

GENERALIZED DEVELOPMENT PLAN
REZONING APPLICATION
R20-XXXX
SPRINGHAVEN
TAX MAP 12-A-34
12300 FIVE MILE ROAD
CHANCELLOR MAGISTERIAL DISTRICT – COURTLAND VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

APPROVAL

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.

STORMWATER BMP FACILITIES WILL BE CONSTRUCTED ON OPEN SPACE PARCEL A TO PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROLS.

PRELIMINARY ENGINEERING ESTIMATES INDICATE THE TP LOAD REDUCTION REQUIRED FOR THIS PROJECT WILL BE APPROXIMATELY 1.96 LBS/YR TO SATISFY WATER QUALITY REQUIREMENTS. THE TP LOAD REDUCTION REQUIREMENT WAS DETERMINED UTILIZING THE VRRM SPREADSHEET.

TO SATISFY WATER QUANTITY REQUIREMENTS, PRELIMINARY ENGINEERING ESTIMATES INDICATE APPROXIMATELY 13,100 C.F. OF STORAGE SHALL BE REQUIRED FOR THE RUNOFF VOLUME OF THE 1 YR. STORM. IN ADDITION, THE FACILITIES SHALL BE DESIGNED TO RELEASE THE POSTDEVELOPED RUNOFF FROM THE 10 YR. STORM OF 21.8 CFS TO THE PREDEVELOPED RATE OF 11.6 CFS.

THE BMP FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND SPOTSYLVANIA COUNTY.

THE SPRINGHAVEN HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWM FACILITIES.

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SPOTSYLVANIA COUNTY REQUIREMENTS AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

LANDSCAPING

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

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

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

PROPOSED LAND USE

AREA IN LOTS	90,020 S.F.	2,0666 Ac.
R/W DEDICATION	16,010 S.F.	0,3675 Ac.
TRAVELWAYS & PARKING	27,651 S.F.	0,6348 Ac.
OPEN SPACE	150,545 S.F.	3,4560 Ac.
TOTAL SITE AREA	284,226 S.F.	6,5249 Ac.

AREA IN LOTS: 90,020 S.F.
AVG. LOT SIZE: 3,001 S.F. = 0.0689 AC.

OPEN SPACE TABULATION

OPEN SPACE REQUIRED PDH-5 = 35% OF THE GROSS SITE AREA
OPEN SPACE REQUIRED = 6,5249 x 0.35 = 2,2837 AC.

PARCEL A	4,0908 Ac.
TRAVELWAYS & PARKING	- 0,6348 Ac.
OPEN SPACE PROVIDED	= 3,4560 Ac.

OPEN SPACE WITHIN WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15%

WETLANDS	*
RPA	1,1288 Ac.
FLOODPLAINS	0,0000 Ac.
SLOPES > 15%	*
TOTAL	1,1288 Ac.

* WETLANDS & STEEP SLOPE AREAS ARE LOCATED WITHIN THE RPA AND ARE INCLUDED IN THE RPA AREA SHOWN

OPEN SPACE OUTSIDE WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15%

3,4560 - 0,1288 = 2,3272 AC.

NO OPEN SPACE WITHIN WETLANDS, RESOURCE PROTECTION AREAS, FLOODPLAINS AND SLOPES GREATER THAN 15% ARE INCLUDED IN THE AREA USED TO SATISFY THIS REQUIREMENT

SITE DATA SUMMARY

TAX MAP
TAX MAP 12-A-34

SITE AREA
SITE AREA: 6.5249 AC.

EXISTING ZONING:
EX. ZONING: R-1
BY-RIGHT RESIDENTIAL DENSITY WITH PUBLIC WATER AND SEWER
R-1 ALLOWABLE DENSITY = 1 DWELLING UNIT/1.5 GROSS ACRES IN CLUSTER SUBDIVISIONS
BY-RIGHT DENSITY = 6.5249/1.5 = 4 DWELLING UNITS

PROPOSED ZONING: PDH-5
MAX. DENSITY ALLOWED = 5.0 DWELLING UNITS/AC.
PROPOSED NUMBER OF LOTS/DWELLING UNITS = 30
PROPOSED DENSITY = 30/6.5249 = 4.598 DWELLING UNITS/AC.

