

GENERALIZED DEVELOPMENT PLAN NARRATIVE

Applicant/Owner: Kittansett Limited Partnership, a Delaware limited partnership
(the "Applicant: ~~TFO Wellesley Joint Venture LLC~~")

~~Owner:-~~ ~~Leanne Besachio, Kelly B. Davis, William Davis, Jr., Robert Holloway, Mary Holloway, Gregory H. Davis, John Davis, Mary H. Ward and Thomas G. Cannon (collectively the "Owner")~~

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Project Name: "Broaddus Development Project"

Property: Spotsylvania County Tax Parcels 64-A-8, consisting of approximately 78.74 acres (the "Property")

GDP: Generalized Development Plan, titled "Zoning Map Amendment Generalized Development Plan for Broaddus Development Project ~~South of Mudd Tavern/ Stonewall Jackson (Route #606)~~", dated March ~~25~~30, 2021, as last revised ~~July 2~~March 24, 20212023, and prepared by CHA Consulting, Inc., which plan is attached hereto as **Exhibit A** ("GDP")

Rezoning Request: ~~From~~ Conditional rezoning from Agricultural-2 (A-2) to Industrial-2 (I-2)

Date: ~~July 21~~April 5, 20212023

File No.: R21-0006

1. Project Overview

The Applicant ~~and Owner propose~~proposes rezoning of the Property from the Agricultural-2 ("A-2") to Industrial-2 ("I-2") in order to develop an industrial park in the Thornburg area, east of the I-95 Exit 118 interchange. Section 23-6.22-1 of the Spotsylvania County ("County") Zoning Ordinance ("Code") states that the primary purpose of the I-2 zoning district is to "provide locations for medium and heavy industrial uses."

The proposed ~~project will include office, warehousing, distribution,~~Project will develop over 1 million +/- square feet in industrial/flex, utility, space on the Property, to include distribution and other permitted uses under the I-2 zoning district ("Project"). ~~It is anticipated that the project will~~

~~develop over 1.94 million± square feet in industrial and commercial space on the Property, all as more particularly described in the Proffer Statement (defined below).~~

The Applicant ~~has~~ also submitted a Voluntary Proffer Statement ("Proffer Statement") with this application, as provided more particularly in the application.

As a general description of the ~~project, we have~~ Project, the Applicant enclosed ~~an~~ illustrative ~~rendering~~ renderings, attached as Exhibit B, titled "Architectural Rendering," dated March 30, 2021, as last revised April 5, 2023, and prepared by CHA Consulting, Inc., which depicts the proposed general architectural design, features, and materials for the ~~project~~ Project (the "Renderings").

As described in more detail below under Section 3 of this narrative, the Applicant's proposal conforms with the policies established by ~~Spotsylvania~~ the County's Comprehensive Plan dated ~~November~~ December 14, ~~2013~~ 2021, as last ~~updated~~ amended July ~~28~~ 12, ~~2020~~ 2022 (the "Comp Plan"), as it is located within one of the County's future "Employment Centers" land use areas. Further, the ~~proposal~~ Project will have minimal impacts on public facilities and services, including schools and parks, and generate new jobs and positive tax revenues as encouraged under the Comp Plan.

The Applicant has also conducted a traffic impact analysis, which was prepared by CHA Consulting, Inc. and dated ~~March,~~ April 2021, titled "Broaddus Development - Traffic Impact Analysis," attached as Exhibit C-1, and described in more detail below (the "TIA"). Subsequently, the Applicant prepared a supplemental traffic impact analysis memorandum, which was prepared by CHA Consulting, Inc. and dated March 9, 2023, titled "Supplemental Traffic Impact Analysis Memorandum" attached as Exhibit C-2, and described in more detail below ("Supplemental Traffic Memo"). In relevant part, the TIA ~~concludes~~ and Supplemental Traffic Memo conclude no proposed improvements are required at the existing signalized and studied intersections.

Finally, ~~in Spotsylvania County,~~ the proposed ~~project~~ Project will further the County's economic development objectives by creating approximately 326 construction jobs and 630 permanent jobs at full build-out, generating which will generate \$ 50.7 million in wage income upon completion and thereafter. The ~~project~~ Project will also generate an annual revenue/sales equivalent to \$ 94.8 million. Further, the ~~project~~ Project is estimated to generate annual net positive tax revenue benefits of over \$ 1.65 million for the Spotsylvania, totaling \$ 49.5 million over a thirty (30) year period. A Financial Impact Analysis by Chmura Economics & Analytics dated February 16, 2021 is attached as Exhibit D for additional information about anticipated benefits to ~~both Counties~~ the County.

