

ACCOKEEK FURNACE ROAD ASSEMBLAGE

GENERAL DEVELOPMENT PLAN

OWNERS.

NAME: GRANVILLE P. POWERS
 ADDRESS: 152 WHITESIDE LANE
 SHELBYVILLE, TN 37160
 TAX MAP: 28-92B

NAME: LINDA A. GRIFFIN AND JAMES P. GRIFFIN
 ADDRESS: 29 ACCOKEEK FURNACE
 ROAD STAFFORD, VA 22554
 TAX MAP: 28-92C

NAME: DAN WINSLOW, MARK WINSLOW AND WENDY
 WINSLOW SHER
 ADDRESS: 600 MOE ROAD
 CAMANO ISLAND, WA 98282
 TAX MAP: 28-93

NAME: CLIFFORD PHILLIPS AND JESSICA PHILLIPS
 ADDRESS: 114 ACCOKEEK FURNACE
 ROAD STAFFORD, VA 22554
 TAX MAP: 28-92A

TAX MAP #: 28-92B, 28-92C, 28-93, 28-92A
 STREET ADDRESS: 29 & 114 ACCOKEEK FURNACE ROAD
 ROCKHILL MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VA

NOVEMBER 02, 2017

DEVELOPER/APPLICANT

NAME: BROOKFIELD WASHINGTON, LLC
 ADDRESS: 3201 JERMANTOWN ROAD
 SUITE 150 FAIRFAX, VA 22030
 PHONE: 703-289-3720
 CONTACT: SCOTT GOOKIN

ENGINEER/LAND PLANNER

Dewberry
 Dewberry
 Consultants LLC

13575 HEATHCOTE BLVD.
 SUITE 130
 GAINESVILLE, VA 20155-6693
 PHONE: 703-468-2211
 FAX: 703-468-2212

CONTACT PHONE: 703-468-2211
 CONTACT: CARL RIGLER

ENVIRONMENTAL ENGINEER

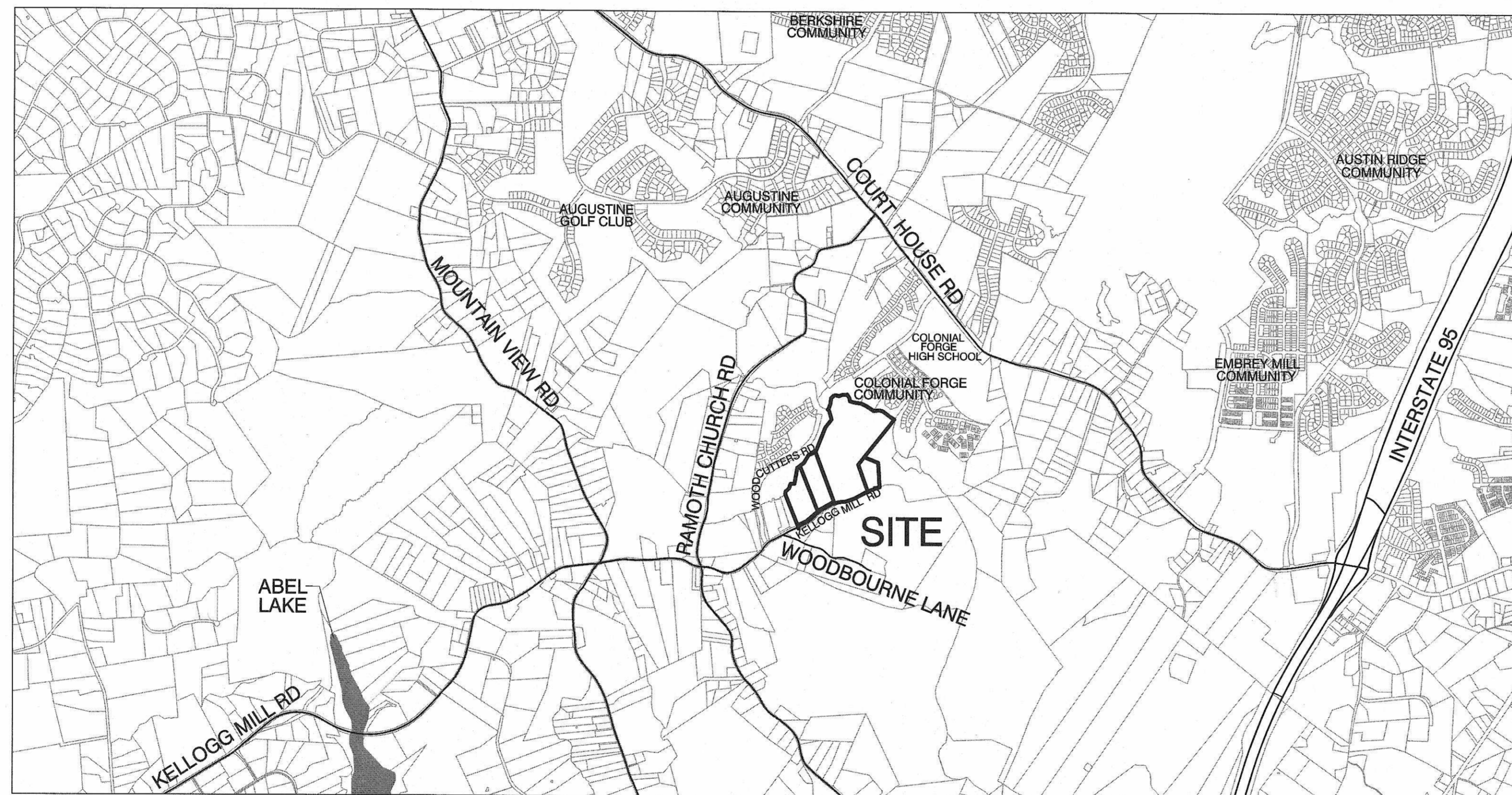
NAME: VIRGINIA WATERS & WETLANDS
 ADDRESS: 6799-A KENNEDY ROAD VINT
 HILL, VA 20187
 PHONE: 540-349-1522
 CONTACT: ALLISON AUSTIN

TRANSPORTATION ENGINEER

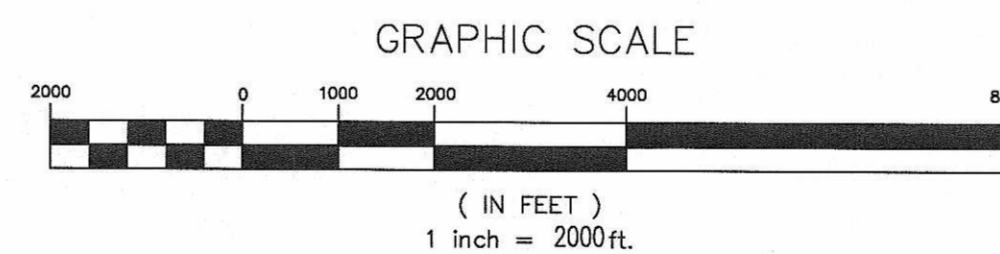
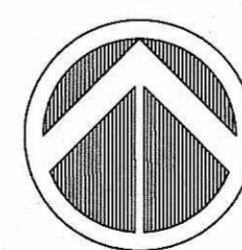
NAME: KITTELSON & ASSOCIATES, INC.
 ADDRESS: 1850 CENTENNIAL PARK DRIVE, SUITE
 130 RESTON, VA 20191
 PHONE: 703-885-8950
 CONTACT: JOHN F CALLOW

LAND USE ATTORNEY

NAME: HIRSCHLER FLEISCHER
 ADDRESS: 725 JACKSON STREET, SUITE
 200 FREDERICKSBURG, VA 22401
 PHONE: 540-604-2108
 CONTACT: CHARLES W. PAYNE, JR.



