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March 13, 2012

Re: Lake Anna Parcel 54-9-1
Estates at Terrys Run Rezoning (R10-0006)

Dear Neighbor:

You are receiving this letter because you are listed in County records as an adjacent or nearby property owner to parcel 54-9-1, located at Days Bridge Road and Harris Lane. As noted in a letter sent in November, 2009, an application has been submitted to Spotsylvania County to rezone this property from R-A (Resort Agricultural) to R-R (Residential Resort). The parcel is 54.3 acres in size and is proposed to be rezoned for use as 10 single family lots and open space.

Over the past 2 years we have been working with County staff to revise the rezoning plans and associated proffers in order to address their concerns as well as those raised by nearby residents. A location map of the property and a copy of the illustrative plan are enclosed for your information.

Planning staff has indicated that this rezoning could be scheduled for a Planning Commission public hearing in April, where you may testify regarding this application. Planning staff will arrange for public notices in the newspaper and will send notices to adjacent property owners.

Please feel free to contact me with any questions or comments that you might have.

Sincerely,

Urban, Ltd.
Al Hagelis
Director of Land Planning

cc: Ann L. Heidig, Supervisor
Robert Stuber, Planning Commissioner
Wanda Parrish, Director of Planning
B. Leon Hughes, Assistant Director

Approximate Lot Sizes

1	266,000 s.f.	(6.1 ac.)
2	217,000 s.f.	(5.0 ac.)
3	156,800 s.f.	(3.6 ac.)
4	91,500 s.f.	(2.1 ac.)
5	70,800 s.f.	(1.6 ac.)
6	56,800 s.f.	(1.3 ac.)
7	49,000 s.f.	(1.1 ac.)
8	58,200 s.f.	(1.3 ac.)
9	99,200 s.f.	(2.3 ac.)
10	165,000 s.f.	(3.8 ac.)

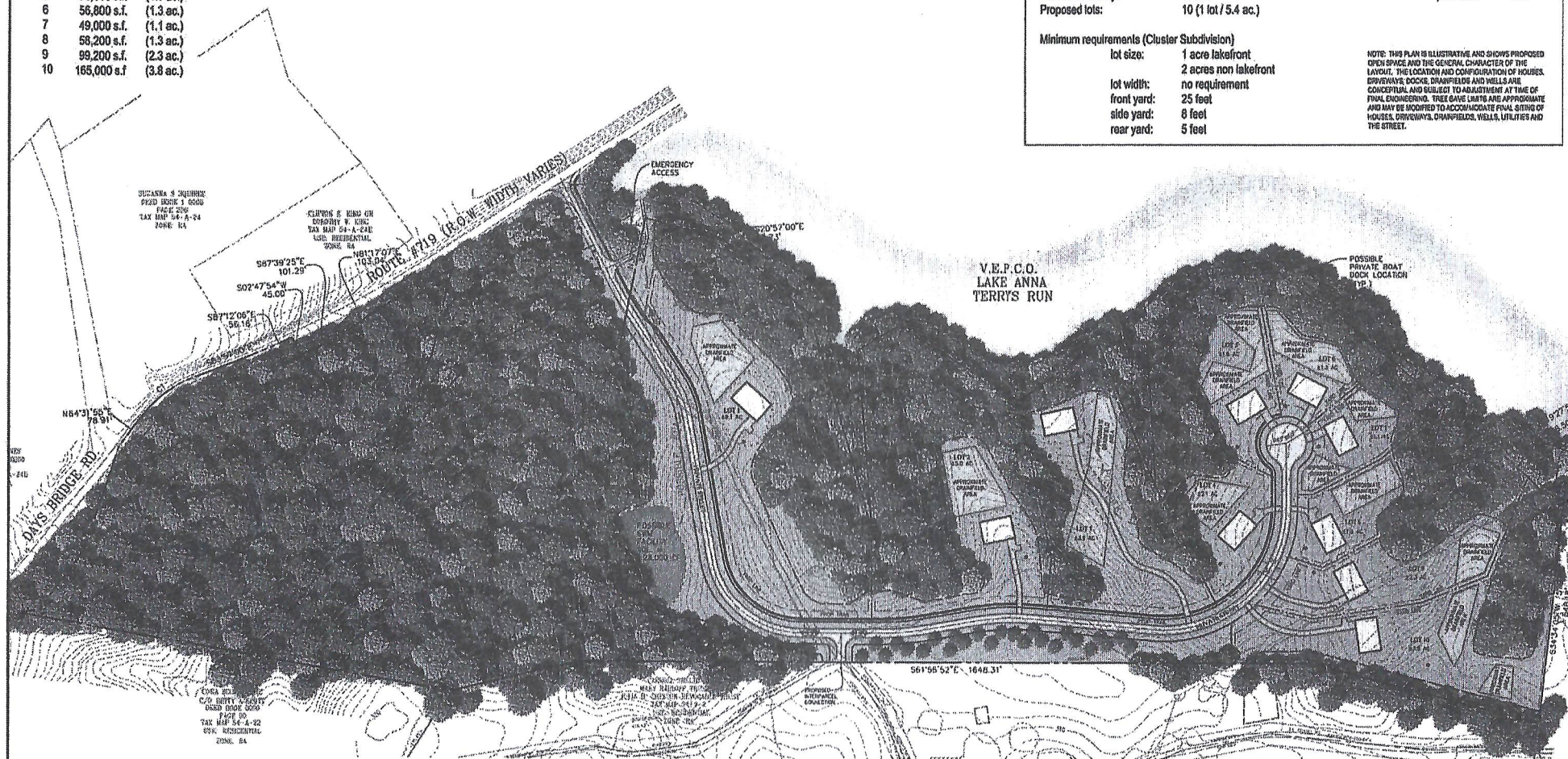
Development Summary

Site area:	54.30 acres	Max. building height:	35 feet
Existing zoning:	R-A (Resort Agricultural)	Open space	required: 15%
Proposed zoning:	R-R (Residential Resort) Cluster		provided: 44%
Permitted density:	10 lots		
Proposed lots:	10 (1 lot / 5.4 ac.)		

Minimum requirements (Cluster Subdivision)

lot size:	1 acre lakefront 2 acres non lakefront
lot width:	no requirement
front yard:	25 feet
side yard:	8 feet
rear yard:	5 feet

NOTE: THIS PLAN IS ILLUSTRATIVE AND SHOWS PROPOSED OPEN SPACE AND THE GENERAL CHARACTER OF THE LAYOUT. THE LOCATION AND CONFIGURATION OF HOUSES, DRIVEWAYS, DOCKS, DRIVEFIELDS AND WELLS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. TREE CAGE SHAPES AND APPROXIMATE AND MAY BE MODIFIED TO ACCOMMODATE FINAL SITING OF HOUSES, DRIVEWAYS, DRIVEFIELDS, WELLS, UTILITIES AND THE STREET.



CONCEPTUAL LAYOUT



ESTATES AT TERRYS RUN

Spotsylvania County, Virginia



Scale: 1"=100'
March 6, 2012