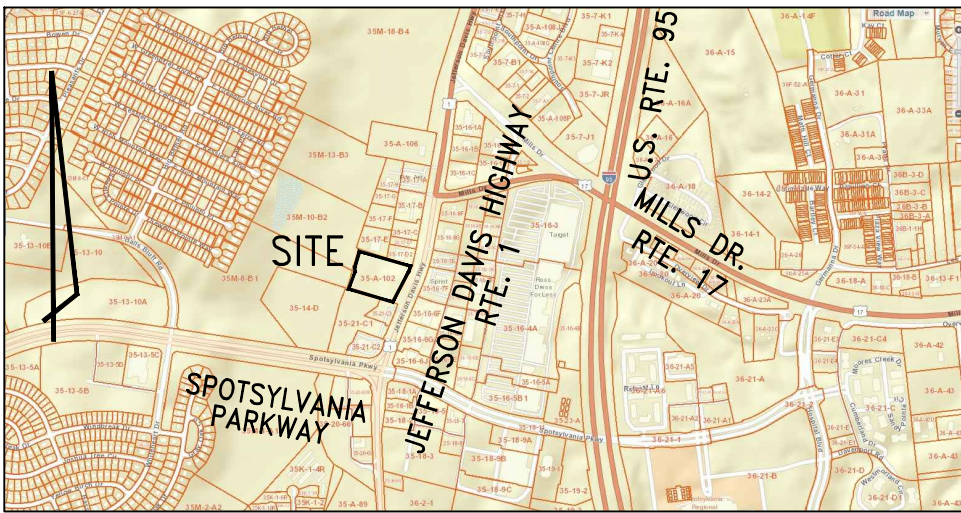


GENERALIZED DEVELOPMENT PLAN
REZONING APPLICATION
JEFFERSON DAVIS HIGHWAY PROPERTY
TM# 35-A-102
BATTLEFIELD VOTING DISTRICT
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA



VICINITY MAP
1"=2,000'

	SITE DATA SUMMARY	
	EXISTING	PROPOSED
ZONING	R-2, USE VACANT	C-3, USE POSSIBLE HOTEL & RETAIL
SITE AREA	4.79 ACRES (2.43 ACRES WITHIN THE RPA)	4.79 ACRES (2.43 ACRES WITHIN THE RPA)
ALLOWED DENSITY	WITH PUBLIC WATER AND SEWER: ONE (1) DWELLING UNIT PER ONE AND ONE-HALF (1.5) GROSS ACRES AND ONE (1) DWELLING UNIT PER GROSS ACRE IN CLUSTER SUBDIVISIONS. (1) WITHOUT PUBLIC WATER OR SEWER: ONE (1) DWELLING UNIT PER TWO (2) GROSS ACRES. (2)	N/A
ALLOWED YIELD	4 UNITS	N/A
MINIMUM LOT SIZE	(A) SINGLE-FAMILY DETACHED DWELLINGS WITH PUBLIC WATER AND SEWER: ONE AND ONE-HALF (1.5) ACRES. (B) SINGLE-FAMILY DETACHED DWELLINGS WITHOUT PUBLIC WATER OR SEWER: TWO (2) ACRES. (C) SINGLE-FAMILY DETACHED DWELLINGS IN CLUSTER SUBDIVISIONS: FIFTEEN THOUSAND (15,000) SQUARE FEET	20,000 SF
MINIMUM LOT WIDTH	(1) CONVENTIONAL SUBDIVISION: ONE HUNDRED (100) FEET. (2) CLUSTER SUBDIVISION: EIGHTY (80) FEET.	100 FEET
BUILDING HEIGHT	35 FEET (2 STORIES)	75 FEET (5 STORIES)
OPEN SPACE	(1) CONVENTIONAL SUBDIVISION: NO REQUIREMENT. (2) CLUSTER SUBDIVISION: THIRTY (30) PERCENT.	15%
MINIMUM YARDS	(1) CONVENTIONAL AND FAMILY SUBDIVISION LOT: (A) FRONT YARD: THIRTY (30) FEET. (B) SIDE YARD: TEN (10) FEET. (C) REAR YARD: THIRTY-FIVE (35) FEET. (2) CLUSTER SUBDIVISION LOT: (A) FRONT YARD: TWENTY-FIVE (25) FEET. (B) SIDE YARD: EIGHT (8) FEET, BUT A TOTAL MINIMUM OF TWENTY (20) FEET. (C) REAR YARD: TWENTY-FIVE (25) FEET.	FRONT = 30' SIDE = N/A REAR = 20'
ALLOWED FAR	FLOOR AREA RATIO OF 0.2. (1) FLOOR AREA RATIO LIMITATION MAY BE EXCEEDED BY MEANS OF A SPECIAL USE PERMIT ISSUED BY THE BOARD OF SUPERVISORS.	1.0
DISTURBED AREA	0 SF OR 0.0 ACRES	155,866 SF OR 3.58 ACRES

