JASON CAPELLE, DISTRICT 1
GEORGE YANCEY, DISTRICT 2
DONALD BROOKS, DISTRICT 3
JULIE ZEIJLMAKER, DISTRICT 4
JIM HUTCHISON, DISTRICT 5

SANDRA THORNTON
PLANNING SERVICES MANAGER

MAILING ADDRESS:
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

PLANNING SERVICES:
OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

Orange County Planning Commission Agenda
Thursday, October 1, 2020 – 6:00 p.m.

This meeting is being held electronically pursuant to and in compliance with the Continuity of Government Ordinance (or "An Ordinance to Effectuate Changes in Certain Deadlines and to Modify Public Meeting and Public Hearing Practices and Procedures to Address Continuity of Operations Associated with the COVID-19 Pandemic"), adopted April 28, 2020 by the Orange County Board of Supervisors in accordance with Virginia Code § 15.2-1413. The meeting is accessible by:

https://www.youtube.com/channel/UCnL_EM-IgrXYdfKcPI8-jOQ

This meeting will be conducted remotely and there will be no physical public access. During this meeting, there will be no opportunity for public comment.

1. Call to Order and Determination of Quorum

2. Approval of Agenda

3. Approval of Minutes

    a. September 3, 2020 regular meeting (including written public comments received regarding SUP 20-01).

4. New Business – Scheduling of proposed zoning text amendments

5. Public Hearings

    a. **REZ 20-01**: Signature Series Development LLC has applied to rezone Tax Map Parcel 4-3 from C-2 General Commercial and R-4 Multifamily Residential to PDM Planned Development Mixed Use. The property contains 75.8 acres, is located at the intersection of Routes 3 and 708, and is situated in Subarea 1: Spotswood as designated in the Germanna-Wilderness Area Plan.

    b. **REZ 20-02**: Storeland LLC has applied to rezone Tax Map Parcels 23-12 E, F, and H from C-1 Limited Commercial to C-2 General Commercial in order to develop a self-storage facility which may be permitted as a special use in C-2. The property, which is located east of the intersection of Flat Run Road and Rt. 20, contains a combined acreage of 10.882 acres and is situated in Subarea 7: South Wilderness as designated in the Germanna-Wilderness Area Plan.

    c. **SUP 20-03:** Storeland LLC has applied for a Special Use Permit to construct and operate a self-storage facility on Tax Map Parcels 23-12 E, F, and H, contingent upon approval of REZ 20-02 to rezone the property to C-2 General Commercial. The property, which is located east of the intersection of Flat Run Road and Rt. 20, contains a combined acreage of 10.882 acres and is situated in Subarea 7: South Wilderness as designated in the Germanna-Wilderness Area Plan.

6. Worksession –

7. Old Business –

8. Reports

    a. Board of Supervisors report – Mark Johnson

    b. Planning Services report – Sandra Thornton

9. Commissioner Comments

10. Next meeting date – October 15, 2020

11. Adjourn

Unless otherwise indicated, agenda items will be taken in the order in which they appear above. The planning Commission reserves upon itself the right to amend a meeting agenda at any point and with any frequency prior to adoption of said agenda, pursuant to any required public notice. Time limits may be imposed by the Chairman for speakers addressing the Commission.

Orange County Planning Commission
Regular Meeting
October 1, 2020

Agenda Item 3a

Orange County Planning Commission
Regular Meeting
Thursday, September 3, 2020
Meeting Held Electronically via Zoom video conference

Present: Jason Capelle (Vice Chairman); George Yancey; Jim Hutchison; Julie Zeijlmaker; Mark Johnson, Board of Supervisors Liaison

Absent: Donald Brooks (Chairman)

Staff Present: Sandra Thornton, Planning Services Manager; Eric Lansing, Assistant County Attorney; Tracey Newman, Planning Services Associate

Due to Covid-19 concerns, this meeting was conducted virtually and live-streamed on YouTube. The meeting was held in compliance with the Orange County Continuity of Government Ordinance ("Ordinance to Effectuate Temporary Changes in Certain Deadlines and to Modify Public Meeting and Public Hearing Practices and Procedures to Address Continuity of Operations Associated with the COVID-19 Pandemic") adopted by the Board of Supervisors on April 28, 2020 pursuant to Virginia Code § 15.2-1413.

1. **Call to order and determination of quorum:**

   Vice Chairman Capelle called the meeting to order at 6:00 pm and live streaming began on YouTube. A quorum was established.

2. **Approval of agenda:**

   On a motion of Mr. Hutchison, seconded by Mr. Yancey and which carried by a vote of 4-0, the agenda was approved.

3. **Approval of minutes:**

   a. **September 3, 2020 regular meeting:**

      On the motion of Mr. Hutchison, with a second by Mr. Yancey, the minutes were accepted as presented on a vote of 4-0.

4. **New Business:**

   a. **Continuation of Preliminary Plat Review –** Winterberry Creek/Garrett Street LLC

      Ms. Thornton reviewed a memo that addressed many of the commissioners' questions from the August 6, 2020 meeting. She advised the second proposed entrance would not meet Virginia Department of Transportation public service requirements since it would not provide twenty-four (24) hour/7 days a week access to the state road system.

      Mr. Yancey expressed concerns about school buses not being able to turn around in the subdivision and Fire/EMS vehicles being unable to travel throughout the subdivision, in addition to a full second entrance being unavailable. Ms. Zeijlmaker and Mr. Hutchison concurred with Mr. Yancey's concerns.

      Ms. Thornton advised the Commission that the applicants had requested a deferral of their consideration of the preliminary plat in order to address stated concerns. Vice-Chairman Capelle inquired if a deferral is an obligation or an option for the Planning Commission. Mr. Lansing advised that the Commission was not obligated to grant the requested deferral and expressed concern about deadlines as addressed in the Continuity of Government Ordinance.

      Mr. Yancey made a motion to deny the request for deferral and the motion was seconded by Mr. Hutchison. The motion passed with a vote of 4-0.

      At Mr. Yancey's request, Mr. Lansing read the draft Resolution No. #20-05, A RESOLUTION DENYING THE APPLICATION FOR A PRELIMINARY PLAT FOR THE

DRAFT

PROPOSED WINTERBERRY CREEK SUBDIVISION. The resolution is appended to these minutes.

Mr. Yancey made a motion to adopt Resolution 20-05. The motion was seconded by Mr. Hutchison with a request that the spelling of his name be corrected. The motion to adopt Resolution 20-05 carried on a 4-0 vote.

Ayes: Capelle, Yancey, Zeijlmaker, Hutchison Nays: None

Following the Commission's action, Mike Derdeyn, attorney for the applicant, expressed disagreement with Mr. Lansing's analysis of the Virginia Department of Transportation standards applicable to the proposed preliminary plat.

5. Public hearings:

a. **Continuation of SUP 20-01:** Mid-Atlantic Pyrotechnic Arts Guild has submitted amendments to a Special Use Permit application for the manufacture, testing, and discharge of fireworks at Tax Map Parcel 61-32 which contains 127.544 acres and is zoned Agriculture (A). The property is owned by Cardinal Garden & Gun, LLC and is located on Woolfolk Lane. The parcel is designated Agricultural 1 on the Recommended Future Land Use Map in the Orange County Comprehensive Plan. The request is pursuant to Orange County Zoning Code Sec. 70-303 (23) – Uses permitted by special use permit, "Pyrotechnics testing/manufacturing on a parcel 50 acres or greater in size."

The Planning Commission received written public comments regarding SUP 20-01, which were included in the agendas for meetings scheduled on June 4, 2020, June 18, 2020, and August 6, 2020.

Mr. Yancey made motion to include Mr. Satterwhite's, the applicant's attorney, letter of rebuttal to public comments dated August 31, 2020, in the hearing record. Mr. Hutchison seconded the motion and it carried on a vote of 4-0. Vice-Chairman Capelle closed the public hearing.

Ms. Thornton reviewed the supplemental staff report referencing the applicant's revised proposed conditions. Commissioner discussion ensued. Mr. Hutchison expressed support for the amendments to the proposal and concurrence with the conditions Ms. Thornton presented.

Mr. Yancey agreed with Mr. Hutchison's statements and complimented the applicants' efforts to revise their original proposal. He expressed concern that if the special use permit is approved, it could be considered an indirect spot zoning in the Agricultural District, which would set a bad precedent moving forward. Ms. Zeijlmaker observed that MAPAG has obviously been operating safely but acknowledged the extensive opposition by the public and concern about noise and environmental issues.

Vice Chairman Capelle expressed concerns about the 2016 zoning text amendment that added "pyrotechnics testing/manufacturing on a parcel 50 acres or greater in size" as a special use in the Agricultural District and his recollection that the Commission had been advised that no complaints had been received about this use. He also stated that granting the special use permit would not generate revenue for the county and that he gives weight to the county residents comments.

MAPAG President, Dave Stoddard, spoke of past noise complaints that were not related to the club, but they had been blamed all the same. He advised noise is not a problem as the sounds from the fireworks would not be heard 2 miles from where the club is shooting. And he explained that during a fireworks shoot in a field with cows and pigs, the animals were not adversely affected.

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Mr. Hutchison made a motion to approve with a revised condition to allow the club to shoot fireworks until 10:45pm, instead of 9pm. There was no second, but a vote was taken, and the motion failed 1-3.

Ayes: Hutchison Nays: Capelle, Yancey, Zeijlmaker

Vice Chairman Capelle then made another motion to recommend denial of the SUP 20-01. The motion was seconded by Ms. Zeijlmaker, and the motion passed 3-1.

Ayes: Zeijlmaker, Capelle, Yancey Nays: Hutchison

6. **Work session:**

The Planning Commission discussed processes that they deem to be in need of clarification and updating.

Consideration of waivers will be addressed by Vice Chairman Capelle and Mr. Hutchison who will report back. In addition to handling of waivers, the commissioners requested a more formal process for the handling of complaints and deadlines. Multiple recommendations were made by the commissioners and will be addressed at future meetings. Vice Chairman Capelle advised future work sessions will focus on the concerns in an effort to determine how to make what we are doing better for everyone.

7. **Old business:** None

8. **Reports:**

   a. **Planning Services Report – Sandra Thornton**

   Ms. Thornton advised the October 1, 2020 Planning Commission agenda will include applications for a rezoning and a special use permit that will be handled concurrently for a self-storage facility. There will also be a rezoning for Signature Series Development.

   b. **Board of Supervisors Report – Mark Johnson**

   Mr. Johnson advised broad band is moving "full speed ahead and the arm of fiber is growing longer".

9. **Commissioner comments: None**

10. **Next meeting date – October 1, 2020**

11. **Adjourn**

On the motion of Mr. Hutchison, seconded by Mr. Yancey, which carried by a vote of 4-0, the meeting adjourned at 8:06 pm.

_____
Jason Capelle, Vice Chairman

_____
Planning Commission Secretary

The events of this meeting were captured via digital audio recording. These written minutes shall serve as the official record of actions taken during the meeting.

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Orange County Planning Commission
Regular Meeting
September 3, 2020

Agenda Item 4a

ORANGE COUNTY
PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

MEMORANDUM

TO: Orange County Planning Commission

FROM: Sandra B. Thornton, Planning Services Manager

SUBJECT: Proposed Zoning Text Amendments

DATE: September 25, 2020

In the course of zoning administration, staff has noted some inconsistencies with respect to language pertaining to consideration of special exceptions. The county's legal staff has drafted proposed text amendments which will be forwarded to the Commission no later than Tuesday, September 29, 2020.

Orange County Planning Commission
Regular Meeting
October 1, 2020

Agenda Item 5a

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

APPLICATION FOR ZONING MAP AMENDMENT

Applicant Name: __Signature Series Development LLC___ Phone: _540-374-9390_____

Mailing Address: _____1 Monument Drive, Stafford, VA 22554_____

Email Address: _signatureseries@verizon.net__&__johnmarcantoni@yahoo.com_____

Application must be made by the Landowner or with his/her permission. If the Applicant is not the Landowner, please complete and attach: (1) a completed Authorized Agent Affidavit, OR (2) a letter of permission from the landowner.

Landowner Name: __Signature Series Development LLC_____ Phone: _540-374-9390____

Mailing Address: __1 Monument Drive, Stafford, VA 22554_____

Property Location: _Located at the Corner of Route 3 and Route 708_____

Tax Parcel #(s): ___004-000000000-3_____

Current Zoning: _C2 & R4_ Requested Zoning: _PDM__ Proffers Volunteered? (Yes) No

Existing Uses/Structures: _____

_____

Proposed Uses/Structures: _____

_____

_____

**** Attach a general concept plan no smaller than 11''x17'' and a comprehensive narrative for the proposed use. See the checklist for complete submittal requirements. ** ** Incomplete applications will not be processed. ****

For setback requirements and other zoning requirements, refer to the Orange County Zoning Ordinance (available online at http://www.orangecode.us/index.php/ch-70-zoning) or contact the Department of Planning & Zoning.

Signature of owner / agent: _____ Date: 6/26/20

NOTE: Refunds will not be issued once a rezoning application has proceeded to the ARC review period.

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

AUTHORIZED AGENT AFFIDAVIT

This 26th (day) day of June (month), 2020 (year),

I, Robert H. Dudley, Managing Member of Signature Series Development LLC (owner)

owner of Tax map # 004-000000000-3 (address and/or tax map number), give my

permission to: Signature Series Development LLC (applicant / lessee), to make

an application to the Orange County Department of Planning & Zoning

for a zoning map amendment for the aforementioned property:

Robert H. Dudley
(signature of owner)

COMMONWEALTH OF VIRGINIA

County / City of Stafford

Subscribed and sworn to me this 26th day of June, 2020

in my County / City aforesaid, by the aforementioned Owner.

Lynda Whipple
(Notary Public)

My commission expires: 11-30-2021
298176

Lynda J. Whipple
Commonwealth of Virginia
Notary Public
Commission No. 298176
My Commission Expires 11/30/2021

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- CBPA and Wetland Investigation Report

Rezoning Application

This application by Signature Series Development, LLC (the "Applicant") is a request to permit 75.8 acres, more or less (the "Property") to be reclassified from R-4 (Multifamily Residential) and C-2 (Commercial) Zoning Districts to Planned Development Mixed Use (PDM). The Property consists of one parcel of land designated as Orange County (the "County") Tax Map Parcel 004-000000000-3. The Project is located at the northwest quadrant of the intersection of Route 3 (Germanna Highway) and Route 708 (Somerset Ridge Road) in the Locust Grove area of the County.

The Applicant is submitting this rezoning application to advance a project to be known as Signature Station as shown on the Generalized Development Plan (GDP). The Applicant reserves the right to make modifications or changes to the GDP in order to address final engineering, architectural, and design issues. The rezoning application and the supporting documentation provided in this package are intended to provide the County Planner and staff, the Planning Commission, and the Board of Supervisors of Orange County with a sense for the quality of the development that is planned, to demonstrate compliance with the County's comprehensive planning goals for this area.

With this submission, Signature Station will create a Mixed Use Development that incorporates the Germanna Wilderness Area Plan (GWAP) objectives in accordance with the county's updated Comprehensive Plan. It integrates compatible commercial and residential uses into a single project that creates an interconnected pedestrian connected neighborhood. Signature Station will also preserve and protect the natural areas and delineated wetland areas allowing the use of Low Impact Development methods for handling stormwater as allowed by the Virginia Department of Environmental Quality. Signature Station is currently a component in the GWAP plan in SubArea 1- Spotswood, however this rezoning application will bring the project into full compliance the GWAP.

This approach will provide the County with a significant addition to its commercial tax base, plus create an enclave of new upscale and efficient housing in a safe and convenient location. The commercial component of the project will provide a mix of commercial uses based on market needs that will include but not limited to: bank, restaurant, office space, hotel, retail, medical, etc. The residential component of the project will provide 230 townhome style single-family homes and 100 apartment/condo homes that will accommodate the essential mix of housing types. The townhomes will be connected to the commercial center via sidewalks/walking paths and internal roadways. All internal roadways for the Townhomes will be VDOT compliant roadways and provide parking provided via rear loaded garages for each unit accessed via alleyways. The apartment/condo units will be incorporated into the commercial area to create a livable/workable location. This new residential community will allow walking access to both recreational and commercial amenities.

The following pages present the completed County Rezoning Application and supporting documentation required by the County in order to advance this project.

Page left blank for application

Project Overview

Property Description

Signature Station will be one of Orange County's newest mixed-use communities. This community is designed to provide residents with a place to work, shop and live while enjoying the rural surroundings of northern Orange County. This project will provide the County with a much needed infusion of commercial tax base and an enclave of housing options that together will address two pressing needs in the County.

The Property contains 75.8 acres and has nearly 1400 linear feet of frontage directly on Route 3 and approximately 1200 feet of frontage along Route 708 (Somerset Ridge Road). A third access to the site is provided along Hampton Lane. Hampton Lane is a 30 foot wide private access easement along the west side of the property. On the east, the site is adjacent to the former Thorburn tract.

A major Virginia Power transmission line and associated easements bisect the property in a north-south direction. The easement is 235 feet wide and currently has a single series of transmission towers within the easement. The power lines are located in the southern and western portion of the easement, meaning that if additional power lines were to be added, they would most likely be located to the north and east of the existing lines.

Proposed Development Program

Program Overview

Signature Station is proposed to be an active commercial and residential development. The Generalized Development Plan proposes a mix of retail, restaurant, office, banking, medical, and possible hotel site development along with 230 single-family residential townhomes and 100 residential condo/apt units. The project will also protect and conserve existing natural and wetland areas as features that will be incorporated into our site design.

As required by the Planned Development Zoning Ordinance, our Generalized Development Plan (GDP) was designed to be in general conformance with the Germanna Wilderness Plan and the current County Comprehensive Plan. Our submittal includes the following as required:

- The Transportation Plan: Identifies the anticipated traffic impacts and our designed roadway network. We have included the Traffic Impact Analysis along with an updated Trip Generation Analysis in accordance with 10th Edition of The Institute of Transportation Engineers (ITE) as required by VDOT.
- The Internal Roadways for the Residential Area (Townhomes) will be designed and constructed to VDOT standards.
- The GDP includes the public utilities plan identifying the proposed water and sewer alignments, open space calculations, recreational and walking facilities, and the proposed list of uses that may occur based on market needs.
- All other features that are not specifically shown including, but not limited to, such as the master signage plan, landscaping plan, architectural elevation, etc. will be designed and constructed in accordance with the GWAP.

This section of our application provides specific information on the proposed development program as well as addressing recreational and community facilities to be provided.

Development Features

Signature Station will be designed to allow for separate primary accesses to both the commercial mixed use site and to the residential community. Primary access to the residential development will be off Route 708 (Somerset Ridge Road) a short distance north of the existing power line transmission easement. Roadways in the development will built to VDOT standards and will provide access to each of the residential units. As presently designed, the townhome units will each be designed with rear access garages and driveways that will be accessed via alleyways. As a result, the majority of parking will be off street within the development. The condo/apartment units will be incorporated into the commercial section of the project providing true mixed-use residential and commercial living.

The commercial portion of Signature Station has been designed to take greatest advantage of the outstanding visibility along Route 3 that this site provides as well as protecting the major environmental features of the property. The Generalized Development Plan (GDP) includes the use of a rotary roadway feature that will direct the public to the various areas of the property along with protecting the existing wetlands as shown. This allows for maintaining and providing an excess amount of open space beyond what is required by the GWAP. When combined with the protected conservation areas and circulation roadways, the design creates multiple pad sites placed to efficiently allow for easy access to each desired location. These sites will be designed to support possible restaurants, additional small scale retail, offices, banks, medical, hotel or any number of additional permitted uses. In accordance with County requirements, these buildings will be constructed in accordance with the GWAP architectural guidelines ensuring a aesthetically pleasing design and experience. Each pad site will also have its own associated parking supply with convenient access to the overall development circulation roadway.

Recreation and Natural Features

Recreation will be an important component of the Signature Station development. This small residential community will have more than its share of community recreation opportunities. As part of the recreation package, two 15,000 square foot playgrounds will be constructed along with an extensive network of sidewalks.

A major recreational and environmental feature of the property will be the construction of a trail/sidewalk network throughout the community. It is the goal of the project team to create a community where residents can walk to not only community facilities, but also to the commercial uses at the adjacent commercial development.

Transportation Features

Access to Signature Station will occur primarily at two locations. The commercial and mixed use area will be accessed from a main entrance directly off of Route 3 near the center of the site into a traffic circle that will direct the flow of traffic to each particular area of interest. This entrance will be a right turn in, and right turn out because of the existing median in Route 3. The second entrance will be off of Somerset Ridge Road. This entrance will be a fully directional entrance and will be the location most likely to be used by vehicles leaving the site that desire to travel east. The existing signal at the intersection of Route 3 and Route 708 will make it easy for vehicles to cross Route 3 to head east. In addition, there will be access for vehicles heading West on Route 3 via Hampton Lane which will be improved to a VDOT roadway accommodating access to both the commercial and residential components of the project. This design also accommodates the necessary access for fire and safety vehicles and equipment.

Access to the residential portion of the Signature Station project will be possible from both Somerset Ridge Road and Hampton Lane. The entrance will be located immediately northeast of the transmission line crossing. This roadway, along with the remaining roadways in the project, will be constructed to VDOT Standards. In this location, and with the traffic volumes

projected, there is no need for any improvements to Somerset Ridge Road. Hampton Lane will serve as both an access into the project and an exit to Westbound Route 3.

As part of this rezoning application, a full copy of the Traffic Impact Study completed by Bowman Consulting has been provided as well as an updated Trip Generation Summary from the 10th Edition of the Institute of Transportation Engineers (ITE). This report and updated table is included in its entirety in the Appendix.

Property Title Information

The parcel to be rezoned under this application was known as Signature Station. A copy of the Deed to the property is provided on the following page for reference.

Consideration $
Tax Map No:
Grantee Address:

Document Prepared By:
John E. Pruitt, Jr.
3000 Mall Court
Fredericksburg, VA 22401

This Deed, made this **September** 25, **2003**, by and between **DARLENE HILL, sole heir at law of Christine Outten (also known as Christine W. Outten) and MALCOLM W. HILL, JR., wife and husband,** party of the first part ("Grantors"); and **SIGNATURE SERIES DEVELOPMENT, LLC, a Virginia Limited Liability Company**, party of the second part ("Grantee").

-Witnesseth-

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with General Warranty and English Covenants of title, unto the Grantee, **SIGNATURE SERIES DEVELOPMENT, LLC, a Virginia Limited Liability Company**, all the following described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Spotsylvania**, State of Virginia:

"See attached Schedule A"

Being the same property that was conveyed unto Harold Outten and Christine Outten, husband and wife, jointly as tenants by the entireties with the right of survivorship as at common law, by Deed from Mineral Realty & Development Corporation, a corporation organized and existing under the laws of the Commonwealth of Virginia, recorded in Deed Book 181, Page 81, among the land records of Orange County, Virginia. Harold Outten died on May 10, 1981 leaving Christine Outten as the sole owner of the property by survivorship. Christine Outten (also known as Christine W. Outten) died testate on October 31, 1990 and by Will recorded in Deed Book 057, Page 0761 she devised the property in Orange County, Virginia to her daughter, Darlene Hill.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The said Grantor covenant that they have the right to convey the said land to the said Grantee; that they have done no act to encumber the same; that the Grantee shall have quiet possession of the said land; free from all encumbrances except mentioned herein, and that they, the said Grantor, will execute such further assurances of the land as may be requisite.

Witness the following signatures and seals:

Malcolm W. Hill, Jr. (SEAL)
Malcolm W. Hill, Jr.

Darlene Hill (SEAL)
Darlene Hill

State of Virginia)
~~City~~/County of Highland) to wit:

The aforegoing deed was acknowledged before me on September 25th, 2003 by Darlene Hill and Malcolm W. Hill, Jr.

Mary L Ellenburg
Notary Public

My commission expires 2·28·05

SCHEDULE "A"
LEGAL DESCRIPTION

All that certain tract or parcel of land situate in Gordon District of Orange county, Virginia, containing one hundred forty-four and seventy-seven hundredths (144.77) acres, more or less, and described by metes and bounds as follows:

BEGINNING at a cedar fence post in line of the right of way of State Highway No. 3, a corner with Gordon Harris and running thence N. 29 degrees E. 114 poles to a large cedar post in the angle of a fence, a corner to a large cedar post in the angle of a fence a corner with Gordon Harris and B. P. Bache; thence N. 73 degrees E. 82 poles to a planted stone, a corner with the Hurlock tract in said Bache's line; thence S. 42 3/4 degrees E. 25 3/10 poles to a cedar post in the angle of a fence, a corner with the Hurlock tract; thence S. 33 3/4 degrees E. 34 2/5 poles to a cedar post in the angle of a fence, a corner with the Hurlock tract; thence S. 33 1/2 degrees W. 71 1/2 poles to a cedar post in the angle of a fence, a corner with the Hurlock tract; thence S. 11 degrees E. 113 2/5 poles to a cedar post a corner with the Hurlock tract on the north side of a road; thence along the north side of the road S. 63 degrees W. 82 1/5 poles to a stake in line of the right of way of State Highway No. 3; thence along the northeast side of said highway, N. 26 3/4 degrees W. 18 poles N. 34 degrees 10 poles, N. 42 degrees W. 10 poles, N. 46 1/2 degrees W. 10 poles, N. 52 1/2 degrees W. 10 poles, N. 54 3/4 degrees W. 45 poles to the place of beginning, containing one hundred and forty-four and seventy-seven hundredths (144.7) acres, more or less.

LESS AND EXCEPT 17.7 acres, more or less, conveyed by Deed recorded in Deed Book 184, Page 71.

LESS AND EXCEPT 48.84 acres, more or less, conveyed by Deed recorded in Deed Book 200, Page 68.

Page Left blank for Deed

Purpose and Justification

This section of the Rezoning Application Supporting Documentation provide specific detailed project information related to this project's conformance with the County Comprehensive Plan, impacts on various utilities and infrastructure in the County, and any identified impacts on area environmental and natural resources. The specific following sections address each of these issues in detail.

Conformance to County Comprehensive Plan

The Germanna Highway Corridor Land Development Plan documents that there are a number of large subdivisions along the Germanna Corridor that are either developed or platted for residential development. These developments include Lake of the Woods, Wilderness Shores, Governor Spotswood Estates and Somerset Farm. Development patterns in this part of the County have clearly established this area of the corridor as being appropriate for low to medium density single-family residential development. In addition, through existing zoning patterns, the County has established the Route 3 frontage as suitable for commercial development with residential development more removed from the corridor. Signature Station essentially replicates this pattern as an infill development that lies between the Somerset Farm development and Germanna Highway. The Generalized Development Plan provided reflects a consistent development pattern with other projects in the corridor including the Lake of the Woods shopping center and Wilderness Shores.

The Comprehensive Plan makes two very specific recommendations for this area of the Corridor that Signature Station addresses. First the Plan identifies a need for low cost housing for moderate income residents of the County. This part of the plan further states that it is "unhealthy to divide the market into low-cost and higher cost developments" and that different types of housing should be mingled to the degree that they can without adversely affecting each other. We think that the residential element of this project can be easily mingled with the Somerset Farms development or the Wilderness Shores development. We believe that the quality of the housing product proposed for this project will be compatible with the products in both of these developments, and at a price point to attract a more moderate income family.

From a commercial development standpoint, we also believe that the Comprehensive Plan specifically directs that shopping opportunities in this area should be enhanced. This problem has only become worse with the ongoing creation of rooftops in Lake of the Woods, Wilderness Shores and Somerset Farms. By creating additional retail options in this location, many residents of Orange County will be able to shop in the County rather than drive to either Spotsylvania or Culpeper. As the plan concludes, market conditions already exist in this area of the County to support additional retail opportunities. We believe the plan that has been prepared and submitted with this rezoning application capitalizes on both of these opportunities.

With the Germanna Wilderness Area Plan as incorporated into the Comprehensive Plan, it allows our development to plan and design all aspects to be in conformance with the County's vision of future development in this corridor of the county. The GWAP provides the guidance for

the long term planning providing adequate and appropriate facilities and services while protecting historic and environmental assets creating an attractive and livable communities

Impact to Public Utilities

Signature Station will be served by public water and sewer that is to be provided by the Rapidan Service Authority. The following sections describe the specific plan associated with each public utility.

Water

Pubic water service is available to this project from the water main extension that exists along Somerset Ridge Road. The water main is installed in the immediately adjacent roadway making it available to this project. It is anticipated that the water system for both the residential community and the commercial development will be looped to provide both redundancy and improved flow characteristics.

Preliminary discussions have been initiated with the Authority to confirm the specific design requirements that the system will need to be designed to as final design progresses.

Sewer

Sewer to both the residential and commercial elements of the project will be provided from a connection to the existing sewer system and pump station in the Somerset Farms system. One major pump station is expected to be required for the project. A major pump station exists and should be accessible on the neighboring commercial parcel in which sufficient capacity exists. This pump station will run a force main to the existing gravity sewer system in the Somerset Farms development Section 3.

Preliminary discussions with the Rapidan Service Authority have confirmed that adequate capacity is available to support the level of development proposed as part of this project.

Electric

Rappahannock Electric Cooperative will provide electric service to this development. While specific discussions have not been initiated with REC for this particular project, the County Comprehensive Plan identifies that capacity is in place and available for the full development of this corridor. We therefore do not anticipate any issues with providing electric service to this development.

Impact on Environmental and Natural Resources

Wetlands

Signature Station has been designed to minimize, to the greatest extent possible, impacts on sensitive environmental areas on the property. As an early planning activity, the design team engaged Froehling and Robertson to do a preliminary assessment of the existence of wetlands and Chesapeake Bay Preservation Areas on the property. As expected, the wetland areas on the site are mostly concentrated in the center of the site between the proposed commercial and residential development sections. We plan to incorporate and protect the existing wetlands and developing around this feature thereby protecting and maintaining this natural feature of the property.

Also as part of the preliminary wetlands evaluation, Froehling and Robertson was asked to make a preliminary evaluation of the likelihood that any streams, swales or watercourses on the property were perennial streams. They concluded that, at this level of investigation, all of the streams on the site that they observed were intermittent and none were perennial. This further limits the establishment of resource protection buffers around these resources on the site.

At this point in the project, detailed wetland delineations and a Corps of Engineers confirmation have not been completed on the property. This work will be completed once the project rezoning has been approved. Should wetland areas be identified in areas other than drainage swales on the property, or if the wetland limits exceed the limits expected, the design will be modified to minimize these impacts.

Historic Resources

At the suggestion of the County Planner, we contacted Mr. Frank S. Walker to inquire about potential historic resources in the Germanna Highway Corridor that could be affected by the development of Signature Station. The information provided by Mr. Walker was indeed enlightening as the Germanna Corridor has been the location of a number of significant historic activities. He provided historical information related to the circumstances that created the "Wilderness" in this part of the County, as well as information related to the events that led up to the Battle of the Wilderness in 1863. In addition, he provided information related to the historic presence of Native Americans in the area and gold mining activities that existed east of this site up until 1937.

Mr. Walker's letter identified a number of activities that occurred in the vicinity of the River and the Wilderness, but did not identify any specific events or locations that have particular historic significance within the limits of this property. As such, we have not made any specific attempts to isolate or protect any particular areas of the site.

Adjacent Property Owners

As part of the rezoning application process, it is required that all adjacent and abutting property owners be notified of the upcoming Planning Commission and County Board of Supervisors Public Meetings on this application. In order to facilitate the notification process, we have compiled the following list of all those parcels that abut, or are across the street from the properties to be rezoned. This information was compiled from Assessors records in the County.

Parcel Identification Number	Name of Property Owner	Mailing Address of Abutting Property Owner
0040000000003A	Gary A. Hampton, et ux	34399 Hampton Hill Locust Grove, VA 22508
01200000000410	Mojtaba Azimipour	P O Box 812 Locust Grove, VA 22508
0120000000041B	David A. Simcox	35006 Somerset Ridge Road Locust Grove, VA 22508
0120000000041C	Ovidio Barahona	35056 Somerset Ridge Road Locust Grove, VA 22508
0120000000040A	Commonwealth of Virginia Community College	Locust Grove, VA 22508
01200000000400	Memorial Foundation of the Germanna Colonies in Virginia	Culpeper , VA 22701
0040001000015A	Raymond R Jr. & Mary E. Fancher	1515 Spotswood Drive Locust Grove, VA 22508
00400010000100	Stephen & Sarah Thompson	1471 Spotswood Drive Locust Grove, VA 22408
00400010000150	James A. & Mary F. Henry	2065 Spotswood Drive Locust Grove, VA 22508
004000100000A0	Steven E. & Jeanne H. Nixon	2261 Germanna Hwy. Locust Grove, VA 22508
0040000000003B	Michael A. Graves	8996 Burke Lake Road Burke, VA 22015
0040000000004A	Mojtaba Azimipour	2735 Germanna Hwy. Locust Grove, VA 22508
01200000000420	Mojtaba Azimipour	P O Box 812 Locust Grove, VA 22508

PROFFER STATEMENT

Applicant:	Signature Series Development, LLC ("Applicant")
Property:	Tax Map Parcel 004-000000000-3, containing a total of approximately 75.8 acres subject to this rezoning request (the "Property")
Owner:	Signature Series Development, LLC ("Owner")
Project Name:	"Signature Station" ("Project")
Rezoning Request:	From R-4 & C-2 to PDM
GDP:	"Generalized Development Plan – Signature Station, Gordon District, Orange County, Virginia" prepared by Welford Engineering, dated June 5, 2020, ("GDP")
Date:	June 26, 2020
File No.:	REZ _____

I. General Information

The Applicant/Owner, its successors, and assigns, hereby agree that the development of the Property will be in conformance with these Proffers provided herein which are being provided pursuant to County Zoning Ordinance § 70-193 et seq., and pursuant to Virginia Code § 15.2-2303, et seq. ("Proffers"). These Proffers will replace and supersede all prior proffers affecting the Property including previously approved conditions under Ordinance 130611-7A, and in this regard, the proffers approved under Ordinance 130611-7A will thereby be void, unenforceable, and of no further legal effect upon the County Board of Supervisor's final approval of this proffer statement and underlying application. The Proffers are effective only upon the County's full and final approval of this proffer application, rezoning application REZ___, and expiration of applicable appeal period.

II. Land Use

A. **Generalized Development Plan and Elevations**. The Property will be developed in general accordance with the GDP submitted with this proffer application. The County and the Applicant further agree that all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway, parking areas, and travel way locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be amended or adjusted by the Applicant prior to final plat or site plan approval to fulfill requirements of final engineering and design or compliance with state agency regulations including, but not limited to, VDOT, DEQ, etc., and compliance with the requirements of the County's development regulations.

III. Cash Proffers

The Applicant proffers cash monetary contributions to the County to be directed towards the construction, upgrade, improvement, or enhancement of Orange County public safety systems, equipment, resources, or facilities. These contributions will amount to a total of Three Hundred Thousand Dollars ($300,000.00). The purpose of the proffer is to mitigate the increased public safety costs that will be incurred by the County as a direct result of the Project's commercial and residential development.

These contributions will be paid to the County once seventy-five percent (75%) of the approved residential townhomes (173 units) have attained final occupancy permits. If the proffered cash payment is not used for the aforementioned purposes, said payment shall be transferred to the Orange County Public School Account to be used for upgrades and improvements in the Orange County Public Education System.

IV. Germanna Wilderness Area Plan

The Project will be generally developed in accordance with the Germanna Wilderness Area Plan ("GWAP"), which was incorporated by the County as part of the County's Comprehensive Plan on July 14, 2015.

The Applicant makes these proffers voluntarily, in support of their rezoning application.

WITNESS the following signatures:

APPLICANT:

Signature Series Development, LLC
a Virginia limited liability company

By: Robert H. Dudley
Name: Robert H. Dudley
Its:
Date: 6/26/20

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Stafford

The foregoing was subscribed, sworn to and acknowledged before me this 26th day of June, 2020, by Robert H. Dudley of Signature Series Development, LLC, a Virginia limited liability company, on behalf of the company.

Lynda J. Whipple
Notary Public

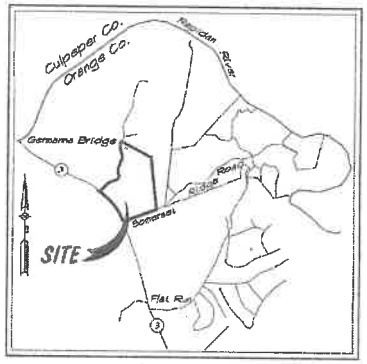
Print Name: Lynda J. Whipple
My Commission Expires: 11-30-2021
Registration No. 298176

[SEAL]

Lynda J. Whipple
Commonwealth of Virginia
Notary Public
Commission No. 298176
My Commission Expires 11/30/2021

Issued for: Generalized Development Plan

Date Issued: March 27, 2020



Vicinity Map

Scale : 1" = 2000'

Welford
4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-9324

Sheet Index

No.	Drawing Title
C-1	Title Sheet
C-2	Notes and Legend Sheet
C-3	Existing Conditions Plan
C-4	Generalized Development Plan
C-5	Conceptual Utility Plan
C-6	Open Space Plan

Applicant / Prepared For

SIGNATURE SERIES DEVELOPMENT, LLC
1 MONUMENT DRIVE
STAFFORD, VA 22554
(540) 374-9390

Generalized Development Plan
Signature Station
Gordon District
Orange County, Virginia

Development Summary

Tax Map / Parcel Nos.:	Tax Map 4 Parcel 3
Parcel Zoning:	C-2 Conditional / R-4 Conditional
Site Area	75.8023 Acres
Proposed Use:	Planned Development Mixed Use
Water:	Public
Sewer:	Public
Wetlands On Site:	Yes
Wetlands Permits Required:	Yes

County Approvals

Virginia Department of Transportation _____ Date

Rapidan Service Authority _____ Date

Orange Co. Dept. of Planning & Comm. Development, Agent _____ Date

Resource List

Gas

Columbia Gas
10710 Columbia Drive
Fredericksburg, VA 23219
540-898-2817

Miss Utility *

Miss Utility of Virginia
1-800-257-7001

*Contractor To Notify 48 Hours Prior To Any Excavation, As Required By Law

Electric

Rappahannock Electric
Cooperative - Culpeper District
P.O. Box 392
Culpeper, VA 22701
540-825-8373

Telephone

C & P Telephone
Company of Virginia
705 East Grace Street
Richmond, VA 23219
804-284-1111

Water/Sewer

Rapidan Service Authority
P.O. Box 148
Ruckersville, Virginia 22968
840-985-7811

Virginia Department of Health
Office of Water Programs
440 South Main Street
Culpeper, VA 22701
540-829-7340

Flood Plain:

The property Delineated On This Plan Is Within Zone X, areas Determined To Be Outside The 0.2% Annual Chance Floodplain As Designated By and Shown On FEMA Flood Insurance Rate Maps Community Panels #51137C0045D, And #51137C0200D, Dated January 2, 2008.

Engineer's Certificate:

I Hereby Certify To The Best of My Knowledge and Belief That All The Requirements of Orange County, Virginia Regarding This Project Have Been Complied With.

Lawrence R. Welford, P.E. No. 025897 _____ 6/5/20 Date

C-1

1281-C1-Title Sheet.dwg
WEA Cad File Name
JOB NO.: 1281

Legend

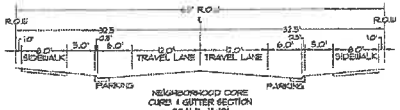
Exist	Prop	
		PROPERTY LINE/BOUNDARY LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK/BRL
		ZONING LINE
		GRAVEL ROAD
	EOP	EDGE OF PAVEMENT
		PAINTED CURB (FIRE LANE)
	48 NORM	CONC. CURB & GUTTER
	48 NORM	CONC. CURB & GUTTER (REVERSE)
		LIMITS OF CONSTRUCTION
SWL	SWL	SOLID WHITE LINE
SYL	SYL	SOLID YELLOW LINE
BWL	BWL	BROKEN WHITE LINE
BYL	BYL	BROKEN YELLOW LINE
SWCHL	SWCHL	SOLID WHITE CHANNELIZING LINE
SYCHL	SYCHL	SOLID YELLOW CHANNELIZING LINE
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		STEEL GUARD RAIL
		WOOD GUARD RAIL
		TREE LINE
		CHAIN LINK FENCE
		STONE WALL
		HAY BALES
255	255	MINOR CONTOUR
260	260	MAJOR CONTOUR
		BUILDING
		BUILDING ENTRANCE
		BOLLARD
		SIGN
		DOUBLE SIGN
	PM	PARKING METER
		PARKING COUNT
		CONC. PAVEMENT
		NORMAL PAVEMENT
		HEAVY DUTY PAVEMENT
		HANDICAP RAMP
		HANDICAP PARKING
		VAN-ACCESSIBLE HANDICAP PARKING
TOP 100 / BOT 100	TOP 100 / BOT 100	TOP & BOTTOM ELEVATION
TOP 125 / BOT 100	TOP 125 / BOT 100	TOP & BOTTOM ELEVATION
2135	2139	SPOT ELEVATION w/LEADER
100.28	100.28	SPOT ELEVATION w/LEADER
100.28	100.28	SPOT ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
EX STM DRAIN	PROP DRAIN	DRAINAGE LINE
EX ROOF DRAIN	ROOF DRAIN	ROOF DRAIN
EX SAN SEW	SAN SEW	SEWER LINE
OHU	OHU	OVERHEAD WIRE
EX WL	WL	WATER LINE
EX FIRE SERVICE	FIRE SERVICE	FIRE PROTECTION LINE
EX GAS MAIN	GAS MAIN	GAS LINE

Exist	Prop	
UE	UE	UNDERGROUND ELECTRIC
TE	TE	TELEPHONE LINE
CATV	CATV	CABLE TV
	CB	CATCH BASIN (CB)
		DRAIN INLET (DI)
		DRAIN MANHOLE (DMH)
		PLUG/STUB
		FLARED END SECTION
		HEADWALL (HW)
	GT	GREASE TRAP
		CONTROL STRUCTURE
		SEWER MANHOLE (SMH)
		SEWER CLEANOUT (CO)
		WATER MANHOLE
	WG	WATER GATE (WG)
	TAP	TAPPING SLEEVE, VALVE, & BOX RISER
		PRESSURE REDUCER
		SIAMESE CONNECTION
	FH	FIRE HYDRANT
		WATER METER
	PIV	POST INDICATOR VALVE (PIV)
		WELL
	GG	GAS GATE (GG)
	GM	GAS METER
		ELECTRIC MANHOLE
		ELECTRIC BOX
	EM	ELECTRIC METER
		LIGHT POLE
		WALL MOUNTED LIGHT
		SINGLE LUMINAIRE
		DOUBLE LUMINAIRE
		TRIPLE LUMINAIRE
		QUAD LUMINAIRE
		WALL PACK
		TELEPHONE POLE (TPM)
		TRAFFIC SIGNAL
		SIGNAL BOX
FACP	FACP	FIRE ALARM CONTROL PANEL
FB		FIRE ALARM BOX
		TRANSFORMER PAD
		MANHOLE (MH)
		UTILITY POLE
		GUY POLE
		HAND HOLE (HH)
		PULL BOX (PB)

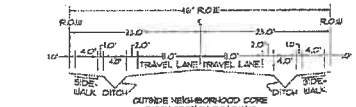
GENERAL NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY PHOTOGRAMMETRIC DATA SERVICES, INC. DATED DECEMBER 10, 1994 AND MARCH 11, 1997.
2. BOUNDARY INFORMATION TAKEN FROM A PLAT ENTITLED "BOUNDARY SURVEY ON THE PROPERTY OF SIGNATURE SERIES DEVELOPMENT, LLC TAX MAP 4 PARCEL 3" DATED FEBRUARY 21, 2004, PERFORMED BY WELFORD ENGINEERING ASSOCIATES.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES.
4. NO TITLE REPORT FURNISHED.
5. BUILDING HEIGHTS WILL NOT EXCEED THAT WHICH IS PERMITTED IN CHAPTER 10, SECTION 5-6-7 OF THE ORANGE COUNTY CODE.
6. THIS SITE IS NOT IN THE 100 YEAR FLOODPLAIN.
7. THIS SITE DOES NOT ADJT ANY TIDAL WATER BODIES OR IMPROVEMENTS.
8. LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH CHAPTER 10, ARTICLE V SUPPLEMENTARY DISTRICT REGULATIONS.
9. STORMWATER FROM THE SITE WILL BE TREATED BY TWO PROPOSED FACILITIES LOCATED ON SITE.
10. ALL COMMERCIAL BUILDINGS WILL BE LOCATED A MINIMUM OF 100' FROM THE ROUTE 3 RIGHT OF WAY AND 50' FROM THE HAMPTON LANE AND ROUTE 708 RIGHT OF WAY.

U.S.G.S. QUAD MAP
(MINE RUN QUADRANGLE AND GERMANNA BRIDGE QUADRANGLE)
SCALE: 1" = 2000'



NEIGHBORHOOD CORE
CURB & GUTTER SECTION
SCALE: 1"=10'



OUTSIDE NEIGHBORHOOD CORE
DITCH SECTION ROADWAY
SCALE: 1"=10'

ABBREVIATIONS

GENERAL

ABAN	ABANDON
ADJ	ADJACENT
APPROX	APPROXIMATE
BC	BITUMINOUS CURB
BOS	BOTTOM OF SLOPE
BSL	BROKEN SOLID LINE
BYL	BROKEN YELLOW LINE
CCB	CAPE COD BERM
DYL	DOUBLE YELLOW LINE
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
GC	GRANITE CURB
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
SGE	SLOPED GRANITE EDGING
SL	STOP LINE
TOS	TOP OF SLOPE
TYP	TYPICAL
SWL	SINGLE WHITE LINE
SWCHL	SINGLE WHITE CHANNELIZING LINE
SYL	SINGLE YELLOW LINE
SYCHL	SINGLE YELLOW CHANNELIZING LINE
VGC	VERTICAL GRANITE CURB

UTILITY

ACCHP	ASPHALT COATED CORRUGATED
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
CO	CLEAN OUT
COND	CONDUIT
CPP	CORRUGATED POLYETHYLENE PIPE
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
FC	FRAME AND COVER
FG	FRAME AND GRATE
FH	FIRE HYDRANT
INV	INVERT ELEVATION
MP	METAL PIPE
PVC	POLYVINYLCHLORIDE PIPE
PUW	PAVED WATER WAY
RCP	REINFORCED CONCRETE PIPE
TBVB	TAPPING SLEEVE, VALVE AND BOX
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE

SITE DATA TABULATIONS

PROJECT NAME:	GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION
DEVELOPER:	SIGNATURE SERIES DEVELOPMENT, LLC 1 MONUMENT DRIVE STAFFORD, VIRGINIA 22554 PHONE: (540) 374-3392
ENGINEER:	WELFORD ENGINEERING ASSOCIATES, INC. 4545 EMPIRE COURT FREDERICKSBURG, VIRGINIA 22408 (540) 898-9330
TOPOGRAPHY:	SEE GENERAL NOTE 1
BOUNDARY:	SEE GENERAL NOTE 2
TAX MAP / PARCEL:	TAX MAP 4 PARCEL 3
AREA:	3307848 SQ. FT. OR 75.8023 ACRES
DATUM:	USGS
ZONING:	C2-CONDITIONAL / R-4 CONDITIONAL
PROPOSED USE:	PLANNED DEVELOPMENT MIXED USE
DENSITY:	MAXIMUM: 6 UNITS PER GROSS ACRE (NOT INCLUDING ADJUSTMENT FOR EXCESS OPEN SPACE)
GROSS RESIDENTIAL DENSITY	6 UNITS/ACRE X 75.8 ACRES = 454 UNITS PROPOSED 332 UNITS
BUILDING HEIGHT:	MAXIMUM PERMITTED: 45FT
SETBACKS:	GERMANNA HIGHWAY 100 FT. FRONT: 30 FEET FROM PUBLIC RIGHT OF WAY SIDE: 15 FEET REAR: 30 FEET
COMMON OPEN SPACE:	REQUIRED: 20% OF GROSS ACREAGE OF THE SITE 660,960 SF = 15.16 ACRES
DWELLING TYPES PROVIDED	TOWNHOUSES: 230 UNITS (70%) MULTI-FAMILY UNITS: 102 UNITS (30%) 332 UNITS (100%)
	PROPOSED: 988,327 SF = 22.7 AC 30% OF GROSS SITE AREA
PARKING REQUIRED: DWELLING, SINGLE FAMILY (ATTACHED OR DETACHED)	2 SPACES PER UNIT 2 SPACES / UNIT X 230 UNITS = 460 SPACES
MIXED USE COMMERCIAL USES	INCLUDING, BUT NOT LIMITED TO: GENERAL COMMERCIAL RETAIL BANKS HOTELS RESTAURANTS OFFICE/MEDICAL USES MULTI-FAMILY RESIDENTIAL UNITS
PARKING PROVIDED: DWELLING, SINGLE FAMILY (ATTACHED OR DETACHED)	460 SPACES (1 CAR GARAGE + 1 CAR DRIVEWAY) X 230 UNITS
MIXED USE COMMERCIAL	TO BE DETERMINED
HANDICAP PARKING SPACES:	IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE

Welford
4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-9324

GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION

ORANGE COUNTY, VIRGINIA
COBURN DISTRICT

NO.	REVISION	DATE

DESIGNED BY: LDW
DRAWN BY: SCP
CHECKED BY: LDW
SCALE: N/A
DATE: 3/17/2010
PROFESSIONAL SEAL:

COMMONWEALTH OF VIRGINIA
LAWRENCE ROBERT WELFORD
NO. 025897

DRAWING TITLE

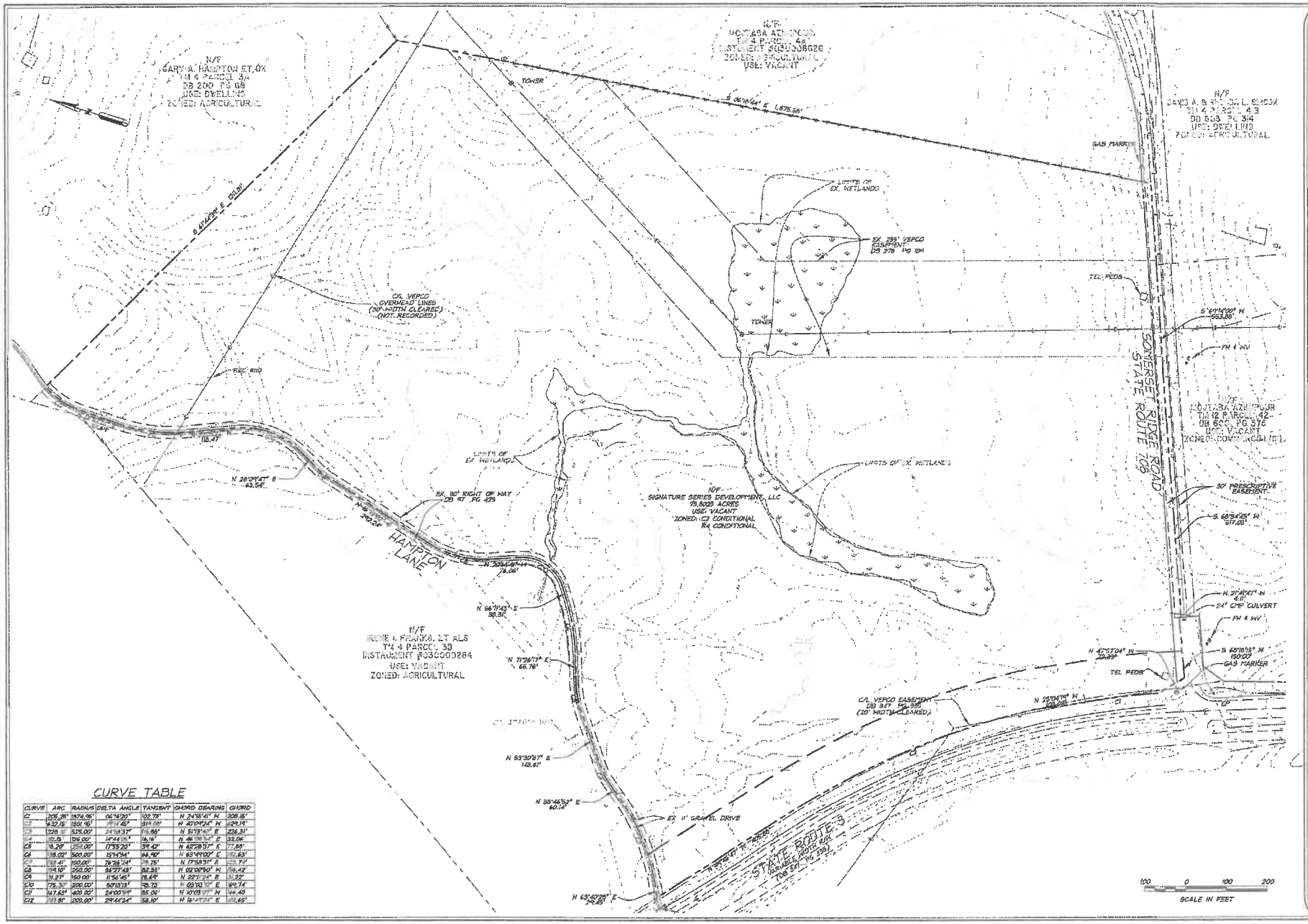
NOTES & LEGEND

C-2

SHEET 2 OF 6

WEA Civil File Name

JOB NO.: 1281



CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	205.26'	1874.95'	06°16'20"	102.78'	N 24°18'41" W	205.15'
C2	632.15'	1591.45'	22°44'45"	319.08'	N 40°04'24" W	629.19'
C3	128.[illegible]	525.00'	14°58'37"	115.84'	N 51°13'[illegible]" E	128.31'
C4	20.15	156.00'	14°44'[illegible]"	10.14'	N 46°[illegible]" E	20.06'
C5	19.39'	250.00'	17°53'20"	9.42'	N 62°28'57" E	19.35'
C6	18.02'	500.00'	15°14'34"	9.10'	N 63°49'00" E	18.03'
C7	53.41'	100.00'	76°26'24"	31.75'	N 17°58'31" E	51.[illegible]
C8	96.18'	250.00'	38°27'43"	50.35'	N 02°09'50" W	95.42'
C9	11.27'	150.00'	11°56'45"	5.64'	N 22°11'24" E	11.27'
C10	175.[illegible]	200.00'	50°13'13"	95.73'	N 03°32'[illegible]" E	169.74'
C11	147.63'	400.00'	24°03'[illegible]"	75.02'	N 10°25'[illegible]" W	146.40'
C12	53.91'	200.00'	29°44'24"	53.10'	N 16°[illegible]" E	53.[illegible]

Welford
45155 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9308
Fax: 540-898-9324

GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION

GORDON DISTRICT
ORANGE COUNTY, VIRGINIA

NO.	REVISION	DATE	APP.

DESIGNED BY: LRW
DRAWN BY: NCP
CHECKED BY: LRW
SCALE: 1"=100'
DATE: 3/17/2020
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LAWRENCE ROBERT WELFORD
NO. 022597

DRAWING TITLE

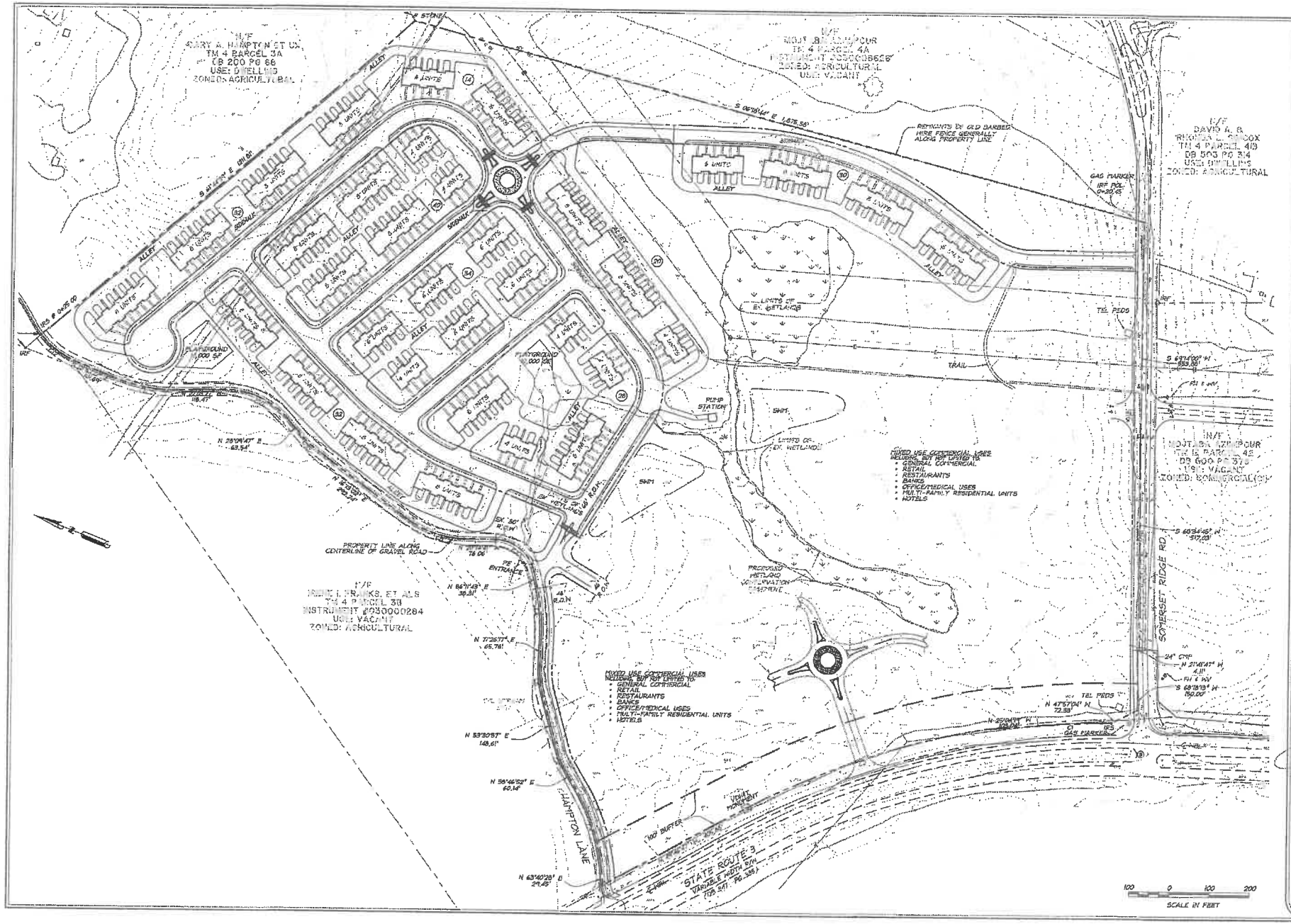
EXISTING CONDITIONS

C-3

SHEET 3 OF 6

1101 CRP C-3 EX CONDITIONS.DWG
WEA Civil Site Name

JOB NO.: 1101



Welford

4545 Tropico Court
Fredericksburg, OR 22408
Phone 540-890-9330
Fax 540-890-9324

GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION

GORDON DISTRICT
ORANGE COUNTY, VIRGINIA

NO.	REVISION	DATE	APP.

DESIGNED BY: LHW
DRAWN BY: SCP
CHECKED BY: LHW
SCALE: 1"=100'
DATE: 3/27/2010
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LAWRENCE ROBERT WELFORD
NO. 025897

DRAWING TITLE

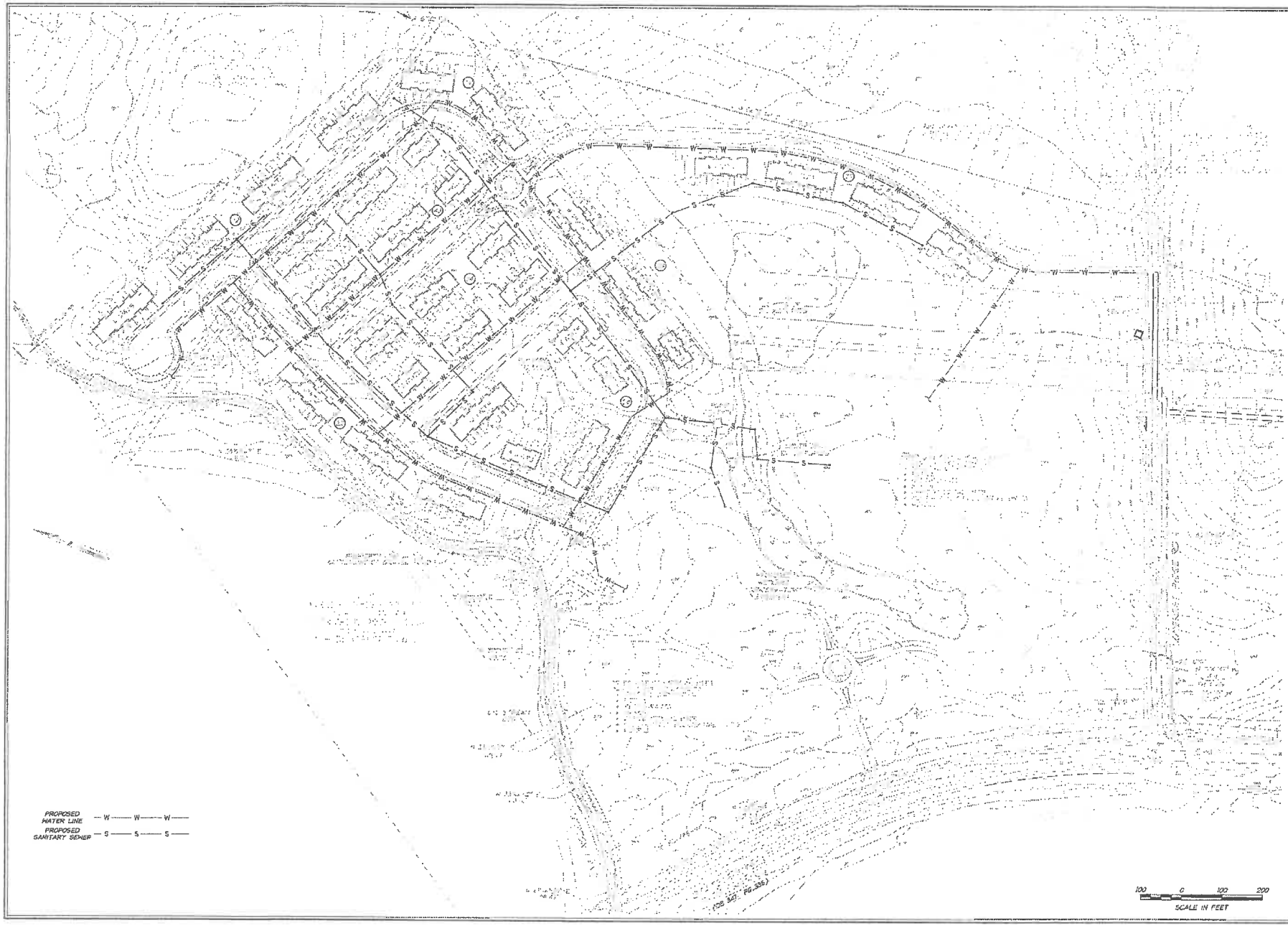
GENERALIZED DEVELOPMENT PLAN

C-4

SHEET 4 OF 6

1281 GRP C-4 GenDevPlan.DWG
WEA Cad File Name

JOB NO.: 1281



Welford
4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330
Fax: 540-898-0324

GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION

GORDON DISTRICT
ORANGE COUNTY, VIRGINIA

NO.	REVISION	DATE	APP.

DESIGNED BY: LRW/SGH
DRAWN BY: HOSS
CHECKED BY: LRW
SCALE: 1"=100'
DATE: 8/27/2020
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LAWRENCE ROBERT WELFORD
No. 022697

DRAWING TITLE

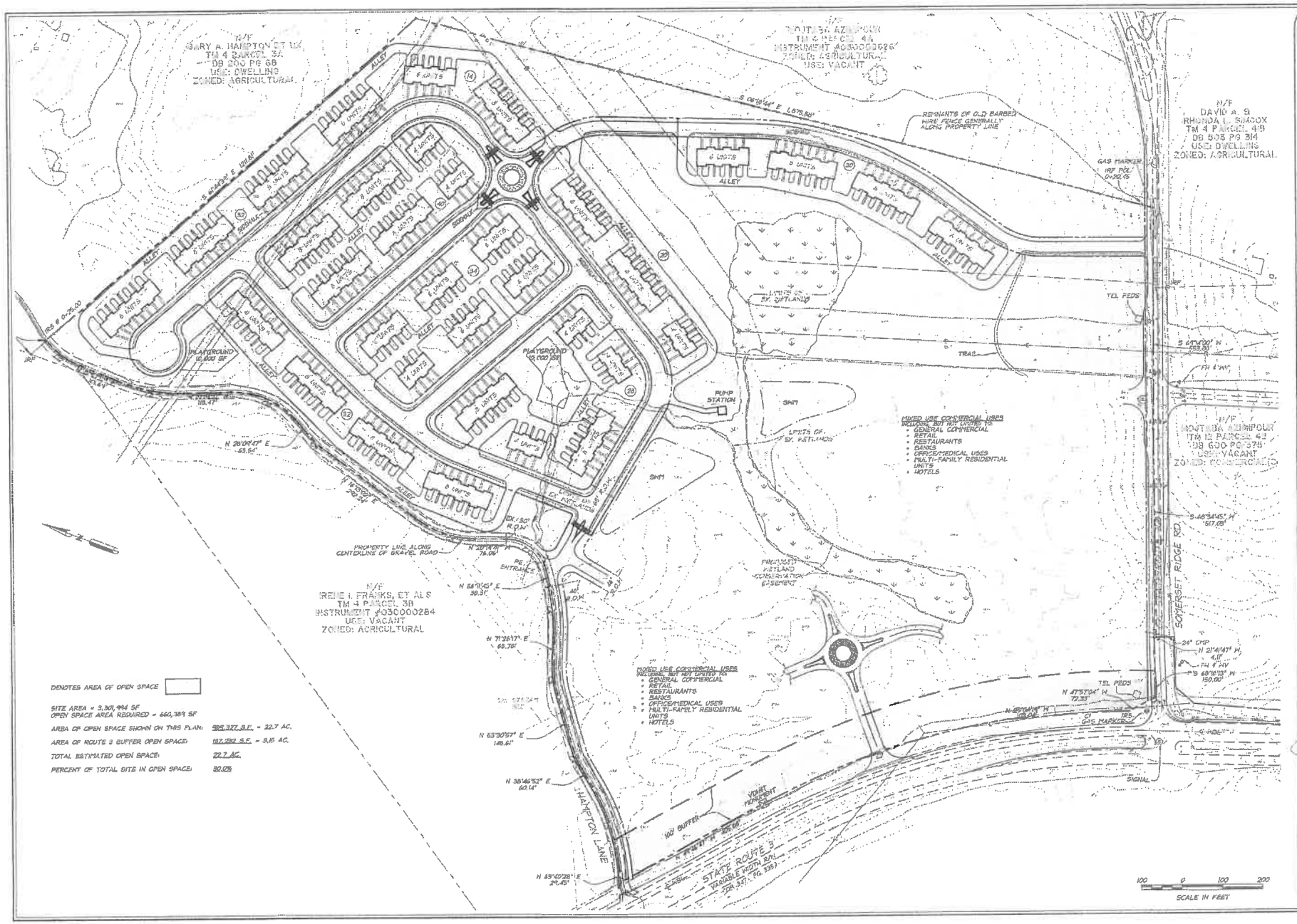
CONCEPTUAL UTILITY PLAN

C-5

SHEET 5 OF 6

WFA Cad File Name

JOB NO.: 1781



DENOTES AREA OF OPEN SPACE

SITE AREA = 3,301,994 SF
OPEN SPACE AREA REQUIRED = 660,389 SF

AREA OF OPEN SPACE SHOWN ON THIS PLAN:	989,327 S.F. = 22.7 AC.
AREA OF ROUTE 3 BUFFER OPEN SPACE:	137,232 S.F. = 3.15 AC.
TOTAL ESTIMATED OPEN SPACE:	22.7 AC.
PERCENT OF TOTAL SITE IN OPEN SPACE:	30.0%

Welford
4545 Empire Court
Fredericksburg, VA 22406
Phone: 540 898-9330
Fax: 540-898-9329

GENERALIZED DEVELOPMENT PLAN SIGNATURE STATION

GORDON DISTRICT
ORANGE COUNTY, VIRGINIA

NO.	REVISION	DATE	APP.

DESIGNED BY: LBW
DRAWN BY: SEP
CHECKED BY: LBW
SCALE: 1"=100'
DATE: 2/17/2010
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LAWRENCE ROBERT WELFORD
NO. 02589

DRAWING TITLE

OPEN SPACE PLAN

C-6

SHEET 6 OF 6

1281 GDP C-6 Open Space Plan.dwg
WEA Cad File Name

JOB NO.: 1281

Bowman
CONSULTING

Memorandum

To: John Marcantoni
Signature Series Development, LLC

From: Carlos G. Garcia, P.E.

Date: 11/18/2019

Re: Signature Station – Trip Generation Update

As requested, Bowman Consulting updated Table 6 from the Traffic Impact Analysis prepared on December 2011 for the Signature Station Development located in Orange County, Virginia.

The trip generation (Table 6) prepared in 2011 used the 8th edition of the Trip Generation Manual from the Institute of Transportation Engineers (ITE). The updated table uses the current 10th edition of the Trip Generation Manual.

These two tables are attached to this memo for your use and reference.

Table 6 - Site Trip Generation Analysis (Revised 11/18/2019)

Land Use	Size	Units	Land Use Code	Weekday AM Peak Hour In	Weekday AM Peak Hour Out	Weekday AM Peak Hour Total	Weekday PM Peak Hour In	Weekday PM Peak Hour Out	Weekday PM Peak Hour Total	Weekday Daily Trips	Saturday Peak Hour In	Saturday Peak Hour Out	Saturday Peak Hour Total	Saturday Daily Trips
Pending Development[1]														
Signature Station														
Commercial Development														
Speciality Retail [2]	74,000	S.F	814	134	101	235	263	243	506	4,697	173	160	333	3,413
Shopping Center	120,000	S.F	820	131	81	212	299	323	622	6,806	372	343	715	9,979
High-Turnover Sit Down Restauran	22,400	S.F	932	123	100	223	136	83	219	2,513	128	123	251	2,742
Drive-In Bank	3,200	S.F	912	17	13	30	33	32	65	382	43	41	84	277
Commercial Trip Subtotal				**405**	**295**	**700**	**731**	**681**	**1,412**	**14,398**	**716**	**667**	**1,383**	**16,411**
Internal Reduction [3]	15%			*(61)*	*(44)*	*(105)*	*(110)*	*(102)*	*(212)*	*(2,160)*	*(107)*	*(100)*	*(207)*	*(2,462)*
Pass-by Reduction [3]	*25%*			*(86)*	*(63)*	*(149)*	*(155)*	*(145)*	*(300)*	*(3,060)*	*(152)*	*(142)*	*(294)*	*(3,487)*
Primary Commercial Trips				**258**	**188**	**446**	**466**	**434**	**900**	**9,178**	**457**	**425**	**882**	**10,462**
Residential Development														
Townhomes	230	D.U.	220	24	81	105	78	46	124	1,698	108	107	215	2,701
Internal Reduction [3]	15%			*(4)*	*(12)*	*(16)*	*(12)*	*(7)*	*(19)*	*(255)*	*(16)*	*(16)*	*(32)*	*(405)*
Primary Residential Trips				**20**	**69**	**89**	**66**	**39**	**105**	**1,443**	**92**	**91**	**183**	**2,296**
Total Proposed Trips				429	376	805	809	727	1,536	16,096	824	774	1,598	19,112
Total Internal Trips				(65)	(56)	(121)	(122)	(109)	(231)	(2,415)	(123)	(116)	(239)	(2,867)
Total Pass-By Trips				(86)	(63)	(149)	(155)	(145)	(300)	(3,060)	(152)	(142)	(294)	(3,487)
Total Signature Station Primary Trips				**278**	**257**	**535**	**532**	**473**	**1,005**	**10,621**	**549**	**516**	**1,065**	**12,758**

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 10th Edition.

(2) Saturday Peak Hour rates taken from Land Use Code 820 as ITE does not have data for these time periods in Land Use Code 814.

(3) Internal and pass-by trip reductions taken in accordance with the scoping agreement.

