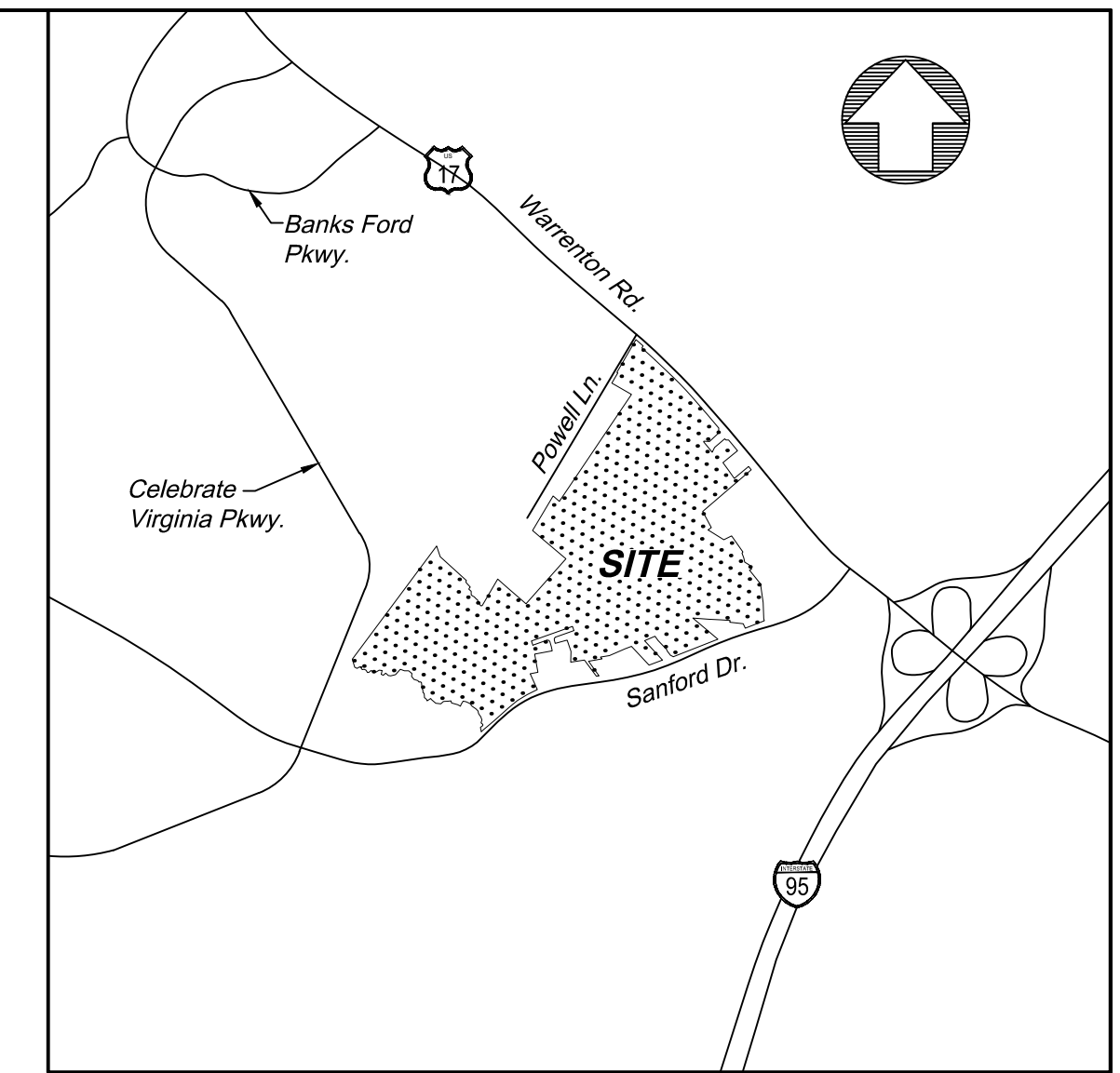
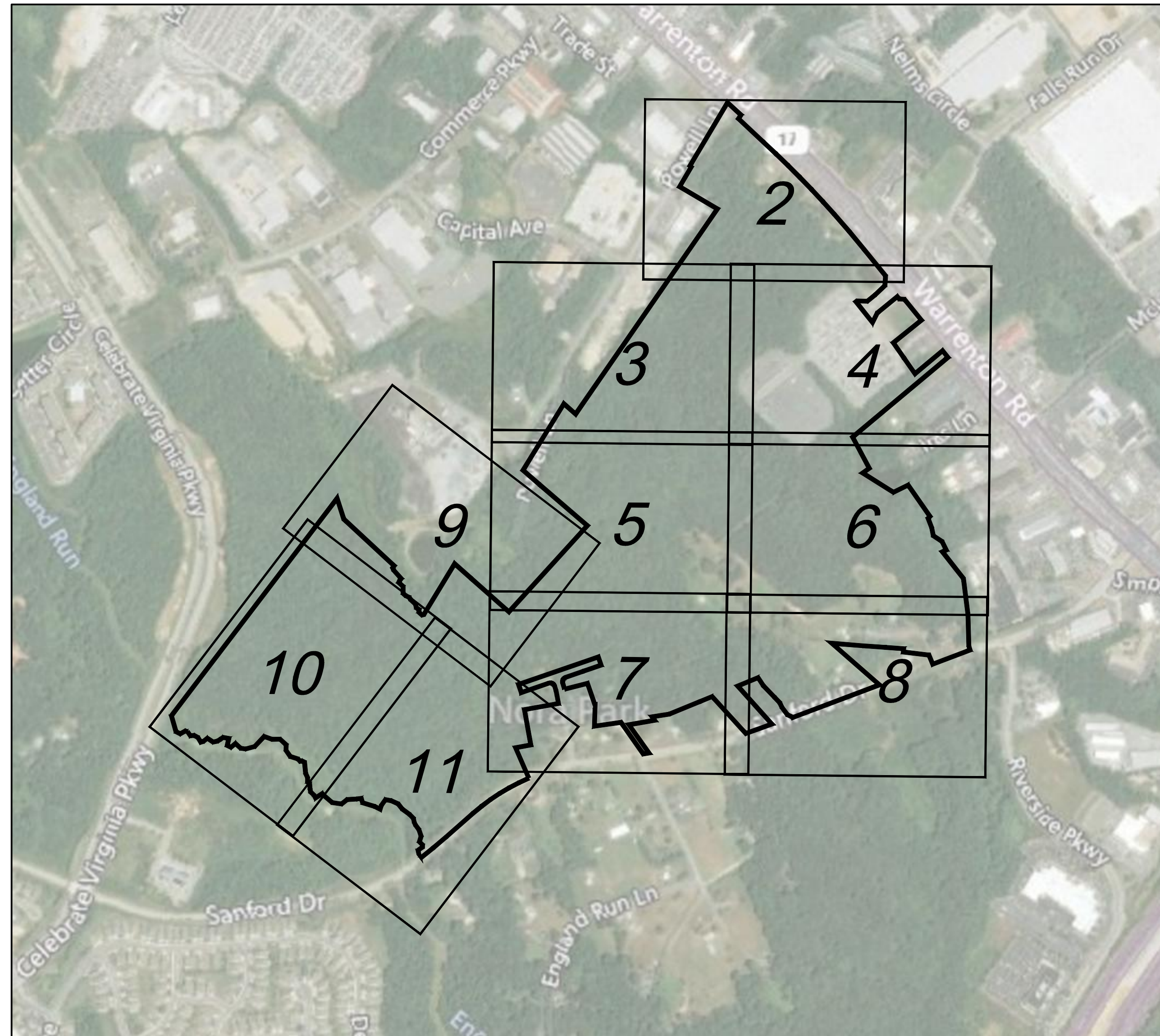


TAX MAP NUMBERS (SUBJECT PROPERTIES)
44-124A
44-125
44-124
44-131
44-132
44-129
44-130
44-129A
44-130A
44-135
44-137A
44-136
44-136A
44-138A
44-144B
44-144
44-144C
44-93A
44-93E
44C-3-7
44C-3-6
44C-3-5
44C-3-4
44C-3-8
44-92
44C-3-9
44C-3-3
44-91
44-123A
44-123B
44-123D
44-123E

SHEET LAYOUT
1" = 500'



Vicinity Map
1" = 2000'

NOTES:

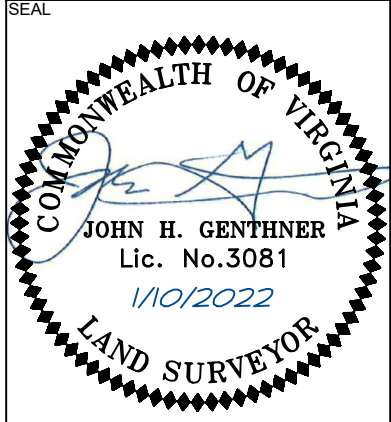
1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON COMPILED LAND RECORDS AND FIELD-SURVEYED EVIDENCE BUT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THE BASIS OF MERIDIAN IS NAD83 VA STATE PLANE NORTH ZONE. BEARINGS AND DISTANCES MAY VARY FROM RECORD.

