



Dinwiddie County
 Planning Department
 P. O. Box 266
 Dinwiddie, Virginia 23841
 (804) 469-4542
 (804) 469-4503 /fax

Rec'd: <u>MB</u>	Case No.: <u>P-09-1</u>
Date Rec'd: <u>June 1, 2009</u>	Fee Amount: <u>1,500.00</u>
Time Rec'd: <u>2:40 PM</u>	Receipt No: _____
Pre-Application Conference Date: _____	
This application has been amended: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Reviewed by: <u>Mark Casacki</u>	

LAND USE AMENDMENT APPLICATION

Information must be typed or printed and completed in full.
 Attach additional pages where necessary.

1) LAND USE INFORMATION

(Circle): BOS / PC / BZA New / Renewal Amend Previous Case: Y / N
 Previous/Renewed Case#: _____ Land Use Taxation: Y / N

Application Type: (Circle One): Variance Administrative Variance Conditional Use Permit
 Rezoning Street Vacation Special Exception
 Amendment

Description of Request: To rezone the property from A-2 (Agricultural General Use) to R-1

Existing Zoning: <u>A-2</u>	Existing Acreage: <u>88.89</u>
Proposed Zoning: <u>R-1</u>	Proposed Acreage: <u>88.89</u>
	Total Acreage: <u>88.89</u>

Water (Circle One): Public Well
 Sewer (Circle One): Public On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement Proffered Conditions

2) APPLICANT INFORMATION

Dale Patton/ Applicant Name: <u>First Management Company, LLC</u>	P.O. Box 1838 Address: <u>Petersburg, Virginia 23803</u>
Applicant Name: _____	Address: <u>862-9889</u>
Agent: <u>Brian C. Mitchell/Townes Site Engineering</u>	Address: <u>9850 Lori Road, Suite 201</u>
Agent: _____	Address: <u>Chesterfield, Virginia 23832</u>
	Address: <u>748-9011 Ext. 223</u>

3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page): <u>First Management Company, LLC</u> <u>Attn: Dale Patton</u> <u>P.O. Box 1838</u> <u>Petersburg, Virginia 23803</u> Property Tax Parcel Number: <u>21-67</u>	Property Owner's Mailing Address (Please note if this address is different from that listed in the Assessor's Office.): <u>Same</u>
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Is the applicant: Property Owner Contract Purchaser Other: _____

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: See Attached Map - Site is located at the south end
of Blue Tartane Road.

Tax Map # 21-67
Subdivision Name: N/A
Section: N/A **Block** N/A
Address: 7613 & 7617 Blue Tartane Road
Zoning: A-2 **Acreage** 88.89
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

1. Explain fully the proposed use, type of development, operation program, reason for this request, etc.:

The proposed land use amendment application is being filed to rezone the property from A-2 (Agricultural General Use) to R-1 to create a development of approximately 50 single family homes.

2. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:

Numerous meetings with various county officials have taken place to determine the effects of this request on county services. Attached to this application are minutes from those meetings.

3. List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question:

None

4. If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

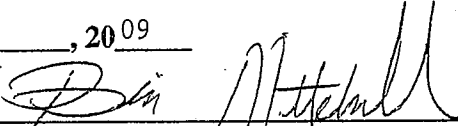
None

5. Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.

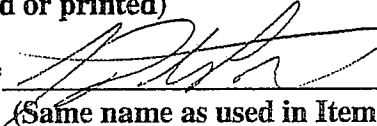
See Attached List of Adjacent Owners and Map

6. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".
7. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.
8. Enclose with this application any required plans or plats (plans must be folded).
9. I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:

Date: May 4, 2009

SIGNATURE OF AGENT* 
 (Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME Brian C. Mitchell, P.E., LEED AP
 (Typed or printed)

SIGNATURE OF APPLICANT** 
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME J. Dale Patten, Managing Member
 (Typed or printed)

Notes: Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

** If the applicant is not the owner of the property, the applicant must file power of attorney from the property owner(s) giving the applicant authority to submit this application.

ZONING DISCLOSURE AFFIDAVIT

I, J. Dale Patton, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant for the land use amendment on parcel number 67 of tax map number 21-67 requesting to rezone from A-2 (Agricultural) to R-1.

2. With the exception of governmental entities and public service companies owning recorded easements over, and, trustees and beneficiaries under deeds of trust given as security concerning, the property which is the subject of the land use amendment application referred to in Paragraph 1, (the "Subject Property") the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other persons or entities owning any such interest:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
<u>First Management Company LLC</u>	<u>P.O. Box 1838, Petersburg, VA 23803</u>	<u>LLC</u>
<u>70% ownership</u>	<u>- J. Dale Patton</u>	
<u>30% "</u>	<u>" - W. Allen Patton, Jr</u>	

3. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation disclosed in Paragraph 2 other than those listed in Paragraph 6 or Paragraph 7 below) which has a total of ten or fewer shareholders:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
<u>J. Dale Patton</u>	<u>12512 Windsor Rd. Chester VA 23831</u>	
<u>W. Allen Patton, Jr.</u>	<u>Dodson Rd, Petersburg, VA 23803</u>	

4. The following is a list of the names and addresses of all natural or artificial persons owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 6 or 7 below):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
First Management Company LLC	701 Box 1838, Petersburg, VA 23803	
70 % ownership - J. Dale Patton		
30 % ownership - W Allen Patton, Jr.		

5. If any of the persons disclosed in Paragraphs 3 or 4 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Dinwiddie County and the Dinwiddie County Planning Commission or any person in such members' immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESC. OF OWNERSHIP INTEREST</u>
N/A		

6. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 50 shareholders:

N/A

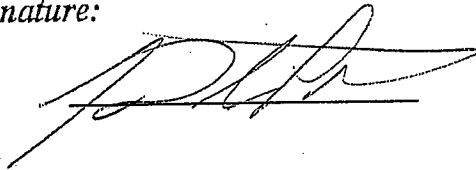
7. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts

or other artificial persons disclosed in Paragraph 2:

8. If any of the persons disclosed in Paragraph 3 or 4 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Dinwiddie County, the Dinwiddie County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 5 above owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit with the Dinwiddie County Zoning Administrator if there has been any change in the information set forth above.

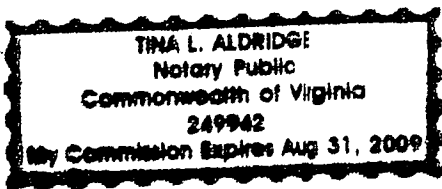
WITNESS the following signature:



STATE OF VIRGINIA
COUNTY OF DINWIDDIE, to wit:

This day J. Dale Patton personally appeared before me, Tina L. Aldridge, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matter stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 20th day of May, 2009



Tina L. Aldridge
Notary Public

My Commission Expires: 8-31-09

Special Limited Power of Attorney

County of Dinwiddie, Virginia
Planning Department
Post Office Drawer 70
Dinwiddie, Virginia 23841

Dinwiddie County Web Site: www.dinwiddieva.com

Phone: (804) 469-4542

Fax: (804) 469-5322

Know all men by these presents: That I (We)

(Name): J. Dale Patton/First Management Company, LLC (Telephone): (804) 862-9889

(Address): P.O. Box 1838

the owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. _____, on Page _____, and is described as

Tax Map Parcel #: 21-67

do hereby make, constitute and appoint:

(Name): Brian C. Mitchell (Telephone) (804) 748-9011

(Address): 9850 Lori Road, Suite 201, Chesterfield, Virginia 23832

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark in the appropriate box(es) that applies(y)):

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Rezoning (including proffers) | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Final Subdivision |
| <input type="checkbox"/> Conditional Use Permits | <input type="checkbox"/> Variance | <input type="checkbox"/> Subdivision Construction Plans |
| <input type="checkbox"/> Conditional Use by Special Exception | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Building Permit(s) |
| <input type="checkbox"/> Plan of Development | <input type="checkbox"/> Alternative Fence Height | <input type="checkbox"/> Transfer of Approval |
| <input type="checkbox"/> Administrative Site Plan | <input type="checkbox"/> Conditional Subdivision | <input type="checkbox"/> Exception |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified. In witness thereof, I (we) have hereto set my (our) hand and seal this 16th day of JUNE, 2009.

Signature(s) [Signature] Managing Member

State of Virginia, City/County of Petersburg, To-wit:

I, Elaina Taylor, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 16th day of June, 2009.

My commission expires: 5-31-2011

Elaina Taylor
Notary Public # 7130560



PROPOSED
SITE

DUNCAN RD

RAIL ROAD R/W

FRONTAGE CT

BLUE TARTAN RD

INTERSTATE 85

BOYDTON PLANK RD

RT 1 / 460

MEETING LOCATION:
WEST END BAPTIST CHURCH
6506 BOYDTON PLANK RD.
PETERSBURG, VA 23803

Property Owner Name	Property Owner <u>Mailing Address</u>	Tax Parcel #
#1 First Management Co. LLC	P O Box 1838 Petersburg, VA 23803	34-7
#2 First Management Company LLC	P O Box 1838 Petersburg, VA 23803	21-67
#3 Robert A & Elizabeth C Heckener	7704 Duncan Rd. Petersburg, VA 23803	21-66
#4 Robert A & Elizabeth C Heckener	7704 Duncan Rd. Petersburg, VA 23803	21-66
#5 William A Johnson Estate	7301 Blue Tartan Rd Petersburg, VA 23803	21-82
#6 Carl A & Sherry L Calhoun	7406 Blue Tartan Rd. Petersburg, VA 23803	21-88B
#7 Allen G Jones Sr.	7410 Blue Tartan Rd. Petersburg, VA 23803	21-88
#8 Carl A & Sherry L Calhoun	7406 Blue Tartan Rd. Petersburg, VA 23803	21-88A
#9 Herbert H Michaels Jr.	114 Biltmore Dr. Colonial Heights, VA 23834	21-68
#10 Ramon F Zitta	11401 Vaughan Rd. Petersburg, VA 23805	34-1
#11 Ramon F Zitta	11401 Vaughan Rd. Petersburg, VA 23805	34-2B
#12 Ramon F Zitta	11401 Vaughan Rd. Petersburg, VA 23805	34-2
#13 Nancy Lewis Coe	8710 Duncan Rd. Petersburg, VA 23803	34-9
#14 Raymond J Rivers	8502 Squirrel Level Rd. Petersburg, VA 23803	34-7A
#15 Jawara Kasimu-Graham	5702 4th Street NW Washington DC, 20011	34-6
#16 Maxwell W & Rebecca B Newton	7619 Duncan Rd. Petersburg, VA 23803	34-49
#17 Linda R Hensley et als c/o John T Russell Jr.	24513 Russell Ln. Petersburg, VA 23803	21-83I
#18 John T Russell Jr.	24513 Russell Ln. Petersburg, VA 23803	21-83S
#19 Kerry L & Shirley H. Giannotti Revokable Trust	P.O. Box 43 Sutherland, Virginia 23885	34-2A
#20 Daniel S. & Kimberly A. Davis	7390 Blue Tartan Road Petersburg, Virginia 23803	21-81



