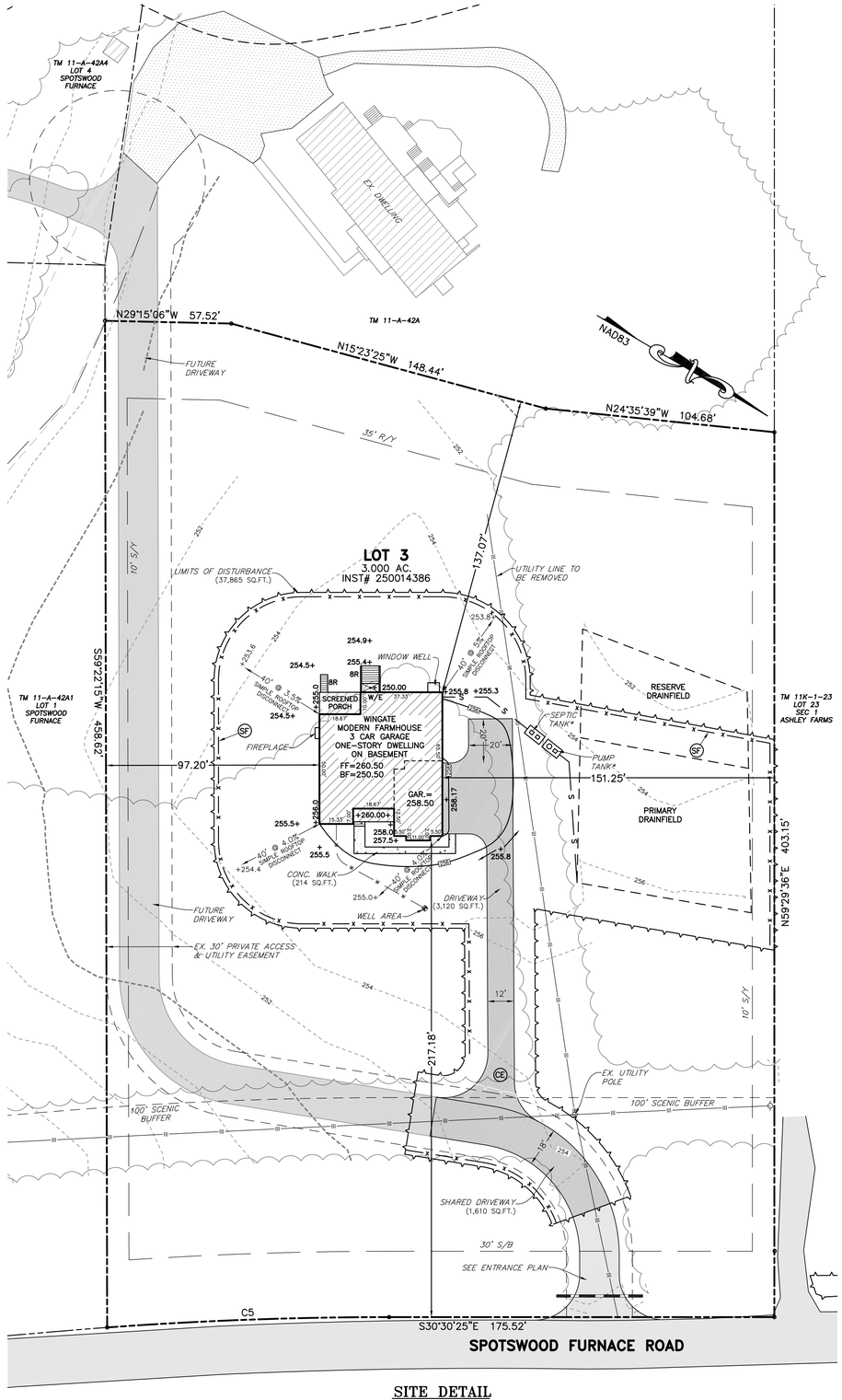
LOT 3, TM 11-A-42A3	
LOT AREA	3.000 AC.
SHARED CULVERT	15" RCP (SEE ENTRANCE PLAN)
SILT FENCE – UNSHARED	665 LF.
SILT FENCE – SHARED	80 LF.
SILT FENCE – TOTAL	745 LF.
SUPER SILT FENCE – UNSHARED	–
SUPER SILT FENCE – SHARED	–
SUPER SILT FENCE – TOTAL	–
WATERLINE	61 LF.
SEWERLINE	105 LF.
HOUSE FOOTPRINT	3,484 SQ.FT.
AREAWAY	108 SQ.FT.
SIDEWALK AREA	214 SQ.FT.
DRIVEWAY AREA – UNSHARED	3,120 SQ.FT.
DRIVEWAY AREA – SHARED	1,610 SQ.FT.
DRIVEWAY AREA – TOTAL	4,730 SQ.FT.
SOD AREA	1,120 SQ.YD.
SEED AREA – UNSHARED	17,156 SQ.FT.
SEED AREA – SHARED	2,093 SQ.FT.
SEED AREA – TOTAL	19,249 SQ.FT.
DISTURBED AREA – UNSHARED	34,162 SQ.FT. / 0.78 AC.
DISTURBED AREA – SHARED	3,703 SQ.FT. / 0.09 AC.
DISTURBED AREA – TOTAL	37,865 SQ.FT. / 0.87 AC.
WOODED AREA CLEARED–UNSHARED	23,635 SQ.FT.
WOODED AREA CLEARED–SHARED	480 SQ.FT.
SITE DIRT BALANCE–UNSHARED	65 CY (LIGHT)

