

Roseland Townhomes

GENERALIZED DEVELOPMENT PLAN

SITE DATA TABLE

1	TAX MAP REFERENCE / OWNER / INSTRUMENT REFERENCE:	TAX MAP #	OWNER	INSTRUMENT #
		24B-2-12-1	SPECTRUM PARTNER	170020134
		24B-2-12-2	INVESTMENTS, LLC	170020134
		24B-2-12-3		170020133
		24B-2-14-16	(SAME OWNER FOR	170020133
		24B-2-14-17	ALL PARCELS)	170020134
		24B-2-14-18		170020134
2	PROJECT AREA:	1.0124 ACRES /	44,100.14	SQ. FT.
	- HUDGINS ROAD PROPOSED RIGHT-OF-WAY (R.O.W.) DEDICATION:	0.0344 ACRES /	1,500.00	SQ. FT.
	NET PROJECT AREA:	0.9780 ACRES /	42,600.14	SQ. FT.
	PROPOSED AREA OF DISTURBANCE (INCLUDES OFF-SITE):	0.9114 ACRES /	39,700	SQ. FT.
	NOTE: PROPOSED AREA OF DISTURBANCE IS PRELIMINARY AND SUBJECT TO MINOR REVISION			
3	CURRENT ZONING:	RESIDENTIAL 1 (R-1) DISTRICT		
	PROPOSED ZONING:	MIXED USE DISTRICT, RESIDENTIAL TOWNHOUSE SUB-DISTRICT (MU-2)		
4	<u>BY-RIGHT (R-1 DISTRICT) DEVELOPMENT TABULATIONS:</u>			
	MAXIMUM PERMITTED RESIDENTIAL DENSITY:	1 D.U. PER 2 ACRES =	0.51	UNIT
	MAXIMUM PERMITTED NON-RESIDENTIAL:	0.00 F.A.R. =	0	GFA
	<u>PROPOSED DEVELOPMENT / DENSITY:</u>			
	PROPOSED NUMBER OF LOTS:	14	(20' x 34' TOWNHOMES)	
	PROPOSED DENSITY:	13.83	DU/ACRE (GROSS ACREAGE)	
5	OVERLAY DISTRICTS:	HIGHWAY CORRIDOR OVERLAY DISTRICT (CORNER OF LOT 18)		
		TRAFFIC ANALYSIS ZONE 1231		
		FIRST RESPONDER ZONE 4		
		AIRPORT PROTECTION OVERLAY DISTRICT		
		PRIMARY DEVELOPMENT ZONE		
6	EXISTING USE:	RESIDENTIAL - ONE (1) SINGLE-FAMILY DWELLING		
		PROPERTY PLATTED INTO SIX (6) LOTS		
	TYPES OF PROPOSED USE:	TOWNHOMES (TYPE 3 BUILDING)		
7	PROPOSED MAXIMUM HEIGHT:	38	FEET	
	<u>MINIMUM YARDS:</u>			
	PRIMARY STREET	5	FEET	
	SIDE	5	FEET	
	SIDE, COMMON LOT LINE	0 / 5	FEET (5 FEET - CORNER LOT)	
	REAR	15	FEET	
	MINIMUM LOT AREA:	NONE		
	MINIMUM LOT WIDTH:	NONE		
	<u>BUILD-TO-ZONE:</u>			
	PRIMARY STREET	5 / 25	FEET (MIN / MAX)	
	% OF BUILDING IN STREET BTZ:	70%	SEE SHEET 3A FOR ADD'L INFORMATION	
	% OF OPEN AREA ON THE LOT ON AVERAGE:	15%		
	NOTE: THERE IS ONE (1) EXISTING SINGLE-FAMILY DETACHED HOME ON THE SUBJECT SITE.			
8	TRIP GENERATION COMPUTATIONS:			
	ITE LAND USE CODE:	230		
	ITE RATE: (WEEKDAY TOTAL):	5.86	TRIPS PER DWELLING UNIT	
	ESTIMATED VEHICLE TRIPS (WEEKDAY):	82.04	TRIPS PER DAY	
	ITE RATE (AM PEAK):	0.44	TRIPS PER DWELLING UNIT	
	ESTIMATED VEHICLE TRIPS (AM PEAK):	6.16	TRIPS (AM PEAK)	
	ITE RATE (PM PEAK):	0.52	TRIPS PER DWELLING UNIT	
	ESTIMATED VEHICLE TRIPS (PM PEAK):	7.28	TRIPS (PM PEAK)	
9	HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS:	NONE KNOWN		
10	PLACES OF BURIAL:	NONE KNOWN		
11	FLOODPLAINS, RPAs, WETLANDS, STEEP SLOPES, DAM BREAK INUNDATION ZONES:	NONE PRESENT		
12	PARKING:			
	REQUIREMENT: 2 SPACES PER UNIT =	28	SPACES	
	PROVIDED:			
	2 SPACES PER UNIT (1 GARAGE SPACE & 1 DRIVEWAY SPACE) =	28	SPACES	
	GUEST SPACES	10	SPACES	
	TOTAL PROVIDED PARKING:	38	SPACES	
	NOTE: FINAL PROVIDED PARKING MAY BE REDUCED AT FINAL SITE PLAN SUBJECT TO MINIMUM REQUIREMENT.			
	<u>LOADING SPACE REQUIREMENTS:</u>			
	N/A			
	<u>LOT COVERAGE & IMPERVIOUS AREA:</u>			
	MINIMUM % OF OPEN AREA ON THE LOT ON AVERAGE:	15%	PERCENT	
	PROPOSED TOTAL ON-LOT OPEN AREA:	6,000.00	SQ. FT.	
	AREA OF PROPOSED LOTS:	22,650.00	SQ. FT.	
	PROPOSED ON LOT OPEN AREA ON AVERAGE:	429	SQ. FT. / 26%	
	PROPOSED COMMON OPEN SPACE	0.152	ACRES 15.5%	
	NOTE: OPEN SPACE MAY VARY SUBJECT TO MINIMUM REQUIREMENT.			
	<u>PROPOSED IMPERVIOUS AREAS (APPROXIMATE):</u>			
	BUILDINGS:	9,800	SQ. FT.	
	ROADS/PARKING:	10,100	SQ. FT.	
	DRIVEWAYS:	4,800	SQ. FT.	
	SIDEWALKS:	1,250	SQ. FT.	
	TOTAL IMPERVIOUS AREA:	25,950	SQ. FT.	

