

6.13 Acres of Industrial Land in Vint Hill with Approved Site Plan and 14,000 sf Building Plans.

Burroughs Drive Warrenton, VA 20186



Ready to Build: Site plan approved for 14,000 sf industrial building with fenced outdoor storage. Building plans prepared for 10,000 sf of warehouse and 4000 sf of office space. 2 curb cut entrances, stormwater, fiber and utilities in place. Zoned PCID

Two Lots:

Lot 8A-2: 2.5804 acres GPIN#: 7915-66-7097

Lot 9A-2: 3.5527 acres GPIN#: 7915-75-1909

Total acres: 6.1331

Sales Price: \$6,133,100

[Exact Location of Property](#)

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years.



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

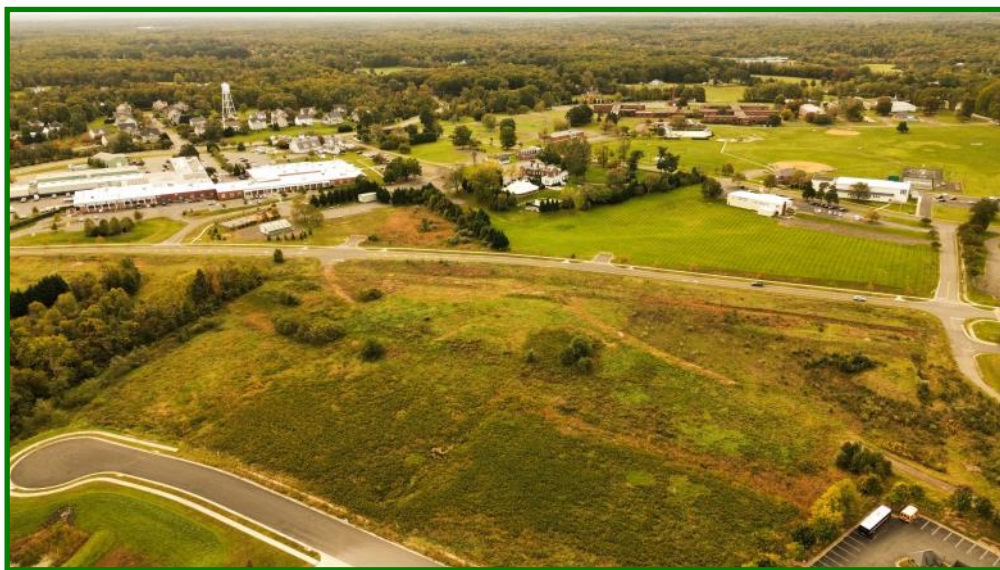
Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-realty.com

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.





NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS PIN 7915-66-7097 AND PIN 7915-75-1909 AND ARE ZONED PCID(PLANNED COMMERCIAL INDUSTRIAL DEV).
2. THE PROPERTIES AND BOUNDARY INFORMATION SHOWN HEREON ARE NOW IN THE NAME OF ECH-VINT HILL ASSOCIATES, LLC AS ACQUIRED IN D.B. 1594, PG. 548 AND LAST MODIFIED IN A BOUNDARY LINE ADJUSTMENT AS RECORDED IN D.B. 1640, PG. 35, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA , AND THAT THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE PROPERTIES SHOWN HEREON LIE ON AND ZONE "X" (NO SCREEN) ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51061C 0335 C, DATED FEBRUARY 6, 2008.
5. THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC.. BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.

OWNER:
ECH-VINT HILL ASSOCIATES, LLC
21 DUPONT CIRCLE NW, #410
WASHINGTON, DC 20036

OWNER'S CONSENT STATEMENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IDENTIFIED AS THE PROPERTY OF ECH-VINT HILL ASSOCIATES, LLC IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

CERTIFICATE OF ACKNOWLEDGEMENT
CITY/COUNTY OF _____

COMMONWEALTH/STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, _____

BY _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

EASEMENT LEGEND

- ⟨ E ⟩

APPROX. LOC.
EX. VEPCO EASEMENT
D.B. 1152, PG. 511
- ⟨ SS1 ⟩

EX. 20' FCWSA UTILITY EASEMENT
D.B. 1092, PG. 1728
- ⟨ G1 ⟩

EX. 20' COLUMBIA GAS EASEMENT
D.B. 1153, PG. 308
- ⟨ SS2 ⟩

EX. 20' FCWSA UTILITY EASEMENT
D.B. 1534, PG. 997
- ⟨ SD ⟩

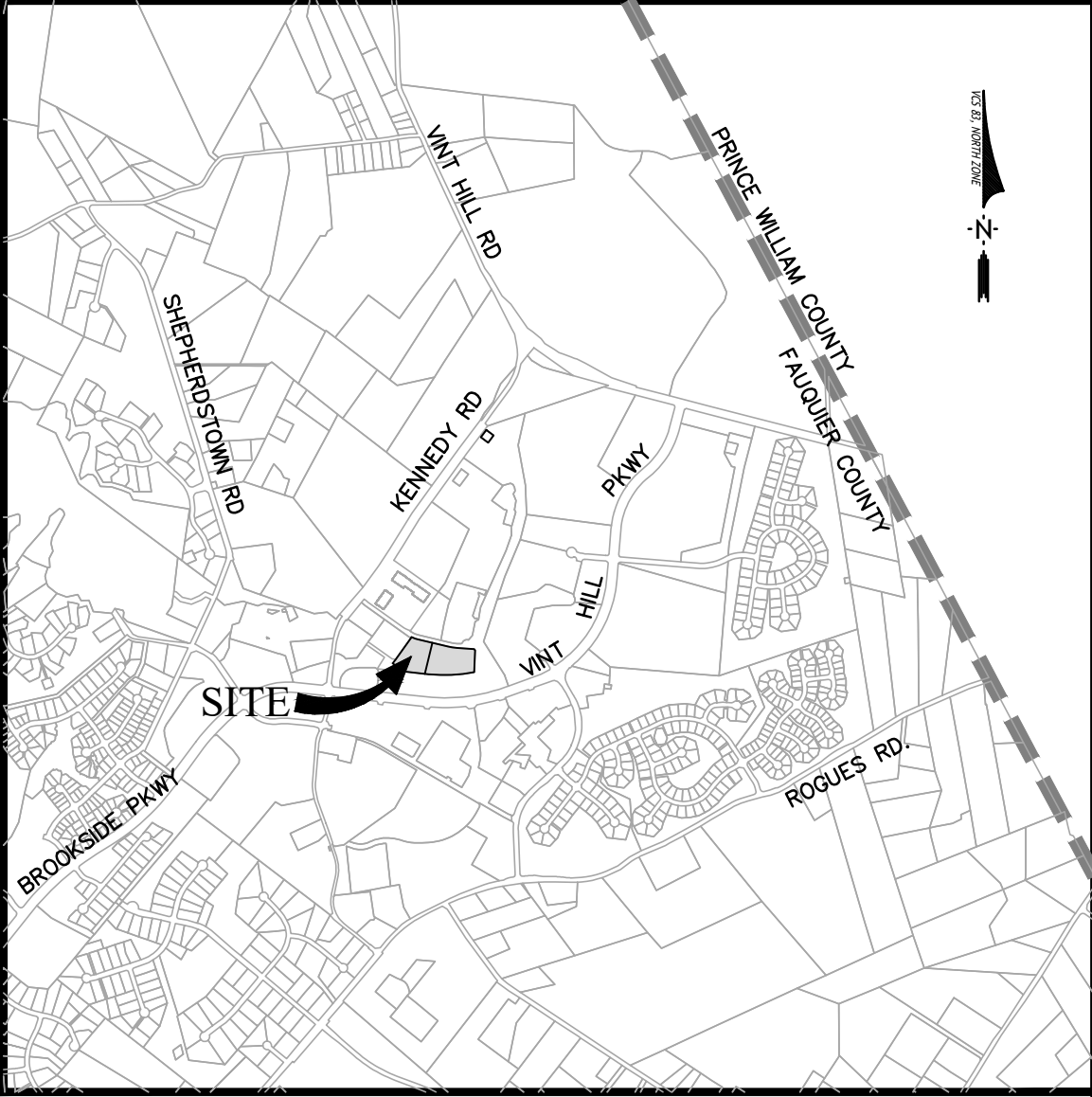
EX. STORM DRAIN EASEMENT
D.B. 1511, PG. 2271
- ⟨ W ⟩

EX. WATERLINE EASEMENT
D.B. 1550, PG. 2146
- EX. EASEMENT IMPACTED AREA #5
D.B. 851, PG. 433
D.B. 1042, PG. 2318

AREA TABULATION

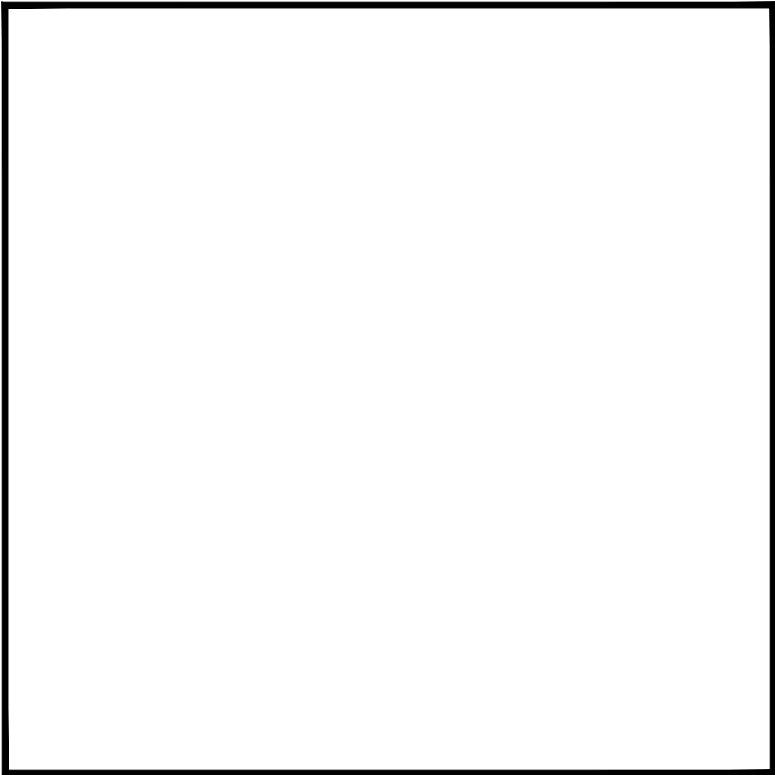
PIN: 7915-66-7097: 3.2529 ACRES
AREA ADJUSTED: -0.6725 ACRES
NEW AREA: 2.5804 ACRES

PIN: 7915-75-1909: 2.8802 ACRES
AREA ADJUSTED: +0.6725 ACRES
NEW AREA: 3.5527 ACRES



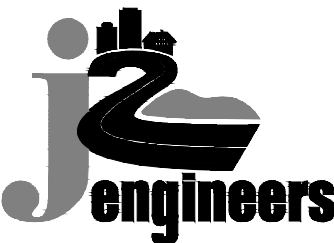
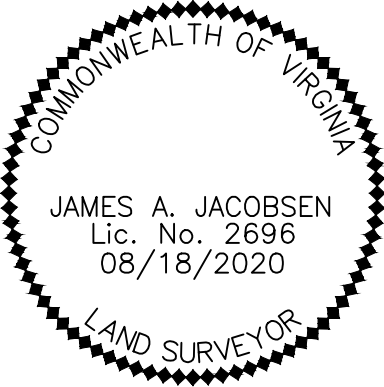
VICINITY MAP
SCALE: 1"=2,000'

APPROVAL BLOCK



SURVEYOR'S CERTIFICATE

I, JAMES A. JACOBSEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT. I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN THE NAME OF ECH-VINT HILL ASSOCIATES, LLC, AS AQUIRED IN D.B. 1594, PG. 548 AND LAST MODIFIED IN A BOUNDARY LINE ADJUSTMENT AS RECORDED IN D.B. 1640, PG. 35, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



J2 Engineers, Inc.
17739 Main Street, Suite 180
Dumfries, VA 22026
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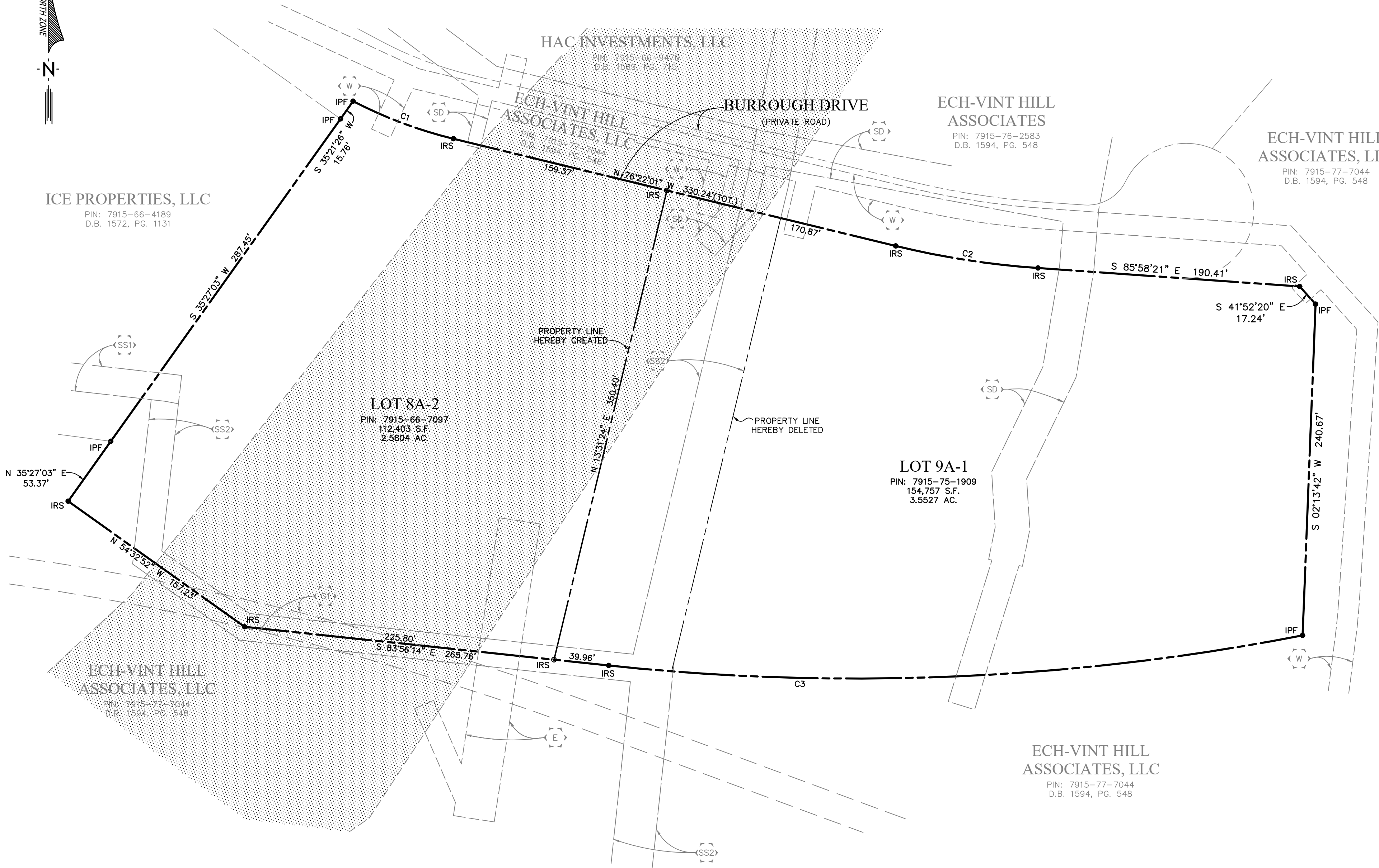
REVISIONS		COUNTY COMMENTS	
No.	DATE	DESCRIPTION	
1	2020-08-18		

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
ECH-VINT HILL ASSOCIATES, LLC
VINT HILL LANDBAY K PHASE 11
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

PLAT NO.	PLLH2004.3000 BLA - Lot 8A-2 & 9A-1.dwg
DATE	July 28, 2020
DRAWING SCALE	AS NOTED
DRAWN BY	BSN
APPROVED BY	
SHEET	1 OF 2

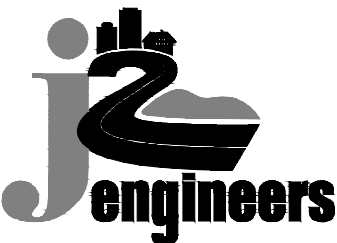


ICE PROPERTIES, LLC
PIN: 7915-66-4189
D.B. 1572, PG. 1131

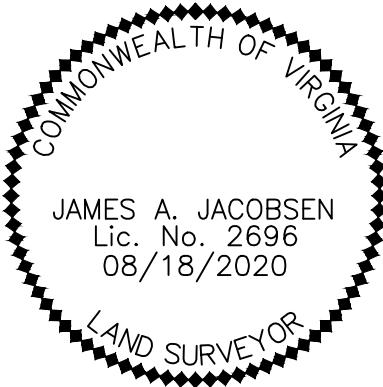


CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	324.00'	78.00'	S 69°28'12" E	77.81'	13°47'38"	39.19'
C2	624.00'	104.61'	S 81°10'11" E	104.49'	9°36'20"	52.43'
C3	1695.00'	505.94'	N 87°30'42" E	504.07'	17°06'08"	254.87'



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REVISIONS	
NO.	DESCRIPTION
1	2020-08-18

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
ECH-VINT HILL ASSOCIATES, LLC
VINT HILL LANDBAY K PHASE 11
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

PLAT NO. PLLH2004.3000 BLA - Lot 8A-2 & 9A-1.dwg

DATE July 28, 2020

DRAWING SCALE 1"=50'

DRAWN BY SBN

APPROVED BY



October 23, 2019

Mr. Mitch Neitzey
ECH - Vint Hill Associates, LLC
21 Dupont Circle
Washington D. C. 20036

Re: Soil Boring Data
Vint Hill Lots 8 and 9
Fauquier County, Virginia
Project No. 7258

Mr. Neitzey:

As requested, Dominion Engineering Associates, Inc. (DEA) drilled six (6) soil borings, three (3) in each lot as shown on the attached boring location diagram to evaluate Engineered Fill soils previously placed on these lots. It is our understanding the Engineered Fill was placed in the Spring of 2018 and monitored for lift thickness and tested for degree of compaction.

