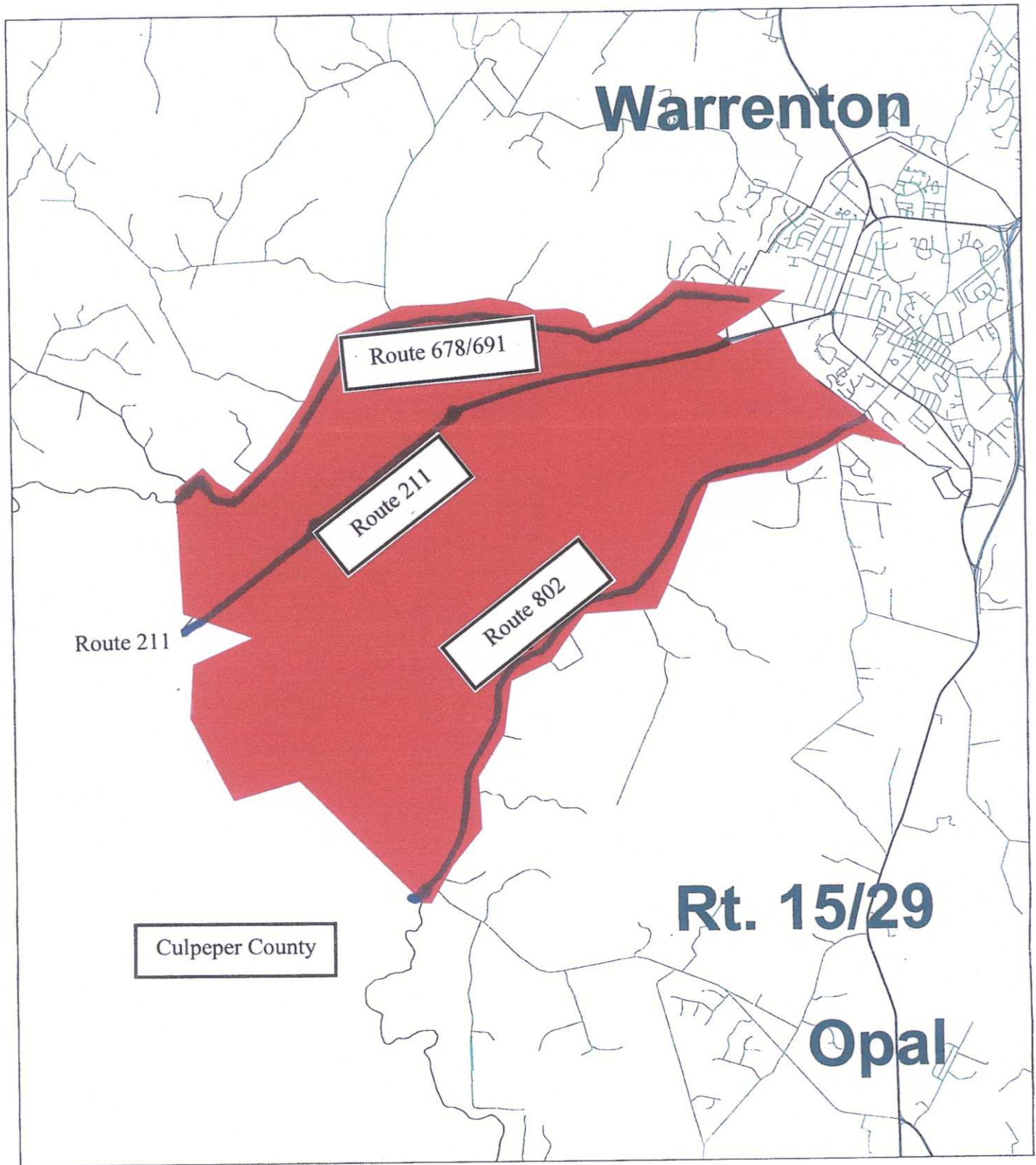
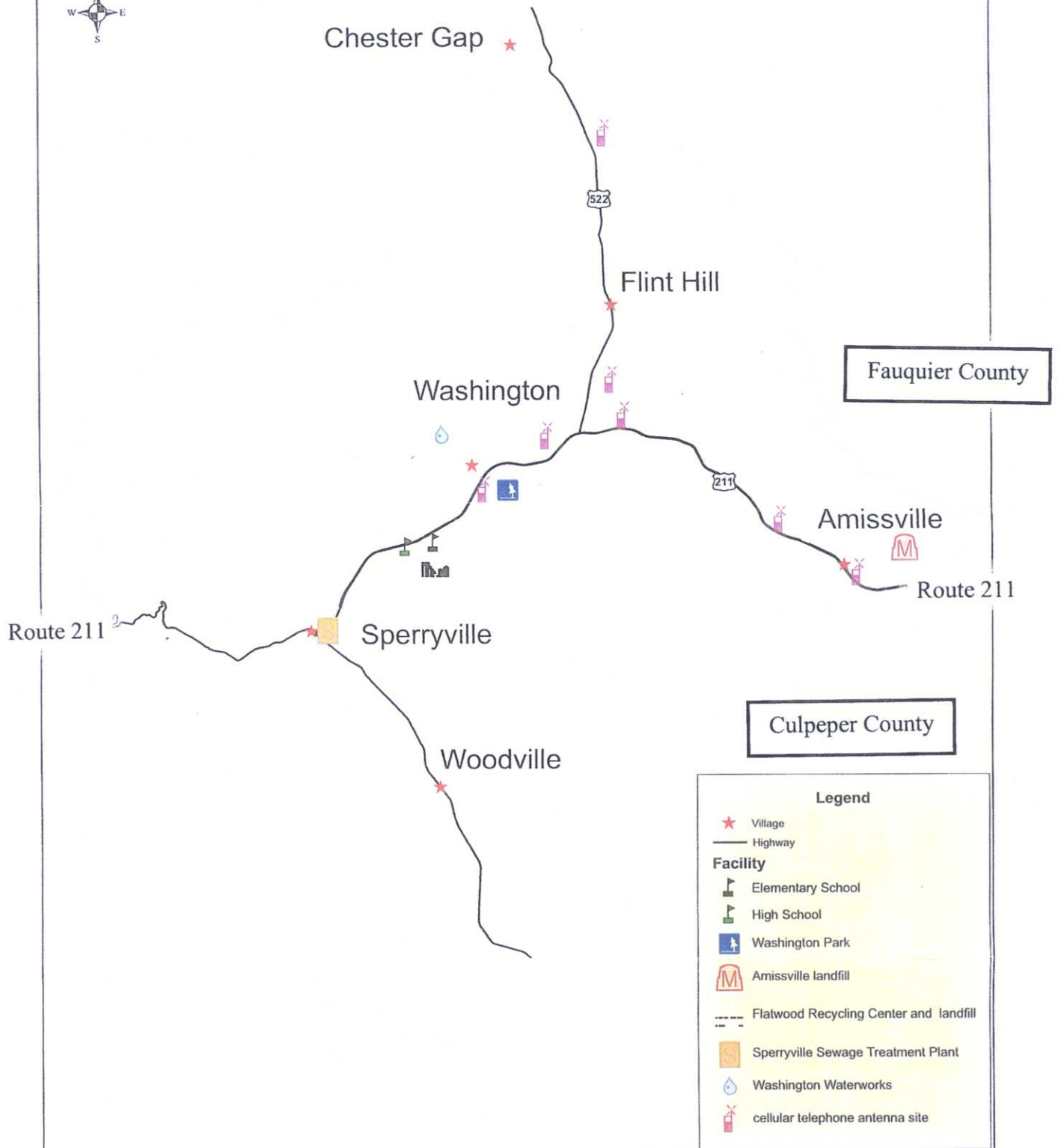


12A.1: CLEVINGER'S CORNER DEVELOPMENT DENSITY

- A) 250 UNITS
- B) 500 UNITS
- C) 750 UNITS







Route 522 Route 641 North to Route 211	
Year	VPD
2004	3,326
2010	3,667
2015	3,952
2020	4,237
2025	4,521
2030	4,806
Annual Growth Rate +0.97%	

Route 647 Flint Hill to 2.13 miles east	
Year	VPD
2004	619
2010	727
2015	817
2020	906
2025	996
2030	1,086
Annual Growth Rate +2.82%	

Route 647 2.13 miles east of Flint Hill to Fauquier County	
Year	VPD
2004	577
2010	670
2015	747
2020	825
2025	902
2030	979
Annual Growth Rate +2.61%	

Route 638 Route 729 to Route 647	
Year	VPD
2003	40

Route 729 Route 522 to Route 211	
Year	VPD
2003	810

Route 729 Route 211 to Route 622	
Year	VPD
2004	792
2010	887
2015	966
2020	1,045
2025	1,124
2030	1,203
Annual Growth Rate +1.96%	

Page County

Route 211 Sperryville to Route 522	
Year	VPD
2004	6,113
2010	6,620
2015	7,042
2020	7,465
2025	7,887
2030	8,310
Annual Growth Rate +1.36%	

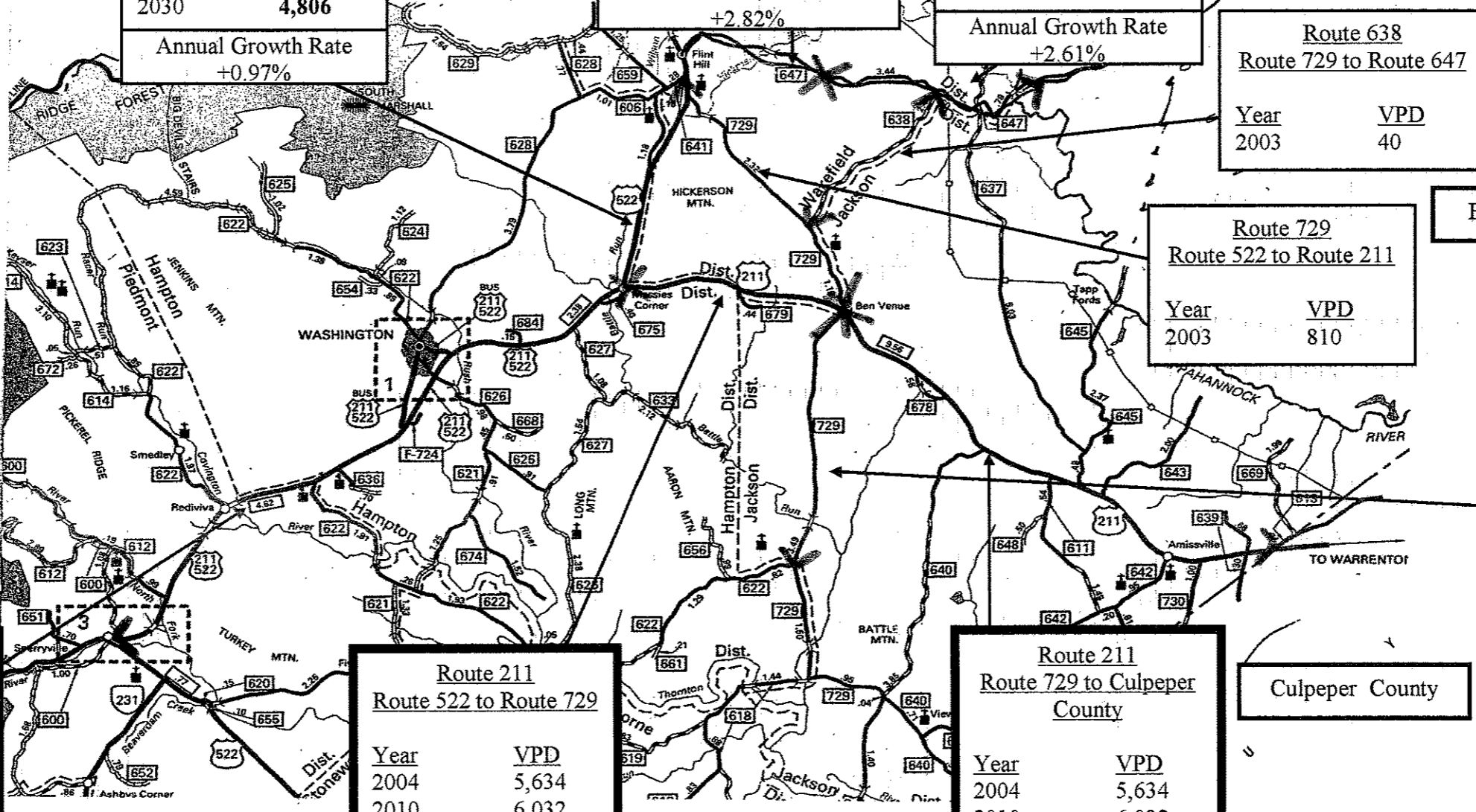
Route 211 Route 522 to Route 729	
Year	VPD
2004	5,634
2010	6,032
2015	6,364
2020	6,696
2025	7,028
2030	7,360
Annual Growth Rate +1.16%	

