



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
August 19, 2020 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

Worksession(s)

- R20-0003 Benchmark Road Investments, LLC

Public Comment

New Business

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

VOLUNTARY PROFFER STATEMENT

Applicant/Owner: Benchmark Road Investments, LLC ("Applicant")
1109 Charles Street, Fredericksburg, VA 22401

Representative: Charles W. Payne, Jr., Hirschler Fleischer;
725 Jackson Street, Ste 200, Fredericksburg, VA 22401;
Phone: (540) 604-2108; Fax (540) 604-2101;
Email: cpayne@hirschlerlaw.com

Project Name: "Afton Villas"

Property: Spotsylvania County Tax Parcels 24-A-92A, 36-A-113, 36-A-114, 36-A-115, 36-A-117 & 36-A-117A, consisting of approximately 19.01 acres, known as 4105, 4107, 4109, 4113, 4121 and 4125 Mine Road (collectively, the "Property")

Date: July 17, 2020

GDP: Generalized Development Plan, entitled "Afton Villas", prepared by Garrison Consulting Co., Inc., dated January 20, 2020, revised April 3, 2020, attached hereto as Exhibit A ("GDP")

Rezoning Request: From R-1 & PDH-2 to PDH-5

Rezoning File No.: R20-0003

I. General Information

The Applicant, its successors and assigns, hereby agrees that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions ("Proffers") pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application, and any prior proffers affecting the Property are hereby superseded by these Proffers. All previous proffers associated with the Property, whether of record or not, are hereby void and of no further force and effect. The Proffers will be enforceable only upon Spotsylvania County's ("County") full and final approval of rezoning application R20-0003 submitted by the Applicant to reclassify the Property from R-1 and PHD-2 to PDH-5 to allow the development of no more than seventy-seven (77) age-restricted single family attached units and two (2) single family detached units.

II. Land Use

- A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway and travelway locations, utility locations, waste management facilities, storm water management facilities, amenities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of final site or subdivision plans to allow the Applicant to be fully compliant with the requirements of state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and the County's zoning ordinance, subdivision ordinance and design standards manual. Notwithstanding the foregoing, any said adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant from providing any of the Proffers.
- B. **Use.** The Property shall be developed solely for no more than seventy-seven (77) age-restricted residential single family attached dwelling units ("SFA Units") and two (2) residential single family detached dwelling units ("SFD Units") as shown on the GDP. SFA and SFD may hereafter be collectively referred to as "Units". The Property shall not be developed for any other uses allowed under the PDH-5 district, except for any allowable accessory and home occupation uses authorized under said district.
- C. **Phasing.** The SFA Units will be developed in two sections, all as shown on the GDP. Market demand will dictate the timing of those two sections.
- D. **Age-Restricted Covenants.** All SFA Units constructed on the Property shall be age-restricted and qualify as "housing for older persons" in accordance with the criteria set forth in Code of Virginia Section 36-96.7, et al., as amended. Further, the Applicant, prior to construction of the first SFA unit, shall prepare and record restrictive covenants that define the qualification for initial and subsequent occupancy of any SFA unit associated with the Property and shall further restrict households to include at least one (1) person who is age 55 years or older. Additionally, a covenant shall be placed on the Property that further prohibits any resident 18 years or younger to reside within any SFA unit constructed on the Property for a period of time exceeding thirty (30) days within any six (6) month period. Notwithstanding the foregoing restrictions, any SFA unit constructed on the Property may be occupied by a physically or mentally disabled individual who is 18 years of age or older and is the child of an age-restricted occupant. All such covenants described herein shall be recorded among the land records of Spotsylvania County, Virginia and encumber the Property prior to the issuance of a certificate of occupancy for any SFA unit.
- E. **Architectural Materials.** The building materials for only the SFA units will include one or more of the following: vinyl siding (Straight edge or Dutch lap in

main areas; Board and batten in accent areas); 30 year architectural shingles; cultured stone veneer; 4" aluminum gutters; driveways: all will be either concrete or asphalt; Notwithstanding the foregoing, in the event any of these materials are discontinued or no longer available, then the Applicant will utilize substantially similar materials, subject to the approval of the County's Zoning Administrator.

III. Transportation

The Applicant agrees to provide the following transportation Proffers, all as generally shown on the GDP:

- A. Dedication of approximately 0.4641 acres of right of way area along Mine Road and additional offsite right of way area across Mine Road, all in the areas generally designated on the GDP as "PROP. R/W";
- B. A 100 foot right turn lane and a 100 foot right turn lane taper from Mine Road, as shown on the GDP; and
- C. A 100 foot left turn lane and a 100 foot left turn lane taper from Mine Road, as shown on the GDP.
- D. The Applicant agrees to dedicate right of way as provided herein and shown on the GDP upon final subdivision approval or sooner pursuant to the County's request but in no event earlier than the Applicant's initial site plan submission.

IV. Cash Proffers

- A. The Applicant will provide the following cash Proffers to mitigate the project's impacts. For the purpose of calculating these cash Proffers, the number of SFA Units has been reduced from 77 to 49 to reflect the 28 by-right units that could be developed under the existing R-1 and PDH-2 zoning. Cash Proffers are only applicable to all SFA Units and will be paid on a per unit basis of \$92.51 (\$7,123.27 divided by 77 Units = \$92.51 per Unit) ("Cash Contributions") after the final inspection and before the County's approval of any certificate of occupancy for each SFA Unit.

CASH AND IN-KIND PROFFERS					
	SF Detached	SF Attached	Multi-Family	Age-Restricted	TOTAL
Per Unit Cash Proffer	\$0 x 0	\$92.51 x 77	\$0 x 0	\$0 x 0	
TOTAL	\$0	\$7,123.27	\$0	\$0	\$7,123.27
LUMP SUM AND IN-KIND CONTRIBUTIONS					

PUBLIC FACILITY CATEGORY		TOTAL VALUE
Schools	\$0.00 cash per unit to Schools	\$0.00
Public Safety	\$28.59 cash per SFA Unit to Public Safety	\$2,201.43
Transportation	\$0.00 cash per SFA Unit to Transportation	\$0.00
Parks & Rec.	\$63.92 cash per SFA Unit to Parks & Rec.	\$4,921.84
TOTAL CASH & IN KIND PROFFER VALUE		\$7,123.27

PROFFERED PHASING AND TIMING	
Phase or Contribution/Dedication	Timing
<i>Cash Contributions to Public Safety</i>	After the final inspection and before the County's approval of any certificate of occupancy for each SFA Unit
<i>Cash Contributions to Parks & Rec.</i>	After the final inspection and before the County's approval of any certificate of occupancy for each SFA Unit

- B. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the cash Proffers for each single family attached residential Unit shall be adjusted annually on the next following January 1st to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment shall be made by multiplying the Cash Contributions for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula shall be used as defined by Section 15.2.2303.3b of the Code of Virginia.

V. Additional Proffers

- A. Amenities. The Applicant will construct prior to the issuance of the certificate of occupancy for the 10th SFA Unit, a pickleball court; and prior to the issuance of the certificate of occupancy for the 39th SFA Unit, a gazebo, all as shown on the GDP.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant makes these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

APPLICANT/OWNER:

BENCHMARK ROAD INVESTMENTS, LLC, a Virginia limited liability company

By: Melvin L. Garrison III
Melvin L. Garrison, III, Manager

Date: 7/20/20

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fredericksburg

The foregoing was subscribed, sworn to and acknowledged before me this 20 day of July, 2020, by Melvin L. Garrison, III, Manager of Benchmark Road Investments, LLC, a Virginia limited liability company, on behalf of said company.