Based on our boring data, the Engineered Fill soils placed on these lots is consistent with natural soil types in and around the Vint Hill area classified as a sandy Silt (ML), trace mica and gravel. The soils encountered in our borings exhibited STP N-values between 7 blows per foot (bpf) and 50 blows in 1 inch of penetration. These SPT N-values correspond to densities of medium stiff to hard for fine grained cohesive soils. Natural soils below the Engineered Fill soils also classified as sandy Silt (ML), trace mica and gravel and transitioned to Partially Weathered Siltstone with SPT N-values exceeding 50 bpf at boring termination depths.

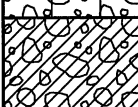
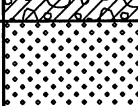
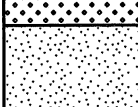
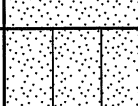
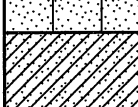
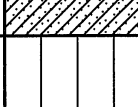
These soils encountered at the locations drilled in this limited evaluation would be considered suitable to support one to three-story buildings bearing on standard shallow foundations. With that said, additional soil borings should be performed specific to proposed development with respect to the building location on the site and its structural loading.

We have enjoyed being of service to ECH - Vint Hill Associates, LLC. on this project. The report has been prepared in accordance with generally acceptable geotechnical engineering practices and no other warranties, either expressed or implied, are made. If you should have any questions regarding the information presented, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,
Dominion Engineering Associates, Inc.


Kevin L. Parris
President

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

Reference Notes for Boring Logs/Test Pits

I. Drilling and Sampling Symbols:

SS – Split Spoon Sampler
ST- Shelby Tube Sampler
RC – Rock Core: NQ, NX, BX, AX
PM - Pressuremeter
DC – Dutch Cone Penetrometer

RB – Rock Bit Drilling
BS – Bulk Sample of Cuttings
PA – Power Auger (no sample)
HSA – Hollow Stem Auger
WS – Wash Sample

Standard Penetration (Blows/Ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2-inch O.D. split spoon sampler, as specified in ASTM D-1586. The blow count is commonly referred to as the N-value.

II. Correlation of Penetration Resistances to Soil Properties:

Density of Coarse-Grained Soils

Consistency of Fine-Grained Soils

<u>SPT-N</u>	<u>Descriptive Term</u>	<u>SPT-N</u>	<u>Description of Consistency</u>	<u>Unconfined Compressive Strength, Qp, psf</u>
0 - 4	Very loose	< 2	Very soft	Less than 250
5 - 10	Loose	2 – 4	Soft	250-500
11 - 30	Medium dense	5 – 8	Medium stiff	500-1000
31 - 50	Dense	9 – 15	Stiff	1000-2000
51 and over	Very dense	16 – 30	Very Stiff	2000-4000
		31 and greater	Hard	4000+

III. Unified Soil Classification Symbols: Reference ASTM D2488

GP	Poorly Graded Gravel	SC	Clayey Sand
GW	Well-Graded Gravel	ML	Low Plasticity Silt
GM	Silty Gravel	MH	High Plasticity Silt
GC	Clayey Gravel	CL	Low Plasticity Clay
SP	Poorly Graded Sand	CH	High Plasticity Clay
SW	Well-Graded Sand	OL	Low Plasticity Organic Soil
SM	Silty Sand	OH	High Plasticity Organic Soil

IV Water Level Measurement Symbols:

WL	Water Level	BCR	Before Casing Removal
WS	While Sampling	ACR	After Casing Removal
WD	While Drilling	WCI	Wet Cave In
		DCI	Dry Cave In

The water levels are those water levels actually measured at the time of the exploration after cave-in has occurred (removing auger bits from borehole) in the borehole/test pit exploration indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils, but fine grained soils may require several days, or even longer, for the water levels to stabilize. The position of the ground water table or perched water condition is anticipated to fluctuate depending on variability in the amount of precipitation, surface runoff, evaporation, and similar factors. To obtain accurate water level readings, a water observation well would need to be installed to measure the ground water levels over a period of time, typically this is beyond the scope of services provided by a geotechnical exploration.



Dominion Engineering Associates
8511 Indian Hills Court Suite 202
Fredericksburg, VA 22407
Telephone: 5407109339

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT	ECH-Vint Hill Assoc. LLC.	PROJECT NAME	Vint Hill Lots 8 & 9
PROJECT NUMBER	7258	PROJECT LOCATION	Fauquier County, Virginia
DATE STARTED	10/15/19	COMPLETED	10/15/19
DRILLING CONTRACTOR	Northern Virginia Drilling Inc.	GROUND ELEVATION	
DRILLING METHOD	Hollow Stem Auger	HOLE SIZE	2.25"
LOGGED BY	Matthew Kline	CHECKED BY	Kevin Parris
NOTES	Cave in at 1.9 ft	GROUND WATER LEVELS:	
		AT TIME OF DRILLING	Dry
		AT END OF DRILLING	Dry
		AFTER DRILLING	Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Stiff to Hard, Brown to Dark Brown, Sandy SILT (ML), Trace Mica and Gravel, Moist	SS 1	72	7-10-12 (22)						
2.5			SS 2	67	6-7-5 (12)						
5.0			SS 3	83	3-5-15 (20)						
7.5			SS 4	0	35-50/3"						
10.0		Bottom of hole at 10.0 feet.									



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Fredericksburg, VA 22407
Telephone: 5407109339

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT ECH-Vint Hill Assoc. LLC.

PROJECT NAME Vint Hill Lots 8 & 9

PROJECT NUMBER 7258

PROJECT LOCATION Fauquier County, Virginia

DATE STARTED 10/17/19

COMPLETED 10/17/19

GROUND ELEVATION _____

HOLE SIZE 2.25"

DRILLING CONTRACTOR Northern Virginia Drilling Inc.

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

AT TIME OF DRILLING Dry

LOGGED BY Matthew Kline

CHECKED BY Kevin Parris

AT END OF DRILLING Dry

NOTES Cave in at 5.0 ft

AFTER DRILLING Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Stiff to Hard, Brown to Grayish Brown, Sandy SILT (ML), Trace Mica and Gravel, Moist	SS 1	89	3-5-6 (11)						
2.5			SS 2	67	22-16-16 (32)						
5.0			SS 3	56	21-16-9 (25)						
7.5			SS 4	94	15-26-50/5"						
10.0		Bottom of hole at 10.0 feet.									

