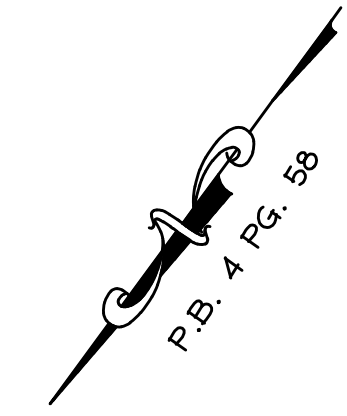


CAROLINE STREET  
VARIABLE WIDTH R/W

ASPHALT WALK

PRINCESS ANNE STREET  
VARIABLE WIDTH R/W



GPIN #7779-98-2737  
N/V JAMES J. & JOANNE M. NIKITAKIS  
D.B. 340 PG. 633

GPIN #7779-98-0802  
N/V LEE A. & JEANETTE P. GIBBONS  
D.B. 229 PG. 325  
D.B. 240 PG. 534 (PLAT.)

GPIN #7779-98-1946  
#2015 PRINCESS ANNE STREET  
1.765 ACRES  
P.B. 4 PG. 58

N/V GENERAL WASHINGTON  
EXECUTIVE CENTER LLC  
C/O THE GALLERIA  
D.B. 332 PG. 553

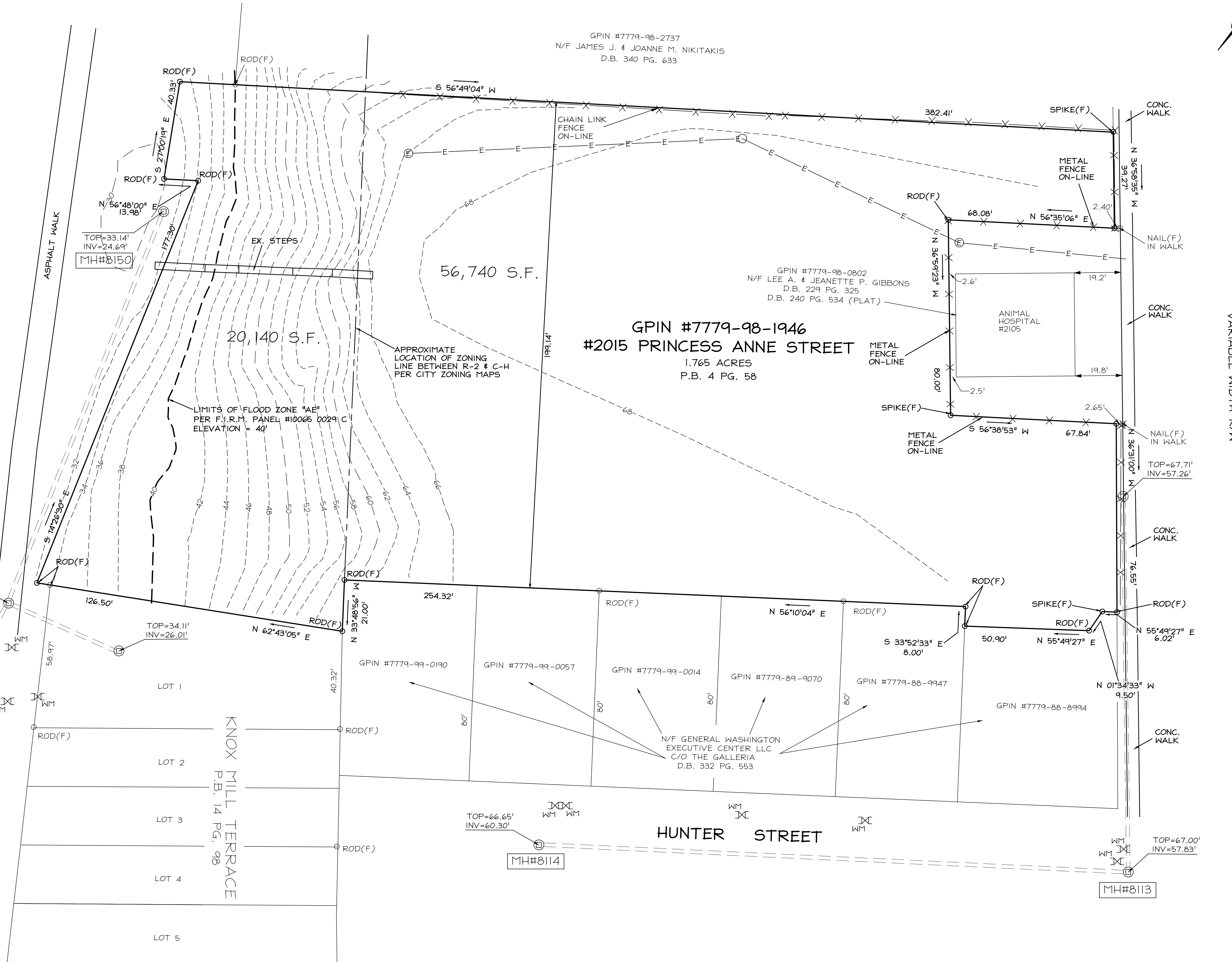
56,740 S.F.

20,140 S.F.

APPROXIMATE  
LOCATION OF ZONING  
LINE BETWEEN R-2 & C-H  
PER CITY ZONING MAPS

LIMITS OF FLOOD ZONE "AE"  
PER F.I.R.M. PANEL #10065 0029 C  
ELEVATION = 40'

ANIMAL  
HOSPITAL  
#2105



TOP=31.29'  
INV=27.79'

TOP=33.14'  
INV=24.69'  
MH#8150

TOP=34.11'  
INV=26.01'

TOP=66.65'  
INV=60.30'  
MH#8114

TOP=67.00'  
INV=57.83'  
MH#8113

LOT 1

LOT 2

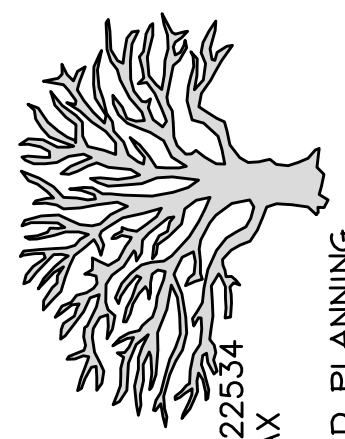
LOT 3

LOT 4

LOT 5

KNOX MILL TERRACE  
P.B. 14 PG. 98

REVISIONS:



THE BENCHMARK GROUP  
"LAND DEVELOPMENT CONSULTANTS"  
5321 WHELAN WAY PARTLOW, VA 22534  
540-895-4097 VOICE 540-895-4098 FAX  
BMARKGROUP@AOL.COM  
SURVEYING \* ENGINEERING \* LAND PLANNING

GPIN #7779-98-1946  
#2015 PRINCESS ANNE STREET  
CITY OF FREDERICKSBURG, VIRGINIA

SITE PLAN

DESIGNED:

DRAWN:  
CSS

CHECKED:

DATE: 3-29-17

SCALE: 1"=20'

JN: 16137

SH: OF