OVERLAY DISTRICTS
RESERVOIR PROTECTION
CHESAPEAKE BAY PRESERVATION AREA

EXISTING USE
EXISTING USE: SINGLE FAMILY DWELLING

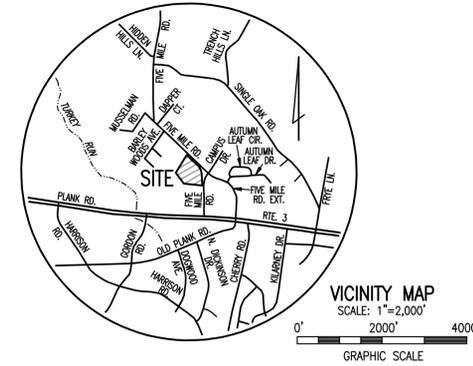
PROPOSED USE
PROPOSED USE: SINGLE-FAMILY ATTACHED DWELLINGS

LOT SIZE REQUIREMENTS
MINIMUM DISTRICT SIZE: 5 AC.
PROPOSED DISTRICT SIZE: 6.5249 AC.
MINIMUM LOT AREA: NO REQUIREMENT
MINIMUM LOT WIDTH: NO REQUIREMENT

PROPOSED BULK REGULATIONS
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF FLOORS: 2 STORY W/ BASEMENT
MINIMUM SETBACKS
FRONT: 10'
SIDE: 5' ON ENDS OF UNITS
SIDE: 0' WHERE UNITS ARE ATTACHED
REAR: 10'

TRIP GENERATION
ESTIMATED VPD = 5.44 VPD/LOT (ITE LU 221 - MULTI-FAMILY MIDRISE)
PROJECT TRAFFIC = 30 LOTS x 5.44 VPD = 163 VPD

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

RESOURCE PROTECTION AREAS
YES - SEE NOTE 5

WETLANDS
YES - SEE NOTE 5

STEEP SLOPES (SLOPES>15%)
0.1234 AC

DAM BREAK INUNDATION ZONES
NONE

PARKING TABULATION
PARKING REQUIRED: 2 SPACES/DWELLING UNIT
PROPOSED NUMBER OF DWELLINGS UNITS: 30
PARKING REQUIRED: 2 x 30 = 60 SPACES
PARKING PROVIDED: 2 SPACES ON EACH LOT = 60 SPACES
STD. SPACES IN PARKING BAYS = 28 SPACES
HDOP. SPACES IN PARKING BAYS = 1 SPACE
TOTAL PARKING PROVIDED = 89 SPACES

LOT COVERAGE & IMPERVIOUS SURFACE RATIO TABULATION
PROP. PAVEMENT 23,613 S.F.
PROP. CURB & GUTTER 3,602 S.F.
PROP. SIDEWALK 6,993 S.F.
PROP. DWELLINGS 31,880 S.F.
PROP. DRIVEWAYS 11,429 S.F.
TOTAL IMPERVIOUS AREA 77,317 S.F.
= 1.7750 AC.
IMPERVIOUS SURFACE RATIO = 1.7750/6.5249 = 27.20%

LAND DISTURBANCE
ESTIMATED AMOUNT OF DISTURBED AREA = 4.21 AC.
THE ESTIMATE SHOWN ABOVE INCLUDES CLEARING THE INDIVIDUAL LOTS IN ADDITION TO THE CLEARING FOR THE INFRASTRUCTURE IMPROVEMENTS. ACTUAL DISTURBED AREA WILL BE DETERMINED WITH THE SUBDIVISION SITE PLAN.

