



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
February 17, 2021 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

Worksession(s)

- Presentation by GIS Staff
- Section 14-10 Camping Code Amendment
- R20-0008 Linda C. Curtis & Leigh Ann Curtis-Chapman (Rappahannock Development Group, LLC)

Public Comment

New Business

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: February 17, 2021
Title: Presentation by GIS Staff

Type: No Action (Information Only)
Agenda Title: Presentation by GIS Staff

Recommendation:

Summary:

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B. Leon Hughes, AICP, Director of Planning & Zoning

Legal Counsel:

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: February 17, 2021
Title: Section 14-10 Camping Code Amendment

Type: No Action (Information Only)
Agenda Title: Section 14-10 Camping Code Amendment

Recommendation:

Summary: The Board of Supervisors requested a code amendment to County Code Section 14-10 Camping and use or storage of camping equipment. Currently Section 14-10 prohibits camping on any property within the County except for state and federal parks with camping facilities, Indian Acres, Wilderness Camping Resorts and other county approved commercial camping facilities. The Board desires to amend the code to allow property owners, or other persons authorized by the property owner, to camp on their own property. Staff is in the process of drafting the code amendment as requested and the working draft is attached for discussion purposes. Please note, this is a working draft that is still undergoing legal review.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Kimberly Pomatto, Deputy Director of Planning & Zoning/Zoning Administrator

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:		
Name:	Description:	Type:
 Sec. 14 10. Camping and use or storage of camping equipment REV2-1-2021.pdf	DRAFT Code Amendment Sec. 14-10 Camping	Ordinance

Sec. 14-10 - Camping ~~and use or storage of camping equipment.~~

14-10.1 Definitions

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Camping means to temporarily occupy a camping device for recreation or vacation purposes.

Camping Device means any tent, camper, camping trailer, recreational vehicle, or similar device established or maintained and operated as temporary occupancy for recreation or vacation purposes.

Camp Site means any plot of ground within a campground intended for the exclusive occupancy by a camping unit or units under the control of a camper.

14-10.2 Camping and use or storage of camping equipment allowances

- (a) ~~Camping, including but not limited to overnight camping,~~ shall be unlawful within the county except at those state and federal parks with camping facilities, Indian Acres, Wilderness Camping Resorts and other county-approved commercial camping facilities. Nothing herein shall be construed as preventing a property owner, or person(s) authorized by the property owner, from camping on his or her own property provided that:

(1) No more than two (2) camping sites or devices are utilized concurrently.

(2) The camping event does not exceed a total of fourteen (14) days within a 60 day period as required by the Virginia Department of Health.

- (b) Except as provided in subsection (a), it shall be unlawful for any person to use or store any camper, camping trailer, tent or other device used as shelter when camping on any property within the county. This subsection shall not apply at those state and federal parks with camping facilities, Indian Acres, Wilderness Camping Resorts and other county-approved commercial camping facilities, nor shall it apply to the storage of such devices at the primary residence of the owner.
- (c) The zoning administrator shall be the enforcement agent for this section. Nothing herein shall be construed as preventing the sheriff's department or other county officials from enforcing this section.
- (d) Nothing in this section shall be construed as repealing, amending or otherwise affecting any other zoning ordinance of the county.
- (e) A violation of any provision of this section shall constitute a Class 1 misdemeanor.

(Code 1980, § 12-9; Ord. of 7-10-84; Ord. No. - -)

Cross reference— Penalty for Class 1 misdemeanor, § 1-11; development plan for planned camping communities, § 20-32; comfort stations for planned camping communities, § 20-145; water availability connection charges for campsites, §§ 22-71, 22-72; sewer availability and connection charges for campsites, §§ 22-311, 22-312; planned camping communities, § 23-136.

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Commented [KP1]: VDH requires a temporary campground permit if 14 days exceeded.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: February 17, 2021

Title: R20-0008 Linda C. Curtis & Leigh Ann Curtis-Chapman
(Rappahannock Development Group, LLC)

Type: No Action (Information Only)

Agenda Title: R20-0008 Linda C. Curtis & Leigh Ann Curtis-Chapman
(Rappahannock Development Group, LLC)

Recommendation: N/A

Summary:

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Shannon D. Fennell, Planner III

Legal Counsel:

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 GDP_6th_subm_020821.PDF	Application GDP	GDP
 Proffer Statement - Saddle Creek 2021-02-08.pdf	Applicant's Proffers	Agreement

SADDLE CREEK

GENERALIZED DEVELOPMENT PLAN FOR REZONING

22-11-4B, 22-11-5, & 22-A-103

11513 PIEDMONT DRIVE

SALEM VOTING DISTRICT

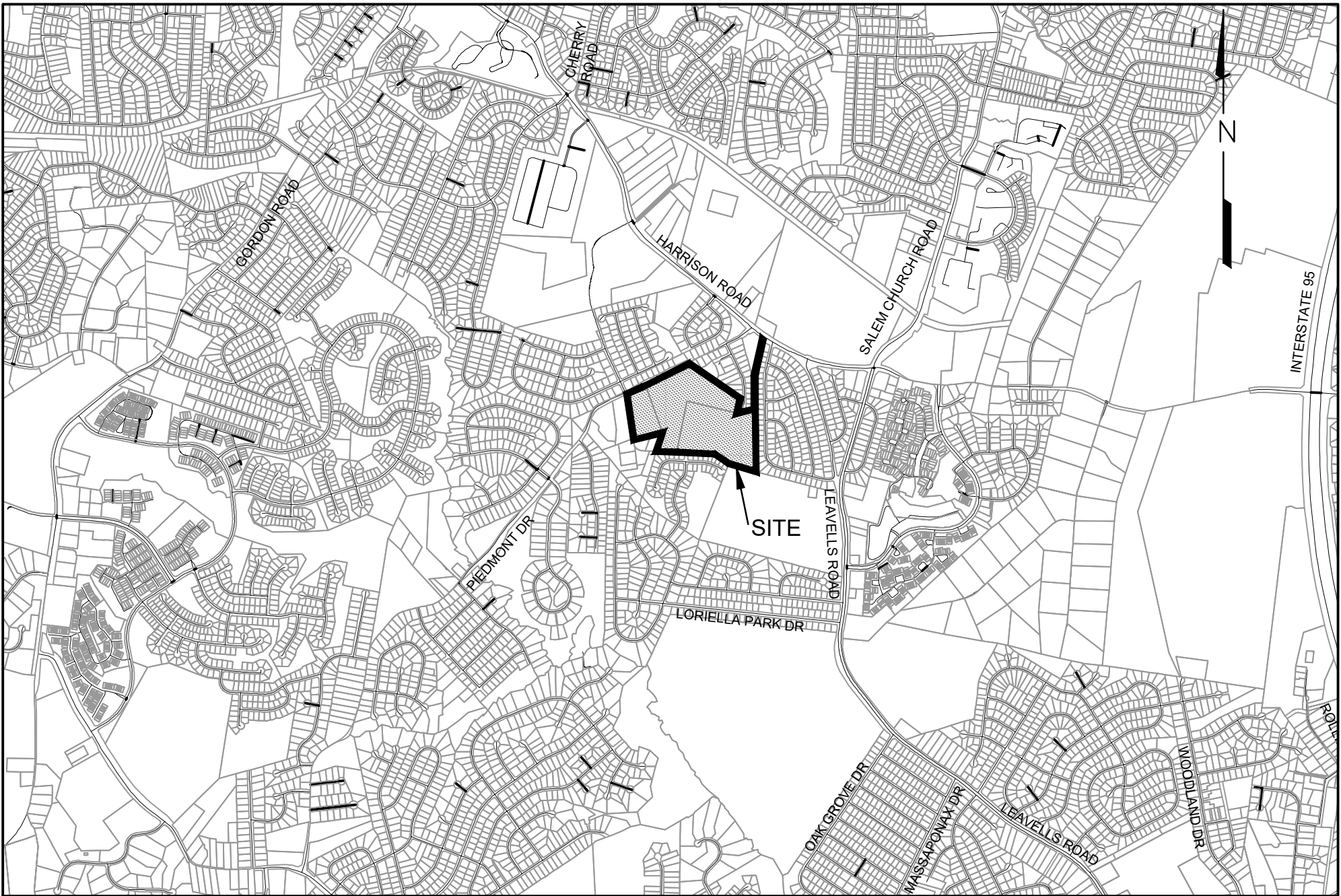
SPOTSYLVANIA COUNTY, VIRGINIA

SHEET INDEX

SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	GENERALIZED DEVELOPMENT PLAN
SHEET 3A	GENERALIZED DEVELOPMENT PLAN - ALTERNATE ACCESS
SHEET 4	DETAILS

NOTES:

1. SOURCE OF MAPPING:
TOPOGRAPHIC-AERIAL MAPPING PROVIDED BY MCKENZIE SNYDER WITH SUPPLEMENTAL INFORMATION TAKEN FROM SPOTSYLVANIA COUNTY GIS
BOUNDARY-BOUNDARY SURVEY PREPARED BY FAIRBANKS & FRANKLIN IN FEBRUARY 2020.
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK.
2. WETLANDS AND STREAM CHANNELS SHOWN ON THIS PLAN WERE DELINEATED BY TNT ENVIRONMENTAL.
3. THERE ARE NO KNOWN DAM BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SITE.
4. THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS ON SITE.
5. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
6. LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE, ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
7. ALL PARCEL LINES, PARCEL SIZES, BUILDING ENVELOPES, BUILDING SIZES, PUBLIC ROAD LOCATIONS, PRIVATE DRIVEWAY AND TRAVELWAY LOCATIONS, UTILITY LOCATIONS, STORM WATER MANAGEMENT FACILITIES, AND DIMENSIONS OF UNDEVELOPED AREAS SHOWN ON THE GDP MAY BE REASONABLY ADJUSTED FOR PURPOSES OF THE FINAL SITE OR SUBDIVISION PLANS TO ALLOW THE APPLICANT TO ADDRESS FINAL DEVELOPMENT, ENGINEERING AND DESIGN REGULATIONS, FULFILL COMPLIANCE WITH STATE AND FEDERAL AGENCY AND COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY'S DEVELOPMENT REGULATIONS. NOTWITHSTANDING THE FOREGOING, ANY SAID ADJUSTMENTS TO THE GDP SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY'S ZONING ADMINISTRATOR, AND IN NO EVENT SHALL APPROVED ADJUSTMENTS TO THE GDP RELIEVE THE APPLICANT FROM PROVIDING ANY OF THE PROFFERS.
8. STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH THE USE OF BEST MANAGEMENT PRACTICES LOCATED REGIONALLY AT DRAINAGE OUTFALLS. ALL OUTFALL LOCATIONS WILL BE ANALYZED TO ENSURE THE RECEIVING CHANNELS ARE ADEQUATE AND THAT THE UPSTREAM STORMWATER MANAGEMENT FACILITIES DETAIN THE PEAK POST DEVELOPMENT RUNOFF IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS. AS SHOWN ON THIS GDP, THE APPROXIMATE IMPERVIOUS COVER IS 12 ACRES, THE APPROXIMATE OPEN SPACE IS 22 ACRES, AND THE REMAINING AREA OF APPROXIMATELY 14 ACRES IS MANAGED TURF. THIS DEVELOPMENT WILL REQUIRE A REDUCTION OF TP OF APPROXIMATELY 14.5 LBS. THIS REDUCTION WILL BE ACHIEVED IN THE REGIONAL FACILITIES.
9. ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE GENERATED BY EACH SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED LOT WILL BE STORED ON THAT RESPECTIVE LOT IN A CONTAINER. A PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
10. BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN", AS PER FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 5103080075C EFFECTIVE FEBRUARY 18, 1998.
11. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LAND AND FACILITIES WITHIN THE DEVELOPMENT.
12. ALL PROPOSED SUBDIVISION STREETS SHOWN ON THE PLAN ARE PUBLIC. THE SUBDIVISION STREETS WILL CONNECT TO PIEDMONT DRIVE AND SUNNY MEADOWS DRIVE, BOTH OF WHICH ARE WITHIN PUBLIC RIGHTS OF WAY AND MAINTAINED BY VDOT.
13. ALL LOTS SHALL HAVE DRIVEWAY CONNECTIONS TO THE INTERNAL SUBDIVISION STREETS ONLY. NO LOTS SHALL HAVE DIRECT ACCESS TO PIEDMONT DRIVE.
14. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
15. ALL LIGHTING SHALL COMPLY WITH SPOTSYLVANIA COUNTY STANDARDS.
16. THIS DEVELOPMENT SHALL COMPLY WITH ALL SPOTSYLVANIA COUNTY CODE REQUIREMENTS.
17. ALL APPLICABLE ENVIRONMENTAL PERMITS SHALL BE OBTAINED AS REQUIRED FOR SITE PLAN APPROVAL.



VICINITY MAP
SCALE 1"=2000'
SCALE IN FEET (1 INCH=2,000 FEET)

PROPERTY OWNER	APPLICANT	ENGINEER
TM 22-11-4B, TM 22-11-5, & 22-A-103 LINDA C CURTIS OR LEIGH ANN CURTIS-CHAPMAN 6020 HARRISON ROAD FREDERICKSBURG, VA 22407	RAPPAHANNOCK DEVELOPMENT GROUP 1016 CHARLES STREET FREDERICKSBURG, VA 22401 540-273-7498	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700

SITE INFORMATION:

TAX PARCELS:
ADDRESS:
PRESENT ZONING:

PROPOSED ZONING:
PRESENT USE:
PROPOSED USE:
OVERLAY DISTRICT(S):
PROPERTY AREA:
R/W DEDICATION:
TOTAL LOT AREA:
DENSITY ALLOWED:
DENSITY PROVIDED:
IMPERVIOUS SURFACE RATIO:
LOT COVERAGE RATIO:
OPEN SPACE OUTSIDE OF LOTS REQUIRED:
OPEN SPACE OUTSIDE OF LOTS PROVIDED:
a. OPEN SPACE PROVIDED IN RPA,
WETLANDS, STREAMS, AND SLOPES
15% OR STEEPER:
b. OPEN SPACE PROVIDED OUTSIDE OF
RPA, WETLANDS, STREAMS, AND
SLOPES 15% OR STEEPER:

DISTURBED ACREAGE:

WATER:

SEWER:

PARKING REQUIRED:

PARKING PROVIDED:

MAXIMUM BUILDING HEIGHT:

MINIMUM YARD REQUIREMENTS:

FRONT:

SIDE:

REAR:

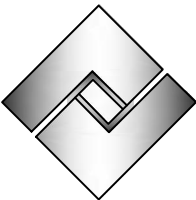
ESTIMATED VEHICLE TRIPS:

STANDARD ACCESS	ALTERNATE ACCESS
22-11-4B, 22-11-5, & 22-A-103 11513 PIEDMONT DRIVE R-1 FOR LOT 22-A-103 PDH-3 SINGLE-FAMILY DETACHED RESIDENTIAL SINGLE-FAMILY DETACHED RESIDENTIAL HIGHWAY CORRIDOR OVERLAY 48.42 AC 6.57 AC 19.87	5.96 AC 20.23
3 DU / AC (145 UNITS) 2.09 DU / AC (101 UNITS) APPROXIMATELY 25.0% (12 AC / 48.42 AC) APPROXIMATELY 33% (2,500 SF / 7,500 SF) 30% (14.52 AC) 45.39% (21.98 AC) 12.99 AC	45.93% (22.23 AC) 13.01 AC
8.96 AC	9.22 AC
APPROXIMATELY 32.0 AC PUBLIC WATER PUBLIC SANITARY SEWER 2 SPACES/UNIT X 101 UNITS = 202 SPACES 202 SPACES 2 STORY (APPROX. 35 FT)	
20 FT 7.5 FT 20 FT REFER TO TRAFFIC STUDY PREPARED BY RAMEY KEMP	

ZONING COMPARISON			
SINGLE FAMILY DETACHED	ZONING	R-1	PDH-3
	ALLOWED DENSITY	1 DU PER 2 ACRES (CONV. SUBD.) 1 DU PER 1.5 ACRES (CLUSTER SUBD.)	3 DWELLING UNITS PER ACRE
	ALLOWED YIELD	24 DU (CONV. SUBD.) 32 DU (CLUSTER SUBD.)	145 DU

ESTIMATED WATER AND SEWER USAGE	
WATER USAGE 30,300 GPD	SEWER USAGE 30,300 GPD

TOTAL ESTIMATED VEHICLE TRIP PER DAY(VPD)
ITE TRIP GENERATION MANUAL 10TH EDITION:
SINGLE-FAMILY DETACHED HOUSING - LAND USE CODE 210
101 HOME X 10 TRIPS PER UNIT = 1,010 VPD
NOTE: ACTUAL HIGHEST VPD/UNIT = 9.54. THIS WAS
ROUNDED UP TO 10 IN ACCORDANCE WITH VDOT
METHODOLOGY.



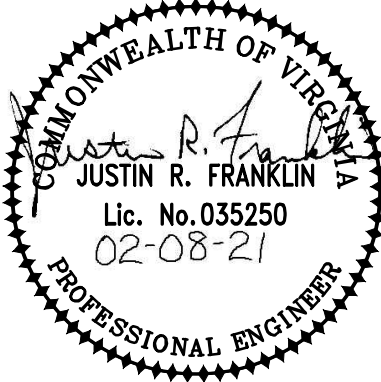
Fairbanks & Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 02-18-20
DESIGNED: JRF
DRAWN : JRF
CHECKED : JDF

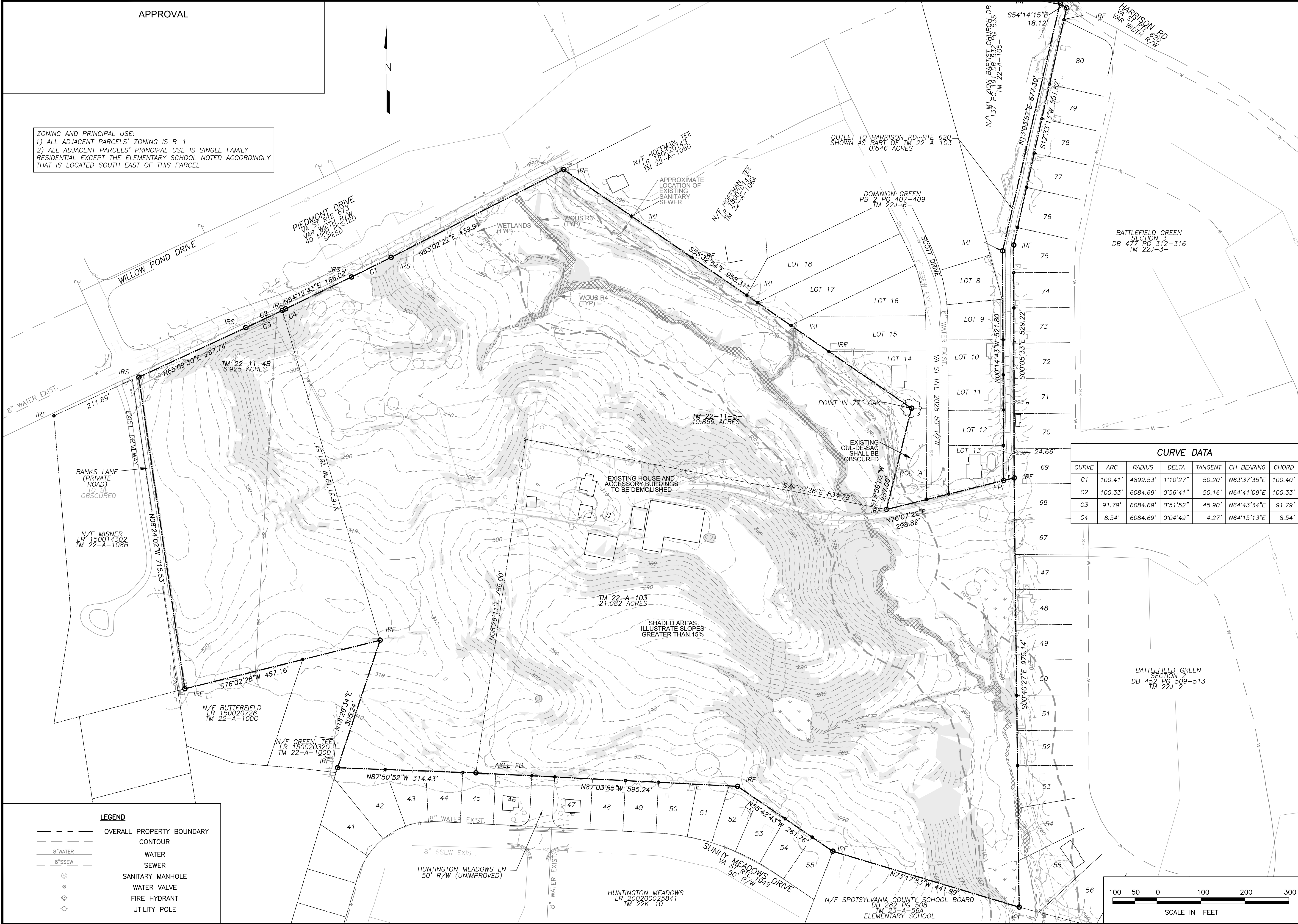
REVISIONS: 10-19-20
03-16-20 12-17-20
04-01-20 01-06-21
06-17-20 02-08-21
08-28-20