GEOTECH BH PLOTS 7258 VINT HILL LOTS 8 & 9.GPJ GINT US LAB.GDT 10/23/19



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Fredericksburg, VA 22407
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BORING NUMBER B-3

PAGE 1 OF 1

CLIENT	ECH-Vint Hill Assoc. LLC.	PROJECT NAME	Vint Hill Lots 8 & 9
PROJECT NUMBER	7258	PROJECT LOCATION	Fauquier County, Virginia
DATE STARTED	10/17/19	COMPLETED	10/17/19
DRILLING CONTRACTOR	Northern Virginia Drilling Inc.	GROUND ELEVATION	
DRILLING METHOD	Hollow Stem Auger	HOLE SIZE	2.25"
LOGGED BY	Matthew Kline	CHECKED BY	Kevin Parris
NOTES	Cave in at 5.0 ft	GROUND WATER LEVELS:	
		AT TIME OF DRILLING	Dry
		AT END OF DRILLING	Dry
		AFTER DRILLING	Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Medium Stiff to Hard, Brown to Grayish Brown, Sandy SILT (ML), With Mica and Gravel, Moist	SS 1	100	4-8-8 (16)						
2.5			SS 2	100	6-3-4 (7)						
5.0			SS 3	94	33-15-6 (21)						
7.5			SS 4	100	18-16-16 (32)						
10.0		Bottom of hole at 10.0 feet.									

GEOTECH BH PLOTS 7258 VINT HILL LOTS 8 & 9.GPJ GINT US LAB.GDT 10/23/19



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8511 Indian Hills Court Suite 202
Fredericksburg, VA 22407
Telephone: 5407109339

BORING NUMBER B-4

PAGE 1 OF 1

CLIENT ECH-Vint Hill Assoc. LLC.

PROJECT NAME Vint Hill Lots 8 & 9

PROJECT NUMBER 7258

PROJECT LOCATION Fauquier County, Virginia

DATE STARTED 10/17/19 COMPLETED 10/17/19

GROUND ELEVATION _____ HOLE SIZE 2.25"

DRILLING CONTRACTOR Northern Virginia Drilling Inc.

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

AT TIME OF DRILLING Dry

LOGGED BY Matthew Kline CHECKED BY Kevin Parris

AT END OF DRILLING Dry

NOTES Cave in at 6.8 ft

AFTER DRILLING Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Medium Stiff to Hard, Brown and Grayish Brown, Sandy SILT (ML), With Mica and Gravel, Moist	SS 1	100	2-16-14 (30)						
2.5			SS 2	100	10-8-6 (14)						
5.0			SS 3	100	4-4-4 (8)						
7.5			SS 4	67	7-8-4 (12)						
10.0		Bottom of hole at 10.0 feet.									



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8511 Indian Hills Court Suite 202
Fredericksburg, VA 22407
Telephone: 5407109339

BORING NUMBER B-5

PAGE 1 OF 1

CLIENT ECH-Vint Hill Assoc. LLC.

PROJECT NAME Vint Hill Lots 8 & 9

PROJECT NUMBER 7258

PROJECT LOCATION Fauquier County, Virginia

DATE STARTED 10/17/19 COMPLETED 10/17/19

GROUND ELEVATION _____ HOLE SIZE 2.25"

DRILLING CONTRACTOR Northern Virginia Drilling Inc.

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

AT TIME OF DRILLING Dry

LOGGED BY Matthew Kline CHECKED BY Kevin Parris

AT END OF DRILLING Dry

NOTES Cave in at 6.0 ft

AFTER DRILLING Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Medium Stiff to Hard, Brown and Grayish Brown, Sandy SILT (ML), With Mica and Gravel, Moist	SS 1	92	7-13-50/1"						
2.5			SS 2	67	5-8-6 (14)						
5.0			SS 3	44	5-4-4 (8)						
7.5			SS 4	100	9-12-14 (26)						
10.0		Bottom of hole at 10.0 feet.									

GEOTECH BH PLOTS 7258 VINT HILL LOTS 8 & 9.GPJ GINT US LAB.GDT 10/23/19



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Telephone: 5407109339

BORING NUMBER B-6

PAGE 1 OF 1

CLIENT ECH-Vint Hill Assoc. LLC.

PROJECT NAME Vint Hill Lots 8 & 9

PROJECT NUMBER 7258

PROJECT LOCATION Fauquier County, Virginia

DATE STARTED 10/17/19 COMPLETED 10/17/19

GROUND ELEVATION _____ HOLE SIZE 2.25"

DRILLING CONTRACTOR Northern Virginia Drilling Inc.

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

AT TIME OF DRILLING Dry

LOGGED BY Matthew Kline CHECKED BY Kevin Parris

AT END OF DRILLING Dry

NOTES Cave in at 6.0 ft

AFTER DRILLING Dry

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0		Topsoil						20	40	60	80
		Medium Stiff to Stiff, Brown to Light Grayish Brown, Sandy SILT (ML), With Mica and Gravel, Moist	SS 1	100	2-5-5 (10)						
2.5			SS 2	100	5-6-8 (14)						
5.0			SS 3	100	5-6-7 (13)						
7.5			SS 4	100	3-4-4 (8)						
10.0		Bottom of hole at 10.0 feet.									

GEOTECH BH PLOTS 7258 VINT HILL LOTS 8 & 9.GPJ GINT US LAB.GDT 10/23/19



Not to Scale

Source:

Google Maps

Aerial View



Boring Location Diagram

Vint Hill Lots 8 and 9

Fauquier County, VA

DEA Project No. 7258

October 23, 2019

the regulations prescribed by this ordinance shall not require the removal, lowering, or other change or alteration of any structure or vegetation not conforming to the regulations as of the effective date of this ordinance, or otherwise interfere with the continuance of a nonconforming use. Nothing contained in this ordinance shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance, and has been diligently prosecuted. Also, the general provisions of Article 10 of the Zoning Ordinance relating to nonconforming uses are applicable to this ordinance as well.

Notwithstanding the above paragraph, the owner of any existing nonconforming structure or vegetation is hereby required to permit the installation, operation, and maintenance thereon of whatever markers and lights might be deemed necessary by the FAA, the Virginia Department of Aviation, or the Zoning Administrator to indicate to operators of aircraft the presence of an airport obstruction. These markers and lights shall be installed, operated and maintained at the expense of airport owners and not the owner of the nonconforming structure in question.

4-508 Permits, Variance and Appeals

The provisions of Article 13 of the Zoning Ordinance shall apply.

