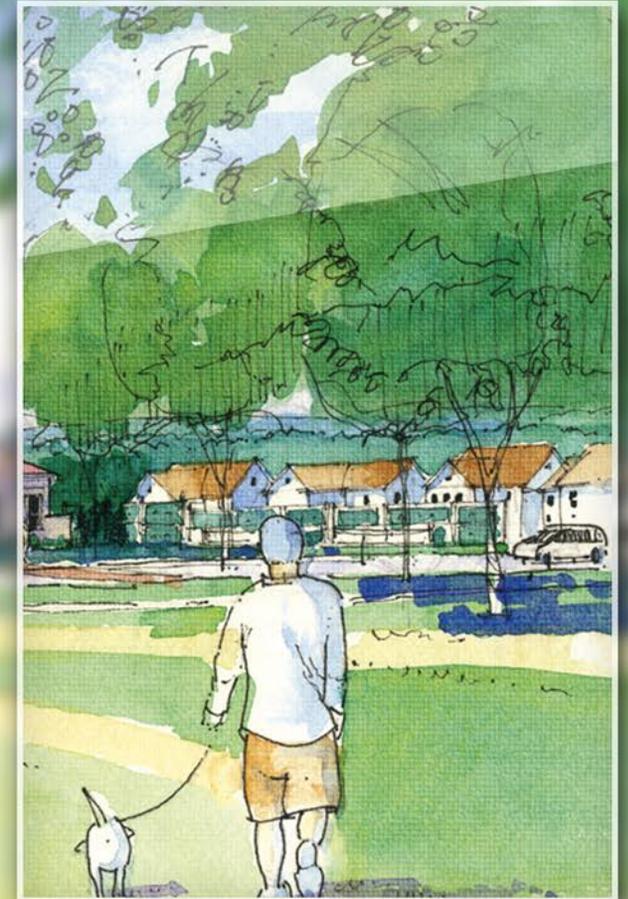
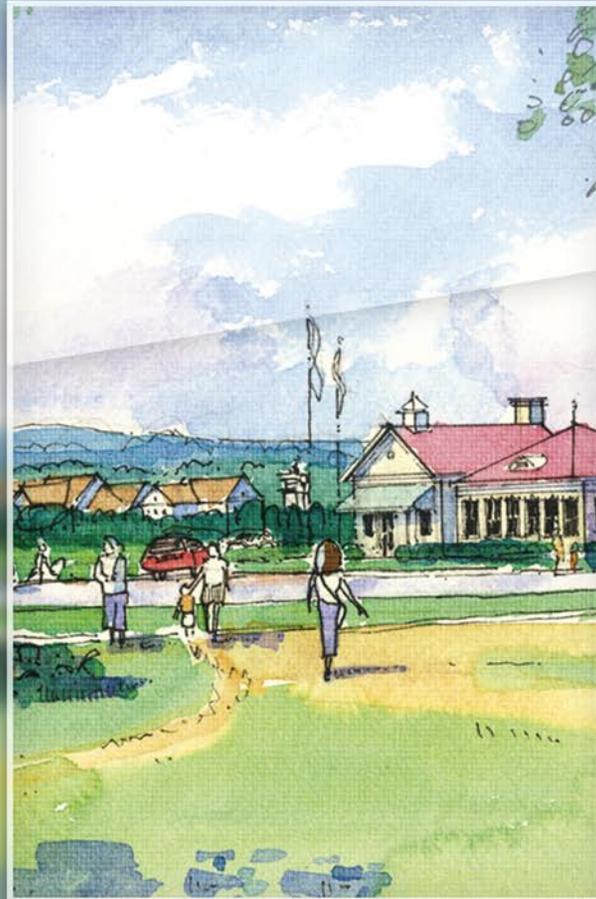
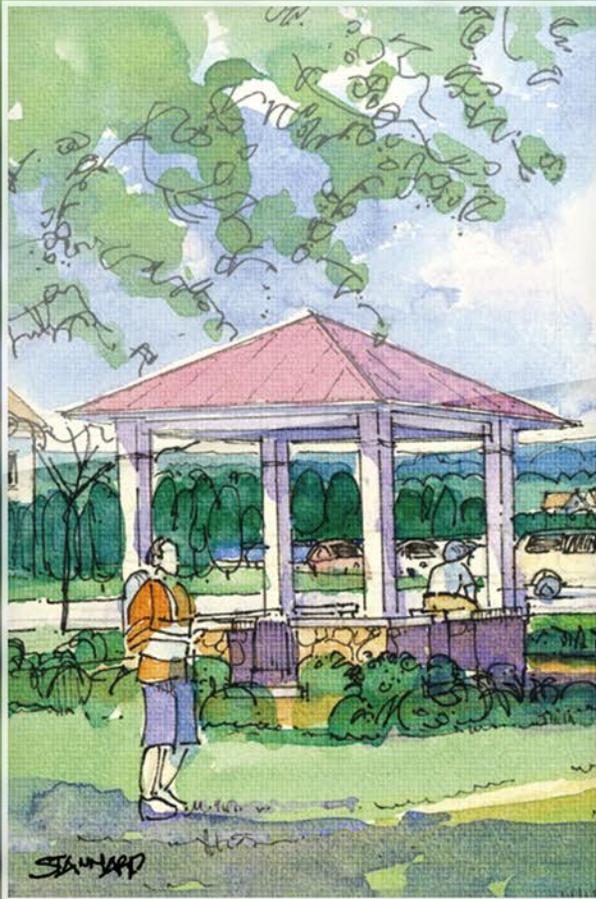


# Mintbrook

Fauquier County, Virginia



# Table of Contents

---

|   |    |
|---|----|
| PART 1 - OVERVIEW .....   | 3  |
| Introduction .....  | 3  |
| Process for Application and Interpretation of the Code of Development (COD) ..... | 4  |
| PART 2 – PLAN REQUIREMENTS.....   | 7  |
| Deviations .....  | 7  |
| Land Use.....   | 8  |
| Neighborhoods and Use Mix .....   | 9  |
| Permitted Land Uses.....  | 10 |
| General Use Limitations – Overall Project .....                                   | 12 |
| Accessory Uses – PRD Residential.....   | 13 |
| Open Space Amenities and Key Sites.....   | 14 |
| Streets and Streetscape .....   | 21 |
| Lot Regulations .....   | 28 |
| Phasing.....  | 31 |
| Phasing of Single Story Residential In PRD District .....                         | 32 |
| PART 3 – LOT & BUILDING REQUIREMENTS .....  | 33 |
| Deviations .....  | 33 |
| Lot Layout and Building Design.....   | 34 |
| PRD Residential - Neighborhoods A, C, & D: General Lot Layout Standards .....     | 34 |
| MU-Bealeton Village Center: General Lot Layout Standards.....                     | 35 |

|  |    |
|--|----|
| Drainage Design .....  | 35 |
| Project-wide Building Design Standards .....   | 36 |
| PRD Residential - Neighborhoods A, C, & D: Building Design Standards .....   | 36 |
| MU-Bealeton Village Center (Neighborhood B): General Commercial, Institutional and Mixed Use Building Design Standards ..... | 38 |
| Lot Layout and Building Standards Tables .....   | 41 |
| Parking and Loading Standards.....   | 43 |
| Appendix A – Architectural Styles.....   | 48 |
| Architectural Elements by District .....   | 49 |
| Architectural Characteristics by Style .....   | 50 |
| Examples of Architectural Styles.....  | 51 |
| Appendix B – Building Materials .....  | 53 |
| Appendix C – General Landscape Requirements .....  | 58 |
| Appendix D – Signage.....  | 59 |
| Appendix E – Map Exhibits.....   |    |
| Appendix F – Street Sections and Buffer Detail.....  |    |

# MINTBROOK CODE OF DEVELOPMENT

---



## PART 1 - OVERVIEW

### Introduction

Mintbrook is a unique community in Fauquier County, one that integrates its distinctive natural features with residential, commercial, and public uses in a master planned context. As expressed in the Fauquier Comprehensive Plan under the section entitled Bealeton Service District, a “traditional town” is the preferred pattern of development along Route 17, north of Route 28. Furthermore, it is envisioned that housing will range in size, type, and price from higher density multifamily housing along a new “Main Street” within a Mixed Use-Core area to **single-family attached and single-family detached** housing of various lot sizes at the edge of the Service District. New local roads are to be interconnected and designed for motorists, pedestrians, and cyclists. To facilitate this vision of the Bealeton Service District, the Mintbrook project will be developed under three separate but related zoning classifications MU-Bealeton (Mixed Use – Bealeton Service District), PRD (Planned Residential District) and RA (Rural Agricultural District).<sup>1</sup> The MU-Bealeton will serve as Mintbrook’s

---

<sup>1</sup> References to those classifications are to the provisions of the Fauquier County Zoning Ordinance in effect at the time of site or subdivision plan approvals, as those provisions may be affected by the Proffer Statement, or this Code of Development.

Village Center and be distinguished by; a mix of uses and residential types, a variety of gathering places and overall walk-ability. It will also accommodate a major grocery store, which will provide an anchor to Bealeton’s locally grown businesses, thereby ensuring the economic viability of the Bealeton Service District itself. The PRD District will provide a variety of residential unit types along with community amenities within a convenient walk to the Village Center and serve as a transition zone between MU-Bealeton and the RA District to the north and the existing residential subdivision to the west. PRD development will front along the east/west connector and incorporate a public park or school site directly opposite the acreage within the RA District also planned for public park or school uses, thereby calming traffic and promoting a sense of “arrival” within a school zone as well as a spatial enclosure along that segment of the connector road.

This Code of Development (COD) regulates the placement, massing, and architectural details of the residential and commercial uses and lots proposed within Mintbrook so as to ensure a unified physical form and “sense of place.” The standards herein will apply to all development in each of the proposed zoning districts, regardless whether those areas have been fully articulated on the Mintbrook Illustrative Plan. The RA zoned property will be dedicated to the County, or to others as approved by the County, for public and quasi-public uses, except for 12.36 acres containing the existing farm house.

This Code of Development is intended to assure common development standards for all developed portions of the Mintbrook project and is incorporated into the Proffer Statement applicable to Mintbrook. It will govern those matters that are set forth below.

## Process for Application and Interpretation of the Code of Development (COD)

### Completion of the Code of Development

The Developer will complete *Appendix A – Architectural Styles*, to include architectural details as well as the color and materials palette for Mintbrook, and *Appendix D – Signage* subsequent to rezoning approval, although it is noted that this COD contains a discussion of acceptable styles and a summary table of characteristics as a basis for completion of these appendices. These documents will be submitted for approval to the Zoning Administrator and Board of Supervisors, respectively. Both appendices must be approved prior to County issuance of any building permits for Mintbrook.

### Submission of Development Plans

All development plans, permits, and processes applicable to PRD and MU-Bealeton zoned projects will apply to Mintbrook as required by the adopted *Outline for a Code of Development* and the *Fauquier County Zoning Ordinance, Fauquier County Subdivision Ordinance, and Fauquier County Design Standards Manual*, respectively.

### Deviations from the Code of Development

The Zoning Administrator, pursuant to the “Outline for the Code of Development” (Appendix A of the Zoning Ordinance), will make determinations related to deviations from the COD, with input from the Town Architect. Specific guidance regarding the acceptable

scope of deviations is provided at the beginning of each part of this Code of Development.

### **Appeals**

The Board of Supervisors will consider appeals of any decision by the Zoning Administrator relating to deviations from this Code of Development, as proffer appeals pursuant to law.

### **Town Architect**

The role and purpose of the Town Architect is to advise the Zoning Administrator on matters of design compliance with this Code of Development. This Code of Development will be administered by the Zoning Administrator, taking into account (but not necessarily being bound by) the advice of the Town Architect. The Town Architect will be retained by the County and paid by the County from fees charged to the developer/Applicant.



**Existing Conditions Aerial**



**Mintbrook Illustrative Plan**  
*See Appendix E for Enlarged Version of Plan*

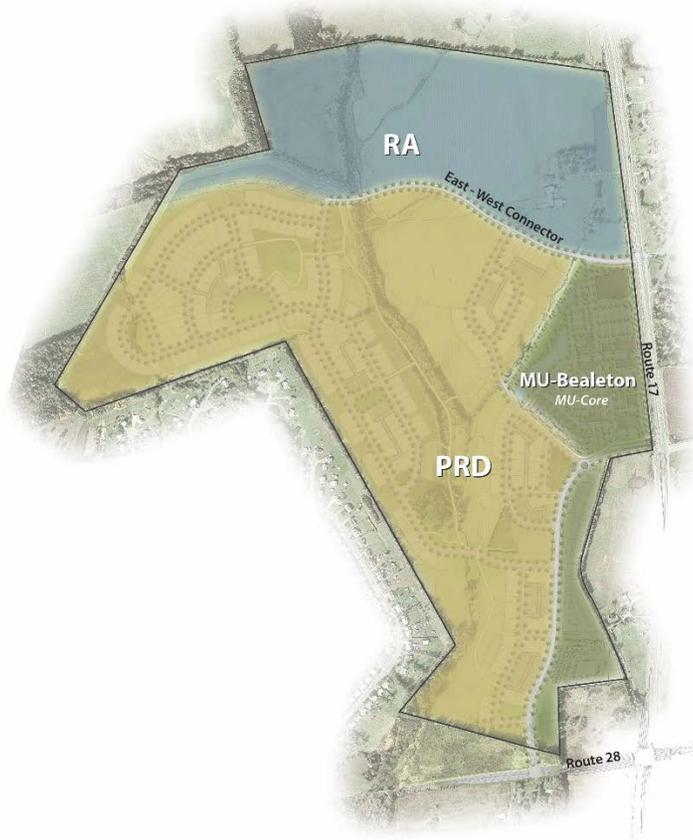
## PART 2 – PLAN REQUIREMENTS

### Deviations

The Zoning Administrator may approve deviations from any requirement or component of *Part 2 – Plan Requirements* pursuant to justification that the requested deviation is appropriate and/or necessary to advance development of the project and will result in built conditions consistent with the intended character of the project. No deviation shall be granted that would (1) result in an increase in the overall residential density or commercial intensity of the project, (2) introduce residential types not otherwise contemplated by this Code of Development, or (3) substantially alter the acreage designated for residential and commercial land uses. Any deviation that would result in any of these outcomes will require approval of a new rezoning and/or proffer amendment by the Fauquier County Board of Supervisors.

## Land Use

The Mintbrook development program will be achieved through a combination of three zoning districts: MU-Bealeton (Mixed Use – Bealeton Service District), PRD (Planned Residential District) and RA (Rural Agricultural District). These zoning districts apply to the project as shown on the following exhibit:



The area of the site zoned PRD will contain residential uses consisting of a mix of single family detached and attached dwelling units as well as a public school or park site.

The MU-B zoned acreage is designated as a Core Sub-Area, of which 43.19 acres will develop as Mintbrook’s traditional mixed use Village Center. The Village Center will include a mix of commercial, institutional, multi-family, and single family-attached residential uses.

The portion of the project remaining RA will be developed with sites for a public school or park, fire station, and public recreation uses.

The composition of the Mintbrook development program by zoning district is delineated in the following table:

### Overall Project Zoning Tabulation:

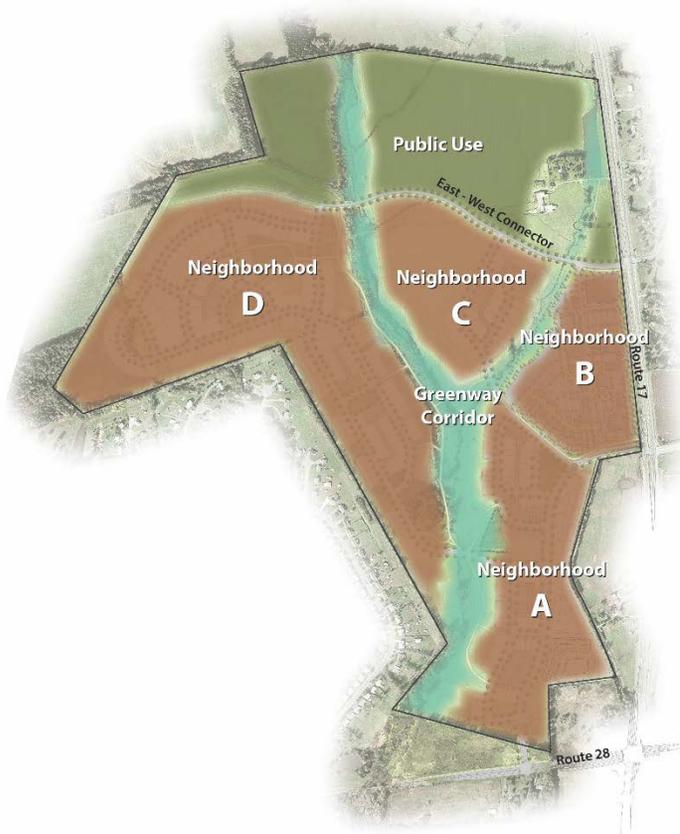
| Zoning District       | Proposed (acres) | Residential (units) | Commercial GFA (SF) |                |
|-----------------------|------------------|---------------------|---------------------|----------------|
|                       |                  |                     | Neighborhood A      | Neighborhood B |
| PRD                   | 198.36           | 403                 | 0                   | 0              |
| MU-B (Core)           | 43.19            | 242                 | 85,000              | 195,000        |
| RA†                   | 90.86            | 1                   | 0                   | 0              |
| <b>Total Project:</b> | <b>332.41</b>    | <b>646</b>          | <b>280,000</b>      |                |

†Includes existing farmhouse, which may remain in residential use.  
(Removed)

## Neighborhoods and Use Mix

The PRD and MU-B zoned areas of Mintbrook will develop as four distinct neighborhoods containing a mix of residential and commercial, and residential and institutional uses, respectively.

