



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
August 18, 2021 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

Worksession(s)

Public Comment

New Business

- R20-0012 Courthouse Green Development, L.L.C. (Courthouse Reserves) (Berkeley District)
- R20-0013: UB Properties, Inc. (CERESMINEROAD, LLC) (Porchlight Commons) (Battlefield District)
- Historic Overlay District and Historic Preservation Commission

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: August 18, 2021

Title: R20-0012 Courthouse Green Development, L.L.C.
(Courthouse Reserves) (Berkeley District)

Type: No Action (Information Only)

Agenda Title: R20-0012 Courthouse Green Development, L.L.C.
(Courthouse Reserves) (Berkeley District)

Recommendation:

Summary: The applicant requests a rezoning of six (6) parcels consisting of approximately 24.2 acres from Commercial 2 (C-2) and Residential 2 (R-2) to Residential 8 (R-8) with proffers for the development of 156 single family attached dwelling units. The properties are located on the east side of the Crestar Drive (Route 1425) and Pool Drive (Route 1424) intersection and extend to the terminus of Pool Drive and continue on the west side of Pool Drive and end approximately 390 feet from its intersection with Brock Road (Route 613). The properties are located within the Primary Development Boundary. The properties are designated for Mixed Land Use on the Future Land Use Map of the Comprehensive Plan. Tax parcels 47(A)63, 47(A)64, 47A(A)70B, 47(A)73, 47A(A)A10, 47A(4)A. Berkeley Voting District.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Shannon Fennell, Planner III

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 GDP_1st_submission.pdf	Generalized Development Plan	GDP

OWNER/APPLICANT:
COURTHOUSE GREEN DEVELOPMENT, LLC
1005 SOPHIA STREET
FREDERICKSBURG, VA 22401
540-899-3825
C/O JAMES E. JARRELL, IV

ZONING MAP AMENDMENT GENERALIZED DEVELOPMENT PLAN COURTHOUSE RESERVES

R-8 DEVELOPMENT COURTLAND MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

SITE DATA		
TAX MAP:	47-A-63, 47-A-64, 47-A-70B, 47-A-73, 47A-A-A10, 47A-4-A	
TOTAL AREA:	24.20 AC	
DISTURBED ACREAGE:	18.20± (SUBJECT TO CHANGE BASED ON FINAL ENGINEERING)	
EXISTING ZONE:	C-2 & R-2	
OVERLAY DISTRICT(S):	TOURISM ZONE (PORTION) HISTORIC OVERLAY DISTRICT (PORTION)	
PROPOSED ZONE:	R-8	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	20'	20'
	SIDE:	10'
	REAR:	20'
OPEN SPACE REQUIREMENT:	REQUIRED: 25%	PROVIDED: 50.2%
MAXIMUM BUILDING HEIGHT:	REQUIRED: 35'	PROVIDED: <35'
GROSS FLOOR AREA:	N/A	
DAILY VEHICLE TRAFFIC:	1,083 TRIPS/DAY (REFER TO TIA)	
HYDRAULIC UNIT CODE:	YO-41	
WATERSHED:	MATTAPONI	
WATER:	PUBLIC	
SEWER:	PUBLIC	
ESTIMATED VPD:	REFER TO TIA	
HISTORIC FEATURES:	THERE ARE NO KNOWN ARCHAEOLOGICAL SITES WITHIN THE SITE PER VDHR VCRIS DATA RESEARCH BY DARBY O'DONNELL, LLC	
KNOWN PLACES OF BURIAL:	NONE	
WETLANDS ON SITE:	YES	
SOLID WASTE COLLECTION:	PRIVATE HAULER	
ESTIMATED LOT COVERAGE RATIO	49.8%	

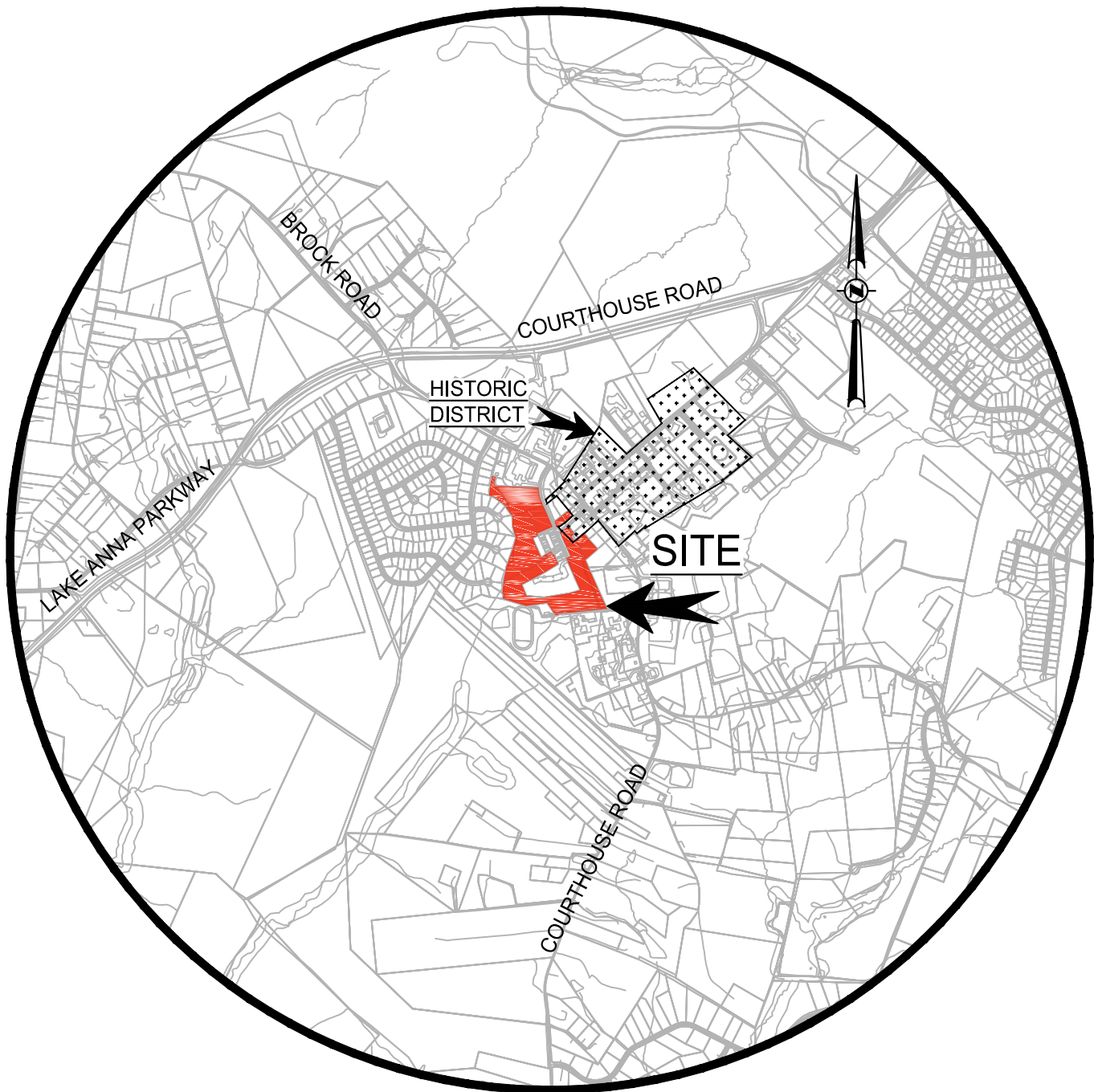
SITE STATISTICS NOTE:
ALL SITE STATISTICAL INFORMATION PROVIDED ON THIS GENERALIZED DEVELOPMENT PLAN IS PREPARED AS REPRESENTATIVE OF THE CONCEPTUAL LAYOUT PROVIDED HEREIN. THE CONCEPT MAY BE ADJUSTED DURING THE COURSE OF REVISION AND/OR DESIGN TO VARY FROM THE INFORMATION PROVIDED IN THE BELOW SITE STATISTICS. ALL SITE PLAN INFORMATION IS SUBJECT TO REVIEW AND APPROVAL BY COUNTY STAFF BOTH FOR CONFORMANCE TO THE INTENT OF THE APPROVED GENERALIZED DEVELOPMENT PLAN AS WELL AS ALL OTHER REGULATORY GUIDELINES.

DENSITY TABLE					
PROPOSED ZONING	REQUIREMENT	ACREAGE	YIELD	PROPOSED UNIT COUNT	PROPOSED DENSITY
R-8 (RESIDENTIAL)	8 UNITS / ACRE	24.20 AC	193 UNITS	156 UNITS	6.44 UNITS / ACRE

PARKING TABLE				
PROPOSED USE	REQUIREMENT	PROPOSED UNIT COUNT	REQUIREMENT	PROVIDED
SINGLE-FAMILY ATTACHED	2 SPACES PER UNIT	156 UNITS	312 SPACES	*344 SPACES

*SPACE COUNT INCLUDES 2 OFF-STREET PARKING SPACES PER UNIT

OPEN SPACE ANALYSIS				
TOTAL REQUIRED OPEN SPACE	TOTAL REQUIRED OPEN SPACE ACREAGE	TOTAL ACREAGE ALLOWED IN RPA, WETLANDS AND >15 SLOPES	TOTAL OPEN SPACE PROVIDED	TOTAL ACREAGE IN RPA, WETLANDS AND >15% SLOPES
25%	6.05 AC	7.06 AC	14.11 AC	6.55 AC



VICINITY MAP

1"=2000'

2000' 0 2000' 4000'

GRAPHIC SCALE

VICINITY MAP LEGEND

SUBJECT SITE



HISTORIC DISTRICT



SHEET INDEX

- 01 COVER SHEET
- 02 GENERAL NOTES
- 03 MASTER REZONING MAP
- 04 OVERALL EXHIBIT
- 05 GENERALIZED DEVELOPMENT PLAN
- 06 OPEN SPACE PLAN
- 07 STORMWATER MANAGEMENT CONCEPT PLAN

OWNER AREA SUMMARY				
TAX MAP ID	TRACT OWNER	EXISTING ZONE	PROPOSED ZONE	REZONE AREA
47-A-63	COURTHOUSE GREEN DEVELOPMENT LLC	C-2	R-8	7.15 AC.
47-A-64	COURTHOUSE GREEN DEVELOPMENT LLC	C-2	R-8	4.43 AC
47-A-70B	COURTHOUSE GREEN DEVELOPMENT LLC	C-2	R-8	0.73 AC
47-A-73	COURTHOUSE GREEN DEVELOPMENT LLC	R-2	R-8	11.34 AC
47A-A-A10	COURTHOUSE GREEN DEVELOPMENT LLC	R-2	R-8	1.11 AC
47A-4-A	COURTHOUSE GREEN DEVELOPMENT LLC	C-2	R-8	0.52 AC

PASS NOTE

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY, IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULFATE SOILS AS WELL, AS OTHER SOILS THAT PRODUCE A pH OF 4 OR LESS ARE PRESENT ON THE PROJECT SITE, EXTENSIVE TREATMENT TO BRING THE SOIL'S ACID/pH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

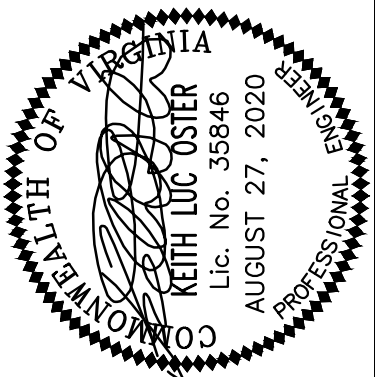
CBPA NOTE

CBPA IS AN OVERLAY DISTRICT OF THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THE 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.

APPROVAL

SULLIVAN, DONAHOE & INGALLS
ENGINEERS, LAND PLANNERS AND SURVEYORS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404
PHONE 540-898-5878

SPOTSYLVANIA COUNTY FILE NO.:



REVISIONS	DATE	DESCRIPTION

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SULLIVAN
DONAHOE &
SDI
INGALLS

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

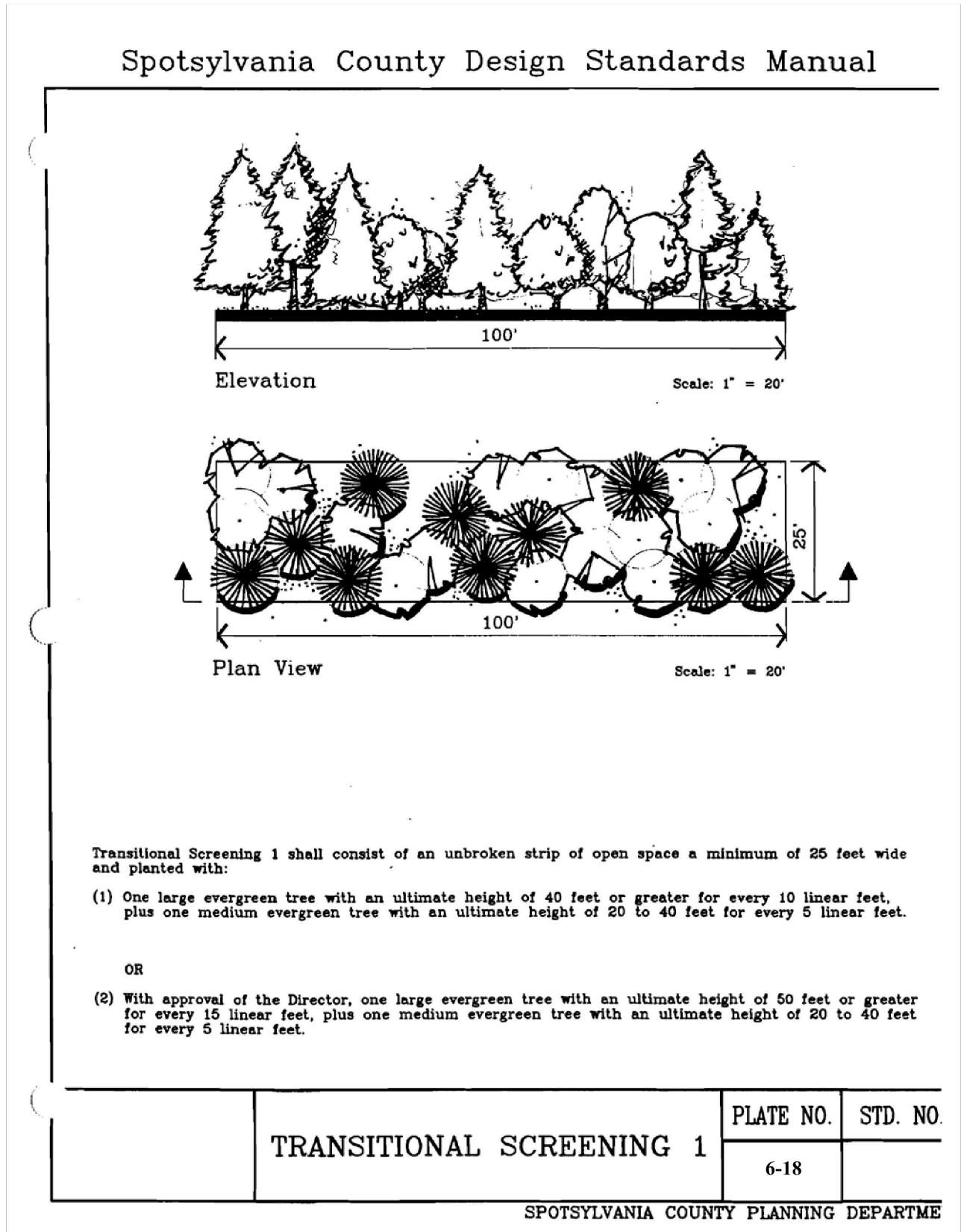
DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20-SP-0277
DATE: 08-27-2020
SCALE: AS SHOWN

SHEET 01
OF 07 SHEETS

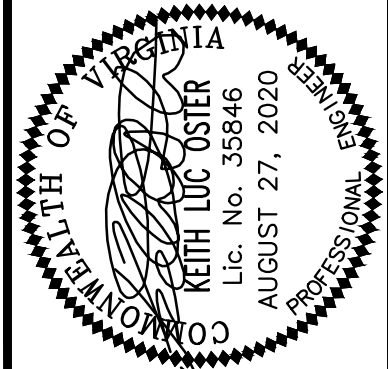
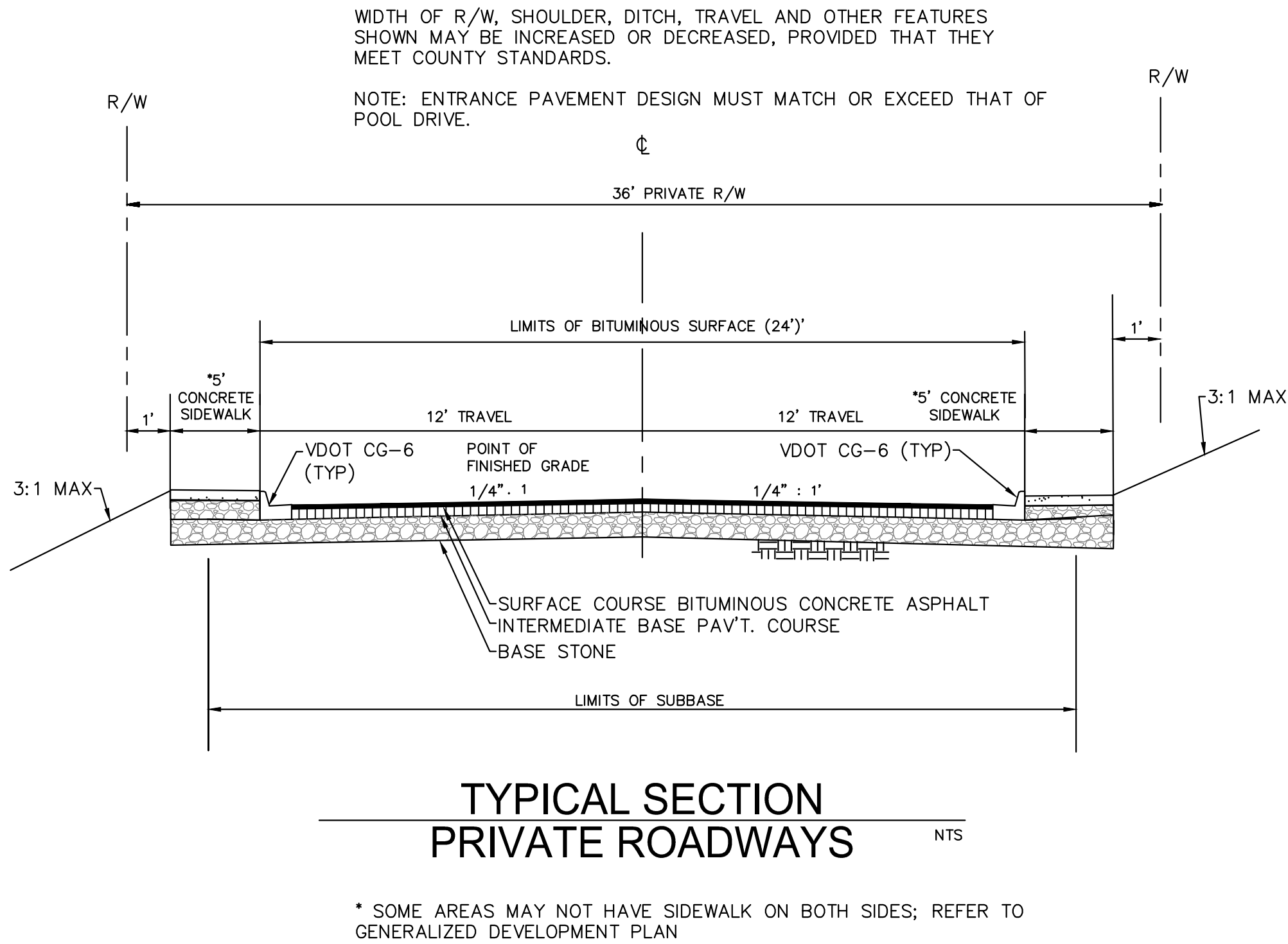
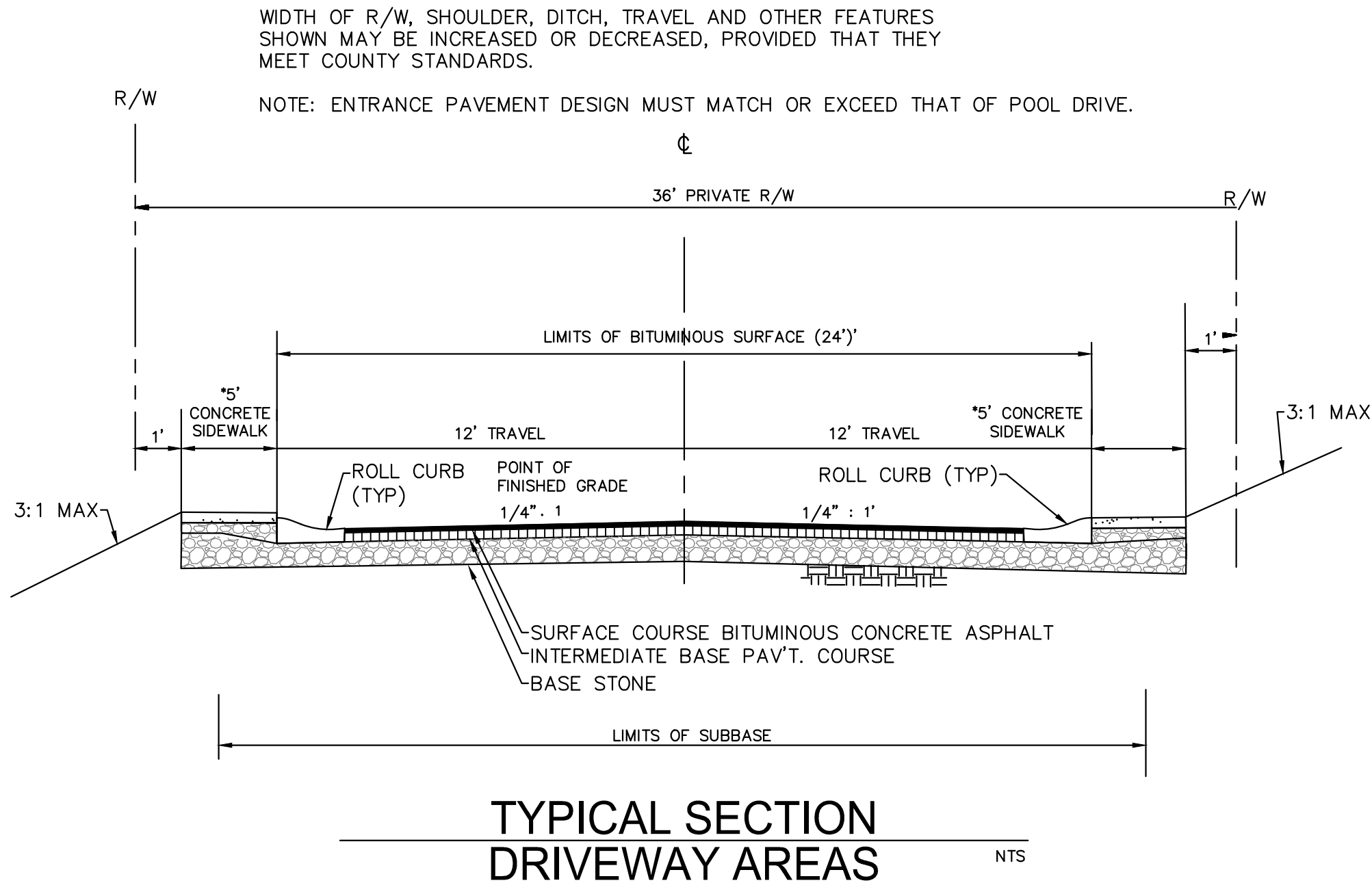
GENERAL NOTES:

- ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 5103080200C; DATED FEB. 18, 1998. THE REMAINDER OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
- THIS DEVELOPMENT SHALL MEET ALL C.B.P.O. REQUIREMENTS. C.B.P.O. SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- ALL COMMON AREAS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.
- THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
- SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- ALL WETLAND FILLS & DISTURBANCES WILL BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.
- PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 4 FOR POINT OF CONNECTION)
- PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 4 FOR POINT OF CONNECTION)
- FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS.
- ALL PUBLIC STREET SIGNS SHALL BE IN ACCORDANCE WITH VDOT AND SPOTSYLVANIA COUNTY STANDARDS (ARTICLE 5.6, S.C.D.S.M.).
- TYPICAL ROAD SECTIONS ARE FOR PRIMARY ROADS ONLY AND DO NOT INCLUDE ALLEYS OR LOW-TRAFFIC TRAVELWAYS.
- BOUNDARY PER PLAT BY SULLIVAN DONAHOE AND INGALLS DATED MAY 16, 2001 AND RECORDED IN LR #200100011437 AND PER PLAT BY SULLIVAN DONAHOE AND INGALLS DATED MAY 21, 2003 AND RECORDED IN LR #200300048622.
- PHASING: REFER TO ASSOCIATED PROFFER STATEMENT FOR PHASING INFORMATION.
- LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE ASSOCIATED PROFFER STATEMENT. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A COMPREHENSIVE LIGHTING PLAN, SUBJECT TO THE APPROVAL OF SPOTSYLVANIA COUNTY. LIGHTING REQUIRES A SEPARATE PERMIT.
- PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY. SUCH EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
- ALL EXISTING STRUCTURES SHALL BE RAZED.
- ANY WELLS FOUND WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
- FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.

- AREAS THAT ARE UNABLE TO MEET THE 25' VEGETATED TRANSITIONAL SCREENING SHALL BE SCREENED WITH A 7' BRICK OR ARCHITECTURAL BLOCK WALL PER SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL CHAPTER 6.



Detail changing



REVISIONS	DATE								

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

SULLIVAN
DONAHOE &
INGALLS
SDI

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

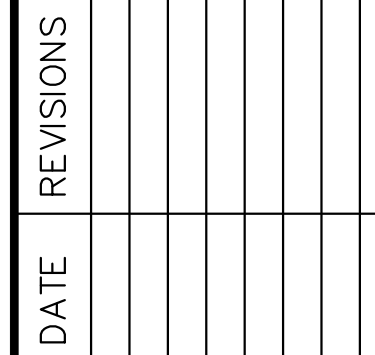
GENERAL NOTES

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20-SP-0277
DATE: 08-27-2020
SCALE: N.T.S.

SHEET 02
OF 07 SHEETS

①	T.M. 47A((A))63 COURTHOUSE GREEN DEVELOPMENT, LLC D.B. 1953 PG. 206 ZONED: C-2 USE: VACANT	④	T.M. 47A((A))A4 SPOTSLYVANIA COUNTY D.B. 1800 PG. 736 ZONED: C-2 USE: OFFICE
②	T.M. 47A((A))A COURTHOUSE GREEN DEVELOPMENT, LLC D.B. 1953 PG. 206 ZONED: C-2 USE: VACANT	⑤	T.M. 47A((S))1A NATIONAL RETAIL PROPERTIES LP LR #201300014451 ZONED: C-2 USE: OFFICE
③	T.M. 47A((A))A5 SPOTSLYVANIA COUNTY D.B. 1770 PG. 720 ZONED: C-2 USE: WATER TOWER	⑥	T.M. 47A((S))1B NATIONAL RETAIL PROPERTIES LP LR #201300014451 ZONED: C-2 USE: OFFICE

1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
4. SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
5. TOPOGRAPHIC INFORMATION BASED ON AERIAL FLOWN TOPOGRAPHY BY AIR SURVEY. DATED MARCH 10, 2001.
6. MERIDIAN IS VIRGINIA STATE PLANE N.A.D. 1983. BOUNDARY PER PLAT BY SULLIVAN DONAHOE AND INGALLS DATED MAY 15, 2001 RECORDED IN LR #200100011437. PER PLAT BY SULLIVAN DONAHOE AND INGALLS DATED MAY 21, 2003 AND RECORDED IN LR #200300048622 AND PER R. WAYNE FARMER DATED AUGUST 3, 1972 AND RECORDED IN D.B. 302 PG. 16.
7. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRODATA, INC. IN MAY 2020.

