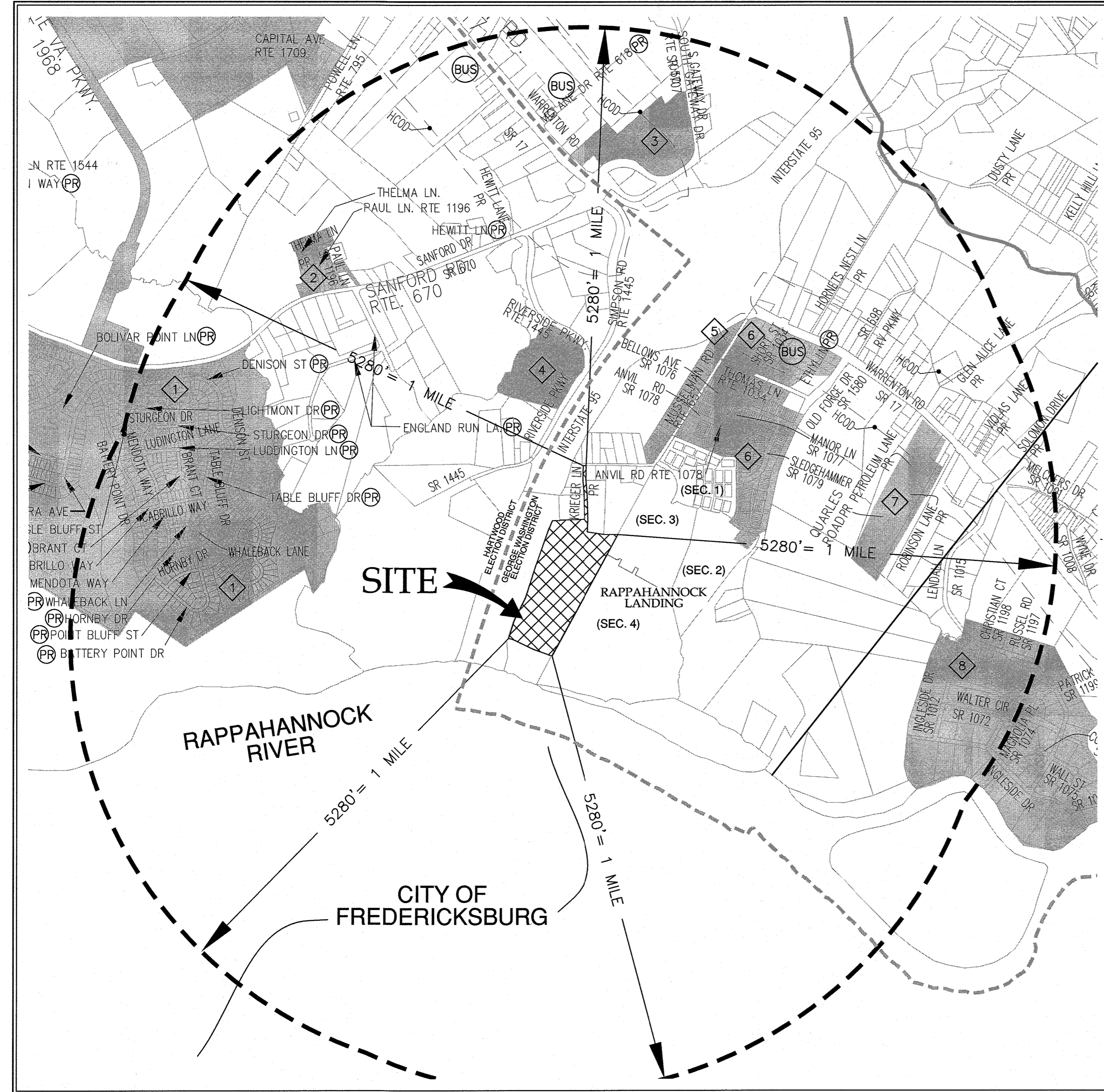


GENERAL DEVELOPMENT PLAN RAPPAHANNOCK LANDING APARTMENTS RC# TBD

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1" = 1,000'

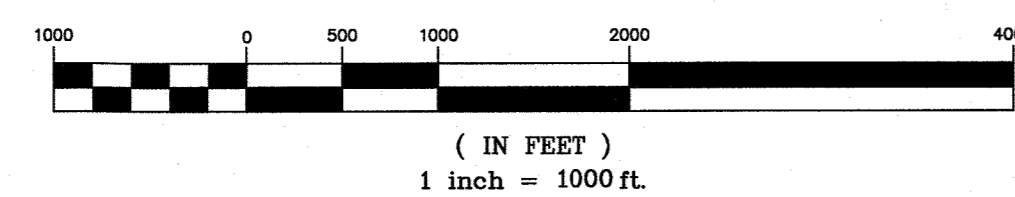


SITE

RAPPAHANNOCK RIVER

CITY OF FREDERICKSBURG

GRAPHIC SCALE



VICINITY MAP LEGEND

SUBDIVISION KEY	SYMBOLS LEGEND	NOTES
1 CELEBRATE VIRGINIA NORTH	PR PRIVATE STREET	1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
2 BRENTWOOD ESTATES	PL PLAT HAS BEEN RECORDED, THE ROADS ARE BEING BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A LATER DATE.	2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
3 SHENANDOAH	S SCHOOL LOCATED WITHIN ONE MILE OF THE SITE	3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
4 KING JAMES VILLAGE	--- MAGISTERIAL DISTRICT LINE	4. NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
5 COUNTRY RIDGE		5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.
6 OLDE FORGE		
7 QUARLES TRAILER PARK		
8 BELMONT HILLS		

CONTRACT PURCHASER / APPLICANT

BREEDEN INVESTMENT PROPERTIES, INC.
ATTN: BRIAN REVERE
4501 MARSHALL RUN CIRCLE
GLEN ALLEN, VA 23059
PH: (804) 350-5902

PROPERTY OWNER

KS STAFFORD LAND LLC
1751 PINNACLE DRIVE, SUITE 700
MCLEAN, VA 22102-4003

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.
650-A NELMS CIRCLE
FREDERICKSBURG, VA 22406
PH: (540) 371-0268

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND, NOTES & TABULATIONS
3	ENVIRONMENTAL INVENTORY PLAN
4	GENERAL DEVELOPMENT PLAN
5	GENERAL DEVELOPMENT PLAN - 50 SCALE
6	UD (URBAN DEVELOPMENT) DETAILS
7	CONCEPTUAL LANDSCAPING PLAN
8-9	BOUNDARY PLAT
9 SHEETS IN TOTAL	

APPROVAL

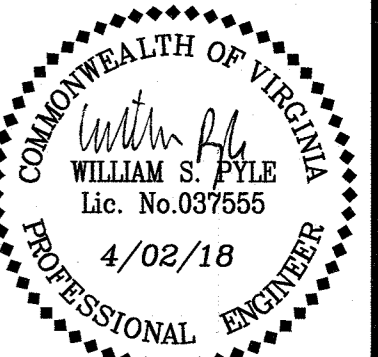
AGENT, BOARD OF SUPERVISORS _____ DATE _____

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
RAPPAHANNOCK LANDING APARTMENTS
GENERAL DEVELOPMENT PLAN
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
04/02/18 1ST SUBMISSION

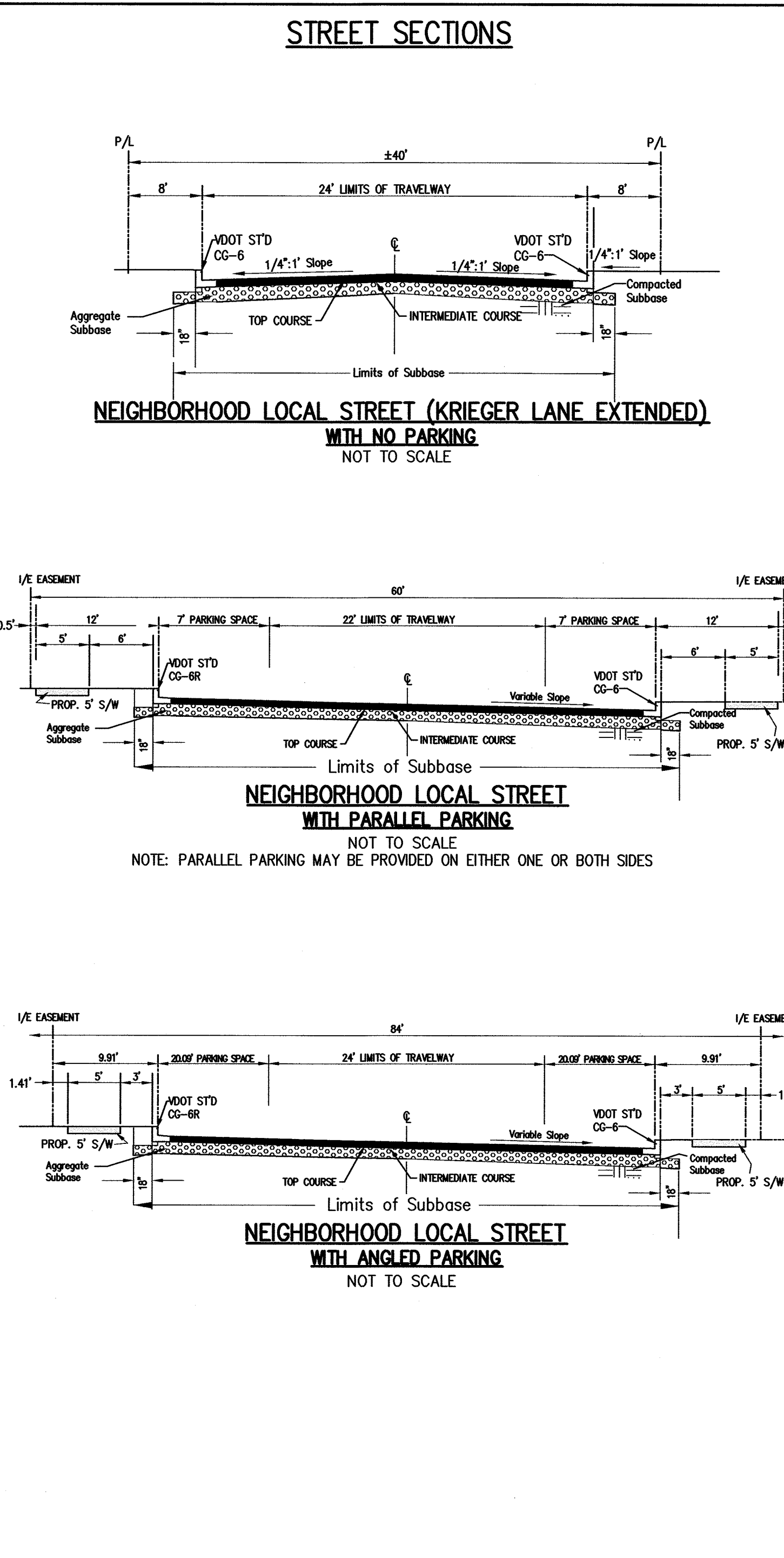
DATE	DESCRIPTION
AJH/SG	SG JRL
DESIGN	DRAWN CHKD
SCALE	H: N/A V: N/A
JOB No.	2976-06-0001
DATE	MARCH 2018
FILE No.	2976-D-ZP-001

LEGEND TABLE with columns: EXISTING, DESCRIPTION, PROPOSED. Includes symbols for contours, pavement, curbs, utility lines, signs, trees, and various infrastructure elements.

