

SPECIAL USE PERMIT  
GENERALIZED DEVELOPMENT PLAN  
DMS PROPERTIES, LLC

5730 JEFFERSON DAVIS HIGHWAY

TAX MAP 76-A-15A

BERKELEY VOTING DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

OWNER / APPLICANT

DMS PROPERTIES, LLC  
DAVID SEDLAK, PRESIDENT  
P. O. BOX 8089  
FREDERICKSBURG, VA. 22404  
PHONE: 540-891-0900

IMPERVIOUS AREA EX.

BUILDINGS	3,801 S.F.
PARKING/DRIVES	4,100 S.F.
SIDEWALKS	253 S.F.
TOTAL IMPERVIOUS AREA	8,154 S.F.

EXISTING IMPERVIOUS AREA = 8,154 S.F. (2.0%)

IMPERVIOUS AREA POST

EXISTING	8,154 S.F.
STORAGE AREA	44,922 S.F.
DRIVEWAY	16,620 S.F.
TOTAL IMPERVIOUS AREA	69,696 S.F./1.6 AC.

FLOOR AREA RATIO

SITE AREA = 10.10 AC. (439,956 S.F.)  
EX. BUILDING FLOOR AREA\* = 4,378 S.F.  
PROPOSED BARN = 2,400 S.F.

PROPOSED F.A.R. = 0.02  
MAX. F.A.R. PER A-3 = 0.1

\* BUILDING FLOOR AREA INCLUDES SHEDS AND GARAGES.

