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October 24, 2018

MEMORANDUM TO: Stafford County Planning Commission

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

SUBJECT: ***RC17152130; Reclassification - The Villages at Greenbank Proffer Amendment***

**ATTACHEMENTS:**

1. Impact Statement, dtd 7/31/18
2. Draft Proffer Statement, dtd 9/24/18
3. General Development Plan, dtd 7/24/18
4. Application and Related Materials
5. Proposed Amendment to the RBC Zoning District

Staff Project Manager: Brian Geouge

**ISSUE**

The following is a summary of a request to amend proffered conditions to allow for the development of 1,177 retirement housing units on Tax Map Parcel Nos. 44W-H and 52-1, zoned RBC, Recreational Business Campus Zoning District, consisting of 441.67 acres (Property). Additional details and analysis will be provided with the future public hearing staff report.

**BACKGROUND:**

Location: Southern terminus of Celebrate Virginia Parkway

Election District: Hartwood

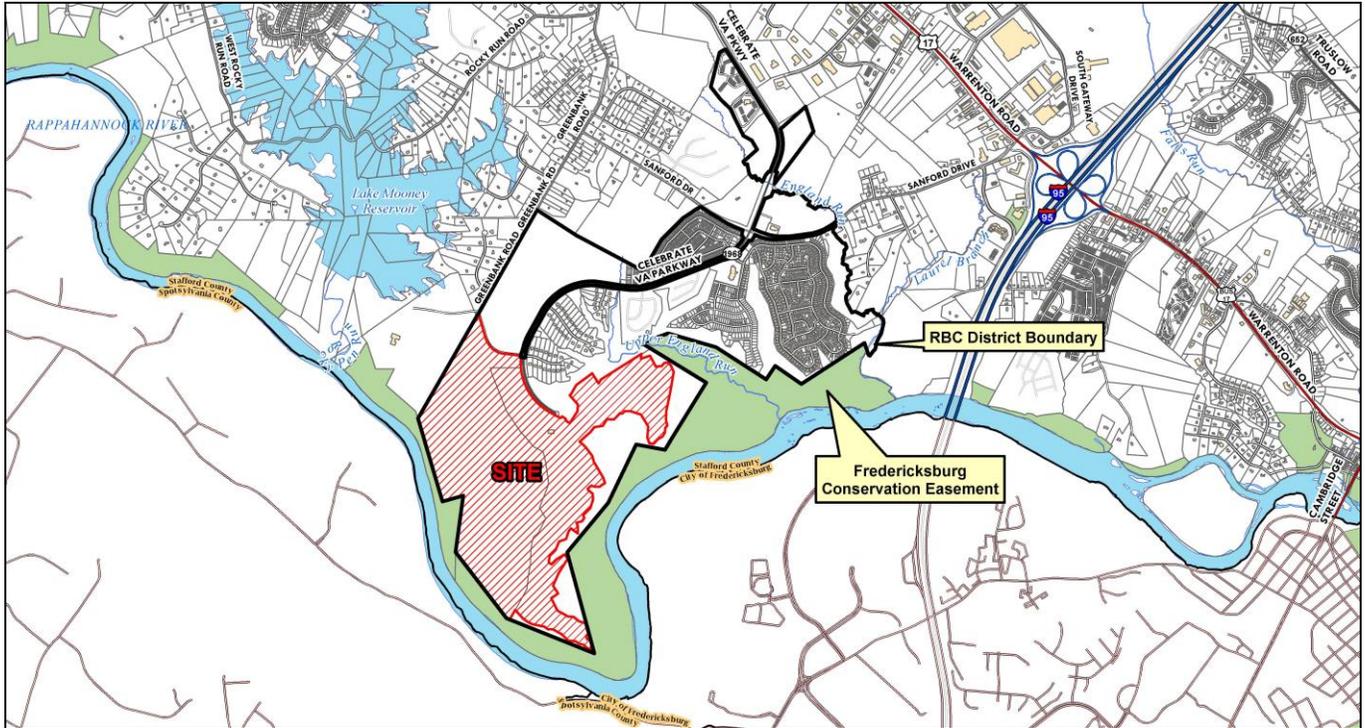
Applicant/Agent: Chris Hornung  
Rappahannock Development Group  
1016 Charles Street  
Fredericksburg, VA 22401

Property Owner: Silver Celebrate VA Golf LLC  
1001 East Telecom Drive  
Boca Raton, FL 33431



Current Use: Golf Course, Conservation

Proposed Use: Retirement Housing, Conservation

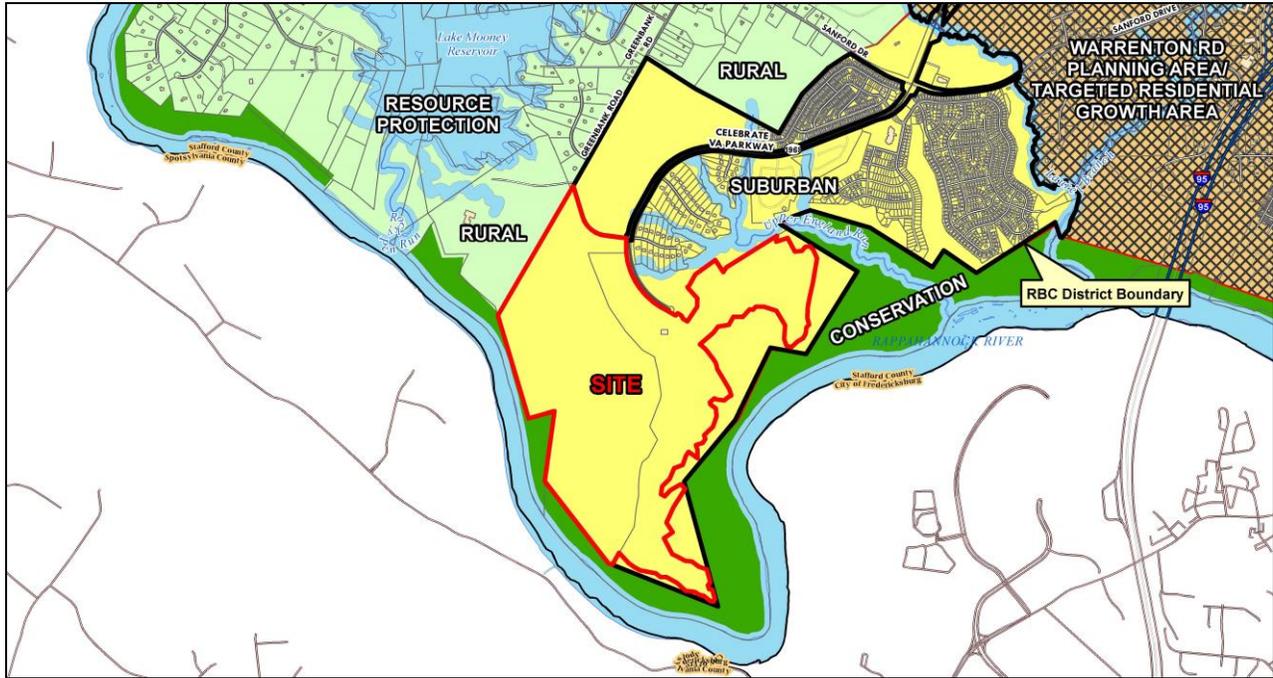


Location Map

Application Date: December 15, 2017

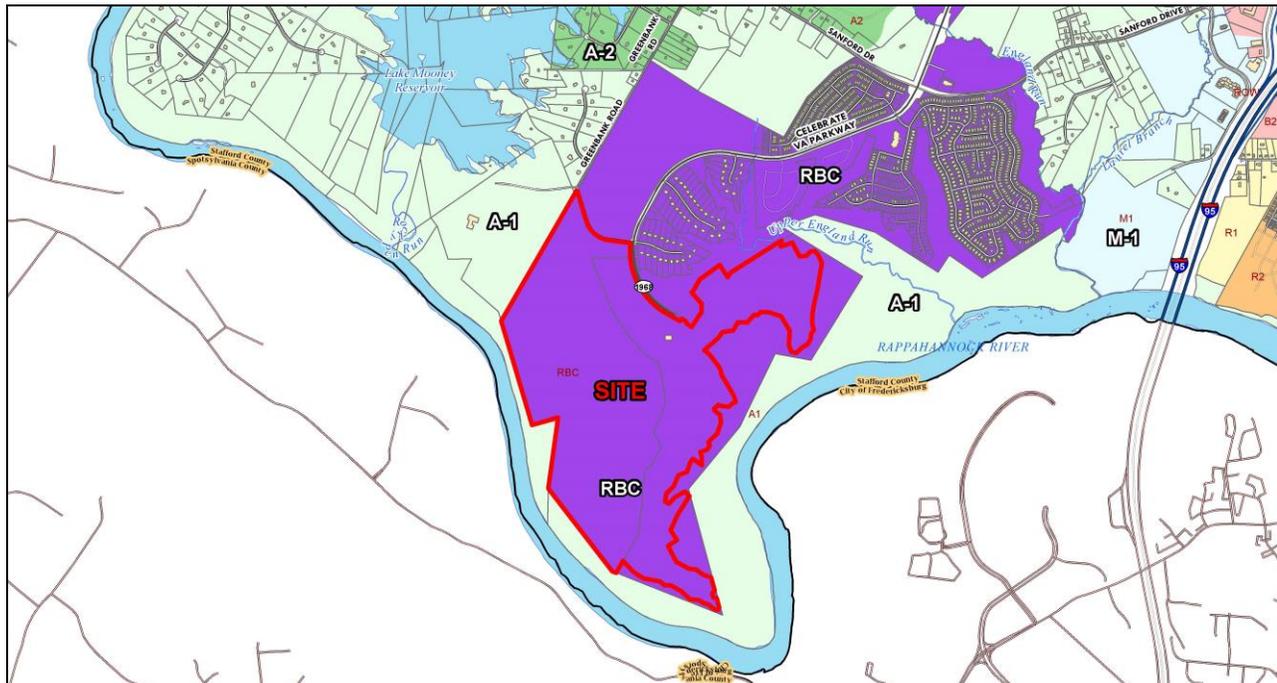
Property Size: 441.67 acres

Comprehensive Plan: Suburban



Future Land Use Map

Zoning Classification: RBC, Recreational Business Campus



Zoning Map

Abutting Properties:

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comprehensive Plan</b>
North	RBC, Recreational Business Campus	Undeveloped & Residential	Suburban
South	A-1, Agricultural	Conservation	Conservation
East	RBC, Recreational Business Campus & A-1, Agricultural	Undeveloped & Conservation Easement	Suburban / Conservation
West	A-1, Agricultural	Conservation & Lake Mooney Water Treatment Facility	Suburban / Commercial Corridor

**Utilities:** The Property is located within the Urban Services Area which is served by the public water and sewer system. An existing 12-inch water line and 8-inch sewer line is located along the Property’s frontage of Celebrate Virginia Parkway. Two additional pump stations are proposed to serve the development. One would connect to the existing 8-inch gravity sewer along Celebrate Virginia Parkway adjacent to the proposed development, and the other would require a new 6-inch forcemain to be extended up Celebrate Virginia Parkway to the existing 6-inch forcemain located at the Battleground Estates executive housing development.

**Transportation:** The Property is located at the southern terminus of Celebrate Virginia Parkway, which is a 4-lane divided public road that transitions to a 2-lane divided private road in the area of this project. The Property also has frontage on Scotts Ford Lane, a 2-lane undivided private road.

**Schools:** The proposed development would be age-restricted. There would be no impacts on the County School system.

**Parks & Recreation:** The closest County park facility is Lake Mooney Reservoir, located adjacent to the proposed development to the northwest.

Summary of Request

Silver Companies has requested a proffer amendment in the Recreational Business Campus (RBC) District which proposes a new 1,177-unit age-restricted housing development in the area of the former Cannon Ridge golf course. The golf course is currently not in operation, and the developer has indicated that continuation of this use on the property is not economically viable. An amendment to the zoning ordinance has also been requested concurrently with this project, as the current ordinance requirements would not allow for the extent of residential development proposed. The proposed amendments are detailed in the separate RBC ordinance amendment report.

Zoning History

The creation of the RBC District and rezoning of land was initiated by the Board in an effort to spur economic development in the County and to support the development proposal of a contract purchaser, Silver Companies. In July 1999, the Board of Supervisors adopted Ordinance O99-26 which established the Recreational Business Campus (RBC) Zoning District. In November 1999, the Board adopted Ordinance O99-61 which reclassified 1,170 acres of land in the Hartwood Election District from A-1,

Agricultural to the RBC Zoning District. At the time of this rezoning it was envisioned that development of the property could include 4.5 million square feet of office space with as many as 15,000 employees, 3 to 5 golf courses, a 400 villa resort, and restaurants along with other commercial uses. The RBC zoned area became known as Celebrate Virginia North.

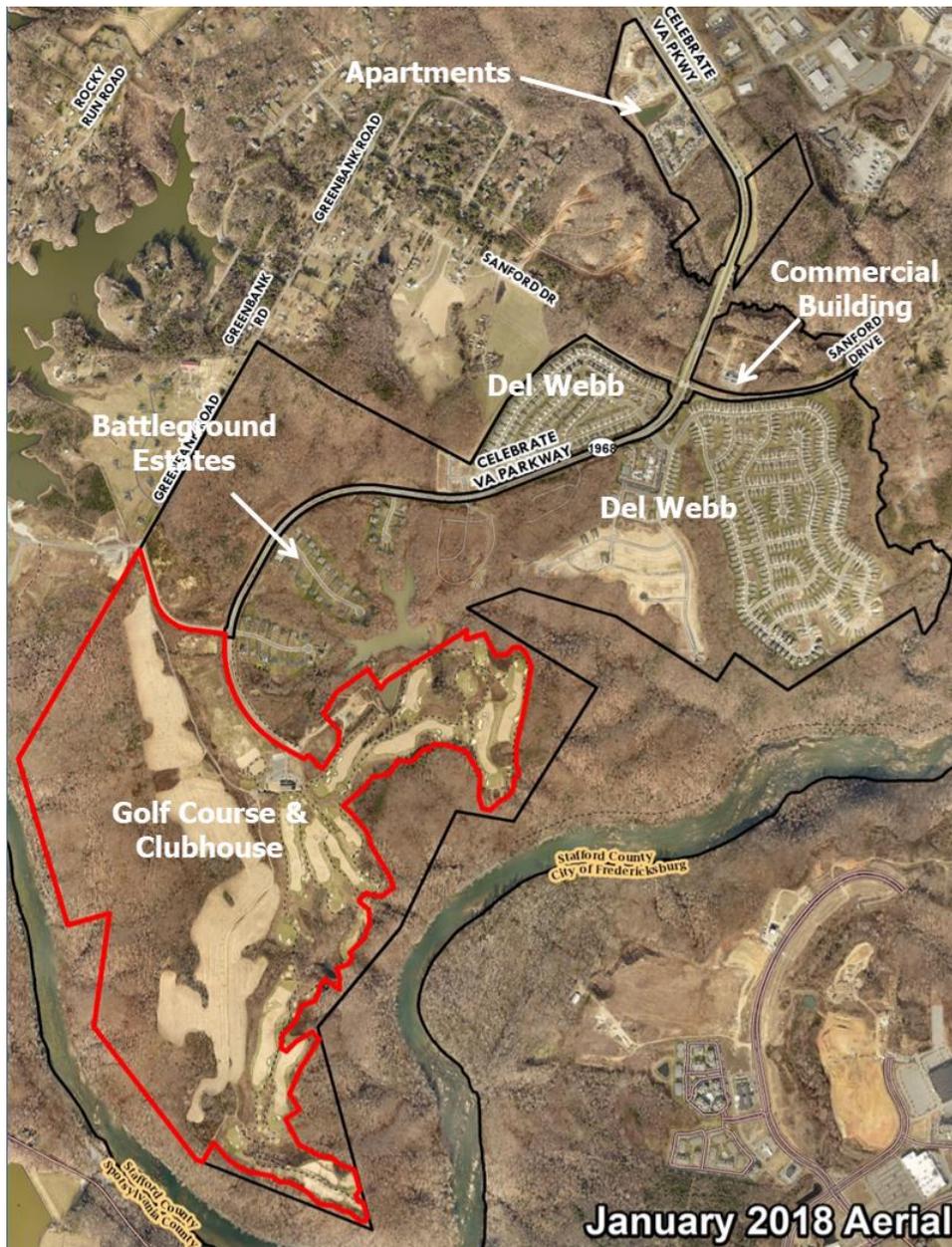
The 441.67 acres subject to this proffer amendment is part of the original 1,170 acre rezoning. Originally, there were no proffers within the RBC zoned area, and there are currently no proffers on the 441.67 acres subject to this proffer amendment. Proffers only exist in areas of the Del Webb retirement housing development and the Silver Collection apartments. Proffers were offered with these developments to support ordinance amendment requests which added retirement housing and multifamily developments as allowed uses in the district.

The history of the RBC district is detailed in the separate RBC ordinance amendment report.

#### Existing Conditions

The property subject to this proffer amendment (Property) is currently developed with one golf course with a clubhouse. The City of Fredericksburg holds land protected in a conservation easement along the Rappahannock River in this area. Other conservation easements on land owned by the developer exist between the river and the Property. Much of the Property's western, southern, and eastern boundary follows these easements. Approximately 81 acres of the 441.67 acre Property is within conservation easement. Most of this conservation land follows the western boundary of the Property, and is characterized with steep slopes and woodlands. The golf course generally occupies the eastern half of the Property. The northern boundary follows Scotts Ford Lane, and Celebrate Virginia Parkway which terminates in a cul-de-sac. An access drive near the cul-de-sac provides access to the clubhouse and parking area at the northern central part of the Property. The one existing golf course consists of a standard 18 holes, and includes a network of paved cart paths. The area directly west of the golf course in the central part of the Property is cleared of trees, and is currently being used for soybean production. Small pockets of wetlands and some critical resource protection areas exist along streams at the western and eastern property lines. Two small ponds also exist on the Property. Refer to sheet 6 of the GDP for additional details on these environmental features.





*Celebrate Virginia North RBC Area – Aerial View*

**COMMENTS**

**Generalized Development Plan**

The GDP depicts the proposed design of the site to include the 1,177 retirement housing lots. The Property is proposed to be developed into three “villages”, each with a mixture of different unit types. In total, there are 235 detached units, 588 duplex units, and 354 townhouse units proposed.



*GDP – Conceptual Illustration*

The primary access for the development would be off of Celebrate Virginia Parkway. The developer proposes to extend the 2-lane private section of Celebrate Virginia Parkway slightly to the southeast beyond the current cul-de-sac terminus. The extended road would lead to a roundabout, which would

split traffic into 3 directions providing access to different areas of the proposed development. Secondary neighborhood roads would extend from this roundabout to the east (serving village “C”) and south (serving village “B”), and a primary access road (shown as a red dashed line in the image below) would extend to the southwest to another roundabout. A secondary neighborhood road would extend from this second roundabout to the northwest (serving village “A”), and the primary access road would continue from this second roundabout to the south, terminating at a proposed park at the southern end of the development. The primary access road would provide relatively direct access to the proposed park, and there would be no driveway access to residential lots from this road. One additional access point is proposed on Scotts Ford Lane (serving village “A”).

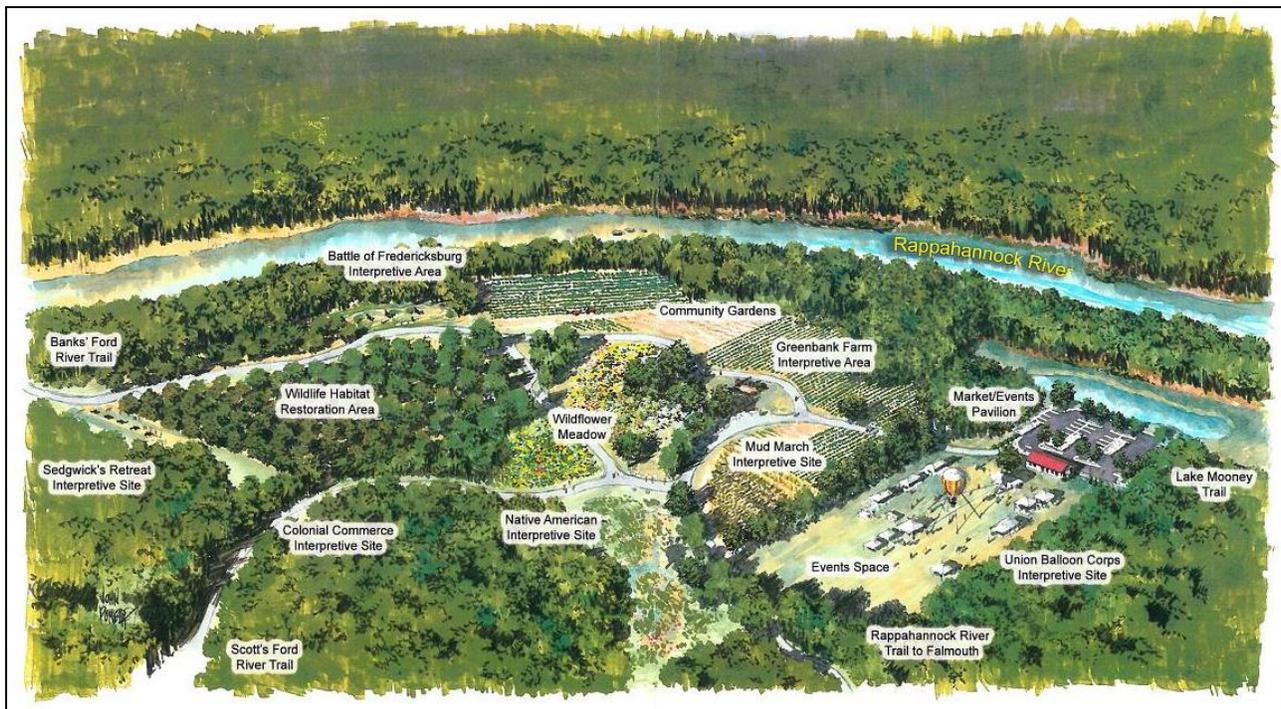


GDP – Street Network

Several recreational amenities are proposed with the development, including:

- A clubhouse and associated recreational amenities, located at the main entrance to the Property off of Celebrate Virginia Parkway. The clubhouse is planned to be located on approximately 5 acres of land, and would include facilities such as a swimming pool, gym, activity room, and lawn or court games.
- Three “village greens”, consisting of at least 1 acre and located within each “village”, and including amenities such as gardens, recreational courts, amphitheaters, and water features.

- A 66.66 acre park referred to as “Greenbank Farm Interpretive Park”, located at the southern end of the development. The park would include a parking lot, exhibit shelter with restrooms, an events field, bike racks, picnic tables, shared use trails (which incorporate the existing paved golf cart paths), and interpretive signs. The interpretive signs would include historical information relating to Native American habitation, Colonial settlement, Civil War activities, and post-war reconstruction and agrarian life. The park would be private for use by the community, with the potential of being conveyed to the County if the County desires to take ownership to create a public park.
- An 11.3 acre Civil War park located between villages “B” and “C”, to include low impact trails and interpretive signage.
- 8-foot width paved trails along Celebrate Virginia Parkway, Scotts Ford Lane, and throughout the development connecting to the planned recreational facilities and to the existing golf course cart paths (refer to sheet 15 of the GDP). These would also provide access to property to the west (Lake Mooney via Scotts Ford Lane) and potentially to the east, allowing for a future linear trail connection along the Rappahannock River.



*Concept Plan - Greenbank Farm Interpretive Park*

### Historic Sites

There are numerous archeological sites on the Property, as identified on sheet 8 of the GDP. Phase I and II archaeological surveys have been conducted on the Celebrate Virginia North development. The sites include 19<sup>th</sup> century farmsteads, Civil War huts and gun emplacements, and prehistoric camps and domestic resources. A Memorandum of Agreement (MOA) has been executed with the U.S. Army Corps of Engineers and Virginia Department of Historic Resources (VDHR). The MOA establishes requirements for the preservation of historic sites.

Of the 53 sites identified within the Celebrate Virginia North development, 23 are within the boundaries of the Property. No further study was recommended for 11 of the 23 sites. Five of the remaining 12 sites are associated with Union Army defensive positions and are protected within an existing conservation easement. The proposed development would continue to preserve 3 other sites within the planned park land at the southern end of the Property. The remaining 4 sites are subject to further study to determine National Register of Historic Places eligibility and future treatment.

The MOA requires the establishment of a “restricted build” zone, as depicted in the GDP at the southern end of the Property. The purpose of this was to maintain viewsheds relating to Civil War actions. Within the zone, there can be no buildings or structures in excess of 1,000 square feet and one story in height. The Greenbank Farm Interpretive Park is being proposed in the area of this restricted build zone.

### Transportation

Access to the Property is from Celebrate Virginia Parkway, a 4-lane divided facility which includes a grade-separated ramp on Warrenton Road which allows free flowing movement for westbound traffic. Celebrate Virginia Parkway was designed based on an estimated 66,500 vehicles per day (VPD) generated from the RBC development as well as some commercial properties along Warrenton Road. Staff estimates that around 22,000 trips were expected to come from the area currently zoned RBC. The anticipated development within the RBC area included 3 golf courses, 1.1 million square feet of office space, 30 acres of hotel/conference development, and a 1,500 unit retirement community.

A Transportation Impact Analysis (TIA) was submitted with the proffer amendment request. The TIA indicates 282 peak AM vehicles per hour (VPH), 388 peak PM VPH, and 4,700 VPD generated from the proposed development. The analysis included evaluation of 14 intersections along Celebrate Virginia Parkway and Warrenton Road, with a projected build out in the year 2027 and design year of 2033.

### Public Facility Impacts and Proffers

A draft proffer statement has been included as Attachment 2. This application is a proffer amendment and does not propose a reclassification to a different zoning district, therefore the proposal will be reviewed under the old proffer guidelines. The public hearing staff report will include an evaluation of the impacts to public facilities.

### NEXT STEPS

The public hearing for the proffer amendment request (RC17152130) will be scheduled concurrently with the public hearing for the proposed ordinance amendments once initiated by the Planning Commission, as these matters are related. After considering information regarding the proposed proffer amendment, the Planning Commission should consider if any additional changes to the proposed zoning ordinance text amendment are necessary prior to authorizing public hearings.

The time limit for Planning Commission action on the ordinance amendments is March 17, 2019. The time limit for Planning Commission action on the proffer amendment request will be 100 days from the first public hearing.

JAH:bg

Attachments (5)

**Impact Statement  
in Support of**

**Recreational Business Campus GDP Amendment for  
The Villages of Greenbank  
a Proposed Age-Qualified Residential Community**

**Prepared by:**

**Silver Companies  
March 23, 2018  
Revised July 31, 2018**

## Table of Contents

<b>Project Overview</b>	<b>3</b>
<b>Background</b>	<b>3</b>
<b>Proposed Development</b>	<b>6</b>
<b>Proposed Land Use Changes</b>	<b>9</b>
<b>Age-Qualified Housing Demand</b>	<b>10</b>
<b>Stafford County Comprehensive Plan Analysis</b>	<b>12</b>
<b>Land Use Policy</b>	<b>15</b>
<b>Anticipated Development Impacts</b>	<b>17</b>
<b>Transportation</b>	<b>18</b>
<b>Utilities</b>	<b>18</b>
<b>Stormwater</b>	<b>19</b>
<b>Schools</b>	<b>20</b>
<b>Emergency Services</b>	<b>20</b>
<b>Environmental</b>	<b>21</b>
<b>Historic Properties</b>	<b>21</b>
<b>Parks &amp; Recreation</b>	<b>26</b>
<b>Open Space</b>	<b>26</b>
<b>Adjacent Properties</b>	<b>28</b>
<b>Fiscal Impact</b>	<b>29</b>
<b>Proffers</b>	<b>30</b>
<b>Appendix A – Pump Station 104 Evaluation Analysis</b>	
<b>Appendix B – Open Space Compliance Analysis</b>	
<b>Appendix C – Economic and Fiscal Impact Analysis</b>	

## Project Overview

The Silver Companies (the “Applicant”) is requesting certain modifications to the Stafford County zoning ordinance and the approval of proffered conditions to allow for the construction of up to 1,177 age-qualified housing units on 288 acres of Tax Parcels 52-1 and 44W-H within Celebrate Virginia North, in the Hartwood Magisterial District (the “Property”). Specifically, the Applicant is requesting that the County:

- a. Amend the Recreational Business Campus (RBC) performance standards to increase the allowable percentage of age-qualified housing from 30% of the District to 45% of the District (Sec. 28-39(i)(10)).
- b. Approve a revised GDP for the Celebrate Virginia North RBC District.
- c. Approve the GDP and proffered conditions for the Property to allow up to 1,177 age-qualified housing units on the Property.

The purpose of this document is to provide a generalized development plan narrative for this request and to assess the impacts of the proposed development on the Property, Stafford County, and adjacent land uses.

## Background

In 1999 the Stafford County Board of Supervisors (BOS) created the Recreational Business Campus (RBC) zoning designation and rezoned 1,170 acres of A-1 Agricultural land within the Celebrate Virginia North development to RBC on its own motion. In 2003, the RBC ordinance was amended by the BOS to allow age-qualified communities as a by-right use with a maximum density of 7 units per acre on up to 30% of the gross area of the RBC district. The current acreage of the Celebrate Virginia North RBC District is 1,200.65 acres, which would permit a maximum of **2,521** age-qualified units on **360** acres.

Also in 2003, the BOS approved a revised Generalized Development Plan (GDP) for the Celebrate Virginia North RBC District and proffered conditions for the project’s first age-qualified community, Celebrate by Del Webb, which included 1,101 units on 252 acres of land. This approval left a maximum remaining allowable density under the RBC of 1,420 age-qualified units on 108 acres.

The Property lies within land that is designated as “Resort” on the current Celebrate Virginia RBC GDP (see Figure 1). In addition to the Resort uses listed in Table 1, 20% of the Resort District (127 acres) may also be developed as any commercial, industrial, or office use listed in Table 1. Cannon Ridge Golf Club currently occupies 193 acres of the Property. The Club, which opened in 2005, was originally envisioned as a 54-hole golf complex and training facility by its developer, Mainline Golf.

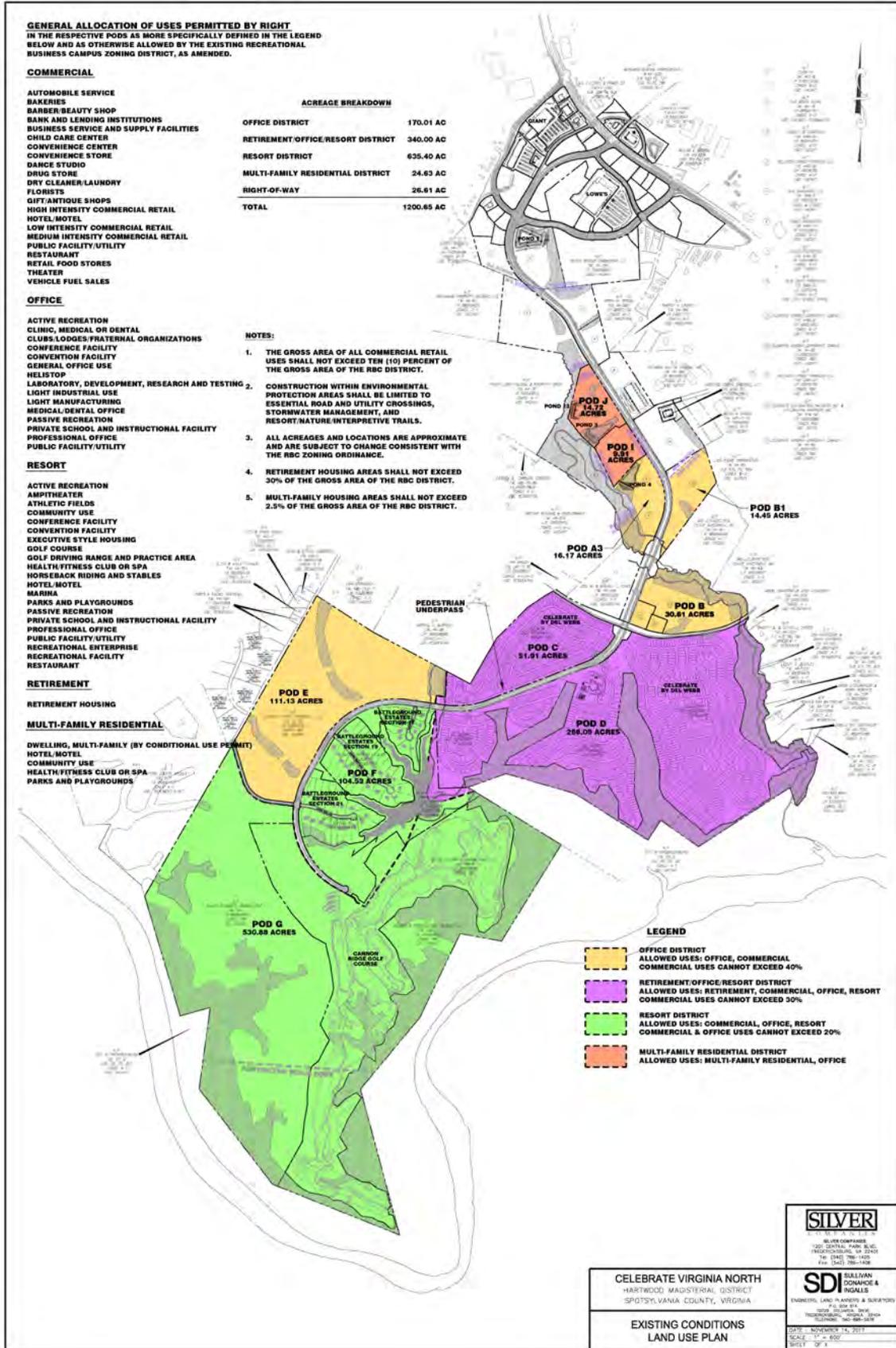


Figure 1.  
Current Overall Celebrate Virginia RBC GDP

**Table 1. – Recreational Business Campus Permitted Uses**

Commercial Uses

Automobile service  
Bakeries  
Barber/Beauty shop  
Bank and Lending Institutions  
Business Service and Supply Facilities  
Child Care Center  
Convenience Center  
Convenience Store  
Dance Studio  
Drug Store  
Dry Cleaner/Laundry  
Florists  
Gift/Antique Shops  
High Intensity Commercial Retail  
Hotel/Motel  
Low Intensity Commercial Retail  
Medium Intensity Commercial Retail  
Public Facility/Utility  
Restaurant  
Retail Food Stores  
Theater  
Vehicle Fuel Sales

Resort Uses

Active Recreation  
Amphitheater  
Athletic Fields  
Community Use  
Conference Facility  
Convention Facility  
Executive Style Housing  
Golf Course  
Golf Driving Range and Practice Area  
Health/Fitness Club or Spa  
Horseback Riding and Stables  
Hotel/Motel  
Marina  
Parks and Playgrounds  
Passive Recreation  
Private School and Instruction Facility

Office Uses

Active Recreation  
Clinic Medical/Dental  
Clubs/Lodges/Fraternal Organizations  
Conference Facility  
Convention Facility  
General Office Use  
Helistop  
Laboratory, Development, Research  
Light Industrial Use  
Light Manufacturing  
Medical/Dental Office  
Passive Recreation  
Private School and Instruction Facility  
Professional Office  
Public Facility/Utility

Professional Office  
Public Facility/Utility  
Recreational Enterprise  
Recreational Facility  
Restaurant

Mainline completed construction of the first course in 2004 but was unable to obtain financing for the additional courses. Over the next 8 years, annual play at the golf course averaged 30-40% lower than projections, ultimately forcing Mainline to close the course and surrender its lease to the property owner in 2013. The course reopened under new management in 2016, but again did not generate sufficient revenue to maintain operations and pay rent and real estate taxes due on the Property. Cannon Ridge closed on December 1, 2017, and after millions of dollars in losses maintaining the golf course, the Owner has decided to seek other uses for the Property. While there are numerous uses allowed by-right on the Property, the Owner believes that the proposed use is more compatible with existing land uses and development patterns and will generate more net surplus tax revenue to Stafford County than most other by-right uses.

