

GENERALIZED DEVELOPMENT PLAN
AT
CELEBRATE VIRGINIA NORTH
FOR
RBC PROFFER AMENDMENT

STAFFORD COUNTY, VIRGINIA
HARTWOOD MAGISTERIAL DISTRICT

PREPARED FOR



NOVEMBER 30, 2017

PREPARED BY:

SDI SULLIVAN
DONAHOE &
INGALLS

ENGINEERS, LAND PLANNERS & SURVEYORS

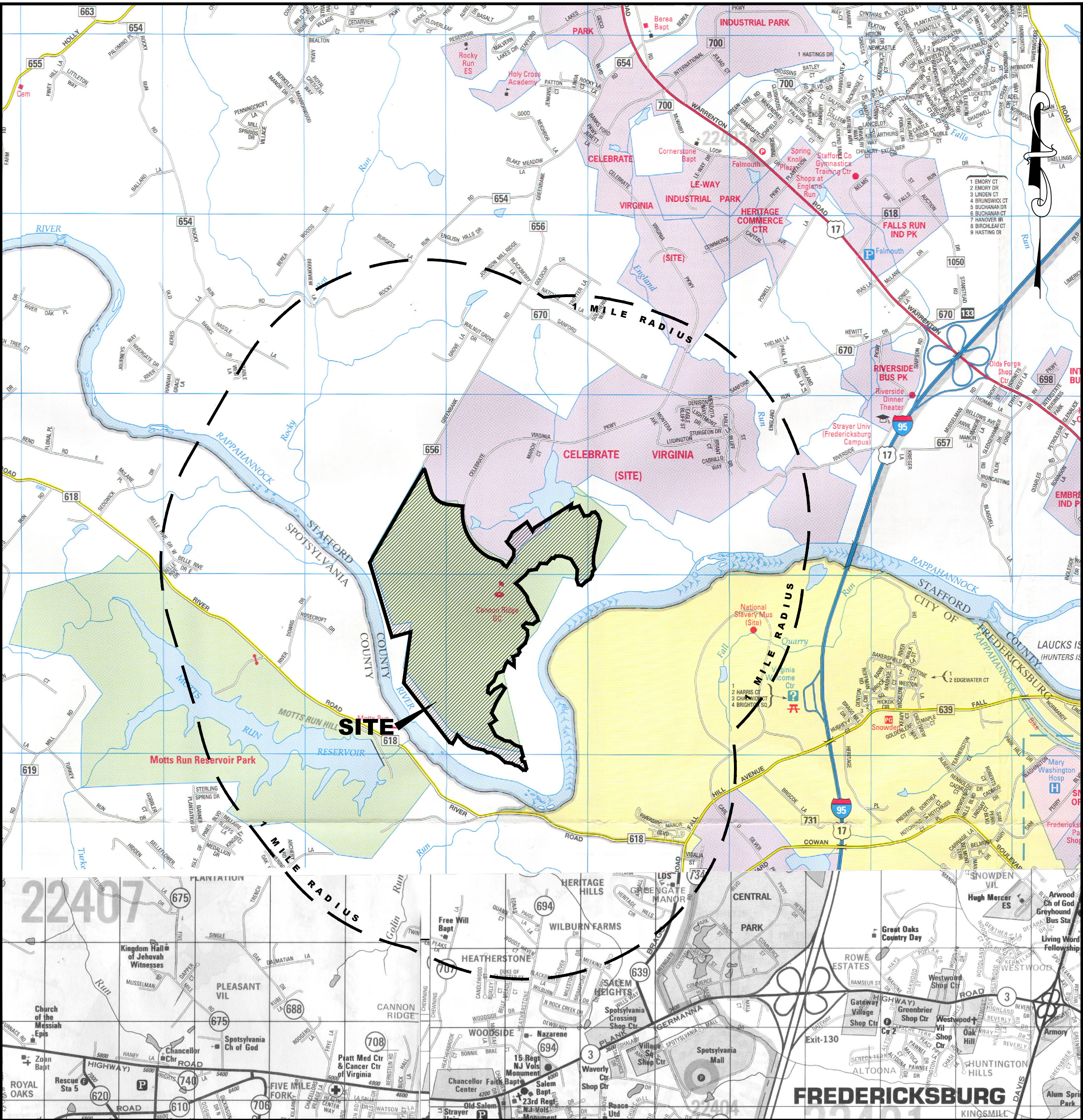
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

