

Table. Summary of Soil Characteristics and Use Potential (**-- not part of official soil survey)

MAP UNIT SYMBOL SOIL NAME SLOPE	SOIL CHARACTERISTICS	USE POTENTIAL AND PROBLEMS FOR				SELECTED USES		LAND USE CAPABILITY CLASS
		EROSION HAZARD K Factor (water/soil) HYDROLOGIC GROUP	GENERAL DEVELOPMENT USING CENTRAL WATER AND CENTRAL SEWER	DEVELOPMENT USING CONVENTIONAL SEPTIC TANK AND DRAINFIELD	AGRICULTURE	FORESTRY (HARDWOOD)	LAND USE CAPABILITY CLASS	
5A Rowland silt loam; frequently flooded 0 - 2%	Very deep, moderately well drained, mottled yellowish-brown and weak red silty soils with high water tables on floodplains; developed in alluvium from Triassic uplands; may have HYDRIC soil inclusions	Slight 0.43, 0.43 C	VERY POOR within 100-year floodplain; frequent flooding; occasional ponding; intermittent high water table Bearing Capacity: very low Shrink-swell Potential: low	NOT SUITED flooding potential	SECONDARY CROPLAND	MODERATELY HIGH	Iw	
7A Bermudian silt loam; occasionally flooded 0 - 2%	Very deep, well drained, brown heavy soils on narrow floodplains; developed in alluvium washed from Triassic uplands	Slight 0.37, 0.28 B	VERY POOR within 100-year floodplain; occasional flooding; rare ponding Bearing Capacity: low Shrink-swell Potential: low	POOR flooding potential	PRIME CROPLAND	HIGH	I	
8A** Codorus Variant loam; frequently flooded 0 - 2%	Very deep, somewhat poorly drained, yellowish brown loamy soils with intermittent high water tables on floodplains; developed in alluvium washed from crystalline and metamorphic rocks; may have HYDRIC soil inclusions	Slight 0.28, 0.24 C	VERY POOR Within 100-year floodplain; frequent flooding; occasional ponding; high water table Bearing Capacity: very low Shrink-swell Potential: low	NOT SUITED flooding potential	SECONDARY PASTURE	MODERATELY HIGH	I	
14A** Sewego loam 0 - 2%	Deep, well to moderately well drained dark reddish-brown loamy soils with intermittent high water tables in concave upland landscapes (swales) and drainageways; developed in local colluvium and residuum of materials derived from Triassic siltstone, shale and conglomerate; may have HYDRIC soil inclusions	Slight 0.37, 0.24 B	POOR frequent flooding; concentrated runoff from higher areas; intermittent high water table; low bearing capacity Bearing Capacity: low Shrink-swell Potential: low	NOT SUITED landscape position	PRIME CROPLAND	LOW	I	
14B Sewego loam 2 - 7%	Deep, well to moderately well drained dark reddish-brown loamy soils with intermittent high water tables in concave upland landscapes (swales) and drainageways; developed in local colluvium and residuum of materials derived from Triassic siltstone, shale and conglomerate; may have HYDRIC soil inclusions	Moderate 0.37, 0.24 B	POOR frequent flooding; concentrated runoff from higher areas; intermittent high water table; low bearing capacity Bearing Capacity: low Shrink-swell Potential: low	NOT SUITED landscape position	PRIME CROPLAND	LOW	I	
60B Ott-Carlett complex 2 - 7%	Complex of moderately deep, well drained, loamy, dark yellowish brown (Ott) soil and shallow, well drained, loamy-skeletal, dark gray (Carlett) soils containing more than 35% rock fragments on undulating summits and gently sloping backslopes; developed in residuum from bluish-gray thermally altered Triassic shale	Moderate 0.37, 0.32 - 0.20, 0.15 C - D	FAIR shallow to rock Bearing Capacity: moderate Shrink-swell Potential: low	NOT SUITED shallow to rock	SECONDARY CROPLAND	LOW	I	

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60C Ott-Carlett complex 7 - 15%	Complex of moderately deep, well drained, loamy, dark yellowish brown (Ott) soil and shallow, well drained, loamy-skeletal, dark gray (Carlett) soils containing more than 35% rock fragments on strongly sloping backslopes; developed in residuum from bluish-gray thermally altered Triassic shale	High 0.37, 0.32 - 0.20, 0.15 C - D	FAIR shallow to rock Bearing Capacity: moderate Shrink-swell Potential: low	NOT SUITED shallow to rock	PRIME PASTURE	LOW	Iv	
60D** Carlett gravelly silt loam 15 - 25%	Shallow, well drained, grayish-brown loamy-skeletal soils containing more than 35% rock fragments on moderately steep backslopes; developed in residuum from bluish-gray thermally altered Triassic shale	High 0.20, 0.15 D	POOR shallow soils over bedrock, steep slopes Bearing Capacity: moderate Shrink-swell Potential: low	NOT SUITED shallow to rock step slopes	SECONDARY PASTURE	LOW	I	
61B** Brecknock silt loam 2 - 7%	Deep, well drained, dark yellowish brown silty soils on undulating summits and gently sloping backslopes; developed in residuum from bluish-gray thermally altered Triassic shale and siltstone	Moderate 0.32, 0.32 B	GOOD low bearing capacity when wet (high silt content) Bearing Capacity: low Shrink-swell Potential: low	MARGINAL percs slowly	PRIME CROPLAND	MODERATE	I	
61C** Brecknock silt loam 7 - 15%	Deep, well drained, dark yellowish brown silty soils on rolling summits and strongly sloping backslopes; developed in residuum from bluish-gray thermally altered Triassic shale and siltstone	High 0.32, 0.32 B	GOOD low bearing capacity when wet (high silt content) Bearing Capacity: low Shrink-swell Potential: low	MARGINAL percs slowly	PRIME CROPLAND	MODERATE	I	
62B Sycoline silt loam 2 - 7%	Moderately deep, moderately well to somewhat poorly drained, brown silty soils with intermittent high water tables on undulating summits and gently sloping backslopes; developed in residuum from bluish-gray thermally altered Triassic shale and siltstone; may have HYDRIC soil inclusions	Moderate 0.43, 0.43 D	VERY POOR intermittent high water table; low bearing capacities when wet; shallow to rock Bearing Capacity: low Shrink-swell Potential: low	NOT SUITED high water table	SECONDARY CROPLAND	MODERATELY LOW	Iw	
63B** Killy Variant silt loam 2 - 7%	Moderately deep, somewhat poorly drained, yellowish-brown clay pan soils with intermittent high water tables on broad upland flats and concave areas; developed in old alluvial capping underlain by residuum from thermally altered Triassic shale and granite; may have HYDRIC soil inclusions	Moderate 0.37, 0.28 D	VERY POOR high shrink-swell clay layers in the subsoil; high water table; low relief Bearing Capacity: very high Shrink-swell Potential: very high	NOT SUITED high water table	SECONDARY PASTURE	MODERATELY LOW	I	
64B Oakhill - Lagore loams 2 - 7%	Complex of well drained, moderately deep, yellowish-red, loamy skeletal (Oakhill) containing more than 35% rock fragments in the subsoil and very deep, yellowish-red loamy (Lagore) soils on broad summits; developed in residuum from basalt	Moderate 0.32, 0.28 B	FAIR shallow to rock Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL shallow to rock	SECONDARY CROPLAND	MODERATE	I	

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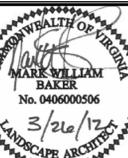
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71B Panorama silt loam 2 - 7%	Deep, well drained, reddish-brown silty soils on undulating summits and gently sloping backslopes; developed in residuum from red Triassic shale, siltstone and fine-grained sandstone	Moderate 0.37, 0.32 B	GOOD low bearing capacity when wet (high silt content) Bearing Capacity: low Shrink-swell Potential: low	MARGINAL percs slowly	PRIME CROPLAND	MODERATE	I	
71C** Panorama silt loam 7 - 15%	Deep, well drained, dark reddish-brown silty soils on rolling summits and strongly sloping backslopes; developed in residuum from red Triassic shale and sandstone	Moderate 0.37, 0.32 B	GOOD low bearing capacity when wet (high silt content) Bearing Capacity: low Shrink-swell Potential: low	MARGINAL percs slowly	SECONDARY CROPLAND	MODERATE	I	
73B Penn loam 2 - 7%	Moderately deep, well drained, red silty soils on undulating summits and gently sloping backslopes; developed in residuum from Triassic shale, siltstone and fine-grained sandstone	Moderate 0.32, 0.24 C	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	POOR shallow to rock	SECONDARY CROPLAND	MODERATELY LOW	I	
73C Penn loam 7 - 15%	Moderately deep, well drained, red silty soils on strongly sloping backslopes; developed in residuum from Triassic shale, siltstone and fine-grained sandstone	High 0.32, 0.24 C	GOOD Bearing Capacity: low Shrink-swell Potential: moderate	POOR shallow to rock	SECONDARY CROPLAND	MODERATELY LOW	I	
74A** Ashburn silt loam 0 - 2%	Moderately deep, moderately well drained, strong brown silty soils with intermittent high water tables on broad, nearly level upland flats; developed from thin fluvial capping over Triassic siltstone, fine grained sandstone and shale	Slight 0.37, 0.24 C	FAIR intermittent high water table; low bearing capacity when wet due to high silt content and/or shrink-swell clay in lower horizon Bearing Capacity: low Shrink-swell Potential: moderate	POOR shallow to rock water table	SECONDARY CROPLAND	MODERATELY LOW	I	
74B Ashburn silt loam 2 - 7%	Moderately deep, moderately well drained, strong brown silty soils with intermittent high water tables on broad undulating summits and gently sloping backslopes; developed from thin fluvial capping over Triassic siltstone, fine grained sandstone and shale	Moderate 0.37, 0.24 C	FAIR intermittent high water table; low bearing capacity when wet due to high silt content and/or shrink-swell clay in lower horizon Bearing Capacity: low Shrink-swell Potential: moderate	POOR shallow to rock water table	SECONDARY CROPLAND	MODERATELY LOW	I	
76B Sudley - Oatlands complex 2 - 7%	Complex of very deep (Sudley) and moderately deep (Oatlands) well drained strong brown to reddish-brown loamy soils on undulating summits and gently sloping backslopes; developed in residuum from Triassic conglomerate and sandstone	Moderate 0.37, 0.28 - 0.24, 0.24 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL shallow to rock	PRIME CROPLAND	MODERATE	I	

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76C Sudley - Oatlands complex 7 - 15%	Complex of very deep (Sudley) and moderately deep (Oatlands) well drained strong brown to reddish-brown loamy soils on rolling summits and strongly sloping backslopes; developed in residuum from Triassic conglomerate and sandstone	Moderate 0.37, 0.28 - 0.24, 0.24 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL shallow to rock	SECONDARY CROPLAND	MODERATE	I	
77B** Arcola - Nestoria complex 2 - 7%	Moderately deep, well drained dark red silty soil (Arcola) and shallow, well to excessively drained, yellowish red silty soil containing more than 35% rock fragments in the subsoil (Nestoria), on undulating summits and gently sloping backslopes; developed in residuum from Triassic siltstone and shale	Moderate 0.32, 0.10 C - D	FAIR shallow to rock; little soil available for landscaping or grading Bearing Capacity: low-moderate Shrink-swell Potential: low	POOR shallow to rock	PRIME PASTURE	MODERATELY LOW	I	
77C Arcola - Nestoria complex 7 - 15%	Moderately deep, well drained dark red silty soil (Arcola) and shallow, well to excessively drained, yellowish red silty soil containing more than 35% rock fragments in the subsoil (Nestoria), with gullies on strongly sloping backslopes; developed in residuum from Triassic siltstone and shale	High 0.32, 0.10 C - D	FAIR shallow to rock; little soil available for landscaping or grading Bearing Capacity: low-moderate Shrink-swell Potential: low	POOR shallow to rock	SECONDARY PASTURE	MODERATELY LOW	I - Iv	
77D** Nestoria gravelly loam 15 - 25%	Shallow, well to excessively drained reddish-brown loamy soils containing more than 35% rock fragments on moderately steep backslopes; developed in residuum from Triassic siltstone and shale	Very High 0.32, 0.10 D	POOR shallow to rock; steep slopes; little soil material available for landscaping or grading Bearing Capacity: moderate Shrink-swell Potential: low	NOT SUITED shallow to rock step slopes	SECONDARY PASTURE	MODERATELY LOW	I	
78A Dulles silt loam 0 - 2%	Deep, moderately well and somewhat poorly drained, light yellowish-brown clayey soils with intermittent high water table water tables on broad, nearly level interfluvial and concave areas; developed in local colluvium and residuum from red Triassic shale and sandstone; may have HYDRIC soil inclusions	Slight 0.43, 0.43 D	VERY POOR may be within 100-year floodplain; frequent flooding; occasional ponding; high water table; low relief; low bearing capacity when wet due to high silt content and shrink-swell clay in the subsoil Bearing Capacity: low Shrink-swell Potential: high	NOT SUITED high water table; landscape position (swale)	PRIME PASTURE	MODERATELY LOW	Iw	
78B Dulles silt loam 2 - 7%	Deep, moderately well and somewhat poorly drained, light yellowish-brown clayey soils with intermittent high water table water tables on broad, nearly level interfluvial and concave areas; developed in local colluvium and residuum from red Triassic shale and sandstone; may have HYDRIC soil inclusions	Moderate 0.43, 0.43 D	VERY POOR may be within 100-year floodplain; frequent flooding; occasional ponding; high water table; low relief; low bearing capacity when wet due to high silt content and shrink-swell clay in the subsoil Bearing Capacity: low Shrink-swell Potential: high	NOT SUITED high water table; landscape position (swale)	PRIME PASTURE	MODERATELY LOW	Iw	

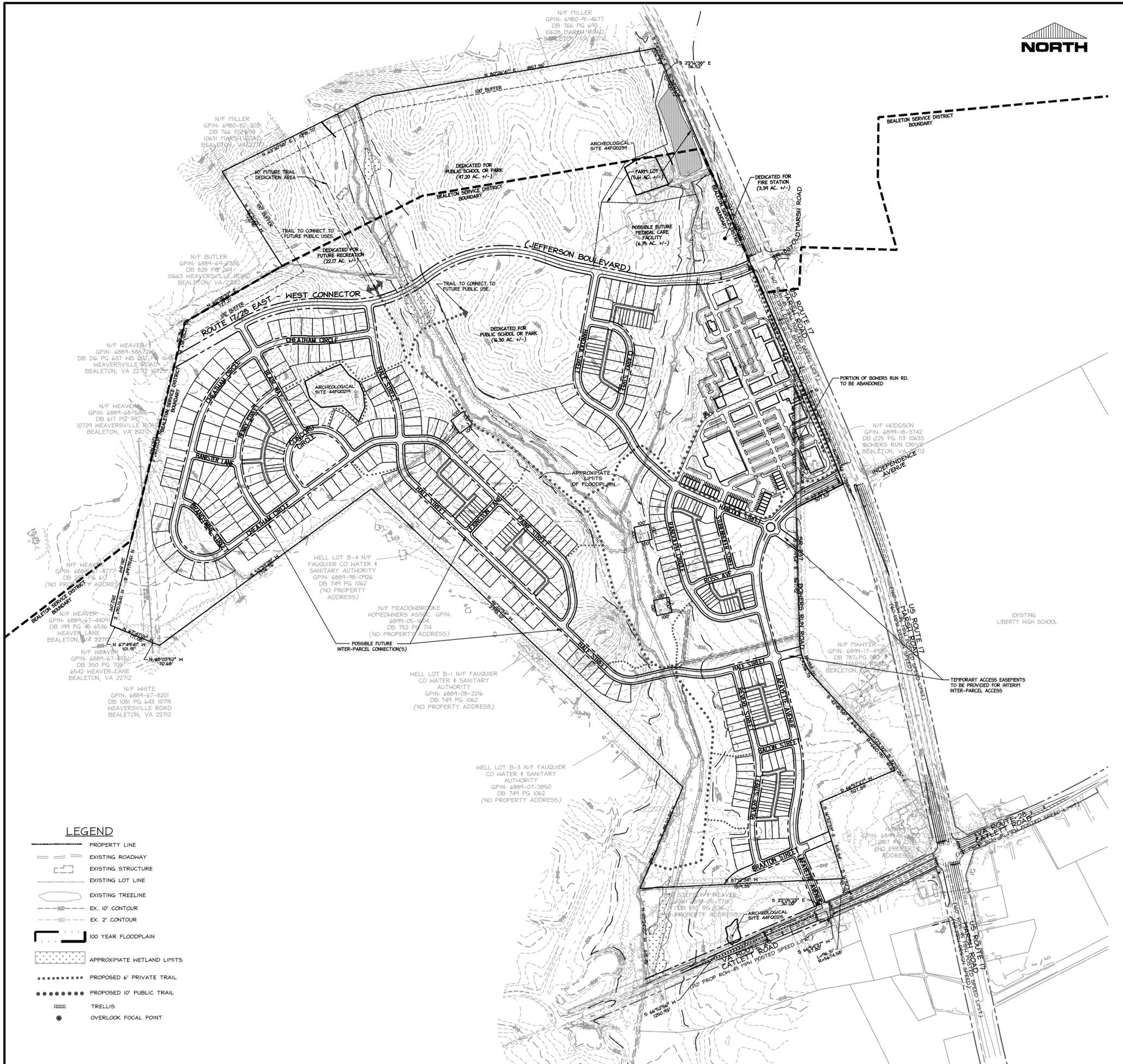
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163B** Remington silt loam 2 - 7%	Deep, moderately well drained, yellowish-brown clay pan soils with intermittent high water tables on gently sloping backslopes; developed in old alluvial capping underlain by residuum from thermally altered Triassic shale and granite	Moderate 0.43, 0.43 D	VERY POOR high shrink-swell clay layers in the subsoil; intermittent high water table; low relief Bearing Capacity: low Shrink-swell Potential: very high	NOT SUITED high water table	SECONDARY CROPLAND	MODERATELY LOW	I	
178A** Dulles Variant silt loam 0 - 2%	Moderately deep, somewhat poorly drained, yellowish-brown mottled with gray loamy soils with intermittent high water tables in concave landscapes (swales) and drainageways; developed in local alluvium washed from Triassic uplands; may have HYDRIC soil inclusions	Slight 0.43, 0.43 D	VERY POOR may be within 100-year floodplain; high water table; low relief; low bearing capacity when wet due to high silt content Bearing Capacity: low Shrink-swell Potential: low	NOT SUITED high water table	PRIME PASTURE	LOW	I	
178B** Dulles Variant silt loam 2 - 7%	Moderately deep, somewhat poorly drained, yellowish-brown mottled with gray loamy soils with intermittent high water table water tables in concave landscapes (swales) and drainageways; developed in local alluvium washed from Triassic uplands; may have HYDRIC soil inclusions	Moderate 0.37, 0.32 D	VERY POOR may be within 100-year floodplain; high water table; low relief; low bearing capacity when wet due to high silt content Bearing Capacity: low Shrink-swell Potential: low	NOT SUITED high water table	PRIME PASTURE	LOW	I	
300** Urban land	This unit consists of areas where more than 80 percent of the surface is covered by parking lots, buildings, and other structures.				HIGHLY VARIABLE			



PLAN STATUS	
02/18/2011	1ST SUBMISSION
05/20/2011	2ND SUBMISSION
07/29/2011	3RD SUBMISSION
11/18/2011	4TH SUBMISSION
02/28/2012	5TH SUBMISSION
03/26/2012	6TH SUBMISSION

DATE	DESCRIPTION
CMM DESIGN	JAE DRAWN
	MWB CHKD
SCALE	H: 1" = 300' V: N/A
JOB No.	2515-02-003
DATE	FEBRUARY 18, 2011
FILE No.	



Project Acreage Tabulation

Acreage by District and Overall Project			
District	Existing/To Remain	Proposed	Total
PRD	50.09	148.27	198.36
MU-B	0	43.19	43.19
RA	90.86	0	90.86
	140.95	191.46	332.41

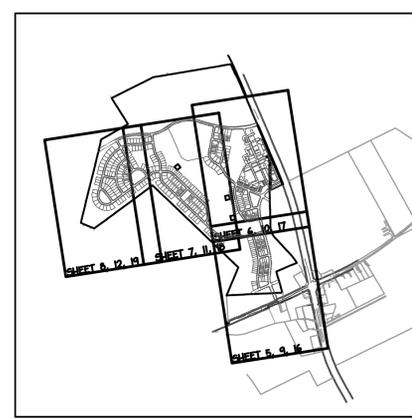
Acreage by District and Sub-Component

PRD	Residential	182.06
PRD	Institutional	16.3
Total PRD Acreage:		198.36

MU-B	Village Center	29.39
MU-B	Future Mixed Use	13.8
Total MU-B/Core Acreage:		43.19

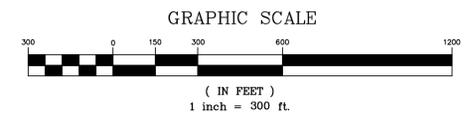
RA	School/Park Site	47.20
RA	Fire Station	3.39
RA	Recreation	22.17
RA	Farm Lot	5.61
RA	Medical Care Facility	6.75
RA	Jefferson Blvd. ROW	5.74
Total RA Acreage:		90.86

- NOTE:
- FOR MORE DETAILED MU-BEALETON AND PRD DISTRICT TABULATIONS REFER TO THE MINTBROOK CODE OF DEVELOPMENT.
 - LOT LAYOUT AND BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ULTIMATE LAYOUT TO BE DETERMINED WITH FINAL DEVELOPMENT PLAN PURSUANT TO THE STANDARDS OF THE MINTBROOK CODE OF DEVELOPMENT.



SHEET INDEX MAP
SCALE: 1" = 2,000'

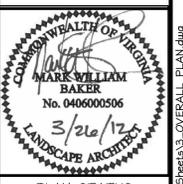
- LEGEND**
- PROPERTY LINE
 - EXISTING ROADWAY
 - EXISTING STRUCTURE
 - EXISTING LOT LINE
 - EXISTING TREELINE
 - EX. 10' CONTOUR
 - EX. 2' CONTOUR
 - 100 YEAR FLOODPLAIN
 - APPROXIMATE WETLAND LIMITS
 - PROPOSED 6' PRIVATE TRAIL
 - PROPOSED 10' PUBLIC TRAIL
 - ||||| TRELLIS
 - OVERLOOK FOCAL POINT



Bowman
 CONSULTING

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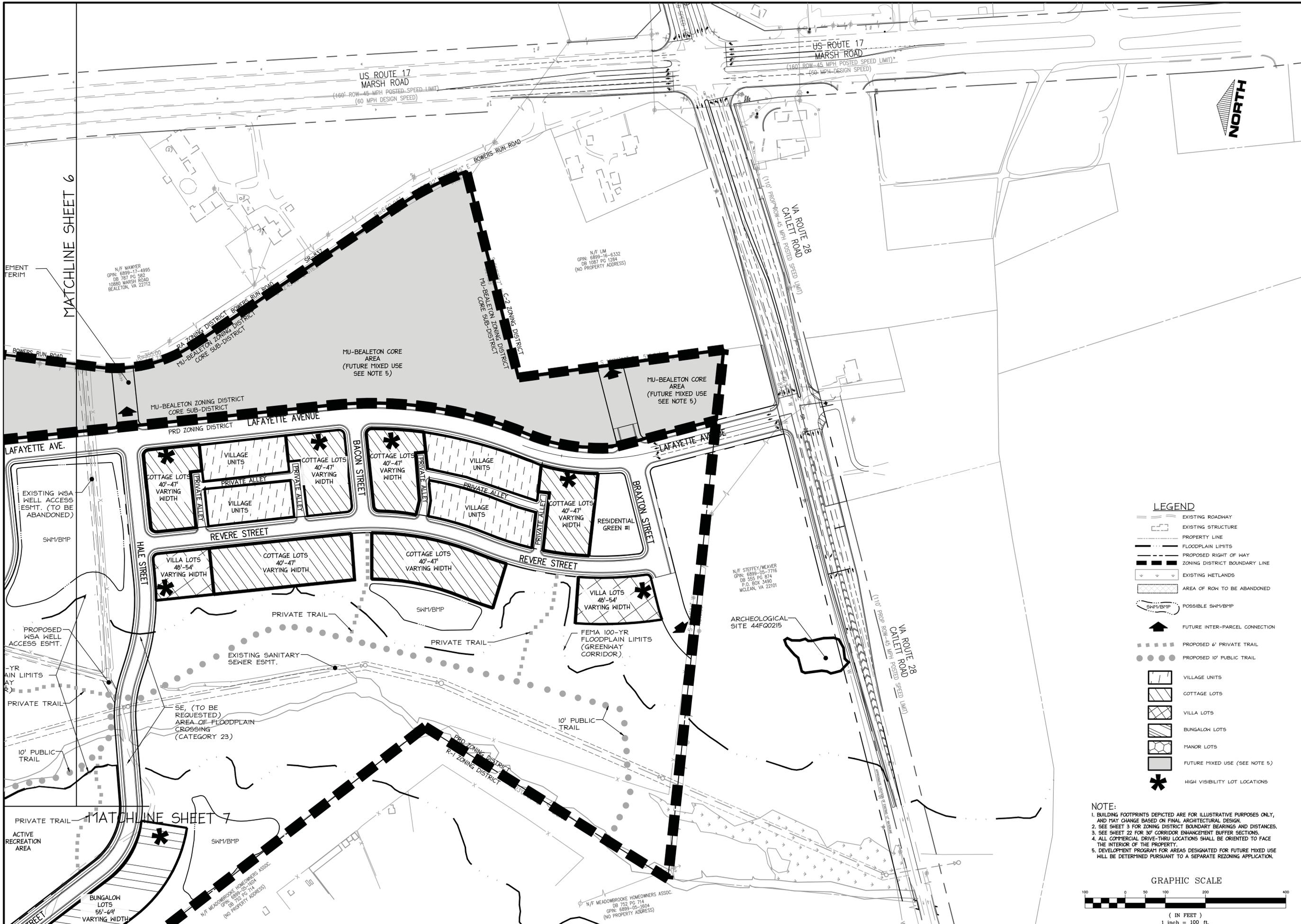
OVERALL ILLUSTRATIVE PLAN
 CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
 FAUQUIER COUNTY, VIRGINIA



PLAN STATUS

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	MWB CHKD
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SCALE	V: 1" = 300'
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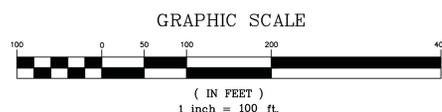


LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- FLOODPLAIN LIMITS
- PROPOSED RIGHT OF WAY
- ZONING DISTRICT BOUNDARY LINE
- EXISTING WETLANDS
- AREA OF ROW TO BE ABANDONED
- POSSIBLE SWM/BMP
- FUTURE INTER-PARCEL CONNECTION
- PROPOSED 6' PRIVATE TRAIL
- PROPOSED 10' PUBLIC TRAIL
- VILLAGE UNITS
- COTTAGE LOTS
- VILLA LOTS
- BUNGALOW LOTS
- MANOR LOTS
- FUTURE MIXED USE (SEE NOTE 5)
- HIGH VISIBILITY LOT LOCATIONS

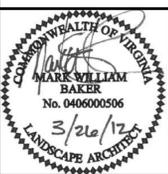
NOTE:

- BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.
- SEE SHEET 3 FOR ZONING DISTRICT BOUNDARY BEARINGS AND DISTANCES.
- SEE SHEET 22 FOR 30' CORRIDOR ENHANCEMENT BUFFER SECTIONS.
- ALL COMMERCIAL DRIVE-THRU LOCATIONS SHALL BE ORIENTED TO FACE THE INTERIOR OF THE PROPERTY.
- DEVELOPMENT PROGRAM FOR AREAS DESIGNATED FOR FUTURE MIXED USE WILL BE DETERMINED PURSUANT TO A SEPARATE REZONING APPLICATION.



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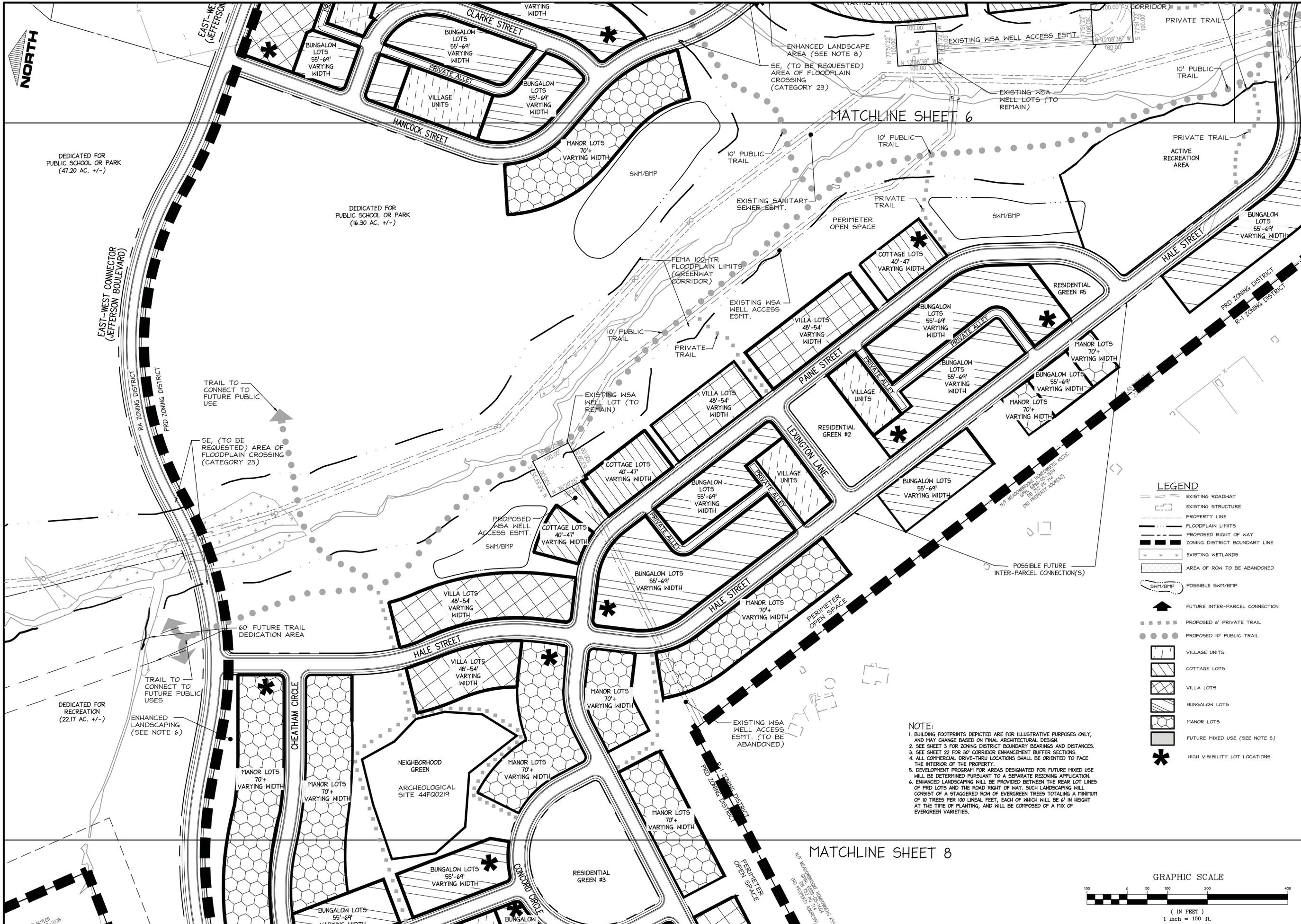
CONCEPT/ GENERAL DEVELOPMENT PLAN
CONCEPT/ GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA



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DATE	DESCRIPTION
CM	JAE
DESIGN	DRAWN
SCALE	H: 1" = 100'
JOB No.	2515-02-003
DATE	FEBRUARY 18, 2011
FILE No.	
SHEET	5 of 22

Cadd File Name: FA-2515 - Mintbrook-2515-02-003 (PLAN) - Planning/Rezoning/Sheets/4 - L.CONCEPT DEVELOPMENT PLAN.dwg



