CONCEPT DEVELOPMENT PLAN

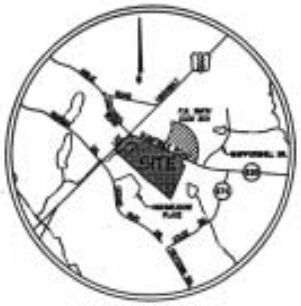
RAYMOND FARM

CENTER MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED AT FAUQUIER COUNTY TAX ASSESSMENT GPIN NO. 6984-21-1475, AND IS CURRENTLY ZONED R-1. THE PROPOSED ZONE FOR THE ENTIRE SITE IS PRD.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF THE MARGARET A. HUFFMAN, ESTATE, AS RECORDED IN DEED BOOK 205 AT PAGE 646.
3. BOUNDARY SHOWN HEREON IS BASED ON FIELD SURVEY PREPARED BY CHARLES F. 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. THE SITE HAS SCENIC ASPECTS AND NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION, AS SHOWN ON THE GDP.
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 ROCK SUBDIVISION.
    B. SANITARY SERVICE TO BE PROVIDED BY AN ON-SITE DISPOSAL SYSTEM.
16. REHEARSAL FACILITIES ARE BEING PROPOSED WITH THIS DEVELOPMENT.
17. THE ACTIVE RECREATION/OPEN SPACE REQUIRED BY THE ZONING ORDINANCE IS MET BY THE OPEN SPACE AND ON-SITE FACILITIES AS SHOWN ON THE GDP.
18. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
19. THE PHASE I SOILS MAP HAS BEEN PROVIDED UNDER A SEPARATE DOCUMENT.
20. PARCELS A AND A1 WILL BE DEDICATED TO THE FAUQUIER COUNTY BOARD OF SUPERVISORS OR FAUQUIER COUNTY VRA. PARCELS B-E 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.
22. A 6' SIDEWALK WILL BE CONSTRUCTED FROM DUMFRIES ROAD TO LOT 37. A 6' TRAIL WILL BE CONSTRUCTED FROM POINT 1 TO POINT 2, AND A 10' TRAIL FROM POINT 2 TO POINT 3. (SEE SHEET 3)

RECEIVED
SEP - 5 2003
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA



VICINITY MAP
SCALE : 1" = 2000'

SITE TABULATIONS (OPTION "A")

SITE AREA:	
LOT AREA	803,701.0 (18.45 Ac)
PARCELS A & A1 (DEDICATED TO FAUQUIER CO.)	1,174,365.0 (26.96 Ac)
PARCELS B-E	567,428.0 (13.03 Ac)
RIGHT-OF-WAY DEDICATION (INTERNAL STREETS)	217,667.0 (5.00 Ac)
RIGHT-OF-WAY DEDICATION (DUMFRIES RD.)	46,280.0 (1.06 Ac)
TOTAL	2,809,742.0 (64.50 Ac)

PRD ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	----	64 SINGLE-FAMILY DETACHED (20 9,000 SF LOTS + 44 10,000 SF LOTS)
DENSITY		1 DU/AC
AVERAGE LOT AREA	N/R	12,500 S.F.
MINIMUM LOT WIDTH	N/R	N/R
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS	N/R	N/R
OPEN SPACE	N/R	50Ac

SITE TABULATIONS (OPTION "B")

SITE AREA:	
LOT AREA	684,636.0 (15.72 Ac)
PARCELS A & A1 (DEDICATED TO FAUQUIER CO.)	1,175,880.0 (27.00 Ac)
PARCELS B-E	553,699.0 (12.71 Ac)
RIGHT-OF-WAY DEDICATION (INTERNAL STREETS)	217,667.0 (5.00 Ac)
RIGHT-OF-WAY DEDICATION (DUMFRIES RD.)	46,280.0 (1.06 Ac)
TOTAL	2,809,742.0 (64.50 Ac)

PRD ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	----	66 SINGLE-FAMILY DETACHED (22 9,000 SF LOTS + 44 10,000 SF LOTS)
DENSITY		1.02 DU/AC
AVERAGE LOT AREA	N/R	12,300 S.F.
MINIMUM LOT WIDTH	N/R	N/R
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS	N/R	N/R
OPEN SPACE	N/R	50Ac

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 21900
PROFESSIONAL ENGINEER

