

GENERALIZED DEVELOPMENT PLAN
FOR
JACKSON VILLAGE

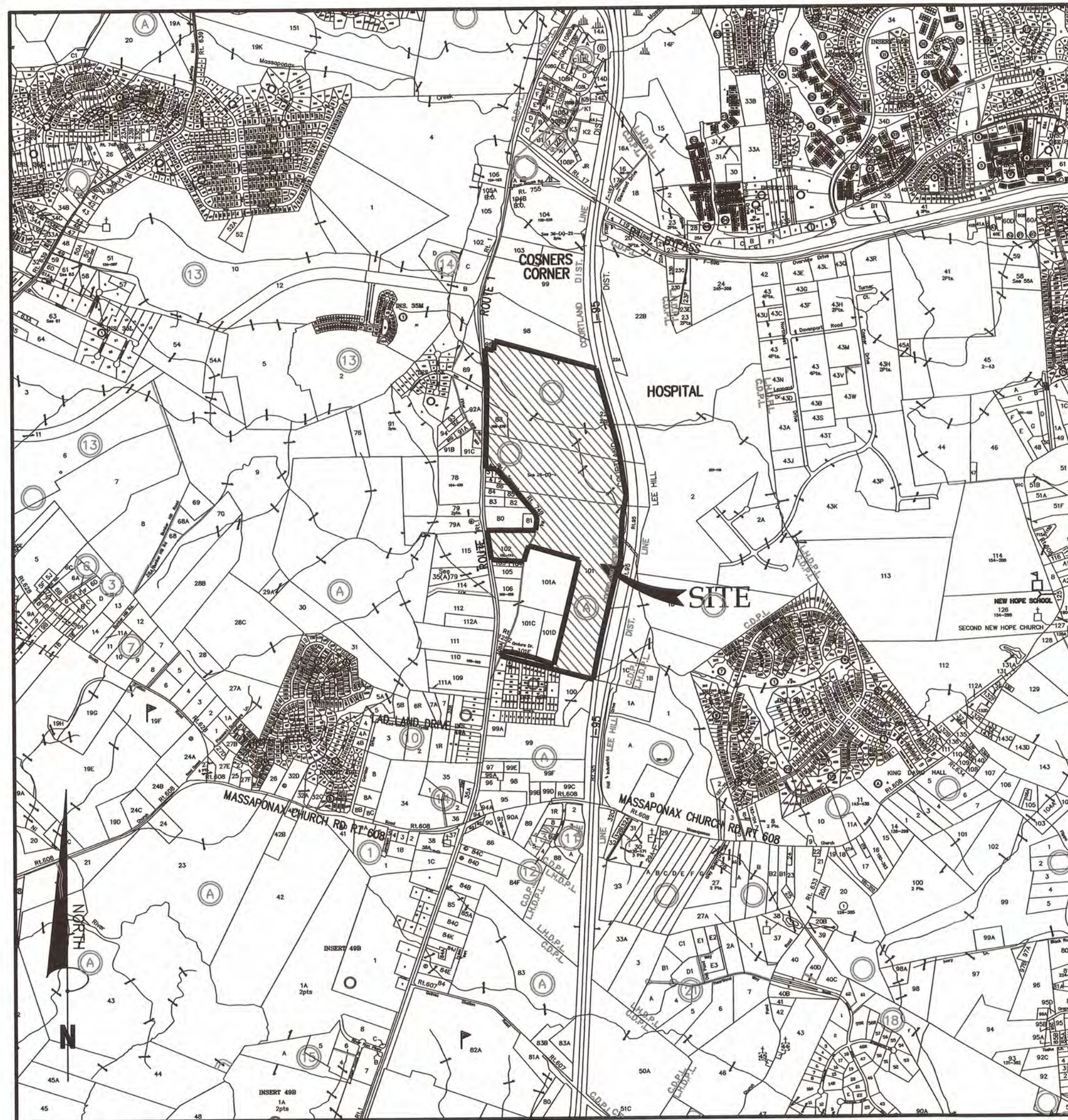
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
REZONING #: R14-0009

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

SHEET INDEX

NO.	DESCRIPTION
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9.	LANDSCAPE PLAN
10.-11.	LANDSCAPE DETAILS
(13 SHEETS TOTAL)	



VICINITY MAP
1" = 2000'

APPLICANT

INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC.
9198 NORTH CLIFF LANE
RIXEYVILLE, VA 22737
P: (571) 294-5212
CONTACT: MR. CHARLES HUNTLEY

OWNER

INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC.
9198 NORTH CLIFF LANE
RIXEYVILLE, VA 22737
P: (571) 294-5212
CONTACT: MR. CHARLES HUNTLEY

LAND USE ATTORNEY

HIRSCHLER FLEISCHER
725 JACKSON ST., SUITE 200
FREDERICKSBURG, VA 22401
P: (540) 604-2108
F: (540) 604-2101
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ENVIRONMENTAL ENGINEER

BOWMAN CONSULTING GROUP
14020 THUNDERBOLT PL. SUITE 300
CHANTILLY, VA 20151
P: (703) 464-1000
F: (703) 481-9720
CONTACT: MS. JESSICA FLEMING

PLANNER/ENGINEER

BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
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F: (540) 371-3479
CONTACT: MR. JUSTIN R. TROIDL, P.E.

TRANSPORTATION ENGINEER

BOWMAN CONSULTING GROUP
3951 WESTERRE PARKWAY SUITE 150
RICHMOND, VA 23233
P: (804) 616-3240
F: (804) 270-2008
CONTACT: MR. ERICH STROHACKER

MAJOR INTERSECTIONS WITHIN ONE-HALF MILE OF DEVELOPMENT:

SPOTSYLVANIA COUNTY PARKWAY @ ROUTE 1 - 1090 FT NORTH OF DEVELOPMENT
COMMONWEALTH DRIVE @ ROUTE 1 - ADJACENT TO DEVELOPMENT
LAD LAND DRIVE @ ROUTE 1 - 1490 FT SOUTH OF DEVELOPMENT
MASSAPONAX CHURCH ROAD @ ROUTE 1 - 3270 FT SOUTH OF DEVELOPMENT

GENERAL NOTES

1. THIS PROJECT INCLUDES THE FOLLOWING PROPERTIES:

PARCEL #	ADDRESS	OWNER OF RECORD	AREA (ACRES)	CURRENT ZONING
35-A-88	9309 JEFFERSON DAVIS HIGHWAY	INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC	4.37135	I-1
35-4-1A	9138 OLD TELEGRAPH ROAD	DAVID M. DOBSON	0.63022	I-1
36-2-1	NONE ASSIGNED	INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC	55.52162	I-1
36-A-22	JEFFERSON DAVIS HIGHWAY (NO NUMBER ASSIGNED)	INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC	87.36326	I-1
49-A-101	10417 HALL INDUSTRIAL ROAD	INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC	81.3964	I-1
49-A-102	9041 JEFFERSON DAVIS HIGHWAY	INTERNATIONAL DEVELOPMENT OF VIRGINIA, LLC	11.65881	I-1

2. TOTAL AREA TO BE REZONED IS 240.9417 ACRES.

3. THE PROPOSED ZONING FOR THIS SITE IS MU (MIXED USE DISTRICT), WITH A SUB-DISTRICT OF MU-5 (MIXED HIGH USE).

4. BOUNDARY INFORMATION AS SHOWN HEREON WAS PREPARED BY BY BOWMAN CONSULTING GROUP, LTD ON OCTOBER 14, 2013. MERIDIAN IS BASED ON THE VIRGINIA COORDINATE SYSTEM, NAD83, NORTH ZONE. SEE THE INCLUDED BOUNDARY SURVEY FOR ADDITIONAL INFORMATION.

5. TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM SPOTSYLVANIA COUNTY. THE CONTOUR INTERVAL IS 2'.

6. A PORTION OF THE SITE LIES WITHIN THE FLOODPLAIN OVERLAY DISTRICT, AIRPORT OVERLAY DISTRICT, AND THE PRIMARY HIGHWAY CORRIDOR OVERLAY DISTRICT OF SPOTSYLVANIA COUNTY.

7. THE SITE IS LOCATED WITHIN THE TECHNOLOGY ZONE, TRAFFIC ANALYSIS ZONES 465 & 466, FIRST RESPONDER ZONE 6, AND THE PRIMARY DEVELOPMENT BOUNDARY OF SPOTSYLVANIA COUNTY.

8. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.

9. WETLANDS AND RPA WERE FIELD VERIFIED BY BOWMAN CONSULTING GROUP.

10. BASED UPON GRAPHIC PLOTTING ONLY, AND AS SHOWN HEREON, A PORTION OF THE PROPERTIES ARE LOCATED IN A ZONE "A" FLOOD AREA (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 5103080200 C AND 5103080225 C DATED FEBRUARY 18, 1998.

11. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY SPOTSYLVANIA COUNTY.

12. THE PROPOSED SITE WILL CONTAIN PUBLIC ROADS MAINTAINED BY VDOT AND PRIVATE ROADS MAINTAINED BY THE COMMERCIAL AND/OR HOMEOWNERS ASSOCIATION. PUBLIC RIGHT-OF-WAY ACCESS TO ADJACENT PARCELS SHALL BE MAINTAINED AT ALL TIMES.

13. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2011 APPENDIX B(1) - SUBDIVISION STREET DESIGN GUIDE (SSAR) OF THE VDOT ROAD DESIGN MANUAL INCLUDING A MINIMUM 5' CONCRETE PEDESTRIAN SIDEWALK ALONG BOTH SIDES OF THE STREETS.

14. A COMMERCIAL/HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THIS SUBDIVISION FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE.

15. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.

16. FOR PURPOSES OF THE FINAL SITE AND SUBDIVISION PLAN(S), PROPOSED PARCEL LINES, PARCEL SIZES, BUILDING ENVELOPES AND FOOTPRINTS, ACCESS POINTS, BUILDING SIZES, BUILDING LOCATIONS, PUBLIC ROAD LOCATIONS, PRIVATE DRIVEWAY, ROAD AND TRAVEL WAY LOCATIONS, INTERPARCEL CONNECTORS, RPAS AND WETLAND AREAS, UTILITY LOCATIONS, STORM WATER MANAGEMENT FACILITIES, AND DIMENSIONS OF UNDEVELOPED AREAS SHOWN ON THE GDP MAY BE RELOCATED AND/OR ADJUSTED FROM TIME-TO-TIME BY THE APPLICANT TO ADDRESS FINAL DEVELOPMENT PLAN, ENGINEERING, UNANTICIPATED SITE CONDITIONS, DESIGN REQUIREMENTS AND/OR COMPLIANCE WITH FEDERAL OR STATE AGENCY REGULATIONS INCLUDING, BUT NOT LIMITED TO, VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), ARMY CORPS OF ENGINEERS, ETC., AND COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY'S DEVELOPMENT REGULATIONS AND DESIGN STANDARDS MANUAL. NOTWITHSTANDING THE FOREGOING, ANY REQUIRED ADJUSTMENTS TO THE GENERAL DEVELOPMENT PLAN (GDP) MUST BE APPROVED BY THE COUNTY'S ZONING ADMINISTRATOR AND ANY ABANDONMENT OF OLD TELEGRAPH ROAD SHALL BE SUBJECT TO THE APPROVALS CURRENTLY SET OUT IN THE GDP.

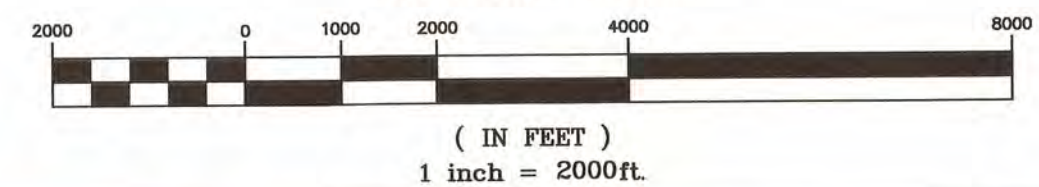
17. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 5-7-2-A-1 OF THE DSM.

18. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.

19. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.

20. THERE ARE NO FIRE STATIONS WITHIN ONE MILE OF THIS SITE. THE CLOSEST STATION IS 3.25 MILES FROM THE SUBJECT PROPERTY. THE FIRE STATION IS LOCATED AT THE INTERSECTION OF FALCON DRIVE AND CLAY STREET.

GRAPHIC SCALE



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COVER SHEET
JACKSON VILLAGE

COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

R14-0009
COUNTY PROJECT NUMBER



PLAN STATUS		
07/15/14	1ST SUBMISSION	
09/16/14	2ND SUBMISSION	
01/19/15	3RD SUBMISSION	
02/06/15	4TH SUBMISSION	

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

JOB No. 5431-01-001
DATE : JULY 16, 2014
FILE No. 5431-D-ZP-001

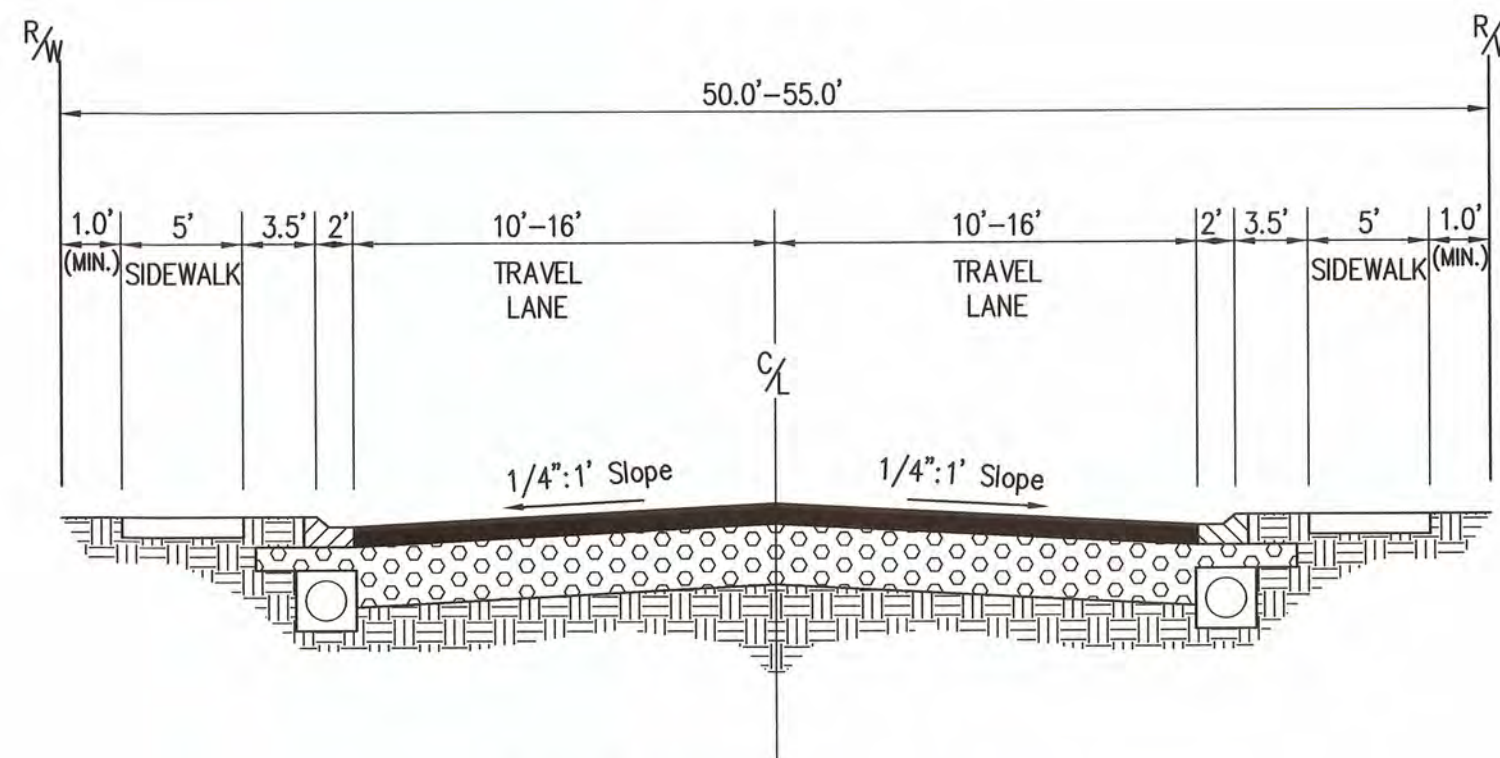
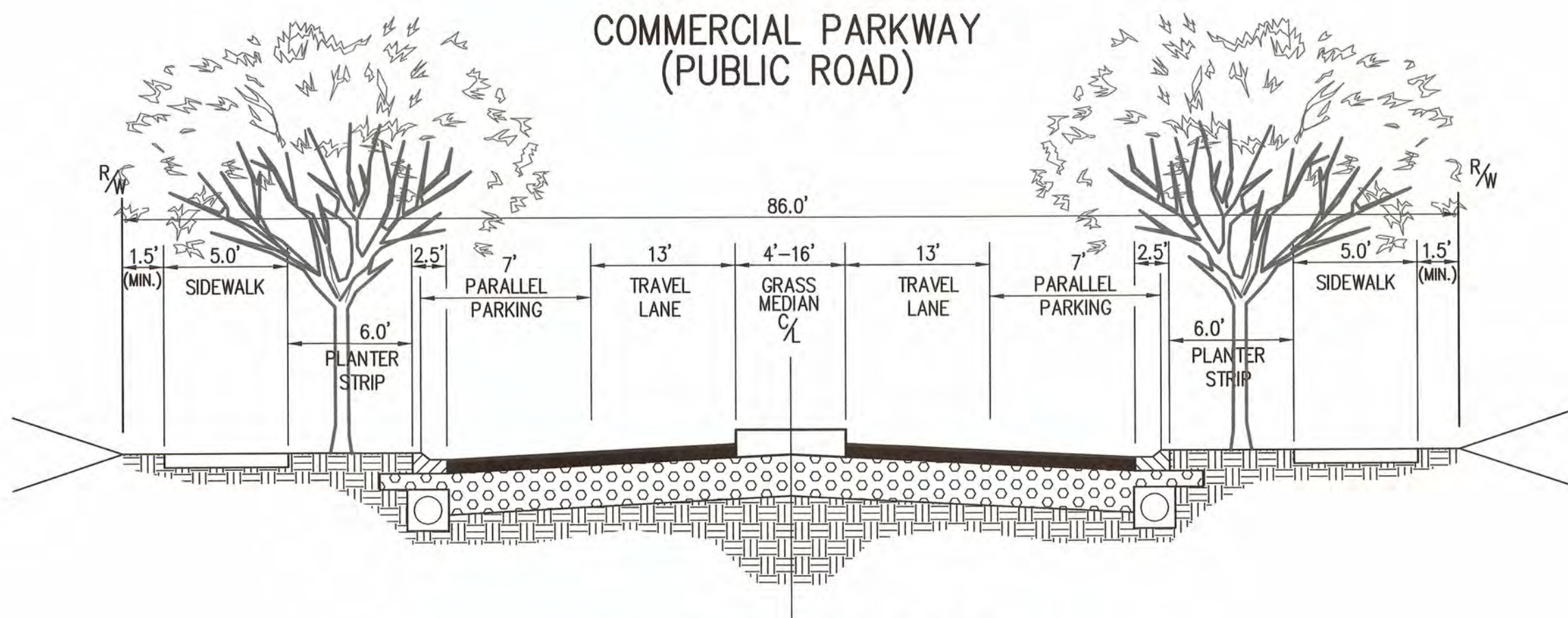
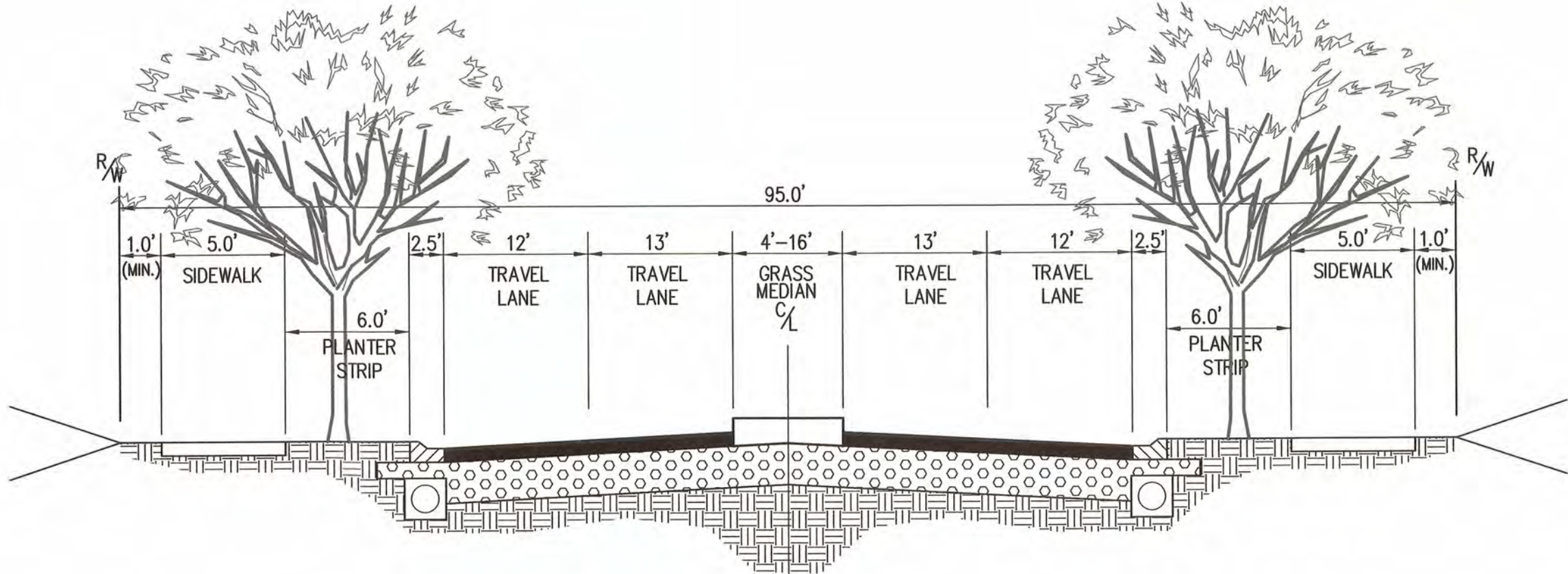
SHEET 1 OF 11

