General Notes:

1. Pending approval of this plat, the final design and construction shall comply with all requirements of Fauquier County, VDOT's Subdivision Street Requirements Manual and Road and Bridge Standards, and all other governing agencies.
2. Adequate soil erosion controls shall be designed, approved, and in place prior to construction.
3. This property is subject to a waterline easement in favor of FCWSA and may be subject to additional easements of record and others unknown to Huntley, Nyce and Associates, Ltd.
4. Topography shown hereon taken from a survey by James G. Butler and Associates, 2' contour interval and field run by this firm, 2' contour.
5. Subject property currently zoned: R1
   Each lot to contain a minimum lot area of 0.9183 Acres and have a minimum frontage of 135'.
   Front Setback = 80' from centerline of local collector
   Side and Rear Setback = 25'
6. The proposed lots shown hereon are to be developed as single family detached dwellings being served by public water supply of FCWSA and septic drain field systems.
7. Projected Traffic Volume:
   2 lots @ 10 vpd per lot = 20 vpd.
8. PIN 7905-26-8591.
9. Current Owner: DR Horton, Inc.
   11216 Waples Mill Road
   Fairfax, VA 22030
10. The subject property is located on FEMA flood insurance rate map, panel number 590055 0225 A, dated November 1, 1978. The property appears to be located in zone 'A'. However this does not constitute a flood plain study by this firm.
11. This report not furnished.
12. Area Tabulation
    Number of Lots (Prelim/Final) = 2 = 5.23 Acres
    Density = 2/5.23 = 0.38 du/ac.
13. ~~~ denotes iron pipe to be set, unless otherwise noted.
14. The current water and sewage usage is 0 gpd. The proposed water and sewer usage would be 600 gpd each, composed of 2 ERC @ 300 gpd per ERC.
15. The Type 1 Soils information shown hereon prepared by Frazier and Associates.
16. All utilities outside of public right of way shall be within a dedicated easement.
17. Minimum driveway culvert to be 15".
18. The road shown hereon as now is the same of DR Horton, Inc. and was acquired by them in deed book 1801 page 1185 and was adjusted by a boundary line adjustment as recorded in deed book 1728 page 1236, of recorded among the land records of Fauquier County, Virginia.

OWNER

DR HORTON, INC.
11216 WAPLES MILL ROAD
FAIRFAX, VA 22030

SIGNATURE DATE

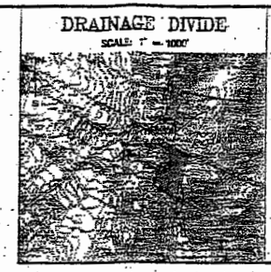
APPLICANT

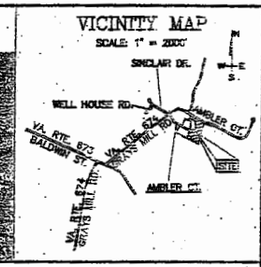
DR HORTON, INC.
11216 WAPLES MILL ROAD
FAIRFAX, VA 22030

