

8475 Gold Dale Road, Locust Grove, VA

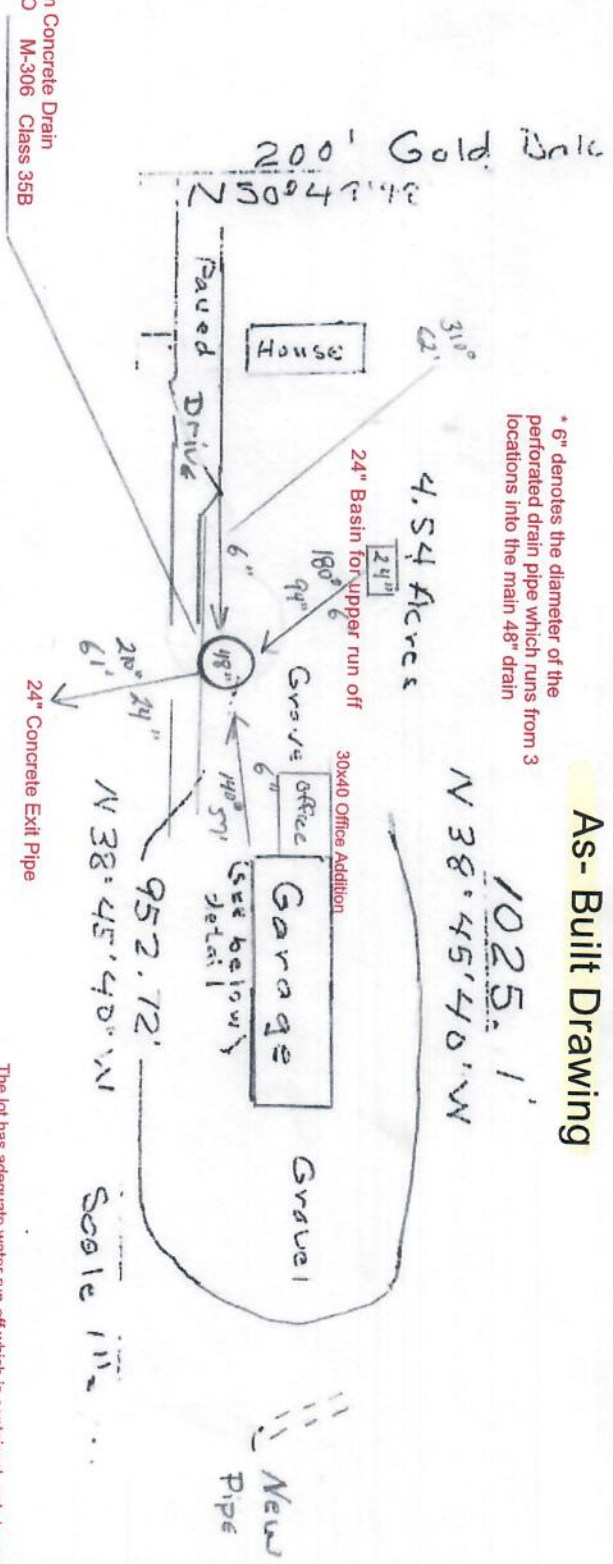
Lot 36-44J

Site Plan

As-Built Drawing

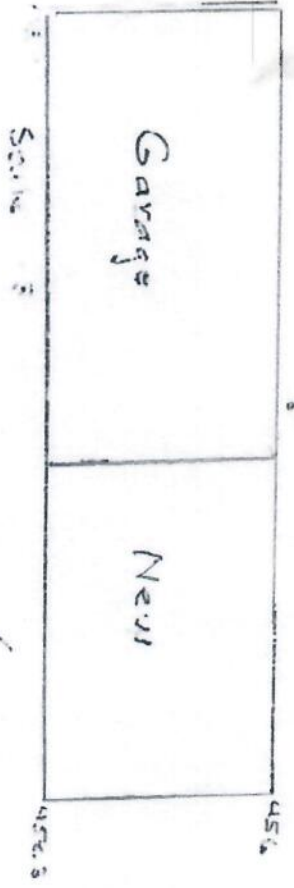
48" Main Concrete Drain
AASHTO M-306 Class 35B

* 6" denotes the diameter of the perforated drain pipe which runs from 3 locations into the main 48" drain



The lot has adequate water run-off which is contained and channeled through EPA approved Booms at the run off locations

* Compass headings are from standing on the main 48" drain



CERTIFICATE OF APPROVAL

THE BOUNDARY LINE ADJUSTMENT SHOWN HEREIN HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH DISTRICT REGULATIONS AND THAT BE COMPLETED TO RECORD.

