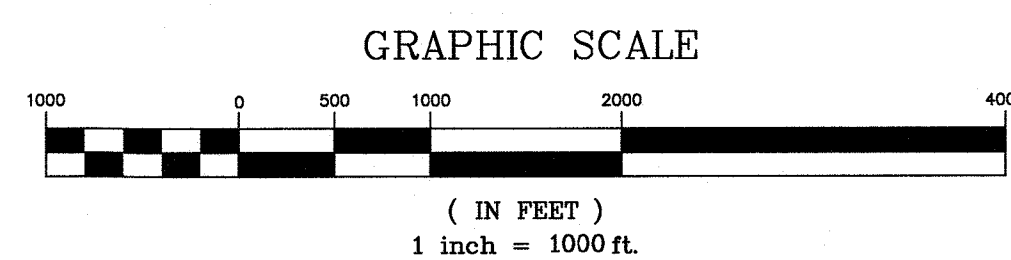
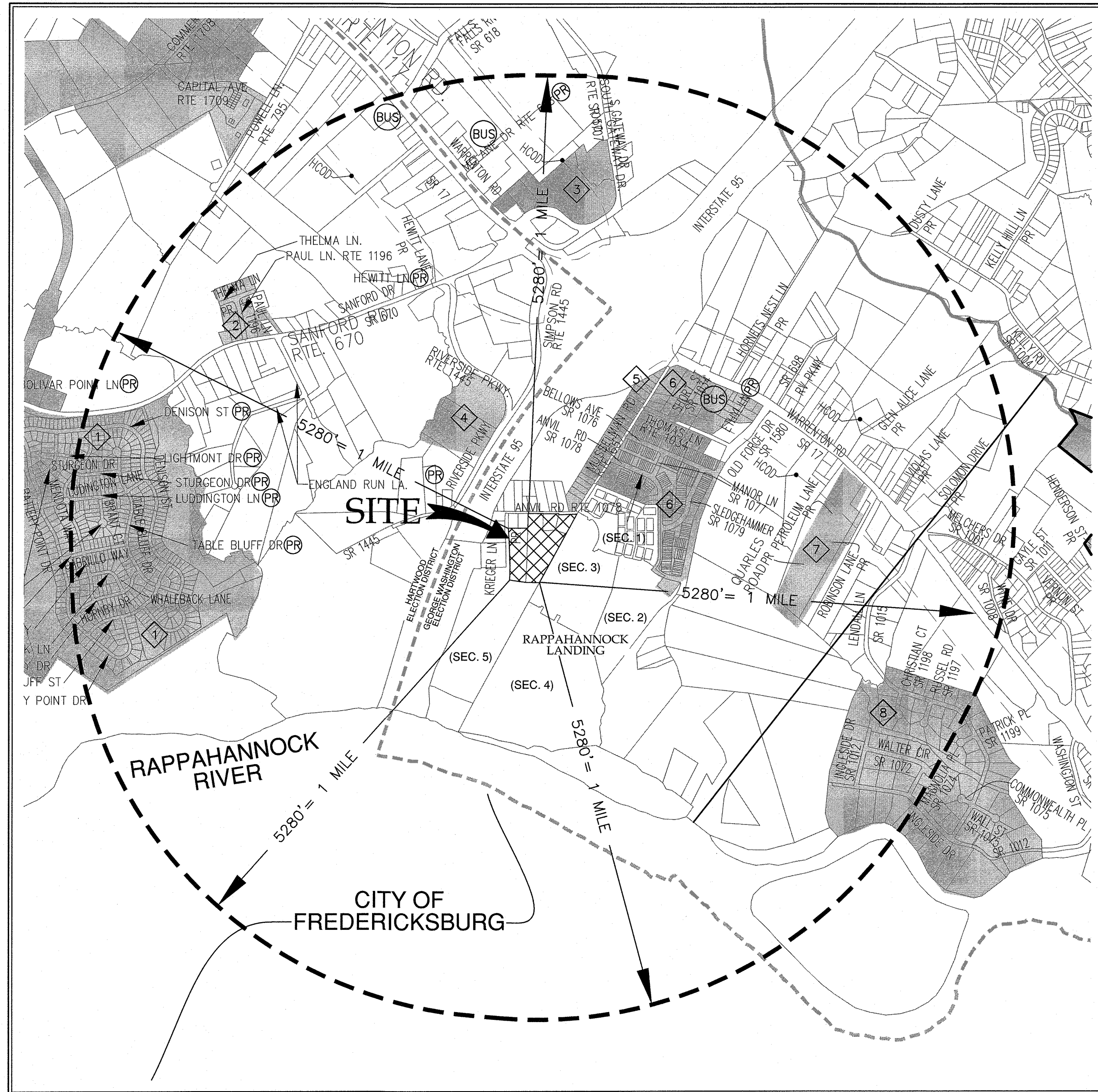


GENERAL DEVELOPMENT PLAN CHERRYVIEW LANDING RC# TBD

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

VICINITY MAP
SCALE: 1" = 1,000'