Table 6 – Site Trip Generation Analysis

Land Use	Size	Units	Land Use Code	Weekday AM Peak Hour In	Out	Total	PM Peak Hour In	Out	Total	Daily Trips	Saturday Peak Hour In	Out	Total	Daily Trips
Pending Development[1]														
Signature Station														
Commercial Development														
Specialty Retail[2]	74,000	S.F	814	37	37	74	88	113	201	3,280	188	174	362	3,111
Shopping Center	120,000	S.F	820	105	67	172	352	367	719	7,645	502	463	965	10,364
High-Turnover Sit Down Restaurant	22,400	S.F	932	134	124	258	148	102	250	2,848	167	148	315	3,547
Drive-In Bank	3,400	S.F	912	24	18	42	44	44	88	504	47	43	90	293
Commercial Trip Subtotal				**300**	**246**	**546**	**632**	**626**	**1,258**	**14,277**	**904**	**828**	**1,732**	**17,315**
Internal Reduction [3]	15%			*(45)*	*(37)*	*(82)*	*(95)*	*(94)*	*(189)*	*(2,142)*	*(136)*	*(124)*	*(260)*	*(2,597)*
Pass-by Reduction [3]	25%			*(64)*	*(52)*	*(116)*	*(134)*	*(133)*	*(267)*	*(3,034)*	*(192)*	*(176)*	*(368)*	*(3,680)*
Primary Commercial Trips				**191**	**157**	**348**	**403**	**399**	**802**	**9,101**	**576**	**528**	**1,104**	**11,038**
Residential Development														
Townhomes	230	D.U.	230	17	84	101	80	39	119	1,328	58	50	108	1,304
Internal Reduction [3]	15%			*(3)*	*(13)*	*(15)*	*(12)*	*(6)*	*(18)*	*(199)*	*(9)*	*(8)*	*(16)*	*(196)*
Primary Residential Trips				**14**	**71**	**86**	**68**	**33**	**101**	**1,129**	**49**	**42**	**92**	**1,108**
Total Proposed Trips				317	330	647	712	665	1,377	15,605	962	878	1,840	18,619
Total Internal Trips				(48)	(50)	(97)	(107)	(100)	(207)	(2,341)	(145)	(132)	(276)	(2,793)
Total Pass-By Trips				(64)	(52)	(116)	(134)	(133)	(267)	(3,034)	(192)	(176)	(368)	(3,680)
Total Signature Station Primary Trips				**205**	**228**	**434**	**471**	**432**	**903**	**10,230**	**625**	**570**	**1,196**	**12,146**

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 8th Edition.
(2) AM Peak Hour and Saturday Peak Hour rates taken from Land Use Code 820 as ITE does not have data for these time periods in Land Use Code 814.
(3) Internal and pass-by trip reductions taken in accordance with the scoping agreement.

6. SITE TRIP DISTRIBUTION AND ASSIGNMENTS

6.1 Primary Site Trip Distribution and Assignments

Overall primary site trip distributions were agreed upon in the pre-scope forms and were based on the nature of the development, other recently completed traffic studies, and the local roadway network. Specifically, the distribution of commercial trips was based on the distributions contained in the Walmart Traffic Study, for consistency. The distribution of the residential trips was based more on local commuting and travel patterns.

As agreed upon by VDOT and County staff, the overall primary commercial site trip distribution was assumed as follows:

Traffic Impact Analysis

Signature Station

Orange County, Virginia

December 2011

COMMONWEALTH OF VIRGINIA
JOHN D. RILEY
Lic. No. 037772
12-19-2011
PROFESSIONAL ENGINEER

Prepared for:

Signature Series Development, LLC

Prepared by:

Bowman
CONSULTING

Traffic Impact Analysis

Signature Station

Orange County, Virginia

December 2011

Prepared for:

Signature Series Development, LLC
1 Monument Drive
Stafford, VA 22554

Prepared by:

Bowman Consulting Group, Ltd.
3951 Westerre Parkway, Suite 150
Richmond, Virginia 23233
Phone: 804.616.3240
Fax: 804.270.2008

Project Manager: John D. Riley, PE
Analyst: Stephen O. Schmidt, EIT

TRAFFIC IMPACT ANALYSIS REPORT
SIGNATURE STATION
ORANGE COUNTY, VIRGINIA

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ORANGE COUNTY, VIRGINIA

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ORANGE COUNTY, VIRGINIA

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TRAFFIC IMPACT ANALYSIS REPORT
SIGNATURE STATION
ORANGE COUNTY, VIRGINIA

1. INTRODUCTION AND SUMMARY

1.1. Purpose and Study Objectives

This report summarizes the findings of the traffic impact analysis that was performed for the proposed Signature Station development in Orange County, Virginia. The purpose of this study is to determine the impact to the surrounding roadway network caused by the traffic generated by the proposed development.

1.2. Executive Summary

The subject property is located in the northwest quadrant of the Route 3 (Germanna Highway) and Somerset Ridge Road (Route 708) intersection in Orange County, Virginia. The approximately 75± acre site is currently zoned A-1 (Agricultural District) and the Applicant, Signature Series Development, LLC, proposes to rezone the property to a split of C-2 (General Commercial District) and R-4 (Multifamily Residential) to accommodate for the construction of potential commercial and residential uses.

The scope of this study was developed based on Chapter 527 regulations and in consultation with Virginia Department of Transportation (VDOT) and Orange County staff. A copy of the signed scoping documents is included in Appendix A for reference. The agreed-upon scope of work assumes one (1) phase of build-out for the combined commercial and residential components of the project, with completion in 2019. An additional planning-level horizon year of 2025 has also been analyzed as part of this study.

The Applicant is proposing a potential mix of commercial uses on 28.15 acres in the "front" of the site along Route 3 and 230 residential townhouses on 47.65 acres in the "rear" of the project. For the purposes of this study, the following mix of commercial uses has been assumed: 120,000 SF of Shopping Center, 74,000 SF of specialty retail, 22,400 SF of High-Turnover Sit-Down Restaurants, and a 3,400

SF Drive-in Bank. The residential and commercial uses described above are illustrated on the preliminary Generalized Development Plan (GDP, by Welford Engineering Associates, Inc.) contained in Appendix B. It is noted that the GDP in Appendix B is not the final version; however, it does conceptually indicate the proposed build-out densities analyzed herein. When complete, on an average weekday, the development would generate approximately 434 new primary trips during the AM peak hour (205 in and 228 out), 903 new primary trips during the PM peak hour (471 in and 432 out), and 10,230 new primary daily trips over a 24-hour period. On an average Saturday, the development would generate approximately 1,196 new primary trips during the peak hour (625 in and 570 out) and 12,146 new primary daily trips over a 24-hour period.

The GDP indicates three (3) proposed entrances to the commercial portion of the site, which are located as follows and shown schematically on Figure A:

- Entrance # 1 (full-movement) – Located along Route 708 (approximately 800' from Route 3) in a location opposite the proposed A&K Boulevard (by Walmart)
- Entrance # 2 (full-movement) – Located along Route 708 (approximately 335' from Route 3)
- Entrance # 3 (right-in/right-out) – Located along Route 3 approximately 600' west of Route 708

Based on the scoping agreement shown in Appendix A, it was determined that the study area should include the following intersections as shown on Figure A:

1. Route 3 (Germanna Highway)/Proposed Site Access # 3
2. Route 3 (Germanna Highway)/Somerset Ridge Road (Route 708)
3. Route 3 (Germanna Highway)/Flat Run Road (Route 601)
4. Route 3 (Germanna Highway)/Lake of the Woods Way/Goodwin Drive
5. Flat Run Road (Route 601)/Lake of the Woods Entrance
6. Somerset Ridge Road (Route 708)/Proposed Site Access # 2
7. Somerset Ridge Road (Route 708)/A and K Boulevard/Proposed Site Access # 1

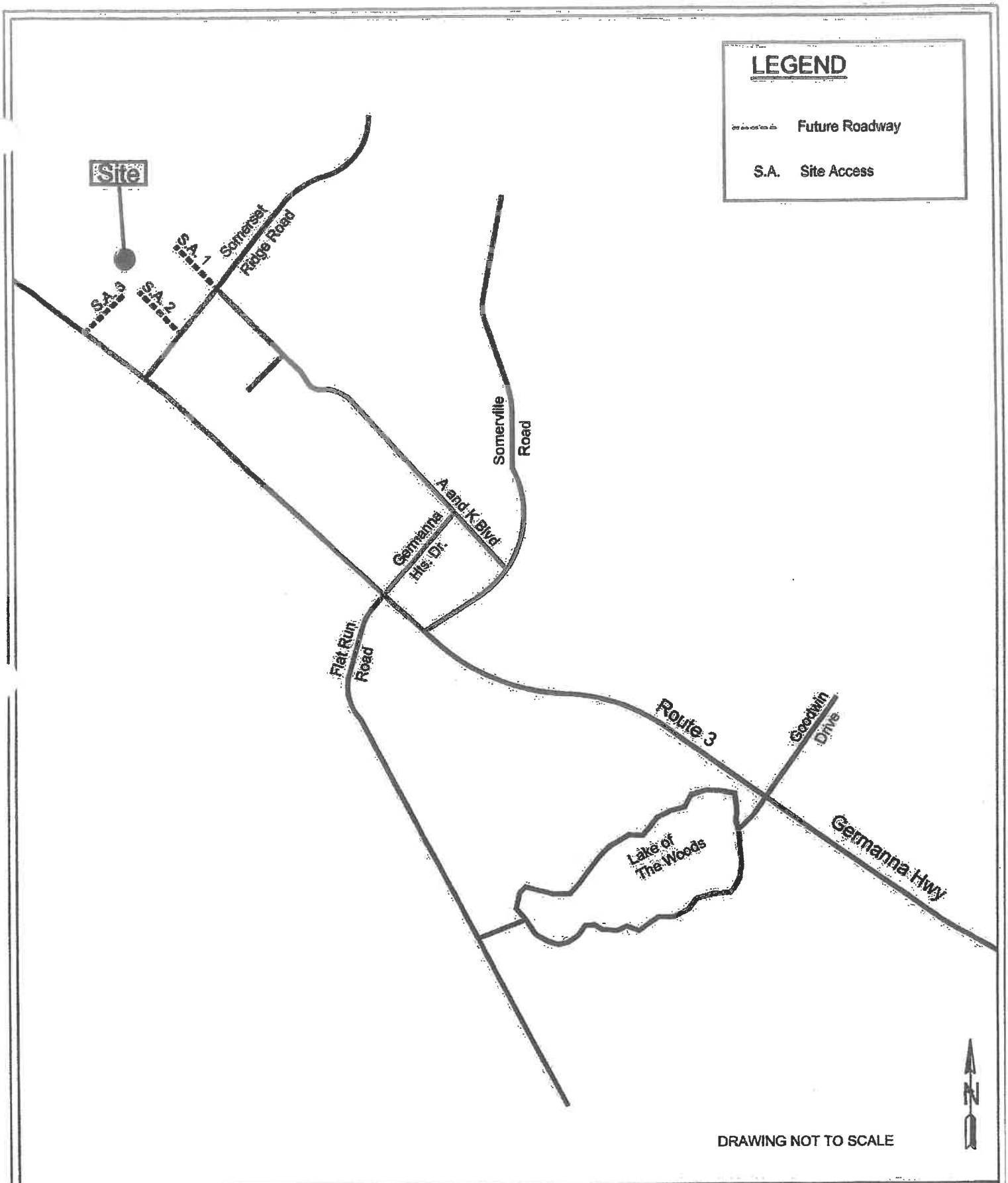
In addition, supplemental analyses of two intersections along Rte. 20 (projected 2025 build-out conditions only) and of turn lane warrants for the development's proposed residential access on Rte. 708 are included in the Appendix.

As part of the proposed development, it is recommended that the Applicant construct the following improvements (illustrated in Figure B) if and when warranted by VDOT:

- Site Access # 2 (Somerset Ridge Road)
    - Construct northbound left-turn lane (300' storage)
- Site Access # 3 (Route 3)
    - Construct westbound right-turn lane (200' storage x 200' taper)
- Route 3 and Somerset Ridge Road
    - Construct additional southbound left-turn lane
    - Construct additional eastbound left-turn lane on Route 3 (250' storage)
    - Construct additional northbound lane on Somerset Ridge Road to receive dual left-turns from Route 3 (this lane should tie into the Walmart constructed right-turn lane on Somerset Ridge Road at A&K)

The analysis contained herein indicates that Signature Station buildout traffic conditions are expected to be adequately accommodated at the study intersections with the improvements outlined above.

If all approved and pending development occurs in the area (the majority of which is assumed herein to occur between 2019 and 2025), additional improvements may be necessary to maintain acceptable intersection operations at all study intersections. It is specifically noted that many of the additional improvements under the 2025 analysis scenario are driven by the significant addition of traffic from the potential Wilderness Crossing project, which is not known to be proceeding forward.



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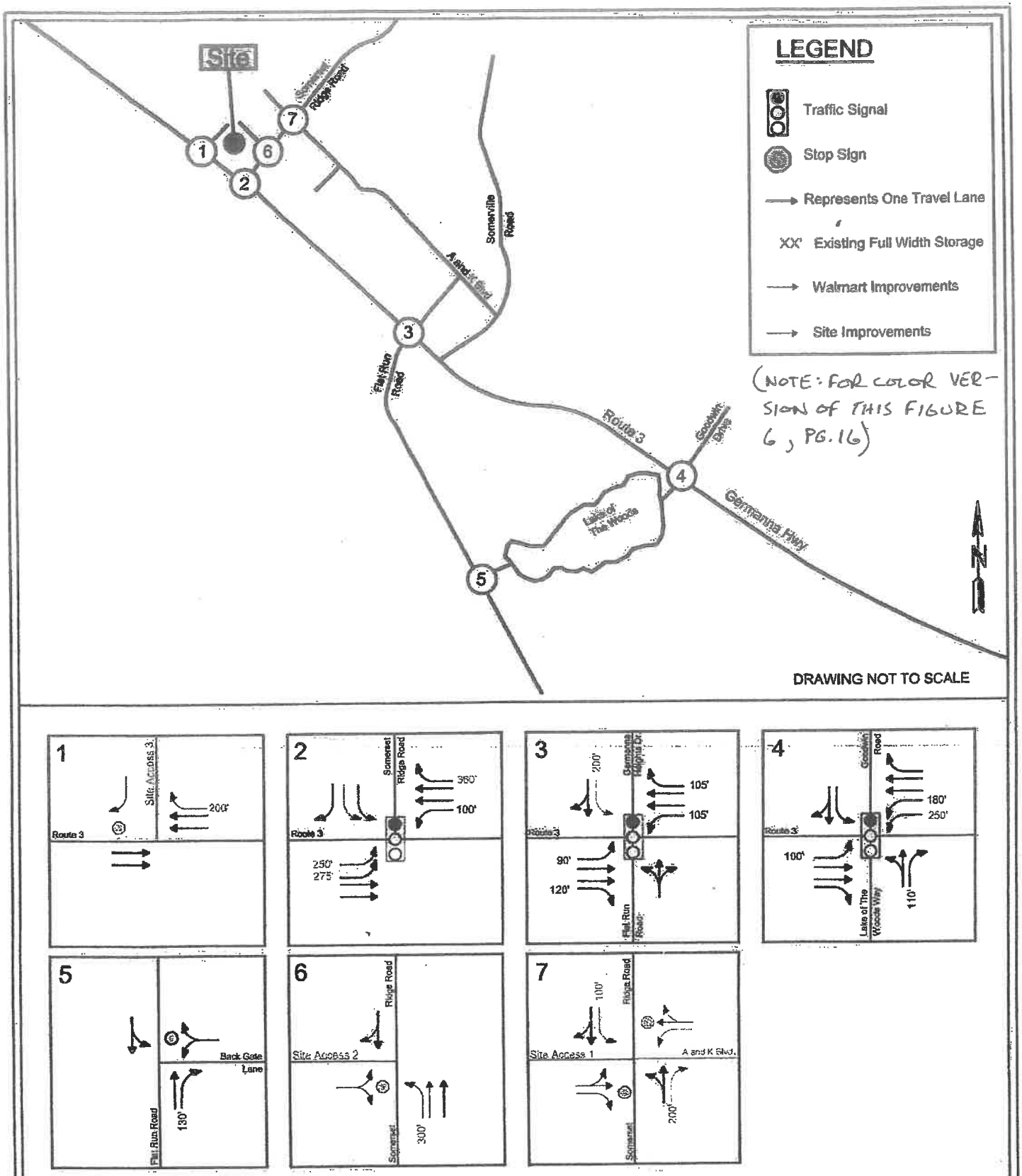
Existing Roadway Network
Signature Station
Orange County, Virginia

Figure A

Job # 7995-01-001

4



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Site Improvements
Signature Station
Orange County, Virginia

Figure B

Job # 7995-01-001

5

2. BACKGROUND INFORMATION

The development is to be located in the northwest quadrant of the Route 3 (Germanna Highway) and Somerset Ridge Road (Route 708) intersection in Orange County, Virginia as shown on Figure 1. The approximately 75± acre site (Parcel No. 00400000000030) is currently zoned A-1 (Agricultural District) and the Applicant, Signature Series Development, LLC, proposes to rezone the property to a split of C-2 (General Commercial District) and R-4 (Multifamily Residential) to accommodate for the construction of potential commercial and residential uses. Refer to Figure 2 for a map of the subject parcel including the current zoning and Appendix B for a preliminary version of the GDP.

2.1. Existing Land Uses and Zoning

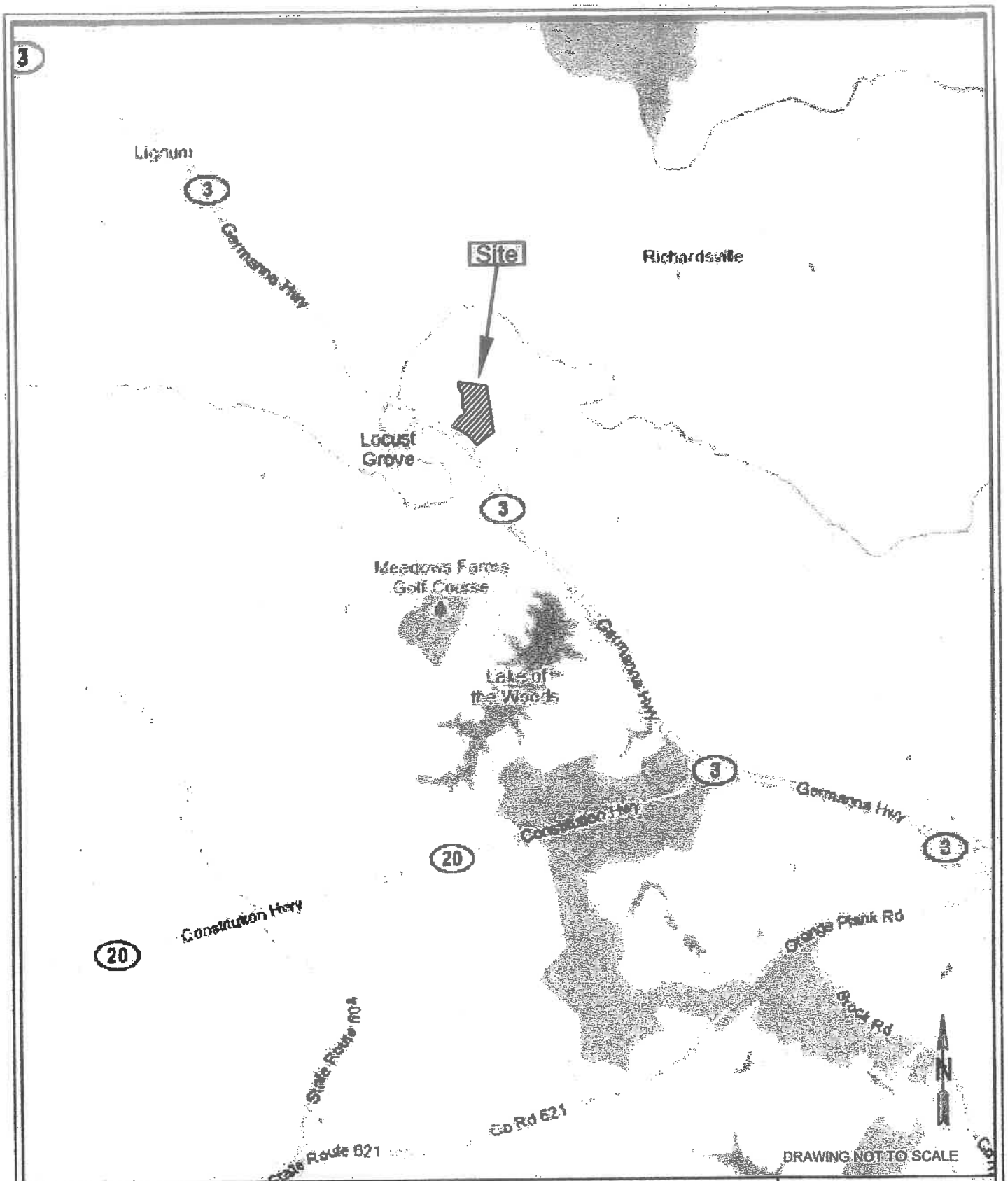
The existing land uses in the study area consist primarily of undeveloped land with a mix of residential development. The land surrounding the site is predominantly zoned A-1 (Agriculture) with a mix of residential zoning (R-2, R-3, R-4) and commercial (C-2) along the northern side of Route 3. The subject parcel is zoned A-1 (Agriculture). Refer to Figure 3 for the existing zoning in the study area.

2.2. Proposed Land Uses and Zoning

Orange County's Future Land Use Plan (2025) designates a portion of the subject parcel as Mixed Use as shown on Figure 4.

2.3. Existing Roadway Network

The proposed development is anticipated to draw traffic primarily from the local area roadway network. Local access to the site would be provided via Route 3 (Germanna Highway) and Route 708 (Somerset Ridge Road).



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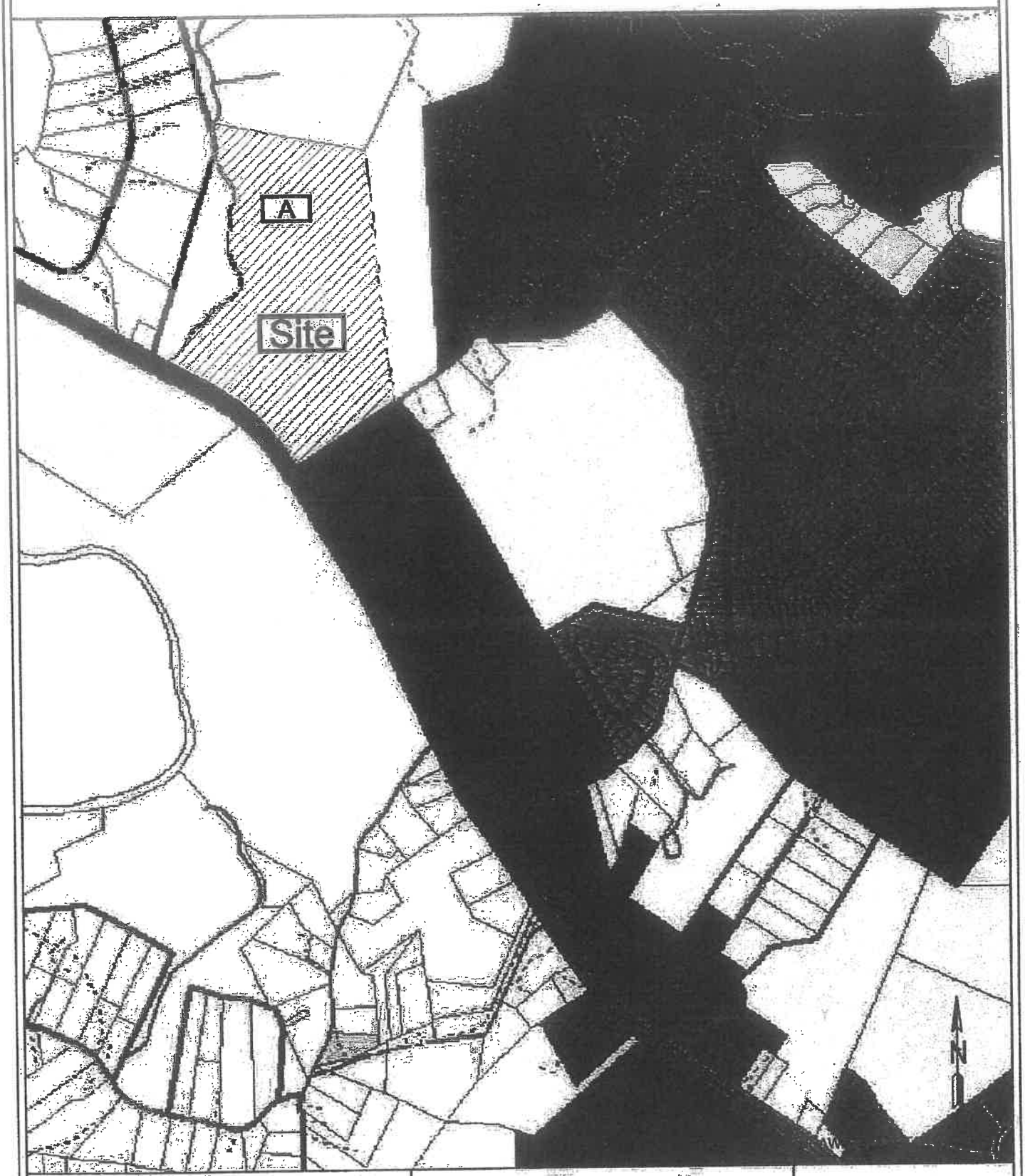
Site Location Map
Signature Station
Orange County, Virginia

Figure 1

Job # 7995-01-001

7



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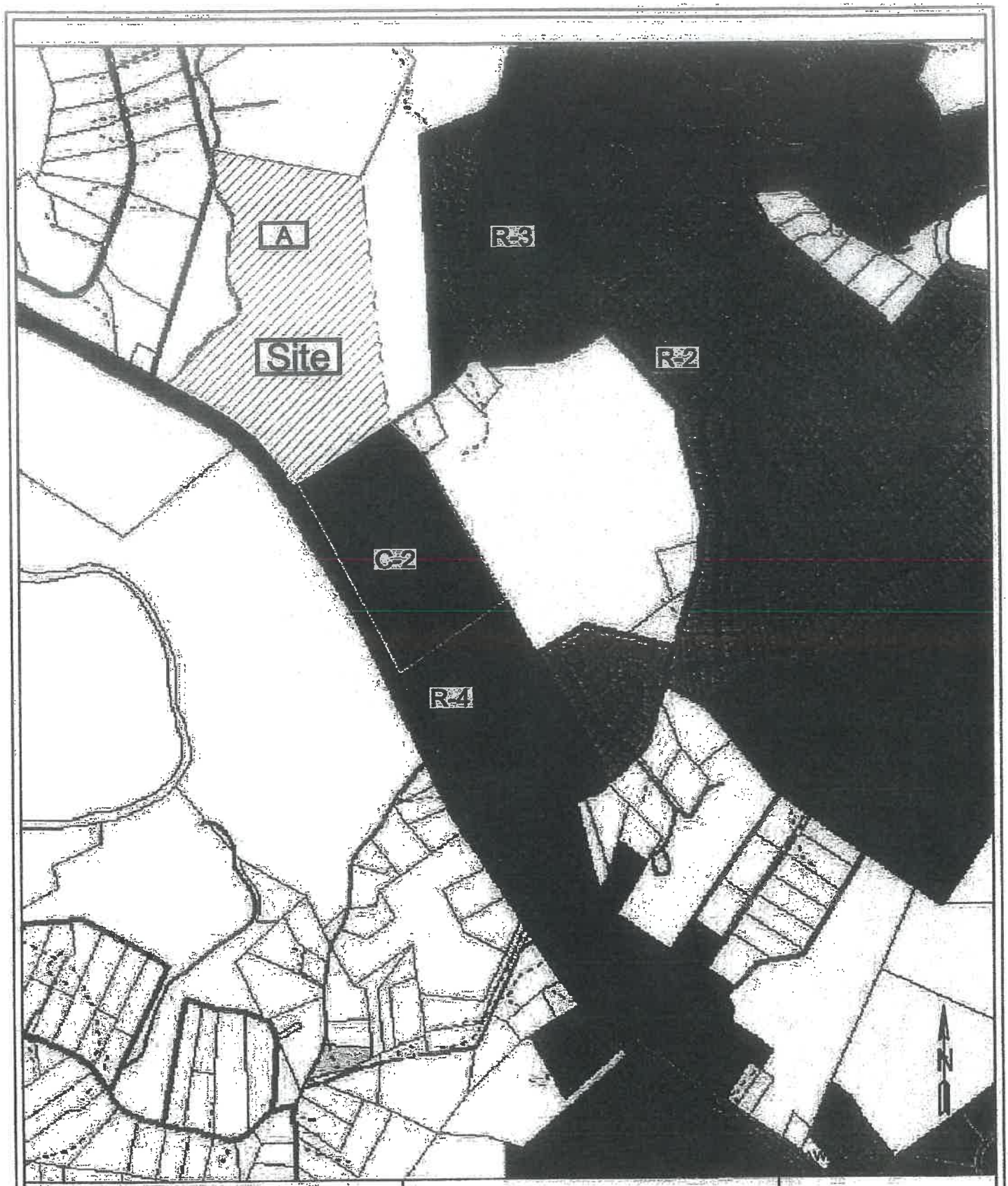
Subject Parcel Map
Signature Station
Orange County, Virginia

Figure 2

Job # 7995-01-001



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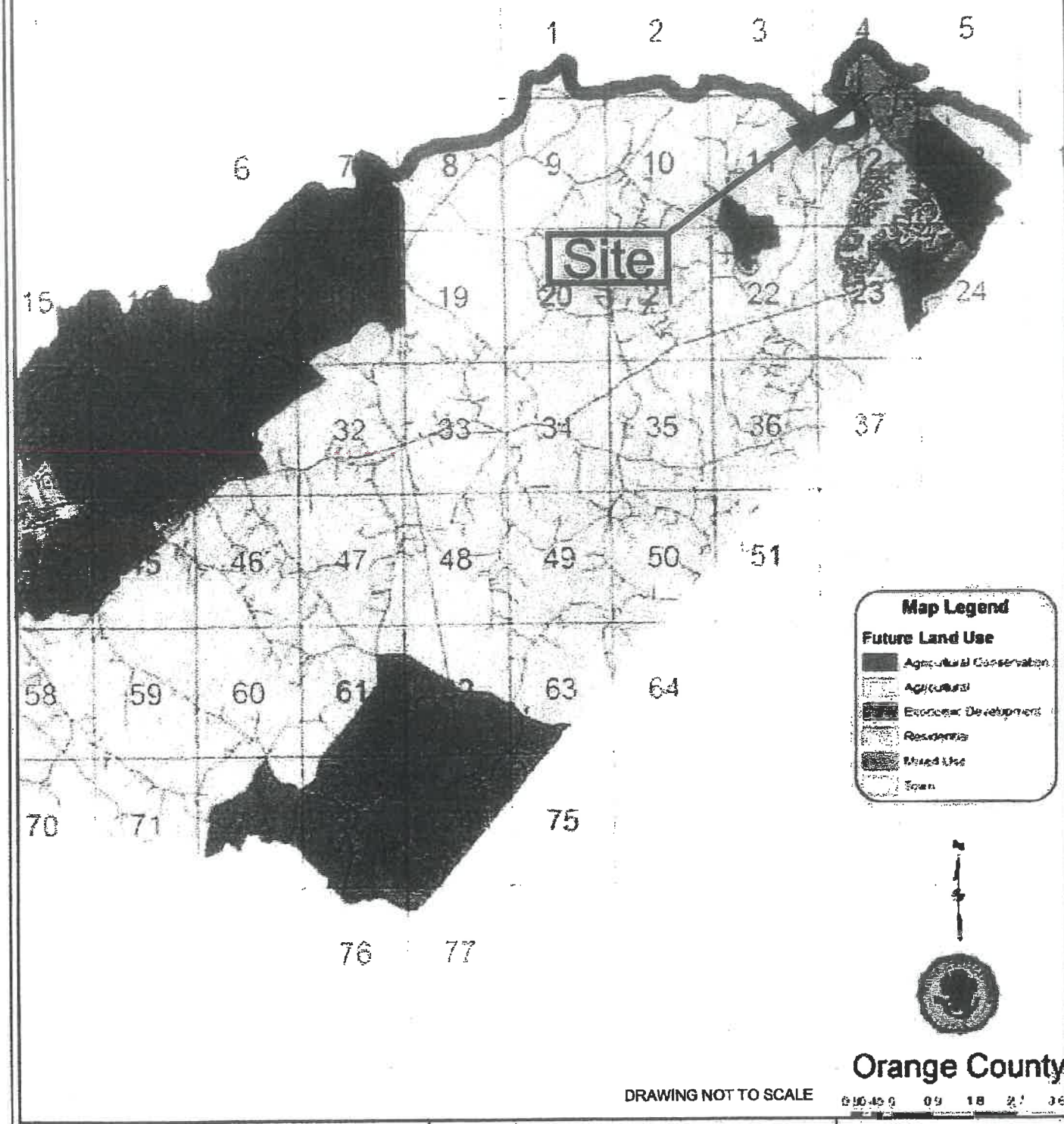
Existing Zoning Map
Signature Station
Orange County, Virginia

Figure 3

Job # 7995-01-001

Future Land Use Map 2025



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Future Land Use Map (2025)
Signature Station
Orange County, Virginia

Figure 4

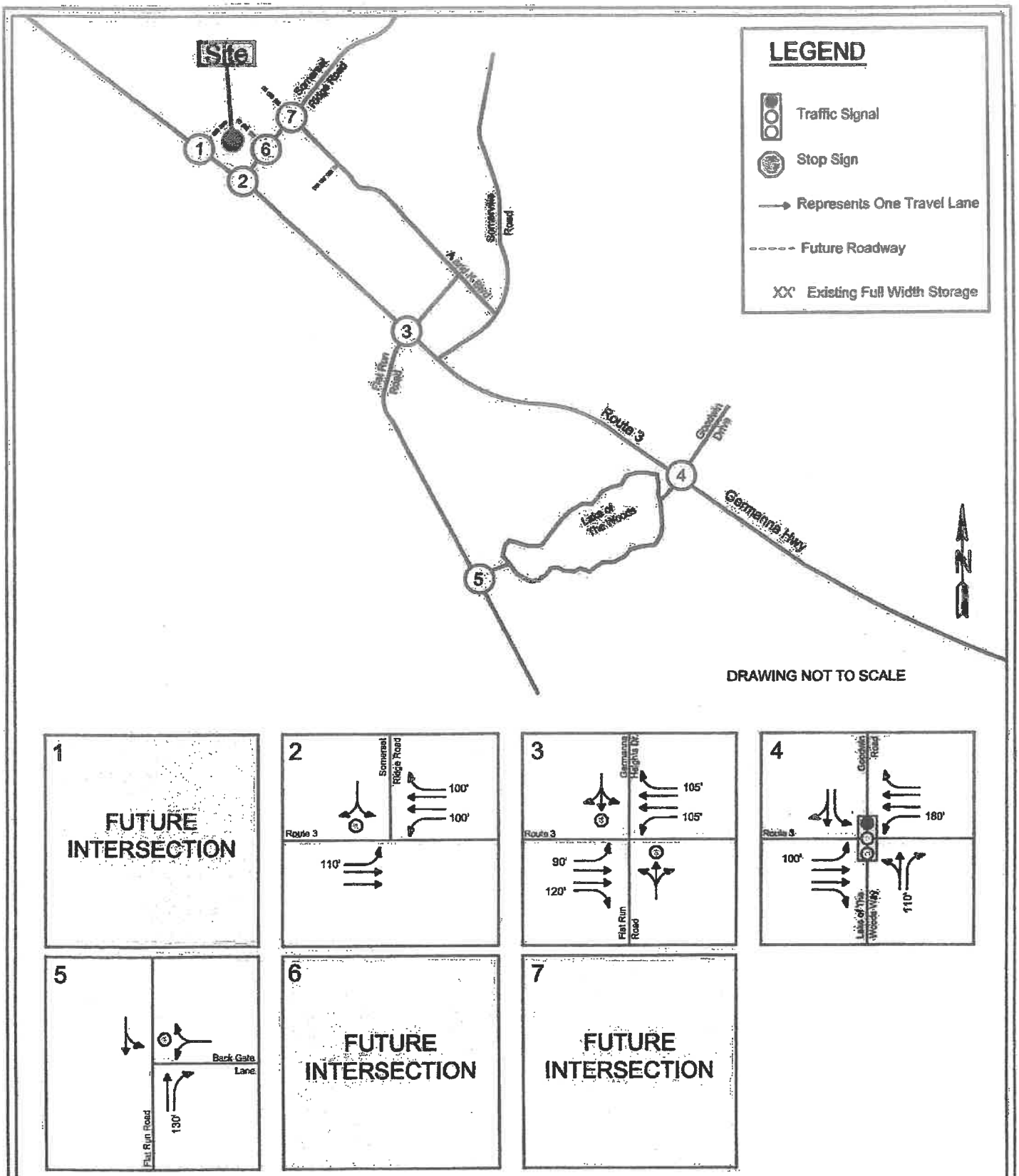
Job # 7995-01-001

Route 3 (Germanna Highway) is a four lane median divided rural minor arterial roadway that connects I-95 to the east with U.S. Route 15 to the west. According to the most recent VDOT data (2010), Route 3 carries approximately 13,000 vehicles per day in the vicinity of the site. The posted speed limit varies from 45 miles per hour near the intersection with Lake of the Woods Way to 55 miles per hour adjacent to the site. For purposes of this analysis, Route 3 was assumed to run east/west through the study area.

Somerset Ridge Road (Route 708) is a two lane undivided local roadway with a posted speed limit of 25 mph that connects Route 3 to the south with residential development to the north. According to the most recent VDOT data (2010), Somerset Ridge Road carries approximately 910 vehicles per day in the vicinity of the site. For purposes of this analysis, Somerset Ridge Road was assumed to run north/south through the study area.

Flat Run Road (Route 601) is a two lane undivided local roadway with a posted speed limit of 40 mph that proceeds south from Route 3 to the rear entrance of Lake of the Woods before terminating at a signalized intersection with Route 20. According to the most recent VDOT data (2010), Flat Run Road carries approximately 2,000 vehicles per day in the vicinity of the site. Upon crossing Route 3, Flat Run Road changes to Germanna Heights Drive. The Flat Run Road and Germanna Heights Drive approaches to Route 3 operate with stop control. For purposes of this analysis, Flat Run Road was assumed to run north/south through the study area.

Existing lane configurations (number of traffic lanes on the intersection approaches), storage lane lengths, and other intersection and roadway information within the study area were collected through field reconnaissance and are shown on Figure 5.



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Exisiting Lane Use and Traffic Control
Signature Station
Orange County, Virginia

Figure 5

Job # 7995-01-001

12

2.4. Other Modes of Transportation

In accordance with Chapter 527 regulations, this study also reviews the potential for walking, bicycling, and transit trips to and from the area.

Walking Facilities – Currently there are no sidewalks in the vicinity of the site along Somerset Ridge Road or Route 3. With development of the site, the Applicant is proposing to construct internal sidewalks within the residential portion of the site. However, without sidewalks or trails along adjacent roads to connect to, it is unlikely that a significant portion of trips would be made via walking.

Bicycling Facilities – Currently, there are no bicycling facilities on any of the roadways in the vicinity of the site, and the Orange County Comprehensive Plan makes no mention of adding bicycling facilities to any of those roadways. While bicycle trips are possible, without bicycle facilities it is unlikely that a significant portion of the site trips would be made via bicycle.

Transit Facilities – There are no existing transit facilities that serve the site, and at the time of this analysis there were no known plans to expand transit to the serve the site in the future.

2.5. Future Roadway Network and Improvements

At the time of this analysis, there were no known, committed transportation improvements by VDOT or the County within the study network area identified for the proposed site.

It is noted that the following improvements have been proffered by the pending Walmart development, which received County Board of Supervisors approval in October, 2011:

- Relocate A&K Boulevard to the north and complete the connection with Somerset Ridge Road.

- Construct a northbound right turn lane (200' storage and 200' taper) and southbound left turn lane (100' storage and 120' taper) to VDOT standards at the Somerset Ridge Road/A&K Boulevard intersection.
- Construct a second southbound travel lane along Somerset Ridge Road from the intersection with A&K Boulevard to the intersection with Route 3.
- Install a traffic signal at the Route 3/Somerset Ridge Road intersection if and when warranted by VDOT.
- Construct an access road that would bisect the site and connect Route 3 to A&K Boulevard.
- Construct an eastbound left turn lane (200' storage and 200' taper) and westbound right turn lane (200' storage and 200' taper) to VDOT standards at the Route 3/Access Road intersection.
- Construct an eastbound left turn lane (275' storage and 200' taper) and a westbound right turn lane (360' storage and 200' taper) at the Route 3/Somerset Ridge Road intersection.
- Restripe the southbound approach to the Route 3/Flat Run Road/Germanna Heights Drive intersection to include a separate southbound left turn lane and through/right lane.
- Install a traffic signal at the Route 3/Flat Run Road/Germanna Heights Drive intersection if and when warranted by VDOT.
- Contribution of $150,000 to the County for costs associated with construction of a second westbound left turn lane (250' of storage) at the Route 3/Lake of the Woods/Goodwin Drive intersection.

A copy of the Walmart approval ordinance and conditions of approval are included in Appendix C.

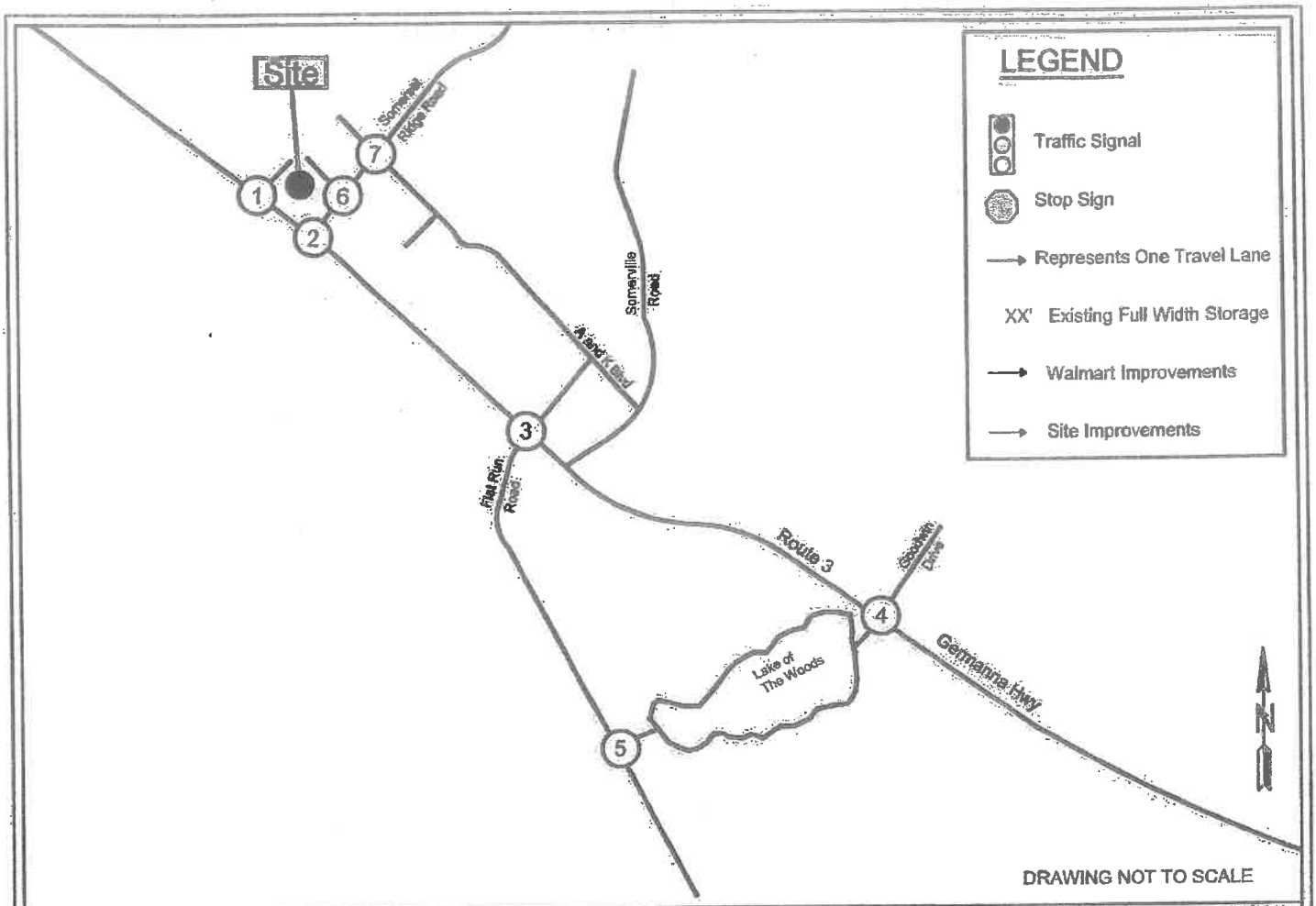
The following planning level costs (Table 1) are provided as per the Chapter 527 TIA regulations. These costs are for high-level planning purposes only and are likely not reflective of actual conditions on-site, nor are they intended for the purposes of developing proffer contributions, should they be required.

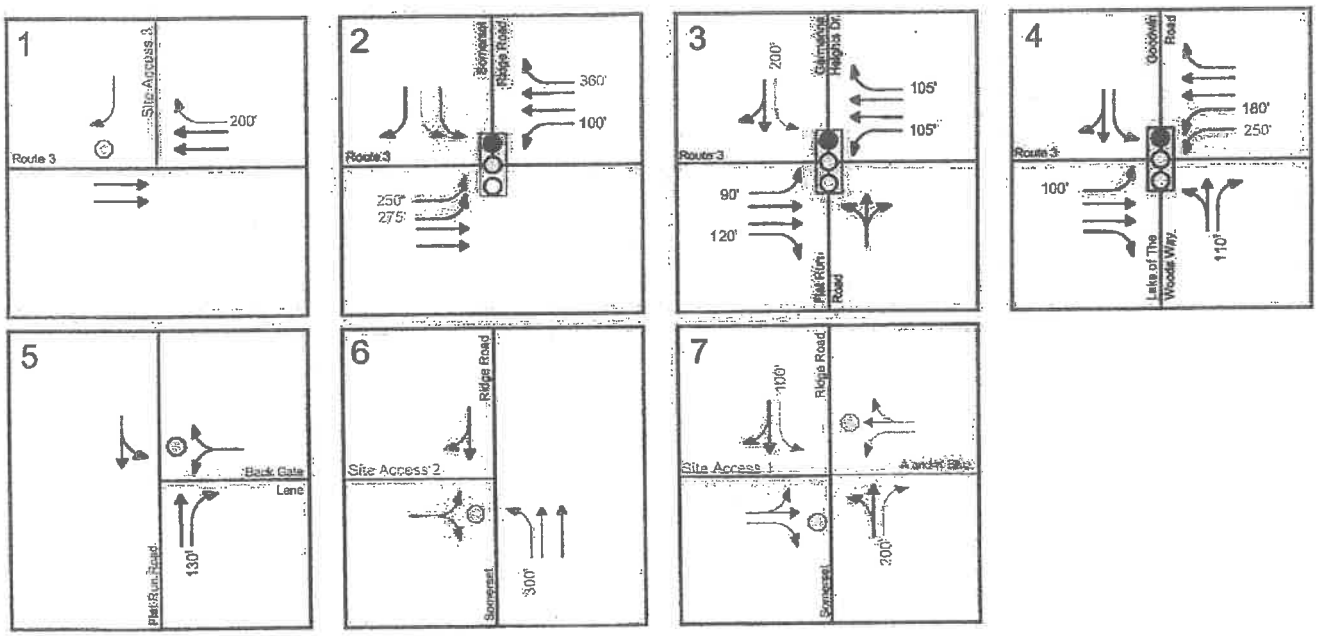
Table 1 - Summary of Planning Level Costs

Item	Improvement	Assumed Timeframe	Cost [1]
	Somerset Ridge Road and Site Access #2		
1	Construct northbound left turn lane (300' storage) [2]	2019	$ 588,000
	Somerset Ridge Road and Site Access #3		
2	Construct westbound right turn lane (200' storage) [3]	2019	$ 400,000
	Route 3 and Somerset Ridge Road Intersection		
3	Construct additional southbound left-turn lane	2019	$ 230,000
4	Construct additional eastbound left-turn lane (250' storage) [4]	2019	$ 340,000
5	Construct additional northbound lane on Somerset Ridge Road [4]	2019	$ 49,000
	Total Planning Level Cost of Improvements		**$ 1,607,000**

[1] All costs derived from VDOT 2009 Statewide planning level cost estimates. These are planning level estimates only which do not necessarily reflect actual site conditions and are not intended for use in developing bond estimates.
[2] Cost for this item derived from $980,000 (Low Estimate) stand-alone turn-lane on a 2-lane road (using) and is factored for adjusted length (0.6) and lower speed (0.6).
[3] Cost for this item based on Low Estimate stand-alone turn-lane on a 2-lane road (using) and is factored for adjusted length (0.6)
[4] Cost for this item based on factored values of VDOT Statewide Planning Estimates (Jan. 2009). Calculations available upon request.

Refer to Figure 6 for the Future Lane Use (2019) at the study intersections with the improvements noted above.





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Future Lane Use and Traffic Control (2019)
Signature Station
Orange County, Virginia

Figure 6

Job # 7995-01-001

2.6. Geographic Scope and Limits of Study Area

Based on Section 5 of this report, the proposed development is expected to generate more than 1,000 trips during the peak hour. In accordance with Chapter 527 regulations and the expected trips, this study is considered a "Category 4" study and the limits of the study area is "to be determined by VDOT in consultation with the locality." Based on two (2) pre-scope of work meetings held with VDOT and Orange County (on February 17 and May 23, 2011) and subsequent correspondence, the scope of the study was agreed upon and is summarized in the signed pre-scope of work forms and supplement e-mail correspondence included in Appendix A.

As a result, the following intersections were identified to be studied in this analysis:

1. Route 3 (Germanna Highway)/Proposed Site Access # 3
2. Route 3 (Germanna Highway)/Somerset Ridge Road (Route 708)
3. Route 3 (Germanna Highway)/Flat Run Road (Route 601)
4. Route 3 (Germanna Highway)/Lake of the Woods Way/Goodwin Drive
5. Flat Run Road (Route 601)/Lake of the Woods Entrance
6. Somerset Ridge Road (Route 708)/Proposed Site Access # 2
7. Somerset Ridge Road (Route 708)/A and K Boulevard/Proposed Site Access # 1

In addition, a supplemental analysis of two intersections along Route 20 under projected 2025 build-out conditions only has been included in the Appendix.

For purposes of this analysis, Route 3 was assumed to run east/west, Somerset Ridge Road was assumed to run north/south, and Flat Run Road was assumed to run north/south through the study area.

2.7. Scenario Scope

Based on the pre-scope of work meeting and subsequent correspondence, the following scenarios were identified to be studied with this report:

- Existing (2011) conditions
- 2019 Background Future Conditions (consists of existing traffic, 1% growth in existing traffic compounded annually over 8 years, complete buildout of Walmart, and 50% buildout of Germanna Heights, Somerset Farms, and Wilderness Shores)
- 2019 Total Future Conditions (consists of existing traffic, 1% growth in existing traffic compounded annually over 8 years, complete buildout of Walmart, 50% buildout of Germanna Heights, Somerset Farms, and Wilderness Shores, and complete buildout of site development)
- 2025 (Buildout plus six years) Total Future Conditions (consists of existing traffic, 1% growth in existing traffic compounded annually over 14 years, complete buildout of Walmart, Germanna Heights, Somerset Farms, Wilderness Shores, and Wilderness Crossing, and complete buildout of site)

2.8. Traffic Analysis Procedure

The study intersections were analyzed for each scenario using the 2000 Highway Capacity Manual (HCM) methodologies using the computer software package Synchro 7 with SimTraffic. The analysis uses capacity, Level of Service, control delay, and queuing as the criteria for the performance of the intersections.

Capacity, as defined by the HCM, is a measure of the maximum number of vehicles in an hour that can travel through an intersection or section of roadway under typical conditions. Level of Service (LOS) is a marker of the driving conditions and perception of drivers while traveling during the given time period. LOS ranges from LOS "A" which represents free flow conditions, to LOS "F" which represents breakdown conditions. Table 2 shows the LOS for intersections as defined by the HCM.

Table 2 - HCM Level of Service Criteria

Unsignalized Intersections		Signalized Intersections	
Level of Service	Average Control Delay (sec/veh)	Level of Service	Average Control Delay (sec/veh)
A	≤10	A	≤10
B	>10-15	B	>10-20
C	>15-25	C	>20-35
D	>25-35	D	>35-55
E	>35-50	E	>55-80
F	≥50	F	≥80

Typically, LOS "A" through "D" is considered acceptable, while LOS "E" and "F" are considered failing or unacceptable.

Control delay is a measure of the total amount of delay experienced by an individual vehicle and includes delay related to deceleration, queue delay, stopped delay, and acceleration. Table 2 shows the amount of control delay (in seconds per vehicle) that corresponds to the LOS for signalized and unsignalized intersections.

The reported queues, or linear distance of delayed vehicles, in this study are 95th percentile queues. They are reported to ensure that the storage lengths of lanes at intersections are of adequate length and that queued vehicles will not interfere with free flow vehicles or adjacent intersections. Based on VDOT's comments on similar traffic studies in the area, both Synchro and SimTraffic were utilized to estimate the 95th percentile queues. For SimTraffic, the reported queues is the average 95th percentile queue after 10 simulations of 30 minutes each.

2.9. Traffic Analysis Software Inputs

In accordance with Chapter 527 regulations, data collected in the field was used to input the heavy vehicle percentage and peak hour factor for existing intersections and movements. A minimum peak hour factor of 0.25 and a minimum heavy vehicle percentage of 2% was used for each lane group.

Future intersections were analyzed with the default heavy vehicle percentage (2%) and peak hour factor (0.92). Signal timing data for existing intersections was obtained through field reconnaissance and VDOT. All signal timings and offsets were optimized under future conditions with and without the development. All other software defaults remain unchanged.

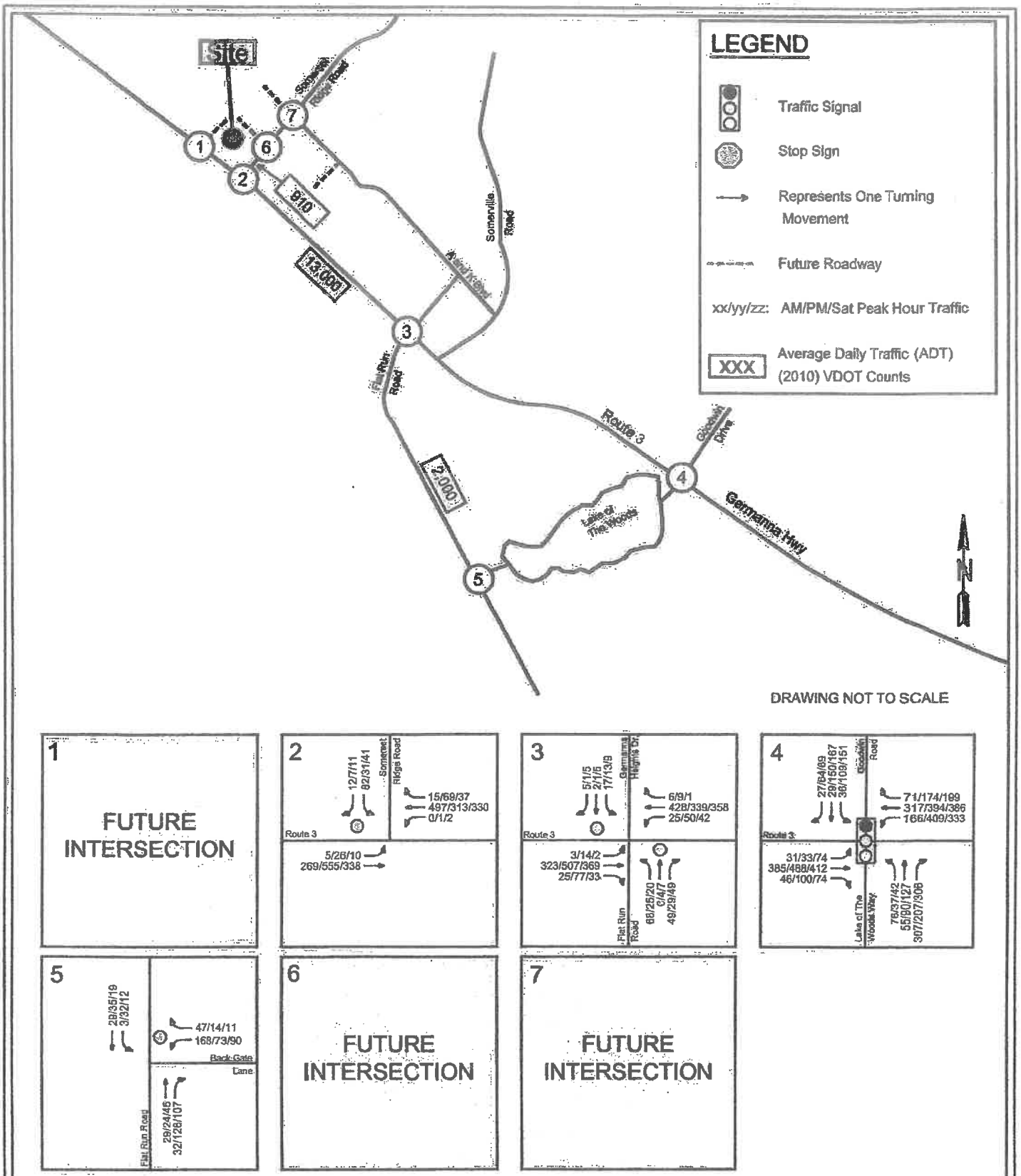
3. EXISTING TRAFFIC CONDITIONS (2011)

3.1. Existing Peak Hour Traffic Counts

Existing peak hour turning movement traffic counts as reported in the Walmart Traffic Impact Study (dated September 2011) were utilized for the basis of all analyses contained in this report. These counts were conducted by Bowman Consulting at each of the existing study intersections in March and June of 2011. The counts were conducted during the weekday from 7:00-9:00 AM and 4:00-6:00 PM as well as on Saturday from 11:00 AM to 2:00 PM.

The raw traffic data is included in Appendix D and is summarized on Figure 7. The counts were balanced as necessary, and Figure 7 shows the AM, PM and Saturday peak hour counts. Estimates of the Average Daily Traffic (ADT) as published in the most recent VDOT data (2010) are also included on Figure 7 for select road segments.

The existing peak hour factors by lane group are shown and the existing heavy vehicle percentage by approach are shown in Appendix D as Figures D.1 and D.2, respectively.



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Exisiting (2011) Peak Hour Traffic Counts
Signature Station
Orange County, Virginia

Figure 7

Job # 7995-01-001

3.2. Analysis of Existing Peak Hour Traffic Conditions

The analysis of existing peak hour traffic conditions was based on the analysis procedures described above, the existing lane use and traffic control shown on Figure 5, the existing peak hour traffic counts shown on Figure 7, and the existing peak hour factors and heavy vehicle percentage shown in Appendix D.

The calculation worksheets are included in Appendix E and the results of the analysis are summarized in Table 3 and shown graphically on Figure 8. Table 3 also indicates the assumed direction of each roadway at the intersection.

As shown in Table 3, each of the intersections currently operates at overall LOS "D" or better during each of the peak hours. Several of the turning movements at the Route 3 intersection with Lake of the Woods Way/Goodwin Drive operate at LOS "E" during the PM and Saturday peak hours.

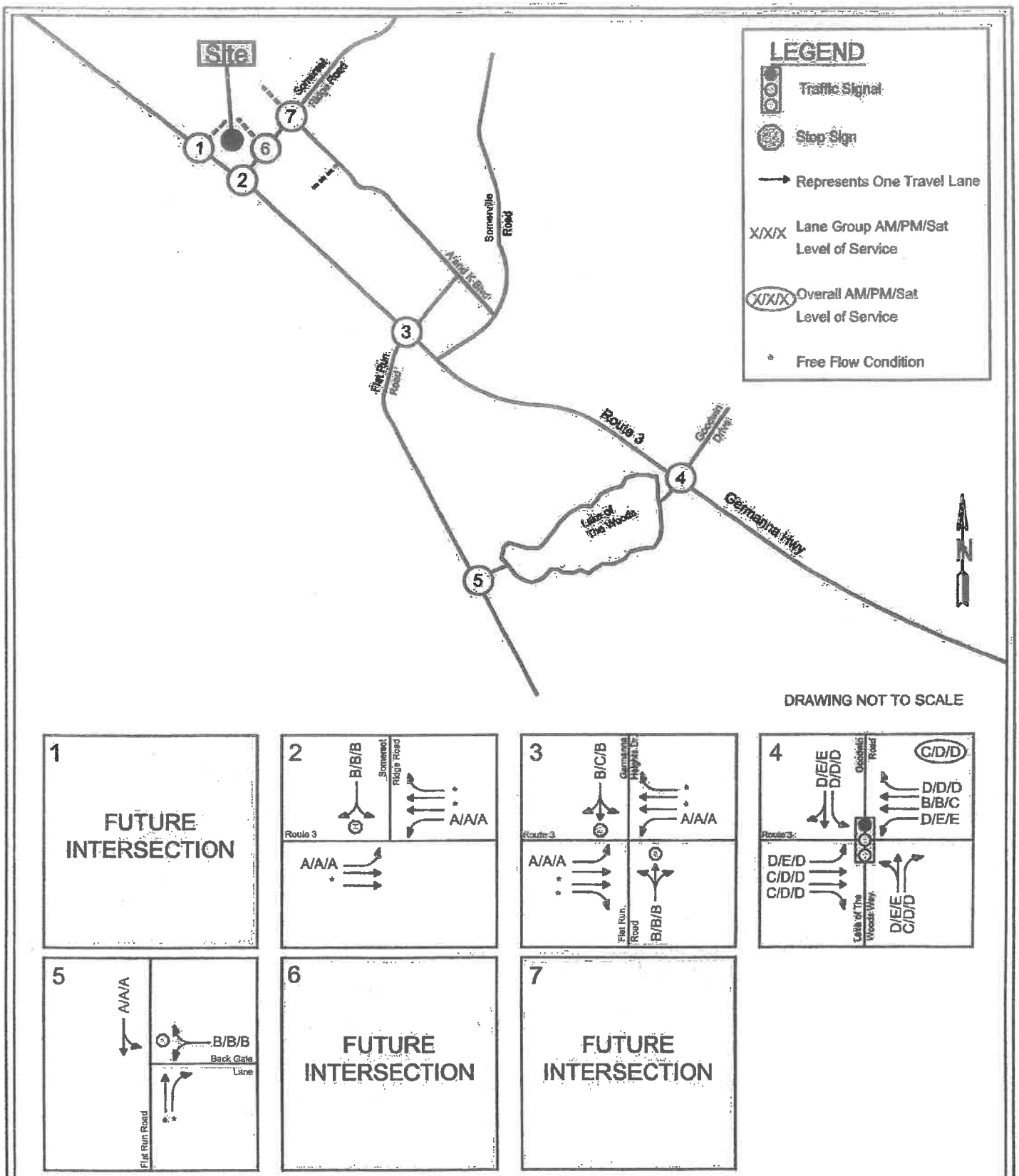
As shown in Table 3, each of the 95th percentile queues are contained within the available storage with the following exceptions:

- The westbound left turn at the Route 3/Lake of the Woods/Goodwin Drive intersection spills back through the available storage during the PM and Saturday peak hours. This queue is the result of a combination of traffic waiting for a green arrow at the signal but also waiting to enter through the Gatehouse to Lake of the Woods which is located approximately 375 feet from the intersection.

Table 3 – Analysis Summary of Existing Peak Hour Conditions

Intersection	Control	Lane Group	Available Storage	Existing 2011 AM Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (ft)	SimTraffic Queue (ft)	PM Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (ft)	SimTraffic Queue (ft)	SAT Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (ft)	SimTraffic Queue (ft)
2. Route 3(E-W)/	Stop	SBLR	~	B	13.9	24	80	B	11.4	7	47	B	11.4	9	52
Somerset Ridge Road(N-S)	Stop	EBL	110	A	8.7	1	15	A	8.3	2	34	A	8.3	1	14
		WBU	100	A	0.0	0	0	A	0.0	0	5	A	0.0	0	5
3. Route 3(E-W)/	Stop	NBLTR	~	B	14.3	35	98	B	14.0	14	60	B	13.3	20	83
Flat Run Road(N-S)/	Stop	SBLTR	~	B	14.6	7	38	C	15.2	5	20	B	13.7	6	33
Germanna Heights Drive(N-S)		EBL	90	A	8.7	1	10	A	8.2	2	16	A	8.3	0	3
		WBL	105	A	8.3	2	11	A	9.2	3	23	A	8.8	5	18
4. Route 3(E-W)/		NBTL	~	D	38.7	137	149	E	73.1	#159	208	E	61.8	#260	283
Lake of the Woods Way(N-S)/		NBR	110	C	26.5	72	106	D	37.2	65	133	D	40.1	127	181
Goodwin Drive(N-S)		SBL	~	D	37.8	60	59	D	45.8	142	149	D	40.9	164	183
		SBTR	~	D	39.4	49	71	E	72.4	#333	263	E	57.8	#312	265
	Signal	EBL	100	D	53.3	53	61	E	58.7	60	94	D	63.3	100	120
		EBT	~	C	29.8	194	144	D	48.2	271	236	D	50.0	236	222
		EBR	~	C	31.7	11	49	D	46.4	53	84	D	40.8	24	87
		WBL	180	D	39.5	200	156	E	61.7	#489	236	E	59.4	#426	242
		WBT	~	B	18.9	130	100	B	19.3	142	408	C	31.0	182	394
		WBR	~	D	38.5	29	34	D	42.0	17	56	D	37.4	68	83
		Overall Intersection		C	30.8			D	47.9			D	46.9		
5. Flat Run Road(N-S)/		SBTL	~	A	0.9	0	0	A	4.3	3	29	A	2.7	1	8
Back Gate Lane(E-W)	Stop	WBLR	~	B	10.5	30	82	B	10.0	12	55	B	10.3	15	58

Notes:
(1) – Indicates a continuous lane.
(2) Synchro queues are average 95th percentile queues.
(3) SimTraffic queues are average 95th percentile queues after 10 simulations of 30 minutes each.
95th percentile volume exceeds capacity, queue may be longer.



Bowman CONSULTING

Exisiting Peak Hour Levels of Service
Signature Station
Orange County, Virginia

Figure 8

Job # 7995-01-001

4. BACKGROUND FUTURE TRAFFIC CONDITIONS (2019)

In order to analyze future traffic conditions, without the development of the proposed Signature Station project, background traffic conditions were forecasted based on the existing traffic counts, other proposed but unbuilt developments in the area, and historic traffic growth.

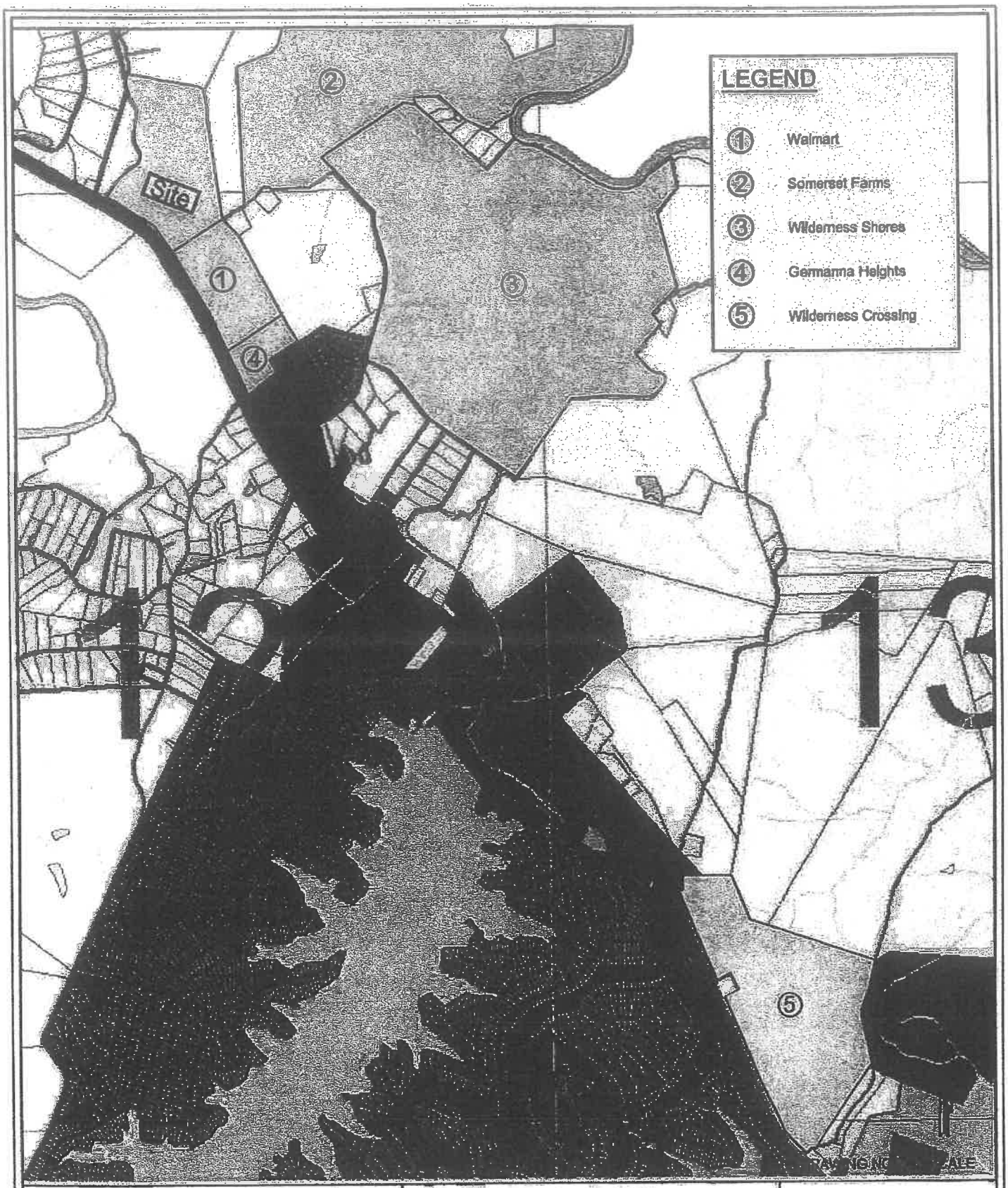
4.1. Other Developments

We are aware of five other developments in the vicinity of the site, four of which are zoned and approved and one of which would require County Board action to be developed. Three of the approved developments (Germanna Heights, Somerset Farms, and Wilderness Shores) are all residential in nature and when built would amount to 791 units. The other two developments are the commercially oriented Walmart and Wilderness Crossing Developments. Walmart received County Board of Supervisors approval in October, 2011, but Wilderness Crossing does not have an approved TIA scope and is not known to be moving toward rezoning.

Given the current residential market conditions, it was assumed that at most, 50% of the residential units would be built and occupied by 2019. The Walmart site was assumed to be fully built, while none of the Wilderness Crossing development was assumed to be built by 2019.

Of note, Orange County recently completed construction of a new school near the intersection of Route 20 and Flat Run Road that will open in the fall of 2011. It is our understanding that this school is to operate as a school for grades 3-8 and the current middle school located approximately 3 miles south on Route 20 will be closed. Since the new school is replacing a current school that will be closed, no new trips are anticipated on the local roadway network.

The location of the other developments is shown on Figure 9 and the trips that would be generated by the 2019 levels of development are shown in Table 4.



