

ASHLEIGH RIDGE SUBDIVISON
TM 21-20-1, 21-20-2, 21-20-3
GENERALIZED DEVELOPMENT PLAN FOR REZONING
CHANCELLOR VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

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SITE INFORMATION:

TAX PARCEL:
ADDRESS:
PRESENT ZONING:
PROPOSED ZONING:
PRESENT USE:

PROPOSED USE:
OVERLAY DISTRICT(S):
PROPERTY AREA:
WATER:
SEWER:
RESIDENTIAL DWELLING UNITS:
DENSITY (UNITS/ACRE):
AREA WITHIN LOTS AND RIGHT-OF-WAY:
MINIMUM OPEN SPACE REQD:
OPEN SPACE PROVIDED:
AREA OUTSIDE OF SLOPES > 15%, WETLANDS, & RPA:
AREA OF CLEARING AND GRADING (APPROXIMATE):
* BUILDING HEIGHT:
* FRONT YARD:
* SIDE YARD:
* REAR YARD:
ESTIMATED VEHICLE TRIPS:

21-20-1, 21-20-2, AND 21-20-3
7301, 7305, & 7309 OLD PLANK RD
RU
PDH-2
LOT 21-20-3 RESIDENTIAL, LOT 21-20-1 AND
21-20-2 ARE UNDEVELOPED
SINGLE FAMILY DETACHED SUBDIVISION
RESERVOIR PROTECTION OVERLAY
9.62 AC
PUBLIC WATER
PUBLIC SANITARY SEWER
TOTAL UNITS = 19
1.98/1
6.65 AC
30% (2.89 AC)
31% (2.97 AC)
90.50% (8.70 AC)
7.90 ACRES
40 FEET
25 FEET
10 FEET
30 FEET
200 VPD (100 ENTERING, 100 EXITING)
TRAFFIC VOLUMES CALCULATED USING THE ITE TRIP
GENERATION 9TH EDITION, SINGLE-FAMILY DETACHED
HOUSING (LAND USE CODE 210, 10 VPD PER
DWELLING UNIT FOR ASHLEIGH RIDGE SUBDIVISION
(19 DWELLING UNITS) PLUS PARCEL 21-A-138 (1 DWELLING UNIT)

* PDH-2 ZONING DISTRICT DOES NOT INCLUDE THESE BULK
REQUIREMENTS. VALUES SHOWN ARE PROPOSED AS PART OF
THIS GENERALIZED DEVELOPMENT PLAN.

NOTES:

- SOURCE OF MAPPING:
TOPOGRAPHIC-SPOTSYLVANIA COUNTY GIS
BOUNDARY-RECORD PLAT
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN
ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
- THERE ARE NO KNOWN WETLANDS, WATERS OF THE U.S., RESOURCE PROTECTION AREAS
(RPA), OR DAM BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SITE AREA.
- THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES.
- 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 PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN
MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING,
COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS
AND MUST BE APPROVED BY THE ZONING ADMINISTRATOR. HOUSE AND UTILITY LOCATIONS
SHOWN ARE APPROXIMATE. THEIR FINAL LOCATIONS ARE DEPENDENT ON FINAL DESIGN
REQUIREMENTS.
- 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 TO PRE DEVELOPMENT LEVELS 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 CLASSIFIED FUNCTIONALLY
AS LOCAL ROADWAYS. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2011
SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR).
- A CONNECTION TO TEESIDE DRIVE IS NOT REQUIRED BASED ON VDOT'S APPROVAL, DATED
11/01/17, OF A SSAR EXCEPTION REQUEST APPLICATION.
- ALL LOTS SHALL HAVE DRIVEWAY CONNECTIONS TO THE INTERNAL SUBDIVISION STREETS ONLY.
NO LOTS SHALL HAVE DIRECT ACCESS TO OLD PLANK ROAD OR ANDORA DRIVE.
- ALL LOTS SHALL HAVE OVERLOT GRADING AS NECESSARY TO PROVIDE A MINIMUM OF 10,000
FT OF BUILDABLE AREA.

