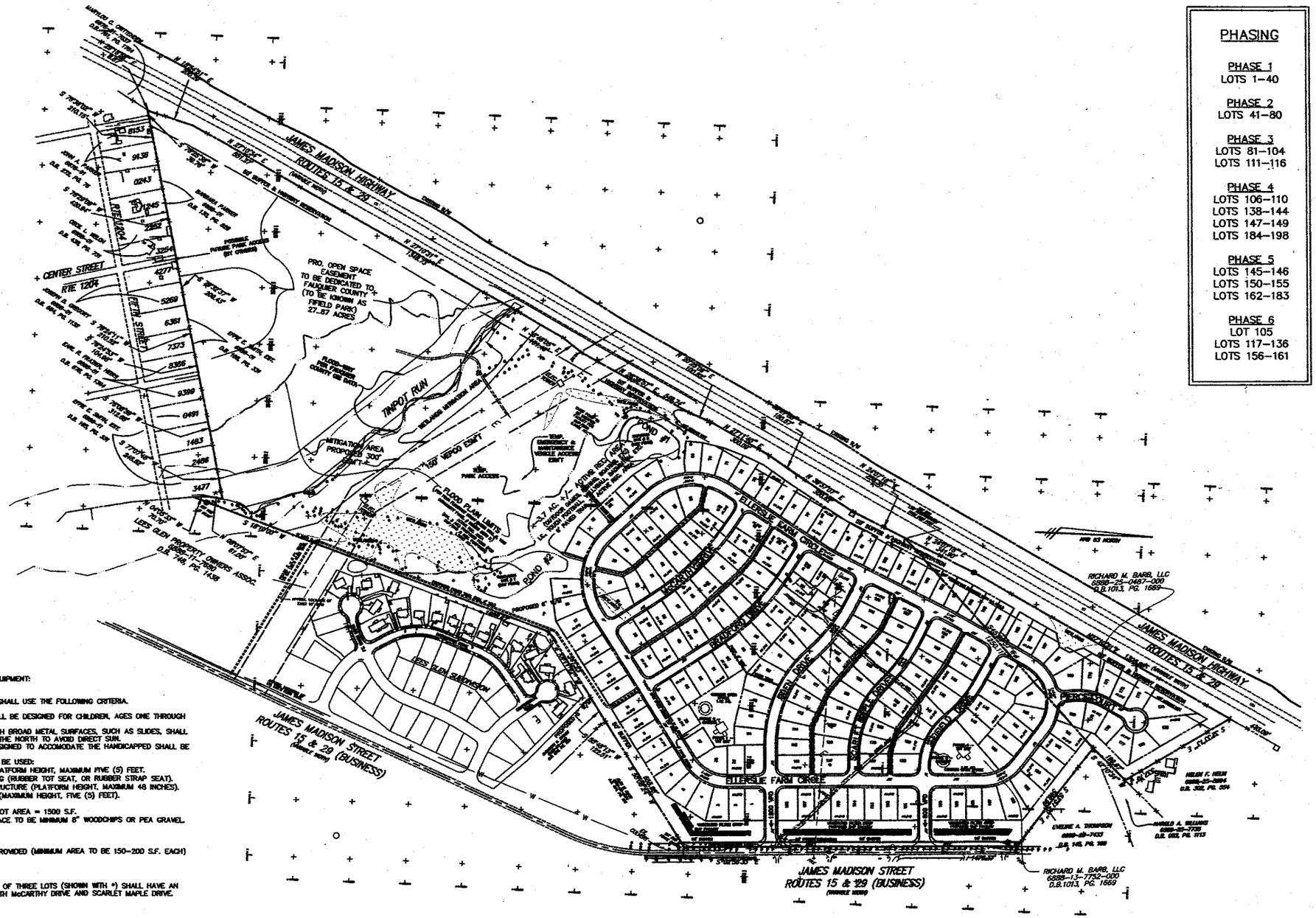

PHASING

PHASE 1
LOTS 1–40

PHASE 2
LOTS 41–80

PHASE 3
LOTS 81–104
LOTS 111–116

PHASE 4
LOTS 106–110
LOTS 138–144
LOTS 147–149
LOTS 184–198

PHASE 5
LOTS 145–146
LOTS 150–155
LOTS 162–183

PHASE 6
LOT 105
LOTS 117–136
LOTS 156–161

RECREATIONAL EQUIPMENT:

TOT LOTS:
TOT LOT DESIGN SHALL USE THE FOLLOWING CRITERIA.

A. TOT LOTS SHALL BE DESIGNED FOR CHILDREN, AGES ONE THROUGH SIX.
B. EQUIPMENT WITH BROAD METAL SURFACES, SUCH AS SLIDES, SHALL BE ORIENTED TO THE NORTH TO AVOID DIRECT SUN.
C. EQUIPMENT DESIGNED TO ACCOMODATE THE HANDICAPPED SHALL BE CONSIDERED.
D. EQUIPMENT TO BE USED:
(1) 1 SLIDE (PLATFORM HEIGHT, MAXIMUM FIVE (5) FEET.
(2) 1 TOT SWING (RUBBER TOT SEAT, OR RUBBER STRAP SEAT).
(3) 1 PLAY STRUCTURE (PLATFORM HEIGHT, MAXIMUM 48 INCHES).
(4) 1 CLIMBER (MAXIMUM HEIGHT, FIVE (5) FEET).
(5) 2 BENCHES
E. MINIMUM TOT LOT AREA = 1500 S.F.
F. TOT LOT SURFACE TO BE MINIMUM 8" WOODCHIPS OR PEA GRAVEL.

GAZEBOS:

TWO (2) TO BE PROVIDED (MINIMUM AREA TO BE 150–200 S.F. EACH)

NOTE: A MINIMUM OF THREE LOTS (SHOWN WITH *) SHALL HAVE AN ENTRANCE ON BOTH McCARTHY DRIVE AND SCARLET MAPLE DRIVE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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COMMONWEALTH OF VIRGINIA
JAMES G. BUTLER, JR.
NO. 9469
LAND SURVEYOR

ELLERSLIE FARM SUBD.

LOTS 1–198, PHASES 1–6
LEE MAGISTERIAL DISTRICT ~ FAUQUIER COUNTY, VIRGINIA

COMPOSITE PLAN

SCALE: 1" = 200'
DATE: 11/14/03
REVISIONS:

SHEET 2 OF 14
FILE NO. 0238