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**April 24, 2025**

***Via delivery to Town Manager***

Town of Warrenton, Town Council
c/o Frank Cassidy, Town Manager
21 Main Street
Warrenton, VA 20186
fcassidy@warrenton.gov

**RE: Special Court approval of the Voluntary Settlement Agreement between the Town of Warrenton, Fauquier County, Van Metre Communities, LLC.**

Dear Members of Council:

Today, the Special Court assembled by the Supreme Court of Virginia, pursuant to Va. Code § 15.2-3400 heard the petition of the Town of Warrenton, Fauquier County and Van Metre Communities, LLC. to approve the Voluntary Settlement Agreement ("VSA") for the Town's annexation of certain land within the jurisdiction of Fauquier County, as well as its adoption of the development plan of Van Metre Communities.

This is the same VSA that was approved by the Town Council on December 10, 2024 by Ordinance 2024-17, and has been the subject of discussion at both the Mach 11, 2025 and April 21, 2025 meetings of the Council. In sum, the VSA adopts the terms for the annexation which will add 241 acres of land within the boundaries of the Town.

I appeared with counsel for the parties, including Fauquier County and the developer Van Metre Company. The Town Manager, Mr. Cassidy, also appeared to testify as to how the development projects would affect the Town. After hearing the testimony and reviewing the necessary records, the Court approved the VSA.

I have attached to this letter a copy of the entered Order granting and approving the VSA as presented to the Special Court, along with all exhibits. As you will see, the annexation will become effective on June 1, 2024.

If you have any questions about the process or the hearing that took place today, please do not hesitate to contact me or my office.

Very truly yours,

J. Chapman Petersen, Esq.

Enclosures as stated.

# ATTACHMENT 1

VIRGINIA:

IN THE CIRCUIT COURT OF FAUQUIER COUNTY

| | | |
|---|---|---|
| IN RE: PETITION OF THE TOWN OF WARRENTON, VIRGINIA AND THE COUNTY OF FAUQUIER, VIRGINIA FOR AN ORDER AFFIRMING A VOLUNTARY SETTLEMENT AGREEMENT FOR THE ANNEXATION OF 243.87295 ACRES, MORE OR LESS INTO THE TOWN OF WARRENTON, VIRGINIA | ) | Civil Action CL24000655-00 |

## FINAL ORDER APPROVING THE VOLUNTARY SETTLEMENT AGREEMENT BETWEEN THE TOWN OF WARRENTON, AND THE COUNTY OF FAUQUIER

This proceeding came before this Special Court on April 24, 2025, to be heard on the petition of the Town of Warrenton, Virginia (the "Town of Warrenton"), and the County of Fauquier, Virginia ("Fauquier County"), pursuant to Chapter 34 of Title 15.2 of the Code of Virginia (1950), as amended. That petition requests this Special Court to affirm a Voluntary Settlement Agreement between and among the Town and the County dated April 23, 2025, (the "Agreement") and to effectuate an agreed boundary line adjustment between the two jurisdictions.

Upon a report of the Virginia Commission on Local Government dated November 2024, upon the testimony heard by the Special Court and the exhibits received into evidence; and upon the arguments of counsel for the parties,

IT IS HEREBY ORDERED, ADJUDGED, and DECREED by this Special Court as follows:

## I. Jurisdiction

1. This Special Court, consisting of Chief Judge Designate, the Honorable W. Edward Tomko, III, Chief Judge, Sixth Judicial Circuit, the Honorable Holly B. Smith, Chief Judge, Ninth Judicial Circuit, and the Honorable Claude V. Worrell, II, Chief Judge, Sixteenth Judicial Circuit, having been appointed by Order of the Chief Justice of the Supreme Court of Virginia dated January 3, 2025, was duly constituted and convened as provided in Chapter 30 (§ 15.2-3000 et seq. of Title 15.2 of the Code of Virginia (1950) as amended), to hear the joint petition of the Parties as to this Annexation and Agreement..

2. The Commission on Local Government conducted hearings and issued a report dated November 2024, as required by Va. Code Ann. § 15.2-3400(3), which report found that the Agreement is in the best interest of the Town of Warrenton, Fauquier County, and the Commonwealth.

3. The Town of Warrenton and Fauquier County have, by Ordinance, duly approved and adopted the Agreement by a recorded affirmative vote of a majority of the members of their respective governing bodies. Prior to the adoption of said ordinances, the Town Council of Warrenton, and the Fauquier County Board of Supervisors each held a public hearing on the Agreement, and each advertised its intention to approve the Agreement by publishing a notice once a week for two successive weeks in a newspaper having general circulation

in their respective jurisdictions. Each newspaper publication included a descriptive summary of the Agreement and a statement that a true copy of the Agreement was on file in the office of the Clerk of the Circuit Court of Fauquier County.

4. All necessary jurisdictional and procedural steps have been taken to bring this proceeding before the Special Court.

## II. Findings of the Court

The Special Court hereby makes the following findings:

5. The provisions of the Agreement are in the best interests of Town of Warrenton, Fauquier County, and the Commonwealth of Virginia.

6. The interests of the Commonwealth of Virginia in promoting the orderly growth and continued viability of Town of Warrenton, and Fauquier County will be furthered by the Agreement.

## III. Affirmation of the Agreement

The Special Court hereby affirms the Agreement entered into by Town of Warrenton and Fauquier County, pursuant to § 15.2-3400(5) of the Code of Virginia (1950), as amended. A copy of the Agreement is attached hereto as **Exhibit A** and is incorporated as part of this Order. The terms and conditions of the Agreement shall have full force and effect and shall be binding on future governing bodies of the Town of Warrenton and Fauquier County as of the date set forth below.

## IV. Territory Annexed

Pursuant to the Agreement, the Town's corporate boundaries shall be modified by the incorporation into the Town of that property, comprising approximately 243.87295 acres as more particularly described in the Survey thereof and the metes and bounds description of such property depicted on said Survey and incorporated herein by reference as **Exhibits B** and **C**.

Further, the use and development of the land annexed into the Town that is subject to Fauquier County Rezoning REZN-22-017978 specifically referenced therein, shall conform to the terms and conditions of the Agreement, subject to such changes as may be made in conformity with those terms and conditions or other applicable law.

## V. Effective Date

It is hereby ORDERED that pursuant to Va. Code Ann. § 15.2-3400(5) and Section 2.3 of the Voluntary Settlement Agreement, said annexation of territory shall be effective as of 12:00 a.m. on June 1, 2025.

## VI. Copies of the Order

The Clerk of Circuit Court of Fauquier County is directed to send an attested copy of this Order to the Secretary of the Commonwealth, to the Auditor of Public Accounts of the Commonwealth of Virginia, and to the Census Bureau of the United States Department of Commerce in order that all such allocations of state and federal funds at various times to the Town of Warrenton and Fauquier County as may be affected by changes the boundaries of the Town

herein described may be revised in accordance with law on and after the effective date of the annexation. The Clerk of Court shall also forward an attested copy of this Order to counsel for all parties. The Clerk of Court shall record this Order.

4-24-25

## VII. Adjournment

It is ORDERED that the Special Court be adjourned, but not dissolved, subject to being reconvened in any manner provided by law.

ENTERED this 24 day of April, 2025.

Chief Judge Designate
W. Edward Tomko, III

Judge Holly B. Smith

Judge Claude V. Worrell, II

WE ASK FOR THIS:

J. Chapman Petersen, Esq.
Chap Petersen & Associates, PLC
Warrenton Town Attorney
3970 Chain Bridge Road
Fairfax, VA 22030
*Counsel for the Town of Warrenton*

Melisa Michelsen, Esq.
Litten & Sipe, LLP
Fauquier County Attorney
410 Neff Avenue
Harrisonburg, Virginia 22801
*Counsel for Fauquier County*

John H. Foote, Esq.
Walsh Colucci Lubeley & Walsh, PC
4310 Prince William Parkway, Suite 300
Prince William, Virginia 22192
*Counsel for Van Metre Communities, LLC*

U.S. Census
Dept Accts
Secy Comm
Petersen - HD
Michelsen - HD
Foote - HD
4/24/25

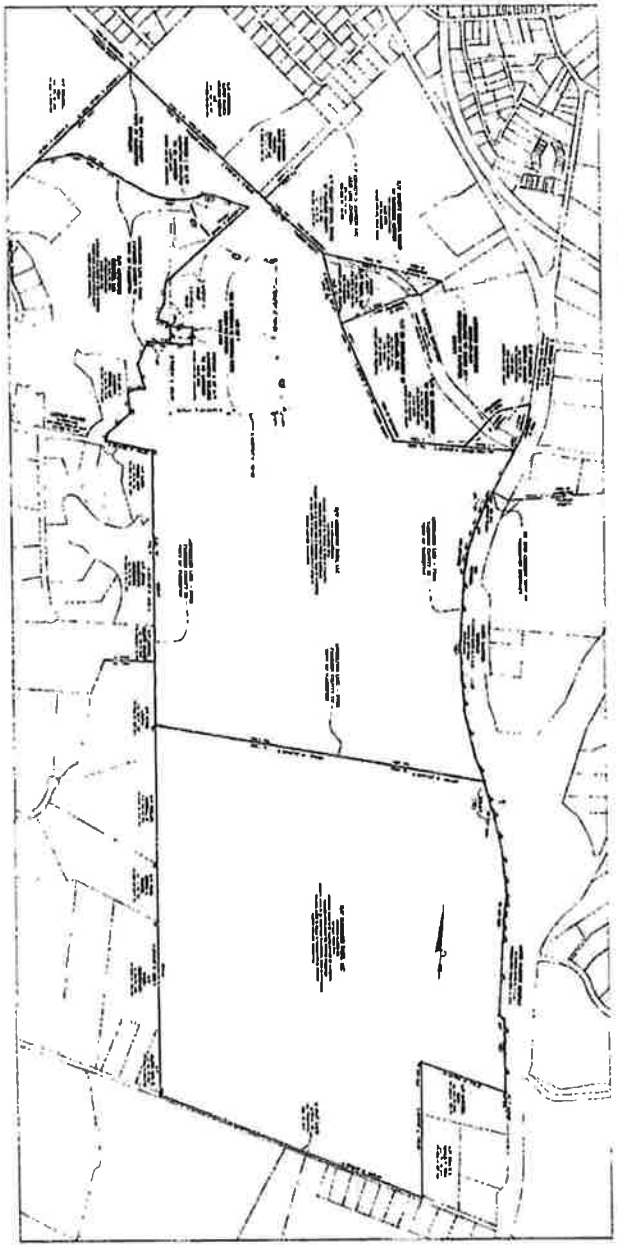

EXHIBIT
B

ANNEXATION EXHIBIT
ON THE PROPERTY OF
MARSHALL MAGISTERIAL DISTRICT

Bowman

**Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.**

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISION HIGHWAY, SAID POINT ALSO BENG IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;

EXHIBIT
C

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55' W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTION FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.

# 2024 TOWN OF WARRENTON / FAUQUIER COUNTY ANNEXATION VOLUNTARY SETTLEMENT AGREEMENT

THIS VOLUNTARY SETTLEMENT AGREEMENT is made and entered into this 23rd day of April, 2025, by and between the TOWN COUNCIL OF WARRENTON, VIRGINIA, a Virginia municipal corporation and a body politic (hereinafter "the Town Council"), THE BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA (a political subdivision of the Commonwealth, hereinafter "the County Board of Supervisors"), and VAN METRE COMMUNITIES, LLC (together hereinafter "Van Metre"), (collectively referred to herein as the "Parties").

## RECITALS

R-1. WHEREAS, the Parties have reached this Agreement, pursuant to Title 15.2, Chapter 34, of the Code of Virginia, (i) providing for the annexation of certain territory of the County into the Town, and (ii) providing for the development of, and zoning of, the Annexation Area after approval of the proposed Annexation and

R-2. WHEREAS, Van Metre Homes at Aurora, L.L.C. is the owner of a certain tract of land containing approximately 234.08765 acres, as the same is more thoroughly identified below as the Arrington Annexation Property, which is a portion of an existing parcel of land, and

R-3. WHEREAS, HD Development of Maryland Inc. ("HD") is the owner of a tract of land containing approximately 0.7361 acres, as the same is more thoroughly identified below as the "HD Property," and

R-4. WHEREAS, Padmaja and Srinivas Dasari ("Dasari") are the owners of a tract of land containing approximately 1.1630 acres, as the same is more thoroughly identified below as the "Dasari Property," and

R-5. WHEREAS, VABFT, LLC, ("VABFT") is the owner of a tract of land containing approximately 4.3067 acres, as the same is more thoroughly identified below as the "VABFT Property," and

R-6. WHEREAS, the School Board of Fauquier County (the "School Board") is the owner of a tract of land containing 0.8105 acre, as the same is more thoroughly identified below as the "School Board Property," and

R-7. WHEREAS, the County Board of Supervisors is the owner of certain portions of the Alwington Boulevard right-of-way as the same is more thoroughly identified below as the "County Right-of-Way," and

R-8. WHEREAS, the County Board of Supervisors and the Town Council, after due consideration, have determined and agree that the boundary between the County and Town should be adjusted and relocated as identified herein, and that certain other matters should be resolved between the County Board of Supervisors and the Town Council, and

R-9. WHEREAS, Van Metre desires to acquire and develop the Arrington Annexation Property owned by it in a manner that is acceptable to the County Board of Supervisors and the Town Council, and

R-10. WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors approved a Rezoning of the Arrington Annexation Property as more specifically defined herein, that will permit its development in a manner that is acceptable to both the County Board of Supervisors and the Town Council, and the County Board of Supervisors and the Town Council have agreed that the conditions of development of the Arrington Annexation Property that were made proffered conditions of that Rezoning, including the Concept Development Plan, Code of Development and any other binding exhibits thereto and incorporated into the County's approval, should control the future land use thereof whether in the County or the Town's jurisdiction, and

R-11. WHEREAS, on December 12, 2023, the Town Council adopted a resolution in support of a Citizen-Initiated Petition for the inclusion of the Arrington Annexation Property within the corporate limits of the Town subject to Van Metre's agreement that such property would be developed in accordance with the Rezoning, and that the design and construction of the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements would be completed at their sole expense, and

R-12. WHEREAS, after the effective date of the annexation as set out in Section 2.3 below, the Town will have zoning authority over the Annexation Area, subject to vested rights and the processes set out in the Code of Virginia and Town Code as amended from time to time, and

R-13. WHEREAS, the County Board of Supervisors and the Town Council have now determined that this Voluntary Settlement Agreement is necessary and appropriate to ensure the effective provision of Town public services to the area to be included within the corporate limits of the Town, to memorialize their agreement regarding the maintenance and effectuation of the Rezoning and the Town Commitments, and to determine other appropriate matters pursuant to the applicable Virginia statutory framework including certain specific land use and zoning arrangements deriving from the aforesaid Rezoning and Town Commitments as provided by Virginia law,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are conclusively agreed to constitute such consideration, the County Board of Supervisors and the Town Council agree as follows:

**SECTION 1. DEFINITIONS**

The County Board of Supervisors and the Town Council agree that the following words, terms, and abbreviations as used in this Agreement shall have the following defined meanings, unless the context clearly provides otherwise:

1.1. "Additional Annexation Properties" means collectively the Dasari Property, the HD Property, the School Board Property, and the VABFT Property containing approximately 7.0163 acres.

1.2. The "Additional Annexation Area Property Owners" means Dasari, HD, the School Board, and VABFT.

1.3. "Alwington" means Van Metre Homes at Aurora, LLC, a Virginia limited liability corporation, and the current legal owner of the Arrington Annexation Property.

1.4. "Alwington Boulevard Improvements" means the widening of existing Alwington Boulevard, and the construction of an extension thereof in accordance with Town standards and specifications to provide a four-lane, median divided roadway from the current boundary between the County and Town northwesterly to the northerly line of Land Bay W (as defined in the Rezoning) ("Phase 1") and a two-lane undivided roadway from the northerly line of Land Bay W to the northerly line of the Arrington Annexation Property ('Phase 2") in accordance with the Rezoning.

1.5. "Annexation" means the adjustment of the boundary line between the County and the Town as set forth herein.

1.6. "Annexation Area" means that area to be included within the corporate boundaries of the Town pursuant to this Agreement consisting of the Arrington Annexation Property, the Additional Annexation Area, and the County Right-of-Way, all as further described herein, and as depicted in the attached Exhibits.

1.7. "Arrington Annexation Property" means the approximately 234.08765 acres of property owned by Van Metre that is the subject of the Annexation contemplated in this Agreement and delineated on Exhibit B. The Arrington

Annexation Property is currently a portion of a larger parcel containing approximately 431.19759 acres identified as GPIN 6983-44-5875-000 on the Tax Maps of Fauquier County. The remainder of the larger parcel containing approximately 197.10994 acres that is not herein identified shall remain in Fauquier County (the "Arrington Residual Property").

1.8. "Code" means the Code of Virginia (1950), as amended. A reference to a specific Code provision shall mean that Code provision as it existed on the date of execution of this Agreement, and any successor provision should the Code be amended after execution of this Agreement.

1.9. "Commission" means the Virginia Commission on Local Government.

1.10. "County" means the County of Fauquier, Virginia.

1.11. "County Board of Supervisors" means the Board of Supervisors of the County of Fauquier, Virginia.

1.12. "County Right-of-Way" means those portions of the right-of-way previously dedicated to the County Board of Supervisors for the construction of Alwington Boulevard from Shirley Avenue/James Madison Highway (Business Route 29/15/211) northwesterly to the Arrington Annexation Property boundary and that are not within the Town's boundary at the time of this Agreement.

1.13. "Dasari Property" means the approximately 1.1630 acres of property owned by Dasari and identified by GPIN 6983-57-9161-000 on the Tax Maps of Fauquier County.

1.14. "Effective Date" means the date upon which the last of the County Board of Supervisors and the Town Council has approved and affixed its signature to this Agreement.

1.15. "HD Property" means the approximately 0.7361 acres of property owned by HD and identified by GPIN 6983-57-1258-000 on the Tax Maps of Fauquier County.

1.16. The "Parties" refers to the County, Town, and Van Metre, collectively being the signatories to this Agreement.

1.17. The "Relocated Taylor Run Pump Station" means a new sanitary sewer pump station on the Arrington Annexation Property in the general location shown on Sheet 10 of the Concept Development Plan approved with the Rezoning, gravity sanitary sewer from the existing Taylor Run Pump Station to said pump station location, and sufficient sanitary sewer force main required to convey sewage from the new pump station to a connection manhole with capacity to accommodate such flow within the Town.

1.18. The "Rezoning" refers to Rezoning REZN-22-017978 approved by the Fauquier County Board of Supervisors on November 9, 2023, and the Proffered Conditions accepted therewith, together with the Concept Development Plan, Code of Development, and any other exhibits incorporated therein, all governing the development of the Arrington Annexation Property, with copies of such documents attached hereto and incorporated herein by reference as Exhibit C.

1.19. The "School Board Property" means the approximately 0.8105 acre of property owned by the School Board and identified by GPIN 6983-48-7973-000 on the Tax Maps of Fauquier County.

1.20. "Section" refers to the parts of this Agreement unless the context indicates that the reference is to sections of the Code.

1.21. "Special Court" means the Special Court appointed by the Supreme Court of Virginia pursuant to Title 15.2, Chapter 30, of the Code.

1.22. "Subsection" refers to the parts of this Agreement set out in the various "Sections."

1.23. "Survey" means the metes and bounds description and graphic depiction of the Annexation Area as set forth on Exhibits "A" and "B" attached hereto.

1.24. "Taylor Run Pump Station" means the existing sanitary sewer pump station located on approximately 0.0826 acre of property identified as GPIN 6983-49-6156-000 on the Tax Maps of Fauquier County, and owned by the Town,

1.25. "Town" means the Town of Warrenton, Virginia.

1.26. "Town Commitments" means the agreement by Van Metre to design and construct the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements as depicted on Exhibit C, at no cost to the County Board of Supervisors or Town Council.

1.27. "Town Council" means the Town Council of the Town of Warrenton, Virginia.

1.28. "VABFT Property" means the approximately 4.31 acres of property owned by VABFT and identified by GPIN 6983-48-7006-000 on the Tax Maps of Fauquier County, and that is the subject of the Annexation contemplated in this Agreement.

1.29. "Van Metre" means Van Metre Communities, L.L.C., a Virginia limited liability company, and Van Metre Homes at Aurora, L.L.C., collectively.

**SECTION 2. VOLUNTARY ANNEXATION**

2.1. Annexation Agreement. The County Board of Supervisors and the Town Council agree to the annexation by the Town of that certain territory consisting of the Annexation Area as more specifically described by the Survey.

2.2. Submission of the Survey. The Survey shall be submitted to, and filed with, the Commission and the Special Court appointed to affirm, validate, and give full force and effect to this Agreement, and shall be incorporated into any final Order entered by the Special Court.

2.3. Effective Date of Annexation. The Annexation provided for herein shall become effective on the first day of the second calendar month after entry of the Final Order by the Special Court to affirm, validate, and give full force and effect to this Agreement.

**SECTION 3. LAND USE AND ZONING IN ANNEXATION AREA**

3.1. Land Use and Zoning Arrangements.

3.1.1. Pursuant to the provisions of Va. Code Ann. § 15.2-3400(2), the County Board of Supervisors and the Town Council agree that the orderly development of the Annexation Area is in the best interest of the County and Town.

3.1.2. The Town Council agrees to administer development of the Arrington Annexation Property in a manner that is consistent and in substantial conformance with the Rezoning. Portions of the Arrington Annexation Property that are zoned PRD will be administered in accordance with the terms of the PRD in effect as of the Effective Date (i.e., Zoning Ordinance of Fauquier County §§ 4-100 through 4-115) unless and until the Town rezones the property. Wherever those provisions of the Zoning Ordinance of Fauquier County reference the County or the Board of Supervisors, they will be read as referring to the Town and the Town Council, respectively. The Town shall have sole responsibility for interpretation and enforcement of the PRD zoning within the Arrington Annexation Property.

3.1.3. Notwithstanding the foregoing, the provisions of the Town's Zoning Ordinance shall govern the future use and development of that portion of Arrington Annexation Property identified in the Rezoning as to be developed in accordance with the Town of Warrenton's Commercial (C) Zoning District assigned to Land Bay W, as depicted on the Concept Development Plan, as if Land Bay W had been so zoned by the Town Council, and future development thereof shall be processed by the Town pursuant to its ordinary procedures therefor.

3.1.4. The Town agrees that upon validation of this Agreement by the Special Court that it will amend its Comprehensive Plan to incorporate the Rezoning into that Plan if it deems it necessary.

3.2. Zoning Classification of the Additional Annexation Properties. Upon the Effective Date of the Annexation, the non-PRD portions of the Arrington Annexation Property and the Additional Annexation Properties shall be deemed to be zoned to the applicable Town Zoning District pursuant to Warrenton Zoning Ordinance § 2-5, or any substantially similar provision as may be hereafter enacted as transitional zoning for such properties.

3.3. Sewer and Water Services.

3.3.1. The Town Council agrees that it shall permit connection of the properties within the Annexation Area to the Town sanitary sewer and water systems upon written request therefore, and payment of all appropriate fees and charges for such services, subject to compliance with the Town's Public Facilities Manual (as amended from time to time) and completion of the Relocated Taylor Run Pump Station.

3.3.2. In accordance with the Town's utility extension policies, each owner of a property within the Annexation Area shall construct or cause to be constructed, at no expense to the Town or County, such extensions of existing water and/or sanitary sewer mains and laterals as may be required to provide water and sanitary sewer service to their respective properties.

3.3.3. Upon completion of and the Town's final approval of such extension facilities, the property owner constructing same shall convey ownership of the facilities (not including laterals, whose ownership will remain private) and the necessary and associated easements to the Town for inclusion in the Town's public utility system.

3.3.4. Van Metre has responsibility to design and construct the Relocated Taylor Run Pump Station pursuant to the Town Commitments prior to issuance of the first certificate of occupancy. Van Metre has heretofore commenced design of construction plans for the Relocated Taylor Run Pump Station and shall diligently pursue completion of said plans and the submittal of same to the applicable regulatory agencies for approval. Within sixty (60) days following approval of the Relocated Taylor Run Pump Station construction plans by all applicable regulatory agencies and the recordation of any easements required for the construction of same, Van Metre shall commence construction of the Relocated Taylor Run Pump Station and diligently pursue completion thereafter.

3.4 Alwington Boulevard Improvements. Van Metre agrees to design, pursue approval of such design, bond, permit, and construct the entire length of the Alwington Boulevard Improvements. Phase 1 of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed on the Arrington Annexation Property. Phase 2

of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed in the North Hamlet (as defined in the Rezoning) of the Arrington Annexation Property.

3.5. Payment of Proffered Amounts. The Rezoning is subject to reasonable proffers voluntarily submitted and agreed to by Van Metre including cash proffers for schools, public safety and parks and recreation facilities specifically attributable to impacts created by the new development. The Parties agree and consent to the payment of those proffered amounts subsequent to any Annexation provided herein as follows:

3.5.1. Brumfield Elementary School Entrance. If Proffer 19.B(b) applies, the cash in lieu of constructing the entrance shall be payable to Fauquier County.

3.5.2. Schools. Proffer 19 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for Taylor Middle School.

3.5.3. Emergency Services. Proffer 12 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for the benefit of the Annexation Area.

3.5.4. Parks and Recreation. Proffer 9 associated with the Rezoning shall remain in effect and due and payable according to its terms to the Town of Warrenton.

**SECTION 4.** COMMISSION AND SPECIAL COURT APPROVAL

4.1. Commission on Local Government Review. The Parties agree to promptly undertake the steps necessary as required by Title 15.2, Chapter 34 of the Code to proceed with this Voluntary Settlement Agreement or other appropriate joint proceeding required to expedite the review of this Agreement by the Commission. The Additional Annexation Area Property Owners may, at their election, participate in those proceedings. The County Board of Supervisors and the Town Council shall cooperate in the scheduling and conduct of any hearings that may be required in order to facilitate and advance this Agreement and the Annexation, either in their separate jurisdictions, or with the Commission.

4.2. Special Court Approval. Following the issuance of the report of findings and recommendations by the Commission according to law, the County Board of Supervisors and the Town Council agree that they will each take all steps necessary, and will expeditiously submit this Agreement in its approved form to the Special Court for affirmation and validation, and to give it full force and effect, as required by Title 15.2, Chapter 34 of the Code.

4.3. Termination for Failure to Affirm and Validate and Give Full Force and Effect to This Agreement. The County Board of Supervisors and the Town Council

agree that if this Agreement is not affirmed, validated, and given full force and effect by the Special Court without modification, this Agreement shall immediately terminate; provided that the County Board of Supervisors and the Town Council may waive termination under this provision by mutually agreeing to any modifications recommended by the Commission or the Special Court.

**SECTION 5.** AUTHORITY.

The Town Council has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit D. The County Board of Supervisors has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit E.

The lawful consents or concurrences to this Agreement by Van Metre is attached hereto and incorporated herein by reference as Exhibit F.

**SECTION 6.** FURTHER REQUIREMENTS.

6.1. The County Board of Supervisors, the Town Council, and Van Metre agree to perform such other and further requirements as may be necessary to effectuate fully this Agreement and the terms and conditions hereof. Each of the aforesaid further agrees that it shall expeditiously perform those duties and obligations that may be imposed on it by the terms of this Agreement, including, but not limited to, the preparation and submission of necessary materials required for submitting and processing an application to the Commission as provided herein, or as requested by the Commission or its staff.

6.2. The County Board of Supervisors, Town Council, and Van Metre understand and agree that all reasonable costs associated with this Agreement shall be borne by the party incurring such costs. "Reasonable costs" shall include preparation of this Agreement and the Survey as well as such other materials as may be required or requested to be provided by the Commission.

**SECTION 7.** MISCELLANEOUS PROVISIONS

7.1. Binding Effect. This Agreement contains the final and entire agreement between the Parties with respect to this Annexation and is intended to be an integration of all prior understandings. It shall be binding upon and inure to the benefit of the Parties, and each of the future governing bodies of the Town and the County, and upon any heirs, successors, or assigns to or of any owner of property within the Annexation Area.

7.2. Amendments. This Agreement may be amended, modified, or supplemented in whole or in part, by mutual agreement of the Parties, prior to affirmation by the Special Court, by a written document of equal formality and dignity, duly executed by the authorized representatives of the Parties.

7.3. Enforceability. This Agreement shall be enforceable only by the Special Court affirming, validating, and giving full force and effect to this Agreement or by a successor Special Court appointed to pursuant to Title 15.2, Chapter 30 of the Code, pursuant to a declaratory judgment action initiated by any of the Parties hereto to secure the performance of any provisions, covenants, conditions and terms contained

in this Agreement or the Order affirming, validating, and giving full force and effect to this Agreement.

7.4. Standing. The Parties agree that each shall and does have standing to enforce any of the provisions, covenants, conditions, and terms of this Agreement.

IN CONSIDERATION of the foregoing, the authorized representatives of the Parties have executed this Agreement as of the date and year first herein written.

TOWN OF WARRENTON

By: _____
Carter Nevill
Mayor

Approved as to Form:

_____
Town Attorney

FAUQUIER COUNTY, VIRGINIA

By: KEVIN T. CARTER
Chair, Fauquier County Board of Supervisors

Approved as to Form:

County Attorney

VAN METRE COMMUNITIES, L.LC., a
Virginia limited liability company,

By: VMC Homes, Inc., its manager

By: _____

Title: Group President

## LIST OF EXHIBITS

| | | |
|---|---|---|
| EXHIBIT - | A | METES & BOUNDS DESCRIPTION OF THE ANNEXATION AREA |
| EXHIBIT - | B | GRAPHIC DEPICTION OF ANNEXATION AREA |
| EXHIBIT - | C | ARRINGTON ANNEXATION PROPERTY REZONING DOCUMENTS |
| EXHIBIT - | D | RESOLUTION OF TOWN COUNCIL |
| EXHIBIT - | E | RESOLUTION OF COUNTY BOARD OF SUPERVISORS |
| EXHIBIT - | F | CONSENT AND CONCURRENCE BY VAN METRE COMMUNITIES, LLC |

**Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.**

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY, SAID POINT ALSO BENG IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;

EXHIBIT
A

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55' W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC, AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.

EXHIBIT

B

ANNEXATION EXHIBIT
ON THE PROPERTY OF
ARRINGTON
MARSHALL MAGISTERIAL DISTRICT

FAUQUIER COUNTY

Bowman

# ARRINGTON

## Proffer Statement

## Rezoning Case # REZN-22-017978

December 19, 2022
Revised through October 20, 2023

| | |
|---|---|
| CURRENT ZONING: | PRD (Planned Residential District) and RA (Rural Agricultural) |
| PROPOSED ZONING: | RA to PRD (Planned Residential District); and<br>Existing PRD (Planned Residential District) to<br>PRD (Planned Residential District) and Town of Warrenton<br>Commercial (Alternative A and B Only) with Revised Proffers |
| PROPERTY: | Portion of PIN 6983-44-5875-000 |
| ACREAGE: | 234.0877 in the Marshall Magisterial District |
| RECORD OWNER: | Alwington Farm, LLC |
| APPLICANTS: | Alwington Farm Developers, LLC<br>Van Metre Communities, L.L.C. |

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Alwington Farm, L.L.C., as the owner of the approximately 234.08765 acre portion of the Arrington property subject of this application identified on Exhibit A and shown on the Zoning Plat (as defined below) as the Application Property (the "Property"), on behalf of itself and its successors in interest (the "Owner"), pursuant to § 15.2-2298 of the Code of Virginia (1950), as amended, and the Fauquier County Zoning Ordinance, as amended (the "Zoning Ordinance"), hereby voluntarily proffers that upon approval of Rezoning Application REZN-22-017978 by the Fauquier County Board of Supervisors (the "County"), development of the Property shall be in substantial conformance (as defined in § 13-202(2)(D)(5) of the Zoning Ordinance) with the Concept Development Plan and Code Of Development (each as defined below) and attached hereto as Exhibit B and Exhibit C, respectively, as well as this Proffer Statement (the "Proffers").

These Proffers shall govern unless an amendment thereto is mutually agreed upon by the County and the Owner. Each Proffer listed herein and made in connection with this application for rezoning is made voluntarily and complies with applicable law. Each proffer is reasonably related both in nature and extent to the impacts of the proposed development pursuant to § 15.2-2303.4(D) of the Code of Virginia (1950), as amended. The County, nor any agent of the County, has suggested or demanded a proffer that is unreasonable under applicable law.

EXHIBIT
C

Upon approval, these Proffers shall supersede all other Proffers that may have been made prior hereto with respect to the Property, or any portion of the parcel identified on the Fauquier County, Virginia, Land Records as Parcel Identification Number (PIN) 6983-44-5875-000 containing approximately 431.19759 acres (the "Parent Tract"), including, but not limited to, those Proffers set forth in the Proffer Statement last dated October 30, 2015, and approved by the County with rezoning application REZN-15-003477 on November 12, 2015 (the "Prior Proffers").

In the event the above referenced rezoning is not granted, these Proffers shall be deemed withdrawn and shall be null and void. In the event an appeal is considered by a court of competent jurisdiction and the application is thereafter remanded to the Board of Supervisors (the "Board") for reconsideration, or the rezoning is invalidated by that court, then these Proffers shall be deemed withdrawn unless the Owner affirmatively readopts all or any portion in writing specifically for that purpose. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

1. DEVELOPMENT PLANNING DOCUMENTS:

A. All improvements proffered herein to be constructed or otherwise provided for by the Owner shall be provided at the time of development for that portion of the Property immediately adjacent thereto or including the improvement or other proffered requirement, unless otherwise specified herein or in the Code of Development as that term is defined below.

B. The term "Owner" as referenced herein shall include the current owner of the Property and all future owners, heirs, assigns, and successors in interest.

C. When used in these Proffers, the Concept Development Plan shall refer to Sheets 1, 2, 2A, 6, 7, 7A, 7B, 8, 8A, 8B, 9, 10, 15, 15A, and 15B of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd. and dated July 18, 2022 with revisions through October 20, 2023, (the "CDP"); and the Code of Development (the "COD") shall refer to the document entitled "ARRINGTON CODE OF DEVELOPMENT" prepared by Bowman Consulting Group, Ltd. and dated October 20, 2023.

D. When used in these Proffers, the Zoning Plat shall refer to the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022, and signed September 25, 2023 (the "Zoning Plat").

E. The Property shall be developed using traditional neighborhood design principles and shall incorporate a variety of architectural styles, building forms, lot

categories and types, and design standards as set forth in the COD. The COD is hereby incorporated herein by reference and is made a part of this Proffer Statement.

F. Minor adjustments to the CDP and the COD may be made in connection with the review and approval of the Code of Development Site Plan (as such site plan is defined in Article 12, Part 8 of the Zoning Ordinance), and upon any further final engineering, subdivision plats and plans for the Property, and any associated construction documents that may be required. These minor adjustments may include, but are not limited to, modifications to road locations; open space boundaries; utility lines as necessary to accommodate topography and drainage, vehicular or pedestrian circulation; aesthetic considerations; or regulatory requirements. Such modifications shall be subject to approval by the Fauquier County Zoning Administrator in accordance with the parameters set forth in this Proffer Statement and the CDP, COD, and Zoning Ordinance. Modifications that are determined to be inconsistent with those parameters shall require amendment to this Rezoning.

2. THE PROPERTY ZONING UPON APPROVAL OF REZN-22-01798:

A. Under the Base Zoning (as defined in Proffer 4.A.(i) below), that portion of the Property comprising 206.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these revised Proffers.

B. Under Alternative A (as defined in Proffer 4.A.(ii) below) or Alternative B (as defined in Proffer 4.A.(iii) below), that portion of the Property comprising 181.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these Proffers.

C. Under Alternative A or Alternative B, that portion of the Property comprising 25.00 acres as shown on the Zoning Plat as "Land Bay W" shall be rezoned from PRD (as previously approved under REZN-15-003477), and developed in accordance with the regulations of the Town of Warrenton (the "Town") Commercial (C) Zoning District assigned to said Land Bay, but only in the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town.

D. The remaining portion of the Property comprising 27.66 acres as shown on the Zoning Plat shall be rezoned from RA (as previously approved under REZN-15-003477) to PRD as applied for, subject to these Proffers.

E. The portions of the Property rezoned to PRD shall be collectively referred to herein as the "PRD Area".

3. CODE OF DEVELOPMENT:

A. The COD sets forth design standards and guidelines for the PRD Area and shall be binding on the development thereof. It shall govern all residential, common open space,

and other construction within the PRD Area as set forth therein. Notwithstanding anything to the contrary herein, however, or in the COD, photographs included in the COD (as distinguished from drawings and graphics) are illustrative in nature and are included solely to provide a visual reference for what may be built on the Property pursuant to the COD and shall not be binding. Further, the "Open Space & Amenities" graphics shown in the COD are preliminary and conceptual and actual layouts may vary. The final design of each open space and/or amenity area will adhere generally to the associated descriptions and provide, as a minimum, the facilities/features listed. In the event of any discrepancy between the COD and this Proffer Statement, this Proffer Statement shall control.

B. Deviations from the requirements of the COD will be permitted only in accordance with the standards set forth in the COD, and in this Proffer Statement.

4. LAND USE:

A. The CDP and COD provide for three (3) alternatives for the development of Arrington (the "Project"), depending on the availability of public water and sewer, as well as whether the Property is ultimately included within the corporate boundaries of the Town under a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and availability of off-site right-of-way and easements needed for the construction of Alwington Boulevard as provided herein. The three (3) alternatives are as follows:

(i) Base Zoning. The maximum base residential density option for the Property shall be 217 single-family detached Market-Rate Lots (as such term is defined below) served by (a) public water pursuant to the existing Joint Planning and Water Service Agreement of November 1, 2015, by and between the Town, the County, and Alwington Farm Developers, LLC, (the "Joint Planning and Water Service Agreement"); and (b) sewer services using (1) an alternative onsite sewage system and associated primary and reserve dispersal fields to be constructed on the Property, or (2) at the sole option of Owner, connection to public sanitary sewer, if available (the "Base Zoning").

(ii) Alternative A. In the event (a) adequate public water and sanitary sewer service are available from the Town to serve the proposed development of the Property, and (b) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town, the PRD Area shall consist of a maximum residential density of 211 lots comprised of 195 Market-Rate Lots (144 single-family detached lots and 51 single-family attached lots) and 16 single family attached Affordable Lots (as defined below), and a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative A").

(iii) Alternative B. In the event (a) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town; and (b) the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000, and located at 8209 Leighton Forest Road, Fauquier County, Warrenton, Virginia, 20187, have been obtained at no cost to the County, Town, or Owner, and (c) adequate public water and sewer services are available from the Town to serve the development of the Property, the PRD Area shall consist of a maximum residential density of 270 lots comprised of 254 Market-Rate Lots (161 single-family detached lots and 93 single-family attached lots), and 16 single family attached Affordable Lots, as well as a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative B").

B. The term "Affordable Lots" shall be defined as lots upon which single-family attached homes may be constructed and offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 80% of the Average Median Gross Income ("AMGI") of the Washington, DC Metropolitan Statistical Area ("Washington MSA") as published by HUD for the applicable household size as long as the average of the imputed income limitations for all households owning or renting the homes constructed on the Affordable Lots is equal to, or less than, 60% of AMGI. Notwithstanding the aforesaid, a minimum of two (2) of the single-family attached homes to be constructed on the Affordable Lots shall be offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 40% of the AMGI of the Washington MSA as published by HUD for the applicable household size.

C. The term "Market-Rate Lots" shall be defined as lots upon which single-family attached or single-family detached homes may be constructed and offered for rent, or for sale, without any income or age restrictions.

D. The Owner shall retain the existing farm pond; healthy, mature trees; and existing hedgerows on the Property in all of the potential alternatives except where home sites, roads, utilities, and drainfields are planned. In addition, proposed trail locations shall avoid existing landscape material greater than four inches (4") in diameter measured two feet (2') above the ground surface.

5. SUSTAINABLE AND AGE-FRIENDLY COMMUNITY DESIGN ELEMENTS:

A. Community Design. Development of the PRD Area shall include community design elements which support age-friendly and sustainable housing opportunities for all demographics as detailed below.

B. Green Building Practices. All residential dwelling units to be constructed within the PRD Area shall be designed to meet either (a) the certification requirements under one of the following programs, or (b) an alternative third-party program which includes standards and certification demonstrating that such program achieves the substantive intent of the programs identified below. Any alternative third-party program shall be selected by the Owner in consultation with the Zoning Administrator.

(i) ENERGY STAR®. Certification in accordance with the National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to the County from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each residential dwelling unit constructed within the PRD Area has attained the certification prior to the issuance of the occupancy permit for said residential dwelling unit;

(ii) Earth Craft. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to the County prior to the issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area; or

(iii) NAHB National Green Building Program. Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the "Green Certificate" issued by NAHB in accordance with its "Green Certificate Program" prior to issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area.

C. Universal Design Elements. The Owner shall require all builders of single family detached residential dwelling units constructed on Market-Rate Lots and all builders of single family attached residential dwelling units constructed on Affordable Lots to include the following universal design features as standard features:

(i) Front entrance doors that are a minimum of 36" wide;

(ii) Rocker light switches, thermostats, and other environmental and security controls (if any) installed in accessible locations and at a maximum height of 48" above finished floor;

(iii) Electrical and multi-media outlets installed at a minimum height of 18" above finished floor;

(iv) Reinforcements provided in the walls of one bathroom, at a minimum, to allow for the installation of grab bars;

(v) Shower pan in one bathroom, at a minimum, with maximum curb height of 4.5";

(vi) Elevated (comfort height) toilets; and

(vii) Lever door handles on all hinged doors.

Prior to the approval of the zoning permit for each of the aforesaid residential dwelling units, the Owner shall submit architectural elevations and floor plans for such

residential dwelling unit to the Zoning Administrator and specifically identify each of the universal design features listed above to demonstrate compliance with the foregoing proffer.

