



MEMORANDUM

TO: Beverly R. Cameron, City Manager
FROM: Marne E. Sherman, Development Administrator
RE: Amendment to Ordinance 14-31 Vacating a Portion of the Amelia Street Right-of-Way Adjacent to GPIN 7789-04-0822
DATE: May 10, 2016 – First Reading

ISSUE

Liberty Place Partners, LLC requests an amendment to Ordinance 14-31 which approved the vacation of 0.04 acres of public right-of-way along a portion of Amelia Street between Winchester Street and Douglas Street. Specifically, the applicant requests a change to Condition #4 to permit development in accord with a revised General Development Plan (GDP) for the proposed Liberty Place development. The public right-of-way to be vacated is approximately ten feet wide and runs along the east side of Amelia Street, adjacent to GPIN # 7789-04-0822. The area is proposed to be integrated into the Liberty Place project.

RECOMMENDATION

Adoption of the attached ordinance on first reading only if City Council approves the associated amendment to the special use permit application to allow a mixed use development with a residential density of 36 units per acre. The draft ordinance includes two conditions:

1. The applicant shall dedicate public right-of-way on Douglas Street and Winchester Street as shown on the exhibit, by recordation of an approved subdivision plat within 36 months of the date of this ordinance.
2. The use of the vacated public right-of-way shall be limited to the development of the Liberty Place project, in substantial accordance with the GDP entitled, "Liberty Place," by Bowman Consulting, Job No. 5425-01-001, dated March 28, 2016, last revised April 29, 2016, shall commence within 36 months of the adoption of this ordinance.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a meeting on April 13, 2016, to consider the request. Following discussion of the application, proposed use of the land to be vacated, and thorough Comprehensive Plan analysis, the Planning Commission voted 4-3 to approve Resolution 16-03 finding the application to be in substantial accord with the 2015 Comprehensive Plan under the Code of Virginia §15.2-2232.

AUGUST 12, 2014 CITY COUNCIL ACTION UPDATE

Following the Planning Commission's finding that the request was in substantial accord with the 2007 Comprehensive Plan, City Council adopted Ordinance 14-31 approving the vacation of the subject public right-of-way with four conditions:

1. The landowner shall conduct a Phase I archaeological survey of the Liberty Place site and, if indicated, a Phase II survey, prior to approval of the final subdivision plat for the

site. The archaeological survey or surveys shall conform to the “Guidelines for Conducting Historic Resources Surveys in Virginia” of the Virginia Department of Historic Resources, dated October 2011.

2. The landowner shall dedicate public right of way on Douglas Street and Winchester Street as shown on the exhibit, on the final subdivision plat.
3. The final subdivision plat showing the vacation and dedication of rights of way shall be recorded within 36 months of the date of this resolution.
4. The development of the Liberty Place project, as shown on the Generalized Development Plan entitled, “Liberty Place,” by Bowman Consulting, Job No. 5422-01-001, dated March 2014, last revised May 2, 2014, shall commence within 36 months of the adoption of this ordinance.

City Council’s action to regarding the vacation of right-of-way was taken in conjunction with the adoption of Resolution 14-62 approving a special use permit for a mixed used development with 36 residential units per acre (51 total units).

Following the August 12, 2014 decisions, the GDP was revised. As a result, on March 28, 2016, Liberty Place Partners, LLC submitted requests to amend the two actions (O14-31 and R14-62) to permit the revised design.

BACKGROUND

Amelia Street is an improved public right-of-way of varying widths, beginning at Sophia Street and continuing west through downtown to Washington Avenue. The roadway contains two lanes of traffic, both flowing southwest, with curb, gutter, and parallel parking on each side of the street. The right-of-way also contains sidewalks ranging from four feet in width to eight and a half feet in width, grass strips, utilities, and street trees along its course. Between Winchester Street and Douglas Street, the existing right-of-way for Amelia Street measures approximately 64 feet in width.

Liberty Place Partners, LLC is pursuing approvals to construct Liberty Place on GPIN # 7789-04-0822. The approximately 1.42 acre site is bordered by William Street to the south, Winchester Street to the east, Amelia Street to the north, and Douglas Street to the west. The proposed amendment of the special use permit results in 44 multi-family residential units, approximately 55,862 square feet of non-residential use, and 272 on-site / 31 on-street parking spaces (public and private). A plaza facing William Street will be incorporated into the site, existing and proposed utilities would be placed underground, and all right-of-ways would be relined with brick sidewalks, street trees, and colonial style lighting.

To maximize the building potential of the overall site and increase the footprint for 15 additional parking spaces within the garage, the developer requests the vacation of 0.04 acres of right-of-way along the south side Amelia Street. This acreage equates to vacation of approximately 10 feet of right-of-way along the frontage of Amelia Street, reducing the remaining right-of-way width to approximately 54 feet, or 27 feet from the centerline.

The developer proposes to dedicate approximately 2.75 feet (0.02 acres) along the frontage of Winchester Street and between 2.32 and 3.05 feet (0.02 acres) along Douglas Street.

Public Works evaluated the request and found that the vacation of the right-of-way will not adversely affect the ability to maintain existing or planned infrastructure but notes that the proposal to install required street trees in the parking lane (as shown on sheet 7 of the GDP) reduces the number of on-street parking spaces available along Amelia Street from five existing spaces to four proposed spaces. Concerns regarding potential sight distance hazards resulting from the installation of the tree wells within the on-street parking lane along Amelia Street were addressed with notes on sheet 7 of the GDP. The dedication of additional right-of-way along Winchester Street and Douglas Street will improve maintenance and movement along those streets.

In late October 2015, the applicant submitted a Phase I Archeological Study, satisfying Ordinance 14-31 Condition #1. The report concluded that no additional studies including a Phase II survey were warranted. Staff concurred with the report's conclusions on October 22, 2015. This condition has been removed from the draft ordinance.

Zoning

The underlying zoning district within the subject right-of-way is Commercial-Downtown (C-D).

Checklist & Discussion – City Code §66-42

The following table outlines the requirements for the vacation of public rights-of-way under the City Code. The City Code is modeled on the Code of Virginia §15.2-2006.

Subsection	Requirement	Notes
A	Ordinance adopted by City Council	See attached Ordinance.
B	Written Application & \$100 Fee	The cover letter, supporting materials, and fee were received on March 28, 2016.
C	Public Hearing and Notice to Adjoining Property Owners	May 12, 2016 public hearing. Notice includes signs on Amelia Street and William Street, published notice in the <i>Free Lance-Star</i> newspaper, and certified letters to adjoining property owners.
D	At the conclusion of the hearing, the Council may appoint a committee of between three and five viewers to report any inconvenience from discontinuing the street or alley.	Council's discretion, but staff recommends that in this case viewers would not be necessary.
E	Council may vacate after public hearing and viewer's report (if any). May be conditioned if the vacation is an accommodation of an expansion or development of a business.	First and second read of the ordinance can take place following the close of the May 12, 2016 public hearing. The vacation can be conditioned as it is to accommodate new development.

Subsection	Requirement	Notes
F	If an abutting property owner is among the applicants applying for the vacation, that person may be required by Council to purchase the vacated right-of-way at a mutually agreeable price.	Costs associated with the sale of the land can be negotiated by City Council. Based on the acreage and assessed values per square foot of adjacent C-D zoned properties, the 0.04 acres is valued at \$75,244.88. Council previously considered the value to be off-set by the proposed dedication of 0.04 acres of right-of-way along Winchester Street and Douglas Street.
G	Appeals of Council decisions must be filed within 60 days of the final ordinance adoption in the City's Circuit Court.	Information only – no bearing on consideration of the vacation.

COMPREHENSIVE PLAN COMPLIANCE REVIEW ANALYSIS

The City of Fredericksburg’s 2015 Comprehensive Plan addresses goals, policies, and initiatives for transportation, business development, and historic preservation in the Downtown Planning Area.

While the Planning Commission reviewed all related sections of the Comprehensive Plan including Chapter 6 - Business Opportunities Goals, Chapter 7 - Residential Neighborhoods and Housing, and Chapter 11 - Land Use Planning Area 7: Downtown, only Chapter 3, Transportation Policies and Initiatives is summarized below. The proposed land use for the area subject to this request is reviewed in the staff report for the amendment to the special use permit.

Transportation Policies and Initiatives, Chapter 3, pages 59-61:

Goal 5: Complete Streets

“Ensure the City’s transportation system accommodates the safety and convenience of all users including pedestrians, bicyclists, mass transit riders, persons with disabilities, the elderly, motorists, freight providers, emergency responders, and adjacent land users.”

Policy 2: "Maintain the integrity of the City's traditional street grid by keeping streets open."

Initiative 11: "Actively examine the potential for redesigning the one-way paired streets (William- Amelia and Princess Anne-Caroline) to better accommodate local traffic, pedestrian safety, and parking.”

This section of Amelia Street is improved and currently used for vehicular, pedestrian, and transit travel routes. Based upon the review by Public Works, the vacation of 0.04 acres of right-of-way on the southeast side of Amelia Street along the frontage of the proposed Liberty Place development would not have an adverse affect to the existing and planned infrastructure along Amelia Street. The integrity of the City's traditional street grid will remain intact. The remaining right-of-way would accommodate potential transportation and utility uses along Amelia Street. Further, it would not preclude a redesign of the street into two-way travel should the City Council move forward with Initiative 11.

FISCAL IMPACT

The 0.04 acres of vacated right-of-way will be developed and taxed, adding to the revenue of the City. Costs associated with the sale of land are at the discretion of City Council. Based on the acreage and assessed values per square foot of adjacent C-D zoned properties, the 0.04 acres is valued at \$75,244.88. Council previously considered the value to be off-set by the proposed dedication of 0.04 acres of right-of-way along Winchester Street and Douglas Street.

