

ARRINGTON

CONCEPT DEVELOPMENT PLAN

PLANNED RESIDENTIAL DEVELOPMENT PLAN

OWNER
 ALWINGTON FARM LLC
 4054 CATLETT ROAD
 CATLETT, VA 20119

APPLICANTS
 ALWINGTON FARM DEVELOPERS, L.L.C.
 1601 GROVE ROAD
 CHARLOTTEVILLE, VA 22901

VAN METRE COMMUNITIES, L.L.C.
 9300 MAIN STREET, SUITE 500
 FAIRFAX, VA 22031

DESIGN TEAM

**PLANNING, LANDSCAPE
 ARCHITECTURE & CIVIL
 ENGINEERING**
 BOWMAN CONSULTING GROUP, LTD.
 101 SOUTH STREET, S.E.
 LEESBURG, VIRGINIA 20175

TRANSPORTATION ENGINEERING
 GOROVE SLADE
 4114 LEGATO ROAD, SUITE 650
 FAIRFAX, VIRGINIA 22033

ENVIRONMENTAL ENGINEERING
 BOWMAN CONSULTING GROUP, LTD.
 13461 SUNRISE VALLEY DR SUITE 500
 HERNDON, VIRGINIA 20171

WASTEWATER ENGINEERING
 SES MID-ATLANTIC, LLC
 9251 INDUSTRIAL COURT, SUITE 101
 MANASSAS, VIRGINIA 20109

LEGAL
 WALSH COLUCCI LUBELEY & WALSH
 ATTENTION: JOHN FOOTE
 4310 PRINCE WILLIAM PARKWAY, SUITE 300
 PRINCE WILLIAM, VIRGINIA 22192

REZONING APPLICATION

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

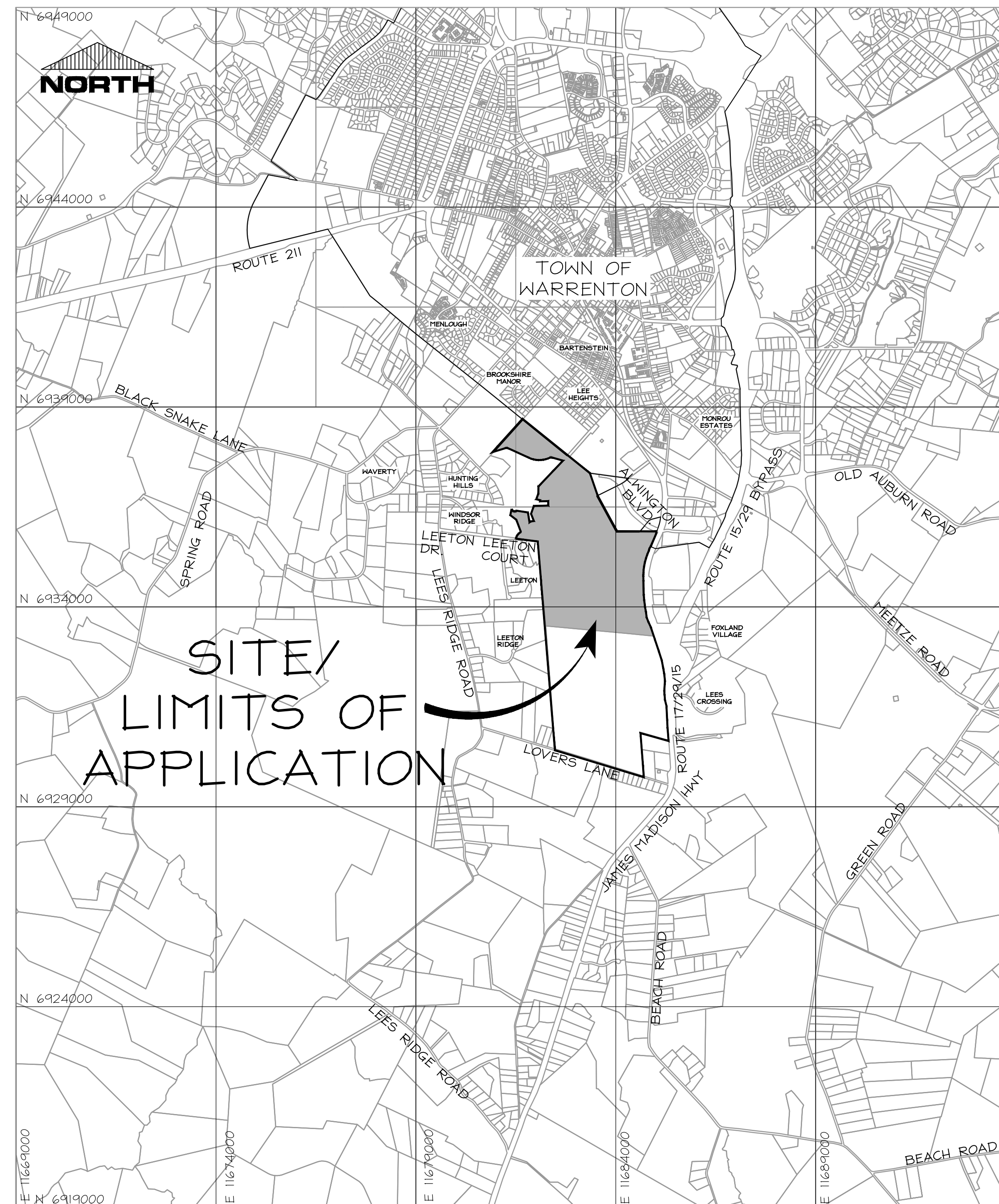
APPLICATION CASE NUMBER

REZN-22-011918

REQUESTED WAIVERS & MODIFICATIONS

PURSUANT TO FAUQUIER COUNTY ZONING ORDINANCE SECTION 4-112 - MODIFICATIONS, THE FOLLOWING WAIVERS AND MODIFICATIONS ARE BEING REQUESTED:

- MODIFICATION TO FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 4-107 A.1 TO INCREASE FRONT YARD SETBACK TO 25 FEET.**
 SECTION 4-107 A.1 STATES SINGLE FAMILY RESIDENTIAL UNITS SHOULD BE GENERALLY SET BACK NO FURTHER THAN 10-20 FEET. STREET TREES ARE PROPOSED IN FRONT YARDS WITHIN A STREET TREE EASEMENT, THUS REQUIRING A LARGER FRONT YARD SETBACK.
- MODIFICATION TO FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 4-107 C.3 TO ALLOW 12-FOOT DRIVEWAY.**
 SECTION 4-107 C.3 REQUIRES THE DRIVEWAY NOT TO EXCEED 10 FEET FOR AN INDIVIDUAL RESIDENCE. WE REQUEST THE DRIVEWAY WIDTH BE INCREASED TO 12 FEET AS IT APPROACHES THE DRIVEWAY APRON IN ACCORDANCE WITH THE MINIMUM WIDTH OF A PRIVATE ENTRANCE AS REQUIRED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.
- WAIVER OF FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 7-303 TO ALLOW PUBLIC STREET DESIGN TO TOWN OF WARRENTON STANDARDS.**
 SECTION 7-303 REQUIRES PUBLIC STREETS TO BE DESIGNED TO VDOT STANDARDS UNLESS A SPECIAL EXCEPTION IS APPROVED WAIVING THE REQUIREMENT. A WAIVER IS REQUESTED 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.
- MODIFICATION TO FAUQUIER COUNTY ZONING ORDINANCE ARTICLE 4-107 C.3 TO ALLOW SIDE LOAD GARAGES.**
 SECTION 4-107 C.3 REQUIRES RESIDENTIAL UNITS TO BE DESIGNED SO THAT GARAGES DO NOT DOMINATE THE STREET, WITH AN EMPHASIS 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" = 2000'

SHEET INDEX

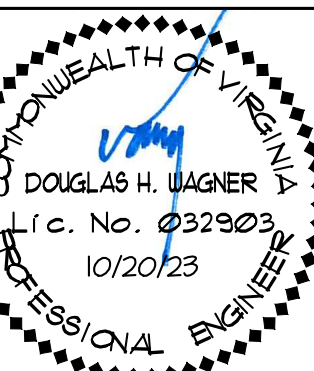
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- NOTES, TABULATIONS & DETAILS
- NOTES, TABULATIONS & DETAILS
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- SOILS MAP
- SOIL CHARACTERISTICS
- OVERALL ILLUSTRATIVE PLAN
- CONCEPT DEVELOPMENT PLAN
- CONCEPT DEVELOPMENT PLAN (ALT. A)
- CONCEPT DEVELOPMENT PLAN (ALT. B)
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- CERTIFIED ZONING PLAT
- CERTIFIED ZONING PLAT

Bowman

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

PROJECT NUMBER
 REZN - 22 - 011918



| PLAN STATUS | |
|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|--------------------------|---------------|
| BBR DESIGN | DR DRAWN CHKD |
| SCALE: H: AS SHOWN V: | |
| JOB NO: | 2586-08-001 |
| DATE: | JULY 18, 2022 |
| FILE NO: | 2586-D-24-00X |

NOTES

- THE SUBJECT PROPERTY IS DELINEATED AS GPIN 6983-44-5875-000 PER CURRENT COUNTY TAX ASSESSMENT DATA. THE PROPERTY CAN BE FOUND IN DEED BOOK 1328 PG. 001 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA. THIS PROPERTY IS ZONED PRD AND RA AND IS LOCATED WITHIN THE COUNTY OF FAUQUIER, VIRGINIA. THE PROPERTY MEASURES 431.20 ACRES. THE PROPOSED SITE AND LIMITS OF APPLICATION INCLUDE A PORTION OF THE PROPERTY MEASURING 234.0877 ACRES AS SHOWN ON THIS PLAN.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY INFORMATION BY BOWMAN CONSULTING GROUP PREPARED AUGUST 7, 2010 AND UPDATED BASED ON AN ALTA SURVEY PREPARED BY THE FAUQUIER COUNTY ENGINEERS, INC. DATED MARCH 31, 2021. THE PLAN HAS BEEN PREPARED IN THE NAD 83 HORIZONTAL DATUM. SITE TABULATIONS THROUGHOUT THIS APPLICATION ARE BASED ON THIS SURVEY INFORMATION.
- THIS SITE WILL BE DEVELOPED AS FOLLOWS:
 - A MIXED USE COMMUNITY WITHIN A 234.0877 ACRE AREA OF WHICH 206.43 ACRES IS CURRENTLY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) DISTRICT AND AN ADDITIONAL 27.66 ACRES WILL BE REZONED TO THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) DISTRICT.
- TOPOGRAPHIC INFORMATION HEREON WAS OBTAINED FROM AN AERIAL SURVEY OF THE PROPERTY CONDUCTED BY WALTER L. PHILLIPS, INC. AND IS SHOWN AT 2' CONTOUR INTERVAL. ALL ELEVATIONS ARE BASED ON NAVD 88.
- THE APPLICATION AREA IS LOCATED WITHIN THE WARRENTON SERVICE DISTRICT.
- WATER SERVICE SHALL BE PROVIDED BY TOWN OF WARRENTON WATER SERVICE.
- ONE (1) EXISTING WELL, AS DESIGNATED ON SHEET 6, WILL BE OFFERED TO THE TOWN OF WARRENTON FOR ITS USE. IN THE EVENT THE TOWN OF WARRENTON DOES NOT ACCEPT THE OFFERED WELL, SUCH WELL MAY BE USED BY THE HOMEOWNER'S ASSOCIATION FOR IRRIGATION PURPOSES. TWO (2) ADDITIONAL WELLS, AS DESIGNATED ON SHEET 6, WILL BE OFFERED TO FAUQUIER COUNTY FOR WATER QUALITY MONITORING PURPOSES. IN THE EVENT FAUQUIER COUNTY DOES NOT ACCEPT THE OFFERED WELLS, SUCH WELLS MAY BE USED BY THE HOMEOWNER'S ASSOCIATION FOR IRRIGATION PURPOSES OR SHALL BE ABANDONED ALONG WITH ALL OTHER ONSITE WELLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS.
- THE PRD ZONED LOTS SHALL UTILIZE A PROPOSED DISCHARGE DISPERSAL AREA UNLESS PUBLIC SANITARY SEWER SERVICE IS AVAILABLE.
- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51061C0308C, PANEL 308, DATED FEBRUARY 6, 2008. PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE A, ZONE AE, AND ZONE X. A FLOODPLAIN MAP REVISION LOMR 17-09-2910P EFFECTIVE 3/22/18 WAS APPROVED FOR A PORTION OF THE SITE. FEMA IS IN THE PROCESS OF REASSESSING FLOOD INSURANCE RATE MAPS IN FAUQUIER COUNTY. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE ZONE A AND ZONE AE FLOODPLAIN LIMITS AS DEFINED ON PRELIMINARY PANEL 51061C0308D ISSUED BY FEMA ON 9/15/2020 AND RELEASED FOR PUBLIC COMMENT AND APPEAL ON MAY 11, 2021 (RELEASE NUMBER R3-20-NR-071). THE COUNTY WILL NOT APPROVE STRUCTURES IN THE ESTABLISHED FLOODPLAIN WITHOUT APPROVAL OF A SPECIAL EXCEPTION.
- REMOVED.
- SOILS INFORMATION SHOWN IS FROM A TYPE I SOIL REPORT PREPARED BY THE FAUQUIER COUNTY SOILS SCIENTIST, DATED 9/2/2004.
- BOTH PRIVATE ALLEYS AND PUBLIC ROADS ARE SHOWN HEREON. PUBLIC ROADS WILL BE MAINTAINED BY THE APPLICABLE GOVERNMENTAL AGENCY OR BODY. PRIVATE ALLEYS SHALL BE MAINTAINED BY THE ARRINGTON CONSERVANCY.
- A PHASE I ARCHEOLOGICAL INVESTIGATION FOR THE SITE WAS COMPLETED IN FOUR REPORTS. TWO BY THUNDERBIRD ARCHEOLOGY DATED JUNE, 2007 AND AUGUST, 2007, AND TWO BY DOVETAIL ARCHEOLOGY DATED OCTOBER, 2010, AND OCTOBER, 2011.
- A TRAFFIC IMPACT STUDY HAS BEEN PREPARED BY GOROVE SLADE. COUNTY PROJECT NUMBER STUD-22-017983.
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN COMPLETED BY EGS LTD. DATED DECEMBER 2003. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE WERE IDENTIFIED ON THE PROPERTY.
- EXISTING WETLANDS HAVE BEEN DELINEATED BY BOWMAN CONSULTING GROUP. DATED AUGUST 20, 2021 AND CONFIRMED BY U.S. ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL DETERMINATION LETTER, PROJECT NUMBER NAO-2006-05802, DATED FEBRUARY 9, 2022. NO FEDERAL OR STATE PERMITS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY AT THIS TIME.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS IF THE APPLICABLE GOVERNMENTAL AGENCY OR BODY UNLESS MODIFIED OR WAIVED.
- ALL LANDSCAPING SHALL CONFORM WITH SEC. 7-600 OF THE FAUQUIER COUNTY ZONING ORDINANCE UNLESS WAIVED OR MODIFIED.
- ALL COMMON OPEN SPACE WITHIN THE PRD AREA SHALL BE OWNED AND MAINTAINED BY THE ARRINGTON CONSERVANCY.
- THE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) CONCEPT PLANS SHOWN PER SEC. 203.2.1 OF THE DESIGN STANDARDS MANUAL IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL CODE OF DEVELOPMENT SITE PLAN SUBMISSION.
- THE LOT LAYOUT, UTILITY DESIGN, AND OTHER PRELIMINARY DESIGN ITEMS (TRAILS, GRADING, SWM FACILITIES, ETC.) SHOWN HEREON ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN, PROVIDED THAT SUBSTANTIAL CONFORMANCE WITH THE CONCEPT DEVELOPMENT PLAN IS MAINTAINED.
- REMOVED.
- FIRE LANE DESIGNATION REQUIREMENT OF PROPOSED ROADWAYS WILL BE ADDRESSED WITH FINAL CODE OF DEVELOPMENT SITE PLAN SUBMISSION.
- FIRE APPARATUS TURNAROUND AREAS WILL BE PROVIDED ON FINAL CONSTRUCTION PLAN AS REQUIRED PER APPENDIX D OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- ONSITE ACTIVE RECREATION FACILITIES WILL INCLUDE OUTDOOR TRAILS, PLAYGROUNDS, SPORTFIELDS, SPORT COURTS, AND PUBLIC OPEN SPACE/GREENS.
- REMOVED.
- TRAILS WITHIN PUBLIC ACCESS EASEMENTS AND SIDEWALKS WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE ARRINGTON CONSERVANCY UNLESS OTHERWISE MAINTAINED BY THE APPLICABLE GOVERNMENTAL AUTHORITY.
- REMOVED.
- REMOVED.
- THE APPLICANT WILL BE REQUIRED TO SUBMIT AND HAVE APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) A FLOODPLAIN STUDY PRIOR TO THE APPROVAL OF THE FINAL CONSTRUCTION PLANS WHICH INCLUDES ANY PROPOSED PERMANENT IMPROVEMENTS WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN. FEMA APPROVAL WILL BE SIGNIFIED BY THE ISSUANCE OF A CONDITIONAL LETTER OF MAP REVISION (CONDITIONAL LOMR OR CLOMR) FOR THE PROPOSED PROJECT.
- THE APPLICANT WILL BE REQUIRED TO ADJUST PROPOSED IMPROVEMENTS SO THAT ALL SWM/BMP FACILITIES, AND ASSOCIATED GRADING IS DESIGN NOT TO ENCRoACH THE ULTIMATE FEMA 100-YEAR FLOODPLAIN.
- PROPOSED WATER USAGES AND SEWAGE FLOWS FOR THE PROPOSED PRD LOTS ARE ANTICIPATED TO GENERATE A PEAK FLOW EQUAL TO 360 GALLONS PER DAY.
- A SOIL EVALUATION AND PRELIMINARY ENGINEERING REPORT FOR THE PROPOSED SANITARY SEWER EFFLUENT DISPERSAL FIELDS WILL BE PROVIDED TO THE COUNTY SEPARATELY.
- A FIRE PROTECTION PLAN WILL BE DEVELOPED AT THE TIME OF FINAL ENGINEERING.
- THE APPLICANT RESERVES THE RIGHT TO PHASE THE PROJECT DURING THE CODE OF DEVELOPMENT SITE PLAN APPROVAL PROCESS.
- UPON REZONING OF THE PROPERTY, THE CONTINUED USE OF ALL, OR ANY PORTION OF THE PROPERTY FOR AGRICULTURAL USES SHALL BE PERMITTED UNTIL THE AGRICULTURAL USE IS DISCONTINUED, OR SUCH PORTION OF THE PROPERTY IS DEVELOPED FOR RESIDENTIAL OR COMMERCIAL PURPOSES IN ACCORDANCE WITH THIS REZONING REQUEST.

EXISTING SITE TABULATIONS

PARCEL IDENTIFICATION: 6983-44-5875
 STREET ADDRESS: NONE ASSIGNED
 PARCEL SIZE (GROSS ACREAGE): 431.20 ACRES

EXISTING ZONING: PRD RA
 SIZE (GROSS ACREAGE): 206.43 ACRES 224.77 ACRES
 PORTION SUBJECT TO APPLICATION: 206.43 ACRES 27.66 ACRES
 TOTAL AREA SUBJECT TO APPLICATION: 234.09 ACRES

PROPOSED SITE TABULATIONS

TOTAL AREA SUBJECT TO APPLICATION: 234.09 ACRES
 PROPOSED PRD ZONED LAND: 234.09 ACRES
 PROPOSED RA ZONED LAND: 0 ACRES
 AREA REMAINING RA (NOT SUBJECT TO APPLICATION): 197.11 ACRES

PROPOSED ZONING - BASE DEVELOPMENT STANDARDS

ZONE: PRD
 PROPOSED LOTS (DENSITY): 217 LOTS (0.93 LOTS/ACRE)
 CENTRAL SFD HAMLET: 174 SFD LOTS
 SOUTHWEST HAMLET: 43 SFD LOTS
 TOTAL: 217 LOTS
 MIN. OPEN SPACE: 25%; CALCULATED AS: 25% X 234.0877 ACRES = 58.52 ACRES
 PROVIDED OPEN SPACE: 42% = 99.15 ACRES

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

ZONE: PRD
 PROPOSED LOTS (DENSITY): 211 LOTS (1.01 LOTS/ACRE; SEE NOTE 3)
 CENTRAL HAMLET: 46 SFD LOTS
 CENTRAL SFA HAMLET: 14 TH LOTS
 SOUTHWEST HAMLET: 37 TH LOTS
 SOUTHWEST HAMLET: 43 SFD LOTS
 SOUTHWEST HAMLET: 55 SFD LOTS
 SOUTHWEST HAMLET: 16 TH LOTS
 TOTAL: 211 LOTS

COMMERCIAL: EATING ESTABLISHMENT (8,000 SF MAX.) AND HOTEL/INN; MAX OF 15 SLEEPING ROOMS).
 MAX. COMMERCIAL: 10%; CALCULATED AS: 10% X 209.0877 ACRES = 20.91 ACRES
 PROVIDED COMMERCIAL: 1.1%; 2.30 ACRES
 MIN. OPEN SPACE: 25%; CALCULATED AS: 25% X 209.0877 ACRES = 52.27 ACRES
 PROVIDED OPEN SPACE: 51.9% = 108.44 ACRES

PROPOSED ZONING - ALTERNATIVE B, BOUNDARY LINE ADJUSTMENT WITH TOWN OF WARRENTON PRD DEVELOPMENT STANDARDS

ZONE: PRD
 PROPOSED LOTS (DENSITY): 270 LOTS (1.29 LOTS/ACRE; SEE NOTE 3)
 CENTRAL HAMLET: 46 SFD LOTS
 CENTRAL SFA HAMLET: 14 TH LOTS
 SOUTHWEST HAMLET: 37 TH LOTS
 SOUTHWEST HAMLET: 43 SFD LOTS
 SOUTHWEST HAMLET: 55 SFD LOTS
 NORTH HAMLET: 16 TH LOTS
 NORTH HAMLET: 17 SFD LOTS
 NORTH HAMLET: 42 TH LOTS
 NORTH HAMLET: 270 LOTS

COMMERCIAL: EATING ESTABLISHMENT (8,000 SF MAX.) AND HOTEL/INN; MAX OF 15 SLEEPING ROOMS).
 MAX. COMMERCIAL: 10%; CALCULATED AS: 10% X 209.0877 ACRES = 20.91 ACRES
 PROVIDED COMMERCIAL: 1.1%; 2.30 ACRES
 MIN. OPEN SPACE: 25%; CALCULATED AS: 25% X 209.0877 ACRES = 52.27 ACRES
 PROVIDED OPEN SPACE: 52.15 = 108.88 ACRES

ZONING REQUIREMENTS FOR THE PRD ZONED PORTION OF THE SUBJECT PROPERTY WILL BE REGULATED BY A CODE OF DEVELOPMENT. SEE THE PROPOSED CODE OF DEVELOPMENT FOR MINIMUM LOT SIZES, FRONTAGES, SETBACKS, BUILDING HEIGHT, AND OTHER REQUIREMENTS OF THE PLANNED RESIDENTIAL DISTRICT.

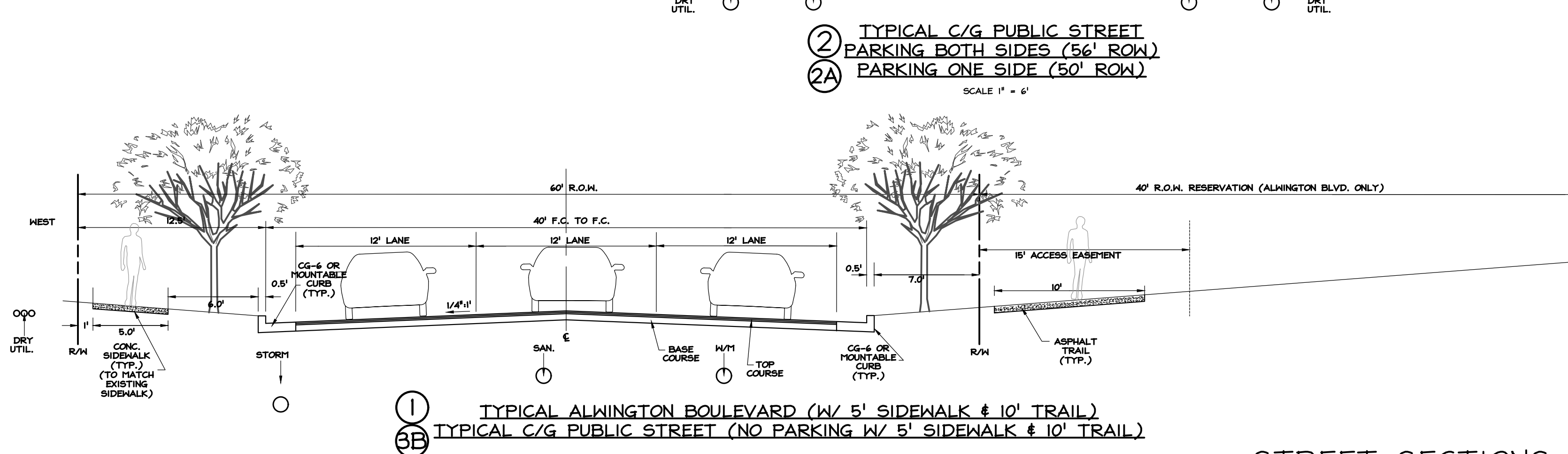
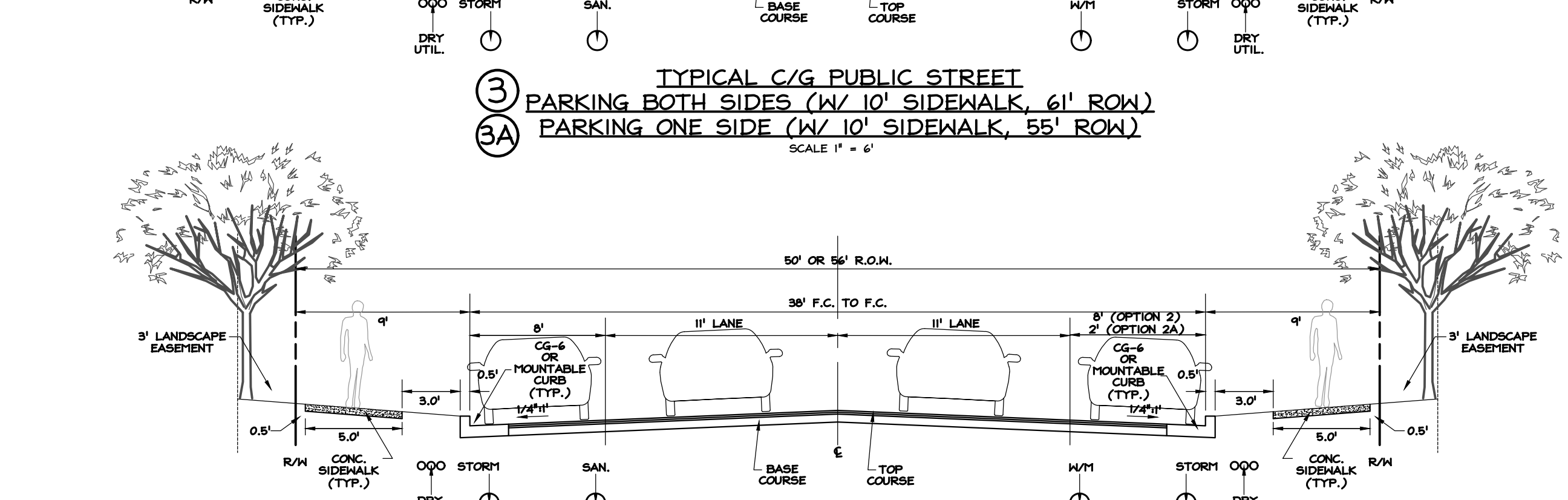
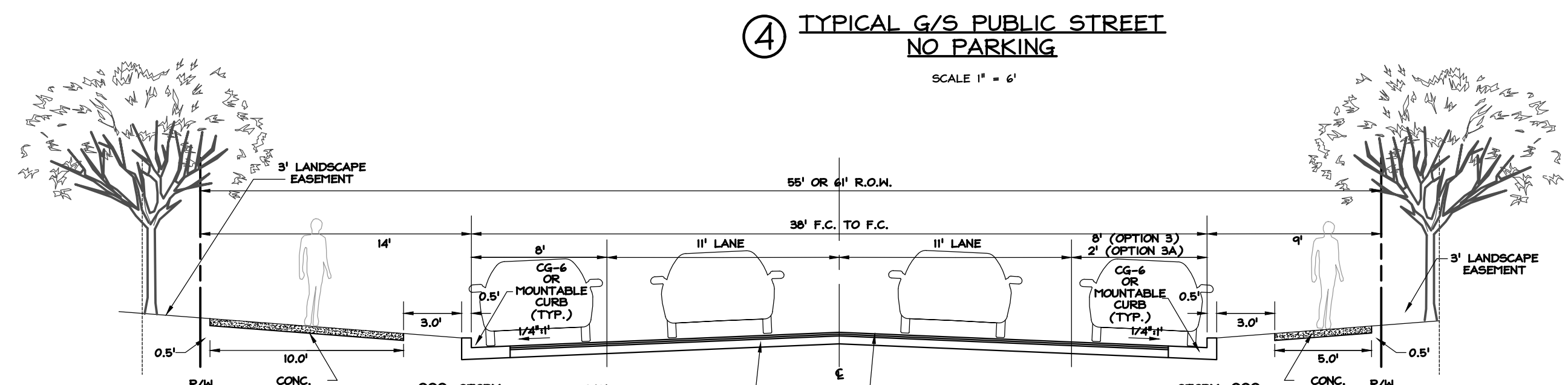
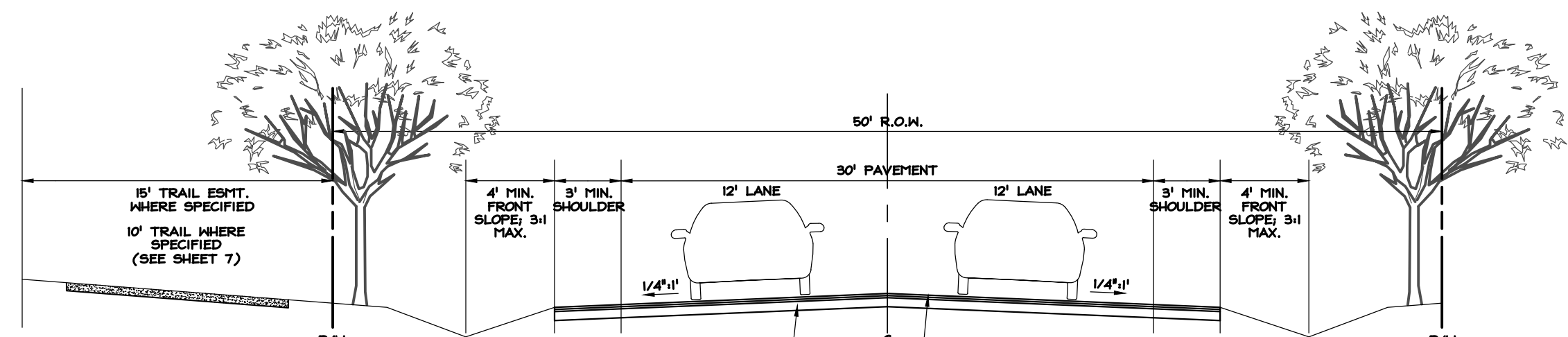
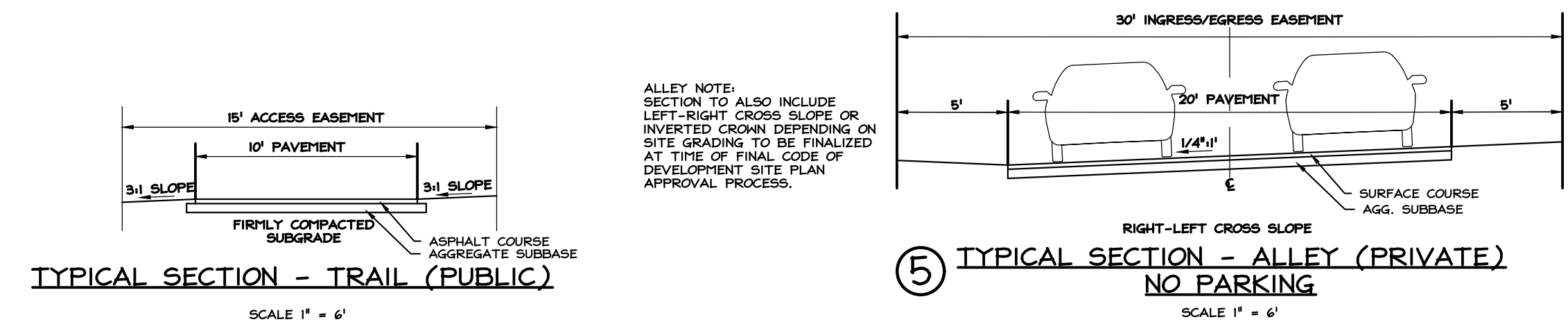
SITE TABULATION NOTES:

- ABOVE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL C.O.D. SITE PLAN APPROVAL. THE MINIMUM REQUIRED OPEN SPACE FOR THE LAND AREA SHOWN ON EACH FINAL SUBDIVISION PLAT SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION WITH RECORDATION OF SUCH PLAT.
- SEE SHEET 15 FOR OPEN SPACE AND TREE CANOPY CALCULATIONS.
- DENSITY AND OPEN SPACE CALCULATIONS EXCLUDE 25.00 ACRES FOR "LAND BAY W" IN ALTERNATIVES A AND B.

DEVELOPMENT PROGRAM

| COMMUNITY SECTOR | 2015 APPROVED REZONING | | | | 2022 PROPOSED REZONING (BASE) | | | | 2022 PROPOSED REZONING (ALT A) | | | | 2022 PROPOSED REZONING (ALT B) | | | |
|------------------|------------------------|-------------|--------------|-----------------|-------------------------------|-------------|--------------|-----------------|--------------------------------|-------------|--------------|-----------------|--------------------------------|-------------|--------------|-----------------|
| | LAND AREA (acs.) | NO. OF LOTS | LOAD (MAX) | REAR LOAD (MIN) | LAND AREA (acs.) | NO. OF LOTS | LOAD (MAX) | REAR LOAD (MIN) | LAND AREA (acs.) | NO. OF LOTS | LOAD (MAX) | REAR LOAD (MIN) | LAND AREA (acs.) | NO. OF LOTS | LOAD (MAX) | REAR LOAD (MIN) |
| PRD HAMLETS: | | | | | | | | | | | | | | | | |
| VIGNERONS | 63 | 49 | 14 | | | | | | | | | | | | | |
| MERITAGES | 53 | 45 | 8 | | 174 | 100 | 74 | | 60 | 40 | 20 | | 60 | 40 | 20 | |
| COOPERS VALLEY | 52 | 37 | 15 | | | | | | 43 | 43 | 0 | | 43 | 43 | 0 | |
| VINTNERS | 49 | 31 | 18 | | 43 | 43 | 0 | | 71 | 27 | 44 | | 37 | 27 | 44 | |
| | | | | | | | | | 37 | | | | 59 | 17 | 42 | |
| | | | | | | | | | 209.09 | 217 | 110 | 101 | 209.09 | 270 | 127 | 143 |
| TOTAL | 206.43 | 217 | 162 | 55 | 234.09 | 217 | 143 | 74 | 209.09 | 217 | 110 | 101 | 209.09 | 270 | 127 | 143 |
| DENSITY = | 1.05 lots/ac | | 74.7% | 25.3% | 0.93 lots/ac | | 65.9% | 34.1% | 1.01 lots/ac | | 52.1% | 47.9% | 1.29 lots/ac | | 47.0% | 53.0% |

- DEVELOPMENT PROGRAM NOTES:
- THE NUMBER OF LOTS WITHIN EACH HAMLET ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PREPARATION OF THE CODE OF DEVELOPMENT SITE PLAN UP TO A MAXIMUM OF FIVE PERCENT (5%) OF THE TOTAL NUMBER OF LOTS WITHIN SUCH HAMLET.
 - THE TOTAL NUMBER OF LOTS WITHIN THE COMMUNITY MAY NOT EXCEED 217, 211, AND 270 LOTS FOR THE BASE ZONING, ALTERNATIVE A, AND ALTERNATIVE B PLANS, RESPECTIVELY.
 - THE LOCATION OF LOTS WITH ALLEY-ORIENTED GARAGES MAY BE SHIFTED FROM BLOCK TO BLOCK WITHIN EACH HAMLET BUT THE TOTAL NUMBER OF LOTS WITH ALLEY-ORIENTED GARAGES FOR SUCH HAMLET MAY NOT BE REDUCED, NOTWITHSTANDING NOTE #1 ABOVE.



STREET SECTIONS

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NOTES, TABULATIONS, & DETAILS
ARRINGTON
 CONCEPT DEVELOPMENT PLAN
 MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
 REZN - 22 - 017918

DOUGLAS H. WAGNER
 P.E. No. 0329203
 10/20/23
 PROFESSIONAL ENGINEER

PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
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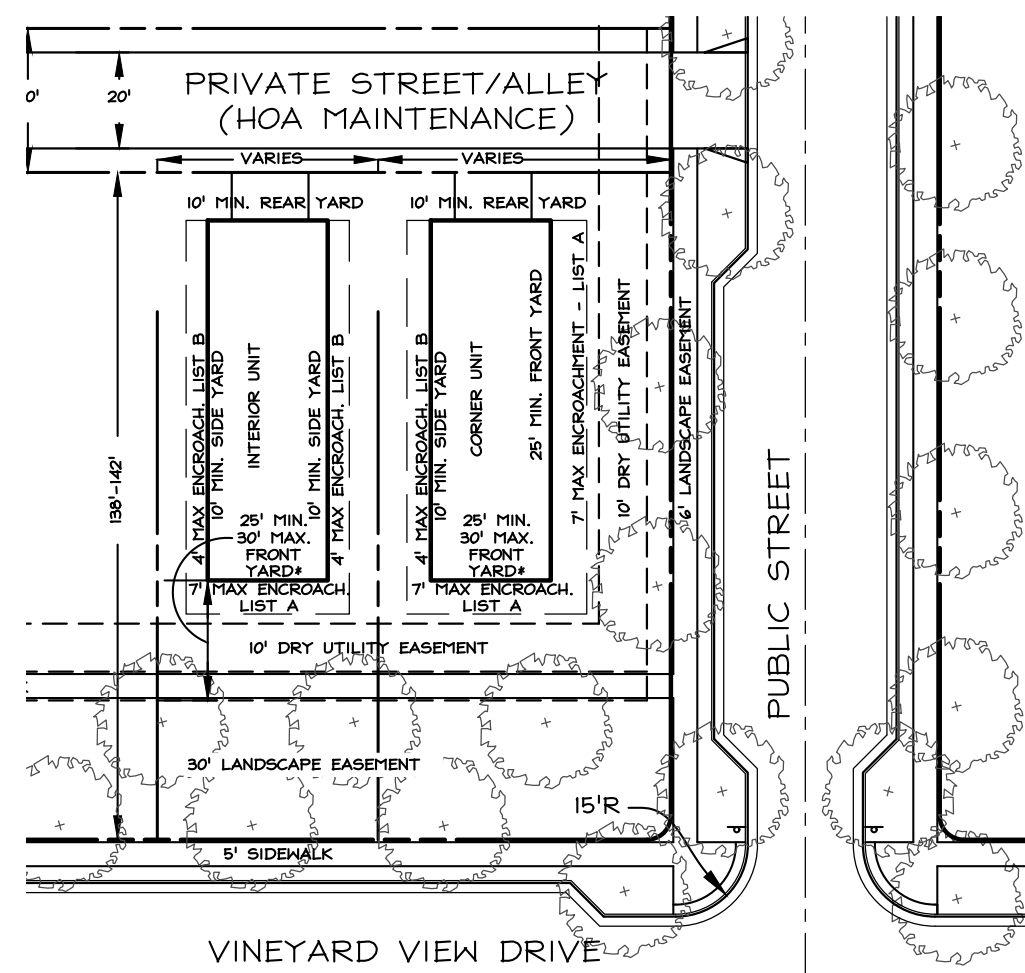
| DATE | DESCRIPTION |
|--------------------|---------------|
| BBR | DR |
| DESIGN | DRAWN |
| SCALE: H: AS SHOWN | CHKD |
| SCALE: V: | |
| JOB NO.: | 2586-08-001 |
| DATE: | JULY 18, 2022 |
| FILE NO.: | 2586-D-24-00X |

SHEET 2 OF 17

LOT STANDARDS

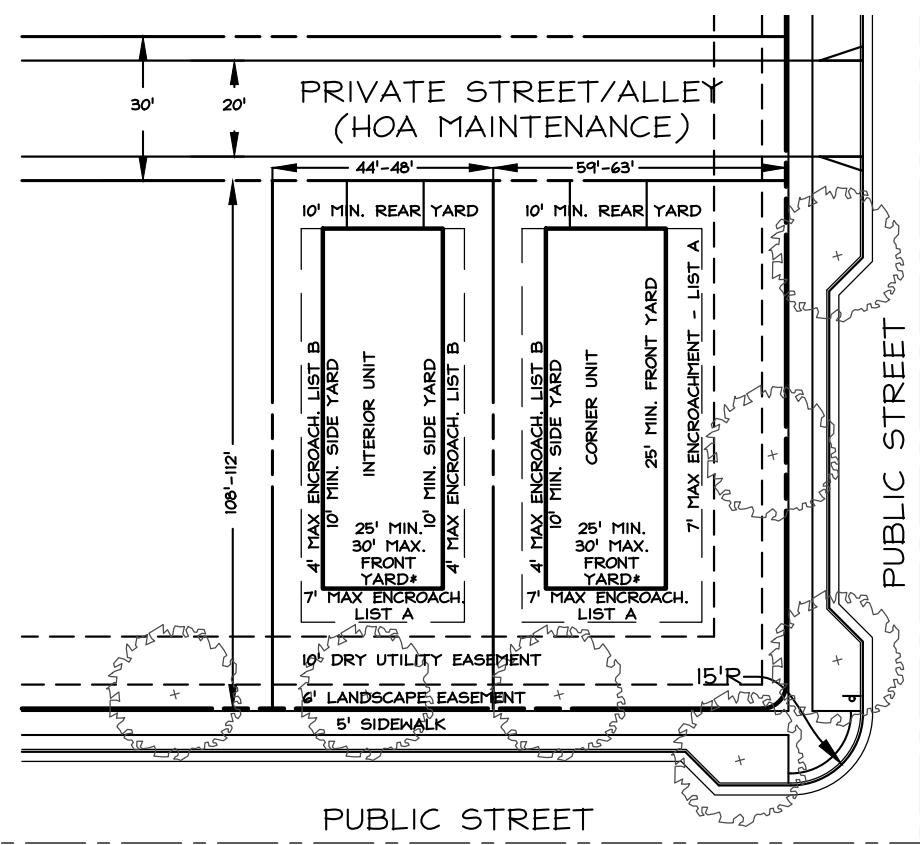
| BUILDING CATEGORY | INTERIOR/CORNER/END TYPE | LOT DIMENSIONS | | | | LOT AREA (Sq Ft) | GARAGE ORIENTATION | PROPERTY LINE SETBACK | | | ENCROACHMENT (1) | | BUILDING HEIGHT (Max Ft) |
|---|-----------------------------------|----------------|----------|------------|------------|---------------------------------|--------------------|--|----------------------------------|------|------------------|---|--------------------------|
| | | MIN (Ft) | MAX (Ft) | DEPTH (Ft) | WIDTH (Ft) | | | MIN (Ft) | MAX (Ft) | YARD | MIN (Ft) | MAX (Ft) | |
| VILLAGE | A INTERIOR | 44 | 48 | 108 | 112 | 4752 | 5376 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 35 |
| | A INTERIOR BLOCK 25 ONLY | 44 | 48 | 138 | 142 | 6072 | 6816 | REAR-ALLEY | FRONT 55 | 60 | A | 7 | 35 |
| | A CORNER | 59 | 63 | 108 | 112 | 6372 | 7056 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 35 |
| | B INTERIOR | 49 | 53 | 108 | 112 | 5292 | 5936 | REAR-ALLEY | FRONT 10 | 15 | B | 4 | 35 |
| | B INTERIOR BLOCK 25 ONLY | 49 | 53 | 138 | 142 | 6762 | 7526 | REAR-ALLEY | FRONT 55 | 60 | A | 7 | 35 |
| | B CORNER | 64 | 68 | 108 | 112 | 6912 | 7616 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 35 |
| NEIGHBORHOOD | A INTERIOR | 62 | 66 | 108 | 112 | 6696 | 7392 | FRONT (MIN. GARAGE SETBACK IS HOUSE FRONT + 20') | FRONT 25 | 30 | A | 7 | 35 |
| | A CORNER | 77 | 81 | 108 | 112 | 8316 | 9072 | FRONT (MIN. GARAGE SETBACK IS HOUSE FRONT + 20') | FRONT 25 | 30 | A | 7 | 35 |
| | B INTERIOR | 74 | 78 | 108 | 112 | 7992 | 8736 | FRONT (MIN. GARAGE SETBACK IS HOUSE FRONT + 20') | FRONT 25 | 30 | A | 7 | 35 |
| | B CORNER | 89 | 93 | 108 | 112 | 9612 | 10416 | FRONT (MIN. GARAGE SETBACK IS HOUSE FRONT + 20') | FRONT 25 | 30 | A | 7 | 35 |
| ESTATE | A INTERIOR | 89 | 93 | 108 | 112 | 9612 | 10416 | SIDE | FRONT 25 | 30 | A | 7 | 35 |
| | A CORNER | 104 | 108 | 108 | 112 | 11232 | 12096 | SIDE | FRONT 25 | 30 | A | 7 | 35 |
| | B INTERIOR | 97 | 101 | 108 | 112 | 10476 | 11312 | SIDE | FRONT 25 | 30 | A | 7 | 35 |
| | B CORNER | 112 | 116 | 108 | 112 | 12096 | 12992 | SIDE | FRONT 25 | 30 | A | 7 | 35 |
| TOWNHOUSE | INTERIOR | 19.5 | 20.5 | 98 | 110 | 1911 | 2255 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| | CORNER - PUBLIC STREET | 45 | 50 | 98 | 110 | 4410 | 5500 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| | END - PRIVATE ALLEY OR OPEN SPACE | 29.5 | 30.5 | 98 | 110 | 2891 | 3355 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| TOWNHOUSE - AFFORDABLE (BLOCKS 24 AND 25) | INTERIOR | 19.5 | 20.5 | 138 | 140 | 2691 | 2870 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| | CORNER - PUBLIC STREET | 45 | 50 | 138 | 140 | 6210 | 7000 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| | END - PRIVATE ALLEY OR OPEN SPACE | 29.5 | 30.5 | 138 | 140 | 4071 | 4270 | REAR-ALLEY | FRONT 25 | 30 | A | 7 | 40 |
| COMMERCIAL - EATING ESTABLISHMENT | | | | | | BUILDING FLOOR AREA (Sq Ft) MIN | | | FRONT - ROLLING MEADOWS | 25 | 30 | A | 7 |
| | | | | | | MAX | 8000 | | FRONT - VINEYARD VIEW | 55 | 60 | A | 7 |
| | | | | | | | | | SIDE - BETWEEN BUILDINGS | 10 | n.a. | n.a. | n.a. |
| | | | | | | | | | REAR (ADJ. TO RA) | 10 | n.a. | n.a. | n.a. |
| COMMERCIAL - HOTEL (INN) | | | | | | NO. OF GUEST ROOMS | | | FRONT - PARKING ROLLING MEADOWS | MIN | 10' | W/HEDGEROW OR STONE WALL (MIN. HT. = 36") | |
| | | | | | | BUILDING FLOOR AREA (Sq Ft) MIN | 14000 | | FRONT - BUILDING ROLLING MEADOWS | 120 | n.a. | A | 7 |
| | | | | | | MAX | | | SIDE - BETWEEN BUILDINGS | 10 | n.a. | n.a. | n.a. |
| | | | | | | | | | SIDE - ADJ. TO RESIDENTIAL HOMES | 25 | n.a. | n.a. | n.a. |
| | | | | | | | | | REAR (ADJ. TO RA) | 10 | n.a. | n.a. | n.a. |

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.



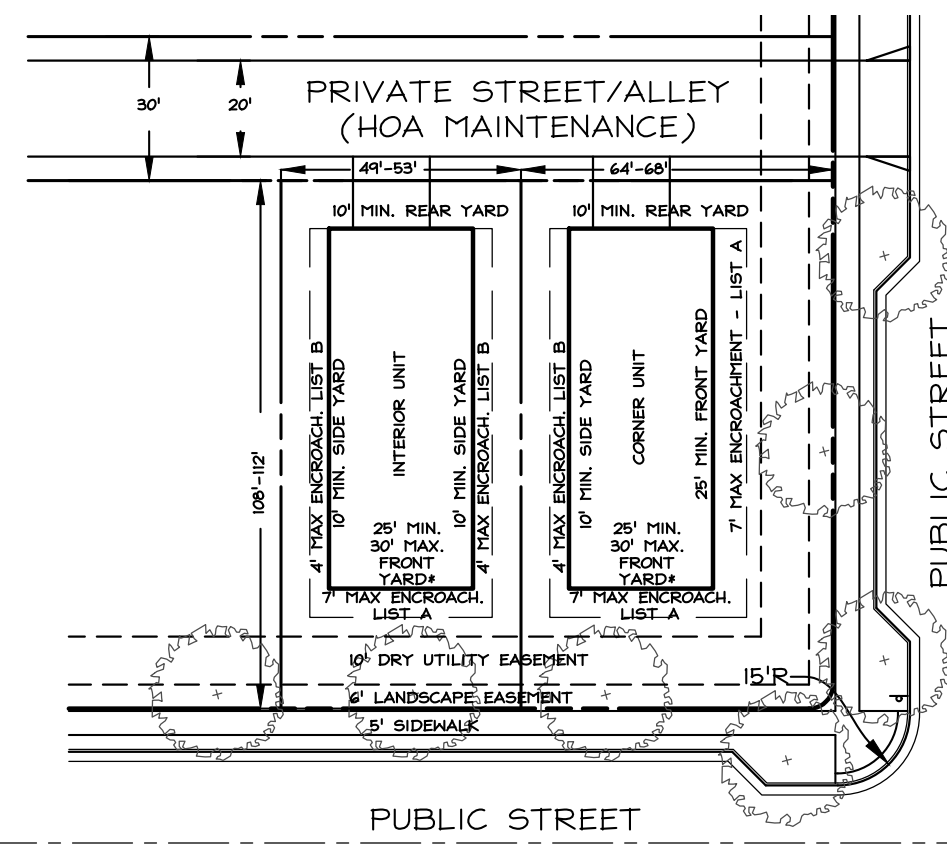
TYPICAL VILLAGE BLOCK 25 SINGLE FAMILY DETACHED (REAR-LOAD)

NOT TO SCALE
* SEE LOT STANDARDS TABLE FOR BLOCK 25 FRONT YARD REQUIREMENT.



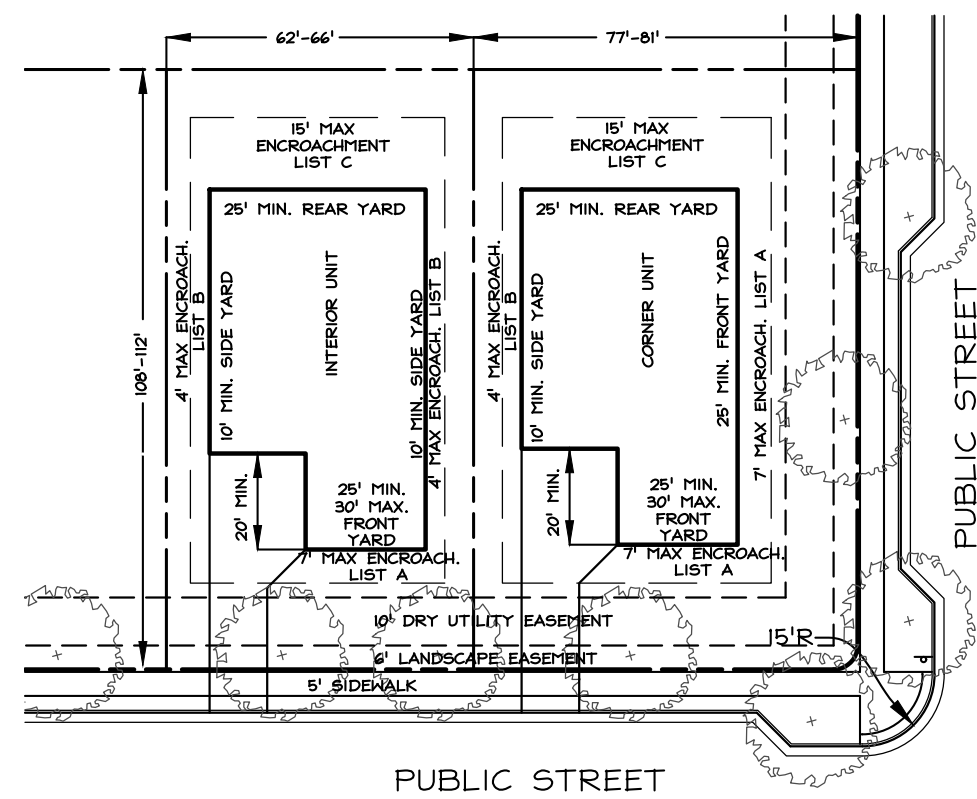
TYPICAL VILLAGE TYPE A SINGLE FAMILY DETACHED (REAR-LOAD)

NOT TO SCALE



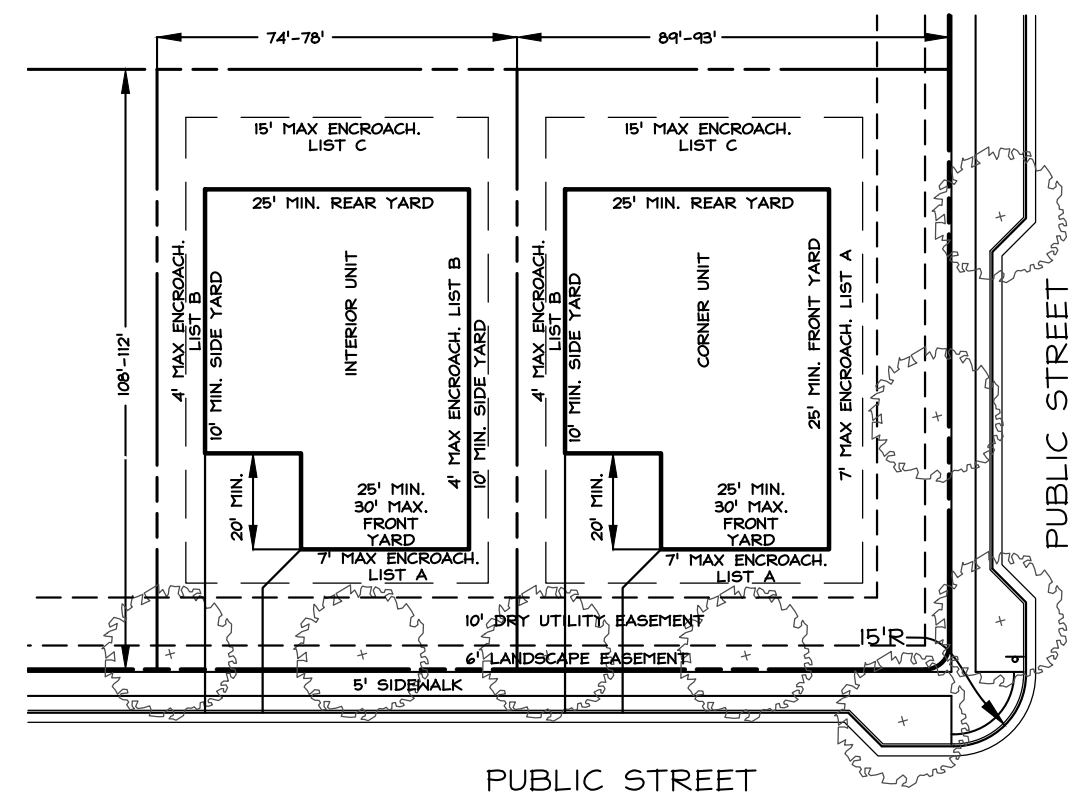
TYPICAL VILLAGE TYPE B SINGLE FAMILY DETACHED (REAR-LOAD)