D. Age-Friendly Bedroom and Bathroom. A first-floor bedroom and bathroom shall be included in the floor plans of a minimum of twenty five percent (25%) of the single family detached homes constructed on Market-Rate Lots. Each application for a building permit for the construction of a single family detached residential dwelling unit on a Market-Rate Lot shall include a tabulation of the number of single family detached residential dwelling units for which building permits have been issued and the number of such units that included a first-floor bedroom and bathroom in its floor plan. Building permits for no more than seventy five percent (75%) of the single family detached homes to be constructed on Market-Rate lots shall be approved unless the aforesaid tabulation shows that building permits have been issued for the construction of single family detached residential dwelling units which included a first-floor bedroom and bathroom in the floor plans for a minimum of twenty five (25%) of the single family detached homes constructed on Market-Rate Lots to demonstrate compliance with the aforesaid.

E. Central Hamlet Community Green. The age-friendly amenities to be constructed in Block 4 of the Central Hamlet as shown on Sheets 7, 7A, and 7B of the CDP and designated as "CENTRAL HAMLET COMMUNITY CENTER & COMMUNITY GREEN" in the COD shall include a community center with fitness facility (minimum of 2,000 gross square feet of floor area), outdoor swimming pool (minimum of 800 square feet of water surface area), one tot lot, and two multi-purpose courts, along with a storm water management pond (all subject to final engineering), trail, community green, and amenity parking area (the "Age-Friendly Block 4 Amenities"). The Age-Friendly Block 4 Amenities shall be shown on the Code of Development Site Plan for Phase 1 of the Central Hamlet and, upon approval, shall be bonded and installed concurrently with the site improvements shown on such plan, but in no event later than issuance of the 100th cumulative occupancy permit for residential dwelling units constructed on Market-Rate Lots. Such amenities shall be maintained by the Arrington Conservancy.

F. Other Community Amenities. The Owner shall construct the onsite open space amenities and trails as shown on the CDP and COD in phases, concurrently with construction of the infrastructure adjoining each amenity. Final design for such amenities will take place as part of the Code of Development Site Plan prepared for each hamlet. Such amenities shall be maintained by the Arrington Conservancy.

G. Trails Outside Public Right-Of-Ways. All trails not located within a public right-of-way shall be located within a public access easement with a minimum width of fifteen feet (15') and shall be maintained by the Arrington Conservancy.

6. RESIDENTIAL PHASING:

A. The Project consists of multiple distinct hamlets and blocks within each hamlet. A

phasing plan is provided as part of the COD. Hamlets may be phased in any order and multiple hamlets may be developed together, so long as no more than 100 residential occupancy permits are issued in any one calendar year.

7. CREATION OF PROPERTY OWNERS' ASSOCIATION:

A. An Arrington Conservancy ("Conservancy") shall be created as the property owners' association for all residential lot owners within the PRD Area. The Conservancy documents shall include all duties and responsibilities as set forth in these proffers or as otherwise may be assigned by the declarant. Such Conservancy shall have title to and responsibility for (i) common open space and landscape easement areas not dedicated to public use in accordance with these Proffers, and (ii) common buffer areas located outside of residential lots. The Conservancy shall also have responsibility for the perpetual maintenance of (i) any entrance feature (subdivision) signs and fencing, and perimeter or road buffers; (ii) any trails, walkways, trees and landscaping located in common open space areas; (iii) trees located within the street tree easement(s) or within the public right of way to the extent permitted by the governing body, (iv) street lights, trails, and sidewalks in the public right of way or in public access easements adjacent to public rights of ways; (v) private streets and alleys, and (vii) all community facilities, including, but not limited to buildings and other structures, swimming pool, tot lots, and multi-purpose courts, located within the common open space areas.

B. The Conservancy shall be granted such other responsibilities, duties, and powers as are customary for such property owner associations, or as may be required to effect the purposes for which such Conservancy is created. It shall also be granted sufficient powers as may be necessary, by regular or special levies or assessments, to raise revenues sufficient to perform the duties assigned hereby, or by the documents creating the Conservancy.

C. The Owner may elect to establish more than one Conservancy within the PRD Area, in which case an umbrella organization or master association shall be established whereby costs of and responsibility for maintenance of all open spaces and stormwater management facilities are shared by all residential lot owners within the PRD Area.

D. The Conservancy documents shall prohibit (i) conversion of garages constructed on the residential lots to living area or any other use that precludes the storage of vehicles within such garages; and (ii) parking of recreational vehicles on residential lots within the PRD Area, the common open space areas, and the public streets fronting such residential lots. Recreational vehicles shall include, but not be limited to, boats, trailers, and campers.

E. The Conservancy documents shall include provisions assuring that common open space and facilities for common use are made available to all residents.

F. In the event a private alternative onsite sewage system and associated primary and reserve dispersal fields are constructed to serve the residential lots within the PRD Area, the Conservancy documents shall (i) include a disclosure of the existence of such facilities as well as all fees to be paid by resident members of the Conservancy

associated with its operation and maintenance as required by Virginia law, and (ii) contain a statement that neither the Town nor County are responsible for the operation or maintenance of these facilities.

8. WATER AND SEWER:

A. The Base Zoning option with a residential density of 217 Market-Rate Lots will be served by public water in accordance with the existing Town/County Joint Planning and Water Service Agreement, and will be served by (i) a privately maintained Alternative On-Site Sewage System ("AOSS") and discharge dispersal fields as set forth in Paragraph 17 of these Proffers, all at the Owner's expense, or (ii) at the sole option of Owner connection to public sanitary sewer, if available.

B. In the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia and the Property is subsequently located within the corporate limits of the Town, and adequate public water and sanitary sewer services are available from the Town to serve the proposed development of the Property, development of the Property may proceed under Alternative A, or Alternative B if the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000 is obtained, with public water and sewer service provided by the Town.

C. The Owner shall offer to the County, at no expense to the County, the two existing wells on the Property shown on Sheet 6 of the CDP and labeled "EX. WELL (TO REMAIN FOR MONITORING USE)" for use as part of the County's ground water monitoring program if such program does not include any additional above-grade devices or improvements to said wells. In the event the County does not accept one or both offered wells, such well, or wells, may be used by the Conservancy for irrigation purposes. Otherwise, such well, or wells, shall be abandoned in accordance with applicable standards and regulations.

D. The owner shall offer to the Town, at no expense to the Town, the existing well on the Property shown on Sheet 6 of the CDP and labeled "PROP. PUBLIC WELL (FOR FUTURE TOWN USE)". In the event the Town does not accept the offered well, such well may be used by the Conservancy for irrigation purposes. Otherwise, such well shall be abandoned in accordance with applicable standards and regulations.

9. PARKS AND RECREATION:

A. The Owner shall contribute to the County a one-time cash contribution in the amount of $804.63, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support improvements to existing public park facilities and construction of new public park facilities within the County as identified in the Fauquier County Budget and Capital Improvement Program. The escalation adjustment, if any, shall be provided by the County to the

Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

B. Off-Site Easement Reservation for Future Linear Park and Trail. The Owner, being the current owner of the portion of the Parent Tract that is not subject to REZN-22-017978 (the "Residual Property"), shall provide a letter of agreement addressed to the County acknowledging that the Owner will refrain from constructing improvements or conducting any other activities or granting any easements on the Residual Property that would impact, be inconsistent with, or interfere with the general alignment of an easement for a future linear park and trail to be constructed by others on the Residual Property. The general location of such easement is shown on Sheet 6 of the CDP and noted as "EASEMENT RESERVATION (50' WIDE) FOR FUTURE LINEAR PARK AND TRAIL (TO BE CONSTRUCTED BY OTHERS)" (the "Easement Reservation for Future Linear Park and Trail"). The aforesaid letter of agreement shall be provided to the County prior to approval of the first Code of Development Site Plan for the Property and include the Residual Property landowner's agreement to the recordation of the Easement Reservation for Future Linear Park and Trail at the request of the County upon the County's finalization of the alignment on the Residual Property. The Owner, being the current Residual Property landowner also, acknowledges its continuing obligation to protect and preserve its ability to provide such reservation.

10. <u>LANDSCAPE AND CONSERVATION:</u>

A. The Arrington COD provides for the protection of certain existing trees and vegetation and for the installation of additional trees and plant material. The Owner shall incorporate covenants into the Conservancy documents that provide for the continuing protection of preserved or installed vegetation and trees for buffer areas, street trees, and open spaces. The Conservancy documents shall insure that appropriate plant materials as identified in the COD are used for landscaping of street and open spaces and shall provide standards for the maintenance of all landscaping. The Owner may install utilities and utility crossings through open spaces and landscaped areas, provided that the required landscaping standards are implemented and that the open space requirements of the COD are satisfied.

B. In recognition of the time required for trees to attain maturity, existing stands of trees and hedgerows are incorporated into development plans whenever possible, and efforts shall be made for the protection of these existing stands to the fullest extent possible. Such protection shall be shown on the Code of Development Site Plan.

C. No wetlands, floodplain, or archaeological site considered to be potentially eligible for nomination for inclusion in the National Register of Historic Places shall be located on any residential lot.

D. The Owner shall assure that the design, construction, and maintenance of all stormwater management facilities shall adhere to the current requirements set forth in the Stormwater Management/Erosion and Sediment Control Ordinance (Chapter 11

of the County Code) and Chapter 2 of the County Design Standards Manual (DSM). Virginia Stormwater Management Authority Permits will be issued by the County and General VPDES Permits for Discharges of Stormwater from Construction Activities will be issued by the Virginia Department of Environmental Quality. Drainage easements, where necessary, shall be placed on the final plat.

E. Signage related to the history of the property shall be placed near archaeological site 44FQ0205 (determined to be potentially eligible for inclusion in the National Register of Historic Places) as part of the development for the Project. Signage shall be coordinated with the County's historic preservation planner prior to installation. In addition, archaeological site 44FQ0206 shall be permanently protected as it has also been determined to be significant and potentially eligible for inclusion in the National Register of Historic Places. Archaeological site 44FQ0206 shall have a 25 foot (25') wide undisturbed buffer placed around the perimeter of the site as shown on the CDP.

F. The Owner shall supplement the existing vegetation behind lots 37-42 and 198-206 with additional plant materials located within a buffer twenty feet (20") in width. Plantings shall be spaced in a natural, random, pattern, and consist of materials native to the area. The planting shall occur at or before the time of infrastructure construction related to the development of each of the adjacent hamlets and shall count towards overall tree cover calculations for the PRD Area.

Lots 37-42 (approximately 600 LF Buffer) Additional plantings:
18 Canopy
18 Evergreen

Lots 198-206 (approximately 800 LF Buffer) Additional plantings:
24 Canopy
24 Evergreen

11. <u>INTENTIONALLY DELETED</u>: (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)

12. <u>EMERGENCY SERVICES:</u>

A. The Owner shall contribute to the County a one-time cash contribution in the amount of $87.87, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Training Facility within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

B. The Owner shall contribute to the County a one-time cash contribution in the amount of $3,076.84, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Station within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

C. The Owner shall contribute to the County a one-time cash contribution in the amount of $976.48, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Public Safety Building within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

13. INTENTIONALLY DELETED: (This item is now listed as Proffer 12.C above)

14. INTENTIONALLY DELETED: (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)

15. INTENTIONALLY DELETED: (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)

16. TRANSPORTATION:

A. The Owner shall be responsible for the design and construction of certain on-site and off-site transportation improvements serving the Property including the deceleration/turn lanes and median cross-over on Business Route 29 shown on Sheet 6 of the CDP and labeled "PROPOSED JAMES MADISON HIGHWAY INTERSECTION" (the Business 29 Improvements"), and the northerly extension of Alwington Boulevard within the Central SFD Hamlet as shown on Sheet 7 of the CDP ("Alwington Boulevard – Phase 1). In the event the Alternative B option is available and developed by the Owner, including the availability of any required off-site easements and right of way dedications, the Owner shall also design and construct the extension of Alwington Boulevard from Phase 1 to the northerly boundary of the Property as shown on Sheet 7B of the CDP ("Alwington Boulevard Phase 2").

B. The Owner shall dedicate sufficient right of way for, and shall design, those on-site and off-site transportation improvements as shown on the CDP concurrently with the Code of Development Site Plan for the hamlet in which such improvements are located.

C. All roads are intended to be public streets, maintained by the Virginia Department of Transportation or the Town, whichever has jurisdiction thereof, except for those private streets (alleys) that will serve as access to garages constructed on certain residential dwelling lots within the PRD Area.

D. The proposed Business 29 Improvements as described in Proffer 16. A., above and shown on Sheet 6 of the CDP shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the PRD Area. The portion of Alwington Boulevard located within Phase 1 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area. In the event the Property is developed pursuant to Alternative B, the portion of Alwington Boulevard located within Phase 5 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the North Hamlet of the PRD Area.

17. WASTEWATER TREATMENT AND SUBSURFACE DISPERSAL SYSTEM:

A. As previously proffered, the Base Zoning option with a residential density of 217 Market-Rate Lots is predicated on the availability of public sewer from the Town, or, alternatively, the construction of a privately owned alternative onsite sewer system ("AOSS") and associated primary and reserve dispersal fields. In the event sanitary sewer service is not available from the Town under the Base Zoning option, the Owner shall construct the aforesaid AOSS and associated primary and reserve dispersal fields. The AOSS and associated primary and reserve dispersal fields shall be designed, constructed, and operated in accordance with the standards set forth in the Virginia Department of Health (VDH) Alternative Onsite Sewerage System Regulations (12 VAC 5-613, et seq). These facilities shall be deeded to an entity approved by VDH for operation, maintenance, and monitoring as set forth below. The sanitary sewer collection system shall be designed and constructed pursuant to the Town's Specifications and Standards set forth in its Public Facilities Manual.

B. The Owner shall be responsible for all design and construction costs of the AOSS and associated primary and reserve dispersal fields provided, however, that the responsibility for these costs may be assigned to a separate AOSS Owner/Operator as defined below.

C. The Owner shall be responsible for all costs of operation and maintenance of the AOSS and associated primary and reserve dispersal fields until such works are conveyed to a licensed third-party owner/operator acceptable to the VDH (the "AOSS Owner/Operator"). The AOSS Owner/Operator shall comply with the requirements of the Public Service Companies, Utility Facilities Act (Va. Code § 56-265.1 et seq.), and acquire a Certificate of Convenience and Necessity pursuant that Act, which requires a Comprehensive Business Plan and reasonably assures system performance over the long term as determined by the Virginia State Corporation Commission ("SCC").

D. The AOSS Owner/Operator shall provide its Comprehensive Business Plan to the County at the same time it is provided to the SCC.

E. Prior to any required Code of Development Site Plan approval, the AOSS design shall be reviewed and approved by VDH. Documentation of approval shall be given to the County Department of Community Development.

F. The AOSS Owner/Operator of the entire system, (including: collection system, treatment facilities, primary dispersal fields and reserve dispersal fields), shall be vested with the legal authority to operate such facilities and shall, prior to assuming such responsibility, be provided with all necessary easements or interests in the property required to perform its duties.

G. Prior to County approval of the Code of Development Infrastructure Plan for construction of the AOSS and associated primary and reserve dispersal fields, the Owner shall acquire VDH approval of such plans.

H. The Owner shall comply with all published bonding requirements of the County and the SCC for construction and operation of the AOSS and associated primary and reserve dispersal fields.

I. In the event sanitary sewer service is not available from the Town under the Base Zoning option, prior to execution of any contract for the initial sale of a residential dwelling unit constructed, or to be constructed, within the PRD Area, the Owner shall require the builder of such dwelling unit to (a) disclose the existence of the AOSS and associated primary and reserve dispersal fields as well as all fees associated with its operation and maintenance as required by Virginia law, and (b) include a statement within the contract that neither the Town nor the County are responsible for the operation or maintenance of the AOSS and associated primary and reserve dispersal fields.

18. <u>REQUIREMENTS FOR CONSTRUCTION OF SUBSURFACE STRUCTURES:</u>

A. For all residences constructed within the PRD Area that will include basements, no below grade basements shall be constructed on soils with high water tables, unless the foundation drainage system of the structure is designed by licensed professional engineers to assure a dry basement and to preclude wet yards and recirculation of pumped or collected water and approved by the County.

B. The deeds to each unit with a basement so constructed shall include the following language:

> "This house has been constructed on property that has been determined to possess a high subsurface water table. A foundation drainage system for this home and lot has been engineered and built according to standard engineering practices. The property owner is advised that any disturbance of this foundation drainage system may result in excess water in the yard or basement of the home, and that any

such disturbance is undertaken at the sole risk of the property owner. The owner is advised to consult with a competent civil or geotechnical engineer prior to undertaking any land disturbance activity, which means any activity that changes the volume, velocity, or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity that bares soil or rock or involves the diversion or piping of any natural or man-made watercourse that may affect the foundation drainage."

19. SCHOOLS:

A. The Owner shall contribute to the County a one-time cash contribution in the amount of $3,334.62, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of the W.C. Taylor Middle School expansion as identified in the Fauquier County Capital Improvement Program (FY 2023 Adopted). The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area, and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

B. (a). Subject to approval by the Town and/or County and Virginia Department of Transportation (VDOT), as well as the School Board of Fauquier County, the adjoining property owner and beneficiary of the following entrance improvements, and the granting of any necessary easements and dedication of any required right-of-way at no cost to the Town, County, or Owner, the Owner shall design, provide a bond for construction of, and construct the ultimate roadway, curb and gutter, sidewalk, and drainage improvements along the east side of Alwington Boulevard at the entrance to Brumfield Elementary School as shown on Sheet 6 of the CDP and labeled "PROPOSED BRUMFIELD ELEMENTARY SCHOOL ENTRANCE IMPROVEMENTS" (the "School Improvements"). Provided the above-referenced approvals and easements are granted and right-of-way dedicated, the School Improvements shall be open to traffic prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area.

(b). In the event the School Board of Fauquier County and/or the Zoning Administrator request the Owner to delay construction of the School Improvements and complete same in accordance with an alternative schedule, then the completion of the School Improvements prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area shall no longer be a requirement under this Proffer and completion of such improvements shall conform to the approved alternative schedule. In the event such approval and easements are not granted or the required right-of-way is not dedicated within six (6) months after the Owner submits such request, at no fault of Owner, then, in lieu of constructing the aforesaid entrance improvements, the Owner shall provide a cash contribution to the

County in the amount of $250,000.00 prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area and, upon the County's receipt of such payment, the Owner shall have no further obligation to construct the entrance improvements under this Proffer 19.B.

20. FURTHER ASSURANCES OF COMPLIANCE WITH THESE PROFFERS IN THE EVENT OF A COUNTY/TOWN BOUNDARY LINE ADJUSTMENT

A. It is the Owner's intention that although this Rezoning is being undertaken pursuant to the Ordinances of, and under the jurisdiction of, the County, that these proffers and the exhibits incorporated herein by reference will continue to bind the development of the Property if the Property is adjusted into the Town's boundary.

B. In the event that the County and the Town enter into a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia such that the Property is subsequently located within the corporate limits of the Town, these Proffers shall be deemed Proffers imposed by the Town Council of the Town and the Town's officials shall assume the roles assigned to similar County officials as designated herein, as shall be set forth in any such Agreement and the Owner will cooperate fully with the jurisdictions in that event.

C. The Owner shall furthermore affirmatively request both the Town and the County to include in any such Boundary Line Adjustment Agreement, or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, restrictions on future amendments to these Proffers, or other future legislative land use applications with respect to the Property, on such terms and conditions as the jurisdictions may therein jointly impose, and the Owner will cooperate fully with the jurisdictions in that event.

C. Alternatively, the Owner shall request that any Order of a Special Court arising out of a citizen-initiated petition for a boundary line adjustment under the aforesaid Subtitle include provisions consistent with, and implementing, the foregoing paragraphs of this Proffer 20.

21. ESCALATOR CLAUSE

A. Any monetary contributions set forth in this Proffer Statement which are paid to the Board of Supervisors after 36 months from the date of rezoning approval by the Board shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U"), as published by the United States Department of Labor. The adjustment shall be calculated from the CPI-U published most nearly to and following January 1st from that date 36 months after rezoning approval and the date the contributions are paid, subject to a cap of 3% per year, non-compounded.

*** Owner Signature on the following page***

**OWNER: Alwington Farm LLC**

By: W Boyd Laws

Print Name: W. Boyd Laws

Title: Manager

Date: Oct. 28, 2023

## EXHIBIT A

### Application Property

The Property subject to rezoning application REZN-22-017978 shall consist of the 234.08765 acres identified as "APPLICATION PROPERTY" on the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022 and signed September 25, 2023.

# EXHIBIT`B

## Concept Development Plan

# ARRINGTON

## CONCEPT DEVELOPMENT PLAN
## PLANNED RESIDENTIAL DEVELOPMENT PLAN

### REZONING APPLICATION

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA


OWNER
ALBINGTON FARM LLC
4898 GARLETT ROAD
DUBLIN, VA 24084

APPLICANTS
ALBINGTON FARM DEVELOPERS, L.L.C.
1469 GROVE ROAD
CHARLOTTESVILLE, VA 22903

VAN METRE COMMUNITIES, L.L.C.
3960 PAN STREET, SUITE 3000
FAIRFAX, VA 22031


APPLICATION CASE NUMBER

REZN-23-007518

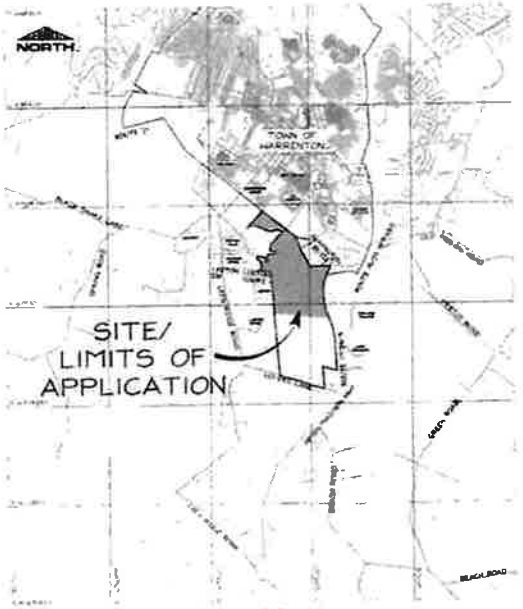
REQUESTED WAIVERS & MODIFICATIONS

PURSUANT TO FAUQUIER COUNTY ZONING ORDINANCE SECTION 4-10 - MODIFICATION, THE FOLLOWING WAIVERS AND MODIFICATIONS ARE BEING REQUESTED

1. MODIFICATION TO FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 4 SECTION 4-107 C.3 REQUIRES THE DRIVEWAY NOT TO EXCEED 40 FEET FOR AN INDIVIDUAL RESIDENCE. WE REQUEST THE DRIVEWAY WIDTH BE INCREASED TO 2 FEET AS IT APPROACHES THE DRIVEWAY APRON IN ACCORDANCE WITH THE PREFERRED WIDTH OF A PRIVATE DRIVEWAY AS REQUIRED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

2. WAIVER OF FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 7-300 DE ALLOW PUBLIC STREET DESIGN TO TOWN OF WARRENTON STANDARDS. SECTION 7-301 REQUIRES PUBLIC STREETS TO BE DESIGNED TO VDOT STANDARDS UNLESS A SPECIAL EXCEPTION IS APPROVED MAKING THE REQUIREMENT. A WAIVER IS NECESSARY TO ALLOW PUBLIC STREETS TO BE DESIGNED TO THE TOWN'S DESIGN STANDARDS, AND SPECIFICATIONS IN THE EVENT THE PROPERTY IS INCLUDED WITHIN THE CORPORATE BOUNDARIES OF THE TOWN. FURTHER THE WAIVER INCLUDES PERMITTING THE PROPOSED ALLEYS TO BE DESIGNATED AS PRIVATE STREETS MAINTAINED BY THE HOMEOWNER'S ASSOCIATION - EVEN WHEN THE PROPOSED ALLEY SERVES AS THE ONLY STREET PROVIDING FRONTAGE FOR A LOT OR GROUPING OF LOTS (SUCH AS WHEN SUCH LOTS/S FRONTS A COMMON AREA OR COMMUNITY GARTH.

4. MODIFICATION TO FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 4-107 C.3 REQUIRES RESIDENTIAL UNITS TO BE DESIGNED SO THAT GARAGES DO NOT DOMINATE THE STREET, WITH NO DRIVEWAYS ON REAR LOADED GARAGES. WE REQUEST A MODIFICATION TO ALLOW SIDE LOAD GARAGES TO ALIGN WITH THE FRONT OF THE HOUSE AND BE INTEGRATED INTO THE FRONT ELEVATION WITH THE SAME ARCHITECTURAL TREATMENTS




VICINITY AND CONTEXT MAP
SCALE 1" = 3000'

DESIGN TEAM

PLANNING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING
BOWMAN CONSULTING GROUP, LTD
[illegible]

TRANSPORTATION ENGINEERING
GORDON BLACK
4114 LEGATO ROAD SUITE 510
FAIRFAX, VIRGINIA 22033

ENVIRONMENTAL ENGINEERING
BOWMAN CONSULTING GROUP, LTD
13461 SUNRISE VALLEY DR SUITE 400
HERNDON, VIRGINIA 20171

WASTEWATER ENGINEERING
925 MID-ATLANTIC, LLC
5201 MONUMENTAL COURT SUITE 100
FURLONGE, VIRGINIA 20186

LEGAL
GALBA COLUCCI HUBELEY & WALSH
ATTENTION: JOHN POOTE
4348 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22192

SHEET INDEX



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COVER SHEET
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

1 of 17

## NOTES

## EXISTING SITE TABULATIONS

## PROPOSED SITE TABULATIONS

## PROPOSED ZONING - BASE
DEVELOPMENT STANDARDS

## PROPOSED ZONING - ALTERNATIVE A
PUBLIC WATER & SANITARY SEWER SERVICE
PRD DEVELOPMENT STANDARDS

## PROPOSED ZONING - ALTERNATIVE B
BOUNDARY LINE ADJUSTMENT WITH TOWN OF HARRISTON
PRD DEVELOPMENT STANDARDS

## DEVELOPMENT PROGRAM

TYPICAL SECTION - FINAL (PUBLIC)

⑤ TYPICAL SECTION - ALLEY (PRIVATE) NO PARKING

④ TYPICAL 50' PUBLIC STREET NO PARKING

③ TYPICAL 50' PUBLIC STREET PARKING BOTH SIDES (W/ 6' SIDEWALK, 8' ROW)
③A PARKING ONE SIDE (W/ SIDEWALK, 10' ROW)

② TYPICAL 60' PUBLIC STREET PARKING BOTH SIDES (W/ ROW)
②A PARKING ONE SIDE (W/ ROW)

① TYPICAL AVENUE BOULEVARD ONLY (6' SIDEWALK & 10' TRAIL)
①A TYPICAL 60' PUBLIC STREET (NO PARKING W/ 6' SIDEWALK & 10' TRAIL)

STREET SECTIONS

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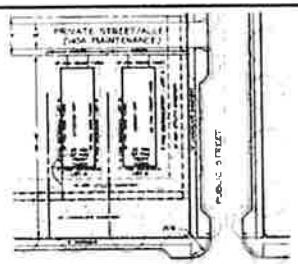
CONCEPT DEVELOPMENT PLAN

## LOT STANDARDS

LOT STANDARDS NOTE:

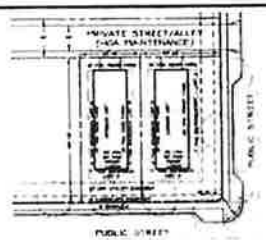
THE REAR PROPERTY LINE SETBACK FOR LOTS 88 AND 89 SHALL BE MEASURED FROM THE EDGE OF PAVEMENT OF THE SHARED DRIVEWAY




TYPICAL VILLAGE BLOCK 23 SINGLE FAMILY DETACHED (REAR-LOAD)

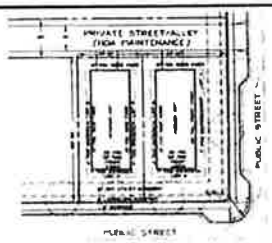
NOT TO SCALE

SEE LOT STANDARDS TABLE FOR BLOCK 23 FRONT YARD REQUIREMENT



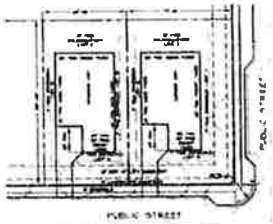

TYPICAL VILLAGE TYPE A SINGLE FAMILY DETACHED (REAR-LOAD)

NOT TO SCALE



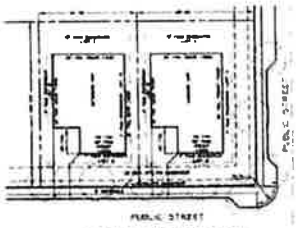

TYPICAL VILLAGE TYPE B SINGLE FAMILY DETACHED (REAR-LOAD)

NOT TO SCALE



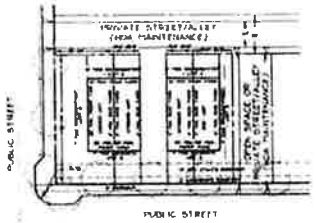

TYPICAL NEIGHBORHOOD TYPE A SINGLE FAMILY DETACHED (FRONT-LOAD)

NOT TO SCALE



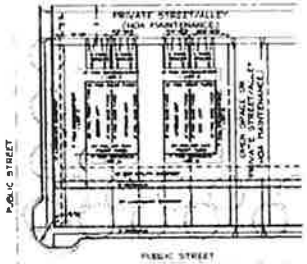

TYPICAL NEIGHBORHOOD TYPE B SINGLE FAMILY DETACHED (FRONT-LOAD)

NOT TO SCALE



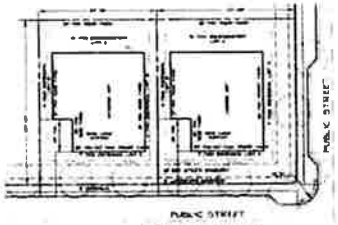

TYPICAL TOWNHOUSE (REAR-LOAD)

NOT TO SCALE



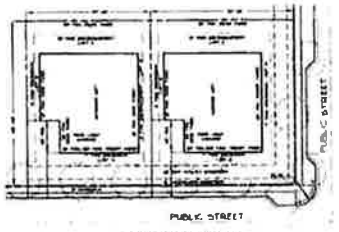

TYPICAL TOWNHOUSE AFFORDABLE (BLOCK 24 & 25) (REAR-LOAD)

NOT TO SCALE




TYPICAL ESTATE TYPE A SINGLE FAMILY DETACHED (SIDE-LOAD)

NOT TO SCALE




TYPICAL ESTATE TYPE B SINGLE FAMILY DETACHED (SIDE-LOAD)

NOT TO SCALE

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Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Phone: (703) 443-2000
Fax: (703) 443-2001
www.bowman.com

NOTES, TABULATIONS & DETAILS

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 12/5/22 | REV PER 1st RZ SUB |
| 5/29/23 | REV PER 2nd RZ SUB |
| 12/1/23 | REV PER 3rd RZ SUB |
| 4/22/24 | REV PER 4th SUB |
| 6/20/2024 | REV PER 5th SUB |

| DATE | DESCRIPTION |
|---|---|
| | |

| BY LETTER | BY DRAWN | CHKD |
|---|---|---|
| | | |

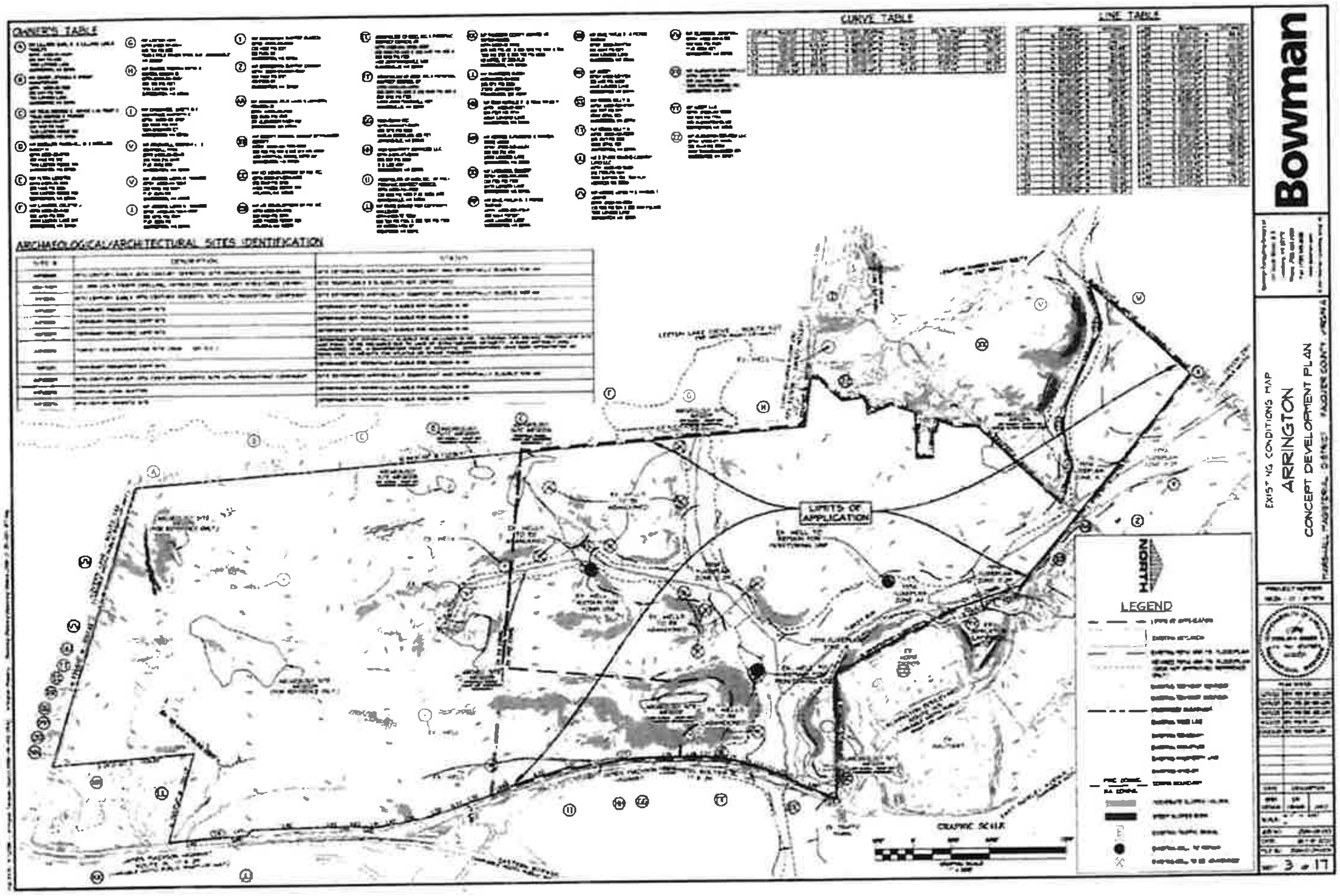
SCALE: AS SHOWN

JOB NO. 2006-0129-000

DATE 06.14.2022

FILE NO. 2006-0129-000

SHEET 2A of 17


Bowman
EXISTING CONDITIONS MAP
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT   FAUQUIER COUNTY, VIRGINIA
OWNER'S TABLE
CURVE TABLE
LINE TABLE
ARCHAEOLOGICAL/ARCHITECTURAL SITES IDENTIFICATION
LIMITS OF APPLICATION
LEGEND
NORTH
GRAPHIC SCALE
3 of 17

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CONCEPT DEVELOPMENT PLAN
LEGEND
NORTH
SAVANNAH
SOIL LEGEND

SOIL CHARACTERISTICS

# ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

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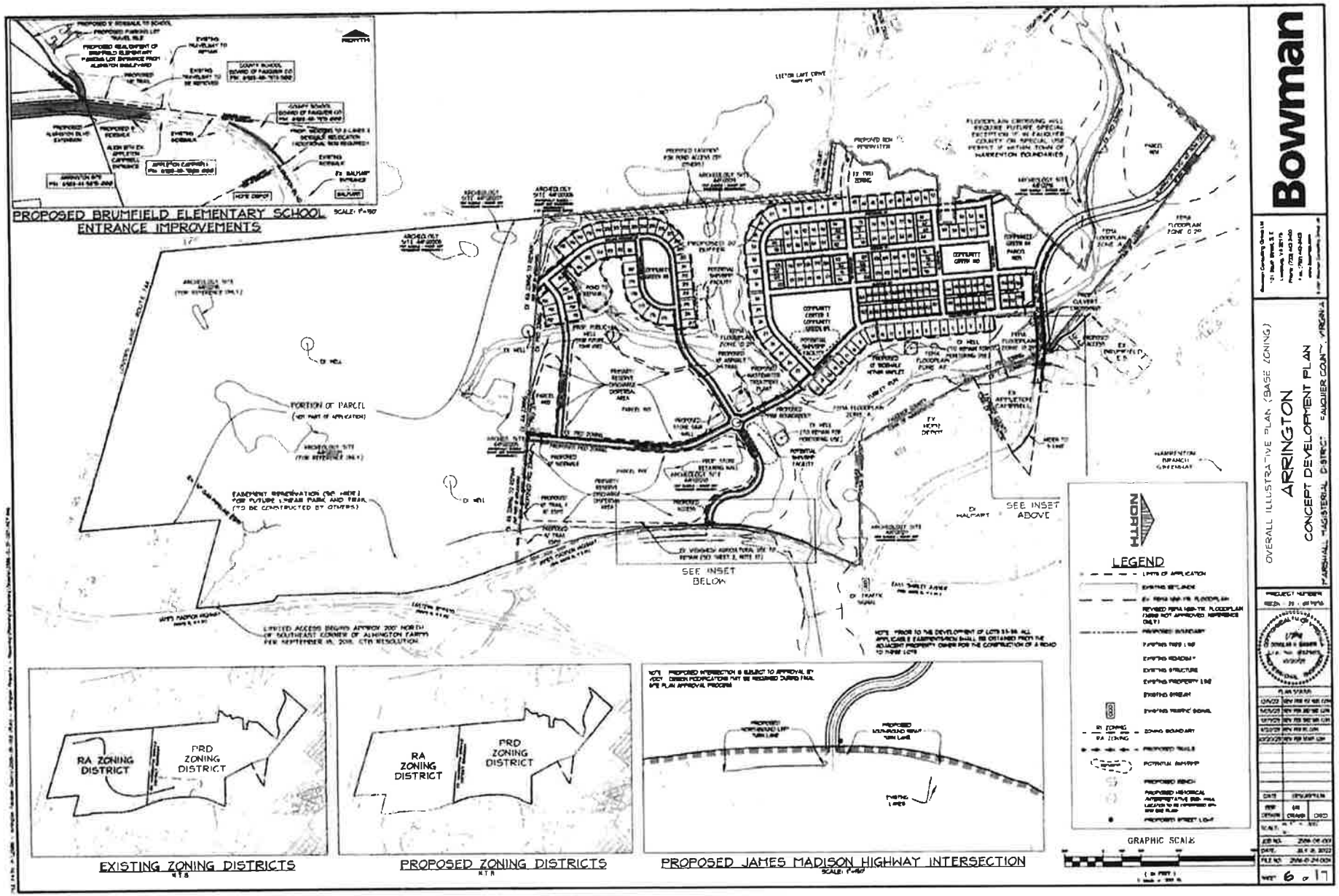
PROPOSED BRUMFIELD ELEMENTARY SCHOOL ENTRANCE IMPROVEMENTS
SCALE: 1"=50'
PORTION OF PARCEL
SEE INSET BELOW
SEE INSET ABOVE
NORTH
LEGEND
GRAPHIC SCALE
EXISTING ZONING DISTRICTS
RA ZONING DISTRICT
PRD ZONING DISTRICT
PROPOSED ZONING DISTRICTS
RA ZONING DISTRICT
PRD ZONING DISTRICT
PROPOSED JAMES MADISON HIGHWAY INTERSECTION
SCALE: 1"=50'
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OVERALL ILLUSTRATIVE PLAN (BASE ZONING)
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA
SHEET 6 OF 17

