

PRELIMINARY PLAT
REGENCY AT CHANCELLORSVILLE NORTH

PDH-8 DEVELOPMENT
TAX MAP 11 ((4)) 6 AND TAX MAP 11 ((14)) 2
12638 & 12642 SPOTSWOOD FURNACE ROAD
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

OWNER:

MICHAEL A. JONES OR
S. CRAIG JONES
P.O. BOX 42150
FREDERICKSBURG, VA 22404
PHONE: (540)-775-8400
T.M. 11 ((4)) 6 INST. #200400049777
T.M. 11 ((14)) 2 INST. #200400049205

APPLICANT:

TRICORD, INC.
c/o TIM HALL
P.O. BOX 42150
FREDERICKSBURG, VA 22404
PHONE: (540) 775-8400
FAX: (540) 785-8412

CBPA NOTE:

CBPA IS AN OVERLAY DISTRICT OF THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THE RPA IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A, CHESAPEAKE BAY PRESERVATION. THE RPA WAS DETERMINED BY FIELD DELINEATION BY ENVIRODATA-WETLANDS.

PASS NOTE:

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID 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 ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

STORMWATER / EROSION NARRATIVE:

S.W.M. AND B.M.P. TO BE PROVIDED AS SHOWN ON PLAN. EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPOTSYLVANIA COUNTY E. & S. CONTROL ORDINANCE AND VA. E. & S. CONTROL HANDBOOK.

SEE LID & SWM SUMMARY, SHEET 6.

LOT COVERAGE TABULATION

TYPE OF USE	# UNIT	MAX LOT COVERAGE %
S.F.D.	137	60%

S.F.D. ----- SINGLE FAMILY DETACHED

IMPERVIOUS AREA TABLE - POST DEVELOPMENT

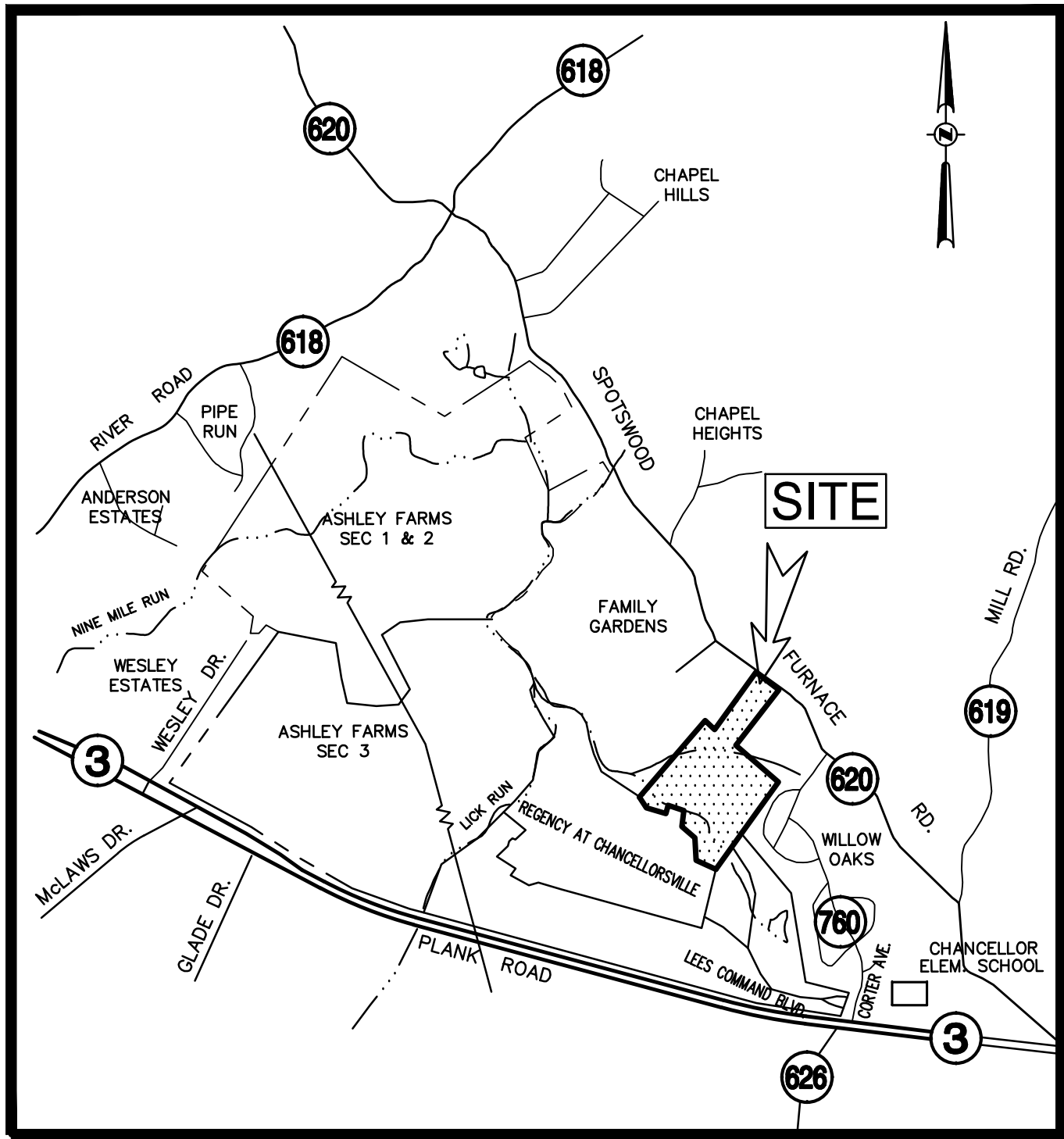
TYPE OF USE	NO. OF UNITS OR TOTAL AREA	ESTIMATED IMPERVIOUS AREA ASSUME 3000 S/F (S.F.D. RES.) 0.95 x PAVED R/W
S.F.D.	137 LOTS	9.4 AC.
PAVED R/W ROADS	5.9 AC.	5.65 AC.
AMENITIES PARCEL D	1.18 AC.±	FUTURE
TOTAL IMPERVIOUS AREA		15.05 AC.
IMPERVIOUS RATIO		15.05 / 48.80 = 30.8%

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND COMPLIES WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE, AND THAT I AM A QUALIFIED PROFESSIONAL LICENSED IN VIRGINIA.

9-20-2018
DATE


RICHARD H. FURNIVAL



VICINITY MAP

1"=2000'



GRAPHIC SCALE

SULLIVAN, DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS AND SURVEYORS

P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404
PHONE 540-898-5878

APPROVED BY
COUNTY PLANNING COMMISSION

ON: _____

PLANNING DIRECTOR OR
AUTHORIZED REPRESENTATIVE

SHEET INDEX

SHT. NO.	TITLE
1	COVER SHEET
2	NOTES AND DETAILS
3	EXISTING CONDITIONS
4	LAYOUT PLAN
5	SOILS, SLOPES AND OPEN SPACE ANALYSIS PLAN
6	SWM AND UTILITY CONCEPT PLAN
7	PROFFERS

SITE DATA:

TAX MAP:	11 ((14)) 2 AND 11 ((4)) 6
TOTAL AREA:	48,8040 AC.
EXISTING ZONE:	PDH-8
OVERLAY DISTRICT(S):	RESERVOIR PROTECTION OVERLAY DISTRICT, CBPA
PROPOSED USE:	SINGLE FAMILY DETACHED
OPEN SPACE REQUIRED:	35%
MAXIMUM BUILDING HEIGHT:	SHALL NOT EXCEED 2 STORIES ABOVE GROUND
HYDRAULIC UNIT CODE:	RA45
WATERSHED:	E19 (RAPPAHANNOCK RIVER - MOTTS RUN)
WATER:	PUBLIC
SEWER:	PUBLIC
ESTIMATED VPD:	505 VPD (137 x 3.68)
HISTORIC FEATURES:	NONE KNOWN ON SITE
KNOWN PLACES OF BURIAL:	NONE KNOWN
WETLANDS ON SITE:	YES
SOLID WASTE COLLECTION:	PRIVATE

LAND USE SUMMARY

ZONE: PDH-8	ZONING REQUIREMENT PER GDP	PER THIS PROJECT
NUMBER OF LOTS	192	137
MIN. LOT AREA	NOT SPECIFIED	4,000 S/F
MIN. LOT WIDTH	NOT SPECIFIED	20'
DENSITY	8 D.U. PER ACRE	2.81 D.U. PER ACRE
AVERAGE LOT AREA	NOT SPECIFIED	5,293 S/F
SETBACKS: FRONT	5'	5'
REAR	5'	5'
SIDE	5'	5'
MIN. PRIVATE ROAD FRONTAGE	NOT SPECIFIED	20'
OPEN SPACE	35% (17.08 AC.)	53.1% (25.90 AC.)
PARKING	2 PER UNIT	2 x 137 = 274 (MIN.)

GPS TIE-IN NOTE:

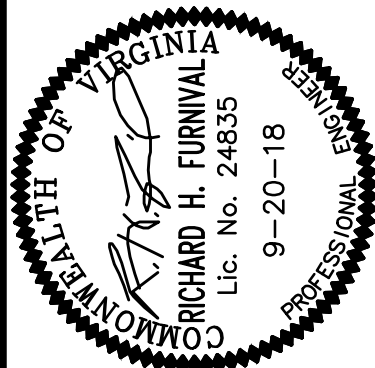
THE PLAT OF THE LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO PROJECT MONUMENTS SET BY GEOMETRICS, INC.

THE GRID FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99994774. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.

THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION SYSTEM FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" ON 1 FT = 1200/3937 METER.

GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.

SPOTSYLVANIA COUNTY FILE NO. P18-0003



REVISIONS	DATE	PER COUNTY & VDOT COMMENTS
	9-20-18	

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SULLIVAN
DONAHOE &
INGALLS
SDI

REGENCY AT CHANCELLORSVILLE NORTH
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