Attachments:

Draft Ordinance

Planning Commission Resolution 16-03, April 13, 2016 Meeting

Cover letter, received March 28, 2016

General Development Plan, prepared by Bowman Consulting, last revised April 29, 2016

ROW Vacation/Dedication Exhibit, prepared by Bowman Consulting, dated March 15, 2016

Aerial Photo from FredGIS

Public Works Memo, dated April 6, 2016

Amelia Street Valuation



May 10, 2016
Regular Meeting
Ordinance No. 16-__

MOTION:

SECOND:

RE: VACATING A PORTION OF THE AMELIA STREET RIGHT OF WAY FOR THE LIBERTY PLACE MIXED USE DEVELOPMENT

ACTION: APPROVED; Ayes: 0; Nays: 0

FIRST READ: _____ SECOND READ: _____

IT IS HEREBY ORDAINED by the Fredericksburg City Council:

SEC. I. Background and Introduction.

The City has received an application from Liberty Place Partners, LLC to vacate a portion of the Amelia Street right of way, consisting of approximately 1777 square feet between Winchester Street and Douglas Street. The purpose of the vacation application is to accommodate the development of a mixed use development to be known as "Liberty Place." The site of this development is outside of the Historic Fredericksburg zoning overlay district, but within the area annexed into the City limits in 1851-1852. The applicant proposes to dedicate approximately 885 square feet of right of way along Douglas Street, and approximately 904 square feet of right of way along Winchester Street.

The Planning Commission determined that the vacation of this right of way was in substantially in accord with the Comprehensive Plan (2015). After notice as required by law, the City Council held a public hearing on the application on May 10, 2016.

SEC. II. Vacation of Right of Way

The City Council hereby vacates a portion of the Amelia Street public right of way consisting of approximately 1777 square feet, as shown on the plat entitled "Right-of-Way Dedication and Vacation on the Lands of Liberty Place Partners LLC" prepared by Bowman Consulting, dated November 18, 2015, last revised March 15, 2016. This vacation is conditioned as follows:

1. The landowner shall dedicate public right of way on Douglas Street and Winchester Street as shown on the plat, by recordation of an approved subdivision plat within 36 months of the date of this ordinance.
2. The use of the vacated public right-of-way shall be limited to the development of the Liberty Place project, in substantial accordance with the GDP entitled, "Liberty Place,"

by Bowman Consulting, Job No. 5425-01-001, dated March 28, 2016, last revised April 29, 2016

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Approved as to form:

Kathleen Dooley, City Attorney

Clerk's Certificate

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

Tonya B. Lacey, CMC
Clerk of Council



MOTION: Dynes

SECOND: Friesner

**April 13, 2016
Planning Commission
Resolution No. 16-03**

**RE: APPROVAL OF THE PROPOSED VACATION OF A PORTION OF THE AMELIA STREET
RIGHT OF WAY AS SUBSTANTIALLY IN ACCORD WITH THE 2015 COMPREHENSIVE PLAN**

ACTION: APPROVED; Ayes: 4; Nays: 3

The City Council has received an application from Liberty Place Partners, LLC to vacate a portion of the Amelia Street right of way, consisting of approximately 1777 square feet. The purpose of the vacation is to permit the development of the Liberty Place mixed use project on the 1.42 acre site bordered by William Street, Winchester Street, Amelia Street, and Douglas Street. The area to be vacated is shown on a plat entitled "Right of Way Dedication and Vacation Exhibit" by Bowman Consulting, dated March 15, 2016.

Under Code of Virginia §15.2-2232(C) and City Code §72-22.2, an application for the vacation of a public street right of way shall be submitted to the Planning Commission for review for substantial conformance with the Comprehensive Plan.

The proposed vacation of a portion of the Amelia Street right of way, to permit the development of the Liberty Place mixed use project, is substantially in accord with the Transportation, Business Opportunities and Goals, Residential Neighborhoods and Housing, and Land Use Planning Area 7: Downtown, chapters of the 2015 Comprehensive Plan, as stated more fully in the staff report.

The Fredericksburg Planning Commission therefore resolves the proposed vacation of a portion of the Amelia Street right of way is substantially in accord with the 2015 Comprehensive Plan.

Votes:

Ayes: 4

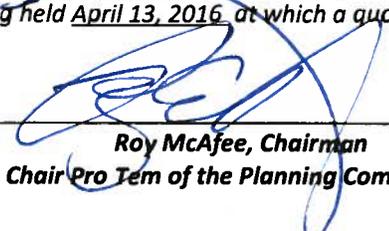
Nays: 3 (Pates, Gratz, Otoole)

Absent from Vote: None

Absent from Meeting: None

Chairman's Certificate

I, the undersigned, certify that I am Chairman of the Planning Commission of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-03 duly adopted at a meeting of the Planning Commission meeting held April 13, 2016 at which a quorum was present and voted.



**Roy McAfee, Chairman
Chair Pro Tem of the Planning Commission**



GENERAL CONTRACTOR

400 Charles Street
Fredericksburg, VA 22401
www.wackgc.com
540.372.4565 telephone
540.371.2868 facsimile

March 23, 2016

Ms. Marne Sherman
Development Administrator
City of Fredericksburg
715 Princess Anne Street
Fredericksburg, VA 22401



Dear Ms. Sherman,

Please accept this request for a right of way vacation to be considered with our application for a special use permit for Liberty Place, 605 William Street. We are requesting that the lot line on the north side of the parcel be moved approximately 9.34' to the north, thereby vacating approximately 1,777 square feet of the Amelia Street Right of Way. This vacating would not affect the width of Amelia Street or the travel lanes. We are also offering to dedicate Right of Way on both Winchester Street and Douglas Street to net out the square footage of the vacated Right of Way and allow both streets to be widened as part of our project.

The additional length of the lot will allow us to build 15 extra parking places in the garage across the three levels we have planned.

Included is a plat showing the proposed changes. This is the same plat that was approved by council in 2014. The GDP submitted with the SUP application will also show how the new lot lines relate to the proposed improvements. Thank you for your consideration and please call or e-mail if you need any additional information.

With Regards,

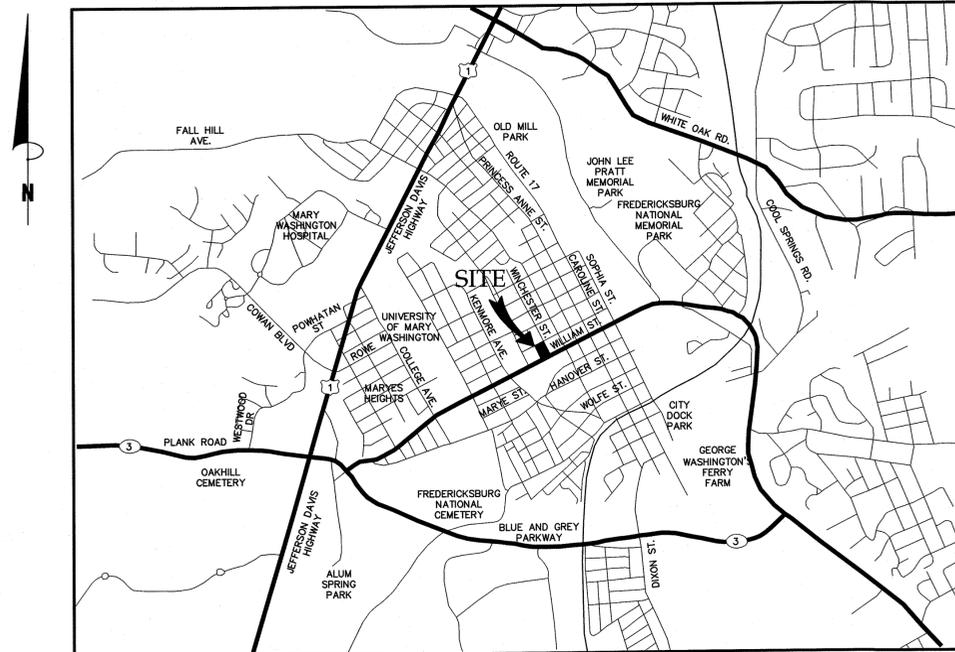
Thomas J Wack
Manager, Liberty Place Partners, LLC

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
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CONTACT: MR. THOMAS J. WACK

PLANNER/ ENGINEER
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F: (540) 371-3479
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TRANSPORTATION ENGINEER
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RICHMOND, VA 23233
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F: (804) 270-2008
CONTACT: MR. CARLOS GARCIA

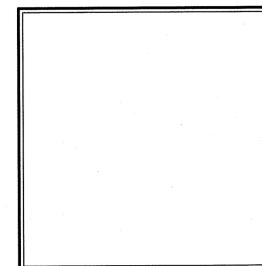
ENVIRONMENTAL ENGINEER
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CHANTILLY, VA 20151
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F: (703) 481-9720
CONTACT: MS. JESSICA FLEMING

LAND USE ATTORNEY
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P: (540) 604-2108
F: (540) 604-2101
CONTACT: MR. CHARLES W. PAYNE, JR.