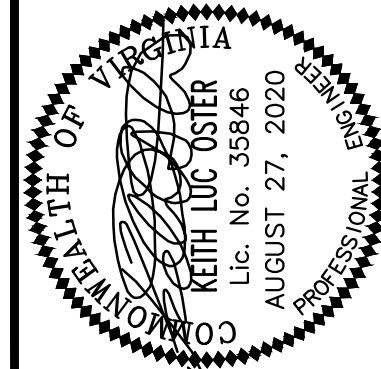


SDI
SULLIVAN
DONAHOE &
INGALLS

MASTER REZONING MAP

SHEET **03**
OF **07** SHEETS





DATE	REVISIONS

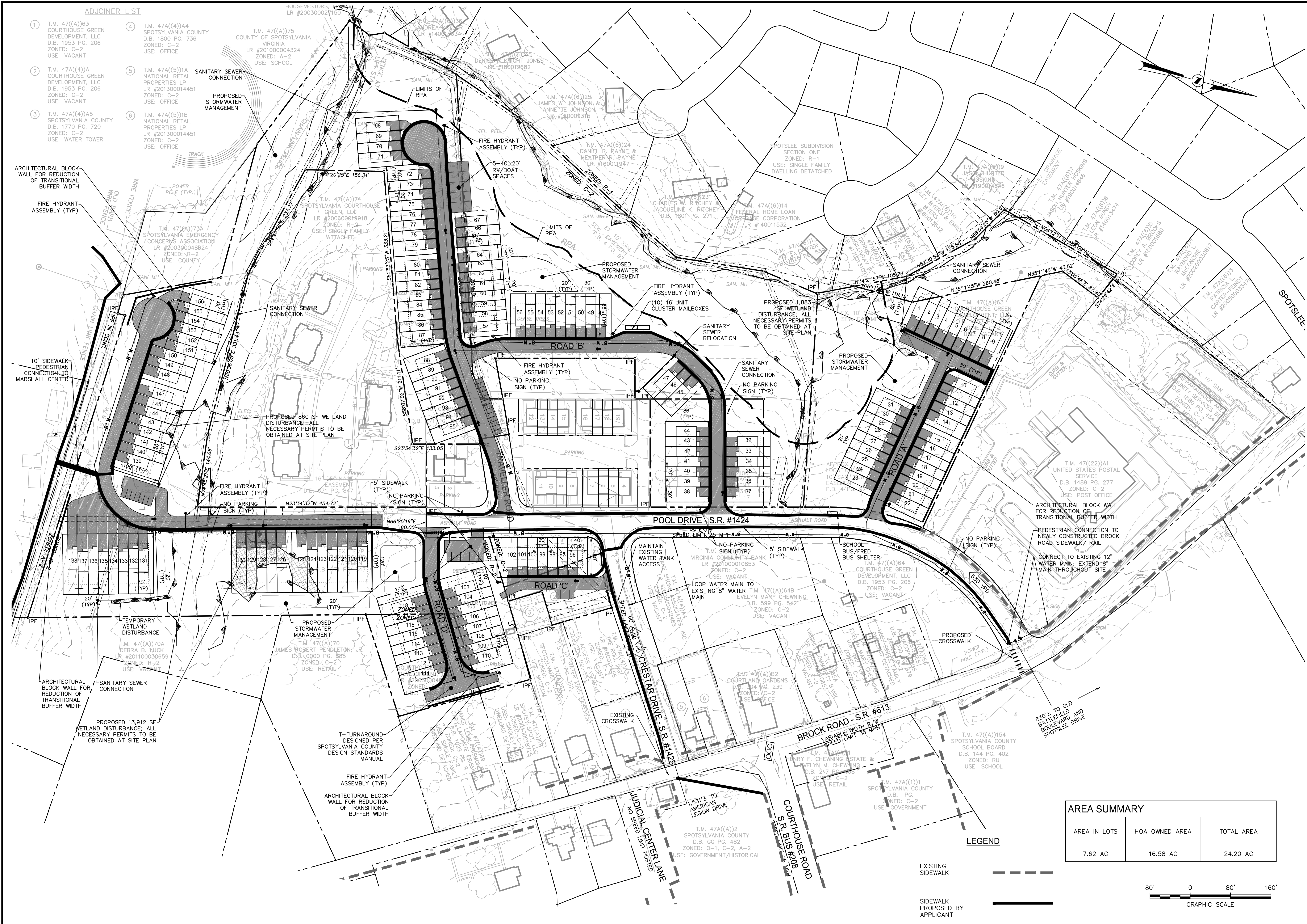
ENGINEERS, LAND PLANNERS & SURVEYORS
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TELEPHONE 540-696-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

OVERALL EXHIBIT

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20-SP-0277
DATE: 08-27-2020
SCALE: 1"=200'



ADJOINER LIST

- 1

T.M. 47((A))63
COURTHOUSE GREEN
DEVELOPMENT, LLC
D.B. 1953 PG. 206
ZONED: C-2
USE: VACANT
- 2

T.M. 47A((4))A
COURTHOUSE GREEN
DEVELOPMENT, LLC
D.B. 1953 PG. 206
ZONED: C-2
USE: VACANT
- 3

T.M. 47A((5))A5
SPOTSYLVANIA COUNTY
D.B. 1770 PG. 720
ZONED: C-2
USE: WATER TOWER
- 4

T.M. 47A((4))A4
SPOTSYLVANIA COUNTY
D.B. 1800 PG. 736
ZONED: C-2
USE: OFFICE
- 5

T.M. 47A((5))1A
NATIONAL RETAIL
PROPERTIES LP
LR #201300014451
ZONED: C-2
USE: OFFICE
- 6

T.M. 47A((5))1B
NATIONAL RETAIL
PROPERTIES LP
LR #201300014451
ZONED: C-2
USE: OFFICE

AREA SUMMARY		
AREA IN LOTS	HOA OWNED AREA	TOTAL AREA
7.62 AC	16.58 AC	24.20 AC

LEGEND



REVISIONS
DATE

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

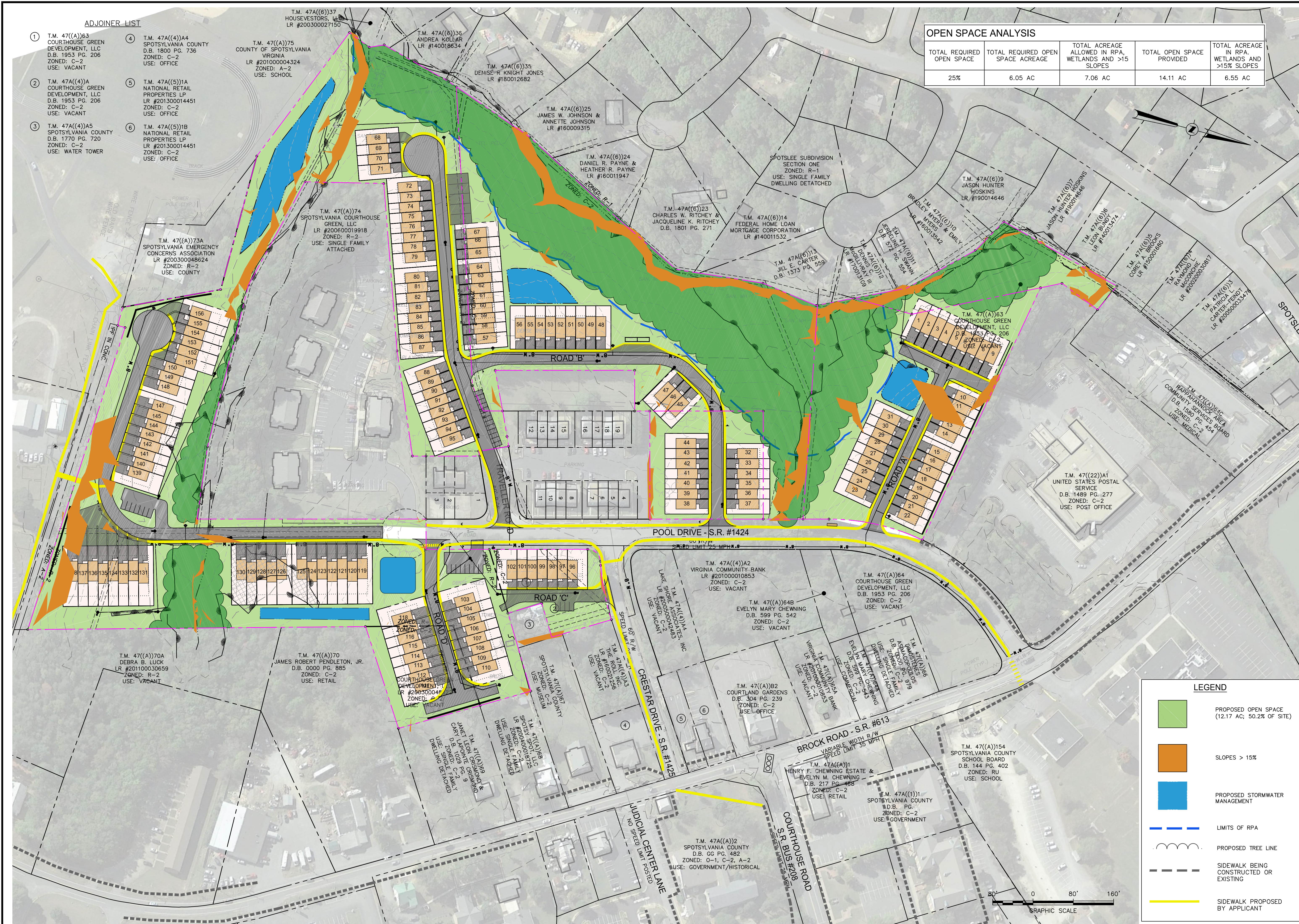
SDI
SULLIVAN
DONAHOE &
INGALLS

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20-SP-0277
DATE: 08-27-2020
SCALE: 1"=80'

SHEET **05**
OF **07** SHEETS



ADJOINER LIST

- 1 T.M. 47((A))63
COURTHOUSE GREEN
DEVELOPMENT, LLC
D.B. 1953 PG. 206
ZONED: C-2
USE: VACANT

2 T.M. 47A((4))A
COURTHOUSE GREEN
DEVELOPMENT, LLC
D.B. 1953 PG. 206
ZONED: C-2
USE: VACANT

3 T.M. 47A((4))A5
SPOTSYLVANIA COUNTY
D.B. 1770 PG. 720
ZONED: C-2
USE: WATER TOWER
- 4 T.M. 47A((4))A4
SPOTSYLVANIA COUNTY
D.B. 1800 PG. 736
ZONED: C-2
USE: OFFICE

5 T.M. 47A((5))1A
NATIONAL RETAIL
PROPERTIES LP
LR #201300014451
ZONED: C-2
USE: OFFICE

6 T.M. 47A((5))1B
NATIONAL RETAIL
PROPERTIES LP
LR #201300014451
ZONED: C-2
USE: OFFICE

T.M. 47((A))75
COUNTY OF SPOTSYLVANIA
VIRGINIA
LR #201000004324
USE: SCHOOL

T.M. 47A((6))36
ANDREA KOLLAR
LR #140018634

T.M. 47A((6))35
DEMISE R KNIGHT JONES
LR #180012682

T.M. 47A((6))25
JAMES W. JOHNSON &
ANNETTE JOHNSON
LR #160009315

T.M. 47A((6))24
DANIEL R. PAYNE &
HEATHER R. PAYNE
LR #160011947

T.M. 47A((6))23
CHARLES W. RITCHEY &
JACQUELINE K. RITCHEY
D.B. 1801 PG. 271

T.M. 47A((6))14
FEDERAL HOME LOAN
MORTGAGE CORPORATION
LR #140011532

T.M. 47A((6))13
JILL E. CATER
D.B. 1373 PG. 553

T.M. 47A((6))9
JASON HUNTER
HOSKINS
LR #190014646

T.M. 47A((6))10
JEREMIAH H. SWAN
D.B. 572 PG. 554

T.M. 47A((6))17
JASON HUNTER HOSKINS
LR #190014646

T.M. 47((6))8
LEON BLIND
LR #140013474

T.M. 47((6))15
COREY A. BROOKS
LR #15001880

T.M. 47((6))13
PATRICIA L. CARTER-FINOT
LR #200500033474

T.M. 47((A))14C
COMMUNITY SERVICES BOARD
D.B. 1580 PG. 454
USE: MEDICAL

T.M. 47((22))A1
UNITED STATES POSTAL
SERVICE
D.B. 1489 PG. 277
ZONED: C-2
USE: POST OFFICE

T.M. 47((A))70A
DEBRA B. LUCK
LR #20100030659
ZONED: R-2
USE: VACANT

T.M. 47((A))70
JAMES ROBERT PENDLETON, JR.
D.B. 0000 PG. 585
ZONED: C-2
USE: RETAIL

T.M. 47((A))115
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))116
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))117
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))118
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))119
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))120
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))121
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))122
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))123
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))124
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))125
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))126
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))127
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))128
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))129
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))130
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))131
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))132
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))133
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))134
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))135
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))136
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))137
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