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STAFFORD COUNTY
VIRGINIA
VARIOUS PARCELS

DATE
PROJECT NUMBER
PROJECT NAME
DRAWN BY / CHECKED BY
T. Barrett / J. Genthner



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2	11/15/20 UPDATE OWNERS
3	2/6/21 ADD COND. USE PERMIT LINE
4	11/10/22 REV. INDEY & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

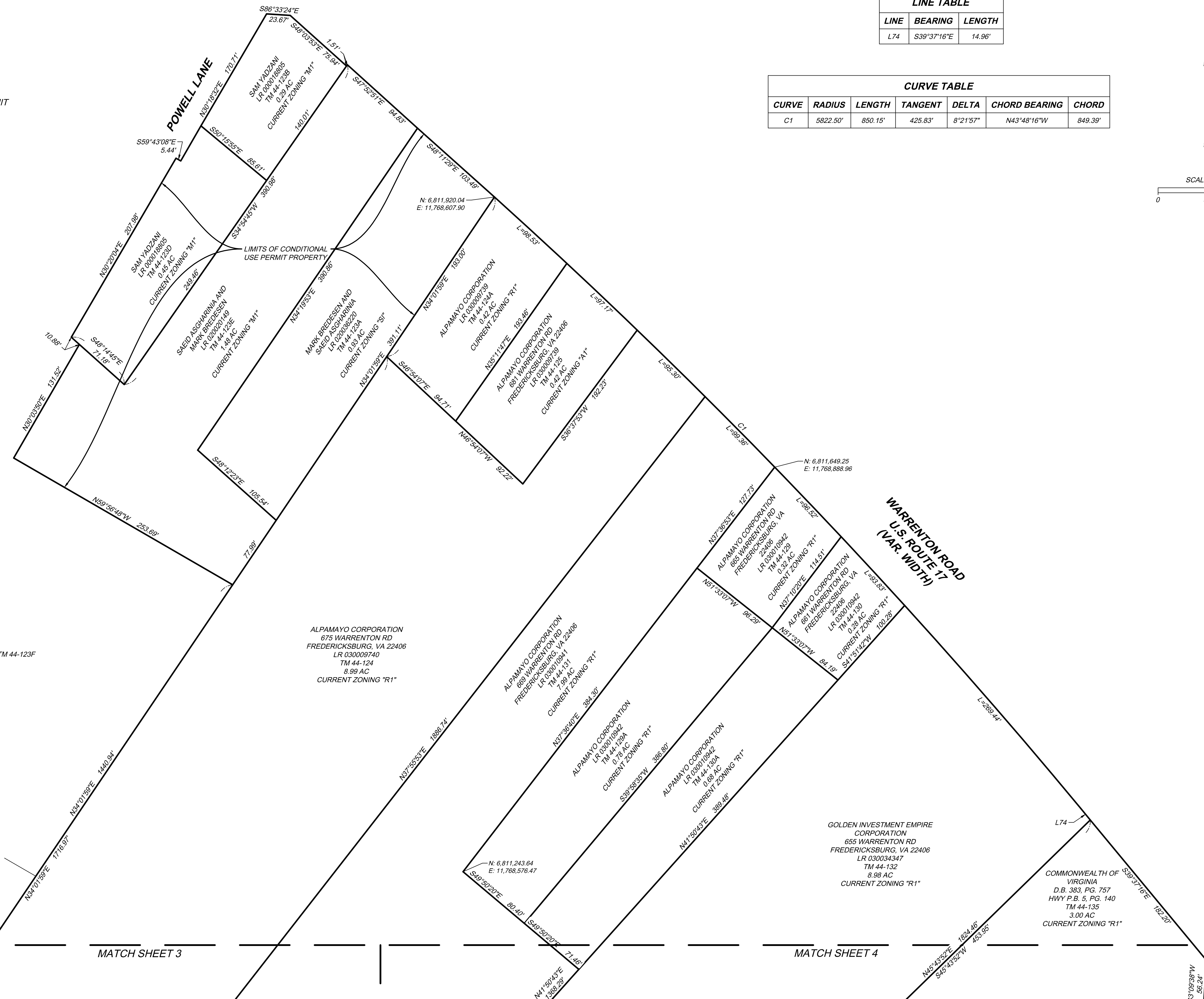
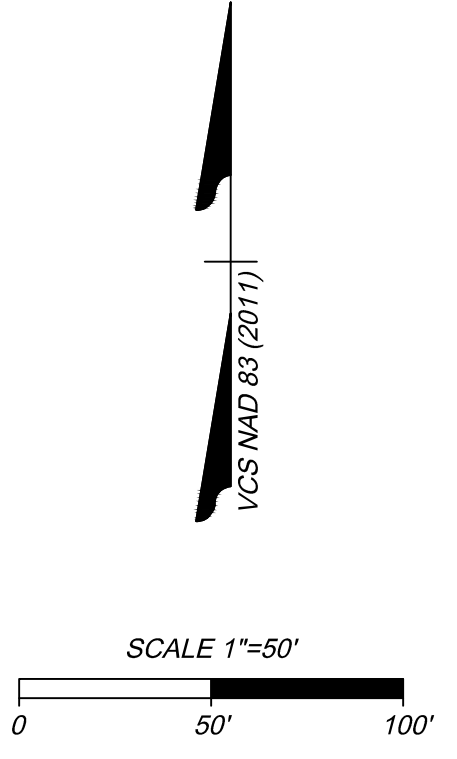
PLANS PRINTED AS 11x17 ARE HALF SCALE
SCALE SHEET NUMBER
1" = 50' 1 OF 11

Y:\06\42295-Sullivan_Consulting\DWG\42295-SP\SURV\EHX_2022\20106REV.dwg | Plotted on 11/10/2022 10:54 AM | by Tom Barrett

AREA UNDER
CONDITIONAL USE PERMIT
3.16 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L74	S39°37'16"E	14.96'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5822.50'	850.15'	425.83'	8°21'57"	N43°48'16"W	849.39'

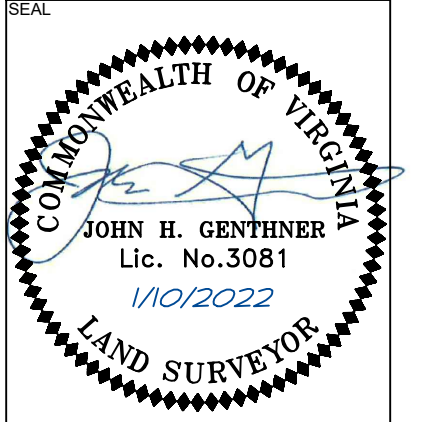


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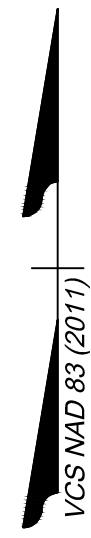


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2	11/15/20 UPDATE OWNERS
3	2/6/21 ADD COND. USE PERMIT LINE
4	11/10/22 REV. INDY & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