DOCUMENT NO.
470-1008

1 SHEET
OF 4

APPROVAL

ZONING AND PRINCIPAL USE:
1) ALL ADJACENT PARCELS' ZONING IS R-1
2) ALL ADJACENT PARCELS' PRINCIPAL USE IS SINGLE FAMILY
RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY
THAT IS LOCATED SOUTH EAST OF THIS PARCEL



Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

EXISTING CONDITIONS

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 02-18-20
DESIGNED: JRF
DRAWN : JRF
CHECKED : JDF

REVISIONS:	10-19-20
03-16-20	12-17-20
04-01-20	01-06-21
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DOCUMENT NO.
470-1008

SHEET
2 OF **4**

2 SHEET 4
OF

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RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY
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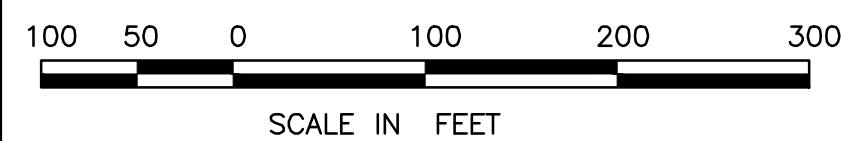
 OVERALL PROPERTY BOUNDARY
 PROPOSED LOT BOUNDARY
 CONTOUR
 SETBACK
 PROPOSED CONCRETE
 PROPOSED PAVEMENT

EXISTING		PROPOSED	
8" W	WATER	8" W	
8" S	SEWER	8" S	
⊙	SANITARY MANHOLE	⊙	
⊗	WATER VALVE		
⊕	FIRE HYDRANT	⊕	
⊖	UTILITY POLE		

20' WIDE LANDSCAPE BUFFER
FOLLOWING THE
TRANSITIONAL SCREENING 1
STANDARD IN THE COUNTY
DESIGN STANDARDS MANUAL.
REFER TO TYPICAL
LANDSCAPING DETAIL ON
SHEET 4. EXISTING
VEGETATION MEETING THE
TRANSITIONAL SCREENING 1
STANDARD SHALL BE
PRESERVED IN LIEU OF
REMOVING AND REPLANTING

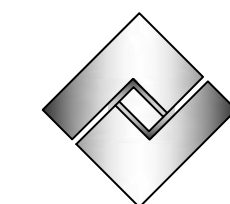
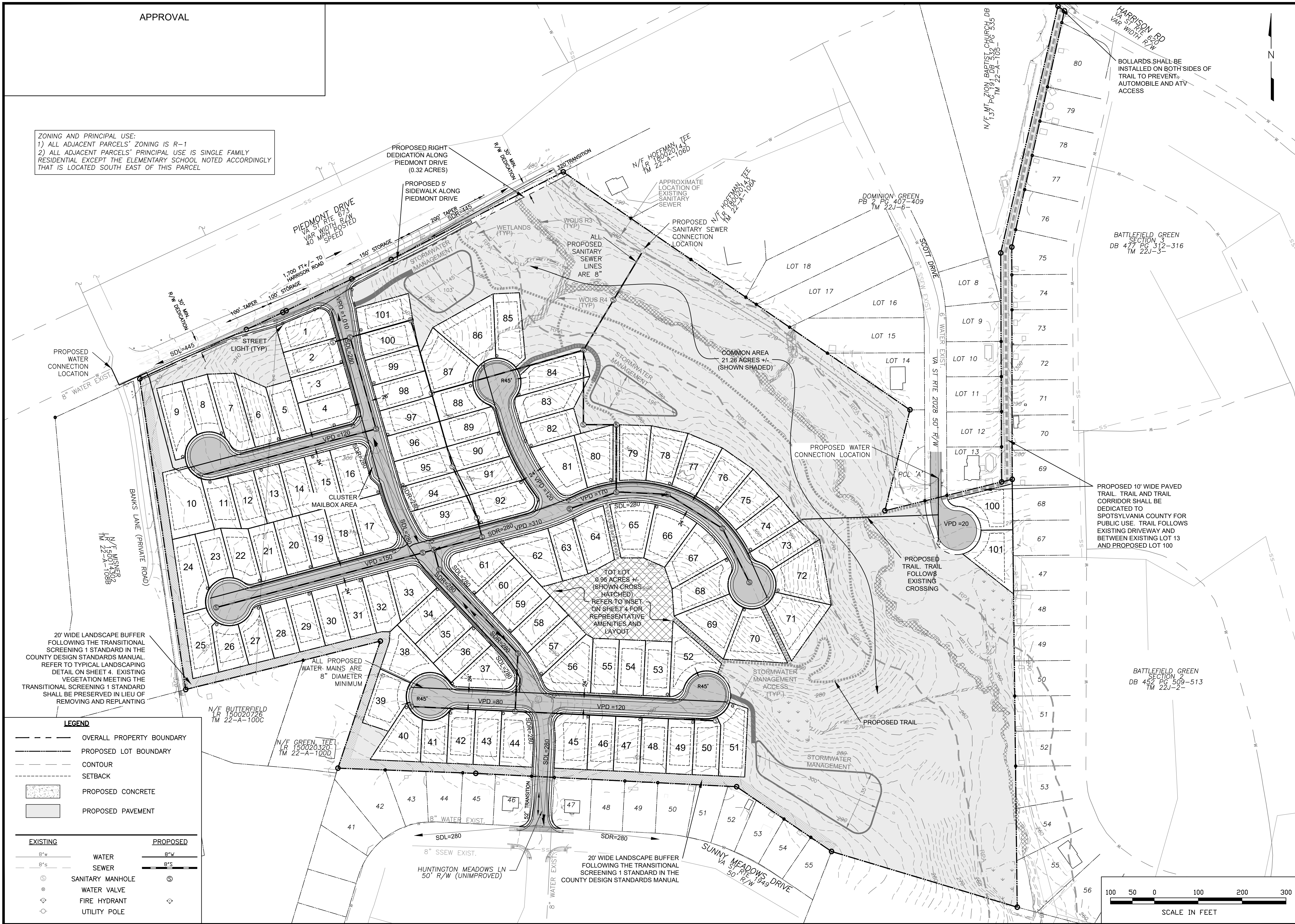
COMMONWEALTH OF VIRGINIA
 JUSTIN R. FRANKLIN
 Lic. No. 035250
 02-08-21
 PROFESSIONAL ENGINEER

3 SHEET 4
OF



APPROVAL

ZONING AND PRINCIPAL USE:
1) ALL ADJACENT PARCELS' ZONING IS R-1
2) ALL ADJACENT PARCELS' PRINCIPAL USE IS SINGLE FAMILY RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY THAT IS LOCATED SOUTH EAST OF THIS PARCEL



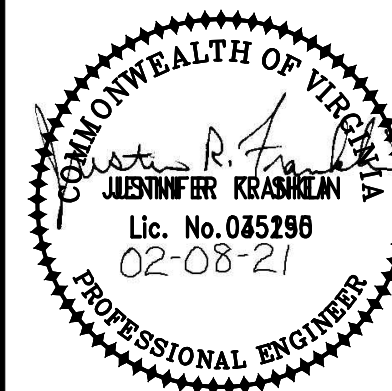
Fairbanks &
Franklin

Civil Engineering
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Fredericksburg, VA 22401
(540) 899-3700