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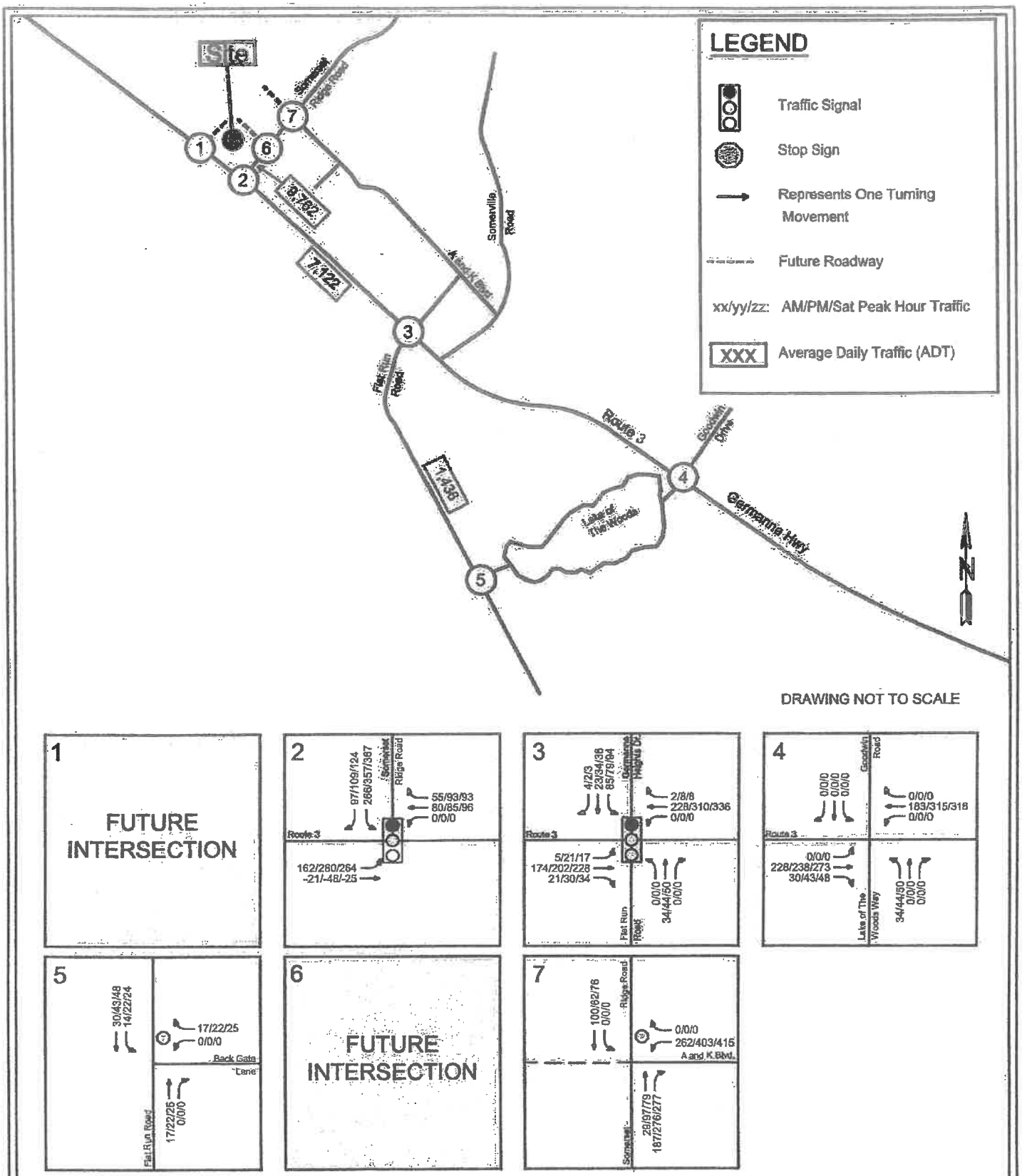
Location of Other Developments
Signature Station
Orange County, Virginia

Figure 9

Job # 7995-01-001



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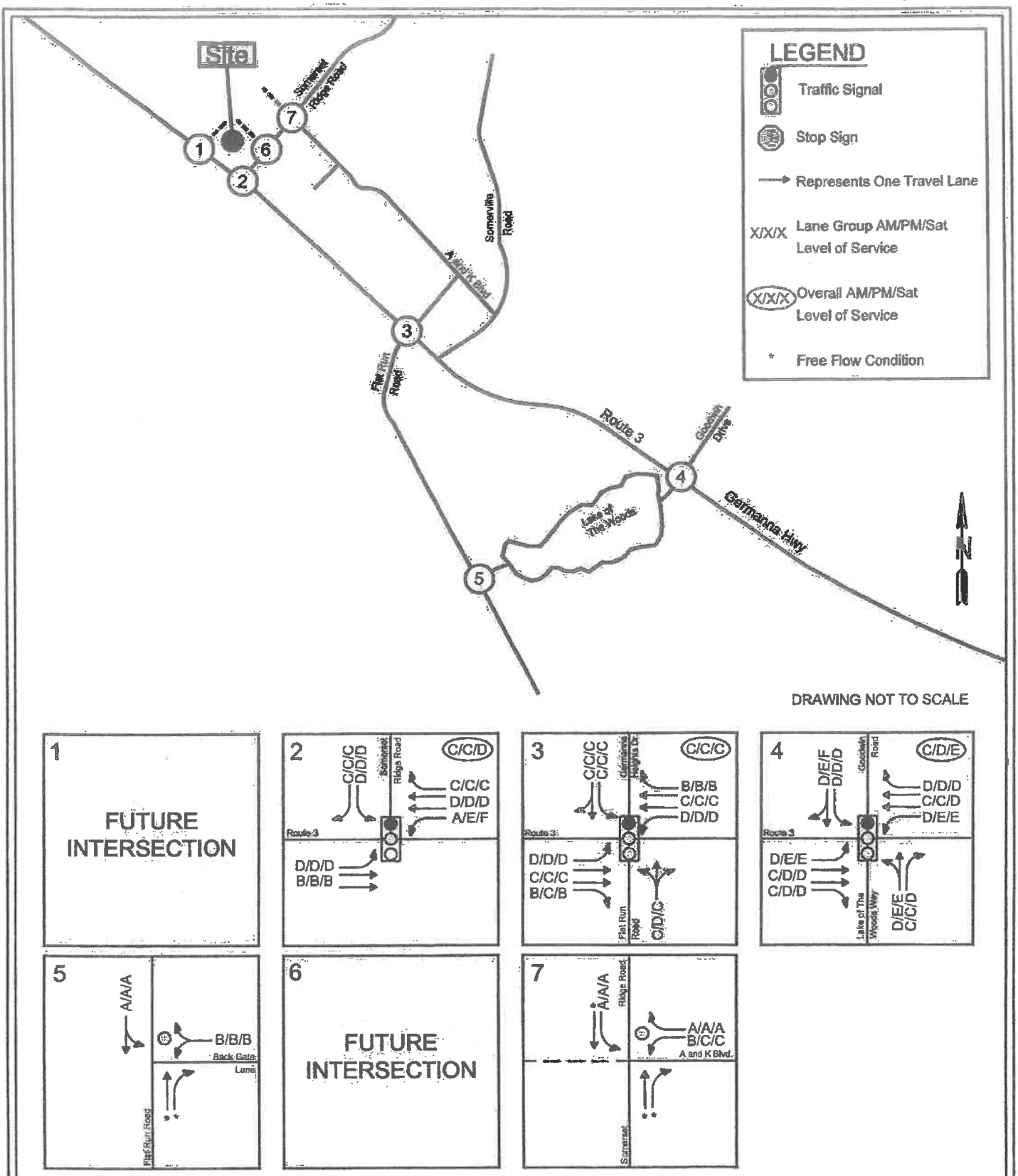
Other Development Traffic Assignments (2019)
Signature Station
Orange County, Virginia

Figure 10

Job # 7995-01-001



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Background Peak Hour Levels of Service (2019)
Signature Station
Orange County, Virginia

Figure 12

Job # 7995-01-001

5. SITE TRIP GENERATION

The Applicant is proposing 230 residential townhouses on 47.65 acres in the "rear" of the project and a potential mix of commercial uses on 28.15 acres in the "front" of the site along Route 3. For the purposes of this study, the following mix of commercial uses has been assumed: 120,000 SF of Shopping Center, 74,000 SF of specialty retail, 22,400 SF of High-Turnover Sit-Down Restaurants, and a 3,400 SF Drive-in Bank. Access to the commercial portion of the site would be provided via two full movement entrances on Somerset Ridge Road and one right-in/right-out only entrance on Route 3. Access to the residential portion would be separate from the commercial access and is provided via one full movement entrance on Somerset Ridge Road.

The average weekday AM and PM peak hour, Saturday peak hour, and weekday and Saturday average daily trips that are expected to be generated by the development were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 8th edition and are shown in Table 6.

5.1. Internal Capture Trips

It is expected that some trips generated by the commercial and residential uses will travel between each other (commercial to residential and commercial to commercial) without accessing external roadways outside the boundaries of the proposed development. These trips, called internal capture trips, reduce the number of trips that the site generates on the external roadway network. As established in the scoping agreement, a 15% internal capture reduction was applied as shown in Table 6.

5.2. Pass-By Trips

Pass-by trips are trips that would be drawn to the development from the existing traffic stream on the adjacent streets. These trips are intermediate stops on the way from an origin to the primary destination (i.e. stopping for gas on the way to work or milk on the way home). These trips will not add to the overall traffic

volumes on the roadway, but will add to the turning traffic at the site's driveway connections.

In order to account for these trips, Chapter 527 allows for a percent reduction to be applied to the site generated trips for specific uses. The regulations allow for a 25% reduction in general retail trips and a 40% reduction for uses such as gasoline stations, fast-food, convenience markets, etc.

As shown in Table 6, a 25% pass-by reduction was applied to all commercial uses in order to be conservative.

5.3. Primary Site Trips

As indicated above, not all trips will be considered new trips to the roadway network. New trips, or trips made for the specific purpose of visiting the development, are referred to as primary trips.

As shown in Table 6, with adjustments made to account for the internal and pass-by trips discussed above, the development would generate approximately 434 new primary trips during the AM peak hour (205 in and 228 out), 903 new primary trips during the PM peak hour (471 in and 432 out), and 10,230 new primary daily trips over a weekday 24-hour period. Further, on an average Saturday, the development would generate approximately 1,196 new primary trips during the peak hour (625 in and 570 out) and 12,146 new primary daily trips over a 24-hour period.

Table 6 – Site Trip Generation Analysis

Land Use	Size	Units	Land Use Code	Weekday AM Peak Hour In	Out	Total	PM Peak Hour In	Out	Total	Daily Trips	Saturday Peak Hour In	Out	Total	Daily Trips
Pending Development[1]														
Signature Station														
Commercial Development														
Specialty Retail[2]	74,000	S.F	814	37	37	74	88	113	201	3,280	188	174	362	3,111
Shopping Center	120,000	S.F	820	105	67	172	352	367	719	7,645	502	463	965	10,364
High-Turnover Sit Down Restaurant	22,400	S.F	932	134	124	258	148	102	250	2,848	167	148	315	3,547
Drive-In Bank	3,400	S.F	912	24	18	42	44	44	88	504	47	43	90	293
Commercial Trip Subtotal				300	246	546	632	626	1,258	14,277	904	828	1,732	17,315
Internal Reduction[3]	15%			(45)	(37)	(82)	(95)	(94)	(189)	(2,142)	(136)	(124)	(260)	(2,597)
Pass-by Reduction[3]	25%			(64)	(52)	(116)	(134)	(133)	(267)	(3,034)	(192)	(176)	(368)	(3,680)
Primary Commercial Trips				191	157	348	403	399	802	9,101	576	528	1,104	11,038
Residential Development														
Townhomes	230	D.U.	230	17	84	101	80	39	119	1,328	58	50	108	1,304
Internal Reduction[3]	15%			(3)	(13)	(15)	(12)	(6)	(18)	(199)	(9)	(8)	(16)	(196)
Primary Residential Trips				14	71	86	68	33	101	1,129	49	42	92	1,108
Total Proposed Trips				317	330	647	712	665	1,377	15,605	962	878	1,840	18,619
Total Internal Trips				(48)	(50)	(97)	(107)	(100)	(207)	(2,341)	(145)	(132)	(276)	(2,793)
Total Pass-By Trips				(64)	(52)	(116)	(134)	(133)	(267)	(3,034)	(192)	(176)	(368)	(3,680)
Total Signature Station Primary Trips				205	228	434	471	432	903	10,230	625	570	1,196	12,146

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 8th Edition.
(2) AM Peak Hour and Saturday Peak Hour rates taken from Land Use Code 820 as ITE does not have data for these time periods in Land Use Code 814.
(3) Internal and pass-by trip reductions taken in accordance with the scoping agreement.

6. SITE TRIP DISTRIBUTION AND ASSIGNMENTS

6.1 Primary Site Trip Distribution and Assignments

Overall primary site trip distributions were agreed upon in the pre-scope forms and were based on the nature of the development, other recently completed traffic studies, and the local roadway network. Specifically, the distribution of commercial trips was based on the distributions contained in the Walmart Traffic Study, for consistency. The distribution of the residential trips was based more on local commuting and travel patterns.

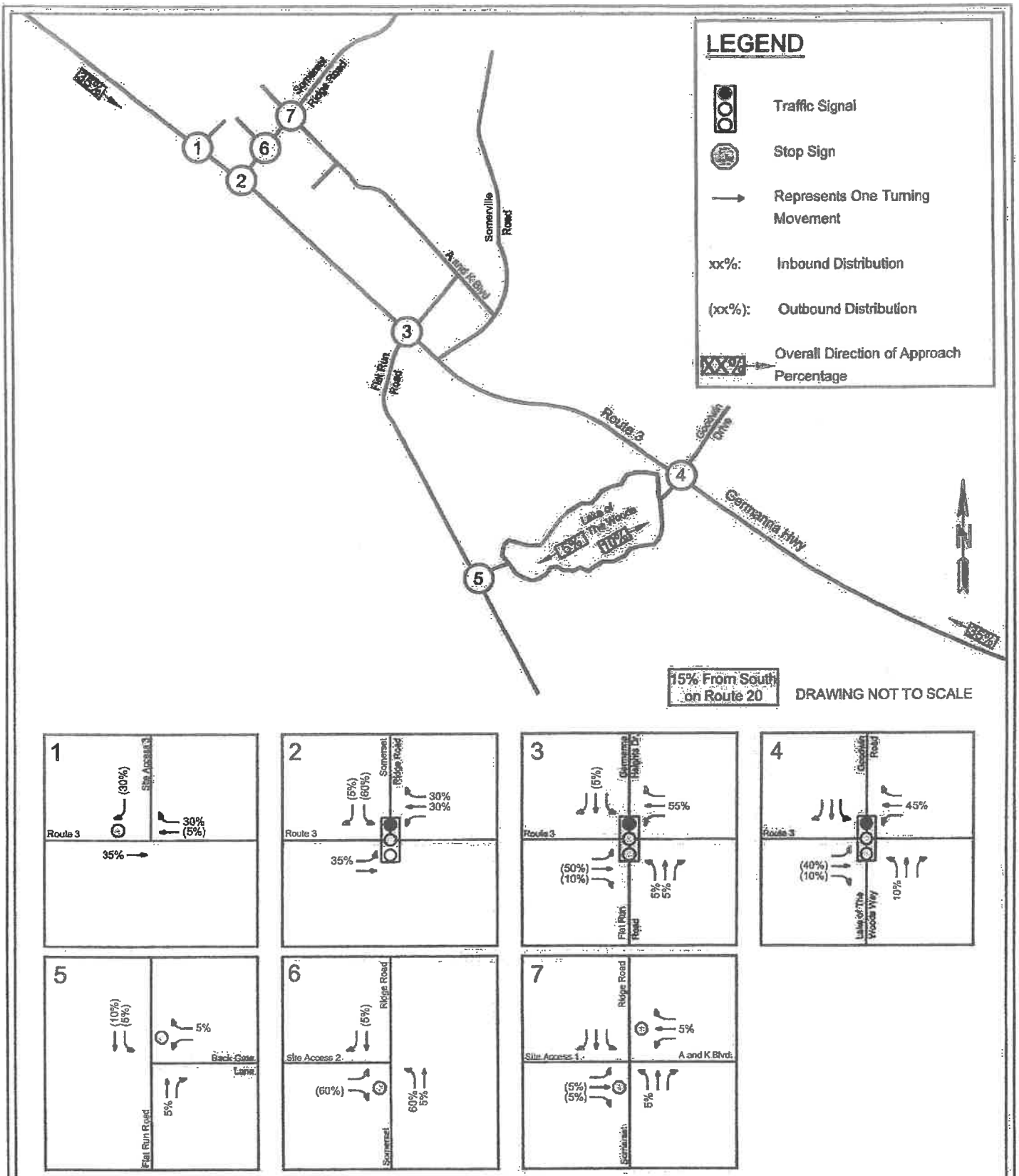
As agreed upon by VDOT and County staff, the overall primary commercial site trip distribution was assumed as follows:

- 35% to/from the East on Route 3
- 35% to/from the West on Route 3
- 15% to from the South on Route 20
- 15% from the Lake of the Woods Development (10% Route 3 Entrance and 5% Flat Run Road Entrance)

The overall residential trip distribution was assumed as follow:

- 50% to/from the East on Route 3
- 40% to/from the West on Route 3
- 5% to from the South on Route 20
- 1% to/from the North on Somerset Ridge Road
- 4% to/from the Walmart Development area

The overall distributions were then assigned to the local roadway network and site entrances as shown on Figures 13 and 14 for the commercial and residential portions, respectively. The primary trips shown in Table 6 were then distributed to the study intersections using the percentages shown on Figures 13 and 14. The resulting Site Generated Primary Traffic Assignments are shown on Figure 15.



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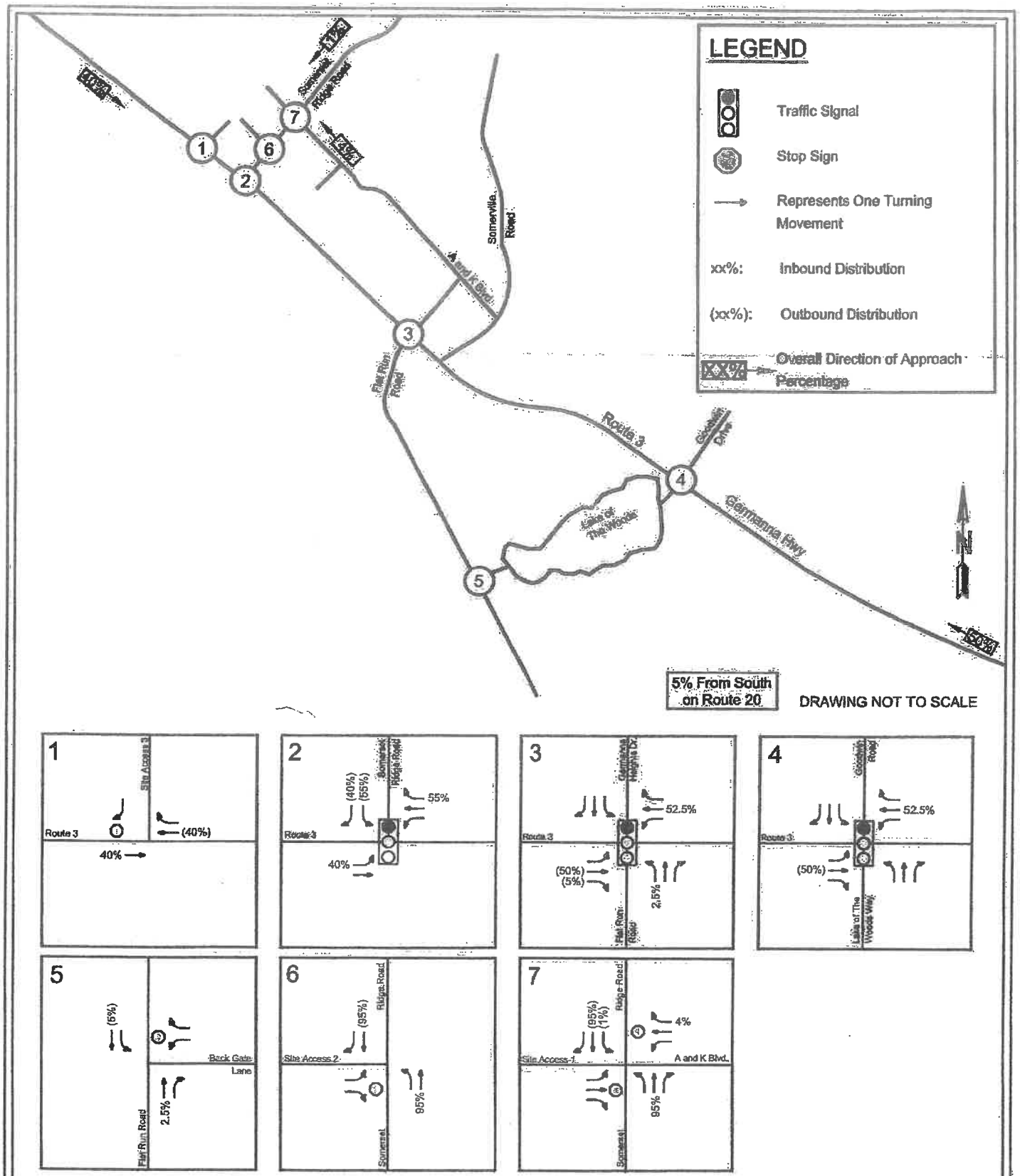
Site Generated Primary Trip Distributions - Commercial
Signature Station
Orange County, Virginia

Figure 13

Job # 7995-01-001



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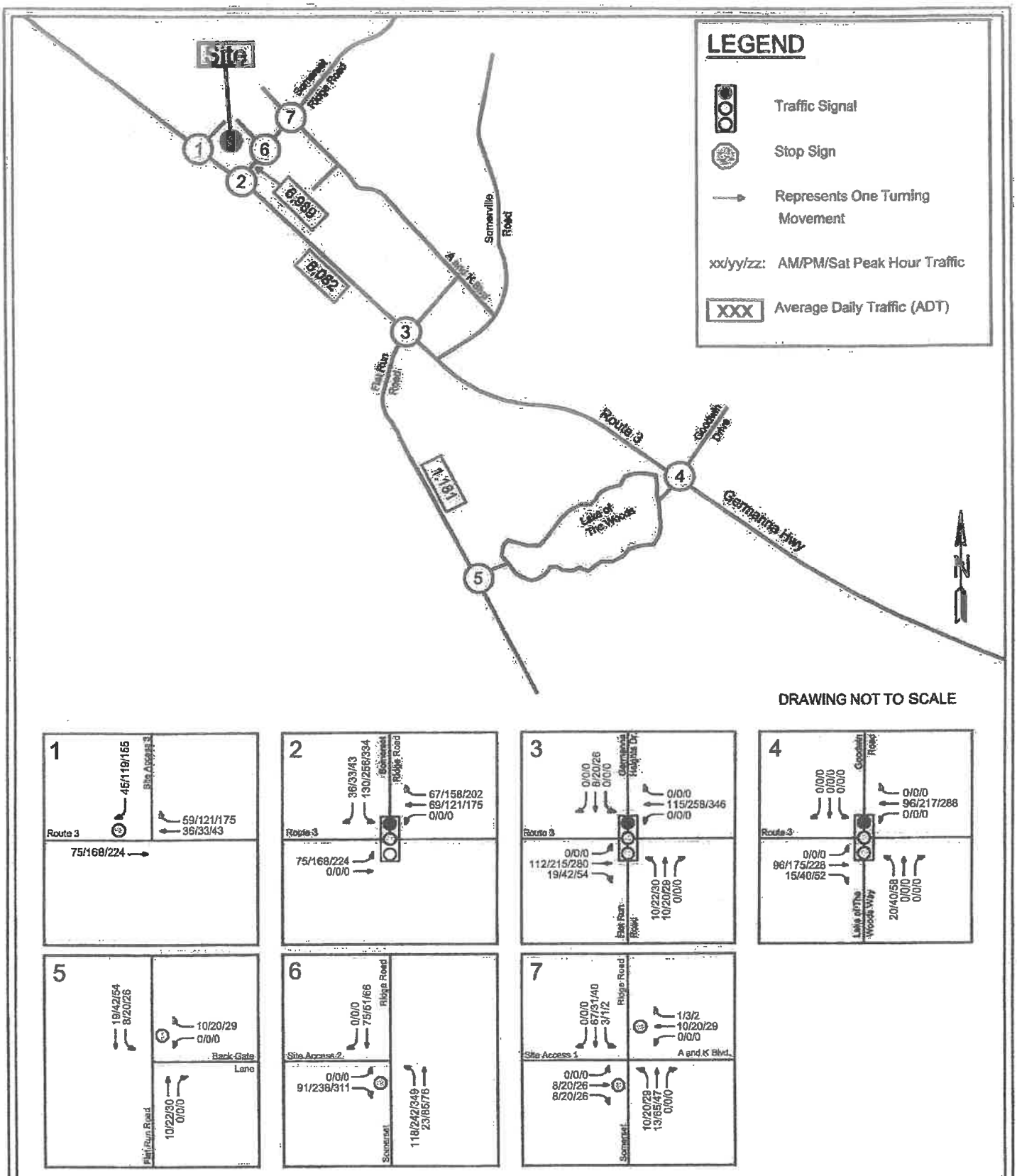
Site Generated Primary Trip Distributions - Residential
Signature Station
Orange County, Virginia

Figure 14

Job # 7995-01-001



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Site Generated Primary Traffic Assignments
Signature Station
Orange County, Virginia

Figure 15

Job # 7995-01-001

6.2 Internal Trip Distribution and Assignment

Since internal trips are, by definition, internal to the site, these trips are not typically assigned to the local roadway network. However, given the layout of the site, internal trips traveling between the residential and commercial uses must exit the site and travel along Somerset Ridge Road to re-enter the site. The internal trips traveling between the commercial uses remain internal to the site.

Therefore, the internal residential trips shown in Table 6 were distributed to the local roadway network as shown on Figure 16. The trips were then assigned as shown on Figure 17.

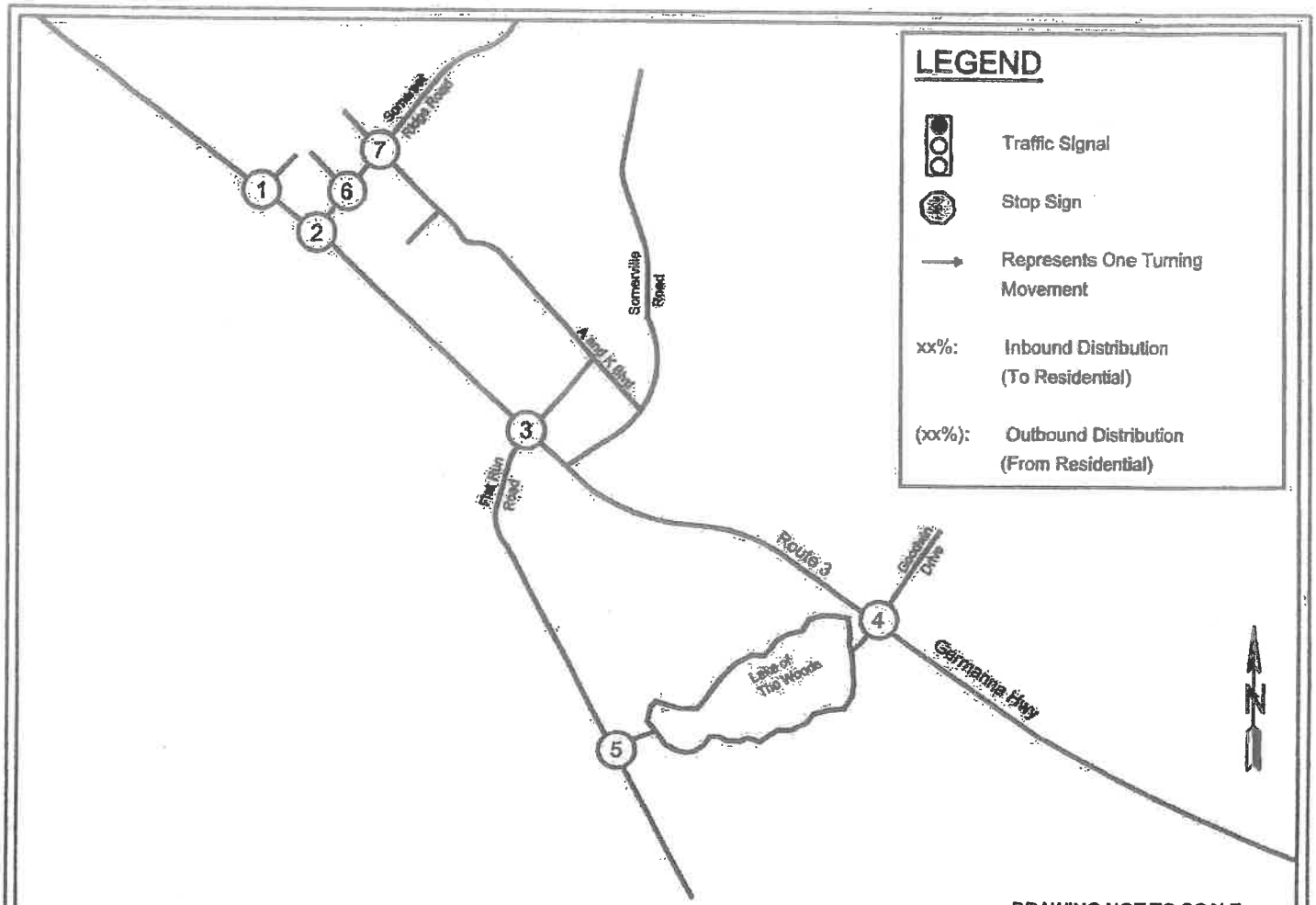
6.3 Pass-By Site Trip Distribution and Assignment

Since pass-by trips by nature come from the existing traffic stream, it was assumed that all pass-by site trips originated as through traffic on Route 3. The distribution of the pass-by trips was based on the percentage of existing traffic traveling east and westbound on Route 3 during the given peak hour. The overall distributions were then assigned to the site driveways as shown on Figure 18. The resulting pass-by trip assignments are shown on Figure 19.

7. 2019 TOTAL FUTURE TRAFFIC CONDITIONS

7.1. 2019 Total Future Traffic Forecasts (with Development)

The Primary Site Traffic Assignments (Figure 15), the Internal Traffic Assignments (Figure 17), and the Pass-By Site Traffic Assignments (Figure 19) were then added to the Total Background Traffic Forecasts (2019) (Figure 11) to yield to 2019 Total Future Traffic Forecasts. These forecasts are shown on Figure 20 and show the AM, PM, and Saturday peak hour forecasts as well as the weekday ADT.



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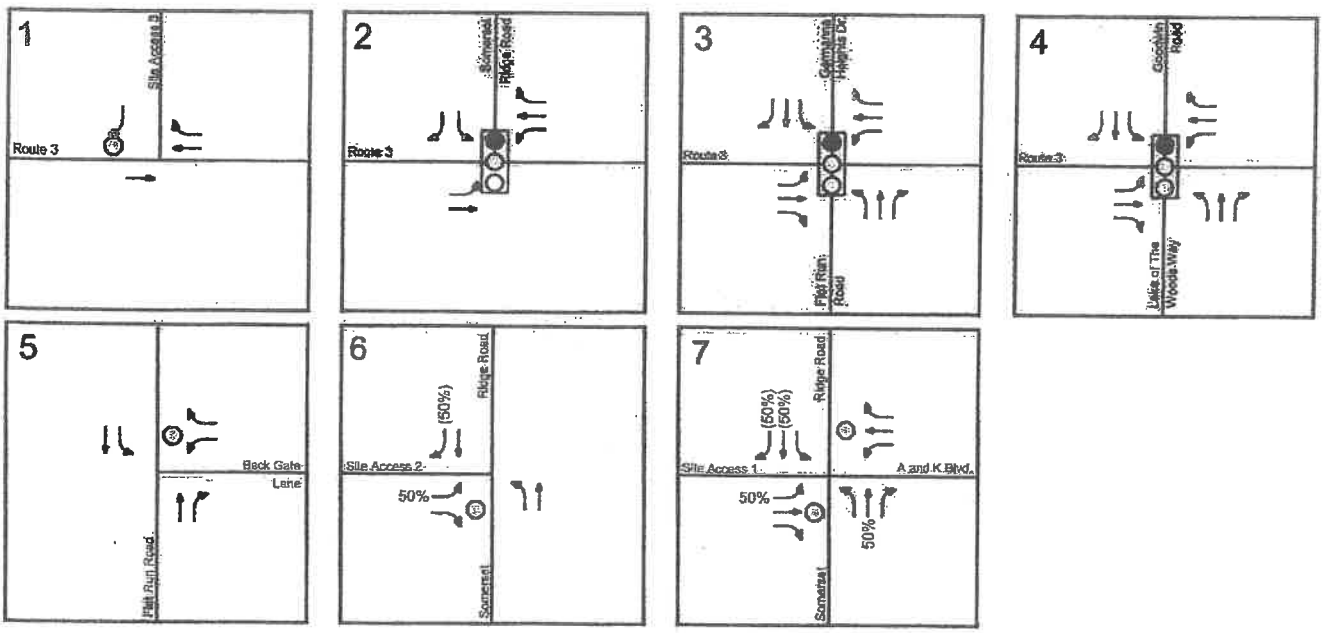

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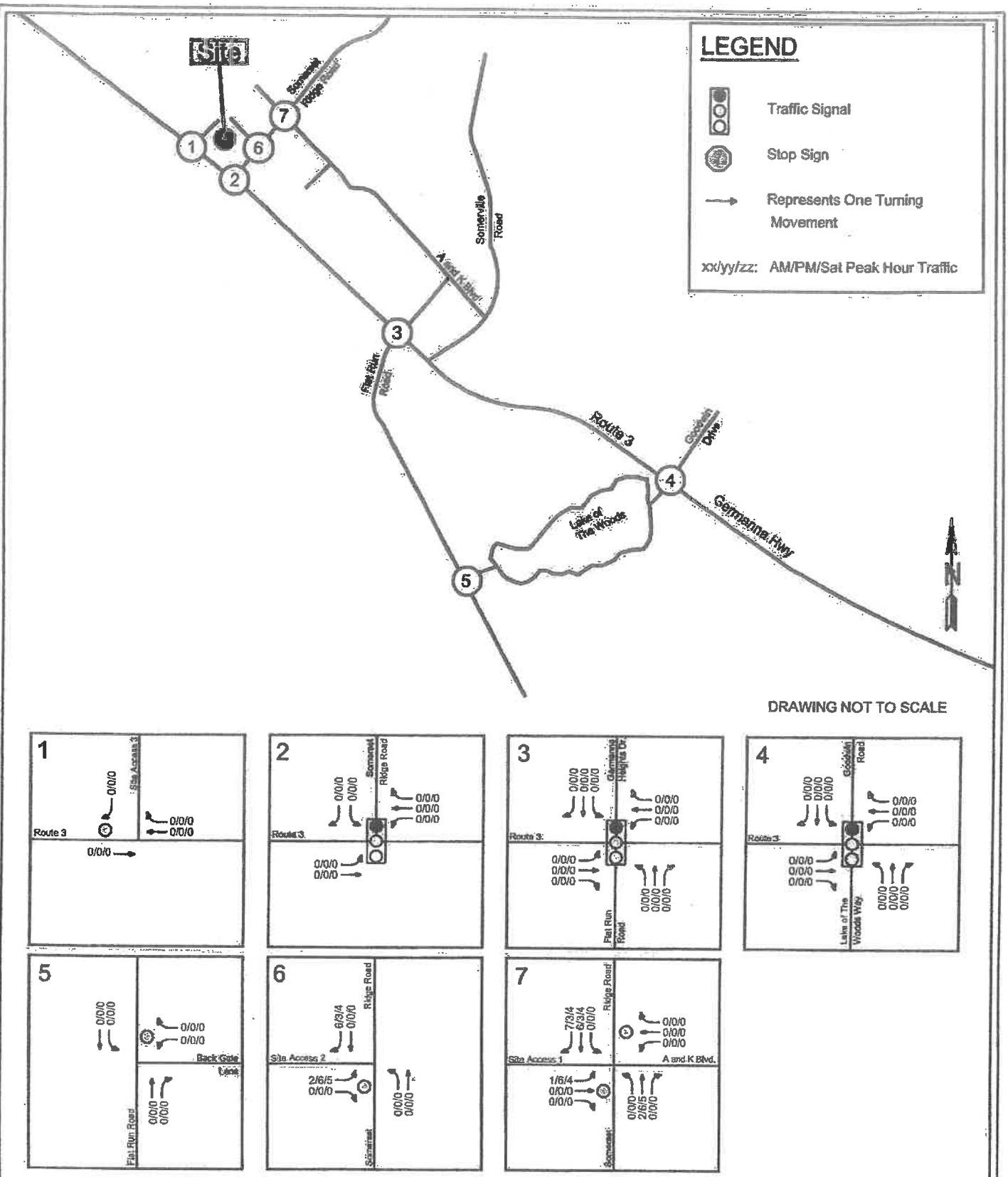
Site Generated Residential Internal Trip Distributions
Signature Station
Orange County, Virginia

Figure 16

Job # 7995-01-001

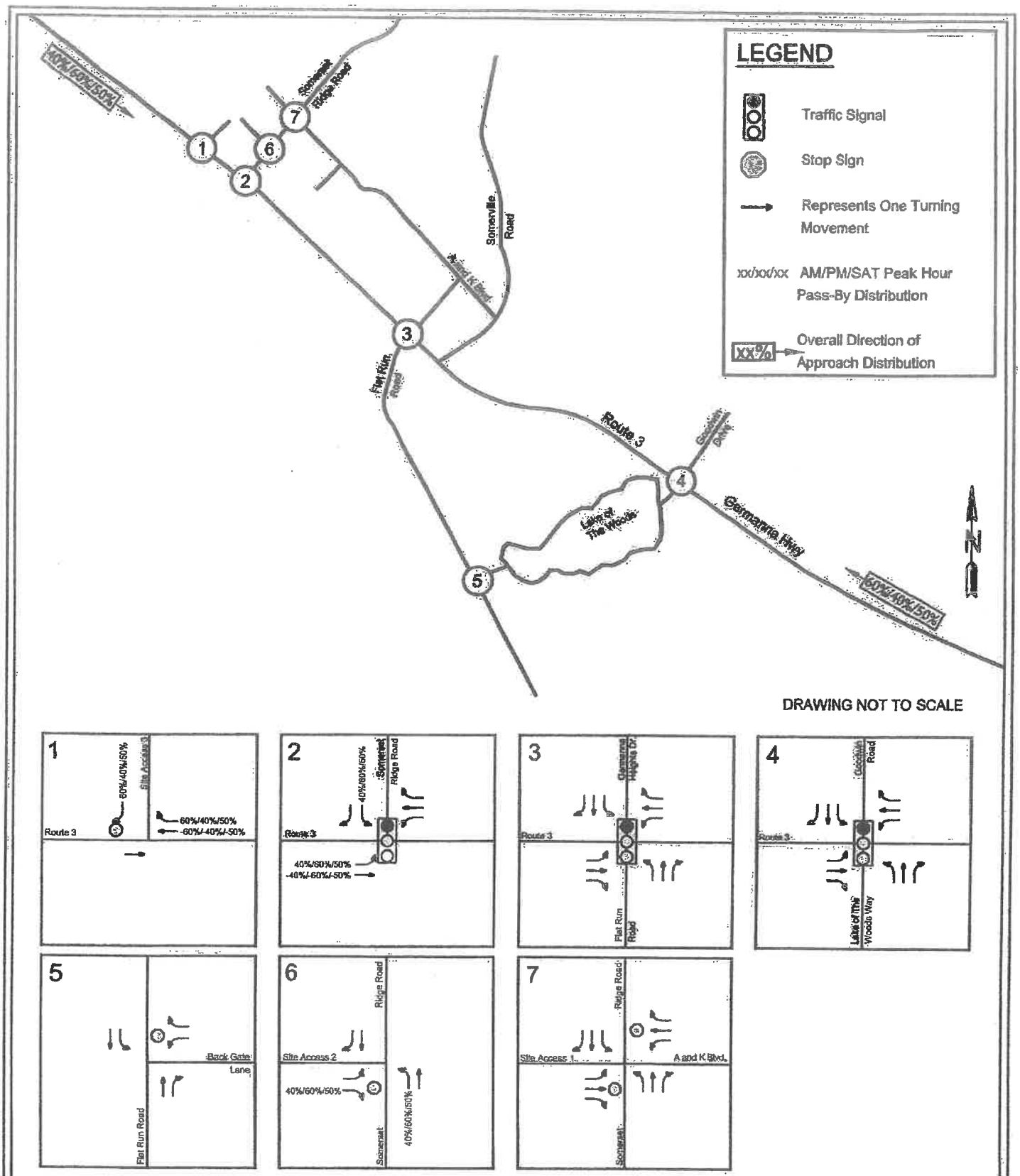


Bowman CONSULTING

Site Generated Residential Internal Traffic Assignments
Signature Station
Orange County, Virginia

Figure 17

Job # 7995-01-001

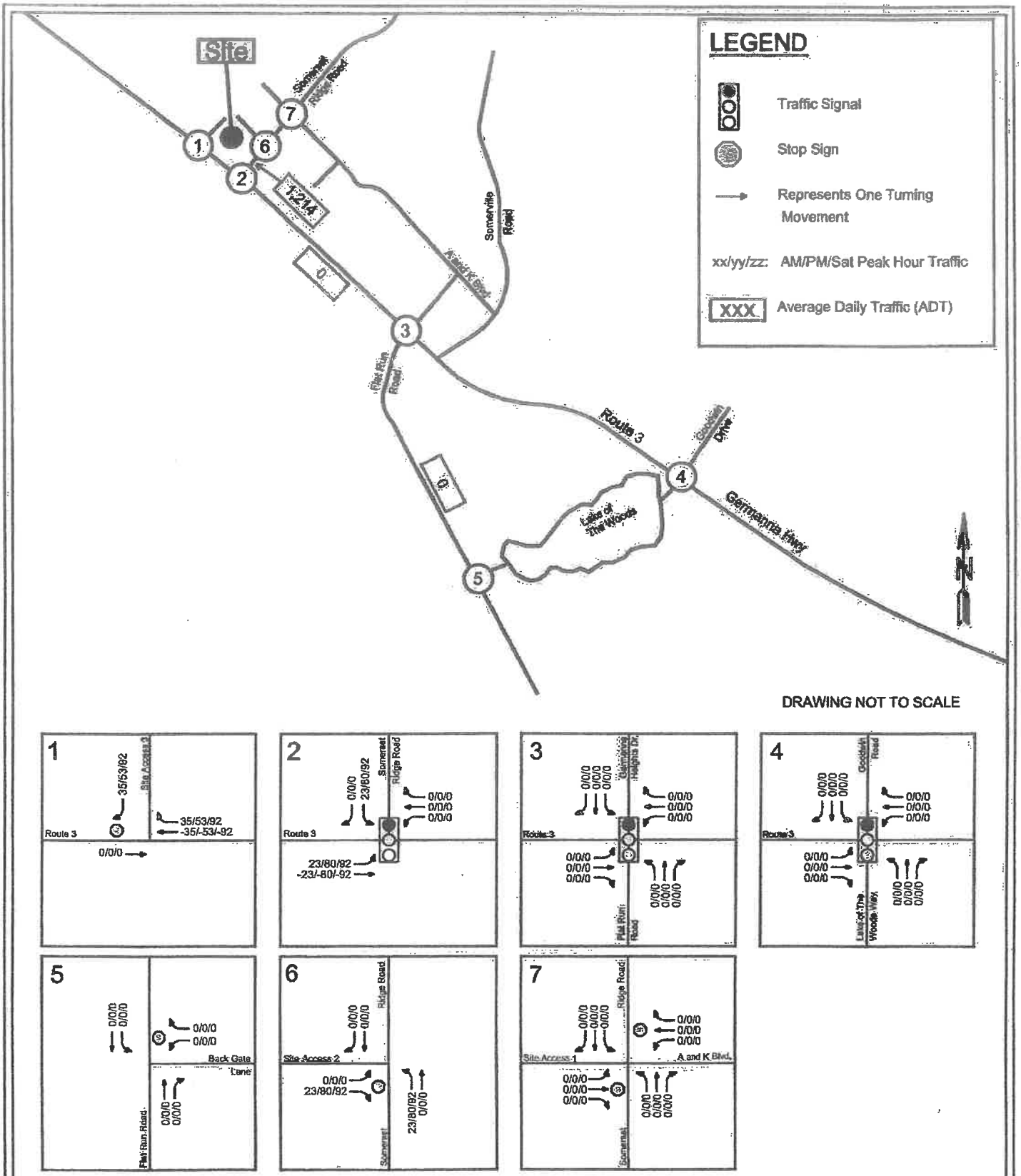


Bowman CONSULTING

Site Generated Commercial Pass-By Trip Distributions
Signature Station
Orange County, Virginia

Figure 18

Job # 7995-01-001



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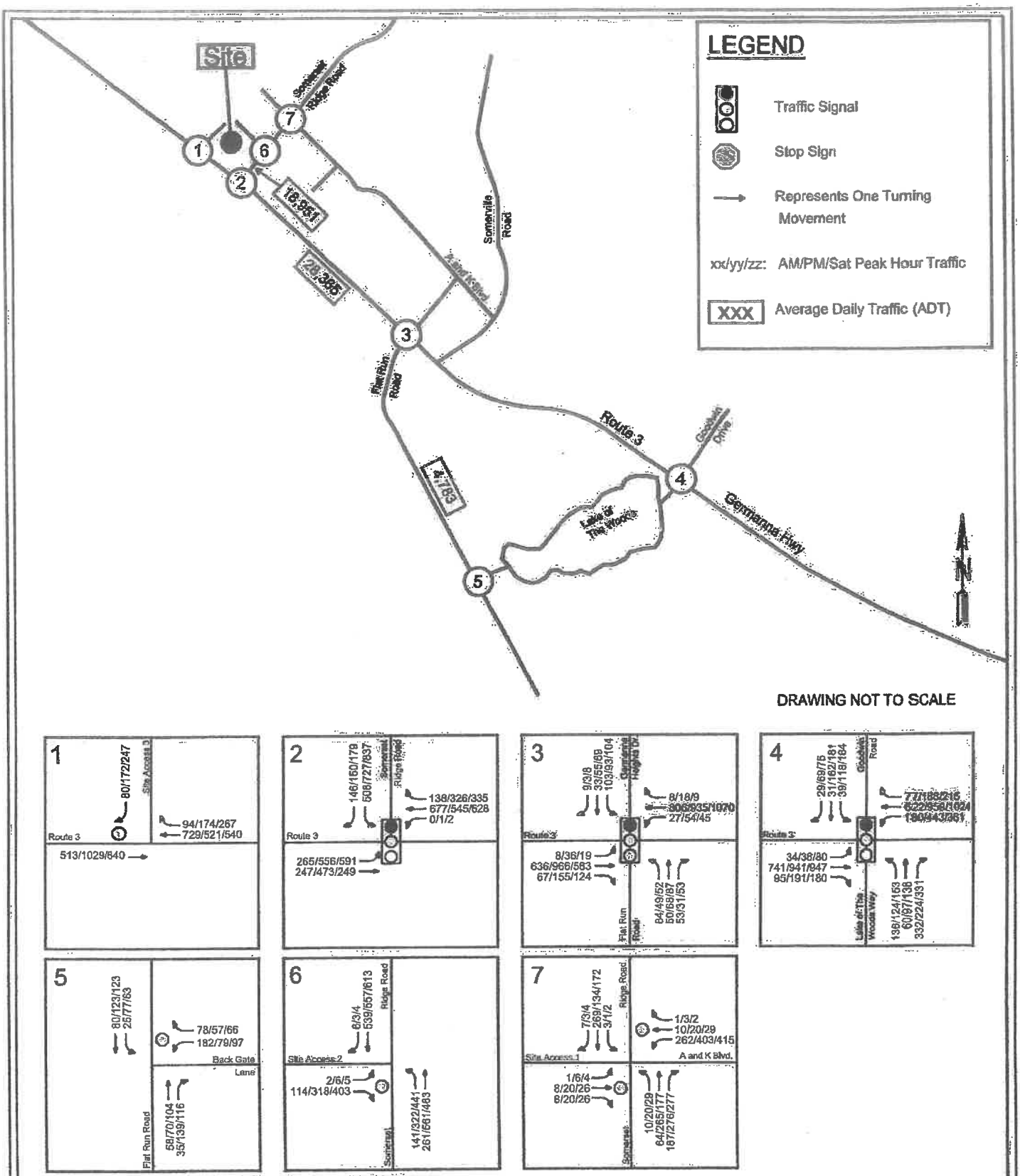
Site Generated Commercial Pass-By Traffic Assignments
Signature Station
Orange County, Virginia

Figure 19

Job # 7995-01-001



Bowman CONSULTING

Total Future Traffic Forecasts (2019)
Signature Station
Orange County, Virginia

Figure 20

Job # 7995-01-001

7.2. Analysis of 2019 Total Future Peak Hour Traffic Conditions

The analysis of 2019 Total Future Peak Hour Traffic Conditions was based on the analysis procedures described above, the future lane use and traffic control shown on Figure 6, the existing peak hour factors and heavy vehicle percentages shown in Appendix D, and the 2019 Total Future Traffic Forecasts shown on Figure 20.

The calculation worksheets are included in Appendix I and the results of the analysis are summarized in Table 7 and shown graphically on Figure 21. Table 7 also indicates the assumed direction of each roadway at the intersection.

As shown in Table 7, under Total Future 2019 conditions and with the improvements committed to by the site, each of the intersections are expected to operate at comparable or better levels of service to the background conditions.

As shown in Table 7, under Total Future 2019 conditions and with the improvements committed to by the site, each of the 95th percentile queues are expected to continue to be contained within the available storage or reduced from the queues under background conditions.

Table 7 – Analysis Summary of Total Future (2019) Peak Hour Conditions

Intersection	Control	Lane Group	Available Storage (1)	AM Peak Hour Lane LOS	AM Peak Hour Lane Delay (sec/veh)	AM Peak Hour Synchro Queue (2) (ft)	AM Peak Hour SimTraffic Queue (3) (ft)	Total Future 2019 PM Peak Hour Lane LOS	Total Future 2019 PM Peak Hour Lane Delay (sec/veh)	Total Future 2019 PM Peak Hour Synchro Queue (2) (ft)	Total Future 2019 PM Peak Hour SimTraffic Queue (3) (ft)	SAT Peak Hour Lane LOS	SAT Peak Hour Lane Delay (sec/veh)	SAT Peak Hour Synchro Queue (2) (ft)	SAT Peak Hour SimTraffic Queue (3) (ft)
1. Route 3(E-W)/ Site Access 3(N-S)		SBR	~	A	9.5	8	49	A	9.8	18	75	B	10.3	29	60
2. Route 3(E-W)/ Somerset Ridge Road(N-S)		SBL	200	C	31.7	235	173	D	42.1	337	253	D	53.3	413	249
		SBR	~	C	24.1	0	78	C	27.4	0	65	C	30.5	13	80
		EBL	270	D	35.0	138	148	D	46.4	284	323	E	69.6	278	368
With dual eastbound and southbound lefts by site.	Signal	EBT	~	A	9.5	68	76	B	18.4	172	353	B	15.2	91	663
		WBU	100	A	0.0	0	0	E	63.1	5	7	F	91.5	6	30
		WBT		C	30.1	323	268	D	36.5	286	299	D	51.9	#394	407
		WBR	380	C	23.4	2	93	C	32.0	20	228	D	36.8	57	279
		Overall Intersection		C	28.2			D	36.0			D	50.0		
3. Route 3(E-W)/ Flat Run Road(N-S)/ Germanna Heights Drive(N-S)		NBLTR	~	E	57.1	#309	188	D	42.9	156	145	E	61.7	174	184
		SBL	200	B	19.0	77	89	C	24.6	80	98	C	27.8	106	108
		SBTR	~	B	16.3	27	56	C	23.3	47	68	C	24.7	80	86
		EBL	90	E	66.4	18	30	D	54.8	54	73	F	128.7	37	49
		EBT	~	C	26.4	272	207	C	30.5	445	348	C	24.4	224	224
		EBR	120	C	22.3	36	93	C	20.2	84	123	C	20.3	26	110
		WBL	105	E	61.2	52	59	E	58.2	87	91	E	58.6	71	74
		WBT	~	C	32.0	356	236	C	32.4	440	320	C	33.8	442	331
		WBR	105	C	20.9	12	37	B	19.6	19	73	B	16.6	4	50
		Overall Intersection		C	31.3			C	31.4			C	34.0		
4. Route 3(E-W)/ Lake of the Woods Way(N-S)/ Goodwin Drive(N-S)		NBTL	~	D	43.2	212	211	F	97.4	#302	298	F	124.3	#533	328
		NBR	110	C	22.9	62	149	C	29.2	57	112	C	30.9	68	179
		SBL	~	D	43.7	66	60	D	50.4	152	193	E	58.2	#224	609
		SBTR	~	D	43.2	74	75	F	102.1	#374	330	F	170.9	#428	684
		EBL	100	E	56.8	61	83	E	61.8	64	98	F	227.6	#147	131
	Signal	EBT	~	C	28.7	347	268	D	50.0	#540	491	E	61.4	#554	627
		EBR	~	C	32.6	45	54	D	44.4	66	154	D	36.0	18	269
		WBL	250	D	43.5	115	106	F	98.9	#298	235	F	166.9	#290	231
		WBT	~	C	20.9	282	181	C	29.8	439	589	E	59.7	#535	2224
		WBR	~	D	41.6	24	36	D	46.4	46	252	D	47.8	139	384
		Overall Intersection		C	30.3			E	66.2			F	83.6		
5. Flat Run Road(N-S)/ Back Gate Lane(E-W)		SBTL	~	A	2.3	2	22	A	4.0	7	61	A	3.0	6	49
	Stop	WBLR	~	B	13.3	61	92	B	12.9	32	76	C	16.6	66	78
6. Somerset Ridge Road(N-S)/ Site Access 2(E-W)		NBL	300	A	9.4	14	29	B	10.8	42	138	B	13.2	78	147
	Stop	EBLR	~	B	11.8	17	87	C	20.3	102	163	E	39.2	221	169
7. Somerset Ridge Road(N-S)/ A and K Boulevard(E-W)/ Site Access 1(E-W)		NBTL	~	A	1.1	1	23	A	0.7	1	26	A	1.2	2	33
		SBL	100	A	7.8	0	10	A	8.7	0	4	A	8.4	0	13
	Stop	EBTL	~	B	13.7	2	28	C	16.4	7	46	C	16.5	8	42
	Stop	EBR	~	A	9.9	2	22	A	9.1	2	40	A	9.4	3	44
	Stop	WBL	~	C	19.0	77	107	F	78.3	330	211	F	85.1	353	216
	Stop	WBTR	~	B	11.6	2	23	B	12.6	4	166	B	12.6	5	208

Notes:

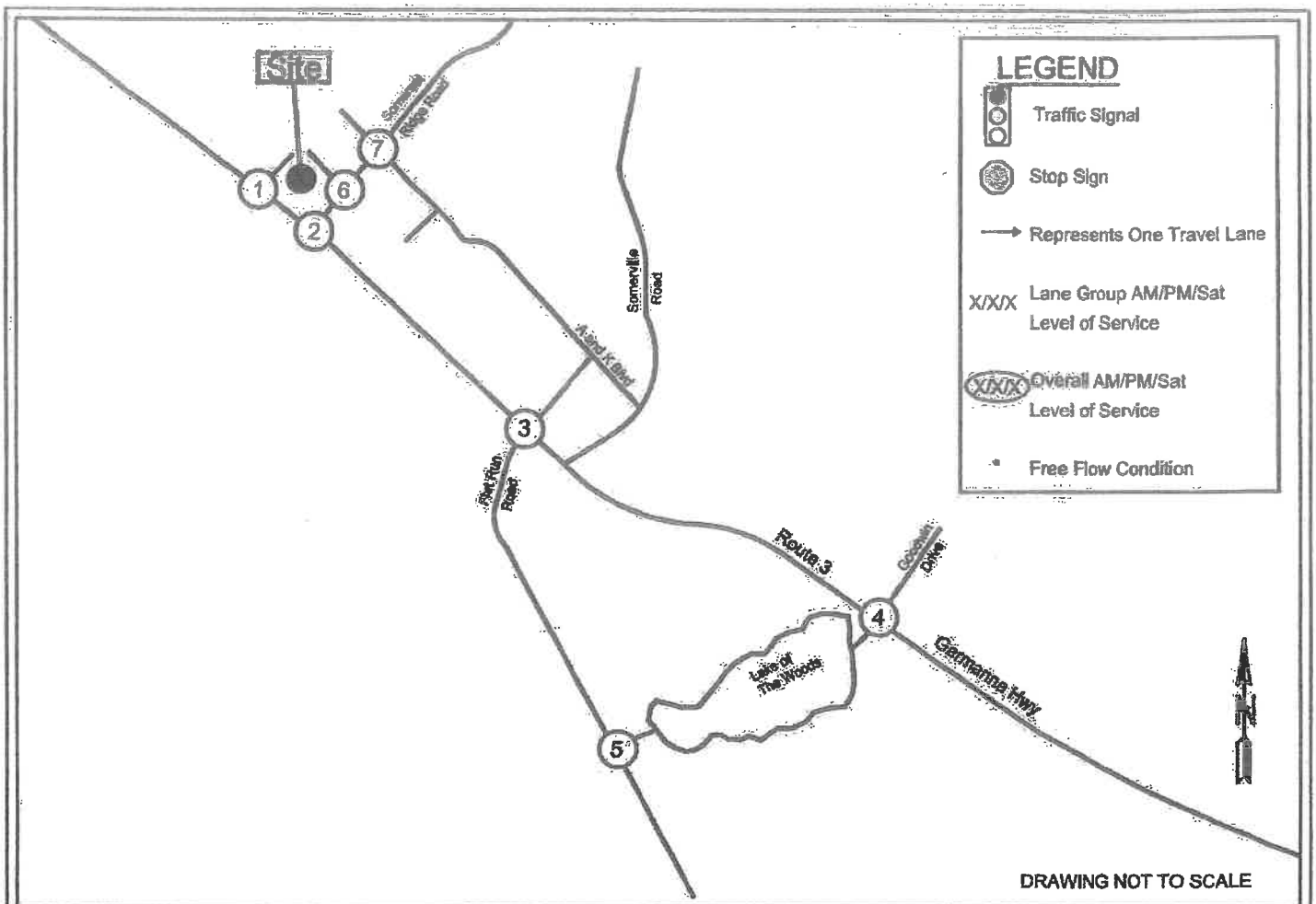
Analysis consists of the following traffic: existing (2011) counts, 1% traffic growth compounded annually for 8 years, all Walmart traffic, 50% of Germanna Heights, Somerset Farms, and Wilderness Shores residential trips, and all site development trips.

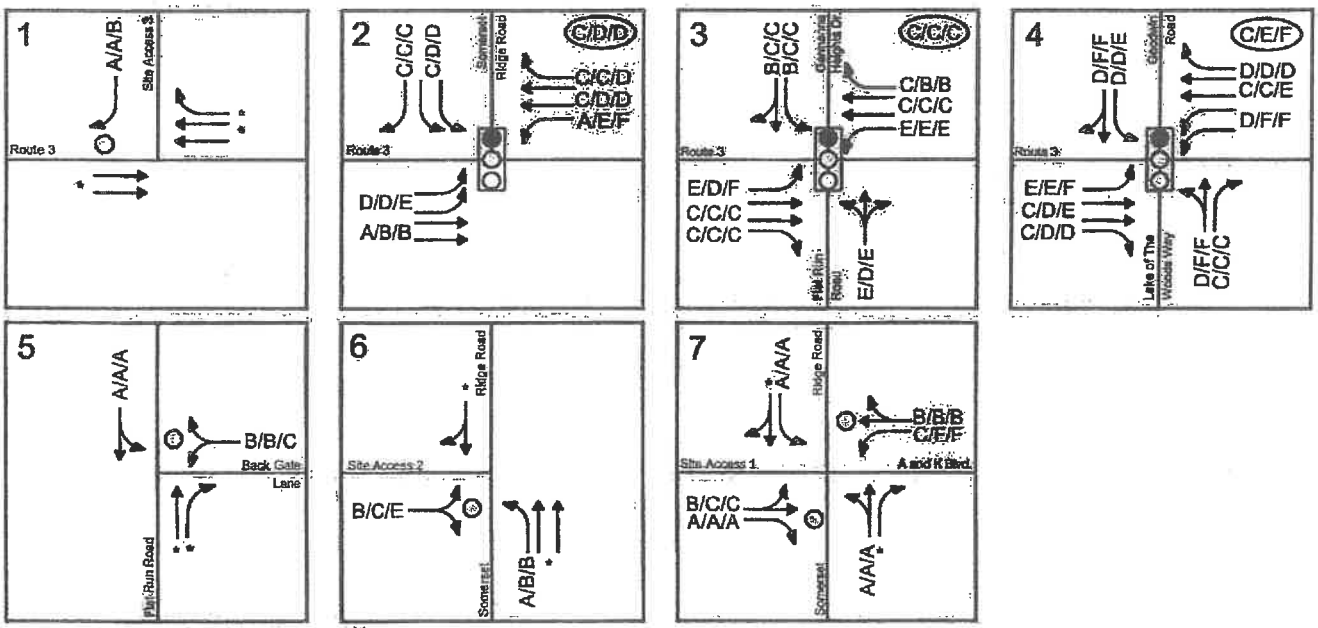
(1) ~ indicates a continuous lane.

(2) Synchro queues are average 95th percentile queues.

(3) SimTraffic queues are average 95th percentile queues after 10 simulations of 30 minutes each.

95th percentile volume exceeds capacity, queue may be longer.





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Total Future Peak Hour Levels of Service (2019)
Signature Station
Orange County, Virginia

Figure 21

Job # 7995-01-001

8. FUTURE TRAFFIC CONDITIONS (2025)

In order to analyze future traffic conditions beyond the buildout of the site, VDOT typically requires a Buildout Plus Six Years Scenario (2025). This accounts for development of the site and complete development of any other developments in the vicinity.

In order to develop forecasts for 2025 traffic conditions, background traffic was forecasted based on the existing traffic counts, full buildout of the other proposed but unbuilt developments discussed above, and historic traffic growth.

8.1. Other Developments

As discussed in Section 4, we are aware of 5 other developments in the study area. It was assumed that all 5 developments would be completely built and occupied by 2025.

Information on the proposed development program and distributions for the Wilderness Crossing development was obtained through the scoping documents that have been submitted to VDOT (see Appendix J). It is again noted that these scoping documents have not been finalized, and it is uncertain if the Wilderness Crossing development is proceeding toward rezoning. Given the significant influence that Wilderness Crossing's large trip generation potential creates under projected 2025 conditions, it is strongly recommended that the projected 2025 traffic scenarios be reviewed with abundant caution.

The location of the developments is shown on Figure 9 and the trips that would be generated by the developments are shown in Table 8.

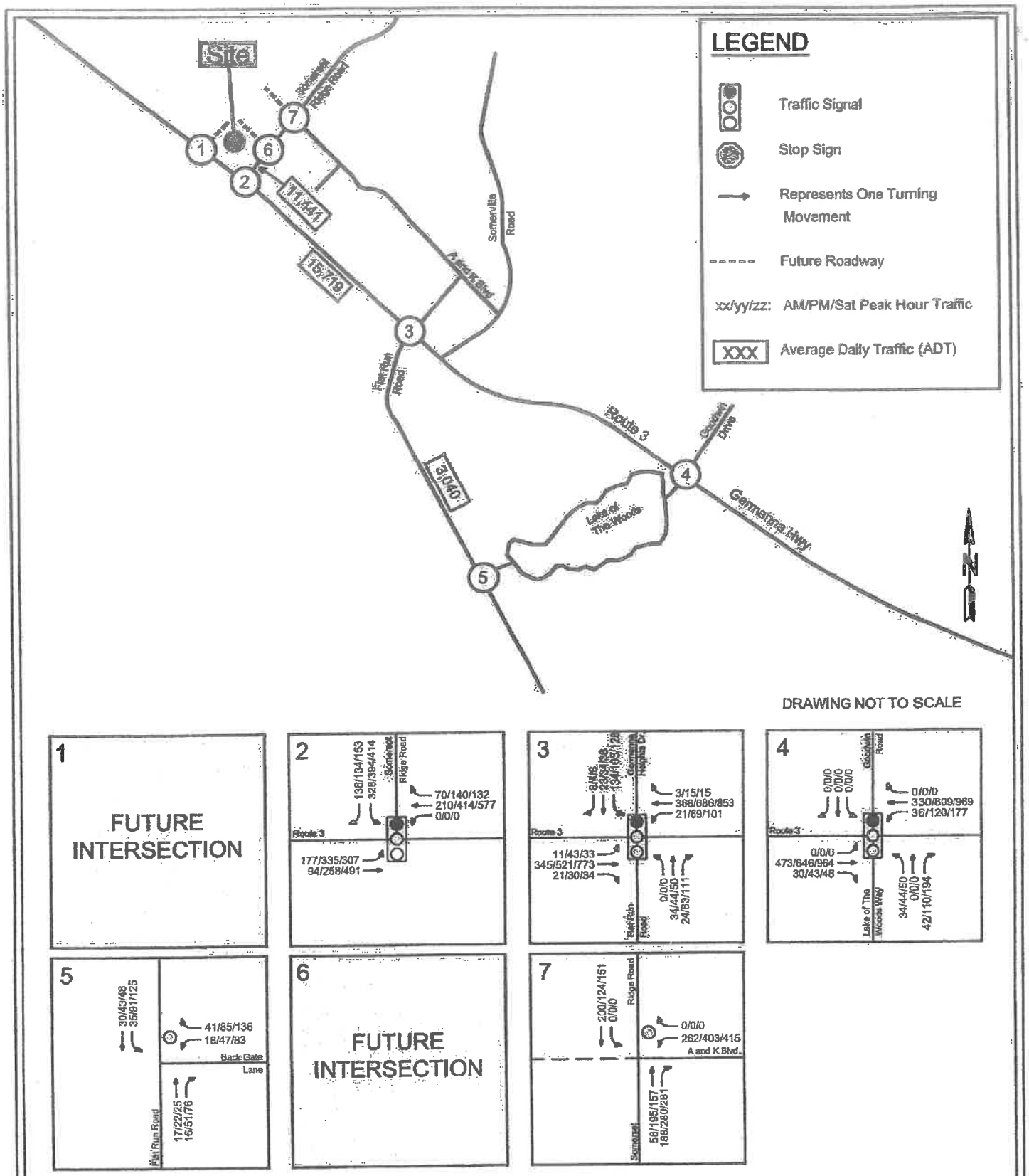
Table 8 – Other Development Site Trip Generation Analysis (2025)

Land Use	Size	Units	Land Use Code	Weekday AM Peak Hour In	Out	Total	PM Peak Hour In	Out	Total	Daily Trips	Saturday Peak Hour In	Out	Total	Daily Trips
Background Developments[1]														
1. Walmart[2]														
Total Proposed Trips				514	470	984	651	636	1,287	17,507	743	720	1,463	17,022
Total Internal Trips				0	0	0	0	0	0	0	0	0	0	0
Total Pass-By Trips				(177)	(176)	(353)	(209)	(207)	(416)	(6,023)	(243)	(243)	(486)	(5,697)
Total Primary Trips				337	294	631	442	429	871	11,484	500	477	977	11,325
2. Somerset Farms														
Single-Family Detached	260	D.U.	210	48	144	192	156	92	248	2,504	128	113	241	2,625
3. Wilderness Shores														
Single-Family Detached	159	D.U.	210	30	91	121	100	59	159	1,593	80	71	151	1,645
Townhomes	279	D.U.	230	20	97	117	93	46	139	1,571	67	57	124	1,438
Total Wilderness Shores Trips	438	D.U.	210	50	188	238	193	105	298	3,164	147	128	275	3,083
4. Germanna Heights														
Townhomes	93	D.U.	230	8	41	49	38	19	57	604	38	32	70	765
5. Wilderness Crossing[3]														
Primary Trips				605	520	1,125	1,569	1,714	3,283	40,089	2,767	2,529	5,296	48,477
Total Potential Development Primary Trips				1,048	1,187	2,235	2,396	2,361	4,757	57,845	3,580	3,279	6,859	66,275

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 8th Edition.
(2) Walmart Trips are taken from the Orange County Walmart TIA prepared by Bowman Consulting and dated September, 2011.
(3) Weekday Trips taken from Wilderness Crossing Scoping Documents. Saturday trips estimated by Bowman (see Appendix J).

8.2. Approved Development Trip Distribution and Assignment

The trips that are expected to be generated by the developments were assigned to the local roadway network based on the distributions discussion in Section 4.2 (residential/Walmart trips) and the Wilderness Crossing scoping documents (see Appendix J). The traffic assignments for each development are shown in Appendix K and summed on Figure 22.



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Other Development Traffic Assignments (2025)
Signature Station
Orange County, Virginia

Figure 22

Job # 7995-01-001

8.3. Background Traffic Growth

In order to determine 2025 traffic conditions, the annual 1% growth rate discussed in Section 4.3 was compounded annually for the fourteen-year period from the date of the existing counts. Background traffic growth was, therefore, estimated at 14.95% for the 2025 scenario.

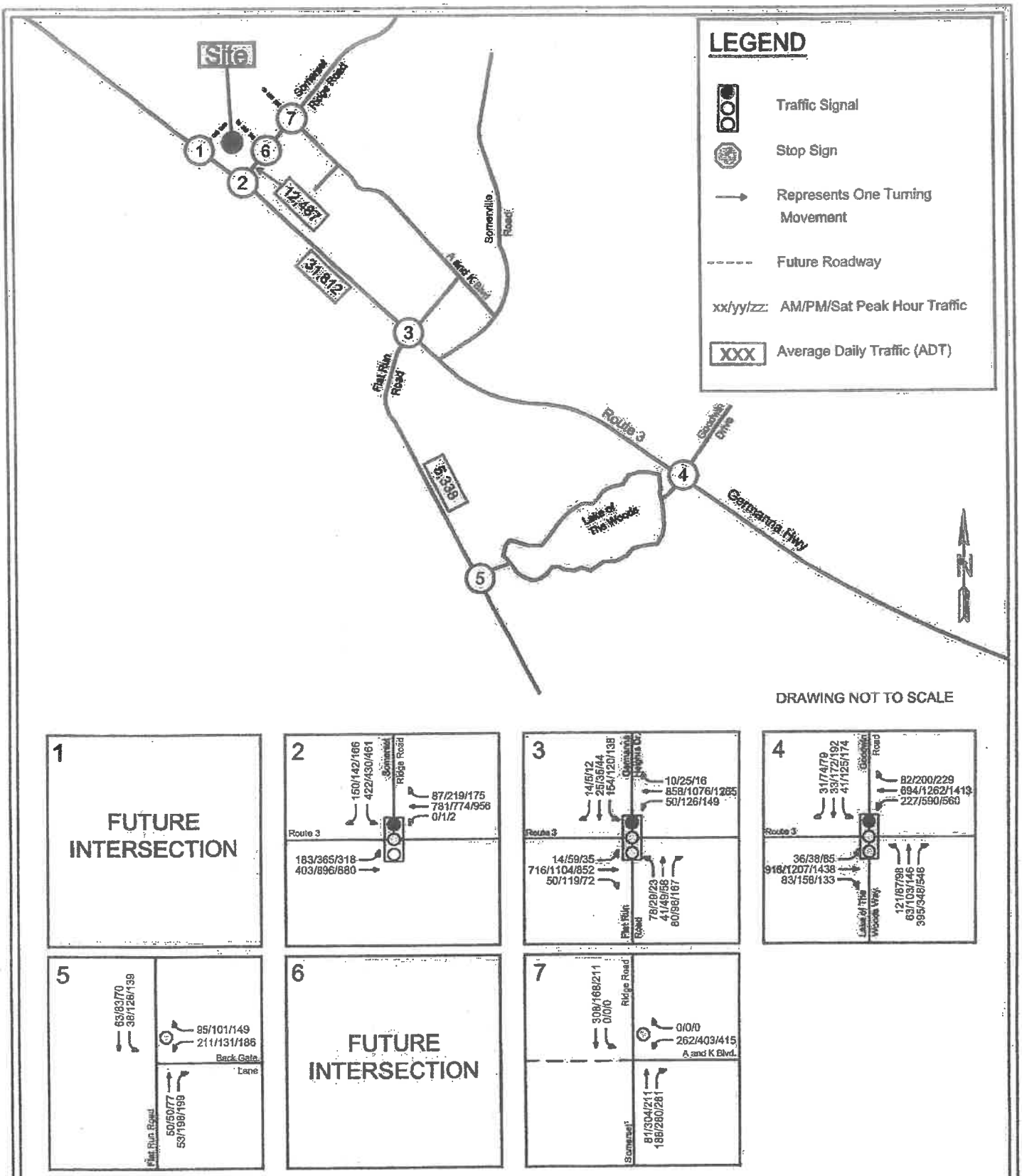
This growth rate was applied to all movements on the roadways.

8.4. 2025 Total Background Traffic Forecasts

The background traffic growth discussed above was then added to the existing traffic counts shown on Figure 8, and the Other Development Traffic Assignments (2025) shown on Figure 22 to yield the 2025 Total Background Traffic Forecasts (2019). These forecasts are shown on Figure 23 and show the AM, PM, and Saturday peak hour forecasts as well as the weekday ADT.

8.5. 2025 Total Future Traffic Forecasts

The total background traffic forecasts shown on Figure 23 were then added to the Site Generated Primary Traffic Assignments (Figure 15), the Site Generated Internal Traffic Assignments (Figure 17), and the Site Generated Pass-By Traffic Assignments (Figure 19) to yield the 2025 Total Future Traffic Forecasts. These forecasts are shown on Figure 24 and show the AM, PM, and Saturday peak hour forecasts as well as the weekday ADT.



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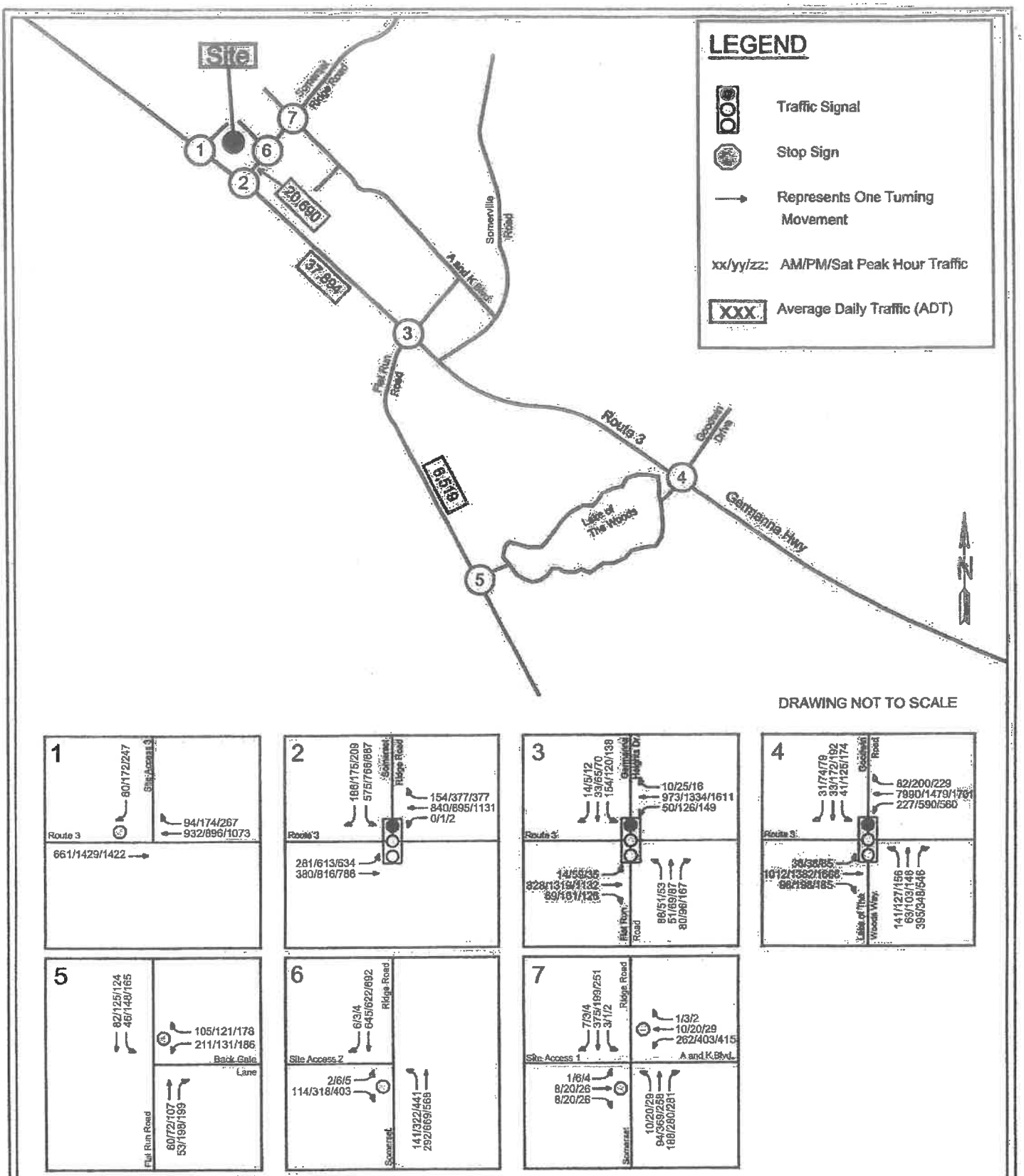
Total Background Traffic Forecasts (2025)
Signature Station
Orange County, Virginia

Figure 23

Job # 7995-01-001



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Total Future Traffic Forecasts (2025)
Signature Station
Orange County, Virginia

Figure 24

Job # 7995-01-001

8.6. Analysis of 2025 Total Future Traffic Conditions

The analysis of 2025 Total Future peak hour traffic conditions was based on the analysis procedures described above, the future lane use and traffic control shown on Figure 6, the existing peak hour factors and heavy vehicle percentages shown in Appendix D, and the 2025 Total Future Traffic Forecasts on Figure 24.

