

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED FOR WATER QUALITY AND QUANTITY IN ACCORDANCE WITH CHAPTER 19A OF THE SPOTSYLVANIA COUNTY CODE AND ARTICLE 4 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

AN EXTENDED DETENTION POND WILL BE CONSTRUCTED ONSITE TO SATISFY THE REQUIREMENT TO PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROLS. THIS SITE WILL HAVE AN IMPERVIOUS COVER RATIO OF APPROXIMATELY 14.9% AS SHOWN BY THE TABLE IN THE SITE DATA SUMMARY. VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 15, EXTENDED DETENTION POND, INDICATES THAT TYPE OF FACILITY SHOULD BE ADEQUATE FOR THIS PROJECT. THE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND SPOTSYLVANIA COUNTY.

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWM FACILITY.

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SPOTSYLVANIA COUNTY REQUIREMENTS AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

LANDSCAPING

INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDNACE WITH ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

TRANSITIONAL SCREENING 2 SHALL BE PROVIDED ALONG THE NORTHERN AND WESTERLY PROPERTY LINES IN ACCORDANCE WITH ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. EXISTING VEGETATION WILL BE SUPPLEMENTED WITH NEW PLANTINGS WHERE NECESSARY TO PROVIDE SUFFICIENT PLANT MATERIAL TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS.

ALL PROPOSED LANDSCAPING WILL BE IN ACCORDANCE WITH ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

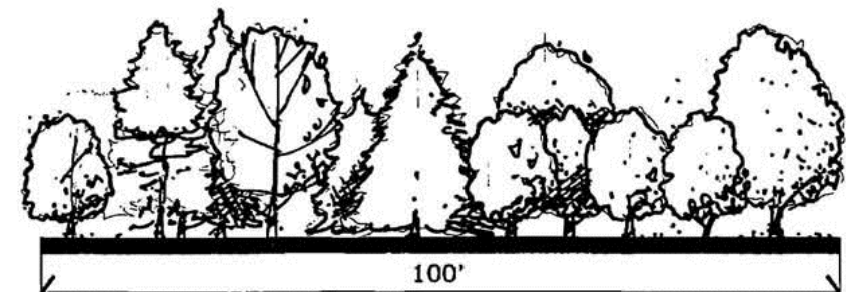
ESTIMATED WATER AND SEWER FLOWS

PROPOSED USE: ASSISTED LIVING FACILITY
ESTIMATED SEWAGE FLOW: 200 GPD/BED
(BASED ON NURSING HOME FACILITY AS SHOWN IN 2.3.6 OF THE SPOTSYLVANIA COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS MANUAL)
PROPOSED NUMBER OF BEDS: 125
ESTIMATED SEWAGE FLOW: 200 x 125 = 25,000 GPD

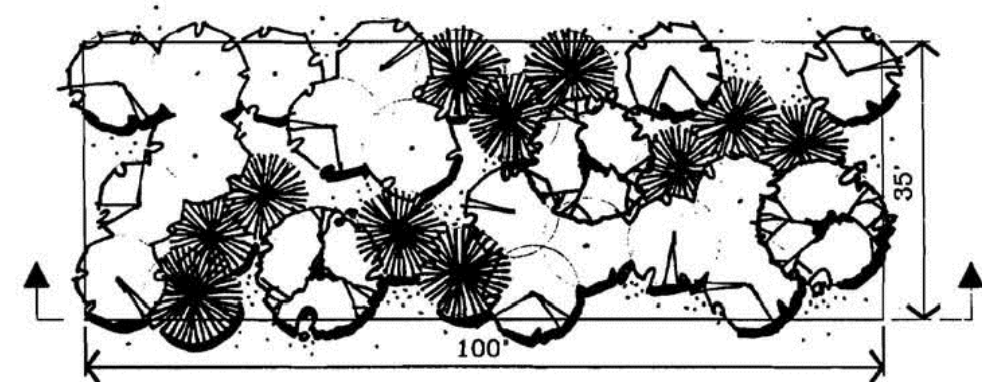
LAND DISTURBANCE

ESTIMATED AMOUNT OF DISTURBED AREA = 4.0 AC.
INCLUDING APPROXIMATELY 5,000 S.F. OF LAND DISTURBANCE WITHIN THE EXISTING RIVER MEADOWS WAY RIGHT-OF-WAY. ACTUAL AMOUNT WILL BE SUBJECT TO FINAL ENGINEERING DESIGN.

