

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

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

- Completed "Project Information & Primary Contacts" form (Page 5)
- Signed "Statements of Understanding" from the owner(s) and applicant (Page 6)
- Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
- Completed "General Information" sheet (Page 7)
- Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 8 – 10)
- Completed "List of Adjoining Property Owners" (Pages 11 & 12)
- Completed "Application Affidavit" (Pages 13 – 16)
- Completed "Checklist for Generalized Development Plans" (Pages 18 & 19)
- Completed "Transportation Impact Analysis Determination Form" (Page 20)
- Proof that Real Estate Taxes have been paid
- Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat)
- Completed Impact Statements
 - * See "Checklist for Impact Statements" (Page 17)
- Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
- 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

- Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- 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

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> <u>18152156</u>
<u>Holly Corner Manor</u>	
PROJECT NAME	SECTION
<u>267 Holly Corner Road</u>	<u>48.6</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>43-64</u>	<u>A-1</u>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<u>Fredericksburg, VA 22406</u>	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Samer E. Shalaby</u>	<u>Holly Corner Associates, LLC</u>
NAME	COMPANY
<u>159 Lichfield Blvd, Suite 101</u> <u>Fredericksburg</u>	<u>VA</u> <u>22406</u>
ADDRESS	CITY STATE ZIP
<u>540-368-1327</u>	<u>540-368-9001</u> <u>sshally@dev-consulting.com</u>
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>O'Stansbury Burton, Jr.</u>	
NAME	COMPANY
<u>P. O. Box 147</u> <u>Hartwood</u>	<u>VA</u> <u>22471-0147</u>
ADDRESS	CITY STATE ZIP
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Justin Franklin</u>	<u>Fairbanks & Franklin</u>
NAME	COMPANY
<u>1005 Mahone Street</u> <u>Fredericksburg</u>	<u>VA</u> <u>22401</u>
ADDRESS	CITY STATE ZIP
<u>540-899-3700</u>	<u>540-899-0030</u> <u>franklin@ff-pc.com</u>
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

March 9, 2018

Stafford County Planning & Zoning
1300 Courthouse Road
P. O. Box 339
Stafford, VA 22555-0339

Re: Holly Corner Manor Rezoning

To Whom It May Concern:

I am the owner of 2157 Holly Corner Road, Stafford County Tax Map 43 Parcel 64. I am in the process of selling my property to Robert M. Stein (dba Holly Corner Associates, LLC) for a 128 single family residential development.

This authorization is for Samer E. Shalaby, P. E. of Development Consulting Services (dba Holly Corner Associated, LLC), to submit a Zoning Reclassification Application on my behalf for the 48.6 acres under contract by Robert M. Stein.

Respectfully submitted,

O'Stansbury Burton, Jr.



County of Stafford
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 12th day of March 2018 by O'Stansbury Burton, Jr.

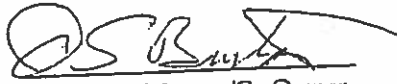
Notary Public: Matthew Martin

My Commission expires: 11-30-2019

<p>Matthew Allen Martin Notary Public Commonwealth of Virginia Reg # 7666421 My Commission Expires <u>11-30-19</u></p>

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Owner/Co Owner

O'Stansbury Burton, Jr.

Printed Name

2-6-18

Date

Signature of Owner/Co Owner

Printed Name

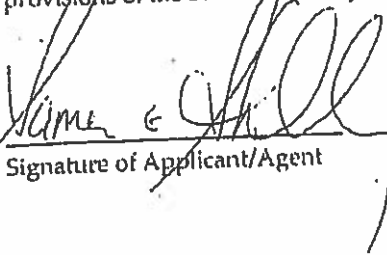
Date

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Applicant/Agent

Samer E. Shalaby

Printed Name

11-13-17

Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Reclassification of TM 43-64 from A-1 to R-2 consisting of 48.6 acres with 13.2 acres open space (27.2%)
for 128 single family lots.