GENERALIZED DEVELOPMENT PLAN
ALTERNATE ACCESS

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



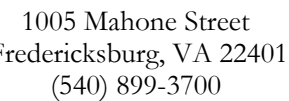
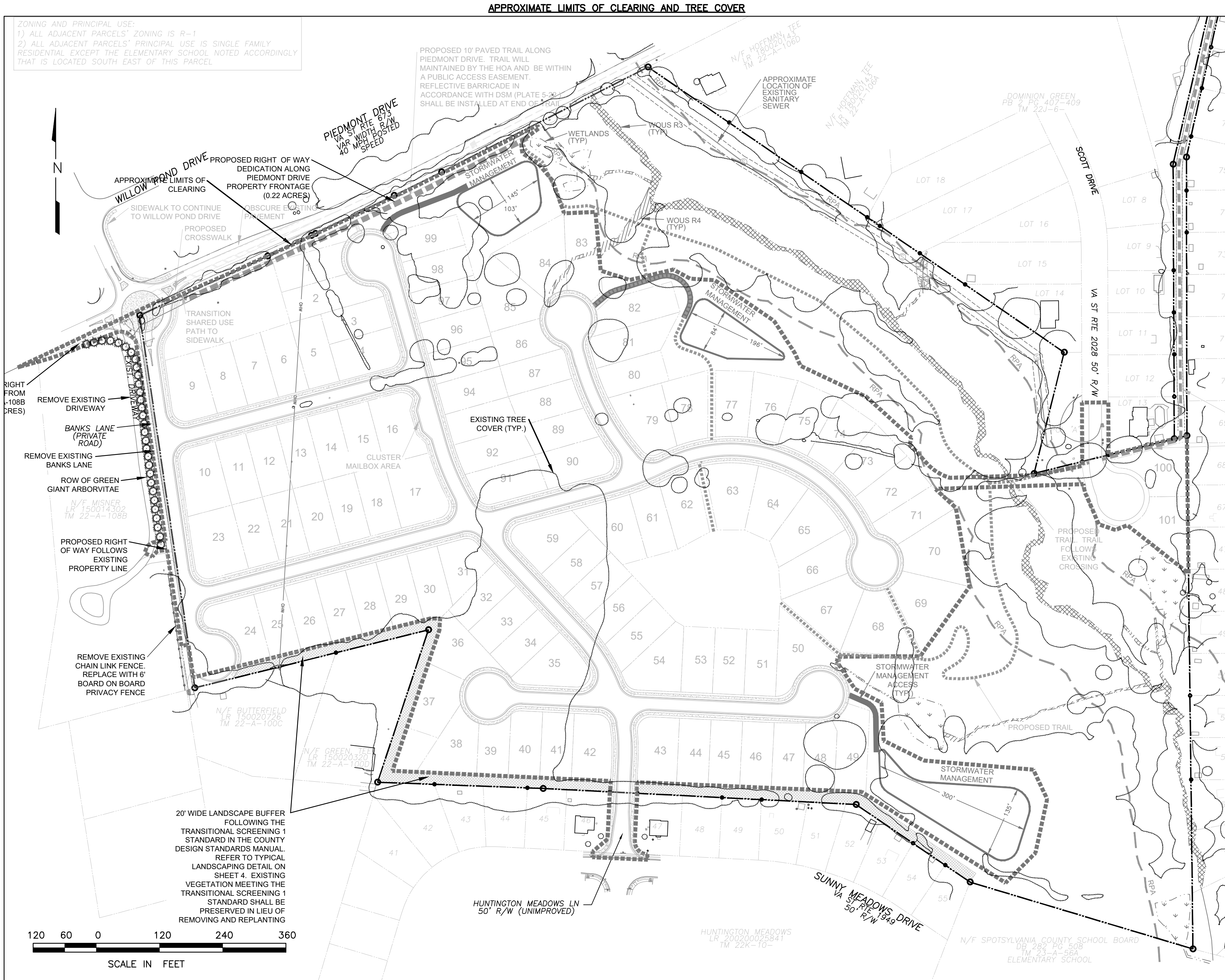
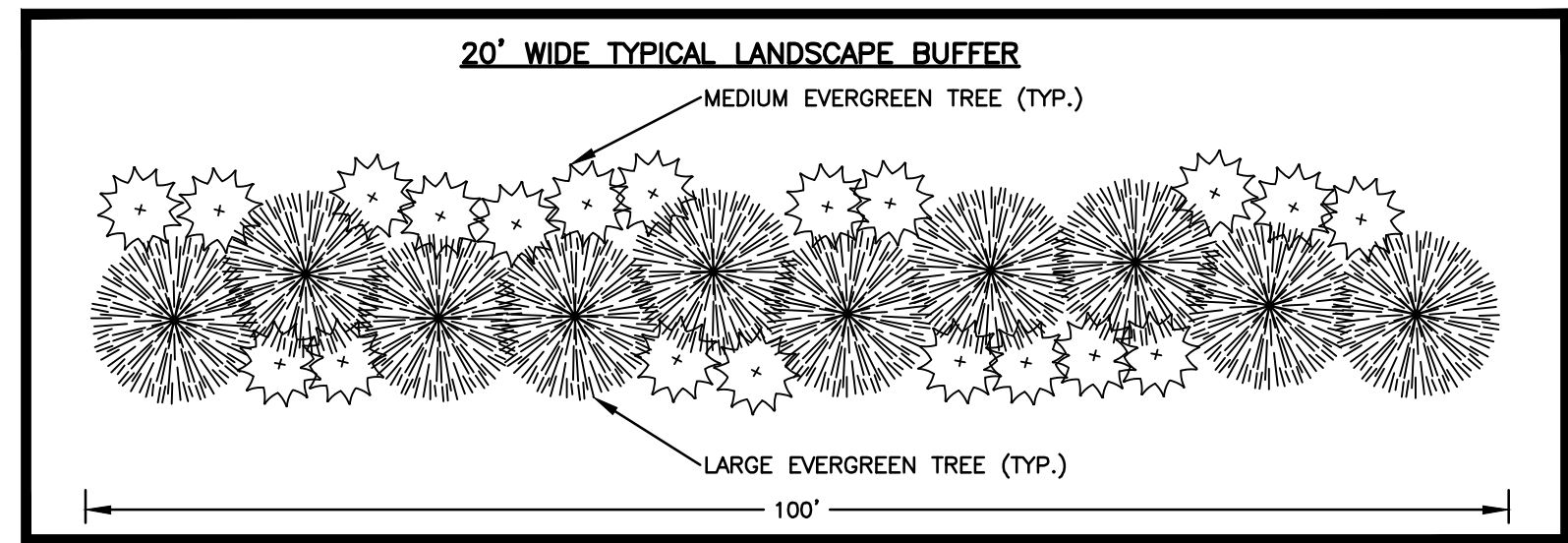
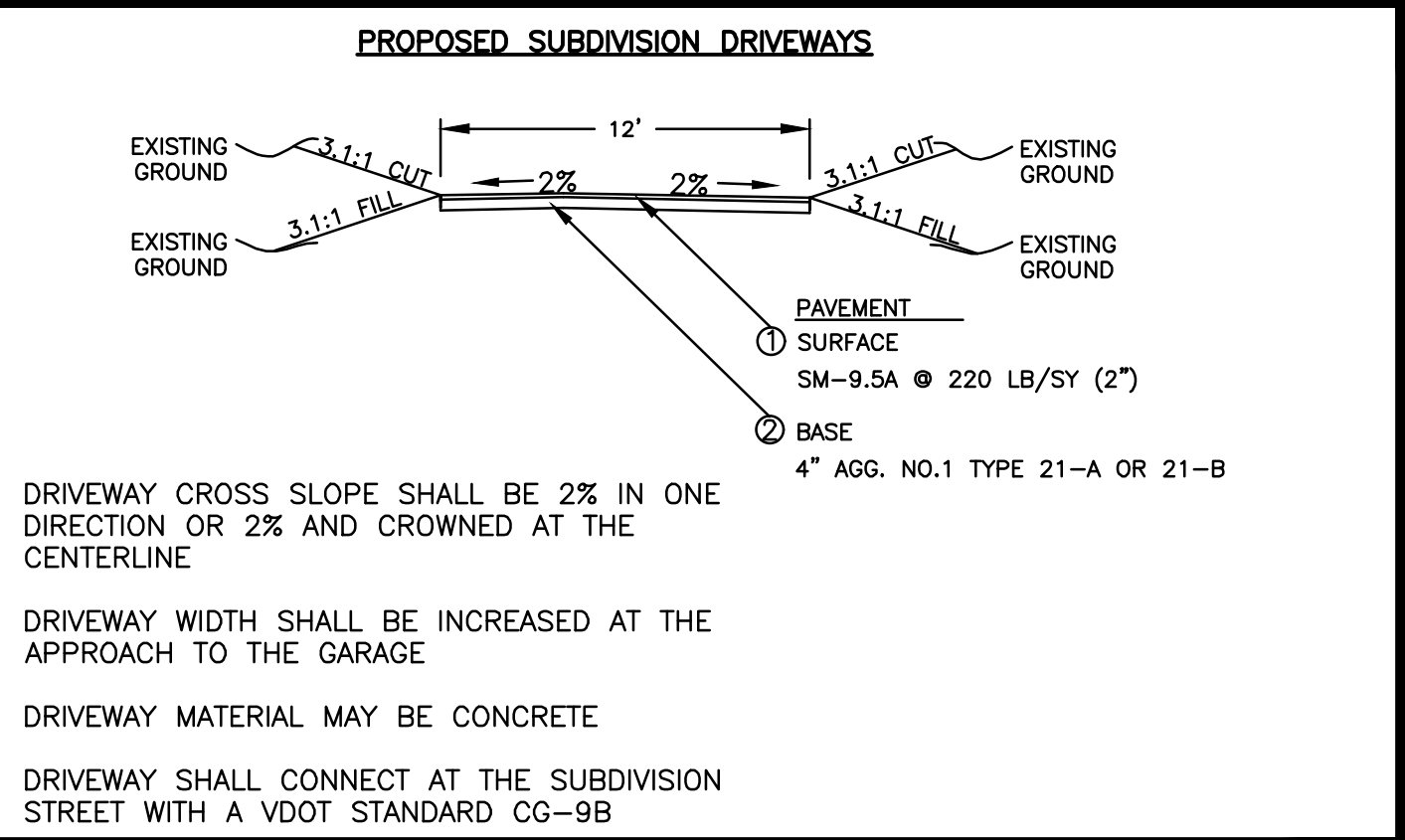
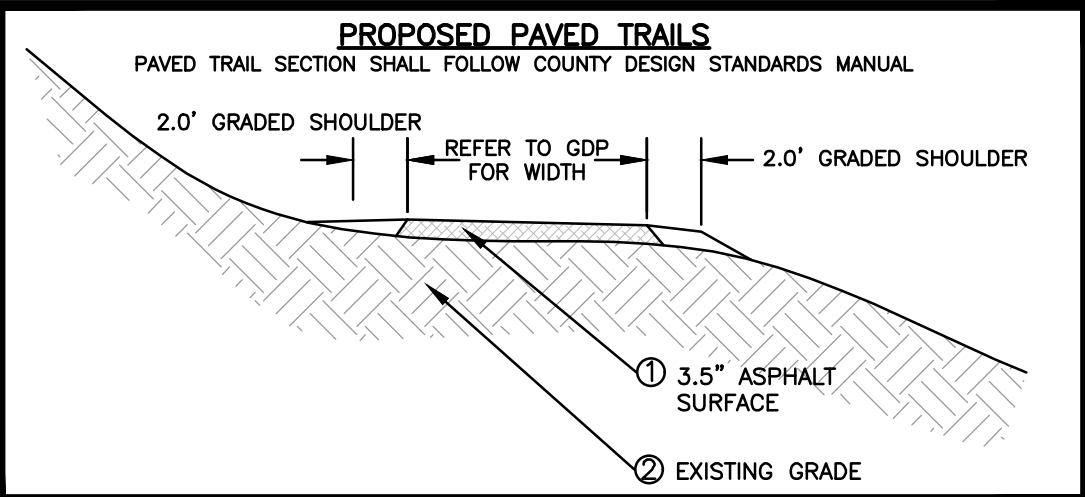
DATE : 02-18-20
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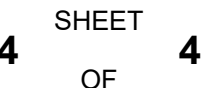
DOCUMENT NO.
470-1008

