

MINTBROOK

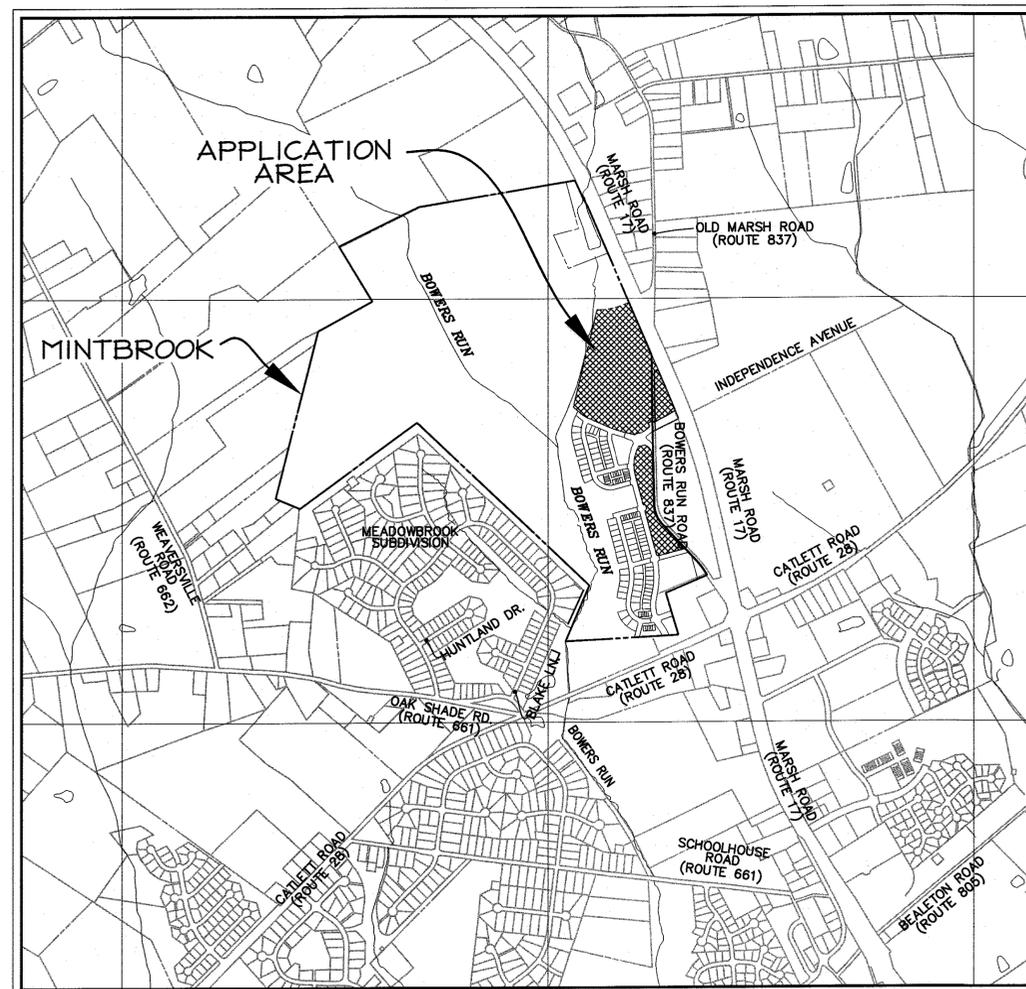
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

CONCEPT / GENERAL DEVELOPMENT PLAN AMENDMENT SPECIAL EXCEPTION PLAT

FAUQUIER COUNTY PROJECT #: REZN-16-005320, SPEX-16-005322

PRIOR APPROVALS:

CASE #	APPROVAL DATE
REZN11-LE-002	APR 12, 2012
SPEX12-LE-003	APR 12, 2012
CPAM-LE-001	APR 12, 2012
CCRV-LE-001	APR 12, 2012
FPST12-LE-001	OCT 15, 2013
REZN14-LE-004	MAR 13, 2014



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

1. COVER SHEET
2. NOTES & TABULATIONS
3. EXISTING CONDITIONS MAP
4. REZONING PLAT
5. CONCEPT / GENERAL DEVELOPMENT PLAN
6. CONCEPTUAL UTILITIES & STORMWATER MANAGEMENT PLAN (INCLUDES CROSSWALK DETAILS)
7. TYPICAL SECTIONS & OPEN SPACE PLAN
8. SPECIAL EXCEPTION PLAT

DESIGN TEAM

CIVIL ENGINEERING & LAND PLANNING
BOWMAN CONSULTING GROUP, LTD.
650A NELMS CIRCLE
FREDERICKSBURG, VIRGINIA 22406

ARCHITECT
MARTIN RILEY ASSOCIATES-ARCHITECTS PC
215 CHURCH STREET, SUITE 200
DECATUR, GA 30030

APPLICANT
HUMANITIES FOUNDATION, INC.
414 WANDO PARK BOULEVARD, SUITE 102
MOUNT PLEASANT, SC 29464

OWNER/CO-APPLICANT
MINTBROOK DEVELOPERS LLC
615 CHURCH STREET
LYNCHBURG, VA 24504

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0288
Fax: (540) 371-9479
www.bowmanconsulting.com

COVER SHEET
MINTBROOK
CONCEPT / GENERAL DEVELOPMENT PLAN
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VA

REZN-16-005320
SPEX-16-005322
COUNTY PROJECT NUMBER



PLAN STATUS
05/27/16 1ST SUBMISSION
09/16/16 2ND SUBMISSION
10/14/16 3RD SUBMISSION

DATE	DESCRIPTION
JRT/SPG	DJA
DESIGN	DRAWN
	CHKD
SCALE	H: AS SHOWN
	V: N/A
JOB No.	2515-02-003
DATE :	MAY 27, 2016
FILE No.	2515-D-ZP-002

NOTES:

- THE BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY SURVEY BY BOWMAN CONSULTING GROUP LTD. DATED OCTOBER 2010.
- THE SUBJECT SITE DELINEATED IS DESIGNATED AS FAUQUIER COUNTY PARCEL IDENTIFICATION NUMBERS (GPN) 6899-99-3419 (PORTION OF), 6899-18-3742, AND 6899-17-2503. THE APPLICATION AREA IS APPROXIMATELY 32.245 ACRES.
- THE OVERALL MINTBROOK PROPERTY IS CURRENTLY ZONED RA, PRD, AND MU-BEALETON AND IS LOCATED IN THE BEALETON SERVICE DISTRICT.
- THE OVERALL MINTBROOK PROPERTY IS ±332.41 ACRES; THE ENTIRETY OF WHICH IS SUBJECT TO THE MINTBROOK PROFFER STATEMENT, CODE OF DEVELOPMENT, AND THE PREVIOUSLY APPROVED C/GDP (AS AMENDED). THE AREA PREVIOUSLY REZONED TO THE MU-BEALETON DISTRICT IS APPROXIMATELY ±43.19 ACRES. THE AREA PREVIOUSLY REZONED PRD IS APPROXIMATELY ±148.27 ACRES.
- THIS APPLICATION REQUESTS AN AMENDMENT OF THE PREVIOUSLY APPROVED MINTBROOK PROFFERS, C/GDP, AND CODE OF DEVELOPMENT TO ALLOW FOR THE DEVELOPMENT OF 102 MULTI-FAMILY RESIDENTIAL UNITS AND SIXTY (60) SINGLE-FAMILY ATTACHED UNITS (IN LIEU OF THE PREVIOUSLY APPROVED 54 STACKED MULTI-FAMILY UNITS).
- THE SITE IS LOCATED GENERALLY NORTH OF ROUTE 28 AND WEST OF ROUTE 17 IN THE COMMUNITY OF BEALETON. THE PROPOSED USES ARE MEDIUM DENSITY RESIDENTIAL, MIXED COMMERCIAL, CIVIC, AND OPEN SPACE.
- TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC IN MARCH 2006.
- THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE FROM A FEMA LOMR EFFECTIVE AUGUST 14, 2009. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51061C0410C, PANEL 410 OF 550, DATED FEB. 6, 2008. THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD ZONE X WITH PORTIONS WITHIN THE FLOODPLAIN/GREENWAY CORRIDOR LOCATED IN ZONE AE.
- SOILS INFORMATION OBTAINED FROM A FAUQUIER COUNTY TYPE I SOILS MAP PRODUCED BY JAMES SAHYER, CPSS, FAUQUIER COUNTY SOIL SCIENTIST OFFICE, DATED JULY 15, 2006. SEE PREVIOUSLY APPROVED C/GDP FOR SOILS MAPPING INFORMATION.
- A PHASE I ARCHEOLOGICAL EVALUATION OF HISTORICAL FEATURES WITHIN THE SITE AND SURROUNDING AREA WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES DATED OCTOBER 2003, MAY 2006, AND JULY 2008. ADDITIONALLY, A PHASE II ARCHEOLOGICAL EVALUATION WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES FOR SITE 44F00215 DATED DECEMBER 2006. SUBSEQUENT TO THESE INVESTIGATIONS SITE 44F00219 AND SITE 44F00239 ARE RECOMMENDED FOR AVOIDANCE OR A PHASE II STUDY, AND SITE 44F00215 IS RECOMMENDED FOR AVOIDANCE OR A PHASE III STUDY.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY GOROVE SLADE DATED 2/19/2011. RECOMMENDATIONS FOR THE MITIGATION OF POTENTIAL TRAFFIC IMPACTS TO THE SURROUNDING ROADWAYS ARE INCLUDED IN THE REPORT TO INCLUDE TURN LANE IMPROVEMENTS AT PROJECT ENTRANCES.
- EXISTING WETLANDS HAVE BEEN DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND VERIFIED BY BOWMAN CONSULTING GROUP ON 09/08/2010. NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT FAUQUIER COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS MODIFIED BY THIS APPLICATION.
- STORMWATER MANAGEMENT/BMP'S SHALL BE PROVIDED AS SHOWN ON THE PREVIOUSLY APPROVED C/GDP. ADDITIONALLY, SEVERAL AREAS ARE SHOWN ON THIS C/GDP FOR SWM/BMP PURPOSES.
- ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS ASSOCIATION.
- THE PROPERTY MAY BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:

ELEMENTARY SCHOOL:	GRACE MILLER E5
MIDDLE SCHOOL:	CEDAR LEE M5
HIGH SCHOOL:	LIBERTY H5
FIRE/RESCUE:	CO. 13 - LOUIS VOL. FIRE CO.
LIBRARY:	BEALETON BRANCH LIBRARY
PARKS/RECREATION:	ONSITE RECREATION AREA
- TREE CANOPY, LANDSCAPE AND BUFFER REQUIREMENTS TO CONFORM WITH SECTION 7-600 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
- AN APPLICATION FOR FLOODPLAIN ALTERATION FOR PROPOSED IMPACTS TO THE EXISTING FLOODPLAIN INCLUDING, BUT NOT LIMITED TO: THE EAST-WEST CONNECTOR ROAD CROSSING, INTERNAL ROAD CROSSINGS, CATLETT ROAD (VA RT. 28) WIDENING, AND TRAIL CROSSINGS WILL BE FILED CONCURRENTLY WITH FUTURE CONSTRUCTION PLANS FOR THE PROJECT.
- PROPOSED LAND USES AND THEIR LOCATIONS ARE IN CONFORMANCE WITH THE FAUQUIER COUNTY COMPREHENSIVE PLAN.
- A HIERARCHY OF STREETS WILL BE PROVIDED WITHIN THE MU-BEALETON AND PRD DISTRICTS IN ORDER TO ENCOURAGE A BLOCK PATTERN THAT WILL EVENLY DISTRIBUTE VEHICULAR MOVEMENTS AND ENHANCE PEDESTRIAN SAFETY WITHIN THE COMMUNITY. THE CONCEPT PLAN PROVIDES FOR THE FOLLOWING ROAD IMPROVEMENTS: (A) 2 LANES OF THE ROUTE 17/28 EAST-WEST CONNECTOR ROAD WILL BE CONSTRUCTED TO FAUQUIER/VDOT STANDARDS WITHIN 53 FEET OF RIGHT-OF-WAY (AS SHOWN ON THE PLAN). (B) LAFAYETTE AVENUE WILL BE CONSTRUCTED AS TWO (2) LANES WITH NO INDIVIDUAL LOT ACCESS ALLOWED. (C) INDIVIDUAL STREETS WILL BE DESIGNATED AS PUBLIC LOCAL NEIGHBORHOOD STREETS AND (D) PRIVATELY OWNED AND MAINTAINED ALLEYS WILL PROVIDE REAR ACCESS TO SELECTED LOTS WITHIN THE MU-BEALETON AND PRD DISTRICTS IN ORDER TO ENHANCE THE CONCEPT OF A TRADITIONAL NEIGHBORHOOD COMMUNITY.
- ALL INTERIOR TRAVELWAYS SERVING USES WITHIN THE MU-BEALETON VILLAGE CORE WILL BE PRIVATELY MAINTAINED.
- ALL RIGHT-OF-WAY AND CROSS SECTION REQUIREMENTS WILL BE BASED UPON THE VDOT SUBDIVISION STREET STANDARDS, UNLESS OTHERWISE MODIFIED ON THE PREVIOUSLY APPROVED C/GDP.
- NATURAL DRAINAGE PATTERNS WITHIN THE FLOODPLAIN OF THE SITE WILL BE PROTECTED AND MAINTAINED WITHIN AN OPEN SPACE SYSTEM MANAGED BY THE HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS ASSOCIATION, WITHIN WHICH THE GREENWAY AND TRAIL CORRIDOR RECOMMENDED IN THE COMPREHENSIVE PLAN WILL BE PROVIDED. CONCEPTUAL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) FACILITIES ARE ILLUSTRATED IN AREAS OUTSIDE OF THE 100 YEAR FLOODPLAIN AND DESCRIBED IN MORE DETAIL ON THE PREVIOUSLY APPROVED C/GDP.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7 OF THE FAUQUIER COUNTY ZONING ORDINANCE. THE AMOUNT OF PARKING PROVIDED MAY BE REDUCED IN PROPORTION TO THE ACTUAL NUMBER OF UNITS/SQUARE FOOTAGE CONSTRUCTED AT THE TIME OF THE FINAL DEVELOPMENT PLAN, AS LONG AS THE MINIMUM REQUIRED PARKING IS PROVIDED, OR PURSUANT TO ANY REDUCTIONS APPROVED PER THE ZONING ORDINANCE.
- SEE THE CODE OF DEVELOPMENT FOR ADDITIONAL REQUIREMENTS PERTAINING MATERIALS AND SITE DESIGN.
- THIS PLAN MAY BE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.

LAND USE ANALYSIS

PER ZONING ORDINANCE SECTION 4-906.1.A

GROSS BUILDING SQUARE FOOTAGE FOR ENTIRE AREA ZONED MU-B (CORE) - NEIGHBORHOODS A & B	COMMERCIAL		RESIDENTIAL		TOTAL			
	±280,000	±345,000	±625,000		±72,500			
GROUND FLOOR SPACE (GROSS SQ. FT.) ON KEY PEDESTRIAN STREETS								
REQUIREMENT	MINIMUM PERCENT REQUIRED	MINIMUM SQ. FT. REQUIRED	MINIMUM PERCENT PROVIDED	MINIMUM SQ. FT. PROVIDED	MAXIMUM PERCENT PERMITTED	MAXIMUM SQ. FT. PERMITTED	MAXIMUM PERCENT PROVIDED	MAXIMUM SQ. FT. PROVIDED
ACTIVE COMMERCIAL GROUND FLOOR SPACE ON KEY PEDESTRIAN STREETS	75%	±54,358	±58%-±76% (SEE NOTE #2 & #3)	±42,450-±55,650	N/A	N/A	N/A	N/A
RESIDENTIAL GROUND FLOOR SPACE ON KEY PEDESTRIAN STREETS	N/A	N/A	N/A	N/A	20%	±14,500	±23%	±16,800
TOTAL RESIDENTIAL FLOOR AREA	35%	±218,750	±55%	±345,000	N/A	N/A	N/A	N/A
TOTAL PUBLIC, CIVIC, INSTITUTIONAL FLOOR AREA	5%	±31,250	±1% (SEE NOTE #3)	±7,600	N/A	N/A	N/A	N/A

- NOTE:**
- CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 - A MODIFICATION TO THIS REQUIREMENT IS INCLUDED AS PART OF THE REZONING AMENDMENT APPLICATION. A PERCENTAGE OF ACTIVE COMMERCIAL GROUND FLOOR SPACE IS GIVEN AS A RANGE BASED ON THE APPLICANT'S ANTICIPATED LAND USES.
 - SEE SUPPLEMENTAL DOCUMENTATION SUBMITTED SEPARATELY.

