

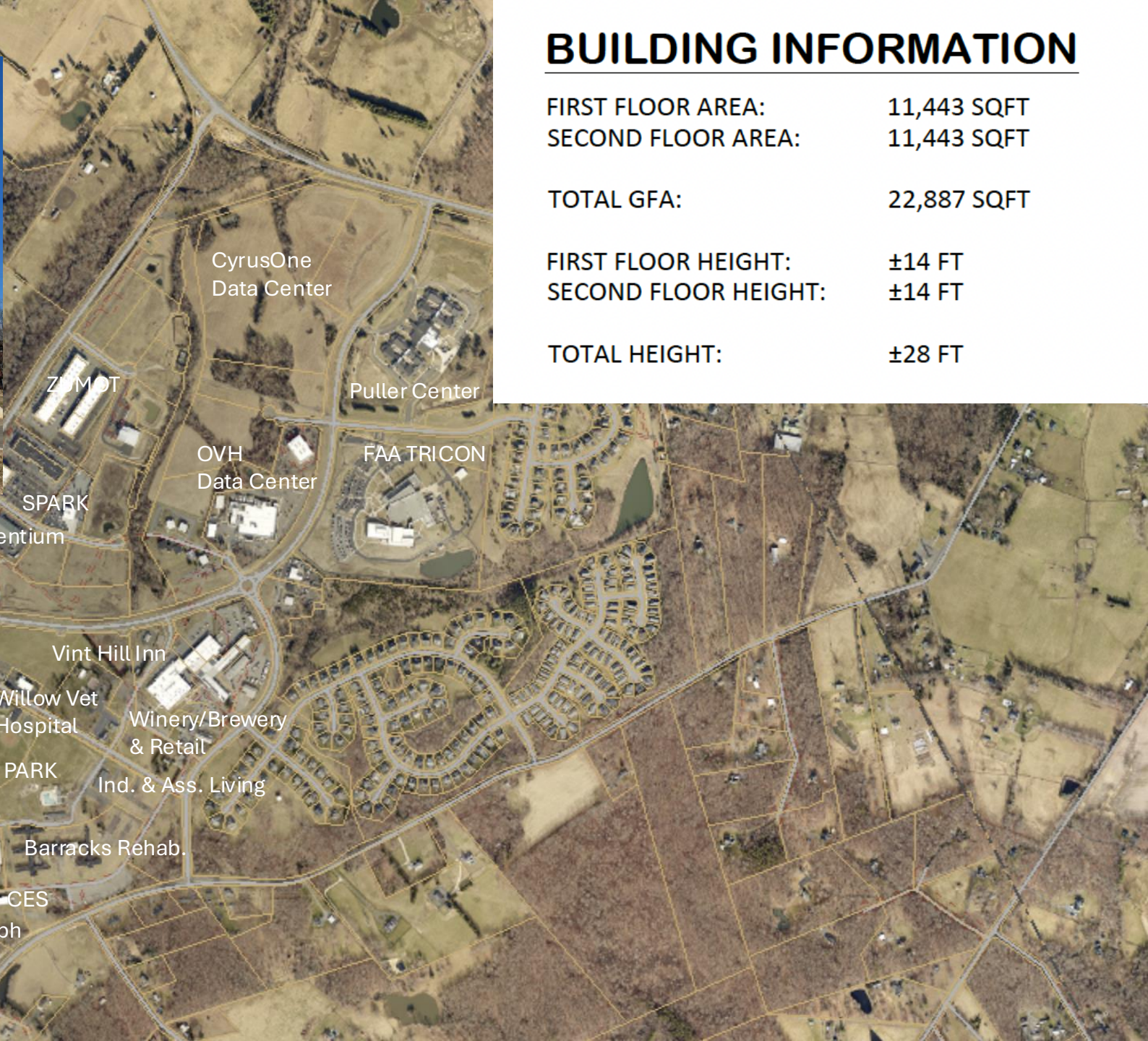
Info: 703-282-2372

4260 Sigler Rd  
Vint Hill, Virginia - 20187





4260 Sigler Rd



## **BUILDING INFORMATION**

FIRST FLOOR AREA: 11,443 SQFT

SECOND FLOOR AREA: 11,443 SQFT

TOTAL GFA: 22,887 SQFT

FIRST FLOOR HEIGHT: ±14 FT

SECOND FLOOR HEIGHT: ±14 FT

