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March 27, 2018

Ms. Wanda Parrish  
Director of Planning  
Spotsylvania County  
9019 Old Battlefield Blvd., Suite 320  
Spotsylvania, VA 22553

**RE: Summit Crossing Estates  
Exception Request  
#R15-0005**

Dear Ms. Parrish:

Pursuant to Section 20-4.1.5 and on behalf of our client, Tricord, Inc., Sullivan, Donahoe & Ingalls, P.C. hereby respectfully requests exceptions from the provisions of County Zoning Ordinance Section 5; our specific exception requests are related to Section 20.5.1.8 (d) Streets and the requirement of curb and gutter on a subdivision street servicing lots of less than 25,000 square feet, and Section 20.5.1.8 (k) Sidewalks where sidewalks are required where curb and gutters are provided.

The development proposes to construct a ditch section roadway with a 5-foot wide concrete sidewalk on one side of the roadway and providing additional green [lawn] space on the opposite side. The benefits of the ditches and the additional lawn/green space include enhancing stormwater management and water quality, and minimizing grading impacts on the overall parcel. Further, by minimizing impervious coverage of the development, stormwater management facilities can be downsized thereby minimizing adverse impacts to the natural environment. Pursuant to County ordinance Section 20-5.1.3, the applicant shall design the subdivision to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features.

The provision of sidewalks on one side of proposed Walnut Hill Road still provides the benefit of providing for pedestrian movements; sidewalks are not proposed on cul-de-sacs where traffic volumes are anticipated to be below 200 vpd. Further specific triggers in the current Design Standards Manual with respect to sidewalk such as curb and gutter sections, presence of trail or bike lanes, and commercial or office development are not relevant to the cul-de-sacs.

Finally, drainage can be adequately handled by the proposed ditches. Often, when sidewalks are constructed along ditch-and-fill section roadways, there are pedestrian hazards that are inadvertently created by the pavement-sidewalk interface.

Wanda Parrish, AICP  
Page 2  
March 27, 2018

The slope on the downhill side of a fill slope does not always provide a suitable area for a sidewalk. By allowing the design flexibility of placing the sidewalk beyond the ditch (where present) this situation can be better managed.

We hope this information is sufficient to your needs. We respectfully request that the County grant exception to the referenced zoning standard. If you have questions, please call or write.

Sincerely,

A handwritten signature in black ink, appearing to read "R. H. Furnival".

Richard H. Furnival, P.E.  
Sullivan, Donahoe & Ingalls, PC

c. Bill Sherman