ATTACHMENT 1

SEE SHEET 2 OF 2 FOR RESIDUE

lotes:

d of this plat, the final design shall comply with all requirements of
& VDOT, and all other approving agencies.
rosion controls shall be designed, approved, and in place prior to construction.
ots of way, etc., other than shown, may exist.
ion bearings taken from Fauquier County GIS. 5' contour interval.
by currently zoned: RA
5, and 6 to contain a minimum area of 1 acre and a minimum frontage of 135'.
3(to be approved under section 9 & 10 of the subd. ord.) to contain a minimum
l have a minimum frontage of 200'.
ots shown hereon are to be developed as single family detached dwellings being
ddual wells and septic drain field systems. Lot certification plat previously approved
-18-OK.
t: Yokum
per lot = 70+pt.
3142-000
Developer: Amos Shipe
12346 Elk Run Road
Midland, Virginia 22728
(540) 788-9988

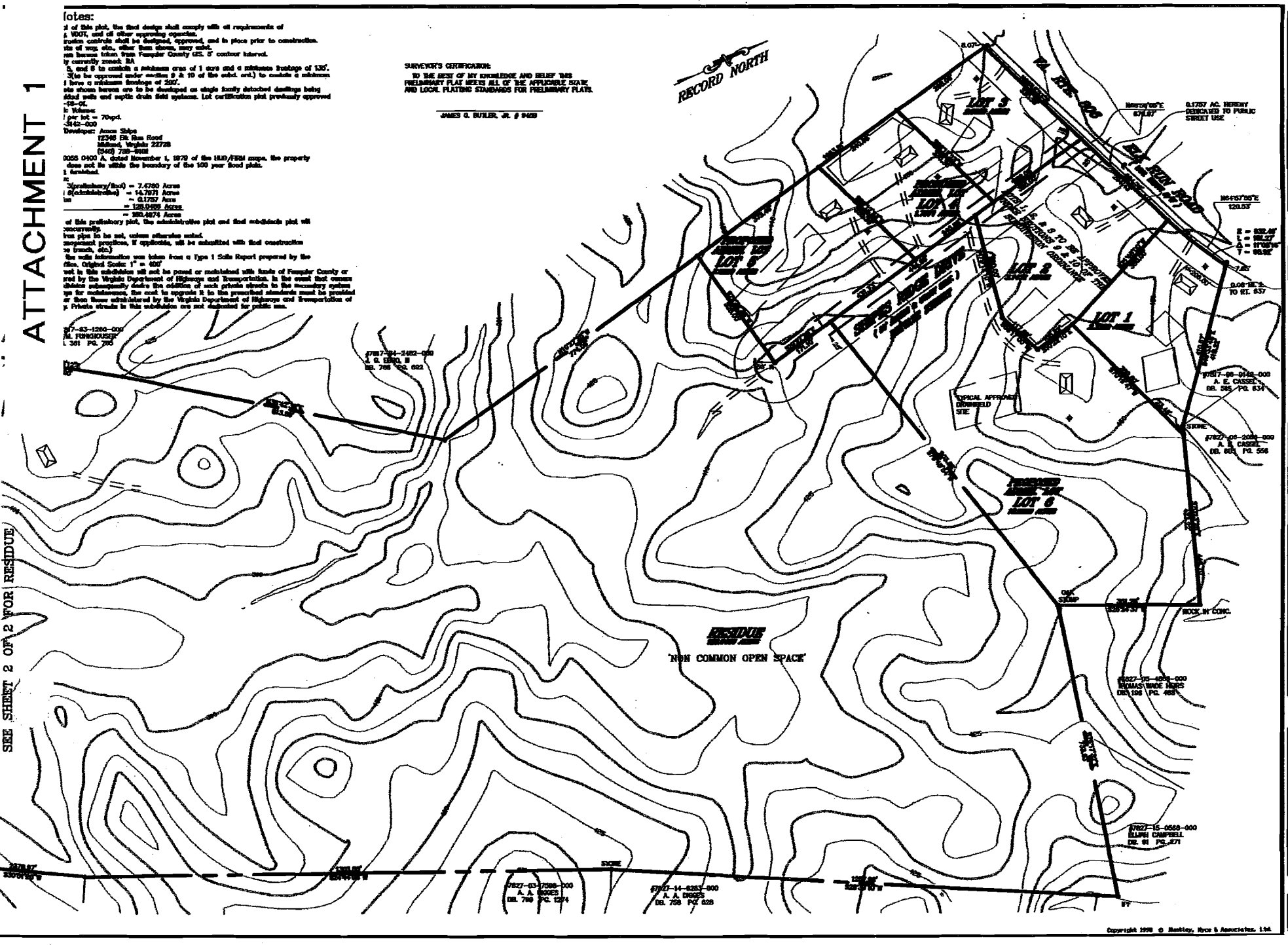
0055 0400 A, dated November 1, 1979 of the HUD/FIRM maps, the property
does not lie within the boundary of the 100 year flood plain.
t developed.
ts:
3(preliminary/final) = 7.4780 Acres
8(subdivisible) = 14.7871 Acres
ts = 0.1757 Acres
= 128.0488 Acres
= 150.3074 Acres

of this preliminary plat, the subdivisible plat and final subdivisible plat will
concurrently.
ture pipe to be set, unless otherwise noted.
nagement practices, if applicable, will be submitted with final construction
s (roads, etc.)
the soils information was taken from a Type 1 Soils Report prepared by the
ffice. Original Scale: 1" = 400'
ots in this subdivision will not be paved or maintained with funds of Fauquier County or
ered by the Virginia Department of Highways and Transportation. In the event that owners
subdivision subsequently desire this addition of such private streets to the secondary system
ps for maintenance, the cost to upgrade it to the prescribed standards must be provided
or then those administered by the Virginia Department of Highways and Transportation or
g. Private streets in this subdivision are not dedicated for public use.

SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PRELIMINARY PLAT MEETS ALL OF THE APPLICABLE STATE AND LOCAL PLATTING STANDARDS FOR PRELIMINARY PLATS.

JAMES G. BUTLER, JR. # 9489



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SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS
U.S. SURVEY, INC.
Warrenton, Virginia 20186
540-347-2510

SHIPE'S RIDGE

LOTS 1, 2, 3, 4, 5, 6, & RESIDUE

CEDAR RUN DISTRICT – FAUQUIER COUNTY, VIRGINIA

PRELIMINARY PLAT

SCALE: 1" = 100'

DATE: 03-11-2002

REVISIONS:

SHEET 1 OF 2

FILE NO. 0075