

CHARLES D. JETT
1.47-((A))-85
B 838 PG 568
ZONED: A2
USE: VACANT

[illegible]

12

45°W
18°W
00°E

OWNERS	④ MAY FOREST INCOME FUND 1 THE 47-11-1 INSTR. 2000 ZONED USE RESERVE ⑤ MT THINNY R P TREES-1 IN 47-11-1 DUS 701 P ZONED ⑥ MAY WILLIAM P LO PATRICIA B IN 47-11-1 INSTR. 2000 ZONED	BEARING 44" W
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DEC 12 2011

-  -DENOTES EXISTING NETLAND
-  -DENOTES EXISTING PAVEMENT
-  -DENOTES EXISTING TREELINE
-  -DENOTES 2' CONTOURS
-  -DENOTES 10' CONTOURS
-  -DENOTES RPA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ASSIGNMENT
1	2670.73	282.46	S39.3144° W	03.38° 23'	146.10°
2	377.20	8.97	S71.2524° W	01.21° 45'	4.48
3	377.20	8.97	S71.2524° W	01.21° 45'	4.48
4	538.76	130.64	S87.7037° W	11.43° 13'	65.66°
5	700.07	148.34	N55.32° 00' E	12.09° 32'	74.45°
6	136.42 05° E	63.70			
7	N73.28° 15' E	67.47			
8	N72.54° 50' E	126.52			



LANDSCAPING REQUIREMENTS

TRANSITIONAL SCREENING "1"
±2,011 LF. OF TRANSITIONAL SCREENING "1"
1 LARGE EVERGREEN PER 10 LF. = 202 LARGE EVERGREEN REQ'D.
1 MEDIUM EVERGREEN PER 5 LF. = 403 MEDIUM EVERGREEN REQ'D.

EXISTING VEGETATION SHALL BE USED WHEREVER POSSIBLE TO MEET THE REQUIREMENTS FOR TRANSITIONAL SCREENING "1". TRANSITIONAL SCREENING SHALL BE SUPPLEMENTED AS SHOWN WHERE EXISTING VEGETATION IS REMOVED OR DOES NOT EXIST.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS
REQ'D: LANDSCAPING COVERAGE NOT LESS THAN 5% OF THE PARKING AREA
APARTMENTS
PARKING AREA = ±148,887 SQ. FT.
148,887 SF X 5% = ±7,444 SF LANDSCAPING REQ'D
±9,000 SF LANDSCAPING PROVIDED
TOWNHOMES
PARKING AREA = ±66,189 SQ. FT.
66,189 SF X 5% = ±3,309 SF LANDSCAPING REQ'D
±3,400 SF LANDSCAPING PROVIDED
AGE RESTRICTED TOWNHOMES
PARKING AREA = ±107,560 SQ. FT.
107,560 SF X 5% = ±5,378 SF LANDSCAPING REQ'D
±5,390 SF LANDSCAPING PROVIDED
SINGLE FAMILY
N/A
ASSISTED LIVING FACILITY
PARKING AREA = ±23,671 SQ. FT.
23,671 SF X 5% = ±1,184 SF LANDSCAPING REQ'D
±1,200 SF LANDSCAPING PROVIDED
OUTDOOR RECREATION FACILITY
PARKING AREA = ±47,718 SQ. FT.
47,718 SF X 5% = ±2,386 SF LANDSCAPING REQ'D
±2,900 SF LANDSCAPING PROVIDED
AGE RESTRICTED MULTI-UNIT
PARKING AREA = ±32,757 SQ. FT.
32,757 SF X 5% = ±1,638 SF LANDSCAPING REQ'D
±1,874 SF LANDSCAPING PROVIDED
SWIMMING POOL
PARKING AREA = ±16,312 SQ. FT.
16,312 SF X 5% = ±816 SF LANDSCAPING REQ'D
±868 SF LANDSCAPING PROVIDED

- NOTES:**
- NO TITLE REPORT FURNISHED
 - EASEMENTS NOT SHOWN MAY EXIST
 - EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS
 - THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE, OR OTHER FEATURES THAT MAY AFFECT THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES.
 - NO PORTION OF THE LAND HEREON IS LOCATED IN THE FIRM 100-YEAR FLOOD HAZARD ZONE. HOWEVER, THIS LAND IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN).
 - NO HISTORIC BUILDINGS OR FEATURES KNOWN.
 - RESTRICTED TOWNHOMES, APARTMENTS, AGE RESTRICTED MULTI-UNIT, ASSISTED LIVING FACILITY.
 - BUILDING HEIGHT SHALL NOT EXCEED 66'
 - TRASH DISPOSAL TO BE HANDLED BY A PRIVATE HAULER. ALL REFUSE MUST BE DISPOSED OF AT APPROVED COUNTY SITE.

PARKING REQUIREMENTS

LANDBAY	TYPE	REQUIREMENTS	CALCULATION
KESWICK PARK	OUTDOOR RECREATION FACILITY	30 SPACES PER ATHLETIC FIELD OR 1 SP PER 1,500 SF. OF USABLE RECREATIONAL SPACE	(6 FIELDS + 30 SPACES PER FIELD) = 180 SPACES
KESWICK COMMONS	TOWNHOMES	2 SP. PER UNIT	(90 UNITS)X2SPACE = 180 SPACES
KESWICK VILLAS	AGE RESTRICTED TOWNHOMES	2 SP. PER UNIT	(94 UNITS)X2SPACE = 188 SPACES
KESWICK GARDENS	APARTMENTS	1.6 SP. PER UNIT	(240 UNITS)X1.6SPACE = 384 SPACES
KESWICK PARK	AGE RESTRICTED MULTI-UNIT	1 SP. PER 3 RESIDENTS + 1 SP. PER EMPLOYEE ON LARGEST SHIFT	150 RESIDENTS + 3 EMPLOYEES (150/3 RESID. + 3 EMP.) = 53 SPACES REQUIRED
KESWICK PARK	ASSISTED LIVING FACILITY	1 SP. PER 3 RESIDENTS + 1 SP. PER EMPLOYEE ON LARGEST SHIFT	100 RESIDENTS + 18 EMPLOYEES (100/3 RESID. + 18 EMP.) = 50 SPACES REQUIRED
KESWICK GARDENS	SWIMMING POOL	30 SPACES PER ATHLETIC FIELD OR 1 SP PER 1,500 SF. OF USABLE RECREATIONAL SPACE	(1 POOL + 30 SPACES PER POOL) = 30 SPACES