## Proposed Development

The Applicant is requesting approval of an amendment to the Celebrate Virginia North GDP to allow construction of up to 1,177 age-qualified residential units within Pod G as shown in Figure 2. The Applicant proposes to master develop the proposed Villages of Greenbank development with individual villages constructed, owned, and managed by local, regional and/or national home builders. The amendment of the GDP would bring the total number of age-qualified residential units at Celebrate Virginia North to 2,278, which is below the current maximum allowable density of the RBC District (2,521). A conceptual residential plan for the community has been provided in Figure 3. The proposed units will consist of a mix of single-family detached and attached units as listed in Table 2.

**Table 2.**

**Proposed Project: The Villages of Greenbank  
Stafford County, Virginia**

<u>Residential Uses</u>	<u>Total Units</u>	<u>Average Real Estate Market Value<sup>1</sup></u>	<u>Total Real Estate Market Value<sup>1</sup></u>	<u>Estimated Population</u>	<u>Estimated Children<sup>2</sup></u>
Duplex Homes	588	\$392,152	\$230,585,572	1,058.40	0.00
Village Homes	235	\$460,507	\$108,219,205	423.00	0.00
Single Family Attached (Villa)	<u>354</u>	\$265,725	<u>\$ 94,066,650</u>	<u>637.20</u>	<u>0.00</u>
<b>Total</b>	1,177		\$432,871,427	2,118.60	0.00
			SAY:	2,119	0

Source:  
The Silver Companies; Urban Analytics, Inc.

*\*final unit mix subject to change based on engineering and marketing considerations*

Based on comparable sales of similar product in Stafford County, the real estate market value of the project at buildout has been estimated to be approximately \$433,000,000 (See Table 2). The development is projected to accommodate a total population of 2,119 residents, none of which being school-age children.

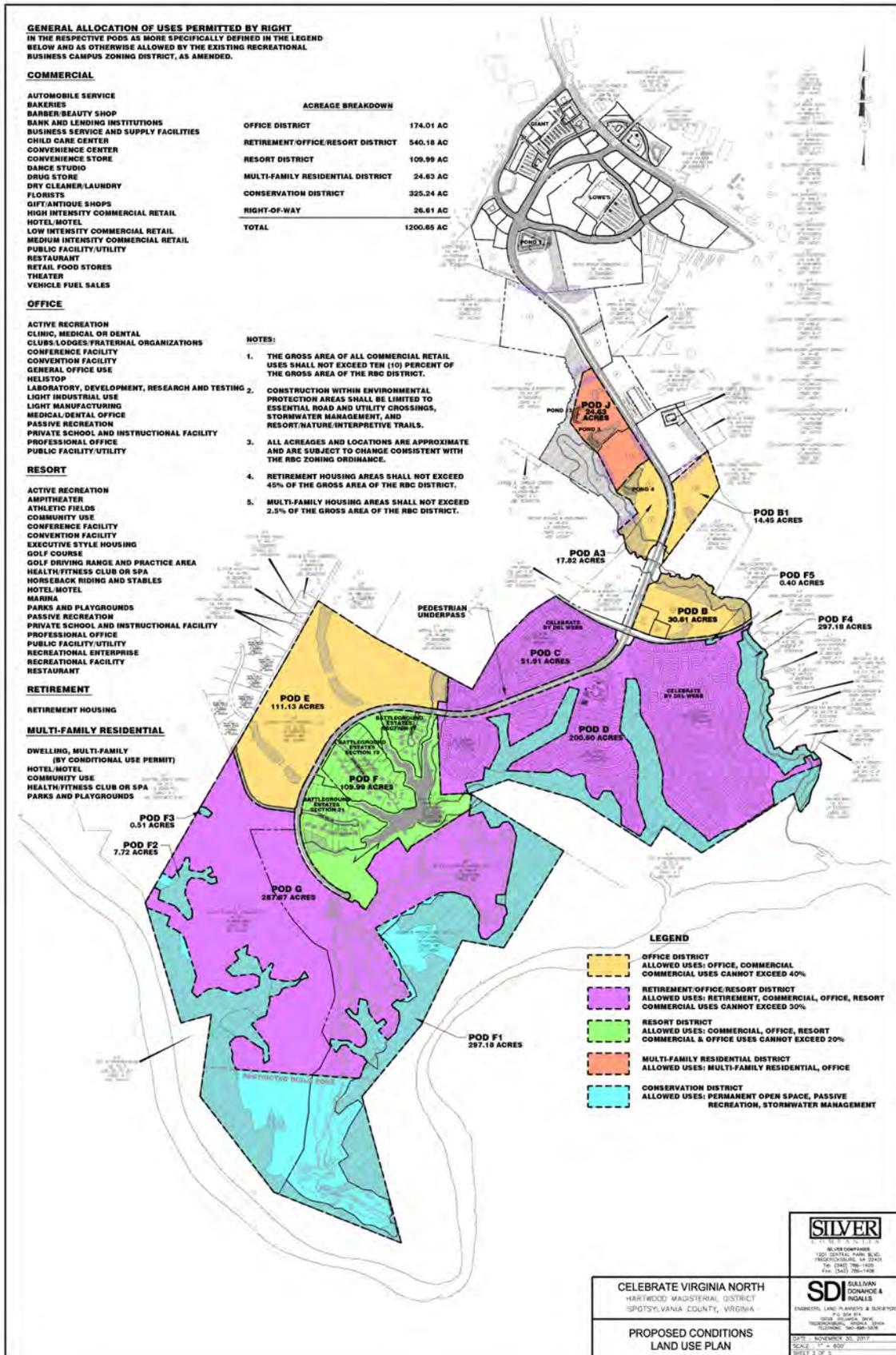


Figure 2.  
Proposed Revised Celebrate Virginia RBC GDP



Figure 3.  
Proposed Villages of Greenbank at Celebrate

The Applicant anticipates a 10-year build out of the development with construction beginning in 2020 and the first units occupied in 2022 should the County approve this request and the preliminary plan (See Table 3). The community will cater to residents aged 55+, with primarily single-story living, garages, open floor plans, and a luxury clubhouse and recreational amenities.

**Table 3.**  
**Proposed Project: The Villages of Greenbank**  
**Stafford County, Virginia**

<u>Year</u>	<u>Date</u> <sup>1</sup>	<u>Units Duplex</u>	<u>Units Village</u>	<u>Units Villas</u>	<u>Sq. Ft. Retail</u>	<u>Sq. Ft. Office</u>	<u>Total Units Residential</u>	<u>Total Sq. Ft. Non-Residential</u>
1	2017	0	0	0	0	0	0	0
2	2018	0	0	0	0	0	0	0
3	2019	0	0	0	0	0	0	0
4	2020	0	0	0	0	0	0	0
5	2021	0	0	0	0	0	0	0
6	2022	40	20	29	0	0	89	0
7	2023	48	24	36	0	0	108	0
8	2024	48	24	36	0	0	108	0
9	2025	48	24	36	0	0	108	0
10	2026	48	24	36	0	0	108	0
11	2027	48	24	36	0	0	108	0
12	2028	48	24	36	0	0	108	0
13	2029	48	24	36	0	0	108	0
14	2030	48	24	36	0	0	108	0
15	2031	48	23	37	0	0	108	0
16	2032	48	0	0	0	0	48	0
17	2033	48	0	0	0	0	48	0
18	2034	20	0	0	0	0	20	0
<b>Total</b>		<b>588</b>	<b>235</b>	<b>354</b>	<b>0</b>	<b>0</b>	<b>1,177</b>	<b>0</b>

Source:  
The Silver Companies

## Proposed Land Use Changes

### RBC District

The RBC District Performance Standards within the Zoning Ordinance limit age-qualified residential units to not more than 30% of the gross area of the RBC District. While with approval of the proposed development the maximum density of age-qualified units will not be exceeded, the total age-qualified land area would exceed 30% of the Celebrate Virginia RBC District. Therefore, the Applicant is requesting that the County amend the RBC District Performance Standards to increase this percentage to 45% of the gross area. (540.3 acres total).

The following are the Applicant's requested changes to the RBC Ordinance:

**28-39. (i) Performance standards in RBC districts.**

- (10) The gross area of all commercial retail uses shall not exceed ten (10) percent of the gross area of the district. The gross area of all retirement housing communities shall not exceed **forty-five (45)** percent of the gross area of the district.

## **Age-Qualified Housing Demand**

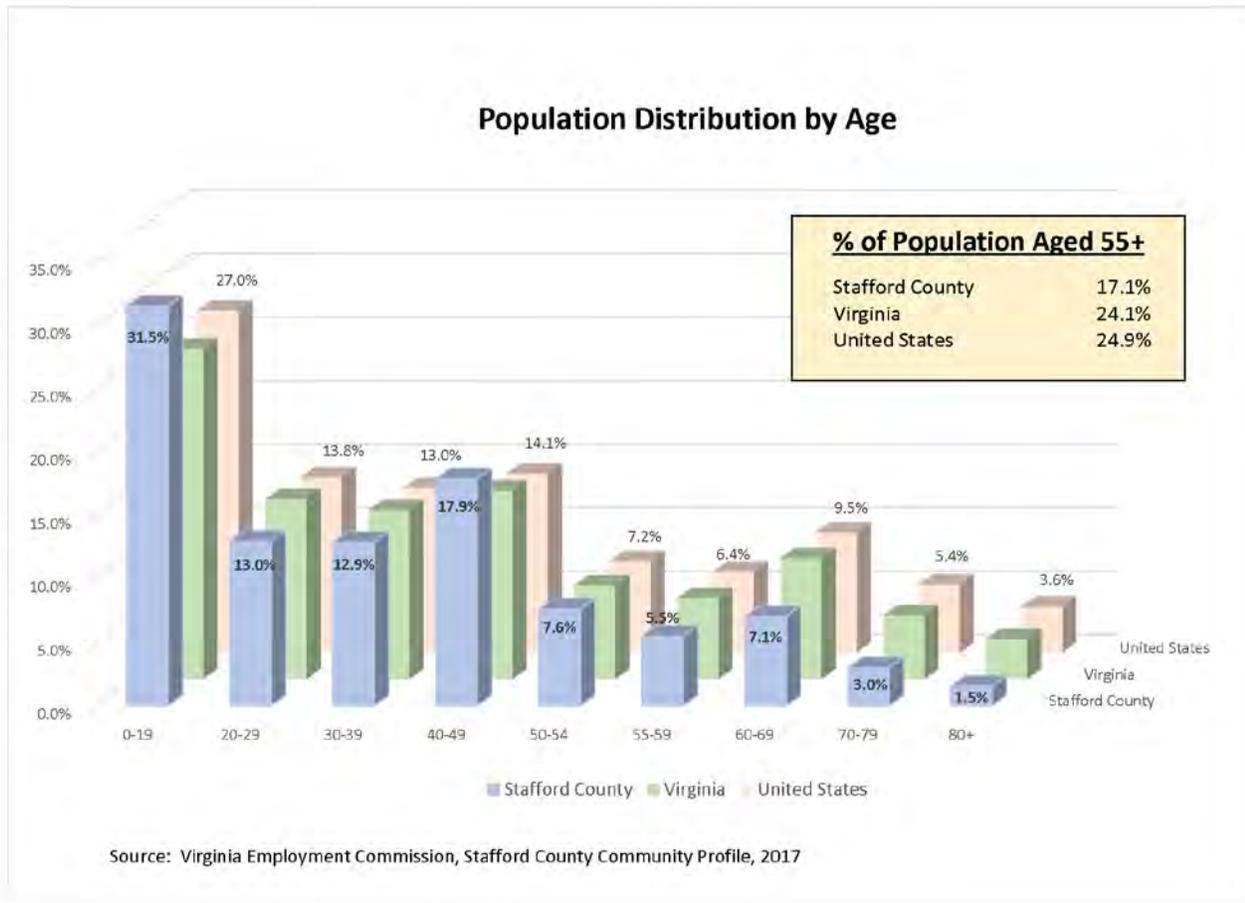
The Fair Housing Act of 1968 and the Housing for Older Persons Act of 1995 established laws enabling the creation of age-qualified housing communities, which limit residency to individuals 55 years of age or older. These communities typically provide housing types and lifestyle amenities specifically geared towards the 55+ population. Stafford County currently has two age-qualified communities, Falls Run by Del Webb (781 units), and Celebrate by Del Webb (1,101 units), both located within the Hartwood District. The Falls Run community reached build out in, or around, 2006. The Celebrate by Del Webb community is approximately 65% built out (720/1,101) as of the date of this narrative and is projected to be completed by 2022.

Referring to age-qualified housing communities as “retirement communities” is a misleading designation. According to the Center for Disease Control, Americans who reach the age of 55 can expect to live, on average, 29 more years to the age of 84. According to real estate market research and advisory firm RCLCO, an estimated 65-70% of Baby Boomers are either still engaged in the labor market or participate in phased retirement (bridge employment), in which they may have retired from their former career and have reentered the workforce in a different, often reduced, capacity to supplement their income. This demographic of American society is a valuable source of educated workers, community volunteers, and local economic revenues.

According to the Virginia Employment Commission's 2017 Stafford County community profile, approximately 17.1% of Stafford County's population is made up of residents aged 55+, which is significantly lower than the same percentage of 55+ residents in Virginia (24.1%) and in the United States (24.9%). Conversely, Stafford County has a higher percentage of residents aged 0-19 (31%) than Virginia (26%) or the United States (27%).

Providing additional age-qualifying housing opportunities will also help Stafford County achieve an age demographic balance that more closely aligns with that of the Commonwealth of Virginia and the United States. Improving this imbalance will have economic benefits for Stafford County. According to “The Economic and Fiscal Impacts of the Proposed Villages of Greenbank Project on Stafford County,” the proposed development “not only ‘pays its own way’, it also subsidizes existing residential units in the County that generate an annual net fiscal deficit to the County. Further discussion of the fiscal impact of the proposed development is provided below.

Chart 1.



Stafford County has already proven to be an attractive community for Baby Boomers, as illustrated by the success of Falls Run and Celebrate by Del Webb. According to RCLCO research, the top factors considered by 55+ residents when searching for a place to live are:

- Affordability of Living
- Community Amenities
- Smaller Home Size/Reduced Maintenance Responsibilities
- Proximity of Family Members
- Walkable Community

The proposed development will rank high in these categories compared to other age-qualifying communities on the East Coast. The proposed unit prices of \$265,700-\$460,700 combined with resort-style recreational and social amenities proposed will yield an active, comfortable lifestyle. While the community isn't located in the retirement mecca of Florida, its location on the southern end of the robust Northern Virginia housing market will allow residents to downsize close to their former communities and loved ones, in a market with numerous bridge employment opportunities in a reasonably-priced, maintenance-free community.

## Stafford County Comprehensive Plan Analysis

### Suburban Land Use

The Property is identified as “Suburban Land Use” in Stafford County’s 2016-2036 Comprehensive Plan (See Figure 4) and is within the County’s Urban Services Area. The Comprehensive Plan defines the Suburban Areas as follows:

*Suburban Areas of the County are areas where suburban scale of development is most appropriate. Suburban scale of development is considered single-family detached dwelling units, typically on ¼ to ½ acre lots, which may include community amenities and are buffered from any adjacent commercial development. Lot sizes less than ¼ acre in size may be supported if located adjacent to higher density residential or commercial development. **These areas are intended to serve as infill development in the proximity of the established communities in the northern and southern areas of the County and in close proximity to major existing or planned transportation networks. Focus should be on the form of development and its relationship with existing communities. Such areas will be primarily residential in nature but will be complimented by neighborhood and community oriented activity centers, places of worship, parks and play areas, and retail and business activities. Development densities should not exceed three (3) dwelling units per acre for residential development and a floor area ratio (FAR) of 0.4 for non-residential development. New dwelling unit types should be limited to single-family detached homes. Townhomes and apartments are permitted where land is already zoned for these types of dwelling units or under Special Conditions for Townhomes and Multi-family Units described in the following Residential section. Otherwise, all structures should be low rise in nature and not exceed three stories in design. Site layout and building design shall be oriented to compliment, be in scale with and minimize undesirable affects to existing neighborhoods and communities. Preservation of unique or sensitive environmental features should be incorporated into development design. Parking areas should be primarily off-street. Sidewalks and pedestrian trails should be located within neighborhoods and provide access between residential and non-residential uses.***

The proposed age-qualified residential development is consistent with the Suburban Land Use designation as follows:

1. Suburban areas are to be primarily residential in nature and complimented with community-oriented activity centers, parks and retail/business uses.
2. With 1,177 units proposed on the 441.746 acre Property, the proposed development’s residential density of 2.66 is below the 3.0 ratio recommended for suburban areas.
3. The proposed development includes 30% single-family attached units, which are permitted under the RBC zoning district and have previously been constructed in the adjacent Celebrate by Del Webb community.
4. The community is located in proximity to major transportation networks, namely Celebrate Virginia Parkway and Route 17.
5. Units will be low-rise in nature and be limited to 1 and 2 stories.
6. Unique and sensitive environmental areas will be incorporated into the design of the community.

Housing

The proposed development will help Stafford County meet its projected year 2036 housing needs while generating higher per capita County tax revenues and lower costs of services than non-age-qualifying housing. Objective 2.1 of the Comprehensive Plan states that the County will:

*“adopt a land use plan and establish a growth management system that will accommodate the projected year 2036 population of 236,182.”*

This equates to accommodations for an additional 20,540 housing units and 58,143 new residents by 2036. The Comprehensive Plan recommends that 80% of these new housing units to be located within the County’s Urban Services Areas (USA). If approved, the new development would represent 3.6% of the County’s additional year 2036 population demand.

**Table 2.**

	Proposed Development	Stafford County 2036 Growth Projections			
		Countywide		Within USAs	
<b>Units</b>	1,177	20,540	5.73%	16,432	7.16%
<b>Residents</b>	2,119	58,143	<b>3.64%</b>	46,514	<b>4.56%</b>

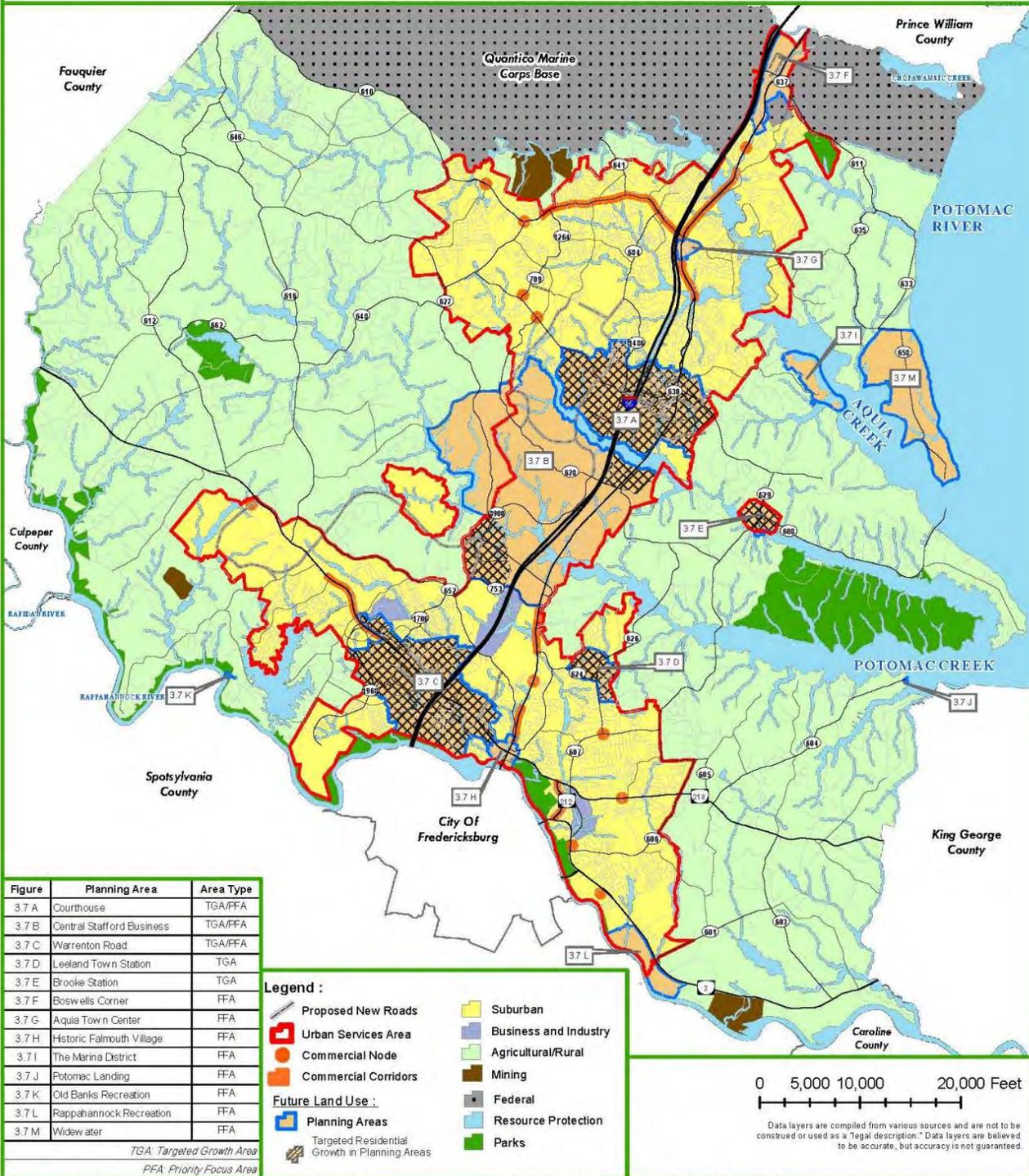
Table 6.3 of the Comprehensive Plan projects total buildout densities within the County’s existing USAs. The Table estimates a total residential allowable density of 6,407 units within the Celebrate Virginia RBC District at maximum density buildout. As shown in Table 3 below, the addition of the proposed development would bring the total residential units within Celebrate Virginia North to 2,606, or 40.6% of the projected maximum buildout of the RBC District.

**Table 3.**

	Single-Family Detached	Single-Family Attached	Multi-Family	Total
Battleground Estates	50	0	0	50
Celebrate by Del Webb	787	314	0	1,101
The Silver Collection	0	0	278	278
<b>Proposed Development</b>	<b>823</b>	<b>354</b>	<b>0</b>	<b>1,177</b>
<b>Total</b>	<b>1,660</b>	<b>668</b>	<b>278</b>	<b>2,606</b>



**FIGURE 3.6**  
**Future Land Use**  
Stafford County Comprehensive Plan  
Stafford County, Virginia  
April 27, 2016



NAD 1983 HARN StatePlane Virginia North FIPS 4501 Feet

\\srv16\gisdata\arcdata\Arcmxd\CompPlan\_2016revisions\Chapter3.6\_FutureLandUse.mxd

**Figure 4.**  
**Stafford County's Future Land Use Plan**

## Land Use Policy

The proposed development is consistent with the goals and objectives of Stafford County's Comprehensive Plan. In particular:

### **Goal 1:**

#### **Manage growth and development in a sustainable manner.**

The proposed age-qualified community meets Goal 1 of the Comprehensive Plan for the following reasons:

1. The development is consistent with the land use, transportation, utility, and public facility objectives of the Comprehensive Plan (Obj. 1.1).
2. The proposal directs growth into the Urban Services Area (Obj. 1.2).
3. The proposal promotes infill development on undeveloped land along Warrenton Road corridor, furthering support for the businesses along the corridor. Many of these businesses are currently suffering due to a lack of residential density and daytime population. The proposed development will improve both (Obj. 1.3).
4. With the Celebrate Virginia road and utility infrastructure completed, necessary public infrastructure is in place prior to growth (Obj. 1.7, 1.8).

### **Goal 2:**

#### **Ensure that growth and development is managed in a fiscally responsible manner.**

The proposed age-qualified community meets Goal 2 of the Comprehensive Plan for the following reasons:

1. The development will help the County meet its projected 2036 residential unit and population needs (Obj. 2.1).
2. The development will generate significantly more annual County tax revenue than it will require in County services. According to The Economic and Fiscal Impacts of the Proposed Villages of Greenbank Project on Stafford County, Virginia, the project "not only pays its own way, it also subsidizes existing residential units in the County that generate an annual net fiscal deficit to the County."
3. The proposed community will have minimal impact on existing County capital improvements and will create minimal demand for additional improvements (See Fiscal Impact Analysis).
4. With the Celebrate Virginia road and utility infrastructure completed, development is being guided into a location where the land is most cost-effectively served by existing infrastructure (Obj. 2.6).

### **Goal 3:**

#### **Stafford County encourages its citizens and businesses to preserve and protect Stafford's natural and environmental resources through voluntary efforts.**

The proposed age-qualified community meets Goal 3 of the Comprehensive Plan for the following reasons:

1. The Celebrate Virginia developer proactively and voluntarily placed over 330 acres of the Celebrate Virginia development into permanent restrictive covenants and conservation easements as shown in the GDP (Figure 2). These easements were strategically placed along riparian lands to prevent and reduce pollution of surface and groundwater resources and protect the ecological integrity of streams in perpetuity (Obj. 3.3, 3.4, 3.6).
2. The development proposal includes the creation of a public park at the southern end of the property that will provide low-impact recreational uses and interpretation of Stafford County pre-historic, colonial, and civil war history. The park will be connected to existing natural trails along the Rappahannock River which may ultimately be connected to Belmont, Falmouth, and Ferry Farm as a heritage trail (Obj. 3.7).

**Goal 4:**

**Ensure the health, safety and well-being of Stafford County residents.**

The proposed age-qualified community meets Goal 4 of the Comprehensive Plan through its creation of the public park and connections to the historic hiking trails along the Rappahannock. The park and trails will provide additional, diverse recreational opportunities for Stafford residents of all ages (Obj. 4.7).

**Goal 5:**

**Promote affordable and quality housing.**

The proposed age-qualified community meets Goal 5 of the Comprehensive Plan by improving the diversity of housing opportunities in Stafford County (Obj. 5.3). The creation of an additional age-qualified community will help the County provide for more a balanced County age demographic (Obj. 5.3).

**Goal 6:**

**Create an intermodal system of transportation which implements the Land Use Plan by providing a safe, efficient and affordable means for our people and products to move safely in and through Stafford County.**

The proposed age-qualified community meets Goal 6 of the Comprehensive Plan for the following reasons:

1. By concentrating new development in areas with existing adequate transportation infrastructure, the development provides needed housing for County residents while maintaining satisfactory levels of service on the County road system (Obj. 6.1) (See Traffic Input Statement).
2. The proposed development will include the construction of a FRED bus stop to allow for future expansion of the multi-jurisdictional mass transit system (Obj. 6.2).
3. The development will create and connect to a system of sidewalks, bike paths and trails to provide nonmotorized transportation alternatives (Obj. 6.3).

### **Goal 9:**

**Promote Stafford County’s heritage and maintain a sense of place by identifying, protecting, preserving, and interpreting Stafford County’s historic and cultural resources.**

Since 1998, the Applicant has prepared exhaustive cultural resource studies of the property and worked to protect historic sites within the development in permanent conservation easements. These sites include Native American ephemeral camps, Colonial Era farmsteads, Civil War earthworks, and cemeteries. The proposed development proposal includes the construction of a passive recreational, interpretive park and trail system to make these resources available to the citizens of Stafford County. The Applicant proposes to work with the Stafford County Historical Commission, Stafford County Public Schools, and other stakeholders to develop an interpretative experience along the Rappahannock River (Obj. 9.1).

## **Anticipated Development Impacts**

### **Transportation**

#### **Background**

The Celebrate Virginia North transportation network was approved in 1999 and amended in 2003 with the text amendment to the RBC Zoning Ordinance. Celebrate Virginia Parkway was designed to accommodate the proposed buildout of the development as a mixed-use residential, office, and recreational campus based on traffic impact studies submitted and approved as part of these zoning actions. With a total projected daily traffic demand of 66,500 vehicles, the Celebrate Virginia developer committed to construct the \$6.3 million grade-separated entrance to the development on Route 17 and spent \$2.0 million widening Route 17 to 8-lanes at the entrance to the development. Internally, Celebrate Virginia Parkway was designed as a 6-lane boulevard through the retail portion of the development and a 4-lane boulevard built on a 6-lane section throughout the balance of the project.

The Celebrate Virginia development has not attracted the high traffic uses anticipated in the original traffic study. Instead of high volume peak office users, a significant portion of the development is in multi-family and age-qualified housing which generate far fewer daily and peak hour vehicular trips. As a result, traffic volumes are currently less than 10% of the total build out volumes predicted in the original traffic study.

#### **Traffic Study**

A traffic impact study for the proposed development, prepared by Bowman Consulting Group, LTD., has been submitted with the zoning application. 14 intersections within the Celebrate Virginia and along Route 17 were evaluated in three different scenarios: existing conditions, 2036 no build, and 2036 build. The study projected a peak volume of 282 vehicles per hour (VPH) in the AM peak hour, and 388 VPH in the PM peak hour generated from the proposed age-qualified community at buildout. The total daily vehicular trips for the proposed development have been estimated at approximately of 4,700 VPD (2,350 in/2,350 out).

Table 4.  
Projected Traffic Generation

Land Use	Size	Units	Land Use Code	Weekday					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Residential</b>					Rate=	0.24		Rate=	0.33
				33%	67%		49%	51%	
Age Restricted Development	1,177 D.U.		251	94	189	282	190	198	388
				<b>94</b>	<b>189</b>	<b>282</b>	<b>190</b>	<b>198</b>	<b>388</b>

**Notes** The trip generation data was generated from actual traffic data from Del-Webb which is a similar type development located nearby and along Celebrate Virginia Parkway.

The results of this traffic impact study show no significant degradation of levels of service at any of the study intersections between the build and no-build development scenarios. In other words, the proposed development will have minimal impact on Stafford County’s existing transportation system.

Transportation Impact Fee

The Property is located within Stafford County’s Transportation Impact Fee Service Area and will therefore be subject to Transportation Impact Fees. The County’s current impact fee for both single-family attached and detached dwellings is \$2,999 per unit. With 1,177 units within the proposed development, the developer will be responsible for paying a total transportation impact fee of **\$3,529,823** for this project. Pursuant to Stafford County’s transportation impact fee policy, any qualifying transportation proffers volunteered by the Applicant as part of this zoning action will be subtracted from the final transportation impact fee.

Multi-Modal Transportation

In order to help facilitate multi-modal transportation within and to and from the proposed development a transit stop will be constructed at the entrance of the proposed development. The stop will consist of a bus pull off, signage, and benches. In addition, trails and sidewalks within the proposed development will be connected to the existing bikepath system within Celebrate Virginia North.