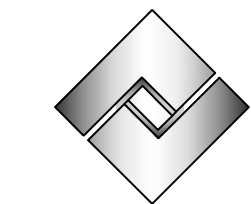


VICINITY MAP
SCALE 1"=2000'
SCALE IN FEET (1 INCH=2,000 FEET)

PROPERTY OWNER	DEVELOPER	ENGINEER
TRUSTEES OF ISLAMIC CENTER OF FREDERICKSBURG 7020 HARRISON RD FREDERICKSBURG, VA 22407 540-840-9925	CHRIS HORNUNG 1201 CENTRAL PARK BLVD. FREDERICKSBURG, VA 22401 (540) 273-7498	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700

ZONING COMPARISON		
ZONING	EXISTING	PROPOSED
ALLOWED DENSITY FOR SINGLE FAMILY DETACHED	1 DU PER 3 ACRES	2 DU PER 1 ACRE
ALLOWED YIELD	1 DU PER LOT, 3 DU	19 DU
MINIMUM LOT SIZE	3 AC (CONV. SUBD.)	10,000 SF
-	2 AC (CLUSTER SUBD.)	
MINIMUM LOT WIDTH	200 FT (CONV. SUBD.)	80 FT
-	150 FT (CLUSTER SUBD.)	

DESCRIPTION	ESTIMATED IMPERVIOUS AREA (ACRES)	AREA (ACRES)
LOTS (5000 SF/LOT)	2.18	-
ROADWAY	1.32	-
OVERALL PARCEL	-	9.62
IMPERVIOUS SURFACE AREA RATIO	0.36	



Fairbanks &
Franklin

Civil Engineering
Land Planning

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

COVER SHEET

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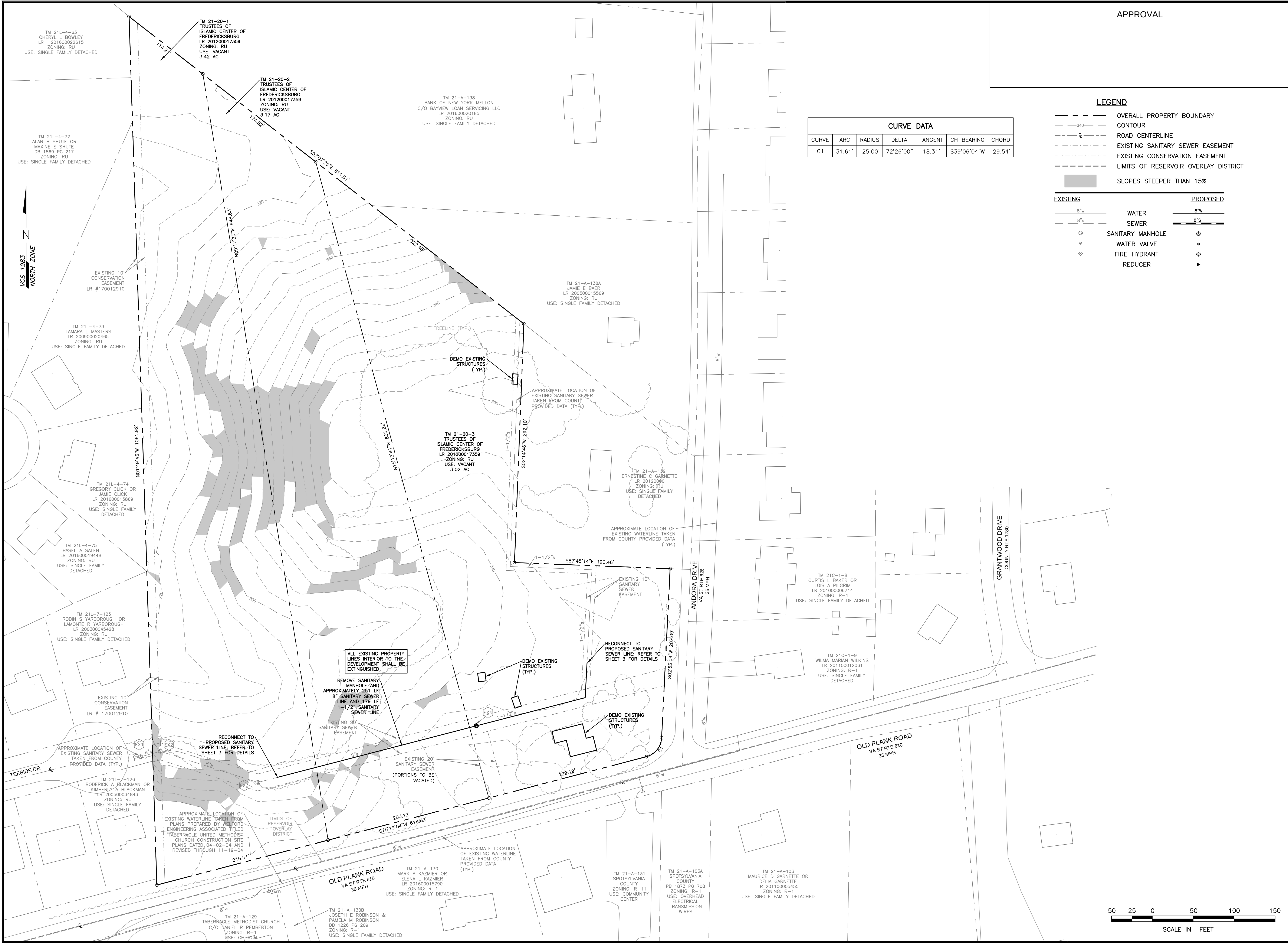
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DESIGNED: JRF
DRAWN : JRF, DLH
CHECKED : JRF

