

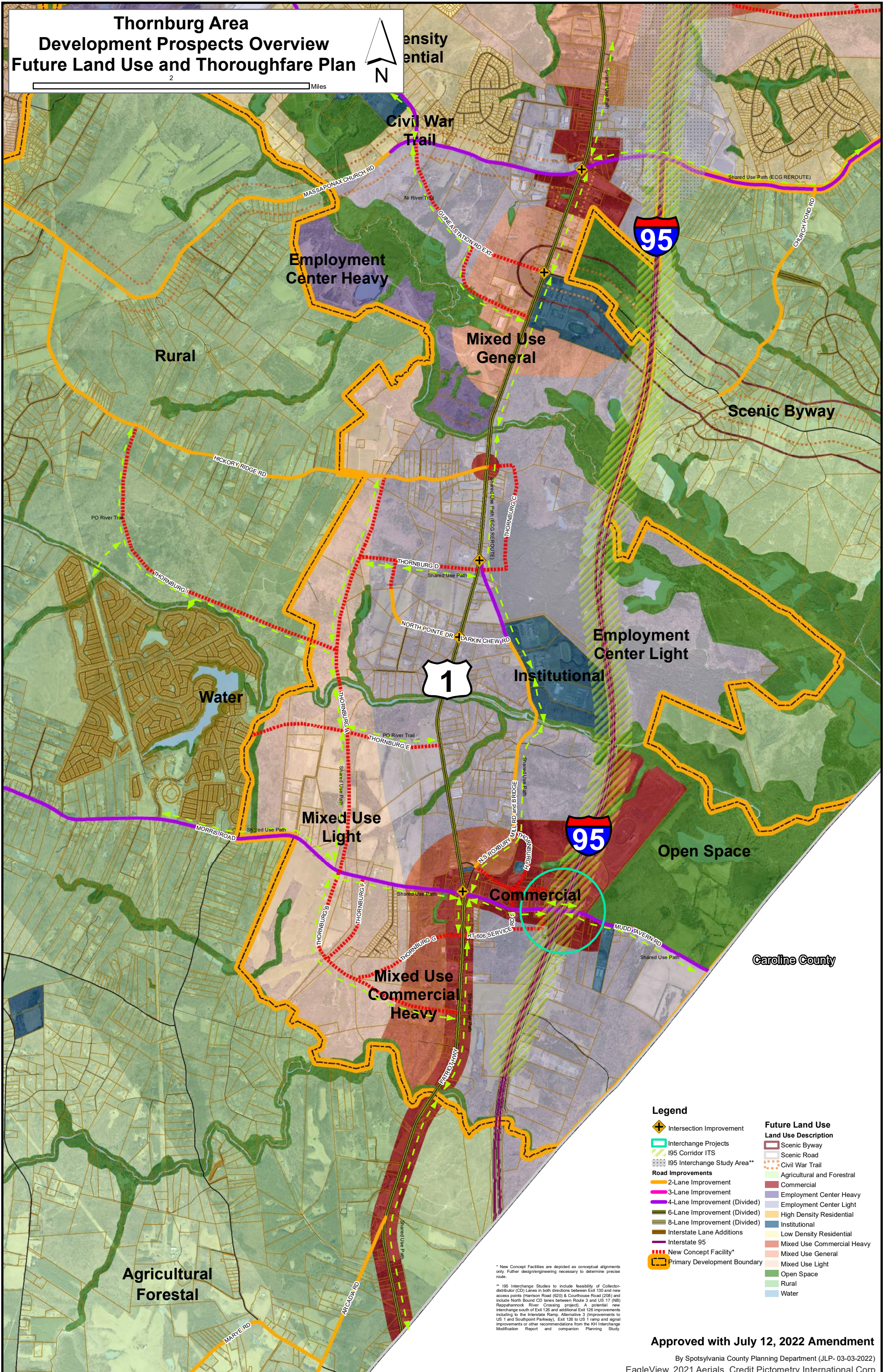
Thornburg Area Development Prospects Overview Future Land Use and Thoroughfare Plan



Density
Potential

2

Miles



Legend

- | | |
|------------------------------|-----------------------------|
| Intersection Improvement | Future Land Use |
| Interchange Projects | Land Use Description |
| I95 Corridor ITS | Scenic Byway |
| I95 Interchange Study Area** | Scenic Road |
| Road Improvements | Civil War Trail |
| 2-Lane Improvement | Agricultural and Forestal |
| 3-Lane Improvement | Commercial |
| 4-Lane Improvement (Divided) | Employment Center Heavy |
| 6-Lane Improvement (Divided) | Employment Center Light |
| 8-Lane Improvement (Divided) | High Density Residential |
| Interstate Lane Additions | Institutional |
| Interstate 95 | Low Density Residential |
| New Concept Facility* | Mixed Use Commercial Heavy |
| Primary Development Boundary | Mixed Use General |
| | Mixed Use Light |
| | Open Space |
| | Rural |
| | Water |

* New Concept Facilities are depicted as conceptual alignments only. Further design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.

Approved with July 12, 2022 Amendment

By Spotsylvania County Planning Department (JLP- 03-03-2022)

EagleView, 2021 Aerials. Credit Pictometry International Corp