May 8, 2009

Dinwiddie County Water Authority
C/O Robert Wilson, P.E.
Executive Director
23008 Airpark Drive
Petersburg, VA 23803
(804) 861-0998
(804) 861-4270
robertwilson@dcwa.org

Dear Robert,

The Cedar Ridge subdivision project is a proposed residential subdivision containing approximately 50 lots, which range in size from 1.5-3 acres. The project is located at the end of Blue Tartane Road approximately $\frac{3}{4}$ of a mile West of Route 1 (Boydton Plank Road) in the Rohoic District of Dinwiddie County. It is the intention of the development group to develop the property with individual private wells and individual sewage drain fields as the closest public water and sewer facilities are over $\frac{3}{4}$ of a mile away from the proposed project. It is our request that the DCWA support our recommendation for an exemption from the provisions of Section 21 of the Dinwiddie County Ordinance, as the extension of such public facilities would be an unreasonable and undue hardship.

If you have any questions, please feel free to contact me in our Chesterfield office.

Sincerely,

Brian C. Mitchell, P.E.
Project Engineer

cc: Dale Patton Developer (Letter)

File – Original & 1 copy

J:\SDSKPROJ\2005043\docs\5-08-09 DCWA.doc

ASK US HOW.

9850 Lori Road, Suite 201 Chesterfield, VA 23832
804-748-9011 Fax 804-748-2590 www.cctownes.com



Meeting Minutes

Project: Blue Tartane Property
Project no: 20080337
City/State: Dinwiddie, Virginia

Subject: Dinwiddie Fire/EMS Coordination
Date/Time: 4-20-09
Place: Dinwiddie Fire/EMS Office Building
Purpose: To discuss Upcoming Zoning Case of Subject Property

Group:

Attending: Tony Williams – Fire Marshall
Brian Mitchell - Townes Site Engineering

Absent:

Minutes

The intent of the meeting was to discuss a planned zoning case for a residential subdivision and needs/concerns that the Fire Dept and Public Safety Dept may have related to the project.

- Townes Site Engineering presented an overview of the project scope stating that the Developer plans to use the property for an R-1 (1-1/2 acre lots with well and septic) with an approximate count of 50 residential homes.
- The Fire Marshall added further that the location of the subdivision was equal to or greater than 5 miles from Namozine Fire Department which would put the development in the 10 score rating. The Fire Department Apparatus would travel from the fire house to the site via Route 1 which includes 4 stop light crossings. To reduce this score the Fire Marshall recommended that a public water source with hydrants be added, or that the residences look at installing wet sprinkler systems within their homes.
- The Fire Marshall stated that it would be their preference to extend public water to the site from the Route 1 intersection. Mr. Williams further stated that if public water was extended to the property that hydrants would be required every 500' or 250' from any dead end. Mr. Mitchell stated that extension of public water to this development would likely be cost prohibitive and subsequent to the meeting Townes Site Engineering

Project: Dinwiddie – Whipponock LLC
Subject: Fire/EMS Meeting
Meeting date: 04/07/2005

has performed a calculation that the extension of approximately 4,700 linear feet of public waterline would not be cost feasible for the project. In addition the lot sizes are such that private wells and septic have been planned for with the initial layout.

- Mr. Williams stated that the Fire Department will require a 45' minimum edge of pavement radius cul-de-sac turn around if a street has over a 150' dead end. Furthermore, the Fire Director stated that roadways would be required to be built to support the fire department apparatus.
- Mr. Williams stated that a fire suppression system in a typical residential building adds 1.5% to the construction cost which can sometimes offset the homeowners insurance premiums. Mr. Mitchell stated he would pass this information onto the owner but that we are not planning on proffering or requiring builders in the proposed subdivision to install residential sprinkler systems.
- The Fire Marshall stated that it would be their preference that a connection to Duncan Road be constructed. Mr. Mitchell stated that the developer does not wish to install a connection to Duncan Road as it would likely become a cut through for daily traffic.
- The Public Safety and Fire Marshall stated that the Impact of this development to Fire/EMS will be as Follows:

Fire/EMS Calls

Approximately 15 Calls per year

- Mr. Mitchell thanked Mr. Williams for his time, ideas, and input related to the project and the meeting was concluded.

These are the meeting minutes as noted this date. If you have any additions or modifications that will serve to more accurately reflect the record of the discussions, please advise me in writing within three working days.

