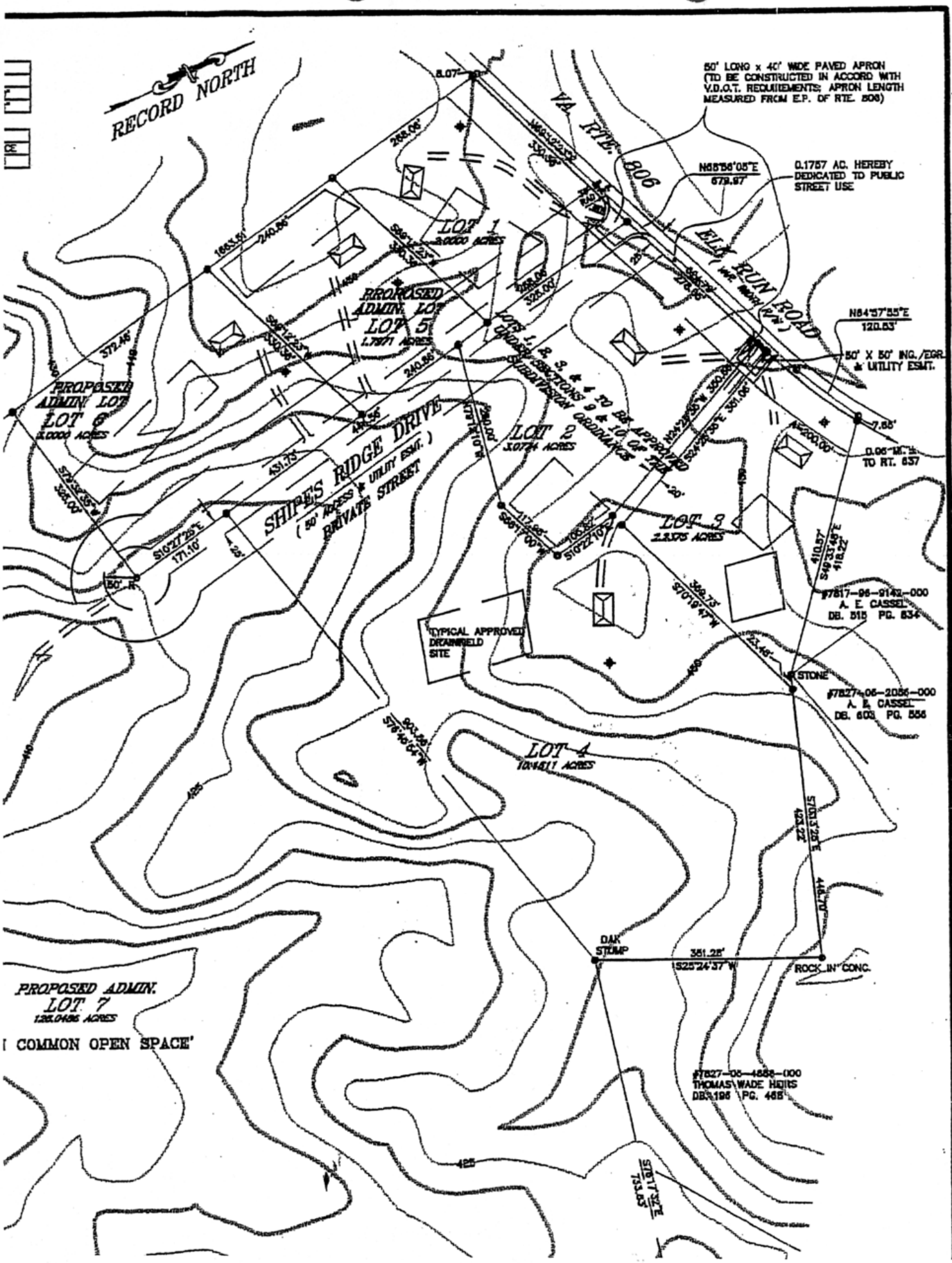
ATTACHMENT 2



Huntley, Nyce & Associates, Ltd.

GUIDE'S RIDGE

General Notes:

1. Pending approval of this plat, the final design shall comply with all requirements of Fauquier County, VDOT, and all other approving agencies.
2. Adequate soil erosion controls shall be designed, approved, and in place prior to construction.
3. Easements, rights of way, etc., other than shown, may exist.
4. Topography shown hereon taken from Fauquier County GIS. 5' contour interval.
5. Subject property currently zoned: RA
   Admin. lots 5, 6, and 7 to contain a minimum area of 1 acre and a minimum frontage of 130'.
   Lots 1, 2, 3, and 4(to be approved under section 9 & 10 of the subd. ord.) to contain a minimum of 2 acres and have a minimum frontage of 200'.
6. The proposed lots shown hereon are to be developed as single family detached dwellings being served by individual wells and septic drain field systems. Lot certification plat previously approved by VDH on 10-18-01.
7. Projected Traffic Volume:
   7 lots @ 10vpd per lot = 70vpd.
8. Pin #7827-04-3142-000
9. Current Owner/Developer: Amos Shipe
   12346 Elk Run Road
   Midland, Virginia 22728
   (540) 788-9101
10. Per panel #510055 0400 A, dated November 1, 1979 of the HUD/FIRM maps, the property shown hereon does not lie within the boundary of the 100 year flood plain.
11. This report not furnished.
12. Area Tabulation:

Lots 1, 2, 3, & 4(preliminary/final)...	17.4760 Acres
Lots 5, 6, & 7(administrative)...	132.8457 Acres
Street Dedication...	0.1757 Acre
Total...	150.4974 Acres

