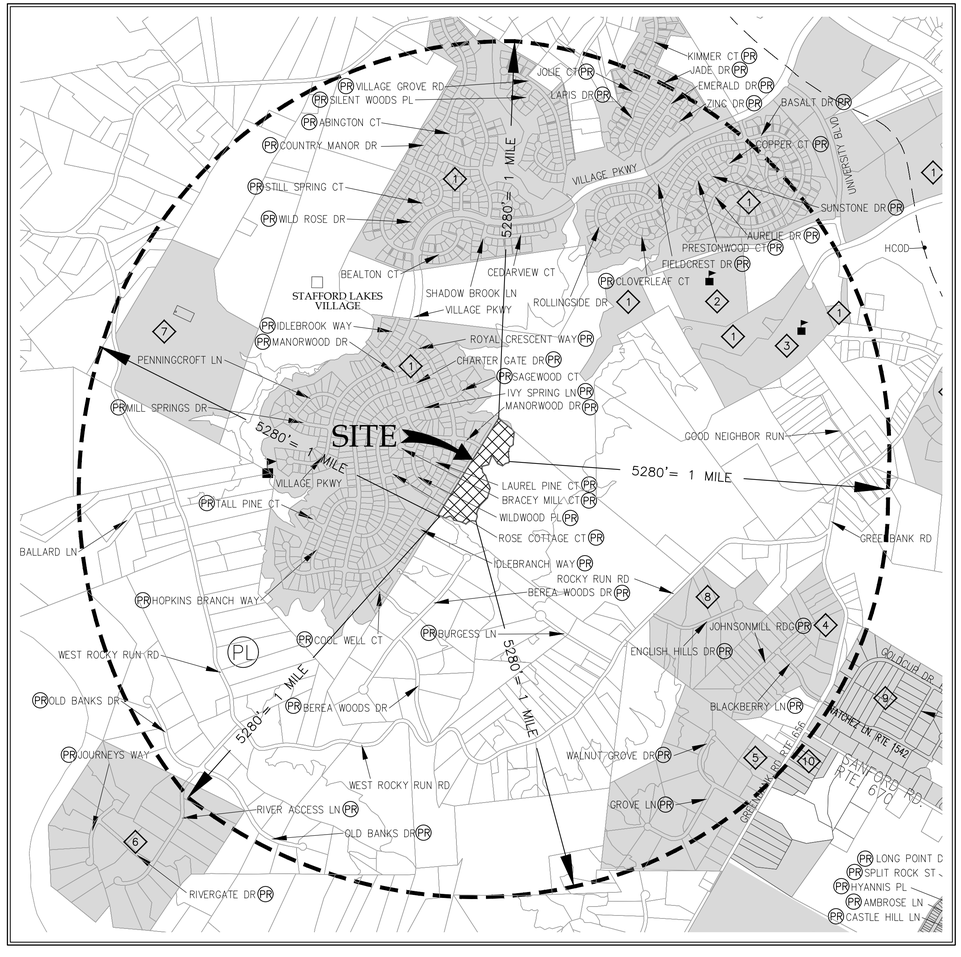
GENERAL DEVELOPMENT PLAN
ORRIS ESTATES
TAX MAP #: 43-74A
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
HARTWOOD ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'



GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

VICINTY MAP LEGEND

SUBDIVISION KEY
1. STAFFORD LAKES VILLAGE
2. ROCKY RUN E.S.
3. HOLY CROSS CATHOLIC SCHOOL
4. MANSFIELD MANOR
5. WALNUT GROVE ESTATES
6. RIVERGATE
7. ADELINE ESTATES
8. ENGLISH HILLS

SYMBOLS LEGEND
- (PR) PRIVATE STREET
- (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.
- SCHOOL LOCATED WITHIN ONE MILE OF THE SITE
- MAGISTERIAL DISTRICT LINE

NOTES
1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
4. NO PARKS ARE LOCATED WITHIN ON MILE OF THE SITE.
5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.

CONTRACT PURCHASER / APPLICANT
DREES HOME
ATTN: LEE WINGO
8551 RIXLEW LANE, SUITE 230
MANASSAS, VA 20109
PH: (859) 578–4200

PROPERTY OWNER
ORRIS RAYMOND & ARIA B
155 CUTTER CIRCLE
BLUFFTON, SC 29909–4316

LAND USE ATTORNEY
HIRSCHLER
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.
1300 CENTRAL PARK BLVD.
FREDERICKSBURG, VA 22401
PH: (540) 371–0268

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND, NOTES & STREET SECTIONS
3	ENVIRONMENTAL INVENTORY PLAN
4	OVERALL PLAN
5	GENERAL DEVELOPMENT PLAN – LAYOUT 1 OF 2
6	GENERAL DEVELOPMENT PLAN – LAYOUT 2 OF 2
7	SIGHT DISTANCE PROFILE
8	CONCEPTUAL LANDSCAPING PLAN
9–10	BOUNDARY PLAT
10 SHEETS IN TOTAL	

APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

NOTE:
THIS PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.

Bowman CONSULTING

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Fredericksburg, Virginia 22406

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COVER SHEET
ORRIS ESTATES
GENERAL DEVELOPMENT PLAN
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION
DATE	DESCRIPTION

WSP DESIGN	PLK DRAWN	WSP CHKD
SCALE	H: N/A V: N/A	
JOB No. 100035-01-001		
DATE : MAY 2020		
FILE No. 100035-D-GP-001		

SHEET 1 OF 10

Cad file name : C:\Temp\AcPublish_11508\001-100035-D-MP-001-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
FP	LOT LINE	FP
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
X	FENCE LINE	X
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18"RCP
–	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
+ 25.32	SPOT ELEVATION	x25.32
ø	UTILITY POLE	ø
	SIGN	
EX	SANITARY SEWER IDENTIFIER	A 1/A
EX	STORM DRAIN IDENTIFIER	2 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	★
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A
- A — AREA OF ARC
- AD — ALGEBRAIC DIFFERENCE
- AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. — ACRE
- AGGR. — AGGREGATE
- ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH — ASPHALT
- AWWA — AMERICAN WATER WORKS ASSOCIATION

B
- B — BREADTH
- BC — BOTTOM OF CURB
- BF — BASEMENT FLOOR
- BLDG — BUILDING
- BM — BENCHMARK
- BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV — BLOW OFF VALVE
- BRL — BUILDING RESTRICTION LINE
- BVCS — BEGINNING VERTICAL CURVE STATION
- BVCE — BEGINNING VERTICAL CURVE ELEVATION
- BW — BOTTOM OF WALL

C
- c,e — CENTER CORRECTION ON VERTICAL CURVE
- C — COEFFICIENT OF RUNOFF
- CATV — CABLE TELEVISION
- CB — CATCH BASIN OR CHORD BEARING
- CC — CENTER TO CENTER
- CFS (Q) — CUBIC FEET PER SECOND
- CH — CHORD
- CG — CURB AND GUTTER
- CIP — CAST IRON PIPE
- C — CENTERLINE
- CL — CLASS
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- CO — CLEAN OUT
- CONT. — CONTINUATION
- CS — CURB STOP
- CT — COURT
- C/L — CENTERLINE

D
- D,d — DEPTH
- DA — DRAINAGE AREA
- DB — DEED BOOK
- DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. — DETAIL
- DI — DROP INLET
- DIA. — DIAMETER
- DIP — DUCTILE IRON PIPE
- DM — DROP MANHOLE
- DR. — DRIVE
- DRNG — DRAINAGE
- DRWG. — DRAWING
- D/W — DRIVE WAY
- Δ — DELTA
- DU — DWELLING UNITS
- DOM — DOMESTIC

E
- e — RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC — EROSION CONTROL
- EGL — ENERGY GRADIENT LINE
- EQC — ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T — EASEMENT
- EG — EDGE OF GUTTER
- ELEV. — ELEVATION
- ENT. — ENTRANCE
- EP — EDGE OF PAVEMENT
- ES — END SECTION
- EVCS — ENDING VERTICAL CURVE STATION
- EVCE — ENDING VERTICAL CURVE ELEVATION
- EW — END WALL
- EX. — EXISTING
- ELEC. — ELECTRICAL
- EBL — EAST BOUND LANE

F
- F — FIRE LINE
- FAR — FLOOR AREA RATIO
- FC — FACE OF CURB
- FF — FIRST FLOOR
- FG — FINISHED GRADE
- FH — FIRE HYDRANT
- FL — FLOW LINE
- FP — FLOOD PLAIN
- FS — FACTOR OF SAFETY
- FT. — FOOT
- FOY. — FOYER
- FPS — FEET PER SECOND