ORANGE COUNTY SUPERVISOR AGENT
De Fendel 3/28/23
 DATE
 VIRGINIA DEPARTMENT OF HEALTH
Julia K. Novis 3/23/2023
 DATE

AIM Site
 Parcel 1

OWNERS CERTIFICATE

THE PLATTING OF THE PROPERTY SHOWN HEREIN, BEING PARCELS D (TTI 0940000000044) INSTRUMENT NUMBER 0000294 AND PARCEL E (TTI 0940000000044) INSTRUMENT NUMBER 02000294 OF THE GEORGE WASHINGTON ETALS DIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: *DBP* 3/29/23
 JEREMY G. BRIDGEMAN - OWNER
 DATE



1. THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA AND COUNTY OF ORANGE, HAS REVIEWED THESE CERTIFICATION DEEDS ON THE PART OF *LINDSEY A. GRIFFIN* AND DO HEREBY CERTIFY THAT THE SAME ARE VALID AND LEGAL AND THAT THE UNDERSIGNED OWNERS CERTIFICATION DEEDS APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND THE SEAL OF MY OFFICE ON THIS *22* DAY OF *March*, 2023.
Michelle Annis
 NOTARY NAME DATE

BY: *Lindsay A. Griffin* 3/29/23
 LINDSEY A. GRIFFIN
 DATE



1. THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA AND COUNTY OF ORANGE, HAS REVIEWED THESE CERTIFICATION DEEDS ON THE PART OF *LINDSEY A. GRIFFIN* AND DO HEREBY CERTIFY THAT THE SAME ARE VALID AND LEGAL AND THAT THE UNDERSIGNED OWNERS CERTIFICATION DEEDS APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND THE SEAL OF MY OFFICE ON THIS *22* DAY OF *March*, 2023.
Michelle Annis
 NOTARY NAME DATE

SUPERVISORS CERTIFICATE

I CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS TITLED IN THE NAME OF JEREMY G. BRIDGEMAN AND RELIANCE D. BRIDGEMAN AS RECORDS IN INSTRUMENT NUMBER 0000294 DATED MAY 27, 2016, TAX MAP NUMBER 3-A-401 AND THE NAME OF JEREMY G. BRIDGEMAN AND RELIANCE D. BRIDGEMAN AS RECORDS IN INSTRUMENT NUMBER 02000294 DATED AUGUST 30, 2016 (TAX MAP NUMBER 3-A-41) AND THAT THIS PLAT REPRESENTS THE PROPERTY PLANS INCLUDING THE FINISHED STATE STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEY PRACTICE AND THAT BE COMPLETED TO RECORD IN THE ORANGE COUNTY.



