

THE VILLAS AT SALEM CHURCH
GENERALIZED DEVELOPMENT PLAN FOR REZONING
TM 23-3-A
5715 ROSS DRIVE

COURTLAND VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SHEET INDEX

SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	GENERALIZED DEVELOPMENT PLAN

NOTES:

- SOURCE OF MAPPING:
TOPOGRAPHIC-SPOTSYLVANIA COUNTY GIS
BOUNDARY-BOUNDARY SURVEY PREPARED BY FAIRBANKS & FRANKLIN IN OCTOBER 2017
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
- WETLANDS AND INTERMITTENT STREAM CHANNELS SHOWN ON THIS PLAN WERE DELINEATED BY STANTEC.
- THERE ARE NO KNOWN RESOURCE PROTECTION AREAS (RPA) OR DAM BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SITE.
- THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS ON SITE.
- THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
- LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE, ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
- ALL PARCEL LINES, PARCEL SIZES, BUILDING ENVELOPES, BUILDING SIZES, PUBLIC ROAD LOCATIONS, PRIVATE DRIVEWAY AND TRAVELWAY LOCATIONS, UTILITY LOCATIONS, STORM WATER MANAGEMENT FACILITIES, AND DIMENSIONS OF UNDEVELOPED AREAS SHOWN ON THE GDP MAY BE REASONABLY ADJUSTED FOR PURPOSES OF THE FINAL SITE OR SUBDIVISION PLANS TO ALLOW THE APPLICANT TO ADDRESS FINAL DEVELOPMENT, ENGINEERING AND DESIGN REQUIREMENTS, FULFILL COMPLIANCE WITH STATE AND FEDERAL AGENCY REGULATIONS INCLUDING, BUT NOT LIMITED TO, DHR, VDOT, DEQ, DCR, ARMY CORPS., ETC., AND COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY'S DEVELOPMENT REGULATIONS AND DESIGN STANDARDS MANUAL. NOTWITHSTANDING THE FOREGOING, ANY SAID ADJUSTMENTS TO THE GDP SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY'S ZONING ADMINISTRATOR, AND IN NO EVENT SHALL APPROVED ADJUSTMENTS TO THE GDP RELIEVE THE APPLICANT FROM PROVIDING ANY OF THE PROFFERS.
- STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH THE USE OF BEST MANAGEMENT PRACTICES LOCATED REGIONALLY, ON INDIVIDUAL LOTS, AND/OR AT DRAINAGE OUTFALLS. ALL OUTFALL LOCATIONS WILL BE ANALYZED TO ENSURE THE RECEIVING CHANNELS ARE ADEQUATE AND THAT THE UPSTREAM STORMWATER MANAGEMENT FACILITIES DETAIN THE PEAK POST DEVELOPMENT RUNOFF IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS.
- ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE GENERATED BY EACH LOT WILL BE STORED ON THAT RESPECTIVE LOT IN A CONTAINER. PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
- BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN", AS PER FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 5100650025C EFFECTIVE SEPTEMBER 19, 2007.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LAND AND FACILITIES WITHIN THE SUBDIVISION.
- ALL PROPOSED SUBDIVISION STREETS SHOWN ON THE PLAN ARE PRIVATE.
- ALL LOTS SHALL HAVE DRIVEWAY CONNECTIONS TO THE INTERNAL SUBDIVISION STREETS ONLY. NO LOTS SHALL HAVE DIRECT ACCESS TO ROSS DRIVE.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL LIGHTING SHALL COMPLY WITH SPOTSYLVANIA COUNTY STANDARDS.