G
- g — GRAVITY
- G — GAS
- GFA — GROSS FLOOR AREA
- Gr. — GRADE
- GR — GUARD RAIL
- GAR — GARAGE

H
- H,h — HEIGHT
- H — HEAD
- HC — HANDICAPPED PARKING SPACE
- HGL — HYDRAULIC GRADIENT LINE
- HP — HIGH POINT
- HR — HAND RAIL
- HT. — HEIGHT
- HW — HEADWATER

I
- I — RAINFALL INTENSITY
- ID — INSIDE DIAMETER
- IN — INCH
- INV. — INVERT
- IP — IRON PIPE
- IPF — IRON PIPE FOUND
- IPS — IRON PIPE SET

J
- JB — JUNCTION BOX

K
- K — SIGHT DISTANCE COEFFICIENT
- Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L
- L — LENGTH
- LAT. — LATERAL
- LF — LINEAR FOOT
- LL — LOWER LEVEL
- LOS — LINE OF SIGHT
- LP — LOW POINT
- LS — LOADING SPACE
- LOG — LIMITS OF CLEARING & GRADING
- LT — LEFT

M
- M — MONUMENT FOUND
- MECH. — MECHANICAL
- MH — MANHOLE
- ML — MILE
- MPH — MILES PER HOUR
- MS — MEDIAN STRIP
- MSL — MEAN SEA LEVEL
- MIN — MINIMUM
- MAX — MAXIMUM

N
- N/F — NOW OR FORMERLY
- NFA — NET FLOOR AREA
- NO.,# — NUMBER
- NBL — NORTH BOUND LANE
- N/A — NOT APPLICABLE

O
- OC — ON CENTER
- OD — OUTSIDE DIAMETER
- OH — OVERHANG
- O/H — OVERHEAD

P
- P — PERIMETER
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVE
- PCEP — POINT OF CURVE EDGE OF PAVEMENT
- PCTC — POINT OF CURVATURE TOP OF CURB
- PFM — PUBLIC FACILITIES MANUAL
- PG. — PAGE
- PGL — POINT OF GRADE LINE
- PI — POINT OF INTERSECTION
- PL — PROPERTY LINE
- PRC — POINT OF REVERSE CURVES
- PRELIM. — PRELIMINARY
- PROP. — PROPOSED
- PT — POINT OF TANGENCY
- PVC — POINT OF VERTICAL CURVATURE
- PVC — POLY VINYL CHLORIDE
- PVI — POINT OF VERTICAL INTERSECTION
- PVM'T — PAVEMENT
- PVRC — POINT OF VERTICAL REVERSE CURVE
- PVT — POINT OF VERTICAL TANGENT
- P&P — PLAN AND PROFILE

Q
- Q(C.F.S.) — AMOUNT OF RUNOFF

R
- R,r — RADIUS
- REQD — REQUIRED
- RCP — REINFORCED CONCRETE PIPE
- RD. — ROAD
- RET. — RETAINING
- REV. — REVISION
- RR — RAILROAD
- RTE. — ROUTE
- R/W — RIGHT OF WAY
- RGP — ROUGH GRADING PLAN
- ROM — REMOTE OUTSIDE MONITOR
- RMA — RESOURCE MANAGEMENT AREA
- RPA — RESOURCE PROTECTION AREA
- RT — RIGHT

S
- S — SPEED OR SLOPE
- SAN. — SANITARY
- SBL — SOUTH BOUND LANE
- SD — SIGHT DISTANCE
- SECT. — SECTION
- SEW. — SEWER
- SH. — SHOULDER
- SF — SQUARE FEET
- SP. — SPACE
- SP — SITE PLAN
- SPEC. — SPECIFICATION
- STA. — STATION
- STD. — STANDARD
- STK. — STACK
- STM. — STORM
- SVC. — SERVICE
- SWM — STORM WATER MANAGEMENT
- S/W — SIDE WALK
- Sx — CROSS SLOPE

T
- T — TANGENT
- TB — TEST BORE
- TC — TOP OF CURB
- Tc — TIME OF CONCENTRATION
- TEL — TELEPHONE
- TP — TEST PIT
- TP — TREE PROTECTION
- TB — TOP OF BANK
- TW — TOP OF WALL
- TW — TAILWATER

U
- UD — UNDERDRAIN
- UG — UNDERGROUND
- UL — UPPER LEVEL
- UP — UTILITY POLE
- VAN — HANDICAPPED VAN PARKING SPACE

V
- V — VELOCITY
- V — VOLUME
- VA — VIRGINIA
- VC — VERTICAL CURVE
- VDOT — VA. DEPT. OF TRANSPORTATION
- VF — VERTICAL FOOT

W
- W — WEIGHT OR WIDTH
- W/M — WATER MAIN
- WBL — WEST BOUND LANE
- WQIA — WATER QUALITY IMPACT ASSESSMENT

X
- XF — TRANSFORMER

Y
- YI — YARD INLET
- YR — YEAR

Z
- Z — SIDE SLOPES

NOTES

1. THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM A-1, AGRICULTURAL ZONING DISTRICT TO R-1 CLUSTER, SUBURBAN RESIDENTIAL ZONING DISTRICT.
2. BOUNDARY INFORMATION AS SHOWN HEREON IS FROM PLAT SHOWING ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF RAYMOND ORRIS AND ARIA B. ORRIS TAX MAP 43-74A DEED BOOK 211 AT PAGE 312 BY BOWMAN CONSULTING GROUP, LTD. DATED MARCH 2020. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
3. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM PREMIER TITLE, INC., ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, INSURANCE FILE NUMBER: !DREES-ORRIS, COMMITMENT DATE: JANUARY 29, 2020 @ 8:00 A.M.
4. THE SURVEYED PROPERTY SHOWN HEREON 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 5101540185E, MAP REVISED 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
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	YES
HERITAGE INTERPRETATION OVERLAY	NO
TGA/TARGETED RESIDENTIAL ZONE	YES
DAM INUNDATION ZONE	NO
SUBURBAN DEVELOPMENT AREA	NO

6. THE PROPERTY IS DESIGNATED AS "AGRICULTURAL" BY THE STAFFORD COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN THE WARRENTON ROAD PLANNING AREA.

7. SUBURBAN KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.

8. 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.
9. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN. THE SUBJECT PROPERTY IS LOCATED IN THE 410 PRESSURE ZONE AND THE FALLS RUN SEWERSHED.
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 PROPERTY INFORMATION			
TAX MAP ID	SIZE (ACRES)	CURRENT ZONING	OWNER
43-74A	12.77617	A-1	RAYMOND ORRIS & ARIA B ORRIS

PROPOSED DEVELOPMENT TABULATIONS	
PROPOSED ZONING:	R-1 CLUSTER, SUBURBAN RESIDENTIAL - HIGH DENSITY
PROPOSED LOT TYPES:	SINGLE FAMILY DETATCHED (SINGLE FAMILY HOMES)
PROPOSED NO. OF UNITS:	28
PROJECT INTENSITY	
MAXIMUM DENSITY ALLOWED:	2.25 DU/ACRE (28 UNITS)
GROSS AREA:	12.77617 ACRES
AREA IN WETLANDS:	0.00 ACRES
AREA IN STEEP SLOPES:	0.0635 ACRES
AREA IN FLOODPLAINS:	0.0000 ACRES
NET AREA:	12.71267 ACRES
PROPOSED DENSITY:	2.202 DU/GROSS ACRE
MINIMUM OPEN SPACE ON LOT:	30% (±3.83 ACRES)
PROVIDED OPEN SPACE:	±35% (±4.48 ACRES) (SEE NOTE #2)
MAXIMUM HEIGHT:	35 FEET
PROPOSED MAXIMUM HEIGHT:	±33 FEET
MINIMUM YARDS:	FRONT=30 FT / SIDE=8 FT / BACK=25 FT
MINIMUM LOT WIDTH:	60 FEET
PARKING REQUIREMENT:	2.0 SPACES PER UNIT
PARKING SPACES REQUIRED:	28 UNITS x 2.0 SPACES PER UNIT = 56 SPACES
PARKING SPACES PROVIDED:	56 SPACES TOTAL (2 DRIVEWAY SPACES PER UNIT)

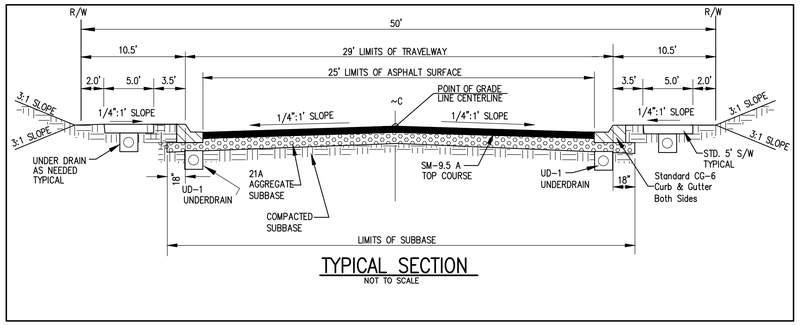
NOTES:
1. TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ONLY LARGE OPEN SPACE AREAS COUNTED AT THIS TIME. ADDITIONAL OPEN SPACE MAY BE PROVIDED WITH THE SUBMISSION OF THE FINAL SITE PLAN.

