

PALMERS CREEK GENERALIZED DEVELOPMENT PLAN FOR REZONING

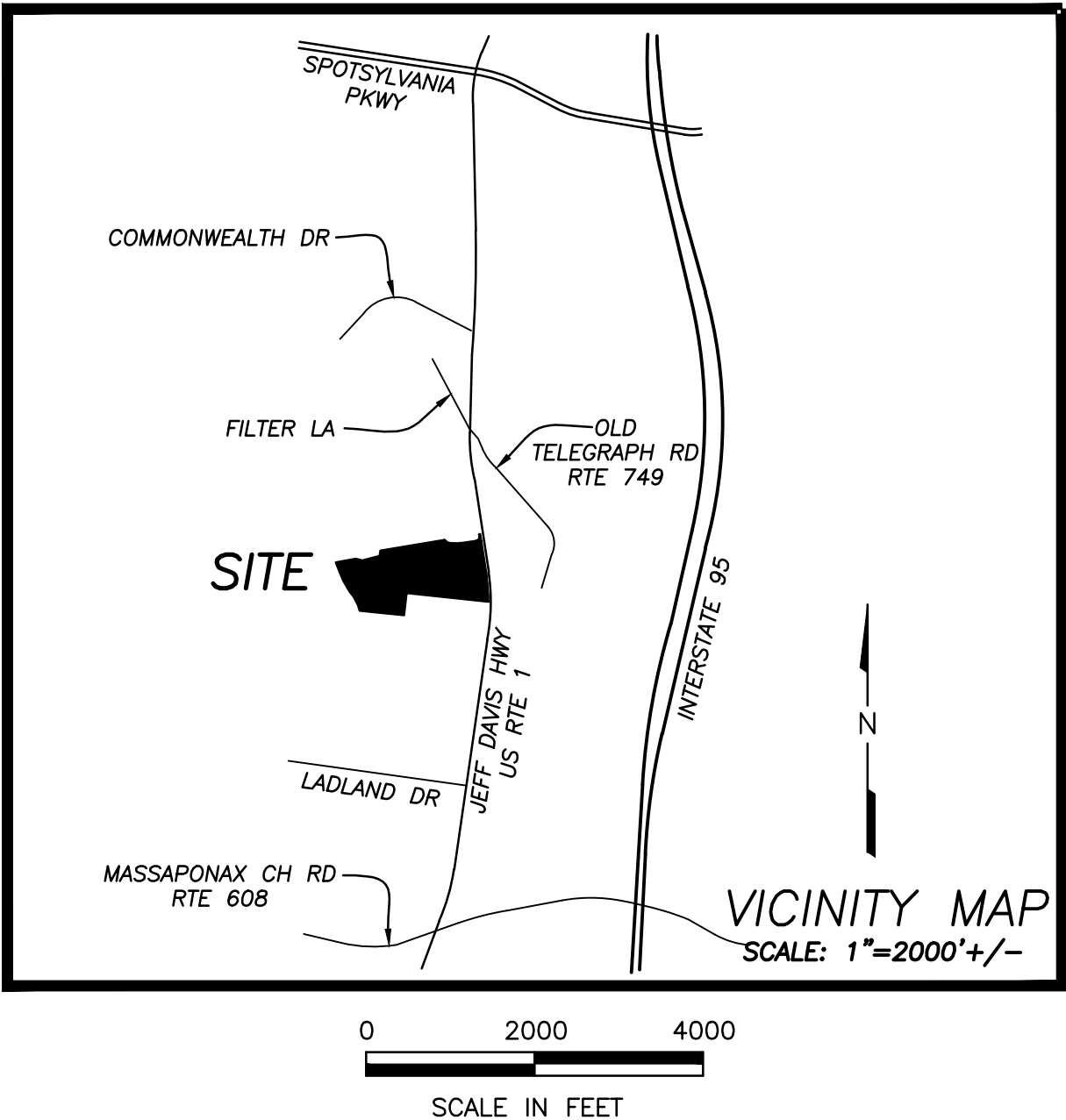
49-A-112, 49-A-114, AND 49-A-114A (PORTION)