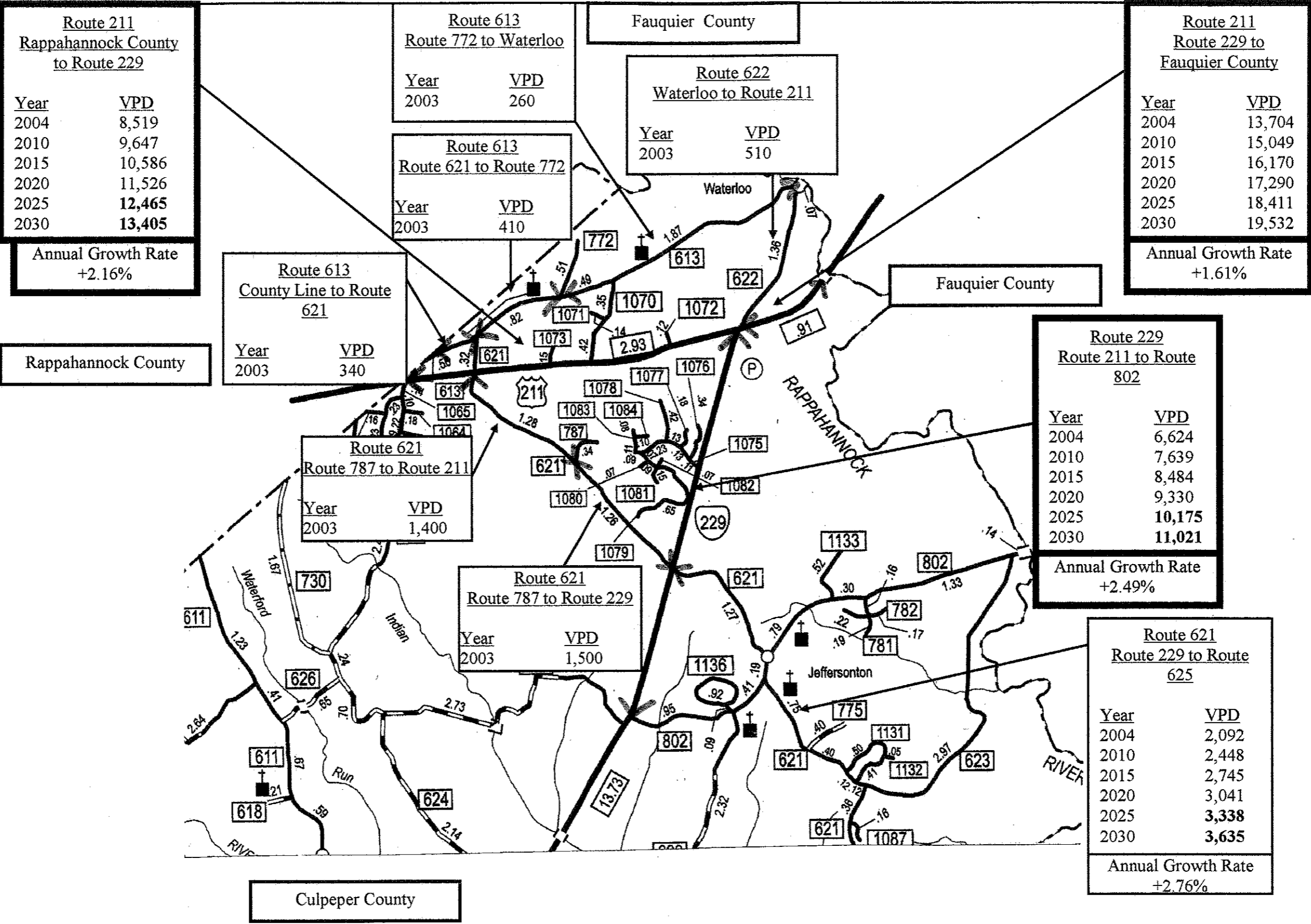
Same volumes on
Route 211

Route 211 Route 729 to Culpeper County	
Year	VPD
2004	5,634
2010	6,032
2015	6,364
2020	6,696
2025	7,028
2030	7,360
Annual Growth Rate +1.16%	

Culpeper County

Fauquier County





Leeds Manor Road Route 688 Route 798 to Route 613	
Year	VPD
2004	2,456
2010	2,705
2015	2,912
2020	3,120
2025	3,328
2030	3,535
Annual Growth Rate +1.66%	

Route 691 Route 688 to Route 681	
Year	VPD
2003	540

Route 691 Route 681 to Route 691	
Year	VPD
2003	520

Route 691 Wilson Road Route 689 to Route 678	
Year	VPD
2004	1,429
2010	1,578
2015	1,703
2020	1,828
2025	1,953
2030	2,078
Annual Growth Rate +1.72%	

Old Waterloo Road Route 678 Route 691 to Warrenton Route 680 E	
Year	VPD
2004	2,561
2010	2,859
2015	3,108
2020	3,357
2025	3,605
2030	3,854
Annual Growth Rate +1.90%	

