

**POINT SEANNA
GENERALIZED DEVELOPMENT PLAN/ MASTER ZONING PLAN NARRATIVE**

1. THE SUBJECT PROPERTY (SITE) IS LOCATED ON SPOTSYLVANIA COUNTY TAX MAP NUMBER 69, AND IS COMPRISED OF PARCELS 69-5-B AND 69-5-A5. THE SITE AREA IS 47.04 ACRES BASED ON A BOUNDARY SURVEY.
2. ALL REFERENCES TO ZONING ORDINANCE SHALL REFER TO THE SPOTSYLVANIA COUNTY ZONING ORDINANCE, ADOPTED MARCH 27, 1990, AS AMENDED OR AS UPDATED TO REFLECT CURRENTLY ADOPTED CODE.
3. THE PROPERTY IS DESIGNATED FOR MIXED LAND USE ON THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP. IT IS ALSO LOCATED IN THE TECHNOLOGY ZONE AND TOURISM ZONE.
4. THIS APPLICATION PROPOSES REZONING FROM THE R-R (RESIDENTIAL RESORT) TO THE PDH-2 (PLANNED DEVELOPMENT HOUSING) DISTRICT, AND REZONING A PORTION OF THE R-C (RESORT COMMERCIAL) DISTRICT TO THE PDH-2 DISTRICT. APPROXIMATELY 3.3 ACRES OF R-C DISTRICT IS PROPOSED TO REMAIN FOR COMMERCIAL USE.
5. THE PROPERTY DOES NOT FALL WITHIN ANY RESERVOIR, RIVER OR HISTORIC PROTECTION OVERLAY DISTRICT.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BY URBAN, LTD. IN NOVEMBER AND DECEMBER, 2014.
7. WETLAND DELINEATION WAS CONDUCTED BY STANTEC CONSULTING SERVICES INC., IN JULY, 2014.
8. DRAINFIELD INFORMATION IS FROM A SOILS STUDY PREPARED BY BOWMAN CONSULTING, IN JULY, 2014.

LAND USE AND AMENITIES

1. THIS APPLICATION PROPOSES A MIXED USE DEVELOPMENT OF A MAXIMUM OF 85 TOWNHOMES (SINGLE FAMILY ATTACHED UNITS), RECREATIONAL OPEN SPACE, AMENITIES, AND COMMERCIAL USE WITHIN A PORTION OF THE EXISTING R-C ZONING DISTRICT.
2. NEIGHBORING PROPERTIES SHALL BE BUFFERED BY OPEN SPACE AND EXISTING VEGETATION AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN/ MASTER ZONING PLAN.
3. PROPOSED AMENITIES WILL INCLUDE PEDESTRIAN TRAILS, A COMMUNITY BOAT RAMP, ONE OR MORE BOATHOUSES/COVERED SLIPS, ONE OR MORE DECORATIVE WATER FOUNTAINS, ONE OR MORE PAVILIONS/GAZEBOS, GOLF CART PARKING AREAS AND AN AMENITY AREA CONTAINING ONE OR MORE RECREATIONAL FACILITIES SUCH AS AN INFORMAL PLAY AREA, GAZEBO/SHADE STRUCTURE, TOT LOT, VOLLEYBALL COURT, AND/OR A BATHHOUSE WITH POOL.
4. OFF-SITE AMENITIES INCLUDE LAKE ANNA STATE PARK, WHICH IS LOCATED DIRECTLY ACROSS THE LAKE AND HAS FACILITIES FOR SWIMMING, BOATING, CAMPING, AND 15 MILES OF MULTI-USE TRAILS.
5. THIS PROJECT IS PROPOSED TO BE DEVELOPED IN A SINGLE PHASE SUBJECT TO MARKET CONDITIONS.

CULTURAL RESOURCES

1. THERE ARE NO CEMETERIES OR GRAVE SITES KNOWN TO EXIST ON THE PROPERTY.
2. AS STATED IN A LETTER FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES, DATED DECEMBER 30, 2014, THERE ARE NO HISTORIC OR SCENIC ASSETS ON THE PROPERTY AS IDENTIFIED BY THE SPOTSYLVANIA COUNTY COMPREHENSIVE PLAN, THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES OR THE U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE.

FIRE AND RESCUE

1. SUBJECT TO APPROVAL BY DOMINION POWER, AN EMERGENCY ACCESS BOAT RAMP IS PROPOSED, WITH A DRY HYDRANT TO BE LOCATED ADJACENT TO THE RAMP.
2. THE PROPERTY WILL BE SERVED BY THE BROKENBURG FIRE AND RESCUE STATION NUMBER 2, LOCATED ON COURTHOUSE ROAD, ABOUT 5 MILES AWAY.

WATER/ SEWER

1. WATER AND SEWER WILL BE PROVIDED BY COMMUNITY WELLS AND DRAINFIELDS. PRELIMINARY LOCATIONS ARE SHOWN ON THE GDP. FINAL LOCATIONS MAY BE SUBJECT TO MORE DETAILED ENGINEERING ANALYSIS AND WILL BE SHOWN ON FINAL ENGINEERING PLANS.
2. A STUDY BY MAEVELLE ENERGY, DATED DECEMBER, 2014 INDICATED THAT THE SITE IS CONSIDERED TO BE FAVORABLE FOR PRODUCING THE REQUIRED VOLUMES OF WATER TO MEET THE DEMANDS OF AN 80+ UNIT HOUSING DEVELOPMENT.
3. AN ADDITIONAL STUDY PERFORMED BY TRUE NORTH ENVIRONMENTAL IN MAY, 2017 INVOLVED DRILLING TWO WELLS ON SITE AND PUMPING FOR 48 HOURS TO DETERMINE CAPACITY AND RECOVERY. THE STUDY CONCLUDED THAT BOTH WELLS WERE EXTRAORDINARY AND RELIABLE PRODUCERS CAPABLE OF MUCH HIGHER YIELDS. BOTH WELLS ARE CONSIDERED TO BE ABLE TO FUNCTION AS SEPARATE SOURCES OF WATER.
4. A CERTIFICATION LETTER FROM THE SPOTSYLVANIA COUNTY HEALTH DEPARTMENT, DATED 10-16-17 CONFIRMS THAT SOIL AND SITE CONDITIONS ARE SUITABLE FOR THE INSTALLATION OF AN ONSITE SEWAGE DISPOSAL SYSTEM.

ENVIRONMENT

1. THE PROPERTY IS A MODERATELY SLOPING SITE COMPRISED OF FORESTED LAND. APPROXIMATELY 70% OF THE PROPERTY WILL REMAIN AS OPEN SPACE.
2. A HABITAT INVESTIGATION AND DETAILED SURVEY FOR THE FEDERALLY AND STATE LISTED ENDANGERED SMALL WHORLED PAGONIA WAS CONDUCTED BY STANTEC CONSULTING SERVICES INC. IN JULY, 2014. NO EVIDENCE OF THIS PLANT WAS FOUND WITHIN THE PROPERTY.
3. RPA INFORMATION IS FROM A SITE INVESTIGATION BY STANTEC CONSULTING SERVICES INC. IN JULY, 2014. AREAS WITHIN THE RPA WILL REMAIN IN A NATURAL STATE EXCEPT FOR UTILITIES, EMERGENCY ACCESS DRIVE AND BOAT RAMP, LAKEFRONT AMENITIES, PEDESTRIAN TRAILS AND ANY GOLF CART PARKING AREAS TO SERVE THE COVERED BOATHOUSES/BOAT SLIPS.

HOUSING

THERE IS AN EXISTING SFD HOME ON THE ADJACENT PARCEL (T.M. 69-5-A4). THE REQUIRED BUFFER YARD WILL BE PROVIDED AT THIS LOCATION. IN ADDITION, A 100 FOOT WIDE BUFFER WILL BE PRESERVED ALONG THE LAKE AS REQUIRED.

TRANSPORTATION

1. BASED ON THE ITE (INSTITUTE OF TRANSPORTATION ENGINEERS) TRIP GENERATION CODE 230 RATE OF 5.81 DAILY TRIPS PER TOWNHOME, AND A POSSIBLE MAXIMUM OF 1,290 DAILY TRIPS FOR THE PROPOSED COMMERCIAL USE, IT IS ESTIMATED THAT THE DEVELOPMENT COULD GENERATE UP TO 1,914 VEHICULAR TRIPS PER DAY.
2. THE INTERSECTION OF CORSAIR TERRACE, ANNA POINT LANE, AND COURTHOUSE ROAD WILL BE WIDENED AND IMPROVED FOR SAFER ACCESS AND TURNING MOVEMENTS. ALSO, RIGHT TURN AND LEFT TURN LANES WILL BE PROVIDED ON COURTHOUSE ROAD. CORSAIR TERRACE WILL BE WIDENED FROM ITS CURRENT WIDTH TO 26 FEET FROM COURTHOUSE ROAD TO THE ENTRANCE OF THE DEVELOPMENT (APPROXIMATELY 1,100 FEET). ADDITIONAL RIGHT OF WAY APPROXIMATELY 75 FEET FROM THE CENTERLINE OF COURTHOUSE ROAD WILL BE DEDICATED.
3. OTHER IMPROVEMENTS AT COURTHOUSE ROAD MAY INCLUDE THE INSTALLATION OF STREET LIGHTS AS REQUIRED BY THE DESIGN STANDARDS MANUAL, UNLESS WAIVED BY THE COUNTY.

STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP)

DUE TO THE CLOSE PROXIMITY OF THE LAKE, IT IS NOT ANTICIPATED THAT SWM FACILITIES WILL BE REQUIRED. IF AT TIME OF FINAL ENGINEERING IT IS DETERMINED THAT DRAINAGE OUTFALLS ARE NOT SUFFICIENT, SWM FACILITIES WILL BE PROPOSED THAT MAY INCLUDE BIORETENTION FACILITIES, PERMANENT CHECK DAMS, INFILTRATION SYSTEMS AND/OR DETENTION PONDS.

THESE ILLUSTRATIONS ARE INTENDED TO SHOW VARIOUS EXAMPLES OF PROPOSED AMENITIES AND THEIR GENERAL APPEARANCE, SIZE, MATERIALS, DESIGN AND QUALITY. THE INTENT IS TO SHOW THE GENERAL CONCEPT RATHER THAN A SPECIFIC DESIGN OR MATERIAL.



3 GAZEBO
HTB



1 TOT LOT
HTB



2 PLAY FIELD
HTB



4 FOUNTAIN
HTB



5 COVERED BOAT SLIP
HTB