ABBREVIATIONS TABLE with columns: Symbol, Description, Symbol, Description. Lists abbreviations for areas, building types, curves, drainage, and various engineering terms.

- NOTES: 1. THE APPLICANT REQUESTS RECLASSIFICATION OF THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO UD-3 URBAN DEVELOPMENT. 2. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. COMPLETED ON APRIL 4, 2006 & AUGUST 27, 2014 AND FIELD VERIFIED ON MAY 15, 2017. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE. 3. THE SURVEYED PROPERTY IS NOW IN THE NAME OF KS STAFFORD LAND LLC AS RECORDED IN INSTRUMENT NUMBER 140019814 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. 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 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: [Table listing overlay districts like Airport Impact, Flood Hazard, etc.] 7. THE PROPERTY IS DESIGNATED AS "SUBURBAN" BY THE STAFFORD COUNTY COMPREHENSIVE PLAN. 8. THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY. 9. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES 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. 12. IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PERMITTED PRIOR TO CONSTRUCTION. 13. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.

TABLATIONS: SUBJECT PROPERTY INFORMATION (53-1E, 25.5263 ACRES, R-1 ZONING, KS STAFFORD LAND LLC OWNER). PROPOSED DEVELOPMENT TABLATIONS (UD-3, Multi-family dwelling, 324 units, 11 DU/GROSS ACRE etc.). PROJECT INTENSITY (Minimum density 11 DU/GROSS ACRE, Maximum density 14 DU/GROSS ACRE, etc.). NOTES: 1. TABLATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING. 2. ADDITIONAL SITE TABLATIONS AND UD REQUIREMENTS ARE INCLUDED ON SHEET 6. 3. ONLY LARGE OPEN SPACE AREAS COUNTED AT THIS TIME.



BOWMAN CONSULTING GROUP logo. LEGEND, NOTES & STREET SECTIONS. RAPPAHANNOCK LANDING APARTMENTS GENERAL DEVELOPMENT PLAN. TDB COUNTY PROJECT NUMBER. COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER WILLIAM S. PYLE Lic. No. 037555 4/02/18. PLAN STATUS: 04/02/18 1ST SUBMISSION. DATE DESCRIPTION: AJH/SG SG JRL, DESIGN DRAWN CHKD, SCALE H: N/A, V: N/A. JOB No. 2976-06-0001. DATE: MARCH 2018. FILE No. 2976-D-ZP-001. SHEET 2 OF 9.

HENRY G. SHIRLEY MEMORIAL HIGHWAY
US ROUTE 1-95
R/W VARIES



- NOTES:**
- The approximately 25.5-acre Rappahannock Landing Apartments Project is identified as Tax Map 53-1E and located along Krieger Lane just south of Musselman Road in Stafford County, Virginia. The Project is generally located at 36°19'49"N Latitude and 77°29'52"W Longitude on the Fredericksburg, VA USGS Quadrangle Map. The Project drains towards unnamed tributaries to the Rappahannock River, which is located within the Rappahannock River - Hazel Run (RA46) watershed of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock).
 - Project boundaries, topographic and existing conditions mapping, and general development plan layout provided by Bowman Consulting Group, Ltd. (BCG) and the Stafford County GIS.
 - The Project area is undeveloped and is comprised of medium-age mixed-hardwood forest with an area of coniferous forest within the northwestern portion.
 - 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 13, October 5, 2017), and is summarized in the Soils Summary Table included on this Plan.
 - An analysis of topographic mapping obtained from the Stafford County GIS and BCG indicates that there are slopes of 15 to 25 percent, and slopes greater than 25 percent, as shaded on this Plan.
 - According to FEMA Flood Insurance Rate Map No. 5101540203E (Effective Date February 4, 2005), the Project is mapped as Zone X; therefore, there are no floodplains present within the Project limits.
 - Based on a due diligence review of the USGS Quadrangle Map, County GIS, and National Wetlands Inventory mapping information, there are no wetlands, streams, or Critical Resource Protection Area (CRPA) mapped on the Project.
 - The waters of the U.S. and wetland boundaries at the Project were originally delineated by BCG based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) (formerly known as Rappahannock Landing II, Report and Map dated May 12, 2006), and confirmed by the U.S. Army Corps of Engineers (USACE) under Jurisdictional Determination (JD) dated October 6, 2006. Based on the original delineation, no wetlands or streams were located on the Project. This JD expired after five years, and therefore, the results are no longer considered valid.
 - Preliminary wetland and stream boundaries depicted on this Exhibit are based on a site visit conducted by BCG on May 16, 2017, and represent those areas that may be considered jurisdictional wetlands and other waters of the U.S. by the U.S. Army Corps of Engineers based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0, November 2010); refer to the Preliminary Wetland and Stream Summary Table included on this Plan. The approximate location and extent of the preliminary wetland boundaries within the Project have been drafted based on County GIS mapping information, aerial photography, and field observations made by BCG during the May 16, 2017 site visit, and should be used for site feasibility and zoning purposes only. A formal wetland delineation and survey, and USACE Jurisdictional Determination, should be conducted concurrent with the construction plan drawings to determine the final approved limits of jurisdictional areas within the Project.
 - A Perennial Flow Determination study was originally conducted by BCG on the Project (formerly known as Rappahannock Landing II, Report and Map dated August 28, 2006), and approved by Stafford County under SRE 2600799 dated November 14, 2006. Based on the results of that study, no perennial streams are located on or immediately adjacent to the Project; therefore, a Critical Resource Protection Area (CRPA) was not mapped on 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 (DGI). According to DCR's Project Review dated June 2, 2017, yellow lance has been historically documented downstream of the Project within the Rappahannock River. As also noted by DCR, the proposed Project will not affect any documented State-listed plants or insects. Based on a review of DGI's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River is designated as Threatened and Endangered Waters for dwarf wedgemussel (*Alasmidonta heterodon*, FE/SE), Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE), green sturgeon (*Lamprologa subviridis*, ST), and as an Anadromous Fish Use Stream. 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*, TI) and hairy woodrat (*Fiber zibeticus*, FE/SE) should suitable habitat be present. It should be noted that yellow lance (*Elipho lanceolata*) is also listed as a proposed Federal threatened species. No suitable habitat is present on the Project for harperella. 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 existing habitat conditions, the absence of stream channels on the Project, that appropriate stormwater management and erosion and sediment control plans shall be implemented during construction and strictly adhered to, and the evaluations for those identified Federal and State-listed species, the potential for occurrences of listed species or prohibited take impacts are considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities on the Project.
 - Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resources Information System (V-CRIS), one archaeological site (DHR ID 44ST1154) overlaps onto the northwestern portion of the Project; while this site has not been formally evaluated by DHR, it is recommended as not eligible for listing on the National Register of Historic Places (NRHP). All of the adjacent houses along Krieger Lane and Musselman Road have been determined by DHR to be not eligible for listing on the NRHP. Likewise, nearby archaeological sites identified within the existing Rappahannock Landing community were determined by DHR to be not eligible for listing on the NRHP. Finally, the southern portion of the Project is located within the designated Battle of Fredericksburg I Historic District (DHR ID 111-5295). 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 (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 are anticipated to be under the compensatory mitigation threshold of 0.1 acre for wetlands. No adverse impacts to threatened and endangered species, critical habitat, or historic resources are anticipated to result from the development of the Project.

Soils Summary Table

Map Unit	Map Unit Name	Drainage/National Hydric Class	National Hydric Soils List ²	Hydric Component
Anc2	Appling gravelly fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
AsF	Ashier fine sandy loam, 25 to 35 percent slopes	WD	No	N/A
BmB	Bourne fine sandy loam, 2 to 6 percent slopes	MWD	No	N/A
BmC2	Bourne fine sandy loam, 6 to 10 percent slopes, eroded	MWD	No	N/A
BnB	Bourne fine sandy loam, gravelly subsoil variant, 2 to 6 percent slopes	MWD	No	N/A
BnC2	Bourne fine sandy loam, gravelly subsoil variant, 6 to 10 percent slopes, eroded	MWD	No	N/A
CaB2	Caroline fine sandy loam, 2 to 6 percent slopes, eroded	WD	No	N/A
CcC2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	WD	No	N/A
Iu	Iuka fine sandy loam, local alluvium, 0 to 4 percent slopes	MWD	Yes	Alluvial land, wet (5%) Bibb (3%)
KfB	Kempsville fine sandy loam, gravelly substratum, 2 to 6 percent slopes	WD	No	N/A

MWD - Moderately Well Drained; WD - Well Drained; N/A - Not Applicable
² Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA NRCS

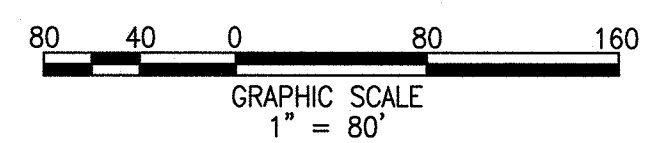
Preliminary Wetland and Stream Summary Table¹

Classification ¹	Length (LF)	Area (Ac)
Palustrine Wetlands (PFO)	N/A	0.03
Total Streams and Wetlands	N/A	0.03

¹ Classifications and amounts of wetlands and streams indicated in the table are based on a preliminary evaluation conducted by BCG on May 16, 2017, and represent the approximate amount located within the Project boundaries; note that there are other preliminary intermittent stream channels (PFO) and PFO wetlands located just outside and outside of the Project boundaries.