TOTAL HEIGHT: ±28 FT

CyrusOne  
Data Center

Puller Center

OVH  
Data Center

FAA TRICON

SPARK  
Prentium

Vint Hill Inn

Post  
Office

Willow Vet  
Hospital

Winery/Brewery  
& Retail

VH PARK

Ind. & Ass. Living

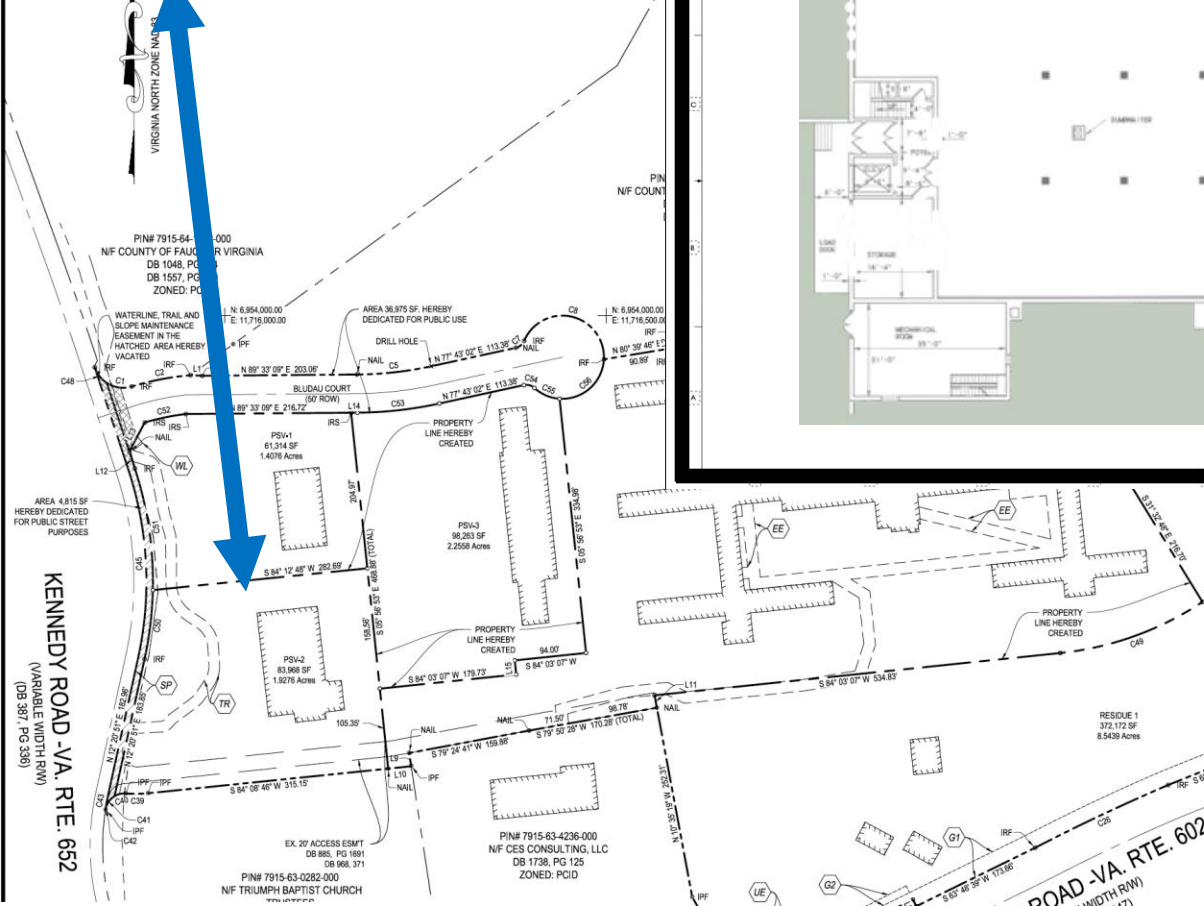
4260  
Sigler

Barracks Rehab.