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 12-A-34.
2. BOUNDARY INFORMATION TAKEN FROM A PLAT OF SURVEY BY SULLIVAN, DONAHOE AND INGALLS, DATED FEBRUARY 3, 2020.
3. THE TOPOGRAPHY SHOWN HEREON TAKEN FROM A RECENT FIELD RUN SURVEY BY SULLIVAN, DONAHOE & INGALLS, P.C. AND SPOTSYLVANIA COUNTY GIS INFORMATION.
4. NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A", 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. CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.

THE RESOURCE PROTECTION AREA (RPA) IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A, CHESAPEAKE BAY PRESERVATION.

THE RPA WAS DETERMINED BY FIELD DELINEATION BY ENVIRODATA INC.
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 CEMETERY ACCESS IN ACCORDANCE WITH THE CODE OF VIRGINIA LOCATED ON THIS PROPERTY.
8. THIS SITE IS LOCATED IN SUB WATERSHED RA46, RAPPAHANNOCK RIVER-HAZEL 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 DEDICATED TO THE HOMEOWNER'S 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. THE EXISTING DWELLING LOCATED ON THIS SITE WILL BE RAZED PRIOR TO DEVELOPMENT.
13. THE EXISTING WELL LOCATED ON THIS SITE WILL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
14. THE EXISTING SEWAGE DISPOSAL SYSTEM WILL BE LOCATED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
15. STREET LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 5-7.2.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. THE SUBDIVISION SHALL BE SERVICED BY CLUSTER MAILBOXES.

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEVELOPMENT PLAN

OWNER/APPLICANT

SPRINGHAVEN HOLDING, LLC
LR #200005507
1109 CHARLES ST.
FREDERICKSBURG, VA 22401
540-370-0633

REVISIONS		
DATE	DESCRIPTION	BY



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REZONING APPLICATION
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12300 FIVE MILE ROAD
CHANCELLOR MAGISTERIAL DISTRICT – COURTLAND VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

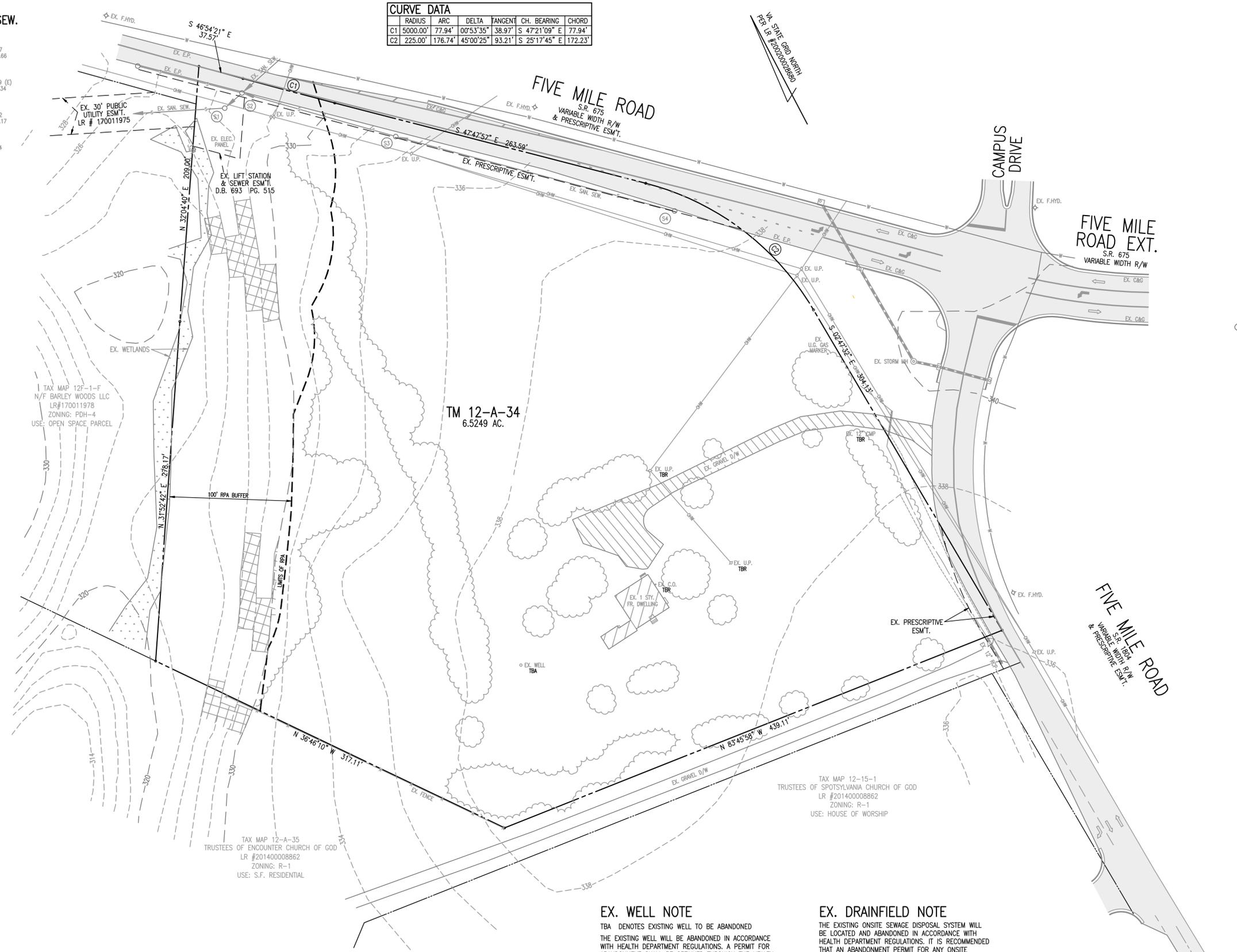
Garrison Consulting Co., Inc.
1109 CHARLES ST. FREDERICKSBURG, VA 22401
PHONE: 540-370-0633 FAX: 540-370-1911