2. Project Location

As noted above, the Property is located approximately one-half-mile east of the I-95, Exit 118 interchange area, and consists of approximately 78.74 acres. It is situated within ~~both Spotsylvania County (0 Mudd Tavern Road) and Caroline County (8476 Stonewall Jackson Road). There are approximately 78.74 acres (Parcel 64 A 8) within the boundaries of~~

~~Spotsylvania County and 116.72 acres within Caroline County (known as Caroline County tax map parcel 15-A-5). Concurrent with this application, the Applicant has filed a similar rezoning request in Caroline County to rezone the Caroline County parcel from Rural Preservation (RP) to M-1 industrial. The Property is situated -- Parcel 64-A-8) in the Berkeley voting and magisterial districts.~~

Currently, most of the subject site consists of open farm fields with wooded areas in the southern portion. ~~The site portion in Caroline County includes a two-story brick dwelling, a one-story dwelling, a detached, open garage, a dairy barn, two (2) hay barns, two (2) chicken houses, a milk house, and multiple sheds. The buildings are currently vacant. The main buildings are accessed by an existing gravel driveway located in Caroline.~~ The site is serviced by overhead electricity and telephone, a private potable water well, and an onsite septic system. There ~~is a pond located at the northeast corner of the Property, and there~~ are wetlands located at the southern portion of the Property. The site has approximately ~~1,930 linear feet of frontage along Route 606 in Caroline and approximately~~ 1,920 linear feet of frontage in ~~Spotsylvania, totaling approximately 3,850 of frontage~~the County.

The Property is surrounded by vacant property, residential uses, and farmlands in the Agricultural 2 (A-2) zoning district in Spotsylvania and the Rural Preservation (RP) zoning district in Caroline County. Orrock Lane, a private ~~dirt road~~right-of-way easement, is located on the Property along the eastern property boundary in Caroline County.

2.1 Site Access

The proposed primary access to the ~~project~~Project will be provided via ~~multiple~~three site entrances to serve the ~~four~~two land users on Route 606, all as shown on the attached GDP. The site entrances along Route 606 (Entrance-1, 2, and 3 & 4) have been selected to comply with the Virginia Department of Transportation (VDOT) spacing requirements. ~~Multiple~~Two deceleration lanes and other improvements to Route 606, such as dedicating additional Right-of-Way width, are proposed to allow for future roadway modification by VDOT. ~~Should Orrock Lane be developed in future phases, an additional site entrance (Entrance 5) is proposed to connect to Orrock Lane, all as described in the Proffer Statement and shown on the GDP.~~ All site access locations will be coordinated with Spotsylvania County and the Virginia Department of Transportation. Please refer to the GDP for a depiction of site access ~~location~~locations.

2.2 Environmental Characteristics

In August of 2020, EnviroData, Inc. visited the site to field delineate ~~wetland and Resource Protection Areas (RPA)~~wetlands on the Property. Delineated wetland areas were field surveyed by W. W. Webb & Associates. ~~Only one area associated with the onsite pond, located at the northeastern portion of the site, was identified as a Resource Protection Area.~~ There are approximately ~~5,900 linear feet of streams tributary of the Mattaponi River, in addition to approximately 16.9~~1.8 acres of wetlands within the Property. The limits of the ~~RPA and other~~ wetland areas are shown on the existing conditions plan prepared by W. W. Webb & Associates.

The ~~project's~~Project's design minimizes the impact on the natural and mature vegetation located on the Property. Generally, it is proposed to preserve the natural habitat and vegetation located on the southern portion of the site ~~and preserve the RPA in the northeast.~~

~~Minor and temporary~~Note that no wetland disturbance ~~to wetland areas are~~is anticipated ~~to install the sewer main and other utility services to the proposed regional pump station to be located offsite, on the Orrock Property, in Spotsylvania. The temporary~~as a result of this Project or its extension of utilities, as further described herein. Still, all ~~temporarily~~temporarily disturbed areas ~~resulting from this Project~~will be restored and stabilized to their original conditions after the ~~development of the Project, including the~~utility installation. ~~No additional wetland disturbance is anticipated in Spotsylvania County as a result of this project. The~~and extensions, is completed. And, as necessary, the Applicant will perform all applicable studies for endangered species ~~as is typically necessary~~for state and federal permitting for the ~~project~~Project prior to final site plan approval. ~~All required environmental permits will secure all the necessary wetland permits prior to construction. Refer~~Please refer to the attached Report, **Exhibit E**, by EnviroData for additional information.

