

LAFAYETTE COMMONS

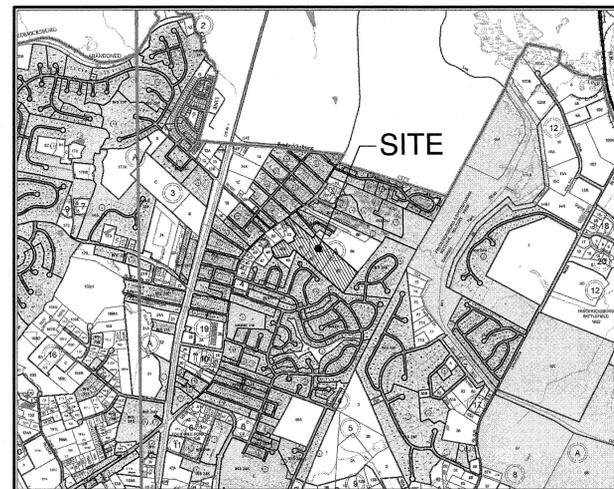
GENERALIZED DEVELOPMENT PLAN

SITE DATA TABLE

TAX MAP REFERENCE / OWNER / INSTRUMENT REFERENCE:	TAX MAP #	OWNER	INSTRUMENT #
1	24-A-49A	SHERI L KORNEGAY	20170018122
	24-A-57	LAFAYETTE COMMONS LLC	20180019001
	24-A-59	LAFAYETTE COMMONS LLC	20180019001
	24-A-60	LAFAYETTE COMMONS LLC	20180019001
	24-A-61	LAFAYETTE COMMONS LLC	20180019001
	24-A-62	LAFAYETTE COMMONS LLC	20180019001
2	PROJECT AREA (GROSS ACREAGE):	27.52649 ACRES /	1,199,053.90440 SQ. FT.
	- LAFAYETTE BLVD PROPOSED RIGHT-OF-WAY DEDICATION:	0.02091 ACRES /	3,359.91710 SQ. FT.
	- PROPOSED MU-2 AREA:	26.12545 ACRES /	1,138,024.49690 SQ. FT.
	- PROPOSED MU-3 AREA:	1.40104 ACRES /	61,029.40750 SQ. FT.
	NET MU-2 PROJECT AREA:	26.12545 ACRES /	1,138,024.49690 SQ. FT.
	NET MU-3 PROJECT AREA:	1.31014 ACRES /	57,069.49040 SQ. FT.
	PROPOSED AREA OF DISTURBANCE (INCLUDES OFF-SITE):	23.50000 ACRES /	1,023,660 SQ. FT.
NOTE: PROPOSED AREA OF DEDICATION AND DISTURBANCE ARE PRELIMINARY AND SUBJECT TO MINOR REVISION. AN ADDITIONAL 0.26 ACRES (APPROXIMATE AREA) OF RIGHT-OF-WAY DEDICATION SHALL BE MADE OFFSITE.			
3	CURRENT ZONING:	RESIDENTIAL 1 (R-1) DISTRICT	
	PROPOSED ZONING:	MIXED USE DISTRICT; RESIDENTIAL TOWNHOUSE SUB-DISTRICT (MU-2) & RESIDENTIAL MIXED USE SUB-DISTRICT (MU-3)	
4	BY-RIGHT (R-1 DISTRICT) DEVELOPMENT TABULATIONS:		
	MAXIMUM PERMITTED RESIDENTIAL DENSITY: (CLUSTER)	1 D.U. PER 1.5 ACRES =	18.35 UNIT
	MAXIMUM PERMITTED NON-RESIDENTIAL:	0.00 F.A.R. =	0 GFA
	PROPOSED MU-2 DEVELOPMENT / DENSITY:		
	PROPOSED NUMBER OF LOTS:	TOTAL	115
		64	20' WIDE TOWNHOMES W/GARAGE
		38	16' WIDE TOWNHOMES
	PROPOSED DENSITY:	8.31 DU/ACRE (GROSS MU-2 ACREAGE)	
	PROPOSED MU-3 DEVELOPMENT / DENSITY:		
	PROPOSED MAXIMUM COMMERCIAL SQUARE FOOTAGE:	15,257 SQ. FT.	
	PROPOSED FLOOR AREA RATIO:	0.25 F.A.R. (GROSS MU-3 ACREAGE)	
5	OVERLAY DISTRICTS:	HIGHWAY CORRIDOR OVERLAY DISTRICT TRAFFIC ANALYSIS ZONE 449 FIRST RESPONDER ZONE 4 AIRPORT PROTECTION OVERLAY DISTRICT TECHNOLOGY ZONE PRIMARY DEVELOPMENT ZONE	
6	EXISTING USE:	RESIDENTIAL - ONE (1) SINGLE-FAMILY DWELLING	
	TYPES OF PROPOSED USE:	TOWNHOMES GENERAL BUILDING/COMMERCIAL (FINAL USE TO BE DETERMINED WITH FUTURE SITE PLAN)	
7	DEVELOPMENT STANDARDS		
	TOWNHOUSE BUILDING		
	LOT DIMENSIONS:		
	SITE AREA (MIN)	N/A	
	SITE WIDTH (MIN)	N/A	
	BUILDING SETBACKS:		
	PRIMARY STREET	5 FEET	
	SIDE STREET	5 FEET	
	SIDE, COMMON LOT LINE	0/5 FEET (5 FEET - CORNER LOT)	
	REAR, COMMON LOT LINE	15 FEET	
	REAR ALLEY	4/18 FEET	
	BUILDING HEIGHT:		
	PRINCIPAL BUILDING	3 STORIES	
	ACCESSORY BUILDING	SHALL NOT EXCEED PRINCIPAL BUILDING HEIGHT	
	BUILD-TO ZONE (BTZ)		
	PRIMARY STREET (MIN/MAX)	5/25 FEET	
	% OF BUILDING IN PRIMARY STREET BTZ (MIN)	70%	
	GENERAL BUILDING		
	LOT DIMENSIONS:		
	SITE WIDTH (MIN)	20 FEET	
	BUILDING SETBACKS:		
	PRIMARY STREET	0 FEET	
	SIDE STREET	0 FEET	
	SIDE, COMMON LOT LINE	0 FEET	
	REAR, COMMON LOT LINE/ALLEY	0 FEET	
	BUILDING HEIGHT:		
	PRINCIPAL BUILDING	4 STORIES	
	BUILD-TO ZONE (BTZ)		
	PRIMARY STREET (MIN)	0 FEET	
	% OF BUILDING IN PRIMARY STREET BTZ (MIN)	N/A	
	SIDE STREET (MIN)	0 FEET	
	% OF BUILDING IN SIDE STREET BTZ (MIN)	N/A	
8	TRIP GENERATION COMPUTATIONS:		
	ITE LAND USE CODE:	220	
	ITE RATE: (WEEKDAY TOTAL):	7.32	TRIPS PER DWELLING UNIT
	ESTIMATED VEHICLE TRIPS (WEEKDAY):	1,588.44	TRIPS PER DAY
	ITE RATE (AM PEAK):	0.39	TRIPS PER DWELLING UNIT
	ESTIMATED VEHICLE TRIPS (AM PEAK):	85	TRIPS (AM PEAK)
	ITE RATE (PM PEAK):	0.535	TRIPS PER DWELLING UNIT
	ESTIMATED VEHICLE TRIPS (PM PEAK):	116	TRIPS (PM PEAK)
9	HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS:	NONE KNOWN	
10	PLACES OF BURIAL:	NONE KNOWN	
11	FLOODPLAINS, RPAs, WETLANDS, STEEP SLOPES, DAM BREAK INUNDATION ZONES:	RPAs, WETLANDS, STEEP SLOPES PRESENT ON SITE	
12	PARKING:		
	REQUIREMENT: 2 SPACES PER UNIT =	434	SPACES
	PROVIDED:		
	DRIVEWAY SPACES	294	SPACES
	GARAGE SPACES	179	SPACES
	ON-STREET GUEST SPACES	141	SPACES
	TOTAL PROVIDED PARKING:	614	SPACES
NOTE: FINAL PROVIDED PARKING MAY BE REDUCED AT FINAL SITE PLAN SUBJECT TO MINIMUM REQUIREMENT.			
	LOADING SPACE REQUIREMENTS:	N/A	
	LOT COVERAGE & IMPERVIOUS AREA:		
	MINIMUM % OF OPEN AREA ON THE LOT ON AVERAGE (MU-2):	15%	
	MINIMUM % OF OPEN AREA ON THE LOT ON AVERAGE (MU-3):	10%	
NOTE: OPEN SPACE MAY VARY SUBJECT TO MINIMUM REQUIREMENT.			
	PROPOSED IMPERVIOUS AREAS (APPROXIMATE, ON-SITE):		
	BUILDINGS:	162,400	SQ. FT.
	ROADS/PARKING:	159,600	SQ. FT.
	DRIVEWAYS:	73,900	SQ. FT.
	SIDEWALKS & TRAILS:	42,900	SQ. FT.
	TOTAL IMPERVIOUS AREA:	438,800	SQ. FT.
	SEWER USAGE ESTIMATE:		
	GALLONS PER UNIT PER DAY	350	
	TOTAL GALLONS PER DAY (GPD)	75,950	
	WATER USAGE ESTIMATE:		
	GALLONS PER UNIT PER DAY	300	
	TOTAL GALLONS PER DAY (GPD)	65,100	

TAX MAP	ADDRESS	DEED/INSTRUMENT
24-A-49A	111 WAKEVIEW DRIVE	INSTR #20170018122
24-A-57	3103 LAFAYETTE BOULEVARD	INSTR #20180019001
24-A-59	0 VILLAGE DRIVE	INSTR #20180019001
24-A-60	NO ADDRESS ASSIGNED	INSTR #20180019001
24-A-61	NO ADDRESS ASSIGNED	INSTR #20180019001
24-A-62	NO ADDRESS ASSIGNED	INSTR #20180019001

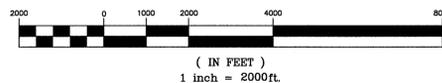
BATTLEFIELD VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA REZONING #: R19-_____



VICINITY MAP
1" = 2000'

MAJOR INTERSECTIONS WITHIN ONE-HALF MILE OF DEVELOPMENT:
LAFAYETTE BOULEVARD (RT. 208) @ U.S. ROUTE 1 - 1.10 MILES TO THE SOUTHWEST OF SITE

