

**Board of Supervisors**

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County Administrator

April 8, 2015

MEMORANDUM TO: Stafford County Planning Commission

FROM: Jeffrey A. Harvey, AICP  
Director of Planning and Zoning

SUBJECT: ***SUB14150345; Saratoga Woods, Preliminary Subdivision Plan***

ATTACHMENTS:

- |  |   |
|--|---|
| 1. Location map                                  | 3. Preliminary subdivision plan application |
| 2. Copy of proposed preliminary subdivision plan | 4. VDOT approval letter                     |

ISSUE:

The Planning Commission is to consider an application for a preliminary subdivision plan for Saratoga Woods, prepared by Ryan Foroughi, P.E.

BACKGROUND:

Applicant/Owner: John A. McCallister  
P. O. Box 42163  
Fredericksburg, VA 22404

Date of Application: September 18, 2014

Time Limit: June 17, 2015

Assessor's Parcel: 36-57

Location: South side of Mt. Olive Road approximately one mile east of Poplar Road

Size of Parcels: 198.4 acres

Zoning: A-1, Agricultural



Number of Lots: 58

Utilities: Private Well and Septic

Staff Project Manager: LeAnn Ennis

Election District: Garrisonville

COMMENTS:

This preliminary subdivision plan was reviewed at the October 23, 2014, Technical Review Committee (TRC) meeting. The engineer and applicant were present and were provided written comments. Representatives from the Virginia Department of Transportation (VDOT) and various county agencies discussed all issues raised during the review of the plan. The cluster concept plan was approved on March 6, 2014.

The preliminary plan proposes 58 single-family cluster lots on 198.4 acres, and the construction of three state maintained roads. The subdivision will have a single primary access from Mt. Olive Road and will include inter-parcel access of two stub streets to the east and west allowing for future extensions to adjoining properties. Approximately 99.4 acres will be set aside as open space for the site that consists of a green area that includes a stream, wetlands and the Resource Protected Area (RPA) and will be used as passive recreation. All lots will have a minimum lot size of 1.5 acres, and will be served by private well and septic on individual lots. The allowable density for a conventional subdivision on this parcel would be 66 lots, with a minimum lot size of 3 acres.

The developer has proposed 20' of pavement on the streets which is permitted by the Virginia Department of Transportation (VDOT) as long as there are posted "No Parking" signs. VDOT advised the County that they will not maintain the "No Parking" signs as shown on the plans because they will be located outside of the proposed right-of-way. Staff discussed the signage with the Sheriff's Office who stated that they could enforce the signs even if placed outside of the right of way and prohibiting parking because the streets were public. The developer stated that the homeowner association will be responsible for maintenance of the "No Parking" signs. VDOT did state that if the HOA dissolved and the missing signage became problematic, that they would install the "No Parking" signs so that enforcement could continue.

For quality control, any phosphorous generated in excess must be treated and removed by various Best Management Practices (BMP). The development of this site, however, will not generate phosphorous in excess of the maximum allotment. SWM will be managed through vegetated areas utilizing level spreaders to satisfy both flood protection and channel protection for this site.

At a town hall meeting conducted by Supervisor Gary Snellings, citizens requested the installation of individual wells on each lot prior to plat approval. There is no County Ordinance or State Code that could require the installation of private wells prior to subdivision approval. Per Section 22-87 (e) 11 of the Subdivision Ordinance, staff requires the following note on all recorded plats that have the use of private wells: "A permit for the installation of a private well has not been issued and a building permit will be denied unless such a permit is obtained." In addition, Section 22-118(5) of the Subdivision Ordinance states "No subdivision plat shall be approved where individual water systems are to be used until written

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*April 8, 2015*

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approval for all building sites is provided by the health department. All on-site water systems shall be designed and constructed in accordance with the Code of Virginia (1950, as amended).”

The applicant notified staff that he conducted research on the soils, topography and geologic information for the proposed subdivision. He conducted this research based on comments from staff at TRC for the request to install private wells prior to plan approval. Mr. McCallister concluded that the site had adequate groundwater available to serve the proposed subdivision without negatively impacting any off-site wells in the general vicinity.

