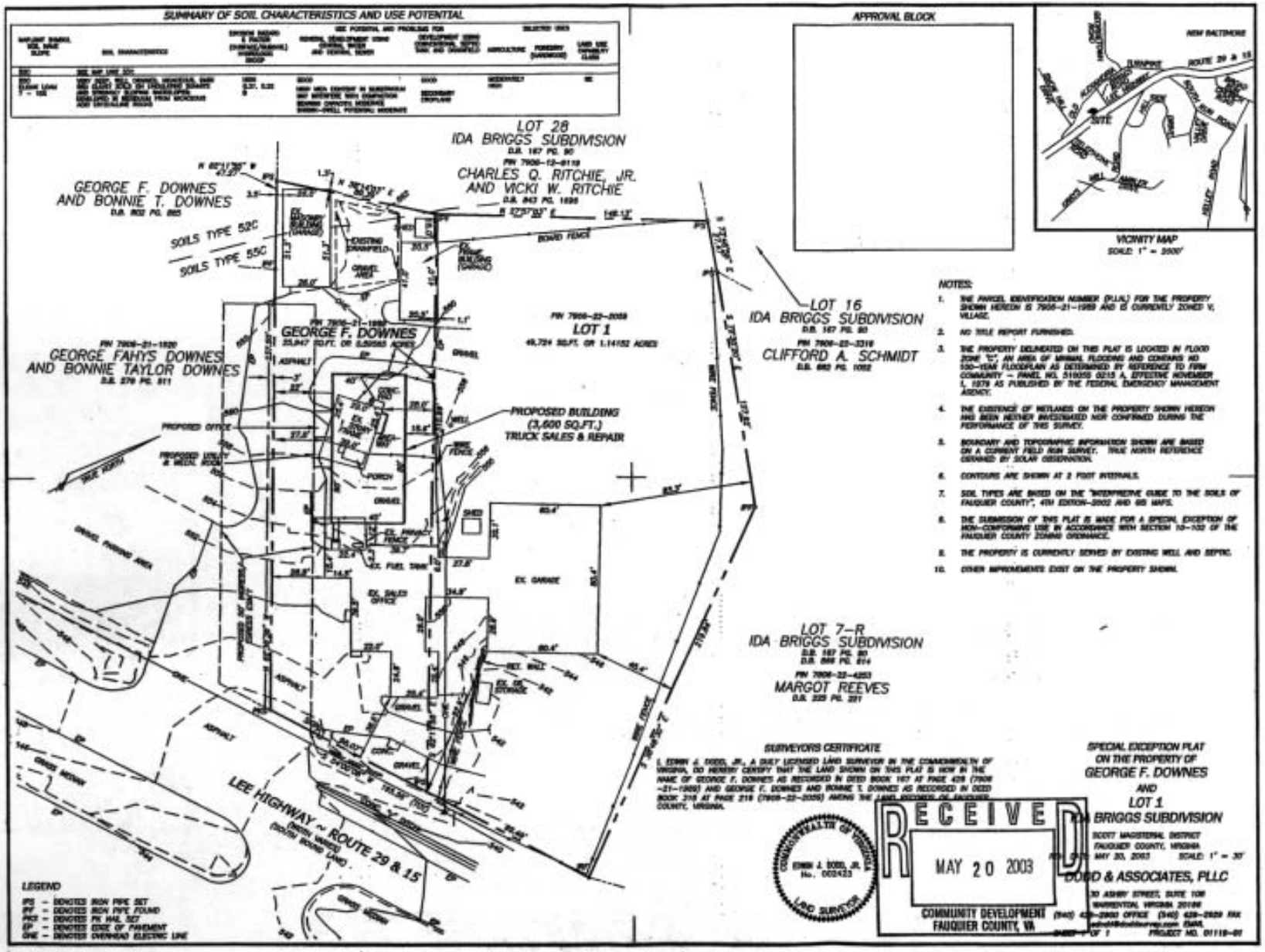
SUMMARY OF SOIL CHARACTERISTICS AND USE POTENTIAL
APPROVAL BLOCK
VICINITY MAP
SCALE: 1" = 2000'
LOT 28
IDA BRIGGS SUBDIVISION
CHARLES Q. RITCHIE, JR.
AND VICKI W. RITCHIE
GEORGE F. DOWNES
AND BONNIE T. DOWNES
SOILS TYPE 52C
SOILS TYPE 55C
GEORGE F. DOWNES
LOT 1
GEORGE FAHYS DOWNES
AND BONNIE TAYLOR DOWNES
PROPOSED BUILDING
(3,600 SQ.FT.)
TRUCK SALES & REPAIR
LOT 16
IDA BRIGGS SUBDIVISION
CLIFFORD A. SCHMIDT
LOT 7-R
IDA BRIGGS SUBDIVISION
MARGOT REEVES
LEE HIGHWAY ~ ROUTE 29 & 15
NOTES:
1. THE PARCEL IDENTIFICATION NUMBER (PIN#) FOR THE PROPERTY SHOWN HEREON IS 7906-21-1989 AND IS CURRENTLY ZONED V, VILLAGE.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING AND CONTAINS NO 100-YEAR FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY – PANEL NO. 510055 0215 A, EFFECTIVE NOVEMBER 1, 1979 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THE EXISTENCE OF WETLANDS ON THE PROPERTY SHOWN HEREON HAS BEEN NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A CURRENT FIELD RGN SURVEY. TRUE NORTH REFERENCE DERIVED BY SOLAR OBSERVATION.
6. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
7. SOIL TYPES ARE BASED ON THE "INTERPRETIVE GUIDE TO THE SOILS OF FAUQUIER COUNTY", 4TH EDITION-2002 AND GIS MAPS.
8. THE SUBMISSION OF THIS PLAT IS MADE FOR A SPECIAL EXCEPTION OF NON-CONFORMING USE IN ACCORDANCE WITH SECTION 10-102 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
9. THE PROPERTY IS CURRENTLY SERVED BY EXISTING WELL AND SEPTIC.
10. OTHER IMPROVEMENTS EXIST ON THE PROPERTY SHOWN.
SURVEYORS CERTIFICATE
LEGEND
IPS – DENOTES IRON PIPE SET
IPF – DENOTES IRON PIPE FOUND
PKS – DENOTES PK NAIL SET
EP – DENOTES EDGE OF PAVEMENT
OHE – DENOTES OVERHEAD ELECTRIC LINE
RECEIVED
MAY 20 2003
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA
SPECIAL EXCEPTION PLAT
ON THE PROPERTY OF
GEORGE F. DOWNES
AND
LOT 1
IDA BRIGGS SUBDIVISION
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
MAY 30, 2003
SCALE: 1" = 30'
DOBB & ASSOCIATES, PLLC
30 ASHBY STREET, SUITE 108
WARRENTON, VIRGINIA 20186
(540) 428-2800 OFFICE (540) 428-2828 FAX
SHEET 1 OF 1
PROJECT NO. 01119-01