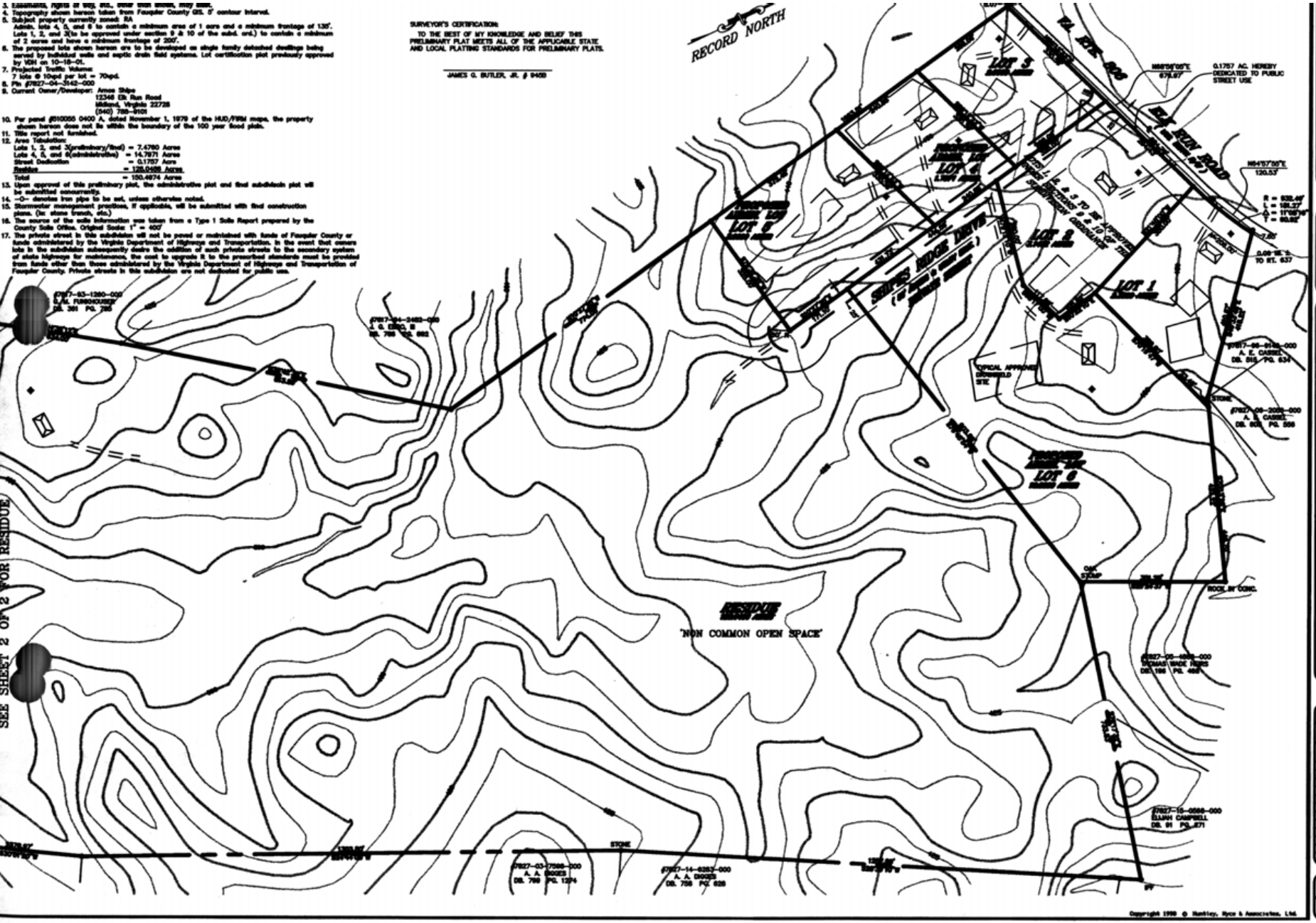
3. Easements, rights of way, etc., shown and unknown, may exist.
4. Topography shown hereon taken from Fauquier County GIS. 5' contour interval.
5. Subject property currently zoned: RA
   Addnl. lots 4, 5, and 6 to contain a minimum area of 1 acre and a minimum frontage of 135'.
   Lots 1, 2, and 3(to be approved under section 5 & 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 plot 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: Arnos Ships
   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. Title report not furnished.
12. Area Tabulation:
    Lots 1, 2, and 3(preliminary/final) = 7.4760 Acres
    Lots 4, 5, and 6(administrative) = 14.7971 Acres
    Street Dedication = 0.1757 Acre
    Residue = 128.0488 Acres
    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 1 Soils Report prepared by the County Soils Office. Original Scale: 1" = 400'
17. The private street in this 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 lots in 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 from funds other than those administered by the Virginia Department of Highways and Transportation of Fauquier County. Private streets in this subdivision are not dedicated for public use.

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. # 9409




Huntley, Nyce & Associates
SURVEYING - CIVIL ENGINEERING - LAND PLANNING

# SHIPE'S RIDGE

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

CEDAR RUN DISTRICT – FAUQUIER COUNTY, VIRGINIA

PRELIMINARY PLAT

SCALE: 1" = 100'

DATE: 03-11-2002

REVISIONS

SHEET 1 of 2

FILE NO. 0075

Copyright 1999 © Huntley, Nyce & Associates, Ltd.