Legend

- Project Boundary
- Index Contours
- Contours (CI=2')
- Slopes 15-25%
- Slopes >25%
- Soils
- Intermittent Streams (R4)
- Palustrine Wetlands (PFO)
- Historic Resources

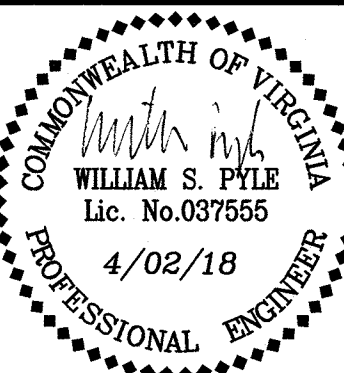


Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650-A N. Main, Circle
Fredericksburg, Virginia 22406
Phone: (640) 371-0288
Fax: (640) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ENVIRONMENTAL INVENTORY PLAN
RAPPAHANNOCK LANDING APARTMENTS
GENERAL DEVELOPMENT PLAN
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
04/02/18 1ST SUBMISSION

DATE	DESCRIPTION
04/02/18	1ST SUBMISSION

DATE	DESCRIPTION
AJH/SG	SG
DESIGN	DRAWN
	CHKD

SCALE: H: 1" = 80'
V:
JOB No. 2976-06-001
DATE: MARCH 2018
FILE No. 2976-D-ZP-001

SHEET 3 OF 9

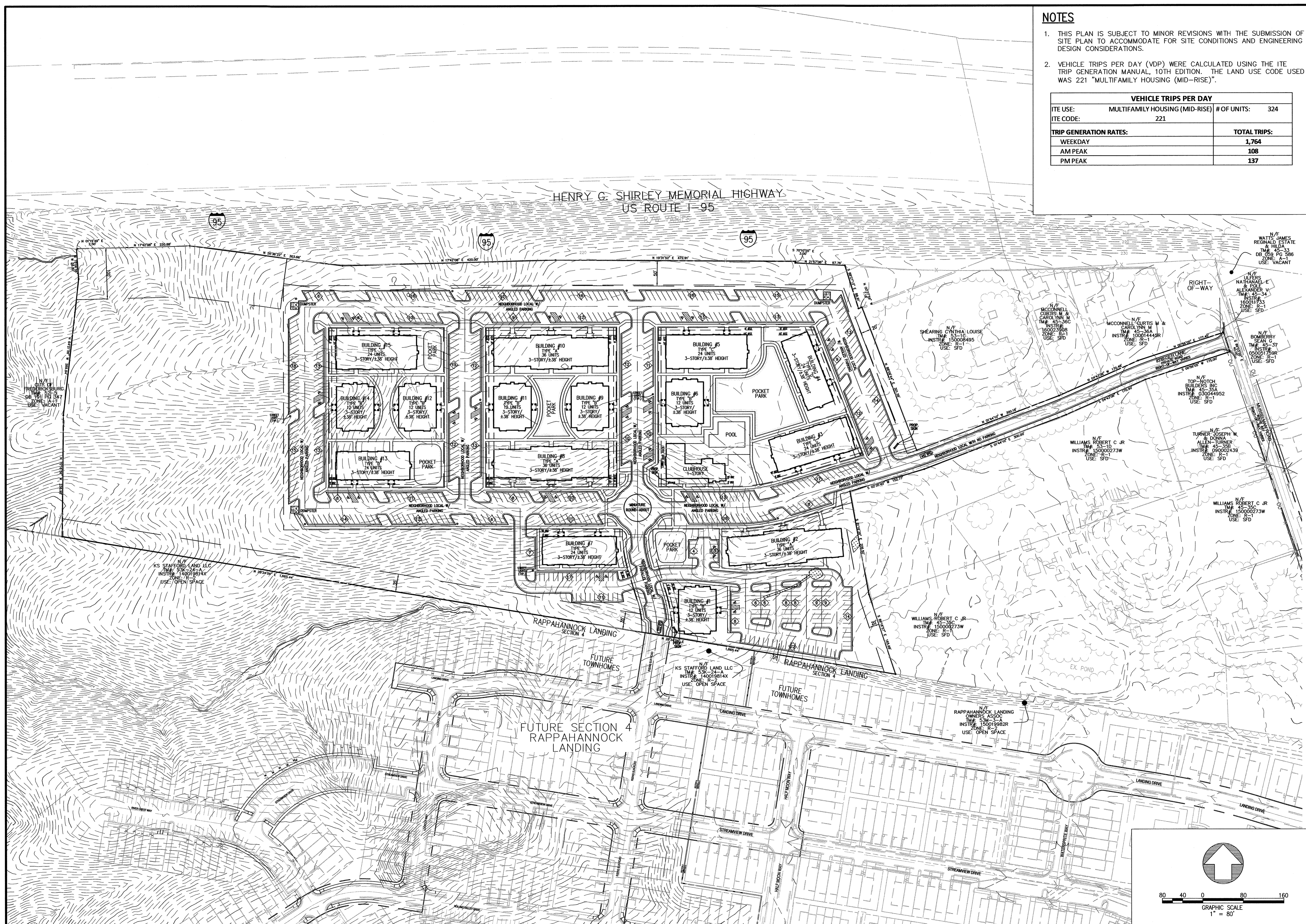
04/02/18	1ST SUBMISSION

DATE	DESCRIPTION
AJH/SG	SG JRL
DESIGN	DRAWN CHKD
SCALE	H: 1" = 80'
	V:
JOB No.	2976-06-001
DATE	MARCH 2018
FILE No.	2976-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.
- VEHICLE TRIPS PER DAY (VDP) WERE CALCULATED USING THE ITE TRIP GENERATION MANUAL, 10TH EDITION. THE LAND USE CODE USED WAS 221 "MULTIFAMILY HOUSING (MID-RISE)".

VEHICLE TRIPS PER DAY	
ITE USE:	MULTIFAMILY HOUSING (MID-RISE) # OF UNITS: 324
ITE CODE:	221
TRIP GENERATION RATES:	TOTAL TRIPS:
WEEKDAY	1,764
AM PEAK	108
PM PEAK	137



NOTES

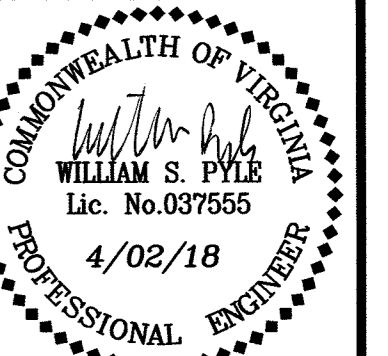
1. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.

Bowman Consulting Group, Ltd.
655 N. New Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-9479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GENERAL DEVELOPMENT PLAN - 50 SCALE
RAPPAHANNOCK LANDING APARTMENTS
GENERAL DEVELOPMENT PLAN
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

TBD
COUNTY PROJECT NUMBER

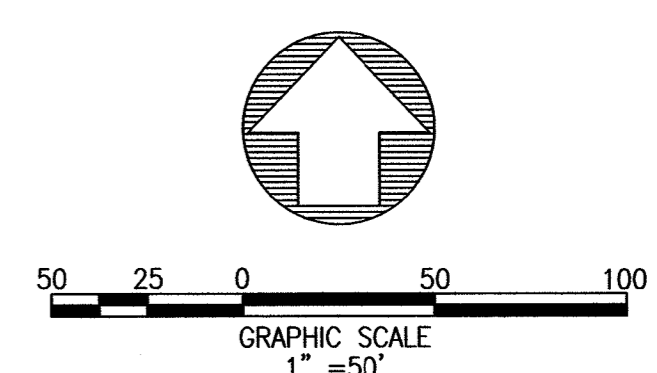
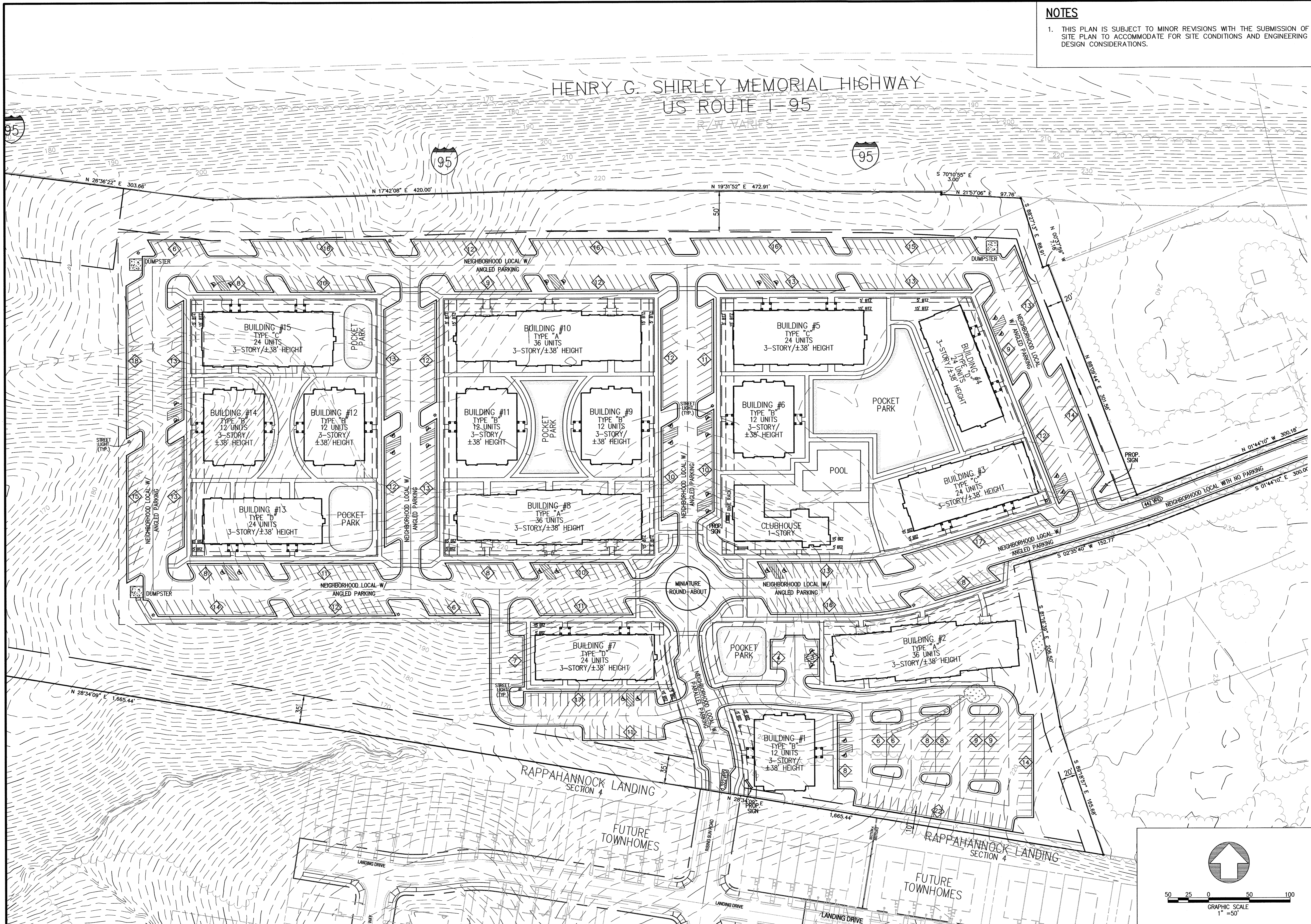


