GENERAL DEVELOPMENT PLAN CHERRYVIEW LANDING RC# TBD

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VIRGINIA

VICINITY MAP

SCALE: 1" = 1,000"



(IN FEET)
1 inch = 1000 ft.

MONTY MAP LEGEND

SUBDIVISION KEY	SYMBOLS LEGEND	<u>NOTES</u>
CELEBRATE VIRGINIA NORTH	PR PRIVATE STREET	1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
BRENTWOOD ESTATES	PLAT HAS BEEN RECORDED, THE ROADS ARE BEING	 SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
3 SHENANDOAH	BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A	3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
KING JAMES VILLAGE	LATER DATE.	4. NO PARKS ARE LOCATED WITHIN ON MILE OF THE SITE.
< <p></p>	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.
6 OLDE FORGE	MAGISTERIAL DISTRICT LINE	
QUARLES TRAILER PARK		
8 BELMONT HILLS		

CONTRACT PURCHASER / APPLICANT

BEAZER HOMES ATTN: MATT DAVIS 14901 BOGLE DRIVE, SUITE 100 CHANTILLY, VA 20151 PH: (703) 564-6650

PROPERTY OWNER

WILLIAMS ROBERT C JR & SHEILA DIANE 121 MUSSELMAN ROAD FREDERICKSBURG, VA 22405-1231

LAND USE ATTORNEY

HIRSCHLER FLEISCHER ATTN: CHARLES W. PAYNE, JR. 725 JACKSON STREET FREDERICKSBURG VA 22401 PH: (540) 604-2108

CIVIL ENGINEER / LAND PLANNING

BOWMAN CONSULTING GROUP ATTN: WILLIAM S. PYLE, P.E. 650—A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371—0268

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NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND, NOTES & STREET SECTIONS
3	ENVIRONMENTAL INVENTORY PLAN
4	GENERAL DEVELOPMENT PLAN — OVERALL
5	CONCEPTUAL LANDSCAPING PLAN
6-7	BOUNDARY PLAT
7 SHEET	S IN TOTAL

APPROVAL	
AGENT, BOARD OF SUPERVISORS	DATE

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CHERRYVIEW LANDING
GENERAL DEVELOPMENT PLAN

TBD

COUNTY PROJECT NUMBER

WILLIAM S. PYLE Lic. No.037555

5/30/18

PLAN STATUS
05/30/18 1ST SUBMISSION

 DATE
 DESCRIPTION

 CDH
 CDH
 WSP

 DESIGN
 DRAWN
 CHKD

 SCALE
 H: N/A V: N/A
 N/A

 JOB No. 100131-01-001
 DATE: MAY 2018

SHEET 1 OF 7

FILE No. 100131-D-MP-001

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RIP RAP		RIP RAP	van	
CROSSWALK				

		ABBREVIATIONS	<u>S</u>		
<u>A</u>	A	AREA OF ARC	<u>J</u>	JB	JUNCTION BOX
	AD AASHTO ASTM	ALGEBRAIC DIFFERENCE AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS AMERICAN SOCIETY FOR TESTING AND MATERIALS	<u>K</u>	K Ke	SIGHT DISTANCE COEFFICIENT CULVERT ENTRANCE LOSS COEFFICIENT
	AC. AGGR. ANSI ASPH AWWA	ACRE AGGREGATE AMERICAN NATIONAL STANDARDS INSTITUTE ASPHALT AMERICAN WATER WORKS ASSOCIATION	L	LF LL LOS	LENGTH LATERAL LINEAR FOOT LOWER LEVEL LINE OF SIGHT
<u>B</u>	B BC BF BLDG	BREADTH BOTTOM OF CURB BASEMENT FLOOR BUILDING		LP LS LCG LT	LOW POINT LOADING SPACE LIMITS OF CLEARING & GRADING LEFT
	BM BMP BOV BRL BVCS	BENCHMARK BEST MANAGEMENT PRACTICES (WATER QUALITY) BLOW OFF VALVE BUILDING RESTRICTION LINE BEGINNING VERTICAL CURVE STATION	<u>M</u>	M MECH. MH MI.	MONUMENT FOUND MECHANICAL MANHOLE MILE
<u>C</u>	BVCE BW	BEGINNING VERTICAL CURVE STATION BOTTOM OF WALL CENTER CORRECTION ON VERTICAL CURVE		MPH MS MSL MIN MAX	MILES PER HOUR MEDIAN STRIP MEAN SEA LEVEL MINIMUM MAXIMUM
	C CATV CB CC CFS (Q) CH	COEFFICIENT OF RUNOFF CABLE TELEVISION CATCH BASIN OR CHORD BEARING CENTER TO CENTER CUBIC FEET PER SECOND CHORD	N	N/F NFA NO.,# NBL N/A	NOW OR FORMERLY NET FLOOR AREA NUMBER NORTH BOUND LANE NOT APPLICABLE
	CG CIP C CL CMP	CURB AND GUTTER CAST IRON PIPE CENTERLINE CLASS CORRUGATED METAL PIPE	<u>0</u>	OC OD OH O/H	ON CENTER OUTSIDE DIAMETER OVERHANG OVERHEAD
	CONC. CO CONT. CS CT C/L	CONCRETE CLEAN OUT CONTINUATION CURB STOP COURT CENTERLINE	<u>P</u>	P PC PCC PCEP PCTC PFM	PERIMETER POINT OF CURVATURE POINT OF COMPOUND CURVE POINT OF CURVE EDGE OF PAVEMENT POINT OF CURVATURE TOP OF CURB PUBLIC FACILITIES MANUAL
<u>D</u>	D,d DA DB DEQ DET. DI DIA. DIP DM DR. DRNG DRWG. D/W	DEPTH DRAINAGE AREA DEED BOOK VA. DEPARTMENT OF ENVIRONMENTAL QUALITY DETAIL DROP INLET DIAMETER DUCTILE IRON PIPE DROP MANHOLE DRIVE DRAINAGE DRAWING DRIVE WAY		PL PRC PRELIM. PROP. PT PVC PVC PVI PVM'T PVRC	PROPOSED POINT OF TANGENCY POINT OF VERTICAL CURVATURE POLY VINYL CHLORIDE POINT OF VERTICAL INTERSECTION PAVEMENT POINT OF VERTICAL REVERSE CURVE
	Δ DU DOM	DELTA DWELLING UNITS DOMESTIC	Q	PVT P&P Q(C.F.S.)	POINT OF VERTICAL TANGENT PLAN AND PROFILE AMOUNT OF RUNOFF
<u>E</u>	e EC EGL EQC ESM'T EG ELEV. ENT. EP ES EVCS EVCE	RATE OF SUPER ELEVATION IN FEET PER FOOT EROSION CONTROL ENERGY GRADIENT LINE ENVIRONMENTAL QUALITY CORRIDOR EASEMENT EDGE OF GUTTER ELEVATION ENTRANCE EDGE OF PAVEMENT END SECTION ENDING VERTICAL CURVE STATION ENDING VERTICAL CURVE ELEVATION	<u>R</u>	R,r REQD RCP RD. RET. REV. RR RTE. R/W RGP ROM RMA	RADIUS REQUIRED REINFORCED CONCRETE PIPE ROAD RETAINING REVISION RAILROAD ROUTE RIGHT OF WAY ROUGH GRADING PLAN REMOTE OUTSIDE MONITOR RESOURCE MANAGEMENT AREA

