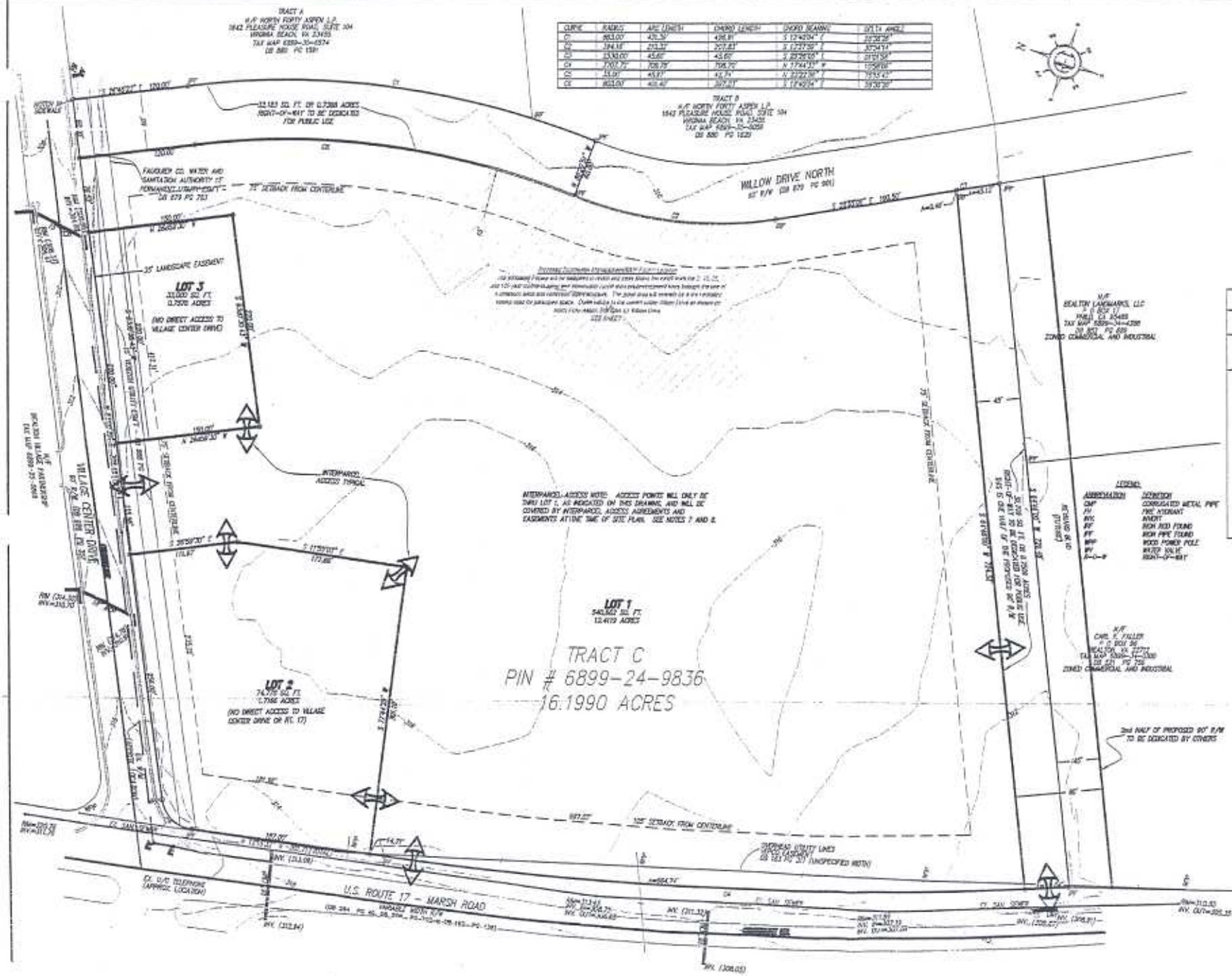
ATTACHMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	963.00'	426.39'	426.81'	S 12°40'04" E	25°38'25"
C2	394.18'	213.37'	217.83'	S 12°27'09" E	37°24'14"
C3	53.00'	45.60'	43.60'	S 23°39'03" E	49°19'58"
C4	1002.79'	708.78'	708.70'	N 17°44'13" W	100°98'08"
C5	53.00'	45.93'	44.74'	N 22°22'06" E	49°43'42"
C6	963.00'	426.40'	427.20'	S 12°40'04" E	25°38'25"

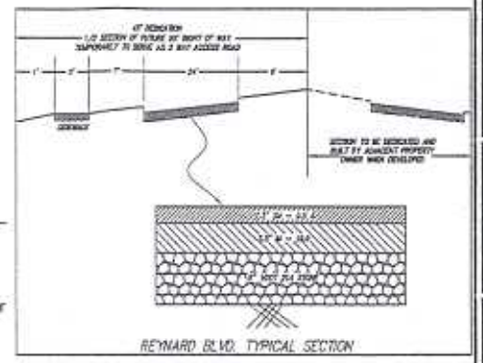


NOTES:

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS BASED ON AN ALTA/ACSM LAND TITLE SURVEY DATED APRIL 10, 2002 BY MARSH AND LEGGE SURVEYORS, P.L.C.
2. THE TOPO INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY BY MARSH AND LEGGE LAND SURVEYORS, P.L.C., COMPLETED APRIL 8, 2002. THE CONTOUR INTERVAL IS TWO(2) FEET.
3. HORIZONTAL ORIENTATION IS BASED ON THE VA NAD 83 (92) NORTH ZONE STATE GRID. VERTICAL DATUM IS BASED ON NAVD 88 ELEVATIONS ESTABLISHED BY GPS METHODS.
4. ONLY LOT 1 WILL HAVE DIRECT ACCESS TO RT. 17 AND VILLAGE CENTER DRIVE. LOTS 2 & 3 WILL GAIN ACCESS THROUGH LOT 1.
5. NO OFF SITE AREAS SHOWN OUTSIDE THIS PROPERTY. STORM WATER MANAGEMENT IS TO BE PROVIDED THROUGH A FACILITY AT THE EAST END OF THE SITE.
6. SITE STAKING THIS SITE IS ENTIRELY OPEN AND WELL DELINEATED. NO STAKING IS REQUIRED FOR ORIENTATION.
7. SITE ACCESS FOR LOTS 2 & 3 WILL BE VIA INTERPARCEL CONNECTORS AND ACCESS EASEMENT AGREEMENTS THAT WILL BE LOCATED DURING THE SITE PLAN AND FINAL SUBDIVISION PROCESS.
8. INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 2 AND 3 WILL BE THROUGH LOT 1. LOT 2 WILL NOT HAVE DIRECT ACCESS TO WILLOW CENTER DRIVE OR ROUTE 17.
9. PEDESTRIAN ACCESS WILL BE PROVIDED ALONG VILLAGE CENTER DR, WILLOW DRIVE NORTH AND REYNARD BLVD TO ON SITE SIDEWALKS DESIGNATED DURING SITE PLAN.

LOT AREAS:

LOT 1	12.4119 ACRES
LOT 2	0.7166 ACRES
LOT 3	0.7576 ACRES
P-O-W DEDICATION (EASTERN SIDE)	0.7388 ACRES
P-O-W DEDICATION (WILLOW DRIVE NORTH)	0.7388 ACRES
TOTAL AREA	16.1990 ACRES



REYNARD BLVD. TYPICAL SECTION

LEGEND:

ABBREVIATION	DEFINITION
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
INV	INVERT
IRF	IRON ROD FOUND
PF	IRON PIPE FOUND
WPP	WOOD POWER POLE
WV	WATER VALVE
R/W	RIGHT-OF-WAY

(CURRENT APPLICABLE PROFFERS PER REZONING CASE #RZ06-L-04)

THE APPLICANT SHALL SUBMIT FOR COUNTY REVIEW AND APPROVAL IN CONJUNCTION WITH CONSTRUCTION PLANS AND PROFILES FOR EACH SECTION OF THE DEVELOPMENT OF THE O-3 AREA A LANDSCAPING PLAN

THE APPLICANT SHALL PRESERVE AND RESTORE ENVIRONMENTAL FEATURES WHEREVER POSSIBLE, AND SHALL REMOVE SPECIMEN TREES ONLY WHEN NECESSARY FOR ROADS, DRIVEWAYS, AND BUILDING SITES

ALL LIGHTING SHALL BE SCREENED OR SHIELDED TO REDUCE GLARE BEYOND THE SITE CONSISTENT WITH THE REQUIREMENTS OF ARTICLE 9 OF THE FAUQUIER COUNTY GLARE ORDINANCE

FINAL SITE DEVELOPMENT SHALL HAVE A MINIMUM OF 8.152 ACRES OF OPEN SPACE OR LANDSCAPING

RIGHT OF WAY DEDICATION

THIS PROJECT IS TO DEDICATE THE RIGHT OF WAY ACROSS ITS PORTION OF PROPERTY FOR THE FUTURE WILLOW DRIVE. THIS WILL BE CONSTRUCTED BY OTHERS UNDER THE NORTH FORTY ASPEN PROJECT.
ALSO DEDICATED IS A 47 RIGHT OF WAY WHICH CONSTITUTES ONE HALF OF A 94' RIGHT OF WAY DEDICATION, THE OTHER HALF OF WHICH IS TO BE DEDICATED BY THE ADJOINING PROPERTY OWNER TO THE SOUTH

PROPOSED LAND USE CONDITIONS RELATED TO THIS PROPERTY:

CATEGORY	ALLOWED (SQ.FT.)	PROPOSED (SQ.FT.)
RESTAURANT	----	8,800
OFFICE/RETAIL	35,519	14,000
COMMERCIAL	16,748	8,972
TOTAL	52,267	31,772

OWNER/DEVELOPER
CRANE'S CORNER, LLC.
P.O. BOX 1065
WARRENTON, VA 20187
(540) 349-2485

Rickmond Engineering, Inc.
Land Planning
Surveying
Engineering
150 Blackburn Trail
Warrenton, VA 20186
Fax: (540)349-8723
www.rickmond.com
Designed By: DJP
Drawn By: DJP
Scale: 1" = 50'
Date: 01/01/02

COMMONWEALTH OF VIRGINIA
PAUL A. SCHMIDT
No. 012685
11/15/02
PROFESSIONAL ENGINEER

No.	By	Revision	Date
2	JDD	REV PER COUNTY COMMENTS & DISCUSSION	P.A.S. 01/04/02
1	JDD	REV PER COUNTY COMMENTS & DISCUSSION	P.A.S. 08/29/02

PRELIMINARY SUBDIVISION PLAT
LIBERTY STATION
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA