

PRELIMINARY PLAT  
FOR  
THE VILLAGE AT COURTHOUSE COMMONS  
PORTION OF TAX MAP 48-((A))-5  
SECTION FIVE  
COURTLAND MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VA  
DATE PREPARED: MARCH 14, 2018

SITE DATA

TAX MAP NUMBER: 48-((A))-5 PORTION  
EXISTING ACREAGE: 97.02 ACRES

ZONE: MU-3 (MIXED USE)  
ZONING CASE NUMBER: #R13-0004

SECTION 5:  
AREA IN LOTS= 2.67 ACRES  
AREA IN R/W= 0.37 ACRES  
AREA IN PRIVATE STREETS= 0.99 ACRES  
AREA IN OPEN SPACE= 6.93 ACRES  
TOTAL AREA= 10.96 ACRES

MINIMUM LOT AREA: 750 SF  
AVERAGE LOT AREA: 2,160 SF

RESIDENTIAL DWELLING UNITS: 60 SFA

DENSITY (UNITS/AC): 5.47 UNITS/AC

PARKING REQUIRED: 2.0 PER UNIT = 120 SPACES  
PARKING PROVIDED: 135 SPACES (2 SPACES PER DRIVEWAY)

EXISTING USE: UNDEVELOPED PARCEL

PROPOSED USE: RESIDENTIAL SINGLE FAMILY ATTACHED (MU-3 ZONING)  
(TRADITIONAL NEIGHBORHOOD DESIGN SUBDIVISION)

UTILITIES: ALL LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.

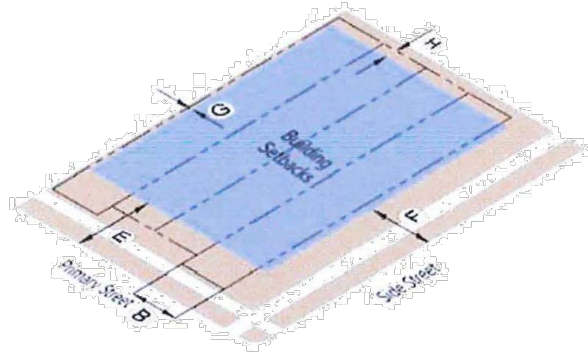
FLOOD HAZARD: THIS PROJECT IS LOCATED IN FLOOD ZONE X PER FIRM PANEL  
NUMBER 5103080200C DATED FEBRUARY 18, 1998

OVERLAY DISTRICT: CBPA

MIXED USE DEVELOPMENT DISTRICT-CODE DOCUMENT, APPROVED 7-9-13

h) Townhouse Building

|  |      |
|--|------|
|  | MU-2 |
|  | MU-3 |
|  | MU-4 |
|  | MU-5 |



(1) Lot Standards

| Lot Dimensions                  |                      |
|---------------------------------|----------------------|
| (A) Site area (min) *           | 750 SF               |
| (B) Site width (min)            | 15'                  |
| Building Setbacks               |                      |
| (E) Primary street (min)        | 5'                   |
| (F) Side street (min)           | 5'                   |
| (G) Side, common lot line (min) | 0'                   |
| (H) Rear, common lot line (min) | 10'                  |
| (J) Rear, alley (min)           | Up to 4' or over 18' |

(2) Building Placement

| Build-to Zone, Site (BTZ)                            |          |
|------------------------------------------------------|----------|
| (A) Primary street (min/max)                         | 5' / 25' |
| (B) % of building facade in primary street BTZ (min) | 70%      |
| Open Area                                            |          |
| % of aggregate Open Area in Subdivision              | 15%      |

SETBACKS (PER HOMEBUILDER GUIDELINES  
FOR COURTHOUSE COMMONS)

FRONT: 10'  
SIDE: 10'  
REAR: 10'

