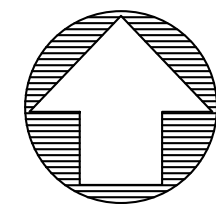
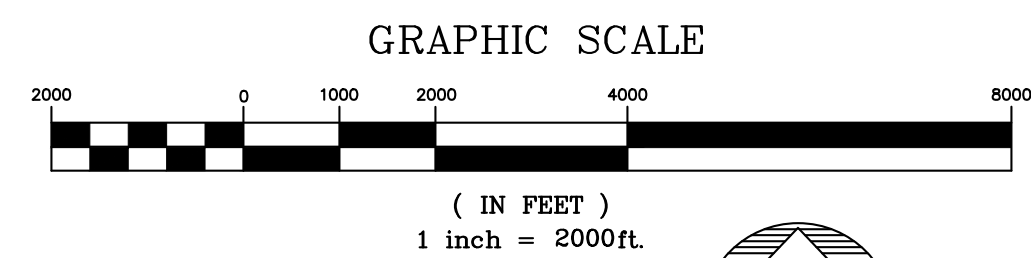


GENERALIZED DEVELOPMENT PLAN THE ARBORS AT STAFFORD RC ?

FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1" = 2,000'



VICINITY SKETCH MAP LEGEND

SUBDIVISION KEY		DEVELOPMENT KEY	
1 ABBERLY WATERSTONE	8 STALLINGS	1 STAFFORD COUNTY COURT HOUSE AND ADMINISTRATIVE COMPLEX	4 ROWSER BUILDING
2 PARADISE ESTATES	9 SUMMERWIND	2 STAFFORD COUNTY HOSPITAL	5 STAFFORD COUNTY FIRE STATION #2
3 COURTHOUSE SQUARE	10 SPARTAN OAKS	3 RAPPAHANNOCK REGIONAL JAIL	6 STAFFORD CIVIL WAR PARK
4 STAFFORD OAKS	11 GRAYS STEVEN TRACT	SYMBOLS LEGEND	
5 COURTHOUSE MANOR	12 BROOKE POINT ESTATES	🏫 SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	
6 COBBLESTONE	13 DEER CROSSING	Ⓜ PRIVATE STREET	
7 VESTAVIA WOODS	14 WALTER & EMMA WYCHE PROPERTY	— MAGISTERIAL DISTRICT LINE	
NOTES:		NOTES:	
1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET.		1. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.	
2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH ACTIVE SUBDIVISIONS DATED MAY 1, 2011. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. ADDITIONAL INFORMATION FROM ADC MAP.		2. NO FIRE OR RESCUE STATIONS ARE LOCATED WITHIN ONE MILE OF THE SITE.	
		3. TWO POLITICAL BOUNDARIES LIE WITHIN ONE MILE OF THE SITE AS SHOWN.	

CONTRACT PURCHASER / APPLICANT

MARLYN DEVELOPMENT CORPORATION
ATTN: BRIAN STAUB
308 35TH STREET, SUITE 101
VIRGINIA BEACH, VA 23451
PH: (757) 437-1677

PROPERTY OWNERS

39-16
OLD POTOMAC CHURCH LLC
6308 FIVE MILE CENTRE PK SUITE 215
FREDERICKSBURG, VA 22407-5508

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.
1300 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VA 22401
PH: (540) 371-0268

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	SITE TABULATIONS & OPEN SPACE
4	ENVIRONMENTAL INVENTORY PLAN
5	GENERALIZED DEVELOPMENT PLAN
6	UTILITY PLAN
7	SIGHT DISTANCE PROFILES
8	LANDSCAPING PLAN
9	FUTURE SOUTH CAMPUS BLVD LANE CONFIGURATION
10-11	ZONING PLAT
11 SHEETS IN TOTAL	

GENERAL PLAN NOTE

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

APPROVAL

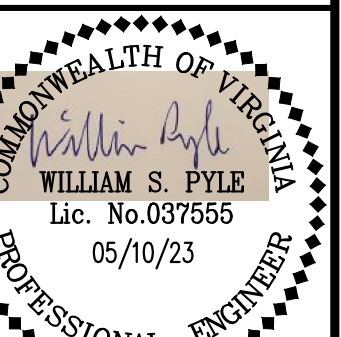
AGENT, BOARD OF SUPERVISORS _____ DATE _____

Bowman

Bowman Consulting Group, Ltd.
1300 Central Park Blvd.
Fredericksburg, VA 22401
Phone: (540) 371-0268
www.bowman.com
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COVER SHEET
THE ARBORS AT STAFFORD
GENERALIZED DEVELOPMENT PLAN
FALMOUTH MAG. DISTRICT
STAFFORD COUNTY, VA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
12/05/22 DRAFT SET
02/20/23 ISSUE TO CLIENT
05/10/23 1ST SUBMISSION SET

DATE	DESCRIPTION
WSP	DESIGN
WSP	DRAWN
CHKD	
SCALE	H: 1" = 40'
	V: N/A
JOB No. 100447-01-001	
DATE NOV 2022	
FILE No. 100447-D-ZP-001	

SHEET 1 OF 11

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR	
	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	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	
	TREE	
	15" OAK	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS	
A	AREA OF ARC
AD	ALGEBRAIC DIFFERENCE
ASHTO	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	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	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
OMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CO	CLEAN OUT
CONT.	CONTINUATION
CS	CURB STOP
CT	COURT
C/L	CENTERLINE
D	DEPTH
D,d	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	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	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FF	FIRST FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FLOOD PLAN
FS	FACTOR OF SAFETY
FT.	FOOT
FOY.	FOYER
FPS	FEET PER SECOND
G	GRAVITY
G	GAS
GFA	GROSS FLOOR AREA
G.	GRADE
GR	GUARD RAIL
GAR	GARAGE
H	HEIGHT
H	HEAD
HC	HANDICAPPED PARKING SPACE
HGL	HYDRAULIC GRADIENT LINE
HP	HIGH POINT
HR	HAND RAIL
HT.	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER
I	INCH
INV.	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
J	JUNCTION BOX
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT.	LATERAL
LF	LINEAR FOOT
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LCG	LIMITS OF CLEARING & GRADING
LT	LEFT
M	MONUMENT FOUND
MECH.	MECHANICAL
MH	MANHOLE
MI.	MILE
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
MIN	MINIMUM
MAX	MAXIMUM
N	NOW OR FORMERLY
N/F	NET FLOOR AREA
NFA	NUMBER
NO.#	NUMBER
NBL	NORTH BOUND LANE
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
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
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
P&P	PLAN AND PROFILE
Q (C.F.S.)	AMOUNT OF RUNOFF
R	RADIUS
R-r	REQUIRED
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	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	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
UD	UNDERDRAIN
UG	UNDERGROUND
UL	UPPER LEVEL
UP	UTILITY POLE
VAN	HANDICAPPED VAN PARKING SPACE
V	VELOCITY
V	VOLUME
VA	VIRGINIA
VC	VERTICAL CURVE
VA. DEPT. OF TRANSPORTATION	VA. DEPT. OF TRANSPORTATION
VDOT	VDOT
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
W/M	WATER MAIN
WBL	WEST BOUND LANE
WQIA	WATER QUALITY IMPACT ASSESSMENT
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

