

GENERALIZED DEVELOPMENT PLAN FOR SPECIAL USE PERMIT ST. PATRICK CATHOLIC CHURCH & SCHOOL

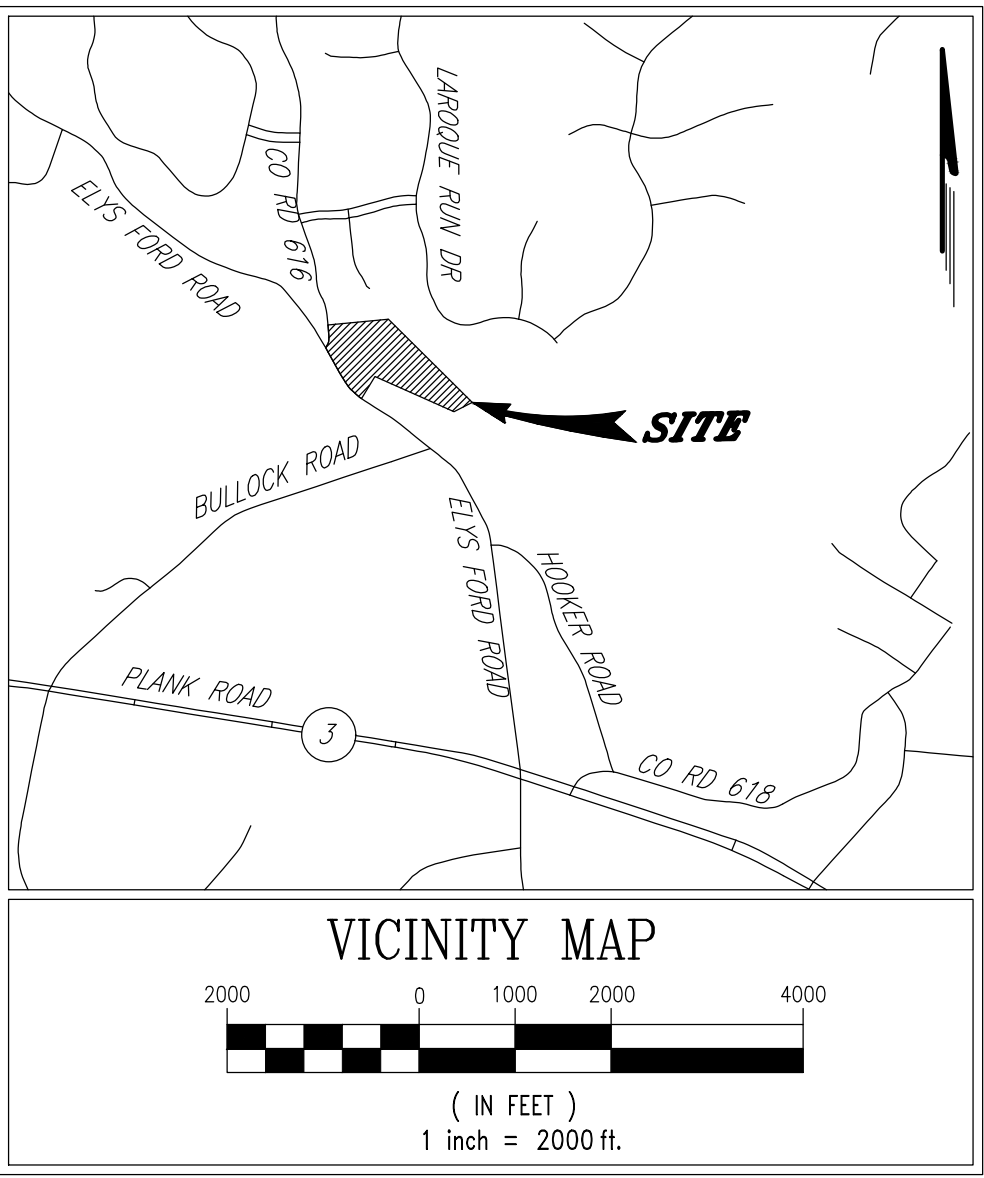
TAX MAP NUMBER: 10-A-1C

9151 ELYS FORD ROAD
FREDERICKSBURG, VA 22407

APPLICANT:
CATHOLIC DIOCESE OF ARLINGTON
200 N. GLEBE RD., STE. 600, ARLINGTON, VA 22203
CONTACT: ROBERT NASHED
703-841-3860