TYPICAL LOT DIMENSIONS:  
20' MIN. WIDTH  
80' MIN. DEPTH

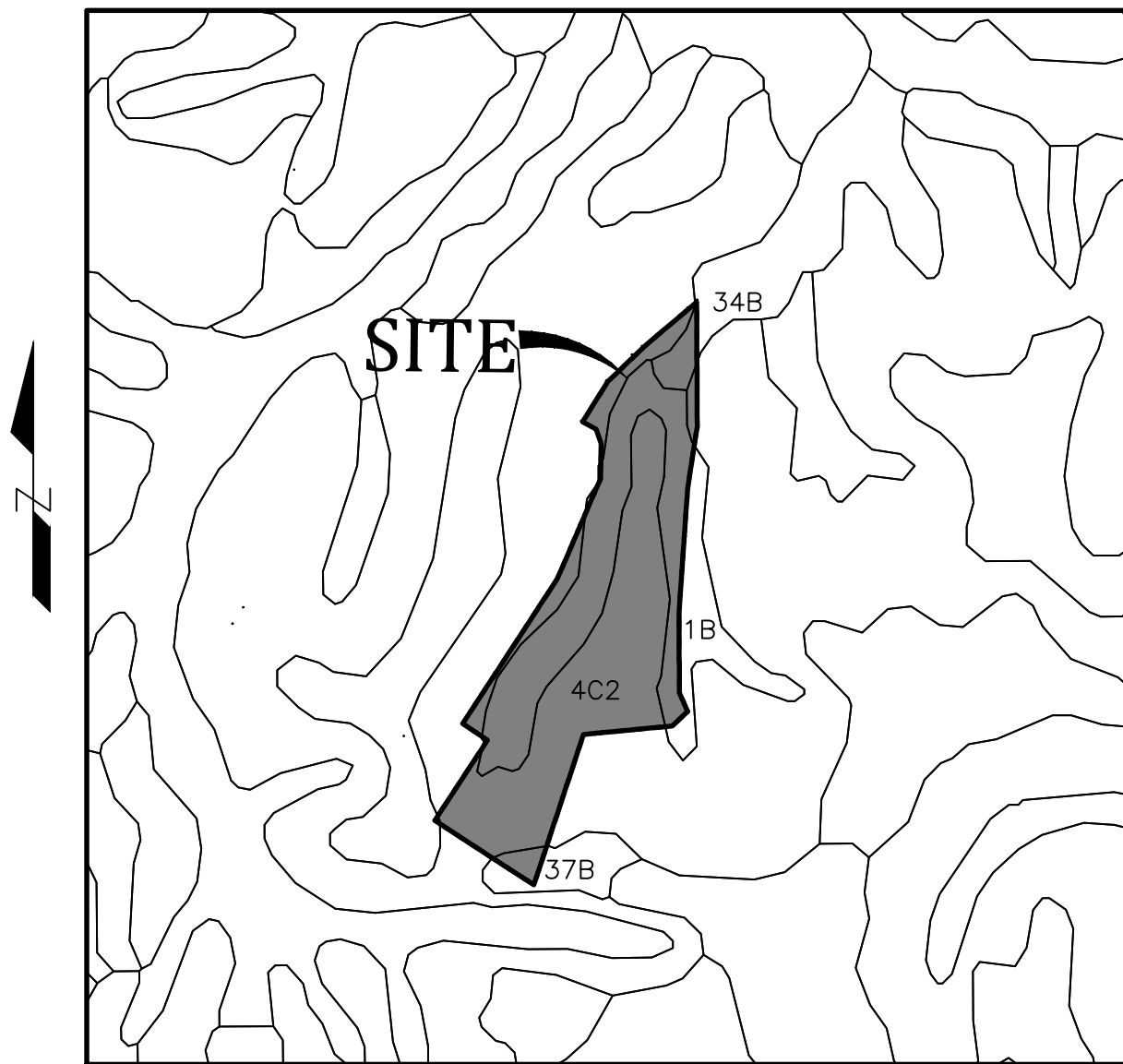
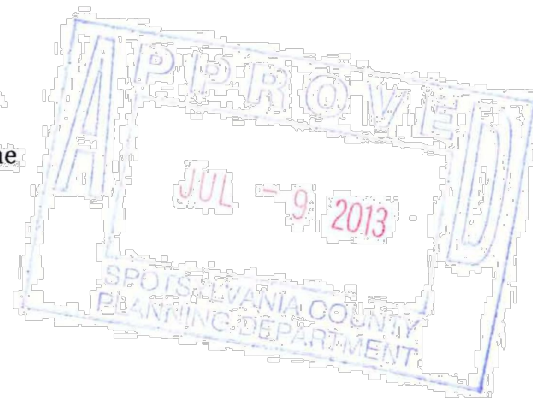
(3) Height

| Building Height          |             |
|--------------------------|-------------|
| Principal building (max) | 3 stories** |
| Accessory building (max) | ***         |

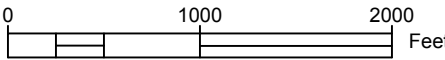
\* Pipe stem or other lot elongation necessary for access to the detached property shall not be included in the lot area. In such cases, build-to-zone shall be shown on subdivision plat or other recorded instrument.