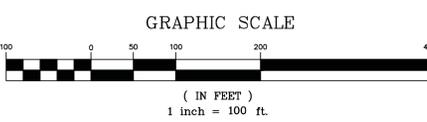
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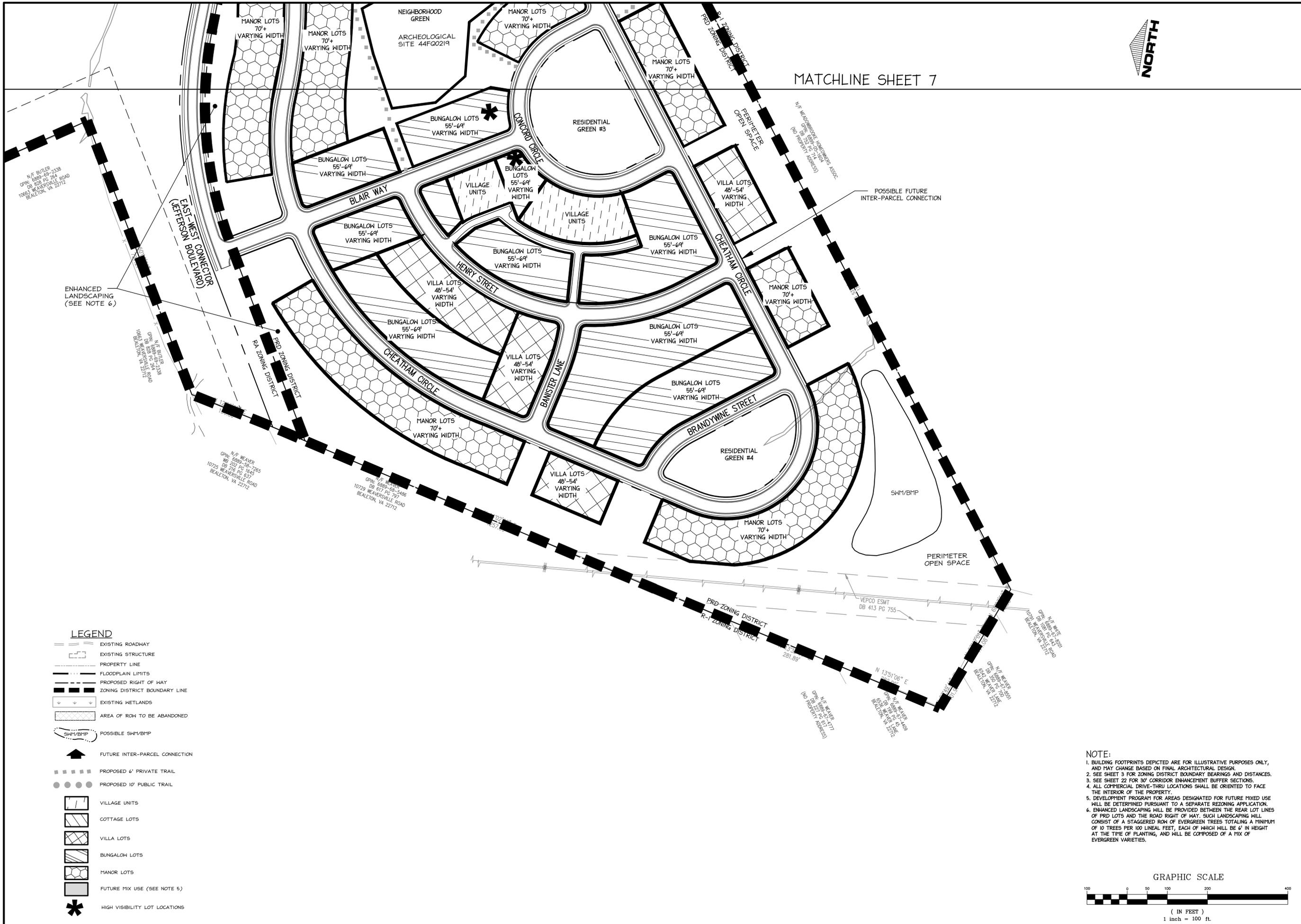
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CMM	JAE MMB
DESIGN	DRAWN CHKD
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- HIGH VISIBILITY LOT LOCATIONS

NOTE:
 1. BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.
 2. SEE SHEET 3 FOR ZONING DISTRICT BOUNDARY BEARINGS AND DISTANCES.
 3. SEE SHEET 22 FOR 30' CORRIDOR ENHANCEMENT BUFFER SECTIONS.
 4. ALL COMMERCIAL DRIVE-THRU LOCATIONS SHALL BE ORIENTED TO FACE THE INTERIOR OF THE PROPERTY.
 5. DEVELOPMENT PROGRAM FOR AREAS DESIGNATED FOR FUTURE MIXED USE WILL BE DETERMINED PURSUANT TO A SEPARATE REZONING APPLICATION.
 6. ENHANCED LANDSCAPING WILL BE PROVIDED BETWEEN THE REAR LOT LINES OF PRD LOTS AND THE ROAD RIGHT OF WAY. SUCH LANDSCAPING WILL CONSIST OF A STAGGERED ROW OF EVERGREEN TREES TOTALING A MINIMUM OF 10 TREES PER 100 LINEAL FEET, EACH OF WHICH WILL BE 6' IN HEIGHT AT THE TIME OF PLANTING, AND WILL BE COMPOSED OF A MIX OF EVERGREEN VARIETIES.



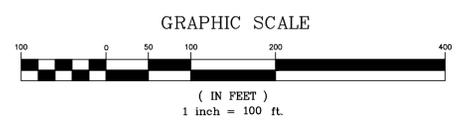


MATCHLINE SHEET 7



LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- FLOODPLAIN LIMITS
- PROPOSED RIGHT OF WAY
- ZONING DISTRICT BOUNDARY LINE
- EXISTING WETLANDS
- AREA OF ROW TO BE ABANDONED
- POSSIBLE SWM/BMP
- FUTURE INTER-PARCEL CONNECTION
- PROPOSED 6' PRIVATE TRAIL
- PROPOSED 10' PUBLIC TRAIL
- VILLAGE UNITS
- COTTAGE LOTS
- VILLA LOTS
- BUNGALOW LOTS
- MANOR LOTS
- FUTURE MIX USE (SEE NOTE 5)
- HIGH VISIBILITY LOT LOCATIONS



- NOTE:**
1. BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.
 2. SEE SHEET 3 FOR ZONING DISTRICT BOUNDARY BEARINGS AND DISTANCES.
 3. SEE SHEET 22 FOR 30' CORRIDOR ENHANCEMENT BUFFER SECTIONS.
 4. ALL COMMERCIAL DRIVE-THRU LOCATIONS SHALL BE ORIENTED TO FACE THE INTERIOR OF THE PROPERTY.
 5. DEVELOPMENT PROGRAM FOR AREAS DESIGNATED FOR FUTURE MIXED USE WILL BE DETERMINED PURSUANT TO A SEPARATE REZONING APPLICATION.
 6. ENHANCED LANDSCAPING WILL BE PROVIDED BETWEEN THE REAR LOT LINES OF PRD LOTS AND THE ROAD RIGHT OF WAY. SUCH LANDSCAPING WILL CONSIST OF A STAGGERED ROW OF EVERGREEN TREES TOTALING A MINIMUM OF 10 TREES PER 100 LINEAL FEET, EACH OF WHICH WILL BE 6' IN HEIGHT AT THE TIME OF PLANTING, AND WILL BE COMPOSED OF A MIX OF EVERGREEN VARIETIES.

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CONCEPT/ GENERAL DEVELOPMENT PLAN
CONCEPT/ GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA

PLAN STATUS

02/18/2011	1ST SUBMISSION
05/20/2011	2ND SUBMISSION
07/29/2011	3RD SUBMISSION
11/18/2011	4TH SUBMISSION
02/28/2012	5TH SUBMISSION
03/26/2012	6TH SUBMISSION

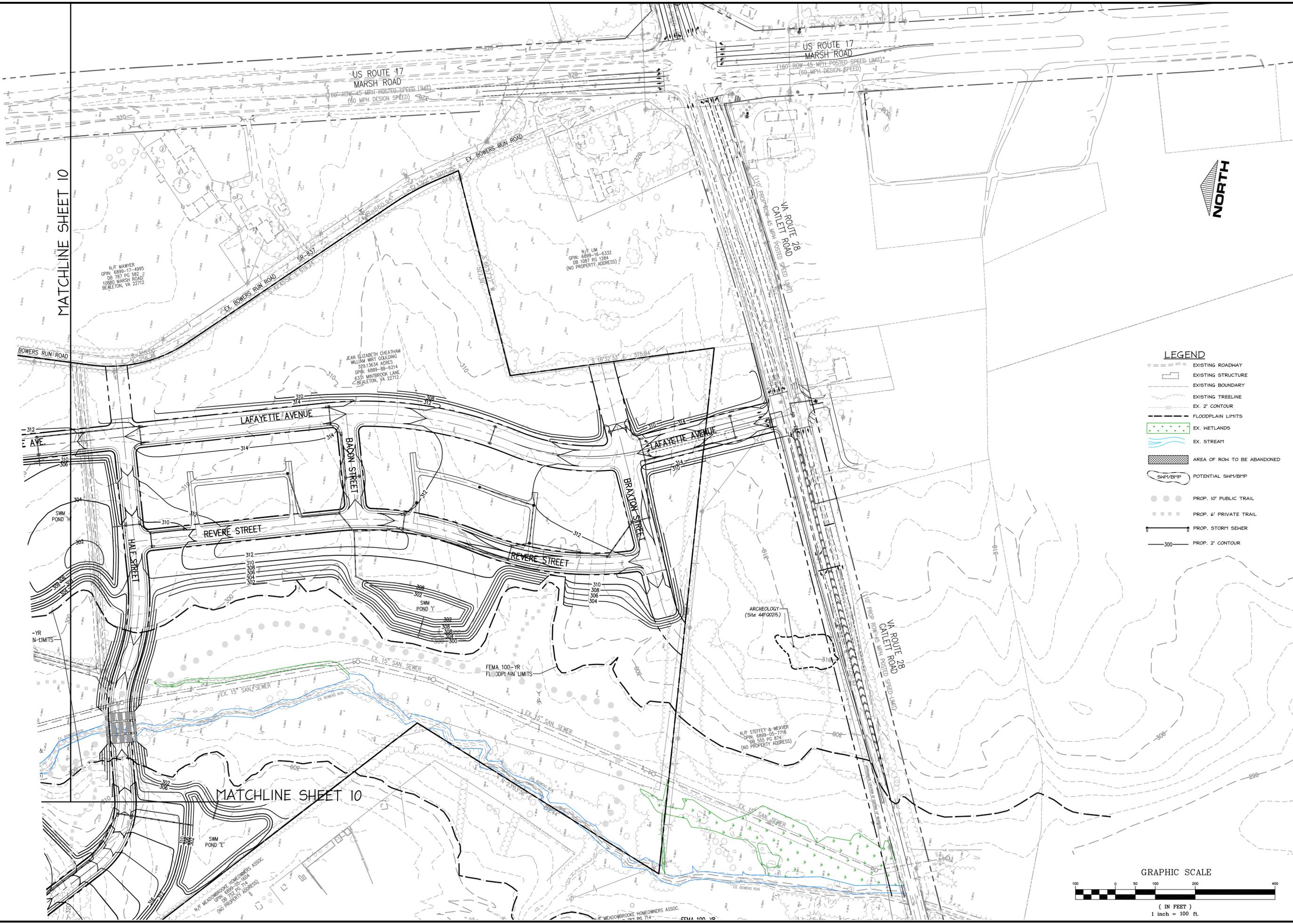
DATE DESCRIPTION

CMM	JAE	MIB
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 100'	V: 1" = 100'
JOB No.	2515-02-003	
DATE	FEBRUARY 18, 2011	
FILE No.		

SHEET **8** of **22**

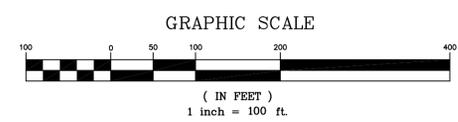
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MATCHLINE SHEET 10



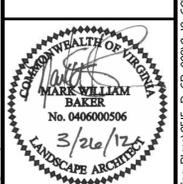
LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING BOUNDARY
- EXISTING TREELINE
- EX. 2' CONTOUR
- FLOODPLAIN LIMITS
- EX. WETLANDS
- EX. STREAM
- AREA OF ROW TO BE ABANDONED
- POTENTIAL SWM/ETMP
- PROP. 10' PUBLIC TRAIL
- PROP. 6' PRIVATE TRAIL
- PROP. STORM SEWER
- PROP. 2' CONTOUR



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CONCEPTUAL GRADING PLAN
CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA



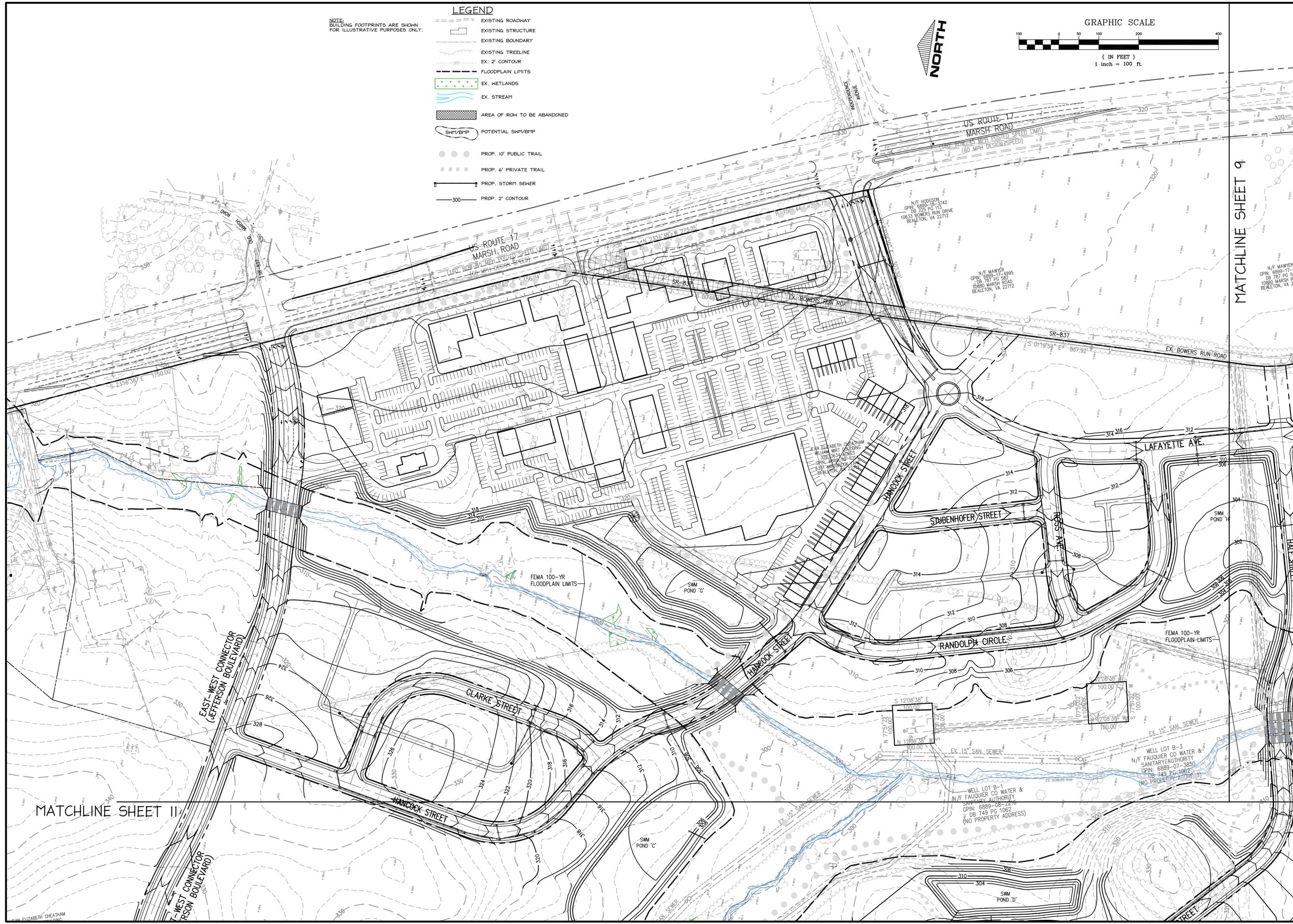
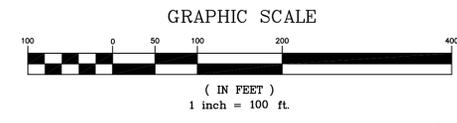
PLAN STATUS	
02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
DESIGN	JD/CF MMB
DRAWN	CHKD
SCALE	1" = 100'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
FILE No.	
SHEET	9 OF 22

Cad File Name: P:\2515 - Mintbrook\2515-02-003 (ENG)\Engineering\2515-02-003-02-09-12-CONCEPTUAL GRADING PLAN.dwg

NOTE:
BUILDING FOOTPRINTS ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.

