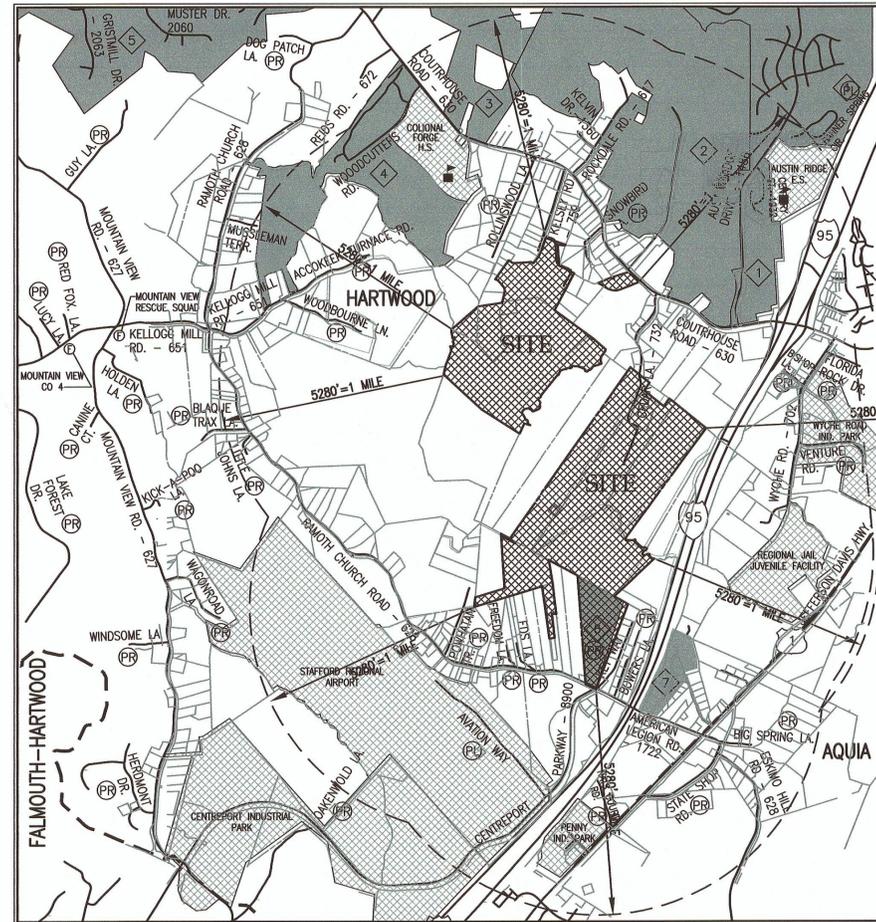


REGULATING PLAN GEORGE WASHINGTON VILLAGE RC1400155

HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA



VICINITY SKETCH MAP
1" = 2000'

VICINITY SKETCH MAP LEGEND

SUBDIVISION KEY

- | | |
|------------------------|-------------------|
| 1 AUSTIN RIDGE | 7 ELLISON ESTATES |
| 2 EMBREY MILL | 8 MONCURE ESTATES |
| 3 LIBERTY KNOLLS | |
| 4 COLONIAL FORGE | |
| 5 AUGUSTINE NORTH | |
| 6 SENECA RIDGE ESTATES | |

NOTES:

- SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET.
- SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH SUBDIVISIONS DATED JUNE 30, 2008. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.

SYMBOLS LEGEND

- | |
|---|
| (PS) PRIVATE STREET |
| (PL) PLAT HAS BEEN RECORDED, THE ROADS ARE BEING BUILT TO STATE STANDARDS AND WILL BE TURNED OVER TO THE STATE AT A LATER DATE. |
| ■ SCHOOL LOCATED WITHIN ONE MILE OF THE SITE |
| --- MAGISTERIAL DISTRICT LINE |

NOTES:

- NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
- NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
- AQUIA MAGISTERIAL DISTRICT IS LOCATED TO THE EAST OF ROUTE 1 AND ROCK HILL MAGISTERIAL DISTRICT IS LOCATED TO THE WEST OF ROUTE 1 WITH ROUTE 1 BEING THE DIVIDE BETWEEN THE TWO.



SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	TRANSECT ZONE MAP AND ANALYSIS
3	PEDESTRIAN SHEDS MAP
4	TRANSPORTATION AND VISTA TERMINATION PLAN
4 SHEETS IN TOTAL	

APPROVAL

AGENT, BOARD OF SUPERVISORS _____ DATE _____

Bowman Consulting Group, Ltd.
9813 Gowin Drive
Manassas, Virginia 20110
Phone: (703) 530-8083
Fax: (703) 530-8475
www.bowmanconsulting.com

COVER SHEET
GEORGE WASHINGTON VILLAGE
HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PLAN NUMBER
RC1400155

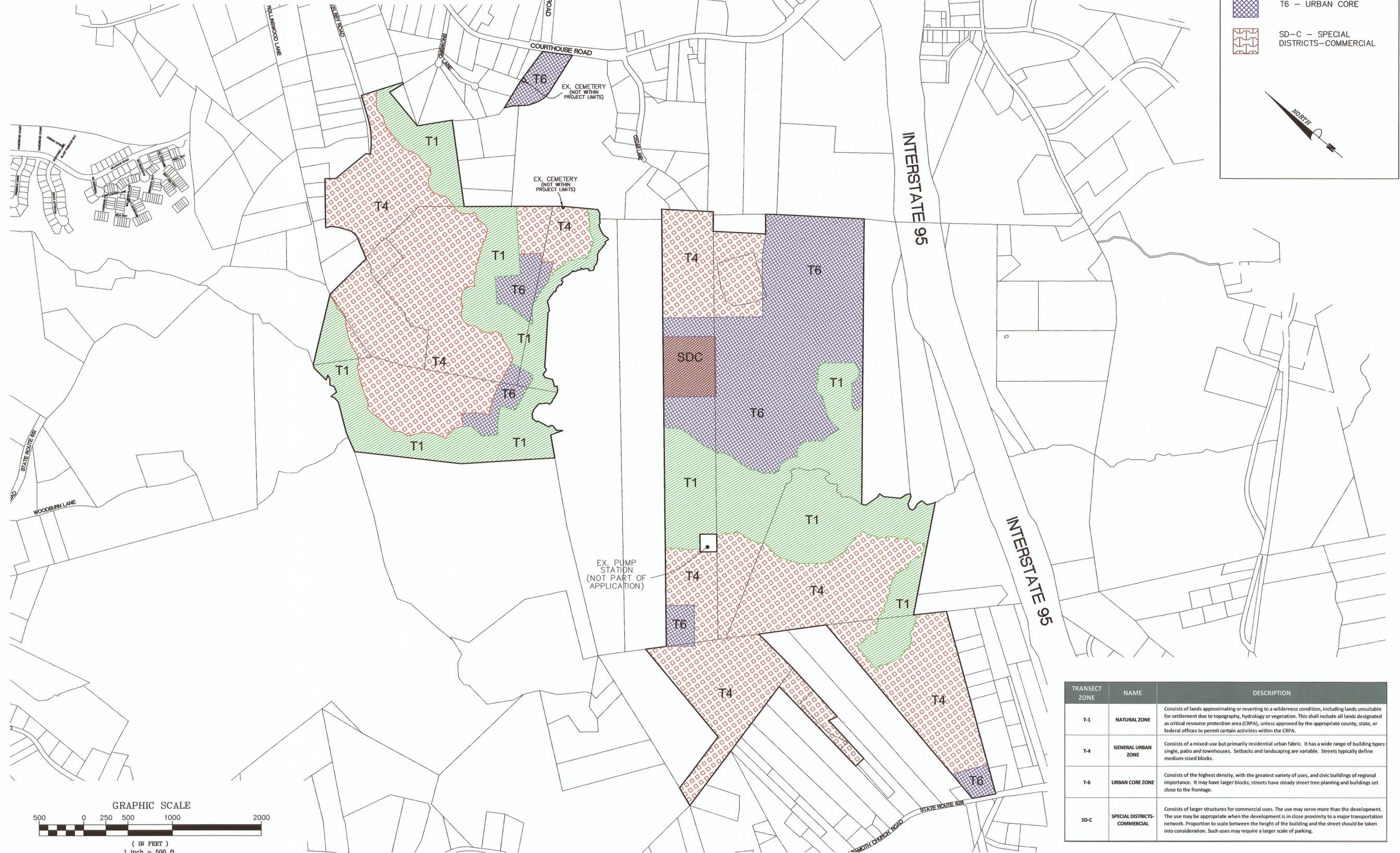


DATE	DESCRIPTION
11/14/14	2ND SUBMISSION
02/01/15	3RD SUBMISSION
08/11/15	4TH SUBMISSION
08/12/16	SUPPLEMENTAL INFO

DATE	DESCRIPTION
BCG DESIGN	BCG DRAWN JRT CHKD
SCALE 1"=2,000'	
JOB No. 7489-01-001	
DATE: APRIL 2014	
FILE No. 7489-D-ZP-001	