LEE HILL VOTING DISTRICT COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

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- NOTES:**
- BOUNDARY AND PLANIMETRIC FEATURES FOR PARCELS 49-A-114 AND 49-A-112 ARE FROM AN ALTA SURVEY PREPARED BY FAIRBANKS & FRANKLIN DATED MAY 4, 2015. THE WETLANDS AND WATERS OF THE US TAKEN FROM FIELD DELINEATION BY ENVIRODATA, INC., (804) 815-4608. ALL OTHER FEATURES, INCLUDING TOPOGRAPHY, ARE TAKEN FROM SPOTSYLVANIA COUNTY GIS.
 - BUILDINGS SIZES AND LOCATIONS, UTILITY LOCATIONS, STORMWATER MANAGEMENT FACILITIES, AND PROPOSED PROPERTY LINES SHOWN ON THIS PLAN ARE ILLUSTRATIVE IN NATURE AND MAY BE ADJUSTED, IF NECESSARY, TO FULFILL REQUIREMENTS OF FINAL ENGINEERING AND DESIGN AND/OR COMPLIANCE WITH STATE AGENCY REGULATIONS AND COUNTY DEVELOPMENT REGULATIONS AND DESIGN STANDARDS MANUAL. PUBLIC RIGHT-OF-WAY IMPROVEMENTS, ENTRANCES, AND TRAFFIC CIRCULATION SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS. CHANGES FROM THIS GENERALIZED DEVELOPMENT PLAN SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.
 - A DETAILED LANDSCAPING PLAN MEETING THE LANDSCAPING AND SCREENING REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE AND ARTICLES 6 AND 8 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL SHALL BE PREPARED AS PART OF THE SITE PLAN. INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, AND STREET BUFFER PLANTINGS SHALL SATISFY THESE REQUIREMENTS. REQUIRED LANDSCAPING SHALL NOT IMPEDE SIGHT DISTANCE.
 - A PORTION OF THIS SITE LIES WITHIN THE HCOD PRIMARY OVERLAY DISTRICT. THE SITE DOES NOT LIE WITHIN THE HISTORIC OVERLAY, HCOD RURAL OVERLAY, OR RIVER OVERLAY DISTRICTS.
 - THERE ARE WATERS OF THE U.S. AND WETLANDS LOCATED WITHIN THE PROJECT LIMITS. THERE ARE NO NON-JURISDICTIONAL WETLANDS ON THE SITE. THE PERENNIAL FEATURES INCLUDE RESOURCE PROTECTION AREA BUFFERS. NECESSARY ENVIRONMENTAL PERMITS SHALL BE OBTAINED AS PART OF THE SITE PLAN PROCESS.
 - STEEP SLOPES ARE LOCATED ADJACENT TO THE WATERS OF THE US AND WETLANDS AND WITHIN THE RESOURCE PROTECTION AREA.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR FEATURES, PLACES OF BURIAL, OR DAM BREAK INUNDATION ZONES ON SITE.
 - STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO PROVIDE ADEQUATE QUALITY AND QUANTITY CONTROL. FACILITIES WILL BE SIZED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REGULATIONS. THE TOTAL IMPERVIOUS AREA ON SITE SHALL NOT EXCEED 80%.
 - PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 23-6.28.6 OF THE SPOTSYLVANIA ZONING ORDINANCE.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
 - A SEPARATE ZONING PERMIT WILL BE REQUIRED FOR SITE LIGHTING, SIGNS, AND RETAINING WALLS.
 - PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5103080200C DATED EFFECTIVE FEBRUARY 18, 1998. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - STORAGE, TAPERS, TRANSITIONS, AND TURN LANES ASSOCIATED WITH THE ROAD IMPROVEMENTS SHALL BE SHOWN ON THE SITE PLAN, AND SHALL BE DESIGNED AND CONSTRUCTED AS APPROVED BY VDOT. RIGHT OF WAY ALONG ROUTE 1 ASSOCIATED WITH THE ROAD IMPROVEMENTS SHALL BE DEDICATED AS NECESSARY.
 - THE PORTION OF THE DEVELOPMENT WITH APARTMENTS SHALL CONTAIN COMMON OPEN SPACE FOR USE BY THE RESIDENTS OF THE APARTMENTS. ADDITIONAL COMMON OPEN SPACE SHALL BE PROVIDED ADJACENT TO THE REGIONAL STORMWATER MANAGEMENT FACILITY(IES). FENCING SHALL BE INSTALLED AROUND THE STORMWATER MANAGEMENT FACILITY(IES) IN ACCORDANCE WITH DESIGN STANDARDS MANUAL.
 - THE RESIDENTIAL AREA WILL GENERALLY BE DEVELOPED IN TWO PHASES SUBJECT TO MARKET CONDITIONS. THE COMMERCIAL PORTION WILL GENERALLY BE CONSTRUCTED IN TWO PHASES WHICH MAY COINCIDE WITH THE APARTMENT CONSTRUCTION SUBJECT TO MARKET CONDITIONS.
 - REFUSE COLLECTION SERVICE WILL BE PRIVATE. ALL REFUSE WILL BE COLLECTED AND STORED WITHIN EACH BUILDING. COLLECTION SERVICE WILL BE PERFORMED REGULARLY ON AN AS-NEEDED BASIS. THIS METHOD OF REFUSE STORAGE AND COLLECTION WILL REQUIRE A MODIFICATION TO THE DESIGN STANDARDS AS APPROVED BY THE ZONING ADMINISTRATOR.



