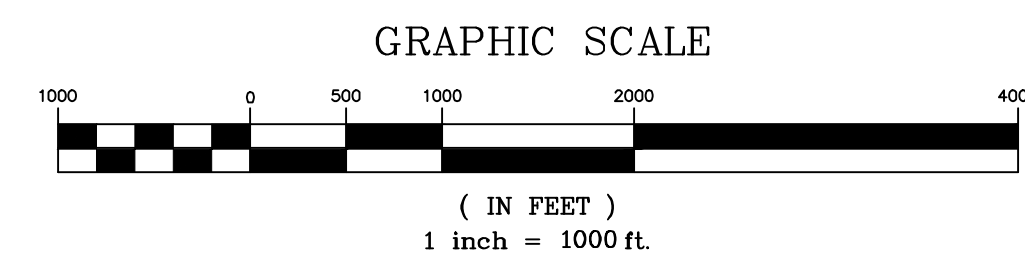


# MASTER PLAN RENAISSANCE AT FALMOUTH RC - TBD

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

VICINITY MAP  
SCALE: 1" = 1,000'



VICINITY MAP LEGEND

SUBDIVISION KEY			SYMBOLS LEGEND		NOTES	
1	LOCUST KNOLLS	10	WASHINGTON GARDENS	11	A.M. LEE	1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET. 2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. 3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE. 4. NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE. 5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.
2	WELLSPRINGS HILLS	11	CARRIAGE HILL AT FALLS RUN	12	OLDE FORGE	
3	STAFFORD LANDING	12	LIGHT OAK GLEN	13	RAPPAHANNOCK LANDING	
4	I.O. CARNER	13	HIGH SCHOOL HEIGHTS	14	J.P. SIMPSON	
5	SOUTHGATE	14	LANEY G. PAYNE	15	BLAISDELL	
6	CAMBRIDGE CROSSING	15	SUNNYSIDE	16	CARTERS CROSSING	
7	FALMOUTH HEIGHTS	16	BELMONT HILLS			
8	SPRING VALLEY	17	BELMONT HILLS			
				18	PRIVATE STREET	
				19	PLAT HAS BEEN RECORDED, THE ROADS ARE BEING BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A LATER DATE.	
				20	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	
					--- MAGISTERIAL DISTRICT LINE	

### 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 SHEETS IN TOTAL	

### GENERAL PLAN NOTE

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

### APPROVAL

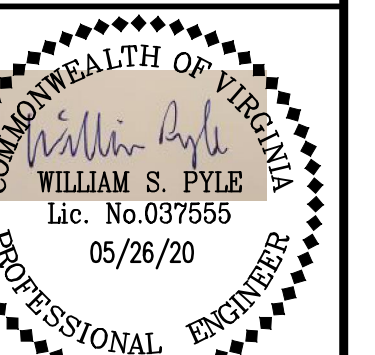
AGENT, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-0268  
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COVER SHEET  
RENAISSANCE AT FALMOUTH  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



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

DATE	DESCRIPTION
SG DESIGN	SG DRAWN WSP CHKD
SCALE	H: N/A V: N/A
JOB No.	100254-01-0001
DATE	DECEMBER 2019
FILE No.	100254-D-ZP-001



**TABULATIONS**

SUBJECT PROPERTY INFORMATION			
PROPERTY ID	OWNER	ACRES	ZONING
45-67	DEBERARD JACQUELYN E & FLEDA E LEWIS	5.57597	R-1
45-67A	DEBERARD 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
<b>TOTAL AREA =</b>		<b>45.0047</b>	

PROPOSED DEVELOPMENT			
PROPOSED ZONING:		URBAN DEVELOPMENT (UD) 3	
PROPOSED BUILDING TYPES:		MULTI-FAMILY, TOWNHOUSE & CIVIC (CLUBHOUSE)	
MULTI-FAMILY (APARTMENT) BUILDING PROGRAM			
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
<b>TOTALS</b>			<b>264</b>
MULTI-FAMILY UNIT DETAIL			
1-BED			84
2-BED			132
3-BED			48
<b>TOTAL UNITS</b>			<b>264</b>
TOWNHOUSE (SINGLE-FAMILY ATTACHED) BUILDING PROGRAM			
HOUSE TYPE / WIDTH (FEET)	TOTAL UNITS		
20	76		
22	38		
<b>TOTALS</b>	<b>114</b>		
SUMMARY			
APARTMENT UNITS	264		
TOWNHOUSE UNITS	114		
<b>TOTAL RESIDENTIAL UNITS</b>	<b>378</b>		

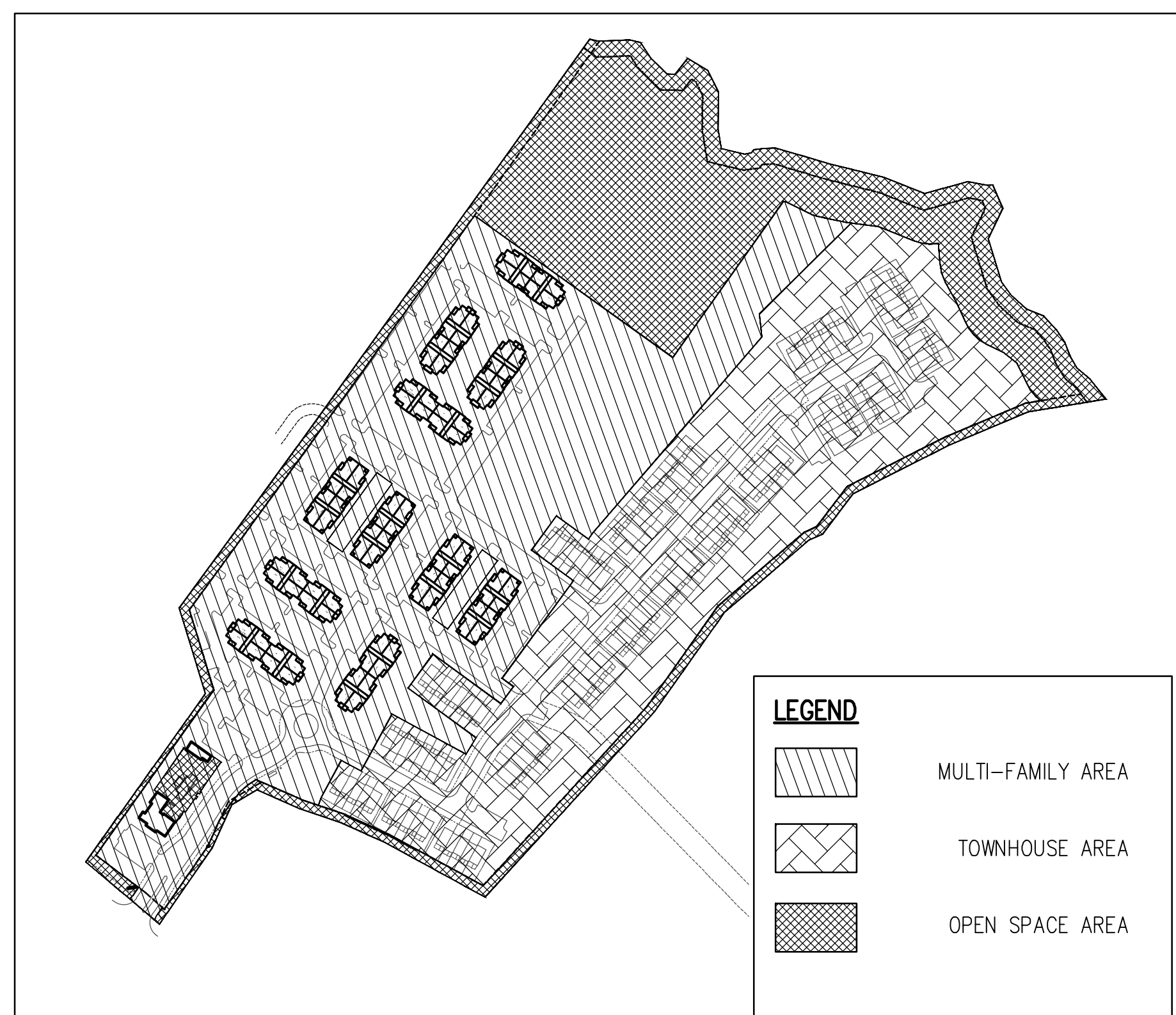
DENSITY CALCULATIONS			
MULTI-FAMILY AREA			
MINIMUM DENSITY	11	DU/ACRE	
MAXIMUM DENSITY	14	DU/ACRE	
PROPOSED AREA:	18.97098	ACRES	
PROPOSED DENSITY:	13.92	DU/ACRE	
TOWNHOUSE AREA			
MINIMUM DENSITY	5	DU/ACRE	
MAXIMUM DENSITY	8	DU/ACRE	
PROPOSED AREA:	14.7388	ACRES	
PROPOSED DENSITY:	7.73	DU/ACRE	
OPEN SPACE AREA			
REQUIREMENT (%):	25%		
REQUIRED AREA:	11.25112	ACRES	
PROPOSED (%):	25.10%		
PROPOSED AREA:	11.2947	ACRES	
SUMMARY OF AREAS			
MULTI-FAMILY	18.97098	ACRES	
TOWNHOUSE	14.7388	ACRES	
OPEN SPACE	11.2947	ACRES	
<b>TOTAL</b>	<b>45.0047</b>	<b>ACRES</b>	

SEE EXHIBIT BELOW DEPICTING LAND USE DESIGNATIONS

SEE SHEET 8 FOR PARKING CALCULATIONS

**LAND USE AREAS**

NOT TO SCALE



LEGEND	
	MULTI-FAMILY AREA
	TOWNHOUSE AREA
	OPEN SPACE AREA

**BUILDING TYPES**

### BUILDING TYPE #3 – TOWNHOUSE DWELLINGS

**BUILDING SETBACKS**

(1) LOT STANDARDS  
LOT DIMENSIONS  
(A) SITE AREA (MIN) 4,800 SF  
(B) SITE WIDTH (MIN) 48 FEET

PRINCIPAL BUILDING SETBACKS  
(C) LOT AREA (MIN/MAX) 1,800 SF TO 4,500 SF  
(D) LOT WIDTH (MIN/MAX) 20/36 FEET

SEE MODIFICATION REQUEST BELOW

BUILDING SETBACKS  
(E) PRIMARY STREET (MIN) 10 FEET  
(F) SIDE STREET (MIN) 10 FEET  
(G) SIDE, COMMON LOT LINE (MIN) 0 OR 10 FEET  
(H) REAR, COMMON LOT LINE (MIN) 20 FEET  
(I) REAR, ALLEY (MIN) 4 OR 20 FEET