NOT TO SCALE



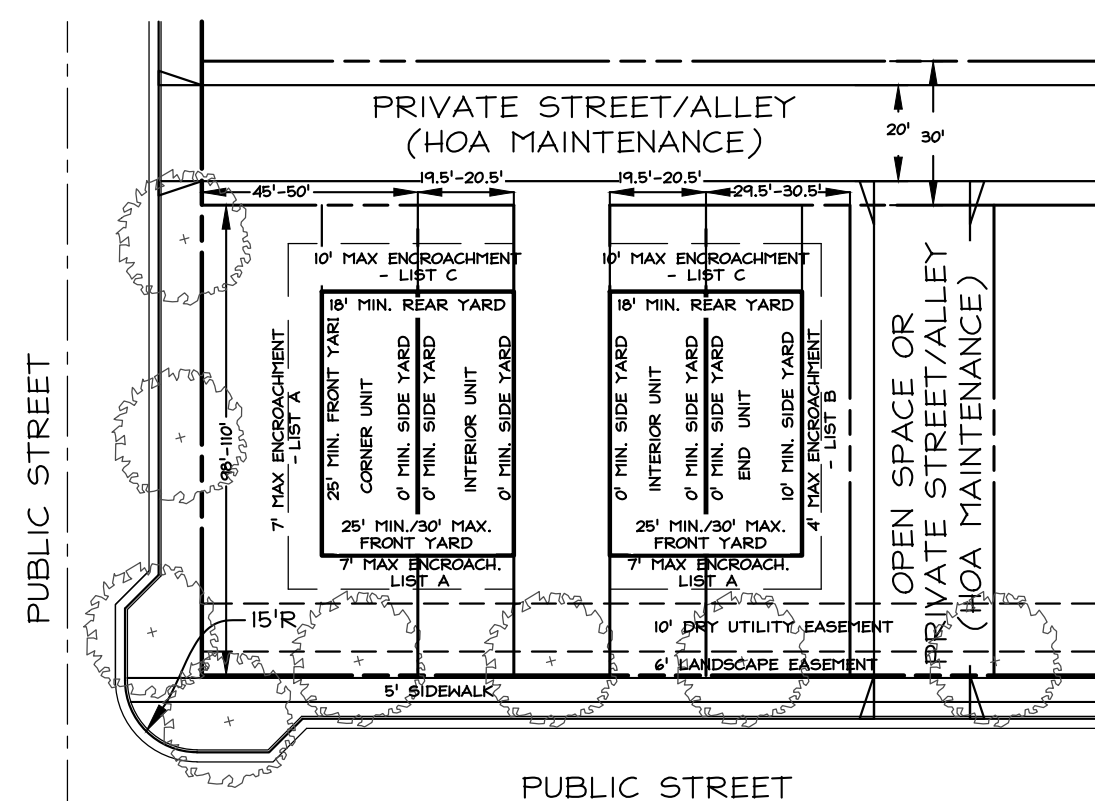
TYPICAL NEIGHBORHOOD TYPE A SINGLE FAMILY DETACHED (FRONT-LOAD)

NOT TO SCALE



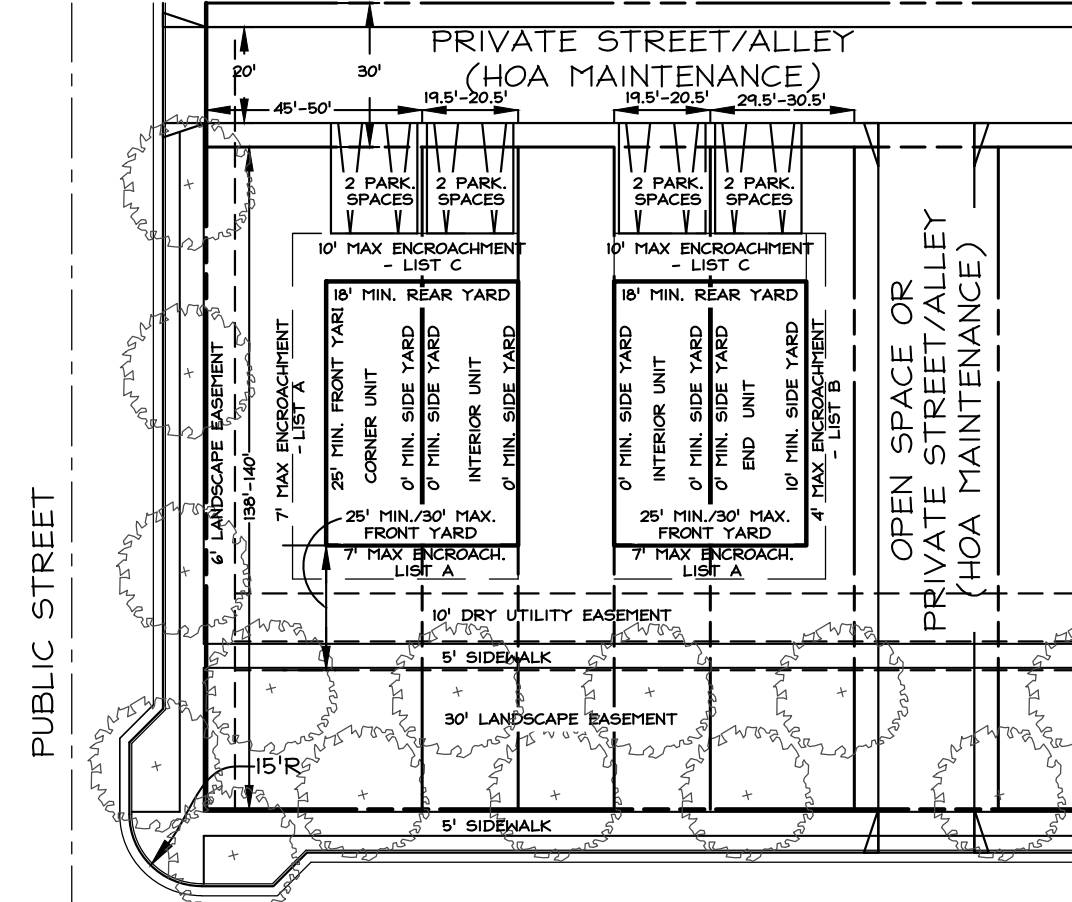
TYPICAL NEIGHBORHOOD TYPE B SINGLE FAMILY DETACHED (FRONT-LOAD)

NOT TO SCALE



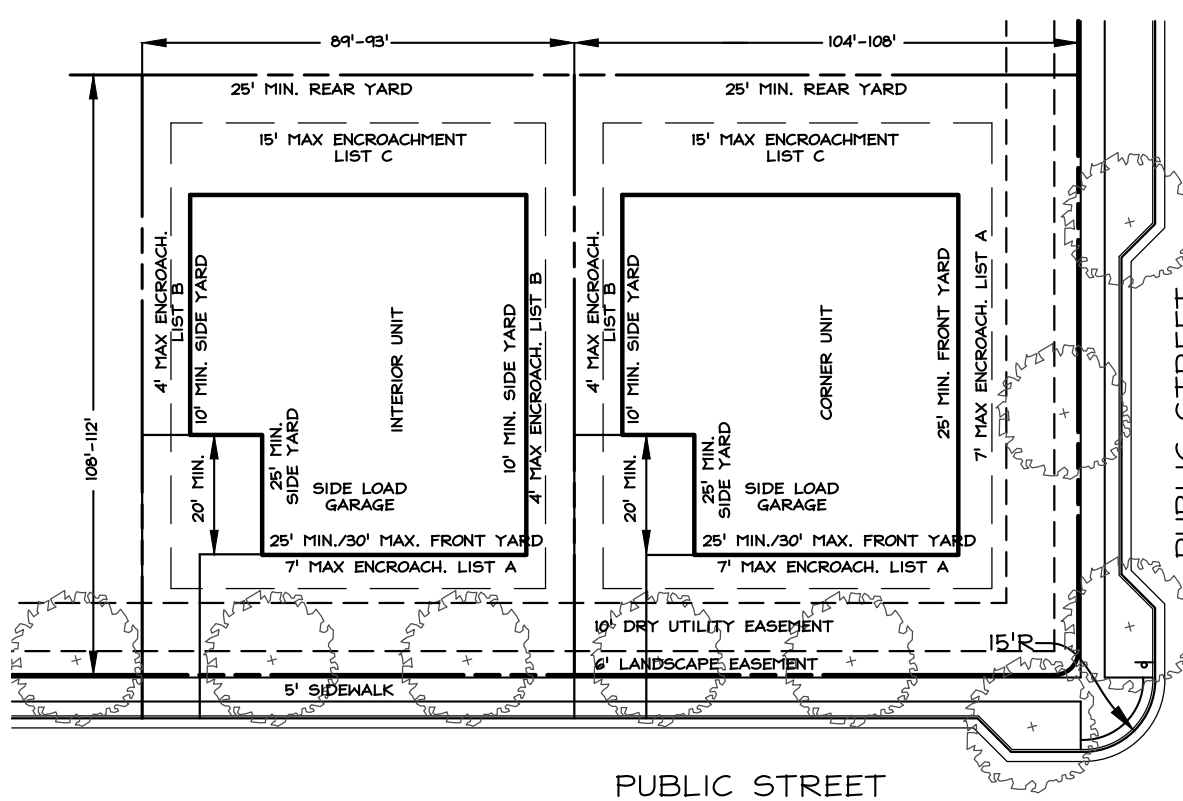
TYPICAL TOWNHOUSE (REAR-LOAD)

NOT TO SCALE



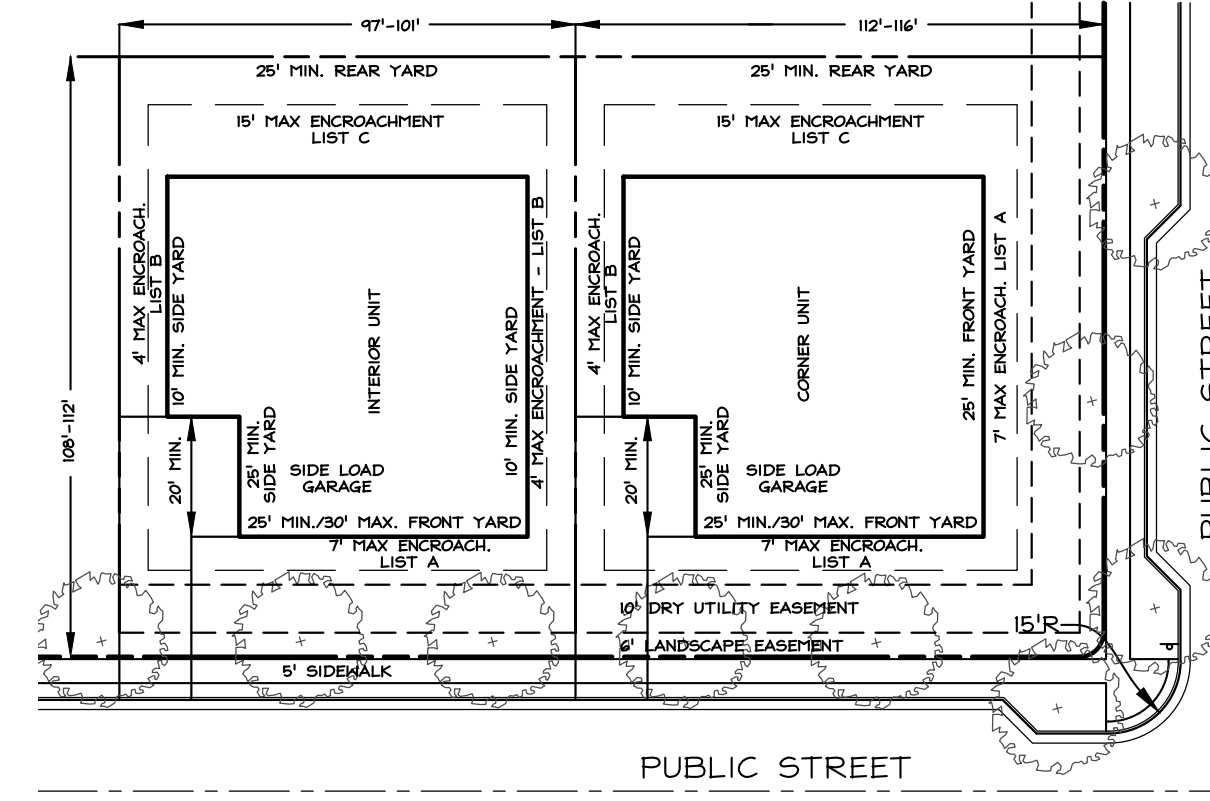
TYPICAL TOWNHOUSE AFFORDABLE (BLOCK 24 & 25) (REAR-LOAD)

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

SOIL LEGEND

| | | | |
|------|----------------------------------|------|---------------------------|
| 2A | CODORUS LOAM | 200 | CUT AND/OR FILL |
| 8A | CODORUS VARIANT LOAM | 240B | CATOCTIN SILT LOAM |
| 12A | ROCHESTERVILLE LOAM | 240C | CATOCTIN SILT LOAM |
| 15B | SENECA LOAM | 240E | CATOCTIN SILT LOAM |
| 17B | MIDDLEBURG LOAM | 241B | ALANTHUS-PIGNUT COMPLEX |
| 17C | MIDDLEBURG LOAM | 241C | ALANTHUS-PIGNUT COMPLEX |
| 40B | MYERSVILLE SILT LOAM | 241D | PIGNOT-ALANTHUS COMPLEX |
| 40C | MYERSVILLE SILT LOAM | 340B | CATOCTIN SILT LOAM |
| 40D | MYERSVILLE SILT LOAM | 340C | CATOCTIN SILT LOAM |
| 41B | ALANTHUS-PIGNUT COMPLEX | 415B | SENECA VARIANT LOAM |
| 43B | ALANTHUS SILT LOAM | 417B | MIDDLEBURG VARIANT LOAM |
| 43C | ALANTHUS SILT LOAM | 417C | MIDDLEBURG VARIANT LOAM |
| 43D | ALANTHUS SILT LOAM | 440B | ALANTHUS-PIGNUT SILT LOAM |
| 45B | FAUQUIER SILT LOAM | 440C | ALANTHUS-PIGNUT SILT LOAM |
| 45C | FAUQUIER SILT LOAM | 440D | ALANTHUS-PIGNUT SILT LOAM |
| 45D | FAUQUIER SILT LOAM | | |
| 48B | FLETCHERVILLE-MYERSVILLE COMPLEX | | |
| 48C | FLETCHERVILLE-MYERSVILLE COMPLEX | | |
| 140B | PIGNOT SILT LOAM | | |
| 140C | PIGNOT SILT LOAM | | |
| 140D | PIGNOT SILT LOAM | | |

NARRATIVE OF IDENTIFIED SOURCES

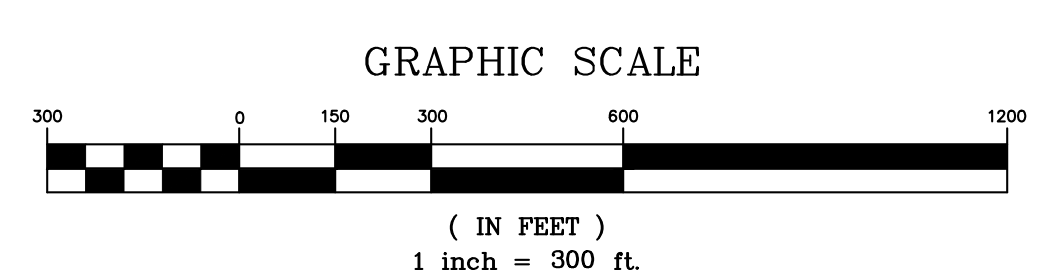
EXISTING SOILS AND DESCRIPTIONS SHOWN ARE FROM A TYPE I SOIL REPORT PREPARED BY THE FAUQUIER COUNTY SOILS SCIENTIST DATED 9/2/2004.

SEE SHEET 5 FOR SOIL DESCRIPTIONS.



LEGEND

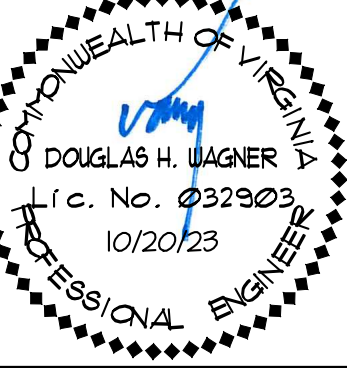
- LIMITS OF APPLICATION
- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- SOILS DELINEATION LINE AND SOIL TYPE
- DRAINAGEWAY LINES
- ROCK OUTCROP
- WET SPOT
- SPRING
- DITCH
- GULLY
- DF23 APPROVED DRAINFIELD PER AOSE REPORT



Bowman Consulting Group Ltd
 101 South Street, S. E.
 Leesburg, VA 20175
 Phone: (703) 443-2400
 Fax: (703) 443-2425
 www.bowman.com

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

PROJECT NUMBER
 REZN - 22 - 01918



PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|-------------|
| BBR DESIGN | DR |
| | CHKD |

SCALE: H: 1" = 300'
 V: 1" = 300'

JOB NO: 2586-08-001
 DATE: JULY 18, 2022
 FILE NO: 2586-D-24-00X

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-0-2P-001-SOILS.dwg

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|--|---------|--|-----------------------------------|---|--|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 2A | Very deep, moderately well drained, yellowish brown loamy soils with interstratified high water tables on floodplains; developed in alluvium washed from crystalline and metamorphic rocks May have Hydric Soil Inclusions | Slope (%) 0 - 2 Erosional Hazard Potential: Slight Bedrock Depth (in.) > 60 K Factor (surface): 0.28 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.24 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Very low | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | VERY POOR Within 100-year floodplain; frequent flooding; rare ponding | NOT SUITED Flooding potential | |
| 8A | Very deep, somewhat poorly drained, yellowish brown loamy soils with interstratified high water tables on floodplains; developed in alluvium washed from crystalline and metamorphic rocks May have Hydric Soil Inclusions | Slope (%) 0 - 2 Erosional Hazard Potential: Slight Bedrock Depth (in.) > 60 K Factor (surface): 0.28 Waterable Depth (in.) 10 - 20 K Factor (subsoil): 0.24 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Very low | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY PASTURE | VERY POOR Within 100-year floodplain; frequent flooding; high water table | NOT SUITED Flooding potential | |
| 12A | Very deep, somewhat poorly drained, brownish yellow loamy soils with interstratified high water tables in drainage ways; developed in recent greenstone colluvium/alluvium May have Hydric Soil Inclusions | Slope (%) 0 - 2 Erosional Hazard Potential: Slight Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) 10 - 20 K Factor (subsoil): 0.32 Shrink-Swell Potential: Mod. Hydrologic Group: D Bearing Capacity: low | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY PASTURE | VERY POOR May be within 100-year floodplain; frequent flooding; high water table | NOT SUITED High water table | |
| 15B | Very deep, moderately well drained, yellowish brown loamy soils with interstratified high water tables in drainage ways; developed in recent colluvium and local wash from crystalline and metamorphic uplands May have Hydric Soil Inclusions | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | POOR Frequent flooding; interstratified high water table; concentrated runoff from higher areas; low bearing capacity when wet | NOT SUITED High water table Landscape position | |
| 17B | Very deep, well drained, brown loamy soils in concave swales and along small drainages; developed in recent colluvium and local wash from crystalline uplands May have Hydric Soil Inclusions | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | POOR Frequent flooding; interstratified high water table; concentrated runoff from higher areas; low bearing capacity when wet | NOT SUITED Landscape position | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|--|--|---------|--|-----------------------------------|---|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 17C | Very deep, well drained, brown loamy soils on undulating summits and along small drainages; developed in recent colluvium and local wash from crystalline uplands May have Hydric Soil Inclusions | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | POOR Frequent flooding; interstratified high water table; concentrated runoff from higher areas; low bearing capacity when wet | NOT SUITED Landscape position | |
| 40B | Deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone and chloritic schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 40 - 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | FAIR Shallow to rock | MARGINAL Shallow to rock | |
| 40C | Deep, well drained, strong brown silty soils on rolling summits and strongly sloping back slopes; developed in residuum from greenstone and chloritic schist | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 40 - 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock | MARGINAL Shallow to rock | |
| 40D | Deep, well drained, strong brown silty soils on moderately steep back slopes; stoniness over 0.02 - 0.1% of the soil surface; developed in residuum from greenstone and chloritic schist | Slope (%) 15 - 25 Erosional Hazard Potential: High Bedrock Depth (in.) 40 - 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | High | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | POOR Steep slopes | MARGINAL Steep slopes to rock | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|--|--|---------|--|-----------------------------------|-------------------------|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 41B | ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; surface over a represented by 0.1 - 0.4% stoniness, 0 - 4% cobbles and/or stones, developed in residuum from greenstone and chloritic schist May have Hydric Soil Inclusions | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY PASTURE | FAIR Shallow to rock | MARGINAL Shallow to rock | |
| 41B | PIGNUT Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; surface over a represented by 0.1 - 0.4% stoniness, 0 - 4% cobbles and/or stones, developed in residuum from greenstone and chloritic schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY PASTURE | FAIR Shallow to rock | MARGINAL Shallow to rock | |
| 43B | ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone and chloritic schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | GOOD | GOOD | |
| 43C | ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone and chloritic schist | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | GOOD | GOOD | |
| 45B | Faquier silt loam Very deep, well drained, red clayey soils on undulating summits and gently sloping back slopes; developed in residuum from massive greenstone and chloritic schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: Mod. Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | GOOD | MARGINAL Slow permeation | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|---|---------|--|------------------------------|----------------------|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 43D | ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone and chloritic schist | Slope (%) 15 - 25 Erosional Hazard Potential: High Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | High | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | FAIR Steep slopes | MARGINAL Steep slopes | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|--|---------|--|-----------------------------------|--|--|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 45C | Faquier silt loam Very deep, well drained, red clayey soils on undulating summits and gently sloping back slopes; developed in residuum from massive greenstone and chloritic schist | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: Mod. Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | GOOD | MARGINAL Slow permeation | |
| 45D | Faquier silt loam Very deep, well drained, red clayey soils on undulating summits and gently sloping back slopes; developed in residuum from massive greenstone and chloritic schist | Slope (%) 15 - 25 Erosional Hazard Potential: High Bedrock Depth (in.) > 60 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: Mod. Hydrologic Group: C Bearing Capacity: Mod. | High | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | FAIR Steep slopes | MARGINAL Slow permeation | |
| 48B | Fletcher-Myersville Complex FLETCHERVILLE Deep, moderately well drained, light yellowish-brown clayey soils in saddles and broad drainages; developed in residuum from greenstone schist MYERSVILLE Deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 40 - 60 K Factor (surface): 0.32 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: High Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: low | AGRICULTURE PRIME CROPLAND | POOR Intermittent high water table; high shrink-swell clays occur locally | POOR High water table Landscape position | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|--|--|---------|--|-----------------------------------|--|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 48C | Myersville-Fletcher-Myersville Complex MYERSVILLE Deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone schist FLETCHERVILLE Deep, moderately well drained, light yellowish-brown clayey soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone schist | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 40 - 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | POOR Intermittent high water table; high shrink-swell clays occur locally | POOR High water table | |
| 40B | Pignut silt loam Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock | POOR Shallow to rock | |
| 40C | Pignut silt loam Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock | POOR Shallow to rock | |
| 40D | Pignut silt loam Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone | Slope (%) 15 - 25 Erosional Hazard Potential: High Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | High | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | FAIR Steep slopes | POOR Steep slopes to rock | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|--|---|-----------|--|----------------------------------|--|--|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 200 | Cut and/or Fill Disturbed areas of cutting and/or filling | HIGHLY VARIABLE | | | | | | |
| 240B | Catoctin silt loam (shallow phase) Shallow, well drained, olive brown, loamy-skeletal soils on gently sloping back slopes; may have a few cobbles and/or stones on the surface; developed in residuum from greenstone | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 10 - 20 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.17 Shrink-Swell Potential: low Hydrologic Group: D Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | POOR Shallow to rock | NOT SUITED Shallow to rock | |
| 240C | Catoctin silt loam (shallow phase) Shallow, well drained, olive brown, loamy-skeletal soils on the strongly sloping back slopes; may have a few cobbles and/or stones on the surface; developed in residuum from greenstone | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 10 - 20 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.17 Shrink-Swell Potential: low Hydrologic Group: D Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | POOR Shallow to rock | NOT SUITED Shallow to rock | |
| 240E | Catoctin silt loam (shallow phase) Shallow, well drained, olive brown, loamy-skeletal soils on steep back slopes; may have a few cobbles and/or stones on the surface; developed in residuum from greenstone | Slope (%) 25 - 45 Erosional Hazard Potential: Very High Bedrock Depth (in.) 10 - 20 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.17 Shrink-Swell Potential: low Hydrologic Group: D Bearing Capacity: Mod. | Very High | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY PASTURE | POOR Very steep slopes; Shallow to rock | NOT SUITED Very steep slopes Shallow to rock | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|--|---------|--|-------------------------------|-------------------------|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 241B | Alanthus-Pignut Complex ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone PIGNUT Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; surface may contain a few cobbles and/or stones; developed in residuum from greenstone | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.23 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | FAIR Shallow to rock | MARGINAL Shallow to rock | |
| 241C | Alanthus-Pignut Complex ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone PIGNUT Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; surface may contain a few cobbles and/or stones; developed in residuum from greenstone | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.23 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | FAIR Shallow to rock | MARGINAL Shallow to rock | |

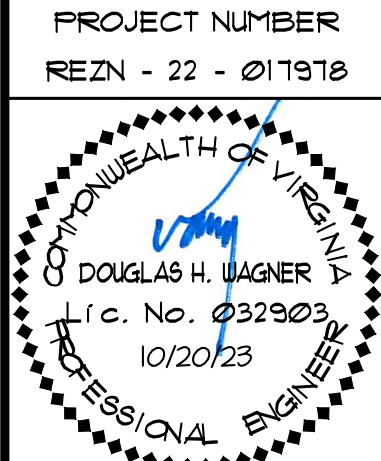
| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|--|---------|--|-----------------------------------|--|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 241D | Pignut-Alanthus Complex PIGNUT Moderately deep, well drained, strong brown silty soils on undulating summits and gently sloping back slopes; surface may contain a few cobbles and/or stones; developed in residuum from greenstone ALANTHUS Very deep, well drained, yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone | Slope (%) 15 - 25 Erosional Hazard Potential: High Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.23 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | High | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME PASTURE | POOR Shallow to rock; Steep slopes | POOR Shallow to rock; Steep slopes | |
| 340B | Catoctin silt loam Moderately deep, well drained, strong brown loamy-skeletal soils containing more than 35% rock fragments in the subsoil on undulating summits and gently sloping back slopes; developed in residuum from greenstone | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.17 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock | POOR Shallow to rock | |
| 340C | Catoctin silt loam Moderately deep, well drained, strong brown loamy-skeletal soils containing more than 35% rock fragments in the subsoil on rolling back slopes; developed in residuum from greenstone | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) 20 - 40 K Factor (surface): 0.32 Waterable Depth (in.) > 40 K Factor (subsoil): 0.17 Shrink-Swell Potential: low Hydrologic Group: C Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock | POOR Shallow to rock | |
| 415B | Seneca Variant loam Very deep, moderately well drained, yellowish-brown loamy soils with interstratified high water tables on floodplains; developed in alluvium washed from crystalline and metamorphic rocks | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.28 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | FAIR Intermittent high water table; Low bearing capacity when wet | POOR High water table | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|---|---|---------|--|-----------------------------------|---|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 417B | Middleburg Variant loam Very deep, well drained, brown loamy soils on gently sloping back slopes; developed in recent colluvium from basic crystalline rock materials | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | GOOD Intermittent high water table | MARGINAL Landscape position | |
| 417C | Middleburg Variant loam Very deep, well drained, brown loamy soils on gently sloping back slopes; developed in recent colluvium from basic crystalline rock materials | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) > 40 K Factor (subsoil): 0.32 Shrink-Swell Potential: low Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | GOOD Intermittent high water table | MARGINAL Landscape position | |
| 440B | Alanthus-Pignut silt loam (Wet phase) ALANTHUS Very deep, moderately well drained, yellowish-red silty soils on undulating summits; soil surface may contain a few cobbles and/or stones; developed in residuum from greenstone PIGNUT Moderately deep, moderately well to somewhat poorly drained, strong brown to yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone to chloritic schist | Slope (%) 2 - 7 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.23 Shrink-Swell Potential: Mod. Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE PRIME CROPLAND | FAIR Shallow to rock; High water table | POOR Shallow to rock; High water table | |

| MAP UNIT SYMBOL SOIL NAME SLOPE | SOIL DESCRIPTION | General Characteristics | | | | LAND POTENTIALS | DEVELOPMENT POTENTIAL AND PROBLEMS/ISSUES | |
|---------------------------------------|--|--|---------|--|-----------------------------------|---|---|---|
| | | SOIL FEATURES | | K _{sat} | AGRICULTURE | | CENTRAL WATER AND CENTRAL SEWER | CONVENTIONAL SEPTIC TANK AND DRAINFIELD |
| | | Erosional Hazard Potential | Subsoil | | | | | |
| 440C | Alanthus-Pignut silt loam (Wet phase) ALANTHUS Very deep, moderately well drained, yellowish-red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone PIGNUT Moderately deep, moderately well to somewhat poorly drained, strong brown to yellowish red silty soils on undulating summits and gently sloping back slopes; developed in residuum from greenstone to chloritic schist | Slope (%) 7 - 15 Erosional Hazard Potential: Mod. Bedrock Depth (in.) > 60 K Factor (surface): 0.37 Waterable Depth (in.) 20 - 40 K Factor (subsoil): 0.23 Shrink-Swell Potential: Mod. Hydrologic Group: B Bearing Capacity: Mod. | Mod. | Surface: Moderate Subsoil: Moderate | AGRICULTURE SECONDARY CROPLAND | FAIR Shallow to rock; High water table | POOR Shallow to rock; High water table | |