\*\* Excluding basement.

\*\*\* Shall not exceed the height of the principal building.



SOILS MAP  
SCALE : 1" = 500'



| MAP SYMBOL | MAP UNIT NAME                                               | HSG |
|------------|-------------------------------------------------------------|-----|
| 1B         | Abell sandy loam, 2 to 7 percent slopes                     | C   |
| 34B        | Partlow sandy loam, 0 to 7 percent slopes                   | B/D |
| 37B        | Spotsylvania fine sandy loam, 2 to 7 percent slopes         | B   |
| 4C2        | Appling-Wedowee sandy loams, 7 to 15 percent slopes, eroded | B   |

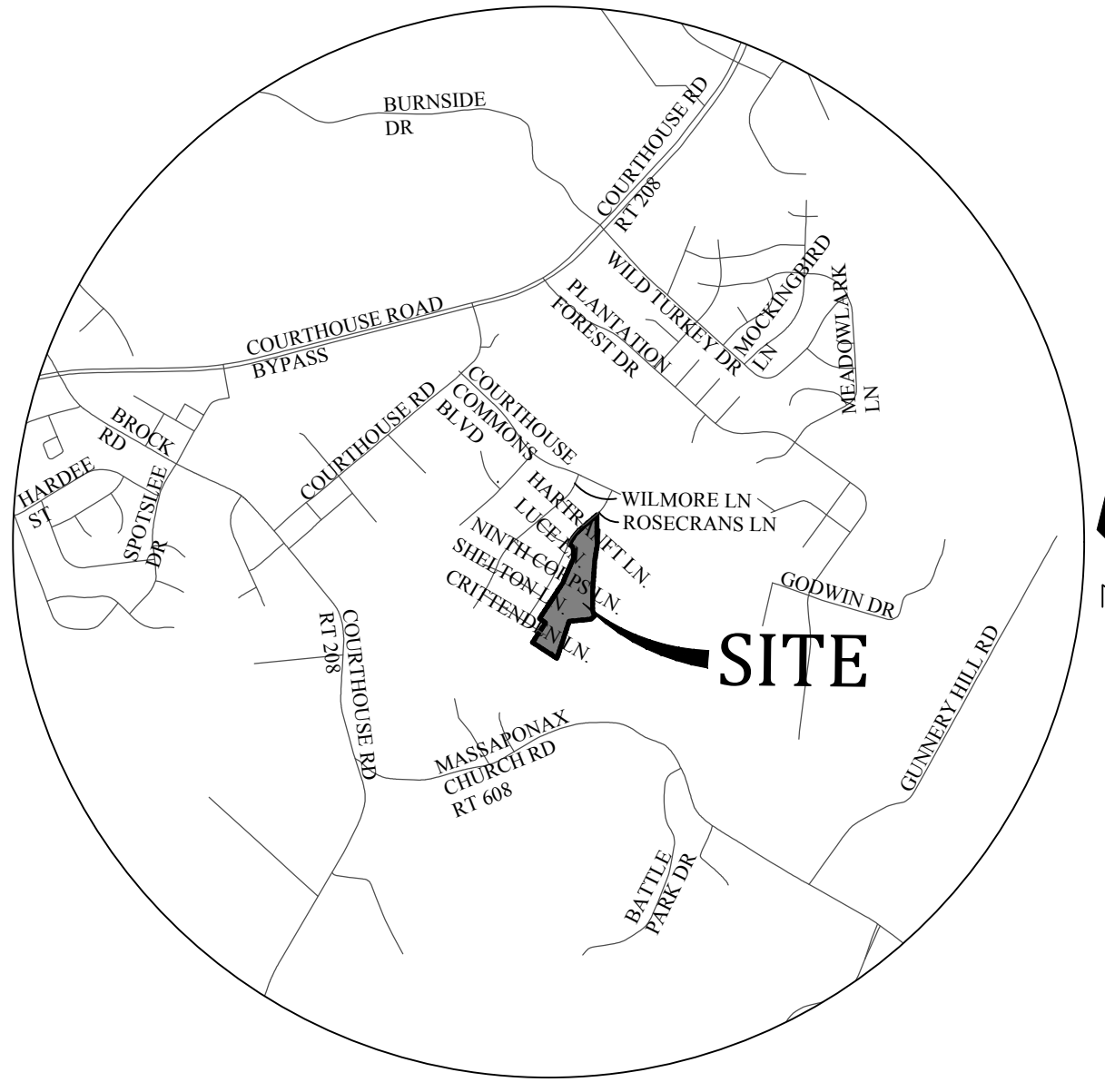
NOTE: SOIL INFORMATION TAKEN FROM CURRENT DATA ON WEB SOIL SURVEY WEBSITE.