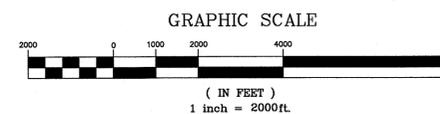
SHEET INDEX

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



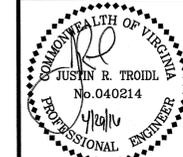
Bowman
CONSULTING

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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	
	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	
	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	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
BMP	BENCHMARK	MECH.	MECHANICAL
BM	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
		MAX	MAXIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	N	NOW OR FORMERLY
C	COEFFICIENT OF RUNOFF	N/F	NET FLOOR AREA
CATV	CABLE TELEVISION	NFA	NET FLOOR AREA
CB	CATCH BASIN OR CHORD BEARING	NO.#	NUMBER
CC	CENTER TO CENTER	NBL	NORTH BOUND LANE
CFS (Q)	CUBIC FEET PER SECOND	N/A	NOT APPLICABLE
CH	CHORD	Q	ON CENTER
CG	CURB AND GUTTER	OC	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	PC	PAGE
C/L	CENTERLINE	PGL	POINT OF GRADE LINE
D	DEPTH	PI	POINT OF INTERSECTION
D.d	DRAINAGE AREA	PL	PROPERTY LINE
DA	DEED BOOK	PRC	POINT OF REVERSE CURVES
DB	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PRELIM.	PRELIMINARY
DEQ	DETAIL	PROP.	PROPOSED
DET.	DROP INLET	PT	POINT OF TANGENCY
DI	DIAMETER	PVC	POINT OF VERTICAL CURVATURE
DIA	DUCTILE IRON PIPE	PVC	POLY VINYL CHLORIDE
DIP	DROP MANHOLE	PVI	POINT OF VERTICAL INTERSECTION
DM	DRIVE	PW/T	PAVEMENT
DR	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	R.r	REQUIRED
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	REQD	REQUIRED
EC	EROSION CONTROL	RCP	REINFORCED CONCRETE PIPE
EGL	ENERGY GRADIENT LINE	RD.	ROAD
EQC	ENVIRONMENTAL QUALITY CORRIDOR	RET.	RETAINING
ESMT	EASEMENT	REV.	REVISION
EG	EDGE OF GUTTER	RR	RAILROAD
ELEV.	ELEVATION	ROUTE	ROUTE
ENT.	ENTRANCE	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RSP	ROUGH GRADING PLAN
ES	END SECTION	ROM	REMOTE OUTSIDE MONITOR
EVCS	ENDING VERTICAL CURVE STATION	RMA	RESOURCE MANAGEMENT AREA
EVCE	ENDING VERTICAL CURVE ELEVATION	RPA	RESOURCE PROTECTION AREA
EW	END WALL	RT	RIGHT
EX.	EXISTING	S	SPEED OR SLOPE
ELEC.	ELECTRICAL	SAN.	SANITARY
EBL	EAST BOUND LANE	SBL	SOUTH BOUND LANE
F	FIRE LINE	SD	SIGHT DISTANCE
FAR	FLOOR AREA RATIO	SECT.	SECTION
FC	FACE OF CURB	SEW.	SEWER
FCWA	FAIRFAX COUNTY WATER AUTHORITY	SH.	SHOULDER
FF	FIRST FLOOR	SF	SQUARE FEET
FG	FINISHED GRADE	SP.	SPACE
FH	FIRE HYDRANT	SP	SITE PLAN
FL	FLOW LINE	SPEC.	SPECIFICATION
FP	FLOOD PLAIN	STA.	STATION
FS	FACTOR OF SAFETY	STD.	STANDARD
FT.	FOOT	STK.	STACK
FCPA	FAIRFAX COUNTY PARK AUTHORITY	STM.	STORM
FOY.	FOYER	SVC.	SERVICE
FPS	FEET PER SECOND	SWM	STORM WATER MANAGEMENT
G	GRAVITY	S/W	SIDE WALK
G	GAS	Sx	CROSS SLOPE
GFA	GROSS FLOOR AREA	I	TANGENT
Gr.	GRADE	TB	TEST BORE
GR	GUARD RAIL	TC	TOP OF CURB
GAR	GARAGE	Tc	TIME OF CONCENTRATION
H	HEIGHT	TEL	TELEPHONE
H	HEAD	TP	TEST PIT
HC	HANDICAPPED PARKING SPACE	TP	TREE PROTECTION
HGL	HYDRAULIC GRADIENT LINE	TB	TOP OF BANK
HP	HIGH POINT	TW	TOP OF WALL
HR	HAND RAIL	TW	TAILWATER
HT.	HEIGHT	U	UNDERDRAIN
HW	HEADWATER	UG	UNDERGROUND
I	RAINFALL INTENSITY	UL	UPPER LEVEL
ID	INSIDE DIAMETER	UP	UTILITY POLE
IN	INCH	VAN	HANDICAPPED VAN PARKING SPACE
INV.	INVERT	V	VELOCITY
IP	IRON PIPE	V	VOLUME
IPF	IRON PIPE FOUND	VA	VIRGINIA
IPS	IRON PIPE SET	VC	VERTICAL CURVE
		VDOT	VA. DEPT. OF TRANSPORTATION
		VF	VERTICAL FOOT
		W	WEIGHT OR WIDTH
		W/M	WATER MAIN
		WBL	WEST BOUND LANE
		WQIA	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, 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:

WINCHESTER STREET	RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL
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

RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL	
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

RESIDENTIAL	RETAIL	RESTAURANT	OFFICE	CORE	TOTAL	
GROUND LEVEL:	- SF	19,055 SF				
LEVEL P1:	- SF	53,734 SF				
LEVEL P2:	- SF	52,072 SF				
TOTAL:	- 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	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	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
MINIMUM HANDICAPPED ACCESSIBLE SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN= (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)= MINIMUM VAN ACCESSIBLE HC SPACES =	HOUSEHOLD LIVING	DWELLING, UPPER STORY	0.5 PER DU	44	22
	EATING ESTABLISHMENTS	REST. WITH IN/OUT SEATING	1 PER EVERY 180 SF	5,427	31
	OUTDOOR SEATING	REST. WITH IN/OUT SEATING	1 PER EVERY 180 SF (30% REDUCTION)	743	3
	OFFICES	BUSINESS AND PROF SERV.	1 PER EVERY 300 SF	34,905	117
	RETAIL SALES & SERVICES	RETAIL SALES ESTABLISHMENT	1 PER EVERY 300 SF	16,736	56
	TOTAL OFF-STREET PARKING REQUIRED =			229	
	MAXIMUM ALLOWED OFF-STREET PARKING= (WITHOUT ALTERNATIVE PARKING PLAN)			277	
	MINIMUM HANDICAPPED ACCESSIBLE SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN= (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)=			12	
	MINIMUM VAN ACCESSIBLE HC SPACES =			11	
	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
	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 =			303	SPACES
	TOTAL NUMBER OF HANDICAPPED ACCESSIBLE PARKING SPACES =			13	SPACES
	TOTAL NUMBER OF VAN ACCESSIBLE HC PARKING SPACES =			3	SPACES
	THE 2010 ADA STANDARDS REQUIRE 7 SPACES FOR PARKING LOTS CONTAINING 201-300 TOTAL SPACES.				

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 USE	REQUIRED # OF SPACES
RESIDENTIAL = 44 UNITS	1
NON-RESIDENTIAL = 56,605 SF	11
	TOTAL = 12 SPACES
	TOTAL PROPOSED = 26 SPACES

