

APPLICANT

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

OWNERS

TRICORD INCORPORATED
C/O TIM HALL
P.O. BOX 42150
FREDERICKSBURG, VA. 22404
T.M. 50 ((A)) 119
LR #200600008359

DENALI CAPITAL GROUP, LLC
c/o TIM HALL
P.O. BOX 42150
FREDERICKSBURG, VA. 22404
T.M.50 ((A)) 119B
LR #201100009286

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.

03-23-2018
DATE
RHF
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.

SITE DATA

TAX MAP ID	OWNER	EXISTING ZONE	AREA
T.M. 50 ((A)) 119	TRICORD INCORPORATED	PDH-3	15.9972 AC.
T.M. 50 ((A)) 119B	DENALI CAPITAL GROUP, LLC	PDH-3	33.5835 AC.

LOT COVERAGE TABULATION

TYPE OF USE	# UNIT	MAX LOT COVERAGE %
S.F.D.	70	60%

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

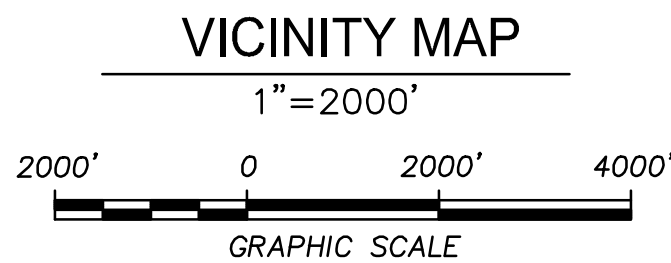
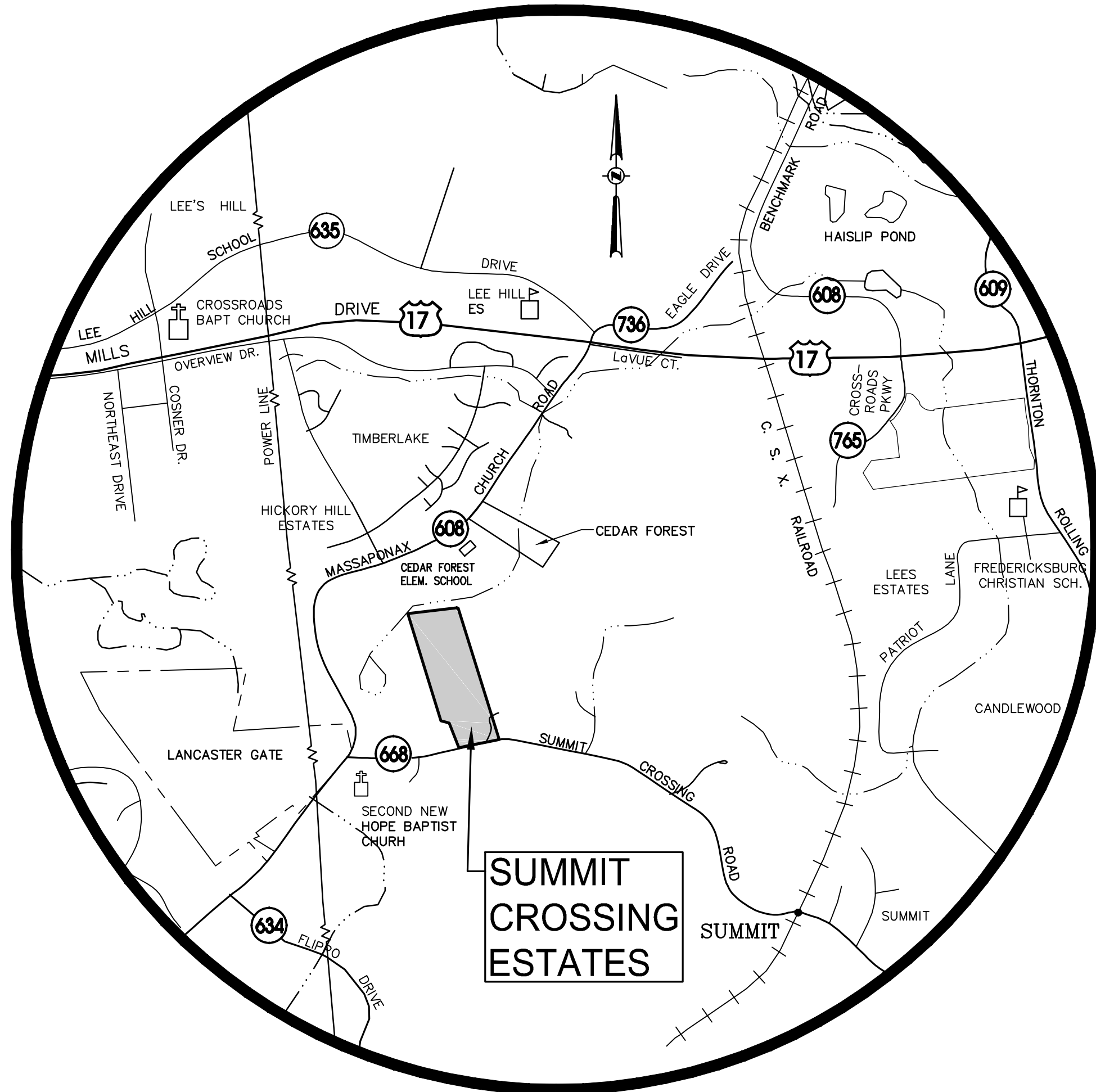
PRELIMINARY PLAT

SUMMIT CROSSING ESTATES

PDH-3 DEVELOPMENT

LEE HILL MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA



SULLIVAN, DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS AND SURVEYORS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404
PHONE 540-898-5878

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	SOIL, SLOPES AND OPEN SPACE ANALYSIS PLAN
6	STORMWATER MANAGEMENT AND UTILITY CONCEPT PLAN
7	PROFFERS

SUMMIT CROSSING ESTATES
SITE & ZONING DATA

T.M. 50 ((A)) 119 & 119B
EXISTING ZONE: PDH-3
HYDRAULIC UNIT CODE: RA47
ESTIMATED VPD = 700 VPD
WATERSHED : MASSAPONAX CREEK
WATER : PUBLIC
SEWER : PUBLIC
MAX. BUILDING HEIGHT: 35'
SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 15'
APPLICABLE OVERLAY DISTRICTS : AIRPORT
HISTORIC FEATURES: NONE KNOWN
CEMETERIES: NONE KNOWN
NUMBER OF LOTS : 70 UNITS

LAND USE SUMMARY

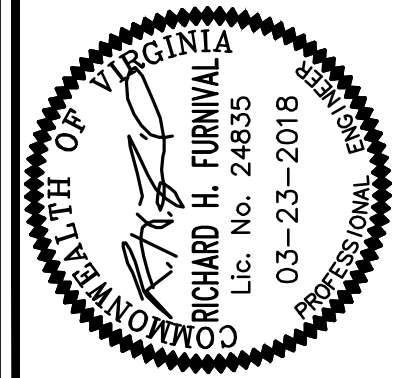
ZONE: PDH-3	ZONING REQUIREMENT	PER THIS PROJECT
MIN. LOT AREA	NOT SPECIFIED	15,000 S/F
MIN. LOT WIDTH	NOT SPECIFIED	VARIES @ FRONT SETBACK
DENSITY	3 D.U. PER ACRE	1.4 D.U. PER ACRE
AVERAGE LOT AREA	NOT SPECIFIED	17,499 S/F
SETBACKS: FRONT	NOT SPECIFIED	20'
REAR	NOT SPECIFIED	15'
SIDE	NOT SPECIFIED	5'
MIN. PUBLIC ROAD FRONTAGE	NOT SPECIFIED	100' (40' CUL-DE-SAC)
OPEN SPACE	30%	30.01%
PARKING	2 PER UNIT	2 x 70 = 140 (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 0.99995594. 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 TRC COMMENTS	PER VDOT COMMENTS