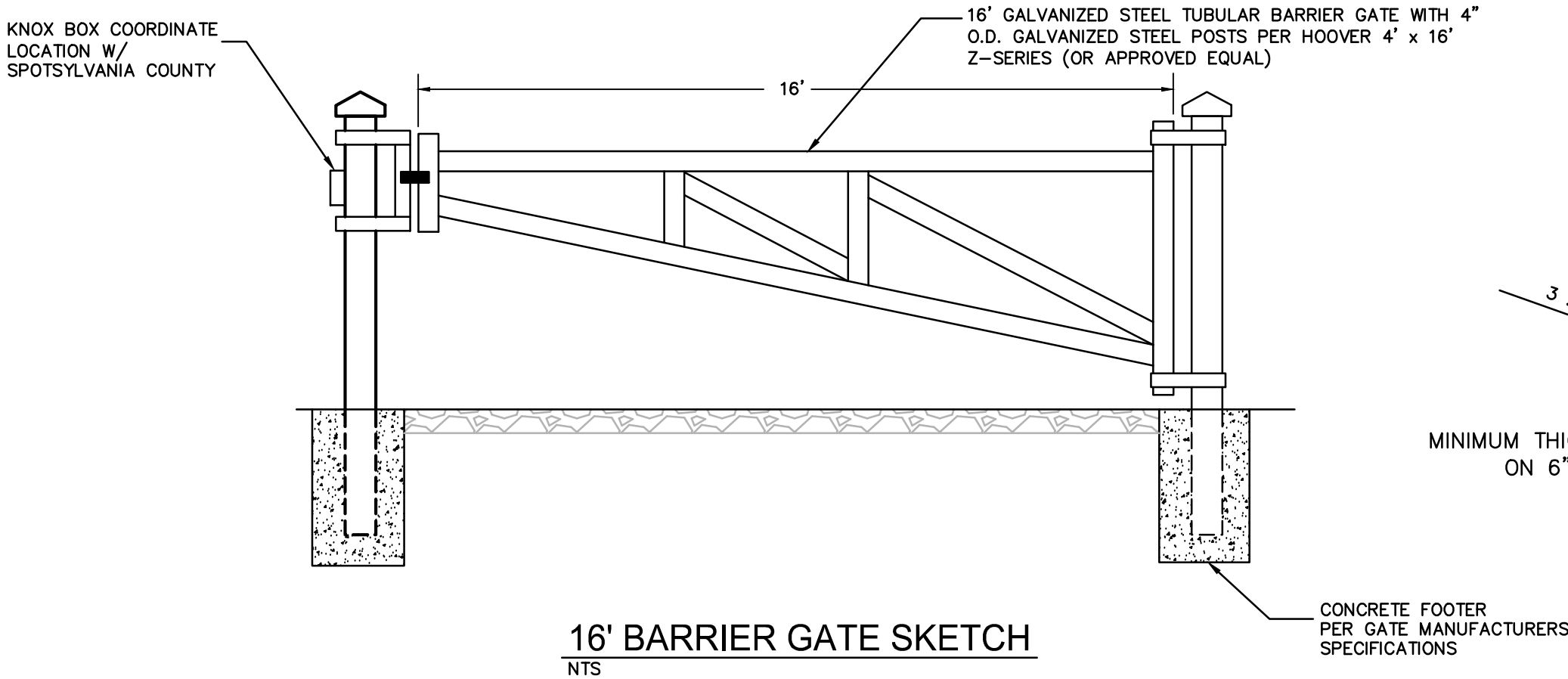
COVER SHEET

DES/DRFT: RGF
CHECKED: MBD
APPROVED: RHF
JOB NO.: 17-SP-0460
DATE: 8-9-18
SCALE: NONE

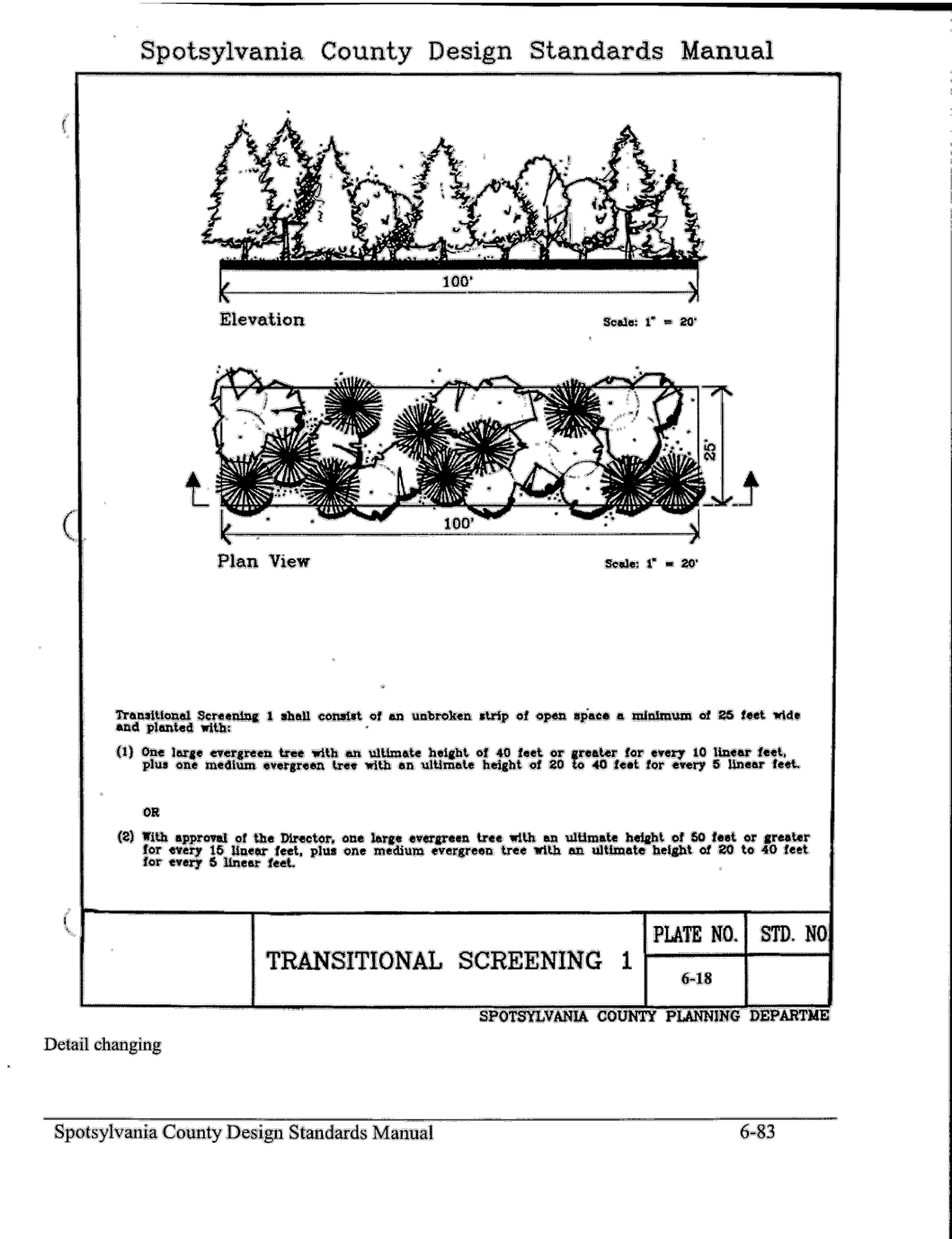
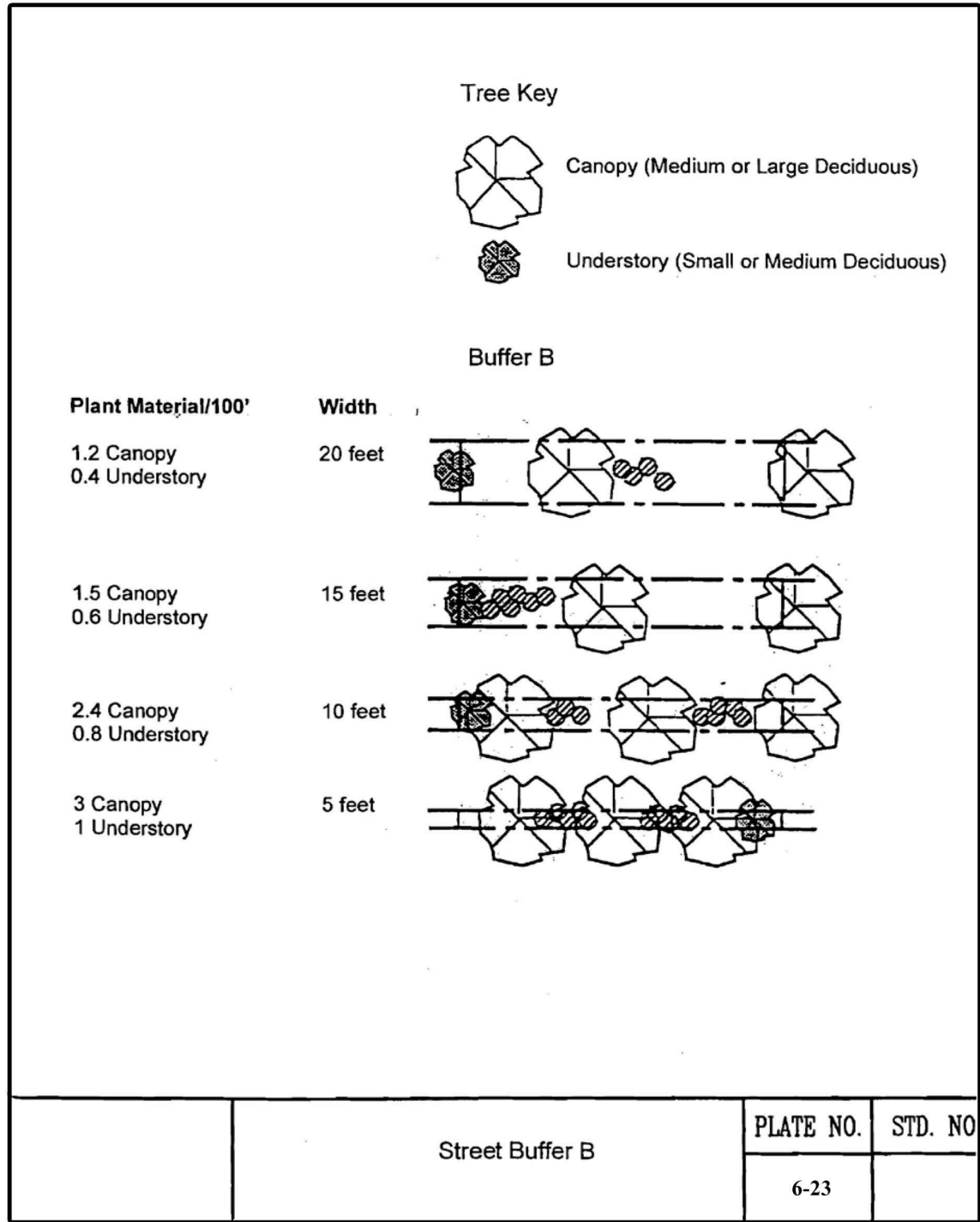
SHEET 1
OF 7 SHEETS

GENERAL NOTES:

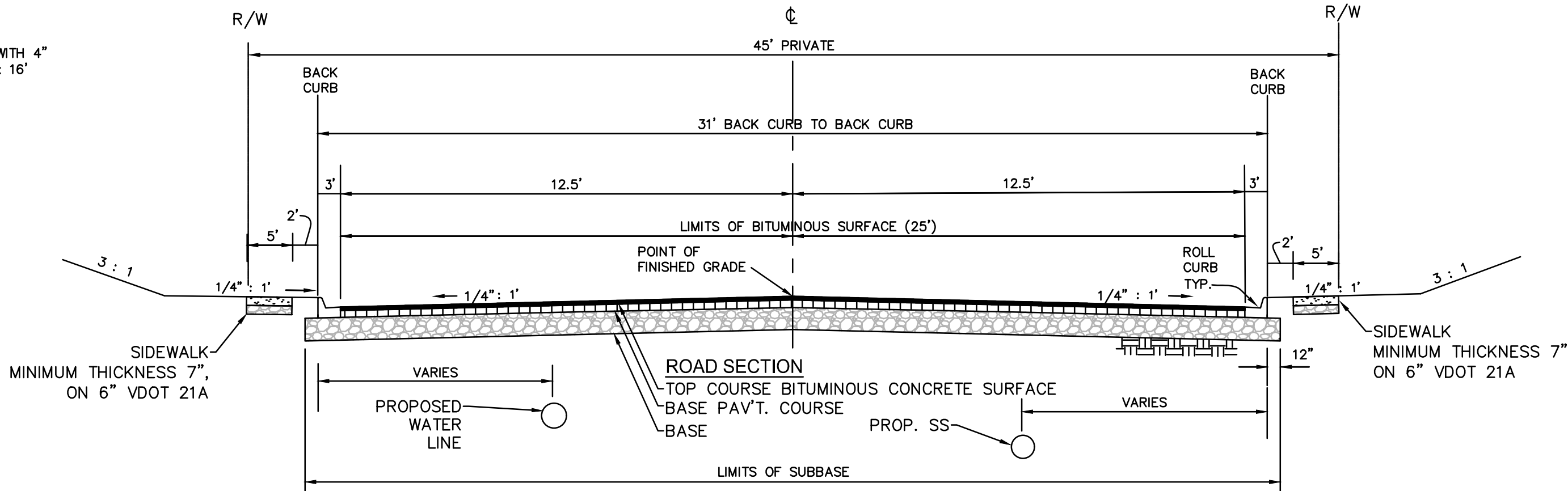
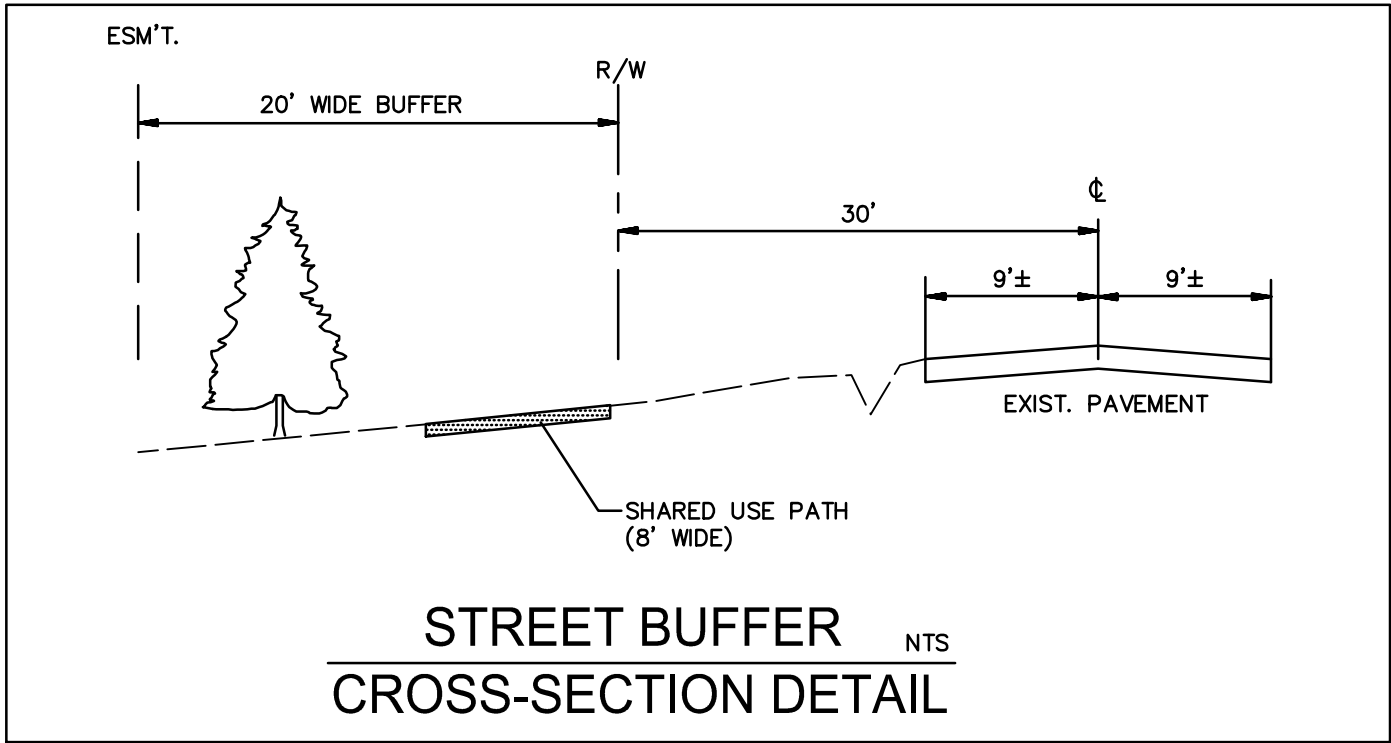
- THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF VDOT SUBDIVISION STREET REQUIREMENTS.
- ALL PUBLIC AND PRIVATE STREETS SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS AND SPECIFICATIONS OF VDOT AND/OR SPOTSYLVANIA COUNTY.
- ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510308 0075 C; DATED FEB. 18, 1998. THE REMAINDER OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
- THIS DEVELOPMENT SHALL MEET ALL C.B.P.O. REQUIREMENTS. C.B.P.O. SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- ALL COMMON AREAS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.
- SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- ALL WETLAND FILLS & DISTURBANCES WILL BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.
- PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
- PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 6 FOR POINT OF CONNECTION)
- FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS.
- ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH VDOT AND SPOTSYLVANIA COUNTY STANDARDS (ARTICLE 5.6, S.C.D.S.M.).
- TYPICAL ROAD SECTIONS ARE FOR PRIMARY ROADS ONLY AND DO NOT INCLUDE ALLEYS OR LOW-TRAFFIC TRAVELWAYS.
- BOUNDARY INFORMATION TAKEN FROM PLATS BY S.D.I., TOPOGRAPHY TAKEN FROM AERIAL MAPS BY OTHERS.
- LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE ASSOCIATED PROFFER STATEMENT. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A COMPREHENSIVE LIGHTING PLAN, SUBJECT TO THE APPROVAL OF SPOTSYLVANIA COUNTY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY. SUCH EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
- ALL EXISTING STRUCTURES SHALL BE RAZED.
- ANY WELLS FOUND WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
- FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.



16' BARRIER GATE SKETCH
NTS



Spotsylvania County Design Standards Manual 6-83

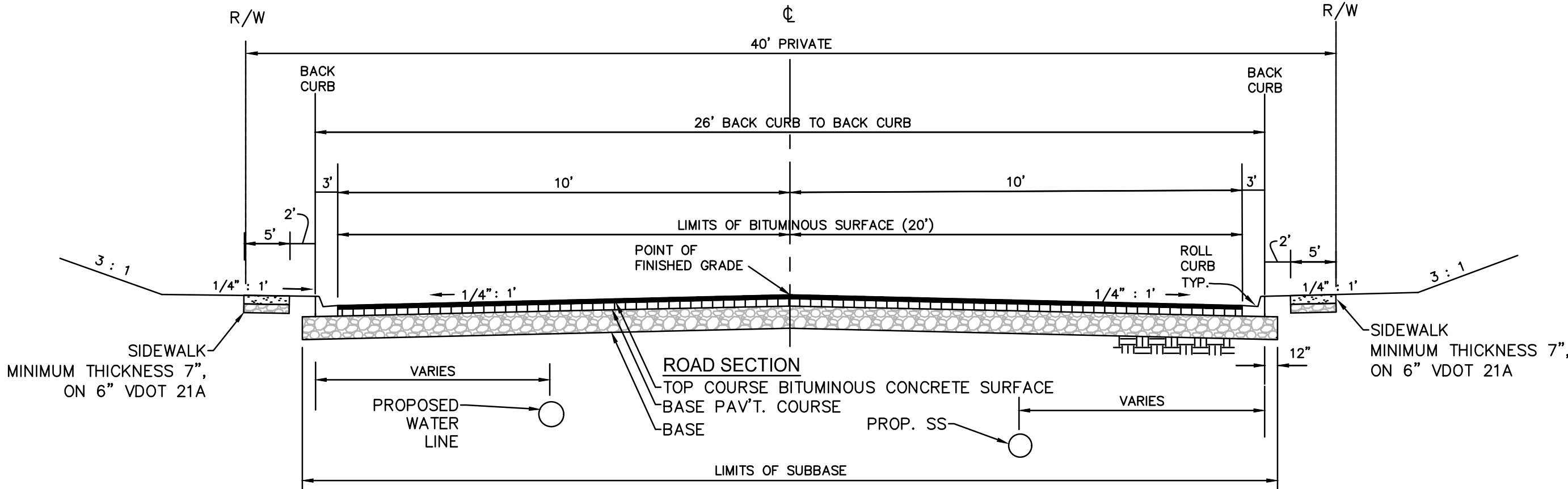


TYPICAL SECTION - ROLL CURB
STREETS - PRIVATE
45' RIGHT OF WAY

BASE AND PAVEMENT DESIGN

(1-1/2" OF SM-9.5A, 3" OF IM-19.0, 6" OF 21A BASE)

GENERAL MAHONE DRIVE
BRENTFORD TERRACE
ARKWRIGHT DRIVE
CLAYTON BOULEVARD



TYPICAL SECTION - ROLL CURB
STREETS - PRIVATE
40' RIGHT OF WAY

BASE AND PAVEMENT DESIGN

(1-1/2" OF SM-9.5A, 3" OF IM-19.0, 6" OF 21A BASE)

PUTNAM PLACE
ROEBLING WAY
WESTINGHOUSE COURT
ECKERT COURT
HASKELL COURT

NOTE:
THE DIMENSIONS SHOWN ON THE TYPICAL SECTIONS ARE SUBJECT TO
CHANGE UPON FINAL CONSTRUCTION PLAN DESIGN.

B(1)-7

GEOMETRIC DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE SUBDIVISION STREETS (GS- SSAR)
TABLE 1- CURB AND GUTTER SECTION

PROJECTED TRAFFIC VOLUME (ADT)	MINIMUM DESIGN SPEED (MPH)	HORIZONTAL AND VERTICAL CONTROLS					CURB AND GUTTER ROADWAYS		
		Maximum 2:1 Cut or Fill Slope Preferred 3:1 Cut or Fill Slopes					(Minimum Widths Measured Face of Curb to Face of Curb)		
		CURVE DATA		MINIMUM SIGHT DISTANCE					
	(NOT POSTED SPEED)	MINIMUM CENTERLINE RADIUS (5)	SUPER -ELEV.	MAXIMUM % GRADE	STOPPING (3)	INTERSECTIONS (4)	NO PARKING (6)	PARKING 1 SIDE (2)	PARKING BOTH SIDES (2)
UPTO 2000	25	200'	NONE	NOTE (7)	155'	280'	24' (1)	24' (1)	29' (1)
2001 TO 4000	30	335'	NONE	NOTE (8)	200'	335'	26' (9)	31' (9)	36' (9)

Notes:

For streets with volumes over 4000 or serving heavy commercial or industrial traffic; use the appropriate geometric design standard. (see VDOT's Road Design Manual).

The roadway with the highest volume will govern the sight distance.

Right of Way requirements can be found in Section B-4.1 Right Of Way.

For volumes 2001 - 4000 vpd, design criteria for the Collector functional class was utilized to determine minimum design values.

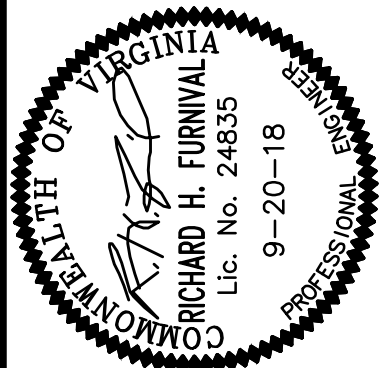
Lower design speeds (and street widths) may be utilized provided they are designed in accordance with the AASHTO Green Book or AASHTO's Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT-400). The designer should coordinate with VDOT in advance of design (e.g. sketch plan stage) if this alternative criteria is being utilized.

If 20 mph minimum design speed is utilized, a 20 mph advisory speed limit sign shall be posted along with any other horizontal or vertical curve warning signs as warranted.