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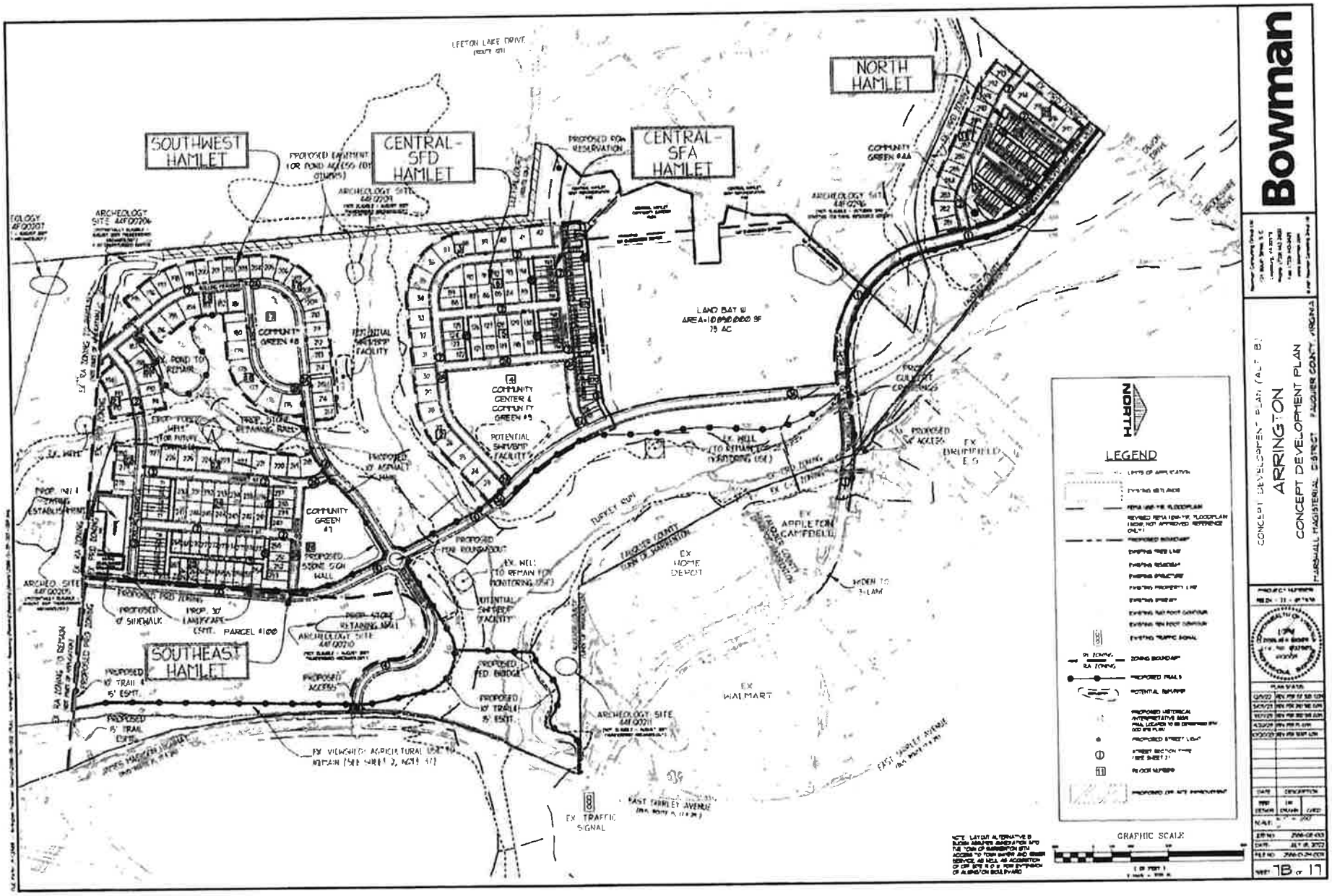
ARRINGTON
CONCEPT DEVELOPMENT PLAN
LEGEND
NORTH
SOUTHWEST HAMLET
CENTRAL SPRING HAMLET

SOUTHEAST HAMLET
SOUTHWEST HAMLET
CENTRAL-SFD HAMLET
CENTRAL-SFA HAMLET
LEGEND
NORTH
CONCEPT DEVELOPMENT PLAN
ARRINGTON
CONCEPT DEVELOPMENT PLAN
Bowman


SOUTHWEST HAMLET
CENTRAL-SFD HAMLET
CENTRAL-SFA HAMLET
NORTH HAMLET
SOUTHEAST HAMLET
LEETON LAKE DRIVE
COMMUNITY GREEN #8
COMMUNITY GREEN #7
COMMUNITY GREEN #9
COMMUNITY GREEN #8A
COMMUNITY CENTER & COMMUNITY GREEN #9
POTENTIAL SHEWBIP FACILITY
LAND BAY W
AREA=10,890,000 SF
25 AC
EX. POND TO REMAIN
PROPOSED 10' TRAIL
PROPOSED 10' SIDEWALK
PROP. 30' LANDSCAPE ESMT.
PARCEL #100
PROPOSED STONE SIGN WALL
PROPOSED FIRE ROUNDABOUT
EX. WELL (TO REMAIN FOR MONITORING USE)
PROPOSED RDA RESERVATION
PROPOSED EASEMENT FOR POND ACCESS (BY OTHERS)
ARCHEOLOGY SITE 44F0701
ARCHEOLOGY SITE 44F0710
ARCHEOLOGY SITE 44F0706
ARCHEOLOGY SITE 44F0707
ARCHEOLOGY SITE 44F0705
EX. VIEWSHED AGRICULTURAL LAND TO REMAIN (SEE SHEET 2, NOTE 11)
EX. TRAFFIC SIGNAL
EAST FAIRFIELD AVENUE
EX. HOME DEPOT
EX. WALMART
EX. APPLETON CAMPFIELD
EX. BRUNFIELD ES
TURKEY RUN
FAIRFAX COUNTY LINE & JURISDICTION
PROPOSED 10' ACCESS
PROPOSED 10' ASPHALT
PROPOSED 15' TRAIL
PROPOSED 10' TRAIL
PROPOSED FED BRIDGE
PROP. STONE RETAINING WALL
PROP. WELL
PROPOSED FIRE ZONING
EX. RA ZONING
EX. PD ZONING
RA ZONING TO REMAIN
PROPOSED PD ZONING
NORTH
LEGEND
GRAPHIC SCALE
Bowman
CONCEPT DEVELOPMENT PLAN (ALT. B)
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA
SHEET 7B OF 17

Bowman
CONCEPT PEDESTRIAN CIRCULATION PLAN
ARRINGTON
CONCEPT DEVELOPMENT PLAN
LEGEND
NORTH
GRAPHIC SCALE
SOUTHWEST HAMLET
CENTRAL SFD HAMLET

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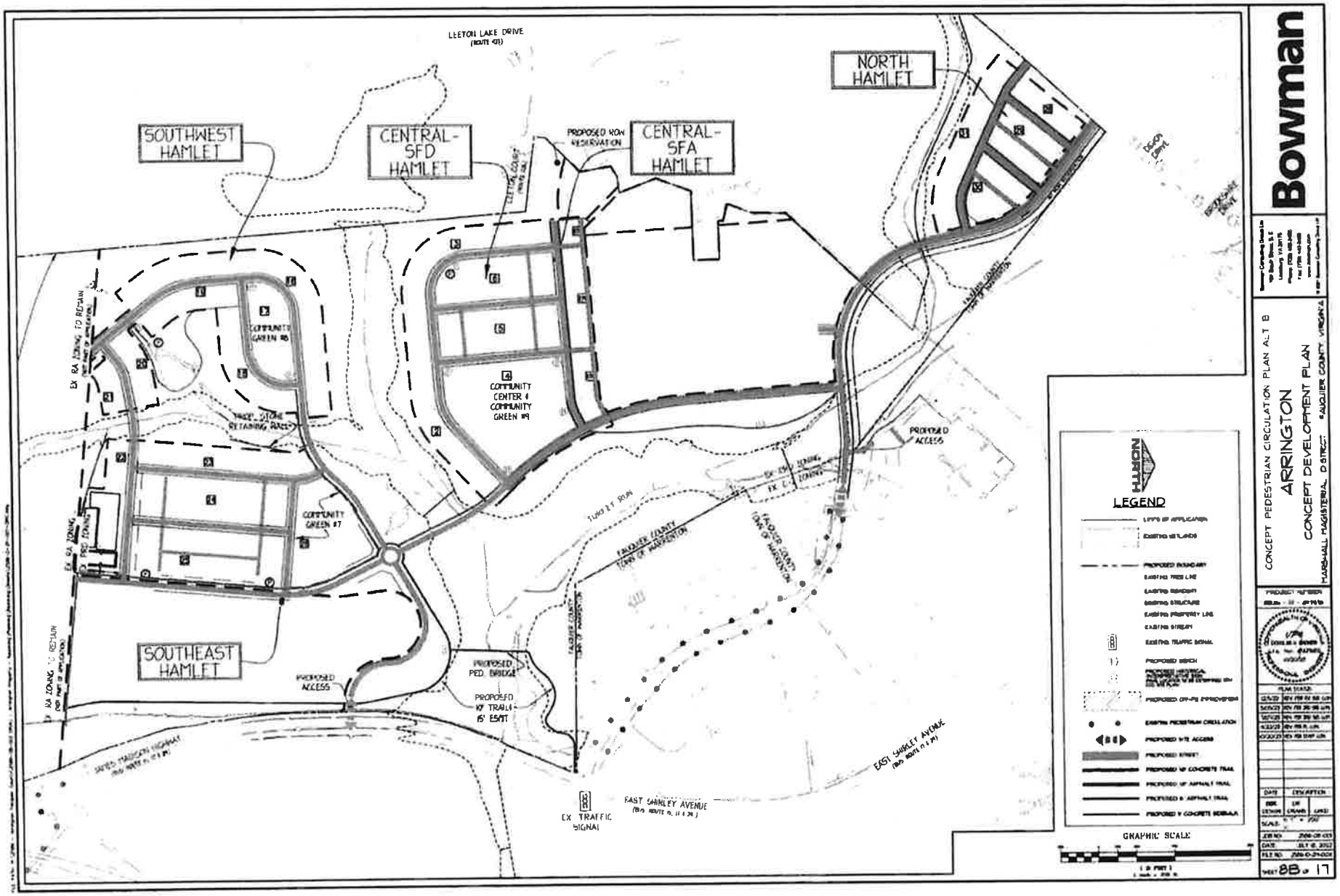
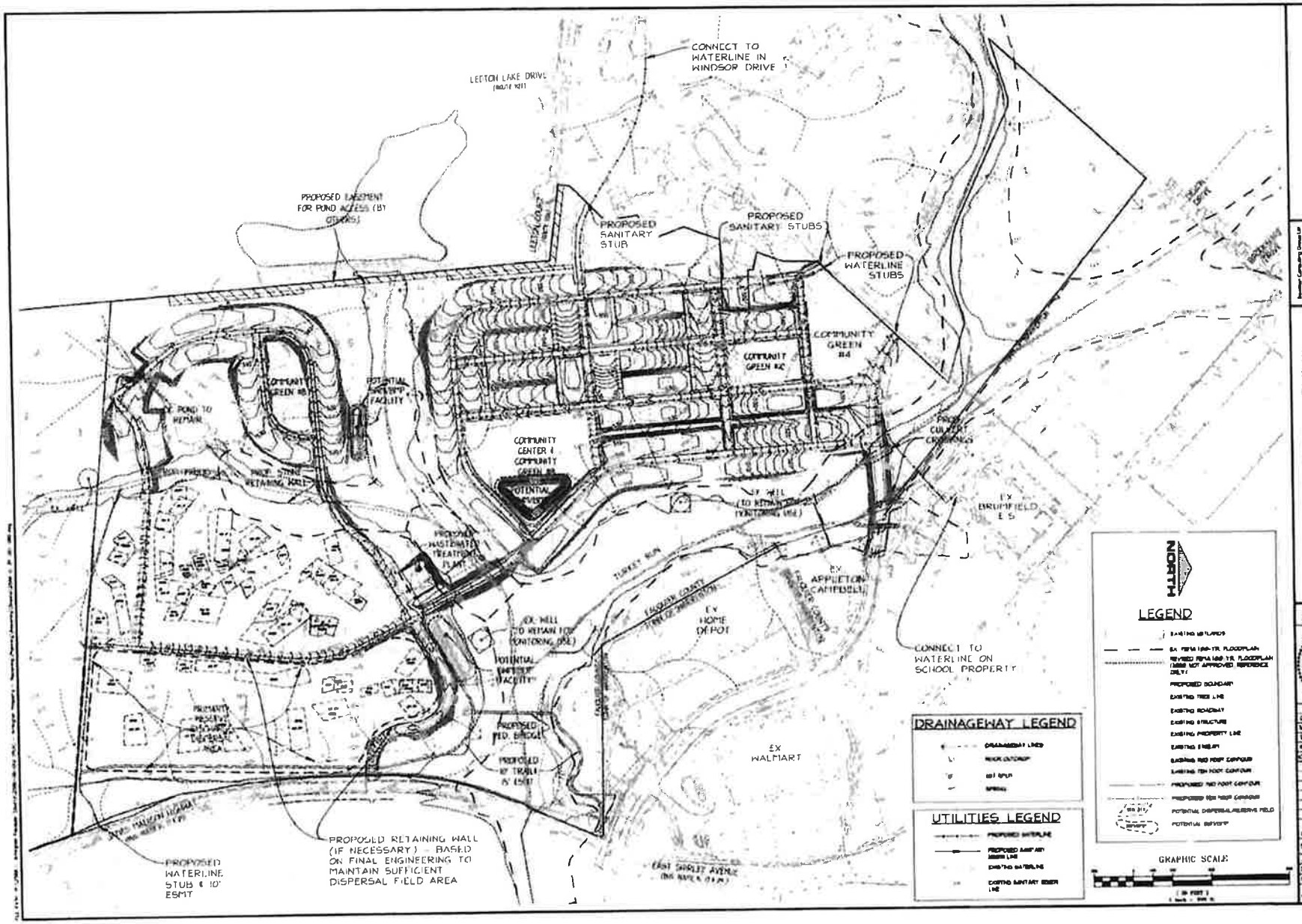
ARRINGTON
CONCEPT DEVELOPMENT PLAN
LEGEND
NORTH
GRAPHIC SCALE
SOUTHWEST HAMLET
CENTRAL-SFD HAMLET
CENTRAL-SFA HAMLET
COTTAGE I COTTAGE GROVE
COTTAGE GROVE
COTTAGE GROVE
EAST SANDY AVENUE
TRAIN
QUALITY AVENUE


LEETON LAKE DRIVE
(ROUTE 631)
NORTH HAMLET
SOUTHWEST HAMLET
CENTRAL-SFD HAMLET
CENTRAL-SFA HAMLET
PROPOSED ROW RESERVATION
COMMUNITY GREEN #8
COMMUNITY CENTER & COMMUNITY GREEN #9
COMMUNITY GREEN #7
SOUTHEAST HAMLET
PROPOSED ACCESS
PROPOSED PED. BRIDGE
PROPOSED 10' TRAIL 15' ESMT
EX. TRAFFIC SIGNAL
EAST SHIRLEY AVENUE
(RTE. 11 & 29)
FAUQUIER COUNTY
TOWN OF MARRIAGE
LEGEND
GRAPHIC SCALE
Bowman
CONCEPT PEDESTRIAN CIRCULATION PLAN ALT B
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA
SHEET 8B of 17

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CONCEPTUAL GRADING & UTILITY PLAN

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 02/02/22 | REV PER BH MR LUN |
| 04/01/22 | REV PER BH MR LUN |
| 05/11/22 | REV PER BH MR LUN |
| 07/22/22 | REV PER MR LUN |
| 10/06/22 | REV PER BH MR LUN |

DSR DESIGN | DR DRAWN | CHKD

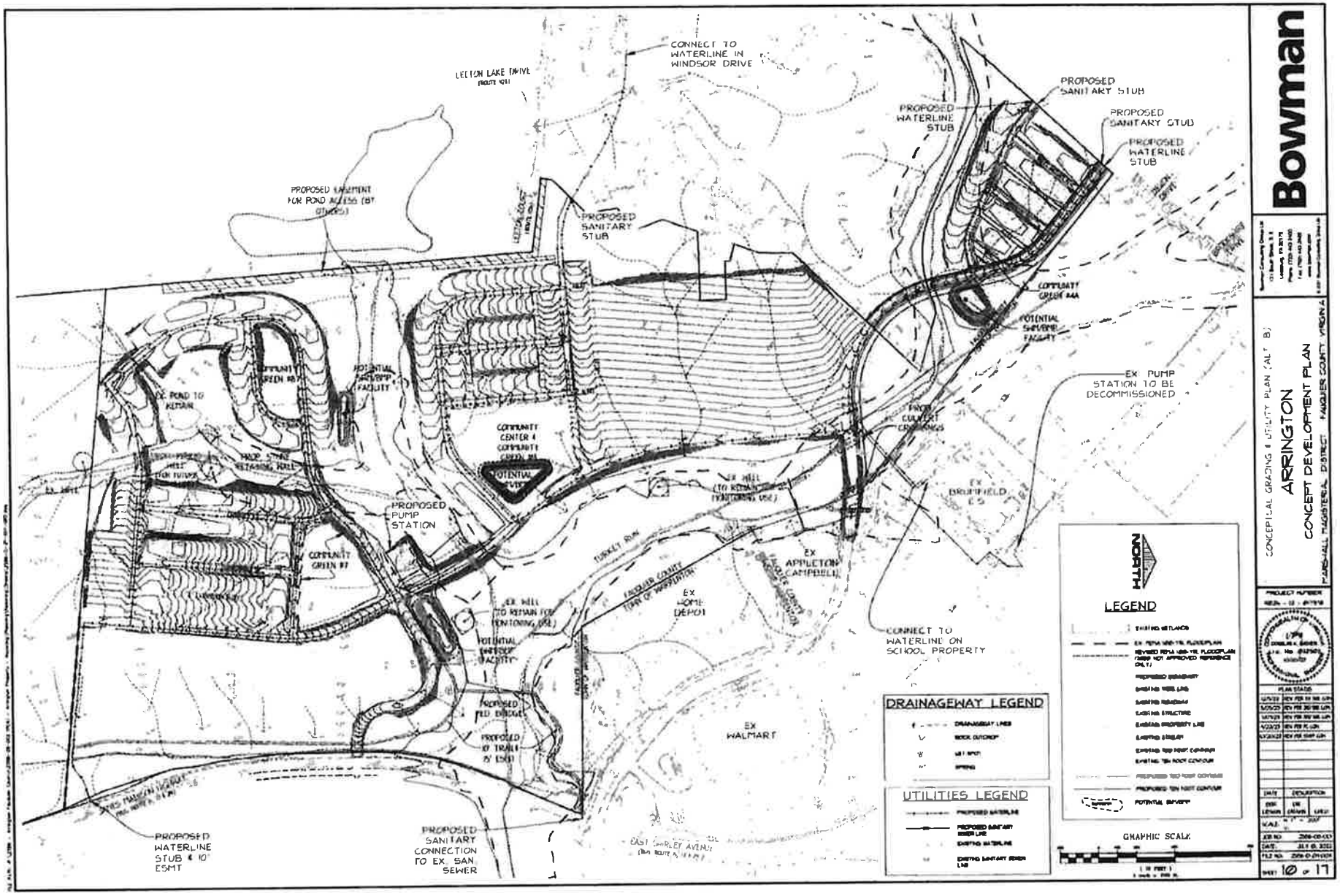
SCALE:

JOB NO. 2006-00-000

DATE JULY 18, 2022

FILE NO. 2006-0-2H-0001

SHEET 9 OF 17

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CONCEPTUAL GRADING & UTILITY PLAN (ALT B)

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|

DESIGN | DRAWN | CHECKED

SCALE

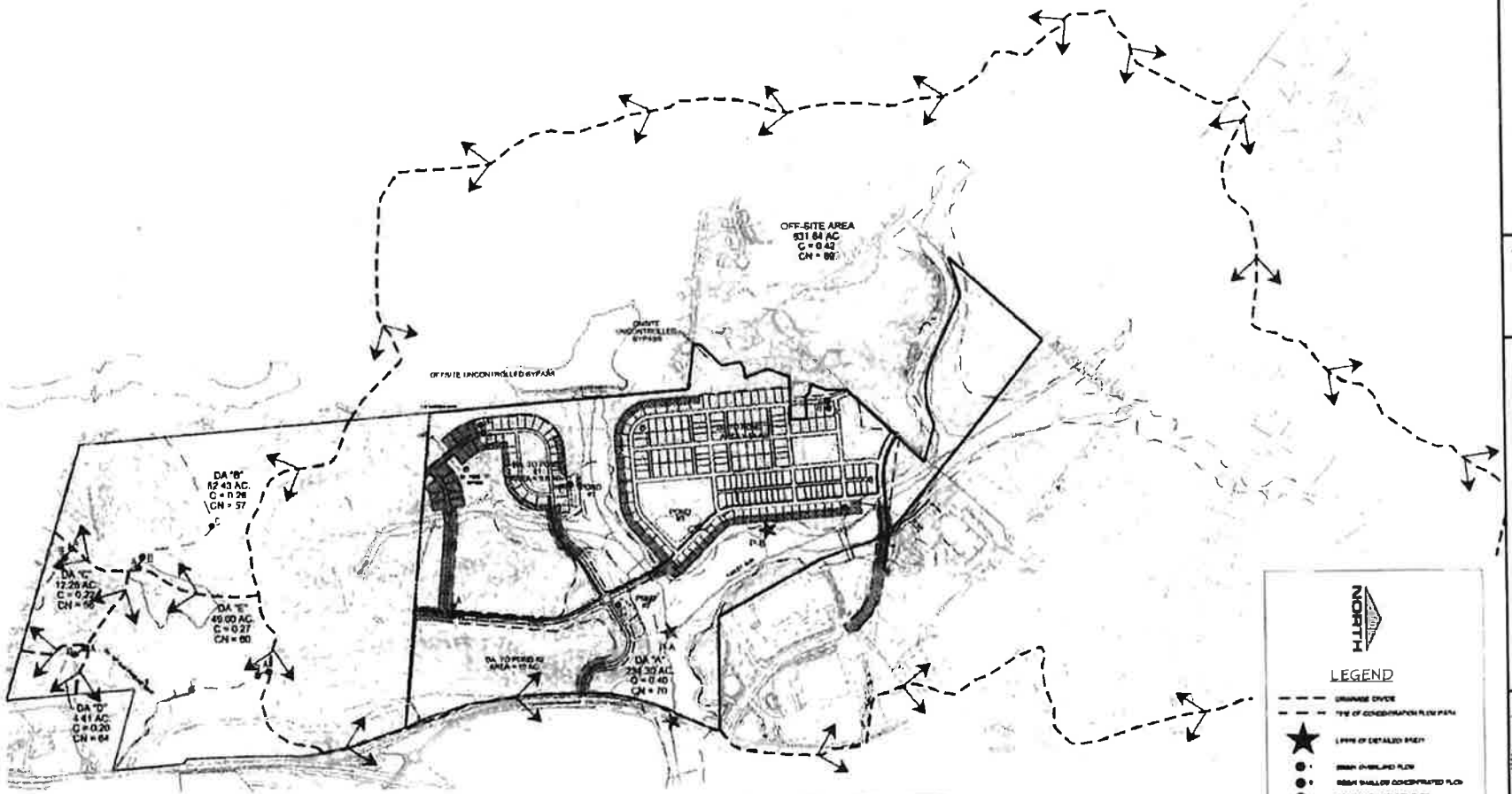
JOB NO.

DATE

FILE NO.

SHEET 10 OF 17

PRE-DEVELOPED DRAINAGE DIVIDES
ARRINGTON
CONCEPT DEVELOPMENT PLAN
Bowman
LEGEND
NORTH
DRAWING SCALE

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POST DEVELOPED DRAINAGE DIVIDES
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

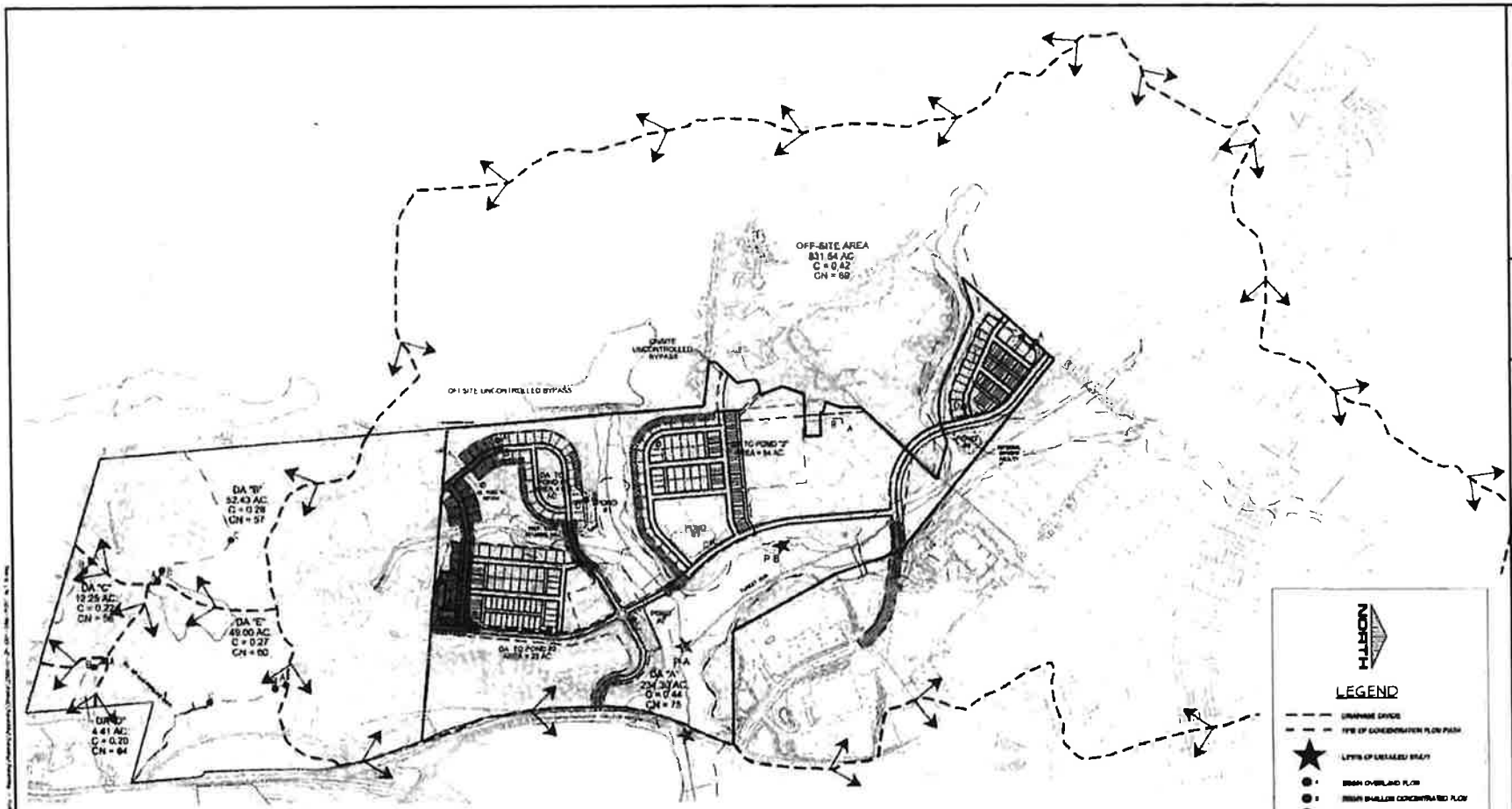
| DATE | DESCRIPTION |
|---|---|
| 12/4/02 | REV PER 1st SUB. COM. |
| 5/14/03 | REV PER 2nd SUB. COM. |
| 10/7/03 | REV PER 3rd SUB. COM. |
| 6/22/04 | REV PER P.C. COM. |
| 10/20/04 | REV PER WSP COM. |

| DATE | DESCRIPTION |
|---|---|
| REV. DESIGN | BY DRAWN | CHKD |

SCALE:

JOB NO. 2998-08-000
DATE MAY 31, 2002
FILE NO. 2998-08-PH-DEV

SHEET 12 OF 17

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POST-DEVELOPMENT DRAINAGE DIVIDES (ALT B)

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|

| DRAWN BY | CHECKED BY | APPROVED |
|---|---|---|

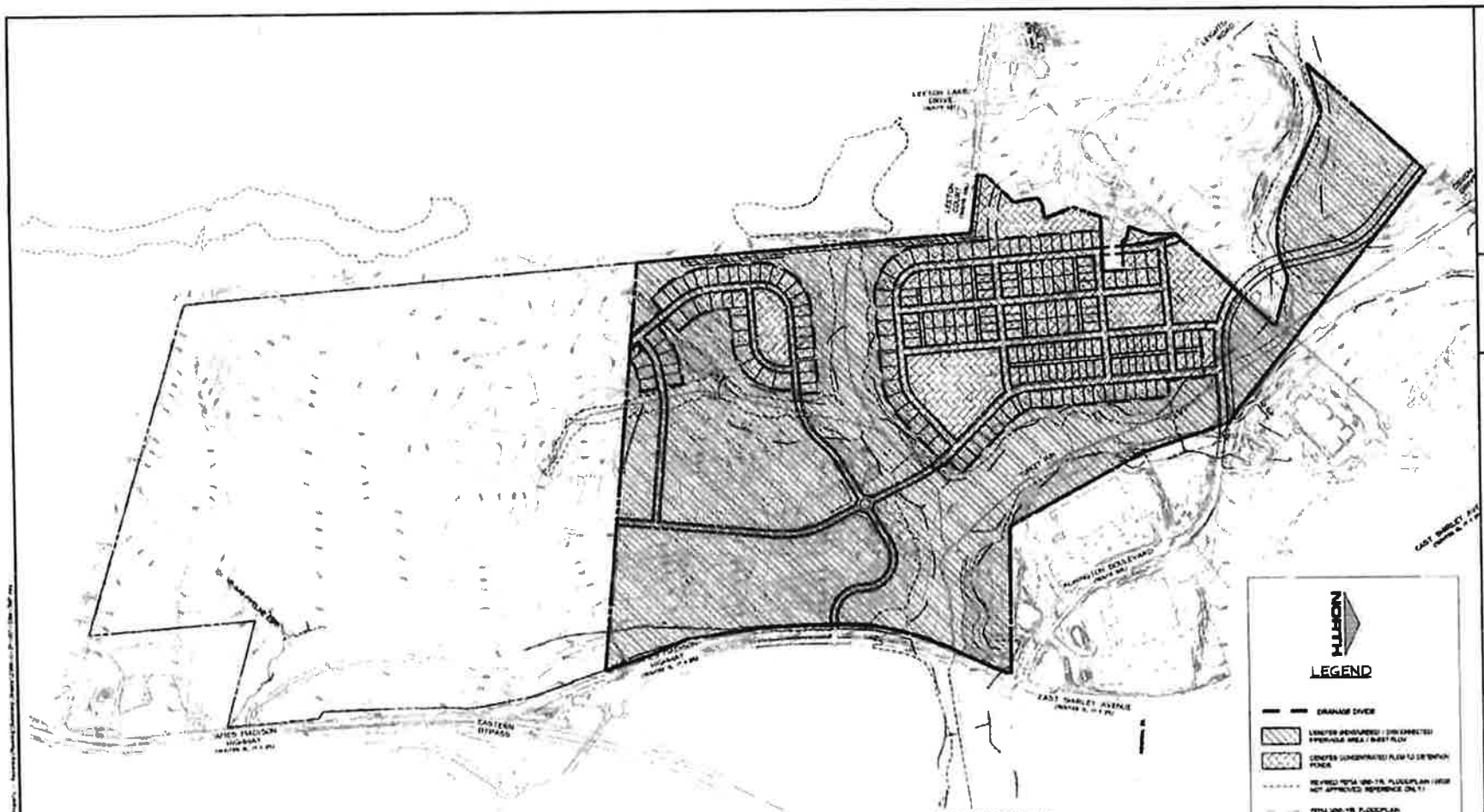
SCALE: 1" = 100'

JOB NO. 2006-08-109

DATE JULY 18, 2012

FILE NO. 2006-01-2H-CON

SHEET 12A OF 17




## BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL CONSIST OF RESIDENTIAL AND RECREATIONAL USES. SANITARY, WATER AND OTHER NECESSARY INFRASTRUCTURE ARE PROPOSED. THE SITE CONSISTS OF SOILS RANGING FROM NOB 'B' TO 'D'. THERE IS FLOODPLAIN LOCATED ON THE SITE. THE SLOPES RANGE FROM 4% TO 3%.

APPROXIMATELY 46% OF THE SITE WILL REMAIN UNDISTURBED. APPROXIMATELY 18% OF THE SITE WILL BE IMPERVIOUS. THE SITE HAS BEEN ANALYZED USING THE VRRM WATER QUALITY SPREADSHEET PROVIDED FROM DEQ. THE SITE REQUIRES ABOUT 28.9 LBS OF PHOSPHORUS TO BE REMOVED OR AT LEAST 8% OF THE REQUIRED PHOSPHORUS REDUCTION REQUIRED IF NUTRIENT CREDIT PURCHASE IS PURSUED. THIS WILL BE ACCOMPLISHED IN THE 3 EXTENDED DETENTION FACILITIES PROPOSED ONSITE. ALL BMP/EDF FACILITIES DESIGNED WITH THE FINAL CONSTRUCTION PLANS FOR THIS PROJECT ARE REQUIRED TO COMPLY TO THE VIRGINIA STATE STORMWATER MANAGEMENT HANDBOOK, AND CHAPTER 7 OF THE FAUQUIER COUNTY DESIGN STANDARDS MANUAL. ALL FACILITIES SHALL BE DESIGNED IN AREAS THAT HAVE ENOUGH DEPTH TO MEET THESE DESIGN REQUIREMENTS. SHOULD FORESTED OPEN SPACE BE USED IN FINAL DESIGN TO MEET PHOSPHORUS REDUCTION REQUIREMENTS, THESE AREAS MUST BE PROTECTED IN VRRM EASEMENTS.

ADDITIONALLY NATURAL POLLUTANT REMOVAL WILL OCCUR THROUGH DISCONNECTED IMPERVIOUS AREAS AND SHEET FLOW AREAS. THESE SITUATIONS LEAD TO A DECREASE IN RUNOFF RATES THAT WILL BE CREDITED TOWARD CHANNEL PROTECTION REQUIREMENTS WHERE APPLICABLE. SEE THE NARRATIVE ON SHEET 14.

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BMP MAP
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

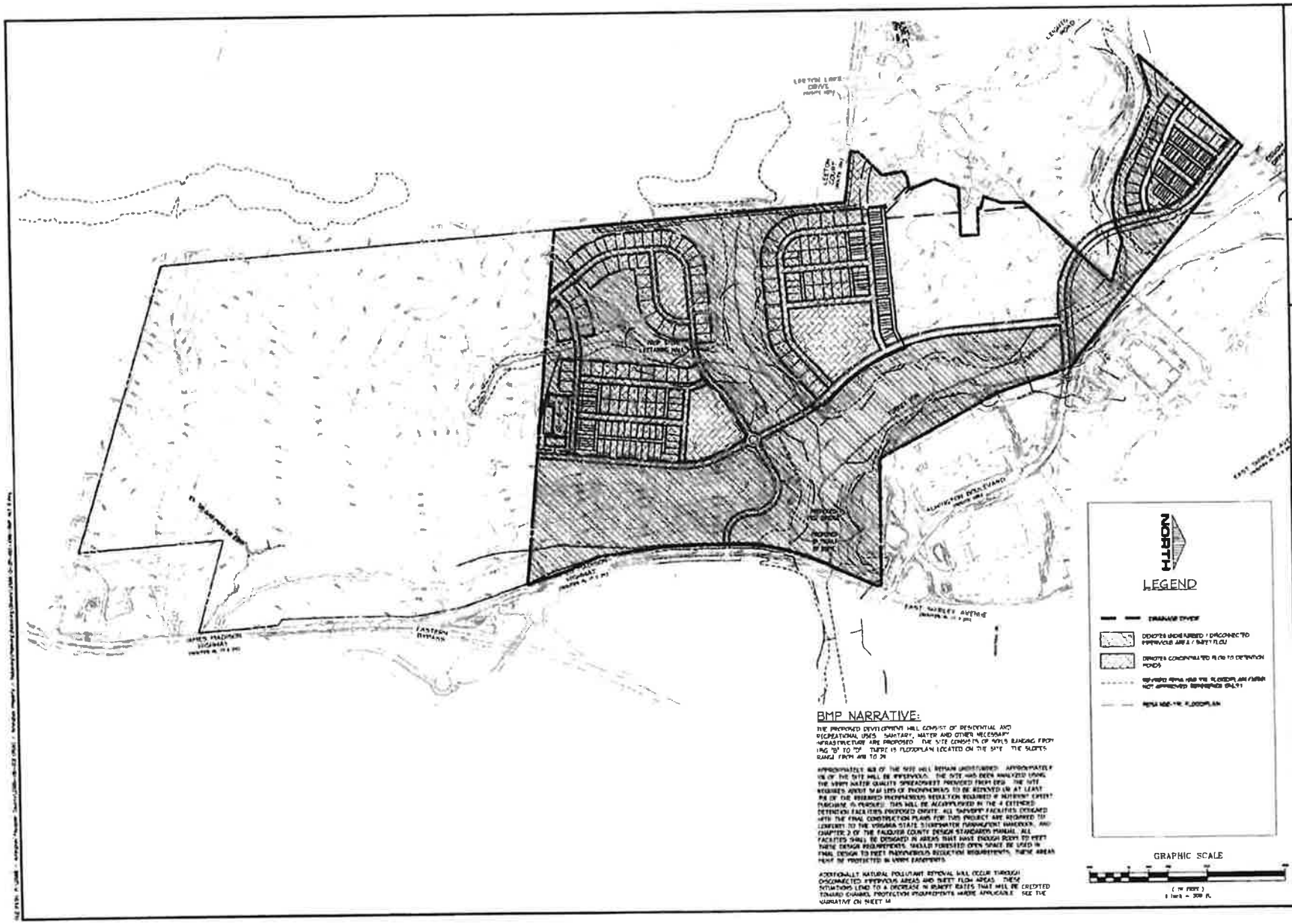
PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 02/01/22 | REV PER 1st NB LTR |
| 04/04/22 | REV PER 2nd NB LTR |
| 10/10/22 | REV PER 3rd NB LTR |
| 11/30/22 | REV PER 4th LTR |
| 07/20/23 | REV PER 5th NB LTR |

| REV LETTER | DR | CHKD |
|---|---|---|
| | | |

SCALE

JOB NO.
DATE
FILE NO.
SHEET 13 of 17




## BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL CONSIST OF RESIDENTIAL AND RECREATIONAL USES. SANITARY, WATER AND OTHER NECESSARY INFRASTRUCTURE ARE PROPOSED. THE SITE CONSISTS OF HILLS RANGING FROM 1,[illegible] TO 1,[illegible]. THERE IS FLOODPLAIN LOCATED ON THE SITE. THE SLOPES RANGE FROM [illegible] TO [illegible].

APPROXIMATELY [illegible] OF THE SITE WILL REMAIN UNDISTURBED. APPROXIMATELY [illegible] OF THE SITE WILL BE IMPERVIOUS. THE SITE HAS BEEN ANALYZED USING THE VRRM WATER QUALITY SPREADSHEET PROVIDED FROM DEQ. THE SITE REQUIRES ABOUT [illegible] LBS OF PHOSPHORUS TO BE REMOVED ON AT LEAST [illegible] OF THE REQUIRED PHOSPHORUS REDUCTION REQUIRED IF NUTRIENT CREDIT PROGRAM IS PURSUED. THIS WILL BE ACCOMPLISHED IN THE 4 EXTENDED DETENTION FACILITIES PROPOSED ONSITE. ALL SWMBMP FACILITIES DESIGNED INTO THE FINAL CONSTRUCTION PLANS FOR THIS PROJECT ARE REQUIRED TO COMPLY TO THE VIRGINIA STATE STORMWATER MANAGEMENT HANDBOOK, AND CHAPTER 3 OF THE FAUQUIER COUNTY DESIGN STANDARDS MANUAL. ALL FACILITIES SHALL BE DESIGNED IN AREAS THAT HAVE ENOUGH ROOM TO MEET THESE DESIGN REQUIREMENTS. SHOULD FORESTED OPEN SPACE BE USED IN FINAL DESIGN TO MEET PHOSPHORUS REDUCTION REQUIREMENTS, THOSE AREAS MUST BE PROTECTED IN VARIX EASEMENTS.

ADDITIONALLY, NATURAL POLLUTANT REMOVAL WILL OCCUR THROUGH DISCONNECTED IMPERVIOUS AREAS AND SHEET FLOW AREAS. THESE SITUATIONS LEAD TO A DECREASE IN RUNOFF RATES THAT WILL BE CREDITED TOWARD CHANNEL PROTECTION REQUIREMENTS WHERE APPLICABLE. SEE THE NARRATIVE ON SHEET 14.

**Bowman**

Bowman Consulting Group, Ltd.
[illegible]
Leesburg, VA [illegible]
Phone: [illegible]
Fax: [illegible]
www.bowman.com
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BMP MAP (ALT B)

# ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
PEDN - 22 - [illegible]

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 08/22 | [illegible] |
| 10/22 | [illegible] |
| 11/22 | [illegible] |
| 12/22 | [illegible] |
| 1/23/23 | [illegible] |

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

| DRAWN | CHK DRAWN | CHKD |
|---|---|---|
| | | |

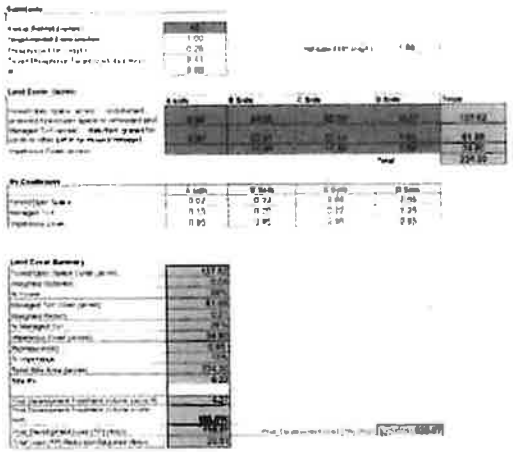
SCALE 1" = 300'

JOB NO. 2006-00-001
DATE JULY 18, 2022
FILE NO. 2006-00-29-004

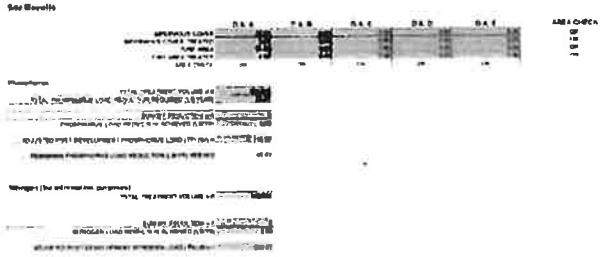
SHEET 13A OF 17

## VRRM SPREADSHEET:

1 Post Development Project & Land Cover Information



See Worksheet



**NOTE:**

THE AREAS INCLUDED IN THE VRRM SPREADSHEET IS THE SITE AREA, OR ALL AREA WITHIN THE BOUNDARY INCLUDING OF ZONE THAT INCLUDES THOSE AREAS ASSOCIATED WITH THE RESIDENTIAL PARCEL (GRASSED AREA) ALONG POWER AND PARK AREA. PROTECTION AREAS FOR THE DEVELOPMENT ARE ALSO INCLUDED.

