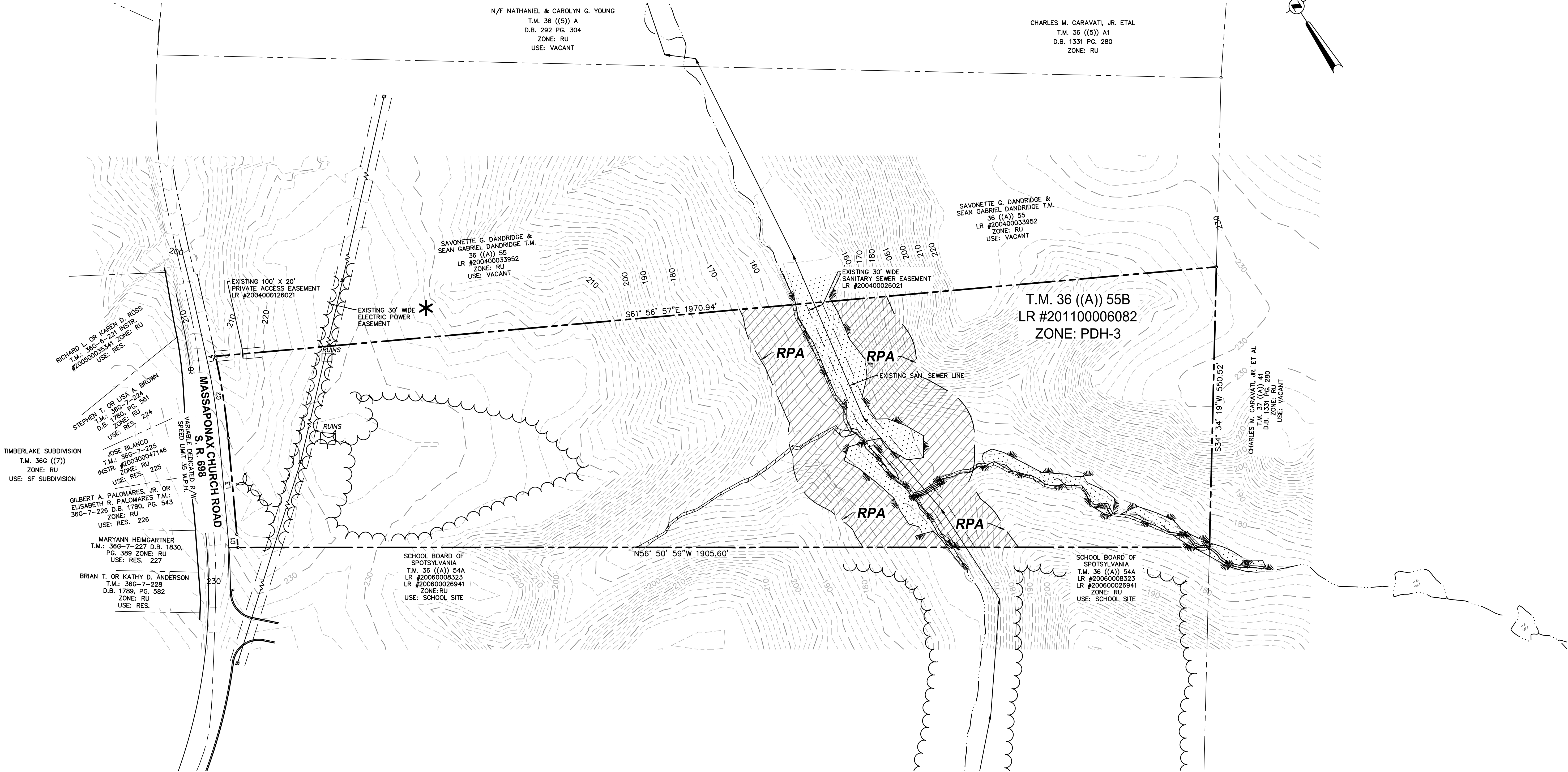
SULLIVAN  
DONAHOE &  
INGALLS  
SDI

CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

NOTES AND DETAILS

DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: 1"=100'

SHEET 2  
OF 7 SHEETS



LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	ARC	RADIUS	DELTA	TANGENT	CH. BEARING	CHORD
L3	N28°03'47"E	189.69'	C1	25.90'	1252.76'	1°11'05"	12.95'	N28°39'20"E	25.90'
L4	N20°39'41"E	3.56'	C2	158.90'	1230.00'	7°24'07"	79.56'	N24°21'44"E	158.79'

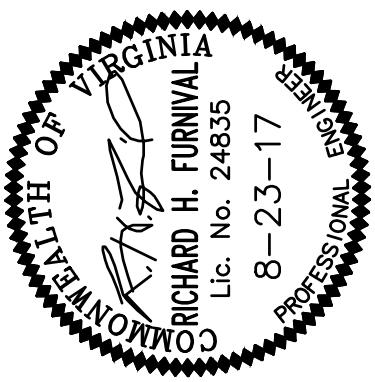
**\* EXISTING REC EASEMENT NOTE :**  
NO RECORDING INFORMATION FOUND FOR EXISTING RAPPAHANNOCK ELECTRIC CO-OP ELECTRIC LINE. HOWEVER, BASED ON PHYSICAL EVIDENCE THERE APPEARS TO BE A 30-FOOT WIDE EASEMENT ALONG THE POWER LINE

**WETLANDS LEGEND**

 WETLANDS DELINEATED BY STANTEC CONSULTING SERVICES INC.

 RPA DELINEATED BY STANTEC CONSULTING SERVICES INC.