**RECOMMENDATION:**

Staff recommends approval of this preliminary cluster subdivision plan. Staff believes that it complies with all applicable ordinance requirements.

JAH:mle

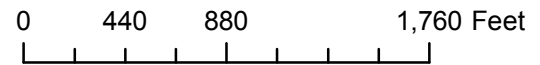
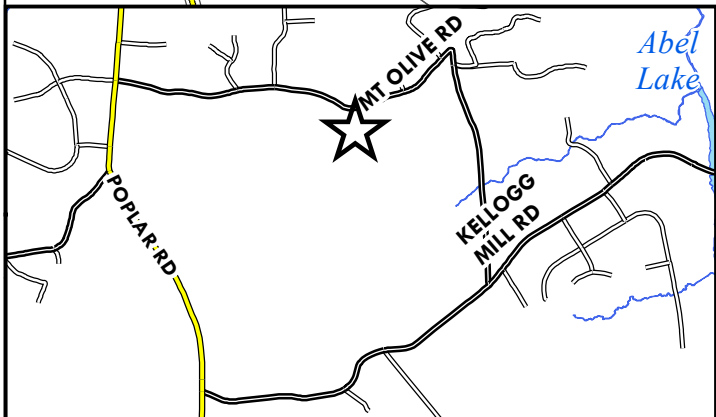
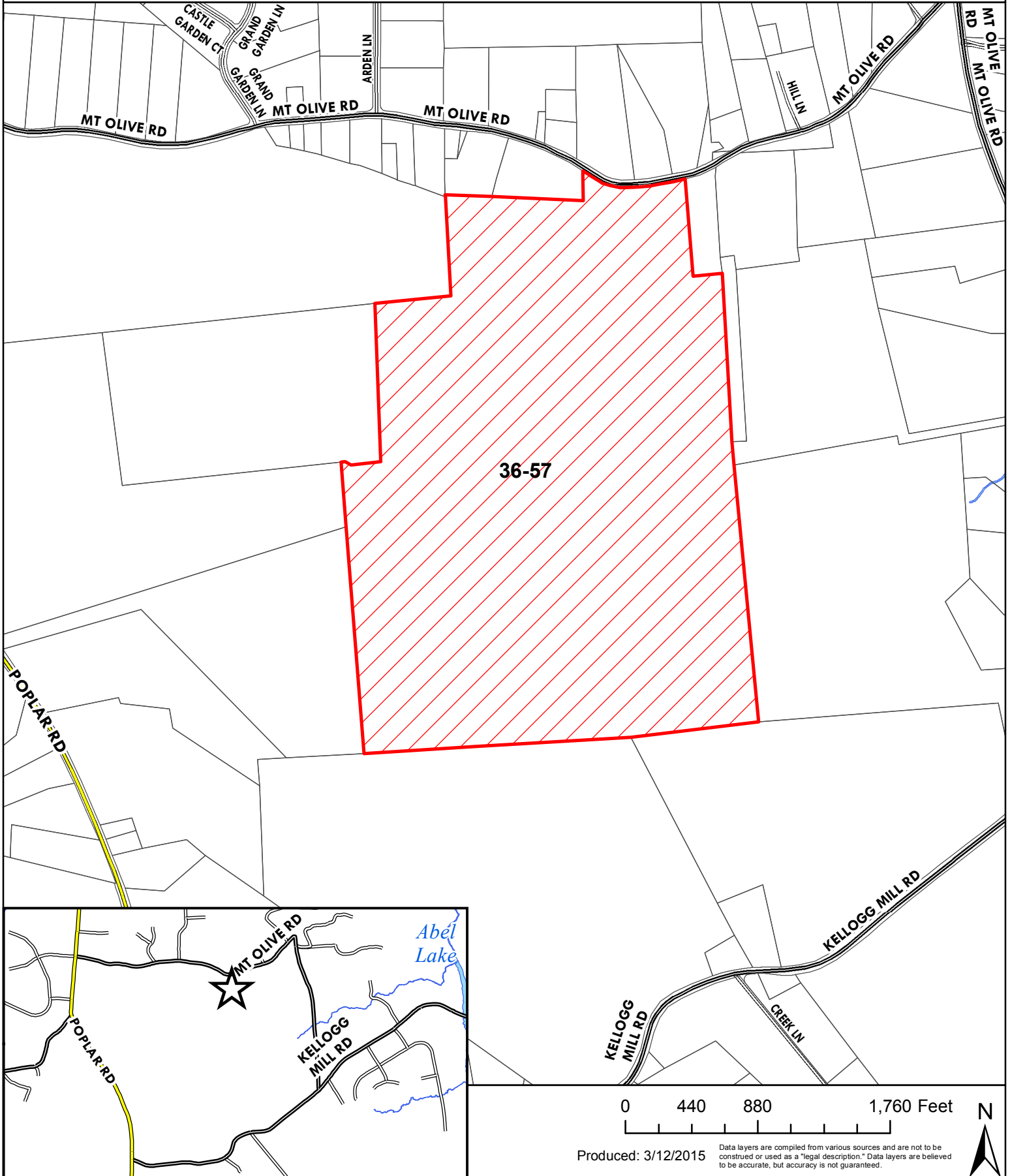
Attachments (4)