EXISTING SITE TABULATIONS

PARCEL IDENTIFICATION:	6899-99-3419 (PORTION)	6899-18-3742	6899-17-2503
STREET ADDRESS:	NONE ASSIGNED	10633 BOWERS RUN DRIVE	NONE ASSIGNED
EXISTING ZONING:	MU-BEALETON	MU-BEALETON	MU-BEALETON
TOTAL GROSS ACREAGE:	24.7987 ACRES (PORTION)	1.9713 ACRES	5.4750 ACRES
TOTAL APPLICATION AREA:			32.245 ACRES

NOTE: ONLY A PORTION OF PARCEL 6899-99-3419 IS INCLUDED IN THE APPLICATION AREA. THE TOTAL GROSS ACREAGE OF THIS PARCEL IS 264.6694 ACRES. THE ACREAGE OF THE MU-B CORE IS 43.19 ACRES.

EXISTING DISTRICTS MAP



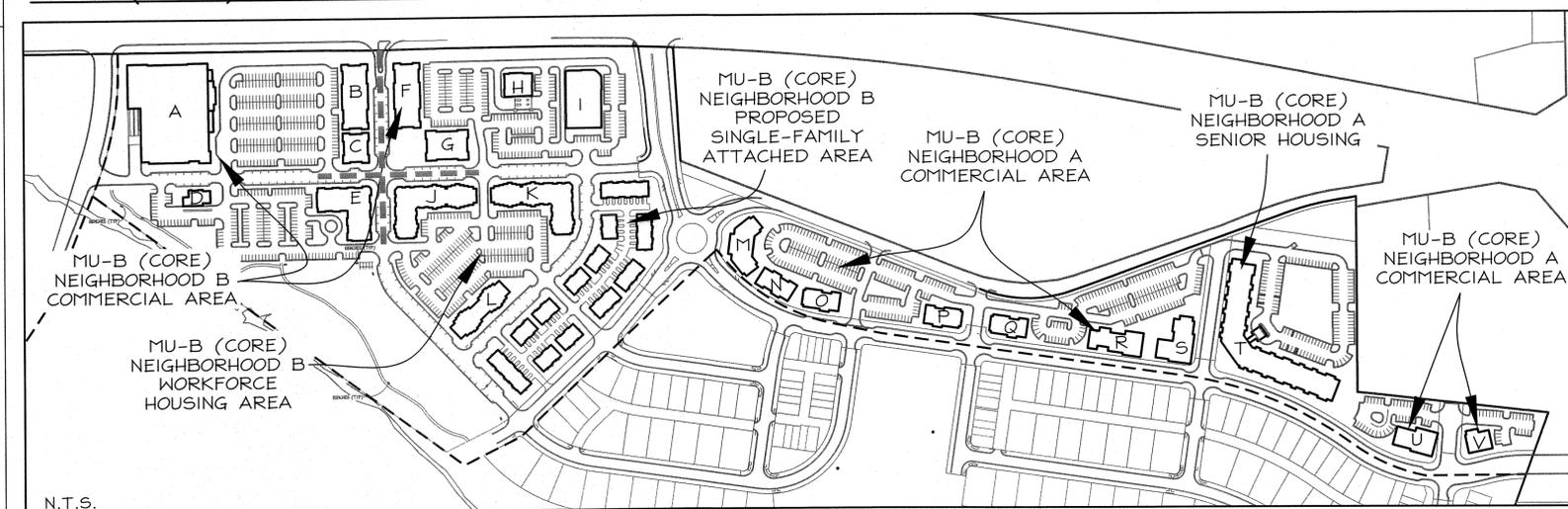
PROPOSED SITE TABULATIONS

NEIGHBORHOOD B / APPLICATION AREA

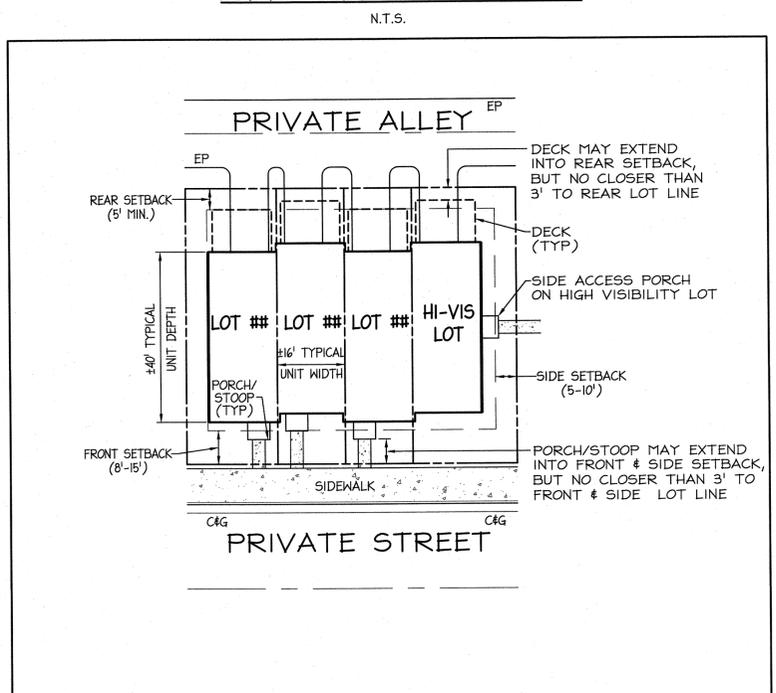
BUILDING	POTENTIAL USE	APPROXIMATE SQUARE FOOTAGE	# OF STORIES	SPECIAL EXCEPTION USE
A	GROCERY/RETAIL/OFFICE/REST.	±53,000	1	YES
B	RETAIL/OFFICE/RESTAURANT	±12,250 PER STORY	2	NO
C	RETAIL/OFFICE/RESTAURANT	±5,700 PER STORY	1-2	NO
D	FAST FOOD/DAYCARE	±2,700-12,500	1	YES
E	HOTEL/RETAIL/OFFICE/REST.	±13,200 PER STORY	1-4	NO
F	RETAIL/OFFICE/RESTAURANT	±12,250 PER STORY	2	NO
G	RETAIL/OFFICE/RESTAURANT	±9,300 PER STORY	1-2	NO
H	BANK/RETAIL/OFFICE/REST.	±4,700 PER STORY	1-2	YES
I	PHARMACY/OFFICE/REST.	±14,700 PER STORY	1-2	YES
J	MULTI-FAMILY RESIDENTIAL			
K	MULTI-FAMILY RESIDENTIAL	102 UNITS MULTI-FAMILY APARTMENTS	3	NO
L	MULTI-FAMILY RESIDENTIAL			

- NOTES:**
- PROPOSED COMMERCIAL BUILDING SQUARE FOOTAGE IS PRELIMINARY AND SUBJECT TO CHANGE, INCLUDING SIZE OF BUILDINGS AND USE.
 - SEE CODE OF DEVELOPMENT FOR DEVELOPMENT STANDARDS AND ADDITIONAL SITE DESIGN REQUIREMENTS.
 - BUILDING T (SENIOR HOUSING) WAS ORIGINALLY APPROVED TO INCLUDE 100 MULTI-FAMILY UNITS.

MU-B (CORE) BUILDING LOCATIONS



PROPOSED TYPICAL REAR LOAD SINGLE-FAMILY ATTACHED LOT DETAIL



NEIGHBORHOOD A

BUILDING	POTENTIAL USE	APPROXIMATE SQUARE FOOTAGE	# OF STORIES	SPECIAL EXCEPTION USE
M	RETAIL/OFFICE/RESTAURANT	±8,700 PER STORY	1-2	NO
N	RETAIL/OFFICE/RESTAURANT	±5,000 PER STORY	1-2	NO
O	RETAIL/OFFICE/RESTAURANT	±5,000 PER STORY	1-2	NO
P	RETAIL/OFFICE/RESTAURANT	±5,000 PER STORY	1-2	NO
Q	RETAIL/OFFICE/RESTAURANT	±5,000 PER STORY	1-2	NO
R	RETAIL/OFFICE/RESTAURANT	±8,000 PER STORY	1-2	NO
S	RETAIL/OFFICE/RESTAURANT	±8,700 PER STORY	1-2	NO
T	MULTI-FAMILY RESIDENTIAL	80 UNITS (MULTI-FAMILY AGE-RESTRICTED)	3	NO
U	RETAIL/OFFICE/RESTAURANT	±5,250 PER STORY	1-2	NO
V	RETAIL/OFFICE/RESTAURANT	±5,250 PER STORY	1-2	NO

MU-B (CORE)