Spotsylvania County Design Standards Manual



Elevation Scale: 1" = 20'



Plan View Scale: 1" = 20'

Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with:

(1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one large deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet.

OR

(2) With approval of the Director, one large evergreen tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet plus one small deciduous tree with an ultimate height of 50 feet or less for each 12 linear feet.

TRANSITIONAL SCREENING 2

PLATE NO.	STD. NO.
6-19	

OWNER

B-FARMS DEVELOPMENT, LLC
1109 CHARLES ST.
FREDERICKSBURG, VA 22401
540-370-0633

APPLICANT

B-FARMS DEVELOPMENT, LLC
1109 CHARLES ST.
FREDERICKSBURG, VA 22401
540-370-0633

GENERALIZED DEVELOPMENT PLAN

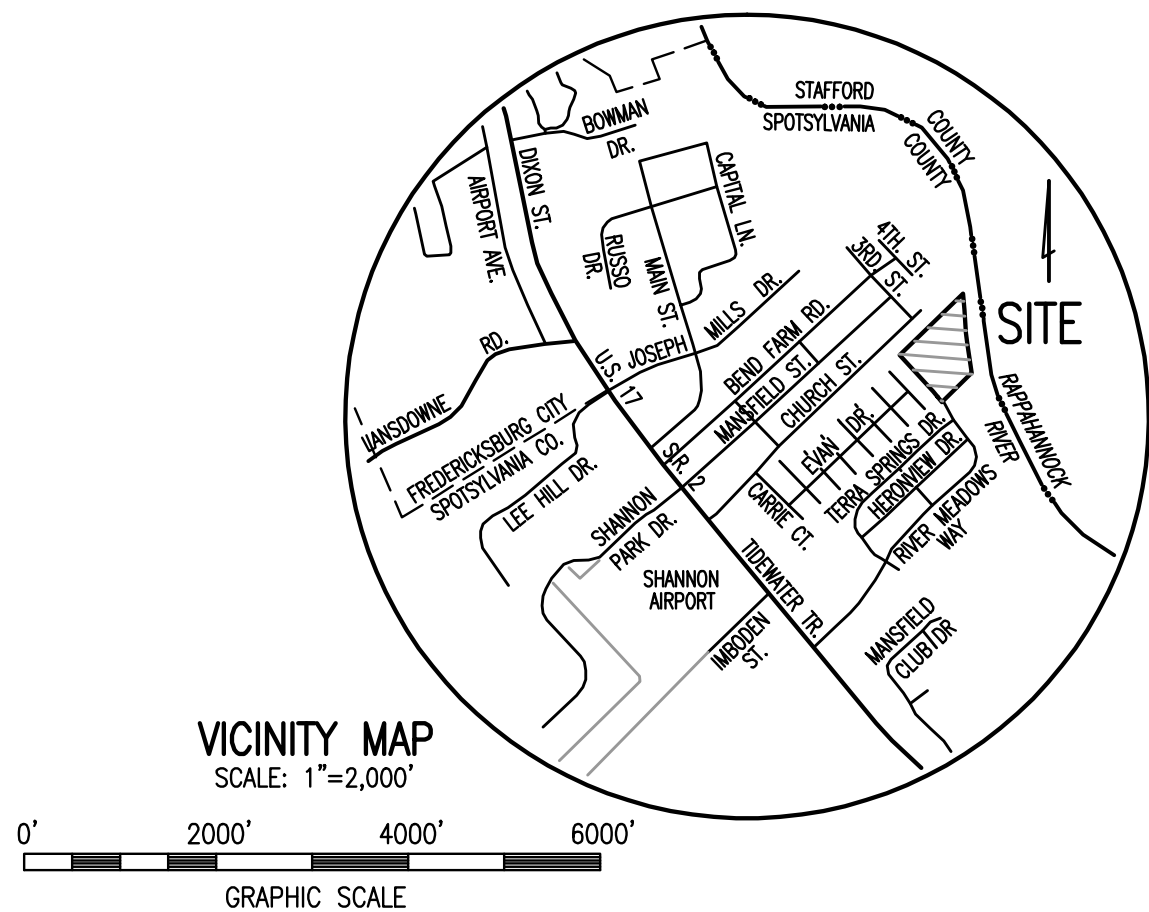
SPECIAL USE PERMIT APPLICATION

SUP18-0007

FRANKLIN'S CROSSING
ASSISTED LIVING

TAX MAP 25-A-14C

RIVER MEADOWS WAY
LEE HILL MAGISTERIAL DISTRICT – LEE HILL VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA



SITE DATA SUMMARY

TAX MAP REFERENCE
TAX MAP NUMBER 25-A-14C

PROJECT AREA
PARCEL AREA: 10.0000 AC.

EXISTING ZONING
EXISTING ZONING: R-2

EXISTING USE
VACANT

PROPOSED USE
ASSISTED LIVING FACILITY
BY SPECIAL USE PERMIT

OVERLAY DISTRICTS
AIRPORT
RESOURCE PROTECTION AREA (RPA)
CHESAPEAKE BAY PRESERVATION AREA

DENSITY
NON-RESIDENTIAL FLOOR AREA RATIO
MAXIMUM ALLOWED: 0.2
PROPOSED GROSS FLOOR AREA: 57,375 S.F.
PROPOSED NET FLOOR AREA: 43,031 S.F.
SITE AREA = 10.0000 AC = 435,600 S.F.
FLOOR AREA RATIO = GFA/SITE AREA