OWNER/DEVELOPER

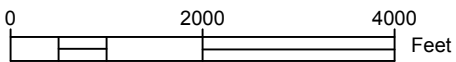
SPOTSYLVANIA COURTHOUSE VILLAGE II, LLC  
4830 SOUTHPOINT DRIVE  
FREDERICKSBURG, VA 22407  
(540) 898-3242

PLAN PREPARER

LEGACY ENGINEERING, PC  
809 WILLIAM STREET, SUITE C  
FREDERICKSBURG, VA 22401  
PHONE NUMBER: (540) 373-8350



VICINITY MAP  
SCALE : 1" = 2000'



APPROVAL BLOCK

DIRECTOR OF PLANNING

PROJECT NUMBER: \_\_\_\_\_

SHEET INDEX

- 1 COVER SHEET
- 2 OVERALL PRELIMINARY PLAN
- 3 DETAILED LAYOUT

GENERAL NOTES:

1. THIS SITE WAS REZONED UNDER REZONING CASE #R13-0004 AND APPROVED BY THE SPOTSYLVANIA COUNTY BOARD OF SUPERVISORS ON JULY 9, 2013.
2. BOUNDARY INFORMATION AS SHOWN HEREON WAS TAKEN FROM A PLAT ENTITLED "PLAT SHOWING BOUNDARY SURVEY ON THE PROPERTY OF SPOTSYLVANIA COURTHOUSE VILLAGE II, LLC" BEING RECORDED IN INSTRUMENT #201200012955 AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
3. EXISTING TOPOGRAPHIC INFORMATION, AS SHOWN HEREON, WAS OBTAINED FROM AN AERIAL SURVEY COMPLETED BY MCKENZIE SNYDER, INC. DATED APRIL 10, 2014, CONTOUR DATA WAS DEPICTED IN 2' CONTOUR INTERVALS.
4. THE LIMITS OF WETLANDS AND WATERS OF THE U.S. LOCATED ON THE SITE WERE DELINEATED BY TIMMONS GROUP. A PRELIMINARY JURISDICTIONAL DETERMINATION HAS BEEN ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS NORFOLK DISTRICT IN A LETTER TO TIMMONS GROUP DATED SEPTEMBER 18, 2014.
5. AN RPA PERENNIAL STREAM ASSESSMENT WAS PREPARED BY TIMMONS GROUP ON OCTOBER 27, 2014, AND APPROVED BY SPOTSYLVANIA COUNTY PERMIT NUMBER: COM14-0801.
6. THERE ARE NO KNOWN CEMETERIES OR OTHER HISTORIC SITES WITHIN THE PROPOSED LIMITS OF DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT.
7. PRIMARY ACCESS TO THIS SITE WILL BE VIA CRITTENDEN LANE.
8. STREET LIGHTS AND STREET TREE LOCATIONS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED WITH THE FINAL SITE PLAN.
9. STOP SIGNS, STREET SIGNS AND SPEED LIMIT SIGNAGE, AS WELL AS OTHER TRAFFIC CONTROL SIGNAGE, WILL BE SHOWN ON THE FINAL SUBDIVISION CONSTRUCTION PLANS.
10. STORMWATER MANAGEMENT WILL BE DESIGNED WITH THE PREPARATION OF THE FINAL SUBDIVISION CONSTRUCTION PLANS.
11. A VSMF PERMIT MUST BE APPROVED BY SPOTSYLVANIA COUNTY AND OBTAINED PRIOR TO APPROVAL OF THE SUBDIVISION CONSTRUCTION PLANS.
12. ALL DWELLING UNITS IN THE DEVELOPMENT ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
13. FINAL PLATS OF THE SUBDIVISION SHALL PROVIDE EASEMENTS AS NECESSARY FOR WATER, SANITARY SEWER, DRAINAGE, STORMWATER MANAGEMENT, UTILITIES AND ACCESS WHERE REQUIRED.
14. INFORMATION REGARDING EXISTING UNDERGROUND UTILITIES IS NOT SHOWN, CONTRACTOR SHALL CONTACT MISS UTILITY OF VIRGINIA AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
15. THE MAJORITY OF THE SITE IS CLEAR WITH THE EXCEPTION OF MATURE TREES AROUND THE WETLAND AREAS.
16. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE DAM BREAK INUNDATION ZONE, AS SHOWN ON THIS PLAN.
17. ALL UNITS IN THIS SECTION ARE FRONT-LOADED.

