

Thorburn Estates  
Generalized Development Plan - Narrative  
Tax Map Parcels 21-A-60F, 21-A-60G, and 21-A-95

July 22, 2016

**I. Land Use**

Thorburn Estates is an approved residential development (the “Property”) that is designed and constructed in accordance with the R-2 zoning district. The preliminary plan was approved by the Planning Commission on July 20, 2016. It is located outside of the Primary Settlement District, generally located south of Chancellor Road and east of Ashby Drive. The Applicant is now proposing a proffer amendment that will eliminate the construction or funding of the proposed off-site transportation improvements at the intersection of Chancellor Road and Old Plank Road, as provided for in Proffer II. F. and described in greater detail in Subsection IX, Transportation, below. The density, types of dwelling, and design of the development will not change.

The development of the Property will feature a maximum of 59 single-family detached dwellings. The subdivision of the Property will be designed in a manner that is compatible with existing neighborhoods as well as the existing land. Disturbance of sensitive land on the Property will be avoided and a trail affording opportunities for active recreation has been provided for residents.

The Property will be developed as shown on the Generalized Development Plan, prepared by SDI dated June 24, 2014, and revised on November 19, 2014, except that the location of interior streets, trail and open space areas may be reconfigured in accordance with final engineering requirements and subdivision design. In addition to the open space included in each lot, there is one open space parcel of 1.0717 acres containing a cemetery, and other open space parcels totaling 0.469 acres. The proposed density is 1 dwelling unit per 2.9 acres, as fewer houses are proposed to be built than allowed under R-2’s density of 1 dwelling unit per 2 acres.

The Applicant has proffered to construct improvements that will enhance the compatibility of the development with the neighboring community, including a walking trail providing connectivity to the adjoining Cloverdale subdivision.

**II. Cultural Resources**

There are no known significant cultural resources recorded on the Property. One cemetery is located on the Property, which will not be disturbed. The cemetery is located on an open space parcel. A report from the Virginia Department of Historic Resources dated July 21, 2014, was submitted as a part of the original rezoning application. The report does not identify architectural or historic significance on the Property.

### **III. Fire and Rescue**

Fire and Rescue Company #10, Salem Fields, located at 11201 Gordon Road, is the first due station.

### **IV. Schools**

The 59 maximum dwelling units are anticipated to generate approximately 35 children utilizing County schools. If today's attendance zones are utilized, the students will attend Wilderness Elementary School, Freedom Middle School, and Riverbend High School.

### **V. Parks and Open Space**

Thorburn Estates includes a walking trail that has been proffered to be incorporated in the design of the development.

### **VI. Public Water/Private Septic**

Adequate capacity for public water appears to be available. Public water service shall be provided by connection to a proposed 8" water line extension by Spotsylvania County. Private septic systems shall be provided for each lot.

### **VII. Environment**

Wetlands and RPA have been identified on the site. The Wetlands were delineated by Envirodata, Inc. The RPA will be field verified and the report submitted to the County at or before submission of the subdivision plan.

### **VIII. Housing**

Thorburn Estates proposes a maximum of 59 dwelling units on the site.

### **IX. Transportation**

Thorburn Estates will be accessed by an entrance from Chancellor Road, as well as one inter-parcel connection on the site.

No Traffic Impact Analysis was required, because this proposal generates a maximum of 590 daily trips. However, impacts on nearby intersections were studied by the Vetter Co. in a report dated June 9, 2014, and supplemented by letter dated August 25, 2014, which is attached. This study analyzed the existing LOS of the signalized intersection of Chancellor Road/Gordon Road, as well as the unsignalized intersection of Chancellor Road/Old Plank Road. Buildout traffic in 2020, including background traffic and traffic generated by the proposed 59 homes, was calculated and compared to existing traffic. The analysis determined that the Property can be developed and current conditions can be maintained overall on area roads. Specifically, these

intersections are operating acceptably except for the northbound approach at the Chancellor Road/Old Plank Road intersection. This portion of the intersection is currently operating today at LOS F in AM peak hours and LOS E in PM peak hours. Even without this project, this portion of the intersection will operate in 2020 at LOS E (AM peak hours) and LOS F (PM peak hours). However, the addition of 46 additional homes (over the 13 by-right homes) will have a negligible overall intersection impact of only 1.4 seconds delay in the AM peak hour and 3.5 seconds delay in the PM peak hour.

When the property was rezoned, the Applicant had committed to construct off-site road improvements or provide a cash contribution in the maximum amount of \$971,664, in lieu of cash proffers per unit. The off-site road improvements were contingent on the acquisition of right-of-way and utility relocation. The Applicant has now proposed a proffer amendment which removes the option for the construction or funding of off-site road improvements. The proffer amendment provides for cash proffers in the maximum amount of \$971,664, paid in the amount of \$16,468.88 per dwelling unit at the time of issuance of the occupancy permit for each unit. The amount of the cash proffers of \$971, 664 is consistent with the proffer amounts that have been approved in the past several years in Spotsylvania County. For comparison purposes, payment of 60% of the current cash proffer for 46 units (as 13 are by-right and excluded from payment of cash proffers) would be \$918,666.