PLANS PRINTED AS 11x17 ARE HALF SCALE
SCALE SHEET NUMBER
1" = 50' 2 OF 11



MATCH SHEET 2

TM 44-123

ALPAMAYO CORPORATION
 875 WARRENTON RD
 FREDERICKSBURG, VA 22406
 LR 030009740
 TM 44-124
 8.99 AC
 CURRENT ZONING "R1"

ALPAMAYO CORPORATION
 669 WARRENTON RD
 FREDERICKSBURG, VA 22406
 LR 030010941
 TM 44-131
 7.99 AC
 CURRENT ZONING "R1"

GOLDEN INVESTMENT EMPIRE
 CORPORATION
 655 WARRENTON RD
 FREDERICKSBURG, VA 22406
 LR 030034347
 TM 44-132
 8.98 AC
 CURRENT ZONING "R1"

N: 6,810,509.68
 E: 11,768,399.25

PARRISH MITCHELL CROPP
 LINDA CROPP FINES
 RITA CROPP PAYNE
 GLENN HOWARD CROPP
 102 SANFORD DR FALMOUTH, VA 22406
 WF 14000053
 LR000010933
 TM 44-93A
 22.40 AC
 CURRENT ZONING "A1"

FRANK C. HARRIS, TRUSTEE
 ATHENE P. HARRIS, TRUSTEE
 FRANK C. HARRIS AND ATHENE P. HARRIS
 LIVING TRUST
 LR 070014410
 TM 44-138A
 11.84 AC
 CURRENT ZONING "R1"

FRANK C. HARRIS, TRUSTEE
 ATHENE P. HARRIS, TRUSTEE
 FRANK C. HARRIS AND ATHENE P. HARRIS
 LIVING TRUST
 LR 070014410
 TM 44-138A
 11.84 AC
 CURRENT ZONING "R1"

MATCH SHEET 5

GOLDEN INVESTMENT EMPIRE CORPORATION

MATCH SHEET 4

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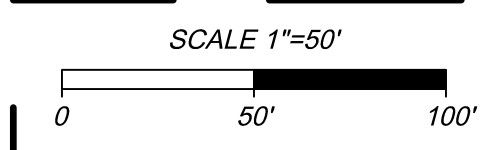
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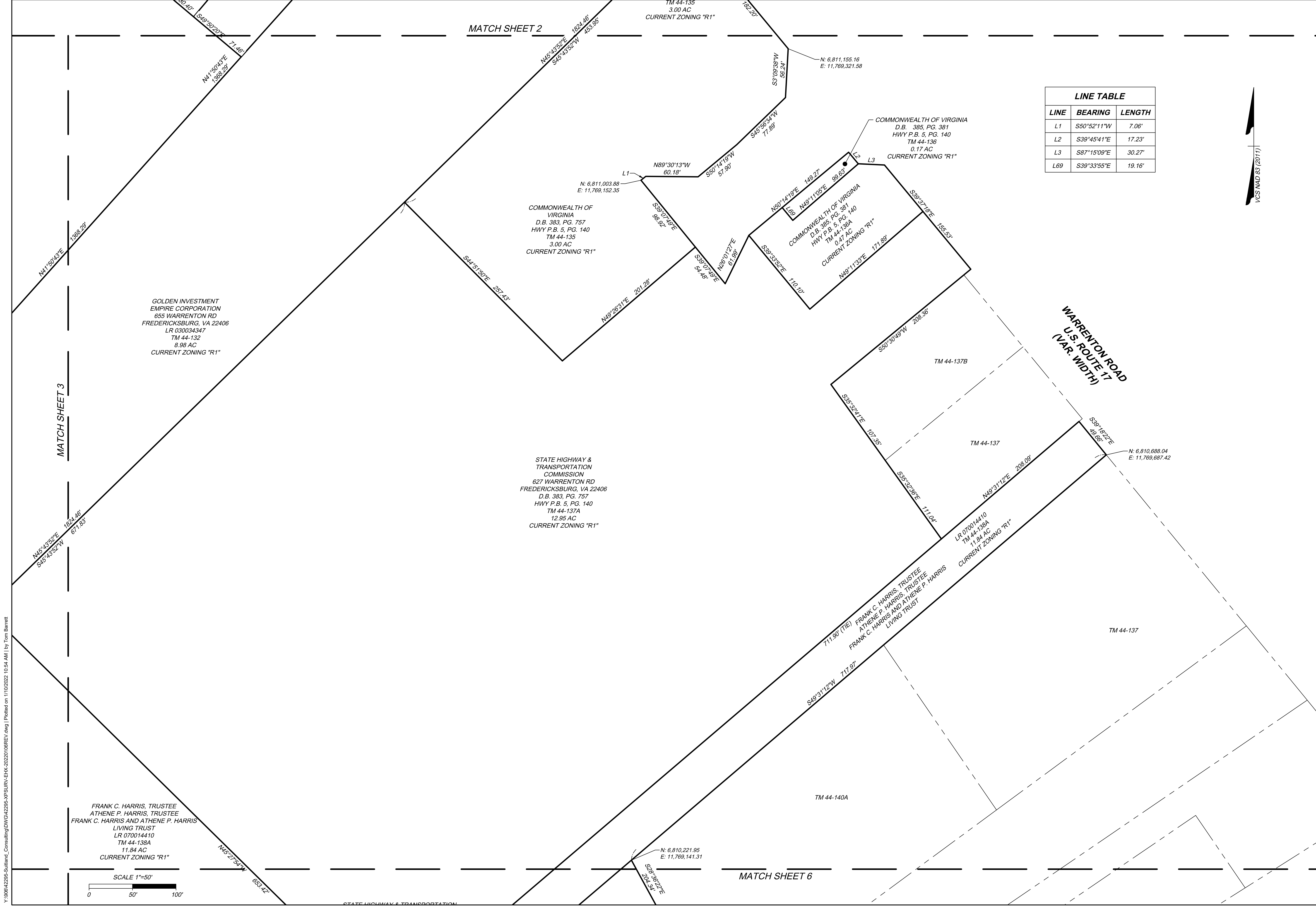
REVISIONS	
#	DESCRIPTION
1	10/02/20 REV LIMIT OF COND USE
2	11/15/20 UPDATE OWNERS
3	2/6/21 ADD COND. USE PERMIT LINE
4	11/15/22 REV. INDEY & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

PLANS PRINTED AS 11x17 ARE HALF SCALE
 SCALE SHEET NUMBER
 1" = 50' 3 OF 11

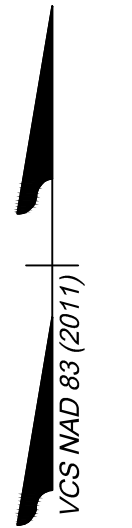
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LINE TABLE

LINE	BEARING	LENGTH
L1	S50°52'11"W	7.06'
L2	S39°45'41"E	17.23'
L3	S87°15'09"E	30.27'
L69	S39°33'55"E	19.16'

