FILENAME: H:\Dwgs\Cannon Ridge-0000A\Special Exception Cat 27A2-SPECIAL EXCEPTION PLAT

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LOT/POND REVISIONS	2/4/03

MAIN STREET
RTE. 17 & 55

EMERALD LANE
VA. RTE. 1020

LUNCEFORD LANE 50' ROW

OVERLOOK DRIVE
(50' ROW)

CANNON RIDGE DRIVE
(50' ROW)

P.I.N. 6969-47-3414
0.52 ACRE
ZONED: C-1

P.I.N. 6969-47-7045
17.70 ACRES
ZONED: R-2

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22 · LOT 23 · LOT 24 · LOT 25 · LOT 26 · LOT 27 · LOT 28 · LOT 29 · LOT 30

20A · 20B · 20C · 20D · 20E · 21E · 22E · 23E

LOCATION OF "PRESERVED" AREA
(AS PER 9-11-02 DRAFT
MARSHALL SERVICE DISTRICT PLAN)

ACTUAL LOCATION
OF TRAIL THROUGH
WOODED AREA WILL
AVOID LARGE TREES
TO RETAIN TREE
CANOPY.

EXISTING
SHED TO
BE REMOVED

SWM/BMP
FACILITY

EX. 50' INGRESS/
EGRESS EASM'T

INTERSTATE 66
(VARIABLE WIDTH)

SOILS INFORMATION TAKEN FROM TYPE I SOIL STUDY
PREPARED AT 1"=400' BY DANNY HATCH, VCMSC, FAUQUIER
COUNTY SOILS SCIENTIST, DATED DECEMBER 11, 2002.
SEE SHEET 1 FOR SOILS DESCRIPTIONS

OPEN SPACE REQUIRED(50%) 18.0 ACRES * 0.5 = 9.0 ACRES
OPEN SPACE REDUCTION TO 44% 18.0 ACRES * 0.44 = 7.92 ACRES MINIMUM
NOTE: PLAT CURRENTLY SHOWS 8.05 ACRES OF OPEN SPACE

RECEIVED
FEB - 6 2003
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

VICINITY MAP
SCALE 1"=2000'

MARSHALL
SITE
SOUTHERN RAILWAY
MAIN STREET
RTE. 55
CHERRY HILL RD.
RTE. 647
INTERSTATE RTE. 66
RTE. 17

CARSON & HARRIS
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410 Rosedale Court, Suite 200 · Warrenton, Virginia 20186
Phone: (540) 347-8101 · Fax: (540) 349-1906
www.carsonharris.com

SPECIAL EXCEPTION PLAT
CANNON RIDGE

FAUQUIER COUNTY, VIRGINIA

MARSHALL MAGISTERIAL DISTRICT

COMMONWEALTH OF VIRGINIA
JAMES A. CARSON, JR.
NO. 001804
PROFESSIONAL ENGINEER

DATE: 12/10/02
SCALE: 1" = 60'
SHEET 2 OF 2

PROJECT NO. 0000A-50