PARKING TABLE

LANDBAY	TYPE	REGULAR REQUIRED	HANDICAPPED REQUIRED	REGULAR PROVIDED	HANDICAPPED PROVIDED
KESWICK PARK	OUTDOOR RECREATION FACILITY	174	8	174	8
KESWICK COMMONS	TOWNHOMES	180	N/A	317	N/A
KESWICK VILLAS	AGE RESTRICTED TOWNHOMES	168	N/A	263	N/A
KESWICK GARDENS	APARTMENTS	376	8	380	8
KESWICK PARK	AGE RESTRICTED MULTI-UNIT	50	3	84	11
KESWICK PARK	ASSISTED LIVING FACILITY	48	2	55	2
KESWICK GARDENS	SWIMMING POOL	28	2	39	2
TOTAL		1,024	21	1,312	29

BUILDING CALCULATIONS

LANDBAY	TYPE	# OF UNITS	# OF FLOORS	PARCEL AREA	GROSS FLOOR AREA	FLOOR AREA RATIO	DENSITY
KESWICK GARDENS	APARTMENTS	240	3 STORY	15,2168 AC.	6,6987 AC.	44.02% (6.6987/15.2168)	15.77 UNITS/AC
KESWICK COMMONS	TOWNHOMES	90	3 STORES MAX INCLUDING BASEMENT	12,3009 AC.	3,7895 AC.	30.82% (3.7895/12.3009)	7.32 UNITS/AC
KESWICK VILLAS	AGE RESTRICTED TOWNHOMES	84	3 STORES MAX INCLUDING BASEMENT	20,7805 AC.	10,1707 AC.	48.92% (10.1707/20.7805)	4.04 UNITS/AC
AFTON AT KESWICK	SINGLE FAMILY	150	N/A	63,0818 AC.	N/A	N/A	150/63,0818 = 2.38 UNITS/AC
KESWICK PARK	AGE RESTRICTED MULTI-UNIT	100	5 STORES MAX INCLUDING BASEMENT	2,8380 AC.	N/A	N/A	100/2.84 = 35.21 UNITS/AC
KESWICK PARK	ASSISTED LIVING FACILITY	100	3 STORES MAX INCLUDING BASEMENT	4,4918 AC.	N/A	N/A	100/4.49 = 22.27 UNITS/AC
KESWICK GARDENS	SWIMMING POOL FACILITY	N/A	1 STORES MAX INCLUDING BASEMENT	1,0637 AC.	0.0647	5.12% (0.0647/1.0637)	N/A
PUBLIC PARK	RECREATIONAL	N/A	N/A	36,0378 AC.	N/A	N/A	N/A

VEHICLE TRIPS PER DAY

# OF UNITS	TYPE	TRIP GENERATION	VEHICLE TRIPS PER DAY
240	APARTMENTS	6.63/UNIT	1,592
90	TOWNHOMES	5.86/UNIT	528
84	AGE RESTRICTED TOWNHOMES	3.48/UNIT	293
150	SINGLE FAMILY	10/UNIT	1,500
100	AGE RESTRICTED MULTI-UNIT	2.15/UNIT	215
100	ASSISTED LIVING FACILITY	2.15/UNIT	215
±17 AC.	SWIMMING POOL OUTDOOR RECREATION	12.14/ACRE	207

DEC 12 2011

STATISTICS

- OWNER/APPLICANT: SPOTSYLVANIA COURTHOUSE LLC, ATTN: JAMES E. JARRELL, II, P.O. BOX 127, HOUSE ROAD, SPOTSYLVANIA, VIRGINIA 22553, PHONE: (540) 582-3478
- BUILDER: N/A
- PLA MAP: 47--(A)--55A, 55B & 55C
- PARCEL ZONING: EXISTING A-2, PROPOSED PDH-5, REZONING CASE NUMBER: R10-0005
- OVERLAY DISTRICTS: CHESAPEAKE BAY, & RESERVOIR OVERLAY
- WETLANDS PERMITS REQUIRED: YES
- WETLANDS WITHIN 100' OF SITE: YES
- WETLANDS ON SITE: YES
- HUC CODE: FIS/704
- A VSPM PERMIT IS REQUIRED
- TOTAL LAND DISTURBANCE: ±104 ACRES
- IMPERVIOUS SURFACE RATIO: ZONING PDH-6
- IMPERVIOUS AREA = ±4,587 AC. = 62%
- NON IMPERVIOUS AREA = ±13,111 AC. = 78%
- SITE AREA = ±157.96 AC.

ZONING TABULATION

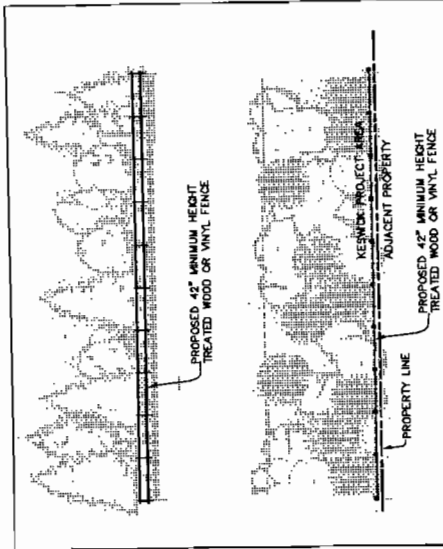
ZONING:	EXISTING AREA	PROP. AREA
A-2	157,9804 AC.	0.00 AC.
PDH-5	0.00 AC.	157,9804 AC.