GALLONS PER UNIT
TOTAL GALLONS PER DAY (GPD)

GALLONS PER UNIT
TOTAL GALLONS PER DAY (GPD)

TAX MAP #24B-2-12-1 / 216 HUDGINS ROAD / INSTRUMENT# 170020134

TAX MAP #24B-2-12-2 / 214 HUDGINS ROAD / INSTRUMENT# 170020134

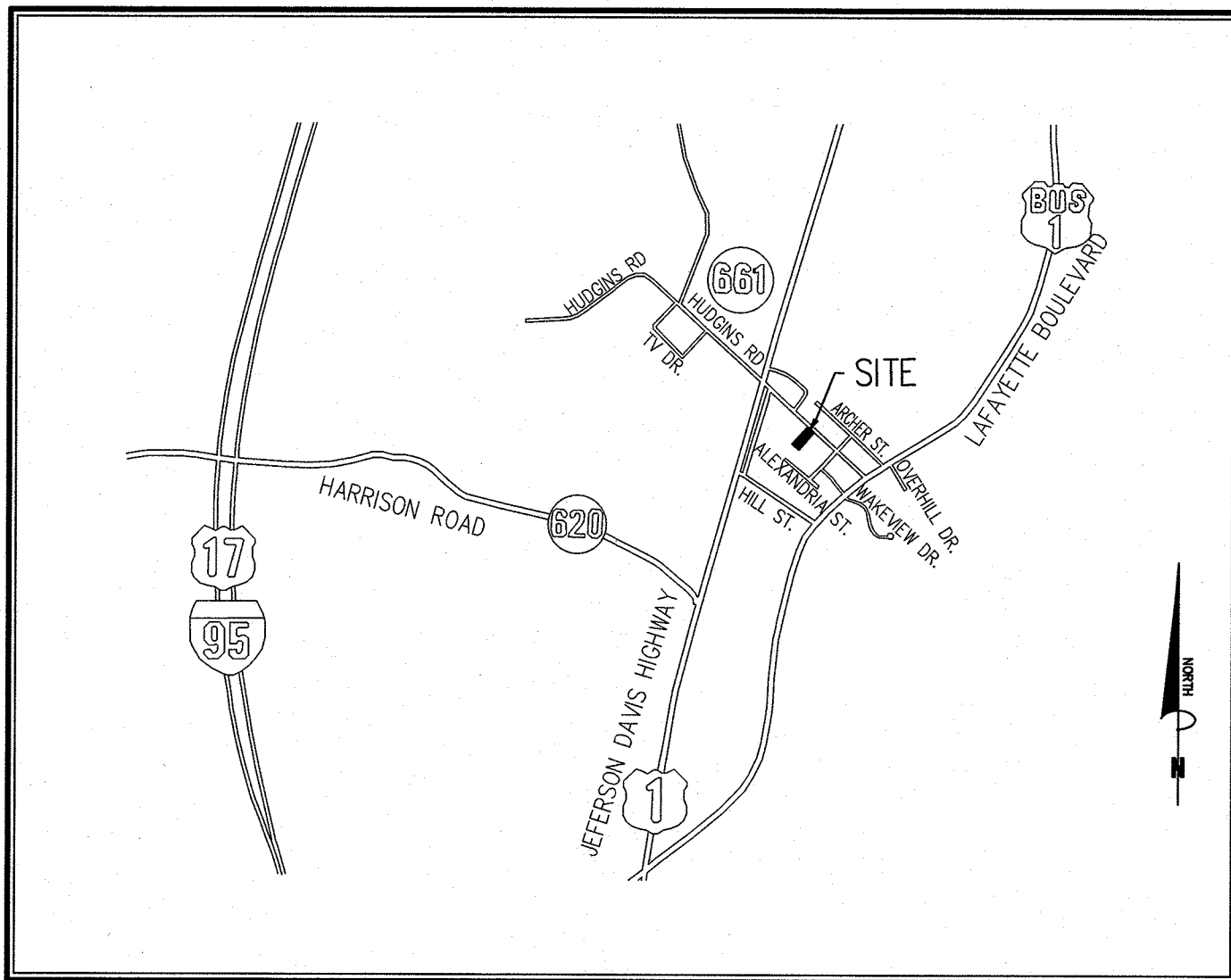
TAX MAP #24B-2-12-3 / 212 HUDGINS ROAD / INSTRUMENT# 170020133

TAX MAP #24B-2-14-16 / NO ADDRESS ASSIGNED / INSTRUMENT# 170020133

TAX MAP #24B-2-14-17 / NO ADDRESS ASSIGNED / INSTRUMENT# 170020134

TAX MAP #24B-2-14-18 / NO ADDRESS ASSIGNED / INSTRUMENT# 170020134

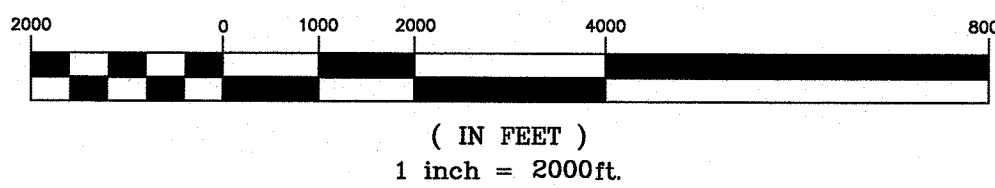
BATTLEFIELD VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
REZONING #: R17-0013



VICINITY MAP
1" = 2000'

MAJOR INTERSECTIONS WITHIN ONE-HALF MILE OF DEVELOPMENT:
 HUGGINS ROAD @ ROUTE 1 - 0.13 MILES TO THE NORTHWEST OF SITE
 HUGGINS ROAD @ LAFAYETTE BOULEVARD - 0.16 MILES TO THE SOUTHEAST OF THE SITE

GRAPHIC SCALE



<p><u>OWNER / APPLICANT</u></p> <p>SPECTRUM PARTNER INVESTMENTS, LLC 470 CENTRAL ROAD FREDERICKSBURG, VA 22401 P: (540) 368-2688</p>
<p><u>LAND USE ATTORNEY</u></p> <p>HIRSCHLER FLEISCHER 725 JACKSON ST., SUITE 200 FREDERICKSBURG, VA 22401 P: (540) 604-2108 F: (540) 604-2101 CONTACT: MR. CHARLES W. PAYNE, JR.</p>
<p><u>PLANNER/ENGINEER</u></p> <p>BOWMAN CONSULTING GROUP 650A NELMS CIRCLE FREDERICKSBURG, VA 22406 P: (540) 371-0268 F: (540) 371-3479 CONTACT: MR. WILLIAM S. PYLE, P.E.</p>

<u>SHEET INDEX</u>	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY PLAT
3	GENERALIZED DEVELOPMENT PLAN
3A	BUILD-TO-ZONE (BTZ) EXHIBIT
4	GENERALIZED LANDSCAPE PLAN
5	SWM CONCEPT PLAN & SIGHT DISTANCE PROFILE
TOTAL PAGES: 6	

APPROVAL

AGENT, BOARD OF SUPERVISORS

DATE _____

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650 A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268

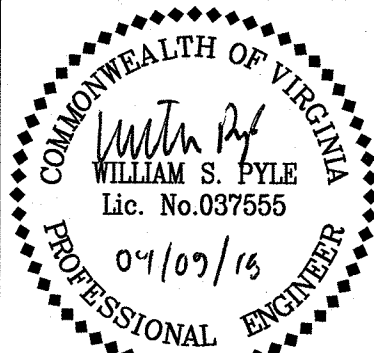
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BATTLEFIELD VOTING DISTRICT

TITLE SHEET

ROSELAND TOWNHOMES GENERALIZED DEVELOPMENT PLAN

R17-0013
COUNTY PROJECT NUMBER



PLAN STATUS
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11/17/17	1st SUBMISSION
01/19/18	2nd SUBMISSION
02/27/18	3rd SUBMISSION
04/09/18	4th SUBMISSION

DATE	DESCRIPTION	
SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED V:	