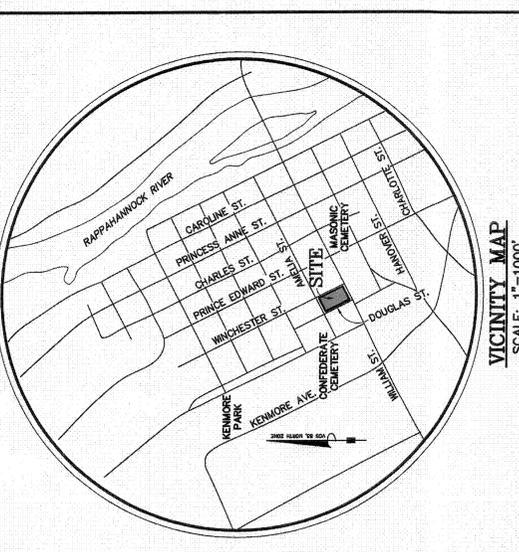
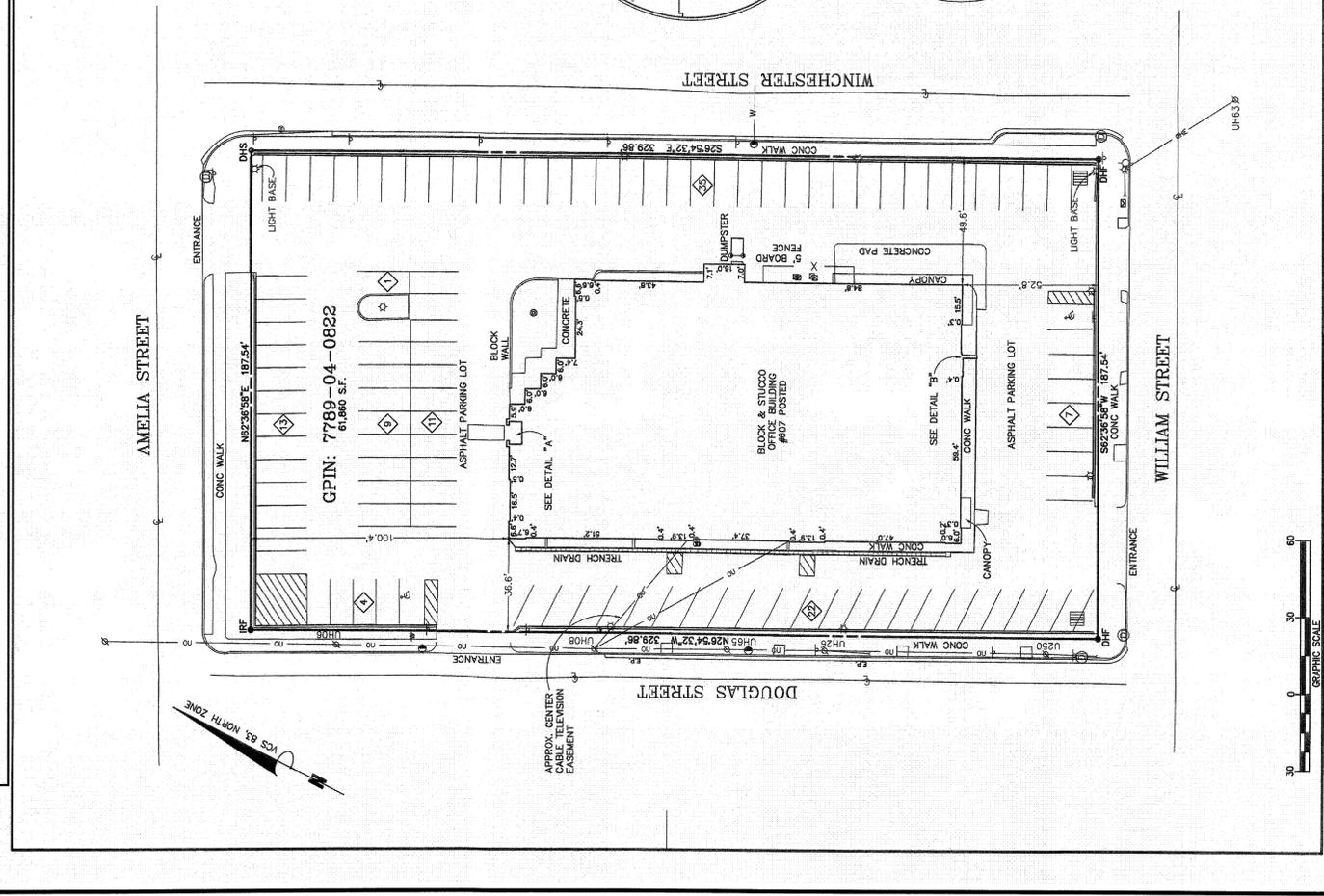
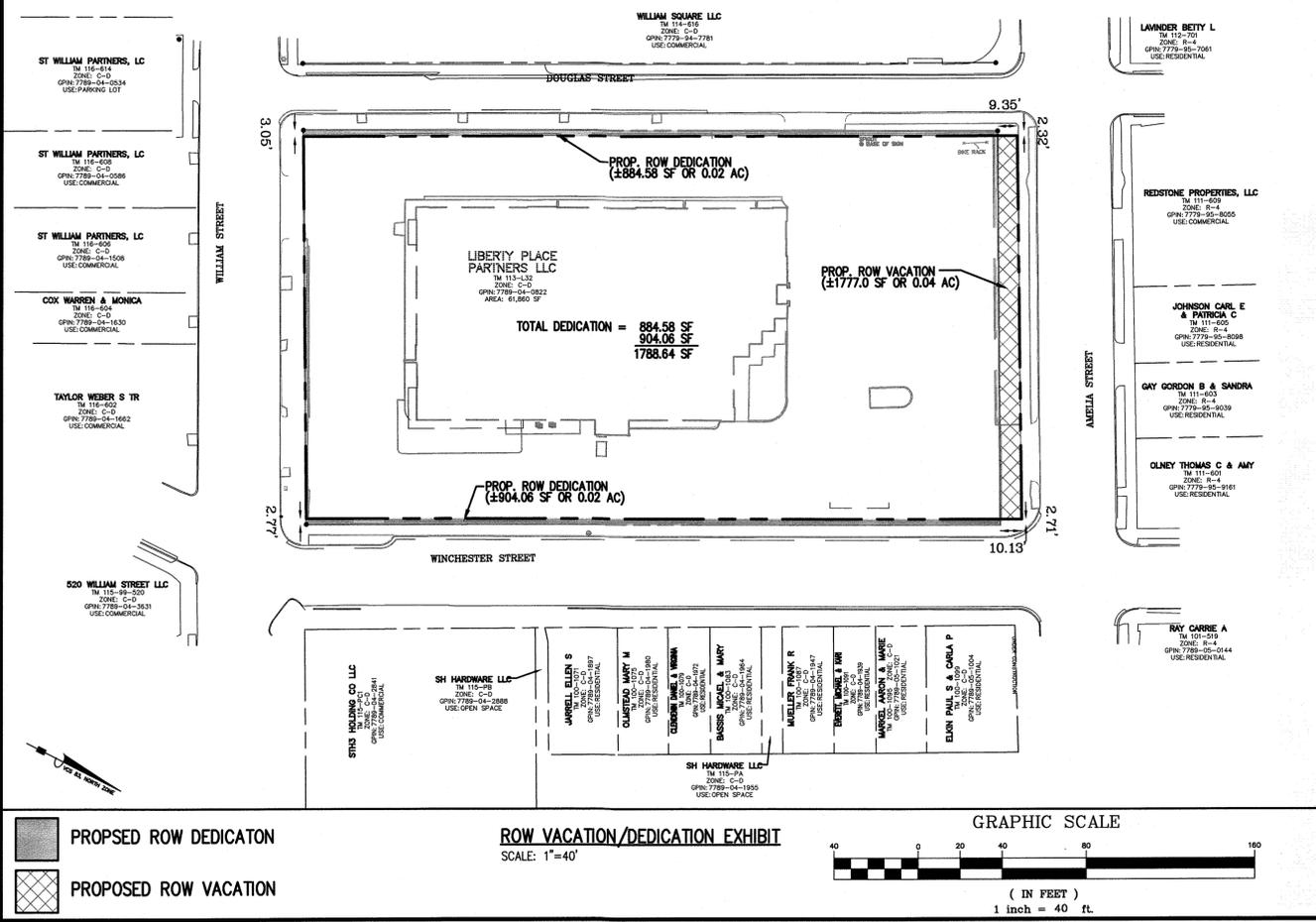
Mixed Use Definition Test
25% Minimum Commercial or Residential

Total Restaurant Space	4,824 SF
Total Outdoor Dining	743 SF
Total Retail	16,133 SF
Total General Office	30,567 SF
Associated Core Spaces	5,543 SF
Total Commercial Space	57,810 SF
Total Project Square Footage	151,615 SF
Percent Commercial	38.1%
Percent Residential	61.9%

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

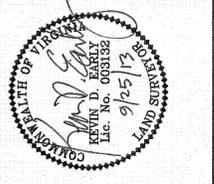
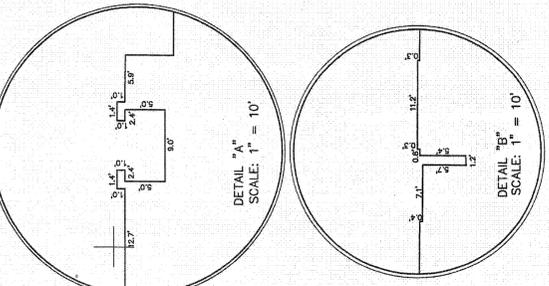
ADJACENT OWNER KEY

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 FOR 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.

- LEGEND**
- HVAC UNIT
 - SIGN
 - MAIL BOX
 - FLAG POLE
 - PHONE MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - GAS VALVE
 - GAS METER
 - GAS
 - SANITARY MANHOLE
 - YARD INLET-GRADE
 - STORM MANHOLE
 - WATER VALVE
 - WATER METER
 - HYDRANT
 - HANDICAP PARKING SPACE
 - ROLLAR
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - ROLL ROD FOUND
 - OVERHEAD UTILITY
 - OVERHEAD ELEC.
 - PAINTED WATER LINE
 - E.P.
 - FIELD LOCATED CENTER LINE ROAD
 - NUMBER OF REGULAR PARKING SPAC



Bowman CONSULTING
 Bowman Consulting Group, Ltd.
 600 Main Street
 Fredericksburg, Virginia 22408
 Phone: (540) 371-0288
 Fax: (540) 371-3479
 www.bowmanconsulting.com