The configuration of Mintbrook’s neighborhoods is shown on the exhibit below, with the size and use composition of each outlined in the subsequent table:



Use Tabulation – MU-B and PRD Districts:

|  |                | MU-B (Core)   |                | PRD   |       |        |
|--|----------------|---------------|----------------|-------|-------|--------|
| Neighborhood   | OVERALL        | A             | B              | A     | C     | D      |
| <b>Acreage</b>                                       | <b>241.55</b>  | 13.80         | 29.39          | 50.09 | 47.51 | 100.76 |
| Residential (acres)                                  | 156.70         | 4.00          | 8.65           | 30.98 | 16.20 | 96.87  |
| Commercial (acres)                                   | 28.82          | 9.80          | 19.02          | 0     | 0     | 0      |
| Institutional (acres)                                | 16.30          | 0             | 0              | 0     | 16.30 | 0      |
| Greenway Corridor (acres)                            | 39.73          | 0             | 1.72           | 19.11 | 15.01 | 3.89   |
| <b>Total Commercial/Office (SF) MAXIMUM</b>          | <b>280,000</b> | <b>85,000</b> | <b>195,000</b> | 0     | 0     | 0      |
| Single Family Detached – Front Load (units)**        | 228            | 0             | 0              | 38    | 13    | 177    |
| Single Family Detached – Alley Load (units)**        | 75             | 0             | 0              | 33    | 19    | 23     |
| Attached Single Family – Alley Load (units) MINIMUM* | 160            | 0             | 60†            | 53    | 19    | 28     |
| <b>(Removed) Multi-Family (units) MINIMUM*</b>       | <b>102</b>     | 0             | 102            | 0     | 0     | 0      |
| <b>(Removed)</b>                                     |                |               |                |       |       |        |
| Multi-Family Age Restricted                          | 100            | 100           | 0              | 0     | 0     | 0      |
| <b>Total Residential (units) MAXIMUM*</b>            | <b>665</b>     | 100           | 162            | 124   | 51    | 228    |
| Net Residential Density (du/acre)*                   | 4.24           | 25            | 18.73          | 4.00  | 3.15  | 2.35   |
| Gross Residential Density (du/acre)*                 | 2.75           | 7.24          | 5.51           | 2.48  | 1.07  | 2.26   |

\*Unit counts and density may vary by neighborhood with final design subject to the overall maximum project yield, and the minimum and maximum thresholds for each unit type stated in this table.

\*\*MAXIMUM number of single family detached units will not exceed a total of 303.

† MAXIMUM number of towns in the MU-B will not exceed a total of 60.

## Permitted Land Uses

This COD and the Concept/General Development Plan (C/GDP) identify the permitted land uses and their general locations in Mintbrook. The land uses anticipated to develop in Mintbrook are specified in the following table:

**Mintbrook Use Table**

|   | Use   | MU – B<br>(Core Sub-Area) | PRD - Residential |
|---|---|---------------------------|-------------------|
| <b>Residential</b>                          | Single Family Detached  |                           | P                 |
|   | Single Family Attached<br>(Removed)   | SE*<br>(Removed)          | P                 |
|   | Multi-Family  | P                         |                   |
|   | Multi-Family, Age Restricted  | P                         |                   |
| <b>Temporary Housing</b>                    | Hotel, 13-100 rooms or more than 100 rooms  | SE*                       |                   |
| <b>Public, Civic and Institutional Uses</b> | Community Centers, Meeting Rooms  | P                         | P                 |
|   | Day Care, child or elder  | P                         |                   |
|   | Public school   |                           | P                 |
|   | Government Offices, including Post Office<br>Public Parks & Recreation Facilities (i.e. Trails)   | P<br>P                    | <br>P             |
| <b>Active Commercial Uses</b>               | Commercial Retail, including grocery; Restaurants; Personal Services; Banks;<br>Gyms & Health Clubs; Business Services; Artist & Artisan shops with<br>Gallery/Sales; and Commercial Recreation, including Theaters | P                         |                   |
|   | Establishment/building up to 5,000 sq. ft.  | P                         |                   |
|   | Establishment/building 5,001 to 20,000 sq. ft.  | P                         |                   |
|   | Establishment/building over 50,000 sq. ft., <b>Maximum</b> of One (1)   | SE*                       |                   |
|   | Drive-Through Facility, <b>Maximum</b> of Three (3)   | SE*                       |                   |
| <b>Other Commercial Uses</b>                | Office Uses, including Medical & Financial Offices; Laboratories, Light<br>Manufacturing, Assembly, Research & Development within Closed Buildings;<br>Artist & Artisan workshops without Sales; Technical Schools. | P                         |                   |
|   | Establishment/building up to 20,000 sq. ft.   | P                         |                   |

†(Removed)

\*SE approved with MU-B rezoning as described herein.

## MU-Bealeton Village Center Land Uses (Neighborhood B)

### Required Use Mix - Village Center

The mix of uses in the MU-Bealeton District Village Center will be as follows: **Between 58% and 75%** of the first floor space located along the key commercial pedestrian street and hardscape plazas will be active commercial; at least 25% of the total space and no more than **23%** of the ground floor space will be multi-family residential; at least 1% of the total floor space is reserved for public and/or civic use.

### Residential Uses in Village Center

**(Removed)** A maximum of one hundred (100) multi-family age restricted units and one hundred two (102) multi-family units will be located within the MU- Bealeton Village Center at the locations shown on the C/GDP. All **of the sixty (60) single-family attached (Special Exception)** units will be rear loaded and follow the residential design standards included herein.

### Special Exception Uses Approved with MU-Bealeton Rezoning:

The uses specified in the following paragraphs will be deemed approved upon the approval of the Mintbrook Rezoning application, subject to the standards and limitations set forth in this Code of Development, and other applicable requirements set forth in the Zoning Ordinance for said uses, without requirement for approval of a separate special use permit or special exception for those uses. The general locations of these uses are depicted on the Concept/General Development Plan (C/GDP).

1. **Category 1 Special Exception** – Up to sixty (60) single-family attached dwelling units in Neighborhood B –Village Center as generally shown on the C/GDP. These units will be alley loaded.
2. **Category 3 Special Exception** – One (1) hotel use within Neighborhood B - Village Center **(removed)** as designated on the C/GDP. **(Removed)** Accessory hotel components and activities such as a restaurant and/or bar, convenience and/or gift store, meeting rooms, and lobby facilities will constitute active commercial uses when located on the ground floor. Design of the hotel building will be subject to the detailed guidelines of *Appendix A – Architectural Styles*.
3. **Category 12 Special Exception** - Active commercial use(s) within a building exceeding 50,000 SF in gross floor area (but not to exceed 70,000SF) at the ground level footprint. Alternately, the building footprint may be reduced below 50,000 SF, but greater than 20,000 SF. A maximum of one (1) such building will be permitted within the MU- Bealeton District (Neighborhood B – Village Center), which will be located **(removed)** as designated on the C/GDP. This building will incorporate design features that visually break its horizontal mass, as well as other architectural treatments along **front and side** elevations **(removed)** to create a pedestrian scale. Moreover, the **loading** bay planned adjacent to the north end of the building will be screened from **Jefferson Boulevard with dense evergreen trees and shrubs**, which will be located as shown on the C/GDP.

4. Category 13 Special Exception - Up to three (3) drive-through facilities serving pharmacy, bank, laundry pick-up and one (1) fast food restaurant within the MU- Bealeton (Neighborhood B - Village Center). The drive-through facilities will be oriented toward the interior of the Village Center to minimize visibility from US Route 17 (Marsh Road). All drive-through facilities must be integrated architecturally with the buildings they serve, and will be subject to the detailed guidelines of *Appendix A – Architectural Styles*. Drive-thru lanes will be screened from Route 17, the Village Entry Street and Village Main Street with a shrub hedge and canopy or understory trees to limit visibility of the lanes.

## **Future MU-B Development (Neighborhood A)**

Neighborhood A includes 13.80 acres zoned MU-B (Core) **that will develop with a mix of uses**. A **conceptual** development program **has been** included in this Code of Development. **(REMOVED)**

### **General Use Limitations – Overall Project**

1. All uses will conform to the following limitations and performance standards of the Fauquier County Zoning Ordinance:
  - a. Section 2-502: Limitations on the Occupancy of a Dwelling Unit
  - b. Section 2-508: Limitations on Junk and Inoperable Vehicles
  - c. Section 2-510: Sales from Vehicles
  - d. Section 2-512: Limitations on Keeping of Animals
  - e. Section 2-513: Condominium Conversions
  - f. Section 2-600: Common Open Space and Common Improvement Facilities
  - g. Article 5: Administrative Permits, Special Permits, and Special Exceptions
  - h. Article 6: Accessory Uses, Accessory Service Uses and Home Occupations
  - i. Article 7: Off-Street Parking and Loading, Private Streets
  - j. Article 8: Signs
  - k. Article 9: Performance Standards
  - l. Article 11: Telecommunications Ordinance
2. All uses in the MU-Core will require site plan approval pursuant to the requirements of Article 12 of the Fauquier County Zoning Ordinance.
3. All uses in the MU-Core will be conducted within a completely enclosed building. This requirement does not apply to off-street parking or loading areas, automated teller machines, drive throughs, outdoor seating or play areas, utilities, events, or accessory and temporary retail displays and sales, such as sidewalk sales, street vendors, temporary markets, etc.
4. No individual lots or uses shall have driveway access to an arterial or major collector road.
5. All new and existing utility lines will be placed underground, provided that undergrounding of existing utilities may be waived by the Board as part of the concept plan or on a case-by-case basis to address hardship.
6. Age-Restricted Senior Units will be parked at **1.5** spaces per unit and may include on-street parking.

## Accessory Uses – PRD Residential

The following accessory uses will be permitted as accessory to, and on the same lot as, a principal use, provided that all other requirements of this Code of Development are also met:

1. Child’s playhouse not to exceed 150 square feet in area, and play equipment.
2. Doghouses, pens, and other similar structures for the housing of domestic pets, but excluding kennels.
3. Gardening.
4. Parking and loading spaces.
5. Indoor parking of a single commercial vehicle per residential lot.
6. Signs.
7. Statues, arbors, trellises, barbeque stoves, flagpoles, fences, walls, and hedges. Design requirements for fences in residential areas are provided in Appendix B.
8. Garages, storage structures, gazebos, and similar structures.
9. Swimming pools.
10. Private outdoor recreation uses.
11. Yard sales, maximum of two (2) per year per residential lot, with a maximum duration of two (2) days per sale. Items to be sold will be limited to household goods owned by the residents of the lot.
12. Home-based day care services for no more than four (4) children, excluding children living on the premises.
13. Renting of not more than two (2) rooms of a residential structure to a maximum of two (2) persons unrelated to members of the household. Rental occupancy will be no shorter than one (1) month.
14. Home occupations pursuant to the limitations of Sections 6-300 and 6-304 of the Fauquier County Zoning Ordinance.
15. In accordance with Zoning Ordinance Section 4-106 F, concerning the PRD, accessory dwelling units referred to as urban cottages will be allowed only on Manor Lots as designated on the C/GDP, and be limited to 20% of the total dwellings in the PRD. In addition the following limitations:
  - a. Gross Floor Area will not exceed 1,200 square feet.
  - b. Maximum height will be 30’.
  - c. A site plan for such lots will be submitted in accordance with Section 12 of the Zoning Ordinance prior to construction and be designated on the final approved plat.
  - d. The unit will be designed in an integrated fashion with the principal dwelling and/or its accessory structure so that its presence is not visually obtrusive.
  - e. One additional parking space is required.

## Open Space Amenities and Key Sites

The open space amenities proposed within Mintbrook distinguish the project from other communities and contribute to its distinctive sense of place. Mintbrook’s open space amenities also represent its key sites as described and mapped herein.

### Open Space Network

Mintbrook’s open space has been designed to prioritize the preservation of environmentally sensitive and significant features, such as streams, floodplain, wetland, and steep slopes. The preservation of these features within a contiguous Greenway corridor is meant to achieve the inter-related objectives of habitat protection, water quality enhancement, public recreation, and pedestrian connectivity. A series of civic open spaces (both formal landscaped plazas and informal green spaces) is provided throughout the community in close proximity to both residential and commercial uses. Such civic open spaces will be accessible to residents via an extensive network of sidewalks and trails. In those neighborhoods depicted on the C/GDP for such construction, alley-served residential units will face such greens to integrate built and open spaces.

Except as may be specifically provided herein, all open space areas in Mintbrook will eventually be owned and maintained by an appropriate homeowners’ or property owners’ association. In the PRD areas that are predominantly residential (Neighborhoods A, C and D), a Home Owners’ Association (HOA) will assume ownership of the civic open spaces from the developer at such time as 75% build-out of SFD and SFA units is achieved. In the MU-Bealeton

areas, the ownership entities will retain responsibility for the care and maintenance of the central and secondary plazas.

The open space in the PRD and MU-B Districts is as follows:

**Tabulation of PRD & MU-Bealeton Open Space\*:**

| District/Sub-District (Neighborhood)                            | OVERALL      | MU-Bealeton | PRD (A)    | PRD (C)    | PRD (D)    |
|---|--------------|-------------|------------|------------|------------|
| Formal Greens (acres)   | 10.6         | 0.7         | 1.7        | 0.4        | 7.8        |
| Formal Plazas (acres)   | 0.2          | 0.2         | 0          | 0          | 0          |
| Active/Passive Recreation Area (acres)                          | 6.6          | 2.2         | 0.0        | 0.0        | 4.4        |
| Greenway Corridor (acres)                                       | 39.7         | 1.7         | 19.1       | 15.0       | 3.9        |
| <b>Total USABLE Open Space Provided (acres)</b>                 | <b>57.1</b>  | <b>4.8</b>  | 20.8       | 15.4       | 16.1       |
| Percentage of Land Area in <b>USABLE Open Space PROVIDED</b>    | 23%          | 11%         | 42%        | 32%        | 16%        |
| Perimeter/Unusable Open Space (acres)                           | 46.2         | 4.3         | 6.7        | 5.3        | 29.9       |
| <b>TOTAL Open Space PROVIDED, Usable &amp; Unusable (acres)</b> | <b>103.3</b> | <b>9.1</b>  | 27.5       | 20.7       | 46.0       |
| <b>TOTAL Percentage of Land Area in Open Space PROVIDED</b>     | <b>42%</b>   | <b>21%</b>  | <b>55%</b> | <b>43%</b> | <b>46%</b> |
| <b>Total Open Space REQUIRED (acres)</b>                        |              | <b>4.3</b>  | 12.5       | 11.9       | 25.1       |
| <b>Percentage of Land Area in Open Space REQUIRED</b>           |              | <b>10%</b>  | <b>25%</b> | <b>25%</b> | <b>25%</b> |

\*Acreage values are approximate and may vary slightly pursuant to final engineering at COD Site Plan stage.

\*\**(Removed)*

## Open Space Amenities

Mintbrook’s open space amenities vary in size and composition, and are dispersed throughout the project to ensure access for residents and guest alike. The following table identifies these amenities, the location of which are depicted on the Open Space Amenities Map.

### Open Space Amenities – Size & Location

| Amenity Name               | Acreage | Map # |
|----------------------------|---------|-------|
| Greenway Corridor          | 39.7    | 2     |
| Active Recreation Area     | 4.4     | 3     |
| Village Active Recreation  | 0.1     | 14    |
| Village Passive Recreation | 2.1     | 15    |
| <b>Formal Plazas</b>       |         |       |
| Village Central Plaza      | 0.2     | 13    |
| <b>Formal Greens</b>       |         |       |
| Civic Entry Green          | 1.2     | 1     |
| Neighborhood Green         | 4.0     | 4     |
| Residential Green #1       | 0.5     | 5     |
| Residential Green #2       | 0.7     | 6     |
| Residential Green #3       | 1.7     | 7     |
| Residential Green #4       | 1.1     | 8     |
| Residential Green #5       | 0.3     | 9     |
| Residential Green #6       | 0.4     | 10    |
| Residential Green #7       | 0.5     | 11    |
| Village Corner Green       | 0.2     | 12    |



**Open Space Amenities Map**  
*See Appendix E for Enlarged Version of Map*

## Descriptions of Key Open Space Amenities

With the exception of the Greenway Corridor and Civic Entry Green, each open space amenity described in this section will include a combination of decorative and active features identified in the table below. The required combination of features will be based on amenity size, as follows:

- Less than one (1) acre: minimum of 2 decorative elements and 1 active/usable feature;
- One (1) acre to two (2) acres: minimum of 2 decorative elements and 2 active/usable features;
- More than two (2) acres: minimum of 2 decorative elements and 3 active/usable features.

### Open Space Amenities – Decorative & Active Features

| Decorative |                                | Active/Usable           |
|------------|--------------------------------|-------------------------|
| Public Art | Clock Pedestal                 | Tot Lot                 |
| Fountain   | Decorative Lighting            | Picnic Table            |
| Trellis    | Open Style Fence (i.e. picket) | Benches/Seating         |
| Arbor      | Low Masonry Wall               | Community Garden        |
| Planters   | Ornamental Trees               | Pavillion               |
| Gazebo     | Hedges/Decorative Shrubs       | Ball Field              |
|            |                                | Community Center        |
|            |                                | Pool                    |
|            |                                | Dog Park (private)      |
|            |                                | Trails (public/private) |

### Civic Entry Green (Map #1):



Prominently located at the intersection of Lafayette Avenue and Hancock Street, this open space area provides a visual focal point from the main project entrance on Marsh Road. It will comprise approximately 1.2 acres, and will be

finished as a formal green that may be used for civic gatherings and passive recreation.

