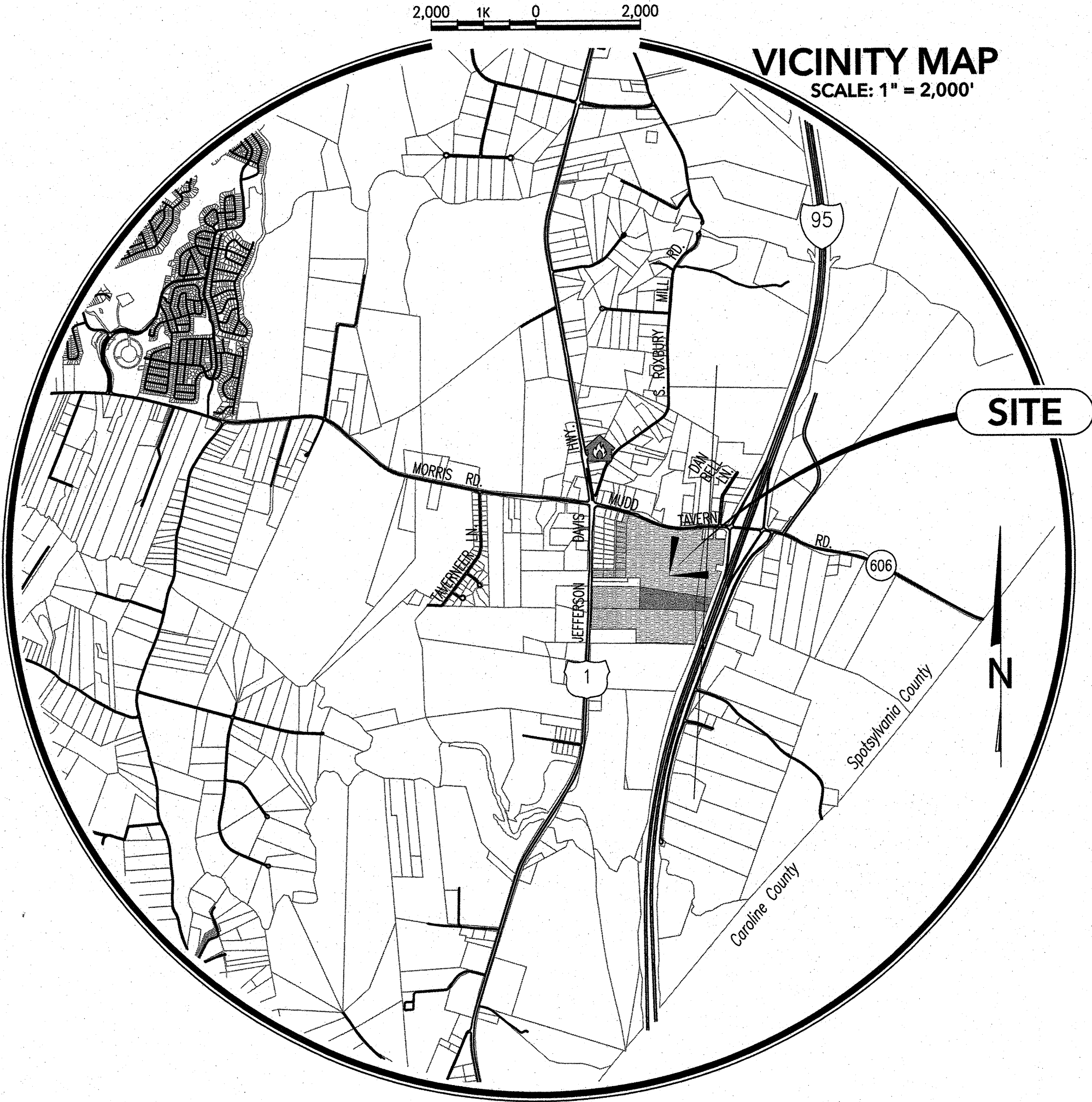


SITE STATISTICS:

TAX MAP PARCEL No. : 63-A-42 63-A-43C 63-A-44				
PARCEL ACREAGE		EXISTING PARCEL ZONING		PROPOSED C-3 ZONING
63-A-42 :	48.7255 Ac.	A-2 :	8.6541 Ac.	C-3 : 40.0714 Ac. 48.7255 Ac.
63-A-43C :	10.5667 Ac.	A-2 :	0.8304 Ac.	C-3 : 9.7363 Ac. 10.5667 Ac.
63-A-44 :	2.3471 Ac.	A-2 :	0.7958 Ac.	C-3 : 1.5513 Ac. 2.3471 Ac.
TOTAL :	61.6393 Ac.		10.2803 Ac.	51.3590 Ac. 61.6393 Ac.
EXISTING BY-RIGHT UNIT POTENTIAL (A-2) : 10.2803 Ac. @ 1.0 D.U./5 GROSS Ac. = 2 UNITS				
PROPOSED BY-RIGHT UNIT POTENTIAL (C-3) : 0				
OVERLAY DISTRICTS : NONE				
USES				
EXISTING :	VACANT PROPERTY WITH ONE BUILDING (NOT IN USE)			
PROPOSED :	USES ALLOWED BY-RIGHT IN THE C-3 ZONING DISTRICT REGULATIONS			
BUILDING HEIGHT :	75' MAX.			
FAR :	1.0 MAX.			
MIN. LOT SIZE :	20,000 s.f.			
MIN. LOT WIDTH :	100 ft.			
TRIP GENERATION : TO BE DETERMINED AS POTENTIAL USES BECOME KNOWN				
HISTORIC BUILDINGS, DISTRICTS OR ARCHEOLOGICAL FEATURES : NONE KNOWN				
KNOWN PLACES OF BURIAL : NONE				
KNOWN FEATURES ON SITE				
FLOODPLAIN :	NONE			
RESOURCE PROTECTION AREA :	NONE			
WETLANDS :	SHOWN			
STEEP SLOPES :	NONE			
DAM BREAK INUNDATION ZONE:	NONE			
PARKING REQUIREMENTS : TO BE DETERMINED AS POTENTIAL USES BECOME AVAILABLE				

NOTES:

1. THE BOUNDARY SHOWN HEREON IS THE RESULT OF A BOUNDARY SURVEY PREPARED BY MILES & COMPANY, INC. DATED MARCH 23, 2017 FOR TAX MAP PARCELS 63-A-42, 63-A-43C, 63A-1-9, 11 AND 25 THROUGH 35 AND AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY MILES & COMPANY, INC. DATED MAY 14, 2018 FOR TAX MAP PARCELS 63-A-40, 63-A-41 AND 63-A-44. NO TITLE REPORT WAS FURNISHED WITH THE AFOREMENTIONED BOUNDARY SURVEY, THEREFOR EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAN.
2. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM AN AERIAL SURVEY, MERGED FIELD RUN TOPOGRAPHY AND SPOTSYLVANIA COUNTY GIS. CONTOUR INTERVAL IS TWO FEET.
3. NO HISTORIC BUILDINGS OR ARCHAEOLOGICAL FEATURES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. NO PLACES OF BURIAL ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN F.I.R.M. 100-YEAR SPECIAL FLOOD HAZARD ZONE "A" AS INDICATED ON FEMA MAP No. 510308 0200 C DATED FEBRUARY 18, 1998. THESE LANDS ARE LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
5. SEE WETLANDS PERMIT REQUEST PREPARED BY TIMMONS GROUP DATED OCTOBER, 2016 AND WOUS REPORT BY ECS MID-ATLANTIC, LLC DATED JUNE 15, 2018 FOR DETAILED DATA REGARDING WETLANDS SHOWN HEREON. ALL WETLANDS SHOWN HAVE BEEN REVIEWED AND A JURISDICTIONAL DETERMINATION WAS ISSUED BY THE UNITED STATES ARMY CORPS OF ENGINEERS. A DEQ VWP INDIVIDUAL PERMIT HAS BEEN ISSUED FOR IMPACTS TO CERTAIN WETLANDS AREAS AS IDENTIFIED ON THIS PLAN (PERMIT #16-1677).
6. THIS GDP IS CONCEPTUAL IN NATURE. IT MAY BE REVISED AS NECESSARY TO ACCOMMODATE FINAL ENGINEERING OR PLANNING CRITERIA OR AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY TO SECURE FINAL SITE PLAN OR SUBDIVISION APPROVAL.
7. ALL PRIVATE ROADS, EASEMENTS, STORMWATER AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER THAT IS SERVED BY EACH.
8. METHODS FOR CONTROL OF EROSION, SEDIMENTATION AND STORMWATER SHALL BE PROVIDED IN SITE CONSTRUCTION DRAWINGS AS SITE PLANS ARE PREPARED FOR REVIEW AND APPROVAL.
9. THIS PLAN REPRESENTS A CONCEPTUAL REZONING TO INTEGRATE WITH CURRENT SURROUNDING ZONING AND NO FORM OF DESIGN IS AVAILABLE TO BE USED FOR A GDP ESTIMATE AT THIS TIME.
10. THE PROJECT TRANSPORTATION NETWORK WILL PROVIDE PUBLIC ROAD ACCESS AT THREE LOCATIONS.