 WATERS DELINEATED BY STANTEC CONSULTING SERVICES INC.



DATE	REVISIONS	
	PER COUNTY & VOT COMMENTS	PER VOT COMMENTS
8-14-17		
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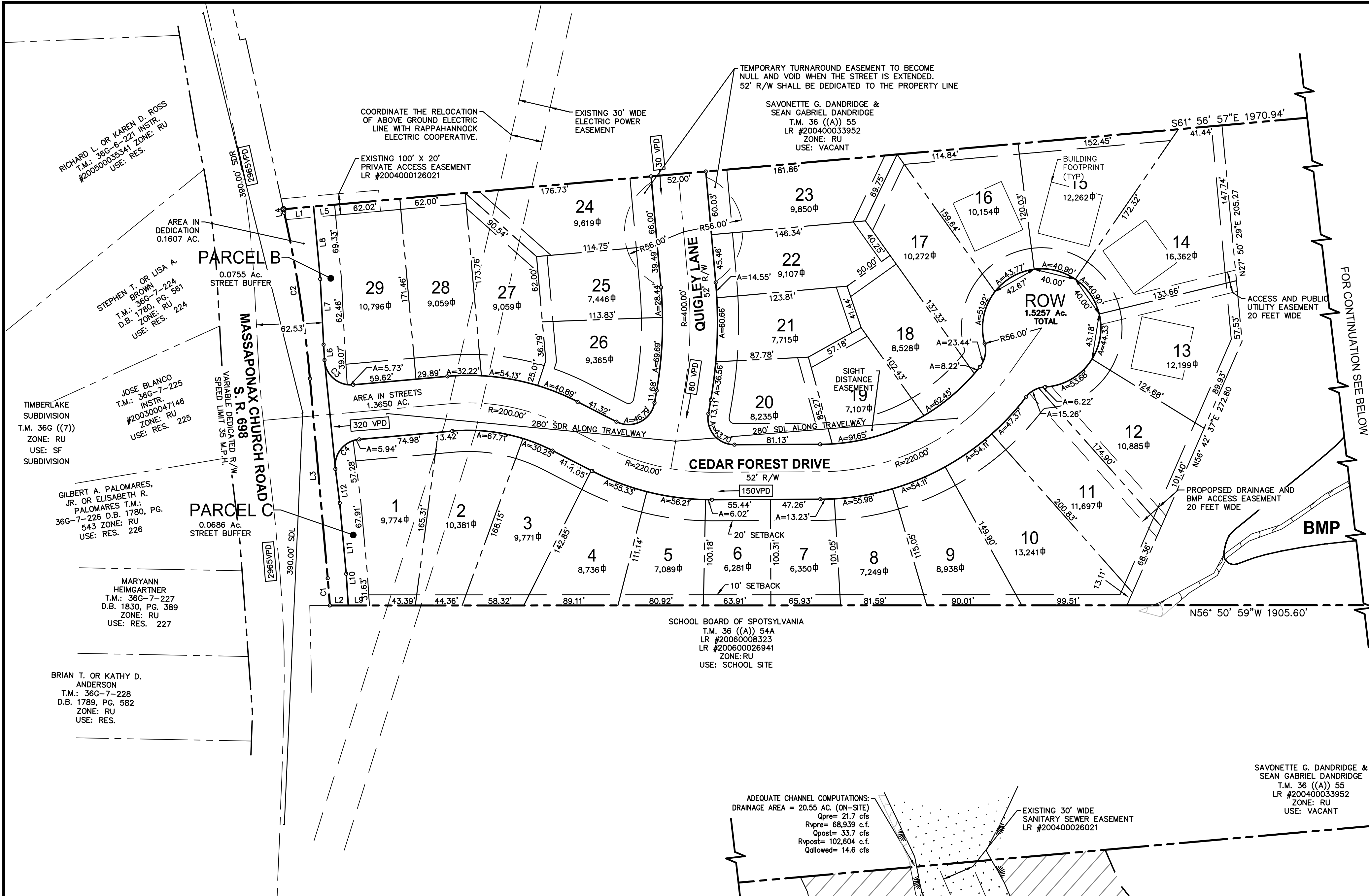
CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES/DRFT: RHF/MBD  
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APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: 1"=100'

SHEET **3**  
OF **7** SHEETS





AREA SUMMARY

AREA IN 29 LOTS ----- 6.4078 AC.  
AREA IN DEDICATION ----- 0.1607 AC.  
AREA IN STREETS ----- 1.3650 AC.  
PARCEL A ----- 12.4683 AC.  
PARCEL B ----- 0.0755 AC.  
PARCEL C ----- 0.0686 AC.  
AREA IN PARCELS (TOTAL)---- 12.6124 AC.  
TOTAL AREA ----- 20.5459 AC.

PARCELS "A", "B" AND "C"

PARCELS A, B AND C ARE TO BE OWNED AND MAINTAINED BY AN HOA.