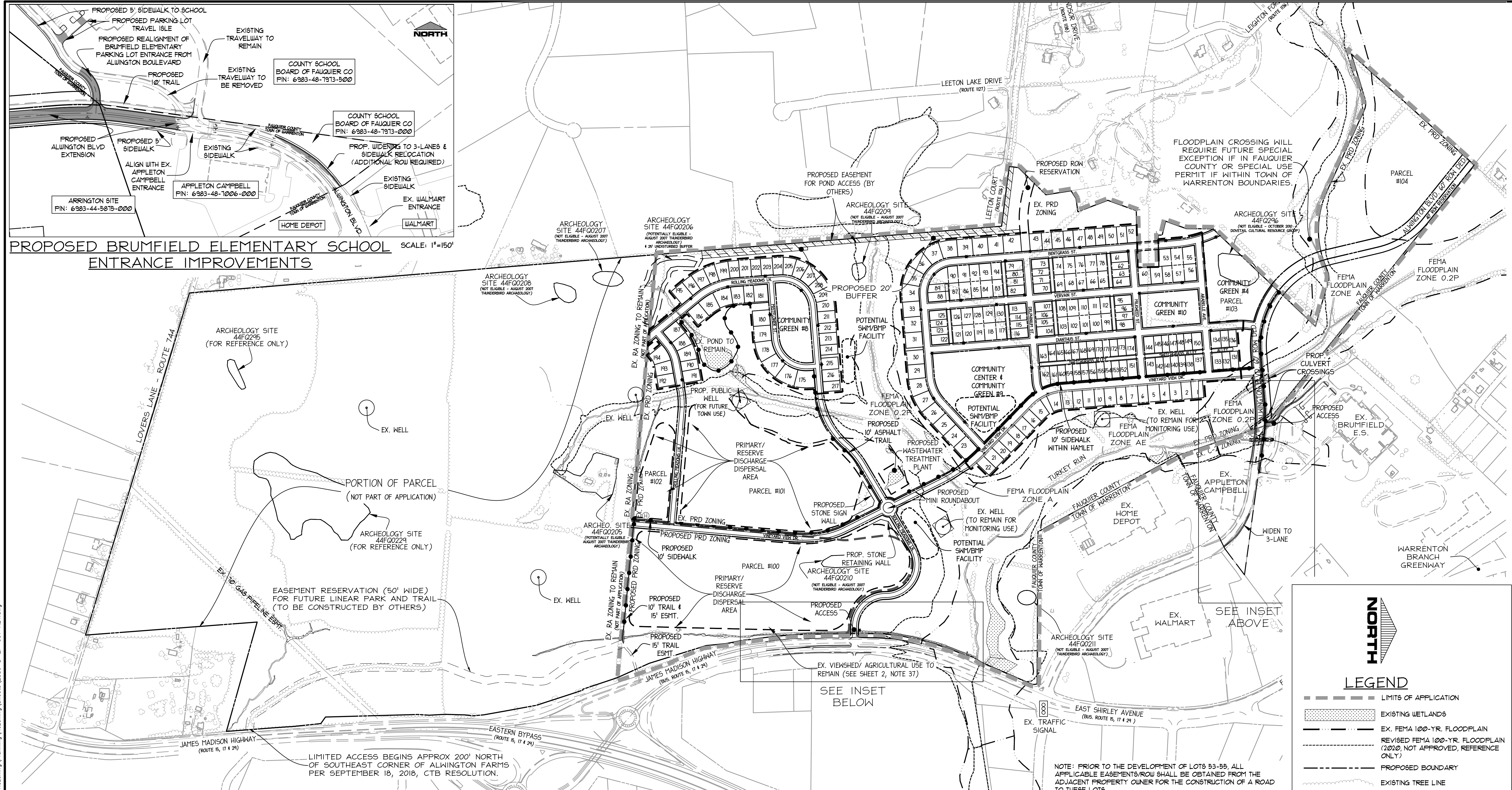
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Fax: (703) 443-2425
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SOIL CHARACTERISTICS
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

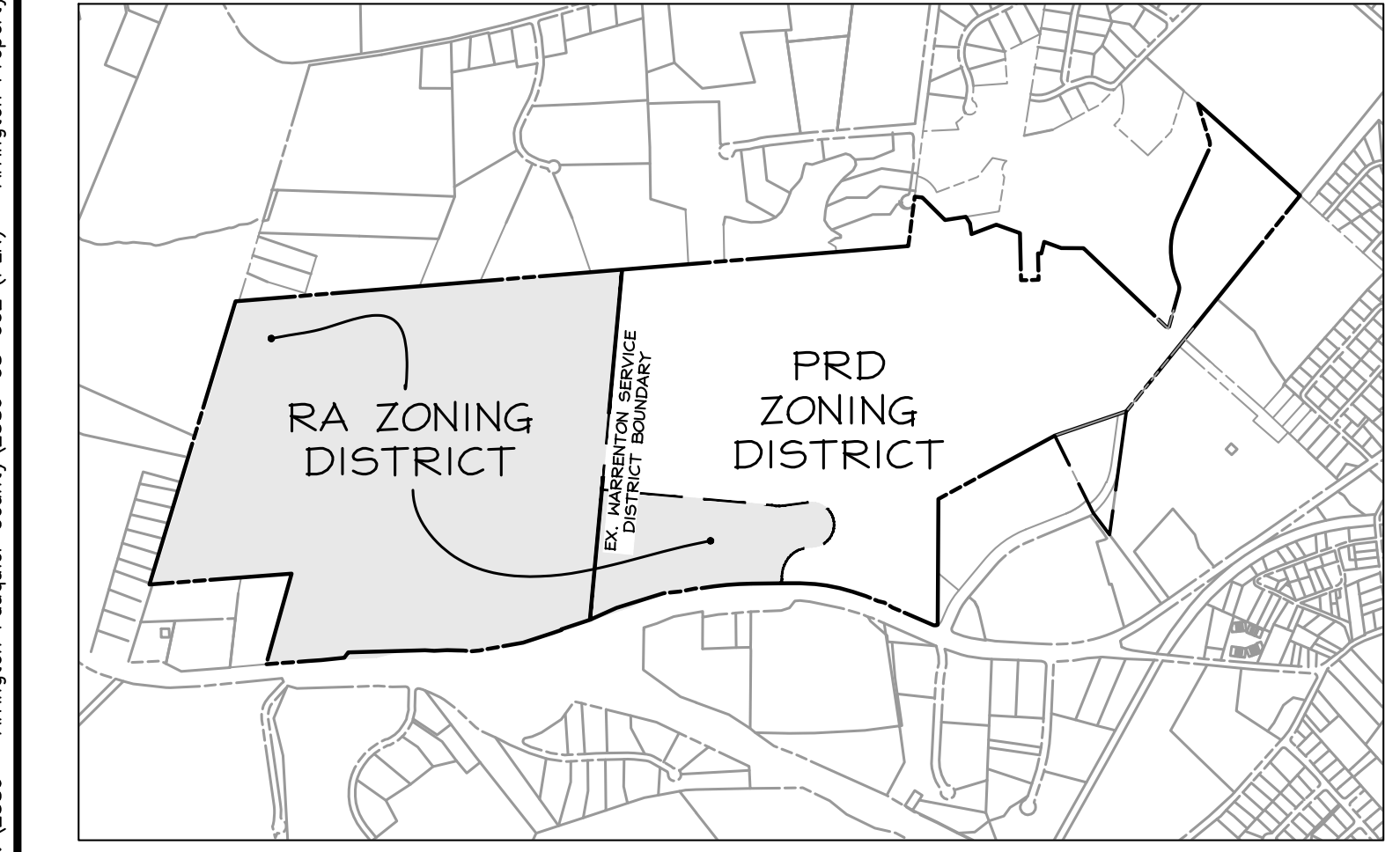


PROJECT NUMBER
REZN - 22 - 01918
PLAN STATUS
12/5/22 REV. PER 1ST SUB. COM.
5/10/23 REV. PER 2ND SUB. COM.
7/10/23 REV. PER 3RD SUB. COM.
9/22/23 REV. PER PG. COM.
10/20/23 REV. PER STAFF COM.

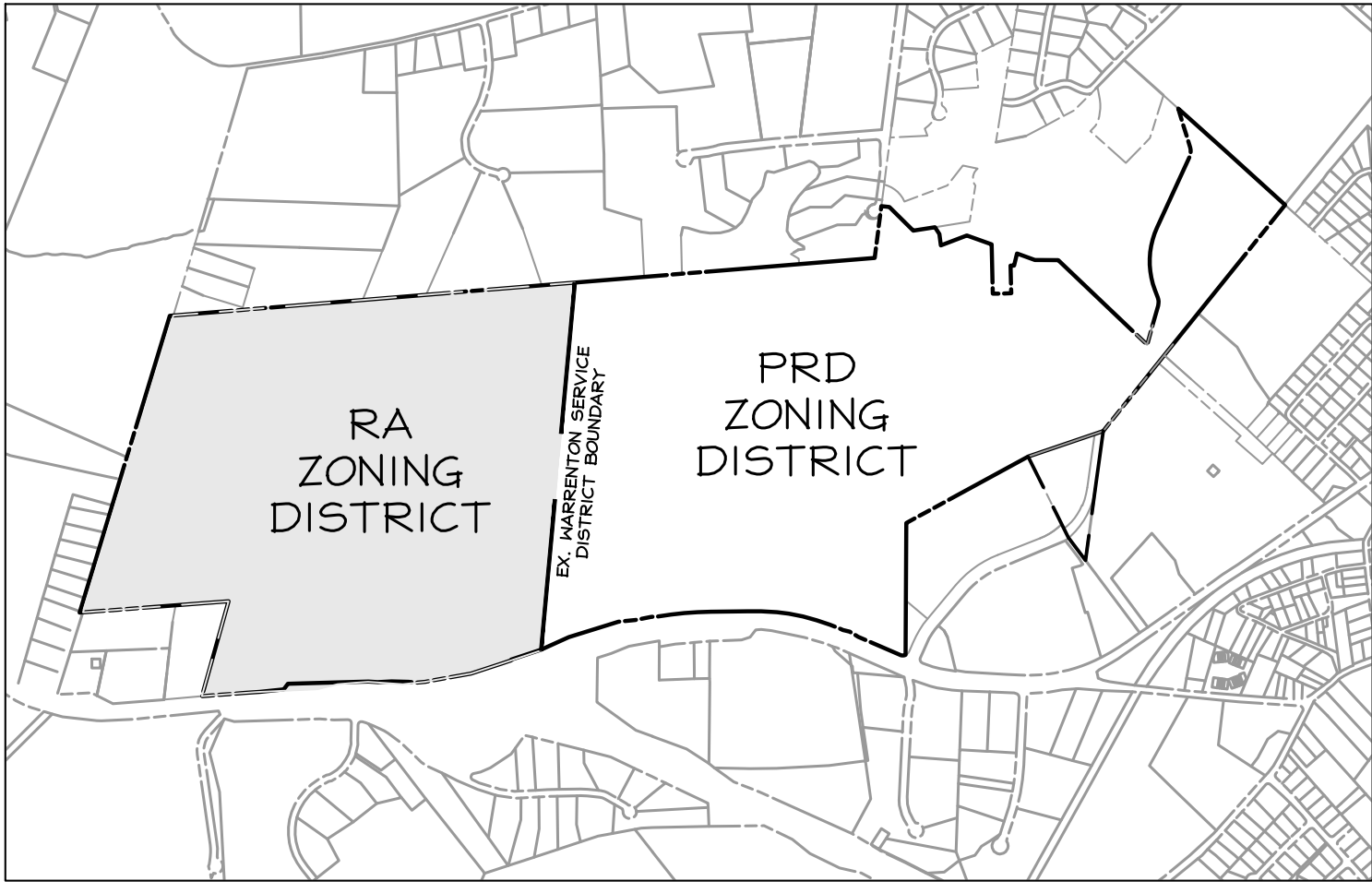
DATE DESCRIPTION
BDR DR
EBSN DR
SCALE: H: 1" = 300'
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-24-00X
SHEET 5 OF 17



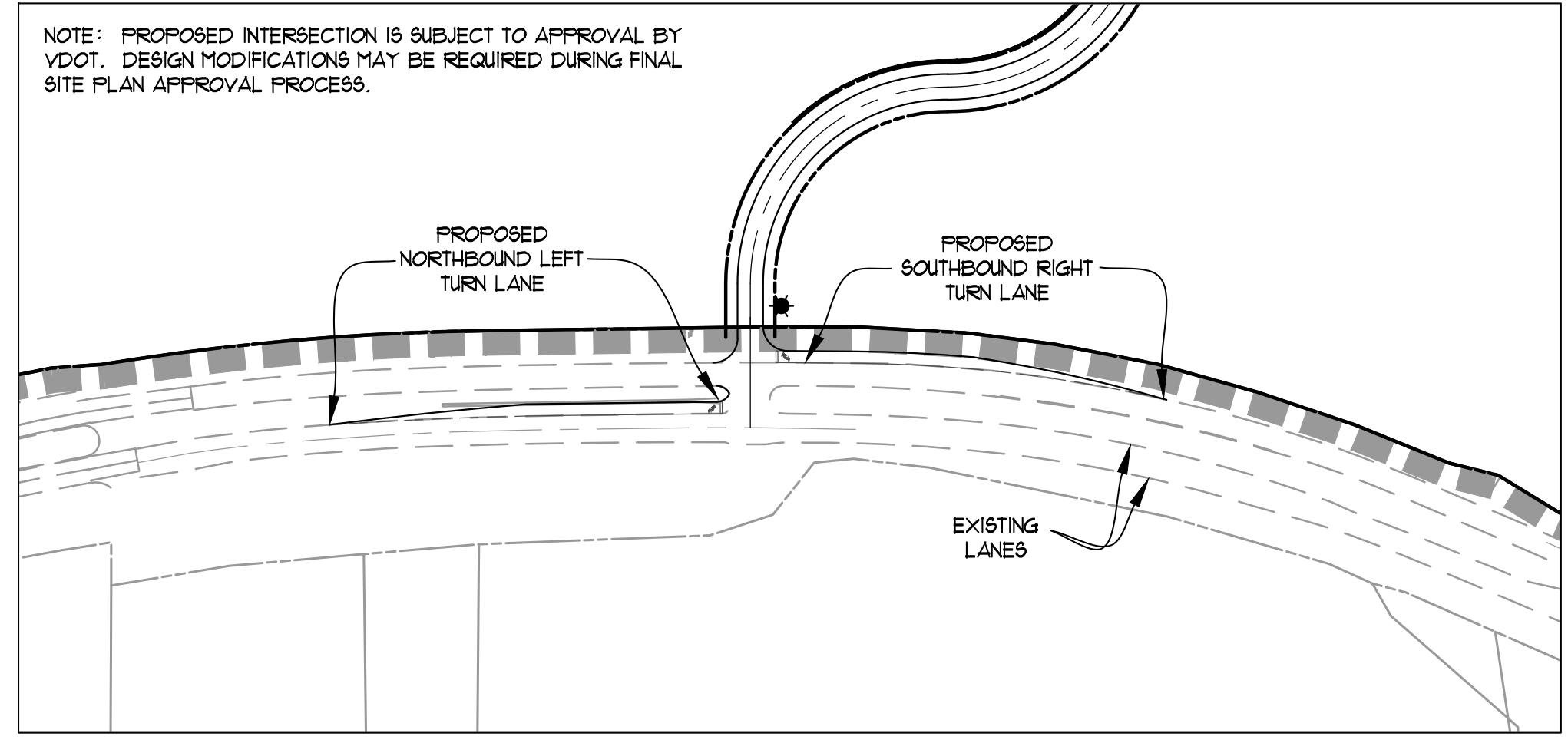
PROPOSED BRUMFIELD ELEMENTARY SCHOOL ENTRANCE IMPROVEMENTS
SCALE: 1"=150'



EXISTING ZONING DISTRICTS
N.T.S.



PROPOSED ZONING DISTRICTS
N.T.S.



PROPOSED JAMES MADISON HIGHWAY INTERSECTION
SCALE: 1"=150'

LEGEND

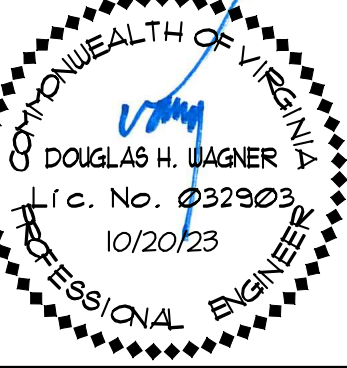
- LIMITS OF APPLICATION
- EX. FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2018, NOT APPROVED, REFERENCE ONLY)
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TRAFFIC SIGNAL
- ZONING BOUNDARY
- PROPOSED TRAILS
- POTENTIAL SW/BMP
- PROPOSED BENCH
- PROPOSED HISTORICAL / INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH GOOD SITE PLAN)
- PROPOSED STREET LIGHT

GRAPHIC SCALE

300 0 150 300 600 900 1200

(IN FEET)
1 inch = 300 ft.

PROJECT NUMBER
REZN - 22 - 01918



PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PC COM. |
| 10/20/23 | REV. PER STAFF COM. |

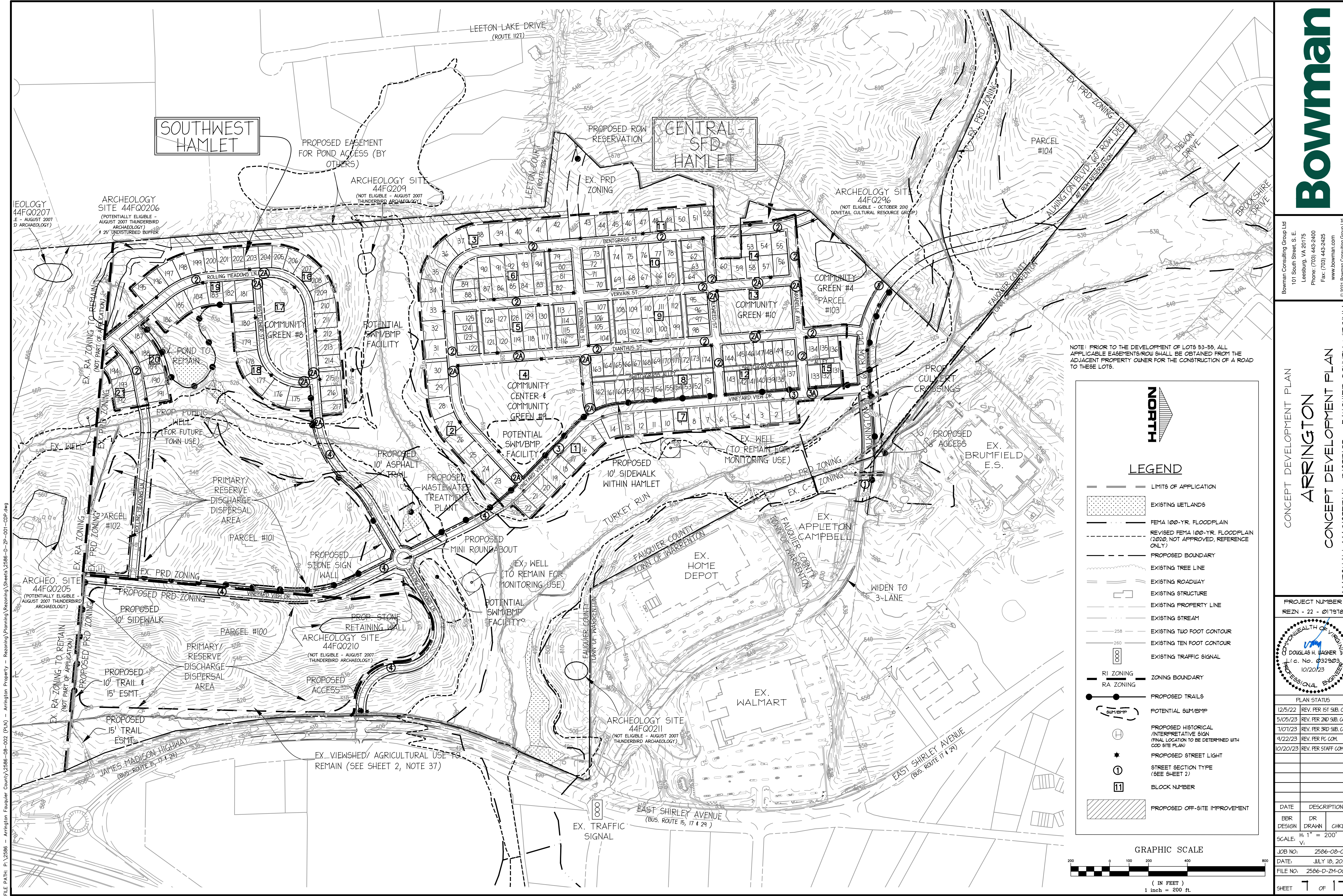
| DATE | DESCRIPTION |
|------------|-------------|
| BBR DESIGN | DR |
| DR | DRAWN |
| CHKD | CHKD |

SCALE: H: 1" = 300'
V: 1" = 300'

JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-24-00X

SHEET **6** OF 17

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-D-24-001-KEY.dwg

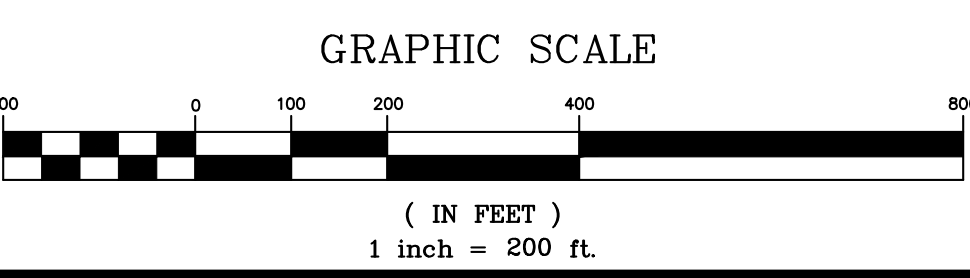


SOUTHWEST HAMLET

CENTRAL SFD HAMLET

LEGEND

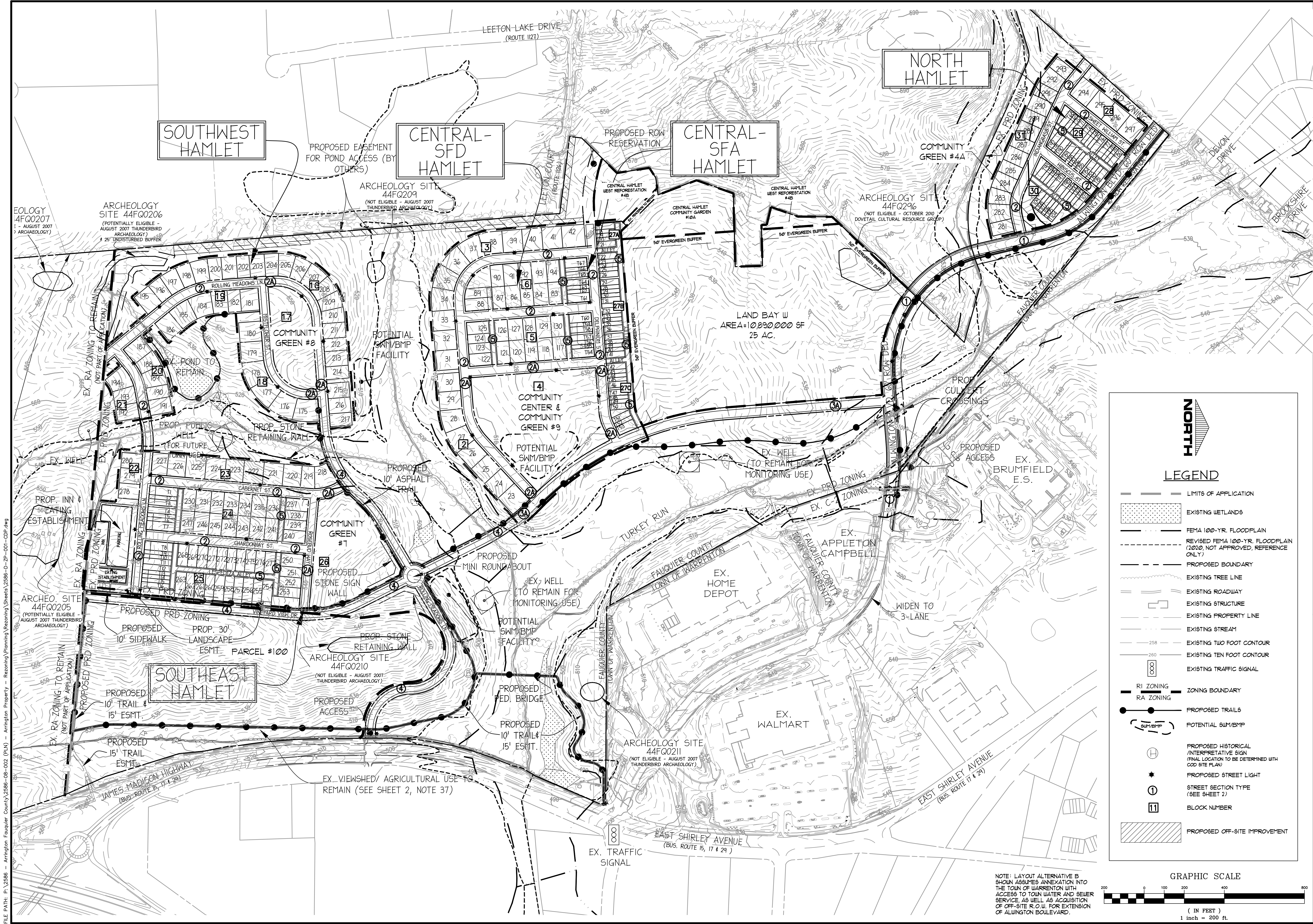
- LIMITS OF APPLICATION
- [Stippled Box] EXISTING WETLANDS
- FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2012, NOT APPROVED, REFERENCE ONLY)
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- [House Icon] EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- 258 --- EXISTING TWO FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- [Circle with X] EXISTING TRAFFIC SIGNAL
- RI ZONING --- ZONING BOUNDARY
- RA ZONING --- ZONING BOUNDARY
- [Dashed Line] PROPOSED TRAILS
- [Swamp Icon] POTENTIAL SW/BMP
- [Circle with H] PROPOSED HISTORICAL INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH COD SITE PLAN)
- [Star] PROPOSED STREET LIGHT
- [Circle with I] STREET SECTION TYPE (SEE SHEET 2)
- [Square with 11] BLOCK NUMBER
- [Hatched Box] PROPOSED OFF-SITE IMPROVEMENT



NOTE: PRIOR TO THE DEVELOPMENT OF LOTS 53-55, ALL APPLICABLE EASEMENTS/ROW SHALL BE OBTAINED FROM THE ADJACENT PROPERTY OWNER FOR THE CONSTRUCTION OF A ROAD TO THESE LOTS.

| | |
|--------------------------------------|------------------------|
| PROJECT NUMBER REZN - 22 - 011918 | |
| | |
| PLAN STATUS | |
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |
| DATE | DESCRIPTION |
| BBR DESIGN | DR DRAWN |
| CHKD | |
| SCALE: H: 1" = 200' | V: |
| JOB NO: 2586-08-001 | DATE: JULY 18, 2022 |
| FILE NO: 2586-D-24-00X | SHEET 7 OF 17 |

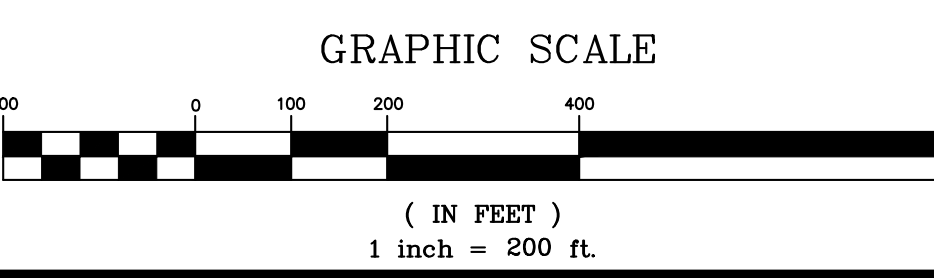
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NORTH

