SPRING ARBOR II

REZONING / GENERALIZED DEVELOPMENT PLAN
PLAN #R17-0006

PARCEL 13-A-73 / 1804 BRAGG ROAD
PARCEL 13-A-74 / 5300 RIVER ROAD

COURTLAND VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

VICINITY MAP LEGEND

SYMBOLS LEGEND

- SCHOOL LOCATED WITHIN ONE MILE OF THE SITE
- FIRE STATION LOCATED WITHIN ONE MILE OF THE SITE
- MAGISTERIAL DISTRICT LINE

PROPERTY OWNERS

13-A-73	13-A-74
TIMBER W.F. GRONAU & M. CLAY DICKINSON 4 OLD RIDGE ROAD FREDERICKSBURG, VA 22407	BRAVER, L.L.C. 1200 BRAGG ROAD FREDERICKSBURG, VA 22407

APPLICANT

HHHUNT CORPORATION
1401 SUNDAY DRIVE, SUITE 109
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PLANNER/ENGINEER

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CONTACT: MR. BILL PYLE, P.E.

LAND USE ATTORNEY

HIRSCHLER FLEISCHER
725 JACKSON ST., SUITE 200
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P: (540) 604-2108
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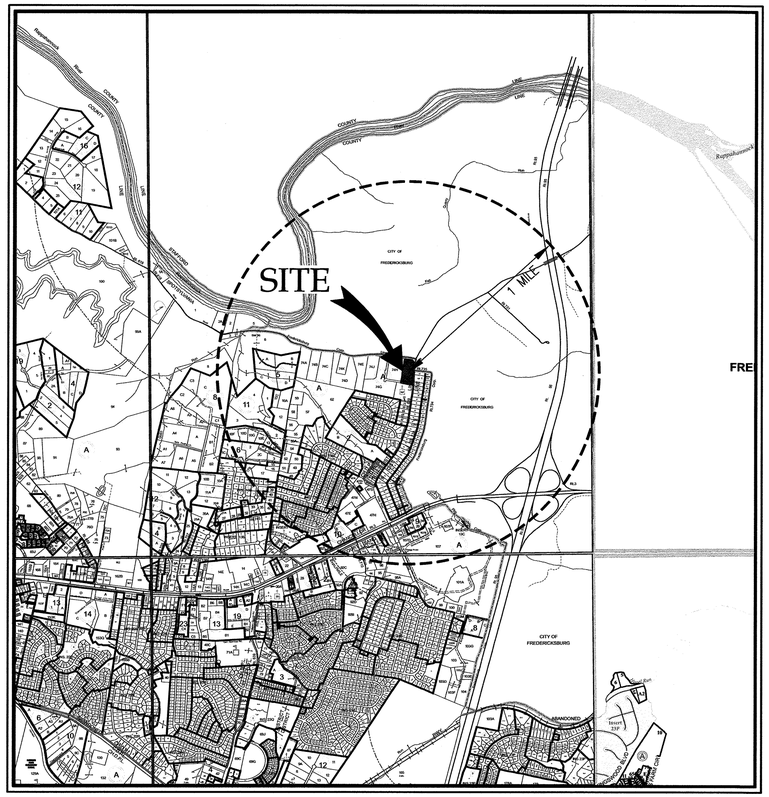
CONTACT: MR. CHARLES W. PAYNE, JR.



VICINITY MAP
1" = 2000'

GRAPHIC SCALE

2000 0 1000 2000 4000 8000

(IN FEET)
1 inch = 2000ft.

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, NOTES & TABULATIONS
3	EXISTING CONDITIONS
4	GENERALIZED DEVELOPMENT PLAN
4A	SIGHT DISTANCE PROFILE
5	GENERALIZED LANDSCAPE PLAN
6	PLAT
7	PLAT
TOTAL PAGES: 8	

Bowman CONSULTING

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COVER SHEET
SPRING ARBOR II
REZONING / GENERALIZED DEVELOPMENT PLAN
SPOTSYLVANIA COUNTY, VIRGINIA
COURTLAND VOTING DISTRICT

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/09/17
PROFESSIONAL ENGINEER

PLAN STATUS	
04/27/17	1st SUBMISSION
07/17/17	2nd SUBMISSION
08/18/17	3rd SUBMISSION
10/04/17	4th SUBMISSION

DATE	DESCRIPTION

SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: V: AS NOTED
JOB No. 100062-01-001
DATE : FEBRUARY 2017
FILE No. 100062-D-ZP-001

Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\01-100062-D-ZP-001-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18" RCP
–	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
+ 25.32	SPOT ELEVATION	+25.32
ø	UTILITY POLE	ø
	SIGN	
	SANITARY SEWER IDENTIFIER	A 1/A
EX 2/1	STORM DRAIN IDENTIFIER	2 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

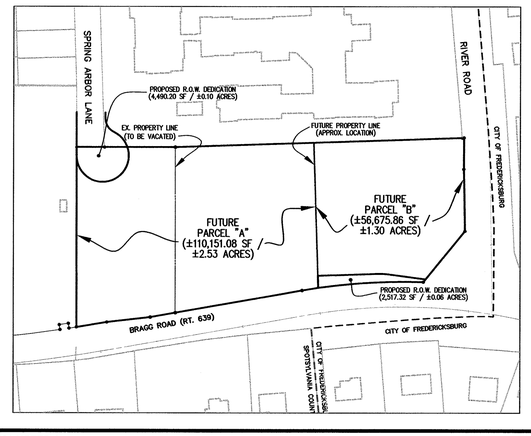
GENERAL NOTES

1. THE PURPOSE OF THIS GENERAL DEVELOPMENT PLAN AND ACCOMPANYING APPLICATION IS TO REZONE THE SUBJECT PROPERTIES TO THE COMMERCIAL 2 (C-2) ZONING DISTRICT TO PERMIT A MEMORY CARE RESIDENTIAL FACILITY AND A COMMERCIAL/RETAIL PAD SITE.
2. THIS PROJECT CONSISTS OF TWO (2) SURVEYED PROPERTIES DELINEATED ON THIS GENERAL DEVELOPMENT PLAN AND ARE LOCATED ON SPOTSYLVANIA COUNTY TAX ASSESSMENT MAPS AS LISTED BELOW:

   TAX MAP 13-A-73 ZONED: R-1 SIZE: ±1.155 ACRES
   TAX MAP 13-A-74 ZONED: R-1 SIZE: ±2.835 ACRES

   TOTAL PROJECT ACREAGE = ±3.99 ACRES
3. THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAMES OF TIMBER W. F. GRONAU & M. CLAY DICKINSON AS RECORDED IN INSTRUMENT NUMBER 0500030744 (TAX MAP 13-A-73) AND BRAVER, L.L.C. AS RECORDED IN INSTRUMENT NUMBER 0500047946 (TAX MAP 13-A-74), BOTH AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
4. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP DURING DECEMBER, 2016. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
5. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED TWO COMMITMENTS FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCHEDULE B – SECTION II FOR EACH ARE ADDRESSED IN THE TITLE COMMITMENT REVIEW.
6. THE SURVEYED PROPERTIES SHOWN HEREON LIE IN ZONE "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075 C, MAP REVISED FEBRUARY 18, 1998.
7. PROJECT IS LOCATED 0.26 MILES TO THE SOUTH/SOUTHWEST OF THE INTERSECTION OF FALL HILL AVENUE AND CARL D SILVER PARKWAY. THE CLOSEST MAJOR INTERSECTION IS LOCATED 1,300 FEET TO THE NORTH AT THE INTERSECTION OF FALL HILL AVENUE AND CARL D. SILVER PARKWAY.
8. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
9. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES WITHIN 100 FEET OF THE SUBJECT PROPERTY AT TIME OF SURVEY. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.
10. NO OBSERVABLE EVIDENCE OF WETLANDS OR WATERCOURSES EXISTING ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY. SPOTSYLVANIA COUNTY GIS DATA DOES NOT INDICATE THE PRESENCE OF ANY RESOURCE PROTECTION AREAS ON THE SUBJECT PROPERTIES.
11. TOPOGRAPHY SHOWN IN THIS PLAN WAS FIELD VERIFIED BY BOWMAN CONSULTING GROUP DURING THE COURSE OF A BOUNDARY SURVEY COMPLETED IN DECEMBER, 2016. THE CONTOUR INTERVAL IS 2'.
12. THIS SITE LIES WITHIN THE PRIMARY DEVELOPMENT ZONE, THE TECHNOLOGY ZONE, RIVER PROTECTION OVERLAY DISTRICT, AIRPORT PROTECTION OVERLAY DISTRICT, AND THE RESERVOIR PROTECTION OVERLAY DISTRICT.
13. THE PROPOSED FACILITY WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY SPOTSYLVANIA COUNTY.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY(S), OPEN SPACE AND PARKING LOTS.
15. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. THE PROJECT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF RIVER ROAD (ROUTE 618) AND BRAGG ROAD (ROUTE 639).
17. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 5-7-2-C-1 OF THE DSM.
18. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
19. STORMWATER MANAGEMENT SHALL BE PROVIDED AS REQUIRED BY ARTICLE 4 OF THE DSM.
20. THERE ARE NO FIRE STATIONS WITHIN ONE MILE OF THIS SITE.
21. ALL ENTRANCES ONTO PUBLIC RIGHTS-OF-WAY SHALL PROVIDE ADEQUATE SIGHT DISTANCE PER THE REQUIREMENTS OF APPENDIX F OF THE VDOT ROAD DESIGN MANUAL. THE ADEQUACY OF PROVIDED SIGHT DISTANCE SHALL BE DEMONSTRATED AT THE TIME OF SITE PLAN SUBMISSION AND SHALL INCLUDE RELEVANT PLAN VIEWS AND PROFILES.
22. NO FUEL STORAGE IS PROPOSED WITH THIS PLAN.
23. BOTH PROPOSED USES SHALL EMPLOY OUTSIDE CONTAINERS FOR SOLID WASTE/RECYCLING THAT SHALL BE COLLECTED BY A PRIVATE REFUSE HAULER AND DEPOSITED AT A COUNTY APPROVED DISPOSAL SITE.

PROPOSED PARCEL CONFIGURATION



TABULATIONS

AREA TABULATIONS

GROSS SITE AREA:	3.99	ACRES /	173,804.40	SQ. FT.
- BRAGG ROAD PROPOSED RIGHT-OF-WAY (R.O.W.) DEDICATION:	0.06	ACRES /	2,517.32	SQ. FT.
- SPRING ARBOR LANE PROPOSED R.O.W. DEDICATION:	0.10	ACRES /	4,490.20	SQ. FT.
NET SITE AREA:	3.83	ACRES /	166,796.88	SQ. FT.
PROPOSED PARCEL A LOT AREA:	2.53	ACRES /	110,151.08	SQ. FT.
PROPOSED PARCEL B LOT AREA:	1.30	ACRES /	56,675.86	SQ. FT.

C-2 DISTRICT BULK & LOT AREA REQUIREMENTS:

MAXIMUM BUILDING HEIGHT:	55	FEET
PARCEL A PROPOSED HEIGHT:	1-STORY LESS THAN 55 FEET	
PARCEL B PROPOSED HEIGHT:	1-STORY LESS THAN 55 FEET	
MINIMUM YARDS:		
FRONT	30	FEET
SIDE	NO REQUIREMENT	
REAR	20	FEET
MINIMUM LOT AREA:	20,000	SQ. FT.
MINIMUM LOT WIDTH:	100	FEET

PROPOSED DEVELOPMENT / DENSITY:

MAXIMUM ALLOWABLE FLOOR AREA RATIO (F.A.R.):	0.7	
PARCEL A:		
PARCEL A - MAXIMUM ALLOWED BUILDING GROSS FLOOR AREA (G.F.A.):	77,106	SQ. FT.
PARCEL A - PROPOSED MEMORY CARE/ASSISTED LIVING FACILITY:	30,000	SQ. FT. / 48 RESIDENTS
PROPOSED F.A.R. - PARCEL A:	0.27	
NOTE: APPLICANT PROPOSES A 40 RESIDENT (BED) INITIAL PHASE WITH A POTENTIAL FULL BUILDOUT OF 48 RESIDENTS (BEDS)		
PARCEL B:		
PARCEL B - MAXIMUM ALLOWED BUILDING G.F.A.:	39,673	SQ. FT.
PARCEL B - PROPOSED COMMERCIAL (AS SHOWN):	8,000	SQ. FT.
NOTE: THE ULTIMATE BUILDING GROSS FLOOR AREA MAY VARY SUBJECT TO THE MAXIMUM F.A.R. OF 0.7		
PROPOSED F.A.R. - PARCEL B:	0.14	

OPEN SPACE REQUIREMENTS & IMPERVIOUS AREA:

MINIMUM REQUIRED OPEN SPACE (%):	15	PERCENT
PARCEL A:		
MINIMUM REQUIRED OPEN SPACE (SQ. FT.) -PARCEL A:	16,522.66	SQ. FT.
PROPOSED OPEN SPACE - PARCEL A	33,000	SQ. FT. / 30%
PARCEL B:		
MINIMUM REQUIRED OPEN SPACE (SQ. FT.) - PARCEL B:	8,501.38	SQ. FT.
PROPOSED OPEN SPACE - PARCEL B	22,000	SQ. FT. / 39%
NOTE: OPEN SPACE MAY VARY SUBJECT TO MINIMUM REQUIREMENT.		
PROPOSED IMPERVIOUS AREAS (BOTH PARCELS AND ASSUMING FULL BUILDOUT OF MEMORY CARE FACILITY):		
BUILDINGS:	43,120	SQ. FT.
ROADS/PARKING:	64,300	SQ. FT.
SIDEWALKS:	5,630	SQ. FT.
TOTAL IMPERVIOUS AREA:	113,050	SQ. FT.
PROPOSED AREA OF DISTURBANCE (INCLUDES BOTH PARCELS AND OFF-SITE):	3.82	ACRES

PARKING REQUIREMENTS:

PARCEL A:

REQUIREMENT: 1 SPACE PER 3 RESIDENTS + 1 SPACE PER EMPLOYEE (LARGEST SHIFT)
(NURSING HOME, ASSISTED LIVING OR CONGREGATE LIVING FACILITY STANDARD)

MAXIMUM NUMBER OF RESIDENTS	48	RESIDENTS
NUMBERS OF EMPLOYEES ON LARGEST SHIFT	15	EMPLOYEES
TOTAL REQUIRED PARKING:	31	SPACES
TOTAL PROVIDED PARKING:	58	SPACES

NOTE: ADDITIONAL PARKING PROVIDED TO ACCOMMODATE PEAK GUEST PARKING.

PARCEL B:

REQUIREMENT: 1 SPACE PER 225 SQ. FT. OF GROSS FLOOR AREA
(USING RETAIL REQUIREMENT)

TOTAL REQUIRED PARKING:	36	SPACES
TOTAL PROVIDED PARKING:	36	SPACES

LOADING SPACE REQUIREMENTS:

PARCEL A (USING DSM STANDARD G) - ONE (1) LOADING SPACE REQUIRED. ONE (1) LOADING SPACE PROVIDED.

PRELIMINARY SWM/BMP NARRATIVE

THIS PROPOSED DEVELOPMENT WILL CONSIST OF A PROPOSED MEMORY CARE/ASSISTED LIVING FACILITY AND A COMMERCIAL BUILDING ALONG WITH ASSOCIATED IMPROVEMENTS. THE MAJORITY OF THE SITE DRAINS FROM EAST TO WEST INTO AN EXISTING STORM DRAINAGE SYSTEM WITHIN THE SPRING ARBOR DEVELOPMENT AND ULTIMATELY OUTFALLS INTO AN EXISTING RETENTION BASIN. A SMALL PORTION OF THE SITE DRAINS TO THE SOUTHERN BOUNDARY INTO AN EXISTING STORM DRAINAGE SYSTEM ALONG BRAGG ROAD.

