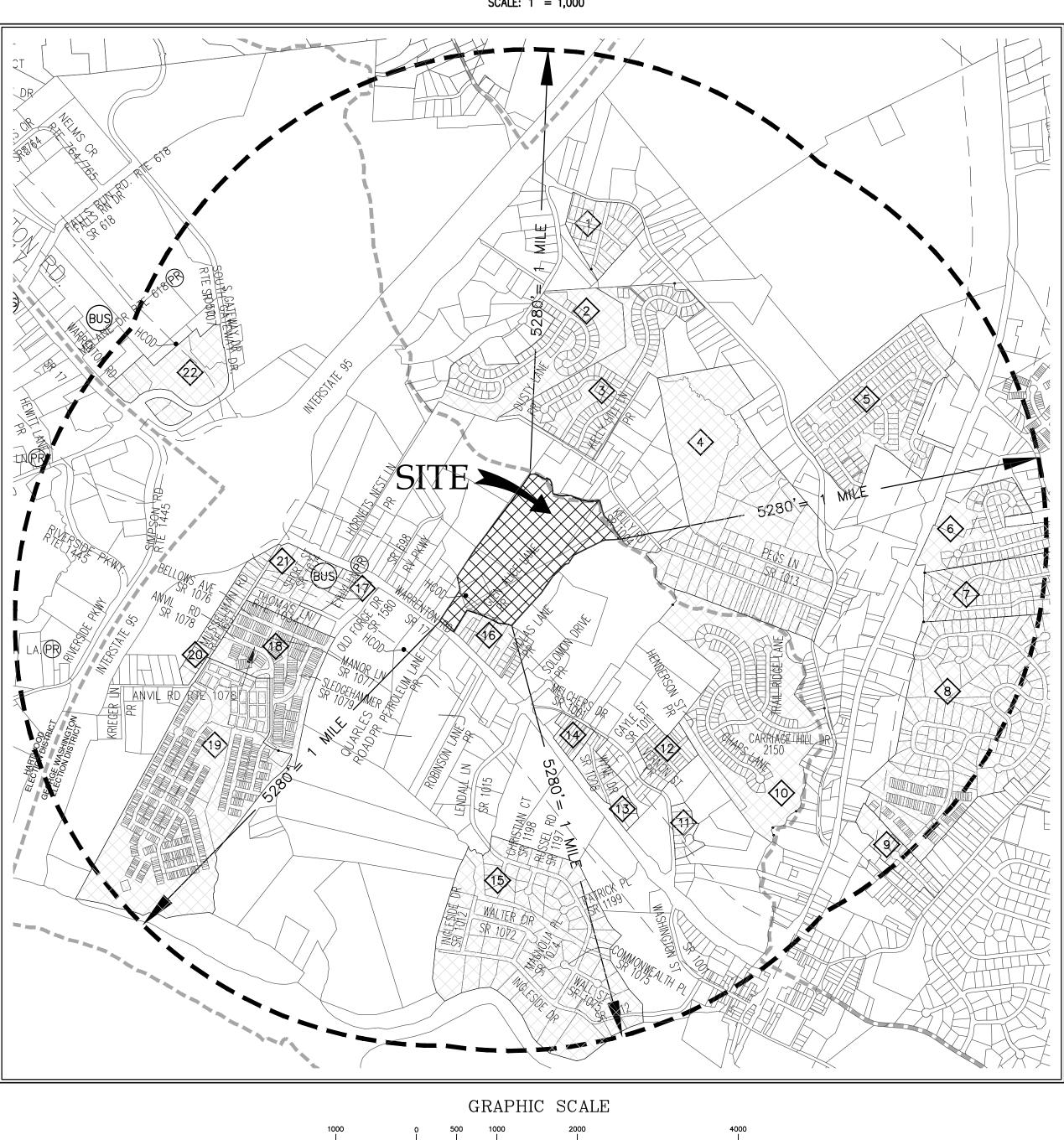
RENAISSANCE AT FALMOUTH RC-TBD

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

VICINITY MAP

SCALE: 1" = 1,000'



(IN FEET)
1 inch = 1000 ft.

MONTY MAP LEGEND

| SUBDIVISION KEY | | | <u>SY</u> | MBOLS LEGEND | <u>N</u> | <u>otes</u> |
|----------------------|------------------------------|---------------------------|-----------|--|----------|--|
| 1 LOCUST KNOLLS | WASHINGTON GARDENS | ₹ A.M. LEE | PR | PRIVATE STREET | 1. | SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON |
| ♦ WELLSPRINGS HILLS | O CARRIAGE HILL AT FALLS RUN | (18) OLDE FORGE | PL | PLAT HAS BEEN RECORDED, THE ROADS ARE BEING | | THIS SHEET. |
| 3 STAFFORD LANDING | 1 LIGHT OAK GLEN | (19) RAPPAHANNOCK LANDING | | BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A | 2. | SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF |
| 4 I.O. CARNER | 12 HIGH SCHOOL HEIGHTS | 20 J.P. SIMPSON | _ | LATER DATE. | | OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. |
| <5> SOUTHGATE | 13 LANEY G. PAYNE | 21> BLAISDELL | | SCHOOL LOCATED WITHIN ONE MILE OF THE SITE | 3. | NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE. |
| 6 CAMBRIDGE CROSSING | SUNNYSIDE | 22 CARTERS CROSSING | | — — MAGISTERIAL DISTRICT LINE | 4. | . NO PARKS ARE LOCATED WITHIN ON MILE OF THE SITE. |
| FALMOUTH HEIGHTS | 15 BELMONT HILLS | | | | 5. | . SUBJECT PROPERTY IS LOCATED IN THE |
| ⟨8⟩ SPRING VALLEY | 6 BELMONT HILLS | | | | | GEORGE WASHINGTON ELECTION DISTRICT. |

CONTRACT PURCHASER / APPLICANT

S.L. NUSBAUM REALTY COMPANY ATTN: TOM JOHNSON 1700 WELLS FARGO CENTER 440 MONTICELLO AVENUE NORFOLK, VA 23510 PH: (757) 640-2409

PROPERTY OWNERS

45-67 / 45-67A / 45-69 / 45-96

JACQUELYN E DEBERNARD & FLEDA E LEWIS
6098 POTOMAC LANDING DRIVE
KING GEORGE, VA 22485
PH: (XXX) XXX-XXXX

45-94 / 45-95 ROGER CRAMER EMBREY 618 FALMOUTH DRIVE FREDERICKSBURG, VA 22405 PH: (XXX) XXX-XXXX

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 & BUILDING TYPES |
| 4 | ENVIRONMENTAL INVENTORY PLAN |
| 5 | MASTER PLAN - OVERALL |
| 6-7 | MASTER PLAN - 50 SCALE |
| 8 | UD (URBAN DEVELOPMENT) DETAILS |
| 9 | PEDESTRIAN SHED PLAN |
| 10 | STREET NETWORK PLAN/STREET SECTIONS |
| 11 | CONCEPTUAL LANDSCAPING PLAN |
| 12-13 | BOUNDARY PLAT |
| | |
| 13 SHEE | TS IN TOTAL |

GENERAL PLAN NOTE

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

| <u>APPROV</u> | <u>\L</u> | |
|---------------|-------------------|------|
| | | |
| AGENT, BOA | RD OF SUPERVISORS | DATE |

ROMITIANS NO S

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

COVER SHEET
RENAISSANCE AT FALMOUTH
MASTER PLAN

COUNTY PROJECT NUMBER

| No.037555 | O5/26/20 | O5/26/20 | O5/26/20 | O5/28/20 | DRAFT SET | O4/29/20 | ISSUE TO CLIENT | O5/26/20 | ISSUE TO CLIENT | O5/26/20 | ISSUE TO CLIENT |

DATE DESCRIPTION

SG SG WSP
DESIGN DRAWN CHKD

SCALE H: N/A
V: N/A

JOB No. 100254-01-0001

DATE: DECEMBER 2019
FILE No. 100254-D-ZP-001

1 _{OF} 13

CROSSWALK

ABBREVIATIONS JUNCTION BOX AREA OF ARC A A ALGEBRAIC DIFFERENCE AD AASHTO AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS SIGHT DISTANCE COEFFICIENT CULVERT ENTRANCE LOSS COEFFICIENT AMERICAN SOCIETY FOR TESTING AND MATERIALS AC. ACRE <u>L</u> L LENGTH AGGR. AGGREGATE LATERAL AMERICAN NATIONAL STANDARDS INSTITUTE ANSI LINEAR FOOT ASPH ASPHALT LOWER LEVEL AMERICAN WATER WORKS ASSOCIATION LINE OF SIGHT LOW POINT <u>B</u> B BREADTH LOADING SPACE BOTTOM OF CURB LIMITS OF CLEARING & GRADING BASEMENT FLOOR LEFT BLDG BUILDING BENCHMARK MONUMENT FOUND BEST MANAGEMENT PRACTICES (WATER QUALITY) MECH. MECHANICAL BLOW OFF VALVE MANHOLE BUILDING RESTRICTION LINE BEGINNING VERTICAL CURVE STATION MILES PER HOUR BEGINNING VERTICAL CURVE ELEVATION BVCE MS MEDIAN STRIP BOTTOM OF WALL MSL MEAN SEA LEVEL MIN MINIMUM CENTER CORRECTION ON VERTICAL CURVE <u>C</u> c,e MAXIMUM COEFFICIENT OF RUNOFF NOW OR FORMERLY CATV CABLE TELEVISION NFA NET FLOOR AREA CATCH BASIN OR CHORD BEARING NO.,# NUMBER CC CENTER TO CENTER NBL NORTH BOUND LANE CFS (Q) CUBIC FEET PER SECOND NOT APPLICABLE CHORD CH CG CURB AND GUTTER 0 OC ON CENTER CAST IRON PIPE CIP OUTSIDE DIAMETER CENTERLINE OVERHANG CLASS OVERHEAD CORRUGATED METAL PIPE CONCRETE PERIMETER CLEAN OUT POINT OF CURVATURE CONTINUATION POINT OF COMPOUND CURVE CS CURB STOP PCEP POINT OF CURVE EDGE OF PAVEMENT CT COURT POINT OF CURVATURE TOP OF CURB C/L CENTERLINE PUBLIC FACILITIES MANUAL PFM PAGE PG. <u>D</u> D,d POINT OF GRADE LINE DRAINAGE AREA DA POINT OF INTERSECTION DB DEED BOOK PROPERTY LINE VA. DEPARTMENT OF ENVIRONMENTAL QUALITY DEQ POINT OF REVERSE CURVES DET. DETAIL PRELIM. PRELIMINARY DROP INLET PROP. PROPOSED DIAMETER DIA. POINT OF TANGENCY DIP DUCTILE IRON PIPE POINT OF VERTICAL CURVATURE DROP MANHOLE DM POLY VINYL CHLORIDE DR. DRIVE POINT OF VERTICAL INTERSECTION DRAINAGE PVM'T PAVEMENT DRAWING PVRC POINT OF VERTICAL REVERSE CURVE D/W DRIVE WAY POINT OF VERTICAL TANGENT DELTA PLAN AND PROFILE DU DWELLING UNITS DOMESTIC Q Q(C.F.S.) AMOUNT OF RUNOFF RATE OF SUPER ELEVATION IN FEET PER FOOT <u>Е</u> е <u>R</u> R,r RADIUS EROSION CONTROL REQD REQUIRED ENERGY GRADIENT LINE RCP REINFORCED CONCRETE PIPE ENVIRONMENTAL QUALITY CORRIDOR RD. ROAD ESM'T EASEMENT RET. RETAINING EDGE OF GUTTER REV. REVISION **ELEVATION** RAILROAD ENT. ENTRANCE RTE. ROUTE EDGE OF PAVEMENT FP RIGHT OF WAY END SECTION ROUGH GRADING PLAN ENDING VERTICAL CURVE STATION REMOTE OUTSIDE MONITOR ENDING VERTICAL CURVE ELEVATION RESOURCE MANAGEMENT AREA EW END WALL RPA RESOURCE PROTECTION AREA **EXISTING** EX. RT ELECTRICAL EAST BOUND LANE EBL <u>S</u> S SPEED OR SLOPE SAN. SANITARY FIRE LINE SBL SOUTH BOUND LANE FLOOR AREA RATIO FAR SD SIGHT DISTANCE FC FACE OF CURB SECT. SECTION FIRST FLOOR SEW. SEWER FINISHED GRADE SH. SHOULDER FIRE HYDRANT SQUARE FEET FLOW LINE SP. SPACE FLOOD PLAIN SITE PLAN FS FACTOR OF SAFETY SPEC. SPECIFICATION FT. F00T STA. STATION FOY. FOYER STD. STANDARD FEET PER SECOND STK. STACK STM. STORM GRAVITY <u>G</u> g SVC. SERVICE GAS STORM WATER MANAGEMENT SWM GFA GROSS FLOOR AREA S/W SIDE WALK GRADE Gr. CROSS SLOPE GR GUARD RAIL GAR GARAGE **TANGENT** TEST BORE <u>H</u> H,h HEIGHT TOP OF CURB HEAD TIME OF CONCENTRATION HC HANDICAPPED PARKING SPACE TELEPHONE HGL HYDRAULIC GRADIENT LINE TEST PIT HP HIGH POINT TREE PROTECTION HR HAND RAIL TOP OF BANK HEIGHT TOP OF WALL HW HEADWATER TAILWATER RAINFALL INTENSITY <u>U</u> UD UNDERDRAIN INSIDE DIAMETER UNDERGROUND INCH l IN UPPER LEVEL INVERT INV. UTILITY POLE IRON PIPE HANDICAPPED VAN PARKING SPACE IPF IRON PIPE FOUND IPS IRON PIPE SET VELOCITY VOLUME VIRGINIA VERTICAL CURVE VA. DEPT. OF TRANSPORTATION VERTICAL FOOT WEIGHT OR WIDTH W/M WATER MAIN WEST BOUND LANE WATER QUALITY IMPACT ASSESSMENT TRANSFORMER

YARD INLET

SIDE SLOPES

YEAR

- THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO UD-3 URBAN DEVELOPMENT.
- 2. BOUNDARY INFRMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. COMPLETED ON FEB 19, 2020. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
- 3. THE PROPERTY OWNERS OF THE SUBJECT PROPERTIES ARE AS FOLLOWS:

45-67 / 45-69 / 45-96 JACQUELYN E DEBERNARD & FLEDA E LEWIS INSTRUMENT 190003071X

JACQUELYN E DEBERNARD & FLEDA E LEWIS DEED BOOK 183, PAGE 184

45-94 / 45-95 ROGER CRAMER EMBREY INSTRUMENT 070000191W

- 4. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM BRIDGE TRUST TITLE GROUP AGENT FOR STEWART TITLE GUARANTY COMPANY.
- 5. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X' (SHADED)(AREAS OF 0.2% ANNUAL CHANCE OF FLOOD), AND ZONE "AE' (FLOODWAY) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540203 E, REVISED DATE FEBRUARY 4, 2005.
- 6. 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 | YES |
| WARRENTON ROAD PLANNING AREA | YES |
| HIGHWAY CORRIDOR OVERLAY | YES |
| 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 |
| TGA/TARGETED RESIDENTIAL ZONE | YES |
| DAM INUNDATION ZONE | NO |
| URBAN SERVICES AREA | NO |

- 7. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WARRENTON ROAD PLANNING AREA/TARGETED RESIDENTIAL GROWTH AREA AS DESIGNATED BY THE STAFFORD COMPREHENSIVE PLAN. THE RECOMMENDED LAND USE IS MIXED USE -COMMERCIAL/RESIDENTIAL DEVELOPMENT.
- 8. THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT
- 9. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- 10. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
- 11. 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.
- 12. 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.
- 13. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.