In August 2020, CHA Consulting performed a Phase I Environmental Site Assessment (ESA). CHA has performed this Phase I ESA ~~of the subject~~ in conformance with the scope and limitations of ASTM Practice E 1527-13. The study has revealed no evidence of Recognized Environmental Conditions (RECs) be associated with the subject site. Therefore, there were no limiting conditions encountered during this investigation. Refer to the attached Report, **Exhibit F**, by CHA Consulting for additional information.

2.3 Cultural and Historic Resources

Based on a review of the Comp Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not contain any cultural resources, including civil war era works or cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

As part of Phase I ESA, EDR provided a Historical Topo Map Report containing topographic maps dated 2013, 1994, 1984, 1979, 1972, 1966, 1949, 1942, 1894, 1892, and 1887. The historical topographic maps reveal that the site appears undeveloped through the 1800s. ~~In 1949, the site's main features (the farmhouse and related barns, the farm pond, and a house in the central portion of the site) all were apparent in Caroline County. No buildings exists onsite on the Spotsylvania side.~~ There are no significant changes in topography from 1887 to date. ~~Accordingly, it~~is believed that an archaeological survey is not required at this time.

3. Planning and Zoning

3.1 Zoning District and Ordinance

The Property and surrounding parcels are currently zoned Agricultural 2 (A-2). It is proposed to rezone the Property to Industrial-2 (I-2) to allow for the ~~proposed development/land uses~~Project. The Property is not located in the Highway Corridor Overlay District. The Property currently

does not have access to public water and sewer; however, the Applicant ~~has initiated the conversation with the Spotsylvania Utility Department. Spotsylvania water and sewer will serve the project and many other sites in Spotsylvania and Caroline Counties, opening the opportunity for future developments in the area. A water main upgrade/ extension on Route 606 will be required. A regional sewer pump station is proposed to serve the site and future projects in the area. The project will install low pressure sewer service lines within the Mudd Tavern Road right-of-way from the existing pump station (PS 29) located near I-95/Route 606 Interchange as depicted on the GDP to serve the site. Further, the Applicant will install a water main extension in the Mudd Tavern Road right-of-way from Mallard Road to the Property.~~ The Project will be beneficial for the region and aligns with the County's Comprehensive Plan. All buffers, landscaping, and setbacks will be as generally provided on the GDP and conform to the applicable zoning ordinance requirements.

3.2 Comprehensive Plan Analysis

3.2.1 The Property's location and future land use classification support approval of the Project.

The County's Comp Plan's Future Land Use Map classifies the Property as part of the "Employment Centers Land Use" designation. The Employment Centers Land Use category is intended to be the primary location for new office and industrial development (light or heavy) within Spotsylvania County, focusing on larger scale industrial users and business parks. In accordance with the Comp Plan goals, the Employment Centers use is encouraged in the Thornburg interchange area and is foreseen as a potential economic driver for the County. For purposes of the above and this application, the proposed ~~project~~Project: (i) is already compatible as a good transition with the existing uses in the area; (ii) will enhance the County's tax revenue; and (iii) as noted, is fiscally positive. The ~~project~~Project will provide open space for onsite active and passive recreational amenities and pedestrian accommodations, all as shown on the GDP.

3.2.2 The Project satisfies several of the Comp Plan's Employment Center Land Use Policies.

The ~~project~~Project meets several of the County's Employment Centers land-use policies, including the following:

- Truck-dependent businesses, including distribution center uses, should be located near areas with access to major transportation thoroughfares. As noted above, the Property is located approximately one-half miles from the Thornburg interchange and has access to and from the site along Mudd Tavern Road as provided on the GDP.
- The ~~project~~Project will include interparcel connections and interconnected street patterns using shared driveways as shown on the GDP.
- Sidewalks will also be included within the ~~project~~Project to allow pedestrian access between buildings.
- The ~~project~~Project will encourage job creation providing adequate wages for employees to reside in the County or region.

- The ~~project~~Project will attract new businesses and investment and support existing businesses.
- The ~~project~~Project anticipates a balance of uses within the industrial park.
- The ~~project~~Project includes 81.328.60 +/- acres of open space area and will protect wetland and environmentally sensitive areas.