LEGEND

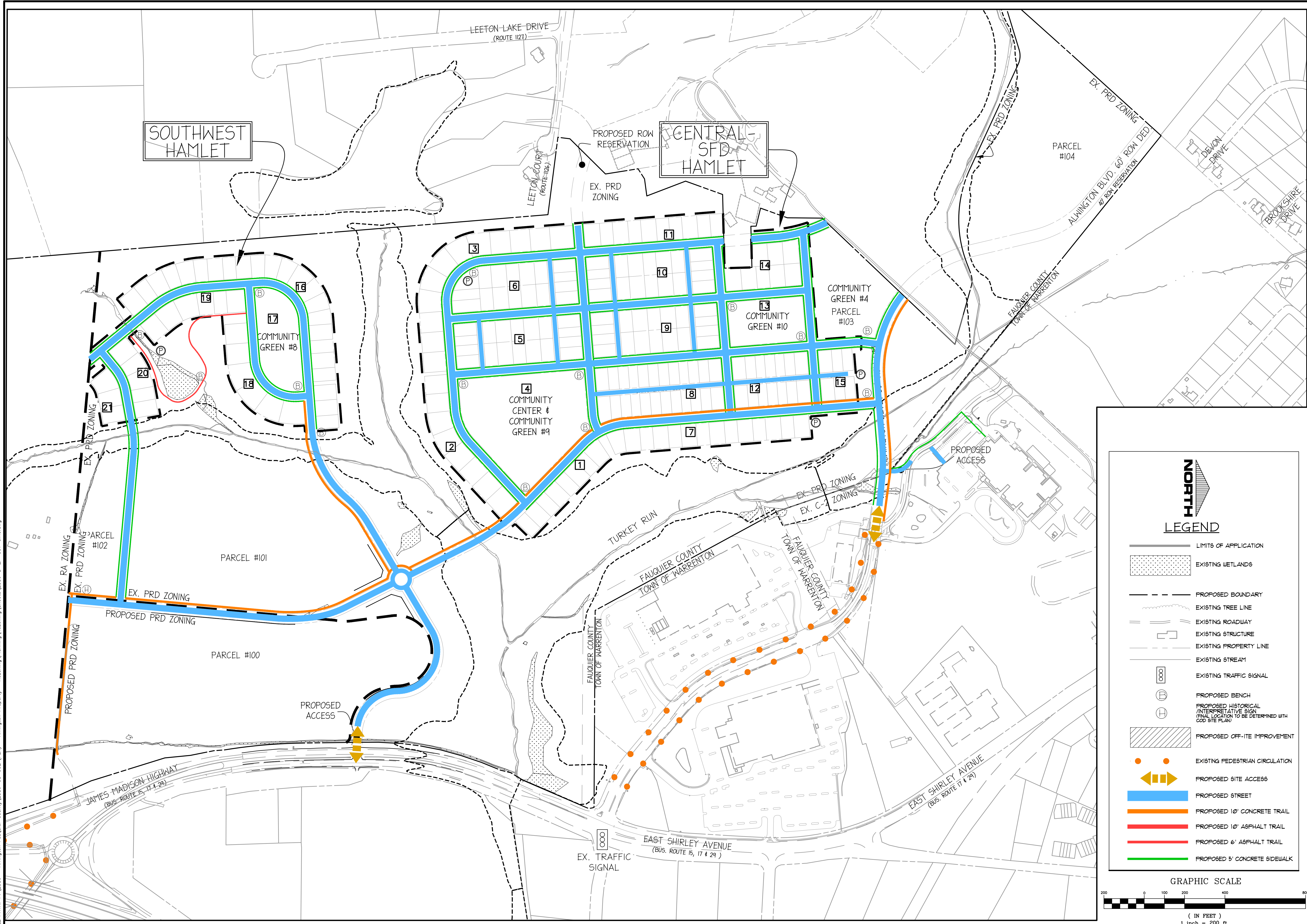
- LIMITS OF APPLICATION
- EXISTING WETLANDS
- FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2022, NOT APPROVED, REFERENCE ONLY)
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- EXISTING TRAFFIC SIGNAL
- RI ZONING
- RA ZONING
- ZONING BOUNDARY
- PROPOSED TRAILS
- POTENTIAL SW/BMP
- PROPOSED HISTORICAL/INTERPRETIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH COD SITE PLAN)
- PROPOSED STREET LIGHT
- STREET SECTION TYPE (SEE SHEET 2)
- BLOCK NUMBER
- PROPOSED OFF-SITE IMPROVEMENT



NOTE: LAYOUT ALTERNATIVE B SHOWN ASSUMES ANNEXATION INTO THE TOWN OF WARRENTON WITH ACCESS TO TOWN WATER AND SEWER SERVICE, AS WELL AS ACQUISITION OF OFF-SITE R.O.W. FOR EXTENSION OF ALINGTON BOULEVARD.

| | |
|--------------------------------------|------------------------|
| PROJECT NUMBER REZN - 22 - 011918 | |
| | |
| PLAN STATUS | |
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |
| DATE | DESCRIPTION |
| BBR | DR |
| DESIGN | DRAWN |
| SCALE: H: 1" = 200' | CHKD |
| V: | |
| JOB NO: 2586-08-001 | |
| DATE: JULY 18, 2022 | |
| FILE NO: 2586-D-24-00X | |
| SHEET 7B OF 17 | |

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-D-2P-001-CIRC.dwg

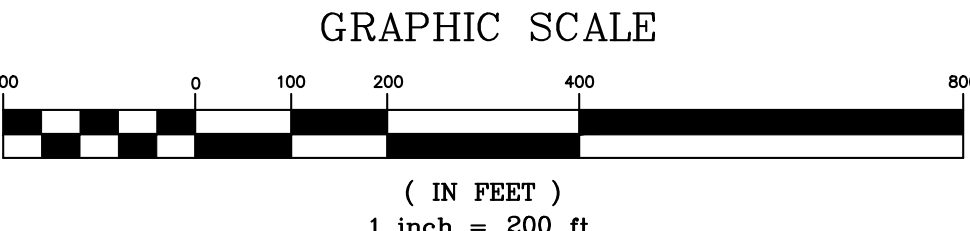


SOUTHWEST HAMLET

CENTRAL SFD HAMLET

LEGEND

- LIMITS OF APPLICATION
- EXISTING WETLANDS
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TRAFFIC SIGNAL
- PROPOSED BENCH
- PROPOSED HISTORICAL INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH GSD SITE PLAN)
- PROPOSED OFF-SITE IMPROVEMENT
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED SITE ACCESS
- PROPOSED STREET
- PROPOSED 10' CONCRETE TRAIL
- PROPOSED 10' ASPHALT TRAIL
- PROPOSED 6' ASPHALT TRAIL
- PROPOSED 5' CONCRETE SIDEWALK

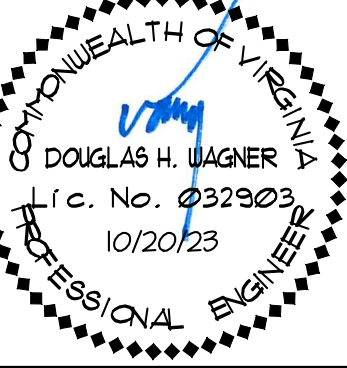


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CONCEPT PEDESTRIAN CIRCULATION PLAN
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
REZN - 22 - 01918



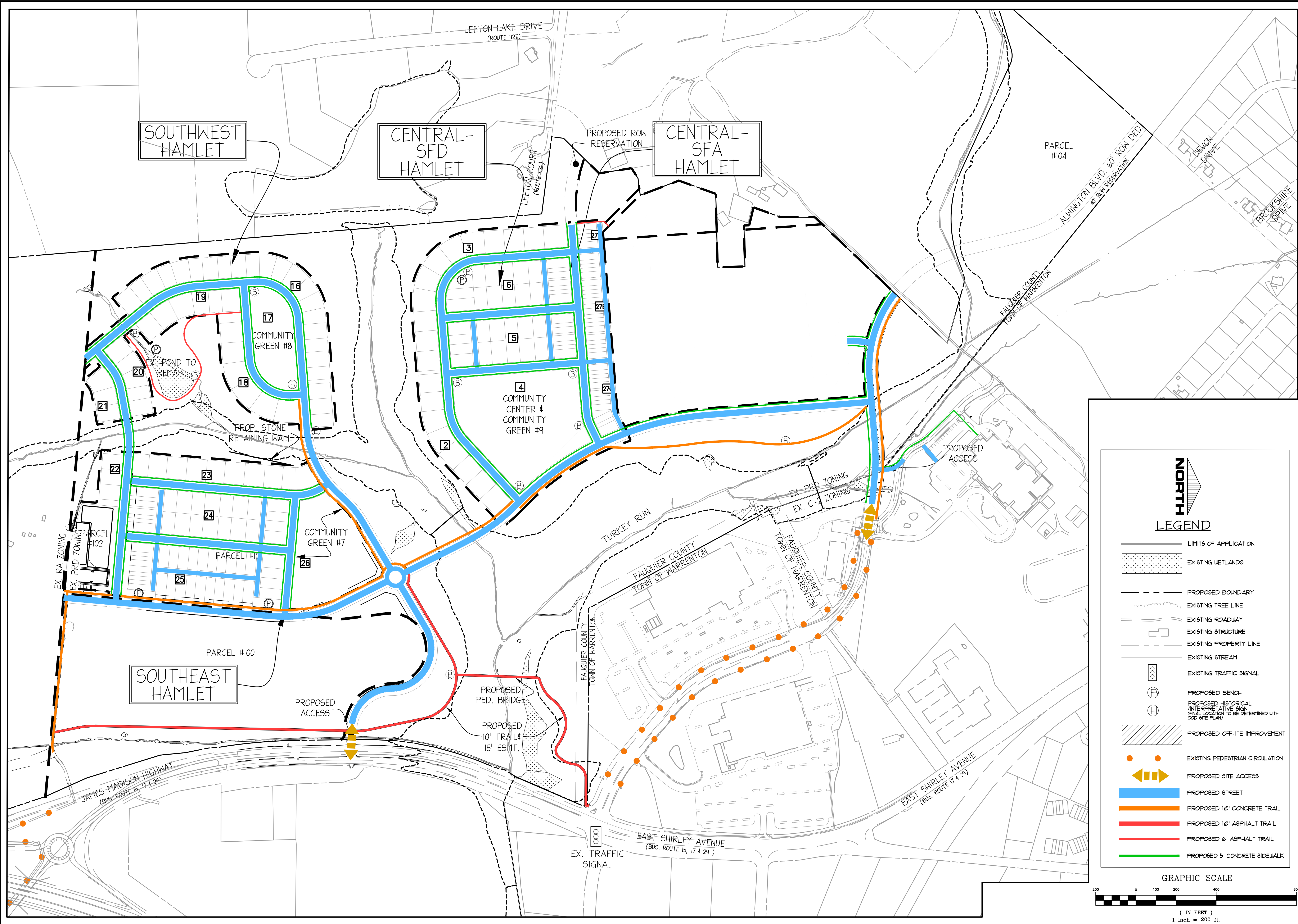
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|----------|------------------------|
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| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PC COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|-------------|
| BBR DESIGN | DR |
| DR | CHKD |

SCALE: H: 1" = 200'
V:
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-ZM-00X
SHEET **8** OF 17

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLAN) - Arrington Planning\Rezoning\Sheets\2586-D-2P-001-CIRC.dwg



LEGEND

- LIMITS OF APPLICATION
- EXISTING WETLANDS
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TRAFFIC SIGNAL
- PROPOSED BENCH
- PROPOSED HISTORICAL INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH GSD SITE PLAN)
- PROPOSED OFF-SITE IMPROVEMENT
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED SITE ACCESS
- PROPOSED STREET
- PROPOSED 10' CONCRETE TRAIL
- PROPOSED 10' ASPHALT TRAIL
- PROPOSED 6' ASPHALT TRAIL
- PROPOSED 5' CONCRETE SIDEWALK

GRAPHIC SCALE
 0 100 200 400 800
 (IN FEET)
 1 inch = 200 ft.

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 Leesburg, VA 20175
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CONCEPT PEDESTRIAN CIRCULATION PLAN ALT A
ARRINGTON
 CONCEPT DEVELOPMENT PLAN
 MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
 REZN - 22 - 01918

DOUGLAS H. WAGNER
 Lic. No. 0329203
 10/20/23
 PROFESSIONAL ENGINEER

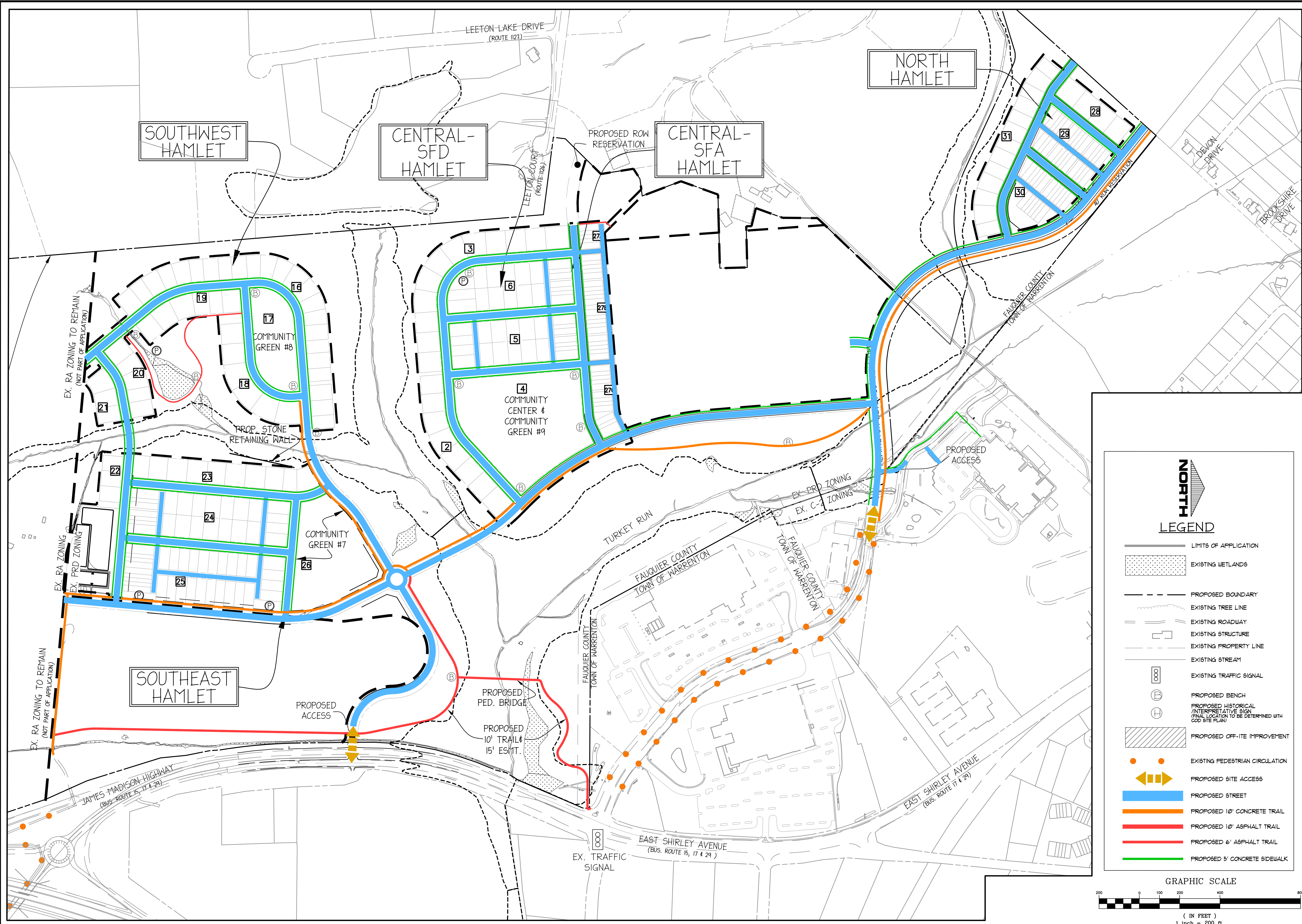
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|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PC COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|-------------|
| BBR DESIGN | DR |
| DR | CHKD |

SCALE: H: 1" = 200'
 V:
 JOB NO: 2586-08-001
 DATE: JULY 18, 2022
 FILE NO: 2586-D-2M-00X

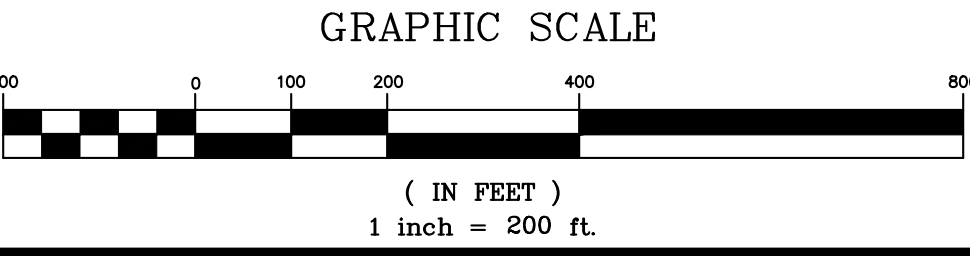
SHEET **8A** OF 17

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-D-2P-001-CIRC.dwg



LEGEND

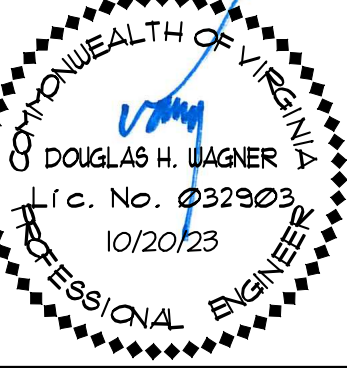
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- EXISTING WETLANDS
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TRAFFIC SIGNAL
- PROPOSED BENCH
- PROPOSED HISTORICAL INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH GSD SITE PLAN)
- PROPOSED OFF-SITE IMPROVEMENT
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED SITE ACCESS
- PROPOSED STREET
- PROPOSED 10' CONCRETE TRAIL
- PROPOSED 10' ASPHALT TRAIL
- PROPOSED 6' ASPHALT TRAIL
- PROPOSED 5' CONCRETE SIDEWALK



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CONCEPT PEDESTRIAN CIRCULATION PLAN ALT B
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
REZN - 22 - 01918



PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PC COM. |
| 10/20/23 | REV. PER STAFF COM. |

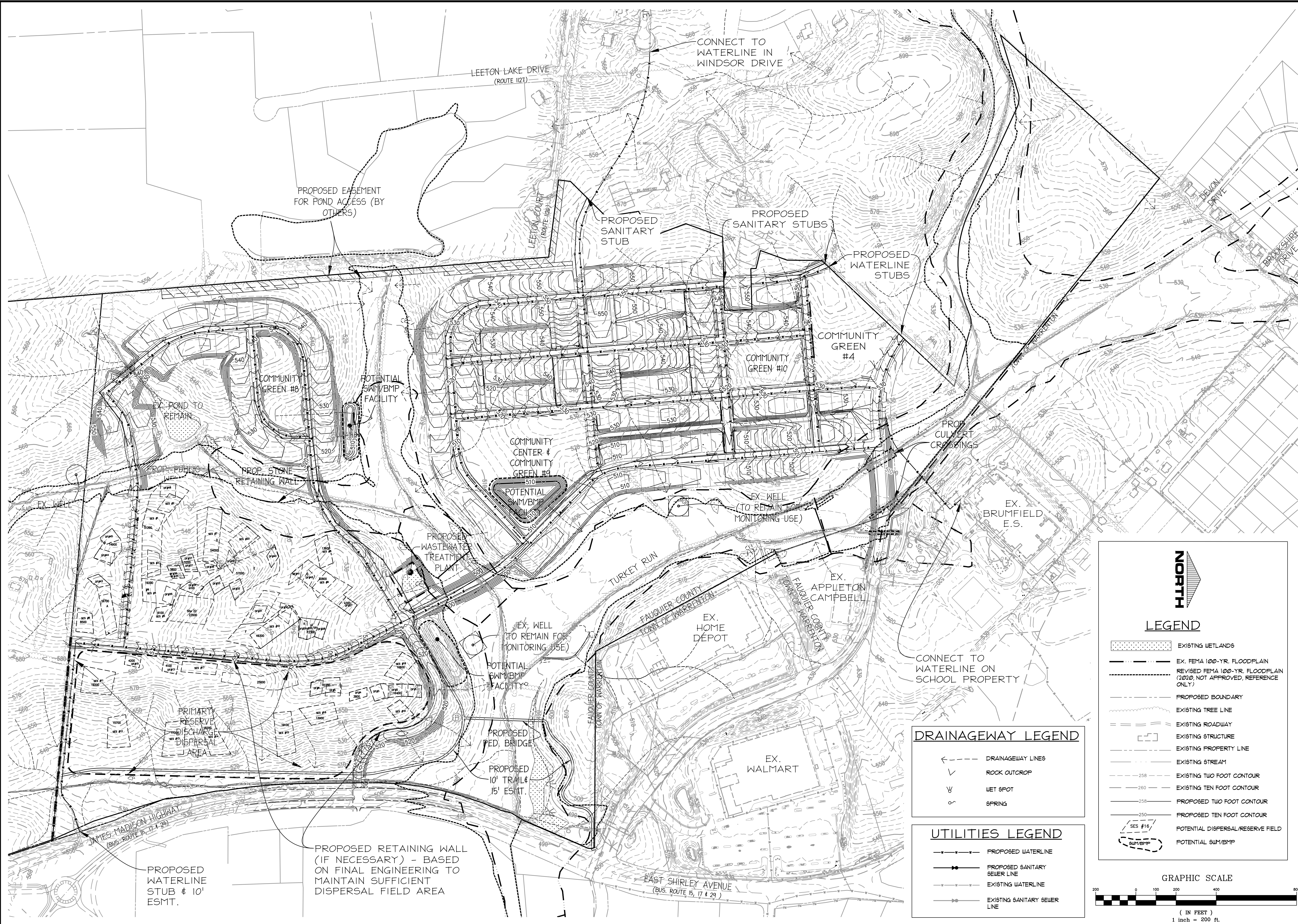
| DATE | DESCRIPTION |
|------------|-------------|
| BBR DESIGN | DR DRAWN |
| CHKD | |

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V: 1" = 400'

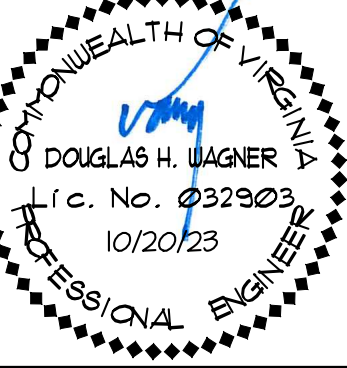
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-2M-00X

SHEET **8B** OF 17

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-0-2P-001-GRD.dwg



PROJECT NUMBER
 REZN - 22 - 01918



PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/10/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|--------|-------------|
| BBR | DR |
| DESIGN | DRAWN |
| CHKD | |

SCALE: H: 1" = 200'
 V:
 JOB NO: 2586-08-001
 DATE: JULY 18, 2022
 FILE NO: 2586-D-24-00X
 SHEET **9** OF 17

LEGEND

- EXISTING WETLANDS
- EX. FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- PROPOSED TWO FOOT CONTOUR
- PROPOSED TEN FOOT CONTOUR
- POTENTIAL DISPERSAL/RESERVE FIELD
- POTENTIAL SWM/BMP

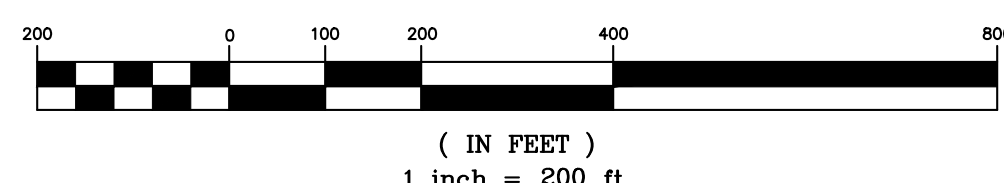
DRAINAGEWAY LEGEND

- DRAINAGEWAY LINES
- ROCK OUTCROP
- WET SPOT
- SPRING

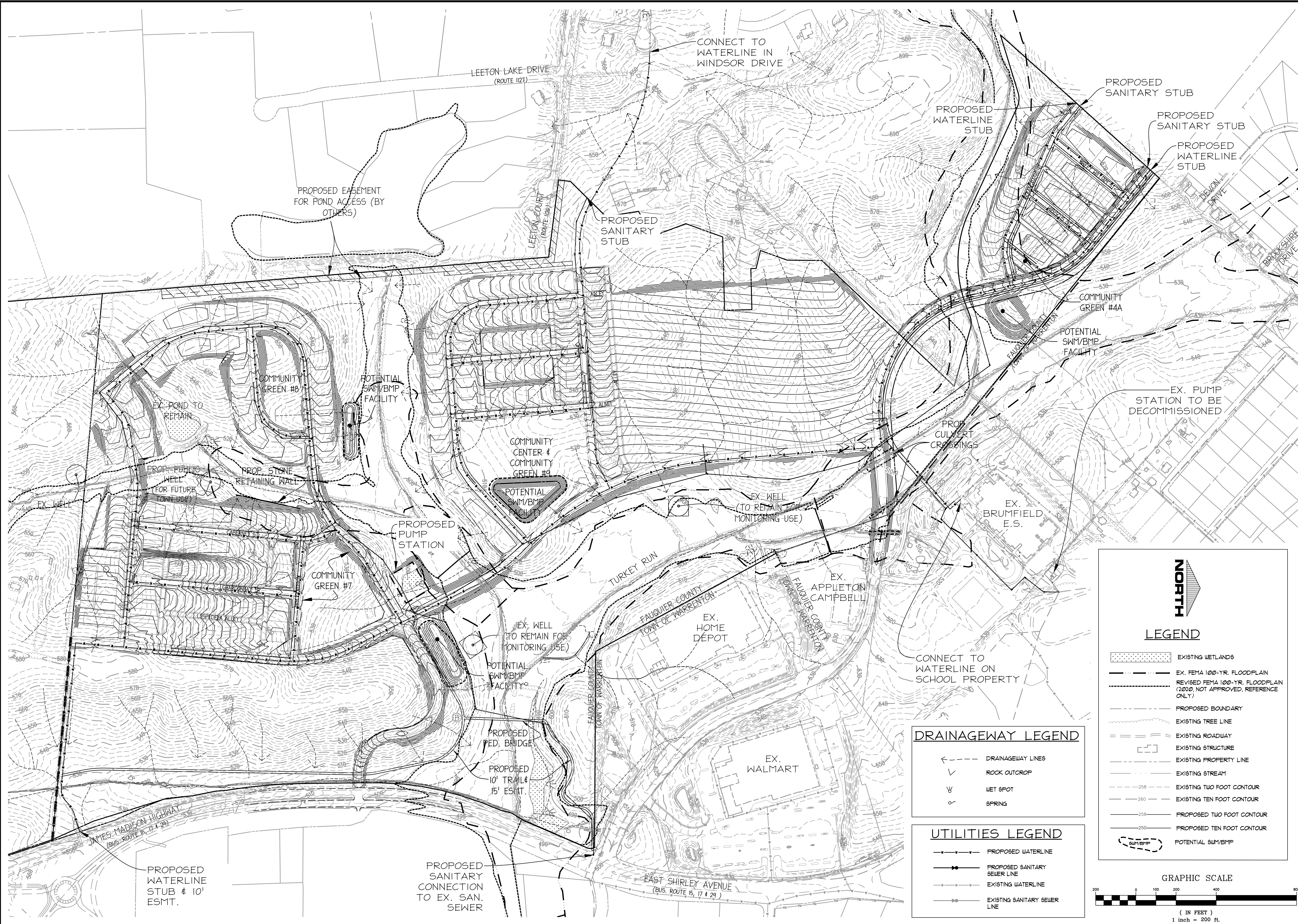
UTILITIES LEGEND

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE

GRAPHIC SCALE



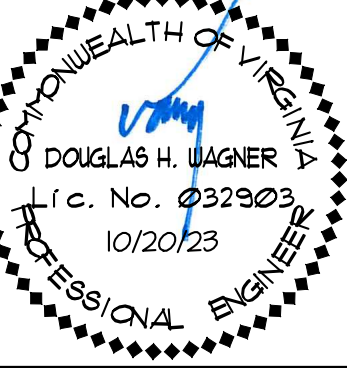
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CONCEPTUAL GRADING & UTILITY PLAN (ALT. B)
ARRINGTON
 CONCEPT DEVELOPMENT PLAN
 MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
 REZN - 22 - 011918



| PLAN STATUS | |
|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|--------|-------------|
| BDR | DR |
| DESIGN | DRAWN |
| CHKD | |