THE COMMERCIAL PROPERTY HAS NOT BEEN ENTERED INTO THE VRRM SPREADSHEET. IN THE EVENT THAT THE PROPERTY IS DEVELOPED, IT SHALL MEET CURRENT STORMWATER MANAGEMENT REQUIREMENTS.

## PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

THE SITE WILL COMPLY TO THE REQUIREMENTS FOR CHANNEL PROTECTION BY INSTALLING 3 PONDS AT THE OUTFALL OF STORM SEWER SYSTEMS AND INSTALLED OUTSIDE OF THE FLOODPLAIN.

PRELIMINARY APPLICATION OF THE ENERGY BALANCE EQUATION TO THE DISTURBED AREAS OF THE DEVELOPMENT RESULT IN A MAXIMUM RELEASE RATE FOR THE PONDS AS SHOWN HEREIN FOR ALL PONDS. SUBSTITUTION AND DISCONNECTED PREDEVELOPED AREAS NEED NOT BE EVALUATED FOR CHANNEL PROTECTION. FLOW VELOCITIES WILL BE REDUCED TO NON-EROSIVE VELOCITIES WHILE CONTAINING THE FLOW WITHIN THE DEFINED CHANNEL. IF UNACCOUNTED CHANNEL FLOW IS CREATED WITH THE FINAL DESIGN OF THE PROPOSED IMPROVEMENTS, CHANNEL PROTECTION MEASURES SHALL BE APPLIED.

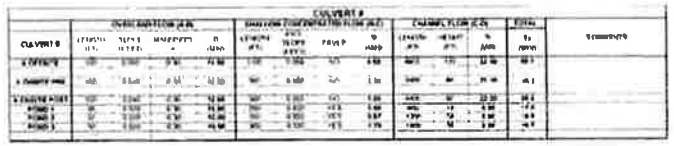
EACH POND HAS BEEN REVIEWED WITH PONDPACK SOFTWARE TO CONFIRM THAT THE REQUIRED STORAGE VOLUME FOR EACH POND CAN BE ACHIEVED WITHOUT DISTURBING AREAS WITHIN THE FLOODPLAIN. EACH POND CAN REDUCE THE 1-YEAR RUN-OFF RATE TO THE TARGET RATE AND PASS THE 10-YEAR STORM WHILE PROVIDING THE APPROPRIATE FREEBOARD. THE ROUTING IS PRELIMINARY AND DOES NOT REFLECT A DETAILED ENGINEERING OF EACH POND. DETAILED ENGINEERING WILL BE PROVIDED WITH CONSTRUCTION PLANNING.

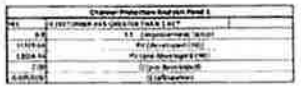
## SWM GENERAL NOTES:

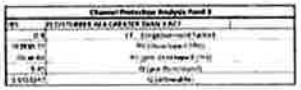
PONDS 1 - 3 WILL BE DESIGNED AS EXTENDED DETENTION DRY PONDS AT A MINIMUM WHICH WILL SATISFY THE REQUIRED POLLUTANT REMOVAL FOR THE SITE FOR QUALITY AND ADDITIONALLY BE SIZED TO CONFORM TO THE CHANNEL PROTECTION CRITERIA. FINAL CALCULATIONS FOR THE ENERGY BALANCE WILL BE PROVIDED AT FINAL ENGINEERING. OTHER FACILITIES IN ACCORDANCE WITH VA SWM CLEARINGHOUSE WILL BE EVALUATED AT FINAL DESIGN IF NEEDED.

THIS PROJECT WILL BE REQUIRED TO FILE A VWPP PERMIT UNDER THE STATE VA SWMP CRITERIA.

## CHANNEL PROTECTION CALCULATIONS:







Bowman

PRELIMINARY SWM CALCULATIONS

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 10/4/23 | REV PER 1st SUB. COM |
| 3/29/23 | REV PER 2nd SUB. COM |
| 1/27/23 | REV PER 3rd SUB. COM |
| 4/13/23 | REV PER 4th SUB. COM |
| 10/20/23 | REV PER 5th SUB. COM |

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |
| | |

| BY DRAWN | BY CHECK | CHKD |
|---|---|---|
| | | |

SCALE: N/A

JOB NO. 2024-09-003

DATE JULY 31, 2023

FILE NO. 2024-09-003

SHT 14 of 17

## VRRM SPREADSHEET:

1. Post-Development Project & Land Cover Information

Constants

Land Cover (acres)

Rv Coefficients

Land Cover Summary

Gold Accounts

Phosphorus

Nitrogen (for Non-residential development)

## NOTE:

THE AREAS INCLUDED IN THE VRRM SPREADSHEET ARE IN THE SITE AREA, OR ALL AREA WITHIN THE BOUNDARY REGARDLESS OF ZONE. THIS INCLUDES TURF AREAS ASSOCIATED WITH THE RESIDENTIAL TARGETS, GRASSED SWALES ALONG ROADS AND PARK AREAS. IMPERVIOUS AREAS FOR THE DEVELOPMENT ARE ALSO INCLUDED.

THE COMMERCIAL PROPERTY WAS NOT EVEN ENTERED INTO THE VRRM SPREADSHEET. IN THE EVENT THAT THE PROPERTY IS DEVELOPED, IT SHALL MEET CURRENT STORMWATER MANAGEMENT REQUIREMENTS.

## CHANNEL PROTECTION CALCULATIONS:

CULVERT 8

| CULVERT # | Outlet Flow Data | | | | | Channel Flow Data | | | | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |
| 2 CHANTY PIPE | | | | | | | | | | | | |
| 4 CHANTY PIPE | | | | | | | | | | | | |
| 5 CHANTY PIPE | | | | | | | | | | | | |
| 6 CHANTY PIPE | | | | | | | | | | | | |
| 7 CHANTY PIPE | | | | | | | | | | | | |
| 8 CHANTY PIPE | | | | | | | | | | | | |
| POND 1 | | | | | | | | | | | | |
| POND 2 | | | | | | | | | | | | |
| POND 3 | | | | | | | | | | | | |
| POND 4 | | | | | | | | | | | | |

Channel Protection Analysis Pond 3

## PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

THE SITE WILL CONFORM TO THE REQUIREMENTS FOR CHANNEL PROTECTION BY INSTALLING 4 PONDS AT THE OUTFALL OF STORM SEWER SYSTEMS AND INSTALLED OUTSIDE OF THE FLOODPLAIN.

PRELIMINARY APPLICATION OF THE ENERGY BALANCE EQUATION TO THE DISTURBED AREAS OF THE DEVELOPMENT RESULT IN A MAXIMUM RELEASE RATE FOR THE PONDS AS SHOWN ABOVE. FOR ALL POND, SHEETFLOW AND DISCONNECTED IMPERVIOUS AREAS NEED NOT BE EVALUATED FOR CHANNEL PROTECTION. FLOW VELOCITIES WILL BE REDUCED TO NON-ERODIVE VELOCITIES WHILE CONTAINING THE FLOW WITHIN THE DEFINED CHANNEL. IF UNACCOUNTED CHANNEL FLOW IS CREATED WITH THE FINAL DESIGN OF THE PROPOSED IMPROVEMENTS, CHANNEL PROTECTION MEASURES SHALL BE APPLIED.

EACH POND HAS BEEN ROUTED WITH PONDPACK SOFTWARE TO CONFIRM THAT THE REQUIRED STORAGE VOLUME FOR EACH POND CAN BE ACHIEVED WITHOUT DISTURBING AREAS WITHIN THE FLOODPLAIN. EACH POND CAN REDUCE THE 1-YEAR RUN-OFF RATE TO THE TARGET RATE AND PASS THE 100-YEAR STORM WHILE PROVIDING THE APPROPRIATE FREEBOARD. THE ROUTING IS PRELIMINARY AND DOES NOT REFLECT A DETAILED ENGINEERING OF EACH POND. DETAILED ENGINEERING WILL BE PROVIDED WITH CONSTRUCTION PLANNING.

## SWM GENERAL NOTES:

PONDS 1 - 4 WILL BE DESIGNED AS EXTENDED DETENTION DRY PONDS AS A PRIMARY WHICH WILL SATISFY THE REQUIRED POLLUTANT REMOVAL FOR THE SITE FOR QUALITY AND ADDITIONALLY BE SIZED TO CONFORM TO THE CHANNEL PROTECTION CRITERIA. FINAL CALCULATIONS FOR THE ENERGY BALANCE WILL BE PROVIDED AT FINAL ENGINEERING. OTHER FACILITIES IN ACCORDANCE WITH VA SWM CLEARINGHOUSE WILL BE EVALUATED AT FINAL DESIGN IF NEEDED.

THIS PROJECT WILL BE REQUIRED TO PULL A VAPDES PERMIT UNDER THE STATE 401 SWM/BMP CRITERIA.

Bowman

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PRELIMINARY SWM CALCULATIONS (ALT B)

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT #AU0-EN COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 5/9/22 | REV PER 1ST SUB COM |
| 5/31/22 | REV PER 2ND SUB COM |
| 12/1/22 | REV PER 3RD SUB COM |
| 4/22/23 | REV PER PLCOM |
| 6/23/23 | REV PER STAFF COM |

| BY | CK | APP |
|---|---|---|
| DRAWN | CHKD | DES |

SCALE: N/A

JOB NO.: 2006-09-001

DATE: JULY 18, 2022

FILE NO.: 2006-01-24-001

sheet 14A of 17

## OPEN SPACE TABULATIONS

| OPEN SPACE REQUIRED | PRD ZONE |
|---|---|
| TOTAL AREA (ACRES) | [illegible] |
| REQUIRED OPEN SPACE PERCENTAGE | [illegible] |
| REQUIRED OPEN SPACE ACREAGE | [illegible] |
| TOTAL OPEN SPACE PROVIDED | [illegible] ACRES |
| | [illegible] |
| | (SEE DETAILS BELOW) |

PRD ZONE OPEN SPACE AREAS INFORMATION

| AREA # | SIZE (ACRES) | COMMUNITY GREEN # | SIZE (ACRES) |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | | (SEE SHEET 2) |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | | |
| [illegible] | [illegible] | | |
| [illegible] | [illegible] | | |
| [illegible] | [illegible] | | |
| TOTALS | [illegible] ACRES | TOTALS | [illegible] ACRES |

NOTES:
1. ABOVE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL C.O.D. SITE PLAN APPROVAL
2. PARCELS [illegible] ARE NOT INCLUDED IN CONTINUOUS OPEN SPACE

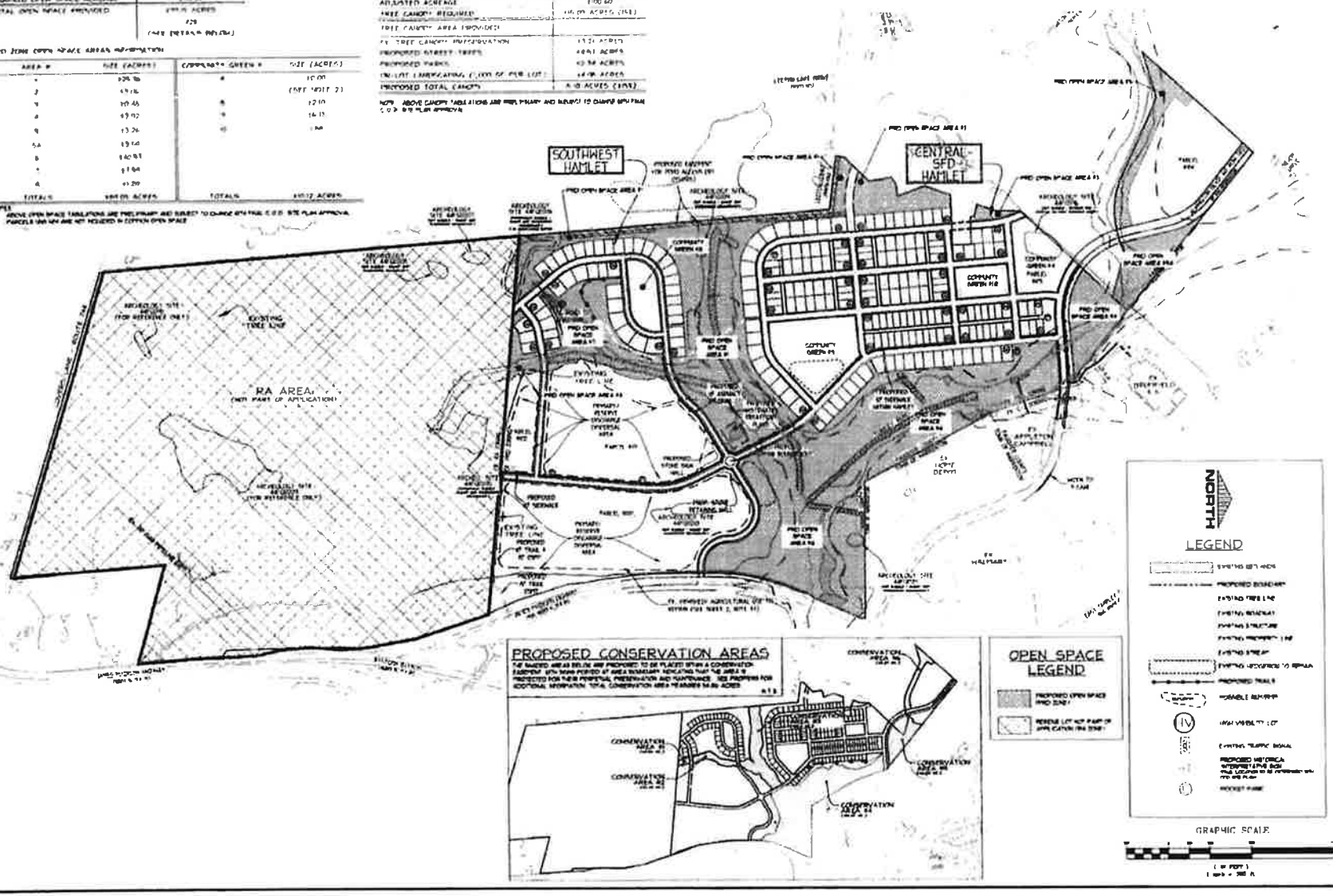
## TREE CANOPY TABULATIONS

| TREE CANOPY REQUIRED: | PRD ZONE |
|---|---|
| TOTAL DEVELOPMENT AREA (ACRES) | [illegible] |
| EXCLUDED ACREAGE (PONDS, ETC.) | [illegible] |
| ADJUSTED ACREAGE | [illegible] |
| TREE CANOPY REQUIRED | [illegible] ACRES (15%) |
| TREE CANOPY AREA PROVIDED: | |
| 1) TREE CANOPY PRESERVATION | [illegible] ACRES |
| PROPOSED STREET TREES | [illegible] ACRES |
| PROPOSED PARKS | [illegible] ACRES |
| IN-LOT LANDSCAPING (1,000 SF PER LOT) | [illegible] ACRES |
| PROPOSED TOTAL CANOPY | [illegible] ACRES (15%) |

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

## LANDSCAPING NARRATIVE

[illegible]




## PROPOSED CONSERVATION AREAS

THE SHADED AREAS BELOW ARE PROPOSED TO BE PLACED WITHIN A CONSERVATION EASEMENT WITH NAME PROVIDED AT AREA BOUNDARY INDICATING THAT THE AREA IS PROTECTED FOR THEIR PERPETUAL PRESERVATION AND MAINTENANCE. SEE PROFFERS FOR ADDITIONAL INFORMATION. TOTAL CONSERVATION AREA MEASURES [illegible] ACRES




## OPEN SPACE LEGEND

PROPOSED OPEN SPACE (PRD ZONE)

RESERVE LOT NOT PART OF OPEN SPACE (RA ZONE)

Bowman

HAMLET, OPEN SPACE & CONSERVATION PLAN

# ARRINGTON

## CONCEPT DEVELOPMENT PLAN

MARSHALL INDUSTRIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| | |

| PRP | CHK | DFT |
|---|---|---|
| | | |

JOB NO.

DATE

FILE NO.

SHT. 15 of 17

## OPEN SPACE TABULATIONS

| | |
|---|---|
| OPEN SPACE REQUIRED | PRD ZONE |
| TOTAL AREA (ACRES) | [illegible] |
| REQUIRED OPEN SPACE PERCENTAGE | [illegible] |
| REQUIRED OPEN SPACE ACREAGE | [illegible] |
| TOTAL OPEN SPACE PROVIDED | [illegible] ACRES<br>[illegible]<br>(SEE DETAILS BELOW) |

PRD ZONE OPEN SPACE AREAS INFORMATION

| AREA # | SIZE (ACRES) | COMMUNITY GARDEN # | SIZE (ACRES) |
|---|---|---|---|
| 1 | [illegible] | 1 | [illegible] |
| 2 | [illegible] | 2 | [illegible] |
| 3 | [illegible] | 3 | [illegible] |
| 4 | [illegible] | 4 | [illegible] |
| 5 | [illegible] | 5 | [illegible] |
| 6 | [illegible] | | |
| 7 | [illegible] | | |
| 8 | [illegible] | | |
| 9 | [illegible] | | |
| TOTALS | [illegible] ACRES | TOTALS | [illegible] ACRES |

NOTES
1. ABOVE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL C.O.D. SITE PLAN APPROVAL
2. PARCELS 100 UNITS ARE NOT INCLUDED IN COMMON OPEN SPACE

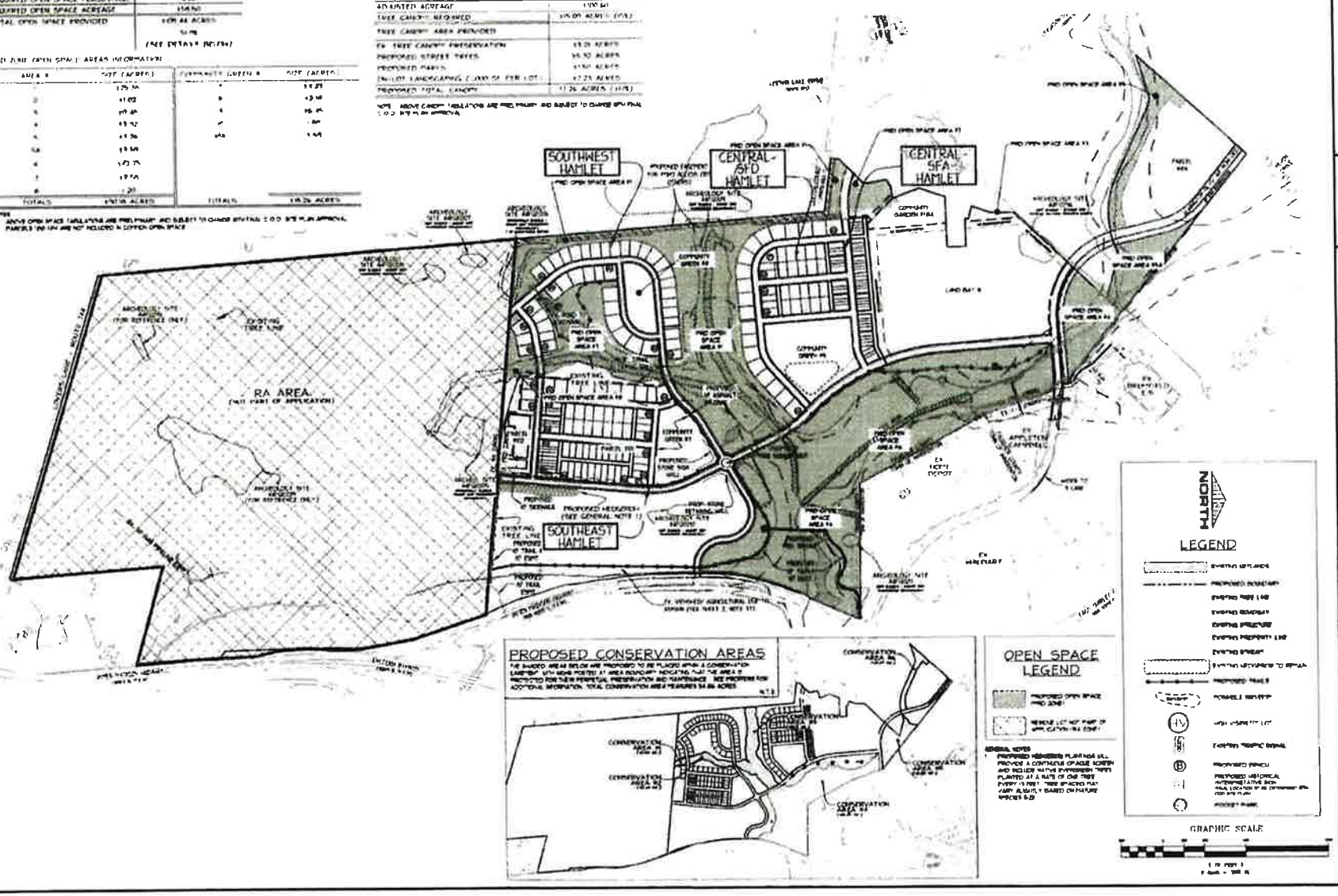
## TREE CANOPY TABULATIONS

| | |
|---|---|
| TREE CANOPY REQUIRED | PRD ZONE |
| TOTAL DEVELOPMENT AREA (ACRES) | [illegible] |
| EXCLUDED ACREAGE (PONDS, ETC.) | [illegible] |
| ADJUSTED ACREAGE | [illegible] |
| TREE CANOPY REQUIRED | [illegible] ACRES ([illegible]) |
| TREE CANOPY AREA PROVIDED | |
| EX. TREE CANOPY PRESERVATION | [illegible] ACRES |
| PROPOSED STREET TREES | [illegible] ACRES |
| PROPOSED PARKS | [illegible] ACRES |
| ON-LOT LANDSCAPING (1,000 SF PER LOT) | [illegible] ACRES |
| PROPOSED TOTAL CANOPY | [illegible] ACRES ([illegible]) |

NOTE: ABOVE CANOPY TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL C.O.D. SITE PLAN APPROVAL

## LANDSCAPING NARRATIVE

IN ORDER TO PROMOTE GOOD SITE DESIGN AND NATURAL BEAUTY, LANDSCAPING AND TREE PRESERVATION FOR THIS PROJECT SHALL BE GOVERNED BY THE APPROVED CODE OF DEVELOPMENT (C.O.D.) AND THE FAUQUIER COUNTY ZONING ORDINANCE AND DESIGN STANDARDS MANUAL. IN GENERAL, THE C.O.D. SHALL INCLUDE STANDARDS FOR A STREET TREE PLANTING PROGRAM, EXISTING TREE PRESERVATION, WHERE LANDSCAPING AREAS, THE COMMUNITY GARDEN AND INDIVIDUAL ON-LOT LANDSCAPING. CONFORMANCE TO THESE STANDARDS SHALL BE DEMONSTRATED AT THE TIME OF C.O.D. SITE PLAN SUBMISSION. IN ADDITION, INDIVIDUAL ON-LOT LANDSCAPING PLANS SHALL BE SUBMITTED AND APPROVED FOR EACH HOME.




Bowman

HAMLET OPEN SPACE & CONSERVATION PLAN (ALT. A)
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|

DRAWN BY | CHECKED BY | DATE

SCALE:

JOB NO.
DATE
FILE NO.

WS-15A of 17

## OPEN SPACE TABULATIONS

| OPEN SPACE REQUIRED | PRD ZONE |
|---|---|
| TOTAL AREA (ACRES) | [illegible] |
| REQUIRED OPEN SPACE PERCENTAGE | [illegible] |
| REQUIRED OPEN SPACE ACREAGE | [illegible] |
| TOTAL OPEN SPACE PROVIDED | [illegible] ACRES [illegible] (SEE DETAILS BELOW) |

PRD ZONE OPEN SPACE AREAS INFORMATION

| AREA # | SIZE (ACRES) | COMMUNITY GREEN # | SIZE (ACRES) |
|---|---|---|---|
| 1 | [illegible] | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | | |
| [illegible] | [illegible] | | |
| [illegible] | [illegible] | | |
| TOTALS | [illegible] ACRES | TOTALS | [illegible] ACRES |

NOTES:
1. ABOVE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL C.O.D. SITE PLAN APPROVAL.
2. PARCELS 1AB 1BY ARE NOT INCLUDED IN OVERALL OPEN SPACE

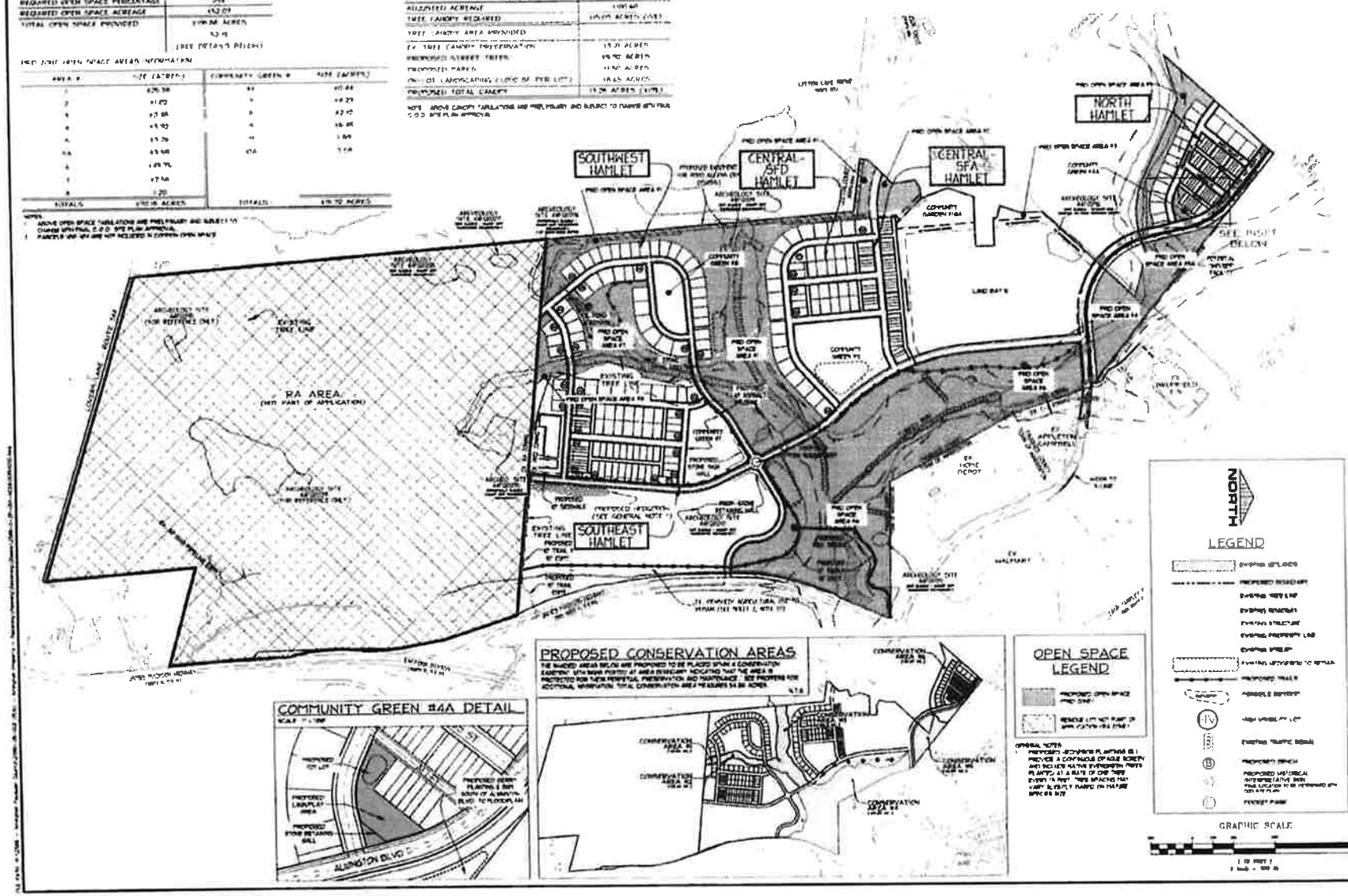
## TREE CANOPY TABULATIONS

| TREE CANOPY REQUIRED | PRD ZONE |
|---|---|
| TOTAL DEVELOPMENT AREA (ACRES) | [illegible] |
| EXCLUDED ACREAGE (PONDS, ETC.) | [illegible] |
| ADJUSTED ACREAGE | [illegible] |
| TREE CANOPY REQUIRED | [illegible] ACRES (20%) |
| TREE CANOPY AREA PROVIDED | |
| EX. TREE CANOPY PRESERVATION | [illegible] ACRES |
| PROPOSED STREET TREES | [illegible] ACRES |
| PROPOSED PARKS | [illegible] ACRES |
| ON-LOT LANDSCAPING (1,000 SF PER LOT) | [illegible] ACRES |
| PROPOSED TOTAL CANOPY | [illegible] ACRES ([illegible]%) |

NOTE: ABOVE CANOPY TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL C.O.D. SITE PLAN APPROVAL

## LANDSCAPING NARRATIVE

IN ORDER TO PROVIDE ADEQUATE SITE DESIGN AND NATURAL QUALITY LANDSCAPING AND TREE PRESERVATION FOR THIS PROJECT SHALL BE GOVERNED BY THE APPROVED CODE OF DEVELOPMENT (C.O.D.) AND THE FAIRFAX COUNTY ZONING ORDINANCE AND DESIGN STANDARDS MANUAL. IN GENERAL THE C.O.D. SHALL INCLUDE STANDARDS FOR A STREET TREE PLANTING PROGRAM, EXISTING TREE PRESERVATION NEAR VISIBLE LANDSCAPING AREAS, THE COMMUNITY GREENS, AND INDIVIDUAL ON-LOT LANDSCAPING. COMPLIANCE TO THESE STANDARDS SHALL BE DEMONSTRATED AT THE TIME OF C.O.D. SITE PLAN SUBMISSION. IN ADDITION INDIVIDUAL ON-LOT LANDSCAPING PLANS SHALL BE SUBMITTED AND APPROVED FOR EACH HOME.




Bowman

HAMLET, OPEN SPACE, & CONSERVATION PLAN (ALT (B))

ARRINGTON

CONCEPT DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA

MAGISTERIAL DISTRICT

PROJECT NUMBER

| DATE | DESCRIPTION |
|---|---|
| | |

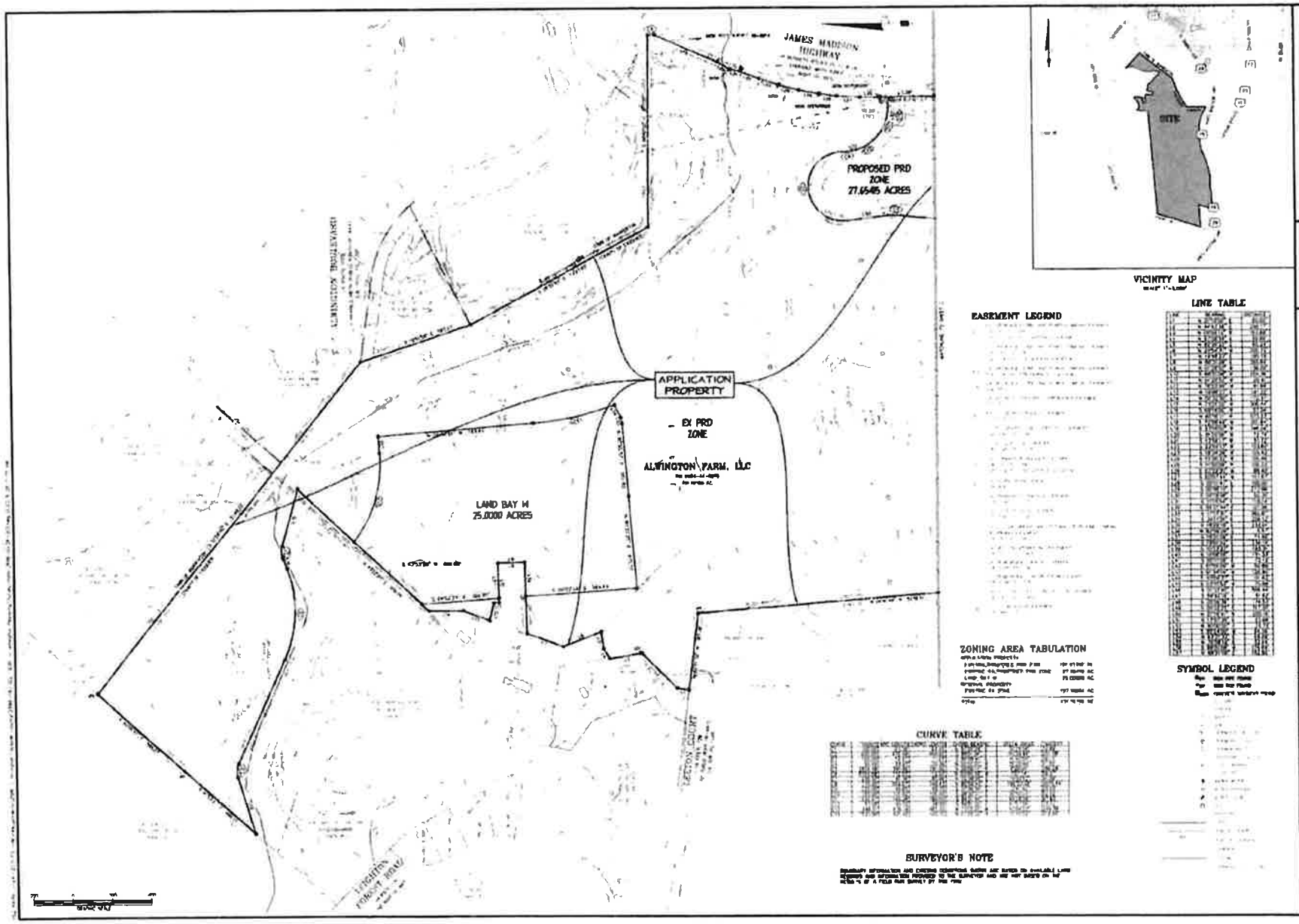
SCALE

JOB NO.

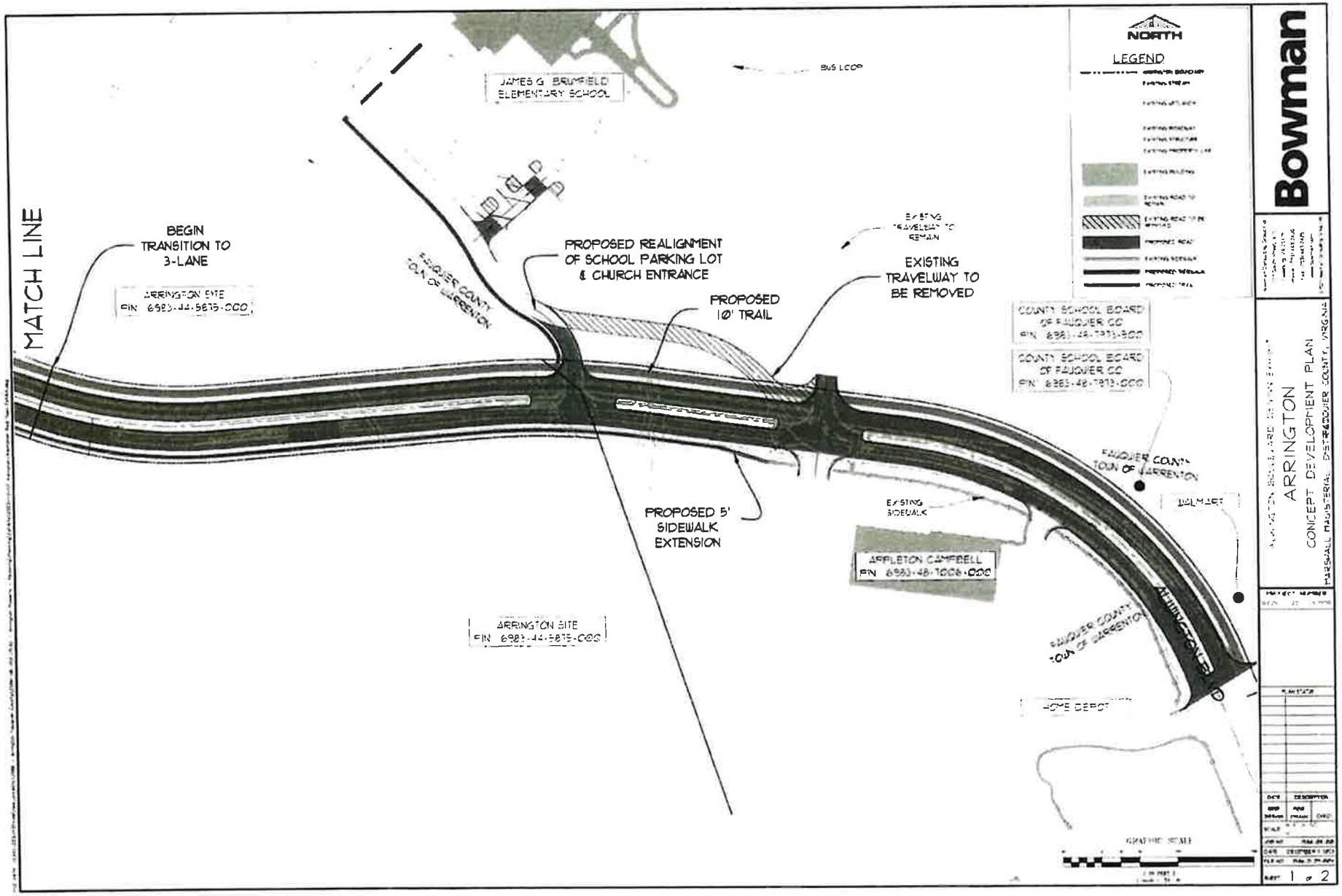
DATE

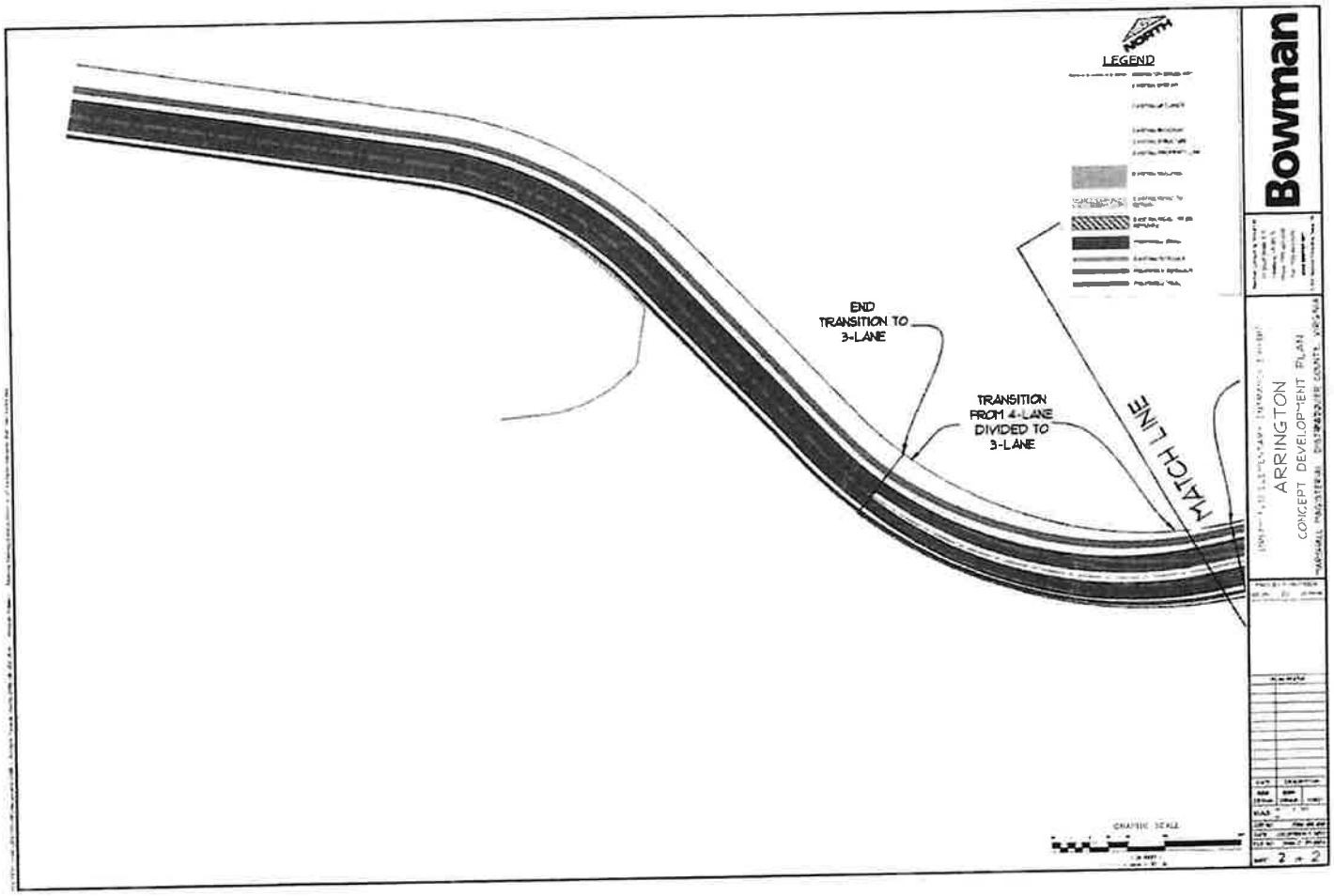
FILE NO.

SHEET 15B OF 17


JAMES MADISON HIGHWAY
PROPOSED PRD ZONE 77.6545 ACRES
APPLICATION PROPERTY
EX PRD ZONE
ALWINGTON FARM, LLC
LAND BAY M 75.0000 ACRES
LEXINGTON BOULEVARD
LEXINGTON FOREST ROAD
SITE
VICINITY MAP
EASEMENT LEGEND
LINE TABLE
ZONING AREA TABULATION
SYMBOL LEGEND
CURVE TABLE
SURVEYOR'S NOTE
Bowman CONSULTING
CERTIFIED ZONING PLAT
ARRINGTON
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
16 of 17

CERTIFIED ZONING PLAT
ARRINGTON
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
Bowman
CONSULTING
17 x 17
EX RA TO
REMAIN
REGIONAL
PROPERTY
ARRINGTON FARM, LLC
EXISTING
RZ
APPLICATION
PROPERTY
PROPOSED RZ
ZONE
TYPICAL ADJ.