OWNER/APPLICANT
THORNBURG TOWNE CENTRE, L.L.C.
THORNBURG ENTERPRISES, L.L.C.
10333 SOUTHPOINT LANDING BLVD.
SUITE 301
FREDERICKSBURG, VA 22407
CONTACT: DARRELL M. CALDWELL, P.E.
(540) 898-3242
dcaldwell@WJVco.com

PLAN PREPARER

VAKOS
COMPANIES

10333 SOUTHPOINT LANDING BLVD.
SUITE 301
FREDERICKSBURG, VA 22407

Darrell M. Caldwell 2/20/19
DARRELL M. CALDWELL, P.E. 13656
(540) 898-3242
dcaldwell@WJVco.com

VICINITY MAP
SCALE: 1" = 2,000'

PARCEL DETAILS:

PROJECT PROPERTY SUBJECT TO REZONING APPLICATION	
TAX MAP PARCEL ID :	63-A-42
LAND AREA :	51.11 Ac.
OWNER INFO. :	THORNBURG TOWNE CENTRE, L.L.C. c/o W J VAKOS MGT. Co. 10333 SOUTHPOINT LANDING BLVD. FREDERICKSBURG, VA 22407
RECORD :	#200500036981
CURRENT ZONING :	A-2, C-3
OVERLAY DISTRICTS :	NONE
PROJECT PROPERTY NOT SUBJECT TO REZONING	
TAX MAP PARCEL ID :	63-A-43C
LAND AREA :	10.50 Ac.
OWNER INFO. :	THORNBURG TOWNE CENTRE, L.L.C. c/o W J VAKOS MGT. Co. 10333 SOUTHPOINT LANDING BLVD. FREDERICKSBURG, VA 22407
RECORD :	#200500036981
CURRENT ZONING :	A-2, C-3
OVERLAY DISTRICTS :	NONE
PROJECT PROPERTY NOT SUBJECT TO REZONING	
TAX MAP PARCEL ID :	63-A-44
LAND AREA :	2.23 Ac.
OWNER INFO. :	THORNBURG ENTERPRISES, L.L.C. c/o W J VAKOS MGT. Co. 10333 SOUTHPOINT LANDING BLVD. FREDERICKSBURG, VA 22407
RECORD :	#201800011968
CURRENT ZONING :	A-2, C-3
OVERLAY DISTRICTS :	NONE
PROJECT PROPERTY NOT SUBJECT TO REZONING	
LOTS 9, 11 & 25 - 35, R. A. YOUNG DIVISION	
TAX MAP PARCEL ID :	63A-1-9, 11, 25 THRU 35
COMBINED LAND AREA :	6.67 Ac. (COMPUTED)
OWNER INFO. :	THORNBURG TOWNE CENTRE, L.L.C. c/o W J VAKOS MGT. Co. 10333 SOUTHPOINT LANDING BLVD. FREDERICKSBURG, VA 22407
RECORD :	#200500036981
CURRENT ZONING :	C-3
OVERLAY DISTRICTS :	NONE