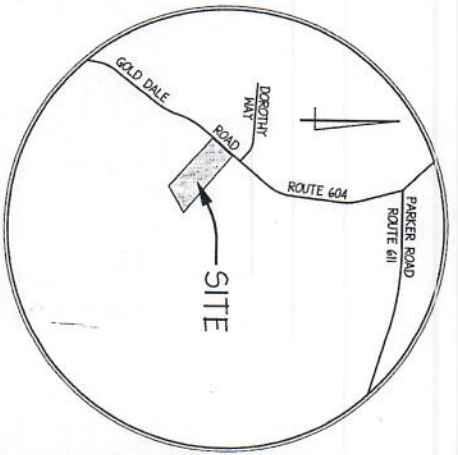
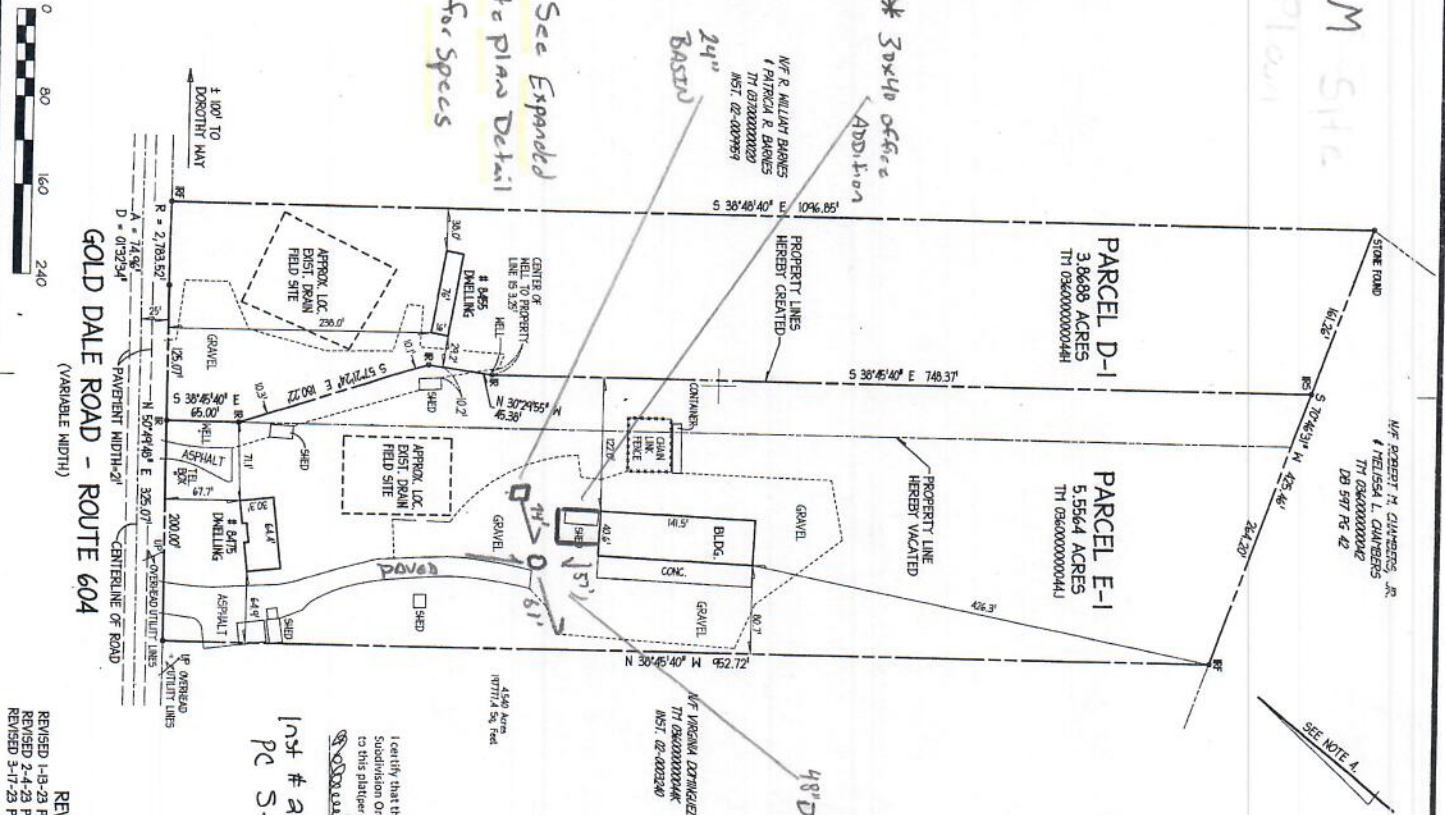
AREA TABULATION

EXISTING	AREA	ADJUSTED	AREA
PARCEL D TTI 0940000000044	4.826 ACRES	PARCEL D TTI 0940000000044	3.868 ACRES
PARCEL E TTI 0940000000044	4.904 ACRES	PARCEL E TTI 0940000000044	5.564 ACRES
TOTAL	9.730 ACRES	TOTAL	9.432 ACRES

* See Expanded Site Plans Detail for Specs

* 30x40 office Addition

* See Expanded Site Plans Detail for Specs



NOTES

1. THE PROPERTY DELETED HEREON IS LOCATED IN ORANGE COUNTY, TTI 0940000000044 AND TTI 0940000000044 AND IS ORIGINALLY ZONED "M" (RESIDENTIAL).
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO DEBERTHS AND RESTRICTIONS OF RECORD OR OTHERWISE.
3. UNDERGROUND UTILITIES AND SURFACE FACILITIES NOT LOCATED.
4. BOUNDARY INFORMATION TAKEN FROM A PLAT PREPARED BY STEVENS L. COLEMAN AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.
5. THE OWNER IS RESPONSIBLE FOR DETERMINING IF EXISTING CONSTRAINTS AND RESTRICTIONS REQUIRE SETBACKS GREATER THAN THOSE REQUIRED BY THE ZONING ORDINANCE.
6. THIS PLAT DOES NOT ADDRESS METADINGS, TONIC, OR CONTAMINATED WASTE OR SOIL. SOIL CONDITIONS NOT HAVE ANY REPORTS, STUDIES, ETC. BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
7. AS SCALED FROM THE FIRM FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, VIRGINIA COMMUNITY PANEL 59102200E, DATED MAY 17, 2022 THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A COPY OF THE PLAT SHOWING THE APPROVED BUILDING, HELL, AND SEPTIC FIELD LOCATIONS UNLESS NOTED, IS ON FILE IN THE ORANGE COUNTY VIRGINIA DEPARTMENT OF HEALTH. REPORT ISSUED BY ORANGE COUNTY.
8. THERE IS NO KNOWN OVERHEAD DIRT BREAK IN ANIMATION ZONE ON THE PARCELS SHOWN HEREON.
9. R.O.N. ROADS HAVE BEEN SET AT NEW PROPERTY CORNERS AS DENOTED BY "1R".

