

FIGURE 8-1

*Fauquier County
Agricultural & Forestal
Districts*

Legend

- | | |
|--|---|
| ■ Agricultural & Forestal Districts | ■ ROUTTS HILL |
| ■ COBBLER MOUNTAIN | ■ SOUTHERN FAUQUIER |
| ■ FERRY RUN | ■ SPANISH VALLEY |
| ■ MARSHALLS/BRENTON | ■ THE PLAINS |
| ■ MIDDLEBURG | ■ THUMB RUN |
| ■ OGLEBORNE | ■ THUMB HOLLOW |
| ■ PARRA VALLEY | ■ UPPERVILLE |
| ■ RED DAM MOUNTAIN | |

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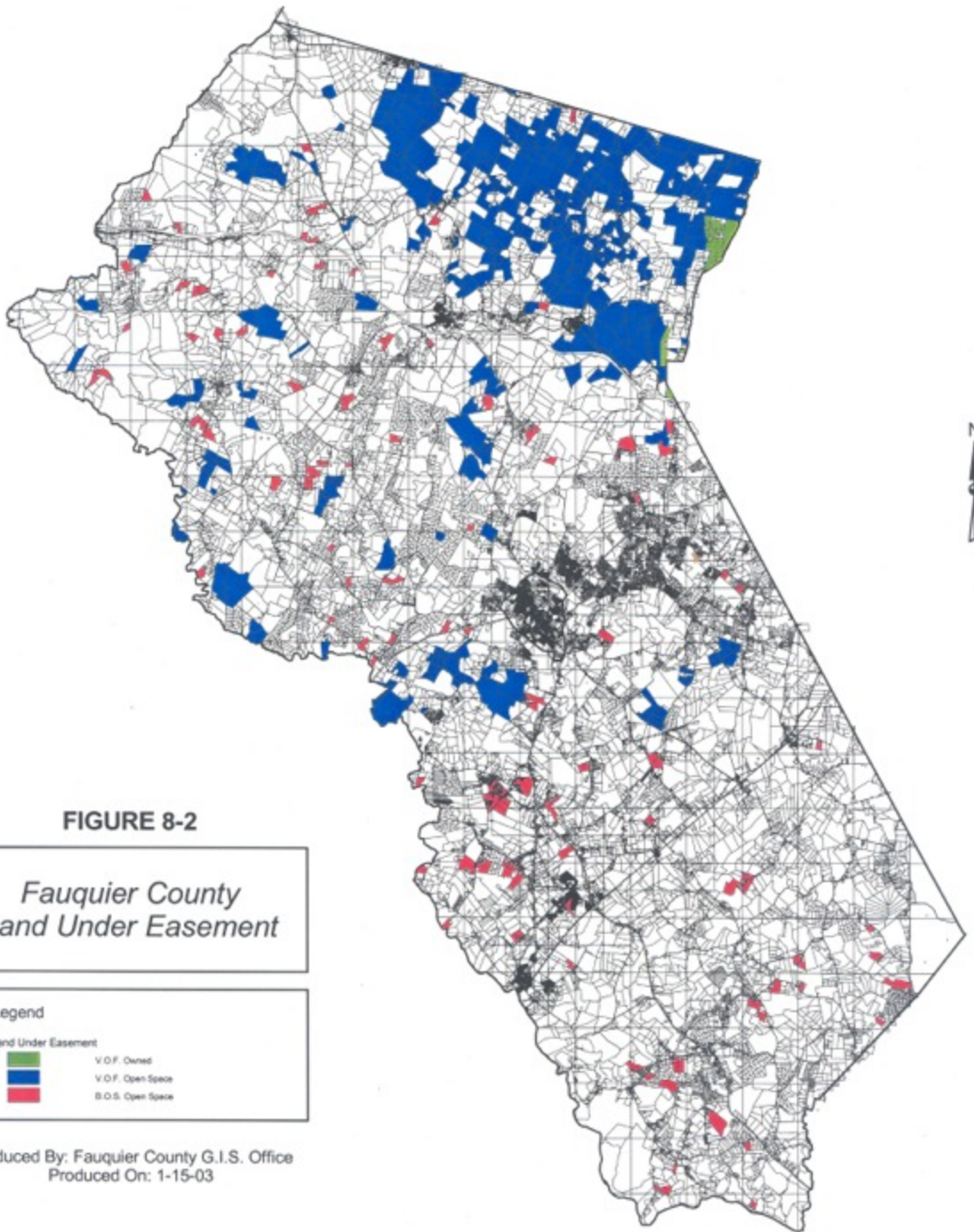


FIGURE 8-2

*Fauquier County
Land Under Easement*

Legend

Land Under Easement

- | | |
|--|-------------------|
|  | V.O.F. Owned |
|  | V.O.F. Open Space |
|  | B.O.S. Open Space |

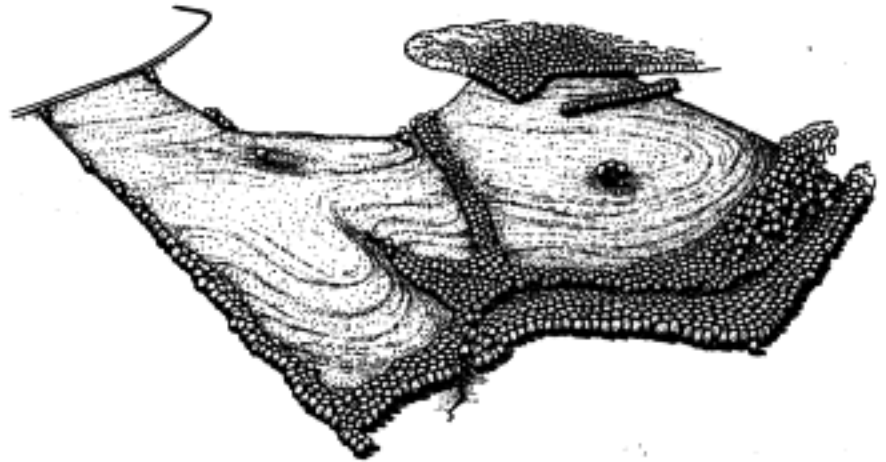
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OPEN SPACE PLANNING FOR THE SUBDIVISION PROCESS

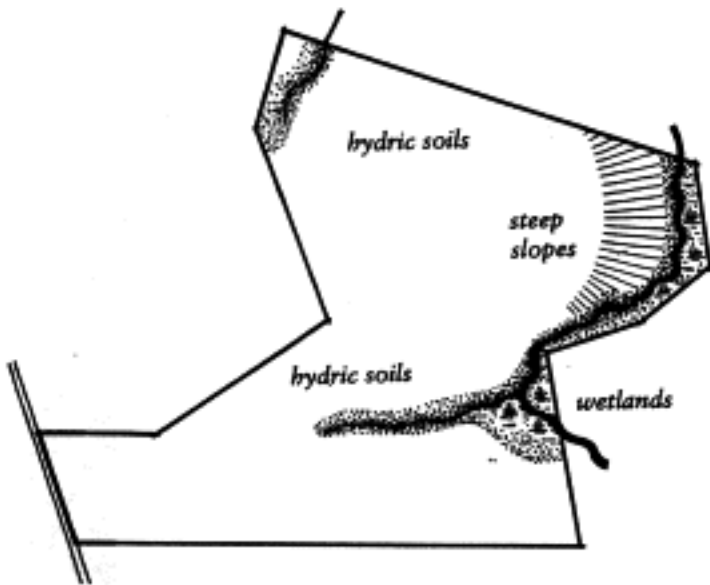
Site Analysis Phase is meant to be both simple and comprehensive. It includes an identification area the property owner, farmer or developer selects to conserve as part of the non-common open space.

This stage results in the preliminary identification, by the property owner, of non-common open space which will eventually be preserved and recorded as an easement with the final plan of subdivision.