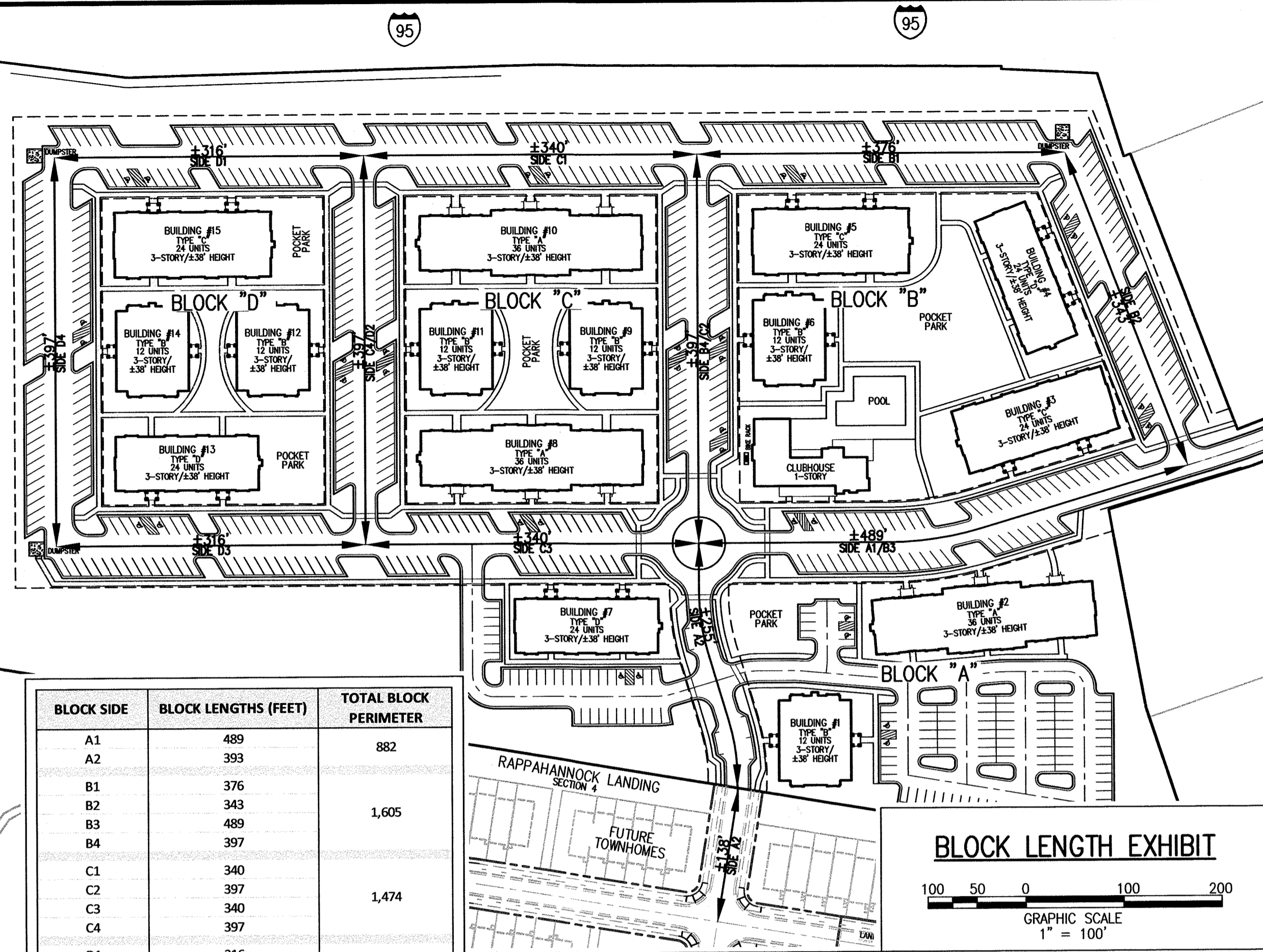
PLAN STATUS
04/02/18 1ST SUBMISSION

DATE	DESCRIPTION
04/02/18	1ST SUBMISSION

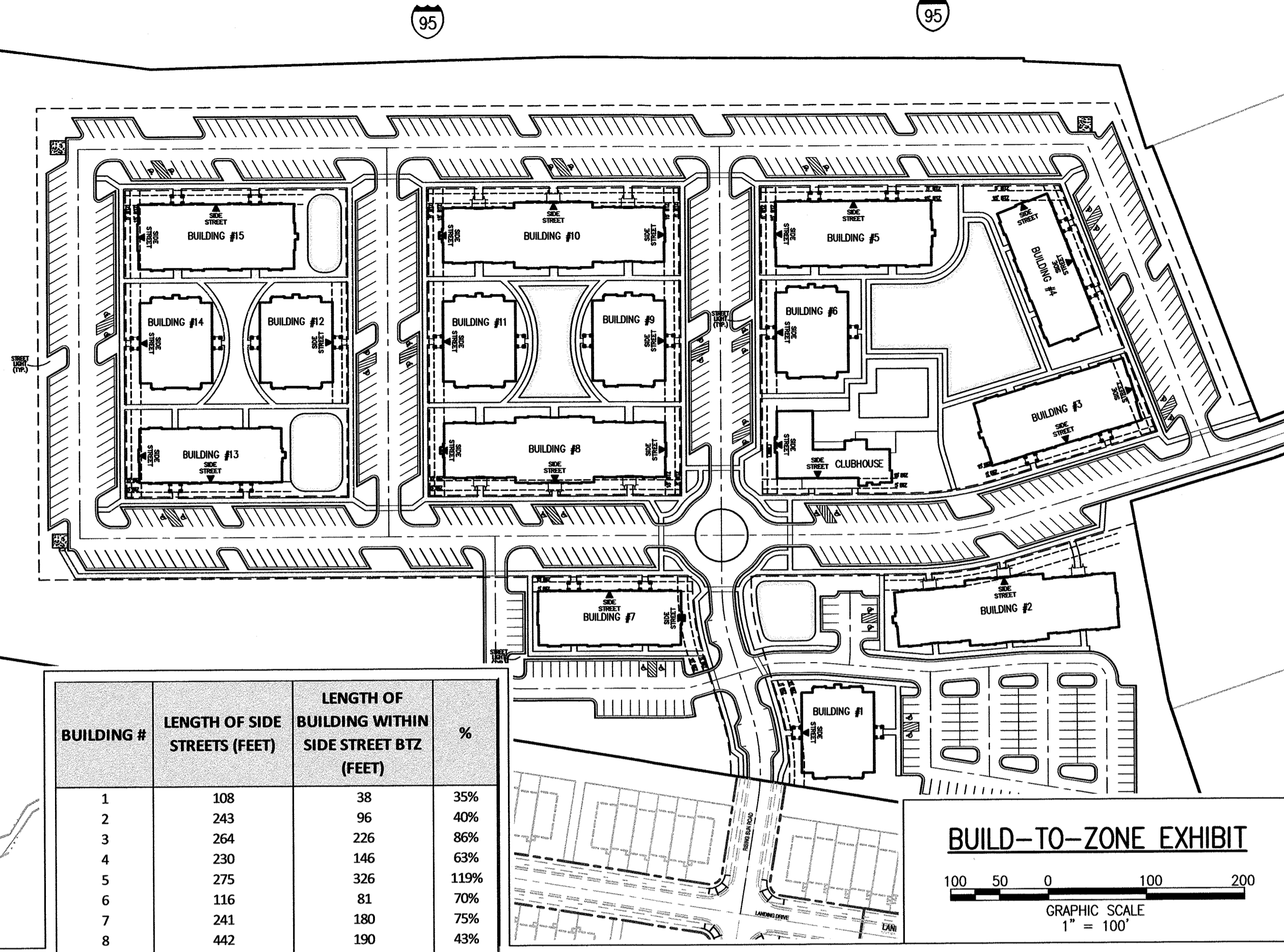
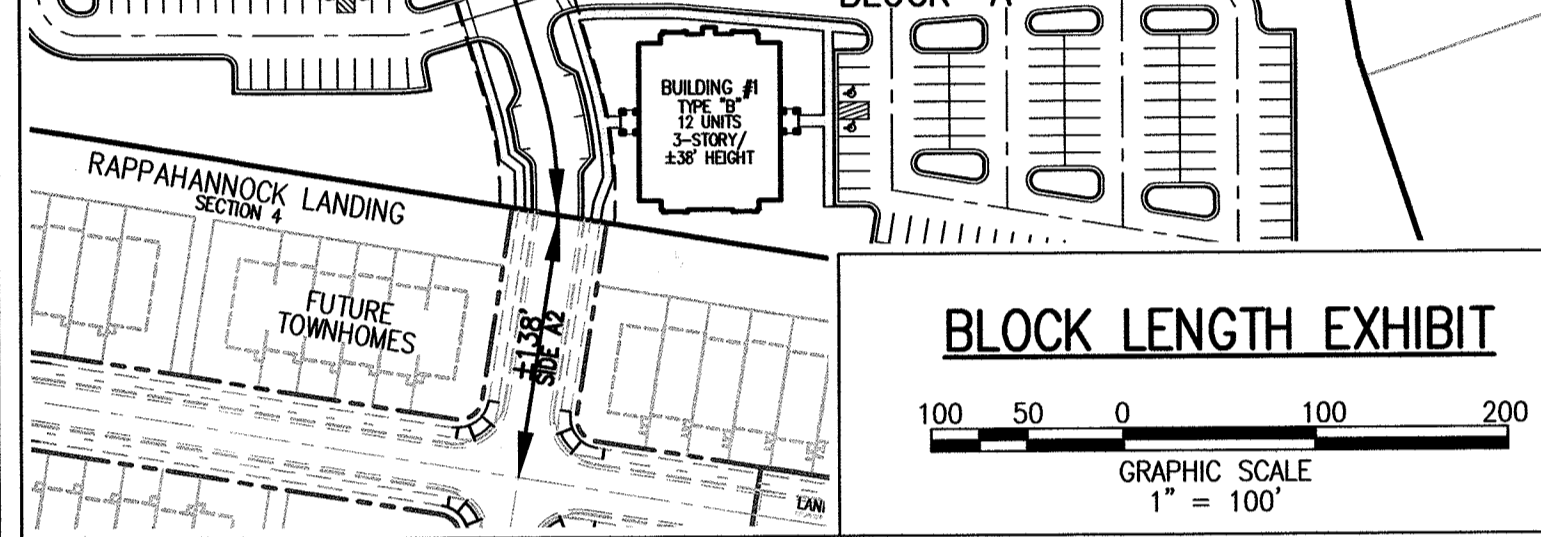
DATE	DESCRIPTION
AJH/SG	DESIGN
SG	JRL
CHKD	CHKD
SCALE	H: 1" = 50'
	V:
JOB No.	2976-06-0001
DATE	MARCH 2018
FILE No.	2976-D-ZP-001