### Greenway Corridor (Map #2):

A preserved Greenway corridor comprised of approximately 39.7 acres of perennial streams, floodplain, and wetland areas will constitute the core open space for the Mintbrook development. The Greenway Corridor will extend from the southern limits of the site to the public uses planned north of Jefferson Boulevard. A ten (10) foot wide asphalt public recreation trail will traverse the Greenway within a sixty (60) foot public access easement, and will further connect to the development’s internal trail network.

### Village Central Plaza (Map #13):

The village central plaza will provide a public gathering space for Mintbrook’s residents as well as the patrons and employees of the businesses comprising the village center. The plaza will be accessible to the residents of the community via the network of interconnected streets with sidewalks and an internal trail network, which will extend from the adjoining Greenway corridor. The central plaza will be finished with a combination of hardscape (of which at least 75% will be brick, tile or masonry paving) and landscape treatments inclusive of furnishings (i.e. trash cans and benches). The central plaza will be distinguished by the sense of

enclosure achieved by buildings located on all four sides of the plaza (Removed), two of which will immediately adjoin the plaza, and at least one of which will consist of 2 or more stories. The plaza will include a central element such as a fountain, artwork, or structure contributing to the pedestrian space.

**Village Active & Passive Recreation (Map #14 & #15):**

The village recreation areas will provide public gathering spaces for Mintbrook patrons and employees of the businesses immediately adjacent to these areas, as well as Mintbrook residents. The active recreation area will include play equipment and open play area to primarily serve adjacent residential. The passive recreation area will be designed as a focal point along Village Main Street and serve patrons, residents and visitors looking for trails, benches, and views of the stream corridor and wildlife. The passive recreation area will include benches and a pergola.

(Removed)



**Village Corner Green (Map #12):**

The village corner green will be located at the intersection of Lafayette Avenue and Hancock Street adjacent to the single-family attached units within the village center. This roughly quarter-acre space will serve as a pocket park for residents and visitors alike. The village corner green will be distinguished by the single-family attached units immediately abutting the green on one side and by (removed) low masonry walls (2'-4" to 3'-0" tall), seating, and landscaping.

**Village Center Trellis Features:**

A trellis feature has been designed to provide shade, seating, and screening at the edge of the Village Center passive recreation area. Schematic drawings of three different trellis combinations are depicted in the Open Space Amenities section of this document in plan, section, elevation, and 3-D axonometric. The trellis feature will consist of a trellis, wall, seat, and/or landscaping combination and will be constructed in 4'-0" to 6'-0" modules so as to limit beam spans and suggest the rhythm of a colonnade. Trellis materials may be painted wood (either Spanish cedar, redwood, or other weather and insect resistant species) or low-maintenance urethane millwork and PVC trim products, such as Fypon or equal. Finish color white. Brick used for the low walls/seats shall match that specified for the buildings. Caps and seats may be natural stone or cast concrete, smooth finish.

**Active Recreation Area (Map #3):**

The Active Recreation Area will serve as the primary recreational amenity within Mintbrook. It will comprise approximately 4.4 acres adjacent to the Greenway corridor, and will consist of a multi-use

green space accessible to residents via the internal trail network. The recreation area may also include recreational facilities for resident use, such as a pool or community center, which will be determined and specified at COD Site Plan stage, as well as other active features.

**Neighborhood Green (Map #4):**

This area will comprise approximately 4.0 acres and is centrally located in Neighborhood D, and off set from Residential Green #3.



The Neighborhood Green will incorporate segments of the private trail network and will be used for community recreation. This area is also the location of the original Mintbrook Farm homestead, which is being preserved as an archaeological site. As such, the site may include interpretive materials to enhance resident awareness of Fauquier County’s agricultural heritage.

**Residential Greens (Map #5, #6, #7, #8, #9, #10 & #11):**



These areas range in size from roughly 0.3 acre to 1.7 acre in size, and will provide a space for gathering and activity for residents of the surrounding dwellings, which are a mix of single family detached and attached units. Hardscape elements, planting beds, and benches and/or outdoor seating and other active features may be included to enhance the utility and appearance of the space.

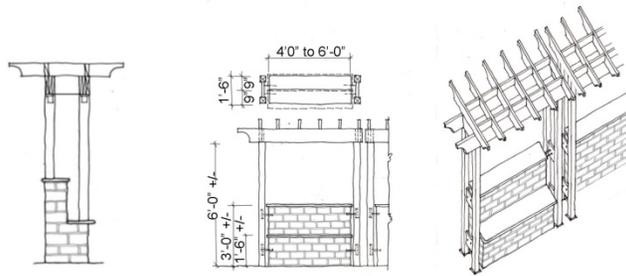
**MU-Bealeton Village Center:  
Plaza Design**

Plaza areas within the Village Center will incorporate hardscape materials other than concrete for 50% to 75% of the surface. Scored concrete and concrete pavers, brick, stone and tile are suitable surface treatments for sidewalks and plazas and should be designed to be in harmony with the entire village center. Plaza areas will incorporate treatments as described in the “Decorative and Active Features” table in the **Open Space Amenities section of this document**, and will be designed in such a manner as to create an “outdoor space” suitable for seating and gathering of small groups.

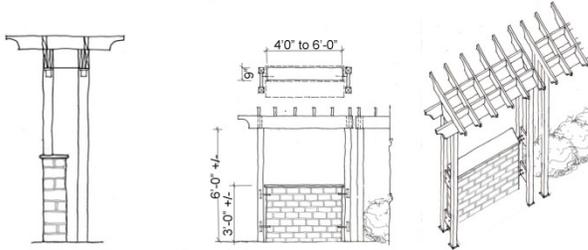
In order to achieve the proper sense of enclosure, plazas should be lined with vertical architectural elements on at least three sides (of which two sides must be adjacent buildings.) Landscape elements such as low walls and trellises may be used to enclose the third side. The ratio between the average height of the surrounding buildings and the longest dimension of the plaza footprint should not exceed 1:6 and ideally should range from 1:4 to 1:2. Low seat walls or garden walls incorporated into the outdoor spaces should be designed to include materials consistent with the building finish materials.



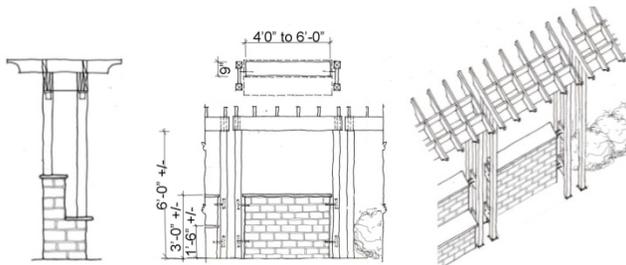
*Example of hardscape plaza in Village Center.*



*Example of Trellis/Wall/ Seat Combination  
(Trellis on Village Main Street nearest to Village Central Plaza)*



*Example of Trellis/Wall/ Landscape Combination  
(Trellis adjacent to the Pharmacy drive-thru)*



*Example of Trellis/Wall/Seat/Landscape Combination  
(Trellis adjacent to Village Corner Green and Village Entry Green)*

Note: Alternative designs may be provided subject to Zoning Administrator approval.

## Mintbrook Visually Prominent Sites

Throughout the C/GDP, several sites that are either located on the corners of intersections and/or at the entry of a residential or mixed use area will require special consideration on building placement, massing and architectural detailing. These sites are called out on the C/GDP and the associated built form requirements are identified in Part 3 of this COD.



*Civic Entry Green Gazebo.*



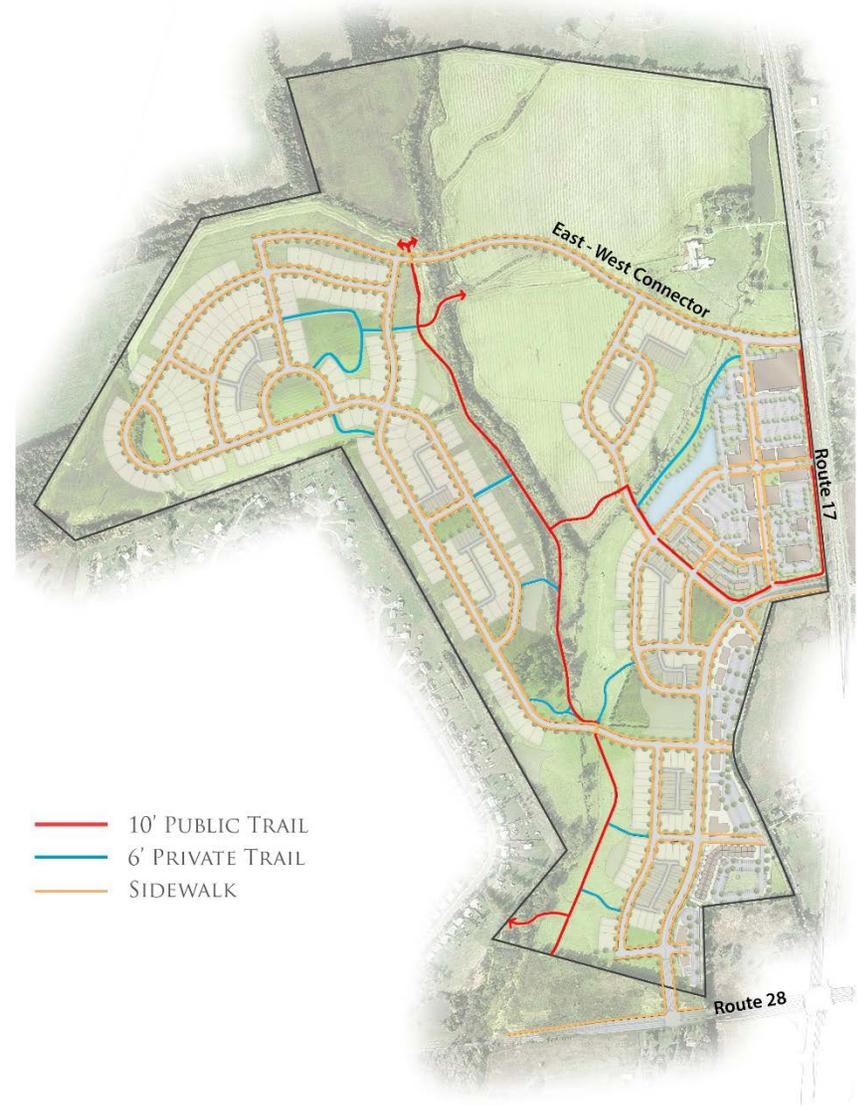
## Public & Private Recreation Trails

A network of public and private recreation trails will be provided within Mintbrook. The public trail segments total approximately 1.94 miles, with the primary segment located within the Greenway, extending from **the site boundary, just north of** Virginia Route 28 (Catlett Road) to the public uses on the north side of the East-West Connector Road. The trail will consist of an asphalt surface and be ten (10) feet in width, and will be constructed within a sixty (60) foot public access easement dedicated to Fauquier County.

A second public trail segment will be provided extending from the main project entrance on Virginia Route 17 (Marsh Road), and will be generally aligned with the terminus of the White Marsh trail on the opposite side of the roadway, connecting with the Greenway trail near the center of the community. This connecting trail will consist of an asphalt **or concrete** surface and be ten (10) feet in width within a twenty (20) foot public access easement **dedicated to Fauquier County**.

The public trails will be connected to Mintbrook's residential neighborhoods by private trail segments. The private trail segments will consist of an asphalt surface and be six (6) feet in width.

The developer of Mintbrook will construct the public trails, but ownership and maintenance thereof will be the responsibility of Fauquier County upon dedication of those trails. The private trail segments will be maintained by the HOA.



**Pedestrian Network Map**  
*See Appendix E for Enlarged Version of Map*

## Streets and Streetscape

The streets in Mintbrook are integral to the community’s character, and will be designed to reflect the form and function associated with traditional development patterns in general, and the character of each “district” in particular. MU-Bealeton (Neighborhoods A and B) will have the most urban streetscape detailing, marked by wider sidewalks to accommodate greater pedestrian traffic and trees in **tree pits**. The Mintbrook PRD (Neighborhoods C, D and part of A) will be more suggestive of older residential neighborhoods common in the Virginia Piedmont before World War II, with narrower sidewalks and trees in continuous planting strips (i.e. “Traditional Residential”).

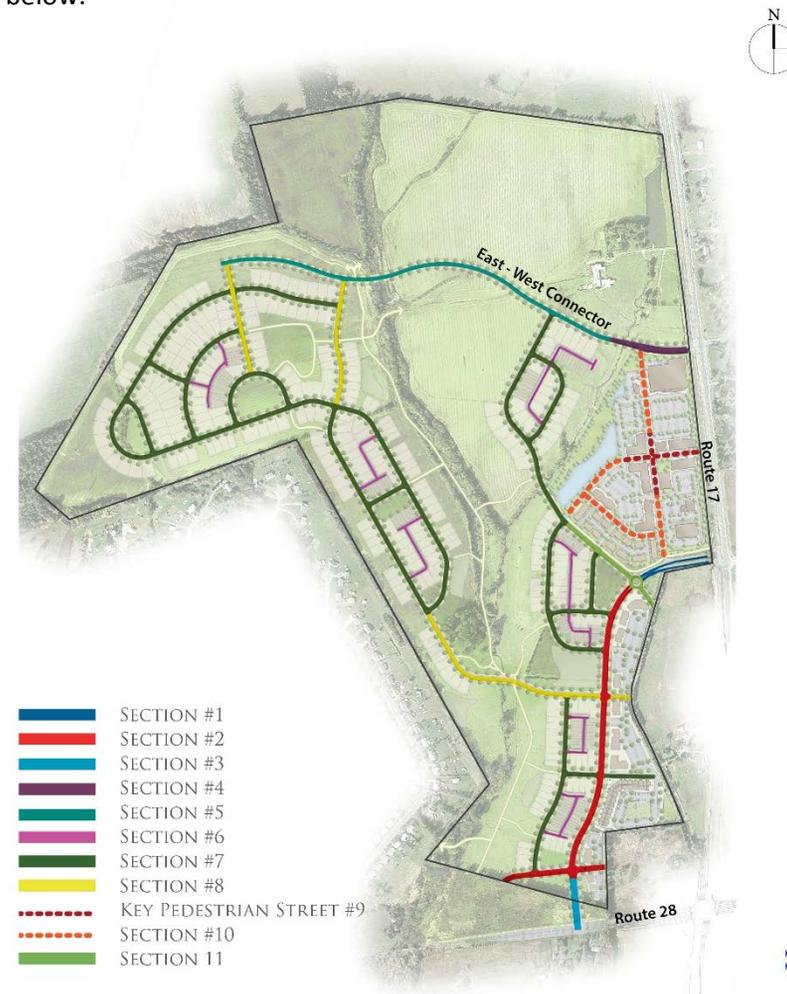
Lafayette Avenue, which borders both PRD and MU-Bealeton zoned areas, will reflect a combination of traditional residential and urban streetscape characteristics corresponding with the respective zoning districts. In all cases, each street will be paralleled on both sides by shade trees and sidewalks.

Unless otherwise required by the Virginia Department of Transportation (VDOT) or the Fire Marshal, on-street parallel parking will be provided on both sides of the street throughout Mintbrook. The streetscape will be further enhanced by light fixtures, benches, and similar street furniture, in keeping with the urban or traditional residential character of the respective districts.

### Streets: General

All streets in Mintbrook will be public except for alleys and internal travelways within the Village Center, which will be privately maintained by the homeowners’ or property owners’ associations assigned such responsibility. All streets and alleys will be designed

and constructed consistent with the typical street sections included with and incorporated in this Code of Development as Appendix F, and pursuant to the layout depicted on the Street Regulating Map below.



### Street Regulating Map

See Appendix E for Enlarged Version of Map

## Key Pedestrian Streets

The MU-Bealeton Village Center (Neighborhood B) includes **two** key pedestrian **streets**, namely the “Village Main Street” and “Village Entry Street.” These streets are identified on the Street Regulating Map (Removed) as well as the C/GDP. Sidewalk treatments and furnishings along the key pedestrian street, major drive aisles and building facades will incorporate consistent hardscape treatments. Acceptable furnishings include: benches or outdoor seating, trash receptacles, transit shelter, (Removed) bike lockers or bike racks, pedestrian scale lighting, public art, or clock towers. All streets in the Mintbrook PRD are pedestrian-oriented.

## Streetscape: General

### Streetscape: Urban and Traditional Residential Street Standards

Urban Streetscape Standards: Paved sidewalk width will be 10’ minimum and street trees will be in **tree pits**. Applies to all streets internal to the MU-Bealeton District (Neighborhoods A [portion] and B) except when adjacent to natural areas and stormwater facilities as noted on the C/GDP. (Note: Hancock Street and Lafayette Avenue serve as boundaries between the MU-Bealeton and PRD Districts and as such will be governed by the Traditional Residential Streetscape Standards described below.) Non-residential lots will have a 0’ “build-to-line” and residential lots (Removed) will have **8 - 15’ “build-to-line” for single family attached and 0 – 5’ “build-to-line” for multi-family**. This will be coordinated with Part 3, “Lot and Building Requirements.”

Traditional Residential Streetscape Standards: Paved sidewalk width will be 5’ minimum and street trees will be in continuous planting strips, minimum 5’ wide. Such standards apply to all PRD zoned areas, including Hancock Street and Lafayette Avenue, which border the MU-Bealeton District. Portions of interior MU-Bealeton streets that are adjacent to natural areas and stormwater facilities will also follow the Traditional Residential Standards. Front setback ranges will vary, depending upon lot type and neighborhood. This will be coordinated with Part 3, “Lot and Building Requirements.”

