

# GENERALIZED DEVELOPMENT PLAN REZONING APPLICATION R20-XXXX

## AFTON VILLAS

### TAX MAP 24-A-92A, 36-A-113, 36-A-114 36-A-115, 36-A-117 & 36-A-117A

MINE ROAD  
LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1"=2,000'  
GRAPHIC SCALE

### SITE DATA SUMMARY

SITE AREA	TOTAL SITE AREA
PARCEL AREA	1,007 AC.
TAX MAP 24-A-92A	1,007 AC.
TAX MAP 36-A-113	2,403 AC.
TAX MAP 36-A-114	11,177 AC.
TAX MAP 36-A-115	11,177 AC.
TAX MAP 36-A-117	2,909 AC.
TAX MAP 36-A-117A	1,000 AC.
TOTAL SITE AREA	19,011 AC.

EXISTING ZONING: EX ZONING: PPH-2 (R217-0007)  
BR-RIGHT RESIDENTIAL DENSITY WITH PUBLIC WATER AND SEWER  
OPEN SPACE REQUIRED = 19,011 X 0.35 = 6,653 AC.

APPROVED REZONING APPLICATION R217-0007 REQUESTED THESE PARCELS FROM R-1 TO PPH-2 AND ALLOWED THE DEVELOPMENT OF MORE THAN 29 SINGLE FAMILY DETACHED DWELLING UNITS. TAX MAP PARCEL 24-5-2 WAS INCLUDED IN THAT APPLICATION AND CONTAINS AN EXISTING DWELLING THAT WAS INCLUDED IN THAT TOTAL THAT PARCEL IS NOT INCLUDED IN THIS APPLICATION. BR-RIGHT DENSITY = 28 DWELLING UNITS

EXISTING USE: EX. USE  
TAX MAP NUMBER: 12,916 AC.  
TRAVELWAYS & PARKING - 1,276 AC.  
PARCEL A  
OPEN SPACE PROVIDED = 11,562 AC.

WETLANDS: 0.000 AC.  
FLOODPLAINS: 0.000 AC.  
TOTAL: 4,292 AC.

PROPOSED ZONING: PPH-5  
MAX. DENSITY ALLOWED = 5.0 DWELLING UNITS/AC.  
PROPOSED NUMBER OF LOTS/DWELLING UNITS = 79

PROPOSED LAND USE:  
AREA IN LOTS: 24,431 S.F. 5,614 AC.  
R/W DEDICATION: 20,217 S.F. 0,461 AC.  
TRAVELWAYS & PARKING: 59,282 S.F. 1,374 AC.  
TOTAL SITE AREA: 829,080 S.F. 19,011 AC.

### STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED FOR WATER QUALITY AND QUANTITY IN ACCORDANCE WITH CHAPTER 19A OF THE SPOTSYLVANIA COUNTY CODE AND ARTICLE 4 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

EXTENDED DETENTION PONS WILL BE CONSTRUCTED ON OPEN SPACE PARCEL A TO PROVIDE PROPER BOTH WATER QUALITY AND QUANTITY CONTROLS. THE FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER BMP CATALOGUE AND SPOTSYLVANIA COUNTY.

THE AFTON VILLAS HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE S/W FACILITIES.

### LANDSCAPING

STREET BUFFER 'B' WILL BE PROVIDED ALONG MINE ROAD IN ACCORDANCE WITH TABLE 6.11 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

TRANSACTIONAL SCREENING 1 WILL BE PROVIDED ALONG THE OUTER BOUNDARIES OF THE PROPERTY IN ACCORDANCE WITH TABLE 6.9 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL. EXISTING VEGETATION MAY BE UTILIZED AND WILL BE SUPPLEMENTED WITH NEW PLANTINGS WHERE NECESSARY TO PROVIDE SUFFICIENT PLANT MATERIAL TO SATISFY THE TRANSACTIONAL SCREENING REQUIREMENTS.

ALL PROPOSED LANDSCAPING WILL BE IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY ZONING ORDINANCE AND DESIGN STANDARDS MANUAL.

