CURVE TABLE

Lot No.	Lot Area (sq. ft.)
1	100,599
2	94,626
3	98,622
4	88,579
5	91,368
6	95,830
7	94,873
8	87,329
9	68,871
10	87,329
11	94,873
12	95,830
13	91,368
14	88,579
15	98,622
16	94,626
17	100,599
SWM	34,314
Total	1,714,908

Site Area Tabulation

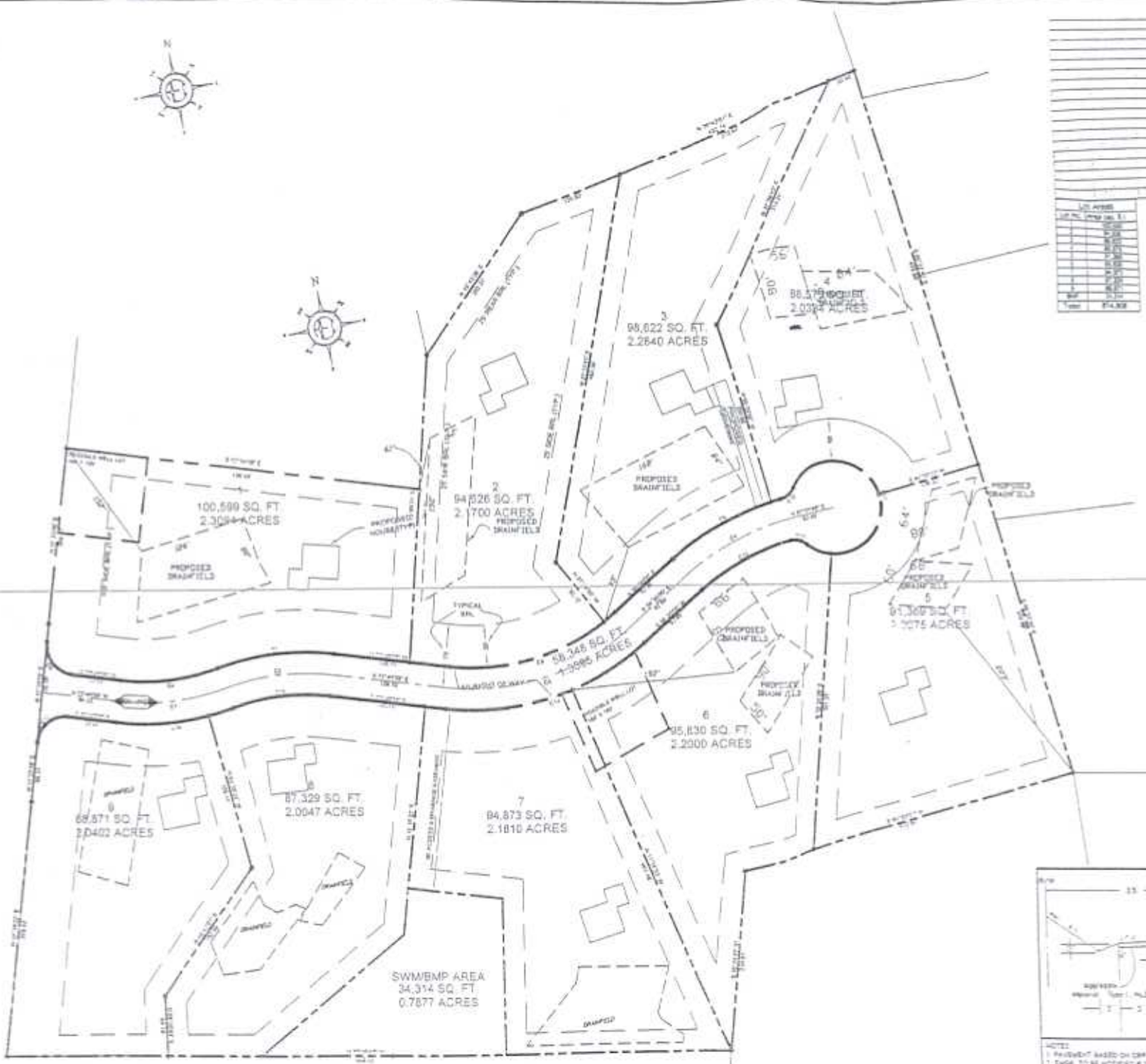
Total Area in Lots	38.89 ac.
Total Area in Right of Way	1.34 ac.
Total Site Area	37.41 ac.