PDH-5 OPEN SPACE CALCULATIONS

DESCRIPTION	PDH-5
TOTAL AREA	157,9604 AC.
TOTAL OPEN SPACE REQ'D (35%)	55,2831 AC.
TOTAL OPEN SPACE PROVIDED	77,4093 AC. ±9.00%
USABLE OPEN SPACE REQ'D (50%)	23,6971 AC.
USABLE OPEN SPACE PROVIDED	52,6935 AC. ±8.07%
OPEN SPACE CONSISTING OF WETLANDS, RPA & SLOPES > 15%	24,7158 AC.

ZONING DISTRICT REQUIREMENTS:

APPLICABLE OVERLAY DISTRICTS: CHESAPEAKE BAY & RESERVOIR OVERLAY			
ZONING DISTRICT	EXIST.	A-2	PROPOSED PDH-5
MINIMUM LOT AREA	VARIES	VARIES	VARIES
REQUIRED SETBACKS	30'	10'	5'
SIDE YARD	NONE	NONE	NONE
REAR YARD	35'	15'	15'
MINIMUM WIDTHS	VARIES	18'	18'
MAXIMUM HEIGHT	35'	35'	65'

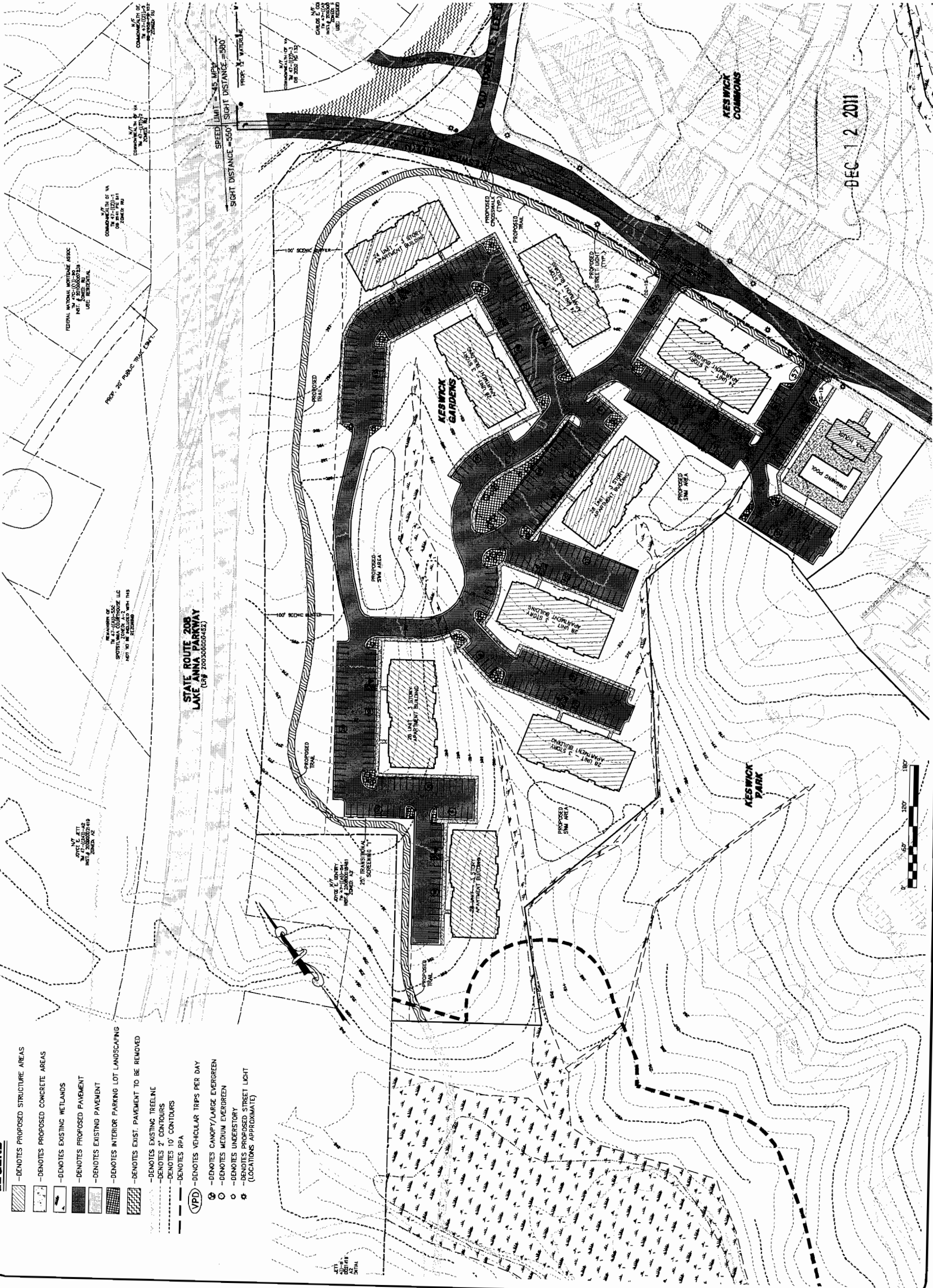


SCREENING FENCE DETAIL

SEE SHEET 11 FOR FENCE LOCATION

LEGEND

- DENOTES PROPOSED STRUCTURE AREAS
- DENOTES PROPOSED CONCRETE AREAS
- DENOTES EXISTING WETLANDS
- DENOTES PROPOSED PAVEMENT
- DENOTES EXISTING PAVEMENT
- DENOTES INTERIOR PARKING LOT LANDSCAPING
- DENOTES EXIST. PAVEMENT TO BE REMOVED
- DENOTES EXISTING TREELINE
- DENOTES 2' CONTOURS
- DENOTES 10' CONTOURS
- DENOTES RPA
- VPD -DENOTES VEHICULAR TRIPS PER DAY
- ☉ -DENOTES CANOPY/LARGE EVERGREEN
- -DENOTES MEDIUM EVERGREEN
- ◊ -DENOTES UNDERSTORY
- ★ -DENOTES PROPOSED STREET LIGHT (LOCATIONS APPROXIMATE)