LEGEND:

COMMODITY	DESCRIPTION
	–DENOTES STRUCTURE AREAS
	–DENOTES PROPOSED DRIVEWAY AREAS
	–DENOTES EXISTING ASPHALT AREAS
	–DENOTES CONCRETE AREAS
SF	–DENOTES SILT FENCE
CE	–DENOTES CONSTRUCTION ENTRANCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C5	1751.92'	128.55'	S32°36'33"E	128.52'	4°12'15"	64.31'

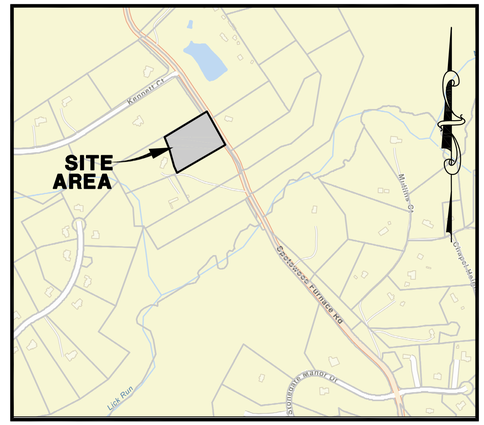


SITE DETAIL

SCALE: 1" = 30'

0' 30' 60' 90'

2 FOOT CONTOUR INTERVALS (FIELD SHOT 8/13/25)



VICINITY MAP

APPLICATION NO. _____

APPLICANT:
ATLANTIC BUILDERS
1975 EMANCIPATION HIGHWAY
FREDERICKSBURG, VA 22401
540–891–8540

BUILDER: S/A

PREPARER:
WEBB AND ASSOCIATES
11903 BOWMAN DRIVE, SUITE 106
FREDERICKSBURG, VA. 22408
540–371–1209

PARCEL ZONING: RU
OVERLAY DISTRICT:
PROPOSED USE: SINGLE FAMILY DWL.
SITE AREA: 3.000 AC.
LAND DISTURBANCE AREA: 37,865 SQ.FT.

IMPERVIOUS SURFACES:

STRUCTURE AREA=	3,484 SQ.FT.
CONCRETE AREA=	214 SQ.FT.
DRIVEWAY AREA=	5,752 SQ.FT.
FUTURE SHARED DRIVEWAY AREA=	8,309 SQ.FT.
TOTAL AREA=	17,759 SQ.FT.

