VICINITY MAP

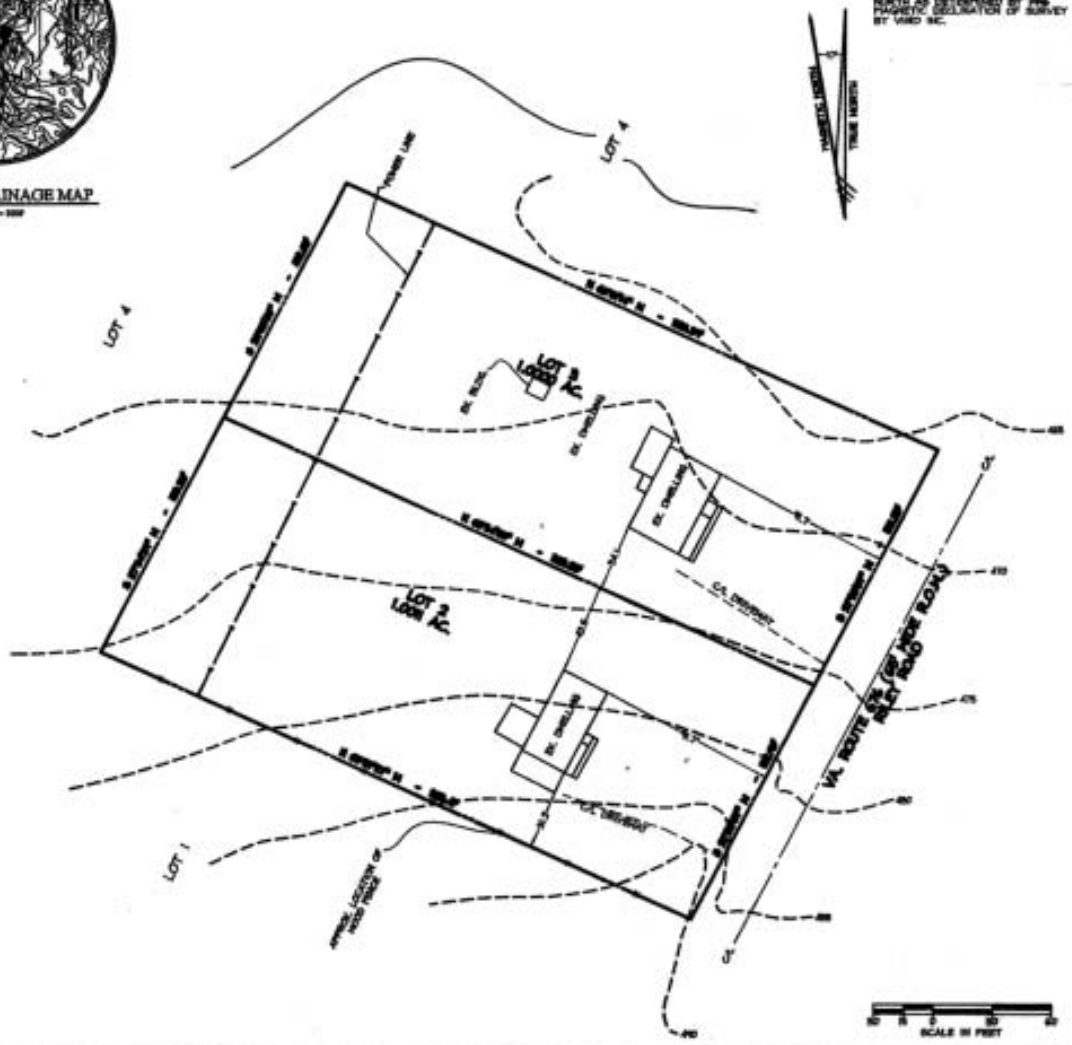
SCALE 1"= 1000'

OFF-SITE DRAINAGE MAP

SCALE 1"= [illegible]

REVISIONS		
NO.	DESCRIPTION	DATE

NOTE: PLAT BEARINGS BASED ON TRUE NORTH AS DETERMINED BY PRE-MAGNETIC DECLINATION OF SURVEY BY VMRD INC.



NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A S.F.D. DEFINED 100 YR. FLOOD PLAIN. COMM-PANEL/INDEX 025 A
EFFECTIVE DATE: NOV. 1, 1979
THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.

2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHT-OF-WAY MAY EXIST.

3. WETLANDS, IF ANY, NOT SHOWN.

4. BOUNDARY AND LOCATION SURVEY PREPARED BY V H & D, INC., UNDER DATE OF SEPT. 22, 1997.

5. PROPERTIES ARE CURRENTLY ZONED R-1, THIS PLAT PROPOSES THE REZONING OF PROPERTIES TO R-2.

R-2 ZONING REQUIREMENTS:
MIN. LOT SIZE: 20,000 SF CONVENTIONAL
MIN. LOT WIDTH: 90 FT.
MIN. FRONT YARD: 50 FT. (FROM LOCAL COLLECTOR)
65 FT. (FROM MAJOR COLLECTOR)
MIN. SIDE AND REAR YARD: 15 FT.

6. CURRENT LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL

7. CURRENT OWNERS OF RECORD:
PIN 7925-56-7604 NICHOLAS F. & MICHELE A. GLONICO (LOT 2)
7056 RILEY ROAD, HARRINTON VA. 20187
DEED BOOK 616, PAGE 799

PIN 7925-56-7671 RICHARD H. & ELEANOR J. BUTLER (LOT 3)
7050 RILEY ROAD, HARRINTON VA. 20187
DEED BOOK 554, PAGE 548

8. TOPOGRAPHY SURVEY INFORMATION TAKEN FROM COUNTY PUBLISHED 5 FT. CONTOUR MAP.

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CERTIFIED REZONING & CONCEPT PLAN TO CHANGE ZONING FROM R-1 TO R-2 BROKEN HILLS, SECTION V, LOTS 2 & 3

SCOTT MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

JAMES A. CARSON, JR.

DATE: 8/14/08
SCALE: 1"=50'
SHEET 1 OF 1

BROKEN HILLS - LOTS 2 & 3

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PROJECT # [illegible]