An engineering speed study sealed and signed by a licensed professional engineer, using VDOT's standard speed study report, must be provided by the developer and approved by VDOT for any roads posted at other than the statutory speed limit and planned for acceptance into the state system.

- If the Local Street has 1 point of access and ADT-400 vpd, then the roadway width must meet design values (2001 to 4000 vpd).
- With parking lanes, the horizontal clearance (measured from face of curb) is 1.5' (Min). 2011 AASHTO Green Book Chapter 5 (Page 5-20). However, VDOT has established a 3' minimum setback requirement behind the curb (This Manual, Section B-5, Figure 10).
- 2011 AASHTO Green Book Chapter 3 (Page 3-4, Table 3-1)
- 2011 AASHTO Green Book Chapter 9 (Page 9-38, Table 9-6). For grades greater than 3%, the time gap must be adjusted and required sight distance recalculated.
- 2011 AASHTO Green Book Chapter 3 (Page 3-55, Table 3-13b)
- Lateral offset (measured from face of curb) should be a minimum of 1.5' (Min) 2011 AASHTO Green Book Chapter 5 (Page 5-20). Gutter pan is part of a portion of the travelway, but is a portion of the parking lane.
- 2011 AASHTO Green Book Chapter 5 (Page 5-12)
- 2011 AASHTO Green Book Chapter 6 (Page 6-12).
- Lane widths may vary between 10'-12' feet for collectors with 2001-4000 ADT. Widths shown may be decreased by 2 feet (25 feet to 24 feet), (31 feet to 29 feet) and (36 feet to 34 feet) based upon engineering judgment subject to VDOT approval.

Rev. 7/16



REVISIONS	DATE	PER COUNTY & VDOT COMMENTS
	9-20-18	

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-896-5878

SULLIVAN
DONAHOE &
INGALLS

REGENCY AT CHANCELLORSVILLE NORTH
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

NOTES AND DETAILS

DES/DRFT: RGF
CHECKED: MBD
APPROVED: RHF
JOB NO.: 17-SP-0460
DATE: 8-9-18
SCALE: NONE

SHEET 2
OF 7 SHEETS

REGENCY AT CHANCELLORSVILLE SECTION THREE
T.M. 11L ((3)) INST.#201300023242

RICHARD A. KIEHM OR JUDY W. KIEHM
T.M. 11L ((3)) 111 INST. #201400009881
ZONE: PDH-8 USE: RESIDENTIAL

HENRY J. BAEZ OR TORI M. BAEZ
T.M. 11L ((3)) 112 INST. #201400014133
ZONE: PDH-8 USE: RESIDENTIAL

RETREAT AT CHANCELLORSVILLE HOMEOWNERS ASSOCIATION, INC.
T.M. 11L ((3)) J INST. #201400004455
ZONE: PDH-8 USE: COMMOM AREA

RETREAT AT CHANCELLORSVILLE HOMEOWNERS ASSOCIATION, INC.
T.M. 11L ((1)) B INST. #200700004421
ZONE: PDH-8 USE: COMMOM AREA

RETREAT AT CHANCELLORSVILLE SECTION TWO
T.M. 11L ((2)) INST.#200700007970

CHARLES A. WATKINS OR DOLORES WATKINS
T.M. 11L ((2)) 44 INST. #200700025272
ZONE: PDH-8 USE: RESIDENTIAL

WALTER R. JACOBSEN OR GAIL E. JACOBSEN
T.M. 11L ((2)) 45 INST. #2010000021241
ZONE: PDH-8 USE: RESIDENTIAL

WILLIAM J. HAAS OR LORRAINE I. HAAS
T.M. 11L ((2)) 46 INST. #201700020962
ZONE: PDH-8 USE: RESIDENTIAL

PETER S. PILAT OR PATRICIA A. PILAT
T.M. 11L ((2)) 47 INST. #2010000018986
ZONE: PDH-8 USE: RESIDENTIAL

RONALD R. TURNER OR JUDY A. TURNER
T.M. 11L ((2)) 48 INST. #200800006764
ZONE: PDH-8 USE: RESIDENTIAL

RANDALL V. BARBER OR BETTY J. BARBER
T.M. 11L ((2)) 51 INST. #201100016796
ZONE: PDH-8 USE: RESIDENTIAL

JOHN R. GODWIN OR BARBARA A. GODWIN
T.M. 11L ((2)) 52 INST. #201200011817
ZONE: PDH-8 USE: RESIDENTIAL

JOHN E. EAST OR VIRGINIA A. EAST
T.M. 11L ((2)) 53 INST. #201500013963
ZONE: PDH-8 USE: RESIDENTIAL

GILBERT B. DEVEY OR JUDITH S. DEVEY
T.M. 11L ((2)) 54 INST. #201300015974
ZONE: PDH-8 USE: RESIDENTIAL

JAMES & CAROLYN DANIELS TRUSTEES
J DANIELS & C DANIELS LIVING TRUST
T.M. 11L ((2)) 56 INST. #201200012390
ZONE: PDH-8 USE: RESIDENTIAL

DAVID S. CORDERMAN OR LOUISE H. CORDERMAN
T.M. 11L ((2)) 55 INST. #201300014999
ZONE: PDH-8 USE: RESIDENTIAL

RETREAT AT CHANCELLORSVILLE HOMEOWNERS ASSOCIATION, INC.
T.M. 11L ((2)) E INST. #200700006972
ZONE: PDH-8 USE: COMMON AREA

RETREAT AT CHANCELLORSVILLE HOMEOWNERS ASSOCIATION, INC.
T.M. 11L ((2)) F INST. #200700006972
ZONE: PDH-8 USE: COMMON AREA

COSNER FAMILY GARDENS LLC
T.M. 11 ((6)) 3
LR #201200006657
ZONE: RU USE: VACANT

COSNER FAMILY GARDENS LLC
T.M. 11 ((6)) 2
LR #201200006657
ZONE: RU USE: VACANT

FAMILY GARDENS
D.B. 376 PG. 181-184

COSNER FAMILY GARDENS LLC
T.M. 11 ((6)) 1
LR #201200006657
ZONE: RU USE: VACANT

JAMES E. MAYNOR
LR #1500007605
T.M. 11 ((6)) 14C
ZONE: RU USE: RES

JAMES E. MAYNOR & VALERIE D. MAYNOR
T.M. 11 ((4)) 55A
D.B. 1128 PG. 261
ZONE: RU USE: RES

48.8040 AC. TOTAL AREA

MICHAEL A. JONES OR S. CRAIG JONES
T.M. 11 ((14)) 2
INST. #200400049205

MICHAEL A. JONES OR S. CRAIG JONES
T.M. 11 ((4)) 6 INST. #200400049777

SEXTON
T.M. 11 ((4)) 4B
W.B. CCC PG. 519
ZONE: RU USE: RES

MARK P. BLATTERT
T.M. 11 ((4)) 3
LR #200300022136
ZONE: RU USE: VACANT

MARK P. BLATTERT
T.M. 11 ((4)) 2D
LR #200300022136
ZONE: RU USE: VACAN

MEGAN MCGREGOR DEMPSEY &
JOSHUA CHRISTOPHER DEMPSEY
T.M. 11 ((4)) 2B
LR #201400014892
ZONE: RU USE: RES

MEGAN MCGREGOR DEMPSEY &
JOSHUA CHRISTOPHER DEMPSEY
T.M. 11 ((4)) 2B1
LR #201400014892
ZONE: RU USE: VACANT

WILLOW OAKS SEC. FOUR
T.M. 11C ((5)) P.F. 1 PG. 535
ZONING: RU USE: SFD

WILLOW OAKS SECTION FOUR
T.M. 11C ((5)) D.B. 364 PG. 12

SHAWN SIEDEL
T.M. 11C ((5)) 101 LR #200600001627
ZONE: RU USE: RESIDENTIAL

VINCENT A. THURSTON OR PATRICIA THURSTON
T.M. 11C ((5)) 102 D.B. 1593 PG. 284
ZONE: RU USE: RESIDENTIAL

ELIJAMAR RUIZ OR RAMSES RUIZ
T.M. 11C ((5)) 103 LR #201600008524
ZONE: RU USE: RESIDENTIAL

MARIA BROWN OR DANIEL J. BROWN
T.M. 11C ((5)) 104 LR #201400018198
ZONE: RU USE: RESIDENTIAL

UN CHA HOBSON
T.M. 11C ((5)) 105 LR #201600008910
ZONE: RU USE: RESIDENTIAL

JACQUELINE ADAMS
T.M. 11C ((5)) 106 LR #201700021503
ZONE: RU USE: RESIDENTIAL

KEISHA BAILEY
T.M. 11C ((5)) 107 LR #200500031422
ZONE: RU USE: RESIDENTIAL

DESMOND C. PEYTON OR
PATRICIA M. PEYTON
T.M. 11C ((5)) 108 D.B. 1374 PG. 459
ZONE: RU USE: RESIDENTIAL

GENERAL MAHONE DRIVE

INGRESS / EGRESS, SLOPE, DRAINAGE, UTILITY,
SANITARY SEWER & WATERLINE EASEMENT
INST. #200400054968 INST. #200600037297
INST. #200800037299

LEGEND:



APPROXIMATE WETLAND LIMITS

RESOURCE PROTECTION AREA (RPA) BUFFER

WETLANDS AND RPA AS DELINEATED BY ENVIRODATA--WETLANDS



GRAPHIC SCALE

SURVEY NOTES

1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
4. SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
5. TOPOGRAPHIC INFORMATION BASED ON AERIAL SURVEY BY AIR SURVEY. DATED 2-2-05.
6. MERIDIAN IS VIRGINIA STATE PLANE N.A.D. 1983. BOUNDARY PER PLAT BY SDI DATED 11-19-04 AND RECORDED IN LR# 200400049194.

REGENCY AT CHANCELLORSVILLE NORTH

CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

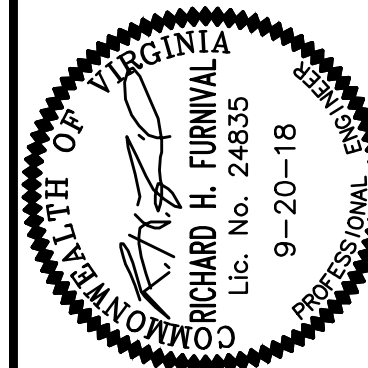
EXISTING CONDITIONS PLAN

DES/DRFT: RGF
CHECKED: MBD
APPROVED: RHF
JOB NO.: 17-SP-0460
DATE: 8-9-18
SCALE: 1"=100'

