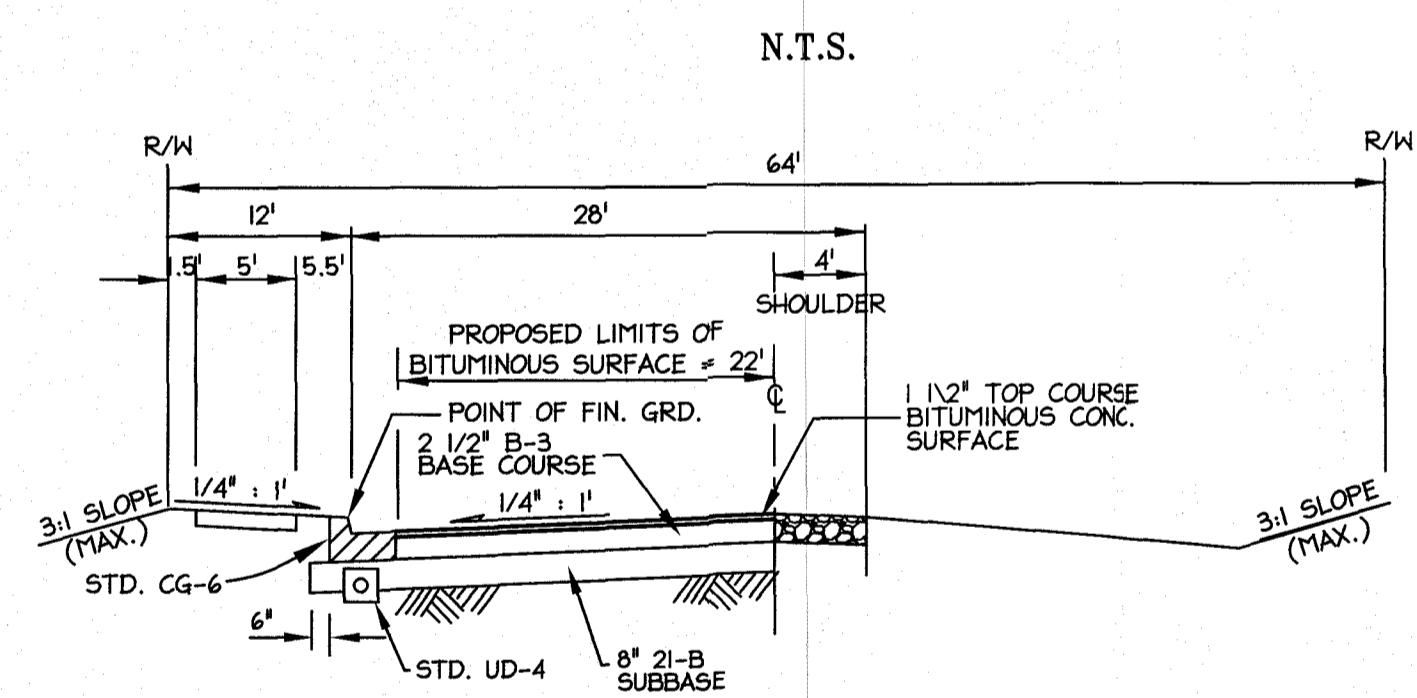


**GENERAL NOTES**

- PROJECT DESCRIPTION:** THIS PROJECT IS A REQUEST FOR A SPECIAL PERMIT FOR 80,000 SF OF WAREHOUSE/STORAGE ON A 3.3 ACRE PORTION OF THE 9.8146 ACRE WEXFORD VILLAGE PROPERTY. THE USE IS ALLOWED IN THE COMMERCIAL-2 (C-2) ZONING CLASSIFICATION PURSUANT TO 3-315.5A AND 5-006 OF THE FAUQUIER COUNTY ZONING ORDINANCE AND IS ALLOWED BASED ON THE CURRENT PROFFERS DATED JUNE 15, 2015.
- PIN 6899-24-0759-000 CONTAINING 8.8209 ACRES.  
CURRENT ZONING: C-2 WITH PROFFERS  
PIN 6899-24-0237-000 CONTAINING 0.9937 ACRES.  
CURRENT ZONING: C-2 WITH PROFFERS  
OWNER/APPLICANT: BEALTON FINANCIAL, LLC  
1901 RESEARCH BLVD, #500  
ROCKVILLE, MD 20850  
DEED BOOK 1417, PAGE 1019
- C-2 ZONING REQUIREMENTS**  
MINIMUM LOT SIZE: 30,000 SQ FT  
MINIMUM LOT WIDTH: 100 FT  
**SETBACK REQUIREMENTS**  
FRONT: 75 FEET FROM C/L LOCAL COLLECTOR  
90 FT FROM C/L MAJOR COLLECTOR  
105 FT FROM C/L MAJOR THOROUGHFARE  
SIDE & REAR: 0 FT ADJOINING COMMERCIAL DISTRICTS  
50 FT ADJOINING RURAL DISTRICTS  
0 FT ADJOINING COMMERCIAL DISTRICTS  
50 FT ADJOINING RURAL OR RESIDENTIAL DISTRICTS  
MAXIMUM BUILDING HEIGHT: 65 FEET  
MAXIMUM LOT COVERAGE: 45%  
MINIMUM LANDSCAPED GREEN SPACE: 10%