SIGHT DISTANCE NOTE

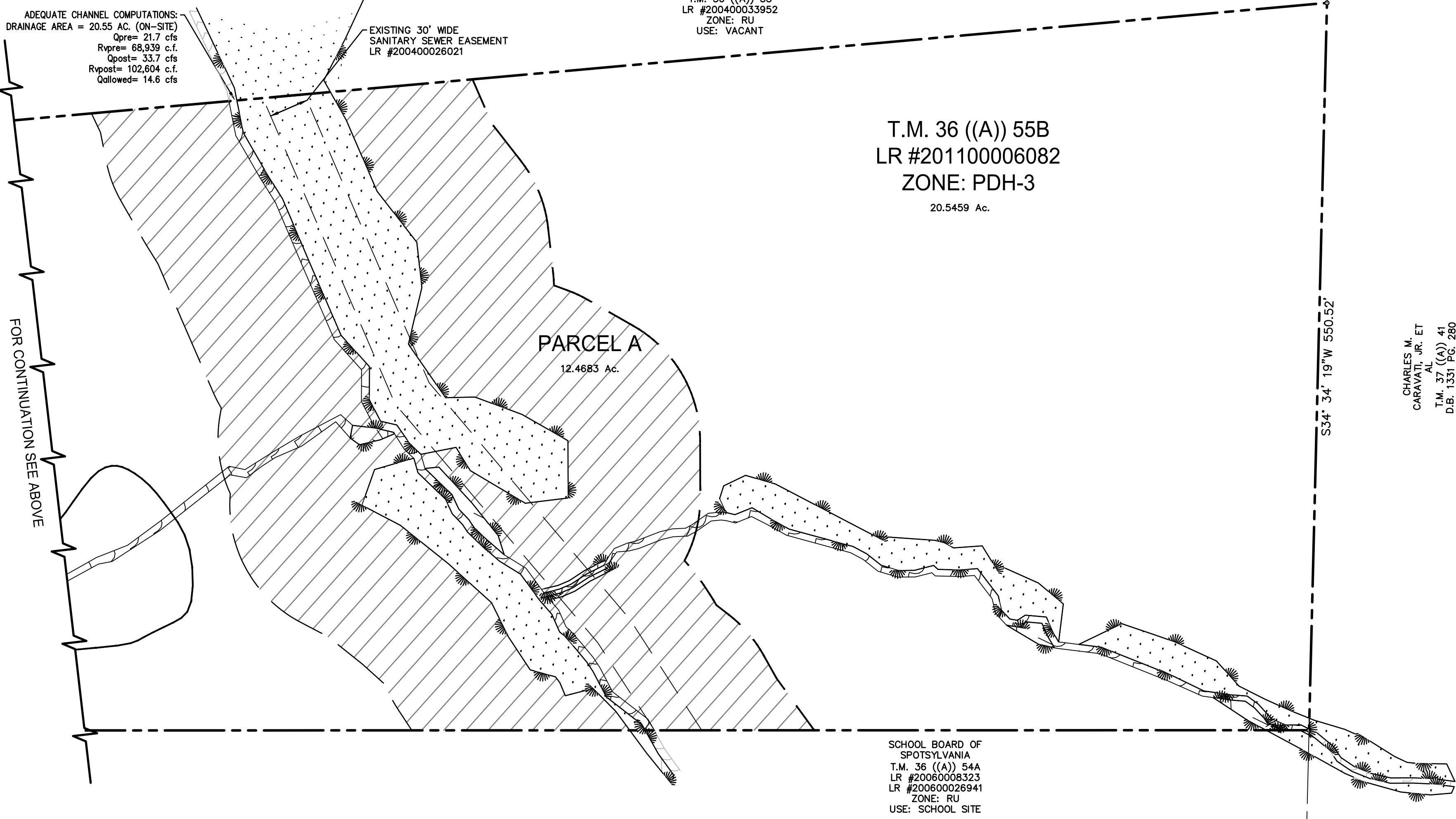
MINIMUM SIGHT DISTANCE AT MASSAPONAX CHURCH ROAD IS 390 FEET (35 MPH).  
THE ENTRANCE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH VDOT REQUIREMENTS.

WETLANDS LEGEND

- WETLANDS DELINEATED BY STANTEC CONSULTING SERVICES INC.
- RPA DELINEATED BY STANTEC CONSULTING SERVICES INC.
- WATERS DELINEATED BY STANTEC CONSULTING SERVICES INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°56'57"E	28.61'
L2	N56°50'59"W	17.41'
L3	N28°03'47"E	189.69'
L4	N20°39'41"E	3.56'
L5	S61°56'57"E	20.00'
L6	S29°38'57"W	14.68'
L7	S30°16'30"W	62.15'
L8	S27°53'12"W	68.97'
L9	N56°50'59"W	20.04'
L10	N29°24'59"E	30.06'
L11	N27°54'54"E	67.31'
L12	N25°59'15"E	32.44'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH. BEARING	CHORD
C1	25.90'	1252.76'	111°05'	12.95'	N28°39'20"E	25.90'
C2	158.90'	1230.00'	72°4'07"	79.56'	N24°21'44"E	158.79'
C3	34.24'	25.00'	78°27'47"	20.41'	S9°34'56"E	31.62'
C4	34.24'	25.00'	78°27'47"	20.41'	N65°13'08"E	183.00'



