



MEMORANDUM

TO: Beverly R. Cameron, City Manager
FROM: Mike Craig, Zoning Administrator
DATE: May 4, 2016 (for May 10 meeting)
RE: Amended Special Use Permit: Liberty Place, 605 William Street

ISSUE

Liberty Place Partners, LLC requests the amendment of the 2014 Special Use Permit for a mixed use development with 36 residential units per acre on the 1.42 acre property at 605 William Street. The amendment would revise the conditions related to architectural elevations and general development plan.

RECOMMENDATION

Defer action on this request until May 24 so that the Applicant can address the remaining issues with the project's mass.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing on this item on April 13, 2016 at which three people spoke. Two speakers were in favor of the project but had concerns about traffic, parking, and making the project blend into its surroundings better. One speaker stated that she had concerns about the traffic that would be generated by this project and its affect on pedestrians in the area. The Planning Commission debated the project and entertained four separate motions on the project. Ultimately, the Planning Commission voted 5-2 to recommend approval of the project with the conditions that:

1. The project shall be developed in substantial accordance with the General Development Plan.
2. Prior to final SUP approval, the developer must revise the Architectural Plan Sheets to soften the mass and scale of the Amelia Street elevation to respect the integrity and character of the single family neighborhood across Amelia Street.
3. The permitted use of the property shall commence by August 12, 2019.

Several Planning Commissioners indicated that they preferred some architectural change to the fourth floor of the Amelia Street building frontage. The Planning Commission also recommended that parking in front of the residences along Amelia Street be restricted to resident only parking. In response to the Planning Commission, the Applicant revised his project as described below.

PREVIOUS COUNCIL ACTION

The CD zoning district permits residential density of 24 units per acre by right in a mixed use development. This density may be increased to 36 units per acre by special use permit. City Council approved a special use permit on August 12, 2014 to increase the residential density for the Liberty Place mixed use project to 36 units per acre (totaling 51 units, as opposed to the 35 units by right) under the condition that the property be developed in substantial accordance with

the 2014 General Development Plan, floor plans, and unnumbered architectural elevations entitled “Liberty Place Mixed Use Development Fredericksburg, Virginia.” The SUP approval including the GDP, floor plans, and architectural elevations is attached as Appendix A.

SUMMARY BACKGROUND AND ANALYSIS

Since August 2014, the project design has evolved and changed to such an extent that the project is no longer in substantial accordance with the first condition. A comprehensive analysis of these changes is included as Appendix B. Most notably, the project square footage has increased and, as a result, the project has a larger mass and scale that is accentuated by the project’s industrial warehouse design theme and prominent horizontal elements.

During the Planning Commission process the primary potential impact of the revised proposal was its mass with its close proximity to Amelia Street and its height at the building line. Subsequently, the Applicant made three changes to the project to address this impact:

- Shifted the entire structure 3 feet further away from Amelia Street. For comparison purposes, the mass of the building is now 2 feet behind the Amelia Street townhomes.
- Added modulation to the Amelia Street building façade.
- Added additional landscaping between the building wall and Amelia Street.

These changes were shown to the City Council during a work session on April 26. The Council identified the monolithic nature of the proposed industrial warehouse building’s mass as an impact on surrounding land uses. In response, the City enlisted Kathy Frazier, an architect with Frazier and Associates, to look at the Applicant’s proposal to identify ways the design could be modified to better blend the proposed development’s mass and scale into the surrounding area. Ms. Frazier has prepared a memo to be distributed to Councilors.

The Unified Development Ordinance requires a comprehensive analysis of any proposed SUP’s conformance with the Comprehensive Plan, purpose of the Zoning District, and compatibility with surrounding land uses. A comprehensive analysis of the project is included as Appendix C. In summary, while the project’s proposed land use is in conformance with the purpose of the Commercial Downtown Zoning District, the Comprehensive Plan and the JumpStart! Plan, the monolithic mass of the development is not. The mass of the development should be revised in accordance with Ms. Frazier’s memo to be brought into conformance with the City’s policies.

CONCLUSION

The City Council should defer action on the Liberty Place project. The project as proposed represents a step forward from what was proposed to the Planning Commission. However, the project’s increased square footage and industrial design theme accentuates its mass, which needs to be broken up in order to meet the goals of the Comprehensive Plan and to be in harmony with surrounding land uses. The land use portion of project is in conformance with the City’s policies and vision.

ATTACHMENTS:

1. Appendix A – August 2014 Special Use Permit and materials
2. Appendix B – Supplemental Background
3. Appendix C – Comprehensive Plan and Zoning Ordinance Analysis
4. Proposed GDP and Architectural Elevations

APPENDIX B – SUPPLEMENTAL BACKGROUND

The developer submitted a revised site plan for staff approval on February 5, 2016. The Site Plan has both similarities and differences with the General Development Plan approved in August 2014. The project still occupies an entire city block surrounded by William, Winchester, Amelia, and Douglas Streets. It is still comprised of two structures fronting on William, Winchester, Amelia, and Douglas Streets, each with four floors. However, the project is no longer substantially in accord with the approved 2014 plans. The staff brought this to the developer's attention, and they initiated this amendment process.

The 2014 GDP includes a public plaza along William Street that extended between the Winchester and Douglas buildings. The plaza is now proposed to transition between Winchester and Douglas Streets to an elevated private residential open space. The ground floor of the Winchester and Douglas buildings will be office, restaurant, and retail uses. The second, third, and fourth floors of the Winchester Street building will be residential units. The second, third and fourth floors of the Douglas Street building will be offices (the August 2014 plan showed residential units on the fourth floor of the Douglas Street building). The first floor of the Amelia Street portion of the building will contain parking, service, and residential core. The remaining floors of the Amelia Street building will be occupied by residential units. The square footages devoted to office and retail uses have increased and the number of units has decreased, while the size of the total residential square footage has increased.

The land use changes are summarized in the following chart (the columns describe the original 2014 GDP / the proposed 2016 GDP under consideration today):

MORE RESIDENTIAL SQUARE FEET (INCLUDES CORE) / FEWER RESIDENTIAL UNITS:		
	2014 GDP RES::	2016 GDP RES:
SQUARE FEET	90,347	92,275
UNITS	51	44
MORE NON-RESIDENTIAL SQUARE FEET (INCLUDES CORE):		
	2014 GDP NON-RES:	2016 GDP NON-RES:
RETAIL	7,471	16,736
RESTAURANT	9,382	6,170
OFFICE	20,970	34,905
TOTAL DIFFERENCE IN NON-RES	0	+ 19,908
PUBLIC PARKING ELEMENT INCORPORATED INTO PROJECT:		
	2014 GDP GARAGE:	2016 GDP GARAGE:
GARAGE SQUARE FEET	62,000	124,681
PARKING SPACES	181	273
	2014 GDP TTL PK SP:	2016 GDP TTL PK SP:
REQUIRED	181	229
PROVIDED	181	304
NET DIFFERENCE (REQ. vs. PROV.)	0	75

Since the 2014 SUP, the project square footage has increased and, as a result, the project has a larger mass and scale. The mass and scale have increased in two important ways. The building footprint (including ground level parking) has increased by 6,378 square feet and the overall above ground enclosed square footage of the project (including ground level parking) has increased by 40,891 square feet (21,836 square feet of building area and 19,055 square feet of structured ground level parking). The reasons for these two changes and their effects are described below:

1. Increased footprint:

The footprint of the proposed project has increased by 6,378 square feet. The most notable effect of this proposed change is that the project is proposed to be closer to Amelia Street (2014 SUP = ten feet setback from property line; 2016 SUP = three feet setback from property line). The Applicant originally proposed a zero foot setback but has shifted the entire structure three feet towards William Street in response to the Planning Commission's input about softening the superstructures impact on Amelia Street.

The 2014 SUP included a ground floor footprint consisting of a total of 39,544 square feet (21,276 square feet of residential space and 18,358 square feet of retail and restaurant space). The 2016 proposal's ground floor footprint consists of a total of 45,922 square feet (a 3,383 square foot residential lobby, 22,162 square feet of retail and restaurant use, 1,322 square feet of office use, and 19,055 square feet of ground level structured parking).

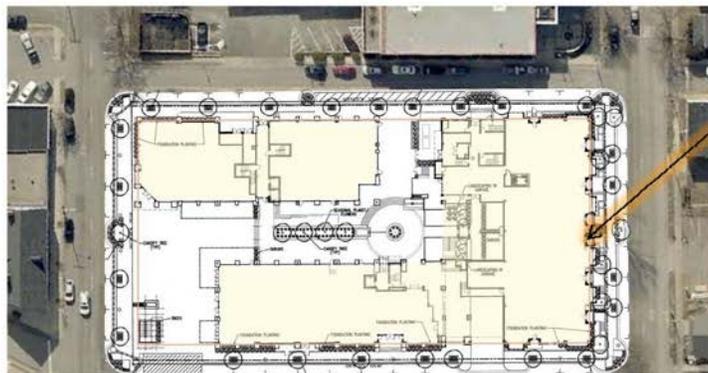
The inclusion of 19,055 square feet of ground level parking is the product of both private and public sector innovation. After the SUP process, the Applicant requested financial help with the project from the City. In return, the City offered to buy a condo of parking underground in order to help offset the costs of the project and to meet a public need in the William Street area. To incorporate public parking into the project the parking structure associated with the project has doubled in size from 65,000 to 125,000 square feet. Part of the increase in square footage involved expanding the parking structure. The expansion permits an additional 13 total project parking spaces (+15 in the structure, -2 on Amelia Street). A graphic comparison between the 2014 and 2016 Liberty Place parking components is included on the next page.

The Applicant's team has also revised their parking concept since the SUP process. During the presentation to the Planning Commission the Applicant's architect stated that:

- Ground floor parking (28 spaces on the first level) is critical to the success of retail.
- The original parking design relied on diagonal spaces and one way access lanes designed in amongst structural beams. The underground parking areas were redesigned to be more clear, open, logical, and attractive with perpendicular parking and two way access lanes.

The main effect of the increased footprint is that the project is now closer to Amelia Street. The 2014 GDP showed a varying 6 foot to 10 foot setback along Amelia Street with the fourth floor of the Amelia Street building having an additional setback. The architectural elevations also showed a change in materials for the fourth story. In August 2014, the Applicant obtained a vacation of City right-of-way along Amelia Street to provide more open space and landscaping along Amelia Street to soften its impact (all setbacks listed in this report are from the revised right-of-way line). As currently proposed, the project would use seven feet of the right-of-way requested from the City as buildable area and the rest would be open landscaping.

LIBERTY PLACE PARKING COMPONENT COMPARISON



2014 LIBERTY PLACE SUP

- STRUCTURED UNDERGROUND PARKING
- NO PUBLIC PARKING
- NO GROUND FLOOR PARKING
- 62,500 SQUARE FEET
- 181 PARKING SPACES



2016 PROPOSED LIBERTY PLACE SUP

- PUBLIC PARKING INCLUDED
- GROUND FLOOR PARKING ADDED
- STRUCTURED UNDERGROUND PARKING
- 124,681 SQUARE FEET
- 273 PARKING SPACES

2. Increased mass and scale of the project's upper stories:

Between 2014 and 2016, the total buildable fourth story square footage has increased by 8,548 square feet (28,368 square feet in 2014 and 36,916 square feet in 2016). The larger fourth floor is partly due to the overall increase of 21,836 square feet in total residential and non-residential project square footage. Also in 2014, as described above, 22,162 square feet of residential use was proposed on the ground floor and now that square footage has been shifted into the upper stories of the project.

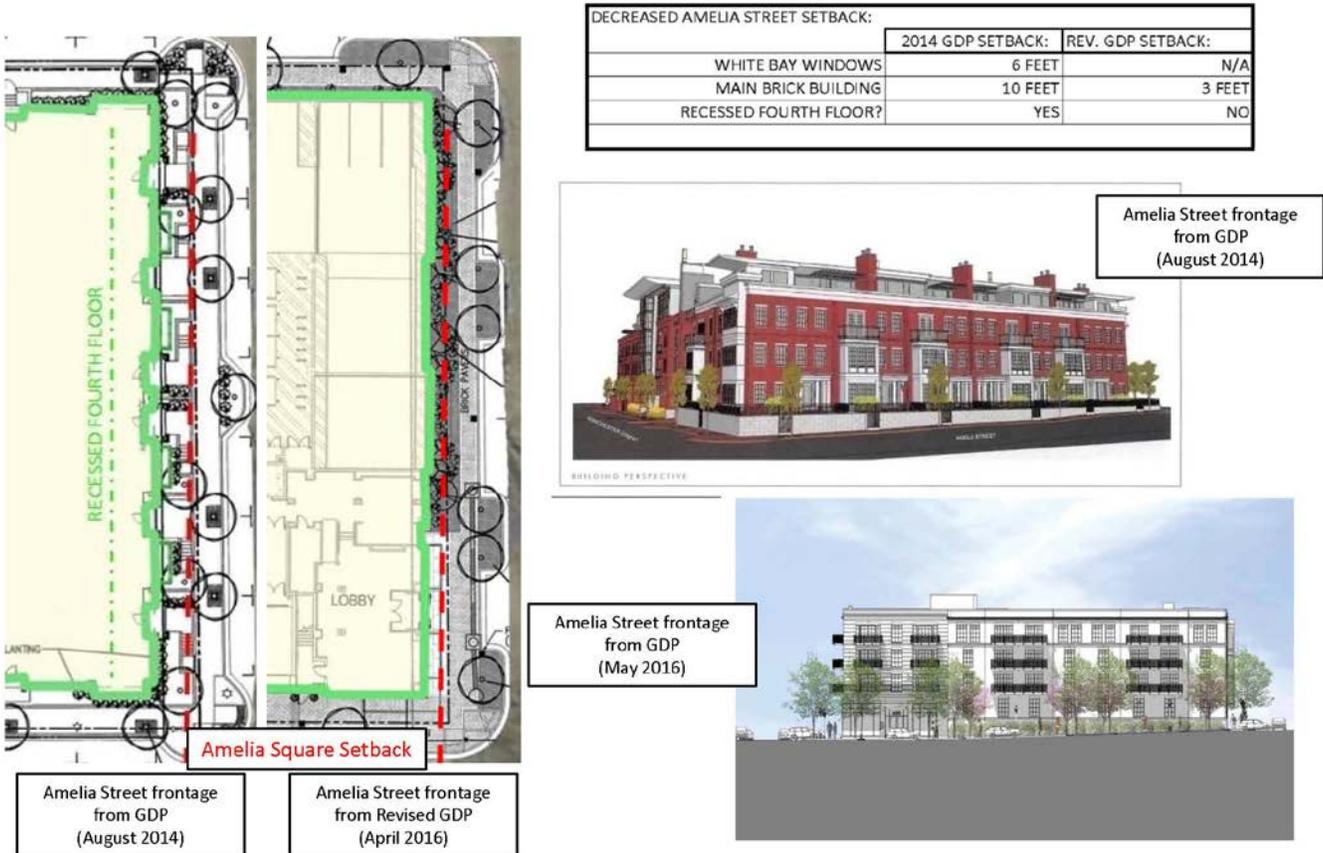
During the Planning Commission public hearing the Applicant's architect presented several design considerations in addition to those effecting the parking that impacted the top floors of the building's envelope, including:

- The retail space has been increased to ensure its viability.
- The retail space needs double-high ceilings to be viable.
- The residential lobby was moved to Amelia Street to maintain the residential feel along Amelia Street.
- The residential units need an optimum depth, not too deep or they become dark and not too shallow or they become unserviceable.
- The fourth floor of the Douglas Street building was changed from residential to an additional floor of office use.

- The private residential courtyard on the Douglas Street side of the project was raised up one level (from the ground level) to maintain the streetscape and to provide a gap in the mass of the Douglas Street elevation.

The changes to the project mass and scale are summarized in the following figure:

AMELIA STREET FRONTAGE COMPARISON



APPENDIX C - SPECIAL USE PERMIT ANALYSIS

In its Comprehensive Plan the City has crafted policies and a vision aimed at encouraging the type of land use proposed by the Liberty Place project. Those policies and vision, however, also require that the land use fit architecturally into the City's rich historic context. Therein lies the challenge and the importance of this Special Use Permit process through which the City and Applicant are working. Special Use Permits are evaluated according to the criteria contained in the UDO, Section 72-22.6 as follows:

(1) The proposed special use at a specified location shall be:

(a) In harmony with the adopted Comprehensive Plan;

Consistencies:

The project is consistent with several Land Use Policies and Opportunities prescribed in Land Use Planning Area 7, especially Opportunity 6, which states, "continue revitalization of the key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard" and Opportunity 3, which states, "evaluate parking needs and develop appropriate strategies (shared parking, structures, etc.) that provide for the continued viability of downtown Fredericksburg as well as its further growth and development" (pg. 219). This mixed-use revitalization also now contains a public parking component.

The land use portion of the Liberty Place proposal is in harmony with the intent of Business Opportunity Goals 2,3,4, and 5 in that the development will provide a well-balanced mix of uses downtown, promotes business development, respects the City's historic mixed-use development growth pattern, contains complete streets and landscaping, and builds substantial mixed-use into the William Street Corridor.

Inconsistencies:

Business Opportunity Goals 1, 2, and 4 also envision that infill projects will be sensitive to the City's historic character and will preserve and enhance the City's visual appeal. Chapter 7 Residential Neighborhoods and Housing's Goal 3, policy 1, initiative 1, and Land Use Planning Area 7's Opportunity 16 also envision that infill development will be part of distinct and attractive neighborhoods, will respect the integrity and the character of the City's neighborhoods, and will not adversely impact surrounding residential neighborhoods.

(b) In harmony with the purpose and intent of the zoning district regulations;

The purpose of the Commercial-Downtown (C-D) district is *"to promote harmonious development, redevelopment, and rehabilitation of uses in the commercial areas of the Old and Historic Fredericksburg (HFD) overlay district. The regulations of this district are intended to implement the goals of the Comprehensive Plan for historic district development while encouraging mixed-uses in the downtown area. The emphasis in site planning is to be placed upon enhancing pedestrian circulation, minimizing vehicular and pedestrian access conflicts among uses, respecting the geometry of the downtown streetscape, and maintaining continuity with the architectural precedents of the historic area."*

Consistencies:

Liberty Place is located in the portion of the Commercial-Downtown district that is not in the Historic Fredericksburg overlay district. The project's land use mix is an example of the type of mixed-use envisioned for downtown. The previously granted Special Use request, for a density of 36 residential units per acre, resulting in a potential for 51 units is a key component of the land

use mix. This would be an increase of 17 units over the 34 units permitted by right at 24 units per acre. The most recent GDP shows a total of 44 units.

Inconsistencies:

The mass of the project is not in continuity with the architectural precedents on the block faces of Winchester or Amelia Street facing the project.

(c) In harmony with the existing uses or planned uses of neighboring properties.

Property to the south across William Street is in the C-D district and is used for commercial and office uses. Across Winchester Street, to the east, is Amelia Square a 19 unit townhouse/commercial project, also zoned C-D. Across Amelia Street, to the north, are small lot single-family residences and one non-conforming commercial structure, all in the R4, Residential Zoning District. To the west, across Douglas Street, is the Free Lance-Star building with the property zoned C-D. The Free Lance-Star building site has been sold for redevelopment.

- *Setback:*

Under the 2014 plans, the building's Amelia Street setback was ten feet (six feet for the previously proposed box windows). The building also contained insets along the fourth floor that were further setback from the right-of-way. The 2016 proposal's building is now setback three feet. For comparison purposes, the 2016 Liberty Place project would be setback two feet behind the existing Amelia Square townhomes along Amelia Street and the single family homes across Amelia Street from the project are set back from the public-right-of-way between 0 and 10 feet. The building is now proposed within the area of Amelia Street right-of-way requested to be vacated by the Applicant. The redesign of the site, particularly the buildings elevations, requires the reconsideration of the vacation along Amelia Street, which was also conditioned on the 2014 plans.

- *Mass and scale:*

As proposed, the scale of the buildings along Winchester and Douglas Streets are comparable to the existing pattern and neighborhood. The existing townhomes along Winchester are fifty feet tall with four feet of setback and nine feet of sidewalk and there is an existing heavy commercial use along Douglas Street.

The mass of the residential building along Winchester Street, however, is monolithic. The industrial warehouse façade as proposed varies from the differentiated townhome façade across the street. The scale of the residential building along Amelia Street is also different from the single family homes across Amelia Street, which are all less than 35 feet tall. In response to concerns raised during the Planning Commission public hearing the Applicant added several elements to the Amelia Street façade in order to break up its mass including a sub-cornice between the third and fourth floors and some building modulation (consisting of two roughly 28 foot wide 8 inch outset areas).

The Applicant has also adjusted the area between the proposed building and Amelia Street to help offset the impact of the building's mass. They have increased the depth of the open space between the building and sidewalk from on average two feet to on average eight feet and have added in ten understory trees (bringing the total amount of trees between the building and the street to 16). The 2014 proposal showed eleven canopy trees between the building and the street

and the proposal before the Planning Commission only included six canopy trees with two additional trees on the north side of Amelia.

- *Conclusion:*

The Applicant has proposed three methods to reduce the impact of the mass and scale on the single family homes across Amelia Street. There will still be an impact greater than what was previously proposed in 2014. Ms. Frazier will provide recommendations for Council and Applicant consideration in her technical memo that addresses this issue. Council should defer the project to continue to work with the applicant to incorporate the recommendations of Kathy Frazier.

In considering an application for a Special Use Permit, the Planning Commission and City Council shall consider potential adverse impacts including:

1. Traffic or parking congestion;

The applicant estimates 1,743 daily vehicle trips for the project. The potential increase of 17 units allowed with a Special Use would generate approximately 102 of those trips. With streets on four sides, the project is fully accessible. The three-level underground parking structure will be accessed off of Winchester Street and includes excess parking that will be available to the public. The applicant is proposing that Winchester Street become a two way street. Time dependent loading areas are provided on William and Douglas Streets and a dedicated loading area is located along the entrance to the garage on Winchester Street.

A 30 foot wide pedestrian plaza is proposed on William Street with adjacent 10 foot wide sidewalks. Generally eight foot wide sidewalks are shown on Winchester Street and eight foot wide sidewalks on Douglas Street. The sidewalk along Amelia Street is shown as five feet wide. The Applicant is proposing to change the right-of-way as will be discussed in a concurrent item before you all today.

2. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

An entrance canopy has been added to the parking garage entrance to minimize any glare, particularly from headlights, and shield intensely commercial nature of the parking garage entrance/exit. Site lighting will limited for security purposes and will be downcast and shielded. Any noise generated will be required to comply with the City's Noise ordinance.

3. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;

The applicant states that the project investment will be approximately \$46.3 million with an assessed value of \$55 million, compared to the current assessed value of \$3.4 million. 210 persons are anticipated to be employed on a full-time basis on the property with 200 employed during the construction process.

4. Undue density of population or intensity of use in relation to the community facilities existing or available;

The proposed density is consistent with zoning regulations and implements the policies of mixed-residential residential development downtown.

5. Reduction in the availability of affordable housing in the neighborhood;

No housing is eliminated by this redevelopment activity.

