

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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Warrenton, Virginia 20186
(540) 347-8789 FAX (540) 347-2043

September 10, 2008

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SUBJECT: Subdivision Research Request: Project ID **9354**, PIN **6938-20-7861**

Per your request, staff has analyzed the subdivision potential of the above referenced lot. Our research shows:

Current Lot Size:	50.00500 acres
Zoning District:	RA
Maximum Number of Lots:	2 , including the residual lot (Total Divisions with Proposed Text Amendment*): 2
Non-Common Open Space Requirement:	42.5043 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one building lot and a residue lot.

***Estimated number of divisions IF Zoning Ordinance text amendment to Section 2-308.3 removing density credit for steep slopes and floodplain is approved.**

NOTE: The right to administrative subdivisions is shared with all other qualifying parcels originating from the parent parcel as of May 9, 1968.

Please note that this estimate represents the **maximum potential** number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could **significantly reduce** the number of lots that are actually achievable. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer etc., we highly recommend that you contact staff in the Planning Department to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis, I can be reached at (540) 347-8789. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 347-8660.

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