(REMOVED)

Arterial and Collector Standards: A 30’ wide buffer along arterial Route 17 will be provided consisting of a row of street trees spaced in **75’** intervals, a 10’ wide paved public trail, and a row of ornamental trees (removed) spaced in intervals of **25’ (removed)** as delineated in the section details in Appendix F. Shrub hedges and seat walls, a minimum of 2 feet tall will be used to frame and unify the development, as well as screen parking. The collector, Jefferson Boulevard, will make provisions for the pedestrian via a 5’ wide sidewalk and 8’ wide planting strip. Lots abutting a collector or arterial road will not have driveway access to said roads, but be accessed via a rear alley [see also Lot and Building Requirements]. For the segment of Jefferson west of Hale Street, enhanced landscaping will be provided within the perimeter open space between the rear lot lines of PRD lots and the road right of way to achieve a year round visual screen. Such landscaping will consist of a (removed) row of evergreen trees totaling a minimum of ten trees per every **two** hundred lineal feet, each of which will be six feet in height at time of planting. The composition of the plantings will include a mix of evergreen tree varieties.

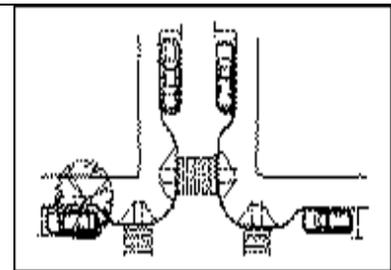
## Streetscape: Features

### Curb Extensions and Crosswalks

In order to promote traffic calming and reduce the crossing distance for pedestrians, curb extensions will be provided at every intersection within MU-Bealeton and the adjacent Mintbrook PRD (Neighborhoods A and B) inclusive of “Village Main Street, Village Entry Street” and streets perpendicular to Main Street within the Village Center (Neighborhood B) and along Lafayette Avenue and streets perpendicular to Lafayette in Neighborhood A. The bulb of



*Curb extension examples.*



the extension will extend into the street a minimum of six (6) feet. Pedestrian accommodations will be further enhanced by the provision of **standard thermoplastic crosswalks and special crosswalks** corresponding to the curb extensions. **Special crosswalks** will be constructed with a distinctive treatment such as stamped, colored, and/or raised concrete and/or asphalt, or similar

method. **Special crosswalks are proposed at the intersection in Neighborhood B, adjacent to the Village Center Plaza.**

### Sidewalks

Sidewalks will be provided on both sides of every street within Mintbrook as depicted in the typical street sections and described in the preceding Urban and Traditional Residential Streetscape Standards.

### On-Street Parking

On-street parking will be provided along both sides of all streets except Jefferson Boulevard (the east-west connector), as shown on the typical street sections. Such on-street parking will be provided in an informal manner along residential streets, but will be regulated by striping along Lafayette Avenue in Neighborhood A and **private streets** in the Village Center (i.e. Neighborhood B).

### Utilities and Easements

All utilities and utility easements will be located to support the creation of a traditional neighborhood character. All existing and new utility lines will be placed underground. Utilities will either be located within the public right-of-way as shown in the typical street sections, or to the rear of buildings and within alleys. Placement of utility lines and associated easements will only be allowed in front yards and to the extent such placement does not interfere with landscaping or other required elements of this Code of Development. To the extent practical, shared easements and easements of reduced width will be used as they may be authorized by the several utility providers serving the development.

### Transformers, Utility Boxes, and Similar Equipment

Transformers and similar utility structures, to include utility boxes of all kinds, will be located to the rear of building faces or incorporated directly into buildings, where possible. With specific approval of the Zoning Administrator, such structures and boxes may be located in front of buildings, but only with the provision of screening via landscaping or similar methods.

### Street Lighting

The illumination of streets will be provided in accordance with the following standards:

1. Street lights will be provided along every street, and will be spaced no greater than one hundred (100) to one hundred fifty (150) feet apart on Lafayette Avenue and Village Main Streets and two hundred (200) to two hundred fifty (250) feet apart within the rest of the development. Lights may be located along one side or both sides of the street.
2. Street lights will be located at every intersection.
3. Street lights will be a maximum of fifteen (15) feet in height to top of fixture.
4. Street lights will be shielded (full cut-off or cut-off).
5. Fixtures and poles will reflect a traditional design style, and will consist of dark finishes.



*Light fixture examples.*

### Mail Boxes

If authorized by the United States Postal Service, the mail box for each dwelling will be provided adjacent to the front door, either mounted to the wall, porch, or stoop, or structurally integrated with the front door or wall. However, should postal regulations so require, individual freestanding mail boxes will be permitted provided that boxes and posts will have dark finishes. Separate newspaper delivery boxes will not be permitted. An acceptable alternative to individual freestanding mailboxes, should they be required are ganged mailboxes. Ganged mailboxes will be protected from the elements in a manner that does not obstruct visibility or access and is consistent with the architectural detailing of surrounding buildings. As ganged mailboxes facilitate community interaction they will be prominently located along public streets, adjacent to civic open spaces.

### **Street Furniture**

Benches, trash cans, and similar street furnishings will be provided in close proximity to every open space area within the MU-B Core as well as within designated Civic/Community areas. Such furnishings will consist of a dark finish with a coordinated style to achieve a uniform aesthetic theme throughout the community.



*Street furniture examples.*

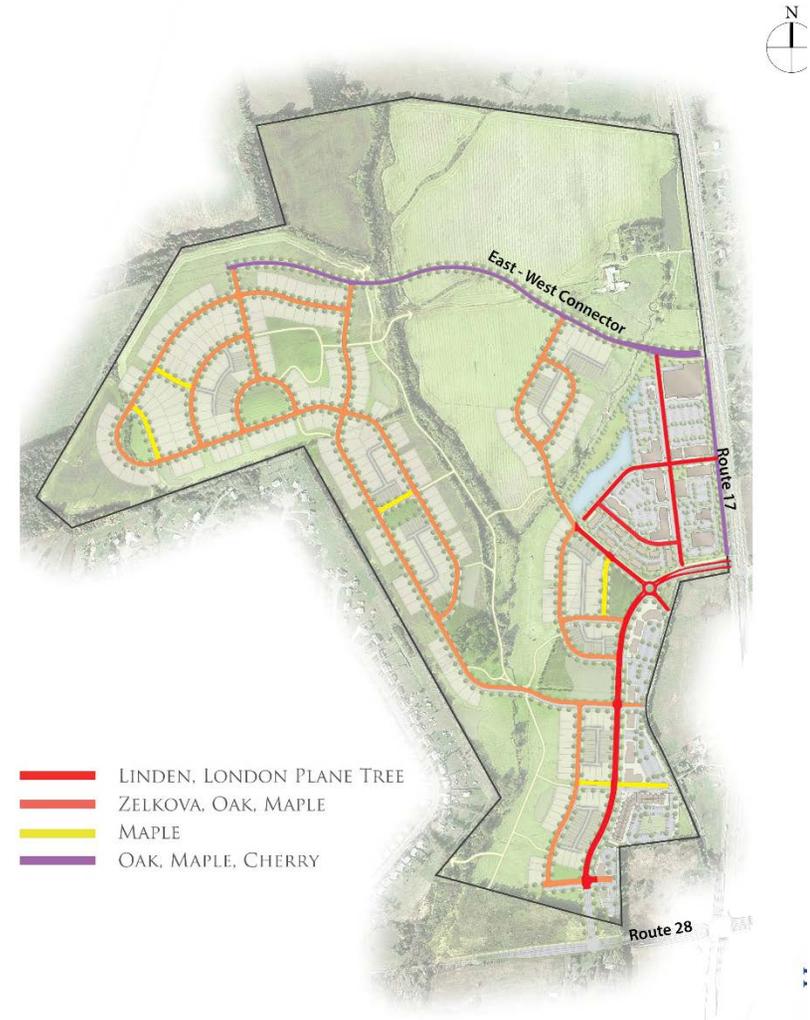
## Street Tree Program

A coordinated street tree program will differentiate between streets, provide shade, and add texture to the Mintbrook streetscape. Native deciduous street trees will be provided along both sides of every roadway within Mintbrook, and different combinations of deciduous species will be used to define the unique character and identity of each neighborhood.

The size of each street tree at the time of planting will be a minimum caliper of 2½". Street trees will be planted in the right-of-way between the sidewalk and curb, and will be spaced a maximum of forty (40) feet apart on center. Should such spacing and location standards need to be adjusted, approval by the Zoning Administrator may be granted administratively, provided the Developer demonstrates that the need for such adjustment is precipitated by opportunities to create unique aesthetic effects or accommodate utility crossings as delineated on the Concept Development Plan. The more urban streetscapes within MU-Bealeton (Neighborhoods A and B) and PRD (Neighborhood A along Lafayette Avenue (removed)) will be lined with Linden or London Plane Trees. All other PRD districts will have Zelkova, Oak, Maple, or Cherry as per the Street Tree Program Map. Moreover, a mix of Oak, Maple or Cherry trees will be provided along Jefferson Boulevard and Route 17.

The Mintbrook Street Tree Program when combined with the open space amenities (inclusive of the riparian network that is the backbone of the Greenway Corridor) provides a minimum 10% tree canopy as per Zoning Ordinance Sections 4-914.2. Pursuant to Zoning Ordinance Section 4-914.1, existing tree stands along the

riparian network will be incorporated into the site design via the Greenway Corridor.



**Street Tree Program Map**  
*See Appendix E for Enlarged Version of Map*

## Interconnectivity: Block Network

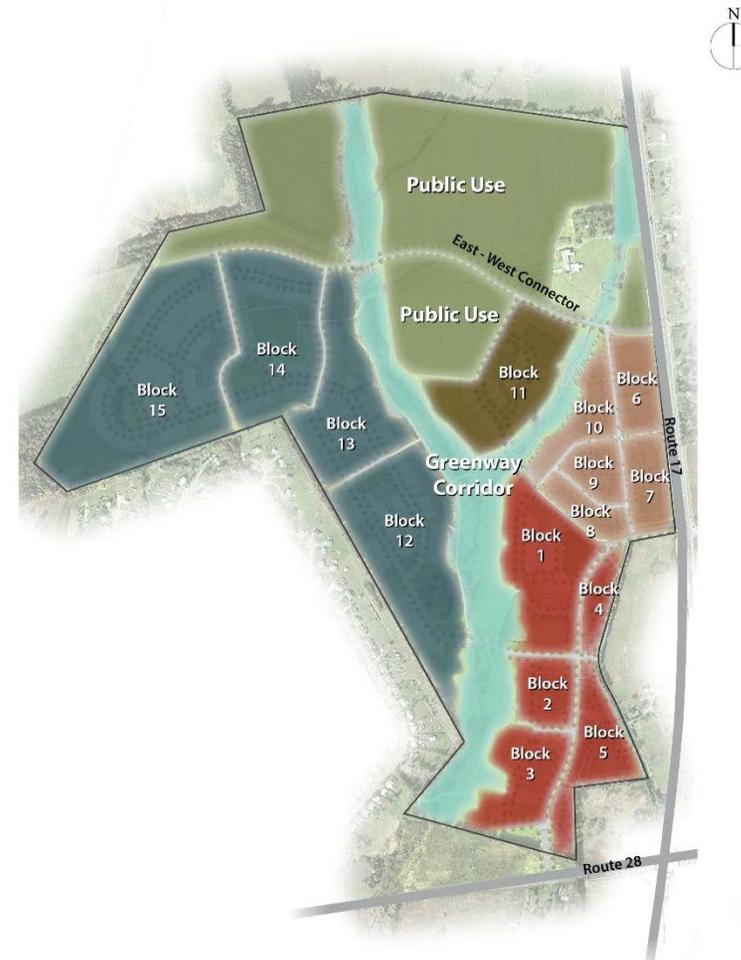
The MU-Core sub-district Zoning Ordinance Section 4-913 specifically requires the establishment of a “grid pattern or loose network forming blocks.” In accordance with the MU-Core ordinance requirements for a “loose network,” the MU-Bealeton Village Center (Neighborhood B) includes five (5) blocks.

Although the PRD ordinance does not specifically require the establishment of a block network, the district is intended to create pedestrian-oriented neighborhoods of traditional design. To that end, neighborhoods within the PRD are distinguished by a number of blocks that facilitate connectivity between PRD neighborhoods and the MU-Bealeton Village Center. The number of blocks by neighborhood within the PRD breaks down as follows; Neighborhood A - five (5) blocks; Neighborhood C - one (1) block complementing the public use site; Neighborhood D - four (4) blocks. Traditional Residential Streetscape Standards along with residential massing and building placement requirements will apply to all PRD blocks (Neighborhood A, C and D), to include both sides of Hancock Street and the west side of Lafayette Avenue.

Mixed use development is **proposed** within the MU-Bealeton zoned block located in Neighborhood A. **(Removed)** This area will be primarily mixed-use/commercial **and** urban street standards as well as the massing and building placement requirements established within the Village Center will apply.

The connectivity facilitated by the block structure is further enhanced by the project wide trail network that ties into the

sidewalks required on every street in Mintbrook be it the Village Center or in the surrounding PRD neighborhoods.



**Block Plan**  
*See Appendix E for Enlarged Version of Map*

## Lot Regulations

### Residential Lots

The residential components of Mintbrook will consist of a variety of lot sizes to achieve a mix of units and access formats. Such lot variation will facilitate a corresponding diversity in housing style and design, consistent with traditional forms of development as depicted by the Lot Regulating Map below.



### Lot Regulating Map

See Appendix E for Enlarged Version of Map

Single-family detached (SFD) lots will be the predominant form of residential development in the PRDs with village units (Removed) dispersed throughout. Alterations to the Lot Regulating Map may be approved by the Zoning Administrator so long as the overall intent of providing lot variety is not substantially diminished. The SFD program will consist of four lot categories, with lot widths ranging from 40' to over 70' and depths ranging from 110'-140' on average. With the exception of the largest lot category as set forth herein, SFD lots will be developed in both front-loaded and alley-served configurations. All lots will front on public streets, except for alley-served single-family detached and attached lots that may also front on formal greens as depicted on the Concept Development Plan. Multifamily and single-family attached, rear load will be (removed) residential types in MU-Bealeton.

The conceptual layout depicts lots at the average width for each category, but developed lot sizes will vary within a given block along individual streets. Each block comprising the Mintbrook Block Network, see the Street and Streetscape section of this document will include at least three different lot types to ensure such variation, in keeping with the range of types appropriate for each District and Neighborhood. Moreover, no three (3) adjacent SFD lots may be of the same width, with a minimum five (5)-foot difference in width between the smallest and largest of the three.

At least two blocks in Neighborhood A and three blocks in Neighborhood D will have village unit lots either facing a park or public street that serves as the main entry to the neighborhood from the collector road as noted on the C/GDP.

The four Single-Family Detached (SFD) categories will be both alley served and front loaded. The corresponding lot width ranges are:

Cottage Lot: 40' – 47'

Villa Lot: 48' – 54'

Bungalow Lot: 55' – 69'

Manor Lot: 70' +

The Single-Family Attached (SFA) and Multi-Family (MF) categories will either be alley-served or have parking relegated to the rear, interior to the block. The corresponding width ranges are:

Village (“Single-Family Attached Unit”) Lot: 16' - 24'

(Removed)

### Visually Prominent Lot Locations

All corner lots and lots which mark the entry to a neighborhood (indicated as High Visibility Lots on the C/GDP) will be wider than the standard lot to allow for proper private frontage treatments on both public streets. Acceptable treatments include porches, porticos, stoops, bay windows, walls, fences, and landscaping. Transparency standards for public street frontages will apply to both facades as specified by the standards of Part 3 of this COD.

### Commercial and Institutional Lots

Commercial and Institutional lots in the MU-Bealeton (Core Sub-district) will be developed in accordance with the design guidelines specified herein and pursuant to the layout shown on the C/GDP. Ultimate lot configuration will be determined with the COD Site

Plan, and will be consistent with the C/GDP layout and applicable street sections. The village center may be maintained as a single parcel subject to condominium ownership and/or leasehold boundaries.

Non-residential development in MU-Bealeton and PRD commercial area within Neighborhood A will adhere to the same building setback, massing and orientation standards applicable to the Village Center (Neighborhood B). (Removed)

## Distribution of Allowable Lot Types

The table below summarizes the distribution of lot types by zoning district and neighborhood in Mintbrook.

|           | District                    | MU-Bealeton |   | PRD |   |   | RA |
|-----------|-----------------------------|-------------|---|-----|---|---|----|
|           | Neighborhood                | A           | B | A   | C | D |    |
| Lot Type  | Cottage                     |             |   | X   |   | X |    |
|           | Villa                       |             |   | X   | X | X |    |
|           | Bungalow                    |             |   |     | X | X |    |
|           | Manor                       |             |   |     | X | X | X  |
|           | Village                     |             | X | X   | X | X |    |
|           | Multi-Family                | X           | X |     |   |   |    |
|           | Age Restricted Multi-Family | X           |   |     |   |   |    |
|           | Commercial/Mixed Use        | X           | X |     |   |   |    |
|           | Institutional               | X           | X |     |   | X | X  |
| (Removed) |                             |             |   |     |   |   |    |

**Table 2.D.1.** Allowable Lot Types by Zoning and Neighborhood.

† Limited to the existing farm house to remain.

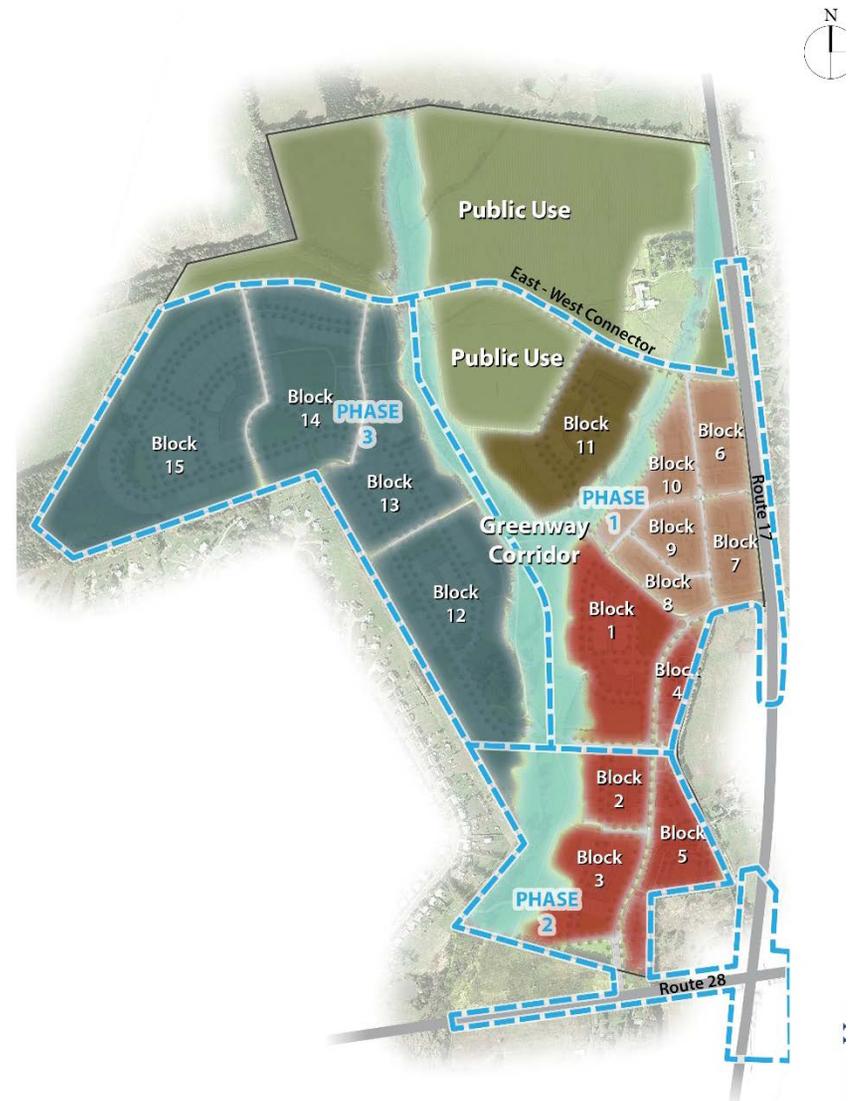
## Phasing

The development of residential and commercial uses will occur pursuant to an annualized phasing program as specified in the Mintbrook Proffer Statement. Infrastructure will be developed to support and correspond with the land use phases. In general, such development is anticipated to commence in the PRD-zoned Neighborhood A on the east side of the Greenway corridor, and gradually extend north and west into the MU-Beaeton and other PRD neighborhoods, respectively. **Transportation phasing and improvements are subject to VDOT approval based on review of associated Transportation Impact Analysis and are therefore subject to change by VDOT.**

The phasing of project Infrastructure, to include off-site transportation improvements, will proceed as generally depicted on the *Conceptual Transportation and Infrastructure Phasing Plan* of the C/GDP and proffer statement, and may be summarized as follows:

### Phase 1:

- Internal roads, sub-surface infrastructure, and open spaces serving Blocks 1, 4, and 5 (Neighborhood A); Blocks 6, 7, 8, 9, and 10 (Neighborhood B); and Block 11 and the public use site (Neighborhood C).
- Two-lane section of Jefferson Boulevard will be constructed from its intersection with VA Route 17 to a point immediately west of Hancock Street.
- The intersection of VA Route 17 with Lafayette Avenue will be signalized during this phase and related frontage improvements along Route 17 will also be completed. If



**Phasing Map**  
*See Appendix E for Enlarged Version of Map*

VDOT warrants are met, signalization at VA Route 17 and Jefferson Boulevard will also be completed.

Phase 2:

- Internal roads, sub-surface infrastructure, and open spaces serving Blocks 2 and 3 (Neighborhood A).
- Improvements to VA Route 28 will be completed during this phase.
- Improvements to the intersection of VA Route 28 and VA Route 17, to include modification of the existing traffic signal.

Phase 3:

- Internal roads, sub-surface infrastructure, and open spaces serving Blocks 12, 13, 14, and 15 (Neighborhood D).
- Extension of the two lane section of Jefferson Boulevard to a point immediately west of the intersection with Blair Way.

**Phasing of Single Story Residential In PRD District**

Each phase of development described above will include a minimum number of single or one and a half story units in the PRD District, as follows:

Phase 1: three (3) one and/or one and a half story units.

Phase 2: two (2) one and/or one and a half story units.

Phase 3: seven (7) one and/or one and a half story units.

Said units will be dispersed throughout the specified phase, with none grouped on adjacent lots or facing each other across a public street.

## **PART 3 – LOT & BUILDING REQUIREMENTS**

### **Deviations**

The Zoning Administrator may approve deviations from any requirement or component of *Part 3 – Lot & Building Requirements* pursuant to justification that the requested deviation is appropriate and/or necessary to advance development of the project and will result in built conditions consistent with the intended character of the project. No deviation shall be granted that would (1) result in an increase in the overall residential density or commercial intensity of the project, (2) introduce residential types not otherwise contemplated by this Code of Development, or (3) substantially alter the acreage designated for residential and commercial land uses. Any deviation that would result in any of these outcomes will require approval of a new rezoning and/or proffer amendment by the Fauquier County Board of Supervisors.

## Lot Layout and Building Design

Like a traditional town, Mintbrook locates its lower density, larger residential lots along the periphery within its PRD (Neighborhood D and C) and higher density, smaller lots with greater mixing of uses closer to the MU-Beaeton (i.e. Neighborhoods A and B). Building placement on the lot relative to the street as well as massing and private frontage also varied in traditional towns, depending upon location relative to the center or edge of town.

These time-tested principles have been codified by a New Urbanist planning tool known as “the Transect.” Although “the Transect” terminology has not been formerly adopted by the Mintbrook COD, its fundamental organizing principle - namely, that the intensity and density of development varies along a continuum for an urban core to an agrarian landscape - does apply to Mintbrook.

## PRD Residential - Neighborhoods A, C, & D: General Lot Layout Standards

**Front Building Setbacks:** The front plane of the primary building will be located in the area between the minimum and maximum front setback dimensions from the edge of the public right of way (be it a public street or civic open space designated for public gathering,) which is hereafter referred to as the setback range. Specific front, side and rear setback requirements by neighborhood with the PRD are provided in Table 3.A.1 at the end of Part 3.A.

**Allowable Private Frontages:** Porches, porch stairs, porticos, balconies, bay windows, raised dooryards, planters, entrance stoops, and similar appurtenances such as chimneys may encroach upon this setback area, but not extend into the public right of way. **Rear decks for rear load townhouse units may extend into the rear yard.** Such features may also extend into any required side yard but not nearer than three (3) feet to any lot line. Encroachments must be dimensioned so as to be authentic and usable as follows:

Porch clear depth - 6' minimum

Stoop clear depth - 5' minimum

Balcony clear depth - 4' minimum

**Accessory Structures:** All detached accessory structures will be located on the rear half of the lot, and will conform to the minimum side and rear yard requirements applicable to the primary structure.

**Garages:** All garages will be sized to accommodate no more than two (2) vehicles, with a maximum width of twenty-four (24) feet. Garages will be set back a minimum fifteen (15) feet from the plane formed by the front edge of the stoop, porch, or other

appurtenance located nearest the public street, so long as such appurtenance is a minimum of 5' in width. In the absence of any such appurtenance, garages will be set back a minimum of fourteen (14) feet from the front edge of the primary building mass as stipulated by Zoning Ordinance Section 4-107.C.3. Garages located on corner lots may be side-loaded, however they must be setback eight (8') from the front wall of the house. Garage openings will be set back a minimum of twenty (20) feet from the sidewalk for both front and side-loaded units.

**Curb-cuts:** The curb-cut onto a public street for a front loaded lot will not exceed **twelve (12)** feet in width. **Driveways shall then taper at up to a 45 degree angle from the back of sidewalks to a maximum of 18 feet wide.** No alley-served lots will be permitted a curb-cut onto the public street fronting the lot.

**Lot and Building Layout Variety:** A variety of single-family detached and attached residential lot types are envisioned for Mintbrook's PRD Neighborhoods A, C and D. To ensure such variation, no three (3) adjacent SFD lots may be of the same width, with a minimum five (5)-foot difference in width between the smallest and largest of the three. Specific standards for ensuring such variety are outlined in the *Lot Layout and Building Standards Tables* in Part 3 of this document, as well as Appendix B: Building Materials.

### **MU-Bealeton Village Center: General Lot Layout Standards**

**Front Build-to Lines:** The front plane of the primary building will be located at a fixed dimension from the edge of the public right of way (be it a public street or civic open space designated for public gathering,) which is hereafter referred to as the build-to-line.

Specific front build-to-line, side and rear setback requirements by neighborhood within MU-Bealeton (Neighborhood B) and the PRD-commercial (Neighborhood A) are provided in Table 3.A.1 at the end of Part 3.A.

**Lot and Building Layout Variety:** In accordance with Zoning Ordinance Section 4-909.6, a variety of commercial, mixed use, institutional and higher density residential buildings are envisioned within the MU-Bealeton Village Center (**removed**) to include, but not limited to, single-tenant buildings, multi-tenant buildings, multi-story buildings with retail use on the first floor and office **on second floor, single family attached and multi-family units.** Commercial buildings adjacent to VA Route 17 **and Village Main Street** will be oriented to face the public right of way, with the majority of parking located to the rear within the interior MU-Bealeton's two blocks abutting Route 17. Buildings that line the "Village Main Street" and Central Plaza of the Village Center will include mixed use buildings (retail on the first floor with offices **removed**) over).

### **Drainage Design**

Low Impact Development (LID) measures will be incorporated into the design of stormwater management facilities to the extent practical. Such measures may include bio-filters, vegetated swales or soil amendments, and/or similar techniques.

## Project-wide Building Design Standards

To promote “variety” as stipulated by Zoning Ordinance Section 4-911.4, a range of architectural styles will be used in Mintbrook. Each of these styles shares similar proportions, details, massing, materials, and roof forms that are consistent with a pedestrian-oriented, traditional built environment.

Accepted architectural styles in Mintbrook’s PRD residential neighborhoods will include Virginia Classical, Colonial Revival, Victorian, Arts & Crafts (i.e. Bungalow and Four Square), and Piedmont Vernacular. Within the MU-Bealeton Village Center (removed) the design of commercial, mixed use, and multi-family residential buildings will be consistent with 18<sup>th</sup> to 20<sup>th</sup> century American architectural styles, to include those characterized by flat roofs with parapets and the “factory” building of the late 19<sup>th</sup> and early 20<sup>th</sup> century.

Buildings should be compatible with the elements of these traditional styles. Although unique interpretations are allowed, and more modern architectural styles may be submitted, dramatic deviations from the proportions, scale and massing and color palettes of these historic styles will be subject to the approval of the Zoning Administrator with input from the Town Architect.

Residential buildings that share the same street (i.e. face each other) should be of compatible scale with similar levels of detailing, as if they were built en masse at the same time period. Classical Styles are usually compatible with Colonial Revival and Victorian. Colonial Revival, Victorian, Arts and Crafts and Piedmont Vernacular are typically compatible. Commercial buildings can be a mix of

styles to create the impression of a village center that has developed incrementally over time.

Employing over three styles along one street for the length of one block, however, would detract from a sense of cohesion and place. For instance, a street could look very handsome with a group of three or four identical styles (i.e. all Classical) either adjacent to each other or opposite each other, with different porch and stoop detail treatments. Submittals should include graphics that depict acceptable “private frontage” treatments that can be combined with two to three styles per street by block segment.

A more detailed description of design elements associated with each of the acceptable architectural styles that are critical for establishing pedestrian-scale and authenticity is provided in Appendix A, to include images of built examples. The following overarching design guidelines however will govern the form, and massing of the residential blocks, regardless of style. They are to be applied in conjunction with the lot layout, building height and lot requirements and architectural style tables located at the end of Part 3.C. They should also be applied in conjunction with the specific building design standards included in *Appendix B: Building Materials*.

## PRD Residential - Neighborhoods A, C, & D: Building Design Standards

In order to comply with Zoning Ordinance 4-114 which establish general standards for rezoning to a Planned Residential District (PRD), Mintbrook’s PRD residential neighborhoods (A, C, & D) will develop in accordance with the building design standards included

in the *Lot Layout and Building Standards Tables* (Removed); Appendix B; and the and the following standards.

1. The main mass of the building will have all of the ground floors on the same level, typically a minimum of 18" above the top of sidewalk. (Exceptions may be made to provide handicapped accessible single family detached lot types.) Split level designs will only be permitted when deemed consistent and complementary to the overall design character of Mintbrook.
2. A predominantly two-story street elevation is encouraged with a minimum of 50% of homes comprised of two stories, although one-story single family detached units are allowed, except on High Visibility Lots designated on the C/GDP. Single family attached Village units may be either two or three stories. Maximum building heights will be as specified by the Fauquier County Zoning Ordinance.
3. Minimum of twelve (12) units will be comprised of one (1) or one and a half (1½) stories, and will be dispersed throughout the PRD neighborhoods by phase. Such units cannot be grouped on adjacent lots or face each other across a public street.
4. Similar building elevations will be separated to minimize repetitive floor plans and elevations. For single-family detached homes, no identical house front elevation may be repeated more than once in any grouping of six (6) adjacent lots sharing frontage on a common street, and at least three (3) different elevations will be required in any such grouping. No identical building elevation may be constructed on lots that are either adjacent or face each other across a public street.
5. The same or similar exterior wall color may not be used on houses that are either adjacent or face each other across a public street.
6. Entrances that transition from private buildings to the public street will predominate, such as porches, stoops, courtyards, and similar features. One street-facing entrance per lot (minimum) is required, except for lots fronting an Open Space Amenity, where the primary entrance will face said amenity.
7. Attic windows are encouraged for all front facing gables.
8. At least 50% of the single family detached units will have front porches with a minimum depth of six (6) feet.
9. Corner Lots will have the same degree of transparency on both street elevations and encroachments on each of the two sides adjacent to the public streets, namely; single or double story porches, stoops, forecourts, dooryard terrace entries, bay windows, balconies.
10. In order to be compatible with the small town scale envisioned for Mintbrook, **single-family attached** groupings will not exceed **132 feet in length per "stick."** **This is measured to the outside building wall and excludes covered porches and other permitted encroachments.**

## MU-Bealeton: (Removed) Building Design Standards

In order to comply with Zoning Ordinance Section 4-918 which establish overall standards for the MU-District, the MU-District will develop in accordance with the building design standards included in the *Lot Layout and Building Standards Tables (Removed)*; Appendix B; and the following standards. Moreover, buildings in the Village Center will be subject to the detailed design guidelines of *Appendix A – Architectural Styles*.

Commercial buildings will be designed with massing and detailing that promotes pedestrian-scale and a sense of enclosure along key pedestrian streets and plazas. To achieve enclosure, building heights will range from 1 to 4 stories. A half story may be achieved either by the use of dormers on a sloped roof or with a parapet wall (minimum 4'-0" from the top of roof) that provides a signage area over the ground floor storefront and awning. The extent of 1.5 story buildings will not exceed one-third of the linear frontage along any one block side facing a key pedestrian street. Buildings fronting Route 17 will be a minimum of 1.5 stories with exception of two buildings on either side of the "Village Access Road," which will be 2 stories. Any building designated as a two-story building on the C/GDP will consist of two or more functional stories. A minimum of five (5) separate multi-family, commercial or mixed use buildings within the Village Center will consist of two or more stories.

1. Architectural elements may include a mix of sloped roofs (mansards), flat roofs with articulated parapets (tall enough to conceal mechanical equipment), pitched roofs, tower features, and dormers.

2. Street elevations must include; adequate transparency (i.e. windows with clear glazing,) regularly spaced entries, a variety of private frontage treatments (i.e. stoops, porches, terraces, storefronts and awnings, etc.) and substantial vertical breaks in the plane of the wall. Commercial buildings should have at least 60% clear glazing on all street-oriented facades between 2' and 10' in height. Entries should occur at no greater than 60' intervals unless the building is a civic institutional structure such as a church, library or museum.



*Example of two-story building design in Village Center.*

3. Awnings, trellises and other shading devices are to be used to provide pedestrian cover along storefronts and entrances. These features will be designed to be in harmony with the blend of architectural styles. Permanent canopies with colonnades are to be used along the building frontage in a manner that will be in harmony with the architectural styles and variegated facades.
4. Maintain consistent scale and ensure an identity and authenticity of "place" by ensuring no more than three architectural styles along any one block face along a public street.



*Example of pedestrian scale building design.*

5. Large tenants and mini anchors will incorporate pediments and gable fronts, varied parapet lines and canopies and porticos in order to reduce the scale of the large facades. Large footprint establishments will also ensure pedestrian-oriented scale via wall detailing that provides a vertical break (via pilaster, indentation, door, window or some other architectural treatment such as a trellis) at least every 60’.
6. When adding architectural elements onto a façade, do not mix architectural styles on one building. The result is a hybrid that does not look authentic. Use only one style per building unless there is a conscious intent to be eclectic. As with the application of more modern architectural styles, dramatic deviations from the proportions, scale and massing and color palettes of Mintbrook’s acceptable historic styles will be subject to the approval of the Zoning Administrator with input from the Town Architect.