MATCH LINE
BEGIN TRANSITION TO 3-LANE
ARRINGTON SITE
FIN 6983-44-5875-000
JAMES G. BRUMFIELD ELEMENTARY SCHOOL
BUS LOOP
FAUQUIER COUNTY
TOWN OF WARRENTON
PROPOSED REALIGNMENT OF SCHOOL PARKING LOT & CHURCH ENTRANCE
PROPOSED 10' TRAIL
EXISTING TRAVELWAY TO BE REMOVED
EXISTING TRAVELWAY TO REMAIN
COUNTY SCHOOL BOARD OF FAUQUIER CO
FIN 6983-48-7973-000
COUNTY SCHOOL BOARD OF FAUQUIER CO
FIN 6983-48-7973-000
PROPOSED 5' SIDEWALK EXTENSION
EXISTING SIDEWALK
APPLETON CAMPBELL
FIN 6983-48-7008-000
ARRINGTON SITE
FIN 6983-44-5875-000
FAUQUIER COUNTY
TOWN OF WARRENTON
DALMART
ARRINGTON ROAD
FAUQUIER COUNTY
TOWN OF WARRENTON
HOME DEPOT
NORTH
LEGEND
GRAPHIC SCALE
Bowman
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA
SHEET 1 of 2


NORTH
LEGEND
END
TRANSITION TO
3-LANE
TRANSITION
FROM 4-LANE
DIVIDED TO
3-LANE
MATCH LINE
GRAPHIC SCALE
Bowman
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA
SHT. 2 of 2

# EXHIBIT C

## Code of Development

# Arrington

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023

## TABLE OF CONTENTS




**OWNER**
Avington Farm, LLC

**DEVELOPER/APPLICANTS**
Avington Farm Developers, LLC
[illegible] Road
Chantilly, VA [illegible]

Van Metre Communities LLC
9800 Main Street, Suite 500
Fairfax, VA 22031

**CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE**
Bowman Consulting Group, LTD
[illegible] South Street, S.E.
Leesburg, VA [illegible]

**TRANSPORTATION ENGINEERING**
Grove Slade
4114 Legato Road
Suite 650
Fairfax, VA 22033

**WASTEWATER ENGINEERING**
SES Net Advisors, LLC
9251 Belmont Court
Suite 101
Manassas, VA 20110

**LEGAL**
Attention: John Foote
Walsh Colucci Lubeley & Walsh
4310 Prince William Parkway
Suite 300
Prince William, VA 22192


Bowman


ARRINGTON LOCATION MAP

## DESCRIPTION OF THE PROJECT

Arrington is a development that organizes the design of homes, public spaces and environmental areas in a manner that complements and respects the traditional time-honored planning models of Warrenton and Fauquier County. Arrington embraces Traditional Neighborhood Design (TND) in a way that exemplifies the goals and objectives of the Planned Residential Development zoning district. Arrington is designed as a small, cohesive neighborhood that features the very best aspects of neo-traditional planning with an appreciation for the qualities that best represent Warrenton and Fauquier County. The community reflects the aesthetic form and warmth of older, established residential areas of Warrenton as well as the goals and objectives expressed in the recently adopted Town of Warrenton 2040 Plan and the Warrenton Service District Plan within the Fauquier County Comprehensive Plan. The Base Zoning plan for Arrington is composed of a combination of residential blocks, each with home-centered lots of varying width and area, small pocket parks and internal open spaces served by a system of interconnected streets, sidewalks and trails providing multi-modal connectivity to nearby schools, shopping, recreation and services. Arrington is engineered and designed as a walkable community. The residences will be of a Piedmont vernacular and vary in category, type, architectural style, form, and roof line (e.g. Federal, Colonial

ARRINGTON FARM POND

Revival, Dominion, Arts and Crafts, Bungalow, and Contemporary Vernacular). Each is carefully detailed in Part IV: Elevations, and garage orientation.

The Arrington community will consist of two hundred twenty-two (217) residential lots under the Base Zoning plan. The base density at Arrington is 0.93 dwelling unit per acre. Two alternative development plans are proposed which depend on the inclusion of Arrington within the corporate boundaries of the Town of Warrenton, availability of public water and sewer service, and, with Alternative B, the availability of adequate right-of-way for the construction of the single portion of Phase 2 of the currently proposed of Arrington Boulevard.

Development Alternative A consists of two hundred and eleven (211) residential lots, of which 16 lots are reserved for the construction of affordable housing units with a density of 1.01 dwelling units per acre. This alternative includes twenty-five (25) acres to be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to the area by the Town of Warrenton during the Town/County voluntary annexation process. Development of the Arrington community

Development Alternative B consists of two hundred and twenty (220) residential lots, of which 16 lots are reserved for the construction of affordable housing units. Proposed density of this plan is 1.06 dwelling units per acre. This alternative includes twenty-five (25) acres to be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to this area by the Town of Warrenton during the Town/County voluntary annexation process. Development of the Arrington community

Judge the attraction of subject to the acreage of Arrington within the corporate boundaries of the Town of Warrenton, the availability of public water and sewer service, as well as availability of off-site right-of-way for the construction of the off-site portion of Phase 2 of the northern extension of Arrington Boulevard.

Arrington contains a traditional, substantially rectilinear pattern of blocks and interconnecting streets and alleys that are oriented to the pedestrian rather than the automobile. Informal Parking is provided along the public streets creating a streetscape consistent with the character of Warrenton and other historic towns. Single family houses have garage access via alleys in certain blocks. Where residential units are front loaded with driveway access to the public street, the architectural standards require the garage to be set back from the front of the house providing that the garages are not a prominent feature of the streetscape. Street trees are required along both sides of public streets within lands and easements on each lot adjacent to the public sidewalks. The number of street trees to be planted shall result in an average density of one tree per 40 feet of block frontage with spacing to be adjusted based on site design constraints. In addition, the same species must be located on both sides of each street, although a different complementary species is allowed at intersections.

For all the residents of Arrington are various public spaces including large parks, pocket parks and other open spaces. They are interconnected by sidewalks and are easily accessible to the public. These spaces contain active and passive recreation areas. Many of the natural and environmentally sensitive areas such as wetlands have been preserved and protected. The key open space areas and their functions are further defined in Part II.

Arrington requires a variety of lot areas, setbacks and widths. Additionally, variety in architectural style, form and resulting roof lines is also required. Houses are required to greet the public domain with varying front setbacks which are a minimum of 25 feet from the ROW line to the house (porches and other welcoming features may encroach into the setback). Specific architectural standards and lot layout diagrams for each housing category and type are located in Part III the Code of Development, assuring that Arrington will be a traditional neighborhood development that contains the lot design and variety of architectural element in very traditional towns and communities.

ARRINGTON ILLUSTRATIVE PLAN - BASE ZONING

## ILLUSTRATIVE PLAN

The Base Zoning Development Plan consists of two hundred seventeen (217) residential lots with a density of 4.33 dwelling units per acre. This is the same number of residential lots that was approved under the original Arrington PRD Rezoning of 2015.

## Illustrative Plan

The Alternative A Development Plan consists of two hundred and eleven (211) residential lots with a density of 1.61 dwelling units per acre, an eating establishment, and a small interpretive center to a maximum of 15 rooms. The alternative assumes the inclusion of Arrington within the corporate boundaries of the Town of Warrenton and the availability of town public water and sewer service. With town sewer, there is no need for the discharge treatment area located south of Turkey Run. The increase in adequate public allows for 21 single family attached (townhouses) and single family detached units with a bed&breakfast and eating establishment restaurant in the location in addition. Alternative A includes twenty-five (25) acres (Land Bay W) to be developed in accordance with the provisions of the Town's Commercial (C) Zoning District, subject to the land bay in the Town of Warrenton being the Fauquier County boundary line attachment point.


ARRINGTON ILLUSTRATIVE PLAN (ALTERNATIVE A)


ARRINGTON ILLUSTRATIVE PLAN (ALTERNATIVE B)

This Alternative B Development Plan [illegible] of the bounded and [illegible] property (278) residential lots, of which 16 are to be affordable housing units, with a density of 1.29 dwelling units per acre, an eating establishment, and a small lotting limited to a maximum of [illegible] units. This Alternative is subject to the [illegible] of Arrington within the corporate boundaries of the Town of Wasaga Beach, the availability of [illegible] water and sewer services, as well as availability of [illegible] right-of-way for the construction of Phase 2 of the north-south extension of Arrington Boulevard. Alternative B includes twenty-five (25) acres (Land Bay W) to be developed in accordance with the regulations of the Town's Commercial (C) Zoning Dist[illegible] assigned to the land bay by the Town of Wasaga Beach during the Secondary Planning and Approval process.

## PROCESS

In accordance with these Building and Lot Requirements (the "BLRs") for the development of the Arrington Community, all new construction shall conform to the building and lot requirements, and design and coordination guidelines requirements, set forth below. The requirements set forth herein cover a broad scope of design elements including, but not limited to, lot layout of building and accessory structures (including garages and driveways), architectural design elements and requirements, fencing, lighting and landscape design and installation. The intention of these regulations is to ensure a consistent level of high quality design throughout the community.

All house siting and landscape plans, as well as the architectural design and details of each home to be constructed within the Arrington community, shall be submitted by the Builder ("Builder") and approved by the Arrington Conservancy Architectural Review Committee ("ARC") before construction commences. ARC approval does not relieve the applicant of the responsibility of obtaining all other necessary approvals and permits required by Town of Warrenton, Fauquier County, the Commonwealth of Virginia, and/or other governmental agencies having jurisdiction over the construction of the same.

## INITIAL ARCHITECTURAL REVIEW COMMITTEE:

### MEMBERSHIP

The role of the ARC is the review and approval of site planning, appearance, architectural design, and aesthetics of lots and homes in the Arrington community.

The ARC shall consist of three members, two of whom shall be appointed by the Declarant, and the third of whom shall be appointed by the applicable jurisdiction at its discretion. The ARC will select an architect to advise it as to conformance of applications with these BLRs. The Architect shall be licensed to practice architecture in the Commonwealth of Virginia, shall possess a minimum of ten years of experience in working with Architectural Review Boards for historic districts, and traditional neighborhood design developments, and shall have completed previous projects that incorporate historical and/or aesthetic community architectural styles found in Warrenton, Fauquier County and the broader Virginia Piedmont. Each of the three members shall have an equal vote.

Following completion of construction (defined herein as the issuance of the final certificate of occupancy of the first home constructed on 95% of the residential lots subject to these BLRs), and/or in the event the jurisdiction succeeds or yields its right to appoint a member of the ARC, whichever first occurs, the Declarant shall thereafter appoint all three members of the ARC.

### NON-LIABILITY

Neither the ARC nor its members, their successors, agents, consultants, representatives, employees, or attorneys, shall be liable for damages, or other relief of any kind whatsoever, to anyone submitting plans to it for approval, or to any applicant, by reason of mistake in judgment, negligence arising out of any action of the ARC with respect to any submission, for failure to follow these BLRs, or for the performance or non-performance of any duty or responsibility assigned hereunder.

### ACCURACY OF INFORMATION

Any person submitting plans to the ARC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations, and other pertinent features of the site or plans.

### REGULATORY COMPLIANCE

It is the responsibility of any Builder to obtain all necessary permits and ensure compliance with all applicable governmental regulations and requirements. Plans submitted for ARC review shall comply with all applicable building codes, zoning regulations, and the requirements of all governmental entities having jurisdiction over the building project or the property. Regulatory approvals do not preclude or supersede the authority and responsibility of the ARC, which is independent of any other agency or entity with jurisdiction and which is established by the BLRs. It is not the responsibility or function of the ARC to review submissions for compliance with applicable governmental regulations and it will decline to do so.

### NEW CONSTRUCTION APPROVAL PROCEDURES

In order to initiate new homes, or any accessory structures, shall submit plans thereto for review and approval by the ARC.

- Applications for plan approval: A submittal package (referred to herein as the "Application") shall include two copies of house plot plans including, among other things, driveway layout with lot grading, and landscaping plans (including detailed plant lists), architectural floor plans and elevations, material samples, color palette samples, light fixture (diagram or photograph), and details of any proposed decking or fencing. The application shall also include a tabulation showing compliance with corresponding Lot Standards for the Lot Category and Type as well as the Lot Mix Per Block standards and Unit Mix table based in Part II and the Lot Layout Variety requirements set forth within Part III. The ARC may request additional materials that it deems necessary to complete a proper review of any building or other plans required hereby.

- ARC Review and Approval. The ARC will review the submission within fourteen (14) calendar days of receipt of a complete Application. The Applicant will within that time receive written approval (that may include conditions thereon), or written disapproval stating the bases for disapproval. Approval by the ARC does not relieve the applicant of the responsibility of obtaining all other necessary approvals and permits required by the Town of Warrenton, Fauquier County, the Commonwealth of Virginia, and/or any other agency having jurisdiction over the project.

  Notification of the ARC's final approval constitutes a binding agreement and commitment between the Builder and the ARC, and deviation from approved plans is prohibited without formal modification thereof pursuant to the procedures established herein.

  The Committee's action on any Application shall be in its sole discretion and shall be final and unappealable.

## SUBMISSION OF A CODE OF DEVELOPMENT SITE PLAN:

The County's process under the PRD zoning for the submission of a Code of Development Site Plan shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development. A Code of Development Site Plan shall be submitted for administrative approval by the Zoning Administrator. A Code of Development Site Plan may include any combination of grading, infrastructure, lots or buildings for any portion of the development subject to phasing and proffers, provided it is consistent with the approved Concept Development Plan (CDP) referenced in this Code of Development. The established process for issuance of Land Disturbing Permits associated with site plans, infrastructure plans, and all construction plans involving land disturbance shall also be followed subsequent to the approval of a Code of Development Site Plan.

## SUBMISSION OF FINAL PLATS:

The County's process under the PRD zoning and the applicable Subdivision Ordinance for the submission of a Final Plat shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development and the approved Code of Development Site Plan.

## SUBMISSION OF BUILDING/ZONING PERMITS FOR INDIVIDUAL HOUSES OR OTHER STRUCTURES:

The established process for Building/Zoning Permits shall be followed, except that:

- A review by the ARC for compliance with the Code of Development shall occur. The ARC review shall be completed prior to submittal for zoning review for Zoning/Building Permits.

- A copy of the ARC's approval letter, the Application and all supporting materials submitted to the ARC shall be submitted with the building plans. Compliance with the Code of Development shall be required for issuance of a Zoning or Building Permit.

- Every structure on a residential lot, including all sheds (even those less than 150 square feet) and residential fences shall require a zoning permit.

- Upon completion of construction and prior to issuance of an occupancy permit for each house, the Owner shall submit to the County a copy of a letter issued by the ARC which confirms that such house was constructed in substantial conformance with the approved ARC application.

## DEVIATIONS FROM THE CODE OF DEVELOPMENT:

The developer/applicant shall comply with the provisions of this Code of Development, provided that the Zoning Administrator shall have the authority and discretion to approve certain deviations from the requirements within the parameters specifically set forth in this Code. Deviations beyond those authorized by the language of this Code or the Proffer Statement shall be considered an amendment to the Arrington rezoning and shall require a rezoning and/or proffer amendment application, as determined by the jurisdiction.

## APPEALS:

An appeal of any Zoning Administrator decision related to the interpretation of this Code of Development shall be made to the governing authority, following the established procedures for appeals of proffer interpretations.

## DEVIATIONS IN PROCESS:

Should the jurisdiction amend the Zoning or Building Permit approval process or the approval authority, Arrington shall be required to follow that amended process.


EXISTING SERVICE DISTRICT MAP


PROPOSED ZONING MAP

DEVELOPMENT PROGRAM - BASE ZONING

| 2015 APPROVED REZONING | | | | | 2022 PROPOSED REZONING (BASE) | | | | |
|---|---|---|---|---|---|---|---|---|---|
| COMMUNITY SECTOR | LAND AREA (acs.) | TOTAL NO. OF LOTS | FRONT/SIDE LOAD (MAX) | REAR LOAD (MIN) | | LAND AREA (acs.) | TOTAL NO. OF LOTS | FRONT/SIDE LOAD (MAX) | REAR LOAD (MIN) |
| PREMIALETS | | | | | | | | | |
| VIGNERONS | | 62 | 49 | 14 | | | | | |
| MEURIAGES | | 34 | 25 | 8 | CENTRAL | | 124 | 100 | 24 |
| COOPERS VALLEY | | 52 | 37 | 15 | | | | | |
| VINTNERS | | 39 | 11 | 28 | SOUTHEAST | | 11 | 11 | 0 |
| | | | | | GATEWAY | | | | |
| | | | | | CENTRAL SEA | | | | |
| | | | | | NORTH | | | | |
| TOTAL | 206.41 | 217 | 162 | 55 | TOTAL | 234.09 | 217 | 143 | 74 |
| DENSITY = | 1.05 | lots/ac | 74.7% | 25.3% | DENSITY = | 0.93 | lots/ac | 65.9% | 34.1% |

## LAND USE - BASE ZONING

The Arrington Development pursuant to Code [illegible] additional dwelling at single family dwelling lots with varying lot frontages in a cluster design consistent with the Greenway/Gateway Residential objectives outlined in the Warrenton Service District Plan. Approximately 27 acres of the property was subject of a recent change in land use designation from "Public" to "Open Space or Park" and remains within the Warrenton Service District. As illustrated in the Development Program Chart below, the 217 residential lots proposed under the current Base Zoning Plan is the same as the 217 residential lots approved under the 2015 Rezoning even though the acreage of the community has increased by the 27 acres. Further, the number of lots with alley/rear garages has been increased from 55 lots (25.3% of total) to 74 lots (34.1%) to further emphasize the core traditional design of the Arrington community and is consistent with the objectives for the property outlined in the Warrenton Service District Plan.


EXISTING SERVICE DISTRICT MAP


PROPOSED ZONING MAP

| DEVELOPMENT PROGRAM - ALTERNATIVES A & B | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2022 PROPOSED REZONING (ALT A) | | | | 2022 PROPOSED REZONING (ALT B) | | | |
| COMMUNITY SECTOR | LAND AREA (acs.) | TOTAL NO. OF LOTS | FRONT/SIDE LOAD (MAX) | REAR LOAD (MIN) | LAND AREA (acs.) | TOTAL NO. OF LOTS | FRONT/SIDE LOAD (MAX) | REAR LOAD (MIN) |
| PORTAMILLE | | | | | | | | |
| CENTRAL | | 40 | 40 | 20 | | 66 | 46 | 20 |
| SOUTHWEST | | 33 | 33 | 0 | | 33 | 33 | 0 |
| SOUTHEAST | | 71 | 57 | 14 | | 71 | 57 | 14 |
| CENTRAL SEA | | 57 | | 57 | | 57 | | 57 |
| NORTH | | | | | | 59 | 14 | 45 |
| TOTAL | 209.09 | 211 | 110 | 101 | 209.09 | 270 | 127 | 143 |
| DENSITY = | 1.01 | lots/ac | 52.1% | 47.9% | 1.29 | lots/ac | 47.0% | 53.0% |

## LAND USE – ALTERNATIVES A & B

The alternative Assisted development programs include primarily single family dwellings on lot sizes varying for frontages, market-rate and affordable housing units, and a commercial component that includes an existing establishment and a new town center in a traditional village design. The village will be bordered on the south and east by preserved open space and on the north by a 25-acre community commercial center to be developed in accordance with the regulations of the Town of Warrenton Commercial (C-1) Zoning District. The open spaces on the south and east will preserve the rural character of the southern gateway to the Town of Warrenton consistent with the Greenway/Gateway Residential Districts outlined in the Warrenton Service District Plan. The 25-acre community commercial center located adjacent to Alwington Boulevard and in close proximity to existing larger retail development provides the Town of Warrenton with the opportunity to expand the Greenway and Hatton Districts established within the Plan Warrenton 2040 vision of "maintaining the distinct character of each for [illegible]"

## PERMITTED USES:

PRINCIPAL USES PERMITTED (PER ZO 4-103)

A. Detached, single family dwellings

B. Attached, single family dwellings including duplex, townhouses, atrium houses and patio houses

SECONDARY USES PERMITTED (PER ZO 4-104)

A. Parks, playgrounds, community centers and non-commercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and related facilities.
B. Electric, gas, water, sewer, and communication facilities, including transformers, pipes, meters, pump stations and related facilities for distribution of local service.
C. Intentionally Deleted
D. Accessory uses and structures including home occupations, storage buildings, and detached garages
E. Temporary buildings, the uses of which are incidental to construction during development being conducted on the same or adjoining tract or section which shall be removed upon completion or abandonment of such construction.
F - H. Intentionally Deleted
I. Eating establishments (maximum floor area of 8,000 square feet)
J - R. Intentionally Deleted
S. Farmer's market
T. Intentionally Deleted
U. Commercial/Office uses collocated with residential dwelling units
V. Bed and breakfast, inn (maximum of 15 guest rooms)

## GENERAL USE LIMITATIONS:

Unless otherwise specified under a specific provision of this Code of Development, all uses shall conform to the following use limitations and performance standards of the Fauquier County Zoning Ordinance:

1. Section 2-502: Limitations on the Occupancy of a Dwelling Unit

2. Section 2-508: Limitations on Junk and Inoperable Vehicles

3. Section 2-510: Sales from Vehicles

4. Section 2-512: Limitations on Keeping of Animals

5. Section 2-600: Common Open Space and Common Improvement Facilities

6. Article 5: Administrative Permits, Special Permits and Special Exceptions

7. Article 8: Signs

8. Article 9: Performance Standards

9. Article 11: Telecommunications Ordinance

ACCESSORY USES (PER ZO 6-102)

The following accessory uses shall be allowed within Arrington in conjunction with and incidental to, and on the same lot as the principal use, provided that all other requirements of this Code of Development are also met:

1-3. Intentionally Deleted

4. Child's play house not to exceed 100 SF & play equipment

5-7. Intentionally Deleted

8. Gardening

9. Intentionally Deleted

10. Parking and loading spaces, off-street, as regulated by Article 7.

11-17. Intentionally Deleted

18. Statues, arbors, trellises, barbecue stoves, flagpoles, fences, walls and hedges. Maximum height for fences is 6 feet located to the rear of the front façade of the house.

19. Intentionally Deleted

20. Storage structures incidental to a permitted use

21. Swimming pool and bathhouse, private

22. Tennis, basketball or volleyball court and other similar private outdoor recreational uses

23a. Intentionally Deleted

24. Intentionally Deleted

25. Yard/garage sales accessory to residential uses (per ZO)

26-29. Intentionally Deleted

30. A Family day home for four or fewer children

31. The letting for hire of not more than two rooms to not more than two persons for periods not shorter than one month

32-33. Intentionally Deleted

The Alternative Zoning units are simple units to handle, as simple, separated by water or stream, either on the north, with mixed with open space areas designated for parks and/or active uses. Each parcel will include generous sidewalks and will [illegible] social connectivity to the other parcels, as streets and sidewalks/trails.

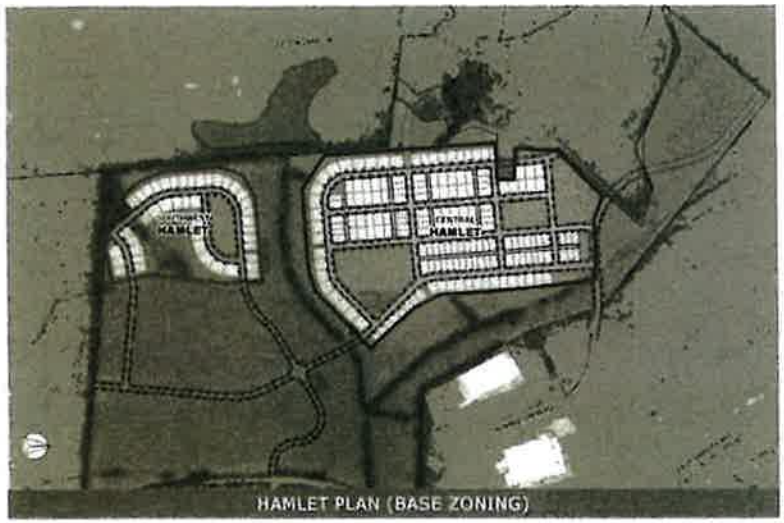
The configuration of Arrington's hamlets implements clustered development that will protect the site's natural beauty and [illegible] shown on the exhibit below, with the categories, type, and number [illegible] within each hamlet shown in the chart on page 10.

Notes:

1. The number of [illegible] each hamlet are category and type in [illegible] approximate and may subject to change. [illegible] preparation of the Code of Development for Site Plan up to a maximum of 10% percent (10%) [illegible] and type within each hamlet and the percent (10%) for the total number of units within a hamlet.

* The total number of units [illegible] 1,717, 2,113, and 2,70[illegible] units for the Base Zoning, Alternative A, and Alternative B plans respectively.

1. [illegible] units within [illegible] to [illegible] within each hamlet [illegible] shown [illegible] may not be [illegible] adjustments [illegible]

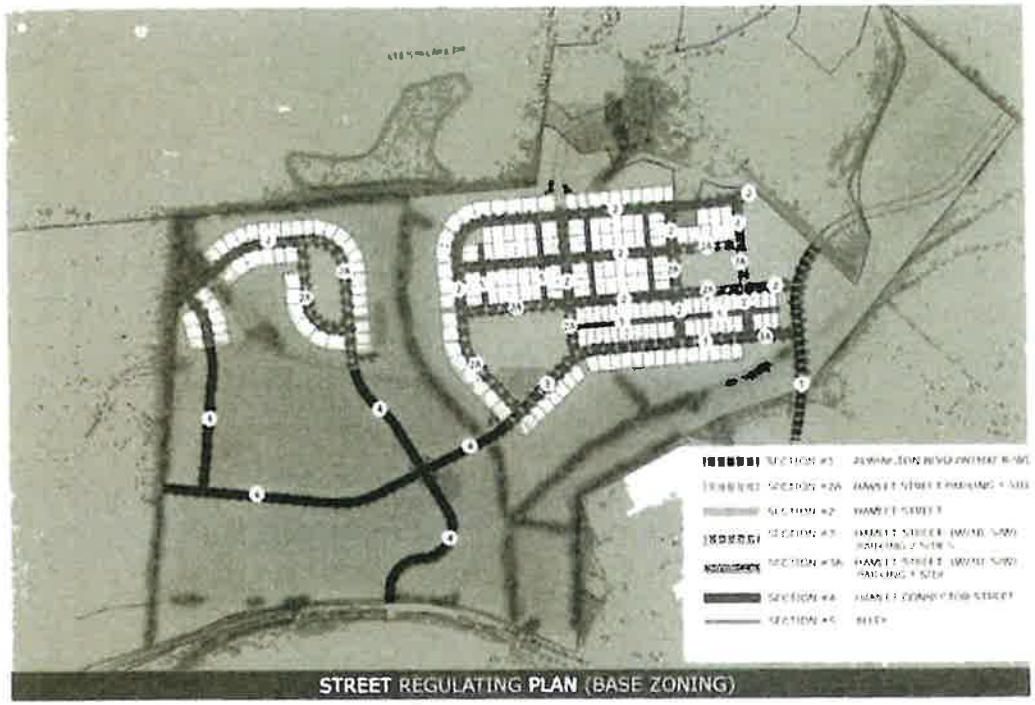



HAMLET PLAN (BASE ZONING)


HAMLET PLAN (ALTERNATIVE B)

## GENERAL REQUIREMENTS

**STREETS:**
All streets, excluding alleys, shall be public streets. Alleys shall be private streets owned and maintained by the HOA. All public streets and alleys shall be designed in a manner consistent with the typical sections shown on the subsequent pages subject to any modifications required to meet the applicable jurisdictional design standards and specifications. Arrington has been designed to provide an interconnected street grid within the community, with strategically located access points for future interparcel connectivity. This street grid design encourages a more friendly pedestrian circulation system, provides for dispersion of traffic, and improves the safety response time. Temporary turnarounds at inter-parcel access points and signage indicating possible future street extension will be provided if required by the applicable jurisdictional design standards and specifications.

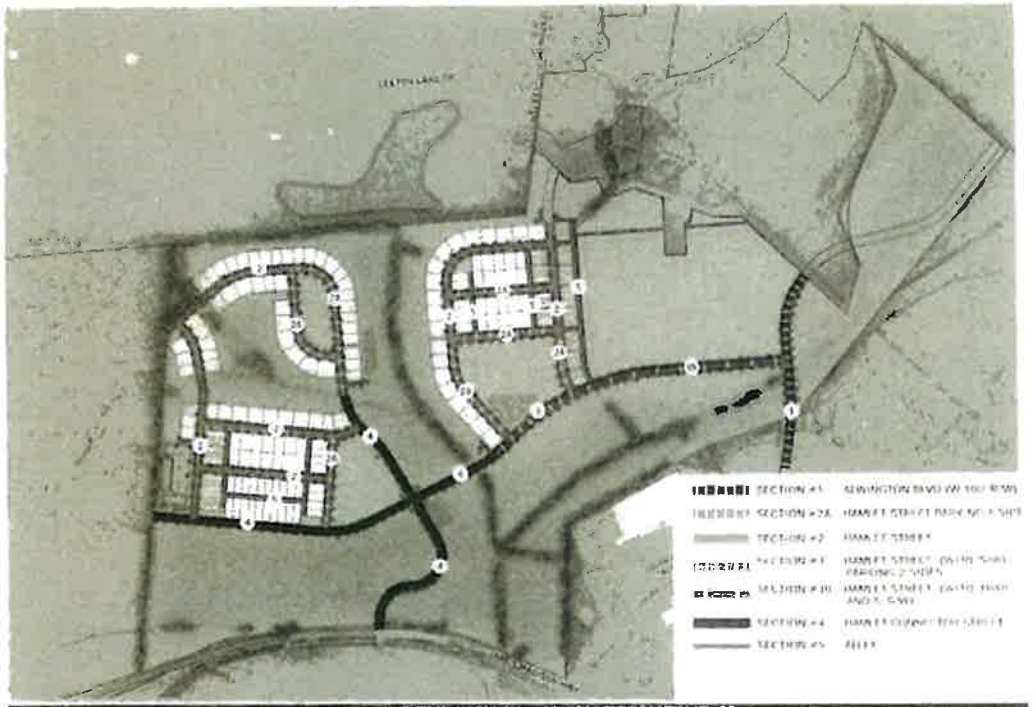



STREET REGULATING PLAN (BASE ZONING)

VDOT ROUNDABOUT

ALWINGTON BLVD. EXTENSION THROUGH FLOODPLAIN

PROPOSED CONNECTION TO WARRENTON WATER SYSTEM




STREET REGULATING PLAN (ALTERNATIVE A)

**ON-STREET PARKING:**

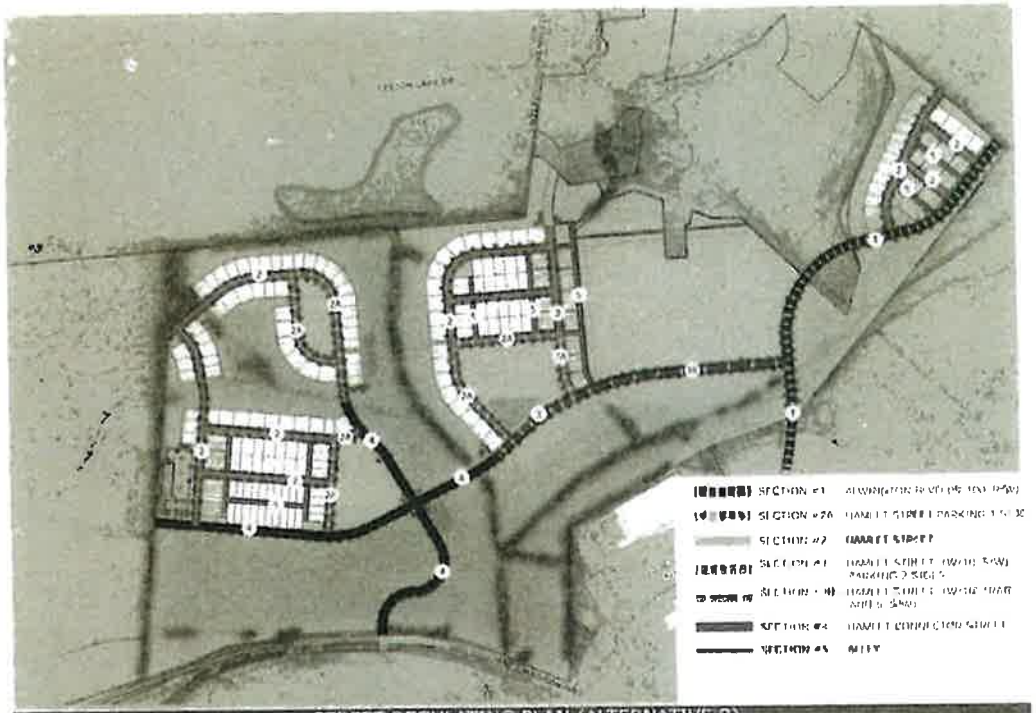
Internal on-street parking shall be provided along one or both sides of all residential streets within the public right-of-way, subject to approval by the applicable governmental authority with jurisdiction over such public right-of-way.

**UTILITIES AND EASEMENTS:**

All underground utilities shall be located within the public right-of-way, subject to standard engineering practices. Dry utilities serving lots with alley access shall be placed within the alley, subject to utility provider approval.

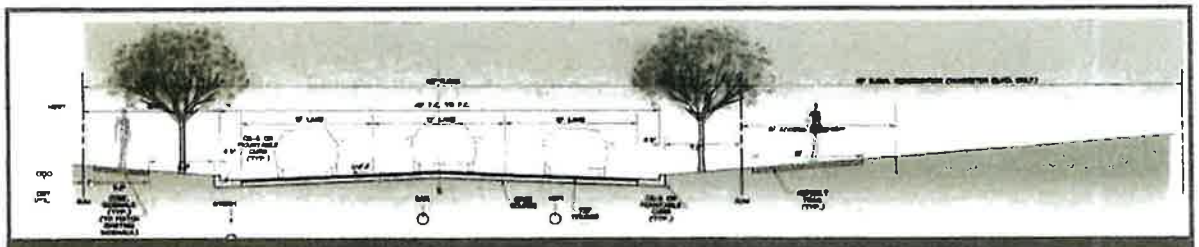
**STREETSCAPE:**

Streetscape elements, including street trees, sidewalks, crosswalks, and street light, shall be provided as set forth in the Article.

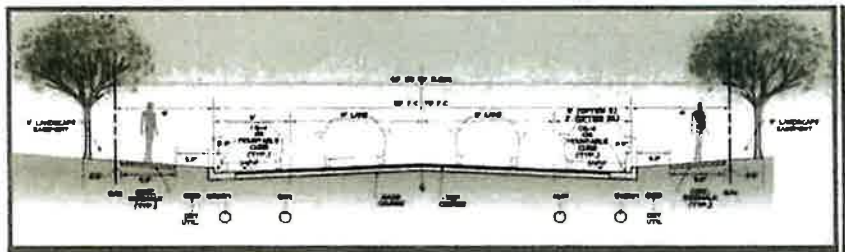



STREET REGULATING PLAN (ALTERNATIVE B)

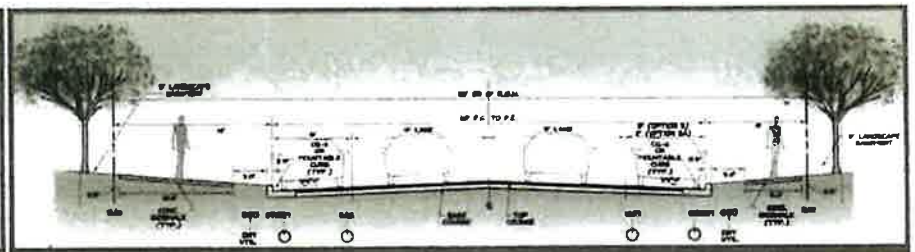
*Typical Section:*



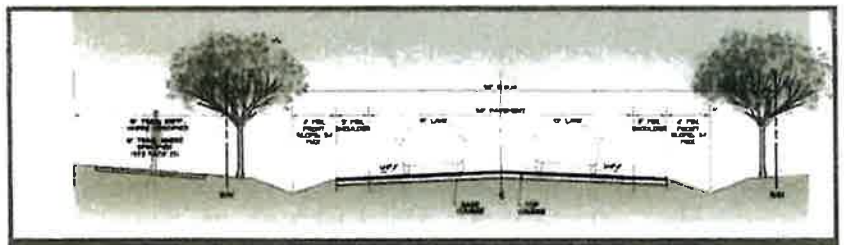
SECTION #1 & 3B - ALWINGTON BLVD & PUBLIC STREET, NO PARKING (W/5' SIDEWALK & 10' TRAIL) (NOT TO SCALE)



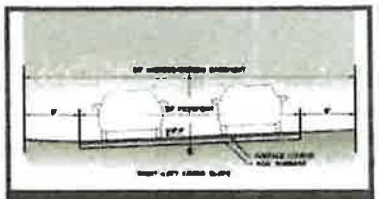
SECTION #2 & 2A - HAMLET STREET, PARKING ONE/BOTH SIDES (NOT TO SCALE)



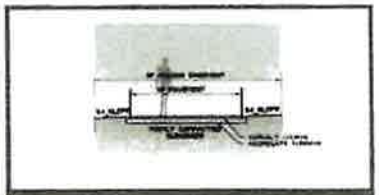
SECTION #3 & 3A - HAMLET STREET - PARKING ONE/BOTH SIDES & 10' SIDEWALK (NOT TO SCALE)



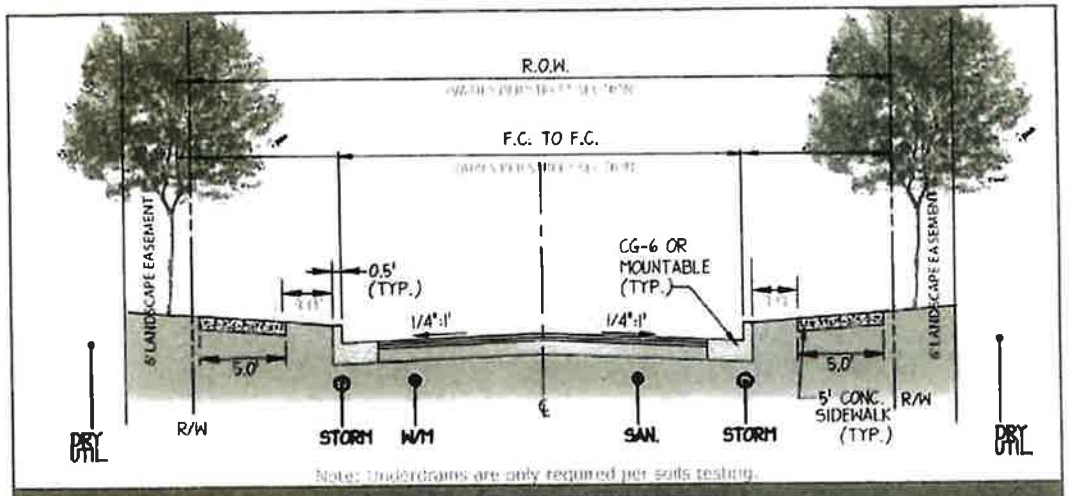
SECTION #4 - HAMLET CONNECTOR STREET, NO PARKING (NOT TO SCALE)



SECTION #5-PRIVATE ALLEY (NOT TO SCALE)



TYPICAL TRAIL (NOT TO SCALE)




Note: Underdrains are only required per soils testing.

PUBLIC INFRASTRUCTURE ROW SECTION

## UTILITIES AND EASEMENTS

**LOCATION:**
All utilities and utility easements will be located in a manner that supports the goal of creating traditional character within Arrington. All new utility lines shall be placed underground. Wet utility lines/easements will be located within the public right of way to the greatest extent possible. Dry utility lines/easements will be allowed to be placed within front yards to the extent such placement does not interfere with required landscaping or other required elements of the plan. To the extent achievable, shared easement, and easements of reduced width will be utilized as allowed by various dry utilities.

**FIRE HYDRANTS:**
Placement of fire hydrants shall occur at locations that minimize congestion to on-street parking (such as street corners) subject to fire and rescue approval. And in conformance with fire and rescue standards.

TRANSFORMERS/UTILITY BOXES

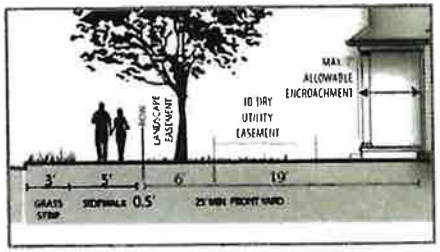
*Streetscape*

## STREETSCAPE:

The streets within Arrington are designed to reflect the traditional neighborhood character of the development, as well as their carrying capacity. The goal is to provide narrow, traffic-calmed streets with on-street parallel parking in keeping with traditional forms of development. Every hamlet street is lined with sidewalks and canopy trees, helping to create an environment that accommodates cars, but also welcomes pedestrians to walk through the neighborhood. Streetscape features shall include pedestrian scale street lights. Standards for lighting are found on the following page.

