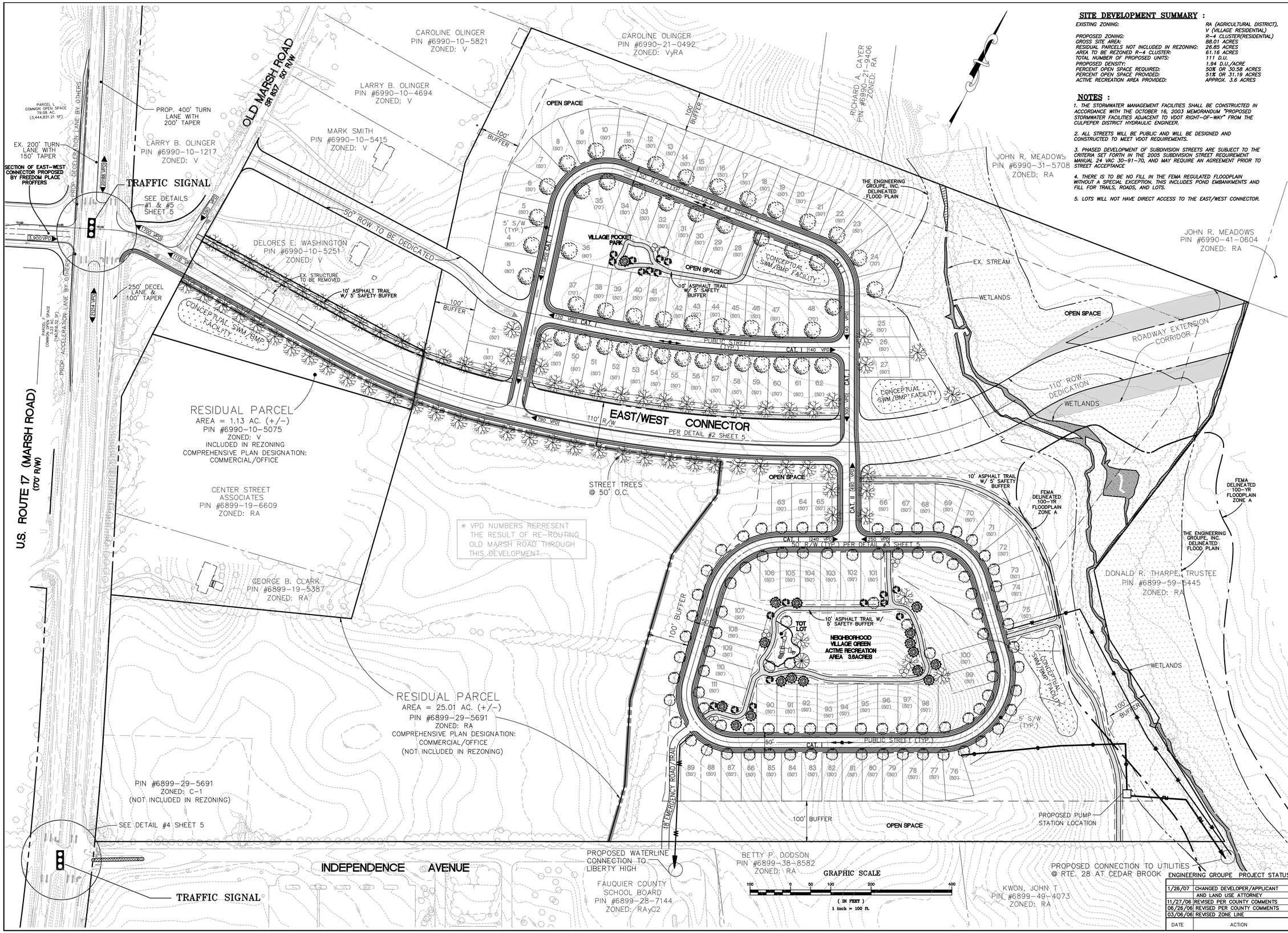

SITE DEVELOPMENT SUMMARY :

EXISTING ZONING:	RA (AGRICULTURAL DISTRICT), V (VILLAGE RESIDENTIAL)
PROPOSED ZONING:	R-4 CLUSTER(RESIDENTIAL)
GROSS SITE AREA:	88.01 ACRES
RESIDUAL PARCELS NOT INCLUDED IN REZONING:	26.85 ACRES
AREA TO BE REZONED R-4 CLUSTER:	61.16 ACRES
TOTAL NUMBER OF PROPOSED UNITS:	111 D.U.
PROPOSED DENSITY:	1.94 D.U./ACRE
PERCENT OPEN SPACE REQUIRED:	50% OR 30.58 ACRES
PERCENT OPEN SPACE PROVIDED:	51% OR 31.19 ACRES
ACTIVE RECREATION AREA PROVIDED:	APPROX. 3.6 ACRES

NOTES :

1. THE STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCTOBER 16, 2003 MEMORANDUM "PROPOSED STORMWATER FACILITIES ADJACENT TO VDOT RIGHT-OF-WAY" FROM THE CULPEPER DISTRICT HYDRAULIC ENGINEER.

2. ALL STREETS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO MEET VDOT REQUIREMENTS.

3. PHASED DEVELOPMENT OF SUBDIVISION STREETS ARE SUBJECT TO THE CRITERIA SET FORTH IN THE 2005 SUBDIVISION STREET REQUIREMENT MANUAL 24 VAC 30-91-70, AND MAY REQUIRE AN AGREEMENT PRIOR TO STREET ACCEPTANCE

4. THERE IS TO BE NO FILL IN THE FEMA REGULATED FLOODPLAIN WITHOUT A SPECIAL EXCEPTION. THIS INCLUDES POND EMBANKMENTS AND FILL FOR TRAILS, ROADS, AND LOTS.

5. LOTS WILL NOT HAVE DIRECT ACCESS TO THE EAST/WEST CONNECTOR.

The Engineering Groupe Inc.
Engineers | Surveyors | Planners
4800 Southpoint Parkway, Fredericksburg, Virginia 22407
Phone (540) 710-5987 Fax (540) 710-5988

DATE	COUNTY REVISIONS

CONCEPTUAL DEVELOPMENT PLAN

COLONIAL CROSSING

LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRUCE A. REESE
Lic. No. 22807
PROFESSIONAL ENGINEER

ENGINEERING GROUPE PROJECT STATUS		
1/26/07	CHANGED DEVELOPER/APPLICANT AND LAND USE ATTORNEY	
11/27/06	REVISED PER COUNTY COMMENTS	
06/26/06	REVISED PER COUNTY COMMENTS	
03/06/06	REVISED ZONE LINE	
DATE	ACTION	

DATE	NOVEMBER 14, 2005
SCALE:	1" - 100'
DESIGNER:	DAY
DRAFTSMAN:	TWM
FILE NO.	M-145F
SHEET	4 OF 6

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