SPOTSYLVANIA COUNTY REQUIRED NOTES:

1. NO PORTION OF THE LAND IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A", AS INDICATED ON THE FEMA MAP #510308 0200C DATED FEBRUARY 18, 1998. HOWEVER, THIS LAND IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
2. CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND (DOES/DOES NOT) CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
3. RESOURCE PROTECTION AREA: RESOURCE PROTECTION AREA (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. RPA FIELD DELINEATED BY TIMMONS GROUP (REFER TO RPA STREAM PERENNIAL ASSESSMENT PERMIT NUMBER: COM14-0801)
4. VDOT DRAINAGE: PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY, SUCH EASEMENTS SERVING ROADWAY MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY, AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
5. GPS TIE-IN REQUIREMENTS: VA STATE PLANE, NORTH ZONE, 1983 DATUM, X,Y COORDINATE VALUES ARE SHOWN ON TWO ADJACENT OUTER PERIMETER PROPERTY PINS OR MONUMENTED CORNERS ON THIS PRELIMINARY PLAT.
6. GPS TIE-IN: THE PROPOSED COURTHOUSE COMMONS SUBDIVISION - PHASE 1 SHOWN HERON IF REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS DEVELOPMENT BOUNDARY TO SPOTSYLVANIA COUNTY MONUMENT "WHIG HILL."

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.9999667. UNLESS OTHERWISE STATE THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE DEVELOPMENT.

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" OR 1 FT = 1200/3937 METER.

GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.