**PARKING SETBACKS**

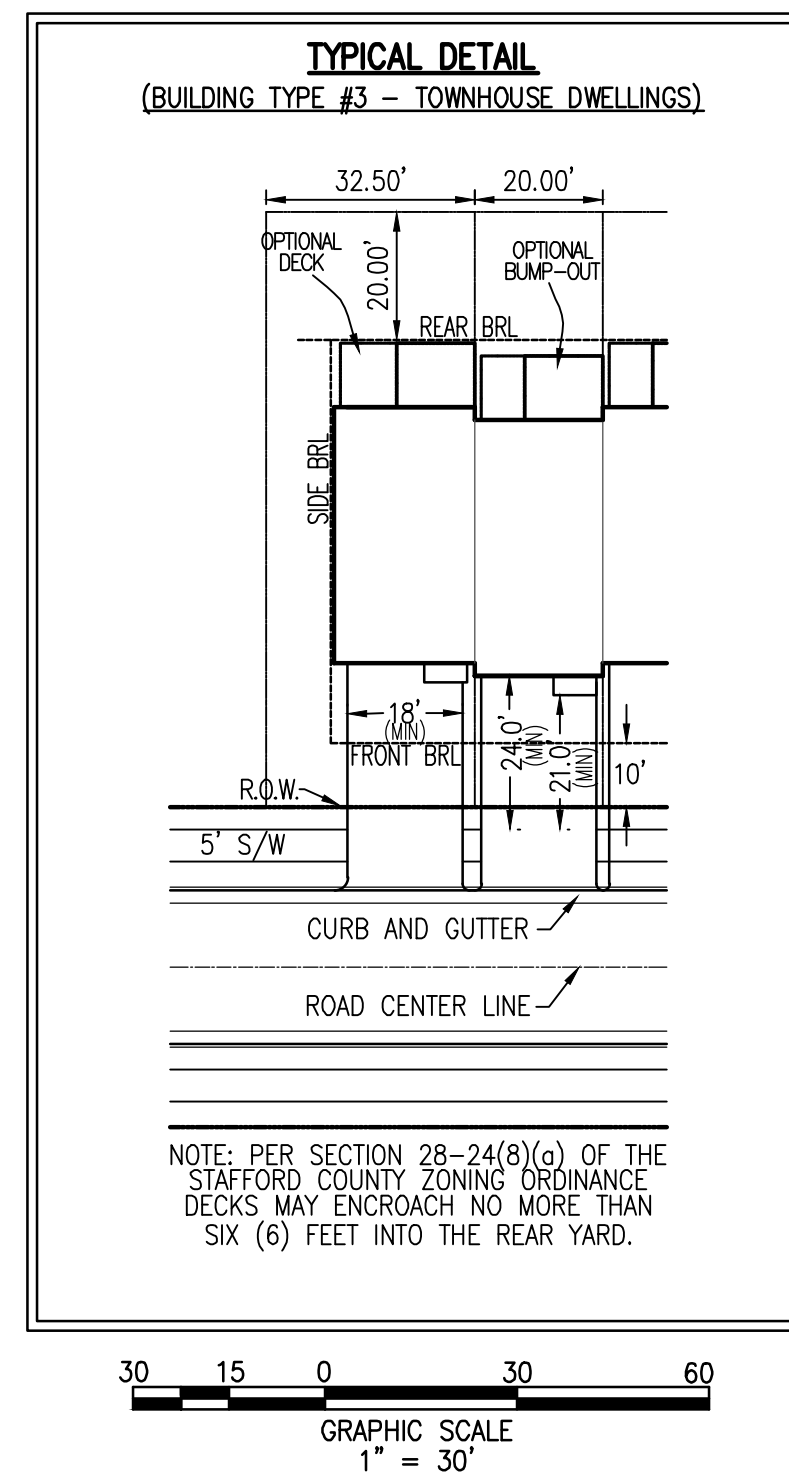
(2) BUILDING PLACEMENT  
BUILD-TO-ZONE (BTZ)  
(A) PRIMARY STREET (MIN-MAX) 10 / 30 FEET  
(B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) 70%

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.



### BUILDING TYPE #4 – MULTI-FAMILY DWELLINGS

**BUILDING SETBACKS**

(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

**PARKING SETBACKS**

(2) BUILDING PLACEMENT  
BUILD-TO-ZONE (BTZ)  
(A) PRIMARY STREET (MIN-MAX) 15/25 FEET  
(B) % OF BUILDING IN PRIMARY STREET BTZ (MIN) 70%  
(C) SIDE STREET (MIN-MAX) 5/15 FEET  
(D) % OF BUILDING IN SIDE STREET BTZ (MIN) 35%

SEE MODIFICATION REQUEST BELOW

PARKING SETBACKS  
(E) PRIMARY STREET (MIN) 30 FEET  
(F) SIDE STREET (MIN) 15 FEET  
(G) SIDE, COMMON LOT LINE (MIN) 5 FEET  
(H) REAR, COMMON LOT LINE 5 FEET

BUILDING HEIGHT  
PRINCIPAL BUILDING (MAX) 3 STORIES/ 50 FEET

### BUILDING TYPE #7 – CIVIC BUILDING (CLUBHOUSE)

**BUILDING SETBACKS**

(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) 0 OR 10 FEET

OPEN SPACE  
% OF OPEN AREA ON THE LOT ON AVG. 20%

**PARKING SETBACKS**

(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

**TS3 ARCHITECTS**  
Renaissance at Falmouth Apartments - Building Gross Square Footage Analysis  
March 10, 2020

Building Type	Building Mix	Number of Units	Number of Bldgs	Total No. of Units	1st Floor GSF	2nd Floor GSF	3rd Floor GSF	Total GSF per FL	9% Total GSF
3-1-1-3	3-1-1-3	24	2	48	10,502.69	10,502.69	10,502.69	31,508.07	63,016.14
2-2-2-2	2-2-2-2	24	3	72	11,031.98	11,031.98	11,031.98	33,095.94	99,287.82
			5	120					<b>162,303.96</b>

9% Unit Mix (120 Units):		4% Unit Mix (144 Units):		Total Units on Site	
1 - Bedrooms:	24	20.00%	1 - Bedrooms:	60	41.67%
2 - Bedrooms:	72	60.00%	2 - Bedrooms:	60	41.67%
3 - Bedrooms:	24	20.00%	3 - Bedrooms:	24	16.67%
<b>Total Units 9%</b>	<b>120</b>	<b>100.00%</b>	<b>Total Units 4%</b>	<b>144</b>	<b>100.00%</b>

Building Type	Building Mix	Number of Units	Number of Bldgs	Total No. of Units	1st Floor GSF	2nd Floor GSF	3rd Floor GSF	Total GSF per FL	4% Total GSF
3-1-1-3	3-1-1-3	24	2	48	10,502.69	10,502.69	10,502.69	31,508.07	63,016.14
2-2-2-2	2-2-2-2	24	1	24	11,031.98	11,031.98	11,031.98	33,095.94	33,095.94
2-1-1-2	2-1-1-2	24	3	72	9,837.26	9,837.26	9,837.26	29,511.78	88,535.34
			6	144					<b>184,647.42</b>

9% and 4% Total Buildings 11      9% and 4% TOTAL GSF 346,951.38

**APPROVAL**

AGENT, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_



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Bowman Consulting Group, Ltd.

SITE TABULATIONS & BUILDING TYPES  
RENAISSANCE AT FALMOUTH  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER  
COMMONWEALTH OF VIRGINIA  
WILLIAM S. PYLE  
Lic. No. 037555  
05/26/20  
PROFESSIONAL ENGINEER

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

DATE	DESCRIPTION
	SG DESIGN
	SG DRAWN
	WSP CHKD
	SCALE H: SEE SHEET V: N/A
	JOB No. 100254-01-0001
	DATE : DECEMBER 2019
	FILE No. 100254-D-ZP-001

### NOTES

- THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.
- 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 unlined tributaries to Falls Run, which are located within the Rappahannock River - Hazel Run - Claiborne Run watershed (RA46) of Hydrologic Unit Code 02080104 (Lower Rappahannock).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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 Wetlands 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, NAVD83, US Survey Feet. These boundaries should be considered preliminary, all other stream channels located within the Project should be considered non-perennial, or intermittent.
  - 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.
  - 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 28-52(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 3.89 acres within 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 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 reeler (*Lasimigona subviridis*, ST) within the SCU. Based on a review of DGI'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 (Threatened Waters) (*Aleostorista heterodon*, FE/SE), Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE), and green reeler. 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 (*Philtum notosum*, FE/SE), yellow lance (*Elipto tancolae*, FT), and small whorled pogonia (*Isoetes 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.
  - 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 (Chancellorville 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.
  - 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

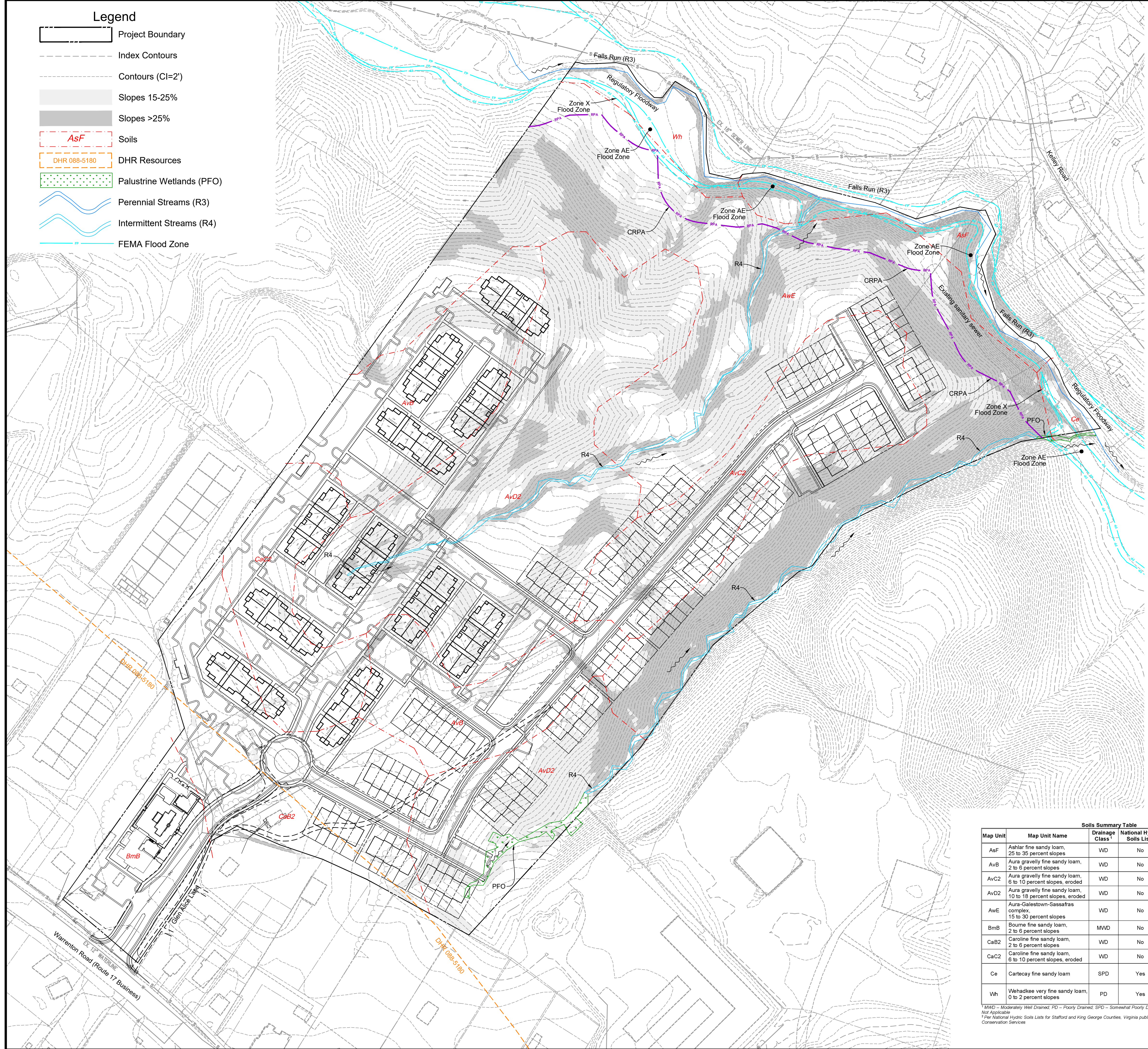
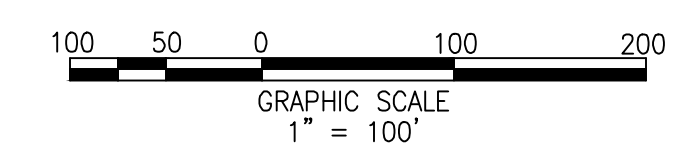
Classification <sup>1</sup>	Length (LF)	Area (SF)	Area (Ac)
Perennial Streams (R3)	1,988	N/A	N/A
Intermittent Streams (R4)	2,968	N/A	N/A
Palustrine Forested Wetlands (PFO)	N/A	7,741	0.18
<b>Total Waters of the U.S.</b>	<b>4,956</b>	<b>7,741</b>	<b>0.18</b>

<sup>1</sup>The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the limits of investigation for the Project.  
<sup>2</sup>Stream classifications are based on field assessments by BCG on January 6 and January 10, 2020 using the NCOWQ 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 and January 10, 2020.

