

**PRIVATE STREET NOTE:**

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 OF 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 TRANSPORTATION OF FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE. STREET SIGNS FOR THE PRIVATE STREET(S) IN THIS SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUQUIER. SIGN MAINTENANCE FOR PRIVATE ROADS AND STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD. INGRESS AND EGRESS EASEMENT FOR PUBLIC EMERGENCY AND MAINTENANCE VEHICLES IS HEREBY GRANTED TO THE COUNTY FOR ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

NON-COMMON OPEN SPACE  
PIN 6061-07-6619-000  
RESIDUE TRACT =  
83.8815 ACRES

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- N/F NOW OR FORMERLY
- C/L CENTERLINE

**BUILDING RESTRICTION LINES**

- FRONT - 75' FROM C/L OF LOCAL COLLECTOR
- SIDE - 25'
- REAR - 25'

The existing natural swale on Lot 5 and the Residue shall not be disturbed, denuded or defaced in any manner. The swale shall remain in its natural state to the fullest extent possible to allow for the normal flow of surface water. Buildings and structures shall not be placed in the swale. Fences can be erected in the swale, as long as they do not cause the backing up of water onto Lot 5. Additionally nothing shall be placed in the swale that would cause the backing up of water on Lot 5.

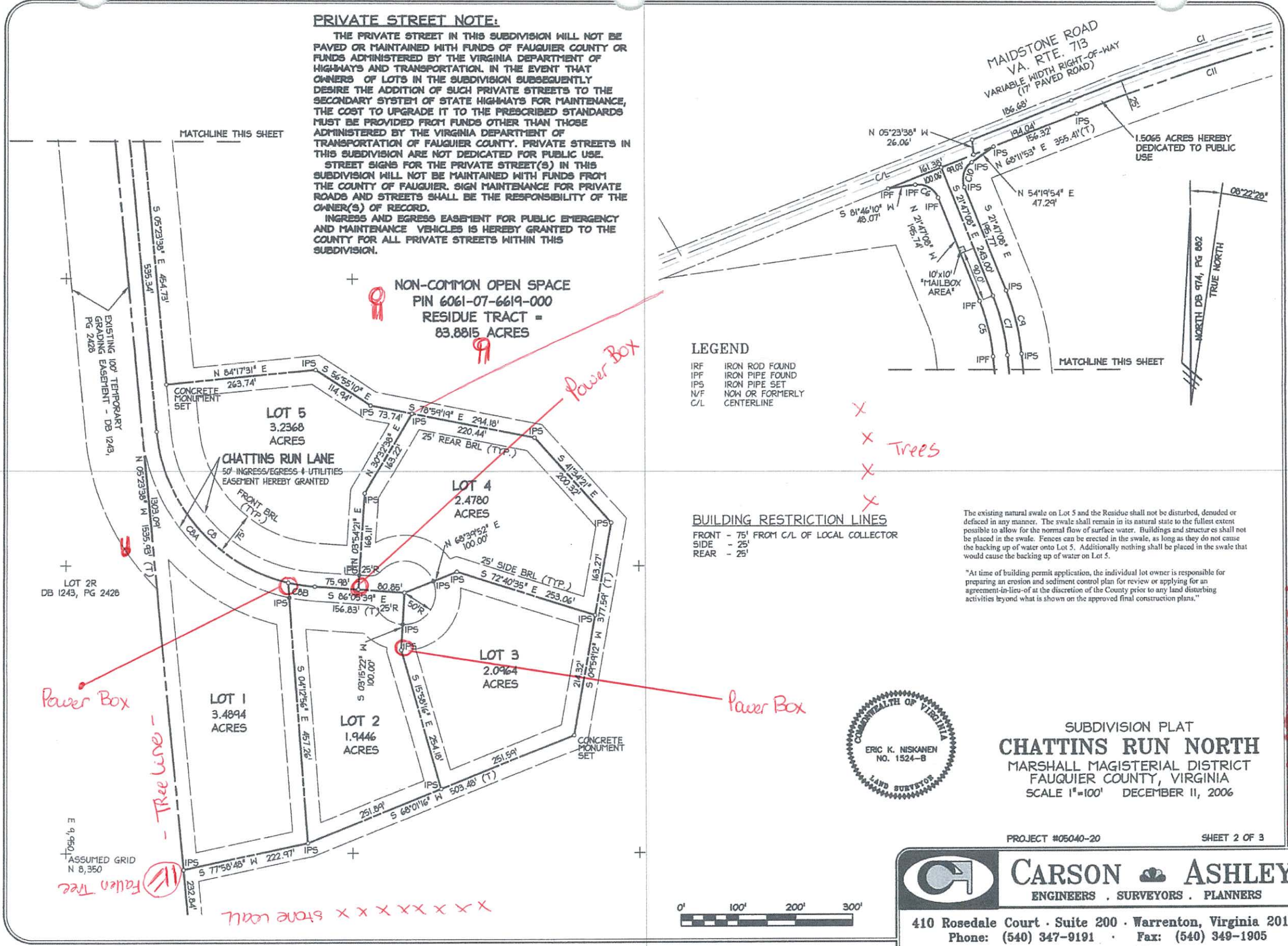
"At time of building permit application, the individual lot owner is responsible for preparing an erosion and sediment control plan for review or applying for an agreement-in-lieu-of at the discretion of the County prior to any land disturbing activities beyond what is shown on the approved final construction plans."



SUBDIVISION PLAT  
**CHATTINS RUN NORTH**  
MARSHALL MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SCALE 1"=100' DECEMBER 11, 2006

PROJECT #05040-20 SHEET 2 OF 3

**CARSON & ASHLEY**  
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Recorded Plat