



## Lane Farm Project Narrative

The Lane Farm Residential project is located at 14678 New Valley Church Rd in Loudoun County, VA. The property contains approximately 334 acres and is zoned AR-1 (Agricultural Rural -1). The site is largely cleared and is actively used for agricultural purposes. The property consists of open fields on the gentler slopes and existing wooded vegetation on the steeper slopes at the perimeter of the fields. The surrounding properties are similarly characterized by agricultural and rural residential uses.

The property lies partially within the Limestone Overlay District and the Mountainside Overlay District, which imposes additional development standards to protect natural resources and manage environmental impacts. A mapped FEMA floodplain traverses the property. It is understood that the AR-1 zoning district has additional provisions for Prime Farmland that will be considered with final design.

Primary access to the property is via New Valley Church Road with other road access available along Stumptown Rd to the west, Montresor Rd to the South and James Monroe Hwy to the east. The proposed Route 15 bypass is anticipated to traverse the parcel, and it is expected that a portion of the subject property will be dedicated for this future transportation project.

The proposed development consists of 67 single-family detached homes, to be developed under the cluster provisions of the AR-1 Zoning District. A total of five clusters are proposed, with Rural Economy lots proposed for the remaining area to the extent possible. The layout of the lot clusters were designed to avoid environmentally sensitive areas, including the mapped floodplain, steep slopes, sink holes, farmland and overlay zones. The clustered design allows for the preservation of large areas of open space, maintaining the rural character while providing limited residential density.

The property is not currently served by public water and sewer. It is intended that the site will be proposed with privately owned individual wells and septic systems rather than a public community system.