RPA

SD

SECT.

SEW.

SH.

SP.

SPEC.

STA.

STD.

STK.

STM.

SVC.

S/W

<u>U</u> UD

<u>W</u> W

UP

RIGHT

SANITARY

SECTION

SHOULDER

SITE PLAN

STATION

STANDARD

STACK

STORM

SERVICE

SIDE WALK

TANGENT TEST BORE

CROSS SLOPE

TOP OF CURB

TREE PROTECTION

TOP OF BANK

TOP OF WALL

TAILWATER

UNDERDRAIN

UPPER LEVEL

UTILITY POLE

VERTICAL CURVE

VERTICAL FOOT

WATER MAIN

TRANSFORMER

YARD INLET YEAR

Z Z SIDE SLOPES

WEIGHT OR WIDTH

WEST BOUND LANE

VELOCITY VOLUME VIRGINIA

UNDERGROUND

TELEPHONE

TEST PIT

STORM WATER MANAGEMENT

TIME OF CONCENTRATION

HANDICAPPED VAN PARKING SPACE

VA. DEPT. OF TRANSPORTATION

WATER QUALITY IMPACT ASSESSMENT

SPECIFICATION

SQUARE FEET

SEWER

SPACE

SPEED OR SLOPE

SIGHT DISTANCE

SOUTH BOUND LANE

RESOURCE PROTECTION AREA

EXISTING

FIRE LINE

ELECTRICAL

EAST BOUND LANE

FLOOR AREA RATIO

FACE OF CURB

FINISHED GRADE

FIRE HYDRANT

FLOW LINE

F00T

GAS

GRADE

GARAGE

HEAD

GUARD RAIL

HIGH POINT

HAND RAIL

HEADWATER

RAINFALL INTENSITY

INSIDE DIAMETER

IRON PIPE FOUND IRON PIPE SET

HEIGHT

INCH

INVERT

IRON PIPE

FOYER

FLOOD PLAIN

FACTOR OF SAFETY

FEET PER SECOND

GROSS FLOOR AREA

HANDICAPPED PARKING SPACE

HYDRAULIC GRADIENT LINE

FIRST FLOOR

NOTES

- 1. THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO R-3 URBAN RESIDENTIAL - HIGH DENSITY.
- 2. BOUNDARY INFORMATION AS SHOWN HEREON IS FROM PLAT SHOWING ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF ROBERT CRAIG WILLIAMS AND SHEILA DIANE WILLIAMS DEED BOOK 1407 AT PAGE 791 ROBERT CRAIG WILLIAMS, JR. AND SHEILA DIANE WILLIAMS INSTRUMENT #030036754 ROBERT GRAIG WILLIAMS, JR INSTRUMENT #030036754 BY BOWMAN CONSULTING GROUP, LTD. DATED DECEMBER 2017. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
- BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY FOR TITLE INSURANCE FILE NUMBER: A17-4265.
- 4. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540203 E, REVISED DATE FEBRUARY 4, 2005.
- 5. THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS:

OVERLAY DISTRICT/PLANNING AREA	LOCATED WITHIN
AIRPORT IMPACT OVERLAY	NO
FLOOD HAZARD OVERLAY	NO
FALMOUTH REDEVELOPMENT AREA OVERLAY	, NO
HIGHWAY CORRIDOR OVERLAY	NO
HISTORIC GATEWAY CORRIDOR OVERLAY	NO
HISTORIC RESOURCE OVERLAY	NO
INTEGRATED CORPORATE AND TECHNOLOGY PARK OVERLAY	NO
MILITARY FACILITY IMPACT OVERLAY	NO .
RESERVOIR PROTECTION OVERLAY	NO
HERITAGE INTERPRETATION OVERLAY	NO
TGA/TARGETED RESIDENTIAL ZONE	YES
DAM INUNDATION ZONE	NO
URBAN DEVELOPMENT AREA	NO

- 6. THE PROPERTY IS DESIGNATED AS "SUBURBAN" BY THE STAFFORD COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN THE WARRENTON ROAD PLANNING AREA.
- 7. THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
- 8. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- 9. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
- 10. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPLIANCE SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- 11. IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- 12. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.
- 13. WASTE DISPOSAL SHALL BE BY PRIVATE HAULER.

TABULATIONS

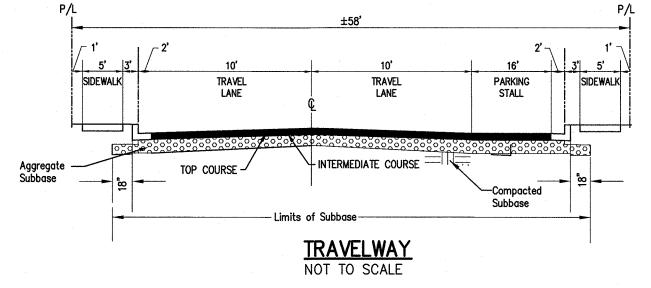
SUBJECT PR	OPERTY INFORM	NOITAN	
TAX MAP ID	SIZE (ACRES)	CURRENT ZONING	OWNER
53-1D	3.0620	R-1	ROBERT C. WILLIAMS JR
45-35C	5.5043	R-1	ROBERT C. WILLIAMS JR
45-35D	0.7860	R-1	ROBERT C. WILLIAMS JR & SHEILA DIANE
45-35E	0.9158	R-1	ROBERT C. WILLIAMS JR & SHEILA DIANE