Soils Summary Table

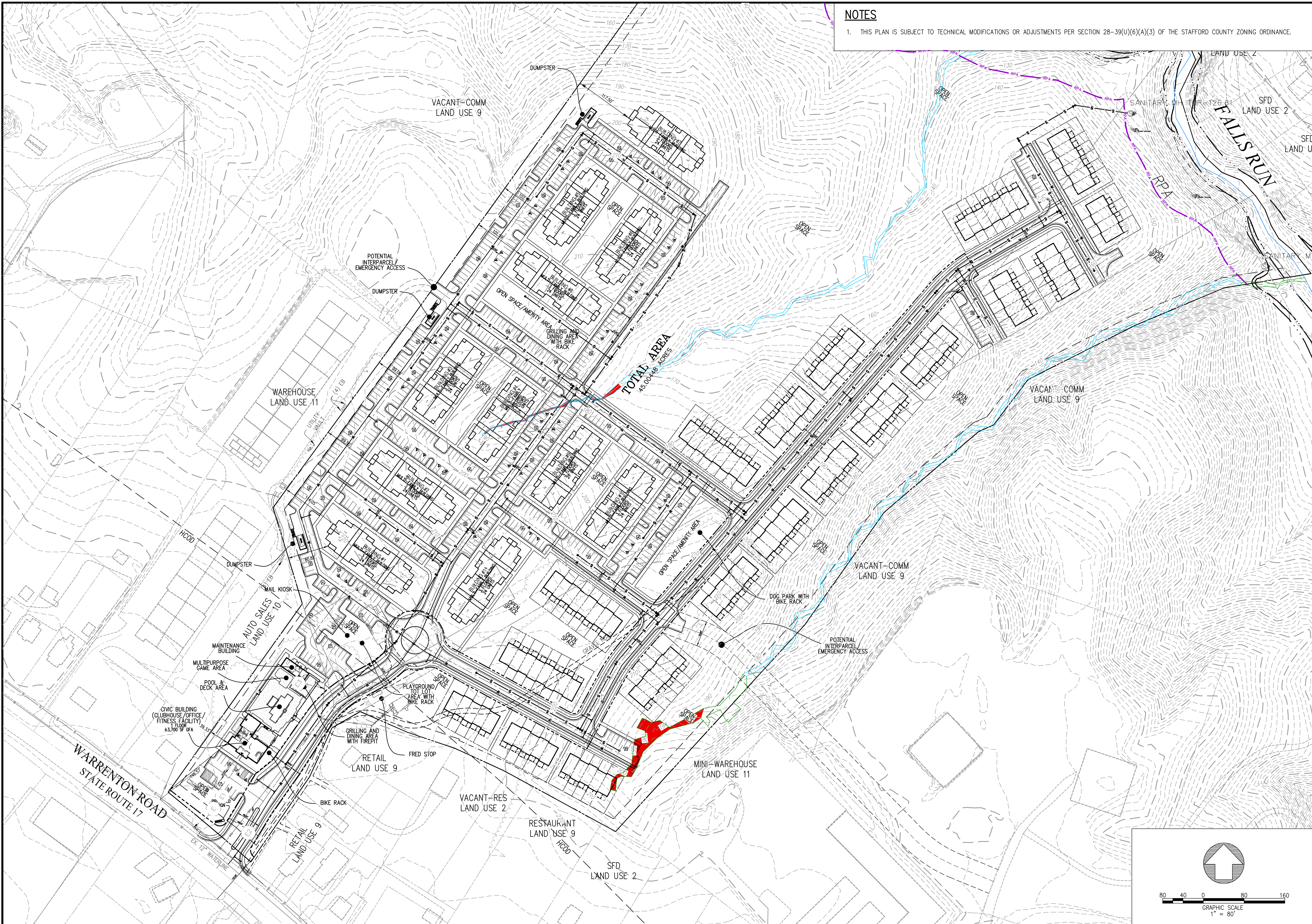
Map Unit	Map Unit Name	Drainage Class <sup>1</sup>	National Hydric Soils List <sup>2</sup>	Hydric Component
AsF	Ashlar fine sandy loam, 25 to 35 percent slopes	WD	No	N/A
AvB	Aura gravelly fine sandy loam, 2 to 6 percent slopes	WD	No	N/A
AvC2	Aura gravelly fine sandy loam, 6 to 10 percent slopes, eroded	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	MWD	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
Ce	Cartecay fine sandy loam	SPD	Yes	Cartecay (85%) Alluvial land, wet (5%) Wehadkee (3%)
Wh	Wehadkee very fine sandy loam, 0 to 2 percent slopes	PD	Yes	Wehadkee (85%) Alluvial land, wet (5%) Cartecay (3%)

<sup>1</sup>MWD - Moderately Well Drained; PD - Poorly Drained; SPD - Somewhat Poorly Drained; WD - Well Drained; N/A - Not Applicable  
<sup>2</sup>Per National Hydric Soils Lists for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Service



**NOTES**

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

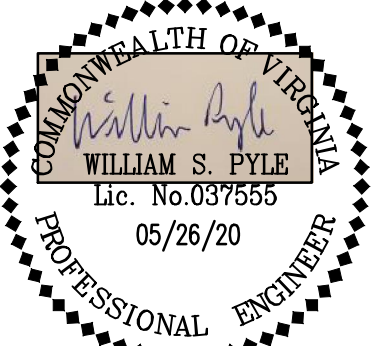


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MASTER PLAN - OVERALL  
**RENAISSANCE AT FALMOUTH**  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

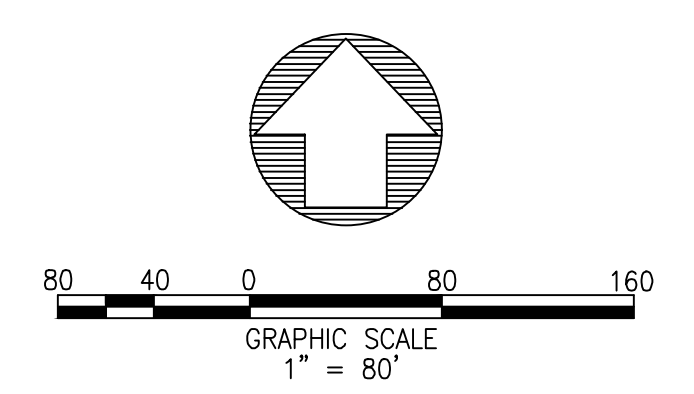
COUNTY PROJECT NUMBER

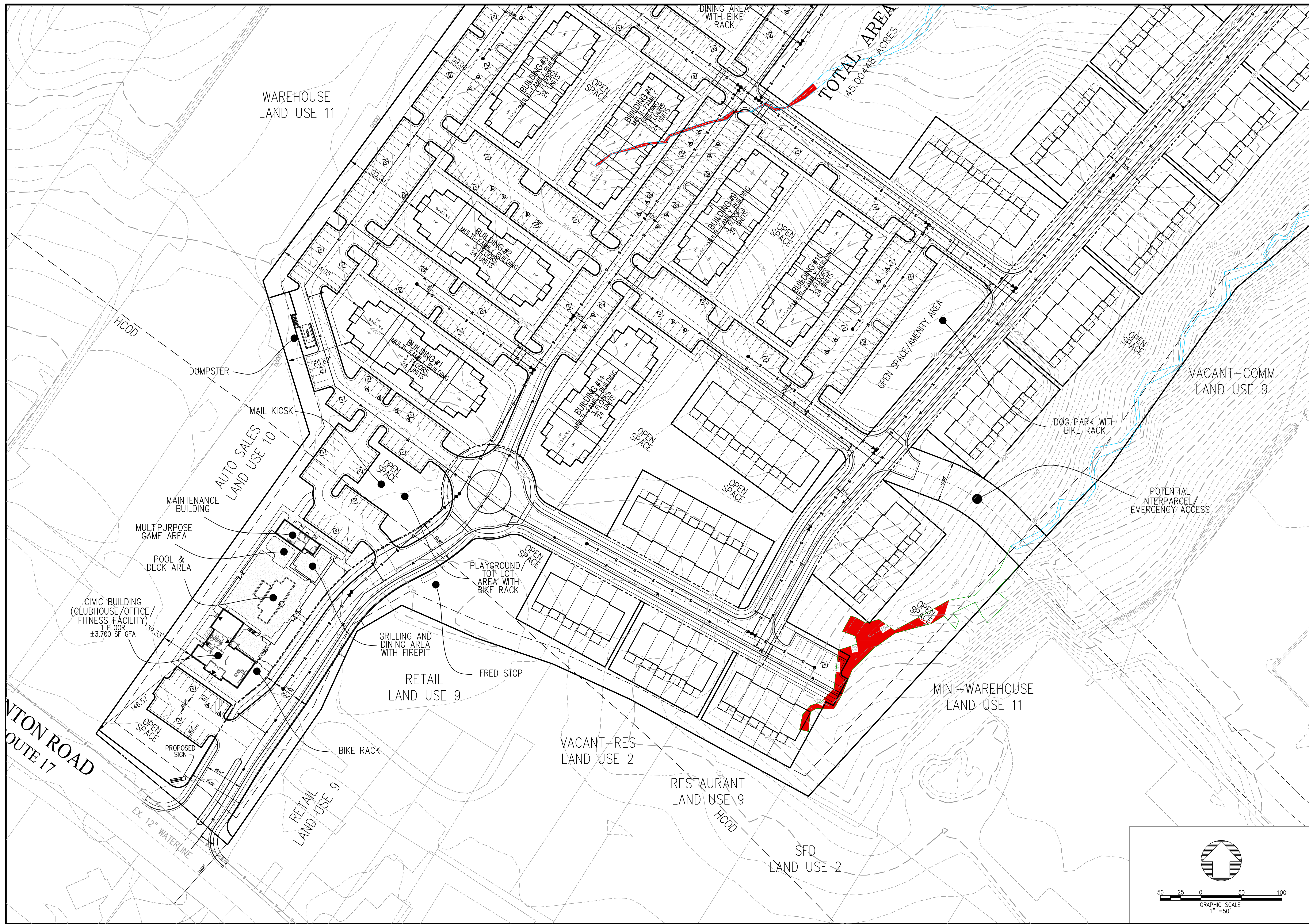


PLAN STATUS

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

DATE	DESCRIPTION	SG	SG	WSP
	DESIGN			CHKD
	DRAWN			
SCALE		H: 1" = 80'		
		V: 1" = 80'		
JOB No.		100254-01-0001		
DATE		DECEMBER 2019		
FILE No.		100254-D-ZP-001		



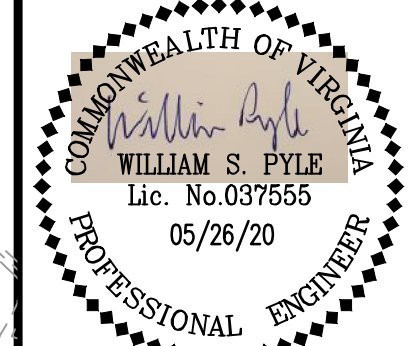


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MASTER PLAN - 50 SCALE  
**RENAISSANCE AT FALMOUTH**  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