Betty J. Miller
Notary Public

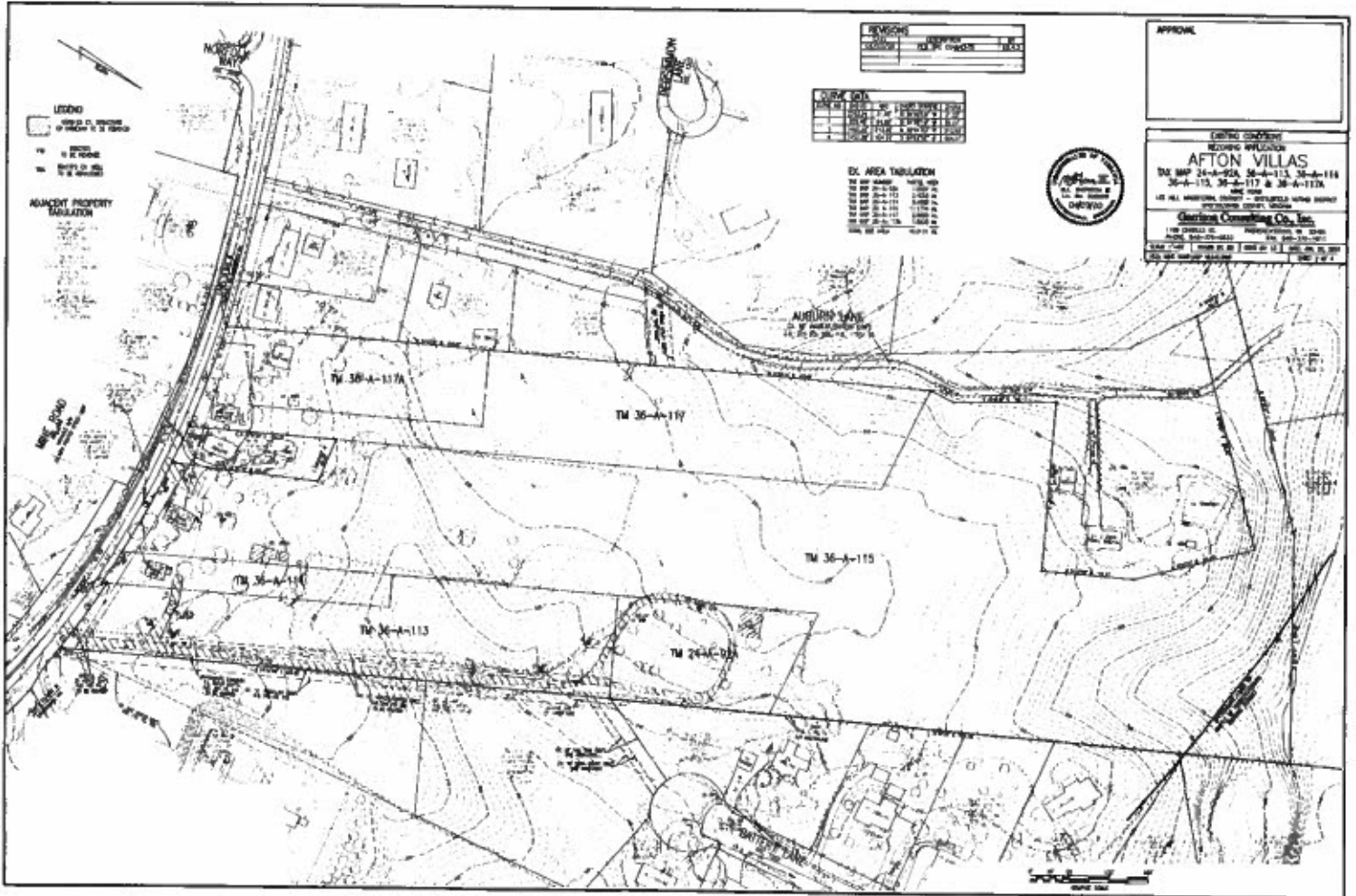
Print Name: Betty J. MILLER
My Commission Expires: 8/31/2022
Registration No. 4060695
[SEAL]