OWNER:
CATHOLIC DIOCESE OF ARLINGTON
200 N. GLEBE RD., STE. 600, ARLINGTON, VA 22203
CONTACT: ROBERT NASHED
703-841-3860

ENGINEER:
RINKER DESIGN ASSOCIATES, P.C.
927 MAPLE GROVE DRIVE, SUITE 105
FREDERICKSBURG, VA 22407
540-548-4470



- SHEET INDEX:
- 1. COVER SHEET
 - 2. EXISTING CONDITIONS
 - 3. PROPOSED CONDITIONS
 - 4. LANDSCAPE PLAN
 - 5. SWM CONCEPT

ZONE: RU

EXISTING USE: PLACE OF WORSHIP, PRIVATE SCHOOL AND RECTORY
PROPOSED USE: PLACE OF WORSHIP (EXPANDED SANCTUARY), PRIVATE SCHOOL, RECTORY,
PARISH HALL & GYMNASIUM/REPLACEMENT SCHOOL SITE



Rinker Design Associates, P.C.
9385 Discovery Boulevard, Suite 200, Manassas, VA 20109 Telephone: (703) 368-7373 Fax: (703) 257-5443
927 Maple Grove Drive, Suite 105, Fredericksburg, VA 22407 Telephone: (540) 548-4470 Fax: (540) 548-4471
4391 Dominion Boulevard, Suite 100, Glen Allen, VA 23060 Telephone: (804) 612-9665 Fax: (804) 612-9666
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COVER SHEET
GDP FOR SPECIAL USE PERMIT
SAINT PATRICK CATHOLIC CHURCH & SCHOOL
TM 10-A-1C
9151 ELYS FORD ROAD, FREDERICKSBURG VA 22407
SPOTSYLVANIA COUNTY, VIRGINIA

REVISIONS:

DATE:	DECEMBER 2017
SCALE:	N/A
DESIGN:	SLM
DRAFT:	SLM
CHECKED BY:	BPK
ARCH:	MCCRERY
JOB NUMBER:	10-061-FB
SHEET:	1 OF 5

DRAWING NAME: L:\work\10061\10061\FB\Stipian\GDP\GDP-SHEET 02.dwg | Plotted on 5/18/2018 3:09 PM | by Shannon Mattison

GENERAL NOTES:

- THIS GDP IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
- THE BOUNDARY DATA SHOWN IS BASED ON INFORMATION FROM ATCS. TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE FOUND, PREVIOUSLY PREPARED PLANS AND DRAWINGS AND SKETCHES PROVIDED BY THE PARISH. A FIELD SURVEY OF THE CURRENT EXISTING FEATURES (ABOVE AND BELOW GROUND) IS RECOMMENDED BEFORE PLAN DESIGN BEGINS. LOCATION OF PROPOSED UTILITIES SUBJECT TO CHANGE WITH FINAL SITE PLAN.
- LANDSCAPING SHOWN ON SHEET 4 IS GENERALIZED. A FINAL LANDSCAPE PLAN SHALL BE PROVIDED WITH THE SITE PLAN AND SHALL CONFORM TO CURRENT SPOTSYLVANIA COUNTY DESIGN STANDARDS.
- THERE ARE NO LAKES, RIVERS, STREAMS, OR PONDS ON THIS PARCEL OR IN THE VICINITY OF THIS DEVELOPMENT.
- WATER AND SEWER ARE PRIVATE.
- THERE ARE NO FLOODPLAINS ON THIS PARCEL.
- PER THE SPOTSYLVANIA COUNTY GIS, THERE IS NO KNOWN RPA LOCATED ON THIS PARCEL.
- THERE ARE NO KNOWN PLACES OF BURIAL ON THIS PARCEL.
- HISTORIC ELEMENTS SHOWN ON SITE 44SP0638 WERE OBTAINED FROM THE PHASE I CULTURAL RESOURCE SURVEY OF THE ST. PATRICK'S CATHOLIC CHURCH PARCEL, SPOTSYLVANIA COUNTY VIRGINIA PREPARED BY DOVETAIL CULTURAL RESOURCES DATE IN NOVEMBER 2010. NO DISTURBANCE OF THE HISTORIC ELEMENTS OR WITHIN THE LIMITS OF THE SITE HAVE BEEN PROPOSED WITH THIS PLAN. THIS PROJECT AREA ALSO FALLS WITHIN THE LIMITS OF THE CHANCELLORSVILLE BATTLEFIELD AREA (DHR 088-5180) AND WILDERNESS BATTLEFIELD (DHR 088-5183).