## STREET TREE REQUIREMENTS:

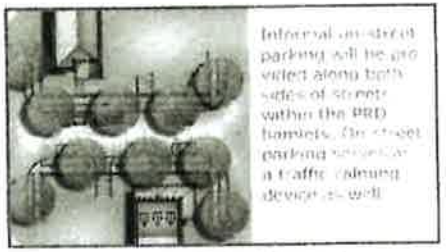
1. Every street shall have street trees planted on both sides of each street adjacent to the public sidewalks or trails.
2. Street trees shall generally be located just outside the right of way within landscape easements on each lot located between the sidewalk and house. The number of street trees to be planted shall result in an average density of one tree per 40 feet of cumulative block frontage. Spacing and location may be adjusted in order to create unique effects and to accommodate utility easements and other site design constraints.
3. Street trees shall be selected from those listed in the table titled Appropriate Street Trees at Arrington in Appendix C. The list highlights specific cultivars of tree types specifically recommended for street tree use in Virginia by VDOT and the Virginia Tech Department of Forestry.
4. Street trees shall be planted in a manner that helps to create special character and identity for individual streets. This shall be accomplished by using the same tree type along both sides of the street, and varying that type from street to street.




TYPICAL STREETSCAPE

SIDEWALK NOTES:

1. Concrete sidewalks shall be provided as shown on the typical street section.
2. Score joints shall be provided to demark the limits of sidewalk through driveway aprons subject to jurisdictional approval.
3. Sidewalks shall be constructed so there is no change in grade at the driveway apron, subject to jurisdictional approval.




ON-STREET PARKING

## PEDESTRIAN STREET LIGHTS:

DOMINION CUTOFF ACORN FIXTURE

| Comparable HID Wattage | Finish Color | Initial Lamp Lumens | Lighting Pattern | Correlated Color Temperature (CCT) | Input Wattage |
|---|---|---|---|---|---|
| 20 | Black | 3838 | Type III | 1000K | 45 |
| 100 | Black | 5472 | Type III | 1000K | 66 |
| 150 | Black | 8133 | Type III | 1000K | 131 |

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

1. Street lights shall be provided along every street with a sidewalk or trail.
2. Street lights shall be a maximum of 12 feet in height as required by Dominion or the applicable jurisdiction.
3. Lights shall be spaced at intervals of 200-240 feet, or as determined by final photometrics.
4. Lights shall be shielded to direct light downward.
5. Fixtures and poles shall have a dark finish and be generally of a traditional design, consistent in character and quality to those shown on this page subject to approval in the public ROW by Dominion and the applicable jurisdiction.

## GUARDRAIL:

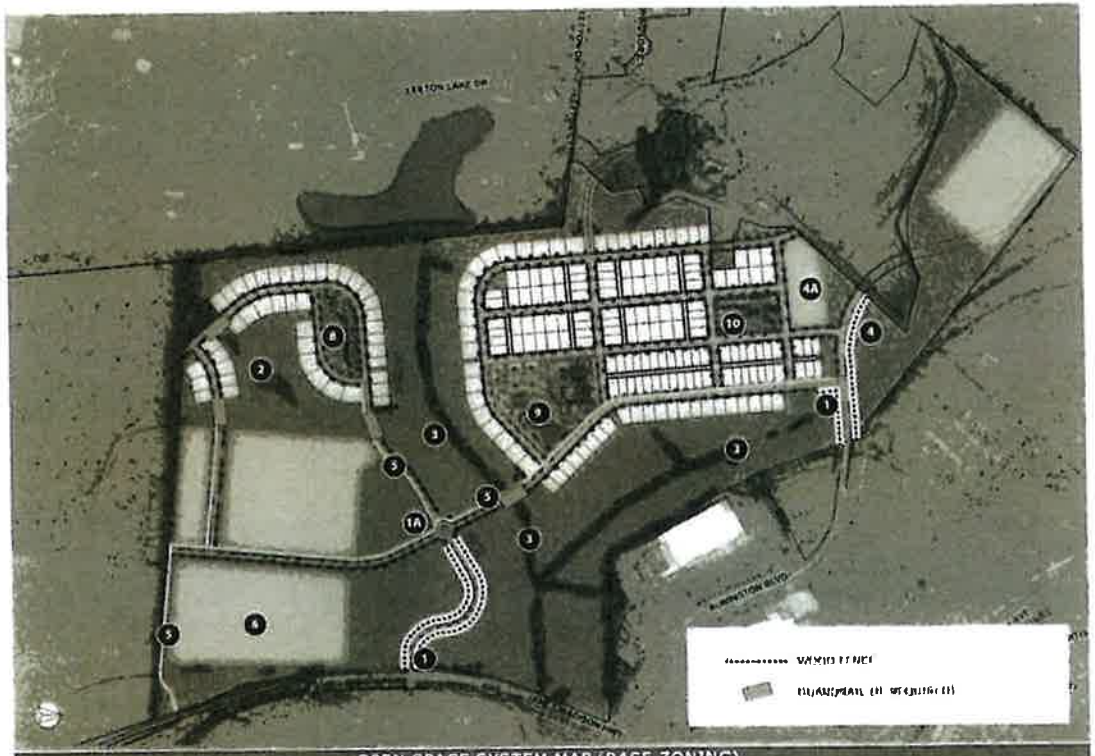
Guardrail and guardrail engineering requirements shall utilize materials and colors as required by the applicable jurisdictional authority.

## MAIL BOXES:

Mail boxes shall be simple, functional, and in accordance with approved projects standards. Their design and location should minimize their visual impact and comply with all applicable design standards and codes. Individual free-standing mailboxes shall be allowed, with a requirement for dark finishes for the mailboxes and posts. The separate newspaper delivery boxes shall be allowed. Grouped mailboxes shall be allowed when required by the United States Postal Service (Postal Service). All group mailboxes shall be in dark finishes, subject to approval by the Postal Service.

FREESTANDING MAILBOX
BLACK IN COLOR

GROUPED MAILBOX
BLACK IN COLOR




OPEN SPACE SYSTEM MAP (BASE ZONING)

## OWNERSHIP, MANAGEMENT AND ACCESS TO OPEN SPACE:

Arrington includes a system of open spaces [illegible] throughout the development, including [illegible] and walks and trails. The spaces are strategically designed to provide [illegible] to the surrounding [illegible] by [illegible] and [illegible] details and [illegible] open space areas for recreation. All of the open spaces located within the development will be owned and maintained by the Arrington Fort Worth, [illegible] subject to [illegible] and [illegible] within the [illegible].

## PROGRAMMED OPEN SPACE AREAS: (BASE ZONING)

| | |
|---|---|
| 1 [illegible] | 6 Acres |
| 1A Dog Park | [illegible] Acres |
| 2 Lake Point | [illegible] Acres |
| 3 Wildflower Meadow | [illegible] Acres |
| 4 Dog Playlot | [illegible] Acres |
| 4A Community Health Center | [illegible] Acres |
| 5 Trails | [illegible] Acres |
| 6 Wildflower Gathering Area | [illegible] Acres |
| 7 N/A | |
| 8 Neighborhood Hamlet Community Green | [illegible] Acres |
| 9 Central Hamlet Community Center and Community Green | [illegible] Acres |
| 10 Central Hamlet Community Green | [illegible] Acres |
| Total Programmed Open Space | [illegible] Acres |
| Offset Open Space | [illegible] Acres |
| Total Open Space | [illegible] Acres |


OPEN SPACE SYSTEM MAP (ALTERNATIVE A)

## PROGRAMMED OPEN SPACE AREAS: (ALTERNATIVE A)

| | | |
|---|---|---|
| 1 | Entry Gateway | [illegible] |
| 1A | Entry Fountain | [illegible] |
| 2 | Egret Pond | [illegible] |
| 3 | Wildflower Meadow | [illegible] |
| 4 | Berry Planting | [illegible] |
| 4B | Central Hamlet West Retention | [illegible] |
| 5 | Lawn | [illegible] |
| 6 | Vineyard Open Space Area | [illegible] |
| 6A | Existing Landscaping and Agricultural Buffer Area | [illegible] |
| 7 | Southeast Hamlet Community Center | [illegible] |
| 8 | Southwest Hamlet Community Center | [illegible] |
| 9 | Central Hamlet Community Center and Community Garden | [illegible] |
| 10A | Central Hamlet Community Garden | [illegible] |
| | Total Programmed Open Space | [illegible] |
| | Other Open Space | [illegible] |
| | Total Open Space | [illegible] |


OPEN SPACE SYSTEM MAP (ALTERNATIVE B)

## PROGRAMMED OPEN SPACE AREAS: (ALTERNATIVE B)

| | |
|---|---|
| 1 Entry Statuary | [illegible] Acres |
| 1A Entry Garden | [illegible] Acres |
| 2 Farm Pond | [illegible] Acres |
| 3 Old Farm Meadow | [illegible] Acres |
| 4 Berry Plantation | [illegible] Acres |
| 4B Central Hamlet Village Retail Center | [illegible] Acres |
| 5 Bow | [illegible] Acres |
| 6 Vineyard Cemetery/Bow Area | [illegible] Acres |
| 6A Falling Fields and Sunset Vista Agriculture (PA Zoned Area) | [illegible] Acres |
| 7 Southeast Hamlet Community Garden | [illegible] Acres |
| 8 Southwest Hamlet Community Garden | [illegible] Acres |
| 9 Central Hamlet Community Center and Community Garden | [illegible] Acres |
| 10A Central Hamlet Community Garden | [illegible] Acres |
| Total Programmed Open Space | [illegible] Acres |
| Other Open Space | [illegible] Acres |
| Total Open Space | [illegible] Acres |

AMENITY 1
ENTRY FEATURE

AMENITY 2
FARM POND

AMENITY 3
WILDFLOWER MEADOW

AMENITY 4
BERRY PLANTINGS

Adopted Tempo County Capital

## 1 & 1A. ENTRY SIGNAGE & ENTRY FEATURE:

Modest entry signage will consist of a rectangular hanging farm sign on a post flanked by stone columns and black farm fence. Imagery is provided on page 59 in the signage section of the Appendices. Two natural fieldstone retaining walls framing a non-roundabout are behind Abington ridge will signify arrival to the community. One wall will hold a modest wood board farm fencing adjacent to Hamlet Green's will guide you into the community. The entrance will be accented with trees, shrubs, and/or perennial flowers highlighting its location along the rectangular fence line.

## 2. FARM POND:

The small farm pond will need its current size and informal geomorphic appearance. Invasive vegetation will be removed and replaced with native wetland plantings. A proposed trail will provide access to the banks for fishing and sightseeing. One bench will be provided for a contemplative and retreat from everyday life.

## 3. WILDFLOWER MEADOW: (FLOODPLAIN)

This passive recreational area will provide native wildflower seeding to the stream valley ecosystem as it is intended to be a natural meadow for passive recreational enjoyment of birds and wildlife alike. Bird houses will also be provided within the meadow. It will be visible from James Madison Highway and be a major contribution to the southern gateway of Warrenton. Select areas within the floodplain will be graded based on field conditions and increased visibility. Alternatives A and B will include a trail meandering through the meadow with two seating areas.

## 4. BERRY PLANTINGS: (1,200 LINEAR FT)

An informal thicket containing hawthorns, blackberries, dogwoods, and/or huckleberries will be planted for the enjoyment of people and wildlife alike. They are placed along a proposed paved trail in sufficient amounts to graze or harvest.

## 4A. CENTRAL HAMLET NORTH GREEN (BASE) OR NORTH HAMLET GREEN (ALTERNATIVE B)

This design will be a visible focal point when entering the site from Abington Boulevard. This informal green will provide a well landscaped pocket park along Abington Boulevard with active recreation and sitting on the interior. It will incorporate perimeter trees and interior pathways and plantings.

## 4B. CENTRAL HAMLET WEST REFORESTATION

Native [illegible] trees [illegible] shall be planted at a rate of one (1) tree per 1,000 square feet of land area (approximately two (2) acres) along the western boundary of the site. This will [illegible] and serve as a natural wildlife habitat, passive recreational area, and an additional western buffer.

## OPEN SPACE AMENITIES/FEATURES:

- Central Green
- Reserve
- Tot Lot
- Community Park
- Community Greens
- Pedestrian Bridge
- Community Gardens
- Berry Plantings
- Wildflower meadows with bird houses
- Gazebo or covered structure
- Community Center
- Pool
- Patio
- Trail
- Stone wall
- Ornamental [illegible]
- Fencing

## OPEN SPACE AMENITY DESIGN NOTE

Open space amenity designs depicted are preliminary and conceptual. Actual design will follow the [illegible] descriptions and provide the amenities/features mentioned. Actual layout may vary. Parking for the community center, inn and restaurant will be provided per the Zoning Ordinance.


### 5. TURKEY RUN TRAIL:

The Turkey Run Trail (approximately 1.0 mile) would provide a recreational bicycle and pedestrian connection from the southerly boundary of Arrington near the intersection of Jones Madison Highway and the Eastern Bypass northward through the Arrington community to its northern boundary. A public access easement shall be provided for any portion of the Turkey Run Trail not located with a dedicated public street right of way. The easement shall be a minimum of fifteen feet (15') in width. The proposed trail system will connect sidewalks in and around Arrington to provide access and interconnectivity to each of the hamlets, the stream valley corridor, and all community amenities. The Turkey Run Trail will be privately maintained but open to the public.

### 6. VIEWSHED AGRICULTURAL AREA:

The Arrington ridge and its views framing the southern entrance to Warrenton will remain in agricultural use. [illegible] Various agricultural uses along the ridge and other areas of the site will preserve the county's farming tradition and rural identity. If the Property is developed under the Base Zoning, only shallow root crops requiring no tilling will be planted within the area reserved for future drainfields.

### 6A. RESTAURANT, INN & FUT. AGROBUSINESS

A special amenity of the site will be an eating establishment and hotel/inn proposed under development Alternatives A and B bordering the RA area to the south. The proposed eating establishment and hotel/inn, along with the adjoining RA zoned parcel holds picturesque views east to the mountains. The RA zoned area could also provide the perfect setting for a single residence, farm, or agrobusiness that could be a unique rural destination within Arrington. A winery could be the venue of weddings and special events which could be served by the adjacent inn and restaurant. Furthermore, this site is home to the historic Lenton Forest Plantation ruins which could be secured and displayed or restored and adaptively reused within the grounds of the agrobusiness.

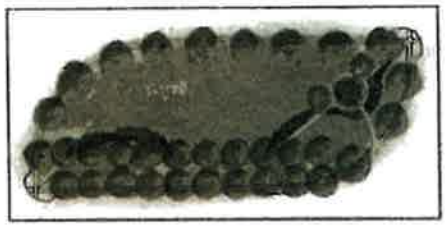
### FORMAL & COMMUNITY GREENS:

[illegible] Arrington [illegible] A [illegible] community, [illegible] parking [illegible] and [illegible] facilities for gathering and [illegible] organized events.

[illegible] of the community [illegible] and the amenities to be provided therein are proposed on page [illegible] through [illegible] of the COD. In addition to these major community greens, Arrington will also feature smaller scale pocket parks. The pocket parks [illegible] are [illegible] and found throughout the community [illegible] hamlets. They are [illegible] and may provide [illegible] walkways for [illegible] purposes. They will [illegible] [illegible] and are a great [illegible] of the [illegible].

### 7. SOUTHEAST HAMLET COMMUNITY GREEN:

This [illegible] developed under Alternatives A and B will be [illegible] when [illegible] the site [illegible] [illegible]. It will serve as an entrance to the Southeast Hamlet with [illegible] [illegible] [illegible] and vineyard. It will incorporate perimeter [illegible] pathways, [illegible] and a formal [illegible] structure. It will have a [illegible] [illegible] and will be used for passive recreation [illegible] dog walking, [illegible] [illegible] and [illegible] of the other greens.



### 3. SOUTHWEST HAMLET COMMUNITY GREEN

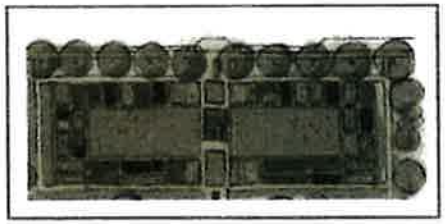
[illegible] the southwest hamlet. It will have [illegible] and alongside the existing entrance road. The [illegible] will be also provide also making and way through the field existing hedgerow. Atop the knoll, this green is a welcome part of semi-formal open space. Trees and shrubs circle the perimeter, and the interior holds a meandering path with two benches, [illegible] the proposed plantings [illegible]. The [illegible] smallest of the green, being [illegible] the smaller hamlet.

### 9. CENTRAL HAMLET
COMMUNITY CENTER & COMMUNITY GREEN

This is the largest green and will be the most active and heavily programmed. It will house the community center, pool, one tennis court or two pickleball courts, formal garden with seating, and contain the largest area of open turf providing the opportunity for more active recreation. A gazebo or other covered structure is also proposed at the [illegible] point to allow [illegible] the [illegible] Plantings will [illegible] the [illegible] structure [illegible] and [illegible] the street.

### 10. CENTRAL HAMLET COMMUNITY GREEN

The central green will be a focal point and amenity for the largest Central Hamlet. This [illegible] green will [illegible] supplemental recreation amenities [illegible] by the more active community green in the Central Hamlet. Much like the Southwest green, it will incorporate perimeter tree and interior pathways, two benches, and plantings. It will have a relatively flat topography so could [illegible] from active play as well as passive recreation.



### 10A. CENTRAL HAMLET COMMUNITY GARDEN

Development of the community garden under Alternatives A and B will be a place where residents can gather to socialize, share gardening skills and get fresh herbs and vegetables to cook. Three (3) benches and [illegible] tables for potting and planting will be available as well as [illegible] to keep tools and supplies. Raised beds will contain [illegible] and provide easy maintenance. Design of the beds and paths will be well organized and aesthetically pleasing to be the point of the community. A rain collection system may be provided for irrigation.

## LOT TYPES:

The Arrington community will provide a mix of homes of varying category, type, and architectural styles to ensure neighborhood quality and visual diversity. Market-rate single family detached homes will consist of three categories (Village, Neighborhood, and Estate) with two distinct lot types (A and B) within each category. The widths of the market-rate single family detached lots will range from 40 feet to 116 feet with the specific range of lot widths for each lot category and type listed on page 27 – "The "Lot Regulating Plan". Corresponding lot areas range from 4,752 square feet to 12,092 square feet as listed in the Lot Standards included on Pages 31 and 32 in this Code of Development. The width of each rectangular lot shall be measured at the front lot line. The width of each lot on a curvilinear street shall be measured at the minimum front setback line. The variation in lot widths and lot areas will facilitate a corresponding diversity in home sizes, placement on the lots, and garage orientation. Development under Alternative A would add a single family attached (townhome) lot category for the construction of market-rate and affordable townhomes. The location of all lot categories is shown on the Lot Regulating Plan. The "Lot Mix (Per Block and Total)" table on the right provides the proposed distribution of the lot categories, types, and garage orientations by block and hamlet under the Base Zoning to further define lot variation and distribution throughout the community. A similar table is provided for Alternatives A & B on page 26A. Visual diversity will be further enhanced through varying architectural styles of a Piedmont vernacular (e.g. Federal, Colonial Revival, Bungalow, American Foursquare, and Contemporary Variations) with each style having distinct form, massing, and roofline definitions as well as window, door, and porch details as illustrated in Part IV of this Code of Development. The variety in architectural styles is assured within these Plan Requirements as well as the Lot & Building Requirements in Part III.

All hamlets as defined on Page 12 of this Code of Development and shown on the Concept Development Plan are required to have a variation of lot type, architectural styles, and setbacks (both front and side), all as set forth within this COD.

Corner lots with generous front and side yards are important to the character of the development because they are highly visible and serve as key features within the community. Homes on corner lots should include architectural features for both the front and side elevations fronting street, including items like wrap around porches, turrets, columns, balconies, or other unique items.

### LOT MIX PER BLOCK NOTE:

The number of lots of a certain category and type to be located within each block is subject to change during preparation of the Code of Development Site Plan up to a maximum of twenty percent (20%) for each category type (rounded up) within each block for those types within a category with more than two (2) lots in such block as long as the cumulative effects of any changes do not exceed the maximum allowable change in number of lots of each category and type per hamlet as set forth in the overall hamlet tabulations previously described herein.

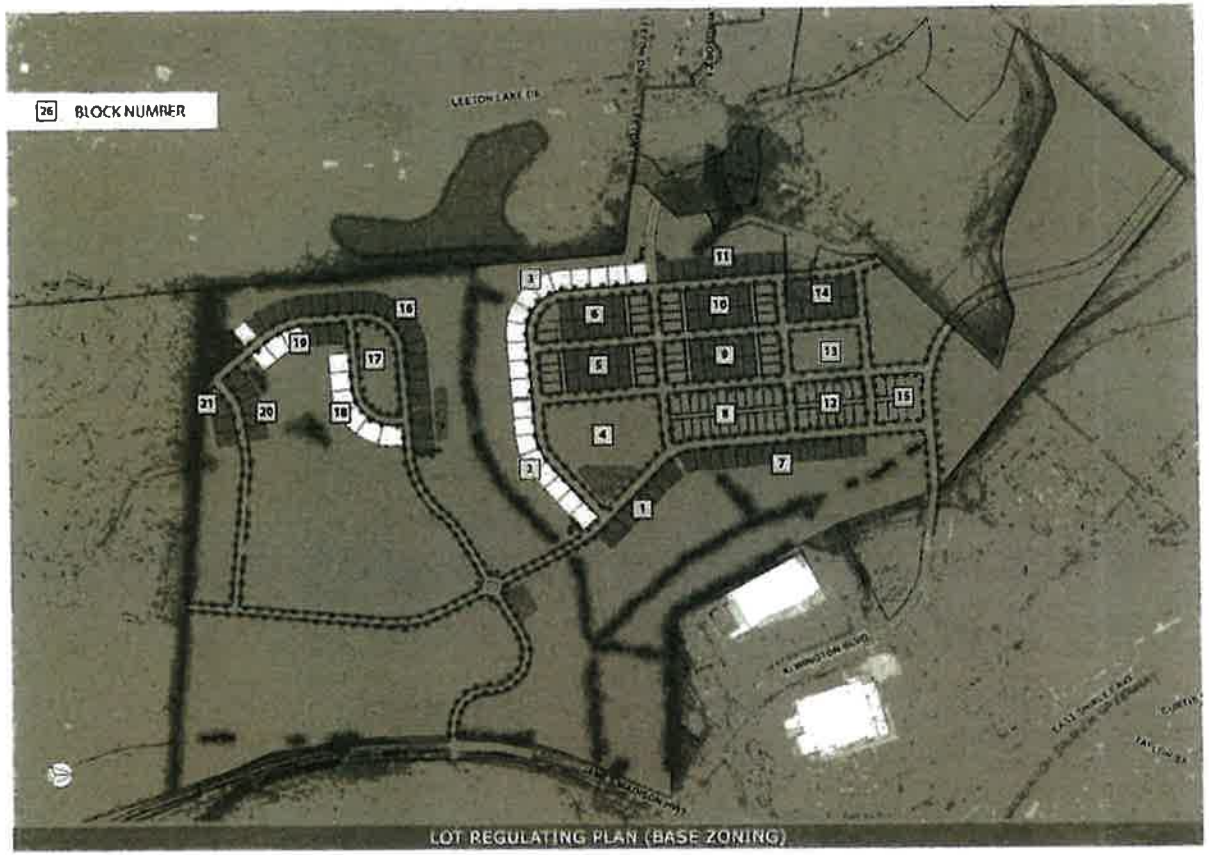
No more than three (3) market-rate single family detached lots of the same category and type (e.g., Village, Type A) may be located adjacent to each other along each street frontage of a block.

**BASE ZONING LOT MIX (PER BLOCK AND TOTAL)**

| | SINGLE FAMILY DETACHED | | | | | | SINGLE FAMILY ATTACHED | | |
|---|---|---|---|---|---|---|---|---|---|
| | Estate | | Neighborhood | | Village | | Townhouse | Townhouse | |
| | A | B | A | B | A | B | Market | Affordable | |
| HAMLET/BLOCK | Side Load Garage | | Front Load Garage | | Alley Load Garage | | Alley Load Garage | | TOTAL |
| CENTRALIZED HAMLET: | | | | | | | | | |
| 1 | | | 4 | 4 | | | | | 8 |
| 2 | 5 | 1 | | | | | | | 6 |
| 3 | 3 | 9 | | | | | | | 12 |
| 4 | CENTRAL HAMLET COMMUNITY CENTER & COMMUNITY GREEN (9) | | | | | | | | |
| 5 | | | 6 | 3 | 6 | 3 | | | 18 |
| 6 | | | 6 | 4 | 4 | 2 | | | 16 |
| 7 | | | 7 | 4 | | | | | 11 |
| 8 | | | | | 8 | 16 | | | 24 |
| 9 | | | 6 | 4 | 6 | 2 | | | 18 |
| 10 | | | 6 | 4 | 6 | 2 | | | 18 |
| 11 | | | 7 | 3 | | | | | 10 |
| 12 | | | | | 9 | 4 | | | 13 |
| 13 | CENTRAL HAMLET COMMUNITY GREEN (10) | | | | | | | | |
| 14 | | | 4 | 4 | | | | | 8 |
| 15 | | | | | | 6 | | | 6 |
| SUBTOTAL | 8 | 12 | 46 | 44 | 34 | 36 | 0 | 0 | 224 |
| SOUTHWEST HAMLET: | | | | | | | | | |
| 16 | 4 | | 11 | 9 | | | | | 24 |
| 17 | SOUTHWEST HAMLET COMMUNITY GREEN (8) | | | | | | | | |
| 18 | 4 | 5 | | | | | | | 9 |
| 19 | 4 | | 3 | 2 | | | | | 9 |
| 20 | | | 2 | 4 | | | | | 6 |
| 21 | | | | 1 | | | | | 1 |
| SUBTOTAL | 5 | 5 | 16 | 17 | 0 | 0 | 0 | 0 | 43 |
| **TOTAL (BASE)** | **13** | **17** | **62** | **61** | **38** | **36** | **0** | **0** | **217** |
| **MIX %** | **6.0%** | **7.8%** | **28.6%** | **23.5%** | **17.5%** | **16.6%** | **0.0%** | **0.0%** | **100.0%** |

## ALTERNATIVE A & B LOT MIX (PER BLOCK AND TOTAL)

| | SINGLE FAMILY DETACHED | | | | | | SINGLE FAMILY ATTACHED | | |
|---|---|---|---|---|---|---|---|---|---|
| | Estate | | Neighborhood | | Village | | Townhouse | Townhouse | |
| | A | B | A | B | A | B | Market | Affordable | |
| HAMLET/BLOCK | Side Load Garage | | Front Load Garage | | Alley Load Garage | | Alley Load Garage | | TOTAL |
| CENTRAL HAMLET | | | | | | | | | |
| 2 | 5 | 8 | | | | | | | 8 |
| 3 | 3 | 9 | | | | | | | 12 |
| CENTRAL HAMLET COMMUNITY CENTER & COMMUNITY GREEN (4) | | | | | | | | | |
| 4 | | | | | | | | | |
| 5 | | | 6 | 6 | 3 | 1 | 2 | | 21 |
| 6 | | | 6 | 4 | 1 | 1 | 7 | | 19 |
| SUBTOTAL | 8 | 12 | 12 | 8 | 4 | 2 | 14 | 0 | 60 |
| SOUTHWEST HAMLET | | | | | | | | | |
| 16 | 1 | | 13 | 9 | | | | | 23 |
| 17 | SOUTHWEST HAMLET COMMUNITY GREEN (8) | | | | | | | | |
| 18 | 1 | 5 | | | | | | | 6 |
| 19 | 3 | | 1 | 2 | | | | | 6 |
| 20 | | | 2 | 3 | | | | | 5 |
| 21 | | | | 3 | | | | | 3 |
| SUBTOTAL | 5 | 5 | 16 | 17 | 0 | 0 | 0 | 0 | 43 |
| SOUTHEAST HAMLET | | | | | | | | | |
| 22 | | | | 3 | | | | | 3 |
| COMMERCIAL - EATING ESTABLISHMENT AND HOTEL (INN) | | | | | | | | | |
| 23 | 3 | 4 | 3 | | | | | | 10 |
| 24 | | | 8 | 6 | 3 | 1 | | 7 | 25 |
| 25 | | | | | 10 | 14 | | 9 | 33 |
| 26 | SOUTHEAST HAMLET COMMUNITY GREEN (7) | | | | | | | | |
| SUBTOTAL | 3 | 4 | 11 | 9 | 13 | 15 | 0 | 16 | 71 |
| CENTRAL SFA HAMLET | | | | | | | | | |
| 27A | | | | | | | 5 | | 5 |
| 27B | | | | | | | 20 | | 20 |
| 27C | | | | | | | 12 | | 12 |
| CENTRAL HAMLET COMMUNITY GARDEN (10A) | | | | | | | | | |
| CENTRAL HAMLET WEST REFORESTATION (4B) | | | | | | | | | |
| SUBTOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 37 |
| **TOTAL (ALT A)** | **16** | **21** | **39** | **34** | **17** | **17** | **51** | **16** | **211** |
| **MIX %** | **7.6%** | **10.0%** | **18.5%** | **16.1%** | **8.1%** | **8.1%** | **24.2%** | **7.6%** | **100.0%** |
| NORTH HAMLET: | | | | | | | | | |
| 28 | 2 | 2 | | | | | | | 4 |
| 29 | | | | | | | 25 | | 25 |
| 30 | | | | | | | 17 | | 17 |
| 31 | | | 7 | 6 | | | | | 13 |
| SUBTOTAL | 2 | 2 | 7 | 6 | 0 | 0 | 42 | 0 | 59 |
| **TOTAL (ALT B)** | **18** | **23** | **46** | **40** | **17** | **17** | **93** | **16** | **270** |
| **MIX %** | **6.7%** | **8.5%** | **17.0%** | **14.8%** | **6.3%** | **6.3%** | **34.4%** | **5.9%** | **100.0%** |



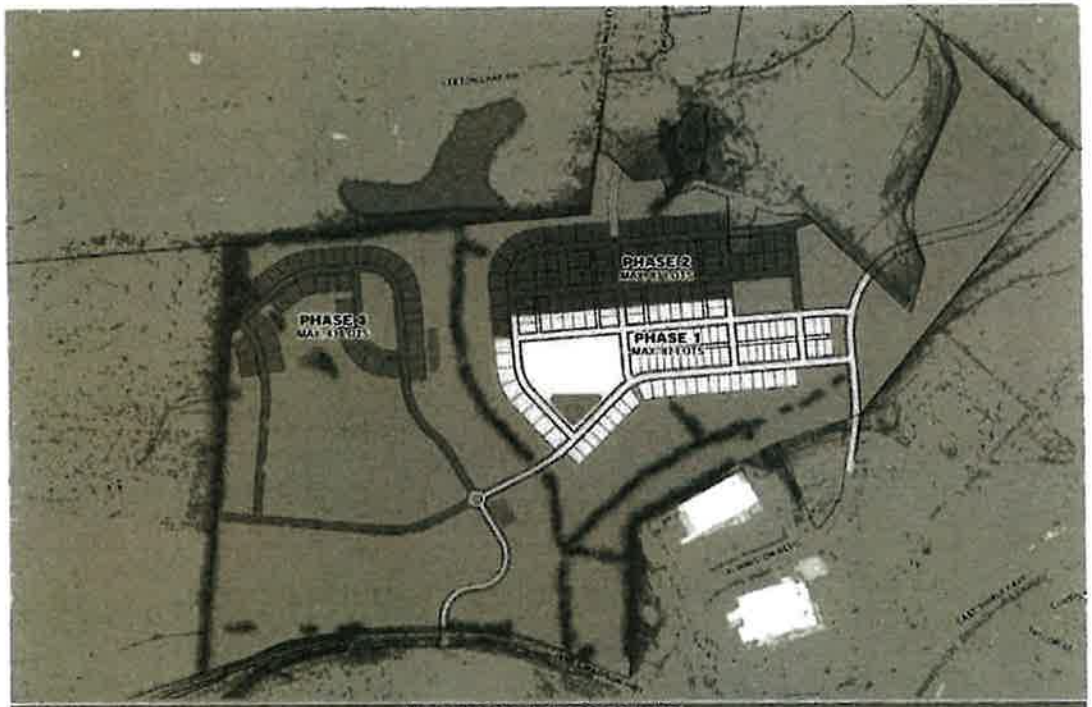

LOT REGULATING PLAN (BASE ZONING)

Note: See page 29 and profiles for project phasing.

| LOT WIDTHS | | | | |
|---|---|---|---|---|
| RESIDENTIAL LOTS CATEGORY | TYPE | INTERIOR/ CORNER/ END | LOT WIDTH MIN (Ft) | LOT WIDTH MAX (Ft) |
| VILLAGE | A | INTERIOR | 48 | 48 |
| | A | CORNER | 59 | 63 |
| | B | INTERIOR | 49 | 53 |
| | B | CORNER | 64 | 68 |
| NEIGHBORHOOD | A | INTERIOR | 62 | 66 |
| | A | CORNER | 77 | 81 |
| | B | INTERIOR | 74 | 78 |
| | B | CORNER | 89 | 93 |
| ESTATE | A | INTERIOR | 89 | 93 |
| | A | CORNER | 103 | 108 |
| | B | INTERIOR | 97 | 101 |
| | B | CORNER | 112 | 116 |
| TOWNHOUSE | | INTERIOR | 19.5 | 20.5 |
| | | CORNER - PUB STREET | 35 | 40 |
| | | END - PVT. ALLEY/OS | 29.5 | 30.5 |
| TOWNHOUSE - AFFORDABLE | | INTERIOR | 19.5 | 20.5 |
| | | CORNER - PUB STREET | 35 | 40 |
| | | END - OPEN SPACE | 29.5 | 30.5 |


LOT REGULATING PLAN (ALTERNATIVE A)


LOT REGULATING PLAN (ALTERNATIVE B)




PHASING PLAN (BASE ZONING)

## DEVELOPMENT PHASING

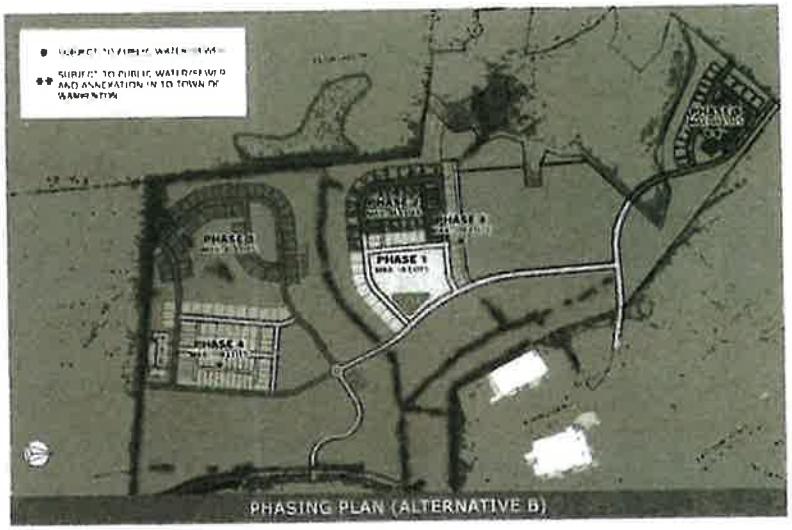
[illegible]

All street and utility improvements, including roads, water and stormwater management facilities shall be constructed as necessary to support individual phases. The design engineer in consultation with the applicable governmental authorities and utility agency shall determine the extent of [illegible] required to be shown on each Site or Subdivision Plan. Subsequent [illegible] shall be approved [illegible].

All landscaping, [illegible] within each phase [illegible] containing [illegible].

| PHASING TABULATIONS (BASE ZONING) | | |
|---|---|---|
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |


PHASING PLAN (ALTERNATIVE A)




PHASING PLAN (ALTERNATIVE B)

**PHASING TABULATIONS (ALTERNATIVE A)**

| [illegible] | [illegible] | [illegible] |
|---|---|---|
| 1 | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | | [illegible] |

**PHASING TABULATIONS (ALTERNATIVE B)**

| [illegible] | [illegible] | [illegible] |
|---|---|---|
| 1 | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] |
| [illegible] | | [illegible] |

Notes:

1. Phase 4 is subject to access to town water and sewer service and inclusion of Arrington within the corporate boundaries of the Town of Warrenton.
2. Phase 5 is subject to access to Town water and sewer service, inclusion of Arrington within the corporate boundaries of the Town of Warrenton, and availability of offsite right-of-way for the northerly extension of Alwington Boulevard.

## LOT LAYOUT STANDARDS (SINGLE-FAMILY DETACHED HOMES)

### ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES):

Notwithstanding the side and rear yard setbacks as set forth in the City Schedule, accessory structures and units may be may be located in the side and rear yard provided a minimum of five (5) feet setback is provided from all side and rear property lines and the accessory structure or use is located at least ten (10) feet to the rear of the principal structure on the subject lot. The floor area of any accessory structures, except detached garage, shall be no larger than 150 square feet and the building height shall be limited to fifteen feet (15').

### CURB-CUTS:

Driveway curb-cuts shall be no wider than the greater of 12 feet or the minimum width allowed by the applicable jurisdiction. Curb-cuts and driveways shall be designed to encourage and facilitate the continuation of the sidewalk across the apron.

### DRIVEWAYS:

Driveways serving front loaded garages shall not exceed the width of the garage for a distance of 20 feet in front of the garage (the "Front Required Parking Area"), and shall then transition (within no < 10 feet) from the width of the garage to the width of the curb-cut referenced above and the remainder of the driveway from the transition to the curb-cut shall not exceed the width of the curb-cut.

Driveways serving rear loaded garages, lines or alleys shall not exceed the width of the garage for a distance of up to 20 feet between the alley and the garage (the "Rear Required Parking Area"). Driveways serving side loaded garages shall not exceed the width of the garage and shall transition (within 10' measured at the front line of the garage) to the width of the curb-cut referenced above and the remainder of the driveway from the transition to the curb-cut shall not exceed the width of the curb-cut. Driveways and the Required Parking Areas may be constructed of asphalt, brick or concrete pavers (to include such pavers, stamping patterns or brown finished concrete).

### GARAGES:

All front loaded garages shall be sized for no more than two (2) vehicles, with a maximum width of 24 feet. Front loaded garages shall be set back a minimum of 20 feet behind the "Front" of the house. Side loaded garages need not be set back where the side wall of the garage is aligned with, or nearer to the street than, the main mass of house and may contain garage parking for up to three (3) vehicles.

Any rear loaded garage shall be sized for no more than two (2) car. Rear loaded garages shall be sized to meet all side and rear yard setbacks as set forth in the Typical Lot Details plans.

The "Front" of a house shall be defined as that element of the residential structure that is located closest to a street (e.g. the main mass, front addition, or greatest frontward projection of a bay or box window or front porch). Side and rear loaded garages are required for those lots designated for such garages.

## LOT LAYOUT VARIETY:

Each residential block shall incorporate a variety of lot category, type, and architectural styles, and a variety of setbacks between the front lot line and the front of each house to ensure visual diversity. To achieve the aforesaid, the following design requirements shall be followed:

- Each street frontage of a block shall include a variety of setbacks between the front lot line and front of each house with a minimum setback of two feet (2') and a maximum setback of five feet (5') between the main massing of adjacent houses.
- Architectural front facades of the same style shall not be utilized on market-rate single family detached homes placed on adjacent lots of the same category and type or on lots of the same category and type directly across the street from each other.
- Market-rate single family detached homes with the same architectural style shall not be constructed on more than three lots of the same category and type along each street frontage of a block.
- Architectural styles with two-story elevations shall be offered for all lot categories and types except the Cottage category.
- No more than more twenty percent (20%) of the homes located along each street frontage of a block shall be the same color scheme.
- No more than 50% of all single-family detached houses constructed along each street frontage of a block shall consist of front facades with all siding above the water table, or utilize a front elevation where siding is the predominant (more than 50%) material above the water table.
- Homes on corner lots warrant special consideration due to the visibility of the home's side elevation. The side elevation of homes on corner lots shall be designed to include similar architectural elements and articulations as the front façade including items like wrap around porches, number of windows, and window treatments (e.g. shutters).
- Each street frontage of a block with more than five (5) market rate single family detached lots adjoining such street shall include a minimum of three (3) different lot widths for said lots with a minimum of ten feet of variation between the narrowest and widest lot widths. Each street frontage of a block with five (5) or less market rate single family detached lots adjoining such street shall include a minimum of two (2) different lot widths for said lots with a minimum of ten feet of variation between the narrowest and widest lot widths.
- Homes on no more than three (3) adjoining market rate single family detached lots along each street frontage of a block may be of the same width.

## MECHANICAL AND ELECTRICAL EQUIPMENT:

All mechanical and electrical equipment for each individual house (i.e., meters and condenser unit(s) shall be located no closer to the street than the front line of the house and shall be screened from view from any public travel way by architectural treatment, landscaping, or both. Electric, telecommunication, and video distribution cable and equipment maintained by a municipality or public utility company (i.e. transformers and splicing pedestals) is excluded from this requirement.

## LOT LAYOUT STANDARDS (SINGLE-FAMILY ATTACHED HOMES)

## ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES):

Accessory structures shall be located on the rear half of the lot and shall meet all side and rear yard setbacks as set forth in the Lot Regulating Standards. The floor area of any accessory structures, except detached garage, shall be no larger than 50 square feet and the building height shall be limited to one-story.

## CURB-CUTS:

Driveway curb-cuts along public ROW shall be prohibited. Access for garages shall only be off of a private alley.

## DRIVEWAYS:

Driveways serving rear loaded garages from an alley shall not extend the width of the garage (the "Rear Parking Area"). Driveways and the parking areas may be constructed of asphalt, brick or concrete pavers (to include green pavers), stamped concrete, or broom finished concrete.

## GARAGES:

Garages shall not be required, but if provided, shall be rear loaded and sized for no more than two (2) cars. Garages shall be sited to meet all side and rear yard setbacks as set forth in the Zoning Ordinance.

## LOT LAYOUT VARIETY:

No more than six (6) single family attached dwelling units shall be located in any one building and no more than thirty-seven (37) units shall be located in any block. Each building shall incorporate a variety of setbacks and front facades for the townhome units (consist of a minimum of two (2) units with a porch within each building). Variation in architectural styles and building heights is recommended. The intent of these requirements is to create variation along each block. No two adjacent, diagonal, or opposite buildings may be of the same elevation or color scheme nor is the intent of the architectural style of two adjoining townhomes is to create a massing and appearance of a single larger townhome.