SIGNAGE NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED. ANY FREE-STANDING SIGNAGE PLACED ON THE SITE IS SUBJECT TO THE HIGHWAY CORRIDOR OVERLAY DISTRICT SIGN STANDARDS.

LIGHTING NOTE:
SITE LIGHTING SHALL BE INSTALLED AS REQUIRED WITH FINAL SITE PLAN. SITE LIGHTING SHALL MEET ALL CURRENT REQUIREMENTS AT THE TIME OF THE SITE PLAN SUBMITTAL.

LOT COVERAGE CALCULATIONS:
EX. SITE AREA = 4.79 ACRES OR 208,652 SF
PROP. LOT COVERAGE / IMPERVIOUS AREA = 96,000 SF OR 46%

ZONING INFORMATION
C3 ZONING REQUIREMENTS:

MAXIMUM FAR ALLOWED = 1.0 OR 208,652 SF
MAXIMUM FAR PROPOSED = 0.30 62,595 SF

OPEN SPACE REQUIRED = 15% OR 31,297 SF
OPEN SPACE PROPOSED = 40% OR 83,460 SF
USEABLE OPEN SPACE (OUTSIDE RPA & STEEP SLOPES) = 37,000 SF OR 17.7%

MAXIMUM BUILDING HEIGHT ALLOWED = 75 FEET
MAXIMUM BUILDING HEIGHT PROPOSED = 75 FEET

SETBACKS REQUIRED:
FRONT = 30 FEET
SIDE = N/A
REAR = 20 FEET

PARKING REQUIREMENT

HOTEL: ONE SPACES PER ROOM, ONE SPACE PER FOUR SEATS IN CONFERENCE ROOM, 1 SPACE PER 250 SF OF RESTAURANT, 1 SPACE PER 2 EMPLOYEES
PROPOSED ROOMS = 75
PROPOSED CONFERENCE ROOM SEATS = 40
PROPOSED HOTEL RESTAURANT = 1,000 SF
PROPOSED EMPLOYEES = 10
REQUIRED SPACES = (75 X 1 + 40 / 4 + 1,000 / 250 + 10 / 2 =) 94 SPACES

RETAIL = 1 SPACE PER 250 SF
PROPOSED POSSIBLE RETAIL = 9,000 SF
REQUIRED PARKING = (8,400 / 250 =) 33.6 OR 34 SPACES

HOTEL (STANDARD 'B') = 1 PER 10,000 SF
REQUIRED = 4 SPACES

RETAIL (STANDARD 'B') = 1 PER 10,000 SF
REQUIRED = 1 SPACE

TOTAL PARKING REQUIRED = 128 SPACES & 5 LOADING SPACES

PARKING PROVIDED = 130 SPACES
LOADING SPACES PROVIDED = 5 SPACES

INTER-PARCEL ACCESS AGREEMENT & UTILITY CONNECTIONS NOTE:
THE SITE DEVELOPER HAS IN PLACE AN INTER-PARCEL ACCESS AGREEMENT WITH THE ADJACENT PROPERTY TO THE NORTH TO PROVIDE ACCESS AND UTILITY CONNECTIONS TO THE SUBJECT PARCEL THROUGH AN EXISTING WATERLINE AND SANITARY SEWER EASEMENT WITHIN THE ACCESS ROAD.

