PRELIMINARY PLAN/FINAL CONSTRUCTION PLAN

ON THE PROPERTY OF STANLEY C. HAWORTH, TRUSTEE

CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
JULY 11, 2008
UPDATED: OCTOBER 1, 2008

ADJOINING OWNER LIST

PIN 6982-16-0145-000
FAUQUIER COUNTY B.O.S.
40 CULPEPER STREET
WARRENTON, VA 20186
ACREAGE: 28.25
ZONING: RA & R-1
DB 771 PG 1040

PIN 6982-14-1133-000
N/F RAMOS, JACKIE, JR
9124 GREEN ROAD
WARRENTON, VA 20187
ACREAGE: 2.08
ZONING: RA
DB 619 PG 731

PIN 6982-15-3168-000
N/F ABLER, MICHAEL K.
9118 GREEN ROAD
WARRENTON, VA 20187
ACREAGE: 2.00
ZONING: RA
DB 884 PG 61

PIN 6982-45-9214-000
N/F MYERS, DAVID L.
9198 OLD MILL ESTATES LANE
WARRENTON, VA. 20187
ACREAGE: 2.0
ZONING: RA
DB 921 PG 1491

PIN 6982-45-7097-000
N/F THOMAS, WILLIAM S.
9204 OLD MILL ESTATES LANE
WARRENTON, VA 20187
ACREAGE: 2.00
ZONING: RA
DB 1056 PG 195

PIN 6982-44-4244-000
N/F RAMOS, JACKIE, JR
9124 GREEN ROAD
WARRENTON, VA 20187
ACREAGE: 25.17
ZONING: RA
DB 894 PG 224

PIN 6982-45-4205-000
N/F FERRONI, JOSEPH L.
4690 BEACH ROAD
WARRENTON, VA 20187
ACREAGE: 16.87
ZONING: RA
DB 1090 PG 536

PIN 6982-75-0456-000
N/F MCDANIEL, JOSEPH A.
4700 BEACH ROAD
WARRENTON, VA 20187
ACREAGE: 0.74
ZONING: RA
DB 998 PG 1900

PIN 6982-46-8703-000
N/F COOPER, ANDREW D.
4750 BEACH ROAD
WARRENTON, VA 20186
ACREAGE: 9.36
ZONING: RA
DB 948 PG 1905

PIN 6982-76-7287-000
N/F TAYLOR, MARGARET Z
4496 COUNTRY LANE
WARRENTON, VA 20187
ACREAGE: 5.17
ZONING: RA
DB 740 PG 528

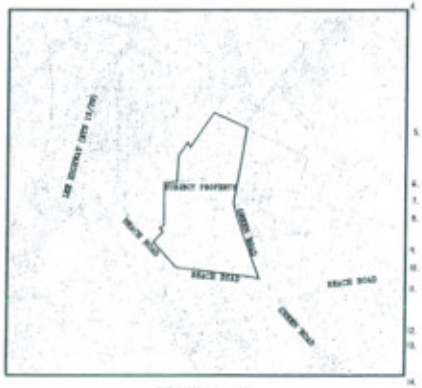
PIN 6982-11-7457-000
N/F SHANNON, JANET K.
P.O. BOX 927
WARRENTON, VA 20188
ACREAGE: 10.54
ZONING: RA
DB 867 PG 646

PIN 6982-11-5456-000
N/F SHANNON, JANET K.
P.O. BOX 927
WARRENTON, VA 20188
ACREAGE: 0.24
ZONING: RA
DB 891 PG 964

VDOT NOTES:

1. THE DESIGN CRITERIA IN VDOT'S DRAINAGE MANUAL SECTION 3.1.3 STATES THAT ROAD AND OTHER CONSTRUCTION SHALL ENSURE DRAINAGE WATER WILL NOT RISE HIGHER THAN 18" BELOW THE SHOULDER OF PROPOSED OR EXISTING PUBLIC ROADS. AT A MINIMUM, CULVERTS SHALL BE DESIGNED TO ACCOMODATE THE FOLLOWING FLOOD FREQUENCIES AND DRAINAGE CALCULATIONS PROVIDED:
   SECONDARY AND SUBDIVISION STREETS 10-YEAR
   PRIMARY AND PARKWAYS 25-YEAR
2. ALL ROAD DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT'S CURRENT "SUBDIVISION STREET REQUIREMENTS "DRAINAGE MANUAL AND "ROAD AND BRIDGE STANDARDS". AND ANY DEVIATIONS OR MODIFICATIONS REQUIRE APPROVAL PRIOR TO CONSTRUCTION.
3. IT IS DESIRABLE FOR ALL PARALLEL UTILITIES TO BE PLACED OUTSIDE THE STREET'S RIGHT OF WAY WHENEVER ANY PARALLEL UTILITY PLACEMENT WITHIN THE HIGHWAY RIGHT OF WAY MUST BE PLACED ON THE OUTER 5 TO 5 FEET OF THE EDGE OF THE RIGHT OF WAY, PARKLES SHALL NOT BE LOCATED IN THE TRAVEL-WAY OF THE STREET. DEVIATION FROM THIS CONDITION REQUIRES PRIOR APPROVAL BY VDOT AND WILL ONLY BE CONSIDERED ON CASE-BY-CASE BASIS.
4. TREES WITHIN STREET RIGHTS OF WAY SHALL NOT BE CREDITED TOWARDS SATISFYING FAUQUIER COUNTY'S TREE CANOPY ORDINANCE.
5. UNPAVED PORTIONS OF STREET RIGHTS OF WAY SHALL NOT BE CREDITED TOWARDS OPEN SPACE REQUIREMENTS.
6. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT INSPECTIONS. THE VIDEO CAMERA INSPECTIONS. THE VIDEO CAMERA INSPECTION SHALL BE MADE WITH A VDOT AND/OR COUNTY INSPECTOR PRESENT.
7. STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE RIGHT-OF-WAY WILL NEED TO BE CONSTRUCTED IN ACCORDANCE WITH THE OCTOBER 16, 2003, PERMANENT "PROPOSED STORMWATER MANAGEMENT FACILITIES ADJACENT TO VDOT RIGHT-OF-WAY" FROM THE CULPEPER DISTRICT HYDRAULIC ENGINEER.
8. A CLEAR AND UNENCUMBERED RIGHT-OF-WAY SHALL BE DEDICATED TO PUBLIC USE FOR ANY SUBDIVISION STREET PROPOSED FOR ADDITION TO THE SECONDARY SYSTEM OF STATE HIGHWAY MAINTAINED BY THE DEPARTMENT. ANY EASEMENT THAT MAY INTERFERE WITH THE PUBLIC'S UNENCUMBERED USE OF THE STREET SHALL BE QUITCLAIMED.
9. ALL ROADWAY CROSSINGS WITH UTILITIES SHALL BE MADE AS NEARLY AS POSSIBLE AT RIGHT ANGLES TO THE CENTER OF THE ROAD AND SHALL BE A MINIMUM OF 36" BELOW FINISHED GRADE.
10. ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 15" x 30" FOR PE-1 ENTRANCES.
11. ALL EXISTING UTILITIES THAT ARE IN CONFLICT SHALL BE RELOCATED PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
12. THE DRIVEWAY ENTRANCES SERVING SINGLE LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PE-1 STANDARD IN VDOT'S ROAD AND BRIDGE STANDARDS MANUAL.
13. THE COMBINED DRIVEWAY ENTRANCE SERVING THREE LOTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD PRIVATE SUBDIVISION ENTRANCE IN VDOT'S MINIMUM STANDARDS OF ENTRANCES TO STATE HIGHWAYS MANUAL.
14. FOR PRIVATE ENTRANCE DETAILS, SEE SHEET 2 - PRELIMINARY PLAN/FINAL CONSTRUCTION PLAN.
15. THE PRIVATE SUBDIVISION STREET ENTRANCE SHALL BE CONSTRUCTED PRIOR TO THE SELLING OF INDIVIDUAL LOTS TO ELIMINATE THE RESPONSIBILITY FOR CONSTRUCTION OF SAID ENTRANCE ON INDIVIDUAL PROPERTY OWNERS.

VICINITY MAP
SCALE 1"=2000'

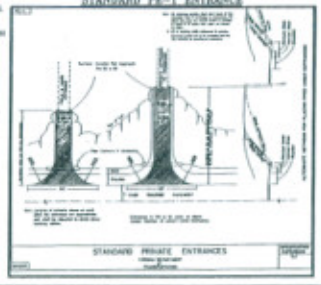


DRAINAGE MAP
SCALE 1"=2000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	COMPOSITE PLAN
3	PRELIMINARY PLAN/FINAL CONSTRUCTION PLAN
4	SOILS MAP
5	APPROVED SE PLAT

STANDARD PE-1 ENTRANCE



GENERAL NOTES

1. PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE SUBDIVISION OF 109.8771 ACRES INTO ONE (1) LOT OF APPROXIMATELY 7.1927 ACRES PLUS A RESIDUE PARCEL OF APPROXIMATELY 101.7750 ACRES AND ASSOCIATED INFRASTRUCTURE. THE PROPERTY IS BEING DEVELOPED AS AN RA DEVELOPMENT IN ACCORDANCE WITH 2-308 AND 3-101 OF THE FAUQUIER COUNTY ZONING ORDINANCE AND IS ALLOWED BY-RIGHT. ON JUNE 12, 2007 THE FAUQUIER COUNTY BOARD OF SUPERVISORS APPROVED A CATEGORY 26 SPECIAL EXCEPTION TO REDUCE THE REQUIRED NON-COMMON OPEN SPACE FOR THE SUBJECT PARCEL (SPEX06-CP-015) TO ALLOW A MINIMUM OF 292.000 ACRES OF NON-COMMON OPEN SPACE. A COPY OF THE APPROVAL RESOLUTION HAS BEEN INCLUDED WITH THIS APPLICATION.
2. PIN: 6982-84-8315-000
3. THIS SITE CONTAINS 109.8771 ACRES, AND IS LOCATED IN THE CEDAR RUN MAGISTERIAL DISTRICT.
4. CURRENT ZONING: RURAL AGRICULTURE (RA)

