

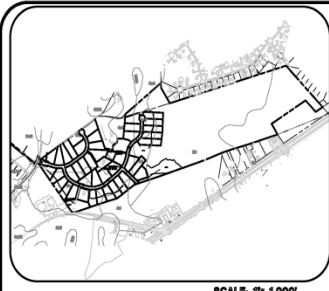
Plan Review

**Walnut Hill Subdivision Final Plat
Tax Map 9, Parcels 34 and 34A**

Walnut Hill Final Subdivision Plat

- JPI-Walnut Hill, LLC is requesting approval of the Walnut Hill Subdivision Final Plat. The Subdivision contains 42 lots and is served by public water and sewer provided by the King George County Service Authority. The subdivision is designed a residential cluster subdivision.
- The Virginia Department of Transportation and King George County Service Authority have reviewed and provided approval review letters for the plat.
- The Deed of Easement submitted with the plat is being reviewed by the County Attorney. Once the deed is accepted as to form, the Deed is presented to the King George County Service Authority Board of Directors for acceptance.
- The King George County Planning Commission review the Plat at its March 14, 2017 meeting and voted unanimously to forward the Plat to the King George County Board of Supervisors with a recommendation for approval.

Walnut Hill Final Subdivision Plat



SOILS MAP SCALE 1" = 1,000'

MAP SYMBOL	SOIL TYPE TABLE	MAPPING UNIT
A6	Mildred loam, sandy and gravelly	
Ba	Barley very fine sandy loam, 0 to 3 percent slopes	
Bu	Boden loam, 0 to 2 percent slopes	
Fd	Fallingston very fine sandy loam	
Ss	Sand and gravel pits	
Sb	Sassafras fine sandy loam, 2 to 8 percent slopes EROSION IS A MODERATE HAZARD IF SOIL IS CLEAN MULCH OR EXPOSED	
Sc2	Sassafras fine sandy loam, 8 to 10 percent slopes eroded EROSION IS A SEVERE HAZARD IF SOIL IS CLEAN MULCH OR EXPOSED	
Gc	Galathea-Sassafras complex, 15 to 30 percent slopes EROSION IS A VERY SEVERE HAZARD IF THE SOILS ARE EXPOSED	
Td	Tetachum fine sandy loam, 2 to 8 percent slopes EROSION IS A MODERATE HAZARD IF THE SOILS ARE EXPOSED	