NOTES																													
1.	THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM B-3, OFFICE ZONING DISTRICT TO R-5, WITH A CONDITIONAL USE PERMIT TO ALLOW UP TO 24 DU/ACRE.																												
2.	BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. COMPLETED SEPTEMBER, 2022. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.																												
3.	THE PROPERTY OWNERS OF THE SUBJECT PROPERTIES ARE AS FOLLOWS: 39-16 OLD POTOMAC CHURCH LLC INSTRUMENT 080002428X																												
4.	BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY.																												
5.	THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540141 E, REVISED DATE FEBRUARY 4, 2005.																												
6.	THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS:																												
<table border="1"> <thead> <tr> <th>OVERLAY DISTRICT/PLANNING AREA</th> <th>LOCATED WITHIN</th> </tr> </thead> <tbody> <tr> <td>AIRPORT IMPACT OVERLAY</td> <td>NO</td> </tr> <tr> <td>FLOOD HAZARD OVERLAY</td> <td>NO</td> </tr> <tr> <td>COURTHOUSE SMALL AREA PLAN</td> <td>YES</td> </tr> <tr> <td>HIGHWAY CORRIDOR OVERLAY</td> <td>NO</td> </tr> <tr> <td>HISTORIC GATEWAY CORRIDOR OVERLAY</td> <td>NO</td> </tr> <tr> <td>HISTORIC RESOURCE OVERLAY</td> <td>NO</td> </tr> <tr> <td>INTEGRATED CORPORATE AND TECHNOLOGY PARK OVERLAY</td> <td>NO</td> </tr> <tr> <td>MILITARY FACILITY IMPACT OVERLAY</td> <td>NO</td> </tr> <tr> <td>RESERVOIR PROTECTION OVERLAY</td> <td>NO</td> </tr> <tr> <td>HERITAGE INTERPRETATION OVERLAY</td> <td>NO</td> </tr> <tr> <td>COURTHOUSE TDA/TARGETED DEVELOPMENT AREA</td> <td>YES</td> </tr> <tr> <td>DAM INUNDATION ZONE</td> <td>NO</td> </tr> <tr> <td>URBAN SERVICES AREA</td> <td>YES</td> </tr> </tbody> </table>		OVERLAY DISTRICT/PLANNING AREA	LOCATED WITHIN	AIRPORT IMPACT OVERLAY	NO	FLOOD HAZARD OVERLAY	NO	COURTHOUSE SMALL AREA PLAN	YES	HIGHWAY CORRIDOR OVERLAY	NO	HISTORIC GATEWAY CORRIDOR OVERLAY	NO	HISTORIC RESOURCE OVERLAY	NO	INTEGRATED CORPORATE AND TECHNOLOGY PARK OVERLAY	NO	MILITARY FACILITY IMPACT OVERLAY	NO	RESERVOIR PROTECTION OVERLAY	NO	HERITAGE INTERPRETATION OVERLAY	NO	COURTHOUSE TDA/TARGETED DEVELOPMENT AREA	YES	DAM INUNDATION ZONE	NO	URBAN SERVICES AREA	YES
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COURTHOUSE TDA/TARGETED DEVELOPMENT AREA	YES																												
DAM INUNDATION ZONE	NO																												
URBAN SERVICES AREA	YES																												
7.	THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.																												
8.	THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.																												
9.	PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.																												
10.	STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. THE ABERBERLY AT STAFFORD COURTHOUSE PLAN (1400190) PROPOSED STORMWATER MANAGEMENT FOR THIS PARCEL. COMPUTATIONS WILL BE PROVIDED TO DEMONSTRATE COMPLIANCE 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.	TRASH PICKUP PROVIDED VIA INTERNAL TRASH ROOMS/CHUTES AND SCHEDULED PICKUP.																												

COMPREHENSIVE PLAN NARRATIVE	
THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM B-3 TO R-5, WITH CONDITIONAL USE PERMIT. THE PROPERTY IS LOCATED IN THE COURTHOUSE TARGETED DEVELOPMENT AREA, IN THE MIXED USE - COMMERCIAL / RESIDENTIAL, AND IN THE COURTHOUSE SMALL AREA PLAN. THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN RECOMMENDATIONS.	
SEE IMPACT STATEMENT FOR MORE INFORMATION.	

Bowman

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www.bowman.com
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LEGEND AND NOTES

THE ARBORS AT STAFFORD

GENERALIZED DEVELOPMENT PLAN

FALMOUTH MAG. DISTRICT STAFFORD COUNTY, VA

TBD

COUNTY PROJECT NUMBER

PLAN STATUS

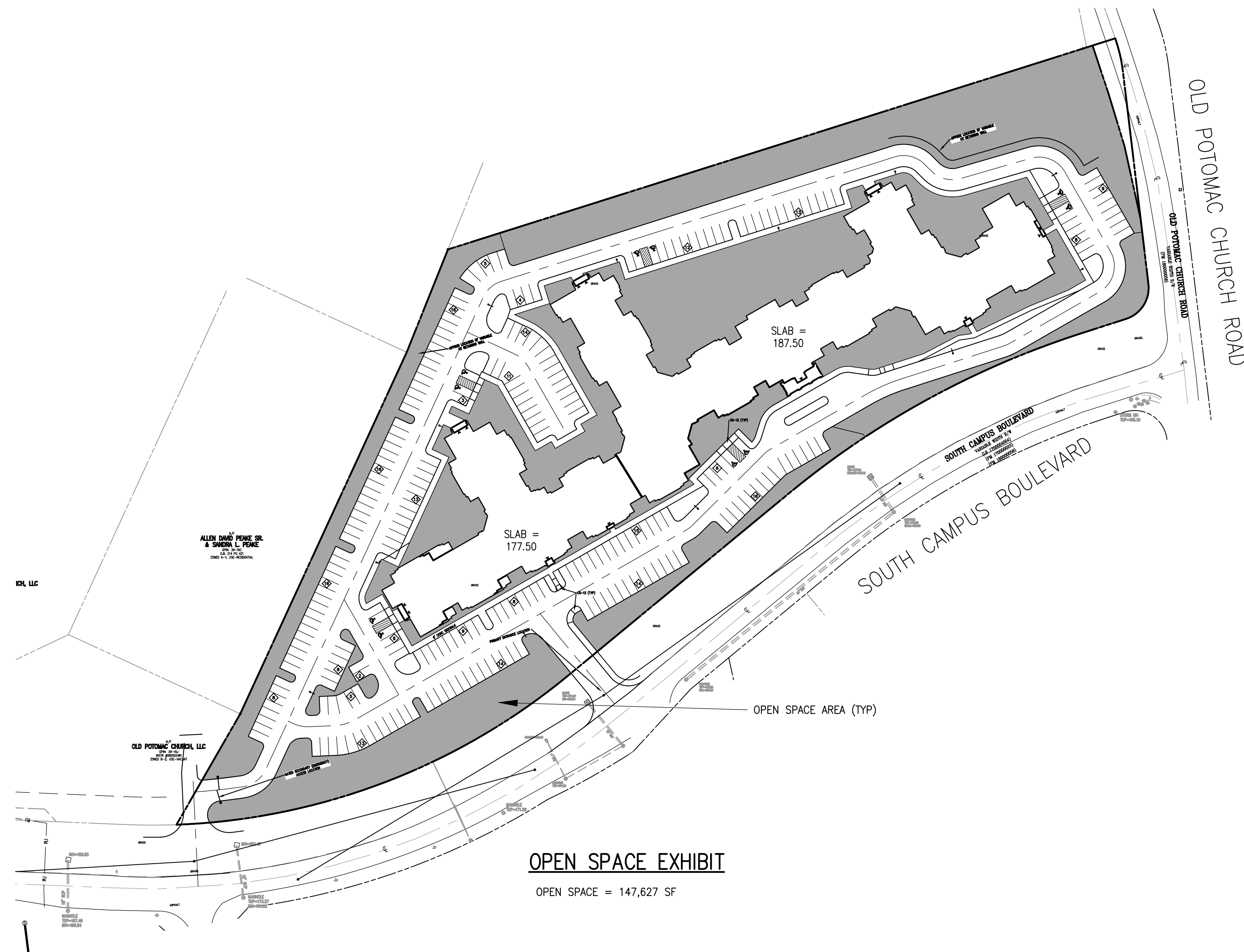
12/05/22 DRAFT SET

02/20/23 ISSUE TO CLIENT

05/10/23 1ST SUBMISSION SET

DATE	DESCRIPTION
DESIGN	WSP
DRAWN	WSP
CHKD	CHKD
SCALE	H: 1" = 40'
	V: N/A
JOB No.	100447-01-001
DATE	NOV 2022
FILE No.	100447-D-ZP-001

SHEET **2** OF **11**



OPEN SPACE EXHIBIT

OPEN SPACE = 147,627 SF

PROJECT SUMMARY:

- CURRENT ZONING: B-3
 - PROPOSED ZONING: R-5, AGE RESTRICTED HOUSING (WITH CONDITIONAL USE PERMIT)
 GROSS SITE AREA = ±8.4952 AC (370,050.91 SF)
 RIGHT OF WAY DEDICATION = 2,365.00 SF (0.0543 AC)
 NET SITE AREA = 8.4409 AC (367,685.91 SF)

MINIMUM TRACT SIZE = 2 ACRES, MAXIMUM TRACT SIZE = 15 ACRES
 ALLOCATED DENSITY = 15.0 DU/AC GROSS TRACT (24.0 DU/AC GROSS TRACT WITH CUP)
 MAXIMUM UNITS ALLOWED WITH CUP = 203 DU
 170 DWELLING UNITS PROPOSED
 PROVIDED DENSITY WITH CUP = 20.01 DU/AC

REQUIRED R-5 OPEN SPACE RATIO = 0.25
 PROVIDED R-5 OPEN SPACE RATIO = 0.4015 (147,627 / 367,685.91)

MAXIMUM F.A.R. (NON-RESIDENTIAL) = 0.7
 PROVIDED F.A.R. (NON-RESIDENTIAL) = 0.0

MAXIMUM HEIGHT = 3 STORIES
 PROVIDED HEIGHT = 3 STORIES
 HEIGHT AT TOP OF MAIN ENTRANCE PARAPET = 42'-0"
 HEIGHT AT TOP OF PARAPET = 37'-2"

- MINIMUM LOT WIDTH: N/A
 - MINIMUM SETBACKS:
 FRONT: 15'
 SIDE: 15'
 REAR: 20'

ADDITIONAL SETBACK OF 35' FROM ANY PUBLIC RIGHT-OF-WAY TO MF STRUCTURE
 ADDITIONAL SETBACK OF 30' FROM ANY OTHER STRUCTURE TO MF STRUCTURE

PARKING REQUIREMENTS

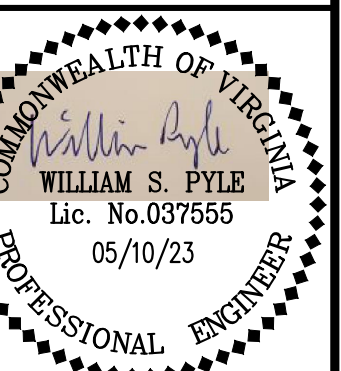
ORIGINAL MULTIFAMILY PARKING REQUIREMENT = 2.2 SPACES/UNIT
 REQUIRED PARKING = 374 SPACES

DEVELOPER HAS PROVIDED PARKING STUDIES WITH THIS REZONING APPLICATION THAT SUPPORT PROVIDING PARKING AT A REDUCED RATIO OF 1.5 PER UNIT. PER EMAIL FROM COUNTY ZONING STAFF OF DECEMBER 21, 2022, THIS 1.5 SPACES PER UNIT RATIO, COMPATIBLE WITH AN INDEPENDENT LIVING USE, IS ACCEPTABLE.