Minutes Prepared By:

Brian C. Mitchell, P.E.
Townes Site Engineering



Meeting Minutes

Project: Blue Tartane Subdivision (aka Cedar Ridge)
Project no: 20080337
City/State: Dinwiddie, Virginia

Subject: Dinwiddie School Impact Meeting
Date/Time: 5-15-09
Place: Dinwiddie Government Center Office Building
Purpose: To discuss Upcoming Zoning Case of Subject Property and School impact

Group:

Attending: Dr Charles Maranzano – Superintendent of Schools
Brian Mitchell - Townes Site Engineering

Absent:

Minutes

The intent of the meeting was to discuss a planned zoning case for a residential subdivision and impact that this development may have on the Dinwiddie School System.

- Townes Site Engineering presented an overview of the project scope stating that the Developer plans to use the property for R-1 (1-1/2 acre lots) with an approximate count of 50 residential homes. Mr. Mitchell further stated that the developer is proffering the full cash proffer to help offset potential development impacts to the school system.
- Dr. Maranzano asked about the planned square footage of homes to which Mr. Mitchell stated that the developer was not planning on placing a restriction on the square footage, but that these size lots typically would yield 1,800 to 2,200 square foot homes
- Dr. Maranzano stated that this development would likely yield the 0.5 students per unit that is typical for Dinwiddie County. Therefore, approximately 50 lots would add 25 students to the school system once full buildout of the project was completed.
- Mr. Mitchell and Dr. Maranzano discussed that that buildout (in good market conditions) would likely occur over a 3-5 year period, but in today's economic climate this buildout could be over a longer timeframe
- Dr. Maranzano offered that of the students that this development added to the school system that the split would likely be a third (1/3) to elementary,

Project: Dinwiddie – Blue Tartane Subdivision
Subject: School System Meeting
Meeting date: 05/14/2009

a third (1/3) to middle, and a third (1/3) to the high school and that currently Dinwiddie has space available at the secondary level but that the elementary schools are operating at capacity.

- Mr. Mitchell and Dr. Maranzano discussed the approximately 25 total students (and 8 students to the elementary school system) that this development would add over the buildout of the project and agreed, that while all children added to the system are an impact, the relatively small size of this development should not yield a significant stress on the Dinwiddie County school systems current operating/education conditions.
- Mr. Mitchell thanked Dr. Maranzano for his time, ideas, and input related to the project and the meeting was concluded.

These are the meeting minutes as noted this date. If you have any additions or modifications that will serve to more accurately reflect the record of the discussions, please advise me in writing within three working days.

Minutes Prepared By:

Brian C. Mitchell, P.E.
Townes Site Engineering

2007

**Virginia Department of Transportation
Daily Traffic Volume Estimates
Including Vehicle Classification Estimates**

where available

Jurisdiction Report

26

Dinwiddie County
City of Petersburg
Town of McKenney

Prepared By

**Virginia Department of Transportation
Traffic Engineering Division**

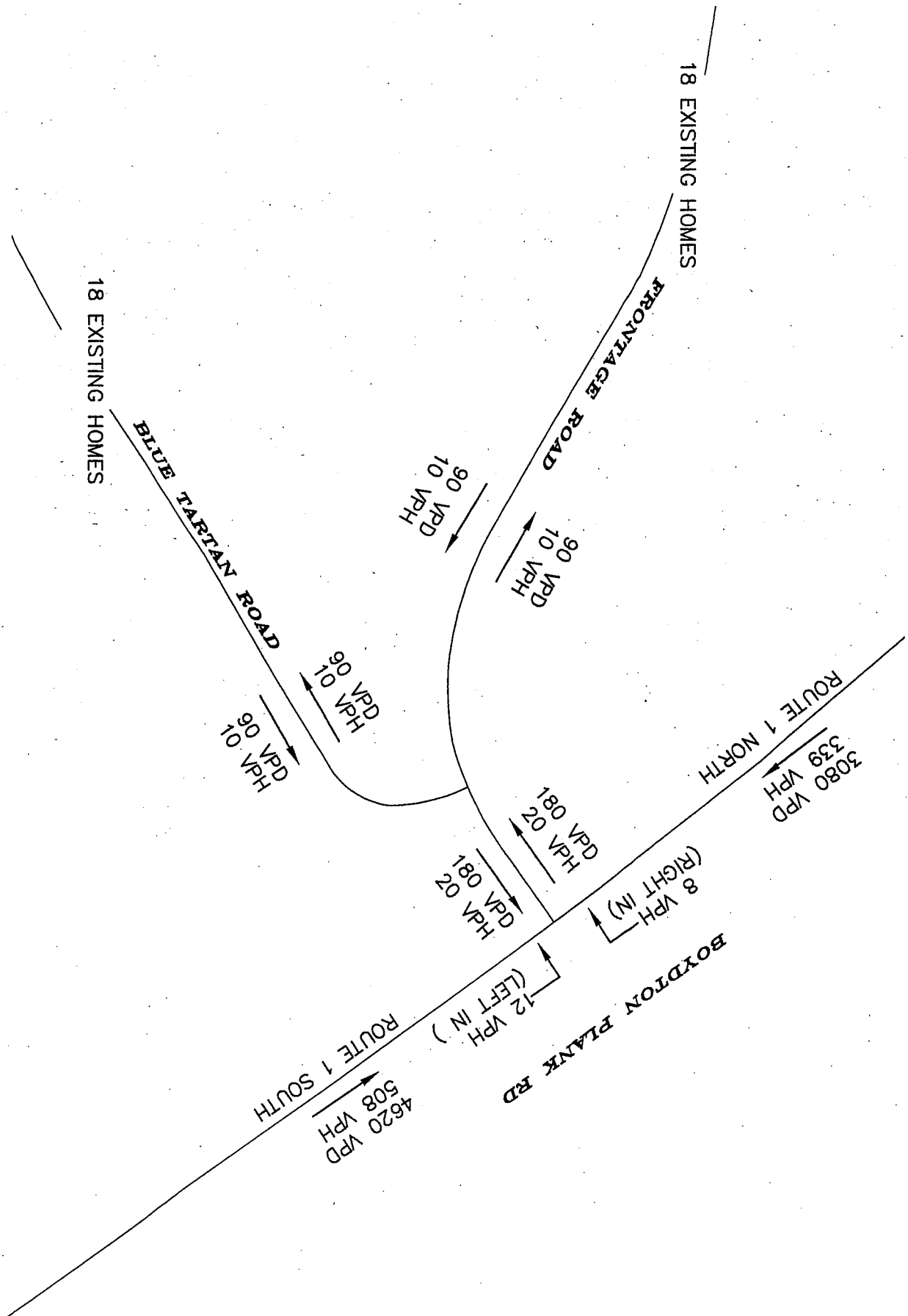
In Cooperation With

**U.S. Department of Transportation
Federal Highway Administration**

Virginia Department of Transportation
 Traffic Engineering Division
 2007
 Annual Average Daily Traffic Volume Estimates By Section of Route
 Dinwiddie Maintenance Area