VICINITY MAP
SCALE 1"=2000'
SCALE IN FEET (1 INCH=2,000 FEET)

PROPERTY OWNER	APPLICANT	ENGINEER
268 MAIN STREET, LLC 1309 FRANKLIN STREET FREDERICKSBURG, VA 22401 540-809-5808	268 MAIN STREET, LLC 1309 FRANKLIN STREET FREDERICKSBURG, VA 22401 540-809-5808	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700
	LAND USE ATTORNEY CHARLES PAYNE 725 JACKSON STREET FREDERICKSBURG, VA 22401 540-604-2108	

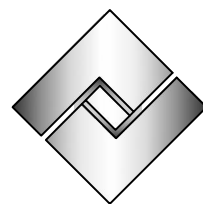
SITE INFORMATION:

TAX PARCEL:	23-3-A
ADDRESS:	5715 ROSS DRIVE
PRESENT ZONING:	R-1
PROPOSED ZONING:	R-8
PRESENT USE:	UNDEVELOPED
PROPOSED USE:	AGE RESTRICTED SINGLE FAMILY ATTACHED SUBDIVISION
OVERLAY DISTRICT(S):	HIGHWAY CORRIDOR
PROPERTY AREA:	6.646 AC
AREA WITHIN LOTS:	3.12 AC
COMMON LAND INCLUDING PRIVATE ROADS:	3.52 AC
RESIDENTIAL DWELLING UNITS:	TOTAL UNITS = 45
DENSITY:	6.77 DU / AC
MINIMUM OPEN SPACE REQUIRED:	25% (1.66 AC)
OPEN SPACE PROVIDED:	36.50% (2.426 AC)
LAND WITHIN SLOPES > 15%, WETLANDS, & RPA:	0.01% (0.06 AC)
DISTURBED ACREAGE:	APPROXIMATELY 5.74 AC
WATER:	PUBLIC WATER
SEWER:	PUBLIC SANITARY SEWER
PARKING REQUIRED:	2 PER UNIT x 45 UNITS = 90 SPACES
PARKING PROVIDED:	112 SPACES
ALLOWABLE BUILDING HEIGHT:	35 FEET
MINIMUM YARD REQUIREMENTS:	FRONT YARD: 20 FEET SIDE YARD: 10 FEET REAR YARD: 20 FEET
ESTIMATED VEHICLE TRIPS:	156 VPD (78 ENTERING, 78 EXITING) TRAFFIC VOLUMES CALCULATED USING THE ITE TRIP GENERATION 9TH EDITION, SINGLE-FAMILY ATTACHED HOUSING (LAND USE CODE 252, 3.44 VPD PER DWELLING UNIT FOR ROSS DRIVE SUBDIVISION)

ZONING COMPARISON			
SINGLE FAMILY DETACHED	ZONING	EXISTING R-1	PROPOSED R-8
	ALLOWED DENSITY	1 DU PER 2 ACRES (CONV. SUBD.)	NONE
	ALLOWED YIELD	1 DU PER 1.5 ACRES (CLUSTER SUBD.)	NONE
		3 DU (CONV. SUBD.) 4 DU (CLUSTER SUBD.)	NONE
SINGLE FAMILY ATTACHED	ALLOWED DENSITY	NONE	8 DU PER 1 ACRE
	ALLOWED YIELD	NONE	53 DU
	MINIMUM LOT SIZE	2 AC (CONV. SUBD.) 20,000 (CLUSTER SUBD.)	NO REQUIREMENT
	MINIMUM LOT WIDTH	100 FT (CONV. SUBD.) 80 FT (CLUSTER SUBD.)	18 FT

DESCRIPTION	ESTIMATED IMPERVIOUS AREA (ACRES)	AREA (ACRES)
28"x50" AGE-RESTRICTED VILLAS (2,075 SF/LOT)	0.85	
26"x50" AGE-RESTRICTED VILLAS (1,956SF/LOT)	1.21	
ROADWAY, SIDEWALK & COMMUNITY AREA	2.67	
OVERALL PARCEL		6.646
IMPERVIOUS SURFACE AREA RATIO	0.71	

ESTIMATED WATER AND SEWER USAGE	
WATER USAGE 9,000 GPD	SEWER USAGE 9,000 GPD



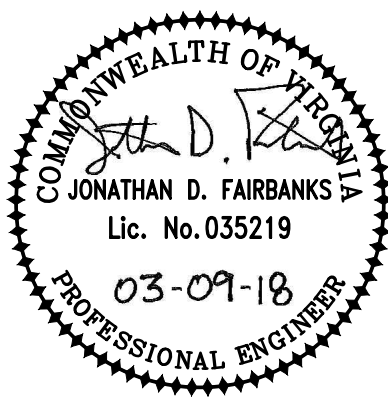
Fairbanks & Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