= 57,375/435,600 = 0.132

TRIP GENERATION
LAND USE: ASSISTED LIVING FACILITY
NUMBER OF BEDS = 125
VPD = 2.66 PER BED
PROJECT TRAFFIC = 125 x 2.66 = 333 VPD
*VPD COUNT BASED ON ITE'S TRIP GENERATION MANUAL, 9TH EDITION

KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS
NONE – SEE NOTE 6

KNOWN PLACES OF BURIAL
NONE – SEE NOTE 7

FLOODPLAINS
YES – 3.5998 AC. – LOCATION SHOWN ON PLAN
SEE NOTE 4

RESOURCE PROTECTION AREAS
YES – LOCATION SHOWN ON PLAN

WETLANDS
YES – 0.5260 AC. – LOCATION SHOWN ON PLAN – FIELD DELINEATION PERFORMED BY ENVIRODATA, INC.

STEEP SLOPES (SLOPES>15%)
YES – 3.0221 AC – LOCATION SHOWN ON PLAN

DAM BREAK INUNDATION ZONES
YES – LOCATIONS SHOWN ON PLAN

THE LIMITS OF DAM BREAK INUNDATION ZONE #1 WERE TAKEN FROM THE SPOTSYLVANIA GIS WEBSITE

THE LIMITS OF DAM BREAK INUNDATION ZONE #2 WERE TAKEN FROM ROCKY PEN RUN RESERVOIR INUNDATION MAPPING INFORMATION PROVIDED BY STAFFORD COUNTY.

OFFSTREET PARKING
PROPOSED USE: ASSISTED LIVING FACILITY
PARKING REQUIRED = 1 SPACE PER 3 RESIDENTS PLUS 1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT

PROPOSED NUMBER OF BEDS = 125
PARKING REQUIRED = 125/3 = 42 SPACES
NUMBER OF EMPLOYEES ON LARGEST SHIFT = 16
PARKING REQUIRED = 16 SPACES
TOTAL PARKING REQUIRED = 42 + 16 = 58 SPACES
PARKING PROVIDED = 60 SPACES

PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TOTAL AREA OF PARKING LOT = 30,168 S.F.
LANDSCAPING REQUIRED = 5% OF TOTAL AREA
LANDSCAPING REQUIRED = 30,168 x 0.050 = 1,508 S.F.
LANDSCAPING PROVIDED = 1,520 S.F.