6. Impact on school population and facilities;

School Board staff estimates .25 school children per apartment for a multi-family unit. Based on this ratio, the potential 51 units in this project would generate 13 school age children. The increase density of 17 units, allowed by approving a Special Use, would generate four school age children.

7. Destruction of or encroachment upon conservation or historic districts;

The subject site sensitive environmental features and a phase one archaeological study has been completed for the site.

8. Conformity with federal, state and local laws, as demonstrated and certified by the applicant;

No special federal, state, or local legal parameters are evident for this project. Not applicable.

9. Massing and scale of the project.

As described above, the mass of the project needs modification.

SPECIAL USE PERMIT ANALYSIS CONCLUSION

The project as proposed represents a step forward from what was reviewed by the Planning Commission. The Applicant has made some changes to the building's elevation, mass and scale along the Amelia Street frontage. The project's increased square footage and industrial design theme accentuates its mass especially along the Amelia and Winchester Street frontages. The mass needs to be broken up in order to meet the goals of the Comprehensive Plan and needs to be modified to be in harmony with surrounding land uses. The remainder of the project meets all of the goals of the Comprehensive Plan.

APPENDIX A



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

TO: The Thomas J. Wack Company
400 Charles Street
Fredericksburg, VA 22401

FROM: Charles Johnston, Director, Community Planning & Building

DATE: August 13, 2014

RE: SUP 2014-03 – Liberty Place – 605 William Street – Mixed Use Development

Your request for:	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Change of Non-Conforming Use	<input checked="" type="checkbox"/> Special Use Permit
has been:	
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved with conditions
<input type="checkbox"/> Other _____	<input type="checkbox"/> Denied
At the <u>August 13, 2014</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 – Building Services Division – 372-1080	
<input type="checkbox"/> No further information is required	

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your Special Use Permit request has been approved with the conditions outlined on Resolution No. 14-62, attached.

c:	Building & Development Services Department of Public Works IT Department	Commissioner of the Revenue School Board Abutting Property Owners	Fire Department Economic Dev
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APPENDIX A



MOTION: ELLIS
SECOND: WITHERS

August 12, 2014
Regular Meeting
Resolution No. 14-62

RE: GRANTING A SPECIAL USE PERMIT TO FREE LANCE-STAR PUBLISHING CO. OF FREDERICKSBURG, VIRGINIA, FOR RESIDENTIAL DENSITY OF 36 UNITS PER ACRE FOR THE "LIBERTY PLACE" PROJECT ON PROPERTY LOCATED AT 605 WILLIAM STREET

ACTION: APPROVED: Ayes: 6; Nays: 1

WHEREAS The Thos. J. Wack Co., agent for the Free Lance-Star Publishing Co. of Fredericksburg, Virginia, has applied to this Council for a special use permit for residential density of 36 units per acre on property located on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, Fredericksburg, Virginia.

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

NOW, THEREFORE, BE IT RESOLVED:

Based on the above considerations, Council finds: (a) the request as submitted or modified does conform to the City's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto (b) the request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to Free Lance-Star Publishing Co. of Fredericksburg, Virginia a special use permit for residential density of 36 units per acre on property located at on the block between William Street, Winchester Street, Amelia Street and Douglas Street, GPIN#7789-04-0822, in substantial accordance with its application for a special use permit dated March 27, 2014, subject to the following conditions:

1. The property shall be developed in substantial accordance with the General Development Plan entitled "Liberty Place" by Bowman Consulting, Job No. 5425-01-001, dated March 2014, last revised May 2, 2014, pages 1 – 7; floor plans entitled "Liberty Place," dated

APPENDIX A

August 12, 2014
Resolution 14-62
Page 2

“07.08.2014” by Beyond Ordinary Boundaries Architecture, consisting of 7 unnumbered pages; and architectural elevations entitled “Liberty Place Mixed Use Development Fredericksburg, Virginia,” consisting of 11 unnumbered pages.

2. The permitted use of the property shall commence within 60 months of the date of this resolution.

Votes:

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

Nays: Kelly

Absent from Vote: None

Absent from Meeting: None

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 Resolution No. 14-62 duly adopted at a meeting of the City Council meeting held August 12, 2014 at which a quorum was present and voted.



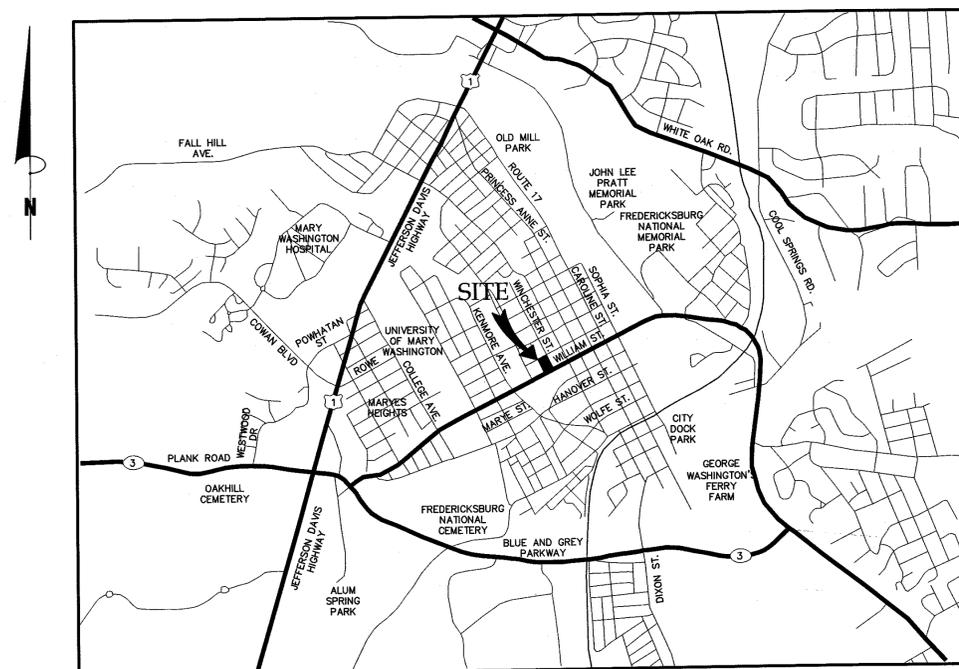
Tonya B. Lopez, CMC
Clerk of Council

GENERAL DEVELOPMENT PLAN LIBERTY PLACE

GPIN: 7789-01-0822
607 WILLIAM STREET
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201

GENERAL NOTES

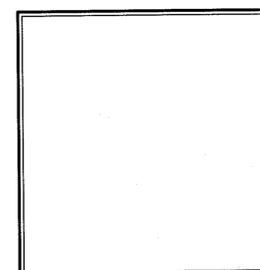
1. THIS PROJECT IS LOCATED AT GPIN: 7789-04-0822. THE PROPERTY IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH ASSOCIATED PARKING. THE PROPERTY IS CURRENTLY ZONED C-D (COMMERCIAL-DOWNTOWN).
2. THE TOTAL SITE AREA IS 61,860 S.F. OR 1.42 ACRES.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS PREPARED BY BY BOWMAN CONSULTING GROUP, LTD ON SEPTEMBER 25, 2013. MERIDIAN IS BASED ON THE VIRGINIA COORDINANTE SYSTEM, NAD83, NORTH ZONE. SEE THE INCLUDED BOUNDARY SURVEY FOR ADDITIONAL INFORMATION.
4. TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM CONVENTIONAL TOPOGRAPHIC SURVEY OF THE SITE PREPARED BY BOWMAN CONSULTING GROUP. THE CONTOUR INTERVAL IS 2'.
5. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
6. THERE ARE NO WETLANDS OR RPA LOCATED ON-SITE.
7. BASED UPON GRAPHIC PLOTTING ONLY, AND AS SHOWN HEREON, THE PROPOSED SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL 5100650037 CD, MAP REVISED SEPTEMBER 19, 2007.
8. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
9. THE PROPOSED SITE CONTAINS EXISTING PUBLIC ROADS MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. A COMMERCIAL/HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THIS DEVELOPMENT FOR THE MAINTENANCE OF THE COMMON AREAS AND ON-SITE OPEN SPACE. THE PROPOSED SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PLACED WITHIN AN INGRESS/EGRESS EASEMENT THAT WILL ALLOW THE PUBLIC ACCESS TO THE SIDEWALKS.
11. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.
12. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
13. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH CITY REQUIREMENTS.
14. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND & SITE CALCULATIONS
3	BOUNDARY PLAT & ROW EXHIBIT
4	EXISTING CONDITIONS PLAN
5	GENERAL DEVELOPMENT PLAN
6	TRAFFIC/PEDESTRIAN CIRCULATION PLAN
7	PRELIMINARY LANDSCAPING PLAN



APPROVAL BLOCK

APPLICANT
THOMAS J. WACK COMPANY
400 CHARLES STREET
FREDERICKSBURG, VA 22401
P: (540) 372-4565
CONTACT: MR. THOMAS J. WACK

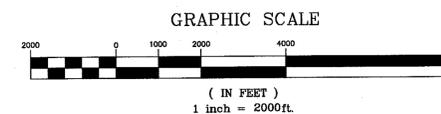
OWNER
FREE LANCE-STAR PUBLISHING CO. OF
FREDERICKSBURG, VA
616 AMELIA STREET
FREDERICKSBURG, VA 22401
P: (540) 374-5500

PLANNER/ ENGINEER
BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. JUSTIN R. TROIDL

TRANSPORTATION ENGINEER
BOWMAN CONSULTING GROUP
3951 WESTERRE PARKWAY SUITE 150
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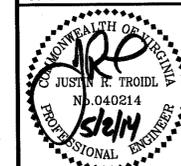
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COMMERCIAL CONSULTANTS

COVER SHEET
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA

WARD 2 - PRECINCT 201

COUNTY PROJECT NUMBER



PLAN STATUS	
04/01/14	FIRST SUBMISSION
05/02/14	ADDRESS COMMENTS

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: 1"=2000'
	V: N/A
JOB No.	5425-01-001
DATE	MARCH 2014
FILE No.	5425-D-SUP-00

SHEET 1 OF 7

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A	AREA OF ARC	J	JUNCTION BOX
AD	ALGEBRAIC DIFFERENCE	K	SIGHT DISTANCE COEFFICIENT
AASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	LENGTH
AC	ACRE	LAT.	LATERAL
AGGR.	AGGREGATE	LF	LINEAR FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL	LOWER LEVEL
ASPH	ASPHALT	LOS	LINE OF SIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP	LOW POINT
B	BREADTH	LS	LOADING SPACE
BC	BOTTOM OF CURB	LOG	LIMITS OF CLEARING & GRADING
BF	BASEMENT FLOOR	LT	LEFT
BLDG	BUILDING	M	MONUMENT FOUND
BM	BENCHMARK	MECH.	MECHANICAL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH	MANHOLE
BOV	BLOW OFF VALVE	MI	MILE
BRL	BUILDING RESTRICTION LINE	MPH	MILES PER HOUR
BVCS	BEGINNING VERTICAL CURVE STATION	MS	MEDIAN STRIP
BVCE	BEGINNING VERTICAL CURVE ELEVATION	MSL	MEAN SEA LEVEL
BW	BOTTOM OF WALL	MIN	MINIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	MAX	MAXIMUM
Ce	COEFFICIENT OF RUNOFF	N	NOW OR FORMERLY
C	CABLE TELEVISION	N/F	NET FLOOR AREA
CATV	CATCH BASIN OR CHORD BEARING	NFA	NUMBER
CB	CATCH BASIN OR CHORD BEARING	NO.#	NORTH BOUND LANE
CC	CENTER TO CENTER	NBL	NOT APPLICABLE
CFS (Q)	CUBIC FEET PER SECOND	N/A	NOT APPLICABLE
CH	CHORD	OC	ON CENTER
CG	CURB AND GUTTER	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OH	OVERHANG
C	CENTERLINE	O/H	OVERHEAD
CL	CLASS	P	PERIMETER
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
CONC.	CONCRETE	PCC	POINT OF COMPOUND CURVE
CO	CLEAN OUT	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CONT.	CONTINUATION	PCTC	POINT OF CURVATURE TOP OF CURB
CS	CURB STOP	PFM	PUBLIC FACILITIES MANUAL
CT	COURT	PG	PAGE
C/L	CENTERLINE	PGL	POINT OF GRADE LINE
D	DEPTH	PI	POINT OF INTERSECTION
DA	DRAINAGE AREA	PL	PROPERTY LINE
DB	DEED BOOK	PRC	POINT OF REVERSE CURVES
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PRELIM.	PRELIMINARY
DET.	DETAIL	PROP.	PROPOSED
DI	DROP INLET	PT	POINT OF TANGENCY
DIA.	DIAMETER	PVC	POINT OF VERTICAL CURVATURE
DIP	DUCTILE IRON PIPE	PVC	POLY VINYL CHLORIDE
DM	DROP MANHOLE	PM	POINT OF VERTICAL INTERSECTION
DR.	DRIVE	PMT	PAVEMENT
DRNG	DRAINAGE	PVRC	POINT OF VERTICAL REVERSE CURVE
DRWG.	DRAWING	PVT	POINT OF VERTICAL TANGENT
D/W	DRIVE WAY	P&P	PLAN AND PROFILE
Δ	DELTA	Q	Q(C.F.S.) AMOUNT OF RUNOFF
DU	DWELLING UNITS	R	RADIUS
DOM	DOMESTIC	Rr	REQUIRED
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	RCP	REINFORCED CONCRETE PIPE
EC	EROSION CONTROL	RD.	ROAD
EGL	ENERGY GRADIENT LINE	RET.	RETAINING
EQC	ENVIRONMENTAL QUALITY CORRIDOR	REV.	REVISION
ESMT	EASEMENT	RR	RAILROAD
EG	EDGE OF GUTTER	RTE.	ROUTE
ELEV.	ELEVATION	R/W	RIGHT OF WAY
ENT.	ENTRANCE	RGP	ROUGH GRADING PLAN
EP	EDGE OF PAVEMENT	ROM	REMOTE OUTSIDE MONITOR
ES	END SECTION	RMA	RESOURCE MANAGEMENT AREA
EVCS	ENDING VERTICAL CURVE STATION	RPA	RESOURCE PROTECTION AREA
EVCE	ENDING VERTICAL CURVE ELEVATION	RT	RIGHT
EW	END WALL	S	SPEED OR SLOPE
EX.	EXISTING	SAN.	SANITARY
ELEC.	ELECTRICAL	SBL	SOUTH BOUND LANE
EBL	EAST BOUND LANE	SD	SIGHT DISTANCE
F	FIRE LINE	SECT.	SECTION
FAR	FLOOR AREA RATIO	SEW.	SEWER
FC	FACE OF CURB	SH.	SHOULDER
FCWA	FAIRFAX COUNTY WATER AUTHORITY	SH.	SQUARE FEET
FF	FIRST FLOOR	SP.	SPACE
FG	FINISHED GRADE	SP	SITE PLAN
FH	FIRE HYDRANT	SPEC.	SPECIFICATION
FL	FLOW LINE	STA.	STATION
FP	FLOOD PLAIN	STD.	STANDARD
FPS	FACTOR OF SAFETY	STK.	STACK
FT.	FOOT	STM.	STORM
FCPA	FAIRFAX COUNTY PARK AUTHORITY	SVC.	SERVICE
FOY.	FOYER	SWM	STORM WATER MANAGEMENT
FPS	FEET PER SECOND	S/W	SIDE WALK
G	GRAVITY	Sx	GROSS SLOPE
GAS	GAS	T	TANGENT
GFA	GROSS FLOOR AREA	TB	TEST BORE
Gr.	GRADE	TC	TOP OF CURB
GR	GUARD RAIL	Tc	TIME OF CONCENTRATION
GAR	GARAGE	TEL	TELEPHONE
H	HEIGHT	TP	TEST PIT
H	HEAD	TP	TREE PROTECTION
HC	HANDICAPPED PARKING SPACE	TB	TOP OF BANK
HGL	HYDRAULIC GRADIENT LINE	TW	TOP OF WALL
HP	HIGH POINT	TW	TAILWATER
HR	HAND RAIL	UD	UNDERDRAIN
HT.	HEIGHT	UG	UNDERGROUND
HW	HEADWATER	UL	UPPER LEVEL
I	RAINFALL INTENSITY	UP	UTILITY POLE
ID	INSIDE DIAMETER	VAN	HANDICAPPED VAN PARKING SPACE
IN	INCH	V	VELOCITY
INV.	INVERT	V	VOLUME
IP	IRON PIPE	VA	VIRGINIA
IPF	IRON PIPE FOUND	VC	VERTICAL CURVE
IPS	IRON PIPE SET	VDOT	VA. DEPT. OF TRANSPORTATION
		VF	VERTICAL FOOT
		W	WEIGHT OR WIDTH
		W/M	WATER MAIN
		WBL	WEST BOUND LANE
		WQA	WATER QUALITY IMPACT ASSESSMENT
		X	TRANSFORMER
		Y	YARD INLET
		YR	YEAR
		Z	SIDE SLOPES

EXISTING ZONING: C-D (COMMERCIAL DOWNTOWN DISTRICT)

SITE AREA: 61,859.67 SF OR 1.42 AC BEFORE PROPOSED VACATION & DEDICATION
61,848.03 SF OR 1.42 AC AFTER VACATION & DEDICATION

PROPOSED USES: DWELLING, MULTI-FAMILY
DWELLING, UPPER STORY (OVER NON-RESIDENTIAL)
EATING ESTABLISHMENTS
OFFICES
PARKING GARAGE
RETAIL SALES AND SERVICES (PERMITTED IN C-D DISTRICT)

DIMENSIONAL STANDARDS: (MIXED USE DEVELOPMENT STANDARDS)

RESIDENTIAL DENSITY: 36 DU/AC (WITH SPECIAL USE PERMIT)
51.12 DU MAX
51 DU PROPOSED

NON-RESIDENTIAL FAR: 3.0 MAXIMUM
185,579 SF MAXIMUM
138,471 SF PROPOSED (RETAIL + RESTAURANT + OFFICE + CORE + PARKING AREAS)
(SEE AREA INFORMATION BELOW)

LOT AREA: NONE (MINIMUM SF)
61,848.03 SF PROPOSED

LOT WIDTH: NONE (MINIMUM FT)
181.72 FT (AT WILLIAM STREET ROW)

SETBACKS: REQUIRED:
FRONT: CONFORM TO FRONT YARD SETBACK OF ADJACENT STRUCTURES
SIDE: 15 FT WHEN ADJACENT TO A RESIDENTIAL DISTRICT, OTHERWISE, NONE
REAR: 25 FT WHEN ADJACENT TO A RESIDENTIAL DISTRICT, OTHERWISE, NONE

OPEN SPACE SET-ASIDE: NONE MINIMUM % REQUIRED

BUILDING HEIGHT: 50 FT (MAXIMUM)

PROPOSED BUILDING AREA SUMMARY:

	RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL
AMELIA STREET BUILDING						
1ST FLOOR:	18,084 SF	- SF	- SF	- SF	3,192 SF	21,276 SF
2ND FLOOR:	5,374 SF	- SF	- SF	- SF	1,644 SF	7,018 SF
3RD FLOOR:	13,190 SF	- SF	- SF	- SF	1,087 SF	14,277 SF
4TH FLOOR:	10,378 SF	- SF	- SF	- SF	1,442 SF	11,820 SF
TOTAL:	47,026 SF	- SF	- SF	- SF	7,365 SF	54,391 SF
WINCHESTER STREET BUILDING						
1ST FLOOR:	- SF	3,099 SF	5,025 SF	- SF	474 SF	8,598 SF
2ND FLOOR:	8,586 SF	- SF	- SF	- SF	1,163 SF	9,749 SF
3RD FLOOR:	8,586 SF	- SF	- SF	- SF	1,163 SF	9,749 SF
4TH FLOOR:	7,506 SF	- SF	- SF	- SF	1,177 SF	8,683 SF
5TH FLOOR:	- SF	- SF	- SF	- SF	497 SF	497 SF
TOTAL:	24,678 SF	3,099 SF	5,025 SF	- SF	4,474 SF	37,276 SF
DOUGLAS STREET BUILDING						
1ST FLOOR:	- SF	4,135 SF	4,120 SF	- SF	1,415 SF	9,670 SF
2ND FLOOR:	- SF	- SF	- SF	9,067 SF	1,416 SF	10,483 SF
3RD FLOOR:	- SF	- SF	- SF	9,071 SF	1,416 SF	10,487 SF
4TH FLOOR:	6,639 SF	- SF	- SF	- SF	1,226 SF	7,865 SF
TOTAL:	6,639 SF	4,135 SF	4,120 SF	18,138 SF	5,473 SF	38,505 SF
PARKING GARAGE						
LEVEL P0:	- SF	- SF	- SF	- SF	592 SF	592 SF
LEVEL P1:	- SF	- SF	- SF	- SF	2,611 SF	2,611 SF
LEVEL P2:	- SF	- SF	- SF	- SF	1,885 SF	1,885 SF
TOTAL:	- SF	- SF	- SF	- SF	5,088 SF	5,088 SF
TOTAL SQUARE FOOTAGE	RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL
ALL FLOORS:	78,343 SF	7,234 SF	9,145 SF	18,138 SF	22,400 SF	135,260 SF
PARKING P0+P1+P2 (W/O CORE):	- SF	- SF	- SF	- SF	- SF	81,554 SF
TOTAL:	78,343 SF	7,234 SF	9,145 SF	18,138 SF	22,400 SF	216,814 SF

- PRINCIPAL USE STANDARDS:
- DWELLINGS, MULTI-FAMILY:
- NO ACCESSORY STRUCTURE SHALL BE LESS THAN TEN FEET FROM ANOTHER STRUCTURE.
 - NO IMPROVED RECREATION AREA SHALL BE LOCATED WITHIN REQUIRED EXTERIOR SETBACKS OR WITHIN 20 FT OF ANY DWELLING UNIT.
 - NO IMPROVED RECREATION AREAS ARE PROPOSED.
 - NO INDIVIDUAL BUILDING SHALL EXCEED A LENGTH OF 250 FT.
- THE AMELIA STREET BUILDING (ONLY ALL MULTI-FAMILY BUILDING) IS LESS THAN 250 FT IN LENGTH.**
- RESTAURANTS WITH INDOOR OR OUTDOOR SEATING:
- THE OUTDOOR PORTIONS OF THE RESTAURANT SHALL NOT OPERATE AFTER 12:00 AM.
 - THE OUTDOOR SEATING AREA SHALL NOT OBSTRUCT THE MOVEMENT OF PEDESTRIANS ALONG SIDEWALKS OR THROUGH AREAS INTENDED FOR PUBLIC USE.
 - THE OUTDOOR SEATING AREAS ARE LOCATED ADJACENT TO THE PROPOSED BUILDING AND WILL NOT OBSTRUCT THE MOVEMENT OF PEDESTRIANS ALONG SIDEWALKS OR THROUGH PUBLIC USE AREAS.
 - THE OUTDOOR SEATING AREA SHALL PROVIDE HANDICAPPED ACCESS.
- THE PROPOSED OUTDOOR SEATING AREA SHALL PROVIDE HANDICAPPED ACCESS AS REQUIRED.**

PARKING STANDARDS:

MINIMUM PARKING SPACES:

USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES	NUMBER OF UNITS/ GROSS SF OF USE	NUMBER OF SPACES
HOUSEHOLD LIVING	DWELLING, MULTI-FAMILY	1.5 PER DU + 1 PER 5 UNITS	10	17
HOUSEHOLD LIVING	DWELLING, UPPER STORY	0.5 PER DU	41	20.5
EATING ESTABLISHMENTS	REST. WITH IN/OUT SEATING	1 PER EVERY 180 SF	10,672	59
OFFICES	BUSINESS AND PROF SERV.	1 PER EVERY 300 SF	18,138	60
RETAIL SALES & SERVICES	RETAIL SALES ESTABLISHMENT	1 PER EVERY 300 SF	7,234	24

TOTAL OFF-STREET PARKING REQUIRED = 181
MAXIMUM ALLOWED OFF-STREET PARKING= 217
(WITHOUT ALTERNATIVE PARKING PLAN)

MINIMUM HANDICAPPED ACCESSIBLE SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN= 6
MINIMUM HANDICAPPED ACCESSIBLE SPACES PER UDO 72-53.1.D.3(A)= 9
MINIMUM VAN ACCESSIBLE HC SPACES = 1

PROPOSED OFF-STREET PARKING SPACES = 87
17 PRIVATE DECK
92 PRIVATE GARAGE
196 TOTAL OFF-STREET

PROPOSED ON-STREET PARKING SPACES = 30
PARALLEL SPACES

PER SECTION 72-82.7(E) OF THE UDO ORDINANCE ON-STREET PARKING MAY BE USED TO SATISFY THE OFF-STREET PARKING REQUIREMENTS IN THE C-D DISTRICT.