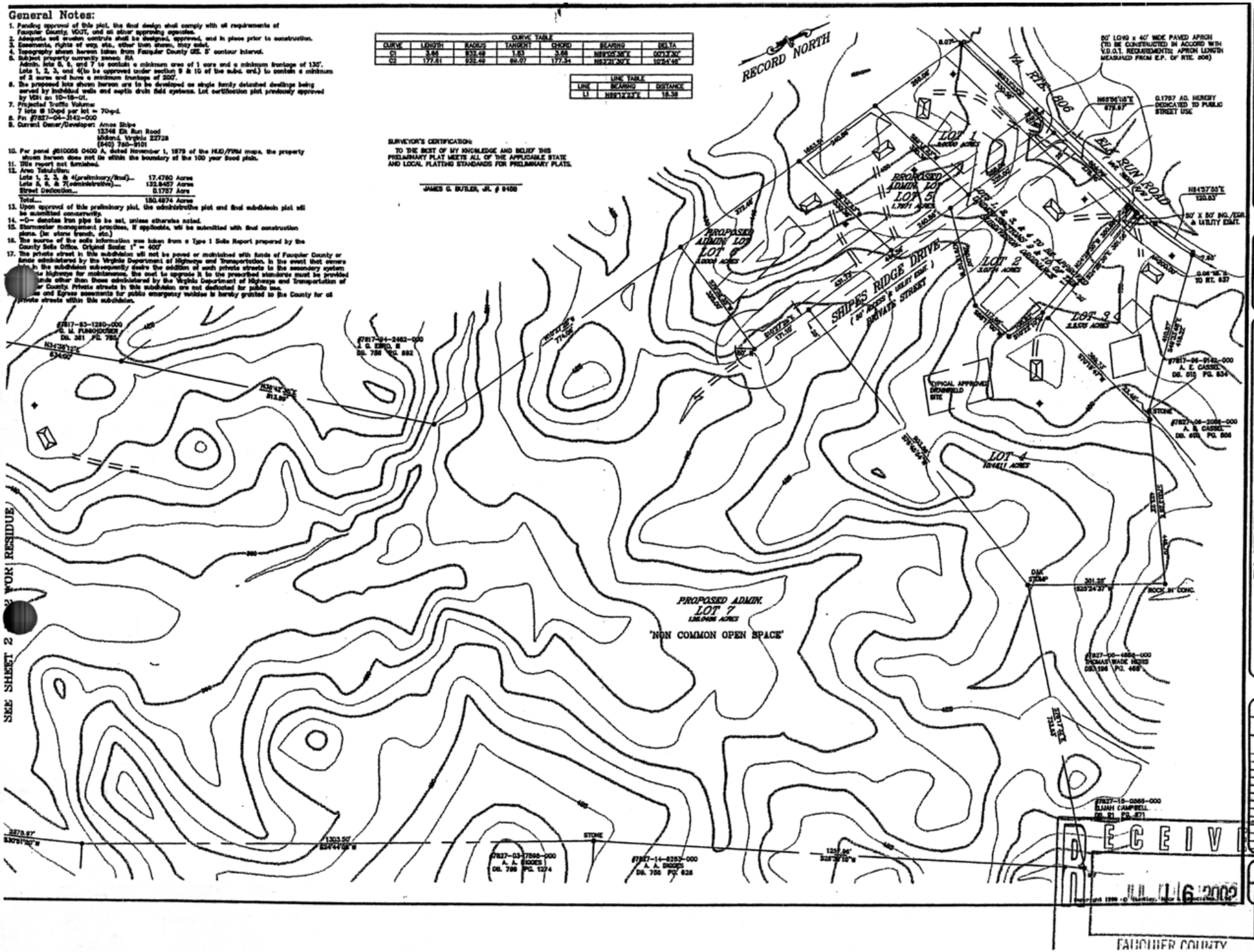
13. Upon approval of this preliminary plat, the administrative plat and final subdivision plat will be submitted concurrently.
14. -O- denotes iron pipe to be set, unless otherwise noted.
15. Stormwater management practices, if applicable, will be submitted with final construction plans. (ie: stone trench, etc.)
16. The source of the soils information was taken from a Type I Soils Report prepared by the County Soils Office. Original Scale: 1" = 400'
17. The private street in the subdivision will not be paved or maintained with funds of Fauquier County or funds administered by the Virginia Department of Highways and Transportation. In the event that owners within the subdivision subsequently desire the addition of such private streets to the secondary system of State Highways for maintenance, the cost to upgrade it to the prescribed standards must be provided by funds other than those administered by the Virginia Department of Highways and Transportation of Fauquier County. Private streets in the subdivision are not dedicated for public use.
   Ingress and Egress easements for public emergency vehicles is hereby granted to the County for all private streets within the subdivision.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	3.66	832.49	1.83	3.66	N89°05'30"E	00°13'30"
C2	177.81	832.49	89.07	177.34	N83°31'30"E	10°24'48"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°12'23"E	16.38

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. # 8408



Huntley, Nyce & Associates, Ltd.
SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS
10 COURTHOUSE ST. MIDDLEBURG, VIRGINIA 20117
540-687-5566

COMMONWEALTH OF VIRGINIA
JAMES G. BUTLER, JR.
No. 8408

SHIPE'S RIDGE

LOTS 1, 2, 3, 4, 5, 6, & 7

CEDAR RUN DISTRICT – FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 100'
DATE: 03-11-
REVISIONS: 08-11-2002, 07-11-2002
SHEET 1 OF 1
FILE NO. 0072

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