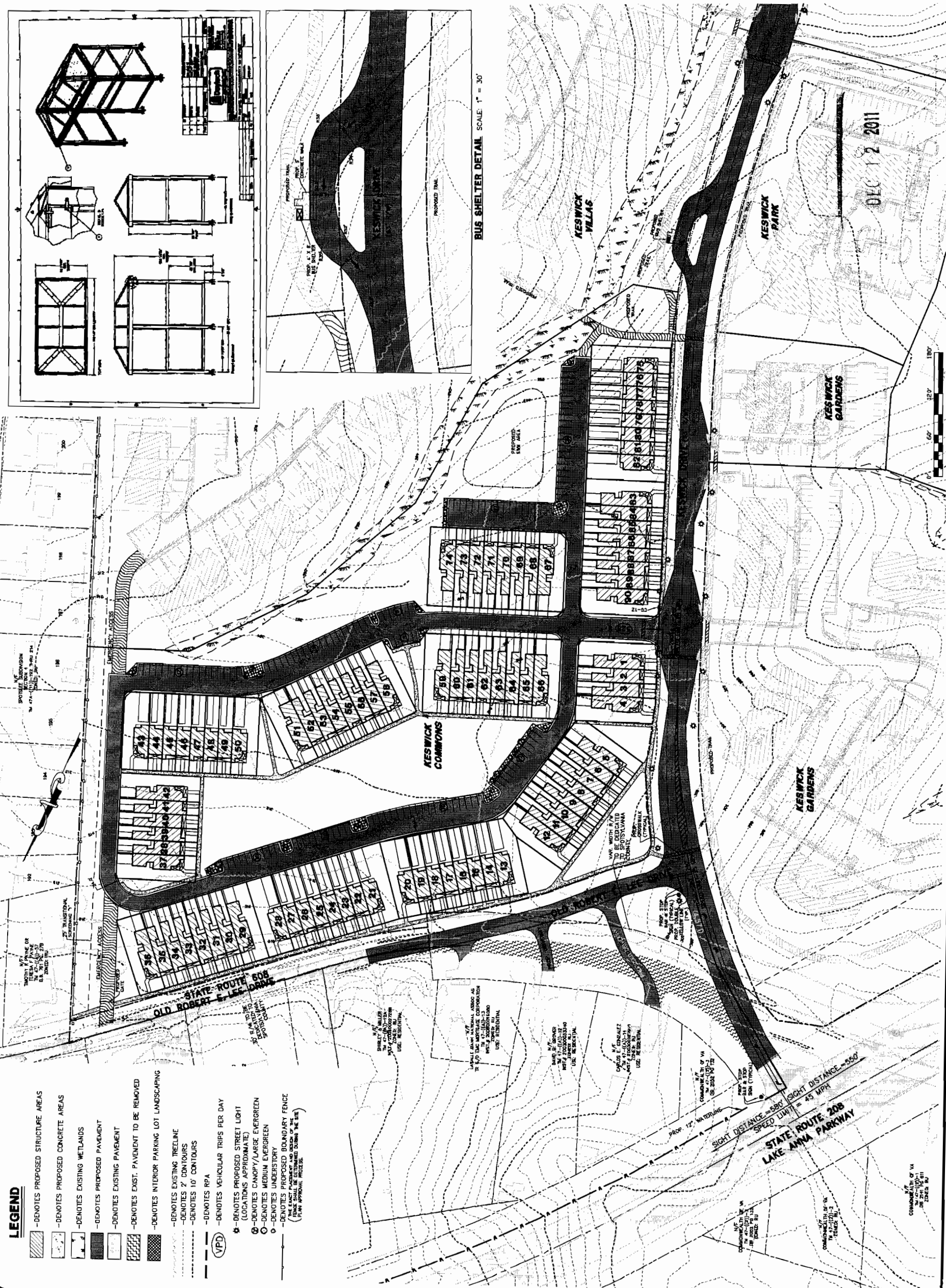
DATE	DESCRIPTION	BY
10/20/10	PER COUNTY & VDOT COMMENTS	DCW
7/8/11	REVISIONS	DCW
REVISION BLOCK		



WEBB AND ASSOCIATES
A SURVEYING AND DESIGN COMPANY
11903 BOWMAN DRIVE, SUITE 105
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KESWICK GARDENS
KESWICK
TM 47-((A))-55A, 55B, & 55C
SPOTSYLVANIA COUNTY, VIRGINIA
COURTLAND MAGISTERIAL DISTRICT

DATE:	JULY 1, 2010
SCALE:	1"=60'
DESIGNED BY:	DCW
DRAWN BY:	SP
CHECKED BY:	DCW
ACAD FILE:	100003E-00P
DRAWING NO:	10-D-003
SHEET NO:	5
OF 12 SHEETS	



