

MATCH
LINE

GENERALIZED DEVELOPMENT PLAN

RE-ZONING FOR
VIRGINIA RAILWAY EXPRESS
TAX MAP 37-A-41A
BERKELEY VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SITE DATA SUMMARY

PARCEL#	RECORD OWNER	AREA	CURRENT ZONING	ADDRESS
TAX MAP 37-A-41A, PART	CROSSROADS ASSOCIATES LLC C/O LESTER DEVELOPMENT CORP. P.O. BOX 4991 MARTINSVILLE, VA. 24115 (276)656-3250	± 99.1308 ACRES	I-1, MU-5, & RU	9442 CROSSROADS PKWY FREDERICKSBURG, VA. 22408

COUNTY APPROVAL

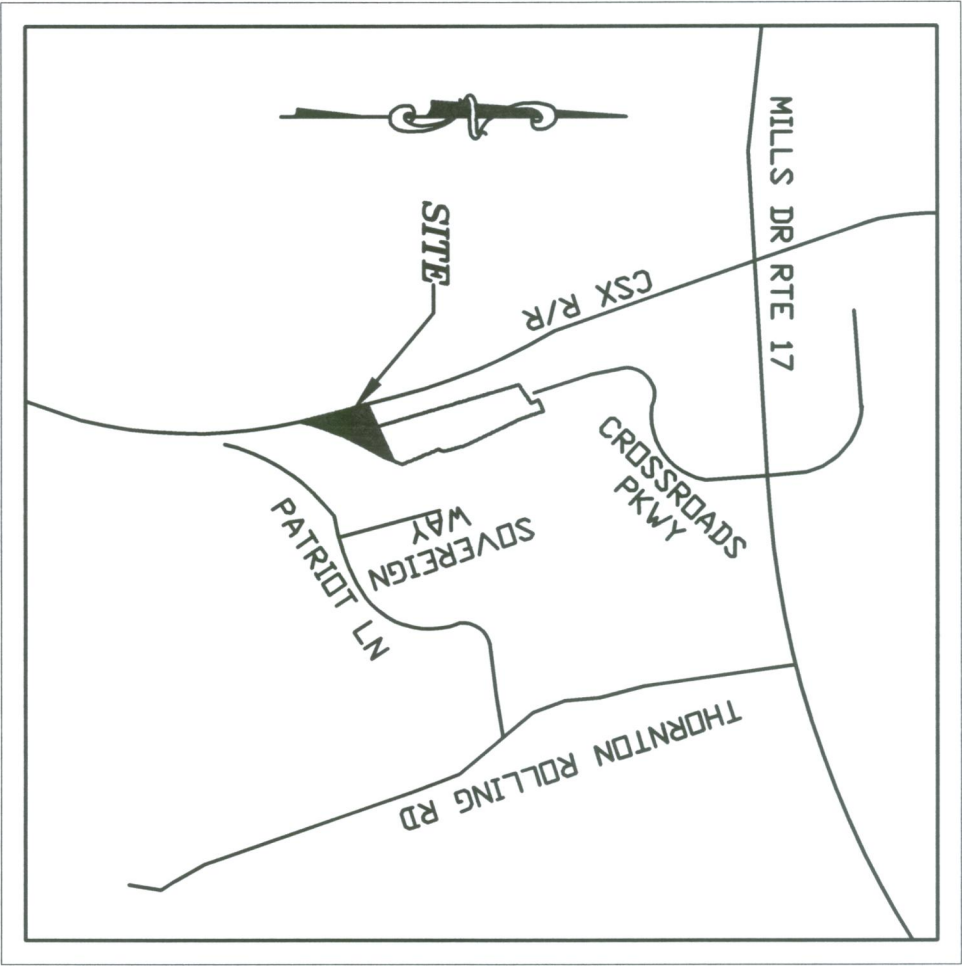
AREA TO BE RE-ZONED TO I-1 4.777 ACRES

NO CURRENT ZONING
EXISTING USE (VACANT)
PROPOSED USE (MAINTENANCE FACILITY)
NO HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES,
OR KNOWN PLACES OF BURIAL.