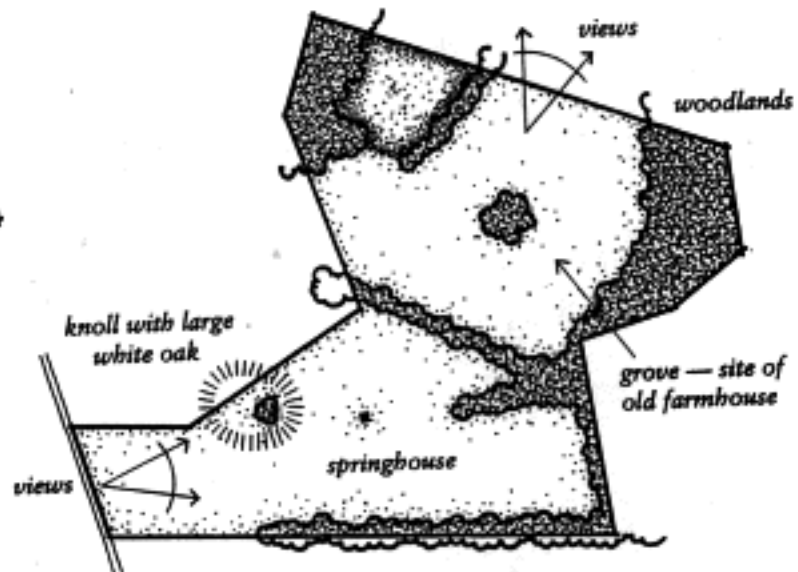
The priority conservation area includes: prime agricultural soils, wetlands, floodplains, and steep slopes. Other resource areas which can be included are, e.g.: outstanding trees, stone walls, ridge lines or hill tops, historic sites, and open fields within the public viewshed.



a. Existing Conditions



b. Priority Conservation Area



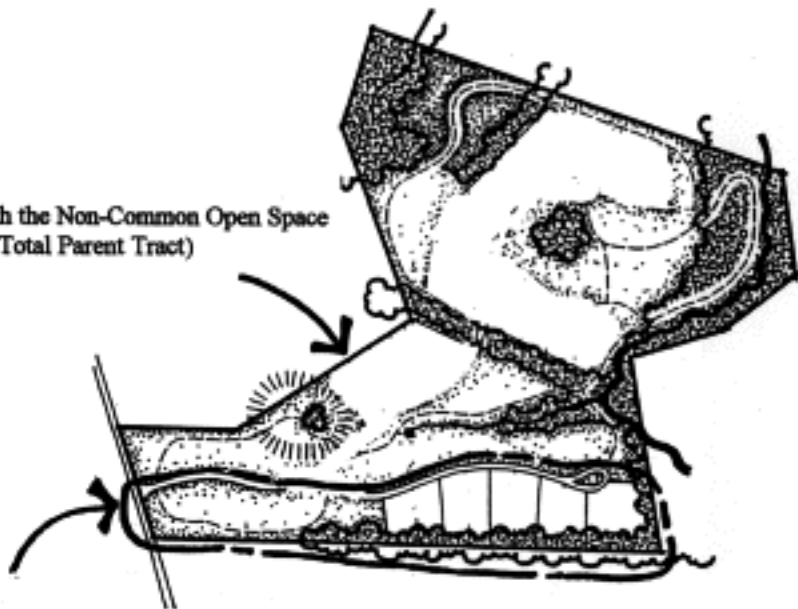
c. Secondary Conservation Area

SUBDIVISION PROCESS (CONTINUED)

Subdivision Process:

The Final Plat of subdivision includes engineered and surveyed final details, identifies lots, drainfields, associated setbacks, right-of-way, landscape plan and open space easement must be consistent to the conditions of approval for preliminary subdivisions. Once approved and recorded, lots can be sold and developed.

- 1 Lot with the Non-Common Open Space (85% of Total Parent Tract)