SHEET
3A OF 4

APPROVAL



SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



VOLUNTARY PROFFER STATEMENT

Applicant: Rappahannock Development Group, LLC (“Applicant”)
1016 Charles Street, Fredericksburg, VA 22401

Owners: Linda C. Curtis and Leigh Ann Curtis-Chapman (“Owners”)
6020 Harrison Road, Fredericksburg, VA 22407

Representative: Charles W. Payne, Jr., Hirschler Fleischer;
725 Jackson Street, Ste. 200, Fredericksburg, VA 22401;
Phone: (540) 604-2108; Fax (540) 604-2101;
Email: cpayne@hirschlerlaw.com

Project Name: “Saddle Creek” (the “Project”)

Property: Spotsylvania County Tax Parcels 22-A-103 (6020 Harrison Road), 22-11-4B (11501 Piedmont Drive), and 22-11-5 (11513 Piedmont Drive), consisting of approximately 48.42 acres (collectively, the “Property”)

Date: February 8, 2021

GDP: “Saddle Creek Generalized Development Plan for Rezoning 22-11-4B, 22-11-5 & 22-A-103, 11513 Piedmont Drive, Salem Voting District, Spotsylvania County, Virginia,” prepared by Fairbanks & Franklin, dated February 18, 2020, last revised February 8, 2021, attached hereto as Exhibit A (the “GDP”)

Rezoning Request: From R-1 to PDH-3

Rezoning File No.: R20-0008

I. General Information.

The Applicant and Owners, and their respective successors and assigns, hereby agree that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the below proffered conditions (“Proffers”) pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application. The Proffers will be effective only upon Spotsylvania County’s (“County”) full and final approval of rezoning application R20-0008 submitted to reclassify the Property from R-1 to PDH-3 to allow for the development of 101 residential single-family detached units. Any prior proffers (whether of record or not) affecting the Property are hereby superseded by the Proffers, and are therefore void and of no further force and effect upon said approval.

II. Land Use.

- A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or home sizes, public road locations, private driveway and travelway locations, utility locations, storm water management facilities, amenities, waste facilities, parking areas, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site or subdivision plans to allow full compliance with state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Notwithstanding the foregoing, any material adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant and Owners from providing any of the Proffers.
- B. **Use.** The Property shall be developed solely for no more than one hundred and one (101) residential single-family detached dwelling units (each individually, a "Unit", and collectively, the "Units") as shown on the GDP, and the Property shall not be developed for any other secondary uses allowed under the PDH-3 district, except for any home occupation and accessory use authorized under said district.

III. Transportation.

- A. Subject to the final review and approvals from both the Virginia Department of Transportation ("VDOT") and the County, the following in-kind transportation improvements shall be provided all as provided more particularly on Sheet 3 of 4 of the GDP (collectively known as the "Piedmont Drive/Saddle Creek Intersection Improvements"):
- (i) construction of a round-about at the intersections of Piedmont Drive, Saddle Creek Drive and Chancellor Park Drive (the "Round About"); and
 - (ii) a pedestrian crosswalk across Piedmont Drive;
 - (iii) a 10 foot paved multi-use trail located on the south side of Piedmont Drive;
 - (iv) extension of sidewalk on the east side of Chancellor Park Drive from the Round About to Willow Pond Drive;
 - (v) dedication of right-of-way; and
 - (vi) install and construct all improvements along Saddle Creek Drive, as shown on Sheet 3 of 4 of the GDP and **Exhibit B.**

- (vii) All of the aforesaid improvements under this Section III A. shall be completed prior to the County's issuance of a certificate of occupancy permit (whether temporary or final) for this first Unit.
 - (viii) Notwithstanding anything to the contrary under this Section III A., should the Applicant and Owners obtain that certain offsite right of way area from the adjoining property owner of Tax Map Parcel 22-A-108B (being approximately 0.047 acres), as shown and depicted on the GDP as "Proposed Right of Way from Parcel 22-A-108B (0.047 acres)", the Applicant and Owners will dedicate the said right of way area and complete the construction of all related improvements shown on the GDP and fulfill all applicable County and VDOT development standards as a condition of site plan approval.
- B. Notwithstanding anything to the contrary under this proffer statement and in conjunction with the construction and prior to the completion of the "Piedmont Drive/Saddle Creek Intersection Improvements", the Applicant and Owners will petition the County to condemn that certain section of Banks Lane (to be renamed Saddle Creek Drive) as shown on the attached **Exhibit B** for purposes of allowing the completion of necessary improvements along Saddle Creek Drive ("Proposed Condemnation Area"). The Applicant and Owners agree to pay for all costs and expenses directly relating to the said condemnation, including without limitation any right of way acquisition, survey and designs costs, all engineering, legal or other professional services fees, and all other related costs or expenses. In the event the County refuses or fails to condemn the Proposed Condemnation Area within six (6) months of the request, then the Applicant and Owners may, in lieu of providing the Piedmont Drive/Saddle Creek Intersection Improvements, proceed to construct the Project and Project entrance improvements in accordance with Sheet 3A of 4 of the GDP, all as provided more particularly below under Section III.C.
- C. In the event the County fails or refuses to condemn the Proposed Condemnation Area, then the Project entrance may be located in the area shown on Sheet 3A of 4 of the GDP ("Alternative Entrance"), which entrance shall include the following improvements:
 - i. a 150-foot left turn lane with 200-foot taper for the westbound approach at the intersection of Piedmont Drive and Project entrance; and
 - ii. 100-foot right turn lane with 100-foot taper for the eastbound approach at the intersection of Piedmont Drive and Project entrance; and
 - iii. a pedestrian crosswalk; and

- iv. dedication of approximately 0.22 acres of right-of-way area identified on Sheet 3A of 4 of the GDP.
- v. The entrance improvements and right of way dedication described under this Section III C. shall be completed prior to the County's issuance of a certificate of occupancy permit (whether temporary or final) for the first Unit.

IV. Cash Proffers.

- A. For purposes of this Section IV, the following cash proffers will be paid to mitigate the Project's impacts. For the purpose of calculating the total cash proffers, the number of Units has been reduced from 101 to 69 to reflect the 32 by-right Units that could be developed under the existing R-1 zoning. Cash proffers provided below are applicable to all Units and will be paid on a per Unit basis of \$1,371.60 x 101 Units for a total of \$138,531.60:

CASH AND IN-KIND PROFFERS					
	SF Detached	SF Attached	Multi-Family	Age-Restricted	TOTAL
Per Unit Cash Proffer	\$ 1,371.60 x 101	N/A	N/A	N/A	\$138,531.60
TOTAL	\$138,531.47	\$0.00	\$0	\$0	\$138,531.60
LUMP SUM AND IN-KIND CONTRIBUTIONS					
PUBLIC FACILITY CATEGORY					TOTAL VALUE
Schools	\$1,287.13 in cash per Unit to Schools				\$130,000.13
Public Safety	\$84.47 cash per Unit to Public Safety				\$8,531.47
Transportation	\$0.00 cash per Unit to Transportation				\$0.00
Parks & Rec.	\$0.00 cash per Unit to Parks & Rec.				\$0.00
TOTAL CASH & IN KIND PROFFER VALUE					\$138,531.60

PROFFERED PHASING AND TIMING	
Phase or Contribution/Dedication	Timing
Cash Contributions to Public Schools	After the final inspection and before the County's approval of a certificate of occupancy permit (whether temporary or final) for each Unit.

<i>Cash Contributions to Public Safety</i>	After the final inspection and before the County's approval of a certificate of occupancy permit (whether temporary or final) for each Unit.
--	--

- B. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the cash proffers for each Unit shall be adjusted annually on the next following January 1st to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment shall be made by multiplying the cash contributions for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula shall be used as defined by Section 15.2.2303.3b of the Code of Virginia.

V. Additional Proffers.

- A. A 5-foot wide low-impact, shredded mulch trail connecting Scott Drive to Piedmont Drive and Farrier Way will be constructed and installed within the Property, as shown on the GDP, prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the fiftieth (50th) Unit.
- B. A 20-foot wide landscaping buffer along the common property boundary with the Huntington Meadows subdivision, and Tax Map Parcels 22-A-108B, 22-A-100C, and 22-A-100D (the "Adjoining Parcels") will be constructed and installed, as shown on the GDP, prior to starting construction of any Units on lots abutting the Adjoining Parcels.
- C. The minimum lot size for each Unit will be 6,000 square feet.
- D. A tot lot consisting at a minimum of playground equipment and benches will be constructed and installed within the crosshatch area as shown on the GDP, prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the seventy-fifth (75th) Unit. The tot lot equipment and area are as generally depicted on the GDP and attached **Exhibit C.**
- E. The Applicant and Owners agree to dedicate that certain trail generally described as "Proposed Trail. Trail and Trail Corridor" which is depicted on the attached GDP. This dedication shall occur prior to the County's issuance of a certificate of occupancy permit for the fiftieth (50th) Unit.
- F. The Applicant agrees to pay an aggregate sum of \$56,024.04 towards the Safeway to School Grant for sidewalks along Chancellor Park Drive. This cash proffer will

be paid after the final inspection and prior to the issuance of the certificate of occupancy (whether temporary or final) for the (30th) Unit.

- G. The Applicant and Owner agree to pay the sum of \$200,000.00 towards future transportation improvements at the intersection of Harrison and Salem Church and Leavells Roads, which cash proffer will be paid after the final inspection and prior to the issuance of the certificate of occupancy (whether temporary or final) for the thirtieth (30th) Unit.
- H. The Applicant agrees to construct a paved 10' wide multi-use trail between Harrison Road and Scott drive prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the seventy-fifth (75th) Unit, and dedicate the driveway land to Spotsylvania County.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant and Owners make these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

APPLICANT:

Rappahannock Development Group, LLC, a
Virginia limited liability company

By: _____
Sean J. Haynes, Manager

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ____ day of _____, 2021, by Sean J. Haynes, Manager of Rappahannock Development Group, LLC, a Virginia limited liability company.

Notary Public

Print Name: _____
My Commission Expires: _____
Registration No. _____
[SEAL]

OWNER:

By: _____

Linda C. Curtis

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ____ day of _____, 2021, by Linda C. Curtis, as Owner of Spotsylvania County Tax Parcels 22-A-103, 22-11-5, and 22-11-B4.

