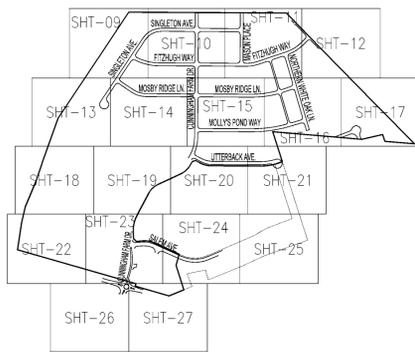


PRELIMINARY PLAT CUNNINGHAM PROPERTY

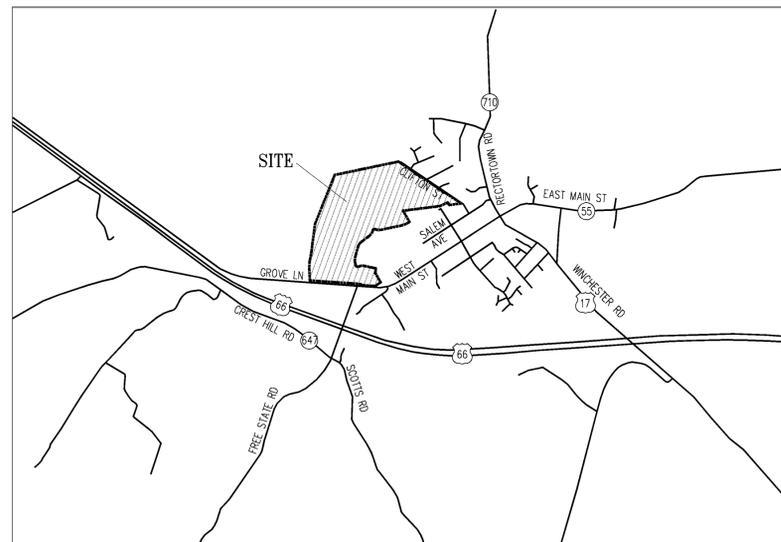
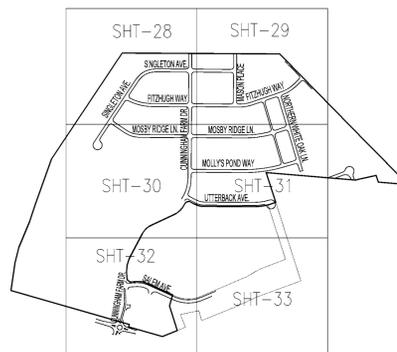
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APPROVED BY
BOS ON May 8, 2014
PC Chab. A. J.
BZA
CERTIFIED
CASE # PP14-MA-002

MARSHALL MAGISTERIAL DISTRICT
MARSHALL SERVICE DISTRICT
FAUQUIER COUNTY, VIRGINIA

PRELIMINARY PLAT STREET KEY MAP



UTILITY PLAN STREET KEY MAP



VICINITY MAP
SCALE: 1" = 2000'

NAD 1983 NORTH

SHEET INDEX

01	COVER SHEET
02	GENERAL NOTES AND TABULATIONS
03	PRELIMINARY SOILS INFORMATION
04	PRELIMINARY SOILS INFORMATION
05	TYPICAL STREET SECTIONS
06	TYPICAL LOT DIMENSIONS
07	EXISTING CONDITIONS PLAN
08	PRELIMINARY PLAT - OVERVIEW
09	PRELIMINARY PLAT
10	PRELIMINARY PLAT
11	PRELIMINARY PLAT
12	PRELIMINARY PLAT
13	PRELIMINARY PLAT
14	PRELIMINARY PLAT
15	PRELIMINARY PLAT
16	PRELIMINARY PLAT
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23	PRELIMINARY PLAT
24	PRELIMINARY PLAT
25	PRELIMINARY PLAT
26	PRELIMINARY PLAT
27	PRELIMINARY PLAT
28	UTILITY PLAN
29	UTILITY PLAN
30	UTILITY PLAN
31	UTILITY PLAN
32	UTILITY PLAN
33	UTILITY PLAN
34	UTILITY PLAN - OVERVIEW
35	STORMWATER MANAGEMENT - PRE-DEVELOPMENT
36	STORMWATER MANAGEMENT - POST-DEVELOPMENT
37	STORMWATER MANAGEMENT CALCULATIONS
38	EROSION AND SEDIMENT CONTROL
39	CORRESPONDENCE

AS OWNER (OR AUTHORIZED AGENT FOR THE OWNER) I HEREBY GIVE PERMISSION TO THE APPROPRIATE COUNTY AND STATE PERSONNEL TO ENTER THE PROPERTY FOR PURPOSES OF EVALUATING THE SUBDIVISION PROPOSAL.

Christy L. Martin 4/14/14
OWNER VP SBA, Inc. DATE

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT MEETS THE APPLICABLE STATE AND LOCAL PLATTING STANDARDS AS REQUIRED.

Robert Brown 4/14/14
ROBERT W. BROWN PROJECT MANAGER DATE

ENGINEER
URBAN LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VIRGINIA 20151

OWNER/APPLICANT
GROVE LANE, LLC
C/O BELVEDERE MANAGEMENT COMPANY
2125 HATCHERS MILL ROAD
MARSHALL, VIRGINIA 20115

Fauquier County Water and Sanitation Authority
FCWSA - APPROVED
These preliminary utility plans shown on Sheets 28-34 meet the Design and Construction Standards of the FCWSA as required in the Authority's Utility Standards Manual (USM).
This is not an assurance that the FCWSA intends to offer its water and/or sewer services or to own and/or operate the facilities associated with the project depicted on these plans.
This Approval is good for five (5) years from the below date.

Authorized Signature _____
Date _____

Urban, Ltd.
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urban
Planners - Engineers - Landscape Architects - Land Surveyors

COMMONWEALTH OF VIRGINIA
Robert W. Brown
Lic. No. 037041
4/14/14
PROFESSIONAL ENGINEER

COVER SHEET
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SCALE: AS NOTED
DATE: OCT. 2013
CL-1-N/A

PLAN DATE	No.	DATE	DESCRIPTION
10-29-13	1		
03-04-14	1		
04-14-14	2		VDOT COMMENTS
05-04-14	1		REVISIONS

SHEET
01
OF
39
FILE No.
PP-12659

Urban, Ltd. - J:\BOS\CunninghamProperty\Prelim Plats\12659-01-Cover.dwg [COVER] April 15, 2014 - 8:51am gprjcr

VDOT GENERAL NOTES
REVISED (3-29-2013)

- THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
 - VDOT SUBDIVISION STREET REQUIREMENTS (SSR 24VAC-30-91 EFFECTIVE JANUARY 1, 2005 AND VDOT ROAD DESIGN MANUAL APPENDIX B)
 - VDOT SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 24VAC-30-92 EFFECTIVE MARCH 9, 2009 AND VDOT ROAD DESIGN MANUAL APPENDIX B1). SCHEMATIC STREET LAYOUT AND COMPUTATIONS OF CONNECTIVITY INDEX ARE PROVIDED WITH THESE PLANS PER 24VAC30-92-60.
 - VDOT SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 24VAC-30-92 EFFECTIVE DECEMBER 31, 2011 AND VDOT ROAD DESIGN MANUAL APPENDIX B1). SCHEMATIC STREET LAYOUT WITH PHASING DIAGRAM FOR STREET ACCEPTANCE ARE PROVIDED WITH THESE PLANS PER 24VAC30-92-60.
- METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
- OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
- ANY TYPE OF REVERSE CURB (SPILL CURB, CG-6R, ETC.) AND TRANSITION TO THESE CURBS SHALL NOT BE USED WITH THE PUBLIC RIGHT OF WAY.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
- STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.
- THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION A MINIMUM OF THIRTY DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
- PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR VALUE OF 10 (USE CBR VALUE OF 6 IN FAUQUIER CO). SOIL TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF THE PAVEMENT INCLUDING LAYERS OF ASPHALT AND SUBBASE PRIOR TO SUBBASE PLACEMENT.
- ALL UNTREATED AGGREGATE USED IN BASE OR SUBBASE COURSES SHALL BE 21B, EXCEPT ON ROADS WITH ADT OF 1000 VPD OR LESS, WHERE 21A AGGREGATE MAY BE USED. WHEN 21B AGGREGATE IS USED, UD-4 UNDERDRAINS MUST BE PROVIDED.
- A 4" (MIN.) LAYER OF STONE IS REQUIRED BENEATH CURB AND GUTTER (MAY BE SHOWN ON TYPICAL SECTION IN LIEU OF A NOTE).
- ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
- THE ENTIRE SURFACE OF THE ROADWAY (OLD AND NEW PORTIONS) SHALL BE OVERLAID AND RE-STRIPED AS REQUIRED BY VDOT PERSONNEL. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
- DEVELOPER IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION WHICH WILL BE NECESSARY AS A RESULT OF DEVELOPMENT OF THIS SITE.
- ALL RIGHT OF WAY DEDICATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE RIGHT OF WAY THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
- TRAFFIC CONTROL DEVICES OR ADVISORY SIGNS, SUCH AS MULTIWAY STOPS, SPEED LIMITS, WATCH FOR CHILDREN, PEDESTRIAN TRAFFIC ETC., SHALL NOT BE INSTALLED UNLESS SPECIFICALLY SHOWN ON THESE PLANS OR A VDOT APPROVED PLAN REVISION. SPEED STUDY CERTIFIED BY PROFESSIONAL ENGINEER SHOULD BE SUBMITTED FOR VDOT APPROVAL PRIOR TO THE STREET ACCEPTANCE FOR ANY ROAD TO BE POSTED OTHER THAN THE STATUTORY SPEED LIMIT. SHOULD UNAPPROVED SIGNS BE NOTED AT THE TIME OF VDOT INSPECTION, THE ROAD ACCEPTANCE PROCESS SHALL BE TERMINATED IMMEDIATELY AND NOT RECOMMENCED UNTIL A DETERMINATION IS MADE REGARDING THE APPROVAL OF ANY ADDITIONAL SIGNS. IMMEDIATE REMOVAL OF SUCH SIGNS SHALL NOT NEGATE THE NEED FOR THE SUBMISSION OF A REVISION.
- LANDSCAPING AND IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT OF WAY EXCEPT AS SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION.
- BEGINNING JULY 1, 2009 ALL LAND USE PERMIT APPLICATIONS ARE REQUIRED TO PROVIDE AT LEAST ONE (1) PERSON WHO, AT MINIMUM, IS VERIFIED BY VDOT IN BASIC WORK ZONE TRAFFIC CONTROL FOR ALL PERMITTED ACTIVITIES WITHIN STATE MAINTAINED RIGHT OF WAY WHICH INVOLVES INSTALLING, MAINTAINING, OR REMOVING WORK ZONE TRAFFIC CONTROL DEVICES. THIS PERSON SHALL BE RESPONSIBLE FOR THE PLACEMENT, MAINTENANCE AND REMOVAL OF ALL WORK ZONE TRAFFIC CONTROL DEVICES.