GENERAL NOTES

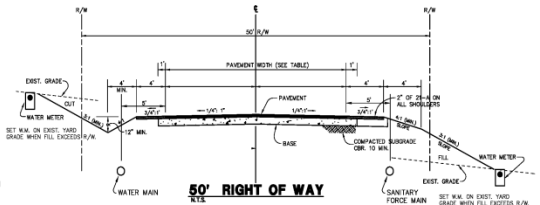
- UNDERGROUND UTILITIES AND SUB-SURFACE FACILITIES NOT LOCATED.
- THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC., BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
- THE PROPERTY SHOWN HEREON IS INDICATED ON TAX MAP 9 PARCELS 34.
- PROPOSED USE = RESIDENTIAL SUBDIVISION ZONING: A-2
- THESE LOTS ARE SUBJECT TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY ZONING DISTRICT, KING GEORGE COUNTY ZONING ORDINANCE.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD NO. 510372 0015 B, DATED: DECEMBER 15, 1990.
- WETLANDS WERE DELINEATED BY ENVIRODATA WETLANDS AND FIELD LOCATED BY WEBB & ASSOCIATES. PLEASE SEE REPORT PREPARED BY ENVIRODATA WETLANDS DATED JULY 2012 AND CONFIRMED BY AGEE WITH A PRELIMINARY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 10, 2012. WETLANDS DO EXIST ON THE SITE AND ARE SHOWN ON THIS PLAN. THIS SITE DOES NOT CONTAIN RPA AREAS.
- THIS PROJECT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL EASEMENTS AFFECTING THIS PROPERTY HAVE BEEN SHOWN PER ORDER NO. 1201341FR, CERTIFIED BY STA TITLE & ESCROW, INC., DATED OCTOBER 11, 2012.
- LANDOWNER/SUBDIVIDER:
JPI-WALNUT HILL, L.L.C.
JAY SARRILL, MANAGER
1005 SOPHIA STREET
FREDERICKSBURG, VA 22401
(840) 888-3085
- TOPOGRAPHY PROVIDED BY LOUISA AERIAL SURVEYS FLOWN IN APRIL 2004.
- SOIL AND EROSION CONTROL MEASURES SHALL BE ADDRESSED WITH SILT FENCE, INLET PROTECTION, OUTLET PROTECTION, AND SILT TRAPS. ALL WORK PRACTICES SHALL BE IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH ARTICLE 13, STORMWATER MANAGEMENT OF THE KING GEORGE ZONING ORDINANCE.
- ALL ROADS TO BUILT TO VDOT STANDARDS AND TO BE SUBMITTED FOR MAINTENANCE IN VDOT SYSTEM.
- BOUNDARY INFORMATION IS TAKEN FROM BOUNDARY LINE ADJUSTMENT PLAT PREPARED BY WEBB AND ASSOCIATES DATED MAY 8, 2014 AND RECORDED AT INSTRUMENT NUMBER 20140811000032730.
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR ALL COMMON AREAS. THE COMMON AREAS SHALL BE MAINTAINED AS OPEN SPACE IN PERPETUITY.
- NO PORTION OF THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAN (SEE NOTE 9 FOR FLOOD MAP INFORMATION).
- NO LOTS WILL HAVE ACCESS TO THE 24' ACCESS EASEMENT.
- SEE SHEET 5 FOR LIST OF ADJACENT OWNERS FOR BAYBERRY SUBDIVISION.
- LOW PRESSURE FORCE MAIN LINE SHALL BE CONSTRUCTED WITH PVC PIPE, SDR 21 WITH GASKETED JOINTS OR WITH HDPE PIPE, SDR11 WITH BUTT FUSED JOINTS (NO GLEED JOINTS WILL BE ALLOWED).
- 24' ACCESS EASEMENT PROMISING ACCESS TO TM 9-34A FROM ROUTE 206 WILL BE RELOCATED TO PROVIDE ACCESS FROM WILDFLOWER WAY WITH OWNER'S PERMISSION.

IMPERVIOUS CALCULATION (ENTIRE DEVELOPMENT)

ASSUMED IMPERVIOUS = 6,800 SF PER LOT
 AREA IN LOT DEVELOPMENT = 42 LOTS = 6.58 AC
 IMPERVIOUS AREA IN ROADS = 4.90 AC
 TOTAL AREA BEING SUBDIVIDED = 123,1282 AC
 TOTAL IMPERVIOUS AREA = 6.58 AC + 4.90 AC = 11.46 AC
 11.46 / 123,1282 = 9.31% IMPERVIOUS

CLUSTER SUBDIVISION ZONING REQUIREMENTS:

- ZONING DISTRICT: A-2
- APPLICABLE OVERLAY DISTRICTS: CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT
- MINIMUM LOT AREA: 40,000 S.F.
- REQUIRED SETBACKS: FRONT: 30' SIDE YARD: 20' REAR YARD: 30'
- MINIMUM LOT WIDTHS: 110'