INFORMATION FOR FEE CALCULATIONS

48.603 # 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) 128

Original Zoning A-1

Proposed Zoning R-2

Proposed Use(s) 128 single family lot subdivision

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
	\$ <u>12,500.00</u> ✓
B. General Fee: (If greater than 5 acres)	
(<u>48.603</u> Acres - 5) X \$125	\$ <u>5,450.38</u>
C. Fire & Rescue Review Fee (required).....	\$ <u>125.00</u> ✓
D. Utilities Department Review Fee (required).....	\$ <u>215.00</u> ✓
E. Public Works Review Fee (required).....	\$ <u>200.00</u> ✓
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00
	\$ <u>400.00</u> ✓
G. Adjacent Property Notification (required):	
(<u>9</u> Adjacent properties) X \$6.48	\$ <u>58.32</u> ✓
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>18,948.70</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>521.09</u>
TOTAL (Sub-total + H. Technology Fee).....	\$ <u>19,469.79</u>

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

A. Base Fee	\$ <u>15,000.00</u>
B. General Fee:	
(_____ Acres – 75) X \$25	\$ _____
C. Fire & Rescue Review Fee (required)	\$ <u>125.00</u>
D. Utilities Department Review Fee (required)	\$ <u>215.00</u>
E. Public Works Review Fee (required).....	\$ <u>200.00</u>
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 lines A through G)	\$ _____
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + H. Technology Fee).....	\$ _____

Section III. Proffer Amendment:

A. General Fee:	
\$10,000 + If Acres>5 ((Acres – 5) X \$25)	\$ _____
B. If Planned Development:	
\$10,000 + ((_____ Acres – 75) X \$25)	\$ _____
C. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and C) or	
(Add lines B and C)	\$ _____
D. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + D. Technology Fee).....	\$ _____

Section IV. Minor Proffer Amendment:

A. General Fee:	\$ <u>6,190.00</u>
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:	\$ <u>3,095.00</u>
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)	\$ <u>250.00</u>
B. All other submissions	\$ <u>1000.00</u>

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>43-64C</u>	<u>Thomas Langston</u>	
TAX MAP / PARCEL	NAME	
<u>251 Holly Corner Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-5303</u>
CITY	STATE	ZIP

<u>43-70</u>	<u>Pruitt Joint Holding & Property Trust</u>	
TAX MAP / PARCEL	NAME	
<u>9201 Elys Ford Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22407-9661</u>
CITY	STATE	ZIP

<u>43-65</u>	<u>Agnes Miniclier Burton</u>	
TAX MAP / PARCEL	NAME	
<u>14759 Barksdale Street</u>		
MAILING ADDRESS		
<u>Woodbridge</u>	<u>VA</u>	<u>22193-1703</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>43-57</u>	<u>Virginia Elizabeth & Lloyd E. Patton, Jr.</u>	
TAX MAP / PARCEL	NAME	
<u>306 Holly Corner Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-5359</u>
CITY	STATE	ZIP

<u>43-64A</u>	<u>Elmer M & Kimberly Ann Pack</u>	
TAX MAP / PARCEL	NAME	
<u>274 Holly Corner Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-5302</u>
CITY	STATE	ZIP

<u>43-64B</u>	<u>Patricia H Goodman</u>	
TAX MAP / PARCEL	NAME	
<u>264 Holly Corner Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-5302</u>
CITY	STATE	ZIP

<u>44R-9-TT and UU</u>	<u>Stafford Lakes Community Association Inc</u>	
<u>44R--8-RR</u>		
TAX MAP / PARCEL	NAME	
<u>65 Village Parkway</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-7240</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>43-59</u>	<u>University of Mary Washington Foundation</u>	
TAX MAP / PARCEL	NAME	
<u>1125 Jefferson Davis Hwy, Suite 200</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22401-8847</u>
CITY	STATE	ZIP

<u>44A-1-2, 2A, 3, 4 and 44A-3</u>	<u>Wilbert T. Balderson, Jr.</u>	
TAX MAP / PARCEL	NAME	
<u>55 Peach Lawn Road</u>		
MAILING ADDRESS		
<u>Fredericksburg,</u>	<u>VA</u>	<u>22406-6243</u>
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		
_____	_____	_____
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		
_____	_____	_____
CITY	STATE	ZIP