### LOT COVERAGE & IMPERVIOUS SURFACE RATIO TABULATION

PROF. PAVEMENT	PROF. C&G & D/W ENTRANCES	PROF. SIDEWALK	PROF. DWELLINGS (LOTS 1-177)	PROF. DWELLINGS (LOT 76)	PROF. DWELLINGS (LOT 77)	EX. DWELLING (LOT 79)	PROF. PAVED COURT	PROF. DRIVEWAY	TOTAL IMPERVIOUS AREA
52,145 S.F.	9,969 S.F.	18,741 S.F.	108,224 S.F.	2,544 S.F.	31,341 S.F.	2,400 S.F.	2,900 S.F.	746 S.F.	231,175 S.F.
= 3,970 AC.									

### OPEN SPACE TABULATION

OPEN SPACE REQUIRED PPH-5 = 35% OF THE GROSS SITE AREA	OPEN SPACE PROVIDED = 11,562 AC.
12,916 AC.	12,916 AC.
TRAVELWAYS & PARKING - 1,276 AC.	12,916 AC.
PARCEL A	12,916 AC.
WETLANDS: 0.000 AC.	12,916 AC.
FLOODPLAINS: 0.000 AC.	12,916 AC.
TOTAL: 4,292 AC.	12,916 AC.

### PARKING TABULATION

PARKING REQUIRED: 2 SPACES/DWELLING UNIT  
PROPOSED NUMBER OF FUTURE DWELLING UNITS: 79  
PARKING REQUIRED: 2 X 79 = 158 SPACES  
STD. SPACES IN PARKING BAYS = 29 SPACES  
HOCP. SPACES IN PARKING BAYS = 2 SPACES  
TOTAL PARKING PROVIDED = 169 SPACES