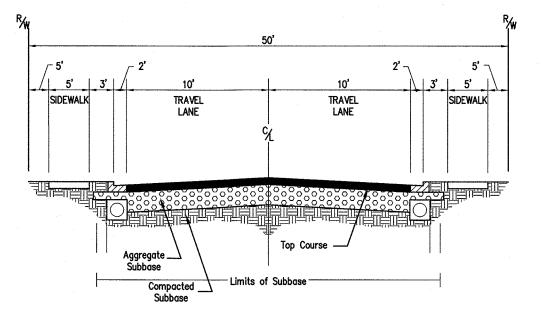
PROPOSED DEVELOPMENT TAI	BULATIONS
PROPOSED ZONING:	R-3, URBAN RESIDENTIAL - HIGH DENSITY
PROPOSED LOT TYPES:	SINGLE FAMILY DWELLING (TOWNHOMES)
PROPOSED NO. OF UNITS:	71
PROJECT INTENSITY	
MAXIMUM DENSITY ALLOWED:	7.0 DU/ACRE (71 UNITS)
GROSS AREA:	10.2682 ACRES
AREA IN WETLANDS:	0.0555 ACRES
AREA IN STEEP SLOPES:	0.0635 ACRES
AREA IN FLOODPLAINS:	0.0000 ACRES
NET AREA:	10.1492 ACRES
PROPOSED DENSITY:	7.0 DU/GROSS ACRE
MINIMUM OPEN SPACE ON LOT:	25% (±2.55 ACRES)
PROVIDED OPEN SPACE:	±39% (±3.96 ACRES) (SEE NOTE #2)
MAXIMUM HEIGHT:	35 FEET
PROPOSED MAXIMUM HEIGHT:	±35 FEET

1. TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.

2. ONLY LARGE OPEN SPACE AREAS COUNTED AT THIS TIME. ADDITIONAL OPEN SPACE MAY BE PROVIDED WITH THE SUBMISSION OF THE FINAL SITE PLAN.

STREET SECTIONS





PROPOSED STREET WITHIN ROW NOT TO SCALE

ANDING TENT PLAN VIEW NOTES CHERR GENERAL I GEND,

TBD COUNTY PROJECT NUMBER

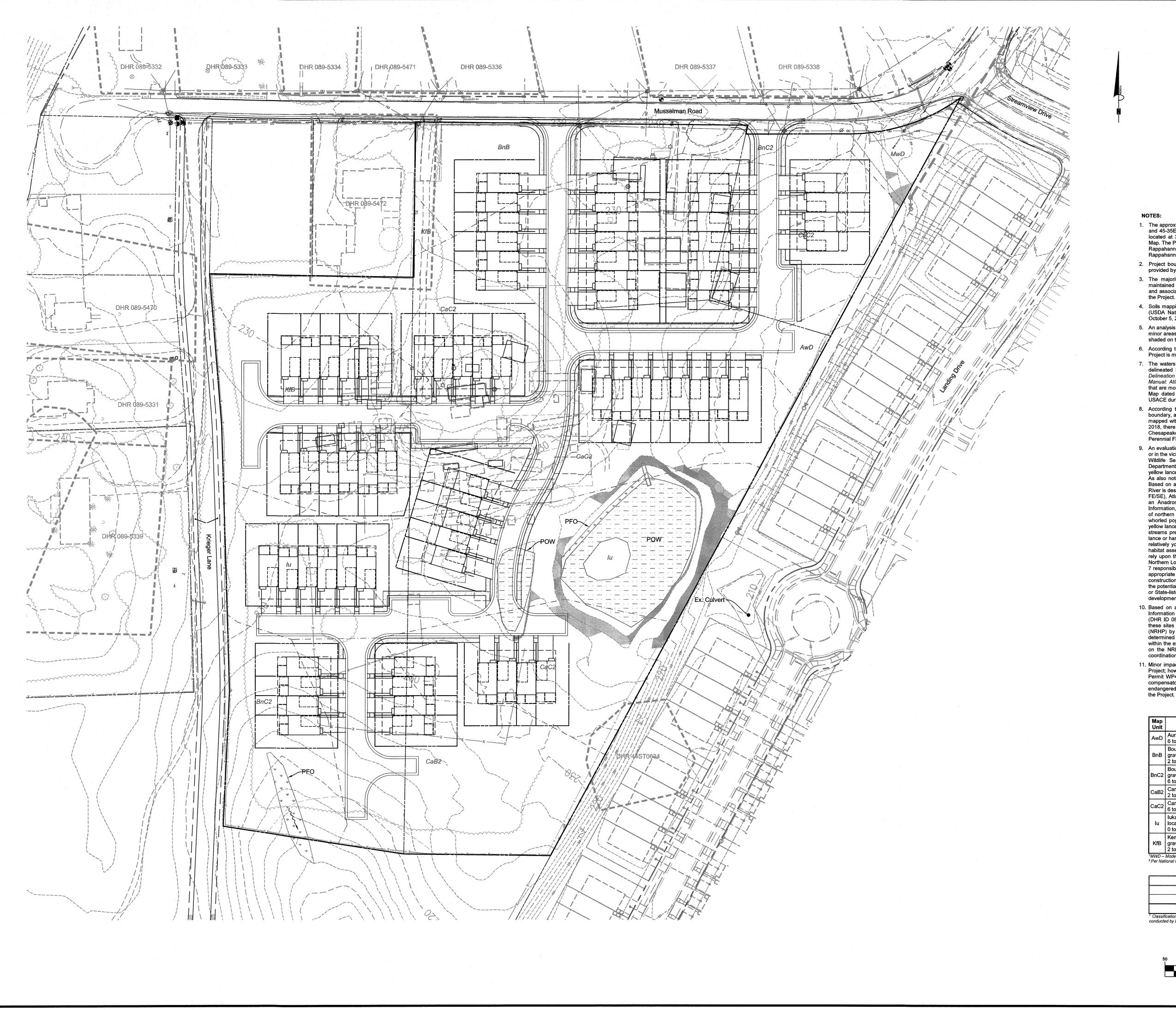
WEALTH OF WILLIAM S. PYLE Lic. No.037555 PLAN STATUS 05/30/18 1ST SUBMISSION DATE DESCRIPTION CDH CDH WSP DESIGN DRAWN CHKD H: **N/A** SCALE V: N/A

JOB No. 100131-01-001

FILE No. 100131-D-MP-001

2 of 7

DATE: MAY 2018



Legend Property Boundary Index Contours Contours (CI=2') Slopes 15-25% Slopes >25% Soils DHR 089-5472 DHR Resources Palustrine Wetlands (PFO)

- 1. The approximately 10.3-acre Cherryview Landing Project is identified as Tax Maps 53-1D, 45-35C, 45-35D, and 45-35E and located at 117/121 Musselman Road in Stafford County, Virginia. The Project is generally located at 38°19'58"N Latitude and 77°29'44"W Longitude on the Fredericksburg, VA USGS Quadrangle Map. The Project drains towards unnamed tributaries to the Rappahannock River, which is located within the Rappahannock River Hazel Run (RA46) watershed of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock)
- 2. Project boundaries, topographic and existing conditions mapping, and general development plan layout provided by Bowman Consulting Group, Ltd. (BCG) and the Stafford County GIS.