- LEGEND**
- EXISTING ROADWAY
 - EXISTING STRUCTURE
 - EXISTING BOUNDARY
 - EXISTING TREELINE
 - EX. 2' CONTOUR
 - FLOODPLAIN LIMITS
 - EX. WETLANDS
 - EX. STREAM
 - AREA OF ROW TO BE ABANDONED
 - POTENTIAL SWM/BMP
 - PROP. 10' PUBLIC TRAIL
 - PROP. 6' PRIVATE TRAIL
 - PROP. STORM SEWER
 - 300--- PROP. 2' CONTOUR



MATCHLINE SHEET 9

MATCHLINE SHEET 11

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CONCEPTUAL GRADING PLAN
CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA

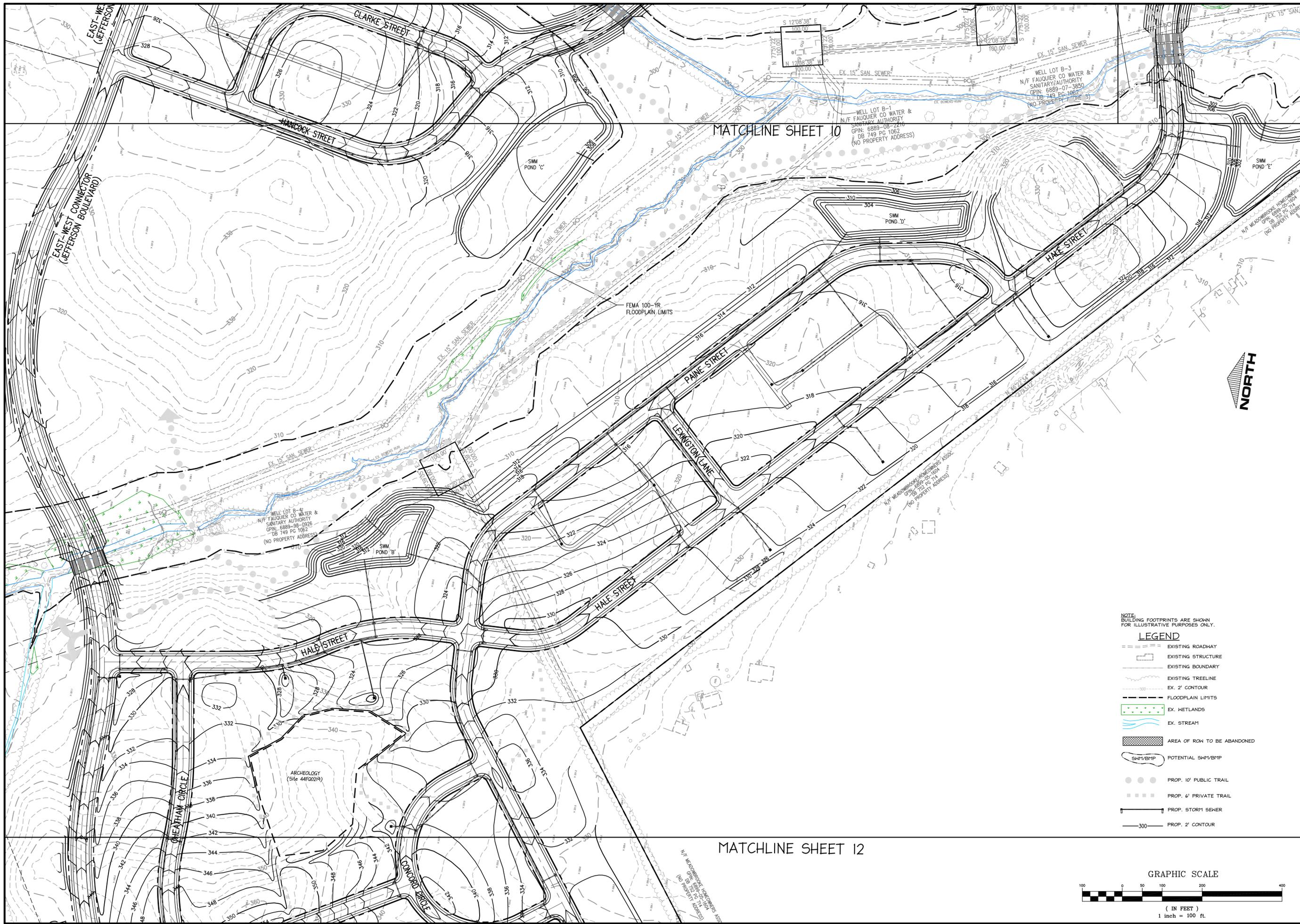


PLAN STATUS

02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
DESIGN	JD/VF
DRAWN	MWB
SCALE	1" = 100'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
FILE No.	

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MATCHLINE SHEET 10

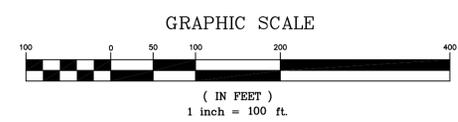
MATCHLINE SHEET 12



NOTE:
BUILDING FOOTPRINTS ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING BOUNDARY
- EXISTING TREELINE
- EX. 2' CONTOUR
- FLOODPLAIN LIMITS
- EX. WETLANDS
- EX. STREAM
- AREA OF ROW TO BE ABANDONED
- POTENTIAL SWP/EMP
- PROP. 10' PUBLIC TRAIL
- PROP. 6' PRIVATE TRAIL
- PROP. STORM SEWER
- PROP. 2' CONTOUR



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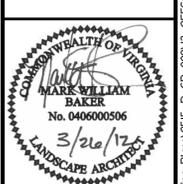
CONCEPTUAL GRADING PLAN
CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA



PLAN STATUS	
02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
	JD/CF MMB
DESIGN	DRAWN CHKD
SCALE	1" = 100'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
FILE No.	
SHEET	11 OF 22

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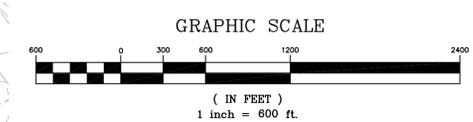


PLAN STATUS	
02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
DESIGN	JVCF
DRAWN	MMB
SCALE	H: 1"=600'
	V: 1/4"

JOB No. 2515-02-003
DATE MARCH 26, 2012

FILE No.
SHEET 13 OF 22



Cadd File Name: P:\2515 - Mintbrook\2515-02-003 (ENG)\Engineering\Drawings\2515-D-CP-002\13-OFFSITE DRAINAGE AREAS.dwg

PRE-DEVELOPED DISCHARGE CALCULATIONS

MASTER DESIGN STORM SUMMARY

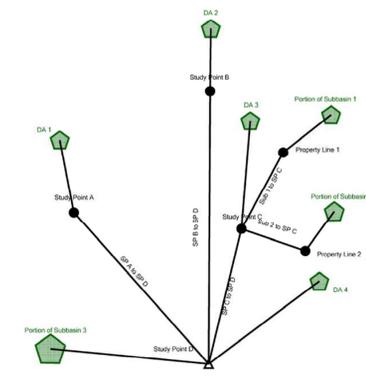
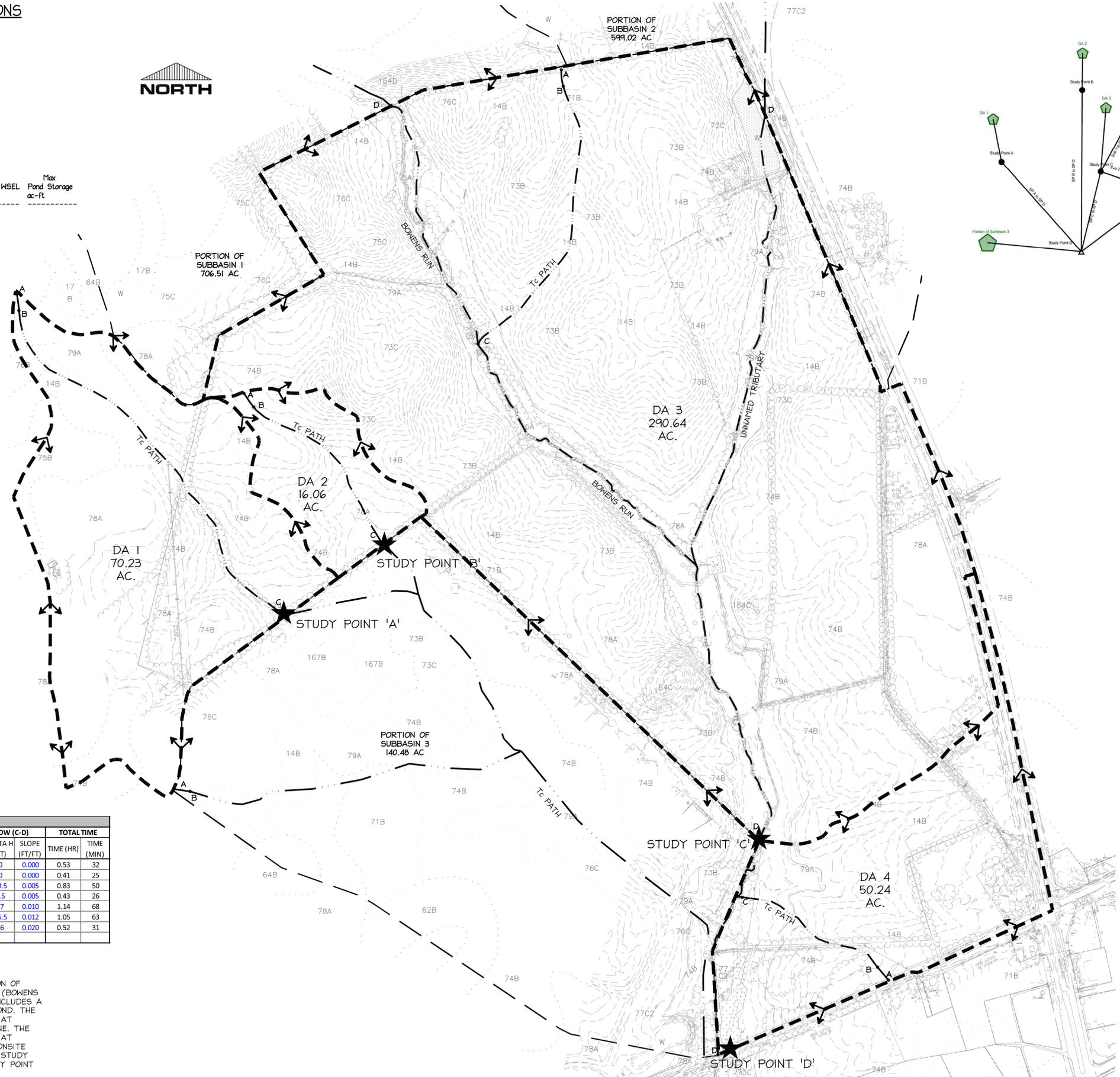
Network Storm Collection: Fauquier County

Return Event	Total Depth in	Rainfall Type	RNF ID
2	3.5000	Synthetic Curve	Typell 24hr
10	5.4000	Synthetic Curve	Typell 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Right; LR=Left&Right)

Node ID	Return Type Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Pond Storage ac-ft
DA 1	AREA	2 6,904		12.200	63.83		
DA 1	AREA	10 15,206		12.200	148.80		
DA 2	AREA	2 1,502		12.150	16.19		
DA 2	AREA	10 3,363		12.150	38.15		
DA 3	AREA	2 22,926		12.400	145.74		
DA 3	AREA	10 54,564		12.400	383.71		
DA 4	AREA	2 4,221		12.150	42.60		
DA 4	AREA	10 9,789		12.150	106.90		
PORTION SUB 1	AREA	2 88,157		12.550	492.42		
PORTION SUB 1	AREA	10 179,829		12.550	1,040.27		
PORTION SUB 2	AREA	2 74,743		12.600	442.61		
PORTION SUB 2	AREA	10 152,465		12.500	926.88		
PORTION SUB 3	AREA	2 20,869		12.200	204.40		
PORTION SUB 3	AREA	10 40,262		12.200	395.73		
STUDY POINT A	JCT	2 6,904		12.200	63.83		
STUDY POINT A	JCT	10 15,206		12.200	148.80		
STUDY POINT B	JCT	2 1,502		12.150	16.19		
STUDY POINT B	JCT	10 3,363		12.150	38.15		
STUDY POINT C	JCT	2 185,992		12.750	949.98		
STUDY POINT C	JCT	10 386,845		12.700	2,110.56		
*STUDY POINT D	JCT	2 219,479		12.750	1,053.95		
*STUDY POINT D	JCT	10 455,455		12.650	2,361.08		



PRE-DEVELOPED CN & TC CALCULATIONS

DRAINAGE AREA	PRE-DEVELOPED CN CALCULATIONS					TOTAL AREA (AC)	COMPOSITE CN
	HSG B SOILS MEADOW CN=58 (AC)	HSG C SOILS MEADOW CN=71 (AC)	HSG D SOILS MEADOW CN=78 (AC)	IMPERVIOUS AREA CN=98 (AC)	IMPERVIOUS AREA (AC)		
DA 1	14.44	12.40	43.39	0.00	70.23	73	
DA 2	1.97	8.18	5.91	0.00	16.06	72	
DA 3	86.32	148.75	53.47	2.10	290.64	69	
DA 4	13.45	28.24	6.36	2.20	50.24	70	
SUB 1	*	*	*	*	706.51	78	
SUB 2	*	*	*	*	599.02	78	
SUB 3	*	*	*	*	140.48	82	

* - COMPOSITE CN FOR SUB1, SUB2, AND SUB3 TAKEN FROM FLOODPLAIN STUDY

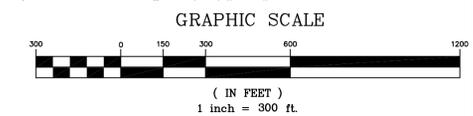
DRAINAGE AREA	OVERLAND FLOW (A-B)			SHALLOW CONC. FLOW (B-C)			CHANNEL FLOW (C-D)			TOTAL TIME	
	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	TIME (HR)	TIME (MIN)
DA 1	100	2.0	0.020	2510	53.0	0.021	0	0	0.000	0.53	32
DA 2	100	1.5	0.015	1163	19.5	0.017	0	0	0.000	0.41	25
DA 3	100	1.5	0.015	1786	38.5	0.022	3731	19.5	0.005	0.83	50
DA 4	100	2.5	0.025	950	18.0	0.019	1030	5.5	0.005	0.43	26
SUB1	100	2.2	0.022	1200	24.0	0.020	7800	77	0.010	1.14	68
SUB2	100	1.8	0.018	900	23.5	0.026	8040	96.5	0.012	1.05	63
SUB3	100	5.0	0.050	2077	62.5	0.030	2305	46	0.020	0.52	31

PRE-DEVELOPED NARRATIVE

THE PROPOSED SITE IS LOCATED IN FAUQUIER COUNTY VIRGINIA AT THE INTERSECTION OF ROUTE 28 AND ROUTE 17. THE ENTIRE SITE DISCHARGES INTO THE EXISTING STREAM (BOWENS RUN) WHICH RUNS UNDER ROUTE 28, LABELED STUDY POINT 'D'. STUDY POINT 'A' INCLUDES A PORTION OF OFFSITE DRAINAGE WHICH WILL EVENTUALLY DRAIN INTO A PROPOSED POND. THE DRAINAGE FROM STUDY POINT 'A' EVENTUALLY DISCHARGES BACK INTO BOWENS RUN AT STUDY POINT 'D'. STUDY POINT 'B' DISCHARGES ALONG THE SOUTHERN PROPERTY LINE. THE DRAINAGE FROM STUDY POINT 'B' EVENTUALLY DISCHARGES BACK INTO BOWENS RUN AT STUDY POINT 'D'. THE REMAINDER OF THE SITE DISCHARGES INTO BOWENS RUN VIA ONSITE SWALES THAT DISCHARGE INTO THE FLOODPLAIN. BOWENS RUN LEAVES THE SITE AT STUDY POINT 'C' AND THEN FLOWS BACK ONSITE UNTIL IT FLOWS UNDER ROUTE 28 AT STUDY POINT 'D'.

THE PURPOSE OF THIS ANALYSIS IS TO DETERMINE THE EXISTING ONSITE DISCHARGE TO STUDY POINTS 'A', 'B', 'C', AND 'D'. THE OFFSITE AREAS THAT DRAIN TO BOWENS RUN HAVE BEEN INCLUDED IN THE ANALYSIS; THEY WILL REMAIN UNCHANGED BETWEEN THE PRE-DEVELOPED AND POST-DEVELOPED CONDITIONS BUT HAVE BEEN ROUTED THROUGH THE SITE.

SEE SHEET 13 FOR OFFSITE DRAINAGE AREAS



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PRE-DEVELOPED SWM DIVIDES AND CALCULATIONS
CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA



DATE	DESCRIPTION
02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
	JDC/F
	MKB
	CHKD
	SCALE
	1" = 300'

JOB No. 2515-02-003
DATE MARCH 26, 2012
FILE No.

POST-DEVELOPED NARRATIVE

THE PROPOSED DEVELOPMENT WILL CONSIST OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, COMMERCIAL BUILDINGS AND THE ASSOCIATED ROADS, UTILITIES, AND PARKING REQUIRED TO SERVE THE SITE. NINE DRY DETENTION PONDS ARE PROPOSED THROUGHOUT THE SITE. THE ONSITE WATER IS COLLECTED IN A CLOSED CONDUIT STORM SEWER SYSTEM WHICH DISCHARGES TO THE PROPOSED PONDS. POND 'A' DISCHARGES INTO AN EXISTING SWALE THAT LEAVES THE SITE AND THEN DRAINS BACK TO STUDY POINT 'D'. PONDS 'B', 'C', 'D', 'E', 'G', 'H', AND 'I' DISCHARGE INTO THE BOWENS RUN FLOODPLAIN AND THEN DRAIN TO STUDY POINT 'C'.