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

SULLIVAN, DONAHOE & INGALLS
SDI

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

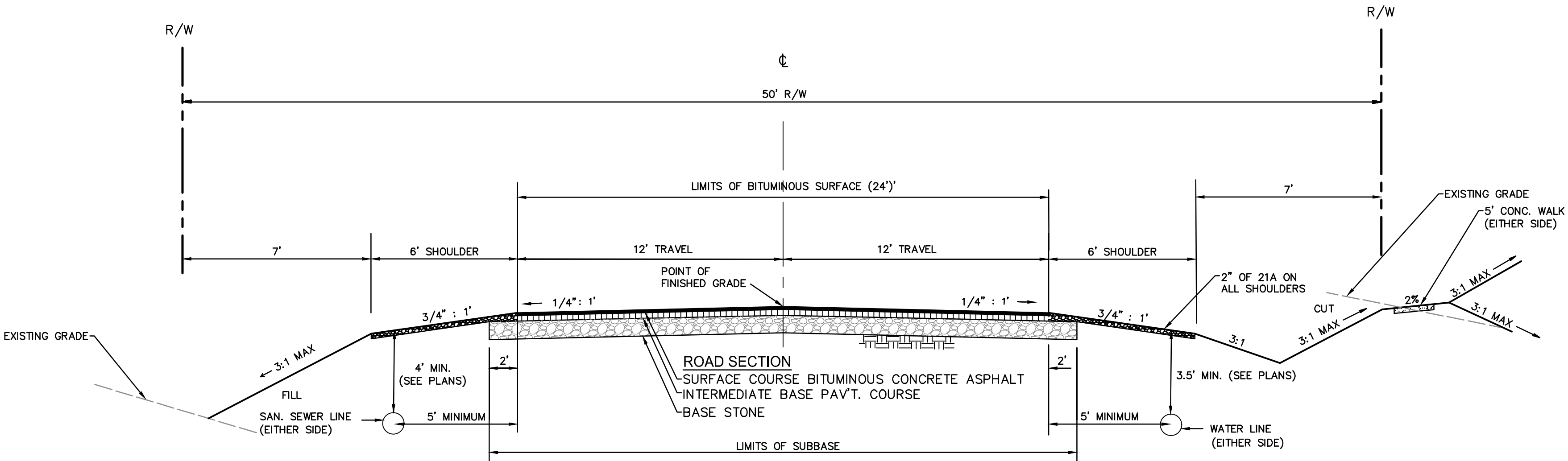
COVER SHEET

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: SHOWN

SHEET 1
OF 7 SHEETS

GENERAL NOTES:

- THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF VDOT SUBDIVISION STREET REQUIREMENTS.
- ALL PUBLIC AND PRIVATE STREETS SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS AND SPECIFICATIONS OF VDOT AND/OR SPOTSYLVANIA COUNTY.
- ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- 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.
- THIS DEVELOPMENT SHALL MEET ALL C.B.P.O. REQUIREMENTS. C.B.P.O. SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- ALL COMMON AREAS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.
- THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
- SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- ALL WETLAND FILLS & DISTURBANCES WILL BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.
- PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
- PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
- FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS.
- ALL PUBLIC STREET SIGNS SHALL BE IN ACCORDANCE WITH VDOT AND SPOTSYLVANIA COUNTY STANDARDS (ARTICLE 5.6, S.C.D.S.M.).
- TYPICAL ROAD SECTIONS ARE FOR PRIMARY ROADS ONLY AND DO NOT INCLUDE ALLEYS OR LOW-TRAFFIC TRAVELWAYS.
- BOUNDARY INFORMATION TAKEN FROM PLATS BY S.D.I., TOPOGRAPHY TAKEN FROM AERIAL MAPS BY OTHERS.
- PHASING: REFER TO ASSOCIATED PROFFER STATEMENT FOR PHASING INFORMATION.
- 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.
- 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.
- ALL EXISTING STRUCTURES SHALL BE RAZED.
- ANY WELLS FOUND WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
- FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.



TYPICAL SECTION
PUBLIC
50' RIGHT OF WAY

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

(401-1000 VPD)
(2" OF SM-9.5A, 2" OF IM-19.0, 10" 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.

NOTE: ENTRANCE PAVEMENT DESIGN MUST MATCH OR EXCEED THAT OF ROUTE 668 (SUMMIT CROSSING ROAD).

B(1)-8

GEOMETRIC DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE SUBDIVISION STREETS (GS- SSAR)

TABLE 2 - SHOULDER AND DITCH SECTION

PROJECTED TRAFFIC VOLUME (ADT)	MINIMUM DESIGN SPEED (MPH) (NOT POSTED SPEED)	HORIZONTAL AND VERTICAL CONTROLS				SHOULDER AND DITCH ROADWAYS				
		Maximum 2:1 Cut or Fill Slope				Minimum ditch width (front slope) should be 4 feet or greater, based on slopes of 3:1 or flatter (Gentler slopes promote homeowner maintenance of ditches)				
		CURVE DATA		MAXIMUM % GRADE	MINIMUM SIGHT DISTANCE	MINIMUM PAVEMENT WIDTH			MIN. TOTAL WIDTH OF SHOULDER (8) (9)	
		MINIMUM CENTERLINE RADIUS (4)	SUPER-ELEV.			NO PARKING (5)	PARKING 1 SIDE (5)	PARKING BOTH SIDES (5)		
UP TO 2000	25	200'	NONE	NOTE (6)	155'	280'	24' (1) (11)	24' (1)	29' (1)	6'
2001 TO 4000	30	335'	NONE	NOTE (7)	200'	335'	26' (10)	31' (10)	36' (10)	8'

Notes:

For streets with volumes over 4000 or serving heavy commercial or industrial traffic; use the appropriate geometric design standard. (see VDOT's Road Design Manual)

The roadway with the highest volume will govern the sight distance.

Right of Way requirements can be found in Section B-4.1 Right Of Way

For volumes 2001 - 4000 vpd, design criteria for the Collector functional class was utilized to determine minimum design values.