LOT TABULATIONS

ADD LOT WIDTH TO TABLE

LOT #	LOT AREA (SF)	LOT AREA (AC)	FRONTAGE (FT @ ROW)	LT SIDE (FT)	RT SIDE (FT)	AVERAGE LOT DEPTH (FT)
LOT 1	9465.874	0.217	55	114.635	120.000	117.318
LOT 2	8400.000	0.193	70	120.000	120.000	120.000
LOT 3	8400.000	0.193	70	120.000	120.000	120.000
LOT 4	8400.000	0.193	70	120.000	120.000	120.000
LOT 5	8400.000	0.193	70	120.000	120.000	120.000
LOT 6	9194.076	0.211	80	102.124	127.728	114.926
LOT 7	9725.124	0.223	70	127.728	150.132	138.930
LOT 8	11293.411	0.259	70	150.132	172.537	161.335
LOT 9	14365.787	0.330	77.667	172.537	197.395	184.966
LOT 10	11527.832	0.265	74	145.225	166.338	155.782
LOT 11	12156.563	0.279	69	166.338	186.026	176.182
LOT 12	12375.671	0.284	69	186.026	172.689	179.358
LOT 13	11455.464	0.263	69	172.689	159.353	166.021
LOT 14	10535.258	0.242	69	159.353	146.017	152.685
LOT 15	10075.155	0.231	69	146.017	146.017	146.017
LOT 16	10075.155	0.231	69	146.017	146.017	146.017
LOT 17	11170.280	0.256	76.5	146.017	146.017	146.017
LOT 18	8400.000	0.193	70	120.000	120.000	120.000
LOT 19	8400.000	0.193	70	120.000	120.000	120.000
LOT 20	8400.000	0.193	70	120.000	120.000	120.000
LOT 21	8400.000	0.193	70	120.000	120.000	120.000
LOT 22	8400.000	0.193	70	120.000	120.000	120.000
LOT 23	8400.000	0.193	70	120.000	120.000	120.000
LOT 24	8400.000	0.193	70	120.000	120.000	120.000
LOT 25	8400.000	0.193	70	120.000	120.000	120.000
LOT 26	8400.000	0.193	70	120.000	120.000	120.000
LOT 27	8298.902	0.191	70.515	120.000	113.818	116.909
LOT 28	14564.946	0.334	113.8914	103.094	114.635	108.865

STREET SECTIONS



TYPICAL SECTION
NOT TO SCALE

Bowman CONSULTING

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LEGEND, NOTES & STREET SECTIONS

ORRIS ESTATES
GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION

DATE	DESCRIPTION

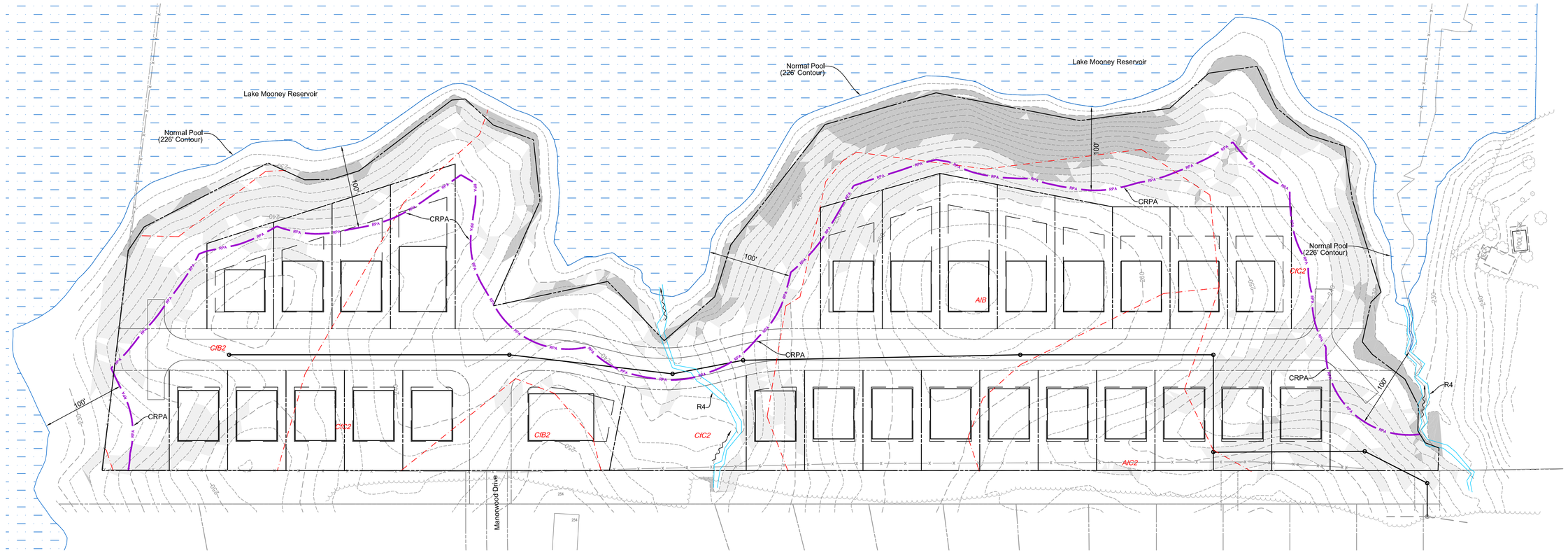
WSP DESIGN	PLK DRAWN	WSP CHKD
SCALE	H: N/A V: N/A	

JOB No. 100035-01-001

DATE : MAY 2020

FILE No. 100035-D-GP-001

Cad file name : P:\100035 - Orris\100035-01-001 (ENG) - Orris\Engineering\Engineering Plans\GDP\002-100035-D-MP-001-LGD.dwg



NOTES:

1. The approximately 12.78-acre Orris Estates Project is identified as Tax Map 43, Parcel 74A, and located on the western side of the Lake Mooney Reservoir and just east of Royal Crescent Way and Manorwood Drive in Stafford County, Virginia. The Project is generally located at 38°21'15"N Latitude and 77°32'48"W Longitude on the Salem Church, VA USGS Quadrangle Map. The Project drains towards the Lake Mooney Reservoir, which is located within the Rappahannock River – Motts Run watershed (RA45) of Hydrologic Unit Code 02080104 (Lower Rappahannock).
2. Project boundaries, wetland survey information, and general development plan layout information provided by Bowman Consulting Group, Ltd. (BCG). Topographic information obtained from the Stafford County GIS.
3. The majority of the Project consists of recently clear-cut relatively-young regrowth forest with medium-aged mixed-hardwood forest located along onsite streams.
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 15, September 16, 2019), and is summarized in the Soils Summary Table included on this Plan.
5. An analysis of topographic mapping obtained from the Stafford County GIS indicates that there are areas of slopes of 15 to 25 percent and slopes greater than 25 percent along stream valleys and the Lake Mooney Reservoir, as shaded on this Plan.
6. According to FEMA Flood Insurance Rate Map No. 5101540185E (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 were delineated by BCG on April 6, 2016 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) (Report and Map dated April 22, 2016); refer to the Waters of the U.S. and Wetlands Summary Table on this Plan . The flagged waters of the U.S. and wetland boundaries were field located by BCG using conventional survey methods. Survey information is provided at NAD83, Virginia State Plane, North Zone, - 4501, NAVD88, US Survey Feet. These boundaries were verified by the U.S. Army Corps of Engineers (USACE) under Jurisdictional Determination No. NAO-2005-00942 dated June 13, 2016.
8. Preliminary stream classifications (perennial vs. non-perennial, or intermittent) indicated on this Plan are based on field assessments conducted by BCG on April 6, 2016 and March 5, 2020 using the *North Carolina Division of Water Quality Identification Methods for the Origins of Intermittent and Perennial Streams* (Version 4.11, September 2010), as approved for use by Stafford County. Based on the results of the perennial flow evaluation, all stream channels located within the Project should be considered non-perennial, or intermittent.
9. The site-specific Critical Resource Protection Area (CRPA) boundaries depicted on this Plan are based on the results of the wetland delineation and perennial flow evaluation and CRPA determination studies conducted by BCG for the Project. The results of the Perennial Flow Evaluation and CRPA Determination study (Report and Map dated March 19, 2020) should be considered preliminary until approved by Stafford County. In accordance with Section 27B-3(1)(a) of the County's Chesapeake Bay Preservation Area (CBPA) Policy and the Virginia Department of Conservation and Recreation's Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations, the preliminary CRPA boundaries depicted on this Plan are mapped 100-feet upslope or landward of the normal pool elevation for the Lake Mooney Reservoir (226' contour).
10. 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 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/ST), harperella (*Ptilimnium nodosum*, FE/SE), yellow lance (*Elliptio lanceolata*, FT/ST) and small whorled pogonia (*Isotria medeoloides*, FT/SE) should suitable habitat be present. According to DCR's Project Review dated February 26, 2020, the Project will not impact any documented State-listed plants or insects, nor are there State Natural Area Preserves under DCR's jurisdiction in the Project vicinity. 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. Based on a habitat evaluation and field survey conducted by BCG on the Project dated July 15, 2016, no individuals or populations of small whorled pogonia were observed, and there is no suitable habitat for this species located onsite. Based on instream conditions, habitat requirements, the presence of the Lake Mooney Reservoir along the Project, and that the Lake Mooney Reservoir embankment at Greenbank Road is identified as an impediment to fish passage by DGIF, no potential suitable habitat for dwarf wedgemussel, Atlantic sturgeon, green floater, yellow lance, or harperella is located onsite, and no impacts are proposed to the Lake Mooney Reservoir. 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 current site conditions, the potential for occurrences of or potential impacts to listed species is considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities at the Project.
11. Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), no architectural or archaeological resources are located on or immediately adjacent to the Project.
12. Minor impacts to environmentally sensitive features (streams) 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 compensatory mitigation should not be required. No adverse impacts to threatened and endangered species, critical habitat, or historic resources are anticipated to result from the development of the Project.

Waters of the U.S. and Wetlands Summary Table[1]

Classification[2]	Length (LF)	Area (SF)	Area (Ac)
Intermittent Streams (R4)	567	N/A	N/A
Total Waters of the U.S.	**567**	**N/A**	**N/A**

[1] *The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the limits of investigation for the Project.*
[2] *Stream classifications are based on field assessments conducted by BCG on April 6, 2016 and March 5, 2020 using the NCDWQ Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County.*

Soils Summary Table

Map Unit	Map Unit Name	Drainage Class[1]	National Hydric Soils List[2]	Hydric Component
AlB	Appling fine sandy loam, 2 to 6 percent slopes	WD	No	N/A
AlC2	Appling fine sandy loam, 6 to 15 percent slopes, eroded	WD	No	N/A
CfB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	WD	No	N/A
CfC2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	WD	No	N/A

[1] *WD – Well Drained; N/A – Not Applicable*
[2] *Per National Hydric Soils Lists for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Services*

Legend

- Project Boundary
- Index Contours
- Contours (CI=2')
- Slopes 15-25%
- Slopes >25%
- AlB — Soils
- Palustrine Open Waters (POW)
- Critical Resource Protection Area (CRPA)
- Intermittent Streams (R4)

60 30 0 60 120
GRAPHIC SCALE
1" = 60'

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ENVIRONMENTAL INVENTORY PLAN

ORRIS ESTATES
MASTER PLAN

ROCKY RUN-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
DRAFT
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION	
SG DESIGN	OMS DRAWN	SAG CHKD

SCALE H: 1" = 60' V:

JOB No. 100035

DATE : MARCH 2020

FILE No. 100035

SHEET OF XX

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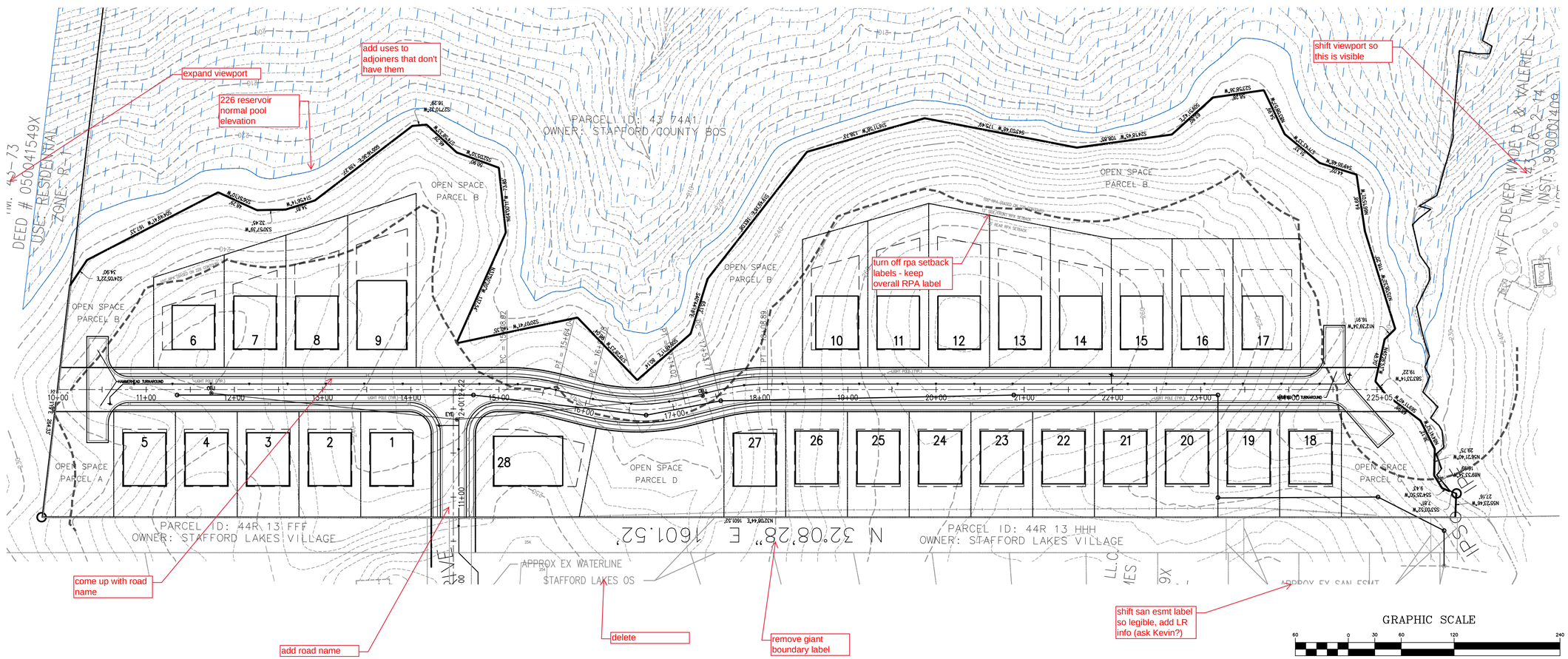

