



**Fairbanks & Franklin**  
Civil Engineering  
Land Planning  
1005 Mabree Street  
Friedrichsburg, VA, 22981  
(540) 899-8788

OVERALL SITE LOCATION PLAN

PALMERS CREEK  
APARTMENTS PHASE I SITE PLAN  
SPOTLYANVA COUNTY, VIRGINIA



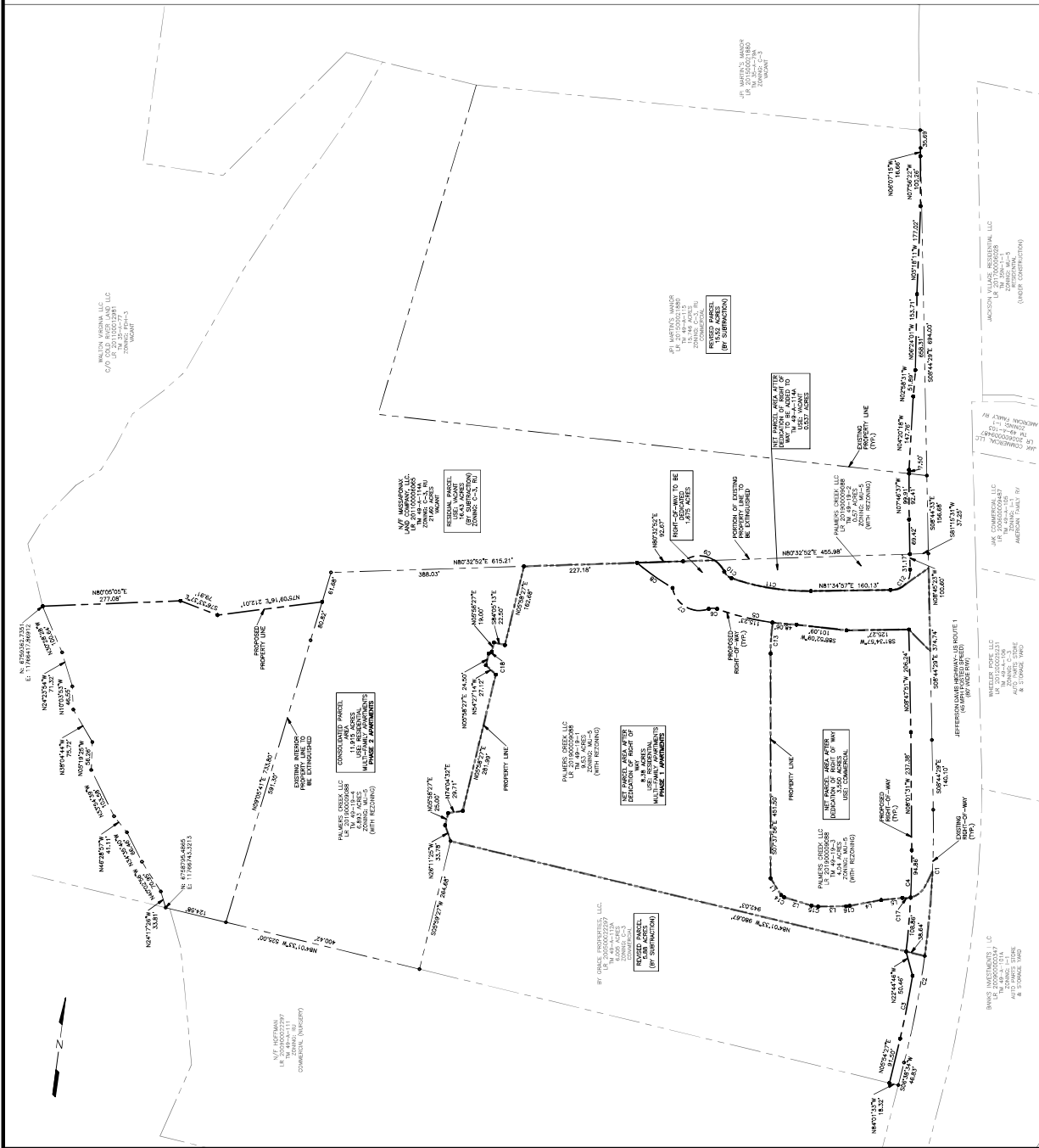
DATE: 06-20-18  
DESIGNED: JRF, JBS  
DRAWN: JRF, JBS, DMH  
CHECKED: JRF

ISSUE NO:  
00-00-00  
01-01-18  
02-02-18  
03-03-19

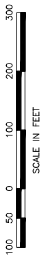
DOCUMENT NO.  
126-1018  
SHEET 54  
OF 67

CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	284.641'	1909.646'	85°50'18"	47.667'	S04°19'20"E	294.322'
C2	218.250'	1909.646'	6°32'44"	10.922'	S33°22'11"W	218.008'
C3	1790.06'	2043.334'	3°53'01"	84.555'	N03°26'25"E	1790.04'
C4	203.172'	1640.000'	7°27'02"	10.199'	N04°28'00"W	203.58'
C5	163.299'	534.000'	17°21'14"	82.291'	N06°28'45"W	163.695'
C6	17.759'	25.000'	39°38'02"	9.011'	S87°27'51"W	16.695'
C7	95.762'	55.000'	89°44'43"	66.222'	N07°28'49"W	94.111'
C8	87.686'	534.000'	97°41'10"	43.335'	N02°21'48"W	87.546'
C9	97.889'	55.000'	101°58'28"	67.889'	S83°33'42"E	85.437'
C10	20.002'	25.000'	45°42'37"	16.385'	S53°20'57"E	19.489'
C11	162.344'	466.000'	19°57'36"	80.000'	S88°26'14"E	161.627'
C12	84.631'	37.000'	89°42'03"	44.000'	N59°24'47"E	86.744'
C13	62.337'	455.000'	7°51'13"	31.233'	S33°42'20"E	62.302'
C14	7.088'	10.000'	40°22'24"	3.699'	S60°24'17"E	6.933'
C15	13.884'	44.700'	17°44'38"	6.989'	S89°32'45"E	13.799'
C16	7.500'	45.000'	9°33'10"	3.745'	N04°48'20"E	7.500'
C17	16.790'	45.000'	21°12'10"	8.445'	N09°14'10"E	16.699'
C18	7.881'	5.000'	90°20'00"	5.000'	N60°58'27"E	7.000'

LINE TABLE	
LINE	BEARING DISTANCE
L1	S40°03'00"E 40.14'
L2	S86°40'24"E 56.00'
L3	N81°34'58"E 56.00'
L4	N72°01'42"E 63.98'
L5	N16°40'27"E 42.91'



OVERALL SITE LOCATION PLAN





**Fairbanks & Franklin**  
 Civil Engineering  
 Land Planning  
 1005 Madison Street  
 Fredericksburg, VA 22401  
 (540) 899-2500

