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ATTACHMENT B

April 10, 2002

Mrs. Elizabeth Cook
Chief of Planning
Fauquier County Department of Community Development
40 Culpeper Street
Warrenton, Virginia 20186

Re: The Paddocks at Elk Run (Formerly the Property of Golden Oaks Construction, Inc.)
PP02-CR-06

Dear Mrs. Cook:

Attached hereto you will find revised copies of the preliminary plan for The Paddocks at Elk Run. The following comments have been addressed from the last staff report.

1. The preliminary plat needs to be appropriately titled.

   - The subdivision has been named "The Paddocks at Elk Run" and the preliminary plat title has been revised as requested..

2. A street name for the private street located on the preliminary plat must be indicated on the plat.

   - The street name "Hawks Lane" has been added to the plat.

3. The fence height and location need to be indicated on the preliminary plat.

   - The remains of a fence as surveyed is shown on the preliminary plat. The fence in the vicinity of proposed lot 3, the subject of this division, is located on the adjoining property. As the fence is not on the property in question, the height should not be an issue.

4. The County Engineer has questioned the house and drainfield location for the residue parcel. Staff would like to confer with the County Soil Scientist to determine whether these facilities could be relocated to protect environmentally sensitive areas. Relocation might also be of benefit to the applicant by reducing the length of driveway to be maintained.

   - The driveway location has been moved to align with an existing easement across another parcel. The easement has been added to the preliminary plan and driveway relocated as requested. The Soil Scientist indicated in the Planning Commission Work Session that if the location of this easement were indicated on the plat that would satisfy him.

Should you have any questions or comments, please contact me at your convenience. I can be reached at 347-9191 or by e-mail at apritchard@carsonharris.com.

Respectfully yours,

Carson, Harris & Associates, LLC

By: Amy L. Pritchard

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