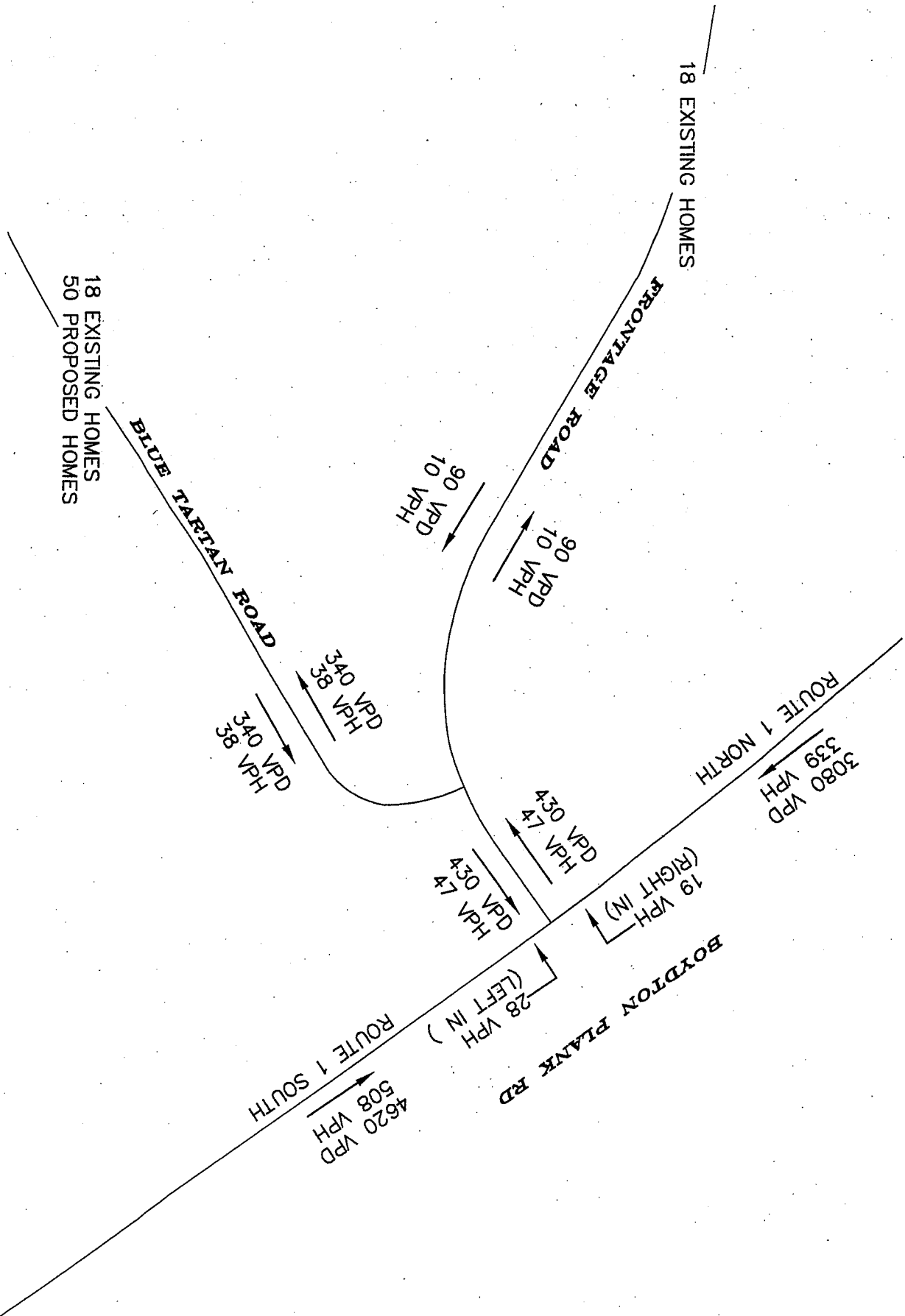
Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck	QC	K	QK	Dir	AAWDT	QW			
							2Axle	3+Axle	1Trail	2Trail	Factor	Factor				
1 Boydton Plank Rd	Dinwiddle County	Brunswick County Line	2.46	1600	G	96%	1%	0%	1%	0%	0%	0.098	F	0.658	1700	G
1 Boydton Plank Rd	Town of Mckenney (Maint: 26)	SCL Mckenney	0.23	1600	N	96%	1%	0%	1%	0%	0%	0.098	N	0.658	1700	N
1 Boydton Plank Rd	Town of Mckenney (Maint: 26)	SR 40	0.33	2500	G	96%	1%	0%	1%	0%	0%	0.087	F	0.564	2600	G
1 Boydton Plank Rd	Dinwiddle County	NCL Mckenney	4.05	2500	N	96%	1%	0%	1%	0%	0%	0.087	N	0.564	2600	N
1 Boydton Plank Rd	Dinwiddle County	26-649 Sand Lodge Rd	5.65	2700	G	96%	1%	0%	1%	0%	0%	0.092	F	0.665	2800	G
1 Boydton Plank Rd	Dinwiddle County	26-627 Courthouse Rd	2.48	4500	G	96%	1%	0%	1%	0%	0%	0.100	F	0.655	4600	G
1 Boydton Plank Rd	Dinwiddle County	26-740 Turkey Egg Rd	3.61	6400	G	96%	1%	0%	1%	0%	0%	0.095	F	0.533	6600	G
* 1 Boydton Plank Rd	Dinwiddle County	S 26-613 Dairy Mill Rd	3.09	7700	G	96%	1%	0%	1%	0%	0%	0.09	F	0.587	8400	G
1 460 Boydton Plank Rd	Dinwiddle County	Bus US 460 Airport St	1.70	13000	G	96%	1%	0%	1%	0%	0%	0.114	F	0.704	14000	G
1 460 Boydton Plank Rd	Dinwiddle County	I-85 SW of Petersburg	1.22	15000	F	97%	0%	1%	1%	0%	0%	0.093	F	0.529	16000	F
1 460 Boydton Plank Rd	Dinwiddle County	SR 226 Cox Rd	0.45	14000	A	98%	0%	1%	1%	0%	0%	0.105	A	0.571	14000	A
1 460 Washington St	City of Petersburg	WCL Petersburg	0.40	13000	G	98%	0%	1%	1%	0%	0%	0.09	F	0.569	14000	G
1 460 Washington St	City of Petersburg	Summit St	0.18	14000	G	98%	0%	1%	1%	0%	0%	0.093	F	0.556	15000	G
1 460 Washington St	City of Petersburg	Elim St	0.57	16000	G	97%	1%	1%	1%	0%	0%	0.093	F	0.506	17000	G
1 460 Wythe St	City of Petersburg	US 1 Parr Wythe St	1.08	8500	G	97%	1%	1%	1%	0%	0%	0.082	F	0.506	9300	G
1 460 Wythe St	City of Petersburg	US 1 Parr Washington St Balessea Lane	1.8000	18000	G	96%	1%	1%	1%	0%	0%	NA	F	NA	20000	G
1 460 Wythe St	City of Petersburg	Perry St	0.15	9700	G	97%	1%	1%	1%	0%	0%	0.088	F	0.506	11000	G

Combined Traffic Estimates for 2 Parallel Roadways on this Route: 20000
 SR 36 Mark



ROUTE 1 (7700 VPD)
55 MPH

BACKGROUND TRAFFIC



ROUTE 1 (7700 VPD)