Palustrine Open Waters (POW)

- The majority of the Project is comprised of relatively young mixed-hardwood and coniferous forest; maintained lawn areas are located within the northern portion of the Project. Existing residential structures and associated sheds and supporting out structures are located within the northern and central portions of the Project.
- 4. Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.3, Survey Area Data: Version 13, October 5, 2017), and is summarized in the Soils Summary Table included on the Plan.
- October 5, 2017), and is summarized in the Soils Summary Table included on the Plan.

 5. An analysis of topographic mapping obtained from the Stafford County GIS and BCG indicates that there are minor areas of slopes of 15 to 25 percent and slopes greater than 25 percent around the existing ponds, as
- 6. According to FEMA Flood Insurance Rate Map No. 5101540203E (Effective Date February 4, 2005), the Project is mapped as Zone X; therefore, there are no floodplains present within the Project boundaries.
- 7. The waters of the U.S. and wetland boundaries depicted on this Plan and within the Project limits were delineated by BCG on April 3, 2018 based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0, November 2010), and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE, Report and Map dated April 23, 2018). These boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination.
- 8. According to the Stafford County Tax Map 53N, five blue-line streams are mapped within the Project boundary, and according to Stafford County GIS, a Critical Resource Protection Area (CRPA) is not currently mapped within the Project. Based on the results of the wetland delineation conducted by BCG on April 3, 2018, there are no streams on or within 100-feet of the Project. Therefore, in accordance with the County's Chesapeake Bay Preservation Area (CBPA) Policy, a CRPA is not associated with the Project, and a formal Perennial Flow Evaluation/CRPA Determination study is not warranted.
- 9. An evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the Project was conducted by BCG based on information obtained from the U.S. Fish and Wildlife Service (F&WS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Game and Inland Fisheries (DGIF). According to DCR's Project Review dated June 2, 2017, yellow lance has been historically documented downstream of the Project within the Rappahannock River. As also noted by DCR, the proposed Project will not affect any documented State-listed plants or insects. Based on a review of DGIF's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River is designated as Threatened and Endangered Waters for dwarf wedgemussel (Alasmidonta heterodon, FE/SE), Atlantic sturgeon (Acipenser oxyrinchus, FE/SE), green floater (Lasmigona subviridis, ST), and as an Anadromous Fish Use Stream. According to the Official Species List obtained from the F&WS' Information, Planning and Conservation System (IPaC), the Project has the potential to support populations of northern long-eared bat (Myotis septentrionalis, FT), harperella (Ptilimnium nodosum, FE/SE), and small whorled pogonia (Isotria medeoloides, FT/SE) should suitable habitat be present. It should be noted that yellow lance (Elliptio lanceolata) is also listed as a proposed Federal threatened species. Given there are no streams present onsite and existing site conditions, there is no suitable habitat on the Project for yellow lance or harperella. Given existing site conditions and that the forested areas at the Project are comprised of relatively young regrowth, no suitable habitat is present on the Project for small whorled pogonia (a formal habitat assessment and field survey for this species shall be completed in summer 2018). The Project will rely upon the findings of the January 5, 2016 Programmatic Biological Opinion for Final 4(d) Rule on the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions to fulfill the Project-specific Section 7 responsibilities. Based on existing habitat conditions, the absence of stream channels on the Project, that appropriate stormwater management and erosion and sediment control plans shall be implemented during construction and strictly adhered to, and the evaluations for those identified Federal and State-listed species, the potential for occurrences of listed species or prohibited take impacts are considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities on the Project.
- 10. Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), one archaeological site (DHR ID 44ST0634) and one architectural resource (DHR ID 089-5472) overlap onto the southeastern and northwestern portions of the Project, respectively; these sites have been recommended as not eligible for listing on the National Register of Historic Places (NRHP) by DHR. All of the adjacent houses along Krieger Lane and Musselman Road have also been determined by DHR to be not eligible for listing on the NRHP. Likewise, nearby archaeological sites identified within the existing Rappahannock Landing community were determined by DHR to be not eligible for listing on the NRHP. During the Section 404/401 permitting process, the USACE will complete Section 106 coordination with DHR to confirm that the proposed Project will not adversely affect historic resources.
- 11. Minor impacts to environmentally sensitive features (wetlands) are proposed with the development of the Project; however, these impacts will be within the thresholds of the Virginia Water Protection (VWP) General Permit WP4 and the State Program General Permit (17-SPGP-01), and are anticipated to be under the compensatory mitigation threshold of 0.1 acre for wetlands. No adverse impacts to threatened and endangered species, critical habitat, or historic resources are anticipated to result from the development of the Project.

Map Unit	Map Unit Name	Drainage Class ¹	National Hydric Soils List ²	Hydric Component
AwD	Aura-Galestown-Sassafras complex, 6 to 15 percent slopes	WD	No	N/A
BnB	Bourne fine sandy loam, gravelly subsoil variant, 2 to 6 percent slopes	MWD	No	N/A
BnC2	Bourne fine sandy loam, gravelly subsoil variant, 6 to 10 percent slopes, eroded	MWD	No	N/A
CaB2	Caroline fine sandy loam, 2 to 6 percent slopes, eroded	WD	No	N/A
CaC2	Caroline fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
lu	luka fine sandy loam, local alluvium, 0 to 4 percent slopes	MWD	Yes	Alluvial land, wet (5%) Bibb (3%)
KfB	Kempsville fine sandy loam, gravelly substratum, 2 to 6 percent slopes	WD	No	N/A

¹MWD – Moderately Well Drained; WD – Well Drained; N/A – Not Applicable
² Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA NRCS

Classification ¹	Length (LF)	Area (Ac
Palustrine Wetlands (PFO)	N/A	0.0555
Palustrine Open Waters (POW)	N/A	0.3954
Total Streams and Wetlands	N/A	0.4509

25 50 100 (IN FEET)

1 inch = 50 ft.