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

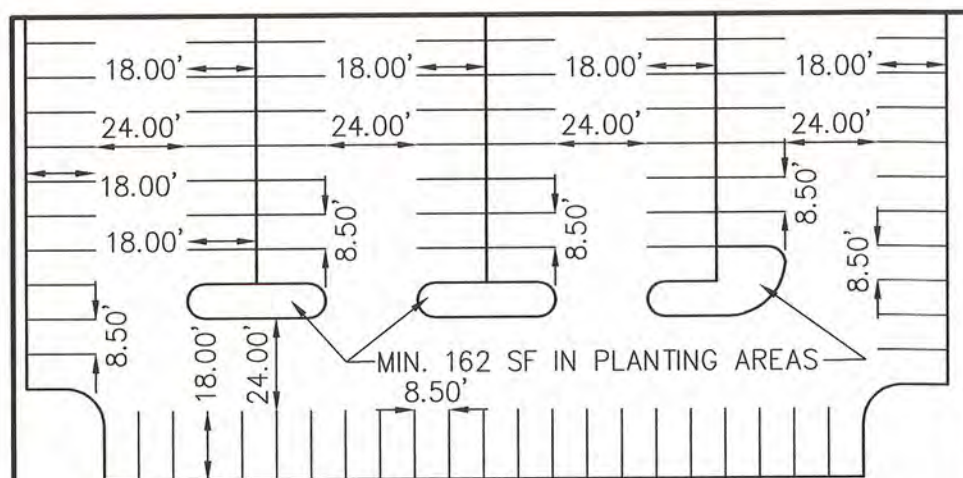
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ABBREVIATIONS

A	A	AREA OF ARC	J	JB	JUNCTION BOX
AD	AASHTO	ALGEBRAIC DIFFERENCE	K	K	SIGHT DISTANCE COEFFICIENT
ASTM	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS		Ke	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
ACGR	ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	L	LENGTH
ACGR	ACGR	AGGREGATE	LAT.	LAT.	LATERAL
ANSI	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LF	LF	LINEAR FOOT
ASPH	ASPH	ASPHALT	LL	LL	LOWER LEVEL
AWWA	AWWA	AMERICAN WATER WORKS ASSOCIATION	LOS	LOS	LINE OF SIGHT
B	B	BREADTH	LP	LP	LOW POINT
BC	BC	BOTTOM OF CURB	LS	LS	LOADING SPACE
BF	BF	BASEMENT FLOOR	LCG	LCG	LIMITS OF CLEARING & GRADING
BLDG	BLDG	BUILDING	LT	LT	LEFT
BM	BM	BENCHMARK	M	M	MONUMENT FOUND
BMP	BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MECH.	MECH.	MECHANICAL
BOV	BOV	BLOW OFF VALVE	MH	MH	MANHOLE
BRL	BRL	BUILDING RESTRICTION LINE	MI	MI	MILE
BVCS	BVCS	BEGINNING VERTICAL CURVE STATION	MPH	MPH	MILES PER HOUR
BVCE	BVCE	BEGINNING VERTICAL CURVE ELEVATION	MS	MS	MEDIAN STRIP
BW	BW	BOTTOM OF WALL	MSL	MSL	MEAN SEA LEVEL
C	C	CLASS	MIN	MIN	MINIMUM
C	C	CORRUGATED METAL PIPE	MAX	MAX	MAXIMUM
CMP	CMP	CONCRETE	N	N	NOW OR FORMERLY
CONC.	CONC.	CLEAN OUT	N/F	N/F	NET FLOOR AREA
CO	CO	CONTINUATION	NFA	NFA	NUMBER
CONT.	CONT.	CURB STOP	NO.	NO.	NUMBER
CS	CS	COURT	NBL	NBL	NORTH BOUND LANE
CT	CT	CENTERLINE	N/A	N/A	NOT APPLICABLE
C/L	C/L	CENTERLINE	Q	Q	ON CENTER
D	D	DEPTH	OC	OC	OUTSIDE DIAMETER
D,d	D,d	DRAINAGE AREA	OD	OD	OVERHANG
DA	DA	DEED BOOK	OH	OH	OVERHEAD
DB	DB	DET.	P	P	PERIMETER
DEQ	DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PC	PC	POINT OF CURVATURE
DET.	DET.	DETAIL	PCC	PCC	POINT OF COMPOUND CURVE
DI	DI	DROP INLET	PCEP	PCEP	POINT OF CURVE EDGE OF PAVEMENT
DIA.	DIA.	DUCTILE IRON PIPE	PCTC	PCTC	POINT OF CURVATURE TOP OF CURB
DIP	DIP	DROP MANHOLE	PFM	PFM	PUBLIC FACILITIES MANUAL
DM	DM	DRIVE	PG	PG	PAGE
DR	DR	DRAINAGE	PGL	PGL	POINT OF GRADE LINE
DRNG	DRNG	DRAWING	PH	PH	POINT OF INTERSECTION
DRWG.	DRWG.	DRIVE WAY	PL	PL	PROPERTY LINE
D/W	D/W	DELTA	PRC	PRC	POINT OF REVERSE CURVES
Δ	Δ	DWELLING UNITS	PRELIM.	PRELIM.	PRELIMINARY
DU	DU	DOMESTIC	PROP.	PROP.	PROPOSED
DOM	DOM	DOMESTIC	PT	PT	POINT OF TANGENCY
E	E	RATE OF SUPER ELEVATION IN FEET PER FOOT	PVC	PVC	POINT OF VERTICAL CURVATURE
EC	EC	EROSION CONTROL	PVC	PVC	POLY VINYL CHLORIDE
EGL	EGL	ENERGY GRADIENT LINE	PVI	PVI	POINT OF VERTICAL INTERSECTION
EQC	EQC	ENVIRONMENTAL QUALITY CORRIDOR	PVM/T	PVM/T	PAVEMENT
ESMT	ESMT	EASEMENT	PVRC	PVRC	POINT OF VERTICAL REVERSE CURVE
EG	EG	EDGE OF GUTTER	PVT	PVT	POINT OF VERTICAL TANGENT
ELEV.	ELEV.	ELEVATION	P&P	P&P	PLAN AND PROFILE
ENT.	ENT.	ENTRANCE	Q	Q	Q(C.F.S.) AMOUNT OF RUNOFF
ENP	ENP	EDGE OF PAVEMENT	R	R	RADIUS
ES	ES	END SECTION	R,r	R,r	REQUIRED
EVCS	EVCS	ENDING VERTICAL CURVE STATION	REQD	REQD	REQUIRED
EVCE	EVCE	ENDING VERTICAL CURVE ELEVATION	RCP	RCP	REINFORCED CONCRETE PIPE
EW	EW	END WALL	RD.	RD.	ROAD
EX.	EX.	EXISTING	RET.	RET.	RETAINING
ELEC.	ELEC.	ELECTRICAL	REV.	REV.	REVISION
EBL	EBL	EAST BOUND LANE	RR	RR	RAILROAD
F	F	FIRE LINE	RTE.	RTE.	ROUTE
FAR	FAR	FLOOR AREA RATIO	R/W	R/W	RIGHT OF WAY
FC	FC	FACE OF CURB	RGP	RGP	ROUGH GRADING PLAN
FF	FF	FIRST FLOOR	ROM	ROM	REMOTE OUTSIDE MONITOR
FG	FG	FINISHED GRADE	RMA	RMA	RESOURCE MANAGEMENT AREA
FH	FH	FIRE HYDRANT	RPA	RPA	RESOURCE PROTECTION AREA
FL	FL	FLOW LINE	RT	RT	RIGHT
FP	FP	FLOOD PLAIN	S	S	SPEED OR SLOPE
FS	FS	FACTOR OF SAFETY	SAN.	SAN.	SANITARY
FT	FT	FOOT	SBL	SBL	SOUTH BOUND LANE
FOY.	FOY.	FOYER	SD	SD	SIGHT DISTANCE
FPS	FPS	FEET PER SECOND	SECT.	SECT.	SECTION
G	G	GRAVITY	SEW.	SEW.	SEWER
G	G	GAS	SH.	SH.	SHOULDER
GFA	GFA	GROSS FLOOR AREA	SF	SF	SQUARE FEET
Gr	Gr	GRADE	SP.	SP.	SPACE
GR	GR	GUARD RAIL	SP	SP	SITE PLAN
GAR	GAR	GARAGE	SPEC.	SPEC.	SPECIFICATION
H	H	HEIGHT	STA.	STA.	STATION
H,h	H,h	HEAD	STD.	STD.	STANDARD
HC	HC	HANDICAPPED PARKING SPACE	STK.	STK.	STACK
HGL	HGL	HYDRAULIC GRADIENT LINE	STM.	STM.	STORM
HP	HP	HIGH POINT	SVC.	SVC.	SERVICE
HR	HR	HAND RAIL	SWM	SWM	STORM WATER MANAGEMENT
HT.	HT.	HEIGHT	S/W	S/W	SIDE WALK
HW	HW	HEADWATER	Sx	Sx	CROSS SLOPE
I	I	RAINFALL INTENSITY	T	T	TANGENT
ID	ID	INSIDE DIAMETER	TB	TB	TEST BORE
IN	IN	INCH	TC	TC	TOP OF CURB
INV.	INV.	INVERT	Tc	Tc	TIME OF CONCENTRATION
IP	IP	IRON PIPE	TEL	TEL	TELEPHONE
IPF	IPF	IRON PIPE FOUND	TP	TP	TEST PIT
IPS	IPS	IRON PIPE SET	TP	TP	TREE PROTECTION
U	UD	UNDERDRAIN	TB	TB	TOP OF BANK
UG	UG	UNDERGROUND	TW	TW	TOP OF WALL
UL	UL	UPPER LEVEL	TW	TW	TAILWATER
UP	UP	UTILITY POLE	V	V	VELOCITY
VAN	VAN	HANDICAPPED VAN PARKING SPACE	V	V	VOLUME
V	V	VELOCITY	VA	VA	VIRGINIA
V	V	VOLUME	VC	VC	VERTICAL CURVE
VA	VA	VIRGINIA	VDOT	VDOT	VA. DEPT. OF TRANSPORTATION
VC	VC	VERTICAL CURVE	VF	VF	VERTICAL FOOT
VDOT	VDOT	VA. DEPT. OF TRANSPORTATION	W	W	WEIGHT OR WIDTH
VF	VF	VERTICAL FOOT	W/M	W/M	WATER MAIN
W	W	WEIGHT OR WIDTH	WBL	WBL	WEST BOUND LANE
W/M	W/M	WATER MAIN	WQIA	WQIA	WATER QUALITY IMPACT ASSESSMENT
WBL	WBL	WEST BOUND LANE	X	XF	TRANSFORMER
WQIA	WQIA	WATER QUALITY IMPACT ASSESSMENT	Y	YI	YARD INLET
X	XF	TRANSFORMER	YR	YR	YEAR
Y	YI	YARD INLET	Z	Z	SIDE SLOPES
YI	YR	YEAR			
Z	Z	SIDE SLOPES			

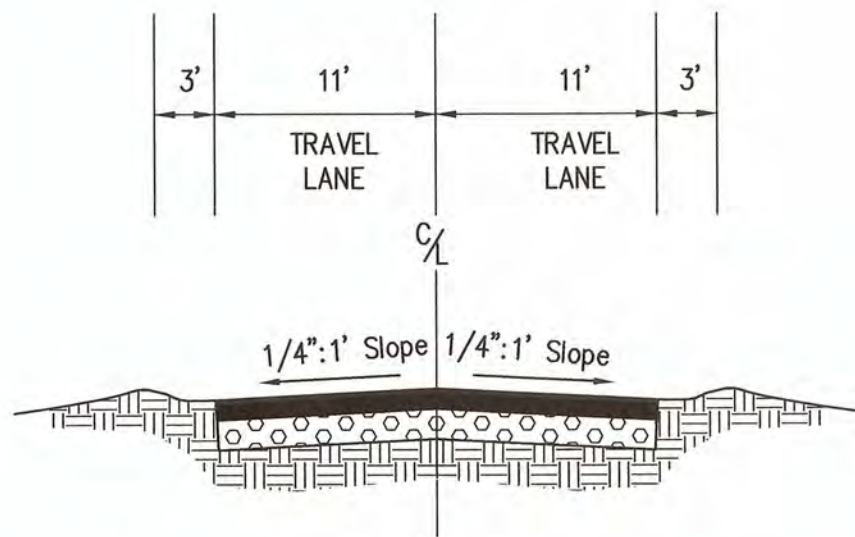


NEIGHBORHOOD STREET
(PRIVATE OR PUBLIC ROAD)



PARKING LOT NOTES:

- PARKING DIMENSIONS PER SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL ARTICLE 5-5-B.
- PARKING LOT LANDSCAPING REQUIREMENT PER SPOTSYLVANIA COUNTY DESIGN STANDARDS ARTICLE 6-6.
- PARKING DEPTH MAY BE REDUCED FROM 18 FT TO 16.5 FT WHERE THE PLANNING DIRECTOR DETERMINES THAT ADEQUATE "HEAD IN" OVERHANG EXISTS EXCLUSIVE OF REQUIRED PLANTING OR SCREENING REQUIREMENTS, AND SIDEWALKS.



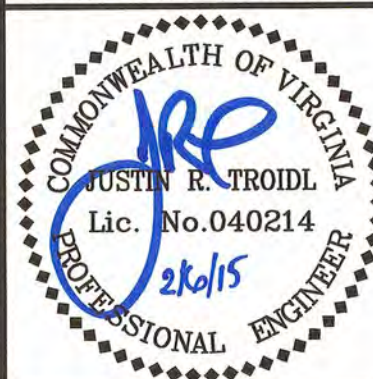
ALLEYWAY
(PRIVATE ROAD)

ROAD SECTION NOTES:

- ROAD SECTIONS ARE SUBJECT TO VDOT APPROVAL. FINAL SECTIONS WILL BE IN ACCORDANCE WITH THE VDOT ROAD DESIGN MANUAL AND THE VDOT SUBDIVISION STREET DESIGN GUIDE.