SCALE: N/A	DRAWN BY: KB	CHKD BY: LG	DATE: MARCH 25, 2020
FILE: TM 12-A-34 GDP			SHEET 1 OF 3

EX. SAN. SEW.

- (S1) EX. SAN. MH
TOP=325.95
INV. IN=318.97
INV. OUT=318.66
- (S2) EX. SAN. MH
TOP=327.19
INV. IN=320.09 (E)
INV. OUT=319.34
- (S3) EX. SAN. MH
TOP=327.19
INV. IN=329.32
INV. OUT=328.17
- (S4) EX. SAN. MH
TOP=338.16
INV. IN=330.54

CURVE DATA					
RADIUS	ARC	DELTA	TANGENT	CH. BEARING	CHORD
C1	5000.00'	77.94'	00°53'35"	38.97' S 47°21'09" E	77.94'
C2	225.00'	176.74'	45°00'25"	93.21' S 25°17'45" E	172.23'



APPROVAL

LEGEND

- 42.51' EXISTING SPOT ELEVATION
- - - - - EXISTING CONTOUR
- EX. E.P. EXISTING EDGE OF PAVEMENT
- ◇ EX. U.P. EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD WIRE
- S EXISTING SANITARY SEWER
- W EXISTING WATERLINE
- ◇ EX. F.HYD. EXISTING FIRE HYDRANT
- TBR DENOTES TO BE REMOVED
- TBA DENOTES EX. WELL TO BE ABANDONED
- [Hatched Box] DENOTES EX. STRUCTURE & DRIVEWAY TO BE REMOVED
- [Grid Box] DENOTES STEEP SLOPES SLOPES > 15%

TAX MAP 12F-1-F
N/F BARLEY WOODS LLC
LR#170011978
ZONING: PDH-4
USE: OPEN SPACE PARCEL

TM 12-A-34
6.5249 AC.

