



**CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION**

TO: **Dreamland, LLC** **Welford Engineering Assoc.**
1707 Princess Anne Street 4545 Empire Court
Fredericksburg, VA 22401 Fredericksburg, VA 22408

FROM: Charles Johnston, Director, Community Planning and Building Department

DATE: February 4, 2016

RE: **RZ2014-05 – Dreamland, LLC** (agent for Princess Anne Restoration) requests the amendment of the Official Zoning District Map so as to rezone property in the Mill District from Commercial-Highway, CH and Residential 2, R2, to Planned Development - Mixed Use, PD-MU. Properties identified as GPINs 7789-07-0802, 7779-98-5248 and 7779-98-5465.

Your request for:	
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Change of Non-Conforming Use	<input type="checkbox"/> Special Use Permit
	<input type="checkbox"/> Right-of-Way Vacation
has been:	
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved with conditions
	<input type="checkbox"/> Denied
<input type="checkbox"/> Other _____	
At the <u>January 26, 2016</u> meeting of the:	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> City Council
Your next step should be:	
<input type="checkbox"/> File additional/revised plans as required	
<input checked="" type="checkbox"/> Obtain other required permits	
<input type="checkbox"/> No further information is required	

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for a rezoning of approximately 3.049 acres of land from Commercial Highway (C-H) and Residential R-2 to Planned Development Mixed use (PDMU) for the "Mill District" has been approved as outlined on Ordinance No. 16-02 (attached).

c: Building & Development Services Commissioner of the Revenue Fire Department
Department of Public Works School Board Economic Dev



MOTION: KELLY

SECOND: DEVINE

**January 26, 2016
Regular Meeting
Ordinance No. 16-02**

RE: REZONING APPROXIMATELY 3.049 ACRES OF LAND FROM COMMERCIAL HIGHWAY C-H AND RESIDENTIAL R-2 TO PLANNED DEVELOPMENT MIXED USE PDMU FOR THE "MILL DISTRICT"

ACTION: APPROVED: Ayes: 7; Nays: 0

FIRST READ: January 12, 2016 SECOND READ: January 26, 2016

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the official zoning map of the City, established pursuant to City Code §72-30, is amended as follows:

I. Introduction

This is a request to rezone approximately 3.049 acres of land from Highway Commercial C-H and Residential R-2, to Planned Development Mixed Use PDMU for a development called the "Mill District". The new district is comprised of three lots, identified as GPINs 7789-07-0802, 7779-98-5248, and 7779-98-5465, shown on pages C-4 and C-5 of the Generalized Development Plan for The Mill District. Portions of the lots are overlaid by the Floodplain (FPO), Chesapeake Bay Preservation Area (CBPA), Old and Historic Fredericksburg (HFD) and Princess Anne Street Corridor overlay districts. The overlay district maps and regulations are not proposed to be amended.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning approximately 3.049 acres of land comprising three lots, identified as GPINs 7789-07-0802, 7779-98-5248, and 7779-98-5465, shown on page C-3 of the Generalized Development Plan entitled, "The Mill District," by Welford Engineering Associates, dated June 30, 2014 last revised December 22, 2015, from Commercial Highway and Residential R-2 to Planned Development-Mixed Use.

III. Proffered Conditions

This is a conditional rezoning. The proffers contained in the Voluntary Proffer Statement dated December 22, 2015 are accepted and shall govern the use and development of this land. For future reference, the "Germania Mills" development is shown on the Generalized Development Plan pages C-5 and C-8 as a single, mixed-use building.

IV. Effective Date

This ordinance is effective immediately. The applicant shall record a certified copy of this ordinance with a notice of conditional zoning, in a form approved by the City Attorney, in the land records of the Fredericksburg Circuit Court Clerk, with each owner of land within the district as the "grantor" and the City as the "grantee," within 30 days of the adoption of this ordinance.

Votes:

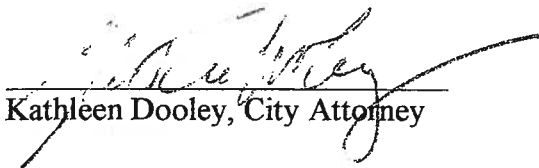
Ayes: Greenlaw, Withers, Devine, Duffy, Ellis, Frye, Kelly

Nays: None

Absent from Vote: None

Absent from Meeting: None

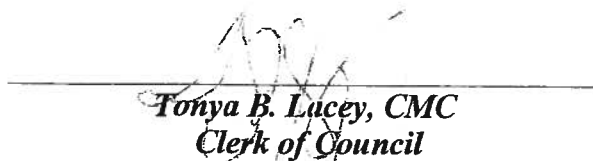
Approved as to form:



Kathleen Dooley, City Attorney

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16-02 duly adopted at a meeting of the City Council meeting held January 26, 2016 at which a quorum was present and voted.



Tonya B. Lacey, CMC
Clerk of Council

VOLUNTARY PROFFER STATEMENT

Dreamland, LLC, as the Applicant, Owner, and Contract Owner, for this rezoning request, has prepared the following Voluntary Proffer Statement for the City’s consideration, which is agreed to by all owners of record.

PROJECT NAME: **THE MILL DISTRICT**

APPLICANT: **Dreamland, LLC**

City Case #: RZ2014-06

Request: Rezone to PD-MU, in accordance with Section 72-22.4, et al. of the City’s Uniform Development Code (“UDO”), without amending the overlay zoning of the Property. For the purposes of this rezoning request, “The Property” to be rezoned shall include the following parcels and along with any properties latter annexed or added shall be known as the “Mill District”.

GPIN	Address
7789-07-0802	1700 Caroline St. 1701-1709 Caroline St.
7779-08-5465	1901 Princess Anne St.
7779-98-5248	1821 Princess Anne St.

The Applicant/Owners voluntarily proffer the conditions listed below which shall be applied to the Property if it is rezoned to PD-MU. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that each are voluntary and reasonable in accordance with Sections §15.2-2298 and §15.2-2303, et al. Code of Virginia (1950), as amended (collectively the “Proffers”). In the event the above-referenced rezoning is not approved by the City Council of the City of Fredericksburg, Virginia (“City”), then the Proffers shall be withdrawn and be null and void. The headings of the Proffers set forth below have been prepared for convenience and reference only and shall not control or affect the meaning or be taken as an interpretation of the Proffers. The terms “Applicant” or “Owner” shall include all present record owners and then transferring to each successive owner of record assignee, and/or successor in interest of the Property as title may be transferred, with automatic acceptance of each proffer with each deed transfer. Upon approval by the City of this rezoning and these Proffers, any and all prior proffers encumbering the Property shall be null and void and of no further force and effect, and the Proffers shall supersede said proffers, and be in full force and effect.

1. GENERALIZED DEVELOPMENT PLAN

The Mill District will be developed in general conformance with the Generalized Development Plan (GDP) approved as part of this rezoning as prepared by Welford Engineering Associates, Inc. dated June 23, 2014 with all revisions through December 22, 2015 as attached hereto and marked as Exhibit A. Said drawing is entitled “Generalized Development Plan, The Mill District, City of Fredericksburg, Virginia”. For purposes of the final site plan and subdivision plans, minor adjustments may occur for purposes of addressing final site plans, engineering and design requirements and/or compliance with development plans, regulations including, but not limited to, Virginia Department of Transportation (VDOT), Virginia Department of Environmental Quality (DEQ), Army Corps of Engineers, etc. and compliance with the requirements of the City’s development regulations and design standards manual, except any modifications or changes to any of the forgoing shall be subject to the City Zoning Administrator’s final approval.

2. CASH PROFFERS

The Owner of the Germania Mills building will provide a cash contribution to the City of Fredericksburg in the amount of \$70,000 for application to annual debt service payment for public schools building construction projects. Said contribution will be made at the time of issuance of occupancy permit for the Germania Mills building.

3. MILL DISTRICT ORDINANCE

The Mill District shall be developed in accordance with the regulations and requirements of the attached Section 72-33.3.1 Mill District Planned Development – Mixed Use District Regulations, a copy of which is attached to this proffer document.

4. UTILITIES

The Owners of each parcel agree that any upgrade to the existing City water system or City sewer pump station that is required to service the needs of the buildings on their properties will be designed and completed by the Owner of the parcel(s) requiring said upgrade. All required upgrades will be designed and included in the site plan submissions for each building where said improvements are determined to be required.

5. ARCHITECTURAL STANDARDS

The architectural elevations provided in the Generalized Development Plan are an “illustration” of the quality of the development and only represent an initial concept that would be subject to review and revision by the Architectural Review Board for properties located in the Old and Historic Fredericksburg District or by staff for properties in the Princess Anne Corridor Overlay District. All other buildings shall be consistent with these concepts with respect to building style, and relationship to the street.

The following is a summary of the design intent for the project:

Germania Mills Building

The building is to be designed in the style of an early 20th century industrial or mill building to blend with the other structures in the district. The Princess Anne Street elevation is expected to

contain brick decorative cornices at the top and single-story stone base. The remainder of the façade is expected to be red brick with punched windows with mullions. The window openings in the stone base are expected to contain arches and the appearance of storefront windows.

The owner of the property known as Phase 1, which encompasses the Germania Mills building as more particularly described herein, hereby proffers that Germania Mills shall be developed and leased as individual units as may be required by governmental loan restrictions, the units may be leased for no more that 10 years from the date of issuance of an occupancy permit, and then shall be offered for sale if not so offered sooner.

