

ALEXANDER'S CROSSING

GENERALIZED DEVELOPMENT PLAN

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON COUNTY GIS DATA AND A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP IN JULY 2014.
2. THIS SITE IS DELINEATED AS TAX ASSESSMENT MAP NO. 50-A-114, 50-A-126, 50-A-113, 50-A-112, 36-A-46, 50-A-132E, 50-A-131A, 36-2-2, 36-2-2A, 36-A-43K, 36-A-43P, 36-A-51C AND UNIMPROVED ROW AS SHOWN ON THE PLAN.
3. THIS PROPERTY IS CURRENTLY ZONED RU, I-1, AND I-2. THIS REZONING APPLICATION SEEKS TO CHANGE THE ZONING DESIGNATION TO MU (MIXED USE DISTRICT) WITH MU-3 AND MU-4 SUBDISTRICTS. FUTURE SPECIAL EXCEPTION USES MAY BE REQUESTED PURSUANT TO THE MU DISTRICT STANDARDS.
4. BASED ON SPOTSYLVANIA COUNTY ASSESSMENT RECORDS, THE TOTAL AREA OF THE SITE IS APPROXIMATELY 701.51 ACRES, THE ENTIRETY OF THIS REZONING APPLICATION. THE SITE INCLUDES 688.42 ACRES OWNED BY THE APPLICANT AND 13.09 ACRES OF UNIMPROVED ROW EXTENDING FROM COSNERS DRIVE AND NORTHEAST DRIVE.
5. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM SPOTSYLVANIA COUNTY GIS. THE CONTOUR INTERVAL IS 10 FEET, INTERPOLATED TO 2 FEET.
6. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS THROUGH THE EXTENSION OF EXISTING SERVICE LINES. DETAILS OF WATER AND SEWER DESIGN WILL BE INDICATED WITH FINAL ENGINEERING DESIGN.
7. THERE IS NO MAJOR FLOODPLAIN LOCATED ON SITE ACCORDING TO FEMA FLOODPLAIN MAPS AND SPOTSYLVANIA GIS DATA.
8. NO ARCHEOLOGICAL SITES ARE PRESENT ON THE SUBJECT PROPERTY BASED ON A PHASE 1A ARCHEOLOGICAL INVESTIGATION CONDUCTED BY CULTURAL RESOURCE, INCORPORATED (NOW STANTEC) DATED OCTOBER 2012, APRIL 2013, AND JUNE 2014. NO FURTHER ARCHEOLOGICAL WORK IS RECOMMENDED.
9. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY BOWMAN CONSULTING DATED NOVEMBER 21, 2014.
10. WETLANDS SHOWN ON THIS PLAN ARE BASED ON A WETLANDS STUDY PERFORMED BY BOWMAN CONSULTING IN JULY 2014.
11. ALL CONSTRUCTION SHALL CONFORM TO CURRENT SPOTSYLVANIA COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE MODIFIED BY THIS APPLICATION.
12. STORMWATER MANAGEMENT/BMP SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH THE SPOTSYLVANIA DESIGN STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE SUBDIVISION APPLICATION.
13. ALL COMMON OPEN SPACE AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
14. ANY AND ALL EXISTING WELLS AND OR SEPTIC SYSTEMS MUST MEET CURRENT HEALTH DEPARTMENT STANDARDS OR SHALL BE REMOVED/ABANDONED IN ACCORDANCE WITH STATE REGULATIONS.
15. ALL PROPOSED UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDER GROUND.
16. PRIOR TO THE ISSUANCE OF A SITE PLAN FOR ANY PORTION OF LAND BAY O, AS SHOWN ON THE GDP, THE APPLICANT SHALL PERFORM A PHASE I CULTURAL RESOURCES ANALYSIS FOR THE PURPOSE OF IDENTIFYING A POTENTIAL CEMETERY SITE WITHIN THE AREA IDENTIFIED ON THE ALTA SURVEY PREPARED BY SDI, DATED MARCH 27, 2013.
17. STEEP SLOPES ARE LOCATED ON THE SUBJECT PROPERTY BASED ON ANALYSIS OF SPOTSYLVANIA COUNTY GIS TOPOGRAPHIC INFORMATION.
18. EROSION AND SEDIMENT CONTROL MEASURES FOR THE SITE WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
19. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
20. NOTE REMOVED.
21. THE APPLICANT RESERVES THE RIGHT TO INCORPORATE ALLEYS AND REAR LOADED LOTS AT THE SUBDIVISION STAGE OF DEVELOPMENT.
22. SEE SHEET 10 OF 10 FOR ROW DEDICATION.
23. THE EXISTING SWM POND SHALL BE RETAINED.
24. SWM FACILITIES ARE CONCEPTUAL AND MAY BE REVISED DURING FINAL ENGINEERING. ALL SWM IMPERVIOUS AND POLLUTION RATES ARE ESTIMATES ONLY AND WILL BE REVISED WITH FUTURE PLAN SUBMISSION. PRELIMINARY ADEQUATE CHANNEL CALCULATIONS PROVIDED ARE BASED ON CURRENT INFORMATION AT HAND. SEE SHEET 9A FOR POLLUTION REMOVAL RATES AND CALCULATIONS. AT THE APPLICANTS OPTION, SWM PONDS MAY BE UTILIZED AS AMENITIES AND WILL BE SHOWN ON APPLICABLE FINAL DEVELOPMENT PLANS.
25. TRAILS WITHIN VDOT ROW WILL BE PAVED. TRAILS OUTSIDE OF VDOT ROW MAY BE SOFT SURFACE TYPE (WOODCHIP, ETC.) OR PAVED SURFACE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LIGHTING ON TRAILS OUTSIDE OF VDOT ROW DURING SITE PLAN APPROVAL. TRAILS WILL BE PUBLICLY ACCESSIBLE AND MAINTAINED BY THE APPLICABLE OWNERS ASSOCIATION.
26. SPECIFIC ORDINANCES REFERENCED WITHIN THIS APPLICATION ARE AS FOLLOWS:
VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AS REVISED
VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AS REVISED
ZONING ORDINANCE OF SPOTSYLVANIA COUNTY, AS REVISED
SUBDIVISION ORDINANCE OF SPOTSYLVANIA COUNTY, AS REVISED
SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL, AS REVISED

MAJOR INTERSECTIONS WITHIN ONE-HALF MILE OF DEVELOPMENT (OR GREATER)

COSNERS DRIVE @ US ROUTE 17 - ±3,400 FT. NORTH OF DEVELOPMENT
HOSPITAL BOULEVARD @ US ROUTE 17 - ±3,120 FT. NORTH OF DEVELOPMENT
MASSAPONAX CHURCH ROAD @ US ROUTE 17 - ±7,320 FT. NORTHEAST OF DEVELOPMENT
MASSAPONAX CHURCH ROAD @ US ROUTE 1 - ±10,920 FT. WEST OF DEVELOPMENT

APPROVAL

AGENT, BOARD OF SUPERVISORS

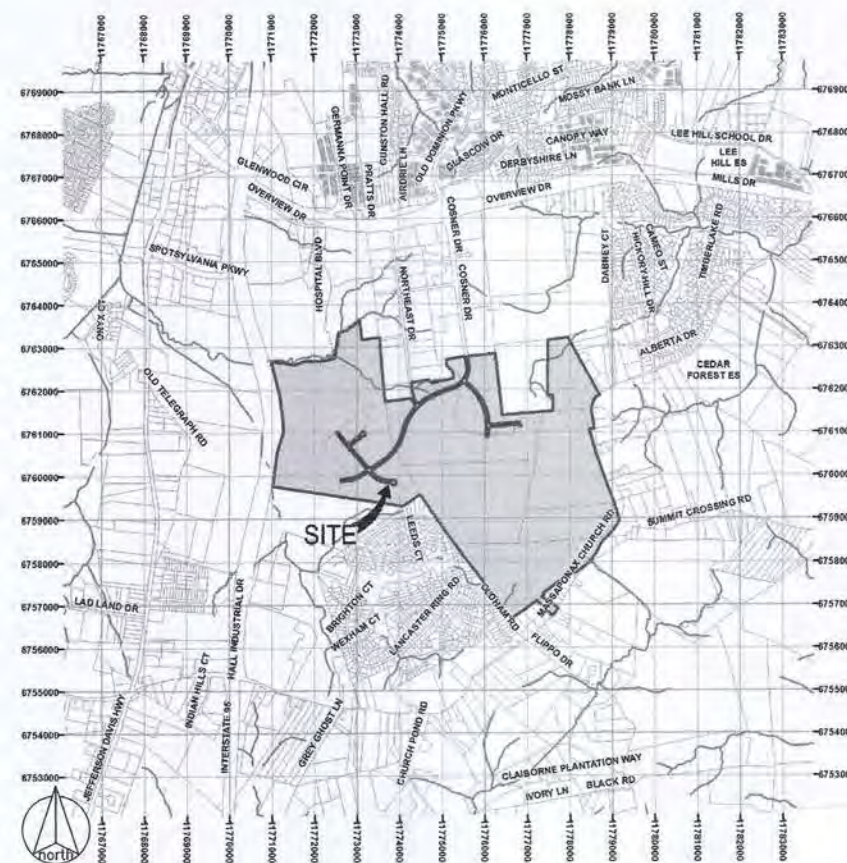
DATE



COURTLAND & LEE HILL MAGISTERIAL DISTRICT

BERKELEY & LEE HILL ELECTION DISTRICT

STREET ADDRESS: 9300 COSNER DR.
SPOTSYLVANIA COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

OWNERS

WUSF 5 ALEXANDER'S STATION LLC
& WALTON VIRGINIA, LLC
1650 TYSONS BLVD., SUITE 1500
TYSONS, VA 22102
PHONE: (703)-677-6068
CONTACT: MR. KEVIN CROWN

APPLICANT

WALTON VIRGINIA, LLC
1650 TYSONS BLVD., SUITE 1500
TYSONS, VA 22102
PHONE: (703)-677-6068
CONTACT: MR. KEVIN CROWN

LAND USE ATTORNEY

HIRSCHLER FLEISCHER
725 JACKSON STREET
SUITE 200

FREDERICKSBURG, VA 22401
PHONE: (540) 604-2108
CONTACT: MR. CHARLES PAYNE JR.