REVISION BLOCK

DATE	DESCRIPTION	BY
10/20/10	PER COUNTY & VDOT COMMENTS	DCW
2/16/11	REVISED	DCW

WEBB AND ASSOCIATES

A SURVEYING AND DESIGN COMPANY

11903 ADAM DRIVE, SUITE 105
FREDERICKSBURG, VA 22408
(540) 371-1208 FAX (540) 371-4850

KESWICK

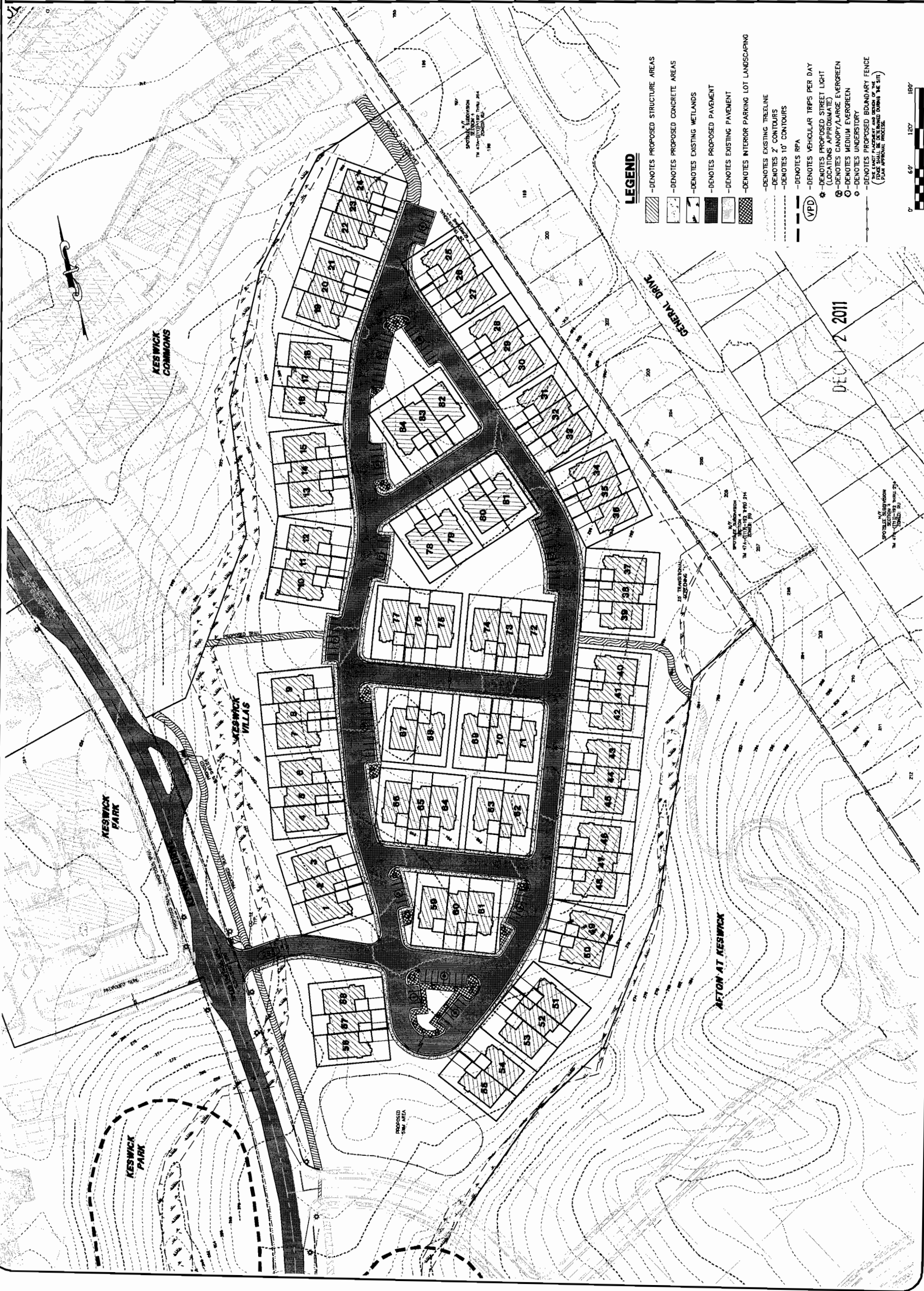
TM 47-((A))-55A, 55B, & 55C

COURTLAND MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA

DATE	JULY 1, 2010
SCALE	1"=60'
DESIGNED BY	DCW
DRAWN BY	SP
CHECKED BY	DCW
ACAD FILE	000003G-00P
DRAWING NO.	10-D-003

Sheet 7 of 12 Sheets

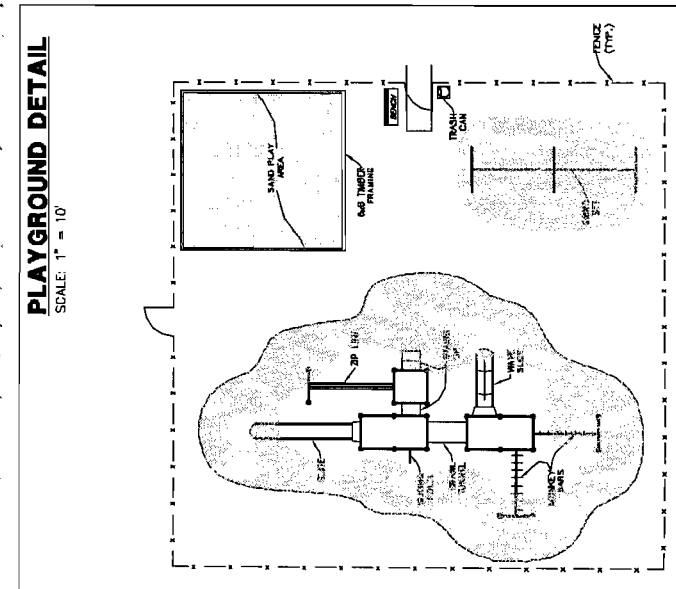


LEGEND

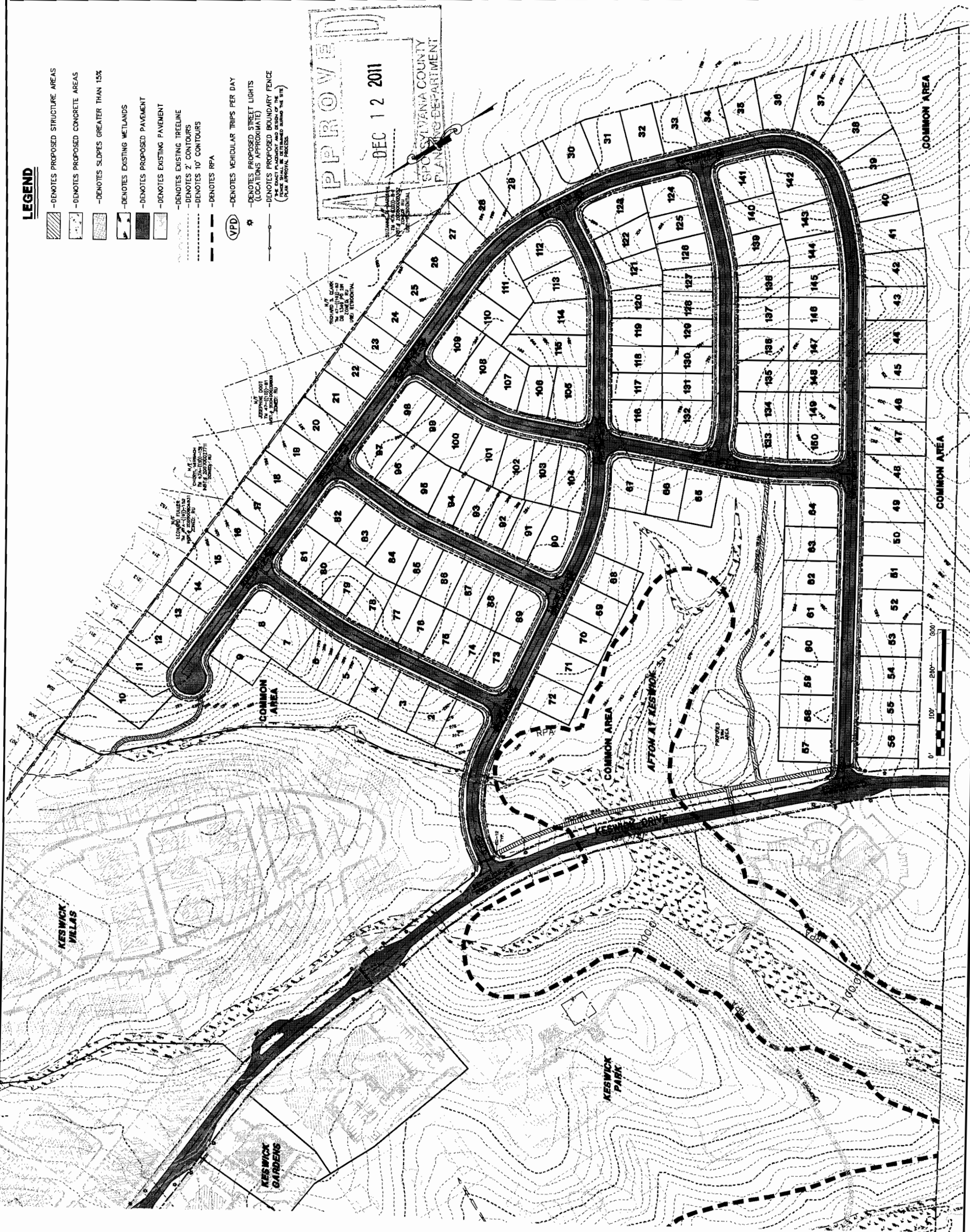
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- DENOTES RPA
- DENOTES VEHICULAR TRIPS PER DAY
- DENOTES PROPOSED STREET LIGHT (LOCATIONS APPROXIMATE)
- DENOTES CANOPY/LARGE EVERGREEN
- DENOTES MEDIUM EVERGREEN
- DENOTES UNDERSTORY
- DENOTES PROPOSED BOUNDARY FENCE (FENCE SHALL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS)

0' 60' 120' 180'

DEC 12 2011



AFTON AT KESWICK



B-B
A = 103.2 AC
Tc = 31.3 min
PRE CN = 66.9
PRE Q2 = 55.7 cfs
PRE D2 = 1.53'
PRE V2 = 4.36 fps
 $\eta = 0.045$
 $s = 0.0154 / ft$

SWM CALCULATIONS

SINGLE FAMILY SECTION			AGE RESTRICTED SECTION			TOWNHOUSE SECTION			APARTMENT SECTION		
PRE-DEVELOPMENT			PRE-DEVELOPMENT			PRE-DEVELOPMENT			PRE-DEVELOPMENT		
