

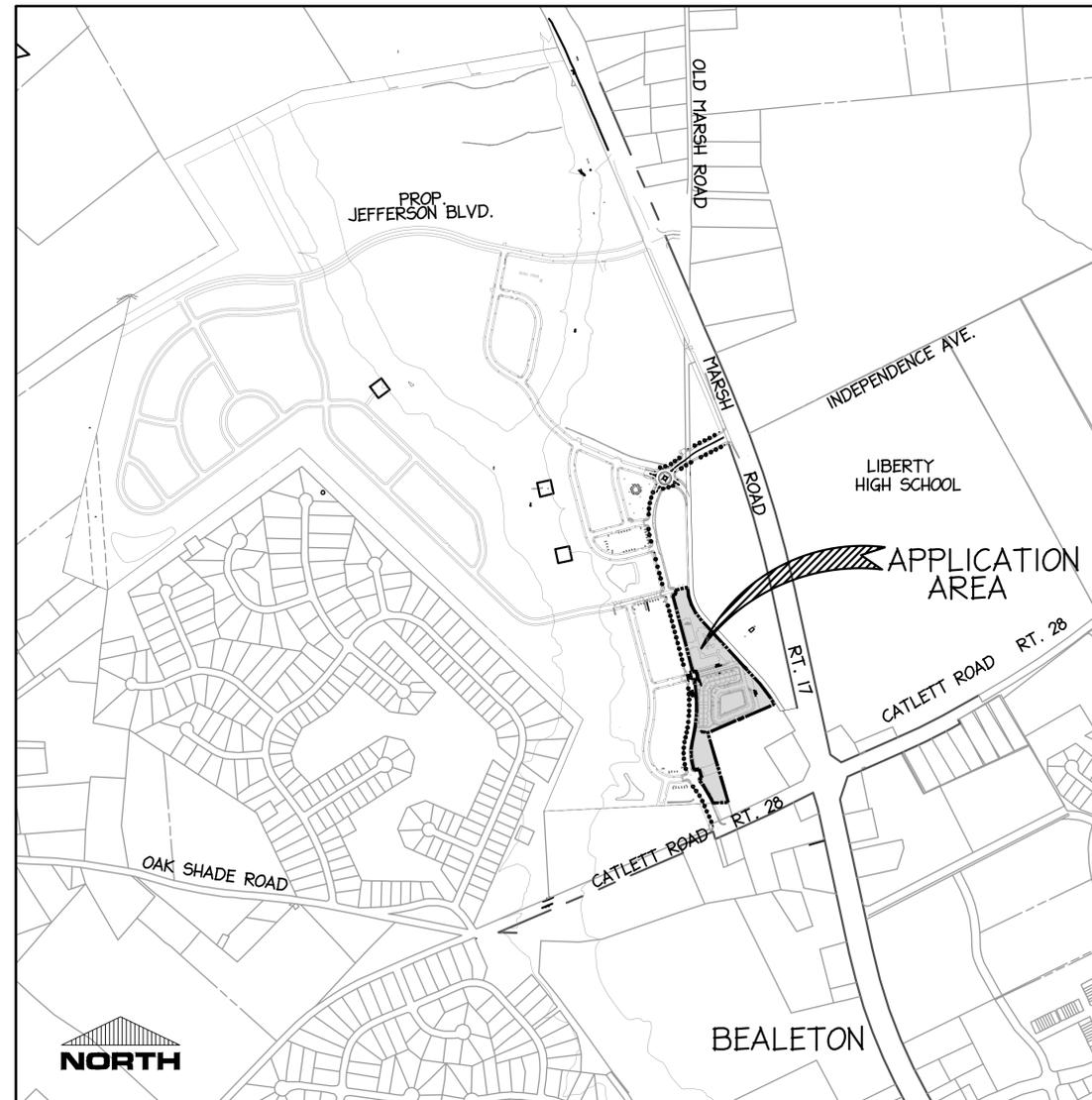
MINTBROOK SENIOR RESIDENCES

CONCEPT/ GENERAL DEVELOPMENT PLAN FAUQUIER COUNTY, VIRGINIA

NOTES:

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP LTD. DATED OCTOBER 2010.
2. THE SUBJECT SITE DELINEATED IS DESIGNATED AS FAUQUIER COUNTY PARCEL IDENTIFICATION NUMBER (GPIN) 6889-89-6214
3. THE APPLICATION AREA IS CURRENTLY ZONED MU-B AND IS DESIGNATED AS A CORE SUB-DISTRICT. THE AREA IS FURTHER IDENTIFIED AS NEIGHBORHOOD A, BLOCK 5 PER THE APPROVED MINTBROOK REZONING (REZ-NII-LE-002).
4. THE APPLICATION AREA, ALSO KNOWN AS NEIGHBORHOOD A, BLOCK 5, IS ±8.59 ACRES, THE ENTIRETY OF WHICH IS SUBJECT TO THE MINTBROOK PROFFER STATEMENT, CODE OF DEVELOPMENT, AND THIS C/GDP. THE SITE IS GENERALLY LOCATED NORTH OF ROUTE 28 AND WEST OF ROUTE 17 IN THE COMMUNITY OF BEALETON. THE PROPOSED AGE RESTRICTED MULTI-FAMILY UNITS ARE TO BE LOCATED ON A ±4.0 ACRE PORTION OF THE APPLICATION AREA AS DESCRIBED HEREIN.
5. TOPOGRAPHIC INFORMATION HEREIN IS FROM A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS DATED MARCH 2006 AND IS SHOWN AT A CONTOUR INTERVAL OF 2- FEET.
6. THERE ARE NO FLOODPLAIN LIMITS WITHIN THE APPLICATION AREA.
7. SOILS INFORMATION FOR THE APPLICATION AREA WAS PREPARED WITH THE MINTBROOK REZONING (REZ-NII-LE-002) FROM A FAUQUIER COUNTY TYPE I SOILS MAP PRODUCED BY JAMES SANYER CPSS OF FAUQUIER COUNTY SOIL SCIENTIST OFFICE, DATED JULY 13, 2006. NO ADDITIONAL SOILS STUDIES ARE PROPOSED FOR THE APPLICATION AREA UNDER THIS REZONING.
8. 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. THERE ARE NO KNOWN ARCHEOLOGICAL OR HISTORICALLY SIGNIFICANT FEATURES WITHIN THE APPLICATION AREA.
9. 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 WERE APPROVED AS PART OF THE ORIGINAL REZONING (REZ-NII-LE-002.) NO ADDITIONAL STUDIES ARE PROPOSED FOR THE APPLICATION AREA UNDER THIS REZONING.
10. EXISTING WETLANDS HAVE BEEN DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND VERIFIED BY BOWMAN CONSULTING GROUP ON 09/08/2010. THERE ARE NO KNOWN WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED WITHIN THE APPLICATION AREA.
11. ALL CONSTRUCTION SHALL CONFORM TO CURRENT FAUQUIER COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS MODIFIED BY THIS APPLICATION.
12. ALL NEEDED UTILITY CONNECTIONS AND STORMWATER MANAGEMENT/BMP'S SHALL BE PROVIDED AS DESCRIBED IN THE MINTBROOK INFRASTRUCTURE PLAN (SPMA 13-LE-007) AND MINTBROOK-PHASE A FINAL SITE PLAN (SPMA14-LE-002).
13. ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
14. 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: | ON-SITE RECREATION AREA |
15. TREE CANOPY, LANDSCAPE AND BUFFER REQUIREMENTS WILL BE PROVIDED IN CONFORMANCE WITH SECTION 7-600 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
16. PROPOSED LAND USES AND THEIR LOCATIONS ARE IN CONFORMANCE WITH THE PROPOSED FAUQUIER COUNTY COMPREHENSIVE PLAN AMENDMENT.
17. ALL INTERIOR TRAVEL-WAYS AND PARKING LOT AREAS SERVING USES WITHIN THE APPLICATION AREA ARE TO BE PRIVATELY MAINTAINED. HOWEVER, THE PRIVATE ROAD SERVING AS ACCESS TO THE APPLICATION AREA FROM LAFAYETTE BOULEVARD SHALL BE PLANNED AND CONSTRUCTED TO VDOT SUBDIVISION STREET STANDARDS SO THAT SAID ROAD MAY BE DEDICATED TO VDOT IN THE FUTURE AS THE EXTENSION OF BACON STREET. THE PROPOSED 54' WIDE EASEMENT SHALL BE HELD IN RESERVATION AND THE ROADWAY SHALL BE PRIVATELY MAINTAINED UNTIL SUCH TIME THAT THE ROADWAY QUALIFIES FOR ACCEPTANCE INTO THE VDOT PUBLIC ROAD SYSTEM.
18. PARKING WILL BE ACHIEVED VIA A COMBINATION OF ON-SITE AND ON-STREET PARALLEL PARKING. CONSIDERING THE AGE RESTRICTED USE, A 30% PARKING REDUCTION IN THE TOTAL NUMBER OF SPACES REQUIRED HAS BEEN REQUESTED TO BE APPROVED BY THE DIRECTOR AS PERMITTED IN SECTION 7-102.18 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
19. THE AMOUNT OF PARKING PROVIDED MAY BE REDUCED IN PROPORTION TO THE ACTUAL NUMBER OF UNITS 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 FAUQUIER COUNTY ZONING ORDINANCE.
20. A FREESTANDING MONUMENT SIGN IS PROPOSED WITH THIS C/GDP TO SERVE THE APPLICATION AREA AS SHOWN ON THE PLAN. SIGNAGE SHALL ONLY BE PERMITTED WITH BOARD APPROVAL OF A COMPREHENSIVE SIGN PACKAGE TO BE PREPARED UNDER SEPARATE COVER.
21. THIS PLAN MAY BE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.