SITE INFORMATION:

APPLICANT: PALMERS CREEK, LLC
6308 FIVE MILE CENTRE PARK, SUITE 215
FREDERICKSBURG, VA 22407
(540) 785-9090

OWNERS: PALMERS CREEK, LLC (TM 49-A-112, TM 49-A-114)
6308 FIVE MILE CENTRE PARK, SUITE 215
FREDERICKSBURG, VA 22407
(540) 785-9090

MASSAPONAX LAND COMPANY, L.L.C. (TM 49-A-114A PORTION)
1005 SOPHIA ST
FREDERICKSBURG, VA 22401

PREPARED BY: FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
540-899-3700

TAX PARCELS: 49-A-112, 49-A-114, 49-A-114A (PORTION)
EXISTING ZONING: C-3 (APPROX. 20.452 ACRES), RU (APPROX. 4.673 ACRES)
PROPOSED ZONING: MU-5 (25.13 +/- ACRES)
PRESENT USE: VACANT
PROPOSED USE: MULTI-FAMILY AND COMMERCIAL

REQUIREMENTS FOR DISTRICT MU-5, SECTION 23-6.28.3 THROUGH 23-6.28.7
PARKING MULTIFAMILY
1 BEDROOM: 0.75 PER UNIT + 1 VISITOR PER 5 UNITS
2 BEDROOMS: 1.5 PER UNIT + 1 VISITOR PER 5 UNITS
3 BEDROOMS: 2.0 PER UNIT + 1 VISITOR PER 5 UNITS
PARKING COMMERCIAL (UP TO 40,000 SF)
GENERAL BUSINESS: 1 SPACE PER 500 SF OF GFA = 80 SPACES
RETAIL SALES, SERVICE, ENTERTAINMENT: 1 SPACE FOR FIRST 1,000 SF OF GFA + 1 SPACE OF EACH ADDITIONAL 750 SF = 53 SPACES

MINIMUM REQUIRED OPEN SPACE: 10% (2.5 ACRES)
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO: 0.90
MINIMUM REQUIRED BUILDING SETBACK
PRIMARY STREET: 0 FT
SIDE STREET: 0 FT
SIDE YARD: 0 FT
REAR YARD: 0 FT
MINIMUM REQUIRED PARKING SETBACK
PRIMARY STREET: 20 FT
SIDE STREET: 5 FT
SIDE YARD: 0 FT
REAR YARD: 0 FT

MAXIMUM ALLOWABLE BUILDING HEIGHT: 6 STORIES
*MAXIMUM ALLOWABLE BLOCK PERIMETER: 2,400 FT
*MAXIMUM ALLOWABLE BLOCK LENGTH: 700 FT

* BLOCK LENGTH AND PERIMETER MAY BE EXTENDED IN ACCORDANCE WITH SECTION 23-6.28.7.(b)(4)

PARKING TABULATIONS

NUMBER OF UNITS	TYPE
60	1 BEDROOM
200	2 BEDROOM
140	3 BEDROOM

THE PARKING TABULATION PROVIDED HEREIN DEMONSTRATES THE MINIMUM REQUIRED PARKING CAN BE PROVIDED. THE MIX OF DWELLING UNIT TYPES AND THE FINAL NUMBER AND LOCATION OF PARKING SPACES WILL BE DETERMINED ON THE FINAL SITE PLAN FOR THE PROPERTY AND SHALL BE IN CONFORMANCE WITH MINIMUM STANDARDS AND THE PROFFERED CONDITIONS.