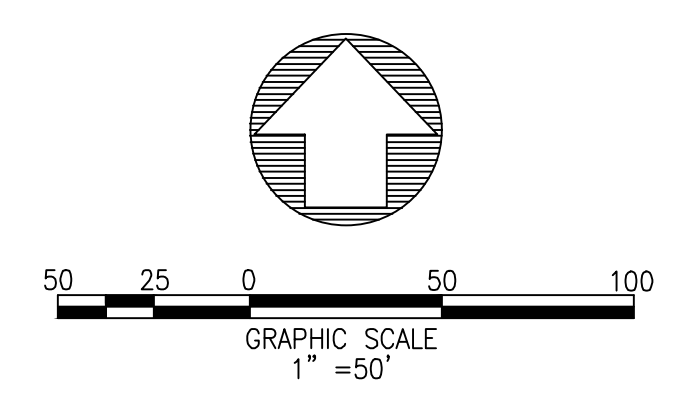
COUNTY PROJECT NUMBER

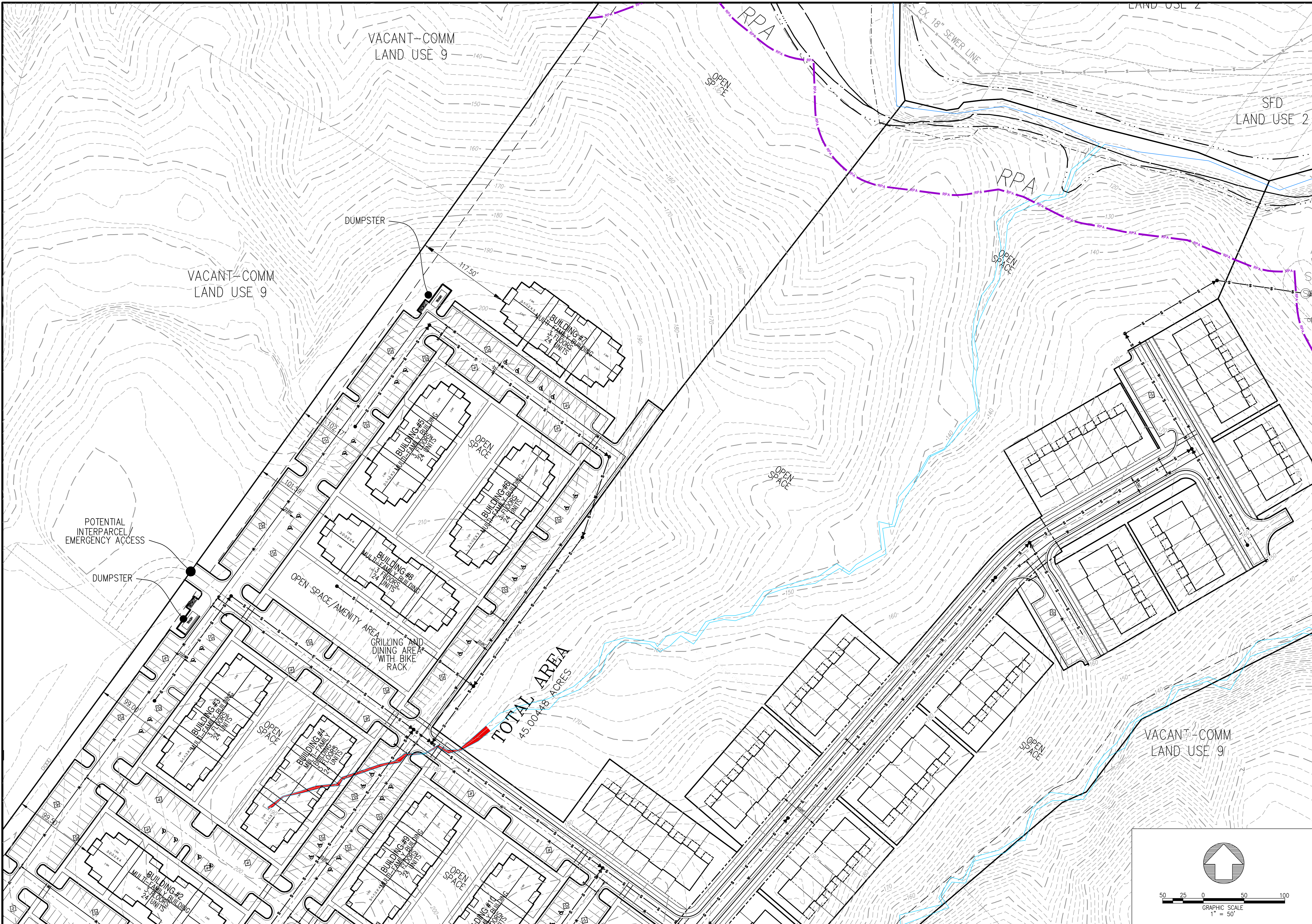


PLAN STATUS

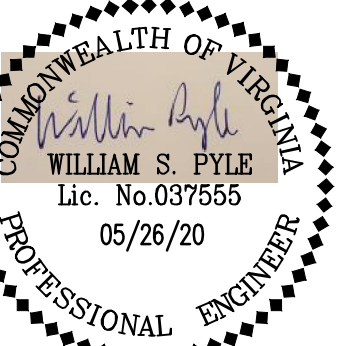
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04/29/20	ISSUE TO CLIENT
05/26/20	ISSUE TO CLIENT

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80'
	V:
JOB No.	100254-01-001
DATE :	DECEMBER 2019
FILE No.	100254-D-ZP-001





COUNTY PROJECT NUMBER

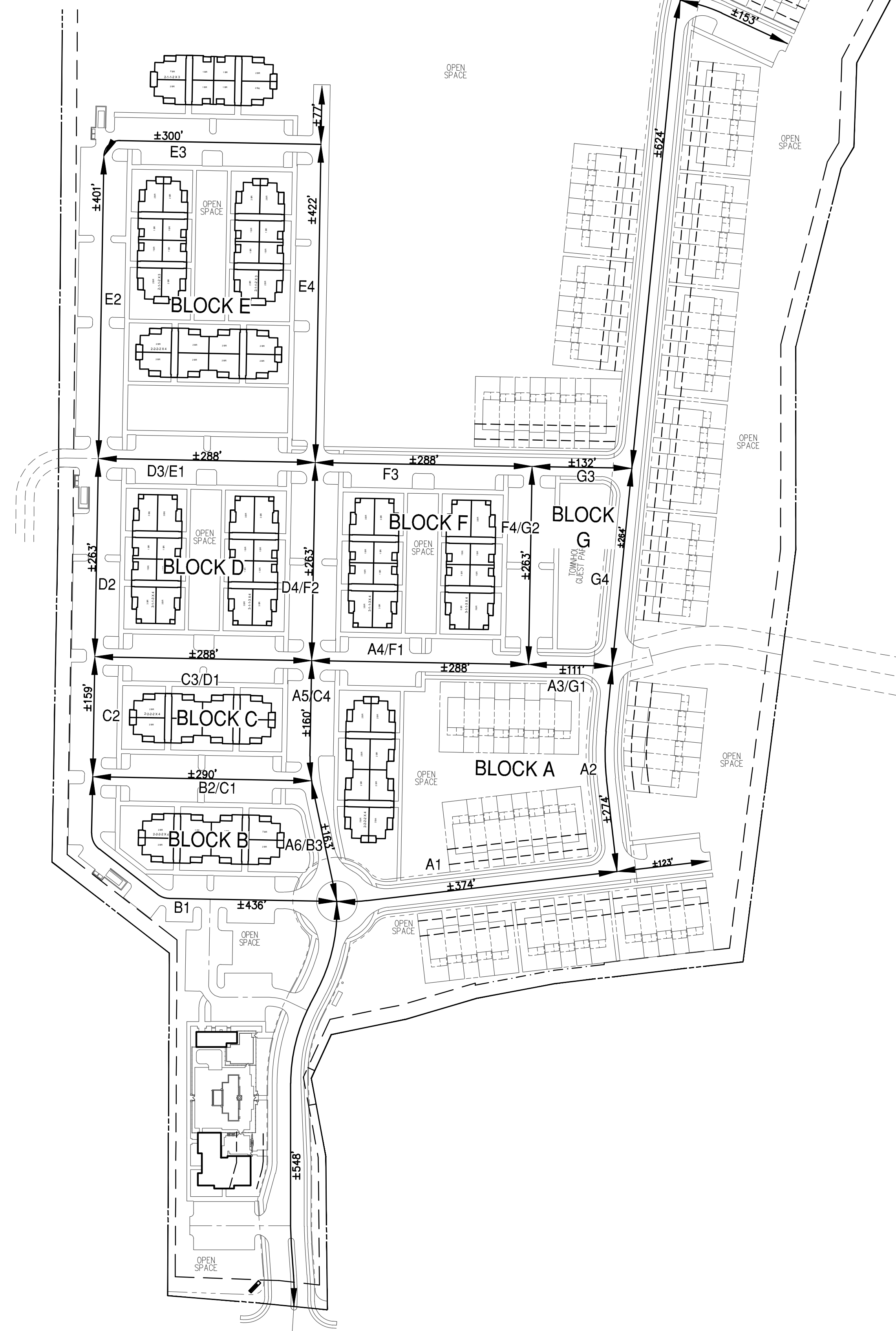


PLAN STATUS	
02/28/20	DRAFT SET
04/29/20	ISSUE TO CLIENT
05/26/20	ISSUE TO CLIENT

DATE	DESCRIPTION
SG	SG WSP
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80'
	V:
JOB No.	100254-01-0001
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FILE No.	100254-D-ZP-001

**BLOCK LENGTH INFORMATION**

BLOCK SIDE	BLOCK LENGTHS (FEET)	TOTAL BLOCK PERIMETER	BLOCK SIDE	BLOCK LENGTHS (FEET)	TOTAL BLOCK PERIMETER
A1	374	1,370	E1	288	1,411
A2	274		E2	401	
A3	111		E3	300	
A4	288		E4	422	
A5	160		F1	288	1,102
A6	163		F2	263	
B1	436	F3	288		
B2	290	F4	263		
B3	163	G1	111	771	
C1	290	G2	263		
C2	159	G3	133		
C3	288	G4	264		
C4	160	H1	153	557	
D1	288	H2	247		
D2	263	H3	157		
D3	288				
D4	263				



**MODIFICATIONS:** THE APPLICANT REQUESTS THE FOLLOWING MODIFICATIONS:  
 APARTMENT BTZ: TO MEASURE THE SIDE STREET BTZ FROM THE BACK OF SIDEWALK (KEEPING 5' MINIMUM AND 15' MAXIMUM, AND TO ALLOW HEAD-IN PERPENDICULAR PARKING.  
 TOWNHOUSE BTZ: INCREASE OF THE PRIMARY STREET BTZ TO A MAXIMUM OF 30' FEET (FROM 15', AND KEEPING 10' MINIMUM)



**NOTES**

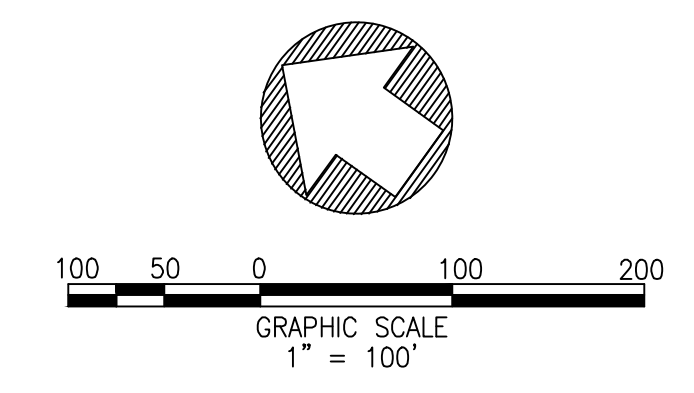
- THE APPLICANT REQUESTS APPROVAL OF A RECLASSIFICATION OF THE SUBJECT PROPERTY TO THE URBAN DEVELOPMENT (UD-3) ZONING DISTRICT.
- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.