LEGEND, ABBREVIATIONS, AND ROAD SECTIONS JACKSON VILLAGE

R14-0009
COUNTY PROJECT NUMBER



PLAN STATUS	
07/15/14	1ST SUBMISSION
09/16/14	2ND SUBMISSION
01/19/15	3RD SUBMISSION
02/06/15	4TH SUBMISSION

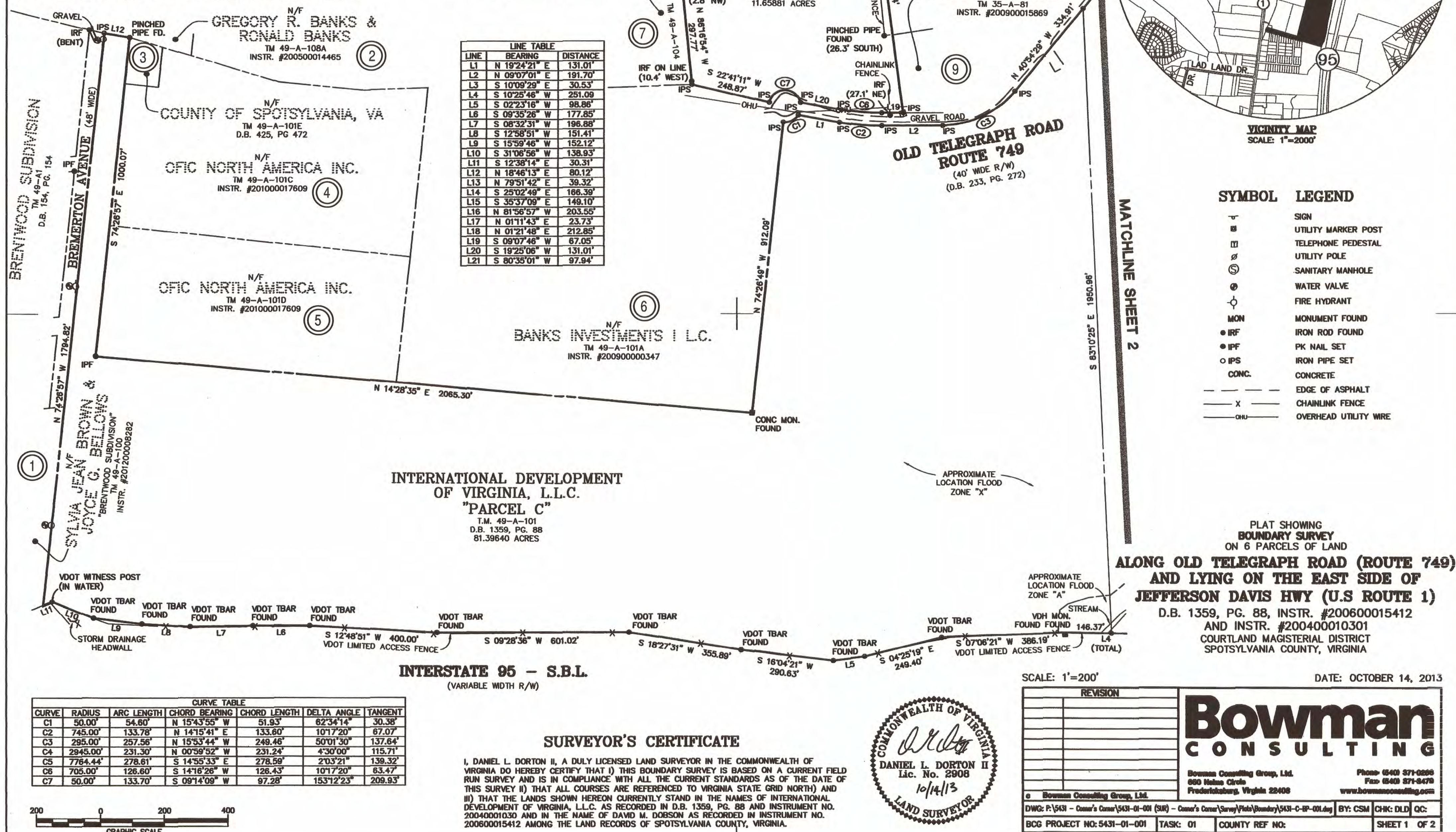
DATE	DESCRIPTION	
MB	SG	JRT
DESIGN	DRAWN	CHKD
SCALE	H:	N/A
	V:	
JOB No.	5431-01-001	
DATE :	JULY 16, 2014	
FILE No.	5431-D-ZP-001	

LIST OF CONTIGUOUS PROPERTY OWNERS

ID NO.	TAX MAP NO.	OWNER	ZONING	LAND USE
1	49-A-100	SYLVIA JEAN BROWN & JOYCE G. BELLWS	I-1	VACANT
2	49-A-108A	GREGORY R. BANKS & RONALD BANKS	I-1	AUTO REPAIR
3	49-A-101E	COUNTY OF SPOTSYLVANIA	I-1	WATER TOWER
4	49-A-101C	OFIC NORTH AMERICA INC.	I-1	BUILDING SUPPLIES RETAILER
5	49-A-101D	OFIC NORTH AMERICA INC.	I-1	BUILDING SUPPLIES RETAILER
6	49-A-101A	BANKS INVESTMENTS I L.C.	I-1	AUTO GRAVEYARD
7	49-A-104	JAK COMMERCIAL L.L.C.	I-1	VACANT
8	49-A-103	JAK COMMERCIAL L.L.C.	I-1	SINGLE-FAMILY RESIDENTIAL
9	35-A-81	FLORIAN CLAROS-VILLARROEL	I-1	VEHICLE STORAGE
10	35-A-80	CLAYBORNE C. BECK & SON, INC.	I-1	WHOLESALE LUMBER

NOTES

- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON SPOTSYLVANIA COUNTY TAX ASSESSMENT MAP AS PARCEL NUMBERS 49-A-101, 49-A-102, 35-A-1A, 35-A-80, 35-A-2-1 AND 35-A-22 AND ARE ZONED I1.
- THE PROPERTIES CURRENTLY STAND IN THE NAME OF INTERNATIONAL DEVELOPMENT OF VIRGINIA, L.L.C. AS RECORDED IN D.B. 1359, PG. 88 AND INSTRUMENT NO. 200400010301 AND IN THE NAME OF DAVID M. DOBSON AS RECORDED IN INSTRUMENT NO. 200600015412 AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON OCTOBER 14, 2013.
- BASED UPON GRAPHIC PLOTTING ONLY, AND AS SHOWN HEREON, A PORTION OF THE PROPERTIES ARE LOCATED IN A ZONE "A" FLOOD AREA (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 5103080200 C AND 5103080225 C DATED FEBRUARY 18, 1995.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- MERIDIAN IS BASED ON THE VIRGINIA COORDINATE SYSTEM, NAD83, NORTH ZONE.



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
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BOUNDARY PLAT AND CONTIGUOUS OWNERS
JACKSON VILLAGE
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

R14-0009
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
Lic. No. 040214
PROFESSIONAL ENGINEER

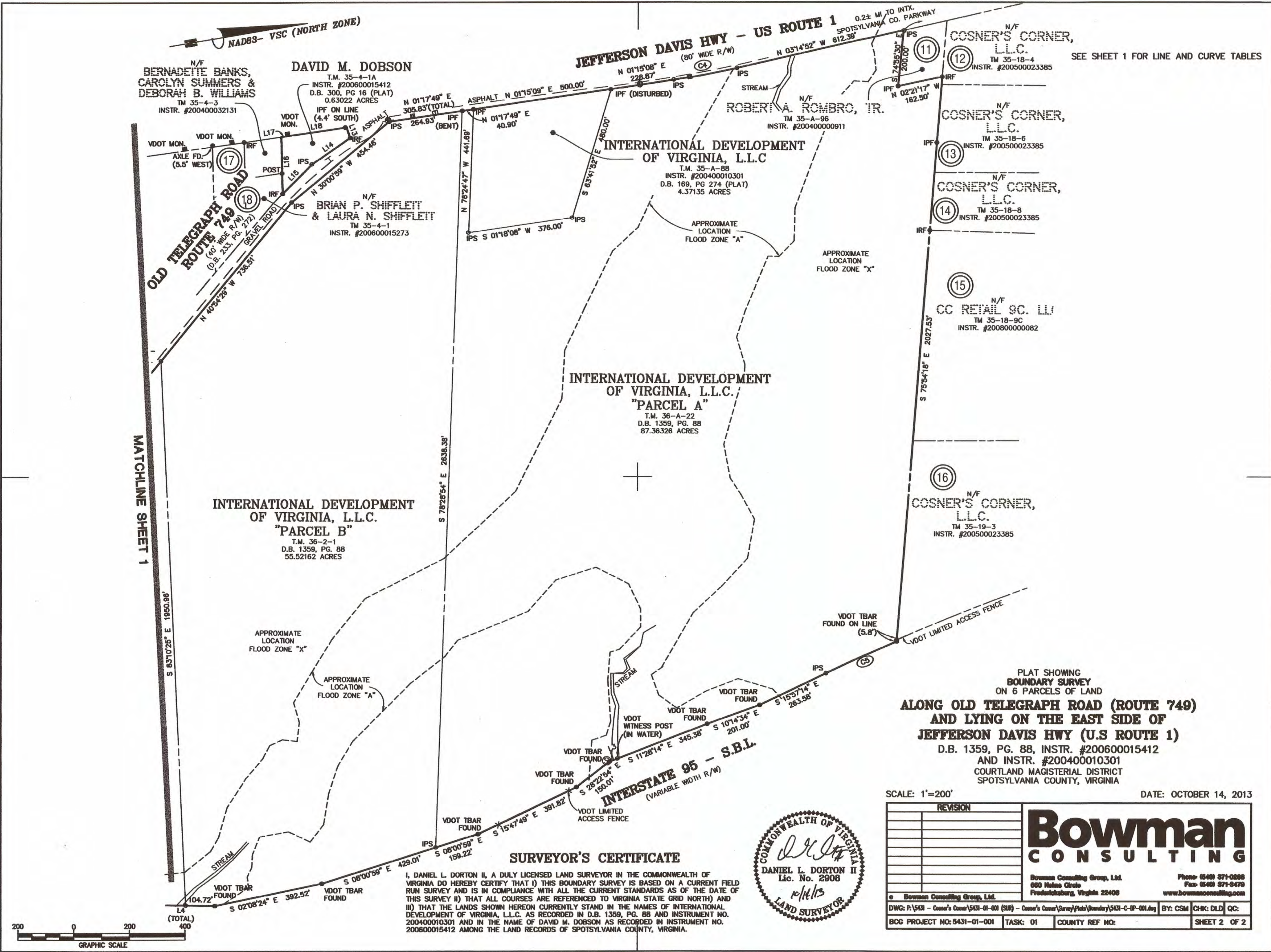
PLAN STATUS
07/15/14 1ST SUBMISSION
09/16/14 2ND SUBMISSION
01/19/15 3RD SUBMISSION
02/06/15 4TH SUBMISSION

DATE	DESCRIPTION
MB	SG
DESIGN	DRAWN
SCALE	H: AS NOTED
V:	
JOB No.	5431-01-001
DATE :	JULY 16, 2014
FILE No.	5431-D-ZP-001

SHEET 3 OF 11

LIST OF CONTIGUOUS PROPERTY OWNERS

ID NO.	TAX MAP NO.	OWNER	ZONING	LAND USE
11	35-A-96	ROBERT A. ROMBRO, TR.	I-1	VACANT
12	35-18-4	COSNER'S CORNER L.L.C.	I-1	VACANT
13	35-18-6	COSNER'S CORNER L.L.C.	I-1	VACANT
14	35-18-8	COSNER'S CORNER L.L.C.	I-1	VACANT
15	35-18-9C	CC RETAIL 9C L.L.C.	I-1	RETAIL
16	35-19-3	COSNER'S CORNER L.L.C.	I-1	VACANT
17	35-4-3	BERNADETTE BANKS, CAROLYN SUMMERS & DEBORAH B. WILLIAMS	I-1	SINGLE-FAMILY RESIDENTIAL
18	35-4-1	BRIAN P. SHIFFLETT & LAURA N. SHIFFLETT	I-1	SINGLE-FAMILY RESIDENTIAL



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BOUNDARY PLAT AND ADJACENT OWNERS
JACKSON VILLAGE

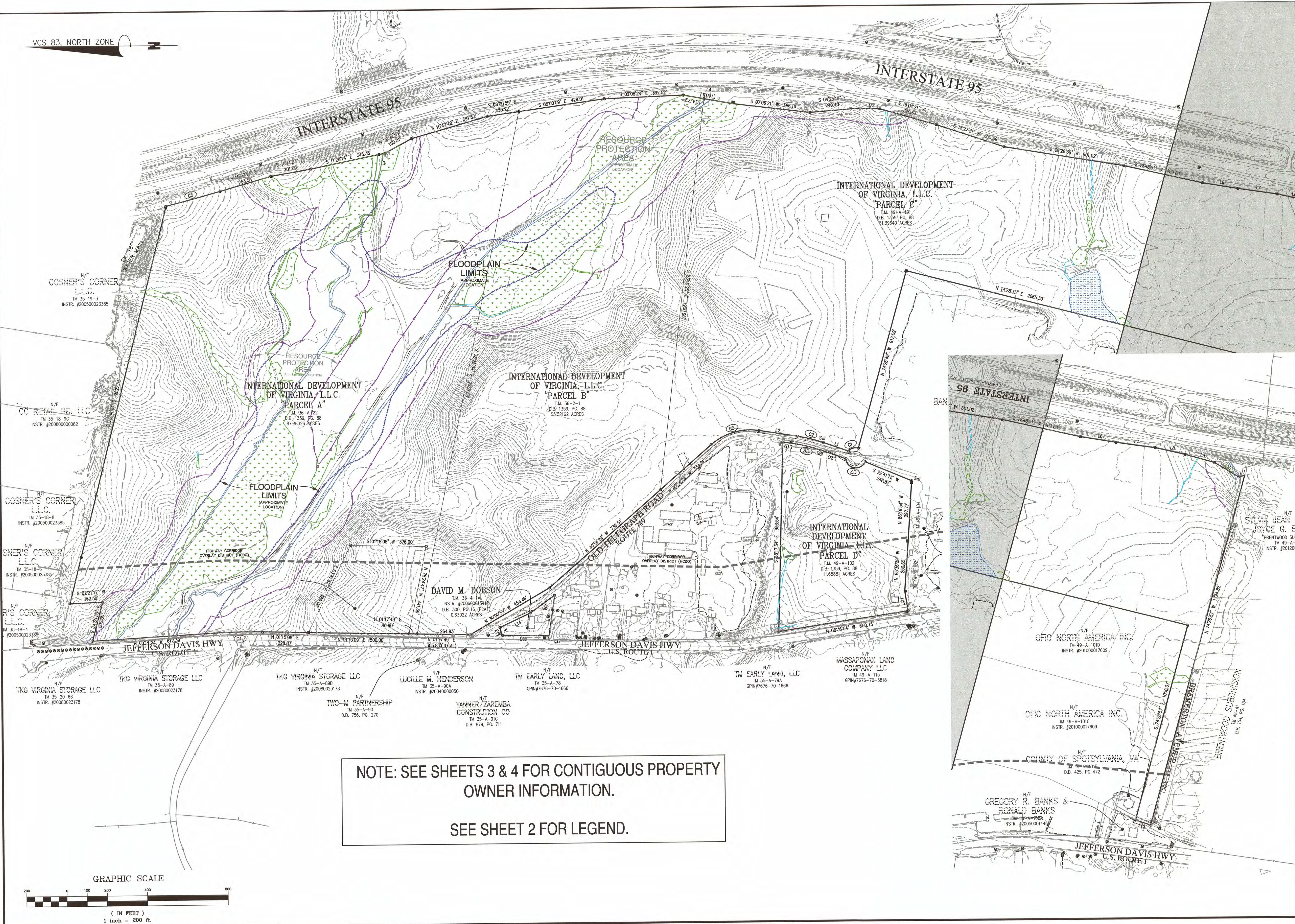
R14-0009
COUNTY PROJECT NUMBER



PLAN STATUS	
07/15/14	1ST SUBMISSION
09/16/14	2ND SUBMISSION
01/19/15	3RD SUBMISSION
02/06/15	4TH SUBMISSION

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

JOB No. 5431-01-001
DATE : JULY 16, 2014
FILE No. 5431-D-ZP-001

EXISTING CONDITIONS PLAN
JACKSON VILLAGE

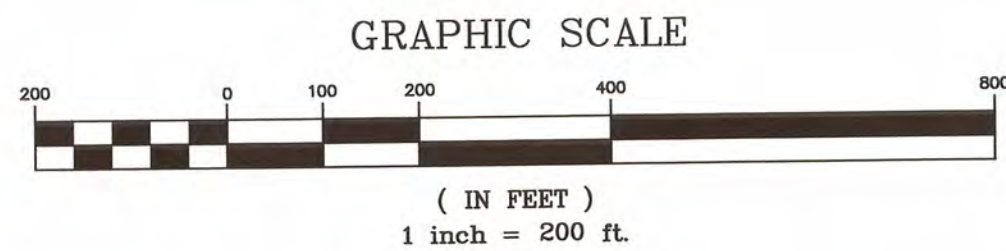
COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