BASED ON AN OVERLAY OBTAINED FROM THE NRCS WEB SOIL SURVEY, THIS SITE CONTAINS APPROXIMATELY 74% HYDROLOGIC SOIL GROUP (HSG) B SOILS AND 26% HSG C SOILS. THESE PERCENTAGES WERE APPLIED TO THE SITE'S PROPOSED LAND COVER AREAS, WHICH WERE THEN INPUT INTO THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) NEW DEVELOPMENT COMPLIANCE SPREADSHEET. AS SHOWN IN THE VRRM SPREADSHEET ON THIS SHEET, THE SITE PRODUCES A TOTAL PHOSPHOROUS LOAD OF 6.18 LB/YR. BASED ON THE PROPOSED LAND COVER, THE TOTAL PHOSPHOROUS LOAD WILL NEED TO BE REDUCED BY 4.55 LB/YR. WATER QUALITY REQUIREMENTS MAY POTENTIALLY BE SATISFIED BY IMPLEMENTING BMP FACILITIES SUCH AS BIORETENTION, INFILTRATION, AND PERMEABLE PAVEMENT. THE EXISTING RETENTION BASIN WITHIN THE SPRING ARBOR DEVELOPMENT MAY ALSO HAVE THE POTENTIAL TO BE RETROFITTED TO TREAT ADDITIONAL STORMWATER RUNOFF FROM THIS SITE. SINCE THIS PROJECT REQUIRES LESS THAN 10 LB/YR OF PHOSPHOROUS TO BE REMOVED AND PURSUANT TO 9VAC25-870-69 A 3, OFFSITE NUTRIENT CREDITS MAY ALSO BE PURCHASED TO SATISFY WATER QUALITY REQUIREMENTS.

THIS SITE OUTFALLS INTO TWO MANMADE, CONCRETE STORMWATER CONVEYANCE SYSTEMS, AND THE PEAK DISCHARGE FROM THE 2-YEAR STORM WOULD NOT CAUSE EROSION. VSMP FLOOD PROTECTION REQUIREMENTS MAY BE SATISFIED BY IMPLEMENTING BIORETENTION, INFILTRATION, OR UNDERGROUND STORAGE, OR SOME COMBINATION THEREOF, TO DETAIN ENOUGH RUNOFF SO THAT POST-DEVELOPED PEAK DISCHARGE FROM THE 10-YEAR STORM DOES NOT EXCEED THAT OF THE PRE-DEVELOPED. THE EXISTING RETENTION BASIN WITHIN THE SPRING ARBOR DEVELOPMENT APPEARS TO HAVE BEEN DESIGNED FOR A PORTION OF THIS SITE; IT MAY BE POSSIBLE TO RETROFIT THE EXISTING POND RATHER THAN INSTALL UNDERGROUND DETENTION ON SITE.

THE BMP PRACTICES AND SWM APPROACH WITHIN THIS NARRATIVE ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. AS THE FINAL SITE PLAN IS PREPARED, THE SITE WILL BE DESIGNED TO MEET THE CRITERIA FOR BOTH WATER QUALITY AND QUANTITY CONTROL IN ACCORDANCE WITH VIRGINIA AND SPOTSYLVANIA COUNTY REGULATIONS.

PRELIMINARY SWM/BMP CALCULATIONS

THESE CALCULATIONS ARE APPROXIMATE IN NATURE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL SWM AND BMP CALCULATIONS WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

◉ 2011 BMP Standards and Specifications ○ 2013 Draft BMP Standards and Specifications

Project Name:	SPRING ARBOR II
Date:	2/15/2017

BMP Design Specifications List: 2011 Stds & Specs

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		1.04	0.41		1.45
Impervious Cover (acres)		1.91	0.63		2.54
					3.99

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	4.55

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.45
Weighted Rv (turf)	0.21
% Managed Turf	36%
Impervious Cover (acres)	2.54
Rv (impervious)	0.95
% Impervious	64%
Site Area (acres)	3.99
Site Rv	0.68

Treatment Volume and Nutrient Loads

Treatment Volume (acre-ft)	0.2259
Treatment Volume (cubic feet)	9,842
TP Load (lb/yr)	6.18
TN Load (lb/yr) (Informational Purposes Only)	44.24

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LEGEND, NOTES & TABULATIONS

SPRING ARBOR II

REZONING / GENERALIZED DEVELOPMENT PLAN

SPOTSYLVANIA COUNTY, VIRGINIA

COURTLAND VOTING DISTRICT

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/04/17
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PLAN STATUS	
04/27/17	1st SUBMISSION
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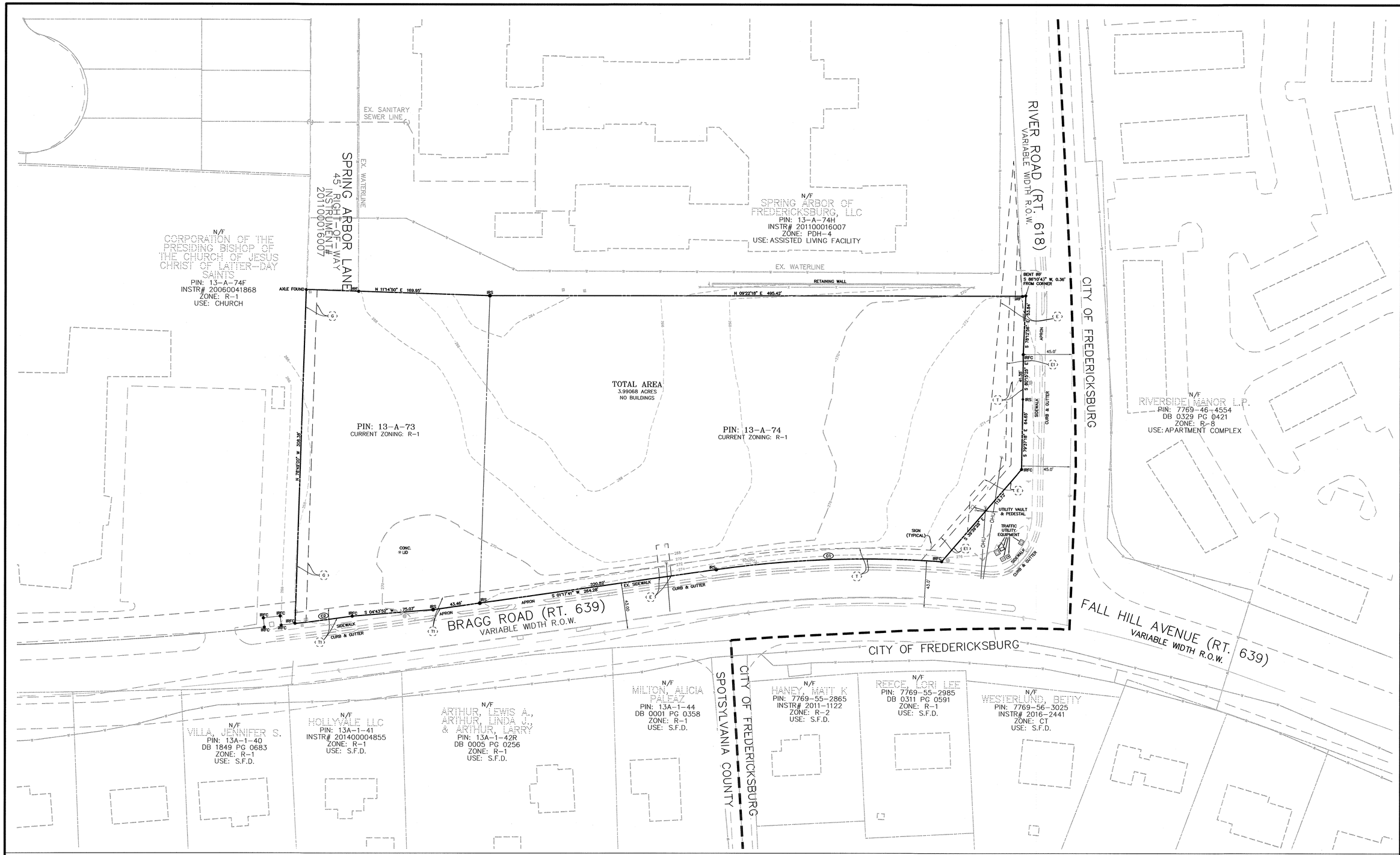
FILE No. 100062-D-ZP-001

SHEET 2 OF 7

Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\02-100062-D-ZP-001-NOTES.dwg



GENERAL NOTES

1. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP DURING DECEMBER, 2016.
2. PER FIELD OBSERVATION AND THE SPOTSYLVANIA COUNTY GIS NO ENVIRONMENTALLY SIGNIFICANT AREAS HAVE BEEN IDENTIFIED. THERE ARE NO KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	997.93'	208.71'	S 07°17'11" W	208.33'	11°59'00"	104.74'
C2	2817.29'	53.22'	S 01°50'09" W	53.22'	1°04'57"	26.61'

EASEMENT LEGEND

- (E) EX. VEPCO EASEMENT INSTR. #200600033980 VDOT PROJECT 0639-088-248, C501
- (E1) APPROX. LOCATION EX. 15' VEPCO EASEMENT INSTR. #201300004979
- (T) EX 10' VERIZON UTILITY EASEMENT INSTR. #200700023650 VDOT PROJECT 0639-088-248, C501
- (T1) EX 10' VERIZON UTILITY EASEMENT LR 060036911 VDOT PROJECT 0639-088-248, C501
- (G) EX. 10' GAS PIPELINE EASEMENT LR 130014148

LEGEND

- CURB INLET
- MARKER POST
- POWER POLE
- GUY WIRE
- GAS VALVE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- HYDRANT
- IRF● IRON ROD FOUND
- IRFC● IRON ROD WITH CAP FOUND
- IRS○ IRON ROD SET
- SIGN
- OHU — OVERHEAD ELECTRIC
- FENCELINE

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

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EXISTING CONDITIONS
SPRING ARBOR II
REZONING / GENERALIZED DEVELOPMENT PLAN

SPOTSYLVANIA COUNTY, VIRGINIA

COURTLAND VOTING DISTRICT

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/07/17
PROFESSIONAL ENGINEER

PLAN STATUS	
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08/18/17	3rd SUBMISSION
10/04/17	4th SUBMISSION

DATE	DESCRIPTION

SG DESIGN	SG DRAWN	WSP CHKD

SCALE H: 1"=40' V:

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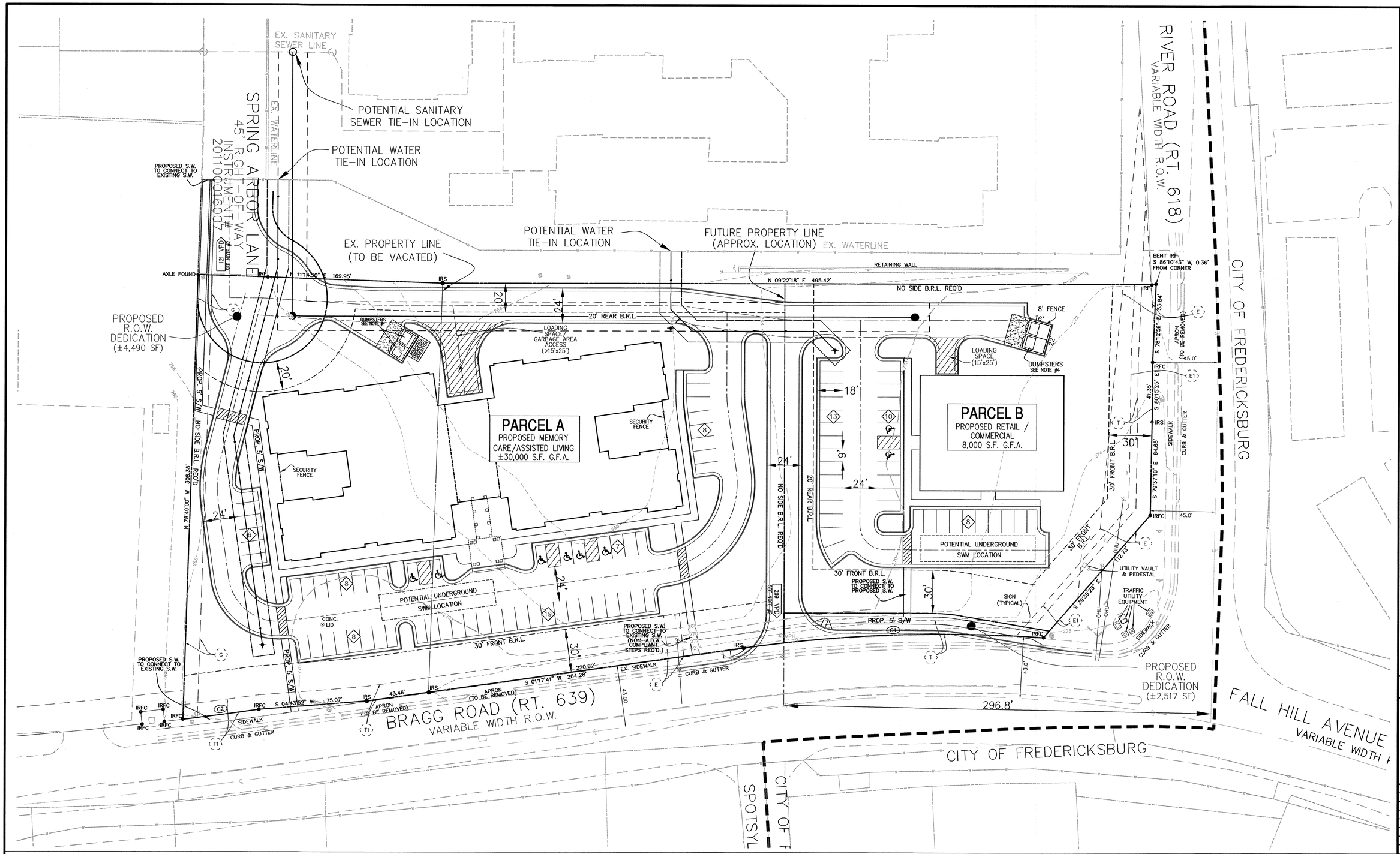
FILE No. 100062-D-ZP-001

Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\03-100062-D-ZP-001-EXCOND.dwg



GENERAL NOTES

1. THE GENERALIZED DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
2. VEHICLE TRIPS PER DAY (VDPS) ESTIMATED USING THE ITE TRIP MANUAL'S ASSISTED LIVING (LAND USE CODE #254) AND SPECIALTY RETAIL CENTER USE (LAND USE CODE #814) RATES.
3. THE APPLICANT IS PROPOSING AN INITIAL PHASE OF 40 RESIDENTS/BEDS FOR THE MEMORY CARE/ASSISTED LIVING FACILITY WITH A POTENTIAL FULL BUILDOUT OF 48 RESIDENTS/BEDS.
4. DESIGN, MATERIALS, AND HEIGHT OF DUMPSTER ENCLOSURE SHALL CONFORM TO SECTION 3-2 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. THE DUMPSTER ENCLOSURE MATERIALS FOR THE ASSISTED LIVING/MEMORY CARE FACILITY IS PROPOSED TO CONSIST OF BRICK.

VEHICLE TRIP CALCULATIONS

VEHICLES PER DAY CALCULATIONS								SPLIT ESTIMATE			
GDP USE / PARCEL	ITE #	ITE NAME	PAGE	UNIT NAME	UNIT RATE	UNIT QUANTITY	TRIPS	BRAGG ROAD (RIGHT-IN / RIGHT-OUT) PERCENTAGE	TRIPS	SPRING ARBOR LANE VIA RIVER ROAD PERCENTAGE	TRIPS
PAR A - MEMORY CARE / ASSISTED LIVING	254	ASSISTED LIVING	480	OCCUPIED BED	2.74	48	131.52	50%	65.76	50%	65.76
PAR B - RETAIL	814	SPECIALTY RETAIL CENTER	1338	PER 1,000 GFA	44.32	6,300	279.22	80%	223.37	20%	55.84
TOTALS							410.74		289.13		121.60

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

Bowman CONSULTING

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GENERALIZED DEVELOPMENT PLAN
SPRING ARBOR II
REZONING / GENERALIZED DEVELOPMENT PLAN

SPOTSYLVANIA COUNTY, VIRGINIA

COURTLAND VOTING DISTRICT

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/04/17
PROFESSIONAL ENGINEER