REVISIONS:
08-25-17
11-14-17

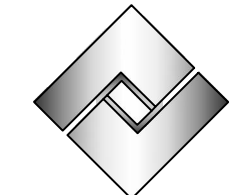
DOCUMENT NO.
6-1013

SHEET
1 OF 3

6-1013 ASHLEIGH RIDGE SUBDIVISION GDP FOR REZONING 11-14-17



APPROVAL



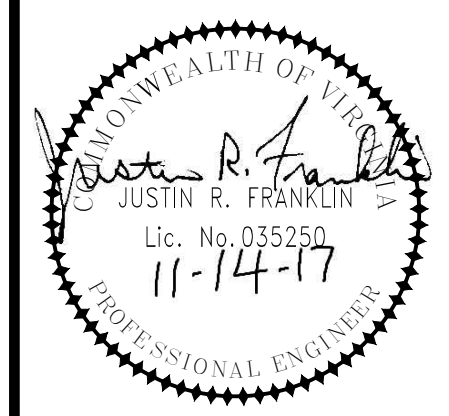
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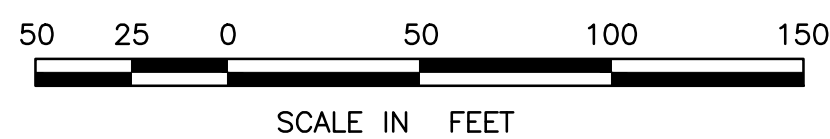
DOCUMENT NO.
6-1013
SHEET
2 OF 3

LEGEND

- OVERALL PROPERTY BOUNDARY
- CONTOUR
- ROAD CENTERLINE
- EXISTING SANITARY SEWER EASEMENT
- EXISTING CONSERVATION EASEMENT
- LIMITS OF RESERVOIR OVERLAY DISTRICT
- SLOPES STEEPER THAN 15%

EXISTING		PROPOSED	
8" w	WATER	8" w	
8" s	SEWER	8" s	
⊙	SANITARY MANHOLE	⊙	
•	WATER VALVE	•	
◇	FIRE HYDRANT	◇	
	REDUCER	▶	

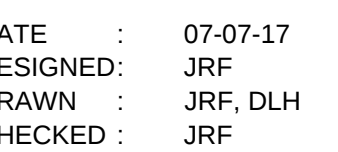
CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	31.61'	25.00'	72°26'00"	18.31'	S39°06'04"W	29.54'





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DOCUMENT NO.

3 SHEET 3
OF

