ATTACHMENT 2

THIS DRAWING IS A SERVICE DOCUMENT OF FREDERICK WARD ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. (WHITE INFINITY).

EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM AVAILABLE RECORDS AND/OR FIELD OBSERVATIONS. FOR 30 CALENDAR DAYS OF ELECTRIC UNDERGROUND UTILITIES, UTILITY SHALL UTILITY AT 1-800-552-7001, 24 HOURS BEFORE THE START OF EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. APPEARANCE OF DISRUPTION BY SOME WILL NOT BE THE RESPONSIBILITY OF FWA.

PRELIMINARY SOIL MAP
FAUQUIER COUNTY, PIN 6982-59-2353
MYERS DIVISION

GENERAL:

THIS PARCEL CONSISTS OF 10.8112 ACRES AND IS SITUATED NEAR THE INTERSECTION OF RTE. 29 NORTH AND RTE. 616 IN FAUQUIER COUNTY. THE PROPERTY HAS FRONTAGE ON BOTH 616 & 29 NORTH.

LANDSCAPE TOPOGRAPHY AND VEGETATION:

GENERALLY, THE PROPERTY IS GENTLY ROLLING WITH INTERMITTENT DRAINAGE WAY TRAVERSING CENTRALLY THROUGH THE PROPERTY ON A NORTH TO SOUTH AXIS. THE PROPERTY IS OPEN WITH A SMALL FRINGE OF WOODS BORDERING RTE. 616.

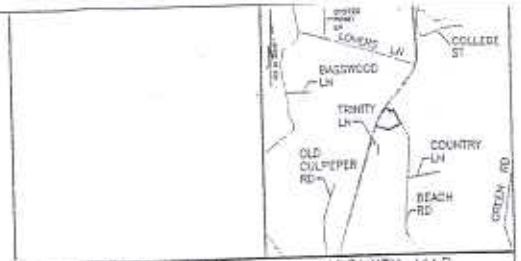
SOILS:

THE SOILS WERE EVALUATED WITH A BACHOE. THE SOILS ON THE SITE ARE DERIVED PREDOMINANTLY FROM GREENSTONE AND CHLORITIC SCHIST BEDROCK ON THE CONVEX LAND POSITIONS. THE COLLUVIUM/ALLUVIUM FROM GREENSTONE OR CRYSTALLINE UPLANDS AND IS FOUND ON THE SLOPES AND ON COLLUVIAL BENCHES. THE DRAINAGE WAY SOILS ARE DERIVED PREDOMINANTLY FROM GREENSTONE COLLUVIUM/ALLUVIUM.

THE TABLE LOCATED ELSEWHERE ON THIS DISPLAY INDICATES THE SOIL TYPES DELINEATED ON THIS PARCEL. SEE ALSO THE INCLUDED MAP FOR A GRAPHIC REPRESENTATION OF THE SOILS BOUNDARIES.

CONSTRUCTION COMMENTS:

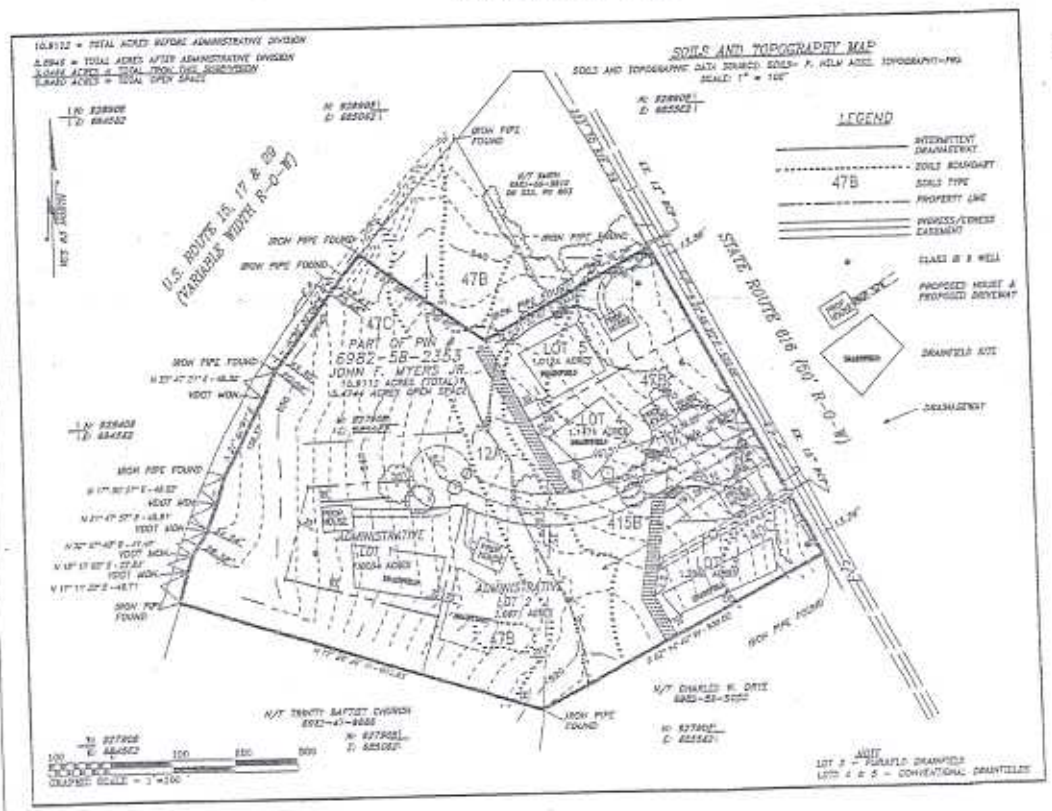
CONSIDERATION SHOULD BE GIVEN TO OBTAINING DESIGN FROM A STRUCTURAL ENGINEER IF BASEMENTS ARE PLANNED WITHIN SOIL MAP UNIT 41BB AS THIS SOIL HAS A LOW BEARING CAPACITY WHEN WET AND IS RATED AS MODERATE BEARING CAPACITY UNDER NORMAL CONDITIONS. PLACEMENT OF HOUSING IN MAP UNIT 12A SHOULD BE AVOIDED IF AT ALL POSSIBLE. ENGINEERED PLANS SHOULD DEFINITELY BE CREATED IF MAP UNIT 12A IS TO BE USED FOR HOUSE PLACEMENT.