REVISIONS		DATE	DATE
PER COUNTY & VDOT COMMENTS	PER VDOT COMMENTS	8-14-17	8-23-17

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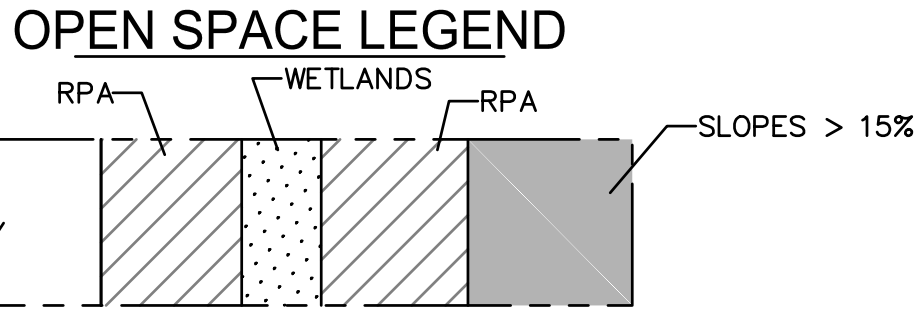
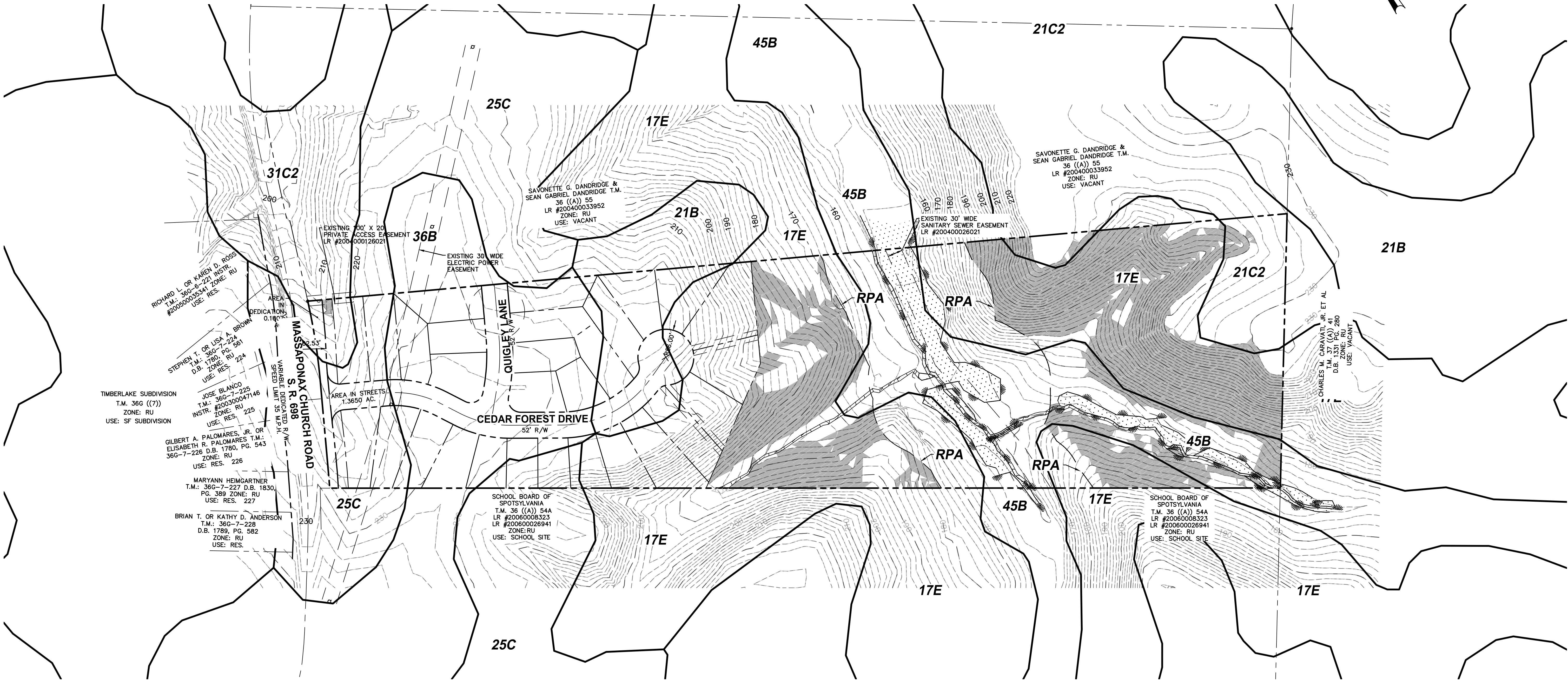
**SDI**  
SULLIVAN  
DONAHOE &  
INGALLS

CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA  
LAYOUT PLAN

DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: 1"=60'

SHEET 4  
OF 7 SHEETS





DENOTES NON-IMPACTED OPEN SPACE  
NO HATCHING

DENOTES IMPACTED OPEN SPACE  
(SLOPES >15%, WETLANDS, RPA, FLOOD ZONE)  
DIAGONAL HATCHED AREAS



#### SOIL SURVEY OF SPOTSYLVANIA COUNTY VIRGINIA

CODE	SOIL NAME	PERMEABILITY	ERODIBLE HAZARD	SHRINK SWELL	HYDRIC
17E	DYSTROCHREPTS-UD ULTS	RAPID TO SLOW	SEVERE	LOW TO MODERATE	
21B	FACEVILLE-VARINA	MODERATE	MODERATE	LOW	
25C	KEMPSVILLE	MODERATE	SEVERE	LOW	
31C2	MATTAPONI	SLOW	SEVERE	MODERATE	
45B	UDORTHENTS-UDIFLUVENTS	RAPID TO MODERATE	SLIGHT	LOW	

NOTE:  
ALL SOILS INFORMATION (MAP AND CHART)  
WAS TAKEN FROM SOIL SURVEY OF  
SPOTSYLVANIA COUNTY, VA. BY THE U.S.D.A.  
SOIL CONSERVATION SERVICE, ISSUED AUGUST  
1985.