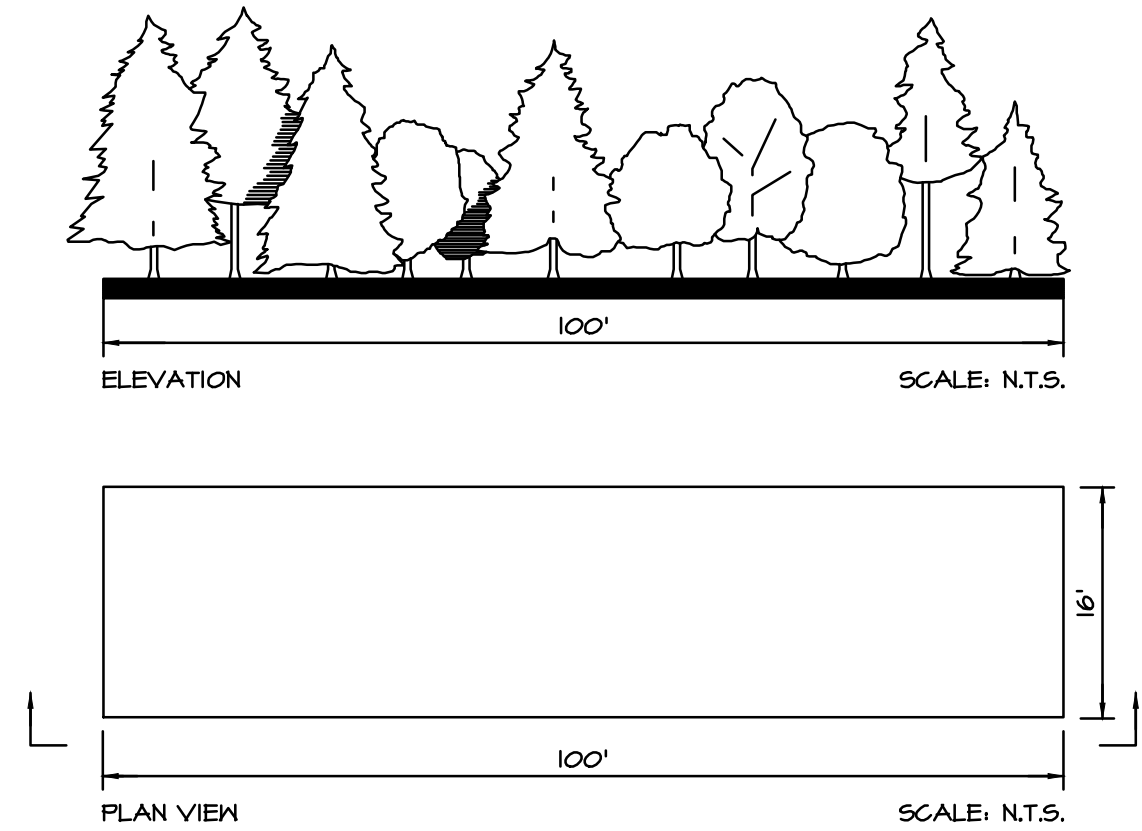
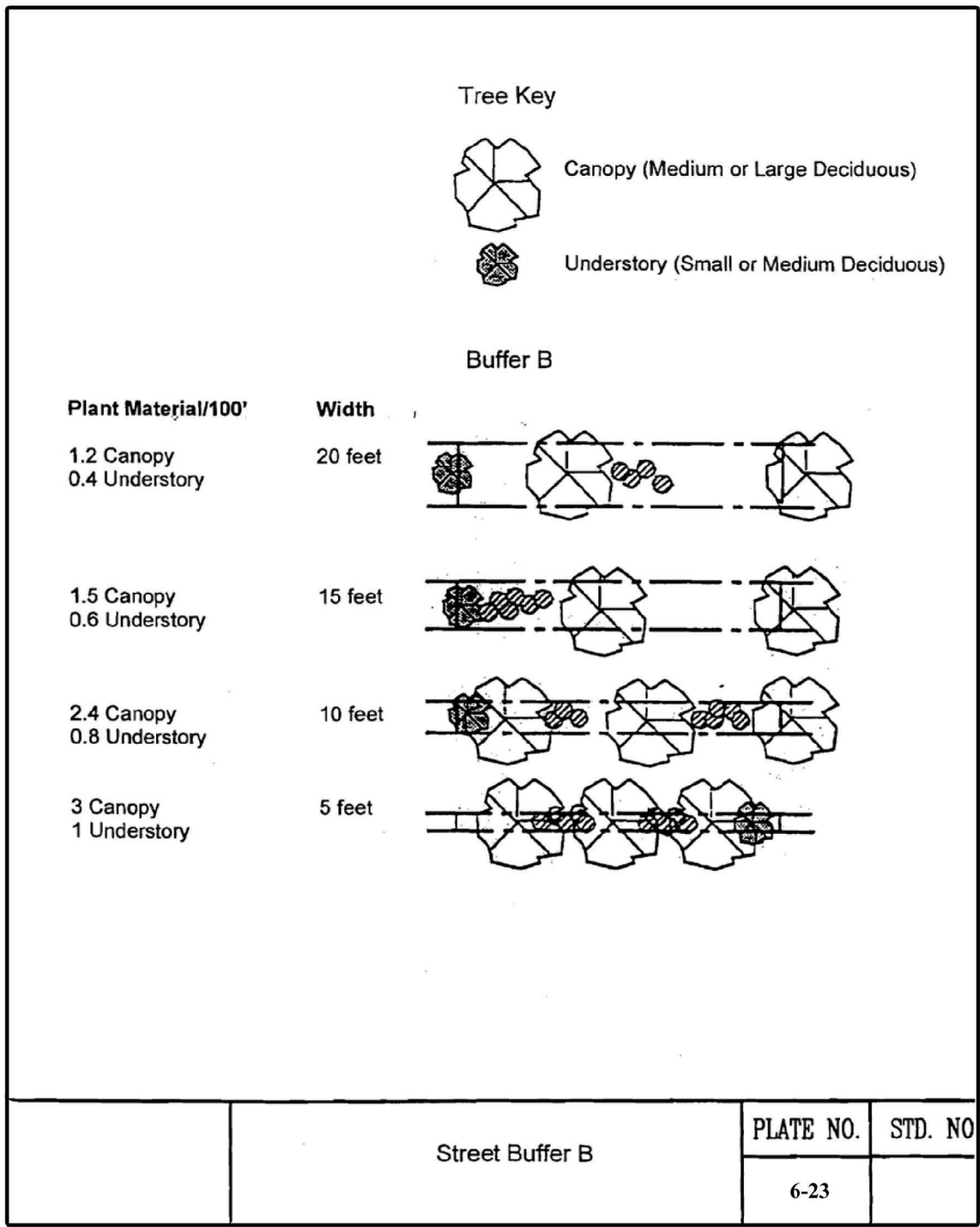
Lower design speeds (and street widths) may be utilized provided they are designed in accordance with the AASHTO Green Book or AASHTO's Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT-400). The designer should coordinate with VDOT in advance of design (e.g. sketch plan stage) if this alternative criteria is being utilized.

If 20 mph minimum design speed is utilized, a 20 mph advisory speed limit sign shall be posted along with any other horizontal or vertical curve warning signs as warranted.

An engineering speed study sealed and signed by a licensed professional engineer, using VDOT's standard speed study report, must be provided by the developer and approved by VDOT for any roads posted at other than the statutory speed limit and planned for acceptance into the state system.