PERIPHERAL PARKING LOT LANDSCAPING
NONE REQUIRED SINCE TRANSITIONAL SCREENING IS PROVIDED

LOT COVERAGE & IMPERVIOUS SURFACE RATIO TABULATION
PROP. CURB & PAVEMENT 39,380 S.F.
PROP. ASSISTED LIVING FACILITY 20,615 S.F.
PROP. CONC. S/W & PATIO 5,239 S.F.
TOTAL 65,234 S.F.
= 1.4976 AC.
SITE AREA = 10.0000 AC.
IMPERVIOUS SURFACE RATIO = 1.4976/10.0000 = 14.98%

APPROVAL

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 25-A-14C.
2. BOUNDARY INFORMATION TAKEN FROM A PLAT BY SULLIVAN, DONAHOE & INGALLS, P.C.
3. THE TOPOGRAPHY SHOWN HEREON TAKEN FROM A RECENT FIELD RUN SURVEY BY SULLIVAN, DONAHOE & INGALLS, P.C. AND SPOTSYLVANIA COUNTY GIS INFORMATION.
4. PORTIONS OF THE LAND HEREON ARE LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A", AS INDICATED ON FEMA MAP #510308 0100 C, DATED FEBRUARY 18, 1998 AND ARE SO DESIGNATED HEREON.
5. CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS LOCATED ON THIS PROPERTY. AN ARCHAEOLOGICAL STUDY BY DOVETAIL CULTURAL RESOURCE GROUP, DATED FEBRUARY, 2018, WAS PERFORMED ON THE SITE TO DETERMINE THE EXISTENCE AND LOCATION OF ANY CULTURAL FEATURES. NONE WERE FOUND. THE AREA OF THE SITE PROPOSED FOR DEVELOPMENT HAS BEEN SUBJECT TO PREVIOUS LAND DISTURBANCE.
7. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN PLACES OF BURIAL OR EASEMENTS FOR CEMETERY ACCESS IN ACCORDANCE WITH THE CODE OF VIRGINIA LOCATED ON THIS PROPERTY.
8. THIS SITE IS LOCATED IN SUB WATERSHED RA46, RAPPAHANNOCK RIVER-HAZEL RUN-CLAIBORNE RUN.
9. FINAL BUILDING LOCATION AND DIMENSIONS AND STORMWATER MANAGEMENT FACILITY LOCATIONS AND DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
10. ALL NECESSARY EASEMENTS FOR PUBLIC WATER, SANITARY SEWER AND STORM DRAINAGE WILL BE SHOWN ON THE SITE PLAN AND RECORD PLAT.
11. PHASING OF THIS PROJECT IS NOT ANTICIPATED AT THIS TIME.
12. THIS PROJECT IS SUBJECT TO THE OUTDOOR LIGHTING CODE IN SECTION 23-5.12 OF THE SPOTSYLVANIA COUNTY ZONING ORDINANCE.
13. A TURNAROUND EASEMENT WILL BE PROVIDED ONSITE FOR THE EXTENSION OF RIVER MEADOWS WAY AND CONSTRUCTION OF THE CUL-DE-SAC.
14. THE PROPOSED CUL-DE-SAC WILL NOT BE ELIGIBLE FOR VDOT MAINTENANCE. A VDOT STANDARD "END STATE MAINTENANCE" SIGN SHALL BE POSTED AT THE END OF THE EXISTING RIVER MEADOWS RIGHT-OF-WAY.
15. THE EXTENSION OF RIVER MEADOWS WAY TO THE PROPERTY LINE AT THE END OF THE RIGHT-OF-WAY SHALL MEET OR EXCEED THE EXISTING PAVEMENT DESIGN FOR ROUTE 2105, RIVER MEADOWS WAY.
16. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
17. A SWM SAFETY FENCE WILL BE PROVIDED IF NECESSARY SUBJECT TO FINAL DESIGN OF THE STORMWATER DETENTION FACILITY.
18. ALL EFFORTS WILL BE MADE TO ENSURE THAT THE SHORE WILL BE PROTECTED AND PRESERVED IN THE EVENT OF ANY ACTIVITY RELATED TO OR IMPACTING THE WATERS EDGE.
19. THE NECESSARY GEOTECHNICAL STUDIES HAVE BEEN PERFORMED BY DOMINION ENGINEERING ASSOCIATES TO VERIFY SOILS SUITABILITY FOR THE PROPOSED DEVELOPMENT.
20. SOLID WASTE STORAGE SHALL BE PROVIDED WITH ONSITE DUMPSTERS. COLLECTION SHALL BE PROVIDED BY A PRIVATE REFUSE COLLECTION COMPANY. ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES.
21. CALCULATIONS WILL BE SUBMITTED AT SITE PLAN TO VERIFY ADEQUATE FIREFLOW.