TOTAL NUMBER OF PARKING SPACES = 226 SPACES
TOTAL NUMBER OF HANDICAPPED ACCESSIBLE PARKING SPACES = 8 SPACES

THE 2010 ADA STANDARDS REQUIRE 6 SPACES FOR PARKING LOTS CONTAINING 150-200 TOTAL SPACES.

Mixed Use Definition Test

25% Minimum Commercial or Residential

Total Restaurant Space	9,145 SF
Total Outdoor Dining	1,495 SF
Total Retail/ Professional Office	7,234 SF
Total General Office	18,138 SF
Associated Core Spaces	4,721 SF
Total Commercial Space	40,733 SF
Total Project Square Footage	135,260 SF
Percent Commercial	30.1%
Percent Residential	69.9%

30% of first Floor Space Facing William Street as Service Business

Total Square Footage facing William Street	9,145 SF
Restaurant Space facing William Street	9,145 SF
Percent Service Business facing William Street	100%

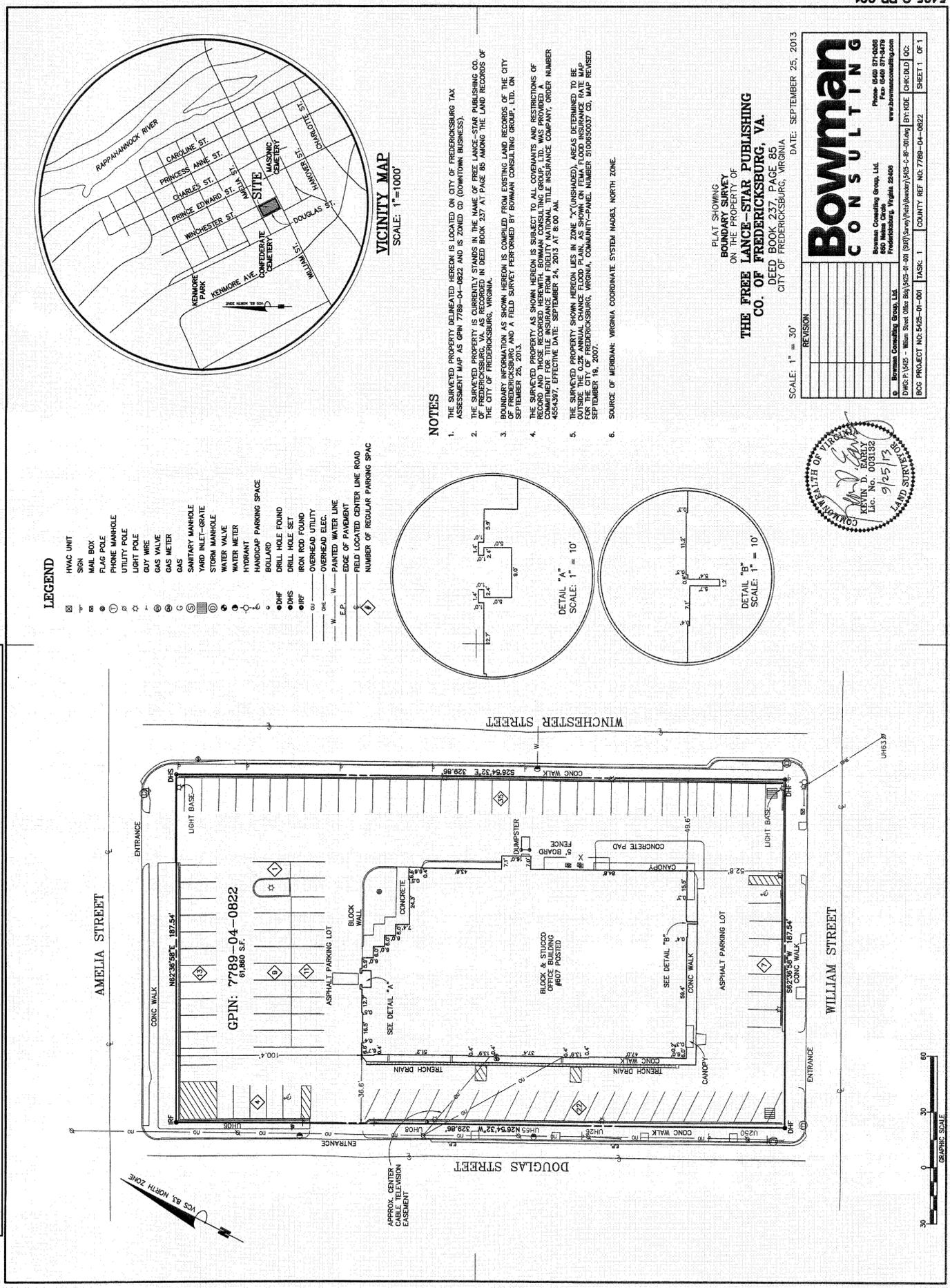
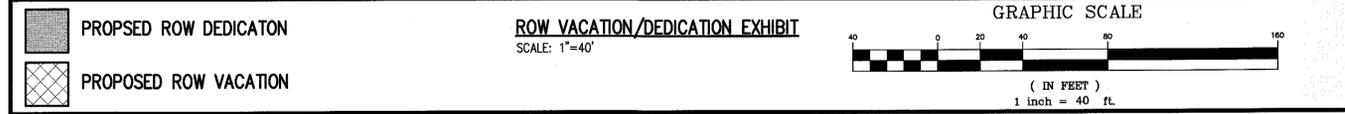
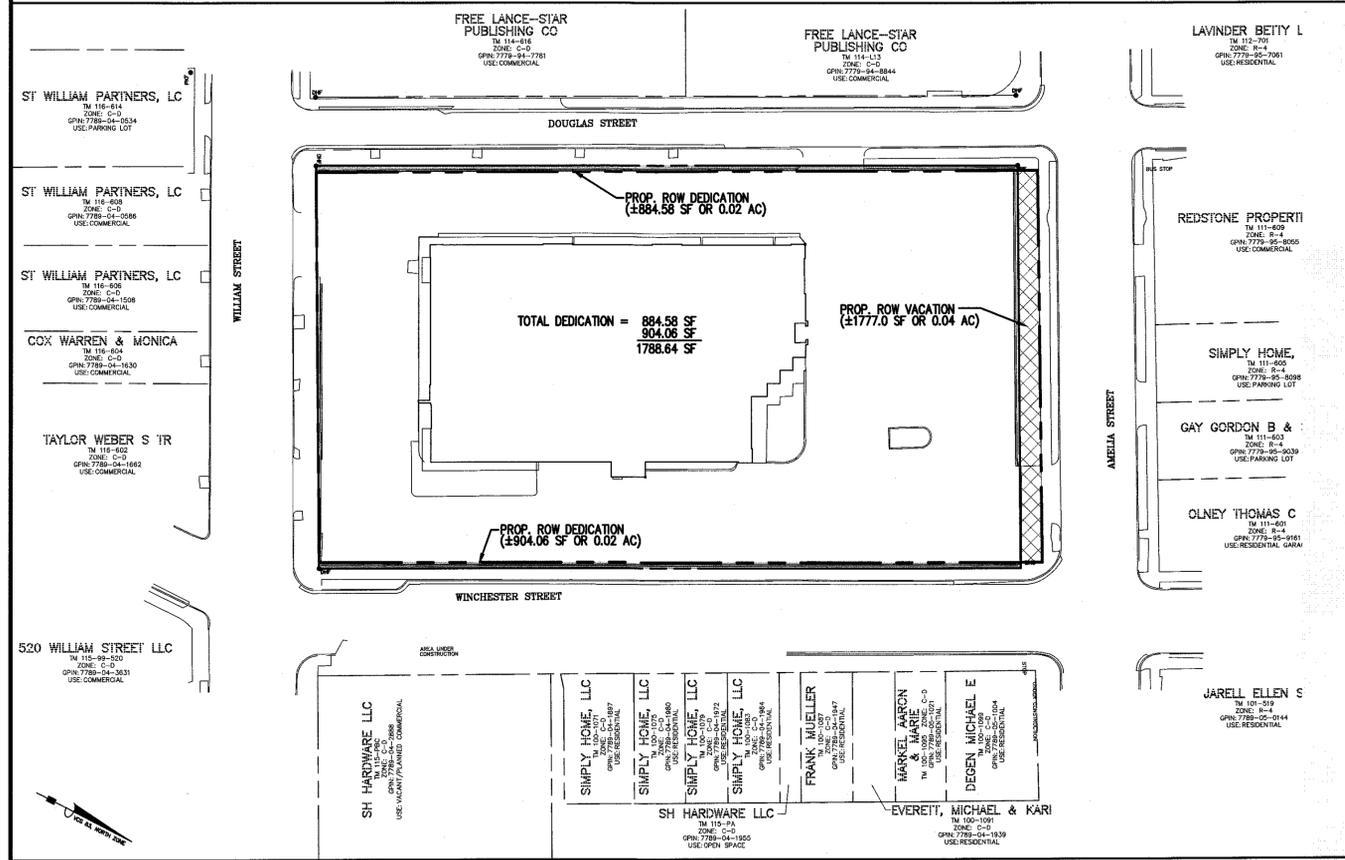
FAR and Density Calculations

Total Site Area	61,860 SF
Total Project Square Footage	135,260 SF
Gross FAR	2.19
Ground Floor SF of Restaurant, Retail, or Personal Service Establishments	17,874 SF
Total SF Residential and General Office	117,386 SF
FAR Residential and General Office	1.90
Building Footprint Square Footage	39,544 SF
Building Site Coverage Ratio	63.9%

Site Area (Acres) 1.42
Density Allowed (w/Special Use Permit) 51.

ADJACENT OWNER KEY

GPIN	TAX MAP	ZONING	Owner Name	Use	Physical Address
7779-94-7781	114-616	CD	FREE LANCE-STAR PUBLISHING CO	COMMERCIAL	616 AMELIA STREET, FREDERICKSBURG VA 22401
7779-94-8844	114-L13	CD	FREE LANCE-STAR PUBLISHING CO	RESIDENTIAL	616 AMELIA STREET, FREDERICKSBURG VA 22401
7779-95-7061	112-701	R4	BETTY L LAVINDER	RESIDENTIAL	14728 BLUNTS RIDGE DRIVE, DOSWELL VA 23047
7779-95-8055	111-609	R4	REDSTONE PROPERTIES, LLC	COMMERCIAL	PO BOX 7112, FREDERICKSBURG VA 22404
7779-95-8098	111-605	R4	SIMPLY HOME, LLC	PARKING LOT	25 BUTLER ROAD, FALMOUTH VA 22405
7779-95-9039	111-603	R4	GORDON B & SANDRA GAY	PARKING LOT	432 INGLESIDE DRIVE, FALMOUTH VA 22405
7779-95-9161	111-601	R4	THOMAS C & AMY OLNEY	RESIDENTIAL GARAGE	601 AMELIA STREET, FREDERICKSBURG VA 22401
7789-05-0144	101-519	R4	ELLEN S JARRELL	RESIDENTIAL	PO BOX 1820, FREDERICKSBURG VA 22402
7789-05-1004	100-1099	CD	MICHAEL E DEGEN	RESIDENTIAL	1206 WASHINGTON AVE, FREDERICKSBURG VA 22401
7789-05-1021	100-1095	CD	AARON & MARIE MARKEL	RESIDENTIAL	1095 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1939	100-1091	CD	MICHAEL L & KARI I EVERETT	RESIDENTIAL	13 PENNSBURY COURT, FREDERICKSBURG VA 22406
7789-04-1947	100-1087	CD	FRANK R MUELLER	RESIDENTIAL	1087 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1955	100-PA	CD	SH HARDWARE, LLC	OPEN SPACE	1201 CENTRAL PARK BLVD, FREDERICKSBURG VA 22401
7789-04-1964	100-1083	CD	SIMPLY HOME, LLC	RESIDENTIAL	25 BUTLER ROAD, FALMOUTH VA 22405
7789-04-1972	100-1079	CD	SIMPLY HOME, LLC	RESIDENTIAL	25 BUTLER ROAD, FALMOUTH VA 22405
7789-04-1980	100-1075	CD	SIMPLY HOME, LLC	RESIDENTIAL	25 BUTLER ROAD, FALMOUTH VA 22405
7789-04-1897	100-1071	CD	SIMPLY HOME, LLC	RESIDENTIAL	25 BUTLER ROAD, FALMOUTH VA 22405
7789-04-2888	100-PBC	CD	SH HARDWARE, LLC	VACANT / FUT. COMMERCIAL	1201 CENTRAL PARK BLVD, FREDERICKSBURG VA 22401
7789-04-3631	115-99-520	CD	520 WILLIAM STREET, LLC	COMMERCIAL	520 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-1662	116-602	CD	WEBER S TAYLOR TR	COMMERCIAL	1204 PRINCE EDWARD STREET, FREDERICKSBURG VA 22401
7789-04-1630	116-604	CD	WARREN & MONICA COX	COMMERCIAL	604 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-1508	116-606	CD	ST WILLIAM STREET PARTNERS, LC	COMMERCIAL	606 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-0586	116-608	CD	ST WILLIAM STREET PARTNERS, LC	COMMERCIAL	607 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-0534	116-614	CD	ST WILLIAM STREET PARTNERS, LC	PARKING LOT	608 WILLIAM STREET, FREDERICKSBURG VA 22401



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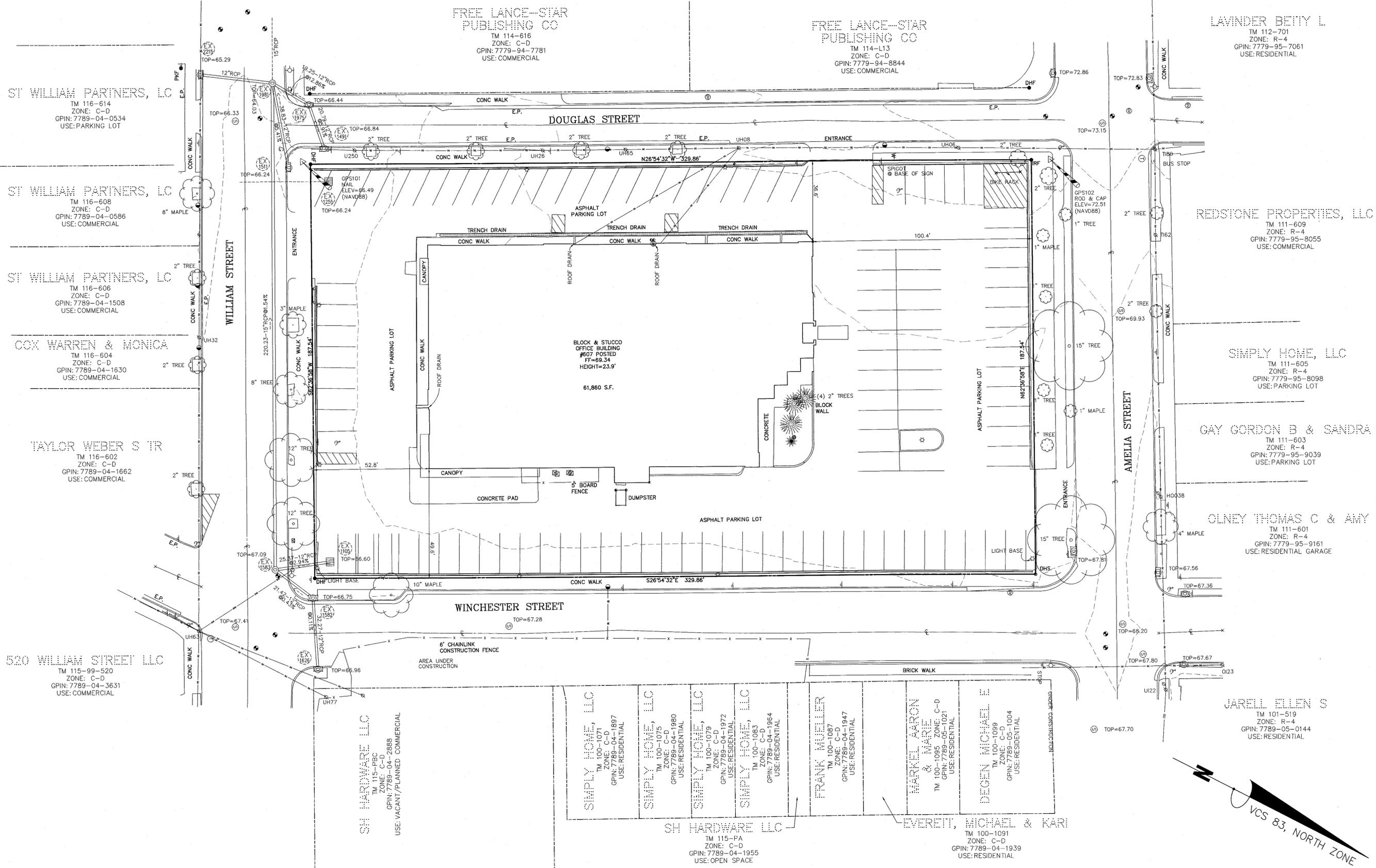
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LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2, PRECINCT 201

BOUNDARY PLAT & ROW EXHIBIT
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2, PRECINCT 201

COUNTY PROJECT NUMBER
PROFESSIONAL SEAL
No. 040214
J. TROIDL

PLAN STATUS
04/01/14 FIRST SUBMISSION
05/02/14 ADDRESS COMMENTS

DATE DESCRIPTION
JRT JRT JRT
DESIGN DRAWN CHKD
SCALE H: AS NOTED
V:
JOB No. 5425-01-001
DATE: MARCH 2014
FILE No. 5425-D-SUP-00



Bowman
CONSULTING

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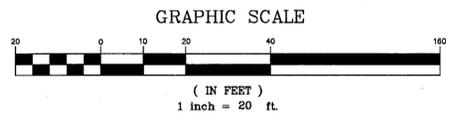
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LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA

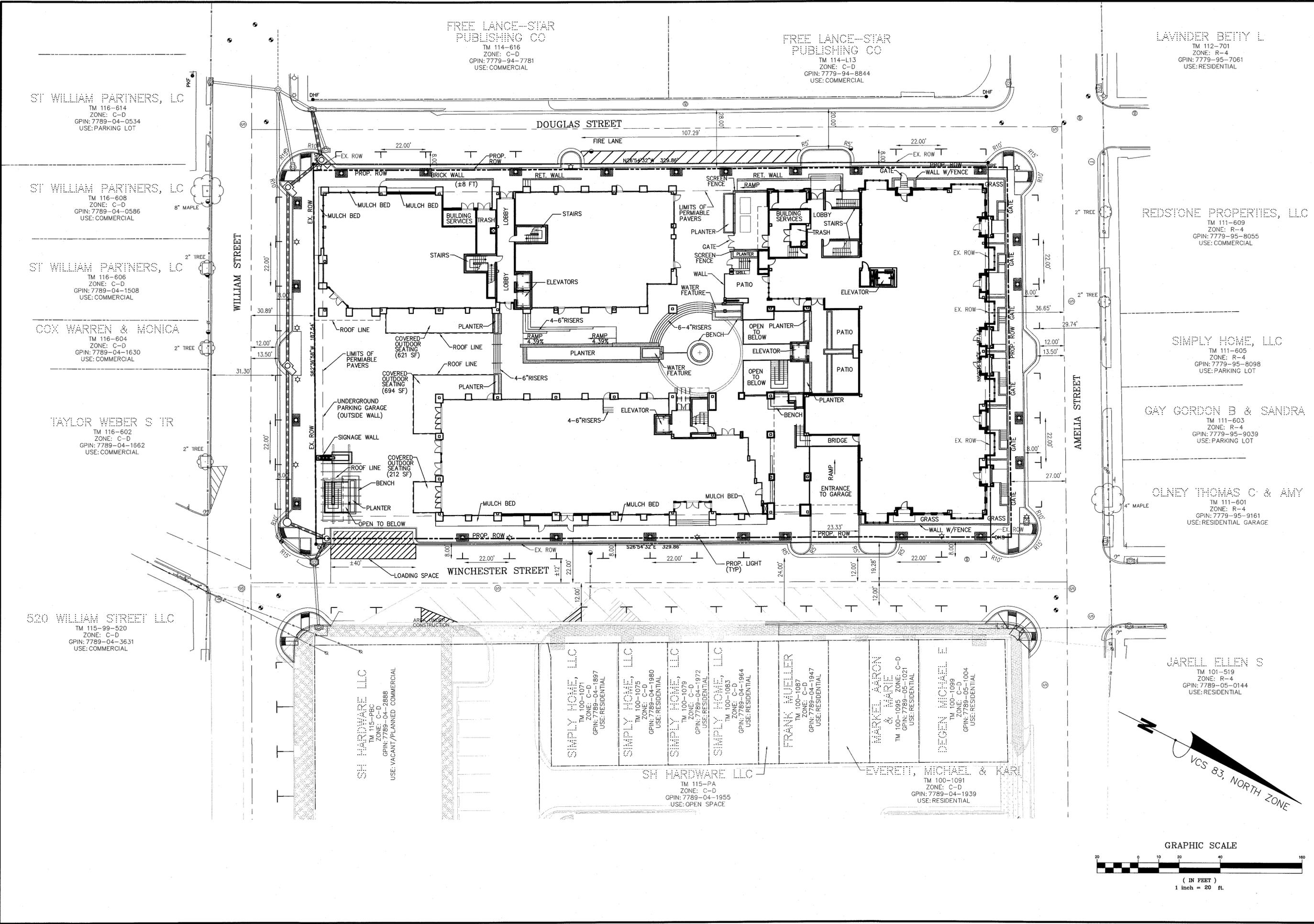
EXISTING CONDITIONS PLAN
WARD 2, PRECINCT 201