COMPREHENSIVE PLAN NARRATIVE

THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO UD-3 URBAN DEVELOPMENT. THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN RECOMMENDATIONS AS FOLLOWS:

FUTURE LAND USE MAP

THE PROPERTY IS WITHIN THE TARGETED GROWTH AREA ("TGA") OF THE WARRENTON ROAD PLANNING AREA. WITHIN THE WARRENTON ROAD PLANNING AREA, THE PROPERTY IS DESIGNATED AS WITHIN THE RESIDENTIAL FUTURE LAND USE CATEGORY. THE RESIDENTIAL AREAS WITHIN THE WARRENTON ROAD PLANNING AREA ARE RECOMMENDED TO INCLUDE A TOTAL OF 1,500 MULTI-FAMILY, 800 TOWNHOUSE AND 1,000 SINGLE-FAMILY UNITS.

TGAS ARE DESIGNATED BY THE COUNTY AS LOCATIONS APPROPRIATE TO ACCOMMODATE HIGHER DENSITY DEVELOPMENT, IN PROXIMITY TO ADEQUATE TRANSPORTATION FACILITIES, AND WITHIN THE URBAN SERVICES AREA ("USA"). PURPOSE OF TGAS IS TO HIGHLIGHT THE LOCATIONS WHERE A SIGNIFICANT AMOUNT OF NEW DEVELOPMENT (BOTH COMMERCIAL AND RESIDENTIAL) IS EXPECTED TO OCCUR, AND WHERE MUCH OF THE COUNTY'S INFRASTRUCTURE AND PUBLIC FACILITY PLANNING SHOULD BE FOCUSED. THE COMP PLAN RECOMMENDS THAT APPROXIMATELY 50 PERCENT OF THE COUNTY'S RESIDENTIAL GROWTH SHOULD OCCUR WITHIN TGAS. THUS, TGAS ARE AREAS OF THE COUNTY WHERE A CONCENTRATED URBAN OR HIGHER DENSITY SUBURBAN DEVELOPMENT PATTERNS IS MOST APPROPRIATE.

THE TARGET DENSITY FOR DEVELOPMENT WITHIN A TGA IS TWELVE (12) DWELLING UNITS PER ACRE FOR CONDOMINIUMS OR APARTMENTS. THE COMP PLAN SUGGESTS THAT TO PROVIDE FLEXIBILITY AND ALLOW FOR VARIATIONS IN INDIVIDUAL PROJECTS, A RANGE OF ELEVEN (11) TO FOURTEEN (14) DWELLING UNITS PER ACRE IS APPROPRIATE FOR CONDOMINIUMS OR APARTMENTS. THE PROJECT'S PROPOSED DENSITY OF 13.92 DWELLING UNITS PER ACRE COMPLIES WITH THE COMP PLAN'S TARGET DENSITY ADDITIONALLY, THE TARGET DENSITY FOR TOWNHOUSES IS BETWEEN FIVE (5) AND EIGHT (8) DWELLING UNITS PER ACRE: THIS PROJECT PROPOSES 7.73 TH DWELLING UNITS PER ACRE.

THE COMP PLAN SUGGESTS THAT TGAS SHOULD INCLUDE RECREATIONAL AMENITIES, OPEN COMMON AREAS. OR PUBLIC SPACES FOR RESIDENTS AND/OR EMPLOYEES TO ENJOY LEISURE TIME ACTIVITIES. THE PROJECT'S PROPOSED AMENITIES INCLUDE A CLUBHOUSE, FITNESS CENTER AND A POOL, AS WELL AS SEVERAL OPEN SPACE AREAS, A PLAYGROUND/TOT LOT, AND A DOG PARK, AS MORE FULLY SHOWN ON THIS GDP.

THE COMP PLAN FURTHER SUGGESTS THAT BUILDINGS SHOULD NOT EXCEED SIX (6) STORIES IN HEIGHT. THE PROJECT COMPLIES WITH THIS SUGGESTION, AS THE PROPOSED BUILDINGS DO NOT EXCEED THREE (3) STORIES

FINALLY, THE COMP PLAN RECOMMENDS THAT DEVELOPMENT IN TGAS SHOULD ACCOMMODATE THE NEED FOR AFFORDABLE HOUSING. OBJECTIVE 5.3 OF THE COMP PLAN IS TO PROMOTE HOUSING OPPORTUNITIES FOR ALL INCOME RANGES AND AGES. POLICY 5.3.1 IS TO INCLUDE A MIX OF HOUSING TYPES WITH ACCESS TO INFRASTRUCTURE. THE PROJECT PROMOTES THE COMP PLAN'S HOUSING GOALS AS IT PROPOSES A MIX OF 1, 2 AND 3 BEDROOM APARTMENTS TO ACCOMMODATE A RANGE OF HOUSING NEEDS IN CLOSE PROXIMITY TO INFRASTRUCTURE.

URBAN SERVICE AREA

THE COMP PLAN INCLUDES THE PROPERTY IN THE USA. THE GOAL UNDER THE COMP PLAN IS TO LOCATE 80% OF FUTURE CUMULATIVE RESIDENTIAL GROWTH WITHIN THE COUNTY'S USA. THIS DESIGNATION ATTEMPTS TO FUNNEL NEW DEVELOPMENT IN THE COUNTY TO THE LAND AROUND I-95 AND OTHER MAJOR TRANSPORTATION CORRIDORS IN ORDER TO TAKE ADVANTAGE OF EXISTING PUBLIC UTILITIES IN THE AREA. THE URBAN SERVICE AREA SUPPORTS ANY NEW DEVELOPMENT WHICH IS COMPATIBLE WITH THE PROPERTY'S FUTURE LAND USE MAP DESIGNATION.

THE PROPERTY'S LOCATION IN THE USA SUPPORTS THE PROJECT'S UTILIZATION OF EXISTING PUBLIC UTILITIES. THE APPLICANT WILL EXTEND WATER AND SEWER LINES FROM NEARBY RIGHTS OF WAY AS NECESSARY IN ORDER TO SERVE THE PROPERTY.

TRANSPORTATION

AS STATED ABOVE, THE PROPERTY IS LOCATED WITHIN A TARGETED GROWTH AREA AND IN CLOSE PROXIMITY TO PRIMARY ROAD NETWORKS AND TRANSPORTATION HUBS. PLANNED TRANSPORTATION IMPROVEMENTS RELEVANT TO THE PROJECT INCLUDE THE WIDENING OF I-95 FROM 6 TO 8 GENERAL PURPOSE LANES. IN ADDITION, IT IS ANTICIPATED THAT THE PROJECT WILL MINIMALLY IMPACT TRAFFIC ON WARRENTON ROAD, RISING SUN ROAD, AND KRIEGER LANE.

THE APPLICANT PERFORMED A TRANSPORTATION IMPACT ANALYSIS. THE ANALYSIS WAS PREPARED BY BOWMAN CONSULTING AND THE REPORT IS TITLED "TRAFFIC IMPACT ANALYSIS, THE RENAISSANCE AT FALMOUTH" DATED FEBRUARY 2020.

SEE IMPACT STATEMENT FOR MORE INFORMATION.

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COUNTY PROJECT NUMBER ----WILLIAM S. PYLE Lic. No.037555 05/26/20 VIVAL. PLAN STATUS 2/28/20 DRAFT SET 04/29/20 ISSUE TO CLIENT

05/26/20 ISSUE TO CLIENT

DATE DESCRIPTION SG SG DESIGN | DRAWN | CHKD SCALE H: N/A JOB No. 100254-01-0001 DATE: DECEMBER 2019

SHEET 2 OF 13

FILE No. 100254-D-ZP-001

TABULATIONS

| PROPERTY ID | OWNER | ACRES | ZONING |
|-------------|--------------------------------------|----------|--------|
| 45-67 | DEBERARD JACQUELYN E & FLEDA E LEWIS | 5.57597 | R-1 |
| 45-67A | DEBERNARD CARL J & JACQUELYN E | 1.50723 | R-1 |
| 45-69 | DEBERARD JACQUELYN E & FLEDA E LEWIS | 1.81337 | R-1 |
| 45-94 | EMBREY ROGER CRAMER | 10.15571 | R-1 |
| 45-95 | EMBREY ROGER CRAMER | 2.97132 | R-1 |
| 45-96 | DEBERARD JACQUELYN E & FLEDA E LEWIS | 22.98087 | R-1 |
| | TOTAL AREA = | 45.00447 | |

| PROPOSED ZONING: | | URBAN DEVELOPMENT (UD) 3 | | |
|------------------------|------------|---|-------------|--|
| PROPOSED BUILD | ING TYPES: | MULTI-FAMILY, TOWNHOUSE & CIVIC (CLUBHOUSE) | | |
| MULTI-FAMIL PROGRAM | Y (APARTN | /IENT) BUILD | ING | |
| BUILDING # | FLOORS | UNITS PER FLOOR | TOTAL UNITS | |
| 1 | 3 | 8 | 24 | |
| 2 | 3 | 8 | 24 | |
| 3 | 3 | 8 | 24 | |
| 4 | 3 | 8 | 24 | |
| 5 | 3 | 8 | 24 | |
| 6 | 3 | 8 | 24 | |
| 7 | 3 | 8 | 24 | |
| 8 | 3 | 8 | 24 | |
| 9 | 3 | 8 | 24 | |
| 10 | 3 | 8 | 24 | |
| 11 | 3 | 8 | 24 | |
| TOTALS | | | 264 | |
| | | | | |
| MULTI-FAMIL | Y UNIT DET | TAIL . | | |
| 1-BED | | | 84 | |
| 2-BED | | | 132 | |

| 3-BED | 48 |
|----------------------|-----------------|
| TOTAL UNITS | 264 |
| | |
| TOWNHOUSE (SINGLE-FA | AMILY ATTACHED) |
| BUILDING PROGRAM | ŕ |
| HOUSE TYPE / | |
| | |
| WIDTH (FEET) | TOTAL UNITS |
| • | TOTAL UNITS |
| WIDTH (FEET) | |

| SUMMARY | |
|-------------------------|-----|
| APARTMENT UNITS | 264 |
| TOWNHOUSE UNITS | 114 |
| TOTAL RESIDENTIAL UNITS | 378 |

| MULTI-FAMILY AREA | | |
|-------------------|----------|--------|
| MINIMUM DENSITY | 11 | DU/ACI |
| MAXIMUM DENSITY | 14 | DU/ACI |
| PROPOSED AREA: | 18.97098 | ACRE |
| PROPOSED DENSITY: | 13.92 | DU/AC |
| TOWNHOUSE AREA | | |
| MINIMUM DENSITY | 5 | DU/AC |
| MAXIMUM DENSITY | 8 | DU/AC |
| PROPOSED AREA: | 14.7388 | ACRE |
| PROPOSED DENSITY: | 7.73 | DU/AC |
| OPEN SPACE AREA | | |
| REQUIREMENT (%): | 25% | |
| REQUIRED AREA: | 11.25112 | ACRE |
| PROPOSED (%): | 25.10% | |
| PROPOSED AREA: | 11.2947 | ACRE |
| SUMMARY OF AREAS | | |
| MULTI-FAMILY | 18.97098 | ACRE |
| TOWNHOUSE | 14.7388 | ACRE |
| ODENI CDA CE | 11.2947 | ACRE |
| OPEN SPACE | TT15277 | , |