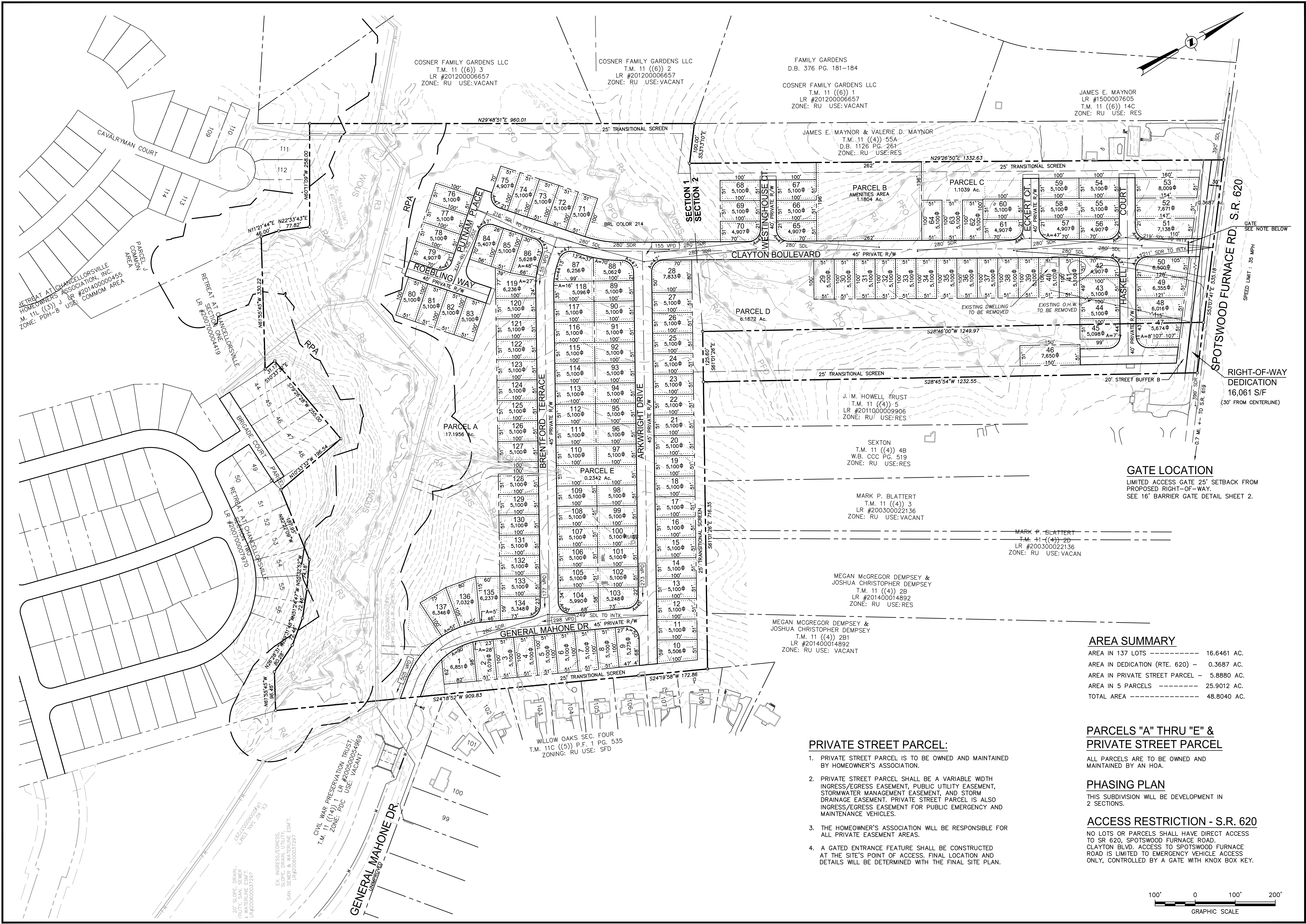
SHEET 3
OF 7 SHEETS

ENGINEERS, LAND PLANNERS & SURVEYORS
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10720 COLUMBIA DRIVE
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TELEPHONE 540-696-5876

SULLIVAN
DONAHOE &
INGALLS



DATE	REVISIONS	PER COUNTY & VDOT COMMENTS
9-20-18		



AREA SUMMARY	
AREA IN 137 LOTS	16.6461 AC.
AREA IN DEDICATION (RTE. 620)	0.3687 AC.
AREA IN PRIVATE STREET PARCEL	5.8880 AC.
AREA IN 5 PARCELS	25.9012 AC.
TOTAL AREA	48.8040 AC.

PARCELS "A" THRU "E" & PRIVATE STREET PARCEL:

ALL PARCELS ARE TO BE OWNED AND MAINTAINED BY AN HOA.

PHASING PLAN

THIS SUBDIVISION WILL BE DEVELOPMENT IN 2 SECTIONS.

ACCESS RESTRICTION - S.R. 620

NO LOTS OR PARCELS SHALL HAVE DIRECT ACCESS TO SR 620, SPOTSWOOD FURNACE ROAD. CLAYTON BLVD. ACCESS TO SPOTSWOOD FURNACE ROAD IS LIMITED TO EMERGENCY VEHICLE ACCESS ONLY, CONTROLLED BY A GATE WITH KNOX BOX KEY.

- PRIVATE STREET PARCEL:**
- PRIVATE STREET PARCEL IS TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
 - PRIVATE STREET PARCEL SHALL BE A VARIABLE WIDTH INGRESS/EGRESS EASEMENT, PUBLIC UTILITY EASEMENT, STORMWATER MANAGEMENT EASEMENT, AND STORM DRAINAGE EASEMENT. PRIVATE STREET PARCEL IS ALSO INGRESS/EGRESS EASEMENT FOR PUBLIC EMERGENCY AND MAINTENANCE VEHICLES.
 - THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL PRIVATE EASEMENT AREAS.
 - A GATED ENTRANCE FEATURE SHALL BE CONSTRUCTED AT THE SITE'S POINT OF ACCESS. FINAL LOCATION AND DETAILS WILL BE DETERMINED WITH THE FINAL SITE PLAN.

GATE LOCATION

LIMITED ACCESS GATE 25' SETBACK FROM PROPOSED RIGHT-OF-WAY.
SEE 16" BARRIER GATE DETAIL SHEET 2.

RIGHT-OF-WAY DEDICATION

16,061 S/F
(30' FROM CENTERLINE)

REVISIONS

DATE	PER COUNTY & VDOT COMMENTS
9-20-18	

ENGINEERS, LAND PLANNERS & SURVEYORS

SULLIVAN DONAHOE & INGALLS

P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

REGENCY AT CHANCELLORSVILLE NORTH

CHANCELLOR MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA

DES/DRFT: RGF

CHECKED: MBD

APPROVED: RHF

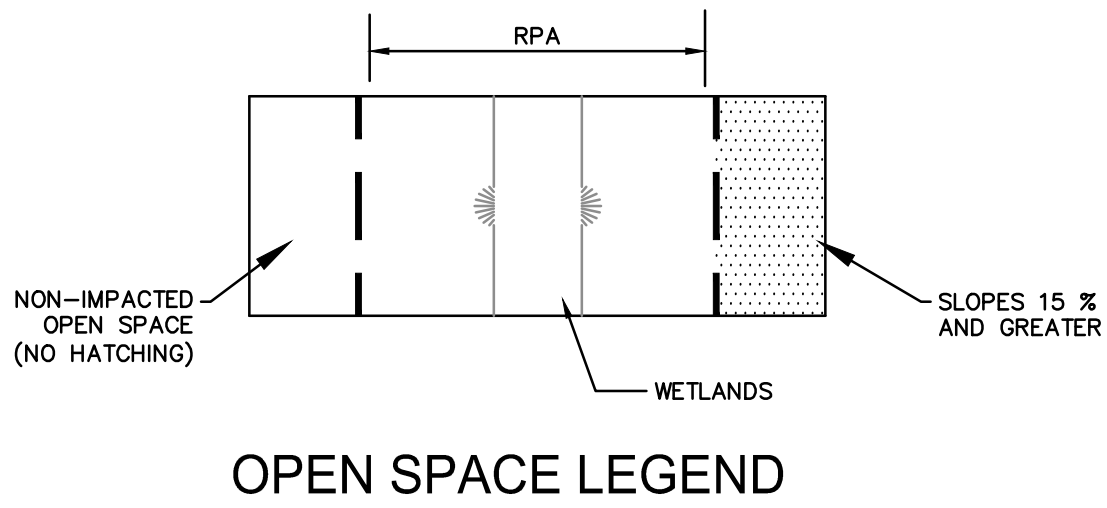
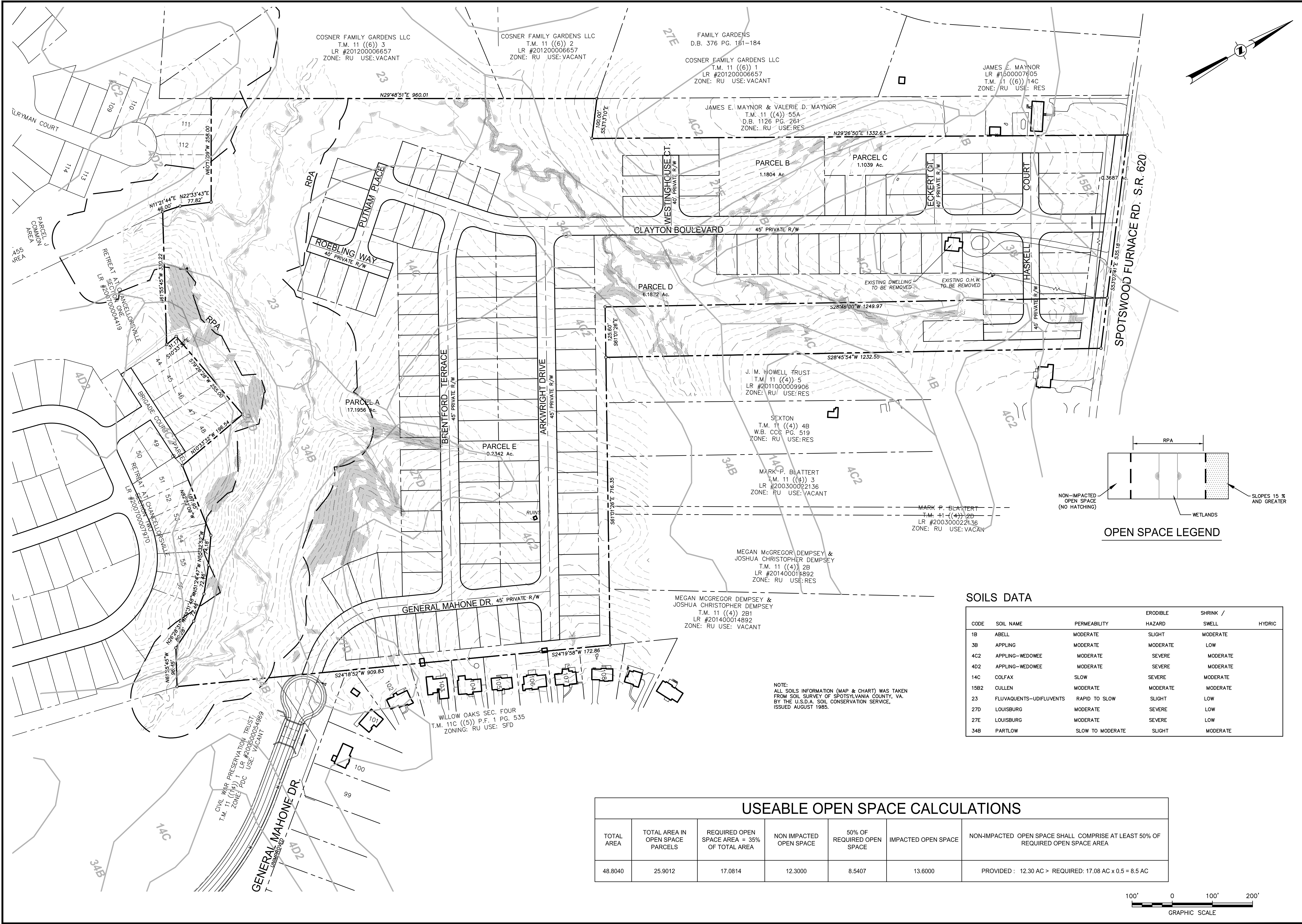
JOB NO.: 17-SP-0460

DATE: 8-9-18

SCALE: 1"=100'