### OWNER

BENCHMARK ROAD INVESTMENTS, LLC  
1109 CHARLES ST.  
FREDERICKSBURG, VA 22401  
540-370-0633

### APPLICANT

BENCHMARK ROAD INVESTMENTS, LLC  
FREDERICKSBURG, VA 22401  
540-370-0633

APPROVAL

### NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 24-A-92A, 36-A-117 AND 36-A-115.
2. BOUNDARY INFORMATION TAKEN FROM PLATS OF RECORD AND CURRENT FIELD RUN SURVEY INFORMATION.
3. THE TOPOGRAPHY SHOWN HEREON TAKEN FROM A RECENT FIELD RUN SURVEY BY SULLIVAN, DONAHUE & INGLETS, P.C. AND SPOTSYLVANIA COUNTY GIS INFORMATION.
4. NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.L.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE 'X', AS INDICATED ON FEMA MAP #510308 0100 C & #510308 0225C, DATED FEBRUARY 18, 1998. HOWEVER, THIS PROPERTY IS LOCATED IN ZONE 'X' (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN).
5. CARPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCELS DESCRIBED WITHIN THIS PLAN ARE WITHIN THE R/W FEATURES AND DO NOT CONTAIN RPA FEATURES WITHIN THE CHESSPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS LOCATED ON THIS PROPERTY.
7. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN PLACES OF BURIAL OR EASEMENTS FOR EXETER ACCESS IN ACCORDANCE WITH THE CODE OF VIRGINIA.
8. THIS SITE IS LOCATED IN SUB WATERSHED RAM6, RAPPAHANNOCK RIVER-WAZEL RUN-CLABORNE RUN.
9. FINAL LOT LOCATIONS AND DIMENSIONS AND STORMWATER MANAGEMENT FACILITY LOCATIONS AND DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
10. OPEN SPACE PARCEL 'A' WILL BE DEDEDICATED TO THE HOMEOWNERS ASSOCIATION, MAINTENANCE OF THE OPEN SPACE PARCEL WILL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION.
11. ALL NECESSARY EASEMENTS FOR PUBLIC WATER, SANITARY SEWER AND STORM DRAINAGE WILL BE SHOWN ON THE SUBDIVISION SITE PLAN AND RECORD PLAT.
12. PHASING OF THIS PROJECT IS SHOWN ON SHEET 3.
13. THE EXISTING DWELLINGS LOCATED ON TAX MAP PARCELS 36-A-114, 36-A-115 AND 36-A-117 WILL BE RAZED PRIOR TO DEVELOPMENT OF THE SITE. THE EXISTING DWELLING LOCATED ON TAX MAP PARCEL 36-A-117A MAY REMAIN OR BE RAZED AS DETERMINED PRIOR TO DEVELOPMENT OF THE SITE.
14. ALL EXISTING WELLS LOCATED ON THIS SITE WILL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
15. STREET LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 5-2.2.D OF ARTICLE 5 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND SECTION 23-5.12 OF THE SPOTSYLVANIA COUNTY ZONING ORDINANCE. LAYOUT AND DESIGN OF THE STREET LIGHTING SHALL BE PROVIDED WITH THE SUBDIVISION SITE PLAN.
16. FRONTAGE IMPROVEMENTS FOR THIS PROJECT WILL INCLUDE THE PROVISION OF A LEFT TURN LANE AND A RIGHT TURN LANE ON MINE ROAD AT THE PROPOSED SUBDIVISION ENTRANCE. IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, RIGHT-OF-WAY DEDICATION WILL BE PROVIDED ALONG MINE ROAD FOR AN ULTIMATE RIGHT-OF-WAY WIDTH OF 125'. TAX MAP PARCELS 36-A-114, 36-A-115, 36-A-116, 36-A-117 AND 36-A-117A LOCATED ACCESS MINE ROAD FROM THIS SITE, ARE THE PROPERTY OF THE OWNER OF THIS SITE, RIGHT-OF-WAY DEDICATION WILL BE PROVIDED ALONG MINE ROAD FROM THESE PARCELS TO ACCOMMODATE THE PROPOSED FRONTAGE IMPROVEMENTS. THE RIGHT-OF-WAY DEDICATION FOR AN ULTIMATE RIGHT-OF-WAY WIDTH OF 125', AN EASEMENT AND RIGHT-OF-WAY DEDICATION PLAN FOR THESE PARCELS, EX19-0047, IS CURRENTLY UNDER REVIEW BY SPOTSYLVANIA COUNTY. RELATION OF THE EXISTING WATERLINE AND GAS LINE ALONG MINE ROAD WILL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE PROPOSED FRONTAGE IMPROVEMENTS REGARDING UTILITY LINE LOCATIONS, VDOT AND SPOTSYLVANIA COUNTY REQUIREMENTS REGARDING UTILITY LINE LOCATIONS. A VDOT PERMIT WILL BE OBTAINED FOR ALL WORK WITHIN THE VDOT RIGHT-OF-WAY.
17. LOTS 1-77 WILL BE SERVED BY A PRIVATE INGRESS-EGRESS EASEMENT, MAINTENANCE OF THE PRIVATE ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. PRIOR TO DEVELOPMENT OF THE SITE, A BOUNDARY LINE ADJUSTMENT PLAT WILL BE SUBMITTED TO SPOTSYLVANIA COUNTY TO CREATE THE REZONED TAX MAP PARCELS 36-A-117 & 36-A-117A SHOWN ON SHEET 3 OF THIS PLAN. THE LOCATION AND ULTIMATE SIZE OF THE REZONED PARCELS WILL NOT BE PART OF THE BOUNDARY LINE ADJUSTMENT PLAT. THE REZONED PARCELS WILL NOT BE PART OF THE HOMEOWNERS ASSOCIATION.
19. REZONED TAX MAP PARCELS 36-A-117 & 36-A-117A WILL BE SERVED BY A COMMON DRIVEWAY ENHANCE ON MINE ROAD. THE REZONED PARCELS WILL CONTINUE TO ACCESS MINE ROAD AND WILL NOT CONTRIBUTE TO THE PROPOSED PROJECT TRAFFIC ON AFTON GROVE CIRCLE.
20. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
21. THE SUBDIVISION SHALL BE SERVED BY CLUSTER MAILBOXES.