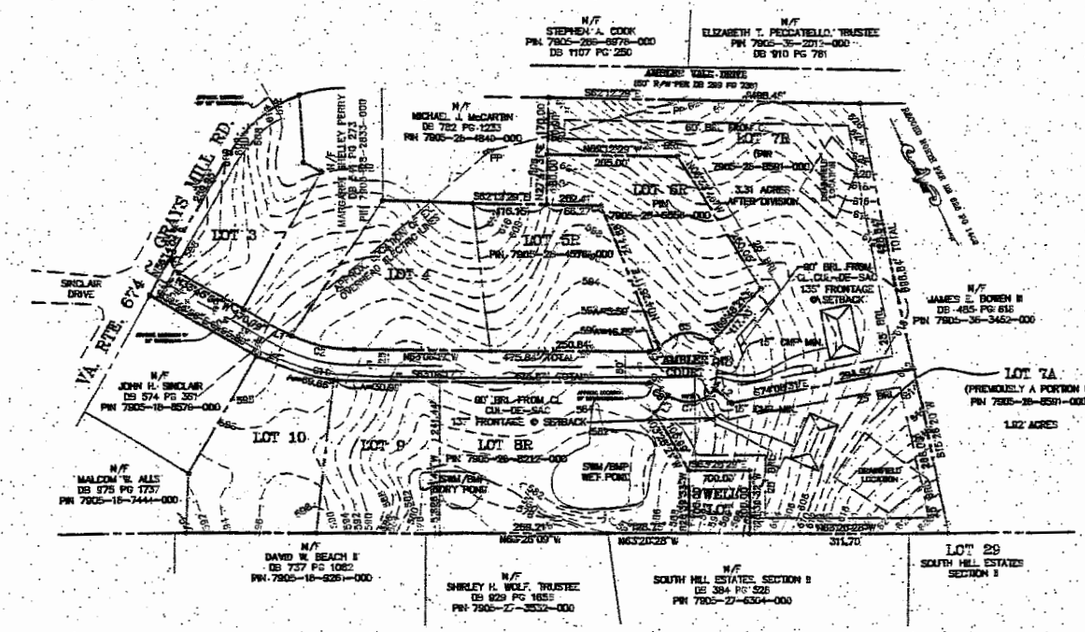
SIGNATURE DATE

Adjoining Property Owners
For Ambler Vale Subdivision

1. Michael J. McCartin
   5345 Ambler Drive
   Warrenton, VA 20187
   PIN 7905-28-4840-000
2. Lot 6R
   Ambler Vale Subdivision
   DR Horton, Inc.
   11216 Waples Mill Road
   Fairfax, VA 22030
   PIN 7905-28-6558-000
3. Lot 8R
   Ambler Vale Subdivision
   DR Horton, Inc.
   11216 Waples Mill Road
   Fairfax, VA 22030
   PIN 7905-28-8212-000
4. South Hill Estates, Section II
   708 Sinclair Road
   Warrenton, VA 20187-2814
   PIN 7905-27-8304-000
5. Lot 29
   South Hill Estates, Section II
   Mary C. Baker
   6734 Sinclair Ridge Road
   Warrenton, VA 20187
   PIN 7905-27-9879-000
6. James E. Bowen, III
   8503 Ambler Drive
   Warrenton, VA 20187-8239
   PIN 7905-36-3452-000

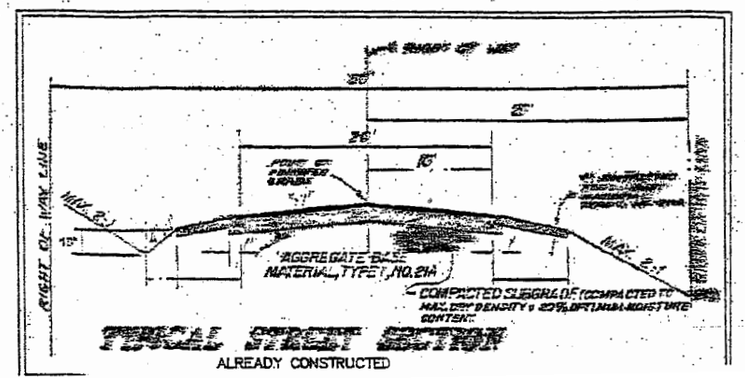






LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°38'28"E	39.77'
L2	S24°15'01"E	38.07'
L3	N62°30'03"E	38.62'
L4	S42°18'08"E	62.94'

CURVE TABLE							
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD	
C1	90°00'00"	25.00'	39.27'	25.00'	S11°59'14"W	35.37'	
C2	292°32'57"	225.00'	1100.33'	51.08'	S50°19'45"E	99.50'	
C3	51°19'04"	25.00'	22.39'	12.07'	S38°45'46"E	21.65'	
C4	262°38'06"	55.00'	251.31'	44.04'	N26°51'43"E	82.75'	
C5	34°13'47"	55.00'	30.45'	15.72'	N57°18'20"W	30.00'	
C6	85°56'37"	55.00'	82.50'	51.24'	N22°46'40"E	74.95'	
C7	87°05'04"	55.00'	83.60'	52.27'	S70°52'29"E	75.78'	
C8	15°27'44"	55.00'	14.76'	7.43'	S15°23'25"E	14.72'	
C9	51°19'04"	25.00'	22.39'	12.07'	N37°26'46"W	21.65'	
C10	25°59'05"	275.00'	100.64'	50.86'	S22°27'14"E	100.06'	



GRAPHIC SCALE

1 inch = 100 ft.

ENGINEER'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PRELIMINARY PLAN MEETS ALL OF THE APPLICABLE STATE AND LOCAL STANDARDS FOR PRELIMINARY PLANS.

Huntley, Nyce & Associates, Ltd.
ENGINEERING - CIVIL ENVIRONMENTAL - LAND PLANNING

COMMONWEALTH OF VIRGINIA
L. G. NYCE
CERTIFICATE No.
01670
REGISTERED PROFESSIONAL ENGINEER

AMBLER VALE SUBDIVISION
ON LOT 7
SCOTT MAGISTERIAL DISTRICT ~ FAUQUIER COUNTY, VIRGINIA

SUBDIVISION PLAT

SCALE: 1" = 100'
DATE: 02/23/2005
REVISIONS:

SHEET