NOTES

- ATTENTION SHOULD BE DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- THIS PLAN OUTFALLS INTO AN UN-NAMED TRIBUTARY OF ENGLAND RUN AND THE RAPPAHANNOCK RIVER.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'X' (AREA OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. MAP NUMBERS:
5101540185E LAST REVISED FEBRUARY 4, 2005
51047C0450C LAST REVISED JUNE 18, 2007
510065009C LAST REVISED SEPTEMBER 19, 2007
5103080075C LAST REVISED FEBRUARY 18, 1998
- THERE ARE 100 FOOT RESOURCE PROTECTION AREAS (RPAs) WITHIN THE PROJECT BOUNDARIES. THERE ARE NO PROPOSED DISTURBANCES WITHIN THE RPA AS PART OF THIS PROJECT.
- A VSMP PERMIT WILL BE SOUGHT IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
- SURROUNDING PROPERTY IS ZONED A-1 AND RBC AS NOTED ON THE EXISTING CONDITIONS PLAN.
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION. THE PURPOSE OF THIS PLAN IS TO CONVEY THE ANTICIPATED PROPERTY LIMITS, ZONING LIMITS, POTENTIAL BUILDING LOCATIONS, AND POTENTIAL FUTURE IMPROVEMENTS.
- THERE ARE NO ADDITIONAL FEDERAL OR STATE PERMITTING REQUIREMENTS ANTICIPATED FOR THIS PROJECT BEYOND REGISTRATION INTO THE STATE OF VIRGINIA VPDES PROGRAM.
- ALL WETLANDS IMPACTS ASSOCIATED WITH THIS PROJECT HAVE EITHER BEEN PREVIOUSLY PERMITTED OR WILL BE APPROPRIATELY PERMITTED BY THE VADEQ AND THE USACE PRIOR TO SITE PLAN APPROVAL.
- PROJECT SCHEDULE CANNOT BE DETERMINED AT THIS TIME.
- SEQUENCE OF CONSTRUCTION WILL BE DETAILED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- CONSTRUCTION DETAILS SUCH AS STRUCTURE DESCRIPTIONS, PIPE MATERIAL, PROFILES, STRUCTURE NUMBERS AND OTHER DESIGN DETAILS WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- SITE GRADING WITH OUTFALL DETAILS, FINAL TOPOGRAPHY AND OTHER REQUIRED ELEMENTS WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS STIPULATED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESH) AS WELL AS STAFFORD COUNTY CODE WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH THE STAFFORD COUNTY DCSL. ALL REQUIRED INFORMATION REGARDING LANDSCAPING AND BUFFERING WILL BE INCLUDED ON THE CONSTRUCTION DOCUMENTS FOR APPROVAL BY STAFFORD COUNTY.
- PROPOSED LIGHTING ASSOCIATED WITH THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH THE APPROPRIATE PORTIONS OF THE STAFFORD COUNTY CODE AND WILL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS FOR APPROVAL BY STAFFORD COUNTY.
- ADDRESSES FOR THIS DEVELOPMENT WILL BE ASSIGNED AT THE TIME OF PERMIT APPLICATION.
- ALL CULTURAL AND NATURAL RESOURCES ON THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED THROUGH SEVERAL ENVIRONMENTAL AND CULTURAL STUDIES PREVIOUSLY PERFORMED AND SUBMITTED TO VDEQ AND THE ACOE AS PART OF THE INDIVIDUAL PERMIT AND WATER QUALITY PERMITS ISSUED FOR THE DEVELOPMENT. ALL APPROPRIATE PERMITS FOR STREAM AND WETLAND IMPACTS HAVE BEEN OBTAINED BY THE VDEQ AND THE ACOE. THERE ARE NO ADDITIONAL STREAM OR WETLAND IMPACTS NEEDED OR PROPOSED BY THE IMPROVEMENTS SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN.
- BUILDINGS PROPOSED WITHIN THIS DEVELOPMENT GREATER THAN 3 STORIES OR AND HAVING A FINISH FLOOR ELEVATION GREATER THAN 30 FEET ABOVE GROUND GRADE SHALL BE PROVIDED WITH AERIAL FIRE APPARATUS ACCESS PER IFC D105.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS – LAND USE PLAN
- PROPOSED CONDITIONS – LAND USE PLAN
- OPEN SPACE
- SOIL AND FLOOD INFORMATION



VICINITY MAP

SCALE: 1" = 2,000'

OWNER/DEVELOPER



SILVER CELEBRATE VIRGINIA GOLF, LLC
1001 EAST TELECOM DRIVE
BOCA RATON, FLORIDA 33431-4422
(561) 981-5252 TEL

CONTACT: CHRIS HORNING
chorning@silverco.com

ENGINEER/PLAN PREPARER



ENGINEERS, LAND PLANNERS & SURVEYORS

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GENERAL ALLOCATION OF USES PERMITTED BY RIGHT
IN THE RESPECTIVE PODS AS MORE SPECIFICALLY DEFINED IN THE LEGEND
BELOW AND AS OTHERWISE ALLOWED BY THE EXISTING RECREATIONAL
BUSINESS CAMPUS ZONING DISTRICT, AS AMENDED.

