

APPLICANT: DEVELOPMENT CONSULTING SERVICES, PLC
159 LICHFIELD BLVD, SUITE 101
FREDERICKSBURG, VIRGINIA 22406

OWNER: BURTON O STANSBURY, JR
PO BOX 147
HARTWOOD, VA 22471-0147

PREPARED BY: FAIRBANKS & FRANKLIN
1005 MAHONE STREET
FREDERICKSBURG, VIRGINIA 22401
(540) 899-3700

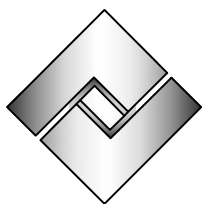
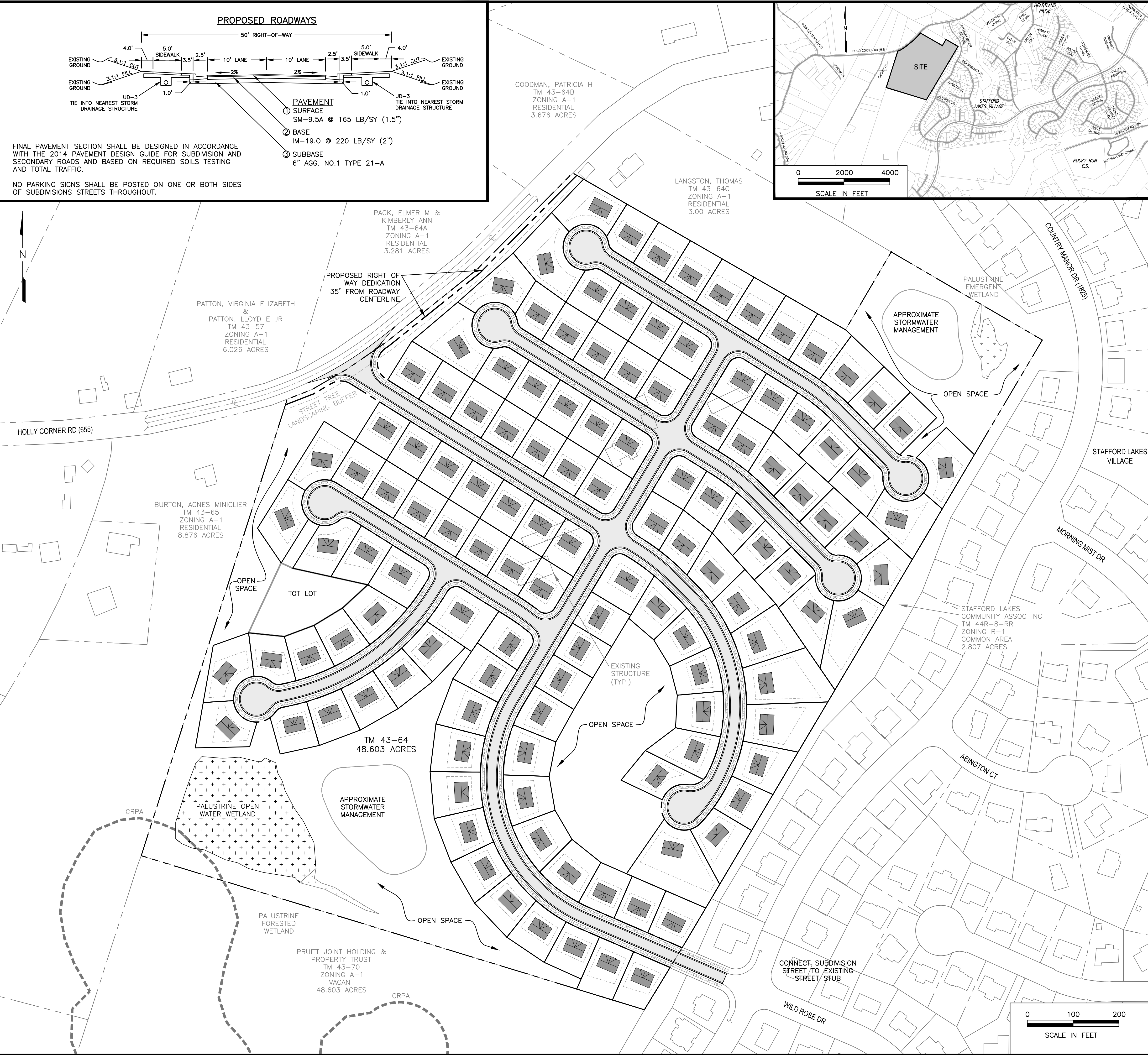
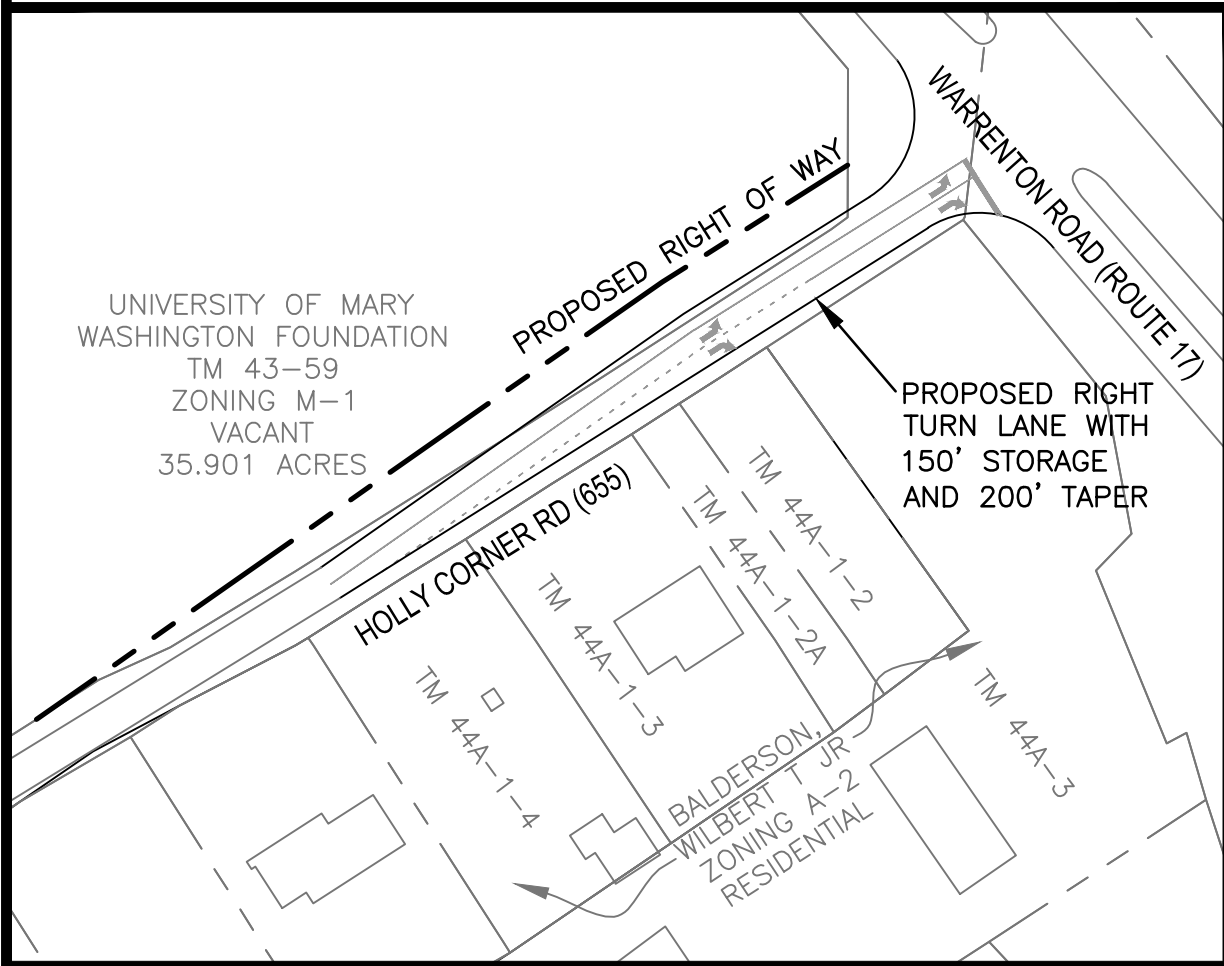
TAX PARCEL: 43-64
PARCEL AREA 48.603 ACRES
EXISTING ZONING: A1
PROPOSED ZONING: R-2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
REQUIREMENTS OF R-2 ZONING
ALLOCATED DENSITY: 3.5 D.U./ACRE=3.5X48.603=170 D.U.
PROPOSED DENSITY: 128 D.U.
MINIMUM OPEN SPACE: 25%
PROPOSED OPEN SPACE: 25.4% (12.36 ACRES/48.603 ACRES)
MINIMUM YARDS FOR SINGLE FAMILY DETACHED DWELLINGS:
FRONT 20'
SIDE 10'
BACK 35'
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM LOT WIDTH: 80'
MINIMUM LOT SIZE: NONE