GRAPHIC SCALE



OWNERS
24-A-49A SHERI L. KORNEGAY 111 WAKEVIEW DRIVE FREDERICKSBURG, VA 22408
24-A-57/59/60/61/62 LAFAYETTE COMMONS LLC 1016 CHARLES STREET FREDERICKSBURG, VA 22401
APPLICANT/CONTRACT PURCHASER
RAPPAHANNOCK DEVELOPMENT GROUP, LLC 1016 CHARLES STREET FREDERICKSBURG, VA 22401 PH: (540) 656-2415 CONTACT: MR. CHRIS HORNING, P.E.
LAND USE ATTORNEY
HIRSCHLER FLEISCHER 725 JACKSON ST., SUITE 200 FREDERICKSBURG, VA 22401 PH: (540) 604-2108 FAX: (540) 604-2101 CONTACT: MR. CHARLES W. PAYNE, JR.
PLANNER/ENGINEER
BOWMAN CONSULTING GROUP 650A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371-0268 FAX: (540) 371-3479 CONTACT: MR. WILLIAM E. DUNCANSON, JR., P.E.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & PROJECT NOTES
3	EXISTING CONDITIONS PLAN
4	GENERALIZED DEVELOPMENT PLAN
5	GENERALIZED LANDSCAPE PLAN
6	SWM CONCEPT PLAN
7-10	BOUNDARY PLAT
TOTAL PAGES: 10	

APPROVAL
AGENT, BOARD OF SUPERVISORS _____ DATE _____

Bowman
CONSULTING

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

TITLE SHEET
LAFAYETTE COMMONS
GENERALIZED DEVELOPMENT PLAN
SPOTSYLVANIA COUNTY, VIRGINIA
BATTLEFIELD VOTING DISTRICT

TBD
COUNTY PROJECT NUMBER
COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR.
Lic. No. 055205
06/10/19
PROFESSIONAL ENGINEER

PLAN STATUS
06/10/19 1st SUBMISSION
DATE DESCRIPTION
SG DESIGN SG DRAWN WED CHKD
SCALE H: AS NOTED V:
JOB No. 100159-01-002
DATE: MARCH 2019
FILE No. 100159-D-ZP-001
SHEET 1 OF 10

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

GENERAL NOTES

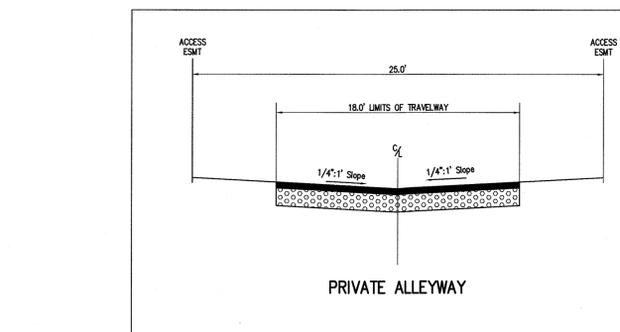
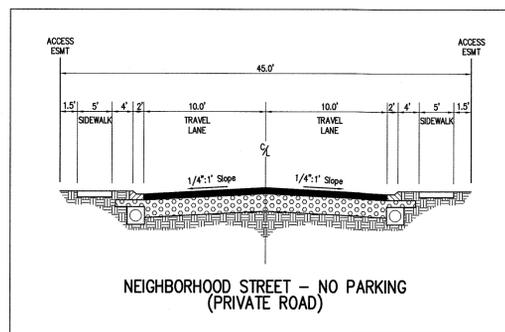
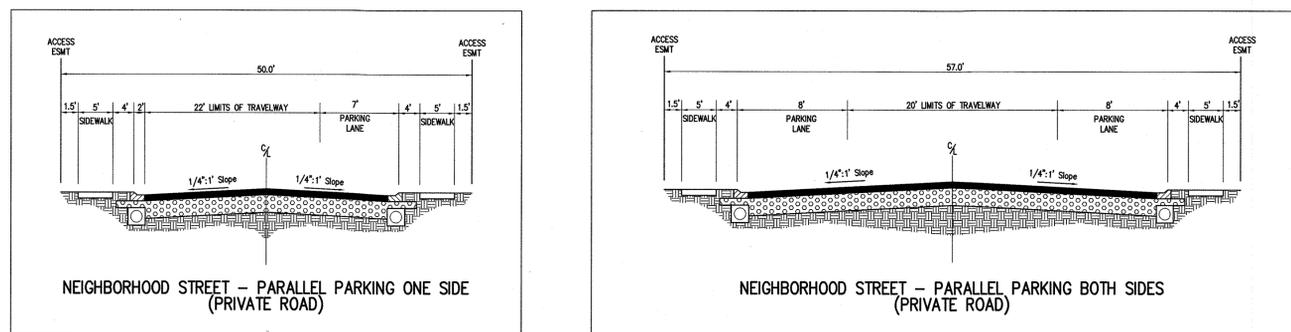
- THE PURPOSE OF THIS GENERAL DEVELOPMENT PLAN AND ACCOMPANYING APPLICATION IS TO REZONE THE SUBJECT PROPERTY TO THE MIXED USE DISTRICT, RESIDENTIAL TOWNHOUSE SUB-DISTRICT (MU-2) AND RESIDENTIAL MIXED USE SUB-DISTRICT (MU-3). THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH A RESIDENTIAL SUBDIVISION CONSISTING OF 217 TOWNHOUSE LOTS.
- THIS PROJECT CONSISTS OF SIX (6) PROPERTIES THAT ARE IDENTIFIED AS FOLLOWS:

TAX MAP 24-A-49A	CURRENT ZONING: R-1	SIZE: ±3.34417 ACRES
TAX MAP 24-A-57	CURRENT ZONING: R-1	SIZE: ±0.35950 ACRES
TAX MAP 24-A-59	CURRENT ZONING: R-1	SIZE: ±9.00590 ACRES
TAX MAP 24-A-60	CURRENT ZONING: R-1	SIZE: ±3.23447 ACRES
TAX MAP 24-A-61	CURRENT ZONING: R-1	SIZE: ±1.65534 ACRES
TAX MAP 24-A-62	CURRENT ZONING: R-1	SIZE: ±9.92771 ACRES
- TAX MAP 24-A-49A CURRENTLY STANDS IN THE NAME OF SHERI L. KORNEGAY, AS RECORDED IN INSTRUMENT #1700018122, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA. TAX MAPS 24-A-57, 59, 60, 61 & 62 CURRENTLY STAND IN THE NAME OF LAFAYETTE COMMONS LLC, AS RECORDED IN INSTRUMENT #1800019001, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS RECORDED IN THE COUNTY OF SPOTSYLVANIA AND CURRENT FIELD RUN SURVEYS BY THIS FIRM COMPLETED ON OCTOBER 9, 2018 AND FEBRUARY 27, 2019.
- SOURCE OF MERIDIAN: VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE.
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD.
- THE SURVEYED PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0100 C, MAP REVISED: FEBRUARY 18, 1998.
- TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM AN AERIAL SURVEY OF THE PROPERTY CONDUCTED BY MCKENZIE SNYDER, INC. THE CONTOUR INTERVAL IS 2'.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES WITHIN 100 FEET OF THE SUBJECT PROPERTY AT TIME OF SURVEY. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.
- THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. SEE SHEET 3 FOR ADDITIONAL INFORMATION. ALL NECESSARY PERMITS WILL BE OBTAINED PRIOR TO ANY DISTURBANCE TO WETLAND AREAS.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY SPOTSYLVANIA COUNTY.
- PLAN IS SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
- STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 5-7-2-C-1 OF THE DSM.
- EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- STORMWATER MANAGEMENT SHALL BE PROVIDED AS REQUIRED BY ARTICLE 4 OF THE DSM.
- SPOTSYLVANIA COUNTY FIRE & EMS STATION #4 IS LOCATED APPROXIMATELY 1.2 MILES FROM THE SUBJECT SITE.
- ALL ENTRANCES ONTO PUBLIC RIGHTS-OF-WAY SHALL PROVIDE ADEQUATE SIGHT DISTANCE PER THE REQUIREMENTS OF APPENDIX F OF THE VDOT ROAD DESIGN MANUAL. THE ADEQUACY OF PROVIDED SIGHT DISTANCE SHALL BE DEMONSTRATED AT THE TIME OF SITE PLAN SUBMISSION AND SHALL INCLUDE RELEVANT PLAN VIEWS AND PROFILES.
- A HOMEOWNER'S ASSOCIATION (I.E., H.O.A.) SHALL BE CREATED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE ROADS, COMMON AREAS AND STORMWATER/BMP FACILITIES.

SOLID WASTE STATEMENT

- SOLID WASTE STORAGE: INDIVIDUAL HOUSEHOLD CONTAINERS SHALL BE UTILIZED.
- COLLECTION: SOLID WASTE SHALL BE COLLECTED BY A PRIVATE REFUSE COLLECTION COMPANY.
- DISPOSAL: ALL REFUSE SHALL BE DISPOSED OF AT A COUNTY APPROVED DISPOSAL SITE.
- WASTE STREAM CALCULATION WORKSHEET: NOT REQUIRED FOR SINGLE-FAMILY ATTACHED SUBDIVISIONS.

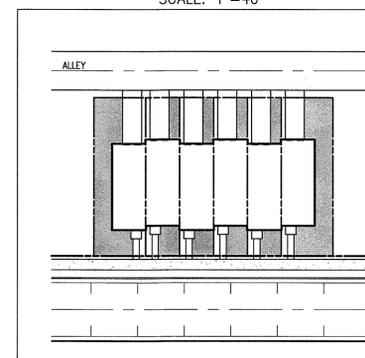
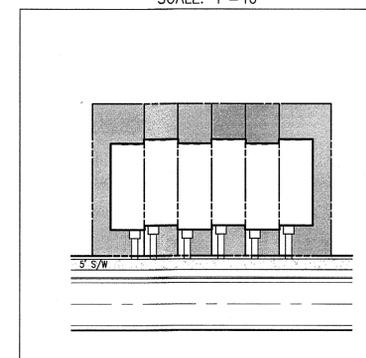
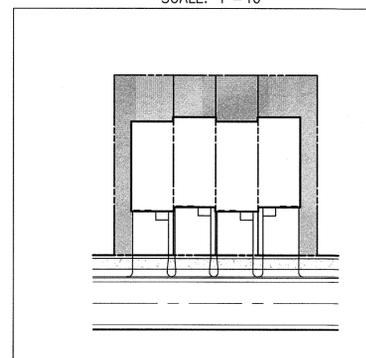
PROPOSED TYPICAL STREET SECTIONS



TYPICAL OPEN SPACE DETAIL
 20' TOWNHOUSE (WITH GARAGE)

TYPICAL OPEN SPACE DETAIL
 16' TOWNHOUSE (NO GARAGE)

TYPICAL OPEN SPACE DETAIL
 16' TOWNHOUSE (WITH GARAGE)