3.2.3 Project's location within Primary Development Boundary supports approval of the rezoning.

Not only has the Property been designated for future employment centers development, but it is also located within the County's Primary Development Boundary ("PDB"), which additionally supports approval of the ~~project~~Project. The County has established the PDB for purposes of directing the timing and location of new development within a defined area in which public water and sewer will be provided. Land within the PDB is intended to develop more intensive non-residential uses than outside the boundary. The Property's location within the PDB accords with the County's goal of situating new development at a higher intensity within this boundary. Additionally, the ~~project's~~Project's use of public utilities further satisfies the County's goal for location of new development. Therefore, both the Property's location and use supports the proposed use and density.

3.2.4 The Project should be approved because it satisfies multiple overarching Comp Plan development goals.

Further, the proposed uses satisfy multiple overarching Comp Plan goals for future development. Specifically, the Comp Plan states that (1) the County is a business-friendly community and that local job creation is a priority; (2) the County encourages a wide variety of businesses to locate within its boundaries in order to meet its goal of increasing its annual industrial and commercial growth by 2%; and (3) it supports the County's goals for fiscal sustainability or so-called 70/30 mix of residential to commercial/industrial.

3.2.4.1 Spotsylvania County is a "business-friendly" community, and local job creation is a priority.

The ~~project~~Project furthers the County's goal of promoting business in the community. The proposed businesses' ongoing operations are estimated to generate \$94.8 million (measured in 2023 dollars) in direct impact (equivalent to total revenue/sales) for the County. Those businesses will employ 630 workers in Spotsylvania County, thereby achieving the County's new job creation goal.

~~The developer proffered to assist the County, in costs, design, permitting and construction of the proposed regional utility solutions which will benefit the region. Any impact to the municipal water and sewer system will be mitigated as required by the County. The County's utility department has indicated that Spotsylvania will be able to service the project with no significant impact to the existing system. In addition to the cash contribution to upgrade the existing utility infrastructure, the project will~~Project is expected to generate positive tax revenues both onsite and offsite. The Comp Plan supports development that promotes job creation and benefits the

economy. Further, the County generally expects development to demonstrate that it will not have a significant impact on the existing infrastructure or resources.

3.2.3.2 Spotsylvania County is fiscally sustainable.

The County strives to be fiscally sustainable, and as part of that goal, wishes to achieve annual growth of an industrial and commercial tax base at a rate of greater than 2% and encourage a wide variety of businesses to be located in the County. By creating over \$94.8 million in annual revenue/ sales, this ~~project~~Project will help the County grow its ~~commercial~~-tax base while adding to the variety of businesses located in the area.

3.2.4.3 The attraction of new businesses and investments is encouraged.

The ~~project~~Project will attract new businesses to the area, as encouraged by the Comp Plan for Employment Center Land Use. The ~~project~~Project encourages job creation that provides sufficient income for employees to be able to afford housing within the County. This ~~project~~Project aligns with the Comp ~~plan~~Plan in ~~wherethat~~ it suggests that distribution centers should be located in close geographic proximity to the interstate with the necessary transportation infrastructure to minimize adverse impacts on the County's transportation network. Berms, landscaping sidewalks along major transportation routes are provided to minimize parking lots' visibility from the major transportation routes.

The ~~project~~Project will generate positive tax revenue of over \$1.65 million annually while creating 630 permanent new jobs in Spotsylvania. The ~~project~~Project also provides valuable goods and services to the surrounding community. In sum, the Applicant's proposal aligns with the Comp Plan's objectives and goals for future land use.

3.2.5 Project meets Comp Plans transportation goals.

The ~~project~~Project aligns with the County's transportation goals. It will not further degrade the current transportation level of services, and the expected daily trips will not significantly degrade the level of services at applicable intersections. Where the ~~project~~Project will impact traffic, improvements have been recommended in order to mitigate the effect.

The County's Transportation Plan seeks to maintain an efficient transportation system using available and expected resources while maintaining functional and effective transportation systems that keep pace with future growth. Policies include (1) maintaining acceptable levels of service on public roads; and (2) ensuring that new development does not degrade levels of service and mitigates its impact on the transportation network through ensuring connections within and between developments that offer alternative routing of traffic. As demonstrated below, the ~~project~~Project satisfies both of these policies.