SURVEY:

CURVE DATA						
No.	ARC	RAD.	TAN.	DELTA	CHD. BRC.	CHD.
1	152.60'	582.72'	76.74'	15°00'16"	N37°01'08"W	152.17'
2	75.65'	326.64'	38.00'	13°16'11"	N01°17'12"E	75.48'

NOTES:

- HORIZONTAL CONTROL BASED ON VCS 1983, DATED 10-02-2013.
- VERTICAL CONTROL BASED ON NAVD 1988, DATED 10-02-2013.

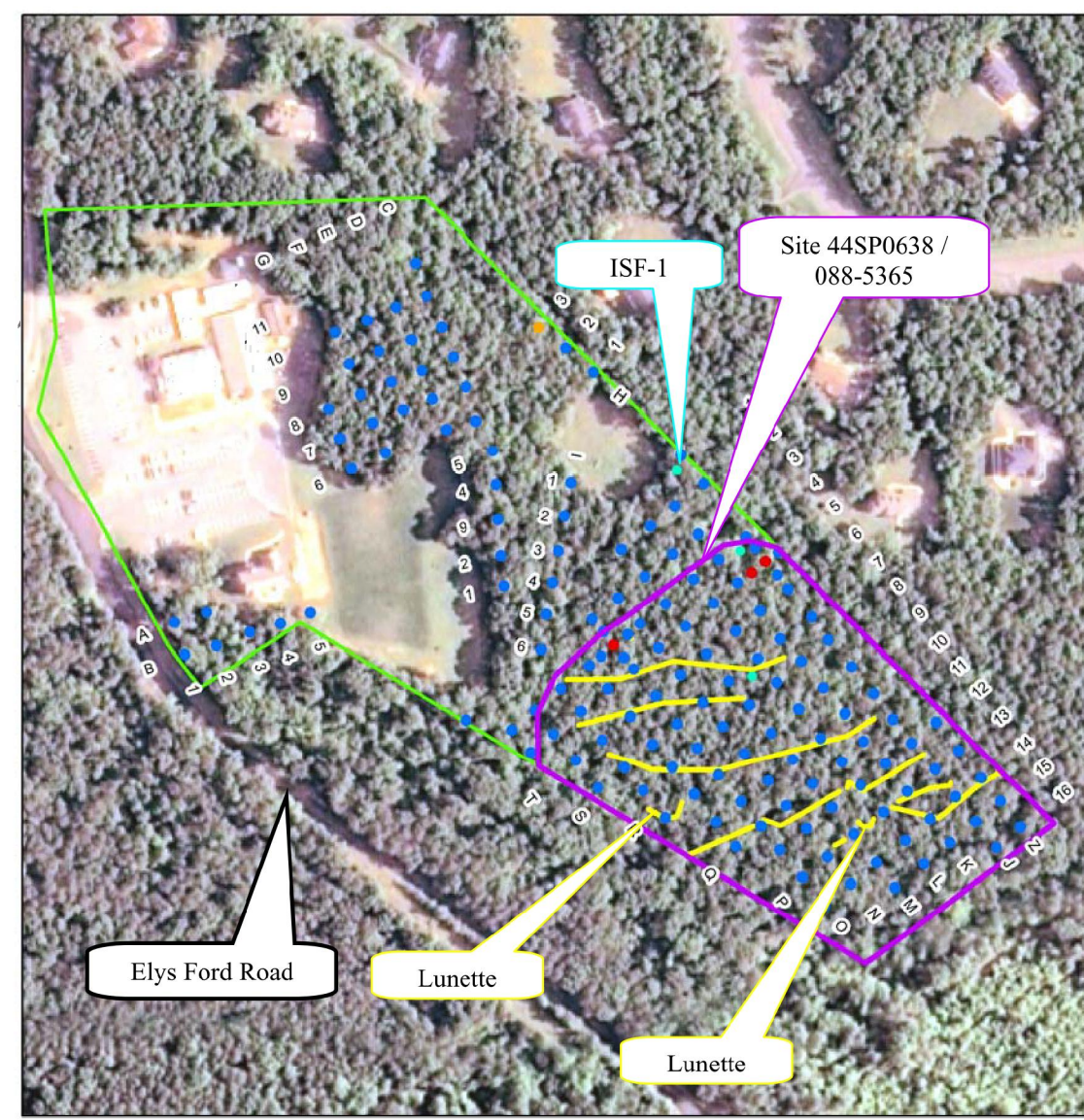


Figure 4: Base Map of Archaeological Testing.