ENGINEERING/PLANNING

BOWMAN CONSULTING
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
PHONE: (540) 371-0268
CONTACT: MR. MARK KING

TRANSPORTATION

BOWMAN CONSULTING
3951 WESTERRE PARKWAY, SUITE 150
RICHMOND, VA 23233
PHONE: (804) 616-3240
CONTACT: MR. JOHN D. RILEY PE, PTOE

ENVIRONMENTAL

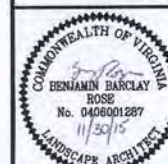
BOWMAN CONSULTING
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA 20151
PHONE: (703) 464-1000
CONTACT: MRS. JESSICA FLEMING

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DETAILS AND TABULATION
- 4 OVERALL CONCEPTUAL LAYOUT
- 5 GENERALIZED DEVELOPMENT PLAN
- 6 GENERALIZED DEVELOPMENT PLAN
- 7 GENERALIZED DEVELOPMENT PLAN
- 8 TRANSPORTATION PLAN
- 9 CONCEPTUAL LANDSCAPE PLAN
- 9A PRELIMINARY SWM & BMP PLAN
- 10 ROW VACATION PLAN
- 10A AREA WIDE FUTURE TRANSPORTATION IMPROVEMENTS

APPLICATION FILE NUMBER: R14-0012

COVER SHEET
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN



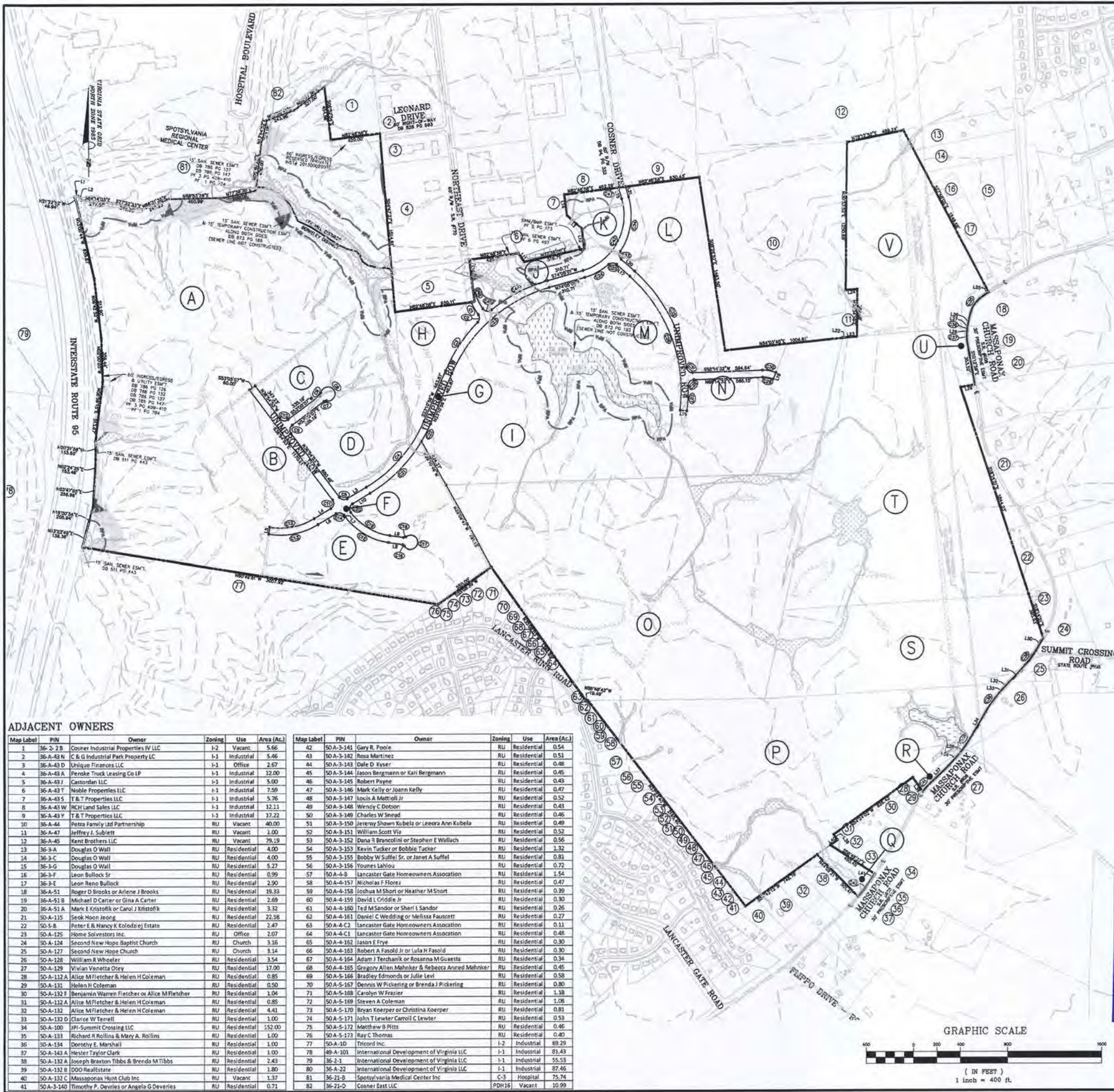
PLAN STATUS		
3/09/15	REV. 1ST SUB. COM.	
5/28/15	REV. 2ND SUB. COM.	
7/20/15	REV. PER VDOT COM.	
8/26/15	REV. PROFFER COM.	
9/25/15	REV. P&R, ROW DED.	
10/7/15	REV. PROFFER COM.	
10/28/15	REV. PUB. USE SITE	
11/4/15	REV. NOTES	
11/30/15	REV. TRANSPORTATION	
DATE	DESCRIPTION	BY
DESIGN	JAE	CHM
DRAWN	CHM	CHM
SCALE	AS SHOWN	
JOB No.	8186-01-001	
DATE	NOVEMBER 21, 2014	
FILE	No.8186-D-ZP-001	

SHEET 1 of 10

Bowman
CONSULTING

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BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA



OWNER INFORMATION

KEY	TAX MAP	D.B. & PG. / INST	OWNER	ZONE	USE	AREA (AC.)
A	36-2-2	201300016033	WALTON VIRGINIA LLC	I-2	VACANT	155.90
B-E	36-2-2A	201400014271	WUSF 5 ALEXANDER'S STATION LLC & WALTON VIRGINIA, LLC	I-2	VACANT	62.89
F	-	D.B. 866 PG. 629	BOARD OF SUPERVISORS, SPOTSYLVANIA COUNTY	I-2	UN-IMPROVED ROW	5.58
G	-	D.B. 866 PG. 629	BOARD OF SUPERVISORS, SPOTSYLVANIA COUNTY	I-1	UN-IMPROVED ROW	7.51
H-J	36-A-43K	201300016031	WALTON VIRGINIA LLC	I-1	RESIDENTIAL	95.97
K-N	36-A-43P	201400014271	WUSF 5 ALEXANDER'S STATION LLC & WALTON VIRGINIA, LLC	I-1	VACANT	44.18
O	50-A-113	201200023402	WALTON VIRGINIA LLC	RU	VACANT	101.30
P	50-A-112	201200023405	WALTON VIRGINIA LLC	RU	VACANT	76.53
Q	50-A-132E	201200023405	WALTON VIRGINIA LLC	RU	VACANT	2.04
R	50-A-131A	201200023405	WALTON VIRGINIA LLC	RU	VACANT	0.54
S	50-A-126	201300003374	WALTON VIRGINIA LLC	RU	VACANT	37.26
T	50-A-114	201300003373	WALTON VIRGINIA LLC	RU	VACANT	76.41
U	36-A-51C	201300003373	WALTON VIRGINIA LLC	RU	VACANT	1.86
V	36-A-46	201300016032	WALTON VIRGINIA LLC	RU	VACANT	33.54
TOTAL AREA:						701.51