TAX MAP 12-A-35
TRUSTEES OF ENCOUNTER CHURCH OF GOD
LR #20140008862
ZONING: R-1
USE: S.F. RESIDENTIAL

TAX MAP 12-15-1
TRUSTEES OF SPOTSYLVANIA CHURCH OF GOD
LR #20140008862
ZONING: R-1
USE: HOUSE OF WORSHIP

EX. WELL NOTE

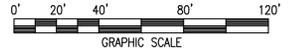
TBA DENOTES EXISTING WELL TO BE ABANDONED
THE EXISTING WELL WILL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. A PERMIT FOR ABANDONMENT SHALL BE OBTAINED THROUGH THE HEALTH DEPARTMENT.

EX. DRAINFIELD NOTE

THE EXISTING ONSITE SEWAGE DISPOSAL SYSTEM WILL BE LOCATED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. IT IS RECOMMENDED THAT AN ABANDONMENT PERMIT FOR ANY ONSITE SEWAGE DISPOSAL SYSTEM BE OBTAINED THROUGH THE HEALTH DEPARTMENT IN ORDER TO DOCUMENT THE PROPER ABANDONMENT PROCEDURES.

REVISIONS

DATE	DESCRIPTION	BY



EXISTING CONDITIONS

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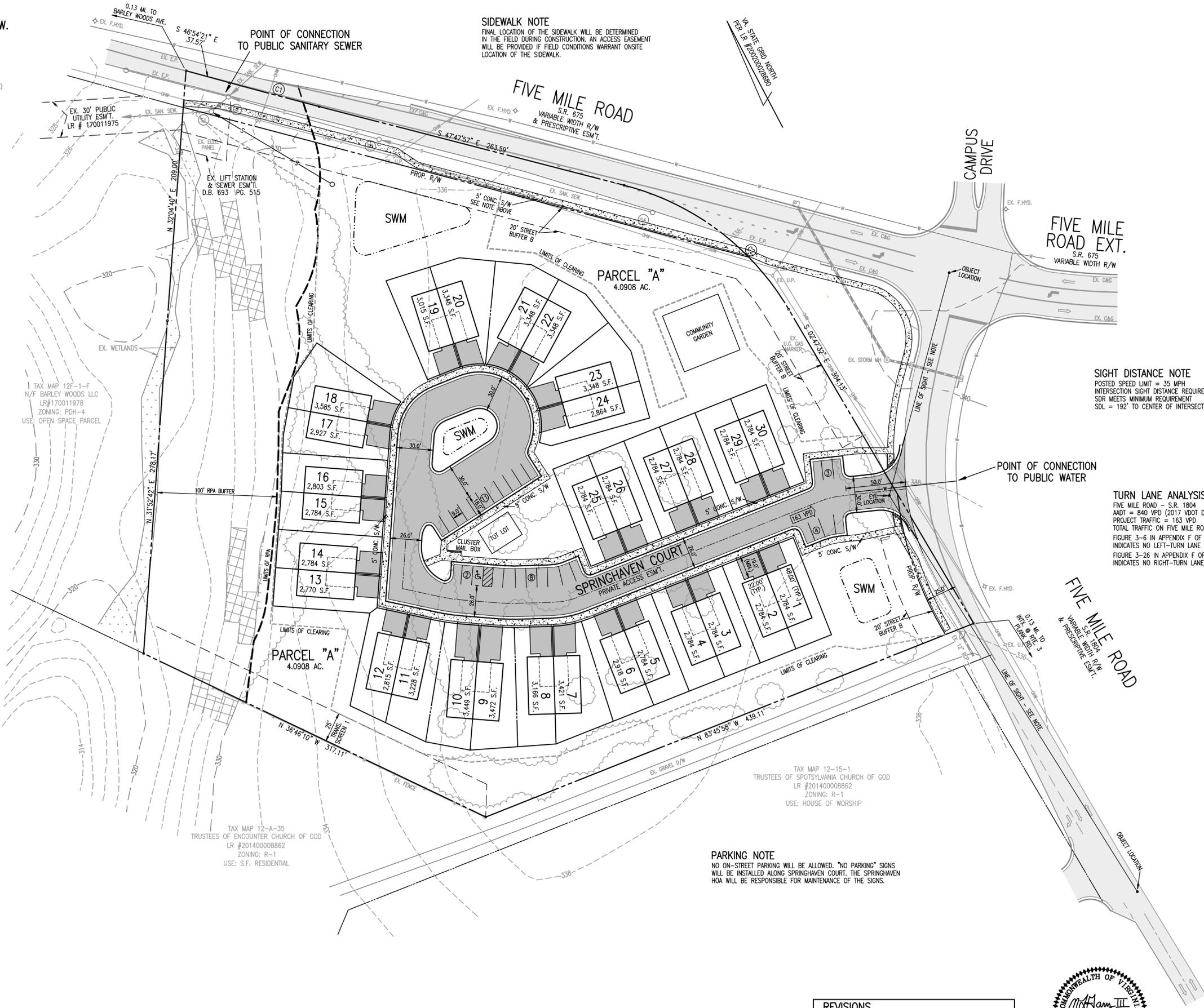
SCALE: 1"=40' DRAWN BY: KB CHKD BY: LG DATE: MARCH 25, 2020
FILE: TM 12-A-34 GDP SHEET 2 OF 3