GENERAL NOTES: SANITARY SEWER CONSTRUCTION

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY'S UTILITY STANDARDS MANUAL (USM), LATEST REVISION.
- THE CONTRACTOR PERFORMING SANITARY SEWER CONSTRUCTION MUST ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH THE FCWSA PRIOR TO THE START OF CONSTRUCTION. THE MEETING MUST BE SCHEDULED BEFOREHAND WITH THE FCWSA INSPECTOR.
- SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF 48 HOURS (TWO BUSINESS DAYS) IN ADVANCE WITH THE FCWSA INSPECTOR.
- NON-SHRINK GROUT MUST BE USED FOR ANY SANITARY SEWER USE, EXCLUDING INVERTS AND BENCHES.
- NO DRY MIX CONCRETE SHALL BE USED IN CONJUNCTION WITH THE INSTALLATION OF THE SANITARY SEWER.
- RUBBER PLUGS SHALL BE INSTALLED IN MANHOLE LIFT HOLES. ONLY ON OUTSIDE OF THE MANHOLE SHALL NON-SHRINK GROUT OR MASTIC BE USED.
- INVERT CHANNELS IN TERMINAL MANHOLES SHALL BE BUILT AT THE SAME GRADE AS THE MAINLINE LEAVING THE MANHOLE BUT NOT LESS THAN ONE-INCH PER FOOT.
- MANHOLES LOCATED WITHIN PAVEMENT AREAS MUST HAVE THE FRAMES AND COVERS SET IN NON-SHRINK GROUT. MASTIC SHALL BE USED ON THE OUTSIDE OF THE JOINT IN ORDER TO PROVIDE A WATER-TIGHT SEAL. MANHOLES LOCATED WITHIN EASEMENT AREAS MUST HAVE FRAMES AND COVERS SECURELY BOLTED TO THE MANHOLE WITH A MASTIC SEAL BETWEEN THE FRAME AND THE CONE SECTION AND/OR ADJUSTMENT RINGS. FRAMES AND COVERS SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS, MODELS 104325 AND 104514 RESPECTIVELY. MANHOLES LOCATED WITHIN THE LIMITS OF THE 100-YEAR FLOOD PLAIN SHALL HAVE CAM-LOCKING TYPE FRAMES AND COVERS AS MANUFACTURED BY EAST JORDAN IRON WORKS, MODEL 104500, AND SHALL HAVE FLOOD PROOF VENTS INSTALLED AT 1,000 FT. INTERVALS.
- CONCRETE ADJUSTMENT RINGS SHALL BE USED WHEN ADJUSTMENT TO THE PRECAST MANHOLE TOP ELEVATION EXCEEDS TWO INCHES. NON-SHRINK GROUT WITH METAL OR MASONRY SHIMS MAY BE ALLOWED FOR FINAL SLOPE ADJUSTMENT. TOTAL ADJUSTMENT MUST NOT EXCEED 12".
- MANHOLE INVERT CHANNELS MAY BE PRECAST OR CAST-IN-PLACE CONCRETE BRICK OR MORTAR SHALL NOT BE USED IN THIS APPLICATION. THE INVERT CHANNEL SHALL BE SMOOTH AND CIRCULAR IN SHAPE, CONFORMING TO THE ADJACENT SEWER PIPE SECTION. CHANGES IN THE DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE MAINTAINING THE SAME DIAMETER AS THE ADJACENT PIPE. CHANGES IN SIZE AND GRADE OF THE CHANNELS SHALL BE MADE GRADUALLY AND EVENLY. THE BENCHES OF THE MANHOLE SHALL BE BUILT WITH ONE TO TWO-INCH PER FOOT FALL FROM MANHOLE WALL TO THE MIDDLE POINT OF THE PIPE. THE INVERT CHANNEL DEPTH SHALL BE ONE-HALF OF THE DIAMETER OF THE PIPE, UNLESS OTHERWISE APPROVED BY THE AUTHORITY, A MINIMUM DROP OF 0.2' SHALL BE PROVIDED ACROSS THE MANHOLE.
- ALL MANHOLES SHALL HAVE AN EXTERIOR PROTECTIVE COATING OF 16 MIL DFT OF KOP COAT 300M AS MANUFACTURED BY CARBOLINE OR APPROVED EQUAL.
- BACKFILL COMPACTION:
 - WITHIN STREET RIGHTS-OF-WAY, BACKFILL COMPACTION SHALL BE A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO METHOD T-180.
 - GRADING WITHIN EASEMENT AREAS SHALL COMPLY WITH THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, ALL TRENCHES AND SUBGRADE OF EASEMENTS SHALL BE COMPACTED TO A DENSITY EQUAL TO THE SURROUNDING GROUND.
- SANITARY SEWER LATERALS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR EASEMENT, ARE TO BE MAINTAINED BY THE LANDOWNER WHOM THEY SERVE.
- ALL GRAVITY SEWER LINES SHALL BE SDR-35 PVC EXCEPT AS OTHERWISE REQUIRED BY THE USM.
- ALL PRESSURE SEWER SHALL BE MINIMUM CLASS 50 DIP, WITH INTERIOR COATING/LINING AS SPECIFIED IN THE USM.
- GRAVITY SANITARY SEWER SERVICE LATERALS:
 - ALL GRAVITY SANITARY SEWER LATERALS SHALL BE PVC, UNLESS OTHERWISE INDICATED, AND IT SHALL MEET COUNTY, HEALTH DEPARTMENT AND BOCA CODES.
 - LATERAL CONNECTIONS TO THE MAIN SHALL BE A MINIMUM OF TWO FEET FROM ANY PIPE JOINT (CENTER TO CENTER). THIS SPACING SHALL ALSO APPLY TO THE DISTANCE BETWEEN TWO LATERALS ALONG THE MAIN.

NATURAL RESOURCES INVENTORY:

THE SITE CURRENTLY IS AN OPEN FIELD OF NATURAL GRASSES, WITH SLOPES RANGING FROM 2-15%. THERE IS MINIMAL TREE COVER ON SITE. PER THE PRELIMINARY SOILS REPORT SHOWN ON SHEET #03, ALL SOILS ON SITE ARE IN EITHER HYDROLOGIC GROUP B OR C WHICH BOTH HAVE MODERATE EROSION POTENTIAL. THE E&S PLAN THAT WILL BE PROVIDED WITH THE FINAL SITE PLAN WILL SHOW THAT ALL SEDIMENT FROM CONSTRUCTION WILL BE KEPT ON SITE AND EROSION WILL BE KEPT TO A MINIMUM. TWO INTERMITTENT STREAMS EXIST ON SITE AND ARE LOCATED TO THE NORTH AND WEST CORNERS OF THE PROPERTY. EXISTING WETLANDS HAVE BEEN LOCATED AT THE TOP OF BOTH STREAMS. THE RUNOFF FROM THE DEVELOPMENT GENERALLY DRAINS TO THE NORTHWEST TO AN UNNAMED TRIBUTARY OF GOOSE CREEK.

LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)
1	10,080	53	10,175	105	10,011
2	10,002	54	10,011	106	10,011
3	10,010	55	10,011	107	10,011
4	10,010	56	10,011	108	10,011
5	10,110	57	10,011	109	10,011
6	10,199	58	10,011	110	10,112
7	10,349	59	10,008	111	10,070
8	10,010	60	11,971	112	10,024
9	10,010	61	13,762	113	10,127
10	10,010	62	10,015	114	10,025
11	10,010	63	10,270	115	10,013
12	11,599	64	11,669	116	10,047
13	10,011	65	10,011	117	10,097
14	10,011	66	11,669	118	10,022
15	10,011	67	12,132	119	10,098
16	12,445	68	10,046	120	10,062
17	10,682	69	10,011	121	10,064
18	10,011	70	10,011	122	10,011
19	10,011	71	12,445	123	10,011
20	10,011	72	10,011	124	10,011
21	10,005	73	10,011	125	10,011
22	10,672	74	10,011	126	10,011
23	10,696	75	11,599	127	10,011
24	10,082	76	11,599	128	10,011
25	10,011	77	10,011	129	11,176
26	10,011	78	10,011	130	10,001
27	10,011	79	10,011	131	10,497
28	10,011	80	12,445	132	10,545
29	12,396	81	10,516	133	10,008
30	11,181	82	10,511	134	10,008
31	10,080	83	10,516	135	10,008
32	10,011	84	10,004	136	10,008
33	10,011	85	10,004	137	10,008
34	10,011	86	10,004	138	10,017
35	10,082	87	10,004	139	10,024
36	10,682	88	10,129	140	10,035
37	10,011	89	10,495	141	10,001
38	10,011	90	10,972	142	10,000
39	10,011	91	10,051	143	10,000
40	10,149	92	10,087	144	10,000
41	10,885	93	10,087	145	10,001
42	10,110	94	10,025	146	10,001
43	10,004	95	10,154	147	10,001
44	10,004	96	10,082	148	10,001
45	10,004	97	10,274	149	10,001
46	10,462	98	10,072	150	15,738
47	10,462	99	10,004	151	10,151
48	10,004	100	10,004	152	10,018
49	10,004	101	10,004	153	10,009
50	10,004	102	10,004	154	80,105
51	10,004	103	11,176	154	80,105
52	10,025	104	10,011	Outlot A	15,920