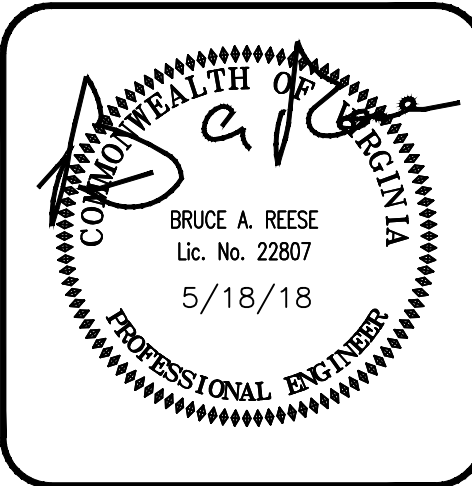


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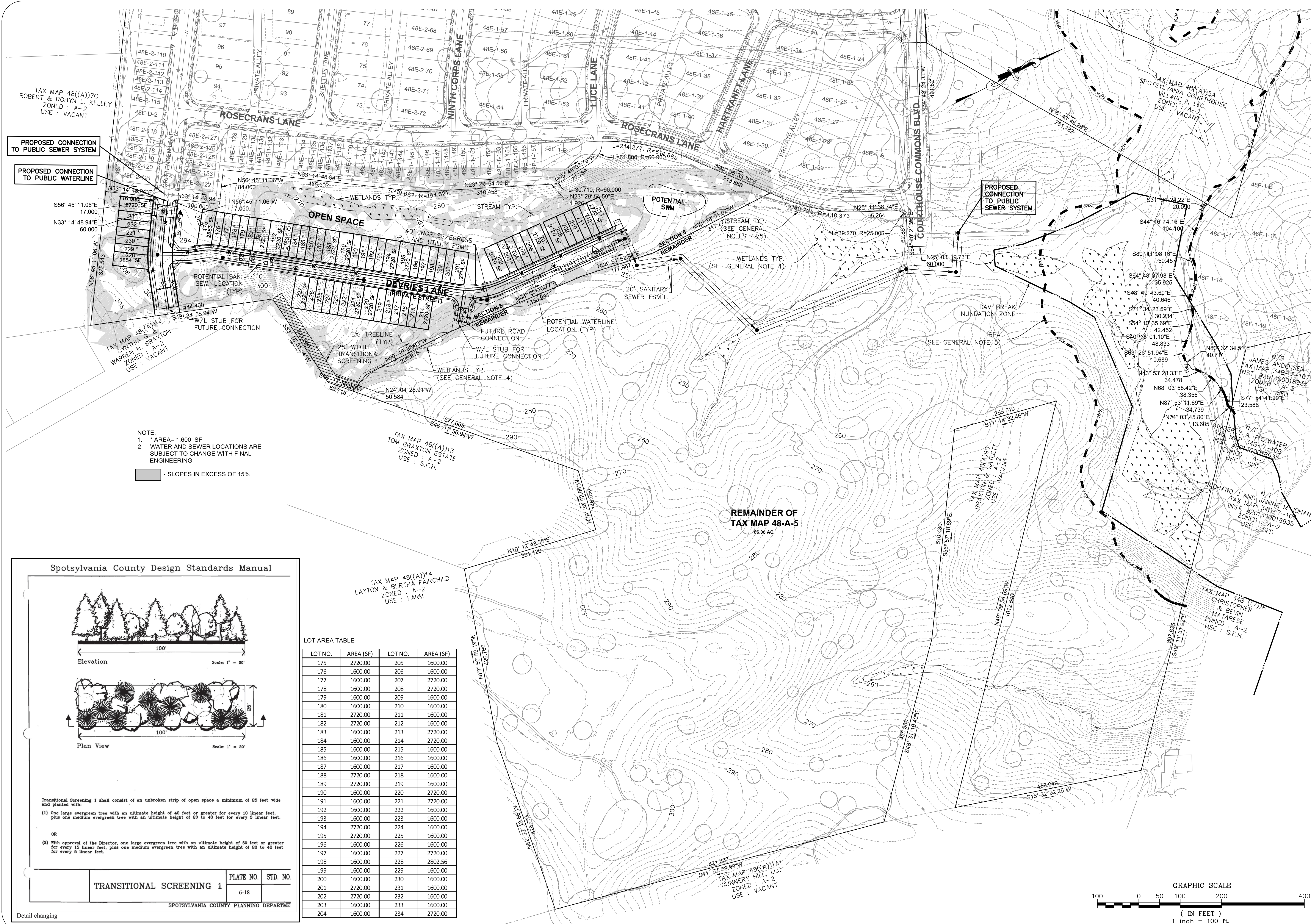
540.373.8350 (p) 540.369.4499 (f)

PRELIMINARY PLAT FOR  
THE VILLAGE AT COURTHOUSE COMMONS  
SECTION FIVE  
PORTION OF TAX MAP #48-((A))-5  
COVER SHEET  
COURTLAND MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VA

| 5/18/18 | REVISED PER COUNTY COMMENTS | 5/4/18 | REVISED PER VDOT COMMENTS | 4/23/18 | REVISED PER COUNTY COMMENTS | DATE | REVIEW STATUS | DATE | REVISION | NO |
|---------|-----------------------------|--------|---------------------------|---------|-----------------------------|------|---------------|------|----------|----|
|         |                             |        |                           |         |                             |      |               |      |          |    |



| FILE NO.          | SHEET     |
|-------------------|-----------|
| DATE<br>3/14/18   | 1<br>OF 3 |
| SCALE<br>AS SHOWN |           |



TAX MAP 48(A)7C  
ROBERT & ROBYN L. KELLEY  
ZONED : A-2  
USE : VACANT

PROPOSED CONNECTION  
TO PUBLIC SEWER SYSTEM

PROPOSED CONNECTION  
TO PUBLIC WATERLINE

TAX MAP 48(A)12  
CYNTHIA G. &  
WARREN H. BRAXTON  
ZONED : A-2  
USE : VACANT

NOTE:  
1. \* AREA=1,600 SF  
2. WATER AND SEWER LOCATIONS ARE  
SUBJECT TO CHANGE WITH FINAL  
ENGINEERING.

- SLOPES IN EXCESS OF 15%

Spotsylvania County Design Standards Manual

Elevation

Scale: 1" = 20'

Plan View

Scale: 1" = 20'

Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with:

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

OR

(2) With approval of the Director, one large evergreen tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

| TRANSITIONAL SCREENING 1 | PLATE NO. | STD. NO. |
|--------------------------|-----------|----------|
|                          | 6-18      |          |