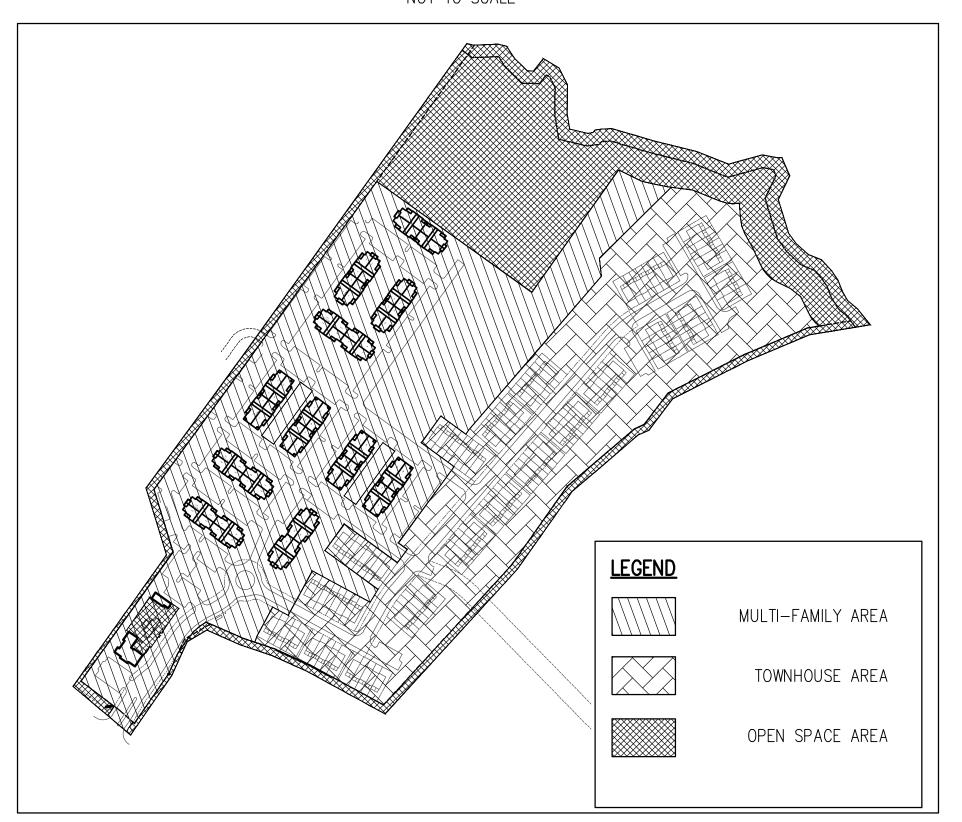
SEE SHEET 8 FOR

PARKING CALCULATIONS

SEE EXHIBIT BELOW DEPICTING LAND USE DESIGNATIONS

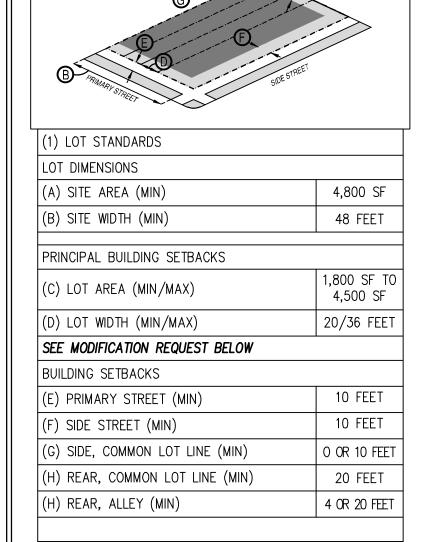
LAND USE AREAS

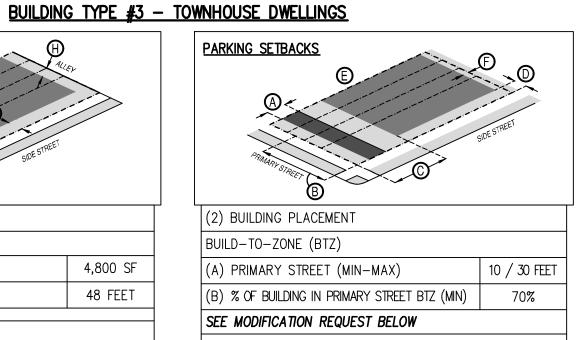
NOT TO SCALE



BUILDING TYPES

BUILDING SETBACKS





| BUILD-TO-ZONE (BTZ) (A) PRIMARY STREET (MIN-MAX) | 10 / 30 FEET |
|---|--------------|
| (B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) | 70% |
| SEE MODIFICATION REQUEST BELOW | • |
| PARKING SETBACKS | |
| (C) PRIMARY STREET (MIN) | 30 FEET |
| (D) SIDE STREET (MIN) | 10 FEET |
| (E) SIDE, COMMON LOT LINE (MIN) | 0 OR 5 FT |
| (F) REAR, COMMON LOT LINE | 0 OR 5 FT |
| (G) REAR, ALLEY (MIN) | 4 FEET |
| OPEN SPACE | • |
| (H) % OF OPEN SPACE ON THE LOT (MIN) | 25% |

REQUESTED MODIFICATIONS
THE APPLICANT REQUESTS A MODIFICATION TO THE TOWNHOUSE
BUILDING TYPE; SPECIFICALLY TO REDUCE THE MINIMUM LOT WIDTH FROM
24' TO 20' FEET AND THE MINIMUM LOT SIZE FROM 2,400 SF TO 1,800
SF; ADDITIONALLY, TO CHANGE THE PRIMARY STREET BTZ FROM A
MAXIMUM OF 15 FEET TO A MAXIMUM OF 30 FEET.

TYPICAL DETAIL

(BUILDING TYPE #3 — TOWNHOUSE DWELLINGS)

CURB AND GUTTER -

ROAD CENTER LINE -

| (1) LOT STANDARDS | |
|---------------------------------------|-------------|
| LOT DIMENSIONS | |
| (A) LOT WIDTH (MIN) | 65 FEET |
| BUILDING SETBACKS | |
| (B) PRIMARY STREET (MIN) | 5 FEET |
| (C) SIDE STREET (MIN) | 5 FEET |
| (D) SIDE, COMMON LOT LINE (MIN) | 0 / 10 FEET |
| (E) REAR, COMMON LOT LINE/ALLEY (MIN) | 0 / 10 FEET |
| | |
| OPEN SPACE | |
| % OF OPEN AREA ON THE LOT ON AVG. | 25% |
| | |

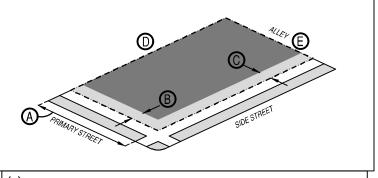
REQUESTED MODIFICATION THE APPLICANT REQUESTS THE FOLLOWING MODIFICATIONS:

TO MEASURE THE SIDE STREET FROM THE BACK OF SIDEWALK) (STILL MINIMUM 5 FEET AND MAXIMUM 15 FEET), AND TO ALLOW HEAD—IN PERPENDICULAR PARKING

| BUILD-TO-ZONE (BTZ) (A) PRIMARY STREET (MIN-MAX) (B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) (C) SIDE STREET (MIN-MAX) (D) % OF BUILDING IN SIDE STREET BTZ (MIN) SEE MODIFICATION REQUEST BELOW PARKING SETBACKS (E) PRIMARY STREET (MIN) (F) SIDE STREET (MIN) | 15/25 FEET 70% 5/15 FEET 35% |
|--|---------------------------------------|
| (B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) (C) SIDE STREET (MIN-MAX) (D) % OF BUILDING IN SIDE STREET BTZ (MIN) SEE MODIFICATION REQUEST BELOW PARKING SETBACKS (E) PRIMARY STREET (MIN) | 70% 5/15 FEET |
| (C) SIDE STREET (MIN-MAX) (D) % OF BUILDING IN SIDE STREET BTZ (MIN) SEE MODIFICATION REQUEST BELOW PARKING SETBACKS (E) PRIMARY STREET (MIN) | 5/15 FEET |
| (D) % OF BUILDING IN SIDE STREET BTZ (MIN) SEE MODIFICATION REQUEST BELOW PARKING SETBACKS (E) PRIMARY STREET (MIN) | + ' |
| SEE MODIFICATION REQUEST BELOW PARKING SETBACKS (E) PRIMARY STREET (MIN) | 35% |
| PARKING SETBACKS (E) PRIMARY STREET (MIN) | |
| (E) PRIMARY STREET (MIN) | |
| | |
| (E) SIDE STREET (MINI) | 30 FEET |
| (I) SIDE STREET (WIIIV) | 15 FEET |
| (G) SIDE, COMMON LOT LINE (MIN) | 5 FEET |
| (H) REAR, COMMON LOT LINE | 5 FEET |
| | |
| BUILDING HEIGHT | |

PRINCIPAL BUILDING (MAX)

BUILDING TYPE #7 - CIVIC BUILDING (CLUBHOUSE)



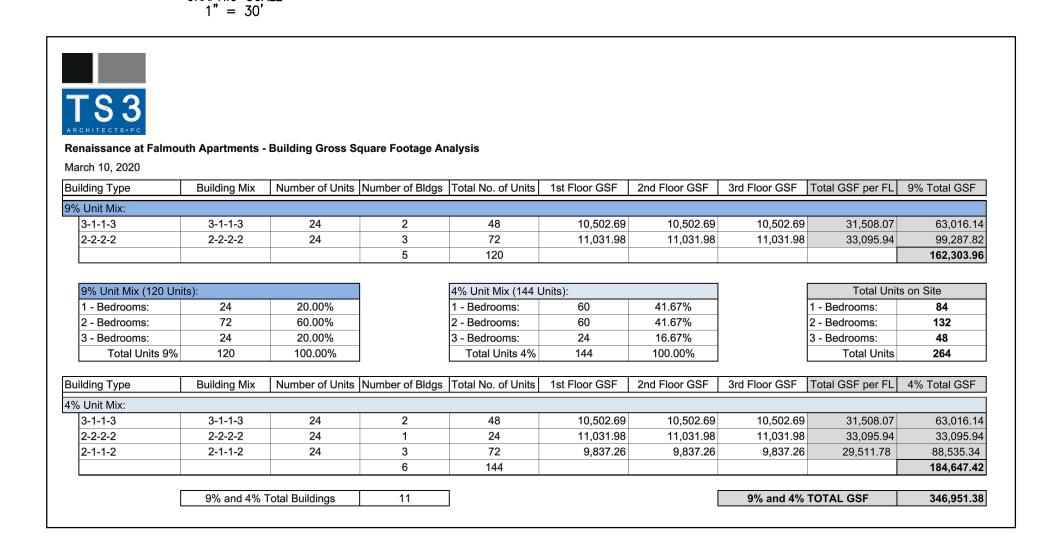
| · · · · · · · · · · · · · · · · · · · | |
|---------------------------------------|--------------|
| (1) LOT STANDARDS | |
| LOT DIMENSIONS | |
| (A) LOT WIDTH (MIN/MAX) | 30/180 FEET |
| BUILDING SETBACKS | |
| (B) PRIMARY STREET (MIN) | 5 FEET |
| (C) SIDE STREET (MIN) | 5 FEET |
| (D) SIDE, COMMON LOT LINE (MIN) | 0 OR 10 FEET |
| (E) REAR, COMMON LOT LINE/ALLEY (MIN) | O OR 10 FEET |
| | |
| OPEN SPACE | |
| % OF OPEN AREA ON THE LOT ON AVG. | 20% |
| | |

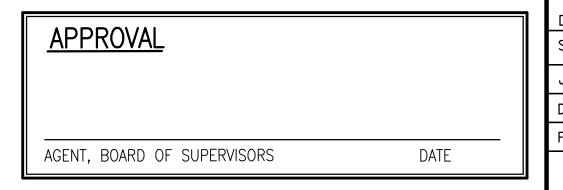
| BUILDING (CLUBHOUSE) | |
|----------------------|--|
| H ALLEY | |
| | |
| SIDE STREET | |
| PRIMARY STREET | |
| | |

3 STORIES/

50 FEET

| (2) BUILDING PLACEMENT | |
|---|-----------------------|
| BUILD-TO-ZONE (BTZ) | |
| (A) PRIMARY STREET (MIN) | 5/40 FEET |
| (B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) | 50% |
| (C) SIDE STREET (MIN) | 5/40 FEET |
| (D) % OF BUILDING IN SIDE STREET BTZ (MIN) | 25% |
| | • |
| PARKING SETBACKS | |
| (E) PRIMARY STREET (MIN) | 30 FEET |
| (F) SIDE STREET (MIN) | 10 FEET |
| (G) SIDE, COMMON LOT LINE (MIN) | 0 OR 5 FEET |
| (H) REAR, COMMON LOT LINE | 0 OR 5 FEET |
| | |
| BUILDING HEIGHT | |
| PRINCIPAL BUILDING (MAX) | 3 STORIES/ 45 FEET |
| | • |