Rappahannock County

Culpeper County

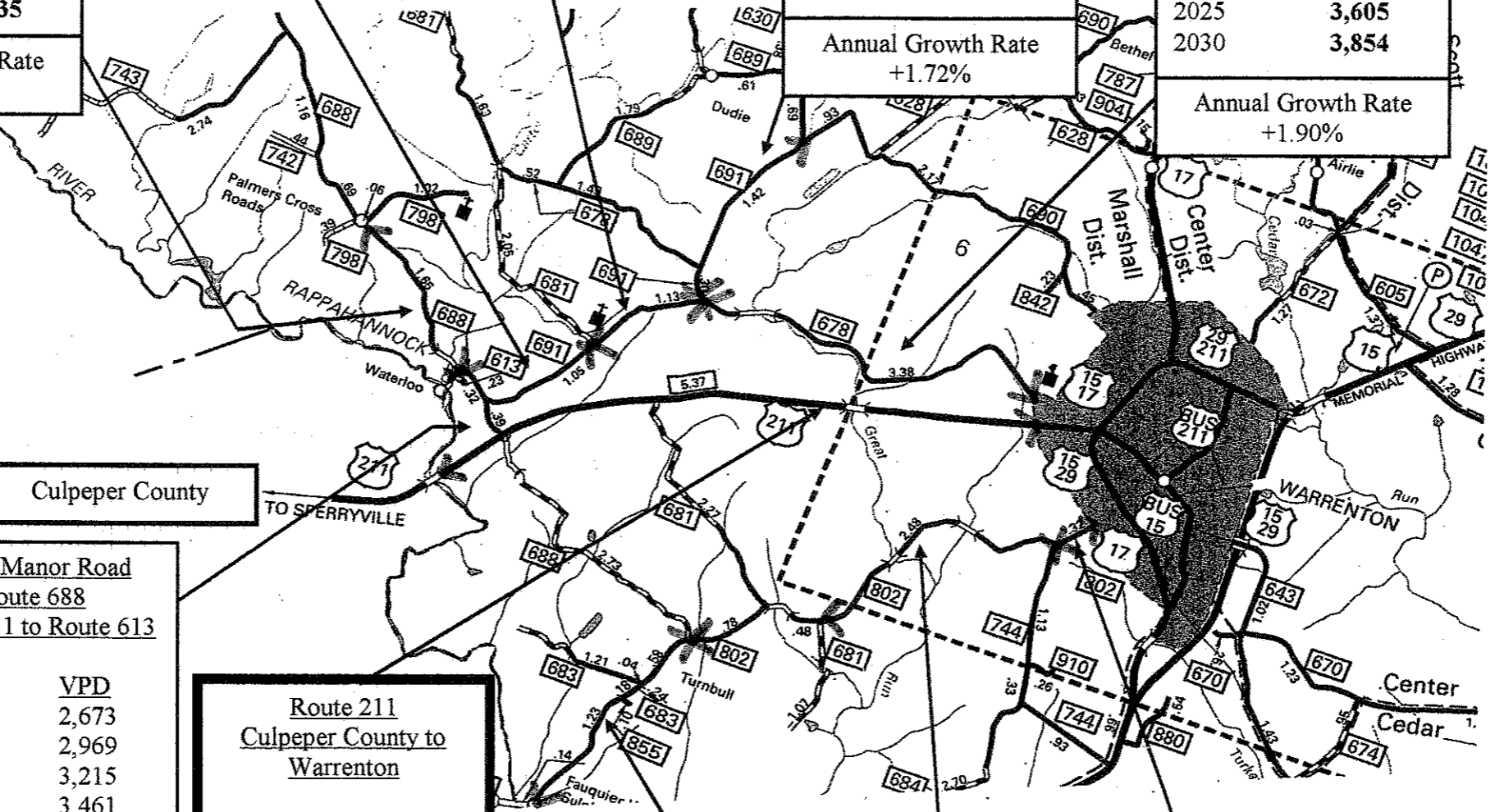
Leeds Manor Road Route 688 Route 211 to Route 613	
Year	VPD
2004	2,673
2010	2,969
2015	3,215
2020	3,461
2025	3,708
2030	3,951
Annual Growth Rate +1.81%	