VICINITY MAP

SCALE: 1" = 600'

SHEET INDEX

1. COVER SHEET
2. REZONE PLAT
3. OVERALL CONCEPT/GENERAL DEVELOPMENT PLAN
4. DETAILED CONCEPT/GENERAL DEVELOPMENT PLAN

DESIGN TEAM

PLANNING AND LANDSCAPE ARCHITECTURE

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE - SUITE 300
CHANTILLY, VA 20151

CIVIL ENGINEERING

BOWMAN CONSULTING GROUP, LTD.
650 NELMS CIRCLE
FREDERICKSBURG, VA 22406

ARCHITECT

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

APPLICANT

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

OWNER

MINTBROOK DEVELOPERS LLC
3863 CENTERVIEW DRIVE, SUITE 300
CHANTILLY, VA 20151
ATTN: ANDREW VINISKY

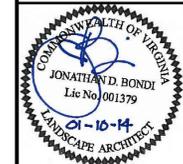
Bowman
CONSULTING

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COVER SHEET
CONCEPT/ GENERAL DEVELOPMENT PLAN
MINTBROOK SENIOR RESIDENCES
FAUQUIER COUNTY, VIRGINIA



| PLAN STATUS | | |
|-------------|----------------|--------|
| 12/20/2013 | 1ST SUBMISSION | |
| | | |
| | | |
| DATE | DESCRIPTION | |
| JB | JB | AV |
| DESIGN | DRAWN | CHKD |
| SCALE | AS SHOWN | V. N/A |
| JOB No. | 2515-06-001 | |
| DATE | DECEMBER 2013 | |
| FILE No. | | |
| SHEET | 1 of 4 | |



| | |
|--------------|----------------|
| PLAN STATUS | |
| 12/20/2013 | 1ST SUBMISSION |
| DATE | DESCRIPTION |
| JB DESIGN | JB DRAWN |
| AV CHKD | |
| SCALE | 1" = 50' |
| JOB No. | 2515-06-001 |
| DATE | DECEMBER 2013 |
| FILE No. | |
| SHEET 4 OF 4 | |

SITE TABULATIONS:

APPLICATION AREA (BLOCK 5): ±8.58 AC.

AGE-RESTRICTED MULTI-FAMILY TABULATIONS:

GROSS SITE AREA (AGE-RESTRICTED MF): ±4.00 AC.

AREA OF ROAD RESERVATION FOR (FUTURE BACON STREET EXTENSION): ±0.40 AC.

