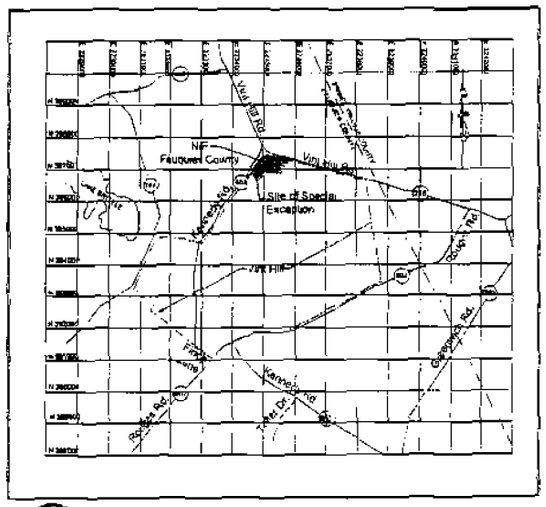
ATTACHMENT 2

SPECIAL EXCEPTION PLAN
Vint Hill
Parcel I
Grading in the Floodplain

VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

1. The property subject to this Special Exception application consists of 12.03 acres +/- and is shown on Fauquier County Tax Map PINS 7915-86-1930 and 7915-88-0998
2. The subject property is located at the intersection of existing Route 652 Kennedy Road and existing Route 215 Vint Hill Road.
3. The property is zoned PCID-Planned Commercial Industrial Development District section 4-601, RA-Rural Agriculture: Article 3, and FP-Floodplain District: section 4-400. The applicant, requests approval of a Special Exception, Category 23 Floodplain Uses for grading in the floodplain. The use will be subject to section 5-2300, Floodplain Use Standards, as outlined in the Fauquier County Zoning ordinance
4. No existing structures are present on the Special Exception Area
5. Boundary information shown on this plat, was compiled from existing land records
6. Topographic information is taken from a current aerial survey by Virginia Mapping Inc. dated February 14, 1999 and has a contour interval of 2 feet, supplemental field run topography has been provided as well
7. County soil information is shown on Sheet 3.

CEDAR RUN DISTRICT
FAUQUIER COUNTY, VIRGINIA

OWNER / APPLICANT
Vint Hill Farms Economic Development Authority
Richard Reiss, Director
Vint Hill Farms Station
4263 Aiken Drive
Warrenton, Virginia 20187
Ph. (540) 347-6965

and

Fauquier County Board of Supervisors
Warren Green Building
10 Hotel Street, Suite 208
Warrenton, Virginia 20186
(540) 347-8648

ENGINEER
Patton Harris Rust + Associates
Engineers, Surveyors, Planners and Landscape Architects
208 Church Street, SE
Leesburg, Virginia 20175
Ph. (703) 777-3616

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AUG 10 2007
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

SHEET INDEX		LATEST REVISIONS				
NUMBER	SHEET TITLE	REV	DESCRIPTION	DATE	BY	CHKD
1	COVER SHEET					
2	EXISTING CONDITIONS PLAN					
3	SPECIAL EXCEPTION PLAN AND SOILS PLAN					