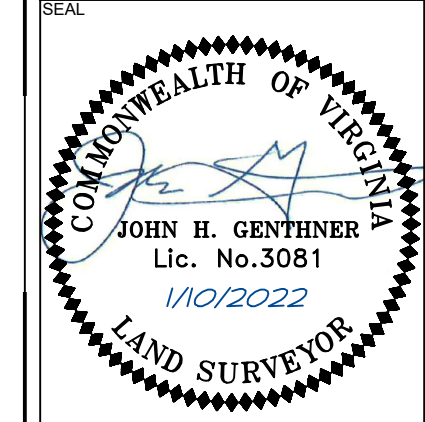


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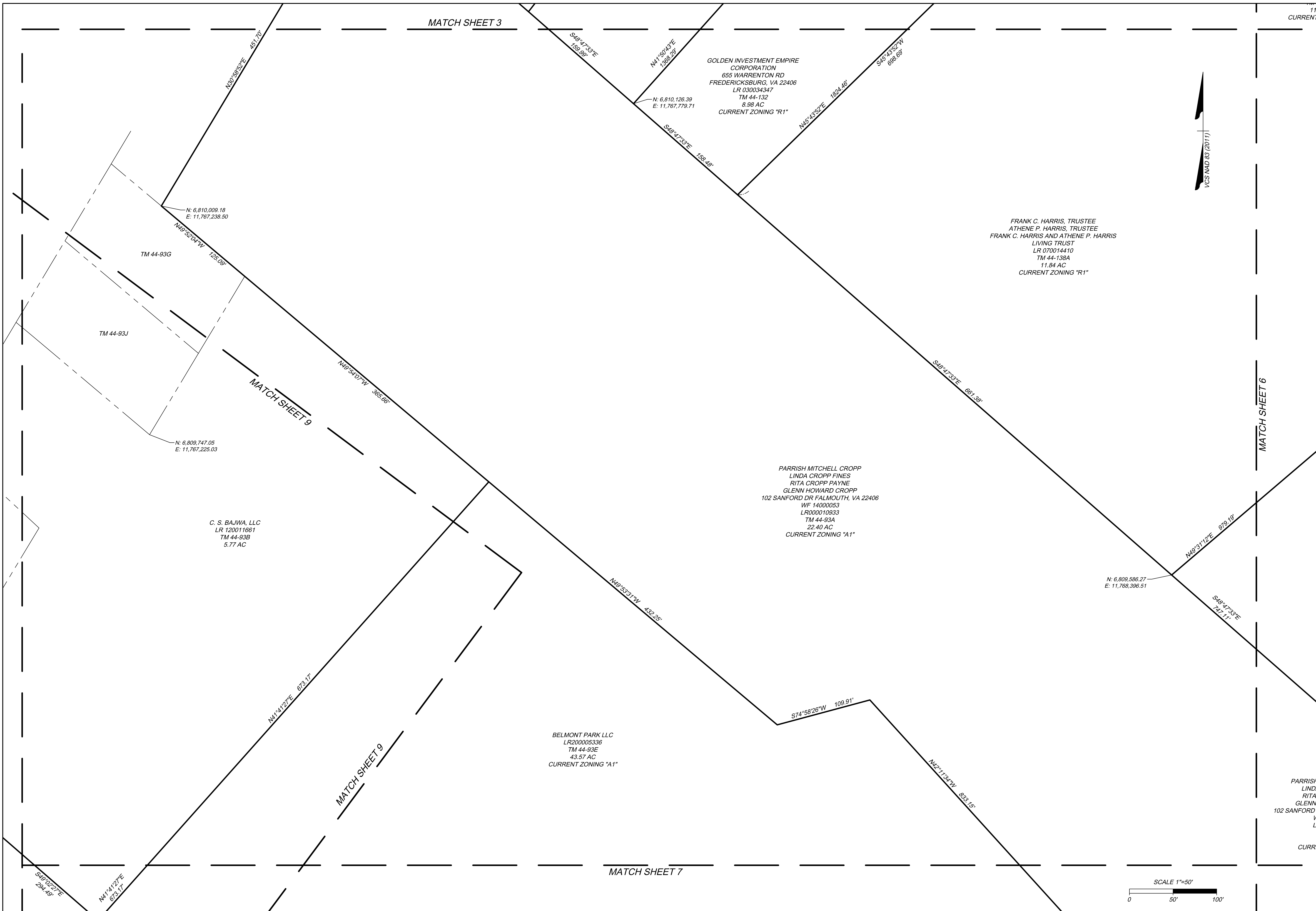
#	DATE	DESCRIPTION
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2	11/15/20	UPDATE OWNERS
3	2/6/21	ADD COND. USE PERMIT LINE
4	11/02/22	REV. INDE & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

PLANS PRINTED AS 11x17 SHEET HALF SCALE
 SCALE SHEET NUMBER
 1" = 50' 4 OF 11

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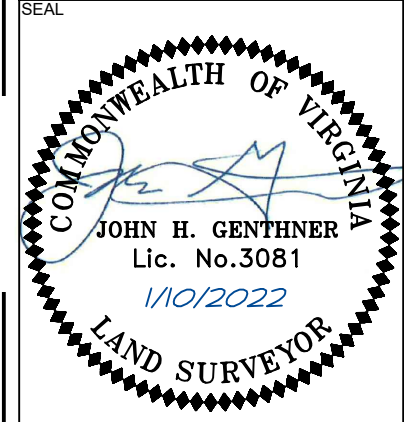


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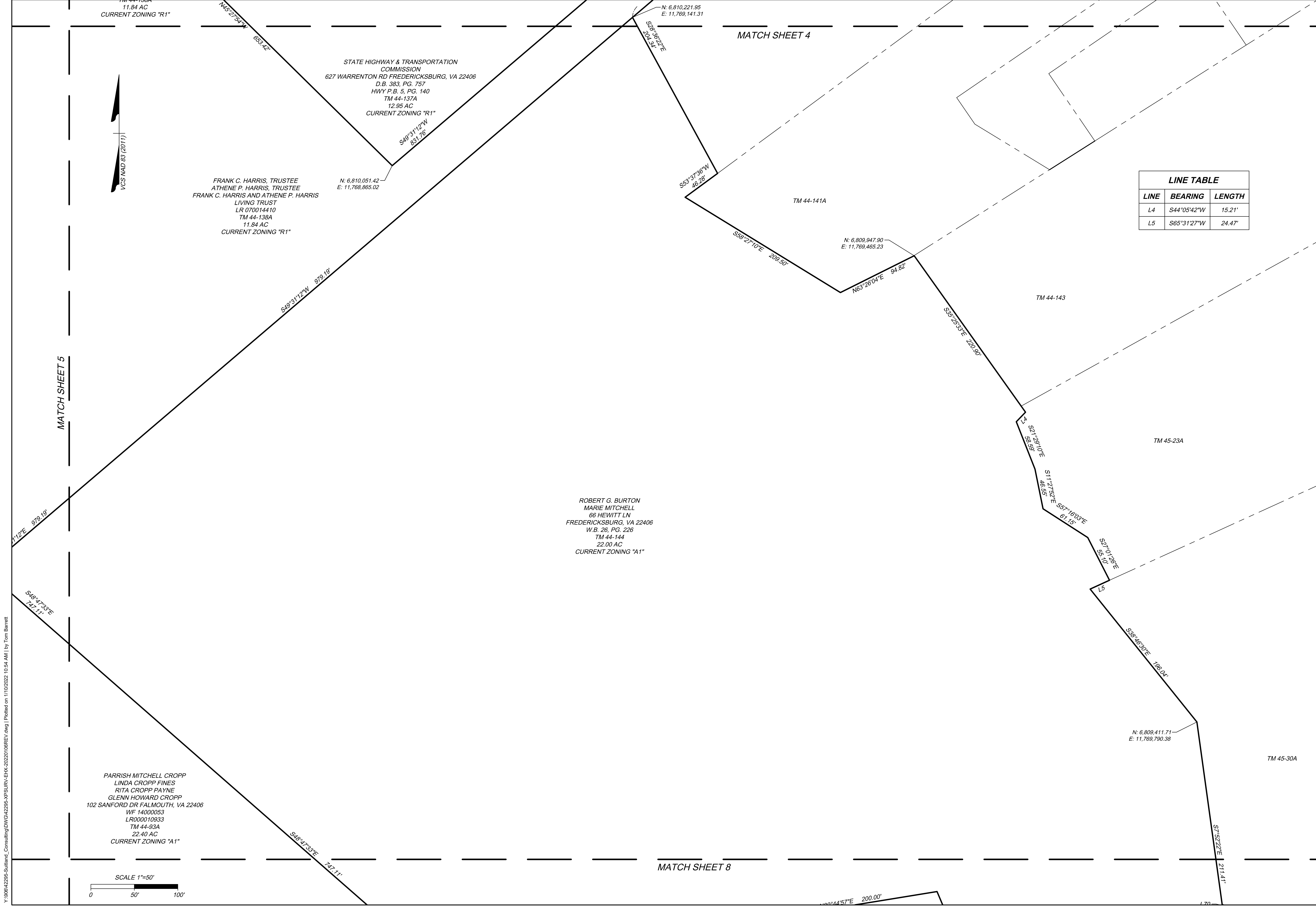
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DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT



TM 44-138A
11.84 AC
CURRENT ZONING "R1"