- PURSUANT TO SECTION 3-400.16 OF THE FAUQUIER COUNTY ZONING ORDINANCE, A REDUCTION IN THE FRONT SETBACK IS BEING REQUESTED WITH THIS SPECIAL PERMIT IN ORDER TO ACHIEVE A TOWN CENTER CONCEPT AS ENVISIONED IN THE BEALTON COMPREHENSIVE PLAN AS PROPOSED ON THE CONCEPT DEVELOPMENT PLAN.
- CURRENT USE: VACANT
- PROPOSED USE: WAREHOUSE/STORAGE
- PROPOSED ACCESS WILL BE VIA A NEW ENTRANCE OFF ROUTE 17.
- THE SUBJECT PROPERTY HEREIN DOES NOT LIE WITHIN ANY KNOWN 100-YEAR FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 51061C, PANEL 0410C, DATED FEBRUARY 6, 2008. THE PROPERTY IS LOCATED WITHIN ZONE X. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
- THE NEW DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY (FCWSA).
- TOPOGRAPHIC INFORMATION PREPARED BY CARSON ASHLEY & ASSOCIATES  
CONTOUR INTERVAL: 2 FEET  
DATUM: USGS
- BOUNDARY INFORMATION PREPARED BY CARSON, ASHLEY & ASSOCIATES AND INFORMATION OF RECORD. NO TITLE REPORT IS FURNISHED.
- CONSTRUCTION SHALL CONFORM TO FAUQUIER COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS.
- OWNER SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH RELOCATING EXISTING UTILITIES.



**INTERIM TYPICAL PAVEMENT SECTION**

(AS SHOWN ON PLAN)  
VILLAGE CENTER DRIVE STA. 12+00 TO 15+00  
N.T.S.