- If the Local Street has 1 point of access and ADT>400 vpd, then the roadway width must meet design values (2001 TO 4000 vpd).
- 2011AASHTO Green Book Chapter 3 (Page 3-4, Table 3-1)
- 2011AASHTO Green Book Chapter 9 (Page 9-38, Table 9-6). For grades greater than 3%, the time gap must be adjusted and required sight distance recalculated.
- 2011 AASHTO Green Book Chapter 3 (Page 3-55, Table 3-13b)
- Clear zone width for UP TO 2000 vpd is 7' and clear zone values for 2001 TO 4000 vpd is 10'.
- 2011 AASHTO Green Book Chapter 5 (Page 5-12)
- 2011 AASHTO Green Book Chapter 6 (Page 6-12)
- 2011 AASHTO Green Book Chapter 5 (Page 5-6, Table 5-5)
- Add an additional 3' if guardrail is required.
- Lane widths may vary between 10'-12' feet for collectors with 2001-4000 ADT. Widths shown may be decreased by 2 feet (26 feet to 24 feet), (31 feet to 29 feet) and (36 feet to 34 feet) based upon engineering judgment subject to VDOT approval.
- For 0-400 ADT and "No Parking" ONLY minimum pavement width may be reduced from 24 feet to 18 feet and shoulder width may be reduced in accordance with Note 8 above.

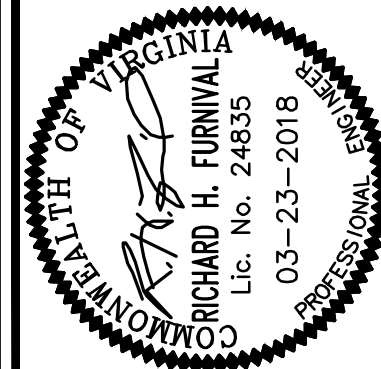
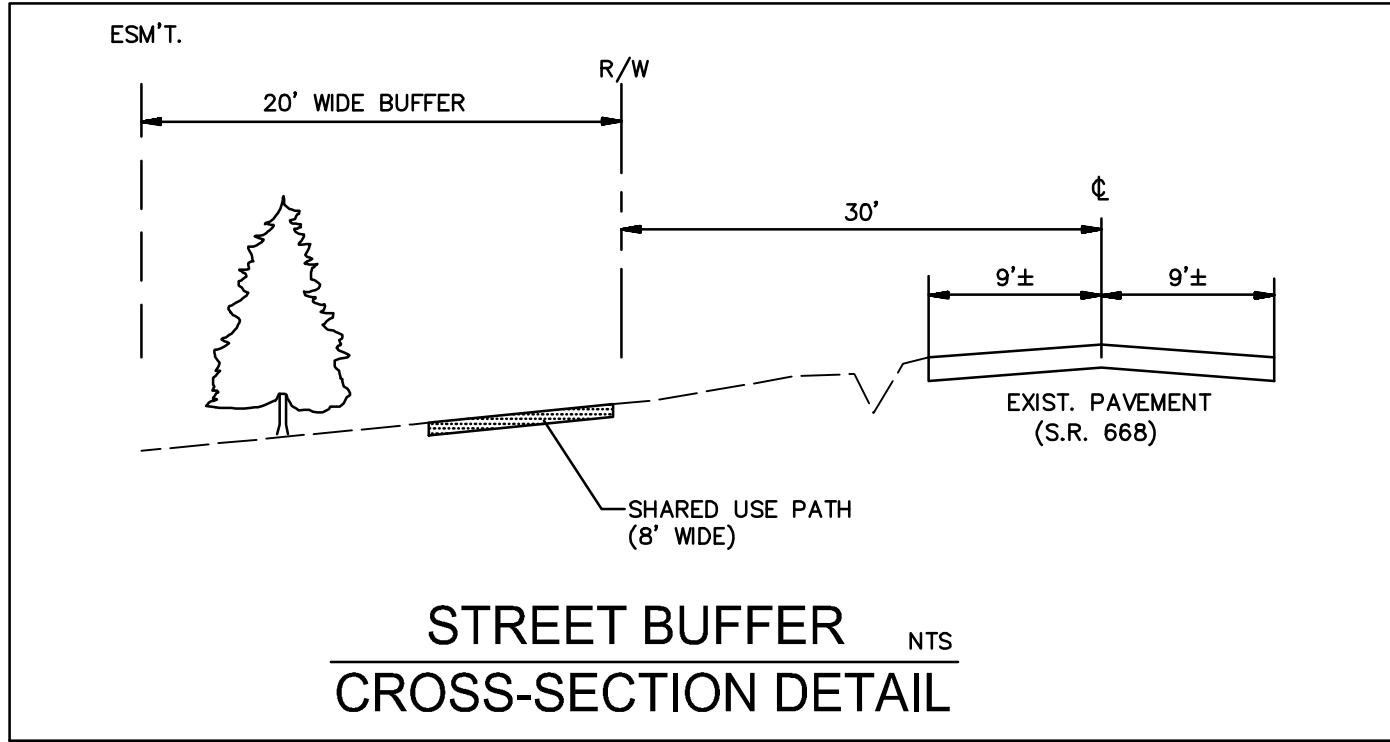
Rev. 7/12



Supplemented Buffer shall consist of an unbroken strip of open space a minimum of 16 feet wide and planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