APPROVAL BLOCK

VICINITY MAP
SCALE 1"=1000'

10.8112 = TOTAL ACRES BEFORE ADMINISTRATIVE DIVISION
8.6945 = TOTAL ACRES AFTER ADMINISTRATIVE DIVISION
0.0484 ACRES = TOTAL TRON DIVI. SUBDIVISION
1.9483 ACRES = TOTAL OPEN SPACE



SOILS TABLE

Map Unit Symbol Soil Name Slope	Soil Characteristics	Erosion Hazard K Factor (Surface/Subsoil) Impermeable Subsoil	Use Problems and Problems for Selected Uses: General Development Using Central Water and Central Sewer	Use Problems and Problems for Selected Uses: Development Using Conventional Septic Tank and Drainfield
12A Rowesville loam 0 - 2%	Very deep, somewhat poorly drained, brown/yellow loam soils with high water stones in drainageways; developed in recent alluvium derived from granite; may have HYDRIC soil inclusions	Slight 0.43, 0.43 C	VERY POOR high water table; ponding; due to within 100-year floodplain; low bearing capacity Bearing Capacity: low Shrink-swell Potential: moderate	NOT SUITED high water table
47B Elioak - Fauquier complex 2 - 7%	Complex of very deep, well drained, moderate, dark red clayey (Elioak) and red clayey (Fauquier) soils on moderate and gently sloping backslopes; developed in residuum from mafic and crystalline rock and mafic schist	Moderate 0.37, 0.28 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: moderate	MARGINAL Percs slow
47C Elioak - Fauquier complex 7 - 15%	Complex of very deep, well drained, moderate, dark red clayey (Elioak) and red clayey (Fauquier) soils on moderately steep and strongly sloping backslopes; developed in residuum from mafic and crystalline rock and mafic schist	High 0.37, 0.28 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: moderate	MARGINAL Percs slow
41BB* Sumach Variant loam 2 - 7%	Very deep, moderately well drained, yellowish-brown loamy soils with intermittent high water stones on convex backslopes and shoulders; developed in recent colluvium from crystalline uplands	Moderate 0.37, 0.28 B	FAIR Intermittent high water table; low bearing capacity when wet Bearing Capacity: moderate Shrink-swell Potential: low	POOR high water table
41B* Pignal silt loam 7 - 15%	Moderately deep, well drained, strong brown loam soils with few rock outcrops, stones and boulders on convex backslopes in highly dissected landscapes; developed in residuum from greenstone	Moderate 0.32, 0.17 B	FAIR Slopes is high Bearing Capacity: moderate Shrink-swell Potential: low	POOR shallow to rock

PRELIMINARY SOILS INFORMATION PROVIDED BY PHIL NEAL, CPSS (1"=100').

THE VIRGINIA CERTIFIED PROFESSIONAL SOIL SCIENTIST HAS FIELD REVIEWED AND ADJUSTED THE PRELIMINARY SOIL INFORMATION ONTO THE FINAL PLAT (1"=100') AND CERTIFIES THIS IS THE BEST AVAILABLE SOILS INFORMATION TO DATE FOR LOTS 1 TO 5.

VA. CERTIFIED PROFESSIONAL SOIL SCIENTIST
CPSS #3401-

DATE

FREDERICK WARD ASSOCIATES, INC.
5 Rock Prairie Lane - Suite 200, Warrenton, Virginia 20186
Phone: 540-349-8333 (fax) 540-349-9508
Bel Air, Maryland
Columbia, Maryland

PRELIMINARY PLAN
SOIL REPORT
ON THE PROPERTY OF
JOHN F. MYERS JR.

MYERS SUBDIVISION
USDAS FSA DISTRICT - FAUQUIER COUNTY, VIRGINIA

DESIGNED BY: AJS
DRAWN BY: MJM
SCALE: AS SHOWN
DATE: 06/27/07
FWA JOB NO.: 3010208
DRAWING NO.:
SHEET 1 OF 1