## MECHANICAL AND ELECTRICAL EQUIPMENT:

All mechanical and electrical equipment for each individual house (i.e., meters and condenser units) shall be located no closer to the street than the front line of the house and shall be screened from view from any public travel way by architectural treatment, landscaping, or both. Electric, telecommunication, and video distribution cable and equipment maintained by a municipality or public utility company (i.e. transformers and splicing pedestals) is excluded from this requirement.

## LIGHTING (SINGLE-FAMILY DETACHED AND ATTACHED):

One or two building-mounted entry lights shall be provided on all homes. Building-mounted light fixtures shall be of a design and scale appropriate to complement the building architecture and shall not negatively impact neighboring properties.

LOT STANDARDS NOTES:

1. The term "story" means that part of a building between any floor and the next floor above, and if there is no floor above, then the ceiling above. In the event the roof design permits the area between the highest floor and the roof to be habitable space equal to, or less than, sixty percent (60%) of the floor area of the lowest level, than such area shall be referred to as a "half-story". The maximum height of a story between floors shall be 14 feet.
2. Building height shall be measured as set forth in the Fauquier County Zoning Ordinance.

LOT STANDARDS

## ALLOWABLE ENCROACHMENTS:

The yard requirements shall apply to all buildings and structures, as they relate to the health, public safety, and welfare of the community.

GENERAL – The following structures shall be exempt from the minimum yard requirements as set forth in this Ordinance: telephone booths and pedestals, underground utility equipment, mailboxes, or any similar structure or equipment which in the opinion of the Zoning Administrator is obviously intended to be either located in the public interest and are not inconsistent with the aesthetic standards of the surrounding area. Ramps and other means of handicapped accessibility to and from any structure may encroach into any required yard area, provided such encroachment is the least necessary in order to provide access to such structure. Canopies, awnings, silk boarders, bell courts, and similar ornamental features may extend inside: 12 inches into any required yard. Chimney stacks, chimneys, and more than ten (10) feet in width may extend three (3) feet into any required front, side, or rear yard. Porches/landings, decks and rear yard surfaces as set forth in the Lot Standards, or accessory structures and uses may be moved to the side and rear yard provided a minimum five (5) foot setback is provided from all side and rear property lines and the accessory structure or use is located at least ten (10) feet behind the rear of the principal structure on the subject lot. The floor area of any accessory structures, except a detached garage, shall be no larger than 150 square feet and the building height shall be limited to fifteen feet (15').

LOT STANDARDS – Certain lot standards extend into the required minimum yard areas as follows:

FRONT YARD – Porches, decks and balconies may extend into the required front yard a maximum of seven (7) feet. An open-style railing or wall, which must be at least fifty (50) percent of the area composed of generally distributed opening, and open-footed steps may be provided around such porch or stoop. Bay or box windows, canopies, or awnings may extend into the required front yard a maximum of three (3) feet.

REAR SECTION YARD – Bay or box windows, canopies, or awnings may extend into the required side yard a maximum of two (2) feet. An egress/safe stairway, open-footed above and below its steps, or stoop/egress provided ingress/egress to a basement level may extend four (4) feet into any required side yard, but not nearer to any side lot line than six (6) feet.

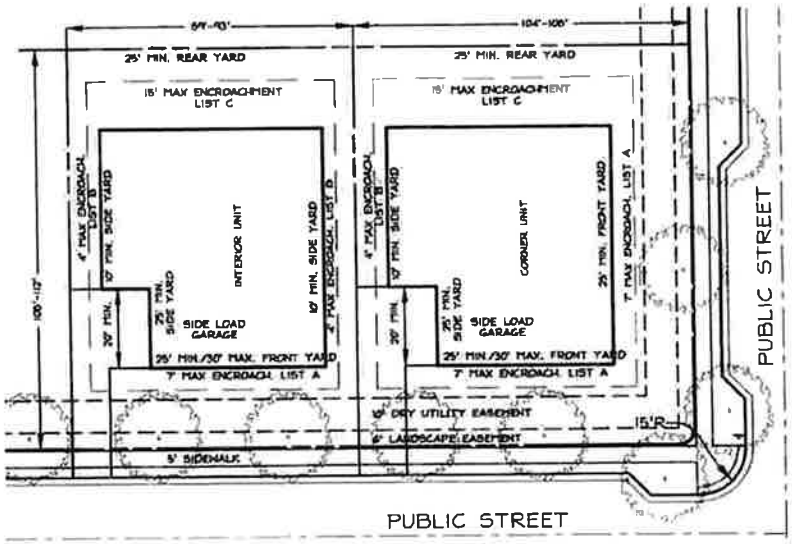
REAR YARD – Porches, decks and balconies, roofed or unroofed, may extend into the required rear yard. Bay or box windows, canopies, or awnings may extend into the required rear yard a maximum of three (3) feet. An egress/safe stairway, open-footed above and below its steps, or stoop/egress providing ingress/egress to a basement level may extend four (4) feet into any required rear yard.

**LOT STANDARDS**

| Principal Structure Category | Accessory Structure Type | Minimum Yard Setbacks Front | Minimum Yard Setbacks Rear | Lot Standards Minimum Lot Area | Lot Standards Minimum Lot Width | Lot Standards Maximum Lot Coverage | Maximum Lot Coverage Structures Lot | Maximum Lot Coverage Structures Building Height | Accessory Structure Lot Coverage Lot | Accessory Structure Lot Coverage Structure | Accessory Structure Height |
|---|---|---|---|---|---|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

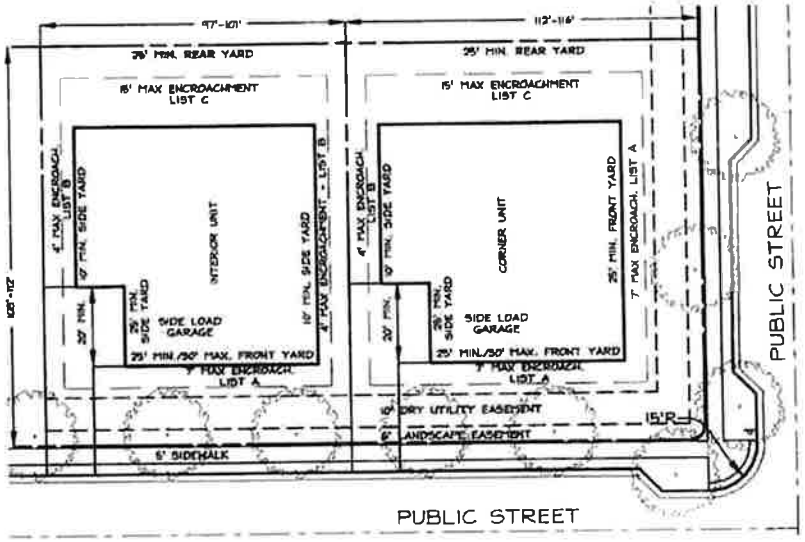
## ESTATE LOT LAYOUT STANDARDS (TYPE A)
## (SIDE-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



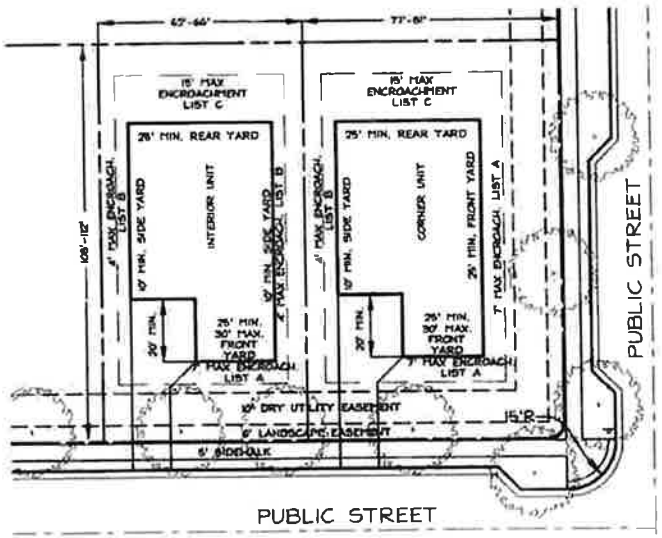

## ESTATE LOT LAYOUT STANDARDS (TYPE B)
## (SIDE-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



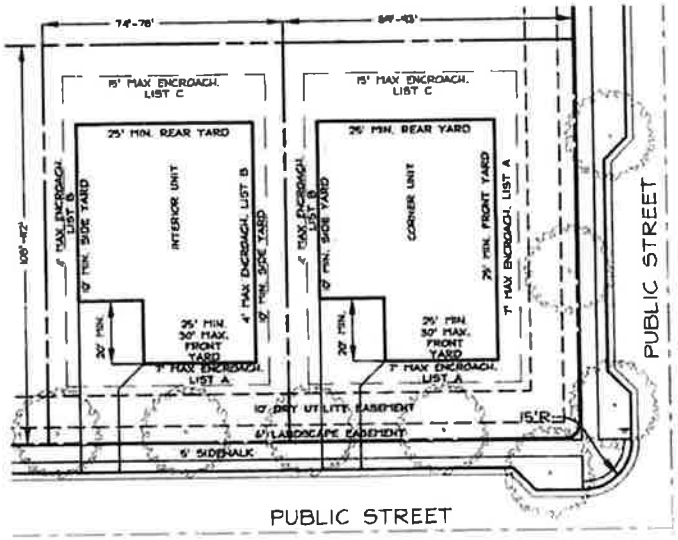
## NEIGHBORHOOD LOT LAYOUT STANDARDS (TYPE A) (FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



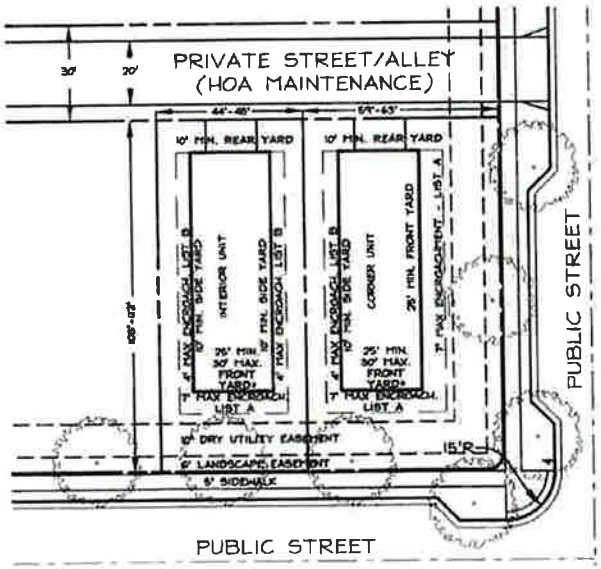

## NEIGHBORHOOD LOT LAYOUT STANDARDS (TYPE B) (FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



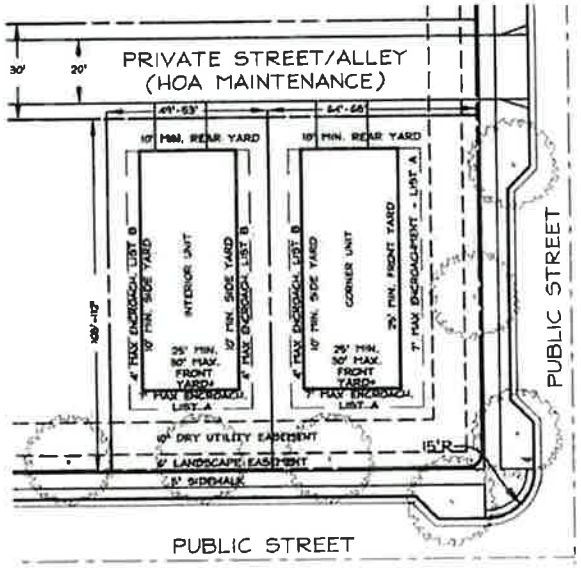
## VILLAGE LOT LAYOUT STANDARDS (TYPE A)
## (REAR-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



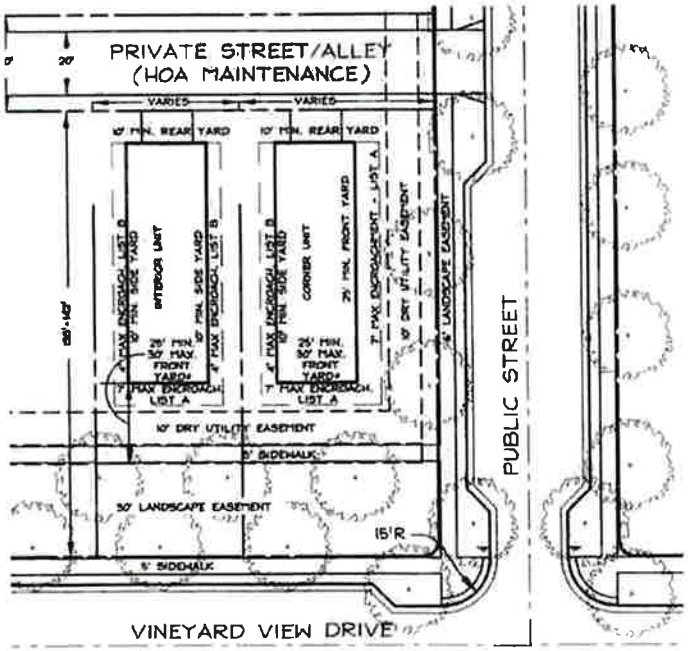

## VILLAGE LOT LAYOUT STANDARDS (TYPE B)
## (REAR-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



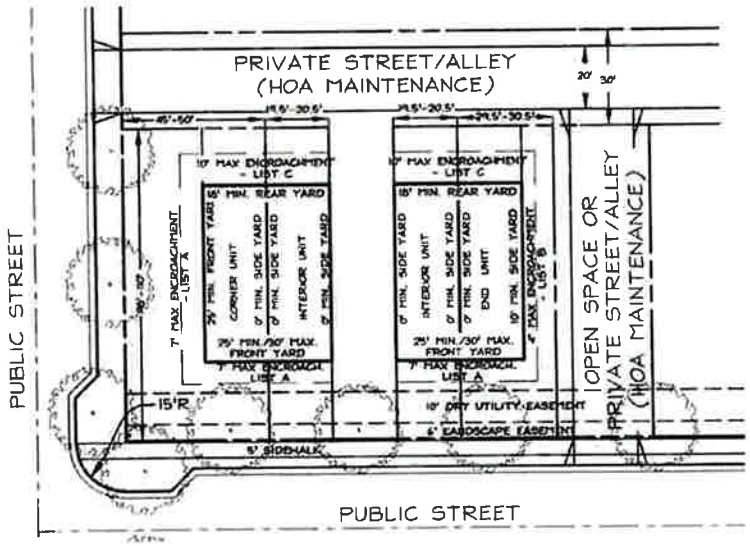
## VILLAGE LOT LAYOUT TYPE A & B, BLOCK 24 & 25
## (REAR-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



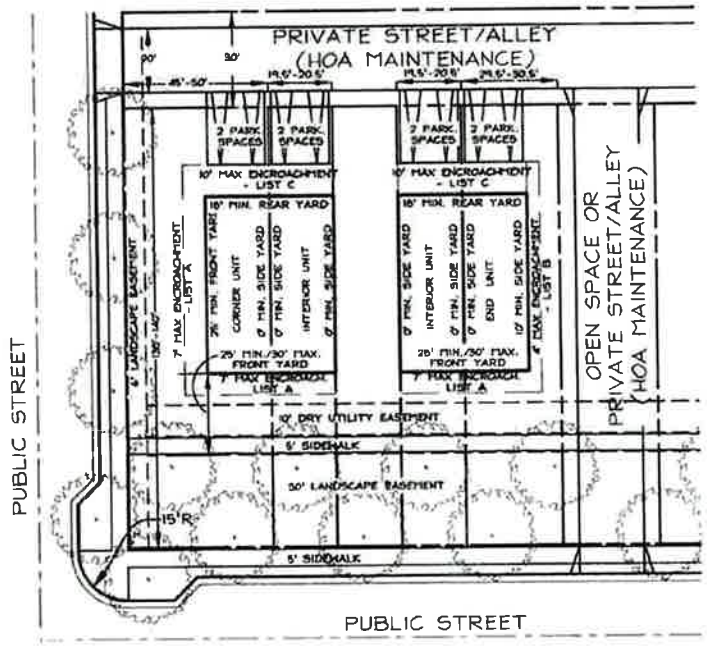
## TOWNHOUSE LOT LAYOUT STANDARDS
## (REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE




## AFFORDABLE TOWNHOUSE LOT LAYOUT STANDARDS
## (REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE



## ARCHITECTURAL STANDARDS:

### ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES)

Accessory structures such as gazebos or sheds shall be of similar architectural design and color scheme as the primary structure.

### GARAGES:

All attached garages shall be integrated into the architectural design of, and consist of the same quality of material and finish as, the principal structure. Attached garage foundations water tables must be of the same material as the main structure. Detached garages shall be of consistent architectural character as the principal structure.

### BRICK DETAILING:

A minimum return of two feet around corners is required on all brick facades unless there is an architectural element that continues the two feet return. Brick coming ending at architectural features such as a brick chimney are encouraged.

### BUILDING HEIGHT:

Building heights for single family detached homes may range between 1 and 2.5 stories above the grade. Building heights





for single-family attached homes may range between 2 and 4 stories above grade. Building heights for detached garages may range from 1 to 2 stories, provided that no detached garage shall exceed the height of the main structure and provided further that no structure shall exceed the height permitted under the Lot Regulating Standards.

### BUILDING MATERIALS

Building materials shall be restricted to those listed under Building Material Standards in Part IV, Section B of the Code of Development.


### CHIMNEYS:

Chimneys exterior surfaces shall be integrally related to the building and have a material and color compatible with the building to which they are attached. Exposed chimneys on the ground level (including vented fireplace chimneys) and by extension to grade and may not appear to be suspended in the air while those on upper levels must have a substantial base returning to the building to grade. Metal cap flues should extend no higher than the minimum required by the building code. Flues should be painted flat black or the roof color.

### CONSISTENT DESIGN:

[illegible]

### FOUNDATION:

Brick or stone water table is required on the front and sides of all residential structures constructed on corner, cul-de-sac and interior lots where the exposed basement wall is [illegible] greater than twelve inches (12") in height. The water table requirement for sides of homes shall not be required if the water table is not visible from a public street as determined by [illegible].

### GUTTERS AND DOWNSPOUTS:

Gutters and downspouts must be painted to match the color of the surface to which they are attached or painted the fascia trim color.

### METAL FLASHING:

Exposed metal flashing, vents, pipes, etc. shall be painted to blend with the surface to which they are attached.

### PROJECTING EAVES:

All homes shall have a roof overhang of no less than the typical dimension that is consistent with the architectural style of the main building mass, except where the building designer can demonstrate to the satisfaction of the ARC that the building adheres to a particular style that does not include eaves.

### ROOFING:

Roof line and pitch shall be consistent with the architectural style of the building. The roof pitch on any major roof is required to be not less than 6:12. A variety of roof styles (such as hip, gable, and gambrel) are recommended. Intermixing of gable roof homes and hipped roof homes is encouraged to promote a visually exciting and animated streetscape. Flat or low pitch roof designs may be appropriate for porches and breezeways but are not permitted for the main building mass unless there is historic architectural evidence of the use of same with a certain architectural style.

### SECURITY DEVICES:

Security devices must be installed without detracting from the design integrity of the building. Security signage should be placed proximate to the front door.

### SKYLIGHTS:

Skylights must be well integrated into the overall building design, with a low profile and shall be flat or with a slight curve. Skylights shall be installed parallel with the roof ridge and edges, with frames painted to blend with the color of the roof. Skylights should be located only on the backside of the roof ridge. Skylights on the front elevation are strongly discouraged.

### WINDOWS:

Bay windows on the first floor should have a substantial base or extend to the ground. The extension of the bay window from the wall of the house and the pitch of the roof of the bay window should achieve maximum dramatic effect as it relates to the house.

### PATIOS, DECKS & BALCONIES:

Decks, patios, and balconies should generally be located in rear yards. Decks more than two feet above grade shall be finished with heavy trimmed latticework and plant materials to screen views to the underside. Decks, porches, and railings shall be painted, stained or left natural depending on the architectural style, color combinations and detailing of the house as well as visibility from any public street.

## CONSTRUCTION OPERATIONS

### TEMPORARY FACILITIES:

Sales offices, construction offices/trailers, storage sheds, trailer yards and necessary construction equipment are permitted during construction only and only in conformance with the applicable zoning requirements. These facilities and related items must be removed promptly when construction is substantially complete as determined by the ARC. Site planning, architectural and landscape guidelines for permanent structures shall apply to the location and design of temporary facilities as well.

### TRASH AND CONSTRUCTION DEBRIS:

Builders and contractors shall be responsible for maintaining a neat environment. Dumpsters and receiving containers shall be emptied frequently, and shall not be overflowing. Contractors shall also clean adjacent streets on a regular basis.

### PRESALES STRUCTURES AND MODEL HOME SALES CENTERS:

Temporary sales office(s)/trailer(s) shall be located so as to minimize traffic impacts. Site design, off street parking and accessibility shall be provided as required by the applicable governmental agencies having jurisdiction. All plans shall be submitted, reviewed, and approved by the ARC in the same manner as set forth in Section II above.

### RIGHT OF ENTRY:

The Arrington Community shall have the right to enter onto any of the Arrington property subject hereto, at reasonable times, for the purpose of inspecting the property and ensuring conformance with the Code of Development.

## DEVIATIONS FROM THE BUILDING AND LOT REQUIREMENTS:

The Zoning Administrator may approve deviations from the Lot and Building Requirements set forth in Part III of this Code of Development when such deviation does not impact neighborhood quality and visual diversity nor detract from the overall goal of creating a traditional, pedestrian oriented community.

## A. PARKING AND LOADING REQUIREMENTS:

Parking and loading design will meet applicable jurisdictional standards.

## B. SCREENING & ON-LOT LANDSCAPE REQUIREMENTS:

Landscape related requirements are set forth in Part IV, Section C of this Code of Development.

## EXAMPLES OF PIEDMONT VERNACULAR

## NON-RESIDENTIAL DESIGN GUIDELINES (PRD ZONE)

### INTRODUCTION

The Arrington community includes non-residential buildings such as a community center and other amenity structures as outlined in Part Two of the PDP. In the event the Arrington community is developed under either Alternative A or Alternative B plan options, a commercial area in the southwestern portion of the community will be included. The commercial area will consist of two additional non-residential buildings – an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms. Separately, and not included in REZN 22-01/2078, is the potential to complement these commercial uses with a winery and/or brewery constructed on the residual portion of PIN 6983-44-5875-000 which is currently zoned RA. These commercial uses will provide the residents of Arrington and their guests, as well as the local Warrenton community, with dining and lodging opportunities. Arrington residents will have the ability to access these services via a pedestrian trail connecting the residential areas to the commercial uses in addition to vehicular access on Vineyard View Drive. Throughout the commercial component of Arrington, landscaping, site planning, and architectural design will be integrated which creates a friendly and welcoming environment.

In order to maintain the character of Arrington's residential community, the above referenced non-residential uses shall be developed with a compatible architectural design and harmonious quality. These Non-Residential Design Guidelines will help guide the design and construction of these non-residential uses to maintain uniformity in architectural and yet innovative site design that contributes to the character of the entire Arrington community. Through well executed planning, architecture, and landscape design, these non-residential uses within Arrington are intended to complement the residential community.

The design of these non-residential uses within Arrington shall adhere to the following Guiding Principles:

- Buildings should contribute to the qualitative nature of the overall neighborhood and be of compatible scale and proportions in massing and details.
- Buildings should have an enduring quality and the architectural design, materials, and colors should be reflective of the Virginia Piedmont vernacular.
- Open spaces should be pedestrian friendly, and
- Parking areas should be de-emphasized as much as possible.

### NON-RESIDENTIAL COMMUNITY ARCHITECT SELECTION PROCESS

These design guidelines are to be used as a general tool to guide the development of the above referenced non-residential uses within the Arrington community. All site plans for these non-residential uses within Arrington, as well as the architectural design and details for such non-residential buildings to be constructed within the Arrington Community, shall be submitted, and approved by the Owner and the Non-Residential Community Architect before construction commences. Such approval does not relieve the applicant of the responsibility of obtaining all other necessary approvals and permits required by laws of Warrenton, Fauquier County, the Commonwealth of Virginia, and/or other governmental agencies having jurisdiction over the construction of each non-residential building. The Non-Residential Community Architect shall be licensed to practice architecture in the Commonwealth of Virginia, possess a minimum of ten years of experience working with Architectural Review Boards for historic districts and traditional neighborhood design developments, have completed previous projects that incorporate historical and/or agrarian community architectural styles found in Warrenton, Fauquier County and/or the Virginia Piedmont area, and not be affiliated with the Owner, or contracted by the Owner, for any architectural design services while serving as the Non-Residential Community Architect. In the event the Non-Residential Community Architect is not the same person as the Architect selected by the Architectural Review Committee for residential homes and lots, then the Owner shall coordinate with the Zoning Administrator in the selection of the Non-Residential Community Architect to avoid redundancy in the review process to the extent reasonable.

### NON-RESIDENTIAL COMMUNITY ARCHITECT REVIEW AND COUNTY SUBMISSION PROCESS

In addition to the landscaping, lighting, and the site vehicular and non-vehicular guidelines, the following specific guidelines shall be followed:

- A review by the Non-Residential Community Architect for compliance with these Non-Residential Design Guidelines shall be completed prior to submittal for site plan review, Zoning/Building Permits.
- A copy of the Non-Residential Community Architect's letter of approval accompanied by all materials or samples shall be submitted with the site plans, plans for compliance with these Design Guidelines, or such other review for issuance of a Zoning or Building Permit.
- Upon completion of construction and prior to issuance of an occupancy permit for each non-residential building, the Owner shall submit to the County a copy of a letter issued by the Non-Residential Community Architect which confirms that such building was constructed in substantial conformance with the approved applicable site and architectural plans.

### SITE PLANNING

### ORIENTATION/SETBACKS:

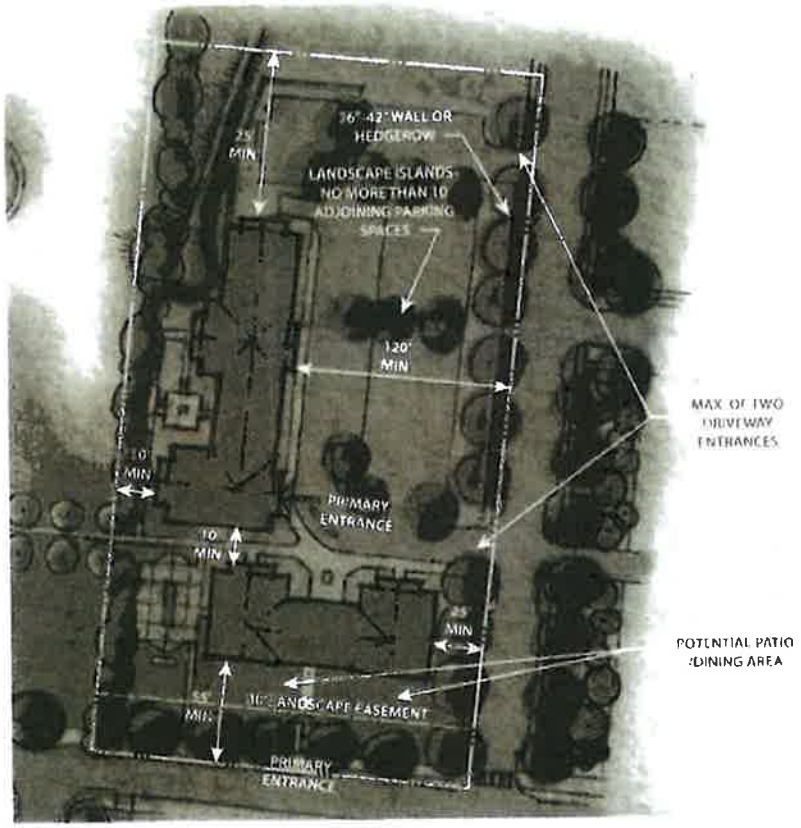
Non-Residential neighborhoods within Arrington can enhance the pedestrian friendly character established in the

residential community. By clearing the impact of the automobile on the appearance of the non-residential development, appropriate site planning can de-emphasize the vehicle, creating a pleasant outdoor environment without ignoring the necessary needs of vehicular traffic. Buildings shall front, and be oriented for best visibility from, the surrounding streets. Windows and the primary entry shall face the adjoining street with the widest frontage. All other entries should face onto a street or a connecting internal walkway. The sides of buildings along street edges should be landscaped within the setback to soften the buildings appearance to the street. Two-story residential buildings with commercial uses shall adhere to the property line setbacks as well as the maximum floor area and building height requirements prescribed in the Lot Standards.

## NON-RESIDENTIAL STREET FRONTAGES AND PARKING LOTS:

Parking areas for the commercial uses shall not front on, nor be visible from, Vineyard View Drive. Such parking shall be accessed from Rolling Meadows Lane via a maximum of two driveway connections. Parking areas adjacent to Rolling Meadows Lane shall be designed to minimize the dominant feeling of the automobile along the street and be screened from street view from each roadway through installation of a continuous (except for driveway entrances) hedgerow maintained with a minimum height of 36 inches, or construction of a stone wall with a minimum height of 36 inches. Any walls along public streets should not exceed 42 inch in height. The streetscape shall also include street trees planted at a density equal to one tree for each 40 linear feet of lot width. Parking areas serving non-residential uses shall not include more than ten contiguous parking spaces. Each group of ten or less contiguous parking spaces shall be separated from another grouping by a landscape island no less than nine feet in width.

An illustrative of the commercial buildings area is shown on the right for purposes of clarity of site requirements and property line setbacks.



## SIDEWALKS:

Sidewalks shall be installed to provide pedestrian access from parking areas to all building entries and access to open space areas and courtyards. Sidewalks should be a minimum of 6 feet wide along a pedestrian pathway.

## OUTDOOR STORAGE AND LOADING AREAS:

Outdoor storage and loading areas are to be located behind or to the side of building, siding onto secondary access and not primary streets. These areas should not be visible from adjoining public streets and should not conflict with pedestrian walkways.

## REFUSE CONTAINERS, UTILITY AND MECHANICAL EQUIPMENT:

Refuse containers and building utility and mechanical equipment should be easily accessed by service vehicles but screened from view of public streets, parking lots, and connecting walkways through roof forms, walls, and/or landscaping. Screening details should incorporate elements that are compatible with the architectural style of the building. Proper landscaping, including trellises, also may help to screen these elements. Equipment and enclosures shall not be located near pedestrian walkways.

## SITE ACCESSORIES:

Site accessories, such as bike racks, trash cans, planters, and benches, should use materials and have an architectural character consistent with the selected building architectural style.

## COURTYARDS AND GREENS:

Courtyards and greens are encouraged as part of the site design for the commercial uses to emphasize a pleasant, friendly environment. These outdoor places may include water features, landscaping, and other elements to create a comfortable place to sit.

## LANDSCAPING:

Landscaping helps to soften the feel of the buildings and parking lots while enhancing the visual quality of the site. The following landscaping techniques may be used:

- Provide special landscaping treatment at the primary building entrance.
- Provide shade/canopy trees within parking lot areas.
- Use plants to define outdoor spaces such as edges, outdoor courtyards and greens, or pedestrian walkways between parking and building entrances, and/or
- Choose plantings that will provide a continuity of form across the entire project site.

## LIGHTING:

Light pole height and fixture design should be consistent with those provided for the residential community. Buildings and landscaping can be illuminated indirectly to create a strong positive image. Along pedestrian walkways, lighting should provide appropriate illumination at a human scale within place. Lighting within large parking lots should be sufficient for visibility. Service area lighting should be positioned to not be seen from the public streets or adjoining residential home.

## BUILDING DESIGN

## ARCHITECTURAL STYLE OF COMMERCIAL BUILDINGS:

A consistent architectural style should be used for the adjoining eating establishment and hotel (site 1) to create a sense of continuity between the two commercial uses. Re-

## EXTERIOR MATERIALS:

Recommended materials include stucco, exterior plaster, brick, cement siding, or stone. Selected materials and detailing should be consistent with the selected architectural vernacular and have an enduring appearance. All sides of each building will be substantially similar in architectural design, exterior finish, and detailing to any other side of such building, unless otherwise approved by the Non-Residential Community Architect and Zoning Administrator.

## ROOF FORMS/MATERIALS/COLORS:

Hipped and gable roofs are encouraged. Roof pitches should be compatible with the architectural style of the building. Flat roofs, if utilized, should vary in height and be accompanied by cornice, trim, or other accent features. Hipped and gable roof materials that are generally acceptable include metal standing seam, architectural grade asphalt shingles, and slate or slate like materials. The color of the roof materials should be consistent with the selected architecture style.

## ARCHITECTURAL STYLES

The Code of Development requires that the elevations of every house be designed to be consistent with one of more historical architectural styles found in Warrenton, Fauquier County, or the greater Virginia Piedmont in order to create a sense of place for Avington with a scale and character that is sympathetic to the regional context.

The range of architectural styles allowed includes Federal, Colonial Revival, Bungalow, and American Foursquare. Other historical styles documented to be found repeatedly in the Town of Warrenton, Fauquier County or the greater Piedmont may also be included at the discretion of the Zoning Administrator taking into account the advice of the Community Architect. Contemporary housing design will only be allowed on a limited basis, with no more than one such house allowed on any block and only then if it is determined by the jurisdiction that the design complements rather than conflicts with surrounding buildings and does not undermine the broader principle of creating a community with a character reflective of a traditional Piedmont neighborhood. Examples of acceptable contemporary variation are included at the end of this Appendix A.

Elevations will generally adhere to the key defining features of styles identified to include massing, height, roof-line, windows, doors, porches and trim details. These principles are grounded in historic precedent. Contemporary interpretations of building elements, such as windows, shall be allowed provided the overall form and massing are consistent with the chosen style, and the house retains an overall architectural character derived from that style.

At the time of application for a building and/or zoning permit, the Community Architect shall review the proposed elevations and accompanying details as required sufficient to determine compliance with the Code of Development, including compliance with the stylistic and materials standards and variation set forth in this Appendix and in Appendix B. The Community Architect review of the proposed elevations of each house shall be required prior to issuance of a zoning permit for said house by the Zoning Administrator.

## DISCLOSURE:

The following sketches, details, dimensions and photographs are for illustrative purposes only and are not intended to be exact representations of the elevation required for each house. Alternative designs and details are permitted, provided they adhere to the general characteristics for the particular architectural style or styles identified for each house, and are approved by the Zoning Administrator, taking into account the advice of the Community Architect.

## FEDERAL STYLE:

Federal architecture is formal and balanced in design, with classically inspired detailing. Federal Style buildings generally are relatively plain and rectangular, oriented with side-gables with their ridge lines parallel to the street. Windows aligned horizontally and vertically are double hung, with small pane sashes. In Federal Style buildings, porches typically have a modest projection, and the principal ornamentation of the façade is lavished on the door surround, which often features pilasters, full classical entablatures, and transom windows. Federal houses were most typically built in brick in this area, although some frame examples can also be found.

### KEY DEFINING FEATURES OF THE FEDERAL HOME:

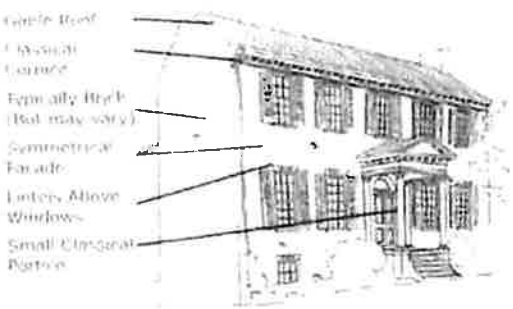
- Formal symmetry, with three and five bay facades most common.
- Gable roof line, with gable or end chimneys
- Central entrance in five-bay facades, but off center on three-bay facades
- Multilevel entrances with rectangular transom's or elliptical fanlight above doors, with or without sidelights.
- Double hung windows, usually with 6 to 9 panels per sash, narrow mullions; windows usually paired.
- Modest cornice detailing

### GENERAL STANDARDS:

MASSING: Rectangular or block form oriented with the long side facing the street. Façade symmetrical, with three and five bays most common. Chimney placement is usually at either end of the main block of the house. Shifting the chimneys out from the gable towards the end walls permitted greater flexibility for interior room configurations. In some high-style houses it is not unusual to see a pair of chimneys at either end of the house.

### ROOF:

Typically a low pitched side gabled or shallow hipped roof. Dormers not typical, but sometimes found, particularly in larger formal homes. Sometimes parapet walls on gable end.



## WINDOWS:

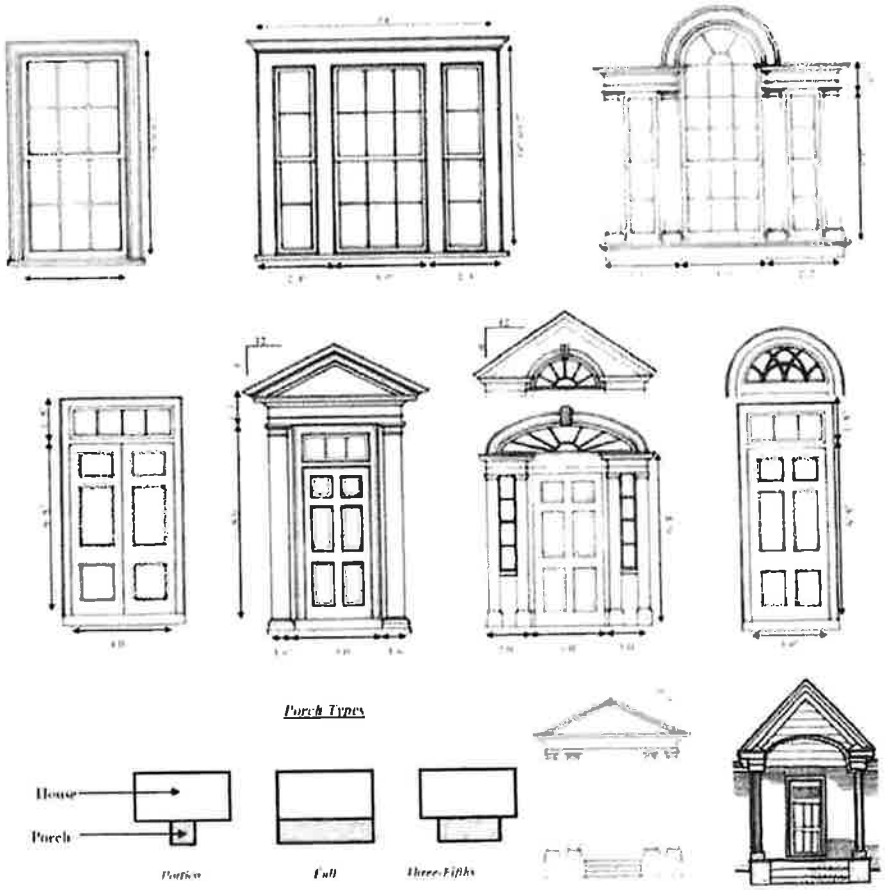
Windows, aligned vertically and horizontally, are double-hung, and were originally glazed with 12-over-8 panes. Many windows are simply flush with the wall without any decorative lintel, or when present, lintels are simple, usually constructed with a keystone or a segmental arch. Stylistic architectural elements, including swags, garlands, urns and geometric patterns. Double-hung window have six panes per sash. In these style houses, window openings may get smaller as they go up the façade. For example, the first floor windows might be large paneled 6-over-6 sashes and the top floor might be a three-over. Hence well. Box shaping treatment was used to enhance the perception of a building's height. Several types of ornamental window forms were used as decorative elements in federal houses including semi-lunar windows, Palladian windows; and three-sectioned windows. The windows were originally all shuttered with solid shutters on the first floor and louvers on upper stories. Shutters should be sized and mounted to appear functional.

## DOORS:

Doors are typically multi-paneled. The front door is usually centered on the primary façade with a semi-circular or elliptical fanlight window above it, or flanked by sidelights that typically have leaf tracery.

## PORCHES:

Federal homes rarely have full porches. The door is often accentuated with simple pilasters and a broken triangular pediment. In some houses, the entry pediment is carried forward to create an entrance portico. The portico may be rectangular or elliptical and is often supported by groupings of slender, Doric columns.



## COLONIAL REVIVAL STYLE:

The Colonial Revival style encompasses a number of architectural traditions, such as English, Dutch, and Spanish colonial influences that were combined during the late nineteenth and early twentieth centuries to create buildings that celebrated Colonial America. The Cape Cape Code cottages, gambrel roofed houses, large formal Georgians, Federal townhouses, columned southern mansions, or a wide variety of one, two and two and a half story houses can fall under the Colonial Revival heading, including as entrances, porches and windows are outfitted with classical details.

KEY DEFINING FEATURES OF THE COLONIAL REVIVAL HOME:

- Small to large scaled, simple massing
- Symmetrical façade with orderly relationship between windows, doors and building mass
- Classical details on doors, windows, rooflines and corners
- Prominent front entry, door with decorative pediment supported by pilasters or portico supported by classical columns
- Multi-pane windows
- Steep side gable 7:12 or 12:12 main roof pitch

COLONIAL REVIVAL

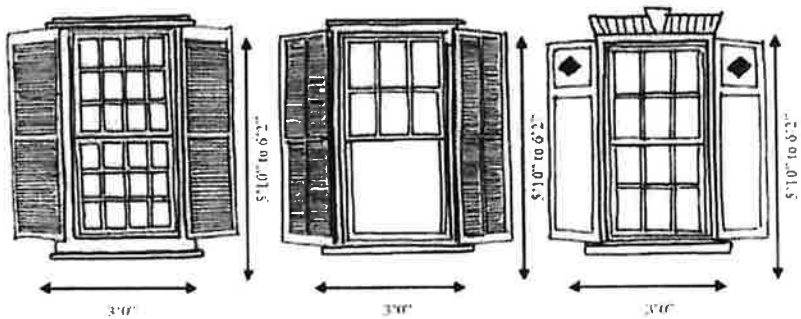
GENERAL STANDARDS:

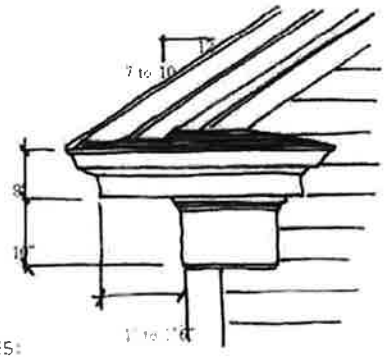
MASSING: The Colonial Revival house is rectangular in form and one to 2 ½ stories in height with a side gabled roof. The façade will feature either three or five bays with a centered door and symmetrically balanced windows. Chimneys are often located at the gable end of the houses. Projections in Colonial Revival homes should be designed as secondary elements that respect the overall massing and scale of the main body of the house. A projection should never be larger or taller than the main mass of the residence.