ADJUSTED GROSS SITE AREA (AGSA): ±3.60 AC. (156,816 SF)

EXISTING ZONE: MU-B (CORE SUB DISTRICT)

PROPOSED USE: AGE-RESTRICTED MULTI-FAMILY UNITS

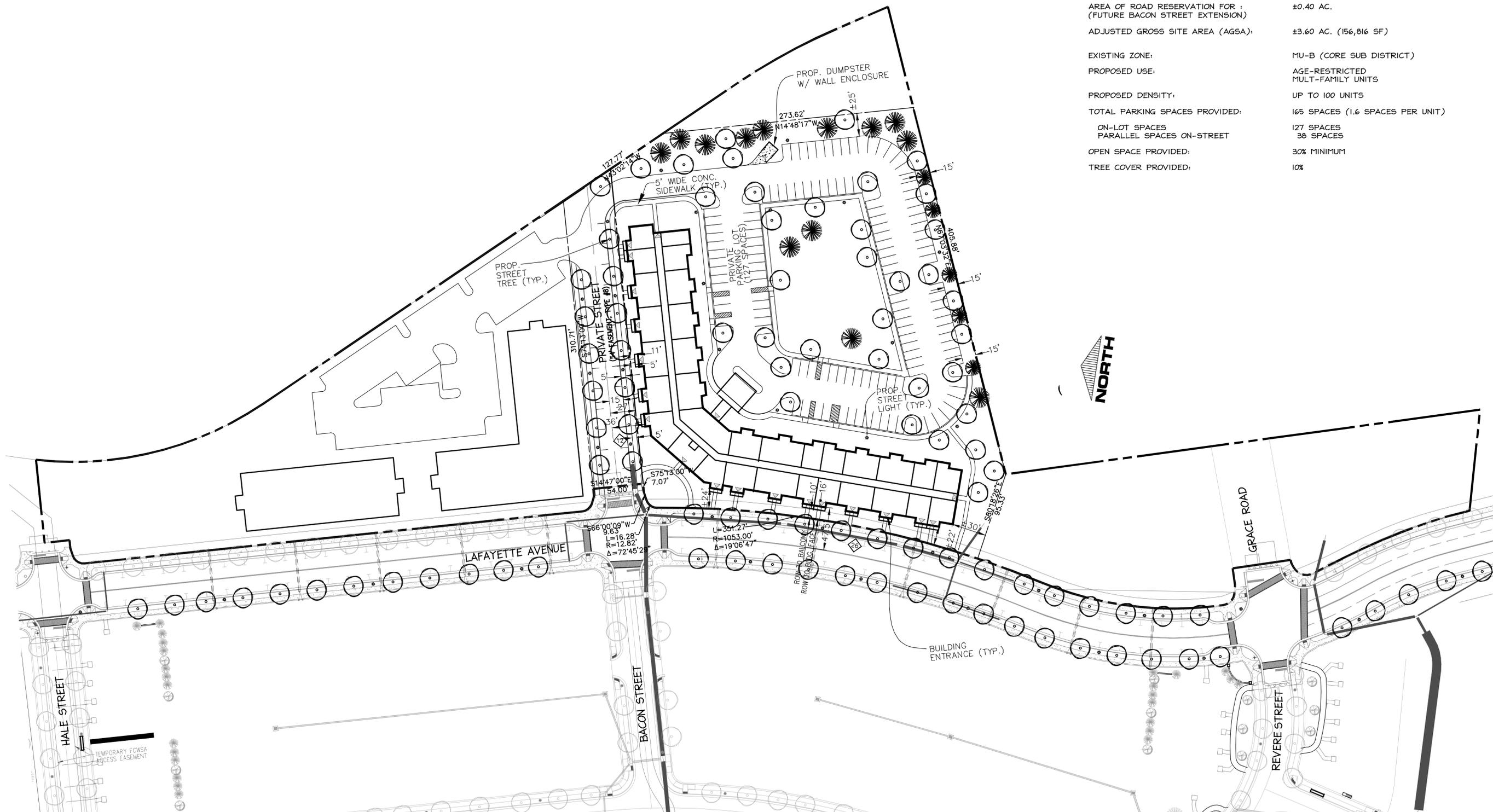
PROPOSED DENSITY: UP TO 100 UNITS

TOTAL PARKING SPACES PROVIDED: 165 SPACES (1.6 SPACES PER UNIT)

ON-LOT SPACES: 127 SPACES
 PARALLEL SPACES ON-STREET: 38 SPACES

OPEN SPACE PROVIDED: 30% MINIMUM

TREE COVER PROVIDED: 10%



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY

NOTE:

1. BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.
2. SEE SHEET 2 FOR APPLICATION AREA BEARINGS AND DISTANCES.

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.