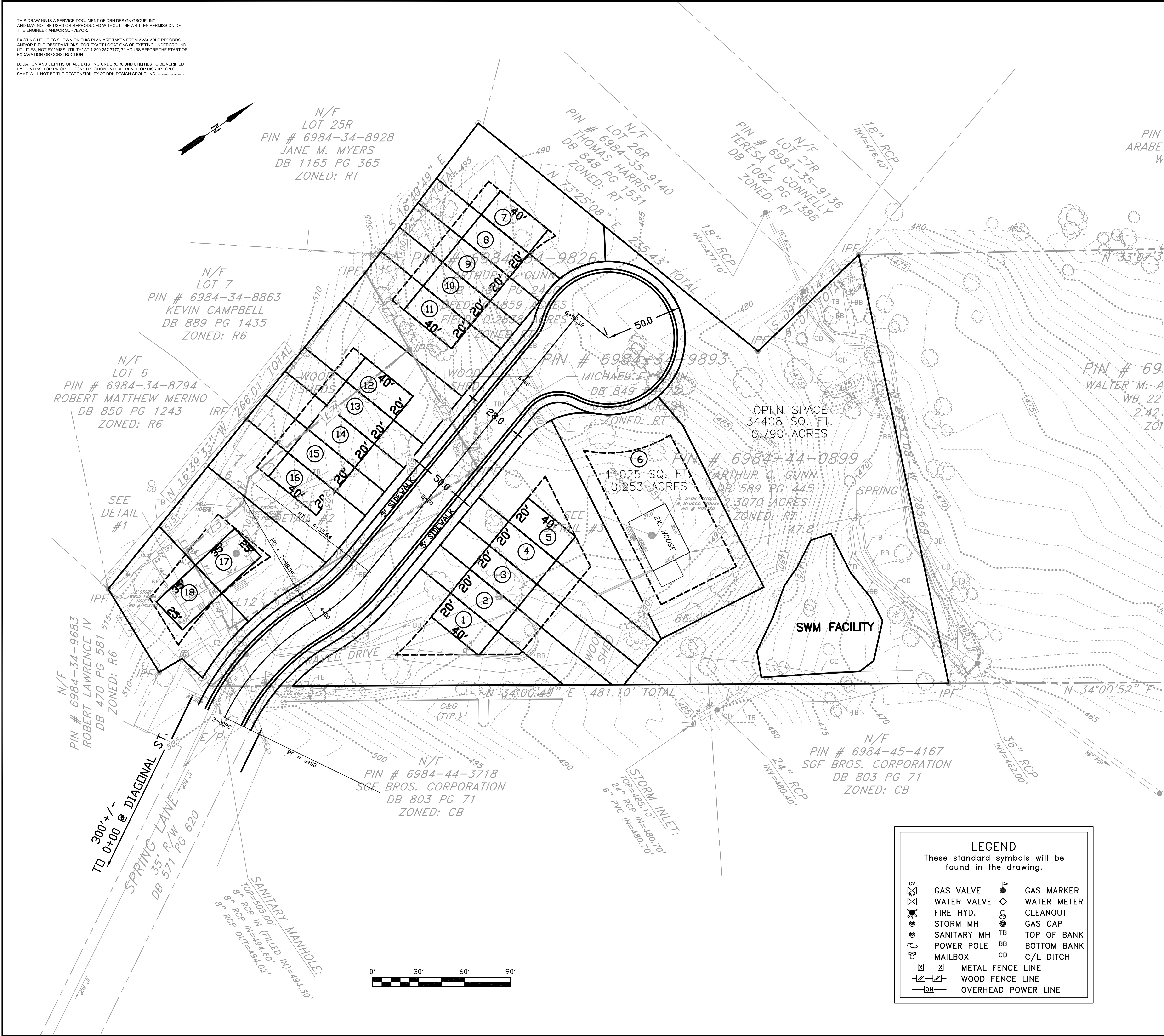


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THE ENGINEER AND/OR SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM AVAILABLE RECORDS
AND/OR FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND
UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF
EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED
BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF
SAME WILL NOT BE THE RESPONSIBILITY OF DRH DESIGN GROUP, INC. © 2006 DRH DESIGN GROUP, INC.