COUNTY PROJECT NUMBER

 JUSTIN R. TROILD
 No. 040214
 PROFESSIONAL ENGINEER

PLAN STATUS		
04/01/14	FIRST SUBMISSION	
05/02/14	ADDRESS COMMENTS	
DATE	DESCRIPTION	
JRT	JRT	JRT
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20'	V:
JOB No. 5425-01-001		
DATE: MARCH 2014		
FILE No. 5425-D-SUP-00		
SHEET 4 OF 7		





ST WILLIAM PARTNERS, LC
TM 116-614
ZONE: C-D
GPIN: 7789-04-0534
USE: PARKING LOT

ST WILLIAM PARTNERS, LC
TM 116-608
ZONE: C-D
GPIN: 7789-04-0586
USE: COMMERCIAL

ST WILLIAM PARTNERS, LC
TM 116-606
ZONE: C-D
GPIN: 7789-04-1508
USE: COMMERCIAL

COX WARREN & MONICA
TM 116-604
ZONE: C-D
GPIN: 7789-04-1630
USE: COMMERCIAL

TAYLOR WEBER S TR
TM 116-602
ZONE: C-D
GPIN: 7789-04-1862
USE: COMMERCIAL

520 WILLIAM STREET LLC
TM 115-99-520
ZONE: C-D
GPIN: 7789-04-3631
USE: COMMERCIAL

FREE LANCE-STAR PUBLISHING CO
TM 114-616
ZONE: C-D
GPIN: 7779-94-7781
USE: COMMERCIAL

FREE LANCE-STAR PUBLISHING CO
TM 114-L13
ZONE: C-D
GPIN: 7779-94-8844
USE: COMMERCIAL

LAVINDER BETTY L
TM 112-701
ZONE: R-4
GPIN: 7779-95-7061
USE: RESIDENTIAL

REDSTONE PROPERTIES, LLC
TM 111-609
ZONE: R-4
GPIN: 7779-95-8055
USE: COMMERCIAL

SIMPLY HOME, LLC
TM 111-605
ZONE: R-4
GPIN: 7779-95-8098
USE: PARKING LOT

GAY GORDON B & SANDRA
TM 111-603
ZONE: R-4
GPIN: 7779-95-9039
USE: PARKING LOT

OLNEY THOMAS C & AMY
TM 111-601
ZONE: R-4
GPIN: 7779-95-9161
USE: RESIDENTIAL GARAGE

JARELL ELLEN S
TM 101-519
ZONE: R-4
GPIN: 7789-05-0144
USE: RESIDENTIAL

SH HARDWARE LLC
TM 115-PBC
ZONE: C-D
GPIN: 7789-04-2888
USE: VACANT/PLANNED COMMERCIAL

SIMPLY HOME, LLC
TM 100-1071
ZONE: C-D
GPIN: 7789-04-1897
USE: RESIDENTIAL

SIMPLY HOME, LLC
TM 100-1075
ZONE: C-D
GPIN: 7789-04-1980
USE: RESIDENTIAL

SIMPLY HOME, LLC
TM 100-1079
ZONE: C-D
GPIN: 7789-04-1972
USE: RESIDENTIAL

SIMPLY HOME, LLC
TM 100-1083
ZONE: C-D
GPIN: 7789-04-1964
USE: RESIDENTIAL

FRANK MULLER
TM 100-1087
ZONE: C-D
GPIN: 7789-04-1947
USE: RESIDENTIAL

MARCEL AARON & MARIE
TM 100-1095
ZONE: C-D
GPIN: 7789-05-1021
USE: RESIDENTIAL

DEGEN MICHAEL E
TM 100-1099
ZONE: C-D
GPIN: 7789-05-1004
USE: RESIDENTIAL

SH HARDWARE LLC
TM 115-PA
ZONE: C-D
GPIN: 7789-04-1955
USE: OPEN SPACE

EVERETT, MICHAEL & KARI
TM 100-1091
ZONE: C-D
GPIN: 7789-04-1939
USE: RESIDENTIAL

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Fax: (540) 371-9479
www.bowmanconsulting.com

GENERAL DEVELOPMENT PLAN
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA

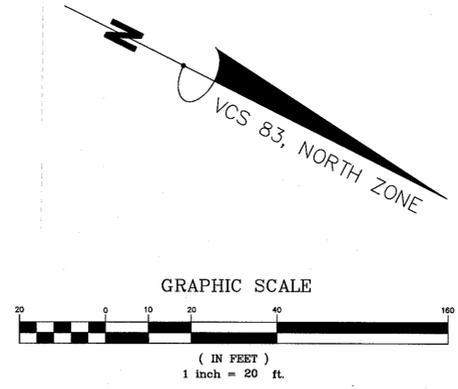
WARD 2: PRECINCT 201

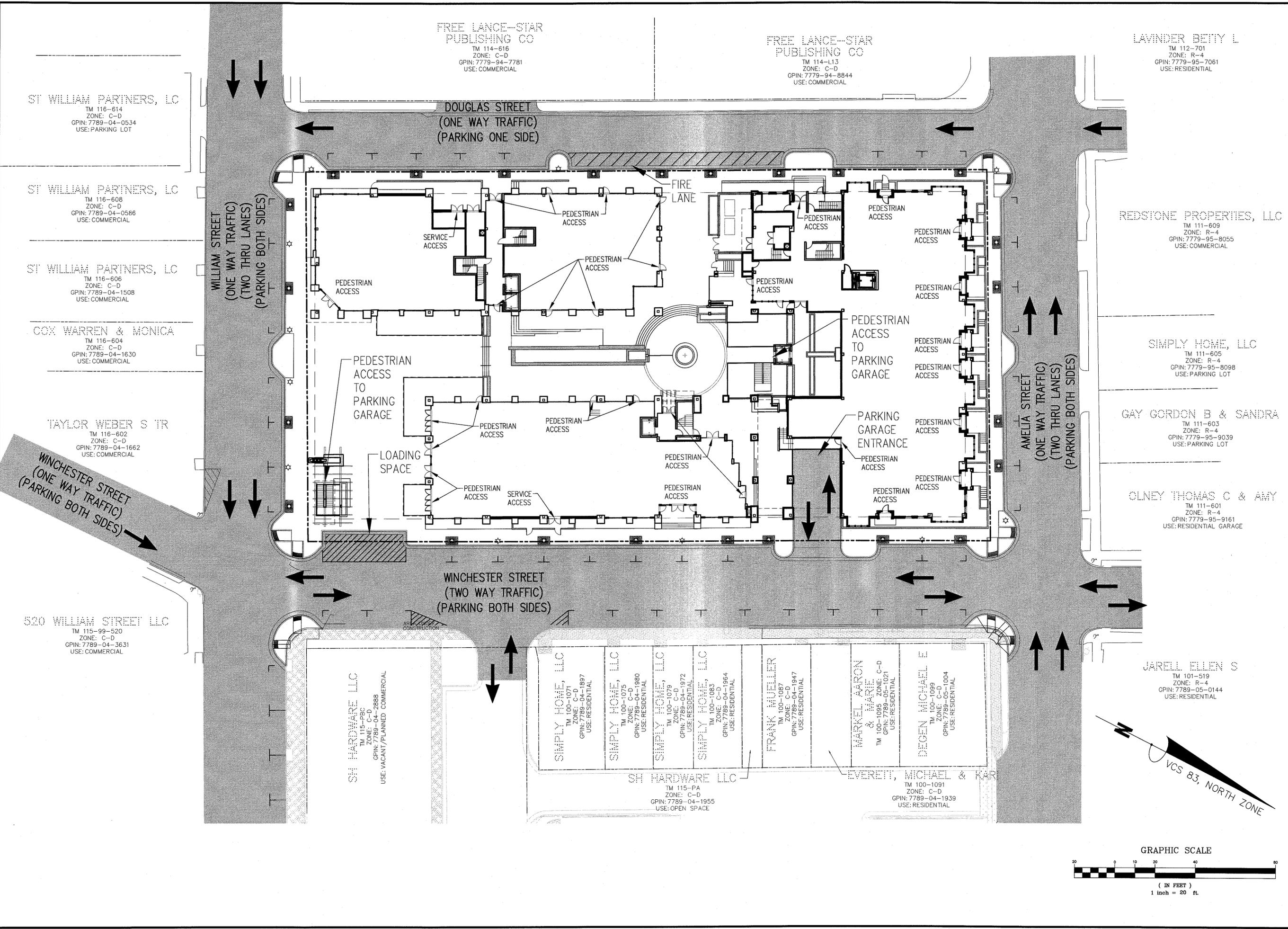
COUNTY PROJECT NUMBER



PLAN STATUS
04/01/14 FIRST SUBMISSION
05/02/14 ADDRESS COMMENTS
07/15/14 ADDRESS COMMENTS

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	CHKD
H: 1"=20'	
V:	
JOB No. 5425-01-001	
DATE : MARCH 2014	
FILE No. 5425-D-SUP-00	
SHEET 5 OF 7	





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Fredericksburg, Virginia 22406
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Fax: (540) 371-3479
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TRAFFIC/PEDESTRIAN CIRCULATION PLAN

Wack
GENERAL CONTRACTORS

LIBERTY PLACE

CITY OF FREDERICKSBURG, VIRGINIA

WARD 2: PRECINCT 201

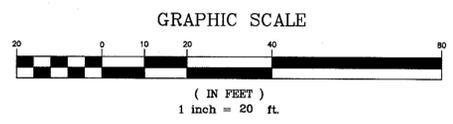
COUNTY PROJECT NUMBER

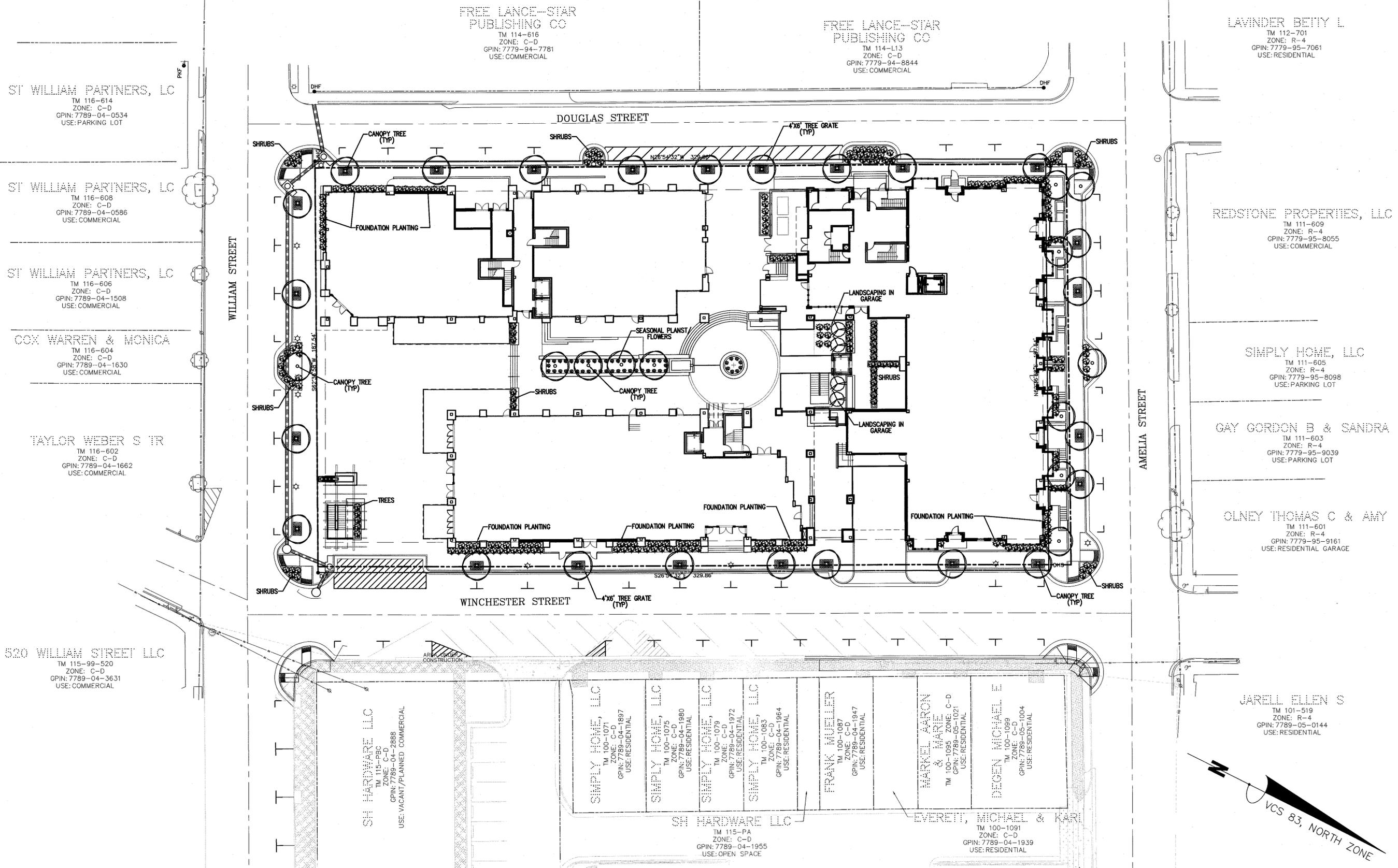


PLAN STATUS

04/01/14	FIRST SUBMISSION
05/02/14	ADDRESS COMMENTS
07/15/14	ADDRESS COMMENTS

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=20'
	V:
JOB No.	5425-01-001
DATE	MARCH 2014
FILE No.	5425-D-SUP-00
SHEET	6 OF 7





ST WILLIAM PARTNERS, LC
TM 116-614
ZONE: C-D
GPIN: 7789-04-0534
USE: PARKING LOT

ST WILLIAM PARTNERS, LC
TM 116-608
ZONE: C-D
GPIN: 7789-04-0586
USE: COMMERCIAL

ST WILLIAM PARTNERS, LC
TM 116-606
ZONE: C-D
GPIN: 7789-04-1508
USE: COMMERCIAL

COX WARREN & MONICA
TM 116-604
ZONE: C-D
GPIN: 7789-04-1630
USE: COMMERCIAL

TAYLOR WEBER S TR
TM 116-602
ZONE: C-D
GPIN: 7789-04-1662
USE: COMMERCIAL

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ZONE: C-D
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TM 100-1087
ZONE: C-D
GPIN: 7789-04-1947
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MARKEE AARON & MARIE
TM 100-1085
ZONE: C-D
GPIN: 7789-05-1021
USE: RESIDENTIAL

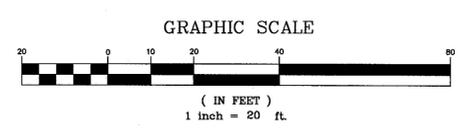
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TM 100-1099
ZONE: C-D
GPIN: 7789-05-1004
USE: RESIDENTIAL

SH HARDWARE LLC
TM 115-PA
ZONE: C-D
GPIN: 7789-04-1955
USE: OPEN SPACE

EVERETT, MICHAEL & KARI
TM 100-1091
ZONE: C-D
GPIN: 7789-04-1939
USE: RESIDENTIAL

LANDSCAPE PLAN LEGEND

- DENOTES CANOPY TREE
- ⊗ DENOTES UNDERSTORY TREE
- ⊛ DENOTES SHRUB
- DENOTES OPEN SPACE



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PRELIMINARY LANDSCAPING PLAN
Wack
GENERAL CONTRACTOR
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA

WARD 2: PRECINCT 201

COUNTY PROJECT NUMBER

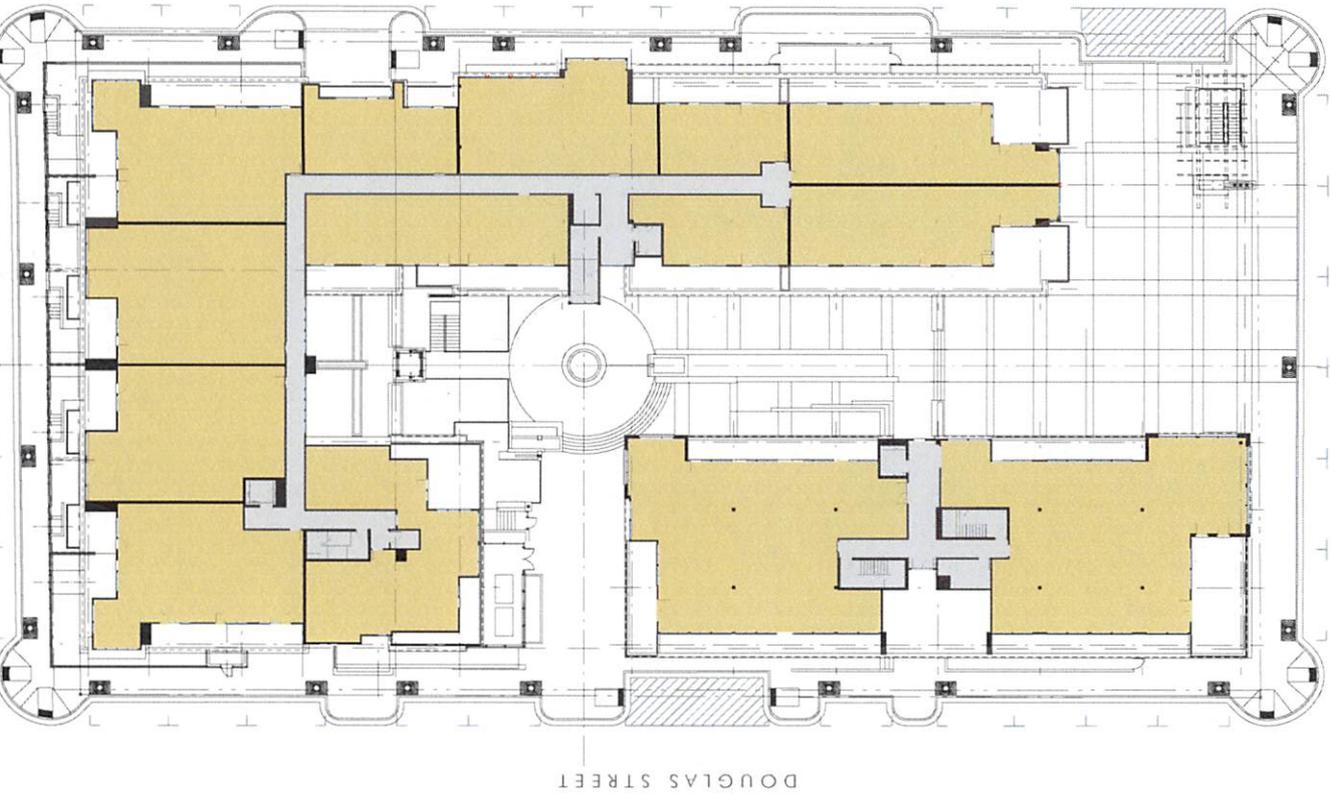


PLAN STATUS
04/01/14 FIRST SUBMISSION
05/02/14 ADDRESS COMMENTS
07/15/14 ADDRESS COMMENTS

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	CHKD
H: 1"=20'	
V:	
JOB No. 5425-01-001	
DATE : MARCH 2014	
FILE No. 5425-D-SUP-00	
SHEET	7 OF 7

APPENDIX A

FLOOR	RENTAL UNITS	RESTAURANT	OFFICE	OUTDOOR	TOTAL
WITHOUT CORE					59,022 SF
PHASED LEVEL 1 - LEVEL 2					130,088 SF
TOTAL SQUARE FOOTAGE	78,243 SF	2,244 SF	9,145 SF	18,748 SF	108,380 SF
PHASED LEVEL 2 (PHASE 1)					592 SF
TOTAL	78,243 SF	2,244 SF	9,145 SF	18,748 SF	108,380 SF
PHASED LEVEL 1 (BOTTOM LEVEL)					2,324 SF
TOTAL	4,439 SF	4,130 SF	4,130 SF	5,428 SF	18,555 SF
DOUGLAS 4TH FLOOR	4,439 SF				4,439 SF
DOUGLAS 3RD FLOOR	4,439 SF				4,439 SF
DOUGLAS 2ND FLOOR	4,439 SF				4,439 SF
DOUGLAS 1ST FLOOR	4,439 SF				4,439 SF
TOTAL	17,756 SF	4,130 SF	4,130 SF	5,428 SF	31,444 SF
WINCHESTER 5TH FLOOR	2,467 SF				2,467 SF
WINCHESTER 4TH FLOOR	2,467 SF				2,467 SF
WINCHESTER 3RD FLOOR	2,467 SF				2,467 SF
WINCHESTER 2ND FLOOR	2,467 SF				2,467 SF
WINCHESTER 1ST FLOOR	2,467 SF				2,467 SF
TOTAL	12,734 SF				12,734 SF
AMELIA 3RD FLOOR	7,544 SF				7,544 SF
AMELIA 2ND FLOOR	7,544 SF				7,544 SF
AMELIA 1ST FLOOR	7,544 SF				7,544 SF
TOTAL	22,632 SF				22,632 SF
AMELIA 4TH FLOOR	1,442 SF				1,442 SF
AMELIA 3RD FLOOR	1,442 SF				1,442 SF
AMELIA 2ND FLOOR	1,442 SF				1,442 SF
AMELIA 1ST FLOOR	1,442 SF				1,442 SF
TOTAL	5,768 SF				5,768 SF
WINCHESTER 4TH FLOOR	1,442 SF				1,442 SF
WINCHESTER 3RD FLOOR	1,442 SF				1,442 SF
WINCHESTER 2ND FLOOR	1,442 SF				1,442 SF
WINCHESTER 1ST FLOOR	1,442 SF				1,442 SF
TOTAL	5,768 SF				5,768 SF
AMELIA 4TH FLOOR	1,442 SF				1,442 SF
AMELIA 3RD FLOOR	1,442 SF				1,442 SF
AMELIA 2ND FLOOR	1,442 SF				1,442 SF
AMELIA 1ST FLOOR	1,442 SF				1,442 SF
TOTAL	5,768 SF				5,768 SF
RENTAL UNITS	18,684	10	10	10	29,704
RESTAURANT	1	1	1	1	4
OFFICE	1	1	1	1	4
OUTDOOR	1	1	1	1	4
TOTAL	18,684	10	10	10	29,704