NOTE: THE TOTAL SITE AREA INCLUDES A PORTION OF COSNER DRIVE AND ASSOCIATED UNIMPROVED ROW THAT IS PROPOSED TO BE ABANDONED AND INCLUDED IN THE PROJECT. SEE SHEET 10 FOR ROW VACATION PLAT.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	635.18'	123.37'	S30°24'21"E	123.18'	110°7'43"	61.86'
C2	50.00'	70.13'	S04°12'33"W	64.52'	80°21'31"	42.22'
C3	1343.24'	497.16'	S33°47'07"W	494.33'	217°2'23"	251.46'
C4	1205.17'	754.88'	S41°07'14"W	742.60'	35°33'17"	360.28'
C5	50.00'	73.32'	N78°56'20"W	66.92'	84°00'55"	45.03'
C6	50.00'	78.54'	N08°05'07"E	70.71'	90°00'00"	50.00'
C7	25.00'	21.68'	N77°50'31"E	21.00'	49°40'47"	11.57'
C8	60.00'	292.54'	N36°54'53"W	77.65'	279°21'34"	50.92'
C9	25.00'	21.68'	S28°14'44"E	21.00'	49°40'47"	11.57'
C10	50.00'	78.54'	N81°54'53"W	70.71'	90°00'00"	50.00'
C11	50.00'	83.76'	S11°04'40"W	74.31'	95°59'05"	55.52'
C12	558.48'	361.52'	S78°09'15"W	363.55'	40°09'59"	204.19'
C13	618.42'	433.58'	N79°09'14"E	424.78'	40°10'03"	226.13'
C14	50.00'	73.32'	S78°56'20"E	66.92'	84°00'55"	45.03'
C15	564.44'	440.22'	S59°15'33"E	429.17'	44°41'20"	232.01'
C16	25.00'	21.68'	S56°45'49"E	21.00'	49°40'47"	11.57'
C17	60.00'	292.54'	N08°23'47"E	77.65'	279°21'34"	50.92'
C18	25.00'	21.68'	S73°33'33"W	21.00'	49°40'47"	11.57'
C19	504.44'	393.45'	N59°15'33"W	363.55'	44°41'20"	207.34'
C20	50.00'	83.76'	N11°04'40"E	74.31'	95°59'05"	55.52'
C21	1265.17'	626.67'	N44°52'49"E	620.28'	28°22'48"	319.90'
C22	1265.17'	165.79'	N26°29'11"E	165.65'	7°50'30"	83.02'
C23	1263.24'	1140.05'	N48°38'00"E	1102.92'	50°54'08"	610.73'
C24	544.78'	233.07'	N81°49'38"E	231.30'	24°30'48"	118.35'
C25	50.00'	71.79'	S89°17'57"E	65.78'	82°16'18"	43.67'
C26	1308.02'	1261.10'	S20°13'36"E	1212.89'	5°51'54"	684.31'
C27	1369.00'	213.93'	N02°33'45"E	213.72'	8°57'12"	107.18'
C28	50.00'	78.68'	N43°09'50"E	70.81'	90°09'23"	50.14'
C29	230.00'	91.75'	S80°19'49"E	91.14'	22°51'19"	46.48'
C30	290.00'	115.68'	N80°19'48"W	114.92'	92°01'20"	58.42'
C31	50.00'	72.75'	N50°04'25"E	66.50'	83°22'07"	44.55'
C32	1369.02'	950.25'	N28°16'27"W	931.29'	38°46'11"	495.17'
C33	50.00'	71.80'	N07°01'24"W	65.78'	82°16'18"	43.67'
C34	544.80'	481.18'	N08°48'57"E	465.69'	50°36'17"	257.55'
C35	288.00'	444.62'	S34°33'33"W	237.34'	48°40'07"	130.24'
C36	833.59'	39.23'	S06°59'56"W	39.22'	2°00'32"	14.61'
C37	375.44'	106.22'	S02°06'39"E	105.87'	16°12'59"	53.47'
C38	1018.00'	211.94'	S37°18'46"W	211.58'	11°55'43"	106.35'
C39	1032.62'	200.00'	S35°53'17"W	199.68'	11°05'50"	100.31'
C40	1422.00'	142.93'	S33°23'22"W	142.67'	5°44'19"	71.32'
C41	568.65'	101.15'	S41°42'57"W	101.02'	10°11'51"	50.71'
C42	1240.94'	166.98'	S37°03'32"W	166.66'	7°42'36"	83.62'
C43	484.80'	766.30'	S28°47'44"W	688.05'	90°34'34"	488.70'
C44	1343.24'	540.61'	S62°33'16"E	536.97'	23°03'34"	274.01'
C45	50.00'	82.85'	N81°30'13"W	73.69'	94°56'36"	54.51'
C46	575.18'	269.52'	N20°36'29"W	267.06'	26°50'53"	137.28'
C47	2585.74'	9.83'	S16°22'59"E	9.83'	01°30'4"	4.92'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°15'57"E	35.15'
L2	S34°59'23"E	40.43'
L3	S59°04'13"W	190.94'
L4	S59°04'13"W	165.83'
L5	S09°14'16"W	60.00'
L6	N59°04'13"E	182.42'
L7	S36°54'53"E	16.77'
L8	S81°36'13"E	119.55'
L9	N81°36'13"W	119.55'
L10	N59°04'13"E	174.17'
L11	S35°29'05"E	88.59'
L12	N07°11'02"W	170.00'
L13	N48°11'10"W	166.33'
L14	N07°11'03"W	176.93'
L15	S16°29'32"E	90.00'
L16	N07°11'03"W	167.93'
L17	S48°09'33"E	151.67'
L18	S85°57'36"E	60.00'
L19	N21°05'53"E	60.00'
L20	N48°09'33"W	151.66'
L21	N16°29'32"W	90.00'
L22	N85°18'06"E	21.74'
L23	N85°16'59"E	99.95'
L24	S85°21'26"W	99.97'
L25	S56°51'33"W	35.27'
L26	S10°11'33"W	81.52'
L27	S85°16'59"W	0.97'
L28	S05°59'40"W	3.41'
L29	S79°18'10"W	120.56'
L30	S37°20'54"W	109.13'
L31	S43°16'37"W	160.81'
L32	S43°35'04"W	68.30'
L33	S41°26'12"W	42.79'
L34	S30°20'22"W	225.00'
L35	S36°04'41"W	31.95'
L36	S41°22'04"W	153.59'
L37	S46°48'42"W	214.15'
L38	N35°35'57"W	190.21'
L39	S35°35'57"E	36.83'
L40	S54°24'03"W	74.18'
L41	S33°12'14"W	72.37'

SURVEY NOTES

- THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTY.
- THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAME OF WALTON PROPERTIES, LLC AS ACQUIRED BY THE FOLLOWING:
 - UR #201200023402 (TM 50-A-113)
 - UR #201300003373 (TM 36-2-2)
 - UR #201300016032 (TM 36-A-46)
 - UR #201300016031 (TM 36-A-43K)
 - UR #201300003374 (TM 50-A-126)
 - UR #201300003373 (TM 50-A-114)
 - UR #201300003373 (TM 36-A-51C)
 - UR #201200023404 (TM 50-A-112)
 - UR #201200023404 (TM 50-A-131A)
 - UR #201200023404 (TM 50-A-132E)

AND IN THE NAME OF WUSF 5 ALEXANDER'S STATION LLC & WALTON VIRGINIA, LLC AS ACQUIRED IN THE FOLLOWING:

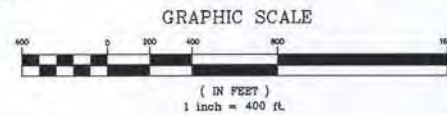
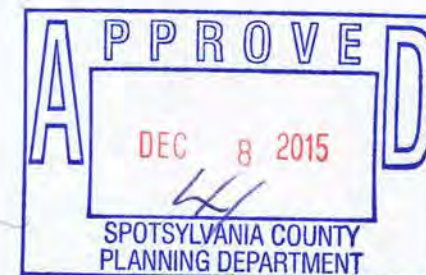
- UR #201400014271 (TM 36-2-2A)
- UR #201400014271 (TM 36-A-43P)

ALL BEING RECORDED AMONG THE LAND RECORDS FOR SPOTSYLVANIA COUNTY, VIRGINIA.

- BOUNDARY AND MEASUREMENT SHOWN HEREON ARE BASED ON VARIOUS ALTA SURVEYS PREPARED BY DEWBERRY & DAVIS, LLC, DATED OCTOBER 24, 2012, AND BY SULLIVAN DONAHUE & HIGGINS, DATED MARCH 27, 2013 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY BOWMAN CONSULTING.
- THE PROPERTIES SHOWN HEREON ARE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESIGNATED ON FIRM COMMUNITY-PANEL NO. 510308 0225 C, DATED FEBRUARY 16, 1998.

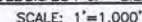
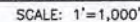
LEGEND

- EXISTING STRUCTURE
- EXISTING PARCELS LINES
- SITE BOUNDARY
- EX. TEN FOOT CONTOUR
- EXISTING TREELINE
- EXISTING STREAM
- RESOURCE PROTECTION AREA
- WETLANDS
- WATER BODIES (POND)
- MODERATE STEEP SLOPES (15-25%)
- VERY STEEP SLOPES (>25%)