STATE HIGHWAY & TRANSPORTATION
COMMISSION
627 WARRENTON RD FREDERICKSBURG, VA 22406
D.B. 383, PG. 757
HWY P.B. 5, PG. 140
TM 44-137A
12.95 AC
CURRENT ZONING "R1"

FRANK C. HARRIS, TRUSTEE
ATHENE P. HARRIS, TRUSTEE
FRANK C. HARRIS AND ATHENE P. HARRIS
LIVING TRUST
LR 070014410
TM 44-138A
11.84 AC
CURRENT ZONING "R1"

ROBERT G. BURTON
MARIE MITCHELL
66 HEWITT LN
FREDERICKSBURG, VA 22406
W.B. 26, PG. 226
TM 44-144
22.00 AC
CURRENT ZONING "A1"

PARRISH MITCHELL CROPP
LINDA CROPP FINES
RITA CROPP PAYNE
GLENN HOWARD CROPP
102 SANFORD DR FALMOUTH, VA 22406
WF 14000053
LR000010933
TM 44-93A
22.40 AC
CURRENT ZONING "A1"

MATCH SHEET 4

MATCH SHEET 8

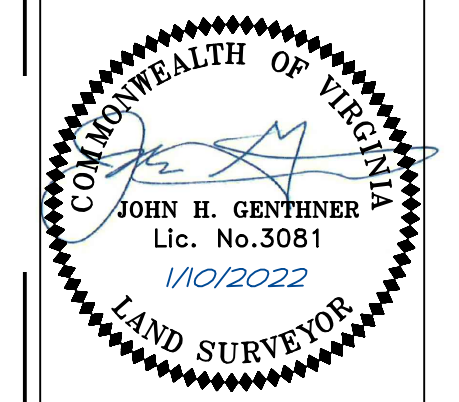
LINE TABLE		
LINE	BEARING	LENGTH
L4	S44°05'42"W	15.21'
L5	S65°31'27"W	24.47'

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VIRGINIA
VARIOUS PARCELS

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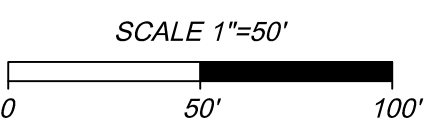
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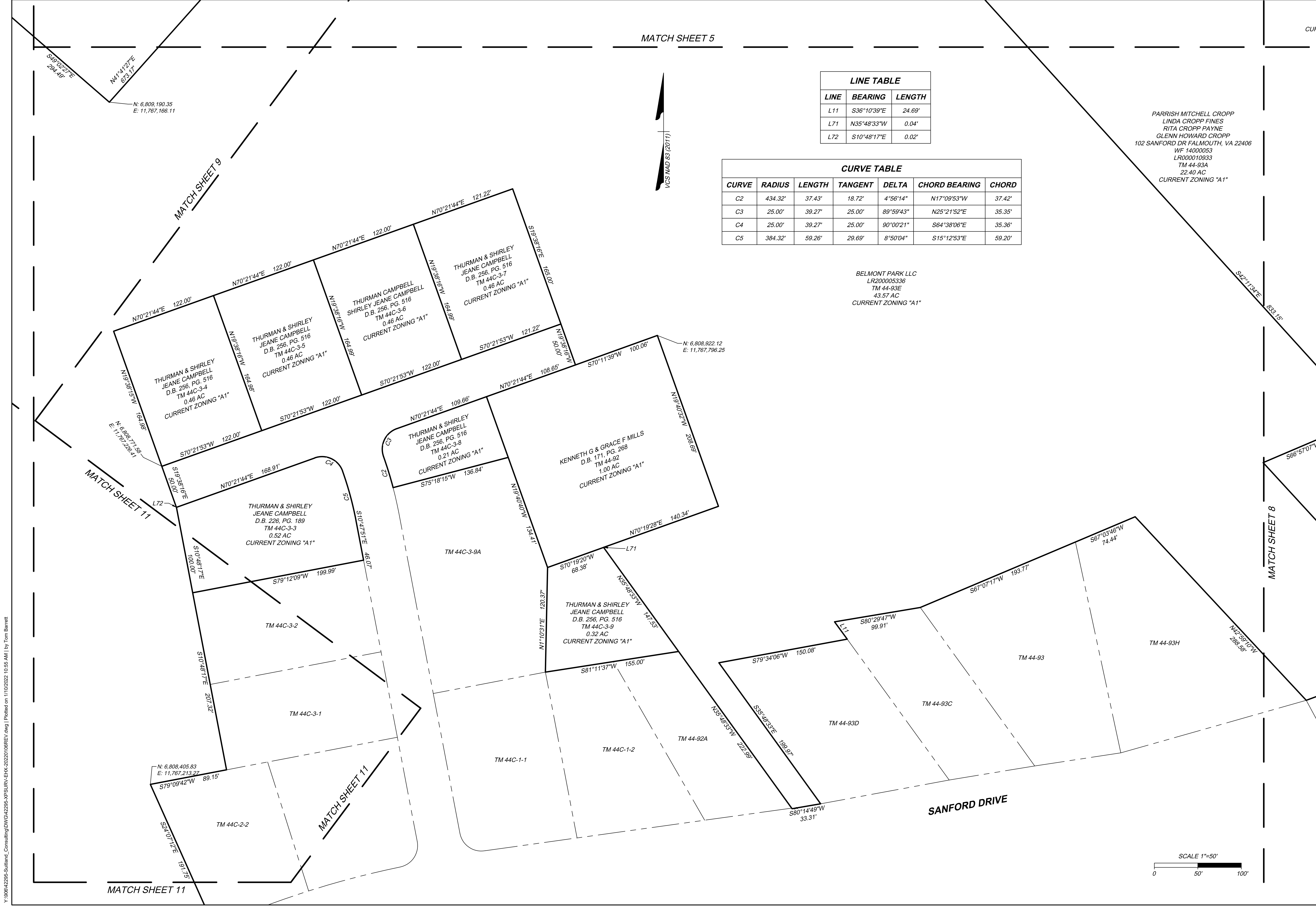
REVISIONS	
NO.	DESCRIPTION
1	10/02/20 REV LIMIT OF COND USE
2	11/15/20 UPDATE OWNERS
3	2/6/21 ADD COND. USE PERMIT LINE
4	11/02/22 REV. INDEY & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

PLANS PRINTED AS 11x17 ARE HALF SCALE
SCALE SHEET NUMBER
1" = 50' 6 OF 11

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MATCH SHEET 5

CURR

LINE TABLE		
LINE	BEARING	LENGTH
L11	S36°10'39"E	24.69'
L71	N35°48'33"W	0.04'
L72	S10°48'17"E	0.02'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	434.32'	37.43'	18.72'	4°56'14"	N17°09'53"W	37.42'
C3	25.00'	39.27'	25.00'	89°59'43"	N25°21'52"E	35.35'
C4	25.00'	39.27'	25.00'	90°00'21"	S64°38'06"E	35.36'
C5	384.32'	59.26'	29.69'	8°50'04"	S15°12'53"E	59.20'

PARRISH MITCHELL CROPP
LINDA CROPP FINES
RITA CROPP PAYNE
GLENN HOWARD CROPP
102 SANFORD DR FALMOUTH, VA 22406
WF 14000053
LR000010933
TM 44-93A
22.40 AC
CURRENT ZONING "A1"

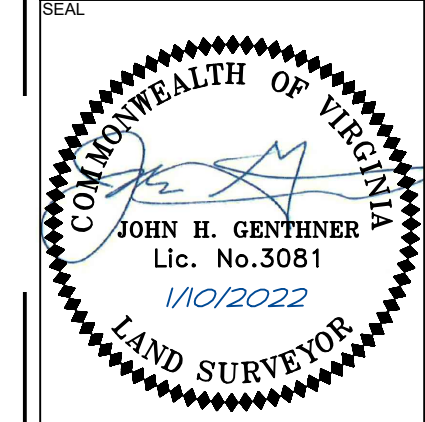
BELMONT PARK LLC
LR200005336
TM 44-93E
43.57 AC
CURRENT ZONING "A1"

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STAFFORD COUNTY
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T. Barrett / J. Genthner