Phone: (540) 371-0268

Fax: (540) 371-3479

www.bowmanconsulting.com

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ANDING ENT PLAN

CHERRYVIEW LA
GENERAL DEVELOPMEN

TBD

COUNTY PROJECT NUMBER

WILLIAM S. PYLE Lic. No.037555

PLAN STATUS
5/30/18 1ST SUBMISSION

DATE DESCRIPTION

CDH SAG JLF

 DESIGN
 DRAWN
 CHKD

 SCALE
 H: V:

 JOB No. 100131-01-001

DATE: MAY 2018

FILE No. 100131-D-MP-001

EET 3 OF 7



CHERRYVIEW LANDING
GENERAL DEVELOPMENT PLAN

COUNTY PROJECT NUMBER

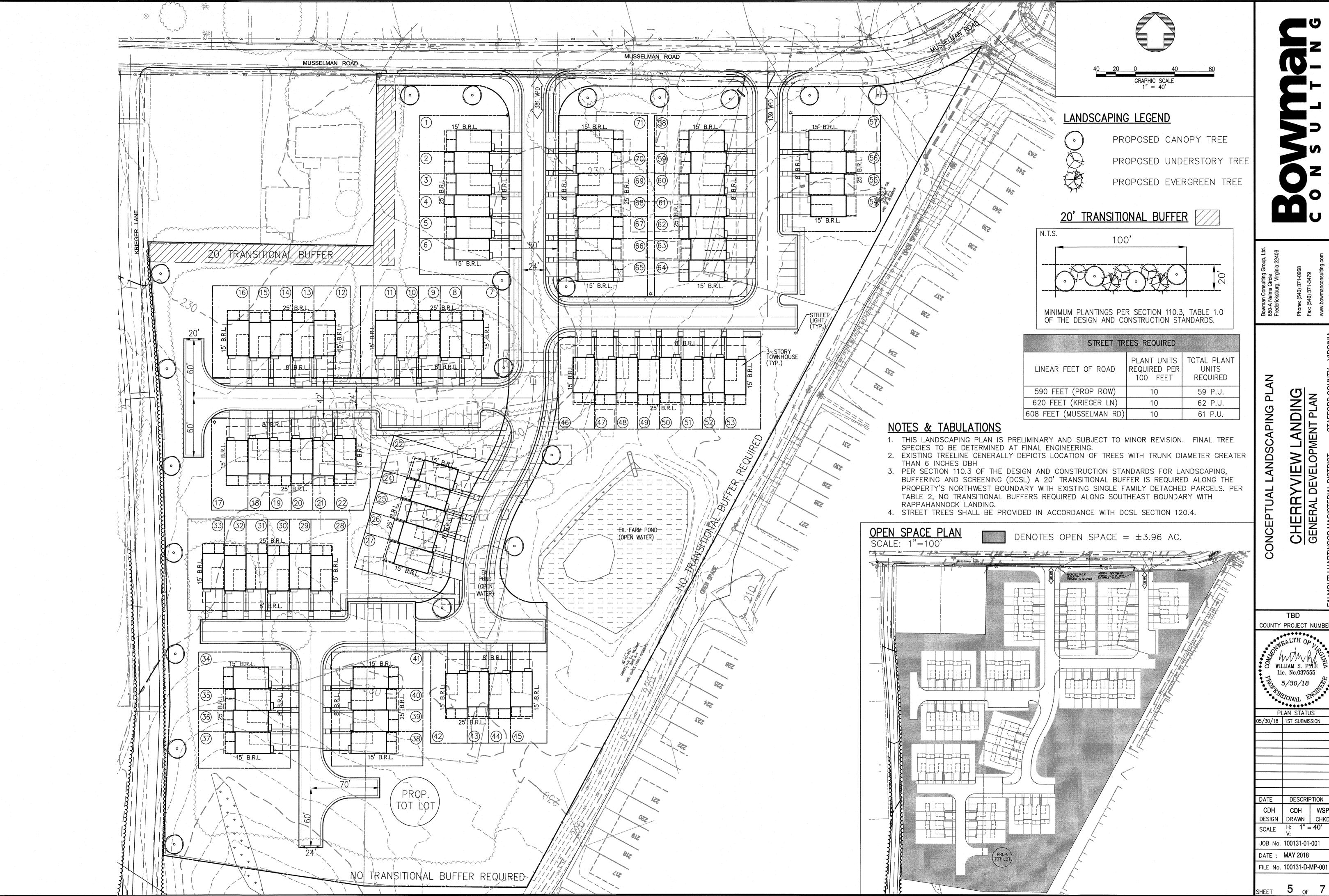
PLAN STATUS 05/30/18 1ST SUBMISSION

DATE DESCRIPTION CDH CDH WSP DESIGN DRAWN CHKD H: 1" = 40'

JOB No. 100131-01-001

4 _{OF} 7

Cad file name: P:\100131 - Musselman Rd\100131-01-001 (ENG) - Musselman Road\Engineering\Engineering\Engineering Plans\Rezoning\GDP\004-100131-D-MP-001-GDP.dwg



CHERRYVIEW LANDING
GENERAL DEVELOPMENT PLAN

COUNTY PROJECT NUMBER WILLIAM S. PYLE Lic. No.037555

PLAN STATUS 5/30/18 1ST SUBMISSION

DATE DESCRIPTION CDH CDH WSP DESIGN DRAWN CHKD SCALE H: 1" = 40' JOB No. 100131-01-001 DATE: MAY 2018

SHEET 5 OF 7

- THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED ON STAFFORD COUNTY TAX ASSESSMENT MAP NUMBER 45-35E, 45-35D, 45-35C, AND 53-1D AND IS ZONED R1 (SUBURBAN
- 2. THE SURVEYED PROPERTIES ARE NOW IN THE NAME OF ROBERT CRAIG WILLIAMS AND SHEILA DIANE WILLIAMS AS RECORDED IN DEED BOOK 1047 AT PAGE 791, ROBERT CRAIG WILLIAMS, JR. AND SHEILA DIANE WILLIAMS AS RECORDED IN INSTRUMENT #030036754, AND ROBERT CRAIG WILLIAMS, JR. AS RECORDED IN INSTRUMENT #WF150000273 ALL AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA
- 3. THE ADDRESS OF THE SURVEYED PROPERTIES PER STAFFORD COUNTY TAX ASSESSOR IS:
 - 121 MUSSELMAN RD FREDERICKSBURG, VA 22405
- 3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY. AN ALTA/ACSM LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP, LTD. DATED FEBRUARY 26, 2015, REVISED THROUGH MARCH 9, 2015, AND A CURRENT FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PERFORMED ON DECEMBER 14, 2017.
- 4. THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011), AND IS REFERENCED IN U.S. SURVEY FEET.
- 5. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AND SCHEDULE B - SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
- 6. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540203E, EFFECTIVE DATE FEBRUARY 4, 2005.
- 7. THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
- THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
- 9. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
- 10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
- 11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING.