**Utilities**

The Cannon Ridge site will be served by public water & sewer. Waterline connections are anticipated to be made along Celebrate VA Parkway and Scotts Ford Lane. Gravity sanitary sewer laterals & mains will serve each proposed unit and will run to existing and proposed pump stations which are proposed to be directed to the Celebrate Virginia Parkway Sewage Pump Station #1 (PS 104). At the request of Stafford County Utilities, Bowman Consulting has prepared a Wastewater Pump Station Evaluation for the proposed development to evaluate whether the capacity of PS 104 can convey the new

flows generated by the proposed development. (See Appendix A). The study concludes that PS 104 is operating at approximately 12.5% of its design capacity and has sufficient capacity for an additional 336 units in its current configuration, and 537 units with modifications to the stations pumps and piping. The remaining units within the proposed development will be served by two new sewage pump stations to be constructed internal to the proposed development that will discharge to a void force main that was installed along Celebrate Virginia Parkway in 2004 in anticipation of future development of the Celebrate Virginia project.

Stafford County collects water and sewer fees from new development to offset the cost of County provided utility infrastructure. Fees include availability fees, which cover the cost of providing County-wide treatment of water and sewer, and pro-rata fees which offset the cost of transmission utilities in different watersheds and sewersheds. Fees are based on the projected use of water and sewer utilities on a per unit basis. Age-qualified housing units pay the same water and sewer fees as non-qualified housing despite having, on average, 40% fewer residents (and therefore lower demand) than a typical County single-family unit (1.80 vs. 3.00). Table 5 shows that the current per unit availability and pro-rata fees for the Property are \$14,659 per unit, which equates to a total of **\$17,253,643** for the proposed project.

Table 5.  
Projected Development Water/Sewer Fees

Fee	Per Unit	Total Fee
Water Availability	\$6,900	\$8,121,300
<u>Sewer Availability</u>	<u>\$3,500</u>	<u>\$4,119,500</u>
<b>Subtotal Availability</b>	<b>\$10,400</b>	<b>\$12,240,800</b>
Water Pro-Rata	\$784	\$922,768
<u>Sewer Pro-Rata</u>	<u>\$3,475</u>	<u>\$4,090,075</u>
<b>Subtotal Pro-Rata</b>	<b>\$4,259</b>	<b>\$5,012,843</b>
<b>Total Water/Sewer Fees</b>	<b>\$14,659</b>	<b>\$17,253,643</b>

## Stormwater

### Preliminary Stormwater Management Narrative

Current Virginia stormwater management regulations require that the runoff leaving the developed site after the 1-yr and 10-yr design storm events be detained. Given the location of the age-qualified community and its proximity to the Rappahannock river, a waiver will be requested for the 10-yr design storm event runoff. The 1-yr design storm event runoff will be detained onsite in extended detention basins. Some extended detention basins are proposed to detain runoff and release it slowly over an extended amount of time after a storm event. In addition, some existing stormwater ponds located on the site will be utilized as extended detention basins. The existing & proposed ponds are located upstream of locations where concentrated runoff leaves the site. The proposed method of water quantity treatment is preliminary and subject to change with final engineering.

## Preliminary BMP Narrative

The site consists of soils in Hydrologic Soil Groups B and C. The proposed development contains impervious cover, managed turf, and forest/open space areas. The Virginia Department of Environmental Quality (DEQ) requires treatment of runoff from impervious & managed turf areas that are proposed with this project. This treatment will remove phosphorus and total suspended solids from the runoff. The developed site will utilize the following treatment methods to meet the required phosphorous removal:

- Some of the runoff from the proposed impervious & turf areas may leave the site through sheetflow to a conservation area in C/D soils.
- Some of the runoff from the proposed impervious & turf areas may leave the site through sheetflow to a conservation area in A/B soils.
- Some of the runoff from the proposed impervious & turf areas may be directed to an extended detention pond before exiting the site.
- Some of the runoff from the proposed impervious & turf areas may be directed to a water quality treatment device and then potentially to an extended detention pond before exiting the site.

Any remaining required phosphorous removal will be met via the purchase of nutrient removal credits in lieu of additional onsite measures. Up to 25% of the required phosphorous removal may be met via the purchase of nutrient removal credits. The proposed method of water quality treatment is preliminary and subject to change with final engineering.

## **Schools**

The Fair Housing Act of 1968 and the Housing for Older Persons Act of 1995 established laws enabling the creation of age-qualified housing communities, which limit residency to individuals 55 years of age or older. While these acts do not prohibit children or grandchildren from residing in the development temporarily, no impact on Stafford County schools are anticipated from the proposed development. According to Stafford County's planning department, there are currently no school children picked up at the Celebrate by Del Webb development, which currently has a total of 720 occupied age-qualified units.

## **Emergency Services**

The development is currently served by the Berea Fire & Rescue station on Route 17, which is approximately 4 miles from the development. According to information obtained from Stafford County's Planning Department, the Berea Fire and Rescue Zone achieved a response time of less than 8 minutes on 69% of calls in October 2017. This percentage is consistent with response rates for the previous 4 years but falls short of Stafford's countywide goal of under 8-minute response time on 90% of all calls.

According to a Stafford County Department of Fire & Rescue 2014 Comprehensive Staffing Study, "existing standards for both fire and EMS response are based on research

showing that eight minutes is a milestone after which both fire and EMS situations can deteriorate rapidly and outcomes can become tragic.”

From a fire perspective, the most effective protection against loss of property and life is the installation of a fire suppression system. Properly installed, fire suppression systems can extinguish flames long before the fire department arrives on scene, can retard the spread of fire from house to house, and can provide home occupants with crucial additional time to escape safely. All housing units within the Villages of Greenbank shall be equipped with fire suppression systems.

With an older population than traditional residential communities, the proposed development will likely have a higher demand on County EMS services. However, it should be noted that a substantial percentage of these County costs are typically reimbursed through insurance and resident billing. Nonetheless, the potential increased EMS impact of the age-qualified community has been accounted for in the fiscal impact analysis as an additional per capita cost of the proposed development and the Applicant is proposing cash proffers to offset the additional demand on EMS capital improvements.

## **Environmental**

In 1999, the Silver Companies submitted a Joint Permit Application to the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality and Stafford County which identified critical natural resources, including all floodplains, wetlands, endangered species habitat, and steep slopes. As a result of the identification of these features the Silver Companies recorded a conservation easement on over 330 acres of the Celebrate Virginia North Development with the Northern Virginia Conservation Trust in 2002. The easement, as shown on Sheet 6 of the GDP, restricts all use of the property other than passive recreational uses and provides a significant buffer to the Rappahannock River. There are no stream or wetlands impacts proposed as part of this zoning change request. All wetlands and waters of the U.S. within the Property lie within existing conservation easements and restrictive covenants which have been identified on Sheet 6 of the GDP.

## **Historic Properties**

Between 1999 and 2001 Cultural Resources, Inc performed Phase I and II archaeological surveys of the entire Celebrate Virginia North development as part of the Joint Permit Application to the U.S. Army Corps of Engineers (USACE) and Virginia Department of Environmental Quality (DEQ). The reports identified 53 archaeological sites within the development. Conclusions reached in the surveys and accepted by the Virginia Department of Historic Resources (VDHR) were that 27 of the sites did not meet the criterion for nomination to the National Register of Historic Places. All archaeological sites identified in these studies have been identified in Figure 5, a high-resolution copy of which has been provided to County staff and Stafford County Historic Commission.

In October 2001, the Silver Companies executed a Memorandum of Understanding (MOU) with the U.S. Army Corps of Engineers and VDHR which established requirements for the treatment of the historic sites within the development consistent with Section 106 of the National Historic Preservation Act of 1966. In accordance with the MOU, additional Phase II studies were required of any potentially eligible sites within the development that could not be avoided.

23 of the 53 archaeological sites identified fall within the boundaries of the Property. A complete listing of these sites, their descriptions and the recommendations for their treatment in accordance with the MOU is provided in Table 6. No further study was recommended for 11 of the 23 sites. Five of the remaining sites were associated with Union Army defensive positions from 1862-1863 and were preserved in perpetuity in conservation easements held by the Northern Virginia Conservation Trust. The remaining sites were further evaluated by Cultural Resources, Inc. in 2002 and a plan entitled "Treatment Plan for the Mitigation of Adverse Effects to Sites 44ST458, 44ST462, 44ST465, 44ST467 and 44ST472 Celebrate Virginia North; Stafford County, Virginia, VDHR Project No: 1998-227." This document was provided to Stafford County for review and comment and the MOU was approved by the Virginia Department of Historic Resources in 2002. Additional copies of this report have been provided with the zoning application.

The majority of the sites evaluated in the treatment plan were possible of 19<sup>th</sup> and 20<sup>th</sup> century historic domestic resources along with some prehistoric camp sites. Given that the proposed land use at the time was a golf course, the preferred method of treatment was intentional site burial. Rather than perform additional studies, the golf course tenant elected to preserve sites in place through burial. In accordance with the MOU, these sites may continue to be preserved in place, or, additional study may be performed to further determine National Register eligibility and future treatment.

As part of this proposed zoning action, the Applicant proposes to construct and maintain the Greenbank Farm Interpretive Park at the southern end of the Property. A preliminary conceptual rendering of the park is provided in Figure 6. Greenbank Farm will emphasize the Property's historic resources and their place in the history of Stafford County, and will include public access and parking, an exhibit shelter, trails, and interpretative signage focused on interpretation of Stafford County history, including:

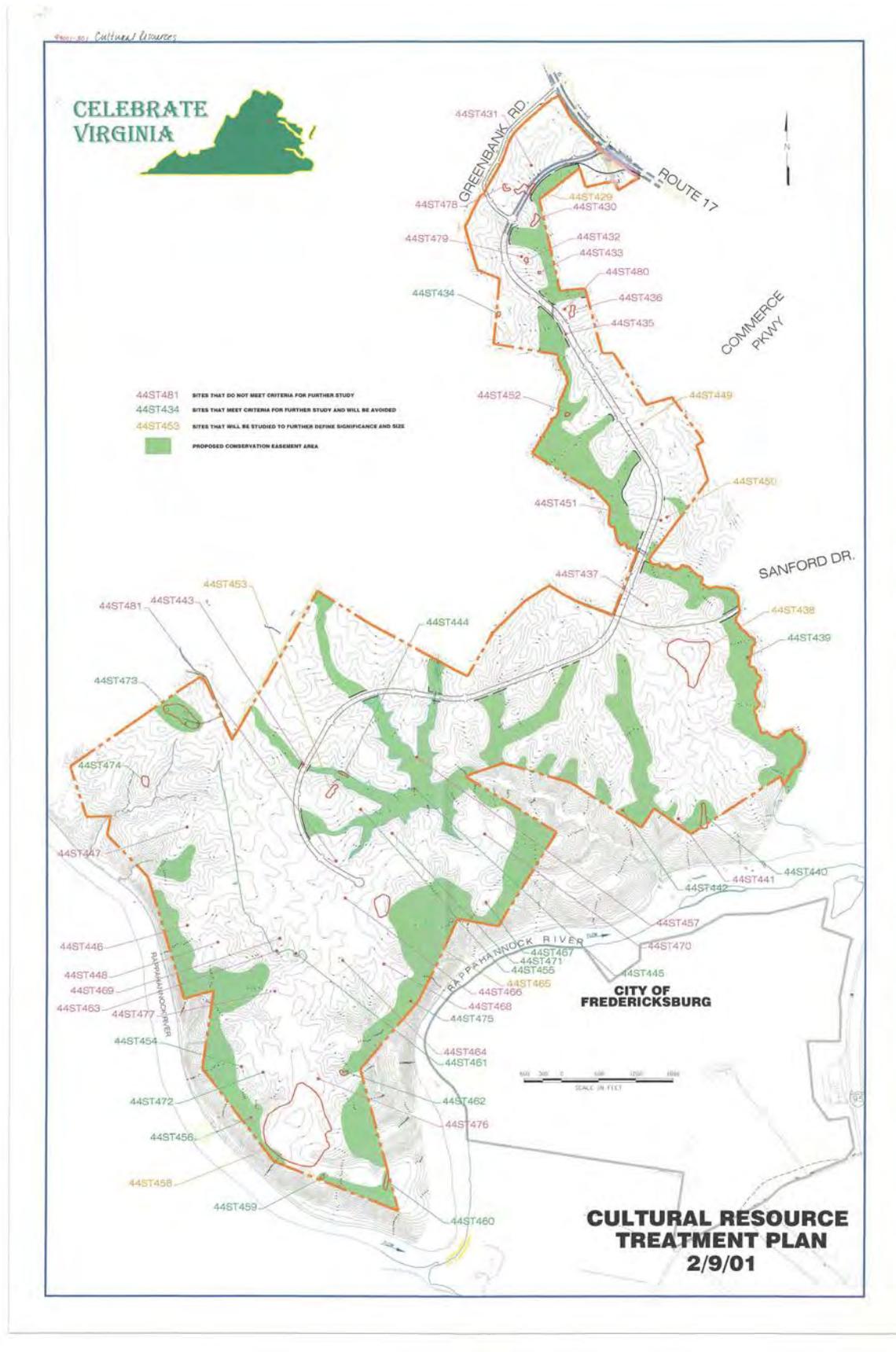
1. Native American habitation
2. Colonial settlement and life
3. River commerce, including the Rappahannock canal system and mills
4. Civil War engagements and activities, including military balloon reconnaissance, the Mud March, winter encampments, and pontoon-bridge river crossings
5. Post-war reconstruction and agrarian life

The Applicant proposes to work with Stafford County Planning, Historic Commission, and Stafford County Public Schools to develop a park masterplan that provides guidelines for the development of the park, the historical narrative to be interpreted, and provisions for its perpetual upkeep and maintenance. The Applicant will also work obtain permission from the City of Fredericksburg to allow low impact access to the Rappahannock River and the existing historic trails that run along the Rappahannock River. The trail system could eventually connect to historic Falmouth and Ferry Farm, providing provide both a cultural and recreational amenity to Stafford County residents.

**Table 6.**  
**Celebrate Virginia North Age-Qualified Community**  
**Identified Archaeological Sites**

Site Designation	Site Description	Original Recommendation	Notes
44ST446	prehistoric camp	No further work	No further work
44ST447	prehistoric camp	No further work	No further work
44ST448	prehistoric camp	No further work	No further work
44ST457	prehistoric camp	No further work	No further work
44ST463	Archaic camp	No further work	No further work
44ST464	prehistoric camp/unidentified historic component	No further work	No further work
44ST466	prehistoric camp	No further work	No further work
44ST468	prehistoric camp/unidentified historic component	No further work	No further work
44ST469	prehistoric camp	No further work	No further work
44ST476	Early 20th century farmstead	No further work	No further work
44ST477	prehistoric camp	No further work	No further work
44ST454	Civil War gun emplacement	Preservation	Site Preserved in Conservation Easement
44ST456	Early Woodland camp	Preservation	Site Preserved in Conservation Easement
44ST458	<b>Multi-component site with prehistoric, historic domestic resources</b>	<b>Intentional site burial</b>	<b>Originally planned for site burial under golf course development plan; to become interpretive site under current plan</b>
44ST459	Civil War gun emplacement	Preservation	Site Preserved in Conservation Easement
44ST460	Civil War gun emplacement	Preservation	Site Preserved in Conservation Easement
44ST462	<b>Civil War military encampment</b>	<b>Partial intentional site burial (15%). Balance preserved</b>	<b>Site to Remain in Preservation</b>
44ST472	<b>Multi-component site with prehistoric, historic domestic resources</b>	<b>Preservation in Place</b>	<b>Site to Remain in Preservation</b>
44ST475	Civil War gun emplacement	Preservation	Site Preserved in Conservation Easement
44ST461	<b>Middle Woodland camp</b>	<b>Further Study</b>	<b>Site to be Further Studied as Part of Proposed Project</b>
44ST465	<b>19th century farmstead</b>	<b>Intentional site burial</b>	<b>Site to be Further Studied as Part of Proposed Project</b>
44ST467	<b>Multi-component site with prehistoric, historic domestic resources</b>	<b>Intentional site burial</b>	<b>Site to be Further Studied as Part of Proposed Project</b>
44ST471	<b>19th century farmstead/Civil War huts</b>	<b>Further Study</b>	<b>Site to be Further Studied as Part of Proposed Project</b>

Figure 5.  
Cultural Resources Treatment Plan



02.19.18

# GREENBANK FARM INTERPRETIVE PARK CONCEPT



STAFFORD COUNTY, VIRGINIA

## **Parks & Recreation**

Age-qualified communities rely upon top notch social and recreational amenities to attract and retain residents. These amenities cater to the 55+ population and typically include tennis courts, walking trails, swimming pools, exercise rooms, yoga studios, and pocket parks. As a result, age-qualified communities rarely create any demand for County parks and recreational facilities, where the largest capital improvement and annual maintenance costs are associated with youth athletic fields.

Surrounded by hundreds of acres of permanently protected open space, the Villages of Greenbank has been carefully designed to avoid, protect, and provide access to natural and cultural resources. The development's extensive trail system will connect the Celebrate Virginia Parkway bike trail to Lake Mooney Park, the proposed Greenbank Farm Interpretive Area, the Rappahannock River, and to the community's interior "Village Greens." Village greens shall be a minimum of 1 acre, shall be located centrally within each village, and shall include active and passive community amenities, such as community gardens, fountains, gazebos, benches, and landscaping beds.

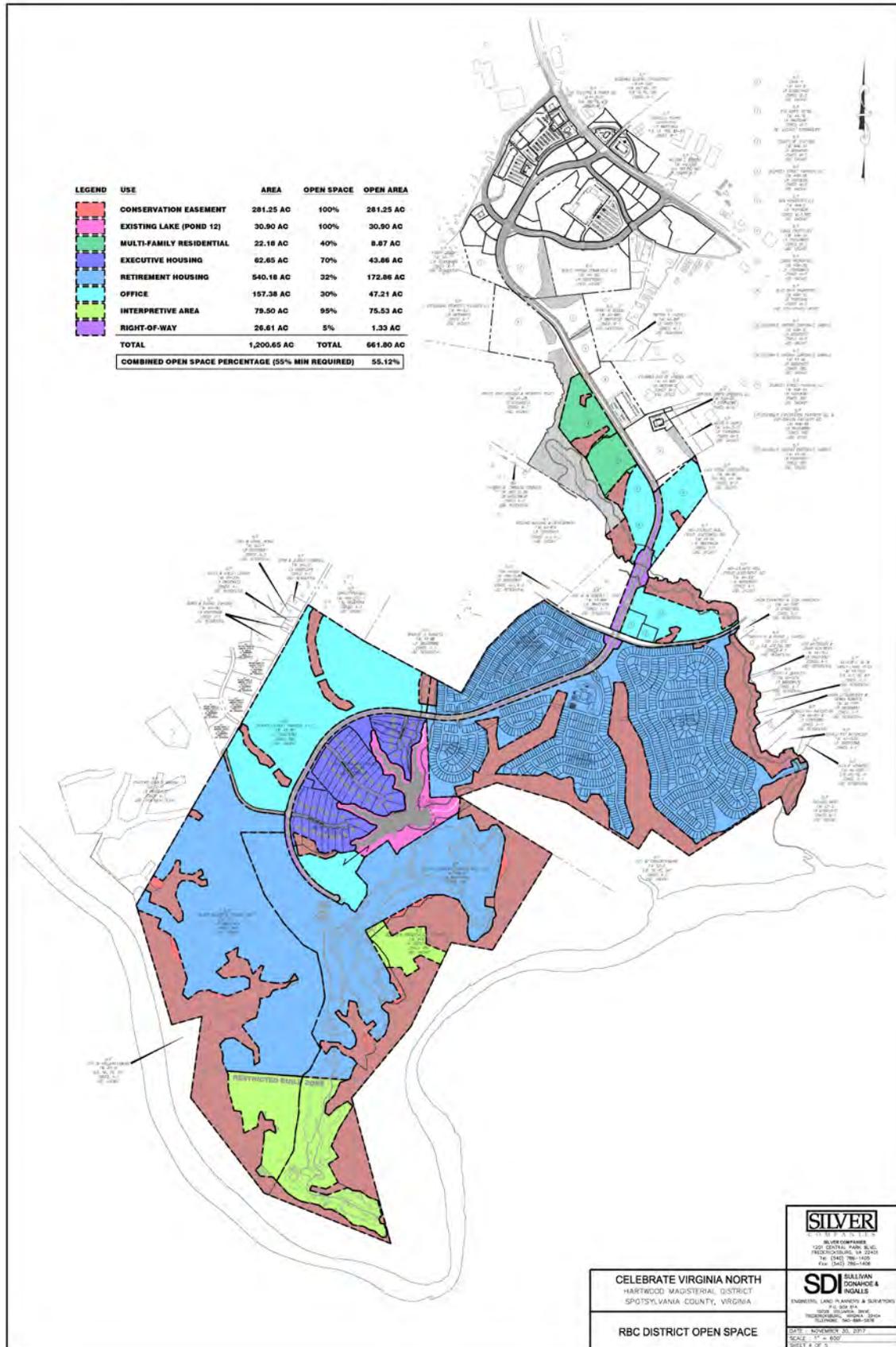
As discussed under "Cultural Resources" above, the Applicant is proposing to construct and maintain the Greenbank Farm Interpretive Park as a public park at no cost to Stafford County. In addition, the Applicant proposes to permanently protect an additional interpretive park area located to the southeast of the Celebrate Virginia Parkway cul-de-sac. This area was used as a winter encampment by Union soldiers during the Civil War. The surviving features of this area will be preserved and the Applicant will install and maintain historical interpretive signs discussing Civil War encampments and the strategic importance of Rappahannock River crossings during the war.

## **Open Space**

While the development of the Property will take the place of physical open space associated with the Cannon Ridge golf club, the golf course was private property and was only available to paying golfers and guests. The proposed Greenbank Farm Interpretive Park will provide a true open space amenity open to County residents and the public.

The RBC District requires an open space ratio of 0.55. Stafford County's definition of open space ratio (OSR) is "The percentage of the total gross area of a parcel that is open space and not impervious surface." Figure 7 demonstrates that with the proposed development the Celebrate Virginia North RBC meets the OSR requirement. The methodology and calculations used to compute compliance with the ordinance requirements has been provided in Appendix B. Stafford County is proposing modifying the RBC District and its OSR requirement to separate "District Open Space" from onsite residential development open space. The County's proposed District OSR is 0.45. Sheet 4 of the GDP shows that with the proposed change in land use the Celebrate development will meet the proposed 0.45 OSR requirement of the district.

Figure 7.  
Open Space Plan



## Adjacent Properties

The Property is bordered to the east, west, and south by protected riparian buffer lands owned by the City of Fredericksburg and Celebrate Preservation Holdings, LLC. These properties are protected by conservation easements held by third-party preservation groups (VOF & NVCT) which were put in place to provide for an environmental and scenic buffer for the Rappahannock River. Also, to the west is Stafford County's Lake Mooney Reservoir and Park. The proposed residential development will have minimal impact on these properties.

Properties to the north include the Battleground Estates residential development, and Celebrate by Del Webb, an age-qualified residential community. The potential impact of the development on these properties include:

1. additional vehicular traffic on Celebrate Virginia Parkway;
2. noise and light emissions associated with residential development;
3. loss of Cannon Ridge Golf Club.

While these impacts may be felt by existing residents, by-right development of the Property could lead to equivalent, if not greater, impacts on adjacent properties. Under the current zoning designation, higher traffic, noise, and light emitting uses would be permitted, including industrial uses, athletic fields, offices, and convention facilities. Cannon Ridge has not proven to be a financially viable golf course club. The club and course will be closed regardless of the outcome of this zoning request.

The proposed development would have several positive impacts on adjacent properties, including:

1. Each property owner in Celebrate Virginia is responsible for paying their pro-rata share of Property Owners Association fees for the maintenance of common areas. The current annual assessment rate is approximately \$450/unit. With the completion of Celebrate by Del Webb and the proposed age-qualified community, the assessment rate is projected to decrease over 50% to approximately \$200/unit.
2. The construction of age-qualified residential development instead of potentially incompatible commercial or industrial uses on the Property will protect property values in surrounding communities.
3. The proposed development will generate a net of approximately \$4.11 million annually to Stafford County. These funds could be used to improve County services or decrease the tax rate required to provide adequate services countywide.

## Fiscal Impact

“The Economic and Fiscal Impacts of the Proposed Villages of Greenbank Project on Stafford County, prepared by Dean D. Bellas, Ph.D, Urban Analytics, Inc. dated March 23, 2018,” is provided in Appendix C. A summary of the economic and fiscal impact analysis is summarized below:

### Economic Impact Findings

The **total economic impact** to Stafford County’s economy from building the proposed Virginia Heritage @ Celebrate project to full build-out and occupancy is estimated to be \$301.95 million from economic activity associated with direct construction outlays of \$214.93 million. In other words, spending \$214.93 million directly into Stafford County (over the life of the development period) will generate a multiplier effect (a “ripple effect”) of an additional \$87.03 million for a total of \$301.95 million to the local economy. For every \$1 in residential construction spending on the proposed project, it is calculated that the Stafford County economy will benefit from an additional \$0.40 (or \$87.03 million) in indirect spending outlays. The \$214.93 million in direct residential construction spending on this project is estimated to generate 1,051 **new jobs** during the construction period. These jobs consist of both on-site and off-site jobs, in the county and outside the county. The **total personal earnings** of these new jobs within the County are estimated to be \$53.85 million during the construction period. At full build-out and occupancy, the residents at the proposed Virginia Heritage @ Celebrate project are expected to spend an estimated \$26.47 million in goods and services *annually* in the local Stafford County economy and the indirect impact of this spending is an additional \$9.22 million for a total of \$35.69 million *annually*. For every \$1 in annual household spending by residents living in the 1,177 planned units, it is calculated that the Stafford County economy will benefit from an additional \$0.35 (or \$9.22 million) in indirect spending outlays *annually*. Annual spending on goods and services from the households residing at Virginia Heritage @ Celebrate are estimated to support 211 jobs annually with related personal earnings of \$7.52 million annually.

### Fiscal Impact Findings

At full build-out and occupancy, the residents of the 1,177 units planned for the proposed Virginia Heritage @ Celebrate project are estimated to generate \$5.73 million in annual County revenues and consume \$1.61 million in annual County services. The **net fiscal surplus** to Stafford County is estimated to be \$4.12 million *annually*. In other words, for every \$1.00 that Stafford County spends for the provision of public services to the proposed project, the residents of Virginia Heritage @ Celebrate are estimated to generate \$3.55 in revenues to the County. On a per-unit basis, each housing unit at the proposed Virginia Heritage @ Celebrate project is estimated to generate a net fiscal surplus to the County of \$3,497 *annually* based on estimated County revenues of \$4,864 per unit and expenditures of \$1,367 per-unit.

**Table 7**  
**Fiscal Impact Summary**  
**Proposed Project: The Villages of Greenbank**  
**Stafford County, Virginia**

	<u>Total</u>	<u>Per-\$1.00</u> <u>Basis</u>	<u>Per-Unit</u> <u>Basis</u>
<b><u>Duplex Homes</u></b>			
Estimated County Revenues Generated	\$ 3,120,986	\$ 3.88	\$ 5,308
Estimated County Expenditures Impact	\$ 803,872	\$ 1.00	\$ 1,367
Estimated County Revenue Surplus	\$ 2,317,114	\$ 2.88	\$ 3,941
<b><u>Village Homes</u></b>			
Estimated County Revenues Generated	\$ 1,406,487	\$ 4.38	\$ 5,985
Estimated County Expenditures Impact	\$ 321,162	\$ 1.00	\$ 1,367
Estimated County Revenue Surplus	\$ 1,085,325	\$ 3.38	\$ 4,618
<b><u>Single Family Attached (Villa)</u></b>			
Estimated County Revenues Generated	\$ 1,435,916	\$ 2.97	\$ 4,056
Estimated County Expenditures Impact	\$ 483,995	\$ 1.00	\$ 1,367
Estimated County Revenue Surplus	\$ 951,921	\$ 1.97	\$ 2,689
<b><u>Combined Land Uses<sup>1</sup></u></b>			
Estimated County Revenues Generated <sup>2</sup>	\$ 5,725,279	\$ 3.56	\$ 4,864
Estimated County Expenditures Impact	\$ 1,609,029	\$ 1.00	\$ 1,367
Estimated County Revenue Surplus	\$ 4,116,250	\$ 2.56	\$ 3,497

**Source:**  
Urban Analytics, Inc.

## Proffers

A proffer statement for the proposed Villages of Greenbank project will be submitted under separate cover.

## Proffer Statement

### Celebrate Virginia North, Parcels 52-1, 44W-H

Owners: Celebrate Virginia Warehouse & Flex Space I, LLC  
1001 East Telecom Dr.  
Boca Raton, FL 33431-4422

Celebrate Virginia Warehouse & Flex Space II, LLC  
1001 East Telecom Dr.  
Boca Raton, FL 33431-4422

Project Name: Villages of Greenbank at Celebrate Virginia North

Date: September 24, 2018

Rezoning case RC17152130  
file number:

Tax Map Numbers: 52-1, 44W-H

Whereas, Celebrate Virginia Warehouse & Flex Space I, LLC and Celebrate Virginia Warehouse & Flex Space II, LLC (the “Owners”) have applied for an amendment to proffered conditions for Assessor’s Parcel 52-1 and 44W-H (the “Property”), as more specifically identified on Sheets 17-19 on the “Generalized Development Plan at Celebrate Virginia North for The Villages of Greenbank RBC Proffer Amendment” prepared by Sullivan Donahoe & Ingalls and Bowman Consulting dated July 24, 2018 (hereinafter referred to as the “GDP”);

Now, therefore, Owners, on behalf of themselves and their respective successors and assigns, hereby voluntarily proffer the following, subject to the Property being rezoned as herein described by the Board of Supervisors of Stafford County, Virginia. These proffered conditions (“Proffers”) are the only conditions offered in the rezoning and shall become effective only upon the full and final approval of the rezoning application (“Rezoning Application”) for the Property by the Board of Supervisors of the County of Stafford, and the expiration of any applicable appeal period to the said approval (“Final Approval”). Any prior proffered conditions on the Property are hereby superseded by these Proffers and any and all previous proffers on the Property are hereby void and of no further force and effect.

## I. LAND USE AND GENERALIZED DEVELOPMENT PLAN

- A. Subject to adjustments for final engineering and to comply with the requirements of the applicable Stafford County Ordinances and Virginia Department of Transportation regulations and standards, the Property shall be developed in conformance with the GDP. Notwithstanding the statement of conformance above, all parcels lines and sizes, unit and stormwater management facility locations and road configurations shown on the GDP are illustrative and may be modified by the Owner in order to meet final engineering requirements and market considerations provided the Proffers and minimum County standards are met. Should there be a conflict between the GDP and these Proffers, then these Proffers shall govern.
- B. Owner may construct not more than 1,177 retirement housing units (as defined by Stafford County Zoning Ordinance Sec. 28-25), on the Property.
- C. The Property will be developed into three “Villages” as identified on the “Village Plan,” Sheet 9 of the GDP. It shall not be necessary to complete development of one Village prior to commencing development on any other Village. Village boundaries may be modified to meet final engineering requirements and market considerations.
- D. The total number of single-family attached units on the Property shall not exceed 353 units.
- E. Multi-Family units shall not be permitted on the Property.
- F. No residential unit shall have direct access onto a “Primary Roadway” as generally shown on Sheet 9 of the GDP. Locations of Primary Roadways may be modified to meet final engineering requirements.
- G. The Owner shall construct a minimum 50’ wide vegetated buffer with undulating earthen berms along the Property’s Celebrate Virginia Parkway frontage.
- H. The Owner shall keep Celebrate Virginia Parkway free of dirt and debris at all times during construction. Prior to beginning construction activities on the Property, Owner shall install signage along Celebrate Virginia Parkway that provides 24-hour contact information for the development's construction operator so that County citizens can notify the operator of any construction related concerns.

## II. AMENITIES

A. Prior to the issuance of an occupancy permit for the 400<sup>th</sup> retirement unit within the Property, Owner shall construct a “Clubhouse Complex” serving the retirement housing units in the area shown on the GDP. The Clubhouse Complex shall include the following:

- i. not less than 15,000 square feet of floor area;
- ii. an indoor and/or outdoor swimming pool;
- iii. a gym with exercise equipment;
- iv. a multi-purpose and activity room;
- v. areas for lawn sports and/or court games (e.g. putting green, bocce, croquet, pickleball, etc.);
- vi. an automatic external defibrillator (AED).

B. Each Village shall include a “Village Green” which shall contain a minimum of 1 acre of land, shall be centrally located within its Village, and shall include landscaping and seating areas, bike racks, and open space. In addition, each Village Green shall also include at least 2 of the following community amenities:

- i. a community garden;
- ii. a recreational court (i.e. tennis, pickleball, bocce);
- iii. a community gathering amenity (i.e. gazebo, firepit, amphitheater);
- iv. a water feature (i.e. koi pond, fountain)

Village Greens shall be constructed in each Village prior to the issuance of an occupancy permit for the 150<sup>th</sup> unit within said Village.