LEGEND:

	EXISTING WATER LINE		ROAD SIGN
	PROPOSED WATER LINE		EX. POWER POLE
	EX. FIRE HYDRANT		EXISTING SPOT ELEVATION
	PROP. FIRE HYDRANT		PROP. SPOT ELEVATION
	EXISTING WATER METER		SPILL AND TRANSITION CURB AND GUTTER
	PROPOSED WATER METER		PROPOSED CURB
	EXISTING WATER VALVE		MAIN BUILDING ENTRANCE
	PROPOSED WATER VALVE		EX. STREET LIGHTS
	EXISTING STORM DRAIN		PROP. STREET LIGHTS
	PROPOSED STORM DRAIN		PROPOSED CG-12
	EXISTING SANITARY SEWER		EXISTING TREE
	PROPOSED SANITARY SEWER		PROPOSED TREE
	EXISTING GAS LINE		WATER FITTING IDENTIFIER
	PROPOSED GAS LINE		LOADING AREA
	EXISTING GAS VALVE		BENCHMARK
	PROPOSED GAS VALVE		TEST PIT REQUIRED
	EXISTING OVERHEAD WIRE		PROJECTED TRAFFIC COUNT
	EXISTING LIGHTING		OVERLAND RELIEF
	EXISTING LIGHTING		
	EXISTING FENCE		PROP. PROPOSED
	PROPOSED FENCE		EXISTING
	EXISTING TREE LINE		SF
	EXISTING CONTOURS		GSF
	PROPOSED CONTOURS		NSF
	PROPOSED PHASE LINE		T.B.R.
	PROPOSED LIMITS OF CLEARING & GRADING		FF
	EXISTING WETLANDS		S, C, HC
	PROP. RET. WALL		STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
			EX. RET. WALL

COPY AS APPROVED BY

BOS ON *May 8, 2014* PC *Chad A. J...* BZA

CERTIFIED

CASE # *PP14-MA-002*

NOTES

- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C 0225 C, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN FLOOD ZONE X.
- WETLANDS SHOWN HEREON WERE MAPPED BY WETLAND STUDIES AND SOLUTIONS - A JURISDICTIONAL DETERMINATION FROM THE ARMY CORP OF ENGINEERS WAS FILED MARCH 2012. CONTACT MARK NAVARRO/JENNIFER FEESE AT (703)-679-5616.
- NO WAIVERS ARE BEING REQUESTED AT THIS TIME.
- THE RESIDENTIAL SEWAGE FLOWS ARE ANTICIPATED TO BE 53,900 GPD.
- THE RESIDENTIAL WATER DEMAND IS ANTICIPATED TO BE 42,350 GPD.
- IN CASES WHERE THE BALANCE OF LAND NOT CONTAINED IN LOTS AND STREETS IS NEEDED BY THE COUNTY FOR SCHOOL SITES, PARKS, RECREATIONAL AREAS, OR STREAM VALLEYS AND SUCH LAND IS SUITABLE IN LOCATION, SIZE, CONDITION, AND TOPOGRAPHY FOR SUCH PURPOSES AS DETERMINED BY THE COMMISSION USING THE COMPREHENSIVE PLAN AS A GUIDE, THEN SUCH LAND SHALL BE DEEDED TO THE COUNTY FOR SUCH PURPOSES. SUCH LAND SHALL BE REFERRED TO AS DEDICATED OPEN SPACE, AND SHALL BE GIVEN FULL CREDIT IN SATISFYING THE OPEN SPACE REQUIREMENTS FOR A GIVEN DISTRICT.
- ALL TRAILS SHALL BE MAINTAINED BY THE HOA.
- A TREE CONSERVATION EASEMENT SHALL BE RECORDED FOR PARCELS G AND J.

GENERAL NOTES: WATERLINE CONSTRUCTION

- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS IN THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY'S UTILITY STANDARDS MANUAL USM), LATEST REVISION.
- THE CONTRACTOR PERFORMING WATER LINE CONSTRUCTION MUST ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH THE FCWSA PRIOR TO THE START OF CONSTRUCTION. THE MEETING MUST BE SCHEDULED BEFOREHAND WITH THE FCWSA INSPECTOR.
- WATERLINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF 48 HOURS (TWO BUSINESS DAYS) IN ADVANCE WITH THE FCWSA INSPECTOR.
- WATER SERVICE LINES CROSSING UNDERNEATH PAVEMENT MUST BE INSTALLED IN A MINIMUM 2-INCH DIAMETER SCHEDULE 40 PVC CASING PIPE.
- WATER MAINS ARE TO BE CONSTRUCTED OF CLASS 52 CEMENT LINED DUCTILE IRON WATER PIPE.
- WATER SERVICE LINES ARE TO BE CONSTRUCTED OF SDR-9, 200 PSI, POLYETHYLENE PIPE.
- COMPACTION REQUIREMENTS FOR WATERLINE CONSTRUCTION ARE TO BE THE SAME AS THOSE REQUIRED FOR SEWER CONSTRUCTION.
- WATER SERVICE LINES LOCATED ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

PARCEL AREA TABULATION

EX. PARCEL BREAKDOWN		PROP. PARCEL BREAKDOWN	
PARENT (6969-39-3028)	122,857 AC	AREA OF SUBDIVISION	108,057 AC
AREAS NOT WITHIN SUBDIVISION		AREAS WITHIN SUBDIVISION	
ROAD DEDICATION	2,907 AC	LOT AREA	38,798 AC
RESIDUAL PARCEL I (Future Pkg)	3,952 AC	ROW AREA	13,530 AC
RESIDUAL PARCEL L (To be conveyed to MHF)	0,141 AC	OPEN SPACE AREA	55,728 AC
RESIDUAL PARCEL M (To be conveyed to MHF)	0,030 AC	TOTAL AREA WITHIN SUBDIVISION	108,057 AC
PARCEL K	0,063 AC	AREA NOT WITHIN SUBDIVISION	7,093 AC
TOTAL AREA NOT WITHIN SUBDIVISION	7,093 AC	TOTAL AREA OF PARENT	115,149 AC
WINDY HILL (PER URBAN SURVEY)	7,708 AC	(EXCLUDING WINDY HILL SUBDIVISION)	
TOTAL	122,857 AC		