T.M. 47((A))138
COURTHOUSE GREEN
DEVELOPMENT, LLC
LR #2005000446
USE: VACANT

OPEN SPACE ANALYSIS				
TOTAL REQUIRED OPEN SPACE	TOTAL REQUIRED OPEN SPACE ACREAGE	TOTAL ACREAGE ALLOWED IN RPA, WETLANDS AND >15 SLOPES	TOTAL OPEN SPACE PROVIDED	TOTAL ACREAGE IN RPA, WETLANDS AND >15% SLOPES
25%	6.05 AC	7.06 AC	14.11 AC	6.55 AC

LEGEND

PROPOSED OPEN SPACE
(12.17 AC; 50.2% OF SITE)

SLOPES > 15%

PROPOSED STORMWATER
MANAGEMENT

LIMITS OF RPA

PROPOSED TREE LINE

SIDEWALK BEING
CONSTRUCTED OR
EXISTING

SIDEWALK PROPOSED
BY APPLICANT

REVISIONS

DATE

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

OPEN SPACE PLAN

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20-SP-0277
DATE: 08-27-2020
SCALE: 1"=80'

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
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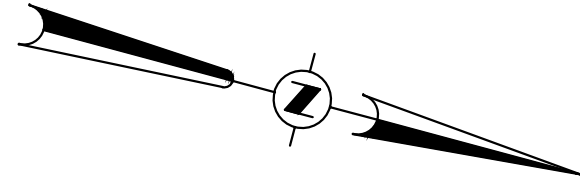
SHEET 06
OF 07 SHEETS



EXISTING CONDITIONS DRAINAGE AREA MAP



PROPOSED CONDITIONS DRAINAGE AREA MAP



DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

2011 BMP Standards and Specifications

2013 Draft BMP Standards and Specifications

Project Name: Courthouse Reserves

Date: 7/17/2020

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

BMP Design Specifications List: 2013 Draft 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				5.23	5.23
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		8.65	1.79	1.63	12.07
Impervious Cover (acres)		4.21	0.35	4.84	9.40
* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method					26.70

Constants		Runoff Coefficients (Rv)				
Annual Rainfall (inches)	43		A Soils	B Soils	C Soils	D Soils
Target Rainfall Event (inches)	1.00	Forest/Open Space	0.02	0.03	0.04	0.05
Total Phosphorus (TP) EMC (mg/L)	0.26	Managed Turf	0.15	0.20	0.22	0.25
Total Nitrogen (TN) EMC (mg/L)	1.86	Impervious Cover	0.95	0.95	0.95	0.95
Target TP Load (lb/acre/yr)	0.41					
Pj (unitless correction factor)	0.90					

Post-Development Requirement for Site Area	
TP Load Reduction Required (lb/yr)	15.79

6. Bioretention (RR)												
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.70	1.71	0	2,613	3,919	6,532	25	0.00	4.10	2.25	1.84
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00
6. Bioretention (RR)												
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	1.25	2.75	0	8,313	2,078	10,391	50	0.00	6.52	5.87	0.65
6. Bioretention (RR)												
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	1.00	1.45	0	4,726	1,182	5,908	50	0.00	3.71	3.34	0.37
6. Bioretention (RR)												
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	1.90	1.90	0	6,463	1,616	8,079	50	0.00	5.07	4.56	0.51

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.71	2.75	1.45	1.90	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.71	2.75	1.45	1.90	0.00	OK.
MANAGED TURF AREA (ac)	0.70	1.25	1.00	1.90	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.70	1.25	1.00	1.90	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 42,554

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	2,613	8,313	4,726	6,463	0	22,115
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.10	6.53	3.71	5.08	0.00	19.42
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.25	5.87	3.34	4.56	0.00	16.02
TP LOAD REMAINING (lb/yr)	1.85	0.66	0.37	0.51	0.00	3.40

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 18.77 42.92 24.40 33.37 0.00 119.46

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	26.74
TP LOAD REDUCTION REQUIRED (lb/yr)	15.79
TP LOAD REDUCTION ACHIEVED (lb/yr)	16.02
TP LOAD REMAINING (lb/yr):	10.71
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.23 LB/YEAR **

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	191.27
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	119.46
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	71.81

PRELIMINARY STORMWATER NARRATIVE

THE EXISTING SITE IS PRIMARILY WOODED WITH AREAS OF CLEARED GRASS WITH DELINEATED STREAM AND POCKET WETLANDS IN INTERMITTENT AREAS. THE SITE CONTAINS B,C&D SOILS. THE PROJECT PROPOSES TO REDEVELOP PORTIONS OF POOL DRIVE AND CRESTAR DRIVE TO BRING UP TO VDOT STANDARDS AND DEVELOPMENT OF UNDEVELOPED LAND INTO TOWNHOMES WITH ASSOCIATED PARKING.

WATER QUANTITY NARRATIVE

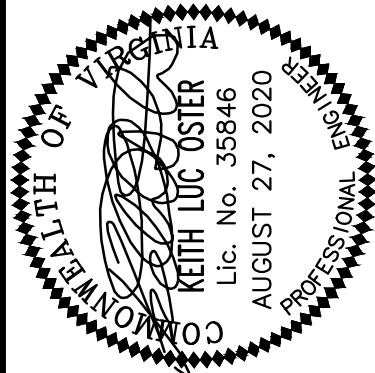
THE ENTIRE SITE GENERALLY DRAINS EAST TO WEST TOWARDS THE EXISTING STREAM CHANNEL RUNNING THROUGH THE SITE ALONG THE WESTERN BOUNDARY. STORMWATER DETENTION IS PROPOSED THROUGH THE USE OF BIORETENTION FACILITIES TO DETAIN STORMWATER FROM THE POST DEVELOPMENT CONDITION TO PRE-DEVELOPMENT CONDITIONS. PER 9VAC25-970-66, CHANNEL AND FLOOD PROTECTION WILL BE PROVIDED BY THE ENERGY BALANCE EQUATION AND DETAINING THE POST DEVELOPMENT 10-YEAR STORM TO PRE-DEVELOPMENT FLOWS. BY COMPLYING WITH THESE MEASURES, DOWNSTREAM CHANNEL ADEQUACY WILL BE MET.

WATER QUALITY NARRATIVE

THE ADDITIONAL IMPERVIOUS COVERAGE IS PROPOSED TO BE TREATED THROUGH A SERIES OF LEVEL 2 BIORETENTION FACILITIES FOR BOTH STORMWATER QUANTITY AND QUALITY. ON-SITE BEST MANAGEMNT PRACTICES WILL BE UTILIZED TO MAINTAIN STORMWATER ON-SITE AND IN COMPLIANCE WITH VIRGINIA STATE CODE. PRELIMINARY CALCULATIONS SUGGEST ALL PHOSPHORUS REMOVAL CAN BE ATTAINED ENTIRELY WITH ON-SITE MEASURES, HOWEVER IF NECESSARY AN OFF-SITE NUTRIENT CREDIT PURCHASE WILL BE MADE TO SUPPLEMENT ON-SITE PRACTICES.

CONCEPTUAL STORMWATER NOTE:

THE STORMWATER MANAGEMENT DESIGN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.



REVISIONS	DATE

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5878

SULLIVAN
DONAHOE &
INGALLS
SDI

COURTHOUSE RESERVES
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
STORMWATER MANAGEMENT
CONCEPT PLAN

DES/DRFT: PLH
CHECKED: RHF
APPROVED: KLO
JOB NO.: 20--SP--0277
DATE: 08--27--2020
SCALE: 1"=200'

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: August 18, 2021

Title: R20-0013 UB Properties, Inc. (CERESMINEROAD, LLC)
(Porchlight Commons) (Battlefield District)

Type: No Action (Information Only)

Agenda Title: R20-0013: UB Properties, Inc. (CERESMINEROAD, LLC)
(Porchlight Commons) (Battlefield District)

Recommendation:

Summary: The applicant requests a rezoning of three (3) parcels consisting of approximately 8.40 acres from Commercial 2 (C-2) to Residential 8 (R-8) with proffers for the development of 60 single family attached dwelling units. The properties are located on the north side of Mine Road (Route 636) approximately 615 feet from its intersection with Spotsylvania Avenue and Falcon Drive (Route 1234). The properties are addressed as 4517 Mine Road, 4525 Mine Road and 4537 Mine Road. The properties are located within the Primary Development Boundary. The properties are designated for Employment Center on the Future Land Use Map of the Comprehensive Plan. Tax parcels 35 (A) 150, 36 (A) 151, 36 (A) 154. Battlefield Voting District.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Shannon Fennell, Planner III

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other Considerations:

Consequence of Denial/Inaction:

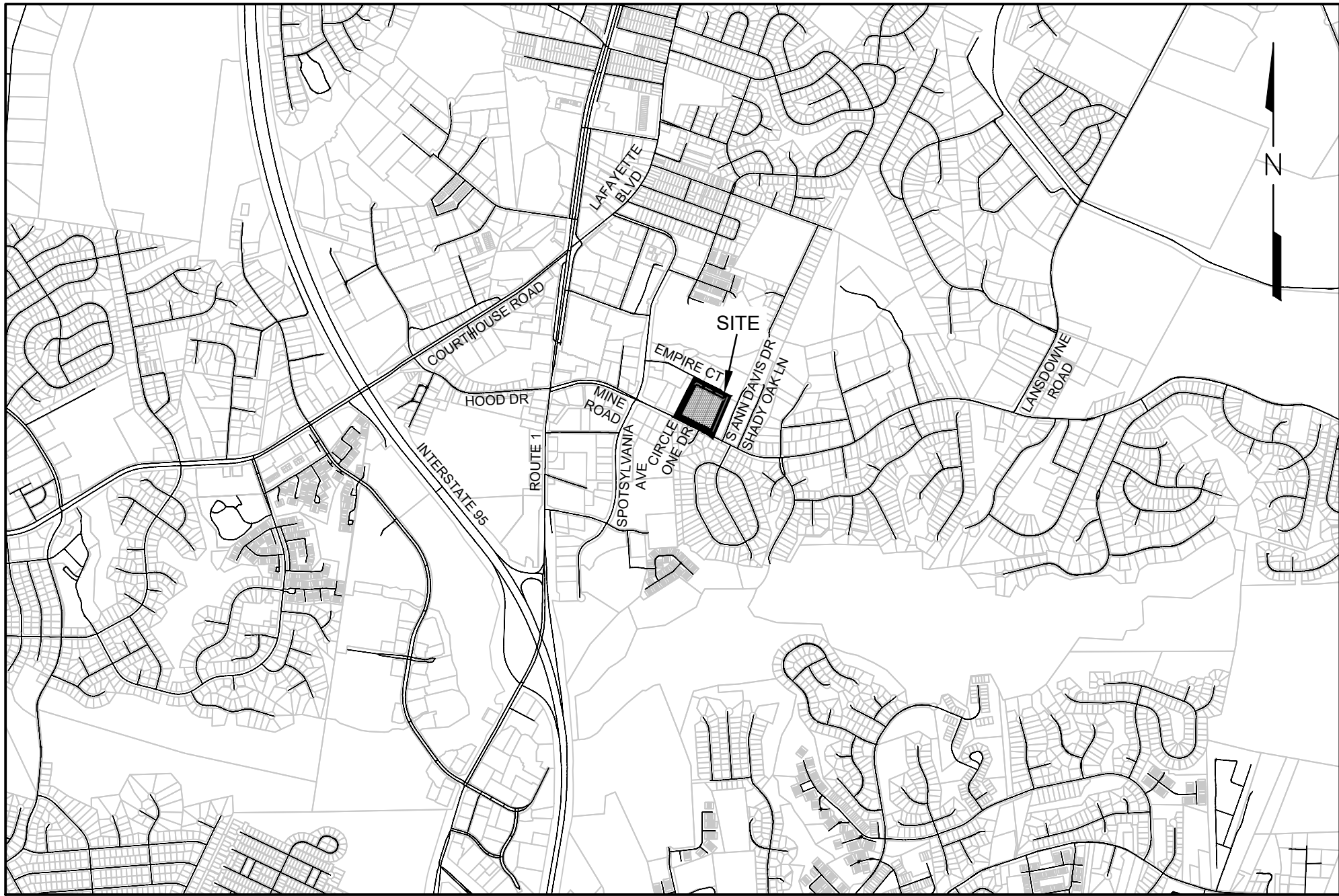
ATTACHMENTS:

Name:	Description:	Type:
 2021-03-04 - GDP.PDF	Generalized Development Plan	GDP

PORCHLIGHT COMMONS
GENERALIZED DEVELOPMENT PLAN FOR REZONING
TM 36-A-150, 36-A-151, & 36-A-154
4517, 4525, & 4537 MINE ROAD
BATTLEFIELD VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SHEET INDEX

SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	GENERALIZED DEVELOPMENT PLAN
SHEET 4	GENERALIZED UTILITY & OPEN SPACE PLAN
SHEET 5	GENERALIZED LANDSCAPE PLAN



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

- NOTES:
- SOURCE OF MAPPING: TOPOGRAPHIC-AERIAL SURVEY PROVIDED BY MCKENZIE SNYDER WITH SUPPLEMENTAL INFORMATION TAKEN FROM SPOTSYLVANIA COUNTY GIS.
 - BOUNDARY-ALTA 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.
 - THERE ARE NO WETLANDS OR INTERMITTENT STREAM CHANNELS ON SITE.
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR DAM BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SITE.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES, OR HISTORIC DISTRICTS ON SITE.
 - THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
 - 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.
 - 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 REQUIREMENTS, FULFILL COMPLIANCE WITH STATE AND FEDERAL AGENCY REGULATIONS INCLUDING, BUT NOT LIMITED TO, DHR, VDOT, DEQ, DCR, ARMY CORPS., ETC., AND COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY'S DEVELOPMENT REGULATIONS AND DESIGN STANDARDS MANUAL. 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.
 - STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH THE USE OF BEST MANAGEMENT PRACTICES LOCATED REGIONALLY, ON INDIVIDUAL LOTS, AND/OR 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.
 - ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES. SOLID WASTE GENERATED BY EACH LOT WILL BE STORED ON THAT RESPECTIVE LOT IN A CONTAINER. PRIVATE REFUSE COLLECTION SERVICE WILL COLLECT AND TRANSPORT THE SOLID WASTE TO A COUNTY APPROVED DISPOSAL/COLLECTION SITE.
 - 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 5103080225C EFFECTIVE FEBRUARY 18, 1998.
 - THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LAND AND FACILITIES WITHIN THE SUBDIVISION.
 - ALL PROPOSED SUBDIVISION STREETS SHOWN ON THE PLAN ARE PRIVATE.
 - ALL LOTS SHALL HAVE DRIVEWAY CONNECTIONS TO THE INTERNAL SUBDIVISION STREETS ONLY. NO LOTS SHALL HAVE DIRECT ACCESS TO MINE ROAD.
 - EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
 - ALL LIGHTING SHALL COMPLY WITH SPOTSYLVANIA COUNTY STANDARDS.

PROPERTY OWNER	APPLICANT	ENGINEER
UB PROPERTIES, INC 1051 EAST CARY STREET RICHMOND, VA 23219	CERESMINEROAD, LLC 2101 L ST NW #800 WASHINGTON, DC 20037 202-262-8104	FAIRBANKS & FRANKLIN 1005 MAHONE STREET FREDERICKSBURG, VIRGINIA 22401 540-899-3700

IMPERVIOUS SURFACE RATIO AND LOT COVERAGE RATIO TABULATION	
DESCRIPTION	AREA (ACRES)
IMPERVIOUS AREA WITHIN LOTS (1,600 SF/LOT)	2.20
IMPERVIOUS AREA WITHIN COMMON AREAS	1.51
OVERALL PARCEL AREA	7.825
TOTAL AREA WITHIN LOTS	3.70
TOTAL HOUSE FOOTPRINT AREA	1.60
IMPERVIOUS SURFACE AREA RATIO	0.47
LOT COVERAGE RATIO	0.43

SITE INFORMATION:	
TAX PARCELS:	36-A-150, 36-A-151, & 36-A-154
ADDRESS:	4517, 4527, & 4537 MINE ROAD
PRESENT ZONING:	C-2
PROPOSED ZONING:	R-8
PRESENT USE:	UNDEVELOPED
PROPOSED USE:	AGE RESTRICTED SINGLE FAMILY ATTACHED
OVERLAY DISTRICT(S):	AIRPORT OVERLAY DISTRICT
PROPERTY AREA:	8.40 AC
AREA WITHIN LOTS:	3.70 AC
COMMON LAND INCLUDING PRIVATE ROADS:	4.12 AC
RIGHT-OF-WAY DEDICATION:	0.58 AC
RESIDENTIAL DWELLING UNITS:	TOTAL UNITS = 60
DENSITY:	7.67 DU / AC
MINIMUM OPEN SPACE REQUIRED:	25% (1.96 AC)
OPEN SPACE PROVIDED:	36.32% (2.84 AC)
LAND WITHIN SLOPES > 15%:	0.00% (0.00 AC)
DISTURBED ACREAGE:	APPROXIMATELY 9.3 AC
WATER:	PUBLIC WATER
SEWER:	PUBLIC SANITARY SEWER
PARKING REQUIRED:	2 PER UNIT x 60 UNITS = 120 SPACES
PARKING PROVIDED:	134 SPACES
ALLOWABLE BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	35 FT MAXIMUM (2 STORY DWELLINGS)
GAZEBO HEIGHT:	20 FT MAXIMUM
MINIMUM YARD REQUIREMENTS:	FRONT YARD: 20 FEET SIDE YARD: 10 FEET REAR YARD: 20 FEET

Site Trip Generation for 60 Attached Active Adult Units (ITE 10th Ed., Peak Hour of the Adjacent Street)											
Land Use	ITE Code	Size	Week day			Week end			Daily Total	Saturday Peak Hour	Sat Daily Total
			AM Peak Hour	PM Peak Hour	Daily	In	Out	Total			
Proposed			In	Out	Total	In	Out	Total			
Senior Active Adult Housing - Attached	252	60 DU	4	8	12	9	8	17	216	12	19
Total Trips Generated (No Reductions)		60 DU	4	8	12	9	8	17	216	12	19

THE ABOVE TABLE IS TAKEN FROM THE MINE ROAD TRAFFIC CONDITIONS ASSESSMENT MEMORANDUM PREPARED BY GOROVE SLADE DATED 06-03-20.