VICINITY MAP LEGEND

SUBDIVISION KEY	SYMBOLS LEGEND	NOTES
◆ CELEBRATE VIRGINIA NORTH	PR PRIVATE STREET	1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
◆ BRENTWOOD ESTATES	PL PLAT HAS BEEN RECORDED, THE ROADS ARE BEING BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A LATER DATE.	2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
◆ SHENANDOAH	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
◆ KING JAMES VILLAGE	----- MAGISTERIAL DISTRICT LINE	4. NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
◆ COUNTRY RIDGE		5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.
◆ OLDE FORGE		
◆ QUARLES TRAILER PARK		
◆ 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

SHEET INDEX

SHEET 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 SHEETS IN TOTAL	

APPROVAL

AGENT, BOARD OF SUPERVISORS _____ DATE _____



Legend

- Property Boundary
- Index Contours
- Contours (C1=2')
- Slopes 15-25%
- Slopes >25%
- Soils
- DHR Resources
- Palustrine Wetlands (PFO)
- Palustrine Open Waters (POW)

NOTES:

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 117121 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.
3. 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.
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 shaded on this Plan.
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 Wetlands 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 (FWS), 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 affect many documented State-listed plants or insects. Based on a review of DGF's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River is designated as Threatened and Endangered Waters for dwarf wedgemussel (*Aleiscnidonta heterodon*, FE/SE), Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE), green sturgeon (*Acipenser subrivanus*, ST), and as an Anadromous Fish Use Stream. According to the Official Species List obtained from the FWS/IS Information, Planning and Conservation System (IPAC), the Project has the potential to support populations of northern long-eared bat (*Myotis septentrionalis*, FT), harperella (*Ptilimium nodosum*, FE/SE), and small whorled pogonia (*Isonia medeoloides*, FT/SE) should suitable habitat be present. It should be noted that yellow lance (*Elitrio lanocoloris*) 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 residential, 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 occurrence 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 (WVP) General Permit WPA 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.

Soils Summary Table

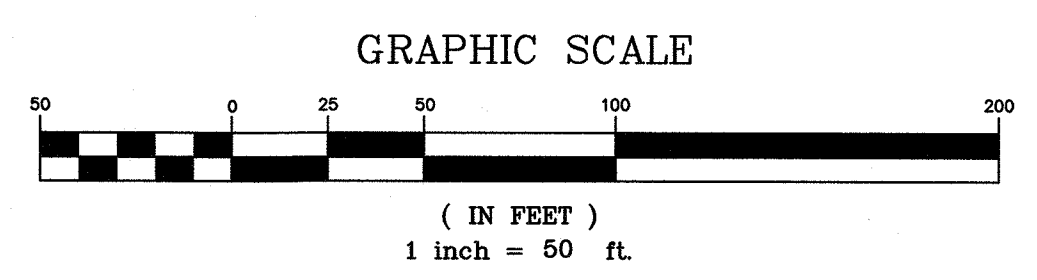
Map Unit	Map Unit Name	Drainage Class	National Hydric Soils List ²	Hydric Component
AwD	Aura-Galestown-Sassafras complex, 8 to 15 percent slopes	WD	No	N/A
BnB	Bourne fine sandy loam, gravelly subsoil variant, 2 to 6 percent slopes	MWD	No	N/A
BnC2	Bourne fine sandy loam, gravelly subsoil variant, 8 to 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, 8 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%)
KIB	Kempsville fine sandy loam, gravelly substratum, 2 to 6 percent slopes	WD	No	N/A

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

Preliminary Wetland and Stream Summary Table¹

Classification ²	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

¹Classifications and amounts of wetlands and streams indicated in the table are based on a preliminary evaluation conducted by BCG on April 3, 2018, and represent the approximate amount located within the Project.

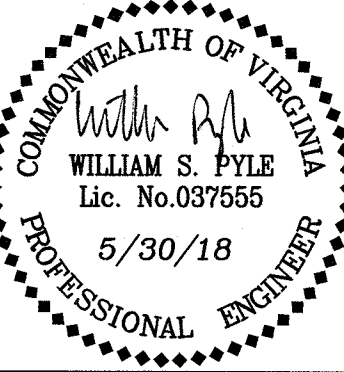


Bowman
CONSULTING

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ENVIRONMENTAL INVENTORY PLAN
CHERRYVIEW LANDING
GENERAL DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT

TBD
COUNTY PROJECT NUMBER

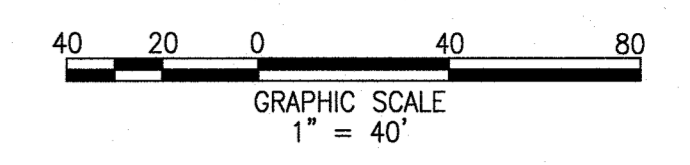
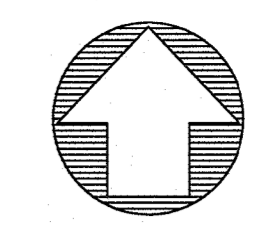