VICINITY MAP



ACCOKEEK FURNACE ROAD ASSEMBLAGE GENERAL DEVELOPMENT PLAN

SHEET INDEX

- 1.....COVER SHEET
- 2.....GENERAL DEVELOPMENT PLAN
- 3.....GENERAL DEVELOPMENT PLAN
- 4.....ACCESS IMPROVEMENT PLAN
- 5.....OPEN SPACE PLAN
- 6.....BOUNDARY SURVEY PLAT

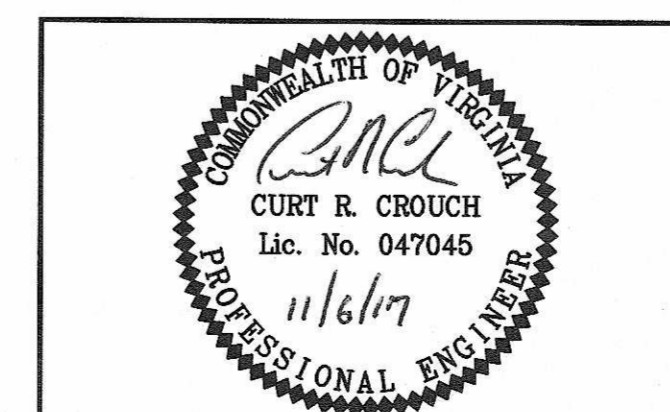
SITE TABULATION

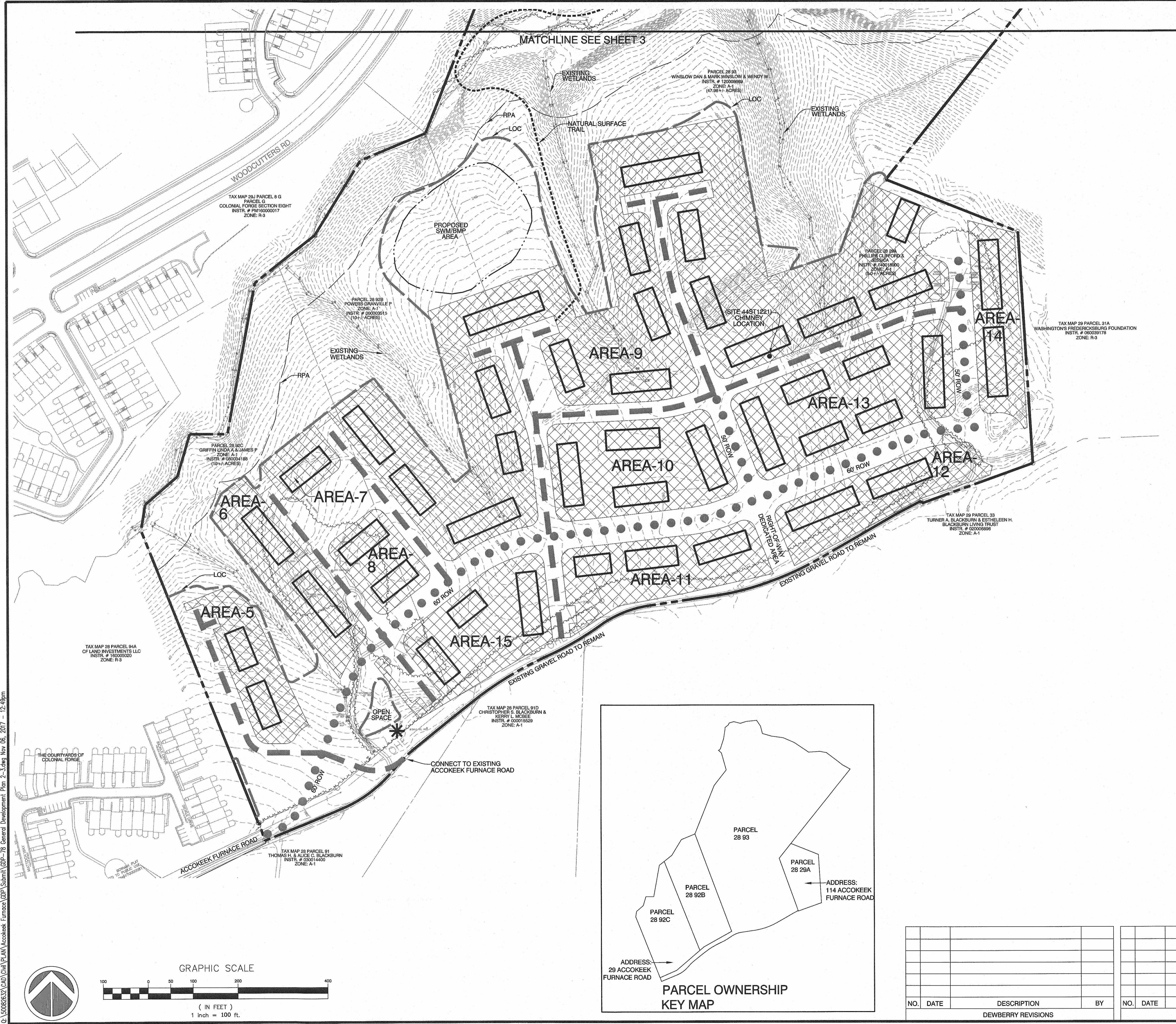
PARENT PARCELS:			
28-92A	CURRENT ZONING A-1	4.99	AC.
28-93	CURRENT ZONING A-1	48.97	AC.
28-92B	CURRENT ZONING A-1	9.99	AC.
28-92C	CURRENT ZONING A-1	9.99	AC.

TOTAL AREA TO BE REZONED: 73.94 AC.

TOTAL AREA OF PROJECT: 73.94 AC.

SHEET 1 OF 6





- ### NOTES:
1. SITE OWNER: PARCEL 28 92A: PHILLIPS CLIFFORD & JESSICA
 PARCEL 28 93: WINSLOW DAN & MARK WINSLOW & WENDY W
 PARCEL 28 92B: POWERS GRANVILLE P
 PARCEL 28 92C: GRIFFIN LINDA A & JAMES P
 2. TOTAL SITE AREA: +/- 73.94 AC.
 3. EXISTING ZONING: A-1
 4. PROPOSED ZONING: R-3
 5. BOUNDARY INFORMATION SHOWN HEREON BASED ON SURVEY PREPARED BY DEWBERRY OCTOBER 2017.
 6. THE RPA SHOWN HEREON WAS DELINEATED BY VIRGINIA WATERS & WETLANDS OCTOBER 2017.
 7. ALL WETLANDS SHOWN HEREON WERE DELINEATED BY VIRGINIA WATERS & WETLANDS OCTOBER 2017.
 8. 100 YEAR FLOODPLAIN SHOWN HEREON PER FEMA MAP # 5101540137E.
 9. 2' CONTOUR INTERVAL TOPOGRAPHY INFORMATION SHOWN HEREON PER STAFFORD COUNTY GIS DATA.
 10. SWM/BMP REQUIREMENTS WILL BE PROVIDED AT THE TIME OF THE FINAL SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF STAFFORD COUNTY AND THE COMMONWEALTH OF VIRGINIA.
 11. LANDSCAPING WILL BE PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH STAFFORD COUNTY REQUIREMENTS.
 12. SITE 44ST1221 SHOWN PER ARCHAEOLOGICAL SURVEY PREPARED BY DOVETAIL SEPTEMBER 2017.