C. Prior to the issuance of the 250<sup>th</sup> building permit for retirement units within Village B, as identified on Page 9 of the GDP, the Owner shall construct a passive recreation park at the southern end of the Property identified as “Future Interpretive Park Area” on Sheet 9 of the GDP (the “Interpretive Park”). The Park, shall include the following features:

- i. an asphalt parking lot with not less than 40 parking spaces;
- ii. an exhibit shelter with restrooms;
- iii. a graded, turf events field not less than 1-acre in size;
- iv. bike racks, picnic tables,
- v. multi-use, paved trails from the exhibit shelter to the existing golf cart paths already constructed within the park area;

- vi. a minimum of 20 interpretive signs featuring information on the history of the Property and Stafford County, and identification of plant and animal life within the Property;

The Owner reserves the right to:

- i. establish days and hours during which the Interpretive Park may be open to the public;
  - ii. restrict or charge for use of the event field within the Interpretive Park to offset maintenance and operations costs.
  - iii. convey the Interpretive Park property to the County or the County's designee (if requested).
  - iv. construct, maintain and operate community gardens and Agri-tourism uses within the Interpretive Park area.
- D. Prior to the issuance of an occupancy permit for the 250th retirement unit within Village C the Owner shall construct a Civil War Park in the location identified on Page 9 of the GDP (the "Civil War Park"). The Civil War Park shall include low impact trails and interpretive signage highlighting existing Civil War features within the Civil War Park limits.
- E. Within 12 months of Final Approval, the Owner shall establish a Park Advisory Committee to develop plans for the Interpretive Park and Civil War Park's programmatic features, draft interpretive content to be tied to Standards of Learning; and provide guidelines for the protection of historic resources. The Owner shall employ professional consultants to work with the committee to develop a Park Masterplan to be submitted to the County for comment.

### **III. TRANSPORTATION**

- A. Prior to the issuance of an occupancy permit for any unit within the Property, the Owner shall install a gate at the County's Greenbank Road entrance to Lake Mooney Park to allow County Utilities and emergency service vehicles, but not the general public, to access the Property from Greenbank Road.
- B. Prior to the issuance of occupancy permits for the 250<sup>th</sup> unit within a Village, the Owner shall construct a minimum 8' wide, asphalt or concrete multi-use trail connecting each Village to adjacent Interpretive Parks, and to the existing multi-use trail along Celebrate Virginia Parkway as generally shown on Sheet 15 of the GDP.

- C. Subject to approval by Stafford County and Fredericksburg Regional Transit (FRED), Owner shall install a FRED bus stop, to include a bus shelter, in the vicinity of the Clubhouse prior to the issuance of an occupancy permit for the 250<sup>th</sup> unit within the Property.
- D. Prior to the issuance of an occupancy permit for the 250<sup>th</sup> unit within the Property, Owner shall pay the County three hundred thousand dollars (\$300,000.00) for either a) the installation of a traffic signal at the Celebrate Virginia Parkway/Banks Ford Parkway intersection, or b) the modification of the Celebrate Virginia Parkway/Banks Ford Parkway intersection to incorporate a traffic circle at the County's discretion.

**IV. CASH CONTRIBUTION**

- A. Subject to adjustments permitted under IV.D. below, the Owner agrees to pay County the sum of Four Thousand Six Hundred and Eight Dollars (\$4,608) per residential retirement unit constructed on the Property, payable at the issuance of the occupancy permit for each residential retirement unit.
- B. The per unit payment shall, until paid, be subject to annual increases, with notice to the Owner, to be calculated on a yearly basis commencing one year after the date of approval of this proffer amendment. Such increases shall be calculated by multiplication of the Marshall Swift Index for the current year by the original per unit cash proffer amount.
- C. The per unit contribution shall be allocated based on the following categories or subcategories:

Transportation	\$2,999 per unit
Libraries	\$456 per unit
Fire & Rescue	\$588 per unit
General Government	\$565 per unit

- D. Upon payment for the transportation improvement described in III.D. above, the per unit transportation cash contribution amount shall be reduced by \$300,000.00 divided by the number of units for which a cash contribution has not yet been remitted to the County.

Celebrate Virginia Warehouse & Flex Space I, LLC  
By: Silver Capital Advisors, Inc., its Manager

By: \_\_\_\_\_  
Larry D. Silver, CEO/President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Larry D. Silver, who is personally known to me and whose name as CEO/President of Silver Capital Advisors, Inc., has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Celebrate Virginia Warehouse & Flex Space II, LLC  
By: Silver Capital Advisors, Inc., its Manager

By: \_\_\_\_\_  
Larry D. Silver, CEO/President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Larry D. Silver, who is personally known to me and whose name as CEO/President of Silver Capital Advisors, Inc., has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# GENERALIZED DEVELOPMENT PLAN AT CELEBRATE VIRGINIA NORTH FOR THE VILLAGES AT GREENBANK RBC PROFFER AMENDMENT

STAFFORD COUNTY, VIRGINIA  
HARTWOOD MAGISTERIAL DISTRICT

PREPARED FOR



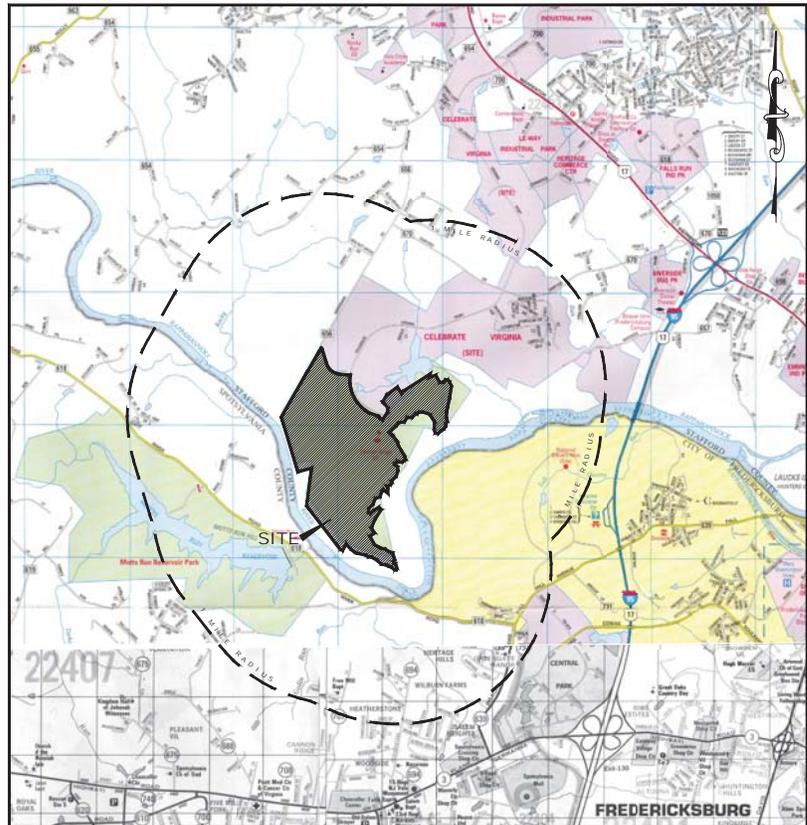
JULY 24, 2018

**NOTES**

- ATTENTION SHOULD BE DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- THIS PLAN OUTFALLS INTO AN UN-NAMED TRIBUTARY OF ENGLAND RUN AND THE RAPPAHANNOCK RIVER.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. MAP NUMBERS:  
5101540185E LAST REVISED FEBRUARY 4, 2005  
5104702450C LAST REVISED JUNE 18, 2007  
510065009C LAST REVISED SEPTEMBER 19, 2007  
5103060075C LAST REVISED FEBRUARY 18, 1998
- THERE ARE 100 FOOT RESOURCE PROTECTION AREAS (RPAs) WITHIN THE PROJECT BOUNDARIES. THERE ARE NO PROPOSED DISTURBANCES WITHIN THE RPA AS PART OF THIS PROJECT.
- A VSPM PERMIT WILL BE SOUGHT IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
- SURROUNDING PROPERTY IS ZONED A-1 AND RBC AS NOTED ON THE EXISTING CONDITIONS PLAN.
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION. THE PURPOSE OF THIS PLAN IS TO CONVEY THE ANTICIPATED PROPERTY LIMITS, ZONING LIMITS, POTENTIAL BUILDING LOCATIONS, AND POTENTIAL FUTURE IMPROVEMENTS.
- THERE ARE NO ADDITIONAL FEDERAL OR STATE PERMITTING REQUIREMENTS ANTICIPATED FOR THIS PROJECT BEYOND REGISTRATION INTO THE STATE OF VIRGINIA VPDES PROGRAM.
- ALL WETLANDS IMPACTS ASSOCIATED WITH THIS PROJECT HAVE EITHER BEEN PREVIOUSLY PERMITTED OR WILL BE APPROPRIATELY PERMITTED BY THE VADEQ AND THE USACE PRIOR TO SITE PLAN APPROVAL.
- PROJECT SCHEDULE CANNOT BE DETERMINED AT THIS TIME.
- SEQUENCE OF CONSTRUCTION WILL BE DETAILED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- CONSTRUCTION DETAILS SUCH AS STRUCTURE DESCRIPTIONS, PIPE MATERIAL, PROFILES, STRUCTURE NUMBERS AND OTHER DESIGN DETAILS WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- SITE GRADING WITH OUTFALL DETAILS, FINAL TOPOGRAPHY AND OTHER REQUIRED ELEMENTS WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS STIPULATED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AS WELL AS STAFFORD COUNTY CODE WILL BE PROVIDED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY STAFFORD COUNTY.
- LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH THE STAFFORD COUNTY DCSL. ALL REQUIRED INFORMATION REGARDING LANDSCAPING AND BUFFERING WILL BE INCLUDED ON THE CONSTRUCTION DOCUMENTS FOR APPROVAL BY STAFFORD COUNTY.
- PROPOSED LIGHTING ASSOCIATED WITH THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH THE APPROPRIATE PORTIONS OF THE STAFFORD COUNTY CODE AND WILL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS FOR APPROVAL BY STAFFORD COUNTY.
- ADDRESSES FOR THIS DEVELOPMENT WILL BE ASSIGNED AT THE TIME OF PERMIT APPLICATION.
- ALL CULTURAL AND NATURAL RESOURCES ON THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED THROUGH SEVERAL ENVIRONMENTAL AND CULTURAL STUDIES PREVIOUSLY PERFORMED AND SUBMITTED TO VDEQ AND THE ACEE AS PART OF THE INDIVIDUAL PERMIT AND WATER QUALITY PERMITS ISSUED FOR THE DEVELOPMENT. ALL APPROPRIATE PERMITS FOR STREAM AND WETLAND IMPACTS HAVE BEEN OBTAINED BY THE VDEQ AND THE ACEE. THERE ARE NO ADDITIONAL STREAM OR WETLAND IMPACTS NEEDED OR PROPOSED BY THE IMPROVEMENTS SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN.
- BUILDINGS PROPOSED WITHIN THIS DEVELOPMENT GREATER THAN 3 STORIES OR AND HAVING A FINISH FLOOR ELEVATION GREATER THAN 30 FEET ABOVE GROUND GRADE SHALL BE PROVIDED WITH AERIAL FIRE APPARATUS ACCESS PER IFC D105.

**SHEET INDEX**

- COVER SHEET
- RBC EXISTING CONDITIONS - LAND USE PLAN
- RBC PROPOSED CONDITIONS - LAND USE PLAN
- RBC DISTRICT OPEN SPACE
- SOIL AND FLOOD INFORMATION
- ENVIRONMENTAL INVENTORY PLAN
- ENVIRONMENTAL INVENTORY PLAN
- CULTURAL RESOURCES PLAN
- VILLAGE SCHEMATIC PLAN
- CONCEPTUAL ILLUSTRATIVE PLAN
- OPEN SPACE PLAN
- NOTES AND TABULATIONS
- TYPICAL LOT TYPES AND RBC LAND USE PLAN
- STREET NETWORK PLAN AND TYPICAL STREET SECTIONS
- TRAIL AND PEDESTRIAN ACCESS PLAN
- GENERALIZED LANDSCAPING PLAN
- ALTA SURVEY
- ALTA SURVEY
- ALTA SURVEY



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

STAFFORD COUNTY PROJECT NUMBER  
RC17152130

**OWNER/DEVELOPER**

**SILVER COMPANIES**  
SILVER CELEBRATE VIRGINIA GOLF, LLC  
1001 EAST TELECOM DRIVE  
BOCA RATON, FLORIDA 33431-4422  
(561) 991-5252 TEL  
CONTACT: CHRIS HORNUNG  
chornung@silverco.com

**ENGINEER/PLAN PREPARER**

**RBC INFORMATION:**  
**SDI SULLIVAN DONAHOE & INGALLS**  
ENGINEERS, LAND PLANNERS & SURVEYORS  
P.O. BOX 414  
10720 COLUMBIA DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE 540-898-5878  
CONTACT: KEVIN LUC SUTER, P.E.  
ksuter@sd-i.com

**DEVELOPMENT INFORMATION:**

**Bowman CONSULTING**  
6504 NELMS CIRCLE  
FREDERICKSBURG, VIRGINIA 22404  
(540) 898-1088  
CONTACT: JUSTIN THRELKLE, P.E.  
jthrel@bowmanconsulting.com

**GDP APPROVAL NOTE**

THE APPROVAL OF A REZONING OR CONDITIONAL USE PERMIT ASSOCIATED WITH THIS GDP DOES NOT CONSTITUTE A REVIEW OF THE SUBDIVISION OR ZONING ORDINANCE REQUIREMENTS OF A SITE DEVELOPMENT PLAN

DATE PLOTTED: 07/24/2018 10:00 AM

STAFFORD COUNTY PROJECT NUMBER: RC17152130

**GENERAL ALLOCATION OF USES PERMITTED BY RIGHT IN THE RESPECTIVE PODS AS MORE SPECIFICALLY DEFINED IN THE LEGEND BELOW AND AS OTHERWISE ALLOWED BY THE EXISTING RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, AS AMENDED.**

**COMMERCIAL**

- AUTOMOBILE SERVICE
- BAKERIES
- BARBER/BEAUTY SHOP
- BANK AND LENDING INSTITUTIONS
- BUSINESS SERVICE AND SUPPLY FACILITIES
- CHILD CARE CENTER
- CONVENIENCE CENTER
- CONVENIENCE STORE
- DANCE STUDIO
- DRUG STORE
- DRY CLEANER/LAUNDRY
- FLORISTS
- GIFT/ANTIQUE SHOPS
- HIGH INTENSITY COMMERCIAL RETAIL
- HOTEL/MOTEL
- LOW INTENSITY COMMERCIAL RETAIL
- MEDIUM INTENSITY COMMERCIAL RETAIL
- PUBLIC FACILITY/UTILITY
- RESTAURANT
- RETAIL FOOD STORES
- THEATER
- VEHICLE FUEL SALES

**OFFICE**

- ACTIVE RECREATION
- CLINIC, MEDICAL OR DENTAL
- CLUBS/LODGES/FRATERNAL ORGANIZATIONS
- CONFERENCE FACILITY
- CONVENTION FACILITY
- GENERAL OFFICE USE
- HELISTOP
- LABORATORY, DEVELOPMENT, RESEARCH AND TESTING
- LIGHT INDUSTRIAL USE
- LIGHT MANUFACTURING
- MEDICAL/DENTAL OFFICE
- PASSIVE RECREATION
- PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
- PROFESSIONAL OFFICE
- PUBLIC FACILITY/UTILITY

**RESORT**

- ACTIVE RECREATION
- AMPHITHEATER
- ATHLETIC FIELDS
- COMMUNITY USE
- CONFERENCE FACILITY
- CONVENTION FACILITY
- EXECUTIVE STYLE HOUSING
- GOLF COURSE
- GOLF DRIVING RANGE AND PRACTICE AREA
- HEALTH/FITNESS CLUB OR SPA
- HORSEBACK RIDING AND STABLES
- HOTEL/MOTEL
- MARINA
- PARKS AND PLAYGROUNDS
- PASSIVE RECREATION
- PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
- PROFESSIONAL OFFICE
- PUBLIC FACILITY/UTILITY
- RECREATIONAL ENTERPRISE
- RECREATIONAL FACILITY
- RESTAURANT

**RETIREMENT**

**RETIREMENT HOUSING**

**MULTI-FAMILY RESIDENTIAL**

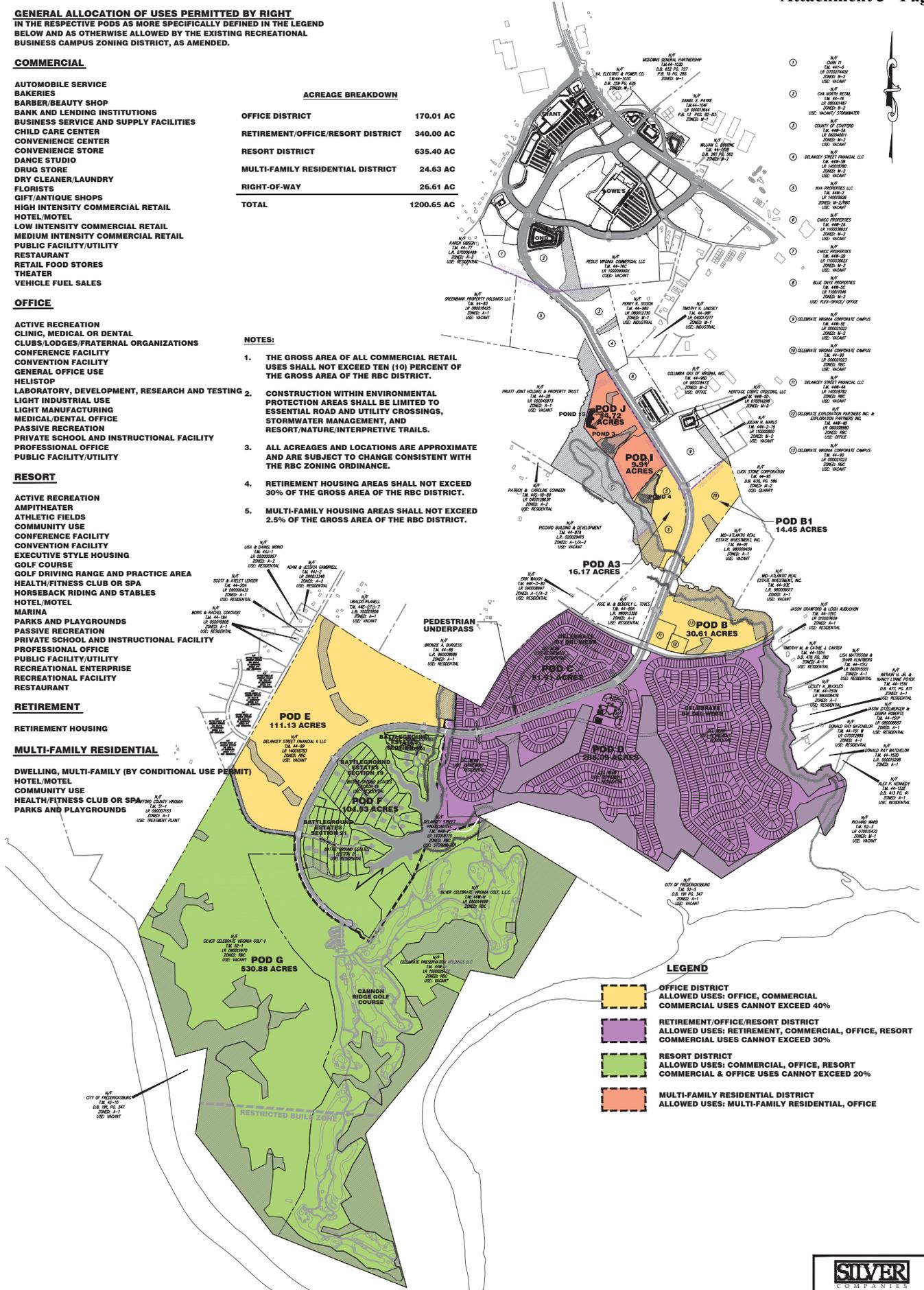
- DWELLING, MULTI-FAMILY (BY CONDITIONAL USE PERMIT)
- HOTEL/MOTEL
- COMMUNITY USE
- HEALTH/FITNESS CLUB OR SPA
- PARKS AND PLAYGROUNDS

**ACREAGE BREAKDOWN**

OFFICE DISTRICT	170.01 AC
RETIREMENT/OFFICE/RESORT DISTRICT	340.00 AC
RESORT DISTRICT	635.40 AC
MULTI-FAMILY RESIDENTIAL DISTRICT	24.63 AC
RIGHT-OF-WAY	26.61 AC
<b>TOTAL</b>	<b>1200.65 AC</b>

**NOTES:**

1. THE GROSS AREA OF ALL COMMERCIAL RETAIL USES SHALL NOT EXCEED TEN (10) PERCENT OF THE GROSS AREA OF THE RBC DISTRICT.
2. CONSTRUCTION WITHIN ENVIRONMENTAL PROTECTION AREAS SHALL BE LIMITED TO ESSENTIAL ROAD AND UTILITY CROSSINGS, STORMWATER MANAGEMENT, AND RESORT/NATURE/INTERPRETIVE TRAILS.
3. ALL ACREAGES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE CONSISTENT WITH THE RBC ZONING ORDINANCE.
4. RETIREMENT HOUSING AREAS SHALL NOT EXCEED 30% OF THE GROSS AREA OF THE RBC DISTRICT.
5. MULTI-FAMILY HOUSING AREAS SHALL NOT EXCEED 2.5% OF THE GROSS AREA OF THE RBC DISTRICT.



**LEGEND**

- OFFICE DISTRICT**  
ALLOWED USES: OFFICE, COMMERCIAL  
COMMERCIAL USES CANNOT EXCEED 40%
- RETIREMENT/OFFICE/RESORT DISTRICT**  
ALLOWED USES: RETIREMENT, COMMERCIAL, OFFICE, RESORT  
COMMERCIAL USES CANNOT EXCEED 30%
- RESORT DISTRICT**  
ALLOWED USES: COMMERCIAL, OFFICE, RESORT  
COMMERCIAL & OFFICE USES CANNOT EXCEED 20%
- MULTI-FAMILY RESIDENTIAL DISTRICT**  
ALLOWED USES: MULTI-FAMILY RESIDENTIAL, OFFICE

CELEBRATE VIRGINIA NORTH  
HARTWOOD MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

RBC EXISTING CONDITIONS  
LAND USE PLAN

**SILVER COMPANIES**  
SILVER COMPANIES  
1301 CENTRAL PARK BLVD.  
FREDERICKSBURG, VA 22401  
TEL: (540) 786-1400  
FAX: (540) 786-1406

**SD SULLIVAN DONAHOE & INGALLS**  
ENGINEERS, LAND PLANNERS & SURVEYORS  
P.O. BOX 814  
1070 CENTRAL DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE: (540) 898-8676

DATE: JULY 24, 2018  
SCALE: 1" = 600'  
SHEET 2 OF 19

**GENERAL ALLOCATION OF USES PERMITTED BY RIGHT IN THE RESPECTIVE PODS AS MORE SPECIFICALLY DEFINED IN THE LEGEND BELOW AND AS OTHERWISE ALLOWED BY THE EXISTING RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, AS AMENDED.**

**COMMERCIAL**

- AUTOMOBILE SERVICE
- BAKERIES
- BARBER/BEAUTY SHOP
- BANK AND LENDING INSTITUTIONS
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- LIGHT MANUFACTURING
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- PUBLIC FACILITY/UTILITY

**RESORT**

- ACTIVE RECREATION
- AMPHITHEATER
- ATHLETIC FIELDS
- COMMUNITY USE
- CONFERENCE FACILITY
- CONVENTION FACILITY
- EXECUTIVE STYLE HOUSING
- GOLF COURSE
- GOLF DRIVING RANGE AND PRACTICE AREA
- HEALTH/FITNESS CLUB OR SPA
- HORSEBACK RIDING AND STABLES
- HOTEL/MOTEL
- MARINA
- PARKS AND PLAYGROUNDS
- PASSIVE RECREATION
- PRIVATE SCHOOL AND INSTRUCTIONAL FACILITY
- PROFESSIONAL OFFICE
- PUBLIC FACILITY/UTILITY
- RECREATIONAL ENTERPRISE
- RECREATIONAL FACILITY
- RESTAURANT

**RETIREMENT**

**RETIREMENT HOUSING**

**MULTI-FAMILY RESIDENTIAL**

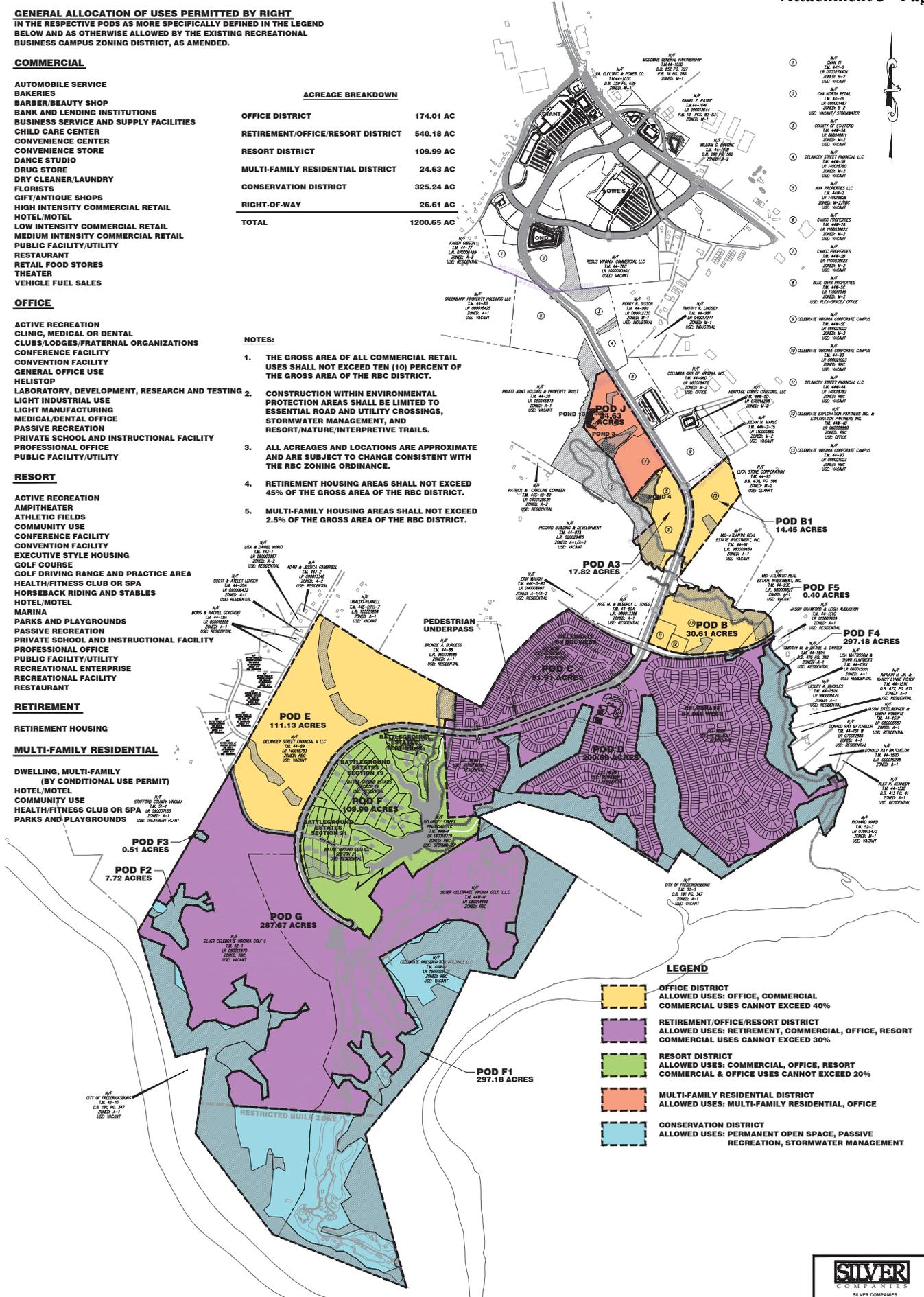
- DWELLING, MULTI-FAMILY (BY CONDITIONAL USE PERMIT)
- HOTEL/MOTEL
- COMMUNITY USE
- HEALTH/FITNESS CLUB OR SPA
- PARKS AND PLAYGROUNDS

**ACREAGE BREAKDOWN**

OFFICE DISTRICT	174.01 AC
RETIREMENT/OFFICE/RESORT DISTRICT	540.18 AC
RESORT DISTRICT	109.99 AC
MULTI-FAMILY RESIDENTIAL DISTRICT	24.63 AC
CONSERVATION DISTRICT	325.24 AC
RIGHT-OF-WAY	26.61 AC
<b>TOTAL</b>	<b>1200.65 AC</b>

**NOTES:**

1. THE GROSS AREA OF ALL COMMERCIAL RETAIL USES SHALL NOT EXCEED TEN (10) PERCENT OF THE GROSS AREA OF THE RBC DISTRICT.
2. CONSTRUCTION WITHIN ENVIRONMENTAL PROTECTION AREAS SHALL BE LIMITED TO ESSENTIAL ROAD AND UTILITY CROSSINGS, STORMWATER MANAGEMENT, AND RESORT/NATURE/INTERPRETIVE TRAILS.
3. ALL ACREAGES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE CONSISTENT WITH THE RBC ZONING ORDINANCE.
4. RETIREMENT HOUSING AREAS SHALL NOT EXCEED 45% OF THE GROSS AREA OF THE RBC DISTRICT.
5. MULTI-FAMILY HOUSING AREAS SHALL NOT EXCEED 2.5% OF THE GROSS AREA OF THE RBC DISTRICT.