MODIFIED MULTIFAMILY PARKING REQUIREMENT = 1.5 SPACES/UNIT
 REQUIRED PARKING = 255 SPACES
 PROVIDED PARKING = 262 SPACES

ADA ACCESSIBLE SPACES REQUIRED = 7 SPACES
 ADA ACCESSIBLE SPACES PROVIDED = 10 SPACES (INCLUDED IN THE 262 TOTAL SPACES PROVIDED ABOVE)

TBD
 COUNTY PROJECT NUMBER



PLAN STATUS	
12/05/22	DRAFT SET
02/20/23	ISSUE TO CLIENT
05/10/23	1ST SUBMISSION SET

DATE	DESCRIPTION
WSP	DESIGN
WSP	DRAWN
	CHKD
SCALE	H: 1"=80'
	V: N/A

JOB No. 100447-01-001

DATE NOV 2022

FILE No. 100447-D-ZP-001

& SANDRA L. PEAKE
 ZONED A-1, USE-VACANT

- EASEMENT LEGEND**
- EX. VARIABLE WIDTH SIGHT DISTANCE EASEMENT
 - EX. 30' VEPCO EASEMENT
 - EX. VARIABLE WIDTH INGRESS/EGRESS EASEMENT
 - EX. VARIABLE WIDTH UTILITY EASEMENT
 - EX. 15' PRIVATE SANITARYSEWER EASEMENT FOR THE BENEFIT OF PARCELS 1A (TAX MAP 13-180) & 1B (TAX MAP 39-180)

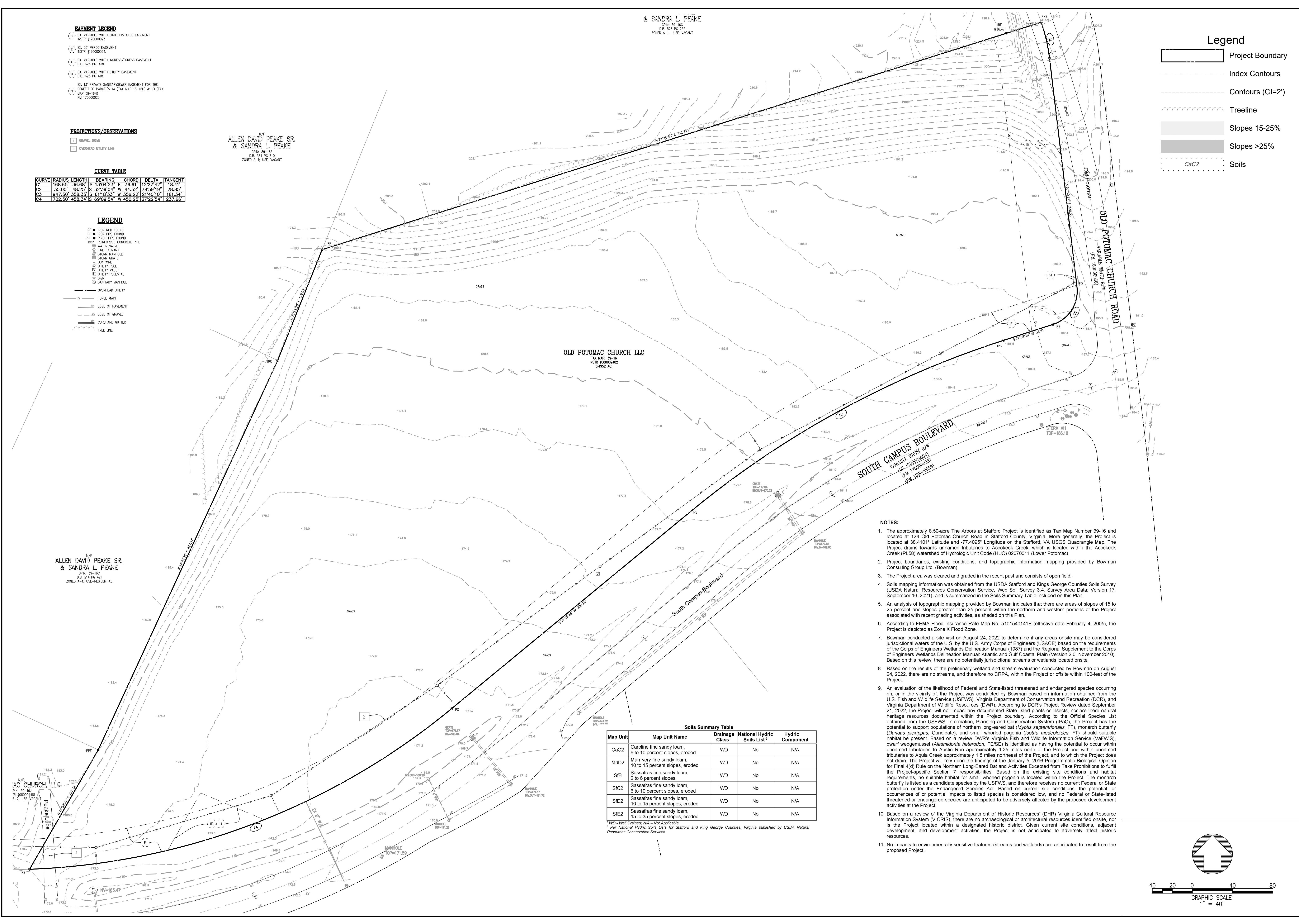
- PROJECTIONS/OBSERVATIONS**
- GRAVEL DRIVE
 - OVERHEAD UTILITY LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	158.59	36.69	S 130°42'24" E	36.61	129°27'42"	18.41
C2	35.00	48.25	S 32°39'04" W	44.52	76°59'19"	28.85
C3	947.50	358.35	S 61°18'33" W	356.22	21°40'10"	181.34
C4	702.50	458.34	S 69°09'54" W	450.25	13°22'54"	237.86

- LEGEND**
- IRON NOD FOUND
 - IRON PIPE FOUND
 - REINFORCED CONCRETE PIPE
 - WATER VALVE
 - PRE HYDRANT
 - STORM MANHOLE
 - STORM GRATE
 - GUY WIRE
 - UTILITY POLE
 - UTILITY VAULT
 - UTILITY PEDESTAL
 - SEWER
 - SANITARY MANHOLE
 - OVERHEAD UTILITY
 - FORCE MAIN
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CURB AND GUTTER
 - TREE LINE

- Legend**
- Project Boundary
 - Index Contours
 - Contours (CI=2')
 - Treeline
 - Slopes 15-25%
 - Slopes >25%
 - Soils



Soils Summary Table

Map Unit	Map Unit Name	Drainage Class	National Hydric Soils List*	Hydric Component
CaC2	Caroline fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
MD2	Marr very fine sandy loam, 10 to 15 percent slopes, eroded	WD	No	N/A
SB	Sassafras fine sandy loam, 2 to 6 percent slopes	WD	No	N/A
SC2	Sassafras fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
SD2	Sassafras fine sandy loam, 10 to 15 percent slopes, eroded	WD	No	N/A
SE2	Sassafras fine sandy loam, 15 to 35 percent slopes, eroded	WD	No	N/A

NOTES:

- The approximately 8.50-acre The Arbors at Stafford Project is identified as Tax Map Number 39-16 and located at 124 Old Potomac Church Road in Stafford County, Virginia. More generally, the Project is located at 38.4101° Latitude and -77.4095° Longitude on the Stafford, VA USGS Quadrangle Map. The Project drains towards unnamed tributaries to Accokeek Creek, which is located within the Accokeek Creek (PL58) watershed of Hydrologic Unit Code (HUC) 02070011 (Lower Potomac).
- Project boundaries, existing conditions, and topographic information mapping provided by Bowman Consulting Group, Ltd. (Bowman).
- The Project area was cleared and graded in the recent past and consists of open field.
- Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.4, Survey Area Data, Version 17, September 16, 2021), and is summarized in the Soils Summary Table included on this Plan.
- An analysis of topographic mapping provided by Bowman indicates that there are areas of slopes of 15 to 25 percent and slopes greater than 25 percent within the northern and western portions of the Project associated with recent grading activities, as shaded on this Plan.
- According to FEMA Flood Insurance Rate Map No. 5101540141E (effective date February 4, 2005), the Project is depicted as Zone X Flood Zone.
- Bowman conducted a site visit on August 24, 2022 to determine if any areas onsite may be considered jurisdictional waters of the U.S. by the U.S. Army Corps of Engineers (USACE) based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0, November 2010). Based on this review, there are no potentially jurisdictional streams or wetlands located onsite.
- Based on the results of the preliminary wetland and stream evaluation conducted by Bowman on August 24, 2022, there are no streams, and therefore no CRPA, within the Project or offsite within 100-feet of the Project.
- 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 Bowman based on information obtained from the U.S. Fish and Wildlife Service (USFWS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Wildlife Resources (DWR). According to DCR's Project Review dated September 21, 2022, the Project will not impact any documented State-listed plants or insects, nor are there natural heritage resources documented within the Project boundary. According to the Official Species List obtained from the USFWS' Information, Planning and Conservation System (IPAC), the Project has the potential to support populations of northern long-eared bat (*Myotis septentrionalis*, FT), monarch butterfly (*Danaus plexippus*, Candidate), and small whorled pogonia (*Isotria medeolae*, FT). Suitable suitable habitat be present. Based on a review DWR's Virginia Fish and Wildlife Information Service (VaFWIS), dwarf wedgemussel (*Alasmidonta heterodon*, FE/SE) is identified as having the potential to occur within unnamed tributaries to Austin Run approximately 1.25 miles north of the Project and within unnamed tributaries to Aquia Creek approximately 1.5 miles northeast of the Project, and to which the Project does not drain. 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 the existing site conditions and habitat requirements, no suitable habitat for small whorled pogonia is located within the Project. The monarch butterfly is listed as a candidate species by the USFWS, and therefore receives no current Federal or State protection under the Endangered Species Act. 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.
- Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), there are no archaeological or architectural resources identified onsite, nor is the Project located within a designated historic district. Given current site conditions, adjacent development, and development activities, the Project is not anticipated to adversely affect historic resources.
- No impacts to environmentally sensitive features (streams and wetlands) are anticipated to result from the proposed Project.

Bowman

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 1300 Central Park Blvd.
 Fredericksburg, VA 22401
 Phone: (540) 371-0288
 www.bowman.com
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ENVIRONMENTAL INVENTORY PLAN
THE ARBORS AT STAFFORD
 GENERALIZED DEVELOPMENT PLAN
 FALMOUTH MAG. DISTRICT
 STAFFORD COUNTY, VA

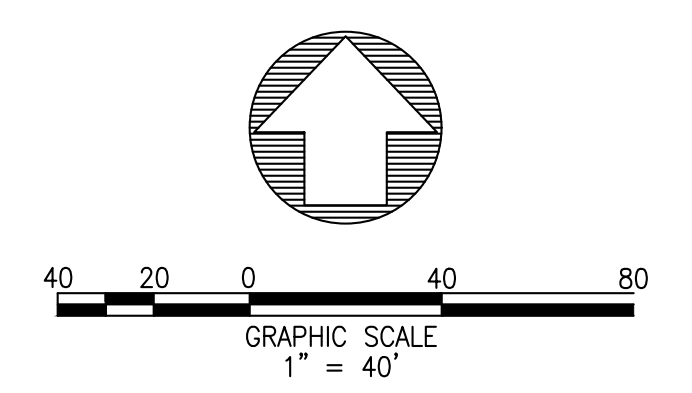
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 COUNTY PROJECT NUMBER

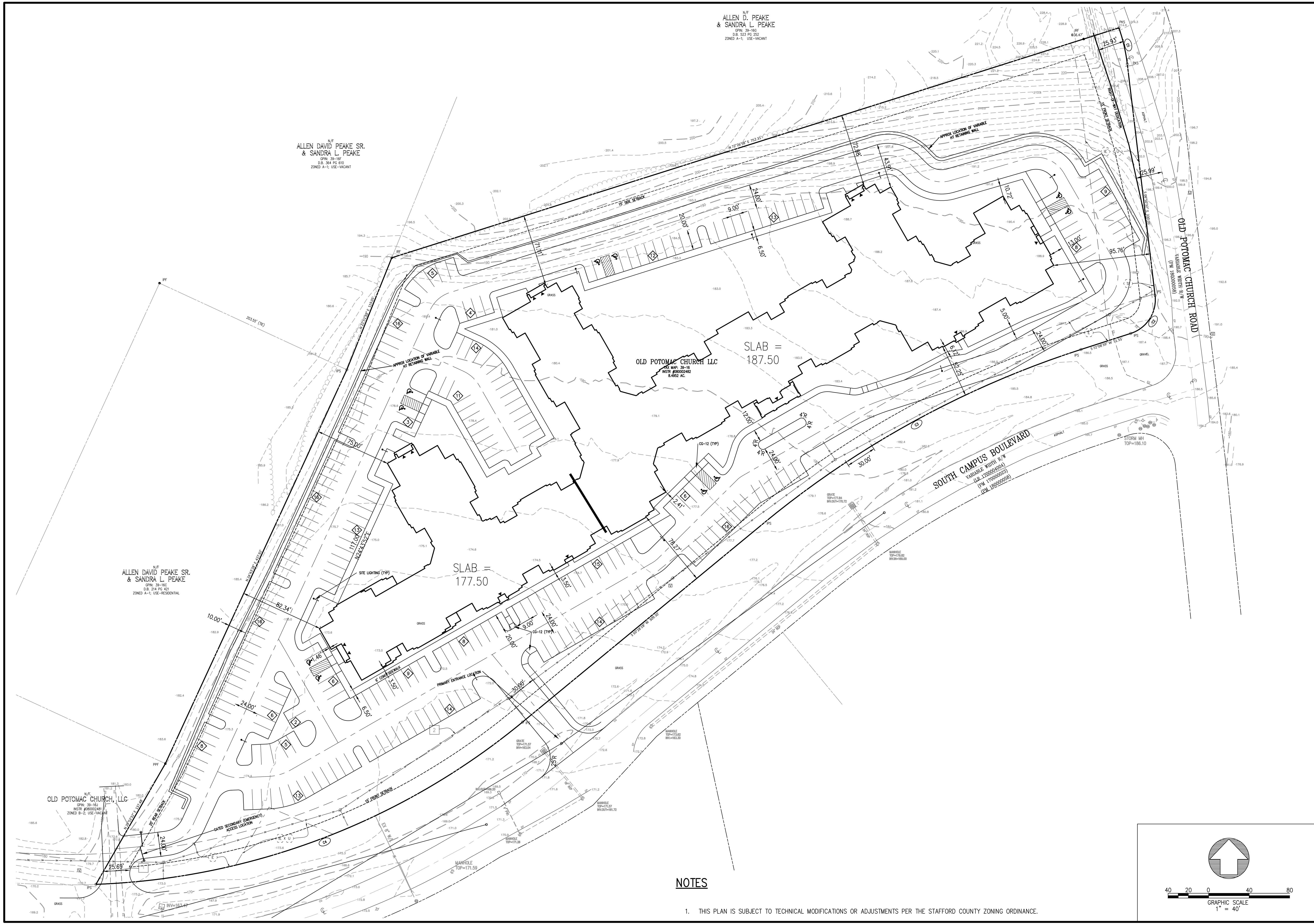
COMMONWEALTH OF VIRGINIA
 WILLIAM S. PYLE
 Lic. No. 037555
 05/10/23
 PROFESSIONAL ENGINEER

PLAN STATUS

12/05/22	DRAFT SET
02/20/23	ISSUE TO CLIENT
05/10/23	1ST SUBMISSION SET

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE	CHKD
JOB No. 100447-01-001	V: N/A
DATE NOV 2022	
FILE No. 100447-0-7P-001	