JOB No. 100022-01-001

DATE : NOVEMBER 2017

FILE No. 100022-D-ZP-001

SHEET 1 OF 5

LIST OF CONTIGUOUS PROPERTY OWNERS

ID NO.	TAX MAP NO.	OWNER	ZONING	LAND USE
1	24-A-18	NR REALTY 2 LLC	C-3	VEHICLE SALES
2	24-A-16A	RADLEY MANAGEMENT LLC	C-3	VEHICLE PARKING
3	24B-2-12-4	CENTRAL VIRGINIA HOUSING COALITION	O-1	OFFICE
4	24B-2-14-15	CENTRAL VIRGINIA HOUSING COALITION	O-1	VACANT
5	24B-2-14-4	MARTY W. COVINGTON	R-1	SINGLE-FAMILY RESIDENTIAL
6	24B-2-14-3	BARRY OR DONNA SULLIVAN	R-1	SINGLE-FAMILY RESIDENTIAL
7	24B-2-14-2	DEBBIE P. HAWKINS	R-1	SINGLE-FAMILY RESIDENTIAL
8	24B-2-14-1	MARTIN RAUL FLORES OR ANA M. FLORES	R-1	SINGLE-FAMILY RESIDENTIAL

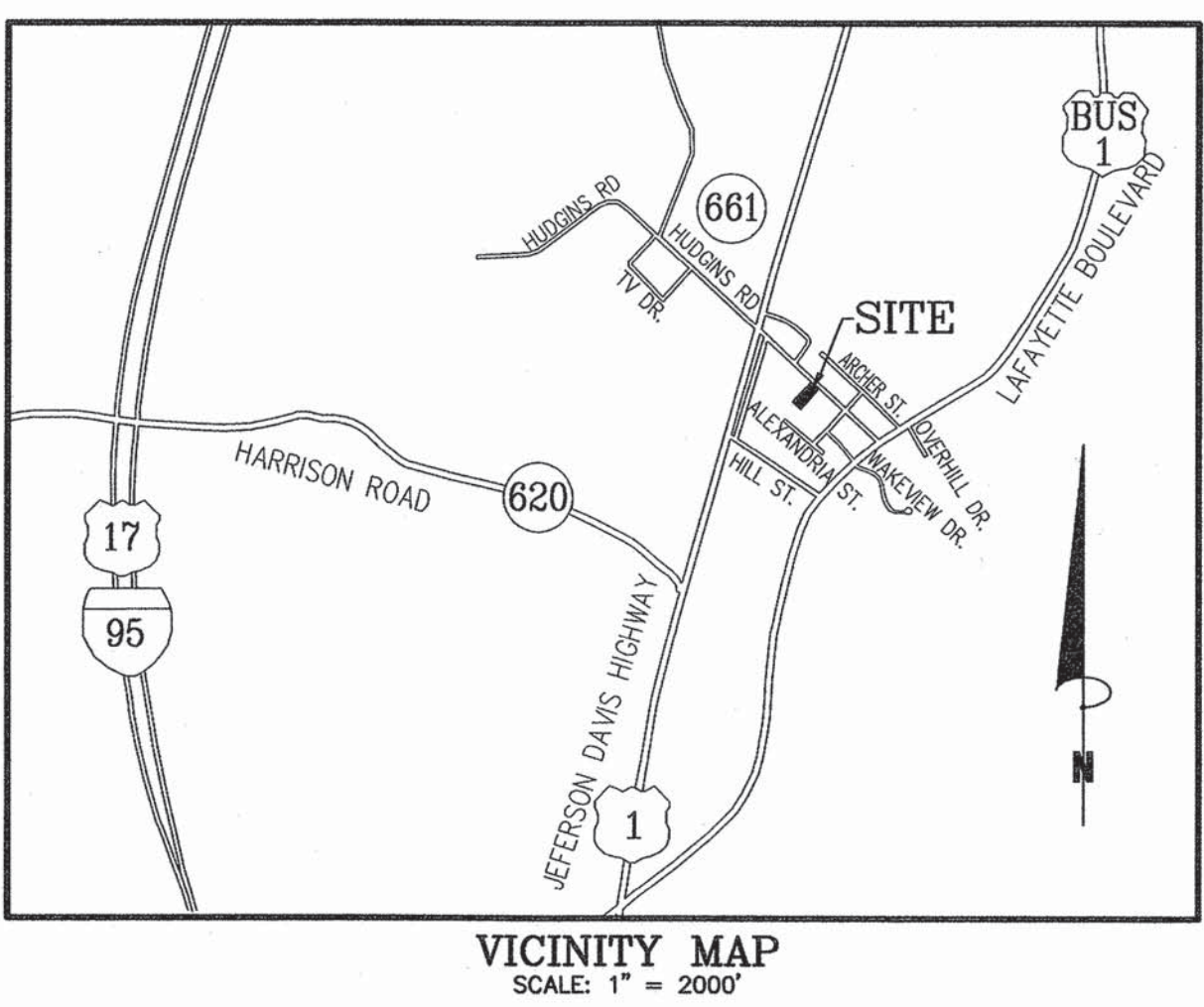
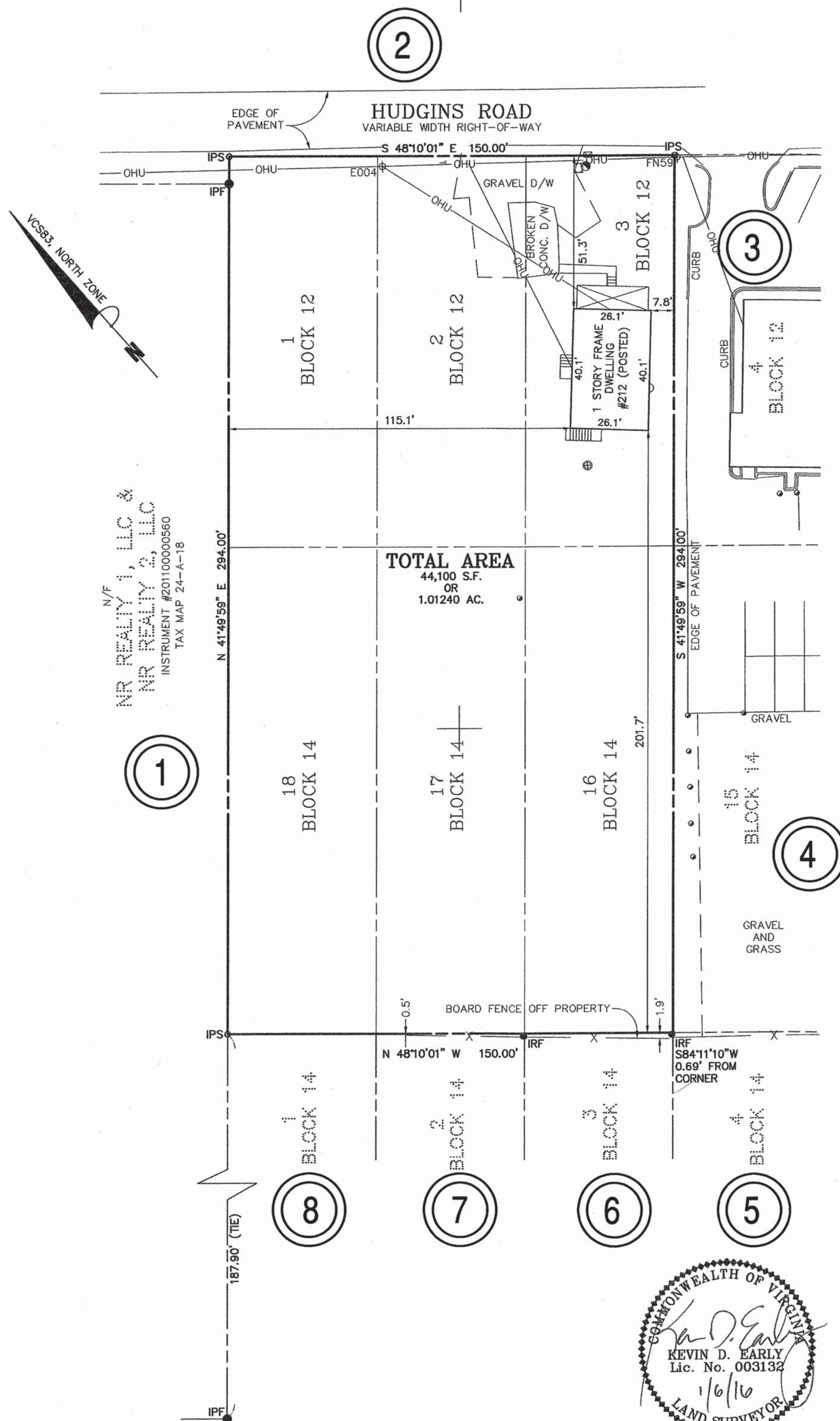
UPDATE TO BOUNDARY SURVEY NOTE #3: SUBSEQUENT TO THE COMPLETION OF THE BOUNDARY SURVEY THE OWNERSHIP OF THE PARCELS WERE TRANSFERRED TO SPECTRUM PARTNER INVESTMENTS, LLC ON NOVEMBER 8, 2017 AS FOLLOWS:

- VIA INSTRUMENT #LR170020133 TO THE PARCELS IDENTIFIED AS TAX MAP #24B-2-12-3 (212 HUDGINS ROAD) & 24B-2-14-16 (NO ADDRESS ASSIGNED)
- VIA INSTRUMENT #LR170020134 TO THE PARCELS IDENTIFIED AS TAX MAP #24B-2-12-1 (216 HUDGINS ROAD), TAX MAP #24B-2-12-2 (214 HUDGINS ROAD), TAX MAP #24B-2-14-17 (NO ADDRESS ASSIGNED), AND TAX MAP #24B-2-14-18 (NO ADDRESS ASSIGNED)

THE TRANSFER OF OWNERSHIP APPLIES TO ALL PARCELS SUBJECT TO THIS APPLICATION.

NOTES

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; ALL ENCUMBRANCES NOT NECESSARILY SHOWN.
- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON SPOTSYLVANIA COUNTY TAX MAP 24B-2-12-1, ZONED RESIDENTIAL 1 (DB 1012, PG 682) TAX MAP 24B-2-12-2, ZONED RESIDENTIAL 1 (DB 1012, PG 682) TAX MAP 24B-2-12-3, ZONED RESIDENTIAL 1 (DB 971, PG 778) TAX MAP 24B-2-14-16, ZONED RESIDENTIAL 1 (DB 971, PG 778) TAX MAP 24B-2-14-17, ZONED RESIDENTIAL 1 (DB 1012, PG 682) TAX MAP 24B-2-14-18, ZONED RESIDENTIAL 1 (DB 1012, PG 682)
- THE PROPERTIES ARE NOW IN THE NAME OF LINDEN L. WHITE AND ARE RECORDED IN DEED BOOK 1012, PAGE 682 (PARCELS 1, 2, 17 & 18) AND DEED BOOK 971, PAGE 778 (PARCELS 3 & 16) AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. JANUARY 4, 2016.
- SOURCE OF MERIDIAN IS THE VIRGINIA COORDINATE SYSTEM 1983, NORTH ZONE BASED ON STATIC GPS OBSERVATIONS PERFORMED BY BOWMAN CONSULTING GROUP, LTD. JANUARY 4, 2016.
- THE PROPERTIES SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0100 C, DATED FEBRUARY 18, 1998.



LEGEND

- SIGN
- MAIL BOX
- UTILITY POLE
- CLEAN OUT
- WATER METER
- WELL
- BOLLARD
- IRON PIPE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- OVERHEAD UTILITY WIRES

EXISTING IMPROVEMENTS
& BOUNDARY SURVEY
ON
LOTS 1, 2 & 3 - BLOCK 12
AND
LOTS 16, 17 & 18 - BLOCK 14
ROSELAND SUBDIVISION
PLAT BOOK 8 AND PAGE 20
LEE HILL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: JANUARY 6, 2016

REVISION	

Bowman CONSULTING
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BCG PROJECT NO: 10022-01-002 TASK: 0004 COUNTY REF NO: SHEET 1 OF 1

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

BOUNDARY PLAT AND CONTIGUOUS OWNERS

ROSELAND TOWNHOMES
GENERALIZED DEVELOPMENT PLAN

BATTLEFIELD VOTING DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA

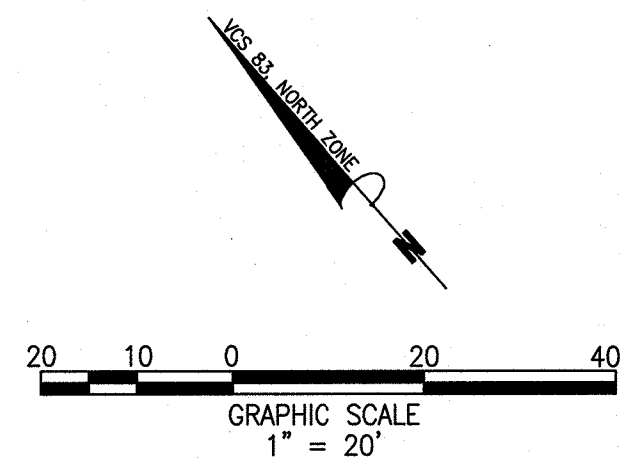
R17-0013
COUNTY PROJECT NUMBER

PLAN STATUS
11/17/17 1st SUBMISSION
01/19/18 2nd SUBMISSION
02/27/18 3rd SUBMISSION
04/09/18 4th SUBMISSION

DATE	DESCRIPTION
SG DESIGN	SG DRAWN
WSP CHKD	H: AS NOTED
SCALE	V:
JOB No.	100022-01-001
DATE	NOVEMBER 2017
FILE No.	100022-D-ZP-001

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APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

1. CONNECTIVITY OF ROAD NETWORKS;
2. CONNECTED PEDESTRIAN NETWORKS AND PEDESTRIAN-FRIENDLY ROAD DESIGN;
3. REDUCED FRONT AND SIDE YARD BUILDING SETBACKS;
4. INCORPORATES A NEW MIX OF HOUSING TYPES; AND
5. MAINTAINS THE GENERAL CHARACTER OF ADJACENT PROPERTIES AND SURROUNDING NEIGHBORHOODS.