PLAN STATUS	
04/27/17	1st SUBMISSION
07/17/17	2nd SUBMISSION
08/18/17	3rd SUBMISSION
10/04/17	4th SUBMISSION

DATE	DESCRIPTION

SG DESIGN	SG DRAWN	WSP CHKD

SCALE H: 1"=30' V:

JOB No. 100062-01-001

DATE : FEBRUARY 2017

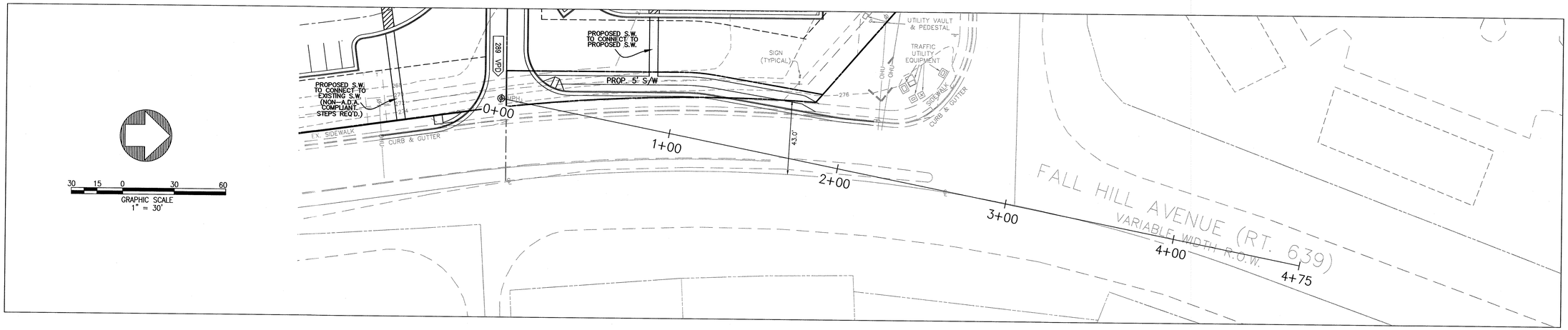
FILE No. 100062-D-ZP-001

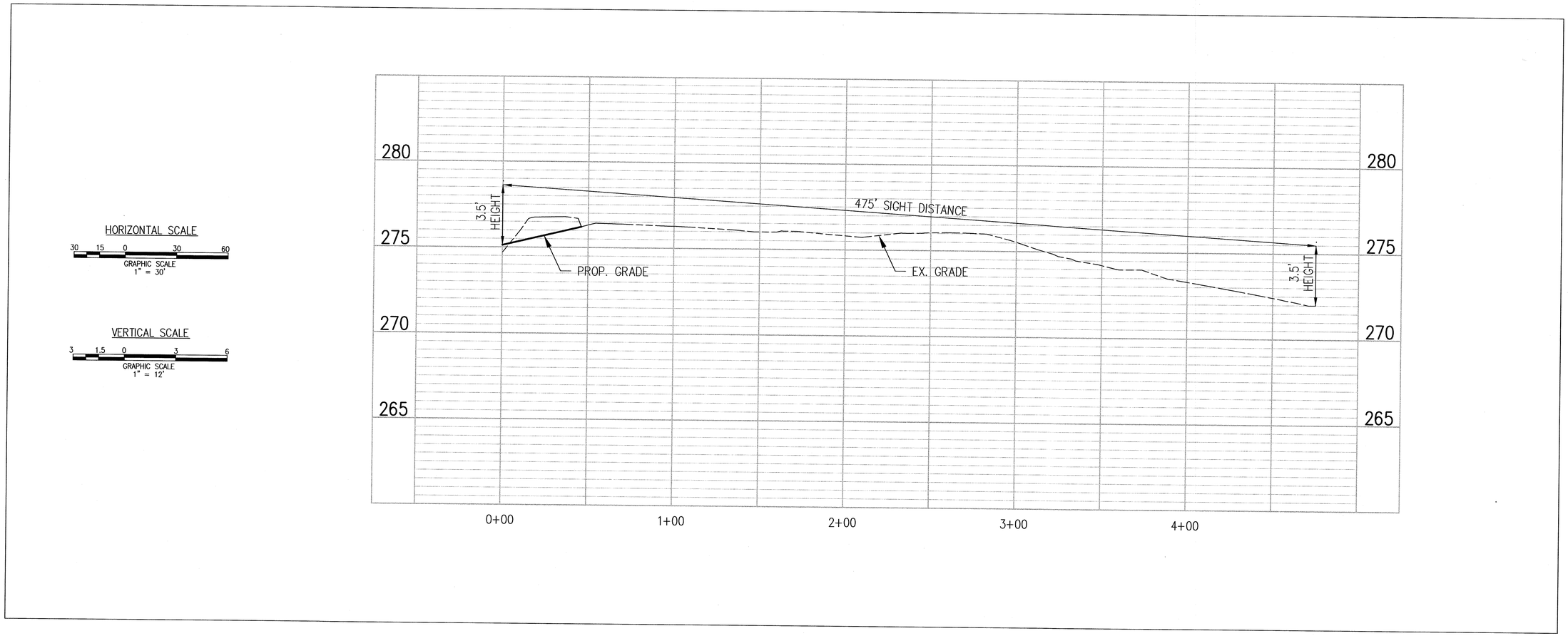
SHEET 4 OF 7

Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\04-100062-D-ZP-001-GDP.dwg

SIGHT DISTANCE PROFILE

NOTE: DEPICTED ENTRANCE AND EXISTING EDGE OF PAVEMENT IS DERIVED FROM SPOTSYLVANIA COUNTY GIS DATA. THE GENERALIZED DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.





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ENTRANCE SIGHT DISTANCE PROFILE

SPRING ARBOR II

REZONING / GENERALIZED DEVELOPMENT PLAN

SPOTSYLVANIA COUNTY, VIRGINIA

COURTLAND VOTING DISTRICT

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/04/17
PROFESSIONAL ENGINEER