COMMERCIAL

- AUTOMOBILE SERVICE
BAKERIES
BARBER/BEAUTY SHOP
BANK AND LENDING INSTITUTIONS
BUSINESS SERVICE AND SUPPLY FACILITIES
CHILD CARE CENTER
CONVENIENCE CENTER
CONVENIENCE STORE
DANCE STUDIO
DRUG STORE
DRY CLEANER/LAUNDRY
FLORISTS
GIFT/ANTIQUE SHOPS
HIGH INTENSITY COMMERCIAL RETAIL
HOTEL/MOTEL
LOW INTENSITY COMMERCIAL RETAIL
MEDIUM INTENSITY COMMERCIAL RETAIL
PUBLIC FACILITY/UTILITY
RESTAURANT
RETAIL FOOD STORES
THEATER
VEHICLE FUEL SALES

OFFICE

- ACTIVE RECREATION
CLINIC, MEDICAL OR DENTAL
CLUBS/LODGES/FRATERNAL ORGANIZATIONS
CONFERENCE FACILITY
CONVENTION FACILITY
GENERAL OFFICE USE
HELISTOP
LABORATORY, DEVELOPMENT, RESEARCH AND TESTING
LIGHT INDUSTRIAL USE
LIGHT MANUFACTURING
MEDICAL/DENTAL OFFICE
PASSIVE RECREATION
PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
PROFESSIONAL OFFICE
PUBLIC FACILITY/UTILITY

RESORT

- ACTIVE RECREATION
AMPHITHEATER
ATHLETIC FIELDS
COMMUNITY USE
CONFERENCE FACILITY
CONVENTION FACILITY
EXECUTIVE STYLE HOUSING
GOLF COURSE
GOLF DRIVING RANGE AND PRACTICE AREA
HEALTH/FITNESS CLUB OR SPA
HORSEBACK RIDING AND STABLES
HOTEL/MOTEL
MARINA
PARKS AND PLAYGROUNDS
PASSIVE RECREATION
PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
PROFESSIONAL OFFICE
PUBLIC FACILITY/UTILITY
RECREATIONAL ENTERPRISE
RECREATIONAL FACILITY
RESTAURANT

RETIREMENT

RETIREMENT HOUSING

MULTI-FAMILY RESIDENTIAL

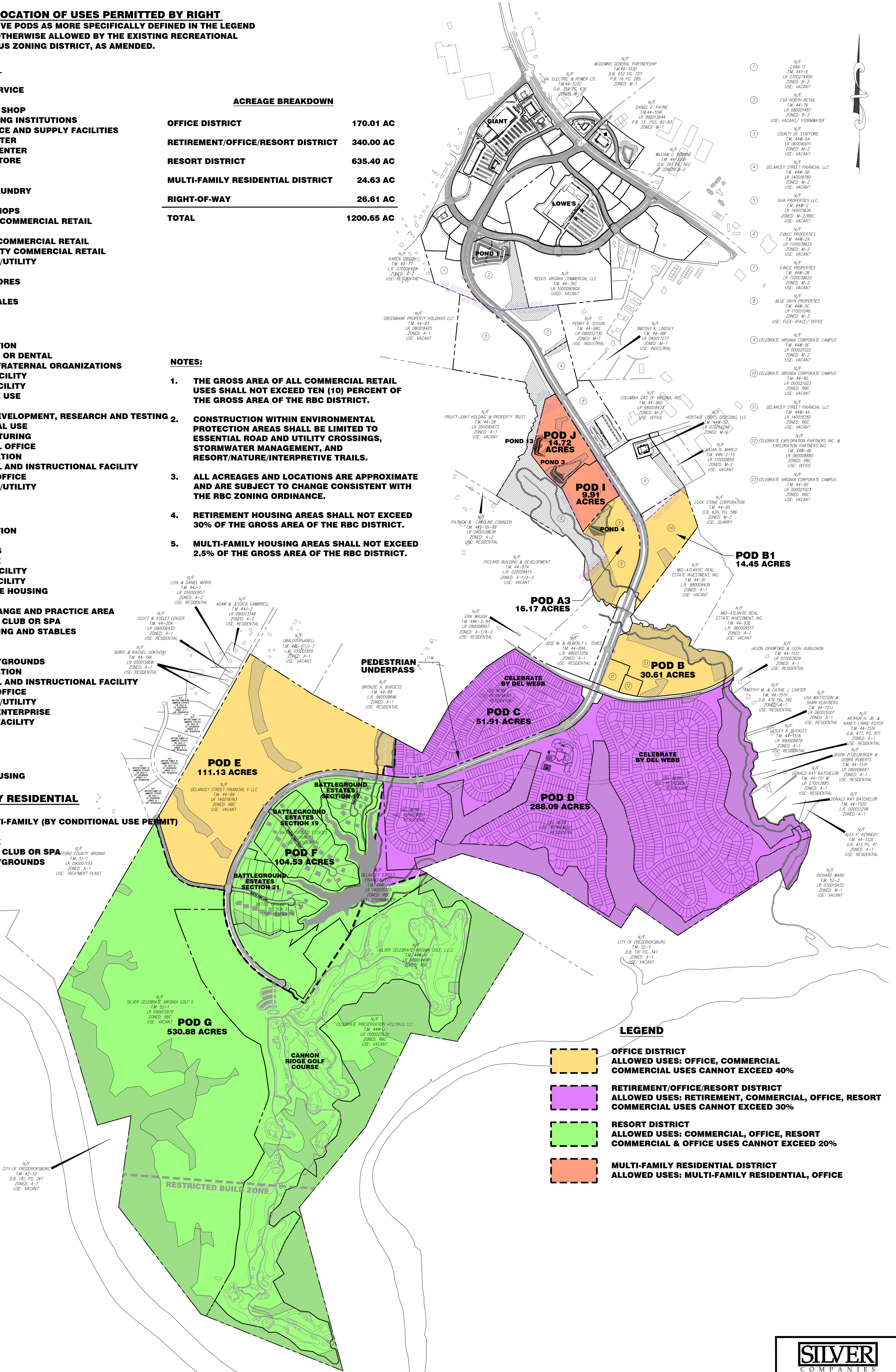
- DWELLING, MULTI-FAMILY (BY CONDITIONAL USE PERMIT)
HOTEL/MOTEL
COMMUNITY USE
HEALTH/FITNESS CLUB OR SPA
PARKS AND PLAYGROUNDS