WINDOWS:

Colonial Revival windows are symmetrically placed and frequently occur in pairs. Double hung windows, typically six over six, eight over eight, nine over nine, or twelve over twelve window sashes. Multi-pane upper sashes may also occur over a single light lower sash. The windows on Colonial Revival homes are typically a trucker (2/8) sides traditional profile. Roof sheathings typically have a 2 inch bullnosed and a soldier course at the head of the window while buildings with siding have 6 inch ill at trim. Some brick homes will feature a dark arch over windows instead of a soldier course. Shutters are typically louvered or paneled, and should be sized and mounted to appear functional.


COLONIAL REVIVAL COTTAGE



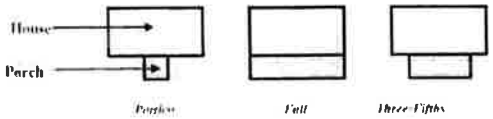


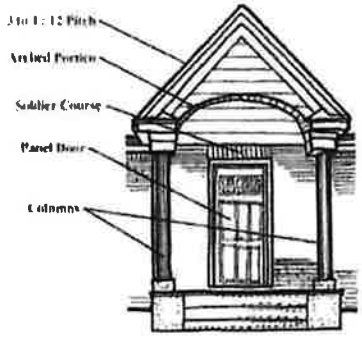

## EAVES:

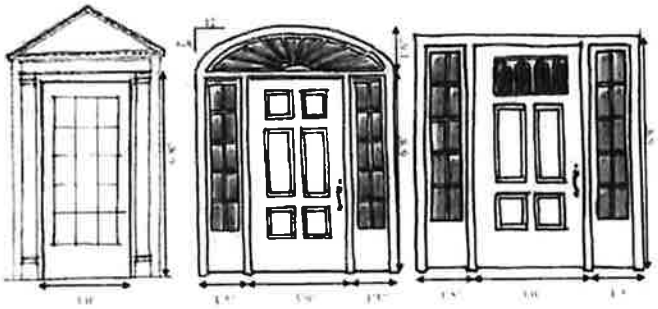
The Colonial Revival typically has an 18 inch lower eave. Dentilled, modillioned, or bracketed cornices and other classical details are commonly found on roof eaves and gable ends.

## PORCHES:

The Colonial Revival features entry porticos, full width front porches and wrap around porches in key areas. Porticos consist of classical columns (10 to 12 inches wide and 9 to 10 feet tall), either smooth or fluted that supported an arch or an entablature over the front entry. Porticos can also be flattened against the house with a broken, segmental or triangular pediment or entablature supported by pilasters (flattened columns). If a railing is included, it is typically straight with wooden square balusters spaced no more than 4 inches on center.



## DOORS:

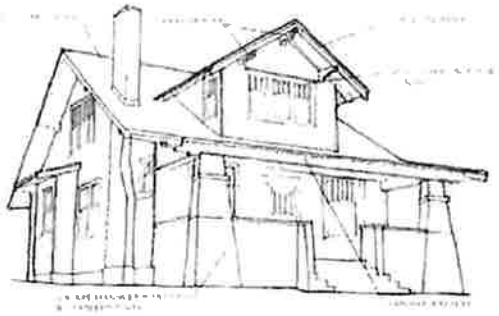
Triangular, segmental and broken pediments over side lights as well as fanlight and sidelights often flank a six-panel door, which is centered on the façade. When a pediment and pilasters are not used, brick dwellings have a 2 inch keystone and a soldier course at the head of the door. While dwellings with siding have 6 inch straight trim.

## BUNGALOW STYLE:

One of the chief principles of Bungalow design was the importance of light and openness. The harmony between dwelling and nature takes the form of wide open porches, wood structural members and generous windows. The Bungalow's roots in the Arts and Crafts movement account for the prevalence of windows as character defining features; as a result, Bungalows may feature an assortment of glass and casement windows, as well as double-hung windows.

### KEY DEFINING FEATURES OF THE BUNGALOW HOME:

- One-and-a-half story, simple horizontal lines.
- Low pitched projecting roof gables and triangular knee braces and a gabled or shed dormer.
- Prominent low, broad front porch supported by square massive porch piers with straight or tapered wood posts, occasionally solid brick or stone supports are found.
- Multi paned windows and door glazing in a variety of geometric shapes.

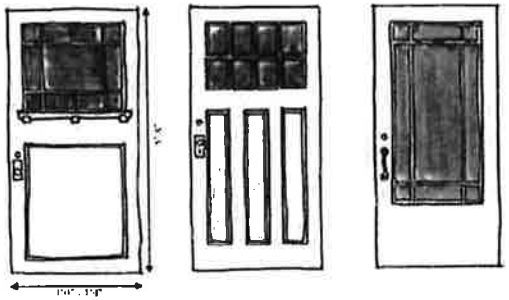


### GENERAL STANDARDS:

**MASSING:** A bungalow is a one or one and one half story house, square or rectangular in plan with a gabled roof and prominent front porch. Projections to the main mass can be centrally located to the rear of the building or as smaller side wings, and are typically a single story in height. Projections should never be larger or wider than the main mass of the house.

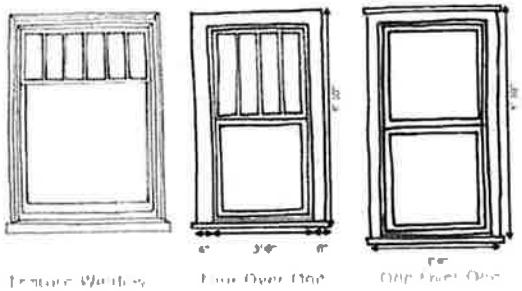
### DOORS:

Bungalows feature a variety of doors that reflect both the Craftsman and Prairie styles. In most cases, wood panel doors with upper glazing are flanked by sidlights and a transom. Glazing is always divided by thick wood muntins into geometric molds. Brick dwellings typically have a 2 inch brick mold and a soldier course at the head of the door while dwelling with siding have 6 inch straight trim.



### WINDOWS:

A variety of multi light double hung and casement windows are the hallmarks, with two-over-one, four-over-one and five-over-one double hung windows are the most common window configurations. Sometimes casement windows that feature small panes divided into various patterns are used. Brick dwellings typically have a 2 inch brick mold and a soldier course at the head of the window while dwellings with siding have 6 inch straight trim. Shutters were not used on the Bungalow.



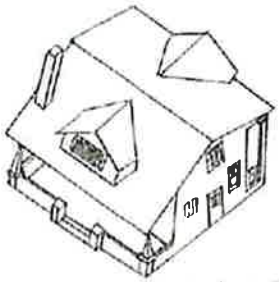
## ROOF:

The Bungalow has a side or front gabled roof, with wide eaves. The pitch of the main roof typically ranges from 6:12 to 8:12 and dominates the bungalow's horizontal silhouette. A large angle dormer, with a gabled or shed roof, typically is located on the main roof. An exterior gas chimney usually projects through the eave. The porch roof is slightly shallower with a 4:12 to 5:12 pitch. The shape sometimes varies with two intersecting low sloped front gables, or a hipped or pyramidal roof. Projections should have lower roof lines that are subordinate to the primary roof line.


Exposed Rafter Tails and Knee Braces

## EAVES:

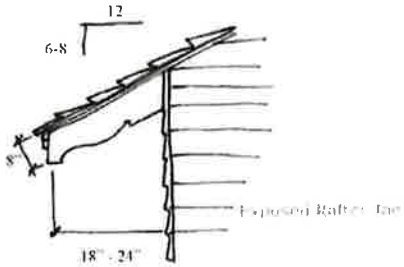
Bungalow knee braces and deep overhanging eaves with exposed beam and rafter tails are Bungalow hallmarks. The predominate type of eave in the Bungalow style is the open eave with exposed rafter tails, which are almost never boxed or enclosed.



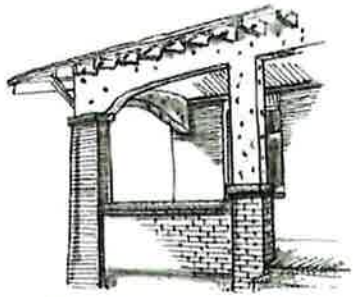
Side Gabled Roof with Gabled Dormer

## PORCHES:

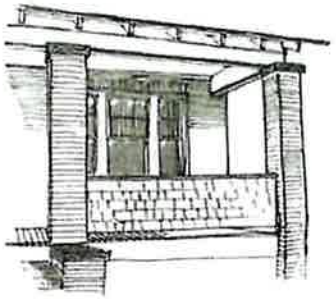
Bungalows typically have full-width front porches supported by a variety of porch supports that are unique to the Craftsman tradition. It is common to find massive brick pedestals with thick tapered wood columns, occasionally the columns will be placed on top of the pier. These semi-massive columns can also be constructed of brick, stone, concrete or a combination of materials, including stucco. Brick knee walls capped with concrete coping usually span between the piers. Other variations will feature wood columns with 2 rows square balusters closely spaced together or a panel of shingles. Bungalow porches are typically accessed by concrete steps that match the foundation that sometimes feature flanking brick and concrete sidewalks.



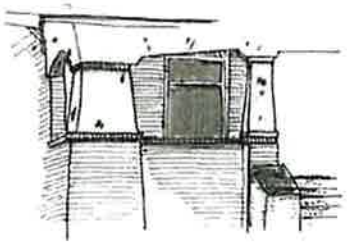

Box Pier with Concrete Cap and Porch Entablature with Knee Wall Capped with Concrete



Brick Pier with Concrete Cap and porch ceiling



Brick Pedestal and Stucco Pier with Brick Knee Wall

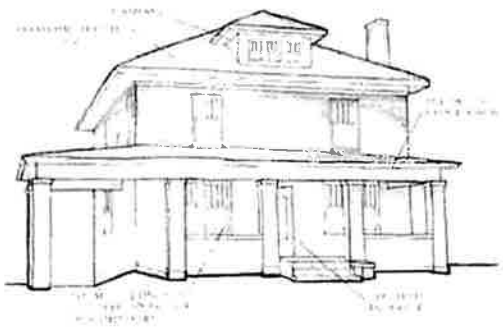


## AMERICAL FOURSQUARE STYLE:

The American Four Square began appearing on American streets around the turn of the twentieth century. The new style promised affordable, utilitarian housing for middle-class families trying to make the most from a modest lot. Simplistic and practical, American Four squares are a common housing type in Warrenton and Fauquier County.

### KEY DEFINING FEATURES OF THE FOURSQUARE HOME:

- Cubical shaped, two-story house, square in plan and elevation
- Hipped or pyramidal hipped roof with hipped, gabled or pedimented dormers on one or more sides of main roof
- Deep, full width or wrap around porch, one story in height, with simple post structural components
- Centered front entrance with equal groupings of windows on either side of both stories or off-centered entrance with symmetrical upper story windows
- Craft small or Colonial Revival influence present on doors, windows, porches and eaves



### GENERAL STANDARDS:

MASSING: The American Foursquare is characterized by a simple box like form and low hipped roof, rather than its style. The Standard American Foursquare form is square in form often measuring 28' x 28', 29' x 29' or 30' x 30'. The American Four square is always two-stories tall. A window and door composition on the front facade typically consists of two windows (sometimes paired) and a centered or off-centered door on the first floor, two windows (sometimes paired) on the second floor and a centered dormer in the roof. The American Foursquare typically has an eaves roof structure projecting through the eaves. Projections to the main square mass should be considered as secondary elements or forms that are compatible with the overall massing and scale of the main square mass. A projection should never be larger or wider than the main mass. The most appropriate location for extending the main mass is to the rear of the property, to minimize visibility from the street.

### ROOF:

The American Foursquare roof is either hipped or pyramidal hipped with a hipped, gabled or pedimented dormer on one more sides with a pitch ranging from 6:12 to 8:12. The roof is typically accented with a wide eave.

Gable Dormer

Hipped Dormer

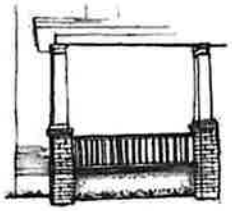
Pyramidal Roof

Hipped Roof

## PORCHES:

A full length, one story front porch is a widespread element of the American Foursquare. The porch often extends to one side as either a wrap around porch or as a gate-to-gate for parking vehicles. American Foursquare porches are typically accented by separate step-outs that match the foundation with flanking square brick posts. Because most American Foursquares are brick, most porch supports are 12 inch square brick posts of full height. Brick knee walls capped with concrete coping usually span between the brick posts. Other variations will feature a brick pier with tapered wood posts (10 to 12 inches wide) and wood railings with 2 inch square balusters.

Brick Piers with Knee Wall Capped with Concrete Capping



Tapered Post on Brick Pedestal with Wood Railings

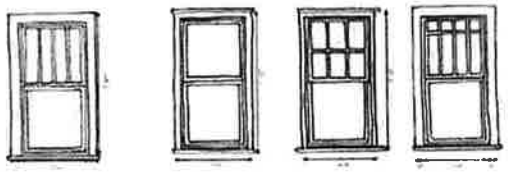
Brick Piers with Wood Railings

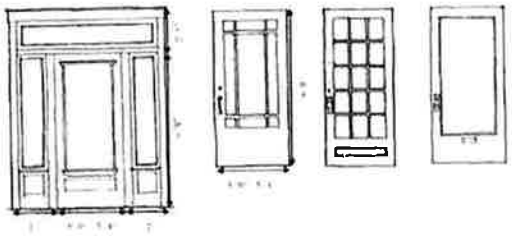
## DOORS:

The American Foursquare door is similar to other front doors of the 1920s with rectangular shaped glass and raised wood panels. Sidelights and a transom often accent the front door while allowing more light into the living area. The design of the sidelights and transom will often match that of the door. Brick dwellings typically have a 2 inch brickmold and a soldier course at the head of the door, while dwellings with siding have 6 inch straight trim.

## WINDOWS:

Paired, double hung wood windows with four over one sashes typify the American Foursquare. Other common window sash types include a one over one or a six over one double hung window. Sometimes decorative six or eight over one windows were used. Brick dwellings typically have a 2 inch brickmold and a soldier course at the head of the window while dwellings with siding have 6 inch square trim. Shutters were rarely used on the American Foursquare. Window placement reflects the American Foursquare floor plan. For example, sets of double or triple windows, and in some instances a bay window, on a side elevation will denote the first floor living room/dining room or a second floor master bedroom. A small window between floors will light the staircase, while a small second floor window located between larger windows indicates a bathroom or closet.





## STYLISTIC INFLUENCES:

The simple American Foursquare plan design lend itself to adding architectural tailor effortlessly and inexpensively. Typical influences include the Colonial Revival or Craftsman styles as follows:

- Colonial Revival: Pedimented gable over a [illegible] with classical columns. A porch with details or [illegible], Dormer with a Palladian-style window.
- Craftsman: Low pitched roof, [illegible] with exposed rafter tails or knee braces. Large gabled or shed dormers with exposed rafter tails and braces.

## CONTEMPORARY VARIATIONS IN STYLE:

[illegible] innovative energy efficient designs sensitive to both the natural and built context. In Arlington the builder may elect to [illegible] styles ranging from both local architectural [illegible] principals that determine [illegible] orientation, roof pitch, material, and building placement on the site.

**PHIL MARAHAM ARCHITECTS** [illegible] environmental impact as well as maintaining a high level of design and detail. The building takes cues from the local vernacular expressed in the simple forms of barns and farmhouses. The building is also energy efficient by its orientation and its [illegible]. It is an insulated masonry solar heater with an open plan that allows southern daylight to enter all its spaces.

**BURR AND MACCULLUM'S** design drawes its inspiration from the work by Shaker [illegible] in New England. This house [illegible] the New England farmhouse vernacular with [illegible] all close to the main house, but this house is an altogether new arrangement of those forms and the types of window openings typically found on the original farmhouses.

**CHRISTINA BROWN** [illegible] a contemporary interpretation of local vernacular design. This building reflects an interest (and respect) for its context and place. But it also stands as a [illegible] efficient single pane or double panes. The building includes roof overhangs and the strategic placement of windows to maximize solar energy.

**KAPLAN THOMPSON ARCHITECTS** [illegible] skills, triple glazed windows, solar [illegible] on the roof and a [illegible] designed [illegible] integrated.

**BURR AND MACCULLUM** [illegible] design [illegible] inspiration [illegible] existing new roof. The type forms and styles [illegible] historical precedent.

Participants [illegible] those [illegible] Planning Staff in [illegible] 2011.

## BUILDING MATERIALS STANDARDS:

**BUILDING WALLS:**
Building walls shall be limited to the following materials:

- Wood siding, including Board and Batten (and cedar shingles, where architecturally appropriate for style).
- Fiber cement siding (such as Hardie-Plank).
- Stucco (two or three coat over metal lathe on wood or masonry backing). The use of exterior polystyrene sheet board is not allowed. Stucco homes must have the stucco return back to window casing (brickmold is acceptable) unless substantial trim is applied as deemed appropriate by the Zoning Administrator. The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.
- Brick
- Natural or cultured stone. Concrete masonry units shall not be considered acceptable for exposed applications
- Vinyl siding, limited to Premium Grade. Premium Grade is defined as beaded vinyl siding with no less than a 6.5" exposed lap and a nominal wall thickness of 0.004".

**RETAINING WALLS:**
Retaining walls shall have an exterior veneer limited to the following materials:

- Natural Stone or Brick
- Segmental retaining wall systems may be acceptable provided that they are designed and constructed to appear natural.

**ROOFS:**

- Primary roof masses shall be architectural grade asphalt shingles, slate, wood, cedar and faux slate materials, metal roofs, including standing seam. Secondary roof masses may be clad in galvanized steel, copper, anodized or ESP aluminum.
- Oversized hip and valley caps are prohibited.
- Gutters, down spouts, rain chains, when used, shall be made of galvanized steel, copper and anodized or ESP aluminum. Down spouts shall be placed at the corner of the building least visible from nearby streets or integrated into the façade.
- No through roof penetrations for mechanical or electrical devices may be visible from the street, unless painted to match roof color.

**WINDOWS:**

- Wood, aluminum clad wood, or vinyl. True divided light or simulated divided light (SDL) sash with muntin profile as appropriate for particular architectural style
- Window sills shall have a minimum 2" sill horn.
- Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.
- Shutters, when used, must be sized to match the openings. Shutter designs shall be in accordance with specific architectural style of the home as shown on the architectural drawings

**DOORS:**

- Painted or stained wood, fiberglass or steel with raised panel profiles.
- Transoms and sidelights shall have true divided lights or simulated divided lights with authentic muntins and mullions.
- Garage doors shall be wood, fiberglass or aluminum and shall be painted or stained. Garage doors on front or side loaded garages shall be a maximum of 10' in width. Rear loaded garages may have larger doors.

**PORCHES, DECKS, AND BALCONIES:**

- Porch railings shall be made of wood or composite materials; while porch floors may be wood, composite wood, or masonry; and posts and columns may be wood, composite wood, masonry, or fiberglass.
- Porches may not be less than 6 feet in depth.
- Glass or screened enclosures are not permitted on street facades. Porch ceilings may be enclosed with painted or stained wood or composite wood.
- Exposed joists shall be painted or stained
- Stoops shall be made of wood, brick, stone, or concrete

**TRIM:**

- Exterior architectural trim shall be suitable for retaining a painted finish or be prefinished.
- Stone or cast stone trim details may be used
- Metal elements shall be natural colored galvanized steel, anodized or ESP aluminum, marine grade aluminum, copper, cast iron, or wrought iron.
- All corner trim shall be a minimum width of 3 inches

**CHIMNEYS:**

- Natural Stone or Brick

**FENCES AND GARDEN WALLS:**

- Fence material may be wood or painted wood
- Wall material may be natural stone or brick

**DRIVEWAY, APRONS AND PARKING PADS**

- Driveways and parking pads are to be concrete, asphalt, or brick
- Aprons to be concrete

**COLORS:**

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafter tails etc.) shall be painted to compliment the main color of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used. Garden walls and fences shall be in a range of colors approved for their respective material and similar to the main house

**DEVIATIONS FROM BUILDING MATERIAL STANDARDS:**

The Zoning Administrator may approve deviations from these building materials standards. This applies in select locations where uniformity is not necessary or visible to adjacent properties. Deviations may be made in a manner that does not detract from the goal of traditional design and architecture

## GENERAL LANDSCAPE STANDARDS:

As with Site Planning and Architecture, overall Landscape Design is an integral part of the image and character of the community. It is important that the community possess a well-landscaped appearance and high quality environment.

### TREE PRESERVATION:

The preservation of existing trees is important and shall be a fundamental part of any Landscape Plan. The purpose is the preservation of structurally sound, healthy and functional trees, and directed at no net development shall occur in a manner that limits the extent of land disturbance to the minimum area needed to construct the proposed use. Tree preservation standards shall also minimize the retention of high risk tree conditions that have the potential to cause personal injury or property damage. The intent of Arrington is to preserve all trees not in, nor may be construction of adjacent buildings associated with the development. Clear cutting of trees in the open space is prohibited and shall be limited to those areas needed for construction of stormwater management facilities and trails and other amenities shown on the plan.

### LIMITS OF CLEARING AND TREE PROTECTION:

Particular care shall be devoted to preservation of trees and hardwoods that are found throughout the property. Grading and parking of equipment or vehicles, storage of materials, or deposition of sediment, topsoil or fill, or dumping of any materials or liquids/chemical is prohibited within the drip line of trees designated to be saved on the ARC approved final construction plans. All existing trees to be saved, individually or in groups, shall be included in a tree conservation easement and protected during construction by fencing (minimum height of four feet above grade) placed at the outer perimeter of the spread of branches (drip line). The Tree Conservation Easement shall include a provision preventing the removal of any tree within the easement area which are greater than six inches (6") in diameter without the specific permission of the applicable governmental agency except as necessary to accommodate forest management techniques performed by, or recommended by, a professional forester or certified arborist that are necessary to protect or enhance the stability of the canopy. Such management techniques may include, without limitation, pruning, and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, insect infested, dead, or considered a hazard to life or property. The Tree Conservation Easement prohibiting tree removal shall not be amended without written approval from the Town of Warrenton, Fauquier County, and/or other governmental agencies having jurisdiction over same. Each subdivision plat for Arrington as well as the Arrington Conservancy documents shall contain a note stating that the removal of trees within the Tree Conservation Areas is prohibited except in accordance with the above-said provision.

### STREET TREE & STREET LIGHT REQUIREMENTS:

Street trees must be planted along both sides of all proposed public streets within the community at a minimum of 1 tree per 40 linear feet of lot frontage. Street trees will be planted within Street Tree Planting Easements located adjacent to and outside of the public right-of-way along street frontage with adjacent lots. Tree type at Lot Decides. Variations in spacing shall be permitted when necessary to accommodate other improvements such as utility lines, intersection sight distance, fire hydrants, driveways, etc. as long as the total number of required trees are installed along each street. All street trees shall be deciduous with a minimum of 2 ½" to 3 ½" caliper and shall be the same species along both sides of each street. Species may change at each intersection.

Street lights shall be of a decorative acorn design (or such other decorative design as may be requested by the Developer and approved by the ARC).

## YARD PLANTINGS:

A sample of [illegible] shrubs, depending on the [illegible] between the front of the house and the sidewalk. The [illegible] edge of the landscaping [illegible] vary, depending on the space available, but must [illegible] be composed of flowering shrubs and [illegible] trees, [illegible] ground covers. [illegible] a variety of trees, shrubs, and groundcovers [illegible] well designed [illegible] on scale. [illegible] should be planted in masses of a single species [illegible] [illegible] on [illegible] plants [illegible] will also be planted at select locations [illegible] shrubs.

The species of trees, shrubs, grasses and other vegetation used shall be representative of indigenous species or exotic plant combinations in the [illegible] Fairfax County and the Virginia Piedmont. All landscape materials shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen with the following minimum size or height standards as of the installation date:

| | |
|---|---|
| Deciduous Street and Canopy Trees | 2 ½" caliper |
| Ornamental and Understory Trees | 8' height |
| Coniferous Trees | 6' height |
| Evergreen and Deciduous Shrubs | 18" spread or height |

## FENCES & WALLS:

Fences [illegible] have a [illegible] effect [illegible] a neighbor. Fencing [illegible] that the rear of the front facade of the house, located [illegible] ing. Fences must be constructed of natural wood, 3 or 4 rail split, wrought iron, [illegible] the material [illegible] appearance). Fences made of [illegible] the 'finished' side facing out, and properly maintained. Wood [illegible] have horizontal levels [illegible] that slope to accommodate any change in slope. The design of the fence installation may include brick, stone, or stone posts at corners and significant changes in direction. The bottom of installed fences may either step with or be parallel to the ground in cases of steep slopes. The bottom of the boards may be 6" from the ground to allow for drainage. The height of all fencing must be a minimum of 48 inches but not greater than 72 inches. Chain link fences will not be approved under any circumstances. Wrought iron/aluminum fencing [illegible] must be black and properly maintained.

Sandstone walls not exceeding 2 feet in height [illegible] otherwise approved by the ARC may be incorporated into front yard landscape designs. Garden wall shall have an exterior veneer of natural stone or brick. Segmental wall systems may be acceptable provided that they are designed and constructed to appear natural.

STREET TREE

WOOD FENCE

STONE COLUMN & WALL

## RECOMMENDED TREE SPECIES

### RECOMMENDED STREET TREES

| | |
|---|---|
| • Acer rubrum | Red Maple |
| • Fraxinus pennsylvanica | Green Ash |
| • Fraxinus americana | White Ash |
| • Platanus acerifolia | London Plane Tree |
| • Quercus phellos | Willow Oak |
| • Ulmus parvifolia | Lacebark Elm |
| • Zelkova serrata | Zelkova |

### RECOMMENDED CANOPY TREES

| | |
|---|---|
| • Acer saccharum | Sugar Maple |
| • Liquidambar styraciflua | Sweetgum |
| • Liriodendron tulipifera | Tulip Poplar |
| • Nyssa sylvatica | Black Gum |
| • Platanus occidentalis | Sycamore |
| • Quercus palustris | Pin Oak |

### RECOMMENDED ORNAMENTAL/FLOWERING TREES

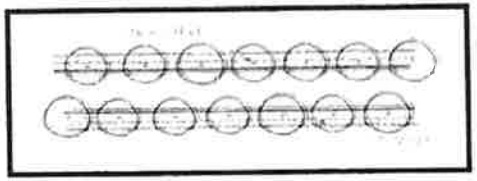
| | |
|---|---|
| • Aesculus pavia/flava | Bottlebrush Buckeye |
| • Amelanchier canadensis | Serviceberry |
| • Betula nigra | River Birch |
| • Cercis canadensis | Eastern Redbud |
| • Cornus florida | Flowering Dogwood |
| • Chionanthus virginicus | White Fringetree |

### RECOMMENDED EVERGREEN TREES

| | |
|---|---|
| • Cedrus deodara | Deodar Cedar |
| • Ilex opaca | American Holly |
| • Juniperus virginiana | Eastern Red Cedar |
| • Magnolia grandiflora | Southern Magnolia |
| • Magnolia virginiana | Sweet Bay Magnolia |
| • Pinus virginiana | Virginia Pine |
| • Thuja occidentalis | Eastern Arborvitae |

## DEVIATIONS FROM GENERAL LANDSCAPE REQUIREMENTS:

The Zoning Administrator may approve deviations from the Landscape Requirements and Plant List set forth in this section upon a finding that deviations do not change the overall character, quality and purpose of the landscaping but rather enhance these elements. Deviations from these requirements should be outlined in the Code of Development Site Plan.



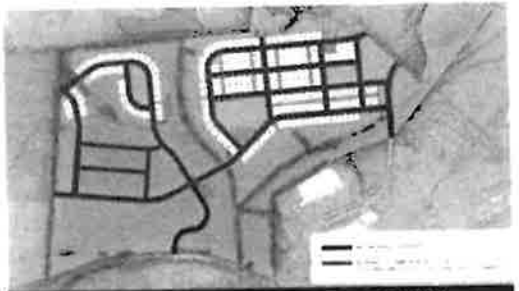
STREET TREE PLANTING DIAGRAM

- Single canopy species from [illegible]
- Formal canopy spacing [illegible] on center

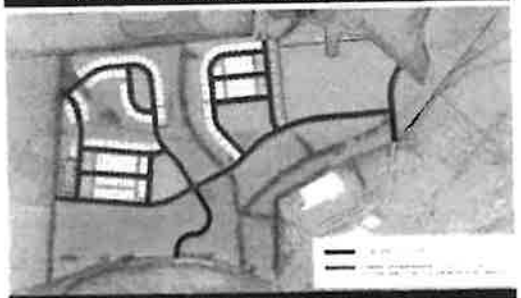
See [illegible] for additional planting requirements and design flexibility.



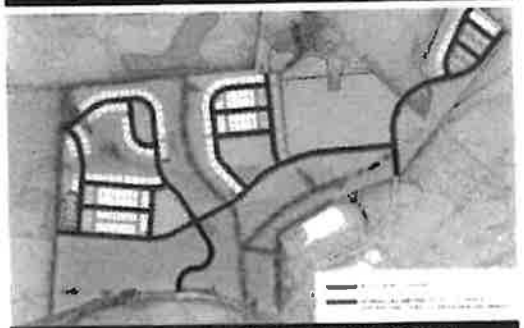




(BASE ZONING) STREET TREE PROGRAM



(ALTERNATIVE A) STREET TREE PROGRAM



(ALTERNATIVE B) STREET TREE PROGRAM

## SIGNAGE

A Comprehensive Sign Plan will be [illegible] and approved by the Spring Hill Planning and Zoning Authority prior to issuance of the first residential building permit. Review and approval of a Comprehensive Sign Plan will ensure that [illegible] the purpose of Arrington's Zoned PRD to provide a unified design theme, and will not be permitted to violate [illegible] and design and environmental standards.




# Arrington

## CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023

ORDINANCE

AN ORDINANCE TO APPROVE REZONING REZN-22-017978 – ARRINGTON – AN APPLICATION TO AMEND PORTIONS OF A PREVIOUSLY APPROVED PROFFER STATEMENT, CONCEPT DEVELOPMENT PLAN AND CODE OF DEVELOPMENT ON APPROXIMATELY 206.43 ACRES ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS AND ASSOCIATED WITH REZN-15-003477, AND TO ALSO REZONE APPROXIMATELY 27.66 ACRES FROM AGRICULTURE (RA) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS (PIN 6983-44-5875-000, MARSHALL DISTRICT)

WHEREAS, Alwington Farm LLC (Owner) and Alwington Farm Developers, LLC and Van Metre Communities, LLC (Applicants), have applied to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers on land located along James Madison Highway (Routes 17/29/15) south of Alwington Boulevard (Route 1105), Warrenton, PIN 6983-44-5875-000; and

WHEREAS, on November 12, 2015, the Fauquier County Board of Supervisors approved REZN-15-003477, which rezoned approximately 234.3 acres from Residential: 1 Dwelling Unit/Acre (R-1) to approximately 27.9 acres of Rural Agricultural (RA) and approximately 206.4 acres of Planned Residential District (PRD) with proffers, subject to the Alwington Farm Zoning Plat, dated September 30, 2015; Arrington Code of Development, dated October 30, 2015; Arrington Concept Development Plan, dated September 30, 2015; and Arrington Proffer Statement dated October 30, 2015; and

WHEREAS, REZN-15-003477 allowed for the PRD portion of the property to be developed with a maximum of 217 single-family active adult residential lots to be served with public water, provided by the Town of Warrenton and a private sewage community collection and treatment system; and

WHEREAS, on August 17, 2023, the Fauquier County Planning Commission held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-104.A.1 to allow front-yard setbacks, which are greater than 10 to 20 feet, to be as shown in the Concept Development Plan (CDP) and Code of Development (COD); and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-107.C.3 to allow a maximum curb-cut onto a public street, for a front-loaded lot, of 12

feet in width with a driveway which transitions to the width of the garage occurring between 20 and 30 feet from the garage; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 7-303 to allow public streets within Arrington to be designed to the standards of the public organization, the Virginia Department of Transportation (VDOT) or Town of Warrenton, that will ultimately provide maintenance of the streets; and

WHEREAS, by adoption of this Ordinance, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice are satisfied by this amendment to the Fauquier County Zoning Map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 9th day of November 2023, That the Rezoning request REZN-22-017978, to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers, on PIN 6983-44-5875-000 be, and is hereby, approved, subject to the Arrington Certified Zoning Plat, dated June 03, 2022, last revised on September 25, 2023, and received by Community Development on October 24, 2023; Arrington Code of Development (COD), dated October 20, 2023 and received by Community Development on October 24, 2023; Arrington Concept Development Plan (CDP), dated July 18, 2022, last revised on October 20, 2023, and received by Community Development on October 24, 2023; and Arrington Proffer Statement dated December 19, 2022, revised through October 20, 2023, and received by Community Development on October 24, 2023.

## EXHIBIT D

### Listing of Zoning Ordinance Modifications

*Section 4-107 A.1 (Maximum Front Yard Setback)*

Section 4-107 A.1 of the Zoning Ordinance states, "Single family residential units should generally be set back no further than 10-20 feet, with a variety of setbacks provided within blocks."

Modification of the aforesaid requirement to allow homes to be constructed consistent with the typical lot standards in the proposed Code of Development with a larger front yard setback (25') to accommodate proposed street tree easements.

*Section 4-107 C.3 (Driveway Width)*

Section 4-107 C.3 of the Zoning Ordinance states, "[w]here garages cannot be rear loaded from alleys, the driveway for an individual house shall not exceed 10 feet in width up to where the driveway meets the vertical plane of the front wall or porch of the house."

Modification of the aforesaid requirement to allow the width of driveways providing access to garages from public streets to be designed to the standards and specifications of the Virginia Department of Transportation and/or Town of Warrenton, dependent on jurisdictional responsibility for ongoing operation and maintenance of the public street upon completion of construction.

*Section 7-303 (Public Street Design Requirement)*

Section 7-303 of the Zoning Ordinance says that "[p]ublic streets shall be required for all development as indicated in Table 7-303.1. Public streets shall meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and dedicated to public use unless a special exception waiving this requirement is granted by the Board in accordance with Part 29 of Article of this Ordinance."

Modification of the aforesaid requirement to allow public streets to be designed to the Town's design standards and specifications in the event the Property is included within the corporate boundaries of the Town. Further, the waiver includes permitting the proposed alleys to be designated as private streets maintained by the homeowner's association - even when the proposed ~~alley~~ serves as the only street providing frontage for a lot or grouping of lots such as when such lot(s) fronts a common area or community green.

*Section 4-107 C.3 (Sideload Garages)*

Section 4-107 C.3 of the Zoning Ordinance states, "Any side loading garage shall be set back a minimum of 8 feet behind the front wall of the house."

Modification of the aforesaid requirement to allow a side loaded garage to align with the front of the house to which it is attached and be integrated into the front elevation with the same architectural style and treatments.

December 10th, 2024
Town Council
Public Hearing
Ordinance 2024-17

**AN ORDINANCE TO APPROVE A VOLUNTARY SETTLEMENT AGREEMENT FOR THE BOUNDARY ADJUSTMENT INTO THE TOWN OF WARRENTON OF APPROXIMATELY 243.87295 ACRES OF LAND BELONGING TO ALWINGTON FARM, LLC, ALWINGTON ESTATES, LLC, HD DEVELOPMENT OF MARYLAND, INC., PADMAJA AND SRINIVAS DASARI, THE FAUQUIER COUNTY SCHOOL BOARD, AND VABFT, LLC, AND CERTAIN ROAD RIGHT-OF-WAY, AS RECOMMENDED BY THE VIRGINIA COMMISSION ON LOCAL GOVERNMENT**

**WHEREAS**, the Town of Warrenton, Virginia, (the "Town"), and the County of Fauquier, Virginia, ("the County") filed a Notice with the Virginia Commission on Local Government of their intention to effect a Boundary Line Adjustment ("BLA") by and between the Town and the County to incorporate into the Town approximately 243.87295 acres of land presently subject only to County jurisdiction (the Adjusted Property") belonging to Alwington Farm, LLC, Alwington Estates, LLC, HD Development of Maryland, Inc., Padmaja and Srinivas Dasari, the Fauquier County School Board, and VABFT, LLC, together with such road right-of-way as may lie within the proposed BLA area; and

**WHEREAS**, the Town and the County have mutually agreed upon terms and conditions for a boundary adjustment in a Voluntary Settlement Agreement (the "VSA") pursuant to Va. Code Ann. §15.2-3400, as an alternative to a fully contested litigation to adjust jurisdictional boundaries, and submitted that VSA to the Virginia Commission on Local Government (the Commission) for review and recommendation; and

**WHEREAS**, the Commission has reviewed the VSA and has recommended its approval of the said BLA and Agreement in its report dated November 2024, all according to law, a copy of which is incorporated herein by reference as Exhibit A; and

**WHEREAS**, the Town desires to approve and present the VSA to the Circuit Court for further action thereon;

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Town Council of the Town of Warrenton, Virginia, as follows:

1. The aforesaid Whereas clauses are incorporated herein by reference.

2. The Town Council hereby consents to the adjustment of the Adjusted Property into the Town's corporate limits consistently with the VSA.

3. The Town Council hereby agrees to the terms and conditions as set forth in the VSA, a copy of which is separately attached hereto and incorporated herein by reference as Exhibit A, and authorizes the execution thereof by the Mayor or his designee.

4. The Town Council hereby directs the Mayor, Town Manager, and Town Attorney, together with the Fauquier County Attorney, to forward the VSA, and any necessary exhibits thereto, to the Circuit Court of Fauquier County, and by a

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proper petition to that Court request it to have the Supreme Court of Virginia appoint a Special Court pursuant to the provisions of Va. Code Ann. § 15.2-3400(5), to hear and decide this matter in accordance with law.

5. The Mayor, Town Manager, and Town Attorney, shall take such other and further steps as may be needed to effectuate the purposes of this Ordinance and the incorporation of the Adjusted Land into the Town's boundaries.

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. David McGuire

**Nays:** Mr. Eric Gagnon

**Absent from Meeting:**

**For Information:**
Town Attorney

**ATTEST:** _____

**Town Recorder**

RES-24-042

# EXHIBIT E

## RESOLUTION

## A RESOLUTION AUTHORIZING STAFF AND COUNTY ATTORNEY TO INITIATE THE PROCESS OF VOLUNTARY SETTLEMENT OF ANNEXATION WITH THE TOWN OF WARRENTON

WHEREAS, Chapter 34 of Title 15.2 recognizes that Virginia localities may be able to voluntarily negotiate and settle boundary matters in an efficient and beneficial manner to the orderly growth and continued viability of the localities; and

WHEREAS, the County determined after due consideration that the boundary between the County and Town of Warrenton should be adjusted and relocated as outlined in the Voluntary Settlement Agreement between the localities; and

WHEREAS, the County passed a resolution on March 14, 2024, to move forward with the Voluntary Settlement Agreement process; and

WHEREAS, two additional small portions of a property owned by Alwington Estates, LLC, PIN 6983-28-8269-000, containing 2.20772 acres and 0.56128 acres are desired to be added to the property adjusted into the boundary of the Town of Warrenton; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 11th day of April 2024, That, the County Administrator and County Attorney are hereby authorized to take all actions necessary to negotiate a Voluntary Settlement Agreement with the Town of Warrenton; and, be it

RESOLVED FURTHER, That the County Attorney is authorized to present jointly with the Town of Warrenton such Proposed Settlement Agreement to the Commission on Local Government, subject to any changes to the Agreement approved by the County Administrator and County Attorney, to initiate the boundary line adjustment process in *Code of Virginia* § 15.2-3400; and, be it

RESOLVED FINALLY, That the County intends, subject to input received during the public hearing processes of the entities involved and review by the Commission, to adopt the Voluntary Settlement Agreement and directs that the principal point of contact for the County during this process is Tracy A. Gallehr, County Attorney, 10 Hotel Street, 2nd Floor, (540) 422-8010 phone, (540) 422-8022 fax, tracy.gallehr@fauquiercounty.gov.

*A Copy Teste*

*Janelle J. Downes, County Administrator*
*Clerk to the Board of Supervisors*

# ALWINGTON FARM DEVELOPERS, L.L.C.

## CORPORATE RESOLUTION

WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

WHEREAS, the corporation believes that it is in its best interests for its landholding to be annexed as so proposed, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 16th day of May, 2024.

Russell Marks

Managing Member
Alwington Farm Developers, L.L.C.
a Virginia Limited Liability Company

EXHIBIT
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**VAN METRE COMMUNITIES, L.L.C.**
**CORPORATE RESOLUTION**

WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

WHEREAS, the corporation believes that it is in its best interests for the properties proposed to be annexed consistently with the aforesaid Agreement, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 17th day of May, 2024.

Van Metre Communities, L.L.C.,
a Virginia Limited Liability Company

By: VMC Homes, L.L.C., its Manager

Julie van der Vate

Julie van der Vate,
Chief Operating Officer – Finance and Strategic Growth

EXHIBIT
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