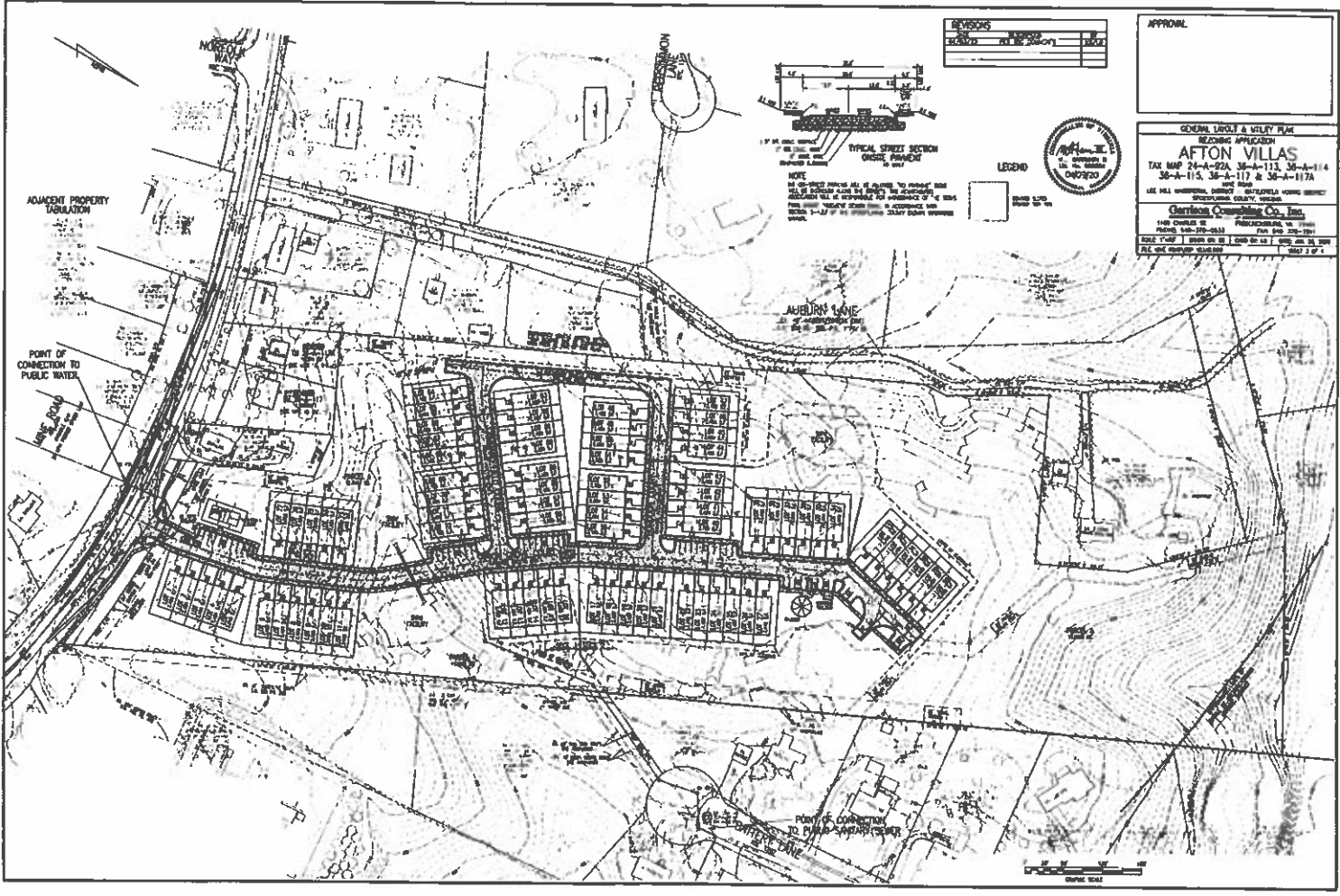


EXHIBIT A

Generalized Development Plan

11971725.3 039405.00011





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/00
2	REVISION	

APPROVAL



GENERAL LAYOUT & UTILITY PLAN
 REZONING APPLICATION
AFTON VILLAS
 TAX MAP 24-A-92A, 36-A-113, 36-A-114
 36-A-115, 36-A-117 & 36-A-117A
 LEE HILL MUNICIPAL DISTRICT
 STONINGTON COUNTY, MISSISSIPPI
Garrison Consulting Co., Inc.
 1400 COURSE 80
 PRINCETON, MISSISSIPPI 39074
 PHONE 601-291-0444 FAX 601-291-1817
 E-MAIL gco@gsi.com WWW.GSI.COM
 DATE 10/15/00 DRAWN BY [signature] CHECKED BY [signature] SHEET 2 OF 2

ADJACENT PROPERTY TABULATION

POINT OF CONNECTION TO PUBLIC WATER

AUBURN LANE

POINT OF CONNECTION TO PUBLIC SEWER



TURN LANE ANALYSIS

LEFT TURN LANE ANALYSIS
 VEH. TRAF. - 100 VPH
 PERIOD TRAF. - 20 VPH
 TRAF. - 50% VEH. CLAS. - 1200 VPH
 VEH. TRAF. CLAS. (20%) - 1200 VPH
 TRAF. TRAF. - 75 VPH @ 100 VPH
 TRAF. TRAF. - 100 VPH @ 100 VPH
 TRAF. TRAF. - 150 VPH @ 100 VPH
 TRAF. TRAF. - 200 VPH @ 100 VPH
 TRAF. TRAF. - 250 VPH @ 100 VPH
 TRAF. TRAF. - 300 VPH @ 100 VPH
 TRAF. TRAF. - 350 VPH @ 100 VPH
 TRAF. TRAF. - 400 VPH @ 100 VPH
 TRAF. TRAF. - 450 VPH @ 100 VPH
 TRAF. TRAF. - 500 VPH @ 100 VPH
 TRAF. TRAF. - 550 VPH @ 100 VPH
 TRAF. TRAF. - 600 VPH @ 100 VPH
 TRAF. TRAF. - 650 VPH @ 100 VPH
 TRAF. TRAF. - 700 VPH @ 100 VPH
 TRAF. TRAF. - 750 VPH @ 100 VPH
 TRAF. TRAF. - 800 VPH @ 100 VPH
 TRAF. TRAF. - 850 VPH @ 100 VPH
 TRAF. TRAF. - 900 VPH @ 100 VPH
 TRAF. TRAF. - 950 VPH @ 100 VPH
 TRAF. TRAF. - 1000 VPH @ 100 VPH

RIGHT TURN LANE ANALYSIS
 TRAF. TRAF. - 100 VPH
 TRAF. TRAF. - 20 VPH
 TRAF. TRAF. - 50% VEH. CLAS. - 1200 VPH
 TRAF. TRAF. CLAS. (20%) - 1200 VPH
 TRAF. TRAF. - 75 VPH @ 100 VPH
 TRAF. TRAF. - 100 VPH @ 100 VPH
 TRAF. TRAF. - 150 VPH @ 100 VPH
 TRAF. TRAF. - 200 VPH @ 100 VPH
 TRAF. TRAF. - 250 VPH @ 100 VPH
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 TRAF. TRAF. - 850 VPH @ 100 VPH
 TRAF. TRAF. - 900 VPH @ 100 VPH
 TRAF. TRAF. - 950 VPH @ 100 VPH
 TRAF. TRAF. - 1000 VPH @ 100 VPH

REVISIONS	DATE	BY	APPROVED

APPROVAL

Intersection Sight Distance
 The following table shows intersection sight distance requirements for various speeds along right-of-way.

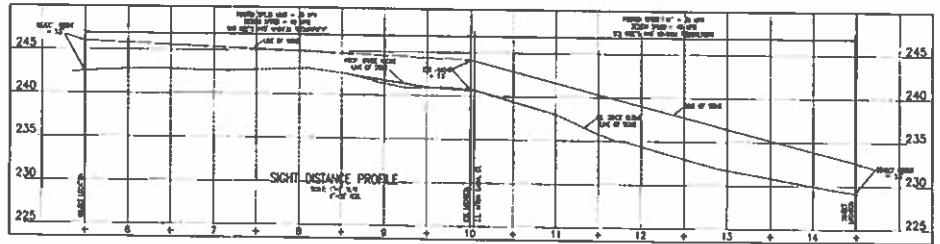
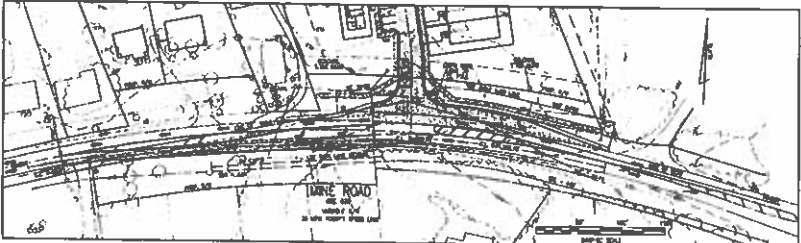
ICR = Right-of-Way (ft) @ 1 vehicle standing at left stop
 ICR = Right-of-Way (ft) @ 2 vehicles standing at left stop

Height of Eye: 5.7'	Angle of Object: 2.0°	
Speed (mph)	ICR (ft)	ICR (ft)
20	200	200
30	300	300
40	400	400
50	500	500
60	600	600
70	700	700
80	800	800
90	900	900
100	1000	1000



INTER APPROVALS

AFTON VILLAS
 TAX MAP 24-A-826, 38-A-113, 38-A-114
 38-A-115, 38-A-117 & 38-A-117A
 and 38-A-118
 LEE HILL VILLAGE DISTRICT, 600 WILSON ROAD, BENTLEY, MICHIGAN 48815
Charles Conroy Co., Inc.
 1100 OAKWOOD BLVD., FARMINGTON HILLS, MICHIGAN 48334
 PHONE (248) 336-8833 FAX (248) 336-1013
 E-MAIL: CHARLES@CCONROY.COM WWW.CCONROY.COM