**SUB14150345**

# SARATOGA WOODS PRELIMINARY SUBDIVISION PLAN

Produced by the Stafford County Department of Planning and Zoning  
540-658-8668 | P.O. Box 339 Stafford, VA 22555



Produced: 3/12/2015

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.



SHEET # 11

SHEET # 4

SHEET # 10

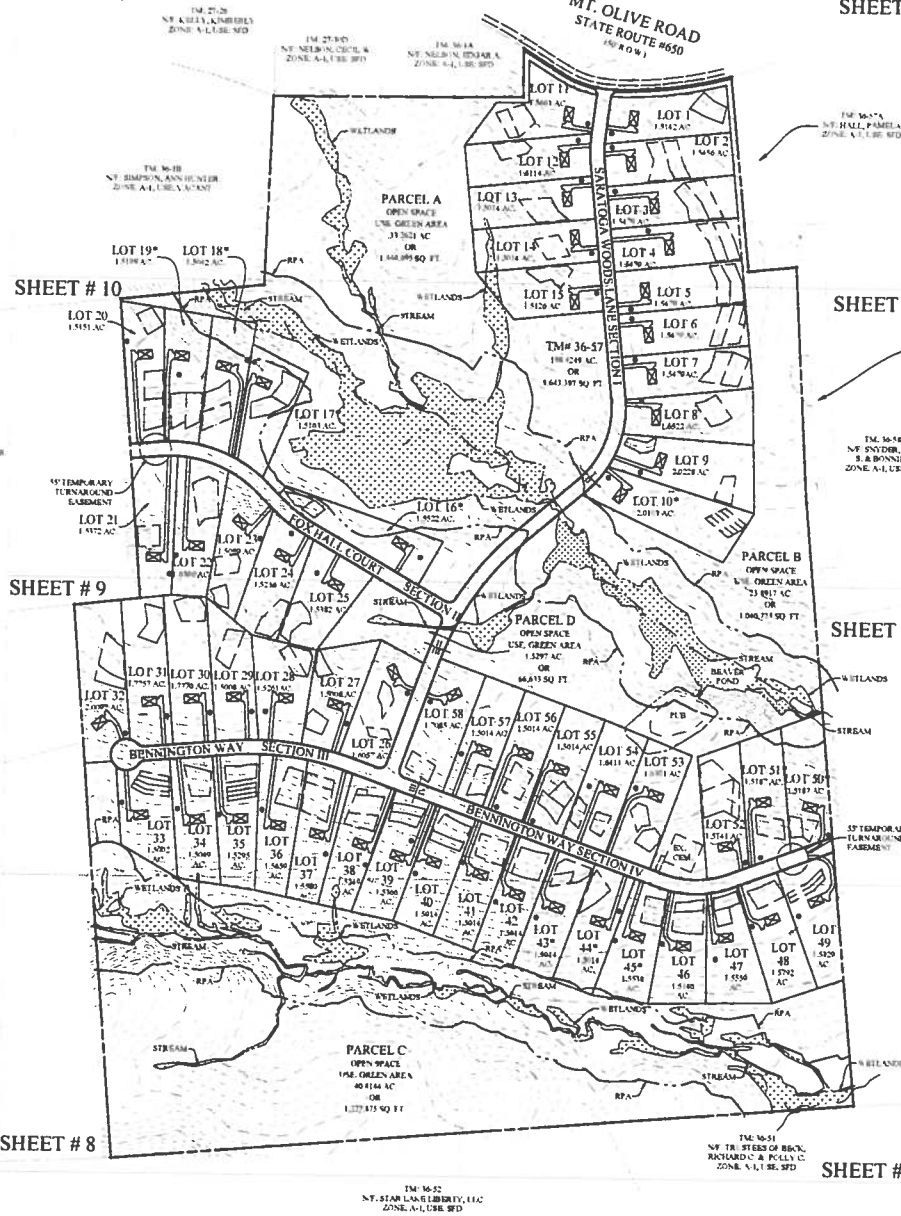
SHEET # 5

SHEET # 9

SHEET # 6

SHEET # 8

SHEET # 7



**GENERAL NOTES**

1. THE ASSessor'S TAX MAP NUMBER FOR THE PROPERTY SHOWN HEREON IS TM# 36-37 ZONE A-1 USE RURAL AGRICULTURAL AVERAGE 10.24 AC. TITLE LOT 1041010.
2. NO TITLE REPORT WAS FURNISHED; HOWEVER, THIS PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
3. THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON FIELD DATA FROM "THE ENGINEERING SURVEY PLAN" APPROVED BY THE BOARD OF SUPERVISORS OF STAFFORD COUNTY, VIRGINIA, ON 11/15/2011. THIS SURVEY WAS CONDUCTED BY PAUL J. MCCONNELL.
4. A SURVEY OF THE PROPOSED DEVELOPMENT HAS NOT BEEN PROVIDED.
5. THE PROPOSED DEVELOPMENT IS SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
6. THE ADJACENT CEMETERY IS LOCATED ON THE PROPERTY BASED ON THE LOCATION SHOWN ON THE ALLEYS PLAT, RECORDED IN THE LAND RECORDS OF THE STAFFORD COUNTY COURTS AT 14-13-1928-30-31 PAGE 62. AND IS LOCATED WITHIN OPEN SPACE PARCEL B. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE CEMETERY. APPROPRIATE SIGNAGE SHALL BE PROVIDED TO THE CEMETERY. SIGN WRITING TO BE APPROVED BY THE COUNTY AGENT AT CONSTRUCTION PLAN TIME. A FENCE TO BE BUILT AROUND THE CEMETERY TO BE A MINIMUM OF 5 FEET APART TO CLEARLY SHOW THE LIMITS OF THE CEMETERY AND PREVENT FUTURE DISTURBANCE.
7. THERE ARE NO KNOWN HISTORICAL SITES IN THE PARCEL.
8. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FEDERAL OR STATE DESIGNATED WETLAND AS SHOWN BY STAFFORD COUNTY MAP FILE NO. 20154-1208, DATED FEBRUARY 4, 2015.
9. THE PROPERTY HAS A REGULAR PRELIMINARY PLAT (E.P. 12-20-14) THE PRELIMINARY PLAT SUBMITTED BY WETLANDS AND WETLANDS DELINEATION WAS PREPARED BY ENVIRONMENTAL DATA AND WAS SUBMITTED TO THE ARMY CORPS OF ENGINEERS MAY 2, 2015.
10. AS AN IDENTIFYING THE LIMITS OF THE CRITICAL RECOVERY PRELIMINARY PLAT AREA OFFER SHALL BE NOTED ON LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51. SHALL HAVE SOME PLACED A MAXIMUM OF 75 FEET APART TO CLEARLY SHOW THE LIMITS OF THE CEMETERY AND PREVENT FUTURE DISTURBANCE.
11. THE PROPOSED DEVELOPMENT SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY CODE SECTION 22-6. ONLY WATER DEPENDENT FACILITIES OR DEVELOPMENT ARE PERMISSIBLE IN CEMETERY AND THE 100 FOOT WIDE BUFFER AREA.
12. PROOF OF ALL NECESSARY FEDERAL, STATE AND LOCAL ENVIRONMENTAL PERMITS MUST BE SUBMITTED TO PLANNING DEPARTMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS AND/OR GRADING PLANS.
13. APPLICABLE OVERLAY DISTRICTS.
14. APPLICABLE OVERLAY DISTRICTS.
15. BY RIGHT LOTS.
16. THE 2004 ACRES 1 ACRE MINIMUM PER LOT = 66 LOTS MINIMUM (CONVENTIONAL).
17. PROPOSED LOTS = 50.
18. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOA. OPEN SPACE SHALL BE PROVIDED FOR PARKS/RECREATION.
19. LANDSCAPING TO BE PROVIDED IN ACCORDANCE WITH ARTICLE VI OF THE ZONING ORDINANCE AND THE D-38.
20. THIS IS A NON-PROFFERED PLAN.
21. NO GROUND WATER IS AVAILABLE FOR THE PROTECTION OF THIS SUBDIVISION.