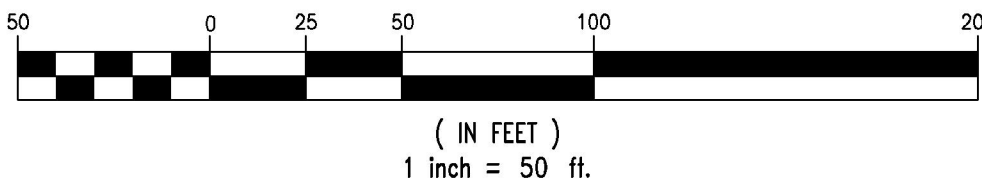
DRAINFIELD TABULATION		
	STATUS	PERMIT
DRAINFIELD 'A'	EXISTING DRAINFIELD IN USE	SD 84-330
DRAINFIELD 'B'	RESERVE DRAINFIELD	SD 84-330
DRAINFIELD 'C'	RESERVE DRAINFIELD	SD 84-330
DRAINFIELD 'D'	EXISTING DRAINFIELD IN USE	SD 84-330
DRAINFIELD 'E'	EXISTING DRAINFIELD IN USE	SWP-01-619
DRAINFIELD 'F'	RESERVE DRAINFIELD	SWP-01-619
DRAINFIELD 'G'	RESERVE DRAINFIELD	SWP-01-619

NOTE: RESERVE DRAINFIELD 'G' WILL BE CONSTRUCTED ONLY AFTER ALL OTHER AVAILABLE SITES HAVE BEEN UTILIZED.

LEGEND

- APPROXIMATE LIMITS OF SITE 44SP0638
- HISTORIC OVERLAY DISTRICT
- EXISTING PAVEMENT
- EXISTING WETLANDS
- EXISTING TREELINE
- EXISTING DRAINFIELDS
- EXISTING STORM SEWER
- EXISTING SEPTIC VALVE VAULT
- PROPOSED LIMITS OF CLEARING AND GRADING

GRAPHIC SCALE



EXISTING CONDITIONS
GDP FOR SPECIAL USE PERMIT
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TM 10-A-1C
9151 ELYS FORD ROAD, FREDERICKSBURG VA 22407
SPOTSYLVANIA COUNTY, VIRGINIA

REVISIONS:

DATE:	DECEMBER 2017
SCALE:	1"=50'
DESIGN:	SLM
DRAFT:	SLM
CHECKED BY:	BPK
ARCH:	MCCRERY
JOB NUMBER:	10-061-FB
SHEET:	2 OF 5

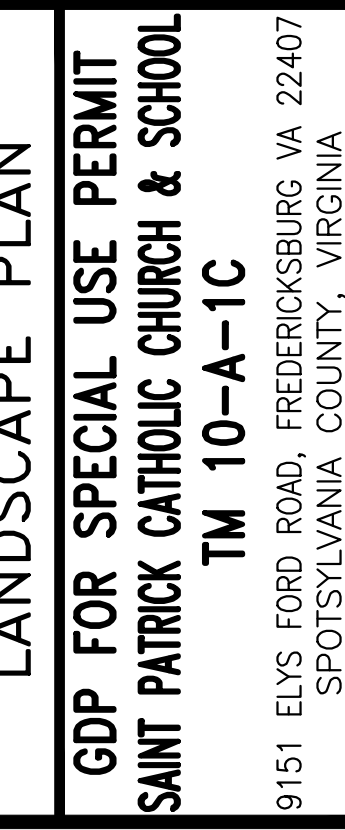


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4381 Dominion Boulevard, Suite 100, Glen Allen, VA 23060 Telephone: (804) 612-0665 Fax: (804) 612-0668
on the web @ www.rdaenvi.com

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DATE: DECEMBER 2017

SCALE: 1"=60'