6. ACKNOWLEDGEMENT

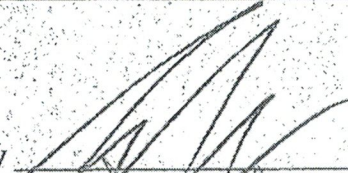
The Owners of the various properties under this application acknowledge that:

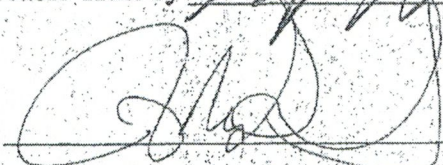
- a. The granting of the zoning map amendment does not constitute a City Council action granting, relocating or accepting interest of land, or other action governed by Virginia Constitution Article 7 §9 Code of Virginia §§15.2-1800, 15.2-1803, 15.2-2100 or other law.
- b. The granting of the zoning map amendment does not bind City Council to a future action granting, relocating or accepting interest of land, or other action governed by Virginia Constitution Article 7 § 9 Code of Virginia §§15.2-1800, 15.2-1803, 15.2-2006, 15.2-2100 or other law.
- c. The granting of the zoning map amendment does not vest a right in the owner, applicant or their successors in interest to develop property in the District in a manner contrary to City's interests in real estate.
- d. Any obligations or expense incurred by the Owner or their successors in interest in pursuit of the project without obtaining necessary grants of interest in City property are at their own risk.

The owners may execute this proffer statement in counterparts of the proffer statement each of which is deemed an original, and all of which constitute only one proffer statement.

Dreamland, LLC by  Managing Member

Princess Anne Restoration, LLC by Marianne C. Whelan Managing Member

Marianne C. Whelan Revocable Trust by  Trustee

Seibert Properties, Inc. by  President

MILL DISTRICT PLANNED MIXED USE DISTRICT REGULATIONS

1. Purpose

The Mill District Planned Mixed-Use District is established to promote the redevelopment of a historically industrial corridor as envisioned by the 2007 Comprehensive Plan and the 2006 JumpStart! Plan for integrated residential, commercial, and open space uses. The Mill District will further the historic preservation, adaptive reuse, and renovation of the historic buildings in the District as well as the economic revitalization of the district through architectural controls, and historic urban design.

2. District Boundaries

The Germania Mills phase of the Mill District consists of approximately 1.05 acres of land bounded by the Princess Anne Street to the west, Caroline Street to the east, the Rappahannock Heritage Trail to the south and Parcel GPIN 7779-98-4519 to the north, as further defined in the Generalized Development Plan. The Silk Mill phase of the Mill District consists of approximately 2.00 acres of land bounded by Princess Anne Street, Herndon Street, Ford Street and Caroline Street. The parcel is designated as GPIN 7789-07-0802 and is the site of the current Inn at the Old Silk Mill and the Old Silk Mill.

3. Definitions

- A. Terms used in this ordinance shall have the meanings ascribed to them in Article 8 of City Code Chapter 72, the Unified Development Ordinance.
- B. GDP means the Generalized Development Plan entitled “Generalized Development Plan – The Mill District” prepared by Welford Engineering Associates, Inc., dated June 23, 2014 with all revisions through December 22, 2105, accepted by City Council by adoption of Ordinance 15-__ on [date].
- C. Mill District Architectural Design Standards are the architectural design standard proffers accepted by City Council by adoption of Ordinance 15-__ on [date].

4. Mill District Uses

- A. Residential Uses

The “Mill District Residential Uses” are:

- a. Dwelling, Multifamily
 - b. Dwelling, Upper Story (Over nonresidential)
- B. Commercial uses:

The “Mill District commercial uses” are:

- a. Recreation, indoor
- b. Convenience store (no gas)
- c. Financial institution
- d. Grocery store
- e. Laundromat
- f. Personal service establishment
- g. Pharmacy
- h. Repair service establishment
- i. Retail sales establishment
- j. Fitness center
- k. Seasonal events
- l. Bakery
- m. Microbrewery/Tap house
- n. Restaurant (indoor and outdoor seating)
- o. Specialty eating establishment
- p. Bed and breakfast inn
- q. Theater
- r. Artist studio
- s. Auditorium, conference, convention center
- t. Hotel or Motel

C. Mill District office uses:

The “Mill District office uses” are:

- a. Governmental office
- b. Post office
- c. Medical laboratory
- d. Veterinarian clinic
- e. Business and professional services
- f. Medical and dental offices
- g. Research and development

D. Mill District cultural uses:

The “Mill District cultural uses” are:

- a. Cultural facility
- b. Library
- c. Museum

E. Mill District institutional uses

The “Mill District institutional uses” are:

- a. Governmental facility
- b. Religious institution
- c. Continuing care retirement community
- d. Child care center
- e. Club or lodge

F. Mill District Special Uses

The “Mill District special uses” are:

- a. Restaurant fast food
- b. Arena or stadium
- c. Convenience store with gas

G. Permitted Uses by Phase

a. Permitted uses in the Germania Mills phase are as follows:

Germania Mills	
Dwelling, multi-family residential	P
Dwelling, Upper Story (Over nonresidential)	P
Parking garage as an element of a mixed use building with multi-family residential use on the upper floors	P
Mill District commercial uses	P
Mill District office uses	P
Mill District cultural uses	P
Mill District institutional uses	P
Mill District special uses	S

b. Permitted uses in the Old Silk Mill phase shall be as follows:

Old Silk Mill Phase	
Dwelling, multi-family residential	P
Dwelling, Upper Story (Over nonresidential)	P
Parking Garage	P
Mill District commercial uses	P
Mill District office uses	P
Mill District cultural uses	P
Mill District institutional uses	P
Mill District special uses	S

5. Dimensional Standards

To promote the purpose of the Mill District, the following dimensional standards are established for development:

Structure	Maximum height	Minimum front setback For new construction	Minimum side setback For new construction	Minimum rear setback For new construction
Germania Mills Phase				
Germania Mills	40 feet	0 feet	5 feet	10 feet
Old Silk Mill Phase				
Old Silk Mill Site	As regulated by Overlay Districts	0 feet	0 feet	0 feet

6. Density

- A. The maximum nonresidential floor-area-ratio in the Mill District shall be 1.40, calculated as follows: Total square footage of nonresidential structures constructed within the District divided by the gross land area of the district multiplied by 65%.
- B. The calculation of maximum density shall be based upon the gross land area of the district minus any portion of the gross land area to be devoted to nonresidential uses.
- C. The maximum number of residential units in the Mill District shall be 90 units.

7. Development standards

The development standards of Article 5 of City Code Chapter 72 in effect at the time of a development application, as supplemented below, shall apply to development within the Mill District. References to provisions of the City Code in this section include successor provisions.

- A. The minimum landscaped open space in the Mill District shall be 15% of the total gross area of the district.
- B. In addition to the landscaping requirements of City Code §72-55.6, the landscape plan for the Germania Mills Phase and the Old Silk Mill Phase of the Mill District development shall include street trees planted at a density of one tree per 30 linear feet along public street frontages. Street trees shall have a minimum caliper of two inches and a minimum height at maturity of 25 feet.

8. Architectural Review

- A. Development in that portion of the Mill District that lies within the Old and Historic Fredericksburg Overlay District shall conform to the requirements of the OHD overlay district.
- B. Development of that portion of the Mill District that lies within the Princess Anne Corridor Overlay District shall conform to the requirements of the Princess Anne Corridor overlay district.
- C. The Mill District Architectural Design Standards do not supersede the architectural standards of the Princess Anne Corridor overlay districts. In case of a conflict between the overlay district standards and the Architectural Design Standards, the overlay district standards shall apply.

9. Coordination With Overlay Districts

- A. The Mill District regulations do not supersede the Princess Anne Corridor, Floodplain, or Chesapeake Bay overlay district regulations. No exceptions, waivers, or modifications of the regulations of these overlay districts are granted by the adoption of this zoning map amendment.