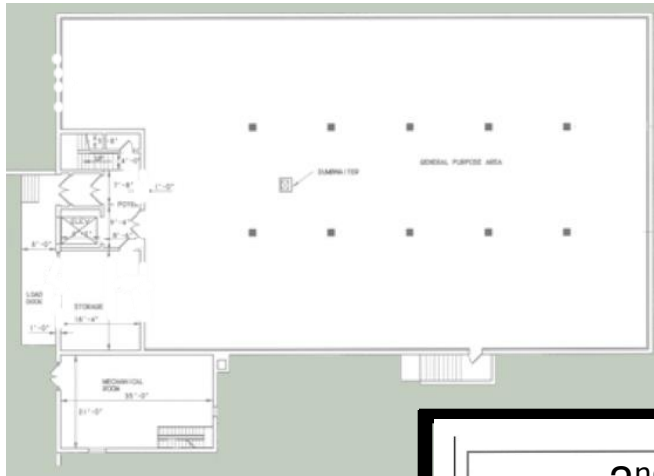
CES  
Triumph



# 4260 Sigler Rd



## 1st & 2nd Fl. Walls Removed



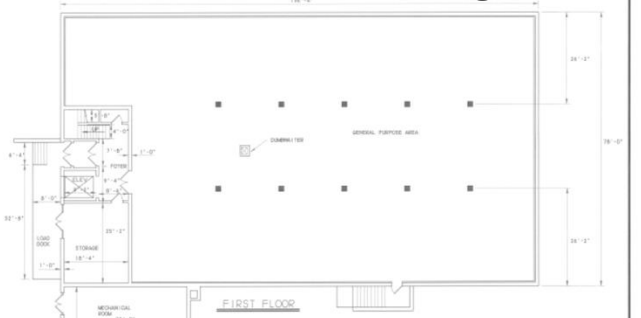
## SURROUNDING PROPERTIES

PIN No.	Owner Name	Owner Address	Zoning	Use
7915-63-0282	Triumph Baptist Church Trustees	PO Box 861456 Warrenton, VA 20187	PCID	Religious Institution
7915-63-4236	CES Consultants LLC	4245 Sigler Road Warrenton, VA 20187	PCID	Commercial
7915-63-1532	County of Fauquier	40 Culpeper Street Warrenton, VA 20186	PCID	Park
7915-64-9304	County of Fauquier	10 Hotel Street Warrenton, VA 20186	PCID	Park
7915-63-8665	Parkside Village LLC	PO box 861617 Warrenton, VA 20188	PCID	Vacant

## 2nd Fl. Existing



## 1st Fl. Existing



## BUILDING INFORMATION

- FIRST FLOOR AREA: 11,443 SQFT
- SECOND FLOOR AREA: 11,443 SQFT
- TOTAL GFA: 22,887 SQFT
- FIRST FLOOR HEIGHT: ±14 FT
- SECOND FLOOR HEIGHT: ±14 FT
- TOTAL HEIGHT: ±28 FT

REVISED DATE	DESIGNED BY	
DIRECTORATE of ENGINEERING and LOGISTICS		
U.S. ARMY COMMUNICATIONS-ELECTRONICS ACTIVITY		
5001 HILL FARM STATION, WARRENTON, VA 22186		
PROJECT NO.	DATE	
7915-63-4236	11-20-17	
PROJECT		BUILDING 166
		FLOOR PLAN
SCALE		AS SHOWN

# Optional - 4260 Sigler FLEX - TECH Site Plan

## ZONING COMPLIANCE (PCID)

	REQUIRED	PSV-2 PROVIDED
MIN. LOT SIZE:	NA	1.928 ACRES
MIN. LOT WIDTH:	80 FT	±275 FT
SETBACK REQUIREMENTS		
ADJACENT TO PUBLIC STREET:	50 FT FROM C/L	±165 FT
ADJACENT TO NEIGHBORING PARCEL (PCID):	25 FT	44.24 FT
MAX. NUMBER OF STORIES:	2	2
MAX. BLDG HEIGHT:	NA	±28 FT
FLOOR AREA:	NA	22,887 SQFT
MAX. FLOOR AREA RATIO:	100%	27.23%