*Example of one-story façades along Village Main Street.*

7. Long, uninterrupted and unarticulated walls are not acceptable. Walls without openings should not exceed 20’ in length.
8. Tower features may be used to orient pedestrians and enhance buildings at outdoor public spaces such as plazas and courtyards. However, their detailing requires careful consideration of materials and proportioning in order to render an authentic feel. Authentic tower design has a clean break between materials (be it brick and wood) at the cornice line (not interlocking.) Overall proportions should be more vertical as opposed to square or horizontal.
11. Buildings visible from all sides are to be treated as four sided architecture with consistent articulation and detail.
12. In order to be compatible with the small town scale envisioned for Mintbrook, **single-family attached** groupings will not exceed **132 feet** per “stick.” **This is measured to the outside building wall and excludes covered porches and other permitted encroachments.**

### Mechanical Equipment and Service Area Screening

1. Rooftop mechanical units will be shielded from view through the use of parapet walls (minimum 2'-6" tall,) roof mansards, and other features integral with the architecture.
2. Freestanding trash dumpsters will be enclosed in masonry surrounds that are compatible and in harmony with the architecture of the buildings. Walls will be of a dense pattern (i.e. lattice or slats) or solidly opaque (i.e. masonry or siding) so as to conceal and be at least as high as the trash container, and gates will be painted steel in harmony with colors on the buildings or wood.
3. Service areas will be screened with walls similar in material finish and color to the adjacent building façade.
4. Exposed gutters and downspouts are not permitted on the front or side facades of the buildings.



*Example of Multi-family, Age Restricted.*



*Example of Multi-family*

## Lot Layout and Building Standards Tables

**Table 3.A.1. Lot Layout Standards for MU-Bealeton Village Center**

| District            | MU-Bealeton  |  |                                      |  |   |
|---------------------|--|--|--------------------------------------|--|---|
| Neighborhood        | B  |  |                                      | A  |   |
| Lot type            | Mixed Use/Commercial/Institution                         | Multifamily  | Single-Family Attached               | Mixed Use/Commercial/Institutional                       | Age Restricted Multi-Family Residential |
| Front Build-to-Line | 0'   | 0' - 5'  | 8' – 15'                             | 0'   | 0' – 25'                                |
| Side Setback        | 5'-10' (end unit including along pedestrian passageways) | 5'-10' (end unit including along pedestrian passageways) | 5' – 10' (end unit)                  | 5'-10' (end unit including along pedestrian passageways) | 15'                                     |
| Rear Setback        | 5' min   | 5' min   | 5' min                               | 5' min   | 15'                                     |
| Private Frontages   | Storefront & awing colonnade, arcade, terrace.           | Stoop porch, balcony, fence or wall.                     | Stoop porch, balcony, fence or wall. | Storefront & awing colonnade, arcade, terrace.           | Stoop porch, balcony, fence or wall.    |

**Table 3.A.2. Lot Layout Standards for PRD Residential**

| District          | PRD                                |                             |                  |                              |                  |                   |                                    |                    |                    |                  |                   |               |
|-------------------|------------------------------------|-----------------------------|------------------|------------------------------|------------------|-------------------|------------------------------------|--------------------|--------------------|------------------|-------------------|---------------|
| Neighborhood      | A                                  |                             |                  | C                            |                  |                   |                                    | D                  |                    |                  |                   |               |
| Lot Type & widths | Village<br>16'-24'                 | Cottage<br>40'-47'          | Villa<br>48'-54' | Village<br>16'-24'           | Villa<br>48'-54' | Bunga.<br>55'-69' | Manor<br>70'+                      | Village<br>16'-24' | Cottage<br>40'-47' | Villa<br>48'-54' | Bunga.<br>55'-59' | Manor<br>70'+ |
| Front SB *        | 8'-12'                             | 10'-15'                     | 10'-15'          | 10'-15'                      | 15'-20'          | 10'-20'           | 15'-20'                            | 10'-15'            | 10'-20'            | 15'-20'          | 15'-20'           | 15'-30'       |
| Side SB           | 10' (end unit)                     | 5'-10'                      | 5-10'            | 10' (end unit)               | 5-10'            | 5'-10'            | 5-10'                              | 10' (end unit)     | 5'-10'             | 5-10'            | 5'-10'            | 5-10'         |
| Corner**          | 5' -10'                            | 10'-15'                     | 10'-15'          | 5' -10'                      | 15'-20'          | 10'-15'           | 15'-20'                            | 5'-10'             | 10'-15'            | 15'-20'          | 15'-20'           | 15'-20'       |
| Rear SB           | 5' min.                            | 5' min.                     | 5' min.          | 5' min.                      | 5' min.          | 5' min.           | 5' min.                            | 5' min.            | 5' min.            | 5' min.          | 5' min.           | 5' min.       |
| Private Frontages | stoop, porch, balcony, fence, wall | porch, balcony, fence, wall | See A.           | porch, balcony, fence, hedge |                  | See A.            | porch, balcony, fence, hedge, wall |                    |                    |                  |                   |               |

\* A front Build-to-Line (BTL) of 15' applies to all residential lot types along Lafayette and Hancock Avenues **within Neighborhood A**. \*\* Corner Lots shall be a minimum 35 % wider than the adjacent Single-family Attached Lots and 25% wider than the adjacent Single Family Detached lot widths in order to accommodate private frontage treatments along both public streets. **(Removed)**

**Table 3.A.3. Building Height and Lot Requirements by District and Neighborhood**

| District                                     | MU-Bealeton  |   |  | PRD  |   |   |
|--|--|---|--|--|---|---|
| Neighborhood                                 | A  | A   | B- Village Center  | A  | C   | D   |
| <b>Allowable Lot Types</b>                   | Multi-family, Commercial/ Mixed Use, Institutional   | Age Restricted Multi-Family Residential   | Multi-family, Commercial/ Mixed Use, Institutional   | Cottage, Villa, Village  | Villa, Bungalow, Manor, Village   | Cottage, Villa, Bungalow, Manor, Village  |
| <b># Stories/Height</b>                      | 1- 4/max. 55'  | 3-4/max. 60'  | 1 – 4/max. 55'   | 1-3/max. 45'   | 1-3/max.45'   | 1-3/max. 45'  |
| <b>Floor Height*</b>                         | 13' (12' clear)  | NA  | 13' (12' clear)  | NA   | NA  | NA  |
| <b>Transparency (along public streets)**</b> | 60% between 2' and 10' in height. Window sills shall not be greater than 3' above the adjacent sidewalk.   | 30% min. between 2' and 10' above the top of the adjacent sidewalk. 30% min. for floors above first.  | 60% between 2' and 10' in height. Window sills shall not be greater than 3' above the adjacent sidewalk  | 30% min. between 2' and 10' above the top of the adjacent sidewalk. 30% min. for floors above first.   | 30% min. between 2' and 10' above the top of the adjacent sidewalk. 30% min. for floors above first.  | 30% min. between 2' and 10' above the top of the adjacent sidewalk. 30% min. for floors above first.  |
| <b>Door/Entrance Orientation</b>             | Primary entrance faces the street.   | The 1 <sup>st</sup> story units facing the public streets will include individual unit entrances. All other units will be accessed through a shared entrance located at the rear of the building. | Primary entrance faces the street, plaza or private access. All buildings facing Route 17 will include an operable door on the façade facing said roadway. | Primary entrance faces street or open space.   | Primary entrance faces street or open space.  | Primary entrance faces street or open space.  |
| <b>Car Storage***</b>                        | (Removed) To the rear for all residential and commercial/mixed use structures facing Routes 17 and 28, Jefferson, Hancock and Lafayette. (Removed) | Surface Parking Lots located behind the building.   | (Removed) To the rear for all residential and commercial/mixed use structures facing Routes 17, Jefferson, Hancock and Lafayette. (Removed)                | Rear-loaded: (Removed) Garages accessed by alleys. Front-loaded: Set back minimum 15' from the front appurtenance Side-loaded: Set back minimum 8' from the front wall of the house. All: Set back min. 20' from sidewalk. | Rear-loaded: (Removed) Garages accessed by alleys. Front-loaded: Set back minimum 15' from the front appurtenance. Side-loaded: Set back minimum 8' from the front wall of the house. All: Set back min. 20' from sidewalk. | Rear-loaded: (Removed) Garages accessed by alleys. Front-loaded: Set back minimum 15' from the front appurtenance. Side-loaded: Set back minimum 8' from the front wall of the house. All: Set back min. 20' from sidewalk. |

(Removed)

\*Applicable to Commercial/MU Ground Floor Conditions as per Zoning Ordinance Section 4-911.

\*\* Blank lengths of walls along primary streets (devoid of openings, transparency or architectural treatment such as trellises) are prohibited; applicable to building facades facing Route 17/private access drive.

(Removed)

## Parking and Loading Standards

### General Parking Standards

The typical off-street parking space will consist of 162 square feet (9' x 18'), regardless of its angle of orientation. The minimum width of parking lot aisles will be 22' to accommodate two-way traffic.

Off-street parking facilities serving commercial uses will be oriented to the interior of lots to minimize visibility from public streets, to the extent practicable. Where a parking lot is located on the perimeter of a lot, it will be set back at least 10' from any public street right-of-way and 5' from all other property lines.

On-street parking spaces may be used to satisfy minimum commercial requirements when such spaces are located in the same block as the commercial use.

### Parking Levels

Off-street parking in Mintbrook will be provided pursuant to the requirements of the Fauquier County Zoning Ordinance, Section 4-114.1 and 4-915.4, taking into consideration the requirements of anchor establishment parking and unless otherwise specified herein.

The PRD residential development will provide a minimum of 2 off-street parking spaces per unit. The total number of parking spaces provided for the institutional and community recreation uses will be determined by the floor area for such uses as ultimately

developed. Tabulations of required and provided parking spaces will be included with all Code of Development Site Plan applications.

The five (5) block layout of the MU-Bealeton "Village Center" (Neighborhood B) includes surface parking sufficient to meet two thirds of the full requirement applicable to the maximum build-out of individual uses as quantified in the accompanying tabulation on the following page. The 30% parking reduction, which includes the 20% reduction permitted by the Zoning Ordinance, will be mitigated through formal shared parking agreements per Section 7-102.18 of the Zoning Ordinance.

Parking will be achieved via a combination of on-street parallel parking and parking lots relegated to the rear of buildings facing Route 17, as shown on the C/GDP. (Removed). It should be noted that by providing parking pursuant to the conceptual use program, both the County and prospective tenants will be assured that adequate facilities will exist to satisfy demand as uses evolve over time.

(Removed)

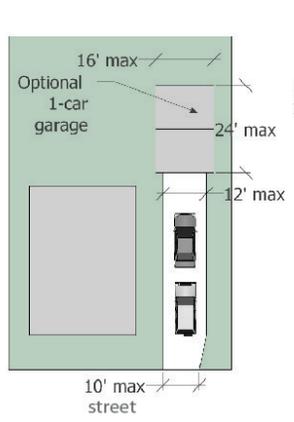
**Parking Tabulation: MU-Bealeton Village Center**

| <b>Building, Use</b>                                   | <b>GFA (SF)</b> | <b>Parking Ratio<br/>(per Article 7)</b> | <b>REQ<br/>Parking</b> |
|--|-----------------|--|------------------------|
| A, Grocery*  | 53,000          | 5/1000 SF + 6/1000 SF                    | 317                    |
| B, Retail  | 12,250          | 5/1000 SF + 6/1000 SF                    | 73                     |
| B, Office  | 12,250          | 1/222 SF                                 | 51                     |
| C, Retail  | 5,700           | 5/1000 SF + 6/1000 SF                    | 33                     |
| C, Office  | 5,700           | 1/222 SF                                 | 26                     |
| D, Fast Food   | 2,700           | 1/4 seats                                | 23                     |
| E, Retail  | 13,200          | 5/1000 SF + 6/1000 SF                    | 78                     |
| E, Office  | 13,200          | 1/222 SF                                 | 59                     |
| F, Retail  | 12,250          | 5/1000 SF + 6/1000 SF                    | 16                     |
| F, Office  | 12,250          | 1/222 SF                                 | 51                     |
| G, Retail  | 9,300           | 5/1000 SF + 6/1000 SF                    | 55                     |
| G, Office  | 9,300           | 1/222 SF                                 | 42                     |
| H, Bank  | 4,700           | 1/250 SF                                 | 19                     |
| I, Pharmacy  | 14,700          | 5/1000 SF + 6/1000 SF                    | 87                     |
| M-S, Retail  | 45,400          | 5/1000 SF + 6/1000 SF                    | 271                    |
| M-S, Office  | 23,850          | 1/222 SF                                 | 107                    |
| U,V, Retail  | 10,500          | 5/1000 SF + 6/1000 SF                    | 62                     |
| U,V, Office  | 5,250           | 1/222 SF                                 | 24                     |
| <b>Commercial Required Spaces:</b>                     |                 |  | <b>1,394</b>           |
| J-L, Multi-Family                                      | 102 units       | 1.5/unit                                 | 153                    |
| Multi-Family - Age Restricted                          | 100 units       | 1.5/unit                                 | 150                    |
| Single-Family Attached                                 | 60 units        | 2/unit                                   | 120                    |
| <b>Village Center - Total Required Spaces (Gross):</b> |                 |  | <b>1,817</b>           |
| <b>20% Reduction per FCZO Sec. 4-915.1:</b>            |                 |  | <b>(363)</b>           |
| <b>Village Center - Total Required Spaces:</b>         |                 |  | <b>1,454</b>           |
| <b>Village Center - Total Provided Spaces**:</b>       |                 |  | <b>1,605</b>           |

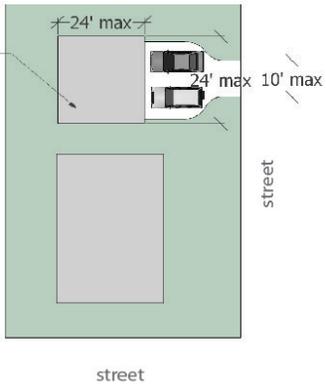
\* 5 spaces for first 1000 SF, 6 spaces for every 1000 SF thereafter.

\*\*Includes 120 driveway/garage spaces for SFA units.

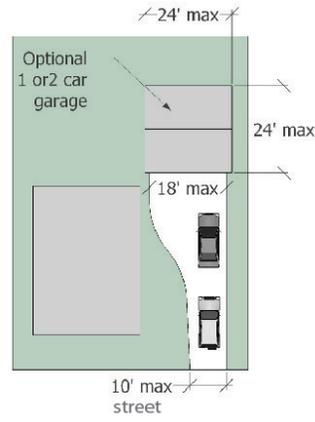
# Parking Options – PRD Residential Neighborhoods



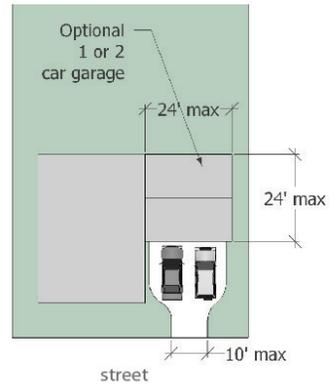
**SFD #1**  
(Front Load)



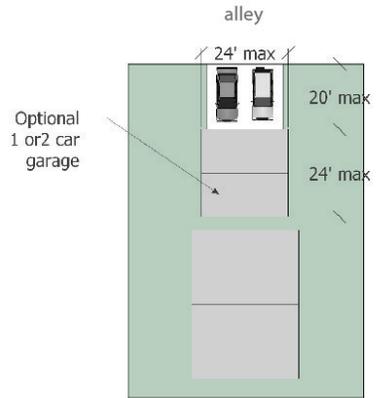
**SFD #2**  
(Side Load)



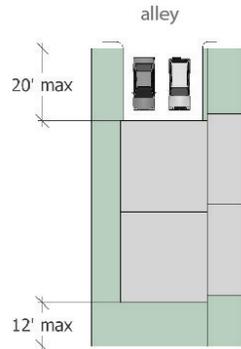
**SFD #3**  
(Front Load)



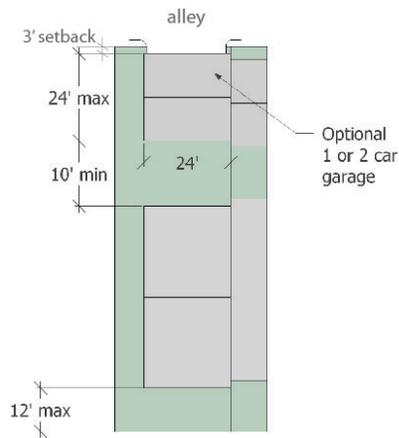
**SFD #4**  
(Front Load)



**SFD #5**  
(Rear Load)



**SFA #1**  
(16'-18')



**SFA #2**

## **Loading**

Pursuant to Zoning Ordinance Section 4-918.4, and as noted on the C/GDP, off-street loading areas will be located to the rear of principal building or otherwise screened with walls, fencing and/or landscaping to minimize visibility from the public right of way or residential buildings.

## **Parking Lot Landscaping and Screening**

Parking lots serving the commercial, community, and civic uses in Mintbrook will include interior and perimeter landscaping to mitigate the visual impacts of such facilities.

Raised landscaped islands will be provided at the ends of interior parking bays, which will be equal in length to the adjoining spaces and of sufficient width to accommodate the planting of shade trees. In larger parking lots with bays comprised of sixteen (16) or more spaces, landscaped islands will be provided in the center of the bays. Shade trees will be planted at a ratio of one (1) per ten (10) spaces. Shade trees will be distributed throughout the parking area, with an emphasis on the raised islands at the end of bays, to the extent practicable.