PLAN STATUS
05/30/18 1ST SUBMISSION




DATE	DESCRIPTION
CDH	SAG
DESIGN	JLF
SCALE	CHKD

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

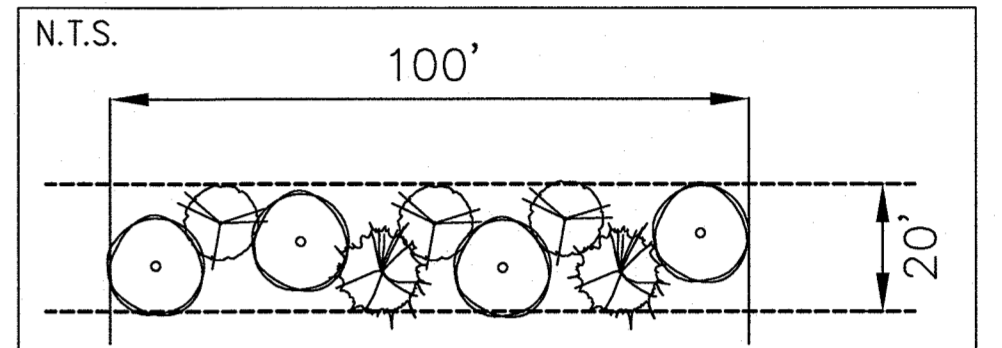
FILE No. 100131-D-MP-001



LANDSCAPING LEGEND

-  PROPOSED CANOPY TREE
-  PROPOSED UNDERSTORY TREE
-  PROPOSED EVERGREEN TREE

20' TRANSITIONAL BUFFER



MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS.

STREET TREES REQUIRED		
LINEAR FEET OF ROAD	PLANT UNITS REQUIRED PER 100 FEET	TOTAL PLANT UNITS REQUIRED
590 FEET (PROP ROW)	10	59 P.U.
620 FEET (KRIEGER LN)	10	62 P.U.
608 FEET (MUSSELMAN RD)	10	61 P.U.