SHEET 4

OF 7 SHEETS



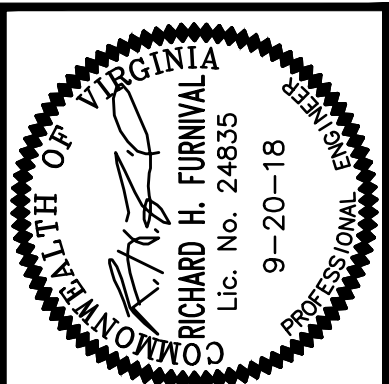
SOILS DATA

CODE	SOIL NAME	PERMEABILITY	ERODIBLE HAZARD	SHRINK / SWELL	HYDRIC
1B	ABELL	MODERATE	SLIGHT	MODERATE	
3B	APPLING	MODERATE	MODERATE	LOW	
4C2	APPLING-WEDOWEE	MODERATE	SEVERE	MODERATE	
4D2	APPLING-WEDOWEE	MODERATE	SEVERE	MODERATE	
14C	COLFAX	SLOW	SEVERE	MODERATE	
15B2	CULLEN	MODERATE	MODERATE	MODERATE	
23	FLUVAQUENTS-UDIFLUVENTS	RAPID TO SLOW	SLIGHT	LOW	
27D	LOUISBURG	MODERATE	SEVERE	LOW	
27E	LOUISBURG	MODERATE	SEVERE	LOW	
34B	PARTLOW	SLOW TO MODERATE	SLIGHT	MODERATE	

NOTE:
ALL SOILS INFORMATION (MAP & CHART) WAS TAKEN FROM SOIL SURVEY OF SPOTSYLVANIA COUNTY, VA. BY THE U.S.D.A. SOIL CONSERVATION SERVICE, ISSUED AUGUST 1985.

USEABLE OPEN SPACE CALCULATIONS

TOTAL AREA	TOTAL AREA IN OPEN SPACE PARCELS	REQUIRED OPEN SPACE AREA = 35% OF TOTAL AREA	NON IMPACTED OPEN SPACE	50% OF REQUIRED OPEN SPACE	IMPACTED OPEN SPACE	NON-IMPACTED OPEN SPACE SHALL COMPRISE AT LEAST 50% OF REQUIRED OPEN SPACE AREA
48.8040	25.9012	17.0814	12.3000	8.5407	13.6000	PROVIDED : 12.30 AC > REQUIRED: 17.08 AC x 0.5 = 8.5 AC



DATE	REVISIONS	PER COUNTY & VDOT COMMENTS
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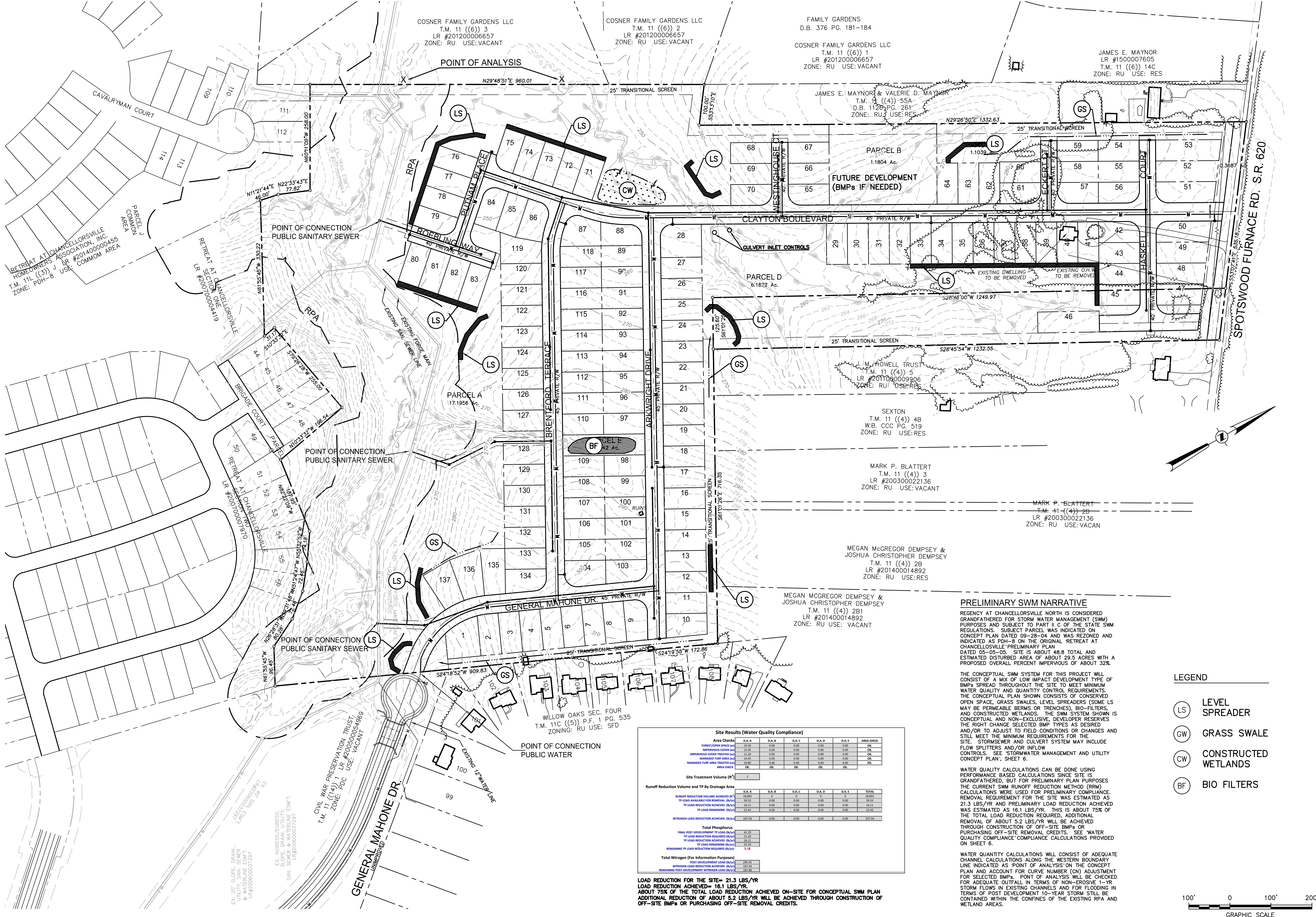
SDI
SULLIVAN
DONAHOE &
INGALLS

REGENCY AT CHANCELLORSVILLE NORTH
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SOILS, SLOPES AND OPEN SPACE ANALYSIS PLAN

DES/DRFT: RGF
CHECKED: MBD
APPROVED: RHF
JOB NO.: 17-SP-0460
DATE: 8-9-18
SCALE: 1"=100'

SHEET **5**
OF **7** SHEETS



Site Results (Water Quality Compliance)						
Area Checks	D.A.A.	D.A.B.	D.A.C.	D.A.D.	D.A.E.	AREA CHECK
FOREY/FOREY SPAC (in)	19.50	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (in)	12.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (in)	12.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (in)	14.40	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (in)	10.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	
Site Treatment Volume (ft ³)						
2						
Runoff Reduction Volume and TP By Drainage Area						
D.A.A.	D.A.B.	D.A.C.	D.A.D.	D.A.E.	TOTAL	
16.800	0.00	0.00	0.00	0.00	16.800	
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	39.53	0.00	0.00	0.00	39.53	
TP LOAD REDUCTION ACHIEVED (lb/yr)	16.80	0.00	0.00	0.00	16.80	
TP LOAD REMAINING (lb/yr)	22.73	0.00	0.00	0.00	22.73	
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	41.20					
TP LOAD REDUCTION REQUIRED (lb/yr)	22.73					
TP LOAD REDUCTION ACHIEVED (lb/yr)	16.80					
TP LOAD REMAINING (lb/yr)	24.40					
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	5.19					
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	250.41					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	102.50					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	147.91					

LOAD REDUCTION FOR THE SITE = 21.3 LBS/YR
LOAD REDUCTION ACHIEVED = 16.1 LBS/YR
ABOUT 75% OF THE TOTAL LOAD REDUCTION ACHIEVED ON-SITE FOR CONCEPTUAL SWM PLAN
ADDITIONAL REDUCTION OF ABOUT 5.2 LBS/YR WILL BE ACHIEVED THROUGH CONSTRUCTION OF
OFF-SITE BMPs OR PURCHASING OFF-SITE REMOVAL CREDITS.

PRELIMINARY SWM NARRATIVE
REGENCY AT CHANCELLORSVILLE NORTH IS CONSIDERED GRANDFATHERED FOR STORM WATER MANAGEMENT (SWM) PURPOSES AND SUBJECT TO PART II C OF THE STATE SWM REGULATIONS. SUBJECT PARCEL WAS INDICATED ON CONCEPT PLAN DATED 09-28-04 AND WAS REZONED AND INDICATED AS PDH-8 ON THE ORIGINAL "RETREAT AT CHANCELLORSVILLE" PRELIMINARY PLAN DATED 05-05-05. SITE IS ABOUT 48.8 TOTAL AND ESTIMATED DISTURBED AREA OF ABOUT 29.5 ACRES WITH A PROPOSED OVERALL PERCENT IMPERVIOUS OF ABOUT 32%.

THE CONCEPTUAL SWM SYSTEM FOR THIS PROJECT WILL CONSIST OF A MIX OF LOW IMPACT DEVELOPMENT TYPE OF BMPs SPREAD THROUGHOUT THE SITE TO MEET MINIMUM WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS. THE CONCEPTUAL PLAN SHOWN CONSISTS OF CONSERVED OPEN SPACE, GRASS SWALES, LEVEL SPREADERS (SOME LS MAY BE PERMEABLE BERMS OR TRENCHES), BIO-FILTERS, AND CONSTRUCTED WETLANDS. THE SWM SYSTEM SHOWN IS CONCEPTUAL AND NON-EXCLUSIVE. DEVELOPER RESERVES THE RIGHT CHANGE SELECTED BMP TYPES AS DESIRED AND/OR TO ADJUST TO FIELD CONDITIONS OR CHANGES AND STILL MEET THE MINIMUM REQUIREMENTS FOR THE SITE. STORMSEWER AND CULVERT SYSTEM MAY INCLUDE FLOW SPLITTERS AND/OR INFLOW CONTROLS. SEE "STORMWATER MANAGEMENT AND UTILITY CONCEPT PLAN", SHEET 6.

WATER QUALITY CALCULATIONS CAN BE DONE USING PERFORMANCE BASED CALCULATIONS SINCE SITE IS GRANDFATHERED, BUT FOR PRELIMINARY PLAN PURPOSES THE CURRENT SWM RUNOFF REDUCTION METHOD (RRM) CALCULATIONS WERE USED FOR PRELIMINARY COMPLIANCE. REMOVAL REQUIREMENT FOR THE SITE WAS ESTIMATED AS 21.3 LBS/YR AND PRELIMINARY LOAD REDUCTION ACHIEVED WAS ESTIMATED AS 16.1 LBS/YR. THIS IS ABOUT 75% OF THE TOTAL LOAD REDUCTION REQUIRED. ADDITIONAL REMOVAL OF ABOUT 5.2 LBS/YR WILL BE ACHIEVED THROUGH CONSTRUCTION OF OFF-SITE BMPs OR PURCHASING OFF-SITE REMOVAL CREDITS. SEE "WATER QUALITY COMPLIANCE" COMPLIANCE CALCULATIONS PROVIDED ON SHEET 6.