The calculation worksheets are included in Appendix L and the results of the analysis are summarized in Table 9 and shown graphically on Figure 25. Table 9 also indicates the assumed direction of each roadway at the intersection.

It should be noted that SimTraffic was only able to process 5 runs of 30 minutes each during the Saturday peak hour before reaching the volume limit.

As shown in Table 9, in 2025 with full development of the site and all background developments, several of the study intersections begin to operate above capacity and would require improvements. The PM peak hour was used as the design period and the improvements listed below would be required for the intersections to operate at LOS "D" or better during that hour. All of the following should be consider with caution given the significant projected influence of Wilderness Crossing trips under the 2025 scenarios:

- Consider installing a traffic signal, if warranted, or a roundabout at the Somerset Ridge Road/A&K Boulevard/Signature Station Entrance.
- Install a separate northbound left turn lane at the Route 3/Flat Run Road/Germanna Heights Drive intersection.
- The westbound approach to the Flat Run Road/Back Gate Lane would operate at acceptable levels of service during the AM and PM peak hours but would fail during the Saturday peak hour. A separate westbound left turn lane would permit the right turns to operate at LOS "B" but the left turns would still fail. A turn lane warrant analysis is included below for the southbound left turn at this intersection.

Table 9 – Analysis Summary of Total Future (2025) Peak Hour Conditions

Intersection	Control	Lane Group	Available Storage	Total Future 2025 AM Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (2) (m)	SimTraffic Queue (3) (m)	PM Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (2) (m)	SimTraffic Queue (3) (m)	SAT Peak Hour Lane LOS	Lane Delay (sec/veh)	Synchro Queue (2) (m)	SimTraffic Queue (3) (m)
1. Route 3(E-W)/ Site Access 3(N-S)		SBR	–	A	9.7	8	52	B	10.4	21	85	B	12.9	43	134
2. Route 3(E-W)/ Somerset Ridge Road(N-S)		SBL	200	D	38.6	273	220	E	68.5	385	254	F	167.1	#580	239
		SBR	–	C	27.4	0	100	C	34.1	0	112	D	38.8	41	118
		EBL	270	D	45.2	151	160	F	85.6	#358	323	F	195.7	#335	311
	Signal	EBT	–	B	10.7	101	97	B	17.5	293	630	B	14.4	256	600
		WBU	100	A	0.0	0	0	E	71.8	5	8	F	107.6	6	11
		WBT		C	34.1	397	342	D	42.7	#484	370	E	70.9	#668	407
		WBR	360	C	24.3	0	99	C	31.2	14	242	C	27.6	49	266
		Overall Intersection		C	32.3			D	49.7			F	88.9		
3. Route 3(E-W)/ Flat Run Road(N-S)/ Germanna Heights Drive(N-S)		NBLTR	–	F	133.6	#415	285	F	84.9	#284	1880	F	144.3	244	612
		SBL	200	C	28.3	122	137	E	65.1	108	231	F	111.7	#182	175
		SBTR	–	C	20.3	30	63	C	32.5	51	204	C	30.1	84	99
		EBL	90	F	972.0	29	51	F	135.1	81	113	F	147.5	58	88
		EBT	–	D	35.6	393	326	D	51.4	#743	1903	F	83.3	#571	1611
		EBR	120	C	24.5	48	101	C	21.4	97	157	C	24.8	69	139
		WBL	105	E	55.9	81	81	F	124.8	#219	150	F	137.8	#202	143
		WBT	–	D	36.5	453	323	D	51.3	#735	457	F	154.0	#921	518
		WBR	105	C	21.2	13	54	B	18.7	23	78	B	17.2	7	46
		Overall Intersection		D	43.8			E	57.0			F	118.9		
4. Route 3(E-W)/ Lake of the Woods Way(N-S)/ Goodwin Drive(N-S)		NBTL	–	D	54.4	231	242	F	184.2	#358	387	F	283.4	#633	383
		NBR	110	C	22.4	62	255	C	26.1	63	276	C	28.7	81	363
		SBL	–	D	51.4	70	70	E	67.8	166	940	F	83.9	#282	949
		SBTR	–	D	51.0	84	94	F	237.7	#454	861	F	314.7	#498	863
	Signal	EBL	100	E	55.2	64	83	F	133.5	#78	77	F	257.2	#159	105
		EBT	–	C	32.1	482	385	F	114.9	#995	10210	F	256.5	#1162	9277
		EBR	–	D	37.7	47	58	D	47.3	70	842	D	43.2	28	754
		WBL	250	D	53.0	141	169	F	201.3	#430	206	F	281.8	#452	225
		WBT	–	C	21.4	314	240	C	34.7	#779	5507	F	196.8	#1077	5300
		WBR	–	D	46.7	32	40	E	76.4	129	303	E	79.7	#276	416
		Overall Intersection		C	33.3			F	100.5			F	206.1		
5. Flat Run Road(N-S)/ Back Gate Lane(E-W)		SBTL	–	A	3.5	4	37	A	5.8	16	81	A	6.1	21	109
	Stop	WBLR	–	C	16.9	103	126	D	27.0	143	140	F	280.0	791	153
6. Somerset Ridge Road(N-S)/ Site Access 2(E-W)		NBL	300	A	9.9	16	93	B	11.4	46	135	B	14.6	90	153
	Stop	EBLR	–	B	12.4	19	69	C	24.1	121	175	F	61.1	291	163
7. Somerset Ridge Road(N-S)/ A and K Boulevard(E-W)/ Site Access 1(E-W)		NBTL	–	A	0.9	1	23	A	0.6	1	29	A	1.0	2	43
		SBL	100	A	7.9	0	7	A	9.0	0	5	A	8.6	0	8
	Stop	EBTL	–	C	15.7	2	28	C	20.1	9	43	C	20.1	10	49
	Stop	EBR	–	B	10.7	1	29	A	9.5	2	42	A	9.9	3	42
	Stop	WBL	–	D	28.8	119	118	F	217.8	555	252	F	225.4	579	251
	Stop	WBTR	–	B	13.0	2	21	B	14.7	5	315	B	14.7	7	326

Notes:

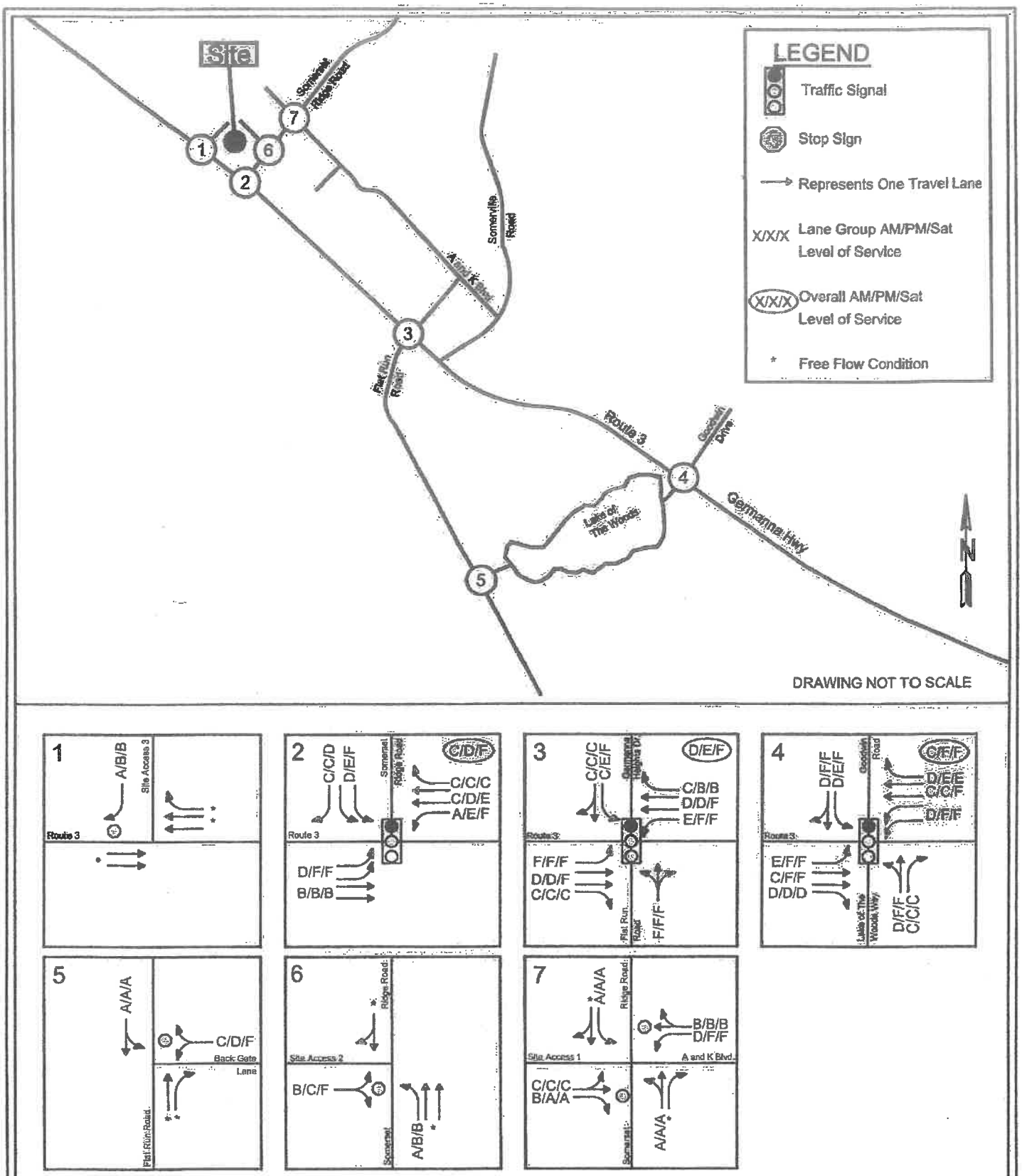
Analysis consists of the following traffic: existing (2011) counts, 1% traffic growth compounded annually for 14 years, all Walmart Germanna Heights, Somerset Farms, Wilderness Shores, and Wilderness Crossing trips, and all site development trips.

(1) – Indicates a continuous lane.

(2) Synchro queues are average 95th percentile queues.

(3) SimTraffic queues are average 95th percentile queues after 10 simulations of 30 minutes each.

95th percentile volume exceeds capacity, queue may be longer.



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Total Future Peak Hour Levels of Service (2025)
Signature Station
Orange County, Virginia

Figure 25

Job # 7995-01-001

- Install a separate northbound left turn lane and southbound right turn lane at the Route 3/Lake of the Woods Way/Goodwin Drive intersection. This would also allow the removal of the side street split phasing operation.

The calculation worksheets related to the above improvements are included in Appendix M.

8.7 Additional Intersection Analysis

As agreed upon in the scoping process, two intersections beyond the originally-agreed upon scope of the study (Route 3/Route 20 and Route 20/Flat Run Road) were analyzed under Total Future 2025 conditions (only). These analyses were added at VDOT's request to provide an understanding of the incremental difference between similar analyses contained in the Walmart study (under 2021 conditions) and the 2025 Total Future analysis horizon for Signature Station.

The forecasts for these two intersections were taken directly from the Walmart Traffic Impact Analysis (Total Future 2021 scenario – Figure 36 in the Walmart TIA). The only change was to apply the 1% growth rate to all movements for the four years between the Walmart 2021 scenario and this study's 2025 planning horizon. The forecasts are shown in Appendix N along with the capacity analyses for each of the peak hours. As shown in Appendix N, with full buildout of all development in the area and the 1% growth rate, the following improvements would be required to accommodate the anticipated 2025 traffic volumes:

- Install a third east and westbound through lane at the Route 3/Route 20 intersection. The additional through lane in each direction should extend from the entrance to Wilderness Crossing to the west through the intersection and terminate/begin east of Route 20. Install a second westbound left turn lane and northbound left turn lane. This would also allow the removal of the side street split phasing operation.

It should be noted that even with these improvements, the Route 3/Route 20 intersection would operate above capacity should all the trips shown above be added to the local roadway system. However, the trip generation shown with the Wilderness Crossing scoping documents do not account for any internal trips nor pass-by trips for general retail. If an internal capture of 25% and pass-by rate of 25% for general retail is applied, the trips would be reduced and the intersection would operate below capacity. See Appendix N for the trip generation of Wilderness Crossing with the internal and pass-by rates. The calculation worksheets related to the above improvements are also included in Appendix N.

9. TURN LANE WARRANT ANALYSIS

An analysis was conducted to see if turn lanes would be warranted at the site driveways at buildout. Additionally, turn lane warrants were completed for the southbound left turn Flat Run Road/Back Gate Lane intersection to see at what point a turn lane would be warranted.

The analysis was completed using the traffic forecasts for each scenario and the Turn Lane Criteria from Appendix F of the VDOT Road Design Manual. The results of the analyses are included in Appendix O and summarized in Table 10.

Table 10 – Turn Lane Warrant Analysis Summary

Intersection	Approach	Background 2019		Total Future 2019		Total Future 2025	
		Turn Lane Warranted?	Storage Length	Turn Lane Warranted?	Storage Length	Turn Lane Warranted?	Storage Length
1. Route 3/ Site Access 3	Westbound Right	-	-	Yes	200'	Yes	200'
5. Flat Run Road/ Back Gate Lane	Southbound Left	No	-	No	-	Yes	200'
6. Somerset Ridge Road/ Site Access 2	Northbound Left	-	-	Yes	300'	Yes	300'
	Southbound Right	-	-	No	-	No	-
7. Somerset Ridge Road/ Site Access 1	Northbound Left	-	-	No	-	No	-
	Southbound Right	-	-	No	-	No	-

As shown in Table 10, the following turn lanes are warranted:

- Westbound right turn lane (200' storage) at the Route 3/Site Access 3 intersection under Total Future 2019 conditions.
- Southbound left turn lane (200' storage) at the Flat Run Road/Back Gate Lane intersection under Total Future 2025 conditions. The need for this turn lane is predominately caused by traffic generated by the Wilderness Crossing development.
- Northbound left turn lane (300' storage) at the Somerset Ridge Road/Site Access 2 intersection under Total Future 2019 conditions.

A supplemental turn lane analysis was conducted for the residential entrance on Somerset Ridge Road in support of the GDP. It is noted that this intersection was not identified for inclusion in the TIA during the scoping process. A memorandum summarizing the analysis was prepared on December 15, 2011 and is included in Appendix O. The analysis indicates that a northbound left turn lane with storage of 100 feet is warranted at the residential site entrance.

10. CONCLUSIONS

The conclusions of the Traffic Impact Analysis completed for the proposed Orange County Signature Station development indicate that Signature Station buildout traffic conditions are expected to be adequately accommodated at the study intersections with the improvements committed to by the site.

If all approved and pending development occurs in the area (assumed to occur in 2025), additional improvements are expected to be necessary to maintain acceptable intersection operations at all study intersections.

Fiscal Impact Analysis for the Proposed Development of Signature Station Orange County, Virginia

Prepared for:

Signature Series Development, LLC

April, 2011

S. Patz & Associates, Inc.
46175 Westlake Plaza
Suite 400
Potomac Falls, Virginia 20165

S. PATZ & ASSOCIATES, INC
REAL ESTATE CONSULTANTS

April 28, 2011

Mr. John Marcantoni
Signature Series Development, LLC
Member
1 Monument Drive
Stafford, Virginia 22554

Dear Mr. Marcantoni:

S. Patz & Associates, Inc. (SPA) is pleased to provide you with a fiscal impacts analysis for the Signature Station development proposed for a site on Route 3 in Orange County, Virginia. We find that this quality development will be a significant fiscal benefit to the County. The development will have 230 townhouse homes priced at $200,000 each, and 222,300 square feet of commercial space fronting on Route 3.

A fiscal impacts analysis compares the taxes to be generated from a development project with the costs to local government for providing services to that development. We find that at buildout and every year thereafter Signature Station will create a tax surplus of $0.9 million, being the difference between $1.5 million in tax revenues generated, and $0.6 million in costs entailed for the County, stated in constant 2011 dollars. The residential component of Signature Station will generate a surplus of $97,000 annually after buildout, and the commercial component will generate a surplus of $798,000 annually.

Signature Station will also have significant economic benefits for the County. It will create $97 million in new business revenues, including "spin off" impacts. It will add $34 million in new employee earnings, and add 700 full time equivalent new jobs.

We have enjoyed our association with you on this project. We are ready to answer any questions you may have about the study, and to give any assistance we can to help you move this project through the rezoning of the site.

Sincerely,

Philip G. Hammer Jr.

Philip G. Hammer, Jr.
Vice President

46175 Westlake Drive ▪ Suite 400 ▪ Potomac Falls, Virginia 20165 ▪ 703.421.8101 ▪ 703.421.8109 fax ▪ spatzec@comcast.net

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Executive Summary

The fiscal impact analysis for the proposed development of Signature Station in Orange County, Virginia, by Signature Series Development, LLC, demonstrates the significant fiscal and economic impacts that the community will have for County government and schools. This new community will consist of 230 new townhouse dwelling units and 222,300 square feet of commercial space. In addition to creating a quality residential and commercial setting, this development will have significant positive fiscal and economic impacts on the operating budget of the County, including:

- Surplus tax revenues of $895,000 per year from uses on-site once the development is built out and fully occupied (in constant $2011), the difference between $1.5 million in County taxes generated and $0.6 million in costs of County services incurred.

- There would also be $97 million in new private business receipts and 700 new jobs created within the county (full-time equivalent employment, or FTE), on- and off-site, generating a total of $34 million in employee earnings.

- Costs of County services to the development will be $580,000 per year. The residential costs of $370,000 are divided between costs of general government ($186,000, or 50.3 percent) and school costs ($184,000, or 49.7 percent) for the education of community children.

- The generation of almost $1,500,000 in revenues by the development each year will be more than sufficient to cover these costs, including schools.

Table 1. Total Fiscal Impact from the Proposed Development at the Signature Station Site, At Buildout, Orange County, Virginia (constant $2011)

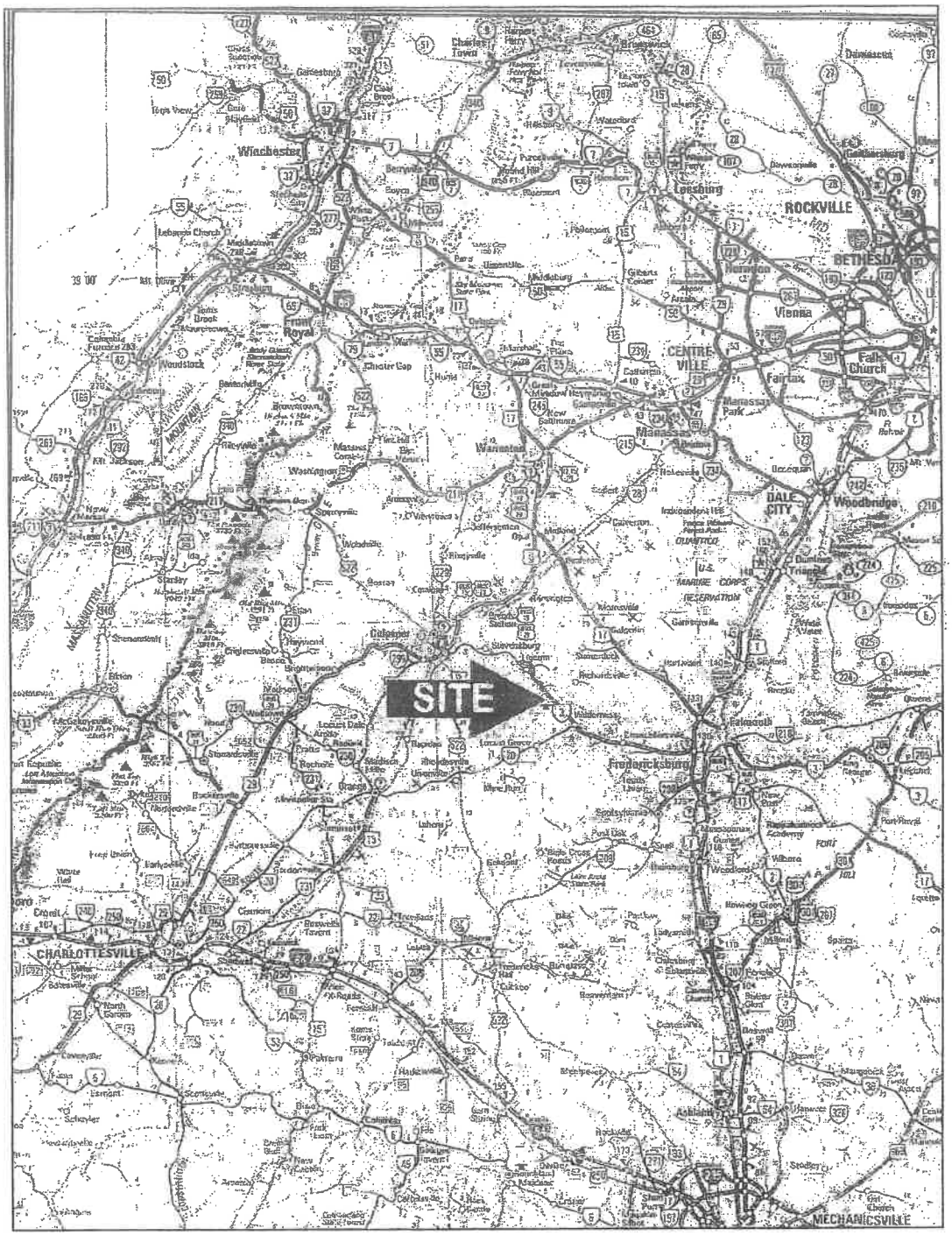
	Amount
County Tax Revenues	$1,474,490
Less: County Operating Costs	-$579,620
Total Net Fiscal Benefit	$894,820

Signature Station Development

The site for the proposed development is in the northwestern quadrant of the intersection of U.S. Route 3 (Germanna Highway) and State Route 708 in eastern Orange County. This intersection is about 3.5 miles west of the intersection of Route 3 with Route 20 (Constitution Highway), which leads to the Town of Orange, the County seat. This vicinity is the community of Locust Grove, and there is a small group of commercial establishments at the Route 3/Route 20 intersection. This intersection is situated at the boundary between Orange and Spotsylvania counties. Located on Route 3 between Route 20 and the site is Lake of the Woods, a public recreational facility. West of the site is Somerset Golf Club and Germanna Community College, Locust Grove Campus. Major landmarks to the east in Orange and Spotsylvania counties include Wilderness National Military Park and Chancellorsville National Military Park.

The Signature Station site is wooded with gently rolling topography (see photos). The site plan for the development of Signature Station "calls" for a retail shopping center fronting on Routes 3 and 708, with the entrance to the townhouse section from Route 708 to the rear of the center. The individual components of the development will include:

- Commercial/shopping space of 222,300 square feet positioned parallel to Route 3.
- The commercial space will include five commercial pad sites along Route 3:
    - Two pads for restaurants with a total of 11,200 square feet;
    - Retail/office space on two pads of 5,600 square feet each; and
    - A site for a branch bank of 3,400 square feet.
- 230 townhouse dwellings in 33 attached unit clusters.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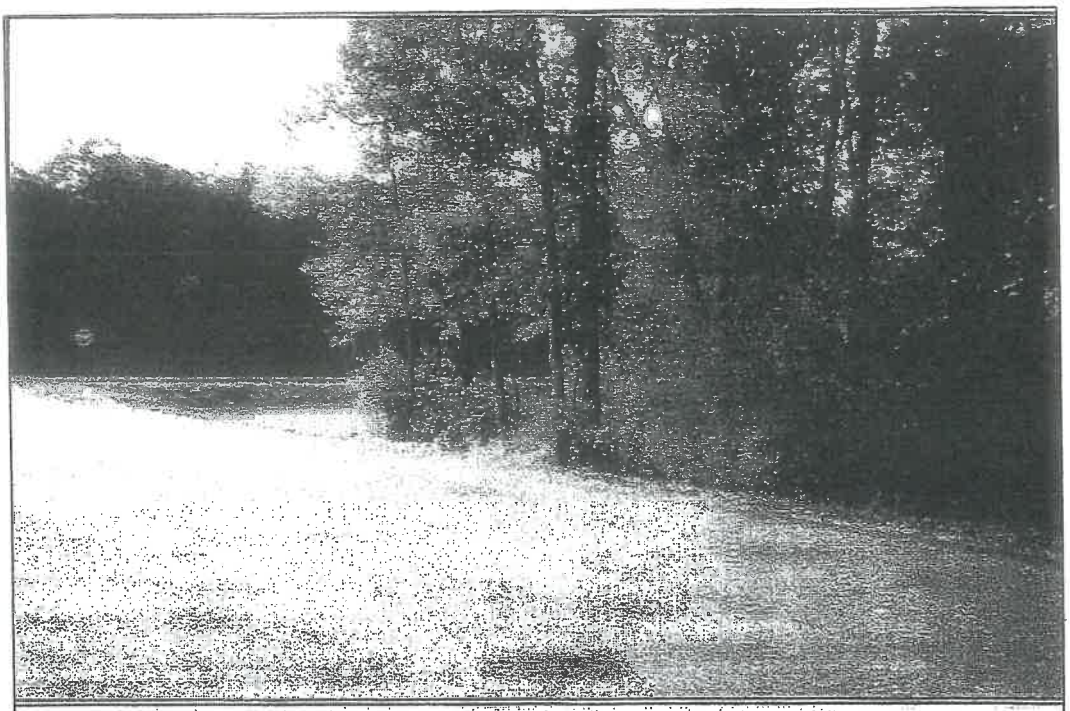
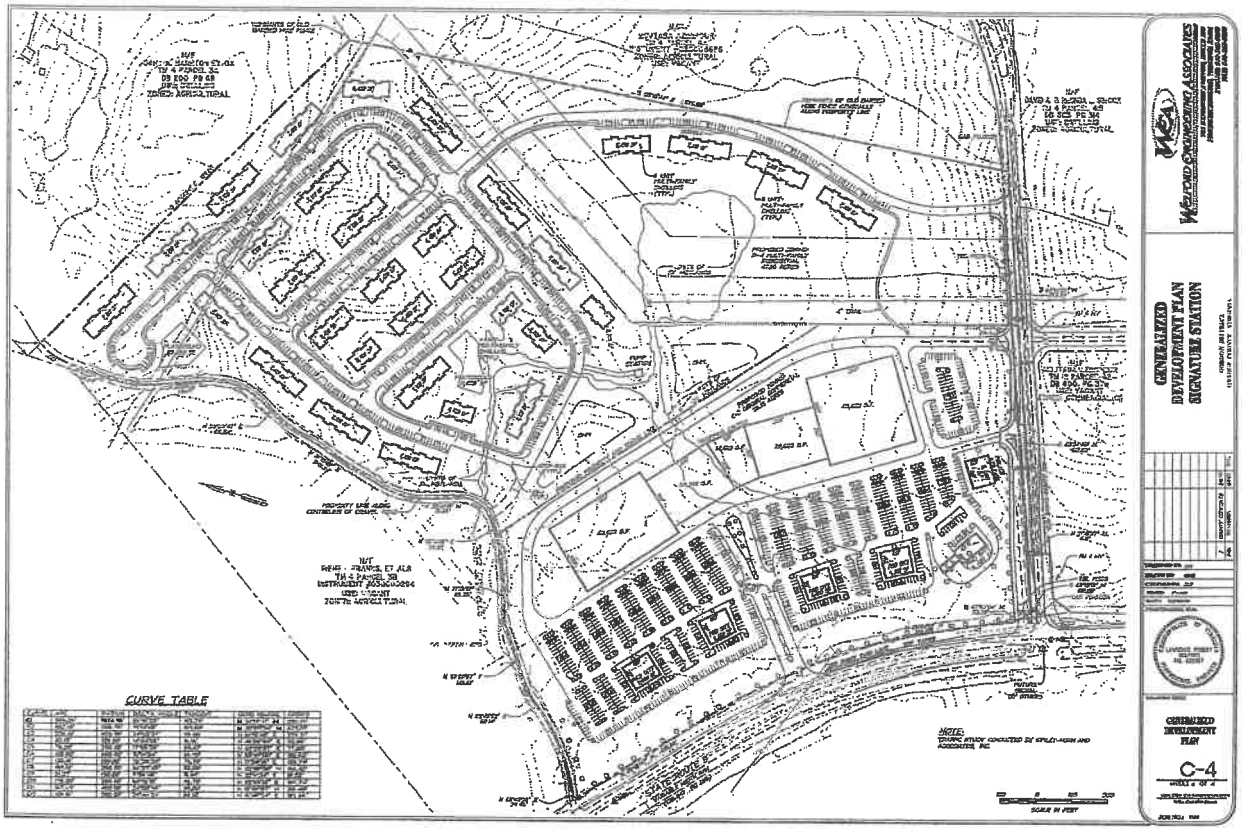


Hill Property Site – Route 708 at Route 3



The development proposed for Signature Station is summarized below consisting of 230 townhouses and 222,300 square feet of commercial space. The commercial space, a shopping center, would have highway frontage, with the townhouses located to the side and rear.

Table 2. Development Program for Signature Station, Orange County, Virginia, April 2011

Type of Development	Number of Units
Townhouse	230 dwellings
Commercial Square Feet	
Supermarket	50,000
Retail	146,500
Subtotal	196,500
Pad Sites Square Feet	
Restaurant Pads	11,200
Office Pads	11,200
Branch Bank	3,400
Subtotal	25,800
Non-residential Square Feet	222,300

This development program has been provided by Signature Series Development, LLC. SPA did not undertake independent market research to test the potential market support for the elements of the development program.

Summary of Fiscal Impacts

Commercial development is typically an excellent generator of surplus tax revenues (total tax revenues less County costs), and this is clearly the case for the proposed development of Signature Station, as Table 3 demonstrates. Commercial development demands little in the way of public service costs; here tax revenues from commercial development of $1.0 million compare to only $0.2 million in tax-supported costs, for a net surplus of $0.8 million per year after buildout (in constant 2011 dollars).

Table 3 shows that, while the townhouses do not generate the magnitude of surplus that the commercial component does, they do produce enough tax revenue to cover the $370,000 in County costs for residents and leave a generous surplus of $97,000

per year after buildout (all dollar amounts in constant 2011 dollars unless noted otherwise). The chief cost burden to be borne by residences is the cost of education of children. At Signature Station, public school education would account for $183,000 of the $370,000 in residential costs, or 49.7 percent.

Table 3 **Annual Net Fiscal Benefit (Surplus/Deficit) After Buildout, Proposed Signature Station Development, Orange County, Virginia (constant $2011)**

Annual Fiscal Impact Summary	Residential Component	Commercial Component	Total Property
County Tax Revenues	$466,970	$1,007,520	$1,474,490
Less: Costs to the County	-$369,800	-$209,870	-$579,670
Net Fiscal Benefit	$97,170	$797,650	$894,820
Revenue-Cost Ratio	1.26	4.80	2.54

Source: S. Patz & Associates, Inc.

Section I County Revenues

Section I will document the projection of anticipated tax revenues and economic benefits for Orange County from the proposed Signature Series Development project at Signature Station, plus an overview of off-site ripple effects. As Table 4 below shows, $554,130, or 37 percent, of the total of $1,474,490 in tax revenues for Orange County from the development would come from the property taxes. Business taxes such as the retail sales tax, and the meals tax, would add another $816,160, or 55 percent, and the remaining $104,200 would come from a variety of other taxes.

This section will discuss the methods for calculating these taxes for the proposed Signature Series Development community in Orange County. The impacts of the consumer expenditures of residents within the County will be treated as direct tax impacts from the site.

Summary of Taxes By Type

Tax revenues will be generated by the proposed residential and commercial uses at the site, and from the residents' purchases off-site within the County. Total taxes for the residential and commercial components combined are shown in Table 3, at $1.5 million for a stabilized year after buildout and occupancy of the development (in constant $2011). The significance of the property tax for the tax revenue generation from the community was mentioned previously, at about 37 percent of all tax revenues generated at the site.

Table 4. Tax Revenues Generated For Orange County Government by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)

	Residential	Commercial	Total Taxes
Real Estate Tax	$225,400	$134,880	$360,280
Personal Property Tax	$120,490	$73,360	$193,850
Retail Sales Tax	$54,540	$599,850	$654,390
Meals Tax	$27,370	$134,400	$161,770
Consumer Utility Tax	$23,600	$31,200	$54,800
Motor Vehicle Decals	$10,970	$0	$10,970
Merchants Capital Tax	--	$31,080	$31,080
Recordation Tax	$4,600	$2,750	$7,350
Total Taxes	$466,970	$1,007,520	$1,474,490

Source: S. Patz & Associates, Inc.

Property Taxes

Property taxes represent a large portion of the tax revenue impacts from a development project. The paragraphs to follow document the projections of real estate and personal property taxes from the proposed Signature Station development.

Real Property Value and Taxes. The number of taxable units by type of development, and average assessed values per unit for the Signature Station development, are shown in Table 5. At $200,000 per unit, the 230 townhouses will create $46 million in taxable market value in the County. Similarly, the 222,300 square feet of commercial space will produce $27 million in taxable value, at an average of $124 per square foot. The real property tax rate in Orange County is $0.49 per $100 of assessed valuation, yielding total real estate taxes from the site of $360,280.

Table 5. Real Property Tax Revenue Generated For Orange County Government by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)

	Number of Units	Value Per Unit	Total Assessed Value	Real Estate Tax 1/
Townhouse	230 dwellings	$200,000	$46,000,000	$225,400
Commercial				
Supermarket	50,000	$85	$4,250,000	$20,830
Retail	146,500	$98	$14,357,000	$70,350
Subtotal	196,500		$18,607,000	$91,180
Pad Sites				
Restaurant Pads	11,200	$176	$1,971,200	$9,660
Office Pads	11,200	$150	$1,680,000	$8,230
Branch Bank	3,400	$200	$680,000	$3,330
Subtotal	25,800		$4,331,200	$21,220
Non-residential	222,300		$22,938,200	$112,400
Plus Land		20%	$4,587,640	$22,480
Total Non-residential			$27,525,840	$134,880
Total Development			$73,525,840	$360,280

1/ At $0.49 per $100 of assessed value.

Source: R.S. Means Construction Cost Data, S. Patz & Associates, Inc.

Personal Property Value and Taxes. The depreciated market value of residential vehicles is taxed as personal property by Virginia counties, as is the depreciated value of business equipment. The value of depreciated business equipment is estimated at $15 per square foot of commercial floor space. The tax on residential vehicles, known in Virginia as the "car tax", has been slated to be phased out, with the state replacing those revenues with equivalent revenues for local jurisdictions, under the Personal Property Tax Relief Act (PPTRA). At this point, the state's re-imbursement phasing is only partially complete and covers 45 percent of the County's personal property tax levy. The State legislature has capped the state reimbursement amount, so that the percentage local levy continues to increase over time.

Based on County personal property receipts and PPTRA revenues, it is estimated that the average taxable depreciated value per residential vehicle in Orange County is approximately $8,200, as shown in Table 6 below. This is based on PPTRA revenues of 45 percent of total residential personal property tax of qualifying vehicles. Adding 20 percent for higher value vehicles which do no qualify for PPTRA brings the total to $7.4 million. At the personal property tax rate of $3.27 per $100 of depreciated value, the total depreciated value of residential vehicles is estimated at $225 million. For 27,300 vehicles, this is an average of $8,200 in depreciated value per vehicle.

Table 6. Estimation of Depreciated Value of Vehicles in Orange County, Virginia, April 2011

		Amount
Residential Personal Property Tax		$3,377,089
Personal Property Relief ACT (PPTRA)	45%	$2,763,073
PPTRA Residential Property Tax		$6,140,162
Addition for high value vehicles	20%	$7,368,194
Depreciated Value at Tax Rate	0.0327	$225,327,054
Estimated Number of Vehicles		27,371
Depreciated Value per Vehicle		$8,232

Sources: Adopted 2011 Budget for Orange County, Virginia, U.S. Census of Population, and S. Patz & Associates, Inc.

The number of vehicles at Signature Station development is estimated at the County average of 2.05 vehicles per household, giving a total of 447 vehicles at Signature Station, allowing for a five percent vacancy, and a taxable value of $3.7 million for the vehicles at the townhouses and a personal property tax of $120,490. Taxable value of business property would come to $3.3 million, based on assessed value of business property of $15 per square foot. Business property tax would come to $73,360. These calculations are shown in Table 7.

Table 7 Estimation of Personal Property Taxes at Signature Station After Buildout, Orange County, Virginia, April 2011

		Amount
Occupied Townhomes (95%)		218
Vehicles per unit		2.05
Total Vehicles		447
Total Depreciated Value		$3,684,860
Tax at Rate	0.0327	$120,490
Commercial Space (Square Feet)		222,300
Business Property per Square Foot	$15	$3,334,500
Property Tax at Rate	0.022	$73,360
Total Personal Property		$193,850

Sources: Adopted 2011 Budget for Orange County, Virginia, U.S. Census of Population, and S. Patz & Associates, Inc.

Other Taxes. Business tax impacts from the Signature Station development would come from the purchase of consumer goods and services by residents of the proposed community, and from receipts by the businesses in the commercial center. In this report, residents are credited with County taxes that result from their consumer expenditures within the County proper. In-county resident purchases are assumed to be only 46 percent of all their consumer expenditures, due to out-flow from the County of purchases made in nearby Fredericksburg, especially at Central Park, and in Charlottesville.

Retail Sales Tax

Based on expected income levels and share of expenditures made in Orange County, the average household at Signature Station site is expected to make $25,000 in retail expenditures in the County annually, including meals at restaurants. These would be taxed at the rate of 5.5 percent by the State of Virginia, of which 1.0 percent is returned to the County. For the 218 residences, allowing for a five percent vacancy, the

taxable expenditures would be $5.5 million, generating sales tax receipts of $54,540 for the County, after deducting for 30 percent of resident purchases made on site. Both retail and restaurant receipts are subject to the sales tax.

Business receipts at the site are projected at $60.0 million per year. Anchors proposed for the shopping center include a grocery store and a home improvements store, in a total of 120,000 square feet of space. Such stores, and the restaurants (projected for two pad sites, for 11,200 square feet), can achieve sales of at least $250 per square foot in this setting and the supermarket should achieve sales of $400 per square foot. Table 8 shows the resulting taxes, which would come to $654,390.

Table 8 Sales Tax Revenue Generated For Orange County Government by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)

	Number of Units	Retail Sales Per Unit	Total Taxable Sales	Sales Tax 1/
Residential Purchases 2/	218 dwellings	$24,960/unit	$5,453,760	$54,540
Commercial Sales 3/				
Supermarket	50,000 SF	$400/SF	$20,000,000	$200,000
Retail	146,500 SF	$250/SF	$36,625,000	$366,250
Restaurant	11,200 SF	$300/SF	$3,360,000	$33,600
Subtotal	207,700 SF		$59,985,000	$599,850
Total Development				$654,390

1/ At 1.0 percent, corrected for 30 percent of resident sales made at the center. Allows for five percent vacancy.
2/ Sales made in county. Includes restaurants.
3/ Retail and restaurant space only.
Source: S. Patz & Associates, Inc.

Meals Tax

Orange County levies a four percent tax on receipts at restaurants and other eating and drinking establishments. The analysis estimates average household

expenditures for meals and beverages of $3,500 per year, including all household members. This would produce meals tax revenue of over $27,000 for the County annually. The 11,200 square feet of restaurant space on two pad sites in the commercial center are expected to average at least $300 per square foot in receipts annually. These would be seated family restaurants. This would produce $3.4 million in taxable revenue, resulting in $134,400 in meals tax revenues for the County. Total taxes would come to $161,700, as shown in Table 9. This amount reflects an adjustment to allow for spending by townhouse residents at these establishments.

Table 9 **Meals Tax Revenue Generated For Orange County Government by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)**

	Number of Units	Meals Sales Per Unit	Total Taxable Sales	Meals Tax 1/
Residential Purchases 2/	218 units	$3,480/unit	$760,380	$27,370
Commercial Sales	11,200 sq. feet	$300/Sq. Ft.	$3,360,000	$134,400
Total Development			$4,120,380	$161,770

1/ At 4.0 percent, corrected for 10 percent of resident sales made at the center, allowing for a five percent vacancy among residences.
2/ Sales made in the county.

Source: S. Patz & Associates, Inc.

Miscellaneous Taxes

There are several other taxes that would apply to the development proposed for the Signature Station site. These include the consumer utility tax, the motor vehicle decal fee, the merchants capital tax, and the recordation tax. These are discussed briefly below, and the calculations are carried out in Table 10, to follow.

- Consumer utility taxes are levied on consumer utility bills for usage of electric, water and other utilities. The 218 occupied homes at Signature Station would average incomes of $60,000 and expenditures of $4,320 per unit for utilities, producing utility taxes of $23,600.

	Amount
Occupied Units	218.5
Consumer Income	$60,000
Percent on Utilities	0.072
Utility Expenditures	$4,320
Utility Tax at	0.025
Utility Taxes per Unit	$108
Total all units	$23,600

- Businesses also pay utility taxes. The method of estimating those taxes is to express total County utility taxes on a per capita and multiply that by the estimated 680 employees on site. This produces utility taxes of $31,200.

	Amount
Co. Utility Tax Receipts	$1,950,000
Population + Employment	42,500
Per capita Utility Taxes	$46
Employment on Site	680
Total Utility Taxes	$31,200

- The motor vehicle decal fee is $25 per vehicle and $15 per motorcycle. The number of vehicles of 447 derived previously is used to estimate the decal revenue. At 447 vehicles at Signature Station, and $24.50 per vehicle (to allow for five percent non-automobile vehicles at $15.00), the motor vehicle decal would come to $10,970.

- The merchants capital tax is a tax on business inventories, at the rate of $0.40 per $100 of inventory valuation. The commercial retail component of the proposed Signature Station development is projected to carry inventories valued at an average of $70 per square feet, or a total of $15.5 million. Taxes would be $31,080.

- The recordation tax is levied on the value of transferred real property. Turnover of five percent per year is assumed here (in constant $2011), to include the annualized value over 20 years of the initial recording of all property at the site, one sale of the commercial property, and five percent annual turnover of the townhouses. Total recordation taxes on real estate valued at $73.5 million would be $7,350 annually.

Summary

Table 10 presents a summary of tax revenue impacts for the proposed Signature Station site development. Data are presented by residential and commercial taxes.

Table 10 Tax Revenues Generated For Orange County Government by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)

	Residential	Commercial	Total Taxes
Real Estate Tax	$225,400	$134,880	$360,280
Personal Property Tax	$120,490	$73,360	$193,850
Retail Sales Tax	$54,540	$599,850	$654,390
Meals Tax	$27,370	$134,400	$161,770
Consumer Utility Tax	$23,600	$31,200	$54,800
Motor Vehicle Decals	$10,970	$0	$10,970
Merchants Capital Tax	0	$31,080	$31,080
Recordation Tax	$4,600	$2,750	$7,350
Total Taxes	$466,970	$1,007,520	$1,474,490

Source: S. Patz & Associates, Inc.

Economic Benefits

In addition to tax revenues, there are other economic benefits from the development of Signature Station. These include jobs and earnings created at the site, and resident expenditures in the County. There is also the "ripple effect" of those impacts – variously referred to as the multiplier effect, spin-off, or indirect effect. This is the recirculation of dollar outlays throughout the local economy as vendors make purchases of goods and services for their own use to meet the needs of their operations. Currently Orange County is not self-sufficient in terms of the numbers of jobs needed to employ County residents, and in terms of the non-residential tax "rate-ables" to support County services, including education for public school pupils. New development at

the Signature Station community would stimulate new employment opportunities and enhancements to the County's tax base.

Table 11 summarizes some of the economic benefits from the development of the Signature Station site. It was seen above that the commercial center should generate $65.8 million in new sales in the County. To this would be added $6.5 million in resident purchases for goods and services, and $24.6 million for the "ripple effect" as businesses in the County buy from each other. The total new business receipts created within the County would come to $96.9 million. With this would be associated 700 new full-time equivalent employment opportunities, and $34.5 million in additional earnings for employees.

Table 11 **Economic Benefits Generated For Orange County by the Development of Signature Station, After Buildout, Orange County, Virginia (constant $2011)**

	Businesses On-site	Residents' Expenditures	"Ripple Effect"	Total Benefits
New Business Receipts	$65,810,000	$6,467,000	$24,574,000	$96,851,000
Employee Earnings	$24,189,000	$2,533,000	$7,733,000	$34,455,000
FTE Employment 1/	530	50	120	700

1/ Full-time equivalent, correcting for part-time and seasonal employment.

Source: S. Patz & Associates, Inc.

Section II Costs of Orange County Services

Orange County's budget data are the primary source of information on the costs of providing public services in the County. This section reviews those budget data and demonstrates how per capita cost parameters are derived for use in this fiscal impact study. Basic to this application is the concept of comparing tax revenues from the proposed Signature Station community with the need for tax-support to cover the costs of providing the development with County services.

Tax-Supported Costs

Orange County's FY 2011 Budget

Table 12 is a summary of Orange County's adopted budgeted FY2011 General Fund, including transfers to other funds, and Debt Service for the County and Schools. The table shows the sum of non-local revenue receipts, such as transfer funds or non-local receipts such as intergovernmental transfers from State or Federal sources. These have been matched with County departments as best as can be determined. These non-local revenues are deducted from the total expenditures budgeted for each department in Orange County government, leaving funding required from local sources.

Estimates of the costs of services and facilities for the County to serve its residents and businesses are based on this County budget, with non-local revenues removed to isolate the County expenditures that must be supported by local revenues. These costs will be translated into tax requirements and expressed on a per capita basis and used to project the tax-supported costs of services expected to be forthcoming from the development at Signature Station. Non-local revenue sources are removed from these costs so that taxes based on local sources may be compared directly to the tax projections carried out in Section II. The result will be either a surplus or deficit of tax revenues compared to tax-supported costs from the development.

Table 12 Public General Fund and Debt Service Expenditures by Department or Function, By Total/Non-local Source, FY 2011 Adopted Budget. Orange County, Virginia

	FY 2011 Budget	Non-Local Revenue	Net Local Funding
General Fund and Debt Service			
General Government	$3,006,096	$649,919	$2,356,177
Judicial Administration	$918,207	$605,732	$312,475
Public Safety	$7,977,098	$3,230,716	$4,746,382
Community & Econ. Dev.	$1,464,074	$168,500	$1,295,574
Public Works	$830,031	$0	$830,031
Recreation & Culture	$2,967,517	$571,735	$2,395,782
Health & Welfare	$1,984,289	$0	$1,984,289
Non-departmental	$12,694,881	$0	$12,694,881
County Debt Service	$2,781,717	$0	$2,781,717
Total Gen. Fund Except Schools	$34,623,910	$5,226,602	$26,615,591
Transfers to Schools:			
Operations	$17,218,370	$0	$17,218,370
Debt Service	$6,078,511	$0	$6,078,511
Subtotal	$23,296,881	$0	$23,296,881
Total General Fund & Debt Serv.	$57,920,791	$5,226,602	$43,833,961
Less: Use of Fund Balance	-$455,963	$0	-$455,963
Net General Fund and Debt Serv.	$57,464,828	$5,226,602	$43,377,998

Source: Adopted 2011 Budget for Orange County, Virginia

Burden to Be Met By Taxes

The local budget requirements must be separated into those supported by taxes, for comparison with taxes generated by Signature Station, from local revenues from other sources, such as fees and sales of materials. To determine the expense burden which must be supported by taxes takes several steps, as follows.

- Table 13 shows that the County collects $34.1 million in taxes that are relevant to Signature Station, that is, they are the types of taxes that Signature Station might be expected to generate.

- Deducting $23.3 million for Schools operations and Schools debt service leaves $10.8 million in tax revenues that are available for other County expenditures.

- Similarly, the table shows that the total of $43.8 million in needed local funding, less $23.3 million for Schools, leaves $20.5 million needed in local funding for General Fund expenditures.

- Since $10.8 million in non-school tax revenues are needed to support $20.5 million in local General Fund funding, the tax burden, or share of local funds for expenditures other than schools, is 52.9 percent of all local funding.

- In the fiscal impacts analysis funding will be allocated between residents (population) and business (employees). In each case the required local funding will consist of 52.9 percent in taxes. This is the tax burden that must be made up by taxes at Signature Station.

Table 13. Calculating the Tax Share of Local Revenue Funding in the 2011 Budget, Orange County, Virginia

	FY 2011 Budget
Relevant Taxes for Signature Station	
Net Real Property Taxes	$23,908,090
Personal Property Taxes	$4,169,559
Business Equipment	$699,422
Merchants Capital Taxes	$142,247
Local Sales and Use Taxes	$1,600,000
Consumer Utility Taxes	$1,950,000
Motor Vehicle Licenses	$685,000
Taxes on Recordation and Wills	$458,500
Restaurant Food Taxes	$540,000
Total Relevant Taxes	$34,152,818
Total Relevant Taxes	$34,152,818
Less Taxes for Schools/Debt Service	-$23,296,881
Net Taxes for Non-school Expenditures	$10,855,937
Total Gen. Fund Local Revenues Needed	$43,833,961
Less Transfers to Schools/Debt Serv.	-$23,296,881
Net Gen. Fund Local Revenues Needed	$20,537,080
Total Relevant Gen. Fund Taxes	$10,855,937
Tax Share Excluding Schools	52.9%

Sources: Adopted 2011 Budget for Orange County, Virginia, and S. Patz & Associates, Inc.

Tax-Supported Costs Per Capita

Table 14, below, focuses on needed local support for each County department for public service "users," those users being residents (population and pupils) and non-residential uses, and expresses the total expenditures on a per capita basis. (Education is excluded for separate treatment with school funding.)

In the fiscal impact analysis, non-residential uses will be represented by numbers of employees in the County. This analysis is based on FY 2010 data. Table 14 allocates local revenue-supported expenditures to population or employment on the basis of estimated usage of the services provided. Examples that are primarily population-based are recreation and culture, health and welfare services. Other services and facilities are assumed shared by the two groups in proportion to their numbers (79 percent population and 21 percent employment).

- Residents in general (including pupils) need the full range of local government services. Approximately 33,500 residents in the County in 2010 create the need for $24.1 million in local funding to support County services and facilities. Fifty-three percent of this total, or $12.7 million, must be met by local taxes, or $380 per capita.

- Businesses demand primarily services such as public safety and infrastructure (public works), plus a fair share of general government and related operations. With a need of $5.3 million in local funding for services and facilities, the 53 percent tax burden share for business is $2.8 million. The tax burden cost per capita for the 9,000 employees in the County is $310.

- Pupils demand education services as well as general population-based services and facilities. Education expenditures are excluded from Tables 14 and 15 and will be treated separately following Table 15.

Table 14 Public General Fund and Debt Service Expenditures by Type of Users and Dept./Function, Proportion That Must Be Tax Funded, and Per Capita Taxes Required, FY 2011 Adopted Budget. Orange County, Virginia

	Population Share	Employment Share	Total Amount
General Government	$1,857,222	$498,955	$2,356,177
Judicial Administration	$246,304	$66,171	$312,475
Public Safety	$3,741,266	$1,005,116	$4,746,382
Community & Econ. Develop.	$1,021,217	$274,357	$1,295,574
Public Works	$654,260	$175,771	$830,031
Recreation & Culture	$2,395,782	$0	$2,395,782
Health & Welfare	$1,984,289	$0	$1,984,289
Non-departmental	$10,006,553	$2,688,328	$12,694,881
County Debt Service	$2,192,648	$589,069	$2,781,717
Total Except Transfers to Schools	$24,099,540	$5,297,768	$29,397,308
Share to be Met By Taxes	52.9%	52.9%	52.9%
Local Tax Burden	$12,739,060	$2,800,409	$15,539,469
Number of Persons	33,500	9,000	42,500
Tax Burden Per Capita	$380	$311	$366
School Operating Transfers	$17,218,370	$0	$17,218,370
School Debt Service	$6,078,511	$0	$6,078,511
Total Schools	$23,296,881	$0	$23,296,881
Numbers of Pupils	$5,075	$0	$5,075
School Cost Per Pupil	$4,591	$0	$4,591

Sources: 2010 U.S. Census of Population, Virginia Employment Commission, Adopted 2011 Budget for Orange County, Virginia, and S. Patz & Associates.

Tax support for public schools comes in the form of transfers from the General Fund to the Orange County Public Schools. These transfers are budgeted at $17.2 million for operations for FY 2011 and $6.1 million for debt service. This comes to $23.3 million, or $4,590 in taxes for each of the 5,075 pupils in the school system, as is shown in the following chart.

Schools Function	Adopted Budget
School Operations and Debt	$23,296,881
Public School Students	5,075
Operating Cost Per Student	$4,590

Community Cost Impacts

Table 15 calculates the tax-supported operating costs of County services needed by residents and businesses at the proposed Signature Station development. Applying these costs against the projected taxes to be generated by the community for each development component gives a measure of the net fiscal benefit of the community for Orange County (see Section IV). The calculations of costs to the County will apply the estimated per capita rates for FY 2011 as derived above.

- County costs are determined by multiplying the number of users at the site by the cost per user. For example, the new community is expected to have approximately 40 public school pupils at 0.181 pupils per townhouse residence, on average. At $4,590 in taxes needed for operations per pupil, the tax-supported cost is $183,600, allowing for normal vacancies.

Level of Education	Pupil Generation Per Townhouse
Elementary	0.099
Middle	0.034
High	0.048
Total	0.181

Source: Board of Supervisors, Orange County, Virginia, Proffer Guidelines, 2008

- Total tax-support for services demanded (needed) by residents at the proposed community would come to $186,200 annually for a stabilized year after buildout (in constant $2011). Table 15 carries out the calculations for the site, for 490

residents at $380 per resident. (The number of residents is based on 2.24 residents per townhouse. Source: Planning and Zoning department.)

Occupied Residences	219
Persons Per Household	2.24
Total Number of Residents	490

- Costs for businesses are calculated in a similar fashion, based on the estimated number of employees. There would be 677 employees at an average of about 328 square feet of floor space per employee. Total tax-supported costs of serving businesses at the site would come to $232,500 at $310 per employee.

	Square Feet	S.F. Per Employee	Employees
Supermarket	50,000	500	100
Retail	146,500	300	488
Restaurant	11,200	250	44
Office	11,200	300	37
Bank	3,400	500	7
Total Commercial	222,300		677

- The 218 occupied households at Signature Station would have 40 public school pupils at the rate of 0.181 per townhouse (source: Orange County planning and zoning). At $4,590 per pupil, the cost of education would be $183,600.

Table 15 summarizes these calculations. The total tax-supported costs of services and facilities to Orange County in support of the development at Signature Station would be $602,300.

Table 15 Tax-supported Public Service and Facility Costs for Orange County Government, from the Proposed Signature Station Development, After Buildout (constant $2011)

	Number of Persons 1/	Public Costs Per Person	Total Tax-Support Costs
Residences	490 residents	$380	$186,200
Commercial	677 employees	$310	$209,870
Public School Pupils	40 pupils	$4,590	$183,600
Total Services Costs			$579,670

1/ At 2.24 persons and 0.181 pupils per household..

Source: S. Patz & Associates, Inc., Orange County Planning and Zoning Dept.

Summary

This section has derived per capita values representing the tax-supported costs to Orange County for providing services and facilities to residents, school pupils, and employees within its borders. These derivations have produced estimates of the per capita tax-support needed for each person, to be applied in assessing the fiscal impact of the proposed development project. Using these per capita estimates it is projected that the proposed Signature Station development would entail approximately $579,700 per year in County taxes to pay for required County services (in constant $2011).

Section III. Net Fiscal Benefit

The net fiscal benefit to Orange County from Signature Station is the difference between the taxes generated, less the tax support needed to cover the costs of services that the County provides for the use of residents and employees at the new community. This concluding section will compare data from Section I on tax revenues to be generated by the proposed Signature Station development for Orange County, with tax-supported costs of public services for the County to be associated with that proposed development as derived in Section II.

Summary of Revenues

Based on assumptions concerning real estate values, business activity and demographic characteristics of residents, it is projected that the Signature Station community will produce over **$1.5** million in tax revenues for Orange County annually once the project is built out and stable occupancies are achieved. Thirty-two percent of the tax revenues would come from the residential development component.

Table 16 Annual Tax Revenue At Buildout, Proposed Signature Station Development, Orange County, Virginia (constant $2011)

Type of Use	Units	Annual Tax Revenues
Residential Development Component	230 units	$466,970
Commercial Development Component	222,300 SF	$1,007,520
Total Signature Station Development		$1,474,490

Source: S. Patz & Associates, Inc.

Summary of Costs

Fiscal impacts are measured in terms of the ability to provide necessary tax revenues to cover or exceed the tax-support needed for each type of County service utilized by the new community. Table 17 provides a summary of these tax-support requirements for the proposed Signature Station development. Only costs of operations are included, as capital costs are addressed through proffers.

Table 17 Annual Tax-Supported Costs At Buildout, Proposed Signature Station Development, Orange County, Virginia (constant 2011 dollars)

Type of Use	Units 1/	Tax-Supported Operating Costs
Proposed Residential Component		
General Government	490 residents	$186,200
Public Schools	40 pupils	$183,600
Subtotal		$369,800
Proposed Commercial Component	760 employees	$209,870
Total Costs from Signature Station		$579,670

1/ Costs are computed allowing for five percent vacancy.

Source: S. Patz & Associates, Inc.

Net Fiscal Benefit

The projected difference in tax revenues and tax-supported costs from the proposed Signature Station development is a net fiscal benefit for Orange County of **$0.9** million tax revenue surplus annually once stabilized occupancies have been achieved in the community (in constant year 2011 dollars). Table 18 breaks down tax revenue and tax-supported cost impacts by their proposed land use origins, separating the impacts of the proposed residential units from those of the commercial uses in the community.

- The table shows that the residential units are expected to generate sufficient revenue to cover the costs of County services for residents and schools, including debt service. The overall impact is a surplus of $97,170 annually in tax revenues from residential development at the community.

- The fiscal impact analysis is based on the portions of per capita County costs of services that must be funded by local taxes. Other sources of revenues (e.g., state and federal aid) are quite variable and are not projected directly in this study.

- The basis for determining tax-supported costs of public services is the County budget. Tax-supported costs are estimated on a per capita basis, as described in Section III.

- Making projections of non-tax sources of revenue on a per capita basis would simply add the same amounts to both the cost and revenue sides of the fiscal impact equation.

- Net fiscal benefits from commercial uses would be $861,860 annually after stabilized lease-up. The ratio of total net revenues to total costs is much higher for the commercial (at a ratio of 4.80) than it would be for the residential (at ratio of 1.26) because of the absence of school costs, the major source of costs to the County from residents.

Table 18 **Annual Net Fiscal Benefit (Surplus/Deficit) After Buildout, Proposed Signature Station Development, Orange County, Virginia (constant $2011)**

Annual Fiscal Impact Summary	Residential Component	Commercial Component	Total Property
County Tax Revenues	$466,970	$1,007,520	$1,474,490
Less: Costs to the County	-$369,800	-$209,870	-$579,670
Net Fiscal Benefit	$97,170	$797,650	$894,820
Revenue-Cost Ratio	1.26	4.80	2.54

Source: S. Patz & Associates, Inc.

APPENDIX

Table A-1 Detailed Summary of the Adopted 2011 Budget for Orange County, Virginia, Showing Non-Local and Local Funding Amounts, April 2011

Department or Use	FY 2011 Budget	Non-Local Revenue	Net Local Funding
GENERAL GOVERNMENT			
Board of Supervisors	$125,243		$125,243
County Administration	$349,880		$349,880
County Attorney	$311,150		$311,150
Human Resources	$246,701		$246,701
Commissioner of the Revenue	$378,014	$65,275	$312,739
Treasurer	$408,709	$109,046	$299,663
Finance Department	$398,303		$398,303
Information Technology	$460,248		$460,248
Electoral Board and Registrar	$209,365	$55,432	$153,933
Legal Services	$65,740	$420,166	-$354,426
Legislative Auditor	$44,100		$44,100
Dues	$8,643		$8,643
Subtotal General Government	$3,006,096	$649,919	$2,356,177
JUDICIAL ADMINISTRATION			
Circuit Court Judge	$56,072	$26,202	$29,870
General District Court	$13,700		$13,700
Magistrates	$4,855		$4,855
Clerk of the Circuit Court Dept.	$455,070	$233,194	$221,876
Commonwealth's Attorney	$388,510	$346,336	$42,174
Subtotal Judicial Administration	$918,207	$605,732	$312,475
PUBLIC SAFETY			
Sheriff's Office Department	$3,166,546	$1,889,649	$1,276,897
E-911 and Central Dispatch	$716,876	$105,000	$611,876
Orange County Fire and EMS	$3,697,614	$1,155,067	$2,542,547
Probation Services	$3,250		$3,250
Animal Shelter	$391,612	$81,000	$310,612
Medical Examiner	$1,200		$1,200
Subtotal Public Safety	$7,977,098	$3,230,716	$4,746,382
COMMUNITY AND ECON. DEV.			
Planning Department	$378,582	$59,900	$318,682
Sludge Monitor	$850		$850
Building Inspection	$341,626	$108,600	$233,026
Economic Development	$285,559		$285,559
Tourism	$249,985		$249,985
Soil and Water Conserv. Dist.	$58,499		$58,499
Va Division of Forestry	$14,355		$14,355
Va Tech Cooperative Exten. Prog.	$134,618		$134,618
Subtotal Community and Econ. Dev.	$1,464,074	$168,500	$1,295,574

Table A-1 Detailed Summary of the Adopted 2011 Budget for Orange County, Virginia, Showing Non-Local and Local Funding Amounts, continued

Department or Use	FY 2011 Budget	Non-Local Revenue	Net Local Funding
PUBLIC WORKS			
Department of Public Works	$830,031	$0	$830,031
RECREATION AND CULTURE			
Parks and Recreation Depart.	$2,024,877	$387,790	$1,637,087
Libraries	$909,052	$181,695	$727,357
Germanna Community College	$7,088		$7,088
Cultural Enrichment and Contrib.	$26,500	$2,250	$24,250
Subtotal Recreation and Culture	$2,967,517	$571,735	$2,395,782
HEALTH AND WELFARE			
Jointly Operated Institutions	$1,084,506		$1,084,506
Local Health Department	$324,739		$324,739
Rapp. Regional Services Board	$193,549		$193,549
Welfare and Social Services	$3,000		$3,000
Transfers to Social Services	$378,495		$378,495
Subtotal Health and Welfare	$1,984,289	$0	$1,984,289
NONDEPARTMENTAL			
Contingency Fund and Refunds	$325,000		$325,000
Shared Services	$72,100		$72,100
Transfers to Other Funds 1/	$12,294,781		$12,294,781
Destroyed Livestock	$3,000		$3,000
Subtotal Non-departmental	$12,694,881	$0	$12,694,881
			$0
TOTAL EXCEPT SCHOOLS	$31,842,193	$5,226,602	$26,615,591
TRANSFERS TO SCHOOLS			
School Operating Fund	$17,218,370	$0	$17,218,370
TOTAL GENERAL FUND	$49,060,563	$5,226,602	$43,833,961
DEBT SERVICE TRANSFER			
School Debt Service	$6,078,511	$0	$6,078,511
County Debt Service	$2,781,717	$0	$2,781,717
Subtotal	$8,860,228	$0	$8,860,228
Less Use of Fund Balance	-$455,963	$0	-$455,963
TOTAL DEBT SERVICE	$8,404,265	$0	$8,404,265

1/ Excludes Social Services and Schools.

Table A-2 Allocation of Net Local Funding Requirements Between Business (Employment) and Households (Population), Fiscal Year 2011 Adopted Budget for Orange County, Virginia, April 2011

Department or Use	Net Local Funding	Population Share	Employment Share
GENERAL GOVERNMENT			
Board of Supervisors	$125,243	$98,721	$26,522
County Administration	$349,880	$275,788	$74,092
County Attorney	$311,150	$245,259	$65,891
Human Resources	$246,701	$194,458	$52,243
Commissioner of the Revenue	$312,739	$246,512	$66,227
Treasurer	$299,663	$236,205	$63,458
Finance Department	$398,303	$313,956	$84,347
Information Technology	$460,248	$362,784	$97,464
Electoral Board and Registrar	$153,933	$121,335	$32,598
Legal Services	-$354,426	-$279,371	-$75,055
Legislative Auditor	$44,100	$34,761	$9,339
Dues	$8,643	$6,813	$1,830
Subtotal General Government	$2,356,177	$1,857,222	$498,955
JUDICIAL ADMINISTRATION			
Circuit Court Judge	$29,870	$23,545	$6,325
General District Court	$13,700	$10,799	$2,901
Magistrates	$4,855	$3,827	$1,028
Clerk of the Circuit Court Dept.	$221,876	$174,890	$46,986
Commonwealth's Attorney	$42,174	$33,243	$8,931
Subtotal Judicial Administration	$312,475	$246,304	$66,171
PUBLIC SAFETY			
Sheriff's Office Department	$1,276,897	$1,006,495	$270,402
E-911 and Central Dispatch	$611,876	$482,302	$129,574
Orange County Fire and EMS	$2,542,547	$2,004,125	$538,422
Probation Services	$3,250	$2,562	$688
Animal Shelter	$310,612	$244,835	$65,777
Medical Examiner	$1,200	$946	$254
Subtotal Public Safety	$4,746,382	$3,741,266	$1,005,116
COMMUNITY AND ECON. DEV.			
Planning Department	$318,682	$251,196	$67,486
Sludge Monitor	$850	$670	$180
Building Inspection	$233,026	$183,679	$49,347
Economic Development	$285,559	$225,088	$60,471
Tourism	$249,985	$197,047	$52,938
Soil and Water Conserv. Dist.	$58,499	$46,111	$12,388
Va Division of Forestry	$14,355	$11,315	$3,040
Va Tech Cooperative Exten. Prog.	$134,618	$106,111	$28,507
Subtotal Community and Econ. Dev.	$1,295,574	$1,021,217	$274,357

Table A-2 Allocation of Local Funding Requirements Between Business (Employment) and Households (Population), Fiscal Year 2011 Adopted Budget for Orange County, Virginia, April 2011, continued

Department or Use	Net Local Funding	Population Share	Employment Share
PUBLIC WORKS			
Department of Public Works	$830,031	$654,260	$175,771
RECREATION AND CULTURE			
Parks and Recreation Depart.	$1,637,087	$1,637,087	$0
Libraries	$727,357	$727,357	$0
Germanna Community College	$7,088	$7,088	$0
Cultural Enrichment and Contrib.	$24,250	$24,250	$0
Subtotal Recreation and Culture	$2,395,782	$2,395,782	$0
HEALTH AND WELFARE			
Jointly Operated Institutions	$1,084,506	$1,084,506	$0
Local Health Department	$324,739	$324,739	$0
Rapp. Regional Services Board	$193,549	$193,549	$0
Welfare and Social Services	$3,000	$3,000	$0
Transfers to Social Services	$378,495	$378,495	$0
Subtotal Health and Welfare	$1,984,289	$1,984,289	$0
NONDEPARTMENTAL			
Contingency Fund and Refunds	$325,000	$256,176	$68,824
Transfers to Other Funds	$12,294,781	$9,691,180	$2,603,601
Shared Services	$72,100	$56,832	$15,268
Destroyed Livestock	$3,000	$2,365	$635
Subtotal Non-departmental	$12,694,881	$10,006,553	$2,688,328
TOTAL EXCEPT SCHOOLS	$26,615,591	$21,906,893	$4,708,698
PLUS COUNTY DEBT SERVICE	$2,781,717	$2,192,648	$589,069
TOTAL NON-SCHOOL	$29,397,308	$24,099,540	$5,297,768
Share to be met by Taxes	52.9%	52.9%	52.9%
Local Tax Burden	$15,539,469	$12,739,060	$2,800,409
Number of Persons	42,500	33,500	9,000
Tax Burden Per Capita	$366	$380	$311
TRANSFERS TO SCHOOLS			
Total School Transfers/Debt Service	$23,296,881	$23,296,881	$0
Numbers of Pupils	5,075	5,075	0
School Cost Per Pupil	$4,591	$4,591	$0
TOTAL GENERAL FUND	$49,912,472	$45,203,774	$4,708,698

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August 19, 2005

Mr. John Marcantoni
Signature Series Sales & Development
1 Monument Drive
Stafford, Virginia 22554

Re: CBPA and Wetland Investigation
Hill Property – 75 Acres in Orange County, Va.
F&R Project Number G54-209E

Dear Mr. Marcantoni,

Froehling & Robertson, Inc., (F&R) presents herein the results of a Chesapeake Bay Protection Act (CBPA) and Wetland Investigation completed on 75 acres located off Route 3 in Orange County, Virginia, commonly known as the Hill Property. F&R performed the site investigation for the purposes of satisfying the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations as well as identifying any potentially jurisdictional wetlands or other "Waters of the U.S." on the subject site. On August 18, 2005, Mr. David Martin of F&R visited the site and performed the CBPA and wetland investigation. F&R determined the absence or presence of stream channels utilizing the North Carolina Method Stream Classification criteria, in accordance with the guidelines set forth in the Chesapeake Bay Local Assistance Department (CBLAD) document titled *Determinations of Water Bodies with Perennial Flow*, dated September, 2003. The criterion that was applied for the determination of potential wetlands was in accordance with the 1987 COE Wetlands Delineation Manual.

F&R walked the entire site area and made a generalized examination of soils, plant communities and indicators of wetland hydrology. F&R evaluated the drainage features on the site for the presence of potentially perennial streams that would be protected by a 100-foot RPA buffer. Within this limited scope of work, F&R's site investigation revealed that there are no perennial

channels within the project area. F&R identified a jurisdictional ephemeral swale beginning near the southern property boundary (Route 708) and continued until it joined with an apparently intermittent channel. Jurisdictional wetland areas were also observed on the site's eastern portion near the Dominion Power transmission structures and continued until it joined with the site's intermittent channel. The intermittent channel was located near the center of the site and continued until it exited at the gravel road which is the site's northwestern boundary. Some apparent wetlands were associated with the intermittent channel's floodplain. The site's features are illustrated on Drawing No. 2 in the Attachments.

PRELIMINARY DATA GATHERING

F&R reviewed the USGS 7.5 Minute Topographic Quadrangle Map of Germanna Bridge, Virginia for obvious indications of perennial channels or other "Waters of the U.S." on the site. The USGS Map depicts the site as wooded with no water features. A gradual topographic depression directed west can be observed on the map. A copy of the USGS Map is included in the Attachments.

F&R reviewed the National Wetlands Inventory map (NWI) on the World Wide Web at http://www.nwi.fws.gov/ for Waters of the U.S. mapped on the site. The NWI Map does not show the recently constructed reservoir. The map depicts wetland features lining north to south along the center of the site and near the eastern Dominion Power transmission line. The site's intermittent channel is not shown on the NWI Map. A copy of the NWI Map is included in the Attachments.

F&R reviewed the Orange County Soil Survey for evidence of wetlands or water bodies on the subject site. The soil survey depicts the site containing three intermittent channels flowing towards the northwest and exiting at the gravel road property boundary. During the site reconnaissance F&R observed the center intermittent channel. Soils along the stream bed of the observed intermittent stream are mapped as Roanoke series silt loam on the soil survey. Roanoke series soils are indicative of deep, poorly drained soils formed in old alluvium of the Piedmont Plateau.

ON-SITE INVESTIGATION

METHODOLOGY

The methodology for conducting the CBPA and Wetland Investigation entails a review of USGS topographic maps, National Wetland Inventory maps and county soil surveys. F&R performs a complete site walkover and makes a generalized examination of soils, plant communities and indicators of wetland hydrology, in accordance with the 1987 COE Wetlands Delineation Manual. F&R directly observes any significant drainage features and utilizes the criteria established by the North Carolina Method to determine the absence or presence of perennial flow within a site's drainage features. The resulting information is compiled and examined to determine the possibility of Chesapeake Bay Preservation Areas, jurisdictional wetlands or other "Waters of the U.S." existing on the site.

OBSERVATIONS

On August 18, 2005, F&R walked the entire site and examined the drainage ways and other potentially jurisdictional areas. F&R identified a jurisdictional ephemeral swale beginning near the southern property boundary (Route 708) and continued until it ran with an apparently intermittent channel. Jurisdictional wetland areas were also observed on the site's eastern portion near the Dominion Power transmission structures and continued until it ran with the site's intermittent channel. The intermittent channel was located near the center of the site and continued until it exited at the gravel road which is the site's northwestern boundary. Some apparent wetlands were associated with the intermittent channel's floodplain. The site's features are illustrated on Drawing No. 2 in the Attachments.

CONCLUSION

Based on F&R's assessment performed in general accordance with the North Carolina Method of stream classification and the 1987 USACE Wetland Delineation Manual, the small stream flowing northwest along the center of the site is intermittent with apparent wetlands located within the stream channel's floodplain. Apparent wetlands were also observed running north along the center of the site and near the site's eastern boundary and Dominion Power

transmission line.

LIMITATIONS

F&R prepared this limited wetland investigation for the exclusive use of Signature Series and their authorized agents on this specific project. This investigation has been performed using criteria set forth in the 1987 USACE Wetland Delineation Manual, recently implemented stream assessment guidelines established by CBLAD and generally accepted environmental practices. Our conclusions are based on field observations made at the time of our site visit and, in part, upon information provided by others. Changing weather conditions and differing interpretations of field observations may influence the characterization of water bodies on the subject site. No other warranty, expressed or implied, is made. We have not verified the completeness or accuracy of the information provided by others. Froehling & Robertson, Inc. by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state or federal public agencies any conditions at the site that may present a potential danger to public health, safety or the environment. In areas that require notification of local, state or federal agencies as required by law, it is the client's responsibility to notify.

It has been a pleasure providing environmental services on this project and we look forward to working with you on future projects. If you have any questions/comments or require further information, please do not hesitate to contact me.

Respectfully submitted,

FROEHLING & ROBERTSON, INC.

David Martin
Environmental Scientist
Environmental Services

Ron Etter
Project Manager
Environmental Services

SINCE F&R 1881

ATTACHMENTS

USGS 7.5 Minute Quadrangle of Germanna Bridge, Virginia
topographic map provided by http://www.topozone.com

★ - Approximate Site Location

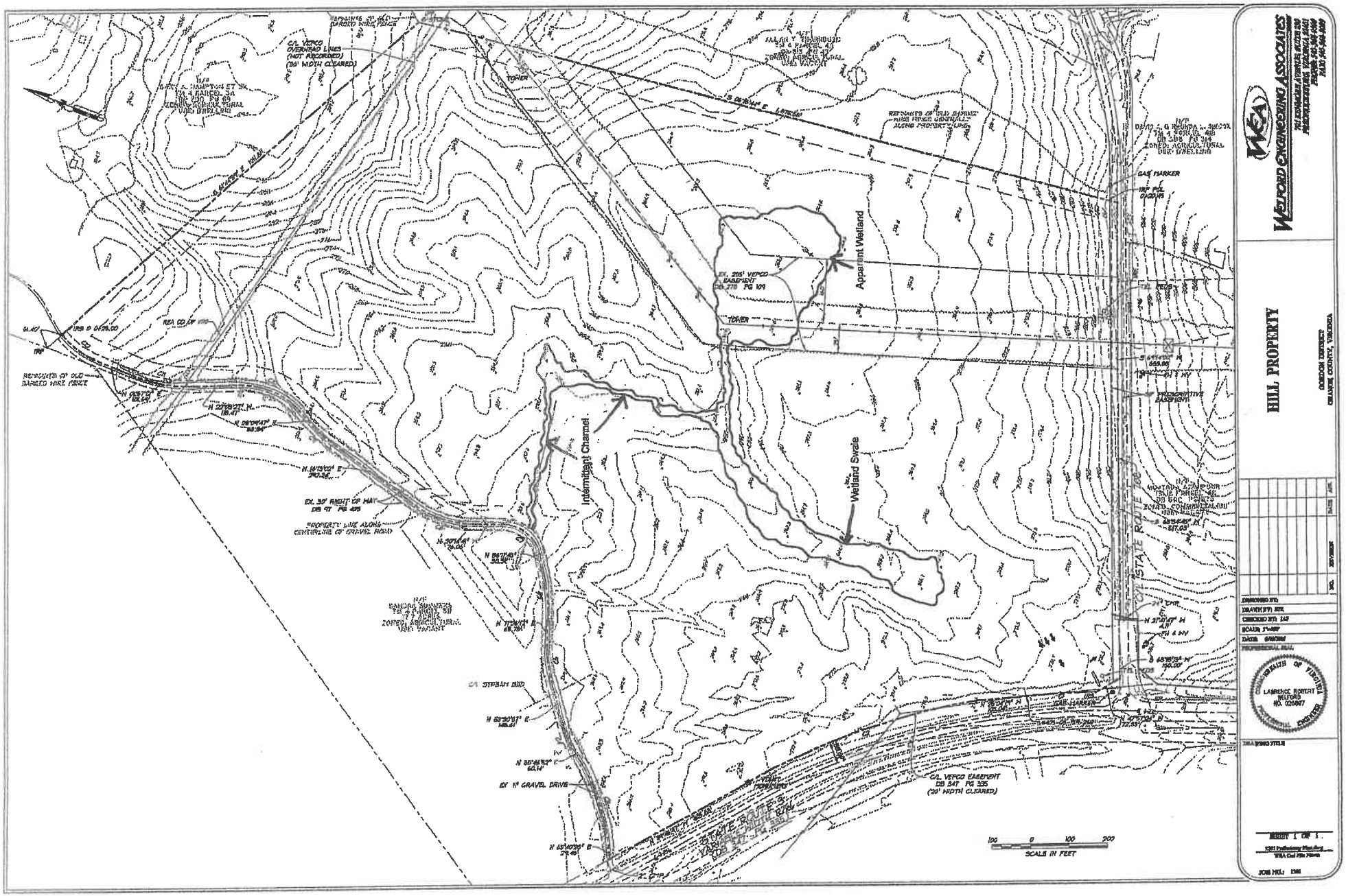
Froehling & Robertson, Inc.

SINCE 1881

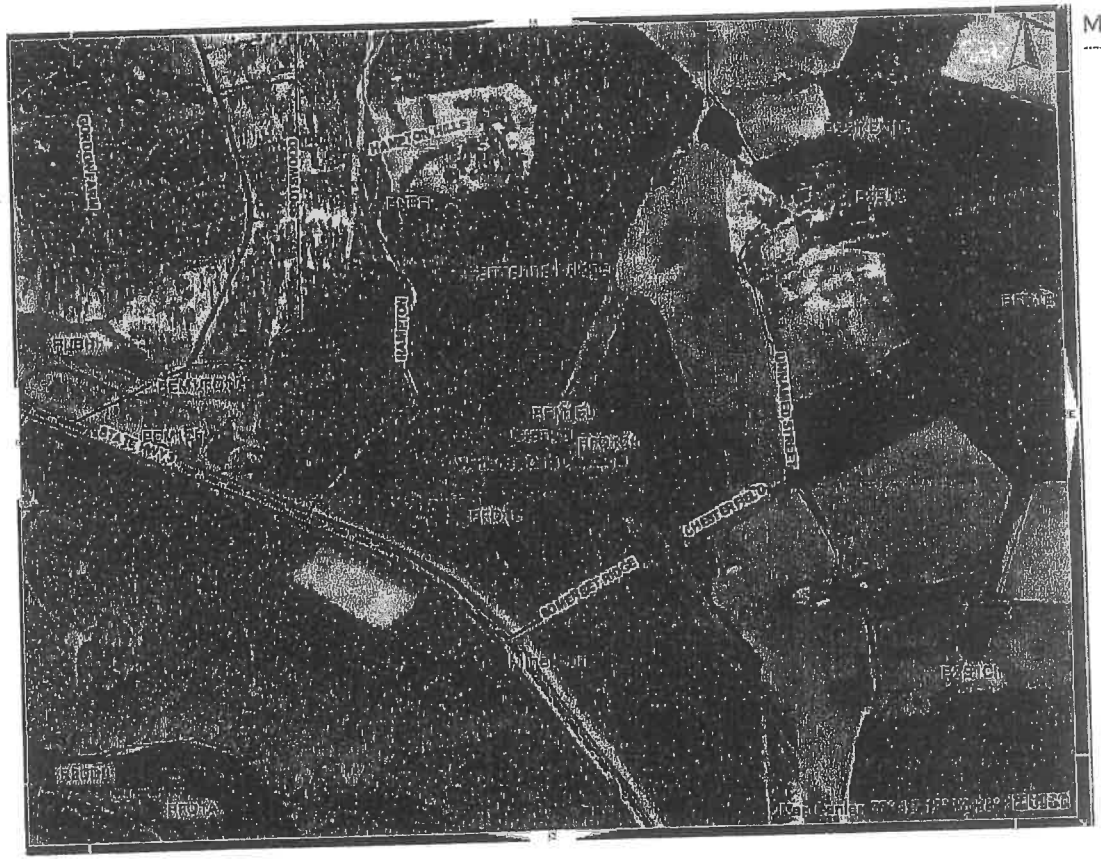
SITE VICINITY MAP

Hill Property (TM 4-3)
Route 3
Orange County, Virginia

DRAWN:	DMM	SCALE:	NTS	PROJ NO:	G54-209E
CHKD:	DMM	DATE:	19-Aug-05	DWG NO:	1



Apparent Wetland
Wetland Swale
Intermittent Channel
C/L VEPCO OVERHEAD LINES (NOT RECORDED) (30' WIDTH CLEARED)
EX. 205' VEPCO EASEMENT DB 278 PG 109
TOWER
GAS MARKER
PRESCRIPTIVE EASEMENT
EX. 30' RIGHT OF WAY DB 47 PG 425
PROPERTY LINE ALONG CENTERLINE OF GRAVEL ROAD
C/L STREAM BED
EX 11' GRAVEL DRIVE
C/L VEPCO EASEMENT DB 347 PG 335 (20' WIDTH CLEARED)
STATE ROUTE 3
C/L STATE ROUTE 3
SCALE IN FEET
100 0 100 200
WELFORD ENGINEERING ASSOCIATES
HILL PROPERTY
GORDON DISTRICT
CHARLES COUNTY, VIRGINIA
LAWRENCE ROBERT WELFORD
NO. 026807
SHEET 1 OF 1

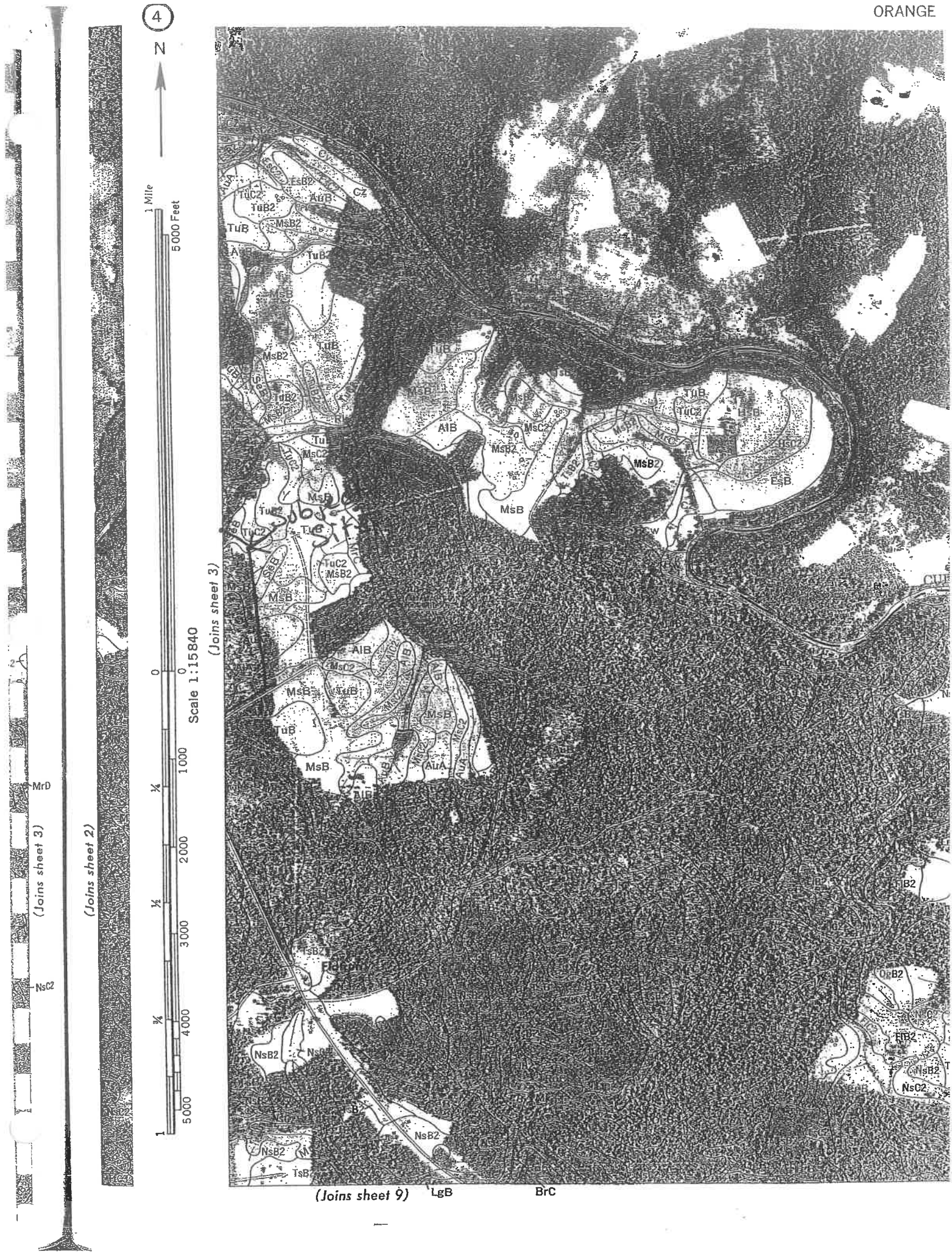


Map Legend

- CONUS Cities
- CONUS USGS Quad Index 24K
- CONUS States 100K
- CONUS Counties 100K
- Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Lower 48 Available Wetland Data
- No Wetlands Data Available
- Wetlands Data Available

NWI/Aerial Map

VIRGINIA — SHEET NUMBER 3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AuA
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EsB
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NsC2
TsB2
OgB2
FlB2
Cz

CRI
CULTURAL RESOURCES, INC.

April 3, 2006

Mr. John Marcantoni
Signature Series Development, LLC
1 Monument Drive
Stafford, Virginia 22554

RE: VDHR Archives and Document Review for the Proposed 75-acre Signature Station Development in Orange County, Virginia

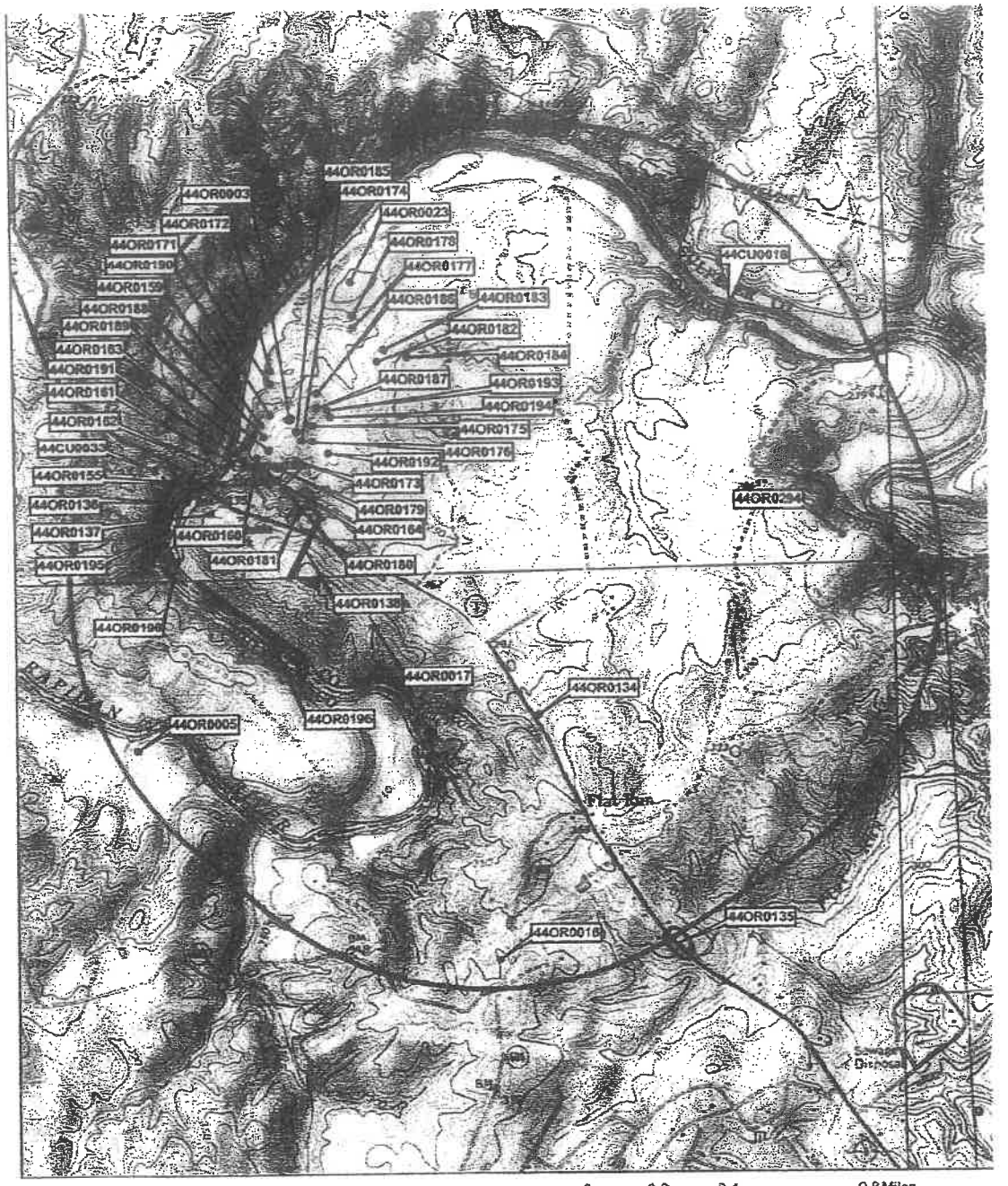
Dear Mr. Marcantoni:

In April 2006, Cultural Resources, Inc. (CRI) conducted a search of the Virginia Department of Historic Resources (VDHR) archives and reviewed all documents associated with cultural resources and cultural resource activities associated with the 75-acre proposed Signature Station Development located in Orange County, Virginia. The results found that neither archaeological sites nor architectural resources were located within the proposed Signature Station Development (See Figures 1 &2).

No cultural resource surveys have taken place within the proposed Signature Station Development. However, VDHR records show three official surveys were conducted within one mile of the proposed Signature Station Development. These surveys include a 1982 survey of Route 3 by Lyle E. Browning as reported in *Phase I Archaeological Reconnaissance Survey, Route 3, Culpepper and Orange Counties, Virginia.* In May of 1986 a Phase III data recovery was performed on archaeological site 44OR0136 by the Virginia Foundation for Archaeological Research, Inc., the results of which are reported in *An Emergency Archaeological Data Recovery Project of 44OR0136, the Site of Germanna Mills at the Germanna Ford Rapidan River Access Area, Orange County, Virginia.* Finally, in September of 1986, Historic Gordonsville, Inc. conducted an archaeological reconnaissance of the Germanna area as reported in *From Frontier to Plantation: The Archaeological Reconnaissance of the Germanna Area, Orange County, Virginia.* All three of these reports are on file at the VDHR.

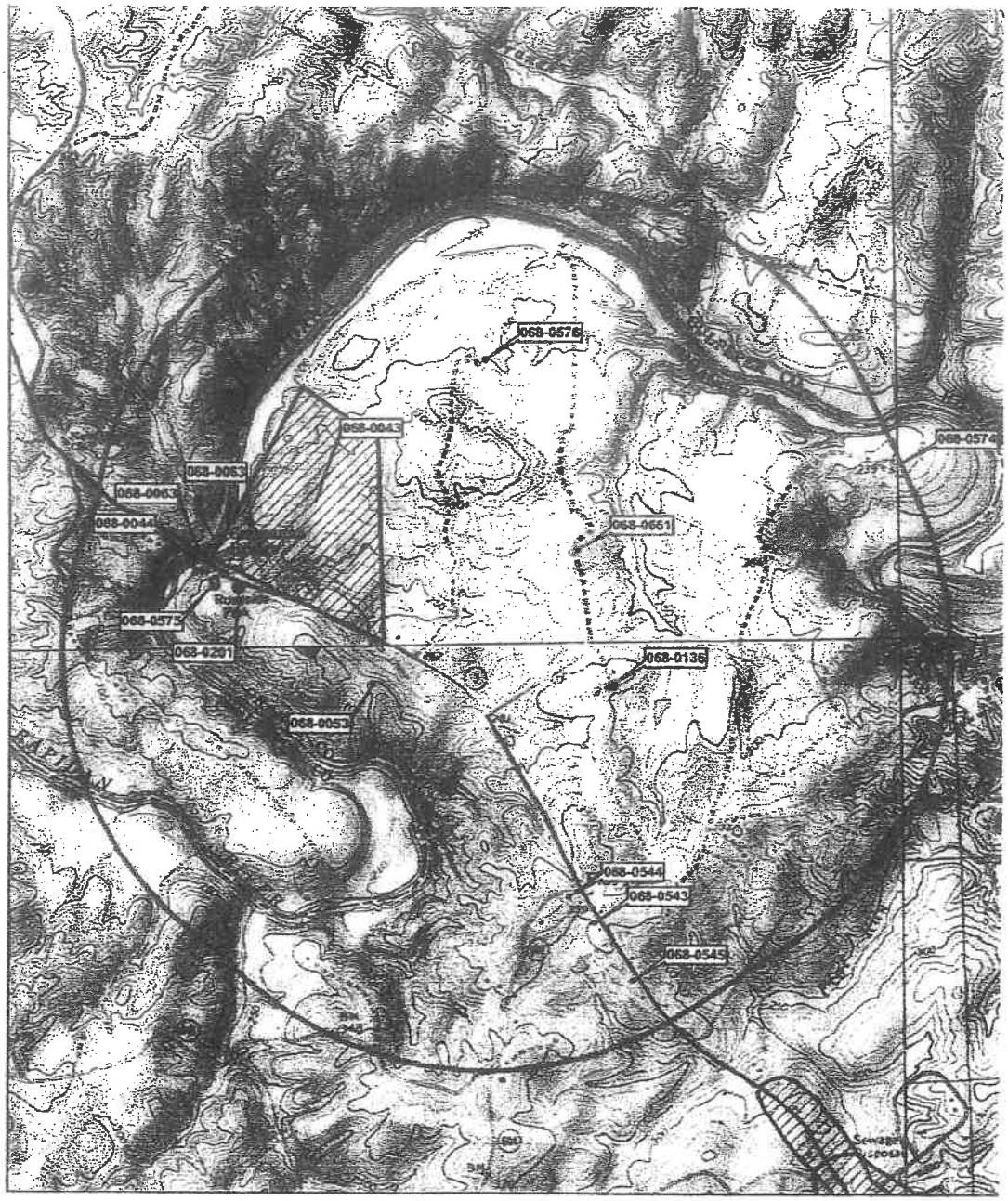
Although no cultural resources were identified within the proposed Signature Station Development, fifty-nine cultural resources were located within one mile of the proposed development, including forty-six archaeological sites and thirteen architectural resources (See Figures 1 & 2). Following is a summary of the previously identified archaeological sites and architectural resources within one mile of the proposed Signature Station Development.

2800 PATTERSON AVE., SUITE 100 • RICHMOMD, VIRGINIA 23221 • (804) 355-7200 FAX (804) 355-1520



Firm Name: CRI
Quad/County: Germanna Bridge, Mine Run/Orange County
Map created by: J. Pitts
Date Created: 3-30-06

Figure 1. Detail of *Germanna Bridge, VA* and *Mine Run, VA* USGS Quadrangles Depicting All Archaeological Sites Located within One Mile of the Project Area.



Firm Name: CRI
Quad/County: Germanna Bridge, Mine Run/Orange County
Map created by: J. Pitts
Date Created: 3-30-06

0 0.2 0.4 0.8 Miles

Architectural Resources

N W S

Figure 2. Detail of *Germanna Bridge, VA* and *Mine Run, VA* USGS Quadrangles Depicting All Architectural Resources Located within One Mile of the Project Area.

Previously Identified Archaeological Sites

No previously identified archaeological sites are located within the Signature Station project area. However, forty-six archaeological resources were identified within a one-mile radius of the project area (Figure 1, Table 1). These sites were identified by individuals as well as cultural resource management firms and associations.

In 1934, David Bushnell identified two sites. These sites include a historic fish dam of an unknown temporal affiliation (44CU0018) and an indeterminate site with a middle Archaic component and a middle Woodland component (44OR0005). Neither site has been evaluated for listing on the National Register of Historic Places (NRHP).

In 1968, Howard MacCord identified the eighteenth-century farmstead associated with the Germanna Archaeological Site (44OR0003.) This site is also associated with architectural resource 063-0043. It was listed on the Virginia Landmarks Register (VLR) in 1977 and on the NRHP in 1978.

Two sites were identified by Martha McCartney in 1981. Both sites contain nineteenth-century military earthworks (44OR0016 and 44OR0017.) These sites have not been evaluated for listing on the NRHP.

The Virginia Department of Transportation (VDOT) identified six sites in 1982. These sites include nineteenth-century military earthworks (44CU0033), two prehistoric camps of unknown temporal affiliations (44OR0134 and 44OR0135), an eighteenth- and nineteenth-century mill (44OR0136), an indeterminate site of an unknown temporal affiliation (44OR0137), and nineteenth-century military earthworks (44OR0138). In 1983, VDOT identified a prehistoric burial mound of an unknown temporal affiliation (44OR0155). In 1986, VDOT identified an eighteenth- and nineteenth-century dam (44OR0195) and an eighteenth-century dam, mill, and raceway (44OR0196.) These sites have not been evaluated for listing on the NRHP.

E. Randolph Turner identified seven archaeological sites in 1984. These sites include an indeterminate site with a Woodland component and a component dating to the third quarter of the eighteenth century (44OR0023), an eighteenth-century courthouse jail complex (44OR0159), an indeterminate prehistoric site of an unknown temporal affiliation (44OR0160), a historic mill and restored spring of an unknown temporal affiliation (44OR0161), a historic bridge of an unknown temporal affiliation (44OR0162), a historic road of an unknown temporal affiliation (44OR0163), and an indeterminate site of an unknown temporal affiliation (44OR0164). These sites have not been evaluated for listing on the NRHP.

In 1985, the University of Virginia (UVA) identified eighteen sites. These sites include an indeterminate scatter from the second half of the eighteenth century and first half of the nineteenth century (44OR0171), two indeterminate scatters from the second half of the eighteenth century (44OR0173 and 44OR0182), an indeterminate scatter from the nineteenth century (44OR0174), five indeterminate historic scatters of unknown temporal

affiliations (44OR0175, 44OR0176, 44OR0178, 44OR0179, and 44OR0189), two eighteenth-century scatters (44OR0188 and 44OR0190), an indeterminate scatter with a prehistoric component and a component from the second half of the eighteenth century to the first half of the nineteenth century (44OR0183), an indeterminate site with a prehistoric component and eighteenth- and nineteenth century components (44OR0186), a nineteenth-century outbuilding (44OR0187), and four prehistoric camps of unknown temporal affiliations (44OR0172, 44OR0177, 44OR0180, and 44OR0181.) In 1986, UVA identified two indeterminate prehistoric scatters of unknown temporal affiliations (44OR0184 and 44OR0191), an eighteenth-century indeterminate scatter (44OR0192), an indeterminate scatter of an unknown temporal affiliation (44OR0193), and an indeterminate scatter from the second half of the eighteenth century (44OR0194). In 1990, UVA identified a nineteenth-century military base/facility (44OR0294). These resources have not been evaluated for listing on the NRHP.

44OR0294 is an indeterminate site of an indeterminate date. No other data is available for this site.

Table 1. Previously Identified Archaeological Sites Within a One-Mile Radius of the Signature Station Project Area

Site	Resource Type	Association	Reference	NRHP Recommendation
44CU0018	Fish dam	Historic/Unknown	David Bushnell-1934	Not Evaluated
44CU0033	Military earthworks	19th century	VDOT-1982	Not Evaluated
44OR0003	Farmstead (Germanna Archaeological Site)	18th century	Howard MacCord-1968	Eligible
44OR0005	Indeterminate	Middle Archaic, Middle Woodland	David Bushnell-1934	Not Evaluated
44OR0016	Military earthworks	19th century-2nd, 3rd half	Martha McCartney-1981	Not Evaluated
44OR0017	Military earthworks	19th century-2nd, 3rd half	Martha McCartney-1981	Not Evaluated
44OR0023	Indeterminate	Woodland, 18th century-3rd quarter	E. Randolph Turner-1984	Not Evaluated
44OR0134	Camp, temporary	Prehistoric/Unknown	VDOT-1982	Not Evaluated
44OR0135	Camp, temporary	Prehistoric/Unknown	VDOT-1982	Not Evaluated
44OR0136	Mill	18th century, 19th century	VDOT-1982	Not Evaluated
44OR0137	Indeterminate	Indeterminate	VDOT-1982	Not Evaluated
44OR0138	Military earthworks	19th century-3rd quarter	VDOT-1982	Not Evaluated
44OR0155	Mound, burial	Prehistoric/Unknown	VDOT-1983	Not Evaluated
44OR0159	Courthouse jail complex	18th century	E. Randolph Turner-1984	Not Evaluated
44OR0160	Indeterminate	Prehistoric/Unknown	E. Randolph Turner-1984	Not Evaluated

Table 1. Previously Identified Archaeological Sites Within a One-Mile Radius of the Signature Station Project Area

Site	Resource Type	Association	Reference	NRHP Recommendation
44OR0161	Mill, Restored spring	Historic/Unknown	E. Randolph Turner-1984	Not Evaluated
44OR0162	Bridge	Historic/Unknown	E. Randolph Turner-1984	Not Evaluated
44OR0163	Road	Historic/Unknown	E. Randolph Turner-1984	Not Evaluated
44OR0164	Indeterminate	Indeterminate	E. Randolph Turner-1984	Not Evaluated
44OR0171	Indeterminate scatter	18th century-2nd half, 19th century-1st half	UVA-1985	Not Evaluated
44OR0172	Camp, temporary	Prehistoric/Unknown	UVA-1985	Not Evaluated
44OR0173	Indeterminate scatter	18th century-2nd half	UVA-1985	Not Evaluated
44OR0174	Indeterminate scatter	19th century	UVA-1985	Not Evaluated
44OR0175	Indeterminate scatter	Historic/Unknown	UVA-1985	Not Evaluated
44OR0176	Indeterminate scatter	Historic/Unknown	UVA-1985	Not Evaluated
44OR0177	Camp, temporary	Prehistoric/Unknown	UVA-1985	Not Evaluated
44OR0178	Indeterminate scatter	Historic/Unknown	UVA-1985	Not Evaluated
44OR0179	Indeterminate	Historic/Unknown	UVA-1985	Not Evaluated
44OR0180	Camp, temporary	Prehistoric/Unknown	UVA-1985	Not Evaluated
44OR0181	Camp, temporary	Prehistoric/Unknown	UVA-1985	Not Evaluated
44OR0182	Indeterminate scatter	18th century-2nd half	UVA-1985	Not Evaluated
44OR0183	Indeterminate scatter	Prehistoric/Unknown, 18th century-2nd half, 19th century-1st half	UVA-1985	Not Evaluated
44OR0184	Indeterminate scatter	Prehistoric/Unknown	UVA-1986	Not Evaluated
44OR0185	Indeterminate	Indeterminate	No Data Available	No Data Available
44OR0186	Indeterminate	Prehistoric/Unknown, 18th century, 19th century	UVA-1985	Not Evaluated
44OR0187	Outbuilding	19th century	UVA-1985	Not Evaluated
44OR0188	Indeterminate scatter	18th century	UVA-1985	Not Evaluated
44OR0189	Indeterminate scatter	Historic/Unknown	UVA-1985	Not Evaluated
44OR0190	Indeterminate scatter	18th century	UVA-1985	Not Evaluated
44OR0191	Indeterminate scatter	Prehistoric/Unknown	UVA-1986	Not Evaluated
44OR0192	Indeterminate	18th century	UVA-1986	Not Evaluated

Table 1. Previously Identified Archaeological Sites Within a One-Mile Radius of the Signature Station Project Area

Site	Resource Type	Association	Reference	NRHP Recommendation
	scatter			
44OR0193	Indeterminate scatter	Historic/Unknown	UVA-1986	Not Evaluated
44OR0194	Indeterminate scatter	18th century-2nd half	UVA-1986	Not Evaluated
44OR0195	Dam	18th century, 19th century	VDOT-1986	Not Evaluated
44OR0196	Dam, Mill and raceway	18th century	VDOT-1986	Not Evaluated
44OR0294	Military base/facility	19th century-3rd quarter	UVA-1990	Not Evaluated

Architectural Resources

No architectural resources are located within the Signature Station project area. Thirteen architectural resources are located within one mile of the project area. These resources were identified via independent survey by individuals.

In 1968, E. Heite identified two architectural resources. One resource was Germanna (068-0043), historically known as Enchanted Castle, from circa 1715, which is associated with the Germanna archaeological site (44OR0003). This resource was listed on the VLR in 1977 and the NRHP in 1978. Heite also identified Germanna Ford Park from 1714 (068-0044). This resource has not been evaluated for listing on the NRHP.

The Germanna Bridge Earthworks Forts (068-0053) and a Bridge over the Rapidan (068-0063) were also identified. No associations or references are available for these resources. These resources have not been evaluated for listing on the NRHP.

Chesterville from 1830 (068-0136) was identified in 1985. No reference is available for this resource. This resource has not been evaluated for listing on the NRHP.

Architectural resource 068-0201 consists of mill stones from 1863. No reference is available for this resource. This resource has not been evaluated for listing on the NRHP.

Stone and Miller identified seven resources in 1985. These resources include two houses on Route 3 from 1900 (068-0543 and 068-0545), Flat Run Baptist Church from 1900 (068-0544), Somerset from 1835 (068-0574), Germanna Town Site from 1700 (068-0575), a house on Route 621 from 1850 (068-0576), and a house on Route 708 (no date available) (068-0661). These resources have not been evaluated for listing on the NRHP.

Table 2. Previously Identified Architectural Resources Within a One-Mile Radius of the Signature Station Project Area

VDHR ID	Resource Type	Association	Reference	NRHP Recommendation
068-0043	Germanna (Enchanted Castle)	ca. 1715	E. Heite-1968	Eligible
068-0044	Germanna Ford Park	1714	E. Heite-1968	Not Evaluated
068-0053	Germanna Bridge Earthwork Forts	No Date	No Data Available	Not Evaluated
068-0063	Bridge over Rapidan	No Date	No Data Available	Not Evaluated
068-0136	Chesterville	1830	No Data Available-1985	Not Evaluated
068-0201	Mill Stones	1863	No Data Available	Not Evaluated
068-0543	House, Rt. 3	1900	Stone and Miller-1985	Not Evaluated
068-0544	Flat Run Baptist Church	1900	Stone and Miller-1985	Not Evaluated
068-0545	House, Rt. 3	1900	Stone and Miller-1985	Not Evaluated
068-0574	Somerset	1835	Stone and Miller-1985	Not Evaluated
068-0575	Germanna Town Site	1700	Stone and Miller-1985	Not Evaluated
068-0576	House, Rt. 621	1850	Stone and Miller-1985	Not Evaluated
068-0661	House, Rt. 708	No Date	Stone and Miller-1985	Not Evaluated

If you have any questions regarding this document, feel free to contact me at dodonnell@culturalresources.net or by phone at (804) 355-7200.

Sincerely,

Darby O'Donnell
Principal Investigator

ORANGE COUNTY
DEPARTMENT OF PLANNING AND ZONING

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

TO: Orange County Planning Commission

FROM: Gregg Zody, AICP GZ
Director of Planning and Zoning

DATE: February 13, 2013

RE: Staff Report for REZ 11-01, Signature Series Development, LLC (Parcel 4-3)

Staff Recommendation
Staff recommends approval of the rezoning request from Agricultural (A) to Multi-Family Residential (R-4) and General Commercial (C-2) subject to staff's conditions of approval; however, staff makes no recommendation regarding the voluntary proffers, and leaves the consideration as to the adequacy of the proposed proffers to the Board of Supervisors.

Staff Conditions of Approval

Site Development

1. All wetlands must be identified by the Army Corps Of Engineers (ACOE) prior to any land disturbing activities;
2. A site plan reflecting ACOE's wetland delineation prior to the issuance of any zoning permits;
3. No land disturbing activity shall occur on the identified wetlands unless a wetlands mitigation plan is submitted and approved by the appropriate staff/agency prior to receiving any zoning permits;
4. A plan of preservation or mitigation must be submitted to and approved by the appropriate staff/agency prior to receiving any zoning permits;
5. No development shall occur beneath the VEPCO easement identified on the General Development Plan;
6. A 70 foot wide landscaped buffer along the frontage of the subject site adjacent to Route 3 shall be preserved and maintained by the property owner;
7. A 20 foot wide landscape buffer shall be preserved and maintained along the Subject Property's frontage on Route 708, Hampton Lane, and adjacent property to the north and north-east;

8. All landscaping on the Subject Property shall be maintained in a healthy condition, and any dead or dying landscape materials shall be replaced whenever feasible with native plant materials providing the same visual screening effects
9. Low Impact Design techniques shall be implemented throughout the development to minimize off-site stormwater impacts;
10. The Applicant shall keep the Subject Property free of litter to include, but not limited to, plastic and other packaging of merchandise, and shall take steps to ensure that litter will not leave the Property boundaries;
11. The Applicant shall provide the County with $5,000 to be placed in an escrow account at the County for the County to use to provide clean up of litter deemed by the County to have originated from the Subject Property. Prior to commencing any clean up using said fund, the County shall give the Applicant 10 days written notice to clean up the litter; if the litter has not removed to the County's satisfaction in that time period, the County may proceed to provide clean up. If the County determines that an emergency exists, it may give the Applicant notice at the time it commences clean up;
12. The Applicant shall replenish the fund within 10 days of notice from the County that funds have been expended;
13. A subdivision separating the zoning districts (R-4 and C-2) shall be submitted to the Department of Planning and Zoning for staff review and approval; thereupon recorded in the Clerk of the Court's Office prior to the commencement of any land disturbing activity.

Transportation Improvements

1. A 70 foot wide easement located generally along the dividing line between the commercial and residential sections of the subject parcel for future connectivity of the frontage road system shall be constructed to VDOT standards by the applicant as was required for A & K Boulevard on the Walmart site;

Request

Signature Series Development, LLC, owner, is seeking a rezoning of approximately 75.8 acres from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2) subject to voluntary proffered conditions (see Attachment 2) and staff's conditions of approval.

Project Location

The Subject Property is identified as tax map # 4-3. Parcel 4-3 has approximately 1,400 feet frontage on Germanna Highway (Route 3), located approximately 2,800 feet west of Flat Run Road (Route 601), and is situated between Hampton Lane and Somerset Ridge Road (Route 708). Please see aerial map below.

Proposal

The applicant is requesting that a 75.8 acre parcel, currently zoned Agricultural, be rezoned to include both Commercial and Residential districts. Approximately 28.15 acres would be zoned C-2 (general commercial) and the remaining 47.65 acres would be zoned R-4 (multi-family residential). The applicant is proposing is a maximum of 230 townhome units on the proposed residential site, and no more than 222,300 square feet for the commercial site. The applicant is proposing approximately 17 acres of open space for the site, including two 10,000 square foot playground areas serving the townhomes, as well as trails and sidewalks to promote interconnectivity with existing and future development.

The commercial portion of the development, located between Routes 3 and 708, would consist of no more than approximately 222,300 square feet of commercial retail space intended to accommodate a mixture of businesses; configured in building groupings with the larger uses near the rear of the commercial portion and several single use commercial pads closer to Route 3 corridor. Parking for the commercial uses would be located along Route 3outside of the proposed 100 foot buffer proffered by the applicant.

The residential component of the project, located at the rear of the property, would contain a total of thirty-three (33) town home clusters containing four (4), six (6), and eight (8) unit buildings for a total of 230 multi-family dwelling units. Parking for the residential component would be located along the private road(s) serving the residential uses.

Access

As illustrated on the site plan contained in the staff report, access points for the site are proposed at Hampton Lane, Route 3, and Route 708. One entrance to the commercial area will be located on Route 3, and 3 points of access are proposed for Route 708; one for the residential portion of the site, and two points of access for the commercial area – one of which is the future extension

of A & K Boulevard; and then Hampton Lane would be required to be improved to VDOT standards to serve the residential uses after the 40th unit is completed.

Site conditions

The subject parcel has approximately 1,400 feet of frontage on Route 3 and approximately 1,200 feet of frontage along Route 708. Hampton Lane, a thirty (30) foot wide private access easement runs along the entire length of the west side of the property. A 235 foot-wide utility easement bisects a portion of the eastern half of the parcel. According to the topographic data illustrated in the Concept Development Plan, the majority of the parcel is relatively flat or gently rolling with some slightly steeper topography concentrated in the northern portion and along Route 708. The parcel was predominantly wooded prior to the interior being logged approximately 2 years ago, and it contains undefined wetlands that extend from the approximate center of the property to the west, south and east. No formal delineation of the wetlands has been made at this point. As shown in the Concept Development Plan, the proposed placement of commercial buildings, associated parking, and proposed stormwater management facilities will encroach into the wetlands.

Proposed Commercial Layout Concept

The commercial portion of the property, as proposed in the Concept Development Plan, contains two distinct commercial areas in the plan, the first of which would serve as the general anchor area for the commercial activity: One 60,000 square foot building; one 62,500 square foot building anchoring each end of a commercial strip, with three buildings (2 – 30,000 s.f., and 1 – 14,000 s.f.) between the two anchors.

The second commercial area within this portion of the site would include 5 building pads for commercial use, 4 of which are proposed to be 5,600 s.f., and the fifth would be approximately 3,400 s.f. The uses for these smaller pads would be typical uses found in commercial out-lots, including banks, restaurants, etc.

A parking area that extends from Hampton Lane to Route 708 fronting along Route 3 would serve all commercial uses. As part of the proffers, an area sufficient in size to accommodate a 5,000 square foot area, located near the rear of the commercial site and adjacent to Route 708, would be conveyed to the County for its use as a public safety or office/administration building.

Primary access to the commercial portion would be from Route 3 and Route 708. The applicant is proffering a one-hundred (100) foot setback between the commercial parking area and Route 3. Staff is recommending requiring the same buffering standards conditioned by the Board of Supervisors for the Wal-Mart project to apply to this particular site along Routes 3, 708, and Hampton Lane for the commercial portion.

Proposed Residential Layout Concept

As presented in the concept plan, the residential portion of the development would be developed into two distinct areas by virtue of environmental conditions and an existing utility easement. The area to the southeast would be comprised of thirty-two (32) town home units and an adjacent 10,000 square foot playground. The area to the northwest would include 198 town home units,

and a second 10,000 square foot playground. Parking for residents would be provided in unit garages and parking aprons.

Transportation Component

The Traffic Impact Analysis (TIA) submittal was deemed complete by VDOT on January 30, 2012. The transportation needs identified in the TIA were based on future build-out analysis (page 25 of the application) between the years 2019-2025, at which time the applicant estimates at least 50% of the townhome units would be complete.

The Virginia Department of Transportation approved the Traffic Impact Analysis and proffers by the applicant on June 27, 2012. The following voluntary proffers address the transportation impacts the development may have on the adjacent transportation network (bracketed numbers reflect the actual proffer numbering):

[8.] The Applicant or assigns agrees to provide a future traffic impact statement that will assess the anticipated impacts of a full median break access along Route 3 at Hampton Lane and other impacts to turn lane needs and/or levels of service at project entrances on Route 3 and/or Route 708, as well as at the Route 3/Route 708 intersection, if any future commercial use is proposed under 60,000 square feet. It is agreed that any necessary improvements identified from this analysis, subject to VDOT and County approvals, will be constructed prior to issuance of building occupancy permit for this specific use.

[9.] The Applicant will provide a 50 foot easement to Orange County to be situated generally along the dividing line between the commercial and residential sections enabling a future connector road from Route708 to be constructed to Hampton Lane. The eastern terminus of the easement shall align opposite A&K Boulevard Relocated (by others). This right of way is being conveyed by the developer in order to facilitate parallel traffic relief to Route 3, if necessary. The alignment of the right-of-way will be free of any obstacles to road construction such as severe slopes, water detention facilities, wetlands, or other features. The improvements are not to be constructed by the Applicant, but may be constructed by others in the future, if necessary.

[10.] The Applicant (or assigns) will improve Hampton Lane providing access from the main driveway parallel to the front of the commercial section to Route 3. Dependent upon the findings of the Route 3 cross-over (median break) analysis, the applicant will construct the intersection of Hampton Lane and Route 3 as either a full movement intersection with appropriate turn lanes and cross-over or as a right-in/right-out access. In addition, the Applicant (or assigns) will extend Hampton Lane to access the residential section as a secondary access which will be constructed upon the issuance of the 40th building unit permit by Orange County.

[11.] All roadway improvements constructed by the Applicant (or assigns), except for the internal roadways of the development, will be built to VDOT standards and will become part of the VDOT road system.

[12.] The Applicant (or assigns) shall be limited to Route 3 access at Hampton Lane and the center right in right out entrance. There shall be 3 accesses onto Route 708 which consists of two

accesses from the commercially zoned parcel and one access from the multifamily residentially zoned parcel. Additional access shall be from the property to Hampton Lane.

Alternative Transportation Concept
Walking trails and sidewalks within the residential portion provide multi-modal access to the commercial area and provide linkage to existing and future sidewalk and trail development (i.e. existing = Walmart and A & K Boulevard).

Water and Sewer Service
Water and sewer service would be provided to the application site by the Rapidan Service Authority (RSA) upon the applicant's construction of both water and sewer lines, water storage facility, and upgrades to the pumps at Somerset Farm Sewer Wet Well to serve the on-site users. The applicant will be responsible for all costs associated with providing the upgrades.

According to the rezoning application, a water main extension has recently been installed in the immediate vicinity of the property and would be available for connection with the property.

Homeowner's Association
A Homeowners' Association would be created for the residential portion of the property. The Homeowners' Association would be responsible for the maintenance and repair of all interior roads and all common areas, including landscaping, playgrounds, pedestrian trails, and open space within the residential portion.

Fire and Rescue Service
The site will served by the Lake of the Woods Fire and Rescue Station, located approximately 2 miles from the site.

Proffers Discussion
The applicant has proposed $187,500 in cash proffers, or $1,500, for each townhome for the first 125 units. The proffers were not allocated to any specific areas of impact but were referenced in Proffer #7 in the same discussion regarding cost/child/dwelling unit for education.

The applicant is proposing to dedicate/donate a 5,000 s.f. area adjacent to Route 708 on the commercial portion of the site to the County for community purposes for use either as a public safety building, or for office/administrative space (e.g. tourist or visitor's bureau).

The applicant is providing 2 – 10,000 square foot parks for recreational purposes on the residential portion of the application site, in addition to approximately 17 acres set aside for open space.

Furthermore, the applicant will enter a memorandum of understanding with RSA to provide water lines, storage facility, and pump upgrades (Somerset Farm Wet Well) for sewage conveyance and treatment.

Based on the 2008 Orange County Proffer Policy Guide, the applicant could voluntarily proffer $19,042 per townhome unit, or a total of $4.4 million.

The following proffer guideline table (below) illustrates the County's adopted policy (9/23/08):

Service	Single Family	Townhouse	Multi-Family
Schools	$20,455	$10,467	$7,989
Fire and Rescue	$1,172	$1,193	$896
Library	$1,232	$1,254	$941
Parks and Recreation	$381	$387	$291
Roads	$360	$313	$216
Water Facilities	$2,316	$2,316	$2,316
Solid Waste Facilities	$488	$497	$373
Other Government Facilities	$2,567	$2,614	$1,961
Total	**$28,972**	**$19,042**	**$14,983**

Schools
Based on the proffer policy guidelines for calculating a per unit generation rate (.181 for townhomes), an additional estimated 42 students (elementary-middle-high) would be added to the overall school system population.

The current proffer guidelines suggest that for a townhome, the cost to offset the cost of constructing and staffing schools is $10,467 per unit, or a total of $2,407,410.

Fire and Rescue
The cost per townhome unit, based on the proffer policy guidelines is $1,193, which includes current and projected costs for existing and new equipment and facilities. The total for the residential development would be $274,390.

Library
The suggested proffer for this facility is $1,254, and the total cost if the suggested proffer was accepted by the applicant, would be $288,420.

Parks and Recreation
The recommended contribution, based on the proffer guidelines, is $387, or a total of 89,010.

Roads
The proffer policy guide recommends $313 per unit for a townhome for road improvements, totaling $71,990.

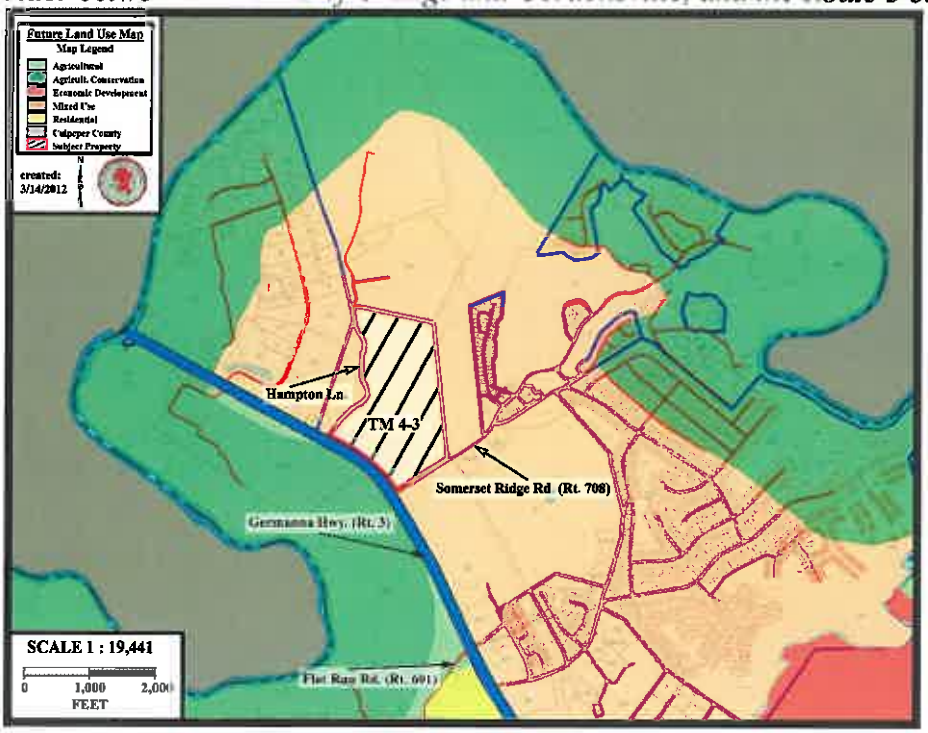
Water Facilities
The suggested contribution per townhome unit for water facilities is $2,316, for a total of $532,680 for the townhomes.

Solid Waste Facilities
The suggested contribution per townhome is $497 for a total of $114,310.

Other Governmental Facilities
The proffer policy suggests a contribution of $2,614 per townhome for a total of $601,220 for governmental facilities.

Future Land Use
The Subject Property is currently designated as Mixed Use on the Future Land Use Map (as amended on 10/12/10), as indicated on the map below. Following is the language from the 2009 Comprehensive Plan:

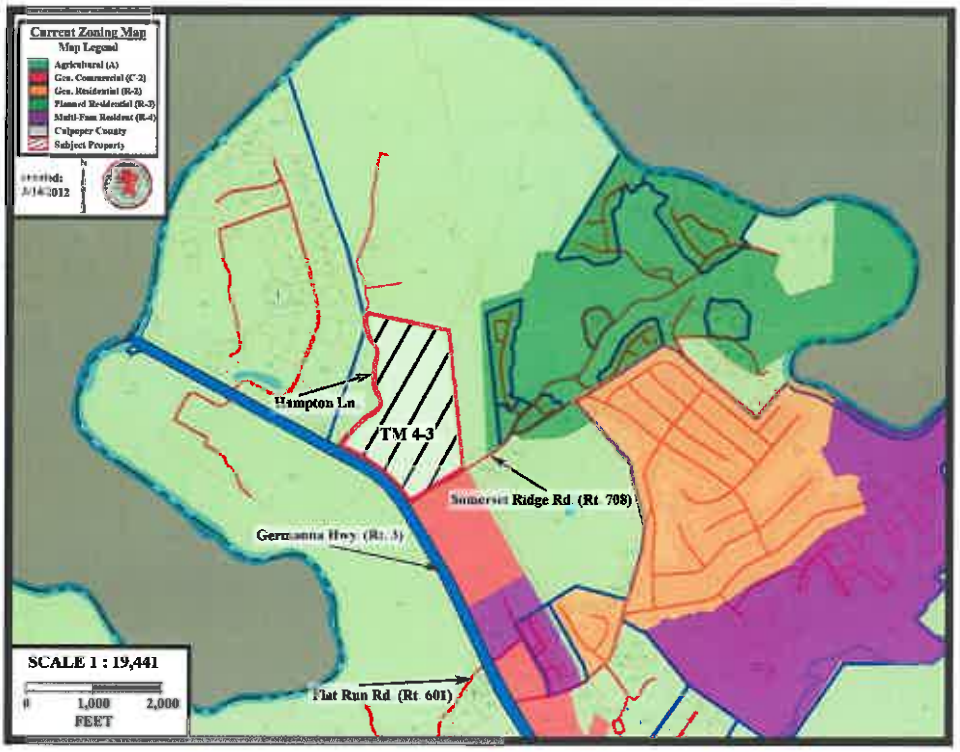
The Mixed Use Development land use category includes areas of the county that are planned for both residential and economic development (including commercial and office space development). The intention of the mixed use development area is to create sustainable development that allows for the ability to live, work and shop in one area. Specifically, mixed use development will consist of a mixture of housing, commercial, general business and light industrial activities such that each project, at a minimum, would be an economically viable, self-supporting entity from the standpoint of the cost of the delivery of governmental services to the area. Areas of the county intended for mixed use development include a portion of the area from Route 3 north to the Rapidan River, the area along Route 20 located across from Airport property, portions of the Route 15 corridor immediately northeast of the town of Gordonsville, and an area immediately adjacent to the western boundary of the town of Gordonsville and east of Route 231 South. Effectively, the mixed use development areas are considered integral parts of the identified growth areas of the county: the town of Gordonsville, the town of Orange, the Route 15 corridor between the towns of Orange and Gordonsville, and the Route 3 corridor.



Existing Adjacent Uses and Zoning
Uses of the surrounding properties include:

- Low density uses, including single-family homes, agricultural uses, and forested land to the west, north, immediate east, and across Route 3 to the south; These areas are zoned Agricultural (A);
- Mixed-density residential (Somerset Farm subdivision) to the east; zoned Planned Residential (R-3);
- A large retail use on the south-side of Route 708 to the southeast; zoned General Commercial (C-2);
- A college campus (Germanna Community College) across Route 3 to the southwest; Zoned A.

The Current Zoning Map below illustrates the existing zoning of the general area.



Application Review Committee Comments
On January 25, 2011, an Application Review Committee (ARC) meeting was held to discuss REZ 11-01.

The following applicable comments were made:

<u>VDOT</u>

- The applicants' initial "Traffic Impact Study" (in March 2006) was never accepted by VDOT. The applicant and their engineer and Planning staff met at least twice with VDOT in 2011 and 2012, whereby the TIA was accepted by VDOT with conditions in the Summer of 2012.

CSWCD

- Signature Station should get a Jurisdictional Determination by the Army Corps of Engineers for their delineated wetlands and address any impacts identified by the permitting agency; Suggested the applicants contact Hal Wiggins, with the Army Corps of Engineers, to verify wetland determination ("Jurisdictional Determination");
- Recommended that the applicants commit to LID (Low Impact Development);
- The proposal needs to be retailored to avoid wetland disturbances, keeping stream channels intact and undisturbed, and preserving a forest buffer along these areas. The impacts to wetland and waters are permitted by the Army Corps of Engineers (ACOE) and Virginia Department of Environmental Quality (DEQ). These agencies are enforcing more stringent standards;
- The onsite soils appear to have high water table and shrink-swell potential. These characteristics can impact the performance of dwellings with basements, and storm water management. Open space should be maximized to reduce negative water quality impacts and improve opportunities for storm water management;
- Can storm water management practices be located within the VEPCO's easement? There have been other such uses of power and utility easements;

Rapidan Service Authority (RSA)

- This is a large development with a combination of a large commercial shopping center and a residential component showing 230 townhome units. The actual water demand and sewer generation numbers are not included and currently unknown, but at a minimum, this will be a large number for our system;
- RSA has adequate water supply at this time using the existing water treatment plant and has a 12" water transmission main along Somerset Ridge Road. This will need to be extended to the property. To supply this development, a new water storage tank is required;
- RSA will have adequate sewer treatment capacity at this time using the upgraded wastewater treatment plant. The closest sewer pump station to this site is the existing station in Somerset Farms. However, the capacity of this station is too small for the proposed development and must be upgraded to handle the flow. The upgrade may require the existing force main to be upgraded also. Signature Station plans show a proposed sewer pump station which must be connected to the RSA system in Somerset Farms Subdivision.
- In summary, the actual water demand and sewer generation must be presented to design the appropriate facilities. A new water storage tank <u>is required</u> to provide storage plus extension of the water main. The sewer pump station onsite must be sized to handle the peak sewer flows inside the development and a new sewer force main <u>is required</u> to reach offsite to an existing RSA sewer main. The receiving sewer pump station in Somerset Farms Subdivision and the sending force main <u>must be upgraded</u> to handle the new flow.

Findings of Fact

Comprehensive Plan

- The subject site's future land use designation is Mixed Use;
- The application is for mixed use development.

Zoning Ordinance

- The site is zoned Agricultural;
- The applicant is seeking a rezone to General Commercial (C-2) and Multi-Family Residential (R-4);
- The subject site contains 75.8 acres;
- §70-422(3) allows multi-family housing as a by-right use;
- §70-429 requires that at least 1/3 of the gross land area of a multi-family project contain open space. The applicant is setting aside approximately 17 acres, when the requirement for the residential portion would be approximately 16 acres.
- Two 10,000 square foot play areas proposed. §70-429 requires that one playground shall have equipment appropriate for preschool and elementary schoolchildren; the second playground shall have equipment appropriate for secondary schoolchildren;
- The proposed zoning classification sought by the applicant is General Commercial (C-2);
- Adjacent parcels to the south are zoned C-2, approximately 28 acres.
- The Permitted uses for C-2 include the following:
    - Automobile sales, service, storage or rental;
    - Commercial assembly plant, such as a printing or framing shop;
    - Office building;
    - Place of worship;
    - Private cultural, recreational or institutional use;
    - Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility;
    - Restaurant;
    - Retail store.

Threat to public health, safety or welfare

- The applicant will provide the necessary infrastructure to ensure the availability of water and sewer conveyance ensuring public health needs are addressed.
- The applicant must make all necessary road improvements and conduct future analyses required by VDOT to ensure the safety of the public.
- No immediate threat to the welfare of the public is identifiable at this time.

Compatibility with its surroundings

- Adjacent land uses include low-medium density residential, agricultural, commercial, and educational uses.
- Commercially-zoned property does exist in the immediate area.
- No known complaints exist with its prior uses.
- The site is located along a corridor with diverse uses.

Substantial detriment to the surrounding property

- There is no demonstrated detriment to the surrounding property, although rezoning from agricultural to residential and commercial zoning districts increases the probability of greater traffic flow dispersed among the existing shared points of ingress and egress at Route 708 and Route 3.
- In April 2006, cultural/cultural activities was conducted of Department of Historic Resources archives and determined that neither archaeological site nor architectural resources were located in the development site.
- VDHR records indicate three official surveys were conducted within one mile of the application (one in 1982, two in 1986), and no cultural resources were identified within the site.

Attachments:

A. Generalized Development Plan (dated January 2013)
B. Proposed Proffers (dated June 29, 2012)
C. Updated Fiscal Impact Analysis (dated January 31,2013)
D. Draft Resolution of Approval
E. Draft Resolution of Denial
F. Application Form

A. Generalized Development Plan (GDP) – Signature Station (dated January 2013)

B. Proposed Proffers (dated 6/29/12)

Signature Series Development LLC
1 Monument Drive
Stafford, VA 22554
540-374-9390
540-374-9384 - Fax

June 29, 2012

Orange County Virginia
Department of Planning and Zoning
128 West Main Street
Orange, VA 22960

Attn: Mr. Gregg Zody
Director of Planning

RE: Signature Station Proffer Conditions 6/29/2012

Dear Mr. Zody;

In reference to our rezoning application, Signature Series Development LLC hereby submits a Revised Proffer Statement to Orange County for consideration.

Please find the attached complete revise Proffer Conditions for our Rezoning Application for Signature Station. If you should have any question or concerns, please do not hesitate to contact us.

Sincerely,

Robert Dudley
Managing Member
Signature Series Development LLC

cc: File
Mr. Butch Davies, DBWLE, PLC

June 27, 2012

Proffer Conditions

These Proffers are the only conditions offered in this rezoning application, and any prior Proffers on the property are hereby superseded by these Proffers and all previous Proffers on the property are hereby void and of no further force and effect. The Proffers will be effective only upon the County's full and final approval of the rezoning application submitted by the Applicant to reclassify the property from A (Agriculture) Zoning to R-4 (Multifamily Residential) and C-2 (Commercial) zoning districts. Applicant makes the following public facility element proffer in accordance with the proposed Proffer Policy Guideline of the Orange County Board of Supervisors.

Limits on Construction and Transfer to Orange County

1. The maximum number of townhomes will not exceed 230 townhomes within the R-4 rezoned area.

2. The Applicant will encumber the R-4 property with a Declaration of Conditions, Covenants, Restrictions and Easements ("Declaration") for the purposes of (a) protecting the value and desirability of the property, (b) facilitating the planning and development of Signature Station in a unified and consistent manner, including architectural guidelines and enforcement procedures, and (c) providing for the installation, maintenance, repair and assessment of all common areas, including landscaping, on-site amenities, and open space. The Applicant will create a homeowners' association as a non-stock corporation under the laws of Virginia. The Declaration will provide for a homeowners' association to enforce the Declaration. The Declaration will run with the title to the property and will be binding on all parties having any right, title or interest in or to it, and their heirs, successors, and assigns. The Applicant will record the Declaration prior to or contemporaneously with the recordation of the first approved section plat for Signature Station.

3. The Applicant shall construct recreational amenities on the residential section of the property, which will include two (2) 10,000 square foot playgrounds for resident use.

4. Commercial buildings will be located a minimum of 100 feet away from the Route 3 right of way and 50 feet from Hampton Lane and Route 708.

5. The Applicant will convey to the County fee simple title to a portion of the Property sufficient in size to accommodate a 5,000 square foot building, more or less, and related parking spaces to be located in the area designated as "Community Building" as shown on the GDP. The property conveyed to the County will be used for public safety or office administration purposes only. The conveyance will be made subject to an ingress and egress easement for access to and from State Route 708 and the commercial section of the Property as shown on the GDP. The Applicant will convey the land to the County no later than the date of subdivision plat approval for the shopping center as shown on the GDP.

6. The Applicant proffers that the commercial square feet that will be present in the commercial section will not exceed 222,300 square feet.

7. Based upon the latest proffer guidelines dated September 23, 2008 and the County Budget for Fiscal Year 2011, it was determined that our Residential Section that consists of 230 townhomes will generate approximately 40 students at a cost of $4,590 per student. The total anticipated cost impact to the County schools will be $183,600.00. In accordance with our Fiscal Analysis (as provided by S. Patz and Associates), each proponent (commercial and residential) are self-sustaining entities that pay for themselves as well as create additional revenue for the County. As a supplement to these facts, Signature Series Development LLC or assigns will contribute $1,500 per unit up to a total contribution of $187,500 for the first 125 units to be constructed. This unit contribution will be made at the time of building permit application for each unit.

Transportation Improvements

8. The Applicant or assigns agrees to provide a future traffic impact statement that will assess the anticipated impacts of a full median break access along Route 3 at Hampton Lane and other impacts to turn lane needs and/or levels of service at project entrances on Route 3 and/or Route 708, as well as at the Route 3/Route 708 intersection, if any future commercial use is proposed under 60,000 square feet. It is agreed that any necessary improvements identified from this analysis, subject to VDOT and County approvals, will be constructed prior to issuance of building occupancy permit for this specific use.

9. The Applicant will provide a 50 foot easement to Orange County to be situated generally along the dividing line between the commercial and residential sections enabling a future connector road from Route 708 to be constructed to Hampton Lane. The eastern terminus of the easement shall align opposite A&K Boulevard Relocated (by others). This right of way is being conveyed by the developer in order to facilitate parallel traffic relief to Route 3, if necessary. The alignment of the right-of-way will be free of any obstacles to road construction such as severe slopes, water detention facilities, wetlands, or other features. The improvements are not to be constructed by the Applicant, but may be constructed by others in the future, if necessary.

10. The Applicant (or assigns) will improve Hampton Lane providing access from the main driveway parallel to the front of the commercial section to Route 3. Dependent upon the findings of the Route 3 cross-over (median break) analysis, the applicant will construct the intersection of Hampton Lane and Route 3 as either a full movement intersection with appropriate turn lanes and cross-over or as a right-in/right-out access. In addition, the Applicant (or assigns) will extend Hampton Lane to access the residential section as a secondary access which will be constructed upon the issuance of the 40th building unit permit by Orange County.

11. All roadway improvements constructed by the Applicant (or assigns), except for the internal roadways of the development, will be built to VDOT standards and will become part of the VDOT road system.

12. The Applicant (or assigns) shall be limited to Route 3 access at Hampton Lane and the center right in right out entrance. There shall be 3 accesses onto Route 708 which consists of two accesses from the commercially zoned parcel and one access from the multifamily residentially zoned parcel. Additional access shall be from the property to Hampton Lane.

C. Fiscal Impact Analysis

Signature Series Development LLC
1 Monument Drive
Stafford, VA 22554
540-374-9390
540-374-9384 - Fax

January 31, 2013

Orange County Virginia
Department of Planning and Zoning
128 West Main Street
Orange, VA 22960

Attn: Mr. Gregg Zody
Director of Planning

RE: Signature Station Updated Fiscal Analysis Summary

Dear Mr. Zody;

Since our submission date for our rezoning application for Signature Station, the tax rates have changed thereby not depicting our fiscal impact analysis accurately. As a result, we had our consultant, S. Patz and Associates issue a summary statement updating our Fiscal Impact Analysis with the current tax rates for the County to review.

If you should have any question or concerns, please do not hesitate to contact us.

Sincerely,

John Marcantoni
Member
Signature Series Development LLC

cc: File
Mr. Butch Davies, DBWLE, PLC

▪ S. PATZ & ASSOCIATES, INC ▪
▪ REAL ESTATE CONSULTANTS ▪

January 30, 2013

Mr. John Marcantoni
Signature Development, LLC
1 Monument Drive
Stafford, Virginia 22554

Dear Mr. Marcantoni:

On January 24,2012, S. Patz and Associates, Inc. (SPA) provided you with a fiscal impacts analysis for your Signature Station development at buildout for a site on Route 3 in Orange County, Virginia. That development is to contain 230 townhouse homes priced at $200,000, and 222,300 square feet of commercial space. Our analysis showed that the proposed development will generate a significant tax benefit to the County.

Since the preparation of that analysis, tax rates in Orange County have been increased, which will increase the revenue to be derived from Signature Station. There has also been a ten percent increase in the per capita costs of public school education for pupils residing at the development, which would add to the costs to the County from the development; other costs are expected to remain approximately the same.

This letter summarizes the findings of the original fiscal impacts analysis and presents revised impacts for Signature Station based on updated tax rates and revised per pupil school costs. Table 1, below, compares the tax rates in effect at the time of the original fiscal impacts analysis (FY2012 rates), and the tax rates now in effect for FY2013:

Table 1. Comparison of Tax Rates in Effect in FY2012 and in FY2013 in Orange County, Virginia, Per $100 of Assessed Valuation.

	FY2012	FY2013
Real Estate	$0.49	$0.72
Tangible Personal Property	$3.27	$3.75
Business Tangible Personal Property	$2.20	$2.20

Sources: Orange County Annual Budgets for FY2012 and FY 2013.

46175 Westlake Drive ▪ Suite 400 ▪ Potomac Falls, Virginia 20165 ▪ 703.421.8101 ▪ 703.421.8109 fax ▪ spatzec@comcast.net

A comparison of the annual fiscal impacts of Signature Station on Orange County under the previous and present tax rates, as given in Table 1, is presented in Table 2. Revenues for the County should increase from $1.47 million to $1.64 million, an increase of eleven percent. Costs to the County increased slightly due to the costs of education. The net fiscal benefit – the difference between tax revenues and costs to Orange County – is expected to increase from $0.89 million to $1.05 million, an increase of 17 percent.

Table 2. Comparison of Fiscal Impacts for Signature Station based on Tax Rates in Effect in FY2012 and in FY2013 in Orange County, Virginia, in Current Dollars.

	FY2012	FY2013
Tax Revenues	$1,474,490	$1,643,600
Costs of County Services 1/	-$579,670	-$593,310
Net Fiscal Benefit	$894,820	$1,050,290

Note: 1/ Includes the cost of annual debt service for new County facilities.
Sources: Orange County Annual Budgets for FY2012 and FY 2013.

I trust that this update will provide you with the revisions to the fiscal impacts analysis based on increased tax rates as you requested. If you have further questions about the analysis, please contact us at your convenience.

Sincerely,

Philip G. Hammer, Jr.

Philip G. Hammer, Jr.
Vice President

PGH/mes

ATTACHMENT D

ORANGE COUNTY
PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

DRAFT RESOLUTION RECOMMENDING APPROVAL

MOTION: **February 21, 2013**
Special Meeting
SECOND: **Res. No. 13-02**

RE: **REZ 11-01: SIGNATURE SERIES DEVELOPMENT, LLC REQUESTING A REZONING OF APPROX. 75.8 ACRES FROM AGRICULTURAL (A) TO APPROX. 47 ACRES OF MULTIFAMILY RESIDENTIAL (R-4) AND APPROX. 28 ACRES OF GENERAL COMMERCIAL (C-2); ON TAX MAP NO. 4-3**

WHEREAS, Signature Series Development, LLC, owner, has submitted an application requesting a rezoning of approximately 75.8 acres ("Subject Property") from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2), subject to twelve (12) proffered conditions set forth within an attached document dated June 29, 2012 and subject to staff's conditions of approval contained in the Staff Report; and

WHEREAS, on February 21, 2013 the Planning Commission held a duly advertised public hearing on REZ 11-01; and

WHEREAS, the Department of Planning and Zoning staff has recommended approval of the rezoning; and

WHEREAS, the Planning Commission has determined that this rezoning is consistent with the Comprehensive Plan and would serve the interests of public necessity, convenience, general welfare, and/or good zoning practice;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **approve** REZ 11-01 to rezone approximately 75.8 acres of Tax Map 4-3 from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2), subject to twelve (12) proffered conditions set forth within an attached document dated June 29, 2012 and subject to staff's conditions of approval contained in the Staff Report.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information: **Signature Series Development, LLC, owner**
Clerk to the Board of Supervisors
County Attorney

CERTIFIED COPY_____
Secretary to the Planning Commission

ATTACHMENT E

ORANGE COUNTY
PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

DRAFT RESOLUTION RECOMMENDING DENIAL

MOTION: **February 21, 2013**
Special Meeting
SECOND: **Res. No. 13-02**

RE: **REZ 11-01: SIGNATURE SERIES DEVELOPMENT, LLC REQUESTING A REZONING OF APPROX. 75.8 ACRES FROM AGRICULTURAL (A) TO APPROX. 47 ACRES OF MULTIFAMILY RESIDENTIAL (R-4) AND APPROX. 28 ACRES OF GENERAL COMMERCIAL (C-2); ON TAX MAP NO. 4-3**

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WHEREAS, on February 21, 2013 the Planning Commission held a duly advertised public hearing on REZ 11-01; and

WHEREAS, the Department of Planning and Zoning staff has recommended approval of the rezoning; and

WHEREAS, the Planning Commission has determined that this rezoning would not serve the interests of public necessity, convenience, general welfare, and/or good zoning practice, as the proposed development fails to adequately address the county's concerns relative to the impact of the development on the county's infrastructure and capital facilities.;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **deny** REZ 11-01 to rezone approximately 75.8 acres of Tax Map 4-3 from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2).