APPROVAL

EX. SAN. SEW.

- (S1) EX. SAN. MH
TOP=325.95
INV. IN=318.97
INV. OUT=318.66
- (S2) EX. SAN. MH
TOP=327.19
INV. IN=320.09 (E)
INV. OUT=319.34
- (S3) EX. SAN. MH
TOP=327.19
INV. IN=329.32
INV. OUT=328.17
- (S4) EX. SAN. MH
TOP=338.16
INV. IN=330.54

SIDEWALK NOTE
FINAL LOCATION OF THE SIDEWALK WILL BE DETERMINED IN THE FIELD DURING CONSTRUCTION. AN ACCESS EASEMENT WILL BE PROVIDED IF FIELD CONDITIONS WARRANT ONSITE LOCATION OF THE SIDEWALK.



SIGHT DISTANCE NOTE
POSTED SPEED LIMIT = 35 MPH
INTERSECTION SIGHT DISTANCE REQUIRED = 390'
SDR MEETS MINIMUM REQUIREMENT
SDL = 192' TO CENTER OF INTERSECTION

TURN LANE ANALYSIS
FIVE MILE ROAD - S.R. 1804
ADT = 840 VPD (2017 VDOT DAILY TRAFFIC VOLUME ESTIMATES)
PROJECT TRAFFIC = 163 VPD
TOTAL TRAFFIC ON FIVE MILE ROAD = 1,003 VPD
FIGURE 3-6 IN APPENDIX F OF THE VDOT ROAD DESIGN MANUAL INDICATES NO LEFT-TURN LANE IS REQUIRED.
FIGURE 3-26 IN APPENDIX F OF THE VDOT ROAD DESIGN MANUAL INDICATES NO RIGHT-TURN LANE OR TAPER IS REQUIRED.

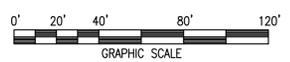
PARKING NOTE
NO ON-STREET PARKING WILL BE ALLOWED. "NO PARKING" SIGNS WILL BE INSTALLED ALONG SPRINGHAVEN COURT. THE SPRINGHAVEN HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SIGNS.

TAX MAP 12-15-1
TRUSTEES OF SPOTSYLVANIA CHURCH OF GOD
LR #201400008862
ZONING: R-1
USE: HOUSE OF WORSHIP

TAX MAP 12-A-35
TRUSTEES OF ENCOUNTER CHURCH OF GOD
LR #201400008862
ZONING: R-1
USE: S.F. RESIDENTIAL

TAX MAP 12F-1-F
N/F BARLEY WOODS LLC
LR#170011978
ZONING: PDH-4
USE: OPEN SPACE PARCEL

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