PROPOSED CONDITIONS

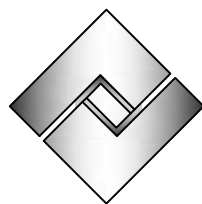
MINIMUM OPEN SPACE: 20% (5.0 ACRES)
MAXIMUM IMPERVIOUS SURFACE RATIO: 0.80
MAXIMUM BUILDING HEIGHT: 4 STORIES (PHASE I MULTIFAMILY)
5 STORIES (PHASE II MULTIFAMILY)
1 STORY (COMMERCIAL)

PALMERS CREEK USE TABLE				
PROPOSED USE	MINIMUM OPEN SPACE (%)	MAXIMUM UNITS	APPROXIMATE DENSITY (UNITS/ACRE)	APPROXIMATE GFA (SF)
APARTMENTS	20	400	15.9	-
COMMERCIAL	-	-	-	40,000

1) DENSITY CALCULATION INCLUDES THE ENTIRE LAND AREA SUBJECT TO REZONING

2) OPEN SPACE APPLIES AGGREGATELY TO THE ENTIRE LAND AREA SUBJECT TO REZONING EXCEPT AREAS SHOWN AS PROPOSED RIGHT OF WAY

APPROVAL



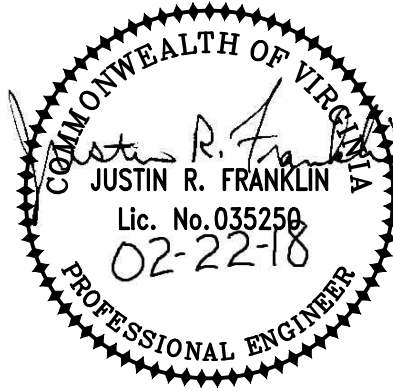
Fairbanks &
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Civil Engineering
Land Planning

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

COVER SHEET

PALMERS CREEK
GENERALIZED DEVELOPMENT PLAN
FOR REZONING



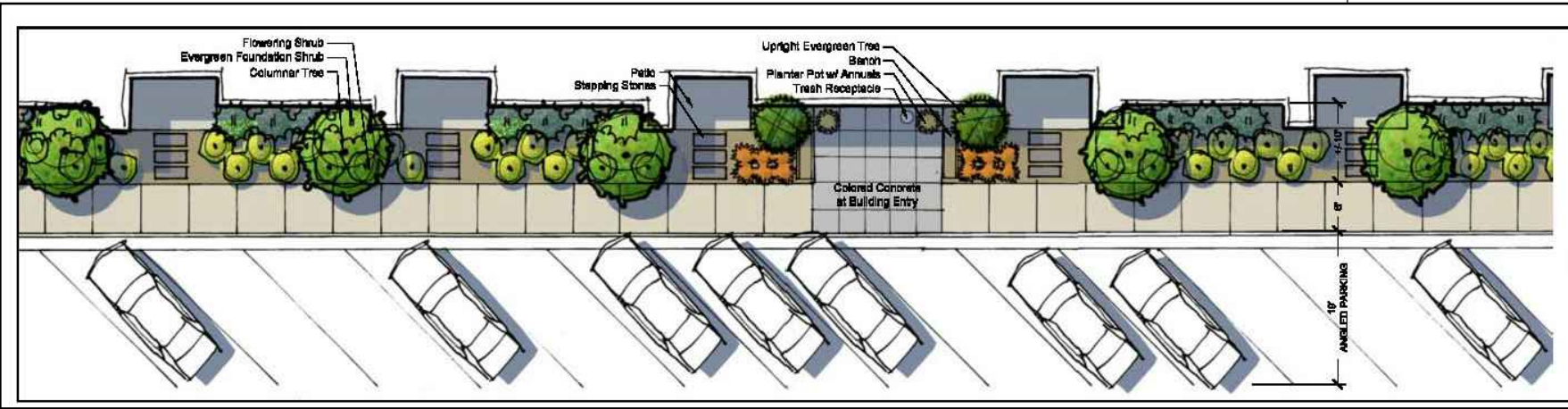
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02-22-18