N/F
ALLEN DAVID PEAKE SR.
& SANDRA L. PEAKE
OPN: 30-16
D.B. 214 PG 421
ZONED A-1; USE-RESIDENTIAL

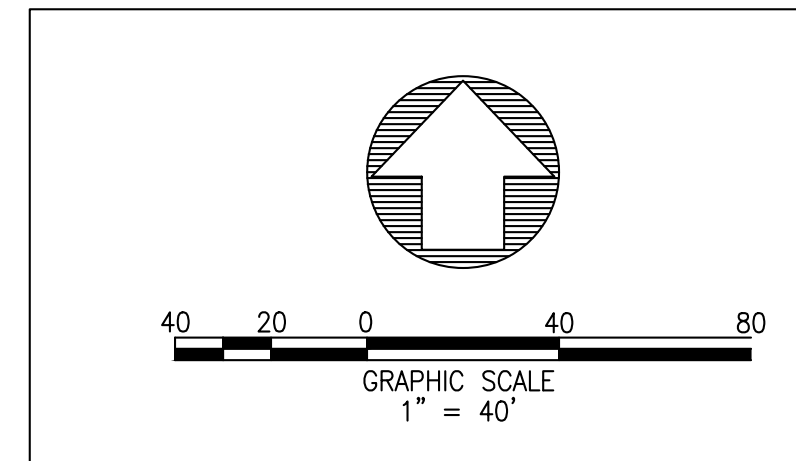
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ALLEN DAVID PEAKE SR.
& SANDRA L. PEAKE
OPN: 30-16
D.B. 364 PG 610
ZONED A-1; USE-VACANT

OLD POTOMAC CHURCH LLC
MAX MAP: 30-18
NSTR: 800002482
6.4952 AC

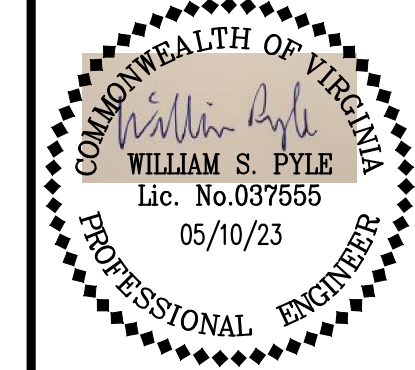
N/F
ALLEN D. PEAKE
& SANDRA L. PEAKE
OPN: 30-16
D.B. 523 PG 252
ZONED A-1; USE-VACANT

NOTES

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

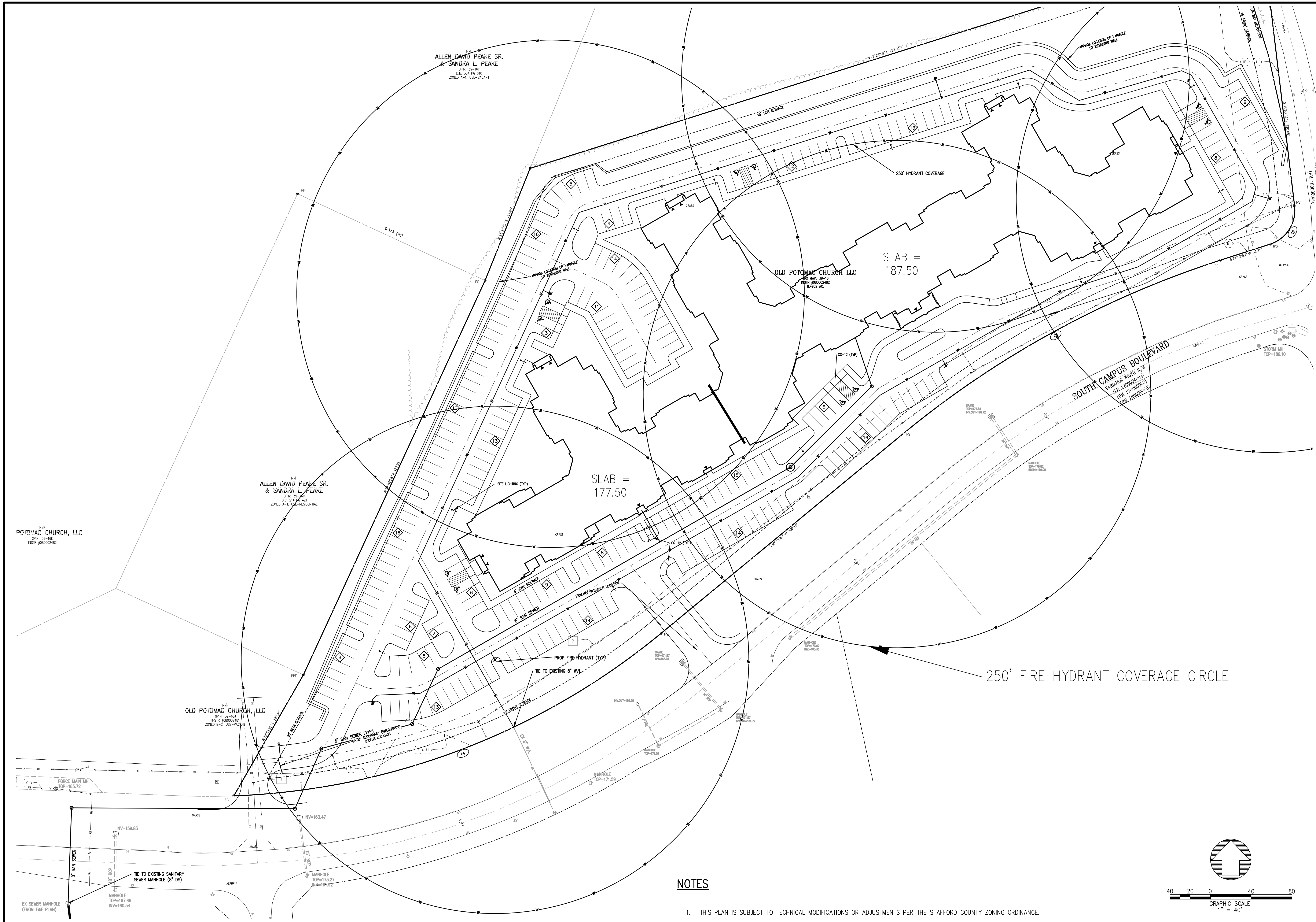


TBD
COUNTY PROJECT NUMBER



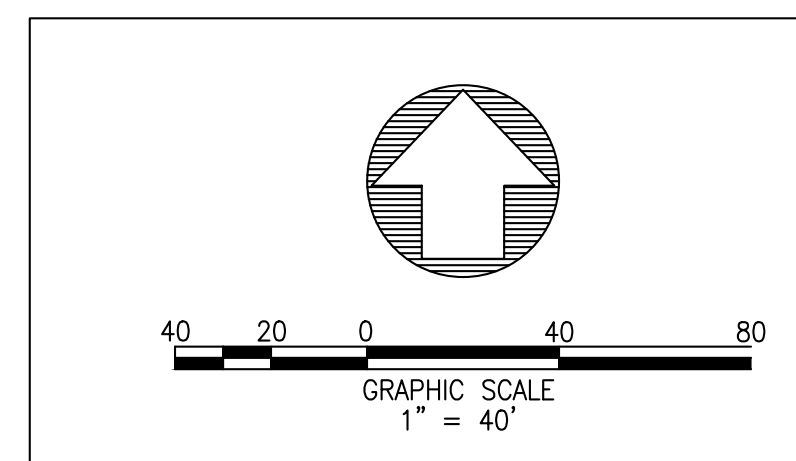
PLAN STATUS
12/05/22 DRAFT SET
02/20/23 ISSUE TO CLIENT
05/10/23 1ST SUBMISSION SET

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE	CHKD
JOB No. 100447-01-001	
DATE NOV 2022	
FILE No. 100447-D-ZP-001	
SHEET 5	OF 11



NOTES

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.