R14-0009
COUNTY PROJECT NUMBER

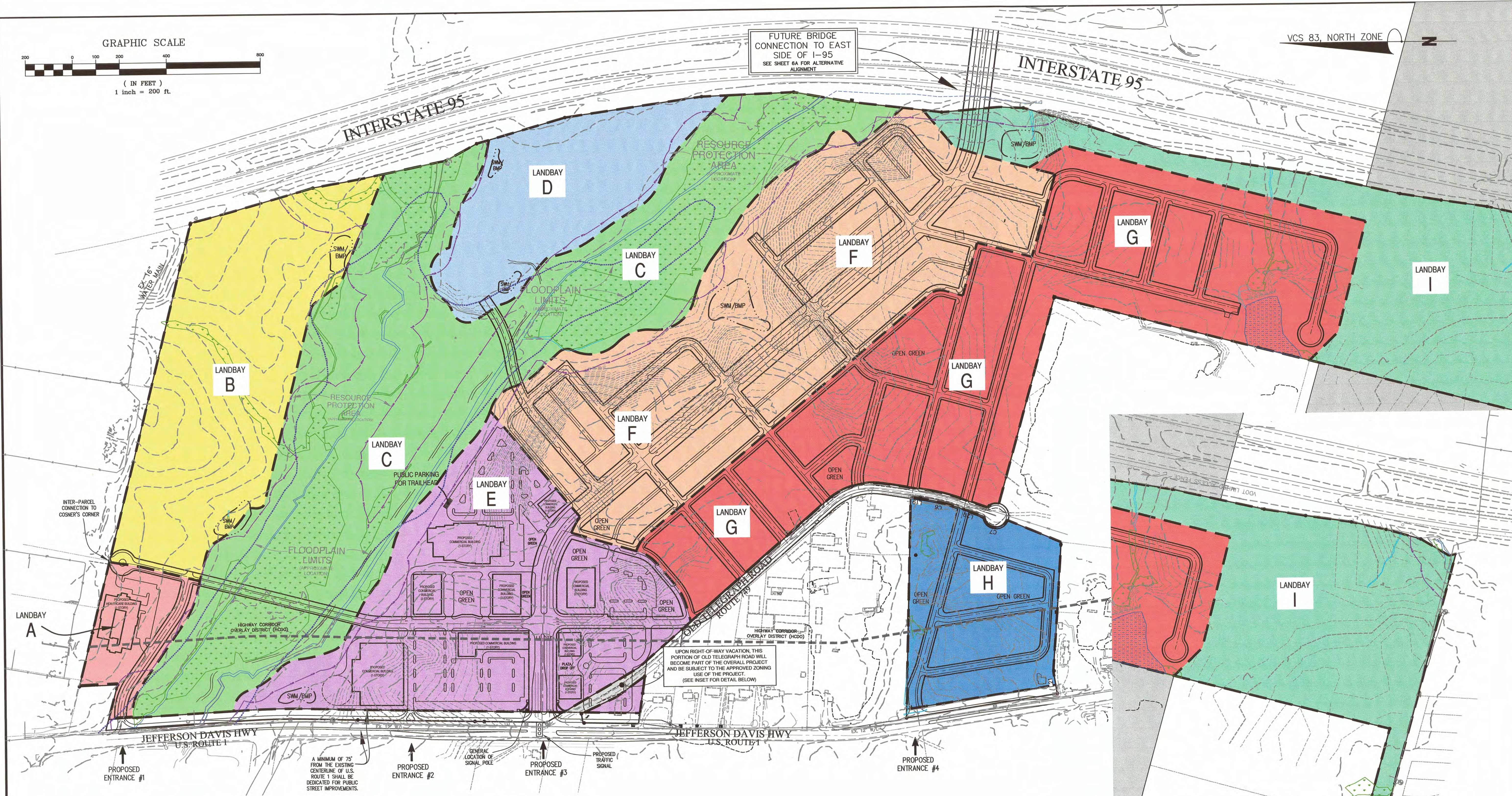
PLAN STATUS	
07/15/14	1ST SUBMISSION
09/16/14	2ND SUBMISSION
01/19/15	3RD SUBMISSION
02/06/15	4TH SUBMISSION

DATE	DESCRIPTION	
MB	SG	JRT
DESIGN	DRAWN	CHKD
SCALE	H: 1"=200'	V:
JOB No.	5431-01-001	
DATE	JULY 16, 2014	
FILE No.	5431-D-ZP-001	

SHEET 5 OF 11



VCS 83, NORTH ZONE



FUTURE BRIDGE
CONNECTION TO EAST
SIDE OF I-95
SEE SHEET 6A FOR ALTERNATIVE
ALIGNMENT

INTERSTATE 95

LANDBAY D

LANDBAY C

LANDBAY F

LANDBAY G

LANDBAY I

LANDBAY B

LANDBAY C

LANDBAY E

LANDBAY F

LANDBAY G

LANDBAY G

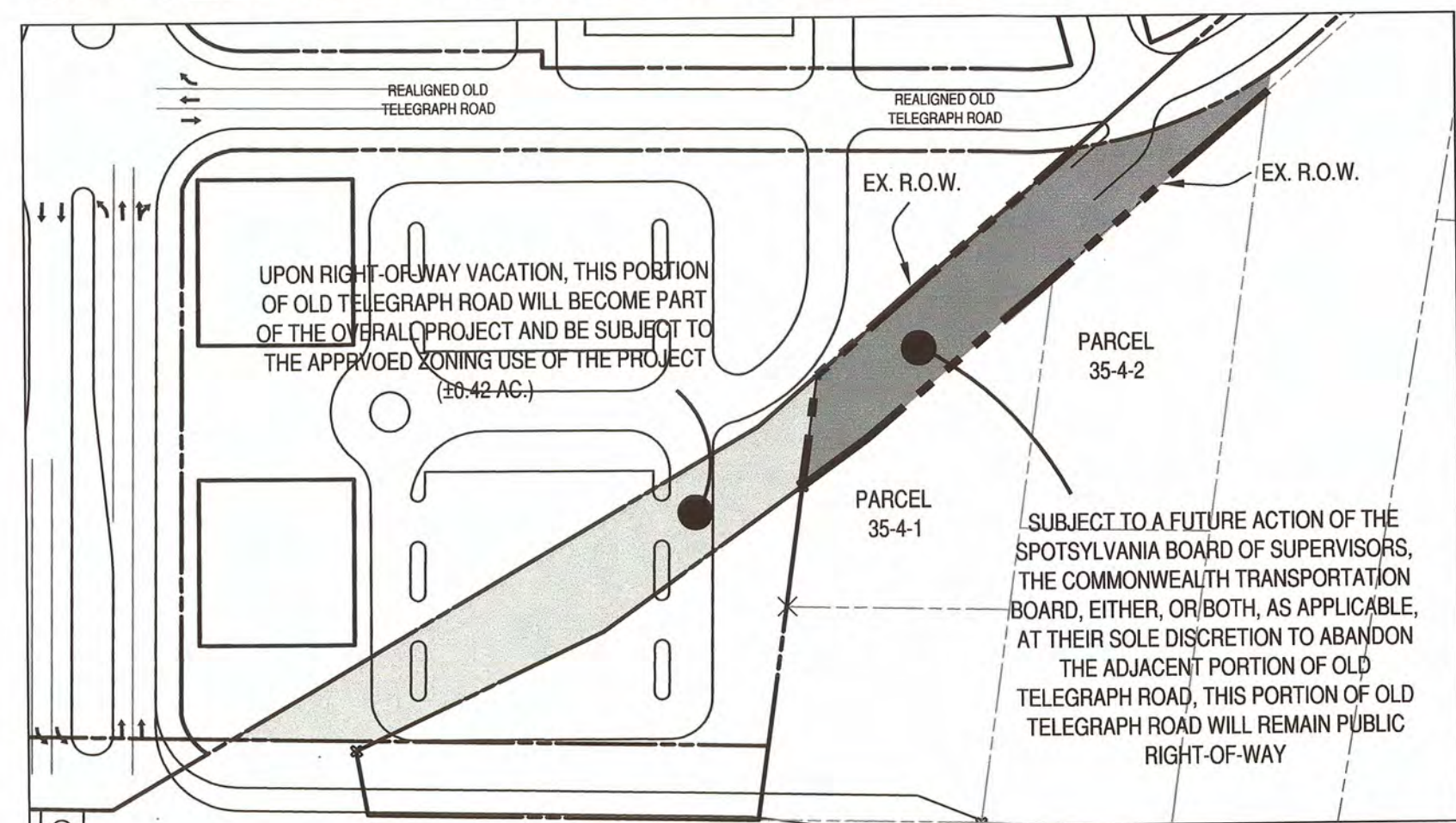
LANDBAY H

LANDBAY I

LANDBAY A

UPON RIGHT-OF-WAY VACATION, THIS
PORTION OF OLD TELEGRAPH ROAD WILL
BECOME PART OF THE OVERALL PROJECT
AND BE SUBJECT TO THE APPROVED ZONING
USE OF THE PROJECT
(SEE INSET FOR DETAIL BELOW)

OLD TELEGRAPH ROAD ABANDONMENT DETAIL

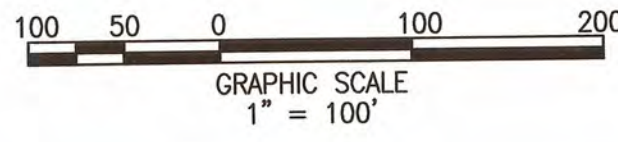


DETAIL NOTES

1. THIS DETAIL DEPICTS THE INTENDED RIGHT-OF-WAY ACCESS FOR PARCELS 35-4-1 AND 35-4-2.
2. ACREAGE AMOUNTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. OWNER TO MAINTAIN RELOCATED OLD TELEGRAPH ROAD UNTIL SUCH TIME AS IT IS TURNED OVER TO VDOT FOR ACCEPTANCE INTO THE STATE SECONDARY ROAD SYSTEM.
4. UPON RIGHT-OF-WAY VACATION, THAT PORTION OF OLD TELEGRAPH ROAD WITHIN THE PROJECT AREA WILL BECOME PART OF THE OVERALL PROJECT AND BE SUBJECT TO THE APPROVED ZONING USE OF THE PROJECT.

NOTE: SEE SHEETS 3 & 4 FOR PROJECT BOUNDARY
AND CONTIGUOUS PROPERTY OWNER INFORMATION.

SEE SHEET 7 FOR SITE TABULATIONS, NOTES, AND
PROPOSED DEVELOPMENT PROGRAM.



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GENERALIZED DEVELOPMENT PLAN JACKSON VILLAGE

COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

R14-0009
COUNTY PROJECT NUMBER

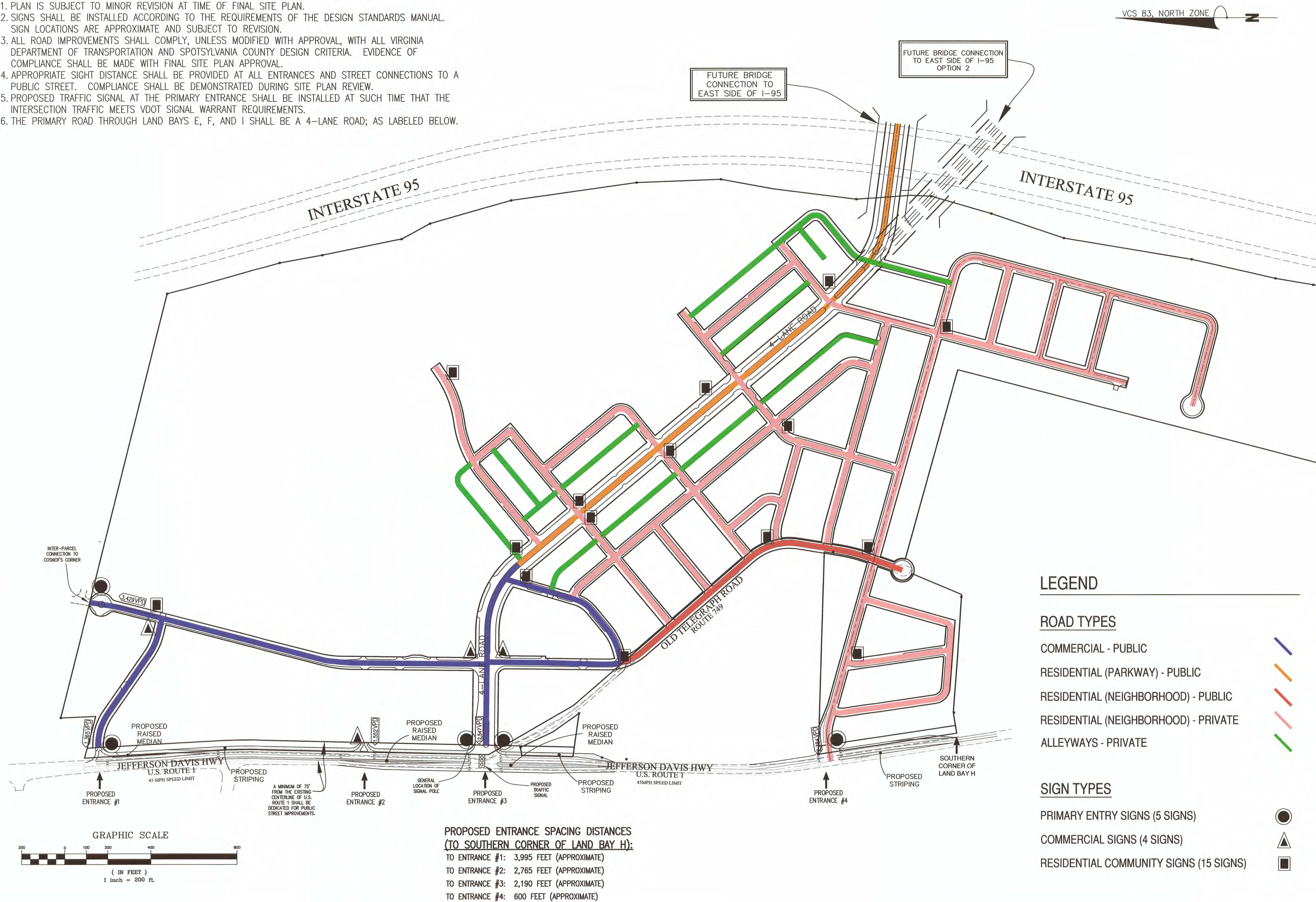


PLAN STATUS	
07/15/14	1ST SUBMISSION
09/16/14	2ND SUBMISSION
01/19/15	3RD SUBMISSION
02/06/15	4TH SUBMISSION

DATE	DESCRIPTION
MB DESIGN	SG DRAWN
JRT CHKD	
SCALE: H: 1"=200'	V:
JOB No. 5431-01-001	
DATE: JULY 16, 2014	
FILE No. 5431-D-ZP-001	

NOTES

1. PLAN IS SUBJECT TO MINOR REVISION AT TIME OF FINAL SITE PLAN.
2. SIGNS SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE DESIGN STANDARDS MANUAL. SIGN LOCATIONS ARE APPROXIMATE AND SUBJECT TO REVISION.
3. ALL ROAD IMPROVEMENTS SHALL COMPLY, UNLESS MODIFIED WITH APPROVAL, WITH ALL VIRGINIA DEPARTMENT OF TRANSPORTATION AND SPOTSYLVANIA COUNTY DESIGN CRITERIA. EVIDENCE OF COMPLIANCE SHALL BE MADE WITH FINAL SITE PLAN APPROVAL.
4. APPROPRIATE SIGHT DISTANCE SHALL BE PROVIDED AT ALL ENTRANCES AND STREET CONNECTIONS TO A PUBLIC STREET. COMPLIANCE SHALL BE DEMONSTRATED DURING SITE PLAN REVIEW.
5. PROPOSED TRAFFIC SIGNAL AT THE PRIMARY ENTRANCE SHALL BE INSTALLED AT SUCH TIME THAT THE INTERSECTION TRAFFIC MEETS VDOT SIGNAL WARRANT REQUIREMENTS.
6. THE PRIMARY ROAD THROUGH LAND BAYS E, F, AND I SHALL BE A 4-LANE ROAD; AS LABELED BELOW.