Notary Public

Print Name: _____

My Commission Expires: _____

Registration No. _____

[SEAL]

OWNER:

By: _____

Leigh Ann Curtis-Chapman

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ____ day of _____, 2021, by Leigh Ann Curtis-Chapman as Owner of Spotsylvania County Tax Parcels 22-A-103, 22-11-5, and 22-11-B4.

Notary Public

Print Name: _____

My Commission Expires: _____

Registration No. _____

[SEAL]

EXHIBIT A

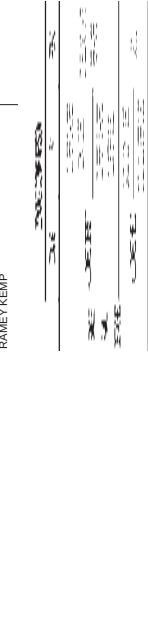
Generalized Development Plan

470-1008 SADDLE CREEK GDP FOR REZONING 02-08-21

	STANDARD ACCESS	ALTERNATE ACCESS
TAX PARCELS:	22-1-4B; 22-1-5; & 22-A-103	
PROPOSED ZONING:	PDH-3	
PRESENT ZONING:	R-1	
	FOR LOT 22-A-103	
PROPOSED ZONING:	PDH-3	
PRESENT USE:	SINGLE-FAMILY DETACHED RESIDENTIAL	
PROPOSED USE:	SINGLE-FAMILY DETACHED RESIDENTIAL	
PROPOSED LOT(S):	HWY CORRIDOR OVERLAY	
PROPERLY AREAS:	48,972 AC	
RAW DEDICATION:	6,57 AC	5.96 AC
TOTAL LOT AREA:	18,87	20,23

1. TYPE OF MAPPING: AERIAL. MAPPING PROVIDED BY MCKENZIE SNYDER WITH SUPPLEMENTAL TOPOGRAPHIC DATA.
2. BOUNDARY: BOUNDARY SURVEY PREPARED BY FARBAKINS & FRANKLIN IN FEBRUARY 2020.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION OF THE PROJECT.
4. WETLANDS AND STREAM CHANNELS SHOWN ON THIS PLAN WERE DELINEATED BY TNT CONSULTANTS.
5. THERE ARE NO KNOWN BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SITE.
6. THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC REMAINS.
7. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
8. LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOTTSWANA COUNTY CODE, ARTICLE 6 OF THE SPOTTSWANA COUNTY DESIGN STANDARDS MANUAL.
9. LOCATION OF PRIVATE PROPERTY AND BRAWLEY'S TRAIL, PUBLIC ROAD, AND PUBLIC ROAD RIGHT-OF-WAY SHALL BE SHOWN ON THE PLAN.
10. WATER MANAGEMENT FACILITIES, AND DIMENSIONS OF UNDEVELOPED AREAS SHOWN ON THE PLAN SHALL BE SHOWN ON THE PLAN.
11. THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN, EROSION CONTROL PLAN, AND LANDSCAPE PLAN TO ALLOW THE APPLICANT TO ADDRESS FINAL DEVELOPMENT, ENGINEERING AND DESIGN REQUIREMENTS. FLUTTL COMPLIANCE WITH STATE AND FEDERAL AGENCY AND LOCAL ORDINANCES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
12. NOTWITHSTANDING THE FOREGOING, ANY SAID ADJUSTMENTS TO THE GDP SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY'S ZONING ADMINISTRATOR, AND IN NO EVENT SHALL THE ADJUSTMENTS TO THE GDP RELIEVE THE APPLICANT FROM PROVIDING ANY OF THE PROTECTIONS.
13. STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMPs) THAT ARE APPROPRIATE TO THE PROJECT AND THE SITE, ANALYZED TO ENSURE THE RECEIVING CHANNELS ARE ADEQUATE, AND THAT THE USTREIM BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
14. DEVELOPMENT SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS, AS SHOWN ON THE GDP. THE APPROXIMATE IMPERVIOUS COVER IS 12 acres, THE APPROXIMATE OPEN SPACE IS 12 acres, AND THE APPROXIMATE TOTAL DEVELOPMENT AREA IS 24 acres.
15. THIS DEVELOPMENT WILL REQUIRE A REDUCTION OF TP OF APPROXIMATELY 14.5 LBS. THIS REDUCTION WILL BE ACHIEVED IN THE REGIONAL FACILITIES.
16. GENERATION BY EACH SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED LOT, SHALL BE 100% OF THE LOT'S AREA. THE APPLICANT SHALL PROVIDE A SEWER SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
17. BASED ON GRAPHIC FLOTTING ON THE PROPERTY IS LOCATED WITHIN ZONE X-2, R4S MAP FOR SPOTTSWANA COUNTY, VIRGINIA, COUNTY PANEL NUMBER 510308007455.
18. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LANDS AND FACILITIES WITHIN THE DEVELOPMENT.
19. THE DEVELOPMENT SHALL BE A RESIDENTIAL DEVELOPMENT, AND IS PUBLIC. THE SUBDIVISION STREETS WILL CONNECT TO PREMDONT DRIVE AND SUNKNY MEADOWS DRIVE, BOTH OF WHICH ARE WITHIN PUBLIC RIGHTS OF WAY AND MAINTAINED BY GOVT.
20. ONLY 10 LOTS SHALL HAVE DIRECT ACCESS TO PREMDONT DRIVE.
21. 15 EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
22. THIS DEVELOPMENT SHALL COMPLY WITH ALL SPOTTSWANA COUNTY CODE REQUIREMENTS.
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STANDARD ACCESS	ALTERNATE ACCESS
TAX PARCELS: 22-11-4B, 22-11-5, & 22-A-103 ADDRESS: 11513 PIEDMONT DRIVE PRESENT ZONING: R-1 PROPOSED ZONING: PDH-3 PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL OVERLAY DISTRICT(S): SINGLE-FAMILY DETACHED RESIDENTIAL PROPERTY AREA: HIGHWAY CORRIDOR OVERLAY TOTAL LOT AREA: 48.42 AC TOTAL LOT AREA: 48.42 AC DENSITY ALLOWED: 13.87 IMPERVIOUS SURFACE RATIO: 2.89 DU / AC LOT COVERAGE RATIO: APPROXIMATELY 25.0% (12 AC / 48.42 AC) OPEN SPACE OUTSIDE OF LOTS REQUIRED: APPROXIMATELY 33% (2,500 SF / 7,500 SF) OPEN SPACE OUTSIDE OF LOTS PROVIDED: 30% (14,52 AC) a. OPEN SPACE PROVIDED IN RPA: 46.39% (21.98 AC) b. OPEN SPACE PROVIDED OUTSIDE OF LOTS: 12.99 AC WITHIN CREEKS, STREAMS, AND SLOPES 15% OR STEEPER. c. OPEN SPACE PROVIDED OUTSIDE OF RPA WETLANDS, STREAMS, AND SLOPES 15% OR STEEPER. DISTURBED ACREAGE: APPROXIMATELY 32.0 AC OWNER: RICHMOND COUNTY SEWER: PUBLIC SANITARY SEWER PARKING REQUIRED: 2 SPACES/UNIT X 101 UNITS = 202 SPACES PARKING PROVIDED: 202 SPACES MAXIMUM BUILDING HEIGHT: 2 STORY (APPROX. 35 FT) MINIMUM YARD REQUIREMENTS: FRONT: 20 FT REAR: 7.5 FT ESTIMATED VEHICLE TRIPS: 20 FT REFER TO TRAFFIC STUDY PREPARED BY RAMEY/KEMP	25.93 5.96 AC 2023 46.39% (22.23 AC) 13.01 AC 9.22 AC



DATE :	02-18-20
DESIGNED:	JRF
DRAWN :	JRF
CHECKED :	JDF

REVISIONS:	10-19-20
02-16-20	12-17-20

REVISIONS:	10-19-20
03-16-20	12-17-20
04-01-20	01-06-21
06-17-20	02-08-21
08-28-20	

DOCUMENT NO.



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Hydricksham, VA 22041
(540) 870-5100

EXISTING CONDITIONS

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE: 02-18-20
DESIGNED: JRF
CHECKED: JDF

REVISIONS:
13-11-20
03-01-20
04-01-20
05-06-21
06-30-20

DOCUMENT NO.
470-1008
2 OF 4



CURVE DATA					
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING
C1	100.41'	4899.53'	110°27'	50.20'	N63°37'25"E 100.40'
C2	100.33'	6084.69'	0°56'41"	50.16'	N64°41'09"E 100.33'
C3	91.79'	6084.69'	0°51'52"	45.90'	N64°43'24"E 91.79'
C4	8.54'	6084.69'	0°04'40"	4.23'	N61°15'13"E 8.54'

APPROVAL

ZONING AND PRINCIPAL USE:
1) ALL ADJACENT PARCELS' ZONING IS R-1
2) ALL ADJACENT PARCELS' PRINCIPAL USE IS SINGLE FAMILY
EXISTING DEVELOPMENT AND USES NOTED ACCORDINGLY
THAT IS LOCATED SOUTH EAST OF THIS PARCEL

- LEGEND**
- OVERALL PROPERTY BOUNDARY
 - CONTOUR
 - WATER
 - SEWER
 - SANITARY MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Hydricksham, VA 22401
(540) 899-5700

GENERALIZED DEVELOPMENT PLAN

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 02-18-20
DESIGNED : JRF
CHECKED : JDF
REVISIONS :
03-11-20
04-01-20
04-01-20
05-08-21
06-29-20

DOCUMENT NO.
470-1008
3 OF 4



APPROVAL

ZONING AND PRINCIPAL USE: ZONING IS R-1
2) ALL ADJACENT PARCELS' PRINCIPAL USE IS SINGLE FAMILY
RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY
THAT IS LOCATED SOUTH EAST OF THIS PARCEL

LEGEND	
---	OVERALL PROPERTY BOUNDARY
---	PROPOSED LOT BOUNDARY
---	CONTOUR
---	SETBACK
---	PROPOSED CONCRETE
---	PROPOSED PAVEMENT
---	PROPOSED
---	EXISTING
---	WATER
---	SEWER
---	SANITARY MANHOLE
---	WATER VALVE
---	FIRE HYDRANT
---	UTILITY POLE