TOTALS	
MU-B (CORE) NEIGHBORHOOD A	
COMMERCIAL - PROPOSED MAXIMUM SQUARE FOOTAGE	±85,000
PROPOSED COMMERCIAL PARKING SPACES	±415
RESIDENTIAL UNITS - MULTI-FAMILY HOUSING (AGE RESTRICTED)	100
PROPOSED RESIDENTIAL PARKING SPACES	±115
MU-B (CORE) NEIGHBORHOOD B	
COMMERCIAL - PROPOSED MAXIMUM SQUARE FOOTAGE	±195,000
PROPOSED COMMERCIAL PARKING SPACES	±670
RESIDENTIAL UNITS - MULTI-FAMILY HOUSING	102
RESIDENTIAL UNITS - SINGLE-FAMILY ATTACHED (SPECIAL EXCEPTION REQUIRED)	60
TOTAL RESIDENTIAL UNITS	162
PROPOSED RESIDENTIAL PARKING SPACES	±405

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com

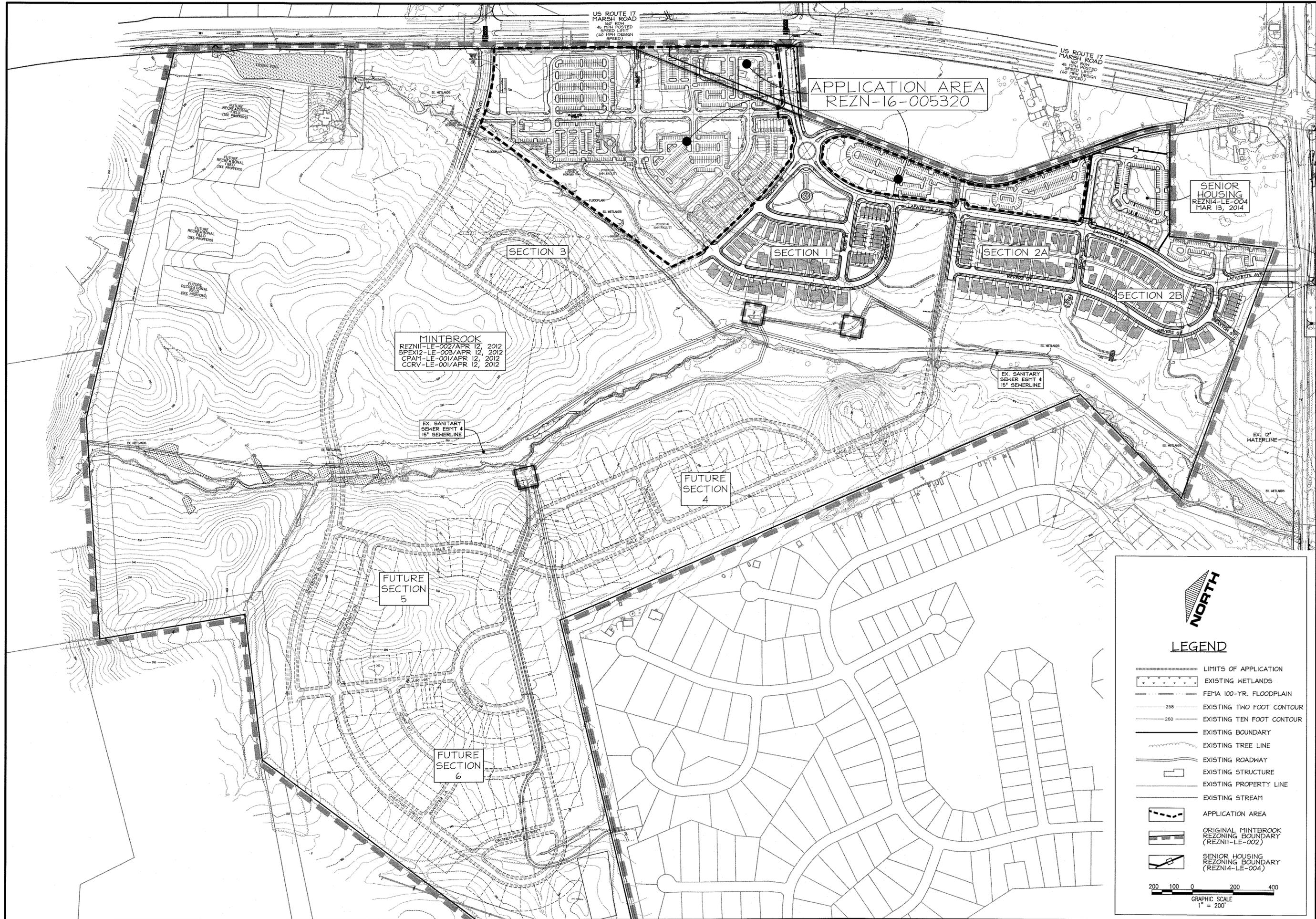
NOTES & TABULATIONS
MINTBROOK
CONCEPT / GENERAL DEVELOPMENT PLAN
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VA

REZN-16-005320
SPEX-16-005322
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
J. R. TROLD
Lic. No. 040214
PROFESSIONAL ENGINEER

PLAN STATUS
05/27/16 1ST SUBMISSION
09/16/16 2ND SUBMISSION
10/14/16 3RD SUBMISSION

DATE	DESCRIPTION
JRT/SPG DESIGN	DJA DRAWN
JRT	CHKD
SCALE	H: V:
JOB No.	2515-02-003
DATE	MAY 27, 2016
FILE No.	2515-D-2P-002



MINTBROOK
 REZN11-LE-002/APR 12, 2012
 SPEX12-LE-003/APR 12, 2012
 CPAM-LE-001/APR 12, 2012
 CCRV-LE-001/APR 12, 2012

APPLICATION AREA
 REZN-16-005320

SENIOR HOUSING
 REZN14-LE-004
 MAR 13, 2014

SECTION 3

SECTION 1

SECTION 2A

SECTION 2B

FUTURE SECTION 4

FUTURE SECTION 5

FUTURE SECTION 6

EX. SANITARY
 SEWER ESMT #
 15" SEWERLINE

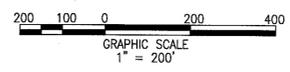
EX. SANITARY
 SEWER ESMT #
 15" SEWERLINE

EX. 12"
 WATERLINE



LEGEND

- LIMITS OF APPLICATION
- EXISTING WETLANDS
- FEMA 100-YR. FLOODPLAIN
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- EXISTING BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- APPLICATION AREA
- ORIGINAL MINTBROOK REZONING BOUNDARY (REZN11-LE-002)
- SENIOR HOUSING REZONING BOUNDARY (REZN14-LE-004)



Bowman

CONSULTING

Bowman Consulting Group, Ltd.
 850-A Nanna Circle
 Fredericksburg, Virginia 22406
 Phone: (540) 371-0288
 Fax: (540) 371-3479
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

EXISTING CONDITIONS MAP
 MINTBROOK
 CONCEPT / GENERAL DEVELOPMENT PLAN
 LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VA

REZN-16-005320
 SPEX-16-005322
 COUNTY PROJECT NUMBER

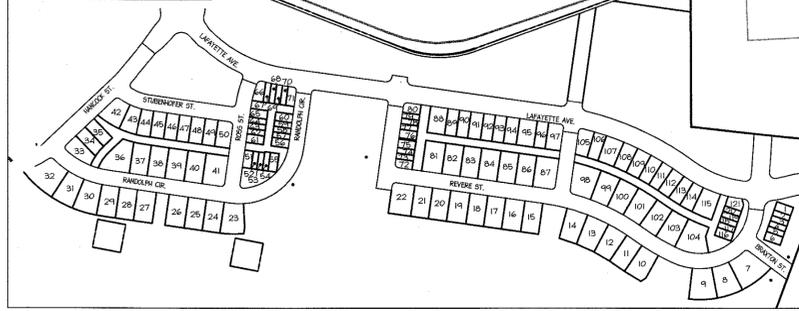
COMMONWEALTH OF VIRGINIA
 JUSTIN R. TROIDL
 Lic. No. 040214
 10/14/16
 PROFESSIONAL ENGINEER

PLAN STATUS		
05/27/16	1ST SUBMISSION	
09/16/16	2ND SUBMISSION	
10/14/16	3RD SUBMISSION	

DATE	DESCRIPTION
JRT/SPG	DJA
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=200'
	V: N/A
JOB No.	2515-02-003
DATE :	MAY 27, 2016
FILE No.	2515-D-ZP-002