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SPOTSYLVANIA COUNTY, VIRGINIA

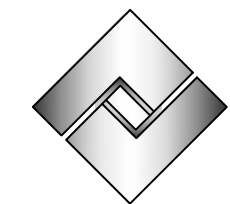


DATE : 11-08-17
DESIGNED: JDF
DRAWN : DLH
CHECKED : JDF

REVISIONS:
01-24-18
03-09-18

DOCUMENT NO.
274-1004

SHEET
1 OF 3



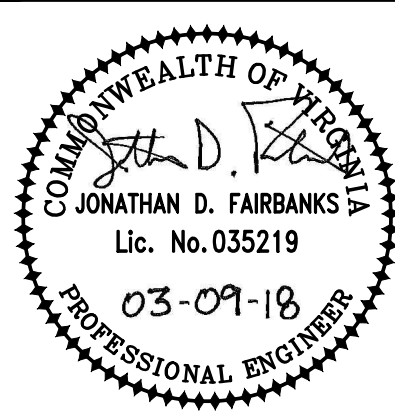
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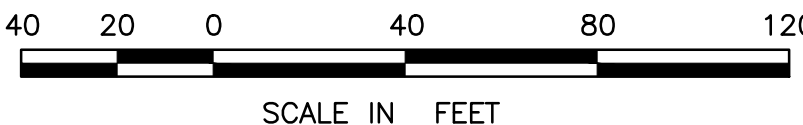
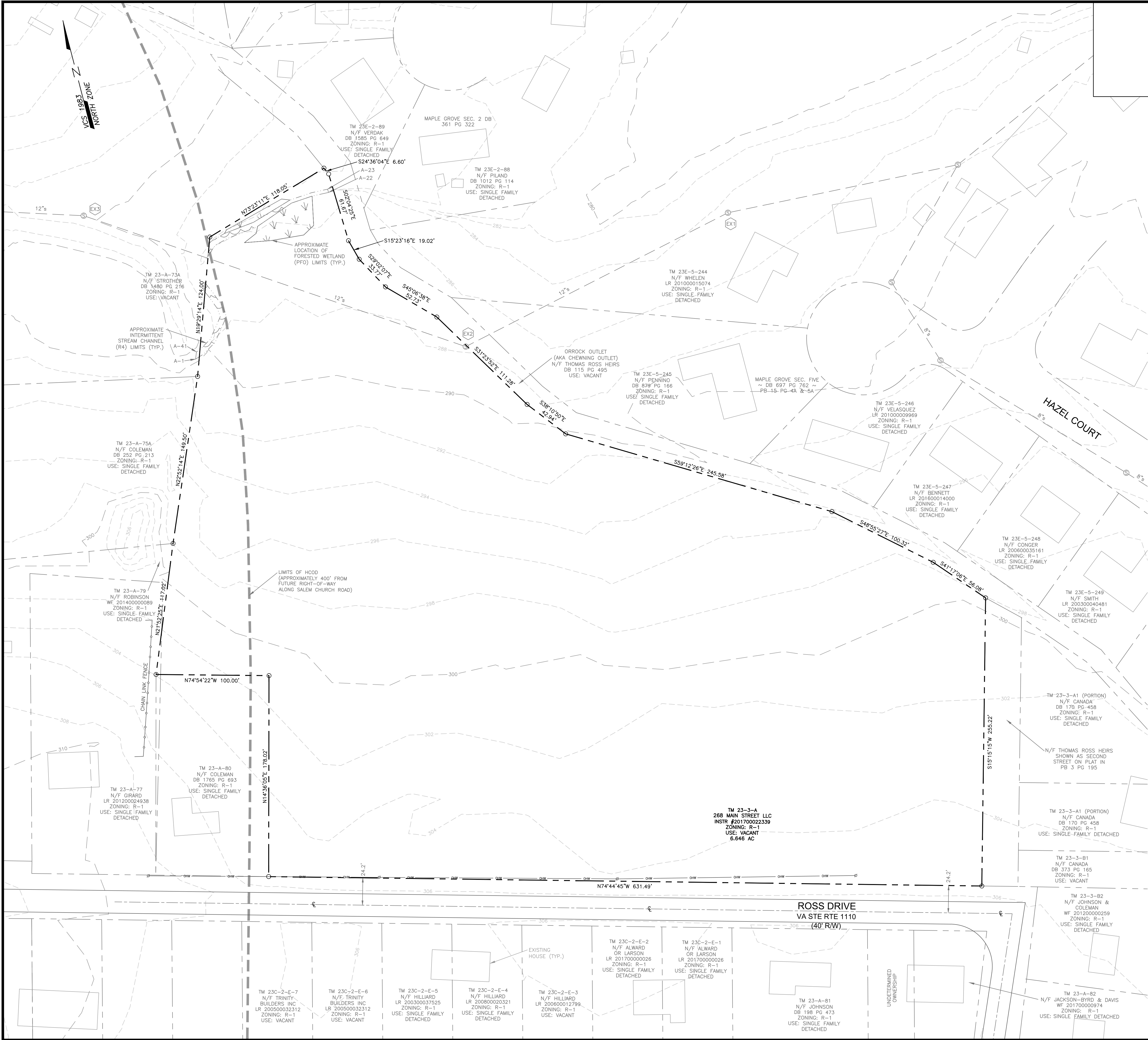
COUNTY PROJECT #16151411