FLOOR	RENTAL UNITS	RESTAURANT	OFFICE	OUTDOOR	TOTAL
LEVEL 4 SQUARE FOOTAGE	10,328 SF	6	6	6	10,346 SF
DOUGLAS 4TH FLOOR	4,439 SF				4,439 SF
DOUGLAS 3RD FLOOR	4,439 SF				4,439 SF
DOUGLAS 2ND FLOOR	4,439 SF				4,439 SF
DOUGLAS 1ST FLOOR	4,439 SF				4,439 SF
TOTAL	17,756 SF	6	6	6	17,774 SF
WINCHESTER 4TH FLOOR	2,467 SF				2,467 SF
WINCHESTER 3RD FLOOR	2,467 SF				2,467 SF
WINCHESTER 2ND FLOOR	2,467 SF				2,467 SF
WINCHESTER 1ST FLOOR	2,467 SF				2,467 SF
TOTAL	9,868 SF				9,868 SF
AMELIA 3RD FLOOR	7,544 SF				7,544 SF
AMELIA 2ND FLOOR	7,544 SF				7,544 SF
AMELIA 1ST FLOOR	7,544 SF				7,544 SF
TOTAL	22,632 SF				22,632 SF
AMELIA 4TH FLOOR	1,442 SF				1,442 SF
AMELIA 3RD FLOOR	1,442 SF				1,442 SF
AMELIA 2ND FLOOR	1,442 SF				1,442 SF
AMELIA 1ST FLOOR	1,442 SF				1,442 SF
TOTAL	5,768 SF				5,768 SF
WINCHESTER 4TH FLOOR	1,442 SF				1,442 SF
WINCHESTER 3RD FLOOR	1,442 SF				1,442 SF
WINCHESTER 2ND FLOOR	1,442 SF				1,442 SF
WINCHESTER 1ST FLOOR	1,442 SF				1,442 SF
TOTAL	5,768 SF				5,768 SF
RENTAL UNITS	18,684	10	10	10	29,704
RESTAURANT	1	1	1	1	4
OFFICE	1	1	1	1	4
OUTDOOR	1	1	1	1	4
TOTAL	18,684	10	10	10	29,704

MIXED USE
FREDERICKSBURG, VIRGINIA



03.28.2014

LIBERTY PLACE

AMELIA STREET

WILLIAM STREET

DOUGLAS STREET

WINCHESTER STREET

APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A

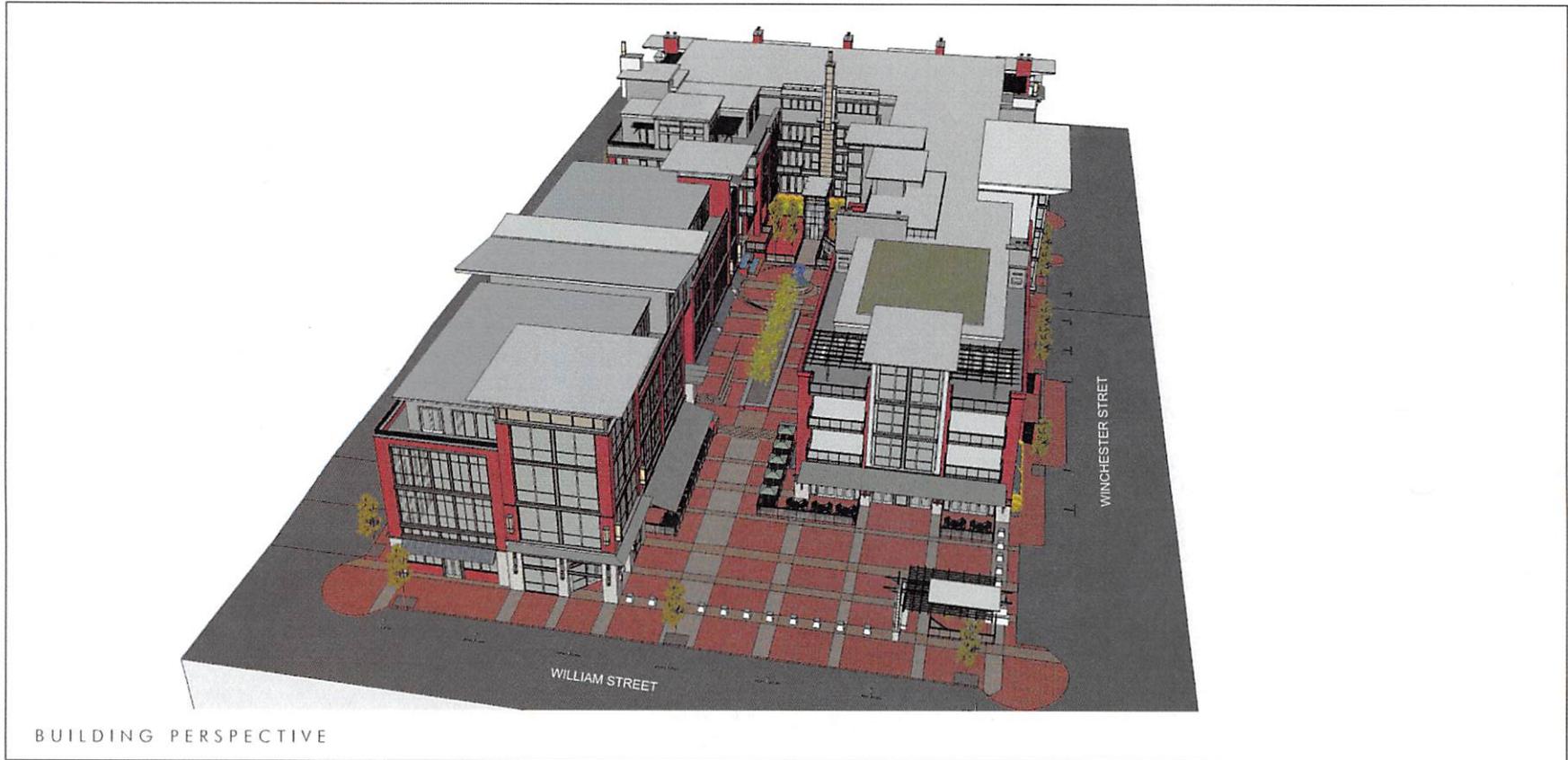


LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA



APPENDIX A



BUILDING PERSPECTIVE

LIBERTY PLACE

MIXED-USE DEVELOPMENT
FREDERICKSBURG, VIRGINIA

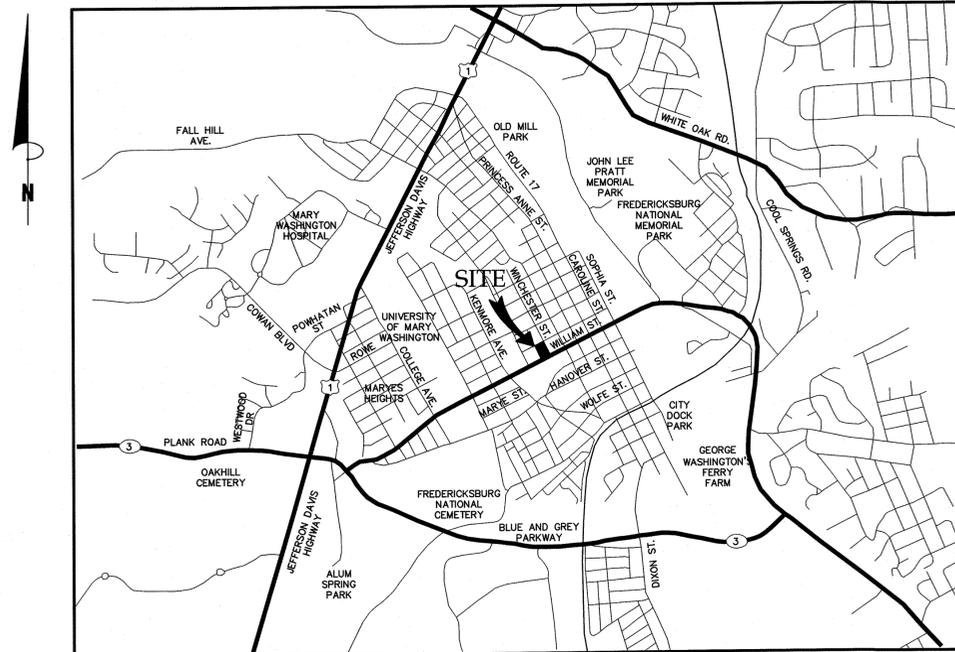


GENERAL DEVELOPMENT PLAN LIBERTY PLACE

GPIN: 7789-01-0822
607 WILLIAM STREET
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2 - PRECINCT 201

GENERAL NOTES

1. THIS PROJECT IS LOCATED AT GPIN: 7789-04-0822. THE PROPERTY IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH ASSOCIATED PARKING. THE PROPERTY IS CURRENTLY ZONED C-D (COMMERCIAL-DOWNTOWN).
2. THE TOTAL SITE AREA IS 61,860 S.F. OR 1.42 ACRES.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS PREPARED BY BY BOWMAN CONSULTING GROUP, LTD ON SEPTEMBER 25, 2013. MERIDIAN IS BASED ON THE VIRGINIA COORDINANTE SYSTEM, NAD83, NORTH ZONE. SEE THE INCLUDED BOUNDARY SURVEY FOR ADDITIONAL INFORMATION.
4. TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM CONVENTIONAL TOPOGRAPHIC SURVEY OF THE SITE PREPARED BY BOWMAN CONSULTING GROUP. THE CONTOUR INTERVAL IS 2'.
5. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
6. THERE ARE NO WETLANDS OR RPA LOCATED ON-SITE.
7. BASED UPON GRAPHIC PLOTTING ONLY, AND AS SHOWN HEREON, THE PROPOSED SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL 5100650037 CD, MAP REVISED SEPTEMBER 19, 2007.
8. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
9. THE PROPOSED SITE CONTAINS EXISTING PUBLIC ROADS MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. A COMMERCIAL/HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THIS DEVELOPMENT FOR THE MAINTENANCE OF THE COMMON AREAS AND ON-SITE OPEN SPACE. THE PROPOSED SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PLACED WITHIN AN INGRESS/EGRESS EASEMENT THAT WILL ALLOW THE PUBLIC ACCESS TO THE SIDEWALKS.
11. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.
12. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
13. STREET LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH CITY REQUIREMENTS.
14. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.



VICINITY MAP
SCALE: 1"=2000'

APPLICANT
LIBERTY PLACE PARTNERS LLC
400 CHARLES STREET
FREDERICKSBURG, VA 22401
P: (540) 372-4565
CONTACT: MR. THOMAS J. WACK

OWNER
LIBERTY PLACE PARTNERS LLC
400 CHARLES STREET
FREDERICKSBURG, VA 22401
P: (540) 372-4565
CONTACT: MR. THOMAS J. WACK

PLANNER/ ENGINEER
BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. JUSTIN R. TROIDL

TRANSPORTATION ENGINEER
BOWMAN CONSULTING GROUP
3951 WESTERRE PARKWAY SUITE 150
RICHMOND, VA 23233
P: (804) 616-3240
F: (804) 270-2008
CONTACT: MR. CARLOS GARCIA

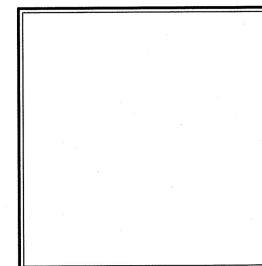
ENVIRONMENTAL ENGINEER
BOWMAN CONSULTING GROUP
14020 THUNDERBOLT PL. SUITE 300
CHANTILLY, VA 20151
P: (703) 464-1000
F: (703) 481-9720
CONTACT: MS. JESSICA FLEMING

LAND USE ATTORNEY
HIRSCHLER FLEISCHER
725 JACKSON ST., SUITE 200
FREDERICKSBURG, VA 22401
P: (540) 604-2108
F: (540) 604-2101
CONTACT: MR. CHARLES W. PAYNE, JR.

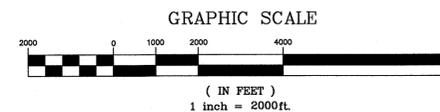
SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND & SITE CALCULATIONS
3	BOUNDARY PLAT & ROW EXHIBIT
4	EXISTING CONDITIONS PLAN
5	GENERAL DEVELOPMENT PLAN
6	TRAFFIC/PEDESTRIAN CIRCULATION PLAN
7	PRELIMINARY LANDSCAPING PLAN

APPENDIX (ARCHITECTURAL PLAN SHEETS - FOR INFORMATION ONLY, NOT TO SCALE)
A300 OVERALL ELEVATIONS
A310 OVERALL OFFICE ELEVATIONS
A320 OVERALL RESIDENTIAL ELEVATIONS
SCHEME A: ELEVATION (AMELIA STREET ELEVATION)



APPROVAL BLOCK

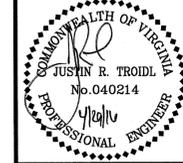


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COVER SHEET
LIBERTY PLACE
CITY OF FREDERICKSBURG, VIRGINIA
WARD 2: PRECINCT 201

COUNTY PROJECT NUMBER



PLAN STATUS	
03/28/16	FIRST SUBMISSION
04/06/16	ADDRESS COMMENTS
04/28/16	ADDRESS COMMENTS

DATE	DESCRIPTION
JT/WD	DESIGN
WED	DRAWN
JRT	CHKD
SCALE	H: 1"=2000' V: N/A
JOB No.	5425-01-001
DATE	MARCH 2016
FILE No.	5425-D-ZP-002
SHEET	1 OF 7

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAIN RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	CRITICAL SLOPE	
	HANDICAP RAMP (CG-12)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A	AREA OF ARC	J	JB	JUNCTION BOX
AD	ALGEBRAIC DIFFERENCE	K	K	SIGHT DISTANCE COEFFICIENT
AASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	L	LENGTH
AC	ACRE	LAT.	LAT.	LATERAL
AGGR.	AGGREGATE	LF	LF	LINEAR FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL	LL	LOWER LEVEL
ASPH	ASPHALT	LOS	LOS	LINE OF SIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP	LP	LOW POINT
B	BREADTH	LS	LS	LOADING SPACE
BC	BOTTOM OF CURB	LOG	LOG	LIMITS OF CLEARING & GRADING
BF	BASEMENT FLOOR	LT	LT	LEFT
BLDG	BUILDING	M	M	MONUMENT FOUND
BM	BENCHMARK	MECH.	MECH.	MECHANICAL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH	MH	MANHOLE
BOV	BLOW OFF VALVE	MI	MI	MILE
BRL	BUILDING RESTRICTION LINE	MPH	MPH	MILES PER HOUR
BVCS	BEGINNING VERTICAL CURVE STATION	MS	MS	MEDIAN STRIP
BVCE	BEGINNING VERTICAL CURVE ELEVATION	MSL	MSL	MEAN SEA LEVEL
BW	BOTTOM OF WALL	MIN	MIN	MINIMUM
		MAX	MAX	MAXIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	N	N	NOW OR FORMERLY
C	COEFFICIENT OF RUNOFF	NFA	NFA	NET FLOOR AREA
CATV	CABLE TELEVISION	NO.#	NO.#	NUMBER
CB	CATCH BASIN OR CHORD BEARING	NBL	NBL	NORTH BOUND LANE
CC	CENTER TO CENTER	N/A	N/A	NOT APPLICABLE
CFS (Q)	CUBIC FEET PER SECOND	Q	Q	ON CENTER
CH	CHORD	OC	OC	OUTSIDE DIAMETER
CG	CURB AND GUTTER	OH	OH	OVERHANG
CIP	CAST IRON PIPE	O/H	O/H	OVERHEAD
C	CENTERLINE	P	P	PERIMETER
CL	CLASS	PC	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	PCC	POINT OF COMPOUND CURVE
CONC.	CONCRETE	PCEP	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CO	CLEAN OUT	PCTC	PCTC	POINT OF CURVATURE TOP OF CURB
CONT.	CONTINUATION	PFM	PFM	PUBLIC FACILITIES MANUAL
CS	CURB STOP	PC	PC	PERCENT
CT	COURT	PGL	PGL	POINT OF GRADE LINE
C/L	CENTERLINE	PI	PI	POINT OF INTERSECTION
D	DEPTH	PL	PL	PROPERTY LINE
D.d	DRAINAGE AREA	PRC	PRC	POINT OF REVERSE CURVES
DA	DEED BOOK	PRELIM.	PRELIM.	PRELIMINARY
DB	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PROP.	PROP.	PROPOSED
DEQ	DETAIL	PT	PT	POINT OF TANGENCY
DET.	DROP INLET	PVC	PVC	POINT OF VERTICAL CURVATURE
DI	DIAMETER	PVC	PVC	POLY VINYL CHLORIDE
DIA	DUCTILE IRON PIPE	PVI	PVI	POINT OF VERTICAL INTERSECTION
DIP	DROP MANHOLE	PW/T	PW/T	PAVEMENT
DM	DRIVE	PVRC	PVRC	POINT OF VERTICAL REVERSE CURVE
DR	DRAINAGE	PVT	PVT	POINT OF VERTICAL TANGENT
DRWG.	DRAWING	P&P	P&P	PLAN AND PROFILE
D/W	DRIVE WAY	Q	Q	Q(C.F.S.) AMOUNT OF RUNOFF
Δ	DELTA	R	R	RADIUS
DU	DWELLING UNITS	REQD	REQD	REQUIRED
DOM	DOMESTIC	RCP	RCP	REINFORCED CONCRETE PIPE
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	RD.	RD.	ROAD
EC	EROSION CONTROL	RET.	RET.	RETAINING
EGL	ENERGY GRADIENT LINE	REV.	REV.	REVISION
EQC	ENVIRONMENTAL QUALITY CORRIDOR	RR	RR	RAILROAD
ESMT	EASEMENT	ROUTE	ROUTE	ROUTE
EG	EDGE OF GUTTER	R/W	R/W	RIGHT OF WAY
ELEV.	ELEVATION	RSP	RSP	ROUGH GRADING PLAN
ENT.	ENTRANCE	ROM	ROM	REMOTE OUTSIDE MONITOR
EP	EDGE OF PAVEMENT	RMA	RMA	RESOURCE MANAGEMENT AREA
ES	END SECTION	RPA	RPA	RESOURCE PROTECTION AREA
EVCS	ENDING VERTICAL CURVE STATION	RT	RT	RIGHT
EVCE	ENDING VERTICAL CURVE ELEVATION	S	S	SPEED OR SLOPE
EW	END WALL	SAN.	SAN.	SANITARY
EX.	EXISTING	SBL	SBL	SOUTH BOUND LANE
ELEC.	ELECTRICAL	SD	SD	SIGHT DISTANCE
EBL	EAST BOUND LANE	SECT.	SECT.	SECTION
F	FIRE LINE	SEW.	SEW.	SEWER
FAR	FLOOR AREA RATIO	SH.	SH.	SHOULDER
FC	FACE OF CURB	SF	SF	SQUARE FEET
FCWA	FAIRFAX COUNTY WATER AUTHORITY	SP.	SP.	SPACE
FF	FIRST FLOOR	SP	SP	SITE PLAN
FG	FINISHED GRADE	SPEC.	SPEC.	SPECIFICATION
FH	FIRE HYDRANT	STA.	STA.	STATION
FL	FLOW LINE	STD.	STD.	STANDARD
FP	FLOOD PLAIN	STK.	STK.	STACK
FS	FACTOR OF SAFETY	STM.	STM.	STORM
FT.	FOOT	SVC.	SVC.	SERVICE
FCPA	FAIRFAX COUNTY PARK AUTHORITY	SWM	SWM	STORM WATER MANAGEMENT
FOY.	FOYER	S/W	S/W	SIDE WALK
FPS	FEET PER SECOND	Sx	Sx	CROSS SLOPE
G	GRAVITY	T	T	TANGENT
G	GAS	TB	TB	TEST BORE
GFA	GROSS FLOOR AREA	TC	TC	TOP OF CURB
Gr.	GRADE	Tc	Tc	TIME OF CONCENTRATION
GR	GUARD RAIL	TEL	TEL	TELEPHONE
GAR	GARAGE	TP	TP	TEST PIT
H	HEIGHT	TP	TP	TREE PROTECTION
H	HEAD	TB	TB	TOP OF BANK
HC	HANDICAPPED PARKING SPACE	TW	TW	TOP OF WALL
HGL	HYDRAULIC GRADIENT LINE	TW	TW	TAILWATER
HP	HIGH POINT	U	U	UNDERDRAIN
HR	HAND RAIL	UG	UG	UNDERGROUND
HT.	HEIGHT	UL	UL	UPPER LEVEL
HW	HEADWATER	UP	UP	UTILITY POLE
I	RAINFALL INTENSITY	VAN	VAN	HANDICAPPED VAN PARKING SPACE
ID	INSIDE DIAMETER	V	V	VELOCITY
IN	INCH	V	V	VOLUME
INV.	INVERT	VA	VA	VIRGINIA
IP	IRON PIPE	VC	VC	VERTICAL CURVE
IPF	IRON PIPE FOUND	VDOT	VDOT	VA. DEPT. OF TRANSPORTATION
IPS	IRON PIPE SET	VF	VF	VERTICAL FOOT
W	WEIGHT OR WIDTH	W	W	WEIGHT OR WIDTH
W/M	WATER MAIN	W/M	W/M	WATER MAIN
WBL	WEST BOUND LANE	WBL	WBL	WEST BOUND LANE
WQIA	WATER QUALITY IMPACT ASSESSMENT	WQIA	WQIA	WATER QUALITY IMPACT ASSESSMENT
X	TRANSFORMER	Y	Y	YARD INLET
Y	YARD INLET	YR	YR	YEAR
YR	YEAR	Z	Z	SIDE SLOPES

EXISTING ZONING: C-D (COMMERCIAL DOWNTOWN DISTRICT)

SITE AREA: 61,859.67 SF OR 1.42 AC BEFORE PROPOSED VACATION & DEDICATION
61,848.03 SF OR 1.42 AC AFTER VACATION & DEDICATION

PROPOSED USES: DWELLING, UPPER STORY (OVER NON-RESIDENTIAL)
EATING ESTABLISHMENTS
OFFICES
PARKING GARAGE
RETAIL SALES AND SERVICES (PERMITTED IN C-D DISTRICT)

DIMENSIONAL STANDARDS: (MIXED USE DEVELOPMENT STANDARDS)

RESIDENTIAL DENSITY: 36 DU/AC (WITH SPECIAL USE PERMIT)
51.12 DU MAX
44 DU PROPOSED

NON-RESIDENTIAL FAR: 3.0 MAXIMUM
185,579 SF MAXIMUM
66,533 SF PROPOSED (RETAIL + RESTAURANT + OFFICE + CORE)
(SEE AREA INFORMATION BELOW)

LOT AREA: NONE (MINIMUM SF)
61,848.03 SF PROPOSED

LOT WIDTH: NONE (MINIMUM FT)
181.72 FT (AT WILLIAM STREET ROW)

SETBACKS: REQUIRED:
FRONT: CONFORM TO FRONT YARD SETBACK OF ADJACENT STRUCTURES
SIDE: 15 FT WHEN ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE, NONE
REAR: 25 FT WHEN ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE, NONE

OPEN SPACE SET-ASIDE: NONE MINIMUM % REQUIRED

BUILDING HEIGHT: 50 FT (MAXIMUM)
50 FT (PROPOSED)

PROPOSED BUILDING AREA SUMMARY:

	RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL
WINCHESTER STREET						
GROUND FLOOR:	3,383 SF	6,160 SF	4,824 SF	- SF	1,205 SF	15,572 SF
1ST FLOOR:	11,179 SF	- SF	- SF	- SF	1,348 SF	12,527 SF
2ND FLOOR:	23,259 SF	- SF	- SF	- SF	2,706 SF	25,965 SF
3RD FLOOR:	23,259 SF	- SF	- SF	- SF	2,706 SF	25,965 SF
4TH FLOOR:	23,259 SF	- SF	- SF	- SF	2,706 SF	25,965 SF
TOTAL:	84,339 SF	6,160 SF	4,824 SF	- SF	10,671 SF	105,994 SF
DOUGLAS STREET						
GROUND FLOOR:	- SF	9,973 SF	- SF	893 SF	429 SF	11,295 SF
2ND FLOOR:	- SF	- SF	- SF	9,605 SF	1,303 SF	10,908 SF
3RD FLOOR:	- SF	- SF	- SF	10,421 SF	1,303 SF	11,724 SF
4TH FLOOR:	- SF	- SF	- SF	9,648 SF	1,303 SF	10,951 SF
TOTAL:	- SF	9,973 SF	- SF	30,567 SF	4,338 SF	44,878 SF
PARKING GARAGE						
GROUND LEVEL:	- SF	- SF	- SF	- SF	- SF	19,055 SF
LEVEL P1:	- SF	- SF	- SF	- SF	- SF	53,734 SF
LEVEL P2:	- SF	- SF	- SF	- SF	- SF	52,072 SF
TOTAL:	- SF	- SF	- SF	- SF	- SF	124,861 SF
TOTAL SQUARE FOOTAGE	RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL
ALL FLOORS:	84,339 SF	16,133 SF	4,824 SF	30,567 SF	15,009 SF	150,872 SF
PARKING:	- SF	- SF	- SF	- SF	- SF	124,861 SF
TOTAL:	84,339 SF	16,133 SF	4,824 SF	30,567 SF	15,009 SF	275,733 SF

PRINCIPAL USE STANDARDS:

DWELLINGS, UPPER STORY: 1. UPPER-STORY RESIDENTIAL DWELLING UNITS SHALL OCCUPY THE SECOND FLOOR OR HIGHER FLOOR OF A BUILDING WITH A NON RESIDENTIAL USE ON THE GROUND FLOOR.
UNDERSTOOD

RESTAURANTS WITH INDOOR OR OUTDOOR SEATING: 1A. THE OUTDOOR PORTIONS OF THE RESTAURANT SHALL NOT OPERATE AFTER 12:00 AM.
THE OUTDOOR HOURS SHALL CONFORM WITH THIS STANDARD
1B. THE OUTDOOR SEATING AREA SHALL NOT OBSTRUCT THE MOVEMENT OF PEDESTRIANS ALONG SIDEWALKS OR THROUGH AREAS INTENDED FOR PUBLIC USE.
THE OUTDOOR SEATING AREAS ARE LOCATED ADJACENT TO THE PROPOSED BUILDING AND WILL NOT OBSTRUCT THE MOVEMENT OF PEDESTRIANS ALONG SIDEWALKS OR THROUGH PUBLIC USE AREAS.
1C. THE OUTDOOR SEATING AREA SHALL PROVIDE HANDICAPPED ACCESS.
THE PROPOSED OUTDOOR SEATING AREA SHALL PROVIDE HANDICAPPED ACCESS AS REQUIRED.