- NOTES:
- THIS PLAN IS ILLUSTRATIVE ONLY AND MAY BE PHASED. LOT AREA AND LOCATIONS ARE REPRESENTATIVE ONLY AND SUBJECT TO MODIFICATION. ALL PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE DEVELOPER AND TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS.
 - ALL BOUNDARY AND PLANIMETRIC FEATURES TAKEN FROM STAFFORD COUNTY GIS.
 - WATERS OF THE U.S. AND WETLANDS DESIGNATIONS PROVIDED BY ECS MID ATLANTIC, LLC.
 - CRITICAL RESOURCE PROTECTION AREAS (CRPA) FROM STAFFORD COUNTY GIS.
 - THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS ON SITE.
 - THIS PARCEL LIES WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540185E, DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL LANDSCAPING SHALL BE DESIGNED TO MEET ALL COUNTY STANDARDS IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL (DCSL) AT THE TIME OF FINAL SITE PLAN.
 - ALL LIGHTING WILL BE DESIGNED TO MEET ALL COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.
 - ALL REFUSE SHALL BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE GENERATED BY EACH LOT WILL BE STORED ON THAT RESPECTIVE LOT IN A CONTAINER. PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
 - THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LAND AND FACILITIES WITHIN THE SUBDIVISION.
 - ALL PROPOSED SUBDIVISION STREETS SHOWN ON THE PLAN ARE CLASSIFIED FUNCTIONALLY AS LOCAL ROADWAYS. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2011 SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR).
 - ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. WATER AND SANITARY SEWER INFRASTRUCTURE SHALL CONNECT TO THE EXISTING INFRASTRUCTURE AT THE INTERSECTION OF WILD ROSE DRIVE AND COUNTRY MANOR DRIVE IN THE STAFFORD LAKES VILLAGE SUBDIVISION.
 - EXISTING STRUCTURES ON THE SUBJECT PARCEL INCLUDE SINGLE FAMILY RESIDENTIAL AND BARN/OUTBUILDINGS. ALL EXISTING STRUCTURES ON THE SUBJECT PARCEL SHALL BE REMOVED/DEMOLISHED PRIOR TO CONSTRUCTION.

LEGEND

- OVERALL PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY OR RIGHT-OF-WAY
- ROAD CENTERLINE
- SETBACK
- LANDSCAPE BUFFER
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED HOUSE

INSET VIEW OF INTERSECTION OF WARRENTON ROAD AND HOLLY CORNER ROAD



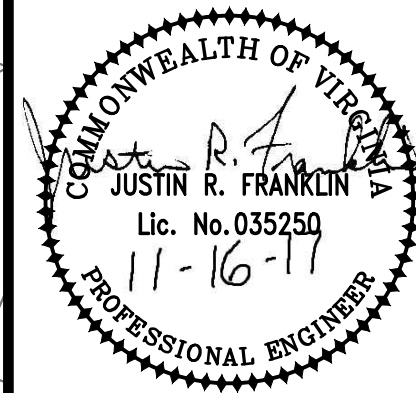
Fairbanks & Franklin

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Land Planning

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GENERALIZED DEVELOPMENT PLAN