IMPERVIOUS SURFACE RATIO:
17,759/130,680=13.59%

GENERAL NOTES:

- NO TITLE REPORT FURNISHED
- EASEMENTS NOT SHOWN MAY EXIST
- UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED AND MAY EXIST.
- THIS SURVEY DOES NOT ADDRESS TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED
- THIS LOT IS WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NUMBER 51177C 0100 D DATED: MAY 9th, 2023 .
- IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SEE THAT THE SETBACKS ON THIS PLAN CONFORM TO COUNTY ZONING LAWS AND RESTRICTIVE COVENANTS ON THIS LOT.
- CONTRACTOR TO SEED & MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE THAT WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

LANDSCAPE NOTE:

PRIOR TO DEVELOPMENT, THE BOUNDARIES OF THE CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED 5 FEET OUTSIDE OF THE DRIPLINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. REQUIRED LANDSCAPE MATERIAL, PLANTING, AND MAINTENANCE AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONFORM TO CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT REQUIREMENTS ARE MET BY SIMPLE ROOFTOP DISCONNECTS, SHEET FLOW, AND CONSERVED OPEN SPACE, PER "SPOTSWOOD FURNACE" COMMON PLAN OF DEVELOPMENT PREPARED BY THE BENCHMARK GROUP

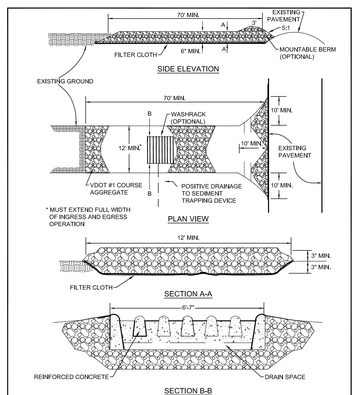
SEEDING NOTE:

THE CONTRACTOR SHALL SEED OR MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL ORDINANCE REGULATIONS, STANDARDS: MS–1, MS–2, AND MS–3.

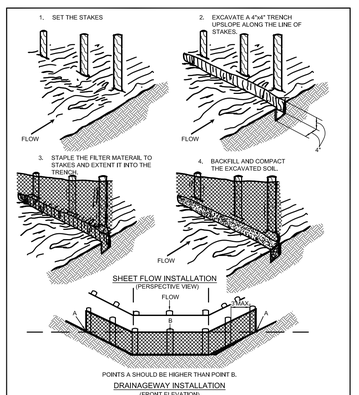
*WELL AND SEPTIC NOTE:

HEALTH DEPARTMENT PERMIT NOT AVAILABLE AT TIME OF SITE PLAN COMPLETION. SEE PERMIT FOR WELL TYPE AND LOCATION. DRAINFIELD AREA SHOWN AS PER SOIL WORK; THIS AREA MAY VARY ON PERMIT. ALL DIMENSIONS ON HEALTH PERMIT OVERRIDE THIS SITE PLAN FOR WELL & SEPTIC.

NOTE:
THIS PROJECT IS OUTSIDE OF ANY IDENTIFIED IMPROVEMENT AREAS PER THE SPOTSYLVANIA COUNTY SIX YEAR COMPREHENSIVE PLAN, SPOTSYLVANIA COUNTY ROAD IMPROVEMENTS PROJECTS AND VDOT ROAD IMPROVEMENTS PROJECTS.



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — STONE CONSTRUCTION ENTRANCE — v1.1 — SOURCE: VA. DSWC, MD ESC STDS — C-SCM-03-1



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT — v1.1 — SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT — C-PCM-04-2B

REVISION BLOCK			
DATE	DESCRIPTION	BY
9/28/26	PER BUILDER COMMENTS	LDB
10/2/26	PER BUILDER COMMENTS	LDB

COMMONWEALTH OF VIRGINIA
LAUREN D. BROOKS
LICENSE NO. 058699
10/2/26
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371–1209 FAX (540)371–4650

SITE PLAN
TAX MAP 11-A-42A3
LOT 3, SPOTSWOOD FURNACE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA CO., VA.

DATE:	MAR. 19, 2026
SCALE:	1" = 30'
DESIGNED BY:	LDB
DRAWN BY:	LDB
CHECKED BY:	LDB
ACAD FILE:	26C036SP
DRAWING NO:	26–C–036
SHEET NO.	1
OF	1 SHEETS