**PART 6 PLANNED COMMERCIAL INDUSTRIAL DEVELOPMENT
DISTRICT (PCID)**

4-601 Purpose and Intent

The Planned Commercial Industrial Development (PCID) District is intended to permit new development and redevelopment in accordance with the Comprehensive Plan of mixed-use limited commercial, business, recreational and light industrial park uses. PCID shall be planned and developed subject to an approved Development Plan and designed to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering which protect property values in surrounding neighborhoods. PCID Districts shall be located within Service Districts and in locations designated for such use in the Comprehensive Plan. It is intended that these regulations provide flexibility in development by providing for a mix of compatible uses with flexibility in internal relationships of design elements. The PCID is not intended for more intensive commercial and industrial uses such as shopping malls, large-scale retail establishments and the more impactful and heavy industrial uses. Such uses are more appropriate for the existing C-2, C-3 and I-2 zoning districts.

4-602 Size and Location

The minimum area required for the establishment of a PCID district shall be 50 acres. Additional areas may be added to an established PCID if they adjoin and form a logical addition to the approved development of an established PCID. The procedure for an addition shall be the same as if an original application were filed and all requirements shall apply except the minimum acreage requirement above. The minimum acreage for such additions shall be five acres.

PCID districts shall be located in Service Districts as designated in the Comprehensive Plan. PCID districts shall have direct access to a major arterial or collector road. The PCID shall also be located within an area in the Service District that the

Comprehensive Plan designates for planned commercial and industrial development and which has sufficient infrastructure to support the proposed development, including roads, public facilities and utilities, or where sufficient infrastructure is planned and expected to be in place. In cases where necessary infrastructure is not yet available, the applicant for a PCID shall make provisions for the necessary infrastructure in the development plan.

4-603

Principal Uses Permitted

The following principal uses shall be permitted, subject to designations of areas and sites for such uses in the approved Development Plan and subject to the use limitations set forth in Section 4-605 and 4-606 below:

- Agriculture, horticulture, forestry or fishery
- Artisan's workshop and studio
- Auction house
- Bakery, commercial
- Bank or financial institution
- Barber/beauty shop
- Business service and supply service establishments
- College/University
- Commuter parking lot
- Conference or training center
- Convenience stores
- Contractors' offices and shops
- Continuing care facilities
- Construction office
- Data Center using recycled water for cooling and with all new power lines, including transmission or substation feed lines, placed underground
- Day care, child or adult
- Distribution facility
- Event facility
- Farmers market
- Health and fitness center/spa
- Hotel/Inn, less than 20 rooms
- Indoor sports/activity centers
- Laundry, dry cleaners, laundromat
- Manufacture, processing, fabrication and/or assembly of products such as, but not limited to scientific and precision instruments, photographic equipment, communication equipment, computation equipment, drugs, medicines, pharmaceuticals, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, wireless communications
- Medical care facility, major or minor
- Meeting halls for social, fraternal, civic, public and similar organizations
- Mobile Eating Establishments (subject to the Standards in Section 5-807 of the Zoning Ordinance)
- Motor vehicle service and repair, light
- Offices, administrative, business and professional
- Personal services

Place of worship, minor
 Plant nursery/greenhouse
 Postal Service, overnight courier collection and overnight mail distribution facility
 Printing service
 Private clubs
 Public and quasi-public uses, including but not limited to post office, library, museum, parks and recreation facilities, governmental office and service facilities, public safety facilities (fire and rescue, police)
 Radio and television recording/broadcasting studio
 Recycling drop off collection center, small
 Repair service establishments
 Research, experimental testing, or development activities
 Restaurants
 Retail sales with floor area less than 5,000 square feet
 Schools, primary and secondary
 Service Stations
 Swimming/tennis/racquet facility, indoor and outdoor
 Technical schools, indoor and outdoor
 Theater, indoor
 Vehicle Transportation Service Establishments
 Veterinary Clinic
 Warehousing facilities
 Water and sewer pumping stations
 Wholesale trade establishments

4-604

Secondary Uses Permitted

The following secondary uses shall be permitted only in a PCID which contains one or more principal use; such secondary uses shall be supportive and complementary to (i.e., which serves the users of) existing permitted principal uses. Areas and sites for such uses shall be shown in the approved Development Plan and subject to the use limitations set forth in Section 4-606 below:

- (a) Parks, playgrounds, community centers and non-commercial recreational and cultural facilities which are not commercial, public or quasi-public, including accessory outdoor events.
- (b) Electric, gas, water, sewer and communication facilities, including transformers, pipes, meters, pump stations and related facilities for distribution of local services. Electrical substations are not included.
- (c) Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or section and which shall be removed upon completion or abandonment of such construction.
- (d) Retail sales of products manufactured, assembled or distributed by a Principal User when in a Principal Use building and under ten percent (10%) of gross floor area.
- (e) The following may be included as Secondary Uses when within a Principal Use Building: fast food or take out restaurant, barber or beauty shop,

gymnasium, adult or child care facility, dry cleaners (pick up and drop off services only), financial or ATM facilities and mailing services.

- (f) Outdoor Class C events, less than 500 attendees.

4-605

Special Exception Uses

The following uses shall be subject to approval by the Board of Supervisors pursuant to the requirements of Article V:

- (a) Any use listed in Section 603 which was specifically prohibited in the original approval or any use listed in Section 604 above which was not specifically designated in the approved Development Plan establishing the PCID.
- (b) Any new structure or group of new structures comprising the same development or serving the same enterprise with an aggregate footprint exceeding 50,000 square feet.
- (c) Data Center not using recycled water for cooling and with all new power lines, including transmission or substation feed lines, placed underground.
- (d) Outdoor Class C events, 500 attendees or more
- (e) Hotel/motel, over 20 rooms
- (f) Hospital
- (g) Motor freight terminals
- (h) Place of worship, major
- (i) Retail sales with floor area 5,000 square feet or greater
- (j) Shopping centers under 200,000 square feet
- (k) Commercial golf course facility
- (l) Wastewater treatment facilities; water treatment facilities
- (m) Affordable Housing, Supportive Housing and Transitional Housing Facilities when proposed for use in an existing building.
- (n) Electrical Substation
- (o) Kennel, Minor, accessory to a Veterinary Clinic, subject to standards found in Section 5-1301.2 and the following additional limitations:
 - 1) Boarding shall not exceed 10% of the total square footage of the building.
 - 2) The use shall be strictly indoors with no outdoor runs or exercise pens.
 - 3) The use shall not be located within 500 feet of a property line containing an existing or planned residential, transient housing, or institutional use. This setback may be reduced by the Board in conjunction with approval

of a Special Exception upon a finding a lesser setback is sufficient to protect the health, safety, and welfare of neighbors.