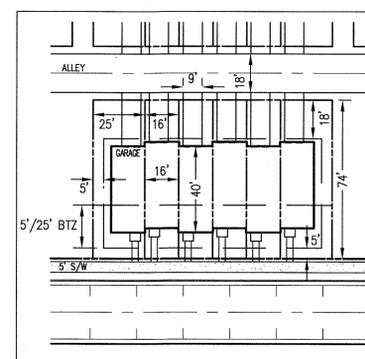
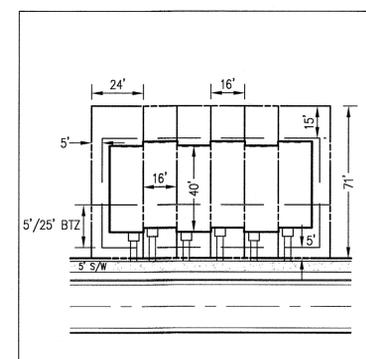
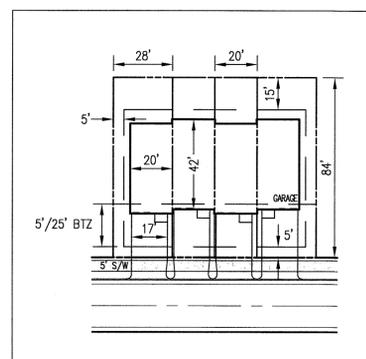


■ DENOTES OPEN SPACE
 (MIN. 15% ON LOT ON AVERAGE)

PROPOSED TYPICAL LOT DETAIL
 20' TOWNHOUSE (WITH GARAGE)

PROPOSED TYPICAL LOT DETAIL
 16' TOWNHOUSE (NO GARAGE)

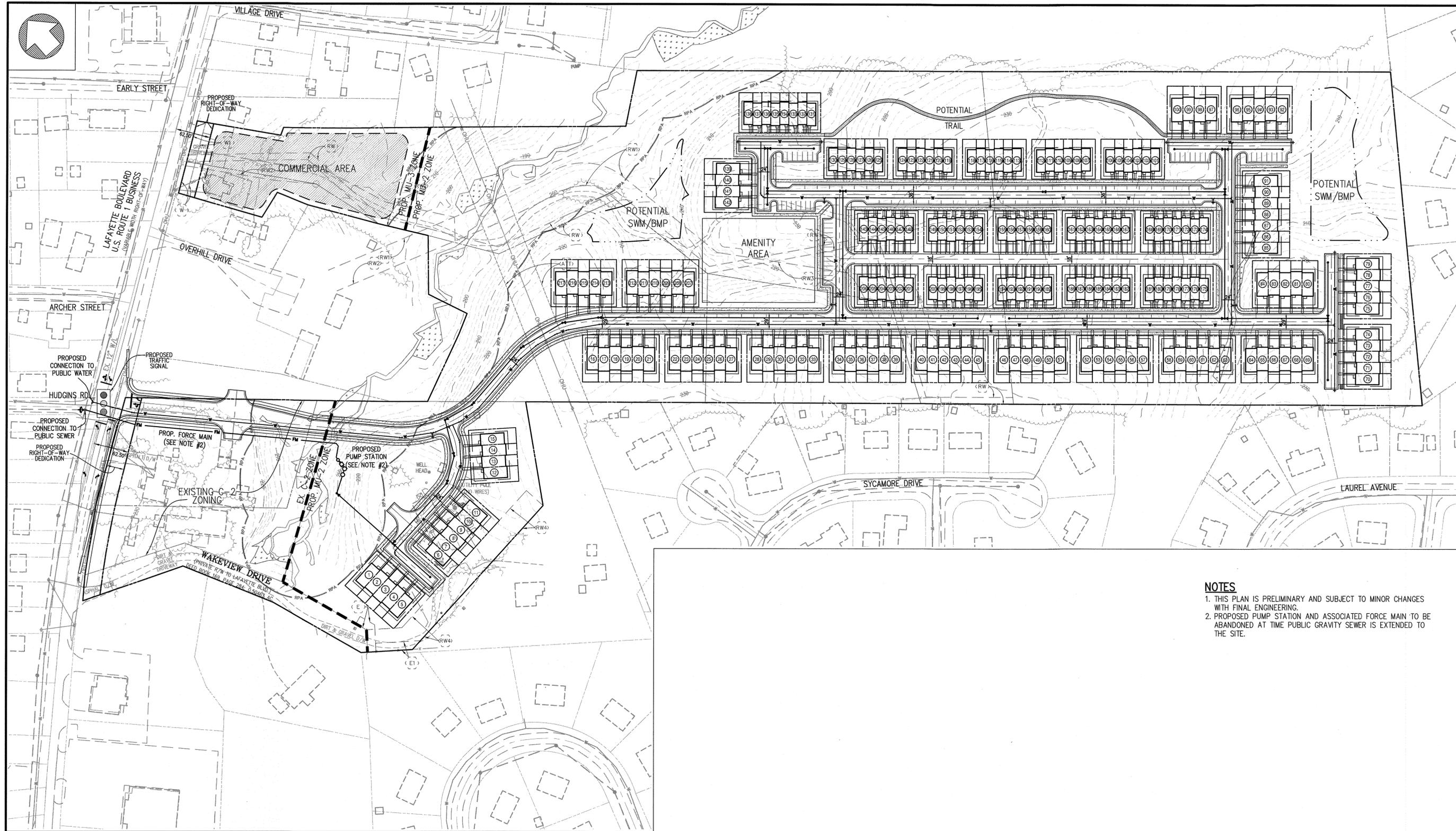
PROPOSED TYPICAL LOT DETAIL
 16' TOWNHOUSE (WITH GARAGE)



APPROVAL

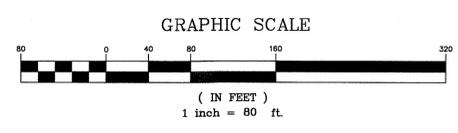
 AGENT, BOARD OF SUPERVISORS

 DATE



NOTES

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
2. PROPOSED PUMP STATION AND ASSOCIATED FORCE MAIN TO BE ABANDONED AT TIME PUBLIC GRAVITY SEWER IS EXTENDED TO THE SITE.



APPROVAL

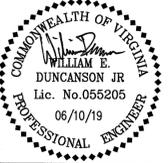
AGENT, BOARD OF SUPERVISORS _____ DATE _____

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650 A Nennis Circle
Friedensburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GENERALIZED DEVELOPMENT PLAN
LAFAYETTE COMMONS
GENERALIZED DEVELOPMENT PLAN
BATTLEFIELD VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
06/10/19 1st SUBMISSION

DATE	DESCRIPTION
SG DESIGN	SG DRAWN
WED	CHKD
SCALE H: 1"=80'	V: N/A
JOB No. 100159-01-002	
DATE : MARCH 2019	
FILE No. 100159-D-ZP-001	

2011 BMP Standards and Specifications 2013 Draft BMP Standards and Specifications

Project Name: **Lafayette Commons**
 Date: _____

CLEAR ALL
 (Ctrl+Shift+R)

data input cells
 constant values
 calculation cells
 final results

BMP Design Specifications List: 2011 Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested		4.61	0.11		4.72
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		7.94	5.15		13.09
Impervious Cover (acres)	10.41				10.41
					28.22

* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 17.52

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary	
Forest/Open Space Cover (acres)	4.72
Weighted Rv (forest)	0.03
% Forest	17%
Managed Turf Cover (acres)	13.09
Weighted Rv (turf)	0.21
% Managed Turf	46%
Impervious Cover (acres)	10.41
Rv (impervious)	0.95
% Impervious	37%
Site Area (acres)	28.22
Site Rv	0.45

Treatment Volume and Nutrient Loads	
Treatment Volume (acre-ft)	1.0628
Treatment Volume (cubic feet)	46,294
TP Load (lb/yr)	29.09
TN Load (lb/yr) (Informational Purposes Only)	208.08

PRELIMINARY SWM & ADEQUATE OUTFALL NARRATIVE

THE SITE IS LOCATED ALONG LAFAYETTE BOULEVARD, BETWEEN HUGGINS ROAD AND EARLY STREET. THE EXISTING SITE IS APPROXIMATELY 28.22 ACRES (INCLUDING OFFSITE IMPROVEMENTS); CONSISTS OF OPEN LAWNS, WOODED AREAS, AND A SINGLE FAMILY DWELLING; AND IS COMPRISED OF HYDROLOGIC SOIL GROUPS (HSG) B AND C. THE PROJECT CONSISTS OF THE CONSTRUCTION OF 217 TOWNHOUSE DWELLINGS AND THE ASSOCIATED INFRASTRUCTURE TO SERVE THEM.

WATER QUANTITY

STORMWATER RUNOFF DISCHARGES FROM THE SITE AT TWO SEPARATE LOCATIONS. THE NORTHERN PORTION OF THE SITE OUTFALLS INTO DEEP RUN, WHICH ULTIMATELY LEAVES THE SITE ALONG THE EASTERN BOUNDARY. THE SOUTHERN PORTION OF THE SITE DISCHARGES INTO A NATURAL SWALE AND LEAVES THE SITE ALONG THE SOUTHERN BOUNDARY. THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT CONDITION WILL BE COLLECTED IN A CLOSED CONDUIT STORM SEWER SYSTEM AND ROUTED TO TWO SWM FACILITIES. THE SWM FACILITIES WILL BE DESIGNED TO DETAIN THE PEAK FLOWRATES FROM THE 1-YEAR AND 10-YEAR STORMS TO A POINT THAT SATISFIES THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS OF THE VSMP REGULATIONS.

WATER QUALITY

BASED ON THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) COMPLIANCE SPREADSHEET, THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED FOR THIS SITE IS 17.52 LB/YR. VARIOUS BMP MEASURES, INCLUDING BUT NOT LIMITED TO WET PONDS; DRY PONDS; BIORETENTION; INFILTRATION; OR SHEET FLOW TO CONSERVED OPEN SPACE, MAY BE UTILIZED TO PROVIDE THE ENTIRETY OF THE REQUIRED PHOSPHOROUS LOAD REDUCTION OR A MINIMUM OF 75% OF THE REQUIRED PHOSPHOROUS LOAD REDUCTION, AT WHICH POINT THE REMAINING 25% OF REQUIRED PHOSPHOROUS LOAD REDUCTION MAY BE PURCHASED IN THE FORM OF OFFSITE NUTRIENT CREDITS.

ADEQUATE OUTFALL

BY COMPLYING WITH THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS OF THE VSMP REGULATIONS, THE REQUIREMENTS OF MINIMUM STANDARD 19 SHALL BE SATISFIED, AND NO FURTHER DOWNSTREAM ANALYSIS WILL BE REQUIRED.