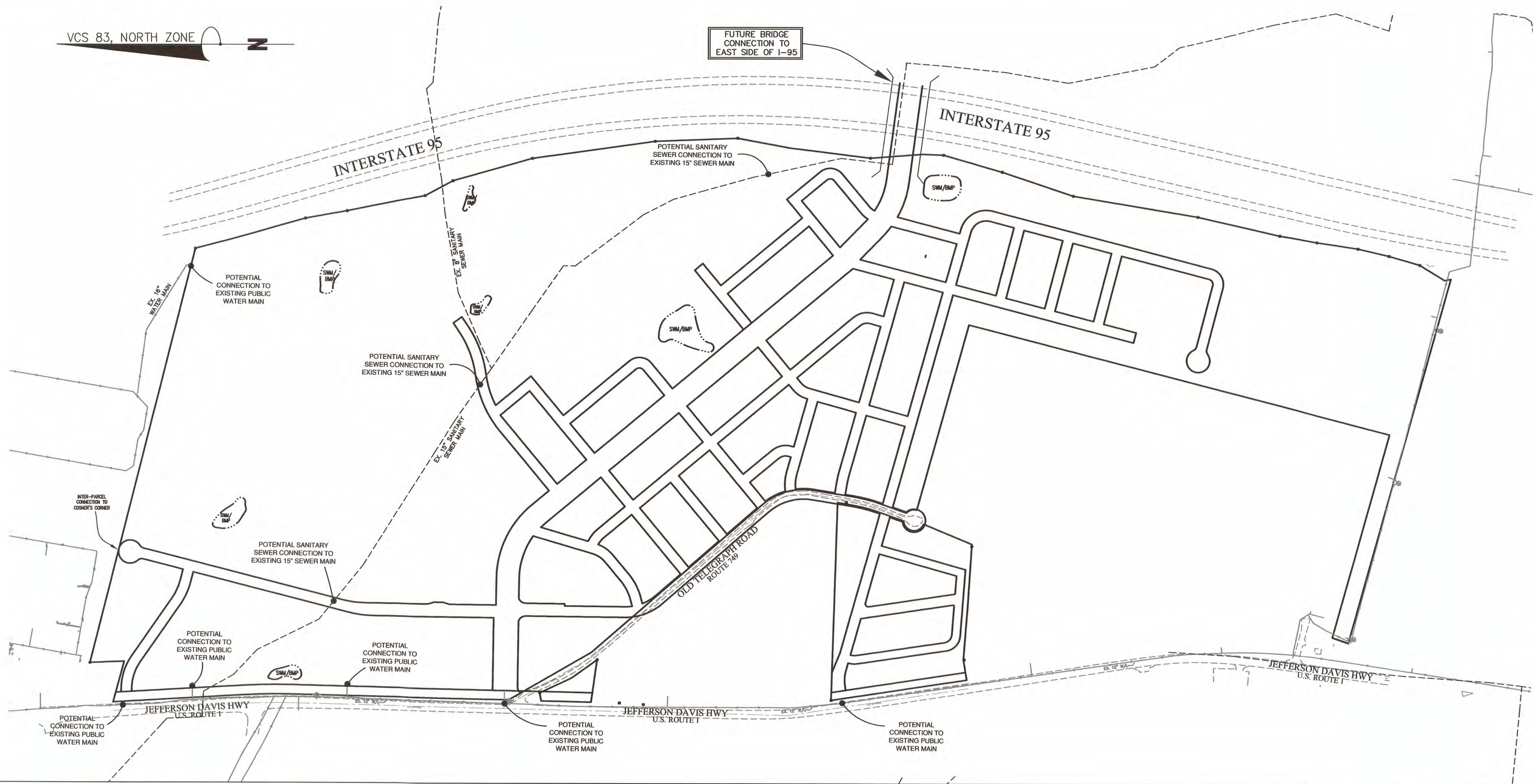
LEGEND

ROAD TYPES

- COMMERCIAL - PUBLIC
- RESIDENTIAL (PARKWAY) - PUBLIC
- RESIDENTIAL (NEIGHBORHOOD) - PUBLIC
- RESIDENTIAL (NEIGHBORHOOD) - PRIVATE
- ALLEYWAYS - PRIVATE

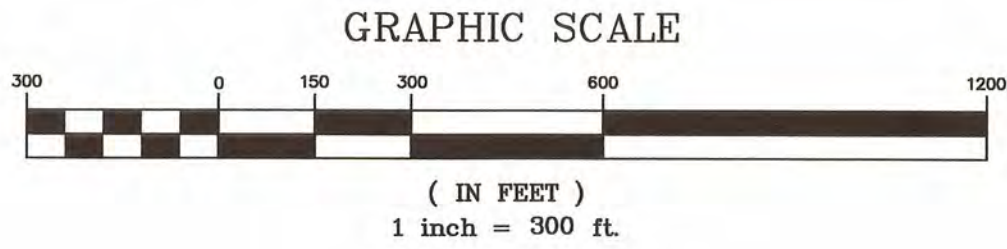
SIGN TYPES

- PRIMARY ENTRY SIGNS (5 SIGNS)
- COMMERCIAL SIGNS (4 SIGNS)
- RESIDENTIAL COMMUNITY SIGNS (15 SIGNS)



NOTES

1. PLAN IS SUBJECT TO MINOR REVISION AT TIME OF FINAL SITE PLAN. SITE TO BE SERVED BY PUBLIC WATER & SEWER.



PRELIMINARY SWM/BMP CALCULATIONS

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: Jackson Park

Date: 09/12/2014

	data input cells				
	calculation cells				
	constant values				
1. Post-Development Project & Land Cover Information					
Constants					
Annual Rainfall (inches)	43				
Target Rainfall Event (inches)	1.00				
Phosphorus EMC (mg/L)	0.26			Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41				
Pj	0.90				
Land Cover (acres)					
	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	60.00	0.00	60.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	76.68	0.00	76.68
Impervious Cover (acres)	0.00	0.00	104.68	0.00	104.68
			Total		241.36
Rv Coefficients					
	A soils	B Soils	C Soils	D Soils	
Forest/Open Space	0.02	0.03	0.04	0.05	
Managed Turf	0.15	0.20	0.22	0.25	
Impervious Cover	0.95	0.95	0.95	0.95	
Land Cover Summary					
Forest/Open Space Cover (acres)	60.00				
Weighted Rv(forest)	0.04				
% Forest	25%				
Managed Turf Cover (acres)	76.68				
Weighted Rv(turf)	0.22				
% Managed Turf	32%				
Impervious Cover (acres)	104.68				
Rv(impervious)	0.95				
% Impervious	43%				
Total Site Area (acres)	241.36				
Site Rv	0.49				
Post-Development Treatment Volume (acre-ft)	9.89				
Post-Development Treatment Volume (cubic feet)	430,938				
Post-Development Load (TP) (lb/yr)	270.76		Post-Development Load (TN) (lb/yr)	1936.95	
Total Load (TP) Reduction Required (lb/yr)	171.80				

NOTE: THESE CALCULATIONS ARE APPROXIMATE IN NATURE AND ARE SHOWN FOR INFORMATIONAL / GDP APPROVAL PURPOSES ONLY. FINAL SWM AND BMP CALCULATIONS WILL BE PROVIDED AS CONSTRUCTION PLANS FOR THE PHASES OF THE DEVELOPMENT ARE PREPARED.

PRELIMINARY SWM & ADEQUATE OUTFALL NARRATIVE

THIS PROPOSED DEVELOPMENT WILL CONSIST OF RESIDENTIAL AND COMMERCIAL BUILDINGS AND THE ASSOCIATED ROADS, UTILITIES, AND PARKING REQUIRED TO SERVE THESE USES. SEVEN SWM/BMP PONDS ARE EXPECTED TO BE UTILIZED THROUGHOUT THE SITE TO PROVIDE SWM QUANTITY AND QUALITY CONTROL. AS SHOWN IN THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) NEW DEVELOPMENT WORKSHEET ON THIS SHEET, THIS SITE PRODUCES A TOTAL PHOSPHOROUS LOAD OF 270.76 LB/YR. BASED ON THE PROPOSED LAND COVER, THE TOTAL PHOSPHOROUS LOAD WILL NEED TO BE REDUCED BY 171.80 LB/YR. ADDITIONAL BMP DEVICES MAY BE REQUIRED TO ACHIEVE THE MINIMUM LOAD REDUCTION. THE CALCULATIONS SHOWN IN THE VRRM WORKSHEET ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. DURING THIS STAGE, THE SITE WILL BE DESIGNED TO MEET THE CRITERIA FOR BOTH WATER QUALITY AND QUANTITY CONTROL AS SET FORTH IN THE VSMH.

THE ONSITE WATER WILL BE COLLECTED IN STORM SEWER SYSTEMS THAT WILL DISCHARGE TO THE PROPOSED PONDS. ALL OF THE PONDS WILL ULTIMATELY DISCHARGE TO THE CULVERT LOCATED UNDER ROUTE 1. THE CULVERT ADEQUACY SHALL BE ANALYZED AT THE TIME OF FINAL ENGINEERING. THE PROPOSED PONDS LOCATED ONSITE SHALL BE DESIGNED TO DETAIN ENOUGH RUNOFF SO THAT THE CULVERT WILL BE ADEQUATE TO PASS THE 25-YEAR STORM, AS REQUIRED PER SECTION 8.3.2.1 OF THE VDOT DRAINAGE MANUAL.

NOTE: THESE CALCULATIONS ARE APPROXIMATE IN NATURE AND ARE SHOWN FOR INFORMATIONAL / GDP APPROVAL PURPOSES ONLY. FINAL SWM AND BMP CALCULATIONS WILL BE PROVIDED AS CONSTRUCTION PLANS FOR THE PHASES OF THE DEVELOPMENT ARE PREPARED.

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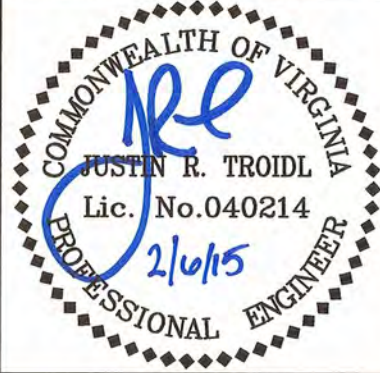
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UTILITY & STORMWATER MANAGEMENT OVERVIEW
JACKSON VILLAGE

SPOTSYLVANIA COUNTY, VIRGINIA

COURTLAND MAGISTERIAL DISTRICT

R14-0009
COUNTY PROJECT NUMBER

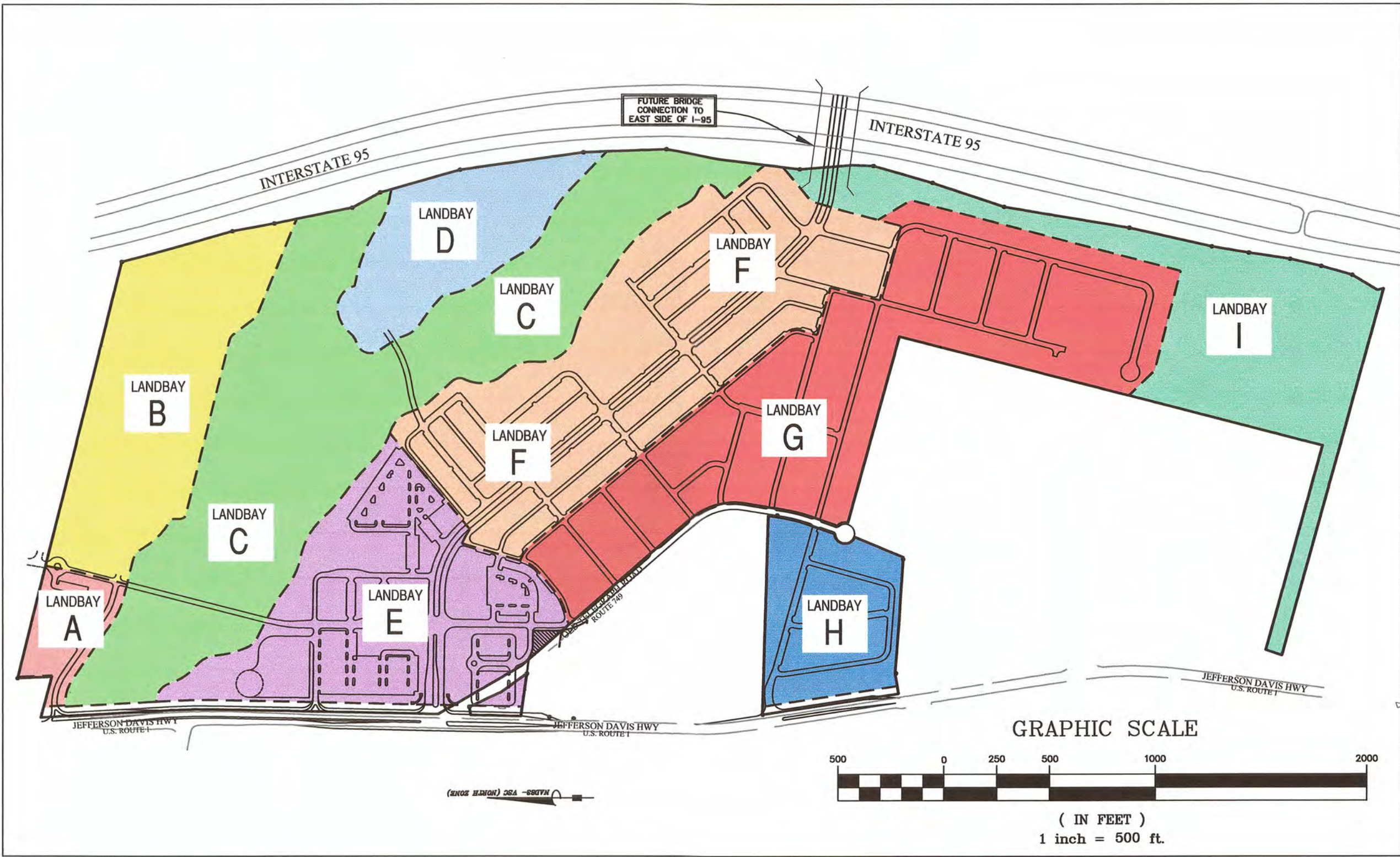


PLAN STATUS
07/15/14 1ST SUBMISSION
09/16/14 2ND SUBMISSION
01/19/15 3RD SUBMISSION
02/06/15 4TH SUBMISSION

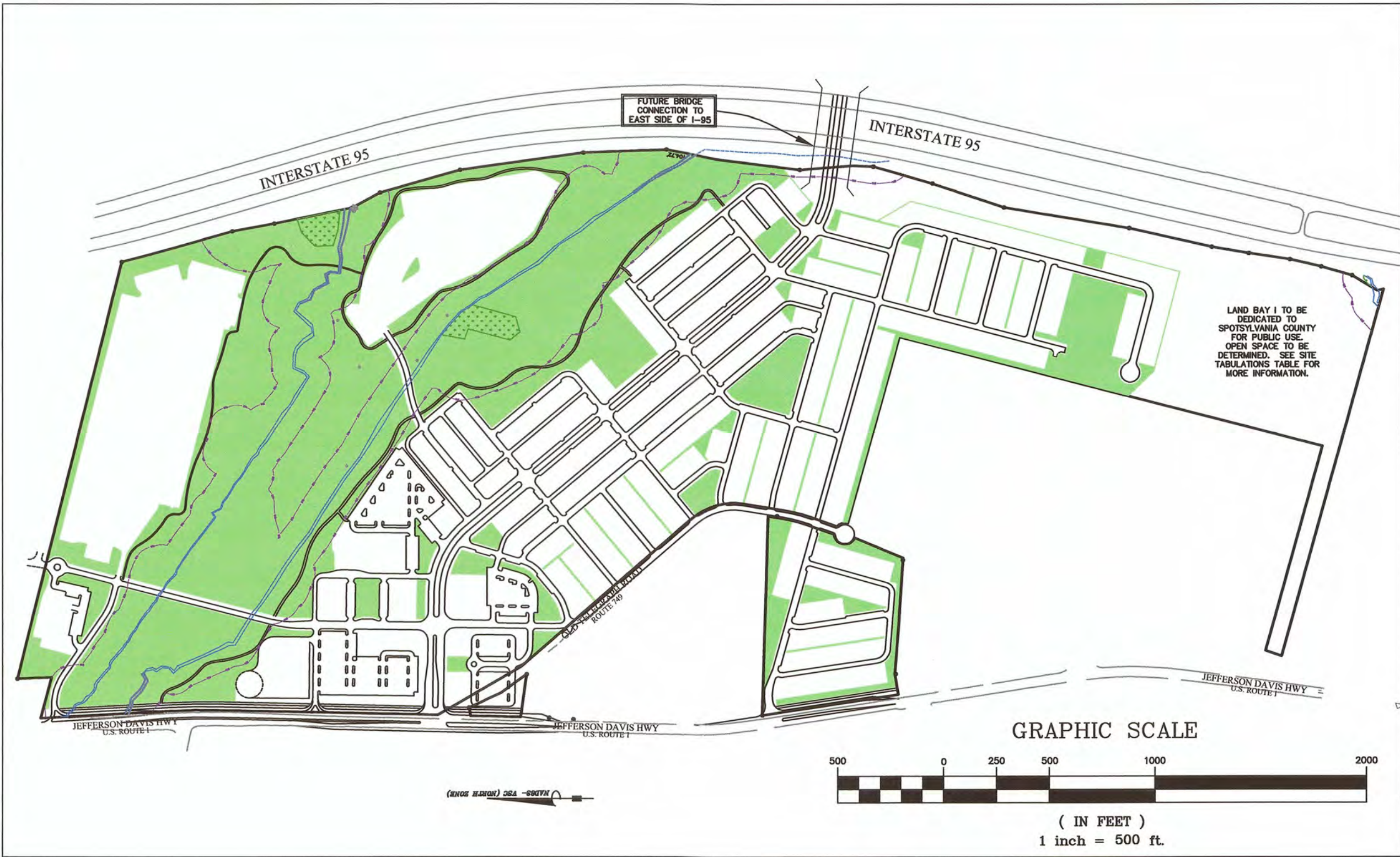
DATE	DESCRIPTION	
MB	SG	JRT
DESIGN	DRAWN	CHKD
SCALE	H: 1"=300'	V:
JOB No.	5431-01-001	
DATE :	JULY 16, 2014	
FILE No.	5431-D-ZP-001	

SHEET 6B OF 11

PROPOSED LAND BAYS



PROPOSED OPEN SPACE



PROPOSED SITE TABULATIONS

PROJECT ACREAGE

PARCEL ID	ACRES
35-4-1A	0.6302
35-A-88	4.3714
36-2-1	55.5216
36-A-22	87.3633
49-A-101	81.3964
49-A-102	11.6588
TOTAL ACREAGE	240.94

