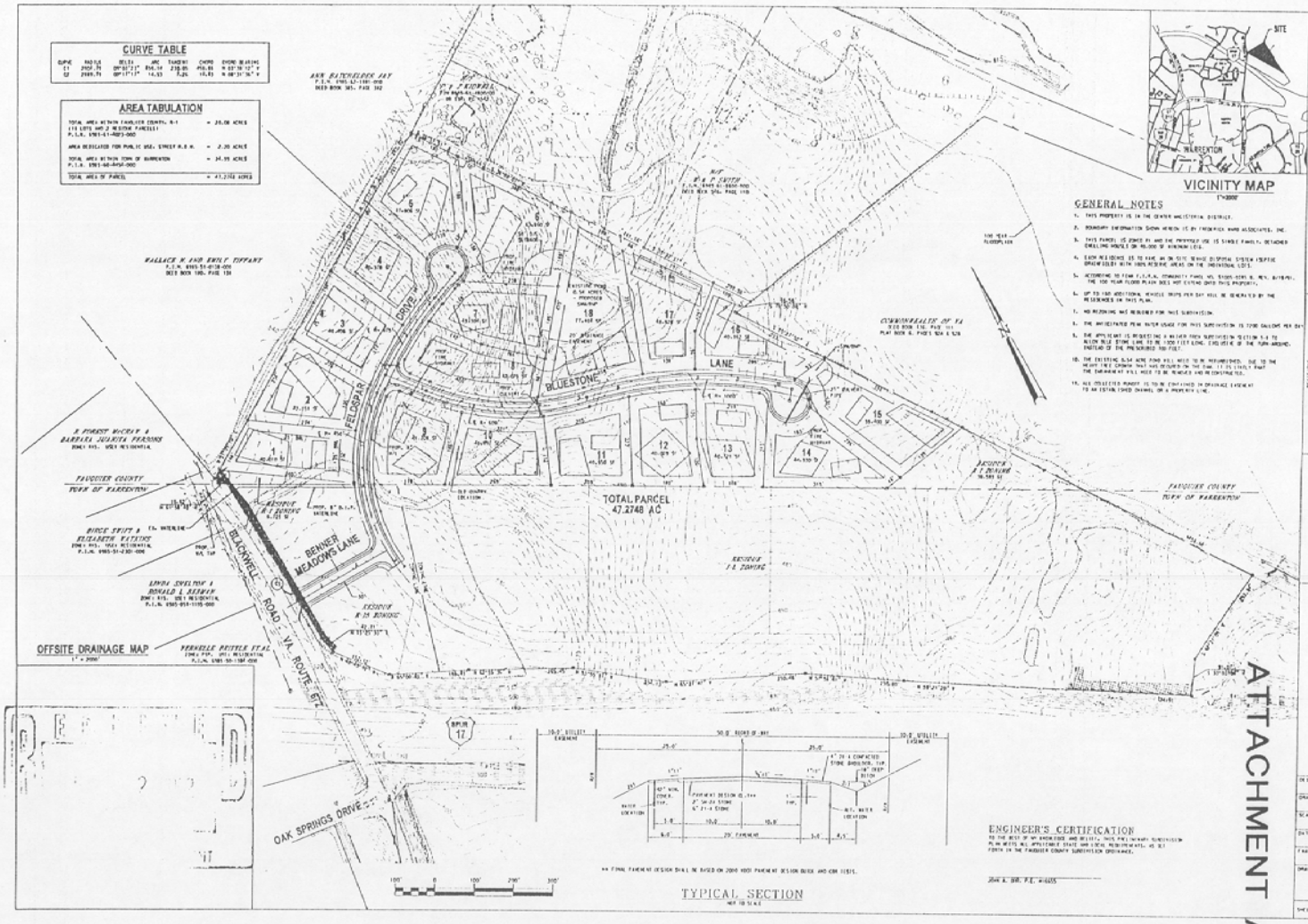
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2969.79	00°03'21"	290.14	210.05	290.03	N 03°30'13" W
C2	2969.79	00°17'17"	14.93	7.24	14.93	N 08°31'36" W

AREA TABULATION

TOTAL AREA WITHIN FAUQUIER COUNTY, R-1 (10 LOTS AND 2 RESERVE PARCELS) P.I.N. 6961-61-4093-000	= 26.08 ACRES
AREA DEDICATED FOR PUBLIC USE, STREET R.O.W.	= 2.20 ACRES
TOTAL AREA WITHIN TOWN OF WARRENTON P.I.N. 6961-60-8458-000	= 34.99 ACRES
TOTAL AREA OF PARCEL	= 47.2748 ACRES



GENERAL NOTES

1. THIS PROPERTY IS IN THE CENTER MAGISTERIAL DISTRICT.
2. BOUNDARY INFORMATION SHOWN HEREON IS BY FREDERICK WARD ASSOCIATES, INC.
3. THIS PARCEL IS ZONED R1 AND THE PROPOSED USE IS SINGLE FAMILY, DETACHED DWELLING HOUSES ON 40,000 SF MINIMUM LOTS.
4. EACH RESIDENCE IS TO HAVE AN ON SITE SEWAGE DISPOSAL SYSTEM (SEPTIC DRAINFIELD) WITH 100% RESERVE AREAS ON THE INDIVIDUAL LOTS.
5. ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NO. 51059-0051 B, REV. 8/18/91, THE 100 YEAR FLOOD PLAIN DOES NOT EXTEND INTO THIS PROPERTY.
6. UP TO 100 ADDITIONAL VEHICLE TRIPS PER DAY WILL BE GENERATED BY THE RESIDENCES ON THIS PLAN.
7. NO REZONING WAS REQUIRED FOR THIS SUBDIVISION.
8. THE ANTICIPATED PEAK WATER USAGE FOR THIS SUBDIVISION IS 7200 GALLONS PER DAY.
9. THE APPLICANT IS REQUESTING A WAIVER FROM SUBDIVISION SECTION 5.4 TO ALIGN BLUE STONE LANE TO BE 100 FEET LONG, EXCLUSIVE OF THE TURN AROUND, INSTEAD OF THE PRESCRIBED 150 FEET.
10. THE EXISTING 0.54 ACRE POND WILL NEED TO BE MODIFIED. DUE TO THE HEAVY TREE GROWTH THAT HAS OCCURED ON THE DAM IT IS LIKELY THAT THE EMBANKMENT WILL NEED TO BE REMOVED AND RECONSTRUCTED.
11. ALL DISCHARGE RUNOFF IS TO BE CONTAINED IN DRAINAGE EASEMENT TO AN EXISTING CHANNEL OR A PROPERTY LINE.

ENGINEER'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PRELIMINARY SUBDIVISION PLAN MEETS ALL APPLICABLE STATE AND LOCAL REQUIREMENTS AS SET FORTH IN THE FAUQUIER COUNTY SUBDIVISION ORDINANCE.

JOHN A. BIRR, P.E. #14005

FREDERICK WARD ASSOCIATES, INC.

PRELIMINARY PLAN

BLUE STONE SUBDIVISION

PRE-01

ATTACHMENT A