ADJACENT OWNERS

Map Label	PIN	Owner	Zoning	Use	Area (Ac.)	Map Label	PIN	Owner	Zoning	Use	Area (Ac.)
1	36-2-2 B	Cosner Industrial Properties IV LLC	I-2	Vacant	5.66	1	50-A-3-141	Gary R. Poole	RU	Residential	0.54
2	36-A-43 N	C & G Industrial Park Property LLC	I-1	Industrial	5.46	43	50-A-3-142	Rosa Martinez	RU	Residential	0.53
3	36-A-43 D	Unique Finances LLC	I-1	Office	2.67	44	50-A-3-143	Dale D. Kyser	RU	Residential	0.48
4	36-A-43 A	Penske Truck Leasing Co LP	I-1	Industrial	12.00	45	50-A-3-144	Jason Bergmann or Kari Bergmann	RU	Residential	0.45
5	36-A-43 J	Castorland LLC	I-1	Industrial	5.00	46	50-A-3-145	Robert Payne	RU	Residential	0.43
6	36-A-43 T	Noble Properties LLC	I-1	Industrial	7.59	47	50-A-3-146	Mark Kelly or Joann Kelly	RU	Residential	0.47
7	36-A-43 S	T & T Properties LLC	I-1	Industrial	5.76	48	50-A-3-147	Louis A Mettoli Jr	RU	Residential	0.52
8	36-A-43 W	RCM Land Sales LLC	I-1	Industrial	12.11	49	50-A-3-148	Wendy C Doctor	RU	Residential	0.43
9	36-A-43 Y	T & T Properties LLC	I-1	Industrial	12.22	50	50-A-3-149	Charles W Sneed	RU	Residential	0.46
10	36-A-44	Petra Family Ltd Partnership	RU	Vacant	40.00	51	50-A-3-150	Jeremy Shawn Kubela or Leeora Ann Kubela	RU	Residential	0.49
11	36-A-47	Jeffrey J. Sublett	RU	Vacant	1.00	52	50-A-3-151	William Scott Via	RU	Residential	0.52
12	36-A-45	Kent Brothers LLC	RU	Vacant	79.19	53	50-A-3-152	Dana R Brancolini or Stephen E Wallach	RU	Residential	0.56
13	36-3-A	Douglas O Wall	RU	Residential	4.00	54	50-A-3-153	Kevin Tucker or Bobbie Tucker	RU	Residential	1.32
14	36-3-C	Douglas O Wall	RU	Residential	4.00	55	50-A-3-155	Bobby W Sufel Sr. or Janet A Sufel	RU	Residential	0.81
15	36-3-G	Douglas O Wall	RU	Residential	5.27	56	50-A-3-156	Younes Lahlou	RU	Residential	0.72
16	36-3-F	Leon Bullock Sr	RU	Residential	0.99	57	50-A-4-B	Lancaster Gate Homeowners Association	RU	Residential	1.54
17	36-3-E	Leon Reno Bullock	RU	Residential	2.90	58	50-A-4-157	Nicholas F Flores	RU	Residential	0.47
18	36-A-51	Roger D Brooks or Arlene J Brooks	RU	Residential	19.33	59	50-A-4-158	Joshua M Short Heather M Short	RU	Residential	0.39
19	36-A-51 B	Michael D Carter or Gina A Carter	RU	Residential	2.49	60	50-A-4-159	David L Criddle Jr	RU	Residential	0.30
20	36-A-51 A	Mark E Kristofik or Carol J Kristofik	RU	Residential	3.32	61	50-A-4-160	Teid M Sandor or Shari L Sandor	RU	Residential	0.26
21	50-A-115	Seok Hoon Jeong	RU	Residential	22.98	62	50-A-4-161	Daniel C Wedding or Melissa Fausett	RU	Residential	0.27
22	50-S-8	Peter E & Nancy K Kolodziej Estate	RU	Residential	2.47	63	50-A-4-C2	Lancaster Gate Homeowners Association	RU	Residential	0.11
23	50-A-125	Home Solvestors Inc.	RU	Office	2.07	64	50-A-4-C1	Lancaster Gate Homeowners Association	RU	Residential	0.48
24	50-A-124	Second New Hope Baptist Church	RU	Church	3.16	65	50-A-4-162	Jason E Frye	RU	Residential	0.30
25	50-A-127	Second New Hope Church	RU	Church	3.14	66	50-A-4-163	Robert A Fasold Jr or Lilla H Fasold	RU	Residential	0.30
26	50-A-128	William R Wheeler	RU	Residential	3.54	67	50-A-4-164	Adam J Terchank or Rosanna M Gusetta	RU	Residential	0.34
27	50-A-129	Vivian Vanetta Oley	RU	Residential	17.00	68	50-A-4-165	Gregory Allen Mahniker & Rebecca Anne Mahniker	RU	Residential	0.45
28	50-A-112 A	Allan M Fletcher & Helen H Coleman	RU	Residential	0.85	69	50-A-5-166	Bradley Edmonds or Julie Levi	RU	Residential	0.58
29	50-A-131	Helen H Coleman	RU	Residential	0.50	70	50-A-5-167	Dennis W Pickering or Brenda J Pickering	RU	Residential	0.80
30	50-A-132 F	Benjamin Warren Fletcher or Alice M Fletcher	RU	Residential	1.04	71	50-A-5-168	Carolyn W Freiser	RU	Residential	1.18
31	50-A-112 A	Alice M Fletcher & Helen H Coleman	RU	Residential	0.85	72	50-A-5-169	Steven A Coleman	RU	Residential	1.08
32	50-A-132	Alice M Fletcher & Helen H Coleman	RU	Residential	4.41	73	50-A-5-170	Bryan Koerper or Christina Koerper	RU	Residential	0.81
33	50-A-132 D	Clarice W Terrell	RU	Residential	1.00	74	50-A-5-171	John T Lewter Carol C Lewter	RU	Residential	0.53
34	50-A-100	JPI Summit Crossing LLC	RU	Residential	152.00	75	50-A-5-172	Matthew B Pitts	RU	Residential	0.46
35	50-A-133	Richard R Rollins & Mary A. Rollins	RU	Residential	1.00	76	50-A-5-173	Roy C Thomas	RU	Residential	0.48
36	50-A-134	Dorothy E. Marshall	RU	Residential	1.00	77	50-A-10-D	Thorold Inc.	I-2	Industrial	69.29
37	50-A-143 A	Hester Taylor Clark	RU	Residential	1.00	78	49-A-10	International Development of Virginia LLC	I-1	Industrial	81.43
38	50-A-132 A	Joseph Braxton Tibbs & Brenda M Tibbs	RU	Residential	2.43	79	36-2-1	International Development of Virginia LLC	I-1	Industrial	55.53
39	50-A-132 B	DOO Real Estate	RU	Residential	1.80	80	36-A-22	International Development of Virginia LLC	I-1	Industrial	87.46
40	50-A-132 C	Massaponax Hunt Club Inc	RU	Vacant	1.37	81	36-21-B	Spotsylvania Medical Center Inc	C-3	Hospital	75.74
41	50-A-3-140	Timothy P. Devries or Angela G Devries	RU	Residential	0.71	82	36-21-D	Consort East LLC	PDH16	Vacant	10.90



NOTE: ROAD SEGMENTS WILL RECEIVE CREDIT FOR DEDICATION AND CONSTRUCTION OF 4-LANE ROADS

1. FLOOR AREA RATIO, IMPERVIOUS AREA AND OPEN SPACE REQUIREMENTS ARE SUBJECT TO MINOR ADJUSTMENT WITH FINAL SITE PLAN. IN NO CASE SHALL LESS THAN THE MINIMUM REQUIREMENT BE PROVIDED.
2. 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 MULTIPLE CONNECTIONS TO EXISTING SEWER MAINS LOCATED ON THE NORTHWEST AND SOUTHWEST BOUNDARY OF THE SITE, ON LANCASTER RING ROAD AND MASSAPONAX CHURCH ROAD. WATER SERVICE WILL BE PROVIDED THROUGH MULTIPLE CONNECTION POINTS TO EXISTING INFRASTRUCTURE LOCATED ON HOSPITAL BOULEVARD, NORTHEAST DRIVE, COSNER DRIVE, AND LANCASTER RING ROAD.
3. THE PROPOSED PROJECT WILL CONTAIN PUBLIC ROADS MAINTAINED BY VDOT AND PRIVATE ROADS MAINTAINED BY THE COMMERCIAL AND/OR HOMEOWNERS ASSOCIATION.
4. DIMENSIONS, AREAS, LAND BAY ACREAGE BUILDING SQUARE FOOTAGES, UNIT TOTALS WITHIN LAND BAYS, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. UNITS/COMMERCIAL SQUARE FOOTAGE MAY BE TRANSFERRED BETWEEN LAND BAYS. HOWEVER, THE OVERALL TOTAL NUMBER OF PROPOSED UNITS/COMMERCIAL SQUARE FOOTAGE SHALL NOT EXCEED THE AMOUNTS IN THE PROGRAM TABULATIONS.
5. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 3-7-2-A-1 OF THE DSM.
6. PHASING MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.
7. "HEALTH CARE" FOR PURPOSES OF THIS PLAN IS DEFINED AS SENIOR RESIDENTIAL UNITS FOR INDEPENDENT LIVING AND/OR ASSISTED LIVING AND/OR NURSING HOME AND/OR MEDICAL CARE.
8. THE APPLICANT RESERVES THE RIGHT TO SELECT ONE OF TWO CROSSING ALTERNATIVES FOR THE PROPOSED BRIDGE OVER R-9 THAT CONNECTS THE SUBJECT PROPERTY WITH THE PROPERTY SUBJECT TO REZONING FILE NUMBER R14-0009. THE PROPOSED CROSSING ALTERNATIVES ARE SHOWN AS BRIDGE ALTERNATIVES 1 AND 2 ON THIS SHEET.



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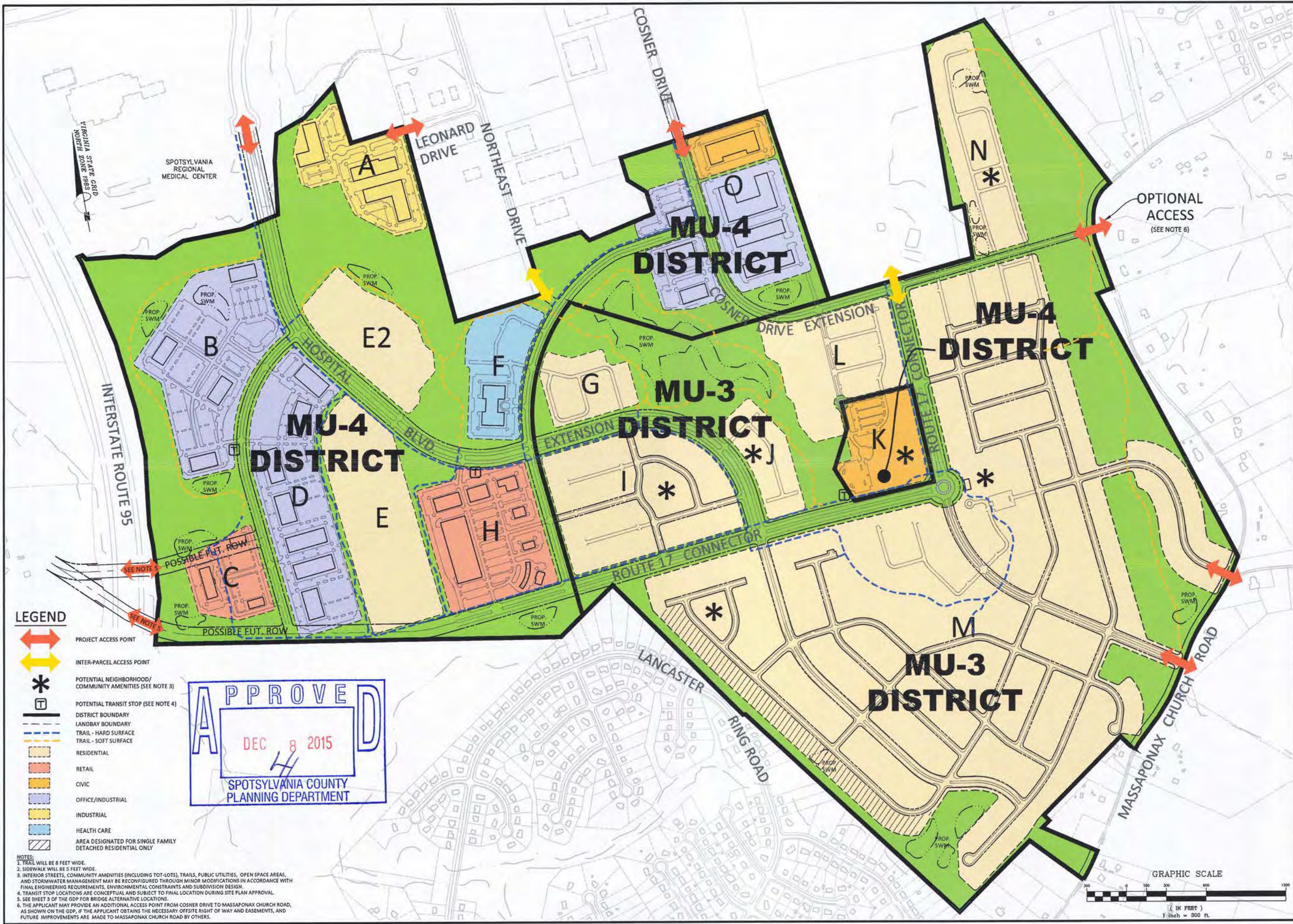
DETAILS AND TABULATION ALEXANDER'S CROSSING GENERALIZED DEVELOPMENT PLAN