SHEET 3 OF 8

PARCEL KEY

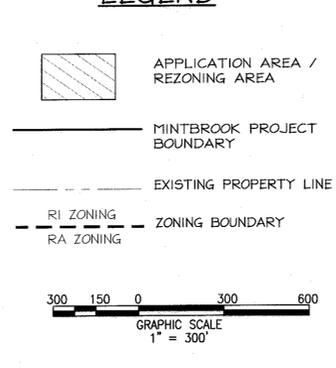


PARCEL OWNERSHIP

ID#	GPIN	OWNER	DEED BOOK NUMBER	PAGE	ZONING	USE	STREET ADDRESS
1	6899-16-2441	MINTBROOK DEVELOPERS LLC	1508	207	PRD	RESIDENTIAL	N/A
2	6899-16-1131	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
3	6899-16-1132	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
4	6899-16-1133	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
5	6899-16-1134	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
6	6899-16-1135	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
7	6899-16-1136	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
8	6899-16-1137	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
9	6899-16-1138	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
10	6899-16-1139	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
11	6899-16-1140	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
12	6899-16-1141	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
13	6899-16-1142	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
14	6899-16-1143	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
15	6899-16-1144	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
16	6899-16-1145	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
17	6899-16-1146	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
18	6899-16-1147	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
19	6899-16-1148	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
20	6899-16-1149	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
21	6899-16-1150	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
22	6899-16-1151	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
23	6899-16-1152	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
24	6899-16-1153	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
25	6899-16-1154	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
26	6899-16-1155	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
27	6899-16-1156	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
28	6899-16-1157	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
29	6899-16-1158	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
30	6899-16-1159	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
31	6899-16-1160	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
32	6899-16-1161	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
33	6899-16-1162	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
34	6899-16-1163	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
35	6899-16-1164	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
36	6899-16-1165	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
37	6899-16-1166	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
38	6899-16-1167	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
39	6899-16-1168	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
40	6899-16-1169	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
41	6899-16-1170	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
42	6899-16-1171	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
43	6899-16-1172	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
44	6899-16-1173	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
45	6899-16-1174	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
46	6899-16-1175	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
47	6899-16-1176	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
48	6899-16-1177	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
49	6899-16-1178	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
50	6899-16-1179	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
51	6899-16-1180	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
52	6899-16-1181	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
53	6899-16-1182	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
54	6899-16-1183	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
55	6899-16-1184	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
56	6899-16-1185	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
57	6899-16-1186	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
58	6899-16-1187	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
59	6899-16-1188	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
60	6899-16-1189	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
61	6899-16-1190	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
62	6899-16-1191	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
63	6899-16-1192	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
64	6899-16-1193	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
65	6899-16-1194	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
66	6899-16-1195	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
67	6899-16-1196	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
68	6899-16-1197	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
69	6899-16-1198	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
70	6899-16-1199	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
71	6899-16-1200	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
72	6899-16-1201	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
73	6899-16-1202	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
74	6899-16-1203	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
75	6899-16-1204	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
76	6899-16-1205	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
77	6899-16-1206	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
78	6899-16-1207	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
79	6899-16-1208	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
80	6899-16-1209	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
81	6899-16-1210	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
82	6899-16-1211	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
83	6899-16-1212	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
84	6899-16-1213	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
85	6899-16-1214	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
86	6899-16-1215	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
87	6899-16-1216	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
88	6899-16-1217	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
89	6899-16-1218	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
90	6899-16-1219	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
91	6899-16-1220	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
92	6899-16-1221	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
93	6899-16-1222	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
94	6899-16-1223	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
95	6899-16-1224	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
96	6899-16-1225	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
97	6899-16-1226	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
98	6899-16-1227	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
99	6899-16-1228	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
100	6899-16-1229	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
101	6899-16-1230	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
102	6899-16-1231	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
103	6899-16-1232	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
104	6899-16-1233	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
105	6899-16-1234	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
106	6899-16-1235	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
107	6899-16-1236	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
108	6899-16-1237	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
109	6899-16-1238	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
110	6899-16-1239	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
111	6899-16-1240	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
112	6899-16-1241	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
113	6899-16-1242	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
114	6899-16-1243	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
115	6899-16-1244	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
116	6899-16-1245	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
117	6899-16-1246	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
118	6899-16-1247	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
119	6899-16-1248	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
120	6899-16-1249	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A
121	6899-16-1250	MINTBROOK DEVELOPERS LLC	1509	207	PRD	RESIDENTIAL	N/A



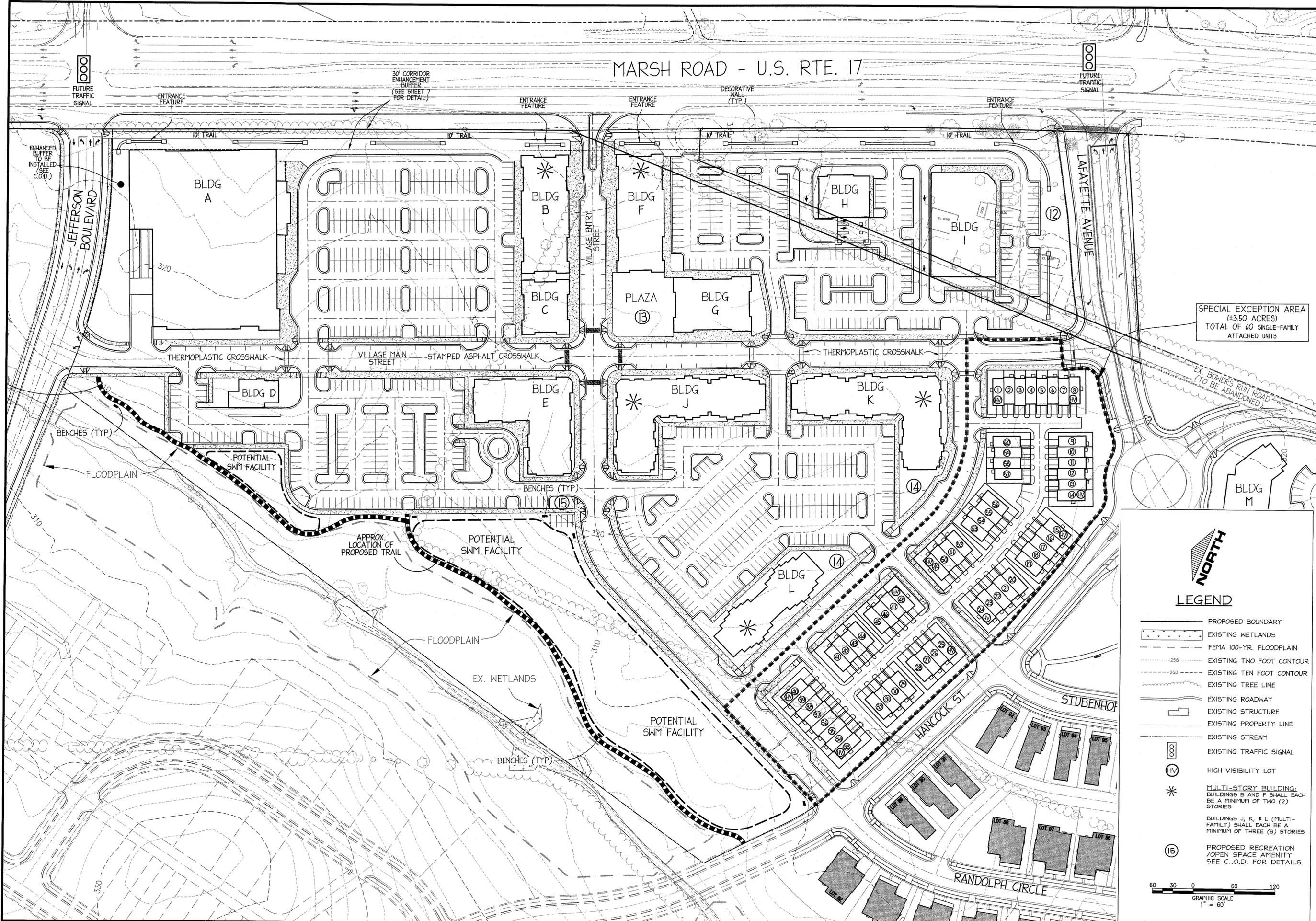
LEGEND



REZONING TABULATIONS

PARCEL IDENTIFICATION:	6899-16-1241 (PORTION)	6899-16-1242	6899-16-1243
STREET ADDRESS:	NONE ASSIGNED	10633 BOWERS RUN DRIVE	NONE ASSIGNED
EXISTING ZONING:	MU-BEALETON	MU-BEALETON	MU-BEALETON
TOTAL GROSS ACREAGE:	24.7987 ACRES (PORTION)	1.9713 ACRES	5.4750 ACRES
TOTAL APPLICATION AREA:	32.245 ACRES		

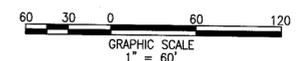
NOTE: ONLY A PORTION OF PARCEL 6899-16-1241 IS INCLUDED IN THE APPLICATION AREA. THE TOTAL GROSS ACREAGE OF THIS PARCEL IS 24.7987 ACRES. THE ACREAGE OF THE MU-B CORE IS 45.14 ACRES.