**PARKING TABULATIONS**

PARKING CALCULATIONS - APARTMENTS	
<b>PARKING REQUIREMENTS PER UD (URBAN DEVELOPMENT) SECTION:</b>	
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
<b>PARKING SPACES REQUIRED:</b>	
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
<b>TOTAL SPACES REQUIRED FOR APARTMENTS</b>	<b>= 431 SPACES</b>
(NOTE: A MINIMUM OF 9 HANDICAP ACCESSIBLE SPACES REQUIRED)	
<b>PARKING SPACES PROVIDED:</b>	
PROPOSED STANDARD SPACES	= 518 SPACES
PROPOSED HANDICAP ACCESSIBLE SPACES	= 46 SPACES
<b>TOTAL SPACES PROVIDED - APARTMENTS</b>	<b>= 564 SPACES</b>
PARKING CALCULATIONS - TOWNHOUSES	
<b>PARKING REQUIREMENTS PER UD (URBAN DEVELOPMENT) SECTION:</b>	
2.00 SPACES PER UNIT	
<b>PARKING SPACES REQUIRED:</b>	
114 PROPOSED UNITS	= 228 SPACES
<b>PARKING SPACES PROVIDED:</b>	
PROPOSED DRIVEWAY SPACES	= 228 SPACES
PROPOSED GUEST SPACES	= 29 SPACES
<b>TOTAL SPACES PROVIDED</b>	<b>= 257 SPACES</b>

**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%
<b>AVERAGES</b>	<b>5,494</b>	<b>4,361</b>	<b>80%</b>

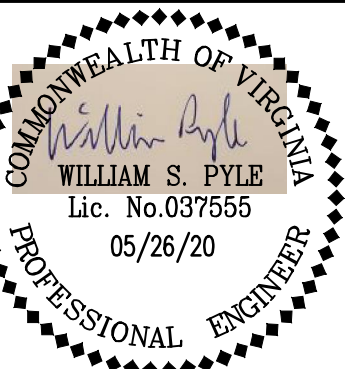


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UD (URBAN DEVELOPMENT) DETAILS  
**RENAISSANCE AT FALMOUTH**  
 MASTER PLAN  
 FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



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

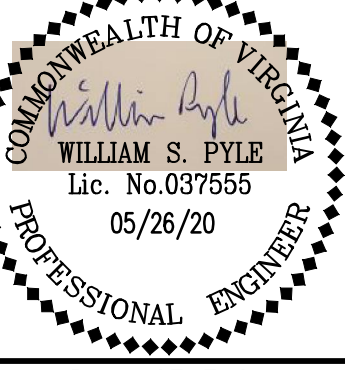
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	V:
	JOB No. 100254-01-0001
	DATE : DECEMBER 2019
	FILE No. 100254-D-ZP-001





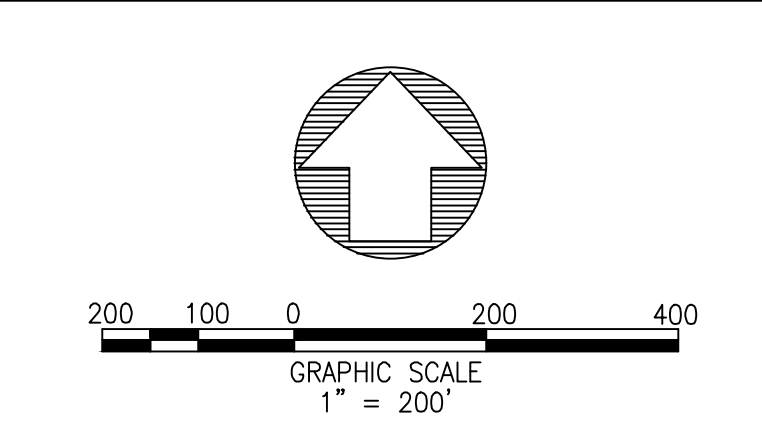
**NOTES**  
 1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.

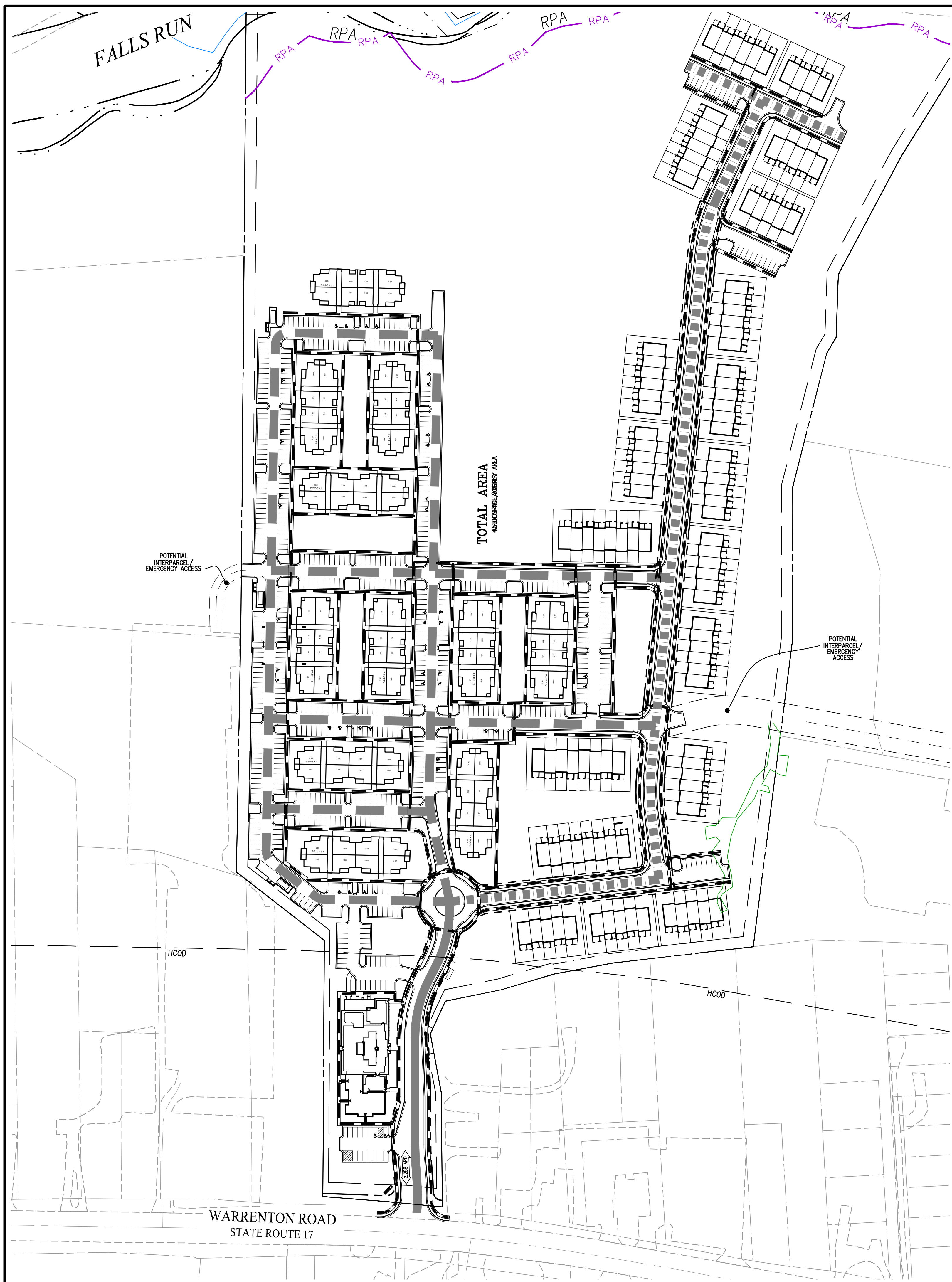
COUNTY PROJECT NUMBER



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

DATE	DESCRIPTION
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DESIGN	DRAWN CHKD
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JOB No.	100254-01-0001
DATE :	DECEMBER 2019
FILE No.	100254-D-ZP-001

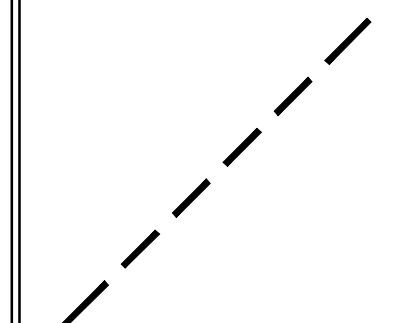
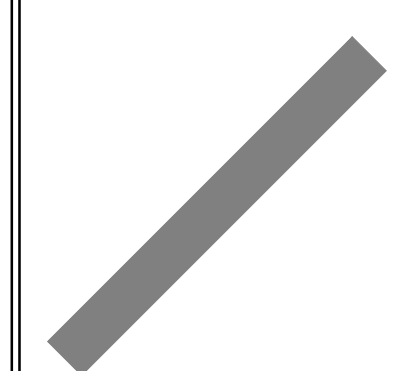
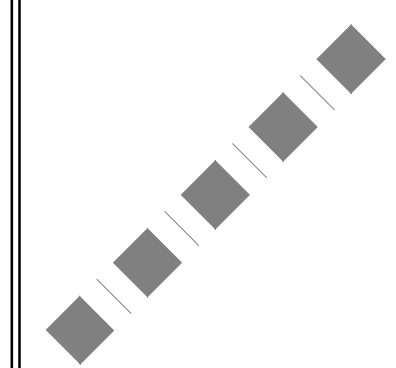
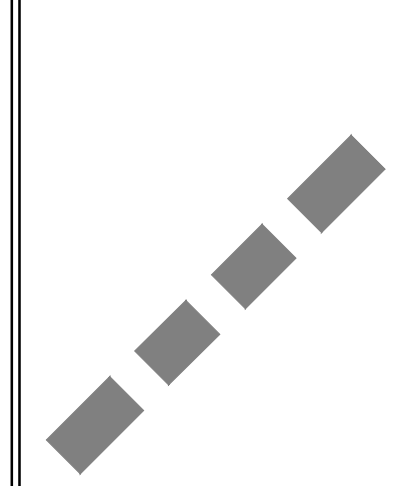




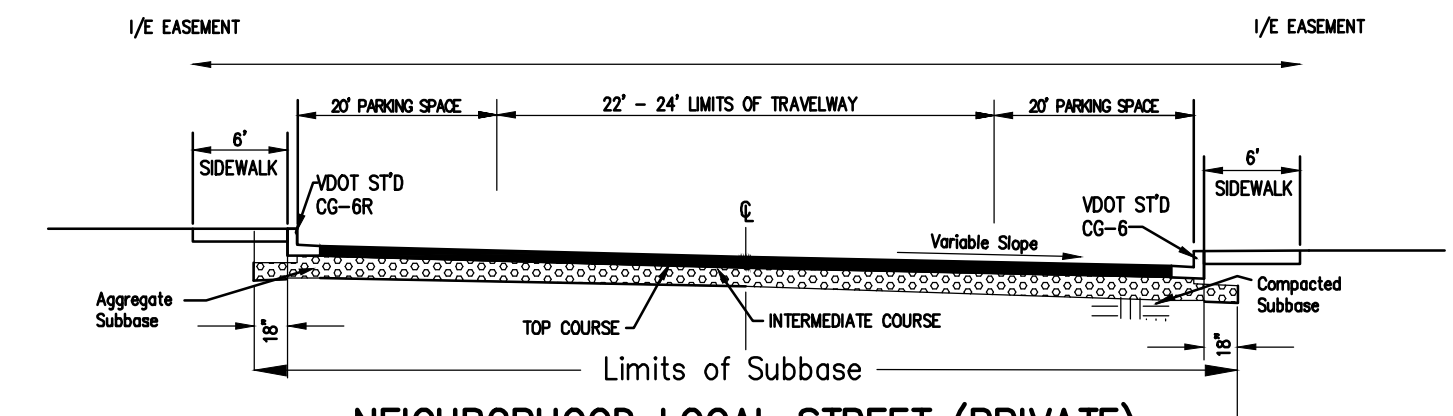
**NOTES**

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.
2. PROVIDED VEHICLE TRIPS PER DAY (VPD) WERE OBTAINED FROM THE SUBMITTED TRAFFIC IMPACT ANALYSIS, DATED FEB 25, 2020.
3. THE FOLLOWING STREET SECTIONS ARE PROPOSED FOR THIS PROJECT. IF REQUIRED MODIFICATION REQUESTS TO THE UD DISTRICT STREET STANDARDS SHALL BE SUBMITTED AT THE TIME OF SITE PLAN SUBMISSION.