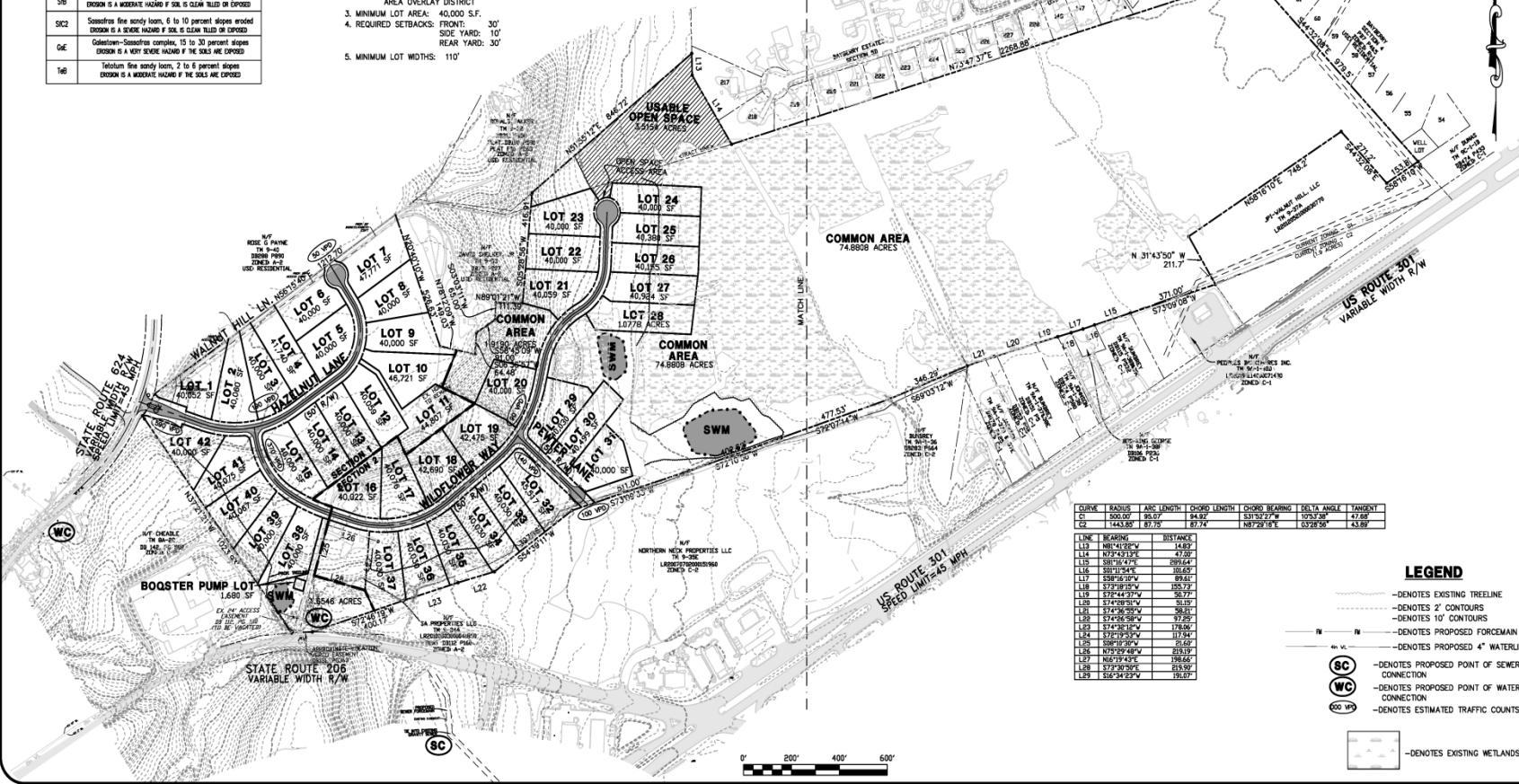


ROAD NAME	VEHICLES PER DAY (VPD)	PAVEMENT WIDTH (FT)	SHOULDER WIDTH (FT)	ROAD LENGTH (FT)
HAZELNUT LANE (FROM ROUTE 624 TO WILDFLOWER WAY INTERSECTION)	560	24.00	4.00	495.60
HAZELNUT LANE (FROM WILDFLOWER WAY INTERSECTION TO END)	140	18.00	4.00	736.60
HAZELNUT LANE (ENTIRE LENGTH)	860	18.00	4.00	1,332.40
WILDFLOWER WAY (FROM PEWTER LANE TO END)	70	4.00		961.90
WILDFLOWER WAY (ENTIRE LENGTH)	140	18.00	4.00	391.60

NOTES: -ROADWAY CATCHES SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO THE DEPTH OF THE LOW EXISTING PIPE.
 -ALL PAVEMENT WIDTHS & PAVEMENT EDGES SHALL BE ADDRESSED DURING THE CONSTRUCTION PLAN PROCESS.