**THE SWM/BMP APPROACH DESCRIBED HEREIN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Bowman
 CONSULTING

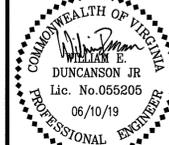
Bowman Consulting Group, Ltd.
 650 A Nams Circle
 Fredericksburg, Virginia 22406

Phone: (540) 371-0288
 Fax: (540) 371-3479
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

SWM CONCEPT PLAN
LAFAYETTE COMMONS
 GENERALIZED DEVELOPMENT PLAN

BATTLEFIELD VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

TBD
 COUNTY PROJECT NUMBER

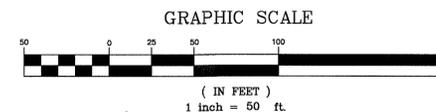


PLAN STATUS
 06/10/19 1st SUBMISSION

DATE	DESCRIPTION
SG DESIGN	SG DRAWN
	WED CHKD

SCALE H: 1"=50'
 V: 1"=5'

JOB No. 100159-01-002
 DATE : MARCH 2019
 FILE No. 100159-D-ZP-001



APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

NOTES

- 1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED ON SPOTSYLVANIA COUNTY TAX ASSESSMENT MAP NUMBERS 24-A-57 (PARCEL ONE), 24-A-59 (PARCEL TWO), 24-A-60 (PARCEL THREE), 24-A-61 (PARCEL FOUR) AND 24-A-62 (PARCEL FIVE) AND ARE ALL ZONED R-1 (RESIDENTIAL).

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR TITLE INSURANCE FILE NUMBER: 6849718, COMMITMENT DATE: APRIL 19, 2018, 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:

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

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED OR FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE TITLE SUBSEQUENT TO THE DATE OF THIS FORM.

(b) THE FOLLOWING ITEMS OF THE 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:

- 8. EASEMENT GRANTED FROM ELSIE L. ELEY TO COUNTY OF SPOTSYLVANIA, VIRGINIA BY INSTRUMENT DATED MAY 8, 2014 RECORDED ON MAY 14, 2014 IN INSTRUMENT NO. 201400007063. - SHOWN ON SURVEY AS <W>.

(c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY MATTERS, AND MAY PERTAIN TO THE SURVEYED PROPERTIES, BUT ARE NON-PLOTTABLE:

- 7. EASEMENT GRANTED FROM INNIS H. HART, ET ALS TO WILLIAM C. DOZIER AND INNIS M. HART BY INSTRUMENT DATED AUGUST 31, 1951 RECORDED ON OCTOBER 1, 1951 IN DEED BOOK 157, PAGE 364. (PARCEL ONE)

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

PARCEL ONE:

ALL THAT CERTAIN PARCEL OF LAND, LYING AND BEING SITUATED IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 0.38 ACRES MORE OR LESS AS SHOWN ON PLAT RECORDED IN DEED BOOK 214, PAGE 47, BEING THE REMAINDER OF THE 20 ACRES ACQUIRED IN DEED BOOK 126, PAGE 343.

PARCEL TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, FRONTING 62 FEET ON U. S. HIGHWAY # 1 ABOUT 3 MILES SOUTH OF FREDERICKSBURG, VIRGINIA AND CONTAINING 8 1/2 ACRES, MORE OR LESS, ACCORDING TO A PLAT AND SURVEY THEREOF MADE APRIL 5TH, 1942, BY BAKER, SURVEYOR, WHICH PLAT IS TO BE RECORDED ALONG WITH DEED IN DEED BOOK 127 PAGE 478, AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED; IT BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO J. B. HART BY MAE HENDERSON BY DEED DULY RECORDED IN DEED BOOK 126, PG 343 IN THE CIRCUIT COURT OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA.

IT BEING THE SAME PROPERTY CONVEYED TO BERNARD HART BY DEED FROM J. B. HART AND CARRIE HART, HIS WIFE DATED MAY 16, 1942, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 127, PAGE 478.

ALL THAT CERTAIN TRACT OF LAND, SITUATE, LYING AND BEING IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 0.15 ACRES, MORE OR LESS, AS SHOWN ON PLAT AND SURVEY THEREOF MADE BY R. C. BAKER, SURVEYOR, APRIL 29, 1950, WHICH PLAT IS ATTACHED TO AND MADE A PART OF DEED RECORDED IN DEED BOOK 154 PAGE 400, SAID PROPERTY BEING LOCATED ABOUT THREE MILES SOUTH OF FREDERICKSBURG, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON U. S. HIGHWAY NO. 1 AND RUNNING S. 32° E. 233 FT. TO A CEDAR; THENCE S. 9° E. 132 FT. TO A PINE; THENCE N. 0° 55' E. 170 FEET TO A STAKE; THENCE N. 41° 40' W. 214 1/2 FEET TO THE POINT OF BEGINNING.

IT BEING THE SAME PROPERTY CONVEYED TO BERNARD HART BY DEED FROM J. B. HART AND CARRIE HART, HIS WIFE DATED FEBRUARY 13, 1951, RECORDED MARCH 23, 1951 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 154, PAGE 400.

ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING SITUATED IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONSISTING OF 0.282 ACRE ADJOINING THE LANDS OF BERNARD HART, MCWHIRT AND OTHERS AND IS FULLY DESCRIBED ON A PLAT MADE BY B. C. BAKER DATED APRIL 11, 1957, WHICH SAID PLAT IS ATTACHED TO DEED RECORDED IN DEED BOOK 221 PAGE 376.

IT BEING THE SAME PROPERTY CONVEYED TO BERNARD HART BY DEED FROM J. B. HART AND CARRIE HART, HIS WIFE DATED MAY 2, 1957, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 221, PAGE 376.

THE SAID BERNARD J. HART HAVING DIED ON NOVEMBER 2, 2016, BY VIRTUE OF HIS LAST WILL AND TESTAMENT FILED FOR RECORDED IN THE AFORESAID CLERK'S OFFICE AS WILL INSTRUMENT NO. 160001373, DEVISED PROPERTY TO ELSIE LOUISE HART ELEY.

FOR INFORMATIONAL PURPOSES ONLY: THE TAX MAP NUMBER AS SHOWN IN THE TAX RECORD IS TM24-A-59

PARCEL THREE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, LYING AND BEING SITUATED IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONSISTING OF 5.86 ACRES AND DESCRIBED AS BEGINNING AT A POINT IN A PROPOSED RIGHT-OF-WAY, A CORNER TO THE PROPERTY OF J. B. HART; THENCE S. 16-1/2' E 227 FEET TO A STAKE; THENCE S 73' W 132 FEET TO A STAKE; THENCE S 41° 45' E 493 FEET TO A STAKE; THENCE N 49° E 230 FEET TO A STAKE IN A PROPOSED RIGHT-OF-WAY; THENCE REVERSE BEARING 5 3/4' E 210 FEET TO THE BEGINNING OF A CURVE; THENCE REVERSE BEARING FROM THE ENDING OF SAID CURVE S 69° 48' E 125 FEET TO A STAKE; THENCE WITH THE SAME BEARING 310 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A RIGHT-OF-WAY 40 FEET IN WIDTH AS SHOWN ON THE PLAT OF H. C. BANKER, DATED JULY 19, 1952 TO A POINT IN SAID RIGHT-OF-WAY WHERE A CHANGE IN THE LOCATION THEREOF IS MADE TO SAID POINT FROM U. S. ROUTE NO. 1 AS SHOWN ON THE PLAT OF J. C. RUSSELL, DATED JULY 15, 1955, AND ALSO THE RIGHT-OF-WAY DESCRIBED ON THE PLAT OF THE SAID J. C. RUSSELL DATED JULY 15, 1955 AS LYING BETWEEN THE POINTS A-B-C-D-E-F-G-H-I-J-K-A.

IT BEING THE SAME PROPERTY CONVEYED TO CURLIS W. HART, NELLIE H. HART, HIS WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, 1/2 UNDIVIDED INTEREST AND BERNARD HART AND ELEANOR B. HART, HIS WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, 1/2 UNDIVIDED INTEREST; BY DEED FROM ORLANDO O. WHITMAN AND LEATHA (LETHA) MAY WHITMAN, HIS WIFE, LAW DATED SEPTEMBER 11, 1963, RECORDED SEPTEMBER 19, 1963 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 207, PAGE 328.

THE SAID NELLIE H. HART HAVING DIED ON JUNE 8, 1993, THIS VESTING 1/2 UNDIVIDED INTEREST IN THE TITLE IN AFORESAID PROPERTY IN CURLIS W. HART.

CURLIS W. HART, WIDOW, CONVEYED HIS 1/2 UNDIVIDED INTEREST TO BERNARD J. HART BY DEED DATED SEPTEMBER 8, 1993, RECORDED SEPTEMBER 13, 1993 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, RECORDED IN DEED BOOK 1149, PAGE 272.

THE SAID ELEANOR B. HART HAVING DIED ON JUNE 2, 2015, THIS VESTING TITLE IN THE AFORESAID PROPERTY IN BERNARD J. HART, WIDOWER.

THE SAID BERNARD J. HART HAVING DIED ON NOVEMBER 2, 2016, BY VIRTUE OF HIS LAST WILL AND TESTAMENT FILED FOR RECORDED IN THE AFORESAID CLERK'S OFFICE AS WILL INSTRUMENT NO. 160001373, DEVISED PROPERTY TO ELSIE LOUISE HART ELEY.

LESS AND EXCEPT:

- (1) PARCEL "A" CONTAINING 0.258 OF AN ACRE CONVEYED TO ASHTON AND AUDREY HART IN DEED BOOK 249, PAGE 538, SHOWN ON PLAT RECORDED THEREWITH.

PARCEL FOUR:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, SITUATE, LYING AND BEING IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 1.65 ACRES AND BEING FULLY DESCRIBED ON A PLAT OF SURVEY MADE BY H. C. BAKER, DATED MAY, 1957, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 197, PAGE 171.

IT BEING THE SAME PROPERTY CONVEYED TO BERNARD J. HART BY DEED FROM CURLIS W. HART, WIDOWER DATED SEPTEMBER 8, 1993, RECORDED SEPTEMBER 13, 1993 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 1149, PAGE 272. NELLIE HART HAVING DIED ON JUNE 8, 1993.

THE SAID BERNARD J. HART HAVING DIED ON NOVEMBER 2, 2016, BY VIRTUE OF HIS LAST WILL AND TESTAMENT FILED FOR RECORDED IN THE AFORESAID CLERK'S OFFICE AS WILL INSTRUMENT NO. 160001373, DEVISED PROPERTY TO ELSIE LOUISE HART ELEY.

LESS AND EXCEPT:

- (1) THAT PORTION OF THE PROPERTY CONVEYED TO CHARLES E. MINOR CONSTRUCTION BEING ANY PORTION OF THE 12 FOOT RIGHT OF WAY LYING WITHIN THE BOUNDARIES OF THE PROPERTY CONVEYED TO MINOR IN DEED BOOK 289, PAGE 76, WHICH PROPERTY IS ADJACENT TO PROPERTY NOW OR FORMERLY OF BERNARD HART.