SHEET 5 OF 9



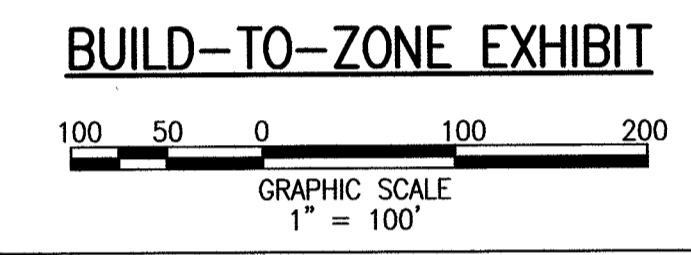


BLOCK SIDE	BLOCK LENGTHS (FEET)	TOTAL BLOCK PERIMETER
A1	489	882
A2	393	
B1	376	
B2	343	
B3	489	1,605
B4	397	
C1	340	
C2	397	
C3	340	1,474
C4	397	
D1	316	
D2	397	
D3	316	1,426
D4	397	



BUILDING #	LENGTH OF SIDE STREETS (FEET)	LENGTH OF BUILDING WITHIN SIDE STREET BTZ (FEET)	%
1	108	38	35%
2	243	96	40%
3	264	226	86%
4	230	146	63%
5	275	326	119%
6	116	81	70%
7	241	180	75%
8	442	190	43%
9	124	81	65%
10	436	190	44%
11	124	81	65%
12	124	81	65%
13	260	146	56%
14	124	81	65%
15	271	226	83%
CLUBHOUSE	227	186	82%
AVERAGES	3,609	2,355	66%

AS PROPOSED ALL BUILDINGS ARE LOCATED SO THAT A MINIMUM OF 35% OF THE APPLICABLE BUILDING SIDES ARE LOCATED WITHIN THE SIDE STREET BTZ.



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

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
660-A Neme Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-9479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

UD (URBAN DEVELOPMENT) DETAILS
RAPPAHANNOCK LANDING APARTMENTS
GENERAL DEVELOPMENT PLAN
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

BUILDING INFORMATION

BUILDING MATRIX						
BUILDING #	BUILDING TYPE	# OF STORIES	1-BEDROOM UNITS	2-BEDROOM UNITS	3-BEDROOM UNITS	GROSS FLOOR AREA (APPROX)
1	B	3	0	0	12	19,900
2	A	3	24	12	0	40,650
3	C	3	0	24	0	32,100
4	D	3	24	0	0	24,450
5	C	3	0	24	0	32,100
6	B	3	0	0	12	19,900
7	D	3	24	0	0	24,450
8	A	3	24	12	0	40,650
9	B	3	0	0	12	19,900
10	A	3	24	12	0	40,650
11	B	3	0	0	12	19,900
12	B	3	0	0	12	19,900
13	D	3	24	0	0	24,450
14	B	3	0	0	12	19,900
15	C	3	0	24	0	32,100
CLUBHOUSE	-	1	0	0	0	5,300
TOTALS	-	-	144	108	72	416,300

UNIT TYPE SUMMARY		
UNIT TYPE	# OF UNITS	PERCENTAGE
1-BEDROOM	144	44.4%
2-BEDROOM	108	33.3%
3-BEDROOM	72	22.2%
TOTALS	324	100.0%

PARKING TABULATIONS

PARKING REQUIREMENTS				
UNIT TYPE	TOTAL UNITS	REQ'D SPACES - BASE	TOTAL REQ'D - BASE	TOTAL REQ'D - VISITOR
1-BEDROOM	144	0.75	108	1 PER 5 UNITS
2-BEDROOM	108	1.50	162	1 PER 5 UNITS
3-BEDROOM	72	2.00	144	1 PER 5 UNITS
SUB-TOTALS	324		414	65

	GROSS FLOOR AREA	REQ'D PARKING	TOTAL REQ'D PARKING
CLUBHOUSE	5,300	1 PER 300 SF	18
TOTAL REQUIRED SPACES:			496

SPACES PROVIDED:	583
HANDICAPPED SPACES PROVIDED:	34
TOTAL SPACES PROVIDED:	617

BUILDING TYPE STANDARDS - APARTMENT BUILDING

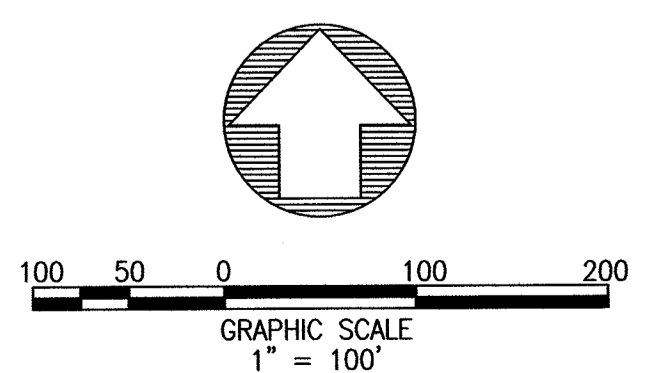
LOT STANDARDS		BUILDING PLACEMENT	
LOT DIMENSIONS		BUILD-TO-ZONE (BTZ)	
LOT WIDTH	65 FEET	PRIMARY STREET	15/25 FEET
BUILDING SETBACKS		% OF BUILDING IN PRIMARY STREET BTZ (MIN)	70 %
PRIMARY STREET (MIN)	5 FEET	SIDE STREET (MIN/MAX)	5/15 FEET
SIDE STREET (MIN)	5 FEET	% OF BUILDING IN SIDE STREET BTZ (MIN)	35 %
SIDE, COMMON LOT LINE (MIN)	0 OR 10 FEET	PARKING SETBACKS	
REAR, COMMON LOT LINE/ALLEY (MIN)	0 OR 10 FEET	PRIMARY STREET (MIN)	30 FEET
BUILDING HEIGHT		SIDE STREET (MIN)	15 FEET
MAXIMUM NO. OF STORIES	3	SIDE, COMMON LOT LINE (MIN)	5 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	REAR, COMMON LOT LINE/ALLEY (MIN)	5 FEET
PROPOSED NO. OF STORIES	3	OPEN SPACE	
PROPOSED BUILDING HEIGHT	±38 FEET	% OF OPEN AREA ON THE LOT (MIN)	25 %

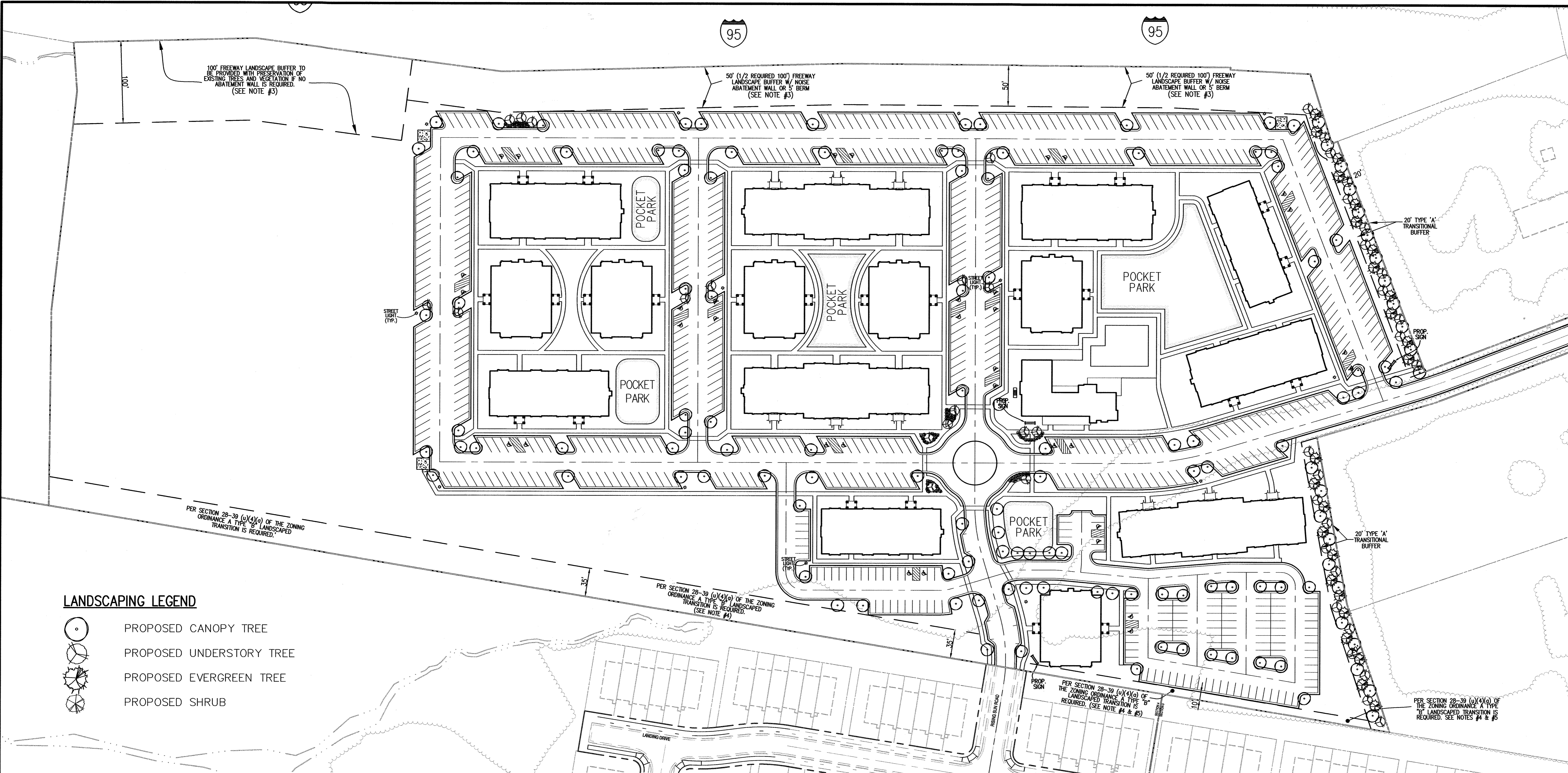
TBD
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No. 037555
4/02/18
PROFESSIONAL ENGINEER

