Existing Property Lines
Existing Structures
Existing Topographic Lines
Existing Roads
Adjacent/Site Property Owners
Existing Floodplain
Existing Stream
Proposed Centerline
Proposed Connecting Road, Fixed Location
Proposed Internal Road, Not Fixed
Conceptual Future Fairway

OLD WATERLOO ROAD
TRAFALGAR
RT-1340
LOWER WATERLOO
RT-675
LEE HWY RT-211

PROPOSED REALIGNED ACCESS FOR LOWER WATERLOO RD.

Existing 30' Right-of-Way

Existing 40' Right-of-Way

Proposed 50' Right-of-Way Dedication

Entrance to Future Housing Area

Traffic Calming Intersection Design

EX. FLOODPLAIN

PROPOSED TO BE REZONED FROM RA TO R-1 41 LOTS MAX.

Entrance to Park

PROPOSED FUTURE TOWN OF WARRENTON RECREATION CENTER PROPOSED TO BE INCORPORATED INTO TOWN LIMITS

Future 41-Unit Single Family Housing Area

CONSERVATION BUFFER AREA

NEW PROPOSED TOWN LIMIT LINE

50' Farm Equipment Access Easement

Existing Waterway

SWM Facility

Trees (Typ)

Existing Waterway

Proposed New Median Cross-over

EX. FLOODPLAIN

Warrenton Corporate Limits

Existing Access Cross-over

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

NOTES:
SEE SHEET 1 FOR LIST OF ADJACENT AND SITE PROPERTY OWNERS.

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1-800-552-7001

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Designed By: PAB
Drawn By:
Scale: 1" = 200'
Date: 03/2003

COMMONWEALTH OF VIRGINIA
PAUL A. BERNARD
No. 012868
PROFESSIONAL ENGINEER

No.	By	Revision	Date

St. Leonard's Farm Residual Property

Concept Development Plan
Rezoning Application

Fauquier County, Virginia

Job Number	Sheet No.
02520	2 OF 3