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: _____

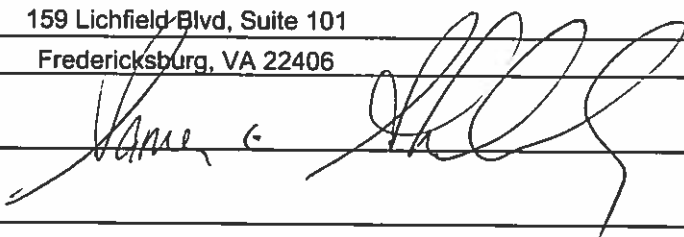
All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability 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 Samer E. Shalaby
Name of Company Holly Corner Associates, LLC

Applicant Address 159 Lichfield Blvd, Suite 101
Fredericksburg, VA 22406

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"/> Rezoning | <input type="checkbox"/> Special Exception |

STAFFORD COUNTY
Department of Planning and Zoning

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

Application Affidavit

Page 2

Applicant: Holly Corner Associates, LLC

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

3. Property Information

Assessor's Parcel(s) 43-64

Address 267 Holly Corner Road
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>
<u>O'Stansbury Burton, Jr.</u>	<u>P. O. Box 147, Hartwood, VA 22471-0147</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>
_____	_____
_____	_____
_____	_____
_____	_____

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>
_____	_____
_____	_____
_____	_____
_____	_____

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

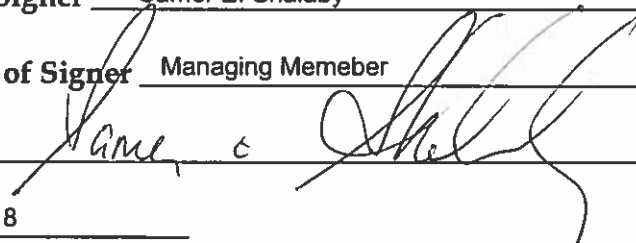
Application Affidavit

Page 4

Applicant: Holly Corner Associates, LLC

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.

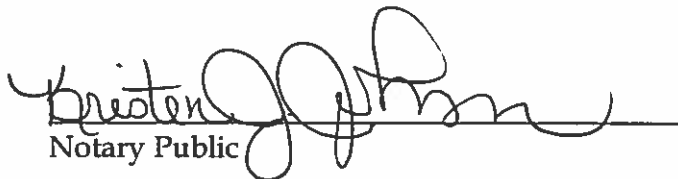
Printed name of Signer Samer E. Shalaby
Corporate Office of Signer Managing Memeber
Signature 
Date 3-9-18

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 9 day of March,
2018 by Samer E. Shalaby owner/applicant.

My commission expires: 4-30-2018




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.

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"/>	Sec 28-225(1)
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<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;
		Sec 28-225(3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	roof line,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	outdoor trash storage,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(7)
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)
Approximate location and description of all proposed landscaping; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
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)
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.

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Holly Corner Manor
Type of development Single Family
Parcel # 43-64

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

Traffic Volume Calculations

This site generates:

133 VPH (highest VPH)
21,500 VPD on state controlled highways (highest)
101 VPH Peak AM
133 VPH Peak PM
124 VPH Peak Saturday
1,336 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.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The trip generation for the highest intensity use shall be analyzed in the study. The only exception is if proffers limit the area and type of uses.

VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days	For first and second review: \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway	NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.

Stafford County Real Estate Tax Search/Payment

Owner	Property Description	Current Assessment
Name / Mailing Address: BURTON O STANSBURY JR PO BOX 147 HARTWOOD VA 22471-0147	Map #: 43-64 Alt. ID/PIN: 25371 Legal: 267 HOLLY CORNER RD	Land Value: \$509,000 Improvement Value: \$212,700 Land Use Value: \$72,600 Total Taxable Value: \$285,300
		View Real Estate Details