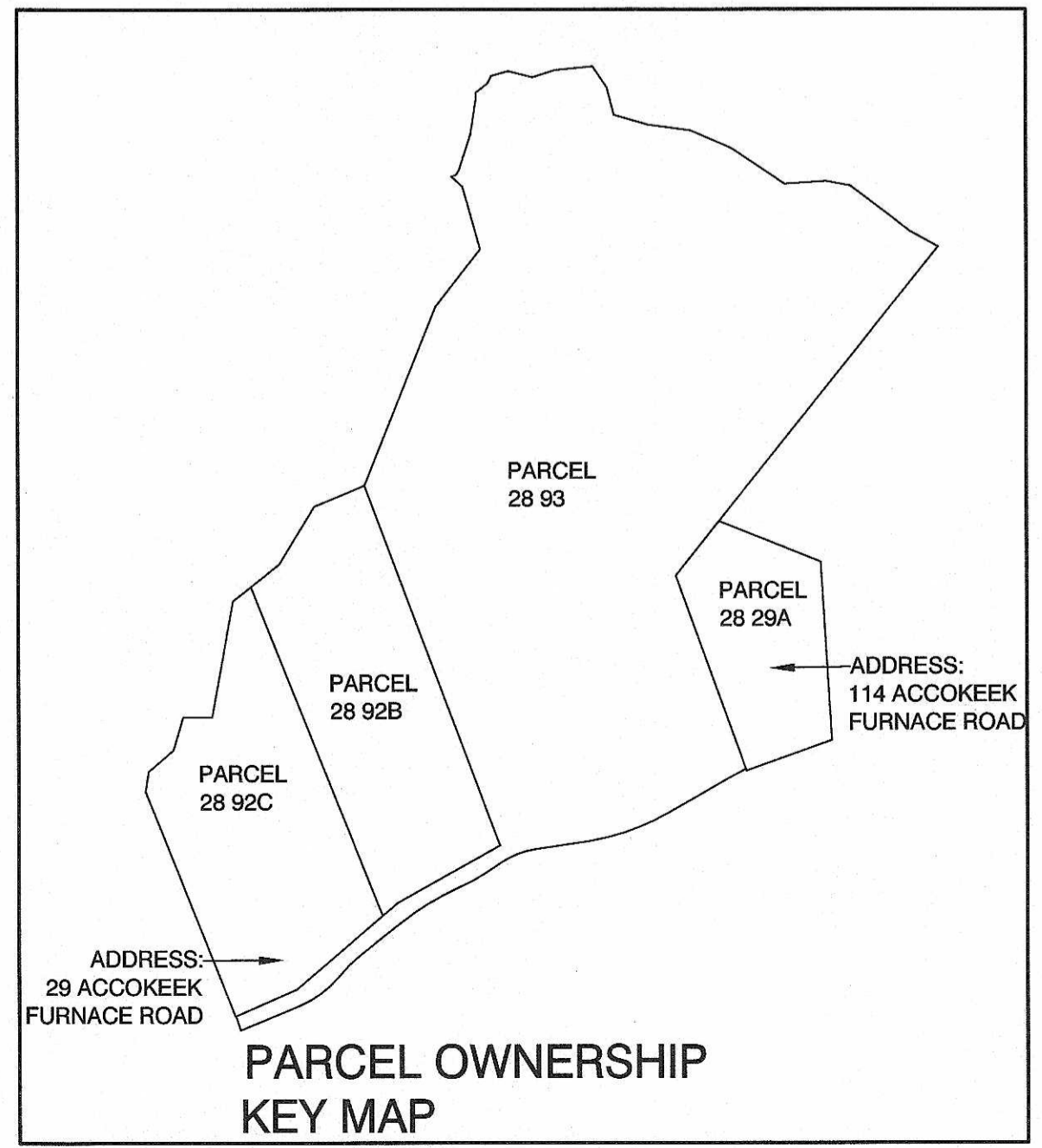
- ### TABULATIONS:
- ALLOWABLE R-3 DENSITY = 7.0 UNITS/ACRE
 - PROPOSED DENSITY = 1.5 PER UNIT MINIMUM

UNIT DISTRIBUTION TABLE	
DEVELOPMENT AREA	PROPOSED NUMBER OF SINGLE FAMILY ATTACHED (SFA) UNITS
AREA 1	5
AREA 2	15
AREA 3	25
AREA 4	5
AREA 5	12
AREA 6	12
AREA 7	5
AREA 8	10
AREA 9	124
AREA 10	30
AREA 11	16
AREA 12	15
AREA 13	45
AREA 14	15
AREA 15	16
TOTAL	350*

* THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 350

- PARKING REQUIRED = 1.5 SPACES PER UNIT
- PARKING PROVIDED = 525 SPACES MINIMUM

- ### LEGEND:
- - - - - PROPERTY BOUNDARY
 - - - - - EXISTING CONTOUR LINES
 - - - - - RPA
 - - - - - EXISTING WETLANDS
 - - - - - EXISTING TREE LINE (BASED UPON STAFFORD COUNTY AERIAL IMAGERY)
 - - - - - PROPOSED LIMITS OF CLEARING (LOC)
 - - - - - PRIVATE ROAD
 - - - - - PUBLIC ROAD
 - - - - - SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT AREAS
 - - - - - NATURAL SURFACE TRAIL
 - * - TOT LOT
 - - APPROXIMATE BUILDING LOCATIONS

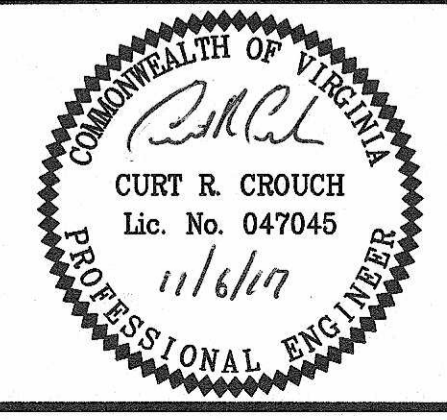


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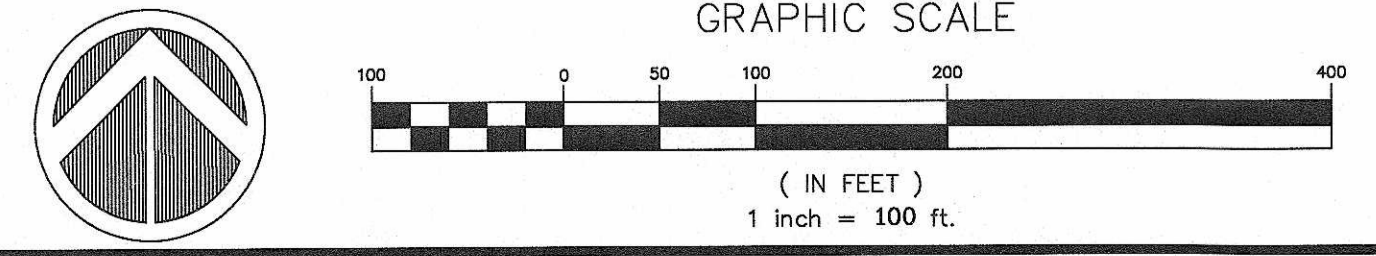
DEWBERRY REVISIONS