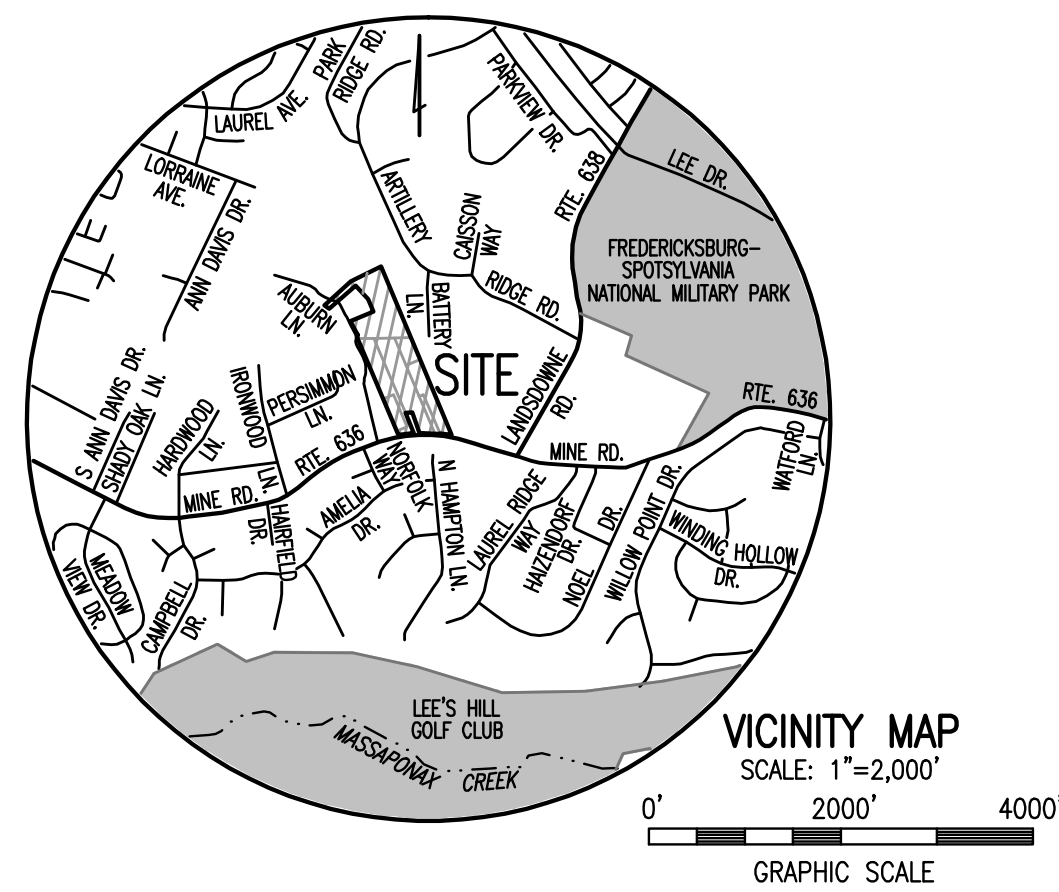
GENERALIZED DEVELOPMENT PLAN

REZONING APPLICATION

R20-0003

AFTON VILLAS
TAX MAP 24-A-92A, 36-A-113, 36-A-114
36-A-115, 36-A-117 & 36-A-117A

4105, 4107, 4109, 4113, 4121 & 4125 MINE ROAD
LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA



STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED FOR WATER QUALITY AND QUANTITY IN ACCORDANCE WITH CHAPTER 19A OF THE SPOTSYLVANIA COUNTY CODE AND ARTICLE 4 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

WATER QUALITY

THE VRRM SPREADSHEET INDICATES THE EXISTING TP LOAD FOR THIS SITE IS 1.31 LBS./YR. AND THE POSTDEVELOPED TP LOAD IS 13.31 LBS./YR. WITH 5.51 LBS./YR. OF TP LOAD REDUCTION REQUIRED.

WATER QUANTITY

PRELIMINARY STORMWATER RUNOFF COMPUTATIONS INDICATE THE PREDEVELOPED RUNOFF FROM THIS SITE IS 2.02 CFS FOR THE 1 YR. STORM AND 26.82 CFS FOR THE 10 YR. STORM.

THE CONSTRUCTION OF EXTENDED DETENTION PONDS IS PROPOSED. TO SATISFY THE CHANNEL PROTECTION REQUIREMENTS, THE PONDS WILL BE DESIGNED TO CONTROL THE MAXIMUM PEAK FLOW RATE FROM THE POSTDEVELOPED ONE-YEAR 24-HOUR STORM BY PROVIDING STORAGE OF THE RUNOFF VOLUME FROM THE ONE-YEAR STORM AND RELEASING THAT VOLUME IN 24 HOURS.

TO SATISFY FLOOD PROTECTION REQUIREMENTS, THE PONDS WILL BE DESIGNED TO RELEASE THE POSTDEVELOPED PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM AT A RATE THAT IS LESS THAN THE PREDEVELOPED RATE.

THE EXTENDED DETENTION PONDS WILL BE CONSTRUCTED ON OPEN SPACE PARCEL A TO PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROLS.

THE AFTON VILLAS HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWM FACILITIES.

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SPOTSYLVANIA COUNTY REQUIREMENTS AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

LANDSCAPING

STREET BUFFER "B" WILL BE PROVIDED ALONG MINE ROAD IN ACCORDANCE WITH TABLE 6.11 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

TRANSITIONAL SCREENING 1 WILL BE PROVIDED IN ACCORDANCE WITH TABLE 6.9 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

ALL PROPOSED LANDSCAPING WILL BE IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY ZONING ORDINANCE AND DESIGN STANDARDS MANUAL.

LOT COVERAGE & IMPERVIOUS SURFACE RATIO TABULATION

Table with 2 columns: Item, Value. Includes rows for Pavement, C&G & D/W Entrances, Sidewalk, etc.

IMPERVIOUS SURFACE RATIO = 5.4558/19.0086 = 28.70%

* IMPERVIOUS AREAS SHOWN FOR LOTS 78 & 79 REPRESENT AN ESTIMATE OF THE TOTAL AREA OF THE DWELLINGS, STOOPS, SIDEWALKS AND DRIVEWAY.

OPEN SPACE TABULATION

OPEN SPACE REQUIRED PDH-5 = 35% OF THE GROSS SITE AREA
OPEN SPACE REQUIRED = 19.0086 x 0.35 = 6.6530 AC.

PARCEL A 13.0159 Ac.
TRAVELWAYS & PARKING - 1.5746 Ac.

OPEN SPACE PROVIDED = 11.4413 AC.

OPEN SPACE WITHIN WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15%

Table with 2 columns: Area Type, Value. Includes Wetlands, RPA, Floodplains, Slopes > 15%.

OPEN SPACE OUTSIDE WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15%

11.4413 - 4.2592 = 7.1821 AC.

NO OPEN SPACE WITHIN WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15% ARE INCLUDED IN THE AREA USED TO SATISFY THIS REQUIREMENT

PARKING TABULATION

PARKING REQUIRED: 2 SPACES/DWELLING UNIT
PROPOSED NUMBER OF FUTURE DWELLINGS UNITS: 79

PARKING PROVIDED: 2 SPACES ON EACH LOT = 158 SPACES
STD. SPACES IN PARKING BAYS = 48 SPACES
HDCP. SPACES IN PARKING BAYS = 2 SPACES
TOTAL PARKING PROVIDED = 208 SPACES

OWNER

BENCHMARK ROAD INVESTMENTS, LLC
1109 CHARLES ST.
FREDERICKSBURG, VA 22401
540-370-0633

Table with 2 columns: Tax Map, LR #. Lists tax maps 24-A-92A through 36-A-117A and their respective LR numbers.

APPLICANT

BENCHMARK ROAD INVESTMENTS, LLC
1109 CHARLES ST.
FREDERICKSBURG, VA 22401
540-370-0633

SITE DATA SUMMARY

Table with 2 columns: Item, Value. Includes Site Area, Tax Map Number, Parcel Area, etc.