Issued for: Rezoning

Date: June 30, 2014

Revised: August 8, 2014

Revised: August 20, 2014

Revised: September 30, 2014 3

Revised: October 21, 2014 4

Revised: November 4, 2014 5

Revised: May 19, 2015 6

Revised: July 30, 2015 7

Revised: October 2, 2015 8

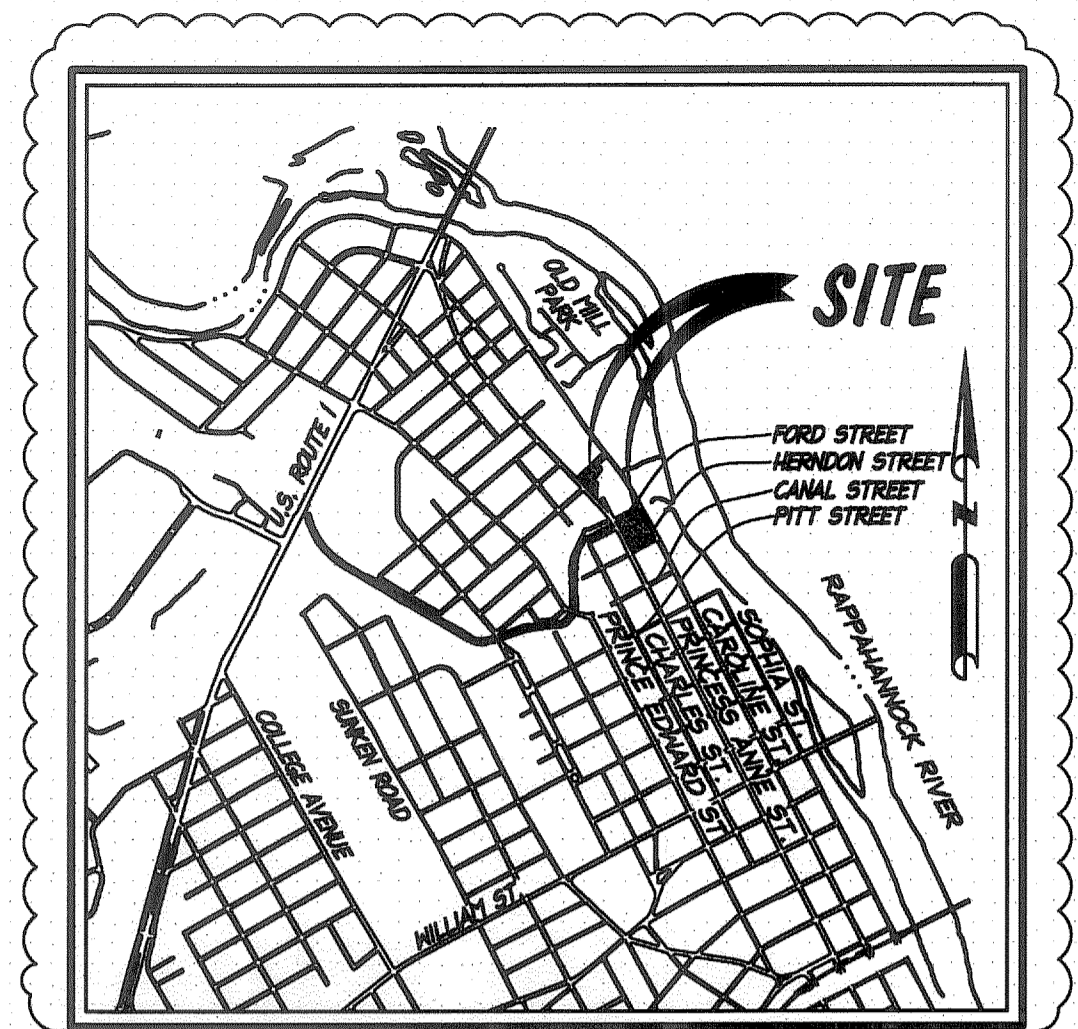
Revised: December 22, 2015 9

Sheet Index

No.	Drawing Title
C-1	Title Sheet
C-2	Notes and Legend
C-3	Existing Conditions
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C-7	Chesapeake Bay Compliance Plan
C-8	Overall Development Plan
C-9	Building Elevation 9

Development Summary

GFIN Number	7779-98-5248 7779-98-5465 7789-07-0802 5 6 9
Parcel Zoning and Area:	Zone CH: 7779-98-5248 - 0.399 Ac. 7789-07-0802 - 2.00 Ac. 3 Zone CH & R2: 7779-98-5465 - 0.650 Ac.
Total Area:	304,049 SF Or 3.049 Ac.
Proposed Zoning:	PDMU
Existing Uses:	7789-07-0802 - Commercial 5 6 9 7779-98-5248 - Commercial 7779-98-5465 - Commercial
Proposed Uses:	All Parcels - Office / Retail / Residential
Water:	Public
Sewer:	Public
Wetlands On Site:	Yes
Wetlands Permits Required:	No
Overlay Districts:	<ul style="list-style-type: none"> • Gateway Corridor Overlay District • Princess Anne Street Corridor Sub-District (For Parcels Continuous To Princess Anne Street.) <ul style="list-style-type: none"> ••• Properties From Route 1 To Pelham Street Are In The Old Route 1 Historic District ••• Properties From Pelham Street To Herndon Street Are In The Mill District • Old And Historic Fredericksburg District <ul style="list-style-type: none"> •• Parcels 7789-07-0802 (Partial) 9 • Floodplain Overlay District <ul style="list-style-type: none"> •• Parcels 7789-07-0802 (Partial) & 7779-98-5465



Vicinity Map
Scale : 1" = 2000'

Generalized Development Plan The Mill District City of Fredericksburg, Virginia

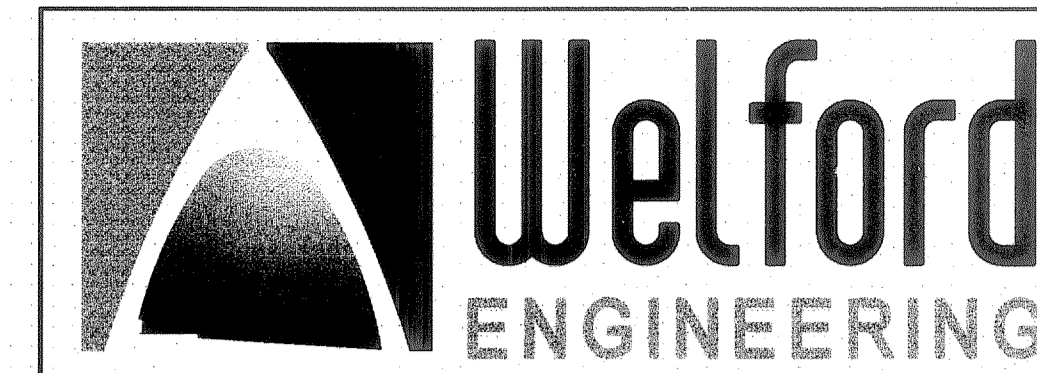
Flood Plain:

The Parcel Delineated On This Plan Is Partially In Zone "X", Areas determined to be outside the 0.2% annual chance floodplain, Zone "X Shaded", Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and Zone "AE" with a base flood elevation of 40 As shown On FEMA Flood Insurance Rate Maps Panel # 510065-0037C Effective Date, September 19, 2007.

Resource List

Natural Gas Columbia Gas of Virginia Richmond, VA 23219 1-540-368-3200	Electric Dominion Virginia Power P.O. Box 26666 Richmond, VA 23219 1-888-667-3000	Water/Sewer Utility Department P.O. Box 7447 Fredericksburg, VA 22404 1-540-372-1182
Miss Utility * Miss Utility of Virginia 1-800-552-7001	Telephone Verizon of Virginia 43 Belle Hill Road Fredericksburg, VA 22401 1-540-720-9500	Cable TV Cox Cable of Fredericksburg 1301 Belman Road Fredericksburg, VA 22401 1-540-373-6343

* Contractor To Notify 48 Hours Prior To Any Excavation, As Required By Law



4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-9324

Applicant / Prepared For

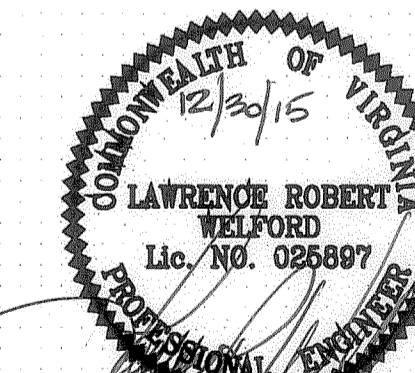
Dreamland, L.L.C.
C/O Ed Whelan
1707 Princess Anne Street
Fredericksburg, VA 22401
(540) 371-5666



Site Plan Certificate:

I Hereby Certify To The Best of My Knowledge and Belief That This Plan Is Correct and Complies with Chapter 12 of the City of Fredericksburg, City Code, and that I am a Qualified Professional Licensed in Virginia.