LAYOUT PLAN

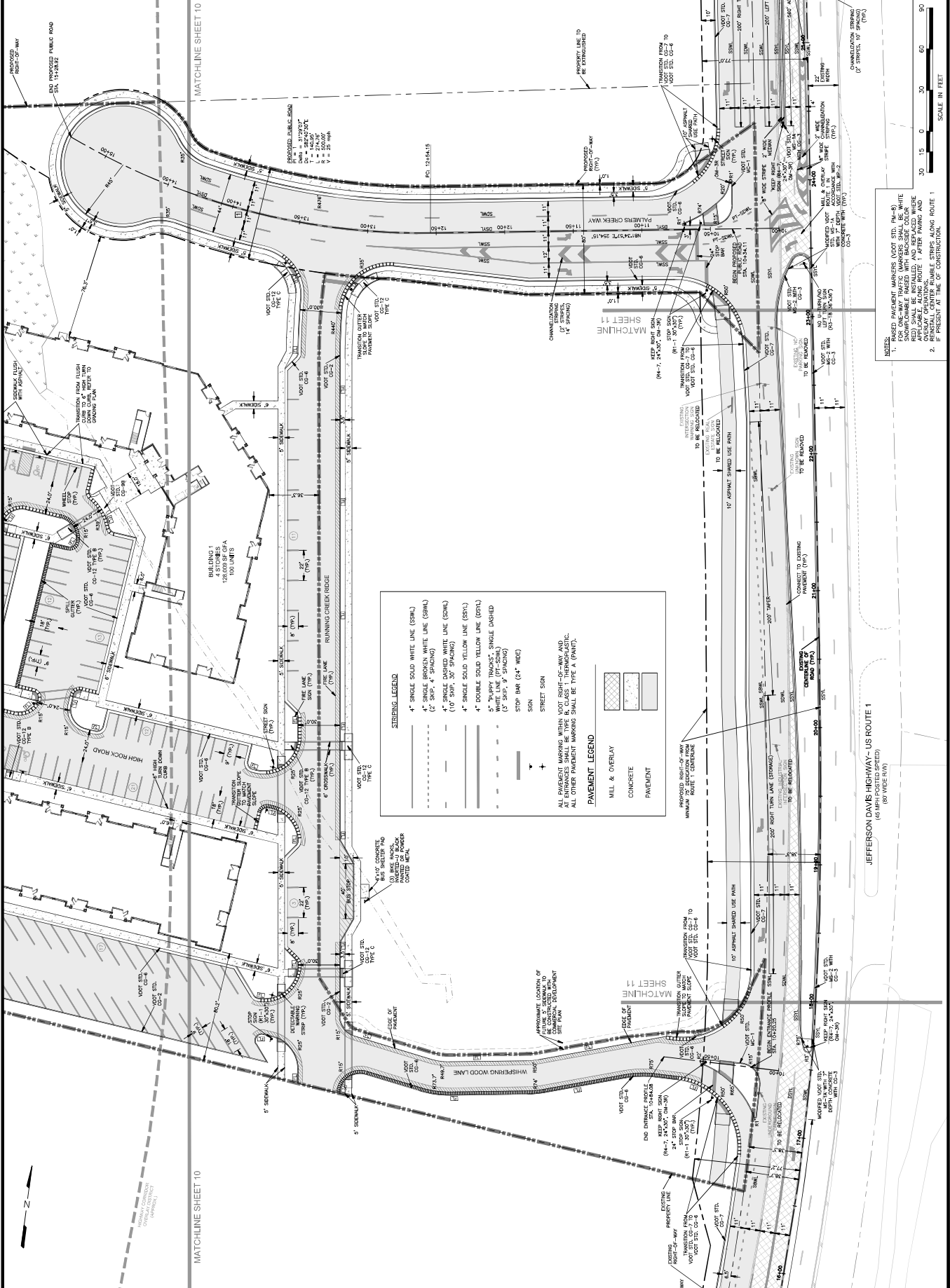
PALMERS CREEK  
 APARTMENTS PHASE I SITE PLAN  
 SPOTLYANNA COUNTY, VIRGINIA



DATE: 06-24-18  
 DESIGNED: JRF, JAS, DMH, DMH  
 CHECKED: JRF

ISSUE NO. 01-19-18  
 02-14-18  
 03-20-18

PROJECT NO. 126-1018  
 SHEET 9 OF 54



**STRIPE LEGEND**

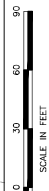
- 4" SINGLE SOLID WHITE LINE (SSWL)
- 4" SINGLE BROKEN WHITE LINE (SBWL) (2 SHIP, 4 SPACING)
- 4" SINGLE DASHED WHITE LINE (SDWL) (4 SHIP, 8 SPACING)
- 4" SINGLE SOLID YELLOW LINE (SSYL)
- 4" DOUBLE SOLID YELLOW LINE (DSYL) (5" SHIP, 8 SPACING)
- 5" "PUPPY TRACKS", SINGLE DASHED (5" SHIP, 8 SPACING)
- STOP BAR (24" WIDE)
- SON
- STREET SON

APPROXIMATE LOCATION OF ALL PAVEMENT MARKING SHALL BE TYPE A (PAINT). ALL OTHER PAVEMENT MARKING SHALL BE TYPE A (PAINT).

**PAVEMENT LEGEND**

- MILL & OVERLAY
- CONCRETE
- PAVEMENT

- NOTES:**
- PAINTED PAVEMENT MARKINGS (VOOT STD. TYPE B) SHOULD BE APPLIED WITH BACKGROUND COLOR APPLICABLE ALONG ROUTE 1 AFTER PAVING AND REINSTALL CENTER STRIPES ALONG ROUTE 1 IF PRESENT AT TIME OF CONSTRUCTION.



MATCHLINE SHEET 10

MATCHLINE SHEET 10

JEFFERSON DAVIS HIGHWAY - US ROUTE 1  
 (80' WIDE RW)

PROPOSED PUBLIC ROAD  
 S.W. 12428.22

PROPOSED RIGHT-OF-WAY  
 (R.O.W.)

PROPOSED RIGHT-OF-WAY  
 (R.O.W.)

PROPOSED RIGHT-OF-WAY  
 (R.O.W.)

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**Fairbanks & Franklin**  
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 Land Planning  
 1005 Madison Street  
 Fredericksburg, VA, 22401  
 (541) 597-5766