ET 3 OF 5

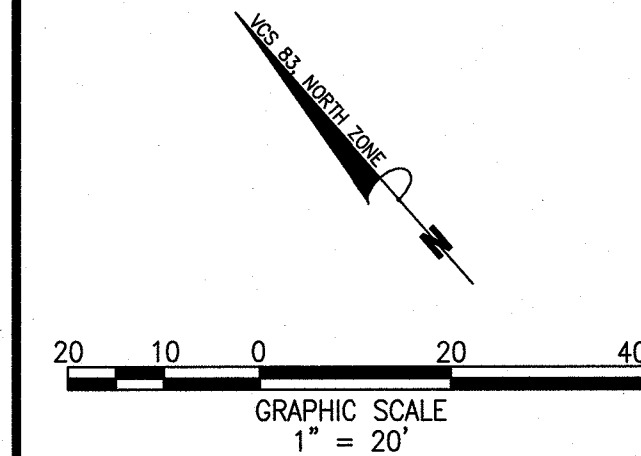
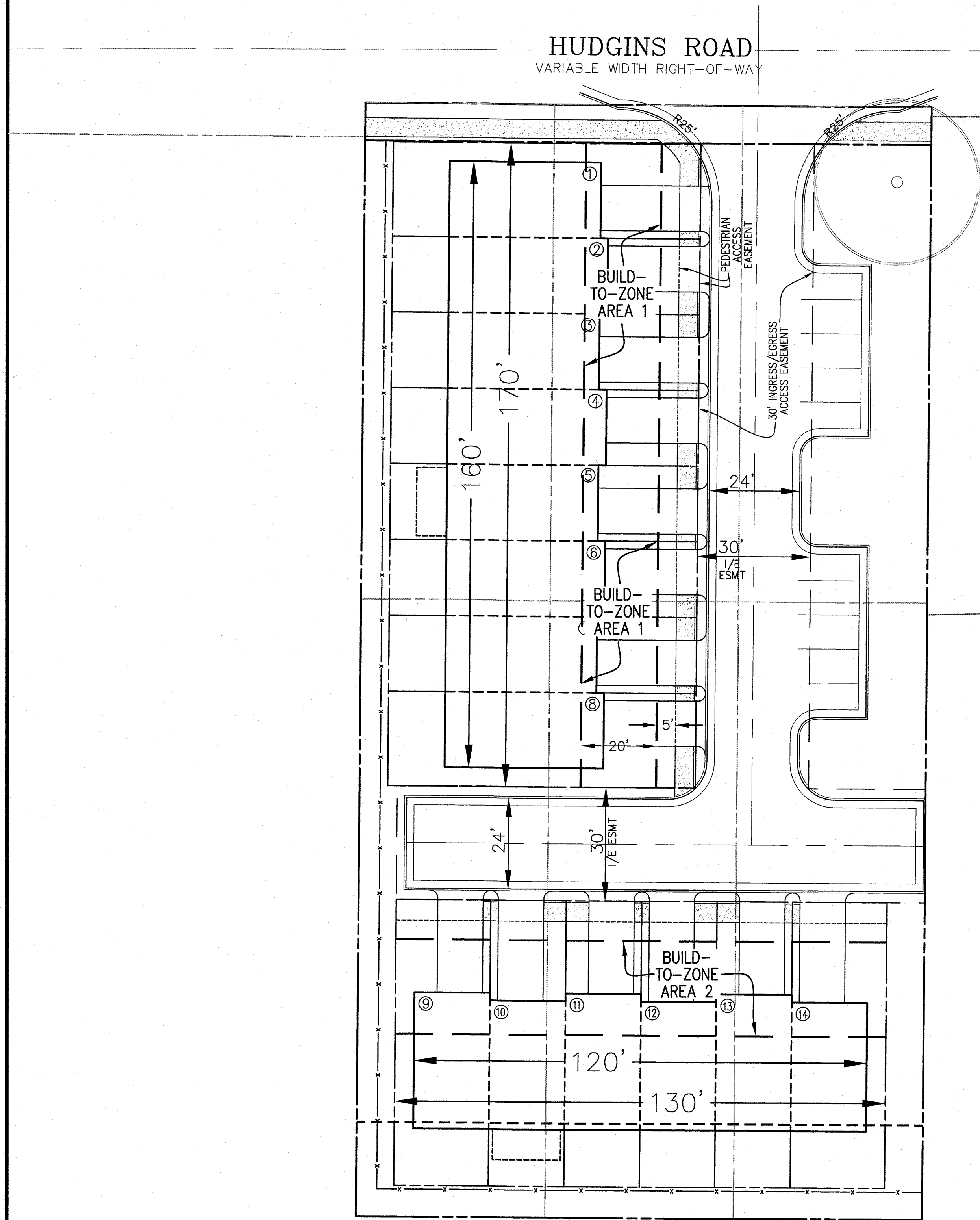


EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY.

NOTES

- 1. PLAN IS SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
- 2. THE APPLICANT IS PROVIDING A 5.5' WIDE PEDESTRIAN ACCESS EASEMENT OUTSIDE OF THE PROPOSED 30' WIDE INGRESS/EGRESS EASEMENT. THE APPLICANT PROPOSES THAT THE BUILD-TO-ZONE REQUIREMENTS BE MEASURED/CALCULATED FROM PEDESTRIAN ACCESS EASEMENT.

BUILD-TO-ZONE CALCULATIONS

BUILD-TO-ZONE AREA 1
BUILDING LENGTH = 160'
BLOCK LENGTH = 170'
% IN B-T-Z = ±94%

BUILD-TO-ZONE AREA 2
BUILDING LENGTH = 120'
BLOCK LENGTH = 130'
% IN B-T-Z = ±92%

APPROVAL

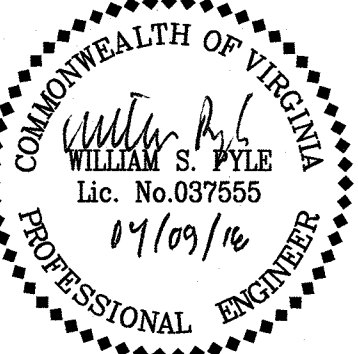
AGENT, BOARD OF SUPERVISORS

DATE

BUILD-TO-ZONE (BTZ) EXHIBIT
ROSELAND TOWNHOMES
GENERALIZED DEVELOPMENT PLAN

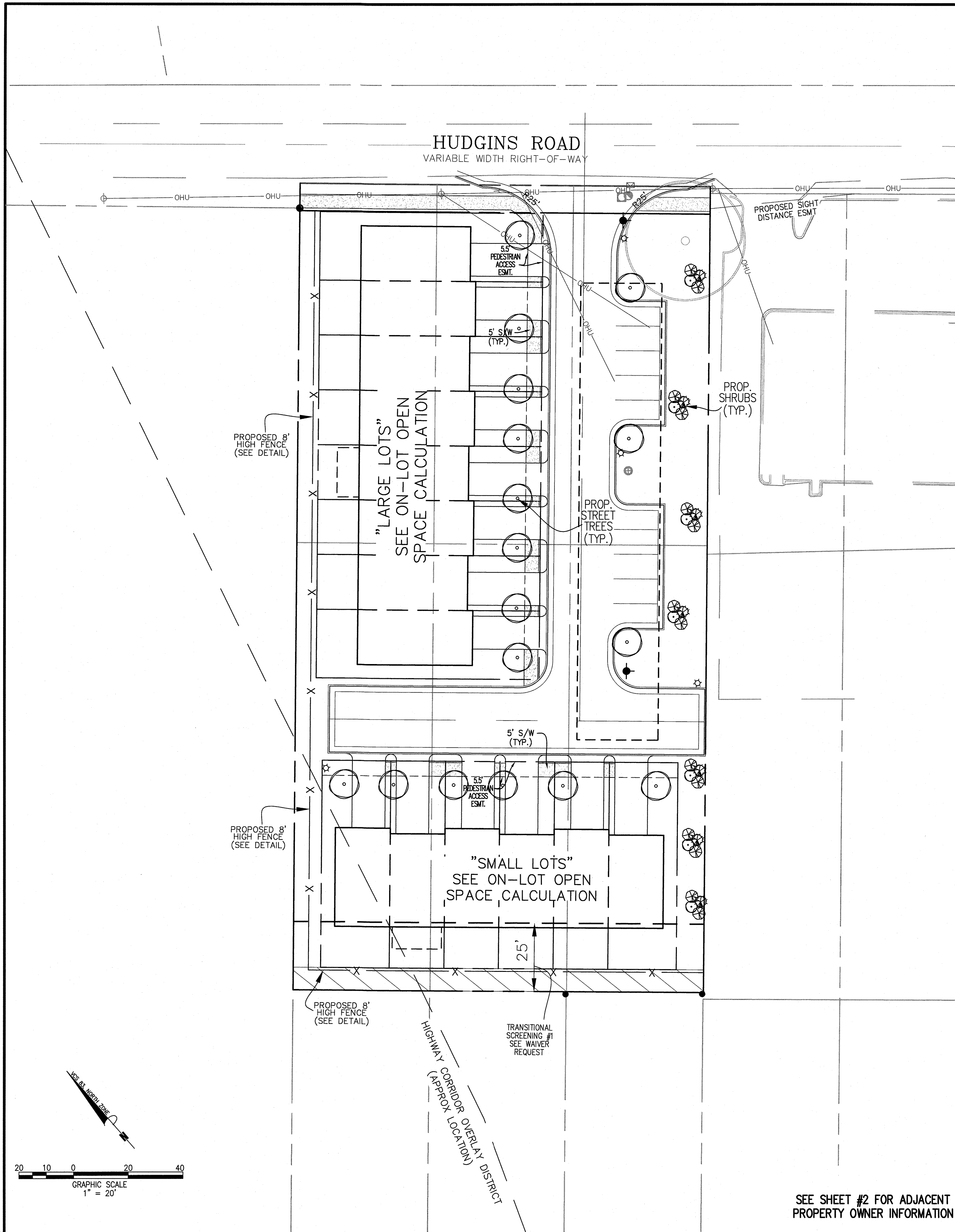
BATTLEFIELD VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