   CONDITIONAL RA ZONING REQUIREMENTS
   MIN LOT SIZE: 2.0 ACRES
   MIN LOT WIDTH: 300'
   MAX BUILDING HEIGHT: 35'
   SETBACKS: FRONT: 75' FROM CENTERLINE OF LOCAL COLLECTOR ROAD
   40' FROM CENTERLINE OF A MAJOR COLLECTOR
   100' FROM CENTERLINE OF A MAJOR THOROUGHFARE
   SIDE & REAR: 25' AS PER FAUQUIER COUNTY ZONING ORDINANCE

5. OWNER/APPLICANT: STANLEY C. HAWORTH TRUSTEE
   STANLEY C. HAWORTH
   P.O. BOX 518
   WARRENTON, VIRGINIA 20188
6. CURRENT USE: AGRICULTURE
7. PROPOSED USE: AGRICULTURE/SINGLE-FAMILY LOT
8. PROPOSED ACCESS TO LOT 1 WILL BE FROM AN PROPOSED PE-1 ENTRANCE LOCATED ON SR 616 (BEACH ROAD). THE ENTRANCE TO THE RESIDUE PARCEL WILL REMAIN IN ITS CURRENT LOCATION. TOTAL VEHICLE TRIPS PER DAY IS 20 TO AND FROM THE SITE.
9. NO TITLE REPORT FURNISHED. EASEMENTS AND/OR RIGHT-OF-WAY MAY EXIST.
10. WETLANDS, IF ANY, ARE NOT SHOWN ON THIS PLAN.
11. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 5100516, PANEL 0200 A, DATED NOV. 1, 1974. THE PROPERTY IS LOCATED IN ZONES A & C. THIS DOES NOT CONSTITUTE A FLOOD PLAIN STUDY BY CARSON ASHLEY AND ASSOCIATES.
12. THIS DEVELOPMENT WILL BE SERVED BY INDIVIDUAL WELLS AND DRAINFIELDS WHICH HAVE BEEN APPROVED.
13. TOPOGRAPHIC INFORMATION TAKEN FROM THE RECORDS OF THE FAUQUIER COUNTY G.I.S. OFFICE
    CONTOUR INTERVAL: 5'
    DATUM: USGS
14. CONSTRUCTION STANDARDS SHALL CONFORM TO FAUQUIER COUNTY AND/OR VDOT STANDARDS.
15. THERE ARE NO EXISTING OR PLANNED STREETS WITHIN OR ADJACENT TO THIS SITE.

AREA TABULATION

TOTAL AREA:	109.8771 AC.
PROPOSED LOT 1:	7.1927 AC.
PROPOSED RESIDUE LOT:	101.7750 AC.
ROW DEDICATED TO PUBLIC USE:	0.000 AC.
PROPOSED NON-COMMON OPEN SPACE:	296.7750 AC.

OPEN SPACE CALCULATION

SITE AREA = 109.8771 ACRES

REQUIRED OPEN SPACE = 109.8771

TOTAL OPEN SPACE PROVIDED = 296.7750 ACRES
(SEE APPROVAL RESOLUTION FOR SPEX06-CP-015 TO REDUCE THE REQUIRED NON-COMMON OPEN SPACE)

ENGINEER'S CERTIFICATE

I, JAMES K. ASHLEY, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THIS PLAN MEETS ALL APPLICABLE STATE AND LOCAL STANDARDS.

10-1-08
JAMES K. ASHLEY, P.E. NO. VA0201773

SEAL & SIGNATURE

RECEIVED
OCT - 1 2008

PRELIMINARY PLAN/FINAL CONSTRUCTION PLAN
ON THE PROPERTY OF
STANLEY C. HAWORTH, TRUSTEE
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
DATE: JULY 11, 2008
UPDATED: OCTOBER 1, 2008