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information: **Signature Series Development, LLC, owner**
Clerk to the Board of Supervisors
County Attorney

CERTIFIED COPY_____
Secretary to the Planning Commission

ATTACHMENT F

APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF ORANGE COUNTY, VIRGINIA

Project Name SIGNATURE STATION

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

Tax Map #	From:	To:	Acres: (Total)
004-000000000-3	Agricultural	C-2	35 +/-
		R-4	40 +/-

- OR -

The undersigned propose(s) to amend the proffered conditions of
Rezoning # _____

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.
Located @ the intersection of Routes 3 and 708 on West side.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser / lessee, and engineer(s) as applicable are:

☐ **Owner of Property**
name: Signature Series Development LLC
mailing: 1 Monument Drive
address: Stafford, VA 22554
phone: 540-374-9390

☐ **Authorized Agent(s)**
name: Robert Dudley / John Marcantoni
mailing: 1 Monument Drive
address: Stafford, VA 22554
phone: 540-374-9390

☐ **Contract Purchaser/Lessee**
name: _____
mailing: _____
address: _____
phone: _____

☐ **Engineer**
name: Welford Engineering Assoc
mailing: 4545 Emporia Lane
address: Fredericksburg, VA 22408
phone: 540-898-9330

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Orange County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7th day of February, 2011
(If anyone other than owner is signing, power of attorney must be attached.)

[signature]

FEE CALCULATION WORKSHEET:

Base Rate: (if proposing multiple zoning categories, enter highest rate)	$ 250.00			= $ 250.00
Per / Acre Rate:	$ 25.00	X	75.8 (# acres)	= $ 1895.00
Additional Per / Acre Rate (if proposing multiple zoning categories)	$	X	(# acres)	= $
Additional Per / Acre Rate (if proposing multiple zoning categories)	$	X	(# acres)	= $
Additional Per / Acre Rate (if proposing multiple zoning categories)	$	X	(# acres)	= $
Additional Per / Acre Rate (if proposing multiple zoning categories)	$	X	(# acres)	= $

Total = $ 2,145.00

Please note that if a VDOT 527 Review is required (determined at TIA scoping session) a separate fee must be submitted directly to VDOT. Do not submit the VDOT 527 review fee to Orange County.

ORANGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

SHANNON C. ABBS, DISTRICT ONE
JAMES K. WHITE, DISTRICT TWO
S. TEEL GOODWIN, DISTRICT THREE
GROVER C. WILSON, DISTRICT FOUR
LEE H. FRAME, DISTRICT FIVE

JULIE G. SUMMS
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313
FAX: (540) 672-1679

MAILING ADDRESS:
PO BOX 111
ORANGE, VA 22960

PHYSICAL ADDRESS:
R. LINDSAY GORDON III BUILDING
112 WEST MAIN STREET
P O BOX 111
ORANGE, VIRGINIA 22960

ORDINANCE OF APPROVAL

MOTION: **WILSON**

SECOND: **WHITE**

June 11, 2013
Regular Meeting
Ord. No. 130611 – 7A

RE: REZ 11-01: SIGNATURE SERIES DEVELOPMENT, LLC REQUEST TO REZONE APPROXIMATELY 75.8 ACRES FROM AGRICULTURAL (A) TO APPROXIMATELY 47 ACRES OF MULTIFAMILY RESIDENTIAL (R-4) AND APPROXIMATELY 28 ACRES OF GENERAL COMMERCIAL (C-2)

WHEREAS, Signature Series Development, LLC, Owner, has submitted an application requesting a rezoning of approximately 75.8 acres ("Subject Property") from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2), subject to twelve (12) proffered conditions set forth within the attached document dated June 6, 2013, and subject to staff's conditions of approval, as attached; and

WHEREAS, the Department of Planning and Zoning recommended approval of the rezoning request; and

WHEREAS, the Planning Commission advertised and held a public hearing on the rezoning request on February 21, 2013; and

WHEREAS, the Planning Commission reviewed the rezoning request and has determined that the request is consistent with the Comprehensive Plan, and, as such, recommended approval of the rezoning request to the Board of Supervisors; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning request;

NOW, THEREFORE, BE IT ORDAINED, that the Orange County Board of Supervisors hereby **approves** REZ 11-01 to rezone approximately 75.8 acres of Tax Map No. 4-3 from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2), subject to twelve (12) proffered conditions set forth within the attached document dated June 6, 2013, and subject to staff's conditions of approval, as attached.

Votes:
Ayes: Goodwin, Wilson, White.
Nays: Frame, Abbs.
Absent from Vote: None.
Absent from Meeting: None

Attached:
1. **Proffer Statement dated June 6, 2013**
2. **Staff Conditions for Approval**

For Information:
Signature Series Development, LLC
Thomas E. Lacheney, County Attorney
Gregg Zody, Planning and Zoning Director

CERTIFIED COPY _____
Clerk to the Board of Supervisors

Signature Series Development LLC
1 Monument Drive
Stafford, VA 22554
540-374-9890
540-374-9384 - Fax

June 11, 2013

Orange County Virginia
Department of Planning and Zoning
128 West Main Street
Orange, VA 22960

Attn: Mr. Gregg Zody
Director of Planning

RE: Signature Station Proffer Conditions 5/24/13

Dear Mr. Zody;

In reference to our rezoning application, Signature Series Development LLC hereby submits a Revised Proffer Statement to Orange County for consideration.

Please find the attached complete revise Proffer Statement for our Rezoning Application for Signature Station. If you should have any question or concerns, please do not hesitate to contact us.

Sincerely,

Robert H. Dudley

Robert Dudley
Managing Member
Signature Series Development LLC

KATHLEEN A. ROSCOE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2016
COMMISSION # 4101602

Kathleen A Roscoe

cc: File
Mr. Butch Davies, DBWLE, PLC

On this, the 11th day of June 2013 before me, the Undersigned officer, personally appeared Robert H Dudley known to me to be the person whose name is subscribed to the within instrument, and acknowledged —

June 6, 2013

Proffer Conditions

The applicant proffers the following conditions as a part of its application for a rezoning. The Proffers will be effective upon the County's full and final approval of the rezoning application submitted by the Applicant to reclassify the property from A (Agriculture) Zoning to R-4 (Multifamily Residential) and C-2 (Commercial) zoning districts. The proffers will be binding upon the Applicant, and its Heirs, and shall run with the land. These Proffers are the only conditions offered in this rezoning application, and any prior Proffers on the property are hereby superseded by these Proffers and all previous Proffers on the property are hereby void and of no further force and effect.

Limits on Construction and Transfer to Orange County

1. The Applicant will construct townhomes on the R-4 portion of the property and the maximum number of townhomes will not exceed two hundred and thirty (230) townhomes within the R-4 rezoned area.

Applicant further proffers that no townhome shall be less than twelve hundred (1200) square feet of heated living area **and that at least one third of the townhomes will be in excess of Fifteen Hundred (1,500) square feet of heated living area (69 Townhomes).** During the construction process, Applicant will construct said townhomes in approximately the percentages listed plus or minus ten percent.

Applicant recognizes that a diversity of architecture is needed for the residential community and agrees to use a mixture of colored siding, entrance features, and window diversity to ensure a community appearance and avoid a barracks style. The facades of townhomes in a group shall be varied by changed front yard setbacks and variation in materials or design so that not more than two abutting townhouses will have the same front yard setback and the same, or substantially the same architectural treatment of facades and roof lines.

The following materials are approved for use on exterior walls and trims: Wood (treated with semi-transparent or solid body stains or paints), painted exposed concrete, brick, natural and cultured stone (textured masonry block units are not to exceed eight inches in height), pvc, hardie plank, vinyl, stucco, synthetic stucco, and aluminum wrapped materials. The applicant further proffers that all exposed concrete will be painted to match the color scheme of the townhome.

Prohibited Materials and Conditions: Plain concrete block, corrugated metal, unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board), seams on sheet (plywood or pressboard type) products, and other similar quality, non-durable products.

2. The Applicant will encumber the R-4 property with a Declaration of Conditions, Covenants, Restrictions and Basements ("Declaration") for the purposes of (a) protecting the

value and desirability of the property, (b) facilitating the planning and development of Signature Station in a unified and consistent manner, including architectural guidelines and enforcement procedures, and (c) providing for the installation, maintenance, repair and assessment of all common areas, including landscaping, on-site amenities, and open space. The Applicant will create a homeowners' association as a non-stock corporation under the laws of Virginia. The Declaration will provide for a homeowners' association to enforce the Declaration. The Declaration will run with the title to the property and will be binding on all parties having any right, title or interest in or to it, and their heirs, successors, and assigns. The Applicant will record the Declaration prior to or contemporaneously with the recordation of the first approved section plat for Signature Station.

3. The Applicant shall construct recreational amenities on the residential section of the property, which will include two (2) 10,000 square foot playgrounds for resident use.

4. All Commercial buildings will be located a minimum of 100 feet away from the Route 3 right of way and 50 feet from Hampton Lane and Route 708.

5. The Applicant proffers that the commercial square feet that will be present within the entire development will not exceed 237,500 square feet.

6. The Applicant proffers cash monetary contributions to the County to be directed towards the construction, upgrade, improvement, or enhancement of Orange County public safety systems, equipment, resources, and/or facilities, including, but not limited to a new E911 Facility. These contributions will amount to a total of Three Hundred Thousand Dollars ($300,000.00). The purpose of the proffer is to help mitigate the increased public safety costs that will be incurred by the County as a result of the commercial and residential development.

These contributions will be paid to the County once seventy-five percent (75%) of the approved commercial square footage has attained Occupancy Permit (at least 178125) square feet), or upon completion of at least thirty-five percent (35%) of the townhomes on the residential portion of the project (81 Townhome Units), whichever comes first. If the proffered cash payment is not used for the aforementioned purposes, said payment shall be transferred to the Orange County Public School Account to be used for upgrades and improvements in the Orange County Public Education System.

No residential plats can be recorded, nor can any Residential Construction commence within the R-4 portion of the property until at least 25% of the Commercial Component has attained Occupancy Permitting (at least 59,375 square feet). The Residential Construction may also begin if a bona fide special use permit application is filed with the Orange County Planning Department, and the applicant has properly completed all of the steps necessary in the application process, but said application has not been acted upon by the Planning Commission within six (6) months of the date upon which said application was properly completed and filed by the applicant in accordance with the Special Use Permit Guidelines as of the date of this proffer statement.

7. A 70 foot wide visual buffer shall be preserved and maintained along the Subject Property's frontage on Route 3 and a 20 foot wide visual buffer shall be preserved and maintained along the Subject Property's frontage on Route 708 and Hampton Lane.

The buffer landscaping shall conform in all respects with the Wal-Mart Buffer landscaping provisions contained in the Wal-Mart Special Use Permit (SUP) and upon all site plans and development plans as approved by the County of Orange. and as built by Wal-Mart on Route 3 in Orange County. This provision applies only to the Walmart Buffering Landscaping and not the interior site landscaping. *Inter Alia*, The Wal-Mart buffer landscaping is described as follows:

Buffer Landscaping –

a. Buffers shall, at a minimum, be substantially as shown on the Wal-Mart SUP Permit Plan. Specifically, but not limited to:
    1) A 70' wide landscape buffer shall be maintained along the Subject Property's frontage on Route 3.
    2) A 20' wide landscape buffer shall be maintained along the Subject Property's frontage on Route 708.
b. All buffer landscaping on the Subject Property shall be maintained in a healthy condition, and any dead or dying landscape materials shall be replaced whenever feasible with native plant materials providing the same visual screening effects.

Transportation Improvements

8. **If any future commercial use is proposed under 60,000 square feet,** the Applicant agrees to provide a future traffic impact **analysis (TIA)** that will assess the anticipated impacts of a full median break access along Route 3 at Hampton Lane and other impacts to turn lane needs and/or levels of service at project entrances on Route 3 and/or Route 708, as well as at the Route 3/Route 708 intersection. This provision is made to comply with Virginia Department of Transportation request and also to address the additional 15,000 square feet if square footage utilized as additional commercial space given the $300,000 Proffer made in paragraph 6. It is agreed that any necessary improvements identified from this analysis, subject to VDOT and County approvals, will be constructed prior to issuance of building occupancy permit for this specific use.

9. The Applicant will provide a 50 foot easement to Orange County to be situated generally along the dividing line between the commercial and residential sections enabling a future connector road from Route 708 to be constructed to Hampton Lane. The eastern terminus of the easement shall align opposite A&K Boulevard Relocated (by others). This right of way is being conveyed by the developer in order to facilitate parallel traffic relief to Route 3, if necessary. The alignment of the right-of-way will be free of any obstacles to road construction such as severe slopes, water detention facilities, wetlands, or other features. The improvements

are not necessarily to be constructed by the Applicant, but may be constructed by others in the future.

10. The Applicant will improve Hampton Lane to **VDOT standards** from the intersection of Route 3 up to the future proposed intersection of A&K Boulevard as described in the immediatrly preceding proffer. Dependent upon the findings of the Route 3 cross-over (median break) analysis, the applicant will construct the intersection of Hampton Lane and Route 3 as either a full movement intersection with appropriate turn lanes and cross-over or as a right-in/right-out access.

In addition, the Applicant (or assigns) will extend Hampton Lane to access the residential section of the proposed development which will be constructed upon the issuance of the 40th building unit permit by Orange County. Said extension of Hampton Lane shall be constructed to VDOT standards. **The residential access on Hampton Lane will be located approximately at the dividing line between the Residential and Commercial Components.**

11. All roadway improvements constructed by the Applicant), except for the internal roadways of the development, will be built to VDOT standards and will become part of the VDOT road system.

12. Route 3 access shall be limited to access at Hampton Lane and the center right in right out entrance. There shall be 3 accesses onto Route 708 which consists of two accesses from the commercially zoned parcel and one access from the multifamily residentially zoned parcel. Additional access shall be from the property to Hampton Lane.

Attachment 2: Staff Conditions for Approval

Ord. No. 130611 - 7A

REZ 11-01, Signature Series Development, LLC:

Rezoning of approximately 75.8 acres from Agricultural (A) to approximately 47 acres of Multifamily Residential (R-4) and approximately 28 acres of General Commercial (C-2)

Tax Map No. 4-3

June 11, 2013
As approved by the Board of Supervisors

Staff Conditions of Approval

Site Development

1. All wetlands must be identified by the Army Corps of Engineers (ACOE) prior to any land disturbing activities;
2. A site plan reflecting ACOE's wetland delineation must be received prior to the issuance of any zoning permits;
3. No land disturbing activity shall occur on the identified wetlands unless a wetlands mitigation plan is submitted and approved by the appropriate staff/agency prior to receiving any zoning permits;
4. A plan of preservation or mitigation must be submitted to and approved by the appropriate staff/agency prior to receiving any zoning permits;
5. No development shall occur beneath the VEPCO easement identified on the General Development Plan;
6. A 70-foot wide landscaped buffer along the frontage of the subject site adjacent to Route 3 shall be preserved and maintained by the property owner;
7. A 20-foot wide landscaped buffer shall be preserved and maintained along the Subject Property's frontage on Route 708, Hampton Lane, and adjacent property to the north and northeast;
8. All landscaping on the Subject Property shall be maintained in a healthy condition, and any dead or dying landscape materials shall be replaced, whenever feasible, with native plant materials providing the same visual screening effects;
9. Low Impact Design techniques shall be implemented throughout the development to minimize off-site stormwater impacts;
10. The Applicant shall keep the Subject Property free of litter to include, but not limited to, plastic and other packaging of merchandise, and shall take steps to ensure that litter will not leave the Property boundaries;
11. The Applicant shall provide the County with $5,000 to be placed in an escrow account at the County for the County to use to provide clean-up of litter deemed by the County to have originated from the Subject Property. Prior to commencing any clean-up using said fund, the County shall give the Applicant ten (10) days written notice to clean-up the litter; if the litter has not been removed to the County's satisfaction in that time period, the County may proceed to provide clean-up. If the County determines that an emergency exists, it may give the Applicant notice at the time it commences clean-up;

12. The Applicant shall replenish the afore-mentioned fund within ten (10) days of notice from the County that funds have been expended;
13. A subdivision separating the zoning districts (R-4 and C-2) shall be submitted to the Department of Planning and Zoning for staff review and approval; thereupon recorded in the Clerk of the Circuit Court's Office prior to the commencement of any land disturbing activity.

Transportation Improvements

1. A 70-foot wide easement located generally along the dividing line between the commercial and residential sections of the subject parcel for future connectivity of the frontage road system shall be constructed to VDOT standards by the applicant as was required for A & K Boulevard on the Walmart site.

ORANGE COUNTY
PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

Application Number / Name: REZ 20-01 Signature Station	**Application Type:** Zoning Map Amendment
Planning Commission Public Hearing: October 1, 2020	**Board of Supervisors Public Hearing:** TBD
Owner(s): Signature Series Development, LLC	**Applicant(s):** Signature Series Development, LLC
Tax Parcel Number(s): 4-3	**Location:** Northeast quadrant intersection Rt. 3 (Germanna Hwy) & Rt. 708 (Somerset Ridge Rd)
Voting District(s): District 4	**Current Zoning District(s):** C-2 (General Commercial) Conditional and R-4 (Multifamily Residential) Conditional
Affected Acreage: 75.8 acres	**Recommended Future Land Use:** Germanna-Wilderness Area Plan – Subarea 1: Spotswood – Signature Station (Approved via REZ 11-01)
Staff Report Date: September 30, 2019	**Staff Report Prepared By:** Sandra B. Thornton, Planning Services Mgr.

STAFF RECOMMENDATION

The planning commission could consider recommending approval of the petition as a conditional rezoning, based on proffers submitted which are intended to achieve compliance with the 50 Year Vision for Germanna-Wilderness Plan (GWAP) Subarea 1: Spotswood, which includes "Development of the Signature Station project led by professional services and offices."

APPLICATION OVERVIEW & BACKGROUND

Application Summary:
This is an application by Signature Series Development, LLC, to rezone Tax Map Parcel 4-3 from C-2 Conditional and R-4 Conditional to Planned Development – Mixed Use (PDM). The project was conditionally approved in 2013, with proffer #6 stipulating that, "No residential plats can be recorded, nor can any Residential Construction commence within the R-4 portion of the property until at least 25% of the Commercial Component has attained Occupancy Permitting (at least 59,375 square feet). The Residential Construction may also begin if a bona fide special use permit application is filed with the Orange County Planning Department, and the applicant has properly completed all of the steps necessary in the application process, but said application has not been

acted upon by the Planning Commission within six (6) months of the date upon which said application was properly completed and filed by the applicant in accordance with the Special Use Permit Guidelines as of the date of this proffer statement."

In 2018 the applicant began discussions with the county concerning the potential amendment of this proffer to allow the commencement of residential development before the stipulated commercial development was attained. The pending rezoning application is the result of those discussions.

Character of the Area: The area is characterized by a mix of agricultural, residential, and commercial uses, with substantial tracts of undeveloped land. Somerset Ridge subdivision lies east of the subject parcel, and Walmart is located south of the parcel across Somerset Ridge Road. The project site is less than a mile south of Germanna Community College. A power transmission line easement of variable width transects the vicinity and runs through the subject property.

Planning & Zoning History: As referenced above, the subject parcel was rezoned in 2013, and that rezoning is reflected in the GWAP adopted in 2015. The application and supporting materials, staff report, and approval documents for REZ 11-01 were included in the materials for REZ 20-01 for informational purposes only.

Community Input: As of the writing of this staff report, no written public comments have been received concerning this application. Staff conducted a site visit and posted the property on September 22, 2020, and adjacent property owner notification letters were mailed on September 21, 2020.

Application Review Committee (ARC): Materials were emailed to Application Review Committee members on July 15, 2020. Comments were received from the Virginia Department of Transportation (VDOT), Rapidan Service Authority (RSA), Culpeper Soil & Water Conservation District (CSWCD), and the Orange County Public Library Director, Katie Hill. Ms. Hill expressed no concerns about the proposed development and potential impacts on the Wilderness Branch located nearby. Copies of VDOT, RSA, and CSWCD are attached.

ANALYSIS & REVIEW OF IMPACTS

Zoning / Uses: As previously noted, the area in which the subject parcel is situated is characterized by a mix of uses, with significant expanses of undeveloped property.

Natural Features: According to available mapping, there is a stream and wetlands on the parcel.

Comprehensive Plan: As previously noted, the parcel is specifically identified for development the GWAP – Subarea 1: Spotswood, as referenced in the 50 Year Vision, as well as on Map 1D: Future land usage guidelines. Accordingly, the proposal is generally in compliance with comprehensive plan goals and objectives.

Impacts to Public Health, Safety, and Welfare: This proposal would not be expected to pose any unusual impacts to public health, safety, or welfare. Increased residential density plus commercial development would be expected to create increased demand for public safety services, and the applicant has again proffered a cash contribution of $300,000.00 to help offset costs associated with increased service demand.

Water and sewer services will be provided by RSA, although a new water storage tank will be required, along with other system upgrades. It will be necessary for the developer to provide actual water demand and sewer generation estimates in order to design appropriately sized system components. These required system upgrades will be the responsibility of the developer.

Impacts to Environmental, Scenic, and Historic Assets: There are no particular scenic assets within the immediate vicinity of the project site. While some historic resources have been identified nearby, no negative impacts would be expected as a result of the proposed development. There are wetlands included in the project area, as well as a stream for which riparian buffers should be provided to protect water quality and preserve the functional capacity of the wetlands relative to stormwater management.

Compatibility with Surroundings: The proposed use would be compatible with current uses in the vicinity.

Impacts to County Services: The proposed development will increase demand for public safety services and solid waste management, as well as increase the school-age population. It would be expected that additional residents would somewhat increase demand for library and recreation services. The need for increased capacity in these functional areas has not been quantified.

Fiscal and Employment Impacts: The applicant provided the 2011 fiscal impact statement, although it has not been updated. At that time, it was estimated that after buildout and in constant dollars, the tax revenues generated for the county would be $1, 474,490, with a net fiscal benefit of approximately $900,000. The analysis prepared by S. Patz and Associates also estimated that the development would create approximately 700 new full-time equivalent employment opportunities.

Transportation: The development will have impacts on the public transportation network in the vicinity. Although the applicant has provided updated site trip generation data, the overall traffic impact analysis (TIA) that was done in 2011 has not been updated. VDOT will require TIAs for each phase of commercial construction associated with the project.

PROFFERS / CONDITIONS REVIEW

The following proffers have been submitted by the applicant and would be binding upon the applicant and run with the land if approved by the Board of Supervisors (the Board). The applicant may submit amended proffers in advance of the public hearing before the Board, and the Board may accept amended proffers once the public hearing has begun, provided that the amended proffers do not materially affect the overall proposal.

- The Applicant/Owner, its successors, and assigns, hereby agree that the development of the Property will be in conformance with these Proffers provided herein which are being provided pursuant to County Zoning Ordinance § 70-193 et seq., and pursuant to Virginia Code § 15.2-2303, et seq. ("Proffers"). These Proffers will replace and supersede all prior proffers affecting the property including previously approved conditions under Ordinance 130611-7A, and in this regard, the proffers approved under Ordinance 130611-7A will thereby be void, unenforceable, and of no further legal effect upon the County Board of Supervisors final approval of this proffer statement and underlying application. The

Proffers are effective only upon the County's full and final approval of this proffer application, zoning application REZ 20-01, and expiration of applicable appeal period.

Staff comment: The applicant has expressed the desire to have flexibility with respect to building design and signage requirements, depending upon market demand and conditions at the time development occurs. It is the intent of the PDM District both to permit flexibility while at the same time focusing on high quality design. While the application as submitted indicates the developer's intent to comply with requirements of the GWAP, the GWAP itself does not set forth design guidelines. Guidelines were previously drafted but have not been adopted. Given these facts, it would be difficult for a site plan reviewer to determine whether specific proposals actually advance the stated intent of achieving high-quality design in the absence of design guidelines and generalized elevation drawings for the overall site, both of which are referenced submission requirements for PDM District applications. Staff recommends that the applicant consider amending the proffer statement to include elements of proffer #1 as set forth in Ordinance 130611-7A that address architectural features and construction materials.

In lieu of a landscaping plan element for the General Development Plan (GDP), the GDP indicates that landscaping will be established in accordance with Article V of the Orange County Zoning Code; however, additional requirements are specified in the PDM District regulations. These standards would be applied during the site plan review process, but the applicant may also wish to reconsider the conditions of approval associated with landscaping and buffering as included in Ordinance 130611-7A.

- **Generalized Development Plan and Elevations.** The Property will be developed in general accordance with the GDP submitted with this proffer application. The County and the Applicant further agree that all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway, parking areas, and travel way locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be amended or adjusted by the Applicant prior to final plat or site plan approval to fulfill requirements of final engineering and design or compliance with state agency regulations including, but not limited to, VDOT, DEQ, etc., and compliance with the requirements of the County's development regulations.

.

Staff comment: This proffer is consistent with the stated intent of the PDM District to permit flexibility. All pertinent regulations enforced by reviewing agencies and the County will be applied, including PDM District regulations pertaining to major and minor revisions of the approved PDM Development Plan.

- **Cash Proffers.** The Applicant proffers cash monetary contributions to the County to be directed towards the construction, upgrade, improvement, or enhancement of Orange County public safety systems, equipment, resources, or facilities. These contributions will amount to a total of Three Hundred Thousand Dollars ($300,000.00). The purpose of the proffer is to mitigate the increased public safety costs that will be incurred by the County as a direct result of the Project's commercial and residential development.

These contributions will be paid to the County once seventy-five percent (75%) of the approved residential townhomes (173 units) have attained final occupancy permits. If the proffered cash payment is not used for the aforementioned purposes, said payment shall be transferred to the Orange County Public School Account to be used for upgrades and improvements in the Orange County Public Education System.

Staff comment: None

- **Germanna-Wilderness Area Plan.** The project will be generally developed in accordance with the Germanna-Wilderness Area Plan ("GWAP"), which was incorporated by the County as part of the County's Comprehensive Plan on July 14, 2015.

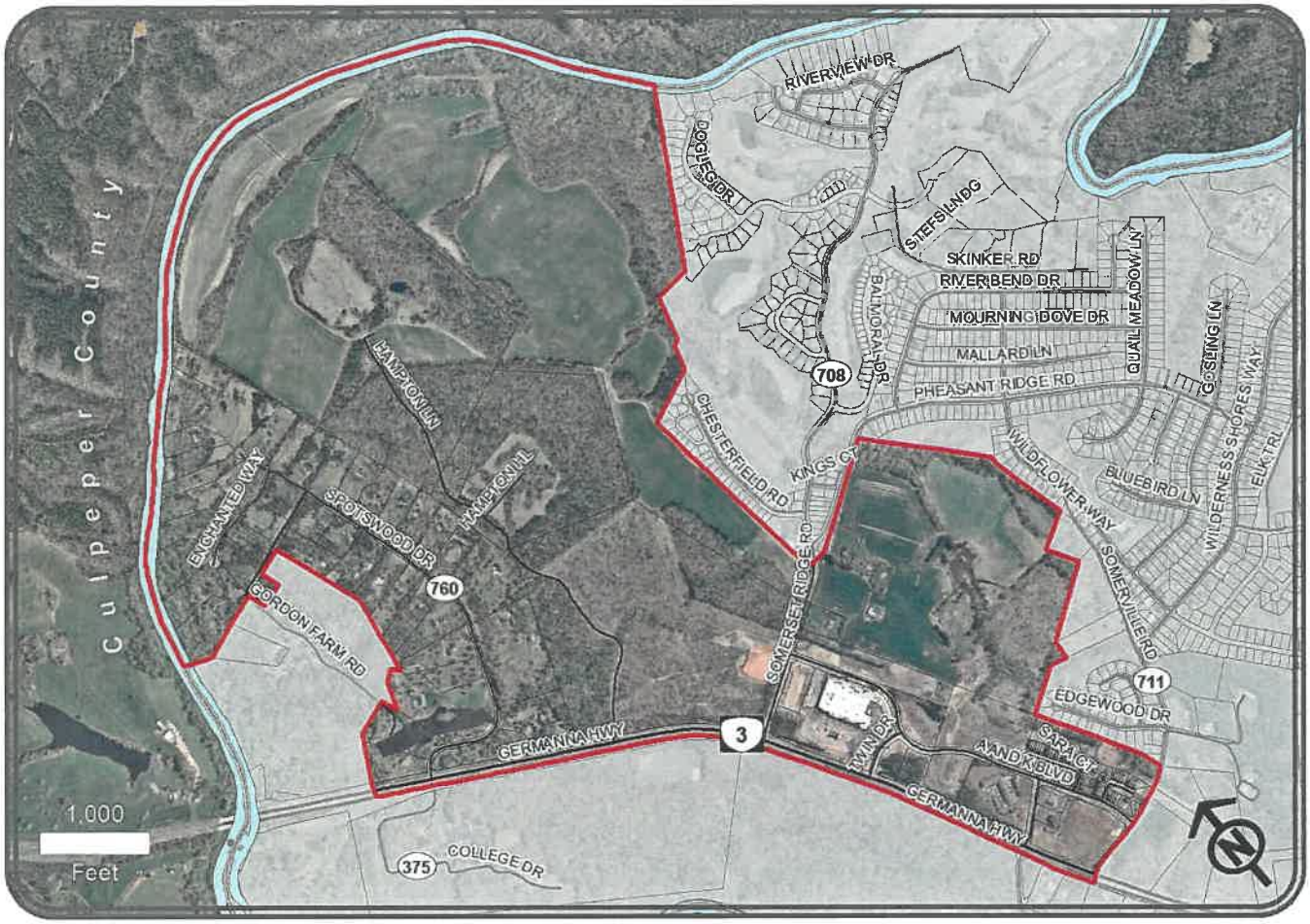
Staff comment: As previously noted, the GWAP itself does not set forth particular design guidelines and standards, but this proffer offers affirmation that the applicant will be guided by the principles, goals, and objectives articulated in the GWAP.

- **Virginia Department of Transportation**. Any future commercial use that is proposed, a traffic analysis will be performed at Construction Plan phase of such proposed commercial use for VDOT's approval. [sic]

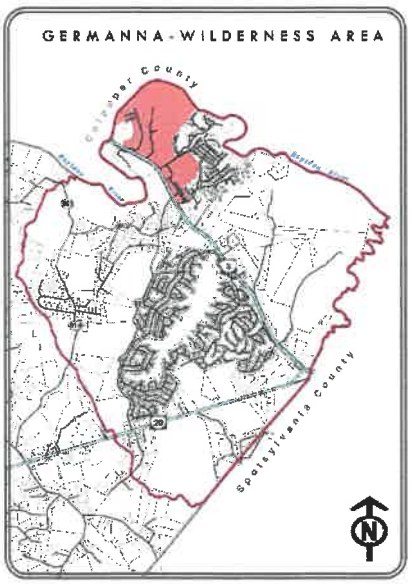
Staff comment: It is the understanding of staff that VDOT has approved this approach to updating the traffic impact analysis of the proposed project.

Additional staff comment: It is recommended that conditions or proffers be considered that will require a 35-foot riparian buffer adjacent to all defined stream channels for both perennial and intermittent channels as well as for wetland areas and that will require a current wetlands delineation prior to any land disturbing activity or issuance of any zoning permits.

Germanna-Wilderness Area Plan
Subarea One: Spotswood



Map 1A: 2013 aerial imagery



Land Use & Development

Existing Conditions

Area Size:

- 872 acres (gross); approximately 733 acres excluding rights-of-way, surface water and floodplain

Area Demographics:

Census Tract # 1101.03 Blocks 1017, 1020, 1021, 1045	
Demographics	**Total**
Population	524
Average median household income*	$ 73,600
Average House Value*	$250,400
Total Housing	222
Occupied Housing	189
Owner Occupied	109
- Population	340
Renter Occupied	80
- Population	184
Vacant Housing	33
For Rent	8
For Sale	21

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

* Census tract block data may have minor overlaps in adjacent subareas.

Density:

- 0.2 dwellings per gross acre

Land Uses:

- Single-family detached homes: Governor Spotswood Estates
- Townhomes: Germanna Heights
- Agricultural
- Commercial uses: retail, medical office
- Multi-family: Germanna Heights apartments
- Power transmission corridor right of way

Comprehensive Plan Recommended Land Use Designations:

- Agricultural A1
- Agricultural A2
- Economic Development

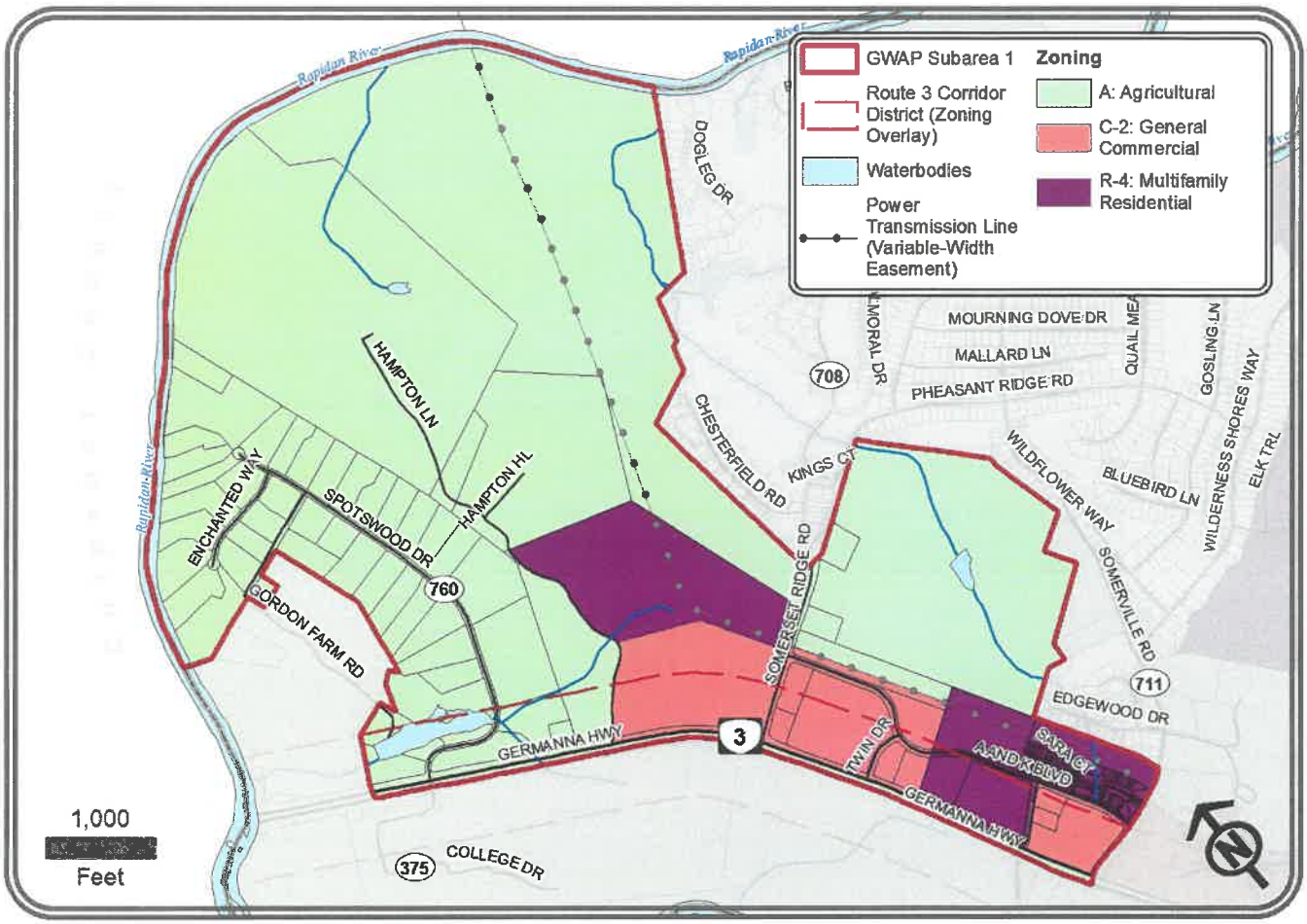
Zoning Classifications (Map 1B):

- Agricultural (A)
- General Commercial (C-2)
- Multi-Family Residential (R-4)

Cultural Resources (examples):

- Antebellum houses
- 18th-19th century earthworks

(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 1B: Current zoning and the proposed Route 3 Corridor District

Natural Features

Predominant Soil Types:

- Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

Geology:

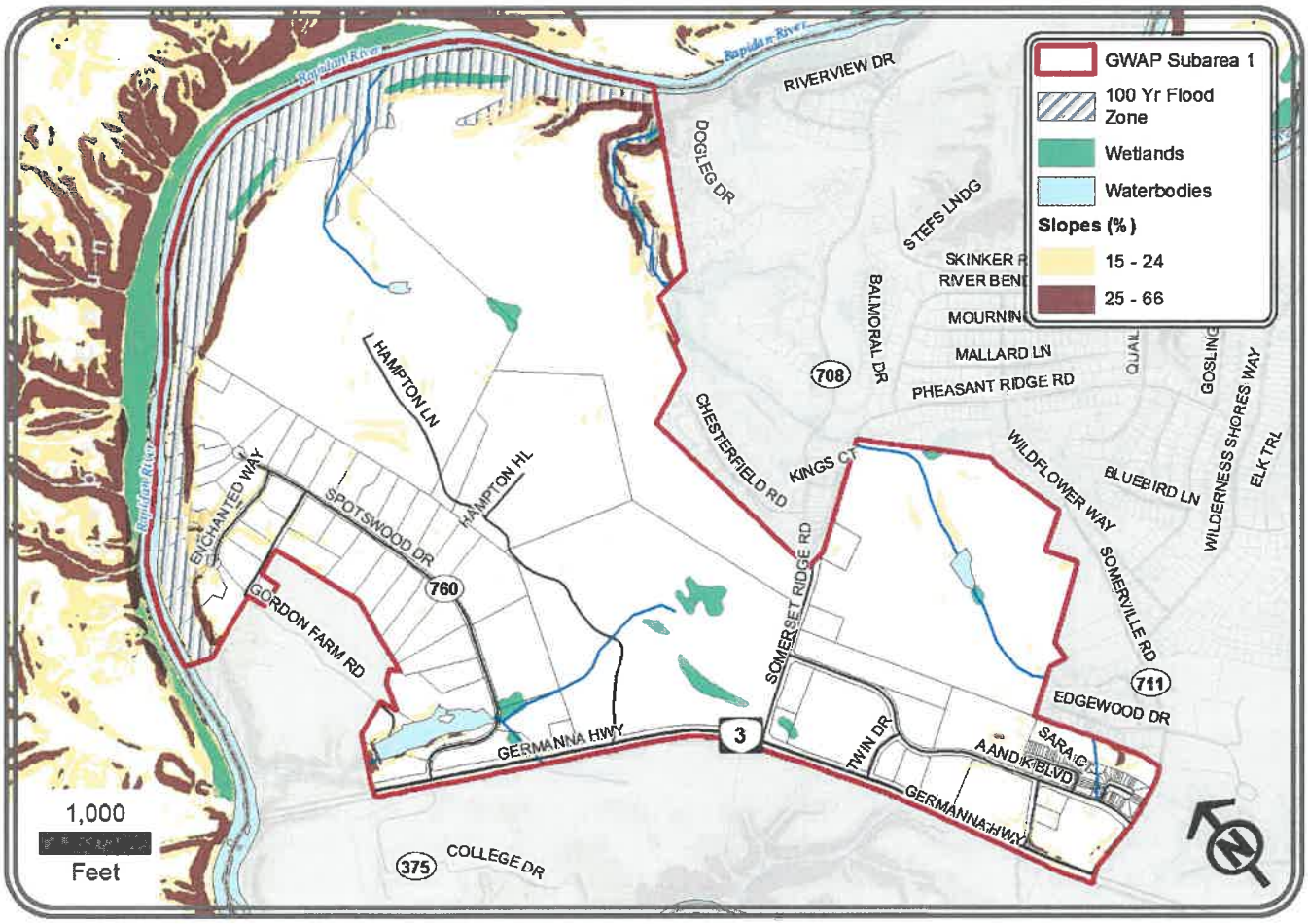
- Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

Hydrology (Map 1C):

- Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered throughout area.
- Floodplain: 100-Year floodplain is located along the northern and western perimeters of the study area adjacent to the Rapidan River with some adjacent fingerling areas along contributing streams.
- Waterbodies: The northern and western perimeters account for approximately 1 ¾ miles of frontage along the Rapidan River. Other surface water in the area totals seven (7) acres.

Topography (Map 1C):

- Forested and open pastures are the predominant cover features of this subarea.
- Steep slopes are found mostly adjacent to the flood zone areas and, to a lesser degree, in the central section of subarea.



Map 1C: Environmental features and constraints

Future Conditions – The 50 Year Vision

Land Uses & Zoning

Housing:

- A range of housing options with aesthetically pleasing, varied architecture.
- The implementation of cluster developments where appropriate.
- Larger lot, high-end single-family detached residential near the Rapidan River.
- Multi-family and assisted or independent living developments located adjacent to similar densities.

Commercial:

- Mixed commercial and office uses in a town-center setting behind Wal-Mart.
- Larger commercial uses, ("big box" stores) in the commercially-zoned portion of Signature Station and other areas fronting on A & K Boulevard.

Open Space/Recreational:

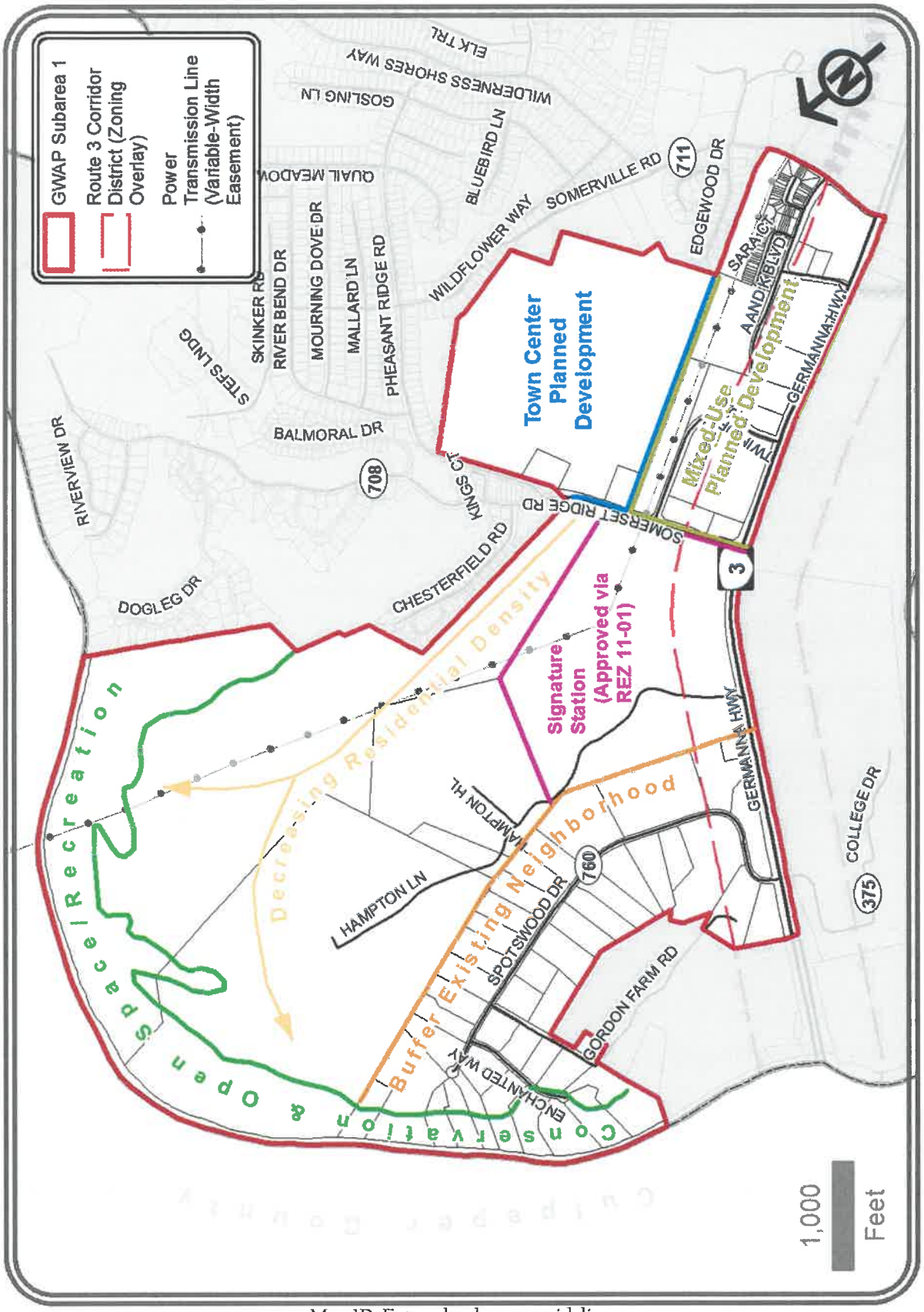
- ⊗ Areas designated within revised ordinances and in new zoning districts that encourage a reasonable percentage of gross land dedicated for open space/recreational uses.
- ⊗ Work with developers to secure easements along the riverfront for multi-use paths and canoe/kayak access, where feasible.
- ⊗ Multi-use paths and/or sidewalks connecting commercial and residential uses.

Zoning Strategies:

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a "toolbox" of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

Policy Statements to Shape Future Conditions

①	**Create a balance between protecting the natural features of the subarea and promoting them as assets for open space and recreational uses.**
②	**Phase future development with the availability of adequate public facilities and services.**
③	**Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed residential and commercial activities.**



Map 1D: Future land usage guidelines

Tasks to Refine and Implement Policies

- Amend the zoning ordinance to establish a Route 3 Corridor District.
- Amend the zoning ordinance to establish development standards.
- Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

Economic Development

Existing Conditions

- Wal-Mart and three vacant lots in the A & K Development (C-2, totaling 8 acres +/-).
- Signature Station parcel (C-2, 28 acres).
- Medical office (C-2).
- Flea Market (C-2).
- Vacant parcels (C-2, 6+ acres).

Future Conditions – The 50 Year Vision

- A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- Development of the Signature Station project led by professional services and offices.
- Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- An appropriate mixture of medium intensity (not exceeding 60% lot coverage) and high-intensity (not exceeding 80% lot coverage) of in-fill commercial development within areas designated as Town Center and Mixed-Use offering a full range of goods, services, hospitality, and entertainment to local and regional markets, and tourism visitors.
- Workforce development partnerships between medical services providers, Germanna Community College, and other partners.
- A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.

Policy Statements to Shape Future Conditions

①	Focus on planned development on the existing commercially-zoned parcels.
②	Determine and target desirable uses for subarea.
③	Encourage flexible, mixed-use development compatible with existing development.

Tasks to Refine and Implement Policies

- Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- Coordinate with the owner/developer of Signature Station to recruit business investment related to professional services and offices.
- Develop, implement, and manage the Route 3 Corridor District design standards.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

Infrastructure

Existing Conditions

Water & Wastewater:

- Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Germanna Heights, Wal-Mart).
- Residences in Spotswood Estates utilize wells and septic systems.
- Water and wastewater lines are located throughout the Wal-Mart/Germanna Heights area and also extend westward to serve Germanna Community College in Subarea 3.

Natural Gas:

- Lines extend into Orange County from Culpeper County along the southern side of Germanna Highway (Route 3) and continue along Somerset Ridge Road to serve Wal-Mart and other residential development in Subarea 2.

Roads:

- Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.

- Other state secondary routes include Spotswood Drive (Route 760), Somerset Ridge Road (Route 708) and Somerville Road (Route 711).
- Unclassified, local roads include: Gordon Farm Road, Enchanted Way, Hampton Lane, A & K Boulevard, Twin Drive, Germanna Heights Drive, Sara Court and Saba Place.

Alternative Transportation:

- Sidewalks exist throughout the Wal-Mart and Germanna Heights areas.
- No trails or multi-use pathways exist.

Telecommunications:

- The subarea is served by available broadband via cable and wireless broadband where vegetation permits.

Future Conditions – The 50 Year Vision

- Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- A&K Boulevard will be extended to the north across Somerset Ridge Rd (Route 708) through the Signature Station development and terminated at the intersection with Hampton Ln.

Policy Statements to Shape Future Conditions

①	**Except for selective low-density residential uses, all new development will utilize public water and wastewater.**
②	**Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.**
③	**New roads will be built and maintained to Virginia Department of Transportation standards.**

Tasks to Refine and Implement Policies

- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

Culpeper Soil & Water Conservation District

Serving Culpeper, Greene, Madison, Orange, & Rappahannock

351 Lakeside Drive
Culpeper, Va. 22701
(540) 825-8591 Culp
(540) 645-6624 fax
(540) 308-6301 Orange
(540) 616-1654 fax

August 13, 2020

Sandra Thornton
Orange County Planner
128 W. Main Street
Orange, Va. 22960

RECEIVED
AUG 17 2020
BY: SAN

Dear Ms. Thornton,

I have reviewed the Agency Review Committee materials dated June 5, 2020. Included below are my comments.

REZ 20-01: Signature Series Development (Tax Map 4-3)

- The proposed Alleyways on the generalized development plans significantly increases the impervious cover of the residential portion of the development. The alleyways do not minimize the footprint of disturbance nor overall impervious cover. This is not in accordance with the Low Impact Development concepts proposed in the narrative.
- The open space depiction on sheet C-6 is not clearly defined.
- The stormwater management facilities are located on the opposite side of the existing low point. The drainage would need to be piped to the ponds and then the pipes would discharge below Hampton Lane. This will require the outfall structure of the ponds to cross two roads, the interior road and Hampton Lane.
- There may be springs and seeps in the general vicinity of the 15,000 square foot playground. This area is shown to be filled and graded. Additional subsurface drains will be required for the disturbed stream channels and wetland areas.
- The Roundabout entrance for the commercial portion of the development need to be a three-way to reduce impacts to the wetland areas shown. The orientation of the eastern stem of the roundabout needs to be moved away from the wetland areas. A setback of 30 feet from the wetland will allow a 3:1 side slopes and minimize wetland encroachment.
- Assuming the minor overhead utility corridor that crosses Hampton Lane will be buried. Is that correct?
- The development will discharge into Spotswood Estates' pond. This pond is a regulated low hazard impoundment structure that has failed. A breach occurred several years ago and the residents may not have repaired the impoundment. This development may exacerbate the downstream problems.
- There is a significant drainage area through the site. The offsite runoff from Somerset Ridge Road culvert should be conveyed in a manner to bypass the proposed stormwater management facilities. The existing wetland areas can provide that conveyance.
- A riparian buffer setback of 35 feet should be provided for all defined stream channels for both perennial and intermittent channels. A similar setback should be provided for the wetland areas.

Please feel free to contact me if you have any questions.

Sincerely,

Richard Jacobs
Conservation Specialist

cc: Robert Bradford, Orange County Director
Robert Brame, Orange County Director
Warren Lee, Orange County Associate Director

RAPIDAN SERVICE AUTHORITY
11235 SPOTSWOOD TRAIL
PO BOX 148
RUCKERSVILLE, VA 22968
TEL 434-985-7811
FAX 434-985-6075

RAPIDAN SERVICE AUTHORITY
RSA
MADISON
GREENE
ORANGE

Serving the Counties of Greene, Madison and Orange

RAPIDAN SERVICE AUTHORITY
3489 GERMANNA HWY
PO BOX 736
LOCUST GROVE, VA 22508
TEL 540-972-2133
FAX 540-972-7065

August 7, 2020

Ms. Sandra Thornton, Planning Services Manager
Orange County
P. O. Box 111
Orange, Virginia 22960

RE: Signature Station Rezoning Request (REZ #20-01)

Dear Ms. Thornton,

Rapidan Service Authority has reviewed the application from Signature Series Development, LLC to create a planned development mixed use on Somerset Ridge Road at TMP 4-3 and offers the following comments.

Review: This is a large development with a combination of a large commercial shopping center and a residential component showing 230 townhome units. The actual water demand and sewer generation numbers are not included and currently unknown, but at a minimum, this will be a large number for our system.

Until additional information is provided, RSA makes the following general comments:

RSA has adequate water supply at this time using the existing water treatment plant and has a 12" water transmission main along Somerset Ridge Road. This will need to be extended to the property. To supply this development, a new water storage tank is required.

RSA will have adequate sewer treatment capacity at this time using the upgraded wastewater treatment plant. The closest sewer pump station to this site is the existing station in Somerset Farms. However, the capacity of this station is too small for the proposed development and must be upgraded to handle the flow. The upgrade may require the existing force main to be upgraded also. Signature Station plans show a proposed sewer pump station which must be connected to the RSA system in Somerset Farms Subdivision.

In summary, the actual water demand and sewer generation must be presented to design the appropriate facilities. A new water storage tank is required to provide storage plus extension of the water main is needed. The sewer pump station onsite must be sized to handle the peak sewer flows inside the development and a new sewer force main is required to reach offsite to an existing RSA sewer main. The receiving sewer pump station in Somerset Farms Subdivision and the sending force main must be upgraded to handle the new flow.

If you have any questions, please email me.

Very truly yours,

L. Lynn Clements

L. Lynn Clements,
Director of Projects
RSA

Tracey Newman

From: Wood, J. Mark <james.wood@vdot.virginia.gov>
Sent: Wednesday, August 26, 2020 10:25 AM
To: Sandra Thornton; Tracey Newman
Cc: John Wilson; Bruce Henning; Kim Carr
Subject: Fwd: Application Review Committee (ARC) Notice - REZ20-01

Sandra and Tracey,

VDOT has reviewed the application materials that were provided to support the rezoning of Signature Station (REZ20-01) at the intersection of Rte. 3 and Rte. 708 in Orange County. Review comments from our Culpeper District Traffic Engineering section have been provided below. Thanks for providing the opportunity to review and comment on the rezoning request.

Please let me know if you have any questions. Thanks.

Mark

---------- Forwarded message ---------
From: **Hanna, Rowes** <rowes.hanna@vdot.virginia.gov>
Date: Wed, Aug 26, 2020 at 9:23 AM
Subject: Re: Application Review Committee (ARC) Notice - REZ20-01
To: Wood, J. Mark <james.wood@vdot.virginia.gov>
Cc: Languin Barron <marshall.barron@vdot.virginia.gov>, Nathran Austin <nathran.austin@vdot.virginia.gov>, Charles Proctor <charles.proctor@vdot.virginia.gov>, Kobina Gaituah <kobina.gaituah@vdot.virginia.gov>, John Wilson <john.c.wilson@vdot.virginia.gov>, Bruce Henning <bruce.henning@vdot.virginia.gov>, Kim Carr <kimberly.carr@vdot.virginia.gov>

Mark,

Traffic engineering reviewed the rezoning application and the TIA attached with the application. As you mentioned, the rezoning application is for PDM zoning while the attached 2011 TIA was for Residential and Commercial zoning. As a result, there is a discrepancy between the attached 2011 TIA and the rezoning application. Furthermore, The 2011 TIA has an outdate data and information, which does not support the new rezoning application. TIA needs to be updated to reflect on the new rezoning application. Updated TIA is to include but not limited to the following:

- Actual existing condition for roadways and intersections. The 2011 TIA has outdated existing conditions such as locations that were unsignalized in 2011, where they are currently signalized.
- Background information was collected for 2019, which was the buildout year for the 2011 TIA. The Background information is no longer applicable to the new rezoning application
- New rezoning uses and units/sizes of each use were not included or detailed in the TIA. The 2011 TIA has the previous application uses and sizes, which does not support the new rezoning application.
- The TIA needs to include new site trips distribution, new internal capture and new bypass trips as agreed upon with the Residency, County and VDOT planning.
- Future completion year and horizon year need to be analyzed and studied in the TIA. The 2011 TIA has the previous application data.
- Actual access points as shown on the rezoning application. The 2011 TIA has proposed 3 access points, where the rezoning application has 2 access points being proposed.

- The updated TIA needs to follow TOSAM guidelines for the queue analysis and Sim-Traffic runs.
- The updated TIA needs to meet VDOT current design standards.
- Traffic mitigation recommendations need to be based on the analysis of the actual existing condition and mitigate the traffic generated by the new PDM zoning.

Please, let me know if you have any questions.

Thank you,
Rowe

On Thu, Jul 16, 2020 at 10:32 AM Wood, J. Mark <james.wood@vdot.virginia.gov> wrote:

Marshall and Troy,

I received the attached documents supporting a rezoning application for the development known as Signature Station which is located in the Northwest quadrant of the intersection of Rte. 3 and Rte. 708 in Orange County. Apparently a TIA was prepared by Bownman Consulting in 2011 using the ITE Trip Generation Manual 8th edition and this submittal includes trip generation updates using the ITE Trip Generation Manual 10th edition.

The application is to rezone the 75.8 acre parcel (TMP 4-3) from Multifamily (R-4) and Commercial (C-2) to Planned Development Mixed Use (PDM).

Please review the rezoing application and provide me with comments by close of business on Wednesday, August 26, 2020. Please let me know if you have any questions. Thanks.

Mark

---------- Forwarded message ---------
From: **Tracey Newman** <tnewman@orangecountyva.gov>
Date: Wed, Jul 15, 2020 at 2:55 PM
Subject: Application Review Committee (ARC) Notice - REZ20-01
To: James Wood <mark.wood@vdot.virginia.gov>, Lynn Clements <lclements@rapidan.org>, gregw@culpeperswcd.org <gregw@culpeperswcd.org>, Dr. Cecil Snead (csnead@ocss-va.org) <csnead@ocss-va.org>, Mike Lacasse <mlacasse@orangecountyva.gov>, Nathan Mort <nmort@orangecountyva.gov>, Mike Cianci <ciancims@gmail.com>, Katie Hill <khill@orangecountyva.gov>, Aaron Caine <acaine@orangecountyva.gov>, Kurt Hildebrand <khildebrand@orangecountyva.gov>
Cc: Sandra Thornton <sthornton@orangecountyva.gov>

Good Afternoon,

Attached please find the ARC Memo and Rezoning Application REZ 20-01 for Signature Series Development LLC.

Please review to memo and application material, then forward to Sandra Thornton at sthornton@orangecountyva.gov by Friday September 4, 2020. If you have any questions or require supplementary information, please let me know.

Thank you in advance for your time and consideration.

Respectfully,

Tracey Newman

Planning Services Associate

540-661-5321

--
J. Mark Wood, P.E., L.S.
Assistant Resident Engineer/Area Land Use Engineer
VDOT - Louisa Residency
3709 Davis Highway
Louisa, VA 23093
Office: (540) 967-3708
Cell: (540) 223-5240

--
Rowes Hanna, P.E.
VDOT Culpeper District- Traffic Engineering
540-727-7054

--
J. Mark Wood, P.E., L.S.
Assistant Resident Engineer/Area Land Use Engineer
VDOT - Louisa Residency
3709 Davis Highway
Louisa, VA 23093
Office: (540) 967-3708
Cell: (540) 223-5240

PROFFER STATEMENT

Applicant:	Signature Series Development, LLC ("Applicant")
Property:	Tax Map Parcel 004-000000000-3, containing a total of approximately 75.8 acres subject to this rezoning request (the "Property")
Owner:	Signature Series Development, LLC ("Owner")
Project Name:	"Signature Station" ("Project")
Rezoning Request:	From R-4 & C-2 to PDM
GDP:	"Generalized Development Plan – Signature Station, Gordon District, Orange County, Virginia" prepared by Welford Engineering, dated June 5, 2020, ("GDP")
Date:	September 18, 2020
File No.:	REZ _____

I. General Information

The Applicant/Owner, its successors, and assigns, hereby agree that the development of the Property will be in conformance with these Proffers provided herein which are being provided pursuant to County Zoning Ordinance § 70-193 et seq., and pursuant to Virginia Code § 15.2-2303, et seq. ("Proffers"). These Proffers will replace and supersede all prior proffers affecting the Property including previously approved conditions under Ordinance 130611-7A, and in this regard, the proffers approved under Ordinance 130611-7A will thereby be void, unenforceable, and of no further legal effect upon the County Board of Supervisor's final approval of this proffer statement and underlying application. The Proffers are effective only upon the County's full and final approval of this proffer application, rezoning application REZ___, and expiration of applicable appeal period.

II. Land Use

A. **Generalized Development Plan and Elevations**. The Property will be developed in general accordance with the GDP submitted with this proffer application. The County and the Applicant further agree that all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway, parking areas, and travel way locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be amended or adjusted by the Applicant prior to final plat or site plan approval to fulfill requirements of final engineering and design or compliance with state agency regulations including, but not limited to, VDOT, DEQ, etc., and compliance with the requirements of the County's development regulations.

III. Cash Proffers

The Applicant proffers cash monetary contributions to the County to be directed towards the construction, upgrade, improvement, or enhancement of Orange County public safety systems, equipment, resources, or facilities. These contributions will amount to a total of Three Hundred Thousand Dollars ($300,000.00). The purpose of the proffer is to mitigate the increased public safety costs that will be incurred by the County as a direct result of the Project's commercial and residential development.

These contributions will be paid to the County once seventy-five percent (75%) of the approved residential townhomes (173 units) have attained final occupancy permits. If the proffered cash payment is not used for the aforementioned purposes, said payment shall be transferred to the Orange County Public School Account to be used for upgrades and improvements in the Orange County Public Education System.

IV. Germanna Wilderness Area Plan

The Project will be generally developed in accordance with the Germanna Wilderness Area Plan ("GWAP"), which was incorporated by the County as part of the County's Comprehensive Plan on July 14, 2015.

V. Virginia Department of Transportation

Any future commercial use that is proposed, a traffic analysis will be performed at Construction Plan phase of such proposed commercial use for VDOT's approval.

Orange County Planning Commission
Regular Meeting
October 1, 2020

Agenda Item 5b

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

32523

APPLICATION FOR ZONING MAP AMENDMENT

Applicant Name: STORELAND LLC / Stephen McLean Phone: 540-395-2614

Mailing Address: 516 MT. PLEASAT DR., LOCUST GROVE, VA 22508

Email Address: STORELAND10@gmail.com

Application must be made by the Landowner or with his/her permission. If the Applicant is not the Landowner, please complete and attach: (1) a completed Authorized Agent Affidavit, OR (2) a letter of permission from the landowner.

Landowner Name: D&W INVESTMENTS, LLC Phone: 540-845-6019

Mailing Address: 33225 CONSTITUTION Highway, LOCUST GROVE, VA 22508

Property Location: 1/3 mile east of FLAT RUN Rd. on Rt 20

Tax Parcel #(s): 23-12 E, F, H 10.882 AC = 11.00 AC

Current Zoning: C-1 Requested Zoning: C-2 Proffers Volunteered? ☐ Yes ☑ No

Existing Uses/Structures: Vacant land

Proposed Uses/Structures: To build a self STORAGE facility

**** Attach a general concept plan no smaller than 11''x17'' and a comprehensive narrative for the proposed use. See the checklist for complete submittal requirements. ****
**** Incomplete applications will not be processed. ****

For setback requirements and other zoning requirements, refer to the Orange County Zoning Ordinance (available online at http://www.orangecode.us/index.php/ch-70-zoning) or contact the Department of Planning & Zoning.

Storeland LLC.

Signature of owner / agent: Stephen McLean Date: 8-31-20

NOTE: Refunds will not be issued once a rezoning application has proceeded to the ARC review period.

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

AUTHORIZED AGENT AFFIDAVIT

This 28 (day) day of August (month), 2020 (year),

I, Ken DeBoer (owner),

owner of D&W Investments LLC (address and/or tax map number), give my

permission to: STORELAND LLC / Stephen McLean (applicant / lessee), to make

an application to the Orange County Department of Planning & Zoning

for a zoning map amendment for the aforementioned property:

(signature of owner)

COMMONWEALTH OF VIRGINIA

County / City of Orange

Subscribed and sworn to me this 28 day of August, 2020

in my County / City aforesaid, by the aforementioned Owner.

(Notary Public)

My commission expires: 09/30/2023

ASHLEY NICOLE SPARKS
Notary Public
Commonwealth of Virginia
7509151
My Commission Expires 09/30/2023

PERMITS/INSP PAYMENT

540938
CLIENT ADDR1
ORANGE COUNTY, VA
112 West Main Street

Orang CUSTOMER#: 09/01/20
TIME: 15:09 CUSTOMER NAME
scrosb CLERK ID

-----TOTALS-----

0
INTEREST PAID:
ADJUSTMENTS: REZN
Rezoning Ap 1050.00

PAYMENT METHOD
1050.00 PAYMNT REF

TOT PREV BAL DUE: .00
TOT BAL DUE NOW : CHECK

WILDERNESS SELF STORAGE

Route 20, Locust Grove

Located 3/10 of a mile East of Flat Run Road and Route 20 Intersection

Project Proposed by:
StoreLand LLC. / Stephen McLean
516 Mt Pleasant drive
Locust Grove, Va. 22508
540-395-2614

Project Description:

Wilderness Self Storage will be a premier 620 unit self storage facility to be located approximately 3/10 of a mile East of Flat Run Road on Route 20 in Locust Grove, VA. It will be built in phases. Phase 1 will consist of 4 buildings with approximately 250 units with climate controlled and drive up units. After the first phase of construction additional buildings will be added per customer demand. Building location and layout will be determined by grading per site plan.

All structures will be of metal construction. The two buildings at the entry of facility will have a stone veneer and the first 20 feet of the roof line will have a 3/12 pitch, similar to the picture on the front of this report. The entire project will be fenced, with ornamental fencing at the front of the property visible from Route 20, chain link fence for remainder of site. The entrance will be gated with an electronic keypad. Surveillance cameras will be placed at the gate, at all driveways and inside all climate-controlled buildings. This facility will be professionally landscaped.

The zoning for this property is currently C-1. We are requesting to re-zone this property to C-2. In 2014 this property was approved for this same size self-storage facility under the C-1 zoning. The back of this property adjoins the Lake of the Woods Subdivision, a 50 foot natural buffer will be left intact – to buffer the residents.

No structures are currently on this property. Utilities are at the front of property. Lighting will be designed to mitigate spill over off site.

The storm water management of this property will be designed to ensure that the storm water and sediment are captured and provide slow release off site.

Hours of operation: 5:00 AM to 9:00 PM, daily.

No chemicals or contaminants will be produced or stored on this property.

Archaeological, Cultural and Historic Resources Impact:

There is no obvious historic or other impact on this site

Provisions for Water Service and Wastewater Treatment:

Due to the nature of this project very few people will use the rest rooms. Two bathrooms and three sinks will be installed – a septic system will be installed for waste management. Water source will be a well.

Impact on Public Services:

There will be no impact on public services.

Signage:

A pylon sign with digital display will be installed to meet current sign ordinances.

Tax Map # 23-12E,F,H Location of Property

Additional Information:

This project will be the second facility that StoreLand LLC has developed in Virginia. StoreLand Self Storage was the first property that was built in Culpeper Virginia and was sold earlier this year. StoreLand Self Storage is located on Gate Road, which is located off Lover's Lane next the new Hampton Inn, just off Route 29. Please visit ***storelandselfstorage.com***. This website will give you a good idea of what Wilderness Self Storage will look like. It will be well landscaped with buildings of the same color, always clean and well maintained. Pictures have been attached at the end of this report.

Traffic Impact:

Traffic on Route 20 will not increase. The nature of the self storage industry is designed for local residence and local traffic. Our business is primarily from drive by customers.

Traffic expected for Phase 1 will average 10-14 cars a day. When project is completed, an average of 18-24 cars a day is expected.

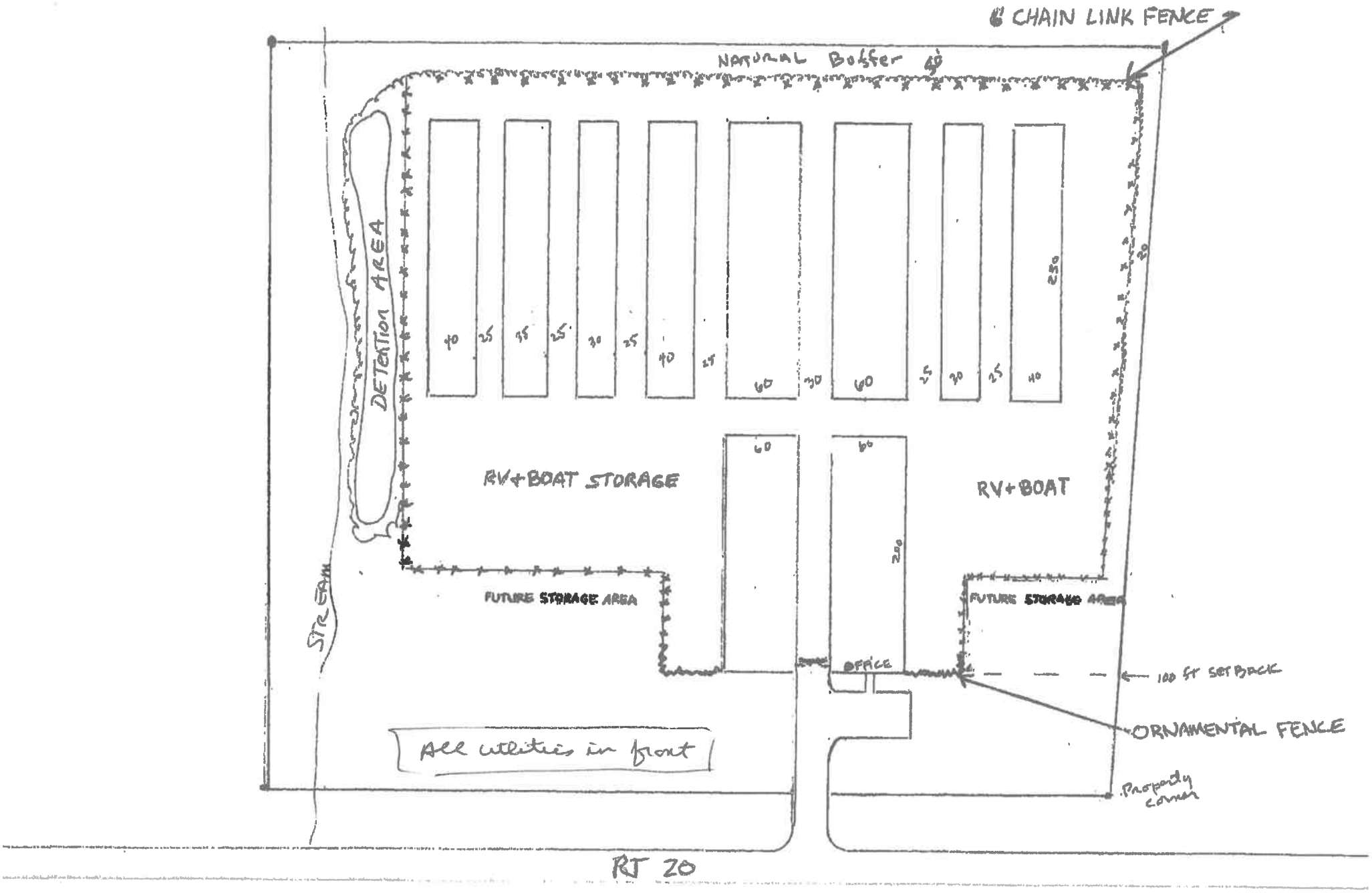
Project Fiscal Impact:

There will be no burden to any infrastructure. A needed service will be provided and the property will generate tax dollars.

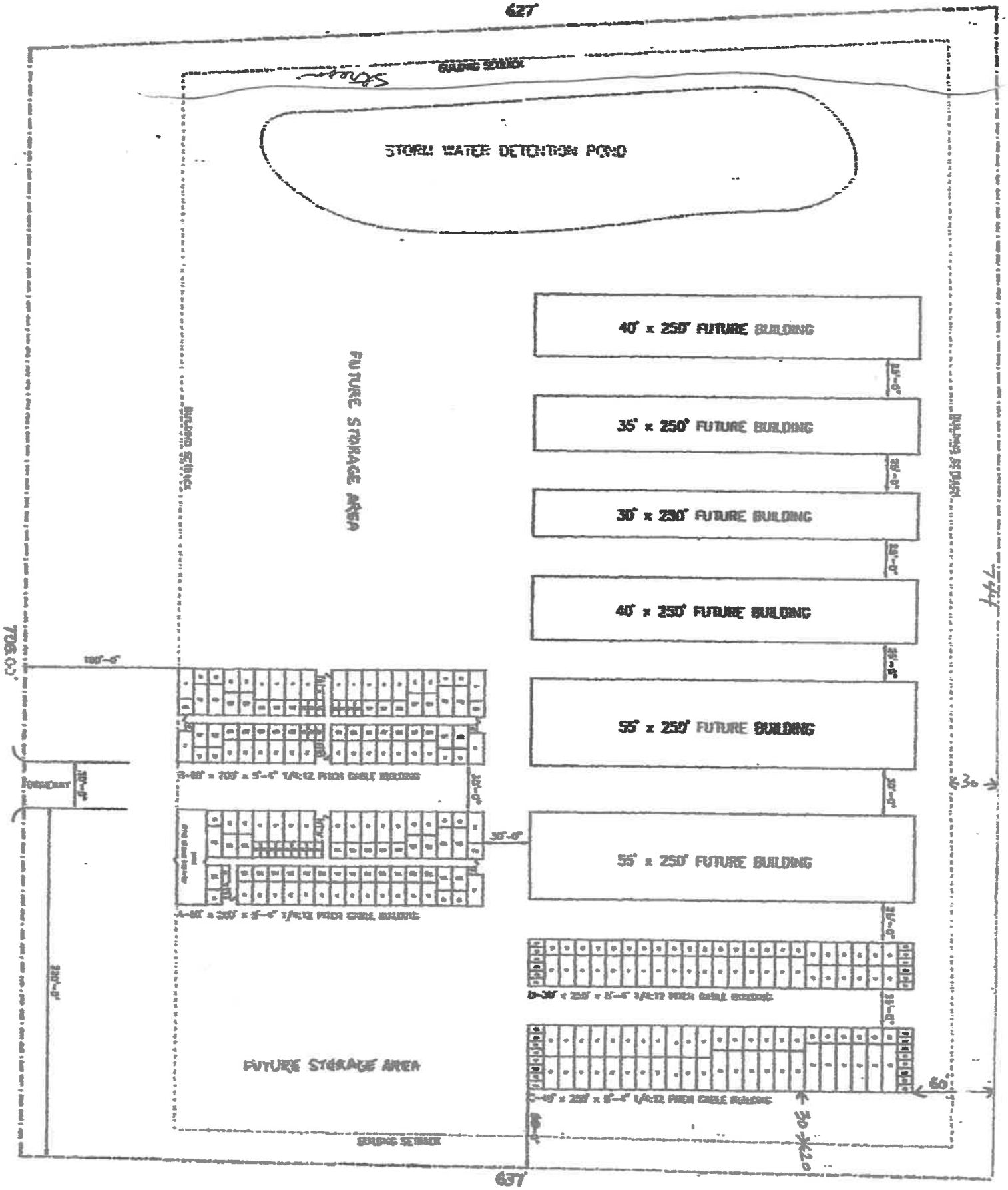
Environmental Impact:

There will be substantial natural buffers on three sides. There is an intermittent run off stream that will not be disturbed also leaving several dozen full grown trees undisturbed.