SPOTSYLVANIA COUNTY PLANNING DEPARTMENT

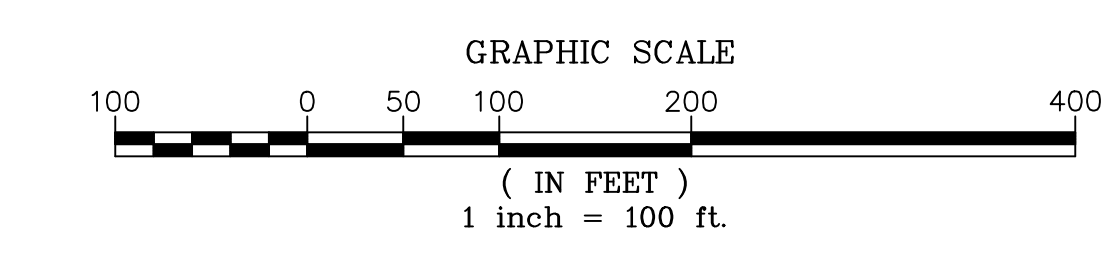
| LOT AREA TABLE |           |         |           |
|----------------|-----------|---------|-----------|
| LOT NO.        | AREA (SF) | LOT NO. | AREA (SF) |
| 175            | 2720.00   | 205     | 1600.00   |
| 176            | 1600.00   | 206     | 1600.00   |
| 177            | 1600.00   | 207     | 2720.00   |
| 178            | 1600.00   | 208     | 2720.00   |
| 179            | 1600.00   | 209     | 1600.00   |
| 180            | 1600.00   | 210     | 1600.00   |
| 181            | 2720.00   | 211     | 1600.00   |
| 182            | 2720.00   | 212     | 1600.00   |
| 183            | 1600.00   | 213     | 2720.00   |
| 184            | 1600.00   | 214     | 2720.00   |
| 185            | 1600.00   | 215     | 1600.00   |
| 186            | 1600.00   | 216     | 1600.00   |
| 187            | 1600.00   | 217     | 1600.00   |
| 188            | 2720.00   | 218     | 1600.00   |
| 189            | 2720.00   | 219     | 1600.00   |
| 190            | 1600.00   | 220     | 2720.00   |
| 191            | 1600.00   | 221     | 2720.00   |
| 192            | 1600.00   | 222     | 1600.00   |
| 193            | 1600.00   | 223     | 1600.00   |
| 194            | 2720.00   | 224     | 1600.00   |
| 195            | 2720.00   | 225     | 1600.00   |
| 196            | 1600.00   | 226     | 1600.00   |
| 197            | 1600.00   | 227     | 2720.00   |
| 198            | 1600.00   | 228     | 2802.56   |
| 199            | 1600.00   | 229     | 1600.00   |
| 200            | 1600.00   | 230     | 1600.00   |
| 201            | 2720.00   | 231     | 1600.00   |
| 202            | 2720.00   | 232     | 1600.00   |
| 203            | 1600.00   | 233     | 1600.00   |
| 204            | 1600.00   | 234     | 2720.00   |

TAX MAP 48(A)14  
LAYTON & BERTHA FAIRCHILD  
ZONED : A-2  
USE : FARM

REMAINDER OF  
TAX MAP 48-A-5  
86.06 AC.

TAX MAP 48(A)90  
BRAXTON & CALLETT  
ZONED : A-2  
USE : VACANT

TAX MAP 34B (777)A  
CHRISTOPHER  
& BEVIN  
MATARESE  
ZONED : A-2  
USE : S.F.H.



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PRELIMINARY PLAT FOR  
**THE VILLAGE AT COURTHOUSE COMMONS**  
**SECTION FIVE**  
PORTION OF TAX MAP #48-(A)-5  
OVERALL PRELIMINARY LAYOUT  
COURTLAND MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VA

| REVISED PER VDOT COMMENTS | REVISED PER COUNTY COMMENTS | REVIEW STATUS | NO   |
|---------------------------|-----------------------------|---------------|------|
| 5/4/18                    | 4/23/18                     | DATE          | DATE |
|                           |                             | REVISION      | NO   |