PLAN STATUS		
3/09/15	REV. 1ST SUB. COM.	
5/28/15	REV. 2ND SUB. COM.	
7/20/15	REV. PER VDOT COM.	
8/26/15	REV. PROFFER COM.	
9/25/15	REV. PAR. ROW DED.	
10/7/15	REV. PROFFER COM.	
10/28/15	REV. PUB. USE SITE	
11/4/15	REV. NOTES	
11/30/15	REV. TRANSPORTATION	
12/7/15	REV. TRANSPORTATION	
DATE	DESCRIPTION	
DBR	JAE DRAWN	CMM CHKD
SCALE	H _v : AS SHOWN	
JOB NO.	8186-01-001	
DATE	NOVEMBER 21, 2014	
FILE NO.	8186-D-ZP-001	

3 OF 10

File name: \\C:\cvs\projects\8186 - Alexander's Crossing\8186-01-001 (PLN) - Restoring Planning Reasoning\Sheets\8186-01-001-Details and Tabulations.dwg



LEGEND

- PROJECT ACCESS POINT
- INTER-PARCEL ACCESS POINT
- POTENTIAL NEIGHBORHOOD/COMMUNITY AMENITIES (SEE NOTE 3)
- POTENTIAL TRANSIT STOP (SEE NOTE 4)
- DISTRICT BOUNDARY
- LAND/PAV BOUNDARY
- TRAIL - HARD SURFACE
- TRAIL - SOFT SURFACE
- RESIDENTIAL
- RETAIL
- CIVIC
- OFFICE/INDUSTRIAL
- INDUSTRIAL
- HEALTH CARE
- AREA DESIGNATED FOR SINGLE FAMILY DETACHED RESIDENTIAL ONLY

NOTES:

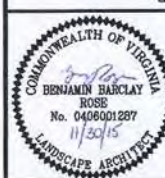
- TRAIL WILL BE 8 FEET WIDE.
- SIDEWALK WILL BE 5 FEET WIDE.
- INTERIOR STREETS, COMMUNITY AMENITIES (INCLUDING TOT-LOTS), TRAILS, PUBLIC UTILITIES, OPEN SPACE AREAS, AND STORMWATER MANAGEMENT MAY BE RECONFIGURED THROUGH MINOR MODIFICATIONS IN ACCORDANCE WITH FINAL ENGINEERING REQUIREMENTS, ENVIRONMENTAL CONSTRAINTS AND SUBDIVISION DESIGN.
- TRANSIT STOP LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL LOCATION DURING SITE PLAN APPROVAL.
- SEE SHEET 3 OF THE GDP FOR BRIDGE ALTERNATIVE LOCATIONS.
- THE APPLICANT MAY PROVIDE AN ADDITIONAL ACCESS POINT FROM COSNER DRIVE TO MASSAPONAX CHURCH ROAD, AS SHOWN ON THE GDP, IF THE APPLICANT OBTAINS THE NECESSARY OFFSITE RIGHT OF WAY AND EASEMENTS, AND FUTURE IMPROVEMENTS ARE MADE TO MASSAPONAX CHURCH ROAD BY OTHERS.



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OVERALL CONCEPTUAL LAYOUT
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN



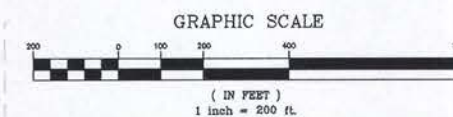
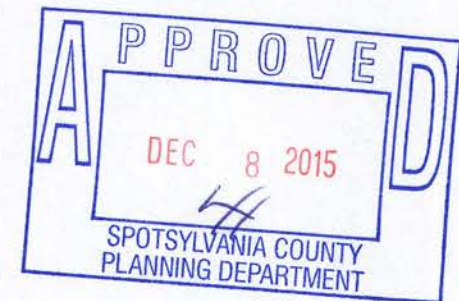
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5/28/15	REV. 2ND SUB. CO	
7/20/15	REV. PER VDOT CO	
8/26/15	REV. PROFFER CO	
9/25/15	REV. P&R, ROW DI	
10/7/15	REV. PROFFER CO	
10/28/15	REV. PUB. USE SITE	
11/4/15	REV. NOTES	
11/30/15	REV. TRANSPORTATIO	
DATE	DESCRIPTION	
BBR	JAE	CMM
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN	
JOB No.	8186-01-001	
DATE	NOVEMBER 21, 2014	
FILE	No.8186-D-2P-001	
SHEET	4 of 10	

BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA



LEGEND

- SITE BOUNDARY
- EX. TEN FOOT CONTOUR
- EX. TWO FOOT CONTOUR
- EXISTING STREAM
- RESOURCE PROTECTION AREA
- EX. WETLANDS
- EX. POND
- PROJECT ACCESS POINT
- INTER-PARCEL ACCESS POINT
- POTENTIAL TRANSIT STOP
- LANDWAY BOUNDARY
- TRAIL - HARD SURFACE
- TRAIL - SOFT SURFACE
- RESIDENTIAL
- RETAIL
- CIVIC
- OFFICE/INDUSTRIAL
- INDUSTRIAL
- HEALTH CARE



GENERALIZED DEVELOPMENT PLAN ALEXANDER'S CROSSING GENERALIZED DEVELOPMENT PLAN



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5/28/15	REV. 2ND SUB. COM.
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10/7/15	REV. PROFFER COM.
10/28/15	REV. PUB. USE SITE
11/4/15	REV. NOTES
11/30/15	REV. TRANSPORTATION

DATE	DESCRIPTION
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DESIGN	DRAWN
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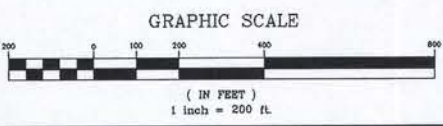
BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA

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- LEGEND**
- SITE BOUNDARY
 - EX. TEN FOOT CONTOUR
 - EX. TWO FOOT CONTOUR
 - EXISTING STREAM
 - RESOURCE PROTECTION AREA
 - EX. WETLANDS
 - EX. POND
 - PROJECT ACCESS POINT
 - INTER-PARCEL ACCESS POINT
 - POTENTIAL TRANSIT STOP
 - LANDBAY BOUNDARY
 - TRAIL - HARD SURFACE
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 - INDUSTRIAL
 - HEALTH CARE
 - AREA DESIGNATED FOR SINGLE FAMILY DETACHED RESIDENTIAL ONLY



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GENERALIZED DEVELOPMENT PLAN
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN

BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA

PLAN STATUS

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10/7/15	REV. PROFFER COM.
10/28/15	REV. PUB. USE SITE.
11/4/15	REV. NOTES
11/30/15	REV. TRANSPORTATION

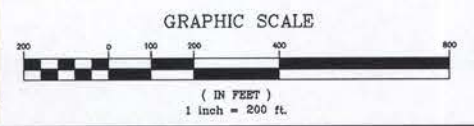
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BBR	JAE	CMM
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN	V: AS SHOWN
JOB No.	8186-01-001	
DATE	NOVEMBER 21, 2014	
FILE	No.8186-D-ZP-001	

SHEET 6 of 10



- LEGEND**
- SITE BOUNDARY
 - - - EX. TEN FOOT CONTOUR
 - - - EX. TWO FOOT CONTOUR
 - EXISTING STREAM
 - RESOURCE PROTECTION AREA
 - EX. WETLANDS
 - EX. POND
 - PROJECT ACCESS POINT
 - INTER-PARCEL ACCESS POINT
 - POTENTIAL TRANSIT STOP
 - LANDBAY BOUNDARY
 - TRAIL - HARD SURFACE
 - TRAIL - SOFT SURFACE
 - RESIDENTIAL
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 - INDUSTRIAL
 - HEALTH CARE

NOTES:
1. SEE SHEET 3 OF THE GDP FOR BRIDGE ALTERNATIVE LOCATIONS.