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

Bowman CONSULTING

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

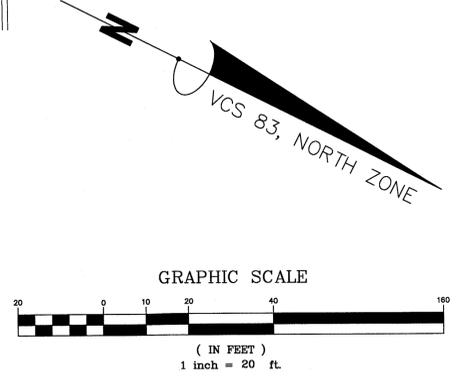
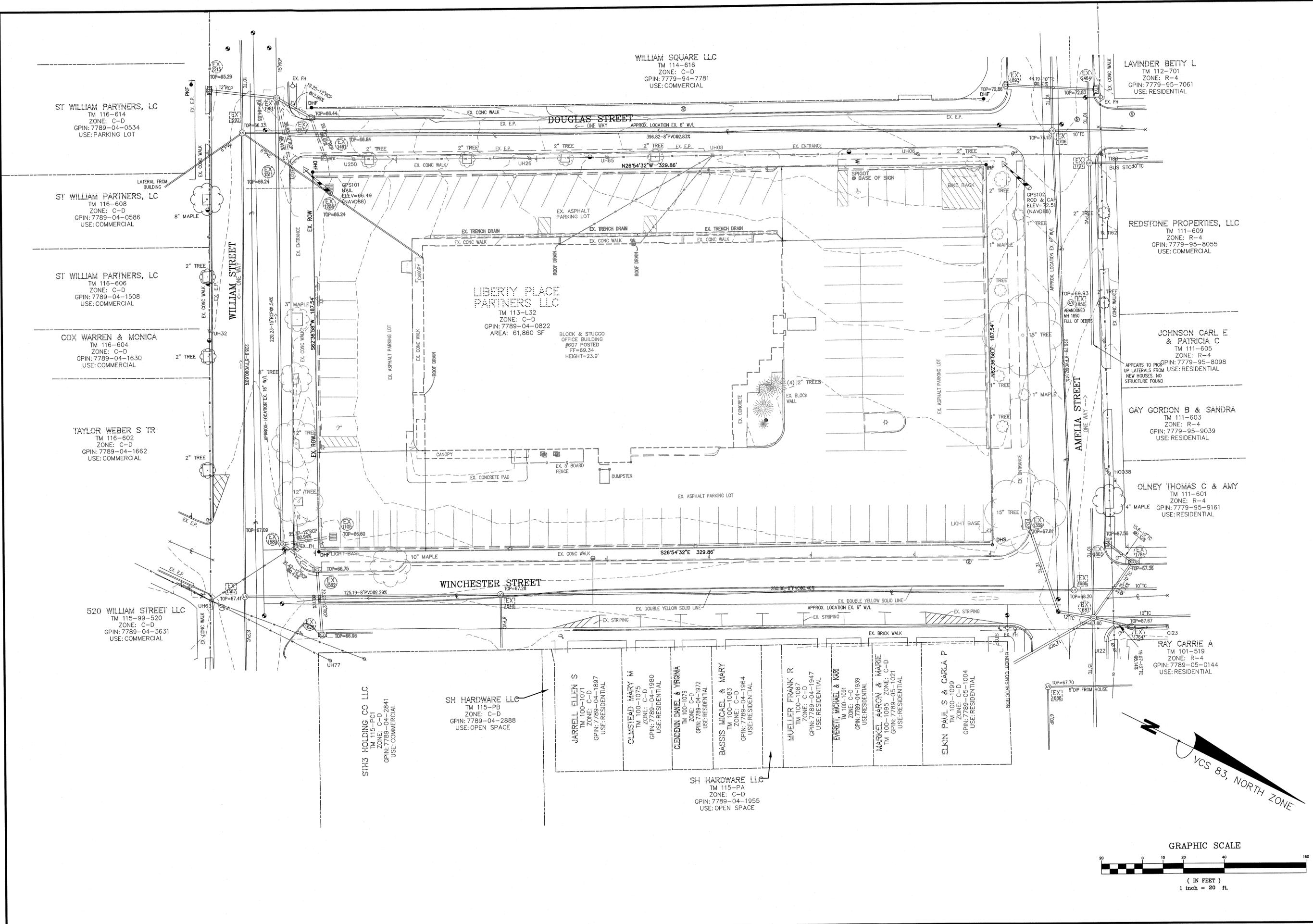
COUNTY PROJECT NUMBER
 JUSTIN R. TROILD
 No. 040214
 PROFESSIONAL ENGINEER

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

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

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

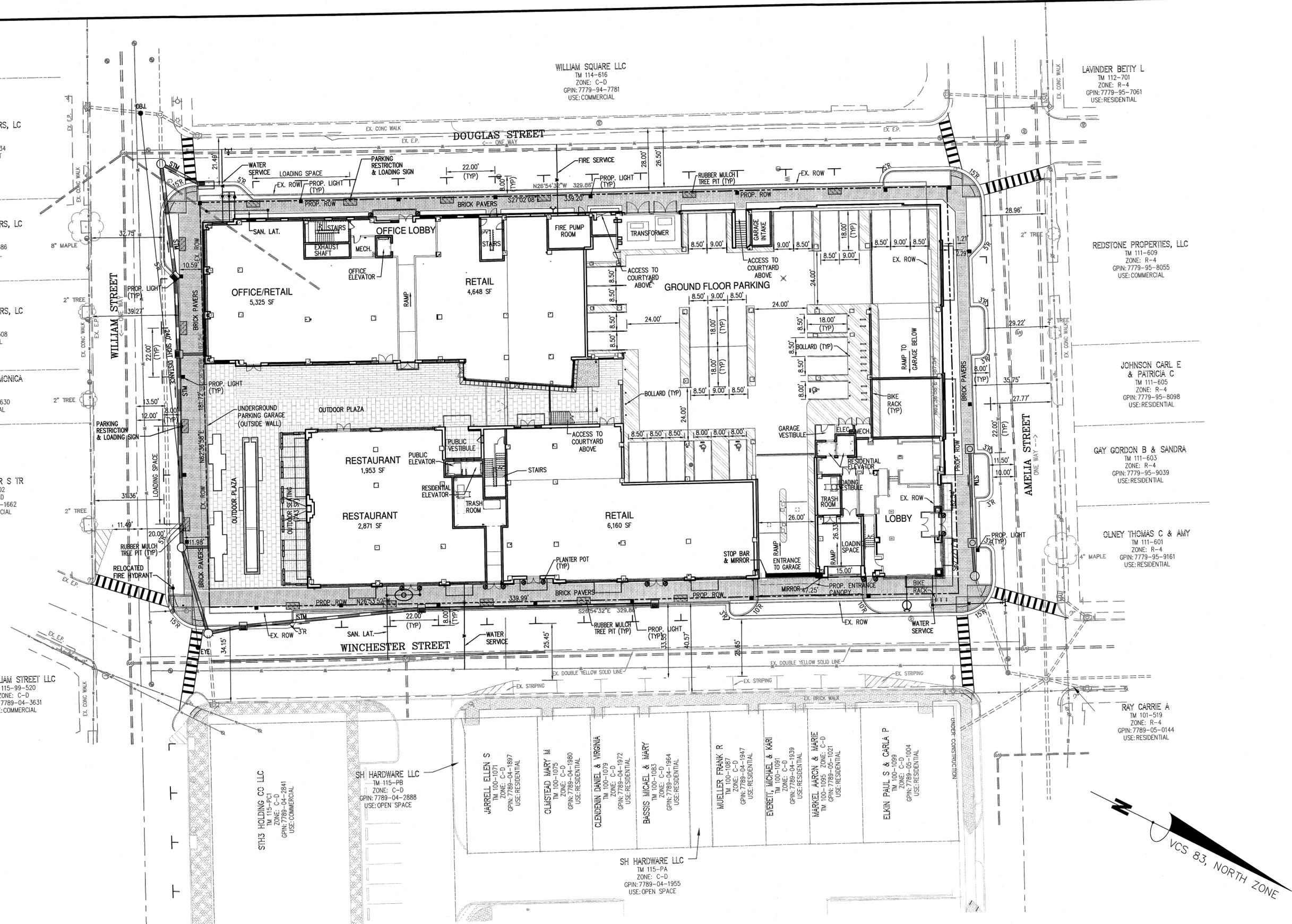
SHEET 3 OF 7



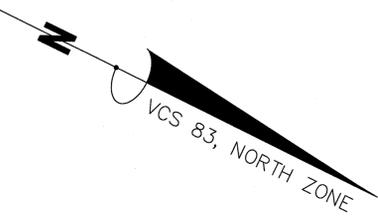
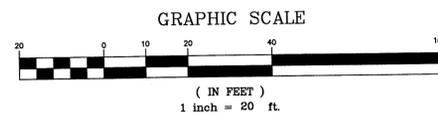


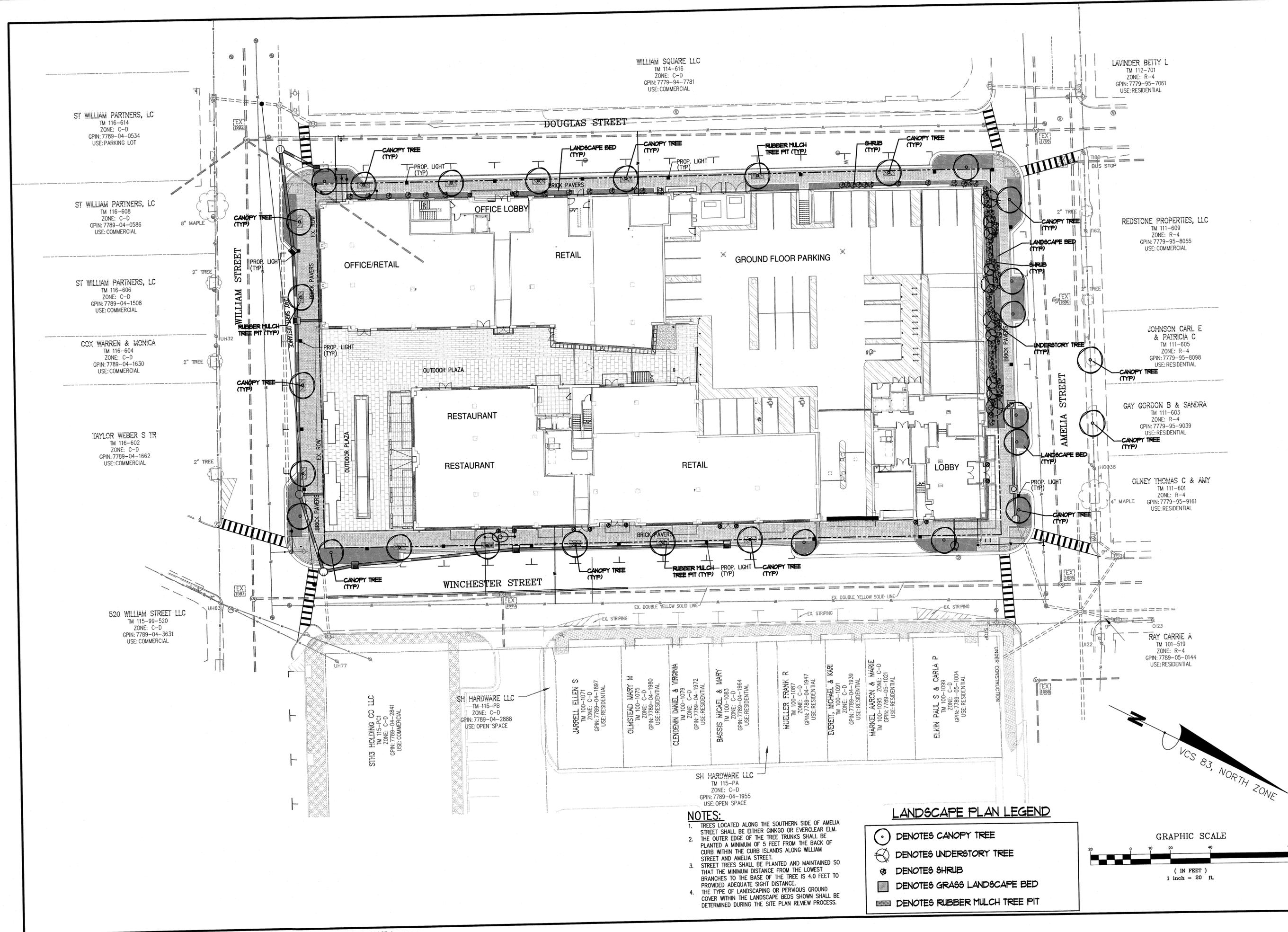
PLAN STATUS	
03/28/16	FIRST SUBMISSION
04/06/16	ADDRESS COMMENTS
04/28/16	ADDRESS COMMENTS