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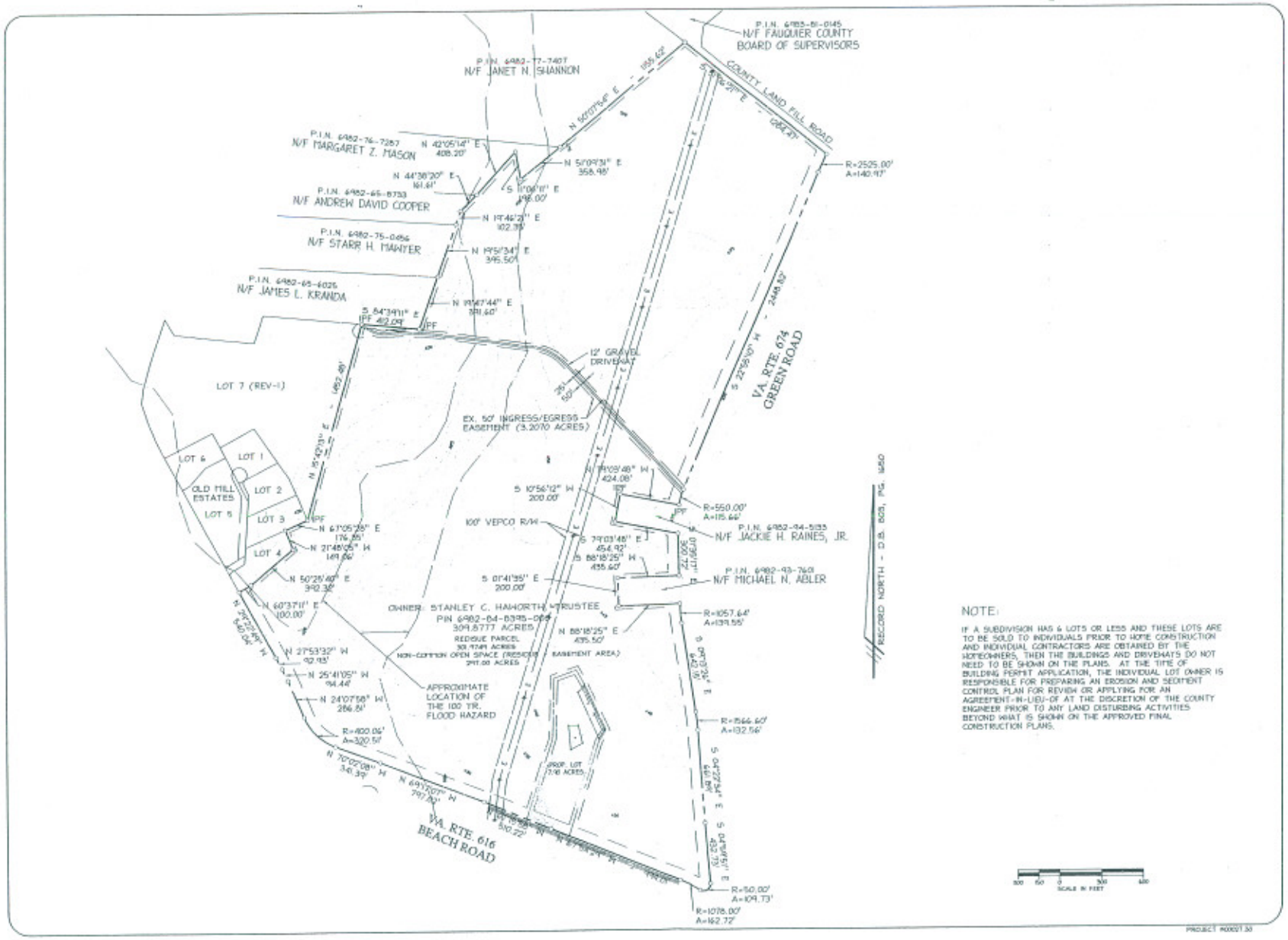

NOTE:

IF A SUBDIVISION HAS 6 LOTS OR LESS AND THESE LOTS ARE TO BE SOLD TO INDIVIDUALS PRIOR TO HOME CONSTRUCTION AND INDIVIDUAL CONTRACTORS ARE OBTAINED BY THE HOMEOWNERS, THEN THE BUILDINGS AND DRIVEWAYS DO NOT NEED TO BE SHOWN ON THE PLANS. AT THE TIME OF BUILDING PERMIT APPLICATION, THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PREPARING AN EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW OR APPLYING FOR AN AGREEMENT-IN-LIEU-OF AT THE DISCRETION OF THE COUNTY ENGINEER PRIOR TO ANY LAND DISTURBING ACTIVITIES BEYOND WHAT IS SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS.