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GENERALIZED DEVELOPMENT PLAN
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN

BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA

PLAN STATUS

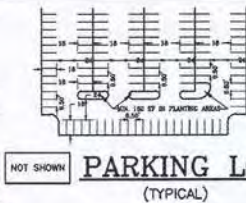
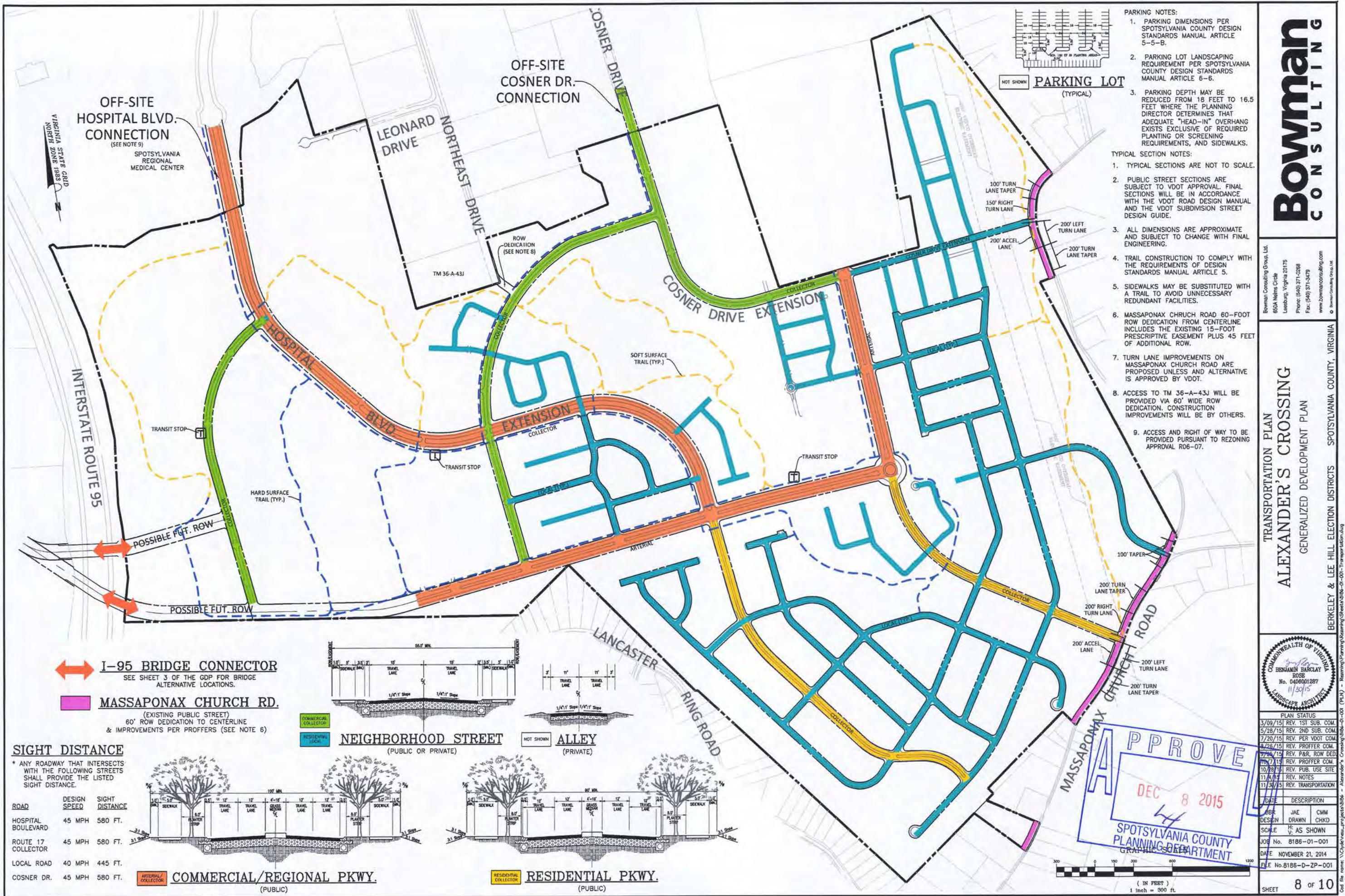
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11/30/15	REV. TRANSPORTATION

DATE: NOVEMBER 21, 2014
FILE: No. 8186-D-ZP-001

COMMONWEALTH OF VIRGINIA
BENJAMIN BARCLAY ROSE
No. 0406001287
11/30/15
LANDSCAPE ARCHITECT

DATE	DESCRIPTION
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DESIGN	DRAWN
SCALE	H: AS SHOWN
JOB No.	8186-01-001
DATE	NOVEMBER 21, 2014
FILE	No. 8186-D-ZP-001

SHEET 7 of 10



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

- TYPICAL SECTION NOTES:**
1. TYPICAL SECTIONS ARE NOT TO SCALE.
 2. PUBLIC STREET 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.
 3. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 4. TRAIL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF DESIGN STANDARDS MANUAL ARTICLE 5.
 5. SIDEWALKS MAY BE SUBSTITUTED WITH A TRAIL TO AVOID UNNECESSARY REDUNDANT FACILITIES.
 6. MASSAPONAX CHURCH ROAD 60'-FOOT ROW DEDICATION FROM CENTERLINE INCLUDES THE EXISTING 15'-FOOT PRESCRIPTIVE EASEMENT PLUS 45 FEET OF ADDITIONAL ROW.
 7. TURN LANE IMPROVEMENTS ON MASSAPONAX CHURCH ROAD ARE PROPOSED UNLESS AND ALTERNATIVE IS APPROVED BY VDOT.
 8. ACCESS TO TM 36-A-43J WILL BE PROVIDED VIA 60' WIDE ROW DEDICATION. CONSTRUCTION IMPROVEMENTS WILL BE BY OTHERS.
 9. ACCESS AND RIGHT OF WAY TO BE PROVIDED PURSUANT TO REZONING APPROVAL R06-07.

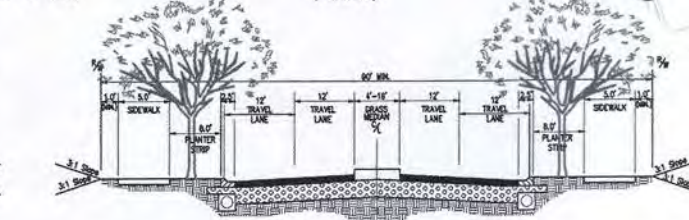
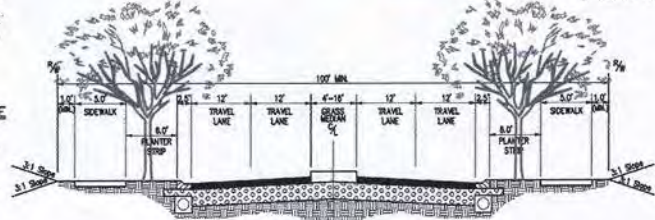
I-95 BRIDGE CONNECTOR
SEE SHEET 3 OF THE GDP FOR BRIDGE ALTERNATIVE LOCATIONS.

MASSAPONAX CHURCH RD.
(EXISTING PUBLIC STREET)
60' ROW DEDICATION TO CENTERLINE & IMPROVEMENTS PER PROFFERS (SEE NOTE 6)

SIGHT DISTANCE

* ANY ROADWAY THAT INTERSECTS WITH THE FOLLOWING STREETS SHALL PROVIDE THE LISTED SIGHT DISTANCE.

ROAD	DESIGN SPEED	SIGHT DISTANCE
HOSPITAL BOULEVARD	45 MPH	580 FT.
ROUTE 17 COLLECTOR	45 MPH	580 FT.
LOCAL ROAD	40 MPH	445 FT.
COSNER DR.	45 MPH	580 FT.



COMMERCIAL/REGIONAL PKWY.
(PUBLIC)

RESIDENTIAL PKWY.
(PUBLIC)

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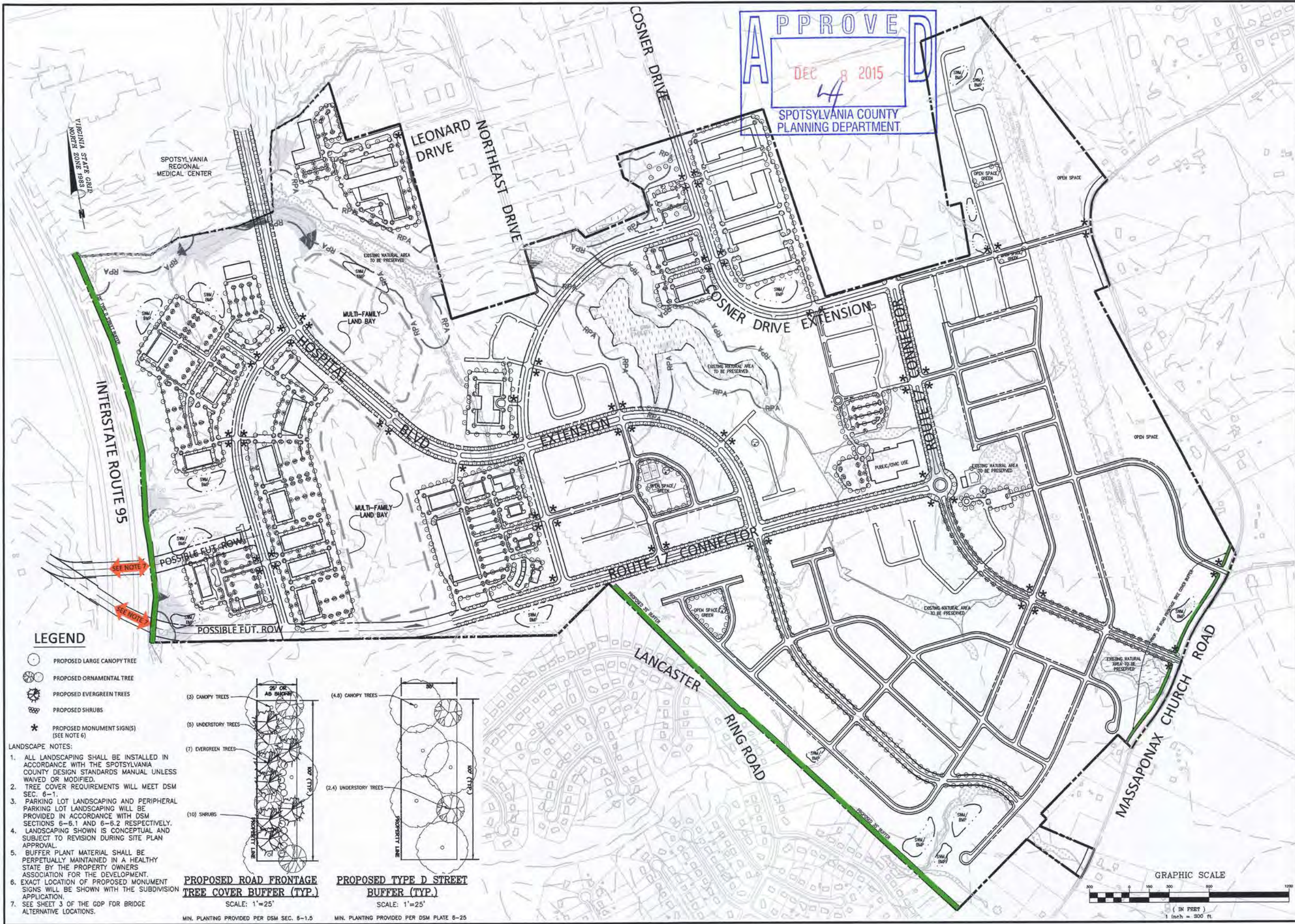
TRANSPORTATION PLAN
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
BENJAMIN BARCLAY
R088
No. 0406001287
11/30/15
LANDSCAPE ARCHITECT