DEVELOPER
LANDMARK DEVELOPMENT PROPERTY, LLC
5282 CHEROKEE AVENUE
SUITE 303
ALEXANDRIA, VIRGINIA 22312
(703)638-3200

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CPJ Associates
Charles F. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

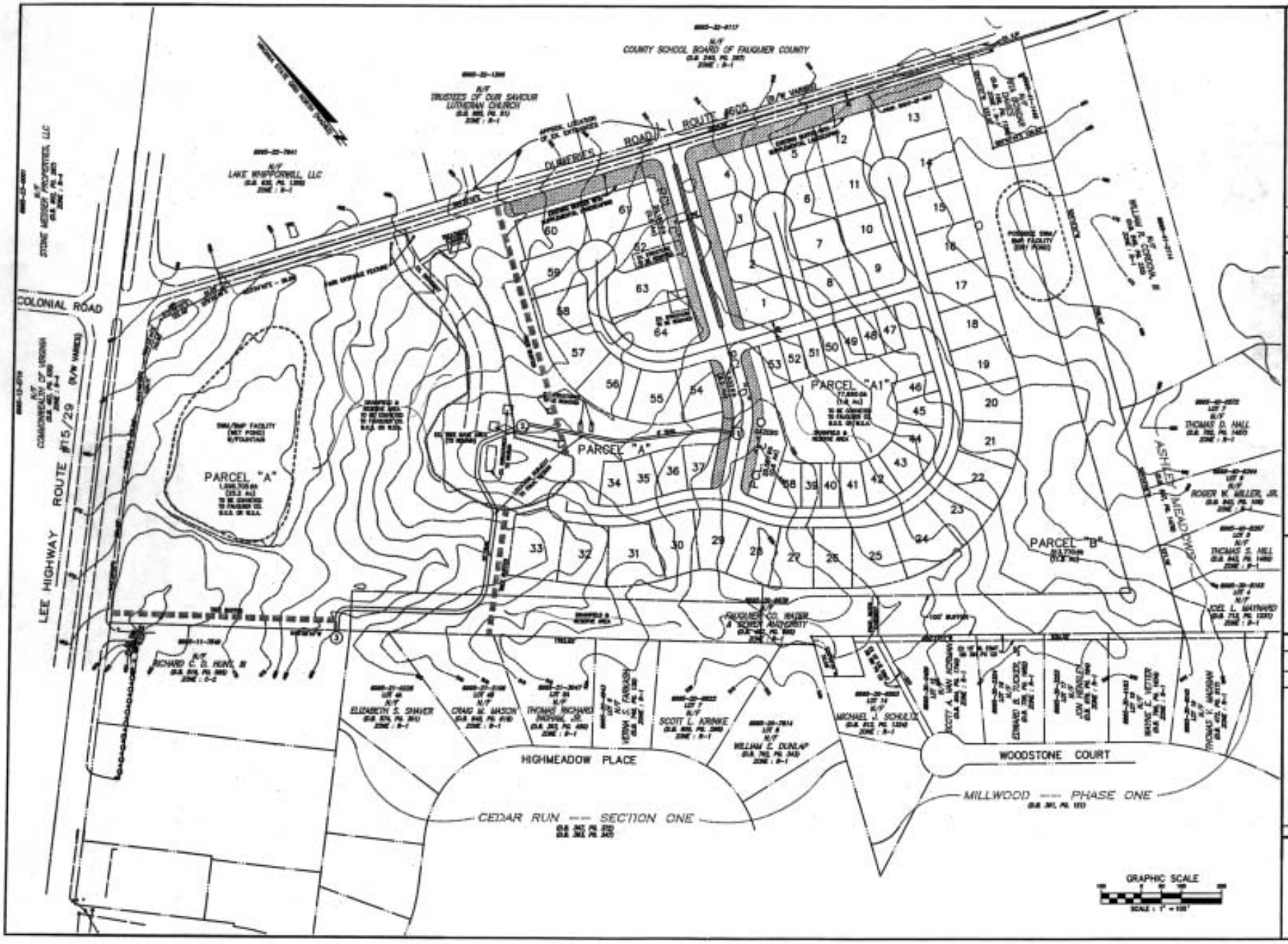
DATE : OCTOBER 8, 2002
REVISED : FEBRUARY 3, 2003
APRIL 22, 2003
JUNE 5, 2003
JULY 17, 2003
AUGUST 28, 2003
SEPTEMBER 4, 2003