## LOADING SUMMARY

### EPIC BUILDING (GFA=22,887 SQ. FT.):

#### MANUFACTURING STANDARD A:

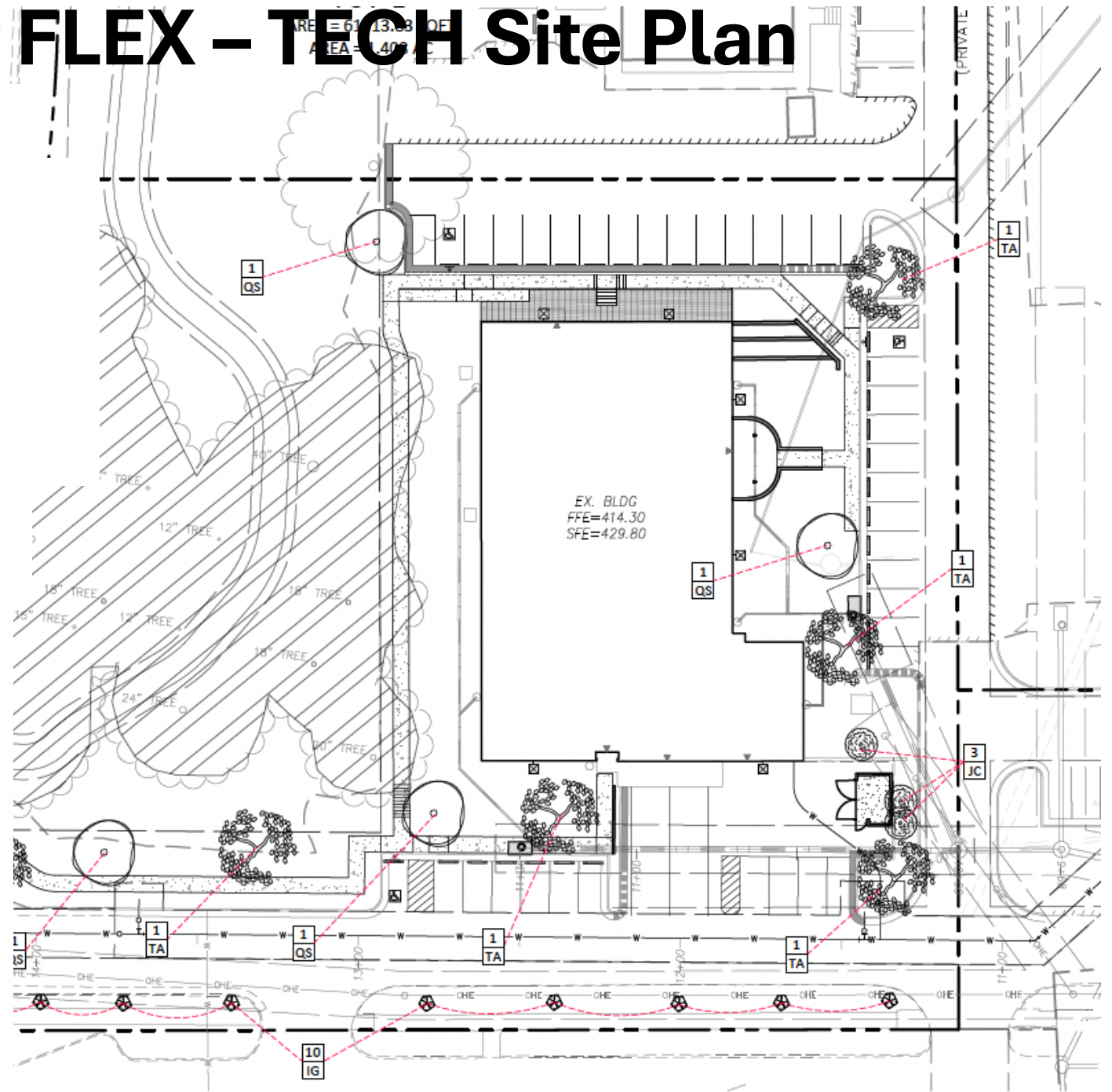
- 1 LOADING STALL / 1ST 5,000 SQ. FT. OF GROSS FLOOR AREA
- 1 LOADING STALL/ ADD. 30,000 SQ. FT. OF GROSS FLOOR AREA
- REQUIREMENT: **1 LOADING STALLS**

#### SCIENTIFIC RESEARCH STANDARD C:

- 1 LOADING STALL / 1ST 10,000 SQ. FT. OF GROSS FLOOR AREA
- 1 LOADING STALL/ ADD. 20,000 SQ. FT. OF GROSS FLOOR AREA
- REQUIREMENT: **1 LOADING STALLS**