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OVERALL PLAN

ORRIS ESTATES

GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION
DATE	DESCRIPTION

WSP DESIGN	PLK DRAWN	WSP CHKD

SCALE H: 1"=60' V: N/A

JOB No. 100035-01-001

DATE : MAY 2020

FILE No. 100035-D-GP-001

SHEET 4 OF 10

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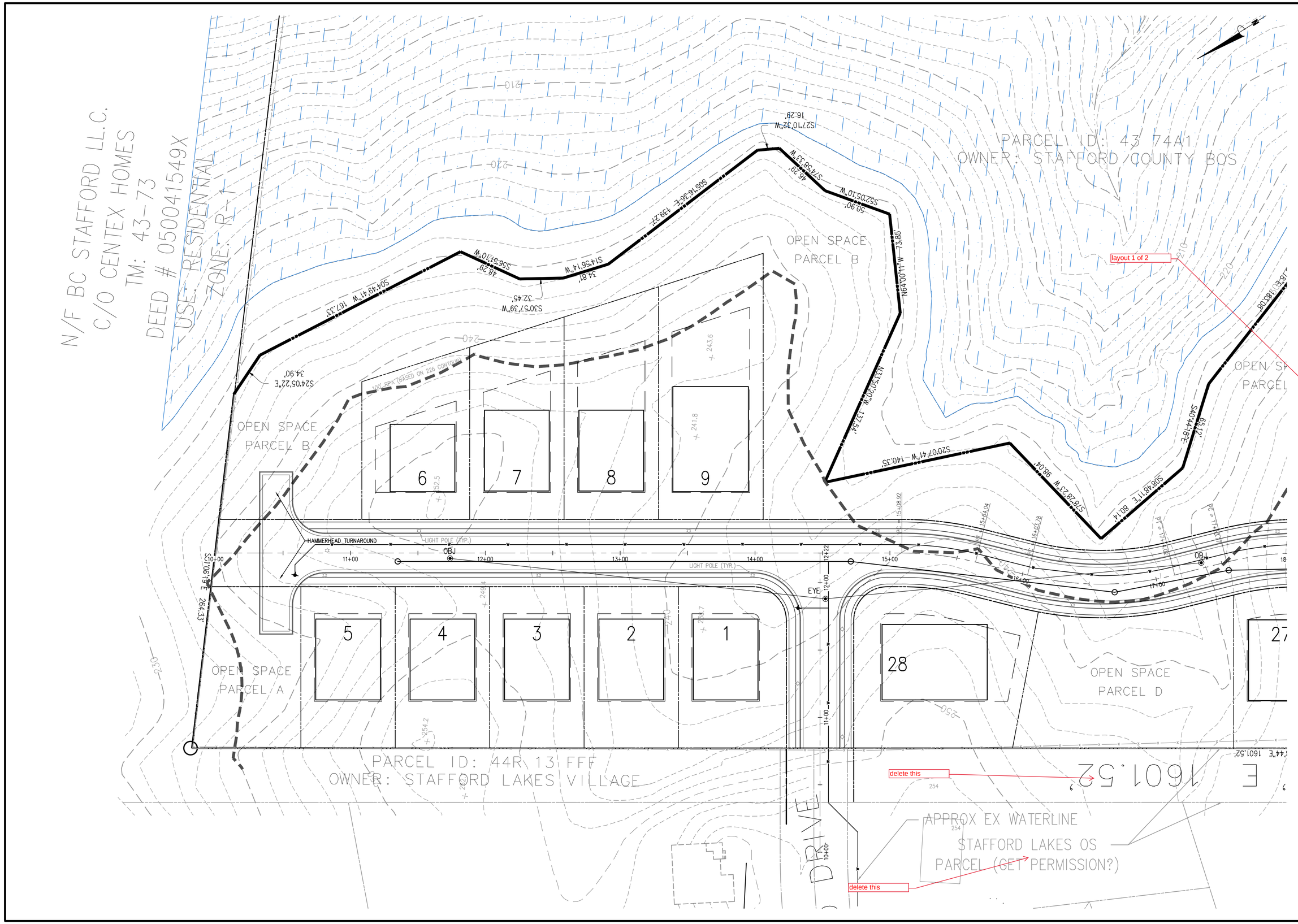

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GENERAL DEVELOPMENT PLAN - OVERALL

ORRIS ESTATES

GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION

DATE	DESCRIPTION

WSP	PLK	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V: N/A

JOB No. 100035-01-001

DATE : MAY 2020

FILE No. 100035-D-GP-001

SHEET 5 OF 10

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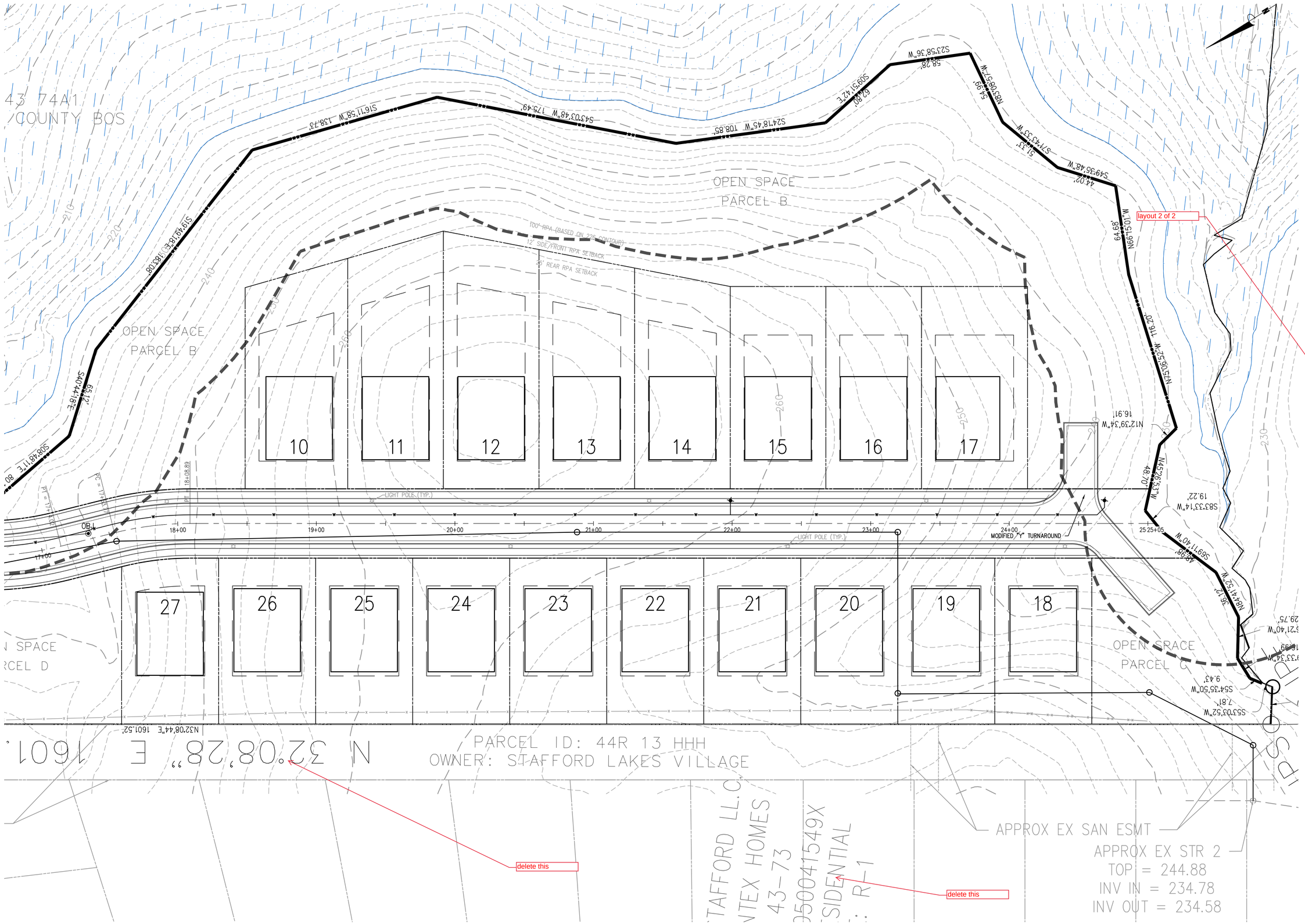

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GENERAL DEVELOPMENT PLAN - OVERALL

ORRIS ESTATES

GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION

DATE	DESCRIPTION

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JOB No. 100035-01-001		
DATE : MAY 2020		
FILE No. 100035-D-GP-001		