HOLLY CORNER MANOR
HARTWOOD DISTRICT
STAFFORD COUNTY, VA

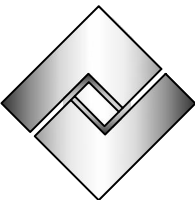
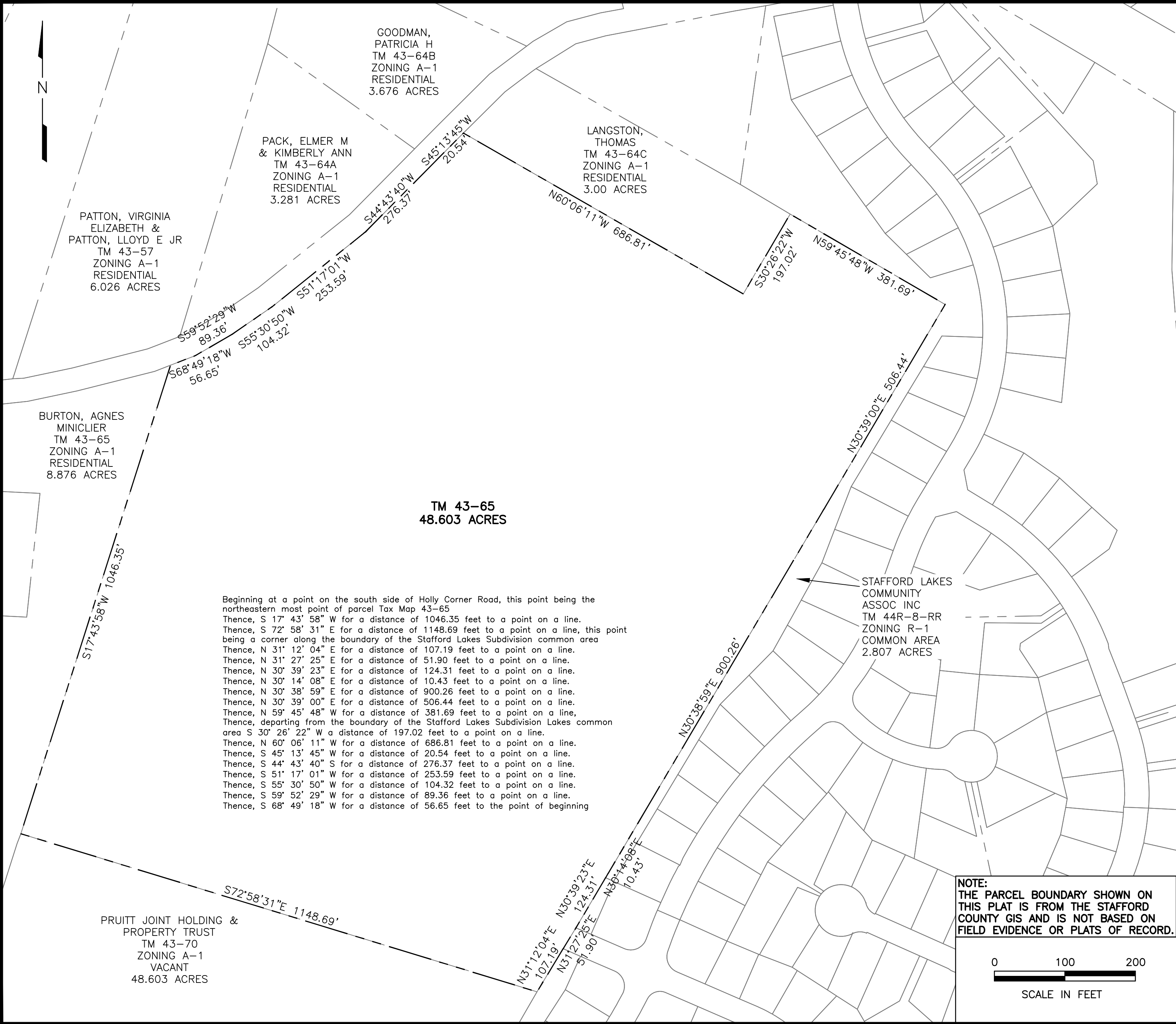


DATE : 11-16-17
DESIGNED: JRF
DRAWN : JRF
CHECKED : JDF

REVISIONS:

DOCUMENT NO.
6-1011

SHEET
1 OF **1**



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EXHIBIT PLAT
PARCEL 43-64
HOLLY CORNER MANOR
STAFFORD COUNTY, VA



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