#### USEABLE OPEN SPACE CALCULATIONS

TOTAL AREA	TOTAL AREA IN OPEN SPACE PARCELS	REQUIRED OPEN SPACE AREA = 30% OF TOTAL AREA	NON IMPACTED OPEN SPACE	MINIMUM NON IMPACTED OPEN SPACE	IMPACT	IMPACTED OPEN SPACE	NON-IMPACTED OPEN SPACE SHALL COMPRISE AT LEAST 50% OF REQUIRED OPEN SPACE AREA
20.5459	12.6124	6.1638	3.1779	3.0819	TOTAL IMPACTED OPEN SPACE	9.4345	PROVIDED : 3.17 AC > REQUIRED: 6.16 AC x 0.5 = 3.08 AC
					RPA	3.6299	
					WETLANDS CLEAR OF RPA	0.2052	
					STEEP SLOPES CLEAR OF RPA AND WETLANDS	5.5994	



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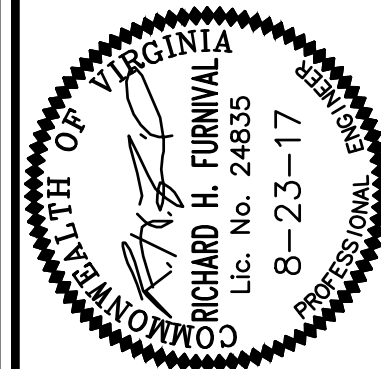
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CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA  
SOILS, SLOPES AND OPEN SPACE  
ANALYSIS PLAN

DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
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SCALE: 1"=100'

SHEET **5**  
OF **7** SHEETS





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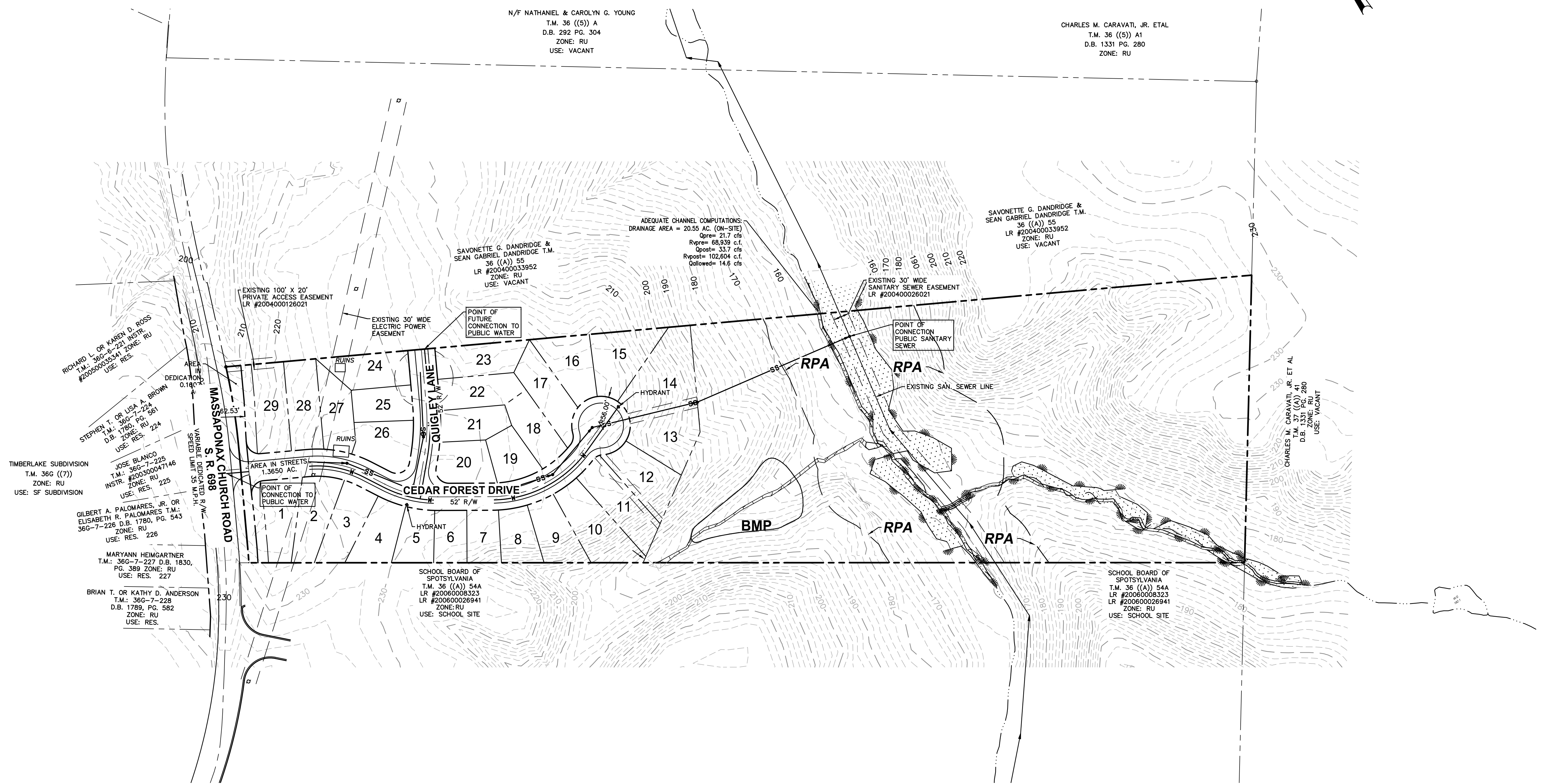
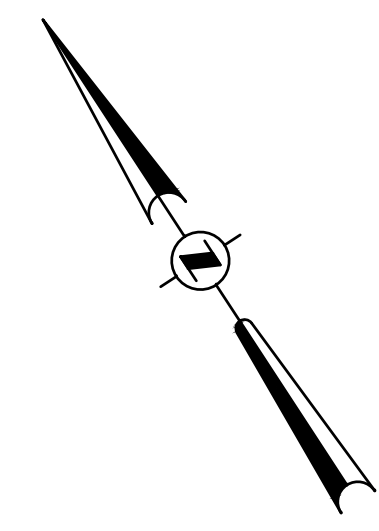
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SULLIVAN  
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CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