The Applicant performed a TIA, which evaluated the following intersections:

1. Route 606 (Mudd Tavern Road) and Route 1 (Jefferson Davis Highway)
2. Route 606 (Mudd Tavern Road) and I-95 Southbound Ramps

3. Mallard Road and I-95 Northbound Ramps
4. Route 606 (Mudd Tavern Road) and Dominion Raceway Avenue/Mallard Road
5. Route 606 (Stonewall Jackson Road) and Orrock Lane
6. Route 606 (Mudd Tavern Road) and Entrance 1 (proposed)
7. Route 606 (Mudd Tavern Road) and Entrance 2 (proposed)
8. Route 606 (Mudd Tavern Road) and Entrance 3 (proposed)
- ~~9. Route 606 (Stonewall Jackson Road) and Entrance 4 (proposed)~~

The TIA was performed to assess transportation impacts of the proposed site as well as background traffic. Recommendations have been given to accommodate these impacts. The analysis indicates that the proposed site is not expected to have an adverse effect on transportation capacity and mobility in the study area with the recommended improvements in place. Specifically, the TIA's capacity analysis indicates that the proposed ~~project~~Project driveways on Route 606 would operate acceptably with LOS C or better in the opening year with ~~project~~Project conditions during both peak hours for each of the study intersections. Based on the site's trip generation potential, the TIA does not recommend any improvements.

Further, the Applicant provided a Supplemental Traffic Memo to update the original TIA. The Supplemental Traffic Memo:

1. Removes all development and driveways from Caroline County and limits all development and driveways to the land in Spotsylvania County only.
2. Adds an exit only site driveway (Entrance 3) while keeping the previously proposed full access Entrance 2 and right-in only Entrance 1 within Spotsylvania County, all as shown on the GDP.
3. Changes User 1 from Office, Warehouse, and Operations Building, and Future Commercial Building land uses to Distribution Building – East.
4. Notes that User 2's size and land use remains the same.
5. Reduces the Project building areas by 730,328 square-feet.

Based on the updated data in the Supplemental Traffic Memo, the reduction in the trips generated by the Project are as follows:

- The Total Number of Weekday Vehicle Trips are reduced by 3,361 trips;
- The Total AM Peak Hour Vehicle Trips are reduced by 332 trips;
- The Total PM Peak Hour Vehicle Trips are reduced by 419 trips;
- The Total Number of Weekday Truck Trips are reduced by 126 trips;
- The Total AM Peak Hour Truck Trips are reduced by 10 trips; and
- The Total PM Peak Hour Truck Trips are reduced by 5 trips.¹

The overall vehicle and truck trips generated by the Project, as modified, will be less than the TIA approved by VDOT. In addition, the revised Project significantly reduces the number of

¹ As compared to the TIA.

trips generated from the site, and does not meet VDOT's threshold of 5,000 additional vehicle trips per day for review under Chapter 527 of the 2006 Acts.

~~Based~~ Accordingly, based on the TIA ~~findings and analysis of the~~, Supplemental Traffic Memo, Comp Plan and VDOT's planned improvements, the proposed ~~project~~ Project will have minimal impacts on transportation and meets the Comp Plan's transportation goals by maintaining acceptable LOS while mitigating any adverse traffic impacts.

3.3 *Community Notice*

As part of the Rezoning Application process, the Applicant reached out to property owners residing within 3,000 feet of the proposed Project site. Given the Covid-19 restrictions, the Applicant was unable to schedule an in-person community meeting but instead provided both electronic and telephonic communication opportunities to said residents so they could express their concerns or comments. The Applicant included County staff in email responses to those citizens. There was a total of five responses from citizens who were primarily concerned about traffic impacts in the area.

4. Construction

The Applicant anticipates close collaboration with the County during the permitting process to identify and manage environmental conditions and design criteria specific to the ~~project~~ Project. The Applicant will implement all required mitigation measures and Best Management Practices ("BMPs") as determined by the County and regulatory agencies through the permitting process.

Construction is anticipated to begin within four months of any rezoning approval.

4.1 *Site Preparation*

Most of the subject site consists of open farm fields with wooded areas in the southern portion. Construction of the ~~project~~ Project would begin with initial clearing and grading if required. Access to the Project site would be improved to appropriate construction standards. Road corridors would be surveyed, cleared, and graded to bring equipment, materials, and workers to the construction areas. Buried electrical lines and other facilities' locations may be flagged and staked to guide construction activities. BMPs for stormwater and erosion control would be installed during the site preparation phase and prior to significant grading activities.