THE PROPOSED DISCHARGE TO EACH STUDY POINT IS AS FOLLOWS:

POST:	PRE:	DIFFERENCE:
POINT A- Q2=62.93 CFS, Q10=148.29 CFS;	Q2=63.83 CFS, Q10=148.80 CFS;	Q2=0.90 CFS, Q10=0.51 CFS.
POINT B- Q2=4.99 CFS, Q10=11.65 CFS;	Q2=16.19 CFS, Q10=38.15 CFS;	Q2=11.20 CFS, Q10=26.50 CFS.
POINT C- Q2=919.72 CFS, Q10=2,057.14 CFS;	Q2=949.98 CFS, Q10=2,110.56 CFS;	Q2=38.62 CFS, Q10=56.97 CFS.
POINT D- Q2=1003.52 CFS, Q10=2,252.72 CFS;	Q2=1,053.95 CFS, Q10=2,361.08 CFS;	Q2=58.98 CFS, Q10=112.51 CFS.

THE CALCULATIONS ABOVE CONFIRM THAT THE POST-DEVELOPED RUNOFF FOR THE MOST FREQUENT STORM EVENTS (2-YEAR AND 10-YEAR STORMS) FROM THE SITE IS LESS THAN OR EQUAL TO THE PRE-DEVELOPED RUNOFF. THE CALCULATIONS HEREON ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. ADDITIONAL UNDERGROUND STORAGE STORMWATER MANAGEMENT FACILITY(IES) MAY BE UTILIZED IN THE COMMERCIAL AREAS OF THE SITE IF NECESSARY. FINAL DESIGN WILL BE PROVIDED ON SITE DEVELOPMENT PLANS PRIOR TO CONSTRUCTION. THE PONDS WILL BE DESIGNED IN ACCORDANCE WITH FAUQUIER COUNTY AND THE STATE OF VIRGINIA STANDARDS. THE PROPOSED PONDS WILL DETAIN RUNOFF IN ORDER TO REDUCE THE POST-DEVELOPED RUNOFF AT EACH STUDY POINT TO THE PRE-DEVELOPED LEVELS. CHANNEL ADEQUACY AT EACH OUTFALL WILL BE ANALYZED WITH THE CONSTRUCTION PLANS.

THE POST DEVELOPMENT 100 YEAR FLOW RUNNING THROUGH THIS SITE TRAVELING DOWNSTREAM ALONG BOWENS RUN (THE SOUTH SIDE OF ROUTE 28) HAS BEEN CALCULATED TO BE LESS THAN THE ESTABLISHED 100-YEAR FLOW AS STATED BY FEMA ON PAGE 10 OF THE FLOOD INSURANCE STUDY (FIS) FOR FAUQUIER COUNTY (REVISED 8/14/09 TO REFLECT LOMR #09-03-0367P). THE CALCULATED FLOW AT STUDY POINT 'D' IS 3,919.31 CFS, WHICH IS LESS THAN THE FEMA PUBLISHED FLOW OF 4,060 CFS.

SWM DETENTION NARRATIVE

POND A IS AN EXTENDED DETENTION DRY POND WITH AN ONSITE DRAINAGE AREA OF 26.88 AC (CN =80), AND AN OFFSITE DRAINAGE AREA OF 46.71 AC (CN = 72). IT WILL HAVE A SEPARATE EMERGENCY SPILLWAY. THE PRINCIPAL SPILLWAY IS AN INLET BOX WITH A CREST OF 331.1, A WEIR LENGTH OF 14.5', AN AREA OF 12.4 S.F. AND A 54" OUTLET BARREL.

POND B IS AN EXTENDED DETENTION DRY POND WITH A DRAINAGE AREA OF 30.54 AC (CN = 80). THE PRINCIPAL AND EMERGENCY SPILLWAYS WILL BE COMBINED. THE SPILLWAY IS A 48" STAND PIPE WITH A CREST OF 315.0 AND AN 8" FLOW-CONTROL ORIFICE AT THE BASE. THE OUTLET BARREL IS 48".

POND C IS AN EXTENDED DETENTION DRY POND WITH A DRAINAGE AREA OF 13.39 AC (CN = 80). IT WILL HAVE A SEPARATE EARTHEN EMERGENCY SPILLWAY. THE PRINCIPAL SPILLWAY IS AN INLET BOX WITH A CREST OF 306.0, A WEIR LENGTH OF 8.5', AN AREA OF 9.0 S.F., AND A 30" OUTLET BARREL.

POND D IS AN EXTENDED DETENTION DRY POND WITH A DRAINAGE AREA OF 21.57 AC (CN = 82). IT WILL HAVE A SEPARATE EARTHEN EMERGENCY SPILLWAY. THE PRINCIPAL SPILLWAY IS AN IRREGULAR WEIR WITH A 4" FLOW-CONTROL ORIFICE AT THE BASE.

POND E IS AN EXTENDED DETENTION DRY POND WITH A DRAINAGE AREA OF 5.14 AC (CN = 80). THE PRINCIPAL AND EMERGENCY SPILLWAYS WILL BE COMBINED. THE SPILLWAY IS A 48" STAND PIPE WITH A CREST OF 303.0 AND AN 8" FLOW-CONTROL ORIFICE AT THE BASE. THE OUTLET BARREL IS 24".

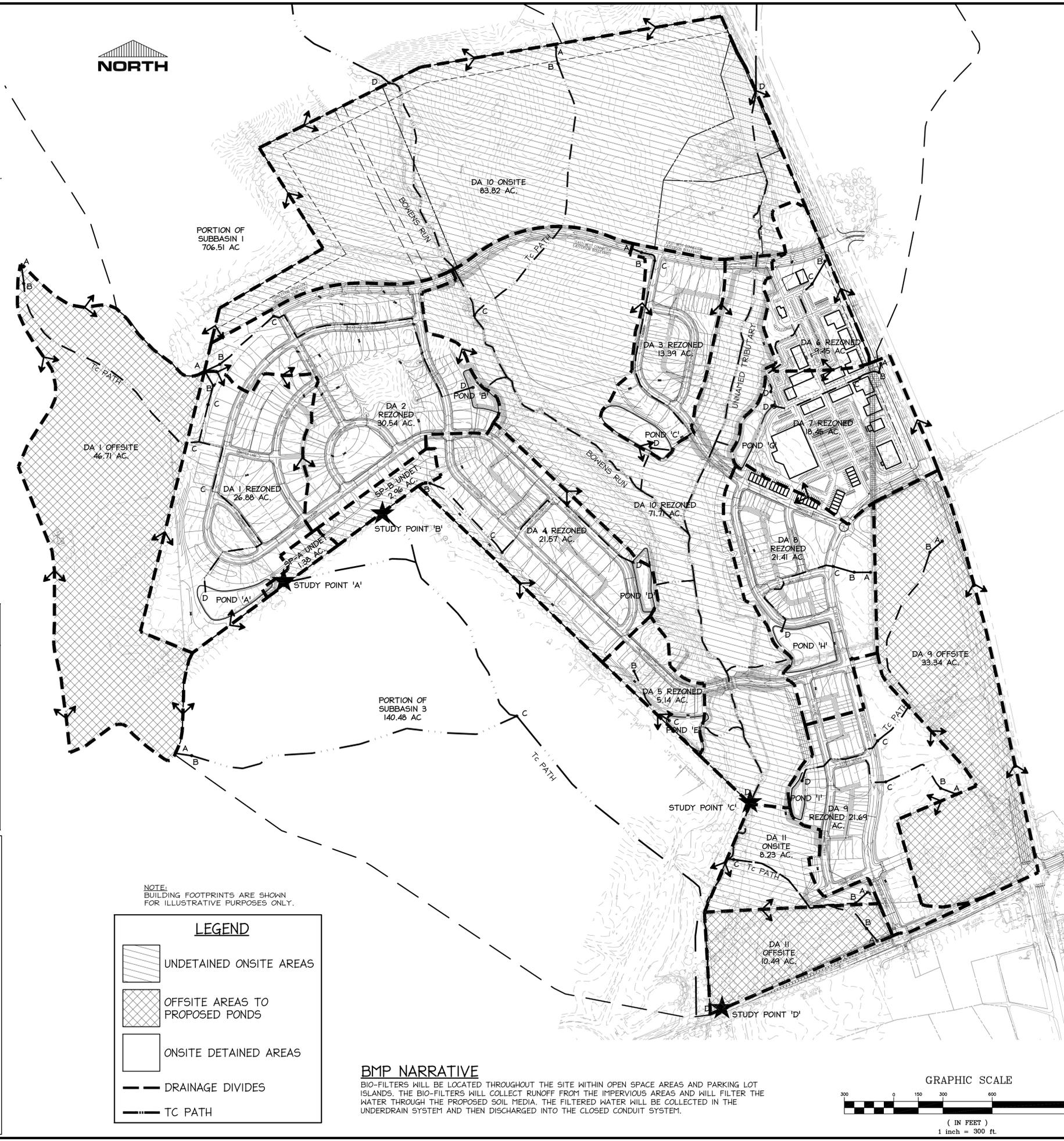
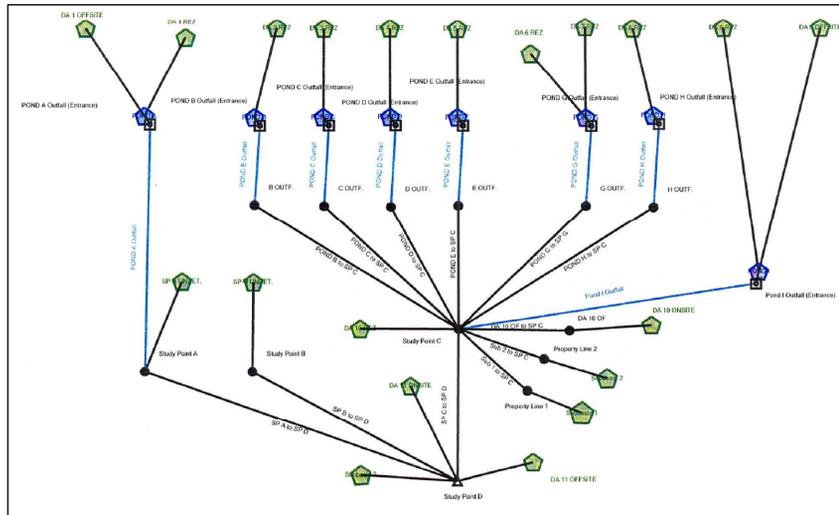
POND G IS AN EXTENDED DETENTION DRY POND WITH TWO ONSITE DRAINAGE AREAS OF 9.45 AC (CN = 95) AND 18.45 AC (CN = 93). THE PRINCIPAL AND EMERGENCY SPILLWAYS WILL BE COMBINED. THE SPILLWAY IS AN IRREGULAR WEIR WITH AN INTEGRATED EMERGENCY SPILLWAY.

POND H IS AN EXTENDED DETENTION DRY POND WITH AN ONSITE DRAINAGE AREA OF 21.41 AC (CN = 85). THE SPILLWAY IS AN IRREGULAR WEIR WITH AN INTEGRATED EMERGENCY SPILLWAY.

POND I IS AN EXTENDED DETENTION DRY POND WITH AN ONSITE DRAINAGE AREAS OF 21.69 AC (CN = 78) AND AN OFFSITE DRAINAGE AREA OF 33.34 AC (CN = 71). THE PRINCIPAL AND EMERGENCY SPILLWAYS WILL BE COMBINED. THE SPILLWAY IS AN IRREGULAR WEIR WITH AN INTEGRATED EMERGENCY SPILLWAY.

POST-DEVELOPED TC CALCULATIONS

DA #	OVERLAND FLOW (A-B)			SHALLOW CONC. FLOW (B-C)			CHANNEL OR PIPE FLOW (C-D)			TOTAL TIME		
	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	LENGTH (FT)	DELTA H (FT)	SLOPE (FT/FT)	PIPE VELOCITY (FPS)	TIME (HR)	TIME (MIN)
DA 1 OFFSITE	100	2.0	0.020	1527	37	0.024	1398	-	-	2.5	0.552	33
DA 1 REZONED	100	3.0	0.030	120	3	0.025	1630	-	-	2.5	0.388	23
SP-A UNDET.	0	0.0	0.000	0	0	0.000	0	0	0	0	0.083	5
SP-B UNDET.	0	0.0	0.000	0	0	0.000	0	0	0	0	0.083	5
DA 2 REZONED	100	1.0	0.010	439	12	0.027	1658	-	-	2.5	0.526	32
DA 3 REZONED	62	0.5	0.008	110	2	0.018	1486	-	-	2.5	0.332	20
DA 4 REZONED	0	0.0	0.000	625	7	0.011	1124	-	-	2.5	0.227	14
DA 5 REZONED	0	0.0	0.000	0	0	0.000	0	0	0	0	0.083	5
DA 6 REZONED	0	0.0	0.000	158	2	0.009	858	-	-	2.5	0.118	7
DA 7 REZONED	58	0.4	0.006	129	3	0.020	575	-	-	2.5	0.240	14
DA 8 REZONED	100	2.0	0.020	132	5	0.038	770	-	-	2.5	0.325	20
DA 9 OFFSITE	100	0.6	0.006	1345	14	0.010	577	-	-	2.5	0.659	40
DA 9 REZONED	100	2.0	0.020	432	8	0.017	716	-	-	2.5	0.364	22
DA 10 ONSITE	100	1.5	0.015	1786	39	0.022	3731	19.5	0.005	0	0.838	50
DA 10 REZONED	0	0.0	0.000	0	0	0.000	4051	19.5	0.005	0	0.408	24
DA 11 OFFSITE	100	2.0	0.020	979	18	0.018	1030	3.1	0.003	0	0.483	29
DA 11 ONSITE	100	2.0	0.020	860	16	0.019	1030	3.1	0.003	0	0.469	28



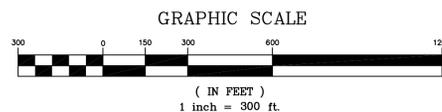
NOTE: BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- UNDETAINED ONSITE AREAS
- OFFSITE AREAS TO PROPOSED PONDS
- ONSITE DETAINED AREAS
- DRAINAGE DIVIDES
- TC PATH

BMP NARRATIVE

BIO-FILTERS WILL BE LOCATED THROUGHOUT THE SITE WITHIN OPEN SPACE AREAS AND PARKING LOT ISLANDS. THE BIO-FILTERS WILL COLLECT RUNOFF FROM THE IMPERVIOUS AREAS AND WILL FILTER THE WATER THROUGH THE PROPOSED SOIL MEDIA. THE FILTERED WATER WILL BE COLLECTED IN THE UNDERDRAIN SYSTEM AND THEN DISCHARGED INTO THE CLOSED CONDUIT SYSTEM.



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POST-DEVELOPED SWM DIVIDES AND CALCULATIONS
CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK WILLIAM BAKER
No. 0406000506
3/26/12
LANDSCAPE ARCHITECT

DATE	DESCRIPTION
02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
DESIGN	JD/CF MMB
DRAWN	CHKD
SCALE	1" = 300'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
FILE No.	
SHEET	14 OF 22

Cadd File Name: P:\2515 - Mintbrook\2515-02-003 (ENG)\Engineering\2515-02-003-002\14-15-CONCEPTUAL POST-DEV SWM PLAN.dwg

POST-DEVELOPED CN CALCULATIONS

Drainage Area 1 REZONED - to Pond 'A'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	1.6	2.4
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	0.0	3.4	3.9
Weighted CN	82			
RV _{Developed} (in) with no Runoff Reduction	1.31	1.79	3.45	
RV _{Developed} (in) with Runoff Reduction	1.15	1.63	3.29	
Adjusted CN	79	80	80	

Drainage Area 2 REZONED - to Pond 'B'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	2.4	0.0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	1.5	8.3	1.5
Weighted CN	82			
RV _{Developed} (in) with no Runoff Reduction	1.30	1.78	3.44	
RV _{Developed} (in) with Runoff Reduction	1.15	1.63	3.29	
Adjusted CN	79	80	80	

Drainage Area 3 REZONED - to Pond 'C'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	1.8	4.5	0.0
Weighted CN	83			
RV _{Developed} (in) with no Runoff Reduction	1.35	1.83	3.51	
RV _{Developed} (in) with Runoff Reduction	1.06	1.54	3.22	
Adjusted CN	78	79	80	

Drainage Area 4 REZONED - to Pond 'D'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	4.0	3.9	1.8
Weighted CN	82			
RV _{Developed} (in) with no Runoff Reduction	1.30	1.78	3.43	
RV _{Developed} (in) with Runoff Reduction	1.30	1.78	3.43	
Adjusted CN	82	82	82	

Drainage Area 5 REZONED - to Pond 'E'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	0.0	1.2	0.0
Weighted CN	80			
RV _{Developed} (in) with no Runoff Reduction	1.15	1.61	3.21	
RV _{Developed} (in) with Runoff Reduction	1.15	1.61	3.21	
Adjusted CN	80	80	80	

Drainage Area 6 REZONED - to Pond 'G'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	3.4	4.8	0.2
Weighted CN	95			
RV _{Developed} (in) with no Runoff Reduction	2.14	2.71	4.56	
RV _{Developed} (in) with Runoff Reduction	2.14	2.71	4.56	
Adjusted CN	93	93	93	

Drainage Area 8 REZONED - to Pond 'H'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	0.0	1.4	1.5
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	0.5	5.0	3.6
Weighted CN	85			
RV _{Developed} (in) with no Runoff Reduction	1.50	2.01	3.73	
RV _{Developed} (in) with Runoff Reduction	1.50	2.01	3.73	
Adjusted CN	85	85	85	

Drainage Area 9 REZONED - to Pond 'I'				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	2.0	4.2	1.3
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	2.2	2.8	1.6
Weighted CN	78			
RV _{Developed} (in) with no Runoff Reduction	1.08	1.50	3.06	
RV _{Developed} (in) with Runoff Reduction	1.06	1.50	3.06	
Adjusted CN	78	78	78	

Drainage Area 10 REZONED				
Area (acres)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0	6.9	44.0	9.7
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	55	70	77
Impervious Cover	0.0	0.6	3.7	0.8
Weighted CN	72			
RV _{Developed} (in) with no Runoff Reduction	0.74	1.11	2.49	
RV _{Developed} (in) with Runoff Reduction	0.74	1.11	2.49	
Adjusted CN	72	72	72	

Using the Adjusted Curve Number for each drainage area, calculate peak discharges for the 1, 2, and 10 year storm. Compare the peak discharges to the allowable

POST-DEVELOPED DISCHARGE CALCULATIONS

MASTER DESIGN STORM SUMMARY									
Network Storm Collection: Fauquier County									
Return Event	Total Depth in	Rainfall Type	RNF ID						
2	3,500	Synthetic Curve	Typell	24hr					
10	5,400	Synthetic Curve	Typell	24hr					
100	7,700	Synthetic Curve	Typell	24hr					

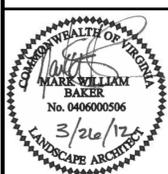
MASTER NETWORK SUMMARY									
(Trun= HYG Truncation: Blank=None; L=Left; R=Right; LR=Left/Right)									
Node ID	Type	Event	Return	HYG Vol	Peak	Max	Max		
			hrs	ac-ft	hrs	ft	Storage		
					ft	ac-ft			
B OUTF.	JCT	2	1.826	12,460	29.15	6.84			
B OUTF.	JCT	10	6.827	12,280	75.86				
C OUTF.	JCT	2	3.204	12,240	29.88				
C OUTF.	JCT	10	6.827	12,160	56.90				
DA I OFFSITE	AREA	2	4.363	12,220	38.74				
DA I REZ	AREA	10	4.771	12,220	42.44				
DA I ONSITE	AREA	2	3.665	12,140	42.82				
DA I REZ	AREA	10	7.266	12,100	85.24				
DA 10 OFFSITE	AREA	2	5.263	12,500	30.21				
DA 10 ONSITE	AREA	10	13.448	12,400	91.24				
DA 10 REZ	AREA	2	6.498	12,160	72.00				
DA 10 REZ	AREA	10	15.001	12,120	170.98				
DA II OFFSITE	AREA	2	881	12,300	6.97				
DA II ONSITE	AREA	10	2,043	12,250	17.67				
DA II REZ	AREA	2	0.749	12,180	7.64				
DA II REZ	AREA	10	1.723	12,180	18.12				
DA 2 REZ	AREA	2	4.145	12,200	40.71				
DA 2 REZ	AREA	10	8.257	12,200	81.72				
DA 3 REZ	AREA	2	1.826	12,080	22.15				
DA 3 REZ	AREA	10	3.650	12,060	44.22				
DA 4 REZ	AREA	2	3.204	12,040	48.23				
DA 4 REZ	AREA	10	6.827	12,020	91.96				
DA 5 REZ	AREA	2	1.900	11,920	13.16				
DA 5 REZ	AREA	10	2.207	11,920	26.04				
DA 6 REZ	AREA	2	2.315	11,940	38.29				
DA 6 REZ	AREA	10	3.793	11,940	61.00				
DA 7 REZ	AREA	2	4.205	12,020	59.43				
DA 7 REZ	AREA	10	7.954	12,020	171.00				
DA 8 REZ	AREA	2	3.598	12,060	46.63				
DA 8 REZ	AREA	10	6.672	12,060	135.34				

POST-DEVELOPED DISCHARGE CALC'S (CONT'D)

MASTER DESIGN STORM SUMMARY									
Network Storm Collection: Fauquier County									
Return Event	Total Depth in	Rainfall Type	RNF ID						
2	3,500	Synthetic Curve	Typell	24hr					
10	5,400	Synthetic Curve	Typell	24hr					
100	7,700	Synthetic Curve	Typell	24hr					

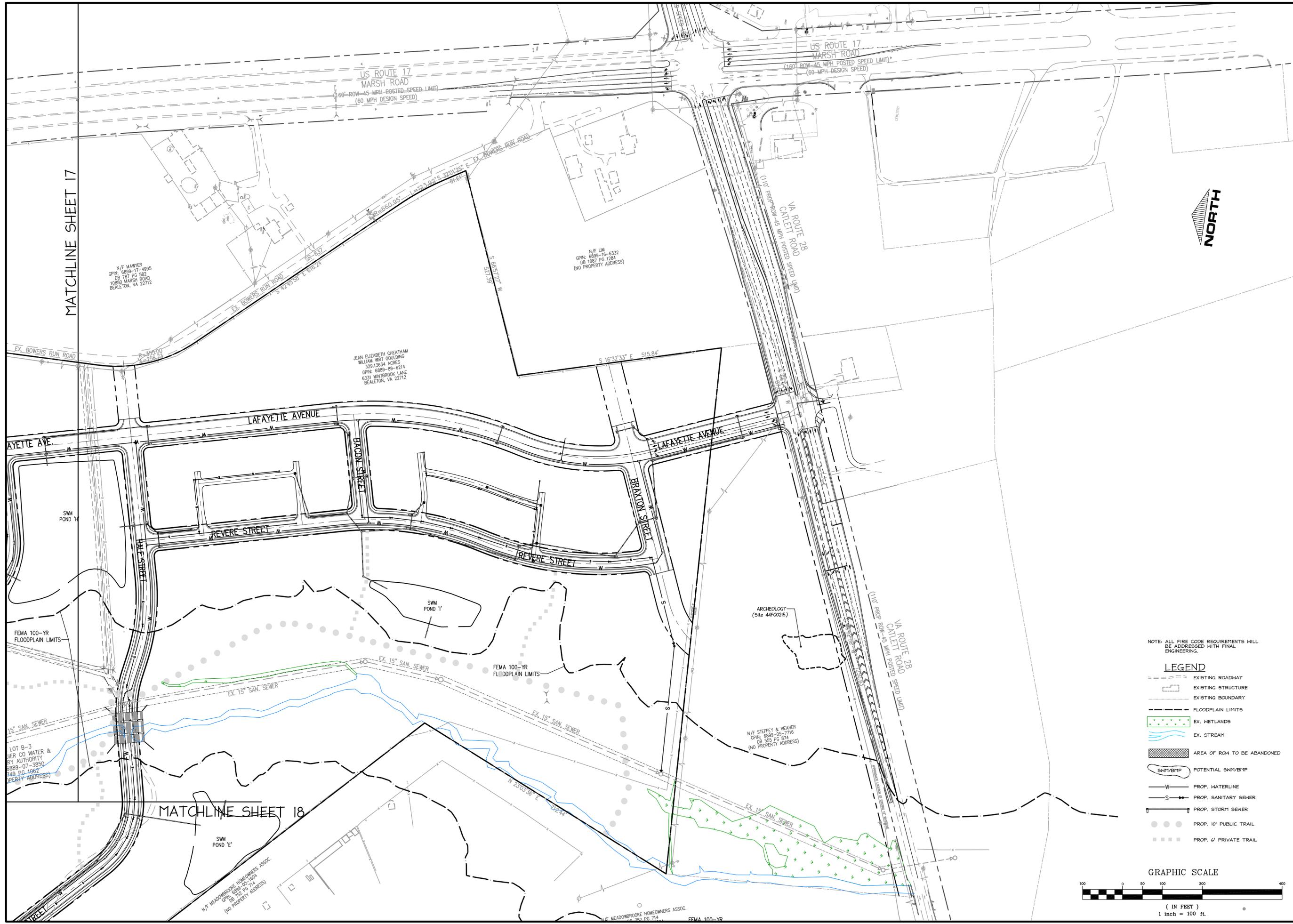
MASTER NETWORK SUMMARY									
(Trun= HYG Truncation: Blank=None; L=Left; R=Right; LR=Left/Right)									
Node ID	Type	Event	Return	HYG Vol	Peak	Max	Max		
			hrs	ac-ft	hrs	ft	Storage		
					ft	ac-ft			
DA 4 OFFSITE	AREA	2	2.955	12,300	22.83				
DA 4 OFFSITE	AREA	10	6.732	12,300	56.16				
DA 4 REZ	AREA	2	2.706	12,120	32.45				
DA 4 REZ	AREA	10	5.521	12,100	67.20				
PORTION SUB 1	AREA	2	88.157	12,550	492.42				
PORTION SUB 1	AREA	10	174.824	12,550	1,040.27				
PORTION SUB 2	AREA	2	74.743	12,600	442.61				
PORTION SUB 2	AREA	10	152.465	12,500	926.88				
PORTION SUB 3	AREA	2	20.869	12,200	204.40				
PORTION SUB 3	AREA	10	40.262	12,200	395.73				
E OUTF.	JCT	2	0.701	12,300	1.84				
E OUTF.	JCT	10	1.940	12,520	2.24				
G OUTF.	JCT	2	6.519	12,060	76.23				
G OUTF.	JCT	10	10.852	12,100	102.11				
H OUTF.	JCT	2	3.598	12,200	36.44				
H OUTF.	JCT	10	6.672	12,280	44.93				
DA 10 OUTF.	JCT	2	5.263	12,500	30.21				
DA 10 OUTF.	JCT	10	13.448	12,400	91.24				
POND A	IN POND	2	8.024	12,160	78.27				
POND A	OUT POND	10	17.094	12,160	171.46				
POND A	OUT POND	2	8.024	12,320	62.49	331.26	0.817		
POND A	OUT POND	10	17.094	12,280	147.42	332.24	1.760		
POND B	IN POND	2	4.165	12,200	40.71				
POND B	OUT POND	10	8.257	12,200	81.72				
POND B	OUT POND	2	4.165	12,420	24.15	315.73	1.118		
POND B	OUT POND	10	8.257	12,280	75.86	316.48	1.393		
POND C	IN POND	2	3.136	12,250	28.44				
POND C	OUT POND	10	5.971	12,250	54.17				
POND C	OUT POND	2	3.136	12,800	9.48	307.29	1.241		
POND C	OUT POND	10	5.971	12,460	38.31	307.93	1.684		
POND D	IN POND	2	3.204	12,040	48.23				
POND D	OUT POND	10	6.827	12,020	91.96				
POND D	OUT POND	2	3.204	12,160	29.88	304.67	0.524		
POND D	OUT POND	10	6.827	12,160	56.90	306.08	1.168		
POND E	IN POND	2	0.701	11,920	13.16				
POND E	OUT POND	10	1.940	11,920	26.04				
POND E	OUT POND	2	0.701	12,300	1.84	301.87	0.253		
POND E	OUT POND	10	1.940	12,520	2.24	302.61	0.598		
POND G	IN POND	2	6.519	12,000	92.41				
POND G	OUT POND	10	10.852	12,000	149.45				
POND G	OUT POND	2	6.519	12,080	76.23	309.61	0.790		
POND G	OUT POND	10	10.852	12,100	102.11	311.16	1.709		
POND H	IN POND	2	3.598	12,080	46.63				
POND H	OUT POND	10	6.672	12,060	85.34				
POND H	OUT POND	2	3.598	12,200	36.44	303.46	0.471		
POND H	OUT POND</								

CONCEPTUAL UTILITY PLAN
 CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
 FAUQUIER COUNTY, VIRGINIA



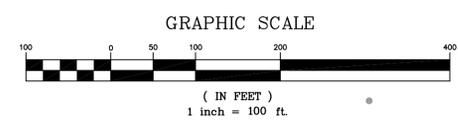
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05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
02/28/2012	5th SUBMISSION
03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
	DESIGN
	DRAWN
	CHKD
	SCALE
	1" = 100'
	1/2" = 100'
	JOB No.
	2515-02-003
	DATE
	MARCH 26, 2012
	FILE No.
	SHEET 16 OF 22



NOTE: ALL FIRE CODE REQUIREMENTS WILL BE ADDRESSED WITH FINAL ENGINEERING.

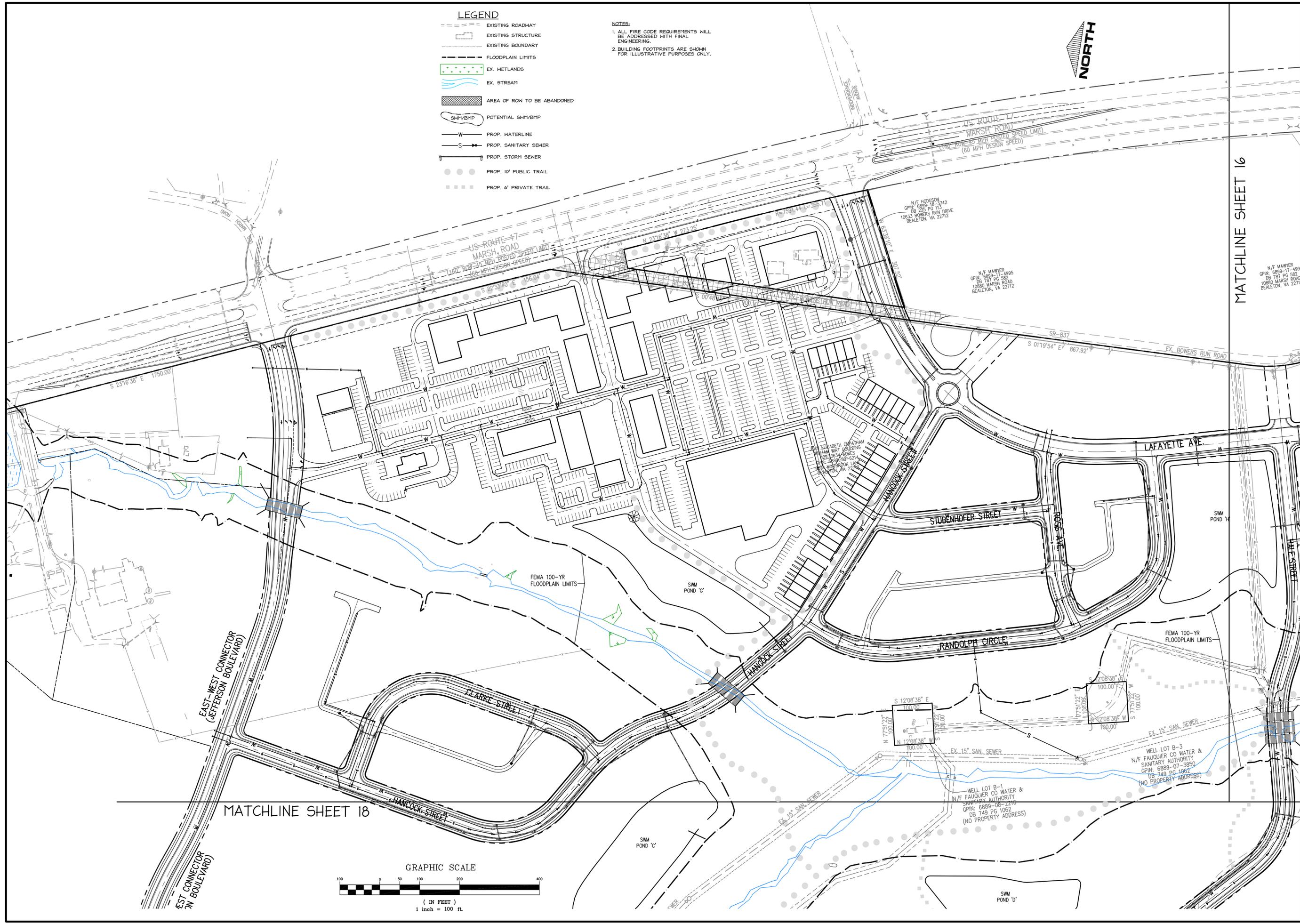
- LEGEND**
- EXISTING ROADWAY
 - EXISTING STRUCTURE
 - EXISTING BOUNDARY
 - FLOODPLAIN LIMITS
 - EX. WETLANDS
 - EX. STREAM
 - AREA OF ROW TO BE ABANDONED
 - POTENTIAL SHIP/BMP
 - PROP. WATERLINE
 - PROP. SANITARY SEWER
 - PROP. STORM SEWER
 - PROP. 10' PUBLIC TRAIL
 - PROP. 6' PRIVATE TRAIL