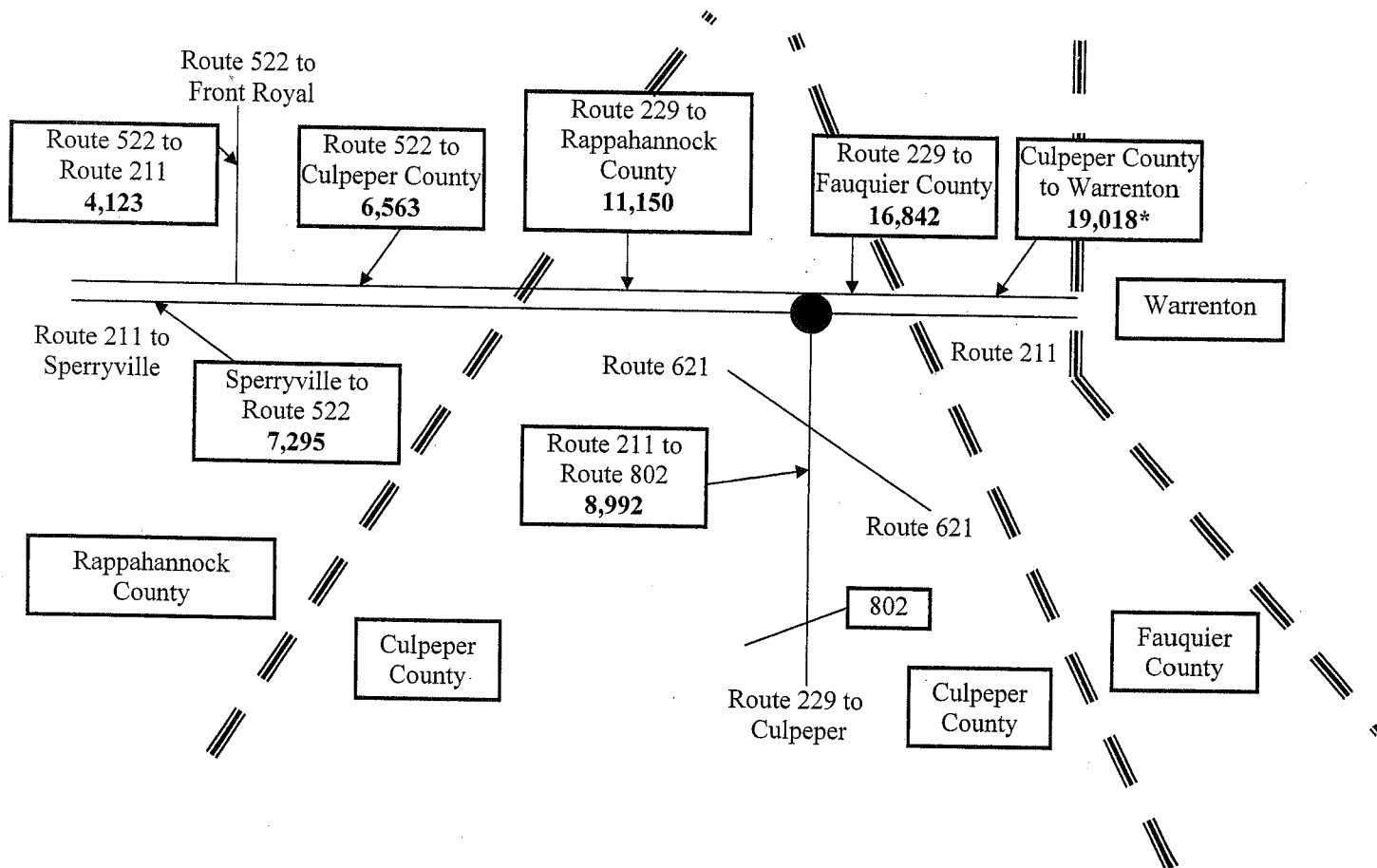
Route 211 Culpeper County to Warrenton	
Year	VPD
2004	15,061
2010	16,757
2015	18,170
2020	19,584
2025	20,998
2030	22,411
Annual growth rate +1.84%	

Route 802 Fauquier Springs to Route 688	
Year	VPD
2003	1,900

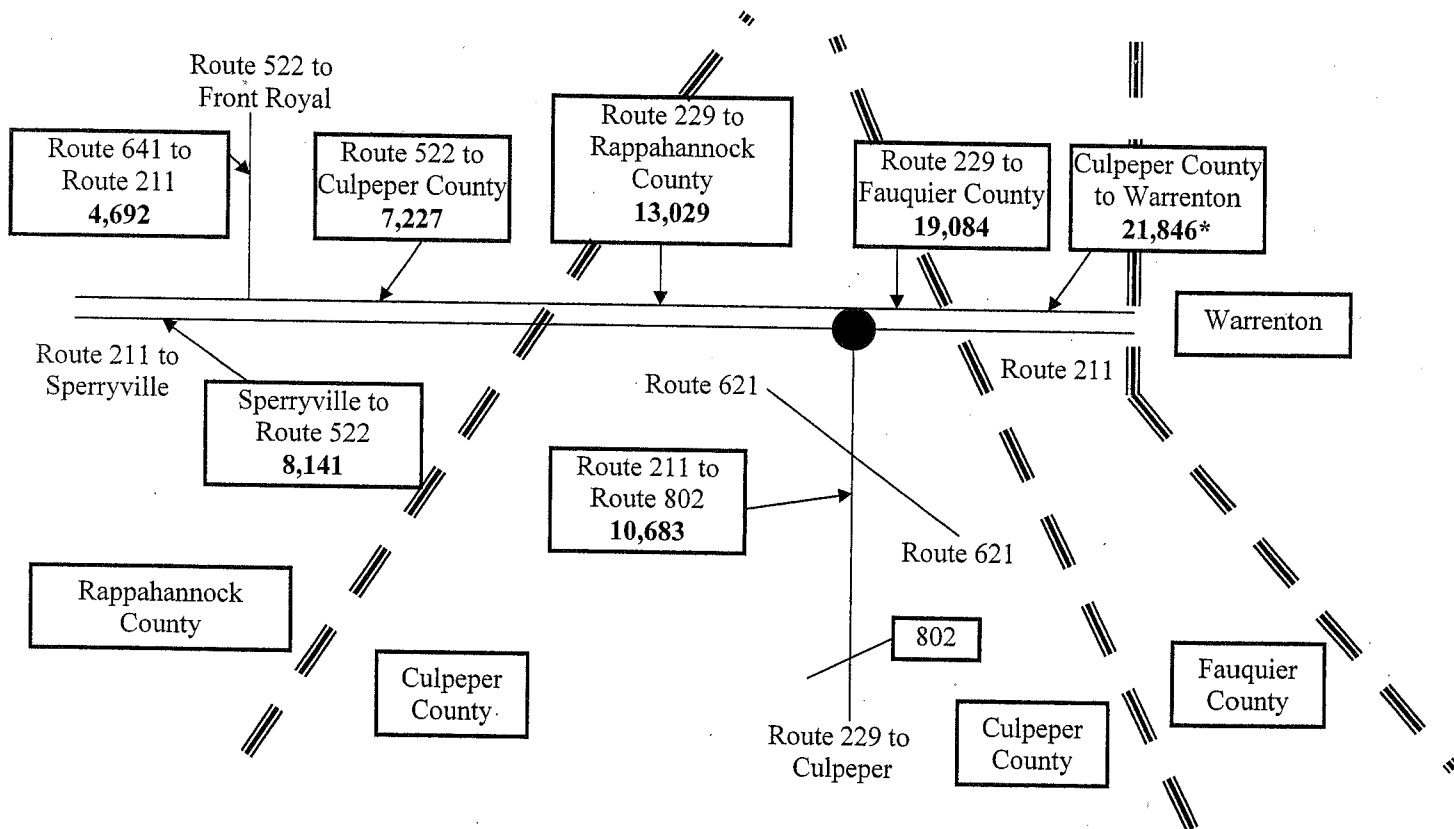
Route 802 Route 688 to Route 744	
Year	VPD
2003	2,200