Phone: (540) 371-0268 Fax: (540) 371-3479 www.bowmanconsulting.com

FALMOUTH

RENAISSANCE AT FAL

COUNTY PROJECT NUMBER

PLAN STATUS
02/28/20 DRAFT SET
04/29/20 ISSUE TO CLIENT

DATE DESCRIPTION

SG SG WSP
DESIGN DRAWN CHKD

SCALE H: SEE SHEET V: N/A

JOB No. 100254-01-0001

DATE: DECEMBER 2019

FILE No. 100254-D-ZP-001

SHEET 3 OF 13

NOTES

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

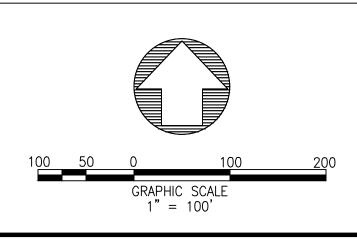
- 1. The approximately 45.00-acre Renaissance at Falmouth Project is identified as Tax Map 45, Parcels 67, 67A, 69, 94, and 96, and located at 29 Glen Alice Lane/290 Warrenton Road in Stafford County, Virginia. The Project is generally located at 38°20'18"N Latitude and -77°28'44"W Longitude on the Fredericksburg, VA USGS Quadrangle Map. The Project drains towards Falls Run and unnamed tributaries to Falls Run. which are located within the Rappahannock River - Hazel Run - Claiborne Run watershed (RA46) of Hydrologic Unit Code 02080104 (Lower Rappahannock).
- 2. Project boundaries, existing conditions mapping, 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 is comprised of medium-aged mixed-hardwood and coniferous forest with maintained field areas in the southern portion of the Project.
- 4. Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.3, Survey Area Data: Version 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 associated with stream valleys in the northern, central, and eastern portions of the Project, as shaded on this Plan.
- 6. According to FEMA Flood Insurance Rate Map No. 5101540203E (Effective Date February 4, 2005), regulated flood zones are not mapped within the majority of the Project. Zone X, Zone AE, and Regulatory Floodway are mapped along Falls Run within the northern portion of the Project.
- 7. The waters of the U.S. and wetland boundaries depicted on this Plan were delineated by BCG on January 6 and January 10, 2020 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), and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE, Report and Map dated January 24, 2020). The flagged waters of the U.S. and wetland boundaries were field located by BCG in January 2020 using a handheld GPS capable of submeter accuracy. Survey information is provided at NAD83, Virginia State Plane, North Zone, - 4501, NAVD88, US Survey Feet. These boundaries were confirmed by the USACE under Jurisdictional Determination No. NAO-2020-00423 dated April 16, 2020.
- Preliminary stream classifications (perennial vs. non-perennial, or intermittent) indicated on this Plan are based on a field assessment by BCG conducted on January 6 and January 10, 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, Falls Run should be considered perennial; all other 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 January 24, 2020) should be considered preliminary until approved by Stafford County. In accordance with Section 28-62(b)(1) 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 preliminary perennial stream boundary (Falls Run). The site-specific preliminary CRPA encompasses approximately 3.69 acres within the Project.
- 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 DCR's Project Review dated December 26, 2019, 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. DCR identified the Rappahannock River -Chatham Bridge - Falls Run - Hazel Run - Claiborne Run - Little Falls Stream Conservation Unit (SCU) along the northern Project boundary. This SCU has been given a high biodiversity significance ranking by DCR due to the number of native/non-native, pollution tolerant/intolerant and rare, threatened or endangered fish and macroinvertebrate species present. Additionally, DCR identified the potential for green floater (Lasmigona subviridis, ST) within the SCU. Based on a review of DGIF's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River approximately 1.6 miles downstream from the Project is designated as Threatened and Endangered Waters for dwarf wedgemussel (Alasmidonta heterodon, FE/SE), Atlantic sturgeon (Acipenser oxyrinchus, FE/SE), and green floater. 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), harperella (Ptilimnium nodosum, FE/SE), yellow lance (Elliptio lanceolata, FT) and small whorled pogonia (Isotria medeoloides, FT/SE) should suitable habitat be present. Portions of the Project consist of relatively mature mixed-hardwood forest with a relatively open understory, which may be considered potential suitable habitat for small whorled pogonia. A detailed habitat assessment and field survey for small whorled pogonia will be conducted for this species in summer 2020. Based on instream conditions and habitat requirements, no potential suitable habitat for yellow lance or harperella is located onsite, and no impacts are proposed to Falls Run. 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, pending completion of a habitat assessment and negative field survey for small whorled pogonia.
- 11. Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), one Architectural Resource (DHR ID 088-5180) overlaps onto the southern portion of the Project. This Resource (Chancellorsville Battlefield) has been recommended as eligible for listing on the National Register of Historic Places (NRHP) by DHR. Given current site conditions and adjacent development, the Project is not anticipated to adversely affect this district. The adjacent structures along Warrenton Road to the west of the Project have all been recommended by DHR as 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.
- 12. Minor impacts to environmentally sensitive features (streams and wetlands) 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 mitigation is not anticipated to 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) | | | | |
| Perennial Streams (R3) | 1,988 | N/A | N/A | | | | |
| Intermittent Streams (R4) | 2,968 | N/A | N/A | | | | |
| Palustrine Forested Wetlands (PFO) | N/A | 7,741 | 0.18 | | | | |
| Total Waters of the U.S. | 4,956 | 7,741 | 0.18 | | | | |

The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the limits o investigation for the Project. Stream classifications are based on field assessments by BCG on January 6 and January 10, 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. Wetland classifications are based on preliminary assessments conducted by BCG on January 6

| Map Unit | Map Unit Name | Drainage Class ¹ | National Hydric Soils List ² | Hydric Component |
|----------|---|--------------------------------|--|--|
| AsF | Ashlar fine sandy loam, 25 to 35 percent slopes | WD | No | N/A |
| AvB | Aura gravelly fine sandy loam, 2 to 6 percent slopes | WD | No | N/A |
| AvC2 | Aura gravelly fine sandy loam, 6 to 10 percent slopes, eroded | WD | No | N/A |
| AvD2 | Aura gravelly fine sandy loam, 10 to 18 percent slopes, eroded | WD | No | N/A |
| AwE | Aura-Galestown-Sassafras complex, 15 to 30 percent slopes | WD | No | N/A |
| BmB | Bourne fine sandy loam, 2 to 6 percent slopes | MVVD | No | N/A |
| CaB2 | Caroline fine sandy loam, 2 to 6 percent slopes | WD | No | N/A |
| CaC2 | Caroline fine sandy loam, 6 to 10 percent slopes, eroded | WD | No | N/A |
| Се | Cartecay fine sandy loam | SPD | Yes | Cartecay (85%) Alluvial land, wet (5%) Wehadkee (3%) |
| VVh | Wehadkee very fine sandy loam, 0 to 2 percent slopes | PD | Yes | Wehadkee (85%) Alluvial land, wet (5%) Cartecay (3%) |

² Per National Hydric Soils Lists for Stafford and King George Counties, Virginia published by USDA Natural Resources



8

INVENTOR

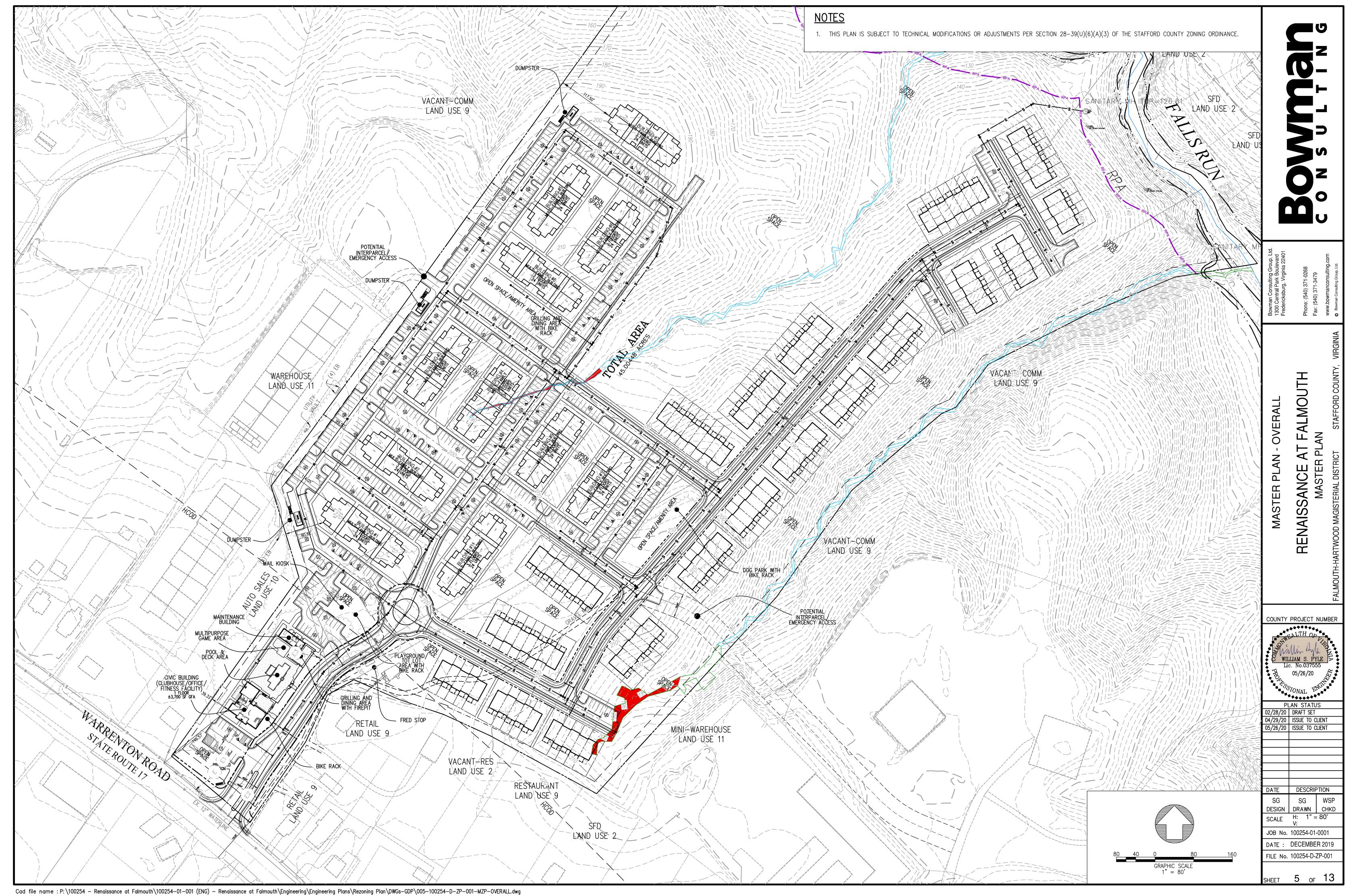
ENVIRONMENT

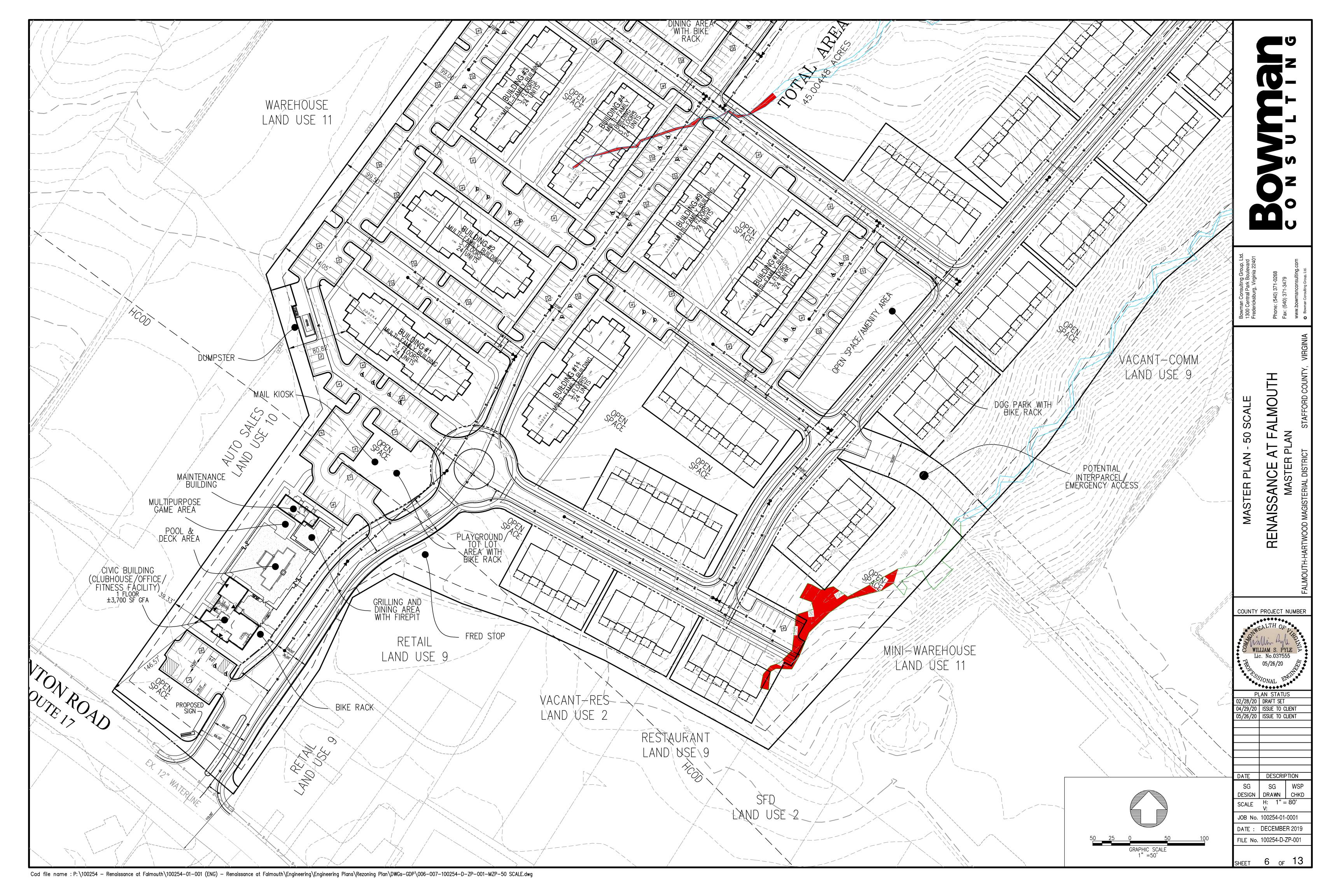
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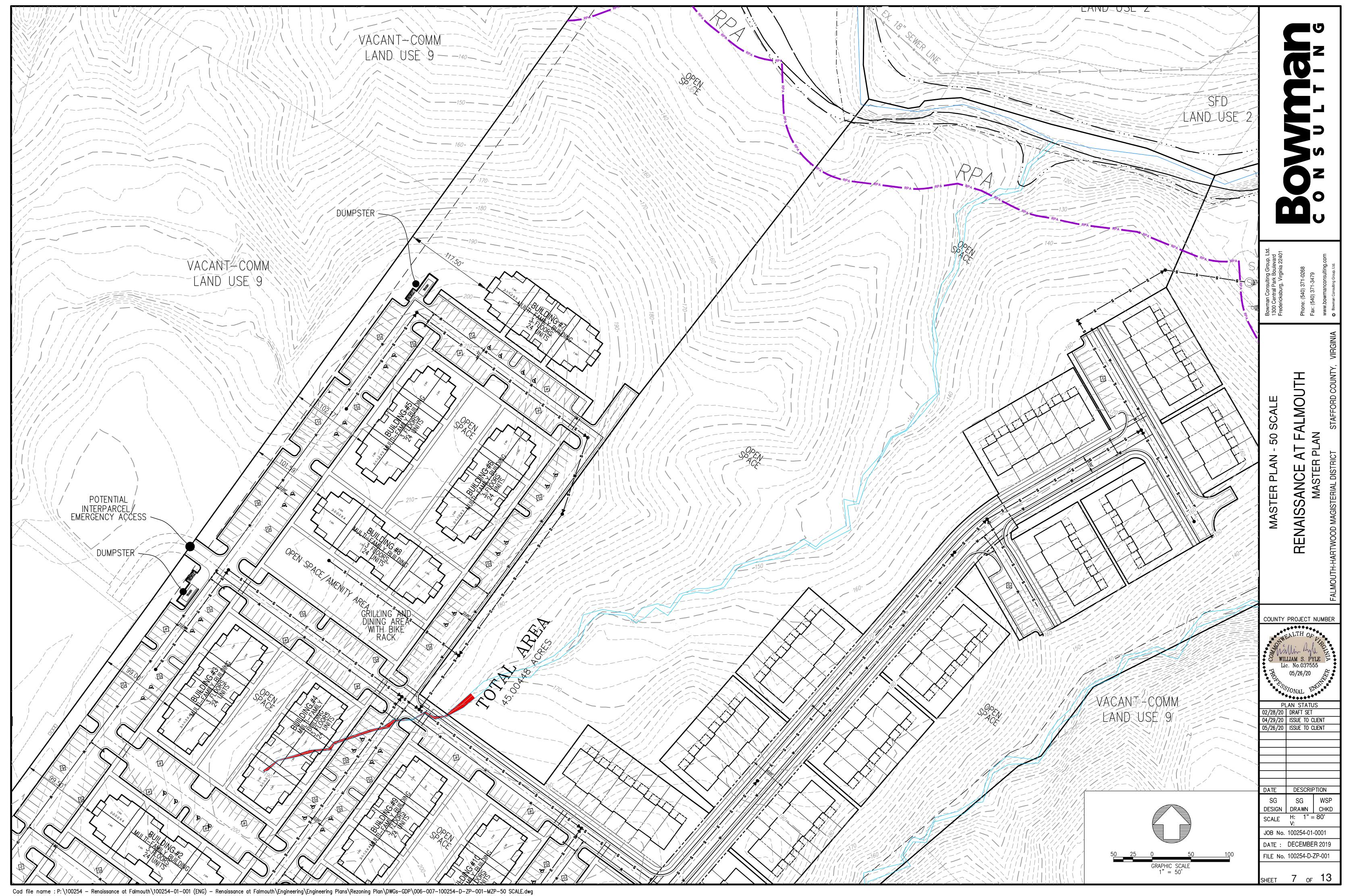
COUNTY PROJECT NUMBER