DATE	DESCRIPTION
JT/WD	DESIGN
WED	DRAWN
JRT	CHKD
SCALE H: 1"=20'	
V: 1"=20'	
JOB No. 5425-01-001	
DATE: MARCH 2016	
FILE No. 5425-D-ZP-002	
SHEET 5 OF 7	



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.



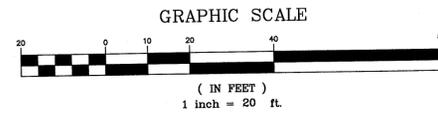


NOTES:

- 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



Architect
 MV+A | Mulhany Yorlde Associates
 1200 G Street NW
 Suite 250
 Washington, DC 20005
 202.482.2822

Owner
 Liberty Place Partners LLC
 402 Charles St.
 Fredericksburg, VA 22401
 540.372.6565

Structural Engineer
 STRUCTURA INC.
 111 Rockville Pike
 Ste. 950
 Rockville, MD 20850
 301.987.9234

Mechanical, Plumbing & Electrical Engineer
 SMA LLC
 7979 Old Chingstons Rd.
 Ste. 210
 Beltsville, MD 20814
 301.657.7630

Landscape Architect
 Peter Bergman, Inc.
 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

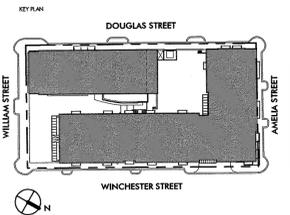
LIBERTY PLACE
 FREDERICKSBURG
 VIRGINIA

**OVERALL
 ELEVATIONS**

PROJECT NUMBER
14067.01

DRAWN BY: Author
 CHECKED BY: Checker

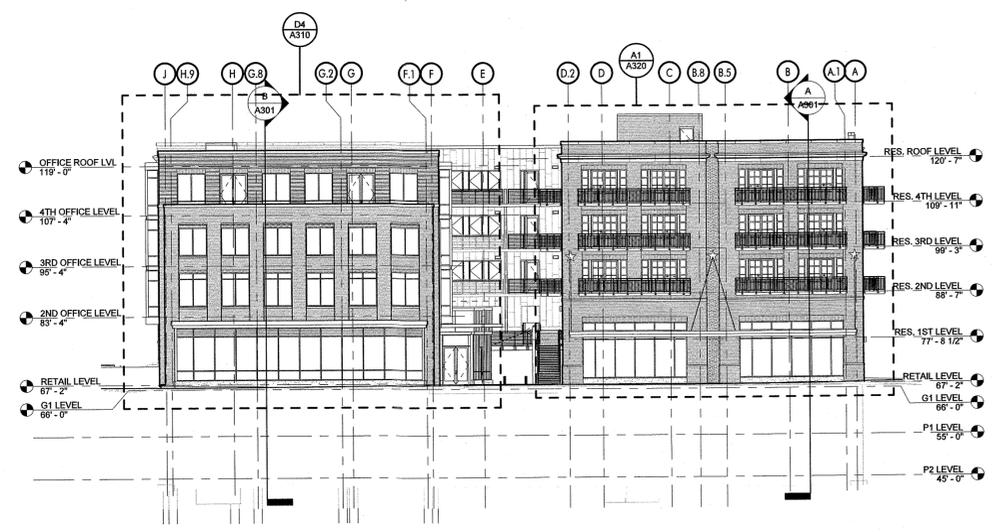
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	PROGRESS PRINT	04.01.2016
	PERMIT AND BID SET	04.15.2016



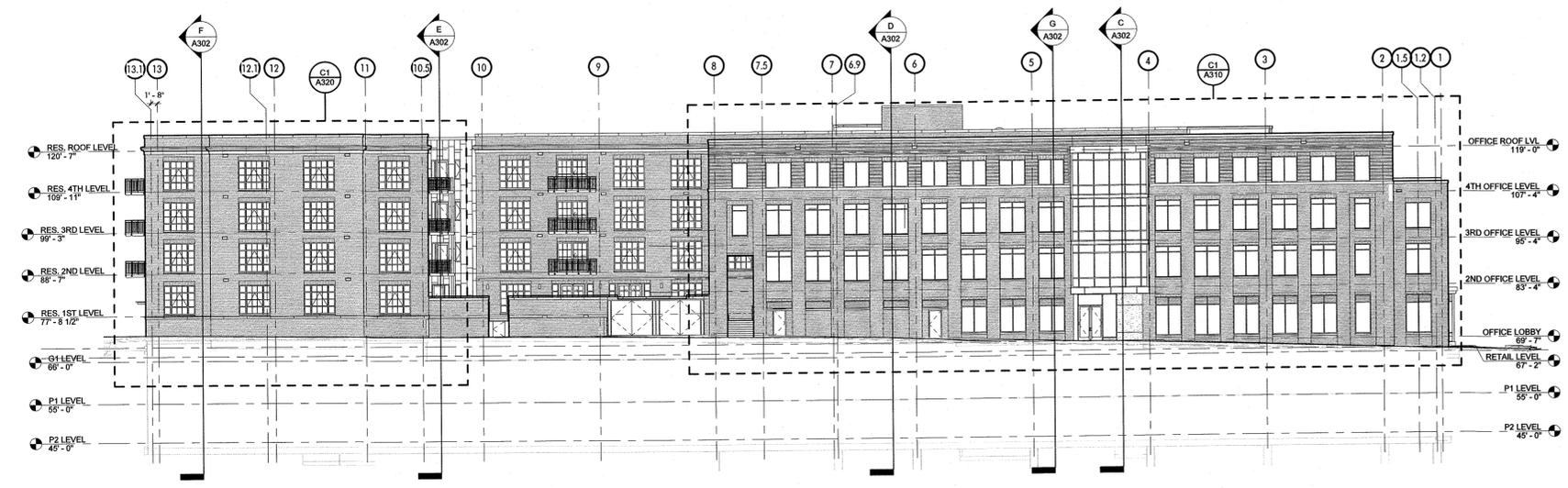
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 CONSTRUCTION**

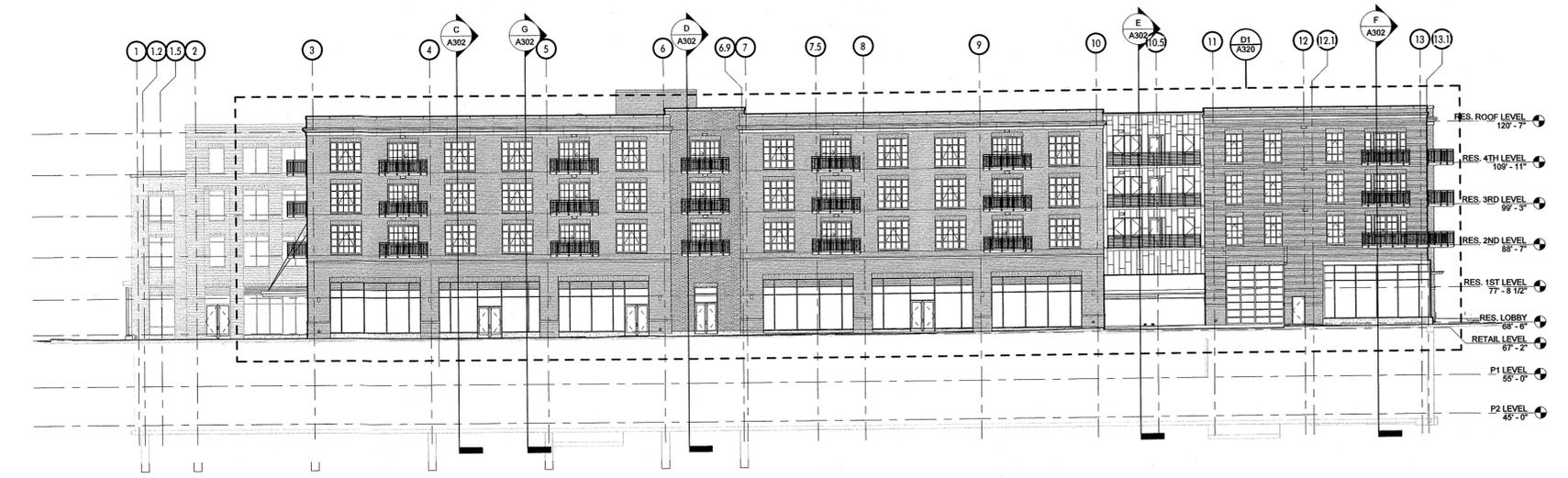
SHEET NUMBER
A300



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"