Lawrence R. Welford 12/30/15
Lawrence R. Welford, P.E. No. 025897 Date

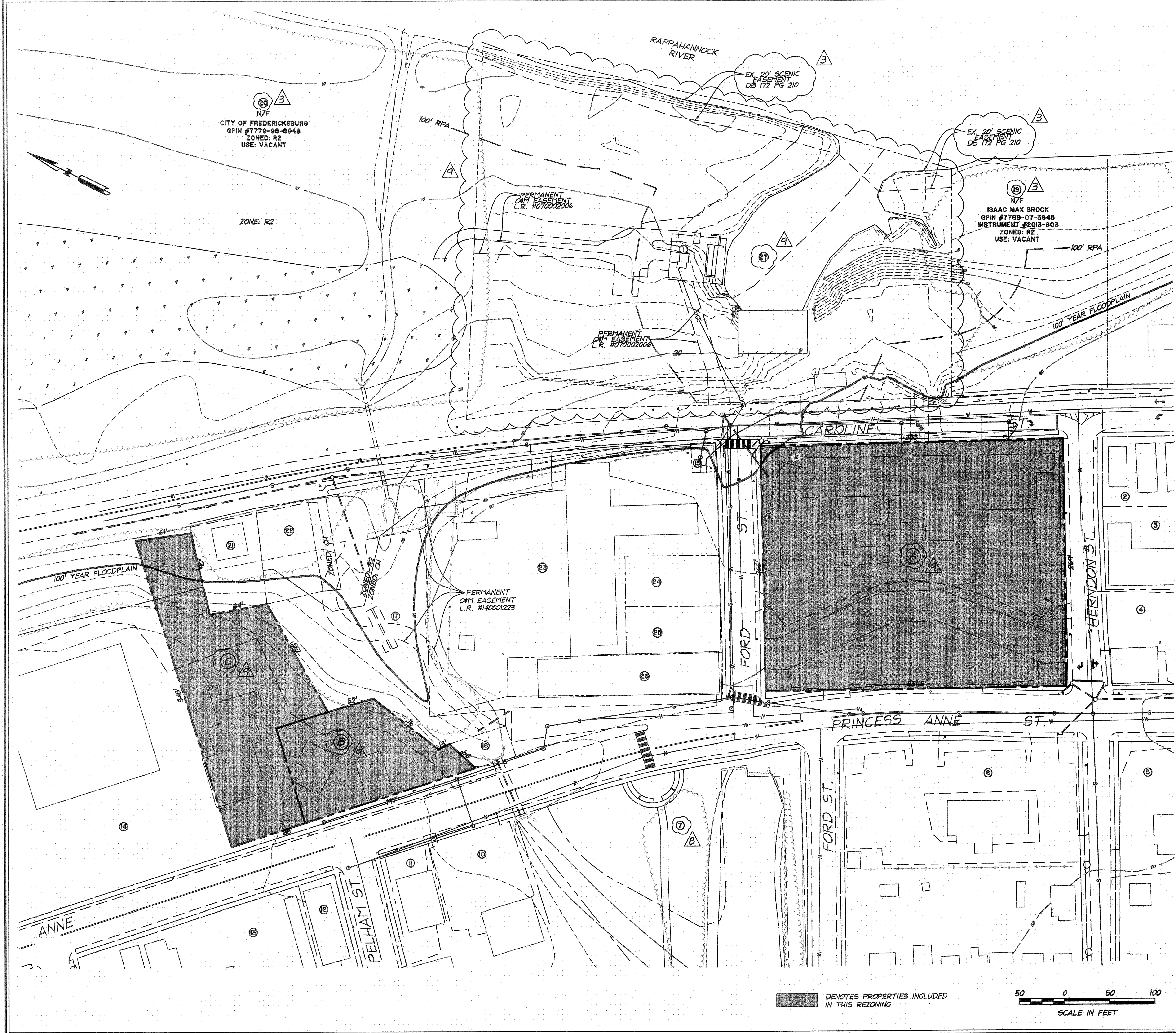


C-1
SHEET 1 OF 9
1885-1 C-1 COVER.dwg
WEA Cad File Name
JOB NO.: 1885-1

Date: June 30, 2014

Mill District

Generalized Development Plan



PROPERTY OWNER INFORMATION

(A) GPIN: #7789-07-0802
N/F
PRINCESS ANNE RESTORATION LLC
INSTRUMENT: #20070001487
ZONE: CH
USE: COMMERCIAL

(B) GPIN: 7779-98-5248
N/F
SEIBERT PROPERTIES INC., A SUCCESSOR
TO VIRGINIA BEACH PROPERTIES INC.
INSTRUMENT: #20020000844
ZONE: CH
USE: COMMERCIAL

(C) GPIN: 7779-98-5465
N/F
EDWARD F. WHELAN III, TR
INSTRUMENT: #20140002041
ZONE: CH & R2
USE: COMMERCIAL



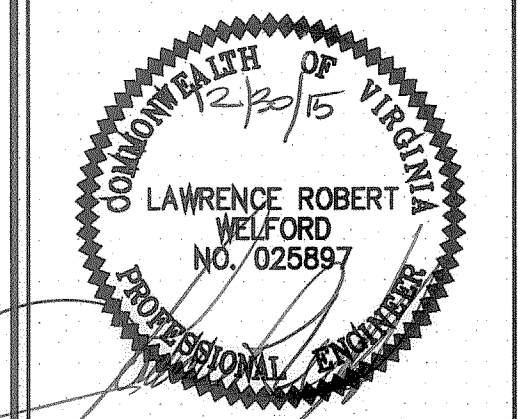
4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-9324

**GENERALIZED
DEVELOPMENT PLAN
THE MILL DISTRICT**

CITY OF FREDERICKSBURG, VIRGINIA

NO.	REVISION	DATE
1	CITY COMMENTS	12/22/15
2	CITY COMMENTS	10/02/15
3	CITY COMMENTS	07/30/15
4	CITY COMMENTS	05/19/15
5	CITY COMMENTS	11/04/14
6	CITY COMMENTS	10/21/14
7	CITY COMMENTS	09/30/14
8	CITY COMMENTS	08/20/14
9	CITY COMMENTS	08/08/14

DESIGNED BY: LRW / KRH
DRAWN BY: HOSS / HJK
CHECKED BY: LRW
SCALE: 1" = 50'
DATE: 06/30/14



DRAWING TITLE

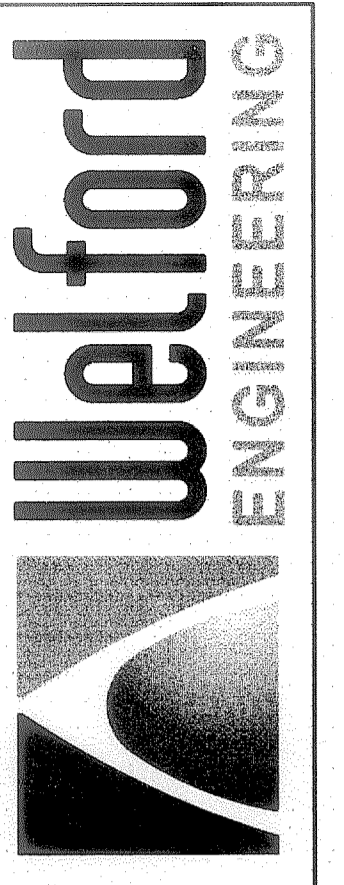
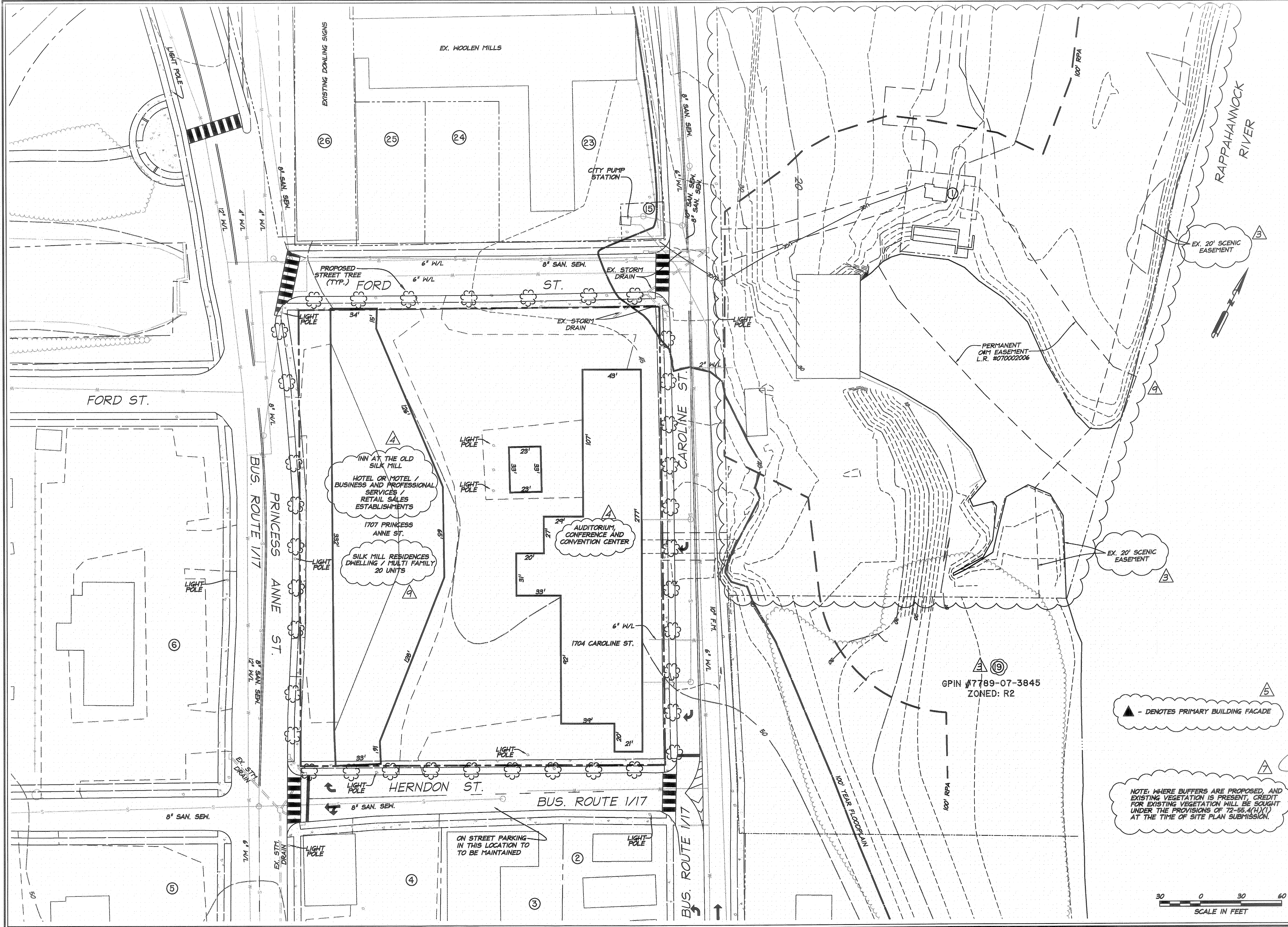
**EXISTING
CONDITIONS**

C-3
SHEET 3 OF 9

1885 GDP C-3 Existing Conditions.dwg
WEA Cad File Name

JOB NO.: 1885-1





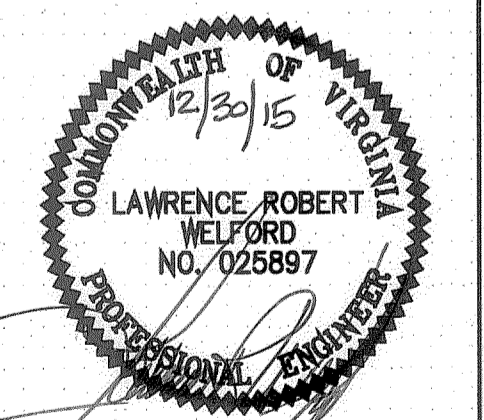
4545 Empire Court
 Fredericksburg, VA 22408
 Phone: 540-898-9330
 Fax: 540-898-9324

