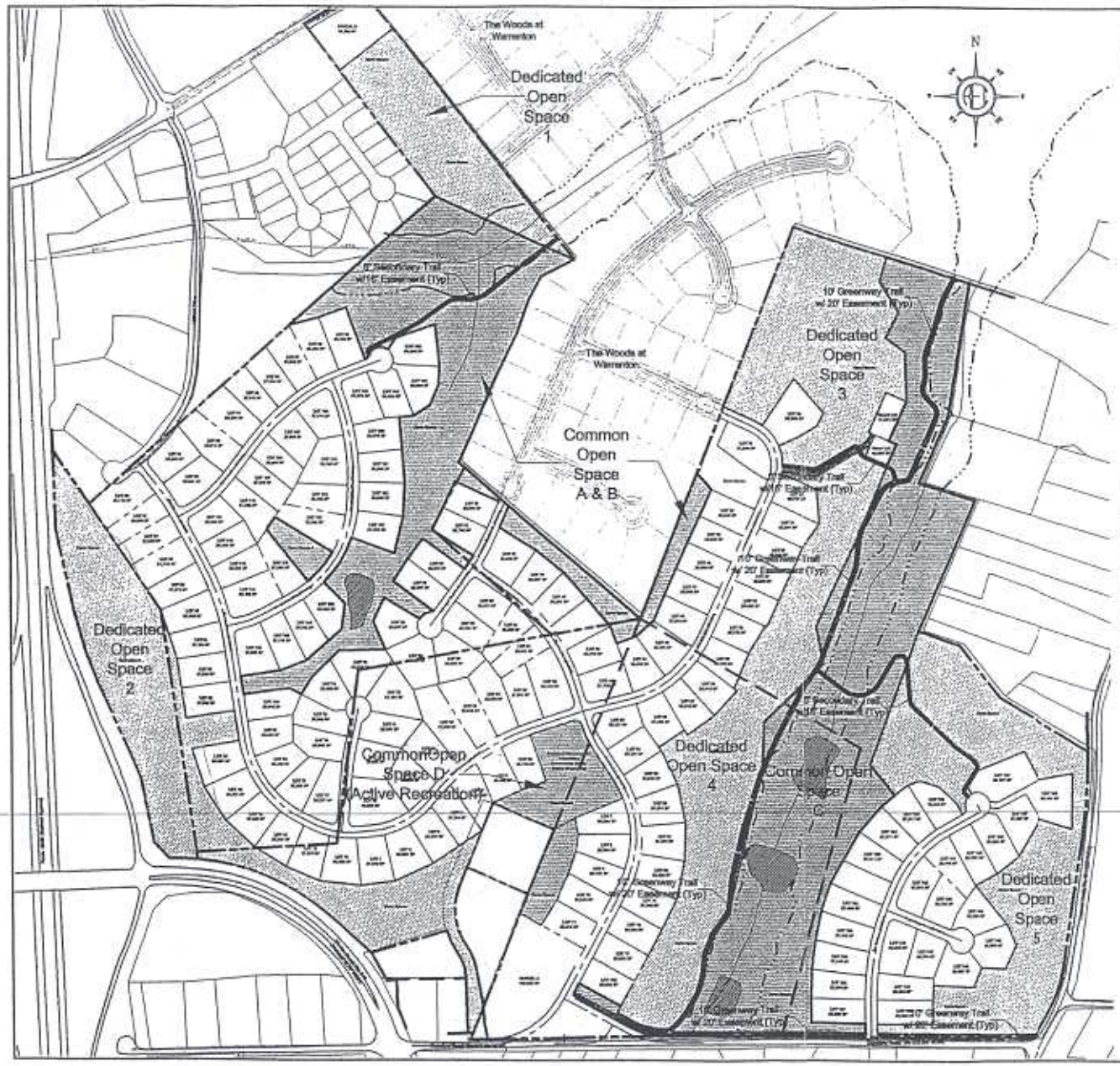
ATTACHMENT 3



General Note: This Exhibit is intended to accompany the Warrenton Chase Preliminary Plat for purposes of clarifying the delineation of Open Space and the locations and dimensions of the the proposed trails.

Dedicated Open Space Areas				
Area 1	302,509	Sq Ft	6.95	Acres
Area 2	758,574	Sq Ft	17.41	Acres
Area 3	500,957	Sq Ft	11.50	Acres
Area 4	870,275	Sq Ft	15.39	Acres
Area 5	712,318	Sq Ft	16.35	Acres
Total Dedicated Open Space			67.60	Acres

Common Open Space Areas				
Area A	844,752	Sq Ft	19.39	Acres
Area B	124,500	Sq Ft	2.86	Acres
Area C	1,374,370	Sq Ft	31.55	Acres
Area D	190,939	Sq Ft	4.38	Acres
Total Common Open Space Area =			53.98	Acres

Grand Total Open Space Area = 125.79 Acres

Total Site Area = 244.52 Acres

Percentage Open Space = 51.44%

Open Space Note: This exhibit represents the proposed open space allocation based on the preliminary plat layout. Open space allocation is subject to revision during final plans design, but will be so distributed as to meet all subdivision requirements.

Trail Notes -

The Greenway Trail shall be paved with six (6) inches of stone and two (2) inches of asphalt at minimum pavement width of ten (10) feet and a maximum slope of eight (8) %. The secondary connector trails shall be paved during the same cross section) to a minimum width of six (6) feet.

All trail easements granted to the County shall be equal to the width of the trail plus ten (10) feet.

The Greenway Trail shall be deeded to the Pacaplan County Board of Supervisors and shall be built in accordance with Pacaplan County Parks and Recreation standards.

Prior to construction, the applicant agrees to work with appropriate county staff on the exact location of the trail. Prior to Final Construction Plan approval the final alignment shall be stated out in the field and approved for inclusion by staff from the Office of Community Development and the Department of Parks and Recreation.

Prior to Final Construction Plan approval, trail bridge specifications, including construction details, placement and method of installation shall be provided.

Trails shall be constructed as part of the site development work.

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COUNTY, VA

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

Rickmond Engineering, Inc.

Warrenton Chase Preliminary Subdivision Plat

Open Space & Trail Location Exhibit

Job Number: 02014

Sheet No.: 1 of 1