LEGEND

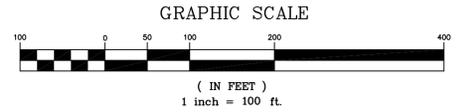
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- ▭ EXISTING STRUCTURE
- - - EXISTING BOUNDARY
- - - FLOODPLAIN LIMITS
- ▨ EX. WETLANDS
- ~ EX. STREAM
- ▨ AREA OF ROW TO BE ABANDONED
- SWM/BMP
- W PROP. WATERLINE
- S PROP. SANITARY SEWER
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NOTES:
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MATCHLINE SHEET 16

MATCHLINE SHEET 18



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CONCEPTUAL UTILITY PLAN
 CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
 FAUQUIER COUNTY, VIRGINIA

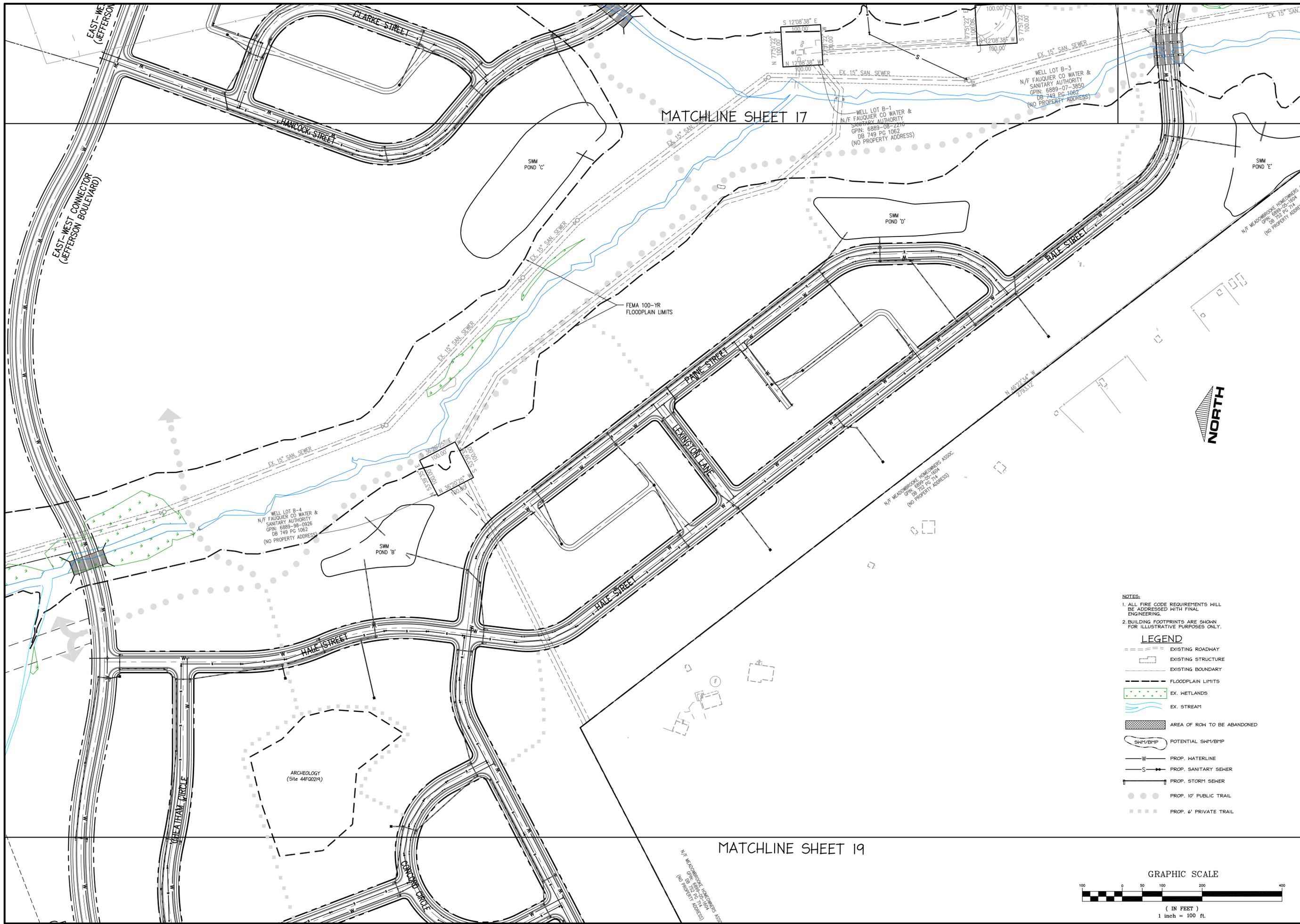


PLAN STATUS

02/18/2011	1st SUBMISSION
05/20/2011	2nd SUBMISSION
07/29/2011	3rd SUBMISSION
11/18/2011	4th SUBMISSION
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03/26/2012	6th SUBMISSION

DATE	DESCRIPTION
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DRAWN	MMB
SCALE	1" = 100'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
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MATCHLINE SHEET 17

MATCHLINE SHEET 19

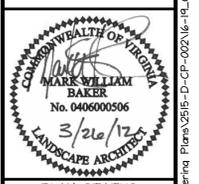
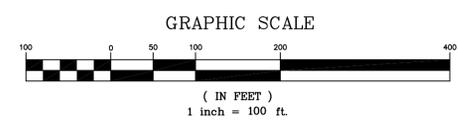


NOTES:

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LEGEND

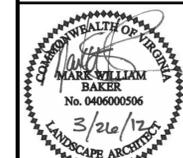
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DATE	DESCRIPTION
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DATE	MARCH 26, 2012
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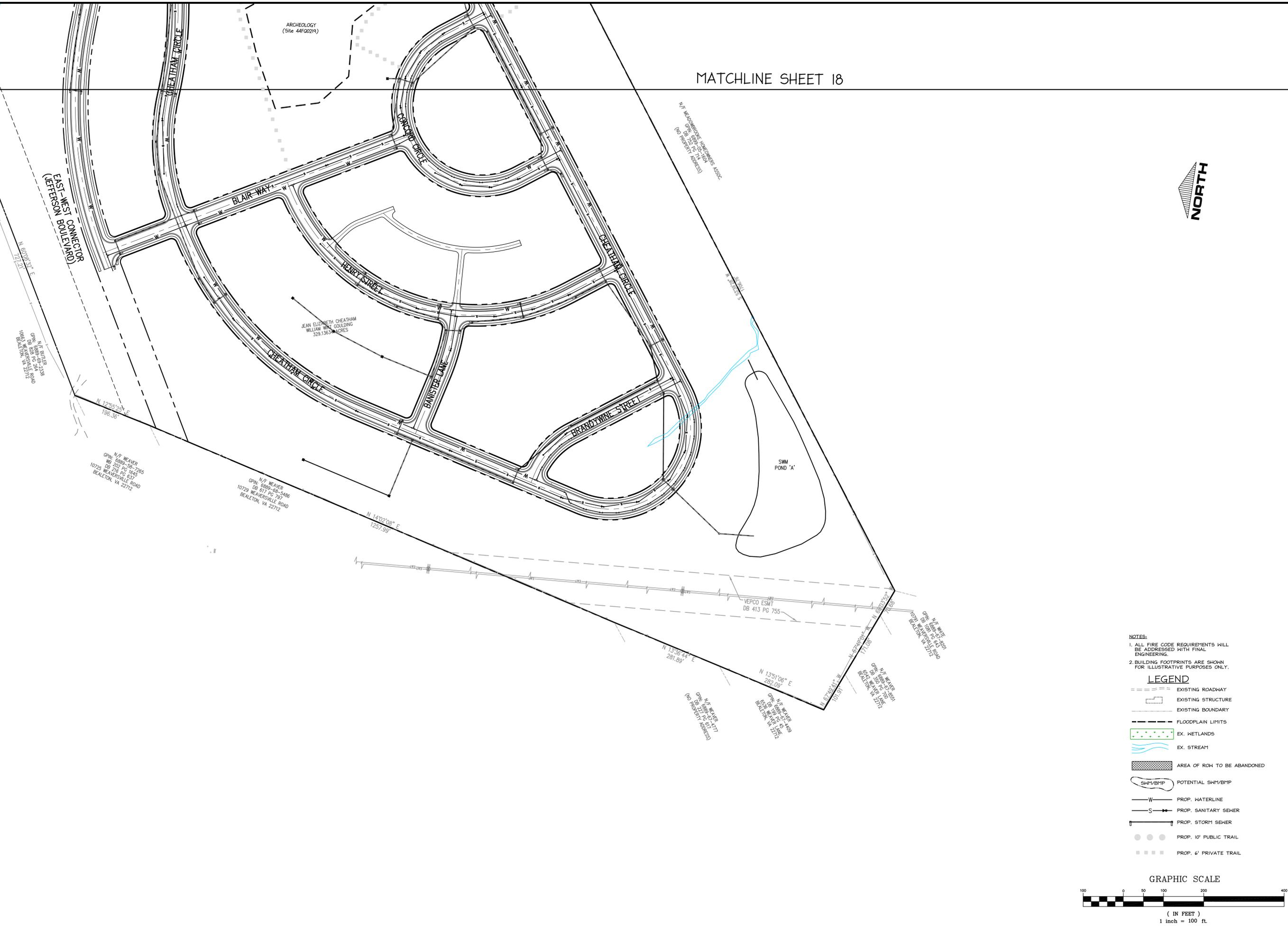
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DESIGN	DRAWN CHKD
SCALE	1" = 100'
JOB No.	2515-02-003
DATE	MARCH 26, 2012
FILE No.	
SHEET	19 of 22

MATCHLINE SHEET 18



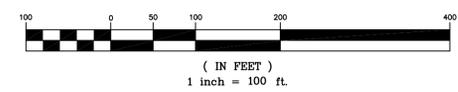
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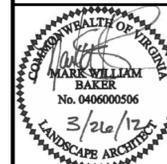
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LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING BOUNDARY
- FLOODPLAIN LIMITS
- EX. WETLANDS
- EX. STREAM
- AREA OF ROW TO BE ABANDONED
- SHM/BMP POTENTIAL SHM/BMP
- W — PROP. WATERLINE
- S — PROP. SANITARY SEWER
- ST — PROP. STORM SEWER
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GRAPHIC SCALE





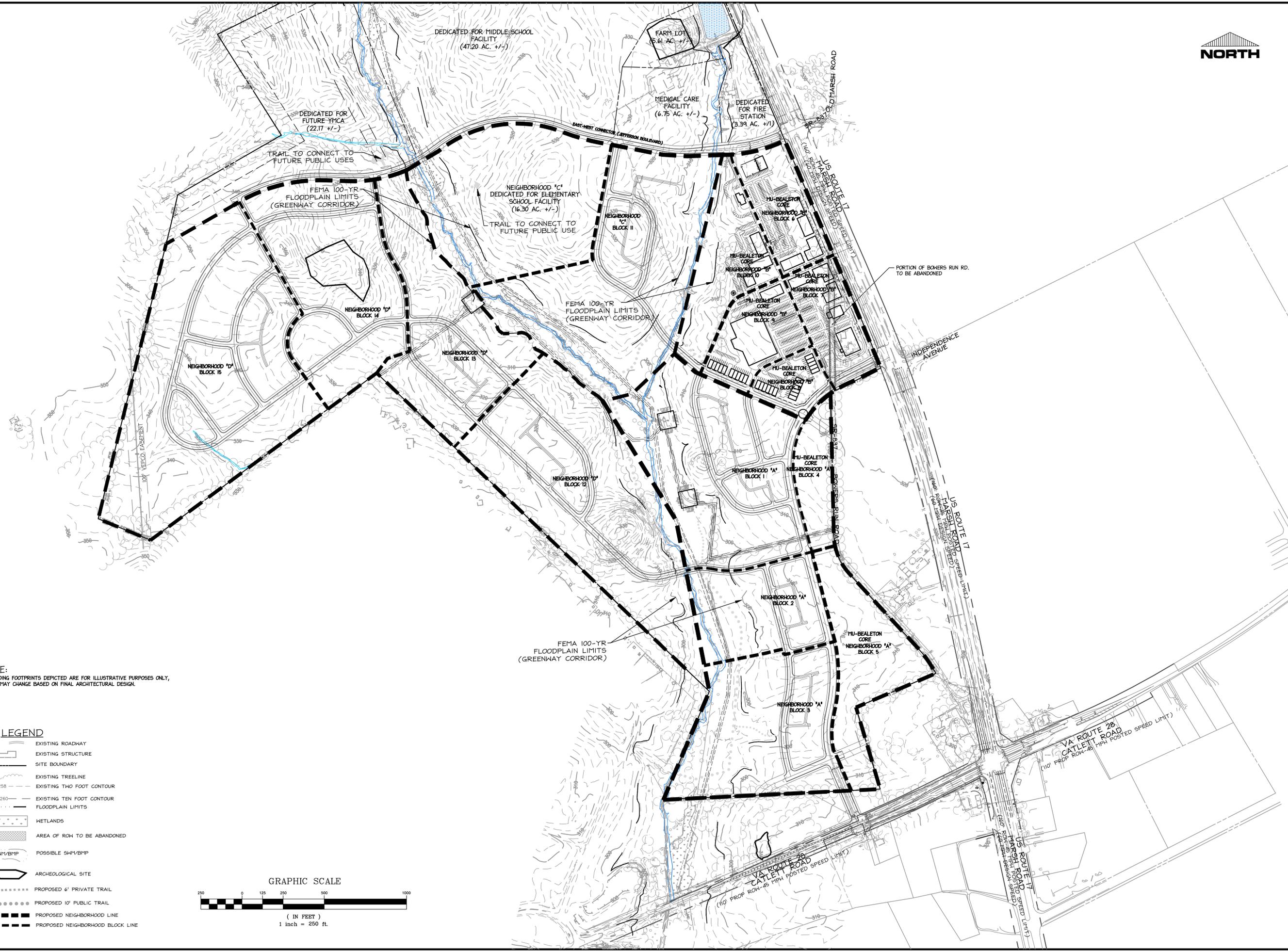
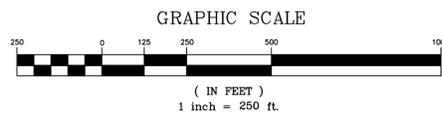
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07/29/2011	3RD SUBMISSION
11/18/2011	4TH SUBMISSION
02/28/2012	5TH SUBMISSION
03/26/2012	6TH SUBMISSION

DATE	DESCRIPTION
CMM DESIGN	JAE DRAWN
	MBB CHKD
SCALE: H: 1" = 250'	
SCALE: V: 1" = 250'	
JOB No.	2515-02-003
DATE	FEBRUARY 18, 2011
FILE No.	