SUPPLEMENTED BUFFER DETAIL



DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

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

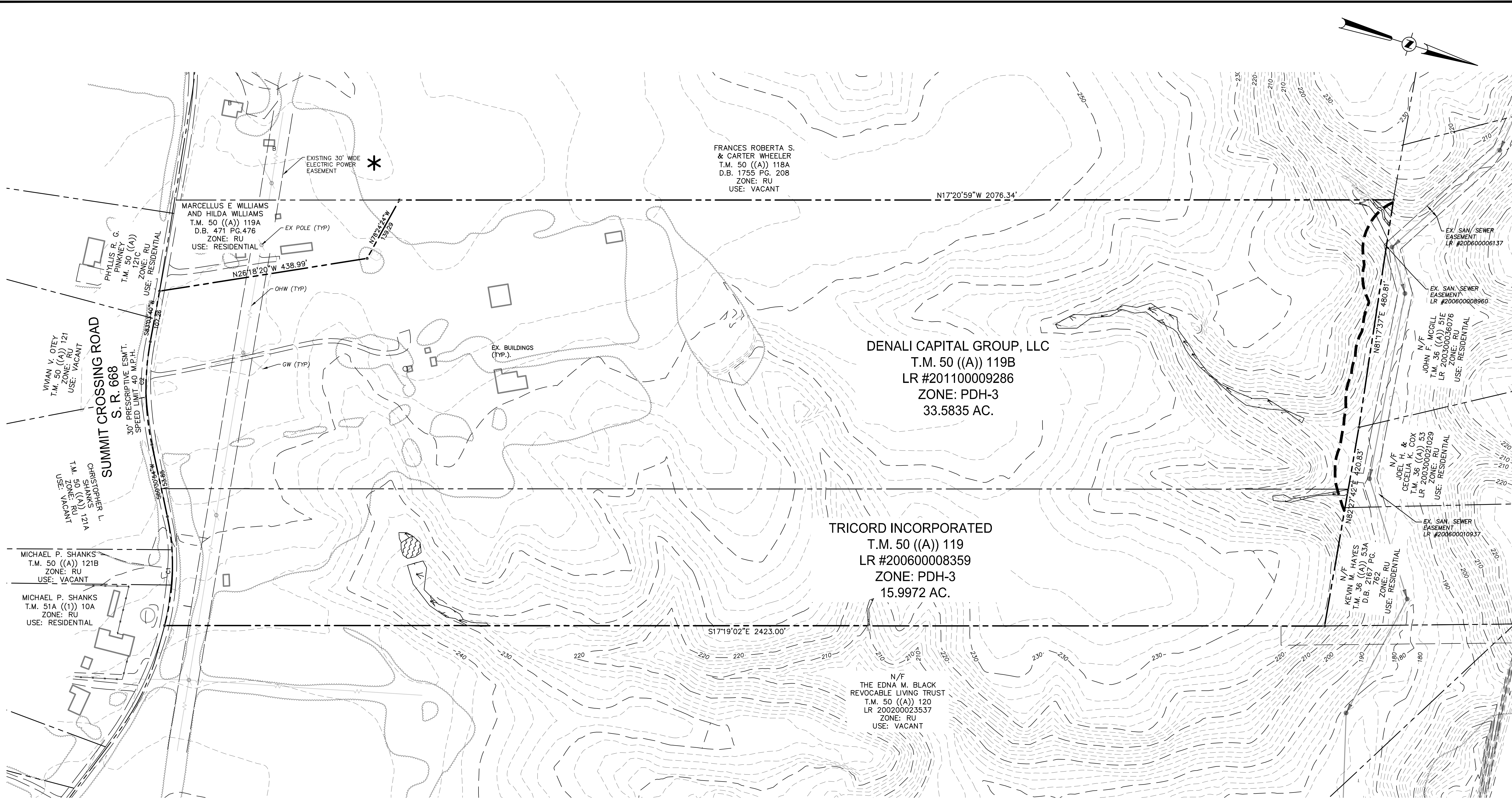
SULLIVAN
DONAHOE &
INGALLS
SDI

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

NOTES AND DETAILS

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: NONE

SHEET 2
OF 7 SHEETS



CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH. BEARING	CHORD
C1	229.73'	484.20'	27°11'00"	117.07'	S74°06'24"W	227.58'
C2	216.43'	550.00'	22°32'47"	109.63'	S71°47'17"W	215.04'

*** 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

LEGEND:

APPROXIMATE WETLAND LIMITS

APPROXIMATE STREAM CHANNEL LIMITS

APPROXIMATE OPEN WATER LIMITS

RESOURCE PROTECTION AREA (RPA) BUFFER

WETLANDS AND RPA AS DELINEATED BY STANTEC CONSULTING SERVICES, INC.



DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

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

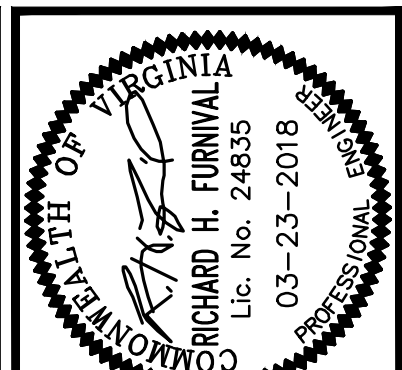
SDI
SULLIVAN
DONAHOE &
INGALLS

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: 1"=100'

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



DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

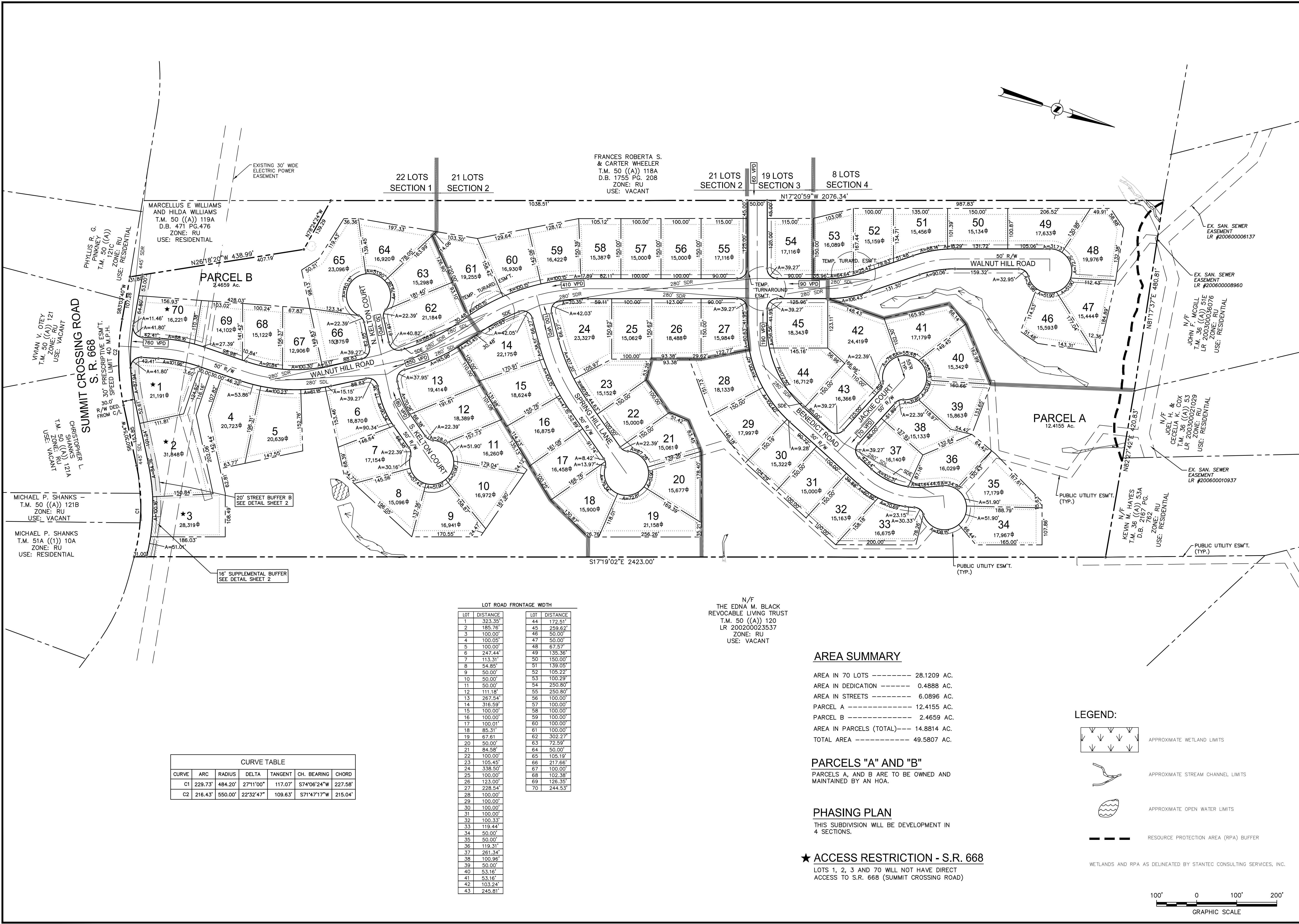
ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: 1"=100'

SHEET **4**
OF **7** SHEETS



CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH. BEARING	CHORD
C1	229.73'	484.20'	27°11'00"	117.07'	S74°06'24"W	227.58'
C2	216.43'	550.00'	22°32'47"	109.63'	S71°47'17"W	215.04'