PLAN STATUS
3/09/15 REV. 1ST SUB. COM.
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10/7/15 REV. PROFFER COM.
10/28/15 REV. PUB. USE SITE
11/4/15 REV. NOTES
11/27/15 REV. TRANSPORTATION

DATE DESCRIPTION
JAE JAE CMM
DESIGN DRAWN CHKD
SCALE: H: AS SHOWN
JOB No. 8186-01-001
DATE NOVEMBER 21, 2014
FILE No. 8186-D-ZP-001

SHEET 8 of 10

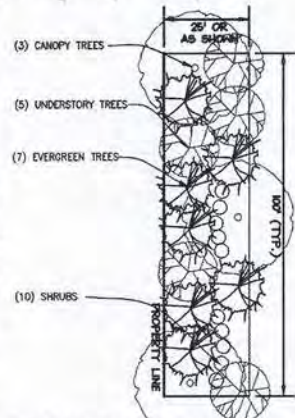


LEGEND

- PROPOSED LARGE CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED MONUMENT SIGN(S) (SEE NOTE 6)

LANDSCAPE NOTES:

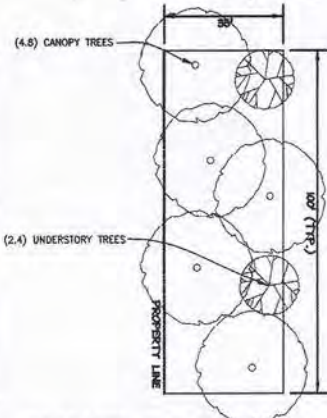
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL UNLESS WAIVED OR MODIFIED.
- TREE COVER REQUIREMENTS WILL MEET DSM SEC. 6-1.
- PARKING LOT LANDSCAPING AND PERIPHERAL PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH DSM SECTIONS 6-6.1 AND 6-6.2 RESPECTIVELY.
- LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO REVISION DURING SITE PLAN APPROVAL.
- BUFFER PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY STATE BY THE PROPERTY OWNERS ASSOCIATION FOR THE DEVELOPMENT.
- EXACT LOCATION OF PROPOSED MONUMENT SIGNS WILL BE SHOWN WITH THE SUBDIVISION APPLICATION.
- SEE SHEET 3 OF THE GDP FOR BRIDGE ALTERNATIVE LOCATIONS.



PROPOSED ROAD FRONTAGE TREE COVER BUFFER (TYP.)

SCALE: 1"=25'

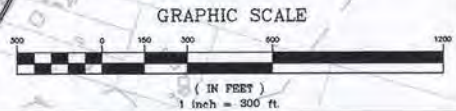
MIN. PLANTING PROVIDED PER DSM SEC. 6-1.5



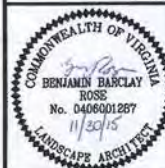
PROPOSED TYPE D STREET BUFFER (TYP.)

SCALE: 1"=25'

MIN. PLANTING PROVIDED PER DSM PLATE 6-25



CONCEPTUAL LANDSCAPE PLAN
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN



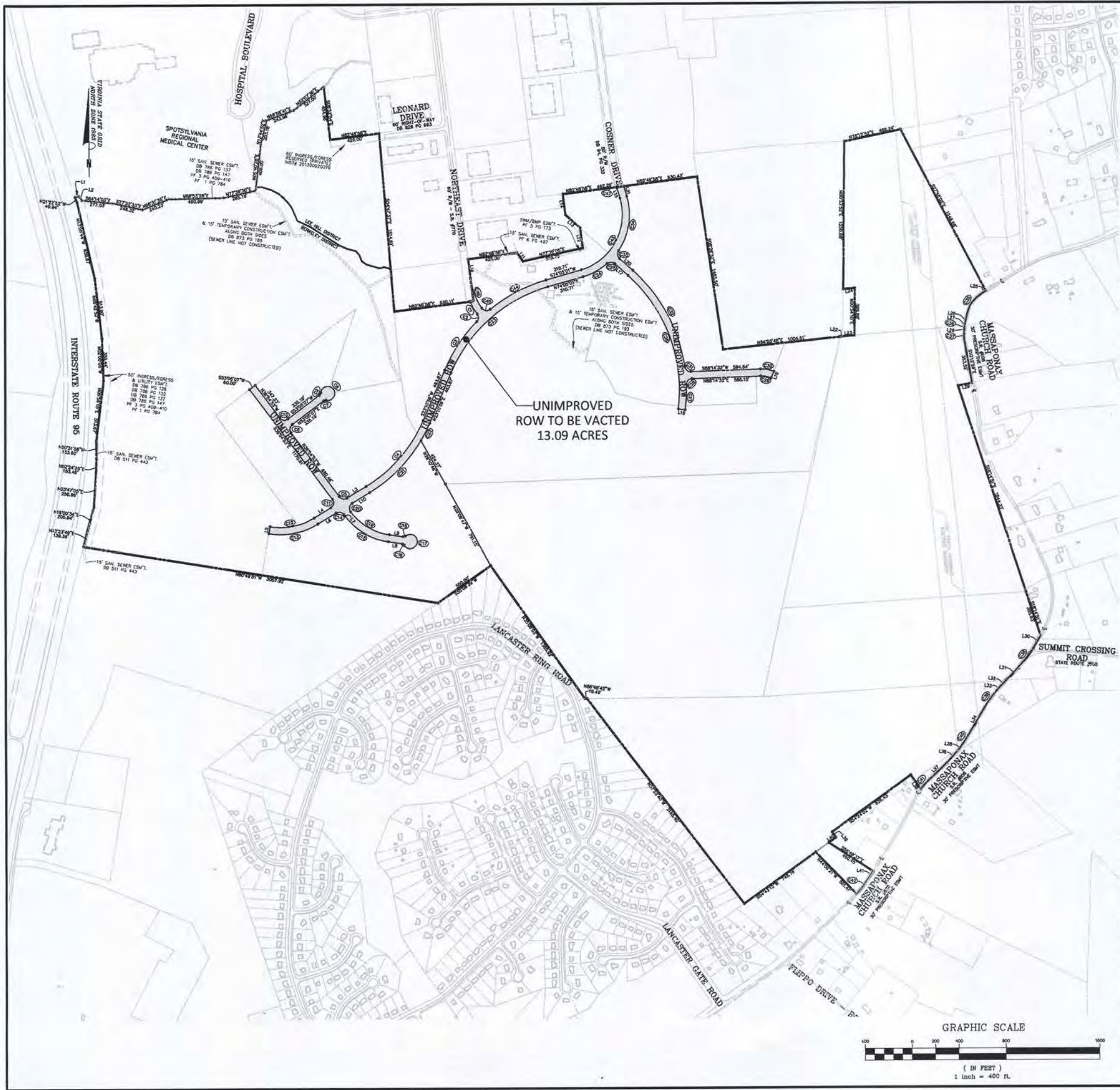
PLAN STATUS	
3/09/15	REV. 1ST SUB. COM.
5/28/15	REV. 2ND SUB. COM.
7/20/15	REV. PER VDOT COM.
8/26/15	REV. PROFFER COM.
9/25/15	REV. P&R, ROW DED.
10/7/15	REV. PROFFER COM.
10/28/15	REV. PUB. USE SITE
11/4/15	REV. NOTES
11/30/15	REV. TRANSPORTATION

DATE	DESCRIPTION
BBR	JAE
DESIGN	DRAWN
SCALE	H: AS SHOWN
JOB No.	8186-01-001
DATE	NOVEMBER 21, 2014
FILE No.	8186-D-ZP-001