- 5 Lots on the remaining 15% of the Parent Tract

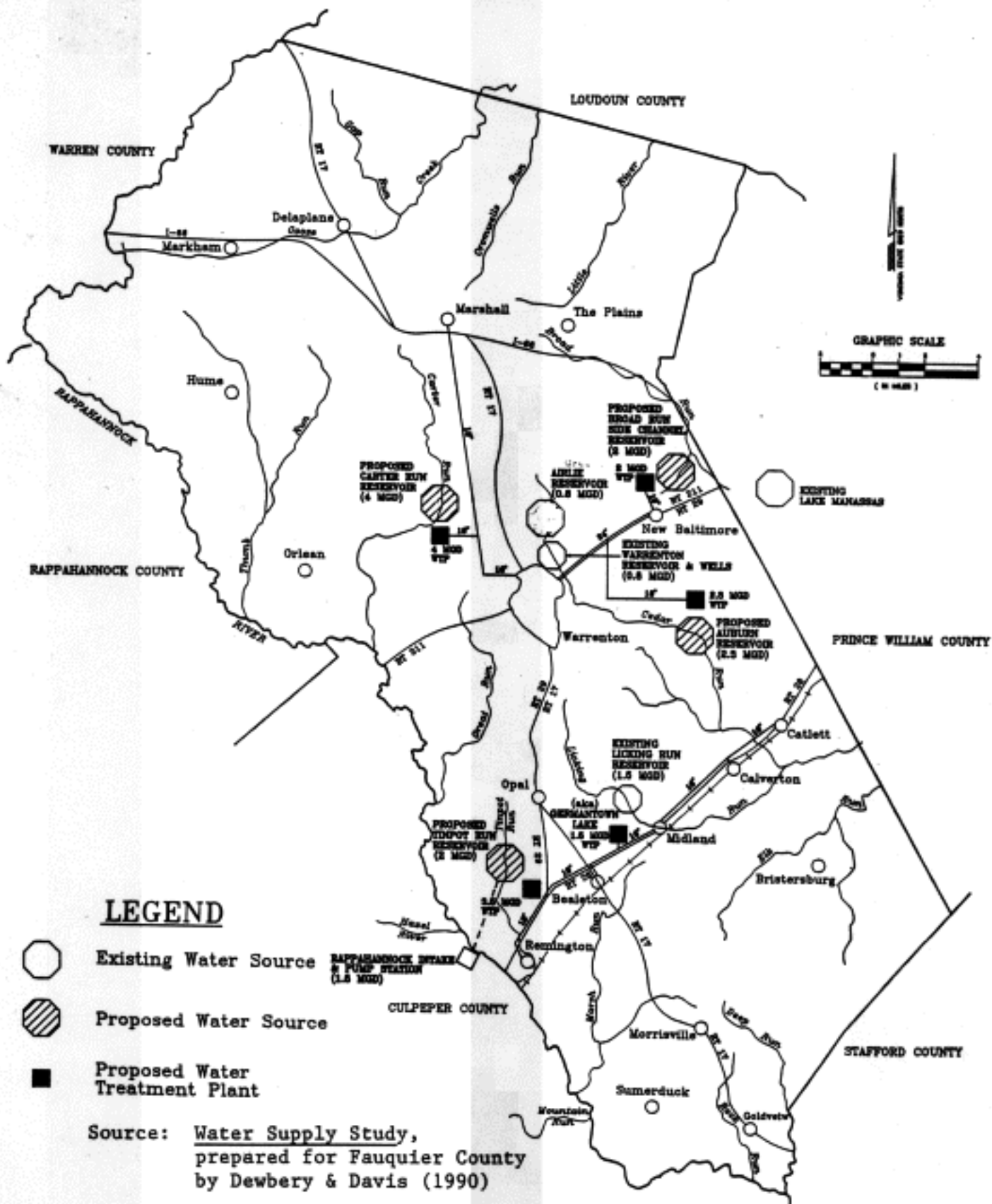
RA or RC Zoning District Tract

1. Parent Tract: 100 Acres
2. Allowable Lot Total: 6 Acres
(Sliding Scale)




NOTE:

- 1 lot on 85 acres (85% of parcel) with recorded non-common open space easement precluding any further subdivision. A new home can be constructed on the lot, or the existing farm house and building can be located on this parcel, with full agricultural activities allowed pursuant to applicable RA or RC zoning requirements.
- 5 lots located on 15 acres (15% of parcel)

PROPOSED IMPOUNDMENT LOCATIONS



LEGEND

-  Existing Water Source
-  Proposed Water Source
-  Proposed Water Treatment Plant

Source: Water Supply Study,
 prepared for Fauquier County
 by Dewbery & Davis (1990)

SITES OF HISTORICAL SIGNIFICANCE IN FAUQUIER COUNTY