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 mv+a | MultiVocable Associates
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Owner
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 Rockville, MD 20850
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Mechanical, Plumbing & Electrical Engineer
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 Suite 510
 Bethesda, MD 20814
 301.657.7630

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

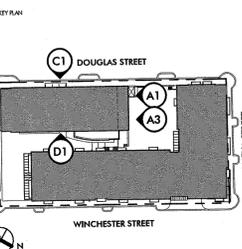
Civil Engineer
 Bowman Consulting
 650-A Holman Circle
 Fredericksburg, VA 22406
 540.371.0268

LIBERTY PLACE
 FREDERICKSBURG
 VIRGINIA

OVERALL OFFICE ELEVATIONS

PROJECT NUMBER
14067.01

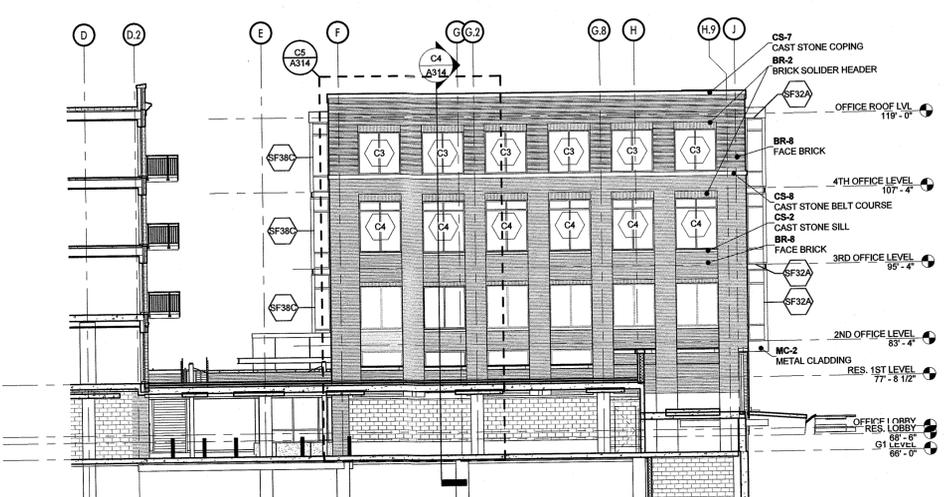
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AA	JH	
REV.	ISSUE:	DATE
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	PERMIT AND BID SET	04.15.2016



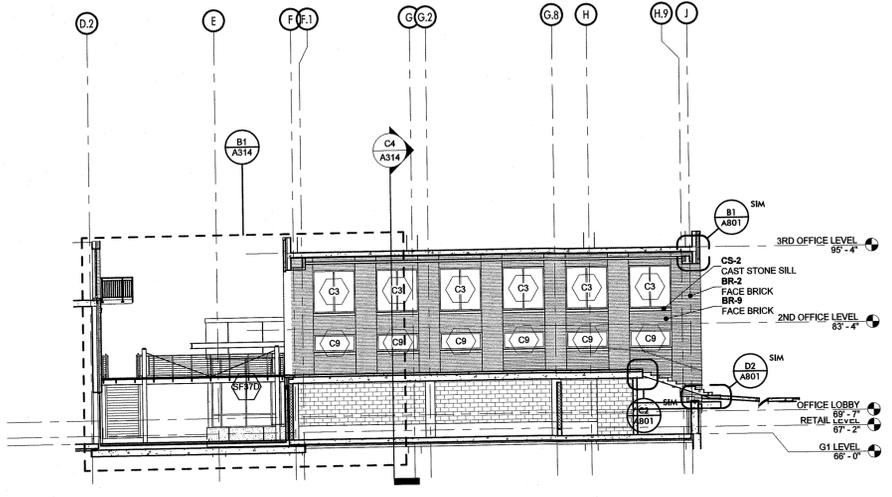
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NOT FOR CONSTRUCTION

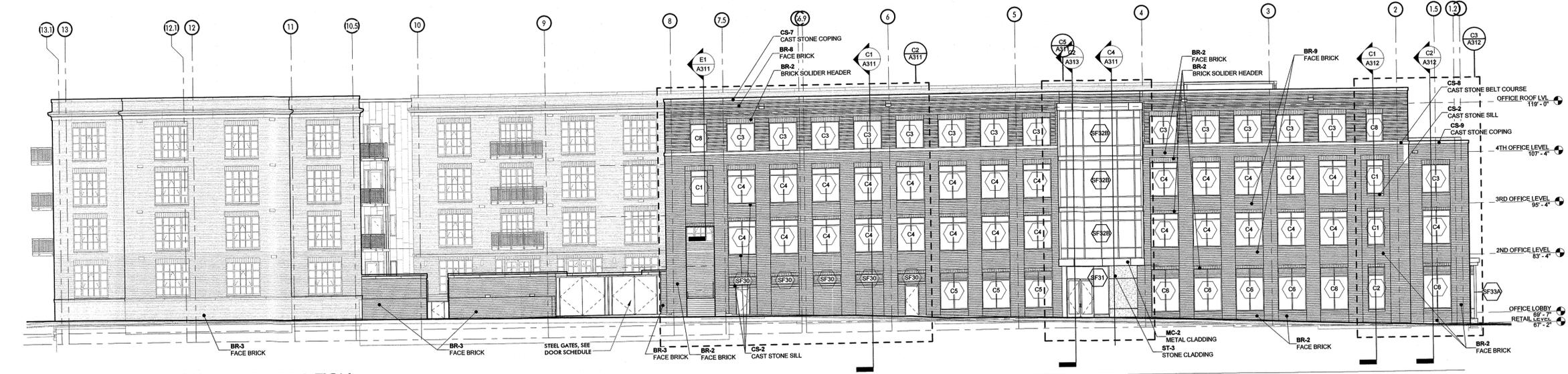
SHEET NUMBER
A310



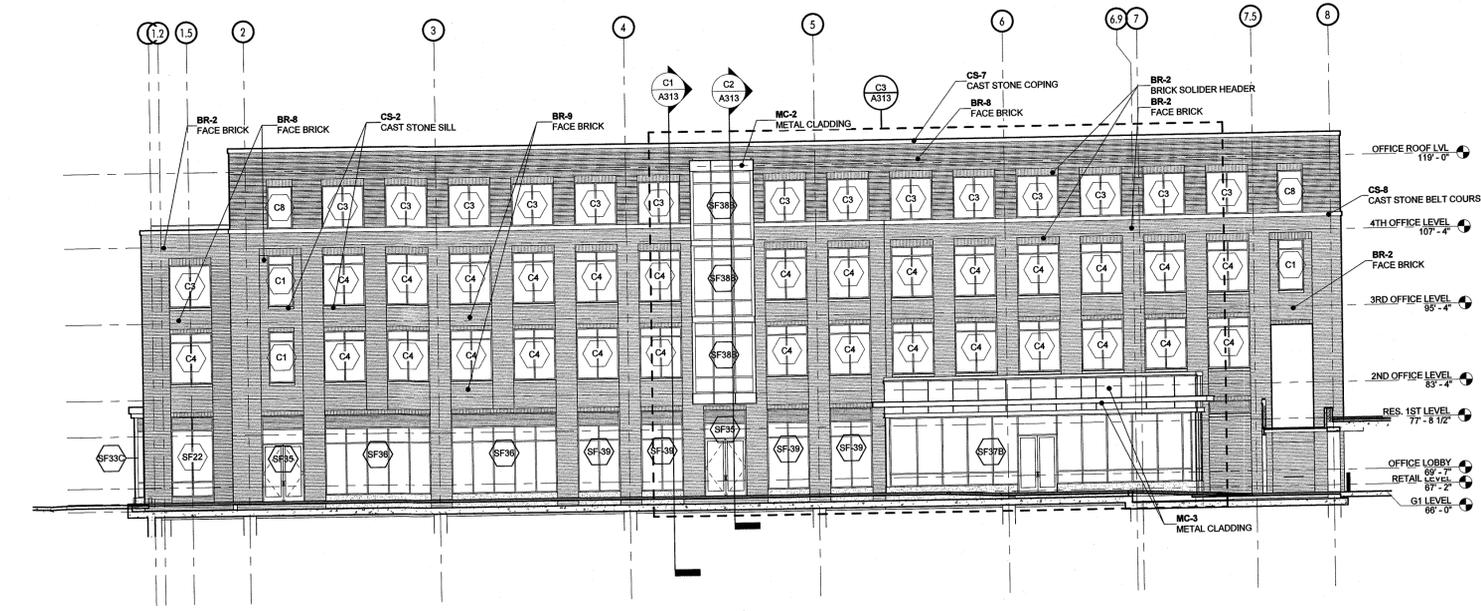
A1 OFFICE - NORTH COURTYARD ELEVATION
 A310 SCALE 3/32" = 1'-0"