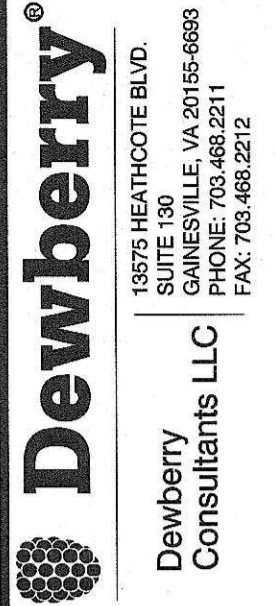
NO.	DATE	DESCRIPTION	BY

COUNTY REVISIONS



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GENERAL DEVELOPMENT PLAN

ACCOKEEK FURNACE ROAD ASSEMBLAGE
GENERAL DEVELOPMENT PLAN

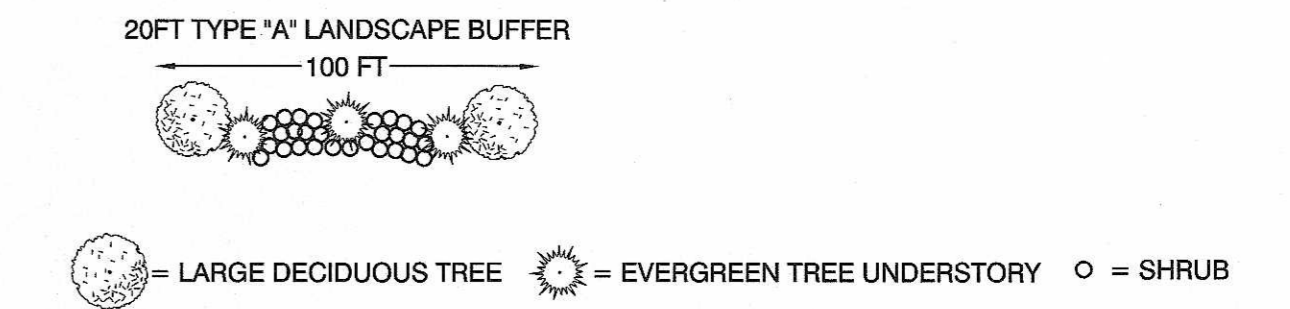
Stafford County, Virginia

Plan Number	PLN
Drawn By	MH
Designed By	
Checked By	
Date	11/02/2017
Scale	1"=100'
Sheet	2 of 6
File Number	GDP-78

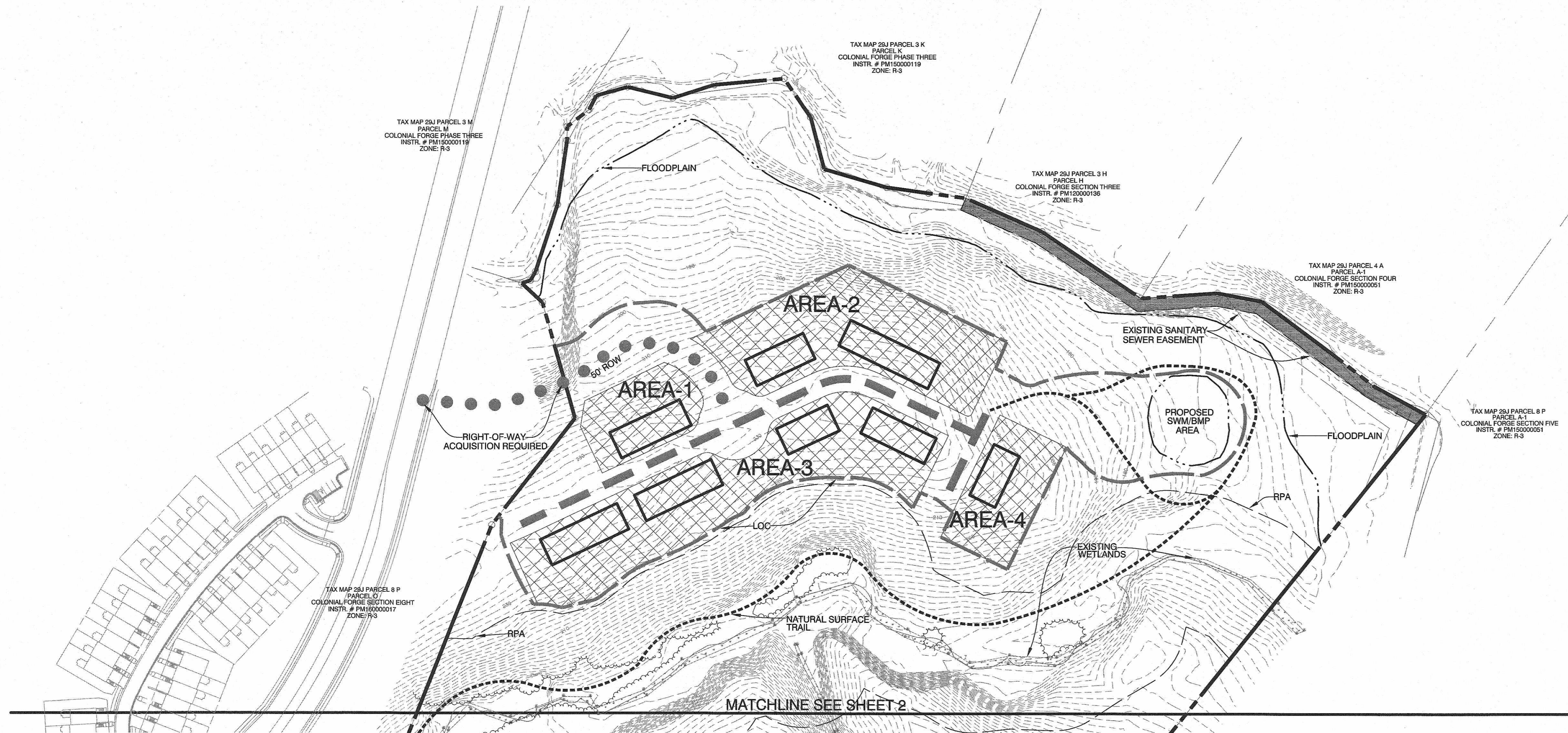
LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR LINES
- - - RPA
- - - FLOODPLAIN
- ⊕ EXISTING WETLANDS
- ~ EXISTING TREE LINE (BASED UPON STAFFORD COUNTY AERIAL IMAGERY)
- - - PROPOSED LIMITS OF CLEARING
- ▬ PRIVATE ROAD
- PUBLIC ROAD
- ⊗ SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT AREAS
- - - NATURAL SURFACE TRAIL
- ▬ TRANSITIONAL BUFFER A (20' WIDTH)
- ▭ APPROXIMATE BUILDING LOCATIONS