PROJECT #00027.30

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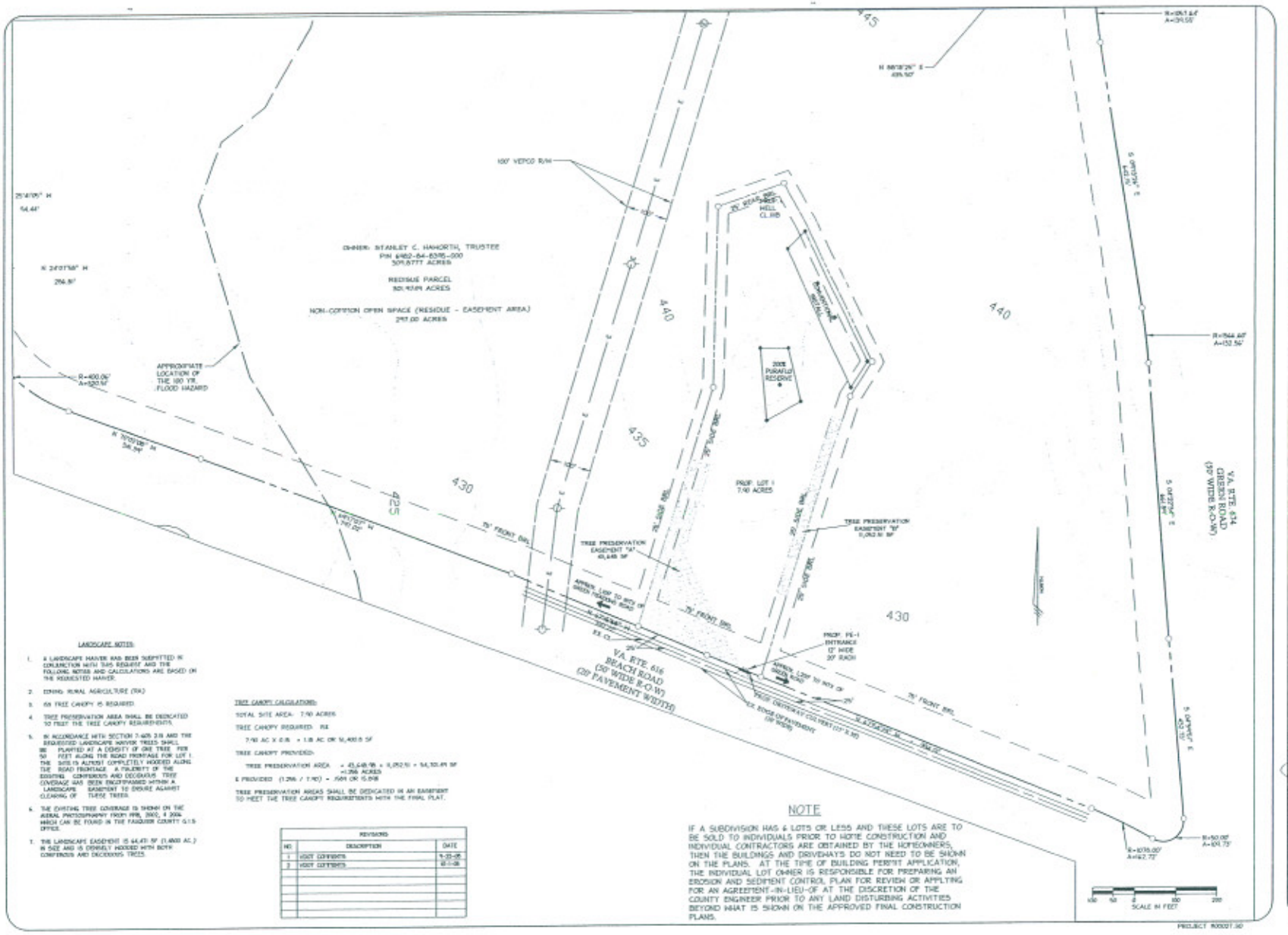
COMPOSITE PLAN
STANLEY HAWORTH PROPERTY

CEDAR RUN MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

DATE: JULY 11, 2008
SCALE: 1" = 300'
SHEET 2 OF 5

COMPOSITE PLAT

P:\00027\Plan\Preliminary Plan\C-00027 COMPOSITE PLAT.dwg, 10/1/2008 10:08:23 AM, cfloyd



LANDSCAPE NOTES:

1. A LANDSCAPE WAIVER HAS BEEN SUBMITTED IN CONJUNCTION WITH THIS REQUEST AND THE FOLLOWING NOTES AND CALCULATIONS ARE BASED ON THE REQUESTED WAIVER.
2. ZONING: RURAL AGRICULTURE (RA)
3. 6% TREE CANOPY IS REQUIRED.
4. TREE PRESERVATION AREA SHALL BE DEDICATED TO MEET THE TREE CANOPY REQUIREMENTS.
5. IN ACCORDANCE WITH SECTION 7-605 2.B AND THE REQUESTED LANDSCAPE WAIVER TREES SHALL BE PLANTED AT A DENSITY OF ONE TREE PER 50 FEET ALONG THE ROAD FRONTAGE FOR LOT 1. THE SITE IS ALMOST COMPLETELY WOODED ALONG THE ROAD FRONTAGE. A MAJORITY OF THE EXISTING CONIFEROUS AND DECIDUOUS TREE COVERAGE HAS BEEN ENCOMPASSED WITHIN A LANDSCAPE EASEMENT TO ENSURE AGAINST CLEARING OF THESE TREES.
6. THE EXISTING TREE COVERAGE IS SHOWN ON THE AERIAL PHOTOGRAPHY FROM FPB, 2002, & 2006 WHICH CAN BE FOUND IN THE FAUQUIER COUNTY G.I.S. OFFICE.
7. THE LANDSCAPE EASEMENT IS 64,471 SF (1.480 AC.) IN SIZE AND IS DENSELY WOODED WITH BOTH CONIFEROUS AND DECIDUOUS TREES.

TREE CANOPY CALCULATIONS:

TOTAL SITE AREA: 7.90 ACRES

TREE CANOPY REQUIRED: 6%

7.90 AC X 0.06 = 1.18 AC OR 51,400.8 SF

TREE CANOPY PROVIDED:

TREE PRESERVATION AREA = 43,648.98 + 11,052.51 = 54,701.49 SF
=1.256 ACRES

% PROVIDED (1.256 / 7.90) = .1589 OR 15.89%

TREE PRESERVATION AREAS SHALL BE DEDICATED IN AN EASEMENT TO MEET THE TREE CANOPY REQUIREMENTS WITH THE FINAL PLAT.