/28/20 | DRAFT SET 04/29/20 | ISSUE TO CLIENT 05/26/20 ISSUE TO CLIENT DATE DESCRIPTION DESIGN | DRAWN | CHKD JOB No. 100254-01-0001 DATE: DECEMBER 2019

FILE No. 100254-D-ZP-001







MODIFICATIONS: THE APPLICANT REQUESTS THE FOLLOWING MODIFICATIONS:

APARTMENT BTZ: TO MEASURE THE SIDE STREET BTZ FROM THE BACK OF

TOWNHOUSE BTZ: INCREASE OF THE PRIMARY STREET BTZ TO A MAXIMUM

OF 30' FEET (FROM 15', AND KEEPING 10' MINIMUM)

TH #18

PERPENDICULAR PARKING.

OPEN SPACE

SIDE STREET

CLUBHOUSE

SIDEWALK (KEEPING 5' MINIMUM AND 15' MAXIMUM, AND TO ALLOW HEAD-IN

- 1. THE APPLICANT REQUESTS APPROVAL OF A RECLASSIFICATION OF THE SUBJECT PROPERTY TO THE URBAN DEVELOPMENT (UD-3) ZONING DISTRICT.
- 2. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.

| | PARKING CALCULATI | ON | S - AP | ARTMENTS |
|----------|--|------|---------|---------------------------|
| PARKING | REQUIREMENTS PER UD (URBAN DE | VELC | DPMEN | T) SECTION: |
| 0.75 | SPACES PER 1-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER 5 UNITS |
| 1.50 | SPACES PER 2-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER 5 UNITS |
| 2.00 | SPACES PER 3-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER 5 UNITS |
| 1.00 | SPACE PER | | 300 | SF OF CLUBHOUSE GFA |
| PARKING | S SPACES REQUIRED: | | | |
| 84 | PROPOSED 1-BEDROOM UNITS | = | 80 | SPACES |
| 132 | PROPOSED 2-BEDROOM UNITS | = | 225 | SPACES |
| 48 | PROPOSED 3-BEDROOM UNITS | = | 106 | SPACES |
| 5,944 | PROPOSED SF OF CLUBHOUSE, ETC | = | 20 | SPACES |
| TOTAL SE | PACES REQUIRED FOR APARTMENTS | = | 431 | SPACES |
| PROPOS | S SPACES PROVIDED: ED STANDARD SPACES | = | 518 | SPACES |
| | ED HANDICAP ACCESSIBLE SPACES | = | 46 | SPACES |
| TOTAL SE | PACES PROVIDED - APARTMENTS | | 564 | SPACES |
| | PARKING CALCULATION | ONS | S - TO\ | WNHOUSES |
| PARKING | REQUIREMENTS PER UD (URBAN DE | VELC | DPMEN | T) SECTION: |
| 2.00 | SPACES PER UNIT | | | |
| PARKING | SPACES REQUIRED: | | | |
| 114 | PROPOSED UNITS | = | 228 | SPACES |
| PARKING | S SPACES PROVIDED: | | | |
| | ED DRIVEWAY SPACES | = | 228 | SPACES |
| | ED CHEST SDACES | _ | 20 | |

BTZ INFORMATION

| BUILDING # | LENGTH OF STREETS (FEET) | LENGTH OF BUILDING WITHIN STREET BTZ (FEET) | % |
|---------------|--------------------------------|---|-----|
| 1 | 446.0 | 276.7 | 62% |
| 2 | 473.9 | 334.2 | 71% |
| 3 | 276.4 | 236.3 | 85% |
| 4 | 276.4 | 236.3 | 85% |
| 5 | 222.1 | 177.3 | 80% |
| 6 | 222.1 | 177.3 | 80% |
| 7 | 167.8 | 132.6 | 79% |
| 8 | 130.7 | 89.3 | 68% |
| 9 | 275.4 | 236.3 | 86% |
| 10 | 275.4 | 236.3 | 86% |
| 11 | 246.7 | 183.1 | 74% |
| TH-1 | 125.0 | 104.0 | 83% |
| TH-2 | 125.0 | 104.0 | 83% |
| TH-3 | 125.0 | 104.0 | 83% |
| TH-4 | 145.4 | 82.0 | 56% |
| TH-5 | 145.0 | 124.0 | 86% |
| TH-6 | 145.0 | 124.0 | 86% |
| TH-7 | 145.0 | 124.0 | 86% |
| TH-8 | 145.0 | 124.0 | 86% |
| TH-9 | 145.0 | 124.0 | 86% |
| TH-10 | 125.0 | 104.0 | 83% |
| TH-11 | 145.0 | 124.0 | 86% |
| TH-12 | 105.0 | 84.0 | 80% |
| TH-13 | 145.0 | 124.0 | 86% |
| TH-14 | 165.0 | 144.0 | 87% |
| TH-15 | 145.0 | 124.0 | 86% |
| TH-16 | 145.0 | 124.0 | 86% |
| TH-17 | 186.3 | 164.0 | 88% |
| CLUBHOUSE | 74.3 | 39.0 | 52% |
| AVERAGES | 5 494 | 4 361 | 20% |

| 100 | 50 | 0 | 100 | 200 |
|-----|----|---------------|-------------------|-----|
| | | GRAPHI 1"= | C SCALE = 100' | |

PARKING TABULATIONS

| PARKING | G REQUIREMENTS PER UD (URBAN DE | VELC | PMEN | Γ) SECTION: | | |
|---|---|-----------------------|--|---------------------------------------|---|------|
| 0.75 | SPACES PER 1-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER | 5 | UNIT |
| 1.50 | SPACES PER 2-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER | 5 | UNIT |
| 2.00 | SPACES PER 3-BEDROOM UNITS | + | 1.00 | VISITOR SPACE PER | 5 | UNIT |
| 1.00 | SPACE PER | | 300 | SF OF CLUBHOUSE GF | Α | |
| PARKING | S SPACES REQUIRED: | | | | | |
| 84 | PROPOSED 1-BEDROOM UNITS | = | 80 | SPACES | | |
| 132 | PROPOSED 2-BEDROOM UNITS | = | 225 | SPACES | | |
| 48 | PROPOSED 3-BEDROOM UNITS | = | 106 | SPACES | | |
| 5,944 | PROPOSED SF OF CLUBHOUSE, ETC | = | 20 | SPACES | | |
| TOTAL SI | PACES REQUIRED FOR APARTMENTS | = | 431 | SPACES | | |
| | S SPACES PROVIDED: ED STANDARD SPACES | = | 518 | SPACES | | |
| PROPOS PROPOS | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES | = | 46 | SPACES | | |
| PROPOS PROPOS | ED STANDARD SPACES | | 46 | | | |
| PROPOS PROPOS | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES | = | 46 564 | SPACES SPACES | | |
| PROPOS PROPOS TOTAL SI | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS | = = ONS | 46 564 6 - TO \ | SPACES SPACES WNHOUSES | | |
| PROPOS PROPOS TOTAL SI | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS PARKING CALCULATION | = = ONS | 46 564 6 - TO \ | SPACES SPACES WNHOUSES | | |
| PROPOS PROPOS TOTAL SI PARKING 2.00 | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS PARKING CALCULATION REQUIREMENTS PER UD (URBAN DE | = = ONS | 46 564 6 - TO \ | SPACES SPACES WNHOUSES | | |
| PROPOS PROPOS TOTAL SI PARKING 2.00 | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS PARKING CALCULATION G REQUIREMENTS PER UD (URBAN DE SPACES PER UNIT | = = ONS | 46 564 6 - TO \ | SPACES SPACES WNHOUSES | | |
| PROPOS PROPOS TOTAL SI PARKING 2.00 PARKING 114 | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS PARKING CALCULATION FREQUIREMENTS PER UD (URBAN DE SPACES PER UNIT S SPACES REQUIRED: | = = ONS | 46 564 6 - TO\ | SPACES SPACES WNHOUSES T) SECTION: | | |
| PROPOS PROPOS TOTAL SI PARKING 2.00 PARKING 114 PARKING | ED STANDARD SPACES ED HANDICAP ACCESSIBLE SPACES PACES PROVIDED - APARTMENTS PARKING CALCULATION G REQUIREMENTS PER UD (URBAN DE SPACES PER UNIT G SPACES REQUIRED: PROPOSED UNITS | = = ONS | 46 564 6 - TO\ | SPACES WNHOUSES T) SECTION: SPACES | | |
| PROPOS PROPOS TOTAL SI PARKING 2.00 PARKING 114 PARKING PROPOS | PARKING CALCULATION SPACES PER UNIT SPACES REQUIRED: PROPOSED UNITS PARKING CALCULATION SPACES PER UNIT SPACES REQUIRED: PROPOSED UNITS SPACES PROVIDED: | = = ONS VELO | 46 564 6 - TO\ PMEN ⁻ 228 | SPACES WNHOUSES T) SECTION: SPACES | | |

| BUILDING # | LENGTH OF STREETS (FEET) | LENGTH OF BUILDING WITHIN STREET BTZ (FEET) | % |
|---------------|--------------------------------|---|-----|
| 1 | 446.0 | 276.7 | 62% |
| 2 | 473.9 | 334.2 | 71% |
| 3 | 276.4 | 236.3 | 85% |
| 4 | 276.4 | 236.3 | 85% |
| 5 | 222.1 | 177.3 | 80% |
| 6 | 222.1 | 177.3 | 80% |
| 7 | 167.8 | 132.6 | 79% |
| 8 | 130.7 | 89.3 | 68% |
| 9 | 275.4 | 236.3 | 86% |
| 10 | 275.4 | 236.3 | 86% |
| 11 | 246.7 | 183.1 | 74% |
| TH-1 | 125.0 | 104.0 | 83% |
| TH-2 | 125.0 | 104.0 | 83% |
| TH-3 | 125.0 | 104.0 | 83% |
| TH-4 | 145.4 | 82.0 | 56% |
| TH-5 | 145.0 | 124.0 | 86% |
| TH-6 | 145.0 | 124.0 | 86% |
| TH-7 | 145.0 | 124.0 | 86% |
| TH-8 | 145.0 | 124.0 | 86% |
| TH-9 | 145.0 | 124.0 | 86% |
| TH-10 | 125.0 | 104.0 | 83% |
| TH-11 | 145.0 | 124.0 | 86% |
| TH-12 | 105.0 | 84.0 | 80% |
| TH-13 | 145.0 | 124.0 | 86% |
| TH-14 | 165.0 | 144.0 | 87% |
| TH-15 | 145.0 | 124.0 | 86% |
| TH-16 | 145.0 | 124.0 | 86% |
| TH-17 | 186.3 | 164.0 | 88% |
| CLUBHOUSE | 74.3 | 39.0 | 52% |
| AVERAGES | 5,494 | 4,361 | 80% |

Cad file name: P:\100254 - Renaissance at Falmouth\100254-01-001 (ENG) - Renaissance at Falmouth\Engineering\Engineering\Engineering Plans\Rezoning Plan\DWGs-GDP\008-100254-D-ZP-001-UDP.dwg

BLOCK LENGTH INFORMATION

PERIMETER

1,102

(FEET)

274

111

288

160

163

436

290

163

290

159 288

160

263

288

263

BLOCK SIDE

В3

C2

C3

C4

D2

D3

D4

BLOCK LENGTHS

(FEET)

401

300 422

263

288

263

111

263

133

264

247

157

F3

A3/G1

BLOCK SIDE

Н3

TOTAL BLOCK

PERIMETER

1,411

1,102

771

557

DETAIL OPMENT)

