



TABLE OF CONTENTS

CHAPTER	PAGES
1. INTRODUCTION	1-1 to 1-3
<ul style="list-style-type: none">• Map 1.1 Regional Map• Map 1.2 Magisterial District	
2. DEMOGRAPHIC ANALYSIS	2-1 to 2-6
3. ECONOMICS	3-1 to 3-16
<ul style="list-style-type: none">• Map 3.1 Lovers Lane Technology Overlay Zone• Map 3.2 McDevitt Drive & Braggs Corner Technology Overlay Zone• Map 3.3 Brandy Station & Elkwood Technology Overlay Zone	
4. ENVIRONMENT	4-1 to 4-18
<ul style="list-style-type: none">• Map 4.1 Generalized Soils Map• Map 4.2 Watershed Management District• Map 4.3 Lake Pelham & Mountain Run Lake Drainage Sub-Area Designations• Map 4.4 Flood Hazard Areas• Map 4.5 Topography• Map 4.6 Forest Cover• Map 4.7 Development Constraints• Map 4.8 Geology• Map 4.9 Culpeper Basin• Map 4.10 Mine and Quarry Sites• Map 4.11 Future Mineral Extraction	

5. AGRICULTURE

5-1 to 5-7

- Map 5.1 Prime Agricultural Soils
- Map 5.2 Agricultural/ Forestal Districts
- Map 5.3 Conservation Easements

6. PUBLIC FACILITIES

6-1 to 6-23

- Map 6.1 2010 Population
- Map 6.2 Potential School Sites
- Map 6.3 Fire and Rescue Stations
- Map 6.4 Existing Parks
- Map 6.5 Community/ Neighborhood Park Needs
- Map 6.6 Multi-Use and Pedestrian Trail Facilities
- Map 6.7 Bike Route Network

7. PUBLIC SERVICES & UTILITIES

7-1 to 7-15

- Map 7.1 Town Environs Adopted Water & Sewer Services Area
- Map 7.2 Mitchells Sewer Service Area
- Map 7.3 Proposed Brandy Station/ Elkwood Service Area
- Map 7.4 Future Water Surface Impoundment
- Map 7.5 Public Utilities
- Map 7.6 Telecommunications Tower Plan
- Map 7.7 Wired Technology Coverage
- Map 7.8 Wireless Technology Coverage

8. HOUSING

8-1 to 8-23

9. TRANSPORTATION

9-1 to 9-22

- Map 9.1 Functional Roadway Classifications
- Map 9.2 Virginia Byways and Scenic Roads
- Map 9.3 Route 29 South Corridor
- Map 9.4 Route 15/29 Business Corridor
- Map 9.5 Town Vicinity Improvements- Town/ County Loop Road
- Map 9.6 Western Outer Loop Area Plan
- Map 9.7 Lovers Lane Area Plan
- Map 9.8 Clevenger's Corner Area Plan
- Airport Layout Plan
- Transportation Plan

10. HISTORIC RESOURCES

10-1 to 10-18

- Map 10.1 Overall Map- Areas of Historic Interest
- Map 10.1-1 Brandy Station Area of Historic Interest
- Map 10.1-2 Cedar Mountain Battlefield Area of Historic Interest
- Map 10.1-3 Cunningham Farm Area of Historic Interest
- Map 10.1-4 Fleetwood Hill Area of Historic Interest
- Map 10.1-5 Griffinsburg Area of Historic Interest
- Map 10.1-6 Hanborough Ridge & Hanborough Ridge Winter Encampment Area of Historic Interest
- Map 10.1-7 Hazel River Area of Historic Interest
- Map 10.1-8 Jeffersonton Area of Historic Interest
- Map 10.1-9 Mountain Run & Jonas Run Area of Historic Interest
- Map 10.1-10 Kelly's Ford Area of Historic Interest
- Map 10.1-11 Lagrange Area of Historic Interest
- Map 10.1-12 Lignum Area of Historic Interest
- Map 10.1-13 Mitchells Area of Historic Interest
- Map 10.1-14 Mount Pony Area of Historic Interest
- Map 10.1-15 Raccoon Ford Area of Historic Interest
- Map 10.1-16 Rapidan Area of Historic Interest
- Map 10.1-17 Richards Ford Area of Historic Interest
- Map 10.1-18 St. James Church Area of Historic Interest
- Map 10.1-19 Stevensburg Area of Historic Interest
- Map 10.2 National Register Sites- Town
- Map 10.3 National Register Sites- County
- Map 10.4 Potential National Register Sites

11. EXISTING LAND USE

11-1 to 11-6

- Map 11.1 Existing Land Use
- Map 11.2 Existing Zoning

12. FUTURE LAND USE

12-1 to 12-14

- Map 12.1 Community Centers
- Map 12.2 Green Infrastructure Plan
- Map 12.3 Future Land Use Plan
- Map 12.4 Urban Services Boundary

13. VILLAGE AND CONVENIENCE CENTERS

13-1 to 13-9

- Map 13.1 Clevenger's Corner Village Center Plan
- Map 13.2 Brandy Station/ Elkwood Village Center Plan
- Map 13.3 Boston Convenience Center Plan
- Map 13.4 Catalpa Convenience Center Plan
- Map 13.5 Germanna Convenience Center Plan
- Map 13.6 Reva Convenience Center Plan
- Map 13.7 Richardsville Convenience Center Plan
- Map 13.8 Rixeyville Convenience Center Plan
- Map 13.9 Stevensburg Convenience Center Plan

14. CAPITAL IMPROVEMENTS PLAN

14-1 to 14-3

15. IMPLEMENTATION

15-1 to 15-7