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UTILITY PLAN

THE ARBORS AT STAFFORD
 GENERALIZED DEVELOPMENT PLAN

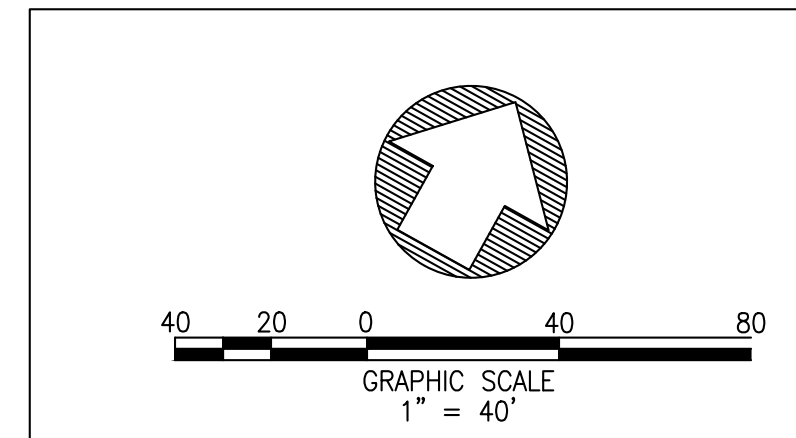
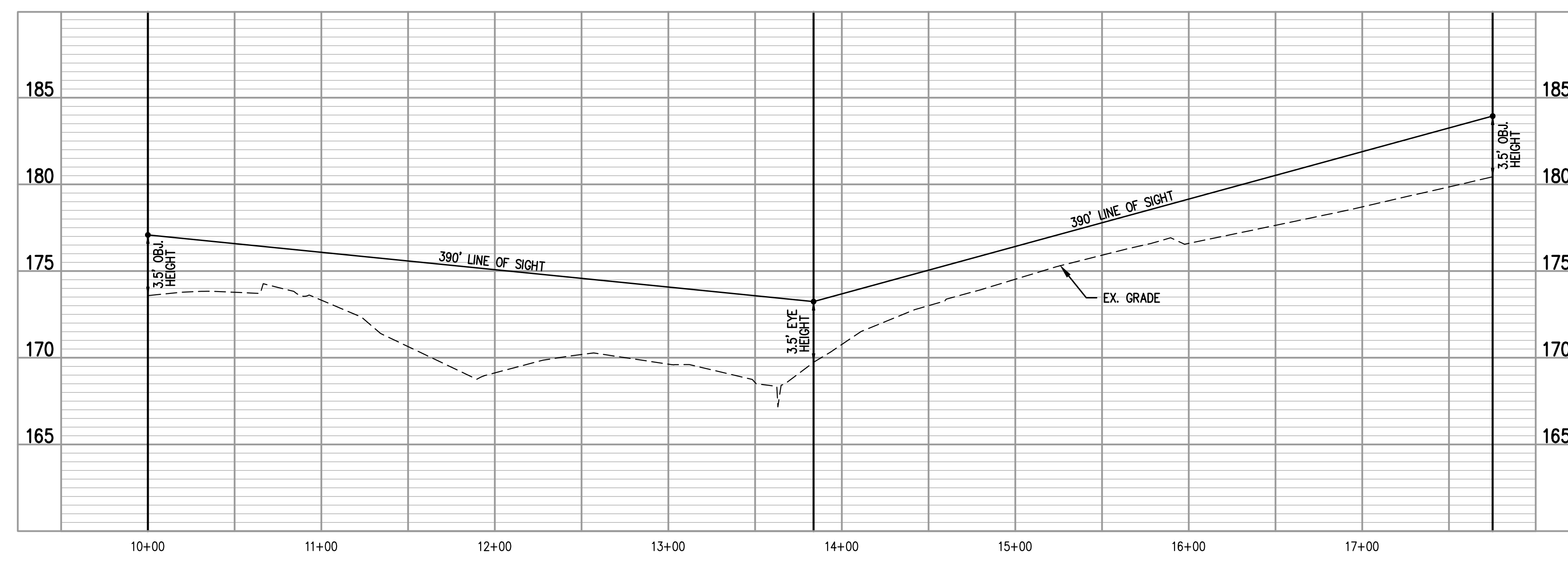
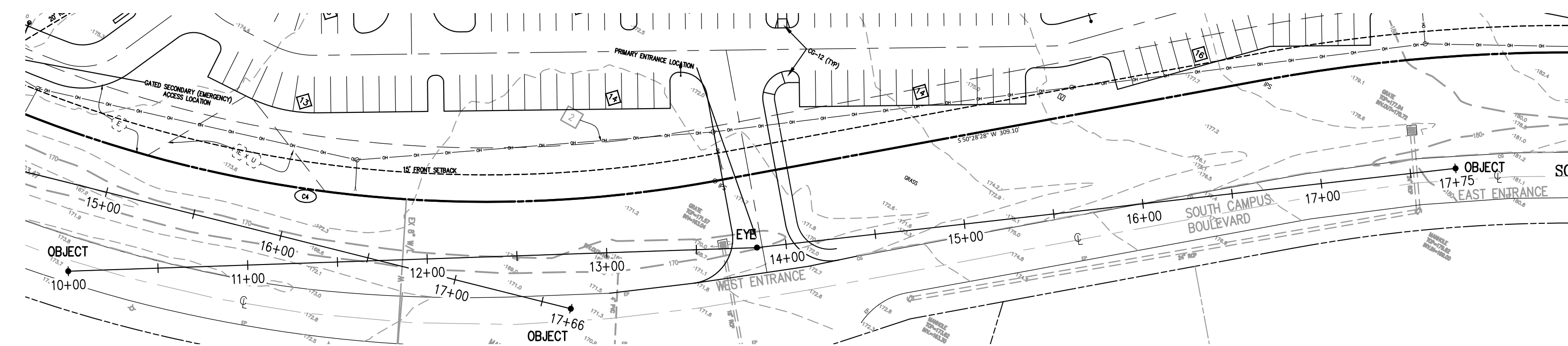
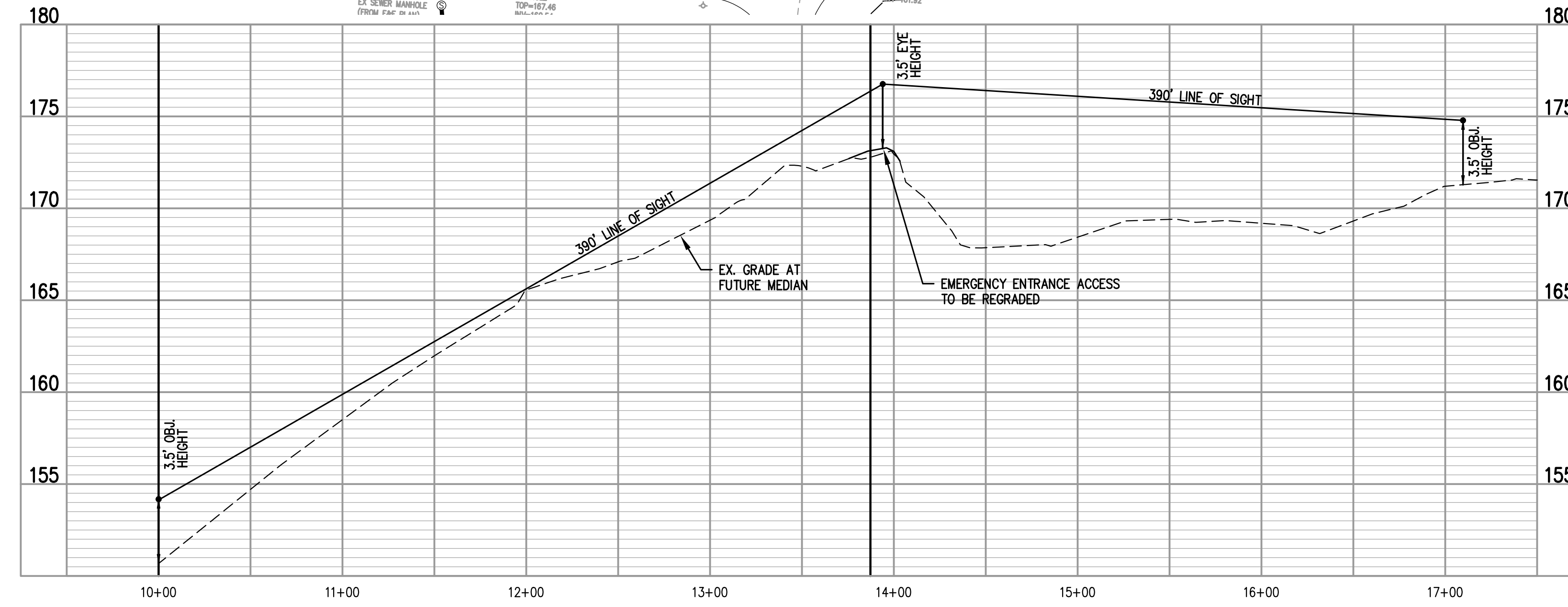
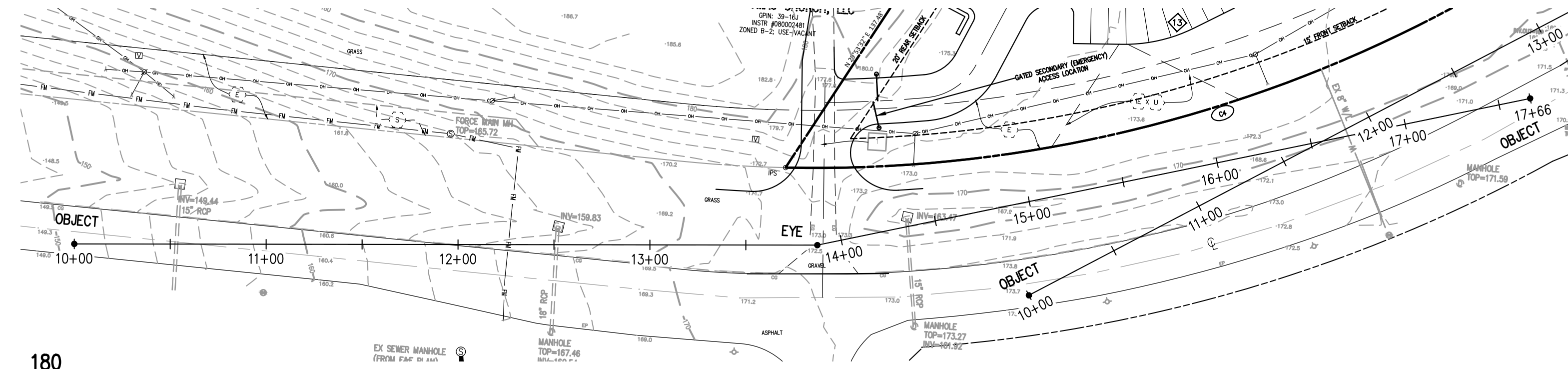
FALMOUTH MAG. DISTRICT STAFFORD COUNTY, VA