Invoice History

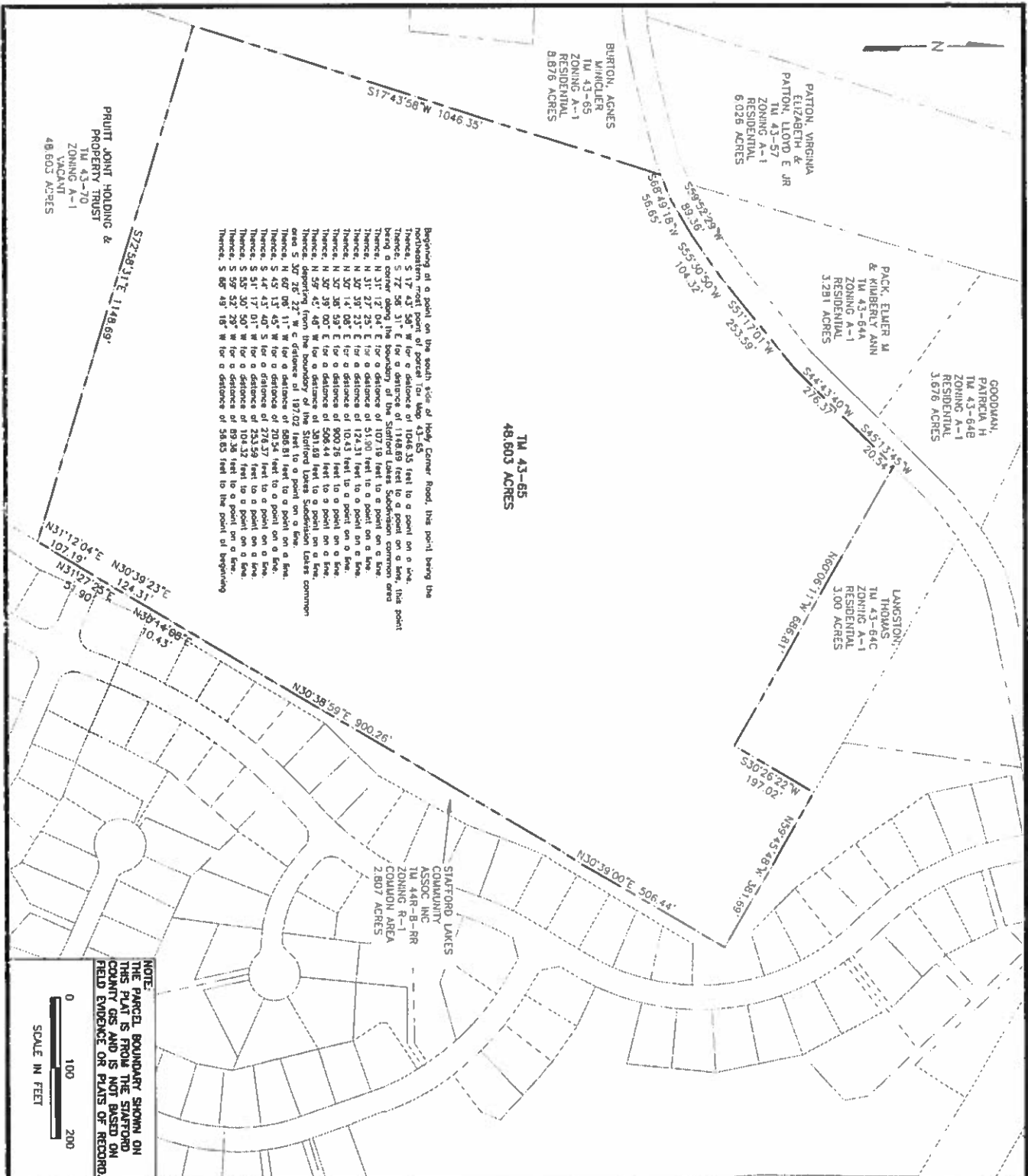
Total Due:	\$0.00	Total Tax Paid:	\$48,837.08
		Total Penalty/Int Paid:	\$0.00
		Total Fees Paid:	\$0.00
		Total Other Assessments:	\$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2017	24861	Real Estate	12/5/2017	0.990	\$1,327.59	\$0.00	\$0.00	\$0.00	\$1,327.59	11/21/2017
2017	24861	Real Estate	6/5/2017	0.990	\$1,327.59	\$0.00	\$0.00	\$0.00	\$1,327.59	5/18/2017
2016	24886	Real Estate	12/5/2016	0.990	\$1,327.59	\$0.00	\$0.00	\$0.00	\$1,327.59	11/29/2016
2016	24886	Real Estate	6/6/2016	0.990	\$1,327.59	\$0.00	\$0.00	\$0.00	\$1,327.59	5/20/2016
2015	24907	Real Estate	12/7/2015	1.019	\$1,266.62	\$0.00	\$0.00	\$0.00	\$1,266.62	11/24/2015
2015	24907	Real Estate	6/5/2015	1.019	\$1,266.62	\$0.00	\$0.00	\$0.00	\$1,266.62	5/26/2015
2014	24930	Real Estate	12/5/2014	1.019	\$1,266.62	\$0.00	\$0.00	\$0.00	\$1,266.62	12/5/2014
2014	24930	Real Estate	6/5/2014	1.019	\$1,266.62	\$0.00	\$0.00	\$0.00	\$1,266.62	5/28/2014
2013	24943	Real Estate	12/5/2013	1.070	\$1,213.92	\$0.00	\$0.00	\$0.00	\$1,213.92	11/15/2013
2013	24943	Real Estate	6/5/2013	1.070	\$1,213.92	\$0.00	\$0.00	\$0.00	\$1,213.92	6/5/2013
2012	24963	Real Estate	12/5/2012	1.070	\$1,175.40	\$0.00	\$0.00	\$0.00	\$1,175.40	11/28/2012
2012	24963	Real Estate	6/19/2012	1.070	\$1,175.40	\$0.00	\$0.00	\$0.00	\$1,175.40	5/24/2012
2011	24987	Real Estate	12/5/2011	1.080	\$1,295.46	\$0.00	\$0.00	\$0.00	\$1,295.46	11/10/2011
2011	24987	Real Estate	6/6/2011	1.080	\$1,295.46	\$0.00	\$0.00	\$0.00	\$1,295.46	5/20/2011
2010	25005	Real Estate	12/6/2010	1.100	\$1,319.45	\$0.00	\$0.00	\$0.00	\$1,319.45	11/30/2010
2010	25005	Real Estate	6/7/2010	1.100	\$1,319.45	\$0.00	\$0.00	\$0.00	\$1,319.45	6/4/2010
2009	25017	Real Estate	12/7/2009	0.840	\$1,272.60	\$0.00	\$0.00	\$0.00	\$1,272.60	12/2/2009
2009	25017	Real Estate	6/5/2009	0.840	\$1,272.60	\$0.00	\$0.00	\$0.00	\$1,272.60	6/2/2009
2008	25042	Real Estate	12/5/2008	0.840	\$1,272.60	\$0.00	\$0.00	\$0.00	\$1,272.60	11/21/2008
2008	25042	Real Estate	6/5/2008	0.840	\$1,272.60	\$0.00	\$0.00	\$0.00	\$1,272.60	5/27/2008