**PLAN SYMBOL**

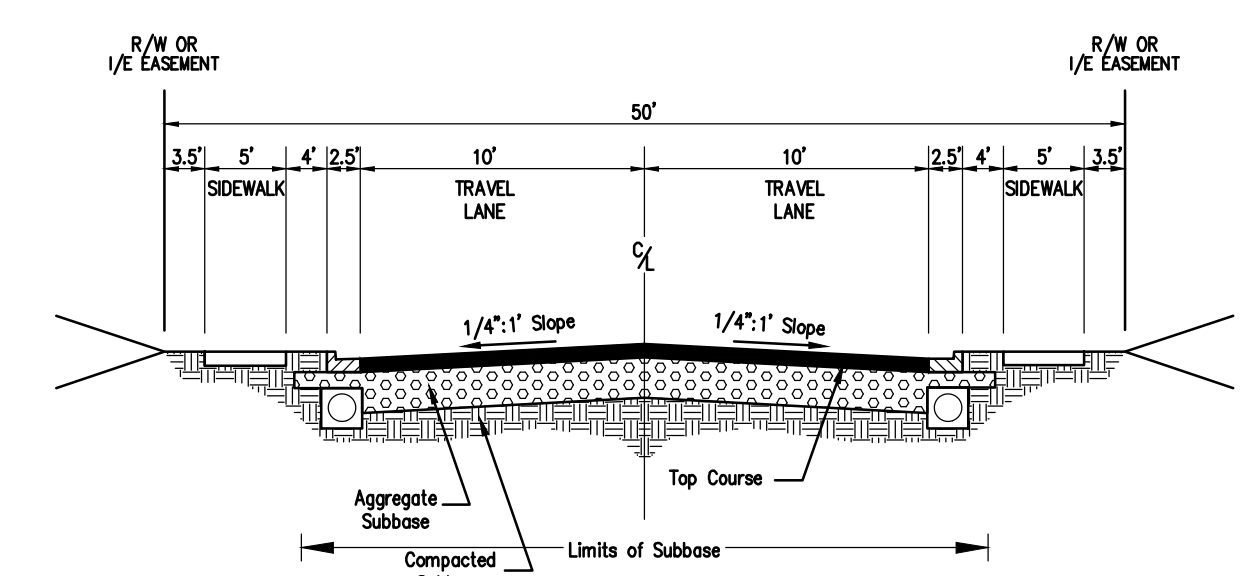


**STREET SECTIONS**

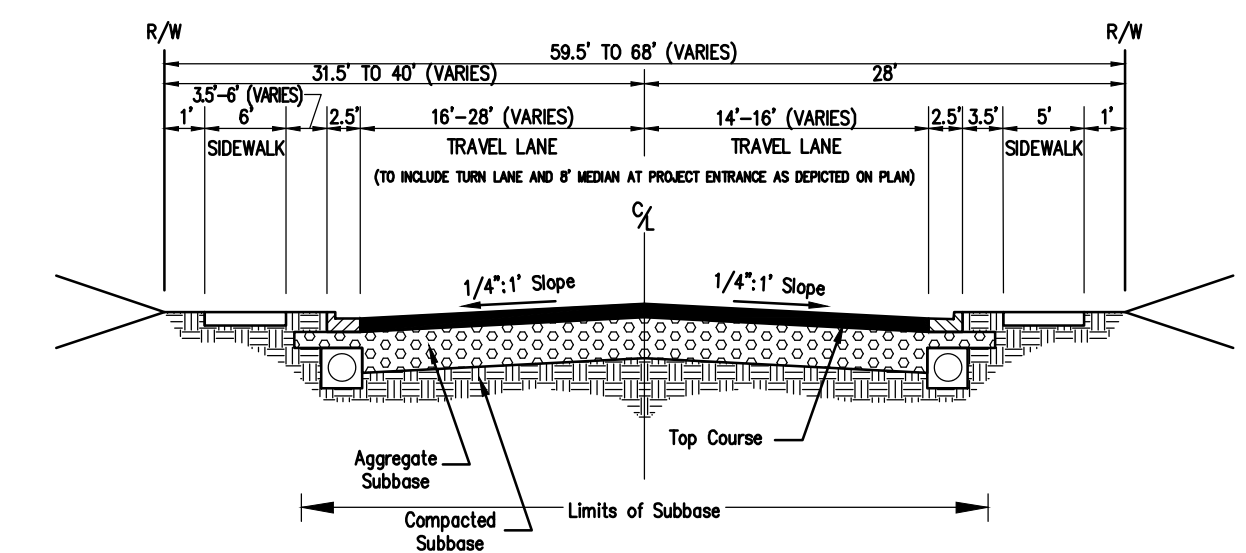


**NEIGHBORHOOD LOCAL STREET (PRIVATE)  
WITH PERPENDICULAR PARKING  
NOT TO SCALE**

NOTE: A MODIFICATION REQUEST TO ALLOW FOR PERPENDICULAR (90 DEGREE) PARKING SPACES SHALL BE SUBMITTED BY THE DEVELOPER AT THE TIME OF SITE PLAN SUBMISSION.

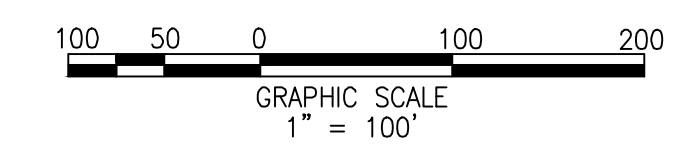
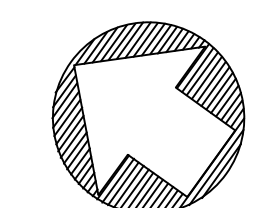


**NEIGHBORHOOD LOCAL STREET (PUBLIC & PRIVATE)  
NO PARKING  
NOT TO SCALE**



**NEIGHBORHOOD LOCAL STREET (PUBLIC)  
NO PARKING  
NOT TO SCALE**

PROPOSED 5 TO 6 FOOT SIDEWALK

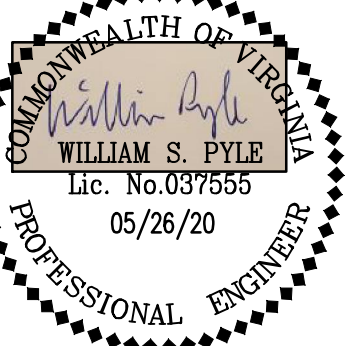


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STREET NETWORK PLAN / STREET SECTIONS  
**RENAISSANCE AT FALMOUTH**  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

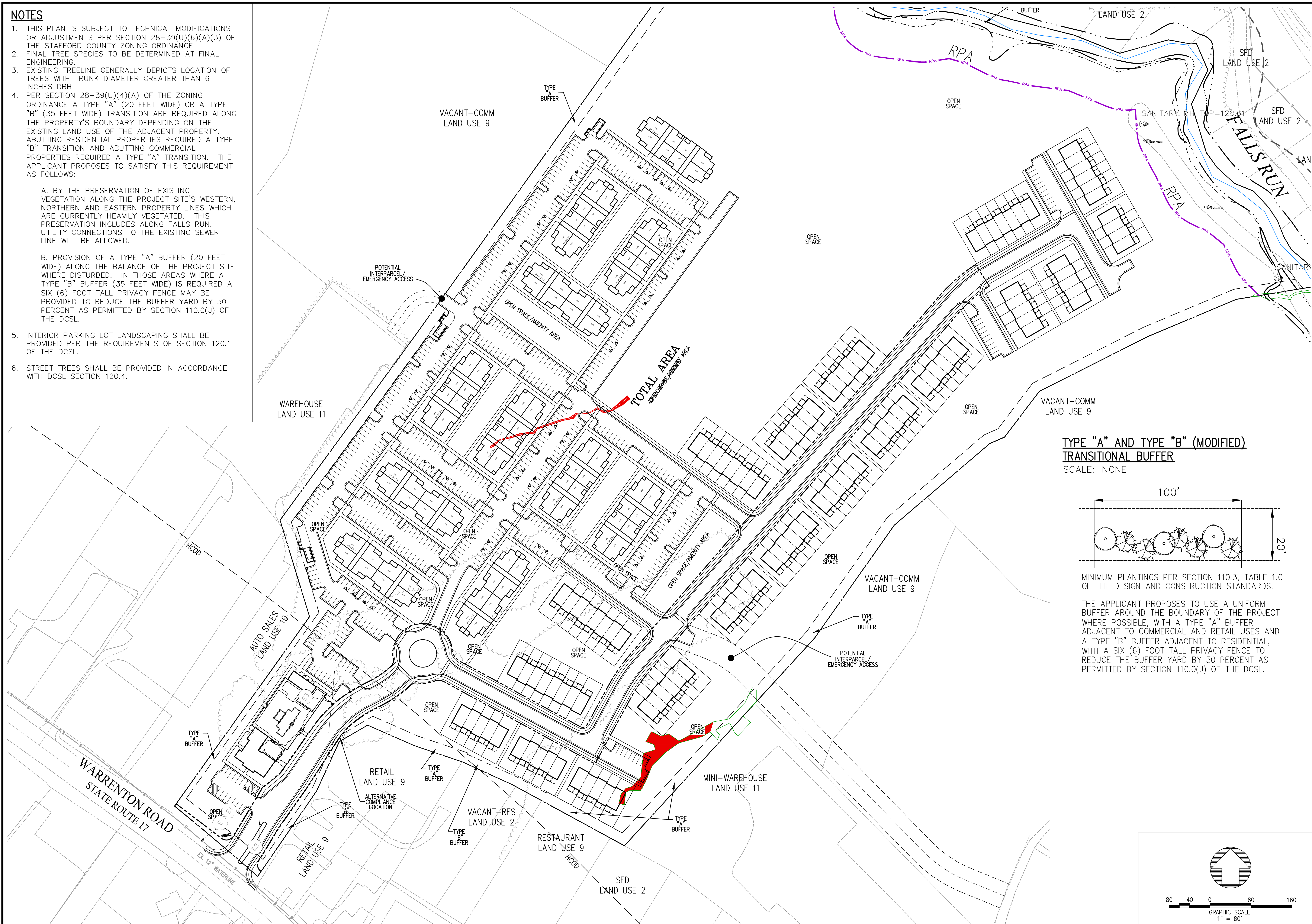


PLAN STATUS	DATE	DESCRIPTION
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ISSUE TO CLIENT	04/29/20	
ISSUE TO CLIENT	05/26/20	

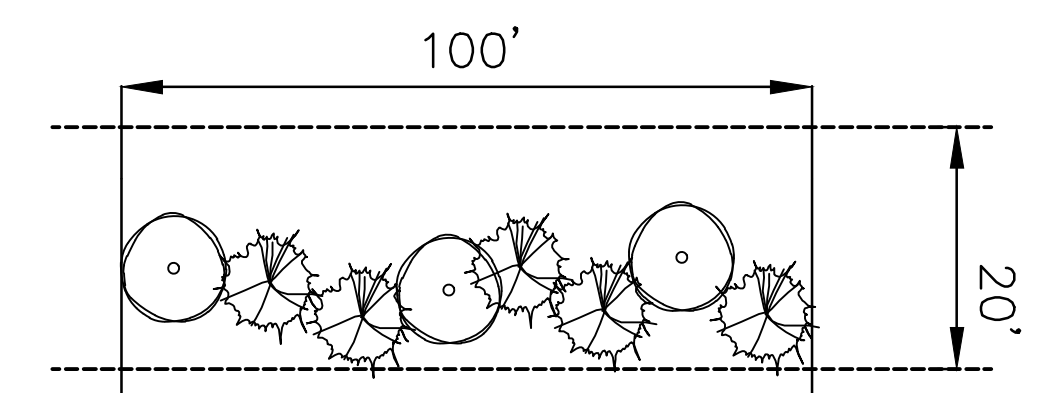
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SCALE	H: 1" = 100'
	V:
JOB No.	100254-01-0001
DATE :	DECEMBER 2019
FILE No.	100254-D-ZP-001

**NOTES**

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.
- 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 A TYPE "A" (20 FEET WIDE) OR A TYPE "B" (35 FEET WIDE) TRANSITION ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING RESIDENTIAL PROPERTIES REQUIRED A TYPE "B" TRANSITION AND ABUTTING COMMERCIAL PROPERTIES REQUIRED A TYPE "A" TRANSITION. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:
  - A. BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S WESTERN, NORTHERN AND EASTERN PROPERTY LINES WHICH ARE CURRENTLY HEAVILY VEGETATED. THIS PRESERVATION INCLUDES ALONG FALLS RUN. UTILITY CONNECTIONS TO THE EXISTING SEWER LINE WILL BE ALLOWED.
  - B. PROVISION OF A TYPE "A" BUFFER (20 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS WHERE A TYPE "B" BUFFER (35 FEET WIDE) IS REQUIRED 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.
- INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.