Warrenton SCL to Route 744	
Year	VPD
2003	4,100



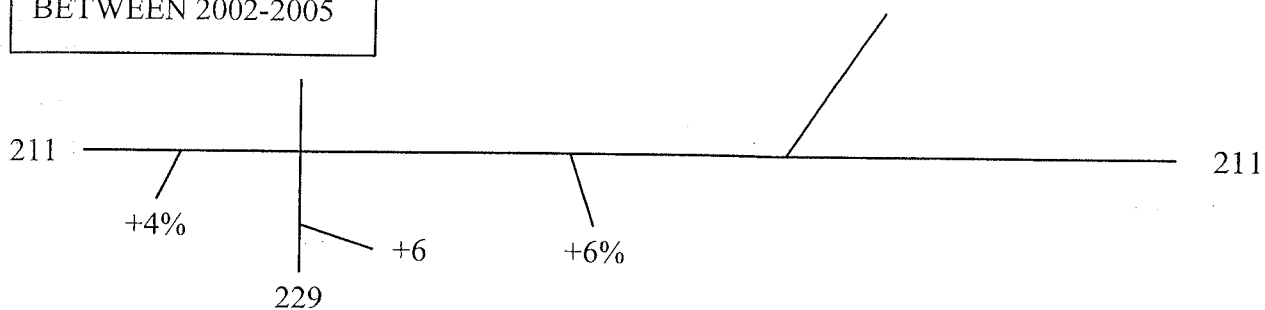


* 13% higher than 16,842

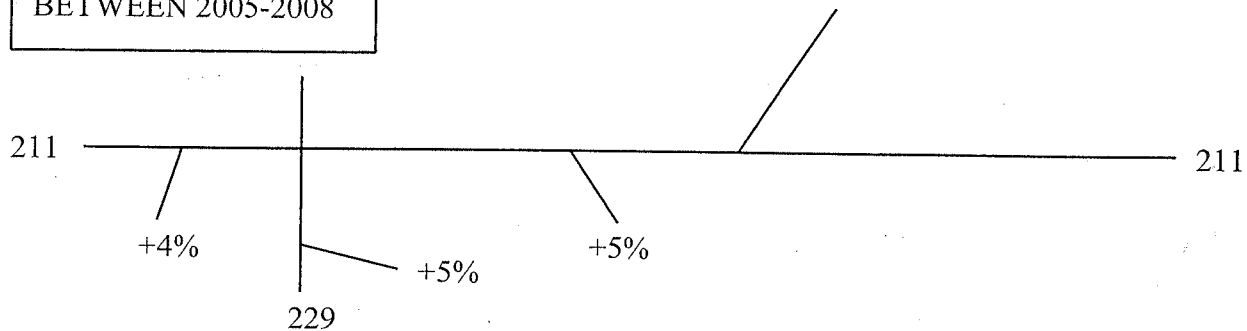


* 14.5% higher than 16,842

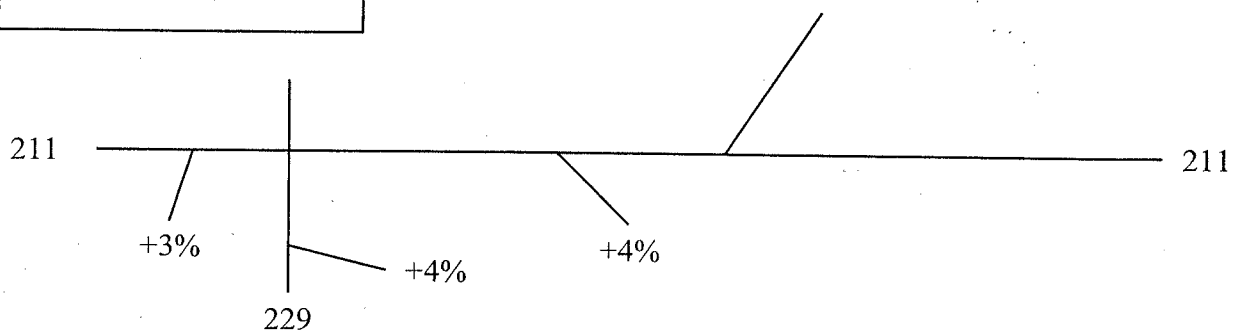
BETWEEN 2002-2005



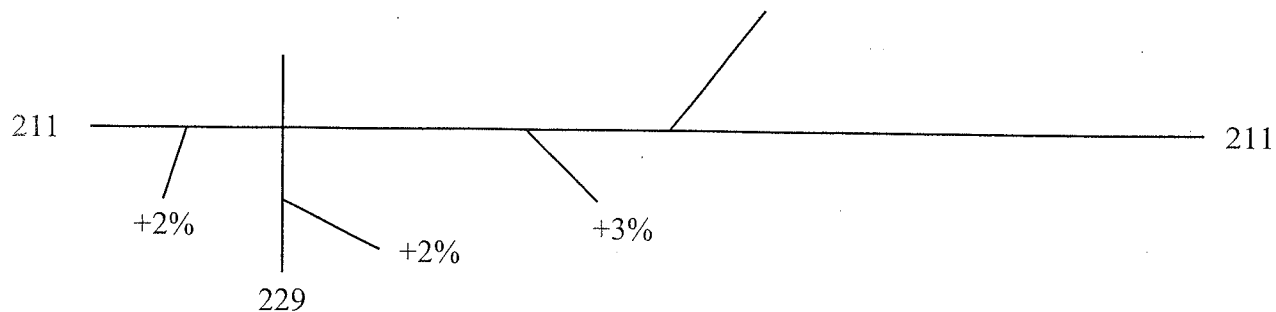
BETWEEN 2005-2008



BETWEEN 2008-2010

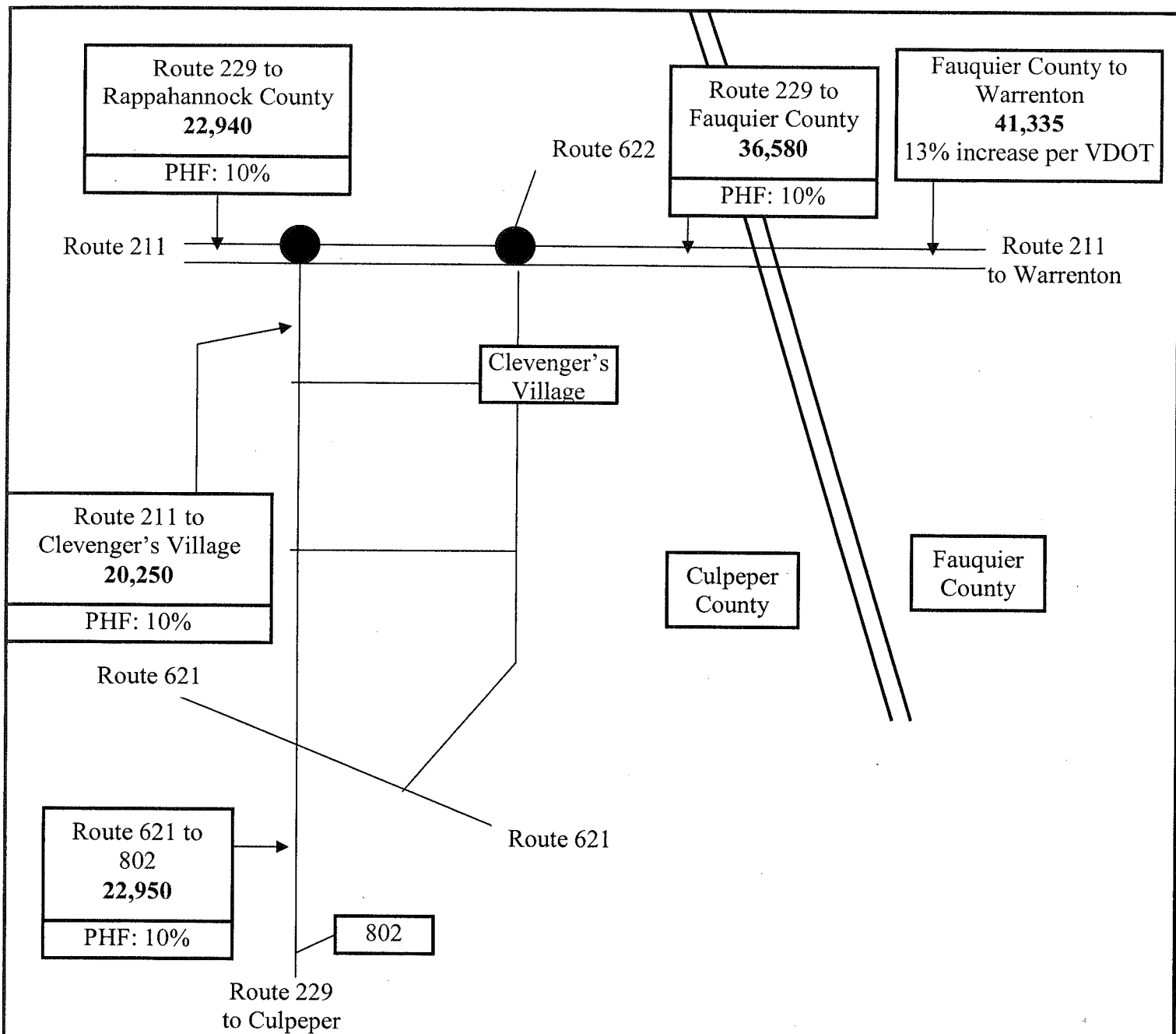


BETWEEN 2010-2028



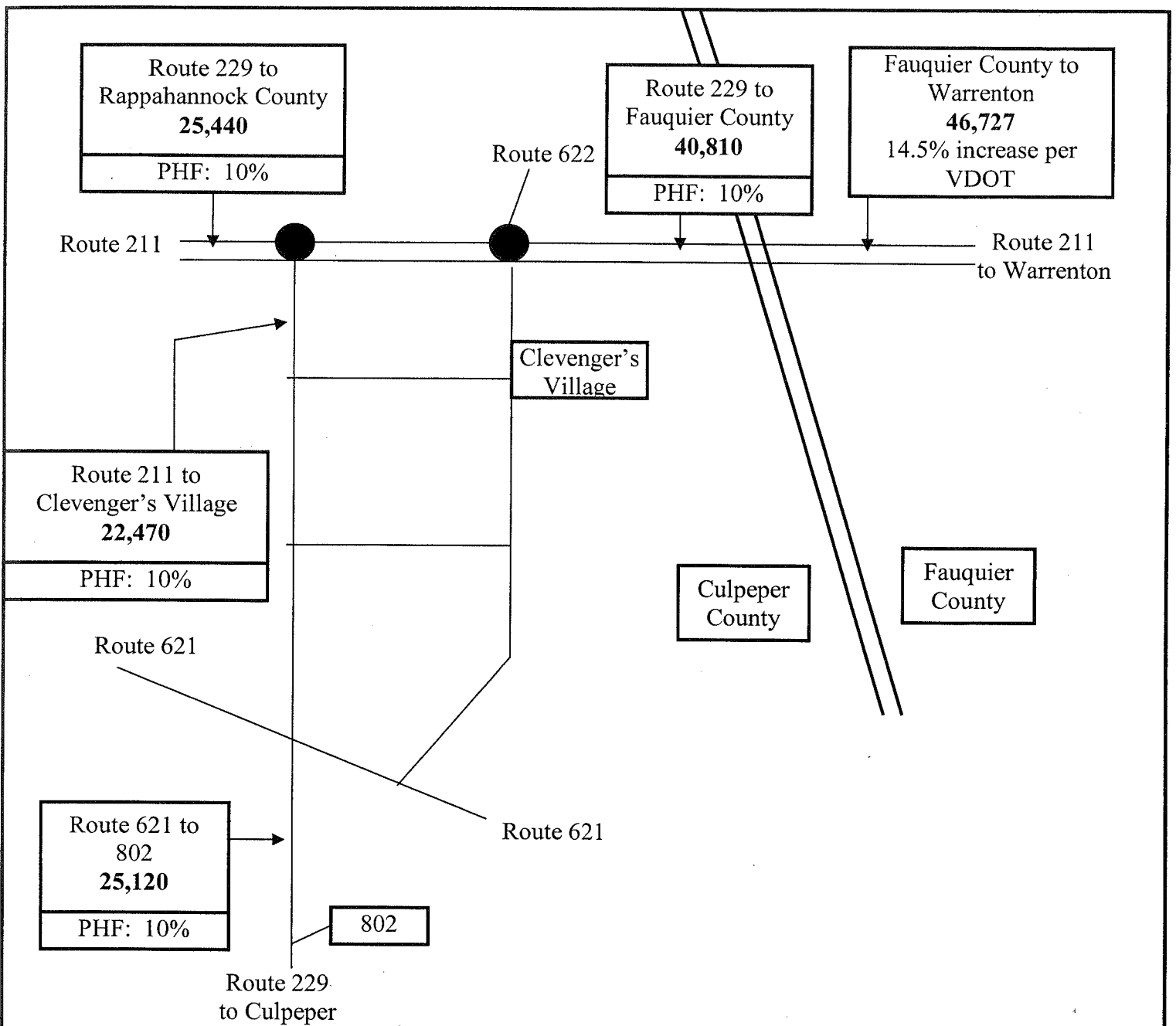
PHASE I 2004 – 2005 Years 1 + 2 <u>Phase I Residential</u>	Single Family <u>Dwelling Units</u>	PHASE I 2005-2006	PHASE II 2006 – 2008 Years 3 + 4+ 5 <u>Phase II Residential</u>	Single Family/Townhouse <u>Dwelling Units</u>	PHASE II 2007-2009	PHASE III 2009 – 2010 <u>Years 6 + 7</u>	PHASE III 2010-2011	
<ul style="list-style-type: none">• Village• Golf Course• Manor House• Community Center• Rural	<div>57</div> <div>20</div> <div>64</div> <div>100</div> <div>49</div>		<ul style="list-style-type: none">• Village• Golf Course• Manor House• Community Center• Rural• Village	<div>+69 S.F.</div> <div>+188 S.F.</div> <div>+37 S.F.</div> <div>+126 S.F.</div> <div>+47 S.F.</div> <div>+43 T.H.</div>		<ul style="list-style-type: none">• Village Retail• Civic (Library Expansion)• Village Office• Office Park	<div>+50,000 SF</div> <div>+5,000 SF</div> <div>+5,000 SF medical</div> <div>+15,000 SF general office</div> <div>+50,000 