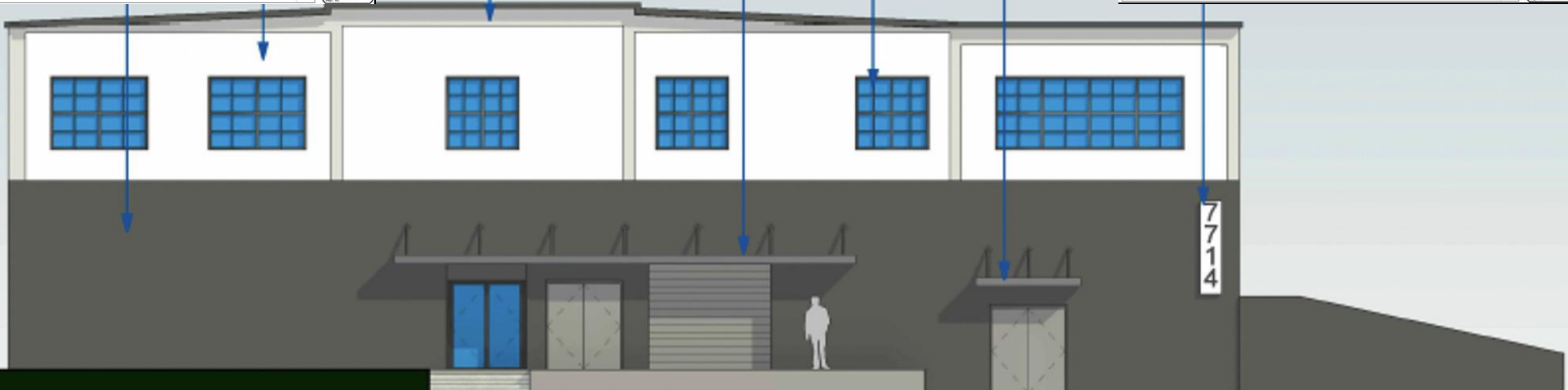
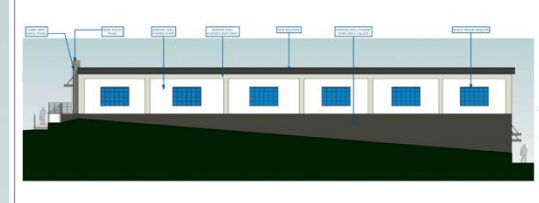
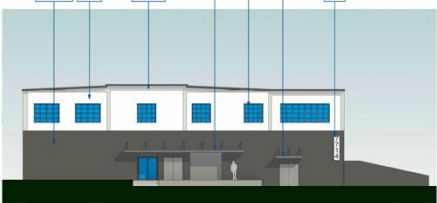
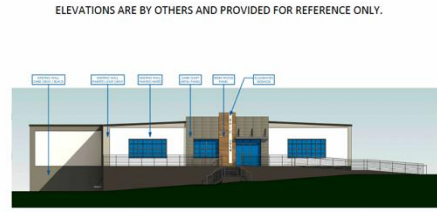
**LOADING STALLS REQUIRED: 1**

**LOADING STALLS PROVIDED: 2**



# Warehouse, Commercial, Industrial Zoning

# 4260 Concepts FLEX – TECH



ELEVATIONS ARE BY OTHERS AND PROVIDED FOR REFERENCE ONLY.

EPIC

PROPOSED NORTH ELEVATION

CONCEPTUAL DESIGN  
DATE: 1/17/2023  
K101

**CR CARTER RUN**  
LANDSCAPE ARCHITECTURE & PLANNING  
ARCHITECTURAL ELEVATIONS  
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

EPIC BUILDING  
VINT HILL FARM STATION, VA  
MAJOR SITE PLAN  
BUILDING ELEVATIONS  
(BY OTHERS)

3RD SUBMISSION

DATE: 1/17/2023  
BY: J. B. BROWN  
SCALE: AS SHOWN

0029-2204  
C900-Arch.dwg  
3/27/2023  
C900

ELEVATIONS ARE BY OTHERS AND PROVIDED FOR REFERENCE ONLY.

EPIC

PROPOSED EAST ELEVATION

CONCEPTUAL DESIGN  
DATE: 1/17/2023  
K103

**CR CARTER RUN**  
LANDSCAPE ARCHITECTURE & PLANNING  
ARCHITECTURAL ELEVATIONS  
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

EPIC BUILDING  
VINT HILL FARM STATION, VA  
MAJOR SITE PLAN  
ARCHITECTURAL ELEVATIONS  
(BY OTHERS)

3RD SUBMISSION

DATE: 1/17/2023  
BY: J. B. BROWN  
SCALE: AS SHOWN

0029-2204  
C900-Arch.dwg  
3/27/2023  
C901

ELEVATIONS ARE BY OTHERS AND PROVIDED FOR REFERENCE ONLY.