PARKING STANDARDS:

MINIMUM PARKING SPACES:	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES	NUMBER OF UNITS/ GROSS SF OF USE	NUMBER OF SPACES
HOUSEHOLD LIVING	DWELLING, UPPER STORY	REST. WITH IN/OUT SEATING	0.5 PER DU	44	22
			1 PER EVERY 180 SF	5,427	31
			1 PER EVERY 180 SF (30% REDUCTION)	743	3
			1 PER EVERY 300 SF	34,905	117
			1 PER EVERY 300 SF	16,736	56
EATING ESTABLISHMENTS	REST. WITH IN/OUT SEATING	OFFICES	1 PER EVERY 300 SF	16,736	56
			1 PER EVERY 300 SF	16,736	56
RETAIL SALES & SERVICES	RETAIL SALES ESTABLISHMENT	TOTAL OFF-STREET PARKING REQUIRED = 229			
		MAXIMUM ALLOWED OFF-STREET PARKING= 277 (WITHOUT ALTERNATIVE PARKING PLAN)			
MINIMUM HANDICAPPED ACCESSIBLE SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN= 12 (CALCULATED SEPARATELY BY USE - PUBLIC = 5 HC, OFFICE = 3 HC, RESIDENTIAL = 4 HC)					
MINIMUM HANDICAPPED ACCESSIBLE SPACES PER UDO 72-53.1.D.3(A)= 11 MINIMUM VAN ACCESSIBLE HC SPACES = 3					
PROPOSED OFF-STREET PARKING SPACES =			28	GROUND FLOOR	
			118	PARKING LEVEL 1	
			126	PARKING LEVEL 2	
			272	TOTAL OFF-STREET	
PROPOSED ON-STREET PARKING SPACES =			31	PARALLEL SPACES	
<i>PER SECTION 72-82.7(E) OF THE UDO ORDINANCE ON-STREET PARKING MAY BE USED TO SATISFY THE OFF-STREET PARKING REQUIREMENTS IN THE C-D DISTRICT.</i>					
TOTAL NUMBER OF PARKING SPACES =			303	SPACES	
TOTAL NUMBER OF HANDICAPPED ACCESSIBLE PARKING SPACES =			13	SPACES	
TOTAL NUMBER OF VAN ACCESSIBLE HC PARKING SPACES =			3	SPACES	
<i>THE 2010 ADA STANDARDS REQUIRE 7 SPACES FOR PARKING LOTS CONTAINING 201-300 TOTAL SPACES.</i>					

LOADING SPACE STANDARDS:

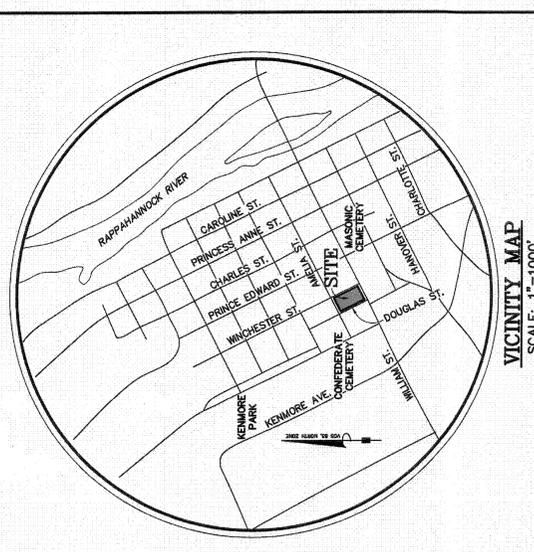
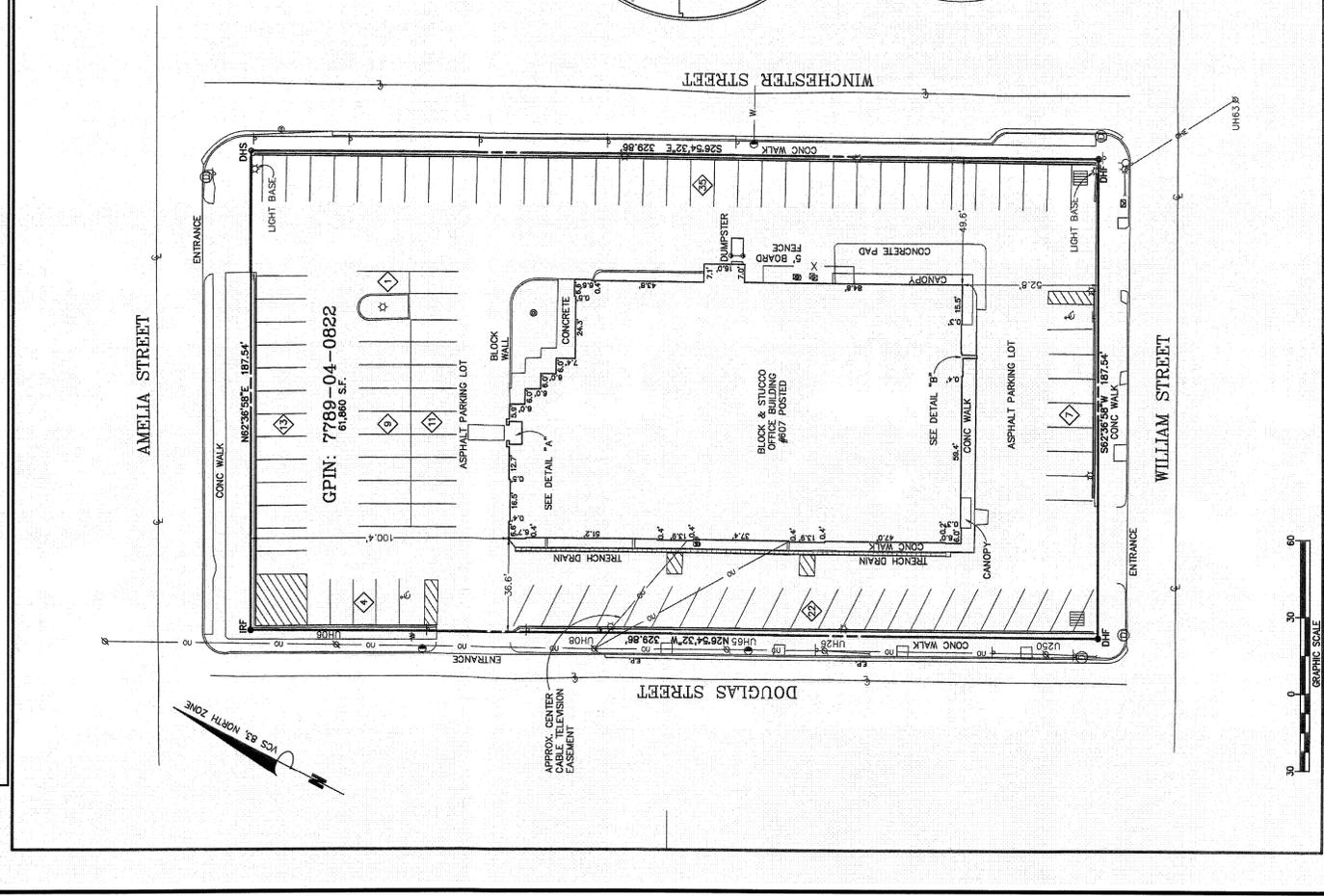
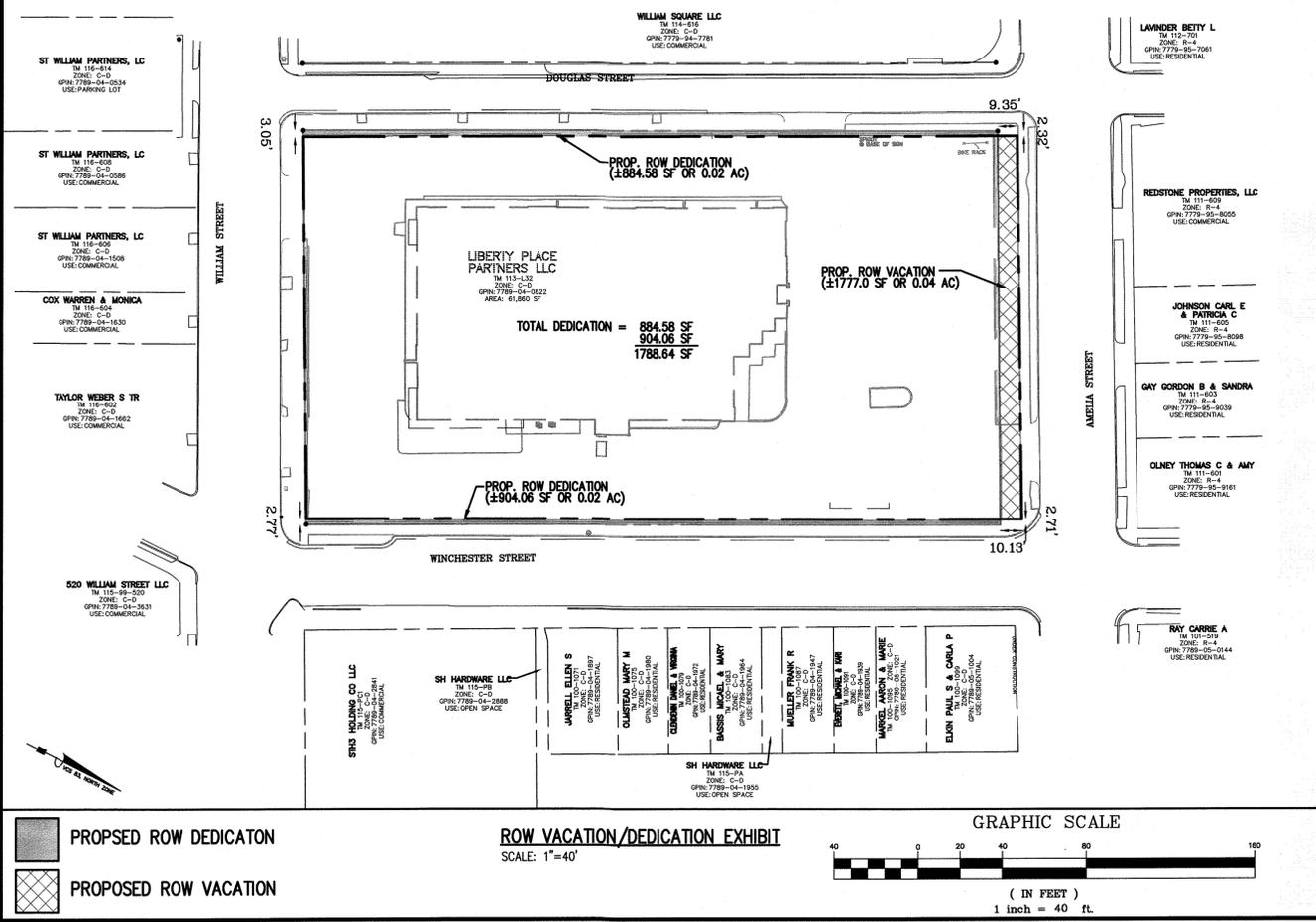
USE OR ACTIVITY	GROSS FLOOR AREA	MIN. NUMBER OF LOADING BERTHS
EATING ESTABLISHMENT	6,170	0
RETAIL OFFICE	51,641	3
TOTAL REQUIRED =		3
TOTAL PROVIDED =		3
(OFFSTREET = 15 FT WIDE X 25 FT LONG) SITE PLAN EXCEPTION SUBMITTED FOR ONSTREET LOADING SPACES		

BICYCLE PARKING STANDARDS:

	NUMBER OF UNITS/ GROSS SF OF
--	------------------------------

ADJACENT OWNER KEY

GPIN	ZONING	Owner Name	Use	Physical Address
7779-94-7781	CD	WILLIAM SQUARE LLC	COMMERCIAL	4830 SOUTHPPOINT DRVE, FREDERICKSBURG, VA 22407
7779-95-7061	R4	BETTY L LAVINDER	RESIDENTIAL	14728 BLUNTS RIDGE DRME, DOSWELL VA 23047
7779-95-8055	R4	REDSTONE PROPERTIES, LLC	COMMERCIAL	PO BOX 7112, FREDERICKSBURG VA 22404
7779-95-8098	R4	CARL E & PATRICIA C JOHNSON	RESIDENTIAL	PO BOX 380, APG MD 21005
7779-95-9039	R4	GORDON B & SANDRA GAY	RESIDENTIAL	603 AMELIA STREET, FREDERICKSBURG VA 22401
7779-95-9161	R4	THOMAS C & AMY OLNEY	RESIDENTIAL	601 AMELIA STREET, FREDERICKSBURG VA 22401
7789-05-0144	R4	CARRIE A RAY	RESIDENTIAL	9824 DUNFORD STREET, FREDERICKSBURG VA 22407
7789-05-1004	CD	PAUL S & CARLA P ELKIN	RESIDENTIAL	1099 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-05-1021	CD	AARON & MARIE MARKEL	RESIDENTIAL	1095 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1939	CD	MICHAEL L & KARI I EVERETT	RESIDENTIAL	13 PENNSBURY COURT, FREDERICKSBURG VA 22406
7789-04-1947	CD	FRANK R MUELLER	RESIDENTIAL	1087 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1955	CD	SH HARDWARE, LLC	OPEN SPACE	1201 CENTRAL PARK BLVD, FREDERICKSBURG VA 22401
7789-04-1964	CD	MICHAEL S & MARY WILSON BASSIS	RESIDENTIAL	1083 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1972	CD	DANIEL W & VIRGINIA T CLENDENIN	RESIDENTIAL	1079 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1980	CD	MARY M OLMSTEAD	RESIDENTIAL	1075 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-1897	CD	ELLEN S JARRELL	RESIDENTIAL	1071 WINCHESTER STREET, FREDERICKSBURG VA 22401
7789-04-2888	CD	SH HARDWARE, LLC	OPEN SPACE	1201 CENTRAL PARK BLVD, FREDERICKSBURG VA 22401
7789-04-3631	CD	520 WILLIAM STREET, LLC	COMMERCIAL	520 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-1662	CD	WEBER S TAYLOR TR	COMMERCIAL	1204 PRINCE EDWARD STREET, FREDERICKSBURG VA 22401
7789-04-1630	CD	WARREN & MONICA COX	COMMERCIAL	604 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-1508	CD	ST WILLIAM STREET PARTNERS, LC	COMMERCIAL	606 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-0586	CD	ST WILLIAM STREET PARTNERS, LC	COMMERCIAL	606 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-0534	CD	ST WILLIAM STREET PARTNERS, LC	PARKING LOT	606 WILLIAM STREET, FREDERICKSBURG VA 22401
7789-04-2841	CD	STH3 HOLDING CO LLC	COMMERCIAL	10800 MIDLOTHIAN TURNPIKE #103, RICHMOND VA 23225



NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF FREDERICKSBURG TAX ASSESSMENT MAP AS GPIN 7789-04-0822 AND IS ZONED CD (DOWNTOWN BUSINESS).
2. THE SURVEYED PROPERTY IS CURRENTLY STAMPS IN THE NAME OF FREE LANCE-STAR PUBLISHING CO. THE CITY OF FREDERICKSBURG, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS DERIVED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 25, 2013.
4. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A FIELD SURVEY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 25, 2013.
5. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE IN ZONE "X" ARE SHOWN WITH A DOTTED PATTERN. THE SOURCE OF THE ZONING MAP IS THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5108250037 CO. MAP REVISED SEPTEMBER 19, 2007.
6. SOURCE OF MERIDIAN: VIRGINIA COORDINATE SYSTEM NAD83, NORTH ZONE.

FLAT SURVINGS
BOUNDARY SURVEY
ON THE PROPERTY OF
**THE FREE LANCE-STAR PUBLISHING
CO. OF FREDERICKSBURG, VA.**
DEED BOOK 237, PAGE 85
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 30'
DATE: SEPTEMBER 25, 2013

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650-A Nemo Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
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www.bowmanconsulting.com

Professional Engineer
Lic. No. 003132

DATE: SEPTEMBER 25, 2013

REVISION

PROJECT NO: 5425-01-001 TASK: 1 COUNTY REF NO: 7789-04-0822 SHEET 1 OF 1

Bowman CONSULTING

BOUNDARY PLAT & ROW EXHIBIT

LIBERTY PLACE

CITY OF FREDERICKSBURG, VIRGINIA

WARD 2, PRECINCT 201

COUNTY PROJECT NUMBER

PROFESSIONAL ENGINEER
JUSTIN R. TROLDL
No. 040214
11/21/10

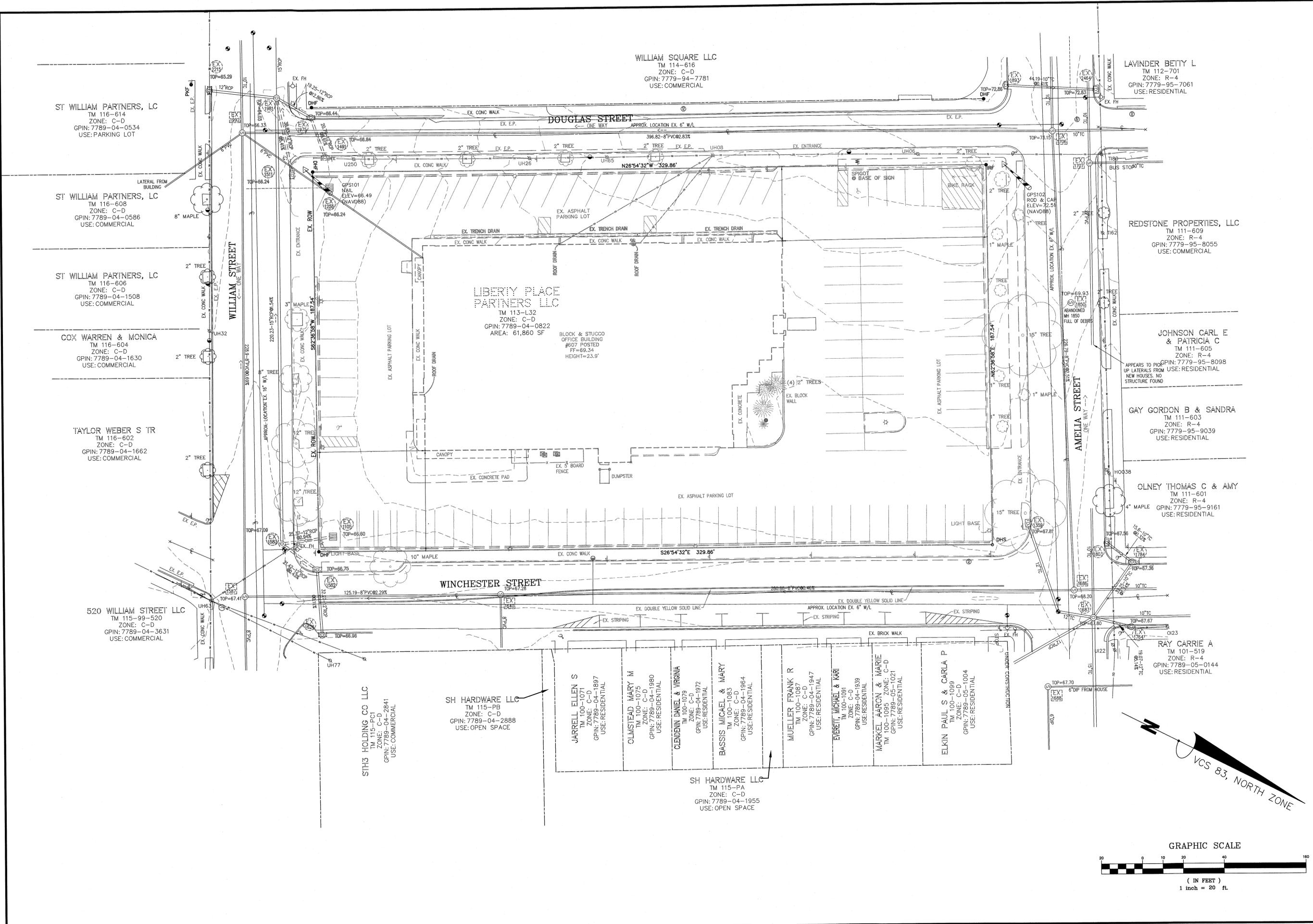
PLAN STATUS

03/28/16	FIRST SUBMISSION
04/06/16	ADDRESS COMMENTS
04/28/16	ADDRESS COMMENTS

DATE	DESCRIPTION
JT/WD	WED JRT
DESIGN	DRAWN CHKD
SCALE	H: AS NOTED
	V:

JOB No. 5425-01-001
DATE: MARCH 2016
FILE No. 5425-D-ZP-002

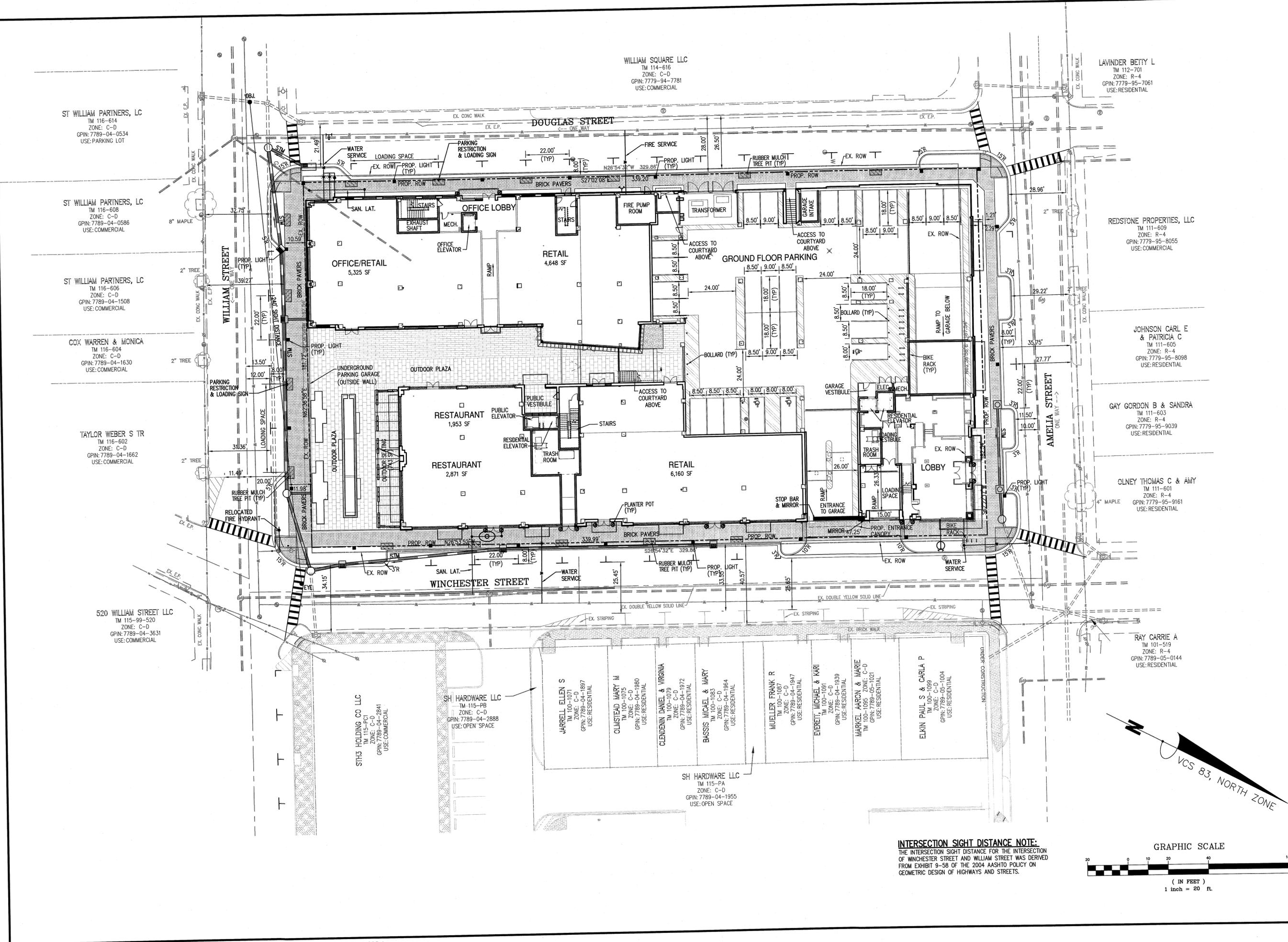
SHEET 3 OF 7



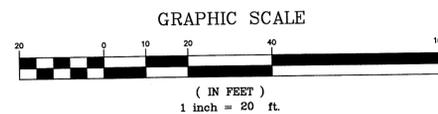


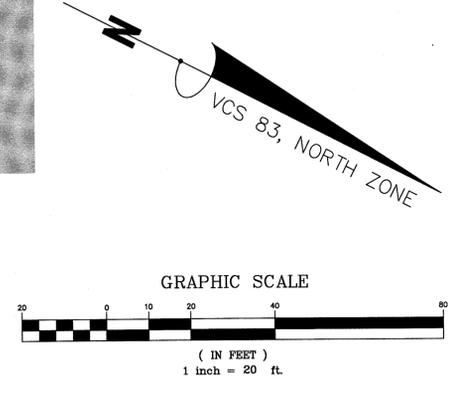
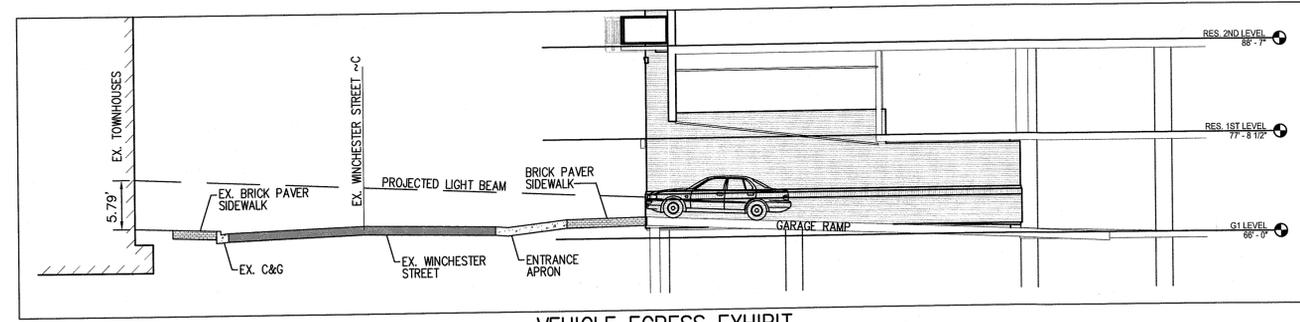
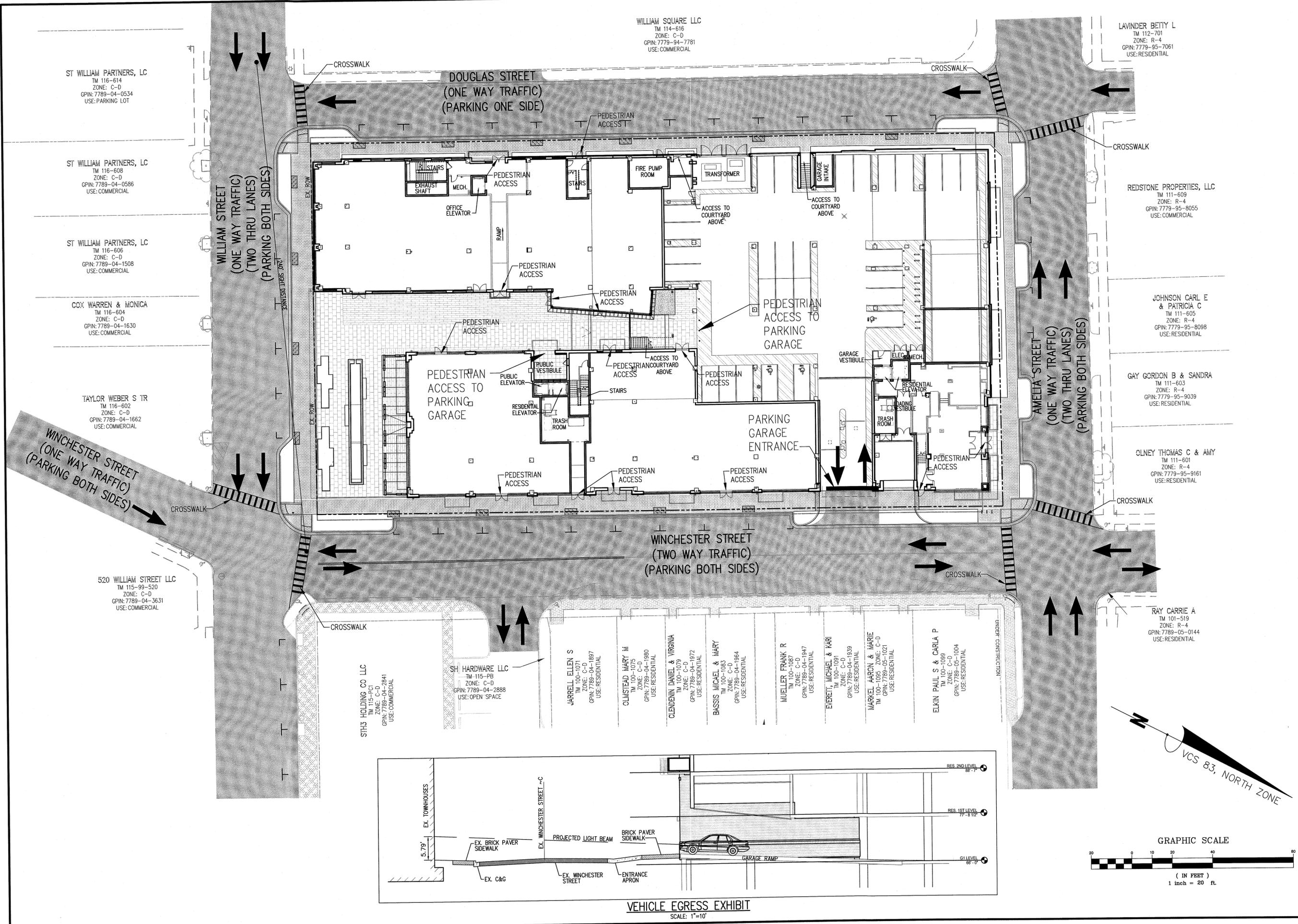
PLAN STATUS	
03/28/16	FIRST SUBMISSION
04/06/16	ADDRESS COMMENTS
04/28/16	ADDRESS COMMENTS

DATE	DESCRIPTION
JT/WD	WED
DESIGN	CHKD
SCALE	H: 1"=20'
	V:
JOB No.	5425-01-001
DATE	MARCH 2016
FILE No.	5425-D-ZP-002



INTERSECTION SIGHT DISTANCE NOTE:
 THE INTERSECTION SIGHT DISTANCE FOR THE INTERSECTION OF WINCHESTER STREET AND WILLIAM STREET WAS DERIVED FROM EXHIBIT 9-58 OF THE 2004 AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.





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wack
 GENERAL CONTRACTOR

LIBERTY PLACE
 CITY OF FREDERICKSBURG, VIRGINIA

TRAFFIC/PEDESTRIAN CIRCULATION PLAN

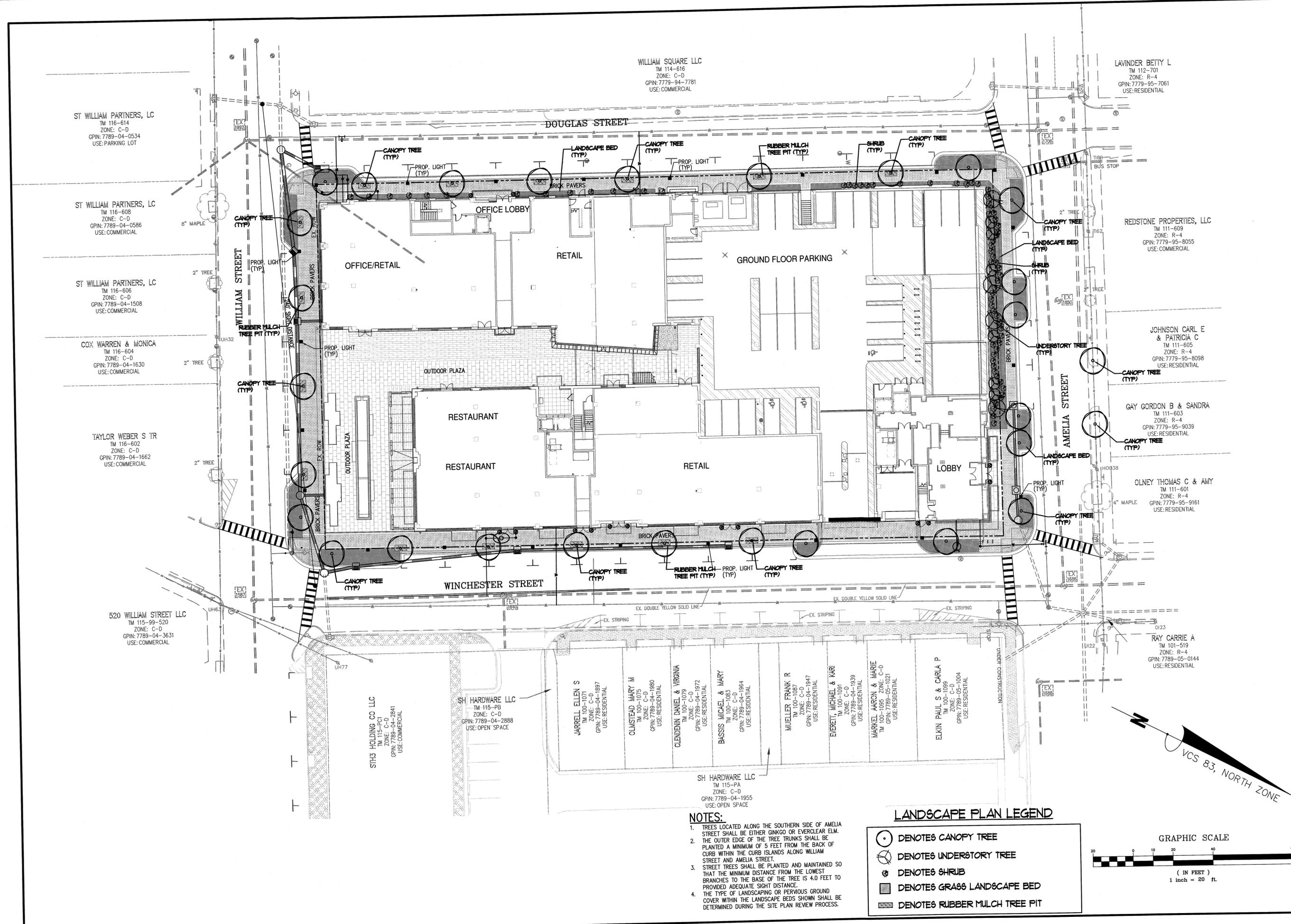
WARD 2: PRECINCT 201

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 JUSTIN R. TRODIA
 No. 040214
 PROFESSIONAL ENGINEER

PLAN STATUS
 03/28/16 FIRST SUBMISSION
 04/06/16 ADDRESS COMMENTS
 04/28/16 ADDRESS COMMENTS

DATE	DESCRIPTION
JT/WD	DRAWN JRT
DESIGN	DRAWN CHKD
SCALE	H: 1"=20'
	V:
JOB No.	5425-01-001
DATE	MARCH 2016
FILE No.	5425-D-ZP-002
SHEET	6 OF 7

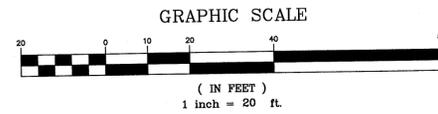


NOTES:

- TREES LOCATED ALONG THE SOUTHERN SIDE OF AMELIA STREET SHALL BE EITHER GINKGO OR EVERCLEAR ELM.
- THE OUTER EDGE OF THE TREE TRUNKS SHALL BE PLANTED A MINIMUM OF 5 FEET FROM THE BACK OF CURB WITHIN THE CURB ISLANDS ALONG WILLIAM STREET AND AMELIA STREET.
- STREET TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE MINIMUM DISTANCE FROM THE LOWEST BRANCHES TO THE BASE OF THE TREE IS 4.0 FEET TO PROVIDED ADEQUATE SIGHT DISTANCE.
- THE TYPE OF LANDSCAPING OR PERVIOUS GROUND COVER WITHIN THE LANDSCAPE BEDS SHOWN SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.

LANDSCAPE PLAN LEGEND

- DENOTES CANOPY TREE
- DENOTES UNDERSTORY TREE
- DENOTES SHRUB
- DENOTES GRASS LANDSCAPE BED
- DENOTES RUBBER MULCH TREE PIT



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 MV+A | Mulhany Yorlde Associates
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 Washington, DC 20005
 202.482.2822

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 Fredericksburg, VA 22401
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 Ste. 950
 Rockville, MD 20850
 301.987.9234

Mechanical, Plumbing & Electrical Engineer
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 Ste. 210
 Beltsville, MD 20814
 301.657.7630

Landscape Architect
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 101 North Union St.
 Suite 200
 Alexandria, VA 22314
 703.548.5010

Civil Engineer
 Bowen Consulting
 650A Nelson Circle
 Fredericksburg, VA 22406
 540.371.0268

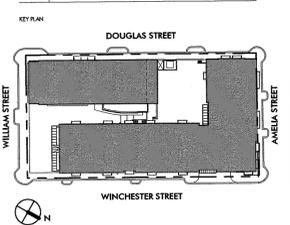
LIBERTY PLACE
 FREDERICKSBURG
 VIRGINIA

**OVERALL
 ELEVATIONS**

PROJECT NUMBER
14067.01

DRAWN BY: Author
 CHECKED BY: Checker

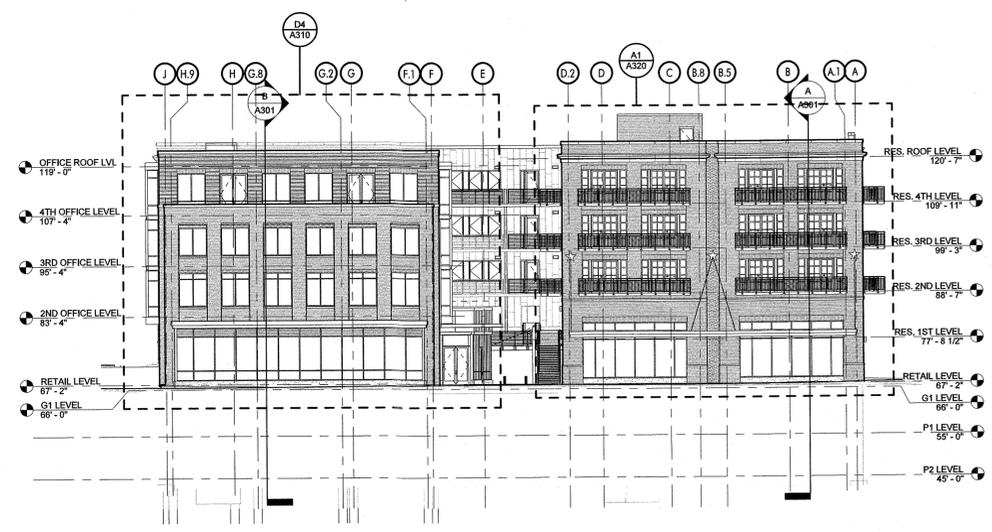
REV.	ISSUE:	DATE
	PROGRESS PRINT	04.01.2016
	PERMIT AND BID SET	04.15.2016



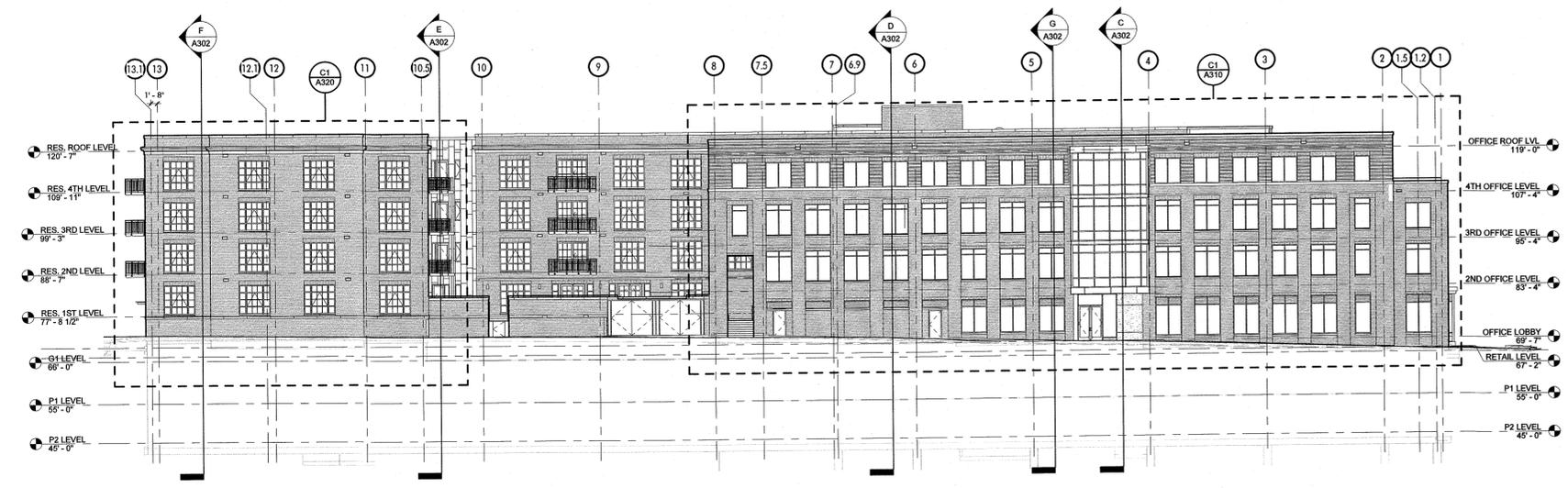
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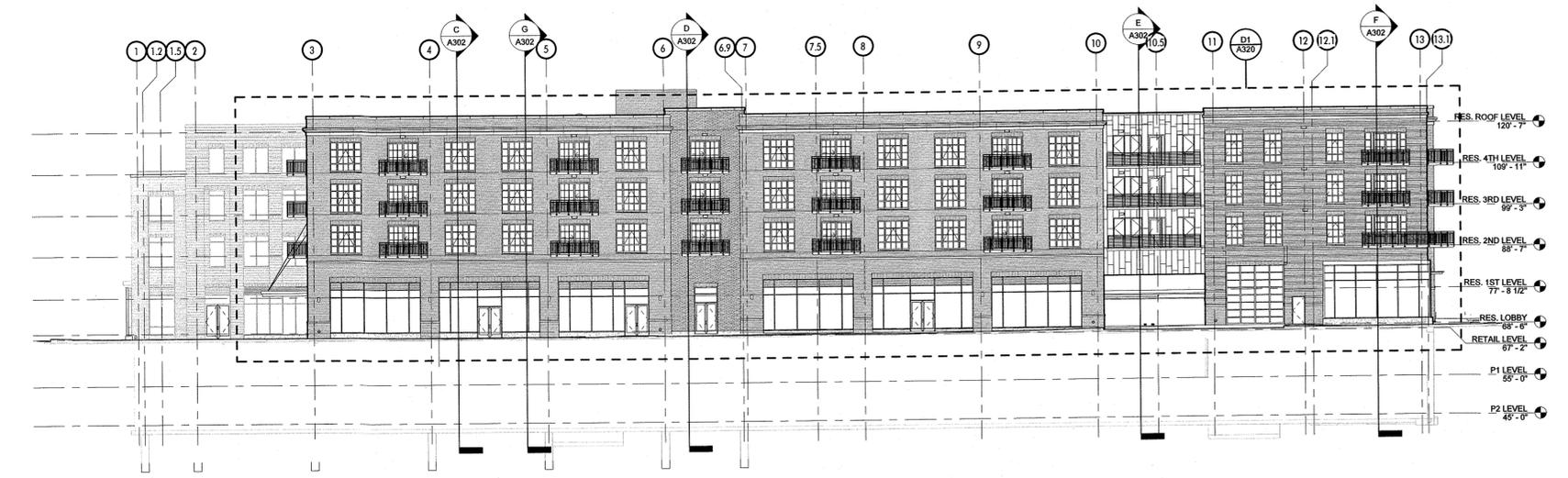
SHEET NUMBER
A300