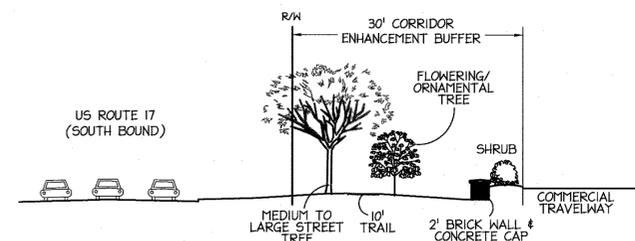
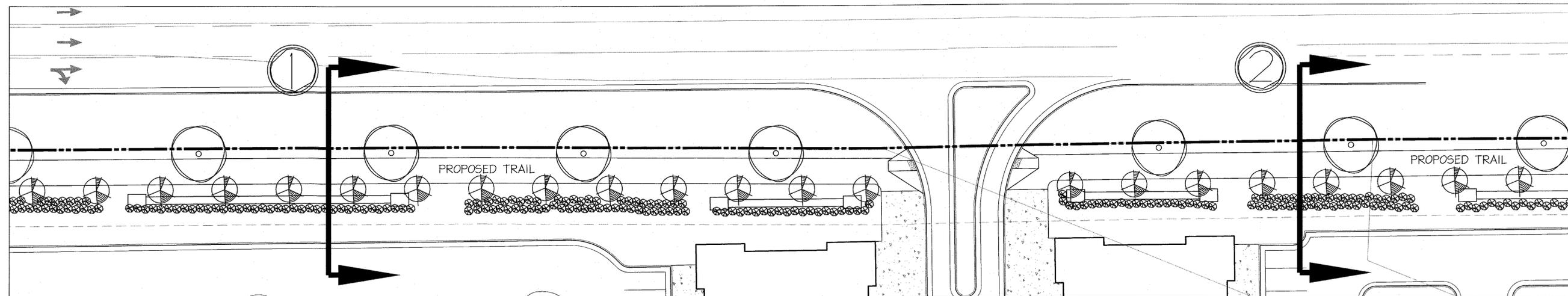
SPECIAL EXCEPTION AREA
 (±3.50 ACRES)
 TOTAL OF 60 SINGLE-FAMILY
 ATTACHED UNITS

NORTH
LEGEND

- PROPOSED BOUNDARY
- - - EXISTING WETLANDS
- - - FEMA 100-YR. FLOODPLAIN
- - - 250 EXISTING TWO FOOT CONTOUR
- - - 250 EXISTING TEN FOOT CONTOUR
- - - EXISTING TREE LINE
- - - EXISTING ROADWAY
- - - EXISTING STRUCTURE
- - - EXISTING PROPERTY LINE
- - - EXISTING STREAM
- ⊠ EXISTING TRAFFIC SIGNAL
- ⊕ HIGH VISIBILITY LOT
- * MULTI-STORY BUILDING: BUILDINGS B AND F SHALL EACH BE A MINIMUM OF TWO (2) STORIES
- Ⓜ BUILDINGS J, K, & L (MULTI-FAMILY) SHALL EACH BE A MINIMUM OF THREE (3) STORIES
- Ⓜ PROPOSED RECREATION / OPEN SPACE AMENITY SEE C.O.D. FOR DETAILS



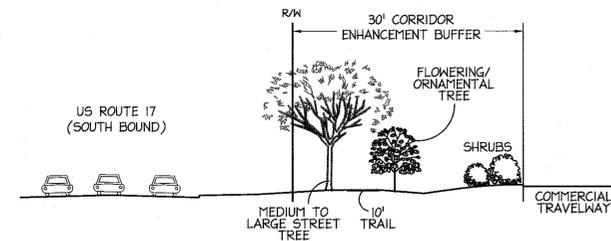
ROUTE 17 CORRIDOR ENHANCEMENT BUFFER PLAN



① 30' CORRIDOR ENHANCEMENT BUFFER (CROSS SECTION)
N.T.S.

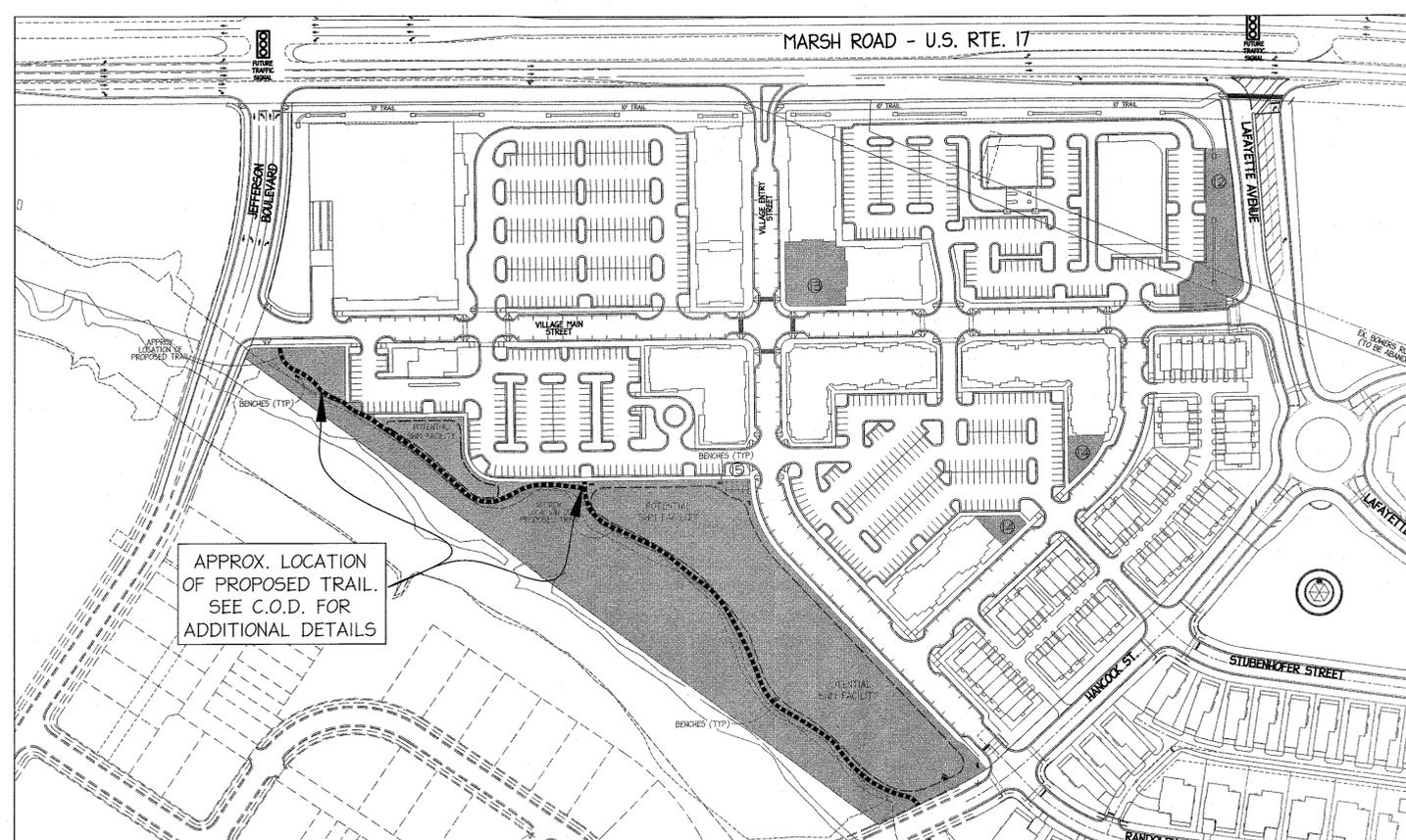
NOTES:

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.



② 30' CORRIDOR ENHANCEMENT BUFFER (CROSS SECTION)
N.T.S.

MU-B USABLE OPEN SPACE PLAN

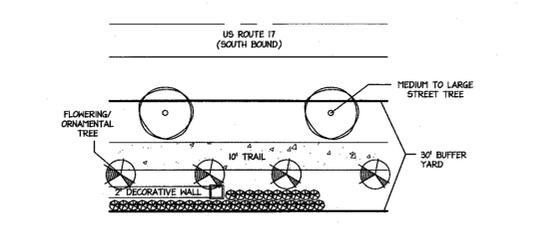


USABLE OPEN SPACE TABULATIONS
MU-B AREA ONLY

MU-B AREA:	±43.19 ACRES
USABLE OPEN SPACE REQUIREMENT:	10% / ±4.319 ACRES
USABLE OPEN SPACE PROPOSED:	11% / ±4.800 ACRES

NOTE: ABOVE USABLE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL C.O.D. SITE PLAN APPROVAL.