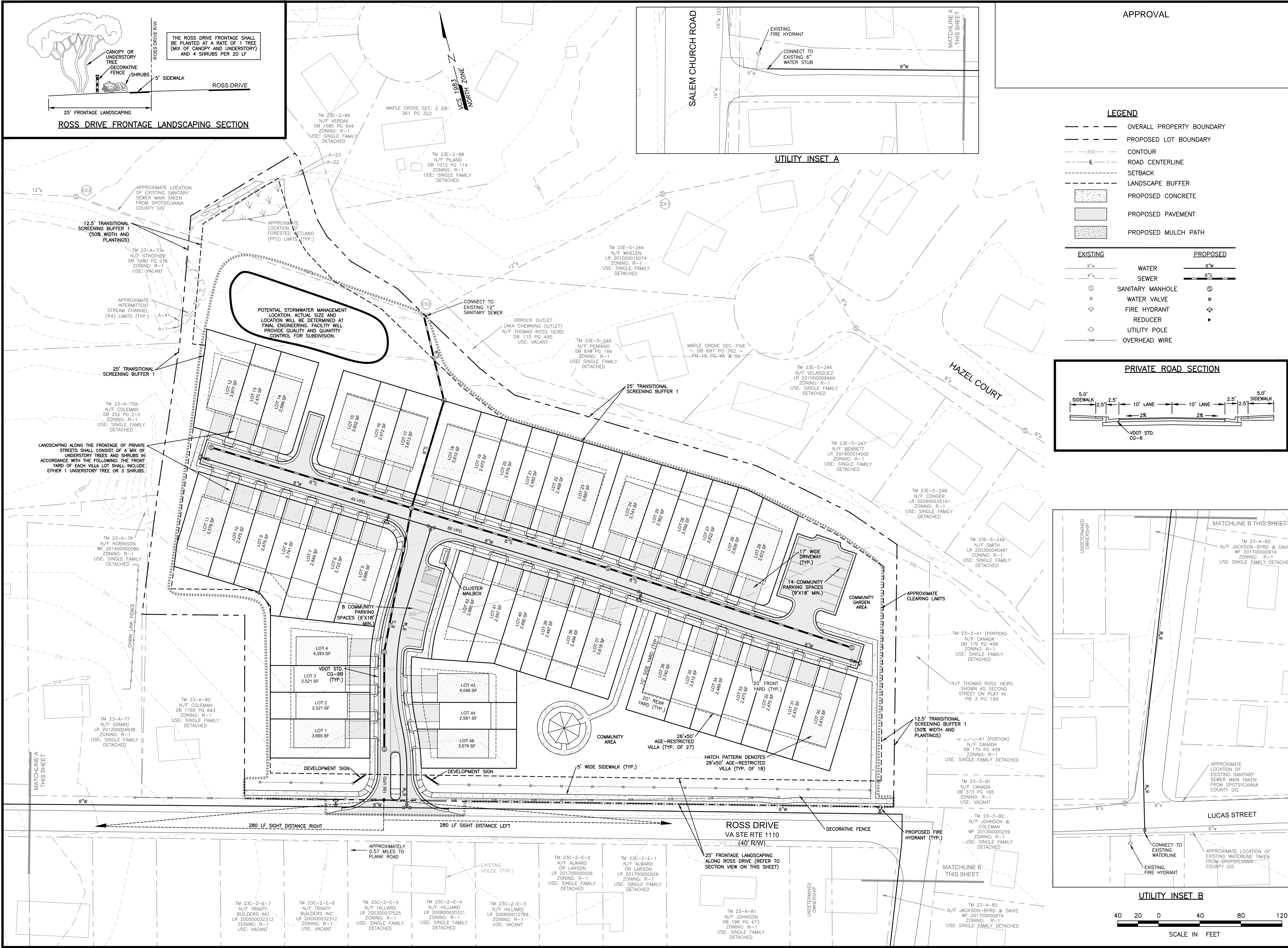
APPROVAL

LEGEND

- OVERALL PROPERTY BOUNDARY
--- 300' CONTOUR
--- ROAD CENTERLINE
--- LIMITS OF HIGHWAY CORRIDOR OVERLAY DISTRICT

EXISTING		PROPOSED
8" W	WATER	8" W
8" S	SEWER	8" S
⊙	SANITARY MANHOLE	⊙
⊗	WATER VALVE	⊗
⊕	FIRE HYDRANT	⊕
○	REDUCER	▶
○	UTILITY POLE	
---	OVERHEAD WIRE	





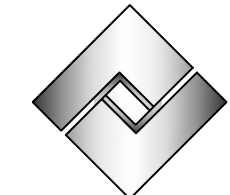
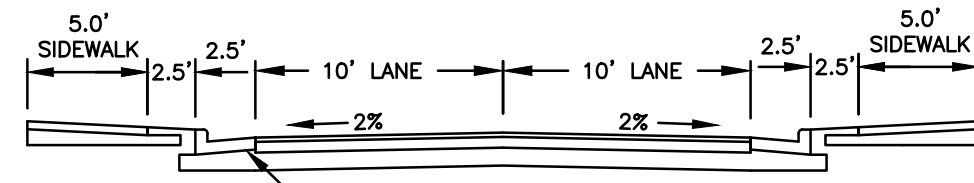
APPROVAL

LEGEND

- OVERALL PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- CONTOUR
- ROAD CENTERLINE
- SETBACK
- LANDSCAPE BUFFER
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED MULCH PATH

EXISTING	PROPOSED
8" W	8" W
8" S	8" S
WATER	WATER
SEWER	SEWER
SANITARY MANHOLE	SANITARY MANHOLE
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
REDUCER	REDUCER
UTILITY POLE	UTILITY POLE
OVERHEAD WIRE	OVERHEAD WIRE

PRIVATE ROAD SECTION



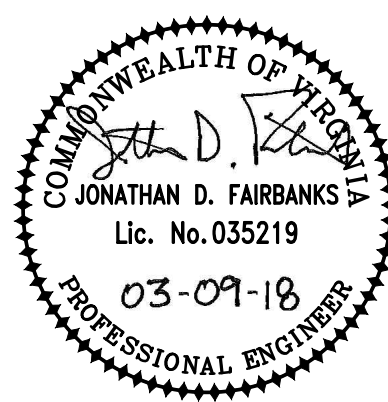
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