**LEGEND**

- OFFICE DISTRICT**  
ALLOWED USES: OFFICE, COMMERCIAL  
COMMERCIAL USES CANNOT EXCEED 40%
- RETIREMENT/OFFICE/RESORT DISTRICT**  
ALLOWED USES: RETIREMENT, COMMERCIAL, OFFICE, RESORT  
COMMERCIAL USES CANNOT EXCEED 30%
- RESORT DISTRICT**  
ALLOWED USES: COMMERCIAL, OFFICE, RESORT  
COMMERCIAL & OFFICE USES CANNOT EXCEED 20%
- MULTI-FAMILY RESIDENTIAL DISTRICT**  
ALLOWED USES: MULTI-FAMILY RESIDENTIAL, OFFICE
- CONSERVATION DISTRICT**  
ALLOWED USES: PERMANENT OPEN SPACE, PASSIVE RECREATION, STORMWATER MANAGEMENT



SILVER COMPANIES  
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Fax: (540) 786-1406



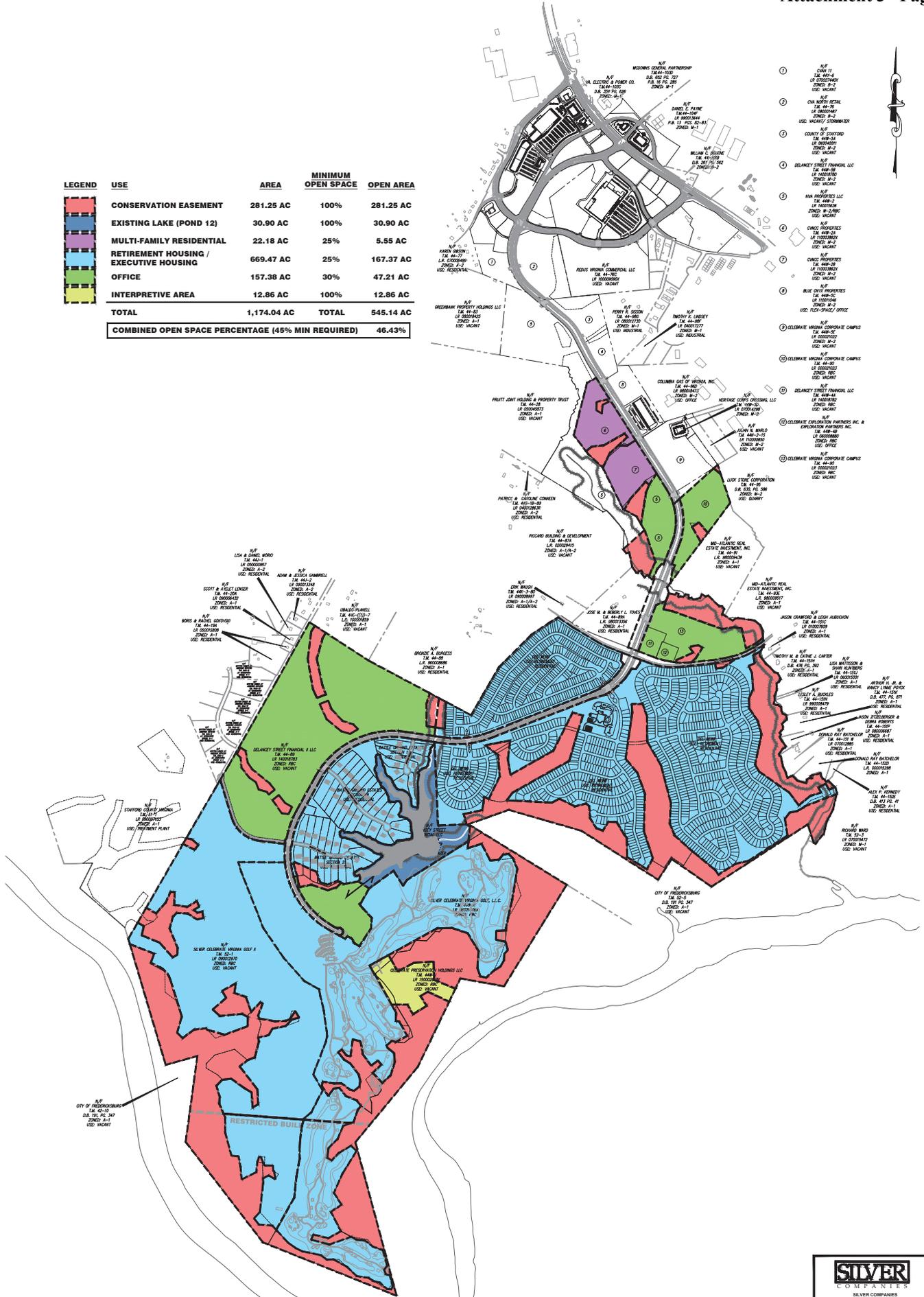
SD SULLIVAN DONAHOE & INGALLS  
ENGINEERS, LAND PLANNERS & SURVEYORS  
P.O. BOX 814  
10710 CENTRAL COLLEGE DRIVE  
FREDERICKSBURG, VIRGINIA 22404  
TELEPHONE: (540) 898-8676

CELEBRATE VIRGINIA NORTH  
HARTWOOD MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

RBC PROPOSED CONDITIONS  
LAND USE PLAN

DATE: JULY 24, 2018  
SCALE: 1" = 600'  
SHEET 3 OF 19

LEGEND	USE	AREA	MINIMUM OPEN SPACE	OPEN AREA
	CONSERVATION EASEMENT	281.25 AC	100%	281.25 AC
	EXISTING LAKE (POND 12)	30.90 AC	100%	30.90 AC
	MULTI-FAMILY RESIDENTIAL	22.18 AC	25%	5.55 AC
	RETIREMENT HOUSING / EXECUTIVE HOUSING	669.47 AC	25%	167.37 AC
	OFFICE	157.38 AC	30%	47.21 AC
	INTERPRETIVE AREA	12.86 AC	100%	12.86 AC
<b>TOTAL</b>		<b>1,174.04 AC</b>	<b>TOTAL</b>	<b>545.14 AC</b>
<b>COMBINED OPEN SPACE PERCENTAGE (45% MIN REQUIRED)</b>		<b>46.43%</b>		



- 1 N/F  
DINA IT  
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L.R. 200-10  
ZONED B-1  
USE: VACANT
- 2 CH NORTH RETAIL  
T.M. 44-10  
L.R. 200-10  
ZONED B-2  
USE: VACANT
- 3 COUNTY OF SPOTSYLD  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT
- 4 DELANEY STREET FINANCIAL LLC  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT
- 5 ANA PROPERTIES LLC  
T.M. 44-10  
L.R. 200-10  
ZONED B-2  
USE: VACANT
- 6 N/F  
CIVIC SERVICES  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT
- 7 CIVIC SERVICES  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT
- 8 BLUE OAK PROPERTIES  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: FLEX-SPACE OFFICE
- 9 DELANEY STREET FINANCIAL LLC  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT
- 10 DELANEY STREET FINANCIAL LLC  
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USE: VACANT
- 11 DELANEY STREET FINANCIAL LLC  
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- 12 DELANEY STREET FINANCIAL LLC  
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ZONED B-1  
USE: VACANT
- 50 DELANEY STREET FINANCIAL LLC  
T.M. 44-10  
L.R. 200-10  
ZONED B-1  
USE: VACANT

CELEBRATE VIRGINIA NORTH  
HARTWOOD MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

---

RBC DISTRICT OPEN SPACE



SILVER COMPANIES  
1101 CENTRAL PARK BLVD.  
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FAX: (540) 786-1406



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TELEPHONE: (540) 696-8676

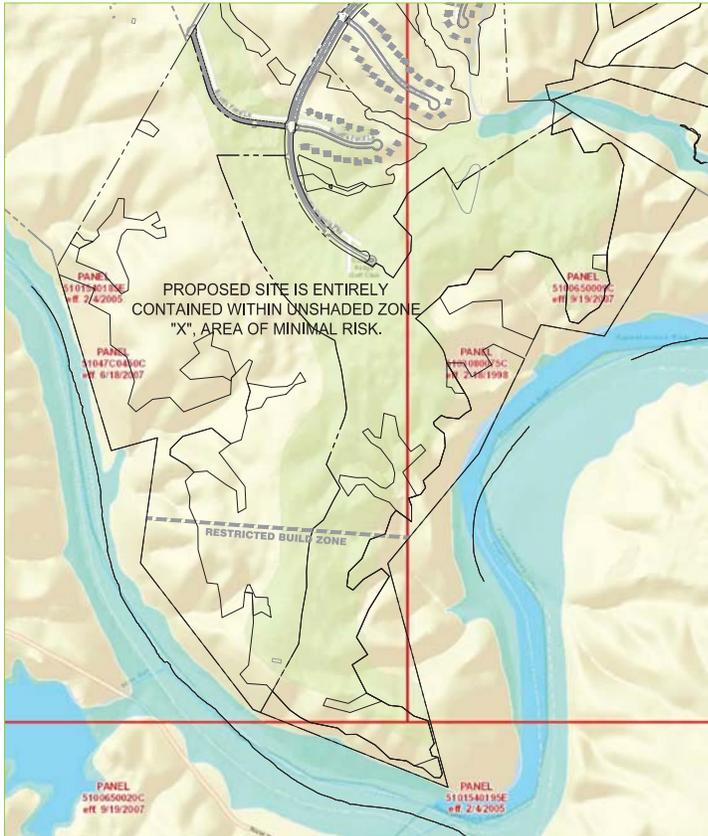
DATE: JULY 24, 2018  
SCALE: 1" = 800'  
SHEET 4 OF 19

USGS SOIL INFORMATION - SCALE: 1" = 600'



Site and symbol	Soil Name	Hydric Rating	K Factor	Depth to Base Soil Restriction Layer (centimeters)	Hydrologic Soil Group	Unified Soil Classification	Depth to Water Table (centimeters)	Stick Soil?	Flooding Frequency
800	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
801	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
802	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
803	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
804	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
805	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
806	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
807	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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809	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
810	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
811	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
812	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
813	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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818	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
819	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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856	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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867	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
868	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
869	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
870	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
871	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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873	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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877	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
878	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
879	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
880	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
881	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
882	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
883	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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885	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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887	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
888	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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890	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
891	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
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897	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
898	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
899	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None
900	Appling fine sandy loam	0	0.28	1200	B	SC-100	1200	Low	None

FEMA FLOOD PANEL INFORMATION - SCALE: 1" = 600'



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 Drawing Scale: 1" = 600'  
 Drawing Author: msh  
 Drawing Title: SOIL AND FLOOD INFORMATION

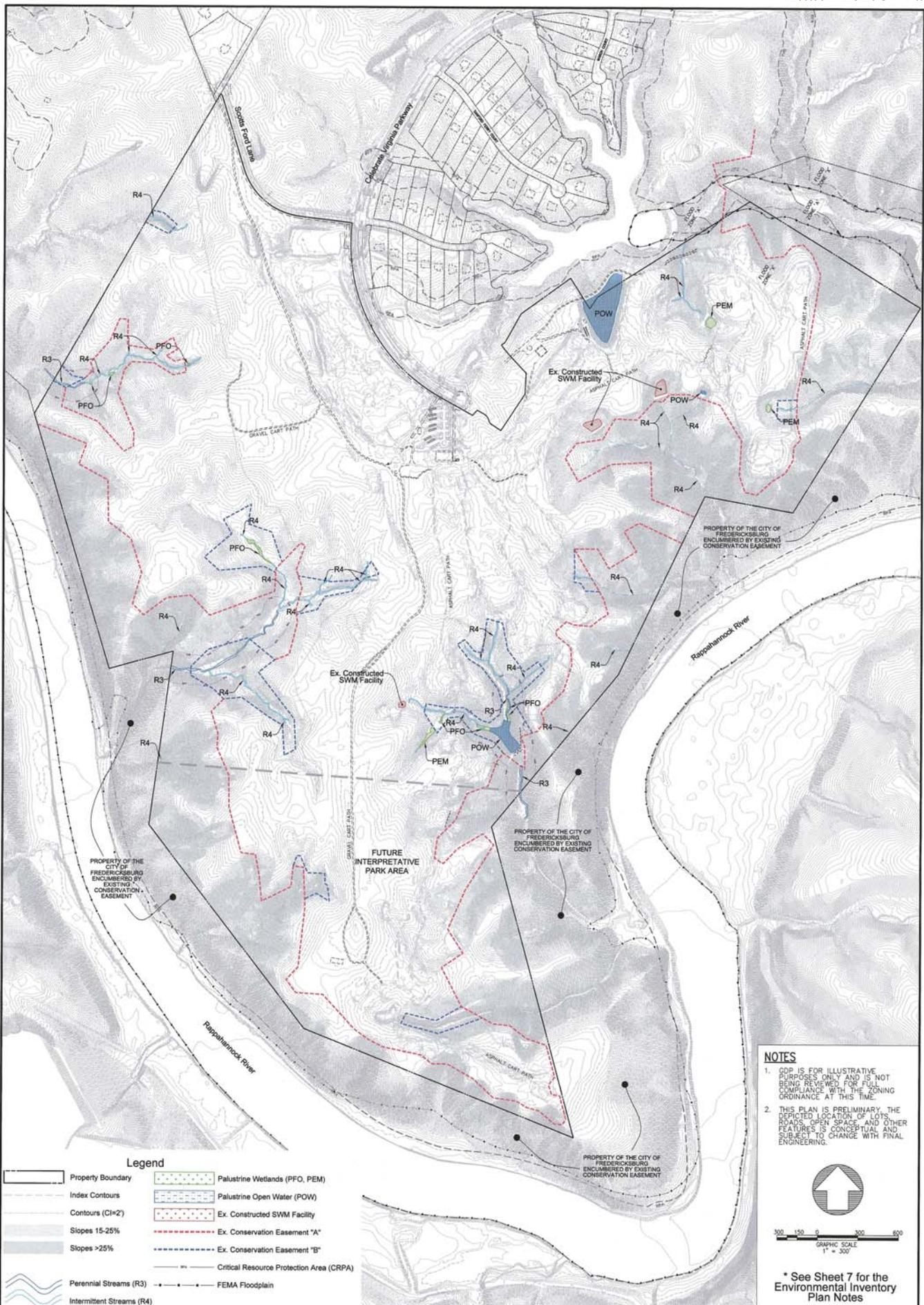
CELEBRATE VIRGINIA NORTH  
 HARTWOOD MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA

SOIL AND FLOOD INFORMATION

**SILVER**  
 COMPANIES  
 SILVER COMPANIES  
 1301 CENTRAL PARK BLVD.  
 FREDERICKSBURG, VA 22401  
 Tel: (540) 786-1400  
 Fax: (540) 786-1406

**SD** SULLIVAN  
 DONAHOE &  
 INGALLS  
 ENGINEERS, LAND PLANNERS & SURVEYORS  
 P.O. BOX 814  
 0720 COLUMBIA DRIVE  
 FREDERICKSBURG, VIRGINIA 22404  
 TELEPHONE: (540) 888-8676

DATE: JULY 24, 2018  
 SCALE: 1" = 600'  
 SHEET 5 OF 19



- NOTES**
- GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
  - THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



\* See Sheet 7 for the Environmental Inventory Plan Notes

**Legend**

	Property Boundary		Palustrine Wetlands (PFO, PEM)
	Index Contours		Palustrine Open Water (POW)
	Contours (CI=2')		Ex. Constructed SWM Facility
	Slopes 15-25%		Ex. Conservation Easement "A"
	Slopes >25%		Ex. Conservation Easement "B"
	Perennial Streams (R3)		Critical Resource Protection Area (CRPA)
	Intermittent Streams (R4)		FEMA Floodplain

RC17162130	PLAN STATUS
COUNTY PROJECT NUMBER	JRT DESIGN 12/07/17 1st SUBMISSION
SCALE H: 1"=300'	3/23/18 2nd SUBMISSION
V: N/A	7/23/18 3rd SUBMISSION
JOB No. 100088-01-001	SG
DATE DECEMBER 2017	DRAWN
FILE No. 100088-D-2P-001	JRT
SHEET 6 OF 19	CHKD
	DATE DESCRIPTION



**ENVIRONMENTAL INVENTORY PLAN  
GENERALIZED DEVELOPMENT PLAN  
THE VILLAGES OF GREENBANK**

HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.  
500 N. Valley Circle  
Fredericksburg, Virginia 22406

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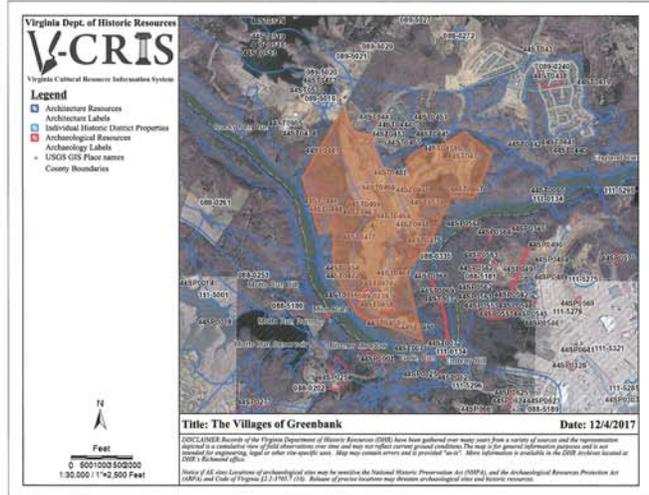


NOTES:

- The approximately 441.668-acre The Villages of Greenbank Project is identified as Tax Maps 44W-H, and 52-1, and located at 9000 Celebrate Virginia Parkway in Stafford County, Virginia. More generally, the Project is located at 39°19'11"N latitude and 77°32'07"W longitude on the Salem Church, VA USGS Quadrangle Map. The Project drains towards unnamed tributaries to the Rappahannock River, which is located within the Rappahannock River - Motts Run (R445) watershed of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock).
- Property boundary, topographic and existing conditions mapping, and general development plan information provided by Bowman Consulting Group, Ltd. (BCG). Survey information is provided at NAD83, Virginia State Plane, North Zone - 4501, NAVD88, US Survey Feet.
- The Project is currently comprised of an active golf course in the east-central portion, active agricultural fields in the west-central portion, and mixed hardwood forested areas dominated by American beech (*Fagus grandifolia*), tulip poplar (*Liquidambar styraciflua*), American sweet gum (*Liquidambar styraciflua*), American holly (*Ilex opaca*), and paw paw (*Asimina triloba*) in the eastern, southern, and western portions of the Project.
- Existing Conservation Easements "A" and "B" were recorded in the land records of Stafford County under LR20026588/PM020000184 and LR20028134/PM020000190 as a condition of the original VWP Individual Permit No. 00-1818 and Department of the Army Permit No. 00-V-1818-45 for Celebrate Virginia North, which are no longer valid.
- An analysis of topographic mapping indicates that there are areas of slopes of 15 to 25 percent, and slopes greater than 25 percent, primarily located along stream channels and topographic features which drain to the Rappahannock River. These areas are located along the Project boundaries in the eastern, southern, and western portions of the Project, as shaded on this Plan.
- According to FEMA Flood Insurance Rate Maps No. 5101540184E (Revised February 4, 2005) and 5101540185E (Revised February 4, 2005), a Zone A floodplain is mapped offsite along the Rappahannock River, and along an unnamed tributary to the Rappahannock River just offsite to the northeast, as depicted on this Plan.
- The wetland and stream boundaries depicted on this Plan were delineated and surveyed by BCG in September and October 2017 using the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0, November 2010) as guides, and represent those areas that will likely be considered jurisdictional wetlands and streams by the U.S. Army Corps of Engineers (USACE) (Report and Map dated November 30, 2017), refer to the Waters of the U.S. and Wetlands Summary Table included on this Plan. These wetland and stream boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination (JD) site visit. Note that the limits of investigation for the wetland delineation encompassed the proposed Project limits located to the north of the Preservation Area boundary as depicted on this Plan, and that some of the stream channels located within existing Conservation Easements on the Project were not formally delineated and surveyed, and have been approximated based on County GIS mapping with the "top-of-stream" flagged and surveyed.
- Stream classifications (perennial vs. non-perennial, or intermittent) indicated on this Plan are based on field assessments conducted by BCG in September and October 2017 using the North Carolina Division of Water Quality Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County (Report and Map dated November 31, 2017), and should be considered preliminary until approved by the County.
- The site-specific Critical Resource Protection Area (CRPA) boundaries depicted on this Plan are based on the results of the wetland delineation and perennial flow evaluation studies conducted by BCG for the Project. These boundaries should be considered preliminary until approved by the County. In accordance with Section 23-62(2)(1) of the County's Chesapeake Bay Preservation Area (CBPA) Policy and the Virginia Department of Conservation and Recreation's (DCR) Resource Protection Areas: Nontidal Wetlands Guidance, the site-specific CRPA boundaries are mapped 100-foot upslope or landward of the greater of the surveyed perennial stream boundaries (Stream B up to Flags B55/B90, Stream F up to Flags F77/F78, Stream M up to between Flags M65 and M64/M67, and Stream P) or those wetlands determined to be contiguous to and connected by surface flow to a waterbody with perennial flow (Wetlands MA and QB).
- An evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the Project was conducted by BCG based on information obtained from the U.S. Fish and Wildlife Service (FWS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Game and Inland Fisheries (DGIF) (Review dated October 31, 2017). Based on DCR's Project Review dated October 13, 2017 and a review of DGIF's Virginia Fish and Wildlife Information Service (VaFWS), the Rappahannock River has been designated as a "Threatened and Endangered Species Water" for dwarf wedgemussel (*Alasmidonta heterodon*, FE/SE), Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE), and green sturgeon (*Acipenser medirostris*, ST), and yellow lance (*Glypto lanceolatus*, FT/ST), dwarf wedgemussel, yellow lance, harpersella (*Ptilimnion nodosum*, FE/SE), and small whorled pogonia (*Isotria medeoloides*, FT/SE) should suitable habitat be present. As the Project does not propose any impacts to the Rappahannock River or its perennial tributaries, no adverse effects to dwarf wedgemussel, yellow lance, Atlantic sturgeon, green sturgeon, or harpersella habitat are anticipated. The Project will rely upon the findings of the January 5, 2016 Programmatic Biological Opinion for Final 4(d) Rule on the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions to fulfill the Project-specific Section 7 responsibilities. A detailed habitat assessment and field survey for small whorled pogonia shall be conducted for the Project within those forested areas that are proposed to be disturbed by a USF&WS qualified surveyor for this species. Based on existing habitat conditions, the evaluations for those identified Federal and State-listed species, that the Project does not propose any development activities within the Rappahannock River and its perennial tributaries or immediately adjacent to the River, and assuming that any special conditions of the USACE and DEQ Section 404/401 permits pertaining to threatened and endangered species are strictly adhered to, and that no individuals or populations of small whorled pogonia are observed during the species-specific field survey, the potential for occurrence of listed species or prohibited take impacts are considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities at the Project.
- Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS) (see Map included on this Plan), the Project is located within the Bank's Ford Historic District (DHR ID 089-0335, Not Evaluated), Chancellorsville Battlefield (DHR ID 088-5180, Eligible), Bank's Ford/Salem Church Battlefield (DHR ID 088-5181, Eligible), and the Rappahannock River Rural Historic District (DHR ID 111-5001, Not Eligible), Charter Farm (DHR ID 089-0240, Eligible) is located just offsite to the northeast. The following archaeological sites determined by DHR to be Potentially Eligible for listing on the National Register of Historic Places are located within the Project limits: 44ST0461, 44ST0465, 44ST0467, 44ST0471, and 44ST0475. The Greenbank Road Farm (DHR ID 089-0239, Not Evaluated) and the following archaeological sites determined by DHR to be Potentially Eligible for listing on the National Register of Historic Places are within the Preservation Area in the southern portion of the Project: DHR IDs 44ST0454, 44ST0455, 44ST0458, 44ST0459, 44ST0460, 44ST0462, and 44ST0472. The Project shall be coordinated for Section 109 compliance by USACE with DHR during the Section 404/401 permitting process.
- Impacts to environmentally sensitive features (wetlands and streams) are proposed with the development of the Project, and are anticipated to require authorization under a VWP Individual Permit and USACE Individual Permit. Appropriate compensatory mitigation shall be provided for proposed impacts to wetlands and streams through the purchase of wetland and stream credits from USACE and DEQ-approved mitigation bank(s), or as otherwise required as conditions of the USACE and DEQ Permits. No impacts are anticipated to the onsite CRPA, nor are any adverse impacts to threatened and endangered species, critical habitat, or historic resources anticipated to result from the development of the Project.

Waters of the U.S. and Wetlands Summary Table <sup>1</sup>			
Classification <sup>2</sup>	Length (LF)	Area (SF)	Area (Ac)
Perennial Streams (R3)	1,759	N/A	N/A
Intermittent Streams (R4)	6,920	N/A	N/A
Palustrine Forested Wetlands (PFO)	N/A	10,100	0.23
Palustrine Emergent Wetlands (PEM)	N/A	9,524	0.22
Palustrine Open Wetlands (POW)	N/A	86,961	2.00
<b>Total Waters of the U.S.</b>	<b>8,679</b>	<b>106,585</b>	<b>2.45</b>

<sup>1</sup>The amount of waters of the U.S. and wetlands indicated in the Table reflects the amount located within the Project limits to the north of the Preservation Area boundary and excludes those unflagged streams located within existing Conservation Easements.  
<sup>2</sup>Wetland and stream classifications are based on preliminary assessments conducted by BCG in September and October 2017.



NOTES

- GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
- THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

RC17152130	PLAN STATUS
COUNTY PROJECT NUMBER	JRT 12/07/17 1st SUBMISSION
SCALE: H: N/A	3/23/18 2nd SUBMISSION
V: N/A	7/23/18 3rd SUBMISSION
JOB No. 100088-01-001	SG
DATE: DECEMBER 2017	DRAWN
FILE No. 100088-02P-001	JRT
	CHKD
SHEET 7 of 19	DATE DESCRIPTION

ENVIRONMENTAL INVENTORY PLAN NOTES  
 GENERALIZED DEVELOPMENT PLAN  
 THE VILLAGES OF GREENBANK  
 HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

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**ARCHAEOLOGICAL SITES  
(SUBJECT TO FURTHER STUDY)**

SITE DESIGNATION	SITE DESCRIPTION
44ST461	MIDDLE WOODLAND CAMP
44ST465	19TH CENTURY FARMSTEAD
44ST467	PREHISTORIC & HISTORIC DOMESTIC RESOURCES
44ST471	19TH CENTURY FARMSTEAD/CIVIL WAR HUTS

**ARCHAEOLOGICAL SITES  
(PREVIOUSLY PRESERVED)**

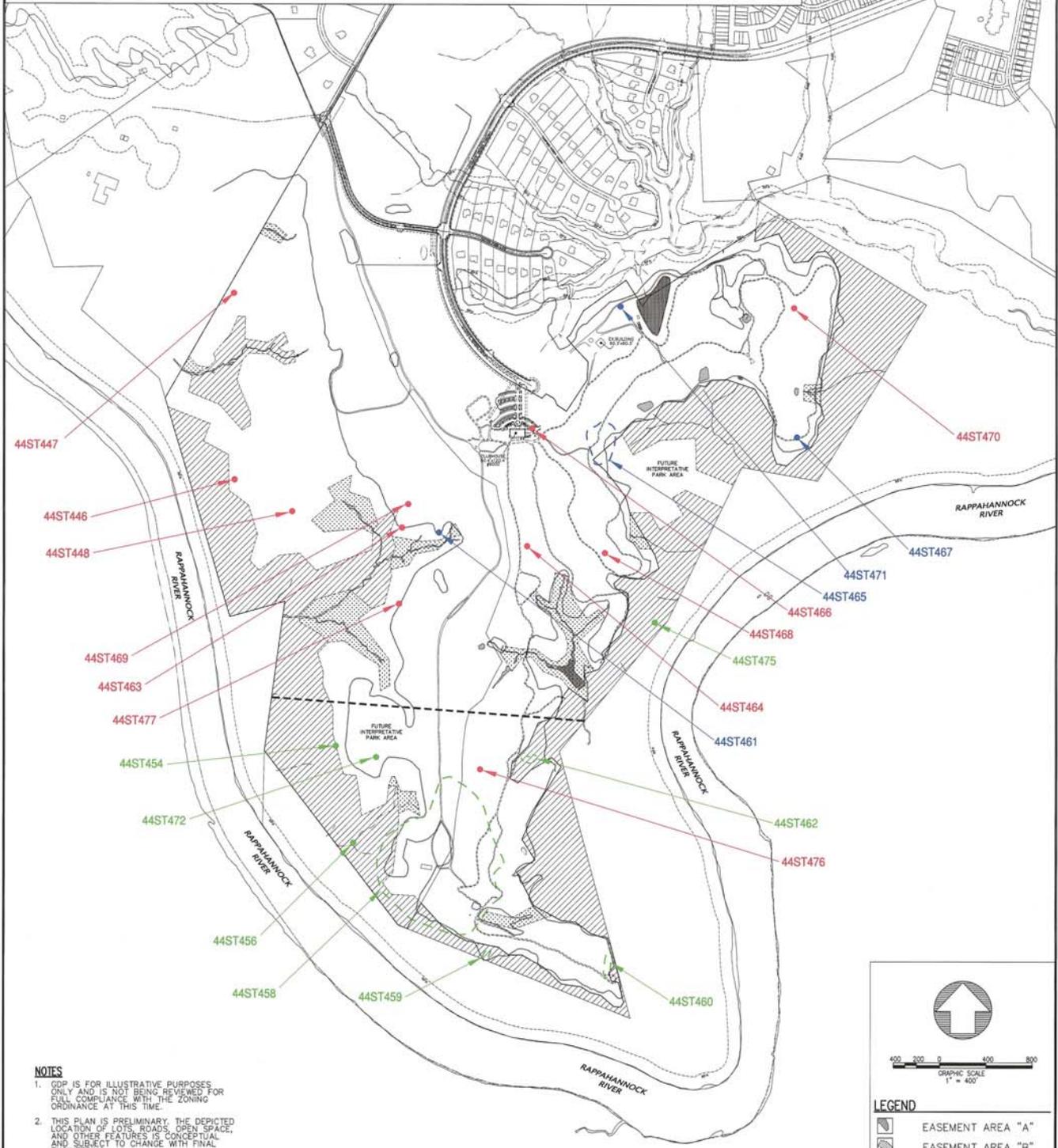
SITE DESIGNATION	SITE DESCRIPTION
44ST454	CIVIL WAR GUN EMPLACEMENT
44ST456	EARLY WOODLAND CAMP
44ST458	PREHISTORIC & HISTORIC DOMESTIC RESOURCES
44ST459	CIVIL WAR GUN EMPLACEMENT
44ST460	CIVIL WAR GUN EMPLACEMENT
44ST462	CIVIL WAR MILITARY ENCAMPMENT
44ST472	PREHISTORIC & HISTORIC DOMESTIC RESOURCES
44ST475	CIVIL WAR GUN EMPLACEMENT

**ARCHAEOLOGICAL SITES  
(NOT ELIGIBLE)**

SITE DESIGNATION	SITE DESCRIPTION
44ST446	PREHISTORIC CAMP
44ST447	PREHISTORIC CAMP
44ST448	PREHISTORIC CAMP
44ST457	PREHISTORIC CAMP
44ST463	ARCHAIC CAMP
44ST464	PREHISTORIC CAMP
44ST466	PREHISTORIC CAMP
44ST468	PREHISTORIC CAMP
44ST469	PREHISTORIC CAMP
44ST476	EARLY 20TH CENTURY FARMSTEAD
44ST477	PREHISTORIC CAMP

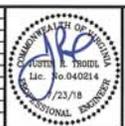
**IDENTIFIED SITE TYPES**

- SUBJECT TO FURTHER STUDY
- PREVIOUSLY PRESERVED
- NOT ELIGIBLE



- NOTES**
1. GUP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
  2. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

RC17152130	JRT	PLAN STATUS
COUNTY PROJECT NUMBER	DESIGN	12/29/17 1st SUBMISSION
SCALE: H: 1"=400'	3/23/18 2nd SUBMISSION	
V: N/A	7/23/18 3rd SUBMISSION	
JOB No. 10098-01-001	SG	
DATE: DECEMBER 2017	DRAWN	
FILE No. 10098-D-2P-001	JRT	
SHEET 8 OF 19	CHKD	DATE DESCRIPTION



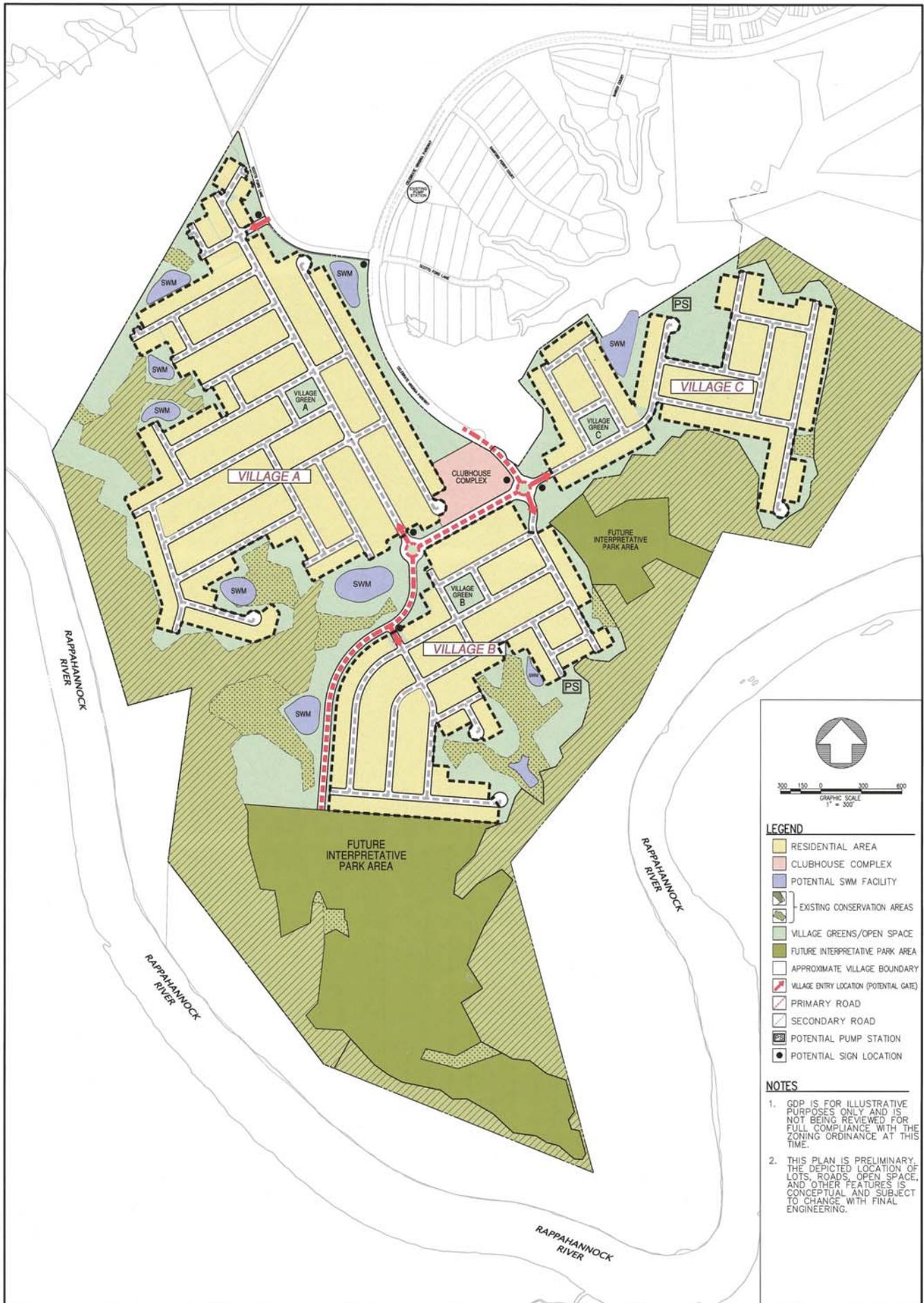
**CULTURAL RESOURCES PLAN  
GENERALIZED DEVELOPMENT PLAN  
THE VILLAGES OF GREENBANK**

HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

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RC17152130 COUNTY PROJECT NUMBER	JRT DESIGN	PLAN STATUS 12/07/17 1st SUBMISSION 3/23/18 2nd SUBMISSION 7/23/18 3rd SUBMISSION
SCALE H: 1"=300' V: N/A	SG DRAWN	
JOB No. 100088-01-001	JRT CHKD	
DATE: DECEMBER 2017	DATE	DESCRIPTION
FILE No. 100088-D-2P-001		
SHEET 9 of 19		

**VILLAGE PLAN**  
**GENERALIZED DEVELOPMENT PLAN**  
**THE VILLAGES OF GREENBANK**

HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

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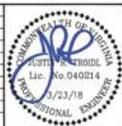




- Townhouse/Villa Lot
- Duplex Lot
- Village (Rear Load) Lot
- Village (Front Load) Lot

- NOTES:**
1. COP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
  2. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

RC17152130	JRT	PLAN STATUS
COUNTY PROJECT NUMBER	DESIGN	12/07/17 1st SUBMISSION
SCALE: H: 1"=300'	V:	3/23/18 2nd SUBMISSION
JOB No. 100088-01-001	SG	7/23/18 3rd SUBMISSION
DATE: DECEMBER 2017	DRAWN	
FILE No. 100088-0-ZP-001	JRT	
SHEET 10 OF 19	CHKD	DATE DESCRIPTION



**CONCEPTUAL ILLUSTRATIVE PLAN  
GENERALIZED DEVELOPMENT PLAN  
THE VILLAGES OF GREENBANK**

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PROJECT OPEN SPACE EXHIBIT



LEGEND

- OPEN SPACE
- EASEMENT AREA "A"
- EASEMENT AREA "B"

GENERAL NOTES

1. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
2. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. THIS PLAN IS PRELIMINARY AND SUBJECT TO REVISION.
4. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.