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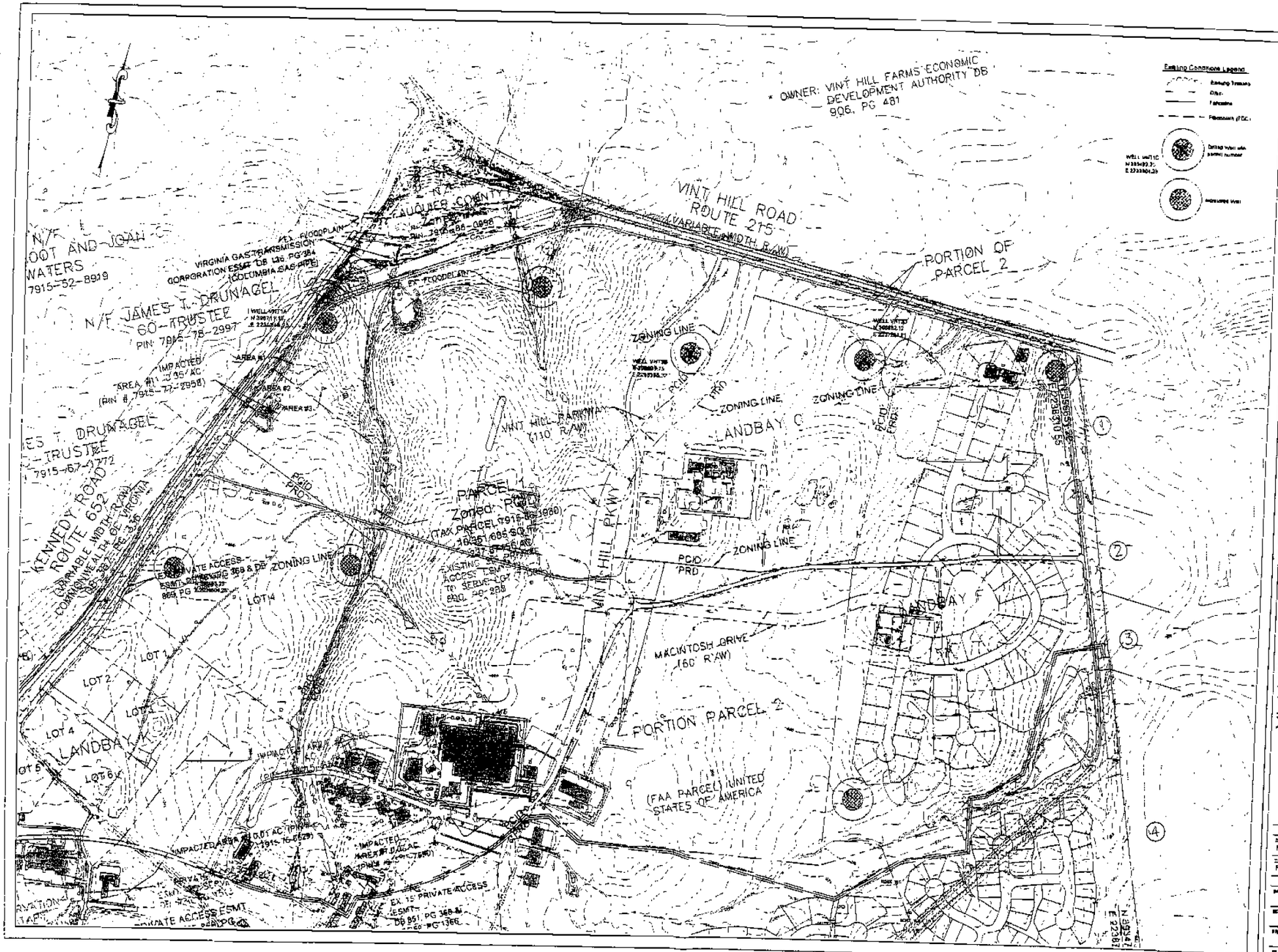
COMMONWEALTH OF VIRGINIA
MARK R. STROUS
Cert No 118
LANDSCAPE ARCHITECT

NO. DESCRIPTION DATE CHKD

Vint Hill
Special Exception Plan
Cover Sheet
CEDAR RUN DISTRICT
FAUQUIER COUNTY, VIRGINIA