STORMWATER AND UTILITY  
CONCEPT PLAN

DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: 1"=100'

SHEET **6**  
OF **7** SHEETS



**LANDSCAPING NOTE**  
LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY ZONING ORDINANCE.

- SWM NOTES**
1. STORMWATER MANAGEMENT FOR THIS PROJECT FOR WATER QUALITY AND QUANTITY WILL BE PROVIDED PER STATE CODE 9VAC25-870-60.
  2. A VSMP PERMIT WILL BE REQUIRED FOR THIS PROJECT PER STATE CODE 9VAC25-880-70.
  3. ADEQUATE CHANNEL COMPUTATIONS SHOWN USING PONDPACK (TR-55 MODEL) AND NATURAL CHANNEL METHODOLOGY EQUATIONS PER 9VAC25-870-66. CALCULATIONS ARE PRELIMINARY AND DO NOT INCLUDE SPECIFIC BMP DESIGNS OR RUNOFF REDUCTION METHOD CALCULATIONS. CALCULATIONS ARE FOR GDP/REZONING PURPOSES ONLY.
  4. PROPOSED BMP'S INCLUDE BUT NOT LIMITED TO: EXTENDED DETENTION POND, GRASS SWALES, SHEET FLOW TO FILTER AREAS AND CONSERVED OPEN SPACE.

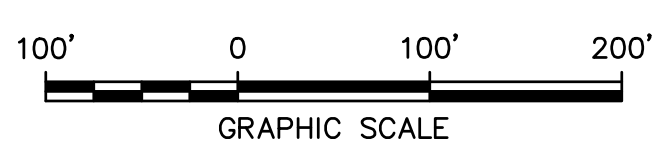
**WATER QUALITY CALCULATIONS:**

SITE AREA= 20.55 AC.  
IMPERVIOUS= 5.25 AC. (26%)  
TOTAL PHOSPHOROUS (TP)= 14.2 lbs/yr  
TP REDUCTION REQUIRED= 5.77 lbs/yr (40%+/-)

WATER QUALITY CALCULATIONS DONE USING RUNOFF REDUCTION METHOD (RRM) SPREADSHEET AND ARE PRELIMINARY AND DO NOT PROVIDE SPECIFIC BMP DESIGNS OR CALCULATIONS.

**WETLANDS LEGEND**

	WETLANDS DELINEATED BY STANTEC CONSULTING SERVICES INC.
	RPA DELINEATED BY STANTEC CONSULTING SERVICES INC.
	WATERS DELINEATED BY STANTEC CONSULTING SERVICES INC.





**CEDAR FOREST**  
**Rezoning Case No. R15-0003**  
**Proffer Statement**

APPLICANT: Tricord Incorporated  
PROJECT: Cedar Forest  
TAX MAP PARCELS: 36 (A) 55B  
DATED: June 23, 2015  
REVISED: December 29, 2015; July 22, 2016; September 21, 2016;  
December 15, 2016; January 30, 2017

The Applicant, Tricord Incorporated (a/k/a Tricord, Inc.), a Virginia corporation, ("Applicant"), on behalf of the Owner, Denali Capital Group, LLC, a Virginia limited liability company, is seeking to rezone the above referenced parcel of land, containing approximately 20.5459 acres (hereinafter the "Property"), from the Rural (Ru) Zoning District to the Planned Development Housing 3 (PDH-3) Zoning District, as more specifically identified on Sheets 1 through 5, inclusive, of the "Zoning Map Amendment Generalized Development Plan, Cedar Forest, PHD-3 Development" prepared by Sullivan, Donahoe and Ingalls, dated June 23, 2015, revised through May 31, 2016, (hereinafter sometimes referred to as the "Generalized Development Plan" or "GDP").

The Applicant, and the Owner of the Property, on behalf of themselves and their respective successors and assigns, hereby voluntarily proffer the following in the event that the Property is rezoned as herein described by the Board of Supervisors of Spotsylvania County, Virginia. These proffered conditions ("Proffers") are the only conditions offered in this rezoning. These Proffers shall become effective only upon the full and final approval of the instant rezoning application ("Rezoning Application") for the Property by the Board of Supervisors of the County of Spotsylvania, and the expiration of any applicable appeal period to the said approval ("Final Approval"). In such event the development of the Property shall be in conformance with the following proffers, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and Section 23-4.6.3 et seq. of the Zoning Ordinance of Spotsylvania County, Virginia (the "Ordinance"). Any prior proffered conditions on the Property are hereby superseded by these Proffers and any and all previous proffers on the Property are hereby void and of no further force and effect.