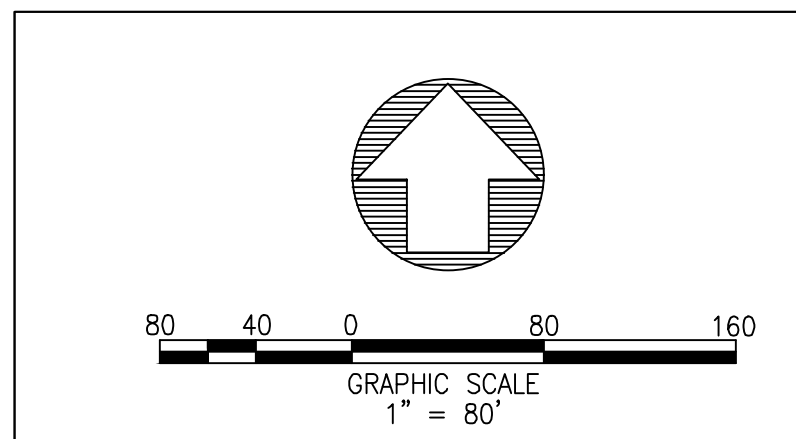


**TYPE "A" AND TYPE "B" (MODIFIED) TRANSITIONAL BUFFER**  
SCALE: NONE



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 "A" BUFFER ADJACENT TO COMMERCIAL AND RETAIL USES AND A TYPE "B" BUFFER ADJACENT TO RESIDENTIAL, 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.

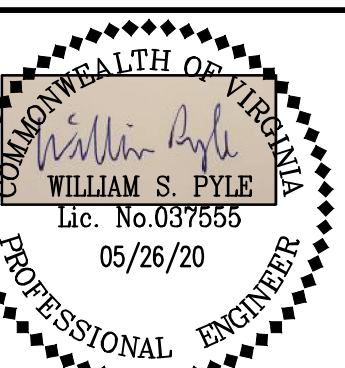


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CONCEPTUAL LANDSCAPING PLAN  
RENAISSANCE AT FALMOUTH  
MASTER PLAN  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



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

DATE	DESCRIPTION
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SCALE	H: 1" = 60'
	V:
JOB No.	100254-01-0001
DATE :	DECEMBER 2019
FILE No.	100254-D-ZP-001



**EASEMENT LEGEND**

- (RW) EX. 40' RIGHT-OF-WAY  
DB 183, PG 184 - ITEM 4 (PARCEL 1 AND 3)
- (E) APPROX. CENTERLINE EX. VEPCO EASEMENT  
DEED BOOK 32, AT PAGE 173 - ITEM 5 (PARCEL 1)
- (E1) APPROX. CENTERLINE EX. VEPCO EASEMENT  
DEED BOOK 51, AT PAGE 149 - ITEM 6 (PARCEL 1)
- (E2) APPROX. CENTERLINE EX. VEPCO EASEMENT  
DEED BOOK 187 AT PAGE 424 - ITEM 7 (PARCEL 1)
- (E3) APPROX. CENTERLINE EX. VEPCO EASEMENT  
DEED BOOK 187, AT PAGE 426 - ITEM 8 (PARCEL 1, 3 AND 4)
- (SS) EX. 40' SANITARY SEWER EASEMENT  
INSTRUMENT NUMBER 090014889 - ITEM 4 ("FIRST")
- (TC) EX. 20' TEMPORARY CONSTRUCTION EASEMENT  
INSTRUMENT NUMBER 090014889 - ITEM 4 ("FIRST")
- (SS1) EX. 40' SANITARY SEWER EASEMENT  
INSTRUMENT NUMBER 090014890 - ITEM 5 ("SECOND")
- (TC1) EX. 20' TEMPORARY CONSTRUCTION EASEMENT  
INSTRUMENT NUMBER 090014890 - ITEM 5 ("SECOND")

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	5776.58'	212.58'	N49°49'24"W	212.57'	2°06'31"	106.30'

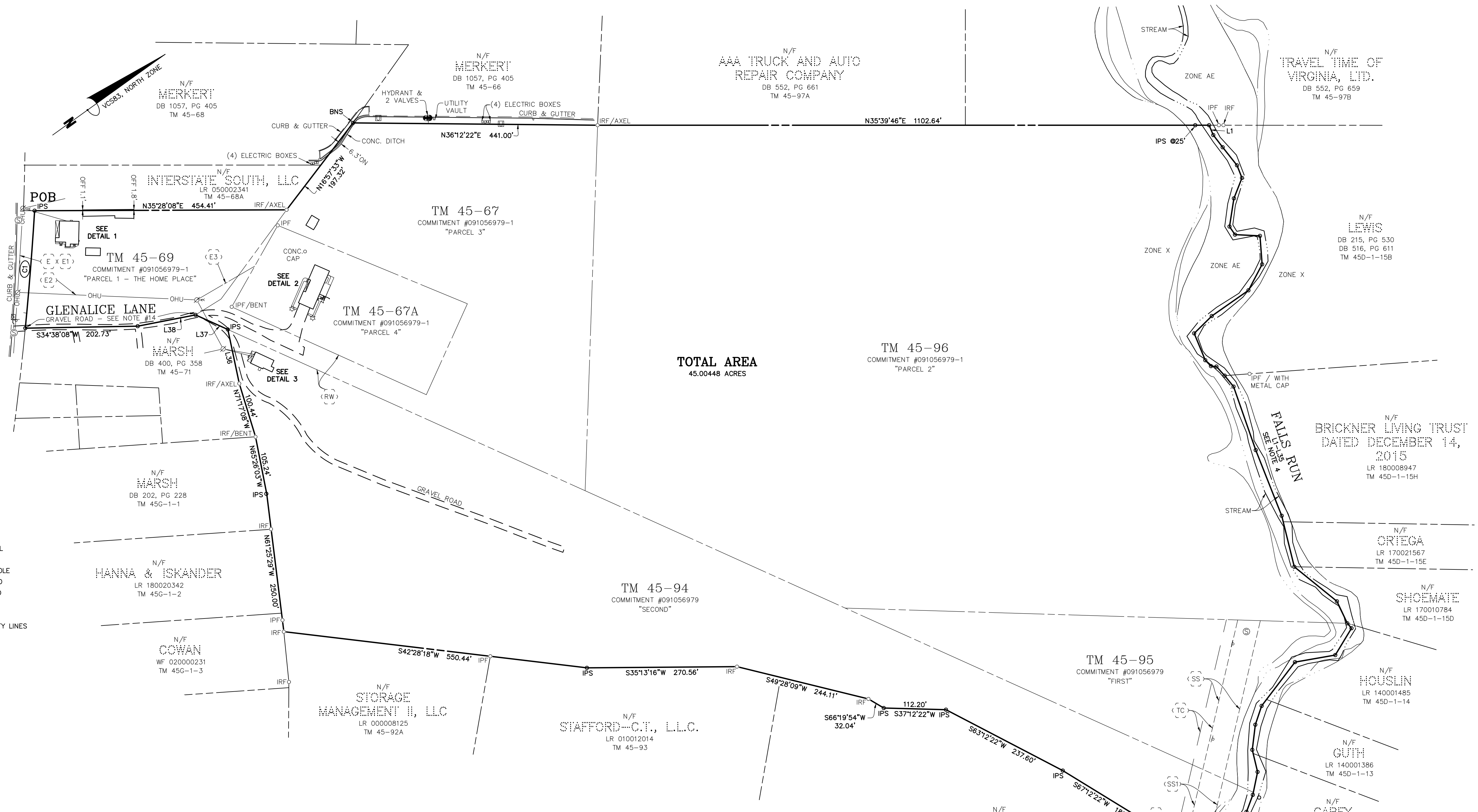
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S77°22'50"E	19.26'
L2	N86°02'36"E	27.77'
L3	N87°13'25"E	41.58'
L4	S75°49'59"E	24.49'
L5	S32°46'39"E	39.80'
L6	S45°26'42"E	51.52'
L7	S88°41'16"E	17.57'
L8	N38°30'15"E	45.12'
L9	S58°38'02"E	51.55'
L10	S26°35'52"E	52.90'
L11	S00°38'17"W	80.81'
L12	S08°56'13"E	44.51'
L13	S76°43'14"E	52.44'
L14	N81°32'02"E	14.73'
L15	N40°37'02"E	9.33'
L16	N8°19'14"E	22.09'
L17	N86°39'42"E	25.44'
L18	S73°34'01"E	121.34'
L19	S75°54'58"E	127.30'
L20	S68°11'35"E	94.79'
L21	N74°41'44"E	99.03'
L22	S79°37'30"E	43.77'
L23	N85°09'45"E	11.68'
L24	S23°09'59"E	56.55'
L25	S25°42'21"W	73.81'
L26	S17°02'34"E	99.21'
L27	S35°45'57"E	35.79'
L28	S47°25'30"E	45.74'
L29	S67°54'21"E	40.90'
L30	S42°35'51"E	42.72'
L31	S33°57'12"E	32.74'
L32	S21°03'38"E	32.43'
L33	S30°11'12"E	29.49'
L34	S49°44'01"E	37.84'
L35	S37°54'58"E	56.79'
L36	N66°17'08"W	99.69'
L37	S59°37'22"W	63.89'
L38	S24°39'00"W	106.21'