PROPOSED LAND BAY TABULATIONS

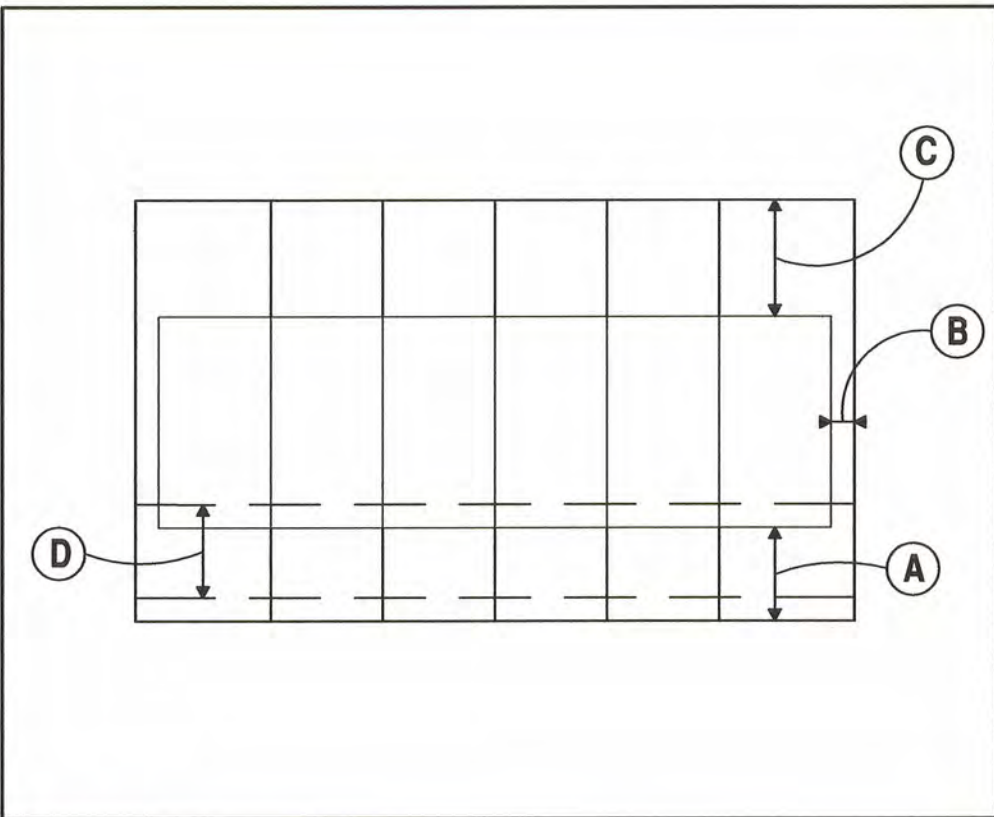
LAND BAY	ACRES	PROPOSED RESIDENTIAL UNITS	PROPOSED DENSITY (DU/ACRE)	PROPOSED COMMERCIAL SQUARE FOOTAGE	PROPOSED F.A.R.	PROPOSED OPEN SPACE (ACRES)	PROPOSED OPEN SPACE (PERCENTAGE OF LAND BAY)	PROPOSED IMPERVIOUS AREA (PERCENTAGE OF LAND BAY)	LAND USE NOTES / PLANNED LAND USE
A	4.3436	385	88.64	27,000	0.14	1.78	40.93%	50.00%	HEALTHCARE/OFFICE/COMMERCIAL
B	22.2213	450	20.25	0	0	6.19	27.86%	53.00%	MULTI-FAMILY USE
C	51.2086	0	0.00	0	0	50.04	97.71%	1.08%	OPEN SPACE/PRESERVATION
D	12.6410	245	19.38	0	0	3.97	31.41%	61.75%	MULTI-FAMILY USE
E	28.1101	0	0.00	271,000	0.22	6.27	22.31%	64.76%	RETAIL COMMERCIAL USES WITH 2ND FLOOR OFFICE SPACE
F	40.1181	657	16.38	0	0	7.57	18.86%	71.94%	CONDOMINIUM RESIDENTIAL USE / ATTACHED RESIDENTIAL USE
G	43.3106	428	9.88	0	0	8.50	19.63%	66.44%	ATTACHED RESIDENTIAL USE
H	11.1129	105	9.45	0	0	2.96	26.66%	68.10%	ATTACHED RESIDENTIAL USE
I	25.1347	0	0.00	0	0	TBD	TBD	TBD	TO BE DEDICATED TO SPOTSYLVANIA COUNTY FOR TRANSPORTATION, EDUCATION, PUBLIC UTILITY LINES, ENTERTAINMENT, OR ANIMAL SHELTER USES
RIGHT-OF-WAY	2.7392								APPROXIMATE U.S. ROUTE 1 RIGHT-OF-WAY DEDICATION
OVERALL TOTALS	240.94	2,270	9.42	298,000	0.03	87.28	36.22%	44.50%	

NOTES

- FLOOR AREA RATIO, IMPERVIOUS AREA AND OPEN SPACE REQUIREMENTS ARE SUBJECT TO MINOR ADJUSTMENT WITH FINAL SITE PLAN. IN NO CASE SHALL LESS THAN MINIMUM REQUIREMENT BE PROVIDED.
- THE PROPOSED ZONING FOR THIS SITE IS MU (MIXED USE DISTRICT), WITH A SUB-DISTRICT OF MU-5 (MIXED HIGH USE). TOTAL AREA TO BE REZONED IS 240.94 ACRES.
- THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE. SEE THE REZONING NARRATIVE FOR INFORMATION CONCERNING PHASING.
- THE PROPOSED PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY SPOTSYLVANIA COUNTY. THE SITE IS LOCATED IN THE MASSAPONAX CREEK DRAINAGE BASIN AND SANITARY SEWER SERVICE WILL BE PROVIDED THROUGH A CONNECTION TO AN EXISTING SEWER MAIN LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE. WATER SERVICE WILL BE PROVIDED THROUGH A CONNECTION TO EXISTING INFRASTRUCTURE LOCATED TO THE NORTH OF THE SITE.
- THE PROPOSED PROJECT WILL CONTAIN PUBLIC ROADS MAINTAINED BY VDOT AND PRIVATE ROADS MAINTAINED BY THE COMMERCIAL AND/OR HOMEOWNERS ASSOCIATION. EXISTING PUBLIC RIGHT-OF-WAY CONNECTIONS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2011 APPENDIX B(1) – SUBDIVISION STREET DESIGN GUIDE (SSAR) OF THE VDOT ROAD DESIGN MANUAL INCLUDING A MINIMUM 5' CONCRETE PEDESTRIAN SIDEWALK ALONG BOTH SIDES OF THE STREETS.
- A COMMERCIAL/HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THIS SUBDIVISION FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE.
- THE MIXED USES SHOWN ON THE GDP MAY BE RELOCATED TO OTHER LAND BAYS WITHIN JACKSON VILLAGE TO ENSURE MAXIMUM DEVELOPMENT FLEXIBILITY, SUBJECT TO THE RESIDENTIAL DENSITY MAXIMUMS OF 2,270, AND SO LONG AS THE COMMERCIAL SQUARE FOOTAGE MINIMUM IS MAINTAINED AT 298,000 SQUARE FEET. ALTHOUGH RESIDENTIAL DENSITY IS CAPPED AT 2,270 UNITS, THE COMMERCIAL SQUARE FOOTAGE MAY EXCEED 298,000 SQUARE FEET AND REPLACE RESIDENTIAL UNIT LAND BAYS DESCRIBED HEREIN AND AS SHOWN ON THE GDP.
- STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 5-7-2-A-1 OF THE DSM.
- EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.

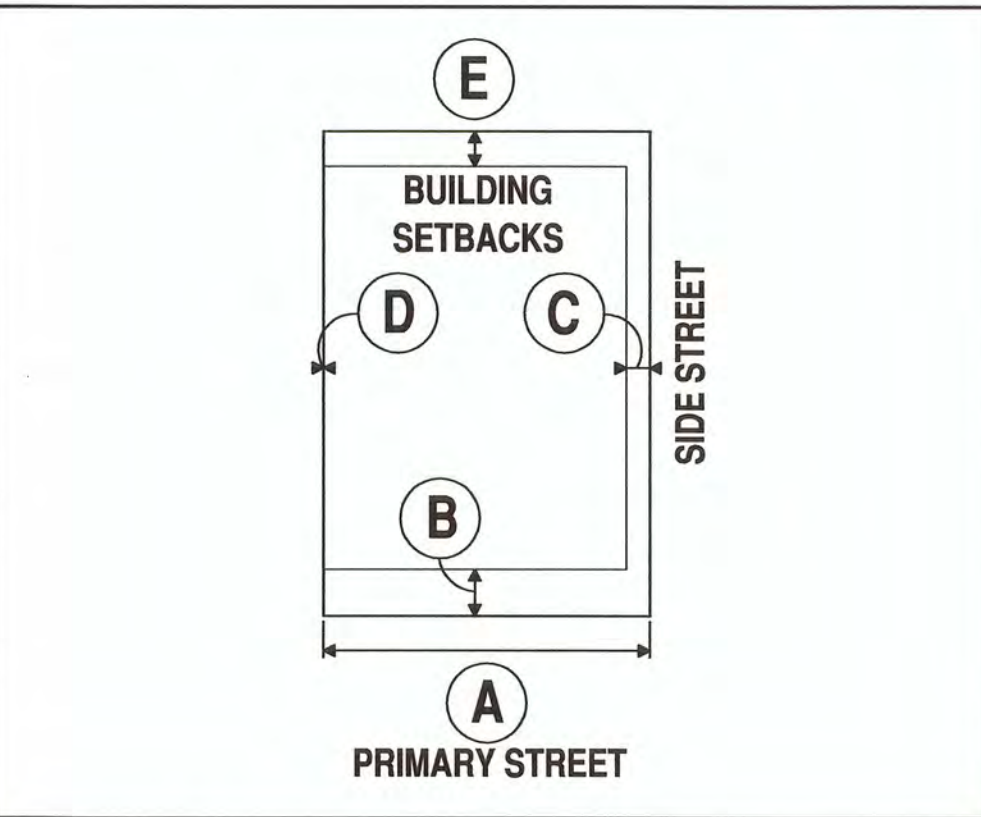
TYPICAL LOT DETAILS

TOWNHOUSE / CONDOMINIUM RESIDENTIAL



LOT DIMENSIONS	
SITE AREA	N/A
LOT WIDTH	N/A
BUILDING SETBACKS	
A. PRIMARY STREET (MIN.)	5 FEET
B. SIDE STREET (MIN.) / SIDE, COMMON LOT LINE (MIN.)	3 FEET / 0 FEET OR 5 FEET
C. REAR, COMMON LOT LINE (MIN.) / REAR ALLEY (MIN.)	15 FEET / 4 FEET OR 15 FEET
BUILD-TO-ZONE (BTZ)	
D. PRIMARY STREET	5 FEET / 25 FEET
PERCENTAGE OF BUILDING IN BTZ	70 PERCENT
BUILDING HEIGHT	
PRINCIPAL BUILDING	3 STORIES
ACCESSORY BUILDING	SHALL NOT EXCEED PRINCIPAL BUILDING HEIGHT
OPEN SPACE	
PERCENTAGE OF OPEN AREA ON THE LOT ON AVERAGE	15 PERCENT

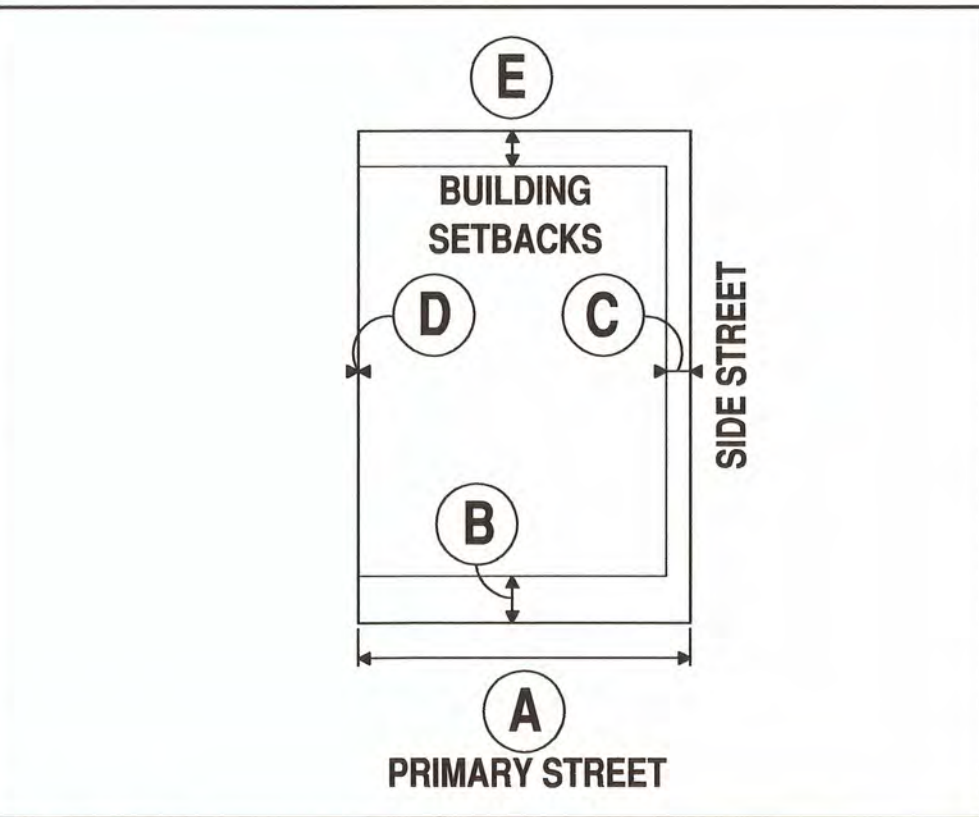
APARTMENT BUILDING



LOT DIMENSIONS	
SITE AREA	N/A
LOT WIDTH	20 FEET
BUILDING SETBACKS	
A. PRIMARY STREET (MIN.)	0 FEET
B. SIDE STREET (MIN.)	0 FEET
C. SIDE, COMMON LOT LINE (MIN.)	0 FEET
D. SIDE, COMMON LOT LINE (MIN.)	0 FEET
E. REAR, COMMON LOT LINE (MIN.) / REAR ALLEY (MIN.)	0 FEET / 0 FEET
PARKING SETBACKS	
PRIMARY STREET (MIN.)	0 FEET
PUBLIC PRIMARY STREET (MIN.)	20 FEET
PUBLIC SIDE STREET (MIN.)	5 FEET
SIDE, COMMON LOT LINE (MIN.)	0 FEET
REAR, COMMON LOT LINE (MIN.)	0 FEET
BUILD-TO-ZONE (BTZ)	
PRIMARY STREET (MIN.)	0 FTCT
BUILDING IN PRIMARY STREET BTZ (MIN.)	N/A
SIDE STREET (MIN.)	0 FEET
PERCENTAGE OF BUILDING IN BTZ	N/A
BUILDING HEIGHT	
PRINCIPAL BUILDING	6 STORIES
ACCESSORY BUILDING	SHALL NOT EXCEED PRINCIPAL BUILDING HEIGHT
OPEN SPACE	
PERCENTAGE OF OPEN AREA ON THE LOT ON AVERAGE	10 PERCENT

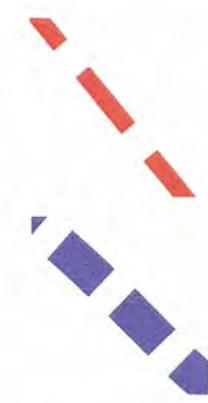
NOTES:
1. THERE ARE NO PUBLIC PRIMARY OR PUBLIC SIDE STREETS WITHIN THE APARTMENT LAND BAYS.

GENERAL BUILDING (COMMERCIAL)



LOT DIMENSIONS	
SITE AREA	N/A
LOT WIDTH	20 FEET
BUILDING SETBACKS	
A. PRIMARY STREET (MIN.)	0 FEET
B. SIDE STREET (MIN.)	0 FEET / 0 FEET
C. SIDE, COMMON LOT LINE (MIN.)	0 FEET
D. SIDE, COMMON LOT LINE (MIN.)	0 FEET
E. REAR, COMMON LOT LINE (MIN.) / REAR ALLEY (MIN.)	0 FEET / 0 FEET
PARKING SETBACKS	
PRIMARY STREET (MIN.)	20 FEET
SIDE STREET (MIN.)	5 FEET
SIDE, COMMON LOT LINE (MIN.)	0 FEET
REAR, COMMON LOT LINE (MIN.)	0 FEET
BUILD-TO-ZONE (BTZ)	
PRIMARY STREET (MIN.)	0 FEET
BUILDING IN PRIMARY STREET BTZ (MIN.)	N/A
SIDE STREET (MIN.)	0 FEET
PERCENTAGE OF BUILDING IN BTZ	N/A
BUILDING HEIGHT	
PRINCIPAL BUILDING	6 STORIES
OPEN SPACE	
PERCENTAGE OF OPEN AREA ON THE LOT ON AVERAGE	10 PERCENT

TRAIL NETWORK



VCS 83, NORTH ZONE **N**

FUTURE BRIDGE
CONNECTION TO
EAST SIDE OF I-95

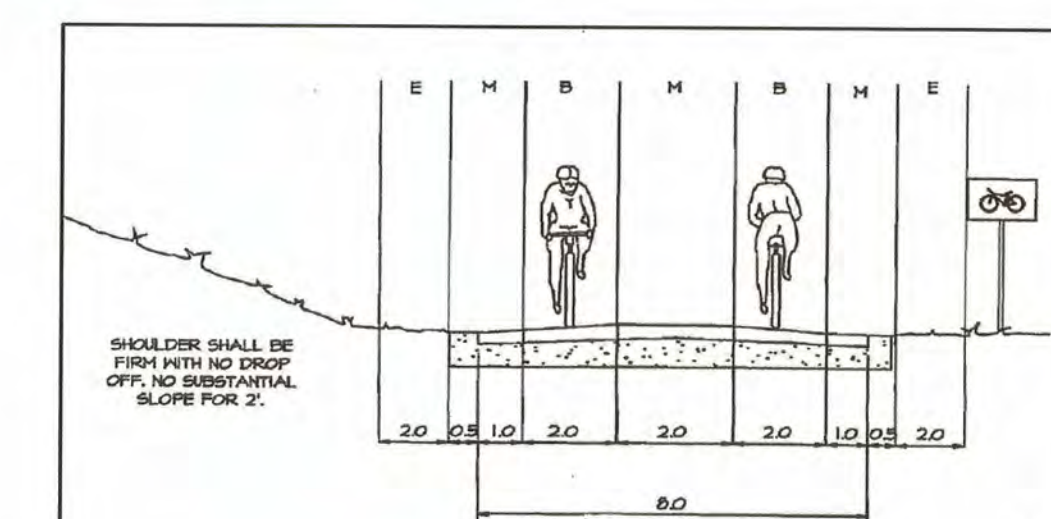
1. PLAN IS SUBJECT TO MINOR REVISION AT TIME OF FINAL SITE PLAN.
2. APARTMENT AND COMMERCIAL LAND BAYS TO CONTAIN SIDEWALKS AS REQUIRED BY THE DESIGN STANDARDS MANUAL

PUBLIC PARKING
FOR TRAILHEAD,
(SEE DETAIL)

INTER-PARCEL
CONNECTION TO
COSNER'S CORNER

PUBLIC PARKING
FOR TRAILHEAD

TRAIL (TYPICAL)



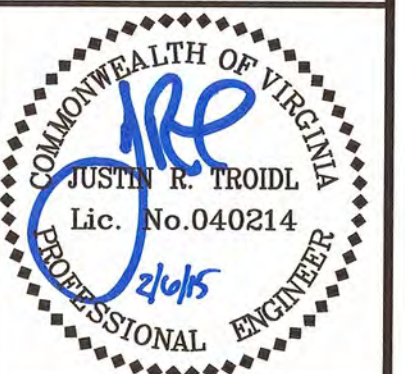
DIMENSION CODE
B = BICYCLE
M = MANEUVERING
E = EDGE CLEARANCE
(SHOULDER)

TRAIL CONSTRUCTION TO COMPLY WITH THE
REQUIREMENTS OF ARTICLE 5 OF THE DESIGN
STANDARDS MANUAL.