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR TITLE INSURANCE FILE NUMBER: A17-4265, COMMITMENT DATE: NOVEMBER 17, 2017, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

- (a) THE FOLLOWING ITEMS OF THE EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY, HOWEVER, ARE NOT
 - 1. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF
 - 2. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. THE COVERAGE AFFORDED BY COVERED MATTER 2(C) IS HEREBY DELETED.
 - 3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - 4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED. FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
 - 5. REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: SUBJECT TO TAXES AND ASSESSMENTS FOR THE SECOND HALF OF TAX YEAR 2017 AND ALL SUBSEQUENT YEARS. SPECIFIC
 - 16. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE USE OF THAT SECTION OF THE PROPERTY LYING WITHIN THE ROAD BED OF STATE ROUTE 657. [PARCEL 3]
- (b) THE FOLLOWING ITEMS OF THE EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS TO HOW THEY AFFECT THE
- SD > 6. SUBJECT TO ALL MATTERS SHOWN ON DIVISION PLAT SHOWING PARCEL E OF THE WILLIAMS DIVISION RECORDED IN PLAT BOOK 26 AT PAGE 19 AND IN PLAT BOOK 26 AT PAGE 110. [PARCELS 1 AND
- ⟨ E → 7. SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 35 AT PAGE 241. (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)

3] (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)

- 8. SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 74 AT PAGE 530. (MAY AFFECT THE SURVEYED PROPERTIES BUT IS NOT PLOTTABLE DUE TO
- E1 > 9. SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 193 AT PAGE 312. (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)
- 11. SUBJECT TO DEED OF EASEMENT TO. STAFFORD COUNTY RECORDED AS INSTRUMENT NUMBER
 130002849. [PARCEL 1] (AFFECTS THE SURVEYED PROPERTIES AS SHOWN. THE TEMPORARY
 EASEMENT IS VOID AT THE COMPLETION OF THE CONSTRUCTION.)
- ¬ 12. SUBJECT TO DEED OF EASEMENT TO STAFFORD COUNTY RECORDED AS INSTRUMENT NUMBER 150006037. [PARCEL 1] (AFFECTS THE SURVEYED PROPERTIES AS SHOWN. THE TEMPORARY EASEMENT IS VOID AT THE COMPLETION OF THE CONSTRUCTION.)
- 13. SUBJECT TO EASEMENTS SHOWN ON PLAT RECORDED IN PLAT BOOK 1 AT PAGE 220. [PARCELS 1, 2 AND 3] (AFFECTS THE SURVEYED PROPERTIES BUT NO EASEMENTS ARE DESCRIBED ON THIS
- 14. SUBJECT TO EASEMENTS SHOWN ON PLAT ATTACHED TO DEED RECORDED. IN DEED BOOK 33 AT PAGE 431. [PARCEL 1, 2 AND 3] (AFFECTS THE SURVEYED PROPERTIES BUT NO EASEMENTS ARE DESCRIBED ON THIS PLAT)
- TO 15. SUBJECT TO ALL MATTERS SHOWN ON PLAT OF SURVEY -- A TRACT OF CHARLES L. WILLIAMS RECORDED IN DEED BOOK 253 AT PAGE 84. [PARCEL 2] (AFFECTS THE SURVEYED PROPERTIES AS
- 7 17. SUBJECT TO EASEMENT DESCRIBED IN DEED RECORDED IN DEED BOOK 123 AT PAGE 472 AND SHOWN ON PLAT ATTACHED THERETO. [PARCEL 4] (AFFECTS THE SURVEYED PROPERTIES AS
- (c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY MATTERS, BUT DO NOT PERTAIN TO THE
 - 10. SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 108 AT PAGE 340. [PARCEL 4]

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY PER TITLE INSURANCE FILE NUMBER: A17-4265:

PARCEL E OF THE WILLIAMS DIVISION, A DIVISION OF TAX MAP SECTION NO. 45, PARCEL 35C, CONTAINING 0.920 ACRES, MORE OR LESS, AS SHOWN ON DIVISION PLAT MADE BY ROBERT W. FARMER, JR., L.S. DATED FEBRUARY 11, 1994 AND RECORDED IN PLAT BOOK 26 AT PAGE 19 AND IN PLAT BOOK 26 AT PAGE 110, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

TAX MAP: 45-35E

PARCEL 2:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, SOUTH OF AND ADJACENT TO STATE ROUTE 657, AND BOUND ON THE NORTH BY STATE ROUTE 657 AND ON THE EAST SOUTH AND WEST BY CHARLES L. WILLIAMS, CONTAINING 07760 ACRES AND MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY OF J.C. RUSSELL, C.S., DATED FEBRUARY 4, 1974, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN DEED BOOK 253 AT PAGE 84.

TAX MAP: 45-35D

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, SOUTH OF THE CENTERLINE OF STATE ROUTE 657, SHOWN ON PLAT RECORDED IN PLAT BOOK 1 AT PAGE 220 AMONG THE LAND RECORDS OF STAFFORD COUNTY, /IRGINIA, CONTAINING 726 ACRES, MORE OR LESS, LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN DEED BOOK 253 AT PAGE 83, AND FURTHER LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN DEED BOOK 1047 AT PAGE 791 AND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26 AT PAGE 19 AND IN PLAT BOOK 26 AT PAGE 110.