DRAWN PHR&A SURVEY PHR&A
DESIGN PHR&A CHECKED TOA
DATE 7.12.07
SCALE N/A
SHEET 1/3



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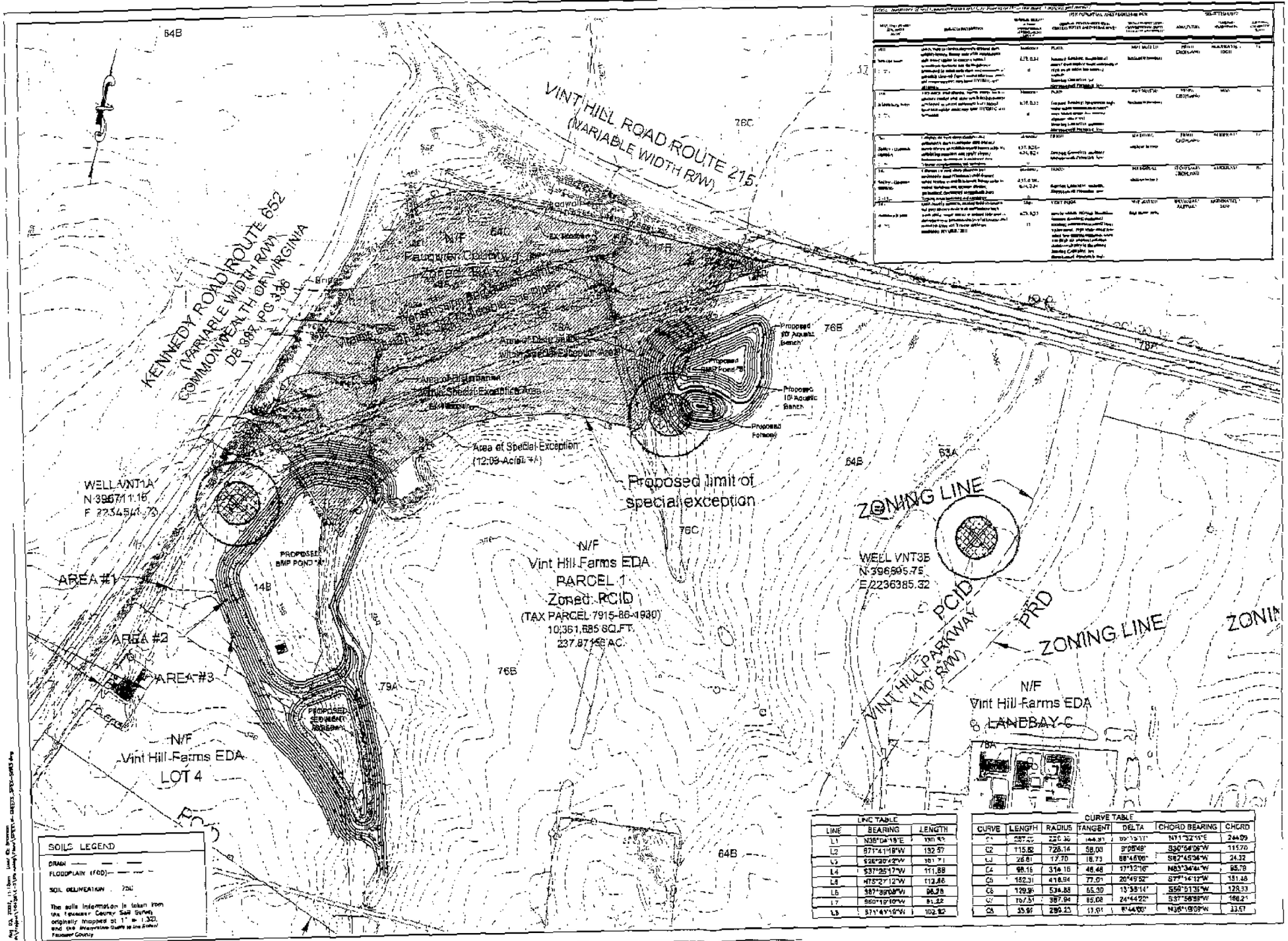
COMMONWEALTH OF VIRGINIA
DARRYL R. TURNER
Cert. No. 9126
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION	DRWN	CHKD

Vint Hill
Special Exception Plan
Existing Conditions Plan

CEDAR RUN DISTRICT
FAUQUIER COUNTY, VIRGINIA

DRAWN PHR&A	REVIEWED PHR&A
DESIGN PHR&A	CHECKED FDA
DATE 7.12.07	
SCALE 1" = 200'	
SHEET 2 / 3	
FILE	



SOILS LEGEND

DRAIN

FLOODPLAIN (FOD)

SOIL DELINEATION 75C

The soils information is taken from the Fauquier County Soil Survey originally mapped at 1" = 1:32, and the Interpretive Guide to the Soils of Fauquier County

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°04'18"E	130.82
L2	S71°41'19"W	132.57
L3	S26°20'42"W	161.71
L4	S37°25'17"W	111.88
L5	N75°27'12"W	112.86
L6	S87°39'08"W	96.28
L7	S60°19'10"W	81.22
L8	S71°41'19"W	102.82

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	257.25	220.36	144.91	65°15'11"	N71°32'11"E	244.09
C2	115.82	728.14	58.03	9°06'48"	S30°54'06"W	115.70
C3	26.81	17.70	18.73	88°46'06"	S62°45'34"W	24.32
C4	98.16	314.16	46.48	17°32'16"	N83°34'44"W	95.78
C5	152.31	418.94	77.01	20°49'52"	S77°14'12"W	151.48
C6	129.96	534.88	65.30	13°35'14"	S59°51'31"W	129.33
C7	167.51	387.94	85.08	24°44'22"	S37°56'58"W	166.21
C8	33.99	289.23	17.01	6°44'00"	N36°19'09"W	33.57

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Vint Hill
Special Exception Plan
and Soils Plan
CEDAR RUN DISTRICT
FAUQUIER COUNTY, VIRGINIA

DRAWN PHR+A	SURVEY PHR+A
DESIGN PHR+A	FOR
DATE 7.12.07	
SCALE 1" = 100'	
SHEET 3 / 3	
FILE 10428.6.5	