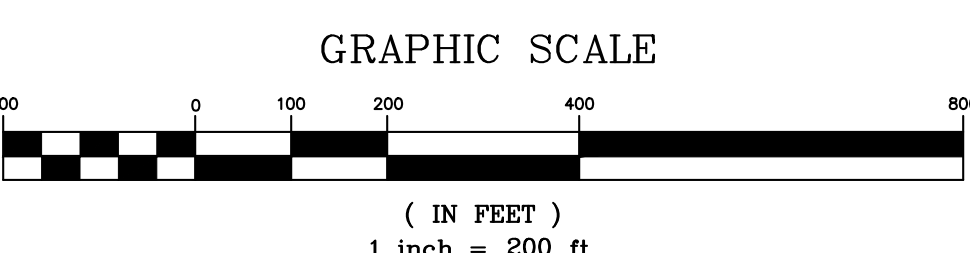
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 JOB NO: 2586-08-001
 DATE: JULY 18, 2022
 FILE NO: 2586-D-24-00X
 SHEET 10 OF 17

NORTH
LEGEND

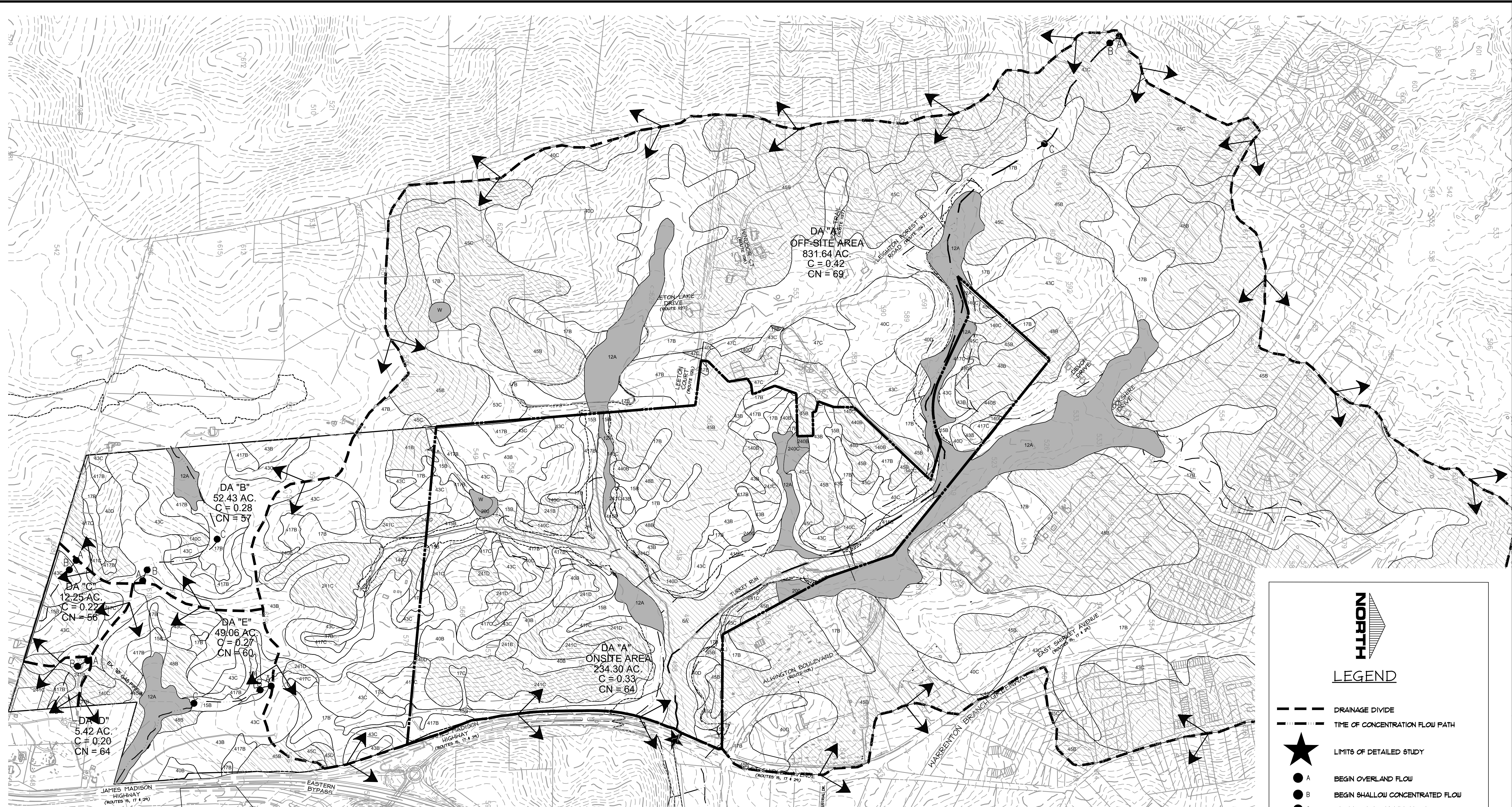
- EXISTING WETLANDS
- EX. FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- PROPOSED TWO FOOT CONTOUR
- PROPOSED TEN FOOT CONTOUR
- POTENTIAL SWM/BMP

- DRAINAGEWAY LEGEND**
- DRAINAGEWAY LINES
 - ROCK OUTCROP
 - WET SPOT
 - SPRING

- UTILITIES LEGEND**
- PROPOSED WATERLINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER LINE



FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-D-2P-001-SWM-PRE.dwg



| Drainage Area A Onsite | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 104.56 | 117.24 | 20.39 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 64 |

| Drainage Area A Offsite | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 292.19 | 382.02 | 42.43 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 57.50 | 57.50 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 69 |

| Drainage Area B | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 46.56 | 3.97 | 1.90 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 57 |

| Drainage Area C | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 11.46 | 0.79 | 0.00 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 56 |

| Drainage Area D | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 2.06 | 3.36 | 0.00 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 64 |

| Drainage Area E | | A soils | B Soils | C Soils | D Soils |
|---|--------------|---------|---------|---------|--------------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 35.10 | 9.09 | 4.87 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| Impervious Cover | | | | | |
| | | | | | 98 |
| | | | | | Weighted CN |
| | | | | | 60 |

LEGEND

- DRAINAGE DIVIDE
- TIME OF CONCENTRATION FLOW PATH
- ★ LIMITS OF DETAILED STUDY
- A BEGIN OVERLAND FLOW
- B BEGIN SHALLOW CONCENTRATED FLOW
- C BEGIN OPEN CHANNEL FLOW
- FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)

DENOTES H&G B SOILS
 DENOTES H&G C SOILS
 DENOTES H&G D SOILS

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

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PRE-DEVELOPED DRAINAGE DIVIDES

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

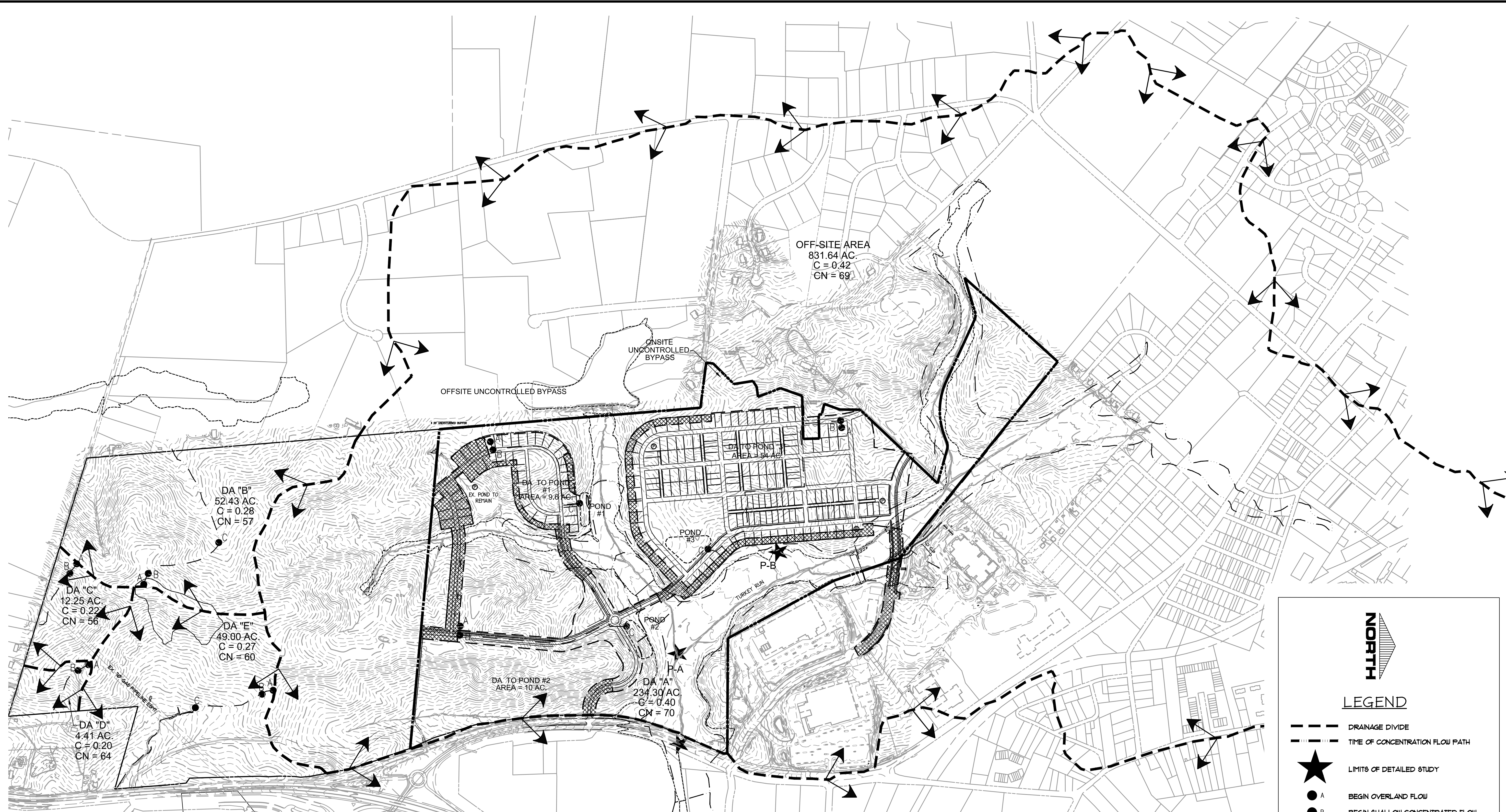
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| PROJECT NUMBER | REZN - 22 - 01918 |
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| PLAN STATUS | |
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|-------------|
| BDR DESIGN | DR |
| | DRAWN |
| | CHKD |

SCALE: H: 1" = 400'
V: _____

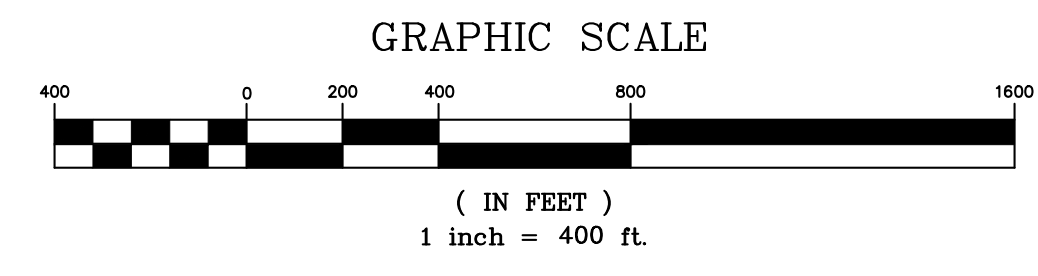
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-24-00X

SHEET **11** OF **17**



LEGEND

- DRAINAGE DIVIDE
- - - TIME OF CONCENTRATION FLOW PATH
- ★ LIMITS OF DETAILED STUDY
- A BEGIN OVERLAND FLOW
- B BEGIN SHALLOW CONCENTRATED FLOW
- C BEGIN OPEN CHANNEL FLOW
- FEMA 100-YR. FLOODPLAIN
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- ▨ DENOTES UNDETAINED IMPERVIOUS AREAS



| Drainage Area A | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 64.35 | 62.70 | 10.57 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 22.81 | 37.14 | 1.93 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 17.40 | 17.40 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 70 | | | |

| Drainage Area A Offsite | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 292.19 | 382.02 | 42.43 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 57.50 | 57.50 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 69 | | | |

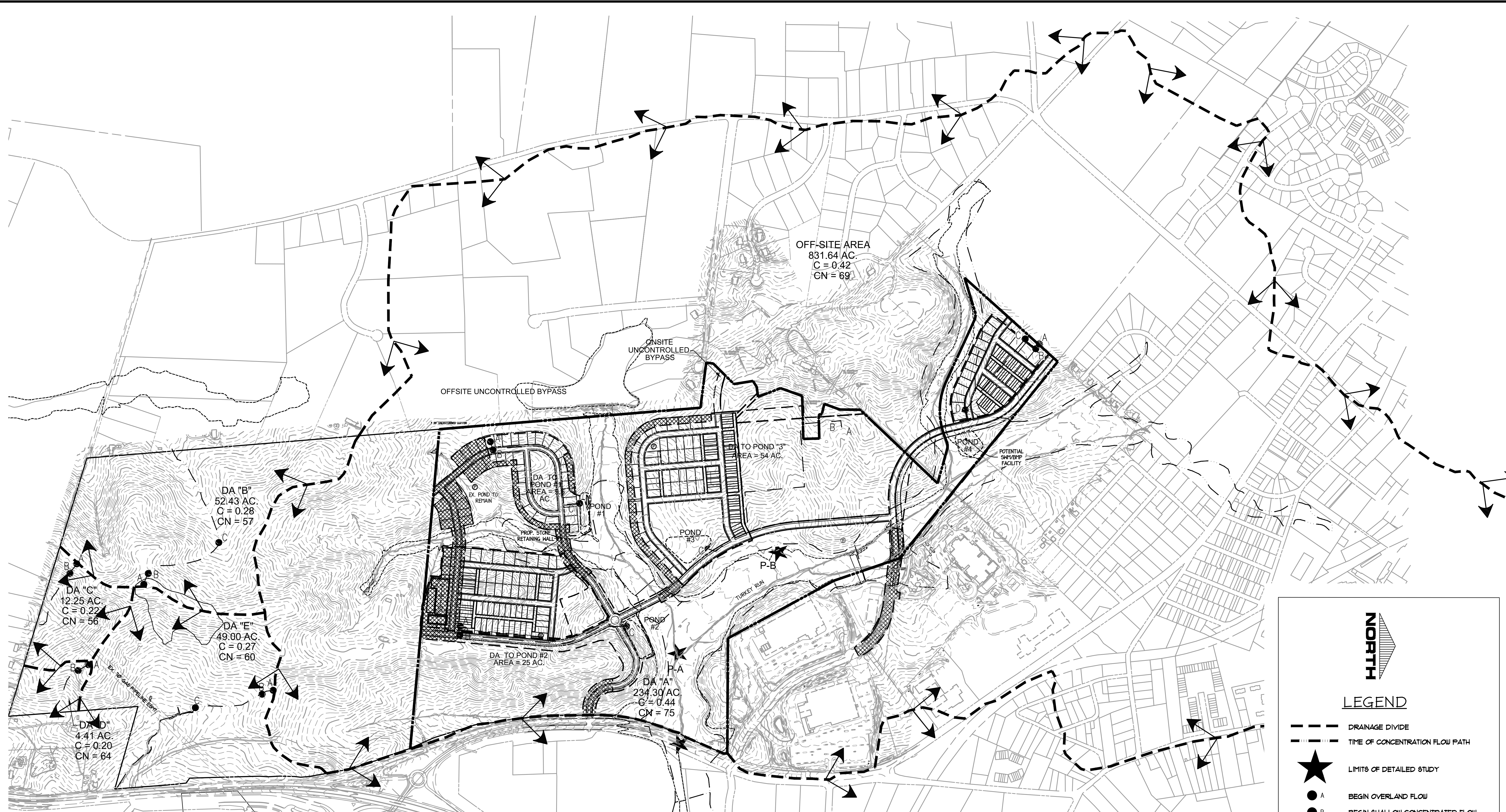
| Drainage Area B | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 46.56 | 3.97 | 1.90 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 57 | | | |

| Drainage Area C | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 11.46 | 0.79 | 0.00 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 56 | | | |

| Drainage Area D | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 2.06 | 3.36 | 0.00 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 64 | | | |

| Drainage Area E | | A soils | B Soils | C Soils | D Soils |
|--|--------------------|-----------|---------|---------|---------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00 | 35.10 | 9.09 | 4.87 |
| | CN | 30 | 55 | 70 | 77 |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 39 | 61 | 74 | 80 |
| | Area (acres) | 0.00 | 0.00 | 0.00 | 0.00 |
| | CN | 98 | 98 | 98 | 98 |
| | Weighted CN | 60 | | | |

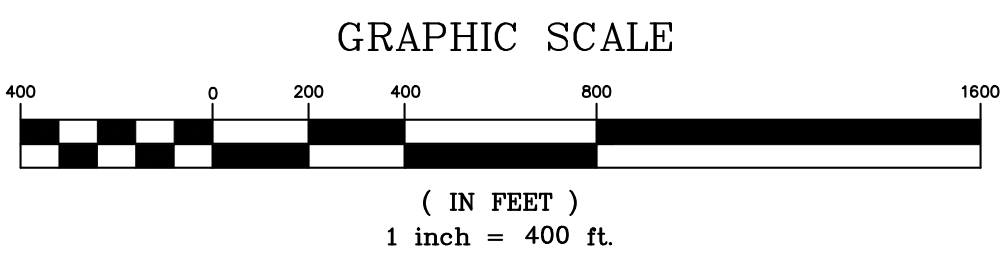
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NORTH

LEGEND

- DRAINAGE DIVIDE
- TIME OF CONCENTRATION FLOW PATH
- LIMITS OF DETAILED STUDY
- BEGIN OVERLAND FLOW
- BEGIN SHALLOW CONCENTRATED FLOW
- BEGIN OPEN CHANNEL FLOW
- REVISED FEMA 100-YR. FLOODPLAIN (2010, NOT APPROVED, REFERENCE ONLY)
- FEMA 100-YR. FLOODPLAIN
- DENOTES UNDETAINED IMPERVIOUS AREAS



| Drainage Area A | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 52.16 | 60.84 | 10.57 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 27.50 | 31.50 | 1.93 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 24.90 | 24.90 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 72 |

| Drainage Area A Offsite | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 292.19 | 382.02 | 42.43 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 57.50 | 57.50 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 69 |

| Drainage Area B | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 46.56 | 3.97 | 1.90 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 57 |

| Drainage Area C | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 11.46 | 0.79 | 0.00 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 56 |

| Drainage Area D | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 2.06 | 3.36 | 0.00 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 64 |

| Drainage Area E | | | | | |
|--|---------|---------|---------|---------|--------------------|
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | 0.00 | 35.10 | 9.09 | 4.87 | |
| Area (acres) | 30 | 55 | 70 | 77 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 61 | 74 | 80 | |
| Area (acres) | 39 | 61 | 74 | 80 | |
| CN | 0.00 | 0.00 | 0.00 | 0.00 | |
| Impervious Cover | 98 | 98 | 98 | 98 | |
| | | | | | Weighted CN |
| | | | | | 60 |

Bowman

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POST-DEVELOPMENT DRAINAGE DIVIDES (ALT. B)

ARRINGTON

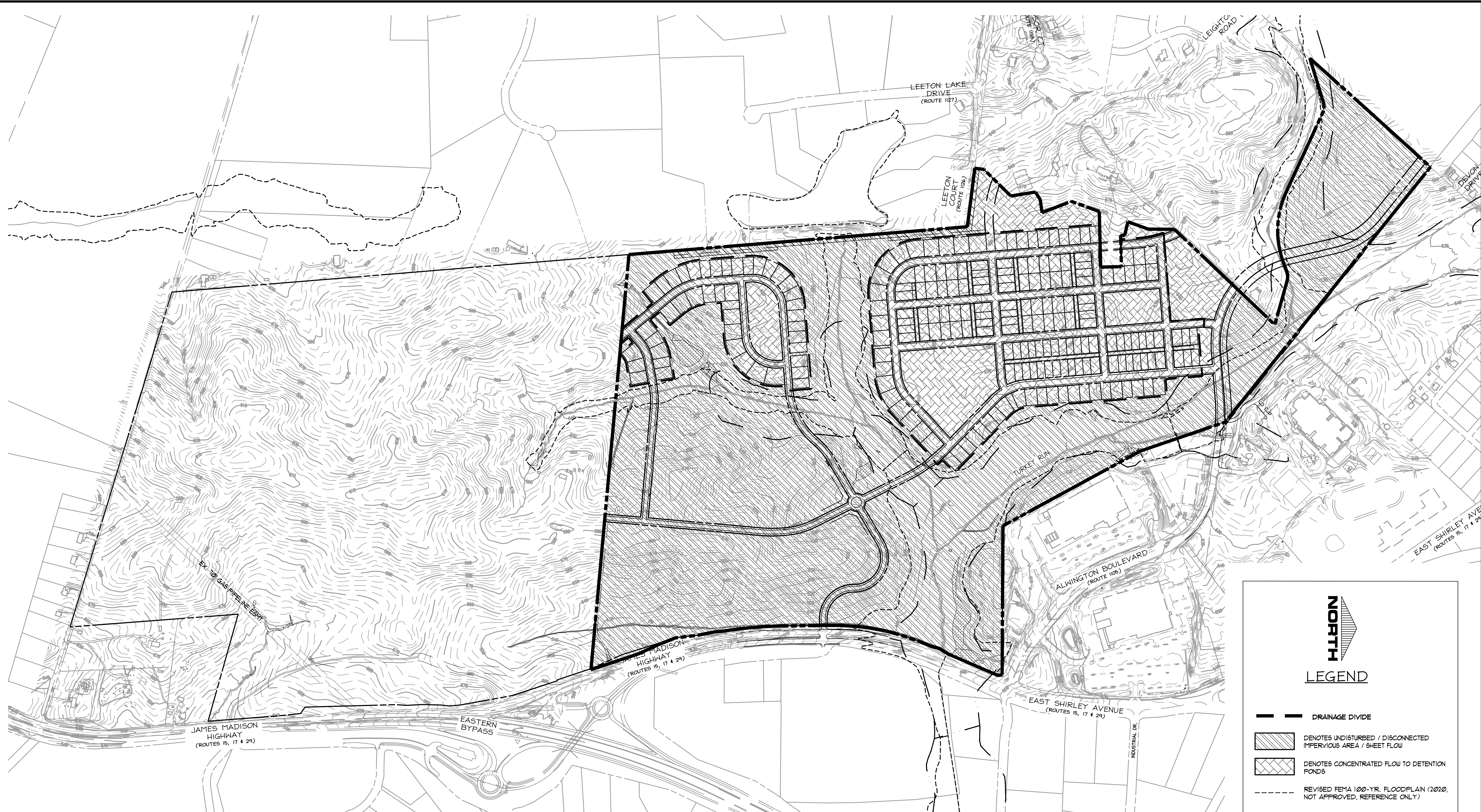
CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

| | |
|-------------------|------------------------|
| PROJECT NUMBER | |
| REZN - 22 - 01918 | |
| | |
| PLAN STATUS | |
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------------------|-------------|
| BBR DESIGN | DR |
| | DRN |
| | CHKD |
| SCALE: 1/4" = 400' | |
| JOB NO: 2586-08-001 | |
| DATE: JULY 18, 2022 | |
| FILE NO: 2586-D-24-00X | |
| SHEET 12A OF 17 | |

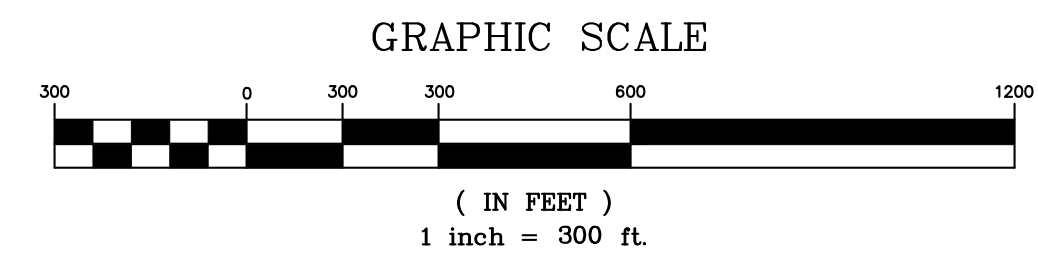
FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Arrington Planning\Rezoning\Sheets\2586-D-2P-001-SWM-BMP.dwg



NORTH

LEGEND

- DRAINAGE DIVIDE
- DENOTES UNDISTURBED / DISCONNECTED IMPERVIOUS AREA / SHEET FLOW
- DENOTES CONCENTRATED FLOW TO DETENTION PONDS
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- FEMA 100-YR. FLOODPLAIN



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 H9g "b" TO "d". THERE IS FLOODPLAIN LOCATED ON THE SITE. THE SLOPES RANGE FROM 40% TO 2%.

APPROXIMATELY 46% OF THE SITE WILL REMAIN UNDISTURBED. APPROXIMATELY 10% OF THE SITE WILL BE IMPERVIOUS. THE SITE HAS BEEN ANALYZED USING THE VRRM WATER QUALITY SPREADSHEET PROVIDED FROM DEQ. THE SITE REQUIRES ABOUT 20.81 LBS OF PHOSPHOROUS TO BE REMOVED OR AT LEAST 75% OF THE REQUIRED PHOSPHOROUS REDUCTION REQUIRED IF NUTRIENT CREDIT PURCHASE IS PURSUED. THIS WILL BE ACCOMPLISHED IN THE 3 EXTENDED DETENTION FACILITIES PROPOSED ON SITE. ALL SSM/BMP FACILITIES DESIGNED WITH THE FINAL CONSTRUCTION PLANS FOR THIS PROJECT ARE REQUIRED TO CONFORM TO THE VIRGINIA STATE STORMWATER MANANGMENT HANDBOOK, AND CHAPTER 2 OF THE FAUQUIER COUNTY DESIGN STANDARDS MANUAL. ALL FACILITES 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 PHOSPHOROUS REDUCTION REQUIREMENTS, THESE AREAS MUST BE PROTECTED IN VRRM EASEMENTS.

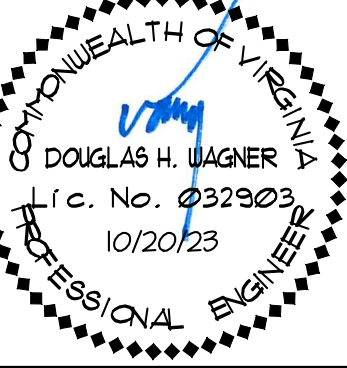
ADDITIONALLY NATURAL POLLUTANT REMOVAL WILL OCCUR THROUGH DISCONNECTED IMPERVIOUS AREAS AND SHEET FLOW AREAS. THESE SITUATIONS LEAD TO A DECREASE IN RUNOFF RATES THAT WILL BE CREDITED TOWARD CHANNEL PROTECTION REQUIREMENTS WHERE APPLICABLE. SEE THE NARRATIVE ON SHEET 14.