ACREAGE BREAKDOWN

OFFICE DISTRICT	170.01 AC
RETIREMENT/OFFICE/RESORT DISTRICT	340.00 AC
RESORT DISTRICT	635.40 AC
MULTI-FAMILY RESIDENTIAL DISTRICT	24.63 AC
RIGHT-OF-WAY	26.61 AC
TOTAL	1200.65 AC

NOTES:

- THE GROSS AREA OF ALL COMMERCIAL RETAIL USES SHALL NOT EXCEED TEN (10) PERCENT OF THE GROSS AREA OF THE RBC DISTRICT.
- CONSTRUCTION WITHIN ENVIRONMENTAL PROTECTION AREAS SHALL BE LIMITED TO ESSENTIAL ROAD AND UTILITY CROSSINGS, STORMWATER MANAGEMENT, AND RESORT/NATURE/INTERPRETIVE TRAILS.
- ALL ACREAGES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE CONSISTENT WITH THE RBC ZONING ORDINANCE.
- RETIREMENT HOUSING AREAS SHALL NOT EXCEED 30% OF THE GROSS AREA OF THE RBC DISTRICT.
- MULTI-FAMILY HOUSING AREAS SHALL NOT EXCEED 2.5% OF THE GROSS AREA OF THE RBC DISTRICT.



LEGEND

- OFFICE DISTRICT**
ALLOWED USES: OFFICE, COMMERCIAL
COMMERCIAL USES CANNOT EXCEED 40%
- RETIREMENT/OFFICE/RESORT DISTRICT**
ALLOWED USES: RETIREMENT, COMMERCIAL, OFFICE, RESORT
COMMERCIAL USES CANNOT EXCEED 30%
- RESORT DISTRICT**
ALLOWED USES: COMMERCIAL, OFFICE, RESORT
COMMERCIAL & OFFICE USES CANNOT EXCEED 20%
- MULTI-FAMILY RESIDENTIAL DISTRICT**
ALLOWED USES: MULTI-FAMILY RESIDENTIAL, OFFICE

CELEBRATE VIRGINIA NORTH
HARTWOOD MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS
LAND USE PLAN

SILVER
COMPANIES

SILVER COMPANIES
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SCALE : 1" = 600'

SHEET 2 OF 5

GENERAL ALLOCATION OF USES PERMITTED BY RIGHT
IN THE RESPECTIVE PODS AS MORE SPECIFICALLY DEFINED IN THE LEGEND
BELOW AND AS OTHERWISE ALLOWED BY THE EXISTING RECREATIONAL
BUSINESS CAMPUS ZONING DISTRICT, AS AMENDED.