AREA=63.5 AC	W/D BMP	W/O BMP	AREA=20.6 AC	W/O BMP	W/O BMP	AREA=13.3 AC	W/O BMP	W/O BMP	AREA=17.4 AC	W/O BMP	W/O BMP
C = 0.3			C = 0.3			C = 0.3			C = 0.3		
I = 4.4 in/hr			I = 4.2 in/hr			I = 5.0 in/hr			I = 5.0 in/hr		
Tc = 20 MINUTES			Tc = 20 MINUTES			Tc = 20 MINUTES			Tc = 20 MINUTES		
Q10= 84 CFS			Q10= 27 CFS			Q10= 20 CFS			Q10= 26 CFS		
POST-DEVELOPMENT			POST-DEVELOPMENT			POST-DEVELOPMENT			POST-DEVELOPMENT		
STORAGE = 1.25 x 10 x 60 (01 - 00)			STORAGE = 1.25 x 10 x 60 (01 - 00)			STORAGE = 1.25 x 10 x 60 (01 - 00)			STORAGE = 1.25 x 10 x 60 (01 - 00)		
STORAGE = 1.25 x 10 x 60 (187 - 84)			STORAGE = 1.25 x 10 x 60 (67 - 27)			STORAGE = 1.25 x 10 x 60 (39 - 20)			STORAGE = 1.25 x 10 x 60 (56 - 26)		
STORAGE = 77,250 C.F.			STORAGE = 30,000 C.F.			STORAGE = 14,250 C.F.			STORAGE = 22,500 C.F.		

IMPERVIOUS CALCULATION (ENTIRE DEVELOPMENT)

SINGLE FAMILY (21 AC.)
 TOWNHOUSE (4.4 AC.)
 AGE RESTRICTED (8.7 AC.)
 APARTMENTS (7.3 AC.)
 PARK (3.5 AC.)
 TOTAL AREA: = 157.98 AC.
 44.9/157.98 = 28.4% IMPERVIOUS

WATER QUALITY

POLLUTANT LOAD REMOVAL REQUIREMENT = 40.2 LBS
STORMWATER MANAGEMENT RETENTION BASIN 1 BMP,
EXTENDED DETENTION, BIOFILTRATION OR OTHER BMP,
IN ACCORDANCE WITH PENNSYLVANIA COUNTY DSM
WILL BE USED TO MEET THE POLLUTANT LOAD
REMOVAL REQUIREMENT.