- (p) Kennel, Major, in conjunction with a Veterinary Clinic, subject to the standards found in 5-1301.2 and the following additional limitations:
 - 1) Boarding shall not exceed 50% of the total square footage of the building.
 - 2) The use shall be strictly indoors with no outdoor runs or exercise pens.
 - 3) The use shall only be located within designated commercial areas on the approved Concept Development Plan and the use shall not be located within 800 feet of a structure used for residential, transient housing, or hospitality use. This setback may be reduced by the Board in conjunction with approval of a Special Exception upon a finding a lesser setback is sufficient to protect the health, safety, and welfare of neighbors.
- (q) Multi-Family Residential uses in an existing building subject to the following standards:
 - 1) The structure shall be a minimum of 50 years old.
 - 2) All alterations to existing historic structures, and all additional accessory structures, including signs, shall be designed and constructed in a manner that conforms to the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as determined by the Virginia Department of Historic Resources (VHDR).
 - 3) No proposed alteration to a structure or dependency containing an adaptive use shall materially alter the exterior appearance of the structure from its historical appearance, as determined by the Virginia Department of Historic Resources (VHDR).

4-606

Use Limitations

Unless otherwise specified in this Article or modified pursuant to Section 4-612 below, all uses shall conform to the general and specific use limitations and performance standards of Article 6 (Accessory Uses, Accessory Service Uses and Home Occupations); Article 7 (Off-Street Parking and Loading, Public and Private Streets); Article 8 (Signs); and Article 9 (Performance Standards) of this Ordinance. Specific use limitations relating to the PCID are:

- (a) Access. No individual lots shall have direct access to an arterial or major collector road except within the Vint Hill PCID, where existing buildings, streets or utility locations require flexibility. In such case, access to the higher standard road shall only be allowed where approved by VDOT, consistent with their access management standards and the overall road plan.
- (b) Utility Location. All utility distribution lines shall be placed underground.
- (c) Site Planning. Within any PCID district, the site plan shall provide for efficient groupings of structures, uses and facilities, convenient and safe pedestrian access and for smooth and convenient vehicular traffic flow within the district and at points of entry and exit.
- (d) The maximum land area used for retail uses shall not exceed 25 percent of the total permitted Floor Area Ratio (FAR) of the PCID.

4-607**Lot and Building Requirements**

Except as specified below and in Section 4-606, Use Limitations, above and as may be modified pursuant to Section 4-612 below by the Board of Supervisors in approving the PCID, lot size, lot width, yards and setbacks, height limits, road frontage and access shall be the same as specified in this ordinance for the conventional district for the same use or the conventional use most approximating the PCID use, except for a former Federal property where PCID design flexibility is needed to acknowledge existing site buildings, streets or utility system locations.

(a) Location Adjacent to Roads

No building, outdoor storage, areas for the collection of refuse, or loading areas shall be located any closer than 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of a major collector and 35 feet from any private access easement or prescriptive easement.

(b) Location Adjacent to Agricultural and Residential Districts

No building, outdoor storage, areas for the collection of refuse or loading areas shall be permitted closer than 150 feet to any agricultural district, or to any existing or planned residential district, except for a former Federal property where PCID design flexibility is needed to acknowledge existing site buildings, streets or utility system locations.

Outdoor storage, areas for the collection of refuse and loading space located between buildings and such agricultural districts, or existing or planned residential districts where such uses are visible from the said agricultural or residential areas shall be effectively screened. To accomplish this screening a landscaping and screening plan must be submitted and approved as part of site plan review and approval.

(c) Building Height

The height of buildings shall not exceed two stories, except on former Federal properties, which can have a maximum of four stories.

4-608**Floor Area Ratio**

The maximum floor area ratio permitted shall be a floor area ratio (FAR) of 25 percent of the gross area of the PCID, exclusive of floodplain.

4-609**Open Space, Landscaping and Buffering**

(a) Open Space-General

The development plan for the PCID district shall provide for a minimum of 10% of the total site as open space. Open space shall not include vehicular areas such as streets, roads, travelways and parking lots. Open space may encompass public and private open space, buffer areas, utility easements, wetlands and floodplains. To ensure park-like character within such districts, and to minimize the impact upon agricultural and residential areas, open space and landscaping shall be located and organized in such a way as to maximize

the visual effect of green spaces as seen from public ways and adjoining agricultural and residential areas. Commercial golf courses acreage can be counted as Open Space.

(b) Screening and Buffering

Landscaping, buffering and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses. Where the PCID district is immediately adjacent to an existing or planned residential use, the development plan shall include a landscaping and buffering plan to minimize visual and noise impacts to residential uses from all uses on the PCID site.

4-610 Ownership, Operation and Maintenance of Common Open Space and Common Facilities

The approved Development Plan shall include provisions for the ownership, operation and management of all common open space, common private facilities, including private streets, parking, trails and pathways and lakes and commercial areas.

4-611 Architectural Controls and Design Standards

A PCID district is intended to be of a scale, size and location which encourages a harmonious environment and which embodies design features to maximize the park-like nature of the development and to minimize negative impacts on adjacent agricultural and residential properties. To this end, any application for rezoning to the PCID district shall include specific plans for architectural controls and design standards which shall be approved by the Board of Supervisors as part of the rezoning and shall govern the development and construction of improvements on the subject property. These plans shall specify how the controls and standards will be approved for individual projects, how they will be enforced and how and by whom they may be amended.

4-612 Modifications

In order to better accomplish the purposes of the PCID district as set forth in Section 4-601 the Board of Supervisors may, after review and recommendation by the Planning Commission, modify the regulations of this Ordinance and the Subdivision Ordinance upon a finding that the proposed modifications, although not literally in accord with applicable regulations, will satisfy public purposes of the ordinance and regulations to at least an equivalent degree. Modifications to regulations shall be requested and processed concurrent with the rezoning to the PCID district pursuant to provisions listed in Section 4-613 below and Section 13-200 of this Ordinance. However, no modifications shall be permitted which affect uses, use limitations as listed in Section 4-606 of this ordinance, floor area ratio of the PCID district, and requirements regulating setbacks from off-site roads and uses, except for a former Federal property where PCID design flexibility is needed to acknowledge existing site buildings, streets or utility system locations.