HIGHWAY CORRIDOR OVERLAY DISTRICT NOTE:
ON THE FINAL SITE PLAN THE SITE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOOD). ITEMS REQUIRED SUCH AS BIKE RACKS, SITE LIGHTING, LANDSCAPING, STRIPED AND DESIGNATED CROSS WALKS ETC.

RESOURCE PROTECTION AREA & FLOOD PLAN NOTE:
THE SITE CONTAINS A STREAM WITH SURROUNDING RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOOD PLAIN AS DESIGNATED BY OTHERS. THIS PLAN WILL PROPOSE ENCROACHMENT INTO THE 100 FOOT RPA BUFFER AREA BUT SHALL NOT ENCROACH INTO THE 50 FOOT SEAWARD BUFFER AREA OR THE 100-YEAR FLOOD PLAIN. ALL APPLICABLE PLANS AND PERMITS SHALL BE SUBMITTED AT THE DEVELOPMENT STAGE TO ADDRESS THESE ENCROACHMENTS.

STORMWATER MANAGEMENT / WATER QUALITY NOTE:
THIS PLAN SHOWS A PRELIMINARY SWM / BMP FACILITY LOCATION. FINAL DESIGN PLANS SHALL SHOW A DESIGN COMPATIBLE WITH THE ACTUAL DEVELOPMENT ON THE SITE AND SHALL MEET THE STANDARDS FOR STORMWATER QUALITY AND QUANTITY CONTROL ALONG WITH THE VIRGINIA RUNOFF REDUCTION REQUIREMENTS. THE FINAL SITE PLAN FOR DEVELOPMENT SHALL INTEGRATE THE STORMWATER MANAGEMENT FACILITY AS AN AMENITY INTO THE LANDSCAPE PLAN AND OVERALL SITE DESIGN.

TRIP GENERATION CALCULATIONS:
THE FOLLOWING TRIP GENERATIONS ARE BASED IN THE INSTITUTE OF TRAFFIC ENGINEERS TRIP GENERATION MANUAL, 9TH EDITION. RATES ARE TAKEN FROM THE MANUAL AND APPLIED TO THE SITE USES AS PROPOSED. SINCE FINAL USE OF RETAIL / RESTAURANT SPACE WILL NOT BE DETERMINED UNTIL USES ARE ESTABLISHED A PEAK RATE BASED ON SINGLE USE OF THE BUILDINGS WITH MAXIMUM ALLOWABLE USES AND CORRESPONDING TRIP RATES HAS BEEN PROPOSED TO ANALYZE A TRIP GENERATION FROM THE SITE. TRIP GENERATION RATES ARE BASED ON PEAK PM HOURS.

RESTAURANT:
RESTAURANT AREA = 8,400 SF
FAST FOOD W/ DRIVE THRU = 33.84 PER 1,000 SF
TRIP GENERATION = 8,400 / 1,000 X 33.84 = 284.26