REVISIONS		
NO.	DESCRIPTION	DATE
1	VDOT COMMENTS	9-23-08
2	VDOT COMMENTS	10-1-08

NOTE

IF A SUBDIVISION HAS 6 LOTS OR LESS AND THESE LOTS ARE TO BE SOLD TO INDIVIDUALS PRIOR TO HOME CONSTRUCTION AND INDIVIDUAL CONTRACTORS ARE OBTAINED BY THE HOMEOWNERS, THEN THE BUILDINGS AND DRIVEWAYS DO NOT NEED TO BE SHOWN ON THE PLANS. AT THE TIME OF BUILDING PERMIT APPLICATION, THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PREPARING AN EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW OR APPLYING FOR AN AGREEMENT-IN-LIEU-OF AT THE DISCRETION OF THE COUNTY ENGINEER PRIOR TO ANY LAND DISTURBING ACTIVITIES BEYOND WHAT IS SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS.

PROJECT 800027.50

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PRELIMINARY PLAN/FINAL CONSTRUCTION PLAN

STANLEY HAWORTH PROPERTY

CEDAR RUN MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

DATE: JULY 11, 2008

SCALE: 1" : 100'

SHEET 3 OF 5

PRELIMINARY PLAN

P:\00027\Plan\Preliminary Plan\(1)-00027 PRELIMINARY PLAN.dwg, 10/1/2008 10:09:14 AM, cfloyd

NOTES:

1. IF A SUBDIVISION HAS 6 LOTS OR LESS AND THESE LOTS ARE TO BE SOLD TO INDIVIDUALS PRIOR TO HOME CONSTRUCTION AND INDIVIDUAL CONTRACTORS ARE OBTAINED BY THE HOMEOWNERS, THEN THE BUILDINGS AND DRIVEWAYS DO NOT NEED TO BE SHOWN ON THE PLANS. AT THE TIME OF BUILDING PERMIT APPLICATION, THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PREPARING AN EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW OR APPLYING FOR AN AGREEMENT-IN-LIEU-OF AT THE DISCRETION OF THE COUNTY ENGINEER PRIOR TO ANY LAND DISTURBING ACTIVITIES BEYOND WHAT IS SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS.

2. PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL, IT SHALL BE AGREED THAT ALL DRAINFIELD AREAS ARE TO BE SURROUNDED BY SAFETY FENCING AND NO CONSTRUCTION TRAFFIC SHALL CROSS NOR SHALL LAND DISTURBANCE OCCUR IN THESE AREAS. FENCING OF THESE AREAS IS TO VERIFIED BY COUNTY STAFF BEFORE THE ISSUANCE OF THE LAND DISTURBING PERMIT

3. FOUNDATIONS PLACED IN SOIL MAPPING UNITS THAT SHOW A MODERATE OR HIGH, OR VERY HIGH SHRINK-SHELL POTENTIAL IN THE MOST RECENT "INTERPRETIVE GUIDE TO THE SOILS OF FAUQUIER COUNTY, VIRGINIA" WILL REQUIRE A GEOTECHNICAL EVALUATION IN ORDER TO DETERMINE PROPER DESIGN.

4. BASEMENTS ARE NOT RECOMMENDED IN MAPPING UNITS 63A, 66A, AND 78A. BASEMENTS IN THESE MAPPING UNITS ARE SUBJECT TO FLOODING DUE TO HIGH SEASONAL WATER TABLES. SUMP SYSTEMS MAY RUN CONTINUOUSLY, LEADING TO POSSIBLE PREMATURE PUMP FAILURE.

PRELIMINARY SOILS INFORMATION VIA FAUQUIER COUNTY SOIL SURVEY (ORIGINAL SCALE 1"=1320').

ALL DRAINFIELDS HAVE BEEN APPROVED BY THE FAUQUIER COUNTY HEALTH DEPARTMENT.

SYMBOLS LEGEND

PERENNIAL DRAIN

INTERMITTENT DRAIN

EPHEMERAL DRAIN

SOILS DELINEATIONS AND SOIL SYMBOLS 43D 43C

Interpretive Information via Interpretive Guide To The Soils Of Fauquier County, Virginia, 1st Edition-2004