### SHEET INDEX

NO.	TITLE	DATE	BY
1	COVER SHEET		
2	EXISTING CONDITIONS		
3	GENERAL LAYOUT & UTILITY PLAN		
4	MINE ROAD IMPROVEMENTS		

ESTIMATED WATER AND SEWER FLOWS  
ESTIMATED SEWER FLOW: 200 GPD/UNIT  
ESTIMATED WATER FLOW: 200 GPD/UNIT  
ESTIMATED SWALLOW FLOW: 15,000 + 700 = 16,100 GPD

PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
STANDARDS MANUAL FOR 2 PEOPLE/UNIT  
WATER AND SEWER DESIGN AND CONSTRUCTION  
\* PER SECTION 2.3.6 OF THE SPOTSYLVANIA COUNTY

PROPOSED USE: SENIOR HOUSING  
ESTIMATED WATER AND SEWER FLOWS  
ESTIMATED SEWER FLOW: 200 GPD/UNIT  
ESTIMATED WATER FLOW: 200 GPD/UNIT

EXISTING USE: EX. USE  
TAX MAP NUMBER: 4,292 AC.  
DAM BREAK INUNDATION ZONES: NONE

OVERLAY DISTRICTS: CHESSPEAKE BAY PRESERVATION AREA  
PROPOSED DENSITY = 79/19,011 = 4.156 DWELLING UNITS/AC.  
PROPOSED NUMBER OF LOTS/DWELLING UNITS = 79

PROPOSED ZONING: PPH-5  
MAX. DENSITY ALLOWED = 5.0 DWELLING UNITS/AC.  
PROPOSED NUMBER OF LOTS/DWELLING UNITS = 79

KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS  
NONE - SEE NOTE 6

KNOWN PLACES OF BURIAL  
NONE - SEE NOTE 7

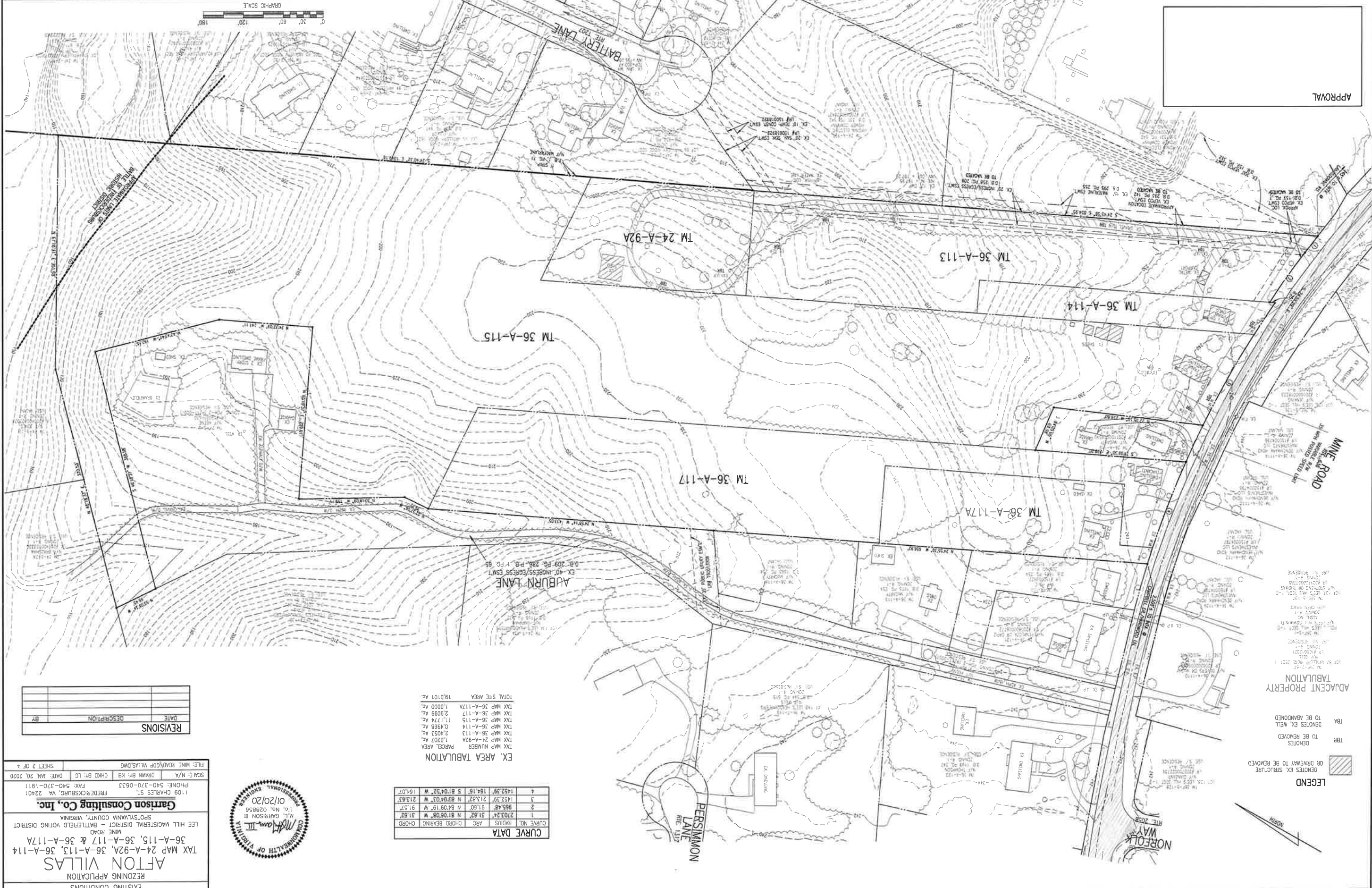
FLOODPLAINS  
NONE - SEE NOTE 4

WETLANDS  
NONE

STEEP SLOPES (SLOPES>15%)  
4,292 AC



GENERALIZED DEVELOPMENT PLAN  
REZONING APPLICATION  
AFTON VILLAS  
TAX MAP 24-A-92A, 36-A-113, 36-A-114  
36-A-115, 36-A-117 & 36-A-117A  
MINE ROAD  
LEE HILL MAGISTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA  
Garrison Consulting Co., Inc.  
1109 CHARLES ST.  
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PHONE: 540-370-0633  
FAX: 540-370-1911  
CHECKED BY: LG  
DRAWN BY: KB  
SCALE: N/A  
SHEET 1 OF 4



APPROVAL

**LEGEND**  
 DENOTES EX. STRUCTURE  
 OR DRIVEWAY TO BE REMOVED  
 DENOTES EX. WELL  
 TBR DENOTES  
 TO BE REMOVED  
 DENOTES EX. WELL  
 TBA TO BE ABANDONED

ADJACENT PROPERTY  
 TABULATION

**CURVE DATA**

CURVE NO.	PC	PT	PI	EA	CB	EA	CB	EA	CB
1	2703.24'	31.62'	N 81°08'08" W	31.62'	91.60'	N 84°08'19" W	91.57'	213.82'	213.82'
2	965.48'	91.60'	N 84°08'19" W	91.57'	213.82'	N 89°04'03" W	213.83'	164.16'	164.16'
3	1452.39'	213.82'	N 89°04'03" W	213.83'	164.16'	S 81°04'52" W	164.07'		
4	1452.39'	164.16'	S 81°04'52" W	164.07'					

**EX. AREA TABULATION**

TAX MAP	PARCEL AREA	TOTAL SITE AREA
TAX MAP 24-A-92A	1.0207 AC.	
TAX MAP 36-A-113	2.4053 AC.	
TAX MAP 36-A-114	0.4368 AC.	
TAX MAP 36-A-115	1.1774 AC.	
TAX MAP 36-A-117	2.8099 AC.	
TAX MAP 36-A-117A	1.0000 AC.	
TAX MAP 36-A-117A	1.0000 AC.	19.0101 AC.