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2007	25073	Real Estate	12/5/2007	0.700	\$1,276.10	\$0.00	\$0.00	\$0.00	\$1,276.10	11/19/2007
2007	25073	Real Estate	6/5/2007	0.700	\$1,276.10	\$0.00	\$0.00	\$0.00	\$1,276.10	5/22/2007
2006	5951	Real Estate	12/5/2006	0.630	\$1,148.49	\$0.00	\$0.00	\$0.00	\$1,148.49	11/13/2006
2006	5951	Real Estate	6/5/2006	0.630	\$1,148.49	\$0.00	\$0.00	\$0.00	\$1,148.49	5/19/2006
2005	5692	Regular RE	12/5/2005	0.000	\$1,239.66	\$0.00	\$0.00	\$0.00	\$1,239.66	12/6/2005
2005	5692	Regular RE	6/5/2005	0.000	\$1,239.66	\$0.00	\$0.00	\$0.00	\$1,239.66	5/27/2005
2004	5556	Regular RE	12/5/2004	0.000	\$1,239.66	\$0.00	\$0.00	\$0.00	\$1,239.66	12/1/2004
2004	5556	Regular RE	6/5/2004	0.000	\$1,239.66	\$0.00	\$0.00	\$0.00	\$1,239.66	6/7/2004
2003	5327	Regular RE	12/5/2003	0.000	\$1,187.88	\$0.00	\$0.00	\$0.00	\$1,187.88	11/18/2003
2003	5327	Regular RE	6/5/2003	0.000	\$1,187.88	\$0.00	\$0.00	\$0.00	\$1,187.88	6/6/2003
2002	5122	Regular RE	12/5/2002	0.000	\$1,187.88	\$0.00	\$0.00	\$0.00	\$1,187.88	11/23/2002
2002	5122	Regular RE	6/5/2002	0.000	\$1,187.88	\$0.00	\$0.00	\$0.00	\$1,187.88	5/28/2002
2001	5019	Regular RE	12/5/2001	0.000	\$1,121.59	\$0.00	\$0.00	\$0.00	\$1,121.59	12/1/2001
2001	5019	Regular RE	6/5/2001	0.000	\$1,121.59	\$0.00	\$0.00	\$0.00	\$1,121.59	6/5/2001
2000	4788	Regular RE	12/5/2000	0.000	\$1,121.59	\$0.00	\$0.00	\$0.00	\$1,121.59	12/5/2000
2000	4788	Regular RE	6/5/2000	0.000	\$1,121.59	\$0.00	\$0.00	\$0.00	\$1,121.59	6/5/2000
1999	4658	Regular RE	12/5/1999	0.000	\$1,078.92	\$0.00	\$0.00	\$0.00	\$1,078.92	11/17/1999
1999	4658	Regular RE	6/5/1999	0.000	\$1,078.92	\$0.00	\$0.00	\$0.00	\$1,078.92	6/7/1999
1998	4517	Regular RE	12/5/1998	0.000	\$1,078.92	\$0.00	\$0.00	\$0.00	\$1,078.92	11/23/1998
1998	4517	Regular RE	6/5/1998	0.000	\$1,078.92	\$0.00	\$0.00	\$0.00	\$1,078.92	5/28/1998