RENAISS

UD (URBAN DEVE

COUNTY PROJECT NUMBER

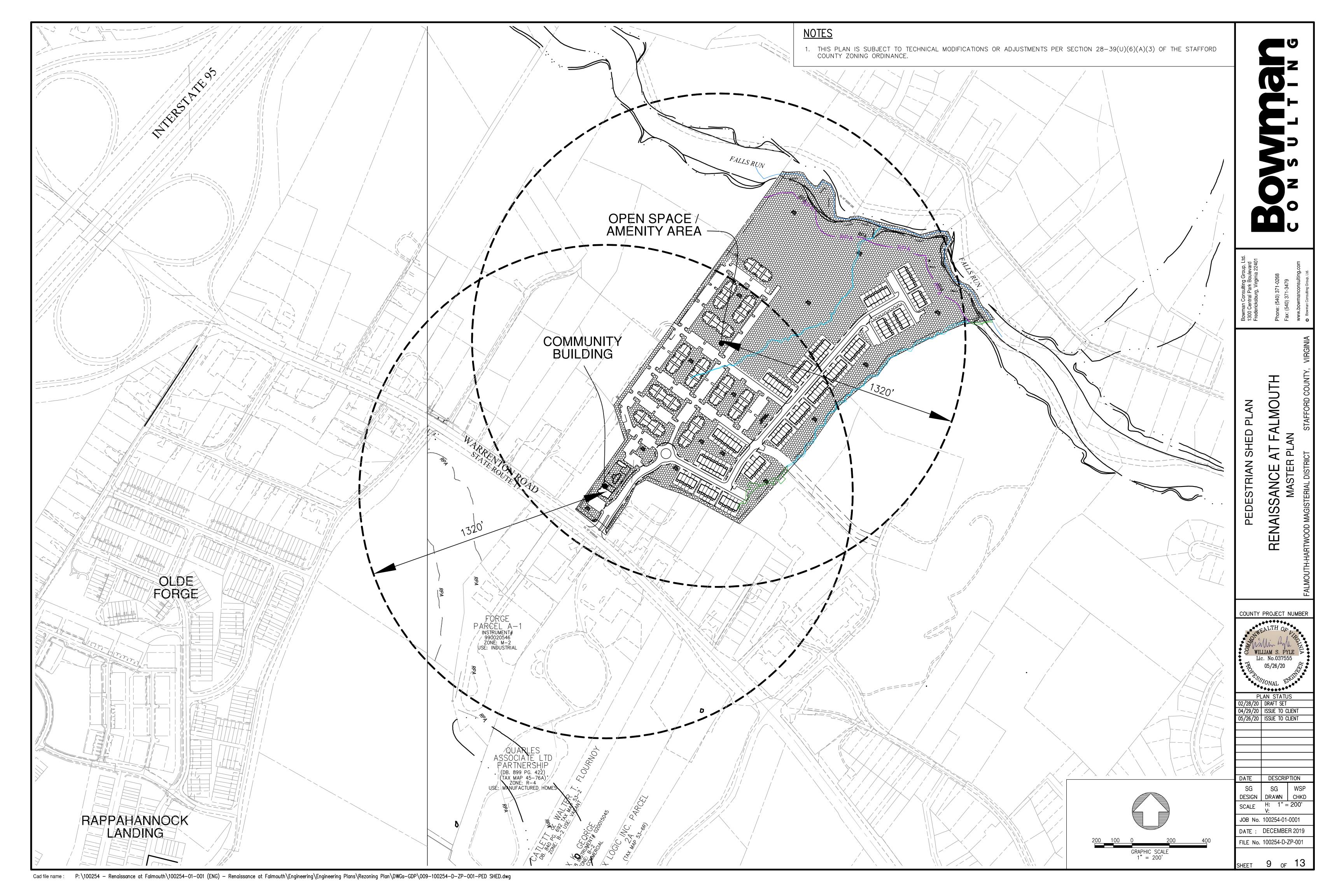
PLAN STATUS 02/28/20 DRAFT SET
04/29/20 ISSUE TO CLIENT
05/26/20 ISSUE TO CLIENT

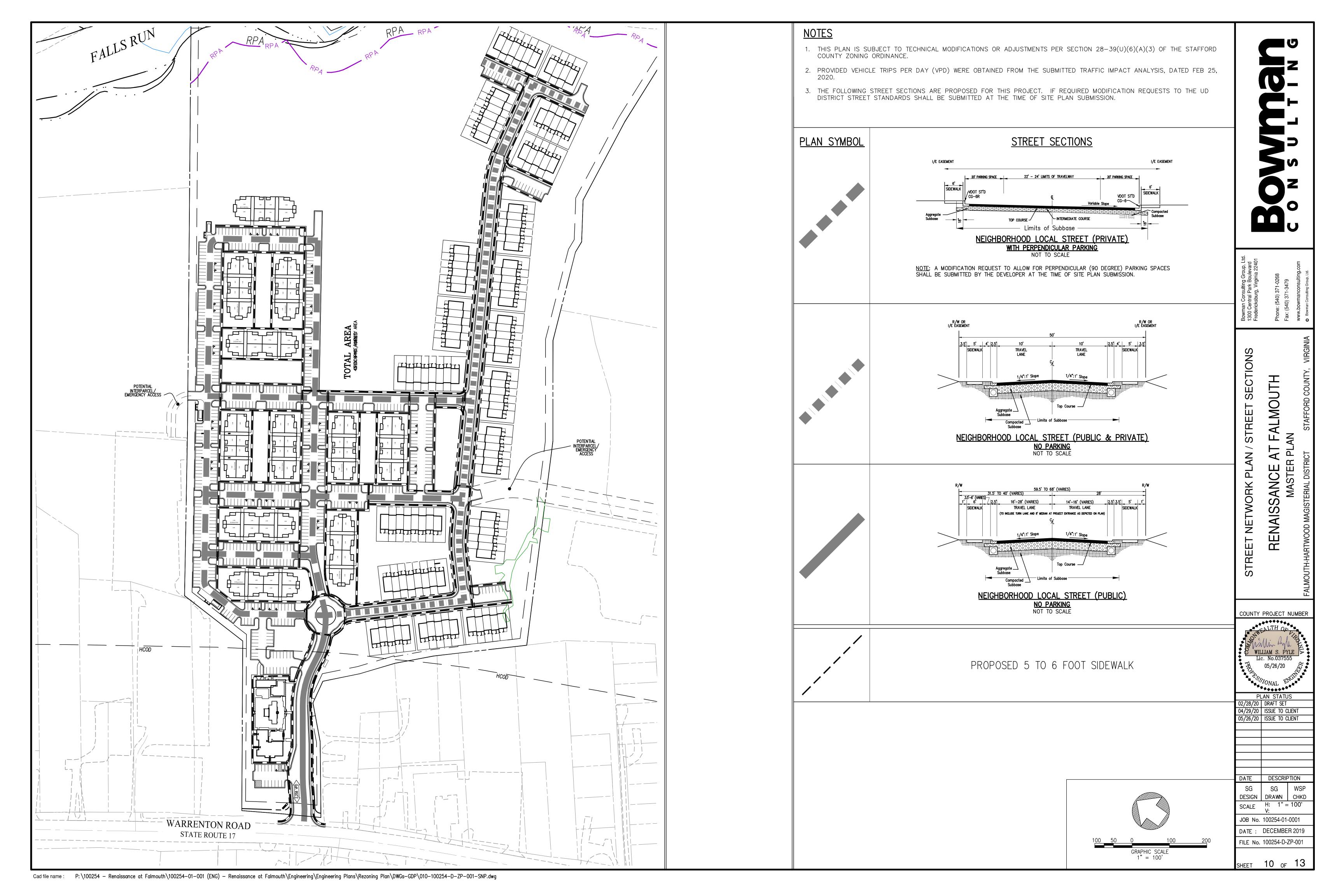
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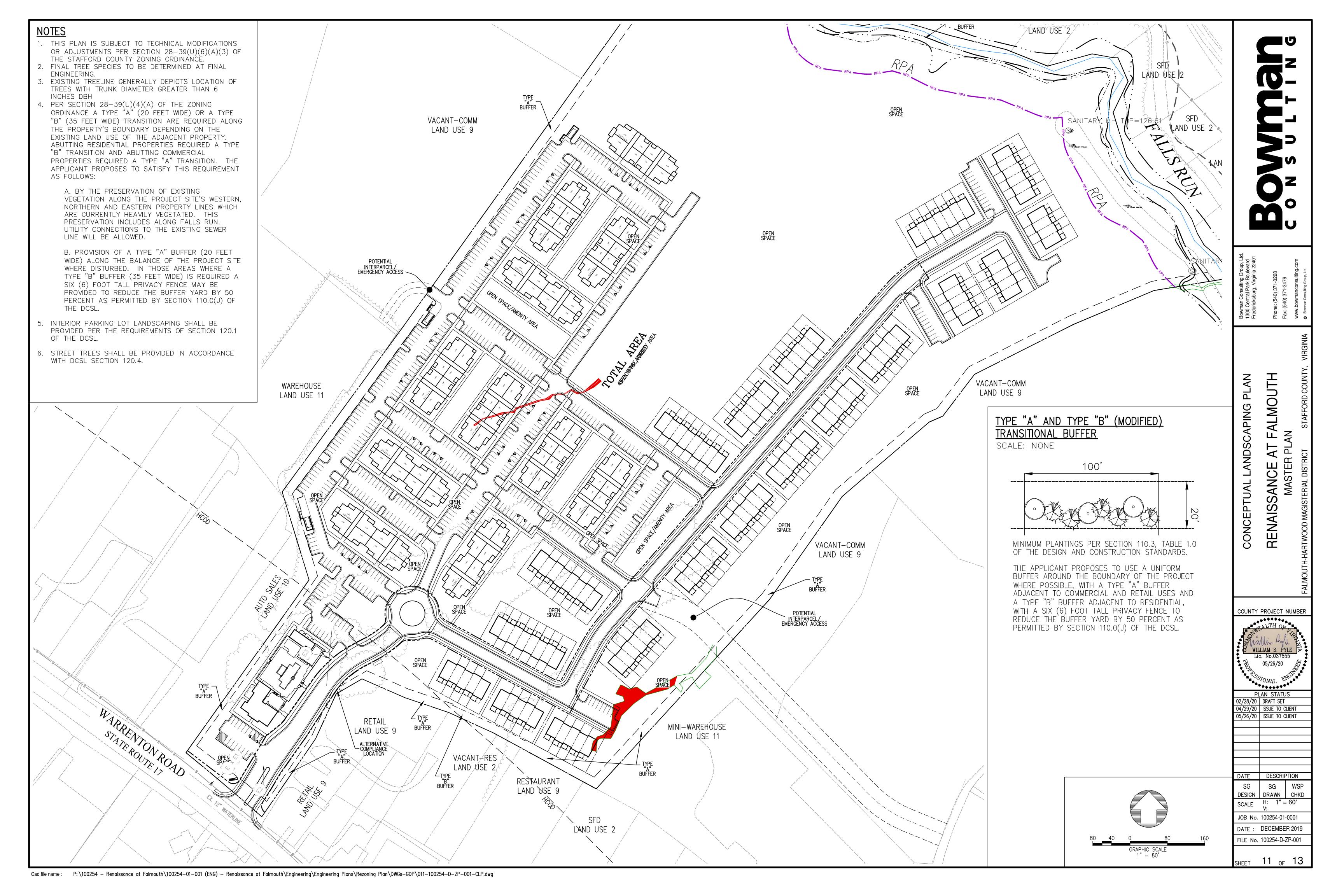
JOB No. 100254-01-0001 DATE: DECEMBER 2019

SHEET 8 OF 13

FILE No. 100254-D-ZP-001







- MAP NUMBERS 45-67, 45-67A, 45-69, 45-94, 45-95 & 45-96 AND ARE ZONED R1 (RESIDENTIAL). 2. THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAMES OF JACQUELYN E. DEBERNARD AND FLEDA E. LEWIS, TRUSTEES ENGLISH FAMILY TRUST AS RECORDED IN LR190003071 (TM 45-67, TM 45-69 & TM 45-96); CARL J. DEBERNARD AND JACQUELYN E. DEBERNARD AS RECORDED IN DEED BOOK 183. PAGE 184 (TM 45-67A); ROGER CRAMER EMBREY AS RECORDED IN 070000191W (TM 45-94, TM 45-95), ALL AMONG THE LAND RÉCORDS 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. DECEMBER, 2019.
- COURSES ALONG FALLS RUN (L1 THROUGH L35) ARE TIE LINES AND ARE FOR THE PURPOSE OF CALCULATING AREA ONLY. THE ACTUAL PROPERTY LINES ARE THE CENTER OF FALLS RUN WITH ITS MEANDERS.
- 5. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO THE NATIONAL GEODETIC SURVEY MONUMENT DI8695
- 6. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE AS IDENTIFIED AND ADDRESSED IN THE TITLE COMMITMENT, SCHEDULE B — SECTION II REVIEW.
- . THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540203E, MAP REVISED FEBRUARY 4, 2005.
- 8. THE PLANIMETRIC FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
- 9. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
- 10. 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.
- 11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- 12. NO ADDRESSES WERE OBSERVED AT THE TIME OF THIS SURVEY.
- 13. NO PARKING AREAS OR SPACES WERE OBSERVED AT THE TIME OF THIS SURVEY.
- 14. THE FIRST TWO COURSES ALONG GLENALICE LANE (FORMERLY KNOWN AS FALL RUN ROAD AS RECORDED IN DEED BOOK 9, PAGE 326 AMONG THE LAND RECORDS OF STAFFORD COUNTY) ARE TIE LINES AND ARE FOR THE PURPOSE OF CALCULATING AREA ONLY. THE ACTUAL PROPERTY LINES ARE THE CENTER OF GLENALICE LANE WITH ITS MEANDERS.

METES & BOUNDS DESCRIPTION AS NOW SURVEYED

BEGINNING AT AN IRON PIPE SET (IPS) IN THE EASTERN RIGHT-OF-WAY LINE OF WARRENTON ROAD-ROUTE 17 (VARIABLE WIDTH RIGHT-OF-WAY); SAID POINT BEING IN THE LINE OF THE LANDS, NOW OR FORMERLY STANDING IN THE NAME OF INTERSTATE SOUTH, LLC (TAMES-DECORDS); THENES DECORDS OF STAFFORD ROAD AND BUNDLESS. LAND RECORDS OF STAFFORD COUNTY (LAND RECORDS); THENCE DEPARTING SAID WARRENTON ROAD AND RUNNING WITH TM 45-68A, THE FOLLOWING COURSE;

N 35'28'08" E 454.41 FEET TO AN IRON ROD FOUND (IRF)/AXEL; SAID IRF/AXEL BEING A CORNER TO SAID TM 45-68A; THENCE CONTINUING WITH SAID TM 45-68A, IN PART, THENCE IN PART WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF MERKERT (TM 45-68) AS RECORDED IN DEED BOOK 1057, PAGE 405 AMONG SAID LAND RECORDS, FOR A TOTAL COURSE OF:

N 16°57'33" W 197.32 FEET TO AN BRICK NAIL SET (BNS) IN THE LINE OF SAID TM 45-68 AND A CORNER TO OTHER LANDS OF MERKERT (TM 45-66) AS RECORDED IN DEED BOOK 1057, PAGE 405 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 45-68 AND RUNNING WITH TM 45-66 THE FOLLOWING COURSE;

N 3612'22" E 441.00 FEET TO AN IRF/AXEL; SAID IRF/AXEL BEING A CORNER TO TM 45-66 AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF AAA TRUCK AND AUTO REPAIR COMPANY (TM 45-97A) AS RECORDED IN DEED BOOK 552, PAGE 661 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 45-66 AND RUNNING WITH TM 45-97A, IN PART, THENCE IN PART WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF TRAVEL TIME OF VIRGINIA, LTD. (TM 45-97B) AS RECORDED IN DEED BOOK 552, PAGE 659 AMONG SAID LAND RECORDS, FOR A TOTAL COURSE OF:

N 35'39'46" E 1102.64 FEET TO A POINT IN THE LINE OF SAID TM 45-97B; SAID POINT BEING AT OR NEAR THE CENTERLINE OF FALLS RUN AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF LEWIS (TM 45D-1-15D) AS RECORDED IN DEED BOOK 215, PAGE 530 & DEED BOOK 516, PAGE 611 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 45-97B AND RUNNING IN PART WITH SAID TM 45D-1-15D; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF BRICKNER LIVING TRUST DATED DECEMBER 14, 2015 (TM 45D-1-15H) AS RECORDED IN LR 180008947; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF ORTEGA (TM 45D-1-15E) AS RECORDED IN LR 170021567; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE IAME OF SHOEMATE (TM 45D-1-15D) AS RECORDED IN LR 170010784; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF HOUSLIN (TM 45D-1-14) AS RECORDED IN LR 140001485; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF GUTH (TM 45D-1-13) AS RECORDED IN LR 140001386; THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF CAREY (TM 45P-3) AS RECORDED IN THENCE IN PART WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF INDEPENDENCE REALTY, LLC (TM 45P-2) AS RECORDED IN LR 140019792, ALL AMONG SAID LAND RECORDS AND ALL RUNNING WITH THE MEANDERS OF FALLS RUN THE FOLLOWING THIRTY—FIVE (35) COURSES;

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27.77 FEET TO A POINT; THENCE
                                           41.58 FEET TO A POINT; THENCE
                                           24.49 FEET TO A POINT; THENCE
                                           39.60 FEET TO A POINT; THENCE
                                            51.52 FEET TO A POINT; THENCE
                                        17.57 FEET TO A POINT; THENCE
                                         45.12 FEET TO A POINT; THENCE
                                          51.55 FEET TO A POINT; THENCE
                                           52.90 FEET TO A POINT; THENCE
                                  W 80.81 FEET TO A POINT; THENCE
                                         44.51 FEET TO A POINT; THENCE
                                         52.44 FEET TO A POINT; THENCE
                                         14.73 FEET TO A POINT; THENCE
                                      9.93 FEET TO A POINT; THENCE
  N 83°19'14"
                                         22.09 FEET TO A POINT; THENCE
                                          25.44 FEET TO A POINT:
                                           121.34 FEET TO A POINT: THENCE
                                          127.30 FEET TO A POINT: THENCE
                                      94.79 FEET TO A POINT: THENCE
                                         99.03 FEET TO A POINT: THENCE
                                       43.77 FEET TO A POINT; THENCE
                                          11.68 FEET TO A POINT; THENCE
   N 85°09'45
S 23'09'59" E 56.55 FEET TO A POINT; THENCE S 25'42'21" W 73.81 FEET TO A POINT; THENCE S 17'02'34" E 99.21 FEET TO A POINT; THENCE S 35'45'65' E 70' 
                                          35.79 FEET TO A POINT; THENCE
    S 47°25'30" E 45.74 FEET TO A POINT; THENCE
                                        40.90 FEET TO A POINT; THENCE
                                        42.22 FEET TO A POINT; THENCE
                                          32.74 FEET TO A POINT; THENCE
                                    E 32.43 FEET TO A POINT; THENCE
                                     29.49 FEET TO A POINT; THENCE
                                      37.84 FEET TO A POINT; THENCE
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19.26 FEET TO A POINT; THENCE

37°54'58" E 56.79 FEET TO A POINT AT OR NEAR THE CENTERLINE OF SAID FALLS RUN AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF STAFFORD—C.T., L.L.C. (TM 45—92) AS RECORDED IN LR 060017374 AMONG SAID LAND RECORDS; THENCE DEPARTING FALLS RUN AND TM 45P—2 AND RUNNING WITH TM 45-92 THE FOLLOWING FIVE (5) COURSES;

80°42'48" W 172.65 FEET TO AN IPS; THENCE S 67'12'22" W 188.10 FEET TO AN IPS: THENCE S 63°12'22" W 237.60 FEET TO AN IPS; THENCE

37°12'22" W 112.20 FEET TO AN IPS; THENCE S 66'19'54" W 32.04 FEET TO AN IRF; SAID IRF BEING A CORNER TO SAID TM 45-92; THENCE CONTINUING, IN PART WITH SAID TM 45-92, THENCE IN PART WITH OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF STAFFORD-C.T., L.L.C. (TM 45-93) AS RECORDED IN LR 010012014 AMONG SAID LAND RECORDS THE FOLLOWING TWO

S 3513'16" W 270.56 FEET TO AN IPS; SAID POINT BEING A CORNER TO SAID TM 45-93; THENCE CONTINUING, IN PART WITH SAID TM 45-93, THENCE IN PART WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME STORAGE MANAGEMENT II, LLC (TM 45-92A) AS RECORDED IN LR 000008125 AMONG SAID LAND RECORDS, THE FOLLOWING

S 42°28'18" W 550.44 FEET TO AN IRF; SAID POINT BEING A CORNER TO SAID TM 45-92A AND IN THE LINE OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF COWAN (TM 45G-1-3) AS RECORDED IN WF 020000231 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 45-92A AND RUNNING IN PART WITH SAID TM 45G-1-3; THENCE IN PART WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF HANNA & ISKANDER (TM 45G-1-2) AS RECORDED IN LR 180020342; THENCE IN PART WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARSH (TM_45G—1—1) AS RECORDED IN DEED BOOK 202, PAGE 228, ALL AMONG THE SAID LAND RECORDS, FOR A

N 61°25'29" W 250.00 FEET TO AN IPS; SAID IRS BEING A CORNER TO SAID TM 45G-1-1; THENCE CONTINUING WITH TM 45G-1-1, THE FOLLOWING COURSE;

N 65°26'03" W 105.24 FEET TO AN IRF; SAID IRF BEING A CORNER TO TM 45G-1-1 AND THE OTHER LANDS OF MARSH (TM 45-71) AS RECORDED IN DEED BOOK 400, PAGE 358 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 45G-1-1 AND RUNNING WITH TM 45-71 THE FOLLOWING FIVE (5) COURSES;

N 71°17'08" W 100.44 FEET TO AN IRF/AXEL; THENCE N 66°17'08" W 99.69 FEET TO AN IPS; THENCE

S 59°57'22" W 63.89 FEET TO A POINT AT OR NEAR THE CENTERLINE OF GLENALICE LANE; THENCE 5 24°39'00" W 106.21 FEET TO A POINT AT OR NEAR THE CENTERLINE OF GLENALICE LANE; THENCE 5 34°38'08" W 202.73 FEET TO A POINT AT OR NEAR THE CENTERLINE OF GLENALICE LANE; SAID POINT BEING A CORNER TO SAID TM 45—71 AND BEING IN THE AFOREMENTIONED EASTERN RIGHT—OF—WAY LINE OF WARRENTON ROAD-ROUTE 17 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING TM 45-71 AND RUNNING WITH SAID WARRENTON ROAD-ROUTE 17 THE FOLLOWING COURSE;

212.58 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 5776.58 FEET, A CENTRAL ANGLE OF 02'06'31", AND A CHORD BEARING AND DISTANCE OF N 49'49'24" W, 212.57 FEET TO THE POINT OF BEGINNING, CONTAINING 45.00448 ACRES OF LAND MORE OR LESS.

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTIES PER TITLE COMMITMENT NUMBER: 091056979-1:

PARCEL 1 - THE HOME PLACE THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN HARTWOOD MAGISTERIAL DISTRICT,

STAFFORD COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT "A", WHICH IS A POINT IN THE MIDDLE OF THE WARRENTON ROAD, AND AT THE JUNCTION OF THE FALL RUN ROAD, AND RUNNING WITH THE LATTER ROAD, 1ST, N. 26 1/4 E. 5.28 POLES, 2ND, N. 36 1/4 E. 14 POLES, 3RD, N 16 1/2 E. 6 POLES, 4TH, N 113 W. 12.1 POLES TO "B", A POINT IN THE MIDDLE OF THE ROAD, A POST ON THE WEST SIDE REPRESENTS THE CORNER; THENCE, S. 40 1/2 W. 31.2 POLES TO "C", A POINT IN THE MIDDLE OF THE WARRENTON ROAD, A POST ON THE NORTH EAST SIDE FOR CORNER; (THIS LINE STRIKES A CEDAR TREE SEVERAL YARDS BACK FROM WIRE FENCE AT THE FORESAID ROAD; THENCE WITH THE CENTER LINE OF THE WARRENTON ROAD S. 46 1/2 E. 14.68 POLES TO THE POINT OF BEGINNING, CONTAINING TWO ACRES OF LAND.

WITH ALL BUILDINGS, RIGHTS AND PRIVILEGES THERETO APPURTENANT. WITH THE RIGHTS RESERVED BY E.F. O'BANNON AND NANNIE R. O'BANNON OF THE RIGHT OF WAY OF THE FALL HILL ROAD WHERE EVER IT TOUCHES UPON THE LAND HEREIN CONVEYED. TAX MAP NO. 45-69

ALL OF THAT CERTAIN REAL ESTATE SITUATE, LYING AND BEING IN HARTWOOD DISTRICT, STAFFORD COUNTY, VIRGINIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN FALL RUN, WHICH IS THE NORTH CORNER OF A PARCEL OF LAND LATELY SOLD BY N. N. BERRY TO ARCHIE B. BURTON, AND RUNNING THENCE WITH BURTON, S. 45° 00' W. 880.0 FEET, TO A STAKE IN BURTON'S ORIGINAL LINE AND AT THE S.E. END OF THE RECENT PURCHASE REFERRED TO; THENCE WITH BURTON, S. 66° 37' W. 548.1 FEET, TO THE CORNER OF THE SAID GLENDER ENGLISH'S HOME PLACE; THENCE WITH THE SAME N. 44° 41' W. 656.0 FEET TO AN AXLE; THENCE N. 43° 22' N. 1102.3 FEET, TO THE CENTER OF FALL RUN; THENCE IN A S. E. DIRECTION WITH THE SEVERAL MEANDERS OF THE RUN TO THE BEGINNING. CONTAINING AN AREA OF 22.95 ACRES, MORE OR LESS, ACCORDING TO A SURVEY MADE BY J. C. RUSSELL, CERTIFIED SURVEYOR, JANUARY 22, 1947, SAID PLAT TO BE RECORDED WITH THIS DEED.

IT BEING, AS TO PARCELS 1 AND 2, THE SAME PROPERTY CONVEYED TO ALICE B. ENGLISH BY DEED FROM ALICE B. ENGLISH, WIDOW, CHRISTINE ENGLISH SPICER AND H. L. SPICER, HER HUSBAND, KATHRYN ENGLISH EDWARDS AND RALPH EDWARDS, HER HUSBAND, RUBY ENGLISH FERGUSON AND WILLIE FERGUSON, HER HUSBAND, GLENNA ENGLISH GREENE AND PAUL L. GREENE, HER HUSBAND, YVONNE ENGLISH HOLSCLAW AND JOHN WILLIAM HOLSCLAW. III. HER HUSBAND. PERMELIA ENGLISH THOMAS AND RONALD TRAVIS THOMAS. HER HUSBAND. JACQUELINE ENGLISH DEBERNARD AND CARL JOSEPH DEBERNARD, HER HUSBAND, DATED MAY 12, 1965 AND RECORDED IN DEED BOOK 166 AT PAGE 347. THE SAID ALICE B. ENGLISH DIED INTESTATE APRIL 24, 1975 - LIST OF HEIRS RECORDED AT WILL BOOK 14 AT PAGE 486. TAX MAP NO. 45-96

BEGINNING AT A LARGE WHITE STONE, CORNER TO MRS. ENGLISH AND A. B. BURTON THENCE WITH MRS. ENGLISH, N. 1-1/4 DEG. W. 2.00 CHAINS AND N. 14-1/2 W. 1.88 CHAINS TO A POST IN H. L. PATTON'S LINE, THENCE WITH PATTON N. 42-1/4 E. 0.14 CHAINS TO CORNER POST OF HIS LINE FENCE, STILL WITH PATTON N. 12-1/2 W. 2.86 CHAINS TO ANOTHER CORNER POST; THENCE, NEW LINE N. 42-3/4 E. 6.69 CHAINS TO AN IRON AXLE IN BOWLING AND DEMPSEY'S LINE; THENCE WITH THEIR LINE S. 45-1/4 E. 10.11 CHAINS TO A FENCE POST IN A. B. BURTON'S LINE; THENCE WITH HIS LINE S. 66-1/2 W. 11.50 CHAINS TO THE BEGINNING - CONTAINING 7.38 ACRES, AS PER SURVEY OF GEORGE L. GORDON DATED JANUARY 31, 1933, ATTACHED HERETO AND MADE A PART OF THIS DEED, BEING A PORTION OF THE LAND CONVEYED TO THE SAID T.L. WATTS BY J.P. DEMPSEY AND OTHERS BY DEED OF NOVEMBER 17, 1923, RECORDED IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VA., IN DEED BOOK 20, PAGE 477. TO WHICH DEED AND THE OTHER DEEDS THEREIN REFERRED TO, PARTICULAR REFERENCE IS HERETO MADE AS IF

IT BEING THE SAME PROPERTY CONVEYED TO MRS. ALICE M. ENGLISH BY DEED FROM T.L. WATTS AND FANNIE P. WATTS, HIS WIFE AND C. O'CONOR GOOLRICK, TRUSTEE, DATED FEBRUARY 2, 1933 AND RECORDED IN DEED BOOK 31 AT PAGE 221. THE SAID ALICE B. ENGLISH DIED INTESTATE APRIL 24, 1975 - LIST OF HEIRS RECORDED AT WILL BOOK 14 AT PAGE 486.