PROP. R-2 ZONED AREA BREAKDOWN		PROP. R-4 ZONED AREA BREAKDOWN	
R-2 LOT AREA	38,531 AC	R-4 LOT AREA	0,267 AC
R-2 ROW AREA	12,507 AC	R-4 ROW AREA	1,023 AC
R-2 OPEN SPACE AREA (INCLUDES ONLY PARCELS ≥ 1 ACRE IN SIZE)		R-4 OPEN SPACE REQUIRED (0.327 AC)	
PARCEL A	1,000 AC	R-4 OPEN SPACE PROVIDED (PARCEL J)	0,857 AC
PARCEL B	30,962 AC	R-4 OPEN SPACE (DENSITY CREDIT RESERVED-PARCEL H)	2,129 AC
PARCEL C	4,990 AC	TOTAL R-4 OPEN SPACE AREA	2,986 AC
PARCEL D	1,015 AC		
PARCEL E	3,001 AC		
PARCEL F	2,222 AC		
PARCEL G	7,831 AC		
PARCEL L	1,720 AC		
TOTAL R-2 OPEN SPACE AREA	52,742 AC		
TOTAL	103,780 AC		

ZONING TABULATIONS

R-2 (CLUSTER)		R-4 (CONVENTIONAL)	
ZONE AREA	4,520,658 SF = 103.780 AC	ZONE AREA	186,289 SF = 4.277 AC
PROPOSED USE	SINGLE FAMILY DETACHED	PROPOSED USE	SINGLE FAMILY DETACHED
STREET DEDICATION	544,803 SF = 12.507 AC	STREET DEDICATION	44,577 SF = 1.023 AC
LOT AREA	1,678,393 SF = 38.531 AC	LOT AREA	11,641 SF = 0.267 AC
OPEN SPACE	50% (R-2 CLUSTER)	OPEN SPACE	15% (R-4 CONVENTIONAL)
MINIMUM OPEN SPACE	50% = 51,038 AC	MINIMUM OPEN SPACE	15% X 2,182 AC = 0.327 AC
OPEN SPACE PROVIDED	52,742 AC	OPEN SPACE PROVIDED	0.857 AC
OPEN SPACE DIMENSIONS		OPEN SPACE - PARCEL H (RESERVED FOR FUTURE OPEN SPACE)	2,129 AC
WIDTH	MINIMUM 50' PROVIDED +/- 220' (MIN)	DENSITY	4 DWELLING UNITS / ACRE
AREA	1.00 AC 1.00 AC (MIN)	MAXIMUM DENSITY ALLOWED	4 X 4.277 AC = 17 UNITS
DENSITY	2 DWELLING UNITS / ACRE	PROPOSED	2 UNITS
ALLOWED	2 X 103.780 AC = 208 UNITS	YARD REQUIREMENTS	
PROPOSED	154 UNITS	LOT SIZE	10,000 SF (MIN)
YARD REQUIREMENTS		WIDTH	70 FT. (MIN)
LOT SIZE	10,000 SF (MIN)	DEPTH	NONE
WIDTH	70 FT. (MIN)	AREA	10,000 SF
DEPTH	NONE	LOT DIMENSIONS PROVIDED	
AREA	10,000 SF	WIDTH	MINIMUM 70' PROVIDED
SETBACKS REQUIRED		DEPTH	NONE VARIES
FRONT	GREATER OF 50' (FROM CL TO STREET) OR 25' FROM LOT LINE	AREA	10,000 SF
SIDE	10'	SETBACKS REQUIRED	
REAR	10'	FRONT	GREATER OF 50' (FROM CL TO STREET) OR 25' FROM LOT LINE
BUILDING HEIGHT		SIDE	10'
MAXIMUM ALLOWED	35'	REAR	10'
PROVIDED	35'	BUILDING HEIGHT	
		MAXIMUM ALLOWED	35'
		PROVIDED	35'

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Professional Engineer License No. 037041

DATE: OCT. 2013

SCALE: AS NOTED

CI-1-N/A

SHEET 02 OF 39

FILE No. PP-12659

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

ADMINISTRATION
Third Floor - Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186



ZONING & DEVELOPMENT SERVICES
Third Floor - Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186

Zoning & Development Plans: (540) 422-8220
Permitting & Building: (540) 422-8230
Fax: (540) 422-8231

PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186

(540) 422-8210
Fax: (540) 422-8211

July 30, 2013

Christy Martin/Grove Lane LLC
Belvedere Management Company
2125 Hatchers Mill Rd
Marshall VA 20115

Enclosed is the Type I Soils Map and Report you requested for parcel number 6969-39-3028 and 6969-38-9463. Using the County aerial photography in conjunction with a five foot contour map and soil survey information as a base, the different soil types were delineated in the field at a scale of 1 inch = 400 feet. Due to the nature of soil development it is impossible to delineate every soil type at this scale. Therefore, small inclusions of different soil types may be encountered in various mapping units of this Type I soil map. These inclusions are usually less than one acre. Compared to the County Soil Survey Map, this map shows much more detailed and pertinent cultural features, therefore, making this report the Ultimate Planning Tool.

- Included in this report are:
- ❖ Type I Soil Map (2 copies)
 - ❖ Interpretive Table

With this detailed soils information you will be able to make land use decisions for the entire property. You may want to consider other options now that you have a detailed overview of the whole property in mind.

Please feel free to call if you have questions or need more information. Also, we will be happy to work with your soil consultant, engineer, farm planner or other state or local agencies in order to make the best land use decisions possible saving you time, money and headaches.

It has been our privilege to provide you with this detailed soils information. Although we can't change the soil types (good or bad), we take great pride in locating, identifying, and producing a soil map that gives the landowners of Fauquier County the best available environmental information.