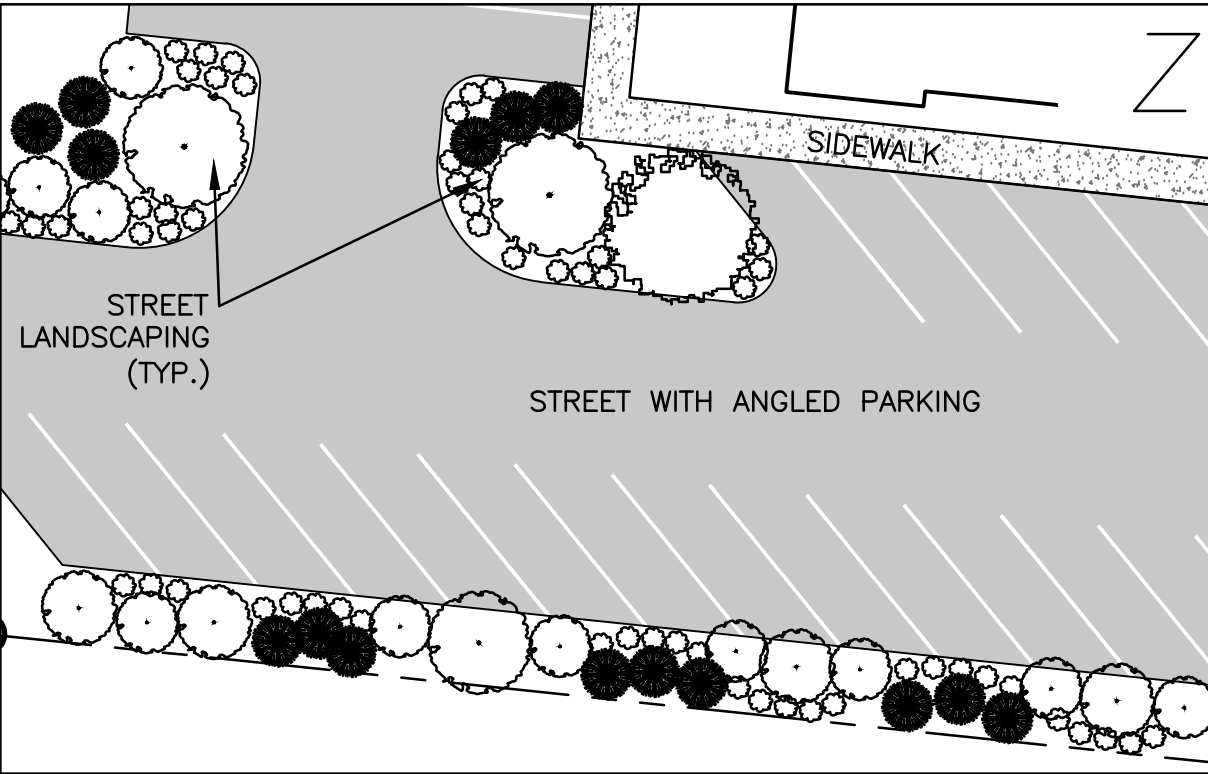
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TYPICAL STREETSCAPE FOR AREA BETWEEN SIDEWALK AND BUILDING



TYPICAL STREETSCAPE FOR STREET CORRIDOR

- STREETSCAPE NOTES
1. LANDSCAPING SHOWN IS ILLUSTRATIVE IN NATURE AND MAY BE MODIFIED BASED ON SITE CONSTRAINTS IDENTIFIED DURING THE SITE PLAN PHASE.
 2. SIDEWALKS SHALL BE CONSTRUCTED IN A MANNER TO PROVIDE PEDESTRIAN ACCESS FROM PARKING TO BUILDINGS, ALONG THE STREETS THROUGHOUT THE DEVELOPMENT, AND ALONG ROUTE 1 ADJACENT TO THE REZONING BOUNDARY. SIDEWALKS ADJACENT TO PARKING, STREETS, AND BUILDINGS ARE NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO THE ILLUSTRATIVE PLAN FOR THE PEDESTRIAN NETWORK.
 3. SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE PROVIDED AS REQUIRED PER SPOTSYLVANIA COUNTY CODE 23-6.28.7(A).

LEGEND	
PROPOSED WATERLINE	— W —
PROPOSED REZONING BOUNDARY	— ■ — ■ —
PROPERTY BOUNDARY/ RIGHT OF WAY	— — — —

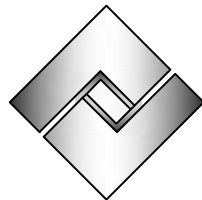
* POTENTIAL FRED BUS STOP LOCATION

PROPOSED WATER CONNECTION
(UTILITY DEPARTMENT PREFERRED
CONNECTION LOCATION
CONSISTENT WITH APPROVED
HERITAGE WOODS DEVELOPMENT)