TBD
 COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 WILLIAM S. PYLE
 Lic. No. 037655
 05/10/23
 PROFESSIONAL ENGINEER

PLAN STATUS	
12/05/22	DRAFT SET
02/20/23	ISSUE TO CLIENT
05/10/23	1ST SUBMISSION SET

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE	H: 1" = 40'
	V: N/A
	JOB No. 100447-01-001
	DATE NOV 2022
	FILE No. 100447-D-ZP-001



NOTES

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER CHAPTER 6 OF THE STAFFORD COUNTY ZONING ORDINANCE AND THE DCSL.
- FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
- EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH
- PER SECTION 28-39(U)(4)(A) OF THE ZONING ORDINANCE TYPE "A" (20 FEET WIDE) OR A TYPE "C" (50 FEET WIDE) TRANSITIONAL BUFFERS ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING RESIDENTIAL PROPERTIES REQUIRED A TYPE "A" BUFFER AND ABUTTING COMMERCIAL PROPERTIES REQUIRED A TYPE "C" TRANSITION. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:

A. BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S BOUNDARIES, WHERE APPLICABLE AND WHERE, AT SITE PLAN, A TREE SURVEY CAN BE PERFORMED, IF REQUIRED BY THE COUNTY, TO TAKE CREDIT FOR PRESERVATION..

B. PROVISION OF A TYPE "A" BUFFER (20 FEET WIDE) OR A TYPE "C" BUFFER (50 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS A SIX (6) FOOT TALL PRIVACY FENCE MAY BE PROVIDED TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.

5. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.

6. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4. THE PRESENCE OF THE EXISTING DOMINION POWER EASEMENT PARALLEL TO THE SOUTHERN PROPERTY LINE (SOUTH CAMPUS BOULEVARD RIGHT-OF-WAY) 30' WIDE NECESSITATES THE USE OF EITHER A DEPARTURE FROM DESIGN STANDARDS OR ALTERNATIVE COMPLIANCE, SINCE THE PLANTING AREA WOULD BE MORE THAN 25' FROM THE PROPERTY LINE (PER 120.0 (b) OF THE DCSL). THE DCSL IS UNCLEAR AS TO WHICH WOULD BE REQUIRED HERE - ALTERNATIVE COMPLIANCE IS TO REDUCE THE WIDTH OF A PLANTING AREA OR MINIMUM SQUARE FOOTAGE (NOT THE CASE HERE), AND DEPARTURE FROM DESIGN STANDARDS IS TO PROVIDE RELIEF FROM THE AMOUNT OF PLANT UNIT REQUIREMENTS (NOT THE CASE HERE). RELIEF IS NEEDED FROM 120.0 (b), WHICH DOESN'T APPEAR TO FALL UNDER EITHER CASE. ALSO BEING REQUESTED IS AN AREA OF ALTERNATIVE COMPLIANCE FOR A PORTION OF THE CLASS C BUFFER ADJACENT TO 39-16J. APPROVAL FOR THE LOCATION OF THE LANDSCAPING IS SOUGHT THROUGH THE APPROVAL OF THIS GDP WITH THE LANDSCAPING GENERALLY AS SHOWN HEREON.

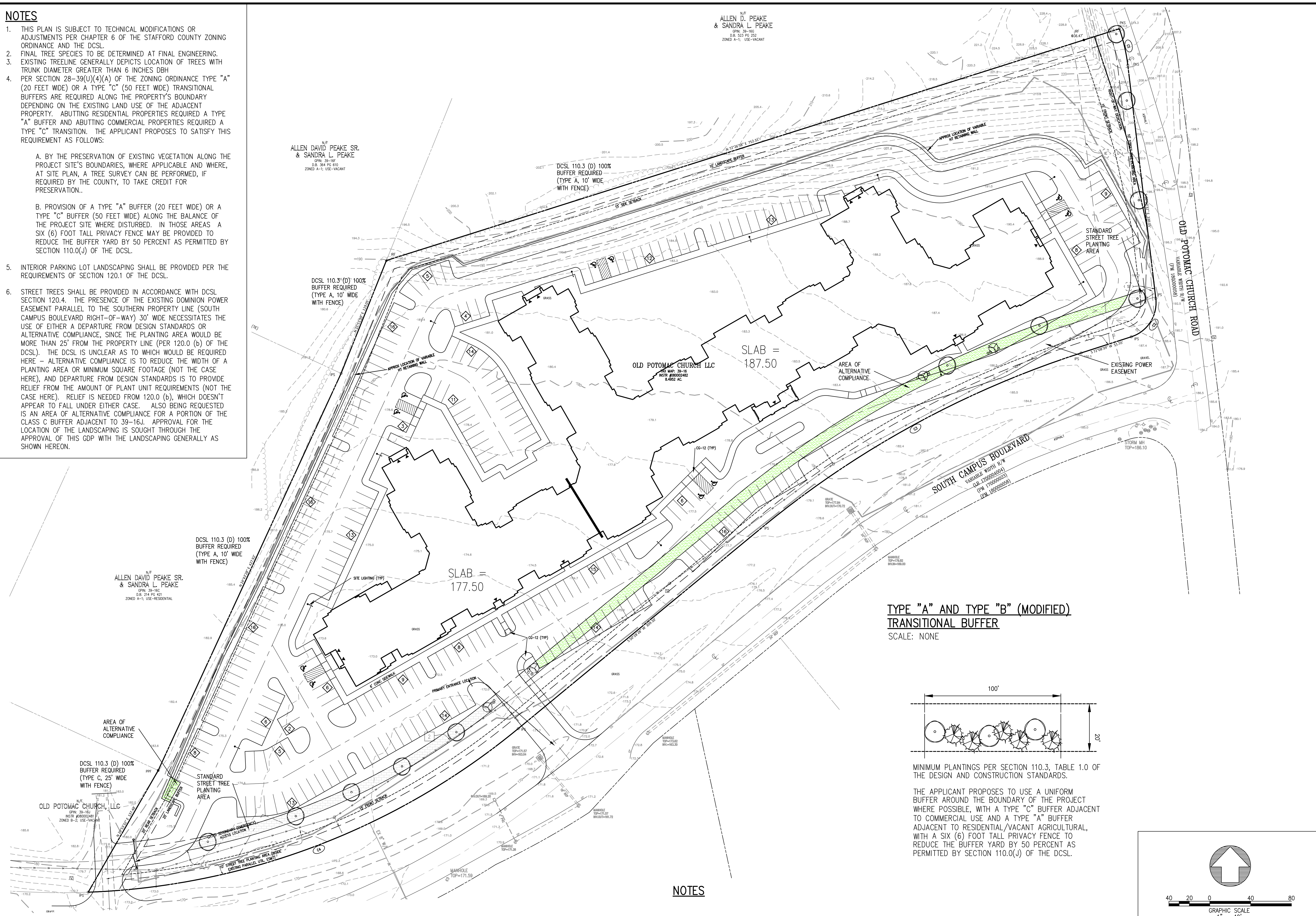
N/F
ALLEN D. PEAKE
& SANDRA L. PEAKE
OPN 39-16
D.B. 384 PG 610
ZONED A-1; USE-VACANT

N/F
ALLEN DAVID PEAKE SR.
& SANDRA L. PEAKE
OPN 39-16
D.B. 384 PG 610
ZONED A-1; USE-VACANT

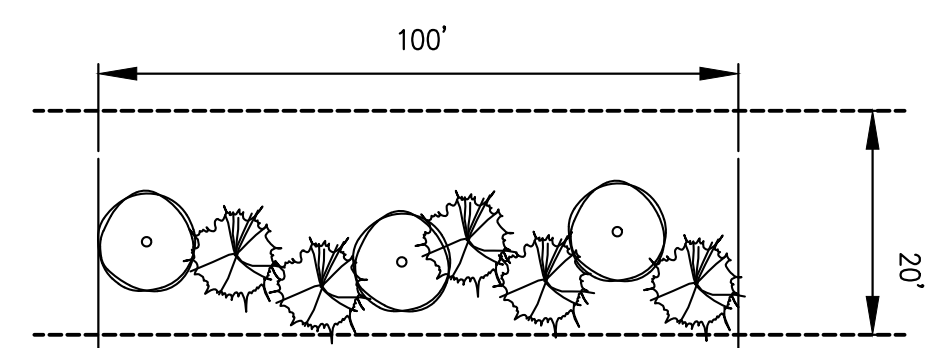
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& SANDRA L. PEAKE
OPN 39-16
D.B. 214 PG 421
ZONED A-1; USE-RESIDENTIAL

OLD POTOMAC CHURCH LLC
PK MAP 39-18
NSTR 800002482
6.4852 AC

N/F
OLD POTOMAC CHURCH, LLC
OPN 39-16
NSTR 800002481
ZONED B-2; USE-VACANT



TYPE "A" AND TYPE "B" (MODIFIED) TRANSITIONAL BUFFER
SCALE: NONE



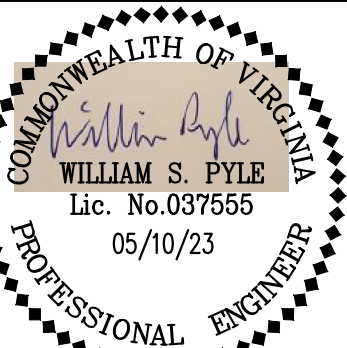
MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS.