SHEET 6 OF 10

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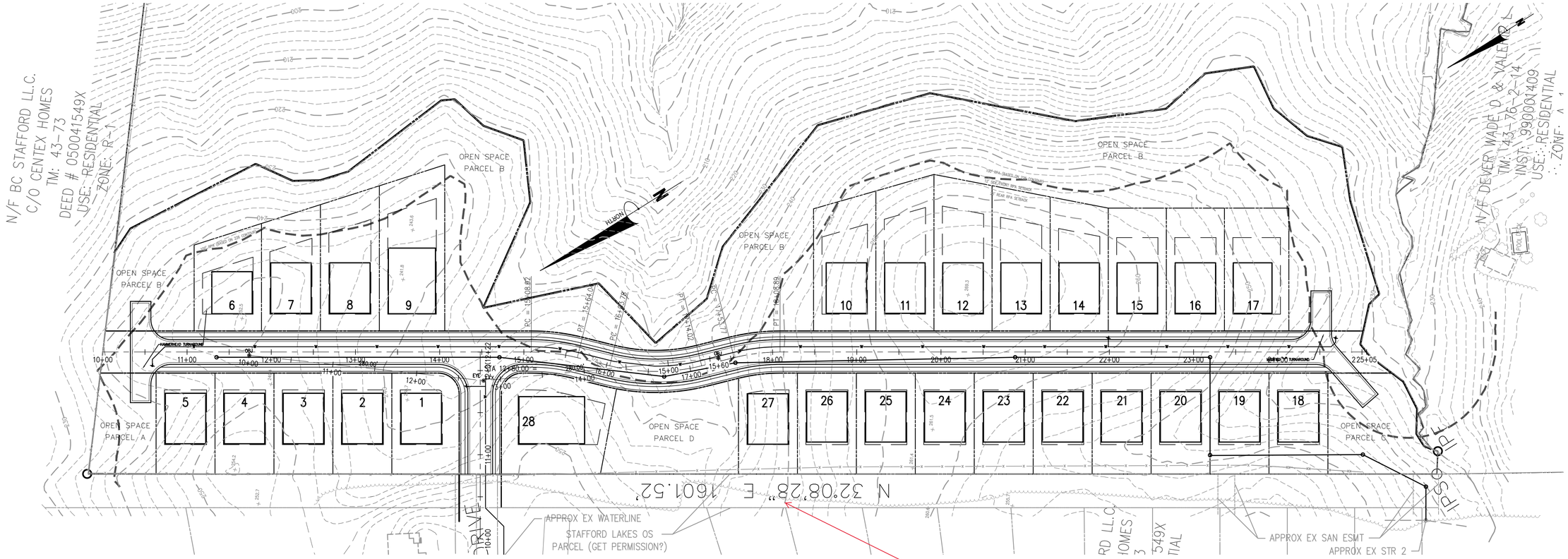
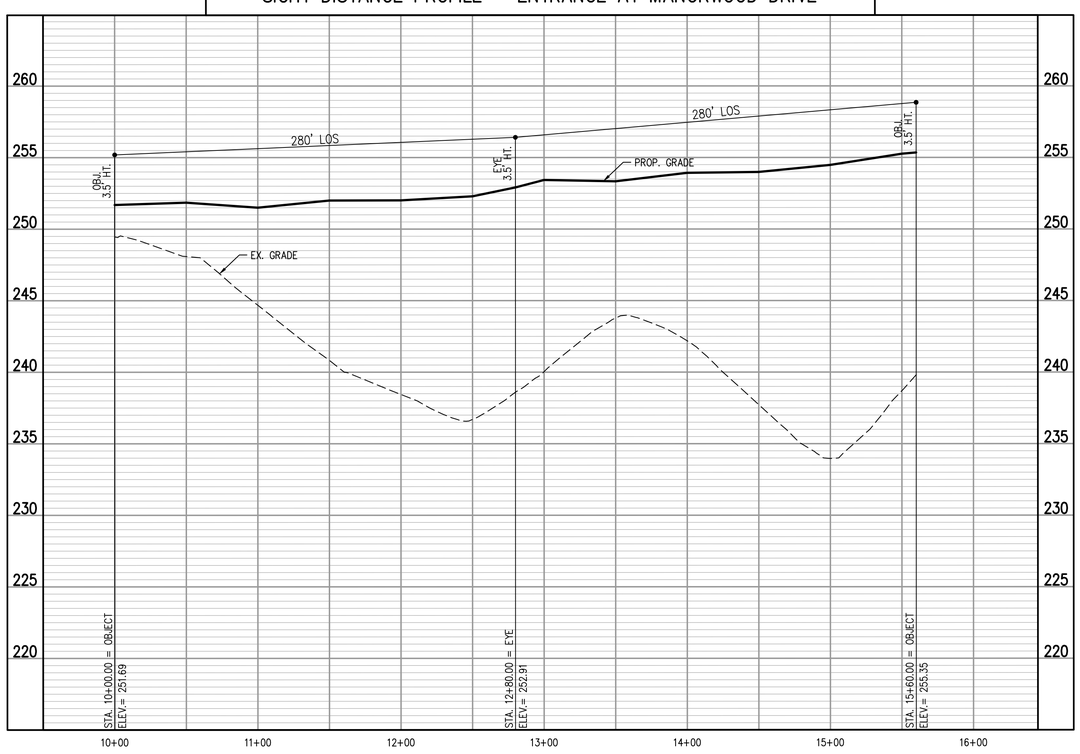


clean up same stuff here as on previous sheets

SIGHT DISTANCE PROFILE – ENTRANCE AT MANORWOOD DRIVE



NOTES:

1. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.

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SIGHT DISTANCE PROFILE

ORRIS ESTATES

GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION

DATE	DESCRIPTION

WSP DESIGN	PLK DRAWN	WSP CHKD
SCALE	H: 1" = 60' V: N/A	
JOB No. 100035-01-001		
DATE : MAY 2020		
FILE No. 100035-D-GP-001		

SHEET 7 OF 10

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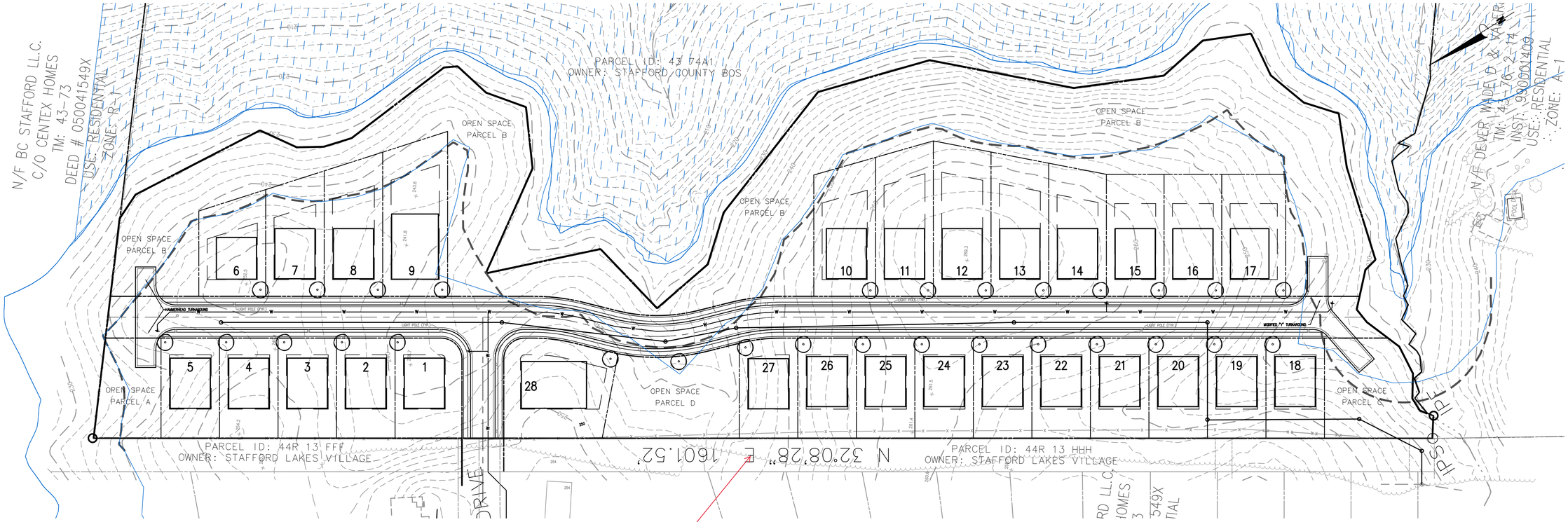
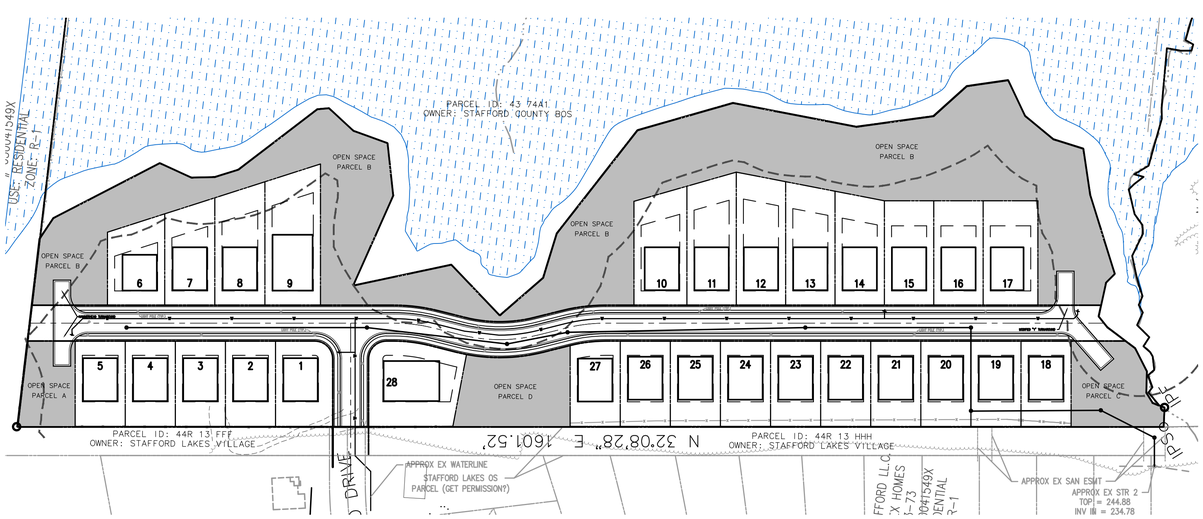


same cleanup stuff, with text, add road name, etc

OPEN SPACE PLAN

SCALE: 1"=100'

DENOTES OPEN SPACE = ±4.47 AC.