4.2 *Construction Workforce*

The Applicant's goal is to retain a local onsite workforce, which will consist of various skilled trades, supervisory personnel, support personnel, and construction management personnel. Pursuant to the FIA, the ~~project~~ Project is anticipated to generate an estimated 326 new jobs during the construction phase and \$50.7 million in new labor wages in Spotsylvania.

5. Public Facilities

5.1 *Fire and Rescue*

The proposed ~~project~~Project will have minimal impact on the County's fire and rescue facilities. The new building will be fully sprinkled with hydrants located throughout the development. Fire and Rescue Station Spotsylvania County Fire Company / Rescue Station 8 (Thornburg), located approximately 2 miles west of the Property, will provide the facility with the necessary emergency services needed. The proposed roads and building setbacks will allow for adequate travel space for emergency access to the improvements within the ~~project~~Project. The proposed site is estimated to have a public safety cost of \$215,476 (in 2023 dollars) which is far less than the estimated \$1.65 million per year of tax revenue generated for the county.

5.2 *Schools*

The ~~project~~Project will have no impact on schools.

5.3 *Parks and Open Space*

The overall site provides a total of ~~81.3~~28.60 +/- acres, or ~~41.36%~~ +/-, of open space. ~~Out of which, 28.5 acres are located in Spotsylvania, and 52.9 acres are located in Caroline.~~ The open space will provide buffering along many of the property lines. All buffers, landscaping, and setbacks will be as generally provided on the GDP and conform to the applicable Zoning Ordinance requirements. The ~~project~~Project will have no impact on park facilities.

5.4 *Water & Sewer*

The Property is located within the Primary Development Boundary, with no current access to water and sewer facilities. The Property will be ~~serviced by a domestic water line extended from Spotsylvania, within Route 606 Right of Way, to serve the entire development. The development will also be served by sewer gravity main and services that will ultimately discharge to a new regional pump station to the south to be installed on the Orrock site. The regional pump station will then pump the effluent to a gravity sewer manhole located in Route 606, Right of Way, west of I-95. The general layout of the proposed water and sewer lines is shown on the GDP. Refer to the water and sewer service area, Exhibit G prepared by Spotsylvania County, dated January 2021, for additional information related to the potential areas to be served. Currently, the Applicant is working with Spotsylvania County to expand the regional water and sewer service area,~~served by the low pressure sewer service lines installed by Applicant within the Mudd Tavern Road right-of-way from the existing pump station (PS 29) located near the I-95/Route 606 Interchange, as more particularly described in the Proffer Statement. Further, the Applicant will install a water main extension within the Mudd Tavern Road right-of-way from Mallard Road to serve the Project.

5.5 Transportation

The Property is located off of Mudd Tavern Road, approximately one-half mile from the I-95, Exit 118 interchange area.

The ~~project~~Project will generate ~~5,226~~1,865 daily vehicle trips, including ~~486~~154 vehicle trips during the AM peak hour and ~~583~~164 vehicle trips during the PM peak hour. ~~As mentioned above,~~ VDOT 527 analysis is not required for this ~~project~~Project because the trip generation potential ~~was above~~is below 5,000 daily trips. ~~A~~Previously, a pre-scoping meeting with VDOT, ~~and Spotsylvania County and Caroline County~~ took place on March 23, 2021, where the ~~project~~Project was discussed in detail with VDOT. The proposed improvements on Route 606 mitigates any increase in trip generation due to this ~~project~~Project, which include the construction of:

- One 24' right-in only partial access labeled as "Entrance 1";
- A 10' wide paved shared-use path within the Route 606 right-of-way;
- One 26' in and 26' out full-access labeled as "Entrance 2";
- Two separate deceleration lanes; and
- One 24' exit only site driveway labeled as "Entrance 3" on the GDP, all further described in the Proffer Statement.

Further, the Applicant agrees in its Proffer Statement to dedicate approximately 1.54 acres of right-of-way along Mudd Tavern Road (Route 606) to include sixty (60) feet from the existing roadway centerline to accommodate a future four-lane divided major collector road.

EXHIBIT A

Generalized Development Plan

EXHIBIT B

Renderings

EXHIBIT C-1

Traffic Impact Analysis

Exhibit C-2

Supplemental Traffic Memo

|

EXHIBIT D

Financial Impact Analysis

EXHIBIT E

Determination of Jurisdictional Areas

EXHIBIT F

Phase I Environmental Site Assessment

Exhibit G

Potential Sewer Service Area Plan

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