55 MPH

SITE TRAFFIC PROJECTION

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS

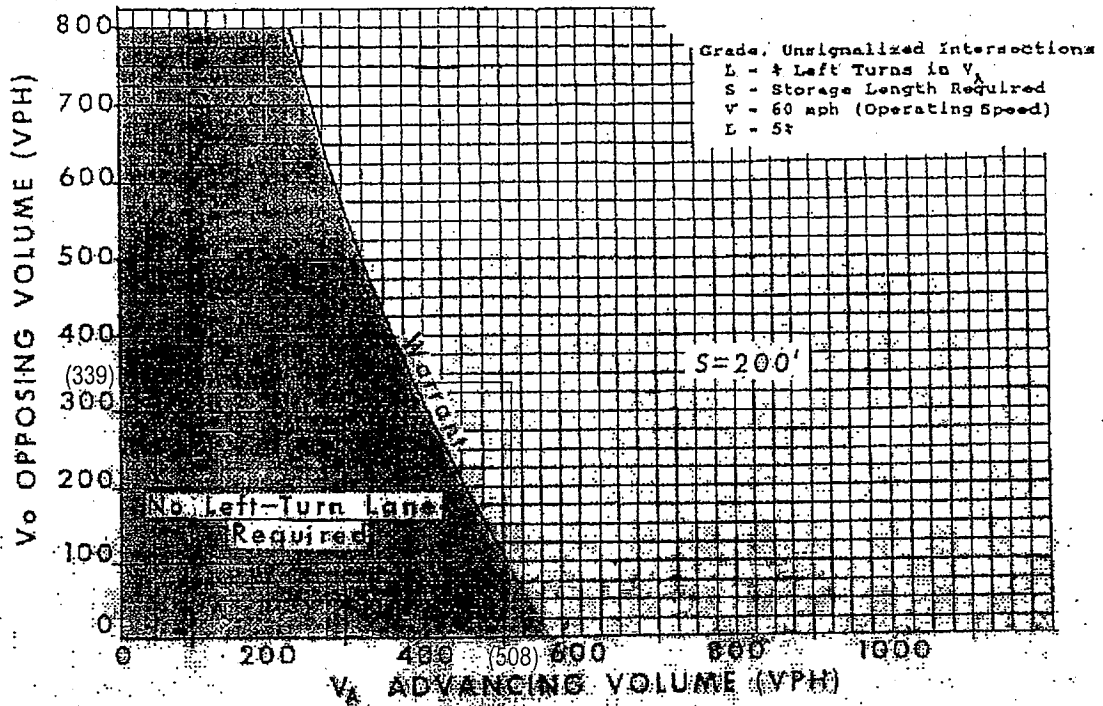


FIGURE C-1-1.14

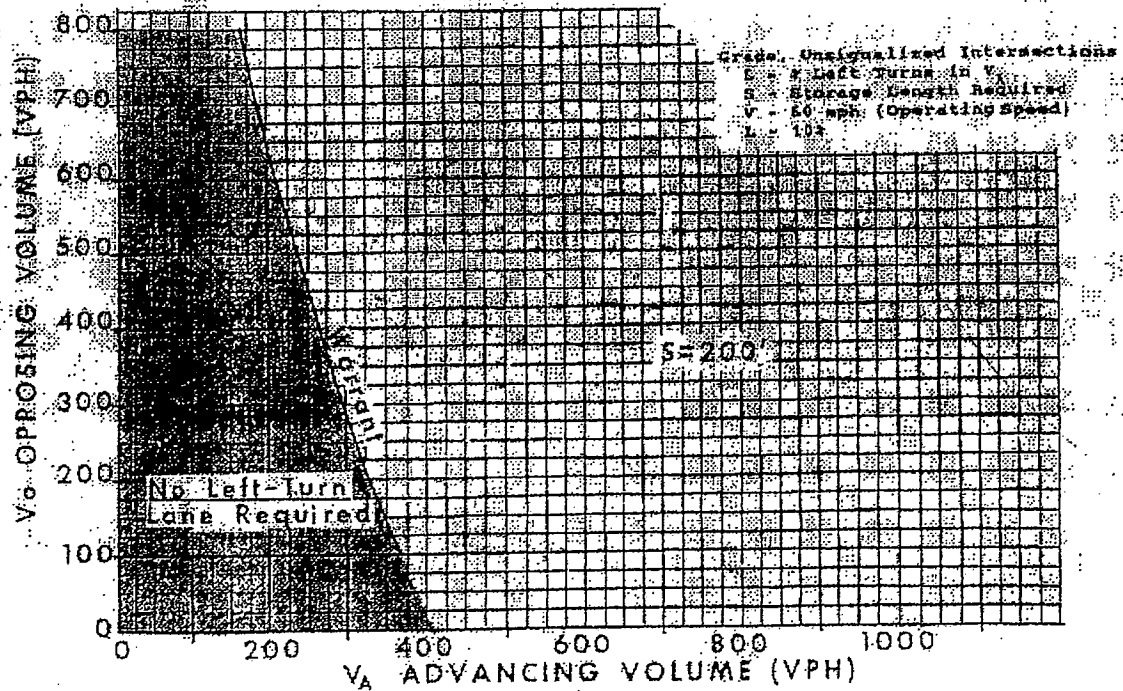


FIGURE C-1-1.15

The No. 211 study was undertaken to provide consistent volume warrants for left-turn storage lanes at unsignalized intersections.

VPH OPPOSING VOLUME	ADVANCING VOLUME			
	(5%)	10%	20%	30%
	LEFT TURNS	LEFT TURNS	LEFT TURNS	LEFT TURNS
40-MPH OPERATING SPEED/DESIGN SPEED*				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
50-MPH OPERATING SPEED/DESIGN SPEED*				
800	280	210	165	135
600	350	280	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
60-MPH OPERATING SPEED/DESIGN SPEED*				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

Example:

Two-lane highway with 40-MPH operating speed

Opposing Volume (VPH) - 600

Advancing Volume (VPH) - 440

Left-Turn Volume (VPH) - 44 or 10% of Advancing Volume

With opposing volume (VPH) of 600 and 10% of advancing volume (VPH) making left turns, and advancing volume (VPH) of 305 or more will warrant a left-turn lane.