SF</div>	<div>Residential 49+ 49 Du's</div> <div>25,000 Less 25,000 SF</div> <div>Site only less 5,000 SF</div> <div>0 Less 5,000 SF</div> <div>15,000 SF No Change</div> <div>50.000 No Change</div>
Total Phase I Residential	290	275 Less 15 DU's	Total Phase II Residential	510	450 Less 60DU's	See Exhibit 23b		
Bank	3,500 SF		<ul style="list-style-type: none">• Village Retail• Civic (Library)• Daycare Center• Park and Ride Lot Relocated	<div>130,000 SF</div> <div>5,000 SF</div> <div>5,000 SF</div>	<div>55,000 Less 75,000 SF</div> <div>Site only less 5,000 SF</div> <div>Site only less 5,000 SF</div> <div>No Change</div>			
Bank	3,500 SF		See Exhibit 23a		No Change			
Sit down Restaurant	<u>8,000 SF</u>		NOTE 1: Since the 800 student elementary school would be opened by the County in 2006, Clevenger's Village would have access to Route 621 in Phase II		Not Applicable			
Total Phase I Village Retail/Commercial	15,000 SF	15,000 SF No Change	NOTE 2: A Hotel/Conference Center could be built at Clevenger's Village which would reduce the SF units.					
See Exhibit 23								

PHASE IV 2011 – 2012 Village Office Park +50,000 SF (100,000 total) Village • Medical office +5,000 SF • General office +15,000 SF	PHASE IV 2012-2013 Village Retail 25,000 + 25,000 SF 50,000 No Change 0 Less 5,000 SF 15,000 No Change	PHASE V 2013 – 2014 Village Office