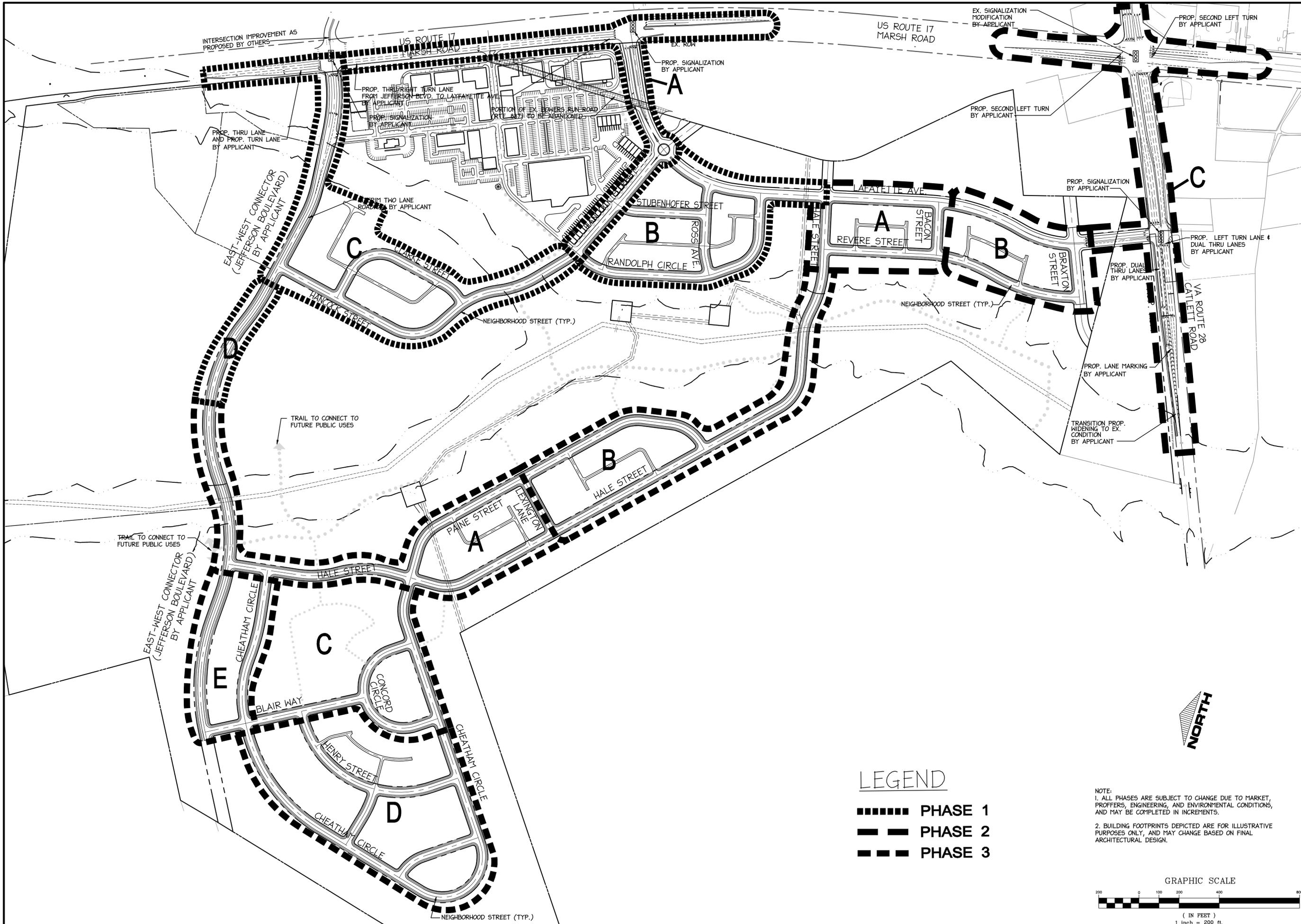
NOTE:
BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY,
AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- SITE BOUNDARY
- EXISTING TREELINE
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- FLOODPLAIN LIMITS
- WETLANDS
- AREA OF ROW TO BE ABANDONED
- POSSIBLE SHM/BMP
- POSSIBLE SHM/BMP
- ARCHEOLOGICAL SITE
- PROPOSED 6' PRIVATE TRAIL
- PROPOSED 10' PUBLIC TRAIL
- PROPOSED NEIGHBORHOOD LINE
- PROPOSED NEIGHBORHOOD BLOCK LINE



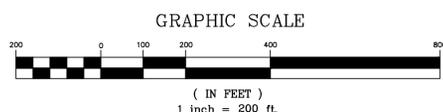
Cadd File Name: FA-2515 - Mintbrook-2515-02-003 (PLAN) - Planning/Reservings/Sheets/18_NEIGHBORHOOD_BLOCK_PLAN.dwg



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

NOTE:
 1. ALL PHASES ARE SUBJECT TO CHANGE DUE TO MARKET, PROFFERS, ENGINEERING, AND ENVIRONMENTAL CONDITIONS, AND MAY BE COMPLETED IN INCREMENTS.
 2. BUILDING FOOTPRINTS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.



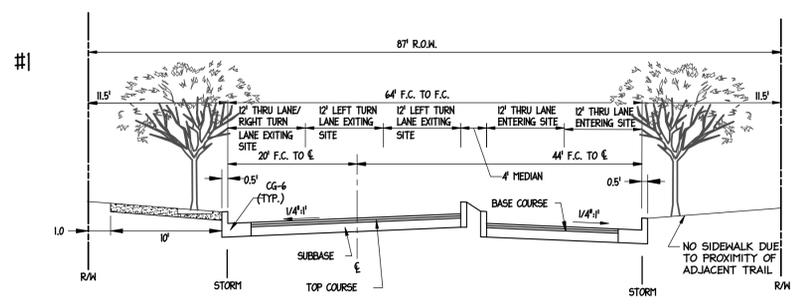
Bowman Consulting Group, Ltd.
 101 South Street, S. E.
 Leesburg, Virginia 20175
 Phone: (703) 443-2400
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CONCEPTUAL TRANSPORTATION AND INFRASTRUCTURE PHASING PLAN
 CONCEPT/GENERAL DEVELOPMENT PLAN
MINTBROOK
 FAUQUIER COUNTY, VIRGINIA

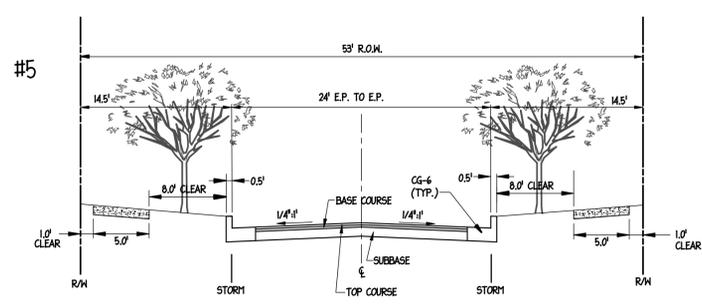
COMMONWEALTH OF VIRGINIA
 MARK WILLIAM BAKER
 No. 0406000506
 3/26/12
 LANDSCAPE ARCHITECT

PLAN STATUS	
02/18/2011	1ST SUBMISSION
05/20/2011	2ND SUBMISSION
07/29/2011	3RD SUBMISSION
11/18/2011	4TH SUBMISSION
02/28/2012	5TH SUBMISSION
03/26/2012	6TH SUBMISSION

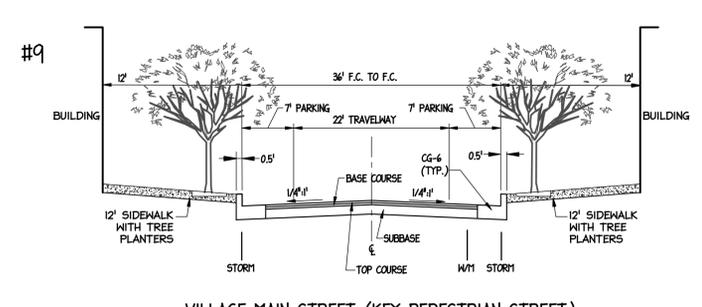
DATE	DESCRIPTION
CMM	JAE MMB
DESIGN	DRAWN CHKD
SCALE	H: 1" = 200'
	V: 1" = 200'
JOB No.	2515-02-003
DATE	FEBRUARY 18, 2011
FILE No.	



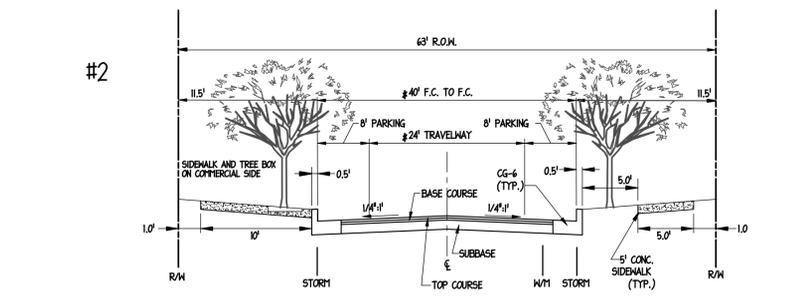
**LAFAYETTE AVENUE
AT NORTH EASTERN CONNECTION**
NO PARKING
(NOT TO SCALE)



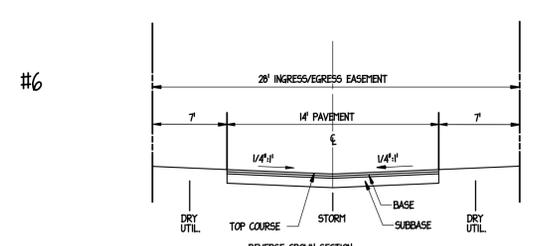
JEFFERSON BOULEVARD
NO PARKING
(NOT TO SCALE)



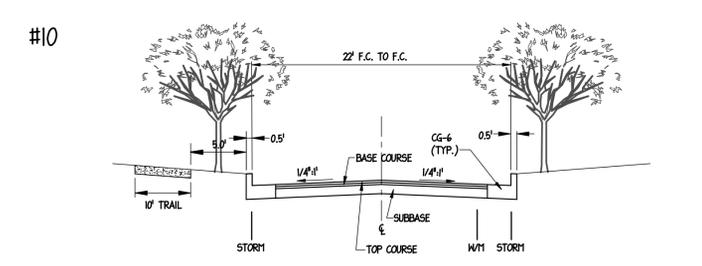
VILLAGE MAIN STREET (KEY PEDESTRIAN STREET)
PRIVATE - PARKING BOTH SIDES
(NOT TO SCALE)



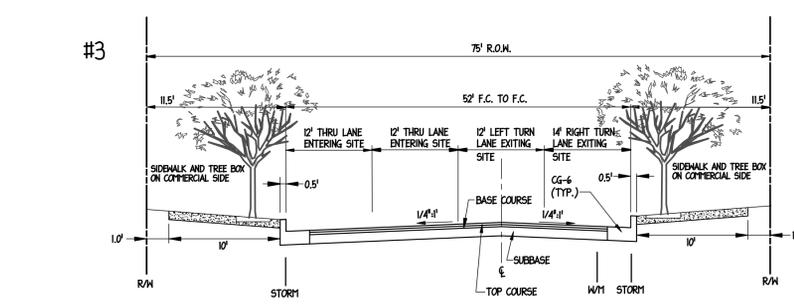
LAFAYETTE AVENUE AND BRAXTON STREET
PARKING BOTH SIDES
(NOT TO SCALE)



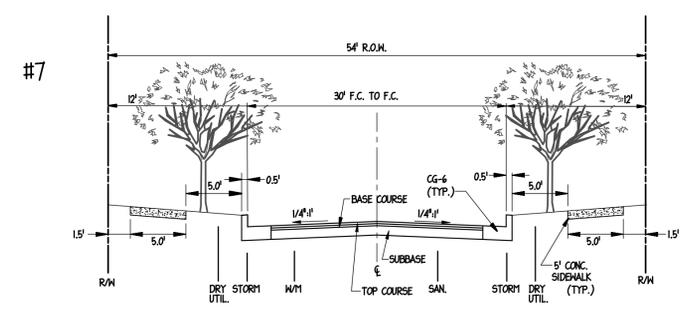
TYPICAL SECTION - ALLEY
PRIVATE - NO PARKING
(NOT TO SCALE)



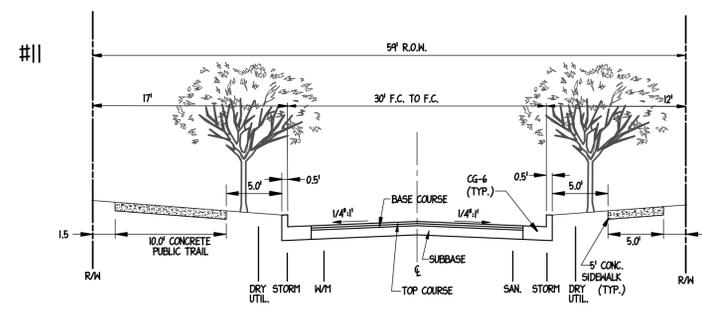
VILLAGE ACCESS STREET
PRIVATE - NO PARKING
(NOT TO SCALE)



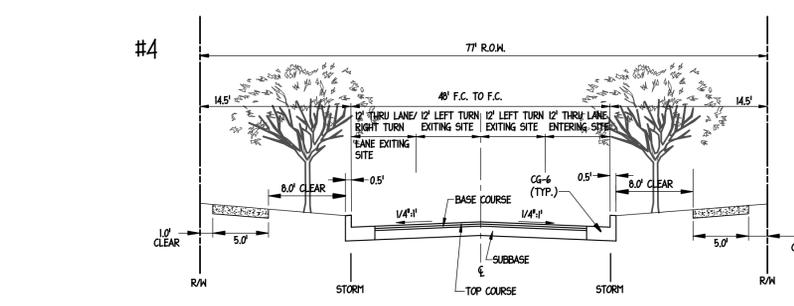
**LAFAYETTE AVENUE
AT SOUTHERN CONNECTION**
NO PARKING
(NOT TO SCALE)



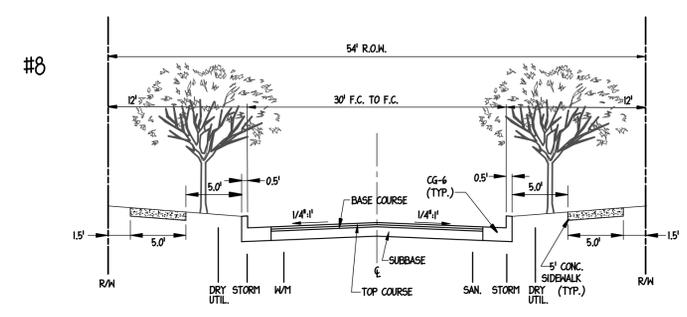
STREETS WITH 400 VPD AND LESS
PARKING BOTH SIDES
(NOT TO SCALE)



HANCOCK STREET BETWEEN LAFAYETTE AVENUE AND RANDOLPH CIRCLE
PARKING BOTH SIDES
(NOT TO SCALE)



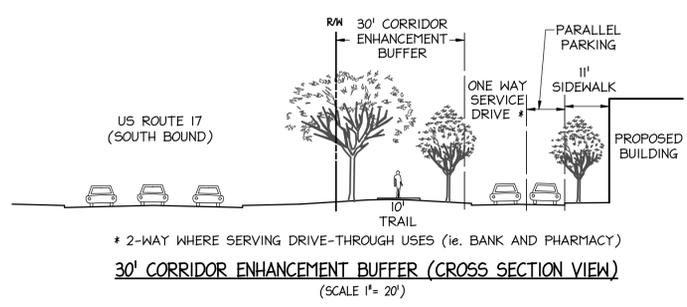
**JEFFERSON BOULEVARD
AT EASTERN CONNECTION**
(NOT TO SCALE)



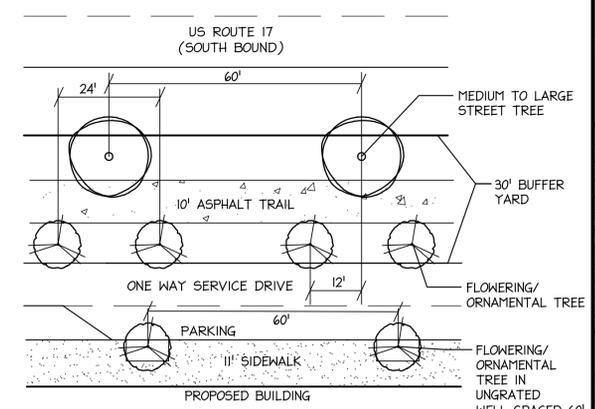
STREETS WITH 401-2000 VPD
PARKING BOTH SIDES
(NOT TO SCALE)

NUMBER OF PLANTS PER 100 LINEAR FEET
2 CANOPY STREET TREES
6 FLOWERING/ ORNAMENTAL TREES

NOTE:
MINIMUM OF 2 SPECIES OF CANOPY AND FLOWERING/ ORNAMENTAL TREES REQUIRED EITHER AS ALTERNATING TREES OR IN GROUPS.



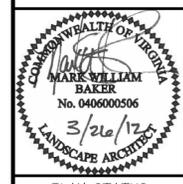
30' CORRIDOR ENHANCEMENT BUFFER (CROSS SECTION VIEW)
(SCALE 1" = 20')



30' CORRIDOR ENHANCEMENT BUFFER (PLAN VIEW)
(SCALE 1" = 20')

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ROAD CROSS SECTIONS & BUFFER DETAILS
CONCEPT/ GENERAL DEVELOPMENT PLAN
MINTBROOK
FAUQUIER COUNTY, VIRGINIA



DATE	DESCRIPTION
02/18/2011	1ST SUBMISSION
05/20/2011	2ND SUBMISSION
07/29/2011	3RD SUBMISSION
11/18/2011	4TH SUBMISSION
02/28/2012	5TH SUBMISSION
03/26/2012	6TH SUBMISSION

DESIGN	DRAWN	CHKD
SCALE	AS SHOWN	
JOB No.	2515-02-003	
DATE	FEBRUARY 18, 2011	
FILE No.		
SHEET	22 OF 22	

Cadd file name: FA2515 - Mintbrook\2515-02-003 (PLAN) \Drawings\Revisions\Sheet 18 - TYPICAL 5' STREET SECTIONS & DETAILS.dwg