In accordance with Zoning Ordinance Section 4-914.4.B, where a parking lot is visible from a public gathering space or a residential building, the lot will be screened by either a hedge or knee wall structure that runs the length of parking lot bay, as noted on the C/GDP. (Removed) Masonry walls will be capped with concrete, brick or limestone, ranging from 2.5' (minimum) to 3.5' (maximum), and may be further combined with landscaping.

(REMOVED)

Loading bays and dumpsters will be situated to minimize visibility from public streets. Loading bays will be screened from view from public streets, public gathering areas and residential buildings either through the location/orientation of loading areas, landscaping, or structural treatments, or a combination thereof. Dumpsters will be fully screened by an opaque fence or wall.

## **Utility Screening:**

All above-ground utility equipment (i.e. electric transformers, phone pedestals, etc.) will be screened from view from public streets and formal open spaces via landscaping, masonry walls, or a combination thereof, in a manner that is complementary to the streetscape and architectural characteristics of the block. Boxes for utility interfaces will be placed on either the side or rear of buildings to minimize visibility from public streets and open spaces.

## **On-Lot Lighting:**

All surface parking lots will be illuminated to meet the performance standards of the Fauquier County Zoning Ordinance. A photometric plan will be provided with the Code of Development Site Plan to demonstrate such conformance. The fixtures used for such lighting will be consistent with those used to illuminate public streets as described previously in this Code of Development.

(Page Removed)

## Appendix A – Architectural Styles

The tables and images on the following pages provide an overview of the conceptual architectural information for Mintbrook. However, detailed guidelines concerning the range of acceptable architectural styles noted within this Code of Development for residential, commercial, and institutional buildings will be submitted for review and approval by the Zoning Administrator prior to issuance of the first building permit for the project. The Zoning Administrator will be advised by the Town Architect during review of the detailed guidelines, but will not be bound by any such input.

In addition to incorporating the provisions of the Code of Development, the detailed architectural guidelines and Code of Development Site Plan will demonstrate conformance with the provisions of Section 4-911 of the Zoning Ordinance, which govern the specific building requirements of the MU-Beaeton District.

## Architectural Elements by District

| Architectural Elements       | MU-Bealeton†  | PRD Residential  |
|------------------------------|---|--|
| <b>Architectural Styles:</b> | 18 <sup>th</sup> - 20 <sup>th</sup> century American  | Virginia Classical, Colonial Revival , Victorian, Piedmont Vernacular, Arts & Crafts   |
| <b>Materials and Texture</b> | Wood, masonry board, brick, <b>stone allowed for walls. High quality vinyl allowed for walls on residential only. (Removed).</b> All exposed foundation walls to be veneered or parged with either a brick or stone watertable or wood drip and skirt. Membrane roofing at flat roofs. Architectural asphalt, copper, standing seam or painted tern at pitched roofs. | Wood, masonry board, brick, stone or high quality vinyl for walls. All exposed foundation walls to be veneered or parged with either a brick or stone watertable or wood drip and skirt. Architectural asphalt shingles, standing seam steel or painted tern at pitched roofs. |
| <b>Private Frontages</b>     | Storefronts, Arcades, Colonnades, Porticos, Stoops, Dooryard Terrace, Balconies.  | Stoops, Porch, Balconies, Fence, Common Lawn.  |

†Mixed use development of MU-B acreage in Neighborhood A will require separate rezoning.

## Architectural Characteristics by Style

|                              | <b>18<sup>th</sup> - 20<sup>th</sup> century American<br/>(Mixed Use/Commercial)</b>  | <b>Virginia Classical &amp; Colonial<br/>Revival<br/>(PRD Residential)</b>  | <b>Victorian &amp; Piedmont<br/>Vernacular<br/>(PRD Residential)</b>   | <b>Arts and Crafts<br/>(PRD Residential)</b>  |
|------------------------------|---|---|--|---|
| <b>Roof Form &amp; Pitch</b> | Flat roof with 2'6" min. parapet wall or shallow hip (4:12-6:12) with cornice. Occasional use of true classical gable (5:12-7:12) or revival (7:12 -12:12).                           | True classical gable (5:12-7:12) or revival (7:12 -12:12). Hips at dormers allowed.   | Gable (6:12- 12:14.) Dormer hips allowed.  | Gable & hip (4:12 to 7:12) on main block & dormers.   |
| <b>Roof-line &amp; Trim</b>  | Roof-line: classical profiles at eaves, cornices, rake trim, cornerboards. Minimal overhangs allowed if in keeping with style. Overhangs 4" – 12" for gable roof.                     | Roof-line: classical profiles at eaves, cornices, rake trim, cornerboards. Overhangs 4" - 12" with closed eaves.            | Roof-line: see classical & revival. Overhangs can be > 12". Eaves may be open or boxed with or w/out brackets.   | Roof-line: see classical & revival. Overhangs can be > 12". Eaves may be open or boxed w/ brackets.   |
| <b>Windows</b>               | Double-hung, casement, picture storefront, fixed. Single and multi-pane. Vertical or square ratios. Trim: profile or flat of various widths.  | Double-hung, fixed. Typical lite configurations: 6/6, 6/1. Vertical and square ratios. Trim: profile or flat. 2"-3 ½" wide. | Double-hung, fixed casement. Typical lite configurations: 4/4, 4/1, 2/2, 2/1. Vertical ratios. Decorative patterns allowed. Trim: profile or flat, drip caps and headers. Up to 6" wide.   | Double-hung, fixed casement. Typical lite configurations: 4/4, 4/1, 2/2, 2/1. Vertical and square ratios. Decorative patterns allowed. Trim: profile or flat, drip caps and headers. Up to 6" wide. |
| <b>Colors</b>                | Siding: natural brick, white, neutral or pale tones. Barn red and indigo allowed on revival. Trim: siding color or white, except windows and doors may be a saturated accent color.   |   | Siding: natural brick, white, pale tones, saturated or earth-tone colors. Trim: siding color or saturated accent color. Victorian and Arts/Crafts may be two-tone, with trim break (at either 1/3 or 2/3 height of the exterior wall above the foundation line.) |   |
| <b>Porch &amp; Portico</b>   | Columns/posts: flat or classical, square or round. Pedestals no more than one-third of the porch floor to ceiling height. Railings: metal or wood, flat, turned, vertical or pattern. |   | Columns/posts: turned, battered (on Arts and Crafts) square or round. Bracketed. Pedestals no more than one-third of the porch floor to ceiling height. Railings: typically wood w/ simple geometries (Victorian can be ornamental and metal.)                   |   |

## Examples of Architectural Styles



Example of Colonial Revival and Arts and Crafts styles.



Example of **multi-family** buildings.



Example of 1½ story unit (hybrid of Piedmont Vernacular style).



Example of **2 story, rear-load, detached unit.**



Example of **multi-family, age restricted** streetscape.



Example of single family detached dwellings.



Example of **single family detached** dwelling.



Example of rear-load attached Village units.

## Appendix B – Building Materials

*The Zoning Administrator will be advised by the Town Architect in all decisions involving building materials in Mintbrook, but will not be bound by such input.*

### Residential Buildings

#### A. Materials, Color and Texture

1. All exterior paint colors will be selected from a paint schedule approved by the Zoning Administrator with input from the Town Architect.
2. Exterior walls will consist of no more than one color per material used. Combining colors on one wall plane is only appropriate for Victorian and Arts and Crafts styles. Use one color per material.
3. The color, style, range and texture of brick and stone (cultured or natural) will be based on a schedule approved Zoning Administrator with input from the Town Architect.
4. Brick will be modular in size with brown sand mortar.
5. Accent brick may be used if approved by the **Zoning Administrator with input from the Town Architect**.
6. Pre-cast or cast stone may be used if approved by the Zoning Administrator with input from the Town Architect.
7. Board and batten accents using cementitious panels will have a batten spacing of no more than 18" using 5¼" x 3" batten strips (minimum).
8. Accent wall patterns comprised of vertical board and batten, shingles, and/or trimmed panels will be limited to gables, window bays or other secondary elements and/or surfaces at the side or alley elevations. The materials for these patterns may be wood, cementitious fiber, AZEK, or similar material.
9. Building wall at the streets will be finished in modular brick, cultured stone, horizontal lap siding (4" – 6" to show), stucco, or shingle siding.
10. Siding will be at 4", 6" or 8" to weather.
11. Exterior building materials will be comprised of wood, cementitious fiber material (i.e. HardiPlank), AZEK, brick, stone, or similar material. High quality vinyl siding may be used with limitations as per item #14 below.
12. Wood, AZEK, cementitious siding and similar materials will be painted pursuant to a color scheme prepared by the builder and approved by the Zoning Administrator with input from the Town Architect. The same color scheme may not be used for homes on adjacent lots or that face each other across a public street.
13. Building walls veneered in brick should be simple in form and massing.
14. Architecturally enhanced vinyl siding may be used as exterior siding. **(Removed)** All vinyl siding materials proposed for use in the community must be approved by the Zoning Administrator with input from the Town Architect prior to use to ensure that the texture, quality and appearance of such materials are consistent with the architectural character of Mintbrook.
15. Brick water tables will be provided on front and side building elevations when consistent with the applicable architectural style. Limit the height of brick water tables to no more than 3' above grade.

16. Exposed foundations will be finished with brick, stone, or painted concrete, and may also be brick embossed or parged.
17. Exposed concrete block foundation walls are not permitted. Concrete foundation walls on the side or rear of the building should be brick embossed if the front foundation wall is brick.
18. The first floor finish floor elevation for top of sidewalk at the primary street will be a minimum 18" with exceptions for single family detached residential building types designed for visit-ability granted on a case by case basis. Otherwise a flush slab on grade condition is acceptable only at the alley and side yards.

**B. Roof Pitch and Form**

1. Front roof overhangs are a function of style. Refer to Table 3.A. 4. Main roof sections will be comprised of 25 year or better "Architectural" dimensional asphalt shingle, natural slate, standing seam metal, or a simulated slate or flat tile wood shingle or shake.
2. Gutters and down spouts will be typical ogee profile or half round and composed of metal, vinyl, or similar material.
3. Ridge vents will be a rigid plastic designed to receive shingles. Any additional roof venting required for a dwelling should be provided via gable vents or square through roof vents painted to match the roof color. All such venting should be located to minimize its visibility from the public street.

4. Other roof penetrations should be located to minimize visibility from the public street and placed low on the roof. All such penetrations will be painted to blend with the roof color.
5. Solar panels located on a roof must be placed within 10 degrees of flush with the roof, and should be further situated to minimize their visibility from the public street.
6. Skylights must be of flat panel design and should be located to minimize visibility from the public street.

**C. Treatment of Facades**

**Windows**

1. Windows may be a wood, vinyl, or clad wood product, and may be either pre-finished or field painted. Operating styles may be double or single hung or casement, although double hung operable windows with true or simulated divided panes are preferred. Vinyl clad windows may be detailed to work with non-vinyl siding, however true or simulated divided lights are not possible in vinyl. This limits the use of these windows to modern styles or a modern interpretation of historic styles, subject to the approval of the Zoning Administrator with input from the Town Architect.
2. Window proportions are a function of style as outlined in Table 3.A. 4.
3. Windows may be configured in the building wall either singularly or in horizontal groups. In the context of two-story dwellings, windows should be stacked or otherwise arranged in a regular and symmetrical pattern.

4. Windows with between glass and interior applied grills full-light windows are subject to the approval of the Zoning Administrator with input from the Town Architect.
5. Large fixed windows may only occur in combination with operable windows.
6. Incorporation of small fixed accent windows is acceptable in any building facade.

### **Doors**

1. Main entry doors may be either wood or fiberglass. Fiberglass doors should have a wood-like texture or finish.
2. Doors should be incorporated in an overall design of the façade, taking into account window head heights and proportions. Sidelights and/or transoms are a function of style. Arched and curved transoms should only be encouraged in so far as they relate to a very narrow subsets of classicism, namely Palladian and Federalist styles.
3. Garage doors must be consistent in design texture with the architecture of the building. Glazing in the garage door is required. At no time will double-wide, white composite doors be allowed. **Double doors shall be carriage-style** with glazing and painted a dark color to mitigate their width.

### **Porches and Entry Stoops**

1. Entry stoops and their steps must be of either brick or stone construction, or concrete with brick and/or stone trim, and tie into the exposed foundation.
2. Front porches and their components (i.e. railings, posts, soffits and exterior trim) will be comprised of painted wood,

concrete and/or brick, and/or AZEK or similar material. Concrete infill is permitted. Steps should be either painted wood risers with stained or painted treads, or risers and treads made out of brick, stone, or concrete.

3. When constructed with brick, the skirt and steps of the porch are considered extensions of the foundation wall. As such, a lightly textured concrete surface is acceptable, with colored concrete or paint treatment permitted. Stone, tile, or brick pavers are also encouraged.
4. Side porches may be constructed of painted wood, concrete and/or brick, AZEK or similar material. Steps may be comprised of any material permitted in the construction of the porch.
5. Screened porches will include supports that divide sections of screening into segments in keeping with the proportions of the style of the main block.
6. Porch ceilings should be comprised of plasterboard, beaded planks, or beaded plywood.

### **Chimneys**

1. Chimneys extending above the roof line that occur on the exterior wall at the public street side of the building must be veneered in brick or stone.

## Exterior Trim

1. Window trim is recognized as an essential element of a successful building elevation and it is also a function of style (see Table 2.A.4.). Window sill will also be required.
2. All windows and doors set within a brick wall will be trimmed with a brick mold or 5/4" x material at the jamb and head.
3. Brick, cast stone, or stone lintels will be required unless the frieze covers this condition.
4. Brick, cast stone, or stone sills will be required in stone or brick walls.
5. Door trim may be either flat or ribbed with a base block.
6. Doorbells will be mounted centered in the jamb trim.
7. All exterior entry doors will be hinged.
8. Corner trim will be a minimum 5/4 " thick and dimensioned as per the requirements of the style and be wood grade B, cementitious fiber material, AZEK or similar material.
9. All exposed nails and screws will be stainless steel or equivalent.
10. Care should be taken to ensure that flashing blends with the surrounding materials.
11. Shutter size should be proportional to the window opening, and may be either full size or one half size. Louvered or solid shutter styles are acceptable.
12. Shutters must consist of a solid material equivalent in design and dimension to a wood product.
13. Gable vents may be wood, fiberglass, AZEK or similar material, and should be sized appropriately to complement the selected architectural style.

## Fences

Private on-lot fencing may be provided in residential blocks.

Fences, **where provided, shall** be placed along the side and rear yards, beginning at the **rear corner** of the principal building on the lot where it should connect and/or be flush with the building wall.

**(Removed)** All fences on residential lots will be **white vinyl picket style fence, 48" or 60" height**. Dense hedge row material is acceptable.

Within MU-Bealeton, low masonry or stone walls (from 2'-6" to 4'6") are acceptable for all lot types to demarcate the property line. Exposed parking lots will be concealed from public gathering spaces and residential buildings with solid masonry or stone walls (in combinations with a trellis structure.)

## Commercial Buildings

### A. Finish Materials and Color Palette

1. Exterior finish materials will include:
  - Brick
  - Hardiplank or AZEK Siding and Trim, or similar material
  - Stone Veneer
  - Cast Stone
  - Precast Concrete
  - Architectural Block: Integrally Colored
  - Fiberglass Shingle Roof
  - Standing Seam Metal Roof
  - Wood, wrought iron, Aluminum and Vinyl clad storefronts.

2. All sides of any building will be substantially similar in design, materials, and detailing to any other side of such building, unless otherwise approved by the Zoning Administrator with input from the Town Architect.
3. Sheet or corrugated aluminum or metal wall coverings will be prohibited. Moreover, exposed aggregate concrete and/or unpainted or unfinished concrete masonry units will not be visible from any public street or adjoining building.
4. Palette of sample materials and colors will be prepared for review and approval with the detailed design guidelines of Appendix A – Architectural Styles.

**B. Storefronts and Windows**

1. Windows, storefronts and entryways will be field painted or prefinished aluminum, vinyl or wood, the designs of which will be in harmony with the mix of architectural styles. See Part 3.A. and Table 3.A.2 for further detail requirements.
2. Articulated mullions spacing and divided lights will be incorporated into the storefront design to create variety.
3. Along the Village Main Street, **Village Entry Street**, and Route 17 private access drive, a minimum of 60% of the street façade or entry marquee on the ground level will incorporate store fronts and windows. See Part 3.A and Table 3.A.3 for further detail requirements.

## **Appendix C – General Landscape Requirements**

### **General Standards**

All plant materials will conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen.

The ultimate species of trees, shrubs, grasses, and other vegetation used in Mintbrook will be representative of indigenous species found in Fauquier County and the Piedmont Region.

#### **Street Trees**

Street trees will be planted on both sides of all public streets in maximum intervals of 40'. Such trees will be a minimum caliper of 2½" at time of planting (measured at one [1] foot above grade). Generally, such trees will be planted by the developer once street and house construction is completed on a given block. The timing of tree planting will coincide with the optimal growing season for the specific species to be planted.

#### **Tree Species**

The street trees planted in Mintbrook will consist of a variety of medium and large deciduous species. Said species will be varied throughout the community and along internal streets to create a distinctive sense of place and distinguish between neighborhoods.

Acceptable tree species include, but are not limited to, the following:

- a. Oak (Willow, Pin, Sawtooth)
- b. Maple (Red, Sugar, Trident)
- c. Cherry
- d. Zelkova
- e. London Plane Tree
- f. Linden

#### **Commercial Landscaping**

Parking lots and travel ways will be designed to incorporate planting areas for shade trees and landscape screening as described elsewhere in this Code of Development. Thoughtful engineering and design will be required to limit the constraints on such landscaping resulting from utility easements.