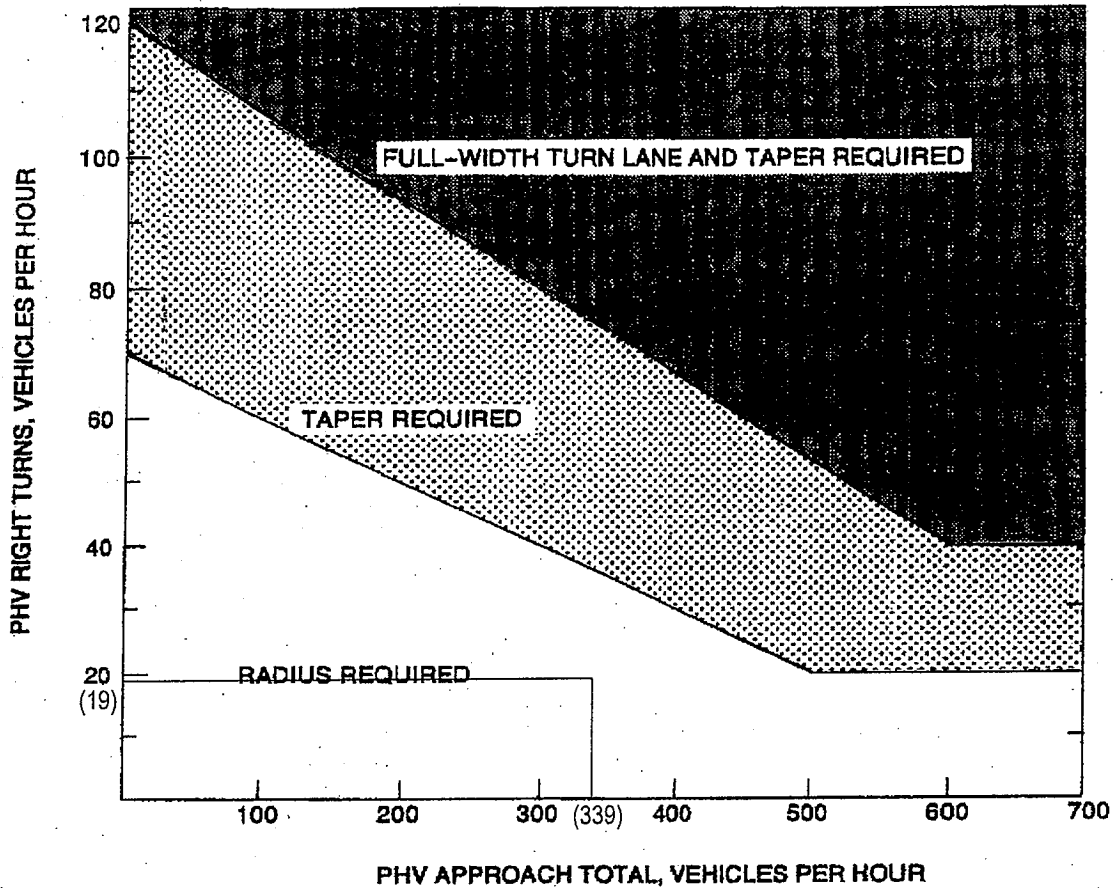
Figure C-1-1.3 (page C-7) denotes that a 100' storage length is required.

* SPEED LIMIT MAY BE USED IF APPLICABLE, I.E. ADDING LANES TO EXISTING FACILITIES.

TABLE C-1-2 WARRANTS FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

Figures C-1-1.2 through C-1-1.19 provide warrants for left-turn storage lanes on two-lane highways based on 5 to 30 percent left-turn volumes and operating speeds of 40, 50, and 60 MPH. Table C-1-2.1 provides the additional storage length required for 10 to 50 percent truck volumes.

Intersections with poor visibility and/or a bad accident record may require the designer to use engineering judgment when volume conditions alone do not warrant a storage lane.



LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 70 km/h (45 mph), PHV right turns > 40, and PHV total < 300.

Adjusted right turns - PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

FIGURE C-1-8 GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)



June 15, 2009

First Management Co. LLC
P.O. Box 1838
Petersburg, Virginia 23803

RE: REZONING FOR CEDAR RIDGE
DINWIDDIE COUNTY, VIRGINIA

To Whom It May Concern:

This letter is notification that First Management Company, LLC has submitted an application to Dinwiddie County Planning Department for rezoning on property that lies adjacent or near to property which you own. The applicant is requesting rezoning from A-2 to R-1 on an approximately 88.89 acre tract to allow a single-family subdivision.

The applicant and County representatives will be available to meet with you on June 29, 2009 at 7:00 p.m. at West End Baptist Church to solicit input from the community and answer any questions regarding this proposal. West End Baptist Church is located at 6506 Boydton Plank Road and for your convenience a map with directions to West End Baptist Church is enclosed with this letter.

A diagram showing the parcel under consideration is also shown on the enclosed map. Should you have any questions, please do not hesitate to call me at (804) 748-9011.

Sincerely,

A handwritten signature in black ink that reads "Brian C. Mitchell".

Brian C. Mitchell, P.E., LEED AP
Principal

BCM:tla

Document1

ASK US HOW.

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