PLAN STATUS	
04/27/17	1st SUBMISSION
07/17/17	2nd SUBMISSION
08/18/17	3rd SUBMISSION
10/04/17	4th SUBMISSION

DATE	DESCRIPTION

SG DESIGN	SG DRAWN	WSP CHKD

SCALE H: V: AS NOTED

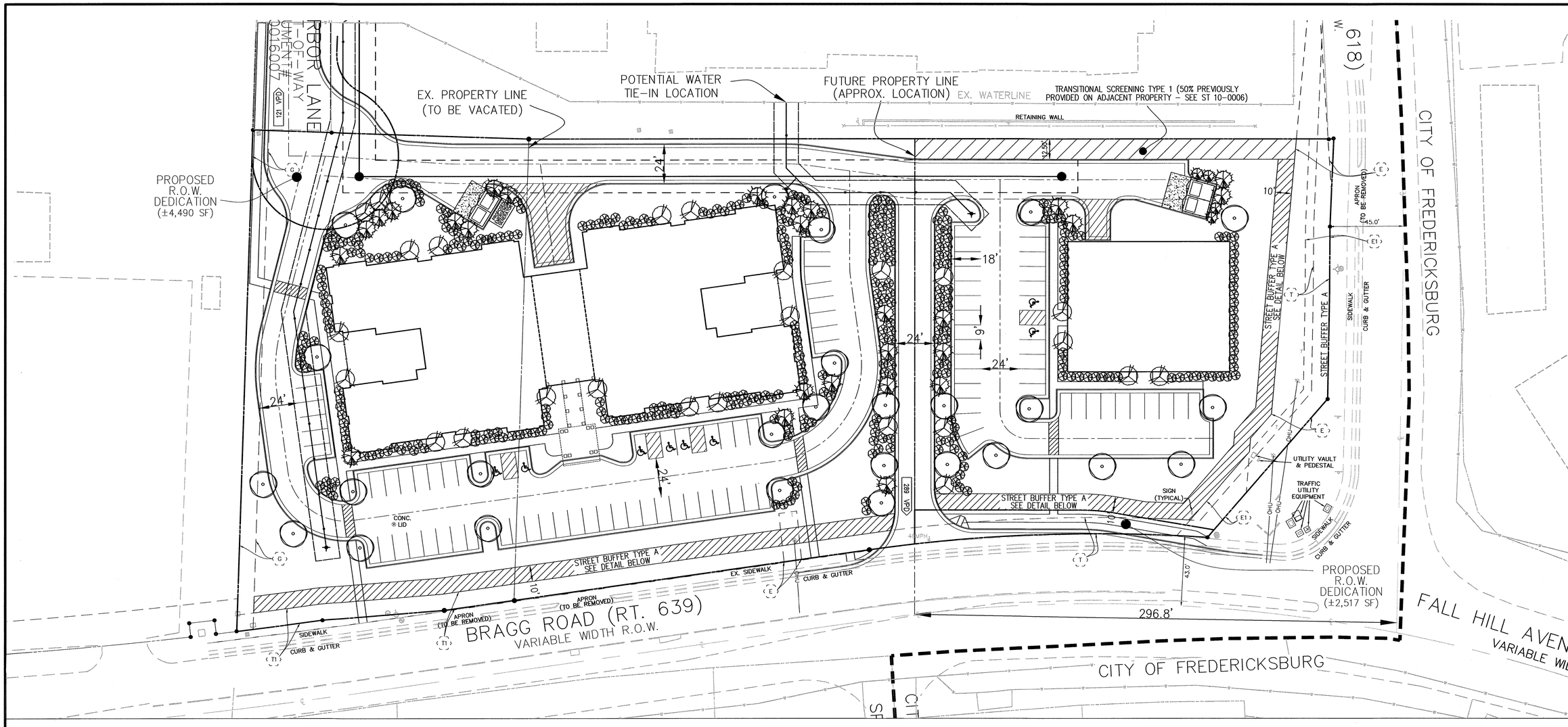
JOB No. 100062-01-001

DATE : FEBRUARY 2017

FILE No. 100062-D-ZP-001

SHEET 4A OF 7

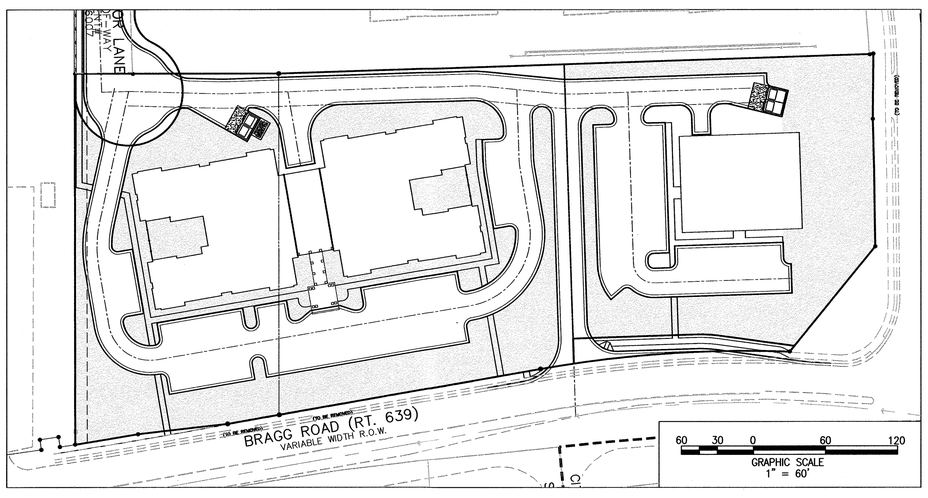
Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\04A-100062-D-ZP-001-SIGHT.dwg



OPEN SPACE EXHIBIT

SCALE: 1"=60'

= OPEN SPACE



GENERAL LANDSCAPING NOTES

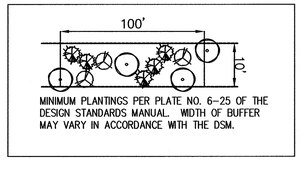
1. THE GENERALIZED LANDSCAPING PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
2. UNLESS MODIFIED AS PERMITTED BY THE DSM DURING THE SITE PLAN REVIEW PROCESS THE APPLICANT SHALL DEMONSTRATE COMPLIANCE ON THE FINAL SITE PLAN WITH THE FOLLOWING REQUIREMENTS:

a. BASED ON THE EXISTING ADJACENT USES, AND PER TABLE 6.9 (TRANSITIONAL SCREENING MATRIX) OF THE DSM A TYPE 1 TRANSITIONAL SCREEN IS REQUIRED BETWEEN THE PROPOSED RETAIL USE AND THE ADJACENT ASSISTED LIVING FACILITY. THIS EXISTING FACILITY CURRENTLY PROVIDES 50% OF THE SCREENING (I.E., 12.5' WIDE).

b. BRAGG ROAD IS CLASSIFIED AS A MAJOR COLLECTOR AND A TYPE A STREET BUFFER IS REQUIRED PER TABLE 6.11 OF THE DSM. RIVER ROAD IS CLASSIFIED AS A MINOR COLLECTOR AND A TYPE A STREET BUFFER IS REQUIRED.

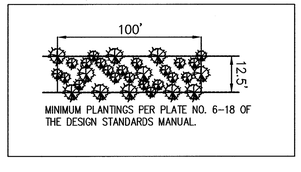
c. PER TABLE 6.1 OF THE DSM A MINIMUM REQUIREMENT OF 10% TREE COVER IS REQUIRED. PER SECTION 6.6 OF THE DSM 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE REQUIRED. PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED PER SECTION 6-6 OF THE DSM.

TYPE A STREET BUFFER (TYPICAL)



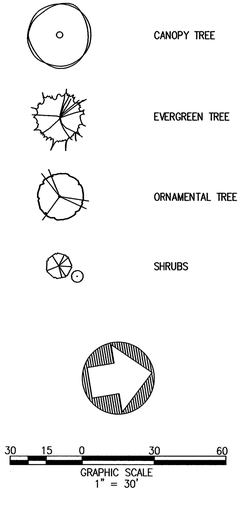
MINIMUM PLANTINGS PER PLATE NO. 6-25 OF THE DESIGN STANDARDS MANUAL. WIDTH OF BUFFER MAY VARY IN ACCORDANCE WITH THE DSM.

TYPE 1 TRANSITIONAL SCREENING (TYPICAL)



MINIMUM PLANTINGS PER PLATE NO. 6-18 OF THE DESIGN STANDARDS MANUAL.

LANDSCAPING LEGEND



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GENERALIZED LANDSCAPING PLAN
SPRING ARBOR II
REZONING / GENERALIZED DEVELOPMENT PLAN

COURTLAND VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

R17-0006
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/04/17
PROFESSIONAL ENGINEER

PLAN STATUS	
04/27/17	1st SUBMISSION
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DATE	DESCRIPTION

SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=30' V:	
JOB No. 100062-01-001		
DATE : FEBRUARY 2017		
FILE No. 100062-D-ZP-001		

SHEET 5 OF 7

Cad file name : P:\100062 - Spring Arbor II\100062-01-001 (PLN) - Spring Arbor II\Planning\Rezoning\DWGS\05-100062-D-ZP-001-LSP.dwg

NOTES

1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED ON SPOTSYLVANIA COUNTY TAX ASSESSMENT MAPS AS LISTED BELOW:

   TAX MAP 13-A-73 ZONED: R-1
   TAX MAP 13-A-74 ZONED: R-1

   ZONING PER SPOTSYLVANIA GIS. NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR.

2. THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAMES OF TIMBER W. F. GRONAU & M. CLAY DICKINSON AS RECORDED IN INSTRUMENT NUMBER 200500030744 (TAX MAP 13-A-73) AND BRAVER, L.L.C. AS RECORDED IN INSTRUMENT NUMBER 200500047946 (TAX MAP 13-A-74), BOTH AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.

3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP DURING DECEMBER, 2016.

4. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED TWO COMMITMENTS FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND SCHEDULE B – SECTION II FOR EACH ARE ADDRESSED IN THE TITLE COMMITMENT REVIEW.

5. THE SURVEYED PROPERTIES SHOWN HEREON LIE IN ZONE "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075 C, MAP REVISED FEBRUARY 18, 1998.