CONCEPTUAL BUFFER A LANDSCAPE DESIGN



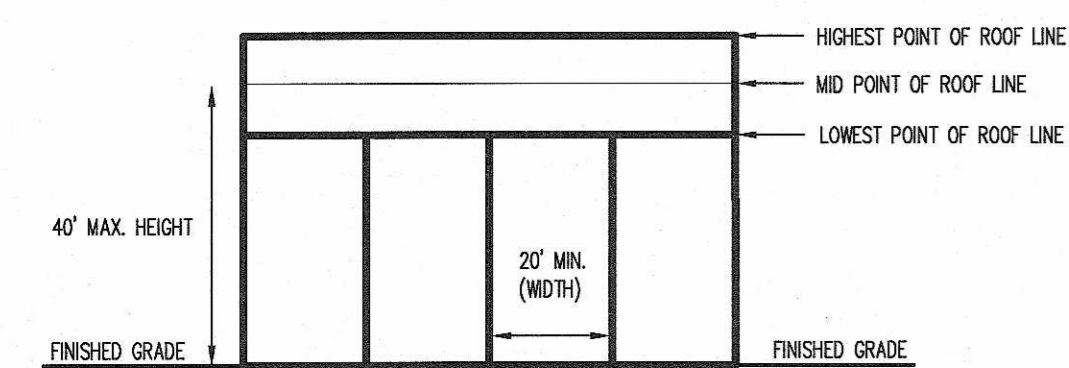
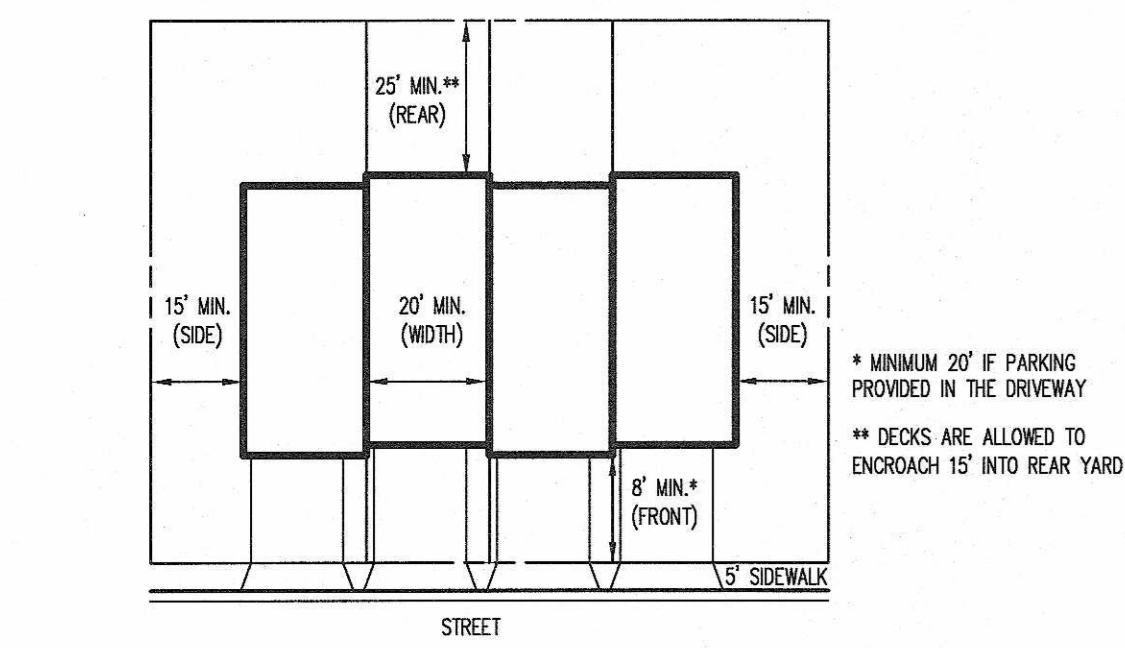
- NOTE:
1. THE LANDSCAPE CONCEPTS SHOWN HEREON ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL ENGINEERING SO LONG AS LANDSCAPE STANDARDS SET FORTH IN THE DCSM ARE PROVIDED.
 2. 20 FT LANDSCAPE AREAS WILL CONSIST OF 65 PLANT UNITS PER 100 LINEAR FEET IN ACCORDANCE WITH STAFFORD COUNTY DESIGN & CONSTRUCTION STANDARDS SECTION 110.3 TRANSITIONAL BUFFERS.



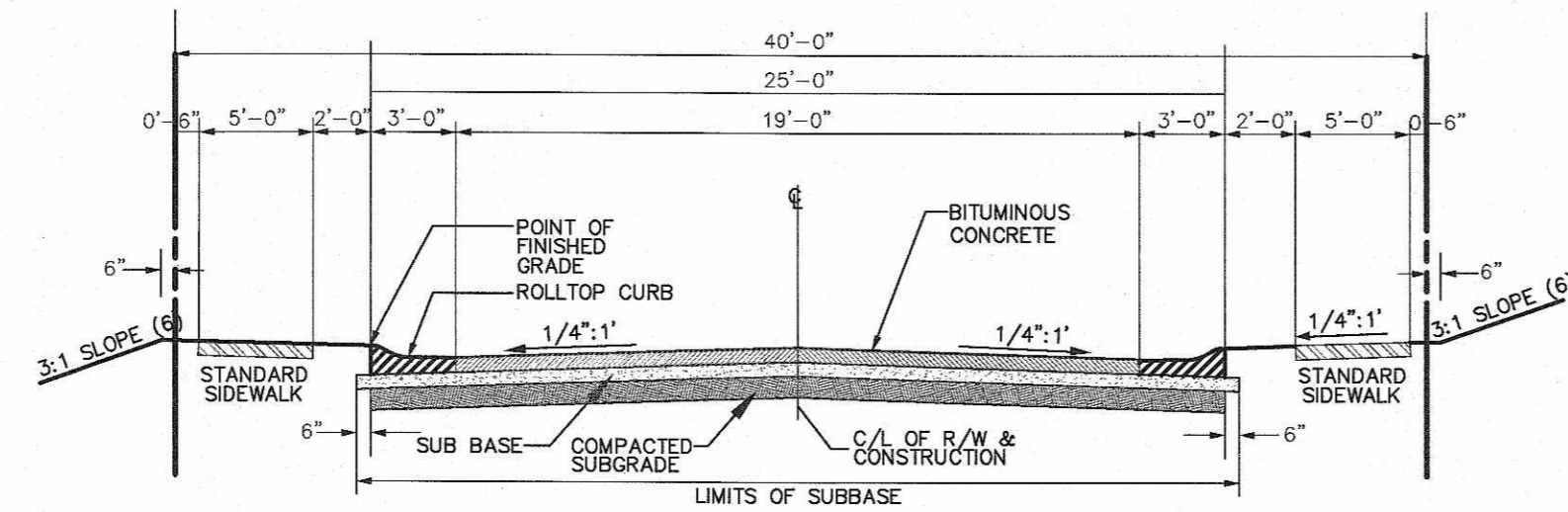
SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT STANDARDS

THIS DWELLING TYPE CONSISTS OF A SINGLE-FAMILY ATTACHED UNIT, WITH INDIVIDUAL OUTSIDE ACCESS. THE FOLLOWING TABLE SPECIFIES THE MINIMUM STANDARDS PER STAFFORD COUNTY ZONING ORDINANCE FOR R-3 DEVELOPMENT.

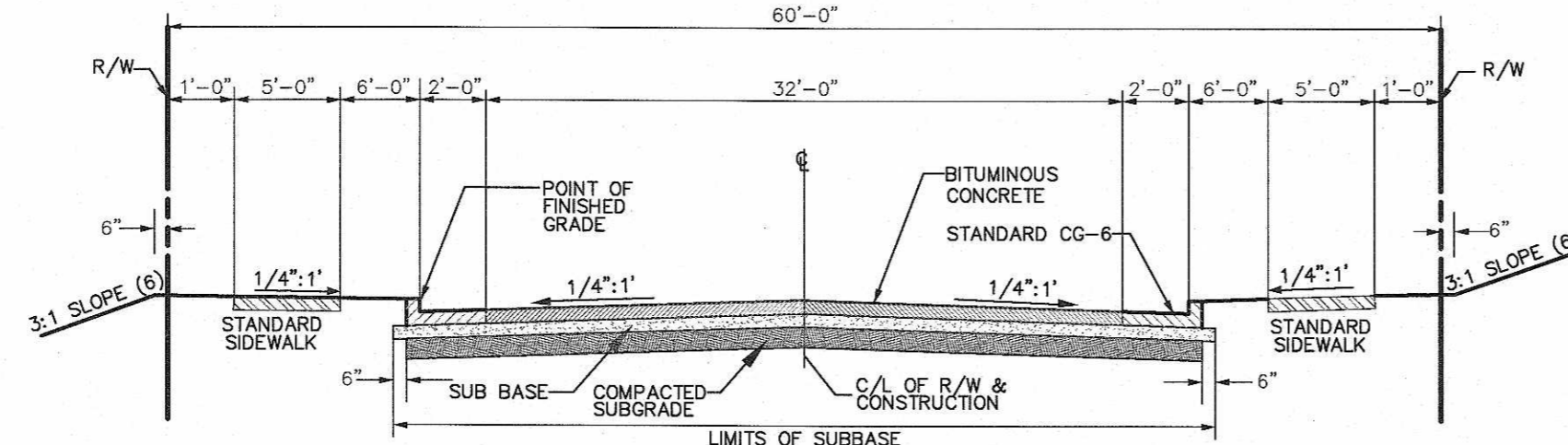
- | | |
|----------------------------|--------|
| 1. MINIMUM LOT WIDTH | 20 FT. |
| 2. MAXIMUM BUILDING HEIGHT | 40 FT. |
| 3. MINIMUM SETBACKS: | |
| (a) FRONT | 8 FT. |
| (b) SIDE (END UNIT) | 15 FT. |
| (c) REAR | 25 FT. |