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1. THE PROPERTY LINES & PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON (JMT) ON APRIL 1-4, 2016 AND REFLECT SITE CONDITIONS AS OF THAT DATE.
2. BEARINGS & COORDINATES AS SHOWN HEREON ARE REFERENCED IN FEET TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/98) VIRGINIA NORTH (ZONE 4501) AS DETERMINED BY GPS RTK (SMARTNET) OBSERVATIONS ON JUNE 24, 2011 AND CONVERTED TO VDOT PROJECT COORDINATES.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
5. NO REPRESENTATIONS ARE MADE BY THE UNDERSIGNED SURVEYOR AS TO THE EXISTENCE OR LOCATION OF ANY EASEMENT OR ANY OTHER ENCUMBRANCES BEYOND THOSE SHOWN HEREON.
6. THE ADJONER INFORMATION IS TAKEN FROM PUBLIC RECORDS OF THE SPOTSYLVANIA COUNTY TAX ASSESSMENT WEB SERVICE AND MAY NOT BE CURRENT OR CORRECT.
7. OWNER: PARCEL 37-A-41A, CROSSROADS ASSOCIATES LLC (INST.# 201300029402).
8. BY GRAPHICAL MEANS NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.L.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A," AS INDICATED ON FEMA FLOOD HAZARD MAPS FOR SPOTSYLVANIA COUNTY, COMMUNITY PANEL #5103080225C, WITH AN EFFECTIVE DATE OF FEBRUARY 18TH, 1998. HOWEVER THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
9. THIS PARCEL IS ZONED I-1 (INDUSTRIAL), MU-5 (MIXED USE), & RU (RURAL). NOTE: THE AREA TO BE RE-ZONED, CURRENTLY HAS NO ZONING.
10. THERE ARE NO USGS PERENNIAL STREAMS, FLOODPLAINS, WATERBODIES, OR RPA'S CURRENTLY IDENTIFIED ON THE SITE.
11. SUBJECT PROPERTY AND ADJACENT PARCELS ARE WITHIN THE AIRPORT OVERLAY DISTRICT FAA TOWER ZONE 3 ZONE AT THIS LOCATION.
12. SUBJECT PROPERTY IS WITHIN THE RAPPAHANNOCK RIVER/MASSAPONAX CREEK WATERSHED.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC BUILDINGS, FEATURES OR PLACES OF BURIAL ON THE SUBJECT PROPERTY.
14. LANDSCAPING- A TRANSITIONAL SCREEN 3 IS REQUIRED ALONG THE PROPERTY BOUNDARY (TO BE REZONED) WHICH IS ADJACENT TO SINGLE FAMILY RESIDENTIAL USES.

APPROXIMATE DISTANCE TO MAJOR INTERSECTIONS		
MAJOR INTERSECTIONS	DISTANCE (FT)	
JM MORRIS ROAD & ROUTE 17	2,200±	
CROSSROADS PARKWAY	139±	



DEVELOPER/APPLICANT

VIRGINIA RAILWAY EXPRESS
1500 KING STREET, SUITE 202
ALEXANDRIA, VIRGINIA 22314

CONTACT: RICH DALTON
RDALTON@VRE.ORG
(703) 838-9325

SHEET INDEX

- 1 COVER SHEET
- 2 LAYOUT SHEET

MATCH
LINE



REVISION #	DATE	REASON FOR REVISION

DRAFTED BY: WCA
CHECKED BY: MNZ
DATE: 09/01/2017
SCALE: 1"=100'
JOB NO: 15-1766-001
SHEET NO 01 OF 02

JMT **JOHNSON, MIRMIRAN & THOMPSON**
Engineering A Brighter Future®
9201 Amoretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtvo@jmt-engineering.com

LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

[illegible]

= AREA TO BE RE-ZONED

DRAFTED BY: WCA

CHECKED BY: MWZ

DATE: 09/01/2017

SCALE: 1"=100'

JOB NO: 15-1766-001

SHEET NO OF