LOT ROAD FRONTAGE WIDTH		LOT ROAD FRONTAGE WIDTH	
LOT	DISTANCE	LOT	DISTANCE
1	323.35'	44	172.51'
2	185.76'	45	259.62'
3	100.00'	46	50.00'
4	100.00'	47	50.00'
5	100.00'	48	67.57'
6	247.44'	49	135.36'
7	113.31'	50	150.00'
8	54.85'	51	139.03'
9	50.00'	52	105.22'
10	50.00'	53	100.29'
11	50.00'	54	250.80'
12	111.18'	55	250.80'
13	267.54'	56	100.00'
14	316.59'	57	100.00'
15	100.00'	58	100.00'
16	100.00'	59	100.00'
17	100.01'	60	100.00'
18	85.31'	61	100.00'
19	67.61'	62	302.27'
20	50.00'	63	72.59'
21	84.58'	64	50.00'
22	100.00'	65	105.19'
23	105.45'	66	217.66'
24	338.50'	67	100.00'
25	100.00'	68	102.38'
26	123.00'	69	126.35'
27	228.54'	70	244.53'
28	100.00'		
29	100.00'		
30	100.00'		
31	100.00'		
32	100.33'		
33	119.44'		
34	50.00'		
35	50.00'		
36	119.31'		
37	261.34'		
38	100.96'		
39	50.00'		
40	53.16'		
41	53.16'		
42	103.24'		
43	245.81'		

N/F
THE EDNA M. BLACK
REVOCABLE LIVING TRUST
T.M. 50 ((A)) 120
LR 200200023537
ZONE: RU
USE: VACANT

AREA SUMMARY

AREA IN 70 LOTS ----- 28.1209 AC.
AREA IN DEDICATION ----- 0.4888 AC.
AREA IN STREETS ----- 6.0896 AC.
PARCEL A ----- 12.4155 AC.
PARCEL B ----- 2.4659 AC.
AREA IN PARCELS (TOTAL)---- 14.8814 AC.
TOTAL AREA ----- 49.5807 AC.

PARCELS "A" AND "B"

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

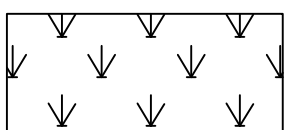
PHASING PLAN

THIS SUBDIVISION WILL BE DEVELOPMENT IN 4 SECTIONS.

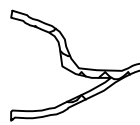
★ **ACCESS RESTRICTION - S.R. 668**

LOTS 1, 2, 3 AND 70 WILL NOT HAVE DIRECT ACCESS TO S.R. 668 (SUMMIT CROSSING ROAD)

LEGEND:



APPROXIMATE WETLAND LIMITS



APPROXIMATE STREAM CHANNEL LIMITS



APPROXIMATE OPEN WATER LIMITS

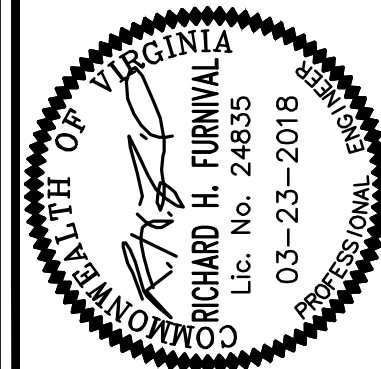
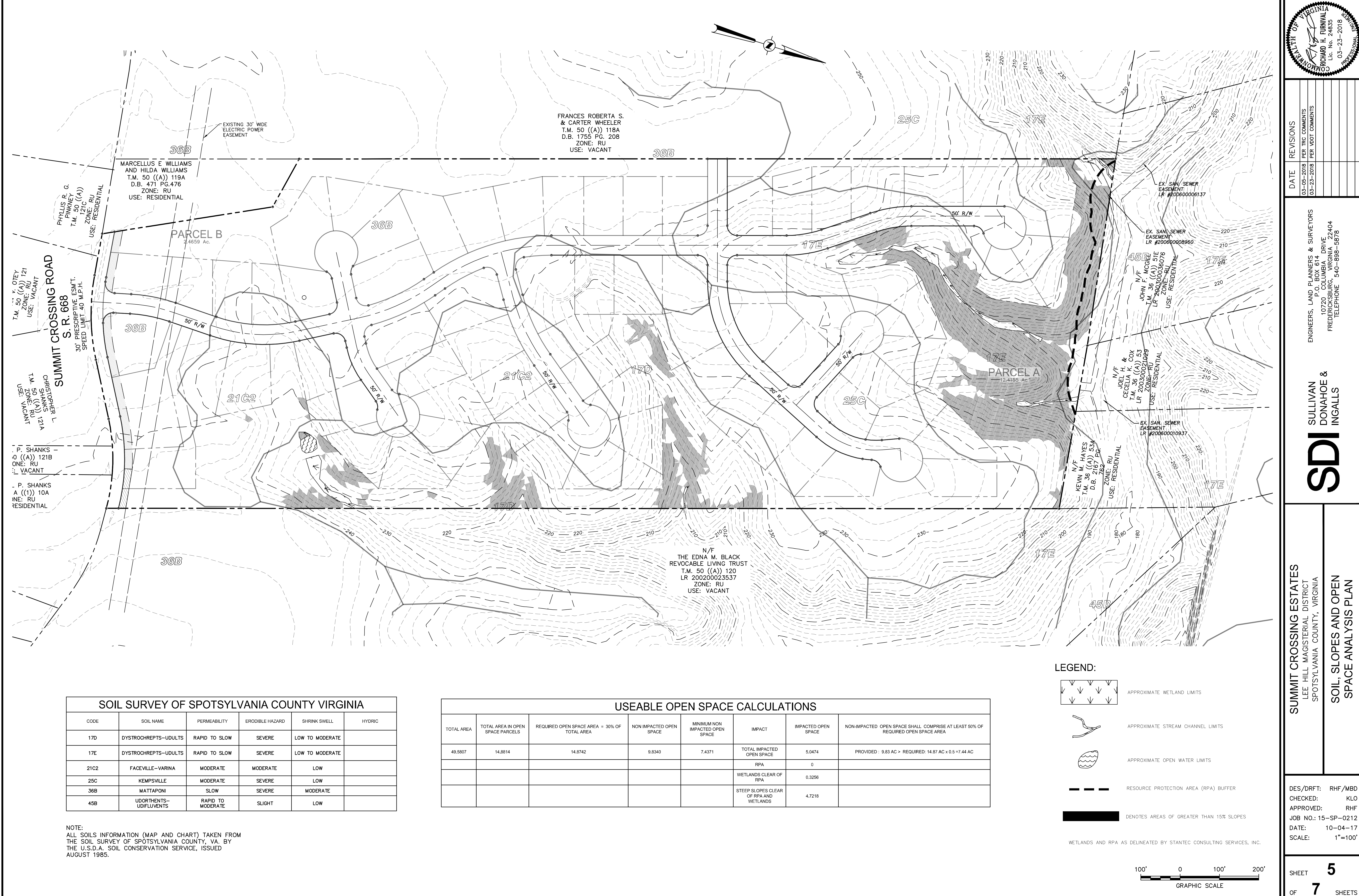


RESOURCE PROTECTION AREA (RPA) BUFFER

WETLANDS AND RPA AS DELINEATED BY STANTEC CONSULTING SERVICES, INC.