OPEN SPACE

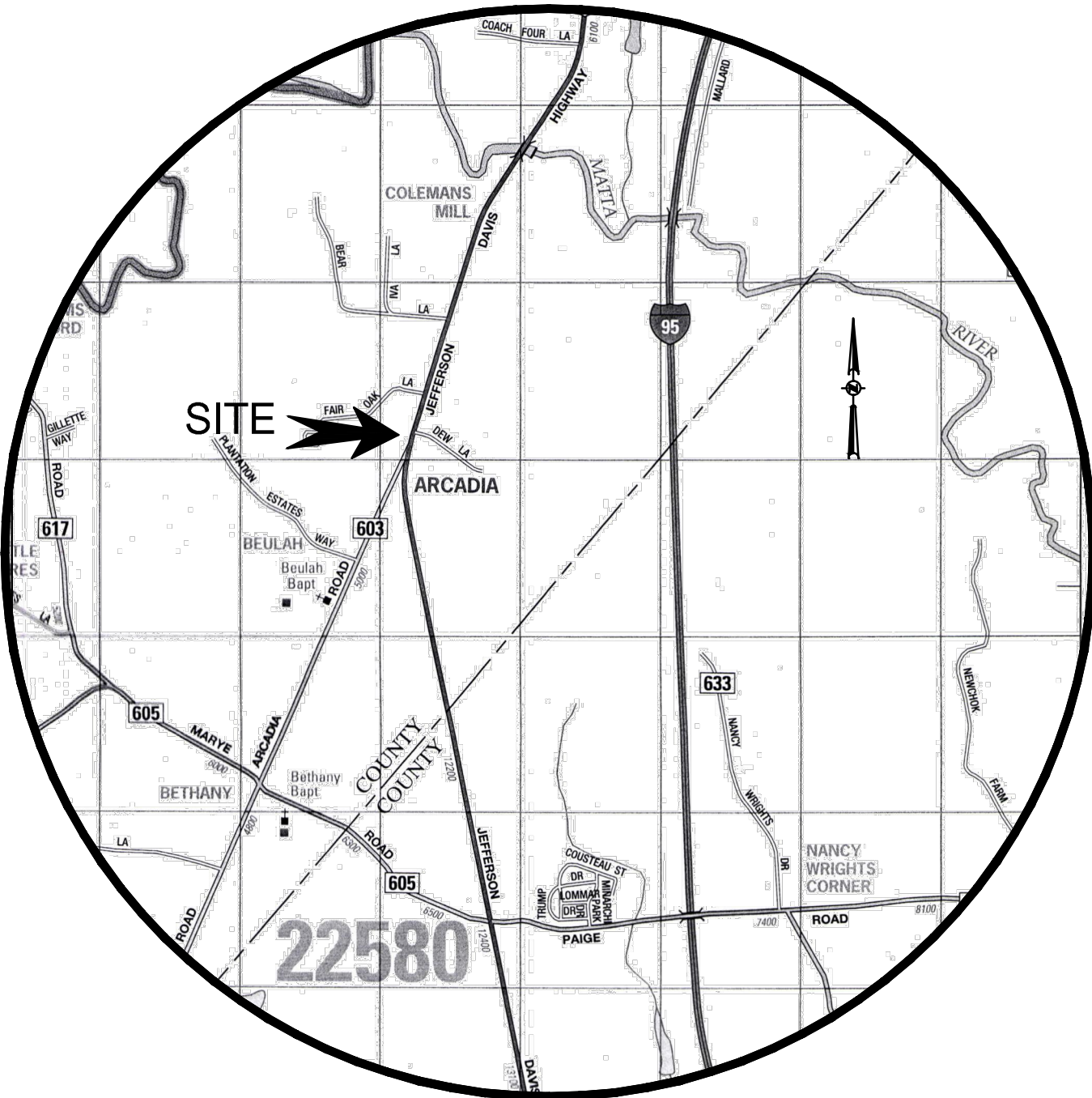
REQUIRED: NONE  
PROVIDED: 84.2%

PARKING REQUIREMENTS

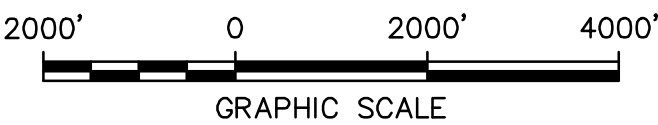
1 SP./EMPLOYEE ASSIGNED TO WORK ONSITE  
1 SP./FACILITY VEHICLE PARKED ONSITE

NUMBER OF EMPLOYEES WORKING ON SITE = 3  
NUMBER OF FACILITY VEHICLES PARKED ON SITE = 15

18 TOTAL SPACES REQUIRED  
18 TOTAL SPACES PROPOSED + 1 HC SP. = 19



VICINITY MAP



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GPS NOTE

THE SITE PLAN SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO SPOTSYLVANIA COUNTY MONUMENT DEW.

THE GRID FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99998777. 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 USED 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.

SHEET INDEX

SHT. NO.	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	GENERALIZED DEVELOPMENT PLAN & CONCEPTUAL STORMWATER MANAGEMENT PLAN

SITE DATA

TAX MAP: 76-A-15A  
5730 JEFFERSON DAVIS HIGHWAY  
AREA: 10.10 ACRES  
DISTURBED AREA:

ZONING

EXISTING ZONE: A-3

OVERLAY DISTRICT: CBPA  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: CONTRACTOR'S HOME OFFICE AND SHOP

NUMBER OF PROPOSED BUILDINGS: BARN 40'x60' 2,400 S.F.  
ALLOWABLE BUILDING HEIGHT: 35'  
EXISTING BUILDINGS HEIGHT: 20'±  
NO. OF STORIES: EX. HOUSE 1-1/2 STORIES

MINIMUM YARDS:

FRONT - 30'  
SIDE - 10'  
REAR - 35'

UTILITIES:

WATER: PRIVATE WELL  
SEWER: PRIVATE DRAIN FIELD

HISTORICAL FEATURES: NONE KNOWN  
PLACES OF BURIAL: NONE KNOWN  
RPA FEATURES: NONE PER COUNTY MAPS  
WETLANDS: SOUTH WEST CORNER PER COUNTY MAP

TRAFFIC ESTIMATE:

GENERAL OFFICE - AVERAGE RATE 11.01 VPD/ 1000 GFA

3000 GFA/1000 x 11.01 = 33 VPD

TRAFFIC ESTIMATE TAKEN FROM THE TRIP GENERATION MANUAL 9th EDITION, VOLUME 3 (GENERAL OFFICE BUILDING-710)

PASS NOTE

DUE TO RECENT FINDINGS OF POSSIBLE ADD SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY, IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS, AND ENGINEERS BE AWARE THAT IF ACID SULFATE SOILS AS WELL, AS OTHER SOILS THAT PRODUCE A pH OF 4 OR LESS 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.

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 NOT CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.