THE APPLICANT PROPOSES TO USE A UNIFORM BUFFER AROUND THE BOUNDARY OF THE PROJECT WHERE POSSIBLE, WITH A TYPE "C" BUFFER ADJACENT TO COMMERCIAL USE AND A TYPE "A" BUFFER ADJACENT TO RESIDENTIAL/VACANT AGRICULTURAL, WITH A SIX (6) FOOT TALL PRIVACY FENCE TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.

NOTES

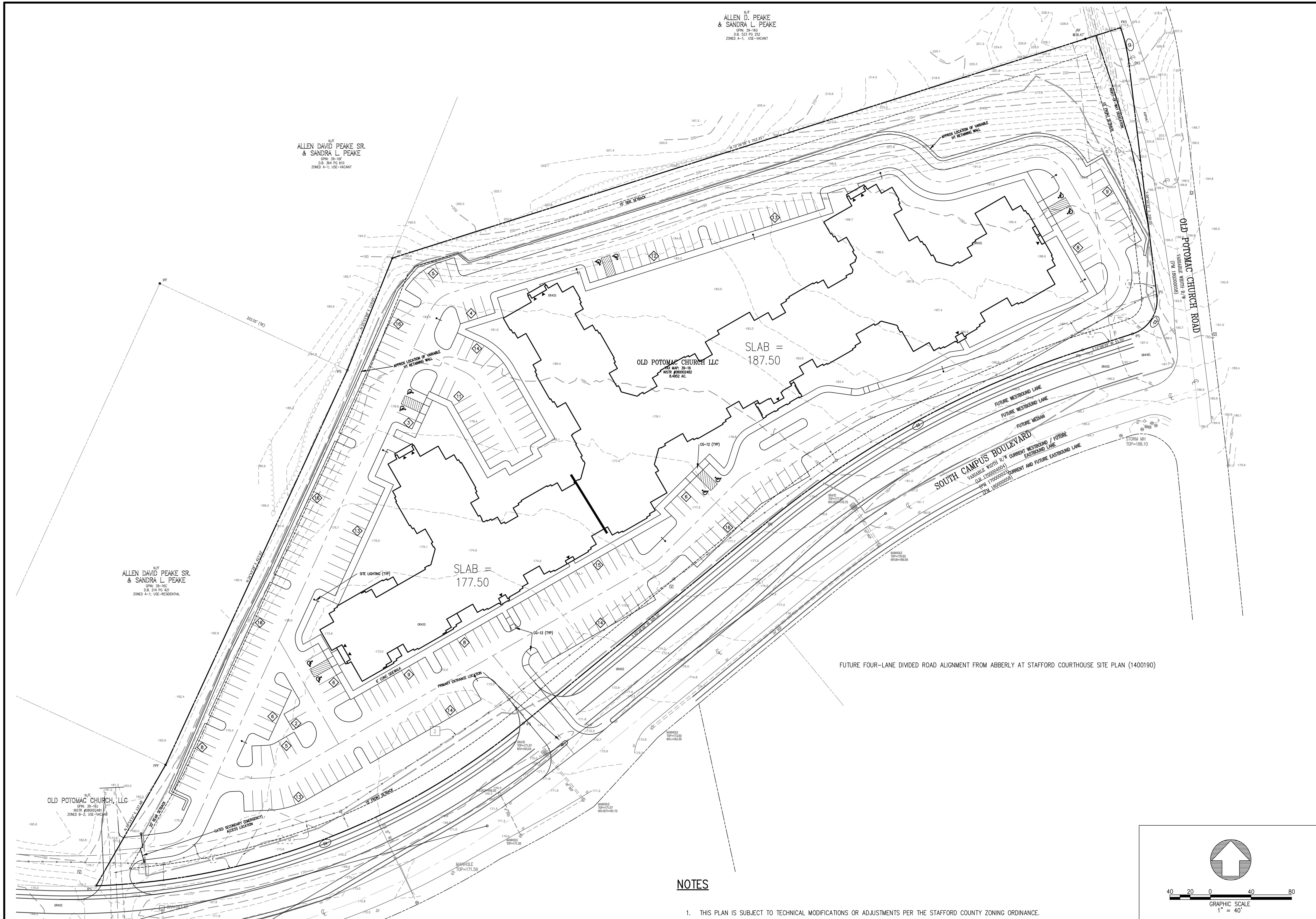
- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
12/05/22 DRAFT SET
02/20/23 ISSUE TO CLIENT
05/10/23 1ST SUBMISSION SET

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE	CHKD
JOB No. 100447-01-001	H: 1" = 40'
DATE NOV 2022	V: N/A
FILE No. 100447-D-ZP-001	



N/F
ALLEN D. PEAKE
& SANDRA L. PEAKE
OPEN 39-16
D.B. 523 PG 252
ZONED A-1; USE-VACANT

N/F
ALLEN DAVID PEAKE SR.
& SANDRA L. PEAKE
OPEN 39-16
D.B. 384 PG 610
ZONED A-1; USE-VACANT

N/F
ALLEN DAVID PEAKE SR.
& SANDRA L. PEAKE
OPEN 39-16
D.B. 214 PG 421
ZONED A-1; USE-RESIDENTIAL

OLD POTOMAC CHURCH LLC
PK MAP 39-16
NSTR 800002482
6.4852 AC

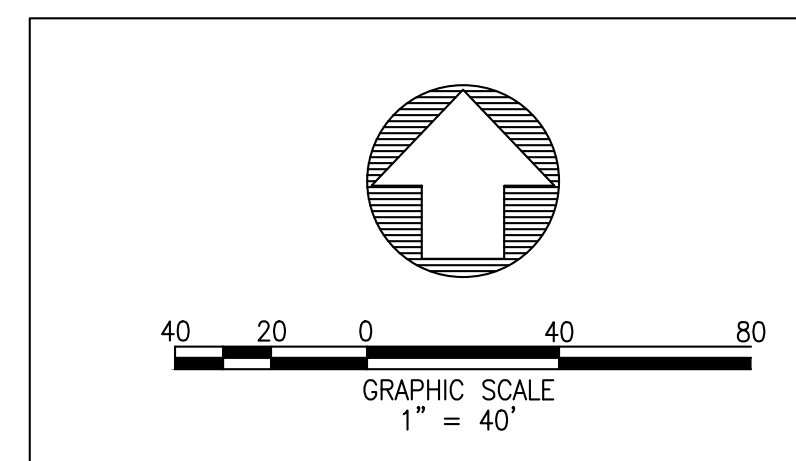
N/F
OLD POTOMAC CHURCH, LLC
OPEN 39-16
NSTR 800002481
ZONED B-2; USE-VACANT

SLAB =
187.50

SLAB =
177.50

NOTES

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

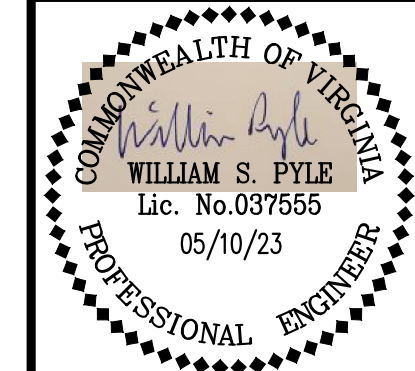


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FUT. SOUTH CAMPUS BLVD LANE CONFIGURATION
THE ARBORS AT STAFFORD
GENERALIZED DEVELOPMENT PLAN
FALMOUTH MAG. DISTRICT
STAFFORD COUNTY, VA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
12/05/22 DRAFT SET
02/20/23 ISSUE TO CLIENT
05/10/23 1ST SUBMISSION SET

DATE	DESCRIPTION
WSP DESIGN SCALE	WSP DRAWN CHKD
SCALE H: 1" = 40'	
SCALE V: N/A	
JOB No. 100447-01-001	
DATE NOV 2022	
FILE No. 100447-D-ZP-001	