4-613 Rezoning to the Planned Commercial and Industrial Development District

Rezoning to the PCID district shall be established by amending the Zoning Map of Fauquier County. The procedures for such an amendment shall be generally as set

forth in Section 13-200 of this Ordinance except as provided below. In the event of conflict between the provisions of Section 13-200, the provisions below shall prevail.

1) Pre-Application Conference

Applicants for rezoning to the PCID shall meet with Department of Community Development staff and other appropriate review agencies to review the proposed Development Plan prior to formal submittal. The purpose of such conferences shall be to assist in bringing the application and material submitted therewith as nearly as possible into conformity with these or other regulations applying in the case. The conference shall also identify specific modifications to the regulations which may be requested pursuant to Section 4-612 above and which seem justified by alternative means to achieve the public purpose for such regulations to at least an equivalent degree. The timing and number of pre-application conferences shall be as mutually agreed to by the applicant and staff.

2) Development Plans - General

All rezoning to the PCID shall require a Development Plan approved by the Board of Supervisors. The approved Development Plan shall govern the development of the project and shall be binding on all current and future owners of the property. The Development Plan shall consist of a Concept Development Plan and other documents which may include, but not be limited to, proffer statements, dedications, contributions, and design standards

3) The Concept Development Plan

Applicant for rezoning to the PCID shall submit at time of application a proposed Concept Development Plan which shall include on one or more plats not exceeding 24 by 36 inches in size at a scale to be approved by the Director:

- a) The location and functional relationships of all land uses including the types, number of units and floor area ratio for each bay or mode of development.
- b) The location of roads, streets and travelways to provide vehicular traffic circulation, the proposed classification of streets and right-of-way requirements.
- c) The general location of proposed open space and the type of ownership proposed.
- d) The proposed phasing and sequence of the development plan for each phase and the projected start and completion dates, the density, and approximate type and number of structures, the percentage of each tract to be occupied by structures and the floor area ratio and general design standards for all uses.
- e) Topographic information with maximum contour intervals of five (5) feet at a scale to be approved by the Director, soils information to include a map identifying soil types at a scale to be approved by the Director, and the limits of floodplain, if any, on the site.

- f) The approximate limits of clearing and grading for each separate tract of development.
 - g) A conceptual landscaping and buffering plan.
- 4) Additional Submission Materials

The following additional materials shall be submitted at the time of the application. These materials are to be used by staff, the Planning Commission and the Board of Supervisors in reviewing and evaluating the application and may, along with the proposed Concept Development Plan and basic application materials required by Section 13-200 of this ordinance, form a basis for identification and mitigation of impacts of the proposed development and for making modifications to the proposal to allow it to better satisfy the purpose and intent of the PCID district and to meet all requirements of this ordinance. The required additional materials are:

- a) A statement which confirms the ownership or control of the property, the natures of the applicant's interest in the same, and the place of record of the latest instrument in the chain of title for each parcel constituting the subject property.
- b) Request for any modifications pursuant to Section 4-612 above. Such requests shall be specific as to all modifications that are being requested, why they are needed or desired and shall provide detailed justification as to how, if approved, the modifications will serve public purposes to at least an equivalent degree as the ordinances being modified.
- c) A traffic study to cover on-site traffic generation and distribution and off-site impacts. This traffic study must be acceptable to the Director as to content and technical form before the application is deemed to be complete.
- d) A statement indicating the extent, approximate timing and estimated costs of proposed off-site infrastructure improvements such as roads, water, sanitary sewer and stormwater management facilities necessary to construct the development. This statement should identify those facilities to be constructed by the applicant and explain how those to be constructed by others will be provided.
- e) A draft Proffer Statement to address mitigation of impacts, including but not limited to, transportation impacts, impacts on public facilities such as schools.

4-614

General Standards for Approval of a Rezoning to the Planned Commercial Industrial Development District

In addition to the specific requirements of this section and the standards for rezoning for all development contained in Section 13-200, the Planning Commission in its review and recommendation and the Board in its approval shall find that the following general standards relating to planned development have been satisfied:

- 1) The development is in substantial conformance to the adopted Comprehensive Plan with respect to type, character and intensity of use and public facilities.
- 2) The design of the development is of such that it achieves the adopted goals of the Comprehensive Plan and the stated purposes of the PCID Ordinance.
- 3) The development efficiently utilizes the available land and protects and preserves to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- 4) The development is designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding properties in accordance with the adopted Comprehensive Plan.
- 5) The development shall be located in an area in which transportation, police and fire protection, other public facilities and utilities, including water and sewer, are or will be available and adequate for the uses proposed; provided, however, that the applicant shall make provision for such facilities or utilities which are not presently available.

4-615 Validity of the Approved Development Plan

The approved Development Plan shall specify the period of time for which the Plan shall remain valid and what actions must be performed and in what manner in order to continue or extend the period of validity. Upon expiration of any plan no

development may occur until the plan is reapproved by the Board of Supervisors in accordance with the provisions of Section 4-605 and Article V.

4-616 Deviations from and Modifications to the Approved Concept Plan

Development of the PCID district shall be in substantial conformance with the Concept Development Plan. Minor deviations from the approved Concept Plan may be permitted when the Director determines that such are necessary due to the requirements of topography, drainage, structural safety or vehicular circulation and such deviations will not materially alter the character of the approved Development Plan including the proposed development phasing and does not violate other binding components of the Plan including approved Proffers. In no case shall deviations include changes to the general location and types of land uses; or an increase of greater than 5% in overall floor area; or decreases in total area for open space. Changes not in conformance with this section or not deemed minor deviations shall require a special exception in conformance with Section 4-605 and Article V, provided however changes to any approved proffers shall be made in conformance with Section 13-200.

PART 7 4-700 PLANNED DEVELOPMENT MIXED USE DISTRICT (PDMU)

4-701 Purpose and Intent

The PDMU District is established to provide a limited range of commercial retail, service and office uses, as well as civic and residential uses. The district regulations are designed to allow the types of commercial uses that are compatible with public uses such as schools and which serve only the immediate neighborhood. In general,