SHEET 1 OF 4

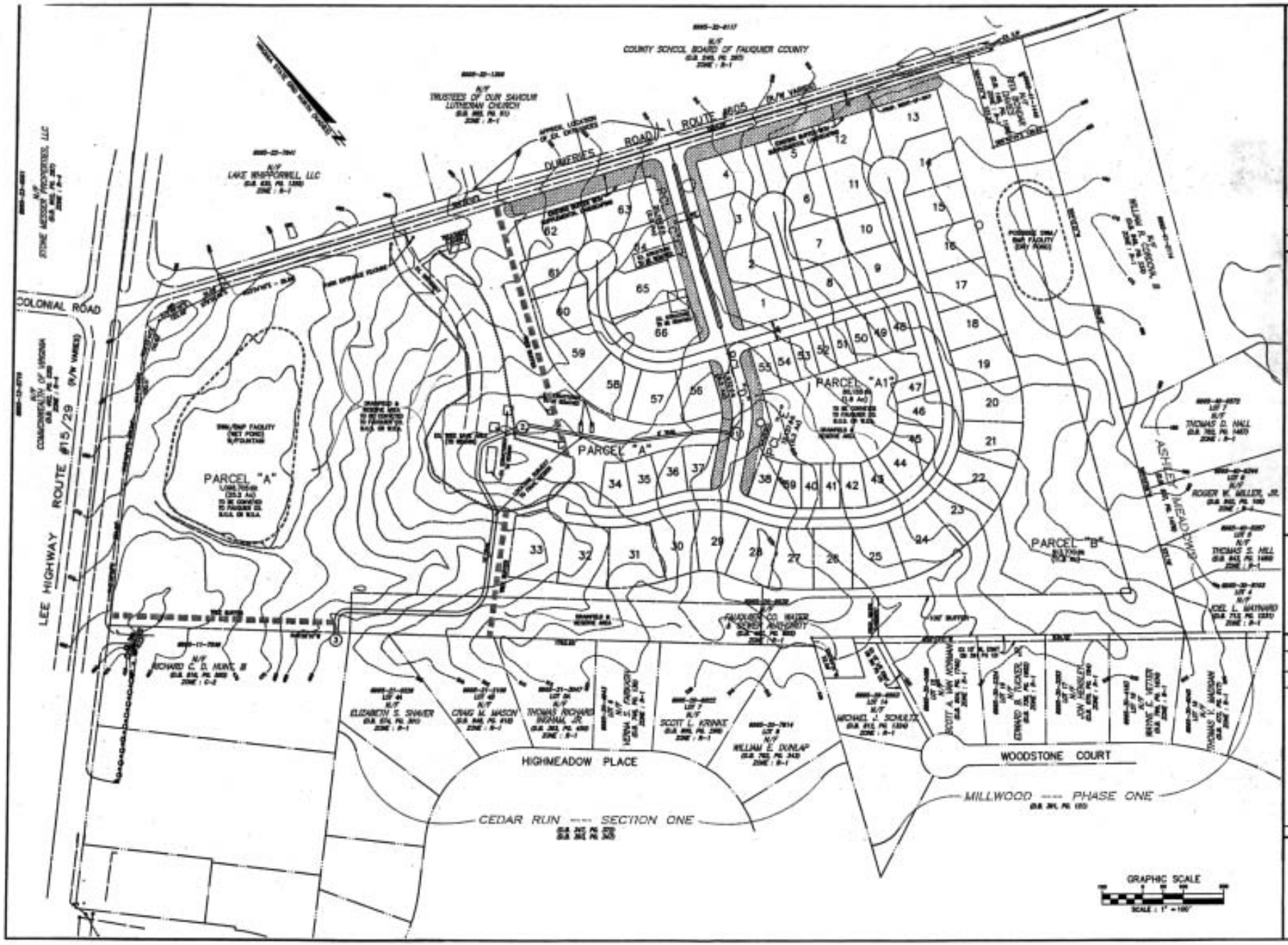
RAYMOND FARM

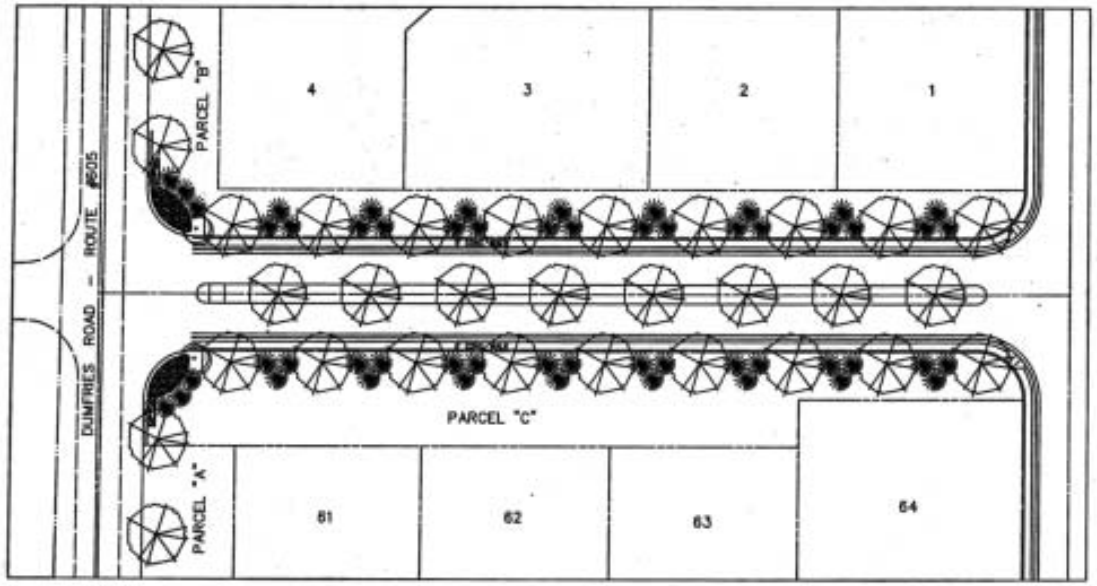
FILE # 02-009-20

ATTACHMENT 5

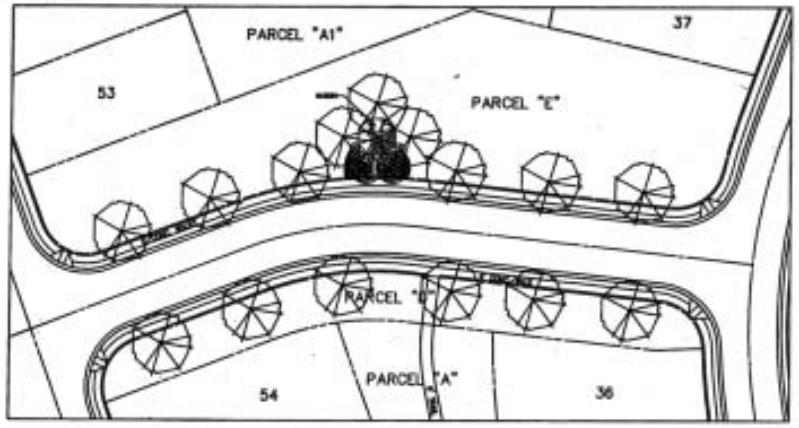


CONCEPT DEVELOPMENT PLAN
(OPTION "A")
RAYMOND FARM
CENTER MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
CPJ
Charles P. Johnson & Associates, Inc.
COLONIAL ROAD
LEE HIGHWAY ROUTE #15/29
DUMFRIES ROAD ROUTE #605
PARCEL "A"
PARCEL "A1"
PARCEL "B"
HIGHMEADOW PLACE
WOODSTONE COURT
CEDAR RUN — SECTION ONE
MILLWOOD — PHASE ONE
ASHLEY MEADOWS
GRAPHIC SCALE
SHEET 2 OF 4


COLONIAL ROAD
LEE HIGHWAY
ROUTE #15/29
ROUTE #605
DUMFRIES ROAD
PARCEL "A"
PARCEL "A1"
PARCEL "B"
HIGHMEADOW PLACE
WOODSTONE COURT
CEDAR RUN --- SECTION ONE
MILLWOOD --- PHASE ONE
GRAPHIC SCALE
CONCEPT DEVELOPMENT PLAN
(OPTION "B")
RAYMOND FARM
CENTER MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
CPJ
Charles P. Johnson & Associates, Inc.
SHEET
3
4



ENTRANCE FEATURE LANDSCAPING



GAZEBO AREA LANDSCAPING

LANDSCAPING DETAILS

RAYMOND FARM

CENTER MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.

SHEET 4 OF 4