PEDESTRIAN CIRCULATION PLAN
JACKSON VILLAGE

COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

R14-0009
COUNTY PROJECT NUMBER



PLAN STATUS	
07/15/14	1ST SUBMISSION
09/16/14	2ND SUBMISSION
01/19/15	3RD SUBMISSION
02/06/15	4TH SUBMISSION

DATE	DESCRIPTION	
MB DESIGN	SG DRAWN	JRT CHKD
SCALE	H: N/A V:	

JOB No. 5431-01-001
DATE : JULY 16, 2014
FILE No. 5431-D-ZP-001

SHEET 8 OF 11

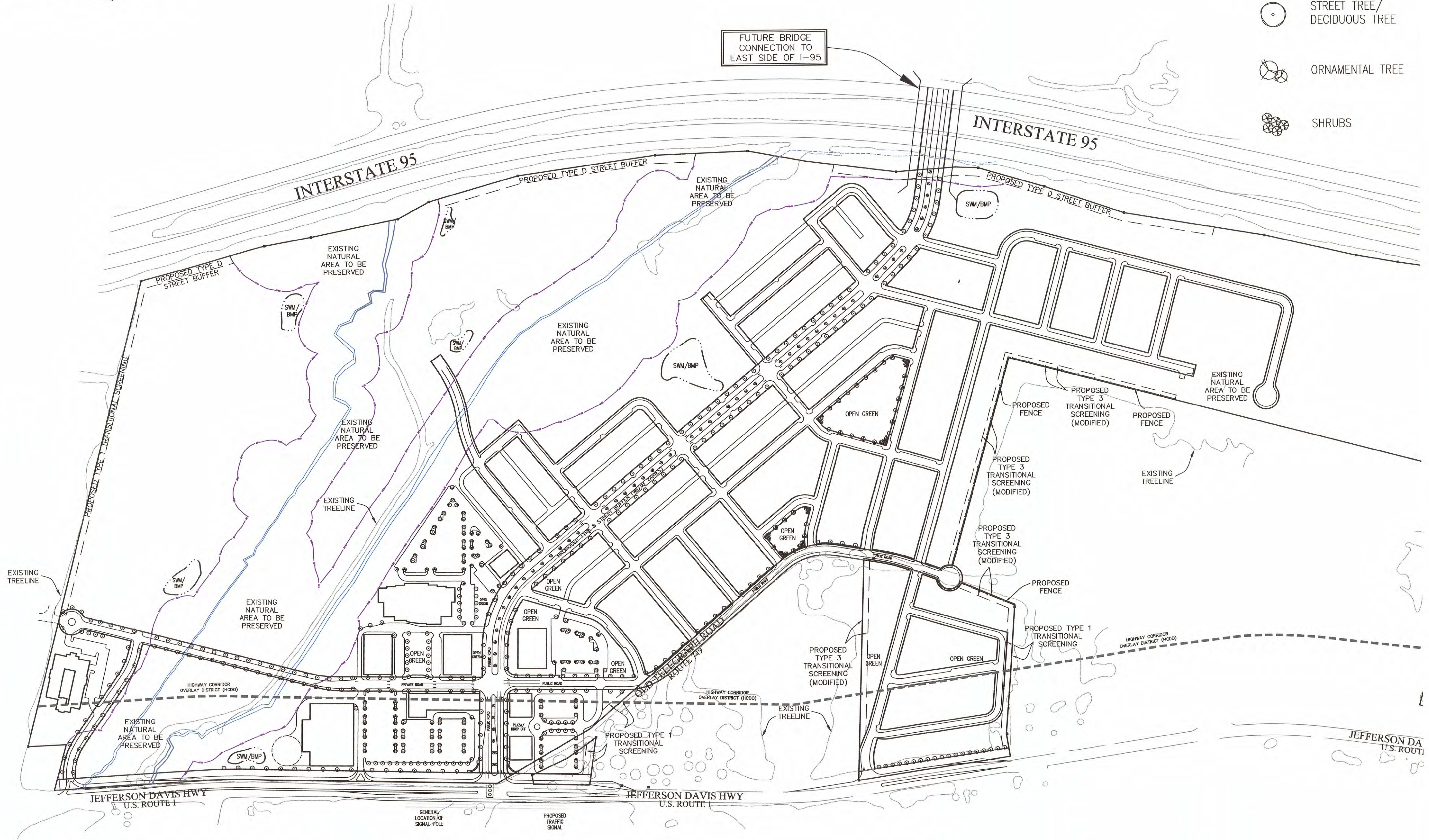
Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

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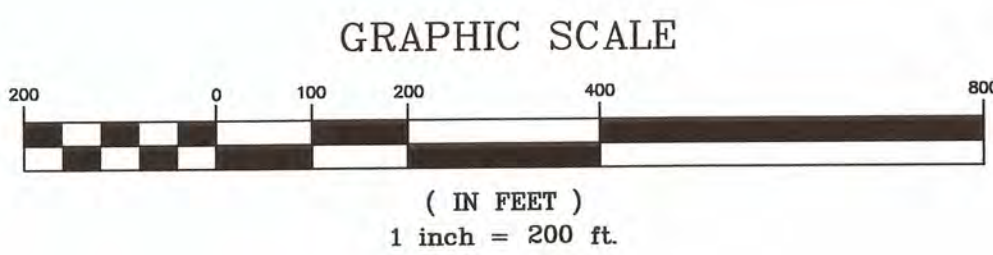
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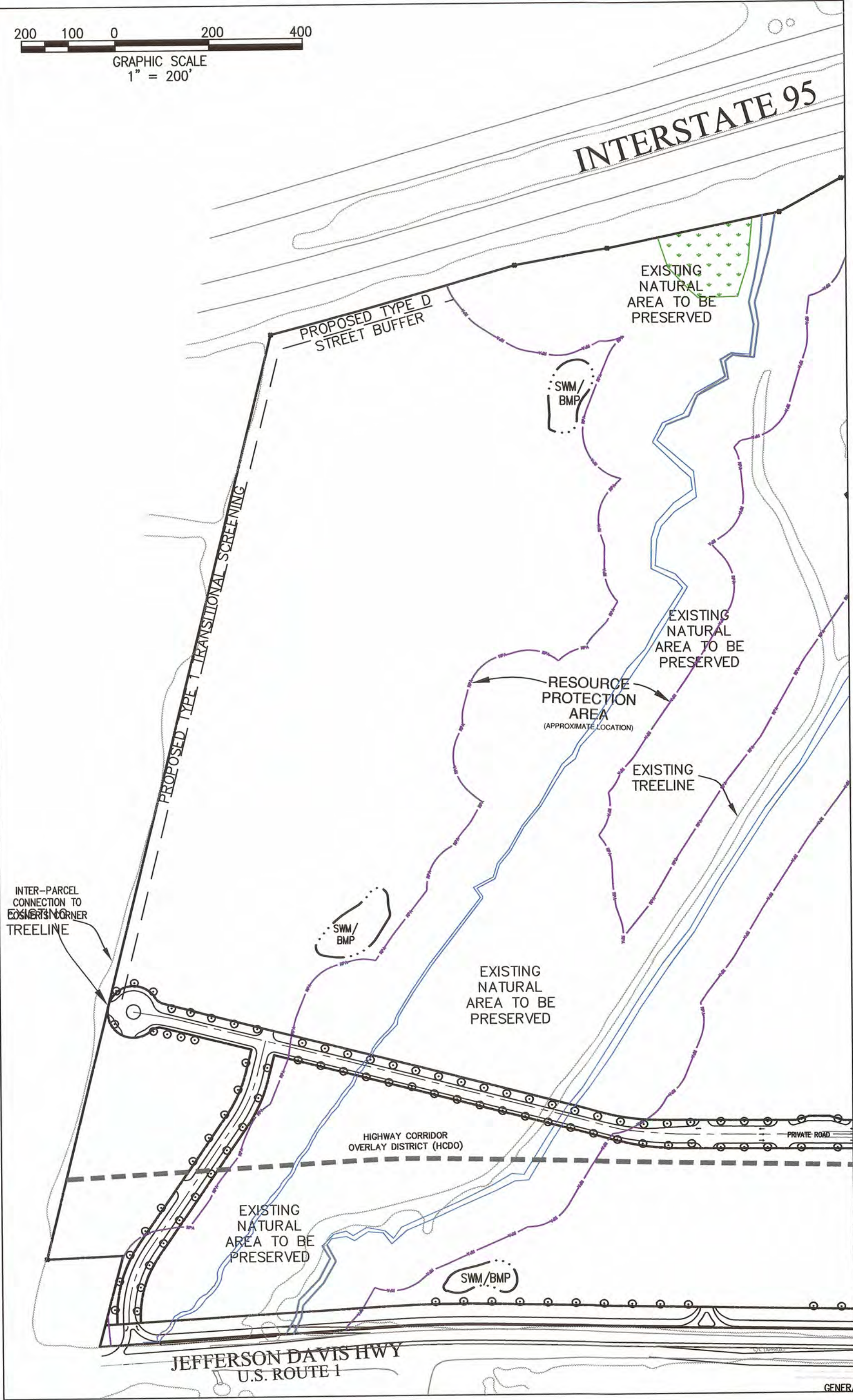


LEGEND

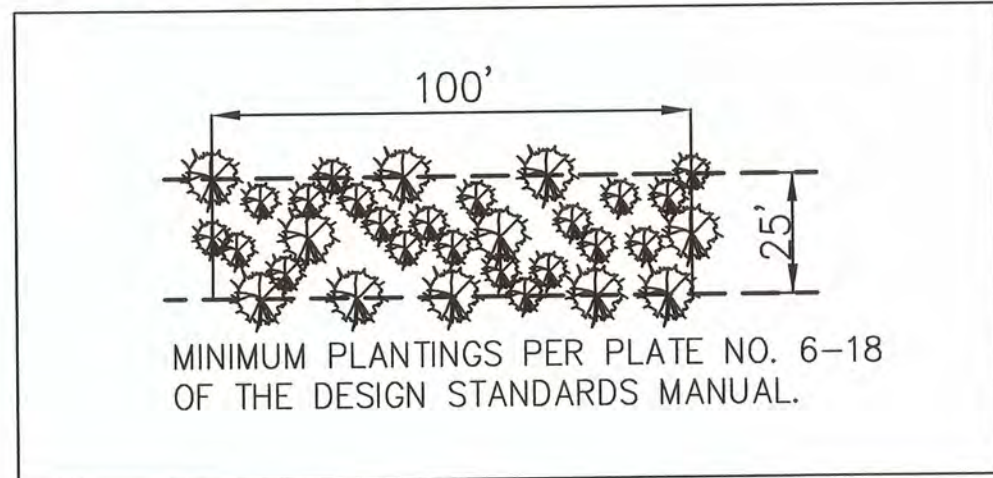
- STREET TREE/ DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS



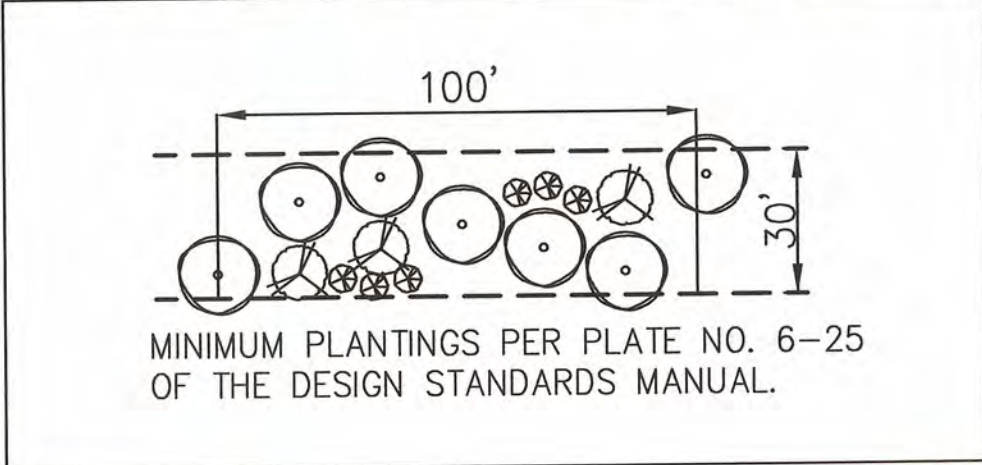
GENERAL BUFFER PLAN - LAND BAY B



PROPOSED TYPE 1 TRANSITIONAL SCREENING (TYPICAL)



PROPOSED TYPE D STREET BUFFER (TYPICAL)



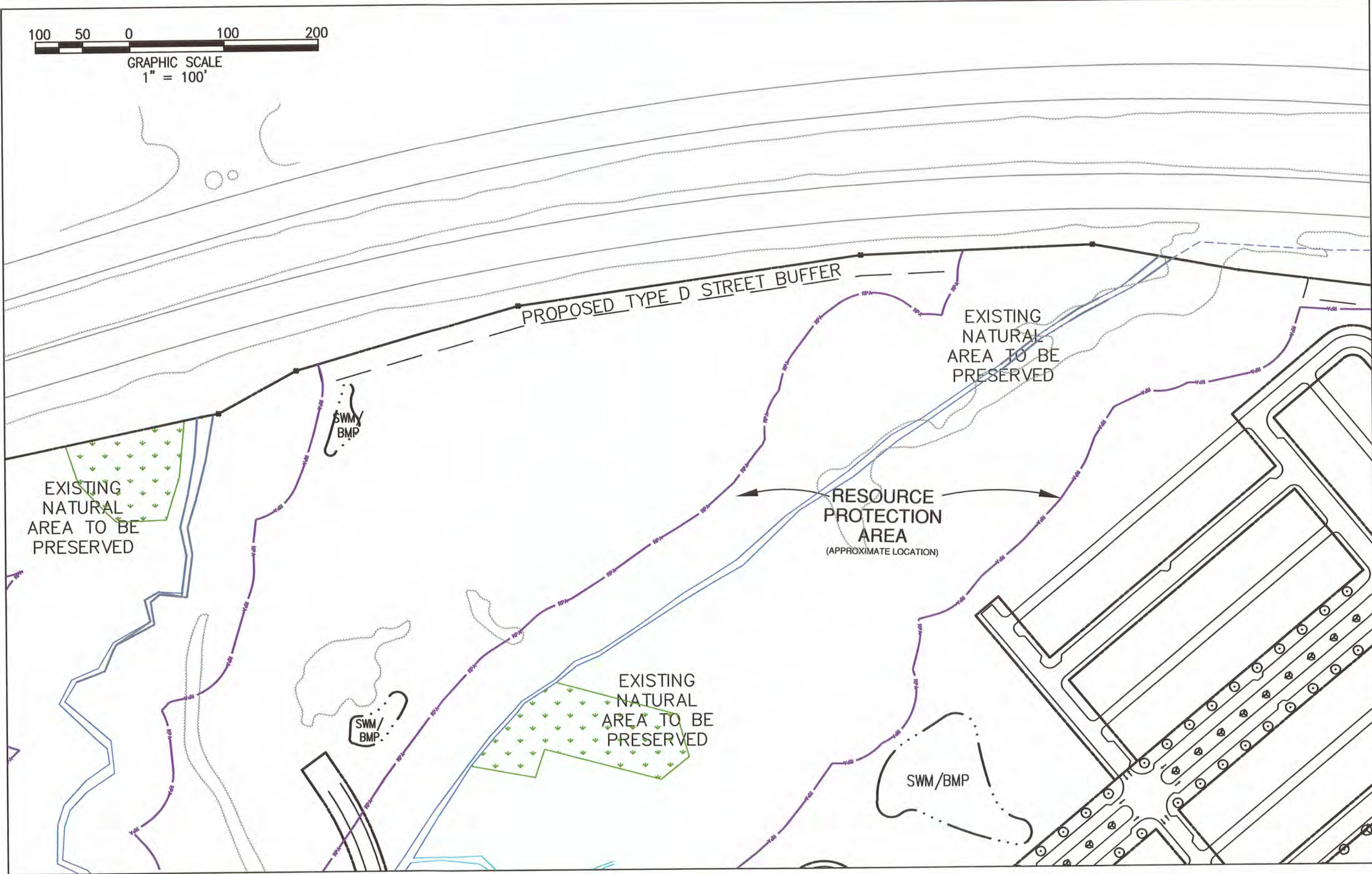
GENERAL NOTES

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL; UNLESS WAIVED OR MODIFIED.
2. LANDSCAPING AS SHOWN IS CONCEPTUAL AND SUBJECT TO REVISION AT TIME OF FINAL SITE PLAN.
3. THE PLANT MATERIAL IN THE BUFFER SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY STATE BY THE HOMEOWNER'S ASSOCIATION(S) OR PROPERTY OWNER'S ASSOCIATION(S) OF THIS DEVELOPMENT.