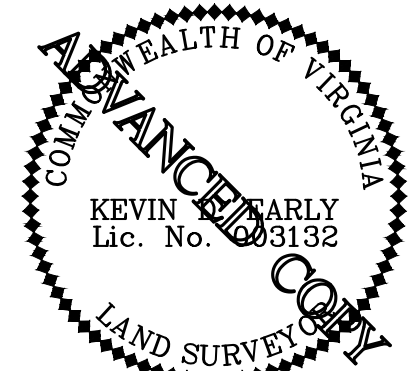
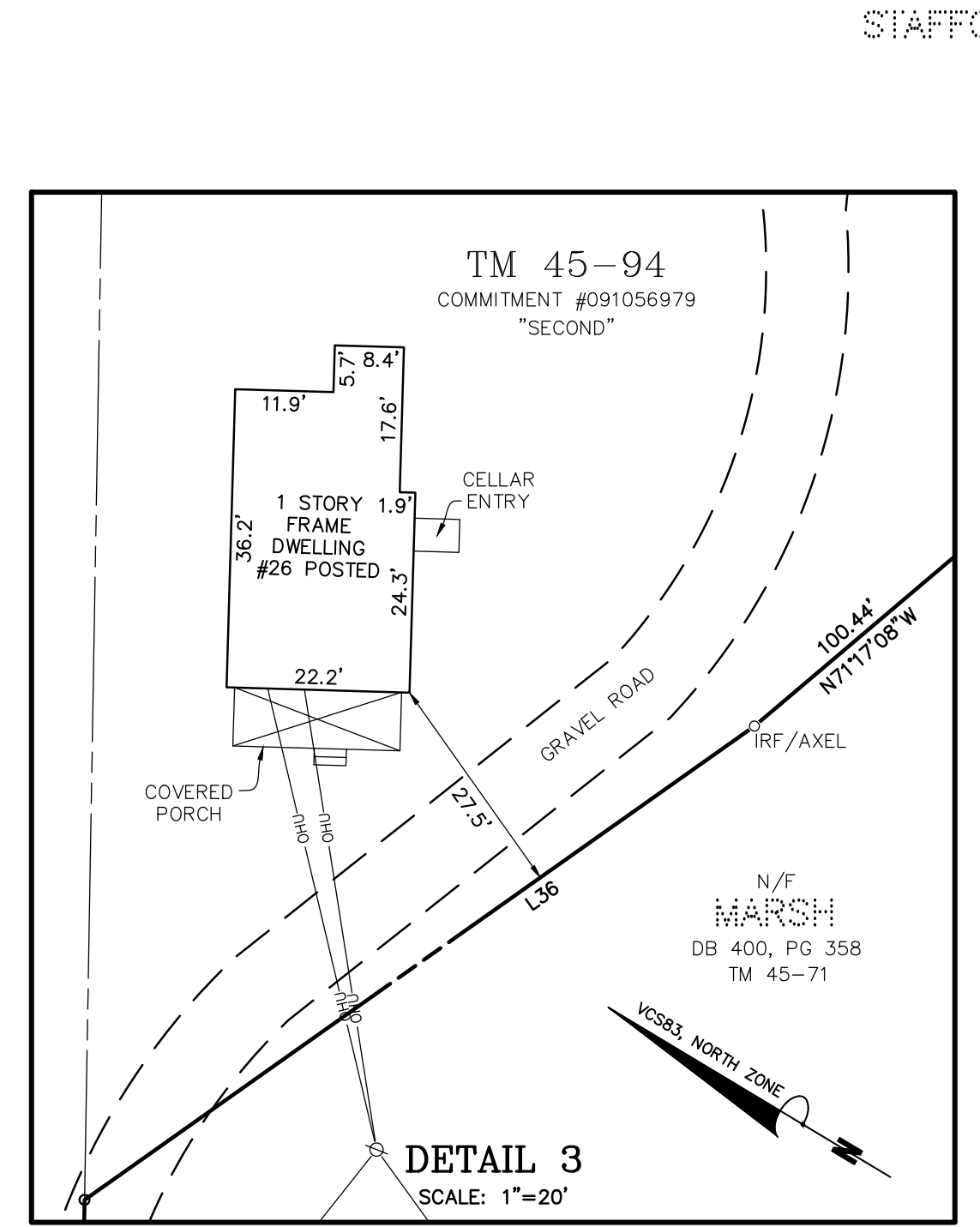
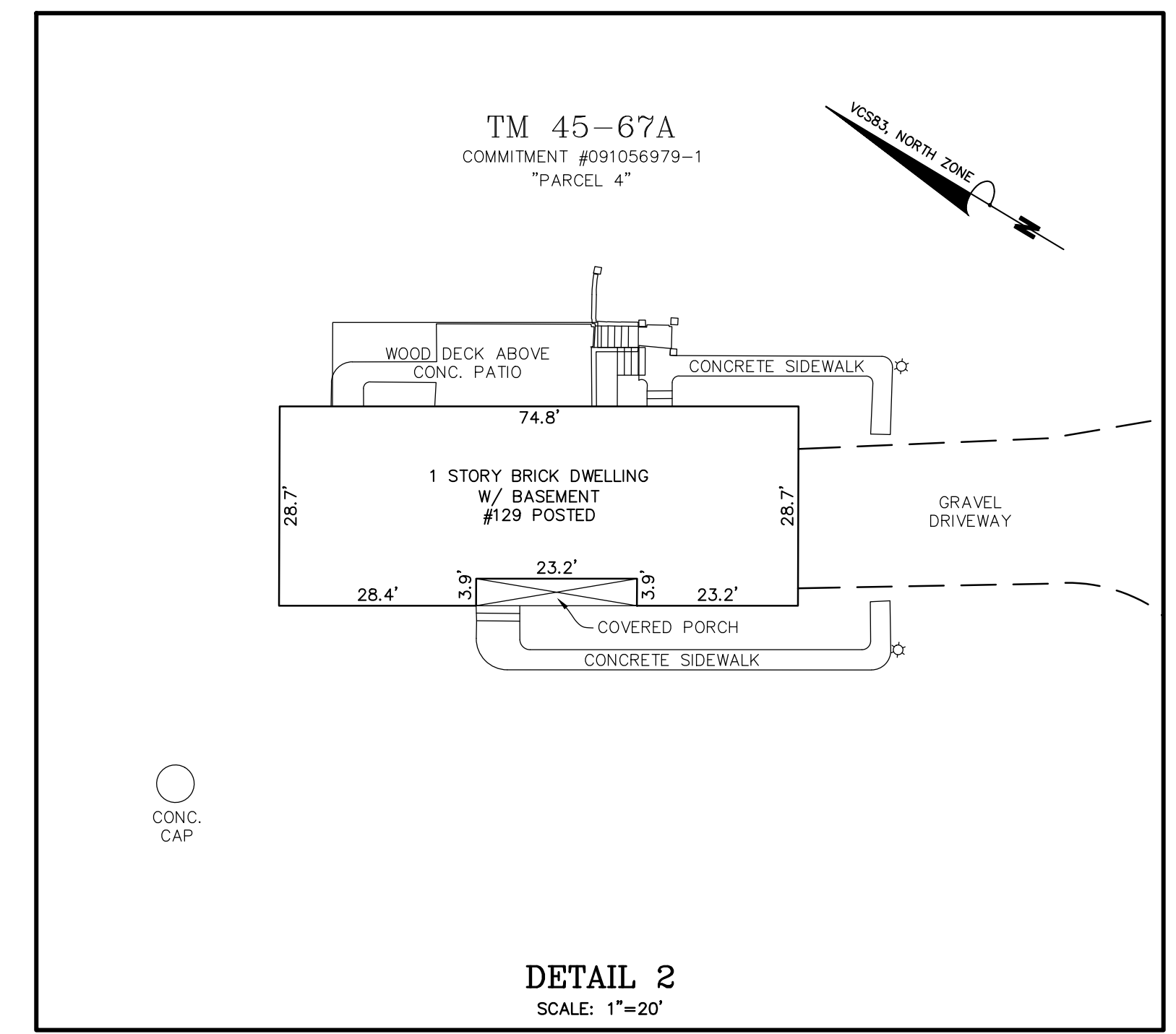
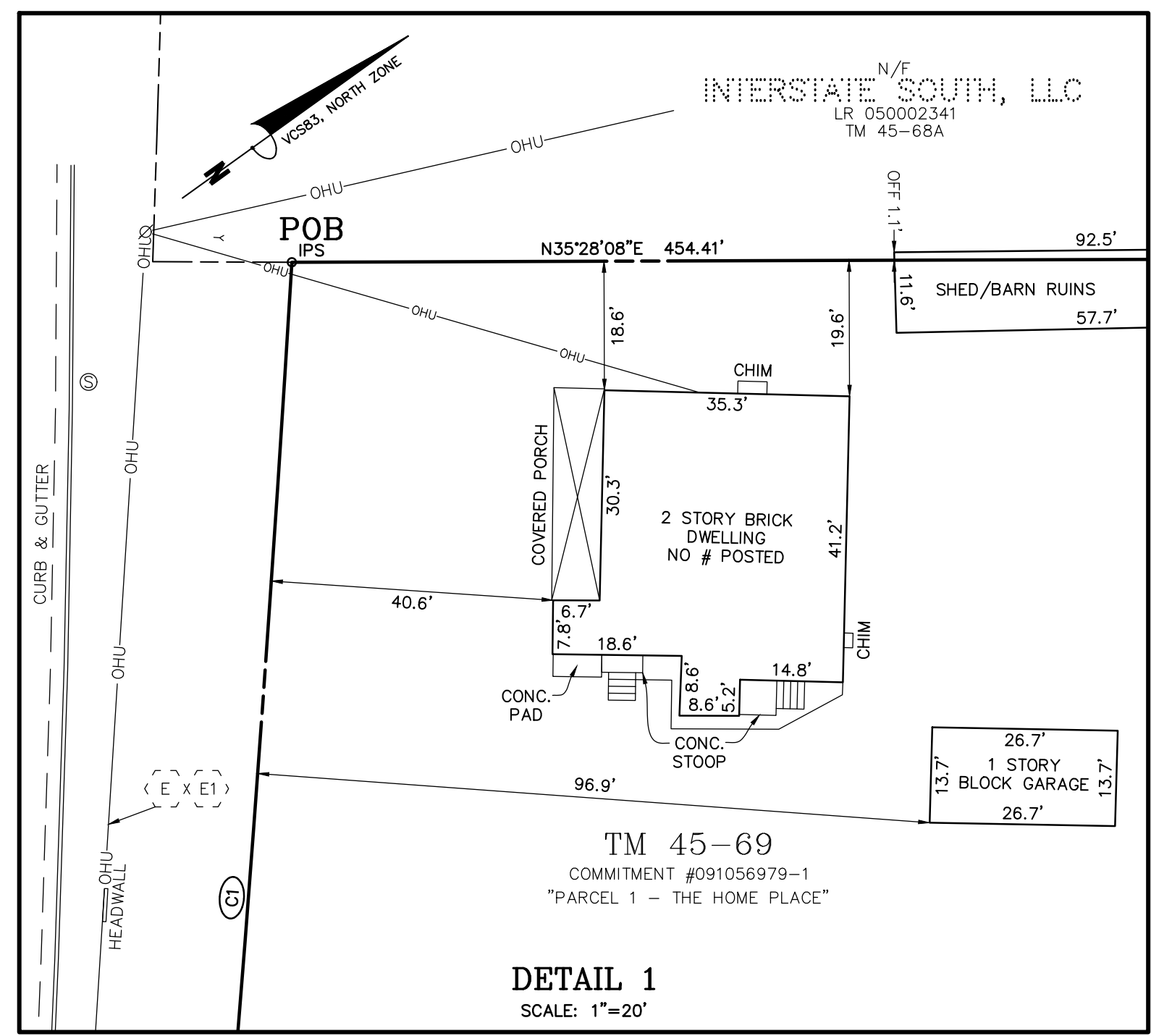
**LEGEND**

- UTILITY POLE
- MAILBOX
- ⊕ SIGN
- ⊕ UTILITY PEDESTAL
- ⊕ LIGHT POST
- ⊕ SANITARY MANHOLE
- IPFO IRON PIPE FOUND
- IPRO IRON ROD FOUND
- IPSO IRON PIPE SET
- BNSO BRICK NAIL SET
- OHU — OVERHEAD UTILITY LINES

WARRENTON ROAD - ROUTE 17  
(VARIABLE WIDTH RIGHT-OF-WAY)



TOTAL AREA  
45.00448 ACRES



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: 1" = 100'

REVISION	DATE

**Bowman CONSULTING**  
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DWG: P:\100254 - Renaissance of Falmouth\100254-01-001 (SUR)\Survey\Plots\100254-D-BP-001.dwg BY: JA CHK:KDE QC:  
BCG PROJECT NO: 100254-01-001 TASK: 0021 COUNTY REF NO: SHEET 2 OF 2

100254-D-BP-001