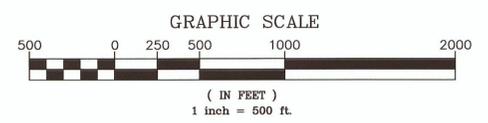
TRANSECT ZONE	OVERALL AREA							TRANSECT ANALYSIS					PROPOSED RESIDENTIAL ANALYSIS											
	MINIMUM % OF SITE	MINIMUM ACREAGE	MAXIMUM % OF SITE	MAXIMUM ACREAGE	PROPOSED AREA (ACRES)	PROPOSED PERCENTAGE		MINIMUM % OF TRANSECT ZONE	MAXIMUM % OF TRANSECT ZONE	MINIMUM ACREAGE OF TRANSECT ZONE	MAXIMUM ACREAGE OF TRANSECT ZONE	PROPOSED ACREAGE (APPROXIMATE)	% OF TRANSECT ZONE (APPROXIMATE)	PROPOSED RESIDENTIAL GROSS ACREAGE	PERMITTED TND BASE DENSITY (DU/GROSS ACRE)	PERMITTED TND BASE TRANSECT UNITS	PROPOSED RESIDENTIAL UNITS	PROPOSED DENSITY (DU/GROSS ACRE)	PROPOSED FRONT LOADED SINGLE FAMILY DETACHED UNIT	PROPOSED FRONT LOADED SINGLE FAMILY DETACHED VILLAGE UNIT	PROPOSED TOWNHOME FRONT LOADED	PROPOSED APARTMENT OR CONDO	TOTAL RESIDENTIAL UNITS PER TRANSECT	
T1	0%	0.00	50%	267.26	151.11	28.3%	0%	0%	0.00	0.00	151.11	100.00%	0.00	0.01	1	0	0.00	0	0%	0	0%	0	0	0
T4	30%	160.36	60%	320.71	262.28	49.1%	20%	30%	52.46	78.68	65.19	24.86%	197.09	12	3,147	1,118	4.26	594	53%	300	27%	0	0	1,118
T6	0%	0.00	40%	213.81	112.01	21.0%	50%	100%	56.01	112.01	92.61	82.68%	19.40	48	5,376	750	6.70	0	0%	0	0%	750	100%	750
SD-C	0%	0.00	30%	160.36	9.12	1.7%	60%	100%	5.47	9.12	9.12	100.00%	0.00	48	437	0	0.00	0	0%	0	0%	0	0	0
TOTAL				534.52	534.52	100.0%			113.93	199.81	318.03	59.50%	216.49		8,961	1,868	3.49	594	224	300	0	750	1,868	

NOTES:
1. THE PROPOSED SCHEMATIC LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN AND REGULATING PLAN ARE APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION. IN ACCORDANCE WITH SECTION 28-56 OF THE COUNTY ORDINANCE, THE LOCATION OF RESIDENTIAL LOTS, COMMERCIAL BUILDINGS, CIVIC USES, AND/OR ASSOCIATED INFRASTRUCTURE MAY BE RELOCATED WITHIN THE RESPECTIVE TRANSECT ZONES.
2. NON-RESIDENTIAL AREAS INCLUDES ALL OPEN SPACE AND RIGHT-OF-WAY (NOT DIRECTLY IN FRONT OF A RESIDENTIAL UNIT) WITHIN THE TRANSECT ZONE.
3. NON-RESIDENTIAL AREA IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE FINAL AREA WILL BE CONSISTENT WITH THE MINIMUM AND MAXIMUM REQUIREMENTS
4. SINGLE-FAMILY DETACHED VILLAGE LOTS SHALL HAVE A FRONT PORCH. THERE ARE NO RESTRICTIONS ON THE MINIMUM SIZE OR DIMENSIONS OF THE PORCH.



LEGEND
PROPOSED TRANSECT ZONES

- T1 - NATURAL PRESERVE (Green diagonal lines)
- T4 - URBAN GENERAL (Red grid pattern)
- T6 - URBAN CORE (Blue grid pattern)
- SD-C - SPECIAL DISTRICTS-COMMERCIAL (Brown grid pattern)



TRANSECT ZONE	NAME	DESCRIPTION
T-1	NATURAL ZONE	Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This shall include all lands designated as critical resource protection area (CRPA), unless approved by the appropriate county, state, or federal offices to permit certain activities within the CRPA.
T-4	GENERAL URBAN ZONE	Consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, patio and townhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.
T-6	URBAN CORE ZONE	Consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontage.
SD-C	SPECIAL DISTRICTS-COMMERCIAL	Consists of larger structures for commercial uses. The use may serve more than the development. The use may be appropriate when the development is in close proximity to a major transportation network. Proportion to scale between the height of the building and the street should be taken into consideration. Such uses may require a larger scale of parking.