PLAN STATUS	
04/02/18	1ST SUBMISSION

DATE	DESCRIPTION
AJH/SG	SG
DESIGN	DRAWN
SCALE	H: 1" = 50'
	V:
JOB No.	2976-06-0001
DATE :	MARCH 2018
FILE No.	2976-D-ZP-001





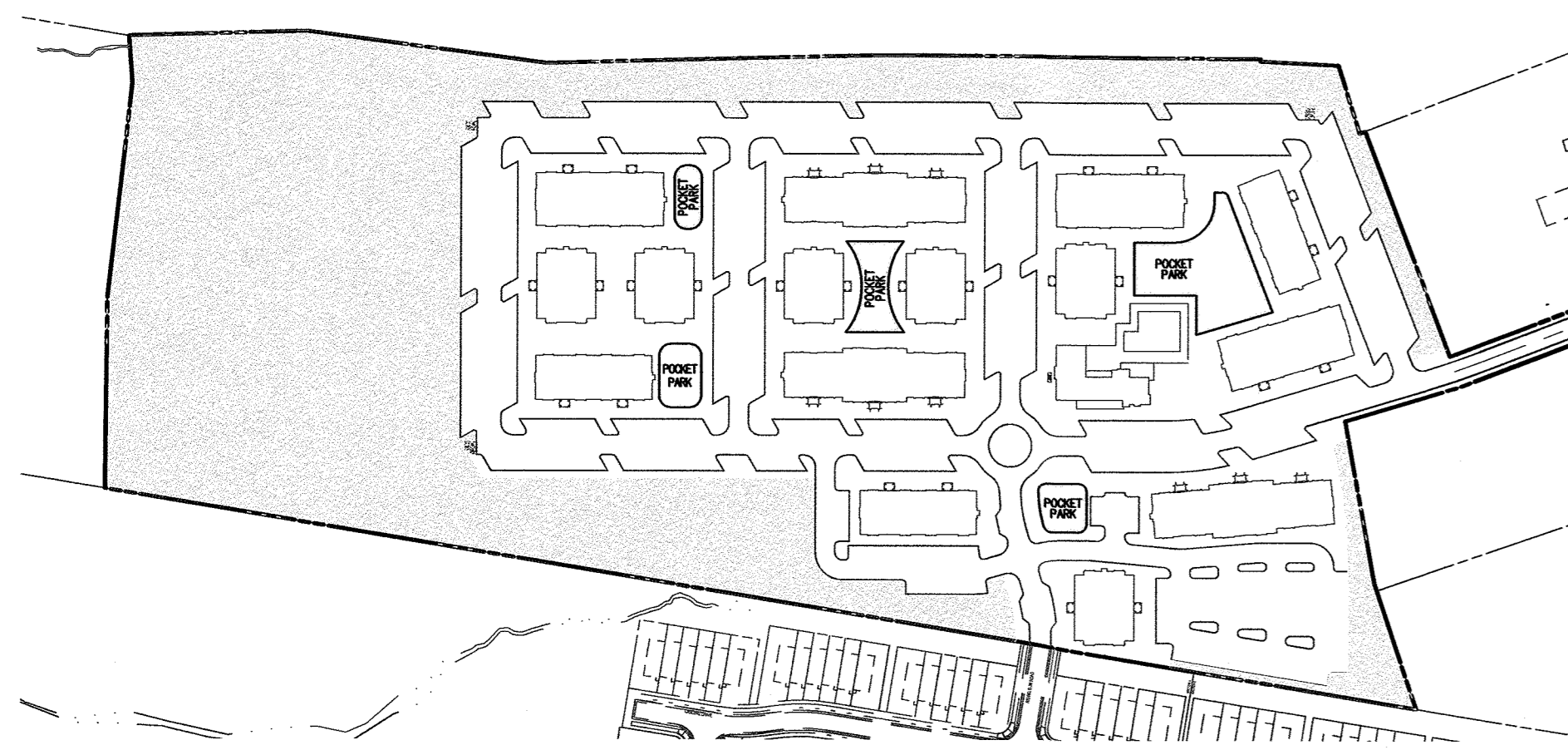
LANDSCAPING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

OPEN SPACE PLAN

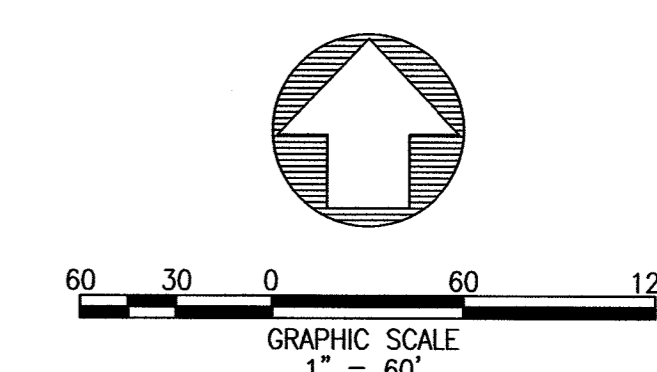
SCALE: 1"=200'

DENOTES OPEN SPACE = ±9.86 AC.
 POCKET PARKS = ± 0.71 AC.



NOTES & TABULATIONS

- THIS LANDSCAPING PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISION. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
- EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH
- THE REQUIRED FREEWAY LANDSCAPE BUFFER, LOCATED ALONG THE SITE'S BOUNDARY WITH INTERSTATE 95, WILL BE PROVIDED AS FOLLOWS:
 - PRESERVE EXISTING VEGETATION IN THOSE PORTIONS OF THE PROPOSED BUFFER WHERE NO DISTURBANCE IS PROPOSED
 - INSTALL A 50' BUFFER (1/2 SECTION) TO INCLUDE EITHER A LANDSCAPED 5 FOOT HIGH BERM OR A SOUND ABATEMENT WALL
- PER SECTION 28-39(U)(4)(A) OF THE ZONING ORDINANCE A TYPE "B" TRANSITION IS REQUIRED ALONG THE PROPERTY'S BOUNDARY WITH RAPPAHANNOCK LANDING SECTION #4. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT WITH PRESERVATION OF EXISTING VEGETATION WITH SUPPLEMENTAL PLANTINGS AS NECESSARY.
- THE APPLICANT REQUIRES A MODIFICATION FOR THIS SECTION OF THE REQUIRED TRANSITION BUFFER. THE APPLICANT PROPOSES TO PROVIDE A 10' WIDE BUFFER IN CONJUNCTION WITH THE EXISTING ±30 FOOT WIDE BUFFER PROVIDED BY RAPPAHANNOCK LANDING SECTION 4.
- INTERIOR PARKING LOT LANDSCAPING (FOR PARKING LOTS LOCATED BY BUILDINGS #1 AND #2) 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.