GRAPHIC SCALE



DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

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

SDI
SULLIVAN
DONAHOE &
INGALLS

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
SOIL, SLOPES AND OPEN
SPACE ANALYSIS PLAN

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: 1"=100'

SHEET 5
OF 7 SHEETS

SOIL SURVEY OF SPOTSYLVANIA COUNTY VIRGINIA					
CODE	SOIL NAME	PERMEABILITY	ERODIBLE HAZARD	SHRINK SWELL	HYDRIC
17D	DYSTROCHREPTS-UDULTS	RAPID TO SLOW	SEVERE	LOW TO MODERATE	
17E	DYSTROCHREPTS-UDULTS	RAPID TO SLOW	SEVERE	LOW TO MODERATE	
21C2	FACEVILLE-VARINA	MODERATE	MODERATE	LOW	
25C	KEMPSVILLE	MODERATE	SEVERE	LOW	
36B	MATTAPONI	SLOW	SEVERE	MODERATE	
45B	UDORTHERTS-UDIFLUVENTS	RAPID TO MODERATE	SLIGHT	LOW	

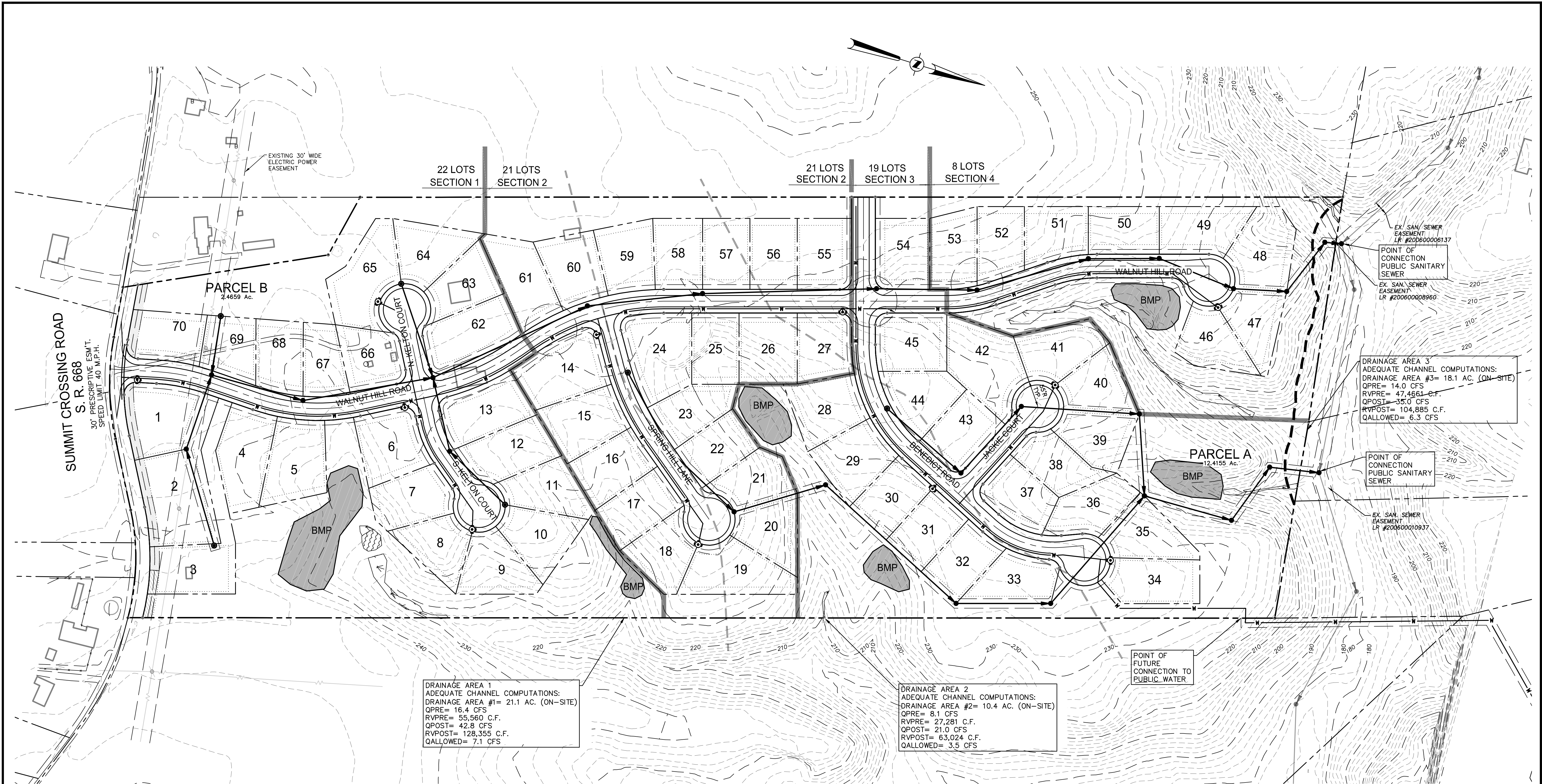
NOTE:
ALL SOILS INFORMATION (MAP AND CHART) TAKEN FROM
THE SOIL SURVEY OF SPOTSYLVANIA COUNTY, VA. BY
THE U.S.D.A. SOIL CONSERVATION SERVICE, ISSUED
AUGUST 1985.

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
49.5807	14.8814	14.8742	9.8340	7.4371	TOTAL IMPACTED OPEN SPACE	5.0474	PROVIDED : 9.83 AC > REQUIRED: 14.87 AC x 0.5 =7.44 AC
					RPA	0	
					WETLANDS CLEAR OF RPA	0.3256	
					STEEP SLOPES CLEAR OF RPA AND WETLANDS	4.7218	

LEGEND:

- APPROXIMATE WETLAND LIMITS
- APPROXIMATE STREAM CHANNEL LIMITS
- APPROXIMATE OPEN WATER LIMITS
- RESOURCE PROTECTION AREA (RPA) BUFFER
- DENOTES AREAS OF GREATER THAN 15% SLOPES
- WETLANDS AND RPA AS DELINEATED BY STANTEC CONSULTING SERVICES, INC.





DRAINAGE AREA 1
ADEQUATE CHANNEL COMPUTATIONS:
DRAINAGE AREA #1= 21.1 AC. (ON-SITE)
QPRE= 16.4 CFS
RVPRE= 55,560 C.F.
QPOST= 42.8 CFS
RVPOST= 128,355 C.F.
QALLOWED= 7.1 CFS

DRAINAGE AREA 2
ADEQUATE CHANNEL COMPUTATIONS:
DRAINAGE AREA #2= 10.4 AC. (ON-SITE)
QPRE= 8.1 CFS
RVPRE= 27,281 C.F.
QPOST= 21.0 CFS
RVPOST= 63,024 C.F.
QALLOWED= 3.5 CFS

DRAINAGE AREA 3
ADEQUATE CHANNEL COMPUTATIONS:
DRAINAGE AREA #3= 18.1 AC. (ON-SITE)
QPRE= 14.0 CFS
RVPRE= 47,466 C.F.
QPOST= 35.0 CFS
RVPOST= 104,885 C.F.
QALLOWED= 6.3 CFS

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 PRELIMINARY PLAN PURPOSES ONLY.