EXISTING ZONING: BY-RIGHT RESIDENTIAL DENSITY WITH PUBLIC WATER AND SEWER

Table with 2 columns: Tax Map, Zoning. Lists tax maps 24-A-92A, 36-A-113, 36-A-114, 36-A-115, 36-A-117, 36-A-117A and their corresponding zoning codes.

TOTAL AREA 15,1002 AC.
APPROVED REZONING APPLICATION RZ17-0007 RECLASSIFIED THESE PARCELS FROM R-1 TO PDH-2 AND ALLOWED THE DEVELOPMENT OF NO MORE THAN 29 SINGLE FAMILY DETACHED DWELLING UNITS.

EX. ZONING: R-1
TAX MAP 36-A-117 2,9082 Ac.
TAX MAP 36-A-117A 1,0002 Ac.
R-1 ALLOWABLE DENSITY = 1 DWELLING UNIT/2.0 GROSS ACRES

PROPOSED ZONING: PDH-5
MAX. DENSITY ALLOWED = 5.0 DWELLING UNITS/AC.
PROPOSED NUMBER OF LOTS/DWELLING UNITS = 79

OVERLAY DISTRICTS

AIRPORT
CHESAPEAKE BAY PRESERVATION AREA

EXISTING USE

Table with 3 columns: Tax Map Number, Ex. Use, Value. Lists existing uses for various tax maps.

PROPOSED USE: SINGLE-FAMILY ATTACHED DWELLINGS - LOTS 1-77
SINGLE-FAMILY DETACHED DWELLINGS - TM 36-A-117 & 36-A-117A*

PROPOSED LAND USE

Table with 3 columns: Area in Lots, R/W Dedication, Open Space - Parcel A, Value. Lists proposed land use metrics.

LAND DISTURBANCE

ESTIMATED AMOUNT OF DISTURBED AREA = 11.78 AC.
THE ESTIMATE SHOWN ABOVE INCLUDES CLEARING THE INDIVIDUAL LOTS IN ADDITION TO THE CLEARING FOR THE INFRASTRUCTURE IMPROVEMENTS.

LOT SIZE REQUIREMENTS
MINIMUM DISTRICT SIZE: 5 AC.
PROPOSED DISTRICT SIZE: 19.0086 AC.

PROPOSED BULK REGULATIONS

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM SETBACKS
FRONT: 10'
SIDE: 5' ON END OF UNITS
SIDE: 0' WHERE UNITS ARE ATTACHED
REAR: 7'

TRIP GENERATION

LAND USE: SENIOR HOUSING
ESTIMATED VPD = 3.70 VPD/LOT (ITE LU 252 - SENIOR HOUSING)
PROJECT TRAFFIC = 77 LOTS x 3.70 VPD = 285 VPD ON AFTON GROVE CT.

KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS
NONE - SEE NOTE 6

KNOWN PLACES OF BURIAL
NONE - SEE NOTE 7

FLOODPLAINS
NONE - SEE NOTE 4

RESOURCE PROTECTION AREAS
NONE

WETLANDS
NONE

STEEP SLOPES (SLOPES>15%)
4.2592 AC

DAM BREAK INUNDATION ZONES
NONE

ESTIMATED WATER AND SEWER FLOWS
PROPOSED USE: SENIOR HOUSING - 2 PEOPLE/UNIT

ESTIMATED SEWAGE FLOW: 200 GPD/UNIT*
PROPOSED NUMBER OF UNITS: 77
ESTIMATED SEWAGE FLOW: 200 x 77 = 15,400 GPD
* PER SECTION 2.3.6 OF THE SPOTSYLVANIA COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR 2 PEOPLE/UNIT

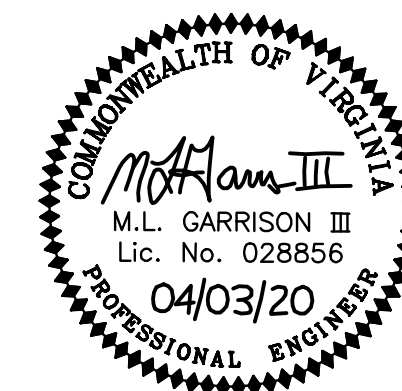
SHEET INDEX

Table with 2 columns: No., Title. Lists sheet numbers and titles like Cover Sheet, Existing Conditions, etc.

Table with 3 columns: Date, Description, By. Lists revision dates and descriptions.

NOTES

- List of 22 notes detailing property boundaries, zoning information, floodplains, and other project-specific details.



Project summary box containing title, tax map information, owner and applicant details, and contact information for Garrison Consulting Co., Inc.

APPROVAL

REVISIONS		
DATE	DESCRIPTION	BY
04/03/20	PER TRC COMMENTS	KB/LG

CURVE DATA				
CURVE NO.	RADIUS	ARC	CHORD BEARING	CHORD
1	2703.24'	31.62'	N 81°06'08" W	31.62'
2	965.48'	91.60'	N 84°09'19" W	91.57'
3	1452.39'	213.82'	N 89°04'03" W	213.63'
4	1452.39'	164.16'	S 81°04'52" W	164.07'

EX. AREA TABULATION

TAX MAP NUMBER	PARCEL AREA
TAX MAP 24-A-92A	1.0207 Ac.
TAX MAP 36-A-113	2.44053 Ac.
TAX MAP 36-A-114	0.4968 Ac.
TAX MAP 36-A-115	11.1774 Ac.
TAX MAP 36-A-117	2.9099 Ac.
TAX MAP 36-A-117A	1.0000 Ac.
TOTAL SITE AREA	19.0101 Ac.