22. THE PARKING SPACES WILL BE PROVIDED ALONG FOXHALL COURT, BENNINGTON WAY, AND THE SECTION OF SARATOGA WOODS LANE BETWEEN FOXHALL COURT AND BENNINGTON WAY.
23. THE AREA ON THIS PLAT DESIGNATED AS TEMPORARY TURNAROUND SHALL BE CONSTRUCTED AND USED UNTIL TEMPORARY TURNAROUND AREA SHALL BE ABANDONED AT WHICH TIME THE TOWERS LAND IN THE ADJACENT LOT OR ARE IN ACCORDANCE WITH SPECIFIC PROVISIONS IN THEIR RESPECTIVE DEEDS.
24. ADJACENT LOTS OR ARE IN ACCORDANCE WITH SPECIFIC PROVISIONS IN THEIR RESPECTIVE DEEDS.
25. ADJACENT LOTS OR ARE IN ACCORDANCE WITH SPECIFIC PROVISIONS IN THEIR RESPECTIVE DEEDS.
26. APPROVAL OF THE PRELIMINARY PLAN WITH THE ENFORCEMENT COMPONENT IS REQUIRED OUT WITH THE SUBMITTAL OF THE CONSTRUCTION PLAN. THE REVIEW OF THE PRELIMINARY PLAN IS NOT A CONDITION OF THE CONSTRUCTION PLAN. THE REVIEW OF THE CONSTRUCTION PLAN IS NOT A CONDITION OF THE CONSTRUCTION PLAN.
27. THIS PARTICULAR PROJECT HAS BEEN SERVED A TEMP PERMIT BASED ON AN APPROVED EARLY GRADING PLAN (APR 10/2012). HOWEVER THE PRELIMINARY PLAN AND THE CONSTRUCTION PLAN SHALL BE BASED ON THE NEW VIRGINIA SURVEY METHOD. PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLAN THE OLD TEMP WILL BE TERMINATED AND A NEW ONE APPLIED FOR.

FOROUGH & ASSOCIATES  
ENGINEERING, PLLC



OVERALL PLAN



SARATOGA WOODS  
PALM & HILLS COMMERCIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA  
CONSTRUCTION PLAN - 7 DATE: 10/20/2014

DRAWN BY: JAC  
ENGINEER: JAC  
REVISION: JAC  
SHEET: 1 OF 15  
SCALE: 1" = 20'

DATE	BY	COUNTY COMMENTS #1	FILE NO.
12/19/2014	JAC	COUNTY COMMENTS #1	30
02/27/2015	JAC	COUNTY COMMENTS #2	30

STAFFORD COUNTY FILE NUMBER: SB1015165  
SCALE: 1" = 20'