BRUCE A. REESE  
Lic. No. 22807  
5/4/18  
PROFESSIONAL ENGINEER

| FILE NO.      | SHEET  |
|---------------|--------|
| DATE 3/14/18  | 2 OF 3 |
| SCALE 1"=100' |        |



TAX MAP 48((A))7C  
ROBERT & ROBYN L. KELLEY  
ZONED : A-2  
USE : VACANT

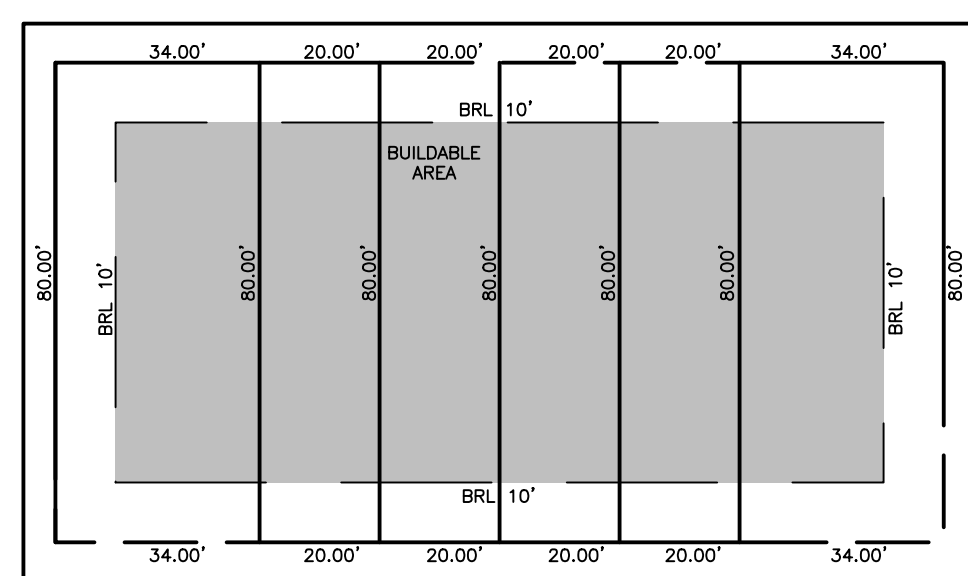
PROPOSED CONNECTION  
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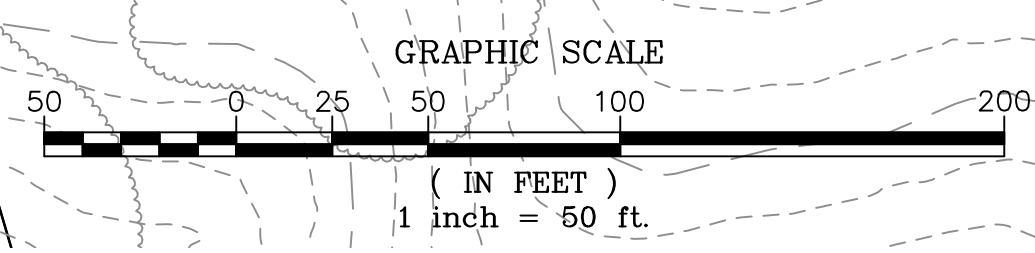
- SLOPES IN EXCESS OF 15%



TOWNHOUSE LOT  
LOT AREA= 2,720 S.F. (END UNIT)  
LOT AREA= 1,600 S.F. (INTERIOR UNIT)  
NOTE: SPECIFIC LOT DIMENSIONS VARY. REFER TO  
LOT LAYOUT PLAN FOR DIMENSIONS OF EACH LOT.  
LOT DIMENSIONS AND LAYOUT SHALL MEET ALL  
MINIMUM REQUIREMENTS.

DETAIL ~ GENERAL LOT SCHEMATIC  
NOT TO SCALE

TAX MAP 48((A))13  
TOM BRAXTON ESTATE  
ZONED : A-2  
USE : S.F.H.

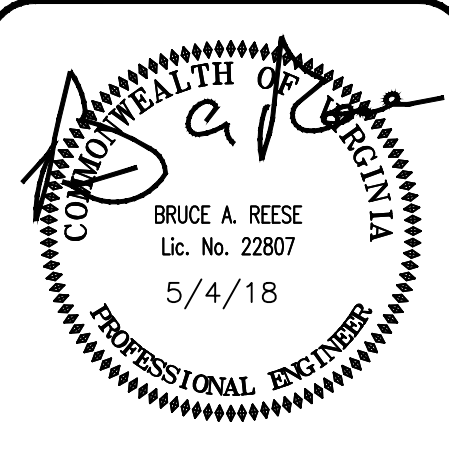


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| 5/4/18                    | 4/23/18                     | DATE          | DATE |
|                           |                             |               |      |
|                           |                             | REVISION      |      |
|                           |                             |               |      |

**BRUCE A. REESE**  
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| FILE NO.        | SHEET     |
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| DATE<br>3/14/18 | 3<br>OF 3 |
| SCALE<br>1"=50' |           |