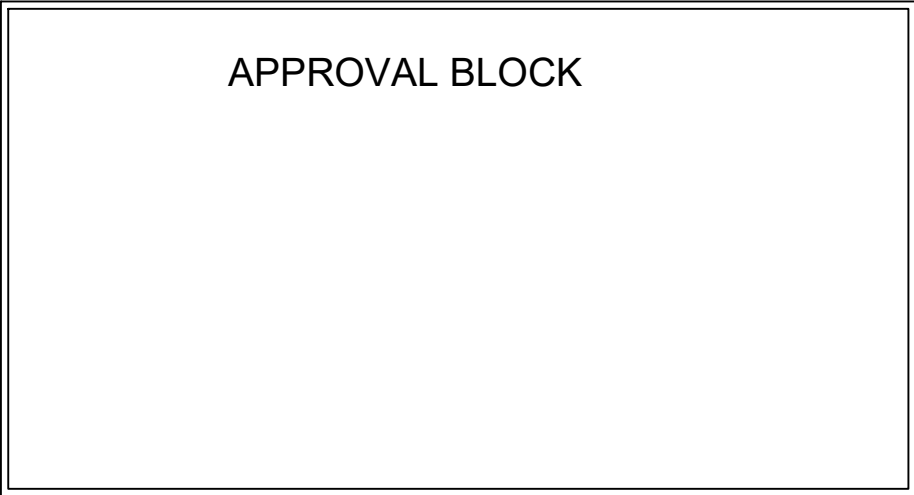
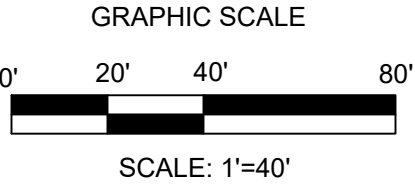
RETAIL:
RETAIL AREA (SINGLE USER) = 15,033 SF
ARTS AND CRAFTS STORE = 6.21 PER 1,000 SF
TRIP GENERATION = 15,033 / 1,000 X 6.21 = 93.35

ESTIMATED MAXIMUM PEAK FOR SITE IS (284.26 + 93.35) = 377.61 VEHICLE TRIPS

ANALYSIS:
TRIP GENERATION COUNTS ABOVE SHOW A MAXIMUM PEAK TRIP GENERATION OF 377.61. ASSUMPTION HAS BEEN MADE THAT THE MAJORITY OF VEHICLES EXITING THE SITE WILL DO SO TO HEAD NORTH ON JEFFERSON DAVIS HIGHWAY TO RETURN TO 95 OR GO TO RETAIL ESTABLISHMENTS NEAR INTERSECTION WITH ROUTE 95. TRAFFIC COUNT GENERATED FROM SITE SERVICE DRIVE WILL BE 283.21 TRIPS OR 75% OF TOTAL TRIP GENERATION. REMAINING 25% SHALL UTILIZE THE ENTRANCE / EXIT OFF JEFFERSON DAVIS HIGHWAY TO HEAD SOUTH (94.40 TRIPS).

- GENERAL NOTES**
- TAX MAP #35-A-102
 - EXISTING ZONE = R-2 , PROPOSED ZONE = C-3.
 - SITE IS SHOWN IN THE 'COMMERCIAL LAND USE ZONE' SECTION UNDER THE 'FUTURE LAND USE' MAPS OF SPOTSYLVANIA COUNTY.
 - OWNER / APPLICANT: 11.684 ACRES LADYSMITH RD., L.L.C.
3705 FAVERO RD
HENRICO ,VA 23233
C/O BUD JONES (budjones22@verizon.net)
540-373-6189
 - SITE INFORMATION, BOUNDARY, TOPO, RESOURCE PROTECTION AREA AND FLOOD PLAIN INFORMATION ARE TAKEN FROM AVAILABLE RECORDS.
 - NO FIELD SURVEY WAS PERFORMED FOR THE PREPARATION OF THESE PLANS.