BERKELEY & LEE HILL ELECTION DISTRICTS SPOTSYLVANIA COUNTY, VIRGINIA

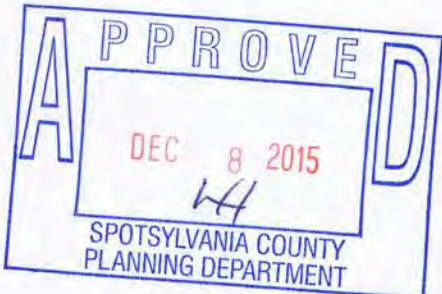
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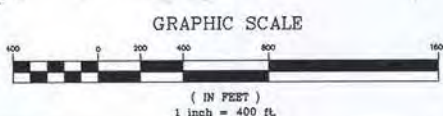
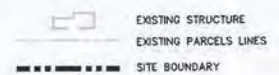
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	635.18	123.37	S30°24'21"E	123.18	11°07'43"	61.88
C2	50.00	70.13	S04°12'33"W	64.52	80°21'31"	42.22
C3	1343.24	497.16	S33°47'07"W	494.33	21°12'23"	251.46
C4	1205.17	754.88	S41°07'54"W	742.60	35°53'17"	390.28
C5	50.00	73.32	N78°55'20"W	68.92	84°00'50"	45.03
C6	50.00	78.54	N08°05'07"E	70.71	90°00'00"	50.00
C7	25.00	21.68	N77°55'31"E	21.00	48°40'47"	11.57
C8	60.00	292.54	N36°54'53"W	77.85	27°21'54"	50.92
C9	25.00	21.68	S28°14'44"W	21.00	48°40'47"	11.57
C10	50.00	78.54	N81°54'53"W	70.71	90°00'00"	50.00
C11	50.00	83.76	S11°04'40"W	74.31	95°59'05"	55.52
C12	558.48	391.52	S78°09'15"W	383.55	40°09'59"	204.19
C13	618.47	433.50	N78°09'14"E	424.78	40°09'59"	228.13
C14	50.00	73.32	S78°55'20"E	68.92	84°00'50"	45.03
C15	564.44	440.25	S59°15'33"E	428.17	44°41'20"	232.01
C16	25.00	21.68	S56°45'49"E	21.00	48°40'47"	11.57
C17	60.00	292.54	N06°23'47"E	77.85	27°21'54"	50.92
C18	25.00	21.68	S73°33'23"W	21.00	48°40'47"	11.57
C19	504.44	393.45	N59°15'33"W	383.55	44°41'20"	207.34
C20	50.00	83.76	N11°04'40"E	74.31	95°59'05"	55.52
C21	1285.17	626.67	N44°52'49"E	620.28	28°22'48"	319.90
C22	1285.17	185.70	N26°58'11"E	165.68	7°30'50"	83.02
C23	1283.24	1140.05	N48°38'00"E	1102.92	50°54'08"	610.73
C24	544.78	233.07	N61°49'38"E	231.30	24°30'48"	118.35
C25	50.00	71.78	S89°17'57"E	65.78	82°16'09"	43.67
C26	1308.02	1261.10	S20°33'36"E	1212.89	55°11'54"	684.31
C27	1369.03	213.93	N02°33'45"E	213.72	8°57'12"	107.18
C28	50.00	78.68	N43°09'50"E	70.81	90°09'23"	50.14
C29	230.00	91.75	S80°19'49"E	91.14	22°51'19"	46.49
C30	290.00	115.68	N80°19'48"W	114.92	22°51'20"	58.62
C31	50.00	72.75	N26°58'11"E	65.50	83°27'07"	44.52
C32	1369.03	950.25	N28°16'27"W	931.29	39°46'11"	485.17
C33	50.00	71.80	N07°01'24"W	65.78	82°16'18"	43.67
C34	544.80	481.18	N08°48'57"E	465.69	50°36'17"	257.55
C35	288.00	244.62	S14°33'33"W	237.34	48°40'00"	130.24
C36	833.59	29.23	S06°59'56"W	29.22	2°00'32"	14.61
C37	375.44	108.22	S02°06'39"E	105.87	18°12'39"	53.47
C38	1018.00	211.94	S37°18'48"W	211.58	11°55'43"	106.35
C39	1032.62	200.00	S35°33'17"W	199.69	11°05'50"	100.31
C40	1427.00	142.83	S33°12'32"W	142.87	5°44'19"	71.52
C41	568.65	101.15	S41°42'57"W	101.02	10°11'31"	50.71
C42	1240.94	166.98	S37°03'32"W	166.86	7°42'36"	83.62
C43	484.80	766.39	S28°47'44"W	689.05	60°34'34"	469.70
C44	1343.24	540.61	S62°33'16"W	536.97	22°03'34"	274.01
C45	50.00	82.85	N81°50'13"W	73.69	84°56'38"	54.51
C46	575.18	269.52	N20°36'29"W	267.06	26°50'53"	137.28
C47	2585.74	9.83	S16°22'59"E	9.83	01°30'4"	4.92

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°15'57"E	35.15
L2	S34°59'23"E	40.43
L3	S59°04'13"W	190.94
L4	S59°04'13"W	185.65
L5	S09°14'16"W	60.00
L6	N59°04'13"E	182.42
L7	S38°54'53"E	16.77
L8	S81°36'13"E	119.30
L9	N81°36'13"W	119.55
L10	N59°04'13"E	174.17
L11	S35°29'05"E	88.59
L12	N07°11'02"W	170.00
L13	N48°11'10"W	166.83
L14	N07°11'03"W	176.93
L15	S16°29'32"E	90.00
L16	N07°11'03"W	167.93
L17	S48°09'33"E	151.67
L18	S82°57'38"E	60.00
L19	N21°05'53"E	60.00
L20	N48°09'33"W	151.68
L21	N16°29'32"W	90.00
L22	N83°16'06"E	91.74
L23	N85°16'59"E	99.95
L24	S85°21'26"W	89.97
L25	S58°51'33"W	35.27
L26	S10°11'33"W	81.52
L27	S85°16'59"W	0.97
L28	S05°09'40"W	3.41
L29	S79°18'10"W	120.56
L30	S31°20'54"W	159.13
L31	S43°16'37"W	160.81
L32	S43°35'04"W	68.35
L33	S41°26'12"W	42.75
L34	S30°20'22"W	225.00
L35	S36°04'41"W	31.95
L36	S41°22'04"W	153.59
L37	S46°48'42"W	214.15
L38	N35°35'57"W	150.21
L39	S35°35'57"E	56.83
L40	S84°24'03"W	74.18
L41	S33°12'14"W	72.37



NOTES
1. SEE SHEET 2 FOR OWNER INFORMATION.
2. NOTE REMOVED.
3. VACATION OF ROW IS SUBJECT TO FUTURE ACTION BY THE BOARD OF SUPERVISORS AS PERMITTED IN VA CODE SECTION 15.2-2006.

SURVEY NOTES
1. THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTY.
2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAME OF WALTON PROPERTIES, LLC AS ACCURED IN THE FOLLOWING:
LR #201000023402 (TM 50-A-113)
LR #201000016033 (TM 36-2-2)
LR #201000016032 (TM 36-A-46)
LR #201000016031 (TM 36-A-430)
LR #201000003374 (TM 50-A-126)
LR #201000003373 (TM 50-A-114)
LR #201000003372 (TM 36-A-510)
LR #201000023404 (TM 50-A-112)
LR #201000023404 (TM 50-A-131A)
LR #201000023404 (TM 50-A-132E)
AND IN THE NAME OF WUSF 5 ALEXANDER'S STATION LLC & WALTON VIRGINIA, LLC AS ACCURED IN THE FOLLOWING:
LR #201400014271 (TM 36-2-2A)
LR #201400014271 (TM 36-A-43P)
ALL BEING RECORDED AMONG THE LAND RECORDS FOR SPOTSYLVANIA COUNTY, VIRGINIA.
3. BOUNDARY AND MEASUREMENT SHOWN HEREON ARE BASED ON VARIOUS ALTA SURVEYS PREPARED BY DEMBERRY & DAVIS, LLC, DATED OCTOBER 24, 2012 AND BY SAKJIAN DOWNS & INCALLS, DATED MARCH 27, 2013 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY BOWMAN CONSULTING.
4. THE PROPERTIES SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESIGNATED ON F.I.R.M. COMMUNITY-PANEL NO. 510308 0225 C, DATED FEBRUARY 18, 1998.



Bowman
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ROW VACATION PLAN
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN



PLAN STATUS	
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7/20/15	REV. PER VDOT COM.
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11/4/15	REV. NOTES
11/30/15	REV. TRANSPORTATION
DATE DESCRIPTION	
BBR	JAE
DESIGN	DRAWN
SCALE	H AS SHOWN
JOB No.	8186-01-001
DATE	NOVEMBER 21, 2014
FILE	No.8186-D-ZP-001
SHEET	10 of 10

Berkeley & Lee Hill Election Districts Spotsylvania County, Virginia
Cadd file name: V:\Jobs\New-projects\8186 - Alexander's Crossing\8186-01-001-ROW-Vacation Plan.dwg

1. PLAN IS SUBJECT TO MINOR REVISION AT TIME OF FINAL SITE PLAN.
2. IMPROVEMENTS SHOWN ARE CONCEPTUAL IN NATURE. FUTURE INTERCHANGE IMPROVEMENTS SHOWN WILL BE COMPLETED BY OTHERS.

PROPOSED
ALEXANDER'S
CROSSING

FUTURE
CONNECTION TO
U.S. ROUTE 1
BY OTHERS
(SEE SHEET 3)

POSSIBLE FUT ROW

POSSIBLE FUT. ROW

INTERSTATE 95

FUTURE
JACKSON
VILLAGE

INTERSTATE 95

OLD TELEGRAPH ROAD
ROUTE 749

JEFFERSON DAVIS HWY
U.S. ROUTE 1
45MPH SPEED LIMIT

SOUTHERN
CORNER OF
LAND BAY H

JEFFERSON DAVIS HWY
U.S. ROUTE 1
45 MPH SPEED LIMIT

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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AREAWIDE FUTURE TRANSPORTATION IMPROVEMENTS
ALEXANDER'S CROSSING
GENERALIZED DEVELOPMENT PLAN



PLAN STATUS	
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11/4/15	REV. NOTES
11/30/15	REV. TRANSPORTATION

DATE		DESCRIPTION	
BBR DESIGN	JAE DRAWN	CMM CHKD	
SCALE	H: V: AS SHOWN		
JOB No. 8186-01-001			
DATE NOVEMBER 21, 2014			
FILE No.8186-D-ZP-001			

SHEET 10A OF 10