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED LAYOUT



REVISIONS		
DATE	DESCRIPTION	BY
06/18/18	PER TRC COMMENTS	LG/KB

GENERALIZED DEVELOPMENT PLAN

SPECIAL USE PERMIT APPLICATION

FRANKLIN'S CROSSING
ASSISTED LIVING

TAX MAP 25-A-14C

RIVER MEADOWS WAY
LEE HILL MAGISTERIAL DISTRICT – LEE HILL VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

Garrison Consulting Co., Inc.

1109 CHARLES ST. FREDERICKSBURG, VA 22401
PHONE: 540-370-0633 FAX: 540-370-1911

SCALE: AS SHOWN	DRAWN BY: KB	CHKD BY: LG	DATE: APRIL 26, 2018
FILE: RIVER MEADOWS\GDP ASSISTED LIVING.DWG			SHEET 1 OF 3

APPROVAL

RAPPAHANNOCK RIVER

TM 25-A-14C
10.0000 AC.

COMMONWEALTH OF VIRGINIA

M. L. Garrison III

M.L. GARRISON III
Lic. No. 028856

6/18/18

PROFESSIONAL ENGINEER

EXISTING CONDITIONS

SPECIAL USE PERMIT APPLICATION

FRANKLIN'S CROSSING
ASSISTED LIVING
TAX MAP 25-A-14C

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LEE HILL MAGISTERIAL DISTRICT - LEE HILL VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

Garrison Consulting Co., Inc.