 - TITLE REPORT NOT FURNISHED, THEREFORE ALL EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN.
 - PLAN IS AN EXHIBIT TO SHOW FUTURE DEVELOPMENT THROUGH REZONING OF THE SUBJECT PARCEL. NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
 - SITE IS CURRENTLY VACANT.
 - SITE AREA = 4.79 ACRES (2.43 ACRES WITHIN THE RPA)
 - SITE CONTAINS 100-YEAR FLOOD PLAIN AND RESOURCE PROTECTION AREAS (DELINEATED BY OTHERS AND SHOWN FROM AVAILABLE RECORDS).
 - PROPERTY IS SUBJECT TO THE FOLLOWING OVERLAY DISTRICTS:
HIGHWAY CORRIDOR OVERLAY DISTRICT (PRIMARY)
TECHNOLOGY ZONE
 - THERE ARE NO KNOW HISTORIC BUILDINGS, HISTORIC STRUCTURES OR ARCHEOLOGICAL FEATURES ON THIS SITE. SITE IS CURRENTLY VACANT.
 - THERE ARE NO KNOWN STRUCTURES MARKING A PLACE OF BURIAL.
 - MAJOR INTERSECTIONS WITHIN ONE-HALF MILE OF THE SITE INCLUDE JEFFERSON DAVIS HIGHWAY AND MILLER DRIVE TO THE NORTH, JEFFERSON DAVIS HIGHWAY AND SPOTSYLVANIA PARKWAY TO THE SOUTH.
 - IN REGARD TO PERIPHERAL PARKING LOTS ADJACENT TO SLOPES AREAS, IT APPEARS GUARDRAIL REQUIREMENTS MAY APPLY IN CERTAIN AREAS. AS PER DSM 5-3.2.A, THE LOCATION OF GUARD RAIL SHALL BE INDICATED ON CONSTRUCTION PLANS; 5-3.2.C. A GUARDRAIL SHALL BE REQUIRED ALONG PARKING LOTS WHEN CUTS, FILLS, GRADES OR SLOPES IN EXCESS OF 10'.