ZONING COMPARISON			
	ZONING	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT
		C-2	R-8
SINGLE FAMILY DETACHED	ALLOWABLE DENSITY	NA	NONE
	ALLOWABLE YIELD	NA	NONE
SINGLE FAMILY ATTACHED	ALLOWABLE DENSITY	NA	8 DU PER 1 ACRE
	ALLOWABLE YIELD	NA	67 DU
NON-RESIDENTIAL STRUCTURES	ALLOWABLE GROSS FLOOR AREA	123,200 SF (PROFFER STATEMENT LR#200800017041)	NA
	MINIMUM LOT SIZE	20,000 SF	NO REQUIREMENT
	MINIMUM LOT WIDTH	100 FT	18 FT

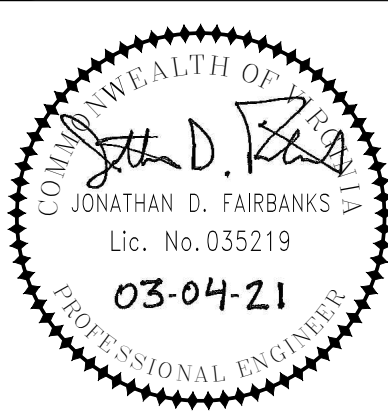
NA: NOT APPLICABLE

ESTIMATED WATER AND SEWER USAGE	
WATER USAGE 12,000 GPD	SEWER USAGE 12,000 GPD



COVER SHEET

PORCHLIGHT COMMONS
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



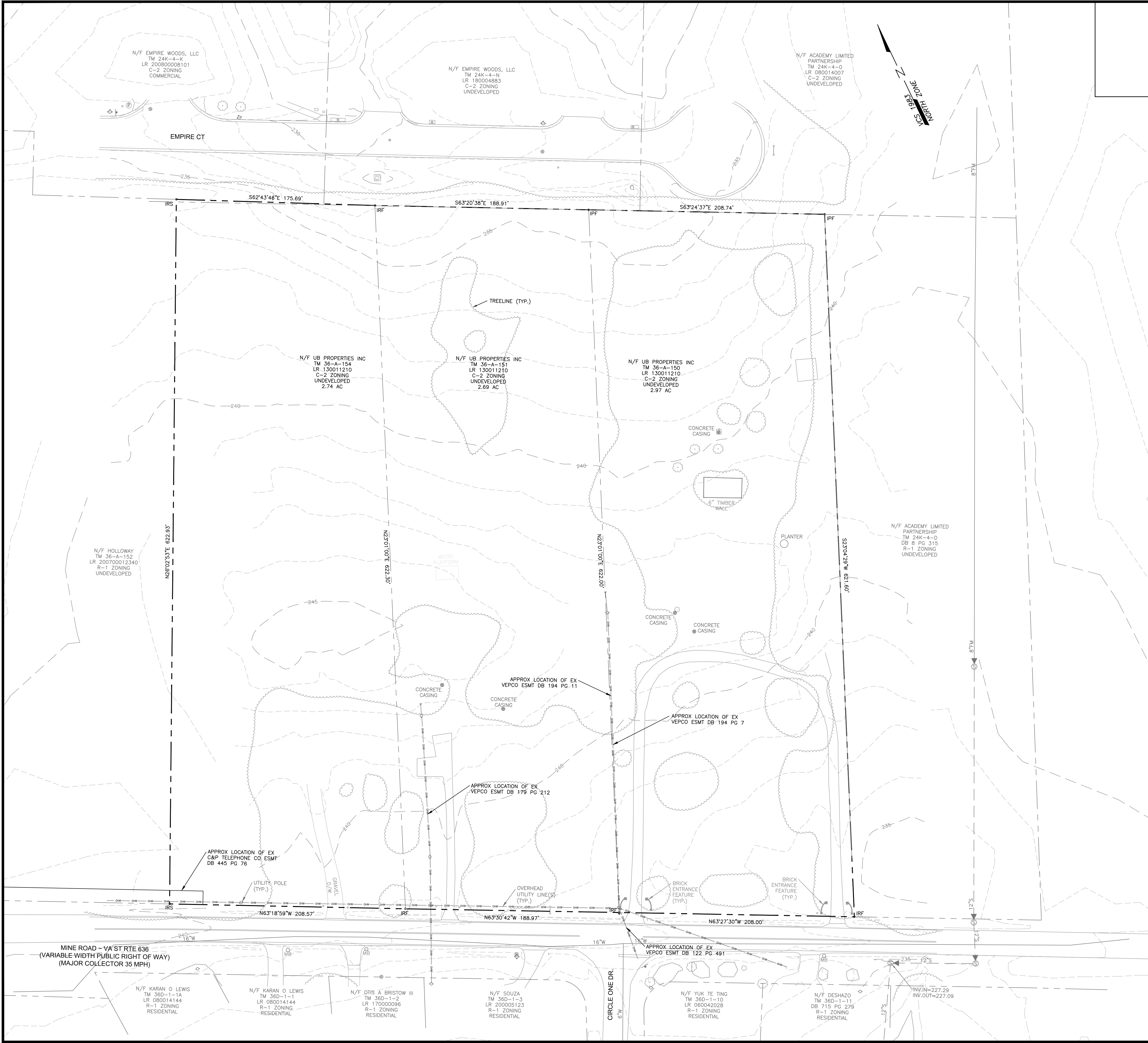
DATE : 08-25-20
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:
11-30-20
02-08-21
03-04-21

DOCUMENT NO.
452-1004

SHEET
1 OF 5

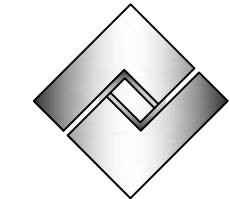
452-1004 PORCHLIGHT COMMONS GDP FOR REZONING 03-04-21



APPROVAL

LEGEND

EXISTING		PROPOSED	
	OVERALL PROPERTY BOUNDARY		OVERALL PROPERTY BOUNDARY
	CONTOUR		CONTOUR
	WATER		WATER
	SEWER		SEWER
	SANITARY MANHOLE		SANITARY MANHOLE
	WATER VALVE		WATER VALVE
	FIRE HYDRANT		FIRE HYDRANT
	REDUCER		REDUCER
	UTILITY POLE		UTILITY POLE
	OVERHEAD WIRE		OVERHEAD WIRE



Fairbanks & Franklin

Civil Engineering
Land Planning

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

EXISTING CONDITIONS

PORCHLIGHT COMMONS
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA

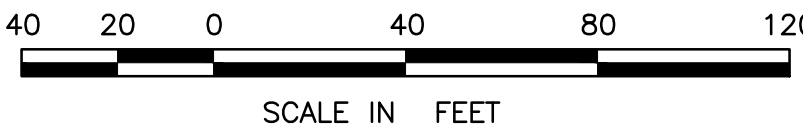


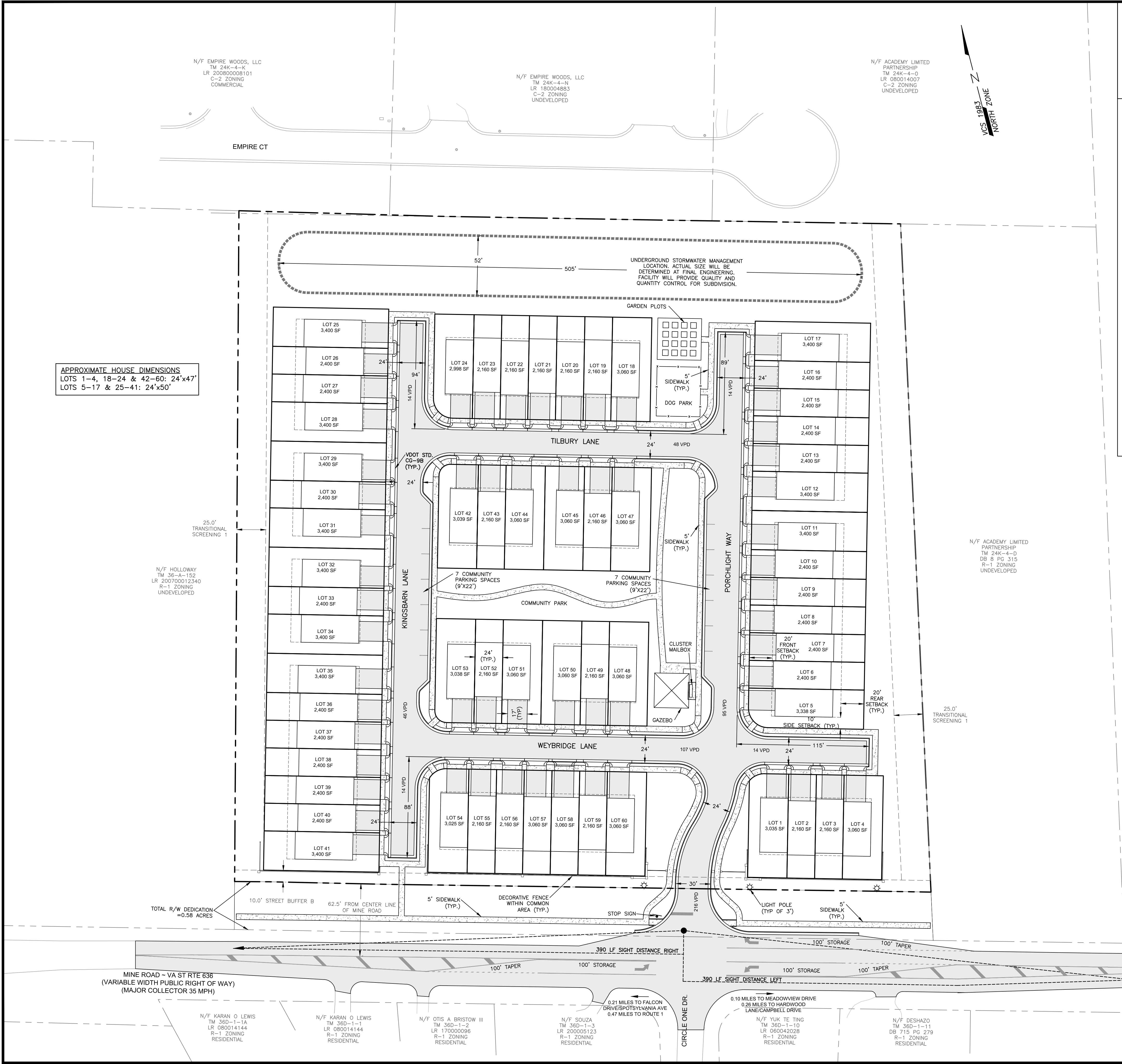
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REVISIONS:
11-30-20
02-08-21
03-04-21

DOCUMENT NO.
452-1004

SHEET
2 OF **5**





APPROVAL

LEGEND

--- --

OVERALL PROPERTY BOUNDARY

PROPOSED LOT BOUNDARY

SETBACK

LANDSCAPE BUFFER

PROPOSED CONCRETE

PROPOSED PAVEMENT

TYPICAL PRIVATE ROAD SECTION

5.0' SIDEWALK

2.5'

10' LANE

10' LANE

2.5'

5.0' SIDEWALK

2%

2%

VDOT STD. CC-6

NOTE: ON-STREET PARKING IS NOT ALLOWED EXCEPT IN DESIGNATED PARALLEL PARKING SPACES. NO PARKING SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY FIRE DEPARTMENT REQUIREMENTS.