TOGETHER WITH:

- (1) A 40' RIGHT OF WAY DESCRIBED IN DEED RECORDED IN DEED BOOK 213, PAGE 51, AS SHOWN ON PLAT RECORDED IN DEED BOOK 180, PAGE 97 (40' RIGHT OF WAY CONVEYED IS THE FURTHEST EAST RIGHT OF WAY SHOWN FROM POINTS A-B-C-D-E-F-G-H-I-J-K-A.)

FOR INFORMATIONAL PURPOSES ONLY: THE TAX MAP NUMBER AS SHOWN IN THE TAX RECORDS IS TM 24-A-61

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

PARCEL FIVE:

ALL THAT CERTAIN TRACT OR PARTIAL OF LAND, CONSISTING OF TEN (10) ACRES, MORE OR FEWER, LYING AND BEING SITUATED IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AND DESCRIBED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 98, AT PAGE 242, AS BEGINNING AT A POINT "A" WHICH IS THE SOUTHERN EXTREME END IN THE LINE BETWEEN RICKAND MANSON (NOW OWNED BY HART); THENCE S. 59° W. 600 FEET TO "B", CORNER TO JESSIE MCWHIRT; THENCE N. 45° W. 728 FEET TO "C"; THENCE SOUTH 39° 15' W. 600 FEET AND PARALLEL TO THE FIRST MENTIONED LINE TO POINT D; THENCE S. 45° 55' E. 728 FEET TO POINT "A".

IT BEING THE SAME PROPERTY CONVEYED TO BERNARD HART BY DEED FROM LOUISE HENDERSON, WIDOW, HANAFORD P. HENDERSON AND AUBREY W. HENDERSON DATED FEBRUARY 28, 1942, RECORDED MARCH 5, 1942 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED IN DEED BOOK 127, PAGE 258.

THE SAID BERNARD J. HART HAVING DIED ON NOVEMBER 2, 2016, BY VIRTUE OF HIS LAST WILL AND TESTAMENT FILED FOR RECORDED IN THE AFORESAID CLERK'S OFFICE AS WILL INSTRUMENT NO. 160001373, DEVISED PROPERTY TO ELSIE LOUISE HART ELEY.

TOGETHER WITH:

- (1) A 40' RIGHT OF WAY DESCRIBED IN DEED RECORDED IN DEED BOOK 213, PAGE 51, AS SHOWN ON PLAT RECORDED IN DEED BOOK 180, PAGE 97 (40' RIGHT OF WAY CONVEYED IS THE FURTHEST EAST RIGHT OF WAY SHOWN FROM POINTS A-B-C-D-E-F-G-H-I-J-K-A.)

FOR INFORMATIONAL PURPOSES ONLY: THE TAX MAP NUMBER AS SHOWN IN THE TAX RECORDS IS TM24-A-62

METES AND BOUNDS DESCRIPTION AS SURVEYED

(BEING THE PERIMETER OF TM 24-A-57, 24-A-59, 24-A-60, 24-A-61 & 24-A-62)

BEGINNING AT AN IRON ROD FOUND (IRF); SAID IRF BEING IN THE SOUTHERN RIGHT-OF-WAY OF LAFAYETTE BOULEVARD, U.S. ROUTE 1 BUSINESS (80' RIGHT-OF-WAY) AND BEING THE NORTHWESTERN CORNER TO THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF HART (TM 24B-3-D) AS RECORDED AT DEED BOOK 2105, PAGE 36 AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA; THENCE DEPARTING SAID LAFAYETTE BOULEVARD AND RUNNING WITH SAID HART (TM 24B-3-D) THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- S 39°18'00" E 150.34 FEET TO AN IRF; THENCE
- N 61°15'12" E 14.86 FEET TO AN IRON ROD SET (IRS); THENCE
- S 48°39'57" E 115.60 FEET TO A TALL IRON FOUND (TIF); SAID TIF BEING A CORNER TO SAID HART (TM 24B-3-D); THENCE CONTINUING WITH SAID HART (TM 24B-3-D), IN PART, THENCE, IN PART, WITH THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF HART (TM 24B-3-11R) AS RECORDED AT INSTRUMENT# 110007455; THENCE IN PART, WITH THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF HART (TM 24B-3-11R) AS RECORDED AT INSTRUMENT# 080021183, ALL AMONG SAID LAND RECORDS, THE FOLLOWING COURSE AND DISTANCE;

N 82°10'40" E 101.26 FEET TO AN AIF; SAID AIF BEING A CORNER TO SAID HART (TM 24B-3-H) AND BEING A CORNER TO THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF JACOBSON AS RECORDED AT DEED BOOK 1741, PAGE 20 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID HART (TM 24B-3-H) AND RUNNING WITH SAID JACOBSON THE FOLLOWING COURSE AND DISTANCE;

S 48°57'29" E 1338.50 FEET TO AN IRON PIPE FOUND (IPF); SAID IPF BEING A CORNER TO SAID JACOBSON AND IN THE LINE OF LOT 28 OF SPOTSWOOD NORTH AS RECORDED AT PLAT FILE 1, PAGE 318-319 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID JACOBSON AND RUNNING WITH SAID SPOTSWOOD NORTH LOT 28, IN PART, THENCE WITH LOT 30, LOT 31, LOT 32 & LOT 33, ALL IN PART, THE FOLLOWING COURSE AND DISTANCE;

S 35°34'03" W 599.74 FEET TO AN IRF; SAID IRF BEING A CORNER TO SAID SPOTSWOOD NORTH LOT 33 AND BEING A CORNER TO LOT 287 OF SPOTSWOOD ESTATES, SECTION FOUR AS RECORDED AT PLAT BOOK 14, PAGE 59 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID SPOTSWOOD NORTH LOT 33 AND RUNNING WITH SAID SPOTSWOOD ESTATES, SECTION FOUR, LOT 287, IN PART, THENCE WITH LOT 286, LOT 285 & LOT 284, ALL IN PART; THENCE DEPARTING SAID SPOTSWOOD ESTATES, SECTION FOUR THENCE RUNNING WITH SPOTSWOOD ESTATES, SECTION THREE GREEN AREA, IN PART, THENCE WITH LOTS 170 THROUGH 176, LOT 66 & LOT 65, ALL IN PART, THE FOLLOWING TOTAL COURSE AND DISTANCE;

N 48°45'31" W 1513.09 FEET TO AN IRF; SAID IRF BEING A CORNER TO SAID LOT 65, SPOTSWOOD ESTATES, SECTION THREE, AND BEING A CORNER TO THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF LEE AS RECORDED AT INSTRUMENT# 120013645 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID LOT 65, SPOTSWOOD ESTATES, SECTION THREE AND RUNNING WITH SAID LEE, IN PART, THENCE, IN PART, WITH THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF KORNEGAY AS RECORDED AT INSTRUMENT# 170018122 AMONG SAID LAND RECORDS, THE FOLLOWING TOTAL COURSE AND DISTANCE;

N 48°47'42" W 253.14 FEET TO AN IPF; SAID IPF BEING IN THE LINE OF SAID KORNEGAY AND BEING A CORNER TO THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF COSNER AS RECORDED AT DEED BOOK 841, PAGE 240 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID KORNEGAY AND RUNNING WITH SAID COSNER, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

N 65°53'24" E 132.14 FEET TO AN IPF; THENCE

N 62°32'17" E 39.53 FEET TO AN IPF; THENCE

N 22°32'00" W 76.35 FEET TO AN IPF; THENCE

N 40°30'26" E 105.11 FEET TO AN IPF; THENCE

N 35°33'49" W 90.97 FEET TO AN IRF; THENCE

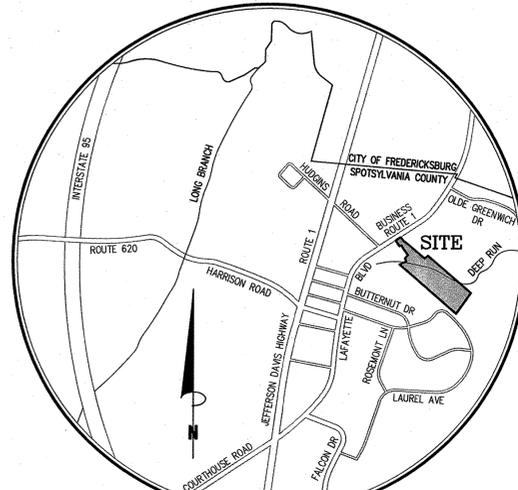
N 33°56'55" W 129.66 FEET TO AN IRF; SAID IRF BEING A CORNER TO SAID COSNER AND A CORNER TO THE LANDS, NOW OR FORMERLY, STANDING IN THE NAME OF COSNER, LLC AS RECORDED AT INSTRUMENT# 200400169 AMONG SAID LAND RECORDS; THENCE DEPARTING SAID COSNER AND RUNNING WITH SAID COSNER, LLC, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

N 27°07'42" W 58.50 FEET TO AN IRS; THENCE

S 72°26'18" W 52.10 FEET TO AN IRS; THENCE

N 32°51'37" W 154.39 FEET TO AN IRF; SAID IRF BEING A CORNER TO SAID COSNER, LLC AND BEING IN THE LINE OF THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY OF LAFAYETTE BOULEVARD, U.S. ROUTE 1 BUSINESS (80' RIGHT-OF-WAY); THENCE DEPARTING SAID COSNER, LLC AND RUNNING WITH LAFAYETTE BOULEVARD THE FOLLOWING COURSE AND DISTANCE;

N 55°21'50" E 133.18 FEET TO THE POINT OF BEGINNING, CONTAINING 24.18232 ACRES OF LAND MORE OR LESS.



VICINITY MAP SCALE: 1"=2000'

EASEMENT LEGEND

- (ATT) APPROX. 60' AT&T EASEMENT (NOT IN COMMITMENT) SHOWN ON PLAT # LR0700028665 (ITEMS 13, 16 & 19)
- (RW) APPROX. 12' RIGHT-OF-WAY DB 127, PG 259 (NOT IN COMMITMENT) DB 127, PG 479 (ITEM 12) SHOWN ON PLAT # LR0700028665 (ITEMS 13, 16 & 19)
- (RW) APPROX. 40' RIGHT-OF-WAY DB 161, PG 305 (ITEM 15) SHOWN ON PLAT # LR0700028665 (ITEMS 13, 16 & 19)
- (RW) APPROX. 40' RIGHT-OF-WAY DB 180, PG 95 (ITEMS 17, 20 & 23) DB 180, PG 95 (ITEMS 17, 20 & 23) SHOWN ON PLAT # LR0700028665 (ITEMS 13, 16 & 19)
- (RW) APPROX. 40' RIGHT-OF-WAY DB 197, PG 171 (ITEM 19) SHOWN ON PLAT # LR0700028665 (ITEMS 13, 16 & 19)
- (W) EX. 15' WATERLINE EASEMENT INSTRUMENT 140007063 (ITEM 8)
- (W) EX. 15' WATERLINE EASEMENT INSTRUMENT 140007062 (ITEM 11)

ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF ELSIE ELEY WILL BOOK KK AT PAGE 110 (PARCEL ONE) AND ELSIE HART ELEY INSTRUMENT #200100373 (PARCELS TWO, THREE, FOUR & FIVE) LEE HILL MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: OCTOBER 9, 2018

Bowman CONSULTING logo and contact information including address in Fredericksburg, VA, phone number (640) 371-0298, and website www.bowmanconsulting.com.