WATER QUALITY CALCULATIONS

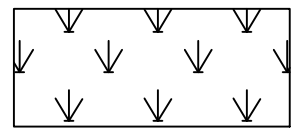
SITE AREA= 49.58 AC.
IMPERVIOUS= 22.53 AC. (45%)
TOTAL PHOSPHOROUS (TP)= 62.8 lbs/yr
TP REDUCTION REQUIRED= 42.5 lbs/yr (67%+/-)

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

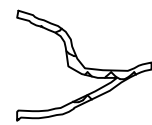
LANDSCAPING NOTE

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

LEGEND:



APPROXIMATE WETLAND LIMITS



APPROXIMATE STREAM CHANNEL LIMITS

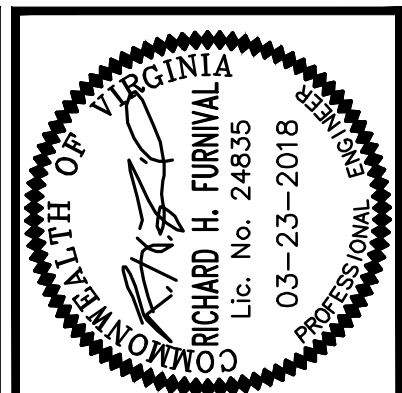


APPROXIMATE OPEN WATER LIMITS



RESOURCE PROTECTION AREA (RPA) BUFFER

WETLANDS AND RPA AS DELINEATED BY STANTEC CONSULTING SERVICES, INC.



DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-896-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

SUMMIT CROSSING ESTATES
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

STORMWATER MANAGEMENT
AND UTILITY CONCEPT PLAN

DES/DRFT: RHF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 15-SP-0212
DATE: 10-04-17
SCALE: 1"=100'

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

APPROVED

SUMMIT CROSSING ESTATES

Rezoning Case No. R15-0005

Proffer Statement

APPLICANT:

OWNERS:

PROJECT:

TAX MAP PARCELS:

DATED:

REVISED:

Tricord Incorporated

Tricord Incorporated (T.M Parcel 50 ((A)) 119)

Denali Capital Group, LLC (T.M. Parcel 50- ((A)) 119B)

Summit Crossing Estates

50 ((A)) 119 & 119B

July 2, 2015

September 21, 2016; December 19, 2016; February 7, 2017

Tricord Incorporated (a/k/a Tricord, Inc.), a Virginia corporation, as the Applicant in the above Rezoning Case, and as the Owner of Tax Map Parcel 50 ((A)) 119 ("Applicant"), with Denali Capital Group, LLC, a Virginia limited liability company, as the Owner of Tax Map Parcel 50 ((A)) 119B, is seeking rezoning of the above referenced parcels of land, containing approximately 49.5087 acres (collectively 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 "Generalized Development Plan, Summit Crossing Estates" prepared by Sullivan, Donahoe and Ingalls, dated June 23, 2015, revised through December 19, 2016, (hereinafter sometimes referred to as the "GDP").

Tricord Incorporated and Denali Capital Group, LLC, on behalf of themselves and their respective successors and assigns, hereby voluntarily proffer the following in compliance with Code of Virginia Section 15.2-2303.4, subject to the Property being 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

Summit Crossing Estates Proffer Stmt.

2 of 4

Dated: July 2, 2015

Revised: September 21, 2016, December 19, 2016; February 7, 2017

APPROVED

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 CONTRIBUTIONS

1. The Public Facilities Contributions described herein have been allocated to specific categories for illustrative purposes only. The Board of Supervisors may allocate the funds to whatever category they deem to be appropriate.

2. 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, 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

3. The Property is currently zoned for the construction of fifteen single (15) family detached dwellings. Therefore, the Applicant shall not make a Public Facilities Contribution for each of the first fifteen single (15) houses for which an Occupancy Permit is applied.

4. Public Facilities Contribution 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 year two years previous to the December of the previous year. 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.

Summit Crossing Estates Proffer Stmt.

3 of 4

Dated: July 2, 2015

Revised: September 21, 2016, December 19, 2016; February 7, 2017

APPROVED

requirements, provided any modifications comply with federal and state agency regulations and with the County's Ordinances and Design Standards Manual.

2. Development of the Property shall be limited to a maximum of seventy (70) lots ("Lots") for the construction of single family detached dwellings.

II. RECREATIONAL AMENITIES AND OPEN SPACE

1. As shown on the GDP, Street Buffer B shall be provided along the frontage of Summit Crossing Road, except for the easternmost one hundred feet (100') as generally shown on the GDP, in which the Supplemented Buffer shall be provided. Supplemented Buffer shall consist of:

(a) existing vegetation;

(b) or a level of vegetation consistent with the detail for Supplemented Buffer shown on Sheet 2 of the GDP.; or

(c) a level of vegetation or combination of vegetation and manmade visual screening (such as, but not limited to a fence, wall or berm) of similar quality as determined by the Director of Planning.

In any area in which either the Street Buffer B or the Supplemented Buffer coincides with a utility easement, utility line or other facility (such as but not limited to electrical, phone, cable or gas), the buffer may be moved behind the easement, line or facility.

III. TRANSPORTATION

1. If not dedicated sooner, no later than in conjunction with the recordation of the first plat creating Lots on the Property, right-of-way to thirty (30) feet from the centerline of Summit Crossing Road along the entire frontage of the Property, as generally shown on the GDP, shall be dedicated for public street purposes and conveyed to the County in fee simple. In the event a public entity other than the County (such as the Virginia Department of Transportation ["VDOT"]) is to be the grantee of the public street dedication and/or conveyance in order to comply with VDOT and/or County requirements, then the owner of the Property shall comply with those requirements 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

Summit Crossing Estates Proffer Stmt.

2 of 4

Dated: July 2, 2015

Revised: September 21, 2016, December 19, 2016; February 7, 2017

APPROVED

TRICORD INCORPORATED, a Virginia corporation

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

COMMONWEATH 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 Summit Crossing Estates, Rezoning Case No. R15-0005 dated July 2, 2015, revised through February 7, 2017, on behalf of the said corporation, and personally acknowledged the same before me.

Given under my hand and seal this 7th day of February, 2017.

MARY ANNE OGLE

NOTARY PUBLIC

REGISTRATION # 7713400

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES OCTOBER 31, 2021

Notary Public

My Commission Expires Oct. 31, 2021

Registration No. 7713400

DENALI CAPITAL GROUP, LLC a Virginia limited liability company

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

COMMONWEATH 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 Summit Crossing Estates Rezoning Case No. R15-0005, dated July 2, 2015, revised through February 7, 2017, on behalf of the said company, and personally acknowledged the same before me.

Given under my hand and seal this 7th day of February, 2017.

MARY ANNE OGLE

NOTARY PUBLIC

REGISTRATION # 7713400

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES OCTOBER 31, 2021

Notary Public

My Commission Expires Oct. 31, 2021

Registration No. 7713400

Summit Crossing Estates Proffer Stmt.

4 of 4

Dated: July 2, 2015

Revised: September 21, 2016, December 19, 2016; February 7, 2017

DATE	REVISIONS
03-05-2018	PER TRC COMMENTS
03-23-2018	PER VDOT COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS

SDI

SULLIVAN
DONAHOE &
INGALLS

P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SUMMIT CROSSING ESTATES

LEE HILL MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA

PROFFERS

DES/DRFT: RHF/MBD

CHECKED: KLO

APPROVED: RHF

JOB NO.: 15-SP-0212

DATE: 10-04-17

SCALE: 1"=100'

SHEET 7

OF 7 SHEETS

P:\Active Jobs\Summit Crossing Estates 15-SP-0212\CAD\Design\Preliminary\Sheets\C501.dwg