PD-3 DISTRICT OPEN SPACE CALCULATIONS

THE VILLAGES OF GREENBANK OPEN SPACE PRELIMINARY CALCULATIONS:

PROJECT SITE AREA =	441.87 AC.
<b>CONSERVATION AREA WITHIN PROJECT AREA:</b>	
EX. CONSERVATION LAND AREA A =	59.41 AC.
EX. CONSERVATION LAND AREA B =	22.71 AC.
RESTRICTED BUILD ZONE (OUTSIDE OF CONSERVATION AREA) =	66.66 AC.
ADDITIONAL CONSERVATION AREA =	6.25 AC.
RETIREMENT HOUSING AREA COUNTED TOWARDS REQUIRED OPEN SPACE =	287.65 AC.
ESTIMATED OPEN SPACE OUTSIDE OF LOTS/ROW/CON. ESM/T/UNBUILD =	81.06 AC.
ESTIMATED CLUB HOUSE OPEN SPACE AREA =	5.07 AC.
<b>TOTAL ESTIMATED PD-3 OPEN SPACE =</b>	<b>86.13 AC.</b>
<b>ESTIMATED OPEN SPACE % =</b>	<b>23.9%</b>

PROJECT OPEN SPACE CALCULATIONS

PROJECT AREA OPEN SPACE FOR ZONING REQUIREMENTS:

PROJECT SITE AREA =	441.87 AC.
MINIMUM OPEN SPACE RATIO (RETIREMENT HOUSING) =	25 %
<b>CONSERVATION AREA WITHIN PROJECT AREA:</b>	
EX. CONSERVATION LAND AREA A =	59.41 AC.
EX. CONSERVATION LAND AREA B =	22.71 AC.
RESTRICTED BUILD ZONE (OUTSIDE OF CONSERVATION AREA) =	66.66 AC.
ADDITIONAL CONSERVATION AREA =	6.25 AC.
<b>TOTAL ON-SITE CONSERVATION/NO BUILD AREA =</b>	<b>87.36 AC.</b>
ESTIMATED OPEN SPACE OUTSIDE OF LOTS/ROW/CON. ESM/T/UNBUILD =	81.06 AC.
<b>TOTAL OPEN SPACE TOWARDS MIN. RATIO =</b>	<b>168.42 AC.</b>
<b>PERCENTAGE PROVIDED =</b>	<b>38.1 %</b>

TYPICAL ON-LOT OPEN SPACE



TYPICAL ON-LOT OPEN SPACE CALCULATIONS:

<b>VILLAGE (FRONT LOAD) LOT</b>	
LOT SIZE =	7,316 SF
REQUIRED OPEN SPACE AREA (25%) =	1,829 SF
PROVIDED OPEN SPACE AREA =	1,829 SF
PROVIDED OPEN SPACE PERCENTAGE =	25.0%
<b>VILLAGE (REAR LOAD) LOT</b>	
LOT SIZE =	6,324 SF
REQUIRED OPEN SPACE AREA (25%) =	1,581 SF
PROVIDED OPEN SPACE AREA =	1,581 SF
PROVIDED OPEN SPACE PERCENTAGE =	25.0%
<b>TOWNHOUSE (VILLAGE) LOT</b>	
LOT SIZE =	3,300 SF
REQUIRED OPEN SPACE AREA (25%) =	825 SF
PROVIDED OPEN SPACE AREA =	825 SF
PROVIDED OPEN SPACE PERCENTAGE =	25.0%
<b>DUPLEX LOT</b>	
LOT SIZE =	6,135 SF
REQUIRED OPEN SPACE AREA (25%) =	1,540 SF
PROVIDED OPEN SPACE AREA =	1,540 SF
PROVIDED OPEN SPACE PERCENTAGE =	25.0%

RC17162130	JRT	PLAN STATUS
COUNTY PROJECT NUMBER	DESIGN	12/07/17 1st SUBMISSION
SCALE: H: 1"=300'		3/23/18 2nd SUBMISSION
V: N/A		7/23/18 3rd SUBMISSION
JOB No. 10088-01-001	SO	
DATE: DECEMBER 2017	DRAWN	
FILE No. 10088-02P-001	JRT	
	CHKD	
SHEET 11 of 19	DATE	DESCRIPTION



OPEN SPACE PLAN  
 GENERALIZED DEVELOPMENT PLAN  
 THE VILLAGES OF GREENBANK

HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

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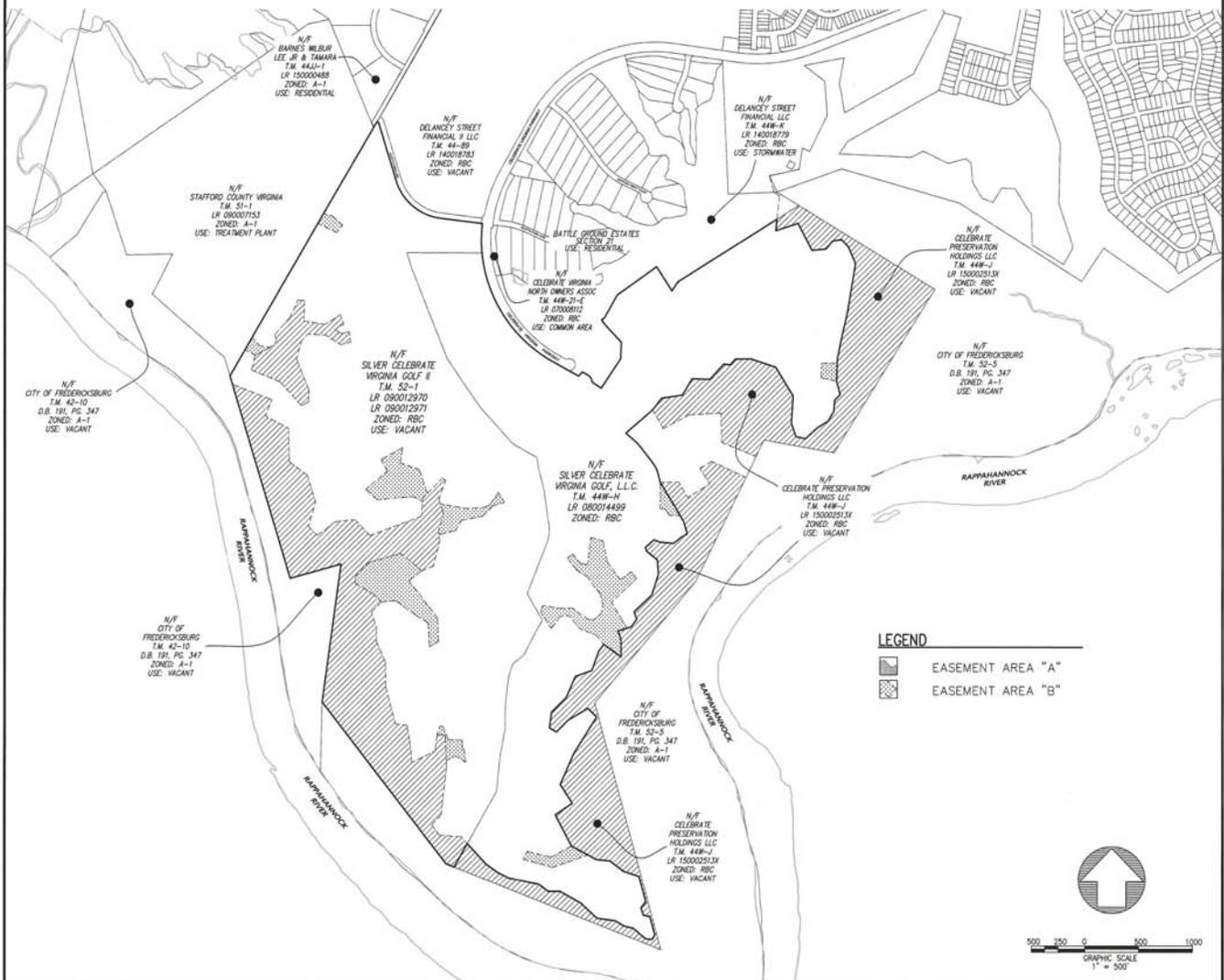
**PROJECT NOTES**

- THIS GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION FOR A PROFFER CONDITION AMENDMENT. SEE APPLICATION FOR ADDITIONAL DETAILS.
- IT SHOULD BE NOTED THAT THIS GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
- THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON STAFFORD COUNTY TAX ASSESSMENT MAP 52, PARCEL 1 AND MAP 44W, PARCEL H. BOTH PARCELS ARE ZONED RBC-RECREATIONAL BUSINESS CAMPUS.
- THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF:  
TM 52-1: SILVER CELEBRATE VA GOLF II, L.L.C., AS RECORDED AT LR 090012971  
TM 44W-H: SILVER CELEBRATE VA GOLF, L.L.C., AS RECORDED AT LR 080014499
- BOUNDARY INFORMATION AND NORTH MERIDIAN AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AND IS THE RESULT OF A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. DURING OCTOBER AND NOVEMBER, 2017.
- BASED UPON GRAPHIC PLOTTING ONLY AND AS SHOWN HEREON, A SMALL PORTION OF THE PROPERTY DELINEATED ON THIS PLAN APPEAR TO BE LOCATED WITHIN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA (ZONE "X") SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH NO BASE FLOOD ELEVATIONS DETERMINED. THIS FLOOD HAZARD AREA WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT.
- THE REMAINDER OF THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOODPLAIN AND LIES IN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 5101540184E, 5101540185E & 5101540195E. MAPS REVISED FEBRUARY 4, 2005.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
- THERE ARE NO KNOWN CEMETERIES WITHIN 100 FEET OF THE SURVEYED PROPERTY.
- PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPLIANCE SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- SEE THE SUBMITTED TRAFFIC IMPACT ANALYSIS FOR ADDITIONAL INFORMATION ON VEHICLE TRIP DATA.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 28-87 (OUTDOOR LIGHTING STANDARDS) OF THE STAFFORD COUNTY ZONING ORDINANCE.
- WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY A PRIVATE COMPANY(ES) LICENSED TO PROVIDE SUCH SERVICES IN STAFFORD COUNTY.
- INFORMATION CONCERNING ARCHAEOLOGICAL RESOURCES SHALL BE SUBMITTED UNDER SEPARATE COVER.
- PROPOSED SIGNS SHALL COMPLY WITH SECTION 28-129 OF THE STAFFORD COUNTY ZONING ORDINANCE.

**TABULATIONS**

PROPOSED ZONING:	PD-3, PLANNED DEVELOPMENT-3
PROPOSED USE:	RETIREMENT HOUSING
PROJECT AREA:	
PARCEL 52-1	248.471 ACRES
PARCEL 44W-H	193.197 ACRES
TOTAL PROJECT AREA:	441.668 ACRES
TOTAL PROPOSED LOTS / UNITS	1,177 DWELLING UNITS (D.U.)
NOTE: NO MORE THAN 30% (OR 35%) OF PROPOSED UNITS MAY BE TOWNHOUSE (VILLA) UNITS	
PROPOSED DENSITY	1,177 D.U. / 441.668 AC = 2.66 DU/AC
PROPOSED OPEN SPACE AREA:	
SEE SHEETS 4 AND 11 FOR MORE INFORMATION	
BULK REQUIREMENTS:	
SEE SHEET 13 FOR LOT DETAILS	
PARKING TABULATIONS:	
PARKING REQ'D-SF HOME	2.0 SPACES PER SINGLE-FAMILY HOME
PARKING SPACES REQUIRED	823 x 2.0 = 1,646 SPACES
PARKING REQ'D-TOWNHOUSE (VILLA)	2.2 SPACES PER UNIT
PARKING SPACES REQUIRED	354 x 2.2 SPACES = 779 SPACES
PARKING PROVIDED	COMPLIANCE TO BE DEMONSTRATED WITH SITE PLAN
NOTES:	
1. TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.	
2. THE PROPOSED NUMBER OF EACH TYPE OF UNIT/LOT MAY VARY SUBJECT TO THE PROFFERED MAXIMUM ALLOWABLE DENSITY.	

**PROPERTY OWNER INFORMATION**



RC17152130	PLAN STATUS
COUNTY PROJECT NUMBER	JRT DESIGN 12/07/17 1st SUBMISSION
SCALE H: 1"=500'	3/23/18 2nd SUBMISSION
V: N/A	7/23/18 3rd SUBMISSION
JOB No. 100088-01-001	SG DRAWN
DATE: DECEMBER, 2017	JRT
FILE No. 100088-02P-001	CHKD
SHEET 12 OF 19	DATE DESCRIPTION

**NOTES & TABULATIONS**  
**GENERALIZED DEVELOPMENT PLAN**  
**THE VILLAGES OF GREENBANK**

HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.  
 650 A. Naima Circle  
 Fredericksburg, Virginia 22406

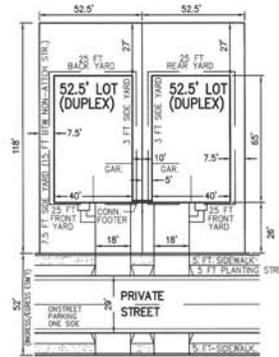
Phone: (540) 371-0206  
 Fax: (540) 371-9479  
 www.bowmanconsulting.com  
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Bowman  
CONSULTING

**LOT TYPES**  
SCALE = 1"=30'



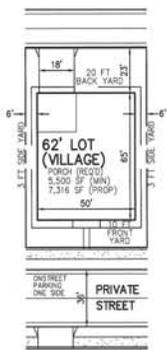
**TYPICAL 62' SFD VILLAGE LOT DETAIL**  
SCALE: 1"=30'



**TYPICAL 52.5' DUPLEX LOT DETAIL**  
SCALE: 1"=30'



**TYPICAL 30' TOWNHOUSE (VILLA) LOT DETAIL**  
SCALE: 1"=30'



**TYPICAL 62' SFD VILLAGE REAR-LOAD LOT DETAIL**  
SCALE: 1"=30'



**PROPOSED LOT STANDARDS\***

PROPOSED BULK REQUIREMENTS:	VILLAGE UNITS*	DUPLEX UNITS	TOWNHOUSE (VILLA) UNITS
MINIMUM LOT SIZE	5,500 SQ. FT.	4,000	1,200
MINIMUM LOT WIDTH	60 FEET	40 FEET	16 FEET
MINIMUM YARDS			
FRONT	10 FEET	25 FEET	15 FEET
SIDE	3 FEET	3/15 FEET*	20 FEET (END UNIT)*
BACK	20 FEET	25 FEET	20 FEET
MAXIMUM HEIGHT:	35 FEET	35 FEET	35 FEET

- FRONT PORCHES REQUIRED.
- FOR DUPLEX STRUCTURES THE MINIMUM WIDTH OF ANY INDIVIDUAL SIDE YARD IS THREE (3) FEET AND THE MINIMUM TOTAL WIDTH BETWEEN NONATTACHED STRUCTURES IS FIFTEEN (15) FEET.
- MINIMUM DISTANCE BETWEEN TOWNHOUSE (VILLA) UNITS.
- ALL LOT/HOUSE DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND THE ABOVE PROPOSED LOT STANDARDS.

**NOTES**

- GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
- THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

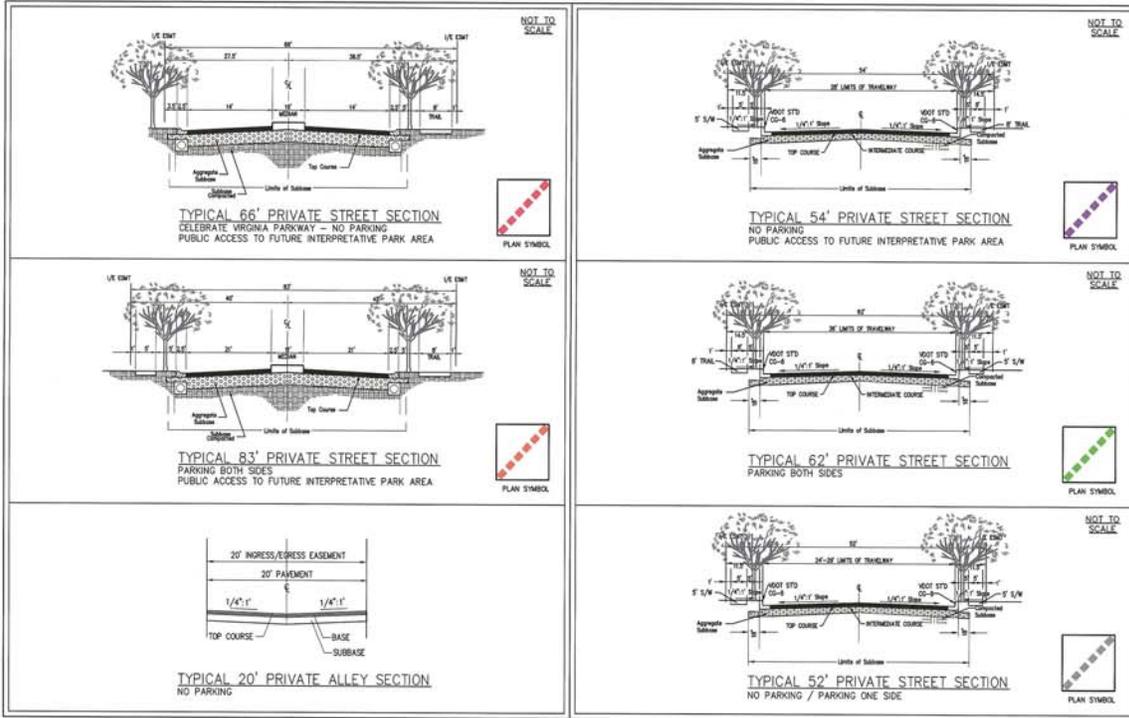
RD17162130 COUNTY PROJECT NUMBER	JRT DESIGN	PLAN STATUS 12/07/17 1st SUBMISSION 3/23/18 2nd SUBMISSION 7/23/18 3rd SUBMISSION	
SCALE: H: N/A V: N/A	SG DRAWN		
JOB No. 100088-01-001 DATE: DECEMBER, 2017 FILE No. 100088-D-2P-001	JRT CHKD		
SHEET 13 OF 19	DATE	DESCRIPTION	

**TYPICAL LOT DETAILS**  
**GENERALIZED DEVELOPMENT PLAN**  
**THE VILLAGES OF GREENBANK**  
 HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.  
 655-A Niema Circle  
 Fredericksburg, Virginia 22406  
 Phone: (540) 371-0268  
 Fax: (540) 371-3479  
 www.bowmanconsulting.com  
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TYPICAL STREET SECTIONS



PROPOSED STREET NETWORK

LEGEND

SEE COLOR CODED STREET SECTIONS PROVIDED ABOVE

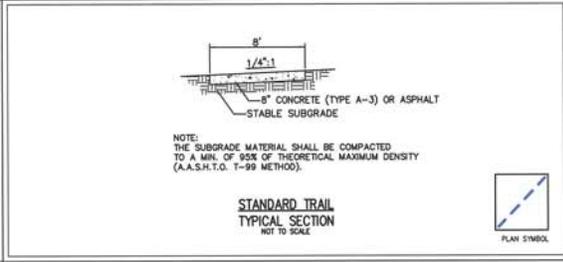
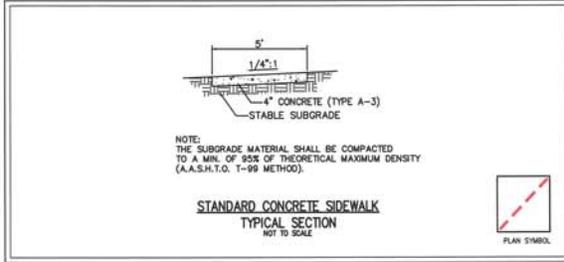
NOTES

1. GOP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
2. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. TYPICAL STREET SECTIONS ARE SUBJECT TO REVIEW AND APPROVAL FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND STAFFORD COUNTY.



<p>RC17152130 COUNTY PROJECT NUMBER</p> <p>SCALE: H: 1"=300' V: N/A</p> <p>JOB No.: 100088-01-001 DATE: DECEMBER, 2017 FILE No.: 100088-D-2P-001</p> <p>SHEET 14 OF 19</p>	<p>JRT DESIGN</p> <p>GO DRAWN</p> <p>JRT CHKD</p>	<p>PLAN STATUS</p> <p>12/07/17 1st SUBMISSION</p> <p>3/23/18 2nd SUBMISSION</p> <p>7/23/18 3rd SUBMISSION</p>		<p>STREET NETWORK PLAN &amp; TYPICAL STREET SECTIONS GENERALIZED DEVELOPMENT PLAN THE VILLAGES OF GREENBANK</p> <p>HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA</p>	<p>Bowman Consulting Group, Ltd. 600-A Naima Circle Fredericksburg, Virginia 22405</p> <p>Phone: (540) 371-0288 Fax: (540) 371-5479 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.</p>	
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TYPICAL SIDEWALK & TRAIL SECTIONS

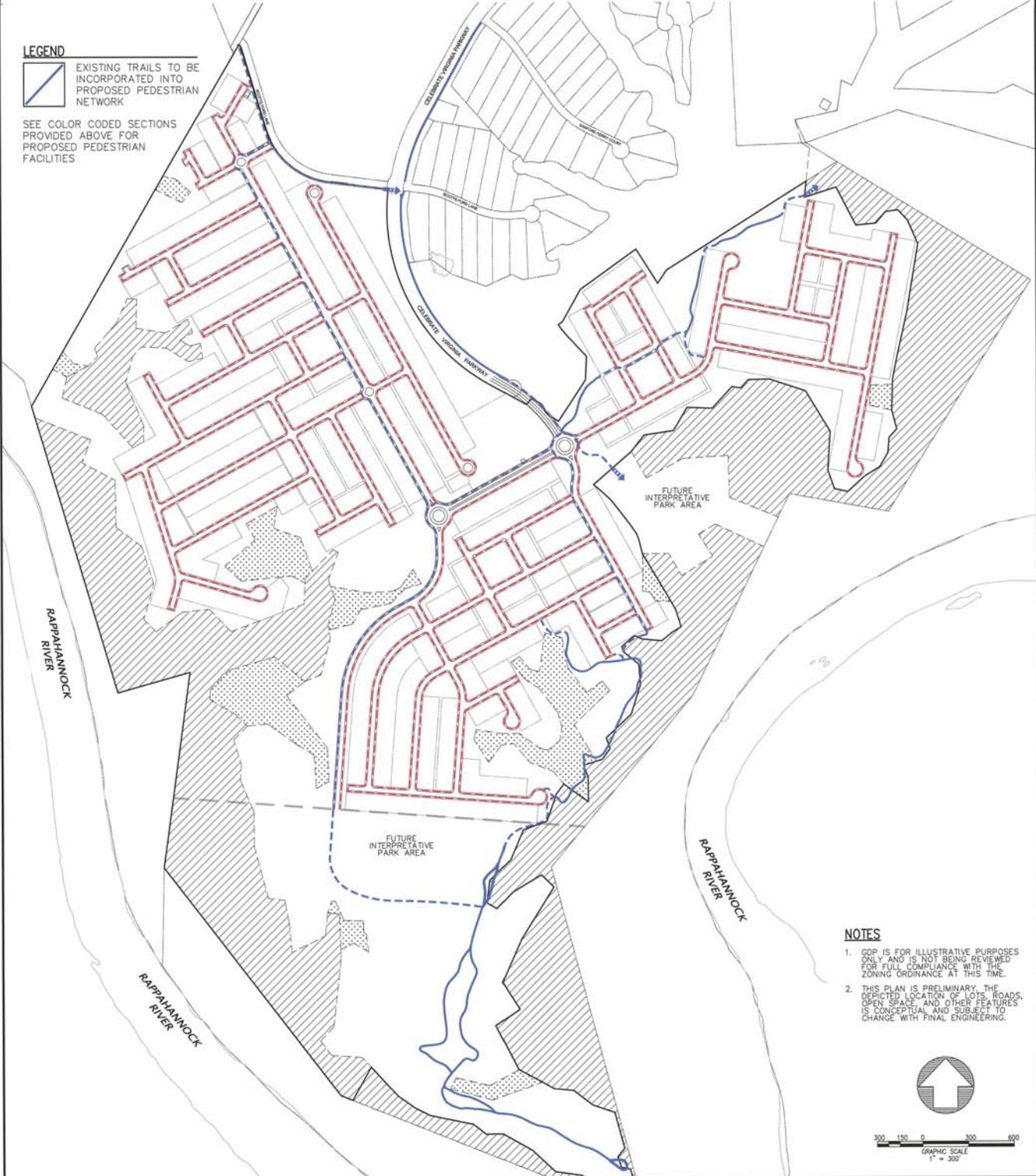


PROPOSED TRAIL & PEDESTRIAN ACCESS NETWORK

LEGEND

 EXISTING TRAILS TO BE INCORPORATED INTO PROPOSED PEDESTRIAN NETWORK

SEE COLOR CODED SECTIONS PROVIDED ABOVE FOR PROPOSED PEDESTRIAN FACILITIES



NOTES

1. GOP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
2. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



300 150 0 300 600  
GRAPHIC SCALE  
1" = 300'

RC17152130 COUNTY PROJECT NUMBER	JRT DESIGN	12/07/17 1st SUBMISSION	PLAN STATUS
SCALE H: 1" = 300' V: N/A	SG DRAWN	3/23/18 2nd SUBMISSION	
JOB No. 100088-01-001	JRT DRWD	7/23/18 3rd SUBMISSION	
DATE : DECEMBER, 2017			
FILE No. 100088-02P-001			
SHEET 15 OF 19			



TRAIL & PEDESTRIAN ACCESS PLAN  
GENERALIZED DEVELOPMENT PLAN  
THE VILLAGES OF GREENBANK

HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

Bowman Consulting Group, Ltd  
656-A Nanna Circle  
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Fax: (540) 371-3479  
www.bowmanconsulting.com  
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**BUFFER PLAN**

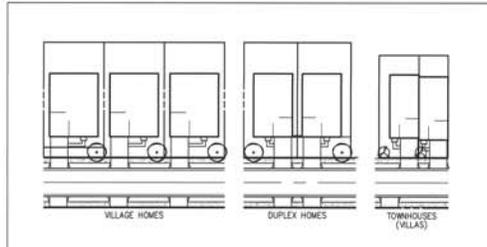


**GENERAL NOTES**

1. THIS LANDSCAPING PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISION. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
2. GOP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
3. THIS PLAN IS PRELIMINARY. THE DEPICTED LOCATION OF LOTS, ROADS, OPEN SPACE, AND OTHER FEATURES IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
4. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.
5. A 15' STREET TREE BUFFER, IN CONFORMANCE WITH SECTION 110.2 OF THE DCSL, SHALL BE PROVIDED ALONG SCOTTS FORD LANE. SEE PROFFER STATEMENT FOR INFORMATION PERTAINING TO THE PROPOSED 50' STREET BUFFER ALONG CELEBRATE VIRGINIA PARKWAY.
6. STREET TREES ON INTERIOR STREETS SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.
7. A TYPE "A" BUFFER IS PROPOSED ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE SINGLE FAMILY DETACHED SUBDIVISION.
8. PRIOR TO THE DEVELOPMENT OF THE PROJECT SITE AS AN ACTIVE RECREATION FACILITY (GOLF COURSE) THE ADJACENT PROPERTY WAS DEVELOPED AS A PUBLIC FACILITY/TREATMENT PLAN (LAKE MOONEY TREATMENT FACILITY) AND WOULD HAVE BEEN REQUIRED TO INSTALL A TYPE "A" BUFFER (20 FEET WIDE). SEE TABLE 2 OF THE DCSL - USE #5 (ACTIVE RECREATION FACILITIES) VERSUS USE #6 (PUBLIC FACILITIES).  
  
WITH THE REDEVELOPMENT OF THE PROJECT SITE AS RETIREMENT HOUSING THE REQUIRED BUFFER WILL BE A TYPE "B" BUFFER (35 FEET WIDE). SEE TABLE 2 OF THE DCSL - USE #6 (RETIREMENT HOUSING) VERSUS USE #6 (PUBLIC FACILITIES). THE APPLICANT PROPOSES TO PROVIDE THE BALANCE (IN TERMS OF WIDTH) BETWEEN THE TWO LAND USES - I.E., A FIFTEEN (15) FOOT WIDE BUFFER. THE BUFFER IS PROPOSED TO EXTEND, BUT NOT CONTINUE THROUGH, THE EXISTING/PROPOSED CONSERVATION AREAS WITH THE EXISTING NATURAL BUFFER REMAINING UNDISTURBED. THE BUFFER SHALL BE PLANTED WITH 65 PLANT UNITS PER 100 LINEAR FEET.
9. PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR THE CLUBHOUSE IN CONFORMANCE WITH SECTION 120.1 AND 120.2 OF THE DCSL.

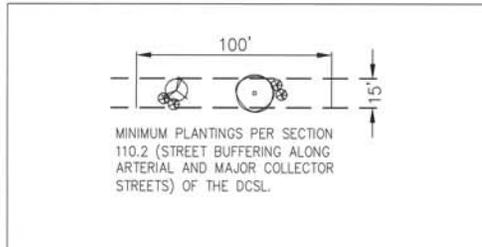
**TYPICAL STREET TREE SECTION (SEE NOTE #4)**

SCALE: 1"=60'



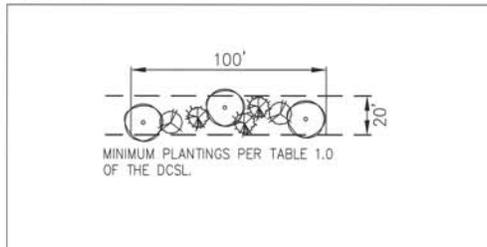
**TYPICAL MAJOR STREET TREE SECTION (SEE NOTE #3)**

SCALE: 1"=30'



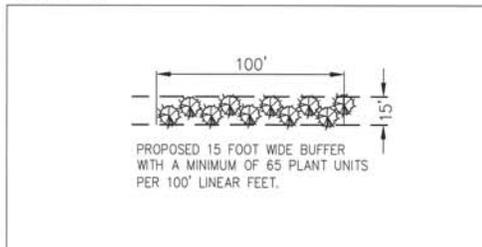
**TYPICAL TYPE "A" TRANSITIONAL BUFFER (SEE NOTE #5)**

SCALE: 1"=30'

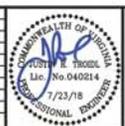


**TYPICAL TYPE "B" TRANSITIONAL BUFFER - MODIFIED (SEE NOTE #8)**

SCALE: 1"=30'



RC17152130	JRT	PLAN STATUS
COUNTY PROJECT NUMBER	DESIGN	12/07/17 1st SUBMISSION
SCALE: H: 1"=400'		3/23/18 2nd SUBMISSION
V: N/A	SG	7/23/18 3rd SUBMISSION
JOB No. 100088-01-001	DRAWN	
DATE: DECEMBER 2017		
FILE No. 100088-02P-001	JRT	
	CHKD	
SHEET 16 OF 19	DATE	DESCRIPTION



GENERALIZED LANDSCAPING PLAN  
GENERALIZED DEVELOPMENT PLAN  
THE VILLAGES OF GREENBANK  
HARTWOOD MAGISTERIAL DISTRICT      STAFFORD COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.  
605-A Nanna Circle  
Fredericksburg, Virginia 22406  
  
Phone: (540) 371-0288  
Fax: (540) 371-0478  
www.bowmanconsulting.com  
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# ZONING RECLASSIFICATION APPLICATION



APRIL 2017

## Stafford County Department of Planning & Zoning

1300 Courthouse Road  
P.O. Box 339  
Stafford, VA 22555-0339

Phone: 540-658-8668  
Fax: 540-658-6824

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

## Reclassification Application Instructions

1. It is recommended that a preliminary conference should be held with the staff to discuss the application before it is filed.
2. Resolution R16-170 is the policy for the filing of rezoning and proffer amendment applications with Stafford County and is provided in the Appendix of this application.
3. The application process takes approximately 6 to 9 months from time of submittal to a final decision. The following are the steps involved in the processing of an application:
  - The application is filed. Note that the application can be filed at any time during the month.
  - The application is reviewed by staff for completeness to be deemed to be filed. The department director will provide a written notice to the applicant identifying the date the application is deemed to be filed.
  - If the application is filed by the third Friday of the month, it will be reviewed during the following month.
  - The application is scheduled for the staff Development Review Meeting on the first Wednesday of the following month.
  - Staff provides review comments by the end of the same month.
  - Applicant resubmits application materials in response to staff comments.
  - Staff reviews revised application materials. The length of time for review is dependent on the number of outstanding issues.
  - Once the issues are addressed, the case is scheduled for the next available Planning Commission public hearing. Approximately 1 month is needed to meet public notification requirements.
  - Following the Planning Commission public hearing, the Planning Commission has up to 100 days to make a decision.
  - Following the Planning Commission decision, the case is scheduled for a public hearing with the Board of Supervisors. The Chairman of the Board typically schedules the case, one month after the Planning Commission decision for required public notice.
  - Following the public hearing, the Board of Supervisors must decide to approve or deny the request no later than one year from the date the application is filed.
4. Additional information regarding proffers is provided in the Appendix of this application.