R17-0013
COUNTY PROJECT NUMBER



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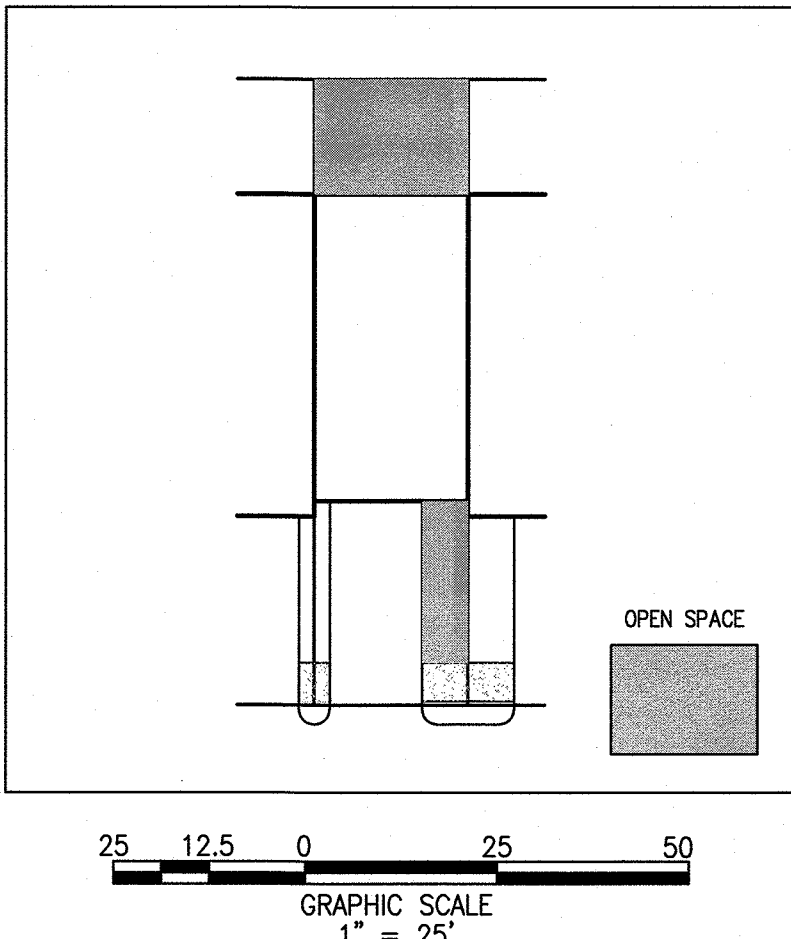
DATE	DESCRIPTION		
SG	SG	WSP	
DESIGN	DRAWN	CHKD	
SCALE	H: 1"=20'	V:	
JOB No.	100022-01-001		
DATE :	NOVEMBER 2017		
FILE No.	100022-D-ZP-001		



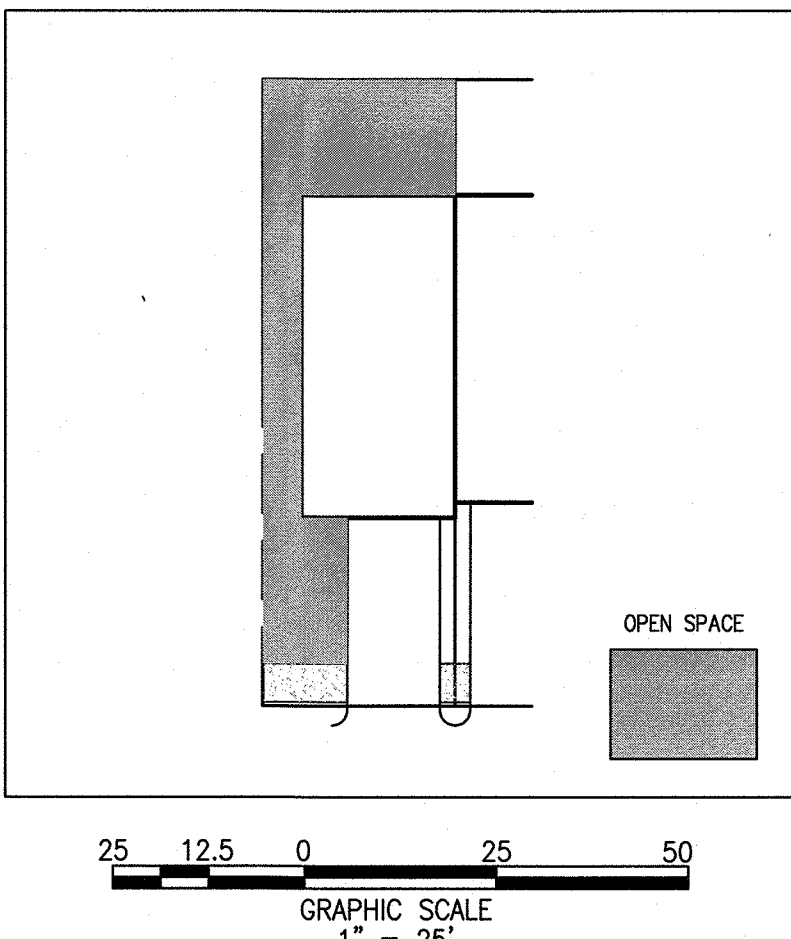
NOTES

1. PLAN IS SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL (DSM); UNLESS WAIVED OR MODIFIED.
3. LANDSCAPING AS SHOWN IS CONCEPTUAL AND SUBJECT TO REVISION AT TIME OF FINAL SITE PLAN.
4. THE PLANT MATERIAL IN THE BUFFER SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY STATE BY THE HOMEOWNER'S ASSOCIATION OF THIS DEVELOPMENT.
5. PER DSM SECTION 6-6 (PARKING LOT LANDSCAPING) NO PARKING LOT LANDSCAPING IS REQUIRED AS THE NUMBER OF PROPOSED GUEST PARKING SPACES IS LESS THAN 20 SPACES.
6. PER DSM SECTION 6-8 (STREET BUFFERS) NO STREET BUFFER IS REQUIRED AS HUDGINS ROAD IS CLASSIFIED AS A LOCAL ROAD.
7. STREET TREES (MEDIUM DECIDUOUS) SHALL BE PROVIDED ALONG THE INTERNAL ROAD PER DSM SECTION 8-2.4.C.