#### **On-Lot Landscaping**

Each builder within Mintbrook will prepare an on-lot landscaping schedule for new residential units for approval by the Zoning Administrator with input from the Town Architect. The character of such landscaping should vary amongst individual lots depending upon available space and the selected architectural style. In general, on-lot landscaping should be predominated by flowering shrubs, as well as annual and perennial planters and bed. Shade and ornamental trees should be incorporated where possible. The combined effect should be a rich, varied, and interesting landscape.

## Appendix D – Signage

A Comprehensive Sign Package will be submitted to the Board of Supervisors as an amendment to this Code of Development prior to issuance of the first building permit for the project. Said package will ensure that signage within Mintbrook incorporates a unified design theme, and will outline permitted sign types and corresponding dimensional standards. The predominant signage within the MU-Core sub-district and PRD commercial areas will be building-mounted, complemented by canopy, marquee and banner signs. Free-standing signs will not be permitted for individual uses within the MU-Core sub-district and PRD commercial areas, although internal directional signage will be permitted that may incorporate community and/or corporate logos. Animated signage will not be permitted. Monument-style entrance feature signs will be located at project entrances and within the community to identify internal neighborhoods and uses.



*Civic Entry Green Sign.*

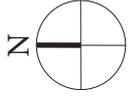


Illustrative Plan



**OPEN SPACE AMENITIES**

1. CIVIC ENTRY GREEN
2. GREENWAY CORRIDOR
3. ACTIVE RECREATION AREA
4. NEIGHBORHOOD GREEN
5. RESIDENTIAL GREEN #1
6. RESIDENTIAL GREEN #2
7. RESIDENTIAL GREEN #3
8. RESIDENTIAL GREEN #4
9. RESIDENTIAL GREEN #5
10. RESIDENTIAL GREEN #6
11. RESIDENTIAL GREEN #7
12. VILLAGE CORNER GREEN
13. VILLAGE CENTRAL PLAZA
14. VILLAGE ACTIVE RECREATION
15. VILLAGE PASSIVE RECREATION



- 10' PUBLIC TRAIL
- 6' PRIVATE TRAIL
- SIDEWALK

Pedestrian Network Map

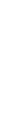


- SECTION #1
- SECTION #2
- SECTION #3
- SECTION #4
- SECTION #5
- SECTION #6
- SECTION #7
- SECTION #8
- KEY PEDESTRIAN STREET #9
- SECTION #10
- SECTION #11



Street Regulating Map



-  LINDEN, LONDON PLANE TREE
-  ZELKOVA, OAK, MAPLE
-  MAPLE
-  OAK, MAPLE, CHERRY

Street Tree Program Map



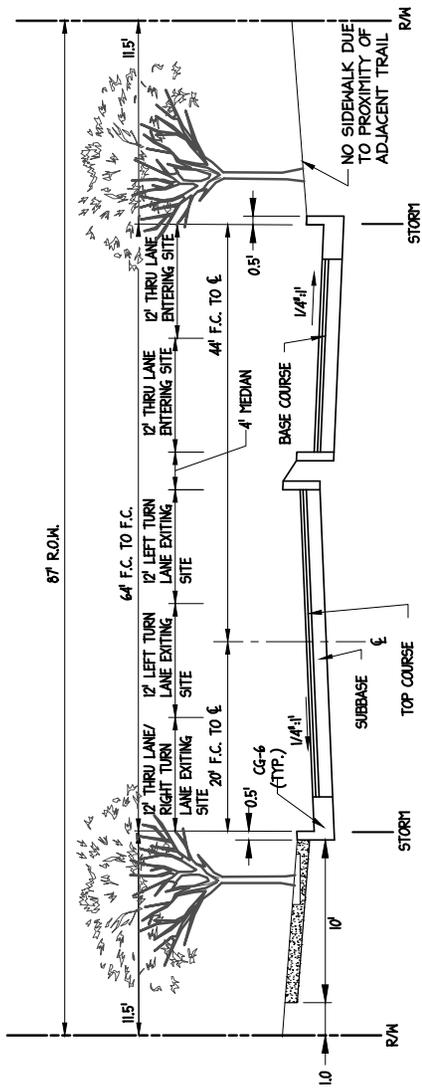
Block Plan



-  COTTAGE LOT
-  VILLA LOT
-  BUNGALOW LOT
-  MANOR LOT
-  VILLAGE UNIT
-  MIXED USE
-  AGE-RESTRICTED /MULTI-FAMILY

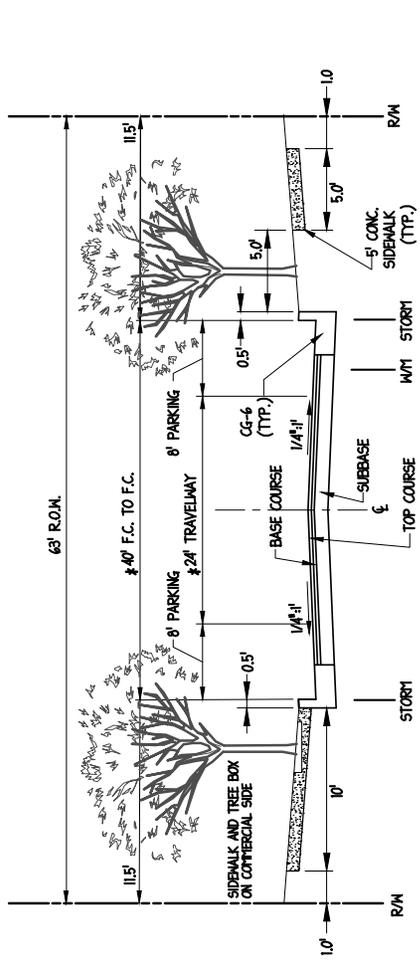
Lot Regulating Map





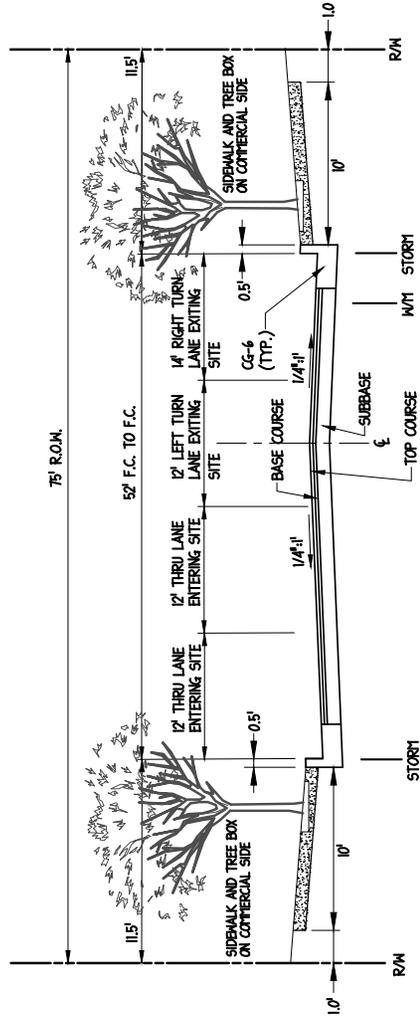
#1

LAFAYETTE AVENUE  
AT NORTH EASTERN CONNECTION  
NO PARKING  
(NOT TO SCALE)



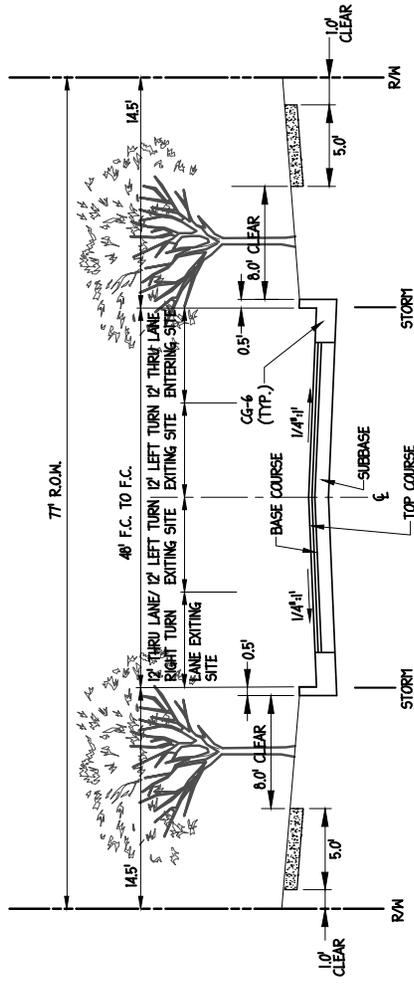
#2

LAFAYETTE AVENUE AND BRAXTON STREET  
PARKING BOTH SIDES  
(NOT TO SCALE)



#3

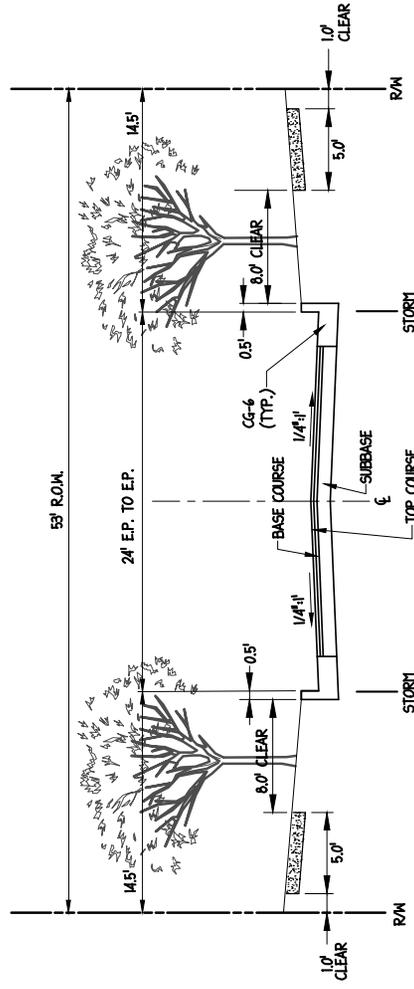
LAFAYETTE AVENUE  
AT SOUTHERN CONNECTION  
NO PARKING  
(NOT TO SCALE)



#4

**JEFFERSON BOULEVARD  
AT EASTERN CONNECTION**

(NOT TO SCALE)

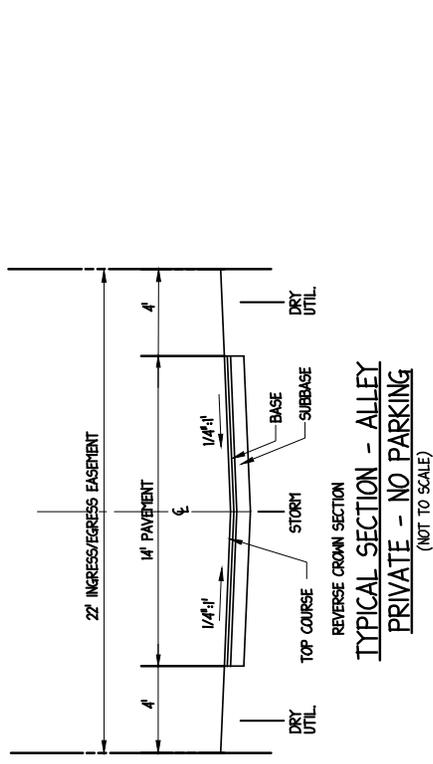


#5

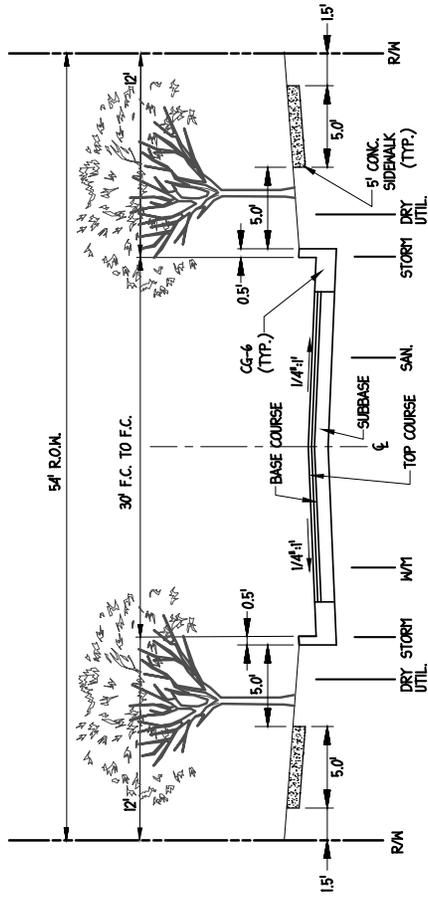
**JEFFERSON BOULEVARD  
NO PARKING**

(NOT TO SCALE)

#6

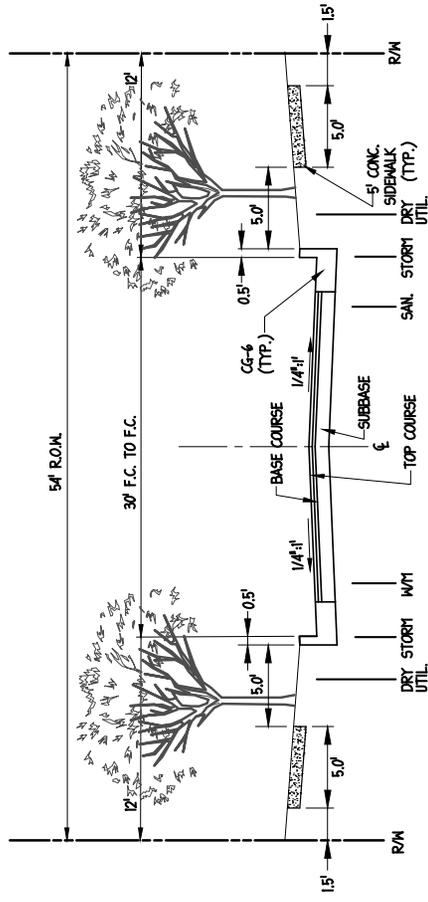


#7



STREETS WITH 400 VPD AND LESS PARKING BOTH SIDES (NOT TO SCALE)

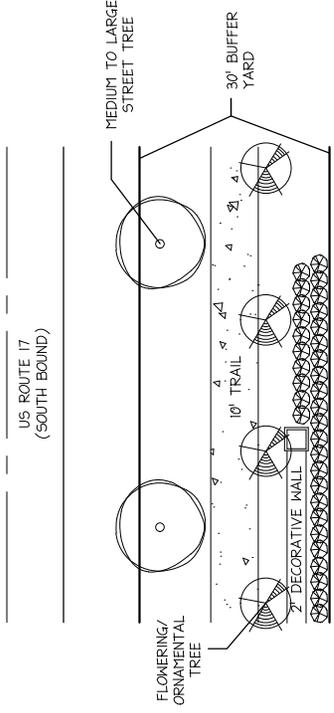
#8



STREETS WITH 401-2000 VPD PARKING BOTH SIDES (NOT TO SCALE)



**TYPICAL SECTION**  
APPLICATION AREA ONLY

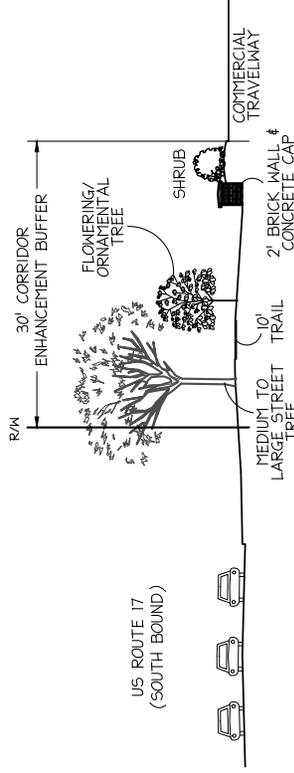


**30' CORRIDOR ENHANCEMENT BUFFER (PLAN VIEW)**

N.T.S.

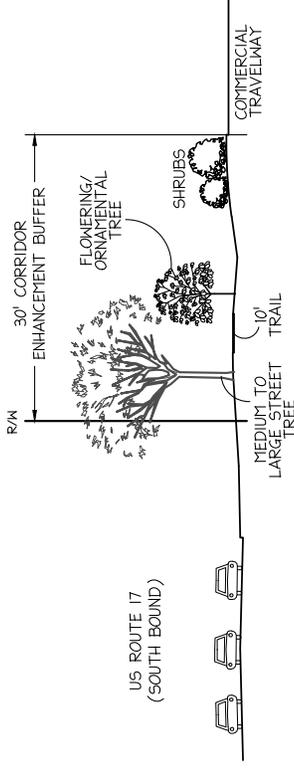
**NOTES:**

1. MINIMUM OF 2 STREET TREES PER 150 LINEAR FEET OF STREET FRONTAGE ON U.S. ROUTE 17.
2. MINIMUM OF 6 FLOWERING/ORNAMENTAL TREES PER 150 LINEAR FEET OF STREET FRONTAGE ON U.S. ROUTE 17.
3. MINIMUM OF TWO (2) SPECIES OF STREET AND FLOWERING/ORNAMENTAL TREES REQUIRED EITHER AS ALTERNATING TREES OR IN GROUPS.
4. FINAL LOCATION OF DECORATIVE WALL AND 10' TRAIL SHALL BE DETERMINED AT THE TIME OF C.O.D. SITE PLAN SUBMISSION AND MAY VARY DEPENDING ON GRADING AND UTILITY LOCATION REQUIREMENTS.



**1 30' CORRIDOR ENHANCEMENT BUFFER (CROSS SECTION)**

N.T.S.



**2 30' CORRIDOR ENHANCEMENT BUFFER (CROSS SECTION)**

N.T.S.