6. SOURCE OF MERIDIAN: VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE.

7. IN THE PROCESS OF CONDUCTING THE FIELDWORK, NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.

9. NO ADDRESS WAS OBSERVED WHILE CONDUCTING THE FIELDWORK.

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

I FURTHER CERTIFY THAT (I) I HAVE EXAMINED TITLE DOCUMENTS FOR THE PROPERTIES HEREIN DESCRIBED PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR COMMITMENT NUMBER 17010011 (TM 13-A-74) & FIRST AMERICAN TITLE INSURANCE COMPANY FOR COMMITMENT NUMBER 17010012 (TM 13-A-73), EFFECTIVE DATES: JANUARY 4, 2017, AT 8:00AM AND (II) WITH RESPECT TO THE ITEMS IDENTIFIED IN SCHEDULE B-SECTION II WITH RESPECT TO THE PROPERTIES.

(A) THE FOLLOWING ITEMS OF SCHEDULE B-SECTION II PERTAIN TO THE PROPERTY BUT ARE EITHER STANDARD TITLE EXCEPTIONS, BLANKET IN NATURE OR NOT SURVEY RELATED ITEMS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(COMMITMENT NUMBER: 17010011 & 17010012)**

2. TAXES FOR THE FIRST HALF OF THE YEAR BEGINNING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. **(COMMITMENT NUMBER: 17010011 & 17010012)**

3. ENCROACHMENTS, OVERLAPS, DEFICIENCY IN QUANTITY OF GROUND, BOUNDARY LINE DISPUTES, ROADWAYS, UNRECORDED EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, OR ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. **(COMMITMENT NUMBER: 17010011)**

3. EXCEPTION IS TAKEN TO DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE(S) IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. THE COVERAGE AFFORDED BY COVERED MATTER 2 C IS HEREBY DELETED. **(COMMITMENT NUMBER: 17010012)**

4. ROADS, WAYS, STREAMS, OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS. **(COMMITMENT NUMBER: 17010011 & 17010012)**

5. MATTERS AS SHOWN ON PLAT REFERENCED IN EXHIBIT A HEREOF. **(COMMITMENT NUMBER: 17010011 & 17010012)**

(B) THE FOLLOWING ITEMS OF SCHEDULE B-SECTION II ARE SURVEY RELATED MATTERS THAT PERTAIN TO THE PROPERTY AND ARE SHOWN ON THE SURVEY AS NOTED:

COMMITMENT NUMBER: 17010011

7. EASEMENT GRANTED TO VEPCO RECORDED IN INSTRUMENT 200600033980. **– SHOWN ON SURVEY AS <E>**

8. EASEMENTS AS SET FORTH IN DEED RECORDED IN INSTRUMENT 200600034757. **– TEMPORARY EASEMENT NOT SHOWN BECAUSE IT WAS TERMINATED ONCE CONSTRUCTION WAS COMPLETED.**

9. EASEMENT GRANTED TO VERIZON SOUTH, INC. RECORDED IN INSTRUMENT 200700023650. **– SHOWN ON SURVEY AS <T>**

10. EASEMENT GRANTED TO VEPCO RECORDED IN INSTRUMENT 201300004979. **– APPROXIMATE LOCATION SHOWN ON SURVEY AS <E1>**

COMMITMENT NUMBER: 17010012

7. EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA DATED 6/13/2006 RECORDED AS LR 060021947. **– TEMPORARY EASEMENT IS NOT SHOWN BECAUSE IT WAS TERMINATED ONCE CONSTRUCTION WAS COMPLETED.**

8. EASEMENT GRANTED TO VERIZON SOUTH, INC., DATED 5/19/2006 RECORDED AS LR 060036911. **– SHOWN ON SURVEY AS <T1>**

9. EASEMENT GRANTED TO COLUMBIA GAS OF VIRGINIA, INC., DATED 5/30/2013 RECORDED AS LR 130014148. **– SHOWN ON SURVEY AS <G>**

(C) THE FOLLOWING ITEMS OF SCHEDULE B – SECTION II ARE SURVEY RELATED MATTERS BUT ARE NON-PLOTTABLE BECAUSE OF AMBIGUITIES IN THE RECORD DOCUMENT:

COMMITMENT NUMBER: 17010011

6. EASEMENT GRANTED TO CONTINENTAL TELEPHONE RECORDED IN DEED BOOK 543, PAGE 305.

COMMITMENT NUMBER: 17010012

6. EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY OF VIRGINIA DATED 10/13/1981 RECORDED IN DEED BOOK 543, PAGE 305.

CURRENT PERIMETER METES & BOUNDS AS SURVEYED

TAX MAP NO's: 13-A-73 & 13-A-74

BEGINNING AT AN IRON ROD FOUND WITH CAP (IRFC) IN THE WESTERN RIGHT-OF-WAY LINE OF BRAGG ROAD – ROUTE 639 (VARIABLE WIDTH RIGHT-OF-WAY); SAID POINT BEING A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, AS RECORDED AT INSTRUMENT# 200800041868, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA; THENCE DEPARTING SAID BRAGG ROAD AND RUNNING WITH SAID CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS THE FOLLOWING;

N 78°49'00" W 308.38 FEET TO A FOUND AXLE, BEING IN THE LINE OF SAID CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, AND BEING THE CORNER OF SPRING ARBOR LANE AS RECORDED AT INSTRUMENT# 201100016007, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA; THENCE DEPARTING SAID CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND RUNNING WITH SAID SPRING ARBOR LANE, IN PART, AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF SPRING ARBOR OF FREDERICKSBURG, LLC AS RECORDED IN INSTRUMENT 201100016007, IN PART, THE FOLLOWING;

N 11°14'50" E, PASSING THROUGH AN IRON ROD FOUND (IRF) AT 48.48 FEET, A TOTAL DISTANCE OF 169.95 FEET TO AN IRS; THENCE CONTINUING WITH SAID SPRING ARBOR OF FREDERICKSBURG, LLC THE FOLLOWING;

N 09°22'18" E, PASSING THROUGH AN IRON ROD FOUND (IRF) AT 492.37 FEET, A TOTAL DISTANCE OF 495.42 TO A POINT; SAID POINT BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER ROAD – ROUTE 618 (VARIABLE WIDTH RIGHT-OF-WAY); SAID POINT BEING N 86°10'43" E, 0.36' FROM A BENT IRF; THENCE CONTINUING WITH SAID RIVER ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

S 78°12'56" E 53.84 FEET TO AN IRFC; THENCE

S 80°15'25" E 41.35 FEET TO AN IRS; THENCE

S 79°37'18" E 64.65 FEET TO AN IRFC; THENCE

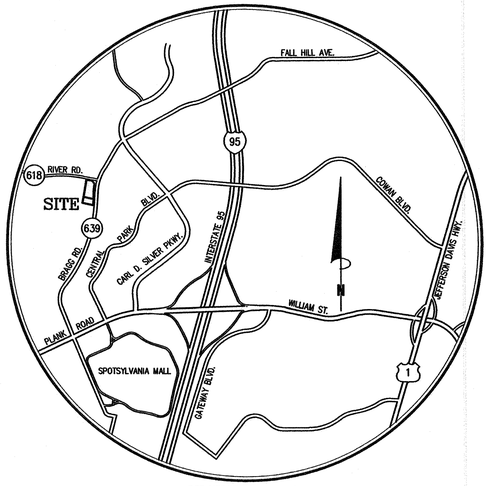
S 39°39'28" E 112.73 FEET TO AN IRFC; SAID POINT BEING IN SAID RIGHT-OF-WAY OF RIVER ROAD; SAID POINT ALSO BEING IN THE AFOREMENTIONED WESTERN RIGHT-OF-WAY LINE OF BRAGG ROAD; THENCE DEPARTING SAID RIVER ROAD AND RUNNING WITH SAID BRAGG ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

208.71 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 997.93 FEET, A CENTRAL ANGLE OF 11°59'00", AND A CHORD BEARING AND DISTANCE OF S 07°17'11" W, 208.33 FEET TO AN IRS; THENCE

S 01°17'41" W, PASSING THROUGH AN IRS AT 220.82 FEET, A TOTAL DISTANCE OF 264.28 FEET TO AN IRS; THENCE

S 04°43'52" W 75.07 FEET TO AN IRFC; THENCE

53.22 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 2817.29 FEET, A CENTRAL ANGLE OF 01°04'57", AND A CHORD BEARING AND DISTANCE OF S 01°50'09" W, 53.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.99068 ACRES OF LAND MORE OR LESS.