LEGEND

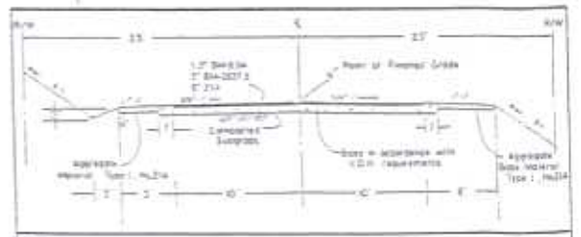
IPF - IRON PIPE FOUND
IRS - IRON ROD SET
R-O-W - RIGHT OF WAY
TRB - TELEPHONE RISER BOX
WPP - WOOD POWER POLE

NOTE:

1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51059, PANEL 45 OF 550 B. THE PROPERTY IS LOCATED IN ZONE C.
2. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON FAUQUIER COUNTY TAX MAP 90(A)-(A)-7(A), 90(A)-(A)-7(E) AND IS ZONED RA-1.
3. BOUNDARY AND TOPO INFORMATION SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY PERFORMED BY MARSH & LEGGS LAND SURVEYORS, P.L.C., DATED MARCH/MAY 2001, AND AS MODIFIED BY A BOUNDARY LINE ADJUSTMENT DATED 09/17/01, REVISED 7/09/02 AND APPROVED 07/09/02, AND RECORDED IN DB 987, PG 1112.
4. WASTE WATER IS TO BE HANDLED BY INDIVIDUAL DRAINFIELDS.
5. A HYDROGEOLOGIC STUDY IS CURRENTLY UNDERWAY FOR COMMUNITY WATER WELL CONSIDERATIONS. LOCATION OF WELLS TO BE DETERMINED BASED ON RECOMMENDATION OF STUDY.
6. THE PROPOSED SUB-DIVISION IS FOR LOWER DENSITY SINGLE FAMILY RESIDENTIAL USE. PER THE NEW BMP ORDINANCE, A BMP FACILITY IS PROPOSED. SEE SHEET 2 FOR BMP/BMP CONCEPT PLAN.
7. EXISTING HOUSE AND OUT-BUILDINGS ON THIS PROPERTY ARE TO BE REMOVED.
8. A MEDIAN BREAK WILL NOT BE PROVIDED AT THE PROPOSED ENTRANCE. VDOT IS CURRENTLY STUDYING EXISTING MEDIAN BREAKS ALONG RT. 28 AND WILL DETERMINE WHICH BREAKS WILL REMAIN AND WHICH WILL REQUIRE FUTURE UPGRADES. DURING THE DESIGN OF THIS PROJECT, THE APPROPRIATE MEDIAN BREAK WILL BE IDENTIFIED.
9. THE LENGTH OF THE PROPOSED CUL-DE-SAC EXCEEDS THE RECOMMENDED 700 L.F. SO THAT REQUIRED LOT FRONTAGE CAN BE ACHIEVED WITHOUT IMPACT TO DRAINFIELD AREAS. A WAIVER REQUEST HAS BEEN SUBMITTED.
10. A PRELIMINARY WETLANDS INVESTIGATION WAS CONDUCTED BY HGS AQUATIC RESOURCES, BY WHICH NO WETLANDS WERE IDENTIFIED ON SITE. DURING FINAL DESIGN OF THE BMP/BMP FACILITY, A MORE DETAILED INVESTIGATION WILL BE CONDUCTED TO CONFIRM PRELIMINARY FINDINGS. IF REQUIRED, A MITIGATION PLAN WILL BE INCORPORATED INTO THE BMP/BMP BIORETENTION AREA.



GRAPHIC SCALE



NOTES:
1. PAVEMENT BASED ON CBR OF 6
2. SHOW TO BE MODIFIED IF CBR < 6 FOR REDESIGN CONSIDERATION

LOCAL STREET CLASS 1B

UP TO 400 V.P.D.

Rickmond Engineering, Inc.
Land Planning
Surveying
Engineering
Site Development
10 Hillsboro Trail
Warrenton, VA 20186
Voice (540)428-1776
Fax (540)428-4083
www.rickmond.com
Warrenton, Va. 20187
Voice (540)349-2139
Fax (540)349-1231

Date: 02/04/03
Scale: 1" = 50'
Drawn by: LDS
Designed by: PHG

COMMONWEALTH OF VIRGINIA
PAUL A. BERNARD
No. 012682
PROFESSIONAL ENGINEER

SYCAMORE SPRINGS
J. RANDOLPH PARKS
PRELIMINARY SUBDIVISION PLAT
CEDAR RUN DISTRICT
FAUQUIER COUNTY, VIRGINIA

Job Number
Sheet No.