COMMERCIAL

- AUTOMOBILE SERVICE
BAKERIES
BARBER/BEAUTY SHOP
BANK AND LENDING INSTITUTIONS
BUSINESS SERVICE AND SUPPLY FACILITIES
CHILD CARE CENTER
CONVENIENCE CENTER
CONVENIENCE STORE
DANCE STUDIO
DRUG STORE
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FLORISTS
GIFT/ANTIQUE SHOPS
HIGH INTENSITY COMMERCIAL RETAIL
HOTEL/MOTEL
LOW INTENSITY COMMERCIAL RETAIL
MEDIUM INTENSITY COMMERCIAL RETAIL
PUBLIC FACILITY/UTILITY
RESTAURANT
RETAIL FOOD STORES
THEATER
VEHICLE FUEL SALES

OFFICE

- ACTIVE RECREATION
CLINIC, MEDICAL OR DENTAL
CLUBS/LODGES/FRATERNAL ORGANIZATIONS
CONFERENCE FACILITY
CONVENTION FACILITY
GENERAL OFFICE USE
HELISTOP
LABORATORY, DEVELOPMENT, RESEARCH AND TESTING
LIGHT INDUSTRIAL USE
LIGHT MANUFACTURING
MEDICAL/DENTAL OFFICE
PASSIVE RECREATION
PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
PROFESSIONAL OFFICE
PUBLIC FACILITY/UTILITY

RESORT

- ACTIVE RECREATION
AMPHITHEATER
ATHLETIC FIELDS
COMMUNITY USE
CONFERENCE FACILITY
CONVENTION FACILITY
EXECUTIVE STYLE HOUSING
GOLF COURSE
GOLF DRIVING RANGE AND PRACTICE AREA
HEALTH/FITNESS CLUB OR SPA
HORSEBACK RIDING AND STABLES
HOTEL/MOTEL
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PARKS AND PLAYGROUNDS
PASSIVE RECREATION
PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
PROFESSIONAL OFFICE
PUBLIC FACILITY/UTILITY
RECREATIONAL ENTERPRISE
RECREATIONAL FACILITY
RESTAURANT

RETIREMENT

RETIREMENT HOUSING

MULTI-FAMILY RESIDENTIAL

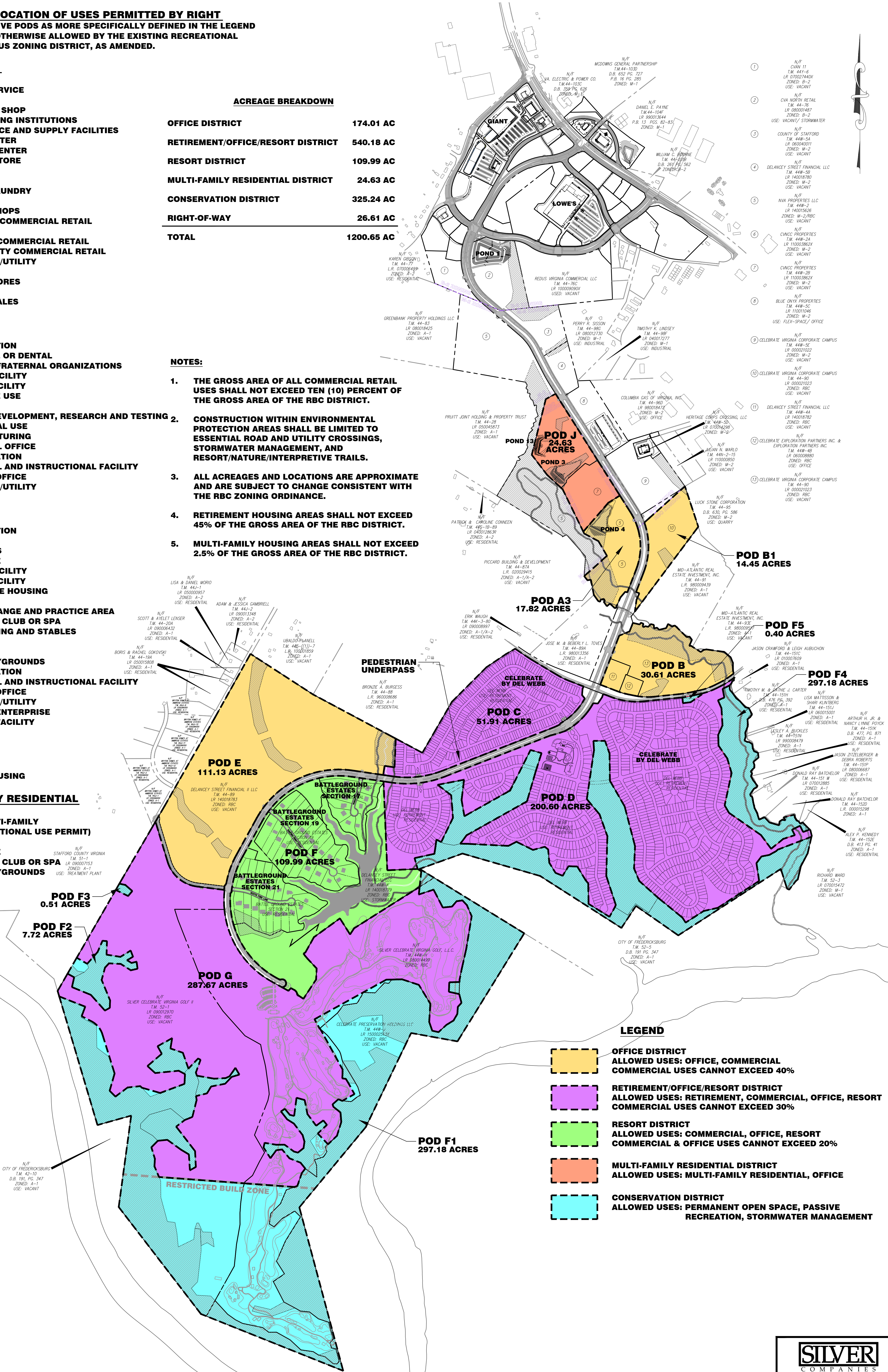
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(BY CONDITIONAL USE PERMIT)
HOTEL/MOTEL
COMMUNITY USE
HEALTH/FITNESS CLUB OR SPA
PARKS AND PLAYGROUNDS

ACREAGE BREAKDOWN

OFFICE DISTRICT	174.01 AC
RETIREMENT/OFFICE/RESORT DISTRICT	540.18 AC
RESORT DISTRICT	109.99 AC
MULTI-FAMILY RESIDENTIAL DISTRICT	24.63 AC
CONSERVATION DISTRICT	325.24 AC
RIGHT-OF-WAY	26.61 AC
TOTAL	1200.65 AC

NOTES:

- THE GROSS AREA OF ALL COMMERCIAL RETAIL USES SHALL NOT EXCEED TEN (10) PERCENT OF THE GROSS AREA OF THE RBC DISTRICT.
- CONSTRUCTION WITHIN ENVIRONMENTAL PROTECTION AREAS SHALL BE LIMITED TO ESSENTIAL ROAD AND UTILITY CROSSINGS, STORMWATER MANAGEMENT, AND RESORT/NATURE/INTERPRETIVE TRAILS.
- ALL ACREAGES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE CONSISTENT WITH THE RBC ZONING ORDINANCE.
- RETIREMENT HOUSING AREAS SHALL NOT EXCEED 45% OF THE GROSS AREA OF THE RBC DISTRICT.
- MULTI-FAMILY HOUSING AREAS SHALL NOT EXCEED 2.5% OF THE GROSS AREA OF THE RBC DISTRICT.



- LEGEND**
- OFFICE DISTRICT**
ALLOWED USES: OFFICE, COMMERCIAL
COMMERCIAL USES CANNOT EXCEED 40%
 - RETIREMENT/OFFICE/RESORT DISTRICT**
ALLOWED USES: RETIREMENT, COMMERCIAL, OFFICE, RESORT
COMMERCIAL USES CANNOT EXCEED 30%
 - RESORT DISTRICT**
ALLOWED USES: COMMERCIAL, OFFICE, RESORT
COMMERCIAL & OFFICE USES CANNOT EXCEED 20%
 - MULTI-FAMILY RESIDENTIAL DISTRICT**
ALLOWED USES: MULTI-FAMILY RESIDENTIAL, OFFICE
 - CONSERVATION DISTRICT**
ALLOWED USES: PERMANENT OPEN SPACE, PASSIVE
RECREATION, STORMWATER MANAGEMENT

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HARTWOOD MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