**DRAINAGE & UTILITY PLAN**

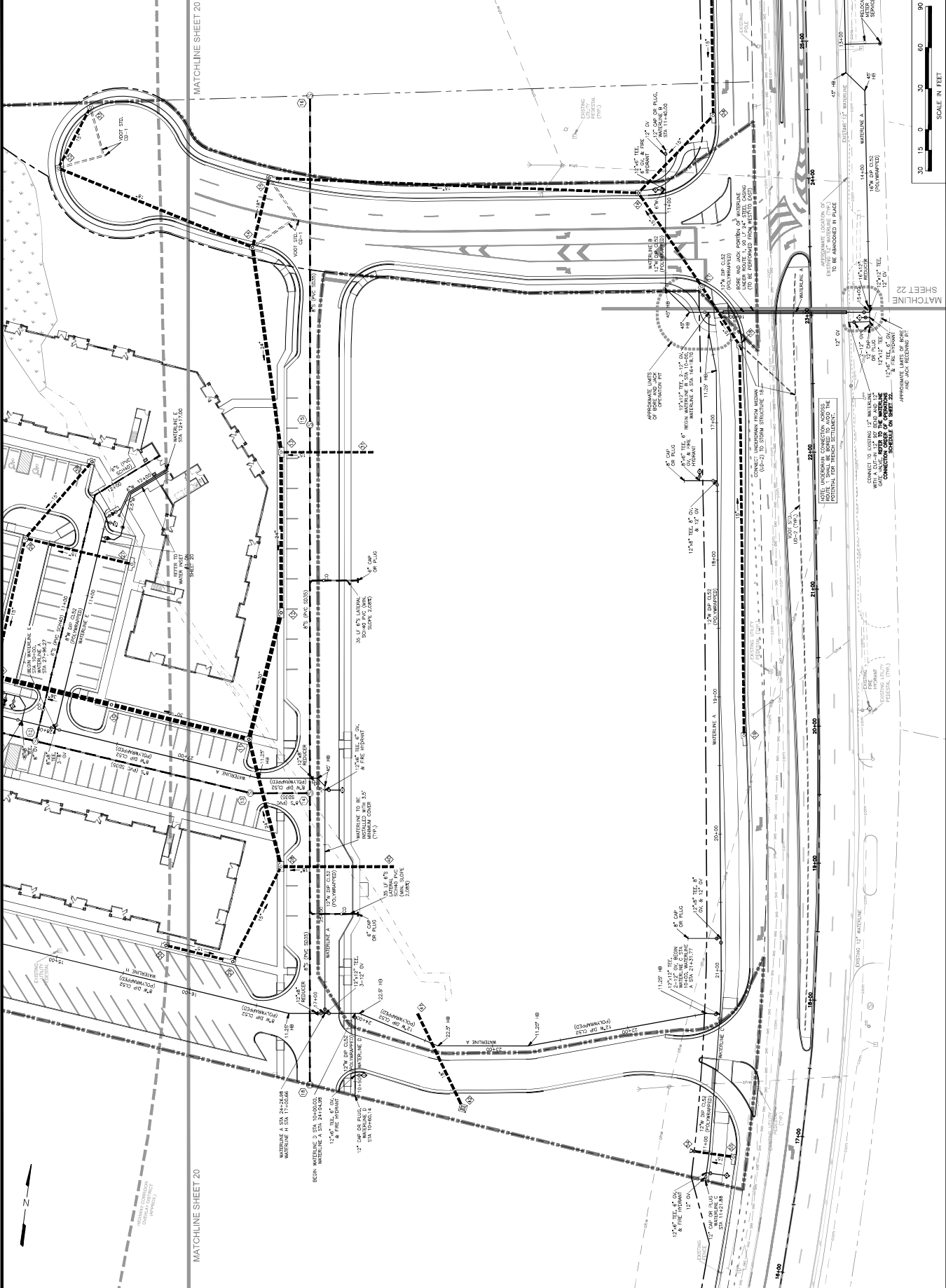
**PALMERS CREEK  
 APARTMENTS PHASE I SITE PLAN  
 SPOTLYANVIA COUNTY, VIRGINIA**



DATE: 06-04-18  
 DESIGNED: JRF, ASB  
 CHECKED: JRF, DMH

ISSUANCE:  
 06-04-18  
 06-04-18  
 06-04-18

128-1018  
 19 OF 54



SCALE IN FEET  
 0 30 60 90

SHEET 22  
 19 OF 54



**Fairbanks & Franklin**  
 Civil Engineering  
 Land Planning  
 1005 Alden Street  
 Fredericksburg, VA 22401  
 (540) 879-8700

**EASEMENT PLAN**

**PALMERS CREEK  
 APARTMENTS PHASE I SITE PLAN  
 SPOTLYANVA COUNTY, VIRGINIA**



DATE: 04-24-18  
 DESIGNED: JRF, JSC, JRL, DM  
 CHECKED: JRF

ISSUANCE:  
 04-24-18  
 04-24-18  
 04-24-18

PROJECT NO.:  
 126-1018  
 SHEET 54  
 OF

**LEGEND**

- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING AT&T EASEMENT
- EXISTING RIGHT-OF-WAY EASEMENT

SCALE IN FEET  
 0 30 60 90