WATER QUALITY CALCULATIONS WILL CONSIST OF ADEQUATE CHANNEL CALCULATIONS ALONG THE WESTERN BOUNDARY LINE INDICATED AS POINT OF ANALYSIS ON THE CONCEPT PLAN AND ACCOUNT FOR CURVE NUMBER (CN) ADJUSTMENT FOR SELECTED BMPs. POINT OF ANALYSIS WILL BE CHECKED FOR ADEQUATE OUTFALL IN TERMS OF NON-EROSIVE 1-YR STORM FLOWS IN EXISTING CHANNELS AND FOR FLOODING IN TERMS OF POST DEVELOPMENT 10-YEAR STORM STILL BE CONTAINED WITHIN THE CONFINES OF THE EXISTING RPA AND WETLAND AREAS.

- LEGEND**
- LS LEVEL SPREADER
 - CW GRASS SWALE
 - CW CONSTRUCTED WETLANDS
 - BF BIO FILTERS



REVISIONS

DATE

PER COUNTY & VDOT COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS

P.O. BOX 614

10720 COLUMBIA DRIVE

FREDERICKSBURG, VIRGINIA 22404

TELEPHONE 540-896-5878

REGENCY AT CHANCELLORSVILLE NORTH

CHANCELLOR MAGISTERIAL DISTRICT

SPOTSVYLVANIA COUNTY, VIRGINIA

STORMWATER MANAGEMENT AND UTILITY CONCEPT PLAN

DES/DRFT: RGF

CHECKED: MBD

APPROVED: RHF

JOB NO: 17-SP-0460

DATE: 8-9-18

SCALE: 1"=100'

SHEET 6

OF 7 SHEETS

<p>Rezoning Case # 14-0013 Proffered Condition Amendment #2 to Amended Proffers #4 in Rezoning Case #R04-10, previously amended by Proffered Condition Amendment #1 in Rezoning Case #R07-07 THE RETREAT AT CHANCELLORSVILLE Spotsylvania County, Virginia Dated: February 4, 2015 Revised: March 13, 2015, April 2, 2015, April 29, 2015, May 5, 2015, June 10, 2015, July 9, 2015, October 28, 2015 and November 03, 2015</p> <p>Michael A. Jones and S. Craig Jones ("Jones" or "Applicants"), the current owners of:</p> <p>--- Tax Map Parcel 11-(4)-(4)-6, consisting of 3.57 acres, more or less, and --- Tax Map Parcel 11-(14)-(4)-2, consisting of 45.2255 acres, more or less, (part of former Tax Map Parcel 11-(A)-(A))-55),</p> <p>and both of which parcels are currently zoned PDH-8, on behalf of themselves and their respective successors and assigns, hereby voluntarily proffer the following conditions for Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-(4)-2, which parcels are hereinafter collectively described as "Retreat at Chancellorsville North".</p> <p>The Retreat at Chancellorsville North is currently governed by the applicable provisions of "Amended Proffers #4", dated November 9, 2004, approved as part of Rezoning R04-10 on November 9, 2004, as amended by "Proffered Condition Amendment #1", dated May 4, 2007, approved as part of Rezoning Case R07-07 on October 9, 2007 (collectively referred to herein as "the Previous Proffers"). The Previous Proffers are hereafter void as to Retreat at Chancellorsville North, and the following amended and restated proffered conditions are substituted in lieu thereof solely for Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-(4)-2, and nothing herein shall amend, change and/or revise the Previous Proffers that are applicable to the remaining "88.42 AC. 294 AGE RESTRICTED UNITS" portion of the Property originally rezoned by the County on November 9, 2004.</p> <p>The development of the Retreat at Chancellorsville North shall be in conformance with the following proffers, pursuant to Section 15.2-2303 of the Code of Virginia (1950) as amended, and also pursuant to Section 23-6.12 of the Zoning Ordinance of Spotsylvania County (2014 amended) (the "Ordinance"). These amended and restated proffered conditions are the only conditions offered for this proffered condition amendment for the Retreat at Chancellorsville North, and any prior proffered conditions on the Retreat at Chancellorsville North are hereby superseded by these amended and restated proffers and any and all Previous Proffers on the Retreat at Chancellorsville North are hereby void and of no further force and effect as to Retreat at Chancellorsville North. These amended and restated proffers shall become effective only upon the County's full and final approval of this proffered condition amendment request submitted</p> <p>Retreat at Chancellorsville, PCA #2 2015-02-04, revised 2015-03-13 & 2015-04-02, 2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09, 2015-10-28, and 2015-11-03.</p> <p>1</p>	<p>by Tricord Incorporated, the Applicant in this Rezoning Case #14-0013, and the expiration of any applicable appeal period.</p> <p>1. <u>GENERAL</u></p> <p>The property subject to these proffers is identified as "RETREAT AT CHANCELLORSVILLE NORTH 48.8040 AC." on the sheet prepared by Sullivan, Donahoe & Ingalls entitled "THE RETREAT AT CHANCELLORSVILLE, CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, RETREAT AT CHANCELLORSVILLE NORTH, PROFFER CONDITION AMENDMENT #2 PLAN", consisting of one sheet dated August 19, 2014, revised October 16, 2014, November 25, 2014, January 26, 2015, February 16, 2015, and March 16, 2015 (hereinafter referred to as the "2015 Amendment to GDP"), and shall be developed as hereinafter set forth.</p> <p>2. <u>LAND USE: DENSITY AND DESIGN</u></p> <p>A. Development of the 48.8040 acres identified as "RETREAT AT CHANCELLORSVILLE NORTH" on the 2015 Amendment to GDP may only consist of:</p> <p>(1) a maximum of one hundred ninety two (192) age restricted single family detached and/or attached dwellings ("Single Family Dwellings"); or, in the alternative;</p> <p>(2) a maximum of five hundred (500) beds in age restricted assisted living facilities ("Assisted Living Facility(ies)").</p> <p>In no event shall the Retreat at Chancellorsville North contain any combination of Assisted Living Facilities and Single Family Dwellings.</p> <p>B. The right is reserved to the owner(s)/developer(s) of the Retreat at Chancellorsville North to make modifications to the 2015 Amendment to GDP in order to address engineering and architectural issues at the time of final site plan approval(s) for the different sections within the Retreat at Chancellorsville North, <i>provided</i> that the same, as modified, otherwise complies with these proffers and the County Code.</p> <p>C. The Assisted Living Facility(ies) within the Retreat at Chancellorsville North shall not exceed three (3) stories above ground. The Single Family Dwellings within the Retreat at Chancellorsville North shall not exceed two (2) stories above ground.</p> <p>D. The 48.8040 acres identified as "RETREAT AT CHANCELLORSVILLE NORTH" on the 2015 Amendment to GDP shall not be used for the following Principal Uses otherwise allowed within a PDH-8 zoning district:</p> <p>(1) Dwelling, multiple-family; (4) Personal service establishment (other than personal services provided to occupants/residents of Retreat at Chancellorsville</p> <p>Retreat at Chancellorsville, PCA #2 2015-02-04, revised 2015-03-13 & 2015-04-02, 2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09, 2015-10-28, and 2015-11-03.</p> <p>2</p>	<p>North and/or the occupants/residents of the age restricted single family detached dwelling units located on the adjacent 88.42 acre "Regency at Chancellorsville", formerly also known as Retreat at Chancellorsville);</p> <p>(5) Quasi-public park, playground, athletic field and related facility.</p> <p>a) Bed and breakfast i; b) Bus station/depot/terminal c) Business service and supply establishments* d) Child care center e) Civic, social or fraternal facility* f) Community center* g) Country club; h) Eating establishment* i) Financial institution* j) Garden center; k) Golf course and club house; l) Indoor commercial recreation/athletic facilities; m) Marina, dock and boating facility, commercial; n) Office (other than offices for (i) employees of the Assisted Living Facility(ies), and (ii) persons providing personal services only to occupants and/or residents of Retreat at Chancellorsville North and/or occupants/residents of the age restricted single family detached dwelling units located on the adjacent 88.42 acre "Regency at Chancellorsville", formerly also known as Retreat at Chancellorsville); o) private schools; p) Public facility/user; q) Public school; r) Public utility, light; s) Railroad station/depot/terminal; t) Repair service establishment; u) retail sales establishments*; v) Wetland mitigation bank</p> <p>(*other than facilities within the Assisted Living Facility(ies) and/or a clubhouse which shall serve only the occupants/residents of Retreat at Chancellorsville North and by separate agreement with the occupants/residents of the age restricted single family detached dwelling units located on the adjacent 88.42 acre "Regency at Chancellorsville", formerly also known as Retreat at Chancellorsville. (See Section 5.)</p> <p>Retreat at Chancellorsville, PCA #2 2015-02-04, revised 2015-03-13 & 2015-04-02, 2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09, 2015-10-28, and 2015-11-03.</p> <p>3</p>	<p>3. <u>HOUSING DIVERSITY: AGE RESTRICTION CONDITIONS</u></p> <p>Occupancy of the Assisted Living Facility(ies) and the Single Family Dwellings within the Retreat at Chancellorsville North shall be age restricted in accordance with the federal "Housing for Older Persons Act of 1995", as that act may be amended from time to time, and with the regulations promulgated pursuant thereto which (i) permits occupancy within residential communities to be designated as housing for older persons and to be primarily restricted to persons who are 55 years of age or older, and (ii) provides for an exemption from the prohibition against discrimination based on familial status. In addition, the following parameters shall be also be applicable:</p> <p>(a) In order to monitor compliance with the "Housing for Older Persons Act of 1995", the owner or operator of the Assisted Living Facility(ies) or the homeowners association for the Single Family Dwellings, as applicable, within the Retreat at Chancellorsville North shall submit a monitoring report to the County's Zoning Administrator before February 28th of the year immediately after the first occupancy permit is issued for any residential dwelling within the Retreat at Chancellorsville North, and then before February 28th of each year thereafter, certifying that the requirements of the "Housing for Older Persons Act of 1995" are being met for the Assisted Living Facility(ies) or the Single Family Dwellings, as applicable. The monitoring report shall be based on a survey or census that is compliant with the requirements of the "Housing for Older Persons Act of 1995; and</p> <p>(b) There shall be a restriction placed in the deed(s) for each Single Family Dwelling unit and all units within the Assisted Living Facility(ies) stating that any person, 19 years of age or younger, shall not be permitted to occupy or to stay as a guest in those units in excess of ninety (90) days total for each such person in any calendar year; and</p> <p>(c) If title to any age restricted dwelling/unit shall become vested in any person under the age of 55 by reason of descent, distribution, foreclosure or operation of law, these age restriction covenants shall not work a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such dwelling or unit until he shall have attained the age of 55. Notwithstanding anything to the contrary as may be contained herein, a surviving spouse of a person 55 years of age or older who resided in an age restricted dwelling/unit shall be allowed to continue to occupy that age restricted dwelling/unit without regard to age.</p> <p>The above described use restrictions shall be deemed to be automatically amended from time to time in accordance with any changes adopted to applicable local or state regulations governing age restricted housing, and the federal "Housing for Older Persons Act of 1995."</p> <p>Retreat at Chancellorsville, PCA #2 2015-02-04, revised 2015-03-13 & 2015-04-02, 2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09, 2015-10-28, and 2015-11-03.</p> <p>4</p>	<p>4. <u>TRANSPORTATION</u></p> <p>A. The Retreat at Chancellorsville North shall be a gated community, with limited general public access thereto.</p> <p>B. The Retreat at Chancellorsville North shall be principally accessed through a private entrance road (a/k/a General Mahone Drive) leading from the existing entrance road known as Lees Command Boulevard that traverses Tax Map Parcel 11-14-1 [former Tax Map Parcel 11 (A) 56A] to Corter Avenue, which roads are in the general locations shown on the 2015 Amendment to GDP.</p> <p>C. The owners of the Retreat at Chancellorsville North shall form one or more homeowner and/or property owner associations which shall (i) contribute to the maintenance of the existing entrance road known as Lees Command Boulevard from Corter Avenue to its intersection with the private road (a/k/a General Mahone Drive) extending to Retreat at Chancellorsville North, and (ii) be responsible for maintaining the private road (a/k/a General Mahone Drive) from Lees Command Boulevard to Retreat at Chancellorsville North, and (iii) be responsible for maintaining the private roads within Retreat at Chancellorsville North. <u>See also:</u> Section 7(B) herein and Section 8(C) herein.</p> <p>D. There shall also be an entrance to the Retreat at Chancellorsville North from State Route 620 (Spotswood Furnace Road) in the general location as shown on the 2015 Amendment to GDP. This entrance and the internal road network within the Retreat at Chancellorsville North shall be constructed in such a manner, and controlled by manual or electronic gates so as to limit use of this entrance to:</p> <p>(i) employees of the Assisted Living Facility(ies); and (ii) as an emergency access for the residents of Retreat of Chancellorsville North, in the event that access from Corter Avenue (State Route 760) and/or Lees Command Boulevard is blocked or otherwise restricted during an emergency situation; and (iii) as an emergency access for residents of the immediately adjoining property identified as "88.42 AC. AGE RESTRICTED UNITS" on the 2015 Amendment to GDP, in the event that access from Corter Avenue (State Route 760) and/or Lees Command Boulevard is blocked or otherwise restricted during an emergency situation.</p> <p>E. As a condition to final County approval of the first site plan and/or recordation of the first subdivision plat for Retreat at Chancellorsville North, the owner(s) of Retreat at Chancellorsville North shall dedicate to public use for public street/road purposes, thirty feet (30') of land from the center-line of State Route 620 along the entire frontage of the Retreat at Chancellorsville North, as shown on the 2015 Amendment to GDP. The entrance from State Route 620 above described shall be designed and constructed in accordance with all VDOT requirements.</p> <p>Retreat at Chancellorsville, PCA #2 2015-02-04, revised 2015-03-13 & 2015-04-02, 2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09, 2015-10-28, and 2015-11-03.</p> <p>5</p>
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DATE	REVISIONS	PER COUNTY & VDOT COMMENTS
9-20-18		