**GENERALIZED
 DEVELOPMENT PLAN
 THE MILL DISTRICT**

CITY OF FREDERICKSBURG, VIRGINIA

CITY COMMENTS	DATE	REVISION	NO.
▲	12/22/15		
▲	10/02/15		
▲	07/30/15		
▲	06/19/15		
▲	11/04/14		
▲	10/21/14		
▲	09/30/14		
▲	08/20/14		
▲	08/08/14		

DESIGNED BY: LRW / KRH
 DRAWN BY: HOSS / HJK
 CHECKED BY: LRW
 SCALE: 1" = 30'
 DATE: 06/30/14
 PROFESSIONAL SEAL



DRAWING TITLE

**GENERALIZED
 DEVELOPMENT
 PLAN
 SHEET ONE**

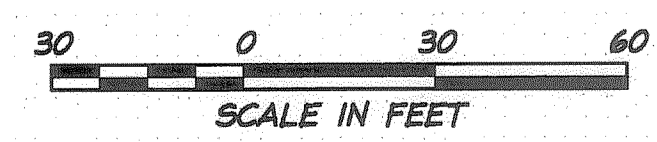
C-4
 SHEET 4 OF 9

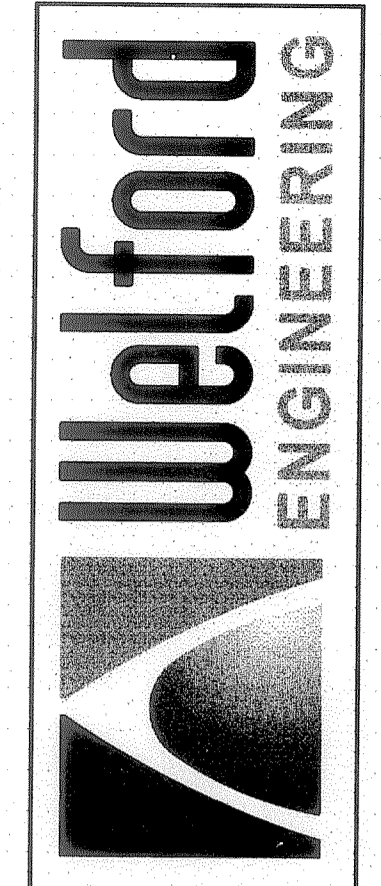
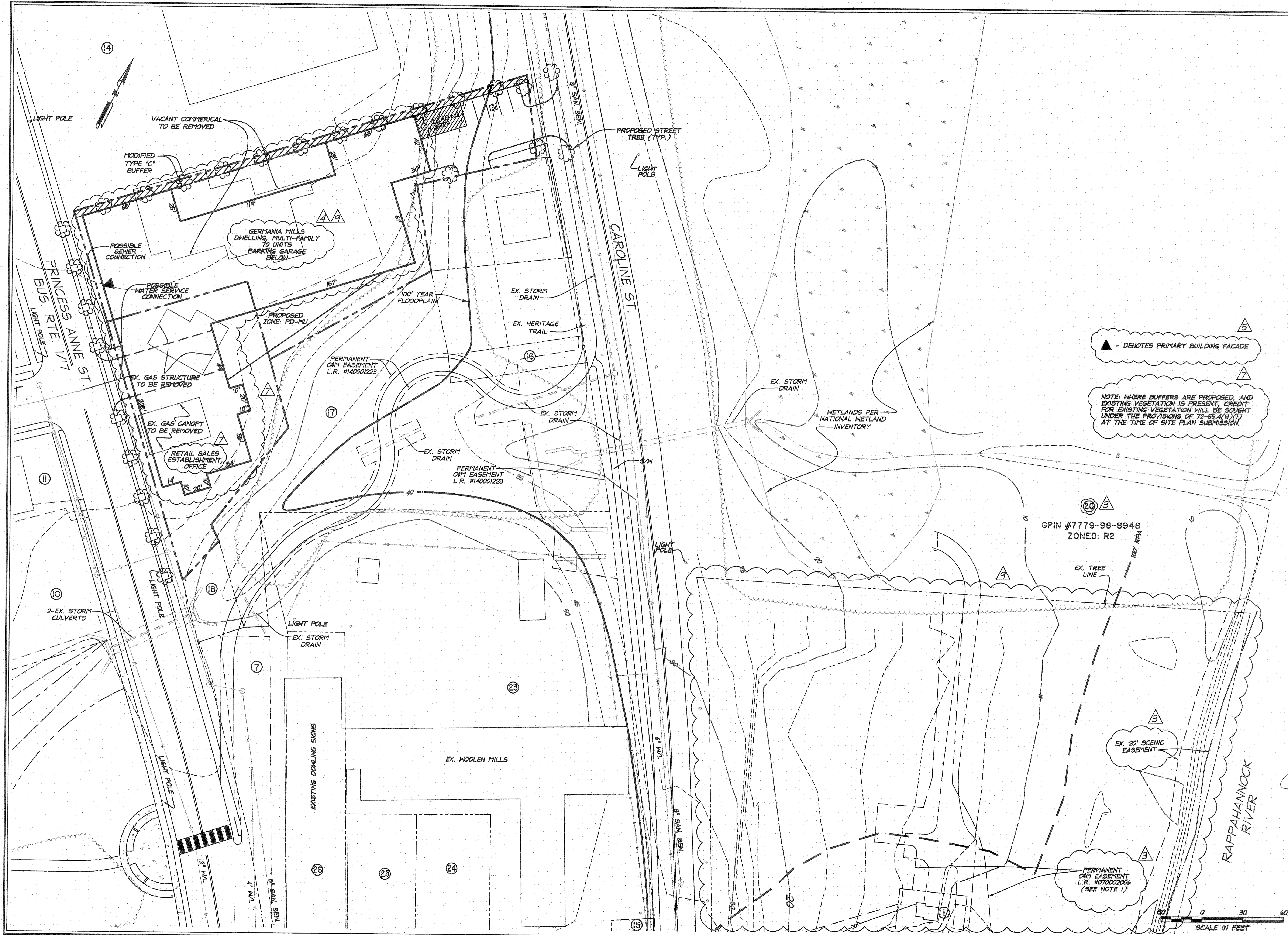
1885 GDP C-4 GDP Sht 1.dwg
 WEA Cad File Name

JOB NO.: 1885-1

▲ - DENOTES PRIMARY BUILDING FACADE

NOTE: WHERE BUFFERS ARE PROPOSED, AND EXISTING VEGETATION IS PRESENT, CREDIT FOR EXISTING VEGETATION WILL BE SOUGHT UNDER THE PROVISIONS OF 72-55.4(1)(1) AT THE TIME OF SITE PLAN SUBMISSION.





4545 Empire Court
 Fredericksburg, VA 22408
 Phone: 540-898-9330
 Fax: 540-898-9324

**GENERALIZED
 DEVELOPMENT PLAN
 THE MILL DISTRICT**

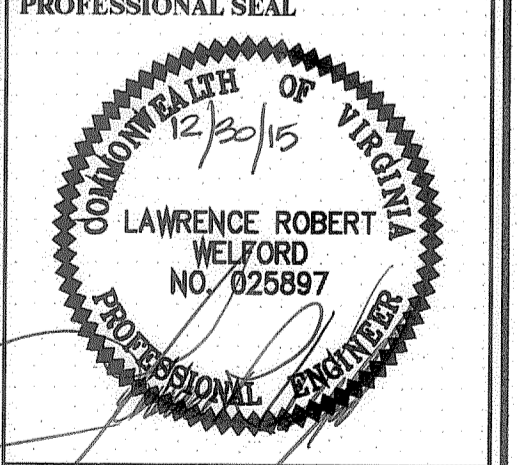
CITY OF FREDERICKSBURG, VIRGINIA

▲ - DENOTES PRIMARY BUILDING FACADE

NOTE: WHERE BUFFERS ARE PROPOSED AND EXISTING VEGETATION IS PRESENT, CREDIT FOR EXISTING VEGETATION WILL BE SOUGHT UNDER THE PROVISIONS OF 72-55.4(4)(1) AT THE TIME OF SITE PLAN SUBMISSION.