VICINITY MAP

SCALE: 1"=2000'

EASEMENT LEGEND

COMMITMENT NUMBER: 17010011

- (E) EX. VEPCO EASEMENT
  INSTR. #200600033980 (ITEM #7)
  VDOT PROJECT 0639-088-248, C501
- (E1) APPROX. LOCATION EX. 15' VEPCO EASEMENT
  INSTR. #201300004979 (ITEM #10)
- (T) EX 10' VERIZON UTILITY EASEMENT
  INSTR. #200700023650 (ITEM #9)
  VDOT PROJECT 0639-088-248, C501

COMMITMENT NUMBER: 17010012

- (T1) EX 10' VERIZON UTILITY EASEMENT
  LR 20060036911 (ITEM #8)
  VDOT PROJECT 0639-088-248, C501
- (G) EX. 10' GAS PIPELINE EASEMENT
  LR 20130014148 (ITEM #9)

SURVEYOR'S CERTIFICATE

TO: TIMBER W. F. GRONAU & M. CLAY DICKINSON, HHHUNT CORPORATION, BRAVER, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2016.

THIS PROPERTIES ARE THE SAME AS THE PROPERTY DESCRIBED IN THE CURRENT PERIMETER METES & BOUNDS AS NOW SURVEYED, SHOWN HEREON.

DATE: 12/21/16
DATE REVISED:

KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 003132
kearly@bowmanconsulting.com

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
12/21/16
LAND SURVEYOR

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
TIMBER W. F. GRONAU & M. CLAY DICKINSON
TAX MAP 13-A-73
INSTRUMENT #200500030744
AND
BRAVER, L.L.C.
TAX MAP 13-A-74
INSTRUMENT #200500047946
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: DECEMBER 21, 2016

REVISION

Bowman CONSULTING

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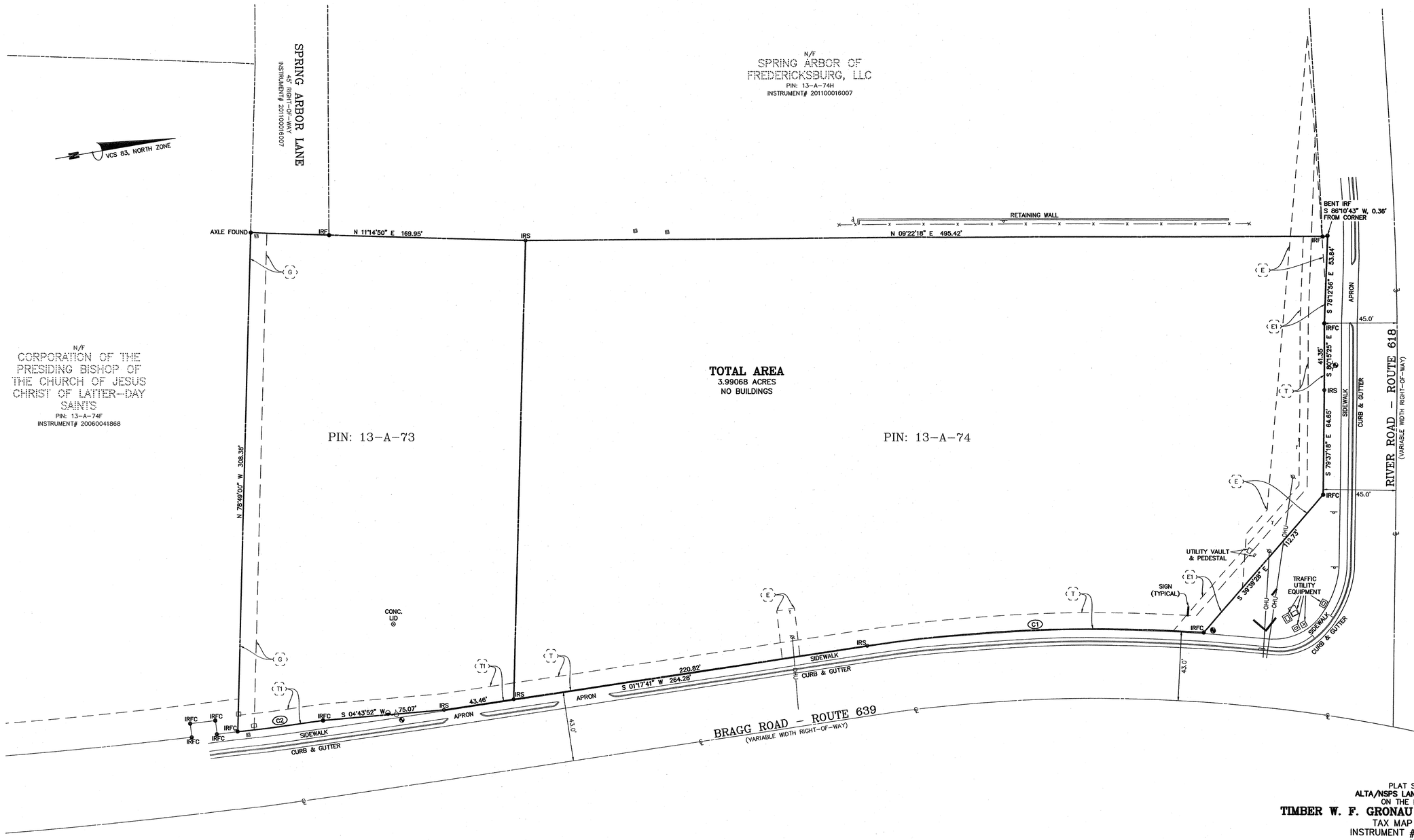
DWG: P:\100062 - Spring Arbor II\100062-01-001 (SUR)\Survey\Plats\Boundary\100062-D-BP-001.dwg | BY: JA | CHK: KDE | QC:

BCG PROJECT NO: 100062-01-001 | TASK: 0009 | COUNTY REF NO: TM# 13-A-73 & 74 | SHEET 1 OF 2

100062-D-BP-001



CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	997.93'	208.71'	S 07°17'11" W	208.33'	11°59'00"	104.74'
C2	2817.29'	53.22'	S 01°50'09" W	53.22'	1°04'57"	26.61'

EASEMENT LEGEND

COMMITMENT NUMBER: 17010011

(E) EX. VEPCO EASEMENT
INSTR. #200600033980 (ITEM #7)
VDOT PROJECT 0639-088-248, C501

(E1) APPROX. LOCATION EX. 15' VEPCO EASEMENT
INSTR. #201300004979 (ITEM #10)

(T) EX 10' VERIZON UTILITY EASEMENT
INSTR. #200700023650 (ITEM #9)
VDOT PROJECT 0639-088-248, C501

COMMITMENT NUMBER: 17010012

(T1) EX 10' VERIZON UTILITY EASEMENT
LR 20060036911 (ITEM #8)
VDOT PROJECT 0639-088-248, C501

(G) EX. 10' GAS PIPELINE EASEMENT
LR 20130014148 (ITEM #9)

LEGEND

- CURB INLET
- UTILITY MARKER POST
- POWER POLE
- GUY WIRE
- GAS VALVE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- HYDRANT
- IRF● IRON ROD FOUND
- IRFC● IRON ROD WITH CAP FOUND
- IRS○ IRON ROD SET
- SIGN (ADVERTISEMENT)
- SIGN (TRAFFIC)
- OHU OVERHEAD ELECTRIC
- x FENCELINE

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
12/21/16
LAND SURVEYOR

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
TIMBER W. F. GRONAU & M. CLAY DICKINSON
TAX MAP 13-A-73
INSTRUMENT #200500030744
AND
BRAVER, L.L.C.
TAX MAP 13-A-74
INSTRUMENT #200500047946
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: DECEMBER 21, 2016

REVISION

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DWG: P:\100062 - Spring Arbor II\100062-01-001 (SUR)\Survey\Plats\Boundary\100062-D-BP-001.dwg | BY: JA | CHK: KDE | QC:
BCG PROJECT NO: 100062-01-001 | TASK: 0009 | COUNTY REF NO: TM# 13-A-73 & 74 | SHEET 2 OF 2

SHEET 7 OF 7

30 0 30 60
GRAPHIC SCALE

100062-D-BP-001