TAX MAP: 45-35C

PARCEL 4:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN STAFFORD COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PIPE IN THE EAST LINE OF A FORTY-FOOT EASEMENT AND RIGHT OF WAY, A CORNER TO RUSSELL D. CROPP, FROM WHICH SAID CORNER TO ROUTE NO. 657 IS NORTH 1 DEGREE 30 MINUTES EAST 175.0 FEET, THENCE FROM SAID CORNER WITH CROPP SOUTH 88 DEGREES 30 MINUTES EAST 230.0 FEET TO AN IRON, A CORNER TO DAISY C. HARPER AND GEORGE E. HARPER AND TO MARIAN E. WILLIAMS AND SAID CHARLES L. WILLIAMS; THENCE WITH THE LINE OF SAID MARIAN E. WILLIAMS AND CHARLES L. WILLIAMS SOUTH I DEGREE 30 MINUTES WEST 650 FEET TO AN ANGLE IRON, A CORNER TO SAID GRANTORS AND SAID MARIAN L. WILLIAMS AND CHARLES L. WILLIAMS; THENCE NORTH 80 DEGREES 44 MINUTES WEST 206.45 FEET TO A PIPE IN SAID FORTY—FOOT EASEMENT AND RIGHT OF WAY, A CORNER WITH SAID HORACE F. KRIEGER, SR.; THENCE WITH SAID EASEMENT AND RIGHT OF WAY NORTH 3 DEGREES 06 MINUTES EAST 159.2 FEET TO A PIPE; THENCE CONTINUING WITH SAME NORTH 1 DEGREE 13 MINUTES WEST 300.0 FEET TO A ROD; THENCE FURTHER CONTINUING WITH SAME NORTH 4 DEGREES 13 MINUTES WEST 170.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3.046 ACRES, ACCORDING TO A SURVEY AND PLAT DATED MAY 6, 1957, MADE BY J. C. RUSSELL, C.S. ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED RECORDED IN DEED BOOK 123 AT PAGE 472.

TAX MAP: 53-1D

METES AND BOUNDS DESCRIPTION AS SURVEYED (BEING THE PERIMETER OF T.M. 53-1D, 45-35C, 45-35D, & 45-35E)

BEGINNING AT AN IRON PIPE SET (IPS), BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSSELMAN ROAD, VARIABLE WIDTH RIGHT-OF-WAY, AND THE NORTHEASTERLY CORNER OF JOSEPH W. TURNER AND DONNA ALLEN-TURNER AS RECORDED IN INSTRUMENT NUMBER 090002439 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID TURNER AND RUNNING WITH SAID MUSSELMAN ROAD THE FOLLOWING

- S 89°27'29" E, 374.94 FEET TO AN IRON PIPE FOUND (IPF); THENCE
- S 1218'35" W, 10.25 FEET TO AN IRON PINCHED PIPE FOUND (PPF); THENCE
- N 89'52'26" E. 116.75 FEET TO AN IPS. BEING A POINT OF CURVATURE: THENCE

134.69 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 35°53'34", AND A CHORD BEARING AND DISTANCE OF N 71°55'39" E. 132.49 FEET TO AN PS. BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STEAMVIEW DRIVE, 56 FOOT WIDE RIGHT-OF-WAY: THENCE DEPARTING SAID MUSSELMEN ROAD AND RUNNING WITH SAID STEAMVIEW DRIVE, AND WITH THE SAME LINE EXTENDED, THE NORTHWESTERLY LINE OF RAPPAHANNOCK LANDING OWNERS ASSOCIATION, INC. AS RECORDING IN INSTRUMENT NUMBER 150019982 AMONG SAID LAND RECORDS, THE FOLLOWING COURSES AND

S 28'49'22" W. 134.76 FEET TO AN IPS; THENCE

S 2819'33" W, 837.31 FEET TO A SQUARE IRON FOUND, BEING THE NORTHEASTERN CORNER OF KS STAFFORD LAND LLC AS RECORDED IN INSTRUMENT NUMBER 140019814 AMONG SAID LAND RECORD; THENCE DEPARTING SAID RAPPAHANNOCK LANDING AND RUNNING WITH SAID KS STAFFORD LAND LCC, THE FOLLOWING COURSES

- N 89"18'57" W, 165.68 FEET TO A POINT NEAR A BENT ANGLE IRON; THENCE
- N 81"6'39" W, 206.50 FEET TO AN IPS; THENCE
- N 02°35'40" E, 152.77 FEET TO AN IPS; THENCE N 01°44'10" W, 300.00 FEET TO AN IPF; THENCE

N 04'43'06" W. 170.90 FEET TO AN IPS, BEING THE SOUTHWESTERLY CORNER OF TOP-NOTCH BUILDERS, INC. AS RECORDED IN INSTRUMENT NUMBER 030044952 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID KS STAFFORD LAND LLC AND RUNNING WITH SAID TOP-NOTCH BUILDERS, INC., AND WITH THE SAME LINE EXTENDED, WITH SAID TURNER:

S 89"03"55" E, 230.00 FEET TO AN IPS; THENCE CONTINUING WITH SAID TURNER:

N 00°56'05" E, 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 447,285 SQUARE FEET OR 10.2682 ACRES OF LAND MORE OR LESS.

ZONING

ZONE: R1 (SUBURBAN RESIDENTIAL)

(1) INTENSITY: ALLOCATED DENSITY FOR CONVENTIONAL SUBDIVISION: OPEN SPACE RATIO FOR CONVENTIONAL SUBDIVISION: ALLOWABLE DENSITY FOR CLUSTER SUBDIVISION (SEE CONDITIONAL USE PERMIT): OPEN SPACE REQUIREMENT FOR CLUSTER SUBDIVISION: THIRTY (30) PERCENT OF TOTAL SUBDIVISION TRACT. MAXIMUM DENSITY WITH TDR'S: 14.0 DU/ACRE

TDR DEVELOPMENTS MAY INCLUDE: 6.0 DU/ACRE TOWNHOUSES AT UP TO: MULTIFAMILY DWELLINGS AT UP TO: 14.0 DU/ACRE **OPEN SPACE RATIO:** OPEN SPACE RATIO WITH TDR'S:

0.25

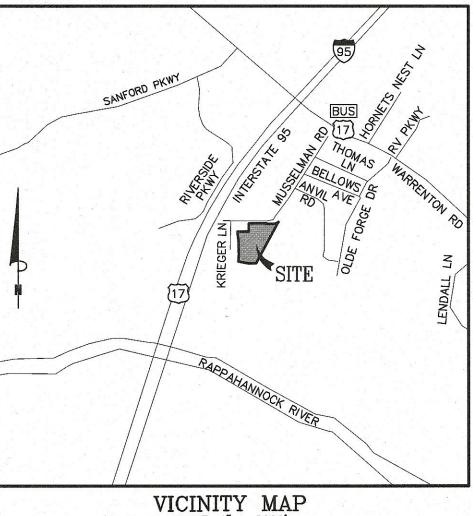
(2) MINIMUM YARDS (IN FEET):

CONVENTIONAL SUBDIVISION: REAR:

CLUSTER SUBDIVISION: MIN. 8 TOTAL 18 MINIMUM LOT SIZE: 8,000 S.F.