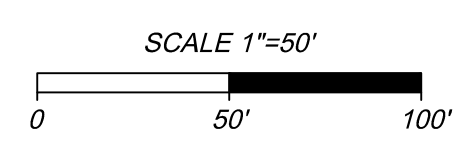
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DRAWING DESCRIPTION
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PLANS PRINTED AS 11x17 ARE HALF SCALE
SCALE SHEET NUMBER
1" = 50' 7 OF 11

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LR000010933
TM 44-93A
22.40 AC
CURRENT ZONING "A1"

MATCH SHEET 6

LL CROPP
FINES
PAYNE
D CROPP
OUTH, VA 22406
053
933
A
C
ING "A1"

ROBERT G. BURTON
MARIE MITCHELL
66 HEWITT LN
FREDERICKSBURG, VA 22406
W.B. 26, PG. 226
TM 44-144
22.00 AC
CURRENT ZONING "A1"

LESS & EXCEPT
PAUL SAFFELLE
12 HEWITT LN
FREDERICKSBURG, VA 22406
LR 110021117
TM 44-144A
0.49 AC

MICHAEL T. PAYNE
31 HEWITT LN
FREDERICKSBURG, VA 22406
D.B. 289, PG. 387
TM 44-144C
0.47 AC
CURRENT ZONING "A1"

GLORIA P. CHITTUM
64 SANFORD DR
FALMOUTH, VA 22406
D.B. 149, PG. 555
TM 44-144B
0.94 AC
CURRENT ZONING "A1"

PARRISH MITCHELL CROPP
LINDA CROPP FINES
RITA CROPP PAYNE
GLENN HOWARD CROPP
102 SANFORD DR FALMOUTH, VA 22406
WF 1400053
LR000010933
TM 44-93A
22.40 AC
CURRENT ZONING "A1"

N: 6,809,029.09
E: 11,769,034.46

N: 6,809,202.30
E: 11,769,819.34

N: 6,808,998.23
E: 11,769,833.55

TM 44-93

TM 44-145A

TM 44-145B

TM 44-145

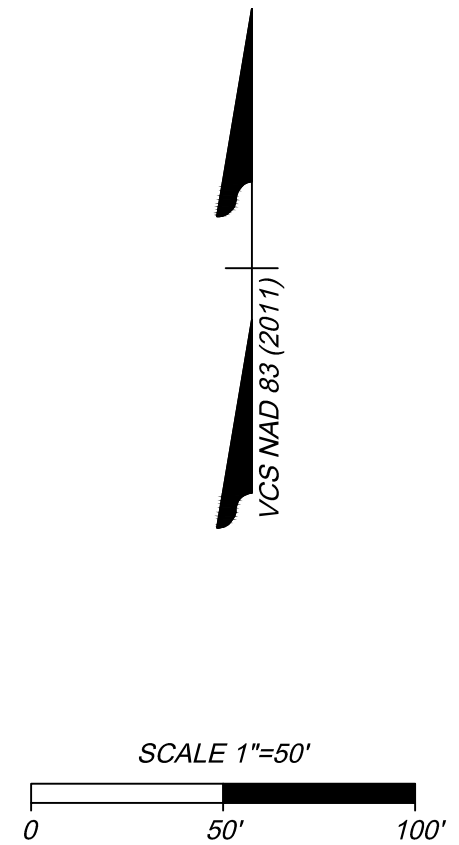
SANFORD DRIVE

MATCH SHEET 7

BELMONT PARK LLC
LR200005336
TM 44-93E
43.57 AC
CURRENT ZONING "A1"

N: 6,808,502.51
E: 11,768,542.43

LINE TABLE		
LINE	BEARING	LENGTH
L6	S17°48'48"E	24.49'
L7	N6°04'36"E	18.64'
L8	N34°50'41"W	4.30'
L9	N65°43'54"W	30.55'
L10	N24°59'57"W	29.39'
L70	S2°07'44"E	2.93'

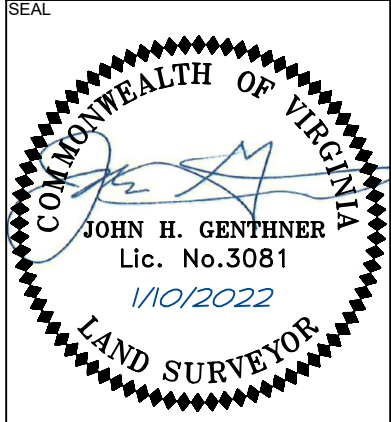


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VIRGINIA
VARIOUS PARCELS

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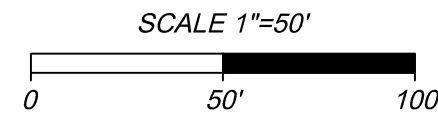
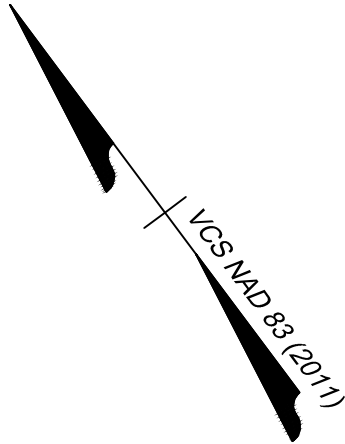
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4	11/02/22 REV. INDY & COND. USE PERMIT LINE

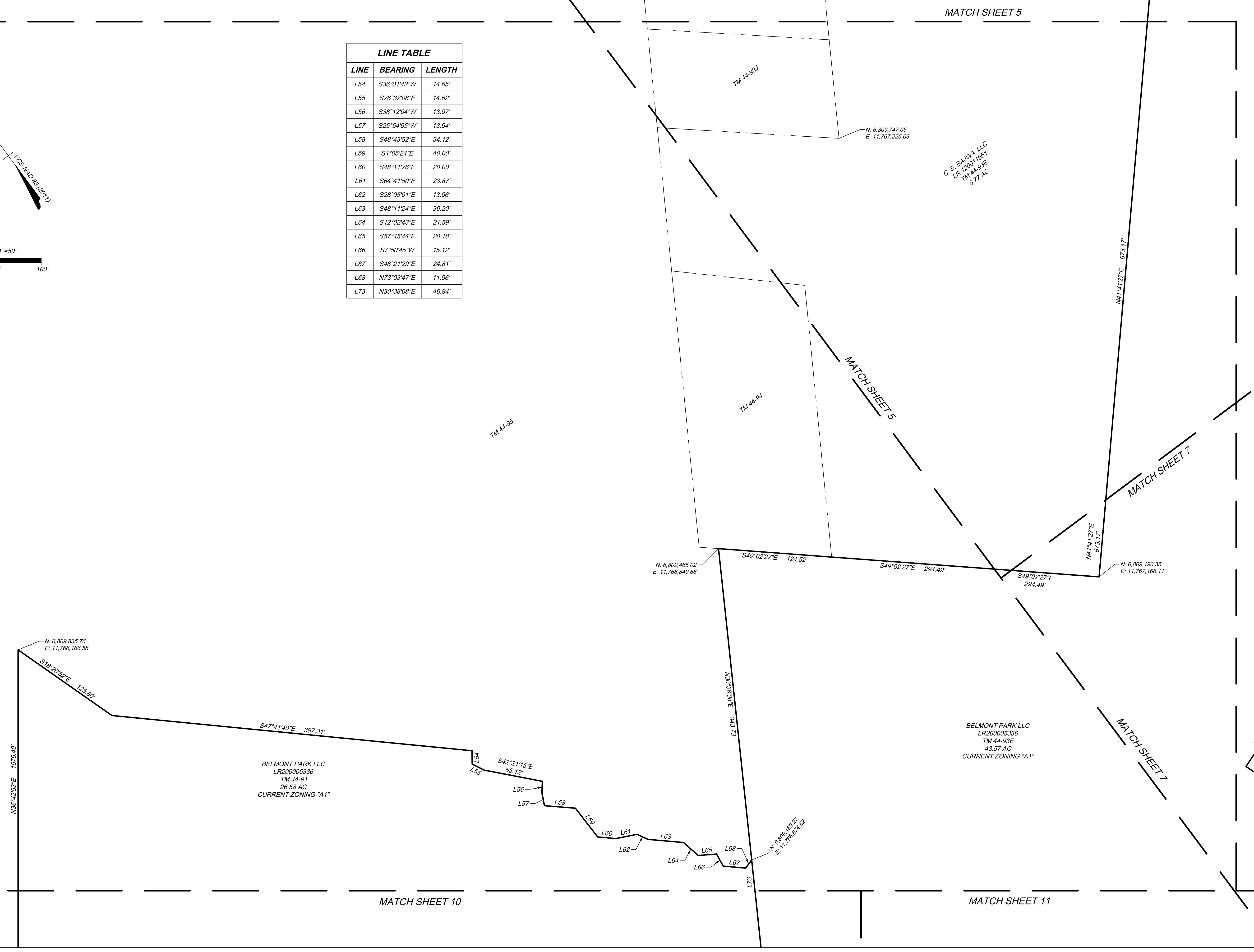
DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