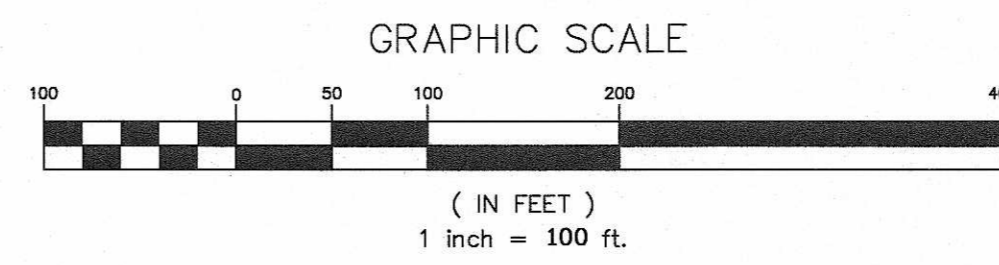
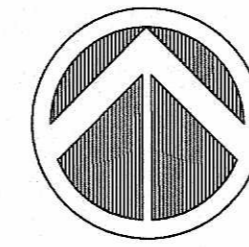
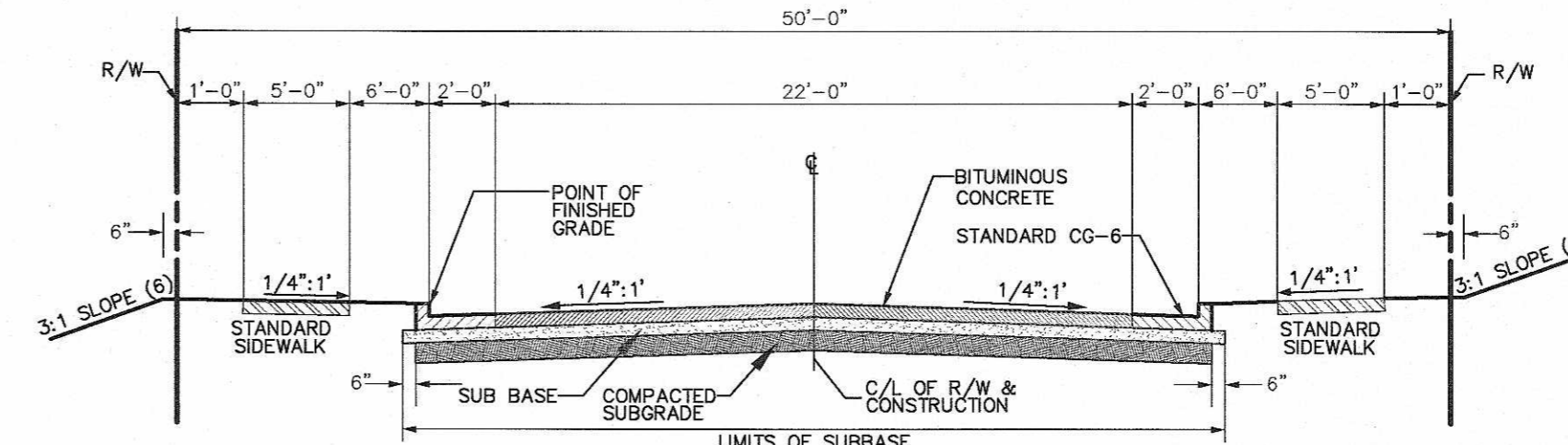
TYPICAL PRIVATE ROAD SECTION



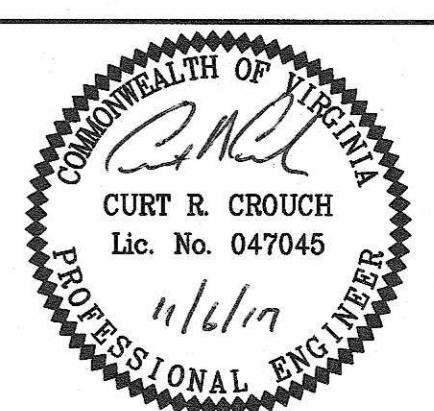
TYPICAL PUBLIC ROAD SECTION (60 FT RIGHT-OF-WAY)



TYPICAL PUBLIC ROAD SECTION (50 FT RIGHT-OF-WAY)