- SHEET INDEX**
- COVER SHEET
 - EXISTING CONDITIONS PLAN
 - GENERALIZED DEVELOPMENT PLA
 - LANDSCAPE PLAN

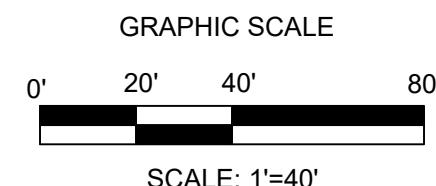


COVER SHEET
JEFFERSON DAVIS HIGHWAY PROPERTY
TM# 35-A-102
BATTLEFIELD VOTING DISTRICT
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

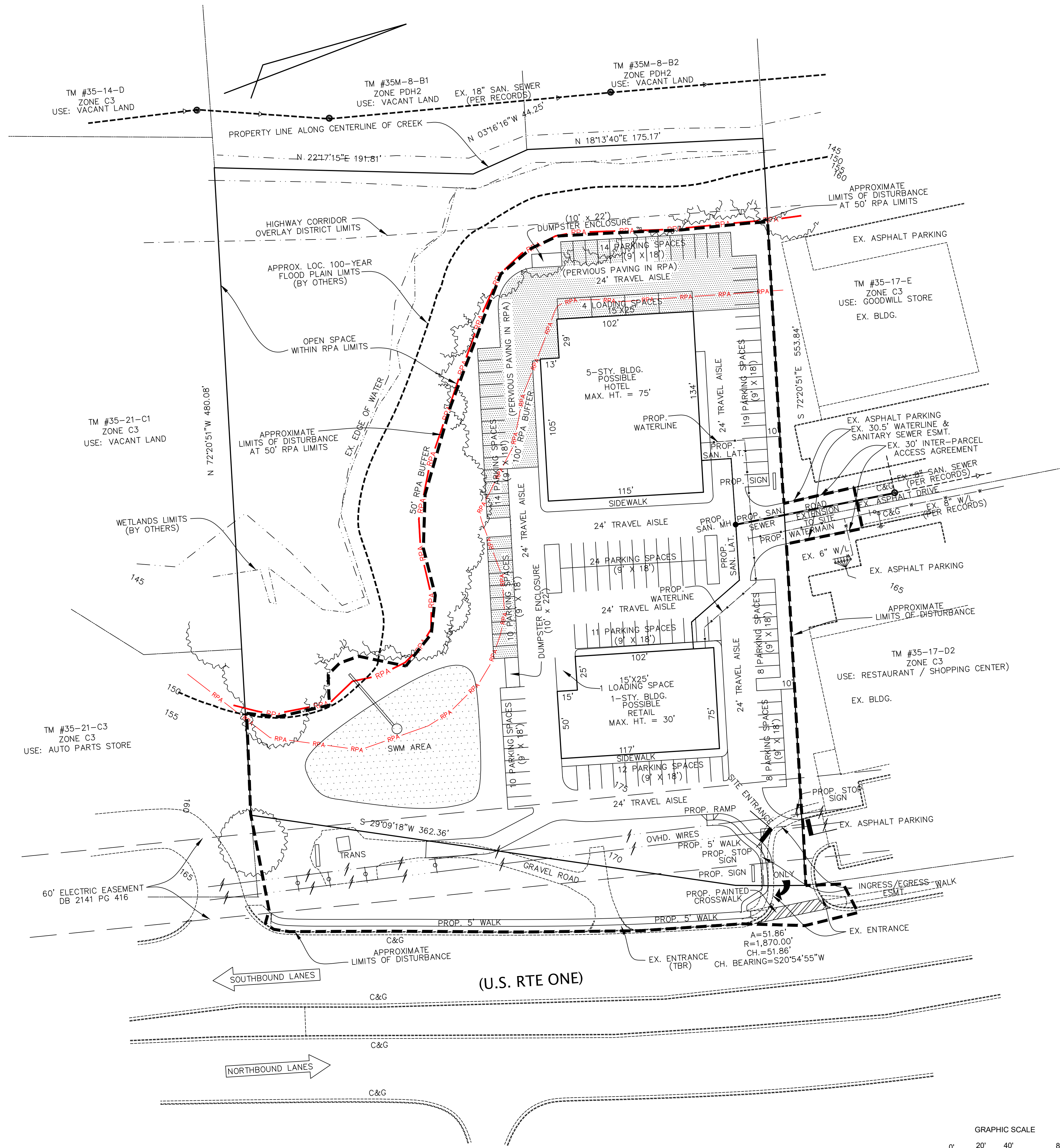
REVISION	DATE

DATE: SEPT. 21, 2018
SCALE: 1"=40'





