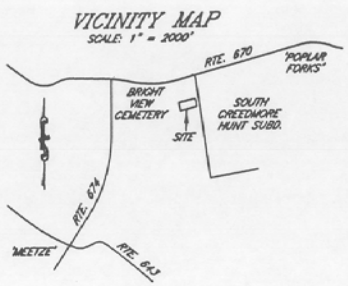
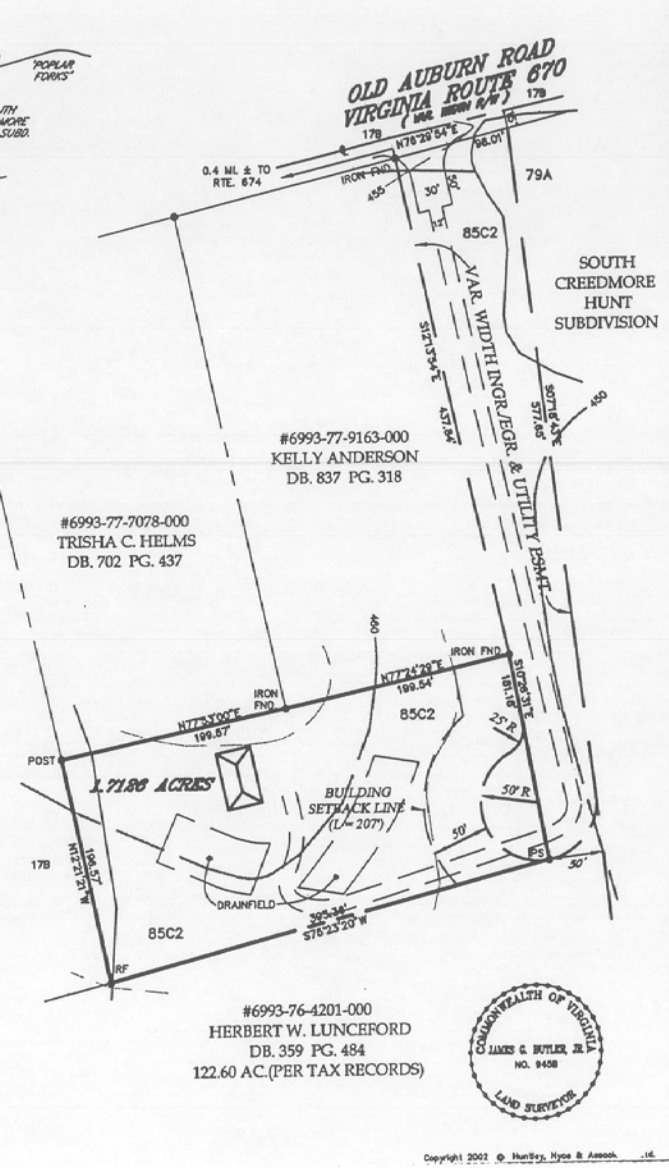
neral Notes:

nding approval of this plat, the final design shall comply with all requirements f Fauquier County and all other approving agencies.
dequate soil erosion controls shall be designed, approved, and in place prior o construction.
ements, rights of way, etc., other than shown, may exist.
ography shown hereon taken from Fauquier County GIS. 5' contour interval.
bject property currently zoned: RA
he proposed lot shown hereon is to be developed as single family detached welling being served by individual well and septic drain field system. Drain field ermit approved by VDH on 11-21-01, permit #SD-01-0741.
rojected Traffic Volume:
Lot @ 10vpd per lot = 10vpd
n #6993-76-4201-000
urrent Owner: Herbert W. Lunceford
8357 Lunsford Road
Warrenton, Virginia 20187
ontract Owner: J. Scott Godfrey
6812 Crescent Place
Bealton, Virginia 22712
er panel #510055 0305 A, dated November 1, 1979, of the HUD/FIRM maps, he property shown hereon does not lie within the boundary of the 100 year lood plain.
itle report not furnished.
rea Tabulation:
ot = 1.7126 Acres
esidue = 120.89 Acres(per tax records)
otal = 122.60 Acres(per tax records)
-0- denotes iron pipe to be set unless otherwise noted.
rivate street in this subdivision will not be paved or maintained with funds auquier County or funds administered by the Virginia Department of Highways ansportation. In the event that owners of lots in the subdivision subsequently the addition of such private streets to the secondary system of state highways for maintenance, the cost to upgrade it to the prescribed standards must be provided from funds other than those administered by the Virginia Department of Highways and Transportation of Fauquier County. Private streets in this subdivision are not dedicated for public use.
Private Street shall be constructed in accord with resolution approved by Board of Supervisors on 2-19-02.
Building Setbacks:
Front - 50'
Side/Rear - 25'
Soils information shown hereon copied from the Interpretive Guide to the soils of Fauquier County.

SURVEYOR'S CERTIFICATE:
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PRELIMINARY PLAT MEETS ALL OF THE APPLICABLE STATE AND LOCAL PLATTING STANDARDS FOR PRELIMINARY PLATS.

JAMES G. BUTLER, JR. # 9458





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MAR 15 2002
FAUQUIER COUNTY
COMMUNITY DEVELOPMENT

COMMONWEALTH OF VIRGINIA
JAMES G. BUTLER, JR.
NO. 9458
LAND SURVEYOR

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CIVIL ENGINEERS - LAND PLANNERS

HERBERT W. LUNCEFORD DIVISION
OTTER RUN DISTRICT - FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 60'
DATE: 03-1-
REVISIONS:
SHEET 1 OF
FILE NO. 005