A1 OVERALL - WILLIAM STREET ELEVATION
 A300 SCALE 1/16" = 1'-0"



C1 OVERALL - DOUGLAS STREET ELEVATION
 A300 SCALE 1/16" = 1'-0"



4 OVERALL - WINCHESTER STREET ELEVATION
 A300 SCALE 1/16" = 1'-0"

Architect
 mv+a | MultiVocable Associates
 1200 G Street NW
 Suite 250
 Washington, DC 20005
 202.682.2822

Owner
 Liberty Place Partners LLC
 400 Charles St.
 Fredericksburg, VA 22401
 540.372.4545

Structural Engineer
 STRUCTURA INC.
 111 Rock Hill Pike
 Suite 950
 Rockville, MD 20850
 301.987.9234

Mechanical, Plumbing & Electrical Engineer
 SMA LLC
 7727 Old Georgetown Rd.
 Suite 510
 Bethesda, MD 20814
 301.657.7630

Landscape Architect
 Parker Riddington, Inc.
 101 North Union St.
 Suite 220
 Alexandria, VA 22314
 703.548.5010

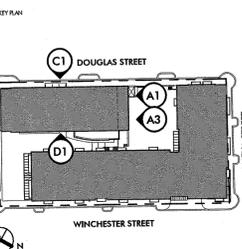
Civil Engineer
 Bowman Consulting
 650-A Holman Circle
 Fredericksburg, VA 22406
 540.371.0268

LIBERTY PLACE
 FREDERICKSBURG
 VIRGINIA

OVERALL OFFICE ELEVATIONS

PROJECT NUMBER
14067.01

DESIGNED BY	CHECKED BY	
AA	JH	
REV.	ISSUE:	DATE
	PROGRESS PRINT	04.01.2016
	PERMIT AND BID SET	04.15.2016

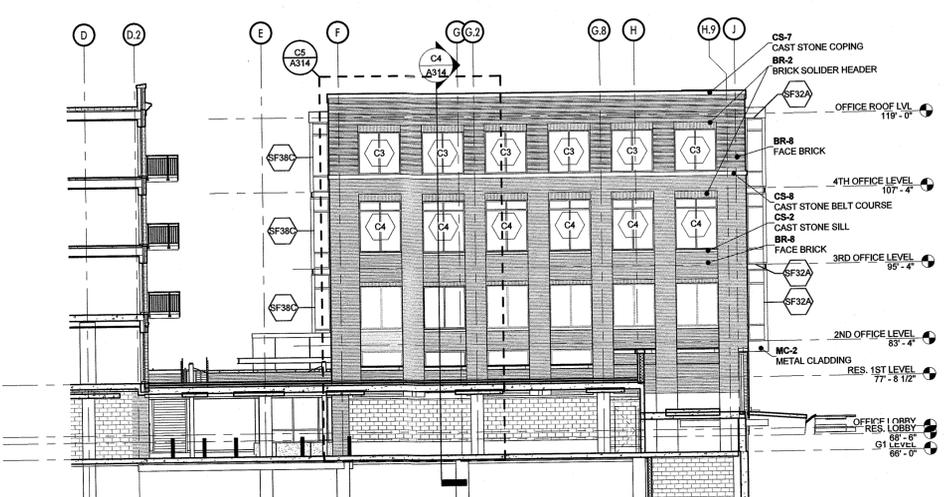


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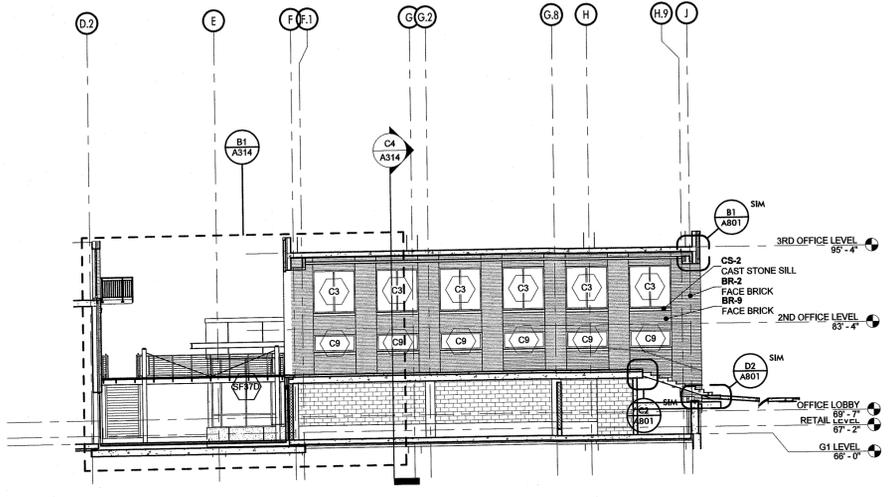
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SHEET NUMBER

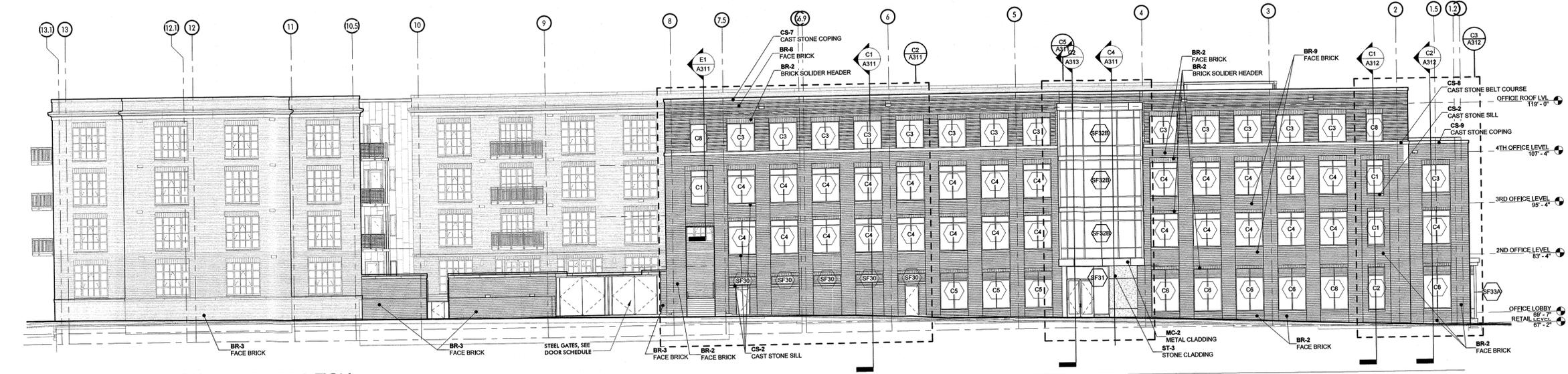
A310



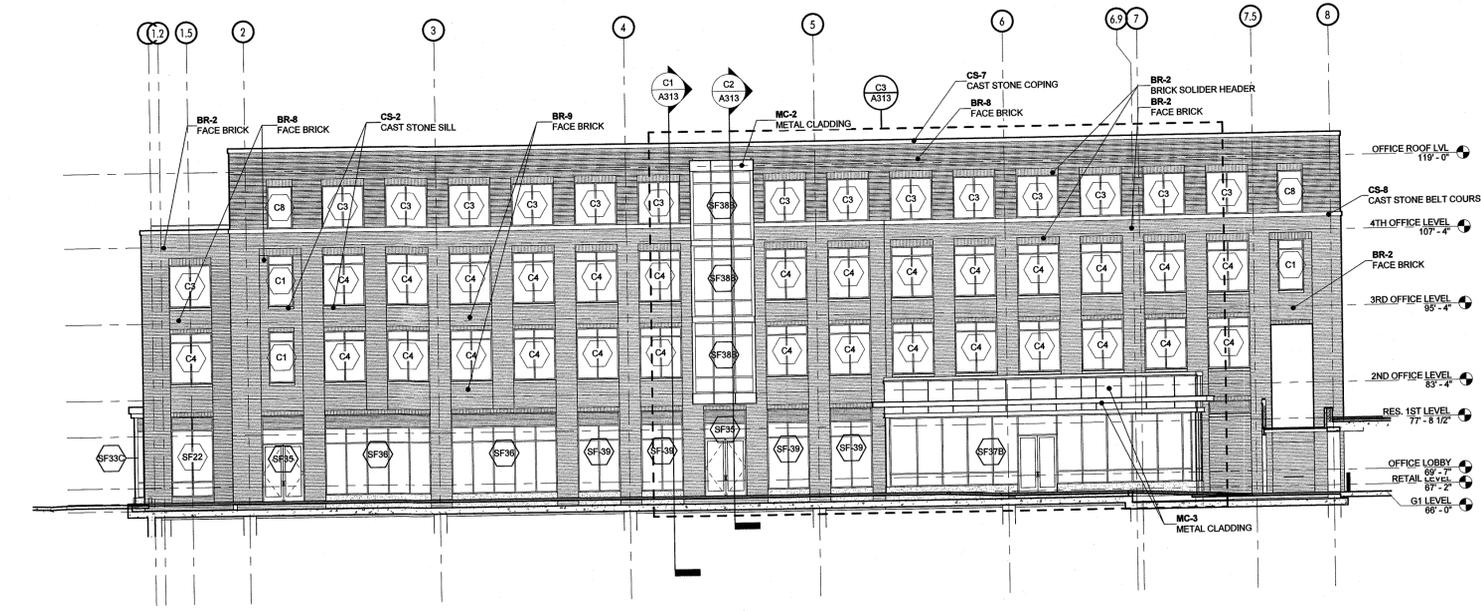
A1 OFFICE - NORTH COURTYARD ELEVATION
 A310 SCALE 3/32" = 1'-0"



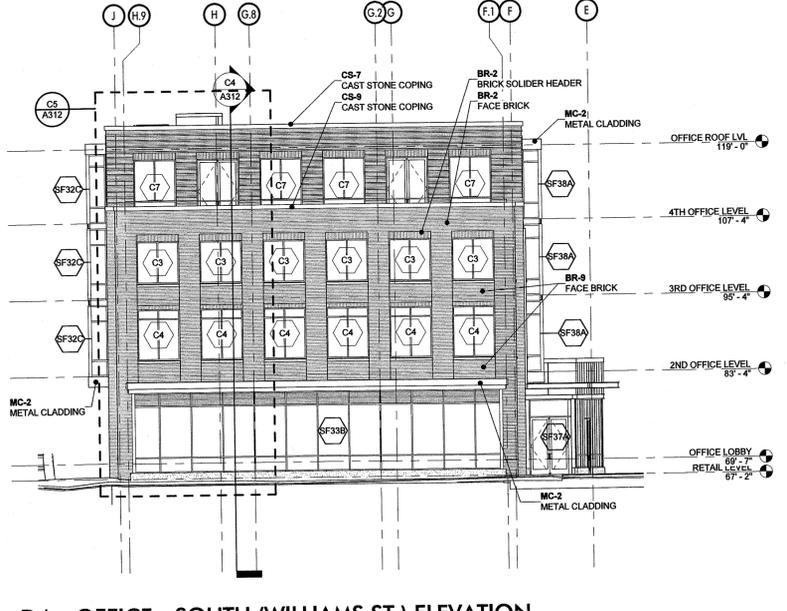
A3 OFFICE - NORTH LOGGIA ELEVATION
 A310 SCALE 3/32" = 1'-0"



C1 OFFICE - WEST (DOUGLAS ST.) ELEVATION
 A310 SCALE 3/32" = 1'-0"



D1 OFFICE - EAST PLAZA ELEVATION
 A310 SCALE 3/32" = 1'-0"



D4 OFFICE - SOUTH (WILLIAMS ST.) ELEVATION
 A310 SCALE 3/32" = 1'-0"

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Architect
 mv+a | Multi-Habitat YouLze Associates
 1200 G Street NW
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 202.682.2822

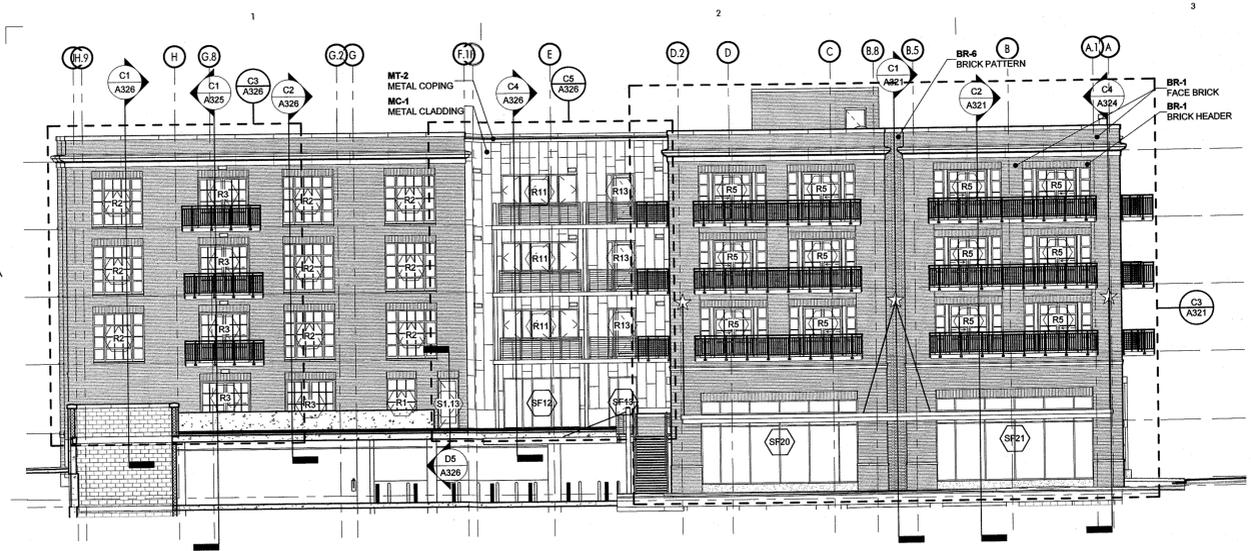
Owner
 Liberty Place Partners LLC
 400 Charles St.
 Fredericksburg, VA 22401
 546-372-4545

Structural Engineer
 STRUCOMA, INC.
 111 Rockville Pike
 Ste. 950
 Rockville, MD 20850
 301-987-9234

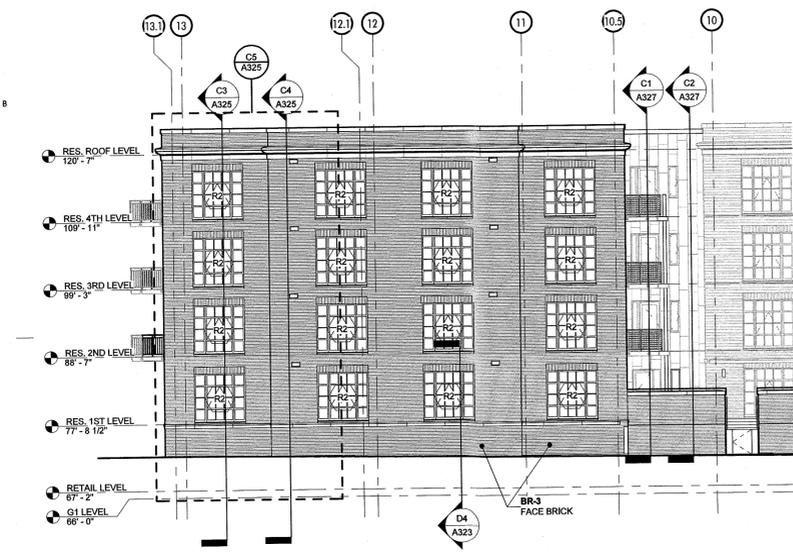
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 Bethesda, MD 20814
 301-457-7630

Landscape Architect
 Porter Ruppel, Inc.
 101 North Union St.
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 703-648-5010

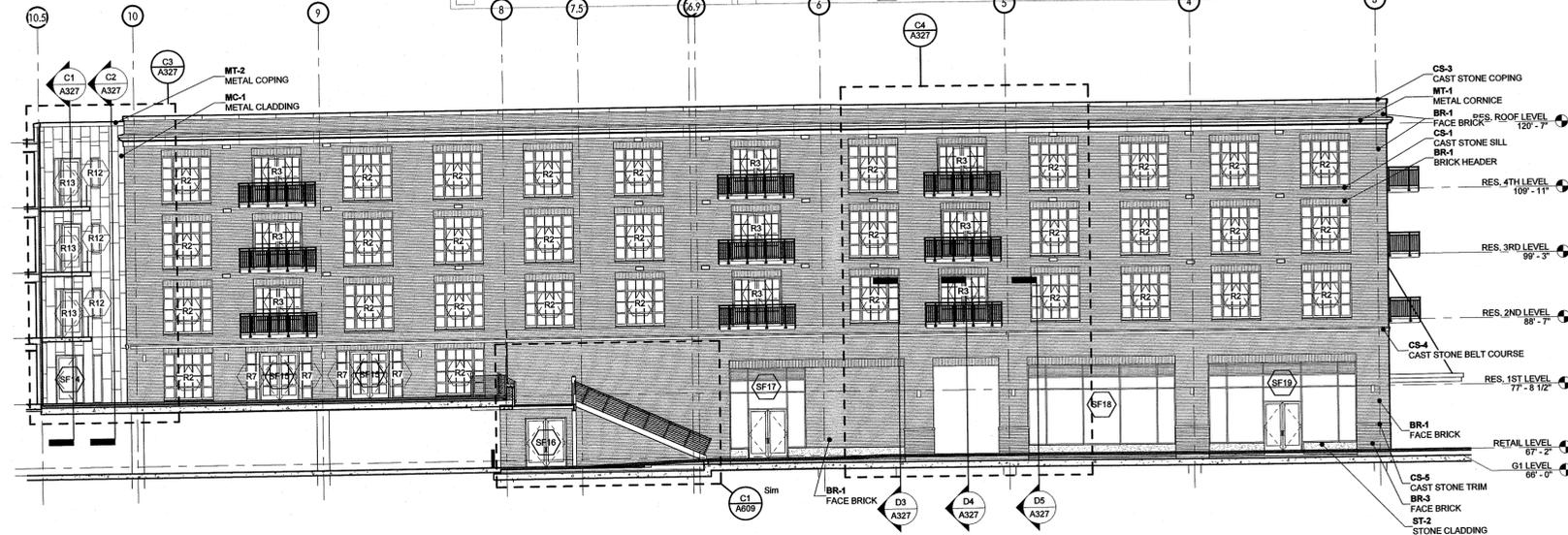
Civil Engineer
 Swann Consulting
 605A Naine Circle
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 540-371-0268



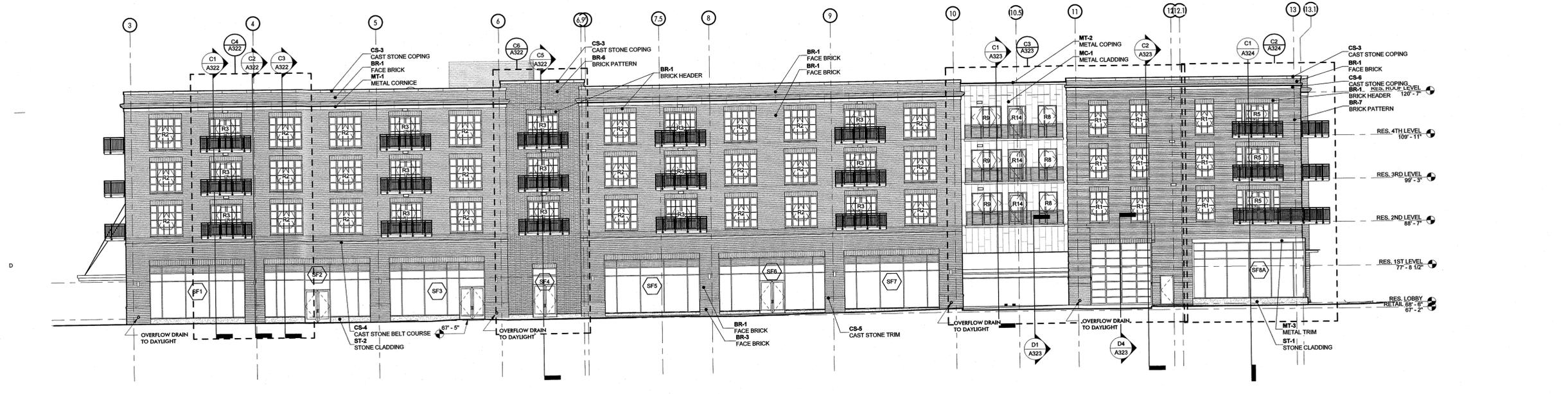
A1 RESIDENTIAL - SOUTH (WILLIAMS ST./COURTYARD) ELEVATION
 A320 SCALE 3/32" = 1'-0"



C1 RESIDENTIAL - EAST (DOUGLAS ST) ELEVATION
 A320 SCALE 3/32" = 1'-0"



C2 RESIDENTIAL - EAST COURTYARD ELEVATION
 A320 SCALE 3/32" = 1'-0"



D1 RESIDENTIAL - WINCHESTER STREET ELEVATION
 A320 SCALE 3/32" = 1'-0"

LIBERTY PLACE
 P1 LEVEL 55'-0" FREDERICKSBURG VIRGINIA
 P2 LEVEL 45'-0"

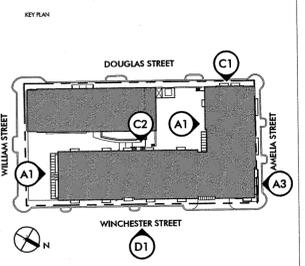
OVERALL RESIDENTIAL ELEVATIONS

PROJECT NUMBER
14067.01

DRAWN BY: AA CHECKED BY: JH

REV LEVELS: 0'-0" DATE

PROGRESS PRINT 04.01.2016
 PERMIT AND BID SET



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SHEET NUMBER
A320

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