Sincerely,

James Sawyer, PSS
County Soil Scientist

Enclosures

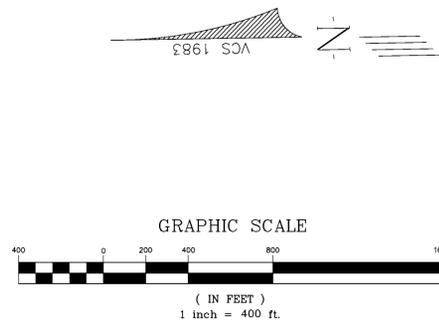


MAP UNIT SYMBOL SOIL NAME SLOPE	SOIL DESCRIPTION	General Characteristics				
		SOIL FEATURES				
10A	Mongie loam	Very deep, somewhat poorly drained, yellowish brown loamy soils with intermittent high water tables in concave landscapes, along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%)	0 - 2	Hazard Potential:	Slight
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	
10B	Mongie loam	Very deep, somewhat poorly drained, yellowish brown loamy soils with intermittent high water tables in concave landscapes, along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	
15B	Seneca loam	Very deep, moderately well drained, yellowish-brown loamy soils with intermittent high water tables in concave swales and along small drainageways; developed in recent colluvium and local wash from crystalline and metamorphic uplands	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	
17B	Middleburg loam	Very deep, well drained, brown loamy soils in concave swales and along small drainageways; developed in recent colluvium and local wash from crystalline uplands	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	
19F	Tankerville-Rock outcrop complex	Moderately deep, well drained, strong brown, coarse-loamy soils on very steep backslopes and 10 to 25% rock outcrop; 0-60% stones and/or boulders cover the surface; developed in residuum from granite, granite gneiss and granitic schist	Slope (%)	> 45	Hazard Potential:	Very High
		Bedrock Depth (in.):	20 - 40	K Factor (surface):	0.32	
TANKERVILLE		Moderately deep, well drained, strong brown coarse-loamy soils on undulating summits and gently sloping backslopes; 0.1 - 2% rock outcrop; developed in residuum from granite, schist and gneiss	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	20 - 40	K Factor (surface):	0.32	

PAGE 1

20B	Tankerville - Purcellville complex, Rocky	PURCELLVILLE	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	
22B	Purcellville - Swampoodle complex	PURCELLVILLE	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	
23B	Purcellville loam	PURCELLVILLE	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	
23C	Purcellville loam	PURCELLVILLE	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	
31B	Purcellville - Tankerville Complex	PURCELLVILLE	Slope (%)	2 - 7	Hazard Potential:	Mod.
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	

PAGE 2



PLAN DATE	DESCRIPTION
10-28-13	
03-04-14	
04-14-14	VOOT COMMENTS
05-04-14	REVISIONS
	NO.
	DATE

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4300 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-llc.com



PRELIMINARY SOILS INFORMATION
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SCALE: AS NOTED
DATE: OCT. 2013
CI=N/A

SHEET 03 OF 39
FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pln\12659-02-Notes.dwg [SOLS 2] April 15, 2014 - 8:52am appfor

31C	Purcellville - Tankerville Complex	Moderately deep, well drained, strong brown, coarse-loamy soils on undulating summits and gently sloping backslopes; developed in residuum from granite, granite gneiss and granitic schist	Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
			Bearing Capacity: Mod.	
31C	Purcellville - Tankerville Complex	PURCELLVILLE	Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.28
			Shrink-Swell Potential: low	Hydrologic Group: C
31C	Purcellville - Tankerville Complex	TANKERVILLE	Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
38B	Swampoodle loam	Very deep, moderately well drained, mottled brownish yellow and strong brown loamy soils with intermittent high water tables on broad summits and slight depressions; may have shrink-swell clay in subsoil; developed in local colluvium and residuum from granitic rocks	Slope (%): 2 - 7	Erosional Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.32
			Waterable Depth (in.): 20 - 40	K Factor (subsoil): 0.28
			Shrink-Swell Potential: High	Hydrologic Group: C
38C	Swampoodle loam	Very deep, moderately well drained, mottled brownish yellow and strong brown loamy soils with intermittent high water tables on rolling summits and depressions; may have shrink-swell clay in subsoil; developed in local colluvium and residuum from granitic rocks	Slope (%): 7-15	Erosional Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.32
			Waterable Depth (in.): 20 - 40	K Factor (subsoil): 0.28
			Shrink-Swell Potential: High	Hydrologic Group: C
110A	Mongle Variant silt loam	Very deep, poorly drained, gray and yellowish brown clayey soils with high water tables in concave landscapes, along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%): 0 - 2	Hazard Potential: Slight
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37
			Waterable Depth (in.): 0 - 10	K Factor (subsoil): 0.37
			Shrink-Swell Potential: High	Hydrologic Group: C
	PURCELLVILLE		Slope (%): 15 - 25	Hazard Potential: High
			Bedrock Depth (in.): > 60	K Factor (surface): 0.32

PAGE 3

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 BOS ON PC BZA
 May 8, 2014
 Chad A. JH
 CERTIFIED
 CASE # PP14-MA-002

131D	Purcellville - Tankerville Complex	Very deep, well drained, strong brown, fine-silty soils on moderately steep backslopes; developed in residuum from granite, granite gneiss and granitic schist	Waterable Depth (in.): > 40	K Factor (subsoil): 0.28
			Shrink-Swell Potential: low	Hydrologic Group: B
			Bearing Capacity: Mod.	
			Hazard Potential: High	
140C	Pignut silt loam	Moderately deep, well drained, strong brown, coarse-loamy soils on moderately steep backslopes; developed in residuum from granite, granite gneiss and granitic schist	Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
			Bearing Capacity: Mod.	
			Hazard Potential: High	
200	Cut and/or Fill	Disturbed areas of cutting and/or filling	Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.37
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.32
			Shrink-Swell Potential: low	Hydrologic Group: C
220B	Tankerville loam	Moderately deep, well drained, strong brown coarse-loamy soils on undulating summits and gently sloping backslopes; developed in residuum from granite, schist and gneiss	Slope (%): 2 - 7	Hazard Potential: Mod.
			Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
220C	Tankerville loam	Moderately deep, well drained, strong brown coarse-loamy soils on rolling summits and strongly sloping backslopes; developed in residuum from granite, schist and gneiss	Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
220D	Tankerville loam	Moderately deep, well drained, strong brown coarse-loamy soils on moderately steep backslopes; developed in residuum from granite, schist and gneiss	Slope (%): 15 - 25	Hazard Potential: High
			Bedrock Depth (in.): 20 - 40	K Factor (surface): 0.32
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.24
			Shrink-Swell Potential: low	Hydrologic Group: C
		Very deep, somewhat poorly drained, mottled brownish-yellow fragipan soils with intermittent high water tables on broad	Slope (%): 2 - 7	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37

PAGE 4

238B	Belvoir loam	undulating summits and slight depressions; developed in local colluvium and residuum from granitic rocks	Waterable Depth (in.): 10 - 20	K Factor (subsoil): 0.28
			Shrink-Swell Potential: Mod.	Hydrologic Group: C
241B	Alanthus-Pignut Complex	MAY HAVE HYDRIC SOIL INCLUSIONS	Bearing Capacity: low	
		ALANTHUS	Slope (%): 2 - 7	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.23
320B	Tankerville loam, very stony	Moderately deep, well drained, strong brown coarse-loamy soils on undulating summits and gently sloping backslopes; 0.1 - 3% surface stones; developed in residuum from granite, schist and gneiss	Waterable Depth (in.): 20 - 40	K Factor (surface): 0.32
			Shrink-Swell Potential: low	Hydrologic Group: C
			Bearing Capacity: Mod.	
			Hazard Potential: Mod.	
415B	Seneca Variant loam	Very deep, moderately well drained, yellowish-brown loamy soils with intermittent high water tables on gently sloping colluvial benches and toeslopes; developed in recent colluvium from crystalline uplands	Slope (%): 2 - 7	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37
			Waterable Depth (in.): 20 - 40	K Factor (subsoil): 0.28
			Shrink-Swell Potential: low	Hydrologic Group: B
417B	Middleburg Variant loam	Very deep, well drained, brown loamy soils on gently sloping colluvial benches and toeslopes; developed in recent colluvium from basic crystalline rock materials	Slope (%): 2 - 7	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.32
			Shrink-Swell Potential: low	Hydrologic Group: B
417C	Middleburg Variant loam	Very deep, well drained, brown loamy soils on strongly sloping colluvial benches and toeslopes; developed in recent colluvium from basic crystalline rock materials	Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.37
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.32
			Shrink-Swell Potential: low	Hydrologic Group: B