**Application Submittal Checklist**

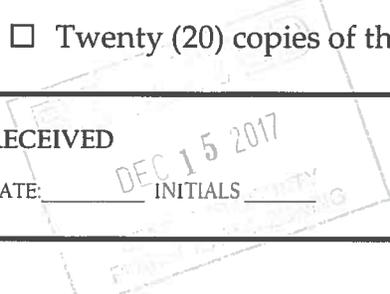
- TAB 1  Completed "Project Information & Primary Contacts" form (Page 5)
- TAB 1  Signed "Statements of Understanding" from the owner(s) and applicant (Page 6)
- TAB 1  Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
- TAB 1  Completed "General Information" sheet (Page 7)
- TAB 1  Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 8 – 10)
- TAB 1  Completed "List of Adjoining Property Owners" (Pages 11 & 12)
- TAB 1  Completed "Application Affidavit" (Pages 13 – 16)
- TAB 1  Completed "Checklist for Generalized Development Plans" (Pages 18 & 19)
- TAB 1  Completed "Transportation Impact Analysis Determination Form" (Page 20)
- TAB 2  Proof that Real Estate Taxes have been paid
- TAB 3  Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat)
- TAB 4  Completed Impact Statements  
\* See "Checklist for Impact Statements" (Page 17)
- separate cover  Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
- see impact statement  Completed Proffer Reasonableness Analysis, if proffers will be submitted in relation to any project which includes a residential use (See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix)

-----  
PLATS AND PLANS

- TAB 3  Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- separate cover  Generalized Development Plan (12 full-size copies at 24" x 36" size)  
\* See "Checklist for Generalized Development Plans" (Pages 18 & 19)

Applications for reclassification to the P-TND zoning district shall also include:

- Twenty (20) copies of the Regulating Plan
- Twenty (20) copies of the Neighborhood Design Standards

RECEIVED DATE: _____ INITIALS: _____ 	OFFICIALLY SUBMITTED DATE: _____ INITIALS: _____
--	---

## Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Proposed Proffer Statement. **(See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix.)**
2. Site Illustrations or Building Elevations
3. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)
4. Additional Fiscal Impact Information for Commercial Rezoning, including:
  - a) Direct jobs expected to be created from the rezoning (years 1-5)
  - b) Estimated average wage
  - c) North American Industry Classification System (NAICS) business sector code
  - d) Projected investment in real property - broken down by land and building (years 1-5)
  - e) Projected investment in machinery & tools/equipment (years 1-5)
  - f) Projected investment in business tangible personal property (years 1-5)
  - g) Other revenues projected such as Sales, Meals, Lodging Taxes (years 1-5)

**Project Information & Primary Contacts**

<b><u>PROJECT INFORMATION</u></b>	<b>PROJECT #</b> <u>17152130</u>
<u>Virginia Heritage at Celebrate</u> PROJECT NAME	SECTION
<u>9000 Celebrate Virginia Parkway, Stafford, VA 22406</u> ADDRESS (IF AVAILABLE)	<u>441.746 ac</u> TOTAL SITE ACREAGE
<u>52-1, 44W-H</u> TAX MAP/PARCEL(S)	<u>RBC</u> ZONING DISTRICT
<u>South of terminus of Celebrate Virginia Parkway, Hartwood District</u> LOCATION OF PROJECT	

<b><u>APPLICANT/AGENT</u></b> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Chris Hornung, P.E.</u> NAME	<u>Silver Companies</u> COMPANY
<u>1201 Central Park Blvd.</u> <u>Fredericksburg</u> ADDRESS    CITY	<u>Virginia</u> <u>22401</u> STATE    ZIP
<u>(540) 785-3378</u> PHONE NUMBER	<u>(540) 786-1406</u> FAX NUMBER
<u>chornung@silverco.com</u> EMAIL ADDRESS	

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

<b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Justin Troidl, P.E.</u> NAME	<u>Bowman Consulting</u> COMPANY
<u>650 Nelms Circle</u> <u>Fredericksburg</u> ADDRESS    CITY	<u>Virginia</u> <u>22406</u> STATE    ZIP
<u>(540) 371-0268</u> PHONE NUMBER	<u>(540) 371-3479</u> FAX NUMBER
<u>jtroidl@bowmanconsulting.com</u> EMAIL ADDRESS	

OWNERS:

Celebrate Virginia Warehouse & Flex Space I, LLC  
NAME

<u>1001 East Telecom Drive</u> ADDRESS	<u>Boca Raton</u> CITY	<u>Florida</u> STATE	<u>33431</u> ZIP
<u>(561) 981-5252</u> PHONE NUMBER	<u>(561) 981-5253</u> FAX NUMBER	<u>chornung@silverco.com</u> EMAIL ADDRESS	

Celebrate Virginia Warehouse & Flex Space II, LLC  
NAME

<u>1001 East Telecom Drive</u> ADDRESS	<u>Boca Raton</u> CITY	<u>Florida</u> STATE	<u>33431</u> ZIP
<u>(561) 981-5252</u> PHONE NUMBER	<u>(561) 981-5253</u> FAX NUMBER	<u>chornung@silverco.com</u> EMAIL ADDRESS	



STAFFORD COUNTY  
Department of Planning and Zoning

### General Information

Clearly indicate all information that applies to this project:

#### DETAILED DESCRIPTION OF PROJECT

Proffer amendment to permit an additional 1,177 age-qualified units on Tax Map Parcels 52-1 & 44W-H

#### INFORMATION FOR FEE CALCULATIONS

441.746 # of Acres

Type of Rezoning:

- Standard Rezoning
- Planned Development
- Proffer Amendment
- Minor Proffer Amendment
- Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

#### INFORMATIONAL

Previous Ordinance # \_\_\_\_\_

Previous Resolution # \_\_\_\_\_

# of Lots (if rezoning to residential) 1,177

Original Zoning RBC

Proposed Zoning RBC

Proposed Use(s)

Age-Qualified Retirement Community

**Review Fee Calculations**

**STAFFORD COUNTY FEES:**

The County review fee calculations are divided into four sections. Each section is based on a different type of reclassification. Determine the application fee by filling out the one section that applies.

-----  
**Section I. Standard Rezoning:**

- A. Base Fee: (Required - Enter the dollar amount that applies)
  - If less than 5.0 acres ..... \$4,375.00
  - If 5.0 acres or greater .....\$12,500.00..... \$ \_\_\_\_\_
- B. General Fee: (If greater than 5 acres)
  - (\_\_\_\_\_ Acres - 5) X \$125 ..... \$ \_\_\_\_\_
- C. Fire & Rescue Review Fee (required)..... \$ \_\_\_\_\_
- D. Utilities Department Review Fee (required)..... \$ \_\_\_\_\_
- E. Public Works Review Fee (required)..... \$ \_\_\_\_\_
- F. Traffic Impact Analysis Review Fee: (If TIA required)
  - Volume <1,000 VPD .....\$200.00
  - Volume >1,000 VPD .....\$400.00..... \$ \_\_\_\_\_
- G. Adjacent Property Notification (required):
  - (\_\_\_\_\_ Adjacent properties) X \$6.48 ..... \$ \_\_\_\_\_
- Sub-total** (Add appropriate amounts from lines A thru G above)..... \$ \_\_\_\_\_
- H. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ \_\_\_\_\_
- TOTAL (Sub-total + H. Technology Fee)**..... \$ \_\_\_\_\_

STAFFORD COUNTY  
Department of Planning and Zoning

**Section II. Planned Development:**  
(For requests to the PD-1, PD-2, or P-TND zoning districts)

A. Base Fee .....	\$ _____
B. General Fee:	
(_____ Acres – 75) X \$25 .....	\$ _____
C. Fire & Rescue Review Fee (required) .....	\$ _____
D. Utilities Department Review Fee (required) .....	\$ _____
E. Public Works Review Fee (required).....	\$ _____
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD .....	\$200.00
Volume >1,000 VPD .....	\$400.00
.....	\$ _____
G. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48 .....	\$ _____
<b>Sub-total (Add lines A through G) .....</b>	<b>\$ _____</b>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
<b>TOTAL (Sub-total + H. Technology Fee).....</b>	<b>\$ _____</b>

**Section III. Proffer Amendment:**

A. General Fee:	
\$10,000 + If Acres>5 ((Acres – 5) X \$25) .....	\$ <u>20,918.65</u> ✓
B. If Planned Development:	
\$10,000 + ((_____ Acres – 75) X \$25) .....	\$ _____
C. Adjacent Property Notification (required):	
( <u>26</u> Adjacent properties) X \$6.48 .....	\$ <u>168.48</u>
<b>Sub-total (Add lines A and C) or</b>	
<b>(Add lines B and C) .....</b>	<b>\$ <u>21,087.13</u></b>
D. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>579.90</u>
<b>TOTAL (Sub-total + D. Technology Fee).....</b>	<b>\$ <u>21,667.03</u></b>

STAFFORD COUNTY  
Department of Planning and Zoning

**Section IV. Minor Proffer Amendment:**

A. General Fee: ..... \$ \_\_\_\_\_

B. Adjacent Property Notification (required):  
 (\_\_\_\_\_ Adjacent properties) X \$6.48 ..... \$ \_\_\_\_\_

**Sub-total (Add lines A and B) ..... \$ \_\_\_\_\_**

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ \_\_\_\_\_

**TOTAL (Sub-total + C. Technology Fee)..... \$ \_\_\_\_\_**

**Section V. Minor Proffer Amendment (when submitted simultaneously with minor Conditional Use Permit Application):**

A. General Fee: ..... \$ \_\_\_\_\_

B. Adjacent Property Notification (required):  
 (\_\_\_\_\_ Adjacent properties) X \$6.48 ..... \$ \_\_\_\_\_

**Sub-total (Add lines A and B) ..... \$ \_\_\_\_\_**

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ \_\_\_\_\_

**TOTAL (Sub-total + C. Technology Fee)..... \$ \_\_\_\_\_**

Sections I, II, III, IV and V: MAKE CHECK PAYABLE TO "STAFFORD COUNTY".

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

---

**VIRGINIA DEPARTMENT OF TRANSPORTATION FEES:**

**Transportation Impact Analysis Fee:**

(For applications that meet VDOT Traffic Impact Analysis thresholds)

A. Subject to low volume road criteria (see 24 VAC 30-155-40 A 3) ..... \$ \_\_\_\_\_

B. All other submissions ..... \$ 1000.00

**MAKE CHECK PAYABLE TO "VIRGINIA DEPARTMENT OF TRANSPORTATION"**

**For a third or subsequent submission of a rezoning proposal that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT, the fee is equal to the initial fee paid. (per 24 VAC 30-155, §15.2-2222.1 of the Code of Virginia)**

### List of Adjoining Property Owners

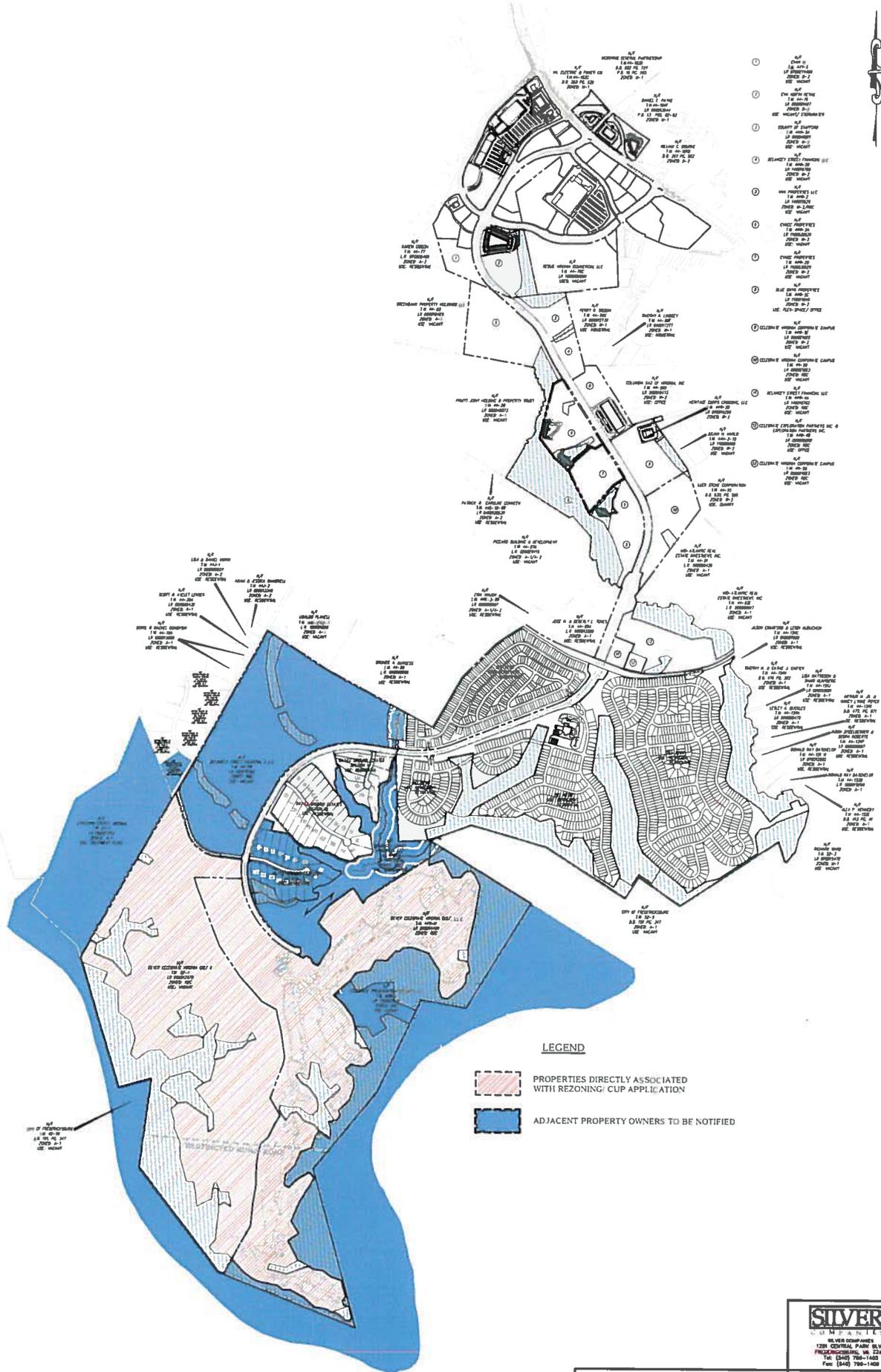
The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>See attached</u>		
TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP



**LEGEND**

- PROPERTIES DIRECTLY ASSOCIATED WITH REZONING/ CUP APPLICATION
- ADJACENT PROPERTY OWNERS TO BE NOTIFIED

CELEBRATE VIRGINIA NORTH  
HARTWOOD MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA

ADJACENT PROPERTY OWNERS  
NOTIFICATION PLAN

**SILVER**  
SURVEYING & ENGINEERING

SILVER COMPANIES  
1238 CENTRAL PARK BLVD.  
PROCESSESBURG, VA 22404  
Tel: (540) 788-1468  
Fax: (540) 788-1468

**SD** SULLIVAN  
DONAHOE &  
INGALLS

CHEMICAL, LAND PLANNING & SURVEYORS  
P.O. BOX 814  
PROCESSESBURG, VIRGINIA 22404  
TELEPHONE 540-888-1819

DATE: NOVEMBER 30, 2017  
SCALE: 1" = 600'  
SHEET 13 OF 13

TM	PIN	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
51-1	31418	STAFFORD COUNTY VIRGINIA	PO BOX 339	STAFFORD	VA	22555
42-10	25147	CITY OF FREDERICKSBURG	PO BOX 7447	FREDERICKSBURG	VA	22404
52-5	31423	CITY OF FREDERICKSBURG	PO BOX 7447	FREDERICKSBURG	VA	22404
44W-J	49727	CELEBRATE PRESERVATION HOLDINGS LLC	1001 E TELECOM DRIVE	BOCA RATON	FL	33431
44W-K	49728	DELANCEY STREET FINANCIAL LLC	2711 CENTERVILLE ROAD STE 400	WILMINGTON	DE	19808
44-89	25810	DELANCEY STREET FINANCIAL II LLC	600 REXTERSTOWN ROAD STE 700	PIKESVILLE	MD	21208
44W-21E	47415	CELEBRATE VIRGINIA NORTH OWNERS ASSOC	1201 CENTRAL PARK BLVD	FREDERICKSBURG	VA	22401
44W-21-50	47414	MARTIN JAMES A SR & WILMA J	32 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-49	47413	MARTIN CHRISTOPHER E & TERESA	38 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-48	47412	BOCKENSTEDT RANDALL J & BECKY L	40 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-47	47411	LURCH MARK A TRUSTEE LURCH SUE E TRUSTEE	56 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-46	47410	KONG MICHAEL & PHAN TRAN	68 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-45	47409	SPENCER SAMUEL III & BARBARA	74 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-44	47408	CHAPMAN DION TRACY & TWANA D	80 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-43	47407	HARRIS BILLY & KATHALEE	92 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-42	47406	SPADONI JAMES R & SHARYON	120 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-41	47405	SHAIKAH KHURSHED & MICHELLE J	119 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-40	47404	ALTON ROBERT H	85 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-39	47403	MYERS STEVE A & EMILY ANN	71 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-38	47402	HICKS CHARLES R III & KELLIE E	63 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-37	47401	LAMBERT TERREL A & DENISE R	55 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-36	47400	KENNON JAMES & HAZEL	49 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-35	47399	WILLIAMS CHARLES E & VALERIE L	43 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-34	47398	SMITH PHILLIP E & CARRIE L	31 SCOTTS FORD LANE	FREDERICKSBURG	VA	22406
44W-21-F	47415	CELEBRATE VIRGINIA NORTH OWNERS ASSOC	1201 CENTRAL PARK BLVD	FREDERICKSBURG	VA	22401
44-JJ-1	51682	BARNES WILBUR LEE JR & TAMARA	5 EVERETT LANE	FREDERICKSBURG	VA	22406

STAFFORD COUNTY  
Department of Planning and Zoning

### Application Affidavit

This form to be filed with:

STAFFORD COUNTY  
BOARD OF SUPERVISORS  
  
1300 COURTHOUSE ROAD  
STAFFORD, VIRGINIA 22555

Internal Use Only
Project Name: _____
A/P #: _____
Date: _____

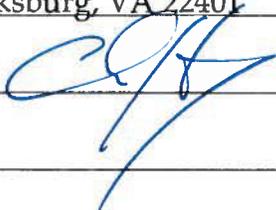
All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

#### 1. Applicant information

Name of Applicant Chris Hornung, P.E.  
Name of Company Silver Companies

Applicant Address 1201 Central Park Blvd.  
Fredericksburg, VA 22401

Applicant's Signature 

Name of Agent \_\_\_\_\_

Address of Agent \_\_\_\_\_

#### 2. Type of Application

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance          | <input checked="" type="checkbox"/> Proffer Amendment |
| <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Special Exception |   |

STAFFORD COUNTY  
Department of Planning and Zoning

**Application Affidavit**

Page 2

Applicant: Chris Hornung, P.E.

Project Name: _____ A/P #: _____ Date: _____
--

**3. Property Information**

Assessor's Parcel(s) 52-1, 44W-H

Address 9000 Celebrate Virginia Parkway  
Fredericksburg, VA 22406

**4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.**

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

**5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.**

<u>Name of Members</u>	<u>Address</u>
<u>Celebrate Virginia Warehouse &amp; Flex Office I, LLC</u>	<u>All Owners and Members share the same address</u>
<u>Tappahannock Enterprises, LLC</u>	<u>1001 East Telecom Drive</u>
<u>Silver Capital Advisors, Inc.</u>	<u>Boca Raton, FL 33431</u>
<u>Celebrate Virginia Warehouse &amp; Flex Office II, LLC</u>	_____
<u>Tappahannock Enterprises, LLC</u>	_____
<u>Silver Capital Advisors, Inc.</u>	_____

**6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.**

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STAFFORD COUNTY  
Department of Planning and Zoning

**Application Affidavit**

Page 3

Applicant: Chris Hornung, P.E.

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes                       No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: \_\_\_\_\_X  
 Cost for certified letters            \$ \_\_\_\_\_ (cost as of the day of submittal)  
 Total due:                                \$ \_\_\_\_\_ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

STAFFORD COUNTY  
Department of Planning and Zoning

Application Affidavit

Page 4

Applicant: Chris Hornung, P.E.

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Larry D. Silver

Corporate Office of Signer President/CEO, Silver Capital Advisors, Inc. ~~KDC~~, Managing Member

Signature 

Date 12/8/17

STATE ~~COMMONWEALTH OF VIRGINIA~~ FLORIDA  
COUNTY OF ~~STAFFORD~~ PALM BEACH, to wit:

The forgoing affidavit was acknowledged before me this 8<sup>th</sup> day of December,  
Larry D. Silver, CEO/President of Silver Capital  
2017 by Advisors, Inc., Managing Member of owner/applicant.

My commission expires: 1/2/2021



  
Notary Public

### Checklist for Impact Statements

Impact statements are required for rezoning requests which meet at least one of the following criteria:

- a. would allow for a use(s) that could generate more than 500 average daily vehicle trips;
- b. would have a gross density of more than seven (7) dwelling units per acre;
- c. would have more than fifty (50) dwelling units;
- d. would be greater than fifty (50) acres in size;
- e. propose a commercial rezoning adjacent to residentially zoned property.

Impact Statements must address the following:

- a. current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities;
- b. fiscal impact: potential tax revenues and anticipated cost to County services;
- c. environmental impact;
- d. impact on adjacent property;
- e. location and proximity to designated and identified historic sites.

\*\* These studies shall describe the differences which would result from maximum, ultimate development of the land under the proposed zoning classification as compared to maximum development under the existing zoning classification.

#### Transportation Impact Analysis

A Transportation Impact Analysis Determination Form (provided on page 18) must be submitted to determine if a Transportation Impact Analysis is required. A Transportation Impact Analysis (TIA) may be required by the County or VDOT depending on the amount of traffic generated by the proposed development. The thresholds are provided on the determination form.

STAFFORD COUNTY  
Department of Planning and Zoning

### Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

The following items must be shown on a GDP:

N/A	COMPLETE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Sec 28-225(1)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	person preparing the drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	match lines if applicable;
		<b>Sec 28-225(2)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	vicinity map showing the general location of the proposed development,
		major roads and existing subdivisions at a scale of one inch equals two
		thousand (2,000) feet;
		<b>Sec 28-225(3)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-
		way on or abutting the site;
		<b>Sec 28-225(4)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	the number of stories,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	height,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	roof line,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		<b>Sec 28-225(5)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification and location of uses and structures on all abutting
		properties;
		<b>Sec 28-225(6)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of all existing and proposed parking and loading
		areas,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	outdoor trash storage, <i>VIA NOTE</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	lighting facilities, and <i>VIA NOTE</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;

STAFFORD COUNTY  
Department of Planning and Zoning

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(7)<br>Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(8)<br>Approximate location and description of all proposed landscaping;   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(9)<br>Approximate location, height and dimensions of all proposed signage on site; LOCATIONS (POTENTIAL) SHOWN. AND VIA NOTE.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(10)<br>Approximate location of all existing drainage ways, floodplains and wetlands on site;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(11)<br>Approximate location of all common open space, recreational areas and bufferyards;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Sec 28-225(12)<br>Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sec 28-225(13)<br>Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH. |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP or one of the above required components if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

STAFFORD COUNTY  
Department of Planning and Zoning

**RECLASSIFICATION  
TRANSPORTATION IMPACT  
ANALYSIS DETERMINATION**

Name of development Cannon Ridge  
Type of development Age Restricted Retirement  
Parcel # 52-1, 44W-H

RECEIVED BUT NOT OFFICIALLY SUBMITTED:	
DATE: _____	INITIALS _____
OFFICIALLY SUBMITTED:	
DATE: _____	INITIALS _____

**Traffic Volume Calculations**

This site generates:

- 403 VPH (highest VPH)
- 4,880 VPD on state controlled highways (highest)
- 293 VPH Peak AM
- 403 VPH Peak PM
- N/A VPH Peak Saturday
- 4,880 VPD highest intensity\*

\*\*\*Attach a page showing the calculations and the ITE trip generation codes to this form.\*\*\*

**Minimum Thresholds to submit a TIA**

County: Any proposals generating 1,000 or more VPD.  
VDOT: See "VDOT Traffic Impact Analysis Requirements" table on next page.

**Trip Generation Calculation Guidelines**

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be redeveloped as a higher intensity use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1,000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

STAFFORD COUNTY  
Department of Planning and Zoning

## VDOT Rezoning Package Checklist\*

### Traffic Impact Analysis Regulations: 24VAC30-155-40.B

- **A COVER SHEET** containing:
  - **Contact Information** for the
    - Locality,  
Stafford County Office of Transportation  
P.O. Box 339  
Stafford, VA 22555-0339  
540-658-4900
  - Developer (or owner), if applicable;
- **Site Information**
  - Rezoning location,
  - Highways adjacent to the site,
  - Parcel number or numbers;
- **Proposal Summary** with the
  - Development's name,
  - Size (acreage),
  - Proposed zoning;
  - Proposed types of land uses, including maximum number of lots or maximum business square feet, and
- **A Statement** regarding the proposal's compliance with the comprehensive plan.
- **A LOCAL TRAFFIC IMPACT ANALYSIS** OR, IF LOCAL REQUIREMENTS FOR TRAFFIC STUDIES HAVE NOT BEEN CERTIFIED BY VDOT, **A VDOT TRAFFIC IMPACT STATEMENT**.
- **A CONCEPT PLAN** of the proposed development.
- ANY PROFFERED CONDITIONS** submitted by the applicant.
- FEES** -
  - For a locality or other public agency initiated proposal** – No fee charged.
  - For the initial or second review** of a rezoning proposal, a single fee for both reviews will be determined by the number of vehicle trips generated per peak hour, as follows:
    - Low Volume Road** (24VAC30-155-40 A 1 c). - \$250
    - All other submissions** - \$1,000
  - For a third or subsequent submission** of a rezoning proposal that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT, the fee is equal to the initial fee paid.

\* One paper copy and one electronic copy to be submitted.

This checklist is available on the [VDOT Traffic Impact Analysis Regulations website](#) in a MS Word editable format.

## Organization of a Traffic Impact Analysis Report

### 1) Introduction and Summary

- a) Purpose of report and study objectives
- b) Executive Summary
  - i) Site location and study area
  - ii) Description of the proposed development
  - iii) Principal findings
  - iv) Conclusions
  - v) Recommendations

### 2) Background Information: Proposed Development (Site and Nearby)

- a) List of all non-existent transportation improvements assumed in the analysis
- b) Description of on-site development
  - i) Map of site location
  - ii) Description of the parcel
  - iii) General terrain features
  - iv) Location within the jurisdiction and region
  - v) Comprehensive Plan recommendations for the subject property
  - vi) Current or proposed zoning of the subject property
- c) Description of geographic scope and limits of study area \*
- d) Plan at an engineering scale of the existing and proposed site uses
- e) Description and map or diagram of nearby uses, including parcel zoning
- f) Description and map or diagram of existing roadways
- g) Description and map or diagram of programmed improvements to roadways, intersections, and other transportation facilities within the study area

### 3) Analysis of Existing Conditions

- a) Collected daily and peak hour of the generator traffic volumes, tabulated and presented on diagrams with counts provided in an appendix \*
- b) Analyses for intersections and roadways identified by VDOT \*
  - i) Delay and Level of Service (LOS) are tabulated and LOS is presented on diagrams for each lane group
- c) When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s), tabulated and presented on diagrams, if facilities or routes exist \*
- d) Speed Study (if requested by VDOT)
- e) Crash history near site (if requested by VDOT)
- f) Sight distance (if requested by VDOT)

### 4) Analysis of Future Conditions Without Development

- a) Description of and the justification for the method and assumptions used to forecast future traffic volumes \*
- b) Analyses for intersections and roadways as identified by VDOT \*

- i) Delay and Level of Service (LOS) are tabulated and LOS is presented on diagrams for each lane group
  - c) When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities or routes exist or are planned \*
- 5) Trip Generation**
- a) Site trip generation, with tabulated data, broken out by analysis year for multi-phase developments, and including justification for deviations from ITE rates, if appropriate
  - b) Description and justification of internal capture reductions for mixed use developments and pass-by trip reductions, if appropriate, including table of calculations used
- 6) Site Traffic Distribution and Assignment**
- a) Description of methodology used to distribute trips, with supporting data
  - b) Description of the direction of approach for site generated traffic and diagrams showing the traffic assignment to the road network serving the site for the appropriate time periods
- 7) Analysis of Future Conditions With Development**
- a) Forecast daily and peak hour of the generator traffic volumes on the highway network in the study area, site entrances and internal roadways, tabulated and presented on diagrams \*
  - b) Analyses for intersections and roadways identified by VDOT \*
    - i) Delay and Level of Service (LOS) are tabulated and LOS is presented on diagrams for each lane group
  - c) When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities exist or are planned \*
- 8) Recommended Improvements**
- a) Description and diagram of the location, nature, and extent of the proposed improvements, with preliminary cost estimates as available from VDOT
  - b) If travel demand management (TDM) measures are proposed, description of methodology used to calculate the effects of TDM measures with supporting data
  - c) Analyses for all proposed and modified intersections in the study area under the forecast and site traffic \*
    - i) Delay and Level of Service (LOS) are tabulated and LOS presented on diagrams for each lane group
    - ii) For intersections expected to be signalized, MUTCD Signal Warrant analysis or ITE Manual for Traffic Signal Design, as determined by VDOT, presented in tabular form
  - d) When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities or routes exist or are planned \*
- 9) Conclusions**
- a) Clear, concise description of the study findings

\* The level of analysis and information provided depends on site generated peak hour traffic. See page 2 of these forms; 24 VAC 30-155-60.C. Required Elements table..

## VDOT CHECKLIST

### EVALUATION of the SUBMITTED TRAFFIC IMPACT ANALYSIS

<input checked="" type="checkbox"/>	<b>ITEM PROVIDED OR NOT APPLICABLE (NA)</b>
	<b>Verify Use of Methodology and Standard Assumptions in Regulations (or Changes Approved at Scope of Work Meeting)</b>
	<b>Verify any Additions to Required Elements Approved at Scope of Work Meeting</b>
<input type="checkbox"/>	
	<b>Introduction and Summary</b>
<input checked="" type="checkbox"/>	Purpose of report and study objectives
<input checked="" type="checkbox"/>	Executive Summary: Site location and study area; description of the proposed development; conclusions; recommendations.
	<b>Background Information</b>
<input checked="" type="checkbox"/>	List of all non-existent transportation improvements assumed in the analysis
<input checked="" type="checkbox"/>	Map of site location, description of the parcel, general terrain features, and location within the jurisdiction and region.
<input checked="" type="checkbox"/>	Comprehensive plan recommendations for the subject property
<input checked="" type="checkbox"/>	Current and proposed zoning of the subject property
<input checked="" type="checkbox"/>	Description of geographic scope / limits of study area.
<input checked="" type="checkbox"/>	Plan at an engineering scale of the existing and proposed site uses.
<input checked="" type="checkbox"/>	Description and map or diagram of nearby uses, including parcel zoning.
<input checked="" type="checkbox"/>	Description and map or diagram of existing roadways.
<input checked="" type="checkbox"/>	Description and map or diagram of programmed improvements to roadways, intersections, and other transportation facilities within the study area.
	<b>Analysis of Existing Conditions</b>
<input checked="" type="checkbox"/>	Collected daily and peak hour of the generator traffic volumes, tabulated and presented on diagrams with counts provided in an appendix.
<input checked="" type="checkbox"/>	Analyses for intersections and roadways identified by VDOT. Delay and Level of Service (LOS) are tabulated and LOS is presented on diagrams for each lane group.

<input checked="" type="checkbox"/>	<b>ITEM PROVIDED OR NOT APPLICABLE (NA)</b>
<input type="checkbox"/>	When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s), tabulated and presented on diagrams, if facilities or routes exist.
<input type="checkbox"/>	Speed Study
<input type="checkbox"/>	Crash history near site
<input type="checkbox"/>	Sight distance
<b>Analysis of Future Conditions Without Development</b>	
<input checked="" type="checkbox"/>	Description of and justification for the method and assumptions used to forecast future traffic volumes.
<input checked="" type="checkbox"/>	Analyses for intersections and roadways as identified by VDOT. Delay and Level of Service (LOS) are tabulated and LOS is presented on diagrams for each lane group.
<input checked="" type="checkbox"/>	When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities or routes exist or are planned.
<b>Trip Generation</b>	
<input checked="" type="checkbox"/>	Site trip generation, with tabulated data, broken out by analysis year for multi-phase developments, and including justification for deviations from ITE rates, if appropriate.
<input checked="" type="checkbox"/>	Description and justification of internal capture reductions for mixed use developments and pass-by trip reductions, if appropriate, including table of calculations used.
<b>Site Traffic Distribution and Assignment</b>	
<input checked="" type="checkbox"/>	Description of methodology used to distribute trips, with supporting data.
<input checked="" type="checkbox"/>	Description of the direction of approach for site generated traffic and diagrams showing the traffic assignment to the road network serving the site for the appropriate time periods.
<b>Analysis of Future Conditions With Development</b>	
<input checked="" type="checkbox"/>	Forecast daily and peak hour of the generator traffic volumes on the highway network in the study area, site entrances and internal roadways, tabulated and presented on diagrams.
<input checked="" type="checkbox"/>	Analyses for intersections and roadways identified by VDOT. Delay and Level of Service (LOS) are tabulated and LOS presented on diagrams for each lane group.
<input checked="" type="checkbox"/>	When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities exist or are planned.