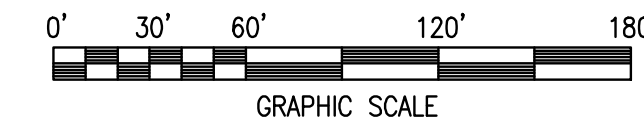
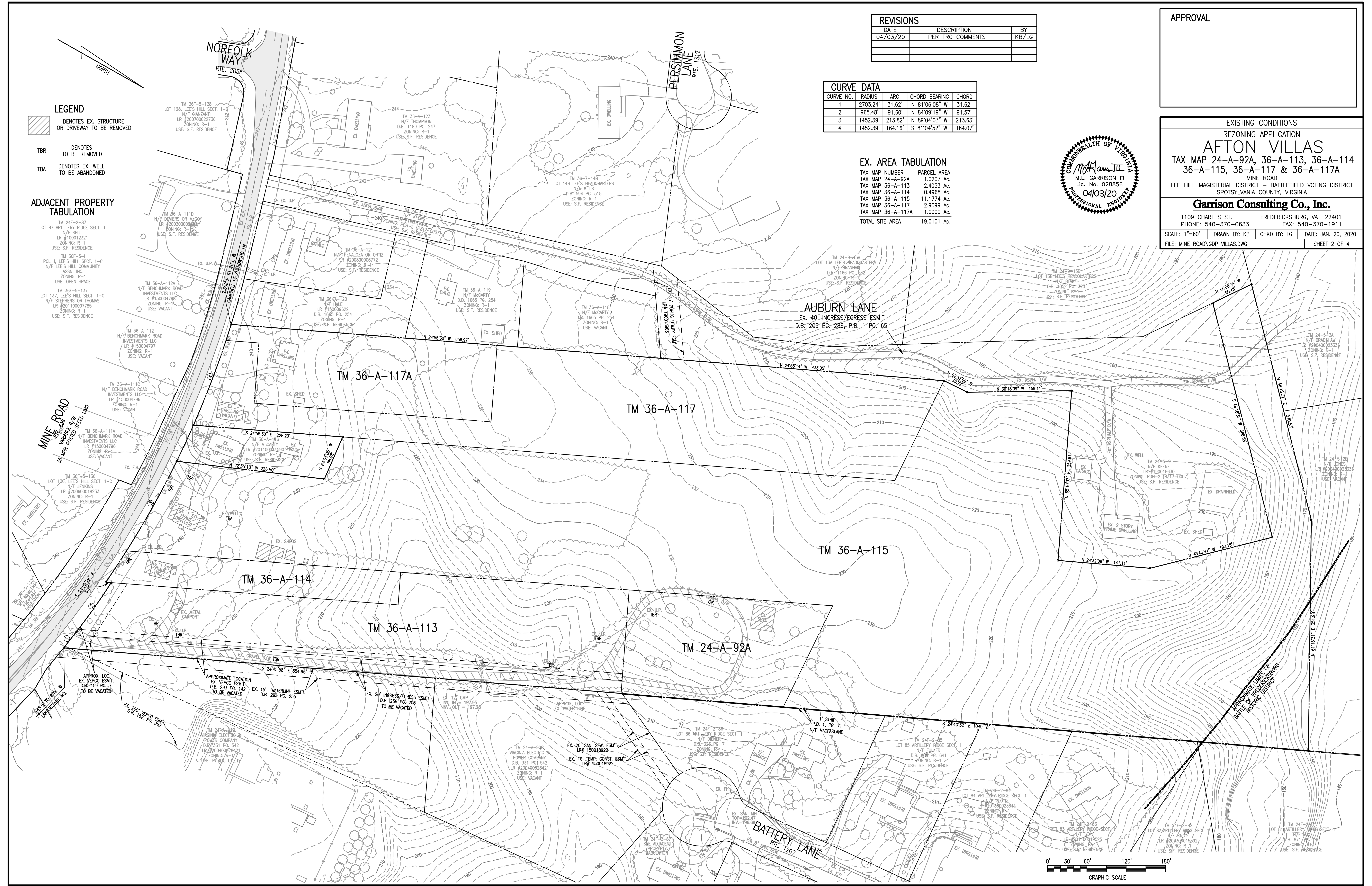


EXISTING CONDITIONS
 REZONING APPLICATION
AFTON VILLAS
 TAX MAP 24-A-92A, 36-A-113, 36-A-114
 36-A-115, 36-A-117 & 36-A-117A
 MINE ROAD
 LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT
 SPOTSYLVANIA COUNTY, VIRGINIA
Garrison Consulting Co., Inc.
 1109 CHARLES ST. FREDERICKSBURG, VA 22401
 PHONE: 540-370-0633 FAX: 540-370-1911
 SCALE: 1"=60' DRAWN BY: KB CHKD BY: LG DATE: JAN. 20, 2020
 FILE: MINE ROAD\GDP VILLAS.DWG SHEET 2 OF 4

LEGEND
 DENOTES EX. STRUCTURE OR DRIVEWAY TO BE REMOVED
 TBR DENOTES TO BE REMOVED
 TBA DENOTES EX. WELL TO BE ABANDONED

ADJACENT PROPERTY TABULATION

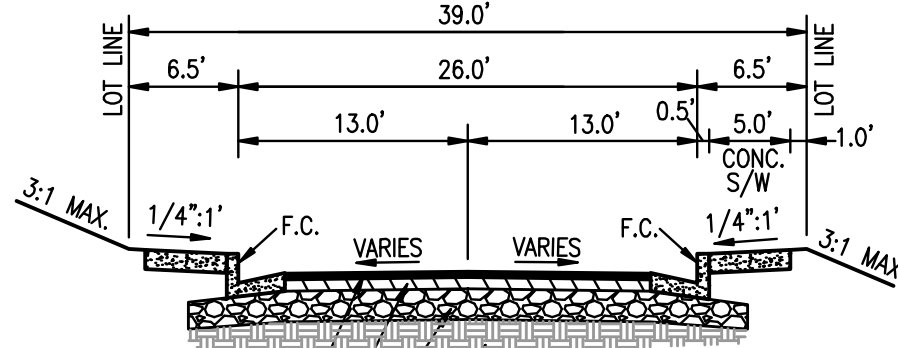
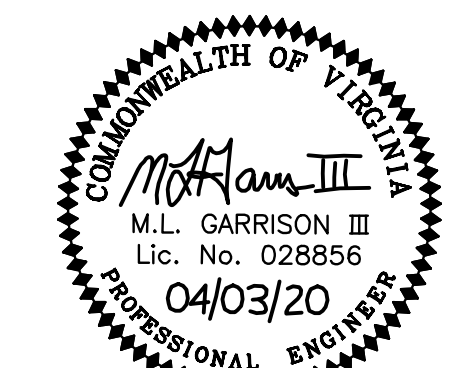
- TM 24F-2-87 LOT 87 ARTILLERY RIDGE SECT. 1 N/F SELL LR #100012321 ZONING: R-1 USE: S.F. RESIDENCE
- TM 36F-5-1 PCL. 1, LEE'S HILL SECT. 1-C N/F LEE'S HILL COMMUNITY ASSN. INC. ZONING: R-1 USE: OPEN SPACE
- TM 36F-5-137 LOT 137, LEE'S HILL SECT. 1-C N/F STEPHENS OR THOMAS LR #201100007785 ZONING: R-1 USE: S.F. RESIDENCE
- TM 36-A-112 N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004796 ZONING: R-1 USE: VACANT
- TM 36-A-111C N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004796 ZONING: R-1 USE: VACANT
- TM 36-A-111A N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004796 ZONING: R-1 USE: VACANT
- TM 36-A-111 N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004796 ZONING: R-1 USE: VACANT
- TM 36F-5-136 LOT 136, LEE'S HILL SECT. 1-C N/F JENKINS LR #200600018233 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24-A-92A LOT 84 ARTILLERY RIDGE SECT. 1 N/F FLUZZER D.B. 209 PG. 641 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-85 LOT 85 ARTILLERY RIDGE SECT. 1 N/F FLUZZER D.B. 209 PG. 641 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-86 LOT 86 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-83 LOT 83 ARTILLERY RIDGE SECT. 1 N/F FLUZZER D.B. 209 PG. 641 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-84 LOT 84 ARTILLERY RIDGE SECT. 1 N/F FLUZZER D.B. 209 PG. 641 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-85 LOT 85 ARTILLERY RIDGE SECT. 1 N/F FLUZZER D.B. 209 PG. 641 ZONING: R-1 USE: S.F. RESIDENCE
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- TM 24F-2-88 LOT 88 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-89 LOT 89 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-90 LOT 90 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-91 LOT 91 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-92 LOT 92 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-93 LOT 93 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-94 LOT 94 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-95 LOT 95 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-96 LOT 96 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-97 LOT 97 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-98 LOT 98 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-99 LOT 99 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE
- TM 24F-2-100 LOT 100 ARTILLERY RIDGE SECT. 1 N/F DIENER D.B. 209 PG. 7 ZONING: R-1 USE: S.F. RESIDENCE