MATCHLINE A THIS SHEET

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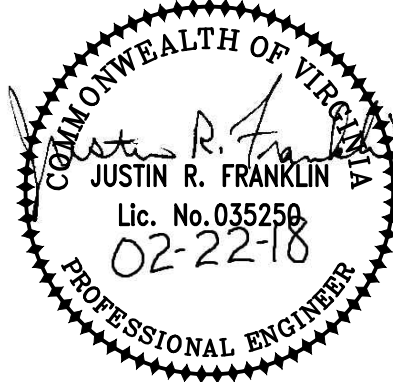
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PROPOSED CONDITIONS

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GENERALIZED DEVELOPMENT PLAN
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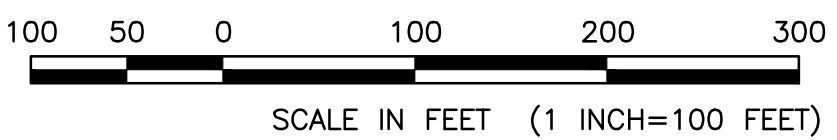


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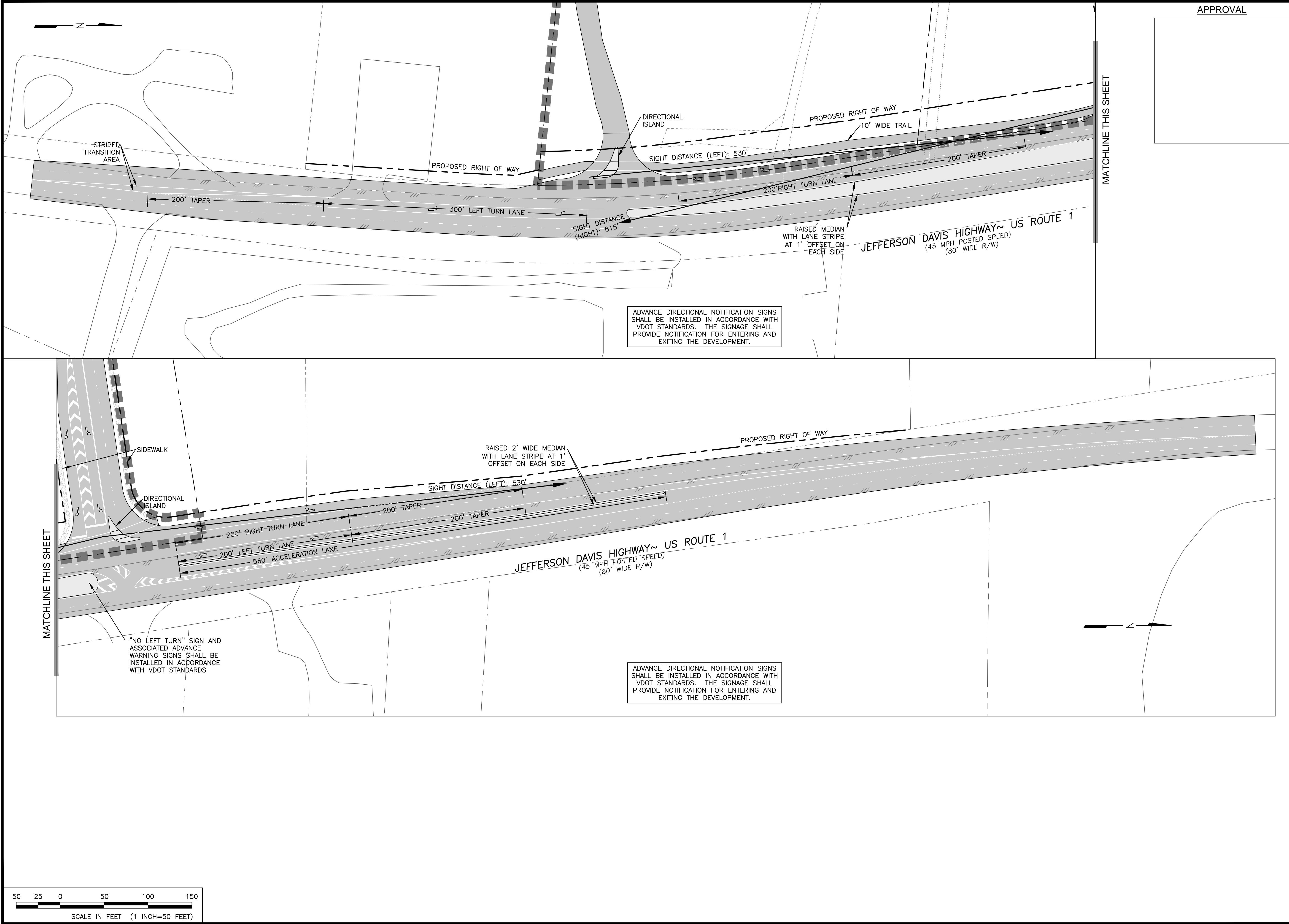
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CURVE DATA				
CURVE	ARC	RADIUS	CHORD	CH BEARING
C9	97.89'	55.00'	85.47'	N83°33'42"W
C10	20.02'	25.00'	19.49'	N55°30'57"W
C11	162.34'	466.00'	161.52'	N88°26'14"W
C12	63.10'	40.00'	56.76'	S36°23'33"W
C13	294.61'	1909.86'	294.32'	N04°19'20"W