Bowman CONSULTING

TRANSECT ZONE MAP AND ANALYSIS
GEORGE WASHINGTON VILLAGE

HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PLAN NUMBER RC1400155

PROFESSIONAL ENGINEER
JUSTIN R. TROIDL
No. 040214
08/15/10

PLAN STATUS
11/14/14 2ND SUBMISSION
02/01/15 3RD SUBMISSION
08/11/15 4TH SUBMISSION
08/05/16 SUPPLEMENTAL INFO

DATE	DESCRIPTION
BCG DESIGN	BCG DRAWN
JRT CHKD	CHKD

SCALE 1"=500'
JOB No. 7489-01-001
DATE: APRIL 2014
FILE No. 7489-D-ZP-001

SHEET 2 OF 4

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LEGEND

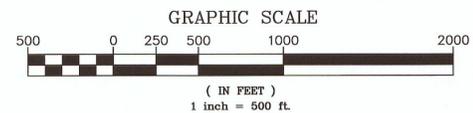
-  PROPOSED PEDESTRIAN SHEDS
-  BOUNDARY OF ALL PEDESTRIAN SHEDS
-  PROPOSED NON-RESIDENTIAL USE



DESTINATION SCHEDULE

PEDESTRIAN SHED ID NO.	POSSIBLE DESTINATION
1	CIVIC USE*
2	COMMERCIAL USE
3	COMMERCIAL USE
4	CIVIC USE*
5	COMMERCIAL USE
6	COMMERCIAL USE
7	COMMERCIAL USE
8	COMMERCIAL USE
9	COMMERCIAL USE
10	CIVIC USE*
11	CIVIC USE*
12	COMMERCIAL USE

PEDESTRIAN SHED DESTINATION CLASSIFICATIONS AND LOCATIONS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 *CIVIC USES SHALL BE PROVIDED IN ACCORDANCE WITH STAFFORD COUNTY CODE IN EACH PEDESTRIAN SHED; AND AS DEFINED AS FOLLOWS (SEC. 28--25. -- DEFINITIONS OF SPECIFIC TERMS):
CIVIC BUILDINGS AND USES, A BUILDING OR AREA THAT MAY BE A COMMON PLACE OF DESTINATION OR GATHERING FOR THE PURPOSE OF PROVIDING EDUCATIONAL, ENTERTAINMENT, FRATERNALISM, WORSHIP, OR COMMUNITY SERVICES TO THE PUBLIC SUCH AS, BUT NOT LIMITED TO: LIBRARIES, CULTURAL CENTERS, MUSEUMS, CENTER FOR THE ARTS, MULTIPLEX CINEMAS, TOWN SQUARE, POST OFFICES, PLACES OF WORSHIP, COMMUNITY CENTERS, FIRE STATIONS WITH COMMUNITY ROOMS, AND SCHOOLS (PUBLIC OR PRIVATE). FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND), THIS TERM SHALL NOT INCLUDE TOT LOTS, PLAYGROUNDS, NONREGULATION OR DEDICATED USE ATHLETIC FIELDS, OR HIKER-BIKER TRAILS.
 EACH RESIDENTIAL UNIT SHALL BE LOCATED WITHIN ONE PEDESTRIAN SHED. EACH PEDESTRIAN SHED SHALL CONTAIN NO LESS THAN 5% OPEN/PARK SPACES.
 *FINAL DETERMINATION OF FACILITIES TO BE PROVIDED FOR CIVIC USE LOCATIONS WILL BE MADE WITH FINAL ENGINEERING.