REVISIONS		
DATE	DESCRIPTION	BY
04/03/20	PER TRC COMMENTS	KB/LG

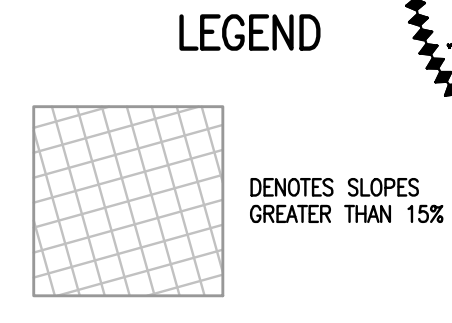
APPROVAL

GENERAL LAYOUT & UTILITY PLAN
 REZONING APPLICATION
AFTON VILLAS
 TAX MAP 24-A-92A, 36-A-113, 36-A-114
 36-A-115, 36-A-117 & 36-A-117A
 MINE ROAD
 LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT
 SPOTSYLVANIA COUNTY, VIRGINIA
Garrison Consulting Co., Inc.
 1109 CHARLES ST. FREDERICKSBURG, VA 22401
 PHONE: 540-370-0633 FAX: 540-370-1911
 SCALE: 1"=60' DRAWN BY: KB CHKD BY: LG DATE: JAN. 20, 2020
 FILE: MINE ROAD/GDP VILLAS.DWG SHEET 3 OF 4



**TYPICAL STREET SECTION
 ONSITE PAVMENT**
 NO SCALE

NOTE
 NO ON-STREET PARKING WILL BE ALLOWED. "NO PARKING" SIGNS WILL BE INSTALLED ALONG THE STREETS. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SIGNS. FINAL ONSITE PAVMENT DESIGN SHALL IN ACCORDANCE WITH SECTION 5-4.2.F OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

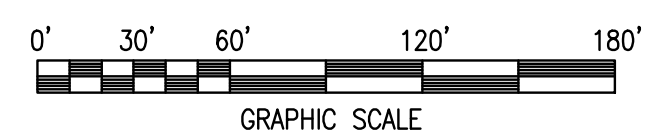
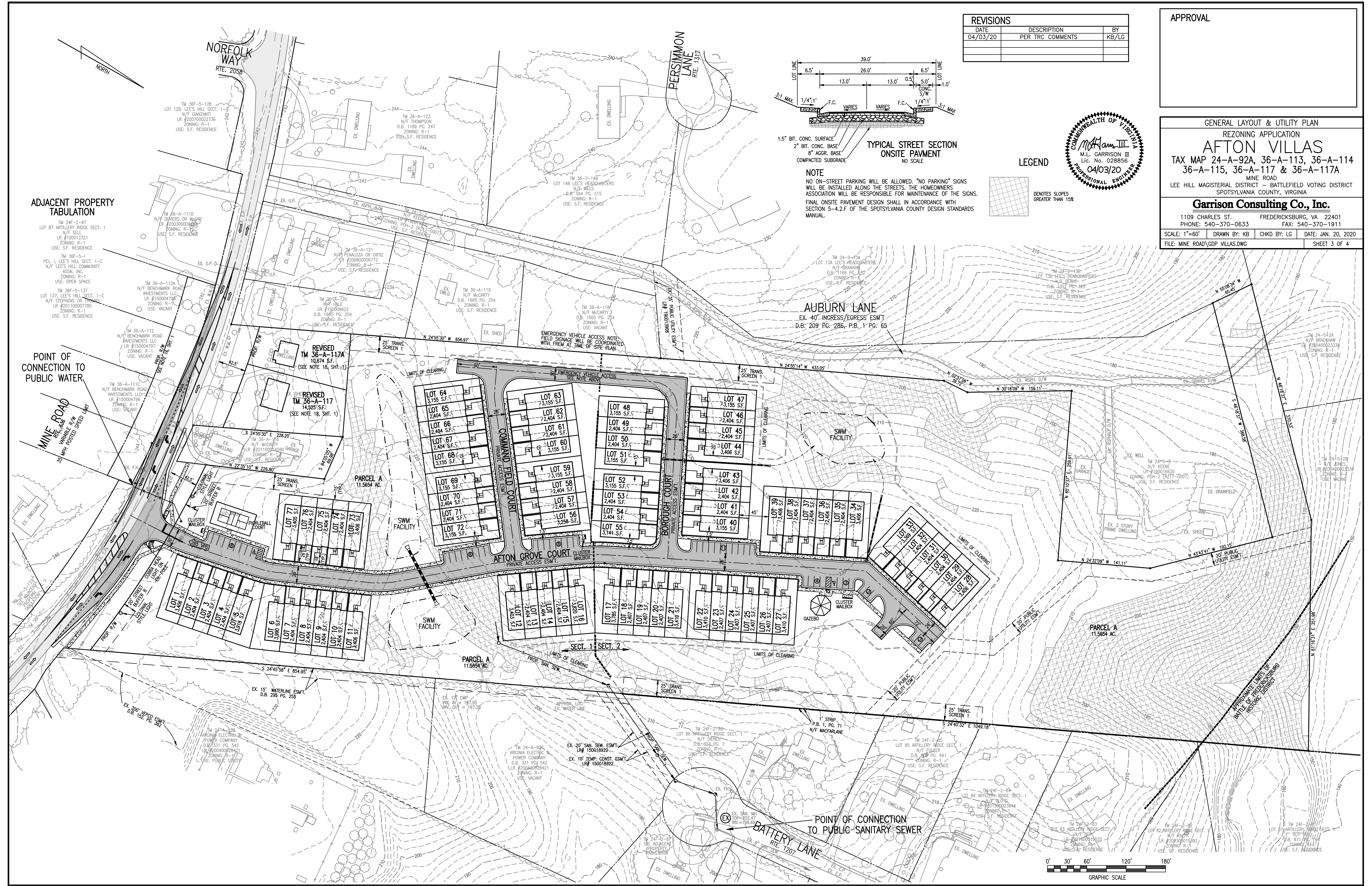


ADJACENT PROPERTY TABULATION

- TM 24F-2-87 LOT 87 ARTILLERY RIDGE SECT. 1 N/F SELL LR #100012321 ZONING: R-1 USE: S.F. RESIDENCE
- TM 36F-5-1 PCL. 1, LEE'S HILL SECT. 1-C N/F LEE'S HILL COMMUNITY ASSN. INC. ZONING: R-1 USE: OPEN SPACE
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- TM 36-A-111C N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004798 ZONING: R-1 USE: VACANT
- TM 36-A-112 N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004799 ZONING: R-1 USE: VACANT
- TM 36-A-111C N/F BENCHMARK ROAD INVESTMENTS LLC LR #150004800 ZONING: R-1 USE: VACANT

POINT OF CONNECTION TO PUBLIC WATER

MINE ROAD
 35 MPH POSTED SPEED LIMIT



TURN LANE ANALYSIS

LEFT TURN LANE ANALYSIS

MINE ROAD - RTE. 636
 POSTED SPEED LIMIT = 35 MPH
 AADT - 2013 VDOT TRAFFIC COUNT = 13,000 VPD
 RECENT TRAFFIC COUNT (2017) = 17,000 VPD
 PROJECT TRAFFIC = 77 LOTS @ ENTRANCE
 PROJECT TRAFFIC = 2 LOTS @ MINE ROAD
 ITE AVG. TRIP RATES = 3.70 VPD (LU 252 - SENIOR HOUSING)
 TOTAL PROJECT TRAFFIC = 79 LOTS x 3.70 VPD = 292 VPD
 TOTAL TRAFFIC ON MINE ROAD = 17,000 + 292 = 17,292 VPD
 PROJECT TRAFFIC AT ENTRANCE = 77 LOTS x 3.70 VPD = 285 VPD
 K FACTOR = 0.094
 PEAK HOUR = 17,292 x 0.094 = 1,625 VPH
 DIRECTIONAL FACTOR = 0.514
 PEAK DIRECTION = 1,625 x 0.514 = 835 VPH WESTBOUND (OPPOSING VOLUME)
 790 VPH EASTBOUND (ADVANCING VOLUME)