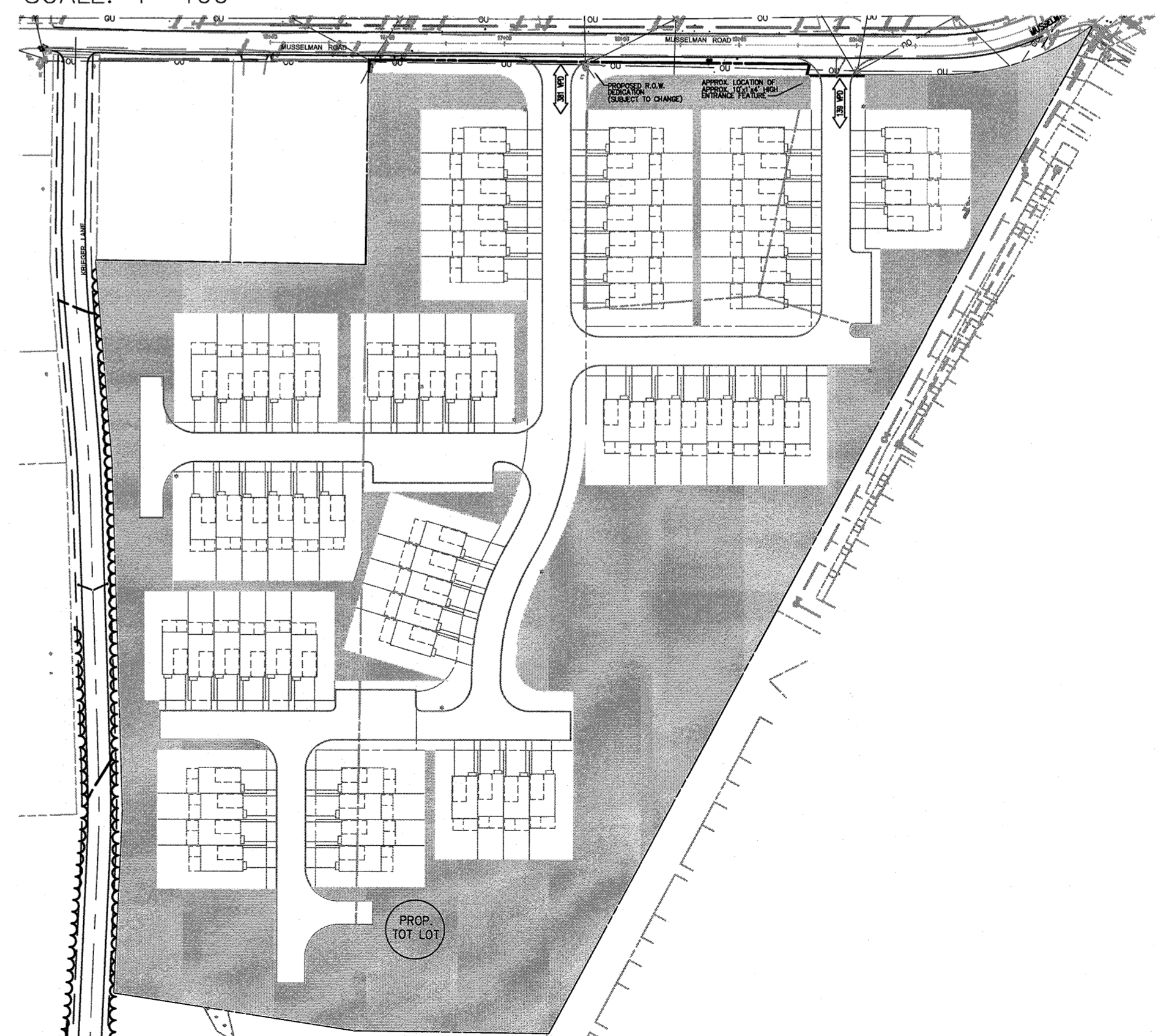
NOTES & TABULATIONS

1. THIS LANDSCAPING PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISION. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
2. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH
3. PER SECTION 110.3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING, BUFFERING AND SCREENING (DCSL) A 20' TRANSITIONAL BUFFER IS REQUIRED ALONG THE PROPERTY'S NORTHWEST BOUNDARY WITH EXISTING SINGLE FAMILY DETACHED PARCELS. PER TABLE 2, NO TRANSITIONAL BUFFERS REQUIRED ALONG SOUTHEAST BOUNDARY WITH RAPPAHANNOCK LANDING.
4. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.

OPEN SPACE PLAN

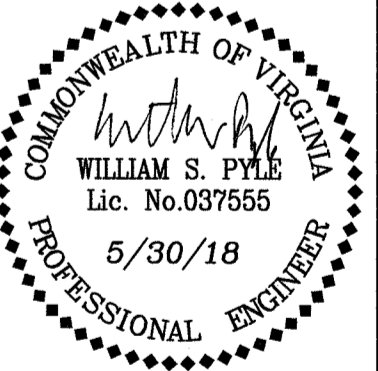
SCALE: 1"=100'

■ DENOTES OPEN SPACE = ±3.96 AC.



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TBD
COUNTY PROJECT NUMBER



PLAN STATUS
05/30/18 1ST SUBMISSION

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

NOTES

- 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 RESIDENTIAL).
- 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.
- THE ADDRESS OF THE SURVEYED PROPERTIES PER STAFFORD COUNTY TAX ASSESSOR IS:
121 MUSSELMAN RD
FREDERICKSBURG, VA 22405
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY, AN ALTA/NSPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP, LTD. DATED FEBRUARY 28, 2015, REVISED THROUGH MARCH 9, 2015, AND A CURRENT FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PERFORMED ON DECEMBER 14, 2017.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING.

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

THE 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 SURVEY MATTERS:
- 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 PERSONS IN POSSESSION THEREOF.
 - 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.
 - ANY LIEN, OR RIGHT TO A LIEN, - FOR SERVICES, LABOR OR MATERIAL, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - 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.
 - 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 EXCEPTIONS:
 - 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 SURVEYED PROPERTY:
- SUBJECT TO ALL MATTERS SHOWN ON DIVISION PLAT SHOWING PARCEL E OF THE WILLIAMS DIVISION RECORDED IN PLAT BOOK 26 AT PAGE 110 AND IN PLAT BOOK 26 AT PAGE 110. [PARCELS 1 AND 3] (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)
 - SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 35 AT PAGE 241. (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)
 - 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 AMBIGUOUS RECORDS)
 - SUBJECT TO EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 193 AT PAGE 312. (AFFECTS THE SURVEYED PROPERTIES AS SHOWN)
 - 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.)
 - 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.)
 - 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 PLAT)
 - 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)
 - 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 SHOWN)
 - 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 SHOWN)
- (c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY MATTERS, BUT DO NOT PERTAIN TO THE SURVEYED PROPERTY:
- 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 1:
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 110 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 0.760 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

PARCEL 3:
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, SOUTH ON PLAT RECORDED IN PLAT BOOK 1 AT PAGE 220 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA, CONTAINING 7.26 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 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 1 DEGREE 30 MINUTES WEST 650 FEET TO AN ANGLE IRON, A CORNER TO SAID GRANTORS AND SAID MARIAN E. 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 08 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 09002439 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID TURNER AND RUNNING WITH SAID MUSSELMAN ROAD THE FOLLOWING COURSES AND DISTANCES:

S 89°27'29" E, 374.94 FEET TO AN IRON PIPE FOUND (IPF); THENCE
S 12°18'35" 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°3'34", AND A CHORD BEARING AND DISTANCE OF N 71°53'39" E, 132.49 FEET TO AN IPS, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STEAMVIEW DRIVE, 56 FOOT WIDE RIGHT-OF-WAY; THENCE DEPARTING SAID MUSSELMAN ROAD AND RUNNING WITH SAID STEAMVIEW DRIVE, AND WITH THE SAME LINE EXTENDED, THE NORTHWESTERLY LINE OF RAPPAHANNOCK LANDING OWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NUMBER 15001982 AMONG SAID LAND RECORDS, THE FOLLOWING COURSES AND DISTANCES:

S 28°49'22" W, 134.76 FEET TO AN IPS; THENCE
S 28°19'33" 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 RECORDS; THENCE DEPARTING SAID RAPPAHANNOCK LANDING AND RUNNING WITH SAID KS STAFFORD LAND LLC, THE FOLLOWING COURSES AND DISTANCES:

N 89°18'57" W, 165.68 FEET TO A POINT NEAR A BENT ANGLE IRON; THENCE
N 81°16'39" 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: 1.5 DU/AC
OPEN SPACE RATIO FOR CONVENTIONAL SUBDIVISION: 0.50
ALLOWABLE DENSITY FOR CLUSTER SUBDIVISION (SEE CONDITIONAL USE PERMIT): 1.5 DU/AC
OPEN SPACE REQUIREMENT FOR CLUSTER SUBDIVISION: THIRTY (30) PERCENT OF TOTAL SUBDIVISION TRACT. 14.0 DU/ACRE

MAXIMUM DENSITY WITH TDR'S:
TDR DEVELOPMENTS MAY INCLUDE:
TOWNHOUSES AT UP TO: 6.0 DU/ACRE
MULTIFAMILY DWELLINGS AT UP TO: 14.0 DU/ACRE

OPEN SPACE RATIO:
OPEN SPACE RATIO WITH TDR'S: 0.5
0.25

(2) MINIMUM YARDS (IN FEET):
CONVENTIONAL SUBDIVISION:
FRONT: 30
SIDE: 10
REAR: 35
CLUSTER SUBDIVISION:
FRONT: 30
SIDE: MIN. 8 TOTAL 18
REAR: 25
MINIMUM LOT SIZE: 8,000 S.F.