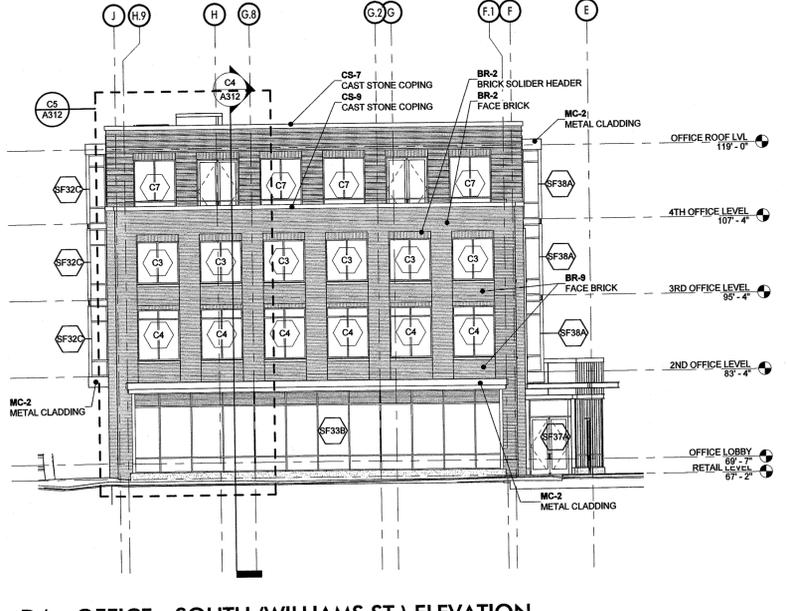
A3 OFFICE - NORTH LOGGIA ELEVATION
 A310 SCALE 3/32" = 1'-0"



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



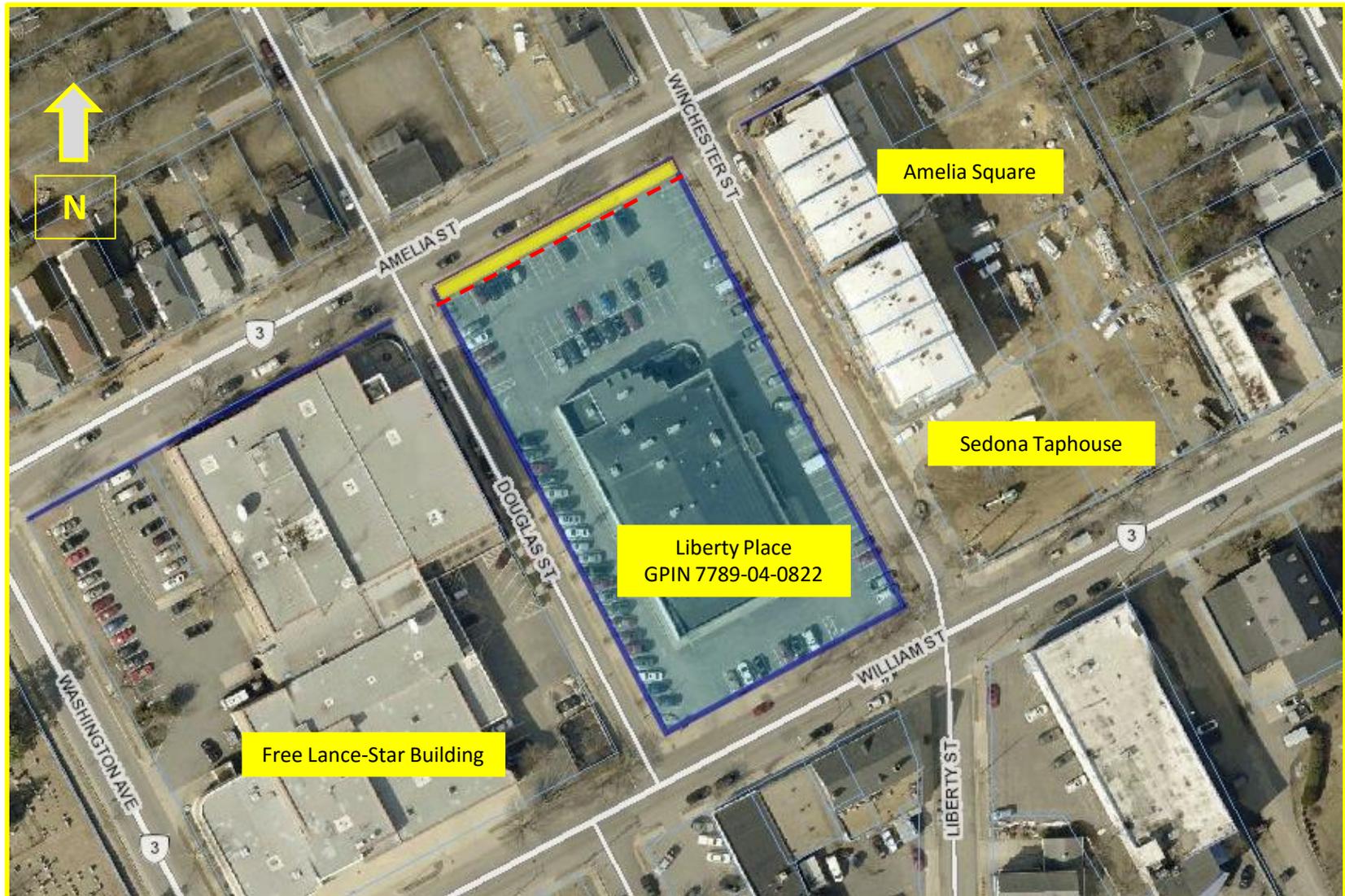
D1 OFFICE - EAST PLAZA ELEVATION
 A310 SCALE 3/32" = 1'-0"



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



Liberty Place / Amelia Street ROW Vacation



———— Existing Property Boundaries / ROW Line

- - - - Proposed ROW Line along Amelia Street for Liberty Place / GPIN 7789-04-0822



MEMORANDUM

TO: Charles Johnston, Director of Community Planning and Building
Development
FROM: Doug Fawcett, Director of Public Works
RE: Liberty Place – Public Works Staff Review – Revised General
Development Plan dated April 6, 2016
DATE: April 6, 2016

Public Works staff has completed its review of the issues for which you have requested such review related to the proposed Liberty Place development. The comments below are based on the April 6, 2016 version of the GDP submitted by Bowman Consulting. To the degree (if any) that any statements below are in conflict with statements in the previous Public Works review of this project, dated May 28, 2014, the statements in this document are to be considered the current Public Works position.

Public Works staff reserves the right to continue its review of matters associated with the proposed development. The purpose of the below comments is to provide responses to your request for review of specific issues and provision of conclusions regarding those issues.

The issues and our comments are as follows:

1. The developer has proposed vacation of approximately 1,777 square feet (0.04 acre) of City right of way along the Amelia Street frontage of the property. (See Page 3 of 7 of the above referenced GDP.)

The portion of the ROW proposed for vacation appears to be behind the existing sidewalk and not needed by the City for any anticipated purpose. The proposed vacation will reduce the width of the Amelia Street right of way along the frontage of this property from sixty four feet to fifty four feet. This is adequate width for a future conversion of Amelia Street to two-way traffic.

Although there are no current plans to convert Amelia Street to two-way traffic, nor are we suggesting that this should be done, the City's comprehensive plan includes the following statement:

“To enhance safety and promote development, consideration should be given to returning the existing one-way traffic patterns to traditional two-way traffic and/or expanding on-street parking to help reduce speeds (traffic calming).”

We do not foresee the proposed vacation of a portion of the Amelia Street right of way causing any conflicts or concerns should the City decide to convert the traffic pattern in the future. Additionally, we do not foresee any impacts with on-street parking regardless of the traffic pattern on Amelia Street, other than the reduction in the number of curb line spaces associated with the installation of the “bump outs” to permit the planting of trees and other landscaping along the Amelia Street frontage of the property (as shown on page 7 of the GDP.)

2. The developer has proposed the dedication of approximately 884.58 square feet (0.02 acre) of additional right of way along the Douglas Street frontage of the property and approximately 904.06 square feet (0.02 acre) along the Winchester Street frontage. (Also shown on Page 3 of 7 of the GDP.)

The dedication of this additional right of way appears to be intended to provide for greater area in which to install the various features serving vehicular and pedestrian traffic along these frontages of the property and we thus concur with the proposal.

3. The developer has proposed constructing the on-site parking garage with the entrance and exit on Winchester Street.

We concur that Winchester Street provides the preferred location from a traffic management standpoint for the garage entrance/exit. See the next comment as well.

4. At some point during City review of the proposed project to date, the concept of converting the 1000 block of Winchester Street to two way traffic prior to or concurrent with the placement of the parking garage into operation has been discussed.

City Council adopted a resolution on October 14, 2014 authorizing the conversion of vehicular traffic to two-way on this block and the conversion was accomplished shortly thereafter. The current two-way traffic flow provides preferable access/egress for the property when compared to the previous one way traffic flow.

5. Finally, you have asked us to comment on the concept of the City requiring the entrance and exit for the parking garage for Liberty Place to be located on Douglas Street.

Our review causes us to conclude that Douglas Street would be an inferior location (compared to Winchester Street) for the entrance/exit of the garage. Douglas Street would need to be widened significantly to support two-way traffic (unless the current curb line parking is eliminated and perhaps even then.)

Charles Johnston, Director of Community Planning and Building Development
Liberty Place – Public Works Staff Review
April 6, 2016

As I stated previously, these conclusions are based on information provided to date, and, as such, are subject to change as design features of the project are revised and/or as additional relevant information becomes available.

Amelia Street Vacation Valuation

May 12, 2016 Council Mtg

Adjacent GPINs zoned C-D	Assessed Value of Land	Area (Square Feet)	Value per Square foot
7789-04-0822 (Liberty Place)	\$1,722,500	63597.6	\$27.08
7779-94-7781 (FLS / Vakos Site)	\$2,454,000	91476.0	\$26.83
7789-05-1004 (Amelia Square Lot)	\$197,700	2613.6	\$75.64
		Average per Square Foot	\$43.18
	0.04 acres of Right-of-Way	Area (Square Feet) 1742.4	Total Value (Area x Value per Sqft) \$75,244.88