TYPICAL OPEN SPACE
INTERIOR LOT



TYPICAL OPEN SPACE
CORNER LOT

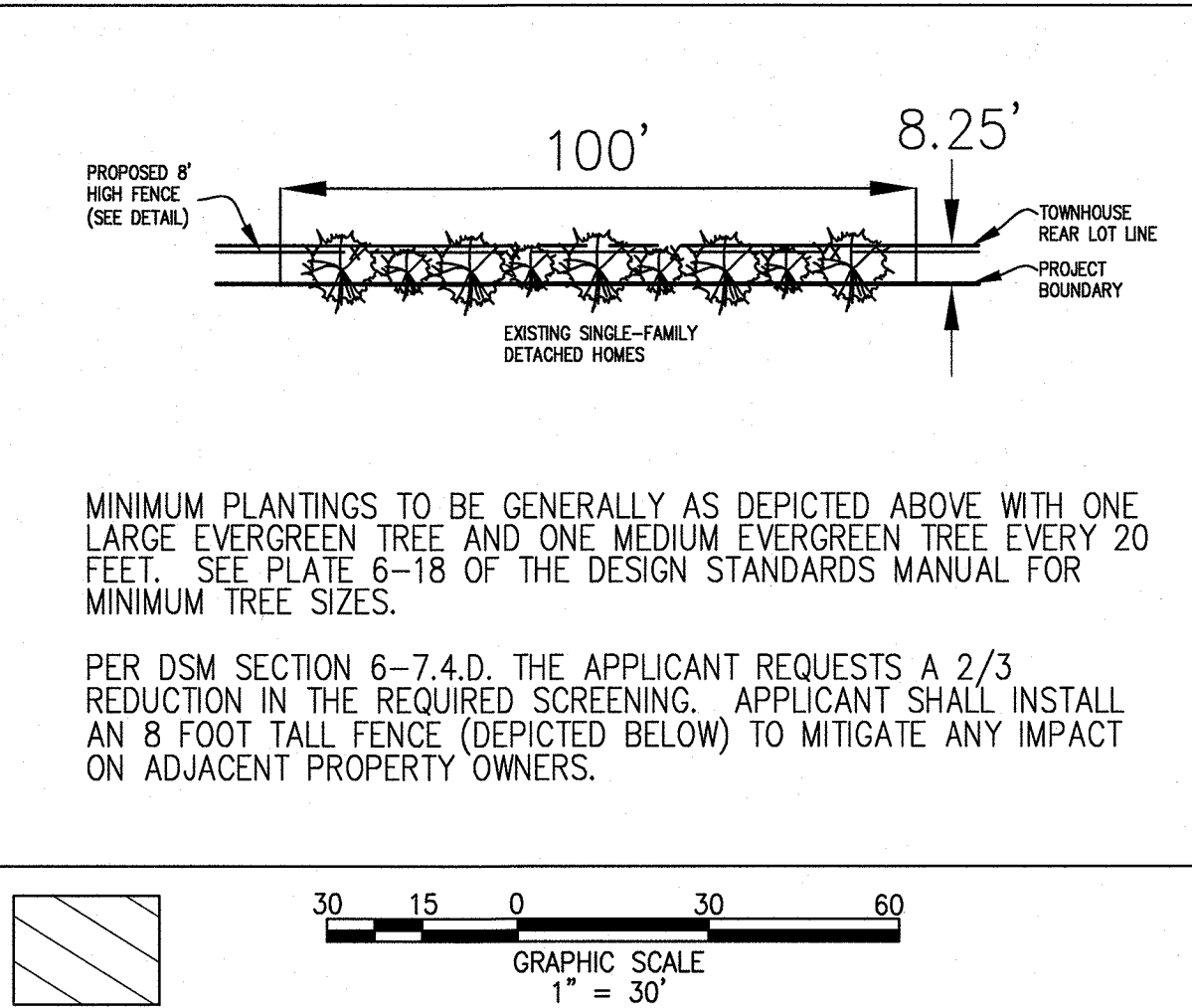


ON-LOT OPEN SPACE
CALCULATIONS

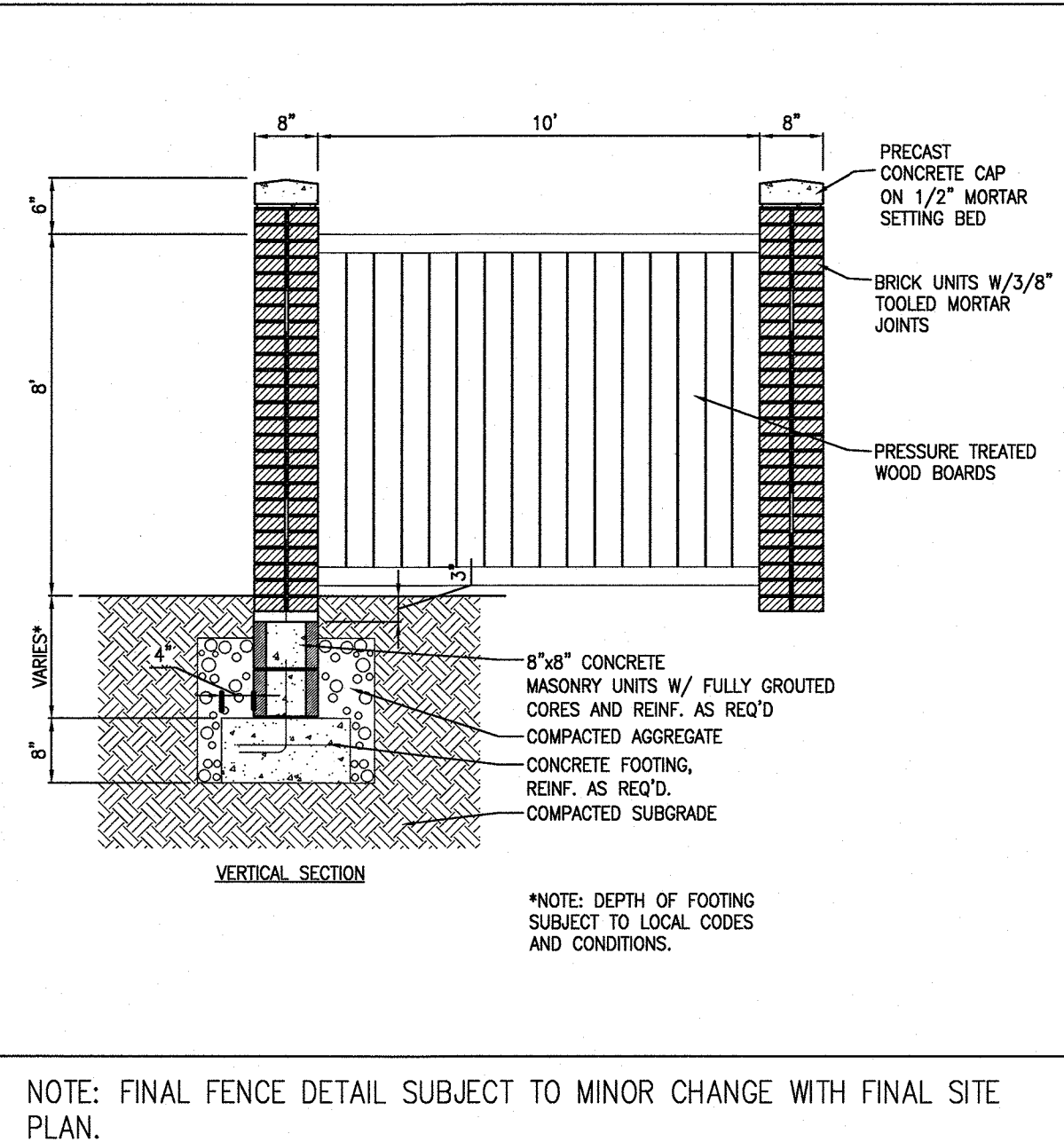
LOT TYPE	INTERIOR LARGE	INTERIOR SMALL	CORNER LARGE	CORNER SMALL
LOT LENGTH (LF)	81.50	75.50	81.50	75.50
LOT WIDTH (LF)	20.00	20.00	25.00	25.00
LOT AREA (SF)	1,630.00	1,510.00	2,037.50	1,887.50
REQUIRED OPEN SPACE (%)	15%	15%	15%	15%
REQUIRED OPEN SPACE (SF)	244.50	226.50	305.63	283.13
PROVIDED OPEN SPACE (%)	24.5%	25.5%	27.0%	26.5%
PROVIDED OPEN SPACE (SF)	400	385	550	500