Trees will be removed and the land graded to allow for the concrete building pads. The finished grade will have a slope similar to the current grade. A storm water management plan will be approved and all the water from the building site will be detained and slowly released to ensure the runoff and sediment rate is controlled.


6' CHAIN LINK FENCE
NATURAL Buffer 40'
DETENTION AREA
STREAM
RV+BOAT STORAGE
RV+BOAT
FUTURE STORAGE AREA
FUTURE STORAGE AREA
OFFICE
100 ft SETBACK
ORNAMENTAL FENCE
All utilities in front
Property corner
RT 20

3/32 Scale


627'
BUILDING SETBACK
STORM WATER DETENTION POND
40' x 250' FUTURE BUILDING
35' x 250' FUTURE BUILDING
30' x 250' FUTURE BUILDING
40' x 250' FUTURE BUILDING
55' x 250' FUTURE BUILDING
55' x 250' FUTURE BUILDING
FUTURE STORAGE AREA
BUILDING SETBACK
BUILDING SETBACK
100'-0"
35'-0"
FUTURE STORAGE AREA
BUILDING SETBACK
637'

DRIVEWAY SITE DISTANCE

APPROVAL CERTIFICATE

THE COMMERCIAL ENTRANCE SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE ENTRY REGULATIONS

LEGEND

= POLE

EP = EDGE OF PAVEMENT

= OVERHEAD WIRES

NOTES

1. ELEVATION DATUM IS ASSUMED

A PLAN SHOWING A SIGHT DISTANCE PROFILE FOR A PROPOSED COMMERCIAL ENTRANCE

LOT 2A

AND

RESIDUE OF LOT 2

AND

RESIDUE OF LOT 2

HAMILTON'S CROSSING

GORDON DISTRICT

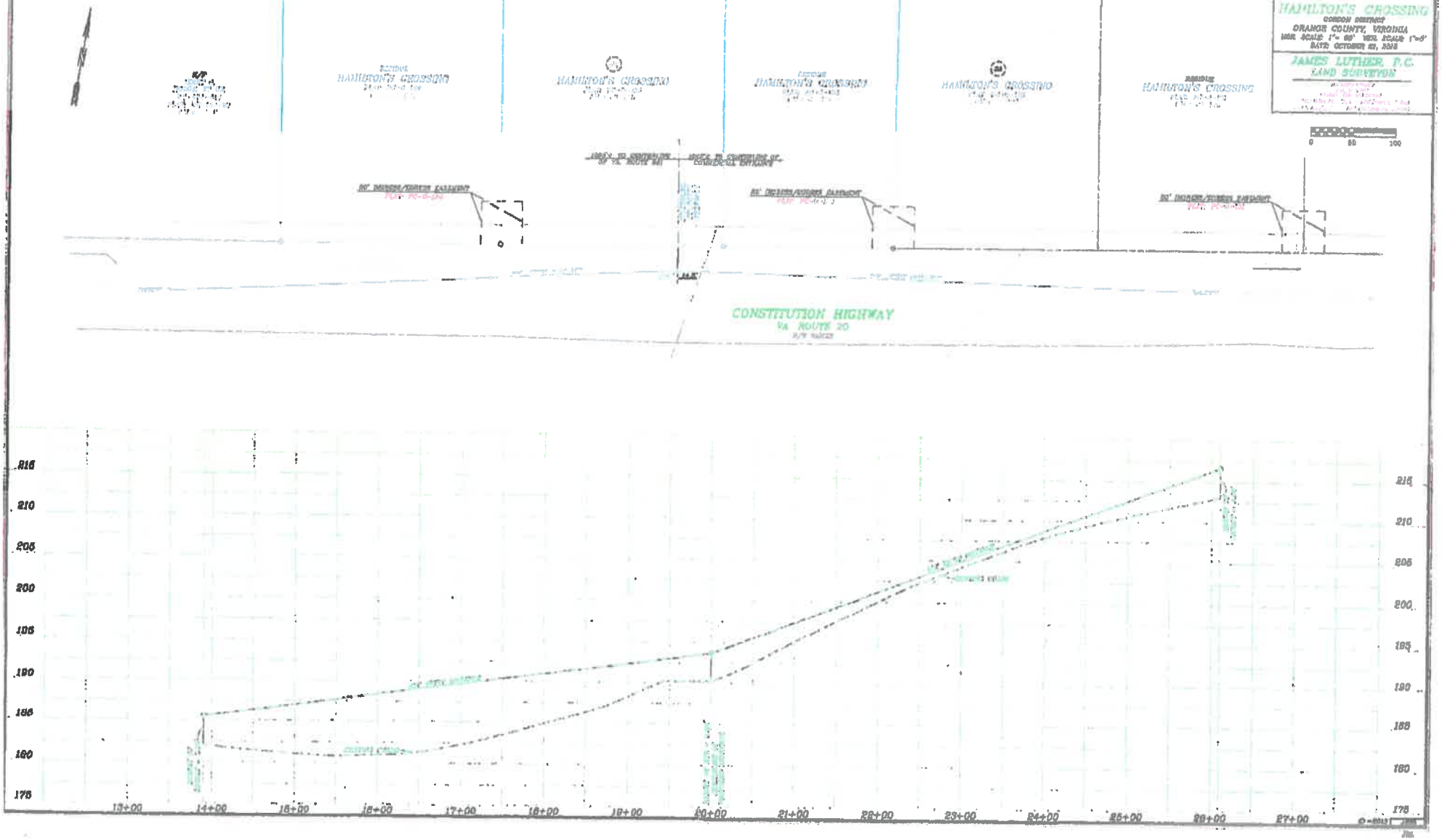
ORANGE COUNTY, VIRGINIA

HOR. SCALE 1"= 60' VER. SCALE 1"=5'

DATE: OCTOBER 22, 2018

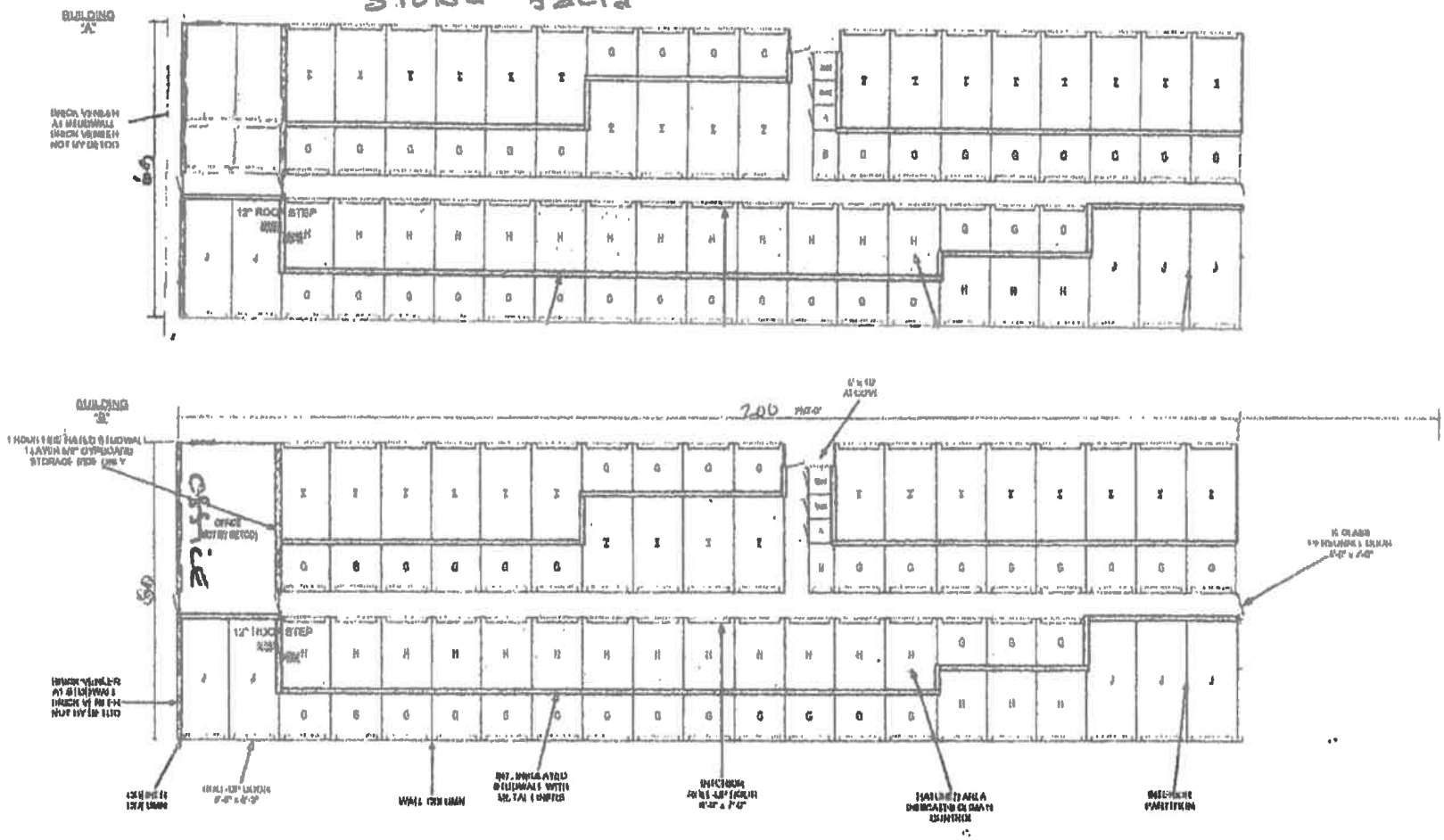
JAMES LUTHER, P.C.

LAND SURVEYOR



Climate Controlled & Traditional unit
Stone Facia

Two Building-Office
Frontage on RT 20



UNIT MIX SCHEDULE

UNIT TAG	DESCRIPTION	UNIT COUNT	UNIT TAG	DESCRIPTION	UNIT COUNT
A	5' x 5'	0	I	10' x 20'	0
B	5' x 10'	0	J	10' x 25'	0
C	5' x 15'	0	K	10' x 30'	0
D	5' x 20'	0	L	15' x 15'	0
E	7.5' x 10'	0	M	15' x 20'	0
F	8' x 10'	0	N	15' x 25'	0
G	10' x 10'	0	O	15' x 30'	0
H	10' x 15'	0	P	20' x 30'	0

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DATE: 7-13-2013	BETCO INC	PROJECT NAME: Mini Storage Project	
DRAWN BY: MM		PROJECT ADDRESS: Locust Grove, VA	
SCALE: NOT TO SCALE	P.O. BOX 1850 STATESVILLE, NC 28677	OWNER: Steve McLean	PROJECT NO: 8683
		SHEET TITLE: Cazenovia Self Storage	DRAWING NUMBER: 1 OF 1

R-20

LANDSCAPED DRIVE - GATE Rd

Culpeper, Va

Pictures of STORELAND SELF STORAGE
Culpeper, Va -
Wilderness Self Storage will have
same Building colors, landscaping
fencing, etc.

gate for facility off GATE RD
Culpeper, Va

Face of Climate Controlled Building
on Loder's Lane, Culpeper Va

Climate Controlled Hallway
STORELAND SELF STORAGE

Digital Sign facing Rt 29
with STONE facia

ORANGE COUNTY
PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

TO: Orange County Planning Commission

FROM: Sandra B. Thornton, Planning Services Manager

DATE: September 30, 2020

SUBJECT: REZ 20-02/SUP 20-03: Storeland LLC

This memo is intended to update information provided in a staff reported dated January 9, 2014, regarding REZ 13-02/SUP 13-04 for McLean Self-Storage Facility; that report is attached and incorporated as part of this report. The current applications represent essentially the same project as previously proposed, and many of the conditions existing at the time of the prior approvals remain the same. In 2014 the applicant applied to rezone three (3) parcels of land comprising 10.882 acres on Rt. 20 near its intersection with Flat Run Road and adjacent to Lake of the Woods from Agricultural to General Commercial (C-2) for the purpose of developing a self-storage facility. The rezoning request was subsequently amended to C-1, Limited Commercial, and approved on April 8, 2014. A special use permit for the project was also approved with conditions on April 8,2014, but expired without the owner commencing development. The following information reflects changed circumstances since 2014.

Request – Stephen McLean/Storeland LLC has applied to rezone property from Limited Commercial (C-1) to General Commercial (C-2) and for a special use permit to develop and operate a self-storage facility pursuant to Sec. 70-483 (10) of the zoning ordinance.

Zoning/Land Use – The property is currently zoned Limited Commercial (C-1). The properties on either side of the subject parcel are zoned Agricultural (A).

Comprehensive Plan – The subject parcels are now included in the Germanna-Wilderness Area Plan – Subarea 7: South Wilderness. Guidance for commercial development includes the parcels in an area slated for Tourism/Visitor-Focused Commercial and Neighborhood-Scale Offices/Professional Services.

Community Input – The public hearing notice was advertised in the Free Lance-Star on September 17 and 24, 2020, and in the Orange County Review on September 24, 2020. Notices to adjacent property owners were mailed on September 21, 2020. Signs were placed on the subject parcels on September 17, 2020, and another site visit was conducted on September 22, 2020. At the time of this writing, a number of calls have been received from adjacent property owners, primarily residents of Lake of the Woods.

Application Review Committee Comments – Comments from the Application Review committee were solicited via emails on July 20, 2020, and September 10, 2020. The Rapidan Service Authority offered no comments since the proposed facility would be served by private water and sewer. A comment email

from the Virginia Department of Transportation (VDOT) is attached, as is a letter from the Culpeper Soil and Water Conservation District. None of the reviewing agencies offered differing comments on the two current applications.

Zoning Ordinance Analysis – At the time the prior petitions were considered in 2014, self-storage facilities were allowed as a special use in Limited Commercial (C-1), but not specifically in General Commercial (C-2). The C-1 District allows the following by-right uses:

1) Office not exceeding 4,000 square feet of gross floor area.
2) Place of worship.
3) Public use such as school, park, library, or fire/rescue station.
4) Retail store not exceeding 4,000 square feet of gross floor area,
5) Signs in accordance with sections 70-456 and 70-696 et seq.
6) Up to four dwelling units attached to an office or a retail store.
7) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
   a. Temporary or seasonal sales.
   b. Special events.
   [Staff note: the reference to section 70-940 should be 70-939]
8) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
9) Cultural use.
10) Commercial indoor recreational use.
11) Institutional use.
12) Microbrewery/Microdistillery, provided that outdoor live music/entertainment is not permitted.

The following special uses are potentially permitted in the C-1 District:

1) Any commercial use compatible with residential surroundings that is not permitted in any other district.
2) Bed and breakfast inn with/without a restaurant open to non-guests.
3) Commercial outdoor recreational use.
4) Public utility facility.

The C-2 District designation being sought by the applicant allows the following uses and any accessory use:

1) Automobile sales, service, storage, or rental.
2) Commercial assembly plant, such as a printing or framing shop.
3) Office/Office building,
4) Place of worship.
5) Cultural use.
6) Commercial indoor or non-vehicular outdoor recreational use.
7) Institutional use.
8) Public use such as school, park, library or fire/rescue station.
9) Restaurant.
10) Retail store.
11) Signs in accordance with sections 70-486 and 70-696 et seq.
12) Up to four dwelling units attached to any permitted commercial use.
13) Temporary uses, with a zoning permit pursuant to section [70-939 – *see staff note above*], limited to the following:

a. Temporary or seasonal sales.

b. Special events.

14) Vocational training facility.
15) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
16) Microbrewery/Microdistillery.

The following are uses permitted by special use permit in the C-2 District:

1) Carnival, circus, noncommercial fairground or similar temporary activity.
2) Bed and breakfast inn with/without a restaurant open to non-guests.
3) Limited manufacturing and processing.
4) Manufactured home sales and service.
5) Theater, video game parlor, or other recreational use.
6) Wholesale distribution or warehouse,
7) Adult-oriented business.
8) Commercial outdoor vehicular recreational use.
9) Public utility facility.
10) Self-storage facility.
11) Any commercial use which is not expressly permitted in this district.

As indicated above, there are other properties zoned C-2 in close proximity to the subject parcels.

Threat to Public Health, Safety and/or Welfare – Exterior lighting standards were adopted May 8, 2018, that are intended, among other things, to limit light trespass on adjacent property and to prevent hazards to drivers on adjacent roadways.

Substantial Detriment to Surrounding Property – Section 70-484 in the C-2 District Regulations require a minimum 50-foot side or rear yard setback adjacent to residential or agricultural districts and require suitable fencing and/or landscaping to screen the adjacent use from adverse impacts. The suitability of fencing or landscaping is to be reviewed and approved as part of the site plan review process. However, staff recommends a condition as part of any special use permit approval that will require a natural, treed buffer of 50 feet, as stipulated in the prior approval of SUP 13-04.

Additional Comments

Impacts on Transportation Infrastructure - Potential impacts of the proposed use on Rt. 20 cannot be determined until trip generation numbers and a turn lane warrant analysis are completed for review by VDOT. Accordingly, provision of this information should be a condition of special use permit approval. In addition, VDOT has noted that landscaping for the site should not impair sight distance from the commercial entrance to the property.

Proposed Conditions for SUP Approval – The Planning Commission may accept, reject, or amend the following recommended conditions in formulating their recommendation to the Board of Supervisors on SUP 20-03.

Proposed Conditions for SUP Approval
SUP 20-03
Storeland LLC
Tax Map No. 23-12E, 23-12F, and 23-12H

The conditions of the Special Use Permit ("SUP") shall apply to the properties identified on County Tax Map 23 as Parcels 12E, 12F, and 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners, and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless specifically modified, waived, or otherwise specified in these conditions.

1. Controlling documents – Controlling documents shall be the conditions set forth herein and the documents submitted with the application.

2. Compliance – Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning permits, and erosion and sediment control permits. The property owner shall be responsible for complying with all local, State, and Federal laws and regulations as may be applicable to the business development and operation.

3. Uses – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application,

4. Performance Standards –

   a. Per recommendations by the Culpeper Soil and Water Conservation District in their comment letter dated September 14, 2020:
      - A site plan in compliance with the Erosion and Sediment Control and Stormwater Management Law and Regulations is required.
      - A no-disturbance Riparian Buffer setback shall be incorporated on the stream along the west property line. This setback should be measured from the top of stream bank and be at least 35 feet. Exceptions may be allowed for Erosion Control and Stormwater management and utility crossings.
      - Underground stormwater management practices are preferred to minimize the footprint of disturbance.
      - The site drains into Lake of the Woods. Water quality protection is very important to the residents. Water quality treatment for the site development, as required by the Virginia Stormwater Management Law and Regulations, shall be satisfied onsite. No offsite nutrient credit purchase should be allowed without due diligence to achieve treatment onsite to the maximum extent practicable.
   b. A minimum 50-foot natural, treed buffer shall be maintained in the side and rear yards of the property.
   c. Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be screened so as to blend into the natural surroundings and not be visible from any public right-of-way. A parking concept plan for such vehicles shall be submitted as part of a site plan, and this area shall not be used to satisfy any other parking requirement.

5. Per VDOT comments in email dated August 5, 2020, additional information will be required prior to any site plan approval in order to assess whether turn lanes are warranted to preserve the functionality of Rt. 20 (Constitution Highway. Trip generation at Phase I and full build-out using the ITE Trip Generation 10th Edition must be provided, and a turn lane warrant analysis

must be performed in order to determine whether left and/or right turn lanes are required as part of the development.

6. Landscaping shall not impair sight distance from the commercial entrance.
7. Required entrance radii shall be determined based upon the types of vehicles utilizing the entrance.

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT BLDG.
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

TO: Orange County Planning Commission

FROM: Josh Frederick, Senior Planner

THROUGH: Gregg Zody, AICP
Director of Planning and Zoning

DATE: January 9th, 2014

RE: REZ 13-02/SUP 13-04: McLean Self-Storage Facility

Staff Recommendation

Based on the analysis and guidance from the Comprehensive Plan, Staff recommends approval of both the rezoning and special use permit applications. The Comprehensive Plan encourages development in Agricultural A2 future land use areas only if it is compatible with surrounding land uses; self-storage facilities are typically compatible with suburban development (Lake of the Woods), which is adjacent to the project site.

Case Overview

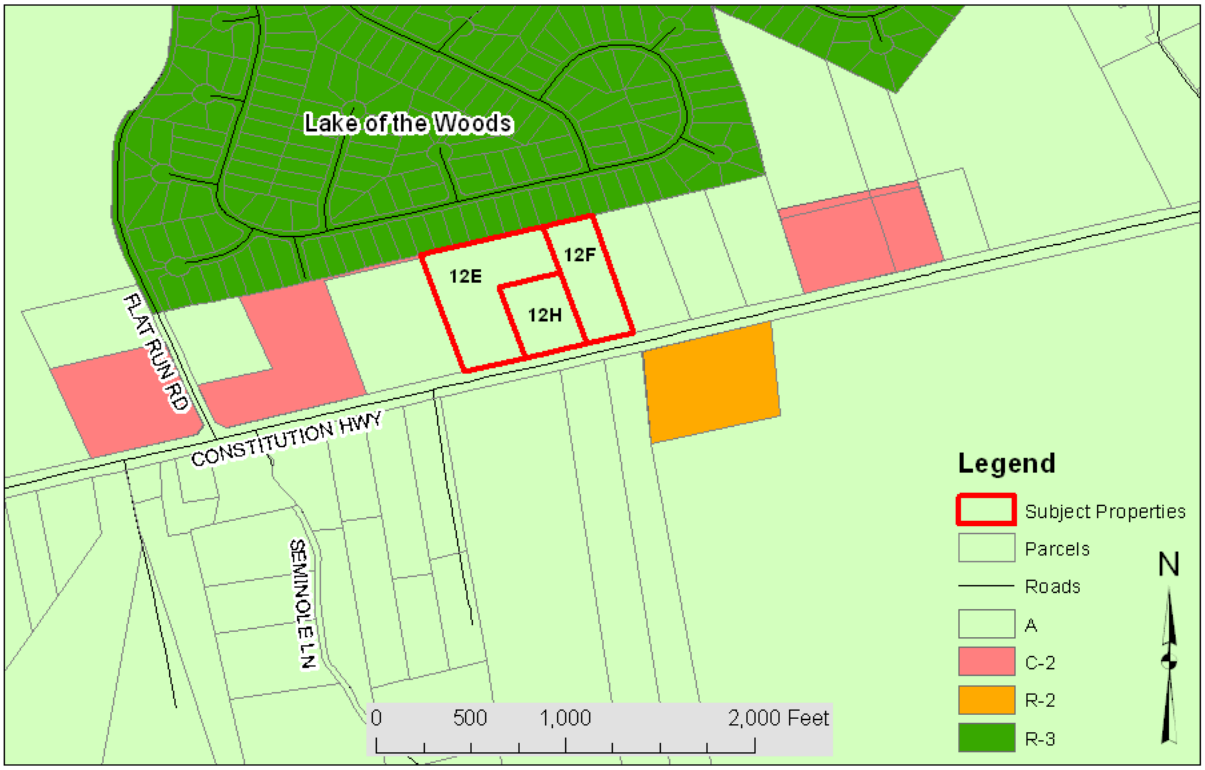
Request – Stephen McLean has applied to rezone property in Locust Grove from Agricultural (A) to General Commercial (C-2), and for a special use permit to install a self-storage facility pursuant to Sec. 70-483(7) of the Zoning Ordinance. The property is referenced by tax map #23-12E, 12F and 12H and is a total of 10.882 acres. The storage facility will be developed in phases and is anticipated to have approximately 620 units, of both climate-controlled and traditional drive-up varieties. The site will also contain boat and recreational vehicle storage areas. The applicant expects market demand and site constraints to ultimately dictate the number of storage units that can be built on the site.

Proffers – No proffers have been volunteered with regards to the rezoning request.

Location – The property is located on the northern side of Constitution Hwy (Rt 20) approximately 1/3 mile east of the intersection with Flat Run Rd (Rt 601).

Zoning/Land Use – The property is currently zoned Agricultural (A), as are the properties on either side and across the road (with the exception of one). The parcel immediately to the west contains a single-family residence. Lake of the Woods is adjacent to the northern boundaries of the subject parcels. The parcels at the intersection of Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20) were rezoned to General Commercial (C-2) in September 2013 (REZ 13-01). The parcels to the east which are currently zoned C-2 contain a gas station, car wash (SUP 97-10), mini-golf course (SUP 11-02) and related accessory uses. The parcel currently zoned General Residential (R-2) contains a retail business (*Apperson's*

Travel Trailers) and a single family home. With the exception of Lake of the Woods, the predominant land use in the vicinity is forest.



Current Zoning Map

Future Land Use Map

Comprehensive Plan – The subject parcels are within the Agricultural A2 future land use designation and, as such, the 2013 Comprehensive Plan offers the following relevant guidance:

- Encourage agricultural, commercial and industrial enterprises that are compatible with Orange County's unique features. (p. 17)
- The plan for these areas [A2 land use] is based on an increase in the number of similar or compatible mix of uses, adjacent to existing residential or commercial developments. (p. 27)

Community Input - The public hearing notice was advertised in the Orange County Review on January 2nd and January 9th, and notices to adjacent property owners were mailed out on January 2nd. One call was received regarding the application, prior to distribution of agenda packets to the Commission.

Application Review Committee Comments - The ARC met on November 19th, 2013 to give the applicant a chance to provide details on the rezoning/special use request and to allow affected county departments and other agencies a chance to ask questions and express concerns about the applicant's proposal. Relevant comments/questions are outlined below:

- Orange County Fire & EMS – The department had questions/comments related to the following items:
  - The type of heat in the conditioned storage units.
  - The required list of non-storable items.
  - Fire suppression.
  - After-hours emergency access.
  - Surveillance cameras.
- Orange County Building Department – The department had questions/comments related to the following items:
  - The installation of dedicated fire extinguisher boxes.
  - Pre-engineered building plan requirements.
- Virginia Department of Health – The agency had a question regarding septic drainfields on the site, to which the applicant responded that they had been previously permitted when the property was subdivided in 2011.
- Culpeper Soil & Water Conservation District – The District's letter can be found as attachment B to this report.
- Virginia Department of Transportation – VDOT's official comment letter and email regarding a TIA can be found as attachments C & D, respectively, to this report.

Analysis

Zoning Ordinance – All 3 parcels are currently zoned Agricultural (A), which permits the following by-right uses:

(1) Agriculture.
(2) Single-family dwelling.
(3) Two-family dwelling.
(4) Manufactured home.

(5) Place of worship.
(6) Cemetery or graveyard.
(7) Sign subject to sections 70-308 and 70-696.
(8) Farm enterprise, farm stand, wayside stand.
(9) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
a. Temporary or seasonal sales.
b. Special events.
(Ord. of 5-2-1996, § 202; Ord. of 7-12-2011(2))

And the following special uses:
(1) Agricultural equipment sales or service, or both.
(2) Airport.
(3) Bed and breakfast inn.
(4) Boarding kennel or commercial breeding kennel.
(5) Camp, campground or recreational vehicle park.
(6) Carnival, circus, fairground or similar temporary activity.
(7) Elder care center, child day care center, or nursery school.
(8) Livestock auction or farmer's market.
(9) Manufactured home park.
(10) Mine or quarry.
(11) Office of less than 4,000 ft^2 gross floor area, including professional or contracting office.
(12) Private cultural, recreational or institutional use.
(13) Public garage.
(14) Public use such as school, park, library, fire and rescue station, public facility, or maintenance facility.
(15) Retail store of less than 4,000 ft^2 gross floor area, including, farmer's market, farm stand greater than 1,000 ft^2 gross floor area, flea market, or retail nursery.
(16) Sanitary landfill.
(17) Veterinary service, including animal hospital.
(18) Cluster housing development (see also article VI).
(19) Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight stays on private property.
(Ord. of 8-11-1998, §§ 203, 203.18; Ord. of 5-8-2001; Ord. of 7-12-2011(2))

The applicant is seeking to rezone the parcels to General Commercial (C-2), which permits the following by-right uses:
(1) Automobile sales, service, storage and rental.
(2) Commercial assembly pl ant, such as a printing or framing shop.
(3) Office building.
(4) Place of worship.
(5) Private cultural, recreational or institutional use.
(6) Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility.
(7) Restaurant.
(8) Retail store.
(9) Signs in accordance with sections 70-486 and 70-696 et seq.

(10) Up to four dwelling units attached to any permitted commercial use.
(11) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
    a. Temporary or seasonal sales.
    b. Special events.

(Ord. of 5-2-1996, § 802; Ord. of 3-9-2010)

And the following special uses:

(1) Carnival, circus, noncommercial fairground or similar temporary activity.
(2) Limited manufacturing and processing.
(3) Manufactured home sales and service.
(4) Theater, video game parlor, or other recreational use.
(5) Wholesale distribution or warehouse.
(6) Adult-oriented business.
(7) Any commercial use which is not expressly permitted in any district.

(Ord. of 5-2-1996, § 803)

Threat to Public Health, Safety and/or Welfare – Self-storage facilities are passive land uses with relatively low intensity. Given this factor, and that the property will be fenced and under surveillance, no public safety impacts are anticipated. As this area is not pedestrian-oriented there is no anticipation of non-vehicular safety impacts.

The site will require limited private well and septic service to serve the office on site. However, there is no foreseeable impact on the public health.

The project will offer storage space to nearby population centers in the most populated area of the county. As such, the project represents an expansion of available services to county citizens and an expansion of taxable commercial land and is thus a positive impact on the public welfare.

Compatibility With Surroundings – Self-storage facilities are typically located nearby to residential land uses and along major roadways for ease of access and availability. The project is also located near existing commercially-zoned property (within ¼ mile), notably the recently-rezoned parcels at Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20). US Park Service property (the Wilderness Battlefield) begins approximately ½ mile to the east.

Substantial Detriment to Surrounding Property – Sec. 70-484 of the Zoning Ordinance requires a minimum 50' setback/buffer between parcels zoned General Commercial (C-2) and any adjacent agricultural and/or residential use in order to screen said uses from "any adverse impact." Properties in the Lake of the Woods that are adjacent to this project may be affected by spillover floodlighting, depending on installation of the lighting and the opacity of the required landscape buffer. Noise and refuse are not anticipated to be issues to surrounding properties.

Any potential development on either parcel will have to mitigate stormwater impacts through approved Best Management Practices (BMPs) in order to both treat stormwater runoff and ensure excess runoff does not negatively affect surrounding properties. As indicated by the CSWCD, this project will not be grandfathered under Virginia Stormwater Management Regulations and will thus have to comply with the updated (and far more comprehensive) program regulations.

Attachments:

A. REZ/SUP applications and supporting materials
B. CSWCD letter dated November 18th, 2013
C. VDOT letter dated December 6th, 2013
D. VDOT email dated October 29th, 2013
E. Draft Resolution 14-01 Recommending Approval of REZ 13-02
F. Draft Resolution 14-01 Recommending Denial of REZ 13-02
G. Draft Resolution 14-02 Recommending Approval of SUP 13-04 with conditions
H. Draft Resolution 14-02 recommending Denial of SUP 13-04

The site, looking eastward

The site, looking westward

ORANGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

SHANNON C. ABBS, DISTRICT ONE
JAMES K. WHITE, DISTRICT TWO
S. TEEL GOODWIN, DISTRICT THREE
JAMES P. CROZIER, DISTRICT FOUR
LEE H. FRAME, DISTRICT FIVE

R. BRYAN DAVID
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313
FAX: (540) 672-1679

MAILING ADDRESS:
P. O. BOX 111
ORANGE, VA 22960

PHYSICAL ADDRESS:
R. LINDSAY GORDON III BUILDING
112 WEST MAIN STREET
ORANGE, VIRGINIA 22960

ORDINANCE OF APPROVAL

MOTION: **CROZIER**

SECOND: **WHITE**

April 8, 2014
Regular Meeting
Ord. No. 140408 - PH1a

RE: ORDINANCE APPROVING REZ 13-02 TO REZONE TAX MAP NO. 23-12E, 23-12F, AND 23-12H FROM AGRICULTURAL (A) TO GENERAL COMMERCIAL (C-2)

WHEREAS, Stephen McLean applied to rezone property located on Constitution Highway in Locust Grove, Virginia, referenced as Tax Map No. 23-12E, 23-12F, and 23-12H, containing a total of 10.882 acres, from Agricultural (A) to General Commercial (C-2); and

WHEREAS, the Department of Planning and Zoning recommended approval of this Rezoning request; and

WHEREAS, the Planning Commission advertised and held a Public Hearing on the Rezoning request on January 16, 2014; and

WHEREAS, the applicant verbally amended his application during the Public Hearing to rezone the property to Limited Commercial (C-1); and

WHEREAS, the Planning Commission considered whether the proposed Rezoning request would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety, or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

WHEREAS, the Planning Commission reviewed the request and determined that the request was consistent with the considerations above, and, as such, recommended approval of the request to the Board of Supervisors, as amended; and

WHEREAS, the Planning Commission's approval of REZ 13-02, as amended, was necessary prior to approval of SUP 13-04 as a matter of addressing permitted uses; and

WHEREAS, on February 4, 2014, Stephen McLean terminated his prospective rights as "Applicant" and it was agreed that the owner, D&W Investments, LLC, would continue with the application; and

WHEREAS, following this change to the application, the Planning Commission discussed this request again at its meeting on March 6, 2014, and affirmed its recommendation of approval after the owner indicated that he desired no changes to the original application; and

WHEREAS, the Board of Supervisors advertised and held a Public Hearing on the Rezoning request on April 8, 2014; and

WHEREAS, after deliberation, the Board of Supervisors has determined that public necessity, convenience, general welfare, and/or good zoning practice support approval of this Special Use Permit request;

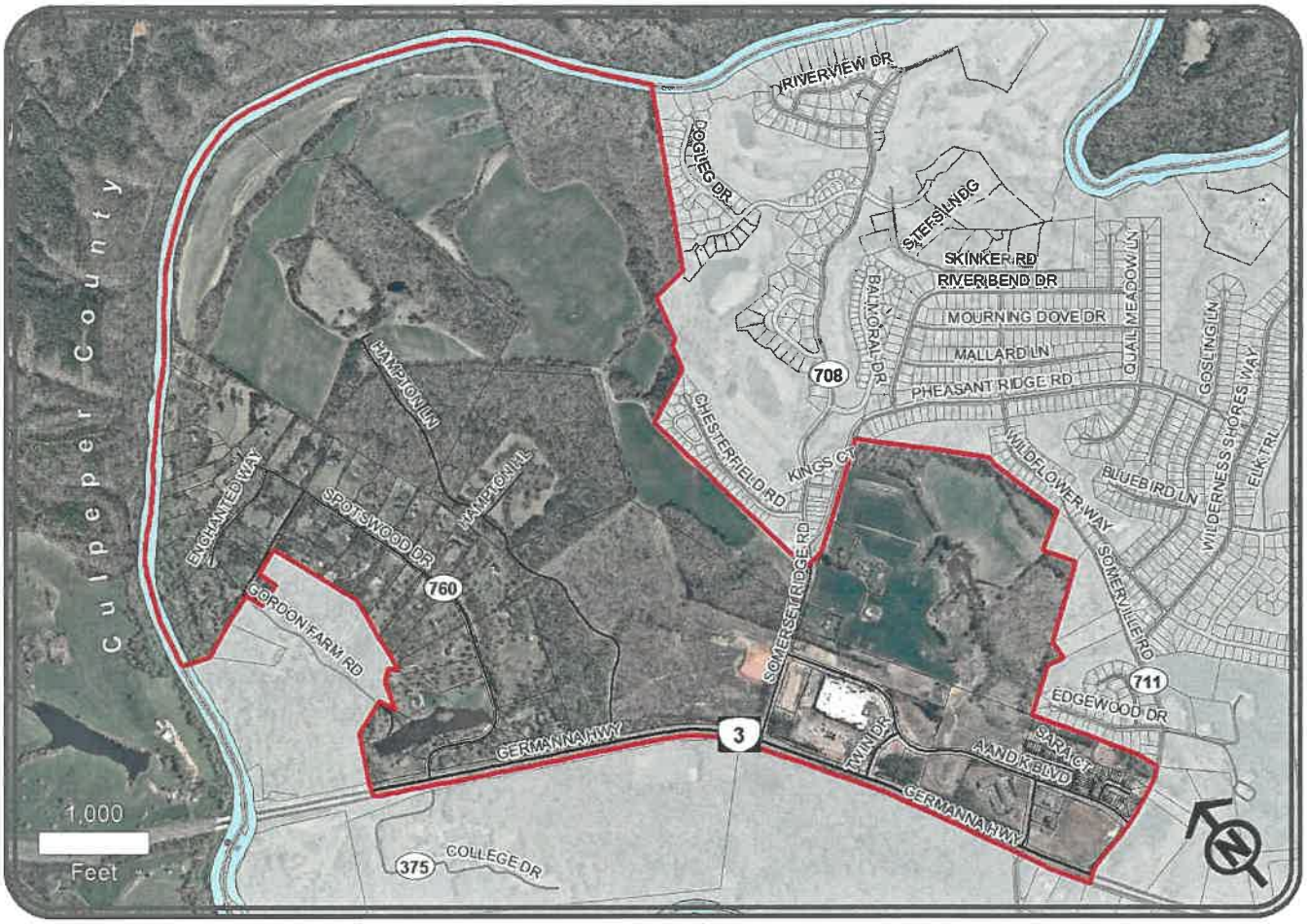
NOW, THEREFORE, BE IT ORDAINED, on this 8th day of April, 2014, that the Orange County Board of Supervisors hereby **approves** REZ 13-02, as amended, to rezone 10.882 acres, known as Tax Map No. 23-12E, 23-12F, and 23-12H, from Agricultural (A) to Limited Commercial (C-1).

Votes:
Ayes: Abbs, Goodwin, White, Crozier, Frame.
Nays: None.
Absent from Vote: None.
Absent from Meeting: None.

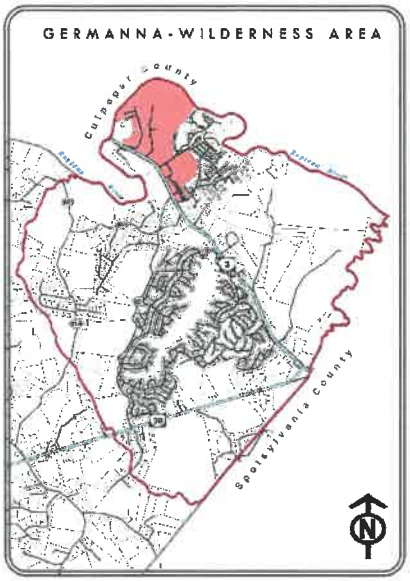
For Information: **Thomas E. Lacheney, County Attorney**
Gregg B. Zody, Planning and Zoning Director
D&W Investments, LLC, Owners

CERTIFIED COPY_____
Clerk to the Board of Supervisors

Germanna-Wilderness Area Plan
Subarea One: Spotswood



Map 1A: 2013 aerial imagery



Land Use & Development

Existing Conditions

Area Size:

- 872 acres (gross); approximately 733 acres excluding rights-of-way, surface water and floodplain

Area Demographics:

Census Tract # 1101.03 Blocks 1017, 1020, 1021, 1045	
Demographics	**Total**
Population	524
Average median household income*	$ 73,600
Average House Value*	$250,400
Total Housing	222
Occupied Housing	189
Owner Occupied	109
- Population	340
Renter Occupied	80
- Population	184
Vacant Housing	33
For Rent	8
For Sale	21

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

* Census tract block data may have minor overlaps in adjacent subareas.

Density:

- 0.2 dwellings per gross acre

Land Uses:

- Single-family detached homes: Governor Spotswood Estates
- Townhomes: Germanna Heights
- Agricultural
- Commercial uses: retail, medical office
- Multi-family: Germanna Heights apartments
- Power transmission corridor right of way

Comprehensive Plan Recommended Land Use Designations:

- Agricultural A1
- Agricultural A2
- Economic Development

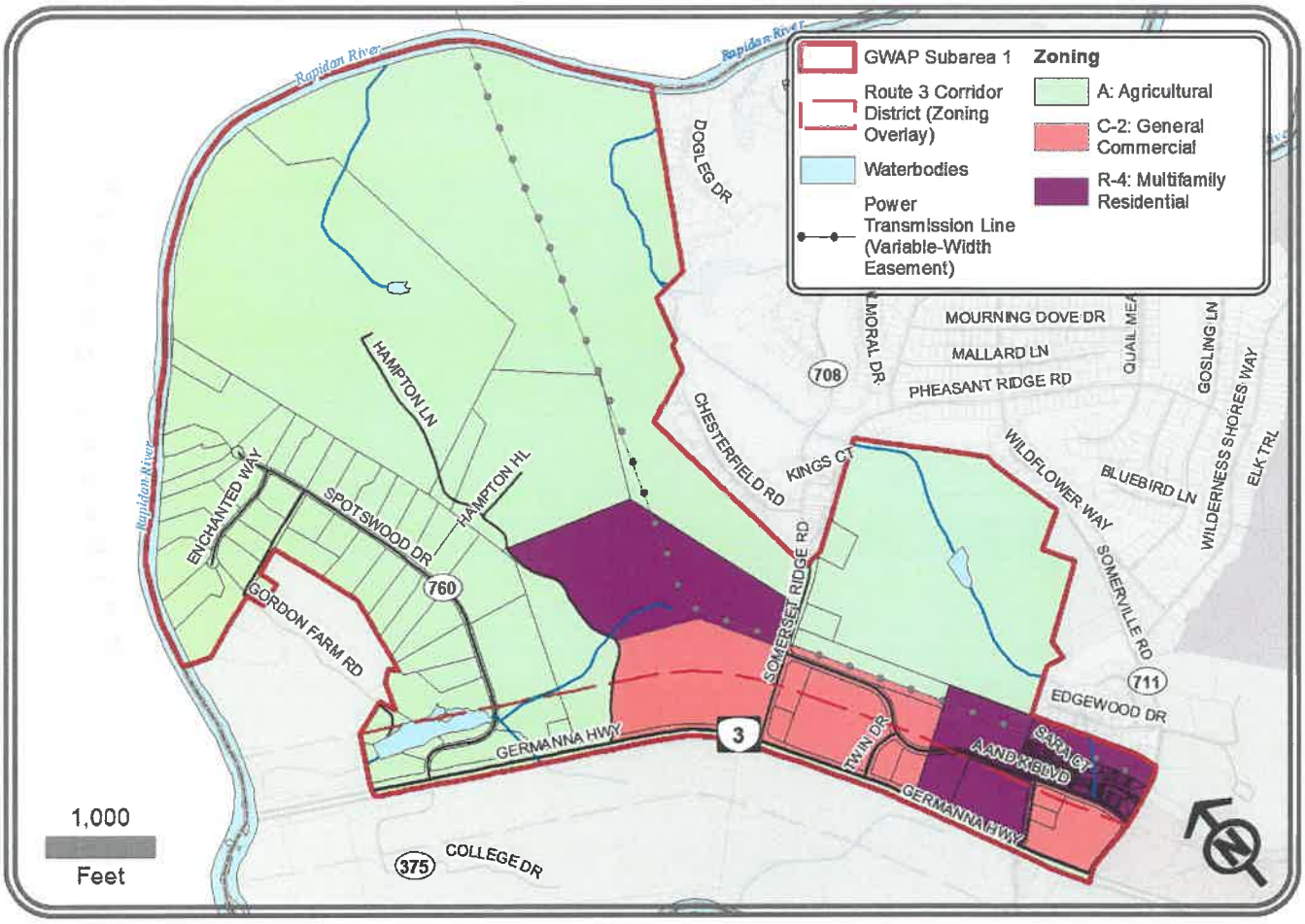
Zoning Classifications (Map 1B):

- Agricultural (A)
- General Commercial (C-2)
- Multi-Family Residential (R-4)

Cultural Resources (examples):

- Antebellum houses
- 18th-19th century earthworks

(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 1B: Current zoning and the proposed Route 3 Corridor District

Natural Features

Predominant Soil Types:

- Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

Geology:

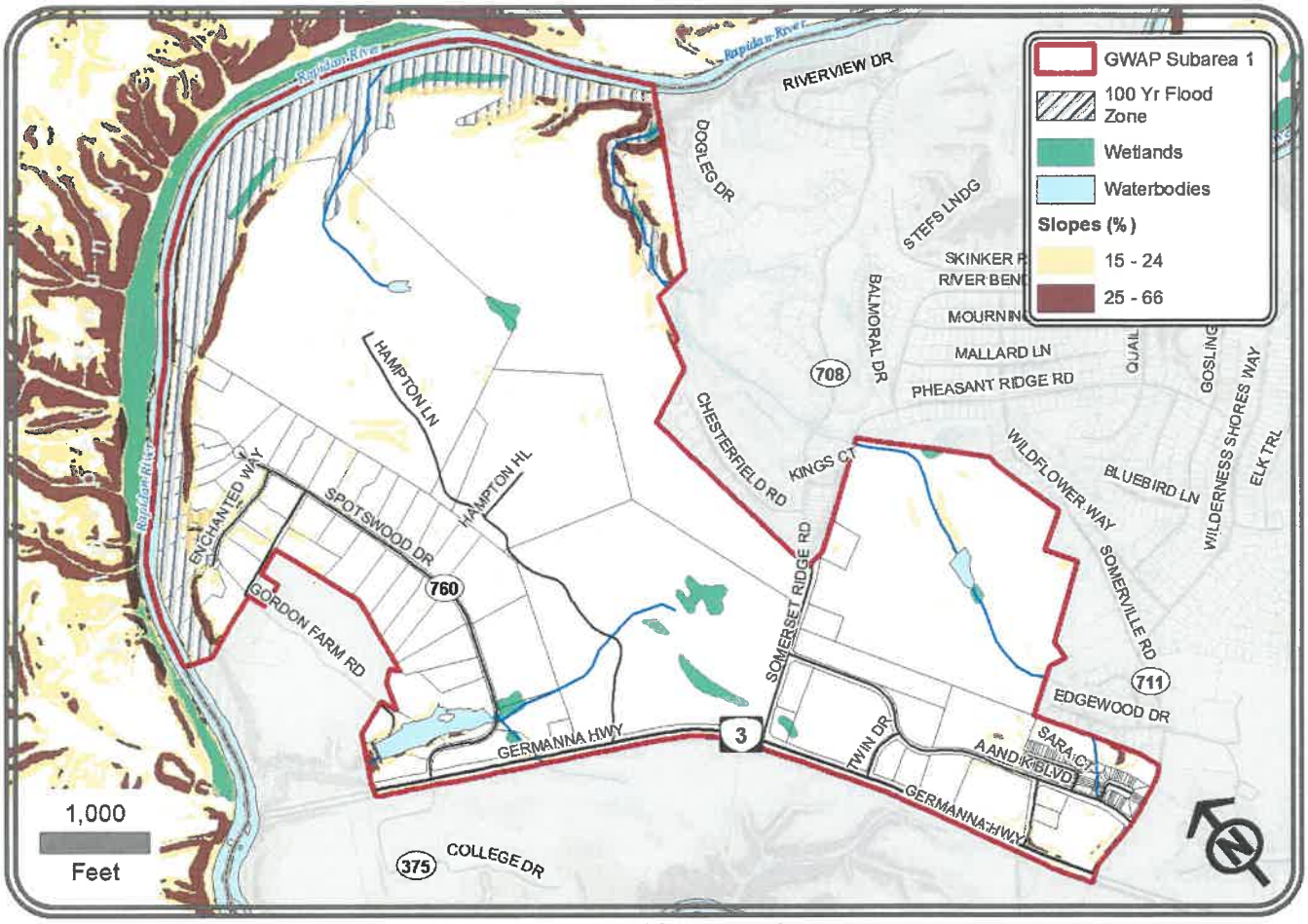
- Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

Hydrology (Map 1C):

- Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered throughout area.
- Floodplain: 100-Year floodplain is located along the northern and western perimeters of the study area adjacent to the Rapidan River with some adjacent fingerling areas along contributing streams.
- Waterbodies: The northern and western perimeters account for approximately 1 ¾ miles of frontage along the Rapidan River. Other surface water in the area totals seven (7) acres.

Topography (Map 1C):

- Forested and open pastures are the predominant cover features of this subarea.
- Steep slopes are found mostly adjacent to the flood zone areas and, to a lesser degree, in the central section of subarea.



Map 1C: Environmental features and constraints

Future Conditions – The 50 Year Vision

Land Uses & Zoning

Housing:

- A range of housing options with aesthetically pleasing, varied architecture.
- The implementation of cluster developments where appropriate.
- Larger lot, high-end single-family detached residential near the Rapidan River.
- Multi-family and assisted or independent living developments located adjacent to similar densities.

Commercial:

- Mixed commercial and office uses in a town-center setting behind Wal-Mart.
- Larger commercial uses, ("big box" stores) in the commercially-zoned portion of Signature Station and other areas fronting on A & K Boulevard.

Open Space/Recreational:

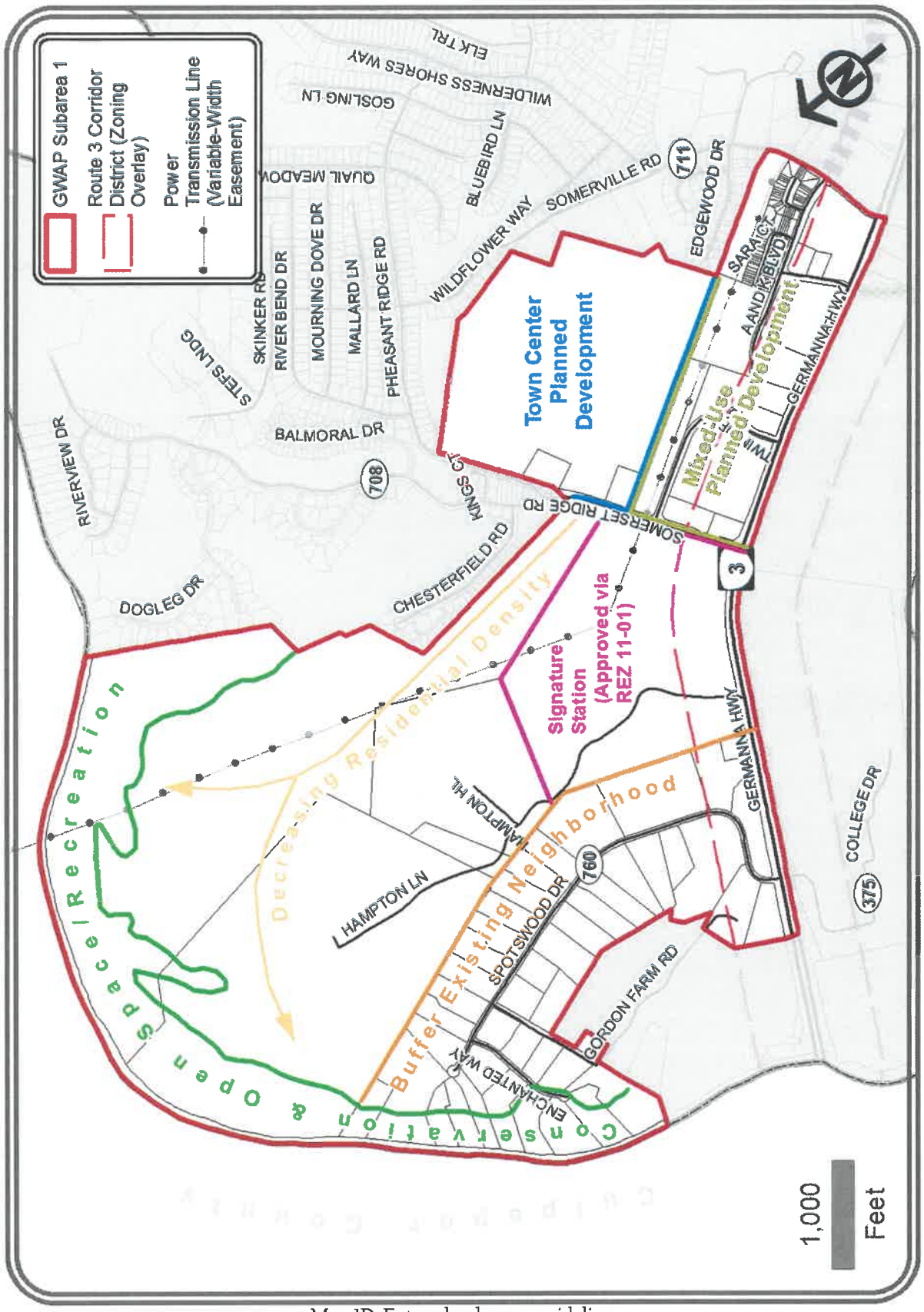
- Areas designated within revised ordinances and in new zoning districts that encourage a reasonable percentage of gross land dedicated for open space/recreational uses.
- Work with developers to secure easements along the riverfront for multi-use paths and canoe/kayak access, where feasible.
- Multi-use paths and/or sidewalks connecting commercial and residential uses.

Zoning Strategies:

- *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- Land owners and developers will be provided with a "toolbox" of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

Policy Statements to Shape Future Conditions

①	**Create a balance between protecting the natural features of the subarea and promoting them as assets for open space and recreational uses.**
②	**Phase future development with the availability of adequate public facilities and services.**
③	**Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed residential and commercial activities.**



Map 1D: Future land usage guidelines

Tasks to Refine and Implement Policies

- Amend the zoning ordinance to establish a Route 3 Corridor District.
- Amend the zoning ordinance to establish development standards.
- Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

Economic Development

Existing Conditions

- Wal-Mart and three vacant lots in the A & K Development (C-2, totaling 8 acres +/-).
- Signature Station parcel (C-2, 28 acres).
- Medical office (C-2).
- Flea Market (C-2).
- Vacant parcels (C-2, 6+ acres).

Future Conditions – The 50 Year Vision

- A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- Development of the Signature Station project led by professional services and offices.
- Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- An appropriate mixture of medium intensity (not exceeding 60% lot coverage) and high-intensity (not exceeding 80% lot coverage) of in-fill commercial development within areas designated as Town Center and Mixed-Use offering a full range of goods, services, hospitality, and entertainment to local and regional markets, and tourism visitors.
- Workforce development partnerships between medical services providers, Germanna Community College, and other partners.
- A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.

Policy Statements to Shape Future Conditions

①	Focus on planned development on the existing commercially-zoned parcels.
②	Determine and target desirable uses for subarea.
③	Encourage flexible, mixed-use development compatible with existing development.

Tasks to Refine and Implement Policies

- Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- Coordinate with the owner/developer of Signature Station to recruit business investment related to professional services and offices.
- Develop, implement, and manage the Route 3 Corridor District design standards.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

Infrastructure

Existing Conditions

Water & Wastewater:

- Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Germanna Heights, Wal-Mart).
- Residences in Spotswood Estates utilize wells and septic systems.
- Water and wastewater lines are located throughout the Wal-Mart/Germanna Heights area and also extend westward to serve Germanna Community College in Subarea 3.

Natural Gas:

- Lines extend into Orange County from Culpeper County along the southern side of Germanna Highway (Route 3) and continue along Somerset Ridge Road to serve Wal-Mart and other residential development in Subarea 2.

Roads:

- Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.

- Other state secondary routes include Spotswood Drive (Route 760), Somerset Ridge Road (Route 708) and Somerville Road (Route 711).
- Unclassified, local roads include: Gordon Farm Road, Enchanted Way, Hampton Lane, A & K Boulevard, Twin Drive, Germanna Heights Drive, Sara Court and Saba Place.

Alternative Transportation:

- Sidewalks exist throughout the Wal-Mart and Germanna Heights areas.
- No trails or multi-use pathways exist.

Telecommunications:

- The subarea is served by available broadband via cable and wireless broadband where vegetation permits.

Future Conditions – The 50 Year Vision

- Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- A&K Boulevard will be extended to the north across Somerset Ridge Rd (Route 708) through the Signature Station development and terminated at the intersection with Hampton Ln.

Policy Statements to Shape Future Conditions

①	**Except for selective low-density residential uses, all new development will utilize public water and wastewater.**
②	**Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.**
③	**New roads will be built and maintained to Virginia Department of Transportation standards.**

Tasks to Refine and Implement Policies

- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

Culpeper Soil & Water Conservation District

Serving Culpeper, Greene, Madison, Orange, & Rappahannock

351 Lakeside Drive
Culpeper, Va. 22701
(540) 825-8591 Culp
(540) 825-8637 fax
(540) 672-1638 Orange
(540) 672-2455fax

September 14, 2020

Sandra Thornton
Orange County Planner
PO Box 111
Orange, Va. 22960

Dear Ms. Thornton,

I have reviewed the agency review committee materials dated August 31, 2020. Included below are my comments:

REZ 20-02 Storeland LLC (Tax Map 23-12-E, F and H)

- A site plan in compliance with the Erosion and Sediment Control and Stormwater Management Law and Regulations is required.
- A no-disturbance Riparian Buffer setback should be incorporated on the stream along the west property line. This setback should be measured from the top of stream bank and be at least 35 feet. Exceptions may be allowed for Erosion Control and Stormwater management and utility crossings.
- Underground stormwater management practices are preferred to minimize the footprint of disturbance.
- The site drains into Lake of the Woods. Water quality protection is very important to the residents. Water quality treatment for the site development, as required by the Virginia Stormwater Management Law and Regulations, should be satisfied onsite. No offsite nutrient credit purchase should be allowed without due diligence to achieve treatment onsite to the maximum extent practicable.

Please feel free to contact me if you have any questions.

Sincerely,

Richard Jacobs
Conservation Specialist

CC: Robert Bradford, Orange County Director
Robert Brame, Orange County Director
Warren Lee, Orange County Associate Director

Tracey Newman

From: Wood, J. Mark <james.wood@vdot.virginia.gov>
Sent: Wednesday, August 5, 2020 5:28 PM
To: Tracey Newman
Cc: James Wood; Lynn Clements; gregw@culpeperswcd.org; Mike Lacasse; Nathan Mort; Mike Cianci; Aaron Caine; Kurt Hildebrand; Sandra Thornton; Jim crozier; Bruce Henning; John Wilson; Kim Carr
Subject: Re: Application Review Committee (ARC) Notice - SUP 20-03

Tracey,

VDOT has reviewed the concept plan for the 620 Unit Self Storage Facility on parcels TMP 23-12E, -12F & -12H proposed by Storeland LLC (SUP 20-03) which was received by VDOT on July 20, 2020. VDOT has the following comments:

1. Rte. 20 (Constitution Highway) is a Minor Arterial with an Average Annual Daily Traffic (AADT) = 11,000 as per VDOT's 2019 Traffic Data. VDOT understands that Phase I consists of four (4) climate controlled and traditional drive up units and that full build out will consist of 620 self storage units. Please provide the trip generation at Phase I and full build out using the ITE Trip Generation 10th Edition and perform a turn lane warrant analysis (not a TIA) to determine whether or not left and/or right turn lanes are required as part of this development.
2. VDOT has reviewed the entrance spacing for the proposed commercial entrance and it complies with the minimum 1,050 ft. of spacing from the signalized intersection at Rte. 20 and Rte. 601 (Flat Run Road). Also, the proposed entrance location does not conflict with any existing commercial entrances along this section of Rte. 20.
3. The proposed commercial entrance location does not appear to conflict with the existing guardrail on the north side of Rte. 20.
4. Rte. 20 has a posted speed limit of 55 mph and requires 610 ft. of Intersection Sight Distance for a commercial entrance. A sight distance survey was included in the SUP submittal. Please provide VDOT with a more legible copy of the original sight distance survey performed by James Luther, PC. VDOT does not anticipate that obtaining 610 ft. of Intersection Sight Distance is an issue at this location on Rte. 20.
5. The 30 ft. wide entrance shown on the concept plan should be adequate and if there are going to be RV's, vehicle/boat trailers, large trucks, etc. utilizing the entrance then 45 ft. to 50 ft. entrance radii should be provided.
6. Make sure that any proposed landscaping along Rte. 20 does not block or impede the sight distance from the proposed commercial entrance.

If you have any questions or need clarification on any comments please feel free to contact me. Thanks.

Mark Wood

On Mon, Jul 20, 2020 at 4:01 PM Tracey Newman <tnewman@orangecountyva.gov> wrote:

Good afternoon,

-

Attached please find the ARC Memo and Rezoning Application REZ 20-01 for Signature Series Development LLC.

-

Please review to memo and application material, then forward to Sandra Thornton at sthornton@orangecountyva.gov by Friday August 8, 2020. If you have any questions or require supplementary information, please let me know.

-

Thank you in advance for your time and consideration.

-

Respectfully,

-

Tracey Newman

Planning Services Associate

540-661-5321

-

--
J. Mark Wood, P.E., L.S.
Assistant Resident Engineer/Area Land Use Engineer
VDOT - Louisa Residency
3709 Davis Highway
Louisa, VA 23093
Office: (540) 967-3708
Cell: (540) 223-5240

Orange County Planning Commission
Regular Meeting
October 1, 2020

Agenda Item 5c

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

32244

APPLICATION FOR SPECIAL USE PERMIT (SUP)

Applicant Name: STORELAND LLC Phone: 540-395-2614

Mailing Address: 516 MT PLEASANT DRIVE, LOCUST GROVE, VA 22508

Email Address: STORELAND10@gmail.com

Application must be made by the Landowner or with his/her permission. If the Applicant is not the Landowner, please complete and attach: (1) a completed Authorized Agent Affidavit, OR (2) a letter of permission from the landowner.

Landowner Name: D+W Investments, LLC Phone: 540-845-6019

Mailing Address: 33225 Constitution Highway, Locust Grove, Va 22508

Property Location: Constitution Highway Rt 20

Tax Parcel #(s): 23-12 E, F, H Current Zoning: Commercial C-2

Existing uses/structures: BARE LAND

Special use request (attach additional pages as necessary): Build SELF STORAGE Facility. Facility will be similar To STORELAND SELF Storage in Culpeper which I own.

**** Attach a general concept plan no smaller than 11''x17'' and a comprehensive narrative for the proposed use. See the checklist for complete submittal requirements. ****
**** Incomplete applications will not be processed. ****

For minimum setback requirements and other zoning requirements, refer to the Orange County Zoning Ordinance (available online at http://www.orangecode.us/) or contact the Department of Planning & Zoning.

Signature of Applicant: Stephen McLean Date: 7-2-2020

Application fee: $400 (mailing and advertising fees are billed separately)

NOTE: Refunds will not be issued once a SUP application has proceeded to the ARC review period.

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

AUTHORIZED AGENT AFFIDAVIT

This 2nd (day) day of July (month), 2020 (year),

I, Kenneth L. Dotson Managing Partner of B&W Investments LLC (owner)

owner of 23-12 E, F, H (address and/or tax map number), give my

permission to: STORELAND LLC., Stephen McLean (applicant / lessee), to make

an application to the Orange County Department of Planning & Zoning

for a special use permit:

Kenneth L Dotson
(signature of owner)

COMMONWEALTH OF VIRGINIA

County / City of Orange

Subscribed and sworn to me this 2 day of July, 2020

in my County / City aforesaid, by the aforementioned Owner.

(Notary Public)

My commission expires: 09/30/2023

ASHLEY NICOLE SPARKS
Notary Public
Commonwealth of Virginia
7509151
My Commission Expires 09/30/2023

PROPOSED SELF STORAGE FACILITY

Route 20, Locust Grove, VA

Located 3/10 of a mile East of Flat Run Road and Rt. 20 Intersection

Project proposed by:
Stephen McLean
516 MT Pleasant Drive
Locust grove, VA 22508

540-395-2614

Project Description:

A 620 unit self storage facility to be located approximately 3/10 of a mile East of Flat Run Rd. on Rt. 20 in Locust Grove, VA. Phase 1 of construction will consist of 4 buildings with climate controlled and traditional drive up units.

All structures will be of metal construction. The buildings at the front of the property will have stone veneer and the first 20 feet of roof line will have a 3/12 pitch, similar to the picture on the front of this report. The entire project will be fenced, ornamental fencing at frontage of property visible from Rt. 20, chain link fence for remainder of site. The only entrance will be gated with an electronic keypad. Surveillance cameras will be in place inside climate controlled buildings and outside at the gate and most drive areas. This storage facility will be professionally landscaped.

This clean, safe and attractive facility will provide a needed service to the area residents. The Rt. 20 area from Zoar Road to Rt. 3 has in the past been rezoned for commercial property to accommodate the growing demands of the local population. This project will be approximately 1000 feet from two existing commercial properties, Battlefield Car Wash and Apperson's Travel Center. Along with the property at the corner of Flat Run Road which is within 1550 feet.

The back of this property adjoins the Lake of the Woods Subdivision. A 30 foot natural area will be left intact to buffer the residents. A 20 foot natural buffer will be in place along both East and West sides of the property. Storage unit tenants will not be able to access the buffered areas or the residential yards because of the 6 foot high chain link fence.

No structures are on property, Utilities are at the front of property.

The storm water management system of this property will ensure the capture of storm water, sediment and provide slow release off site.

Hours of operation: 5:00 AM to 9:00 PM, Daily.

After the first phase of construction additional buildings will be added per customer demand. Project build out is projected to be 6 – 8 years. Building sizes, number of buildings and unit mix may change due to site development restrictions and future unit demand.

Traffic Impact:

Traffic counts will not increase. The nature of the self storage industry is designed for the local residents and local traffic. Our business is primarily from "drive by" customers.

Traffic expected after Phase 1 completion is 10-14 cars a day. When the project is completed, an average of 15-24 cars a day is predicted.

A preliminary approval was obtained from The Virginia Department of Transportation (VDOT) on 10-29-2013. The driveway was surveyed for sight distance and spacing of requirements for a commercial entrance.

A Traffic Impact Analysis will not be required per email from Anthony Hurlock, VDOT.

Project Fiscal Impact Analysis:

There is no burden to any infrastructure. A needed service will be provided and the property will generate more tax dollars.

Environmental Impact Analysis:

There will be a 30 foot undisturbed natural area at the rear of the property, and a 20 foot natural area on the East and West sides. There is also an intermittent run off stream that will not be disturbed leaving several dozen full grown trees undisturbed.

Trees will be removed and the land graded to fit the concrete building pads in the areas where the buildings will be located. The finished grade will slope similar to the current grade. A storm water management plan will be approved and all the water from the property will be detained and slowly released to ensure the runoff rate is controlled.

For the first 5-7 years of this project approximately a third of the frontage on Route 20 will be disturbed, screening the construction of all building located in the back of the property. When the market allows the last phase of the project will be built at the front of the property. These areas will be graded, built on and professionally landscaped so the facility is always aesthetically appealing.

No chemicals or contaminants will be produced or stored on this property.

Archaeological, Cultural and Historic Resource Impact:

There is no obvious historic or other impact on this site.

Provisions for Water Service and Wastewater Treatment:

Due to the nature of the project very few people will stop to use restrooms. Two bathrooms and three sinks will be installed. From past experience, typical use is from one office person and three tenants on an average day. Water source will be a well. Septic system will be installed for waste water.

Impact on the Provision of Public Services:

There will not be an impact on any public services.

Signage:

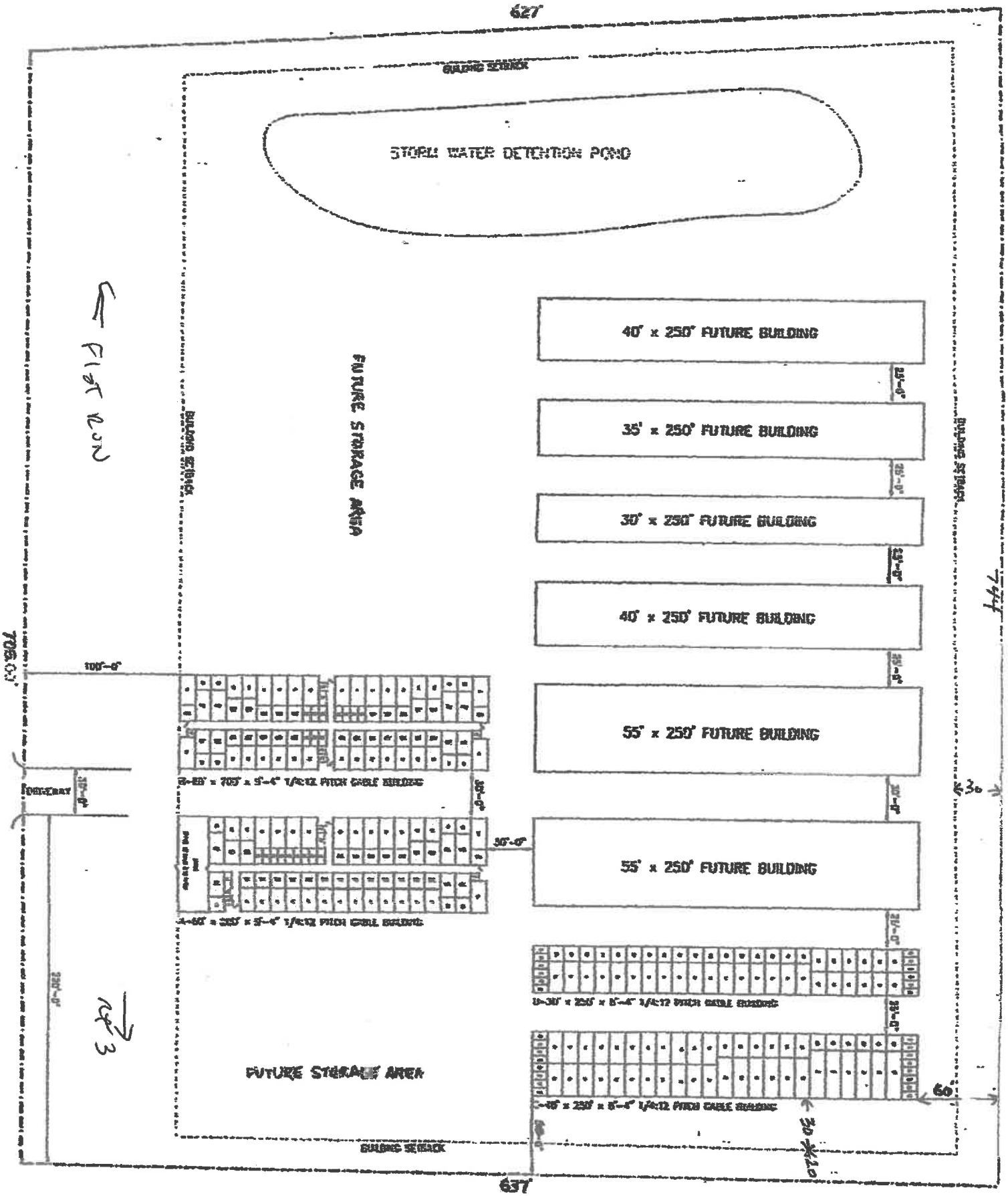
A pylon sign with digital display will be installed to meet current sign ordinances.