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PROPOSED CONDITIONS-ROUTE 1

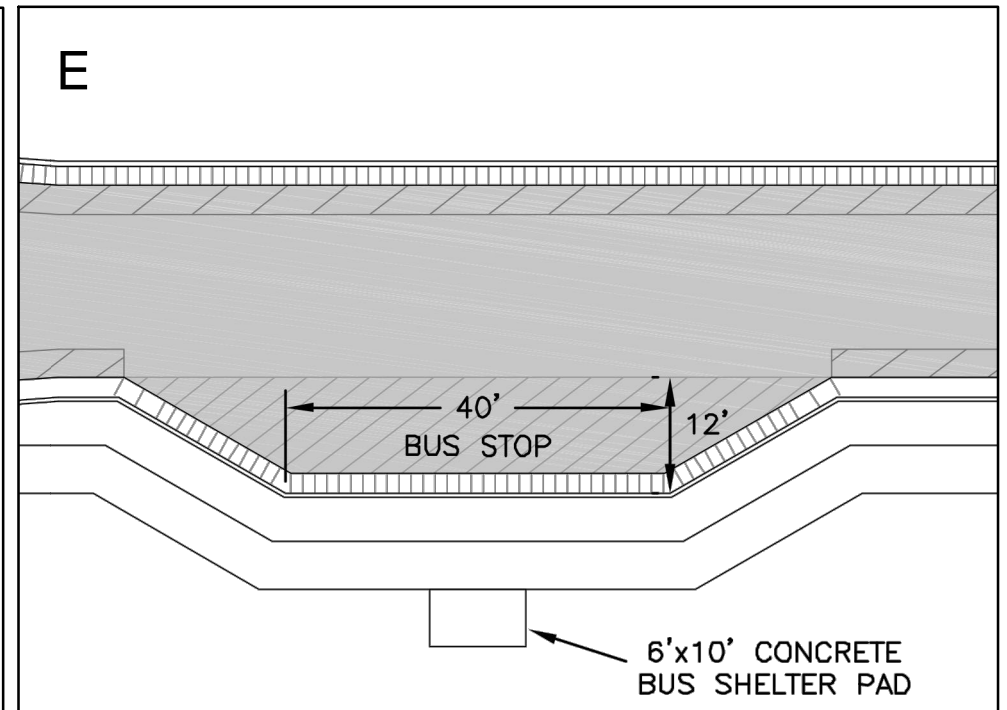
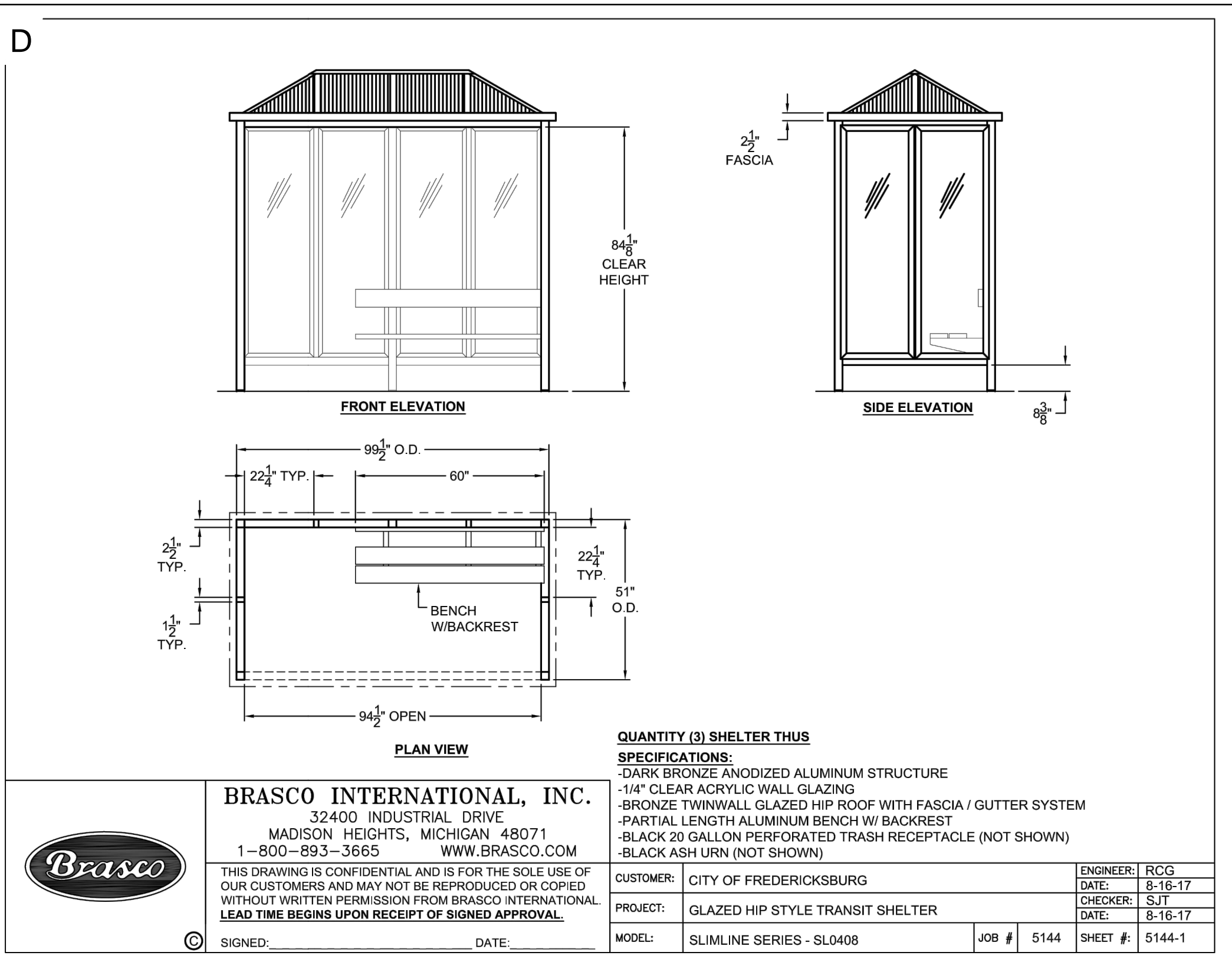
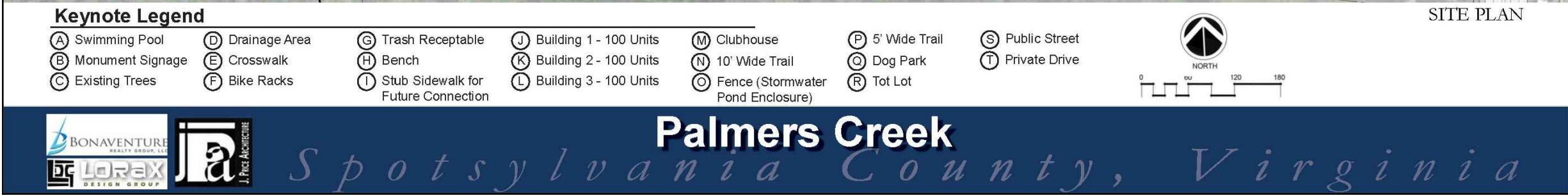
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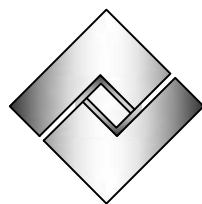
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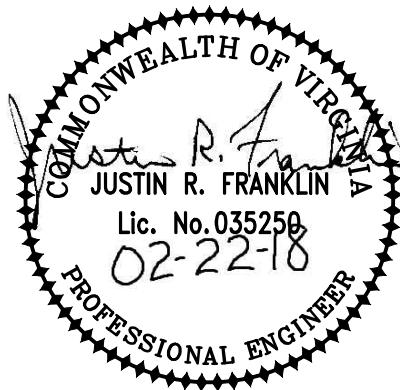
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ILLUSTRATIVE PLAN AND DETAILS

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EXHIBITS A, B and C SHOWN ON THIS PAGE ARE PROVIDED BY LORAX DESIGN GROUP
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