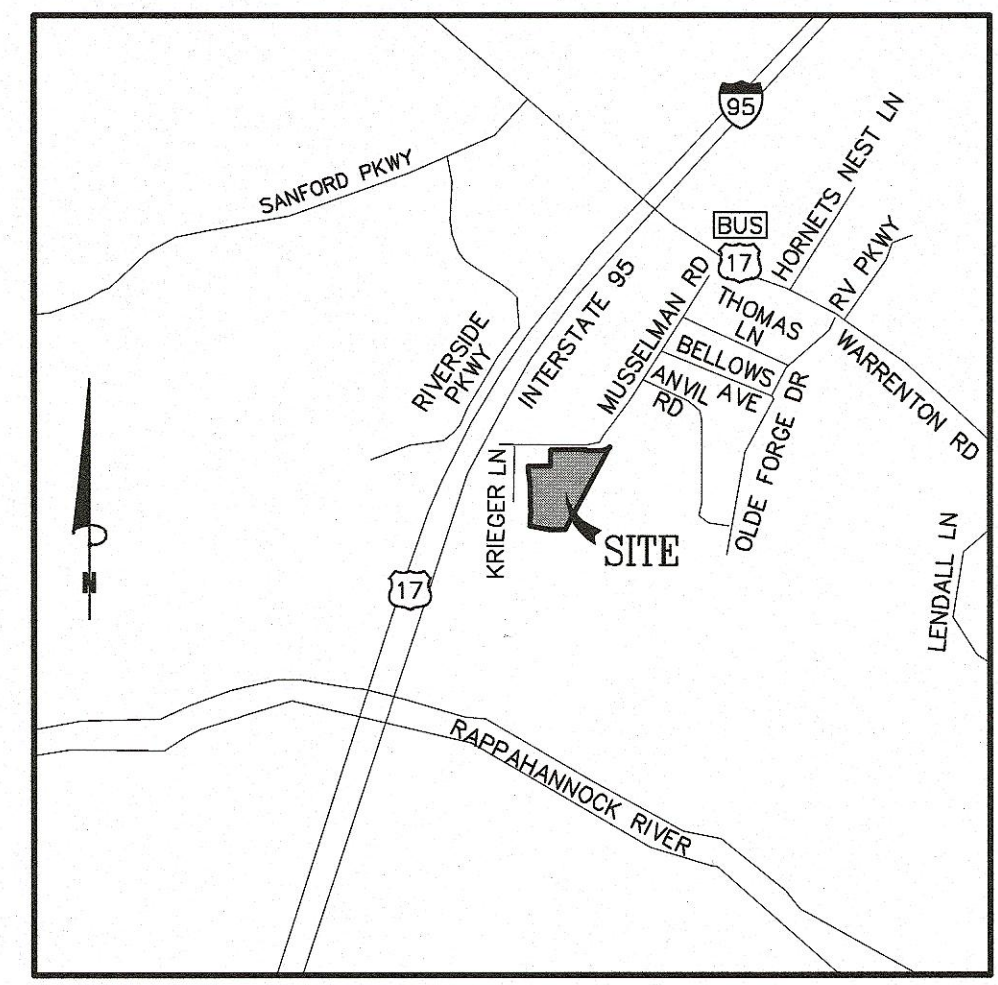
(3) MAXIMUM HEIGHT (IN FEET): 35

(4) MINIMUM LOT WIDTH (FEET):
CONVENTIONAL SUBDIVISION: 80
CLUSTER SUBDIVISION: 60

NO ZONING REPORT WAS PROVIDED AT THE TIME OF THE SURVEY

EASEMENT LEGEND

- (E) EX. VEPCO EASEMENT AS SHOWN AT D.B. 253, PG. 84 (APPROXIMATE LOCATION, NO WIDTH DEFINED)
- (E1) EX. VEPCO EASEMENT AS SHOWN AT D.B. 193, PG. 312 (APPROXIMATE LOCATION, NO WIDTH DEFINED)
- (IE) EX. 40' INGRESS/EGRESS EASEMENT D.B. 123, PG. 472
- (SD) EX. 8"x10" DRAINAGE EASEMENT P.B. 26, PG. 19 & P.B. 26, PG. 110
- (SS) EX. SANITARY SEWER EASEMENT INSTR. #150006037
- (W) EX. WATER LINE EASEMENT INSTR. #130002849



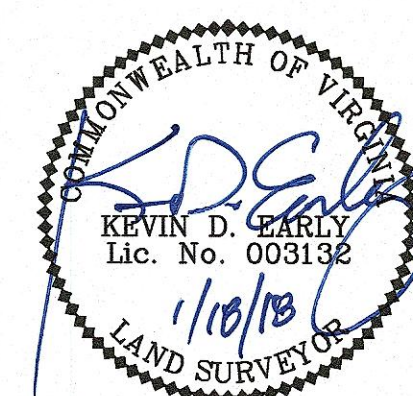
VICINITY MAP
SCALE: 1" = 2000'

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
REVISED: 1/18/18
KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 003132
kearly@bowmanconsulting.com



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

SCALE: 1" = 50' DATE: DECEMBER 18, 2017

REVISION	DATE	BY	CHK	QC
1/18/18	REVISE TITLE REVIEW			

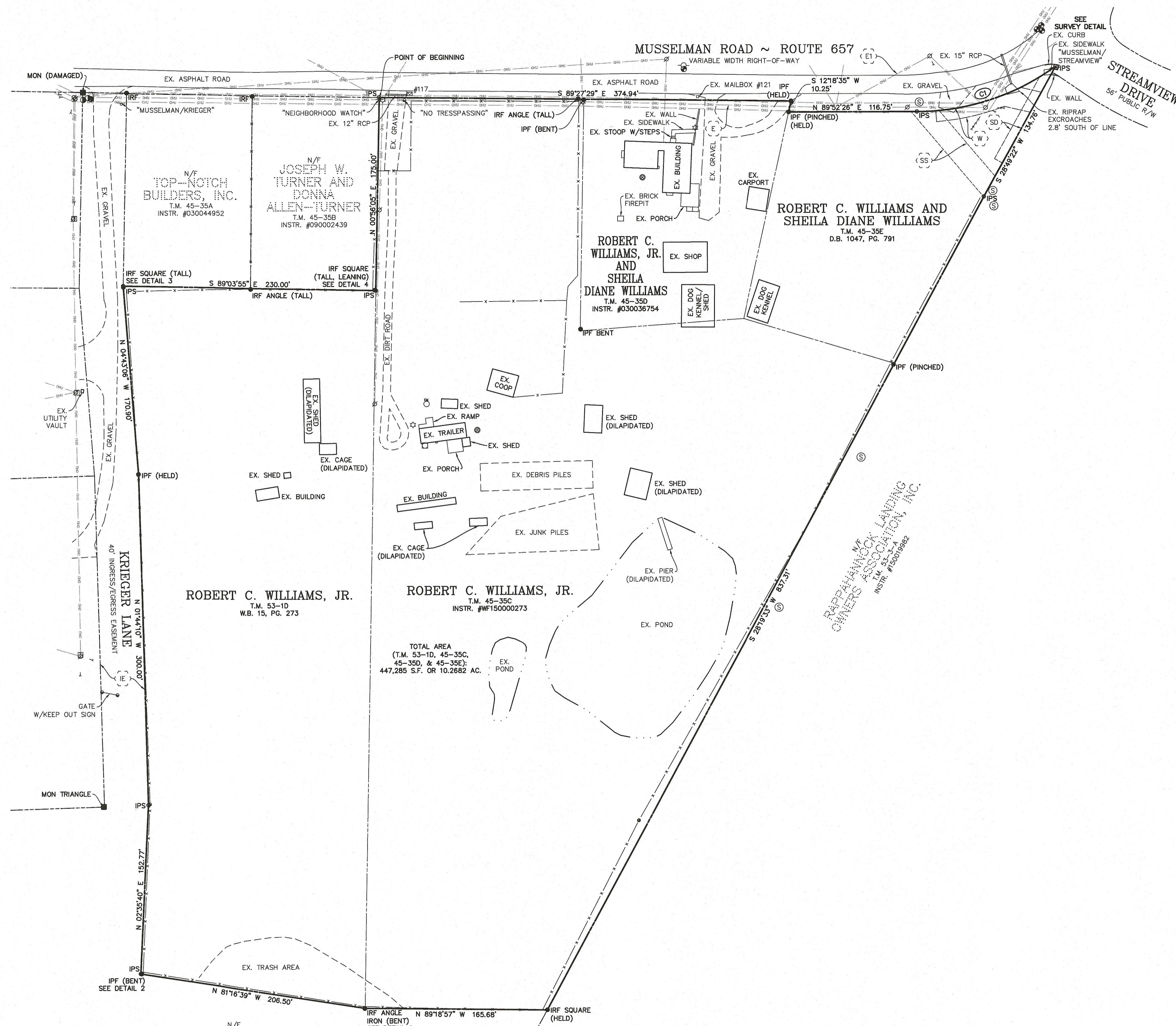
Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (540) 371-0288
860A Nelson Circle Fax: (540) 371-3479
Fredericksburg, Virginia 22406 www.bowmanconsulting.com