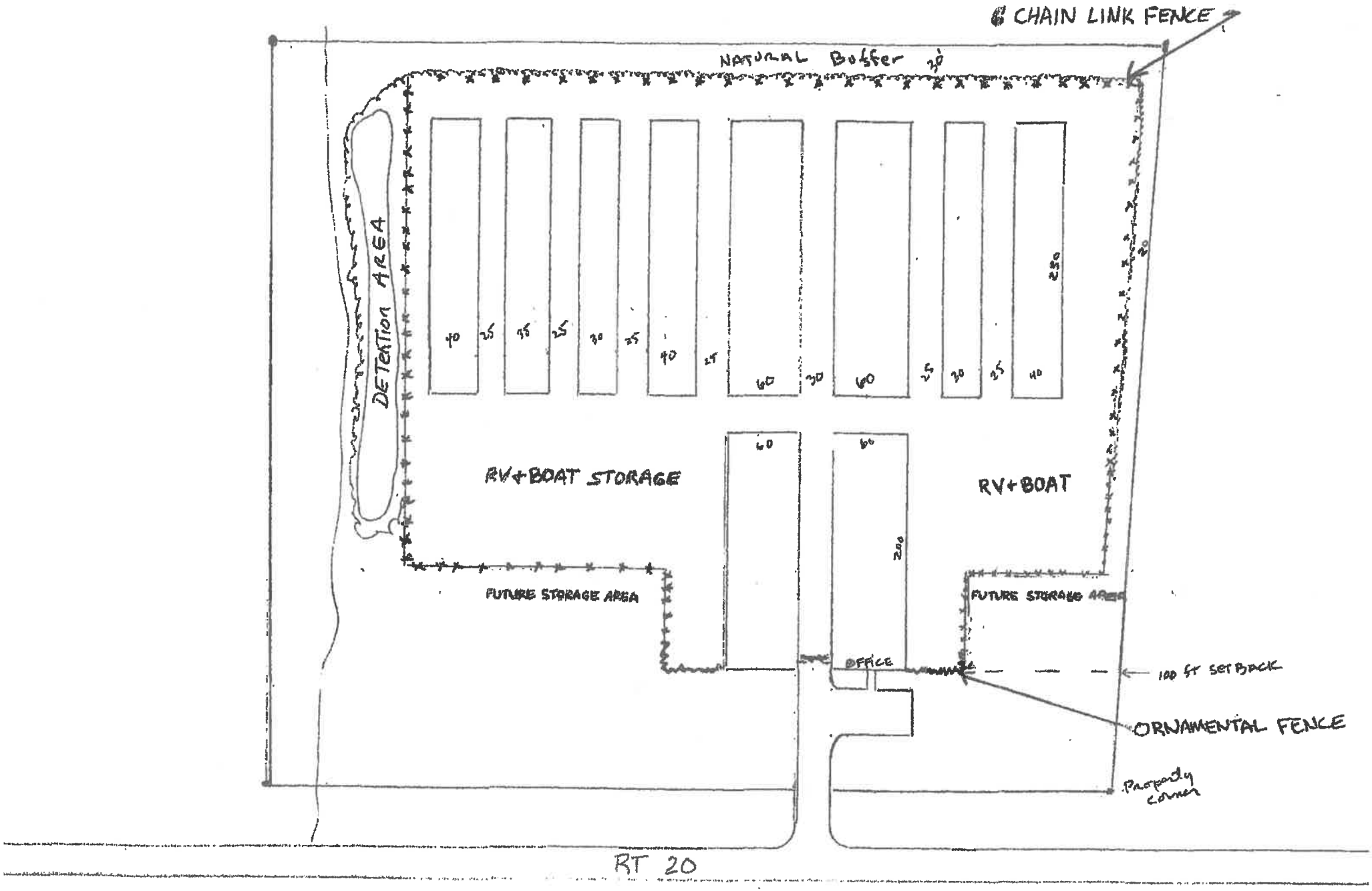
Tax Map # 23-12E, F, H Location of Project

Additional Information:

This project will be the second self storage facility that I have built and managed. Please visit [illegible] to get an idea of fencing, landscaping, security, kiosk and building colors that I am proposing.

STORELANDSELFSTORAGE.COM


627'
BUILDING SETBACK
STORM WATER DETENTION POND
FUTURE STORAGE AREA
40' x 250' FUTURE BUILDING
35' x 250' FUTURE BUILDING
30' x 250' FUTURE BUILDING
40' x 250' FUTURE BUILDING
55' x 250' FUTURE BUILDING
55' x 250' FUTURE BUILDING
25'-0"
30'-0"
100'-0"
30'-0"
FUTURE STORAGE AREA
BUILDING SETBACK
637'
30
60'
30
20
744
706.00'
FLAT RUN
RP 3

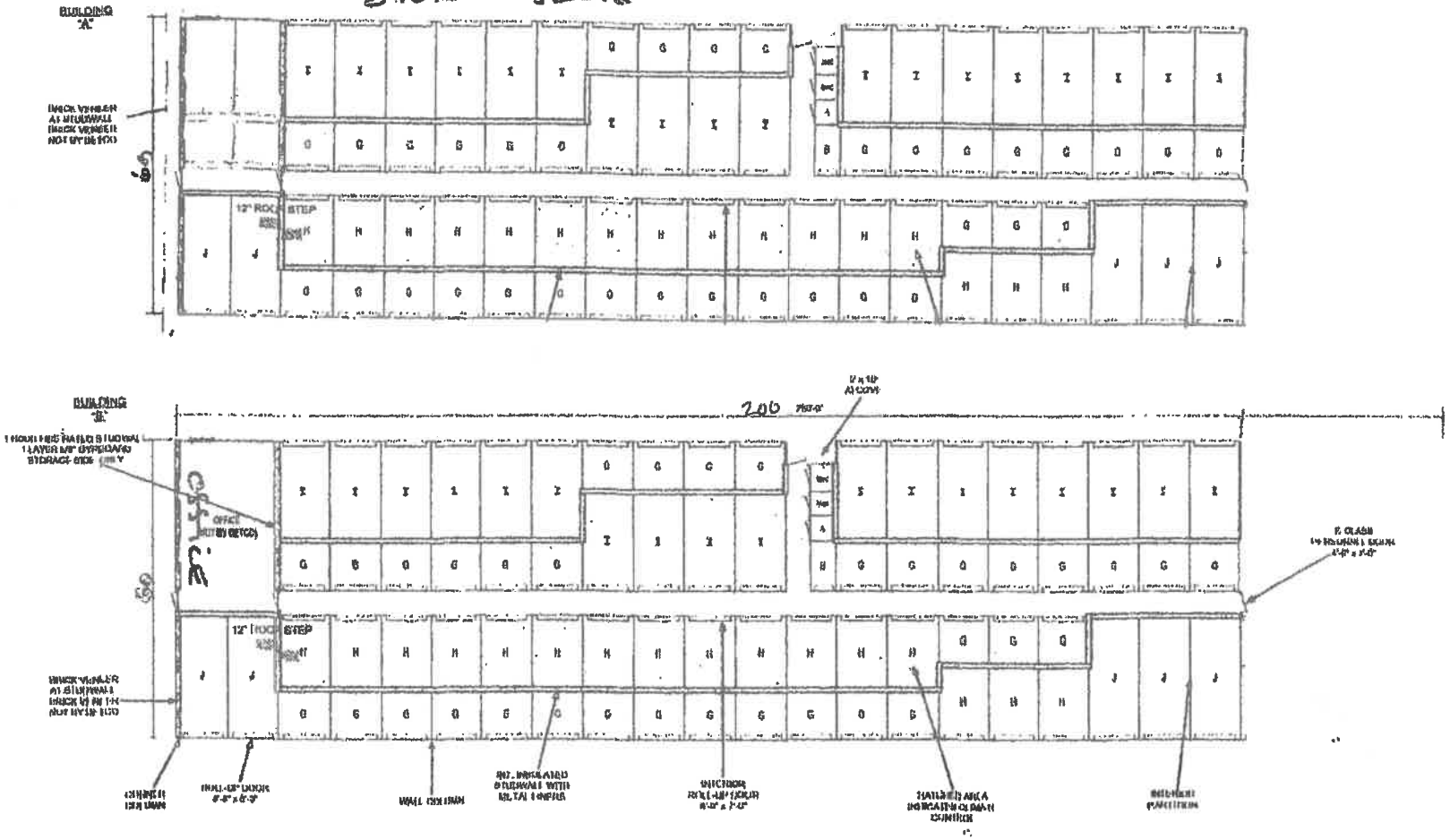

6' CHAIN LINK FENCE
NATURAL Buffer 30'
DETENTION AREA
40
25
35
25
30
25
40
25
60
30
60
25
30
25
40
250
20
60
60
200
RV+BOAT STORAGE
RV+BOAT
FUTURE STORAGE AREA
FUTURE STORAGE AREA
OFFICE
100 ft SETBACK
ORNAMENTAL FENCE
Property corner
RT 20

3/32 Scale

Climate Controlled + Traditional unit
Stone facia

Two Building - Office
Frontage on Rt 20

Rt 20



UNIT MIX SCHEDULE

UNIT TAG	DESCRIPTION	UNIT COUNT	UNIT TAG	DESCRIPTION	UNIT COUNT
A	5' x 5'	0	I	10' x 20'	0
B	5' x 10'	0	J	10' x 25'	0
C	5' x 15'	0	K	10' x 30'	0
D	5' x 20'	0	L	15' x 15'	0
E	7.5' x 10'	0	M	15' x 20'	0
F	8' x 10'	0	N	15' x 25'	0
G	10' x 10'	0	O	15' x 30'	0
H	10' x 15'	0	P	20' x 30'	0

ALL DRAWINGS, DETAILS, CALCULATIONS, OR OTHER DESIGN DOCUMENTS PROVIDED ARE THE PROPERTY OF BETCO, INC. AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF BETCO, INC.

DATE: 7-13-2013
DRAWN BY: MM
SCALE: NOT TO SCALE

BETCO INC
P.O. BOX 1650
STATESVILLE, NC 28677

PROJECT NAME: Mini Storage Project
PROJECT ADDRESS: Locust Grove, VA
OWNER: Steve McLean
SHEET TITLE: Cazenovia Self Storage
PROJECT NO: 8683
DRAWING NUMBER: 1 of 1

DRIVEWAY SITE DISTANCE

APPROVAL CERTIFICATE
THE COMMERCIAL ENTRANCE SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING REGULATIONS.

LEGEND
PE = POLE
EP = EDGE OF PAVEMENT
OHW = OVERHEAD WIRES

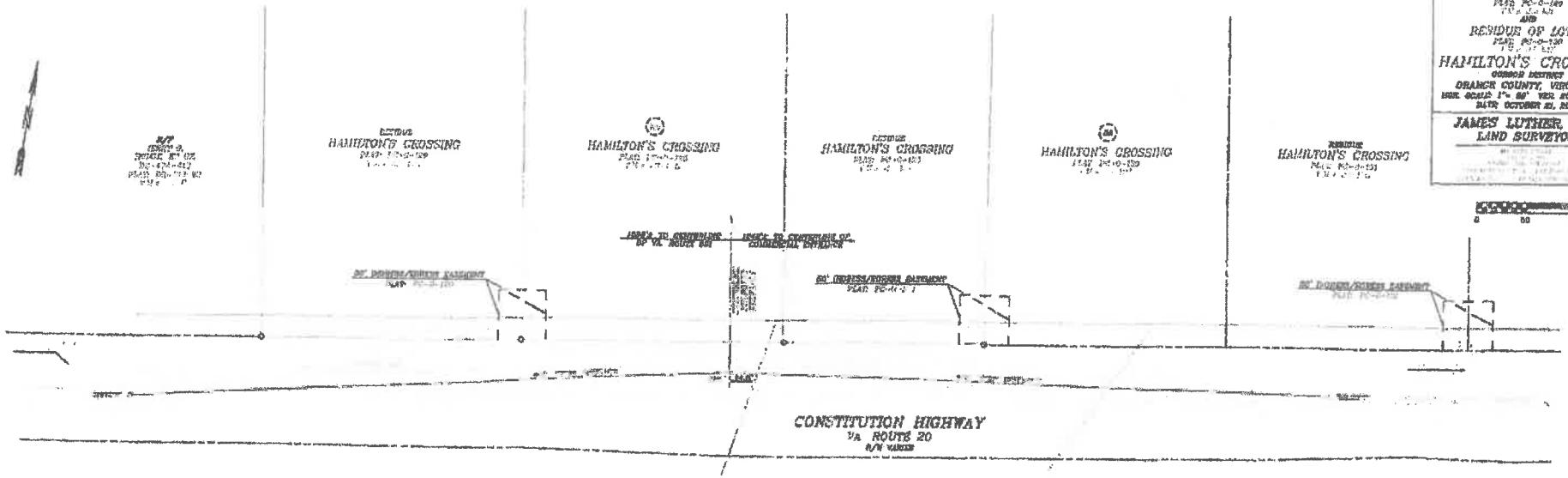
NOTES
1. ELEVATION DATUM IS ASSUMED

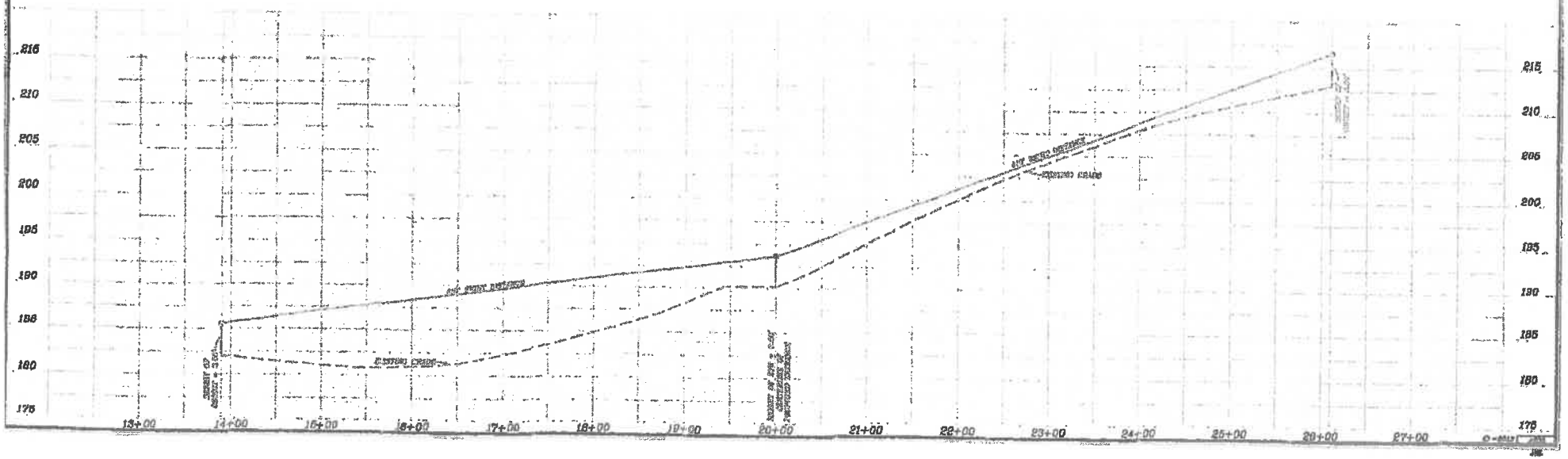
A PLAN SHOWING A SIGHT DISTANCE PROFILE FOR A PROPOSED COMMERCIAL ENTRANCE

LOT 2A
PLAT PC-0-129
AND
RESIDUE OF LOT 2
PLAT PC-0-129
AND
RESIDUE OF LOT 3
PLAT PC-0-130

HAMILTON'S CROSSING
GORDON DISTRICT
ORANGE COUNTY, VIRGINIA
HOR. SCALE 1" = 50' VER. SCALE 1"=5'
DATE: OCTOBER 21, 2015

JAMES LUTHER, P.C.
LAND SURVEYOR





This property was originally approved for the same project

ORANGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

SHANNON C. ABBS, DISTRICT ONE
JAMES K. WHITE, DISTRICT TWO
S. TEEL GOODWIN, DISTRICT THREE
JAMES P. CROZIER, DISTRICT FOUR
LEE H. FRAME, DISTRICT FIVE

R. BRYAN DAVID
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313
FAX: (540) 672-1679

MAILING ADDRESS:
P. O. BOX 111
ORANGE, VA 22960

PHYSICAL ADDRESS:
R. LINDSAY GORDON III BUILDING
112 WEST MAIN STREET
ORANGE, VIRGINIA 22960

ORDINANCE OF APPROVAL

MOTION: **CROZIER** — **April 8, 2014**
Regular Meeting

SECOND: **WHITE** — **Ord. No. 140408 - PH1b**

RE: ORDINANCE APPROVING SUP 13-04 FOR A SELF-STORAGE FACILITY ON TAX MAP NO. 23-12E, 23-12F, AND 23-12H

WHEREAS, Stephen McLean applied for a Special Use Permit to install a self-storage facility on property located on Constitution Highway in Locust Grove, Virginia, and referenced as Tax Map No. 23-12E, 23-12F, and 23-12H, containing a total of 10.882 acres, pursuant to Section 70-483(7) of the Orange County Zoning Ordinance; and

WHEREAS, the Department of Planning and Zoning recommended approval of this Special Use Permit, subject to certain conditions; and

WHEREAS, the Planning Commission advertised and held a Public Hearing on the Special Use Permit request on January 16, 2014; and

WHEREAS, the Planning Commission considered whether the proposed Special Use Permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety, or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

WHEREAS, the Planning Commission reviewed the request and determined that the request, as conditioned, was consistent with the considerations above, and, as such, recommended approval of the request to the Board of Supervisors; and

WHEREAS, the Planning Commission's earlier approval of REZ 13-02, as amended, was necessary prior to approval of this Special Use Permit as a matter of addressing permitted uses; and

WHEREAS, on February 4, 2014, Stephen McLean terminated his prospective rights as "Applicant" and it was agreed that the owner, D&W Investments, LLC, would continue with the application; and

WHEREAS, following this change to the application, the Planning Commission discussed this request again at its meeting on March 6, 2014, and affirmed its recommendation of approval after the owner indicated that he desired no changes to the original application; and

WHEREAS, the Board of Supervisors advertised and held a Public Hearing on the Special Use Permit request on April 8, 2014; and

WHEREAS, after deliberation, the Board of Supervisors has determined that public necessity, convenience, general welfare, and/or good zoning practice support approval of this Special Use Permit request;

NOW, THEREFORE, BE IT ORDAINED, on this 8th day of April, 2014, that the Orange County Board of Supervisors hereby **approves** SUP 13-04 for Tax Map No. 23-12E, 23-12F, and 23-12H for a Special Use Permit for a self-storage facility, subject to the four (4) conditions as set forth in the attachment.

Votes:
Ayes: Abbs, Goodwin, White, Crozier, Frame.
Nays: None.
Absent from Vote: None.
Absent from Meeting: None.

Attachment: **Staff Conditions for Approval**

For Information: **Thomas E. Lacheney, County Attorney**
Gregg B. Zody, Planning and Zoning Director
D&W Investments, LLC, Owners

CERTIFIED COPY_____
Clerk to the Board of Supervisors

Orange County, VA Real Estate

PROPERTY

Parcel Information

Parcel Record Number (PRN) **21184** Town/District	**GORDON**
Account Name	**D & W INVESTMENTS LLC**
Account Name2	
Address1	**33225 CONSTITUTION HWY**
Address2	
City, State Zip	**LOCUST GROVE, VA 22508**
Business Name	
Location Address(es)	**0 CONSTITUTION HWY**

Map Number

Map Insert	Double Circle	Block	Parcel Number
02300	**00**	**00**	**0012E**

Total Acres	**5.432**
Deed	**DB-2005-11379**
Additional Deed	**DB#080001824**
Will	**NONE**
Plat	**NONE**
Additional Plat	**PM#120003575 PC O-129**
Route	
Legal Desc 1	23-12E DEMPSEY
Legal Desc 2	RESIDUE ON PLAT
Zoning	C1; LIGHT COMMERCIAL
State Class	SINGLE FAMILY SUBURB
Topology	ROLLING /SLOPING
Utilities	NONE

Assessed Values

Type	Current Value (2020)	Previous Value (2019)
Land	**$135,800**	**$135,800**
Main Structures	**$0**	**$0**
Other Structures	**$0**	**$0**
TOTALS	**$135,800**	**$135,800**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
	$0	DEED BOOK-2005-11379	0	03/07/2008
NEWHOUSE & JAMES DEVELOPMENT LLC	$300,000	DEED BOOK-2008-1824	0	03/07/2008

Land Segments

Seg	Description	Size	AdjRate	Value	Water	Sewer
1	COMMERCIAL	5.43	$25,000	$135,800	NONE	NONE

Main Structures

No data to display

r Structures

Orange County, VA Real Estate

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
No data to display									

Data last updated: 06/27/2020

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Concise Systems, LLC * www.concisesystems.com * (540)776-1800 * sales@concisesystems.com

Orange County, VA Real Estate

PROPERTY

Parcel Information

Parcel Record Number (PRN)	**21578** Town/District **GORDON**
Account Name	**D & W INVESTMENTS LLC**
Account Name2	
Address1	**33225 CONSTITUTION HWY**
Address2	
City, State Zip	**LOCUST GROVE, VA 22508**
Business Name	
Location Address(es)	**0 CONSTITUTION HWY**

Map Number

Map Insert	Double Circle	Block	Parcel Number
02300	**00**	**00**	**0012H**

Total Acres	**2.381**
Deed	**DB-2008-1824**
Additional Deed	**PM#120003575**
Will	**NONE**
Plat	**NONE**
Additional Plat	**PM#120003575 O-129**
Route	
Legal Desc 1	23-12H DEMPSEY
Legal Desc 2	LOT A ON PLAT
Zoning	C1; LIGHT COMMERCIAL
State Class	SINGLE FAMILY SUBURB
Topology	ROLLING /SLOPING
Utilities	NONE

Assessed Values

Type	Current Value (2020)	Previous Value (2019)
Land	**$59,500**	**$59,500**
Main Structures	**$0**	**$0**
Other Structures	**$0**	**$0**
TOTALS	**$59,500**	**$59,500**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
	$300,000	DEED BOOK-2008-1824	0	03/07/2008

Land Segments

Seg	Description	Size	AdjRate	Value	Water	Sewer
1	COMMERCIAL	2.38	$25,000	$59,525	NONE	NONE

Main Structures

No data to display

Orange County, VA Real Estate

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
No data to display									

Data last updated: 06/27/2020

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(http://www.orangecountyva.gov/)

0230000000012E
0 CONSTITUTION HWY
Insert:
Map: 023
Block: 00
Double Circle: 00
Sublot:
Lot: 0012
-77.773759, 38.314496
Parcel ID:

Assessment Year: 2020
Exempt: No
Current Land: $76,700
Current Building: N/A
Current Improvements: N/A

Details

Map It

PERMITS/INSP PAYMENT

535232
CLIENT ADDR1
ORANGE COUNTY, VA
112 West Main Street

Orang CUSTOMER#: 07/02/20
TIME: 17:07 CUSTOMER NAME
scrosb CLERK ID

-----TOTALS-----

0
INTEREST PAID:
ADJUSTMENTS: SUPS
Special Use 400.00

PAYMENT METHOD
400.00 PAYMNT REF

TOT PREV BAL DUE: .00
TOT BAL DUE NOW : CHECK

ORANGE COUNTY
PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

TO: Orange County Planning Commission

FROM: Sandra B. Thornton, Planning Services Manager

DATE: September 30, 2020

SUBJECT: REZ 20-02/SUP 20-03: Storeland LLC

This memo is intended to update information provided in a staff reported dated January 9, 2014, regarding REZ 13-02/SUP 13-04 for McLean Self-Storage Facility; that report is attached and incorporated as part of this report. The current applications represent essentially the same project as previously proposed, and many of the conditions existing at the time of the prior approvals remain the same. In 2014 the applicant applied to rezone three (3) parcels of land comprising 10.882 acres on Rt. 20 near its intersection with Flat Run Road and adjacent to Lake of the Woods from Agricultural to General Commercial (C-2) for the purpose of developing a self-storage facility. The rezoning request was subsequently amended to C-1, Limited Commercial, and approved on April 8, 2014. A special use permit for the project was also approved with conditions on April 8,2014, but expired without the owner commencing development. The following information reflects changed circumstances since 2014.

Request – Stephen McLean/Storeland LLC has applied to rezone property from Limited Commercial (C-1) to General Commercial (C-2) and for a special use permit to develop and operate a self-storage facility pursuant to Sec. 70-483 (10) of the zoning ordinance.

Zoning/Land Use – The property is currently zoned Limited Commercial (C-1). The properties on either side of the subject parcel are zoned Agricultural (A).

Comprehensive Plan – The subject parcels are now included in the Germanna-Wilderness Area Plan – Subarea 7: South Wilderness. Guidance for commercial development includes the parcels in an area slated for Tourism/Visitor-Focused Commercial and Neighborhood-Scale Offices/Professional Services.

Community Input – The public hearing notice was advertised in the Free Lance-Star on September 17 and 24, 2020, and in the Orange County Review on September 24, 2020. Notices to adjacent property owners were mailed on September 21, 2020. Signs were placed on the subject parcels on September 17, 2020, and another site visit was conducted on September 22, 2020. At the time of this writing, a number of calls have been received from adjacent property owners, primarily residents of Lake of the Woods.

Application Review Committee Comments – Comments from the Application Review committee were solicited via emails on July 20, 2020, and September 10, 2020. The Rapidan Service Authority offered no comments since the proposed facility would be served by private water and sewer. A comment email

from the Virginia Department of Transportation (VDOT) is attached, as is a letter from the Culpeper Soil and Water Conservation District. None of the reviewing agencies offered differing comments on the two current applications.

Zoning Ordinance Analysis – At the time the prior petitions were considered in 2014, self-storage facilities were allowed as a special use in Limited Commercial (C-1), but not specifically in General Commercial (C-2). The C-1 District allows the following by-right uses:

1) Office not exceeding 4,000 square feet of gross floor area.
2) Place of worship.
3) Public use such as school, park, library, or fire/rescue station.
4) Retail store not exceeding 4,000 square feet of gross floor area,
5) Signs in accordance with sections 70-456 and 70-696 et seq.
6) Up to four dwelling units attached to an office or a retail store.
7) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
   a. Temporary or seasonal sales.
   b. Special events.
   [Staff note: the reference to section 70-940 should be 70-939]
8) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
9) Cultural use.
10) Commercial indoor recreational use.
11) Institutional use.
12) Microbrewery/Microdistillery, provided that outdoor live music/entertainment is not permitted.

The following special uses are potentially permitted in the C-1 District:

1) Any commercial use compatible with residential surroundings that is not permitted in any other district.
2) Bed and breakfast inn with/without a restaurant open to non-guests.
3) Commercial outdoor recreational use.
4) Public utility facility.

The C-2 District designation being sought by the applicant allows the following uses and any accessory use:

1) Automobile sales, service, storage, or rental.
2) Commercial assembly plant, such as a printing or framing shop.
3) Office/Office building,
4) Place of worship.
5) Cultural use.
6) Commercial indoor or non-vehicular outdoor recreational use.
7) Institutional use.
8) Public use such as school, park, library or fire/rescue station.
9) Restaurant.
10) Retail store.
11) Signs in accordance with sections 70-486 and 70-696 et seq.
12) Up to four dwelling units attached to any permitted commercial use.
13) Temporary uses, with a zoning permit pursuant to section [70-939 – *see staff note above*], limited to the following:

a. Temporary or seasonal sales.

b. Special events.

14) Vocational training facility.
15) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
16) Microbrewery/Microdistillery.

The following are uses permitted by special use permit in the C-2 District:

1) Carnival, circus, noncommercial fairground or similar temporary activity.
2) Bed and breakfast inn with/without a restaurant open to non-guests.
3) Limited manufacturing and processing.
4) Manufactured home sales and service.
5) Theater, video game parlor, or other recreational use.
6) Wholesale distribution or warehouse,
7) Adult-oriented business.
8) Commercial outdoor vehicular recreational use.
9) Public utility facility.
10) Self-storage facility.
11) Any commercial use which is not expressly permitted in this district.

As indicated above, there are other properties zoned C-2 in close proximity to the subject parcels.

Threat to Public Health, Safety and/or Welfare – Exterior lighting standards were adopted May 8, 2018, that are intended, among other things, to limit light trespass on adjacent property and to prevent hazards to drivers on adjacent roadways.

Substantial Detriment to Surrounding Property – Section 70-484 in the C-2 District Regulations require a minimum 50-foot side or rear yard setback adjacent to residential or agricultural districts and require suitable fencing and/or landscaping to screen the adjacent use from adverse impacts. The suitability of fencing or landscaping is to be reviewed and approved as part of the site plan review process. However, staff recommends a condition as part of any special use permit approval that will require a natural, treed buffer of 50 feet, as stipulated in the prior approval of SUP 13-04.

Additional Comments

Impacts on Transportation Infrastructure - Potential impacts of the proposed use on Rt. 20 cannot be determined until trip generation numbers and a turn lane warrant analysis are completed for review by VDOT. Accordingly, provision of this information should be a condition of special use permit approval. In addition, VDOT has noted that landscaping for the site should not impair sight distance from the commercial entrance to the property.

Proposed Conditions for SUP Approval – The Planning Commission may accept, reject, or amend the following recommended conditions in formulating their recommendation to the Board of Supervisors on SUP 20-03.

Proposed Conditions for SUP Approval
SUP 20-03
Storeland LLC
Tax Map No. 23-12E, 23-12F, and 23-12H

The conditions of the Special Use Permit ("SUP") shall apply to the properties identified on County Tax Map 23 as Parcels 12E, 12F, and 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners, and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless specifically modified, waived, or otherwise specified in these conditions.

1. Controlling documents – Controlling documents shall be the conditions set forth herein and the documents submitted with the application.

2. Compliance – Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning permits, and erosion and sediment control permits. The property owner shall be responsible for complying with all local, State, and Federal laws and regulations as may be applicable to the business development and operation.

3. Uses – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application,

4. Performance Standards –

   a. Per recommendations by the Culpeper Soil and Water Conservation District in their comment letter dated September 14, 2020:
      - A site plan in compliance with the Erosion and Sediment Control and Stormwater Management Law and Regulations is required.
      - A no-disturbance Riparian Buffer setback shall be incorporated on the stream along the west property line. This setback should be measured from the top of stream bank and be at least 35 feet. Exceptions may be allowed for Erosion Control and Stormwater management and utility crossings.
      - Underground stormwater management practices are preferred to minimize the footprint of disturbance.
      - The site drains into Lake of the Woods. Water quality protection is very important to the residents. Water quality treatment for the site development, as required by the Virginia Stormwater Management Law and Regulations, shall be satisfied onsite. No offsite nutrient credit purchase should be allowed without due diligence to achieve treatment onsite to the maximum extent practicable.
   b. A minimum 50-foot natural, treed buffer shall be maintained in the side and rear yards of the property.
   c. Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be screened so as to blend into the natural surroundings and not be visible from any public right-of-way. A parking concept plan for such vehicles shall be submitted as part of a site plan, and this area shall not be used to satisfy any other parking requirement.

5. Per VDOT comments in email dated August 5, 2020, additional information will be required prior to any site plan approval in order to assess whether turn lanes are warranted to preserve the functionality of Rt. 20 (Constitution Highway. Trip generation at Phase I and full build-out using the ITE Trip Generation 10th Edition must be provided, and a turn lane warrant analysis

must be performed in order to determine whether left and/or right turn lanes are required as part of the development.

6. Landscaping shall not impair sight distance from the commercial entrance.
7. Required entrance radii shall be determined based upon the types of vehicles utilizing the entrance.

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT BLDG.
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

TO: Orange County Planning Commission

FROM: Josh Frederick, Senior Planner

THROUGH: Gregg Zody, AICP
Director of Planning and Zoning

DATE: January 9th, 2014

RE: REZ 13-02/SUP 13-04: McLean Self-Storage Facility

Staff Recommendation

Based on the analysis and guidance from the Comprehensive Plan, Staff recommends approval of both the rezoning and special use permit applications. The Comprehensive Plan encourages development in Agricultural A2 future land use areas only if it is compatible with surrounding land uses; self-storage facilities are typically compatible with suburban development (Lake of the Woods), which is adjacent to the project site.

Case Overview

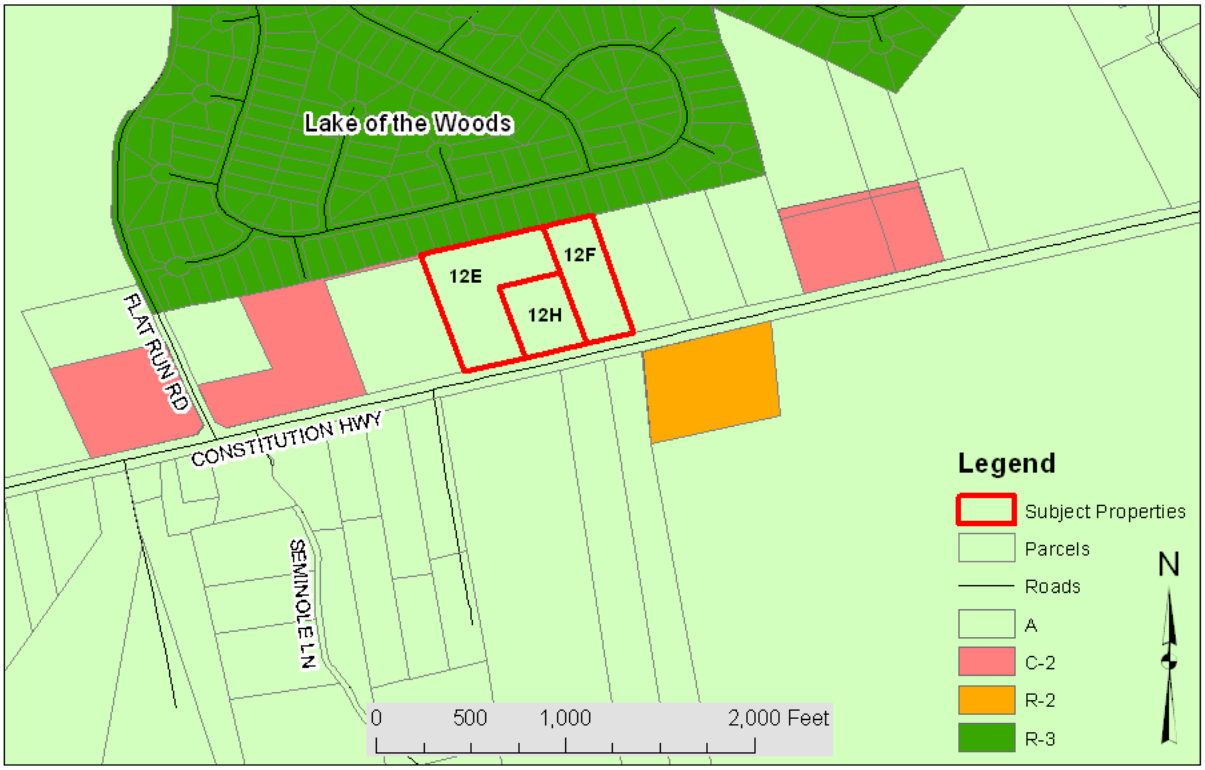
Request – Stephen McLean has applied to rezone property in Locust Grove from Agricultural (A) to General Commercial (C-2), and for a special use permit to install a self-storage facility pursuant to Sec. 70-483(7) of the Zoning Ordinance. The property is referenced by tax map #23-12E, 12F and 12H and is a total of 10.882 acres. The storage facility will be developed in phases and is anticipated to have approximately 620 units, of both climate-controlled and traditional drive-up varieties. The site will also contain boat and recreational vehicle storage areas. The applicant expects market demand and site constraints to ultimately dictate the number of storage units that can be built on the site.

Proffers – No proffers have been volunteered with regards to the rezoning request.

Location – The property is located on the northern side of Constitution Hwy (Rt 20) approximately 1/3 mile east of the intersection with Flat Run Rd (Rt 601).

Zoning/Land Use – The property is currently zoned Agricultural (A), as are the properties on either side and across the road (with the exception of one). The parcel immediately to the west contains a single-family residence. Lake of the Woods is adjacent to the northern boundaries of the subject parcels. The parcels at the intersection of Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20) were rezoned to General Commercial (C-2) in September 2013 (REZ 13-01). The parcels to the east which are currently zoned C-2 contain a gas station, car wash (SUP 97-10), mini-golf course (SUP 11-02) and related accessory uses. The parcel currently zoned General Residential (R-2) contains a retail business (*Apperson's*

Travel Trailers) and a single family home. With the exception of Lake of the Woods, the predominant land use in the vicinity is forest.



Current Zoning Map

Future Land Use Map

Comprehensive Plan – The subject parcels are within the Agricultural A2 future land use designation and, as such, the 2013 Comprehensive Plan offers the following relevant guidance:

- Encourage agricultural, commercial and industrial enterprises that are compatible with Orange County's unique features. (p. 17)
- The plan for these areas [A2 land use] is based on an increase in the number of similar or compatible mix of uses, adjacent to existing residential or commercial developments. (p. 27)

Community Input - The public hearing notice was advertised in the Orange County Review on January 2nd and January 9th, and notices to adjacent property owners were mailed out on January 2nd. One call was received regarding the application, prior to distribution of agenda packets to the Commission.

Application Review Committee Comments - The ARC met on November 19th, 2013 to give the applicant a chance to provide details on the rezoning/special use request and to allow affected county departments and other agencies a chance to ask questions and express concerns about the applicant's proposal. Relevant comments/questions are outlined below:

- Orange County Fire & EMS – The department had questions/comments related to the following items:
  - The type of heat in the conditioned storage units.
  - The required list of non-storable items.
  - Fire suppression.
  - After-hours emergency access.
  - Surveillance cameras.
- Orange County Building Department – The department had questions/comments related to the following items:
  - The installation of dedicated fire extinguisher boxes.
  - Pre-engineered building plan requirements.
- Virginia Department of Health – The agency had a question regarding septic drainfields on the site, to which the applicant responded that they had been previously permitted when the property was subdivided in 2011.
- Culpeper Soil & Water Conservation District – The District's letter can be found as attachment B to this report.
- Virginia Department of Transportation – VDOT's official comment letter and email regarding a TIA can be found as attachments C & D, respectively, to this report.

Analysis

Zoning Ordinance – All 3 parcels are currently zoned Agricultural (A), which permits the following by-right uses:

(1) Agriculture.
(2) Single-family dwelling.
(3) Two-family dwelling.
(4) Manufactured home.

(5) Place of worship.
(6) Cemetery or graveyard.
(7) Sign subject to sections 70-308 and 70-696.
(8) Farm enterprise, farm stand, wayside stand.
(9) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
a. Temporary or seasonal sales.
b. Special events.
(Ord. of 5-2-1996, § 202; Ord. of 7-12-2011(2))

And the following special uses:
(1) Agricultural equipment sales or service, or both.
(2) Airport.
(3) Bed and breakfast inn.
(4) Boarding kennel or commercial breeding kennel.
(5) Camp, campground or recreational vehicle park.
(6) Carnival, circus, fairground or similar temporary activity.
(7) Elder care center, child day care center, or nursery school.
(8) Livestock auction or farmer's market.
(9) Manufactured home park.
(10) Mine or quarry.
(11) Office of less than 4,000 ft^2 gross floor area, including professional or contracting office.
(12) Private cultural, recreational or institutional use.
(13) Public garage.
(14) Public use such as school, park, library, fire and rescue station, public facility, or maintenance facility.
(15) Retail store of less than 4,000 ft^2 gross floor area, including, farmer's market, farm stand greater than 1,000 ft^2 gross floor area, flea market, or retail nursery.
(16) Sanitary landfill.
(17) Veterinary service, including animal hospital.
(18) Cluster housing development (see also article VI).
(19) Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight stays on private property.
(Ord. of 8-11-1998, §§ 203, 203.18; Ord. of 5-8-2001; Ord. of 7-12-2011(2))

The applicant is seeking to rezone the parcels to General Commercial (C-2), which permits the following by-right uses:
(1) Automobile sales, service, storage and rental.
(2) Commercial assembly pl ant, such as a printing or framing shop.
(3) Office building.
(4) Place of worship.
(5) Private cultural, recreational or institutional use.
(6) Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility.
(7) Restaurant.
(8) Retail store.
(9) Signs in accordance with sections 70-486 and 70-696 et seq.

(10) Up to four dwelling units attached to any permitted commercial use.
(11) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
    a. Temporary or seasonal sales.
    b. Special events.

(Ord. of 5-2-1996, § 802; Ord. of 3-9-2010)

And the following special uses:

(1) Carnival, circus, noncommercial fairground or similar temporary activity.
(2) Limited manufacturing and processing.
(3) Manufactured home sales and service.
(4) Theater, video game parlor, or other recreational use.
(5) Wholesale distribution or warehouse.
(6) Adult-oriented business.
(7) Any commercial use which is not expressly permitted in any district.

(Ord. of 5-2-1996, § 803)

Threat to Public Health, Safety and/or Welfare – Self-storage facilities are passive land uses with relatively low intensity. Given this factor, and that the property will be fenced and under surveillance, no public safety impacts are anticipated. As this area is not pedestrian-oriented there is no anticipation of non-vehicular safety impacts.

The site will require limited private well and septic service to serve the office on site. However, there is no foreseeable impact on the public health.

The project will offer storage space to nearby population centers in the most populated area of the county. As such, the project represents an expansion of available services to county citizens and an expansion of taxable commercial land and is thus a positive impact on the public welfare.

Compatibility With Surroundings – Self-storage facilities are typically located nearby to residential land uses and along major roadways for ease of access and availability. The project is also located near existing commercially-zoned property (within ¼ mile), notably the recently-rezoned parcels at Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20). US Park Service property (the Wilderness Battlefield) begins approximately ½ mile to the east.

Substantial Detriment to Surrounding Property – Sec. 70-484 of the Zoning Ordinance requires a minimum 50' setback/buffer between parcels zoned General Commercial (C-2) and any adjacent agricultural and/or residential use in order to screen said uses from "any adverse impact." Properties in the Lake of the Woods that are adjacent to this project may be affected by spillover floodlighting, depending on installation of the lighting and the opacity of the required landscape buffer. Noise and refuse are not anticipated to be issues to surrounding properties.

Any potential development on either parcel will have to mitigate stormwater impacts through approved Best Management Practices (BMPs) in order to both treat stormwater runoff and ensure excess runoff does not negatively affect surrounding properties. As indicated by the CSWCD, this project will not be grandfathered under Virginia Stormwater Management Regulations and will thus have to comply with the updated (and far more comprehensive) program regulations.

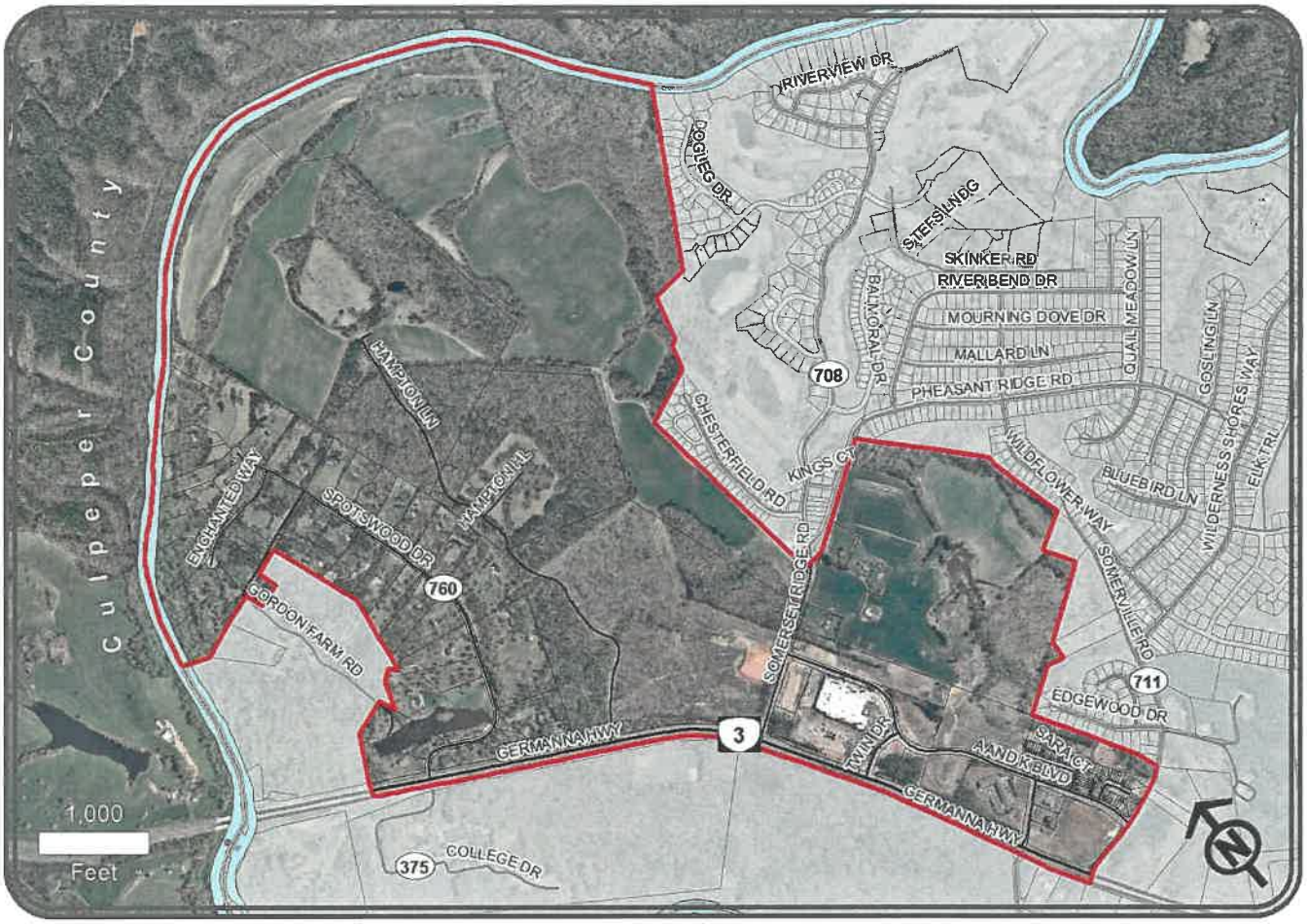
Attachments:

A. REZ/SUP applications and supporting materials
B. CSWCD letter dated November 18th, 2013
C. VDOT letter dated December 6th, 2013
D. VDOT email dated October 29th, 2013
E. Draft Resolution 14-01 Recommending Approval of REZ 13-02
F. Draft Resolution 14-01 Recommending Denial of REZ 13-02
G. Draft Resolution 14-02 Recommending Approval of SUP 13-04 with conditions
H. Draft Resolution 14-02 recommending Denial of SUP 13-04

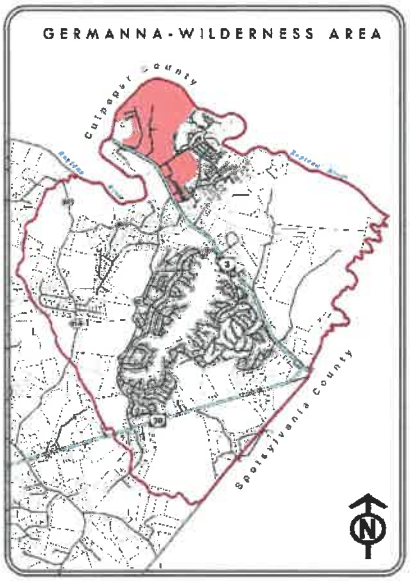
The site, looking eastward

The site, looking westward

Germanna-Wilderness Area Plan
Subarea One: Spotswood



Map 1A: 2013 aerial imagery



Land Use & Development

Existing Conditions

Area Size:

- 872 acres (gross); approximately 733 acres excluding rights-of-way, surface water and floodplain

Area Demographics:

Census Tract # 1101.03 Blocks 1017, 1020, 1021, 1045	
Demographics	**Total**
Population	524
Average median household income*	$ 73,600
Average House Value*	$250,400
Total Housing	222
Occupied Housing	189
Owner Occupied	109
- Population	340
Renter Occupied	80
- Population	184
Vacant Housing	33
For Rent	8
For Sale	21

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

* Census tract block data may have minor overlaps in adjacent subareas.

Density:

- 0.2 dwellings per gross acre

Land Uses:

- Single-family detached homes: Governor Spotswood Estates
- Townhomes: Germanna Heights
- Agricultural
- Commercial uses: retail, medical office
- Multi-family: Germanna Heights apartments
- Power transmission corridor right of way

Comprehensive Plan Recommended Land Use Designations:

- Agricultural A1
- Agricultural A2
- Economic Development

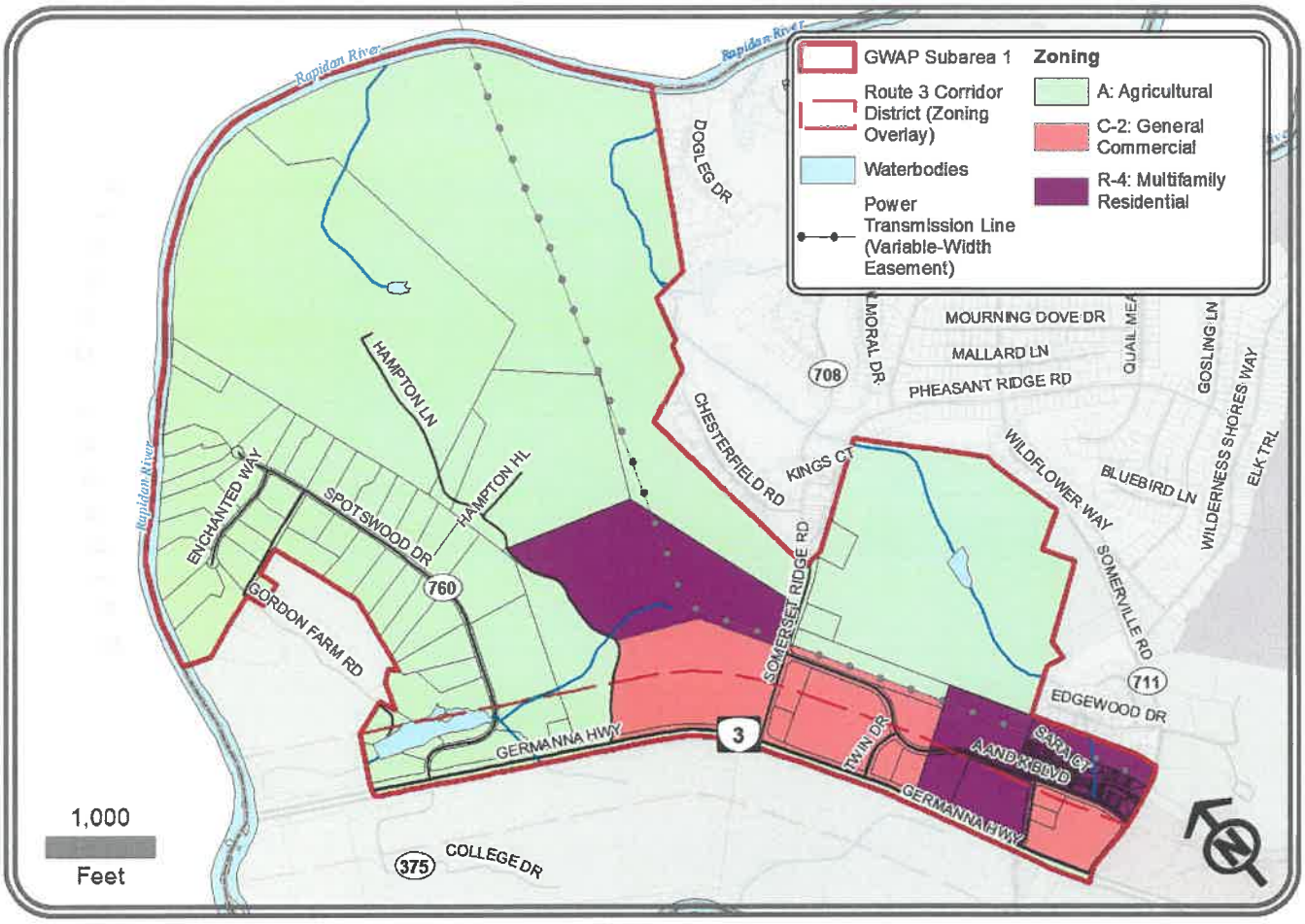
Zoning Classifications (Map 1B):

- Agricultural (A)
- General Commercial (C-2)
- Multi-Family Residential (R-4)

Cultural Resources (examples):

- Antebellum houses
- 18th-19th century earthworks

(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 1B: Current zoning and the proposed Route 3 Corridor District

Natural Features

Predominant Soil Types:

- Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

Geology:

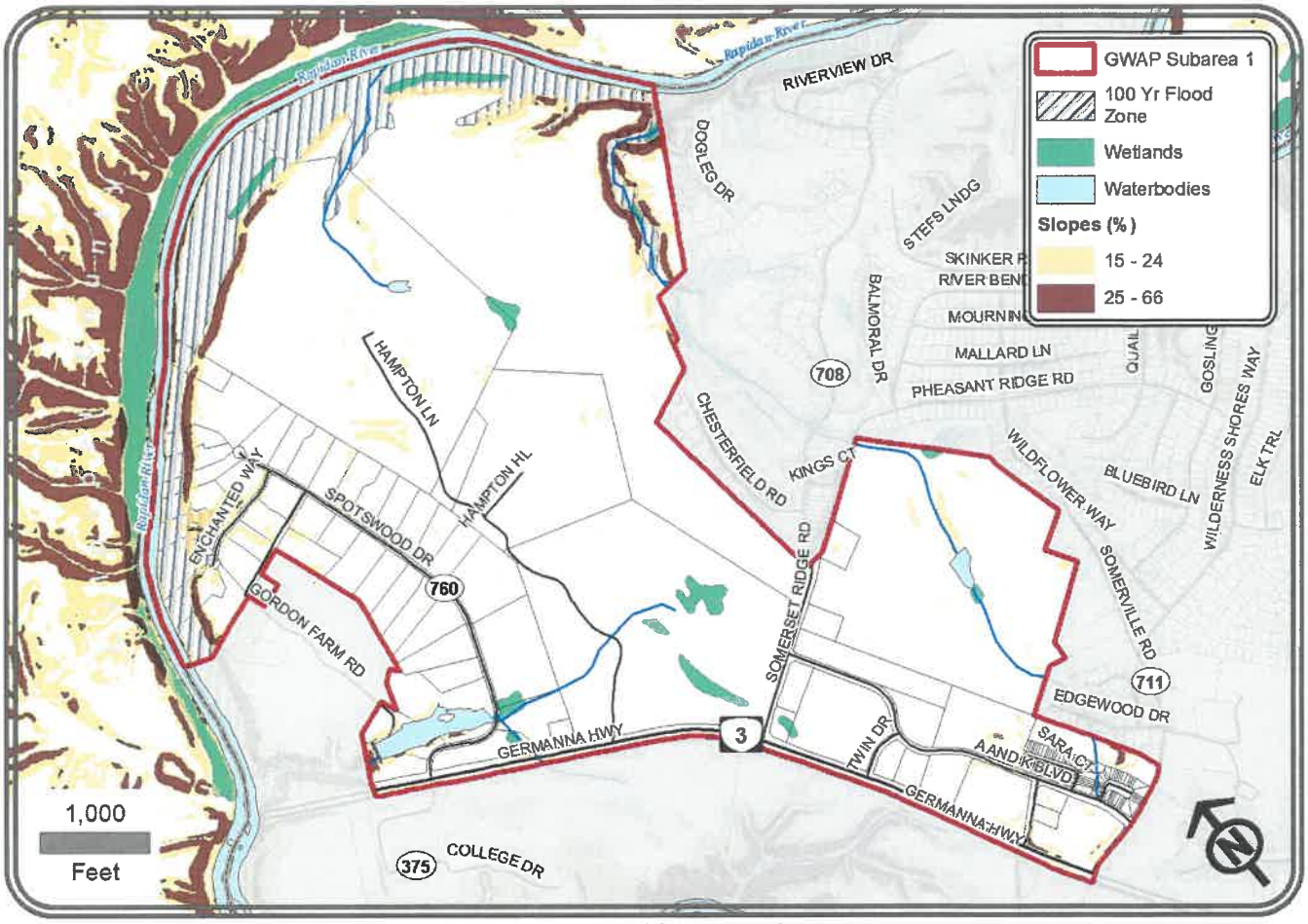
- Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

Hydrology (Map 1C):

- Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered throughout area.
- Floodplain: 100-Year floodplain is located along the northern and western perimeters of the study area adjacent to the Rapidan River with some adjacent fingerling areas along contributing streams.
- Waterbodies: The northern and western perimeters account for approximately 1 ¾ miles of frontage along the Rapidan River. Other surface water in the area totals seven (7) acres.

Topography (Map 1C):

- Forested and open pastures are the predominant cover features of this subarea.
- Steep slopes are found mostly adjacent to the flood zone areas and, to a lesser degree, in the central section of subarea.



Map 1C: Environmental features and constraints

Future Conditions – The 50 Year Vision

Land Uses & Zoning

Housing:

- A range of housing options with aesthetically pleasing, varied architecture.
- The implementation of cluster developments where appropriate.
- Larger lot, high-end single-family detached residential near the Rapidan River.
- Multi-family and assisted or independent living developments located adjacent to similar densities.

Commercial:

- Mixed commercial and office uses in a town-center setting behind Wal-Mart.
- Larger commercial uses, ("big box" stores) in the commercially-zoned portion of Signature Station and other areas fronting on A & K Boulevard.

Open Space/Recreational:

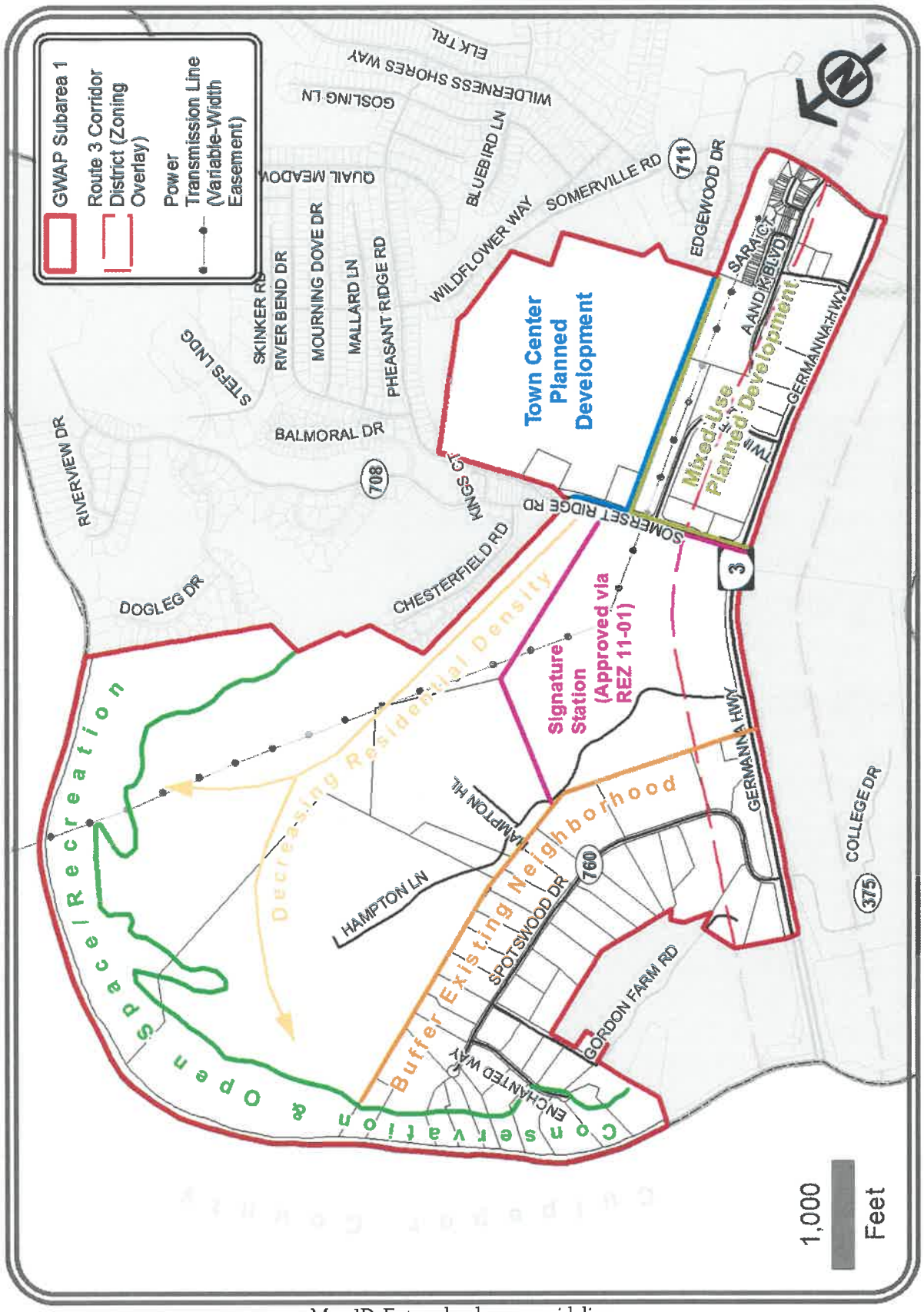
- Areas designated within revised ordinances and in new zoning districts that encourage a reasonable percentage of gross land dedicated for open space/recreational uses.
- Work with developers to secure easements along the riverfront for multi-use paths and canoe/kayak access, where feasible.
- Multi-use paths and/or sidewalks connecting commercial and residential uses.

Zoning Strategies:

- *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- Land owners and developers will be provided with a "toolbox" of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

Policy Statements to Shape Future Conditions

①	**Create a balance between protecting the natural features of the subarea and promoting them as assets for open space and recreational uses.**
②	**Phase future development with the availability of adequate public facilities and services.**
③	**Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed residential and commercial activities.**



Map 1D: Future land usage guidelines

Tasks to Refine and Implement Policies

- Amend the zoning ordinance to establish a Route 3 Corridor District.
- Amend the zoning ordinance to establish development standards.
- Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

Economic Development

Existing Conditions

- Wal-Mart and three vacant lots in the A & K Development (C-2, totaling 8 acres +/-).
- Signature Station parcel (C-2, 28 acres).
- Medical office (C-2).
- Flea Market (C-2).
- Vacant parcels (C-2, 6+ acres).

Future Conditions – The 50 Year Vision

- A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- Development of the Signature Station project led by professional services and offices.
- Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- An appropriate mixture of medium intensity (not exceeding 60% lot coverage) and high-intensity (not exceeding 80% lot coverage) of in-fill commercial development within areas designated as Town Center and Mixed-Use offering a full range of goods, services, hospitality, and entertainment to local and regional markets, and tourism visitors.
- Workforce development partnerships between medical services providers, Germanna Community College, and other partners.
- A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.

Policy Statements to Shape Future Conditions

①	Focus on planned development on the existing commercially-zoned parcels.
②	Determine and target desirable uses for subarea.
③	Encourage flexible, mixed-use development compatible with existing development.

Tasks to Refine and Implement Policies

- Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- Coordinate with the owner/developer of Signature Station to recruit business investment related to professional services and offices.
- Develop, implement, and manage the Route 3 Corridor District design standards.
- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

Infrastructure

Existing Conditions

Water & Wastewater:

- Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Germanna Heights, Wal-Mart).
- Residences in Spotswood Estates utilize wells and septic systems.
- Water and wastewater lines are located throughout the Wal-Mart/Germanna Heights area and also extend westward to serve Germanna Community College in Subarea 3.

Natural Gas:

- Lines extend into Orange County from Culpeper County along the southern side of Germanna Highway (Route 3) and continue along Somerset Ridge Road to serve Wal-Mart and other residential development in Subarea 2.

Roads:

- Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.

- Other state secondary routes include Spotswood Drive (Route 760), Somerset Ridge Road (Route 708) and Somerville Road (Route 711).
- Unclassified, local roads include: Gordon Farm Road, Enchanted Way, Hampton Lane, A & K Boulevard, Twin Drive, Germanna Heights Drive, Sara Court and Saba Place.

Alternative Transportation:

- Sidewalks exist throughout the Wal-Mart and Germanna Heights areas.
- No trails or multi-use pathways exist.

Telecommunications:

- The subarea is served by available broadband via cable and wireless broadband where vegetation permits.

Future Conditions – The 50 Year Vision

- Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- A&K Boulevard will be extended to the north across Somerset Ridge Rd (Route 708) through the Signature Station development and terminated at the intersection with Hampton Ln.

Policy Statements to Shape Future Conditions

①	**Except for selective low-density residential uses, all new development will utilize public water and wastewater.**
②	**Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.**
③	**New roads will be built and maintained to Virginia Department of Transportation standards.**

Tasks to Refine and Implement Policies

- Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

ORANGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

SHANNON C. ABBS, DISTRICT ONE
JAMES K. WHITE, DISTRICT TWO
S. TEEL GOODWIN, DISTRICT THREE
JAMES P. CROZIER, DISTRICT FOUR
LEE H. FRAME, DISTRICT FIVE

R. BRYAN DAVID
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313
FAX: (540) 672-1679

MAILING ADDRESS:
P. O. BOX 111
ORANGE, VA 22960

PHYSICAL ADDRESS:
R. LINDSAY GORDON III BUILDING
112 WEST MAIN STREET
ORANGE, VIRGINIA 22960

ORDINANCE OF APPROVAL

MOTION: **CROZIER**

SECOND: **WHITE**

April 8, 2014
Regular Meeting
Ord. No. 140408 - PH1b

RE: ORDINANCE APPROVING SUP 13-04 FOR A SELF-STORAGE FACILITY ON TAX MAP NO. 23-12E, 23-12F, AND 23-12H

WHEREAS, Stephen McLean applied for a Special Use Permit to install a self-storage facility on property located on Constitution Highway in Locust Grove, Virginia, and referenced as Tax Map No. 23-12E, 23-12F, and 23-12H, containing a total of 10.882 acres, pursuant to Section 70-483(7) of the Orange County Zoning Ordinance; and

WHEREAS, the Department of Planning and Zoning recommended approval of this Special Use Permit, subject to certain conditions; and

WHEREAS, the Planning Commission advertised and held a Public Hearing on the Special Use Permit request on January 16, 2014; and

WHEREAS, the Planning Commission considered whether the proposed Special Use Permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety, or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

WHEREAS, the Planning Commission reviewed the request and determined that the request, as conditioned, was consistent with the considerations above, and, as such, recommended approval of the request to the Board of Supervisors; and

WHEREAS, the Planning Commission's earlier approval of REZ 13-02, as amended, was necessary prior to approval of this Special Use Permit as a matter of addressing permitted uses; and

WHEREAS, on February 4, 2014, Stephen McLean terminated his prospective rights as "Applicant" and it was agreed that the owner, D&W Investments, LLC, would continue with the application; and

WHEREAS, following this change to the application, the Planning Commission discussed this request again at its meeting on March 6, 2014, and affirmed its recommendation of approval after the owner indicated that he desired no changes to the original application; and

WHEREAS, the Board of Supervisors advertised and held a Public Hearing on the Special Use Permit request on April 8, 2014; and

WHEREAS, after deliberation, the Board of Supervisors has determined that public necessity, convenience, general welfare, and/or good zoning practice support approval of this Special Use Permit request;

NOW, THEREFORE, BE IT ORDAINED, on this 8th day of April, 2014, that the Orange County Board of Supervisors hereby **approves** SUP 13-04 for Tax Map No. 23-12E, 23-12F, and 23-12H for a Special Use Permit for a self-storage facility, subject to the four (4) conditions as set forth in the attachment.

Votes:
Ayes: Abbs, Goodwin, White, Crozier, Frame.
Nays: None.
Absent from Vote: None.
Absent from Meeting: None.

Attachment: **Staff Conditions for Approval**

For Information: **Thomas E. Lacheney, County Attorney**
Gregg B. Zody, Planning and Zoning Director
D&W Investments, LLC, Owners

CERTIFIED COPY_____
Clerk to the Board of Supervisors

Staff Conditions for Approval

As adopted in Ord. No. 140408 - PH1b
by the Orange County Board of Supervisors
on April 8, 2014

SUP 13-04: D&W Investments, LLC

For a self-storage facility

Tax Map No. 23-12E, 23-12F, and 23-12H

The conditions of this Special Use Permit ("SUP") shall apply to the properties identified on County Tax Map 23 as Parcels 12E, 12F, and 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners, and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development, and to render the application consistent with the applicable provisions of the Comprehensive Plan. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless, specifically modified, waived, or otherwise specified in these conditions.

1. Controlling Documents – Controlling documents shall be the conditions as set forth herein and the documents as submitted with the application.

2. Compliance – Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The business owner and/or property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning permits, and erosion and sediment control permits.

   The business owner and/or property owner shall be responsible for complying with all local, State, and Federal laws and regulations that are applicable to the business.

3. Uses – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application.

4. Performance Standards –
   a. Per recommendations by the Culpeper Soil and Water Conservation District in their comment letter dated November 18, 2013:
      i. A stormwater concept plan shall be submitted as part of a site plan that includes the delineation of critical slopes (>15%), streams, soils, and wetlands. The concept plan shall estimate the required storage volumes necessary for maintaining the one-year peak flow rate and one-year volume in forested condition as per a full LID design.
      ii. For the intermittent stream channel on the western side of the property, an undisturbed 35' stream buffer shall be maintained where slopes are 3% or less. An undisturbed 50' stream buffer shall be maintained where slopes are greater than 3%.
   b. A minimum 50' natural, treed buffer shall be maintained on the sides and rear of the property.
   c. Any freestanding sign for the site shall be monument-style with a maximum height of 10' in order to reduce the visual impact for motorists along Constitution Highway (Route 20).

d. Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be screened so as to blend into the natural surroundings and not be visible from any public right-of-way.
e. A parking concept plan shall be submitted as part of a site plan that clearly delineates the area reserved for storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. This area shall not be used to satisfy any other parking requirement.
f. There shall be no minimum parking requirement for the drive-up storage units, provided they front on a drive aisle with a minimum width of 24' (or 12' for perimeter units). For any indoor climate-controlled storage units, one (1) parking space shall be required for every twenty (20) units.

Culpeper Soil & Water Conservation District

Serving Culpeper, Greene, Madison, Orange, & Rappahannock

351 Lakeside Drive
Culpeper, Va. 22701
(540) 825-8591 Culp
(540) 825-8637 fax
(540) 672-1638 Orange
(540) 672-2455fax

September 14, 2020

Sandra Thornton
Orange County Planner
PO Box 111
Orange, Va. 22960

Dear Ms. Thornton,

I have reviewed the agency review committee materials dated August 31, 2020. Included below are my comments:

REZ 20-02 Storeland LLC (Tax Map 23-12-E, F and H)

- A site plan in compliance with the Erosion and Sediment Control and Stormwater Management Law and Regulations is required.
- A no-disturbance Riparian Buffer setback should be incorporated on the stream along the west property line. This setback should be measured from the top of stream bank and be at least 35 feet. Exceptions may be allowed for Erosion Control and Stormwater management and utility crossings.
- Underground stormwater management practices are preferred to minimize the footprint of disturbance.
- The site drains into Lake of the Woods. Water quality protection is very important to the residents. Water quality treatment for the site development, as required by the Virginia Stormwater Management Law and Regulations, should be satisfied onsite. No offsite nutrient credit purchase should be allowed without due diligence to achieve treatment onsite to the maximum extent practicable.

Please feel free to contact me if you have any questions.

Sincerely,

Richard Jacobs
Conservation Specialist

CC: Robert Bradford, Orange County Director
Robert Brame, Orange County Director
Warren Lee, Orange County Associate Director

Tracey Newman

From: Wood, J. Mark <james.wood@vdot.virginia.gov>
Sent: Wednesday, August 5, 2020 5:28 PM
To: Tracey Newman
Cc: James Wood; Lynn Clements; gregw@culpeperswcd.org; Mike Lacasse; Nathan Mort; Mike Cianci; Aaron Caine; Kurt Hildebrand; Sandra Thornton; Jim crozier; Bruce Henning; John Wilson; Kim Carr
Subject: Re: Application Review Committee (ARC) Notice - SUP 20-03

Tracey,

VDOT has reviewed the concept plan for the 620 Unit Self Storage Facility on parcels TMP 23-12E, -12F & -12H proposed by Storeland LLC (SUP 20-03) which was received by VDOT on July 20, 2020. VDOT has the following comments:

1. Rte. 20 (Constitution Highway) is a Minor Arterial with an Average Annual Daily Traffic (AADT) = 11,000 as per VDOT's 2019 Traffic Data. VDOT understands that Phase I consists of four (4) climate controlled and traditional drive up units and that full build out will consist of 620 self storage units. Please provide the trip generation at Phase I and full build out using the ITE Trip Generation 10th Edition and perform a turn lane warrant analysis (not a TIA) to determine whether or not left and/or right turn lanes are required as part of this development.
2. VDOT has reviewed the entrance spacing for the proposed commercial entrance and it complies with the minimum 1,050 ft. of spacing from the signalized intersection at Rte. 20 and Rte. 601 (Flat Run Road). Also, the proposed entrance location does not conflict with any existing commercial entrances along this section of Rte. 20.
3. The proposed commercial entrance location does not appear to conflict with the existing guardrail on the north side of Rte. 20.
4. Rte. 20 has a posted speed limit of 55 mph and requires 610 ft. of Intersection Sight Distance for a commercial entrance. A sight distance survey was included in the SUP submittal. Please provide VDOT with a more legible copy of the original sight distance survey performed by James Luther, PC. VDOT does not anticipate that obtaining 610 ft. of Intersection Sight Distance is an issue at this location on Rte. 20.
5. The 30 ft. wide entrance shown on the concept plan should be adequate and if there are going to be RV's, vehicle/boat trailers, large trucks, etc. utilizing the entrance then 45 ft. to 50 ft. entrance radii should be provided.
6. Make sure that any proposed landscaping along Rte. 20 does not block or impede the sight distance from the proposed commercial entrance.

If you have any questions or need clarification on any comments please feel free to contact me. Thanks.

Mark Wood

On Mon, Jul 20, 2020 at 4:01 PM Tracey Newman <tnewman@orangecountyva.gov> wrote:

Good afternoon,

-

Attached please find the ARC Memo and Rezoning Application REZ 20-01 for Signature Series Development LLC.

-

Please review to memo and application material, then forward to Sandra Thornton at sthornton@orangecountyva.gov by Friday August 8, 2020. If you have any questions or require supplementary information, please let me know.

-

Thank you in advance for your time and consideration.

-

Respectfully,

-

Tracey Newman

Planning Services Associate

540-661-5321

-

--
J. Mark Wood, P.E., L.S.
Assistant Resident Engineer/Area Land Use Engineer
VDOT - Louisa Residency
3709 Davis Highway
Louisa, VA 23093
Office: (540) 967-3708
Cell: (540) 223-5240