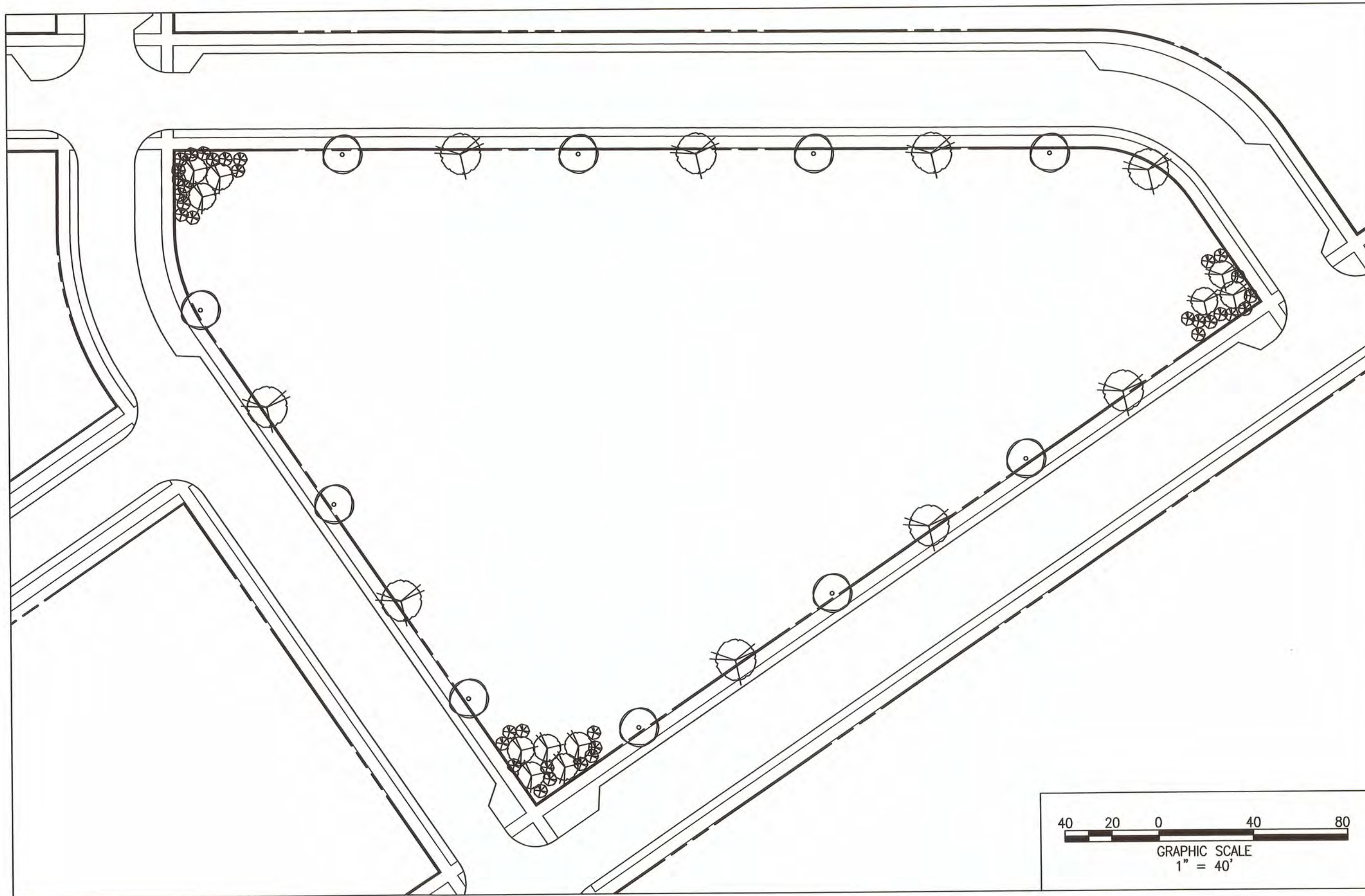
LEGEND

- STREET TREE/ DECIDUOUS TREE
- ⊗ ORNAMENTAL TREE
- ⊗ SHRUBS

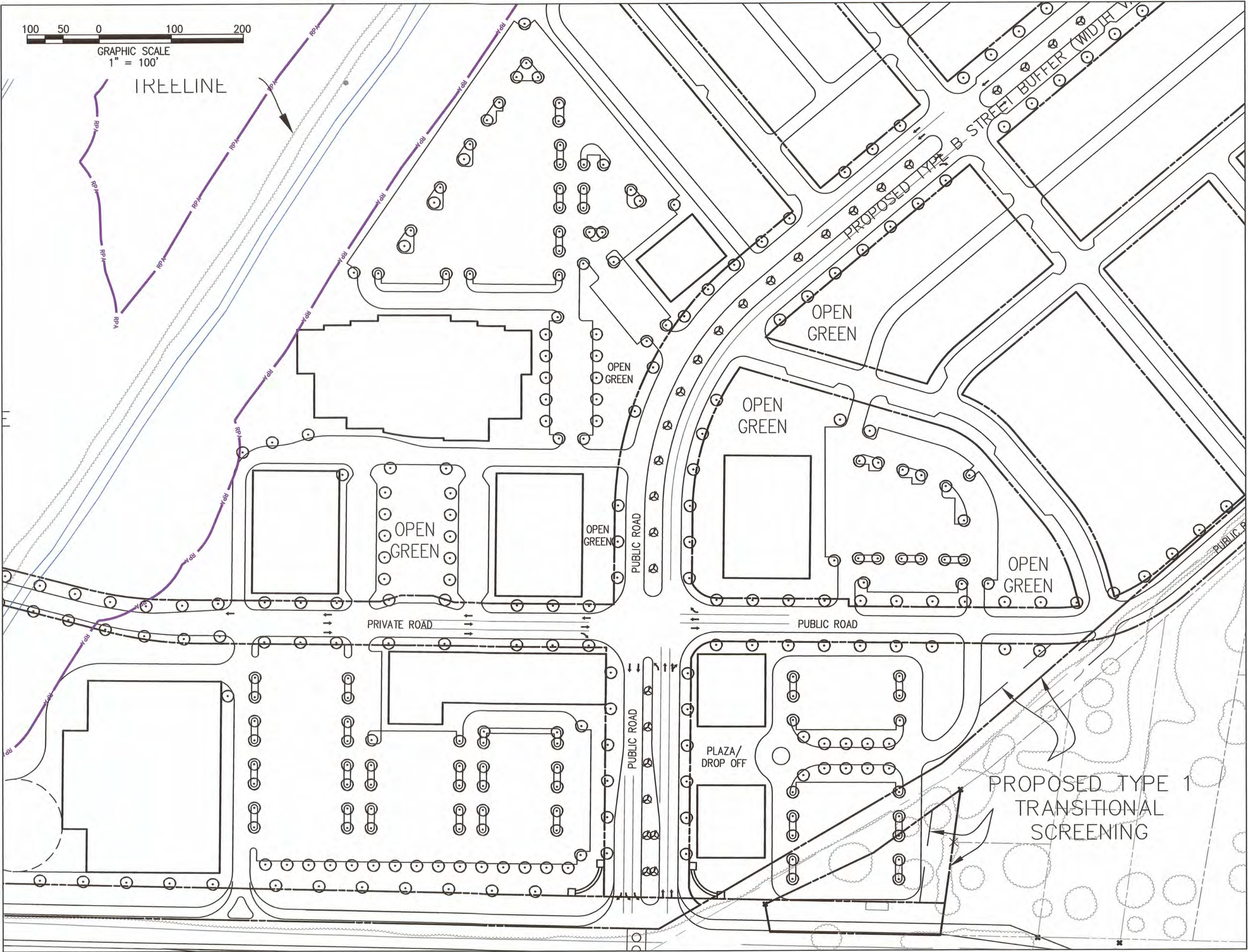
GENERAL BUFFER PLAN - LAND BAY D



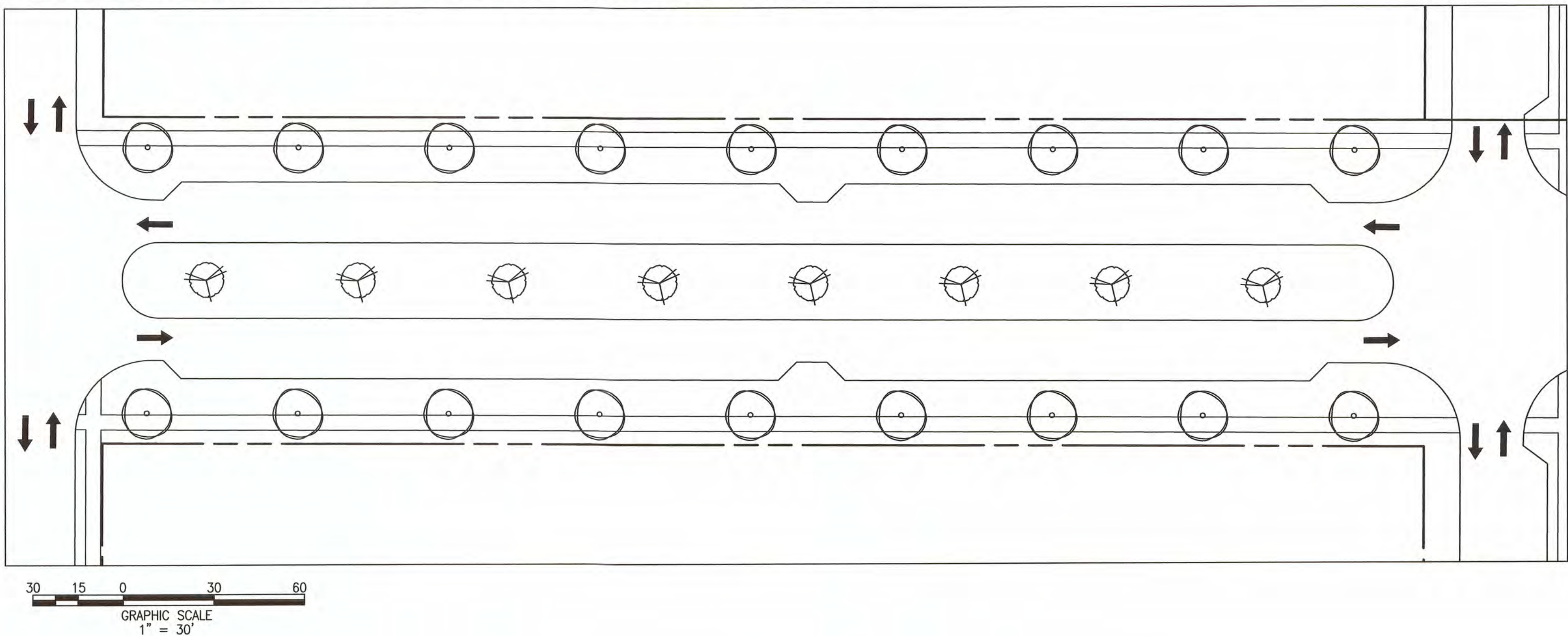
PROPOSED OPEN GREEN LANDSCAPING (TYPICAL)



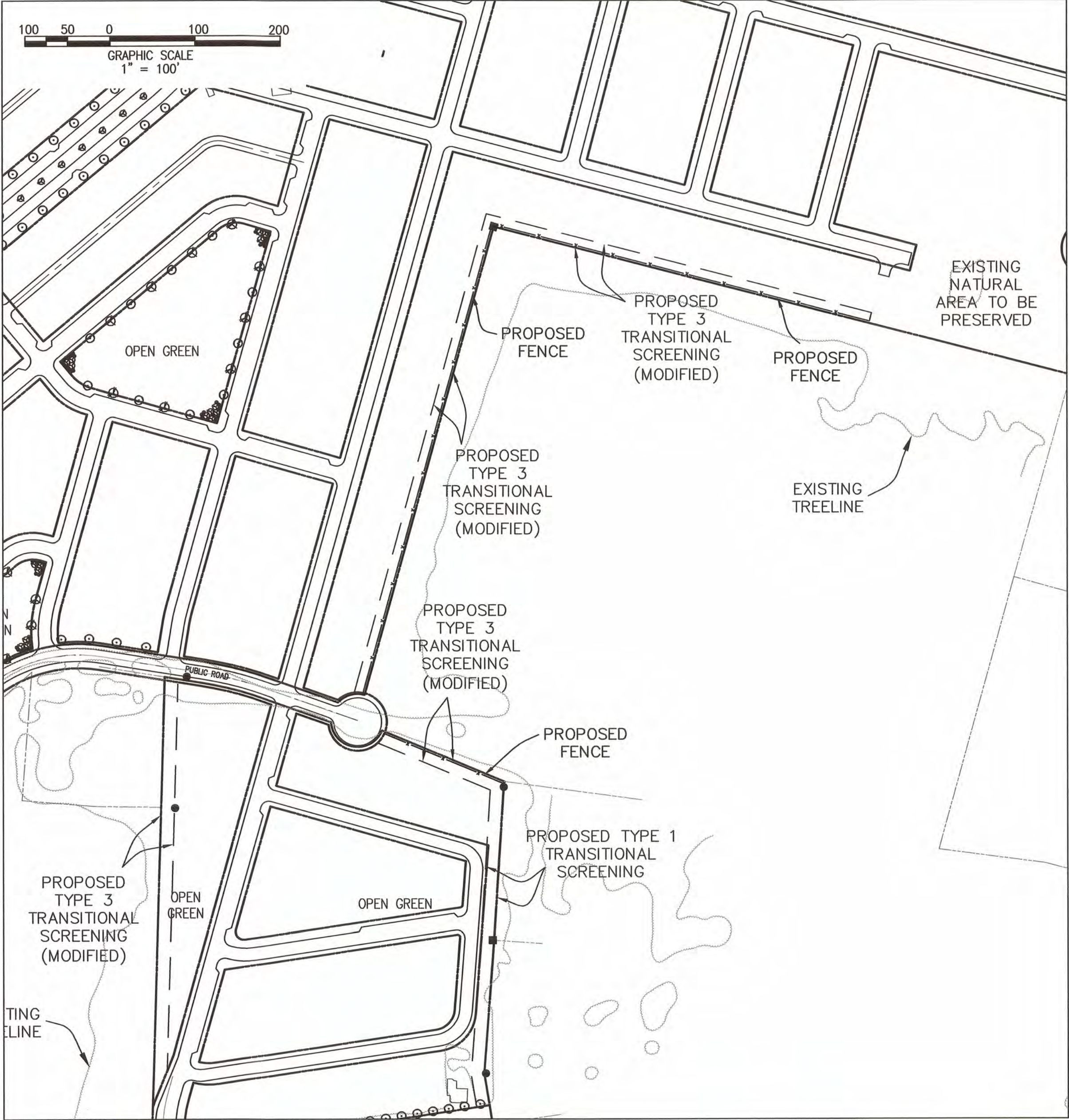
GENERAL LANDSCAPE PLAN - COMMERCIAL AREA (LAND BAY E)



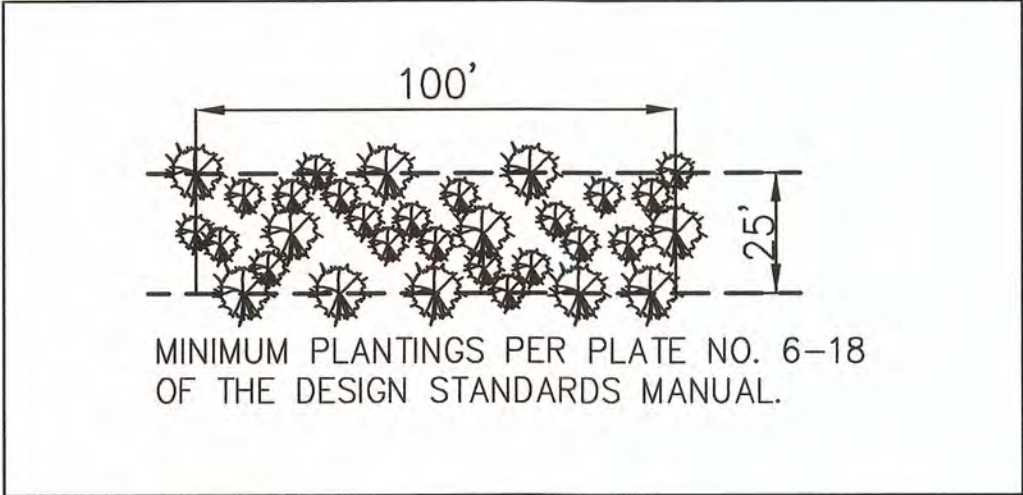
SPINE ROAD LANDSCAPING PLAN - TYPE B STREET BUFFER (TYPICAL)



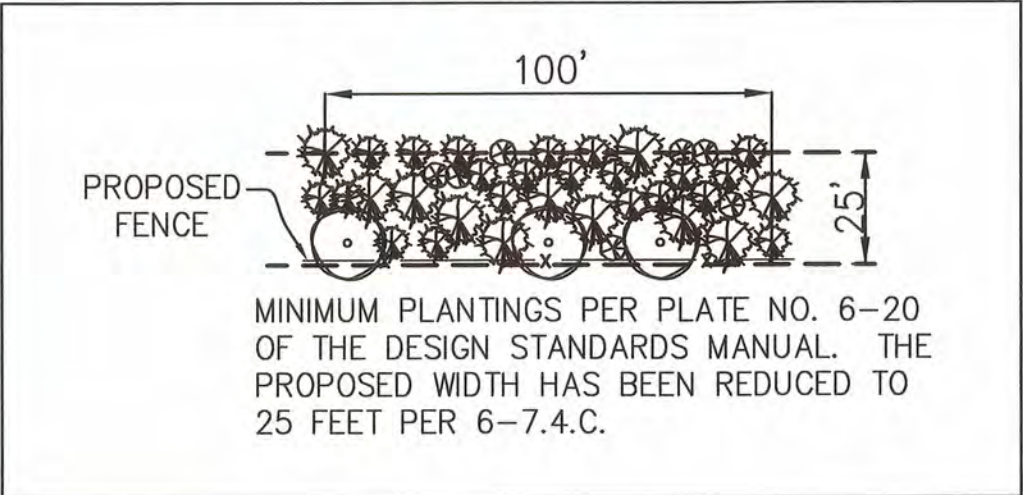
SCREENING PLAN (LAND BAYS G & H)



PROPOSED TYPE 1 TRANSITIONAL SCREENING (TYPICAL)



PROPOSED TYPE 3 TRANSITIONAL SCREENING - MODIFIED (TYPICAL)



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LEGEND

- STREET TREE/ DECIDUOUS TREE ORNAMENTAL TREE SHRUBS