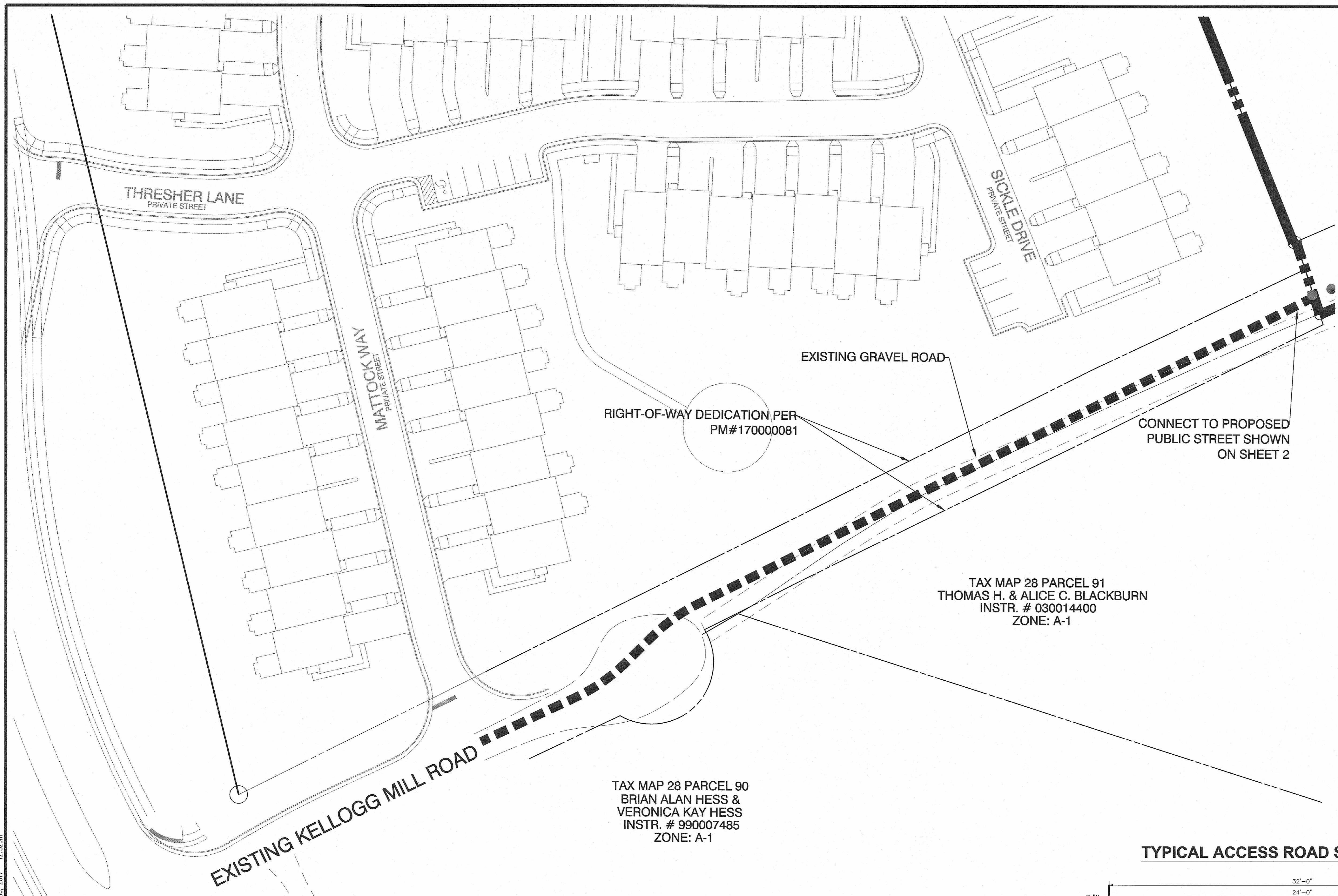


NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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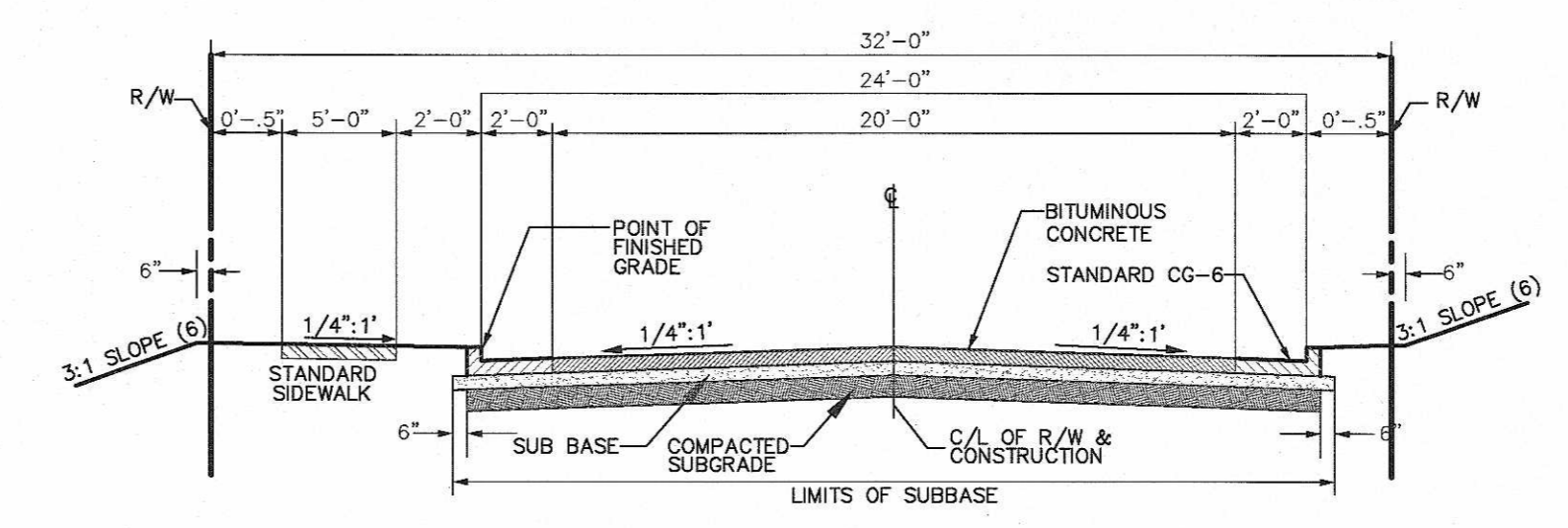


LEGEND:

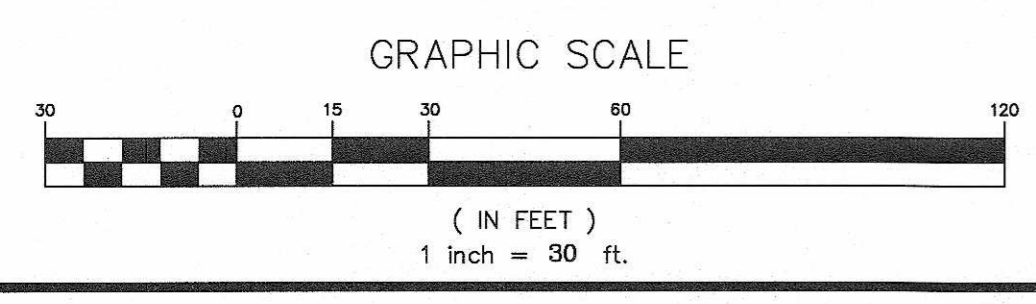
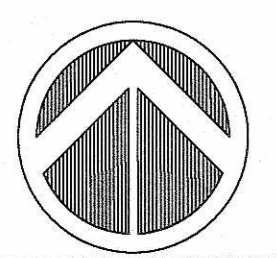
----- PROPOSED ACCESS ROAD ALIGNMENT



TYPICAL ACCESS ROAD SECTION



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Dewberry
15275 HEATHCOTE BLVD.
SUITE 130
GAINESVILLE, VA 20155-0693
Dewberry
Consultants LLC
FAX: 703.468.2312

ACCESS IMPROVEMENT PLAN

ACCOKEEK FURNACE ROAD ASSEMBLAGE
GENERAL DEVELOPMENT PLAN

Stafford County, Virginia

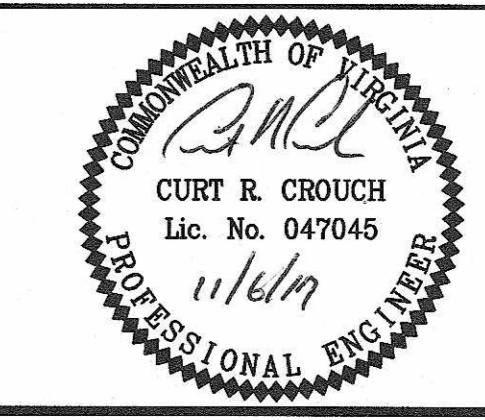
Plan Number	PLN
Drawn By	MH
Designed By	
Checked By	
Date	11/02/2017
Scale	1"=30'
Sheet	4 of 6
File Number	GDP-78