NOTES:
1. THESE PARCELS OF LAND ARE DELINEATED BY FAUQUIER COUNTY TAX MAP NUMBERS 6984-34-9893, 6984-44-0899, AND 6984-34-9826. CURRENT OWNERS OF RECORD ARE MICHAEL F. GUNN RECORDED IN DB 849 PG 72, AND ARTHUR C. GUNN RECORDED IN DB 589 PG 445 & DB 1191 PG 2430, ALL AMONG THE RECORDS OF FAUQUIER COUNTY, VIRGINIA.

2. THE SUBJECT PROPERTIES ARE LOCATED ON FEMA FLOOD INSURANCE RATE MAP 510057, PANEL 0001 B, DATED 08/01/1979. ALL THREE PROPERTIES ARE LOCATED IN ZONE "C". WHICH IS NOT IN A DESIGNATED 100 YEAR FLOOD HAZARD AREA. HOWEVER THIS DOES NOT CONSTITUTE A FLOOD PLAIN STUDY BY THIS FIRM.

3. TITLE REPORT FOR PIN#S 6984-34-9893, 6984-44-0899, AND 6984-34-9826 PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 06-4811 EFFECTIVE JUNE 5, 2006 AT 8:00 AM.

4. ALL THREE PROPERTIES CURRENTLY ZONED RT.

5. FIELD SURVEY COMPLETED BY DRH DESIGN GROUP ON 07/27/2006.

6.10. THE CONTACT PERSON FOR THIS SITE PLAN IS: DAVID R. HALL, P.E., L.S. DRH DESIGN GROUP, INC. 35 ROCK POINTE LANE, SUITE 200 WARRENTON, VA 20186 PHONE: (540) 349-8385

DENSITY CALCULATIONS:

ACREAGE:	
6984-34-9826	0.2838 AC.
6984-34-9893	0.3385 AC.
6984-44-0899	2.3070 AC.
TOTAL	2.9293 AC.

ZONING: RT - RESIDENTIAL TOWNHOUSE DISTRICT

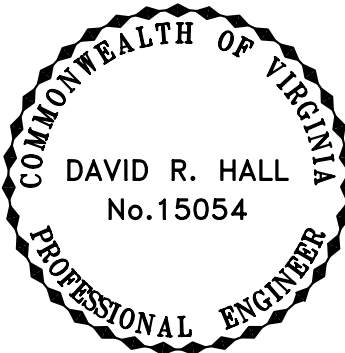
BY-RIGHT USES:	MAX. DENSITY
SINGLE FAMILY	4.3 UNITS/ACRE
TOWNHOUSES	7.0 UNITS/ACRE
DUPLEX	7.0 UNITS/ACRE

MAX. NO. OF TOWNHOUSES OR DUPLEXS ALLOWED = 20

UNITS PROPOSED:	
TOWNHOUSES:	15
DUPLEX (1):	2
SINGLE FAMILY:	1 (EXISTING)
TOTAL:	18

OPEN SPACE REQUIRED: 0.00 AC.
OPEN SPACE PROVIDED: 0.79 AC.

LEGEND	
These standard symbols will be found in the drawing.	
	GAS VALVE
	WATER VALVE
	FIRE HYD.
	STORM MH
	SANITARY MH
	POWER POLE
	MAILBOX
	METAL FENCE LINE
	WOOD FENCE LINE
	OVERHEAD POWER LINE
	GAS MARKER
	WATER METER
	CLEANOUT
	GAS CAP
	TOP OF BANK
	BOTTOM BANK
	C/L DITCH



DESIGNED BY:
DRH

DRAWN BY:
DRH

CHECKED BY:
DRH

SCALE:
1"=30'

DATE:
08/08/06

DRH JOB NO:
206070.00

DRAWING NO:
SK-01

REVISIONS

UNADO

SKETCH PLAN

GUNN PROPERTY
PIN# 6984-44-0899, 6984-34-9893, 6984-34-9826
CENTER DISTRICT FAUQUIER COUNTY, VIRGINIA

35 Rock Pointe Lane - Suite 200
Warrenton, Virginia 20186
540-349-8385
540-349-9888 fax
www.drhdesigngroup.com

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SHEET 1 OF 1