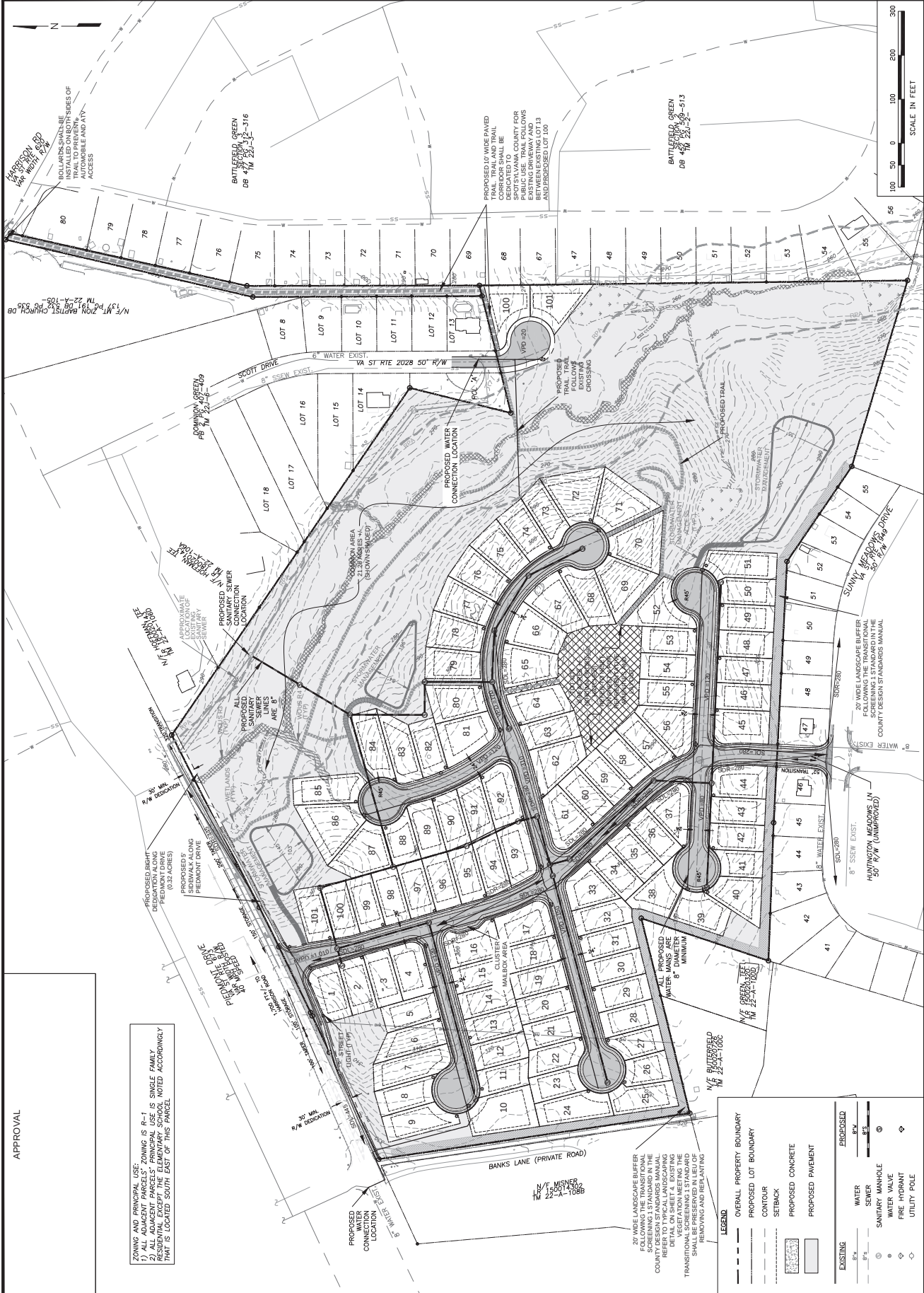


SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DOCUMENT NO.
470-1008

3A SHEET **4**
OF



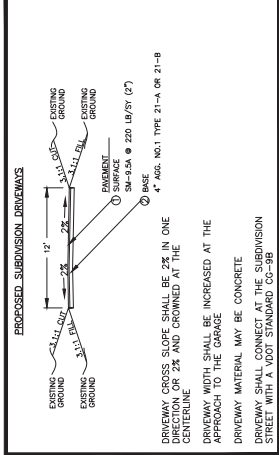
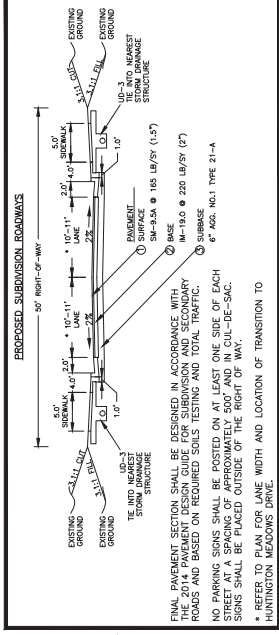
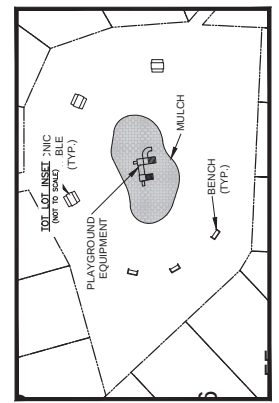
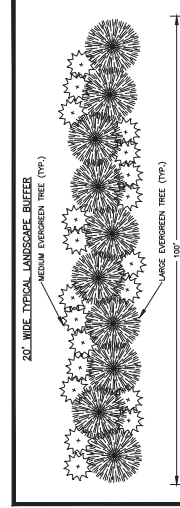
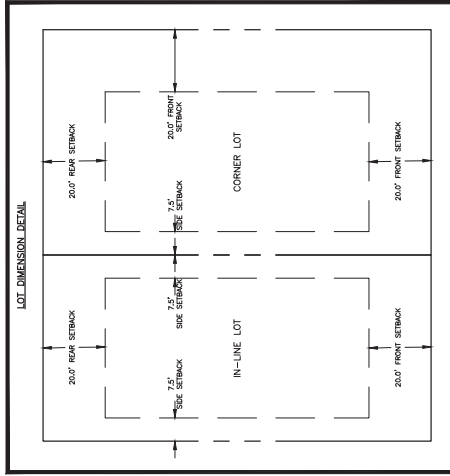
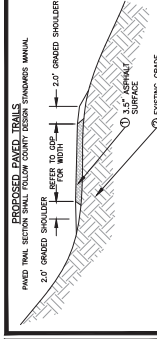
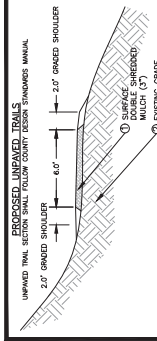
ZONING AND PRINCIPAL USE:

1) ALL ADJACENT PARCELS' ZONING IS R-1

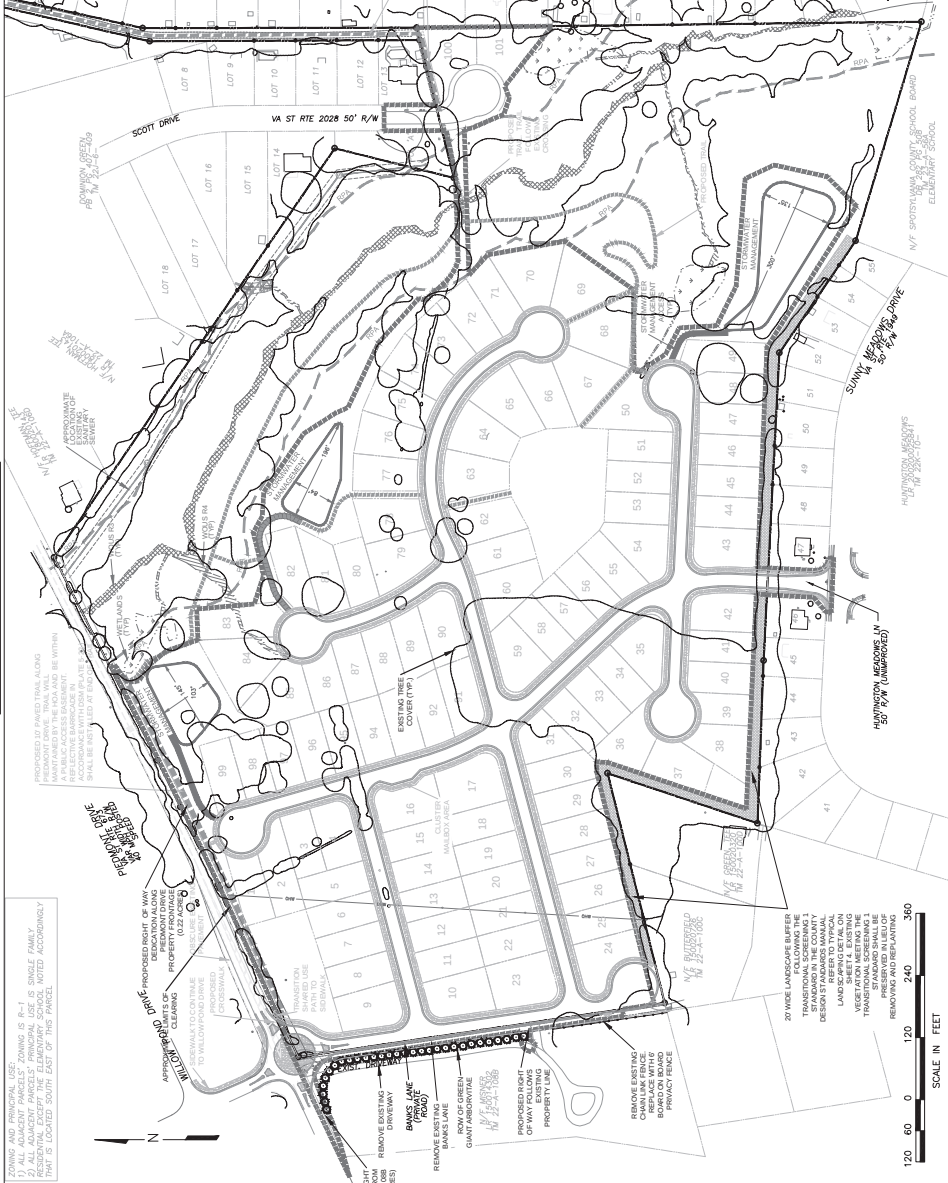
2) ALL ADJACENT PARCELS' PRINCIPAL USE IS SINGLE FAMILY RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY THAT IS LOCATED SOUTH EAST OF THIS PARCEL

- LEGEND**
- | | |
|---|---------------------------|
|  | OVERALL PROPERTY BOUNDARY |
|  | PROPOSED LOT BOUNDARY |
|  | CONTOUR |
|  | SETBACK |
|  | PROPOSED CONCRETE |
|  | PROPOSED PAVEMENT |

APPROVAL



APPROXIMATE LIMITS OF CLEARING AND TREE COVER



ZONING AND PRINCIPAL USES
1) ALL ADJACENT PARCELS ZONING IS R-1 IS SINGLE FAMILY RESIDENTIAL EXCEPT THE ELEMENTARY SCHOOL NOTED ACCORDINGLY THAT IS LOCATED SOUTH EAST OF THIS PARCEL

APPROXIMATE LIMITS OF CLEARING AND TREE COVER
PROPOSED 20' WIDE LATERAL LANDSCAPE BUFFER SHALL BE MAINTAINED BY THE OWNER AND BE WITHIN THE PROPERTY BOUNDARIES. ALL TREES WITHIN THE BUFFER SHALL BE MAINTAINED BY THE OWNER AND BE WITHIN THE PROPERTY BOUNDARIES. ALL TREES WITHIN THE BUFFER SHALL BE MAINTAINED BY THE OWNER AND BE WITHIN THE PROPERTY BOUNDARIES.