PAGE 5

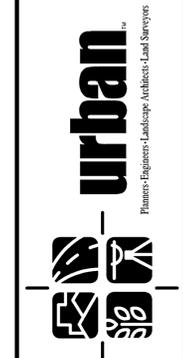
421C	Philomont sandy loam	Very deep, well drained, yellowish-brown coarse-loamy soils on rolling summits and strongly sloping backslopes; developed in residuum from augen gneiss, granitic gneiss and granite	Bearing Capacity: Mod.	
			Slope (%): 7 - 15	Hazard Potential: Mod.
			Bedrock Depth (in.): > 60	K Factor (surface): 0.24
			Waterable Depth (in.): > 40	K Factor (subsoil): 0.17
			Shrink-Swell Potential: low	Hydrologic Group: B
			Bearing Capacity: Mod.	

PAGE 6

NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		
2	04-14-14	VOOT COMMENTS	

PLAN DATE	10-29-13
	03-04-14
	04-14-14

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 4300 D TECHNOLOGY CT.
 CHANTILLY, VA 20151
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 www.urban-llc.com

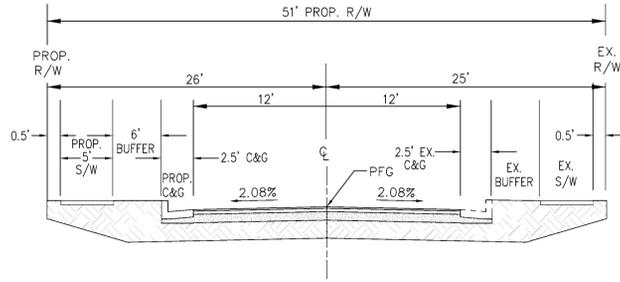


PRELIMINARY SOILS INFORMATION
 CUNNINGHAM PROPERTY
 PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SCALE: AS NOTED
 DATE: OCT. 2013
 SHEET 04 OF 39
 FILE No. PP-12659

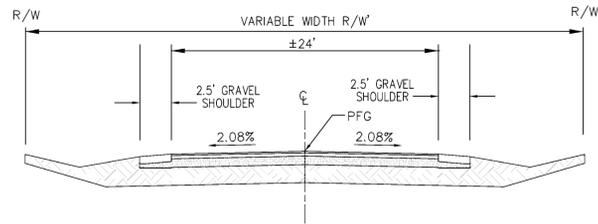
CLIFTON STREET TYPICAL SECTION

FROM STA. 10+00 TO STA. 13+72.16
NOT TO SCALE
LOCAL STREET



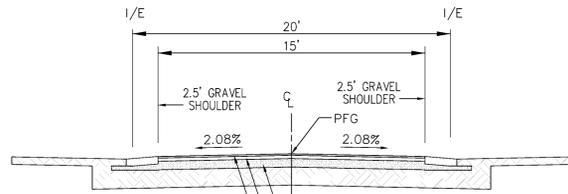
GROVE LN. TYPICAL SECTION

RURAL MAJOR COLLECTOR
NOT TO SCALE



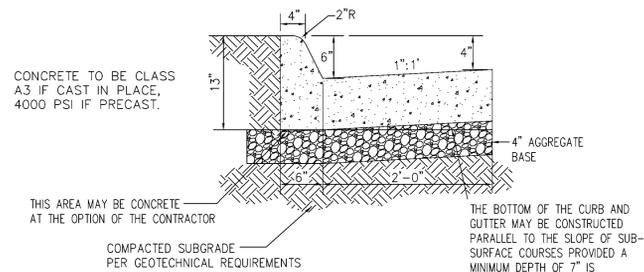
PRIVATE ALLEY TYPICAL SECTION

NOT TO SCALE



1.5" BITUM SURFACE (SM-9.5A)
3.0" BITUM BASE (IM 19.0A)
8.0" AGGREGATE SUBBASE (21A)

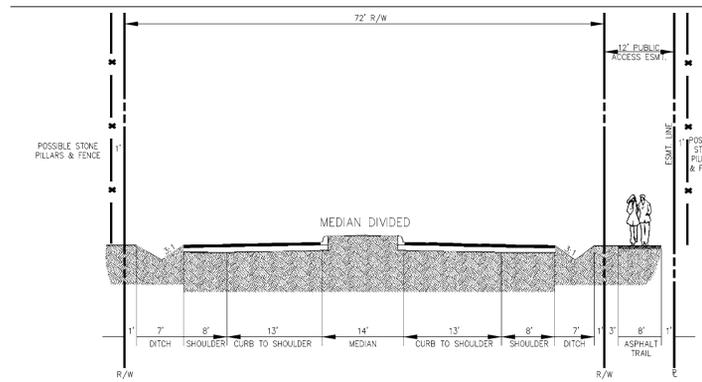
SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6.0, BASED ON AN ACTUAL DETERMINATION PER SOILS TESTS (OR) AN ESTIMATE WHICH WILL BE REVISED ONCE THE TESTS OF SUBGRADE ARE PERFORMED.