LANDSCAPING LEGEND

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

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. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.

add #4 - All surrounding uses are single family residential or associated open space, no transitional buffers are required.

STREET TREES REQUIRED		
LINEAR FEET OF ROAD	1 LARGE TREE(S) PROVIDED ON EACH LOT	TOTAL PLANT UNITS REQUIRED
1,505 FEET (PROP ROW)	28	280 P.U.

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CONCEPTUAL LANDSCAPING PLAN

ORRIS ESTATES

GENERAL DEVELOPMENT PLAN

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
05/13/20
PROFESSIONAL ENGINEER

PLAN STATUS	
05/13/20	1ST SUBMISSION
DATE	DESCRIPTION

WSP DESIGN	PLK DRAWN	WSP CHKD
SCALE	H: N/A V: N/A	

JOB No. 100035-01-001

DATE : MAY 2020

FILE No. 100035-D-GP-001

SHEET 8 OF 10

Cad file name : P:\100035 - Orris\100035-01-001 (ENG) - Orris\Engineering\Engineering Plans\GDP\007-100035-D-MP-001-LSP.dwg

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON STAFFORD COUNTY TAX ASSESSMENT MAP NUMBER 43–74A AND IS ZONED A1 (AGRICULTURAL) PER STAFFORD COUNTY GIS. AT THE TIME OF THIS SURVEY, NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR.
2. THE SURVEYED PROPERTY CURRENTLY STANDS IN THE NAMES OF RAYMOND ORRIS AND ARIA B. ORRIS AS RECORDED IN DEED BOOK 211, PAGE 312, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. MARCH, 2020.
4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DH7954 LOY8.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE AS IDENTIFIED AND ADDRESSED IN THE TITLE COMMITMENT, SCHEDULE B – SECTION II REVIEW.
6. THE SURVEYED PROPERTY SHOWN HEREON 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 5101540185E, MAP REVISED FEBRUARY 4, 2005.
7. THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
9. 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.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
11. NO ADDRESSES WERE OBSERVED AT THE TIME OF THIS SURVEY.

TITLE COMMITMENT SCHEDULE B–SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY PREMIER TITLE, INC., ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO: 1DREES–ORRIS, COMMITMENT DATE: JANUARY 29, 2020 AT 8:00 AM, 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:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I "REQUIREMENTS" ARE MET.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

2. REAL ESTATE TAXES, OTHER PUBLIC CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION) AND THE BALANCE OF ANY SUCH CHARGES PAYABLE ON AN ANNUAL BASIS WHICH ARE NOT YET DUE AND PAYABLE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

3. RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE INSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR AFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

NOTE: UPON SATISFACTION OF THE REQUIREMENTS LISTED IN SCHEDULE B–1 OF THIS COMMITMENT, ITEMS 1 THROUGH 6 OF THE PREPRINTED EXCEPTIONS TO THE OWNERS POLICY ARE HEREBY DELETED AND WILL NOT APPEAR ON THE FINAL POLICY.

7. REAL ESTATE TAXES SUBSEQUENT TO THE SECOND HALF OF THE 2019 TAX YEAR, PLUS ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, ARE A LIEN, BUT NOT YET DUE AND PAYABLE.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

8. ANY PRESENT, PAST OR FUTURE REAL ESTATE TAXES WHICH MAY BECOME DUE AND PAYABLE ON THE PROPERTY UNDER THE LAND USE ORDINANCE OF COUNTY OF STAFFORD, VIRGINIA, AND SECTION 58.1–3229, ET SEQ., OF THE CODE OF VIRGINIA 1950, AS AMENDED, OR ANY OTHER ROLL BACK TAXES WHICH ARE NOT YET DUE AND PAYABLE BECAUSE OF THE CLASSIFICATION OR USE OF THE LAND.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

NOTE: THE ABOVE EXCEPTION WILL NOT APPEAR ON THE OWNER'S POLICY UPON FINAL SUBDIVISION OF THE SUBJECT PROPERTY.

9. EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 54 AT PAGE 583, DEED BOOK 67 AT PAGE 444.
REMARKS: EASEMENTS ARE NOT PLOTTABLE FROM THE REFERENCED DEEDS.

10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

NOTE: THE ABOVE EXCEPTION WILL NOT APPEAR ON THE OWNER'S POLICY UPON FINAL SUBDIVISION OF THE SUBJECT PROPERTY.

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTIES

PER FILE NO: 1DREES–ORRIS

ALL THAT CERTAIN LAND DESCRIBED AS TAX MAP NO. 43–74A, CONTAINING 12.77596 ACRES, AS DESIGNATED BY DEED OF CONFIRMATION RECORDED IN INSTRUMENT NO. LR000002175 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA, AND FURTHER DESCRIBED BY METES AND BOUNDS DESCRIPTION IN THE ATTACHED EXHIBIT "B".

METES & BOUNDS DESCRIPTION AS NOW SURVEYED

BEGINNING AT AN IRON ROD SET (IRS) IN THE LINE OF STAFFORD LAKES VILLAGE, SECTION THIRTEEN, PARCEL HHH AS RECORDED IN INSTRUMENT NO. 170000213, AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF DEVER (TM 43–76–2–14) AS RECORDED AT LR 990001409, BOTH AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA (LAND RECORDS); THENCE DEPARTING SAID TM 43–76–2–14 AND RUNNING WITH SAID STAFFORD LAKES VILLAGE, SECTION THIRTEEN, PARCEL HHH, THENCE WITH MANORWOOD DRIVE (50' RIGHT–OF–WAY), THENCE WITH PARCEL FFF, ALL IN PART, FOR A TOTAL COURSE OF;

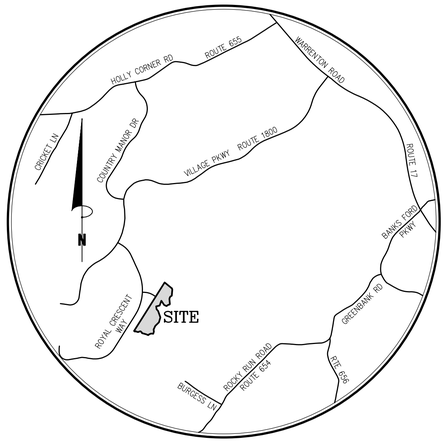
N 32°08'44" E 1601.52 FEET TO AN IRON PIPE FOUND (IPF); SAID IPF BEING A CORNER TO PARCEL FFF; THENCE CONTINUING WITH PARCEL FFF THE FOLLOWING COURSE;

S 51°06'19" E 264.33 FEET TO AN IPF; SAID IPF BEING A CORNER TO PARCEL FFF, A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE BOARD OF SUPERVISORS OF STAFFORD COUNTY, VIRGINIA (TM 43–74A) AS RECORDED AT DEED BOOK 1087, PAGE 251 AMONG SAID LAND RECORDS, AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF STAFFORD COUNTY BOARD OF SUPERVISORS (TM 43–74A1) AS RECORDED AT LR 090009762 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID PARCEL FFF AND SAID TM 43–74A, THENCE RUNNING WITH SAID TM 43–74A1 THE FOLLOWING THIRTY–FOUR (34) COURSES;