TYPICAL SECTION
APPLICATION AREA ONLY



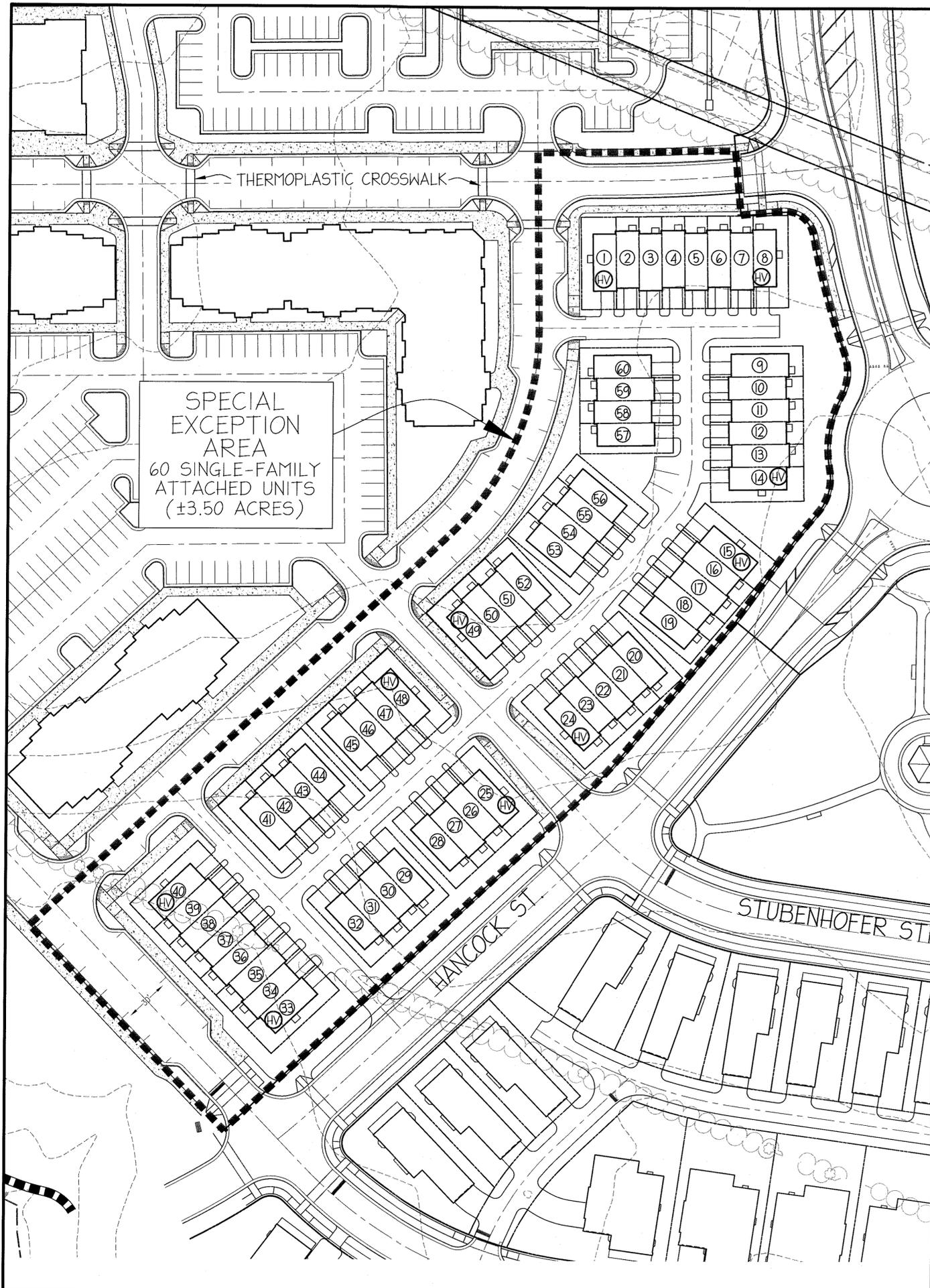
30' CORRIDOR ENHANCEMENT BUFFER
(PLAN VIEW)
N.T.S.

APPROX. LOCATION OF PROPOSED TRAIL. SEE C.O.D. FOR ADDITIONAL DETAILS

NOTE: PREVIOUSLY PROVIDED OPEN SPACE PER SITP-14-00216

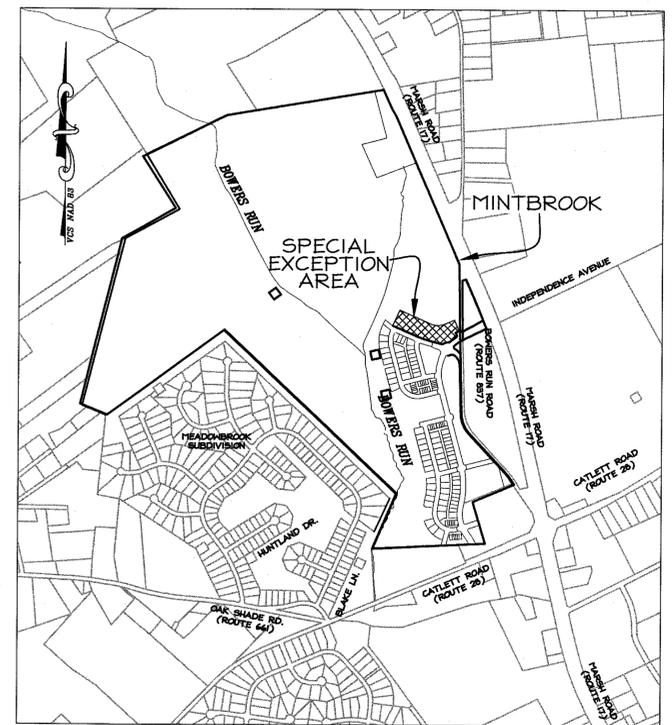
NOTE: DEPICTED USABLE OPEN SPACE IS CONCEPTUAL AND SUBJECT TO REVISION DURING THE FINAL SITE PLAN APPROVAL PROCESS. N.T.S.

⑮ PLANNED AMENITY. SEE CODE OF DEVELOPMENT FOR ADDITIONAL INFORMATION.



NOTES:

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY SURVEY BY BOWMAN CONSULTING GROUP LTD. DATED OCTOBER 2010.
2. THE SUBJECT SITE IS LOCATED ON A PARCEL IDENTIFIED BY FAUQUIER COUNTY AS PIN 6884-99-3419.
3. THE OVERALL MINTBROOK PROPERTY IS CURRENTLY ZONED RA, PRD, AND MU-BEALETON AND IS LOCATED IN THE BEALETON SERVICE DISTRICT.
4. THE OVERALL MINTBROOK PROPERTY IS ±332.41 ACRES; THE ENTIRETY OF WHICH IS SUBJECT TO THE MINTBROOK PROFFER STATEMENT, CODE OF DEVELOPMENT, AND THE PREVIOUSLY APPROVED C/GDP (AS AMENDED). THE AREA PREVIOUSLY REZONED TO THE MU-BEALETON DISTRICT IS APPROXIMATELY ±43.19 ACRES. THE AREA PREVIOUSLY REZONED PRD IS APPROXIMATELY ±148.27 ACRES.
5. THIS APPLICATION REQUESTS AN AMENDMENT OF THE PREVIOUSLY APPROVED MINTBROOK PROFFERS, C/GDP, AND CODE OF DEVELOPMENT TO ALLOW FOR THE DEVELOPMENT OF SIXTY (60) SINGLE-FAMILY ATTACHED UNITS (IN LIEU OF THE PREVIOUSLY APPROVED 54 STACKED MULTI-FAMILY UNITS).
6. THE AREA SPECIFIC TO THE SPECIAL EXCEPTION IS APPROXIMATELY ±3.50 ACRES. THE SITE IS LOCATED GENERALLY NORTH OF ROUTE 28 AND WEST OF ROUTE 17 IN THE COMMUNITY OF BEALETON. THE PROPOSED USES ARE MEDIUM DENSITY RESIDENTIAL, MIXED COMMERCIAL, CIVIC, AND OPEN SPACE.
7. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC IN MARCH 2006.
8. THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE FROM A FEMA LOMR EFFECTIVE AUGUST 14, 2009. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51061C040C, PANEL 410 OF 550, DATED FEB. 6, 2008. THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD ZONE X WITH PORTIONS WITHIN THE FLOODPLAIN/GREENWAY CORRIDOR LOCATED IN ZONE AE.
9. SOILS INFORMATION OBTAINED FROM A FAUQUIER COUNTY TYPE I SOILS MAP PRODUCED BY JAMES SAWYER, CPSS, FAUQUIER COUNTY SOIL SCIENTIST OFFICE, DATED JULY 13, 2006. SEE PREVIOUSLY APPROVED C/GDP FOR SOILS MAPPING INFORMATION.
10. A PHASE I ARCHEOLOGICAL EVALUATION OF HISTORICAL FEATURES WITHIN THE SITE AND SURROUNDING AREA WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES DATED OCTOBER 2003, MAY 2006, AND JULY 2008. ADDITIONALLY, A PHASE II ARCHEOLOGICAL EVALUATION WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES FOR SITE 44FG0215 DATED DECEMBER 2006. SUBSEQUENT TO THESE INVESTIGATIONS SITE 44FG0219 AND SITE 44FG0239 ARE RECOMMENDED FOR AVOIDANCE OR A PHASE II STUDY, AND SITE 44FG0215 IS RECOMMENDED FOR AVOIDANCE OR A PHASE III STUDY.
11. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY GOROVE SLADE DATED 2/18/2011. RECOMMENDATIONS FOR THE MITIGATION OF POTENTIAL TRAFFIC IMPACTS TO THE SURROUNDING ROADWAYS ARE INCLUDED IN THE REPORT TO INCLUDE TURN LANE IMPROVEMENTS AT PROJECT ENTRANCES.
12. EXISTING WETLANDS HAVE BEEN DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND VERIFIED BY BOWMAN CONSULTING GROUP ON 09/08/2010. NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY.
13. ALL CONSTRUCTION SHALL CONFORM TO CURRENT FAUQUIER COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS MODIFIED BY THIS APPLICATION.
14. STORMWATER MANAGEMENT/BMP'S SHALL BE PROVIDED AS SHOWN ON THE PREVIOUSLY APPROVED C/GDP. ADDITIONALLY, SEVERAL AREAS ARE SHOWN ON THIS C/GDP FOR SWM/BMP PURPOSES.
15. ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS ASSOCIATION.
16. THE PROPERTY MAY BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:
 ELEMENTARY SCHOOL: GRACE MILLER ES
 MIDDLE SCHOOL: CEDAR LEE MS
 HIGH SCHOOL: LIBERTY HS
 FIRE/RESCUE: CO. 13 - LOUIS VOL. FIRE CO.
 LIBRARY: BEALETON BRANCH LIBRARY
 PARKS/RECREATION: ONSITE RECREATION AREA
17. TREE CANOPY, LANDSCAPE AND BUFFER REQUIREMENTS TO CONFORM WITH SECTION 7-600 OF THE FAUQUIER COUNTY ZONING ORDINANCE AND THE CODE OF DEVELOPMENT.
18. AN APPLICATION FOR FLOODPLAIN ALTERATION FOR PROPOSED IMPACTS TO THE EXISTING FLOODPLAIN INCLUDING, BUT NOT LIMITED TO: THE EAST-WEST CONNECTOR ROAD CROSSING, INTERNAL ROAD CROSSINGS, CATLETT ROAD (VA RT. 28) WIDENING, AND TRAIL CROSSINGS WILL BE FILED CONCURRENTLY WITH FUTURE CONSTRUCTION PLANS FOR THE PROJECT.
19. PROPOSED LAND USES AND THEIR LOCATIONS ARE IN CONFORMANCE WITH THE FAUQUIER COUNTY COMPREHENSIVE PLAN.
20. A HIERARCHY OF STREETS WILL BE PROVIDED WITHIN THE MU-BEALETON AND PRD DISTRICTS IN ORDER TO ENCOURAGE A BLOCK PATTERN THAT WILL EVENLY DISTRIBUTE VEHICULAR MOVEMENTS AND ENHANCE PEDESTRIAN SAFETY WITHIN THE COMMUNITY. THE CONCEPT PLAN PROVIDES FOR THE FOLLOWING ROAD IMPROVEMENTS: (A) 2 LANES OF THE ROUTE 17/28 EAST-WEST CONNECTOR ROAD WILL BE CONSTRUCTED TO FAUQUIER/VDOT STANDARDS WITHIN 53 FEET OF RIGHT-OF-WAY (AS SHOWN ON THE PLAN). (B) LAFAYETTE AVENUE WILL BE CONSTRUCTED AS TWO (2) LANES WITH NO INDIVIDUAL LOT ACCESS ALLOWED. (C) INDIVIDUAL STREETS WILL BE DESIGNED AS PUBLIC LOCAL NEIGHBORHOOD STREETS AND (D) PRIVATELY OWNED AND MAINTAINED ALLEYS WILL PROVIDE REAR ACCESS TO SELECTED LOTS WITHIN THE MU-BEALETON AND PRD DISTRICTS IN ORDER TO ENHANCE THE CONCEPT OF A TRADITIONAL NEIGHBORHOOD COMMUNITY.
21. ALL INTERIOR TRAVELWAYS SERVING USES WITHIN THE MU-BEALETON VILLAGE CORE WILL BE PRIVATELY MAINTAINED.
22. ALL RIGHT-OF-WAY AND CROSS SECTION REQUIREMENTS WILL BE BASED UPON THE VDOT SUBDIVISION STREET STANDARDS, UNLESS OTHERWISE MODIFIED ON THE PREVIOUSLY APPROVED C/GDP.
23. NATURAL DRAINAGE PATTERNS WITHIN THE FLOODPLAIN OF THE SITE WILL BE PROTECTED AND MAINTAINED WITHIN AN OPEN SPACE SYSTEM MANAGED BY THE HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS ASSOCIATION, WITHIN WHICH THE GREENWAY AND TRAIL CORRIDOR RECOMMENDED IN THE COMPREHENSIVE PLAN WILL BE PROVIDED. CONCEPTUAL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) FACILITIES ARE ILLUSTRATED IN AREAS OUTSIDE OF THE 100 YEAR FLOODPLAIN AND DESCRIBED IN MORE DETAIL ON THE PREVIOUSLY APPROVED C/GDP.
24. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7 OF THE FAUQUIER COUNTY ZONING ORDINANCE. THE AMOUNT OF PARKING PROVIDED MAY BE REDUCED IN PROPORTION TO THE ACTUAL NUMBER OF UNITS/SQUARE FOOTAGE CONSTRUCTED AT THE TIME OF THE FINAL DEVELOPMENT PLAN, AS LONG AS THE MINIMUM REQUIRED PARKING IS PROVIDED, OR PURSUANT TO ANY REDUCTIONS APPROVED PER THE ZONING ORDINANCE.
25. ALL TRAILS WILL BE CONSTRUCTED WITH STONE DUST UNLESS OTHERWISE INDICATED ON THIS PLAN. A 14 FOOT WIDE PRESSURE TREATED WOOD FOOT BRIDGE SHALL BE CONSTRUCTED FOR ALL STREAM CROSSINGS OF THE 10 FOOT PUBLIC TRAIL PER PARKS AND RECREATION STANDARDS.
26. THIS PLAN MAY BE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.



VICINITY MAP
SCALE: 1"=1000'



LEGEND

- PROPOSED BOUNDARY
- EXISTING WETLANDS
- - - FEMA 100-YR. FLOODPLAIN
- 258 --- EXISTING TWO FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- ⊞ EXISTING TRAFFIC SIGNAL
- ⊞ HIGH VISIBILITY LOT
- * MULTI-STORY BUILDING: BUILDINGS B AND F SHALL EACH BE A MINIMUM OF TWO (2) STORIES. BUILDINGS J, K, & L (MULTI-FAMILY) SHALL EACH BE A MINIMUM OF THREE (3) STORIES
- SPECIAL USE AREA BOUNDARY

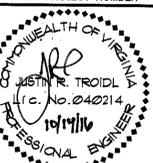


Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650 A Neime Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3473
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

SPECIAL EXCEPTION PLAT
MINTBROOK
CONCEPT / GENERAL DEVELOPMENT PLAN
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VA

REZN-16-005320
SPX-16-005322
COUNTY PROJECT NUMBER



PLAN STATUS	
05/27/16	1ST SUBMISSION
09/16/16	2ND SUBMISSION
10/14/16	3RD SUBMISSION

DATE	DESCRIPTION
JRT/SPG	DJA
DESIGN	DRAWN
SCALE	H: 1"=40'
	V:
JOB No.	2515-02-003
DATE	MAY 27, 2016
FILE No.	2515-0-ZP-002