NO.	REVISION	DATE
1		12/22/15
2		10/02/15
3		07/30/15
4		05/19/15
5		11/04/14
6		10/21/14
7		09/20/14
8		08/20/14
9		08/08/14

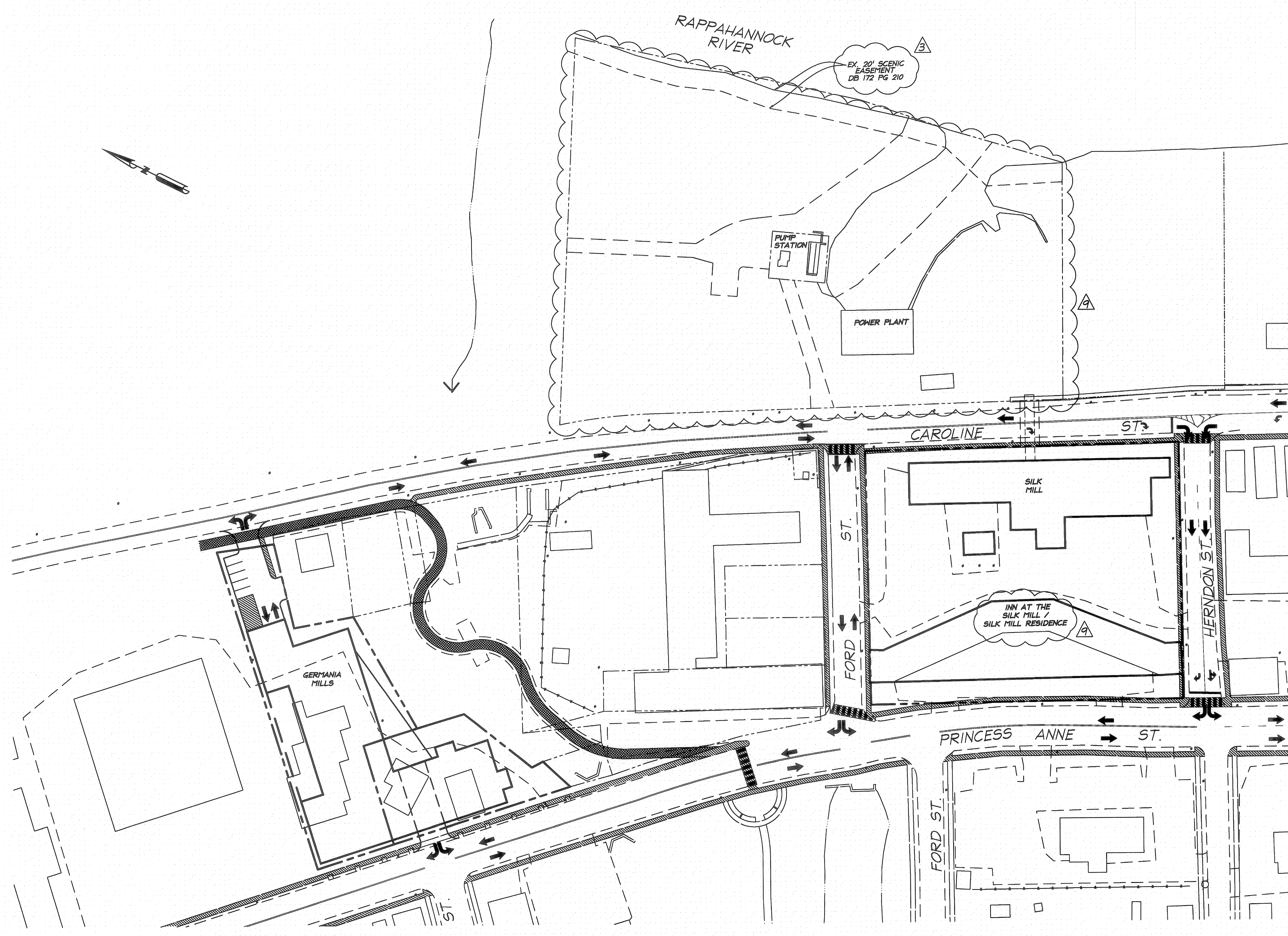
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 DRAWN BY: HOSS/HJK
 CHECKED BY: LRW
 SCALE: 1" = 30'
 DATE: 06/30/14



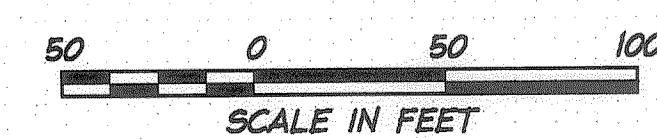
DRAWING TITLE
**GENERALIZED
 DEVELOPMENT
 PLAN
 SHEET TWO**
C-5
 SHEET 5 OF 9
 1885 GDP C-5 GDP Sht 2.dwg
 WEA Cad File Name
 JOB NO.: 1885-1

**GENERALIZED
 DEVELOPMENT PLAN
 THE MILL DISTRICT**

CITY OF FREDERICKSBURG, VIRGINIA



PEDESTRIAN PATHWAY
 PEDESTRIAN & BICYCLE PATHWAY

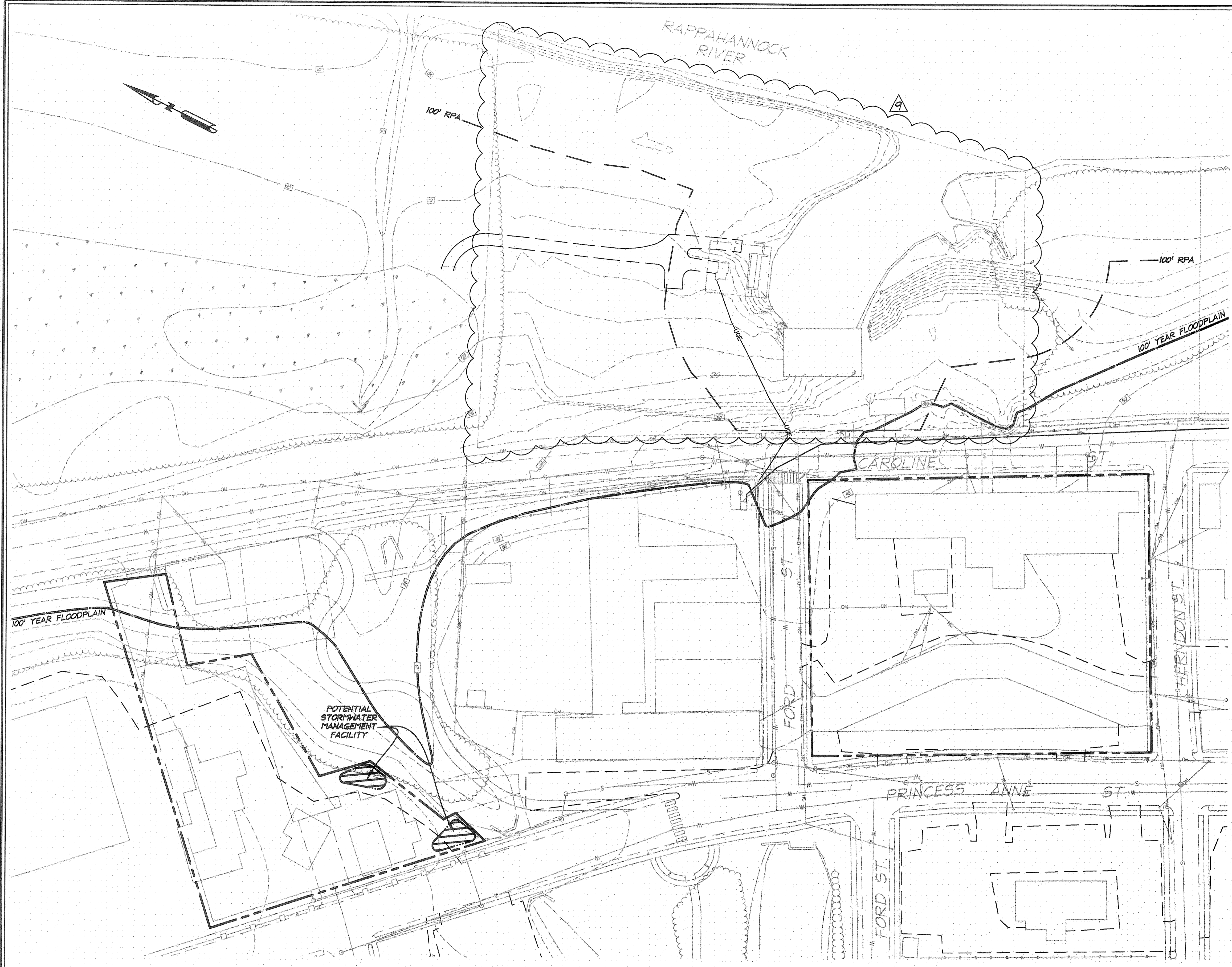


NO.	REVISION	DATE
1		12/22/15
2		10/02/15
3		07/30/15
4		05/19/15
5		11/04/14
6		10/21/14
7		09/30/14
8		08/20/14
9		08/08/14

DESIGNED BY: LRW / KRH
 DRAWN BY: HOSS / HJK
 CHECKED BY: LRW
 SCALE: 1" = 50'
 DATE: 06/30/14

PROFESSIONAL SEAL
 COMMONWEALTH OF VIRGINIA
 LAWRENCE ROBERT WELFORD
 NO. 825897
 PROFESSIONAL ENGINEER

DRAWING TITLE
VEHICLE & PEDESTRIAN CIRCULATION PLAN
C-6
 SHEET 6 OF 9
 1885 GDP C-6 Circulation Plan.dwg
 WEA Cad File Name
 JOB NO.: 1885-1



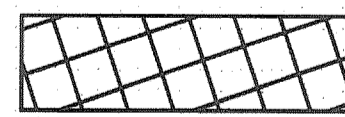
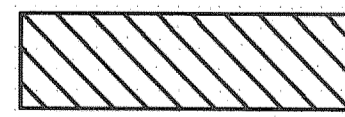
STORMWATER MANAGEMENT PLAN NARRATIVE