DESIGN: SLM

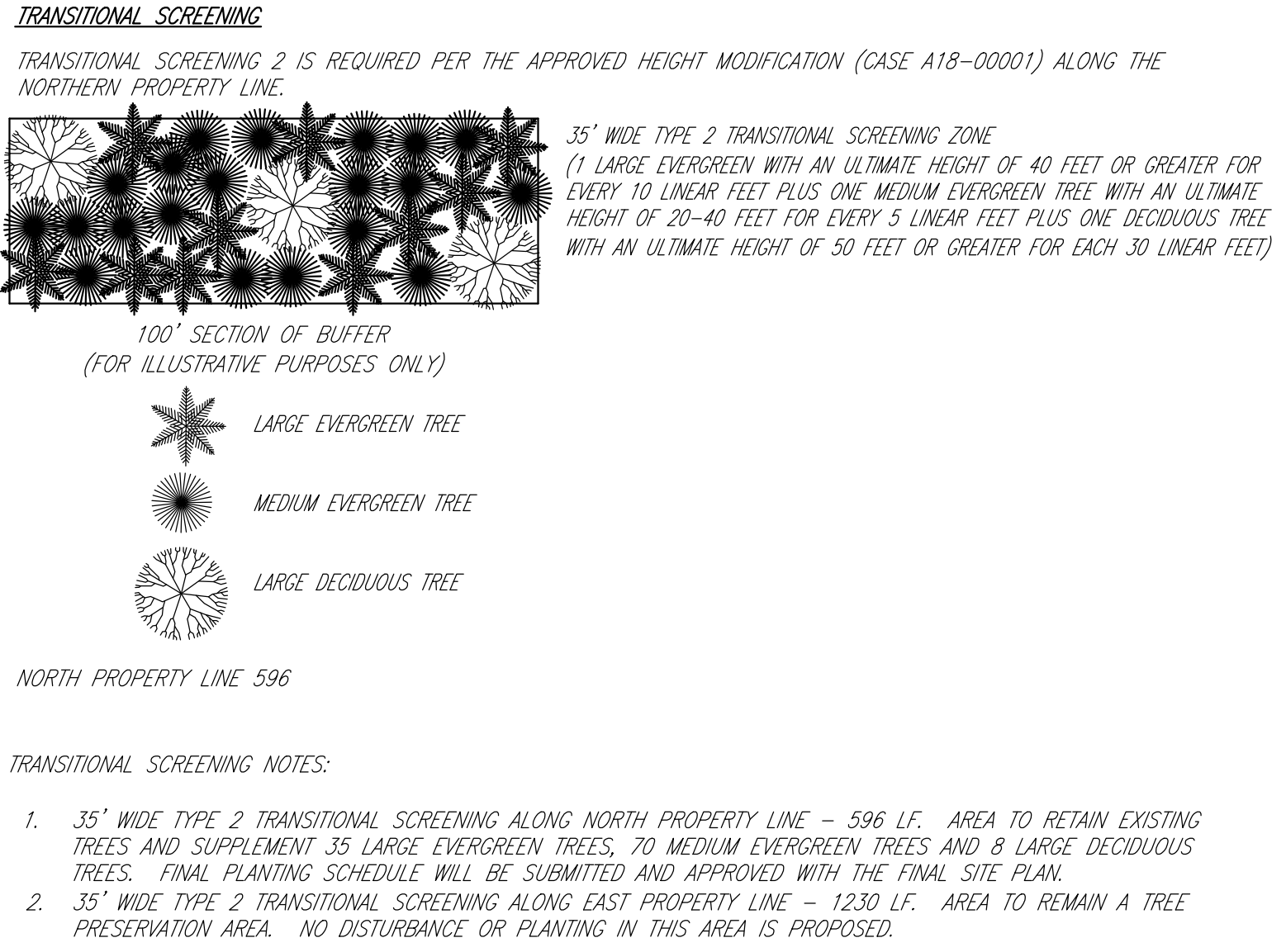
DRAFT: SLM

CHECKED BY: BPK

ARCH: MCCREY

JOB
NUMBER: 10-061-FB

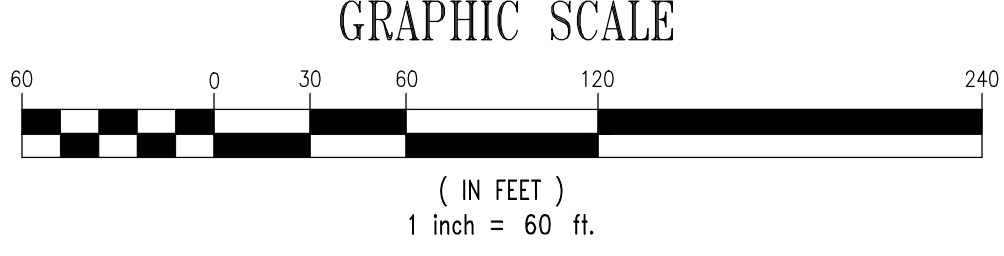
SHEET: 4 OF 5



NORTH PROPERTY LINE		EAST PROPERTY LINE	
POINT NUMBER	WIDTH	POINT NUMBER	WIDTH
1	35	1	45
2	35	2	45
3	35	3	45
4	35	4	45
5	35	5	45
6	25	6	45
7	35	7	45
8	35	8	10
9	40	9	10
10	40	10	10
11	40	11	40
12	40	12	10
TOTAL LENGTH: 596'		13	10
AVERAGE WIDTH: 35.83'		14	40
		15	40
		16	40
		17	40
		18	40
		19	40
		20	40
		21	40
		22	40
		23	40
		24	40
		25	40
		TOTAL LENGTH: 1230'	
		AVERAGE WIDTH: 35.4'	

DRAINFIELD TABULATION		
	STATUS	PERMIT
DRAINFIELD 'A'	EXISTING DRAINFIELD IN USE	SD 84-330
DRAINFIELD 'B'	RESERVE DRAINFIELD	SD 84-330
DRAINFIELD 'C'	RESERVE DRAINFIELD	SD 84-330
DRAINFIELD 'D'	EXISTING DRAINFIELD IN USE	SD 84-330
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4301 Dominion Boulevard, Suite 100, Glen Allen, VA 23060 Telephone: (804) 612-0665 Fax: (804) 612-0678

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TM 10-A-1C

SPOTSLYVANIA COUNTY, VIRGINIA

REVISIONS:

[illegible]

DATE: DECEMBER 2017

SCALE: 1"=100'

DESIGN: SLM

DRAFT: SLM

CHECKED BY: BPK

ARCH: MCCRERY

NUMBER: 10-061-EB

SHEET: 5 OF 5



STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED DEVELOPMENT IS AN EXPANSION OF THE EXISTING CHURCH AND THE PRIVATE SCHOOL ASSOCIATED WITH THE CHURCH. THE MAJORITY OF THE BUILDING AND SITE IMPROVEMENTS ARE ON PRIOR DEVELOPED LANDS, THE OTHER HALF INVOLVES CLEARING OF THE HEAVILY WOODED AREA IMMEDIATELY BEHIND THE EXISTING CHURCH, AND PARKING LOT, PRELIMINARY STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) CALCULATIONS HAVE BEEN PERFORMED IN ACCORDANCE WITH DEQ PART IIB TECHNICAL CRITERIA REQUIREMENTS. THE DEVELOPMENT IS ON PRIOR DEVELOPED LAND AND HAS AN INCREASE IN IMPERVIOUS AREA, WATER QUALITY IS PROVIDED FOR THE PROJECT IN ACCORDANCE WITH SWAC25-870, PART IIB, A 20% REDUCTION IN PHOSPHORUS LOADING IS PROVIDED FOR THE REDEVELOPED PORTION OF THE AREA OF DISTURBANCE. THE DESIGN CRITERIA FOR NEW DEVELOPMENT IS APPLIED TO THE REMAINDER OF THE SITE. THESE WATER QUALITY REQUIREMENTS AS WELL AS CHANNEL PROTECTION AND FLOOD CONTROL REQUIREMENTS WILL BE MET THROUGH THE CONSTRUCTION OF A LEVEL 1 BIORETENTION FACILITY TO THE REAR OF THE SITE. DETAILED COMPUTATIONS AND ANALYSIS WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.

WATER QUALITY SUMMARY

TOTAL DISTURBED AREA:	4.62 AC.
REDEVELOPED IMPERVIOUS AREA:	1.89 AC.
TP LOAD REDUCTION REQUIRED FOR REDEVELOPED AREA:	1.14 LB/YR
NEW IMPERVIOUS AREA:	0.71 AC.
TP LOAD REDUCTION REQUIRED FOR NEW IMPERVIOUS AREA:	1.24 LB/YR
TOTAL LOAD REDUCTION REQUIRED:	2.38 LB/YR

NOTE: CONTOURS SHOWN OUTSIDE OF THE SUBJECT PROPERTY ARE 10' INTERVALS FROM COUNTY GIS.