LESS AND EXCEPT PROPERTY CONVEYED TO CARL J. DEBERNARD AND JACQUELYN E. DEBERNARD, HUSBAND AND WIFE BY DEED RECORDED MARCH 28, 1968 IN DEED BOOK 183 AT PAGE 184. TAX MAP NO. 45-67

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN HARTWOOD DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 1.507 ACRES AS SHOWN ON PLAT OF SURVEY BY R. WAYNE FARMER, C.L.S. FREDERICKSBURG, VIRGINIA, DATED FEBRUARY 24, 1968, SAID PLAT TO BE RECORDED ALONG WITH THIS DEED AS A PART THEREOF.

ALSO CONVEYED BY THE GRANTOR HEREIN, ALICE B. ENGLISH, TO THE GRANTEES, CARL J. DEBERNARD AND JACQUELYN E. DEBERNARD, THEIR HEIRS AND ASSIGNS, IS A PERPETUAL EASEMENT OR RIGHT OT WAY FOR INGRESS AND EGRESS OVER OTHER LANDS OF THE GRANTOR, SAID OUTLET TO CONSIST OF A 40 FT. RIGHT OF WAY WHICH IS TO BE CONSTRUCTED AND WHICH JOINS UP WITH THE PRESENT OUTLET TO ROUTE 17 SHOWN ON SAID PLAT. THE GRANTEES HEREIN ARE TO HAVE THE MUTUAL USE OF SAID EASEMENT OR RIGHT OF WAY.

THE LAND HEREIN CONVEYED IS PART OF A 7.038 ACRE TRACT CONVEYED TO ALICE B. ENGLISH AS ALICE M. ENGLISH BY T. L. WATTS, ET ALS, BY DEED DATED FEBRUARY 2, 1933 WHICH SAID DEED, ALONG WITH A PLAT OF THE 7.038 ACRE TRACT MADE BY GEORGE L. GORDON, SURVEYOR, STAFFORD COUNTY, SURVEYED JANUARY 31, 1933, IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OR STAFFORD COUNTY, VIRGINIA IN DEED

IT BEING THE SAME PROPERTY CONVEYED TO CARL J. DEBERNARD AND JACQUELYN E. DEBERNARD, HUSBAND AND WIFE, BY DEED FROM ALICE B. ENGLISH, WIDOW, DATED MARCH 18, 1968 AND RECORDED MARCH 28, 1968 IN DEED BOOK 183 AT PAGE 184. TAX MAP NO. 45-67A

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY BRIDGETRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 091056979-1, COMMITMENT DATE: FEBRUARY 27, 2019 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

1. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE FIRST HALF OF THE CALENDAR YEAR 2019 AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

2. ANY ADDITIONAL TAXES FOR ANY PAST, PRESENT OR FUTURE TAX YEAR WHICH MAY BECOME DUE UNDER THE LAND USE ORDINANCES OF STAFFORD COUNTY, BUT WHICH ARE NOT PRESENTLY PAYABLE BECAUSE OF THE EXISTING CLASSIFICATIONS AND USE OF LAND. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

3. RESERVATION OF RIGHT OF WAY OVER FALL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN DEED BOOK 9 AT PAGE 326. REMARKS: FALL RUN ROAD, NOW KNOWN AS GLENALICE LANE, SHOWN ON SURVEY.

4. INGRESS/EGRESS CONTAINED IN THE DEED RECORDED IN DEED BOOK 183 AT PAGE 184. (PARCEL 1 AND 3) REMARKS: 40' RIGHT-OF-WAY SHOWN ON SURVEY AS <RW>.

5. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN DEED BOOK 32, AT PAGE 173. (PARCEL 1) REMARKS: APPROXIMATE CENTERLINE OF VEPCO EASEMENT SHOWN ON SURVEY AS <E>.

6. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE

CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN DEED BOOK 51, AT PAGE 149. (PARCEL 1)

CIRCUIT COURT OF STAFFORD, VIRGINIA IN DEED BOOK 187 AT PAGE 424. (PARCEL 1)

REMARKS: APPROXIMATE CENTERLINE OF VEPCO EASEMENT SHOWN ON SURVEY AS <1>. 7. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE

REMARKS: APPROXIMATE CENTERLINE OF VEPCO EASEMENT SHOWN ON SURVEY AS <E2>. 8. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN DEED BOOK 187, AT PAGE 426. (PARCEL 1, 3 AND 4) REMARKS: APPROXIMATE CENTERLINE OF VEPCO EASEMENT SHOWN ON SURVEY AS <E3>.

9. RIGHTS OF OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION LYING WITHIN THE ROADS. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

10. NOTWITHSTANDING THE INSURING CLAUSES CONTAINED HEREIN, THE COMPANY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE BY REASON OF LACK OF ACCESS TO AND FROM THE LAND. (PARCEL 3) REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

11. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES, IF ANY. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE COVERAGE AFFORDED BY COVERED RISK 2(C) OF THE FINAL TITLE POLICY IS HEREBY DELETED. REMARKS: "ENCROACHMENTS" DETERMINED BY OTHERS. CONCRETE CURB AND BARN/SHED REMAINS SHOWN ON SURVEY AND DO NOT CERTIFY TO OWNERSHIP.

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTIES

FIRST: THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE. LYINIG AND BEING IN HARTWOOD MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, ABOUT ONE AND ONE-HALF MILES FROM FALMOUTH, AND BOUNDED AND DESCRIBED AS FOLLOWS:

(1) BEGINNING AT A POINT IN FALL RUN, WHICH IS THE NORTH EAST CORNER OF THE PRESENT LAND OF THE SAID ARCHIE B. BURTON, AND RUNNING THENCE WITH HIS LINE S. 65° 28' W. 776.0 FEET, TO A STAKE; THENCE WITH A CUT OFF LINE, N. 45° 00' E. 880.0 FEET TO THE CENTER OF FALL RUN; THENCE DOWN THE SAID RUN WITH ITS MEANDERINGS, TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES, MORE OR LESS. TAX MAP NO. 45-95

SECOND: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN HARTWOOD DISTRICT, STAFFORD COUNTY, VIRGINIA, ABOUT THREE—FOURTHS OF A MILE FROM FALMOUTH AND CONTAINING TEN AND THIRTEEN ONE-HUNDREDTHS (10.13) ACRES, BEING FULLY DESCRIBED BY A PLAT AND SURVEY MADE BY GEORGE L. GORDON, COUNTY SURVEYOR, DATED MAY 17, 1923, WHICH SAID PLAT AND SURVEY IS RECORDED ALONG WITH THE NEXT HEREINAFTER MENTIONED DEED.

IT BEING THE SAME PROPERTY CONVEYED TO WILLIAM K. EMBREY AND EVELYN A. EMBREY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM LEATHIE V. BLAISDELL. EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF ARCHIE BURTON, DECEASED, DATED MAY 7, 1963 AND RECORDED JUNE 24, 1963 IN DEED BOOK 142 AT PAGE 597. THE SAID WILLIAM KEITH EMBREY DIED INTESTATE SEPTEMBER 16, 1976 AND BY OPERATION OF LAW PROPERTY PASSED TO HIS WIFE, EVELYN A. EMBREY. THE SAID EVELYN A. EMBREY DIED TESTATE JULY 14, 2007 AND PURSUANT TO HER WILL RECORDED AT WF070000191 SHE DEVISED THE PROPERTY TO HER SON, ROGER C. EMBREY. TAX MAP NO. 45-94

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY BRIDGETRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 091056979, COMMITMENT DATE: JANUARY 31, 2019 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

1. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE FIRST HALF OF THE CALENDAR YEAR 2018 AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

2. NOTWITHSTANDING THE INSURING CLAUSES CONTAINED HEREIN, THE COMPANY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE BY REASON OF LACK OF ACCESS TO AND FROM THE LAND. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

3. DEED OF EASEMENT TO STAFFORD COUNTY, VIRGINIA AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, AS DOCUMENT NUMBER 090014889. REMARKS: 40' PERMANENT SANITARY SEWER EASEMENT SHOWN ON SURVEY AS <SS>; 20' TEMPORARY CONSTRUCTION EASEMENT SHOWN ON SURVEY AS <TC>.

4. DEED OF EASEMENT TO STAFFORD COUNTY, VIRGINIA AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, AS DOCUMENT NUMBER 090014890. REMARKS: 40' PERMANENT SANITARY SEWER EASEMENT SHOWN ON SURVEY AS <SS1>; 20' TEMPORARY CONSTRUCTION EASEMENT SHOWN ON SURVEY AS <TC1>.

5. RIPARIAN RIGHTS OF OTHERS INCIDENT TO THE PREMISES. TITLE TO THAT PORTION OF THE PROPERTY LOCATED BELOW THE MEAN HIGH WATER MARK. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES, IF ANY. REMARKS: DETERMINED BY OTHERS AND NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE

FIELDWORK WAS COMPLETED ON JANUARY 23, 2020.

DATE OF PLAT OR MAP: FEBRUARY 19, 2020

DATE OF PLAT REVISION:

AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

TO: ROGER C. EMBREY; TRUSTEE(S) OF THE ENGLISH FAMILY TRUST UNDER TRUST AGREEMENT

DATED FEBRUARY 23, 2019 (PARCELS 1, 2 AND 3); CARL J. DEBERNARD AND JACQUELYN

E. DEBERNARD (PARCEL 4); S.L. NUSBAUM REALTY COMPANY; BRIDGETRUST TITLE GROUP;

KEVIN D. EARLY, L.S.

VIRGINIA LIC. NO. 003132

kearly@bowmanconsulting.com

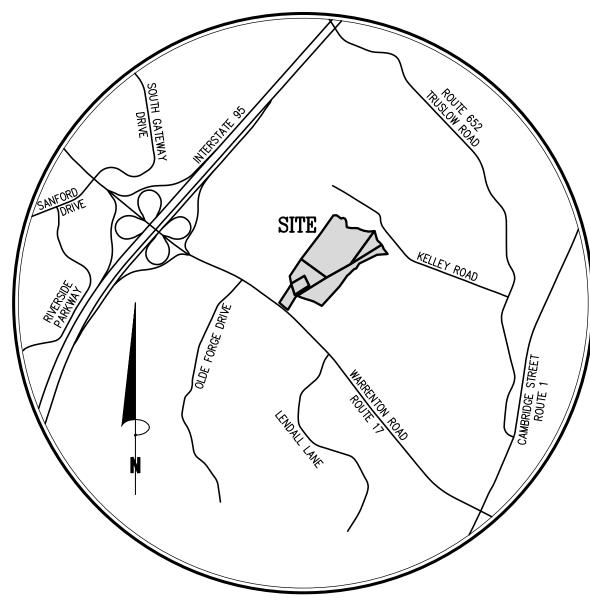
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED

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, 7a, 8, 13, 14 AND 16 OF TABLE A THEREOF. THE

7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE COVERAGE AFFORDED BY COVERED RISK 2(C) OF THE FINAL TITLE POLICY IS HEREBY DELETED. REMARKS: "ENCROACHMENTS" DETERMINED BY OTHERS.



VICINITY MAP SCALE: 1"=2000'

EASEMENT LEGEND

- EX. 40' RIGHT-OF-WAY DB 183, PG 184 - ITEM 4 (PARCEL 1 AND 3)
- APPROX. CENTERLINE EX. VEPCO EASEMENT
- DEED BOOK 32, AT PAGE 173 ITEM 5 (PARCEL 1)
- APPROX. CENTERLINE EX. VEPCO EASEMENT DEED BOOK 51, AT PAGE 149 - ITEM 6 (PARCEL 1)
- APPROX. CENTERLINE EX. VEPCO EASEMENT DEED BOOK 187 AT PAGE 424 - ITEM 7 (PARCEL 1)
- APPROX. CENTERLINE EX. VEPCO EASEMENT DEED BOOK 187, AT PAGE 426 - ITEM 8 (PARCEL 1, 3 AND 4)
- EX. 40' SANITARY SEWER EASEMENT
- instrument number 090014889 Item 4 ("first")
- EX. 20' TEMPORARY CONSTRUCTION EASEMENT INSTRUMENT NUMBER 090014889 — ITEM 4 ("FIRST")
- EX. 40' SANITARY SEWER EASEMENT INSTRUMENT NUMBER 090014890 - ITEM 5 ("SECOND")
- (TC1) EX. 20' TEMPORARY CONSTRUCTION EASEMENT INSTRUMENT NUMBER 090014890 - ITEM 5 ("SECOND")

ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF

JACQUELYN E. DEBERNARD AND FLEDA E. LEWIS, TRUSTEES ENGLISH FAMILY TRUST

LR190003071 (TM 45-67, TM 45-69 & TM 45-96) CARL J. DEBERNARD AND JACQUELYN E. DEBERNARD DEED BOOK 183, PAGE 184 (TM 45-67A)

> ROGER CRAMER EMBREY 070000191W (TM 45-94, TM 45-95)

GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

SCALE: NONE



CONSULTING Phone (540) 371-0268 Bowman Consulting Group, Ltd. 650A Nelms Circle Fax: (540) 371-3479 Fredericksburg, Virginia 22406 www.bowmanconsulting.com Bowman Consulting Group, Ltd. DWG: P:\100254 - Renaissance at Falmouth\100254-01-001 (SUR)\Survey\Plats\100254-D-BP-001.dwg | BY: JA | CHK:KDE | QC: BCG PROJECT NO: 100254-01-001 TASK: 0021 COUNTY REF NO: SHEET 1 OF 2

12 OF 13

DATE: FEBRUARY 19, 2020