PROPOSED CONDITIONS
LAND USE PLAN

SILVER
COMPANIES

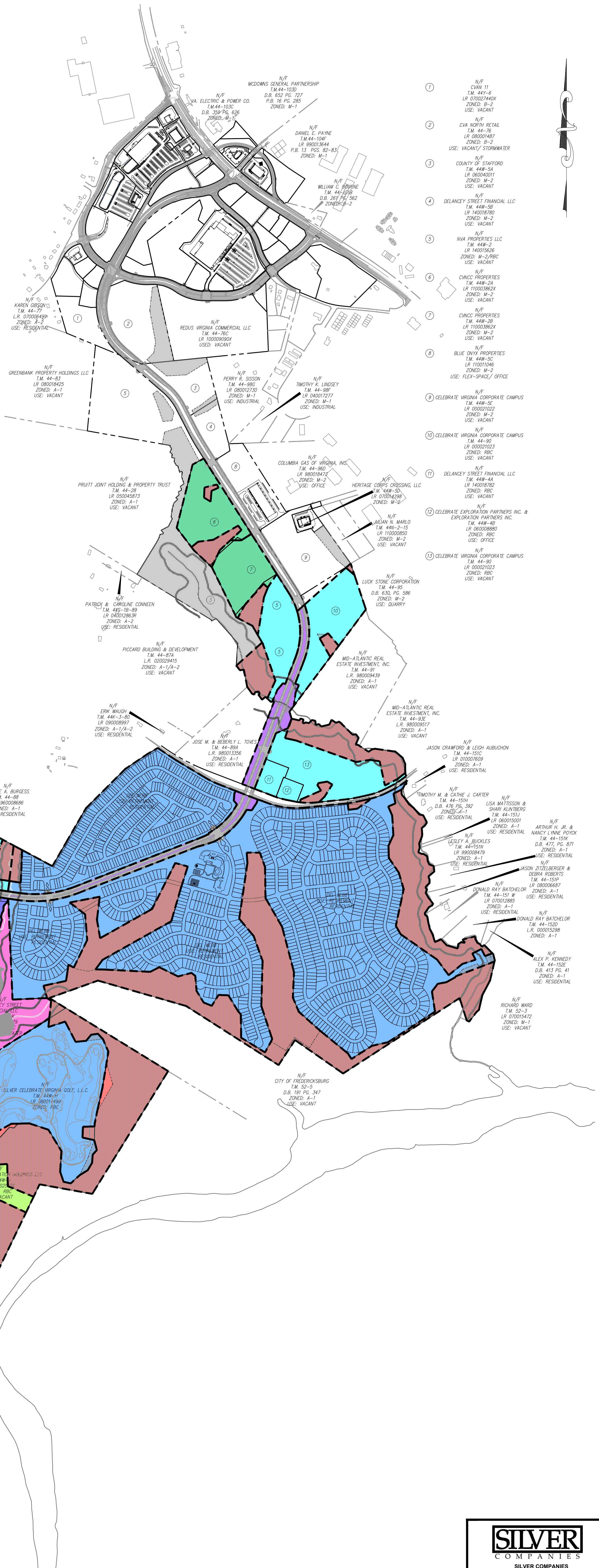
SILVER COMPANIES
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DATE : NOVEMBER 30, 2017
SCALE : 1" = 600'
SHEET 3 OF 5

LEGEND	USE	AREA	OPEN SPACE	OPEN AREA
	CONSERVATION EASEMENT	281.25 AC	100%	281.25 AC
	EXISTING LAKE (POND 12)	30.90 AC	100%	30.90 AC
	MULTI-FAMILY RESIDENTIAL	22.18 AC	40%	8.87 AC
	EXECUTIVE HOUSING	62.65 AC	70%	43.86 AC
	RETIREMENT HOUSING	540.18 AC	32%	172.86 AC
	OFFICE	157.38 AC	30%	47.21 AC
	INTERPRETIVE AREA	79.50 AC	95%	75.53 AC
	RIGHT-OF-WAY	26.61 AC	5%	1.33 AC
TOTAL		1,200.65 AC	TOTAL	661.80 AC
COMBINED OPEN SPACE PERCENTAGE (55% MIN REQUIRED)				55.12%