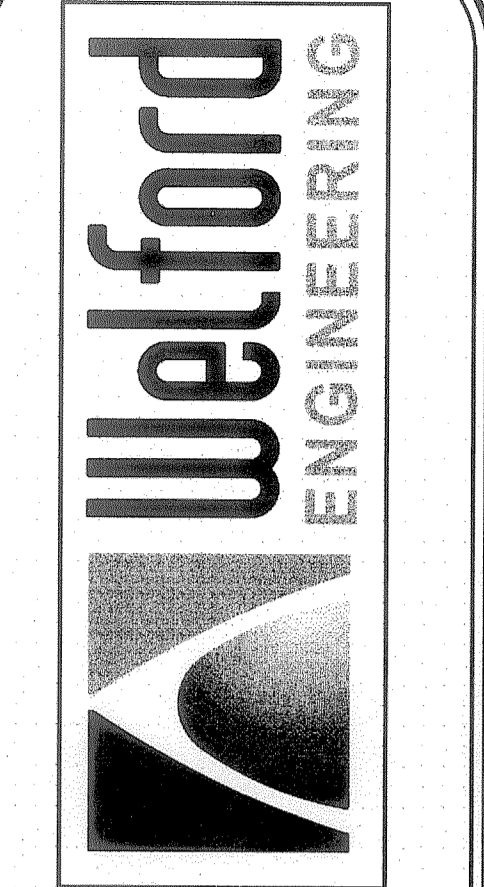
THE PROJECT IS LOCATED WITHIN THE RAPPAHANNOCK RIVER WATERSHED ALONG CAROLINE AND PRINCESS ANNE STREETS IN THE CITY OF FREDERICKSBURG. THE ENTIRE PROPERTY IS APPROXIMATELY 3.05 ACRES. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OR REHABILITATION OF NUMEROUS BUILDINGS LOCATED THROUGHOUT THE DEVELOPMENT. THIS WILL RESULT IN APPROXIMATELY 2.28 ACRES OF IMPERVIOUS COVER (APPROXIMATELY 74.7% IMPERVIOUS).

THE MAJORITY OF THE PROJECT HAS BEEN PREVIOUSLY DEVELOPED. NUMEROUS BUILDINGS, PARKING LOTS AND OTHER IMPROVEMENTS ARE CURRENTLY PRESENT THROUGHOUT THE SITE. THE SITE GENERALLY DRAINS TO THE EAST TOWARDS THE RAPPAHANNOCK RIVER. RESOURCE PROTECTION AREA (RPA) BUFFERS AND FLOODPLAIN ARE LOCATED NEAR THE SITE AS WELL. THE TOPOGRAPHY IS GENTLY TO STEEPLY SLOPING.

OUR STORMWATER MANAGEMENT APPROACH WILL MEET THE STORMWATER MANAGEMENT REGULATIONS THAT ARE IN EFFECT AT THE TIME OF THE SITE PLAN SUBMITTAL. THE SITE IS PROPOSED TO BE HANDLED AS A REDEVELOPMENT SCENARIO. UNDER THIS SCENARIO, FOR THE AREAS WHERE THERE IS NO NET INCREASE IN IMPERVIOUS COVER, A 20% REDUCTION IN THE TOTAL PHOSPHOROUS LOAD WILL BE ACHIEVED. FOR THE AREAS WHERE THERE IS AN INCREASE IN IMPERVIOUS AREA, THE DESIGN WILL MEET THE CRITERIA FOR NEW DEVELOPMENT. WE ARE LIKELY TO USE A WIDE RANGE OF WATER QUALITY MEASURES THAT MAY INCLUDE BIO-RETENTION FACILITIES, PERMEABLE SURFACES, RAINWATER HARVESTING, MANUFACTURED BEST MANAGEMENT PRACTICES (BMPs) AND GRASS SWALES.

9

-  POSSIBLE PERMEABLE SURFACE
-  POTENTIAL STORMWATER MANAGEMENT FACILITY



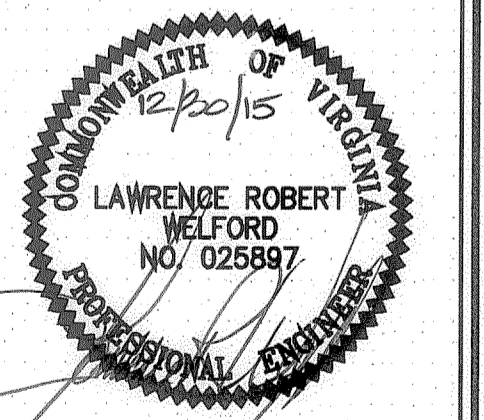
4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-9324

**GENERALIZED
DEVELOPMENT PLAN
THE MILL DISTRICT**

CITY OF FREDERICKSBURG, VIRGINIA

NO.	REVISION	DATE
12/22/15	CITY COMMENTS	
10/02/15	CITY COMMENTS	
07/30/15	CITY COMMENTS	
05/19/15	CITY COMMENTS	
11/04/14	CITY COMMENTS	
10/21/14	CITY COMMENTS	
09/30/14	CITY COMMENTS	
08/20/14	CITY COMMENTS	
08/02/14	CITY COMMENTS	

DESIGNED BY: LRW / KRH
DRAWN BY: HOSS / HJK
CHECKED BY: LRW
SCALE: 1" = 50'
DATE: 06/30/14
PROFESSIONAL SEAL

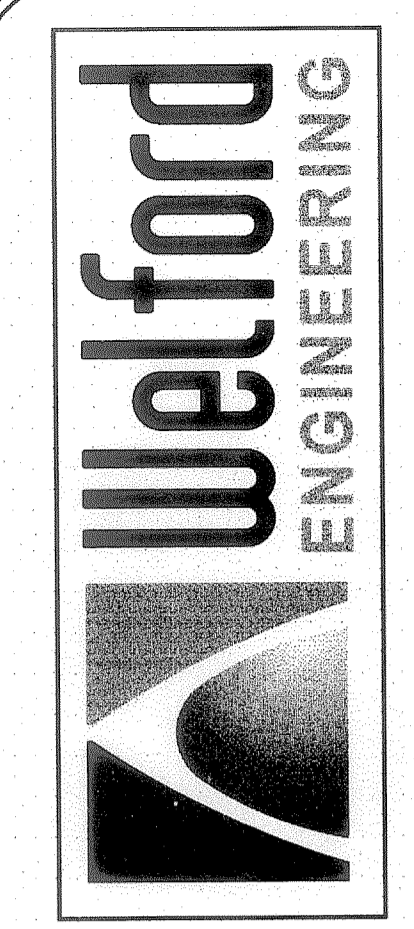
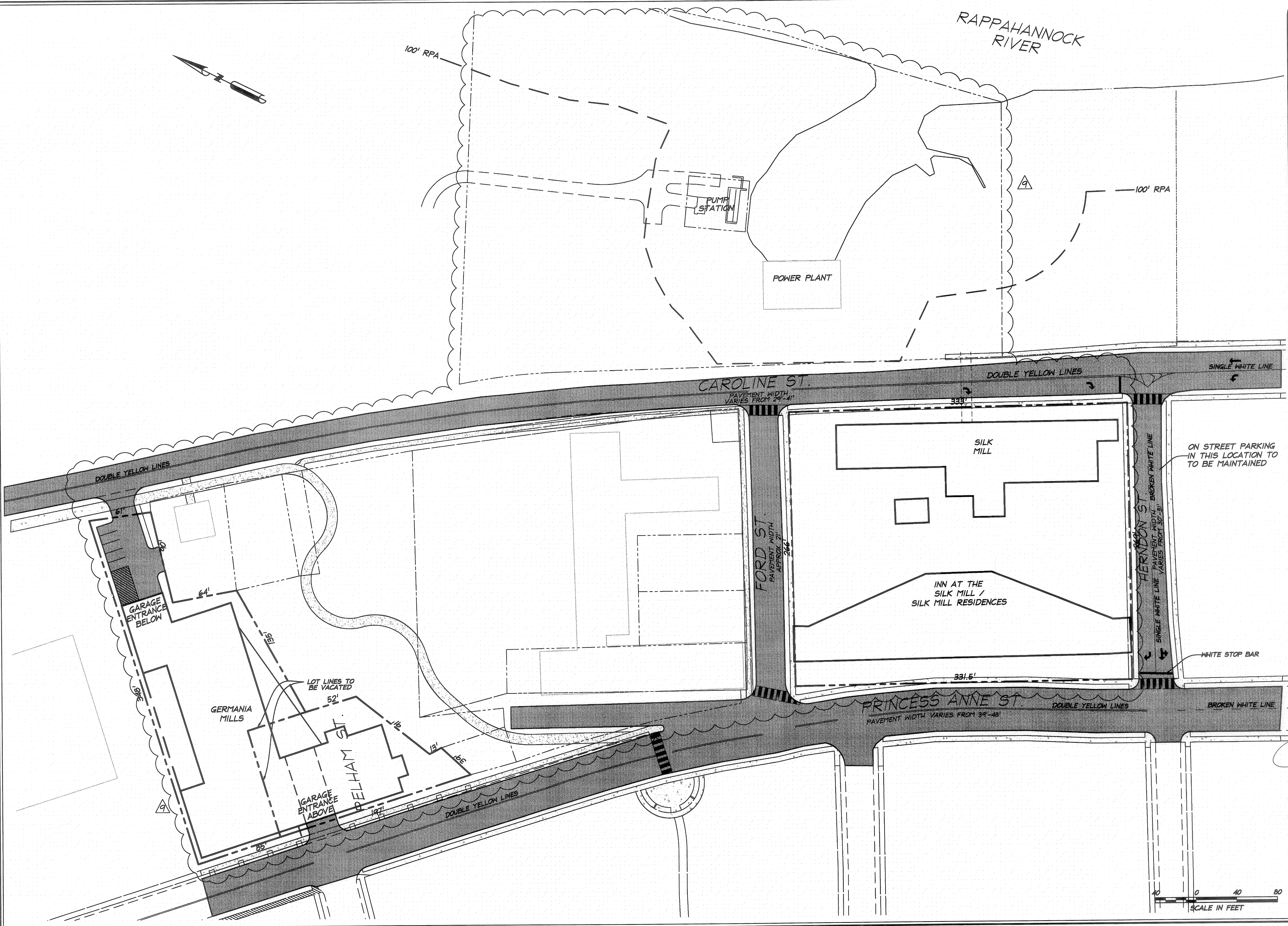
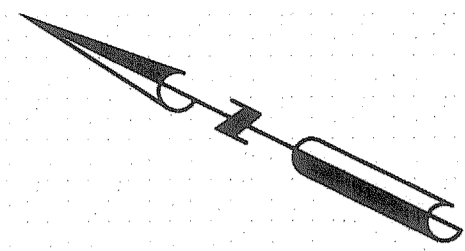