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LINE TABLE		
LINE	BEARING	LENGTH
L54	S36°01'42"W	14.65'
L55	S26°32'08"E	14.62'
L56	S38°12'04"W	13.07'
L57	S25°54'05"W	13.94'
L58	S48°43'52"E	34.12'
L59	S1°05'24"E	40.00'
L60	S48°11'26"E	20.00'
L61	S64°41'50"E	23.87'
L62	S28°05'01"E	13.06'
L63	S48°11'24"E	39.20'
L64	S12°02'43"E	21.59'
L65	S57°45'44"E	20.18'
L66	S7°50'45"W	15.12'
L67	S48°21'29"E	24.81'
L68	N73°03'47"E	11.06'
L73	N30°38'08"E	46.94'



C. S. BAUWA, LLC
LR 20011661
TM 44-93B
5.77 AC

BELMONT PARK LLC
LR200005336
TM 44-91
26.58 AC
CURRENT ZONING "A1"

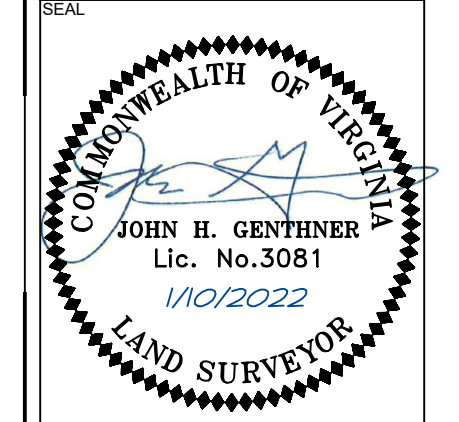
BELMONT PARK LLC
LR200005336
TM 44-93E
43.57 AC
CURRENT ZONING "A1"

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PROJECT NAME & ADDRESS
BELMONT PARK
STAFFORD COUNTY
VIRGINIA
VARIOUS PARCELS

DATE
PROJECT NUMBER
PROJECT NAME
DRAWN BY / CHECKED BY
T. Barrett / J. Genthner



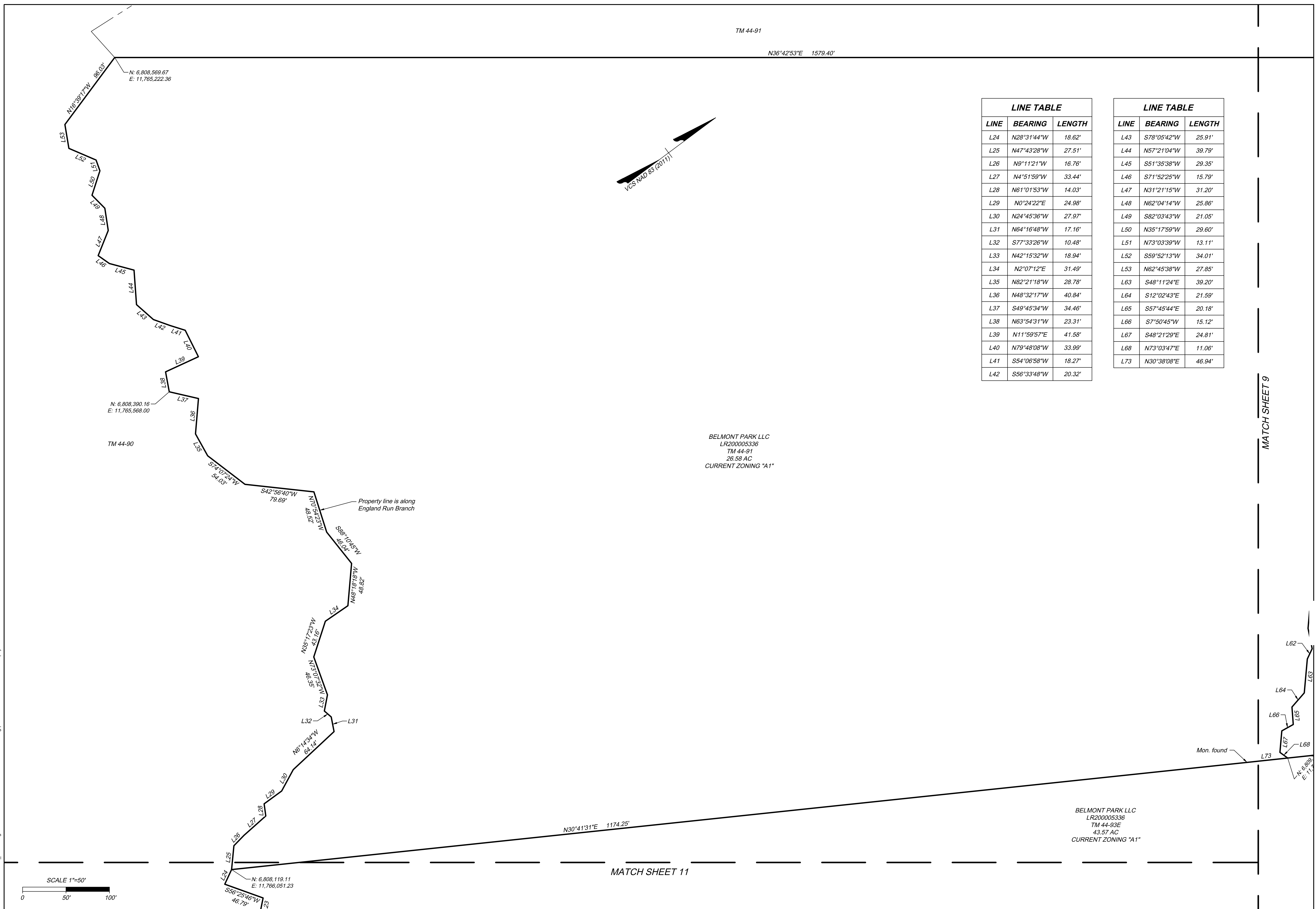
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REVISIONS	
#	DESCRIPTION
1	10/02/20 REV LIMIT OF COND USE
2	11/15/20 UPDATE OWNERS
3	2/6/21 ADD COND. USE PERMIT LINE
4	11/10/22 REV. BNDY & COND. USE PERMIT LINE

DRAWING DESCRIPTION
ZONING EXHIBIT SHOWING PROPOSED CONDITIONAL USE PERMIT

PLANS PRINTED AS 11x17 ARE HALF SCALE
SCALE SHEET NUMBER
1" = 50' 9 OF 11

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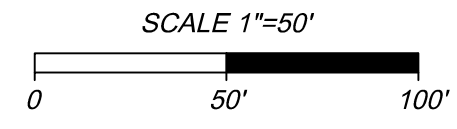


BELMONT PARK LLC
LR200005336
TM 44-91
26.58 AC
CURRENT ZONING "A1"

BELMONT PARK LLC
LR200005336
TM 44-93E
43.57 AC
CURRENT ZONING "A1"