EPIC

PROPOSED SOUTH ELEVATION

CONCEPTUAL DESIGN  
DATE: 1/17/2023  
K102

**CR CARTER RUN**  
LANDSCAPE ARCHITECTURE & PLANNING  
ARCHITECTURAL ELEVATIONS  
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

EPIC BUILDING  
VINT HILL FARM STATION, VA  
MAJOR SITE PLAN  
BUILDING ELEVATIONS  
(BY OTHERS)

3RD SUBMISSION

DATE: 1/17/2023  
BY: J. B. BROWN  
SCALE: AS SHOWN

0029-2204  
C900-Arch.dwg  
3/27/2023  
C900

ELEVATIONS ARE BY OTHERS AND PROVIDED FOR REFERENCE ONLY.

EPIC

PROPOSED WEST ELEVATION

CONCEPTUAL DESIGN  
DATE: 1/17/2023  
K104

**CR CARTER RUN**  
LANDSCAPE ARCHITECTURE & PLANNING  
ARCHITECTURAL ELEVATIONS  
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

EPIC BUILDING  
VINT HILL FARM STATION, VA  
MAJOR SITE PLAN  
ARCHITECTURAL ELEVATIONS  
(BY OTHERS)

3RD SUBMISSION

DATE: 1/17/2023  
BY: J. B. BROWN  
SCALE: AS SHOWN

0029-2204  
C900-Arch.dwg  
3/27/2023  
C901



# 4260 Sigler Rd



1st Fl. Existing



1st Fl. Existing



North / West View



East View



West / South View



North / West View

Info: 703-282-2372



VIRGINIA NORTH ZONE



312 WEST MAIN ST  
LURAY, VA 22835  
PH: (540) 743-9227 - FAX: (540) 743-



PLAT SHOWING CONSOLIDATION, RESUBDIVISION AND DEDICATION OF EASEMENTS AND PUBLIC ROW ON THE LANDS OF  
**PARKSIDE VILLAGE LLC & VINT HILL VILLAGE LLC**  
GPIN NO. 7915-63-8665-000 & GPIN NO. 7915-63-2639-000  
DEED BOOK 1598 AT PAGE 322  
DEED BOOK 1536 AT PAGE 2365  
SCOTT MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SEPTEMBER 25, 2024

PIN# 7915-64-9304-000  
N/F COUNTY OF FAUQUIER VIRGINIA  
DB 970, PG 1119  
DB 1717, PG 383  
ZONED: PC/D

PIN# 7915-64-1532-000  
N/F COUNTY OF FAUQUIER VIRGINIA  
DB 1048, PG 814  
DB 1557, PG 260  
ZONED: PC/D

PIN# 7915-73-6955-000  
N/F PARKSIDE VILLAGE, LLC  
DB 1598, PG 322  
ZONED: PC/D  
(EXISTING LOT NOT PART OF THIS SURVEY)

PIN# 7915-63-4236-000  
N/F CES CONSULTING, LLC  
DB 1738, PG 125  
ZONED: PC/D

PIN# 7915-63-0282-000  
N/F TRIUMPH BAPTIST CHURCH TRUSTEES  
DB 1585, PG 2279  
DB 1669, PG 1980  
ZONED: PC/D

AREA 4,815 SF  
HEREBY DEDICATED  
FOR PUBLIC STREET  
PURPOSES

**KENNEDY ROAD -VA. RTE. 652**  
(VARIABLE WIDTH R/W)  
(DB 387, PG 336)

**ROGUES ROAD -VA. RTE. 602**  
(VARIABLE WIDTH R/W)  
(DB 240, PG 347)

EASEMENTS LEGEND	
G1	20' COLUMBIA GAS PIPELINE ESMT DB 1284, PG 329
G2	VARIABLE WIDTH COLUMBIA GAS EASEMENT DB 1692, PG 2368
EE	15' NOVEC ELECTRICAL EASEMENT DB 1743, PG 1104
	VARIABLE WIDTH UTILTY EASEMENT