SOILS MAP

SCALE: 1" = 600'

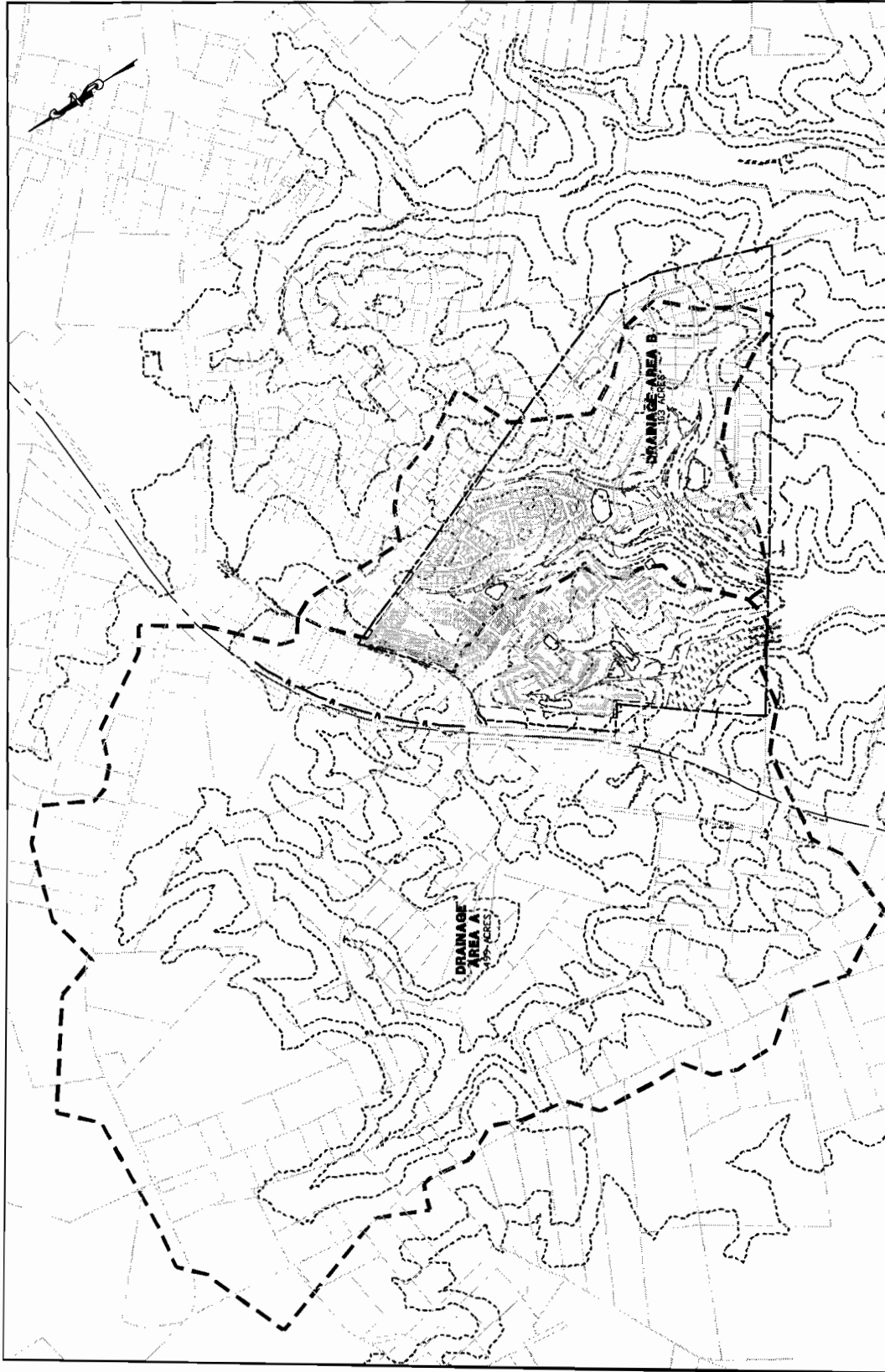
SOILS LEGEND

4C2	- APPLING-WEDGHEE SANDY LOAM
3B	- APPLING SANDY LOAM
37B	- SPOTSLYVANIA FINE SANDY LOAM
27C	- LOUISBOURG SANDY LOAM
14B	- COUFAX SANDY LOAM
20B	- FASCVILLE MARLBORO COMPLEX
33C2	- ORANGE-REBEL LOAMS
5	- ADAMS T. CLAYE SUBSOIL

NOTE: SOILS MAP, MAPPING UNITS AND SOILS INFORMATION TAKEN FROM "SOIL SURVEY, SPOTSYLVANIA COUNTY, VIRGINIA" BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY, ISSUED MARCH 1978.

SITE DESCRIPTION

THIS SITE IS CURRENTLY WOODED. EXISTING DRAINAGE RUNS THROUGH TWO EXISTING STREAMS THROUGH THE SITE. THE SITE WILL BE USED FOR APARTMENTS, TOWNHOUSES, AND RESTRICTED HOUSES. A MULTI-FAMILY, SINGLE FAMILY, AND TOWNHOUSE DEVELOPMENT. EXISTING CHANNELS ON SITE. WATER QUALITY REQUIREMENTS WILL BE MET BY TREATING THE POST DEVELOPMENT RUNOFF WITH BMPs AS OUTLINED IN THE SPOKES/VANCO COUNTY DESIGN STANDARDS MANUAL. THE OVERALL SITE PROPOSED IMPERVIOUSNESS IS 28.4%.



DRAINAGE AREA MAP

SCALE 1" = 500'



NOTES:

1. THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (COMMUNITY-FPM). NO. 510008 0200 C, DATED JULY 11, 1988.
2. ENTIRE SITE IS CORP. OWNED AND MAY BE USED FOR ANY PURPOSE.
3. NO REQUIRED DISTRICT BUFFER MAY BE IN ANY RPA.
4. A VAP PERMIT IS REQUIRED FOR THIS PROJECT.
5. VAP, SDP & WPA PERMITS WILL BE OBTAINED PRIOR TO IMPACTING THE WETLANDS.
6. CHESAPEAKE BAY PRESERVATION ACT (CBPA) IS AN OVERLAY DISTRICT LOCATED IN THE POTOMAC RIVER. THIS PROJECT DOES NOT CONTAIN RPA FEATURES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT
7. POSSIBLE ACID SULFATE SOILS (PASS) DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS). WHEN SPOTSWANIA COUNTY ENGINEERS ARE AWARE THAT F&C SULPHATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A pH OF <4 ARE PRESENT ON THE PROJECT SITE, EXTENSIVE TREATMENT TO BRING THE SOILS ABOVE pH LEVEL TO GROWTH MAY BE REQUIRED.