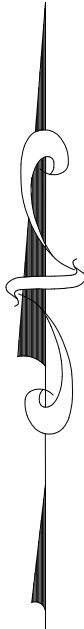


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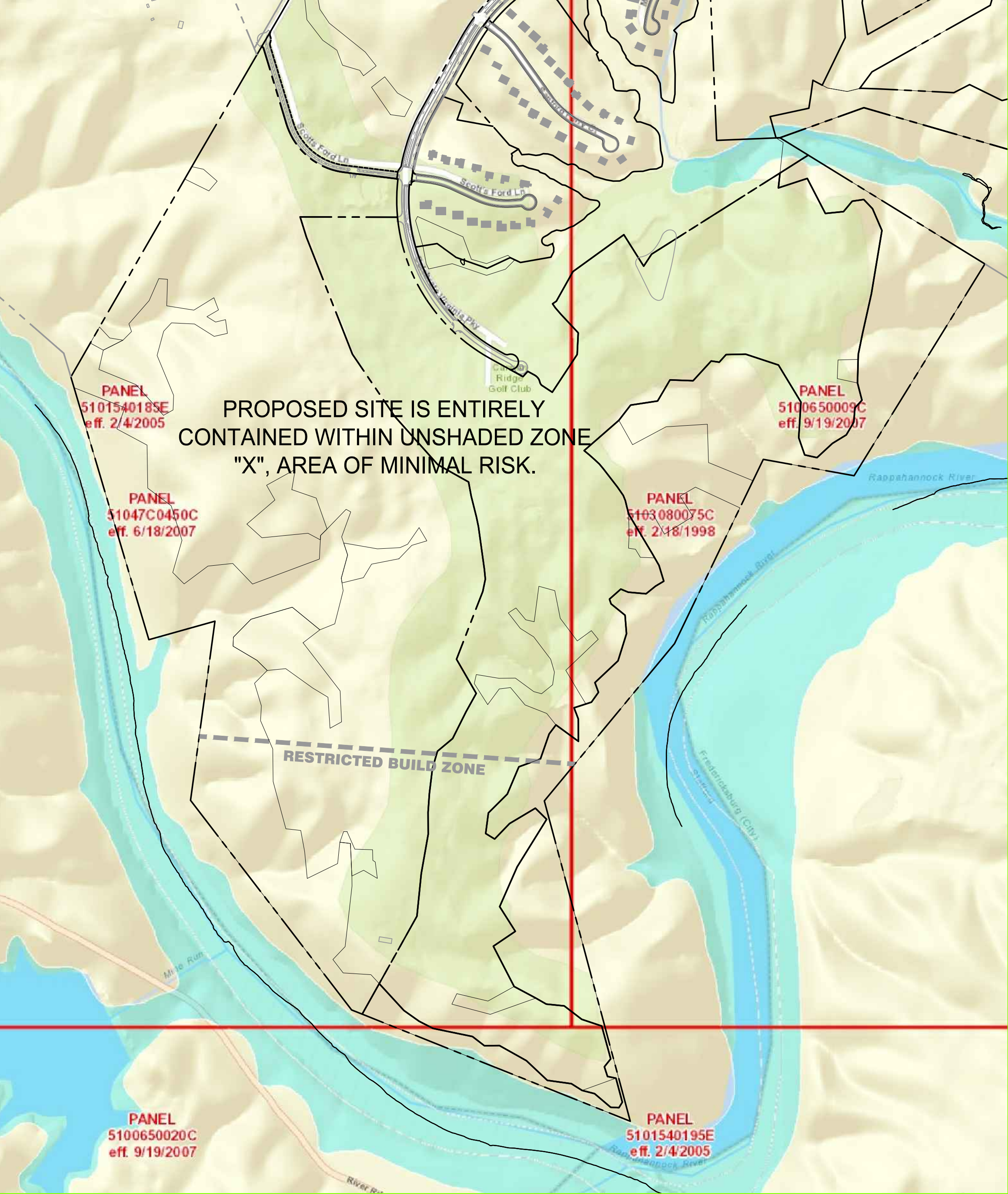
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SHEET 4 OF 5

USGS SOIL INFORMATION - SCALE: 1" = 600'



Map unit symbol	Soil Name	Hydric Rating	K-Factor	Depth to Any Soil Restrictive Layer (centimeters)	Hydrologic Soil Group	Unified Soil Classification	Depth to Water Table (centimeters)	Shrink-Swell	Flooding Frequency
AIB	Appling fine sandy loam	0	0.28	>200	B	SC-SM	>200	Low	None
AIC2	Appling fine sandy loam	0	0.28	>200	B	SC-SM	>200	Low	None
AnB	Appling gravelly fine sandy loam	0	0.17	>200	B	SM	>200	Low	None
AnC2	Appling gravelly fine sandy loam	0	0.17	>200	B	SM	>200	Low	None
AsD	Ashlar fine sandy loam	0	0.32	76	B	SC-SM	>200	Low	None
AsF	Ashlar fine sandy loam	0	0.32	76	B	SC-SM	>200	Low	None
BnB	Bourne fine sandy loam	0	0.24	56	C	SC-SM	61	Low	None
CIB2	Cecil fine sandy loam	0	0.28	>200	B	SC-SM	>200	Low	None
CIB3	Cecil fine sandy loam	0	0.28	>200	B	SC-SM	>200	Low	None
CIB	Cecil clay loam, severely eroded	0	0.32	>200	B	ML	>200	Low	None
CIB	Collax fine sandy loam	0	0.24	68	C/D	SC-SM	31	Low	None
CnB	Collax fine sandy loam	0	0.32	46	D	SC-SM	31	Low	None
Cn	Congaree loam	3	0.32	>200	C	CL	99	Low	Frequent
CuB2	Cullen loam	0	0.32	>200	B	ML	>200	Moderate	None
CuC2	Cullen loam	0	0.32	>200	B	ML	>200	Moderate	None
CuC3	Cullen clay loam, severely eroded	0	0.24	>200	B	ML	>200	Moderate	None
Sn	State fine sandy loam	3	0.32	>200	B	SC-SM	153	Low	Rare

FEMA FLOOD PANEL INFORMATION - SCALE: 1" = 600'



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SOIL AND FLOOD INFORMATION

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