PROJECT PHV = 77 x 0.26 = 20 VPH
 % LEFT TURNS INTO SITE FROM Va ADVANCING VOLUME = 20/790 = 2.5%

FIGURE 3-5 SHOWS A 100' LEFT TURN LANE IS WARRANTED

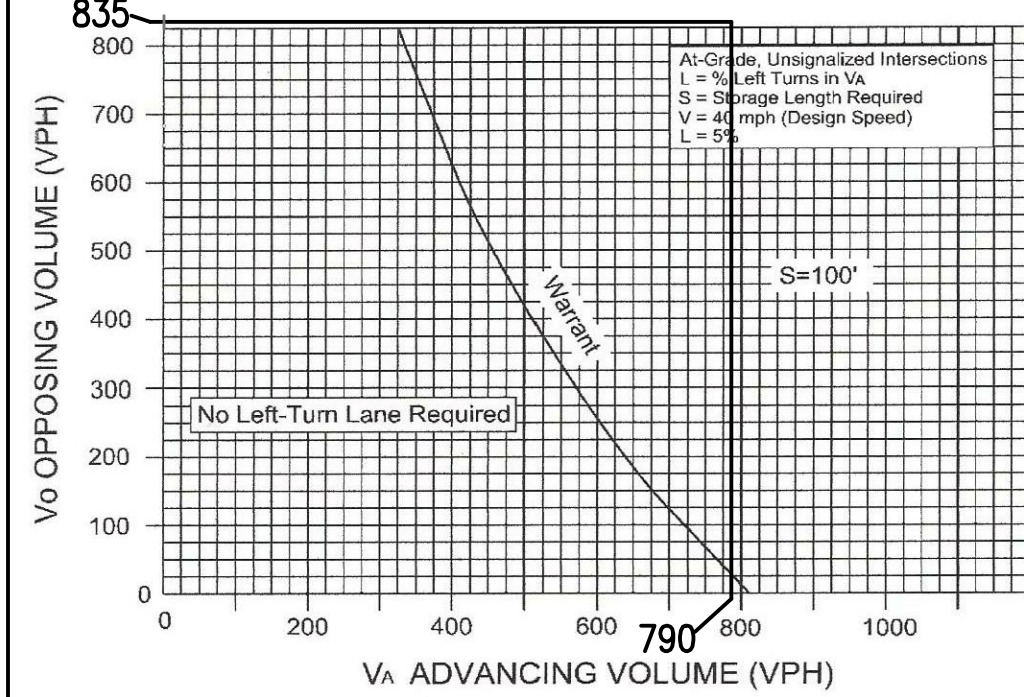


FIGURE 3-5

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

RIGHT TURN LANE ANALYSIS

PROJECT PHV = 77 x 0.26 = 20 VPH
 55% ENTERING, 45% EXITING
 VEHICLES ENTERING SITE = 20 x .55 = 11 VPH
 50% RIGHT TURN = 11 x 0.50 = 6 VPH RIGHT TURN
 50% LEFT TURN = 11 x 0.50 = 6 VPH LEFT TURN

PHV APPROACH TOTAL = 835 VPH
 PHV RIGHT TURNS = 6 VPH

FIGURE 3-26 SHOWS NO TURN LANES OR TAPERS REQUIRED

NOTE: A 100' FULL WIDTH RIGHT TURN LANE WITH A 100' TAPER IS PROPOSED.

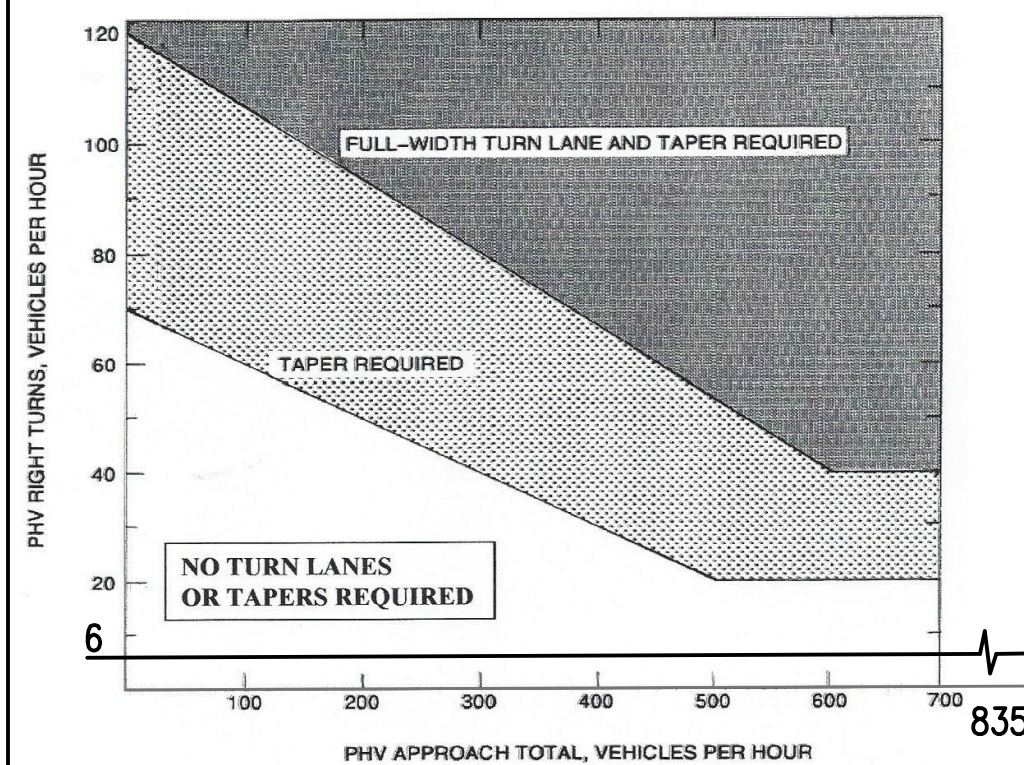


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

REVISIONS		
DATE	DESCRIPTION	BY
04/03/20	PER TRC COMMENTS	KB/LG

APPROVAL

Intersection Sight Distance
 The following table shows intersection sight distance requirements for various speeds along major roads:

SDR = Sight Distance Right (For a vehicle making a left turn)
 SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'	Height of Object 3.5'										
Design Speed (mph)**	20	25	30	35	40	45	50	55	60	65	70
SDL=SDR: 2 Lane Major Road	225	280	335	390	445	500	555	610	665	720	775



MINE ROAD IMPROVEMENTS
 REZONING APPLICATION
AFTON VILLAS
 TAX MAP 24-A-92A, 36-A-113, 36-A-114
 36-A-115, 36-A-117 & 36-A-117A
 MINE ROAD
 LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT
 SPOTSYLVANIA COUNTY, VIRGINIA
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 PHONE: 540-370-0633 FAX: 540-370-1911
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