SWM CONCEPT PLAN

KESWICK
TM 47-((A))-55A, 55B, & 55C
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

WEBB AND ASSOCIATES
A SURVEYING AND DESIGN COMPANY
1903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
(540)371-1209 (804)633-9907 FAX(540)371-4650



REVISION		BLOCK	
10/20/10	PER COUNTY & VDOT COMMENTS	DCW	
2/16/11	REVISIONS	DCW	
DATE	DESCRIPTION	BY	

APPROVED
DEC 12 2011
SPOKESMAN COUNTY
PLANNING DEPARTMENT

DATE: JULY 1, 2010
SCALE: 1" = 100'
DESIGNED BY: DCW
DRAWN BY: SPL
CHECKED BY: DCW

ACAD FILE: K00000000-K0P>
DRAWING NO: 10-D-0003
SHEET NO: 11
OF 12 SHEETS

LANDSCAPE PLAN

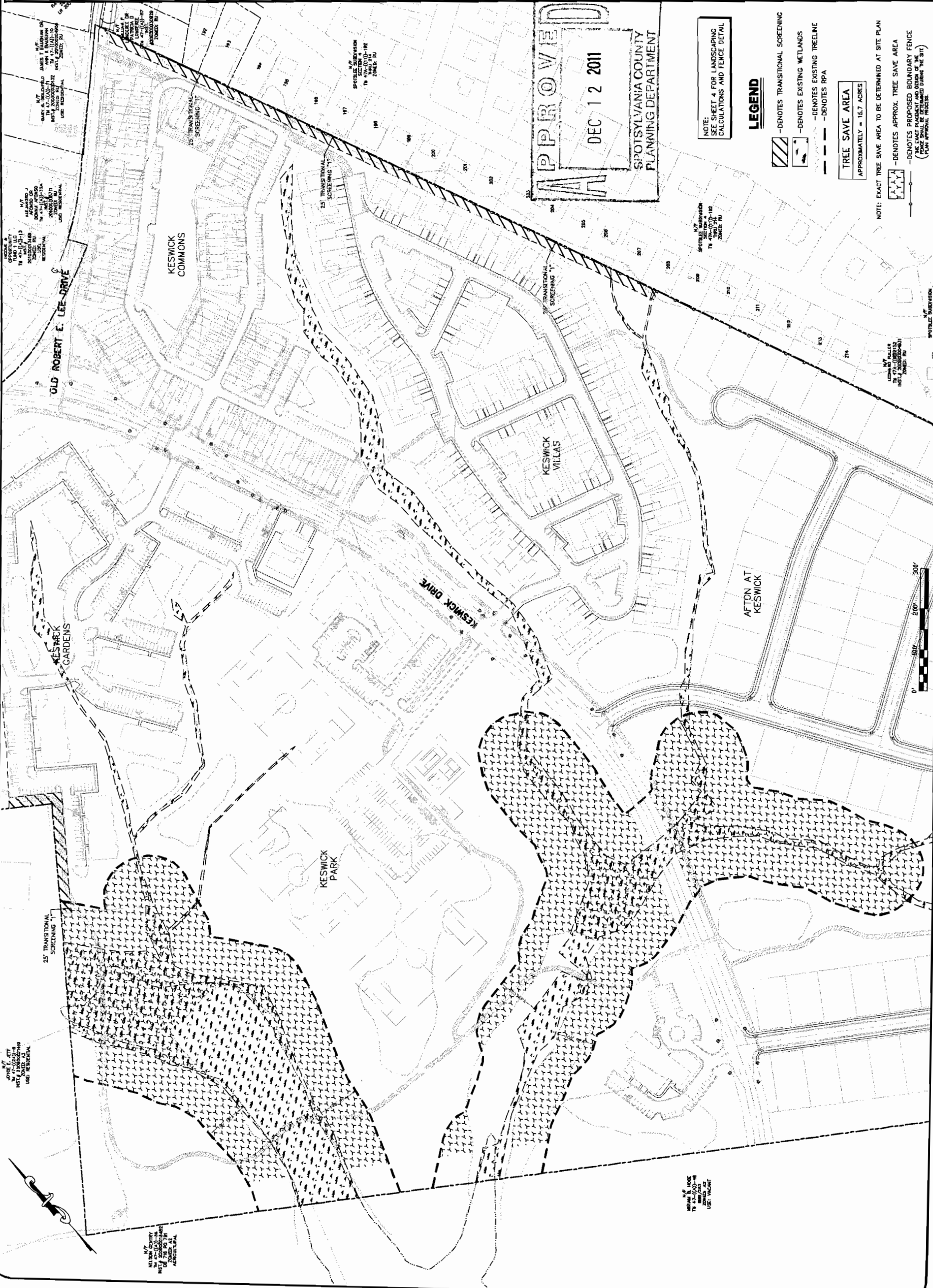
KESWICK
TM 47-((A))-55A, 55B, & 55C
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

WEBB AND ASSOCIATES
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(540) 371-1208 FAX (540) 371-4650

COMMUNITY DEVELOPMENT
DANIEL C. WEBB
LICENSE NO. 036528
2-18-11

REVISION BLOCK

DATE	DESCRIPTION	BY
10/20/10	PER COUNTY & VDOT COMMENTS	DCW
2/16/11	REVISIONS	DCW



DATE	DESCRIPTION	BY
10/26/10	PER COUNTY & VDOT COMMENTS	DCW
7/16/11	REVISIONS	DCW
BLOCK		



WEBB AND ASSOCIATES
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PEDESTRIAN ACCESS PLAN
KESSICK
TM 47--((A))--55A, 55B, & 55C
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE	JULY 1, 2010
SCALE	1" = 300'
DESIGNED BY	DCW
DRAWN BY	SPC
CHECKED BY	DCW
ACAD FILE	100003--0002
DRAWING NO.	10-0-003

SHEET NO. **12**
OF 12 SHEETS