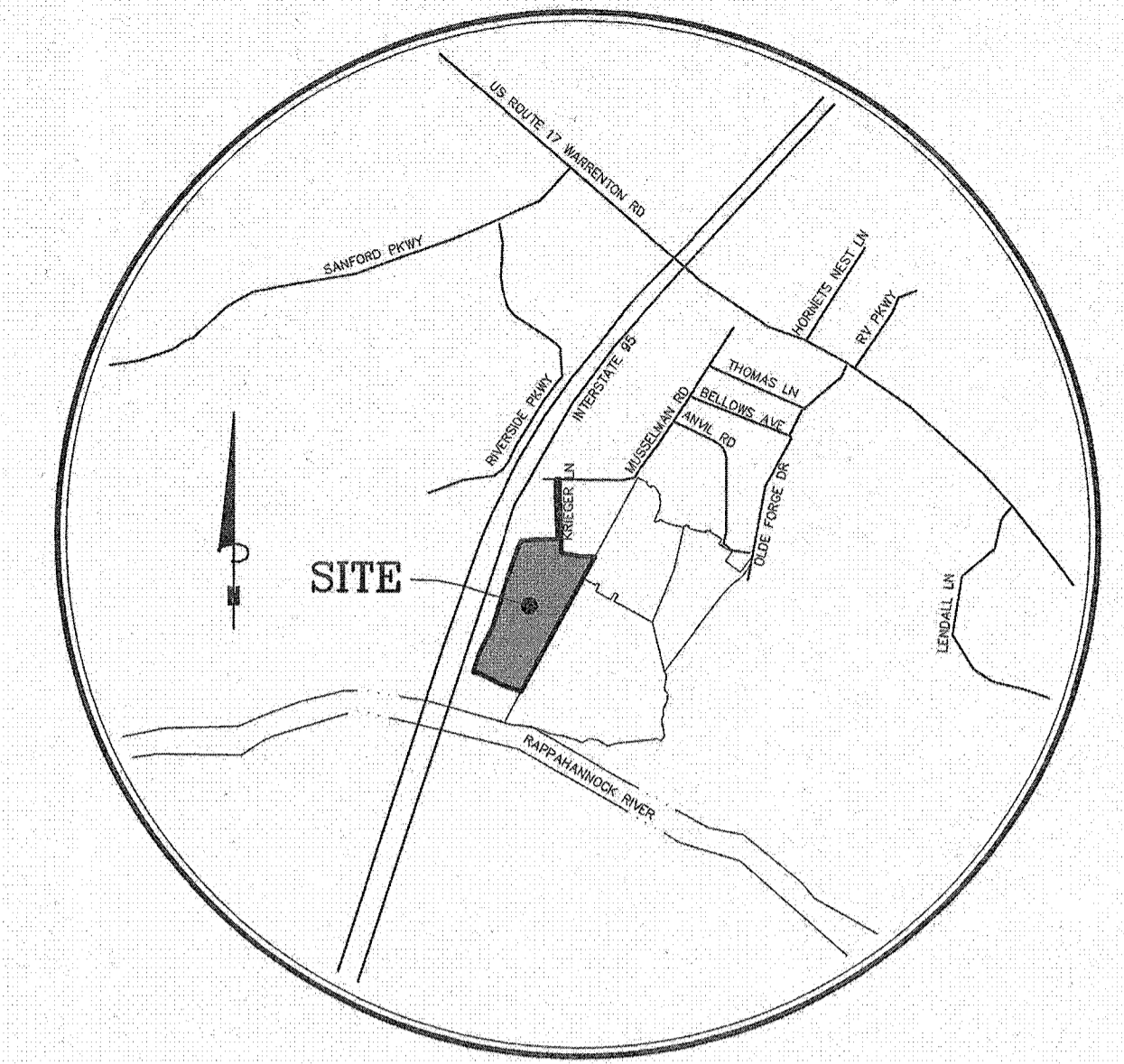
NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON STAFFORD COUNTY TAX ASSESSMENT 53-1E AND IS ZONED R-1. AT THE TIME OF SURVEY, NO ZONING CLASSIFICATION WAS PROVIDED BY THE INSURER.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF KS STAFFORD LAND LLC AS RECORDED IN INSTRUMENT NUMBER 140019814 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. COMPLETED ON APRIL 4, 2006 & AUGUST 27, 2014 AND FIELD VERIFIED ON MAY 15, 2017.
4. 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 FROM BRIDGE TRUST TITLE GROUP AGENT FOR STEWART TITLE GUARANTY COMPANY, AND SCHEDULE B - SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
5. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5101540203 E, REVISED DATE FEBRUARY 4, 2005.
6. SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
8. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
9. AS OF THE DATE OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

METES AND BOUNDS DESCRIPTION

PER TITLE COMMITMENT
EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN GEORGE WASHINGTON DISTRICT, STAFFORD COUNTY, VIRGINIA, SHOWN AS 25.52673 ACRES, MORE OR LESS, WHICH INCLUDES THE FORTY FOOT RIGHT OF WAY FROM SAID PROPERTY TO STATE ROUTE 657, AS SHOWN ON PLAT BY PAUL F. MCCONNELL, LAND SURVEYOR, DATED JUNE 5, 1999, RECORDED IN PLAT BOOK 40 AT PAGE 245, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KS STAFFORD LAND LLC BY DEED DATED DECEMBER 23, 2014 FROM STAFFORD RAPPAHANNOCK LLC AND RECORDED DECEMBER 30, 2014 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA AS INSTRUMENT NO. 140019814.



VICINITY MAP
SCALE: 1"=200'

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY BRIDGE TRUST TITLE GROUP AGENT FOR STEWART TITLE GUARANTY COMPANY FILE NO. 091052905, COMMITMENT DATE: APRIL 21, 2017, ISSUE DATE MAY 11, 2017, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

(a) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY, HOWEVER, ARE NOT SURVEY MATTERS:

- ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- ITEM 2. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE FIRST HALF OF THE CALENDAR YEAR 2017 AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE.
- ITEM 6. TITLE LYING BELOW THE MEAN HIGH WATER OF THE RAPPAHANNOCK RIVER.
- ITEM 8. RIPARIAN RIGHTS OF OTHERS IN AND TO THE CONTINUED, UNINTERRUPTED FLOW OF ANY STREAM OR BRANCH.
- ITEM 9. EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 090006146, AMENDED AT INSTRUMENT NO. 150004123.
- ITEM 11. 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.

(b) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS TO HOW THEY AFFECT THE SURVEYED PROPERTY:

- ITEM 5. SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THE USE OF A 40' STRIP FOR INGRESS-EGRESS TO AND FROM ROUTE 657, AS IS EVIDENCED BY INSTRUMENTS CREATING THE CHAIN OF TITLE. (AS SHOWN AND LABELED AS KRIEGER LANE)
- ITEM 7. PLAT RECORDED IN PLAT BOOK 40 AT PAGE 245, SHOWS THE FOLLOWING: MONUMENTS ALONG ROUTE 1-95, DIRT ROAD AND RIPARIAN RIGHTS INCIDENT TO THE RAPPAHANNOCK RIVER. (AS SHOWN)

(c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY BUT ARE NOT LOCATABLE DUE TO AMBIGUITIES IN THE RECORD DOCUMENT:

- ITEM 3. EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY AS SET FORTH IN THE INSTRUMENTS RECORDED IN DEED BOOK 74 AT PAGE 530 AND DEED BOOK 35 AT PAGE 241.
- ITEM 4. EASEMENTS GRANTED TO THE COMMONWEALTH OF VIRGINIA AS SET FORTH IN THE INSTRUMENTS RECORDED IN DEED BOOK 129 AT PAGE 209 (NO EASEMENTS ON PLANS) AND DEED BOOK 408 AT PAGE 522 (NO EASEMENTS ON PLANS). (ROW AS SHOWN)
- ITEM 10. EASEMENT TO COLUMBIA GAS OF VIRGINIA, INC. RECORDED AS INSTRUMENT NO. 150014581.

METES AND BOUNDS DESCRIPTION

AS SURVEYED
OF
THE LANDS OF
KS STAFFORD LAND LLC
BEING THE PERIMETER OF T.M. 53-1E
STAFFORD COUNTY, VIRGINIA

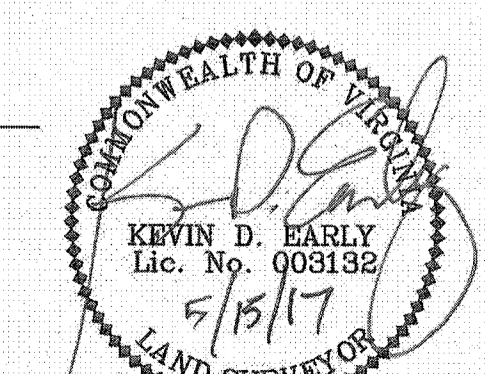
BEGINNING AT AN IRON ROD FOUND, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSSELMAN ROAD, STATE ROUTE 657 (VARIABLE WIDTH RIGHT-OF-WAY), AND THE NORTHWEST CORNER OF TOP-NOTCH BUILDERS, INC AS RECORDED IN INSTRUMENT NUMBER 03004892 AMONG THE LAND RECORDS OF STAFFORD COUNTY, AND ALSO BEING ON THE EASTERLY INGRESS/EGRESS EASEMENT LINE FOR KRIEGER LANE (40 FOOT WIDE INGRESS/EGRESS EASEMENT), THENCE DEPARTING SAID MUSSELMAN ROAD AND RUNNING WITH SAID TOP-NOTCH BUILDERS AND SAID KRIEGER LANE;
S 00°56'05" W, 175.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF TOP-NOTCH BUILDERS AND THE NORTHWEST CORNER OF WILLIAMS (TM 53-1D) AS RECORDED IN DEED BOOK 123, PAGE 472 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID TOP-NOTCH BUILDERS AND RUNNING WITH SAID WILLIAMS (TM 53-1D) AND CONTINUING WITH THE EASTERLY INGRESS/EGRESS LINE OF KRIEGER LANE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
S 04°43'06" E, PASSING THROUGH AN IRON ROD FOUND AT 1.00 FEET, IN ALL 170.90 FEET TO AN IRON PIPE FOUND; THENCE
S 01°44'10" E, 300.00 FEET TO AN IRON ROD FOUND; THENCE DEPARTING SAID KRIEGER LANE AND CONTINUING WITH SAID WILLIAMS (TM 53-1D) THE FOLLOWING TWO (2) COURSES AND DISTANCES:
S 02°35'40" W, 152.77 FEET TO A POINT; THENCE
S 81°16'39" E, PASSING THROUGH AN IRON PIPE FOUND AT 0.74 FEET, IN ALL 206.50 FEET TO AN ANGLE IRON FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMS (TM 53-1D) AND THE SOUTHWEST CORNER OF WILLIAMS (TM 45-35C) AS RECORDED AT INSTRUMENT 150002773 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID WILLIAMS (TM 53-1D) AND RUNNING WITH SAID WILLIAMS (TM 45-35C);
S 89°18'57" E, 165.68 FEET TO AN IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMS (TM 45-35C); SAID POINT BEING IN THE LINE OF RAPPAHANNOCK LANDING, SECTION THREE, OPEN SPACE PARCEL D, AS SHOWN ON RECORD PLAT RECORDED AT FM 15000159 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA; THENCE DEPARTING SAID WILLIAMS (TM 53-35C) AND RUNNING WITH SAID RAPPAHANNOCK LANDING, SECTION THREE, OPEN SPACE PARCEL D IN PART, THENCE WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF KS STAFFORD LAND LLC AS RECORDED AT INSTRUMENT 140019814 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA THE FOLLOWING COURSE:
S 28°34'09" W, 1665.27 FEET TO AN IRON ROD FOUND; SAID POINT BEING IN THE LINE OF SAID KS STAFFORD LAND LLC AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF CITY OF FREDERICKSBURG AS RECORDED IN DEED BOOK 191, PAGE 347 THENCE DEPARTING KS STAFFORD LAND LLC AND RUNNING WITH SAID CITY OF FREDERICKSBURG THE FOLLOWING THREE (3) COURSES AND DISTANCES:
N 70°16'56" W, 238.98 FEET TO A POINT NEAR AN IRON ROD FOUND; THENCE
N 64°21'56" W, 269.94 FEET TO AN IRON ROD FOUND; THENCE
N 75°06'56" W, 58.80 FEET TO A POINT NEAR AN IRON ROD FOUND, SAID POINT BEING ON THE NORTHERLY LINE OF SAID CITY OF FREDERICKSBURG AND ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-95 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING SAID CITY OF FREDERICKSBURG AND RUNNING WITH SAID INTERSTATE I-95 THE FOLLOWING NINE (9) COURSES AND DISTANCES:
N 01°19'49" E, 2.50 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND; THENCE
N 17°42'08" E, 220.88 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND; THENCE
N 26°36'22" E, 303.66 FEET TO A CONCRETE MONUMENT FOUND; THENCE
N 17°42'08" E, 420.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND; THENCE
N 19°31'52" E, 472.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE
S 70°10'55" E, 3.00 FEET TO AN IRON ROD FOUND; THENCE
N 21°57'06" E, 97.76 FEET TO AN IRON ROD FOUND; THENCE
S 88°27'13" E, 88.91 FEET TO AN IRON ROD FOUND; THENCE
N 00°37'58" W, 7.18 FEET TO AN IRON ROD FOUND; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95 AND THE SOUTHWEST CORNER OF SHEARING AS RECORDED IN INSTRUMENT NUMBER 150008495 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID INTERSTATE I-95 AND RUNNING WITH SAID SHEARING;
N 88°09'44" E, 301.56 FEET TO A CONCRETE MONUMENT FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SHEARING AND ON THE WESTERLY INGRESS/EGRESS LINE OF SAID KRIEGER LANE; THENCE RUNNING WITH SAID SHEARING AND SAID KRIEGER LANE;
N 01°44'10" W, 300.18 FEET TO AN IRON ROD FOUND, SAID POINT BEING THE NORTHEAST CORNER OF SAID SHEARING AND THE SOUTHEAST CORNER OF MCCONNELL AS RECORDED AT INSTRUMENT 160023908 AMONG THE LAND RECORDS OF STAFFORD COUNTY; THENCE DEPARTING SAID SHEARING AND RUNNING WITH SAID MCCONNELL AND SAID KRIEGER LANE AND, WITH THE SAME LINE EXTENDED, WITH MCCONNELL AS RECORDED IN INSTRUMENT NUMBER 100014445R AMONG THE LAND RECORDS OF STAFFORD COUNTY;
N 04°43'06" W, 170.48 FEET TO AN IRON ROD FOUND; THENCE RUNNING WITH SAID MCCONNELL AND SAID KRIEGER LANE AND, WITH THE SAME LINE EXTENDED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MUSSELMAN ROAD;
N 00°56'05" E, 177.45 FEET TO A POINT IN BETWEEN AN IRON ROD FOUND AND A CONCRETE MONUMENT FOUND, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MUSSELMAN ROAD; THENCE RUNNING WITH SAID MUSSELMAN ROAD;
S 89°03'55" E, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 25.5263 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