Fairbanks & Franklin

Civil Engineering
Land Planning

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

GENERALIZED DEVELOPMENT PLAN

PORCHLIGHT COMMONS

GENERALIZED DEVELOPMENT PLAN FOR REZONING

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA

JONATHAN D. FAIRBANKS, P.E.

Lic. No. 035219

03-04-21

PROFESSIONAL ENGINEER

DATE : 08-25-20

DESIGNED: JDF

DRAWN : JAC

CHECKED: JRF

REVISIONS:

11-30-20

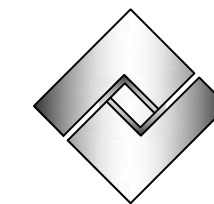
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03-04-21

DOCUMENT NO.

452-1004

SHEET 3 OF 5



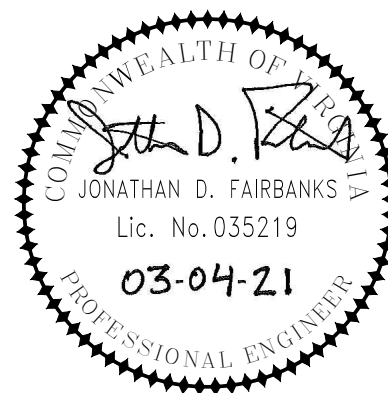
Fairbanks & Franklin

Civil Engineering
Land Planning

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

GENERALIZED UTILITY & OPEN SPACE PLAN

PORCHLIGHT COMMONS
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 08-25-20
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:
11-30-20
02-08-21
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DOCUMENT NO.
452-1004

SHEET
4 OF **5**

APPROVAL

LEGEND

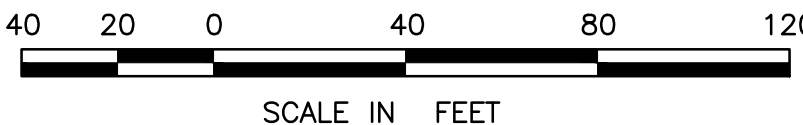
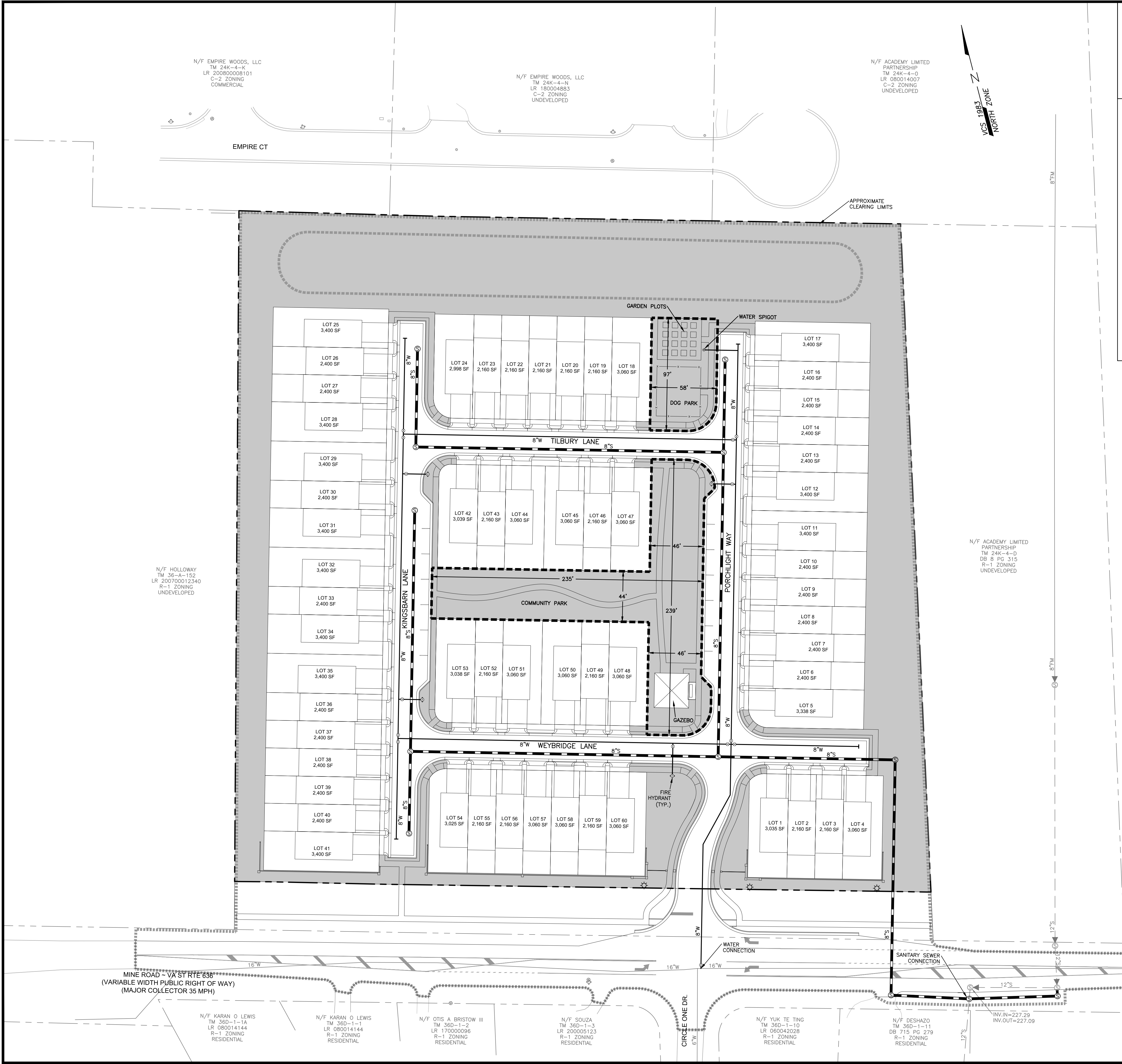


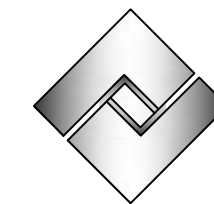
COMMON OPEN SPACE



RECREATION AREAS/FACILITIES

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





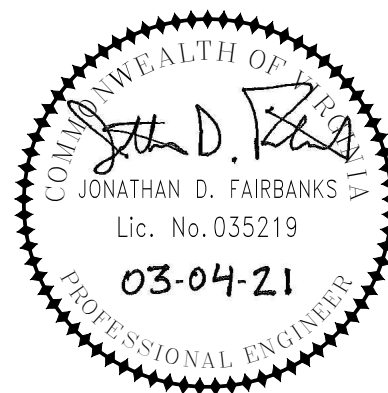
**Fairbanks &
Franklin**

Civil Engineering
Land Planning

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

GENERALIZED LANDSCAPE PLAN

PORCHLIGHT COMMONS
GENERALIZED DEVELOPMENT PLAN FOR REZONING
SPOTSYLVANIA COUNTY, VIRGINIA



DATE : 08-25-20
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:
11-30-20
02-08-21
03-04-21

DOCUMENT NO.
452-1004

SHEET
5 OF 5

APPROVAL

N/F ACADEMY LIMITED
PARTNERSHIP
TM 24K-4-D
LR 060014007
C-2 ZONING
UNDEVELOPED

VCS 1963
NORTH ZONE

N/F EMPIRE WOODS, LLC
TM 24K-4-N
LR 180004883
C-2 ZONING
UNDEVELOPED

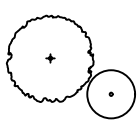
N/F EMPIRE WOODS, LLC
TM 24K-4-K
LR 20080008101
C-2 ZONING
COMMERCIAL

EMPIRE CT

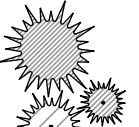
APPROXIMATE
CLEARING LIMITS

LEGEND

LARGE/ MEDIUM
SHADE TREES



LARGE/ MEDIUM
EVERGREEN TREES



UNDERSTORY TREES



NOTE: A MINIMUM OF 4 SHRUBS SHALL
BE INSTALLED IN THE FRONT YARD OF
EACH LOT

25.0'
TRANSITIONAL
SCREENING 1

N/F HOLLOWAY
TM 36-A-152
LR 200700012340
R-1 ZONING
UNDEVELOPED

N/F ACADEMY LIMITED
PARTNERSHIP
TM 24K-4-D
DB 8 PG 315
R-1 ZONING
UNDEVELOPED

25.0'
TRANSITIONAL
SCREENING 1

MINE ROAD ~ VA ST RTE 636
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(MAJOR COLLECTOR 35 MPH)

N/F KARAN O LEWIS
TM 36D-1-1A
LR 080014144
R-1 ZONING
RESIDENTIAL

N/F KARAN O LEWIS
TM 36D-1-1
LR 080014144
R-1 ZONING
RESIDENTIAL

N/F OTIS A BRISTOW III
TM 36D-1-2
LR 170000096
R-1 ZONING
RESIDENTIAL

N/F SOUZA
TM 36D-1-3
LR 200005123
R-1 ZONING
RESIDENTIAL

N/F YUK TE TING
TM 36D-1-10
LR 060042028
R-1 ZONING
RESIDENTIAL

N/F DESHAZO
TM 36D-1-11
DB 715 PG 279
R-1 ZONING
RESIDENTIAL

40 20 0 40 80 120
SCALE IN FEET

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: August 18, 2021

Title: Historic Overlay District and Historic Preservation Commission

Type: No Action (Information Only)

Agenda Title: Historic Overlay District and Historic Preservation Commission

Recommendation:

Summary: Staff will provide an overview of the Historic Overlay District and the role and responsibilities of the Historic Preservation Commission.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Wanda Parrish, Assistant County Administrator - Community Development

B. Leon Hughes, Planning & Zoning Director

Legal Counsel:

Additional Background/Other Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