Go Back

Print



Beginning at a point on the south side of Holly Corner Road, the point being the northwestern most point of parcel 43-65, 146.35 feet to a point on a line, Thence, S 77° 58' 31" E for a distance of 1148.69 feet to a point on a line, this point being a corner along the boundary of the Stafford Lakes Subdivision common area Thence, N 31° 12' 04" E for a distance of 107.19 feet to a point on a line, Thence, N 31° 27' 23" E for a distance of 51.90 feet to a point on a line, Thence, N 30° 33' 33" E for a distance of 124.31 feet to a point on a line, Thence, N 30° 34' 59" E for a distance of 900.25 feet to a point on a line, Thence, N 30° 39' 00" E for a distance of 506.44 feet to a point on a line, Thence, N 59° 45' 48" W for a distance of 381.68 feet to a point on a line, Thence, departing from the boundary of the Stafford Lakes Subdivision Lakes common area S 30° 26' 22" W, a distance of 197.02 feet to a point on a line, Thence, N 60° 09' 11" W for a distance of 585.91 feet to a point on a line, Thence, S 44° 43' 48" S for a distance of 278.37 feet to a point on a line, Thence, S 41° 17' 01" W for a distance of 253.59 feet to a point on a line, Thence, S 45° 30' 50" W for a distance of 104.32 feet to a point on a line, Thence, S 59° 52' 29" W for a distance of 89.36 feet to a point on a line, Thence, S 66° 49' 18" W for a distance of 56.83 feet to the point of beginning.

PRUITT JOINT HOLDING &
PROPERTY TRUST
TM 43-70
ZONING A-1
VACANT
48.603 ACRES

N31°12'04"E N30°39'23"E
107.19' 124.31'
N31°07'25"E N30°14'08"E
51.90' 104.43'

NOTE:
THE PARCEL BOUNDARY SHOWN ON THIS PLAT IS FROM THE STAFFORD COUNTY GIS AND IS NOT BASED ON FIELD EVIDENCE OR PLATS OF RECORD.

0 100 200
SCALE IN FEET

EXHIBIT PLAT
PARCEL 43-64
HOLLY CORNER MANOR
STAFFORD COUNTY, VA



DATE: 11-16-17
DESIGNED: JRF
DRAWN: JRF
CHECKED: JOF

REVISIONS:

DOCUMENT NO.
6-1011

1 SHEET OF 1



Fairbanks & Franklin
Civil Engineering
Land Planning
1405 N. Albemarle Street
Fredericksburg, VA 22401
(540) 899-3331