ENGINEERS; LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-886-5878

SULLIVAN
DONAHOE &
INGALLS

REGENCY AT CHANCELLORSVILLE NORTH
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

PROFFERS

DES/DRFT: RGF
CHECKED: MBD
APPROVED: RHF
JOB NO.: 17-SP-0460
DATE: 8-9-18
SCALE: NONE

SHEET 7
OF 7 SHEETS

F. Entrance features and directional signage constructed within the Retreat at Chancellorsville North shall be maintained by one or more homeowner and/or property owners associations created for the Retreat at Chancellorsville North. To the extent of any rights now existing or hereafter acquired for the Retreat at Chancellorsville North to use entrance features and directional signage constructed upon Tax Map Parcel 11-14-1 [former Tax Map Parcel 11 (A) 56A];

(i) In the area of the intersection of Corter Avenue and Lees Command Boulevard; and/or

(ii) In the area at the juncture of Lees Command Boulevard and General Mahone Drive

those entrance features and directional signage shall be subject to the same maintenance requirements as set forth in Section 7(B) and 8(C) herein.

5. RECREATIONAL AREAS

The recreational amenities for the Retreat at Chancellorsville North shall account for the age restricted nature of the community, and the varying levels of independent living versus assisted living of the residents. Recreational facilities constructed within the Retreat at Chancellorsville North shall only be available for use by residents of the Retreat at Chancellorsville North, *provided however*, that residents of the age restricted single family dwellings within the adjacent 88.42 acre project now known as the Regency at Chancellorsville (formerly known as the Retreat at Chancellorsville) may be given the right to use the said recreational facilities by separate agreement with the owner(s)/operator(s) of those recreational facilities. Applicants agree that residents of the Retreat at Chancellorsville North shall not have any rights to use the recreational facilities within the Regency at Chancellorsville absent the written consent of the homeowners association for the Regency at Chancellorsville. Walking paths/trails shall be paved or stoned using retainers, except paths/trails located within areas designated as Resource Protection Areas (RPA's) may be natural or mulched. The location and the timing of construction of the recreational amenities shall be determined as part of final site plan design approvals.

6. LIGHTING

In those sections of Retreat at Chancellorsville North containing Single Family Dwellings, the owner(s)/developer(s) of the Retreat at Chancellorsville North shall either (a) install conventional street lighting for streets immediately adjoining the Single Family Dwellings as described in the County's Design Standards Manual for Planned Developments, or (b) adopt design standards which will require builder(s)/owner(s) of the Single Family Dwellings to install lantern type lights at the point where the individual sidewalk to a single family dwelling, or the driveway serving a single family dwelling, intersects with the pedestrian sidewalk and/or vehicular access ways within the development, not to exceed six (6) feet in height, and not to exceed one (1) lantern type light for each single family dwelling, and which lantern type lights shall use light bulbs not to exceed seventy five (75) watts.

Retreat at Chancellorsville, PCA #2
2015-02-04, revised 2015-03-13 & 2015-04-02,
2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09,
2015-10-28, and 2015-11-03.

6

7. DEVELOPMENT FOR SINGLE FAMILY DWELLINGS

A. A Virginia non-stock corporation shall be formed to serve as a homeowners association ("HOA") for the single family dwellings developed within the Retreat at Chancellorsville North, and a corresponding Declaration of Covenants, Conditions, Restrictions and Easements (the "HOA Declaration") shall be recorded among the land records of Spotsylvania County in accordance with Article 7, Section 20, of the County's Subdivision Ordinances. The HOA Declaration shall not be interpreted as authorizing any relaxation of state or County regulatory or minimum code standards, except as allowed by the regulations of the County's Ordinances.

B. Agreements shall be prepared and recorded to run with the land as necessary to insure that the HOA for the Single Family Dwellings shall be liable for its pro-rata share of maintenance of roadways and signage serving the Retreat at Chancellorsville North, including the roadway (a/k/a General Mahone Drive) traversing Tax Map Parcel 11-14-1 [former Tax Map Parcel 11 (A) 56A] and including the pro-rata share of the maintenance of the entrance road (a/k/a Lee's Command Boulevard) from Corter Road (State Route 760).

C. In addition to provisions required by Article 7, Section 20 of the County's Subdivision Ordinances, the HOA Declaration shall provide for the HOA's adoption of design and architectural guidelines ("Design Guidelines") with the purpose of maintaining consistent and harmonious standards for the exterior architectural design elements of the single family dwellings. The Design Guidelines shall provide for:

- (1) Types of materials for the exterior construction of dwellings;
- (2) Standards for landscaping and maintenance of the dwelling lots;
- (3) Creation of an Architectural (or Design) Review Committee, *provided however*, that the County shall not be a member of and/or be required to participate on such Architectural (or Design) Review Committee.

The Design Guidelines shall not be interpreted as supplanting any applicable design review by any County Architectural Review Board,

8. DEVELOPMENT FOR ASSISTED LIVING FACILITY(IES)

A. All buildings constructed within the Retreat at Chancellorsville North to be used for Assisted Living Facility(ies) shall be constructed such that the same has a residential rather than institutional look to the greatest extent possible. The siding, windows, roof lines and other architectural elements will be consistent with a residential look.

Retreat at Chancellorsville, PCA #2
2015-02-04, revised 2015-03-13 & 2015-04-02,
2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09,
2015-10-28, and 2015-11-03.

7

B. A Virginia non-stock corporation shall be formed to serve as a property owners association ("POA") for the Assisted Living Facility(ies) within the Retreat at Chancellorsville North, and a corresponding Declaration of Covenants, Conditions, Restrictions and Easements (the "POA Declaration") shall be recorded among the land records of Spotsylvania County in accordance with Article 7, Section 20, of the County's Subdivision Ordinances. The POA Declaration shall not be interpreted as authorizing any relaxation of state or County regulatory or minimum code standards, except as allowed by the regulations of the County's Ordinances.

C. Agreements shall be prepared and recorded to run with the land as necessary to insure that owner(s) of the Assisted Living Facility(ies), and their successors and assigns, shall be liable for their pro-rata share of the maintenance of roadways and signage serving the Retreat at Chancellorsville North, including the roadway (a/k/a General Mahone Drive) traversing Tax Map Parcel 11-14-1 [former Tax Map Parcel 11 (A) 56A] and including the pro-rata share of the maintenance of the entrance road (a/k/a Lee's Command Boulevard) from Corter Road (State Route 760).

9. EXHIBITS AND ILLUSTRATIONS

Generalized Development Plan/Conceptual Plan Exhibit. These Proffers refer to the 2015 Amendment to GDP, which is being used to illustrate certain proffers, and to show the general location of the internal "spine road" configuration. Subject to adjustments for final engineering and to comply with the requirements of the Spotsylvania County Subdivision Ordinance and Virginia Department of Transportation Subdivision Street Standards, development of Retreat at Chancellorsville North shall be in conformance with the 2015 Amendment to GDP. Except for the 2015 Amendment to GDP attached to these amended and restated proffers for Retreat at Chancellorsville North, any plan submitted as part of original Applicant's rezoning application/process, or submitted as part of the application/process for this proffered condition amendment, shall be deemed illustrative only, and such plan shall not be deemed to be proffered.

Signatures of the Owners of Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-2 are contained on the following page.

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Retreat at Chancellorsville, PCA #2
2015-02-04, revised 2015-03-13 & 2015-04-02,
2015-04-29, 2015-05-05, 2015-06-10, 2015-07-09,
2015-10-28, and 2015-11-03.

8

Signatures of the Owners of Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-2

Michael A. Jones
S. Craig Jones

Commonwealth of Virginia, County of Spotsylvania, to-wit:

The foregoing Proffered Condition Amendment #2, Retreat at Chancellorsville, dated February 4, 2015, revised March 13, 2015, April 2, 2015, April 29, 2015, May 5, 2015, June 10, 2015, July 9, 2015, and October 28, 2015 as last revised, was duly acknowledged before me this 12th day of November, 2015, Michael A. Jones, as the (co-)Owner of Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-2, Spotsylvania County, Virginia.

My commission expires: 07-31-18 Registration Number: 7600401

James Lucille Rogers
Printed Name: James Lucille Rogers
Notary Public
EXPIRES 07-31-18

Commonwealth of Virginia, County of Spotsylvania, to-wit:

The foregoing Proffered Condition Amendment #2, Retreat at Chancellorsville, dated February 4, 2015, revised March 13, 2015, April 2, 2015, April 29, 2015, May 5, 2015, June 10, 2015, and July 9, 2015, and October 28, 2015 as last revised, was duly acknowledged before me this 12th day of November, 2015, by S. Craig Jones, as the (co-)Owner of Tax Map Parcel 11-(4)-(4)-6 and Tax Map Parcel 11-(14)-2, Spotsylvania County, Virginia.

My commission expires: 07-31-18 Registration Number: 7600401

James Lucille Rogers
Printed Name: James Lucille Rogers
Notary Public
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Retreat at Chancellorsville, PCA #2
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9