**RAYMOND FARM**
**ATTACHMENT 3-A**

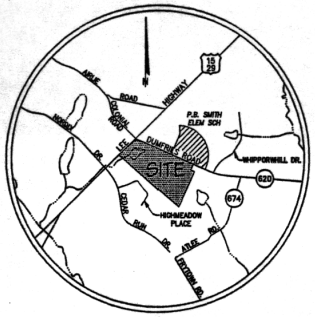
# CONCEPT DEVELOPMENT PLAN

# RAYMOND FARM

## CENTER MAGISTERIAL DISTRICT
## FAUQUIER COUNTY, VIRGINIA

### NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED AT FAUQUIER COUNTY TAX ASSESSMENT GPIN NO. 6995-21-1875, AND IS CURRENTLY ZONED R-1. THE PROPOSED ZONE FOR THE ENTIRE SITE IS PRD.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF MARGARET A. HUFNAGEL AS RECORDED IN DEED BOOK 205 AT PAGE 946.
3. BOUNDARY SHOWN HEREON IS BASED ON FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2002.
4. EXISTING TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS. CONTOUR INTERVAL IS FIVE FEET.
5. NO TITLE REPORT FURNISHED.
6. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
8. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
11. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
12. EXISTING STRUCTURES ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
14. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1 DWELLING UNIT PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
15. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING WATER MAIN LOCATED IN THE MILL WOOD SUBDIVISION.
    B. SANITARY SERVICE TO BE PROVIDED BY AN ADJACENT EXISTING SEWER MAIN LOCATED ON CEDAR RUN ROAD.
16. RECREATIONAL FACILITIES ARE BEING PROPOSED WITH THIS DEVELOPMENT.
17. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
18. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
19. ARCHITECTURAL SKETCHES ARE PROVIDED UNDER SEPARATE COVER.
20. PARCEL "A" WILL BE DEDICATED TO FAUQUIER COUNTY. PARCELS "B" AND "C" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
21. MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.




VICINITY MAP
SCALE : 1" = 2000'

### SITE TABULATIONS

| SITE AREA: | | |
|---|---|---|
| LOT AREA | 728,012 ¢ | (16.7 Ac) |
| PARCEL "A" (DEDICATED TO COUNTY) | 844,000 ¢ | (19.3 Ac) |
| PARCELS B, C & D | 984,730 ¢ | (22.6 Ac) |
| RIGHT-OF-WAY DEDICATION (INTERNAL STREETS) | 207,000 ¢ | (4.8 Ac) |
| RIGHT-OF-WAY DEDICATION (DUMFIRES RD.) | 46,000 ¢ | (1.1 Ac) |
| TOTAL | 2,809,742 ¢ | (64.5 Ac) |

### PRD ZONE

| | REQUIRED | PROVIDED |
|---|---|---|
| NUMBER OF UNITS | --- | 64 SINGLE-FAMILY DETACHED (30 5,000 SF LOTS + 34 10,000 SF LOTS) |
| DENSITY | 1 DU/AC (MAX.) | 1 DU/AC |
| AVERAGE LOT AREA | N/R | 11,600 ¢± |
| MINIMUM LOT WIDTH | N/R | N/R |
| MAXIMUM BUILDING HEIGHT | 35' | 35' |
| SETBACKS | N/R | N/R |
| OPEN SPACE | N/R | 50%± |

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