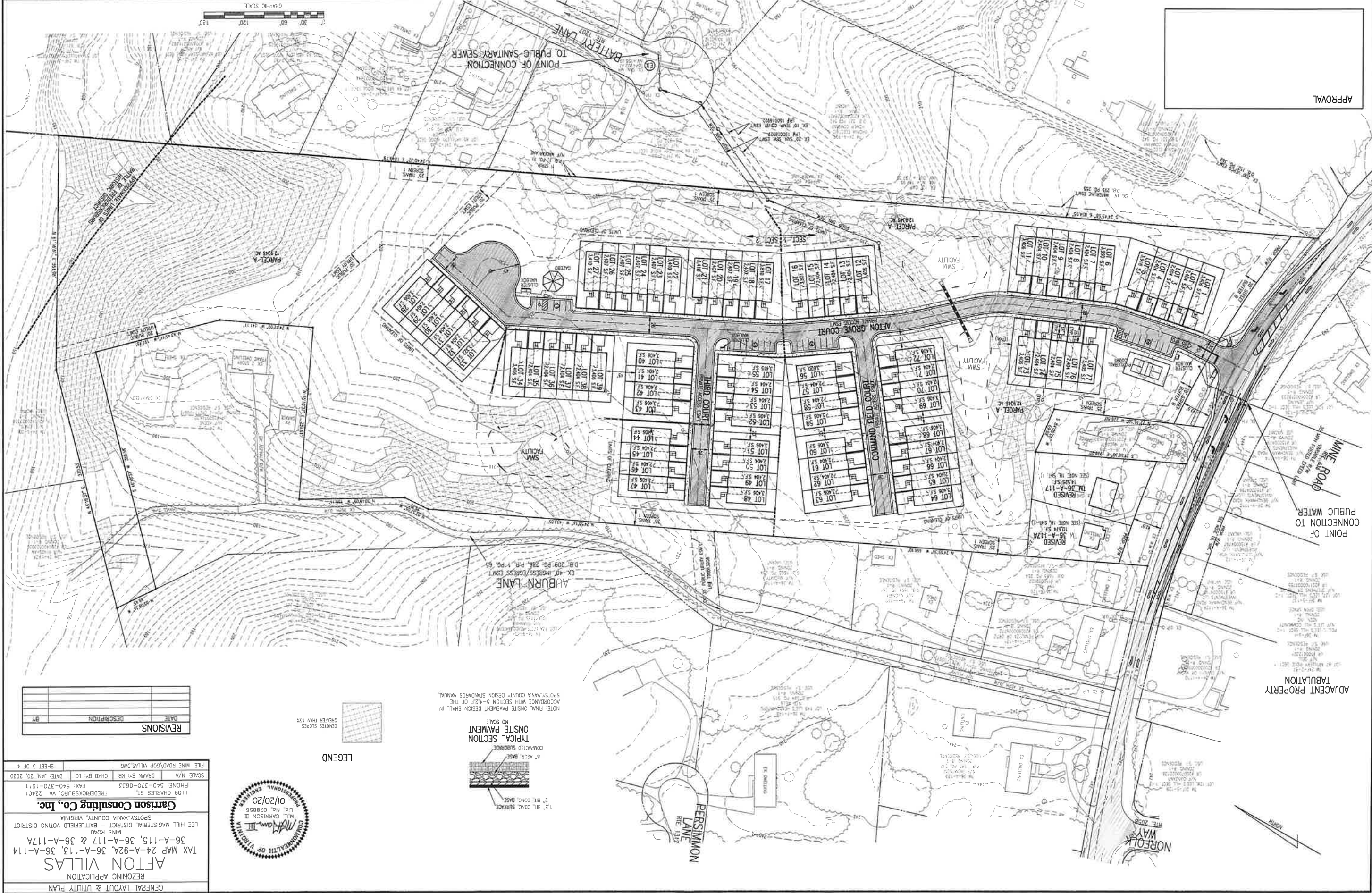
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 PHONE: 540-370-0633  
 FAX: 540-370-1911  
 SCALE: N/A  
 CHKD BY: LG DATE: JAN. 20, 2020  
 DRAWN BY: KB  
 FILE: MINE ROAD\CDP VILAS.DWG  
 SHEET 2 OF 4

**REVISIONS**

DATE	DESCRIPTION	BY





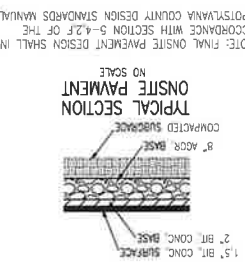


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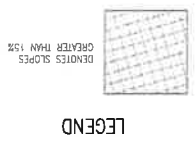
ADJACENT PROPERTY  
TABULATION

POINT OF  
CONNECTION TO  
PUBLIC WATER

MINE ROAD



NOTE: FINAL ONSITE PAVEMENT DESIGN SHALL IN ACCORDANCE WITH SECTION 5-4.2.F OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.