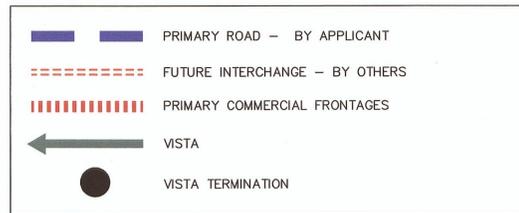
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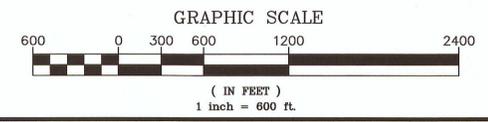
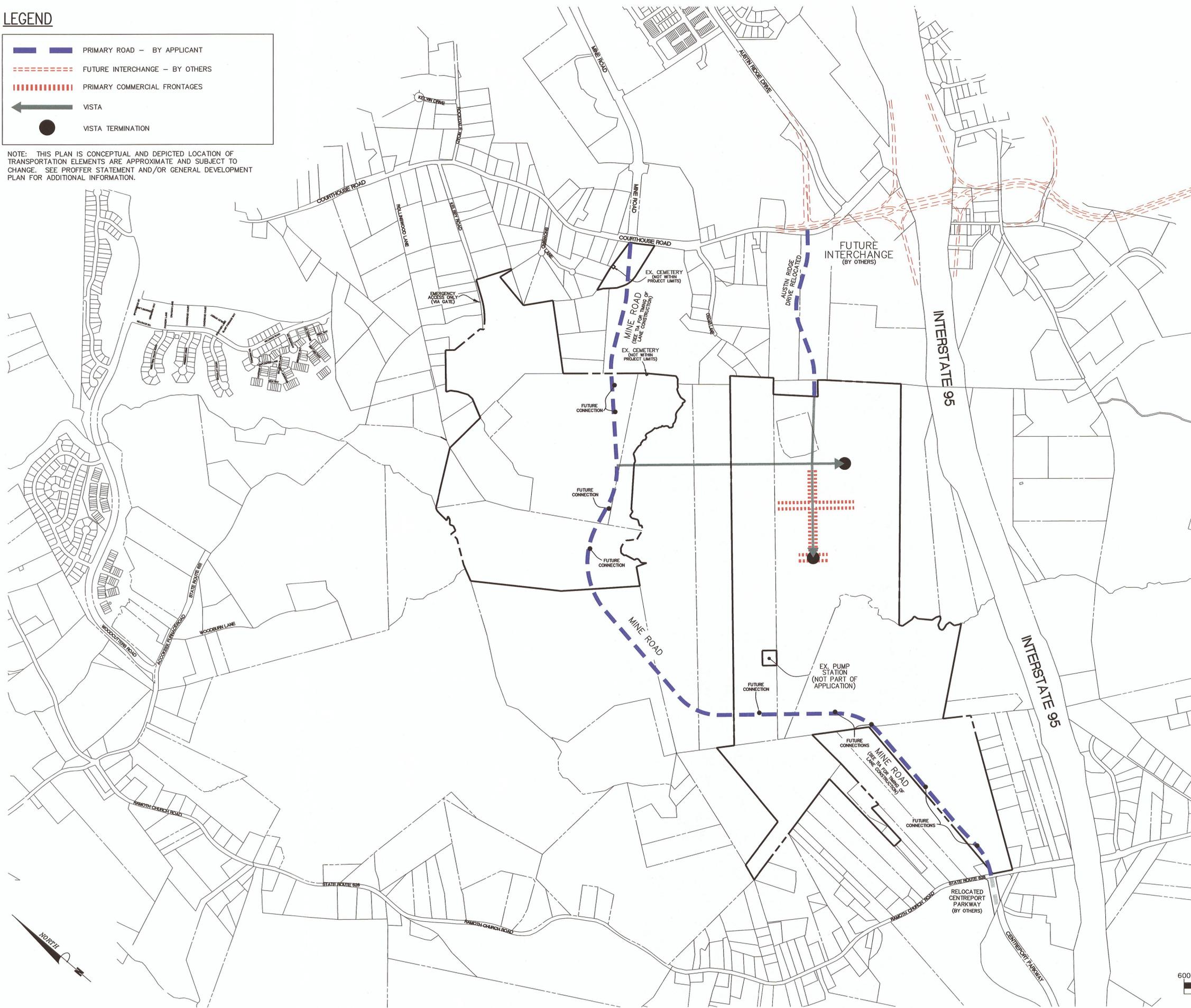
DATE	DESCRIPTION
BCG	BCG JRT
DESIGN	DRAWN CHKD
SCALE	1"=500'
JOB No.	7489-01-001
DATE	APRIL 2014
FILE No.	7489-D-ZP-001

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LEGEND



NOTE: THIS PLAN IS CONCEPTUAL AND DEPICTED LOCATION OF TRANSPORTATION ELEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE. SEE PROFFER STATEMENT AND/OR GENERAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.



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TRANSPORTATION & VISTA TERMINATION PLAN
GEORGE WASHINGTON VILLAGE
HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

COUNTY PLAN NUMBER
RC1400155



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