APPROVAL



DATE	REVISIONS
9/27/18	PER COUNTY AND VDOT COMMENTS
10/29/18	PER COUNTY COMMENTS
10/30/18	8' FENCE PER COUNTY

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

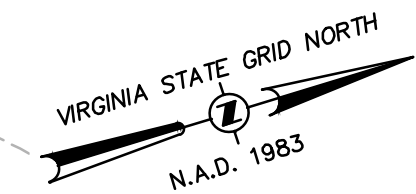
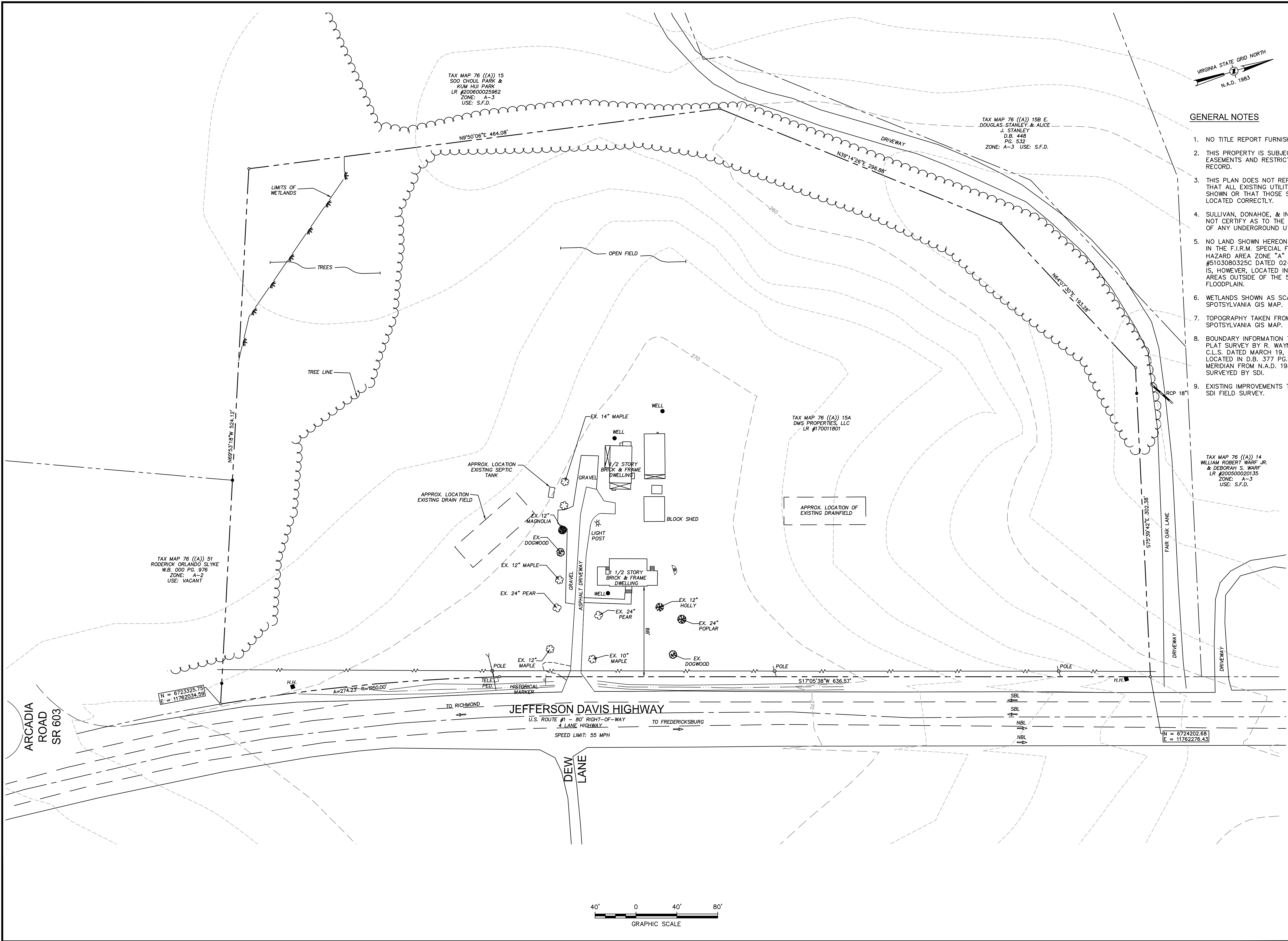
SULLIVAN  
DONAHOE &  
INGALLS  
SDI

DMS PROPERTIES, LLC  
BERKELEY MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

DES/DRFT: BKC  
CHECKED: ZEM  
APPROVED: ZEM  
JOB NO.: 16-SP-0252  
DATE: 06-24-16  
SCALE: AS NOTED

SHEET 1  
OF 3 SHEETS



GENERAL 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. NO LAND SHOWN HEREON IS LOCATED IN THE F.I.R.M. SPECIAL FLOOD HAZARD AREA ZONE "A" PER MAP #5103080325C DATED 02-18-98. IT IS, HOWEVER, LOCATED IN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN.
6. WETLANDS SHOWN AS SCALED FROM SPOTSYLVANIA GIS MAP.
7. TOPOGRAPHY TAKEN FROM SPOTSYLVANIA GIS MAP.
8. BOUNDARY INFORMATION TAKEN FROM PLAT SURVEY BY R. WAYNE FARMER, C.L.S. DATED MARCH 19, 1975 LOCATED IN D.B. 377 PG. 67 MERIDIAN FROM N.A.D. 1983 AS SURVEYED BY SDI.
9. EXISTING IMPROVEMENTS TAKEN FROM SDI FIELD SURVEY.



DATE	REVISIONS	PER COUNTY AND	PER COUNTY COMMENTS
9/27/18		PER COUNTY COMMENTS	
10/29/18		PER COUNTY COMMENTS	
10/30/18		PER COUNTY COMMENTS	

ENGINEERS, LAND PLANNERS & SURVEYORS  
P.O. BOX 614  
10720 COLUMBIA DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE 540-686-5876

**SDI**  
SULLIVAN  
DONAHOE &  
INGALLS

DMS PROPERTIES, LLC  
BERKELEY MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES/DRFT: BKC  
CHECKED: ZEM  
APPROVED: ZEM  
JOB NO.: 16-SP-0252  
DATE: 06-24-16  
SCALE: 1"=40'

SHEET 2  
OF 3 SHEETS