NO.	DATE	DESCRIPTION	BY

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LINE TABLE

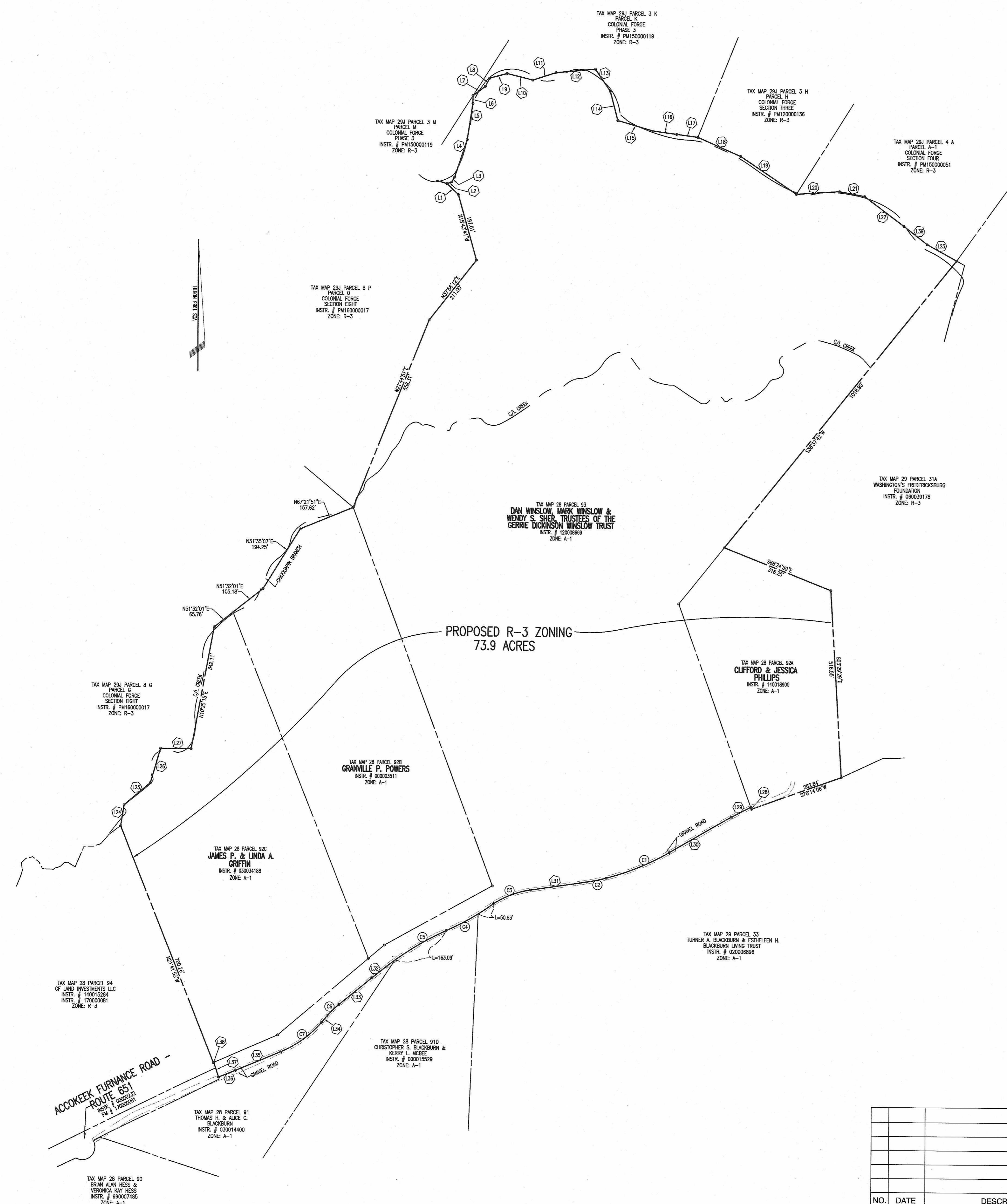
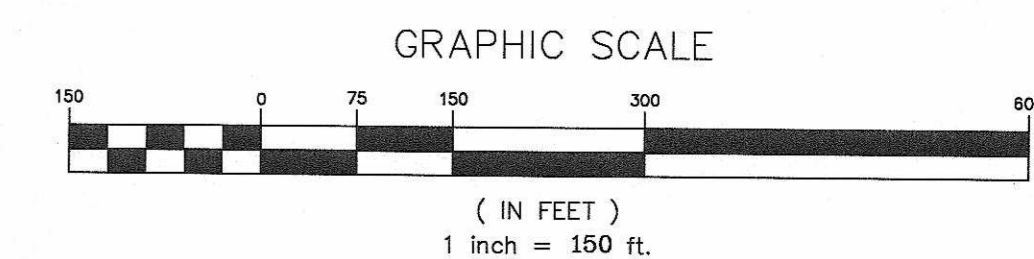
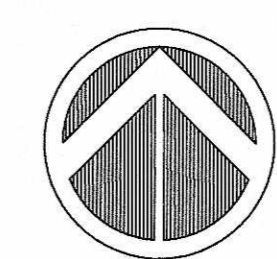
LINE	BEARING	DISTANCE
L1	N46°56'14"W	43.86'
L2	N71°05'35"E	14.22'
L3	N30°39'20"E	15.43'
L4	N18°08'59"E	109.93'
L5	N08°35'09"E	100.65'
L6	N00°36'52"E	21.57'
L7	N52°29'37"E	42.67'
L8	N27°02'27"E	25.17'
L9	N74°20'36"E	50.66'
L10	S76°06'56"E	72.60'
L11	N72°11'52"E	68.05'
L12	N84°45'46"E	108.97'
L13	S34°28'59"E	73.10'
L14	S14°35'32"E	82.76'
L15	S73°49'09"E	101.66'
L16	S82°09'54"E	65.72'
L17	S82°18'33"E	58.86'
L18	S66°21'11"E	129.48'
L19	S56°08'31"E	185.45'
L20	N86°03'18"E	119.36'
L21	S79°23'37"E	70.37'
L22	S53°19'12"E	135.87'
L23	S61°19'55"E	92.67'
L24	N09°07'15"E	58.48'
L25	N49°19'06"E	94.90'
L26	N16°14'33"E	98.98'
L27	S89°45'09"E	84.17'
L28	N19°47'31"W	5.50'
L29	S62°25'50"W	60.18'
L30	S59°54'52"W	197.06'
L31	S81°32'39"W	157.97'
L32	S51°42'44"W	51.97'
L33	S50°53'14"W	117.10'
L34	S40°28'58"W	23.69'
L35	S67°22'34"W	134.09'
L36	S67°56'18"W	50.25'
L37	N18°07'10"W	42.73'
L38	S66°24'31"W	1.61'
L39	S52°10'00"E	81.65'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD. BRG.	DELTA	TANGENT
C1	700.00'	188.64'	188.07'	S67°38'05"W	15°26'26"	94.90'
C2	500.00'	54.01'	53.98'	S78°26'59"W	6°11'21"	27.03'
C3	250.00'	109.42'	108.54'	S69°00'22"W	25°04'35"	55.60'
C4	700.00'	151.12'	150.63'	S59°51'09"W	12°22'11"	75.86'
C5	800.00'	191.26'	190.81'	S45°41'06"W	10°24'16"	22.76'
C6	250.00'	45.40'	45.34'	S45°41'06"W	10°24'16"	22.76'
C7	300.00'	140.81'	139.52'	S53°55'46"W	26°53'36"	71.73'

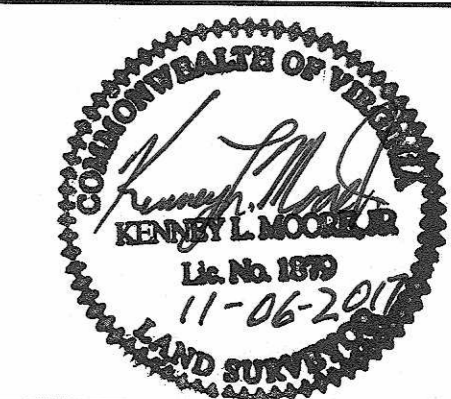
NOTE:

1. THIS PLAT IS FOR REZONING PURPOSES ONLY!



NO.	DATE	DESCRIPTION	BY
DEWBERRY REVISIONS			

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COUNTY REVISIONS			



Plan Number	PLN
Drawn By	DC
Designed By	
Checked By	
Date	11/02/2017
Scale	1"=150'
Sheet	6 of 6
File Number	GDP-78