SURVEYOR'S CERTIFICATE

TO: RAPPANHANNOK DEVELOPMENT GROUP, LLC FIDELITY NATIONAL TITLE INSURANCE 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, 2, 3, 4, 6a, 7a, 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 8, 2018.

DATE OF PLAT OR MAP: OCTOBER 9, 2018 KEVIN D. EARLY, L.S. REVISED: VIRGINIA LIC. NO. 003132 kearly@bowmanconsulting.com

100159-D-BP-001

NOTES

- 1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED ON SPOTSYLVANIA COUNTY TAX ASSESSMENT MAP NUMBERS: 24-A-49A - ZONED R-1 (RESIDENTIAL) 24-A-50 - ZONED C-2 (COMMERCIAL) 24-A-50A - ZONED C-2 (COMMERCIAL) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. 2. THE SURVEYED PROPERTIES ARE NOW IN THE NAMES OF SHERI L. KORNEGAY AS RECORDED AT INSTRUMENT #170018122 (TM 24-A-49A); VENCENT SCOTT MCWHIRT & JOYCE ANN MCWHIRT AS RECORDED IN DEED BOOK 460, PAGE 571 (TM 24-A-50); AND MAC'S HEATING AND AIR CONDITIONING, INC., AS RECORDED IN DEED BOOK 245, PAGE 119, ALL AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA. 3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF SPOTSYLVANIA COUNTY, AND A CURRENT FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. PERFORMED ON FEBRUARY 26, 2019. 4. THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011), AND IS REFERENCED IN U.S. SURVEY FEET. 5. THE SURVEYED PROPERTY (TAX MAP 24-A-49A) AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED AN ALTA COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCHEDULE B - SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY (TAX MAP 24-A-49A), OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT IS CORRECTLY SHOWN UNLESS OTHERWISE NOTED. 6. THE SURVEYED PROPERTIES (TAX MAP 24-A-50 & 50A) AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A TITLE SEARCH REPORT FROM TITLEWAVE REAL ESTATE SOLUTIONS, AND THE TITLE SEARCH REPORT EXCEPTIONS ARE ADDRESSED IN THE TITLE SEARCH REPORT REVIEW. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY (TAX MAP 24-A-50 & 50A), OR AS IDENTIFIED IN THE TITLE SEARCH REPORT EXCEPTIONS ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED. 7. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE NOT IN A 100-YEAR FLOODPLAIN. THEY LIE IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0100 C, MAP REVISED: FEBRUARY 18, 1998. 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.

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW TAX MAP 24-A-49A

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR TITLE INSURANCE COMMITMENT NUMBER: 7462429, COMMITMENT DATE: 02/12/2019 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 SURVEYED PROPERTY:

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED OR FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE TITLE SUBSEQUENT TO THE DATE OF THIS FORM. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 2. TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE AFTER DATE OF POLICY. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. RESPONSE: NONE OF WHICH THE SURVEYOR HAS BEEN ADVISED UNLESS SHOWN HEREON. 6. ATTENTION IS DIRECTED TO THE FACT THAT ACCESS TO THE PROPERTY IS PROVIDED OVER PRIVATELY OWNED AND MAINTAINED STREETS AND PARKING AREAS. RESPONSE: SHOWN ON SURVEY AS WAKEVIEW DRIVE. 7. RIGHTS OF OTHERS IN AND TO THE USE OF THE RIGHT-OF-WAY FOR INGRESS AND EGRESS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 8. INGRESS/EGRESS EASEMENT RECORDED IN DEED BOOK 169, PAGE 284. RESPONSE: PRIVATE R/W SHOWN ON SURVEY AS WAKEVIEW DRIVE. 9. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 214 AT PAGE 402. RESPONSE: NO PLAT ATTACHED TO DEED. NOT PLOTTABLE. 10. MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1620, PAGE 376. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 11. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN INSTRUMENT NUMBER 150004004. RESPONSE: SHOWN ON SURVEY. 12. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN INSTRUMENT NUMBER 150006150. RESPONSE: SHOWN ON SURVEY. 13. MATTERS AS SHOWN ON PLAT OF RECORD IN DEED BOOK 975 PAGE 627, INCLUDING: a) 40' RIGHT OF WAY FOR PARCEL B RESPONSE: SHOWN ON SURVEY. b) RIGHT OF WAY TO LAFAYETTE. RESPONSE: SHOWN ON SURVEY AS WAKEVIEW DRIVE.

TITLE SEARCH REPORT REVIEW TAX MAP 24-A-50 & 24-A-50A

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY TITLEWAVE REAL ESTATE SOLUTIONS ORDER NUMBER: 7479601, THE PERIOD COVERED IN THE SEARCH ENDED: FEBRUARY 22, 2019 AT 8:00 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS OF THE TITLE SEARCH REPORT WITH RESPECT TO THE SURVEYED PROPERTY:

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED OR FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE TITLE SUBSEQUENT TO THE DATE OF THIS FORM. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. PARCEL 1: RESPONSE: TAX MAP 24-A-50 2. NOTE: COMMISSIONER OF REVENUE SHOWS PROPERTY AS CONTAINING 0.97 OF AN ACRE; PLAT IN DEED BOOK 140, PAGE 432 SHOWS PROPERTY AS CONTAINING 1.45 ACRE WITH NO OFF CONVEYANCES - THE DIFFERENCE BEING 0.48 OF AN ACRE. THE PROPERTY ADJOINING ON THE NORTHEAST (TAX MAP 24-A-51) CONTAINS 0.48 OF AN ACRE. FIDELITY CASE #8949718 SHOWS THIS 0.48 OF AN ACRE AS AN OFF CONVEYANCE FROM THE PROPERTY NOW OR FORMERLY OF "HART", WHO IS SHOWN AS THE ADJACENT PROPERTY OWNER ON PLAT OF THE 1.45 ACRE PARCEL IN DEED BOOK 140, PAGE 432. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 3. NOTE: PRIOR OWNER IS SURVIVING TENANT OF SURVIVORSHIP TENANCY CREATED IN DEED BOOK 140, PAGE 432. NO PROOF OF DEATH FOUND FOR JESSE MCWHIRT, JR. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 4. THIS TAX INFORMATION IS FURNISHED FOR YOUR INFORMATION ONLY. NO LIABILITY OF ANY NATURE WHATSOEVER IS HEREBY ASSUMED FOR ERRORS AS TO THESE FIGURES. THE SETTLEMENT AGENT/ATTORNEY MUST VERIFY THESE FIGURES FOR THE PURPOSES OF CERTIFYING TITLE TO THE COMPANY AND PREPARING SETTLEMENT PRO RATIOS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. TAX ASSESSMENT FOR 2018 BILL # 2046014 MAP OR PARCEL ID/GPIN # 24-A-50 DESCRIPTION IN TAX RECORD: 0.97 SAVEE LAND ASSESSMENT: \$295,800.00 IMPROVEMENTS ASSESSMENT: \$1,000.00 TOTAL ASSESSMENT: \$296,800.00 ANNUAL TAX: \$1,236.17 TAX PAYMENT DUE DATE(S): JUNE 5TH AND DECEMBER 5TH TAXES HAVE BEEN PAID THROUGH: 2ND HALF OF 2018 PROPERTY ADDRESS AS SHOWN IN THE TAX RECORDS: LAFAYETTE BLVD, VA LAFAYETTE BLVD, VA 5. NO RECORDED DEED OF TRUST OR MORTGAGE ON THE SUBJECT PROPERTY WAS FOUND IN A SEARCH OF THE LAND RECORDS. ACCORDINGLY, THE COMPANY REQUIRES RECEIPT OF AN AFFIDAVIT FROM RECORD OWNER ADDRESSED TO THE COMPANY, STATING THAT THERE ARE NO RECORDED OR UNRECORDED DEED(S) OF TRUST, PERSONAL NOTES AND/OR OBLIGATIONS ON THE REAL ESTATE INTENDED BY THE MORTGAGEE, LENDER OR NOTEHOLDER TO BE PAID WITH CLOSING PROCEEDS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 6. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO AT&T RECORDED IN DEED BOOK 101, PAGE 184. RESPONSE: NOT PLOTTABLE. 7. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO POSTAL TELEGRAPH CABLE CO. RECORDED IN DEED BOOK 104, PAGE 194. RESPONSE: NOT PLOTTABLE. 8. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO POSTAL TELEGRAPH CABLE CO. RECORDED IN DEED BOOK 106, PAGE 314. RESPONSE: NOT PLOTTABLE. 9. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO VEPCO RECORDED IN DEED BOOK 133, PAGE 223. RESPONSE: NOT PLOTTABLE. 10. EASEMENT GRANTED FROM JESSE P. MCWHIRT, JR. AND FRANCES MCWHIRT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 159, PAGE 164. RESPONSE: NOT PLOTTABLE. 11. PLAT OF SUBDIVISION RECORDED IN DEED BOOK 140, PAGE 432 (COPY PROVIDED). RESPONSE: SHOWN ON SURVEY AS TAX MAP 24-A-50 (PARCEL 1) 12. ACCESS FROM THE PUBLIC STREET NAMED: LAFAYETTE BOULEVARD. RESPONSE: SHOWN ON SURVEY AS WAKEVIEW DRIVE. 13. PARCEL 2: RESPONSE: TAX MAP 24-A-50A 14. THIS TAX INFORMATION IS FURNISHED FOR YOUR INFORMATION ONLY. NO LIABILITY OF ANY NATURE WHATSOEVER IS HEREBY ASSUMED FOR ERRORS AS TO THESE FIGURES. THE SETTLEMENT AGENT/ATTORNEY MUST VERIFY THESE FIGURES FOR THE PURPOSES OF CERTIFYING TITLE TO THE COMPANY AND PREPARING SETTLEMENT PRO RATIOS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. TAX ASSESSMENT FOR 2018 BILL # 2045527 MAP OR PARCEL ID/GPIN # 24-A-50A DESCRIPTION IN TAX RECORD: 0.96 SAVEE LAND ASSESSMENT: \$169,400.00 IMPROVEMENTS ASSESSMENT: \$64,900.00 TOTAL ASSESSMENT: \$234,300.00 ANNUAL TAX: \$1,236.17 TAX PAYMENT DUE DATE(S): JUNE 5TH AND DECEMBER 5TH TAXES HAVE BEEN PAID THROUGH: 2ND HALF OF 2018 NOTE: PROPERTY ADDRESS (NOT WARRANTED): GIS SITE SHOWS PROPERTY ADDRESS IN MAP VIEW AS 3211 LAFAYETTE BOULEVARD - BUT THE PRINT OUT SHOWS PROPERTY ADDRESS AS 3209 LAFAYETTE BOULEVARD. PROPERTY ADDRESS AS SHOWN IN THE TAX RECORDS: LAFAYETTE BLVD, VA LAFAYETTE BLVD, VA 15. NO RECORDED DEED OF TRUST OR MORTGAGE ON THE SUBJECT PROPERTY WAS FOUND IN A SEARCH OF THE LAND RECORDS. ACCORDINGLY, THE COMPANY REQUIRES RECEIPT OF AN AFFIDAVIT FROM RECORD OWNER ADDRESSED TO THE COMPANY, STATING THAT THERE ARE NO RECORDED OR UNRECORDED DEED(S) OF TRUST, PERSONAL NOTES AND/OR OBLIGATIONS ON THE REAL ESTATE INTENDED BY THE MORTGAGEE, LENDER OR NOTEHOLDER TO BE PAID WITH CLOSING PROCEEDS. RESPONSE: DETERMINED BY OTHERS AND NOT A SURVEY MATTER. 16. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO AT&T RECORDED IN DEED BOOK 101, PAGE 184. RESPONSE: NOT PLOTTABLE. 17. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO POSTAL TELEGRAPH CABLE CO. RECORDED IN DEED BOOK 104, PAGE 194. RESPONSE: NOT PLOTTABLE. 18. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO POSTAL TELEGRAPH CABLE CO. RECORDED IN DEED BOOK 106, PAGE 314. RESPONSE: NOT PLOTTABLE. 19. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO VEPCO RECORDED IN DEED BOOK 133, PAGE 223. RESPONSE: NOT PLOTTABLE. 20. EASEMENT GRANTED FROM JESSE P. MCWHIRT, JR. AND FRANCES MCWHIRT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 159, PAGE 164. RESPONSE: NOT PLOTTABLE. 21. EASEMENT GRANTED FROM JESSE P. AND ANNIE MCWHIRT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 159, PAGE 165. RESPONSE: NOT PLOTTABLE. 22. PLAT OF SUBDIVISION RECORDED IN DEED BOOK 166, PAGE 74 (COPY PROVIDED). RESPONSE: SHOWN ON SURVEY AS TAX MAP 24-A-50A (PARCEL 2) 23. SHOWN ON OTHER PLATS WITH DEED OF EXCHANGE IN DEED BOOK 166, PAGE 74 SHOWING: SEE COPY ATTACHED. RESPONSE: SHOWN ON SURVEY AS TAX MAP 24-A-50A (PARCEL 2) 24. ACCESS FROM THE PUBLIC STREET NAMED: LAFAYETTE BOULEVARD. RESPONSE: SHOWN ON SURVEY AS WAKEVIEW DRIVE.