LINE	BEARING	LENGTH
L24	N28°31'44\"W	18.62'
L25	N47°43'28\"W	27.51'
L26	N9°11'21\"W	16.76'
L27	N4°51'59\"W	33.44'
L28	N61°01'53\"W	14.03'
L29	N0°24'22\"E	24.98'
L30	N24°45'36\"W	27.97'
L31	N64°16'48\"W	17.16'
L32	S77°33'26\"W	10.48'
L33	N42°15'32\"W	18.94'
L34	N2°07'12\"E	31.49'
L35	N82°21'18\"W	28.78'
L36	N48°32'17\"W	40.84'
L37	S49°45'34\"W	34.46'
L38	N63°54'31\"W	23.31'
L39	N11°59'57\"E	41.58'
L40	N79°48'08\"W	33.99'
L41	S54°06'58\"W	18.27'
L42	S56°33'48\"W	20.32'

LINE	BEARING	LENGTH
L43	S78°05'42\"W	25.91'
L44	N57°21'04\"W	39.79'
L45	S51°35'38\"W	29.35'
L46	S71°52'25\"W	15.79'
L47	N31°21'15\"W	31.20'
L48	N62°04'14\"W	25.86'
L49	S82°03'43\"W	21.05'
L50	N35°17'59\"W	29.60'
L51	N73°03'39\"W	13.11'
L52	S59°52'13\"W	34.01'
L53	N62°45'38\"W	27.85'
L63	S48°11'24\"E	39.20'
L64	S12°02'43\"E	21.59'
L65	S57°45'44\"E	20.18'
L66	S7°50'45\"W	15.12'
L67	S48°21'29\"E	24.81'
L68	N73°03'47\"E	11.06'
L73	N30°38'08\"E	46.94'



MATCH SHEET 11

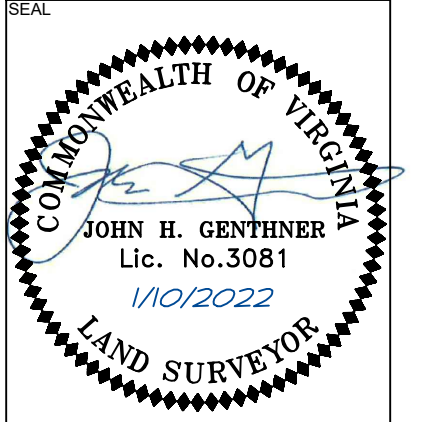
MATCH SHEET 9

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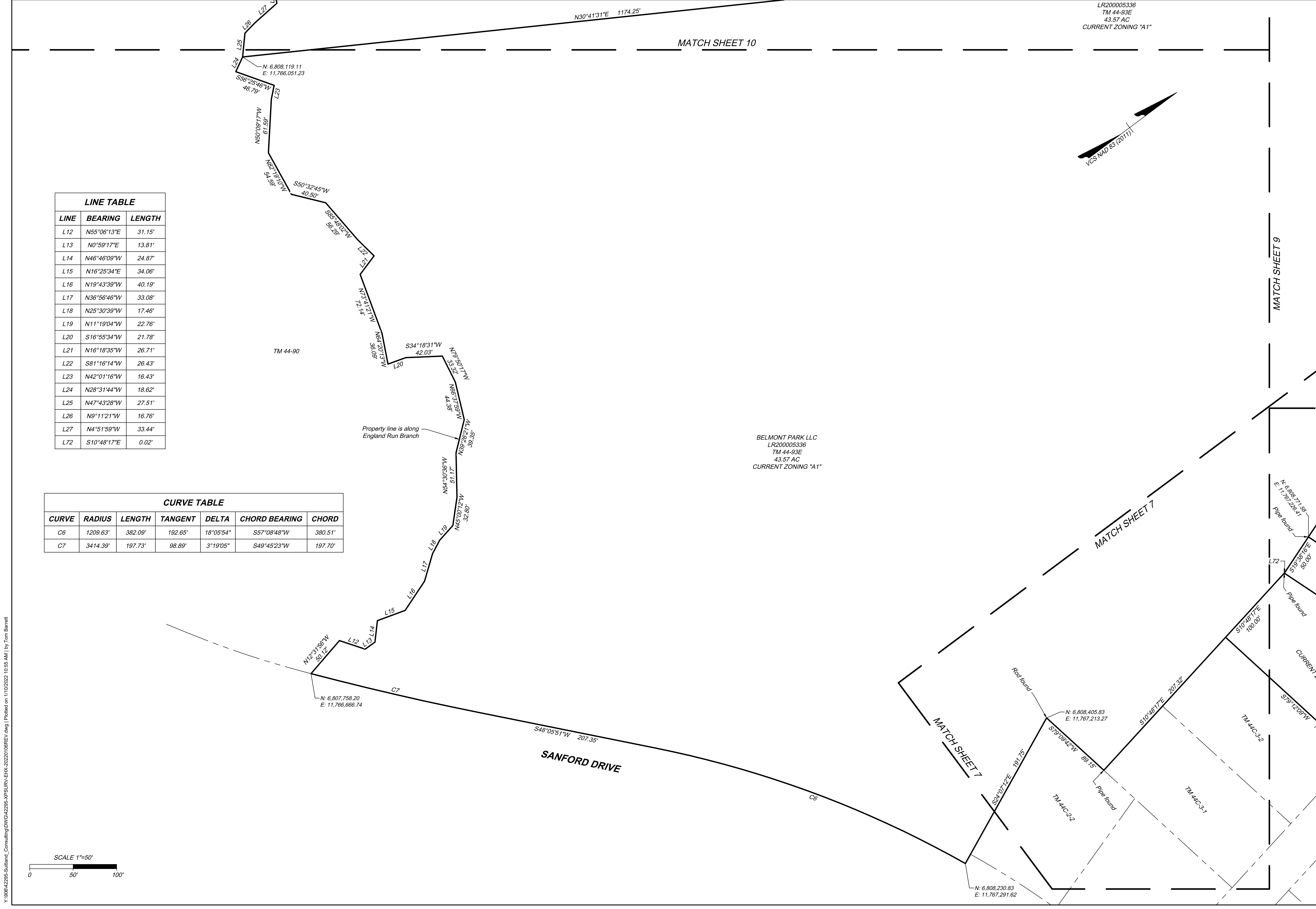


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LR200005336
 TM 44-93E
 43.57 AC
 CURRENT ZONING "A1"

MATCH SHEET 10

MATCH SHEET 9

MATCH SHEET 7

BELMONT PARK LLC
 LR200005336
 TM 44-93E
 43.57 AC
 CURRENT ZONING "A1"

TM 44-90

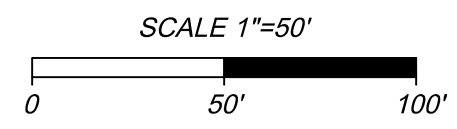
Property line is along
 England Run Branch

LINE TABLE

LINE	BEARING	LENGTH
L12	N55°06'13"E	31.15'
L13	N0°59'17"E	13.81'
L14	N46°46'09"W	24.87'
L15	N16°25'34"E	34.06'
L16	N19°43'39"W	40.19'
L17	N36°56'46"W	33.08'
L18	N25°30'39"W	17.46'
L19	N11°19'04"W	22.76'
L20	S16°55'34"W	21.78'
L21	N16°18'35"W	26.71'
L22	S81°16'14"W	26.43'
L23	N42°01'16"W	16.43'
L24	N28°31'44"W	18.62'
L25	N47°43'28"W	27.51'
L26	N9°11'21"W	16.76'
L27	N4°51'59"W	33.44'
L72	S10°48'17"E	0.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C6	1209.63'	382.09'	192.65'	18°05'54"	S57°08'48"W	380.51'
C7	3414.39'	197.73'	98.89'	3°19'05"	S49°45'23"W	197.70'

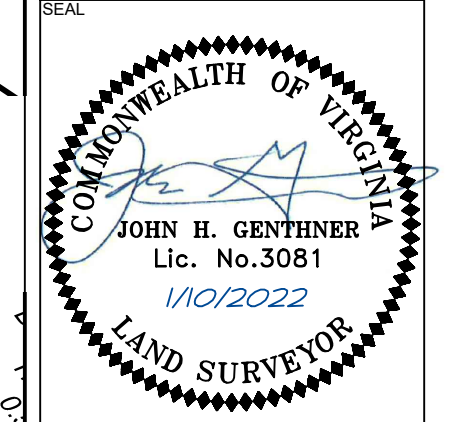


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