SHEET INDEX

1. COVER SHEET
2. PLAN
3. PLAN

APPROVAL BLOCK

SCALE:	AS NOTED
DATE:	JANUARY 9, 2019
DESIGNED BY:	DMC
DRAWN BY:	RND
CHECKED BY:	DMC

THORNBURG TOWNE CENTRE
TAX MAP PARCELS 63-A-42, 63-A-43C, 63-A-44,

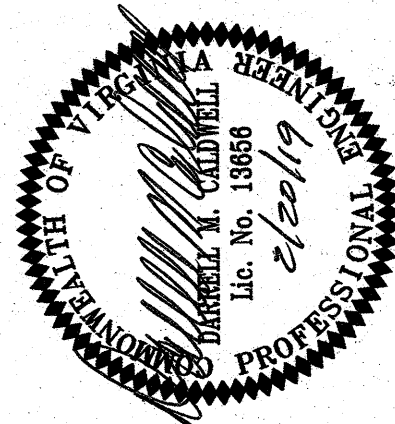
EXHIBIT A
SITE LAYOUT PLAN
COVER SHEET

T.M. 63-A-42

REVISIONS:
DATE 10/19/2019
DESCR. COUNTY COMMENTS

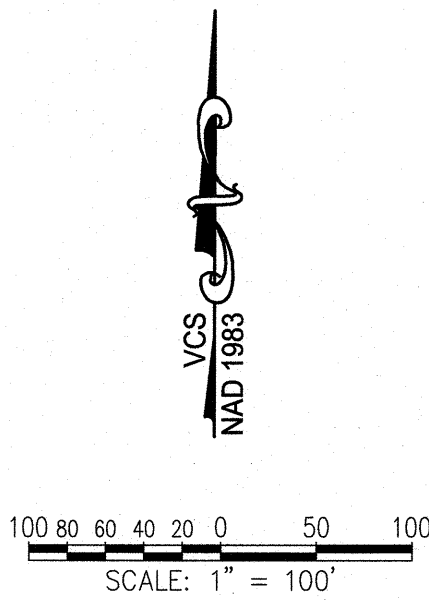
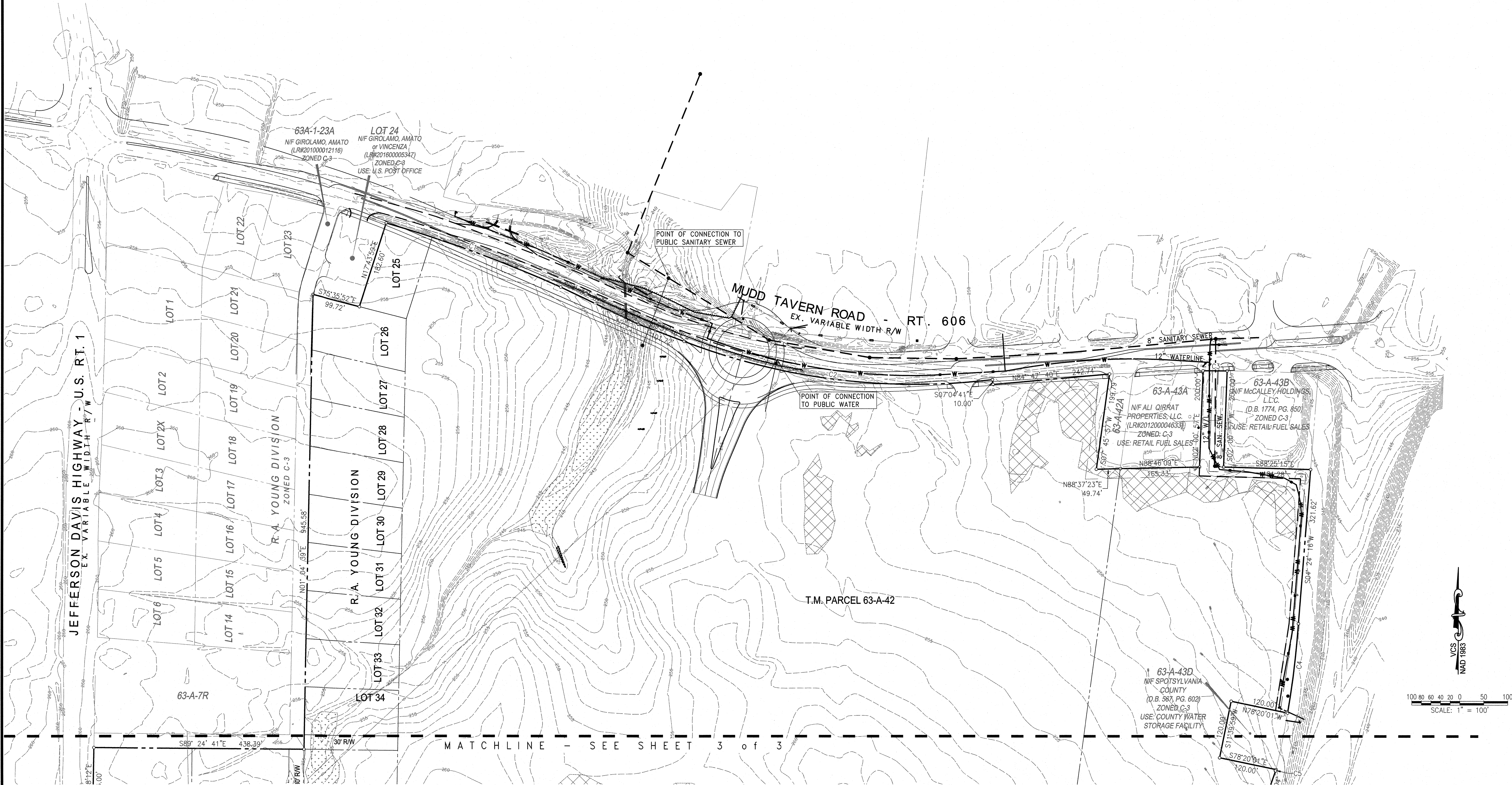
VAKOS
COMPANIES