(3) MAXIMUM HEIGHT (IN FEET): (4) MINIMUM LOT WIDTH (FEET): CONVENTIONAL SUBDIVISION: CLUSTER SUBDIVISION:

NO ZONING REPORT WAS PROVIDED AT THE TIME OF THE SURVEY



SCALE: 1" = 2000'

EASEMENT LEGEND

- EX. VEPCO EASEMENT AS SHOWN AT D.B. 253, PG. 84 (APPROXIMATE LOCATION, NO WIDTH DEFINED)
- EX. VEPCO EASEMENT AS SHOWN AT D.B. 193, PG. 312
- (APPROXIMATE LOCATION, NO WIDTH DEFINED)
- EX. 40' INGRESS/EGRESS EASEMENT D.B. 123, PG. 472
- EX. 8'x100' DRAINAGE EASEMENT P.B. 26, PG. 19 & P.B. 26, PG. 110
- EX. SANITARY SEWER EASEMENT INSTR. #150006037
- EX. WATER LINE EASEMENT INSTR. #130002849

PLAT SHOWING ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF

ROBERT CRAIG WILLIAMS AND SHEILA DIANE WILLIAMS DEED BOOK 1047 AT PAGE 791 ROBERT CRAIG WILLIAMS, JR. AND SHEILA DIANE WILLIAMS INSTRUMENT #030036754

ROBERT CRAIG WILLIAMS, JR. INSTRUMENT #WF150000273

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA





SURVEYOR'S CERTIFICATE

TO: BEAZER HOMES CORP. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE ONE SETTLEMENT GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 14, 2017.

DATE OF PLAT OR MAP: DECEMBER 18, 2017 KEVIN D. EARLY, L.S. REVISED: 1/18/18 VIRGINIA LIC. NO. 003132 kearly@bowmanconsulting.com

RF SQUARE

EASEMENT LEGEND

EX. VEPCO EASEMENT D.B. 35, PG. 241, AS SHOWN AT D.B. 253, PG. 84 (APPROXIMATE LOCATION, NO WIDTH DEFINED)

D.B. 193, PG. 312 (APPROXIMATE LOCATION, NO WIDTH DEFINED)

EX. 40' INGRESS/EGRESS EASEMENT D.B. 123, PG. 472

EX. 8'x100' DRAINAGE EASEMENT P.B. 26, PG. 19 & P.B. 26, PG. 110

EX. SANITARY SEWER EASEMENT INSTR. #150006037

EX. WATER LINE EASEMENT

INSTR. #130002849

LEGEND

 MAILBOX ELECTRIC METER

SIGN TELEPHONE PEDESTAL

POWER POLE

LIGHT POLE

GUY WIRE CLEAN OUT

SANITARY MANHOLE

WATER VALVE

WATER METER

WELL FIRE HYDRANT

BOLLARD

IRON ROD FOUND

IRON PIPE FOUND

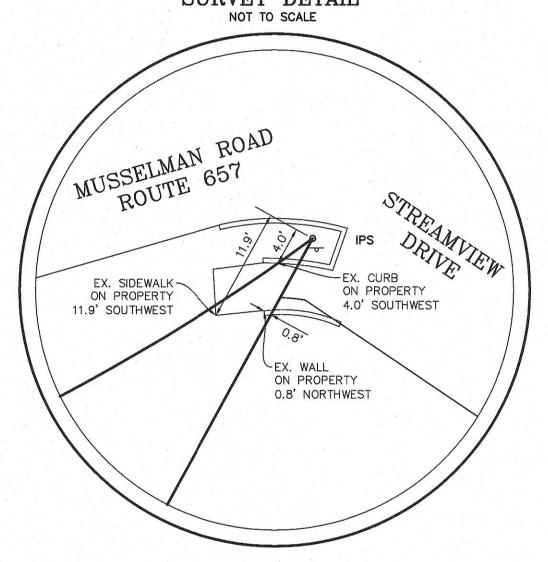
MONUMENT FOUND IRON PIPE SET

OVERHEAD UTILITY

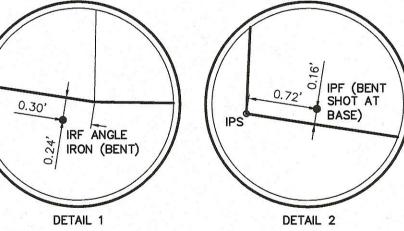
FENCE

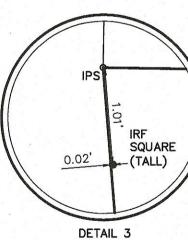
SURVEY DETAIL

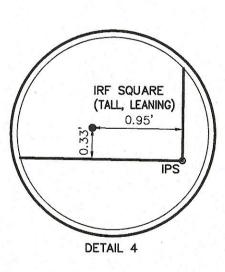
____ x ____ x ____



BOUNDARY DETAILS NOT TO SCALE







PLAT SHOWING

ALTA/NSPS LAND TITLE SURVEY

ON THE LANDS OF

ROBERT CRAIG WILLIAMS AND SHEILA DIANE WILLIAMS

DEED BOOK 1047 AT PAGE 791

ROBERT CRAIG WILLIAMS, JR. AND SHEILA DIANE WILLIAMS

INSTRUMENT #030036754

ROBERT CRAIG WILLIAMS, JR.

INSTRUMENT #WF150000273

FALMOUTH—HARTWOOD MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA



CURVE TABLE

	REVISION				
/18/18	REVISE TITLE REVIEW				
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		CONSUL			G
		Bowman Consulting Group, Ltd.		ne: (540) 37	
		I KNI)A MOIDS (IPCIO	la de la companya de	ax. (540) 37	1-34/8

BCG PROJECT NO: 100131-01-001 TASK: 00001 COUNTY REF NO:

EX. TRASH AREA

N/F KS STAFFORD LAND LLC T.M. 53-1E INSTR. #140019814

IRF ANGLE N 8918'57" W 165.68' IRON (BENT) SEE DETAIL 1

IPF (BENT) SEE DETAIL 2

100131-D-BP-001

SHEET 2 OF 2