<input checked="" type="checkbox"/>	<b>ITEM PROVIDED OR NOT APPLICABLE (NA)</b>
	<b>Recommended Improvements</b>
<input type="checkbox"/>	Description and diagram of the location, nature, and extent of proposed improvements, with preliminary cost estimates as available from VDOT.
<input type="checkbox"/>	Description of methodology used to calculate the effects of travel demand management (TDM) measures, if proposed, with supporting data.
<input checked="" type="checkbox"/>	Analyses for all proposed and modified intersections in the study area under the forecast and site traffic. Delay, and Level of Service (LOS) are tabulated and LOS presented on diagrams for each lane group. For intersections expected to be signalized, MUTCD Signal Warrant analysis or ITE Manual for Traffic Signal Design, as determined by VDOT, presented in tabular form.
<input type="checkbox"/>	When the type of development proposed would indicate significant potential for walking, bike or transit trips either on- or off-site, analyses of pedestrian and bicycle facilities, and bus route(s) and segment(s) tabulated and presented on diagrams, if facilities or routes exist or are planned.
	<b>Conclusions</b>
<input checked="" type="checkbox"/>	Clear, concise description of the study findings.

NOTES: \_\_\_\_\_

\_\_\_\_\_

SIGNED: \_\_\_\_\_  
VDOT Representative

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
VDOT Representative



**TIA REGULATION SUBMITTAL  
INFORMATION SHEET**

This sheet is a summary of information on a Chapter 527 submittal for entering into the LandTrack data base.

**Submission Details**

Project Name	Cannon Ridge Village	Locality's Project ID	
VDOT District	Fredericksburg	Jurisdiction	Stafford County
Locality Contact	Joey Hess	TIA Preparer	

**Location**

Route Number	Address	Principal Rte	ADT
17	Warrenton Road	<input checked="" type="checkbox"/>	38000
	Celebrate VA Pkwy	<input type="checkbox"/>	2200
		<input type="checkbox"/>	

**Site Details**

Submission Type	Zoning TIA Review	Acreage	531
Facility Type	Residential - Mixed Type	Commercial SqFt	
Residential Units	1220	VPD (net)	4708
VPH (net)	236	Doubles Road VPD	-- Select --
Principal Parcel ID			
Other Parcel ID(s)			

**Payment**

Fee Waived	-- Select --	Reason for Waiver	-- Select --
Payment Included	-- Select --	Payment Type	-- Select --
Check #		Check Holder	
Payment Amount		Received From	

**Tracking**

Date Received by Locality	Locality's Requested Due Date
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**Comments**

O18-31

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the    day of    , 2018:

MEMBERS:

- Meg Bohmke, Chairman
- Gary F. Snellings, Vice Chairman
- Jack R. Cavalier
- Thomas C. Coen
- L. Mark Dudenhefer
- Wendy E. Maurer
- Cindy C. Shelton

VOTE:

On motion of    , seconded by    , which carried by a vote of    , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN COUNTY CODE SEC 28-25, "DEFINITIONS OF SPECIFIC TERMS;" 28-33, "DISTRICTS GENERALLY;" 28-34, "PURPOSE OF DISTRICTS;" 28-35, "TABLE OF USES AND STANDARDS;" 28-39, "SPECIAL REGULATIONS;" 28-53, "PLANNED DEVELOPMENT DISTRICTS;" 28-55, "PLANNED DEVELOPMENT-2 DISTRICT (PD-2) REGULATIONS;" 28-56, "APPLICATION FOR PLANNED DEVELOPMENTS;" AND 28-129 "TYPES PERMITTED IN COMMERCIAL AND OFFICE DISTRICTS" TO REDEFINE THE RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT TO THE PD-3, PLANNED DEVELOPMENT-3 ZONING DISTRICT, AND TO MODIFY DISTRICT REQUIREMENTS AND AMEND OTHER ZONING ORDINANCE PROVISIONS ACCORDINGLY

WHEREAS, Silver Companies has requested an amendment to the RBC, Recreational Business Campus Zoning District ordinance requirements to allow for additional age-restricted housing development in the RBC district; and

WHEREAS, the Board finds that the requested amendment necessitates amendments to other zoning ordinance provisions to ensure compatibility of uses within the district, clarify district requirements, and redefine the district to better reflect the character of development; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the      day of      , 2018, that Stafford County Code Sec 28-25, "Definitions of specific terms;" 28-33, "Districts generally;" 28-34, "Purpose of districts;" 28-35, "Table of uses and standards;" 28-39, "Special regulations;" 28-53, "Planned development districts;" 28-55, "Planned development-2 district (PD-2) regulations;" 28-56, "Application for planned developments;" and 28-129 "Types permitted in commercial and office districts" be and it hereby is amended and reordained as follows, with all other portions remaining unchanged:

**Sec. 28-25. - Definitions of specific terms.**

*Preliminary concept plan.* A basic sketch or plan that depicts zones or pods of individual land use types, general street location, open space areas, pedestrian access, and generalized stormwater management approaches for proposed development, together with a traffic impact study, submitted to the county and approved by the planning commission prior to the issuance of a building permit within the ~~RBCPD-3~~ zoning district. Engineering or construction drawings may be submitted, but are not required as part of a preliminary concept plan.

**Sec. 28-33. - Districts generally.**

~~RBC Recreational Business Campus~~PD-3 Planned Development-3

**Sec. 28-34. - Purpose of districts.**

~~*RBC Recreational Business Campus*~~PD-3 Planned Development-3. ~~The purpose of the RBC district is to provide areas for professional office, general office, research and development, hotel, conference facilities, low to medium intensity retail, health and fitness clubs, executive style housing, retirement housing, active recreational activities and other specified uses in a business campus environment integrated with activities dependent on significant areas of open space such as golf courses, marinas, and/or nature and wildlife preserves. The purpose of the PD-3 district is to provide areas of the county of not less than five hundred (500) acres which are suitable for a planned, mixed use suburban style development with a significant age-restricted housing component and commercial uses that serve the immediate community. This district should include a variety of recreational and common areas and be located near significant environmental features such as forests, lakes with at least five (5) acres of surface water area and/or rivers and where there is provision for adequate access to major collector or higher category roadways, and public sewer and water utilities, broadband communication infrastructure, and fire and rescue services.~~

**Sec. 28-35. - Table of uses and standards.**

*RBC Recreational Business Campus PD-3 Planned Development-3.*

~~The purpose of the RBC district is to provide areas for professional office, general office, research and development, hotel, conference facilities, low to medium intensity retail, health and fitness clubs, executive style housing, retirement housing, active recreational activities and other specified uses in a business campus environment integrated with activities dependent on significant areas of open space such as golf courses, marinas, and/or nature and wildlife preserves.~~ The purpose of the PD-3 district is to provide areas of the county of not less than five hundred (500) acres which are suitable for a planned, mixed use suburban style development with a significant age-restricted housing component and commercial uses that serve the immediate community. This district should include a variety of recreational and common areas and be located near significant environmental features such as forests, lakes with at least five (5) acres of surface water area and/or rivers and where there is provision for adequate access to major collector or higher category roadways, and public sewer and water utilities, broadband communication infrastructure, and fire and rescue services.

(a) *Uses permitted by right:*

- Active recreation.
- Amphitheater.
- ~~Athletic fields.~~
- ~~Automobile service.~~
- Bake shop.
- Barber/beauty shop.
- Bank and lending institution.
- ~~Bocci ball fields.~~
- ~~Bowling alley.~~
- Business service and supply.
- Child care center.
- Clinic, medical or dental.
- Clubs/lodges/fraternal organizations.
- Community use.
- Conference facility.
- Convenience center.
- Convenience store.

~~Croquet field.~~

~~Dance studio.~~

Dance/exercise studio.

Data and computer services centers.

Drug store.

Dry cleaner/laundry.

Executive style housing.

Farmers market (in accordance with subsection 28-39(v)).

~~Flex office.~~

Florists.

General office use.

Gift/antique shops.

Golf course.

~~Golf driving range and practice area.~~

~~Health/fitness club or spa.~~

~~High intensity commercial retail.~~

Home occupation.

~~Horseback riding and stables.~~

Hotel/motel.

Laboratory, development, research and testing.

~~Light industrial use.~~

~~Light manufacturing.~~

Low intensity commercial retail.

Marina.

Medical/dental office.

Medium intensity commercial retail.

Parks and playgrounds.

Passive recreation.

~~Private school and instructional facility.~~

Professional office.

Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

~~Racquetball/squash/handball courts.~~

Recreational enterprise

Recreational facility.

Restaurant.

Retail food store (one such store shall be permitted per five hundred (500) acres of a district).

Retirement housing.

School.

~~Skating rink.~~

~~Swimming pool/sauna.~~

~~Tennis court/club.~~

Theater.

~~Volleyball court/club.~~

(b) *Conditional use permit:*

Convention facility.

Drive-through.

~~Helistop.~~

~~Motor vehicle rental.~~

Multifamily dwelling.

~~Nightclub.~~

Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Public parking lot.

~~Recreational enterprises not otherwise permitted as a matter of right in subsection (a) above.~~

~~School.~~

School, vocational.

~~Vehicle fuel sales.~~

(c) *Requirements:*

(1) *Intensity:*

Allocated density (multifamily dwelling) ..... 16 du per acre

~~Minimum open space ratio (multifamily dwelling) ..... 0.25~~

Allocated density (executive housing) ..... 1 du per 6 acres

Allocated density (retirement housing) ..... 7 du per acre

Minimum open space ratio (net on site, ~~nonresidential~~) ..... 0.25

Minimum open space ratio (per individual executive housing lot) ..... 0.5

Minimum open space ratio (gross for district) ..... ~~0.55~~0.35

Minimum open space ratio (per individual retirement housing lot) ..... 0.25

Maximum floor area ratio (office) ..... 1.0

Maximum floor area ratio (commercial retail) ..... 1.0

Maximum floor area ratio (hotel) ..... 1.0

Maximum floor area ratio (other) ..... 1.0

**Sec. 28-39. - Special regulations.**

(a) *Fences, walls and hedges.*

*Planned development districts (PD-1 ~~and~~ PD-2 and PD-3).* Fences, walls and hedges must conform to the criteria for fences for the type of zoning district (residential or commercial) in which the fence, wall, or hedge is located in the planned development district.

(i) ~~*Performance standards in RBC districts.*~~ The following standards shall be the minimum required for all uses in the RBC, recreational business campus district: Reserved.

~~(1) Within the RBC district, stormwater management systems shall be designed to best management practice (BMP) standards for nutrient and hydrocarbon pollutant reduction. Stormwater management systems that are not designed for subsurface detention and/or infiltration and whose surface areas are greater than 1.5 acres shall meet wet pond design criteria. Where feasible from an engineering standpoint, wet pond facilities shall be designed to serve more than one property.~~

- ~~(2) Architectural design—Typical building elevations for exterior facades shall be submitted to the planning department (with appeal to the county administrator) for each development section as identified within the preliminary concept plan. Architectural features for buildings greater than five thousand (5,000) square feet shall be compatible within each section.~~
- ~~(3) Sidewalks shall be provided within clusters of buildings and to parking areas.~~
- ~~(4) Pedestrian accessways shall be designed to connect clusters of buildings to common areas and retail areas.~~
- ~~(5) Lighting shall be provided along sidewalks.~~
- ~~(6) Lighting fixtures used in parking lots shall be mounted no greater than thirty (30) feet in height.~~
- ~~(7) A plan for sidewalk and parking lot lighting shall be submitted with each major site development plan. The plan shall be reviewed for illumination containment effects, public safety, architectural compatibility and conformity with the surrounding development pattern.~~
- ~~(8) Drive through facilities shall be oriented away from public streets and primary travel lanes. Drive through lanes shall be screened from view from public streets and primary travel lanes.~~
- ~~(9) Service bays shall be oriented away from public streets and primary travel lanes.~~
- ~~(10) The gross area of all commercial retail uses shall not exceed ten (10) percent of the gross area of the district. The gross area of all retirement housing communities shall not exceed thirty (30) percent of the gross area of the district. The gross area of all multifamily dwelling communities shall not exceed two and one tenth (2 1/10) percent of the gross area of the district.~~
- ~~(11) Retail uses with drive throughs shall provide a class C buffer, as specified in Graphic 6.1 of this chapter, to adjacent noncommercial uses located within the same zoning district.~~
- ~~(12) Executive style housing. Initial residential development shall be limited to fifty (50) lots which shall be followed by the completion of five hundred thousand (500,000) square feet of commercial, retail, hotel, research and development, conference, convention, convenience industrial or office development. Thereafter, residential development shall be subject to the following phasing requirements: One residential lot shall be permitted per ten thousand (10,000) square feet of completed commercial retail, hotel, research and development, conference, convention, convenience, industrial or office development.  
  
Residential areas shall be developed in neighborhoods. The maximum size of neighborhoods shall be fifty (50) lots. No more than fifty (50) lots shall be approved in any given year. All residential neighborhoods shall abut open space, golf course or recreation areas. All residential dwellings shall be constructed with sprinkler systems for fire suppression as approved by the fire marshal.~~
- ~~(13) Retirement housing. Residential areas shall incorporate a clubhouse facility with a range of exercise equipment, sauna, meeting and activity rooms, lounge~~

~~areas, personal service uses, administrative offices, and/or other community serving facilities. Recreational amenities such as club houses, walking trails, gardens, pavilions and other similar features shall be identified as to the general location and phasing of construction on a general development plan submitted with any reclassification to the RBC district. Recreational amenities shall be identified on a preliminary subdivision plan or preliminary site plan. The phasing of construction and reasonable timing for completion of amenities shall be shown on such plans subject to the discretion of the planning commission.~~

~~The development must be established and maintained in compliance with the Fair Housing Act. No portion of such retirement housing shall be built for rent. At least one resident of such residential unit shall be fifty five (55) years of age and no person less than nineteen (19) years of age shall reside in such dwelling unit. Prior to recordation of a plat or approval of a final site plan for retirement housing, the developer shall provide evidence to the county that such restricted units preclude persons less than nineteen (19) years of age from establishing residence.~~

~~The retirement housing residential area, and/or any component thereof may be constructed as a secure, gated community with private streets; the streets shall be constructed of materials and maximum vertical grades complying with VDOT standards; such private streets may include traffic circles, islands, courtyards, and similar design features intended to encourage privacy, security and reduced vehicular speeds. All residential dwelling shall be constructed with sprinkler systems for fire suppression as approved by the fire marshal.~~

- ~~(14) a. A preliminary concept plan identifying land use pods, minor arterial streets, primary travel lanes, open space areas, common areas, pedestrian access, major stormwater management concept plans, (each system proposed to serve a drainage area in excess of three hundred fifty (350) acres) and a traffic impact study in accordance with the transportation impact statement guidelines of the county transportation plan, projecting traffic conditions upon completion of the projects facilities system facility shall be approved by the planning commission prior to issuance of any building permits.~~
- ~~1. Any material change to the preliminary concept plan shall be reviewed and acted on by the planning commission within forty five (45) days of submission to the county. Material changes, for the purpose of this section, shall mean any change greater than twenty five (25) percent in the total area of land use pods, and/or any decrease in gross amount of open space by greater than ten (10) percent, and/or any substantial relocation of four (4) or more land use pods and/or minor arterial streets provided that such changes can be demonstrated not to increase total generated traffic by more than ten (10) percent. A recommendation for denial or failure on the behalf of the planning commission to act within the specified review period, may be appealed to the board of supervisors.~~
- ~~b. A traffic impact study in accordance with the transportation impact statement guidelines of the county transportation plan, projecting traffic~~

~~conditions upon completion of the project shall be approved by the department of planning prior to issuance of a building permit for the initial commercial or industrial, nongolf course-related structure; the study will project on-site traffic conditions and will identify the on-site turn lane and road capacity requirements at the principal point(s) of access and minor arterial road intersections at build-out of the RBC district.~~

- ~~(15) The minimum open space ratio required for the district shall be established in Table 3.1 of this chapter. On-site open space shall be for an individual site plan area within a larger planned development. District open space shall be for an entire tract of land that was reclassified to the Recreational Business Campus Zoning District. Golf courses, common areas, and recreational areas may count toward the district open space requirement.~~
- ~~(16) Common areas shall be located throughout the project. Common areas shall include amenities such as pedestrian and bicycle trails, picnic tables, benches, fountains, band stands and/or other similar features.~~
- ~~(17) Outdoor display or storage of materials or merchandise shall be prohibited except within parcels developed for golf courses. Outdoor storage of materials for maintenance of a golf course shall be exempt from this prohibition provided that the storage area shall be screened from public view, and are not located within one hundred (100) feet of any property line.~~
- ~~(18) Dumpster pad sites and mechanical equipment systems shall be screened. Such screening shall consist of vegetation or materials that are consistent with the architectural design of the site and the principal building.~~
- ~~(19) Loading areas shall be oriented away from public streets, or shall be screened from public streets or primary travel lanes.~~
- ~~(20) Exterior wall, facades of an individual non-residential building shall be compatible or complementary in design and construction materials within each individual pod. Appurtenances and architectural features shall be designed to be compatible with and complementary to the nearby development.~~
- ~~(21) Assembly, manufacturing and automobile service activities shall be conducted within enclosed buildings.~~
- ~~(22) Overnight storage areas for commercial vehicles greater than seven thousand five hundred (7,500) pounds gross vehicle weight shall be screened from public view.~~
- ~~(23) All public streets and primary travel lanes within commercial retail, office and hotel areas shall be constructed as a curb and gutter section.~~
- ~~(24) The primary access road(s) within the district shall be constructed to major collector or higher category standard in accordance with the typical cross sections identified in the county transportation plan. The median of any divided street shall, if approved by the Virginia Department of Transportation, be landscaped with shrubs, understory and/or canopy trees.~~
- ~~(25) Edges of parking areas shall be landscaped with the use of berms and/or vegetation to minimize impacts of vehicle headlight glare on public streets, primary travel lanes and adjacent properties. Parking areas shall be set back a minimum of fifteen (15) feet from the right of way of any public street and ten~~

- ~~(10) feet from any property line except where the parking area is shared (i.e., the subject of cross easements).~~
- ~~(26) Curb and gutter construction shall be used in all parking areas.~~
- ~~(27) A minimum of twenty five (25) percent of the required parking lot landscaping shall be located within parking lot islands.~~
- ~~(28) A landscaping plan shall be submitted as a component of any major site development plan.~~
- ~~(29) Development and use of helistops shall meet the following standards:~~
- ~~a. No more than two (2) helistops shall be located per five hundred (500) acres of an RBC district. No helistop shall be located within five hundred (500) feet of any child care center, residence, school, or the RBC district boundary.~~
  - ~~b. A helistop shall consist of a flat dust free surface, that is restricted from public access, and shall be marked with paint striping and lighting identifying it as a place for the landing and take off of helicopters in accordance with Federal Aviation Administration standards.~~
- ~~(30) Automobile service and vehicle fuel sales facilities shall comply with the following standards:~~
- ~~a. No more than three (3) automobile service and/or vehicle fuel sales facilities shall be permitted per five hundred (500) acres within an RBC District.~~
  - ~~b. No automobile service or vehicle fuel sale facility shall be located within seven hundred fifty (750) feet of a single family residence.~~
  - ~~c. No vehicle service facility shall be located within seven hundred fifty (750) feet of a child care center or school.~~
  - ~~d. All vehicle service facilities shall be designed to be capable of containing petroleum products and antifreeze or other liquids dispensed on-site. Catch basins used to contain dispensed liquids shall be designed such that fluids can be readily removed and disposed of in accordance with applicable laws.~~
  - ~~e. Lighting associated with vehicle fuel sales canopies shall be designed to be recessed within the canopy.~~
  - ~~f. There shall be no outdoor storage of unlicensed vehicles. Inoperable vehicles shall be permitted to be stored for a period not to exceed five (5) working days. All inoperable vehicles shall have a valid work repair order.~~
  - ~~g. The storage or use of hazardous materials shall be conducted in accordance with the county fire prevention code.~~
- ~~(31) The use and development of convenience centers and convenience stores shall comply with the following standards:~~
- ~~a. No convenience center or convenience store shall be located within seven hundred fifty (750) feet of any child care center or residence other than retirement housing.~~

- ~~(32) The use and development of light industrial and/or light manufacturing shall comply with the following standards:~~
- ~~a. No light industrial or light manufacturing use shall be located within seven hundred fifty (750) feet of any child care center, residence or school.~~
  - ~~b. No light industrial or light manufacturing use shall be located within seven hundred fifty (750) feet of any conference center or convention center.~~
  - ~~c. Any use which produces off site audible industrial noise or detectable odors or smoke shall not be located closer than seven hundred fifty (750) feet of any office building or restaurant.~~
- ~~(33) Any cemetery within the RBC District shall be identified on the preliminary land development plan and shall be preserved, set apart, protected and maintained in perpetuity or relocated pursuant to state law by the owner of the parcel upon which the cemetery is located.~~
- ~~(34) Historic sites such as gun emplacements, foundations of historically significant sites, or similar features, as identified by the Stafford County Historic Committee, shall be identified on the preliminary land development plan by the developer and shall be preserved, set apart, protected and maintained in perpetuity or documented in accordance with Virginia Department of Historic Resources guidelines by the owner of the parcel upon which the historic sites are located.~~
- (x) Special provisions applicable to microcell communication facilities.
- (6) This use shall be considered an accessory use to all nonresidential uses permitted by-right within the B-1, convenience commercial; B-2, urban commercial; M-1, industrial light; M-2, industrial heavy; PD-1, planned development-1; PD-2 planned development-2; PD-3 planned development-3; P-TND, planned-traditional neighborhood development; and UD, urban development zoning districts.

### **Sec. 28-53. - Planned development districts.**

- (a) *General provisions.* All planned development districts shall comply with the following requirements:
- (1) The entire tract subject to a reclassification to the PD district shall be under one ownership or control, with the exception of an area subject to expansion of a PD-2 district at the time of reclassification;
- (d) *PD-3 site requirements.* In addition to the requirements of subsection (a) above, to be considered for classification as a PD-3 district, the tract of land shall conform to the following requirements:
- (1) The total area for a PD-3 district shall not be less than five hundred (500) contiguous acres.
  - (2) The site shall be located in an area planned for public facilities and public infrastructure such as utilities and roads.

- (3) Soils shall be suitable for urban uses, as determined by the planning commission, based on official soil surveys or other accepted technical data.
- (4) No more than ten (10) percent of the total land area of the PD-3 district shall be dedicated to commercial retail uses. No more than forty five (45) percent of the total land area of the PD-3 district shall be dedicated to retirement housing. No more than two and one-tenth (2 1/10) percent of the total land area of the PD-3 district shall be dedicated to multifamily.
- (5) One or more properties may be reclassified to allow for the expansion of an existing PD-3 district, and is exempt from minimum acreage requirements when:

  - a. The parcel(s) are contiguous to the existing PD-3 district;
  - b. The existing or proposed development is compatible with the design and development standards of the existing PD-3 district;
  - c. The development is compatible with the surrounding community, which shall include integration of streets, blocks, view sheds, landscaping, architectural design, and pedestrian network and site access;
  - d. The development will not adversely impact area roads; and
  - e. The development will not create additional residential units.

**Sec. 28-55.1 - Planned Development-3 District (PD-3) regulations.**

- (a) Permitted uses, density, intensity of development, setbacks, and lot areas. For the PD-3 district, the use schedule and requirements for density, intensity of development, setbacks, and lot areas shall be as set forth in Table 3.1 of Article III for PD-3 districts.
- (b) Open space requirements. For the PD-3 district, the requirements for open space shall be as set forth in Table 3.1 of Article III for PD-3 districts. On-site open space shall be the open space required for an individual development plan area within a larger planned development. For commercial developments, including multi-family, on-site open space shall be the pervious areas required for the development exclusive of green roofs. For executive and retirement housing, on-site open space shall be the common areas controlled by a homeowners association, a conservation association, an individual or any entity that can comply with the regulations of this chapter. District open space shall be for an entire tract of land that was reclassified to the PD-3 Zoning District. Only passive/active recreational areas, areas preserved in conservation easement, on-site open space in executive or retirement housing developments, and other common green space or water bodies outside of commercial and multi-family development areas may count toward the district open space requirement. Open space required on individual executive or retirement housing lots shall not count toward the district open space or on-site open space requirement.
- (c) Performance standards in PD-3 districts. The following standards shall be the minimum required for all uses in the PD-3, planned development-3 district:

- (1) Within the PD-3 district, stormwater management systems shall be designed to best management practice (BMP) standards for nutrient and hydrocarbon pollutant reduction. Stormwater management systems that are not designed for subsurface detention and/or infiltration and whose surface areas are greater than 1.5 acres shall meet wet pond design criteria. Where feasible from an engineering standpoint, wet pond facilities shall be designed to serve more than one property.
- (2) Architectural design—Construction of any new buildings or building additions shall be in compliance with the Neighborhood Design Standards. Typical building elevations for exterior facades shall be submitted to the planning department (with appeal to the county administrator) for each development section as identified within the preliminary concept plan. Exterior wall, facades of an individual non-residential building shall be compatible or complementary in design and construction materials within each development section as identified within the preliminary concept plan. Appurtenances and architectural features shall be designed to be compatible with and complementary to the nearby development.
- (3) Sidewalks shall be provided throughout the development and provide connections between commercial areas, parking areas, residential areas, and recreation/common areas.
- (4) Commercial uses. Commercial structures shall not be located within sixty (60) feet of any public street right-of-way or residential structure.
- (5) Executive style housing. Initial executive style housing development shall be limited to fifty (50) lots which shall be followed by the completion of five hundred thousand (500,000) square feet of commercial, retail, hotel, research and development, conference, convention, convenience industrial or office development. Thereafter, executive style housing development shall be subject to the following phasing requirements: One residential lot shall be permitted per ten thousand (10,000) square feet of completed commercial retail, hotel, research and development, conference, convention, convenience, industrial or office development.

Executive style housing shall be developed in neighborhoods. The maximum size of neighborhoods shall be fifty (50) lots. No more than fifty (50) lots shall be approved in any given year. All neighborhoods shall abut open space or recreation areas. All residential dwellings shall be constructed with sprinkler systems for fire suppression as approved by the fire marshal.
- (6) Retirement housing. Retirement housing development shall incorporate a clubhouse facility with amenities such as exercise equipment, sauna, meeting and activity rooms, lounge areas, personal service uses, administrative offices, and/or other community serving facilities. Club houses, walking trails, gardens, pavilions and other recreational areas or common areas shall be identified as to the general location and phasing of construction on a general development plan submitted with any reclassification to the PD-3 district, and shall be identified on a preliminary subdivision plan or preliminary site plan. The phasing of construction and reasonable timing for completion of amenities shall be shown on such plans subject to the discretion of the planning commission.

The development must be established and maintained in compliance with the Fair Housing Act. No portion of such retirement housing shall be built for rent. At least one resident of such residential unit shall be fifty-five (55) years of age and no person less than nineteen (19) years of age shall reside in such dwelling unit. Prior to recordation of a plat or approval of a final site plan for retirement housing, the developer shall provide evidence to the county that such restricted units preclude persons less than nineteen (19) years of age from establishing residence.

The retirement housing residential area, and/or any component thereof may be constructed as a secure, gated community with private streets; the streets shall be constructed of materials and maximum vertical grades complying with VDOT standards; such private streets may include traffic circles, islands, courtyards, and similar design features intended to encourage privacy, security and reduced vehicular speeds. All residential dwelling shall be constructed with sprinkler systems for fire suppression as approved by the fire marshal.

- (7) Passive or active recreational areas shall be located throughout the project, and shall include amenities such as pedestrian and bicycle trails, picnic tables, benches, fountains, band stands and/or other similar features.
- (8) Outdoor storage of goods shall be completely screened from view of the primary access roads. Outdoor storage shall include the parking of company owned and operated vehicles, with the exception of passenger vehicles. Outdoor display areas shall not encroach into any required front yard, with the exception that outdoor display areas may extend fifteen (15) feet from the building front; however, in no case shall outdoor display areas be permitted less than fifteen (15) feet from the street right-of-way.
- (9) Dumpster pad sites and mechanical equipment systems shall be screened. Such screening shall consist of vegetation or materials that are consistent with the architectural design of the site and the principal building.
- (10) Loading areas shall be oriented away from public streets and shall be screened from view at the property line adjacent to a non-commercial use, public streets or primary travel lanes.
- (11) The primary access road(s) within the district shall be constructed to major collector or higher category standard in accordance with the typical cross sections identified in the county transportation plan and VDOT standards. The median of any divided street shall, if approved by the Virginia Department of Transportation, be landscaped with shrubs, understory and/or canopy trees.
- (12) Edges of parking areas shall be landscaped with the use of berms and/or vegetation to minimize impacts of vehicle headlight glare on public streets, primary travel lanes and adjacent properties pursuant to the DCSL. Off-street parking areas shall be set back a minimum of fifteen (15) feet from the right-of-way of any public street and ten (10) feet from any property line except where the parking area is shared (i.e., the subject of cross easements).
- (13) Development and use of helistops shall meet the following standards:
  - a. No more than two (2) helistops shall be located per five hundred (500) acres of a PD-3 district. No helistop shall be located within five hundred

(500) feet of any child care center, residence, school, or the PD-3 district boundary.

- b. A helistop shall consist of a flat dust-free surface, that is restricted from public access, and shall be marked with paint striping and lighting identifying it as a place for the landing and take-off of helicopters in accordance with Federal Aviation Administration standards.

(14) The use and development of convenience centers and convenience stores shall comply with the following standards:

- a. No convenience center or convenience store shall be located within seven hundred fifty (750) feet of any child care center or residence other than retirement housing.

(15) Historic sites such as gun emplacements, foundations of historically significant sites, or similar features, as identified by the Stafford County Historic Commission, shall be identified on the preliminary concept plan by the developer and shall be preserved, set apart, protected and maintained in perpetuity or documented in accordance with Virginia Department of Historic Resources guidelines by the owner of the parcel upon which the historic sites are located.

#### **Sec. 28-56. - Application for planned developments.**

- (a) *Application procedure.* In addition to the requirements of article XII, whenever a tract of land meets the minimum requirements for classification as PD-1, PD-2, PD-3, or P-TND as stipulated herein, the owner may file an application with the planning director/agent requesting rezoning one of these classifications. A preliminary conference with staff for the office of planning prior to the filing is required. The applicant shall furnish ~~twenty (20)~~ twelve (12) copies of the general development plan for the development with the application. The general development plan shall be prepared by qualified individuals, as defined in article XIII of this chapter, and shall be at least of a scale of one inch equals two hundred (200) feet. In addition to the requirements of the generalized development plan stipulated in article XIII, at a minimum the following information shall be submitted:
- (b) *Submission requirements*
- (1) Except for a P-TND or PD-3, the applicant shall provide tables showing figures for the total acreage devoted to each of the following uses: Single-family detached residences, duplexes, townhouses, multifamily residences (separating out commercial apartments), schools, parks, open space, streets, parking and commercial use. Data indicating the total commercial square footage proposed, the overall density of the development, and the density of each section shall be provided.
- (3) For PD-3, the applicant shall provide;

- i. Twelve (12) copies of a preliminary concept plan. The preliminary concept plan may be incorporated into the general development plan. The preliminary concept plan shall show the following features:
    - 1. Land use pods.
    - 2. Minor arterial streets and primary travel lanes.
    - 3. Open space and common areas.
    - 4. Pedestrian access.
    - 5. Major stormwater management concept plans, (each system proposed to serve a drainage area in excess of three hundred fifty (350) acres)
  - ii. Materials required by Article XII, Section 28-203.
- (e) *Effect of approval.* ~~Upon approval of the complete application submitted under this section, the applicant shall have one hundred twenty (120) days in which to submit a preliminary subdivision/site development plan for the entire development. All final plans must comply with the stipulations and concepts approved by the board of supervisors during the rezoning, and all future development within the P TND district shall be in conformance with the applicable generalized development plan approved by the board of supervisors at the time of rezoning, except for property zoned P TND prior to November 13, 2014. The approval of the initial application package approved by the board of supervisors as part of a zoning reclassification shall in no manner obligate the county to approve any final development plan. The final development plan shall be prepared and submitted in accordance with the requirements of article XIV, Site Plans, of this chapter and applicable requirements of Chapter 22, Subdivisions.~~
- (f) *Major change of development plan.* Except in accordance with subsection (g) below for a P-TND, and subsection (h) below for a PD-3, a proposed change to the approved preliminary subdivision/site development plan for the entire development shall be considered as a major change of development plan and shall comply with article XII. The following shall constitute a major change of development plan:
- (1) Proposed change of unit type within any section of the development.
  - (2) Proposed change of street configuration affecting external street circulation and traffic patterns.
  - (3) Proposed change of use of structures.
  - (4) Proposed elimination of recreation facilities.
- (h) Changes to the preliminary concept plan for PD-3. Any change to the preliminary concept plan shall be reviewed and acted on by the planning commission. A recommendation for denial by the planning commission may be appealed to the board of supervisors.

**Sec. 28-129. - Types permitted in commercial and office districts (B-1, B-2, B-3, RBCPD-3, RC, SC and HI)**

(a) *Generally*. Except as provided otherwise in this article, the following signs are permitted as accessory uses in commercial and office districts:

<b>Type</b>	<b>Freestanding*</b>	<b>Wall</b>	<b>Off-Premises</b>	<b>Temporary signs</b>
<b>Maximum Size (each/total)</b>	1 sf per 1 lf of building frontage/1 sf per 1 lf of building frontage or 0.5 sf per 1 foot of lot frontage whichever is greater	2 sf per 1 lf of building frontage not to exceed 200 sf/2 sf per 1 lf of building frontage	40 sf/40 sf	32 sf/96 sf
<b>Maximum Number</b>	1 per parcel and 1 per public street frontage	4 on front wall or 1 per tenant 2 per remaining walls	1 per lot	3 per lot
<b>Illumination</b>	0.8 foot candles	0.8 foot candles	As permitted by law	None
<b>Setback</b>	None	None	None	None
<b>Maximum Height</b>	30 ft.*	Top of the wall or parapet wall	20 ft.	8 ft.

TCF:JAH:bg