**I. LAND USE AND GENERALIZED DEVELOPMENT PLAN**

1. Development of the Property shall be in conformance with the Generalized Development Plan. Notwithstanding the statement of conformance described above, all parcel lines, parcel sizes, stormwater management facilities and road configurations shown on the GDP may be modified by the Applicant during final engineering and design in order to fulfill final engineering and design requirements, provided any modifications comply with federal and state agency regulations and with the County's Ordinances and Design Standards Manual.

modified herein, the applicant shall make a Public Facilities Contribution of \$10,299 per unit. This amount is based on the table below:

Category	Amount
Transportation	\$1,167
Public Safety	\$2,728
Schools	\$6,404
Total	\$10,299

2. The Property is currently zoned for the construction of six single (6) family detached dwellings. Therefore, the Applicant shall not make a Public Facilities Contribution for each of the first six (6) houses for which an Occupancy Permit is applied.
3. The intent of the Applicant for this project is to create an opportunity for housing priced in a range that is Affordable to the Spotsylvania Workforce, including teachers and first responders. As defined in Appendix A, the Applicant shall receive a Public Facilities Contribution credit for every house that is sold in the Workforce Price Range. The credit shall be 100% of the Public Facilities Contribution for houses priced at or below the low end of the Workforce Price Range and shall be gradually phased out until the credit becomes zero for houses priced at the high end of the Workforce Price Range. The Workforce Price Range shall be determined at the beginning of every year by the Applicant, using the methodology in Appendix A.
4. Cash proffers herein described shall be adjusted annually on January 1 to reflect any increase or decrease from the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI-U) (the "CPI") prepared and reported monthly by the U.S. Department of Labor. The adjustment shall be made by multiplying the Public Facilities Contribution for the preceding year by the change in the CPI from December of the previous year to the December of the year prior. If the CPI-U is discontinued by the U.S. Department of Labor, the Zoning Administrator shall designate an appropriate index or formula, such as the Marshall & Swift Building Cost Index, having the same general acceptance as to use the reliability as the CPI-U herein described.

Cedar Forest Proffer Stmt.  
Dated: June 23, 2015  
Revised: December 29, 2015; July 22, 2016; September 21, 2016; December 15, 2016; January 30, 2017

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**Appendix A**

**Definitions-**

Affordable- a house is affordable if the payment for Principal, Interest, Taxes and Insurance is less than 30% of the gross monthly income of the purchaser.

Median Family Income- shall be the most up-to-date data published by the US Census Bureau in the American Community Survey (5-year Estimates) for Spotsylvania County, or, if the American Community Survey is discontinued, an appropriate data source with the same general acceptance and reliability.

Workforce Price Range- a Single Family Detached house is within the Workforce Price Range if it is Affordable to people making between 85% and 100% of the Median Family Income (as published in the most up to date information by the American Community Survey, or similar quality source if the American Community Survey is no longer available) for Spotsylvania County. A Single Family Attached house is within the Workforce Price Range if it is Affordable to people making between 60% and 85% of the Median Family Income (as published in the most up to date information by the American Community Survey, or similar quality source if the American Community Survey is no longer available) for Spotsylvania County.

**Methodology-**

- 1) Determine the high and low amounts for monthly income on which the Workforce Price Range will be based by: multiplying the Median Family Income by 100% and dividing by 12 to determine the high amount; and, multiplying the Median Family Income by 85% and dividing by 12 to determine the low amount.
- 2) Multiply the high and low amounts for monthly income by 30%.
- 3) Reduce the high and low amounts for monthly income by 14% (historically a good predictor of these costs for any given house) to account for taxes and insurance.
- 4) Solve for the low and high principals of the Workforce Price Range using the standard mortgage formula:  $M = P \left[ \frac{i(1+i)^{360}}{(1+i)^{360} - 1} \right]$ ; where: M= the reduced monthly income identified in Step 3; P=Principal Amount; i= monthly interest rate which is the average of the past 5 years' annual average interest rates for 30-year fixed-rate mortgages as published by Freddie Mac in the Primary Mortgage Market Survey (PMMS) (currently 4.02%).
- 5) Determine the difference between the low amount of the Workforce Price Range and the high amount.
- 6) Determine the difference between the sales price of an individual house and a house priced at the high amount of the Workforce Price Range.
- 7) Divide the difference identified in Step 6 by the difference identified in Step 5 to determine the percentage of the total Public Facilities Contribution that shall be credited to the Applicant. If the sales price of an individual house is less than the low amount in the Workforce Price Range, then the credit shall be 100% of the Public Facilities Contribution. If the sales price of an individual house is more than the high amount of the Workforce Price Range then the credit shall be zero.
- 8) Multiply the percentage in Step 7 by the Public Facilities Contribution to determine the credit.

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**Appendix B**  
**Proffer Summary Charts**

CASH AND IN-KIND PROFFERS					
	SF Detached	SF Attached	Multi-Family	Age-Restricted	Total
Per Unit Cash Proffer	\$10,299 * 29	N/A	N/A	N/A	\$298,671
Total	\$298,671	\$0	\$0	\$0	\$298,671

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2. A maximum of twenty nine (29) lots ("Lots") for the construction of single family detached dwelling units shall be developed on the Property. These Lots, together with one or more related common area parcels, are hereinafter sometimes collectively referred to as the "Project".

**II. RECREATIONAL AMENITIES AND OPEN SPACE**

1. Parcel C as generally depicted on the GDP shall be conveyed to a homeowners association ("HOA") to be created for the Project and shall serve as common area for the Project. If not created sooner, Parcel C shall be created in conjunction with the subdivision plat creating the immediately adjoining Lots and conveyed to the HOA after recordation of that plat. Pedestrian access to Parcel C shall be granted to the HOA by an easement or within common area, as generally shown on the GDP. Pedestrian access shall allow access to all owners and/or residents of Lots.

2. Street Buffer B, as defined by the Design Standards Manual, shall be provided on Parcels A and B, as generally shown on the GDP. These Parcels shall be conveyed to the HOA and maintained by the HOA.