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DWG: P:\00131 - Musseelman Rd\00131-01-001 (SUR) - Musseelman Rd Concept Plan\Survey\Plat\00131-0-01.dwg BY: DJK CHK: KDC QC: BCG PROJECT NO: 100131-01-001 TASK: 00001 COUNTY REF NO: SHEET 1 OF 2

100131-D-BP-001

VIRGINIA STATE GRID
AND 83 (NORTH ZONE)



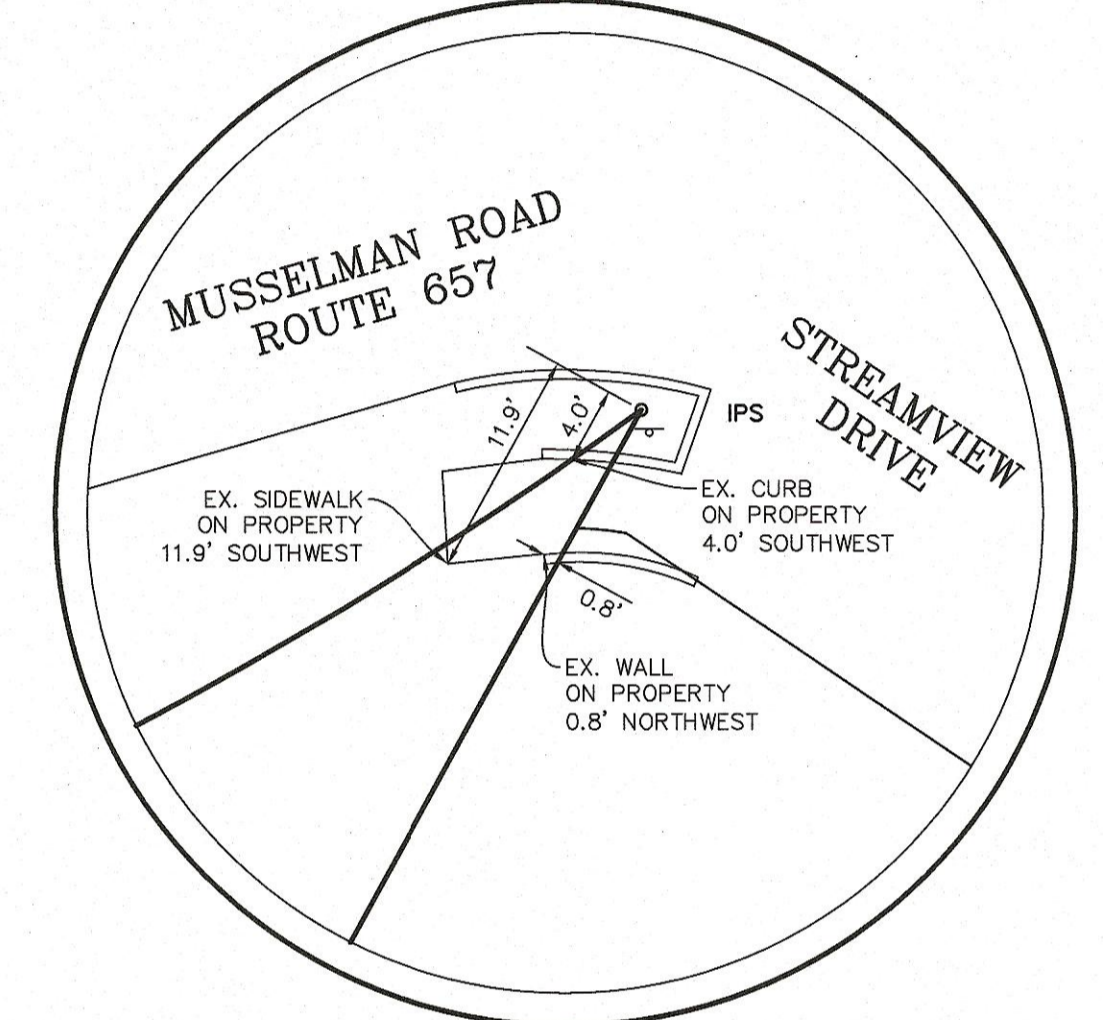
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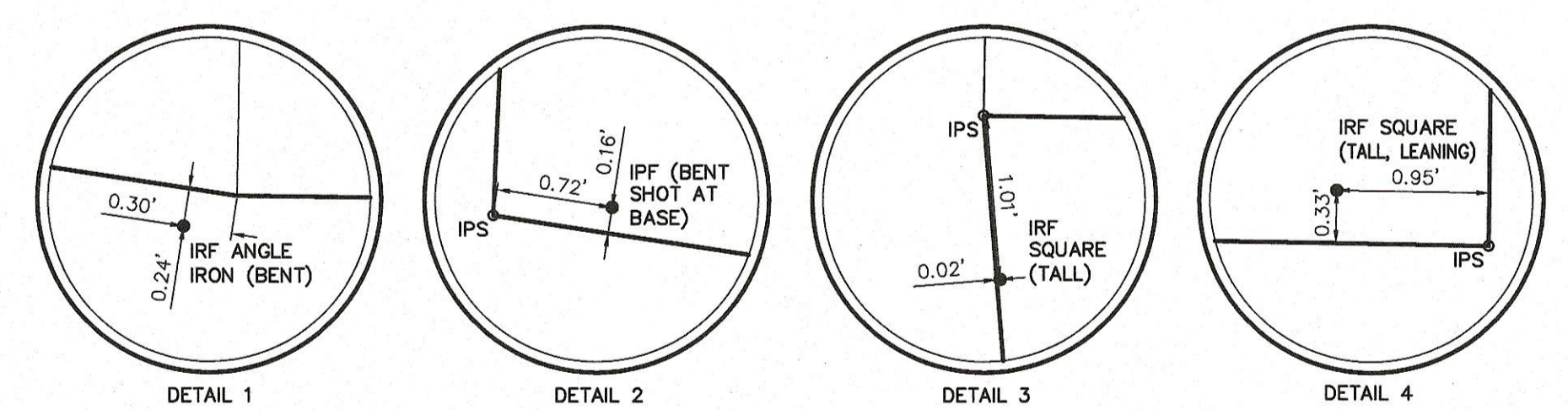
LEGEND