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

SOIL SYMBOL & SLOPE RANGE	SOIL CHARACTERISTICS	DRAINAGE CLASS & Frame (subclass of drainage)	SEVERE RESTRICTIONS FOR SEPTIC TANK DISPOSAL FIELDS	SITE POTENTIAL AND PROBLEMS FOR DEVELOPMENT: DEVELOPMENT ZONE (DEVELOPMENTAL SITE CLASS)	LOCATION	RELATIVE PERFORMANCE: RUNOFF	SUITABILITY FOR BIOSOLIDS
43D [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
43C [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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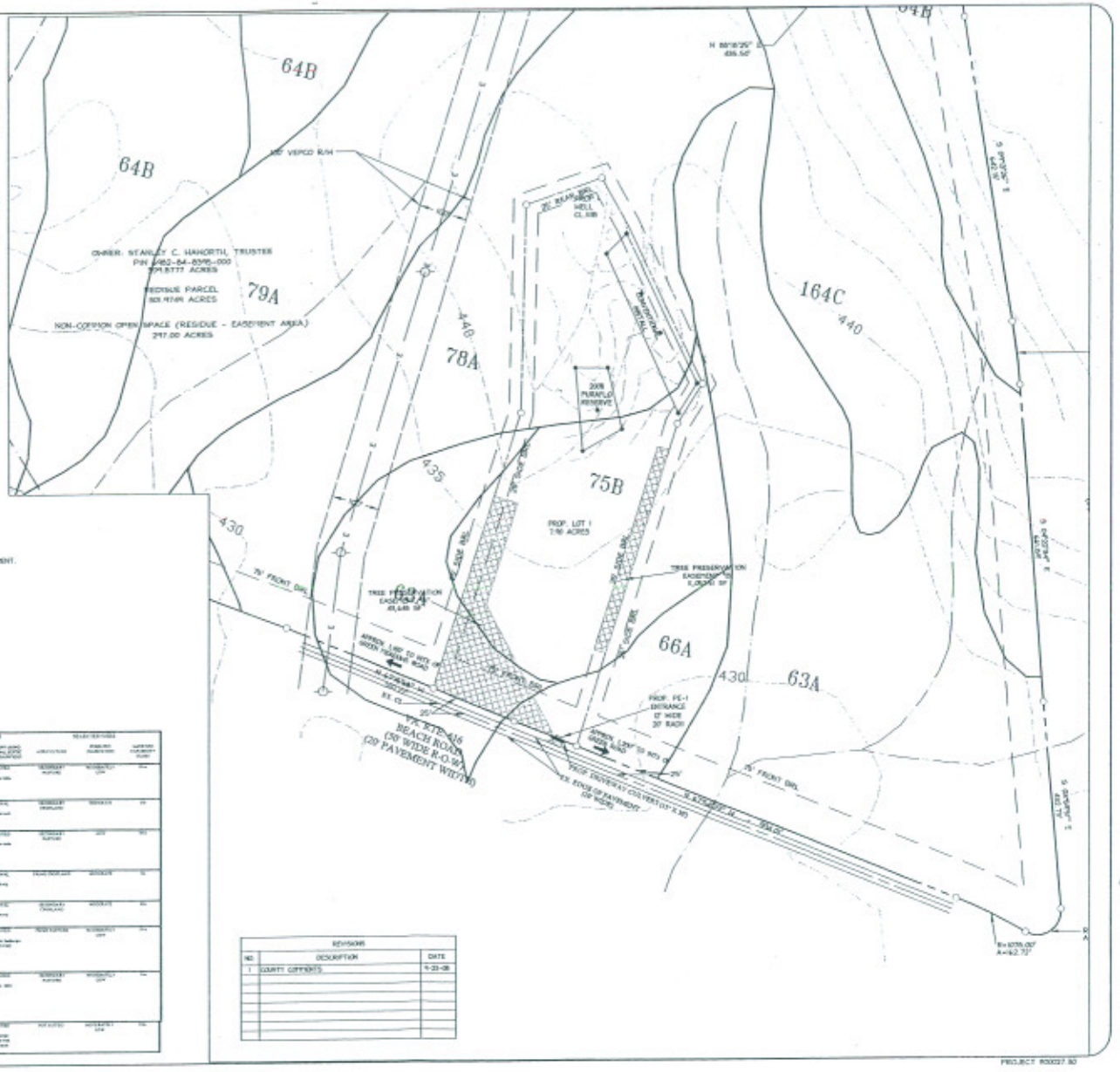

REVISIONS		
NO	DESCRIPTION	DATE
1	COUNTY COMMENTS	9-23-08

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SOILS MAP
HAWORTH PROPERTY

FAUQUIER COUNTY, VIRGINIA

CEDAR RUN MAGISTERIAL DISTRICT

DATE: JULY 11, 2008

SCALE: 1" = 100'

SHEET 4 OF 5

P:\R00027\Plan\Preliminary Plan\01-00027 SOILS MAP.dwg, 10/1/2008 10:10:03 AM, cfloyd

APPROVAL RESOLUTION

Haworth resolution

Page 1 of 1

RESOLUTION

A RESOLUTION TO APPROVE A CATEGORY 26 SPECIAL EXCEPTION (SPE208-CR-013) TO ALLOW FOR A DECREASE IN THE AMOUNT OF NON-COMMON OPEN SPACE REQUIRED - HAWORTH PROPERTY.
CEDAR RUN DISTRICT

WHEREAS, Stanley C. Haworth, Trustee, owner and applicant, is seeking a Category 26 Special Exception to allow for a decrease in the amount of non-common open space required from 85% to 81% to create one (1) approximately 7.90 acres in size on the parcel known as PIN 6982-84-8395-000; and

WHEREAS, on April 24, 2008, the Fauquier County Planning Commission held a public hearing on the proposed Special Exception and recommended approval of the application, subject to conditions; and

WHEREAS, on June 12, 2008, the Board of Supervisors conducted a public hearing and considered written and oral testimony; and

WHEREAS, the Board of Supervisors has determined that the application satisfies the standards of Zoning Ordinance Articles 5-000 and 5-3000; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 12th day of June 2008, That SPE208-CR-013 be, and is hereby, approved, subject to the following conditions:

1. The Special Exception is granted for and runs with the land, PIN 6982-84-8395-000, indicated in this application and is not transferable to other land.
2. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat titled "Special Exception Plat, Category 26 – Open Space Reduction on the Property of Stanley C. Haworth, Trustee" dated March 4, 2008 and received in Community Development on March 14, 2008, approved with the application, as qualified by these developmental conditions.
3. The reduction of non-common open space shall be no more than 81%, leaving a 297.00 non-common open space parcel in order to allow for the creation of one lot.
4. The resulting parcel shall be deed restricted from further subdivision and the required non-common open space measures shall be recorded.