AREA TABULATION

- TOTAL NUMBER OF LOTS = 42
- TOTAL AREA = 122,9803 ACRES
- AREA IN LOTS = 39,5150 ACRES
- AREA IN ROADS = 4,9803 ACRES (INCLUDING ROW DEDICATION)
- AREA IN BOOSTER PUMP LOT = 0.0386 ACRES
- AREA IN COMMON AREA = 78,4544 ACRES (= 64% OF TOTAL AREA)
- OPEN SPACE REQUIRED (50%) = 67,6436 ACRES
OPEN SPACE PROVIDED (64%) = 78,4544 ACRES
- REQUIRED OPEN SPACE EXCLUSIVE OF WETLANDS (80%) = 54,1149 ACRES
PROVIDED OPEN SPACE EXCLUSIVE OF WETLANDS (80%) = 54,1157 ACRES
- AVERAGE LOT SIZE = 40,963 SF
- NUMBERS OF PIPE STEMS = 2 (2 LOTS/42 LOTS = 5% OF TOTAL LOTS)
- USABLE OPEN SPACE REQUIRED = 2,3509 ACRES (5% OF NET LOT AREA)
USABLE OPEN SPACE PROVIDED = 3,5154 ACRES (9% OF NET LOT AREA)

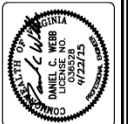


CURV	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CS	500.00	65.07	94.97	S33°52'27" W	103°30'56"	47.68
CS	1443.80	87.75	87.74	N87°29'18" E	032°08'58"	43.89

LINE	BEARING	DISTANCE
L13	N61°45'00" W	14.62
L14	N73°43'30" E	47.50
L15	S81°30'00" E	289.64
L16	S81°11'34" E	101.69
L17	S88°56'30" E	99.61
L18	S72°48'30" W	105.73
L19	S72°44'30" W	50.77
L20	S74°08'00" W	51.55
L21	S74°36'30" W	38.81
L22	S74°08'30" W	77.20
L23	S74°36'30" W	178.90
L24	S72°00'00" W	117.84
L25	S88°18'30" W	51.62
L26	S72°00'00" W	176.60
L27	N62°19'45" E	63.50
L28	S72°30'00" W	218.90
L29	S82°30'00" W	52.00

- LEGEND**
- - - DENOTES EXISTING TIE LINE
 - - - DENOTES 2' CONTOURS
 - - - DENOTES 10' CONTOURS
 - — — DENOTES PROPOSED FORCE MAIN
 - — — DENOTES PROPOSED 4" WATERLINE
 - — — DENOTES PROPOSED POINT OF SEWER CONNECTION
 - — — DENOTES PROPOSED POINT OF WATER CONNECTION
 - — — DENOTES ESTIMATED TRAFFIC COUNTS
 - — — DENOTES EXISTING WETLANDS

REV	DATE	DESCRIPTION
1	01-10-13	PER COUNTY COMMENTS
2	01-10-13	PER COUNTY COMMENTS
3	01-10-13	PER COUNTY COMMENTS
4	01-10-13	PER COUNTY COMMENTS
5	01-10-13	PER COUNTY COMMENTS
6	01-10-13	PER COUNTY COMMENTS
7	01-10-13	PER COUNTY COMMENTS
8	01-10-13	PER COUNTY COMMENTS
9	01-10-13	PER COUNTY COMMENTS
10	01-10-13	PER COUNTY COMMENTS



WEBB AND ASSOCIATES
 A SURVEYING AND DESIGN COMPANY
 DANIEL C. WEBB
 LICENSE NO. 472215
 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 (540)371-1209 (804)833-9807 FAX(540)371-4860

OVERALL PLAN
WALNUT HILL
 TAX MAP 9, PARCEL 34
 POTOMAC MAGISTERIAL DISTRICT
 KING GEORGE COUNTY, VIRGINIA

DATE: MAR. 26, 2014
 SCALE: 1" = 200'
 CHECKED BY: DCW
 DRAWN BY: LED
 CHECKED BY: WWW
 ACAD FILE: <12014P>
 DRAWING NO: 12-D-014

SHEET NO. 2
 OF 7 SHEETS

Walnut Hill Final Subdivision Plat

- The King George County Planning Commission and the Department of Community Development Staff recommends that the King George County Board of Supervisors take the following action:
 - Approve the Walnut Hill Subdivision Plat.