## Project Information & Primary Contacts

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Major SP <input type="checkbox"/></td> <td style="width: 50%;">Cluster Concept Plan <input type="checkbox"/></td> </tr> <tr> <td>Infrastructure Plan <input type="checkbox"/></td> <td>Preliminary Plan <input checked="" type="checkbox"/></td> </tr> <tr> <td>Minor SP <input type="checkbox"/></td> <td>Construction Plan <input type="checkbox"/></td> </tr> <tr> <td>Grading Plan <input type="checkbox"/></td> <td>Technical Change <input type="checkbox"/></td> </tr> </table>	Major SP <input type="checkbox"/>	Cluster Concept Plan <input type="checkbox"/>	Infrastructure Plan <input type="checkbox"/>	Preliminary Plan <input checked="" type="checkbox"/>	Minor SP <input type="checkbox"/>	Construction Plan <input type="checkbox"/>	Grading Plan <input type="checkbox"/>	Technical Change <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Minor Plat <input type="checkbox"/></td> <td style="width: 50%;">Final Subd. Plat <input type="checkbox"/></td> </tr> <tr> <td>BLA/DED/VACA <input type="checkbox"/></td> <td>Family Subd. Plat <input type="checkbox"/></td> </tr> </table>	Minor Plat <input type="checkbox"/>	Final Subd. Plat <input type="checkbox"/>	BLA/DED/VACA <input type="checkbox"/>	Family Subd. Plat <input type="checkbox"/>
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BLA/DED/VACA <input type="checkbox"/>	Family Subd. Plat <input type="checkbox"/>												

<b><u>PROJECT INFORMATION</u></b>	<b><u>PROJECT #</u></b> <u>Sub 14150345</u>
<u>Saratoga Woods</u>	<u>N/A</u>
PROJECT NAME	SECTION
<u>N/A</u>	<u>198.4249</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>36-57</u>	<u>A-1</u>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<u>Off of Mount Olive Road in the Falmouth - Hartwood Magisterial District</u>	
LOCATION OF PROJECT	

<b><u>APPLICANT/AGENT</u></b>	<b>Primary Contact Person</b> <input type="checkbox"/>
<u>Mr. John "Alex" McCallister</u>	<u>Saratoga Woods, LLC</u>
NAME	COMPANY
<u>P.O. Box 42163</u>	<u>Fredericksburg VA 22404</u>
ADDRESS	CITY STATE ZIP
<u>540-371-8518</u>	<u>540-371-1218</u>
PHONE NUMBER	FAX NUMBER
	<u>alexmcclister@yahoo.com</u>
	EMAIL ADDRESS

<b><u>OWNER (Provide attachments if multiple owners)</u></b>	<b>Primary Contact Person</b> <input type="checkbox"/>
<u>SAME AS APPLICANT</u>	
NAME	COMPANY
ADDRESS	CITY STATE ZIP
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

<b><u>PROFESSIONAL (Engineer, Surveyor, etc.)</u></b>	<b>Primary Contact Person</b> <input checked="" type="checkbox"/>
<u>Ryan K. Foroughi</u>	<u>FAE, LLC</u>
NAME	COMPANY
<u>113 Columbus Cove</u>	<u>Stafford VA 22554</u>
ADDRESS	CITY STATE ZIP
<u>540-720-6488</u>	<u>540-720-7375</u>
PHONE NUMBER	FAX NUMBER
	<u>rkforoughi@foroughiengineering.com</u>
	EMAIL ADDRESS



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

87 Deacon Road  
Fredericksburg, Virginia 22405

March 9, 2015

Charles A. Kilpatrick, P.E.  
COMMISSIONER

Stafford County  
P. O. Box 229  
Stafford, VA 22555-0339  
Attn: LeAnn Ennis

Re: Saratoga Woods Preliminary  
#14150345, Approved  
Stafford County

Dear Ms. Ennis:

The Department of Transportation, Fredericksburg Transportation and Land Use Section has reviewed and approved the preliminary plan for Saratoga Woods subdivision.

If further information is desired, please contact Adam J. Moore, P.E. at (540) 899-4503.

Sincerely,

A handwritten signature in blue ink, appearing to read "David L. Beale".

David L. Beale, PE  
Fredericksburg District  
Area Land Use Engineer

cc: Foroughi & Associates Engineering, PLC  
Stafford County Office of Transportation