**III. TRANSPORTATION**

1. If not sooner dedicated, the owner of the Property shall dedicate to public street purposes and convey unto the County in fee simple the area of the Property within 62.5 feet of the centerline of Massaponax Church Road along the entire frontage of the Property (containing approximately 0.1607 acres), as shown on the GDP, no later than recordation of the first subdivision plat creating Lots on the Property. The language in this proffer reflects the current requirements established by the County for the establishment of public streets. If the County changes those requirements, or if it is determined that a different entity, such as VDOT should take ownership of the roads, the owner of the Property shall meet whatever requirements are in place at the time of recordation of the plat.

**IV. REQUIRED NOTICE**

1. In each contract for the sale of a residential housing unit within the Property, there shall be included in said contract for sale, a disclosure concerning the location of Fort A.P. Hill, its proximity to the Property, and the potential impacts (including traffic, vibration and sound) upon said residential housing unit from the activities and operations conducted at or upon Fort A.P. Hill, by the U.S. Army, and/or by any other military service branches.

**V. PUBLIC FACILITIES CONTRIBUTION**

1. After completion of the final inspection and prior to the time of issuance of a certificate of occupancy for each dwelling unit built on the property, except as

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Dated: June 23, 2015  
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TRICORD INCORPORATED, a Virginia corporation

By: Douglas K. Jones, Douglas K. Jones, President

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Spotsylvania

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Douglas K. Jones, President of Tricord Incorporated, signed the foregoing Proffer Statement for the Cedar Forest Rezoning Case No. R15-0003, dated June 23, 2015, revised through January 30, 2017 on behalf of the said corporation, and personally acknowledged the same before me.

Given under my hand and seal this 8th day of February, 2017.



Cynthia Quan Jones  
Notary Public  
My Commission Expires Sept. 30, 2020  
Registration No. 239210

DENALI CAPITAL GROUP, LLC a Virginia limited liability company

By: S. Craig Jones, S. Craig Jones, Co-Manager

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Spotsylvania

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that S. Craig Jones, Co-Manager of Denali Capital Group, LLC., signed the foregoing Proffer Statement for the Cedar Forest Rezoning Case No. R15-0003, dated June 23, 2015, revised through January 30, 2017 on behalf of the said company, and personally acknowledged the same before me.

Given under my hand and seal this 8th day of February, 2017.



Cynthia Quan Jones  
Notary Public  
My Commission Expires Sept. 30, 2020  
Registration No. 239210

Cedar Forest Proffer Stmt.  
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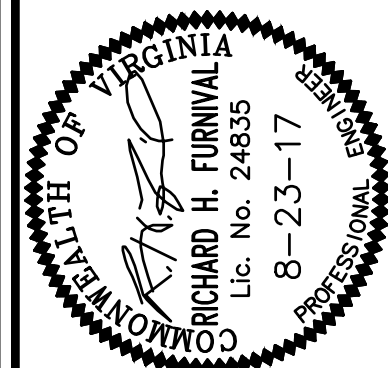
Example of determination of credit due for Public Facilities Contribution based on construction of homes within the Workforce Price Range:

88,880	Median Family Income per 2010-2014 American Community Survey 5-Year Estimates
4.02%	Average annual interest rate for 30 year fixed rate mortgages for 2010-2014 per PMMS published by Freddie Mac
0.34%	Average monthly interest rate for 30 year fixed rate mortgages for 2010-2014 per PMMS published by Freddie Mac
10,299	Public Facilities Contribution
Step 1	88,880 * 85% / 12 months = \$6,296 Low Monthly Income 88,880 * 100% / 12 months = \$7,407 High Monthly Income
Step 2	\$6,296 * 30% = \$1,889 Low Affordable Payment for Principal, Interest, Taxes, Insurance \$7,407 * 30% = \$2,222 High Affordable Payment for Principal, Interest, Taxes, Insurance
Step 3	\$1,889 * 86% = \$1,624 Low Affordable Payment for Principal and Interest \$2,222 * 86% = \$1,911 High Affordable Payment for Principal and Interest
Step 4	Plug Payment and Interest numbers into Standard Mortgage Formula and solve for P (Principal) $M = P \left[ \frac{i(1+i)^{360}}{(1+i)^{360} - 1} \right]$ If M = \$1,624 and I = 0.34% then P = \$339,322 Low amount of Workforce Price Range If M = \$1,911 and I = 0.34% then P = \$399,202 High amount of Workforce Price Range
Step 5	\$399,202 - \$339,322 = \$59,880 Difference between Low Amount and High Amount
Assume Sales Price of \$350,000	
Step 6	\$399,202 - \$350,000 = \$49,202 Difference between the high amount of the Workforce Price Range and sales price
Step 7	\$49,202/\$59,880 = 82.17% Percentage of the Community Facilities Contribution to be credited to Applicant
Step 8	82.17% * \$10,299 = \$8,462 Public Facilities Contribution Credit

Result is that on a \$350,000 house the Applicant would effectively pay a proffer of \$1,837.

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DATE	REVISIONS
8-14-17	PER COUNTY & VDOT COMMENTS
8-23-17	PER VDOT COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS  
P.O. BOX 614  
10720 COLUMBIA DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE 540-696-5878

SULLIVAN  
DONAHOE &  
INGALLS

**SDI**

CEDAR FOREST  
LEE HILL MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

PROFFERS

DES/DRFT: RHF/MBD  
CHECKED: DLF  
APPROVED: RHF  
JOB NO.: 15-SP-0211  
DATE: 6-30-17  
SCALE: 1"=100'

SHEET 7  
OF 7 SHEETS