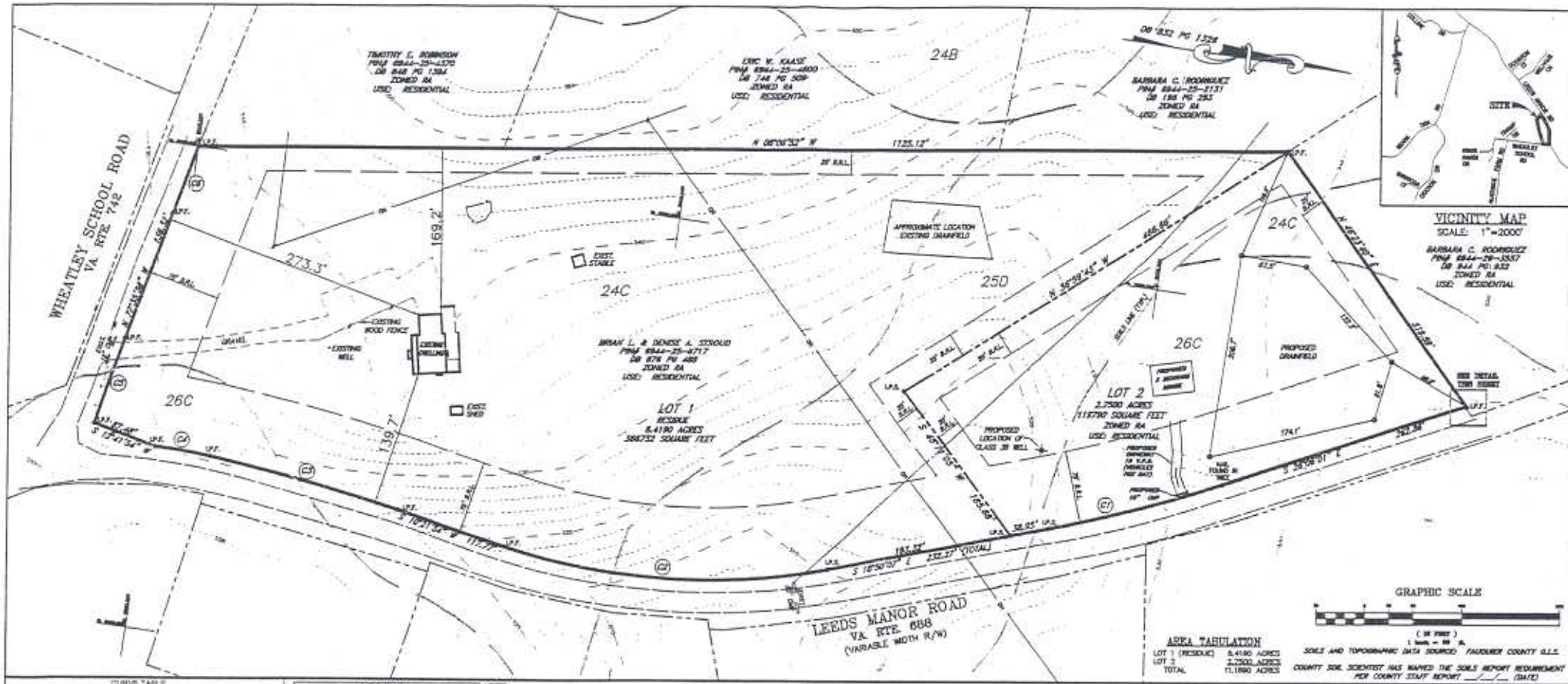

VICINITY MAP
SCALE: 1"=2000'

BARBARA C. RODRIGUEZ
PIN# 6944-29-3557
DB 944 PG 932
ZONED RA
USE: RESIDENTIAL

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BRG.
C1	1487.10'	7°13'32"	188.57'	94.41'	188.44'	S 20°28'04" E
C2	808.24'	28°13'31"	398.47'	171.46'	394.65'	S 04°14'07" E
C3	2125.66'	5°24'31"	198.87'	99.47'	198.80'	S 07°36'43" W
C4	900.18'	6°44'48"	106.13'	53.07'	106.06'	S 01°00'06" W
C5	3634.66'	1°27'36"	92.66'	46.33'	92.66'	N 78°26'32" W
C6	5314.64'	0°47'36"	73.98'	36.99'	73.98'	N 77°12'42" W

LEGEND

- ● – IRON HOLE
- ⊙ I.P.S. – IRON PIPE SET
- ● I.P.F. – IRON PIPE FOUND
- CMP – CORRUGATED METAL PIPE
- —OH— —OH— – OVERHEAD ELECTRIC
- – POWER POLE
- – FENCE (METAL)
- – RIGHT-OF-WAY
- – C/L CREEK
- – BUILDING RESTRICTION LINE

NOTES:

1) THIS PARCEL OF LAND IS DELINEATED BY FAUQUIER COUNTY TAX MAP NUMBER 6944-25-4717 AND CURRENT OWNER OF RECORD IS BRIAN L. & DENISE A. STROUD RECORDED IN DB 876 PG 488 ALL AMONG THE RECORDS OF FAUQUIER COUNTY, VIRGINIA.
2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM PANEL 510055 DATED MON, 1, 1978. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
3) THIS PROPERTY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4) THIS PROPERTY IS CURRENTLY ZONED RA.
5) TOTAL ACREAGE OF BOTH PARCELS: 11.1690 ACRES
6) ALL LOTS WITHIN THIS SUBDIVISION HAVE INDIVIDUAL DRAINFIELD SEPTIC SYSTEMS AND INDIVIDUAL WELLS.
7) UNDERGROUND IMPROVEMENTS OR UTILITIES ARE NOT LOCATED OR SHOWN.
8) PROPOSED WATER USAGE: 450 GALLONS PER HOUSE PER DAY.
9) EFFLUENT PUMP REQUIRED FOR PROPOSED DRAINFIELD ON LOT 2.

THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE 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 TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE.

THE STREET SIGNS FOR THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS OF FAUQUIER COUNTY.

AREA TABULATION

LOT 1 (RESIDUE)	8.4190 ACRES
LOT 2	2.7500 ACRES
TOTAL	11.1690 ACRES

SOILS AND TOPOGRAPHIC DATA SOURCED: FAUQUIER COUNTY G.I.S.

COUNTY SOIL SCIENTIST HAS MARKED THE SOILS REPORT REQUIREMENT PER COUNTY STAFF REPORT ___/___/___ (DATE)

ADJOINERS INFORMATION

PIN # 6944-25-4800
KAASE, ERIC W.
10288 WHEATLEY SCHOOL RD.
MARSHALL, VA.
20115-2871

PIN # 6944-29-4370
ROBINSON, TIMOTHY E.
10348 WHEATLEY SCHOOL RD.
MARSHALL, VA.
20115

PIN # 6944-25-2131
PIN # 6944-29-3557
RODRIGUEZ, BARBARA C.
7812 LEEDS MANOR RD.
MARSHALL, VA.
20115-2652

OWNERS INFORMATION

PIN # 6944-25-4717
BRIAN L. & DENISE A. STROUD
10334 WHEATLEY SCHOOL RD.
MARSHALL, VA.
20115

DETAIL
SCALE: 1"=10'

FAUQUIER COUNTY HEALTH DEPARTMENT DATE

DRAINAGE DIVIDE MAP
SCALE: 1"=100'

THE DRAWING IS A SERVICE DOCUMENT OF FREDERICK WARD ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM AVAILABLE RECORDS AND/OR FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY AT 1-800-257-7777, 72 HOURS BEFORE THE START OF EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, INTERFERENCE OR DAMAGE OF SAME WILL NOT BE THE RESPONSIBILITY OF FWA.

Table. Summary of Soil Characteristics and Use Potential (*- not part of official soil survey)

Map, Unit Symbol, Soil Name, Slope	Soil Characteristics	Erosion Hazard K Factor (Surface/Subsoil) Hydrologic Group	Use Potential and Problems for Selected Uses: General Development Using Central Water and Central Sewer	Development Using Conventional Septic Tank and Drain field
2AB Edgemont-Outlaw complex 2 - 7%	Very deep, well drained, moderate to slow permeability and very deep, well drained, slow permeability soils (Outlaw) on summits and gently sloping backslopes; developed in residuum from mixed sandstone and mafic - greywacke	Moderate 0.28, 0.28 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL (some slopes)
2AC Edgemont loam 7 - 15%	Very deep, well drained, moderate to slow permeability soils on undulating summits and strongly sloping backslopes; developed in residuum from mixed sandstone and mafic - greywacke	Moderate 0.28, 0.28 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL (some slopes)
2DD Hazel loam, rocky 15 - 25%	Moderately deep, somewhat drained, moderately slow to very slow permeability soils on narrow summits and moderately steep backslopes; 0.1 to 2% rock outcrop; developed in residuum from mixed sandstone and mafic - greywacke	High 0.24, 0.24 C	POOR shallow to rock, steep slopes, rock outcrop Bearing Capacity: moderate Shrink-swell Potential: low	POOR shallow to rock, steep slopes, rock outcrop
2BC Outlaw fine sandy loam 7 - 15%	Very deep, well drained, not steep soils on undulating summits and strongly sloping backslopes; developed on residuum from mixed sandstone and mafic - greywacke	Moderate 0.32, 0.32 B	GOOD Bearing Capacity: moderate Shrink-swell Potential: low	MARGINAL (some slopes)

OWNER'S CERTIFICATE

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

BRIAN L. STROUD _____ (SEAL)

DENISE A. STROUD _____ (SEAL)

ADDRESS:
10334 WHEATLEY SCHOOL ROAD
MARSHALL, VIRGINIA 20115

COMMONWEALTH OF VIRGINIA
COUNTY OF _____ TO WIT:
THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME _____ IN MY STATE AND COUNTY AFORESAID THIS __ DAY OF _____ 2002

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I DAVID R. HALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA (REGISTRATION No. 2246) DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND AND MEETS ALL MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES EXCEPT AS MAY BE SHOWN HEREON.

THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY BRIAN L. & DENISE A. STROUD IN DB 876 PG 488, ALL FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

DAVID R. HALL, L.S. NO. 002246

COMMONWEALTH OF VIRGINIA
DAVID R. HALL
No. 2246
LAND SURVEYOR

DEC 3 1 2002

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS ARCHITECTS SURVEYORS
3 Rock Pointe Lane – Suite 200, Warrenton, Virginia 20186
Phone: 540-349-8585 Fax: 540-349-9588
Columbia, Maryland Bel Air, Maryland

PRELIMINARY PLAN

STROUD SUBDIVISION
LOT 2 PLUS RESIDUE

MARSHALL DISTRICT FAUQUIER COUNTY, VIRGINIA

DESIGNED BY JEH
DRAWN BY WJM
SCALE 1"= 50'
DATE 12/10/02
FWA JOB NO. 2020163
DRAWING NO.

SHEET 1 OF 1