Park +50,000 SF (150,000 total) Village • Medical office +5,000 SF • General office +15,000 SF See Exhibit 23c NOTE 1: An 800 student middle school would be opened by the County in 2013-2014 with access via Rt. 621.	PHASE V 2014-2015 Village Retail 24,000 + 24,000 SF 50,000 Less No Change less 50,000 SF 14,000 Less 1,000 SF	PHASE VI 2015 – 2016 Village Office Park +50,000 SF (200,000 total)	PHASE VI 2016-2017 50,000 No Change
PHASE VII 2017 – 2018 • Village Office Park +50,000 SF (250,000 total)		PHASE VII 2018-2019 50,000 No Change		TOTAL 2004 – 2018 • Single Family 800 Units • Retail 195,000 SF • Civic 10,000 SF • Office Park 250,000 SF • Daycare Center 5,000 SF • Medical Office 15,000 SF • General Office 45,000 SF	
				TOTAL 2005-2019 774 LESS 26 DU'S 144,000 LESS 51,000 SF SITE ONLY LESS 10,000 SF 250,000 NO CHANGE SITE ONLY LESS 5,000 SF 0 LESS 15,000 SF 44,000 LESS 1,000 SF	



SOURCE: Exhibit 34 revised KELLERCO September 2003 traffic impact study for Clevenger's Village. See Appendix B

Note: Daily traffic was developed assuming that the PM peak hour factor (PHF) volumes are 10% of the daily volumes.



SOURCE: Exhibit 36 revised KELLERCO September 2003 traffic impact study for Cleverger's Village. See Appendix

Note: Daily traffic was developed assuming that the PM peak hour factor (PHF) volumes are 10% of the daily volumes.