REVISIONS	DATE	DESCRIPTION	BY

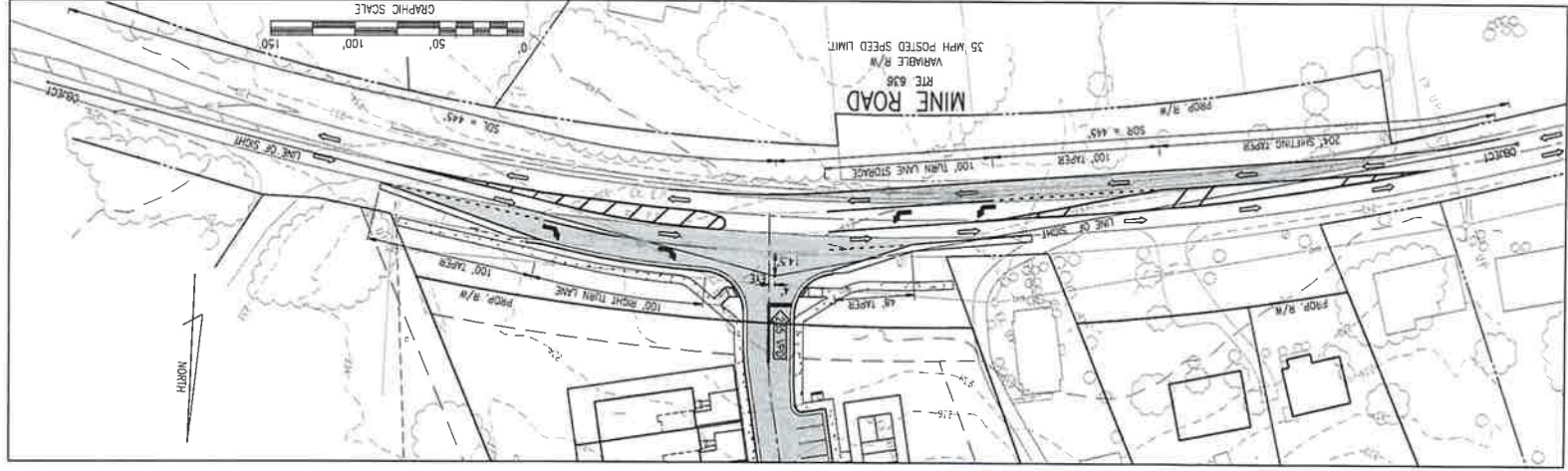
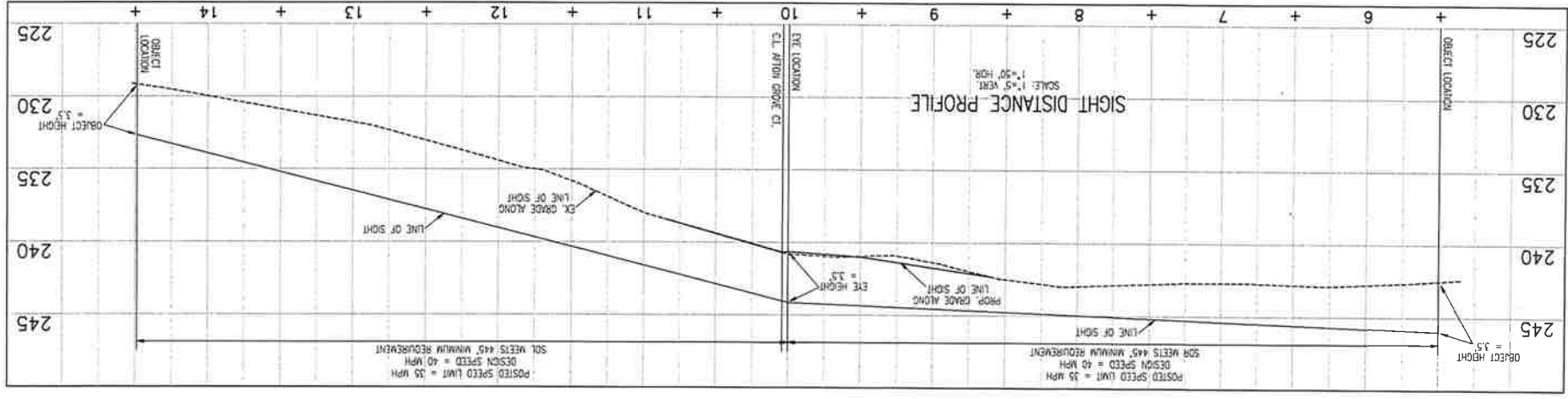
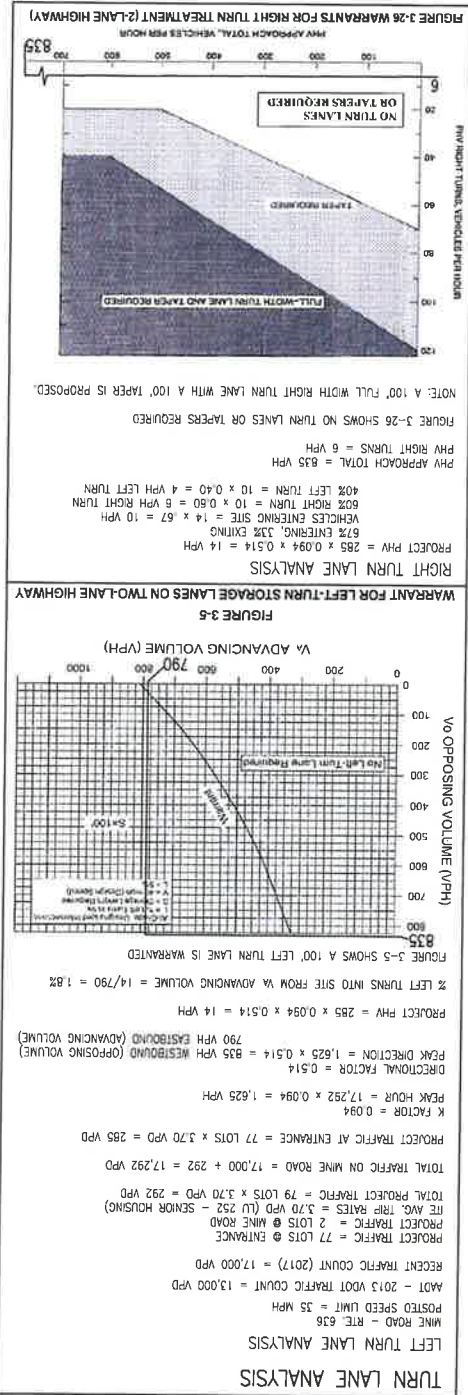
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SCALE: N/A DRAWN BY: KB CHKD BY: LG DATE: JAN. 20, 2020  
FILE: WINE ROAD\GCP VILLS.DWG SHEET 3 OF 4



APPROVAL



**Intersection Sight Distance**

The following table shows intersection sight distance requirements for various speeds along major roads:

Height of Eye 3.5'	Height of Object 3.5'	Design Speed (mph)	SDR
225	280	20	225
230	335	25	280
235	390	30	335
240	445	35	390
245	500	40	445
	555	45	500
	610	50	555
	665	55	610
	720	60	665
	775	65	720
		70	775

SDR = Sight Distance Right (For a vehicle making a left turn)  
SDL = Sight Distance Left (For a vehicle making a right or left turn)

**REVISIONS**

DATE	DESCRIPTION	BY

MINE ROAD IMPROVEMENTS  
REZONING APPLICATION  
AFTON VILLAS  
TAX MAP 24-A-92A, 36-A-113, 36-A-114  
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MINE ROAD  
LEE HILL MAJESTERIAL DISTRICT - BATTLEFIELD VOTING DISTRICT  
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SCALE: N/A  
DRAWN BY: KB  
CHKD BY: LG  
DATE: JAN 20, 2020  
SHEET 4 OF 4

FILE: MINE ROAD\GPP WILAS.DWG