THIS PLAT MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE SUBDIVISION AGENT'S APPROVAL SIGNATURE OR IT SHALL BE CONSIDERED VOID

I certify that the Orange County Subdivision Ordinance does not apply to this plat per 46.0-10-10.1 to 46.0-10-10.10.
Lindsay A. Griffin
 Plat # 230001A5A
 PC S-7S

BOUNDARY LINE ADJUSTMENT
 ON
 PARCEL D
 AND
 PARCEL E
 TAX MAP 0940000000044, INSTRUMENT NUMBER 02000294
 AND
 TAX MAP 0940000000044, INSTRUMENT NUMBER 0000294
 OF
 GORDON DISTRICT
 ORANGE COUNTY, VIRGINIA
 PREPARED BY
GRIFFIN SURVEYING, PLLC
 LINDSEY A. GRIFFIN - LAND SURVEYOR
 FREDERICKSBURG, VA 22405
 PHONE (540) 894-6473 FAX (540) 371-2346

REVISIONS
 REVISED 1-9-23 PER PLANNER COMMENTS
 REVISED 2-4-23 PER PLANNER COMMENTS
 REVISED 3-17-23 PER PLANNER COMMENTS



EXPANDED SITE PLAN DRAWING

600

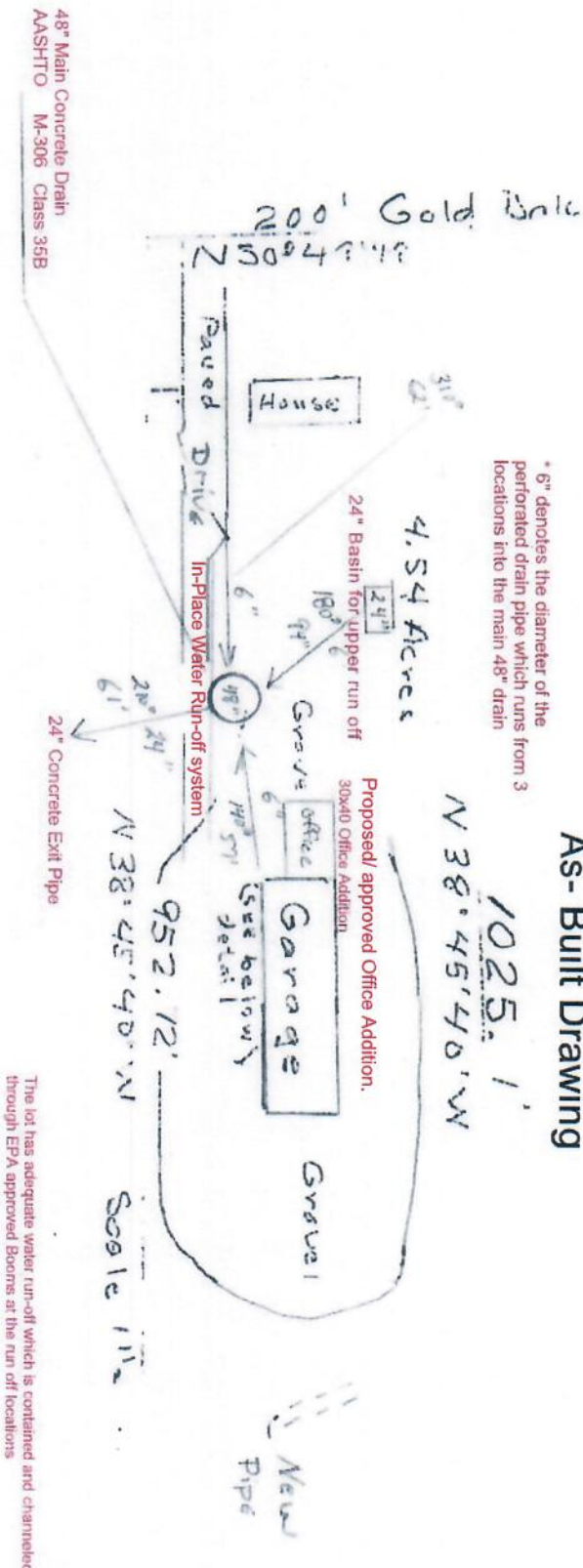
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Lot 36-44J

Site Plan

As-Built Drawing

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EXPANDED SITE PLAN DETAIL