- MAILBOX
- ELECTRIC METER
- SIGN
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- GUY WIRE
- CLEAN OUT
- SANITARY MANHOLE
- WATER VALVE
- WATER METER
- WELL
- FIRE HYDRANT
- BOLLARD
- IRF ● IRON ROD FOUND
- IPF ● IRON PIPE FOUND
- MON ■ MONUMENT FOUND
- IPS ○ IRON PIPE SET
- OVERHEAD UTILITY
- FENCE

SURVEY DETAIL
NOT TO SCALE



BOUNDARY DETAILS
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	215.00'	134.69'	N 71°55'39\"	132.49'	35°5'34\"	69.64'

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
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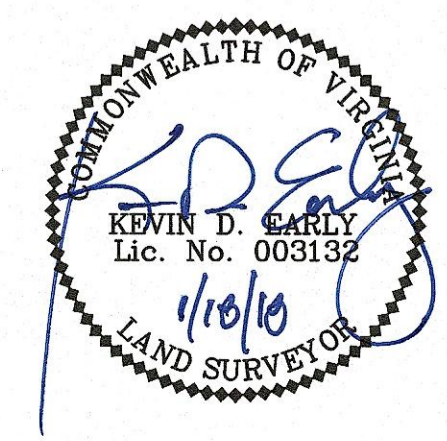
SCALE: 1" = 50' DATE: DECEMBER 18, 2017

REVISION

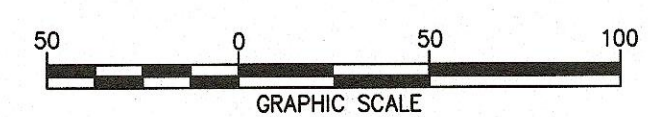
REVISION	DATE	BY	CHK
1/18/18	REVISE TITLE REVIEW		

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DWG: P:\0031 - Musselman Rd\0031-01-001 (SIR) - Musselman Rd Concept Plan\Survey\Plats\0031-0-01-001.dwg BY: DJK CHK: KDE QC: BCG PROJECT NO: 100131-01-001 TASK: 00001 COUNTY REF NO: SHEET 2 OF 2



100131-DP-001