10333 SOUTHPOINT LANDING BLVD.
SUITE 301
FREDERICKSBURG, VA 22407
(540) 898-3242



BERKELEY MAGISTERIAL DISTRICT • BERKELEY VOTING DISTRICT • SPOTSYLVANIA COUNTY, VIRGINIA

Curve Table						
Curve No.	Length	Radius	Δ	Tan.	Chord	Chd. Bearing
C1	387.50	2,834.79	007°49'55"	194.05	387.19	S69°56'47"E
C2	653.14	1,337.82	027°58'21"	333.21	646.67	S82°55'06"E
C3	50.00	3,779.71	000°45'29"	25.00	50.00	S89°57'22"E
C4	187.18	1,821.54	005°53'16"	93.67	187.10	S06°50'08"W
C5	2.68	1,822.52	000°05'03"	1.34	2.68	S13°35'38"W



LEGEND:

TREELINE
CONTOUR
SPOT ELEVATION
C/L STREAM
TRAIL

AREA SUBJECT TO REZONING APPLICATION

WETLANDS - PERMITTED IMPACTS

WETLANDS - NO IMPACTS

APPROVAL BLOCK	
SCALE:	1" = 100'
DATE:	JANUARY 9, 2019
DESIGNED BY:	DMC
DRAWN BY:	RND
CHECKED BY:	DMC

T.M. 63-A-42

VAKOS

COMPANIES

10333 SOUTHPOINT LANDING BLVD.
SUITE 301
FREDERICKSBURG, VA 22407
(540) 898-3242

REVISIONS:	DESCR.
DATE	COUNTY COMMENTS
02/18/2019	

THORNBURG TOWNE CENTRE

TAX MAP PARCELS 63-A-42, 63-A-43C, 63-A-44,

EXHIBIT A

SITE LAYOUT PLAN

PLAN

BERKELEY MAGISTERIAL DISTRICT • BERKELEY VOTING DISTRICT • SPOTSYLVANIA COUNTY, VIRGINIA