NOTE: CALCULATIONS ARE APPROXIMATE AND SUBJECT TO MINOR CHANGE WITH FINAL ENGINEERING.

TRANSITIONAL SCREENING #1 (25 FEET)
MODIFICATION REQUEST



FENCE DETAIL
NOT TO SCALE



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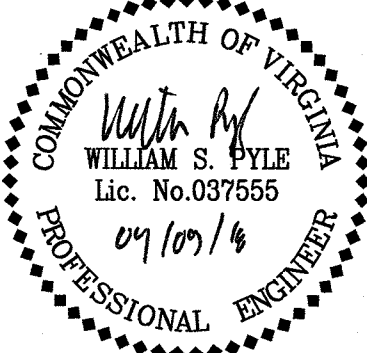
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GENERALIZED LANDSCAPE PLAN

ROSELAND TOWNHOMES
GENERALIZED DEVELOPMENT PLAN

BATTLEFIELD VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

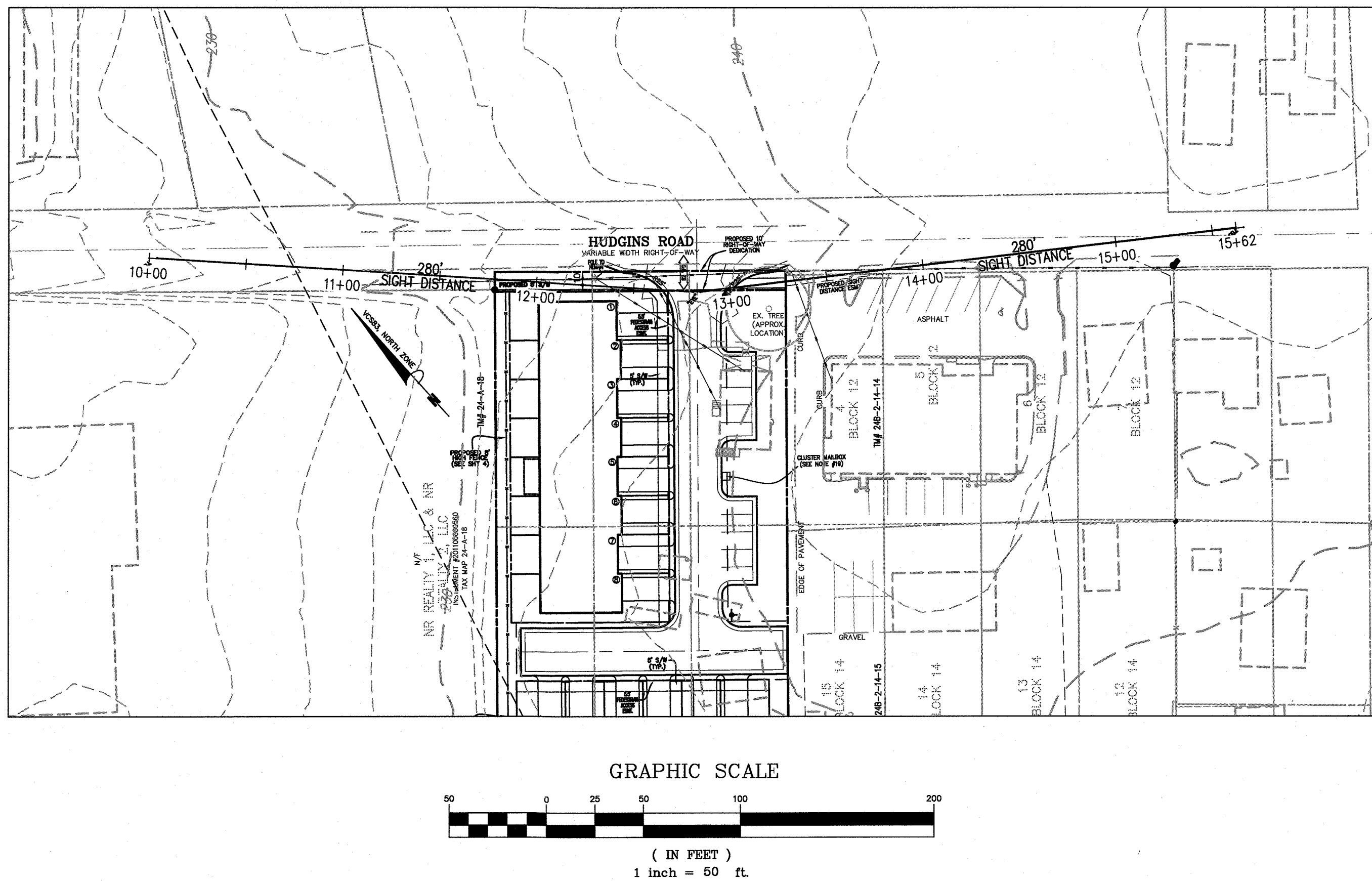
R17-0013
COUNTY PROJECT NUMBER



PLAN STATUS	
11/17/17	1st SUBMISSION
01/19/18	2nd SUBMISSION
02/27/18	3rd SUBMISSION
04/09/18	4th SUBMISSION

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1"=20'
	V:
JOB No.	100022-01-001
DATE :	NOVEMBER 2017
FILE No.	100022-D-ZP-001

THIS ANALYSIS WAS PREPARED USING TOPOGRAPHY FROM THE SPOTSYLVANIA COUNTY GIS. ADDITIONAL ANALYSIS MAY BE REQUIRED DURING FINAL ENGINEERING.



THESE CALCULATIONS ARE APPROXIMATE IN NATURE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL SWM AND BMP CALCULATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR THE DEVELOPMENT.

STORMWATER DISCHARGES FROM THIS SITE VIA SHEET FLOW ALONG THE EASTERN BOUNDARY. THE STORMWATER RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED WITHIN THE POTENTIAL UNDERGROUND SWM FACILITY OR ANOTHER BMP DEVICE TO DETAIN THE PEAK FLOWRATES FROM THE 1-YEAR AND 10-YEAR STORMS TO A POINT THAT SATISFIES THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS OF THE VSMP REGULATIONS.

DATE _____