S 24°05'22" E 34.90 FEET TO AN IRS; THENCE
S 04°49'41" W 167.33 FEET TO AN IRS; THENCE
S 56°51'10" W 48.29 FEET TO AN IRS; THENCE
S 30°57'39" W 32.45 FEET TO AN IRS; THENCE
S 14°56'14" W 34.81 FEET TO AN IRS; THENCE
S 05°16'36" E 139.27 FEET TO AN IRS; THENCE
S 27°10'32" W 16.29 FEET TO AN IRS; THENCE
S 74°58'33" W 46.29 FEET TO AN IRS; THENCE
S 52°05'10" W 50.90 FEET TO AN IRS; THENCE
N 64°00'11" W 73.85 FEET TO AN IRS; THENCE
N 33°50'20" W 137.54 FEET TO AN IRS; THENCE
S 20°07'41" W 140.35 FEET TO AN IRS; THENCE
S 78°28'23" W 98.04 FEET TO AN IRS; THENCE
S 08°48'11" E 80.14 FEET TO AN IRS; THENCE
S 40°44'18" E 65.12 FEET TO AN IRS; THENCE
S 19°49'18" E 183.08 FEET TO A NAIL SET IN THE BASE OF A 23" OAK TREE; THENCE
S 16°11'58" W 138.73 FEET TO AN IRS; THENCE
S 43°03'48" W 175.49 FEET TO AN IRS; THENCE
S 24°18'45" W 108.85 FEET TO AN IRS; THENCE
S 09°51'42" E 62.80 FEET TO AN IRS; THENCE
S 23°58'36" W 58.28 FEET TO AN IRS; THENCE
N 83°08'57" W 54.99 FEET TO AN IRS; THENCE
S 71°43'33" W 51.33 FEET TO AN IRS; THENCE
S 49°35'48" W 44.02 FEET TO AN IRS; THENCE
N 66°15'01" W 64.68 FEET TO AN IRS; THENCE
N 75°06'52" W 116.20 FEET TO AN IRS; THENCE
N 12°39'34" W 16.91 FEET TO AN IRS; THENCE
N 45°26'53" W 48.70 FEET TO AN IRS; THENCE
S 83°33'14" W 19.22 FEET TO AN IRS; THENCE
S 69°11'40" W 48.98 FEET TO AN IRS; THENCE
N 84°41'52" W 36.12 FEET TO AN IRS; THENCE
N 56°21'40" W 29.75 FEET TO AN IRS; THENCE
N 89°33'34" W 16.99 FEET TO AN IRS; THENCE
S 54°35'50" W 9.43 FEET TO AN IRS; SAID IRS BEING A CORNER TO TM 43–74A1, AND A CORNER TO THE OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF STAFFORD COUNTY BOARD OF SUPERVISORS (TM 43–76–2–14A) AS RECORDED AT LR 090009763 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID TM 43–74A1 AND RUNNING WITH TM 43–76–2–14A THE FOLLOWING COURSE;

S 53°03'52" W 7.81 FEET TO AN IPF; SAID IPF BEING A CORNER TO TM 43–76–2–14A, AND A CORNER TO THE AFOREMENTIONED LANDS OF DEVER (TM 43–76–2–14); THENCE DEPARTING TM 43–76–2–14A AND RUNNING WITH SAID TM 43–76–2–14, THE FOLLOWING COURSE;

N 55°23'46" W 27.16 FEET TO THE POINT OF BEGINNING, CONTAINING 12.77617 ACRES OF LAND MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

TO: RAYMOND ORRIS AND ARIA B. ORRIS; DREES HOMES OF DC, INC., A MARYLAND CORPORATION; PREMIER TITLE, INC.; AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

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 MARCH 13, 2020.

DATE OF PLAT OR MAP: MARCH 13, 2020
DATE OF PLAT REVISION:

KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 003132
kearly@bowmanconsulting.com

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
LAND SURVEYOR

NOT FOR RECORDATION

PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
RAYMOND ORRIS AND ARIA B. ORRIS
TAX MAP 43–74A
DEED BOOK 211 AT PAGE 312
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: MARCH 13, 2020

REVISION

Bowman CONSULTING
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Fredericksburg, Virginia 22401
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

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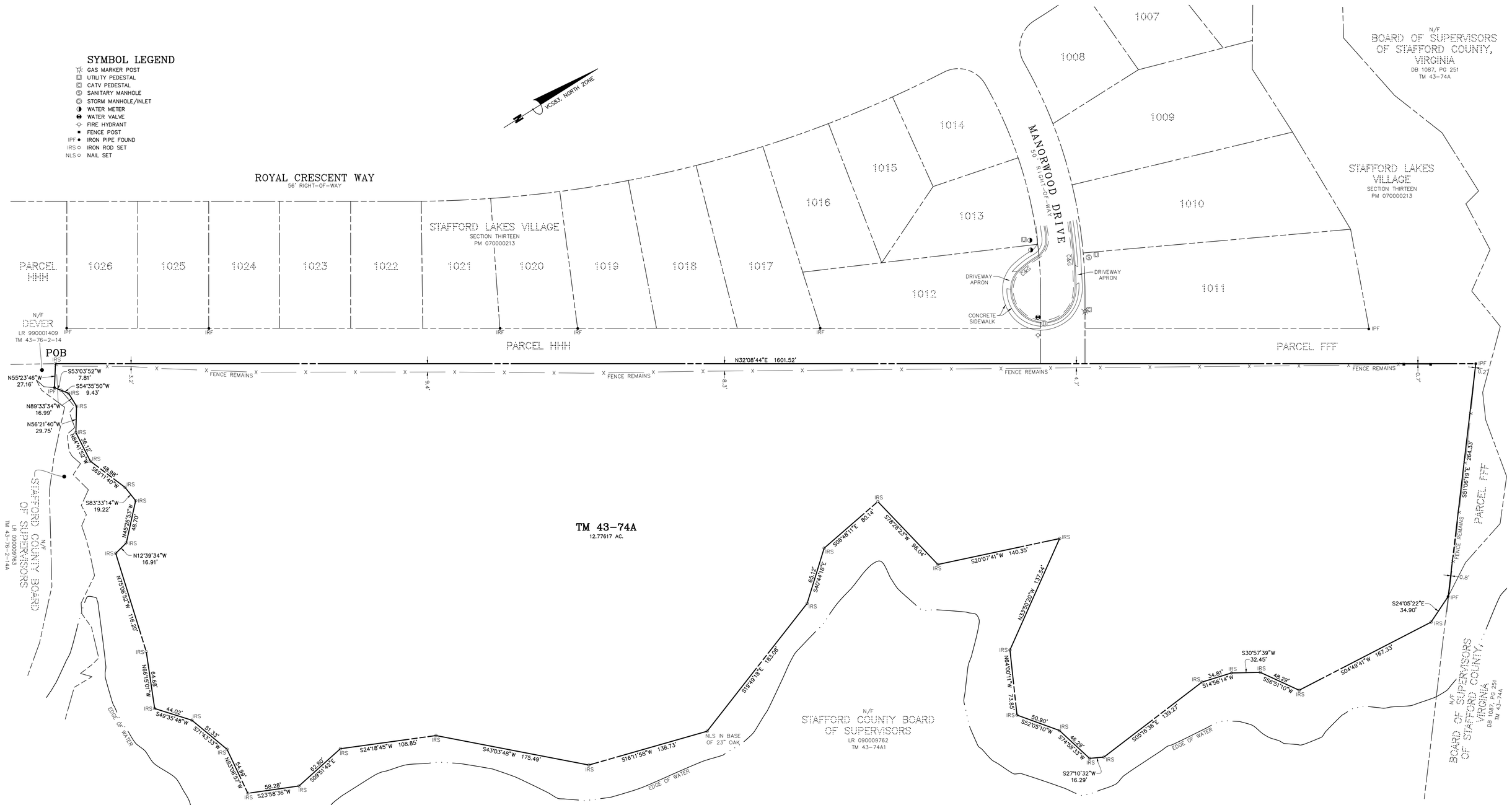
DWG: P:\100035 – Orris\100035–01–002 (SUR) – Orris Estates\Survey\Plats\Boundary\100035–D–BP–001.dwg | BY: JA | CHK: KDE | QC:

BCG PROJECT NO: 100035–01–002 | TASK: 0002 | COUNTY REF NO: TM 43–74A | SHEET 1 OF 2

100035-D-BP-001



PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
RAYMOND ORRIS AND ARIA B. ORRIS
TAX MAP 43-74A
DEED BOOK 211 AT PAGE 312
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 13, 2020

COMMONWEALTH OF VIRGINIA
KEVIN K. EARLY
Lic. No. 003132
LAND SURVEYOR

NOT FOR RECORDATION

REVISION	

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BCG PROJECT NO: 100035-01-002	TASK: 0002	COUNTY REF NO: TM 43-74A	SHEET 2 OF 2	

SHEET 10 OF 10

50 0 50 100
GRAPHIC SCALE

100035-D-BP-001