Bowman

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

PROJECT NUMBER
REZN - 22 - 011918

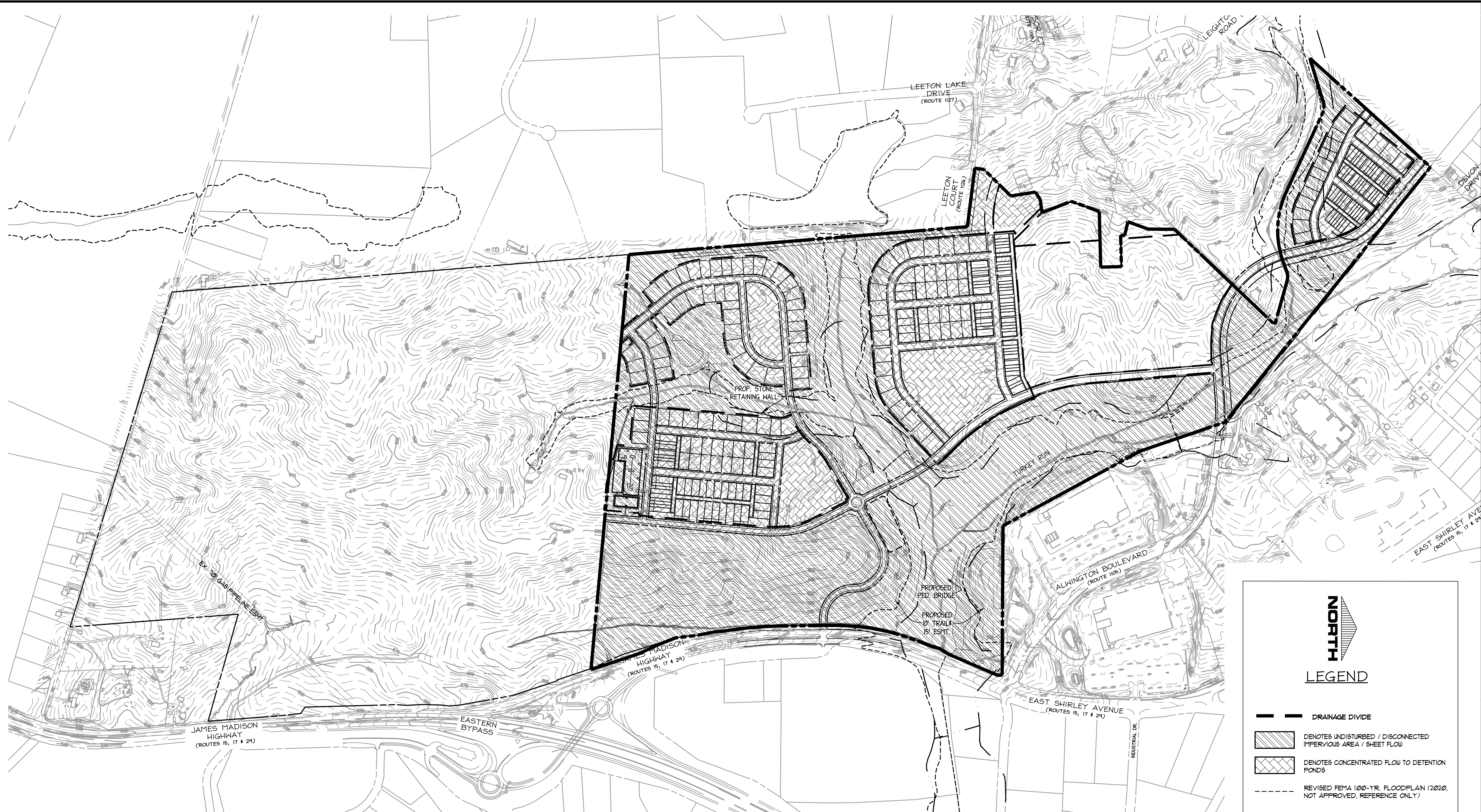


PLAN STATUS

| | |
|----------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|---------------------|---------------|
| BBR DESIGN | DR DRAWN CHKD |
| SCALE: H: 1" = 300' | |
| V: | |
| JOB NO: | 2586-08-001 |
| DATE: | JULY 18, 2022 |
| FILE NO: | 2586-D-24-00X |
| SHEET | 13 OF 17 |

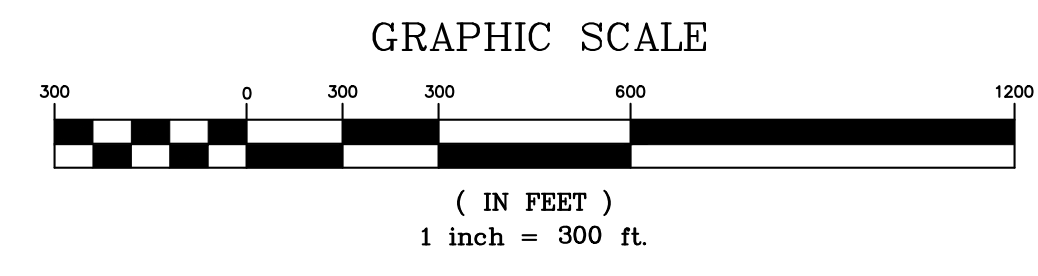
FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Arrington Planning\Rezoning\Sheets\2586-D-2P-001-SWM-BMP-ALT B.dwg



NORTH

LEGEND

- DRAINAGE DIVIDE
- DENOTES UNDISTURBED / DISCONNECTED IMPERVIOUS AREA / SHEET FLOW
- DENOTES CONCENTRATED FLOW TO DETENTION PONDS
- REVISED FEMA 100-YR. FLOODPLAIN (2020, NOT APPROVED, REFERENCE ONLY)
- FEMA 100-YR. FLOODPLAIN



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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 H9g "b" TO "d". THERE IS FLOODPLAIN LOCATED ON THE SITE. THE SLOPES RANGE FROM 40% TO 2%.

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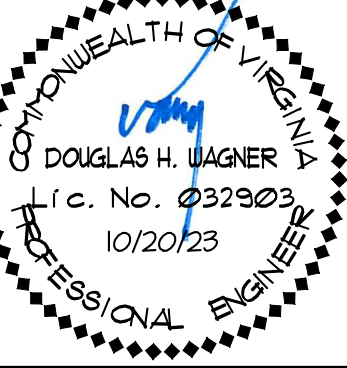
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BMP MAP (ALT. B)
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
REZN - 22 - 011918



| PLAN STATUS | |
|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/01/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|---------------------|---------------|
| BBR DESIGN | DR DRAWN CHKD |
| SCALE: H: 1" = 300' | |
| V: | |
| JOB NO: | 2586-08-001 |
| DATE: | JULY 18, 2022 |
| FILE NO: | 2586-D-24-00X |
| SHEET | 13A OF 17 |

VRRM SPREADSHEET:

| 1. Post-Development Project & Land Cover Information | | | | | |
|--|---------|---------|------------------------------------|---------|--------|
| Constants | | | | | |
| Annual Rainfall (inches) | 43 | | | | |
| Target Rainfall Event (inches) | 1.00 | | | | |
| Phosphorus EMC (mg/L) | 0.26 | | Nitrogen EMC (mg/L) | 1.86 | |
| Target Phosphorus Target Load (lb/acre/yr P) | 0.41 | | | | |
| | 0.90 | | | | |
| Land Cover (acres) | | | | | |
| | A soils | B Soils | C Soils | D Soils | Totals |
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land | 0.00 | 64.35 | 62.70 | 10.57 | 137.62 |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 22.81 | 37.14 | 1.93 | 61.88 |
| Impervious Cover (acres) | | 17.40 | 17.40 | 0.00 | 34.80 |
| | | | | Total | 234.30 |
| Rv Coefficients | | | | | |
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space | 0.02 | 0.03 | 0.04 | 0.05 | |
| Managed Turf | 0.15 | 0.20 | 0.22 | 0.25 | |
| Impervious Cover | 0.95 | 0.95 | 0.95 | 0.95 | |
| Land Cover Summary | | | | | |
| Forest/Open Space Cover (acres) | 137.62 | | | | |
| Weighted Rv(forest) | 0.04 | | | | |
| % Forest | 59% | | | | |
| Managed Turf Cover (acres) | 61.88 | | | | |
| Weighted Rv(turf) | 0.21 | | | | |
| % Managed Turf | 26% | | | | |
| Impervious Cover (acres) | 34.80 | | | | |
| Rv(impervious) | 0.95 | | | | |
| % Impervious | 15% | | | | |
| Total Site Area (acres) | 234.30 | | | | |
| Site Rv | 0.22 | | | | |
| Post-Development Treatment Volume (acre-ft) | 4.27 | | | | |
| Post-Development Treatment Volume (cubic feet) | 186,010 | | | | |
| Post-Development Load (TP) (lb/yr) | 116.87 | | Post-Development Load (TN) (lb/yr) | 836.07 | |
| Total Load (TP) Reduction Required (lb/yr) | 20.81 | | | | |

PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

THE SITE WILL CONFORM 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. SHEETFLOW AND DISCONNECTED IMPERVIOUS 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 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 - 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 PULL A VSMP PERMIT UNDER THE STATE IIB SWM/BMP CRITERIA.

| Site Results | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--|---------|--------|--------|--------|--------|------------|
| IMPERVIOUS COVER | 34.80 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| IMPERVIOUS COVER TREATED | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| TURF AREA | 61.88 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| TURF AREA TREATED | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| AREA CHECK | OK | OK | OK | OK | OK | OK |
| Phosphorus | | | | | | |
| TOTAL TREATMENT VOLUME (cf) | 186,010 | | | | | |
| TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR) | 20.81 | | | | | |
| RUNOFF REDUCTION (cf) | 0 | | | | | |
| PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR) | 0.00 | | | | | |
| ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr) | 116.87 | | | | | |
| REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED | 20.81 | | | | | |
| Nitrogen (for information purposes) | | | | | | |
| TOTAL TREATMENT VOLUME (cf) | 186,010 | | | | | |
| RUNOFF REDUCTION (cf) | 0 | | | | | |
| NITROGEN LOAD REDUCTION ACHIEVED (LB/YR) | 0.00 | | | | | |
| ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr) | 836.07 | | | | | |

NOTE:

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

CHANNEL PROTECTION CALCULATIONS:

| CULVERT # | OVERLAND FLOW (A-B) | | | | SHALLOW CONCENTRATED FLOW (B-C) | | | | CHANNEL FLOW (C-D) | | | TOTAL Tc (MIN) | COMMENTS |
|---------------|---------------------|---------------|-------------|----------|---------------------------------|--------------------|-------|----------|--------------------|-------------|----------|----------------|----------|
| | LENGTH (FT) | SLOPE (FT/FT) | MANNING'S n | Tt (MIN) | LENGTH (FT) | AVG. SLOPE (FT/FT) | PAVED | Tt (MIN) | LENGTH (FT) | HIEGHT (FT) | Tt (MIN) | | |
| A OFFSITE | 100 | 0.050 | 0.30 | 11.50 | 1100 | 0.059 | NO | 4.58 | 6900 | 120 | 33.00 | 49.1 | |
| A ONSITE PRE | 100 | 0.040 | 0.30 | 12.00 | 360 | 0.055 | NO | 1.20 | 4400 | 80 | 22.00 | 35.2 | |
| A ONSITE POST | 100 | 0.040 | 0.30 | 12.00 | 360 | 0.055 | NO | 1.20 | 4400 | 80 | 22.00 | 35.2 | |
| POND 1 | 50 | 0.020 | 0.30 | 10.00 | 250 | 0.020 | YES | 1.40 | 800 | 18 | 6.00 | 17.4 | |
| POND 2 | 50 | 0.020 | 0.30 | 10.00 | 250 | 0.050 | YES | 0.87 | 1200 | 58 | 6.00 | 16.9 | |
| POND 3 | 50 | 0.020 | 0.30 | 10.00 | 300 | 0.020 | YES | 1.70 | 1600 | 56 | 8.00 | 19.7 | |

| Channel Protection Analysis Pond 1 | | |
|------------------------------------|-------------------------------------|--|
| YES | IS DISTURBER AEA GREATER THAN 1 AC? | |
| 0.8 | I.F. (improvement factor) | |
| 31319.64 | RV (developed (IN)) | |
| 13024.44 | RV (pre developed (IN)) | |
| 2.09 | Q (pre developed) | |
| 0.6953102 | Q (allowable) | |

| Channel Protection Analysis Pond 2 | | |
|------------------------------------|-------------------------------------|--|
| YES | IS DISTURBER AEA GREATER THAN 1 AC? | |
| 0.8 | I.F. (improvement factor) | |
| 86989.32 | RV (developed (IN)) | |
| 36198.36 | RV (pre developed (IN)) | |
| 5.81 | Q (pre developed) | |
| 1.9341452 | Q (allowable) | |

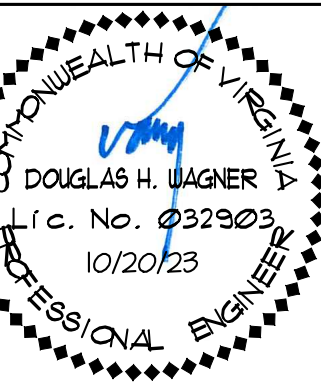
| Channel Protection Analysis Pond 3 | | |
|------------------------------------|-------------------------------------|--|
| YES | IS DISTURBER AEA GREATER THAN 1 AC? | |
| 0.8 | I.F. (improvement factor) | |
| 187830.72 | RV (developed (IN)) | |
| 78146.64 | RV (pre developed (IN)) | |
| 9.45 | Q (pre developed) | |
| 3.1453247 | Q (allowable) | |



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PRELIMINARY SWM CALCULATIONS
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
REZN - 22 - 01918



| PLAN STATUS | |
|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG. COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|---------------|
| BBR DESIGN | DR DRAHN CHKD |

SCALE: H: N/A
V:
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-24-00X

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-D-2P-001-SWM-CALCS.dwg

VRRM SPREADSHEET:

| 1. Post-Development Project & Land Cover Information | | | | | |
|--|----------------|----------------|------------------------------------|----------------|---------------|
| Constants | | | | | |
| Annual Rainfall (inches) | 43 | | | | |
| Target Rainfall Event (inches) | 1.00 | | | | |
| Phosphorus EMC (mg/L) | 0.26 | | Nitrogen EMC (mg/L) | 1.86 | |
| Target Phosphorus Target Load (lb/acre/yr) | 0.41 | | | | |
| Pj | 0.90 | | | | |
| Land Cover (acres) | | | | | |
| | A soils | B Soils | C Soils | D Soils | Totals |
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land | 0.00 | 52.16 | 60.84 | 10.57 | 123.57 |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 27.50 | 31.50 | 1.93 | 60.93 |
| Impervious Cover (acres) | | 24.90 | 24.90 | 0.00 | 49.80 |
| | | | | Total | 234.30 |
| Rv Coefficients | | | | | |
| | A soils | B Soils | C Soils | D Soils | |
| Forest/Open Space | 0.02 | 0.03 | 0.04 | 0.05 | |
| Managed Turf | 0.15 | 0.20 | 0.22 | 0.25 | |
| Impervious Cover | 0.95 | 0.95 | 0.95 | 0.95 | |
| Land Cover Summary | | | | | |
| Forest/Open Space Cover (acres) | 123.57 | | | | |
| Weighted Rv(forest) | 0.04 | | | | |
| % Forest | 53% | | | | |
| Managed Turf Cover (acres) | 60.93 | | | | |
| Weighted Rv(turf) | 0.21 | | | | |
| % Managed Turf | 26% | | | | |
| Impervious Cover (acres) | 49.80 | | | | |
| Rv(imperious) | 0.95 | | | | |
| % Impervious | 21% | | | | |
| Total Site Area (acres) | 234.30 | | | | |
| Site Rv | 0.28 | | | | |
| Post-Development Treatment Volume (acre-ft) | 5.40 | | | | |
| Post-Development Treatment Volume (cubic feet) | 235,040 | | | | |
| Post-Development Load (TP) (lb/yr) | 147.68 | | Post-Development Load (TN) (lb/yr) | 1056.45 | |
| Total Load (TP) Reduction Required (lb/yr) | 51.61 | | | | |

| Site Results | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--|---------|--------|--------|--------|--------|------------|
| IMPERVIOUS COVER | 49.80 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| IMPERVIOUS COVER TREATED | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| TURF AREA | 60.93 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| TURF AREA TREATED | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| AREA CHECK | OK | OK | OK | OK | OK | |
| Phosphorus | | | | | | |
| TOTAL TREATMENT VOLUME (cf) | 235,040 | | | | | |
| TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR) | 51.61 | | | | | |
| RUNOFF REDUCTION (cf) | 0 | | | | | |
| PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR) | 0.00 | | | | | |
| ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr) | 147.68 | | | | | |
| REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED | 51.61 | | | | | |
| Nitrogen (for information purposes) | | | | | | |
| TOTAL TREATMENT VOLUME (cf) | 235,040 | | | | | |
| RUNOFF REDUCTION (cf) | 0 | | | | | |
| NITROGEN LOAD REDUCTION ACHIEVED (LB/YR) | 0.00 | | | | | |
| ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr) | 1056.45 | | | | | |

NOTE:

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

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CHANNEL PROTECTION CALCULATIONS:

| CULVERT # | OVERLAND FLOW (A-B) | | | | SHALLOW CONCENTRATED FLOW (B-C) | | | | CHANNEL FLOW (C-D) | | | TOTAL Tc (MIN) | COMMENTS |
|---------------|---------------------|---------------|-------------|----------|---------------------------------|--------------------|-------|----------|--------------------|-------------|----------|----------------|----------|
| | LENGTH (FT) | SLOPE (FT/FT) | MANNING'S n | Tt (MIN) | LENGTH (FT) | AVG. SLOPE (FT/FT) | PAVED | Tt (MIN) | LENGTH (FT) | HIEGHT (FT) | Tt (MIN) | | |
| A OFFSITE | 100 | 0.050 | 0.30 | 11.50 | 1100 | 0.059 | NO | 4.58 | 6900 | 120 | 33.00 | 49.1 | |
| A ONSITE PRE | 100 | 0.040 | 0.30 | 12.00 | 360 | 0.055 | NO | 1.20 | 4400 | 80 | 22.00 | 35.2 | |
| B ONSITE PRE | 100 | 0.100 | 0.30 | 10.20 | 267 | 0.670 | NO | 1.24 | | | 5.50 | 16.9 | |
| C ONSITE PRE | 100 | 0.120 | 0.30 | 10.00 | 534 | 0.112 | NO | 1.62 | 616 | 14 | 5.20 | 16.8 | |
| D ONSITE PRE | 100 | 0.040 | 0.30 | 12.20 | 308 | 0.068 | NO | 1.22 | 925 | 26 | 6.00 | 19.4 | |
| E ONSITE PRE | 100 | 0.030 | 0.30 | 12.50 | 935 | 0.042 | NO | 4.87 | 0 | 0 | 0.00 | 17.4 | |
| A ONSITE POST | 100 | 0.040 | 0.30 | 12.00 | 360 | 0.055 | NO | 1.20 | 4400 | 80 | 22.00 | 35.2 | |
| POND 1 | 50 | 0.020 | 0.30 | 10.00 | 250 | 0.020 | YES | 1.40 | 800 | 18 | 6.00 | 17.4 | |
| POND 2 | 50 | 0.020 | 0.30 | 10.00 | 250 | 0.050 | YES | 0.87 | 1200 | 58 | 6.00 | 16.9 | |
| POND 3 | 50 | 0.020 | 0.30 | 10.00 | 300 | 0.020 | YES | 1.70 | 1600 | 56 | 8.00 | 19.7 | |
| POND 3 | 50 | 0.020 | 0.30 | 10.00 | 120 | 0.010 | YES | 0.52 | 800 | 32 | 4.00 | 14.5 | |

| Channel Protection Analysis Pond 4 | |
|------------------------------------|-------------------------------------|
| YES | IS DISTURBER AEA GREATER THAN 1 AC? |
| 0.8 | I.F. (improvement factor) |
| 52228.44 | RV (developed (IN)) |
| 21692.88 | RV (pre developed (IN)) |
| 3.49 | Q (pre developed) |
| 1.1596464 | Q (allowable) |

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 HEREIN FOR ALL PONDS. SHEETFLOW AND DISCONNECTED IMPERVIOUS 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 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 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.

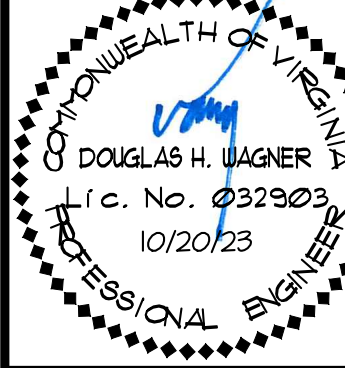
THIS PROJECT WILL BE REQUIRED TO PULL A VSMP PERMIT UNDER THE STATE IIB SWM/BMP CRITERIA.



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PRELIMINARY SWM CALCULATIONS (ALT. B)
ARRINGTON
CONCEPT DEVELOPMENT PLAN
MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
REZN - 22 - 017918



| PLAN STATUS | |
|-------------|------------------------|
| 12/5/22 | REV. PER 1ST SUB. COM. |
| 5/05/23 | REV. PER 2ND SUB. COM. |
| 1/07/23 | REV. PER 3RD SUB. COM. |
| 9/22/23 | REV. PER PG COM. |
| 10/20/23 | REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|---------------|
| BBR DESIGN | DR DRAHN CHKD |

SCALE: H: N/A
V:
JOB NO: 2586-08-001
DATE: JULY 18, 2022
FILE NO: 2586-D-ZM-00X

OPEN SPACE TABULATIONS

| OPEN SPACE REQUIRED: | PRD ZONE |
|--------------------------------|---------------------|
| TOTAL AREA (ACRES) | ±209.09 |
| REQUIRED OPEN SPACE PERCENTAGE | 25% |
| REQUIRED OPEN SPACE ACREAGE | ±52.07 |
| TOTAL OPEN SPACE PROVIDED | ±108.88 ACRES |
| | 52.1% |
| | (SEE DETAILS BELOW) |

PRD ZONE OPEN SPACE AREAS INFORMATION

| AREA # | SIZE (ACRES) | COMMUNITY GREEN # | SIZE (ACRES) |
|---------------|---------------------|-------------------|---------------------|
| 1 | ±25.38 | 4A | ±0.44 |
| 2 | ±1.02 | 7 | ±4.23 |
| 3 | ±0.48 | 8 | ±2.10 |
| 4 | ±3.92 | 9 | ±6.45 |
| 5 | ±3.26 | 10 | 1.89 |
| 5A | ±3.59 | 10A | 3.59 |
| 6 | ±43.75 | | |
| 7 | ±7.58 | | |
| 8 | 1.20 | | |
| TOTALS | ±90.18 ACRES | TOTALS | ±18.70 ACRES |

NOTES:
 1. ABOVE OPEN SPACE TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL C.O.D. SITE PLAN APPROVAL.
 2. PARCELS 100-104 ARE NOT INCLUDED IN COMMON OPEN SPACE.

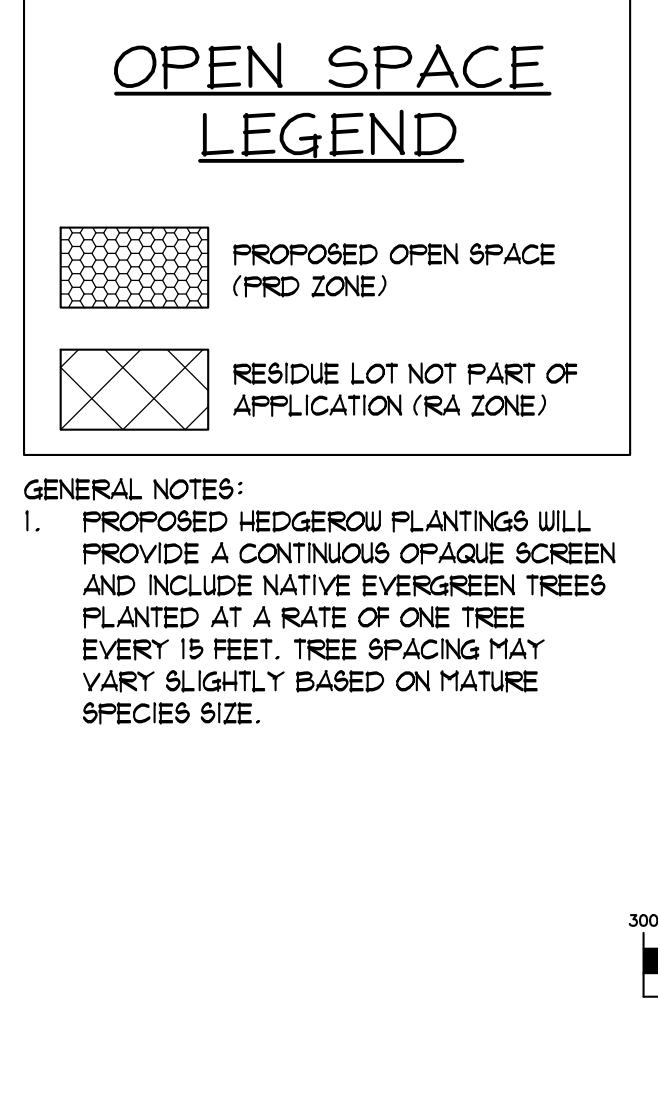
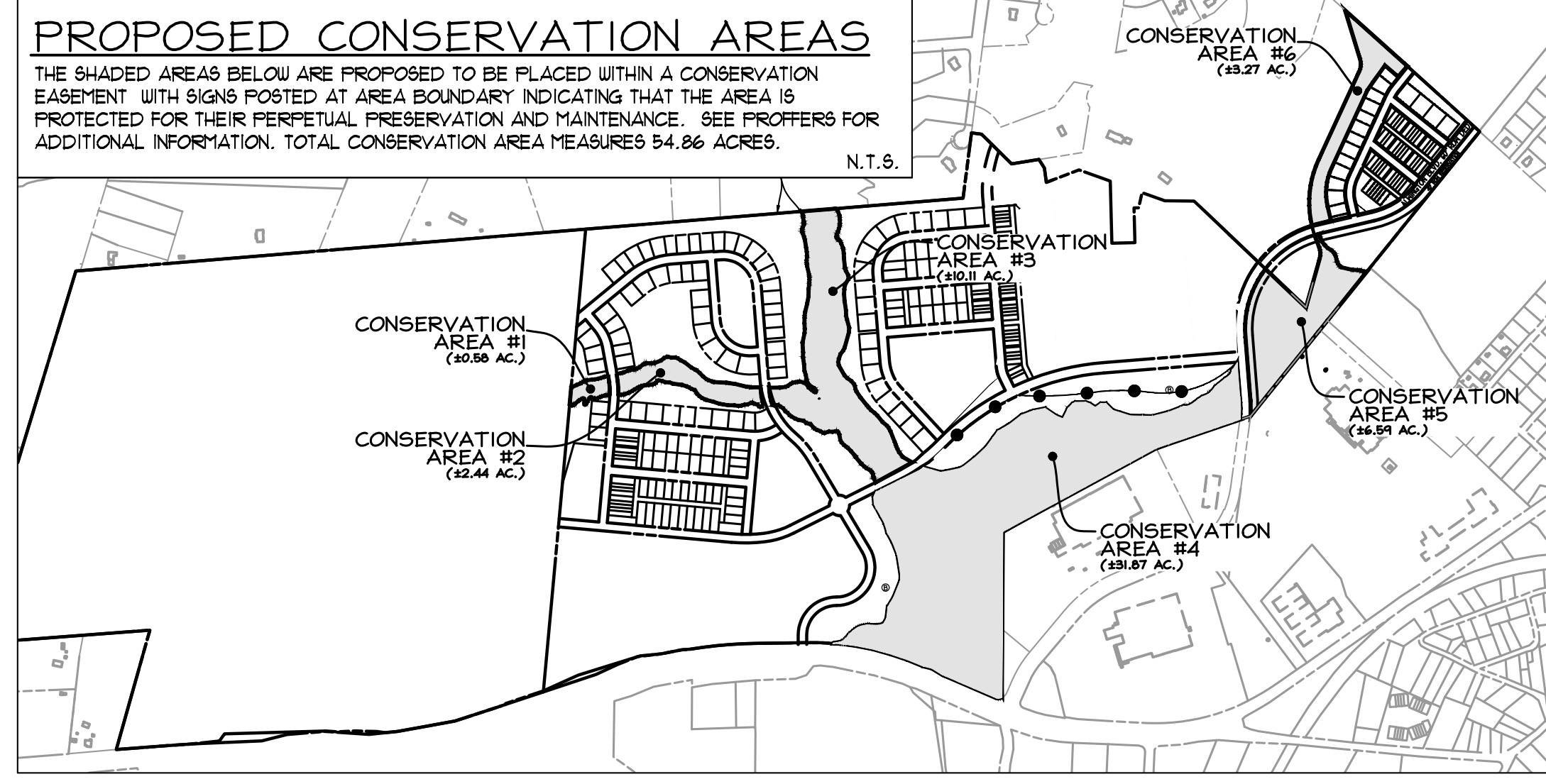
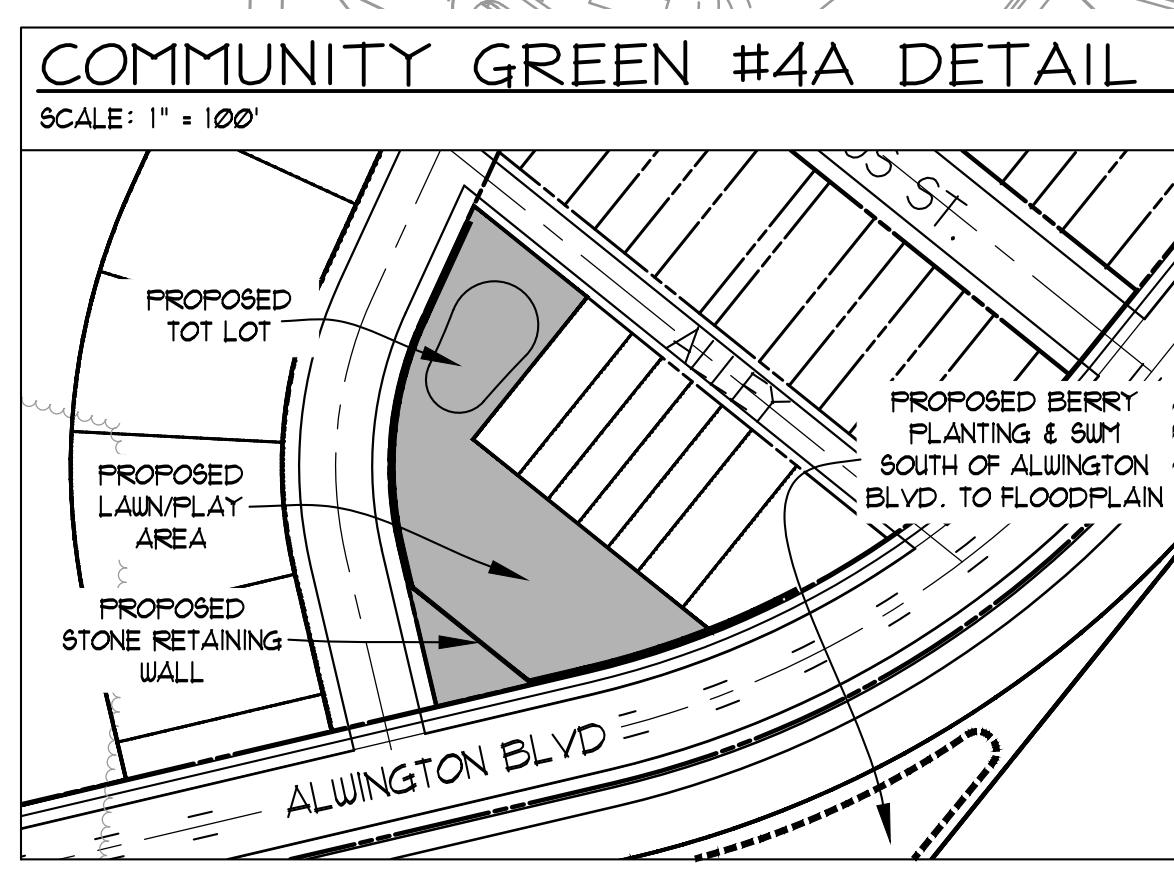
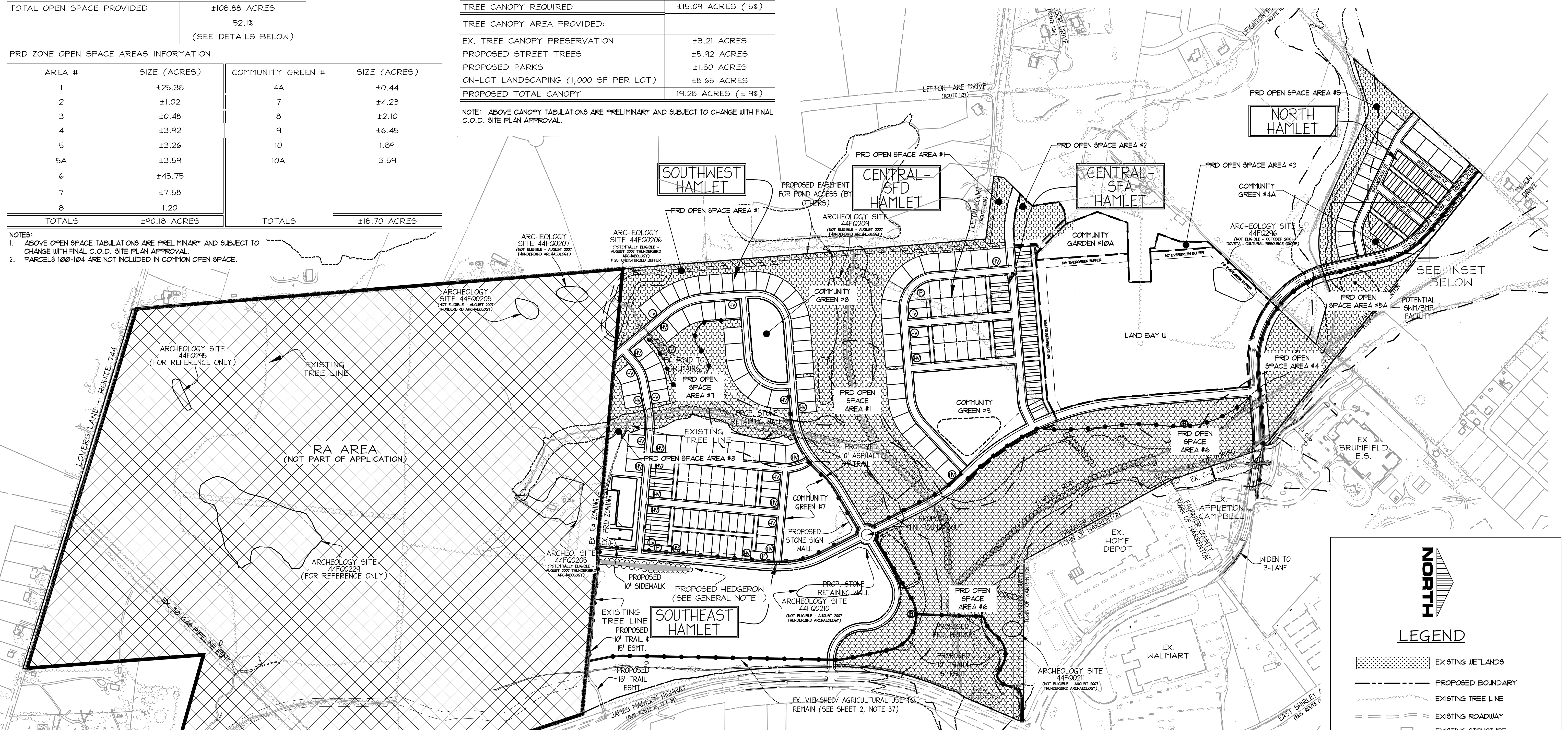
TREE CANOPY TABULATIONS