DRAWING TITLE
**CHESAPEAKE BAY
COMPLIANCE
PLAN**

C-7
SHEET 7 OF 9

1885 GDP C-7 Ches Bay Plan.dwg
WEA Cad File Name

JOB NO.: 1885-1



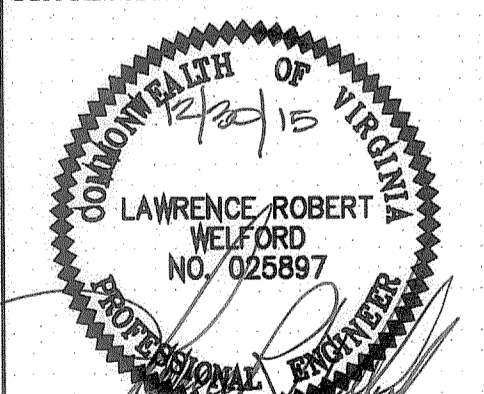
4545 Empire Court
 Fredericksburg, VA 22408
 Phone: 540-898-9330
 Fax: 540-898-9324

**GENERALIZED
 DEVELOPMENT PLAN
 THE MILL DISTRICT**

CITY OF FREDERICKSBURG, VIRGINIA

NO.	REVISION	DATE
1	CITY COMMENTS	12/22/15
2	CITY COMMENTS	10/02/16
3	CITY COMMENTS	07/30/16
4	CITY COMMENTS	08/19/16
5	CITY COMMENTS	11/04/14
6	CITY COMMENTS	10/21/14
7	CITY COMMENTS	09/30/14
8	CITY COMMENTS	08/20/14
9	CITY COMMENTS	08/08/14

DESIGNED BY: LRW / KRH
 DRAWN BY: HOSS / HJK
 CHECKED BY: LRW
 SCALE: 1" = 40'
 DATE: 06/30/14

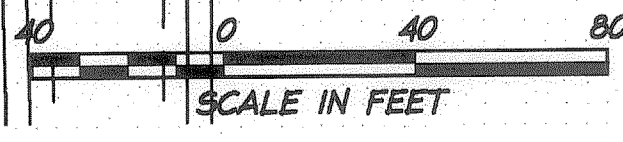


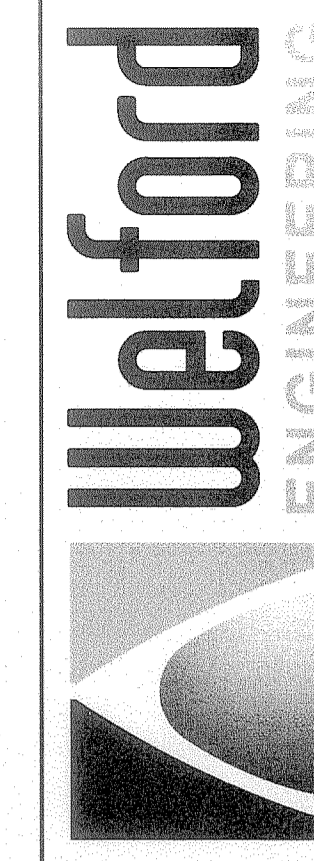
DRAWING TITLE
**OVERALL
 DEVELOPMENT
 PLAN**

C-8
 SHEET 8 OF 9

1885 GDP C-8 Overall Development Plan.dwg
 WEA Cad File Name

JOB NO.: 1885-1

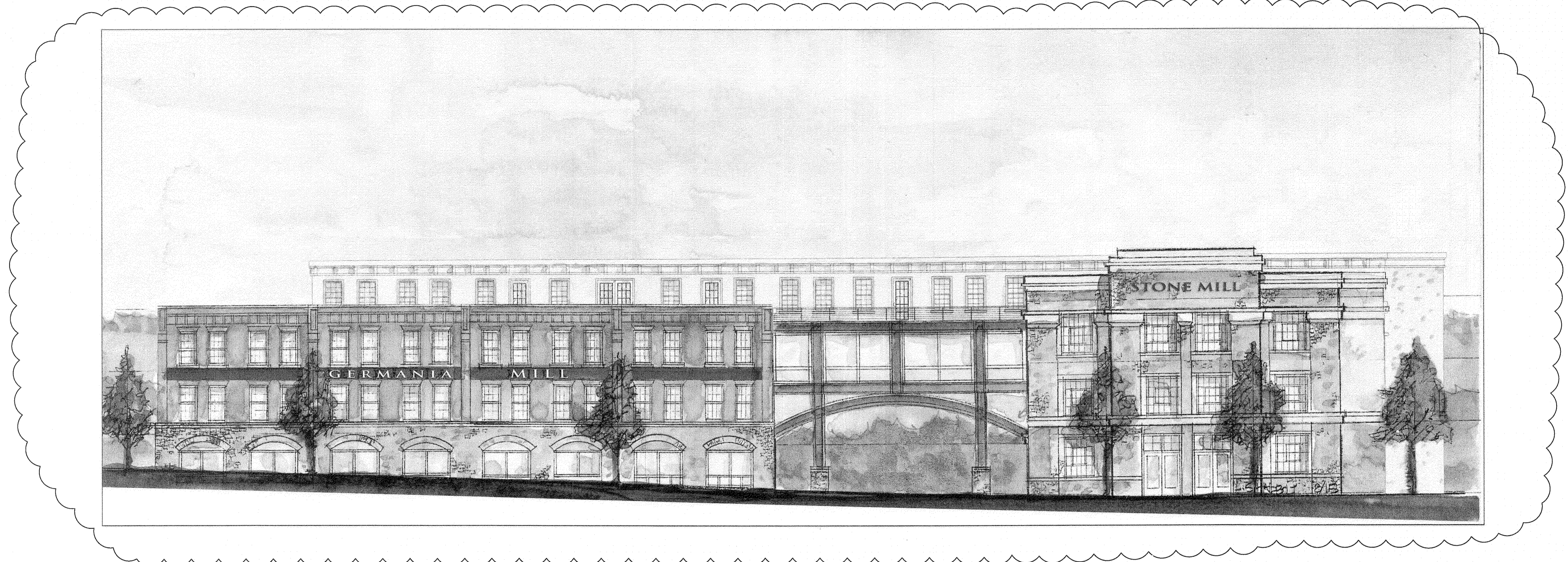




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**GENERALIZED
 DEVELOPMENT PLAN
 THE MILL DISTRICT**

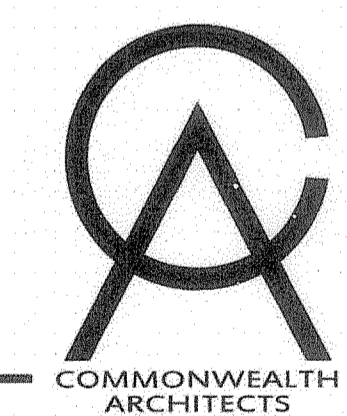
CITY OF FREDERICKSBURG, VIRGINIA



GERMANIA MILL - PRINCESS ANNE ST. (WEST) ELEVATION

**ELEVATIONS
 MILL DISTRICT GENERALIZED DEVELOPMENT PLAN**

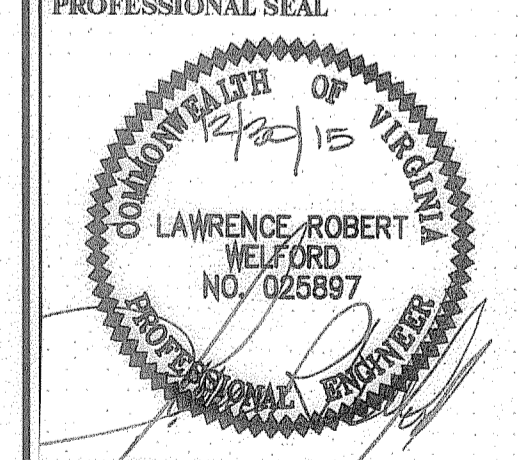
FREDERICKSBURG, VIRGINIA AUGUST 20, 2014



Commonwealth
 ARCHITECTS

CITY COMMENTS	DATE	REVISION	DATE
△	10/22/15		
△	10/22/15		
△	07/30/15		
△	05/19/15		
△	11/24/14		
△	10/21/14		
△	09/30/14		
△	08/20/14		
△	08/08/14		

DESIGNED BY: LRW / KRH
 DRAWN BY: MGM
 CHECKED BY: LRW
 SCALE: N/A
 DATE: 06/30/14



DRAWING TITLE
**BUILDING
 ELEVATION**

C-9
 SHEET 9 OF 9
 1885 GDP C-9 Building Elevation.dwg
 WEA Cad File Name

JOB NO.: 1885-1