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY PER TITLE INSURANCE COMMITMENT NUMBER: 7462429 (TM 24-A-49A)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN LEE HILL MAGISTERIAL DISTRICT OF SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 3.342 ACRES, AS SHOWN ON PLAT OF MAY 30, 1991, BY ROBERT W. FARMER, JR., C.L.S., OF RECORD IN DEED BOOK 975, PAGE 627, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA.

TOGETHER WITH AND SUBJECT TO A FORTY FOOT RIGHT OF WAY AND ACCESS TO PARCEL B AND A FORTY FOOT PRIVATE RIGHT OF WAY FOR ACCESS TO LAFAYETTE BOULEVARD BY PARCELS A AND B AS SHOWN ON AFORESAID PLAT.

IT BEING THE SAME PROPERTY CONVEYED TO SHERI L. KORNEGAY BY DEED FROM ERIC HARKINS DATED OCTOBER 5, 2017, RECORDED OCTOBER 6, 2017 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, RECORDED AS INSTRUMENT NO. 170018122.

PER TITLE SEARCH REPORT ORDER No: 7479601 PARCEL ONE: (TM 24-A-50)

ALL THAT TRACT OF LAND SITUATED IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, LOCATED ABOUT TWO MILES SOUTHWEST OF FREDERICKSBURG, VIRGINIA, CONTAINING ONE AND FORTY-FIVE ACRES, A PLAT OF WHICH, MADE MAY 20, 1947 BY E. J. WHITE, C.S., IS ATTACHED TO AND MADE A PART OF A CERTAIN DEED DATED JUNE 11, 1947 AND RECORDED JUNE 12, 1947 IN DEED BOOK 140 AT PAGE 432 IN THE AFORESAID CLERK'S OFFICE RECORDS.

IT BEING THE SAME PROPERTY CONVEYED TO VENCENT SCOTT MCWHIRT AND JOYCE ANN MCWHIRT, HIS WIFE, IN FEE SIMPLE AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW BY DEED FROM FRANCES MCWHIRT, WIDOW DATED OCTOBER 24, 1978, RECORDED OCTOBER 24, 1978 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, IN DEED BOOK 460, PAGE 571.

PARCEL TWO: (TM 24-A-50A)

TRACT ONE: ALL THAT CERTAIN PIECE OR PARCEL OF LAND AND ALL IMPROVEMENTS, RIGHTS AND PRIVILEGES APPURTENANT THERETO, LYING AND BEING IN LEE HILL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA AND CONTAINING 1.032 ACRES AS SHOWN ON A PLAT PREPARED BY H. C. BAKER, SURVEYOR, SAID PLAT BEARING DATE OF OCTOBER 19, 1953, AND BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 166, PAGE 74.

LESS AND EXCEPT A SMALL TRIANGULAR PORTION OF LAND CONTAINING .1194 ACRE CONVEYED BY THE PARTIES OF THE FIRST PART TO JESSE PEYTON MCWHIRT, SR. ET AL BY DEED DATED AUGUST 11, 1954 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 169, PAGE 101.

TRACT TWO: ALL THAT CERTAIN PIECE OR PARCEL OF LAND CONTAINING 0.0506 ACRE AND BEING ADJACENT TO THE TRACT HERETO CONVEYED, AS SHOWN AND BEING THE SAME LAND CONVEYED TO THE PARTIES OF THE FIRST PART BY JESSE PEYTON MCWHIRT, SR. ET AL BY DEED DATED AUGUST 11, 1954, SAID DEED BEING RECORDED IN THE AFORESAID CLERK'S OFFICE, DEED BOOK AND PAGE.

THE TWO TRACTS OF LAND CONVEYED HEREBY ARE CONTIGUOUS TRACTS CONTAINING A TOTAL ACREAGE OF 0.9632 ACRE. THIS CONVEYANCE IS MADE HOWEVER BY LOT AND NOT PER ACRE.

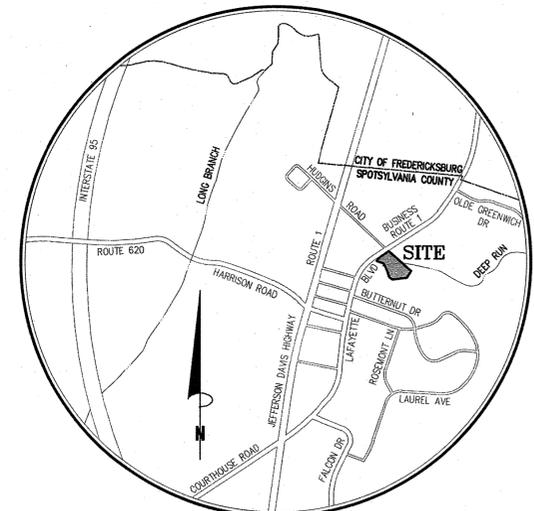
IT BEING THE SAME PROPERTY CONVEYED TO MAC'S HEATING AND AIR CONDITIONING, INC., BY DEED FROM JESSE PEYTON MCWHIRT, JR. AND FRANCES MCWHIRT, HIS WIFE DATED NOVEMBER 20, 1969, RECORDED JANUARY 28, 1970 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA, VIRGINIA, IN DEED BOOK 254, PAGE 102.

CORRECTS DEED IN DEED BOOK 245, PAGE 119 BY ADDING THE LESS AND EXCEPT AND ADDITIONAL PARCEL PER DEED OF EXCHANGE IN DEED BOOK 169, PAGE 101.

METES AND BOUNDS DESCRIPTION AS SURVEYED

(BEING THE PERIMETER OF TM 24-A-49A, 24-A-50, 24-A-50A & WAKEVIEW DRIVE)

BEGINNING AT AN IRON ROD FOUND (IRF) IN THE EASTERN RIGHT-OF-WAY LINE OF LAFAYETTE BOULEVARD - U.S. ROUTE 1 BUSINESS (VARIABLE WIDTH RIGHT-OF-WAY); SAID IRF BEING A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF YANNITSADIS PROPERTIES, LLC (TM 24-A-4E) AS RECORDED AT INSTRUMENT #20120001057 AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY (LAND RECORDS); THENCE DEPARTING TM 24-A-4E AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF LAFAYETTE BOULEVARD - U.S. ROUTE 1 THE FOLLOWING THREE (3) COURSES; N 45°34'23" E 48.80 FEET TO AN IRON ROD SET (IRS); THENCE N 49°41'22" E 125.89 FEET TO AN POINT ON A WATER METER; THENCE N 56°14'36" E 198.67 FEET TO AN IRF IN SAID EASTERN RIGHT-OF-WAY LINE OF LAFAYETTE BOULEVARD - U.S. ROUTE 1 AND BEING A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF H. CONWAY COSNER, LLC (TM 24-A-51) AS RECORDED AT INSTRUMENT #20040000169 AMONG SAID LAND RECORDS; THENCE DEPARTING LAFAYETTE BOULEVARD AND RUNNING WITH TM 24-A-51 THE FOLLOWING COURSE; S 48°12'47" E 471.10 FEET TO AN IRON PIPE FOUND (IPF); SAID IPF BEING A CORNER TO TM 24-A-51 AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF H. CONWAY COSNER (TM 24-A-53) AS RECORDED IN DEED BOOK 841, PAGE 240 AS RECORDED AMONG SAID LAND RECORDS; THENCE DEPARTING TM 24-A-51 AND RUNNING WITH TM 24-A-53 THE FOLLOWING COURSE; S 49°02'10" E 65.34 FEET TO AN IPF; SAID IPF BEING A CORNER TO TM 24-A-53 AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF LAFAYETTE COMMONS, LLC (TM 24-A-60) AS RECORDED AT INSTRUMENT #180019001 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 24-A-53 AND RUNNING WITH TM 24-A-60 THE FOLLOWING COURSE; S 48°47'42" E 174.22 FEET TO AN IRF; SAID IRF BEING IN THE LINE OF SAID TM 24-A-60 AND A CORNER TO THE LANDS NOW OR FORMERLY STANDING IN THE NAMES OF KYUNG I LEE & MYUNG SUN LEE (TM 24-A-49) AS RECORDED AT INSTRUMENT #201200013645 AMONG SAID LAND RECORDS; THENCE DEPARTING TM 24-A-60 AND RUNNING WITH TM 24-A-49 THE FOLLOWING TWO (2) COURSES; S 31°28'12" W 188.04 FEET TO AN IRF; THENCE S 82°59'58" W 345.93 FEET TO AN IRF; SAID IRF BEING A CORNER TO TM 24-A-49 AND BEING IN THE LINE OF LOT 375 OF SPOTSWOOD ESTATES, SECTION SEVEN, AS RECORDED IN PLAT BOOK 8, PAGE 51A AMONG SAID LAND RECORDS; THENCE DEPARTING TM 24-A-49 AND RUNNING, IN PART WITH LOT 375, THENCE, IN PART WITH OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF YANNITSADIS PROPERTIES, LLC (TM 24-A-4E) AS RECORDED AT INSTRUMENT #20120001059 AMONG SAID LAND RECORDS, FOR A TOTAL COURSE OF; N 52°18'36" W 91.82 FEET TO AN IRS; SAID IRS BEING A CORNER TO TM 24-A-48; THENCE CONTINUING WITH TM 24-A-48 THE FOLLOWING COURSE; N 19°09'24" W 179.58 FEET TO AN IRF; SAID IRF BEING A CORNER TO TM 24-A-48; THENCE CONTINUING WITH TM 24-A-48; THENCE WITH THE AFORESAID TM 24-A-4E, BOTH IN PART, A TOTAL COURSE OF; N 26°51'51" W 172.90 FEET TO AN IRF; SAID IRF BEING A CORNER TO TM 24-A-4E; THENCE CONTINUING WITH TM 24-A-4E THE FOLLOWING COURSE; N 68°21'27" W 188.32 FEET TO THE POINT OF BEGINNING, CONTAINING 6.30305 ACRES OF LAND MORE OR LESS.