A Copy Test:

Paul S. McCulla
Clerk to the Board of Supervisors

Back to Agenda.

SYMBOLS LEGEND

SOILS DELINEATIONS AND SOIL SYMBOLS

43D 43C

INTERPRETIVE INFORMATION VIA INTERPRETIVE GUIDE TO THE SOILS OF FAUQUIER COUNTY, VIRGINIA, 5TH EDITION-2005.

*Table. Summary of Soil Characteristics and Use Potential (*1 – not part of official soil survey)*

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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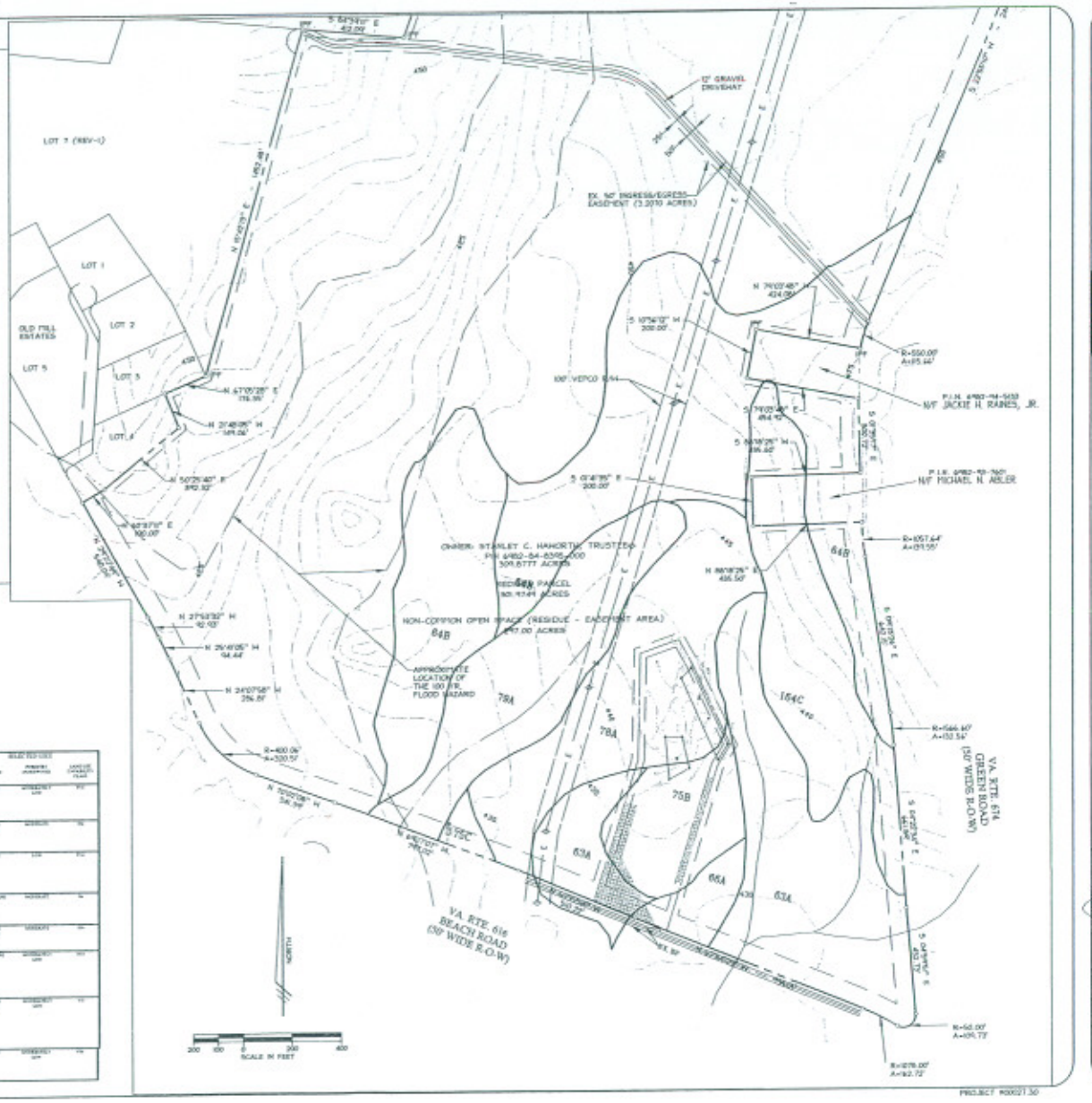

PROJECT #00027.30

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SPECIAL EXCEPTION PLAT
STANLEY HAWORTH PROPERTY

FAUQUIER COUNTY, VIRGINIA

CEDAR RUN MAGISTERIAL DISTRICT

COMMONWEALTH OF VIRGINIA
JAMES A. CARSON
NO. 02071
7-15-08
PROFESSIONAL ENGINEER

DATE: MARCH 4, 2008
SCALE: 1" = 200'
SHEET 5 OF 5

SPECIAL PERMIT PLAT

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