TO KS STAFFORD LAND LLC, BREEDEN INVESTMENT PROPERTIES, INC. & STEWART TITLE GUARANTY COMPANY:

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 1-4, 6(c), 8, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 15, 2017.

DATE OF PLAT OR MAP: MAY 15, 2017
DATE REVISED:
KEVIN D. EARLY, LS
LAND SURVEYOR
VIRGINIA LICENSE NUMBER 3132
kearly@bowmanconsulting.com



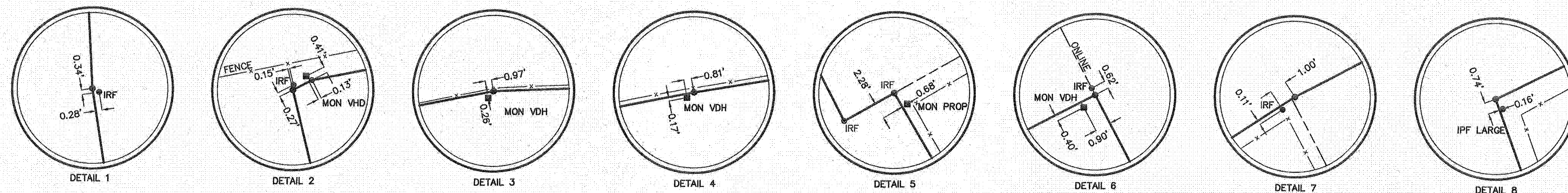
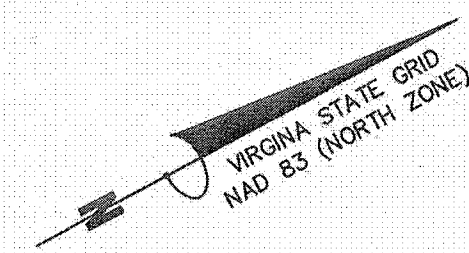
PLAT SHOWING AN
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
KS STAFFORD LAND LLC
INSTRUMENT #140019814
GEORGE WASHINGTON DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: N/A DATE: MAY 15, 2017

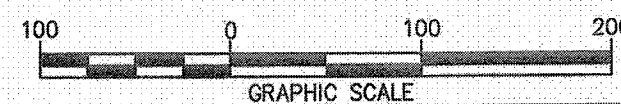
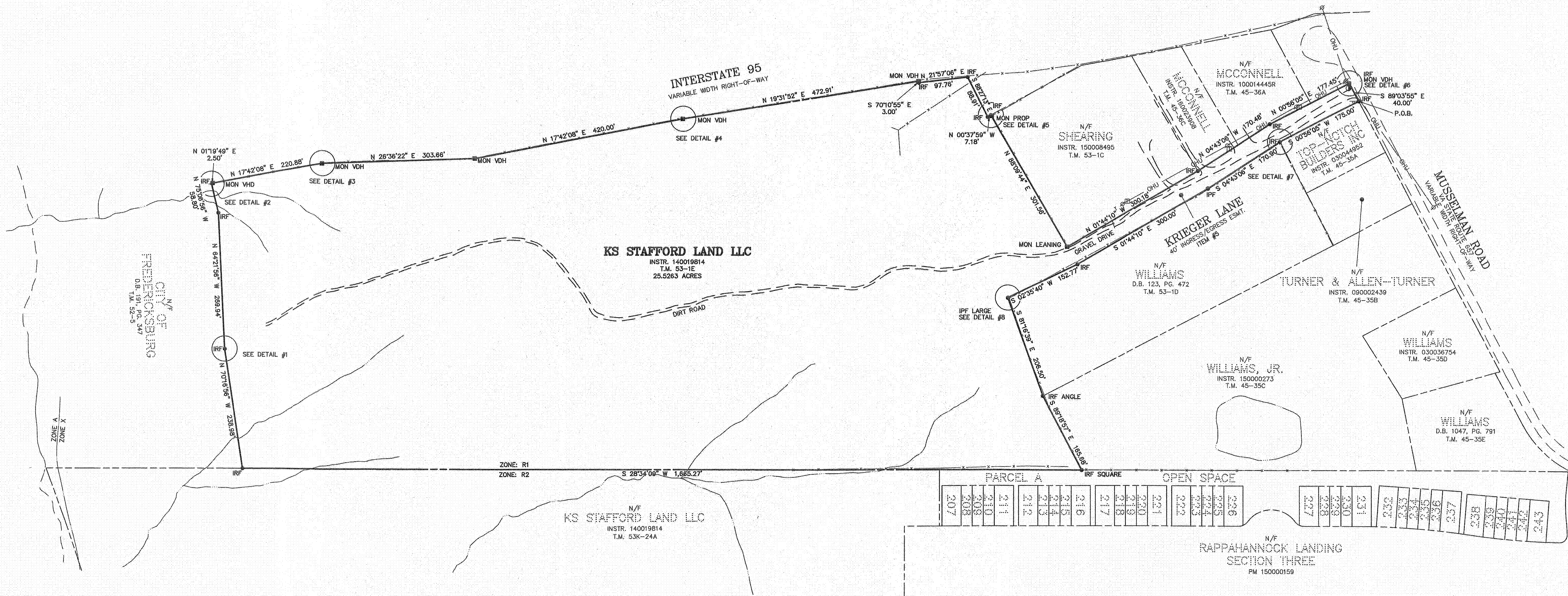
REVISION	

Bowman CONSULTING
Bowman Consulting Group, Ltd. Phone: (540) 371-0268
650 Nelm Circle Fax: (540) 371-3479
Fredericksburg, Virginia 22406 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
DWS: P:\2016 - RAPPAHANNOCK LANDING\2016-05-08 [SR] - Apartments - Section 5\Survey\Plats\Baudrey\2016-05-08.dwg BY: JA CHK:KDE QC:
BCC PROJECT NO: 2976-06-001 TASK: 00001 COUNTY REF NO: SHEET 1 OF 2

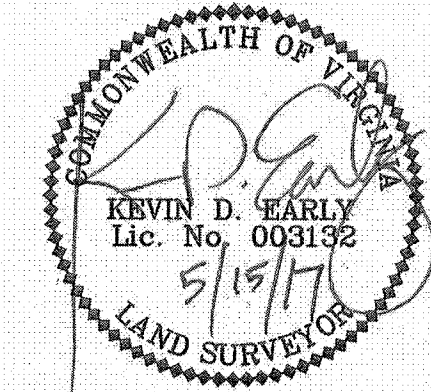


DETAILS
NOT TO SCALE



LEGEND

- IRF IRON ROD FOUND
- IRP IRON PIPE FOUND
- MON MONUMENT FOUND
- TP TELEPHONE PEDESTAL
- UP UTILITY POLE
- WM WATER METER
- △ SIGN
- STREAM
- - - FENCE
- OHU OVERHEAD UTILITY



SCALE: 1" = 100' DATE: MAY 15, 2017

REVISION	

Bowman CONSULTING
Bowman Consulting Group, Ltd.
650 Helms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
DWC: P-1278 - RAPPANNOCK LANDING (2016-06-01) - Apartments - Section 5 (Survey) (Boundary) (2016-06-01) BY: JA CHK: KDE QC:
BCG PROJECT NO: 2876-06-001 TASK: 00001 COUNTY REF NO: SHEET 2 OF 2

PLAT SHOWING AN
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
KS STAFFORD LAND LLC
INSTRUMENT #140019814
GEORGE WASHINGTON DISTRICT
STAFFORD COUNTY, VIRGINIA