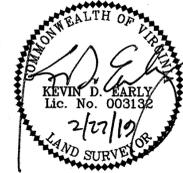
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

TO: BH PROPERTY INVESTORS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND TITLEWAVE REAL ESTATE SOLUTIONS;

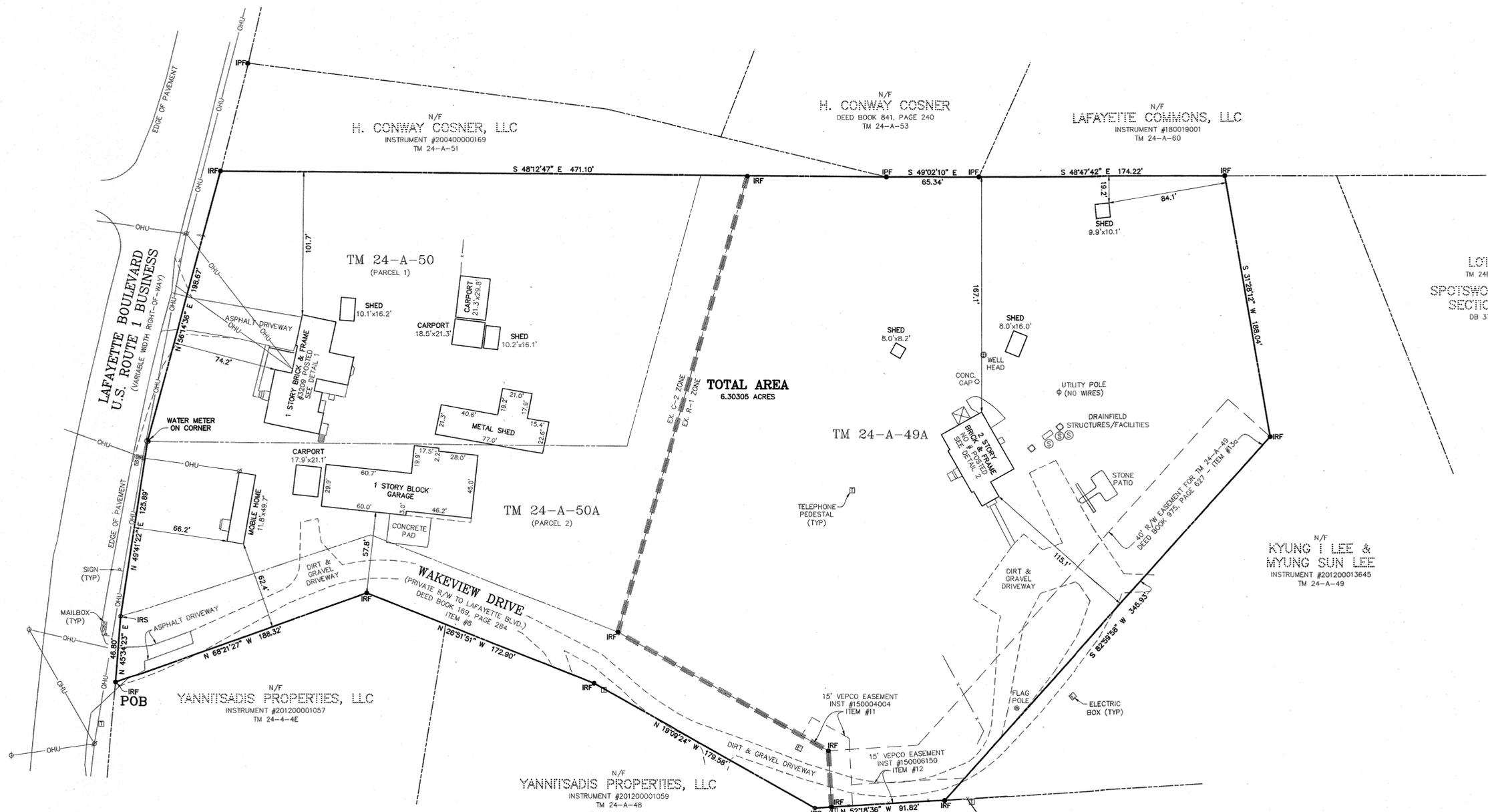
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 26, 2019.

DATE OF PLAT OR MAP: FEBRUARY 27, 2019 KEVIN D. EARLY, L.S. VIRGINIA LIC. NO. 003132 KEARLY@bowmanconsulting.com



SCALE: N/A DATE: FEBRUARY 27, 2019

Table with columns for REVISION and a logo for Bowman Consulting. The logo includes the name 'Bowman CONSULTING' and contact information: Bowman Consulting Group, Ltd., 860A Helms Circle, Fredericksburg, Virginia 22406, Phone: (540) 371-0288, Fax: (540) 371-8470, www.bowmanconsulting.com. Below the logo is a project information table with fields for DWG, BGC, TASK, COUNTY, and SHEET.



TOTAL AREA
6.30305 ACRES

LOT 65
TM 24E-20-65
SPOTSWOOD ESTATES
SECTION THREE
DB 379, PG 402

N/F
KYUNG I LEE &
MYUNG SUN LEE
INSTRUMENT #201200013645
TM 24-A-49

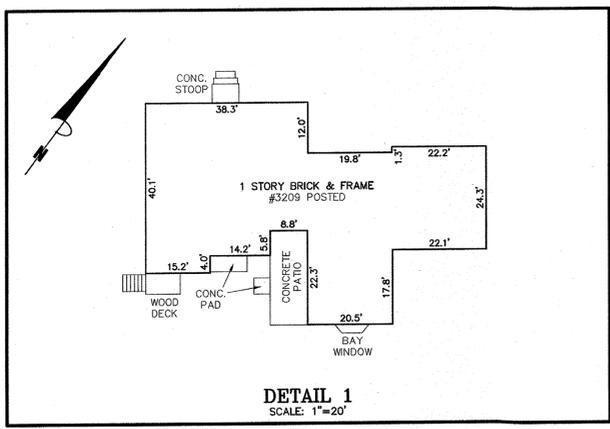
N/F
YANNISADIS PROPERTIES, LLC
INSTRUMENT #201200001059
TM 24-A-48

N/F
YANNISADIS PROPERTIES, LLC
INSTRUMENT #201200001057
TM 24-A-4E

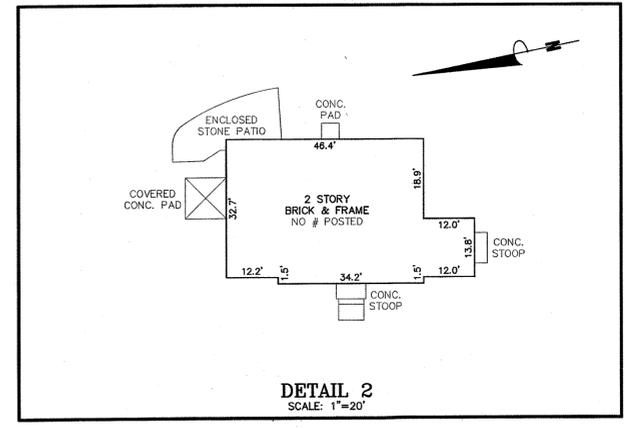
LOT 375
TM 24E-24-375

LOT 376
TM 24E-24-376

SPOTSWOOD ESTATES
SECTION SEVEN
PLAT BOOK 8, PAGE 51A



DETAIL 1
SCALE: 1"=20'



DETAIL 2
SCALE: 1"=20'



ALTA/NSPS LAND TITLE SURVEY
ON
WAKVIEW DRIVE
DEED BOOK 169 AT PAGE 284
AND THE LANDS OF
SHERI L. KORNEGAY
INSTRUMENT #170018122 (TM 24-A-49A)
AND
VENCENT SCOTT McWHIRT & JOYCE ANN McWHIRT
DEED BOOK 460 AT PAGE 571 (TM 24-A-50)
AND
MAC'S HEATING AND AIR CONDITIONING, INC.
DEED BOOK 245 AT PAGE 119 (TM 24-A-50A)
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: FEBRUARY 27, 2019

REVISION

Bowman CONSULTING
Bowman Consulting Group, Ltd.
6604 Helms Circle
Fredericksburg, Virginia 22406
Phone: (640) 371-0268
Fax: (640) 371-8479
www.bowmanconsulting.com

DWG: P: 100159 - LAFAYETTE COMMONS (100159-01-002) (SUR) (SURVEY PLATS) BOUNDARY (100159-0-SP-002.dwg) BY: JA CHK: KDE QC:
BCG PROJECT NO: 100159-01-002 TASK: SX001 COUNTY REF NO: TM 24-A-49A, 50 & 50A SHEET 2 OF 2

100159-D-BP-002