DETAILS

SADDLE CREEK
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 02-18-20
DESIGNED : JRF
CHECKED : JDF
REVISED : 12-11-20
04-01-20
01-06-21
05-20-20
08-28-20

EXHIBIT B

Banks Lane Condemnation

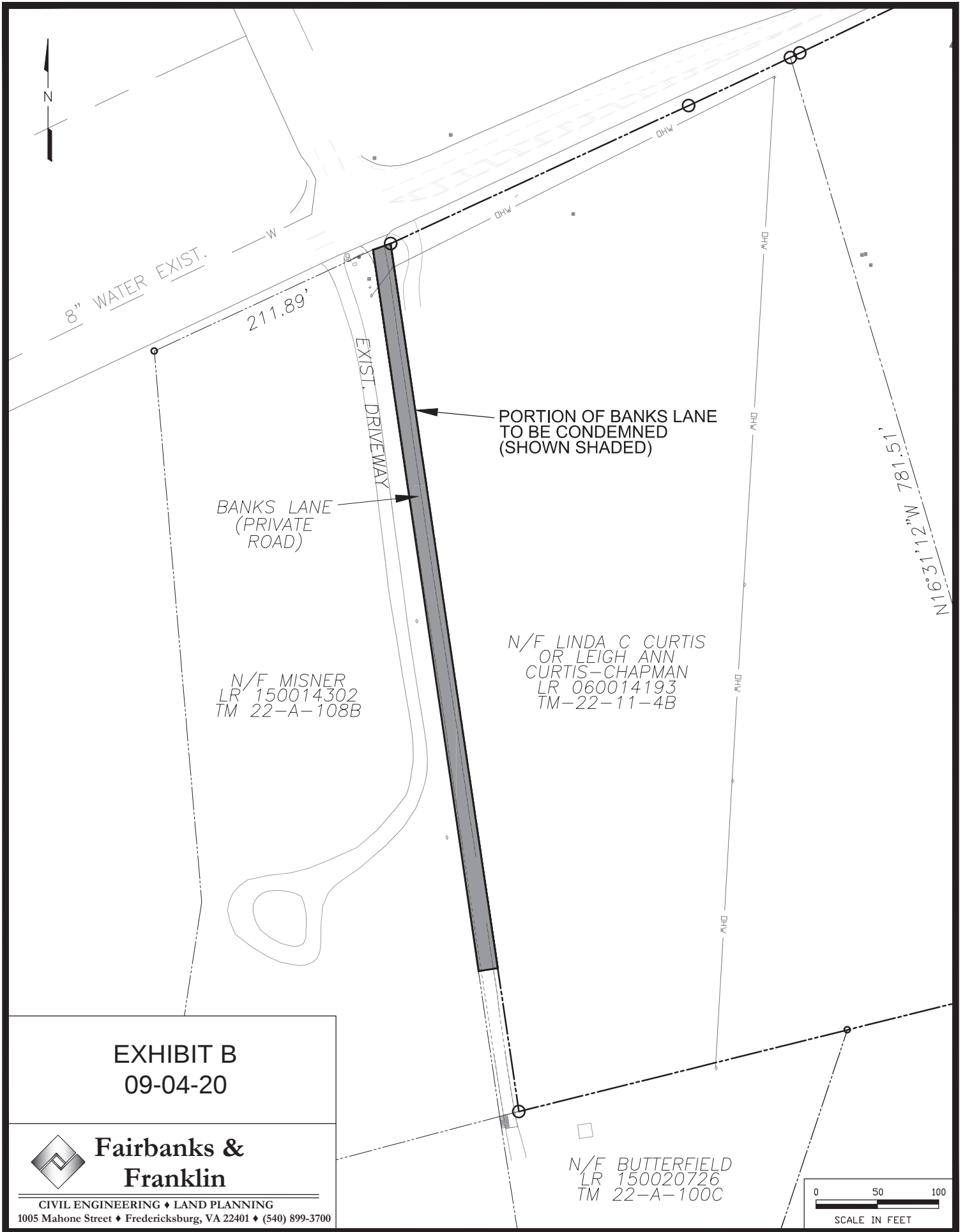


EXHIBIT B
09-04-20



**Fairbanks &
Franklin**

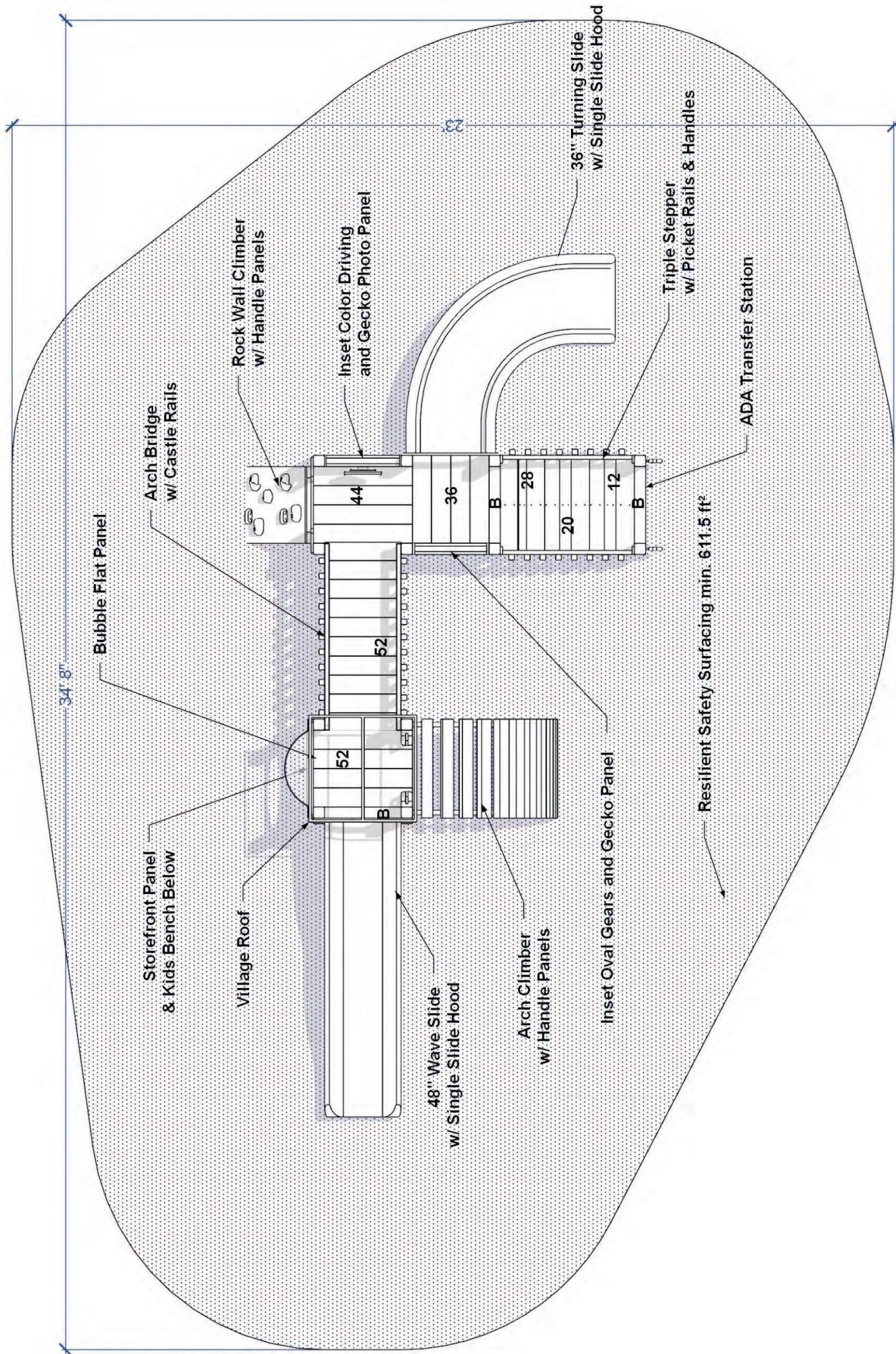
CIVIL ENGINEERING ♦ LAND PLANNING
1005 Mahone Street ♦ Fredericksburg, VA 22401 ♦ (540) 899-3700

Exhibit C

“Tot Lot”

13156168.5 045478.00005





34' 8"

Storefront Panel
& Kids Bench Below

Village Roof

Bubble Flat Panel

Arch Bridge
w/ Castle Rails

Rock Wall Climber
w/ Handle Panels

Inset Color Driving
and Gecko Photo Panel

48" Wave Slide
w/ Single Slide Hood

Arch Climber
w/ Handle Panels

Inset Oval Gears and Gecko Panel

36" Turning Slide
w/ Single Slide Hood

Triple Stepper
w/ Picket Rails & Handles

ADA Transfer Station

Resilient Safety Surfacing min. 611.5 ft²

52

52

44

36

28

20

12

B

B

B