1109 CHARLES ST. FREDERICKSBURG, VA 22401
PHONE: 540-370-0633 FAX: 540-370-1911

SCALE: 1"=40'	DRAWN BY: KB	CHKD BY: LG	DATE: APRIL 26, 2018
FILE: RIVER MEADOWS\GDP ASSISTED LIVING.DWG			SHEET 2 OF 3

REVISIONS		
	DESCRIPTION	BY
06/18/18	PER TRC COMMENTS	LG/KB

DENOTES
STEEP SLOPES
SLOPES > 15%

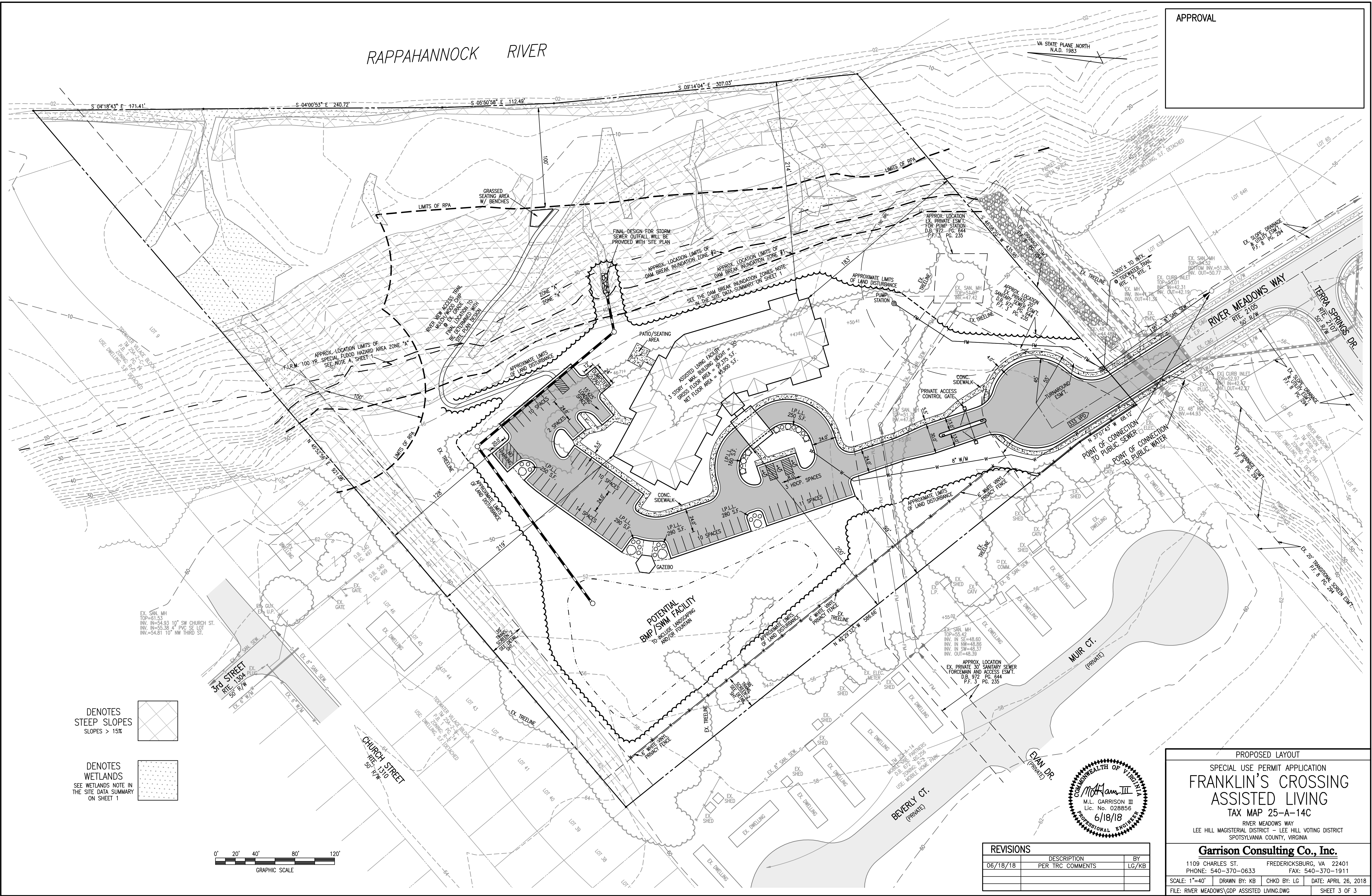
DENOTES
WETLANDS
SEE WETLANDS NOTE IN
THE SITE DATA SUMMARY
ON SHEET 1

0' 20' 40' 80' 120'

GRAPHIC SCALE

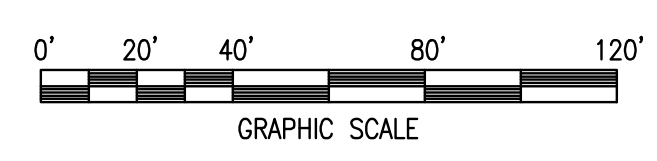
RAPPAHANNOCK RIVER

APPROVAL



DENOTES
STEEP SLOPES
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DENOTES
WETLANDS
SEE WETLANDS NOTE IN
THE SITE DATA SUMMARY
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REVISIONS		
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PROPOSED LAYOUT

SPECIAL USE PERMIT APPLICATION

**FRANKLIN'S CROSSING
ASSISTED LIVING**

TAX MAP 25-A-14C

RIVER MEADOWS WAY
LEE HILL MAGISTERIAL DISTRICT - LEE HILL VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

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SCALE: 1"=40' DRAWN BY: KB CHKD BY: LG DATE: APRIL 26, 2018
FILE: RIVER MEADOWS\GDP ASSISTED LIVING.DWG SHEET 3 OF 3