| TREE CANOPY REQUIRED: | PRD ZONE |
|---------------------------------------|---------------------------|
| TOTAL DEVELOPMENT AREA (ACRES) | ±101.00 |
| EXCLUDED ACREAGE (PONDS, ETC.) | ±0.40 |
| ADJUSTED ACREAGE | ±100.60 |
| TREE CANOPY REQUIRED | ±15.09 ACRES (15%) |
| TREE CANOPY AREA PROVIDED: | |
| EX. TREE CANOPY PRESERVATION | ±3.21 ACRES |
| PROPOSED STREET TREES | ±5.92 ACRES |
| PROPOSED PARKS | ±1.50 ACRES |
| ON-LOT LANDSCAPING (1,000 SF PER LOT) | ±8.65 ACRES |
| PROPOSED TOTAL CANOPY | 19.28 ACRES (±19%) |

NOTE: ABOVE CANOPY TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH 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, HIGHLY VISIBLE LANDSCAPING AREAS, THE COMMUNITY GREENS, 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.



LEGEND

- EXISTING WETLANDS
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING HEDGEROW TO REMAIN
- PROPOSED TRAILS
- POSSIBLE SUM/BMP
- HIGH VISIBILITY LOT
- EXISTING TRAFFIC SIGNAL
- PROPOSED BENCH
- PROPOSED HISTORICAL/INTERPRETATIVE SIGN (FINAL LOCATION TO BE DETERMINED WITH COD SITE PLAN)
- POCKET PARK

GRAPHIC SCALE

(IN FEET)
 1 inch = 300 ft.

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

ARRINGTON

CONCEPT DEVELOPMENT PLAN

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

| PROJECT NUMBER | PLAN STATUS |
|-------------------|--------------------------------|
| REZN - 22 - 01918 | 12/5/22 REV. PER 1ST SUB. COM. |
| | 5/05/23 REV. PER 2ND SUB. COM. |
| | 1/07/23 REV. PER 3RD SUB. COM. |
| | 9/22/23 REV. PER PG. COM. |
| | 10/20/23 REV. PER STAFF COM. |

| DATE | DESCRIPTION |
|------------|-----------------|
| BBR DESIGN | DR. DRANNI CHKD |

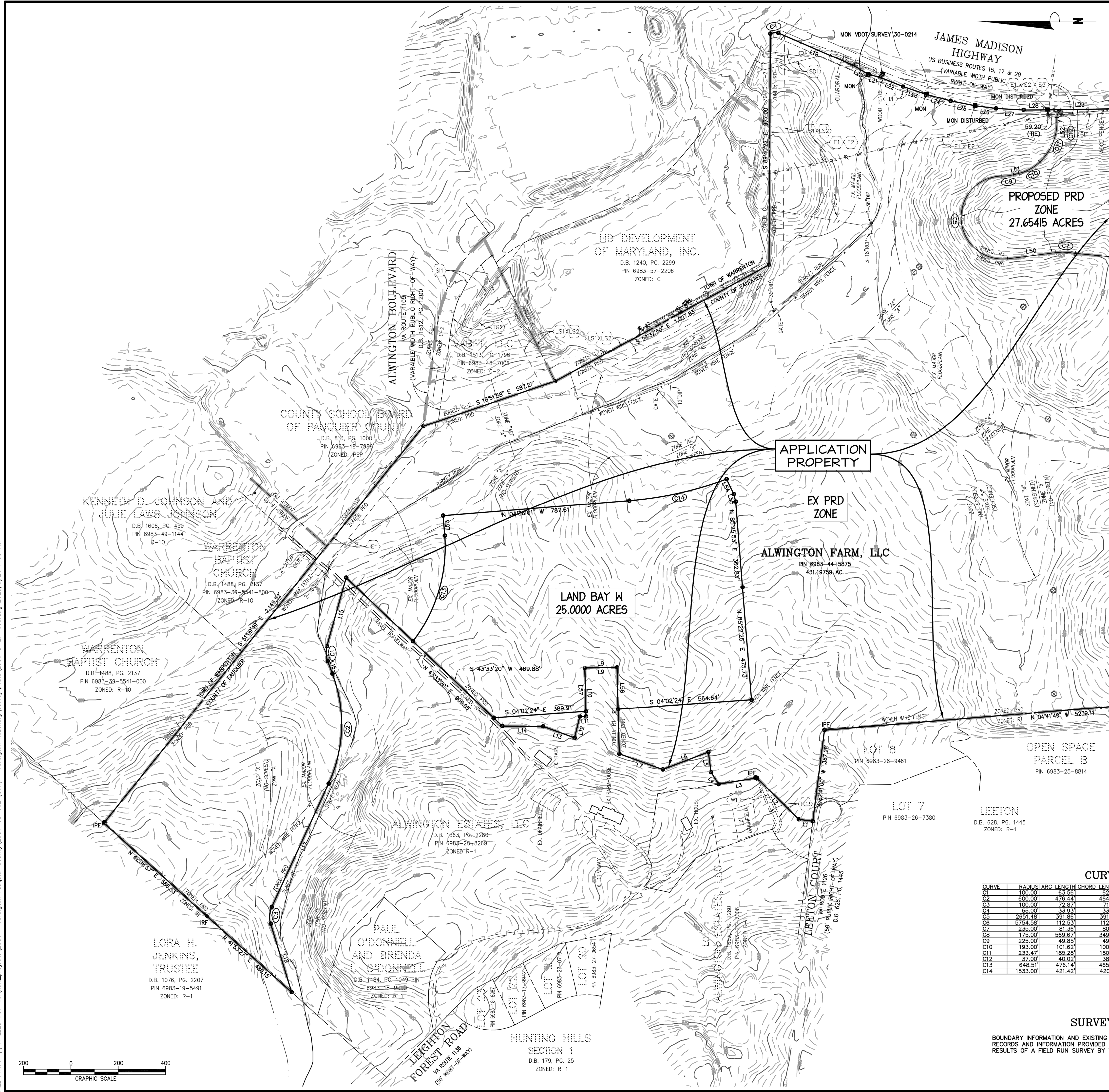
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 V: 1" = 300'

JOB NO: 2586-08-001
 DATE: JULY 18, 2022
 FILE NO: 2586-D-24-00X

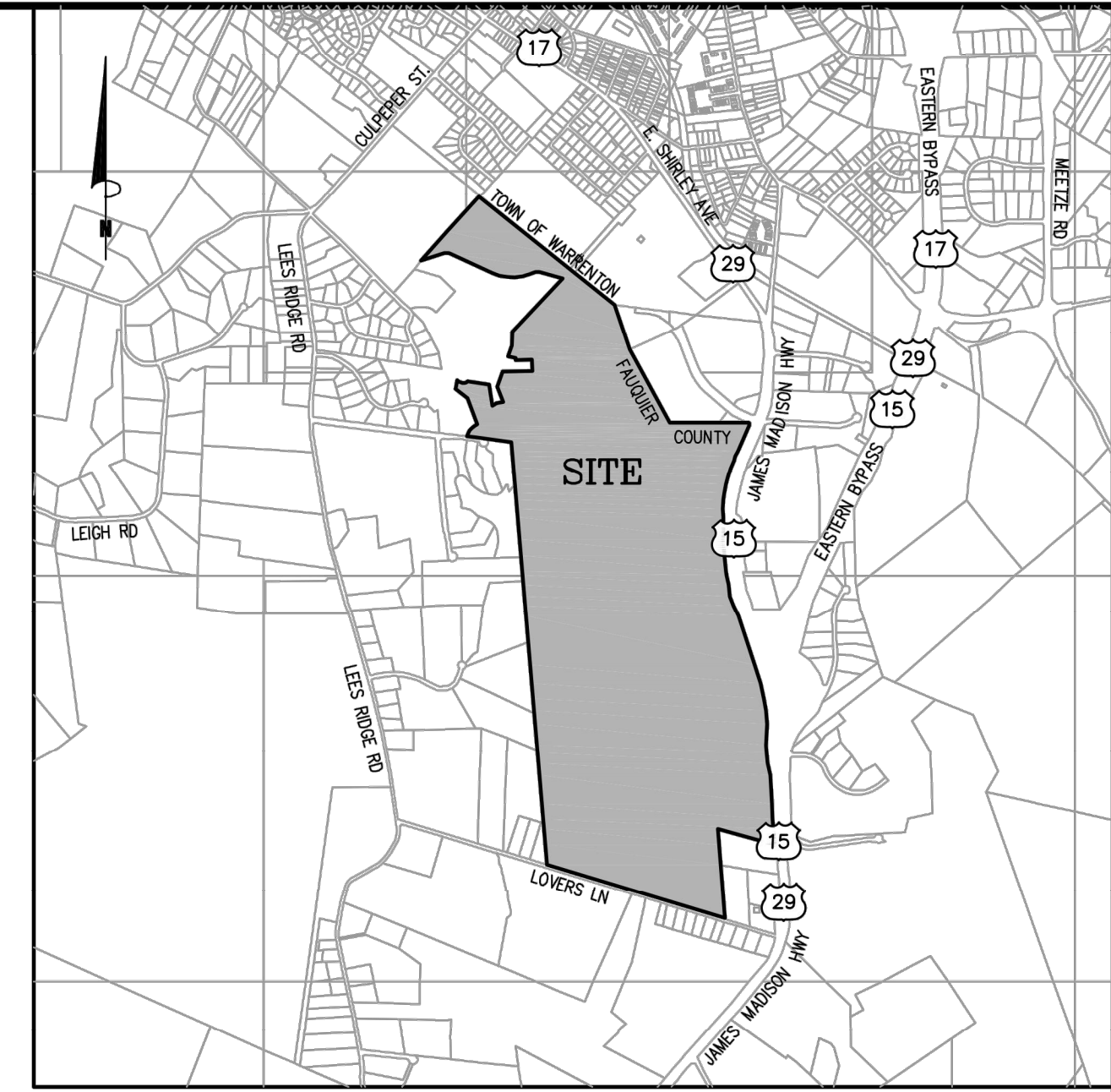
SHEET 15B OF 17

FILE PATH: P:\2586 - Arrington Fauquier County\2586-08-002 (PLN) - Arrington Property - Rezoning\Planning\Rezoning\Sheets\2586-0-2P-001-NEIGHBORHOOD.dwg

FILE PATH: \\VA-LEES-FSI-W\new_projects\2586 - Arrington Fauquier County\2586-08-002 (SUR) - Arrington Rezoning\Survey\Plots\2586-D-ZP-003.dwg, 2022/9/26 7:35 AM



MATCHLINE TO SHEET 2



EASEMENT LEGEND

- (E1) EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT
D.B. 347, PG. 591
- (E2) EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT
D.B. 374, PG. 621 (APPROX. LOCATION)
- (E3) EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT
D.B. 228, PG. 578 (APPROX. LOCATION)
- (E4) EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT
D.B. 1600, PG. 2243
- (G1) EX. ATLANTIC SEABOARD CORPORATION EASEMENT
D.B. 240, PG. 74
- (IE1) EX. 50' INGRESS/EGRESS EASEMENT
D.B. 1175, PG. 2201
- (IE2) EX. 60' GRADING AND LANDSCAPE EASEMENT
D.B. 1145, PG. 2265
- (LS2) EX. 60' LANDSCAPE BUFFER
D.B. 1145, PG. 2273
- (SD1) EX. PERMANENT DRAINAGE EASEMENT
D.B. 347, PG. 716
- (SD2) EX. STORM DRAIN EASEMENT
D.B. 818, PG. 51
- (SD3) EX. PERMANENT DRAINAGE EASEMENT
D.B. 1598, PG. 278
- (SI) EX. SIGHT DISTANCE EASEMENT
D.B. 1145, PG. 2265
- (T1) EX. 20' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA EASEMENT
D.B. 265, PG. 380
- (T2) EX. VERIZON VIRGINIA INC. EASEMENT
D.B. 1621, PG. 2468
- (TC1) EX. TEMPORARY GRADING EASEMENT
D.B. 1145, PG. 2265
- (TC2) EX. TEMPORARY CONSTRUCTION EASEMENT
D.B. 1598, PG. 278
- (TC3) EX. 30' TEMPORARY CONSTRUCTION EASEMENT
D.B. 1662, PG. 2269
- (W) EX. 15' WATERLINE EASEMENT
D.B. 1662, PG. 2269

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 07°19'00" E | 60.00' |
| L2 | N 44°42'38" E | 248.17' |
| L3 | N 08°04'30" E | 163.68' |
| L4 | N 57°28'59" E | 59.66' |
| L5 | N 82°20'22" E | 85.23' |
| L6 | N 20°54'31" W | 205.75' |
| L7 | N 19°48'23" E | 195.15' |
| L8 | N 88°31'08" E | 385.84' |
| L9 | N 01°28'52" W | 136.00' |
| L10 | S 88°31'08" W | 204.36' |
| L11 | N 01°28'52" W | 26.41' |
| L12 | N 76°23'49" W | 91.85' |
| L13 | N 19°48'23" E | 141.22' |
| L14 | N 00°32'50" W | 172.37' |
| L15 | N 74°21'02" W | 300.44' |
| L16 | S 69°14'00" W | 57.54' |
| L17 | N 65°16'11" W | 573.23' |
| L18 | S 72°58'49" W | 301.84' |
| L19 | S 23°19'50" W | 346.04' |
| L20 | S 31°25'06" W | 72.79' |
| L21 | S 13°59'17" W | 51.72' |
| L22 | S 22°04'13" W | 103.60' |
| L23 | S 18°34'38" W | 104.43' |
| L24 | S 15°36'32" E | 155.85' |
| L25 | S 11°00'58" W | 106.24' |
| L26 | S 07°22'30" W | 88.40' |
| L27 | S 03°07'44" W | 117.67' |
| L28 | S 00°11'47" E | 100.00' |
| L29 | S 00°46'10" E | 273.66' |
| L30 | S 04°19'08" E | 362.37' |
| L31 | S 18°29'15" E | 233.01' |
| L32 | S 05°37'44" E | 127.56' |
| L33 | S 17°17'31" E | 382.87' |
| L34 | S 24°11'53" E | 226.12' |
| L35 | S 18°29'15" E | 346.04' |
| L36 | N 83°58'28" E | 5.57' |
| L37 | S 18°21'08" E | 74.89' |
| L38 | S 18°01'02" E | 239.19' |
| L39 | S 10°23'23" E | 193.31' |
| L40 | S 10°08'05" E | 151.33' |
| L41 | S 05°11'08" E | 72.12' |
| L42 | S 07°01'09" W | 50.89' |
| L43 | S 01°34'04" W | 126.90' |
| L44 | S 03°04'37" E | 101.62' |
| L45 | S 03°41'53" W | 70.98' |
| L46 | S 01°33'45" E | 598.44' |
| L47 | S 54°42'16" E | 51.62' |
| L48 | S 05°59'39" E | 179.53' |
| L49 | S 04°22'25" E | 317.20' |
| L50 | N 07°16'15" W | 205.16' |
| L51 | S 13°27'35" E | 22.86' |
| L52 | N 90°00'00" E | 22.72' |
| L53 | S 85°24'00" W | 84.34' |
| L54 | N 63°31'33" E | 69.99' |
| L55 | N 78°58'19" E | 32.94' |
| L56 | S 88°31'08" W | 176.69' |
| L57 | N 88°31'08" E | 182.86' |

ZONING AREA TABULATION

| | |
|--------------------------------|----------------------|
| APPLICATION PROPERTY: | |
| EXISTING/PROPOSED PRD ZONE: | 181.43350 AC. |
| EXISTING RA/PROPOSED PRD ZONE: | 27.65415 AC. |
| LAND BAY W: | 25.00000 AC. |
| RESIDUAL PROPERTY: | |
| EXISTING RA ZONE: | 197.10994 AC. |
| TOTAL: | 431.19759 AC. |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|----------|
| C1 | 100.00 | 63.58 | 62.49 | N 87°28'29" E | 387°45' | 152.89 |
| C2 | 600.00 | 476.44 | 464.02 | S 88°01'06" E | 45°29'49" | 251.58' |
| C3 | 100.00 | 72.87 | 71.27 | S 86°08'41" E | 41°45'00" | 38.14' |
| C4 | 55.00 | 33.93 | 33.39 | N 05°10'30" W | 33°29'44" | 17.82' |
| C5 | 2651.48 | 391.88 | 391.50 | N 05°00'11" W | 8°28'04" | 196.29' |
| C6 | 5754.58 | 112.53 | 112.53 | N 03°48'48" W | 110°74' | 56.27' |
| C7 | 235.00 | 81.39 | 80.98 | N 02°38'25" E | 19°50'17" | 41.09' |
| C8 | 175.00 | 569.67 | 349.43 | N 85°58'43" E | 186°30'48" | 3075.54' |
| C9 | 225.00 | 49.85 | 49.75 | S 07°06'44" E | 12°41'42" | 25.03' |
| C10 | 193.00 | 101.62 | 100.45 | S 28°32'27" E | 301°00" | 52.02' |
| C11 | 233.47 | 163.29 | 160.45 | S 66°21'44" E | 43°28'08" | 89.43' |
| C12 | 37.00 | 40.02 | 38.09 | S 59°01'02" E | 61°57'58" | 22.22' |
| C13 | 848.51 | 478.14 | 465.52 | N 73°15'25" W | 42°04'03" | 249.38' |
| C14 | 1533.00 | 421.42 | 420.10 | N 12°28'12" W | 15°43'02" | 212.05' |

SURVEYOR'S NOTE

BOUNDARY INFORMATION AND EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE LAND RECORDS AND INFORMATION PROVIDED TO THE SURVEYOR AND ARE NOT BASED ON THE RESULTS OF A FIELD RUN SURVEY BY THIS FIRM.

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CERTIFIED ZONING PLAN

ARRINGTON

FAUQUIER COUNTY, VIRGINIA

MARSHALL MAGISTERIAL DISTRICT

PROJECT NUMBER
2022-00

COMMONWEALTH OF VIRGINIA
TIMOTHY J. GRIFFITH
Lic. No. 3343
09/25/23
LAND SURVEYOR

PLAN STATUS
9/25/23 PLAN REVISION

| DATE | DESCRIPTION | |
|--------|-------------|------|
| BR | SKS | TJG |
| DESIGN | DRAWN | CHKD |

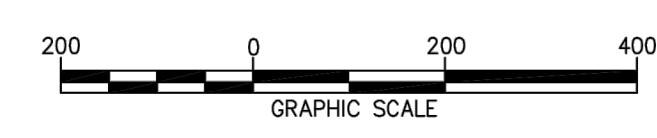
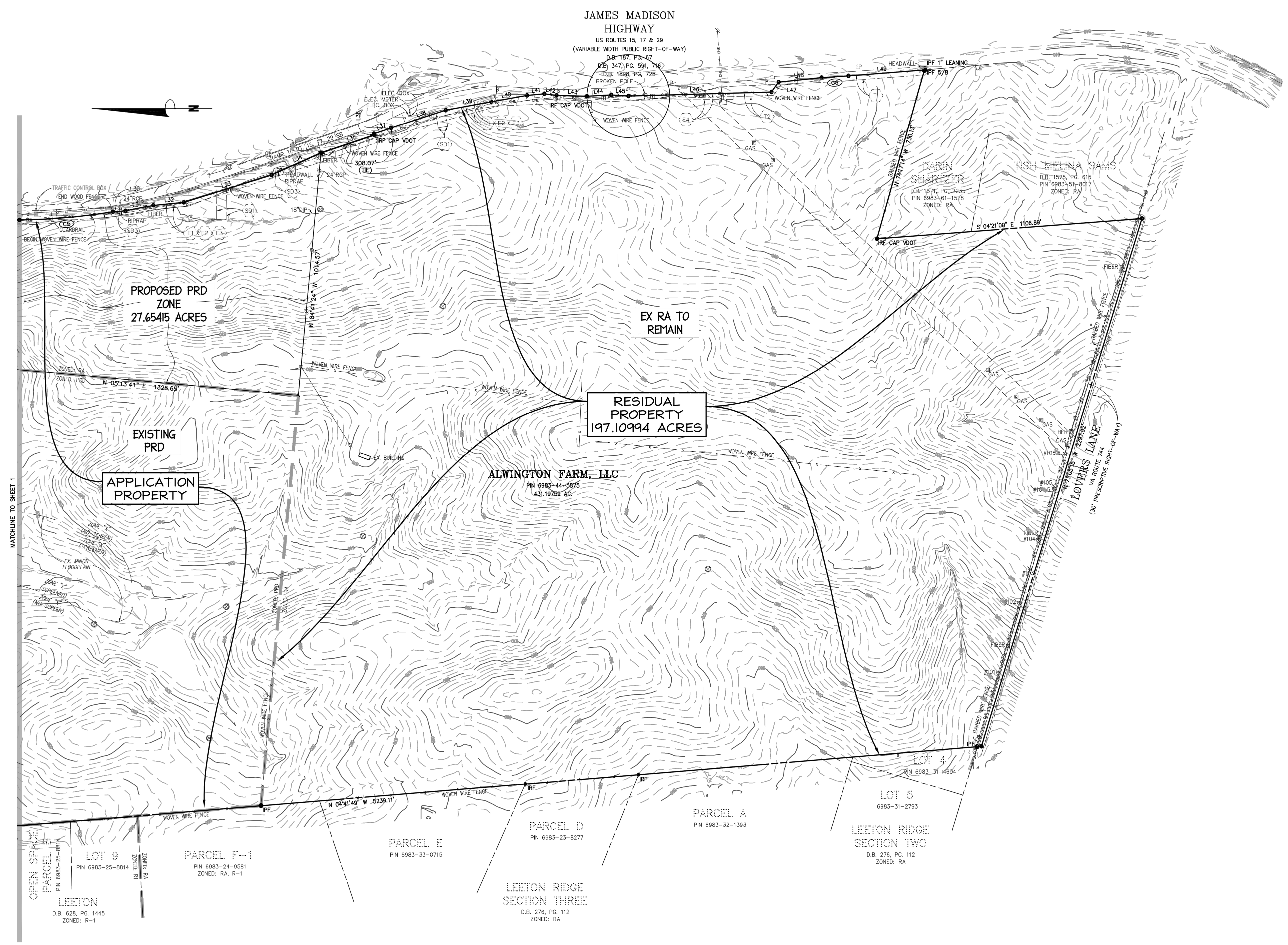
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JOB NO: 2586-08-002

DATE: JUNE 3, 2022

16 of 17 SHEET

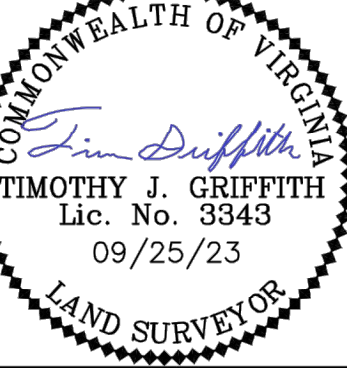
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CERTIFIED ZONING PLAN
ARRINGTON
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

PROJECT NUMBER
2022-00



PLAN STATUS
9/25/23 PLAN REVISION

| DATE | DESCRIPTION |
|--------|-------------|
| BR | SKS |
| DESIGN | TJG |
| DRAWN | CHKD |

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