APPROVAL BLOCK



APPROVAL BLOCK

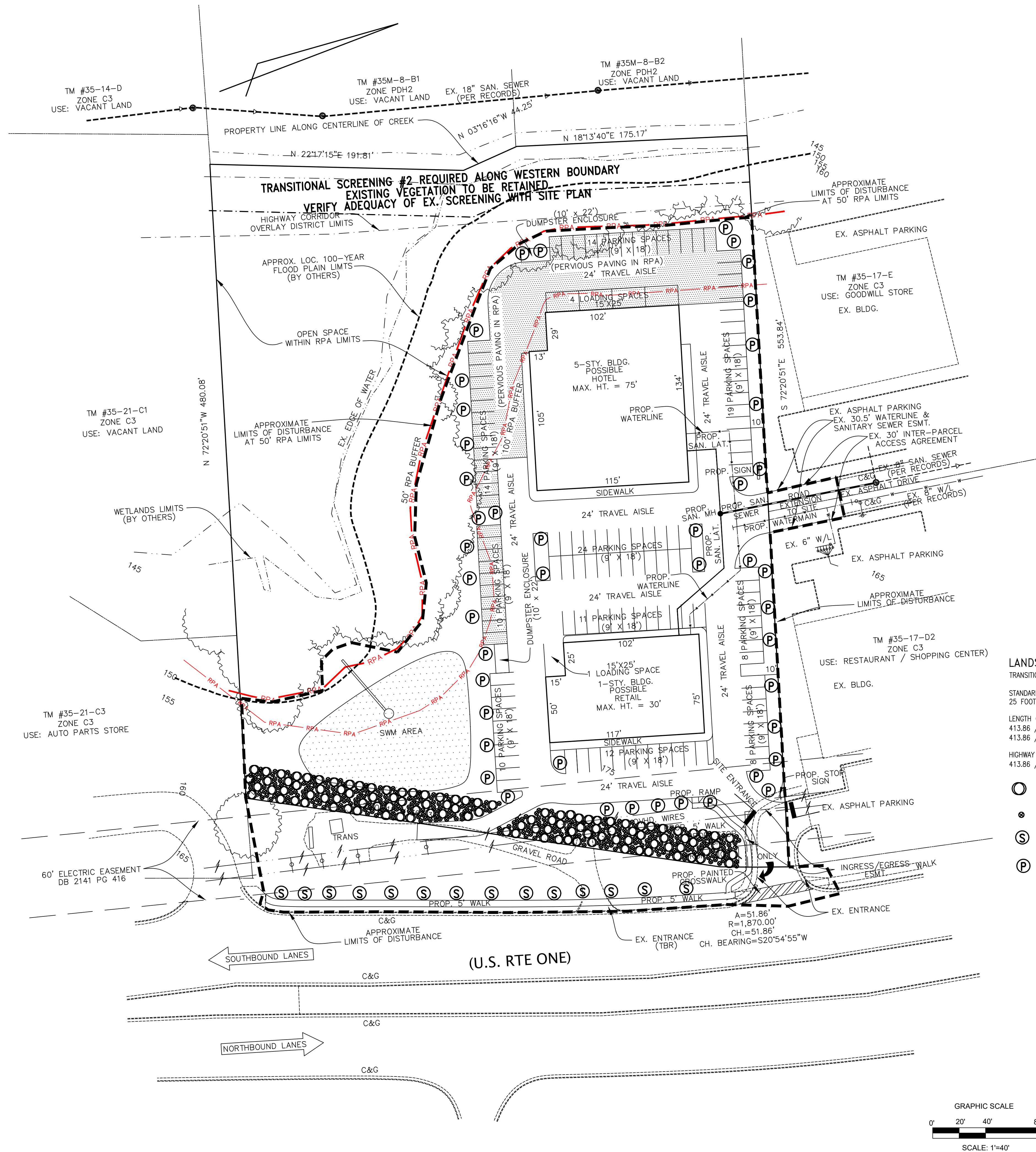
GRAPHIC SCALE
0' 20' 40' 80'
SCALE: 1"=40'

GENERALIZED DEVELOPMENT PLAN
JEFFERSON DAVIS HIGHWAY PROPERTY
TM# 35-A-102
GAYLE VOTING DISTRICT
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

REVISION	DATE

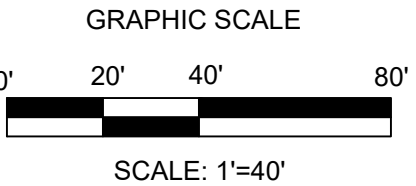
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LANDSCAPE AND PLANTING PLAN
TRANSITIONAL SCREENING:
STANDARD 'C' FOR STREET BUFFER PLANTINGS- PER 100 FEET OF ROAD FRONTAGE PLANTED WITHIN A 25 FOOT WIDE BUFFER, 3.5 CANOPY TREES AND 1.4 UNDERSTORY TREES
LENGTH OF ROAD FRONTAGE = 413.86 FEET
413.86 / 3.5 = 118.25 OR 119 CANOPY TREES
413.86 / 1.4 = 295.61 OR 296 UNDERSTORY TREES
HIGHWAY CORRIDOR STREET TREES REQUIRED - 1 PER 30 FEET OF ROAD FRONTAGE
413.86 / 30 = 13.80 OR 14 TREES

- - DENOTES CANOPY TREE
- - DENOTES UNDERSTORY TREE
- ⊙ - DENOTES STREET TREE
- Ⓟ - DENOTES PARKING LOT TREE



APPROVAL BLOCK

LANDSCAPE AND TREE PRESERVATION PLAN
JEFFERSON DAVIS HIGHWAY PROPERTY
TM# 35-A-102
GAYLE VOTING DISTRICT
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

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