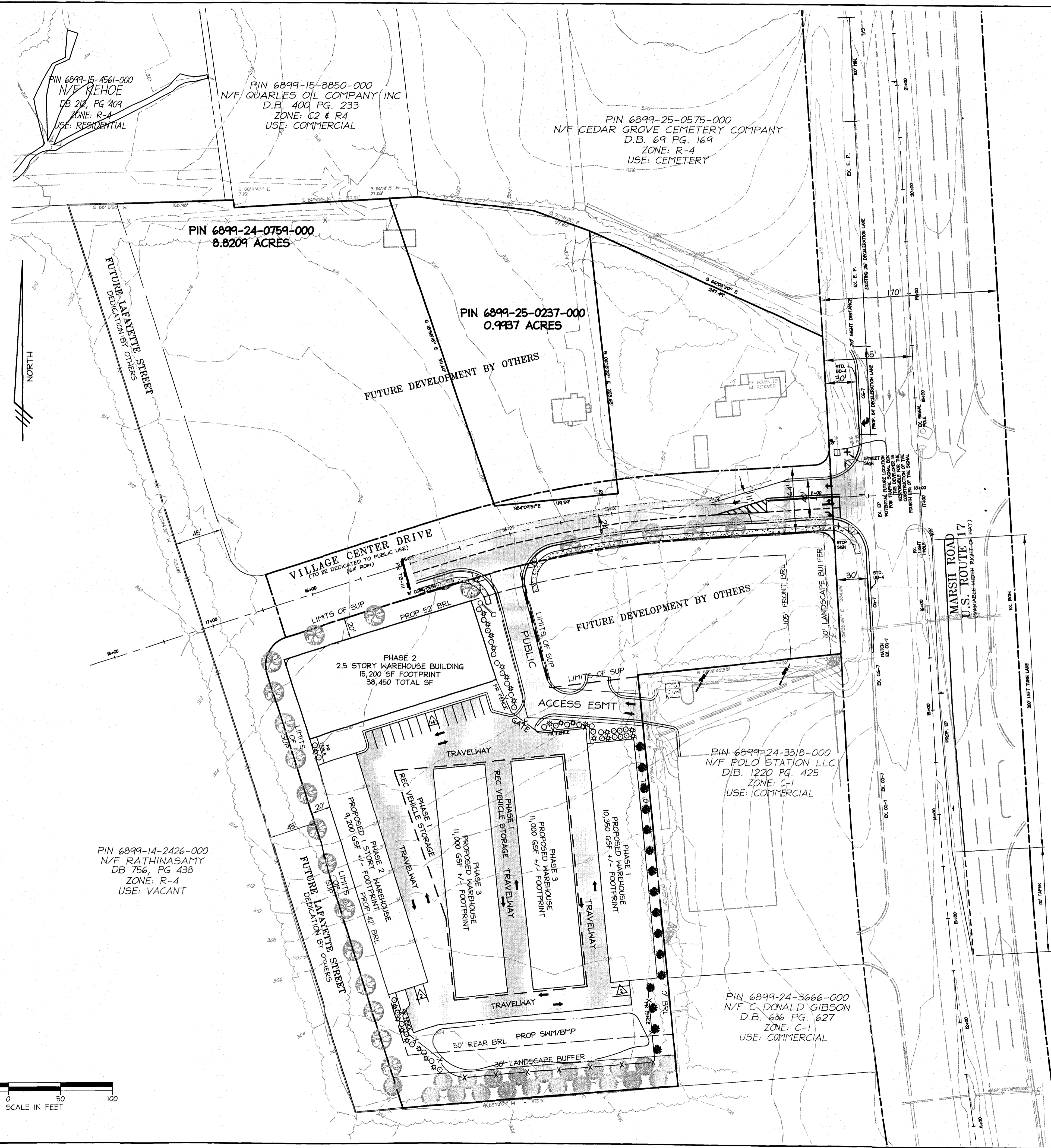
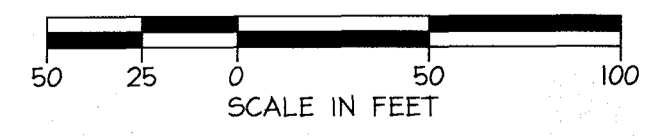
**NOTE**

INTERIM TYPICAL SECTION IS SHADED AS SHOWN ON THIS CDP.

**NOTE**

THE LANDSCAPE PLAN IS ILLUSTRATIVE.  
THE FINAL LANDSCAPE PLAN WILL BE DETERMINED BY DISCUSSION WITH THE FAUQUIER COUNTY OFFICE OF COMMUNITY DEVELOPMENT.

REVISIONS		
NO.	DESCRIPTION	DATE



P:\00133\Plan\SUP - Warehouse Storage\00133 Warehouse SUP.dwg, 4/11/2018 12:03:11 PM, 1:1

**CARSON ASHLEY**  
ENGINEERS - SURVEYORS - PLANNERS  
45 Main Street • 1st Floor • Warrenton, Virginia 20186  
Phone: (540) 347-9191 • Fax: (540) 349-1905  
www.carson-ashley.com

**CATEGORY 15 SPECIAL USE PERMIT**  
**WEXFORD VILLAGE**  
FAUQUIER COUNTY, VIRGINIA  
LEE MAGISTERIAL DISTRICT

DATE: AUGUST 24, 2015  
SCALE: 1" = 50'  
SHEET 1 OF 1