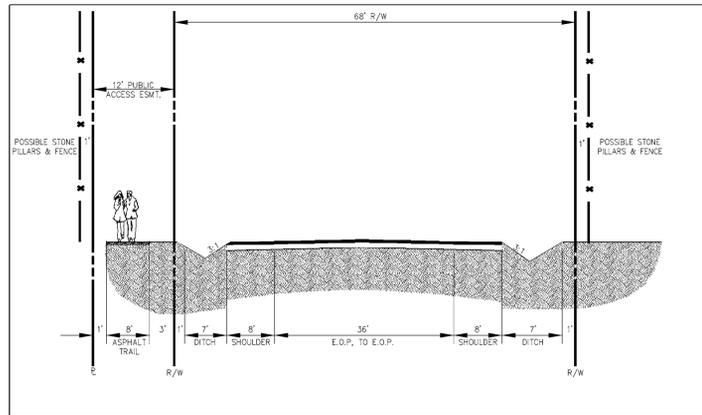
**TYPICAL CG-6
6" CURB AND GUTTER**

NOT TO SCALE

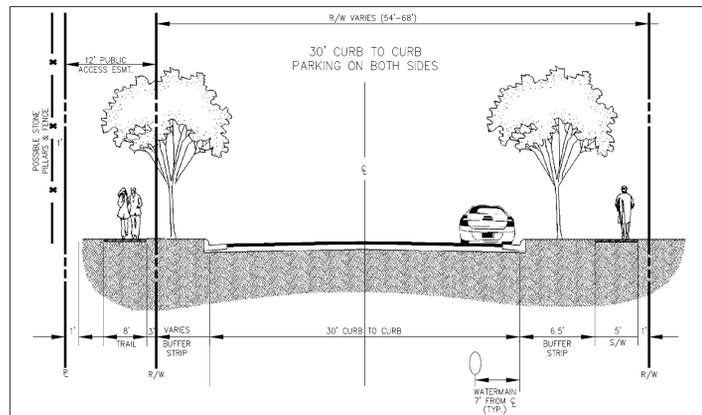
STREET TYPE	MIN. C/L RADIUS	MIN. CURB RADIUS
CUNNINGHAM FARM DRIVE	335'	35'
OTHER PROP. STREETS	200'	25'



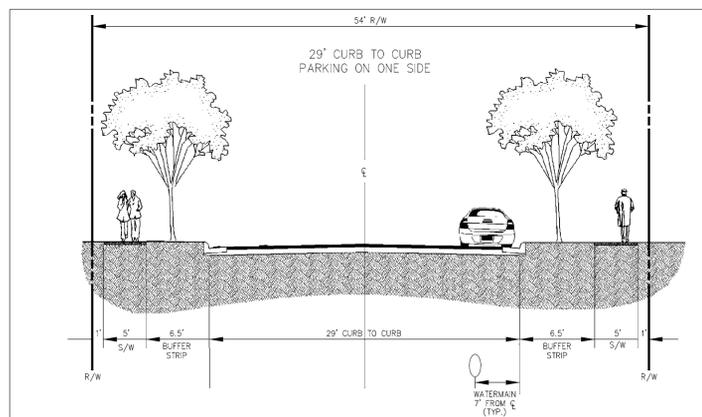
TYPICAL SECTION - CUNNINGHAM FARM DRIVE (MEDIAN DIVIDED)
(GROVE LANE TO SALEM AVE.)
LOCAL COLLECTOR



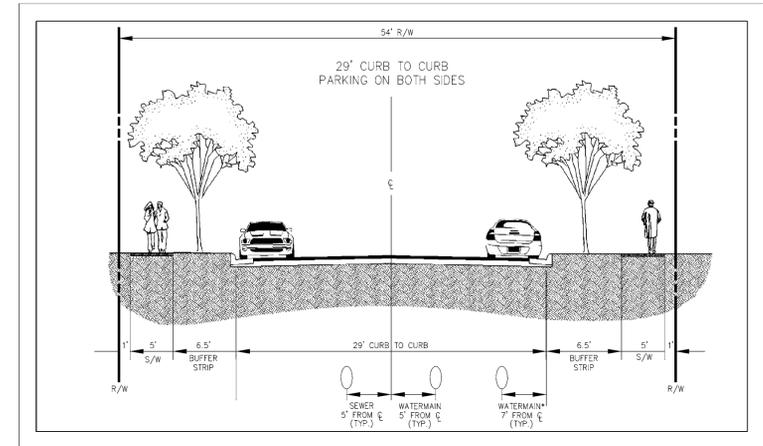
TYPICAL SECTION - CUNNINGHAM FARM DRIVE
(SALEM AVE. TO UTTERBACK)
LOCAL COLLECTOR



TYPICAL SECTION - CUNNINGHAM FARM DRIVE
UTTERBACK AVENUE TO MOSBY RIDGE WAY
LOCAL SUBDIVISION STREET



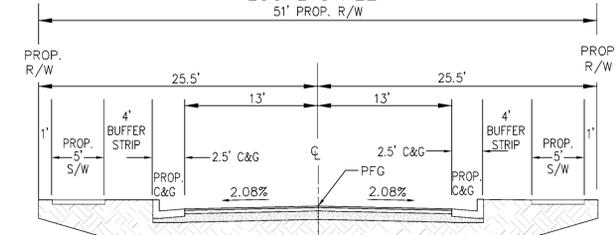
TYPICAL SECTION - CUNNINGHAM FARM DRIVE,
MOSBY RIDGE WAY TO NORTHERN BOUNDARY



TYPICAL SECTION - ALL SUBDIVISION STREETS EXCEPT CUNNINGHAM FARM DRIVE AND SALEM AVENUE.
*WATERMAIN TO BE PERMITTED WITHIN PARKING LANE IN STREET WITH LESS THAN 400 VPD.

SALEM AVENUE TYPICAL SECTION

FROM STA. 13+07.51 TO STA. 18+88.15
NOT TO SCALE
LOCAL STREET

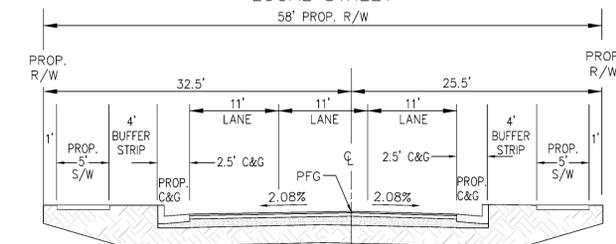


NOTE: PROPOSED SALEM AVENUE TIES INTO EXISTING SALEM AVENUE AT STATION 19+49.64 AND PROPOSED SIDEWALK TIES INTO EXISTING SIDEWALK AT STATION 18+88.15

STREET NAME	SEGMENT	VPD COUNT	R/W WIDTH	CURB TO CURB WIDTH
CUNNINGHAM FARM DRIVE	Ex. GROVE LANE to SALEM AVENUE extension	3,040	72'	40' (EP to EP)
	SALEM AVENUE extension to UTTERBACK AVENUE	2,660	68'	36'
	UTTERBACK AVENUE to MOLLY POND WAY	2,460	varies	30'
	MOLLY POND WAY to MOSBY RIDGE WAY	2,200	54'	30'
	MOSBY RIDGE WAY to FITZHUGH WAY	1,680	54'	29'
	FITZHUGH WAY to SINGLETON AVENUE	710	54'	29'
UTTERBACK AVENUE	entire street	170	54'	29'
MOLLY POND WAY	entire street	260	54'	29'
MOSBY RIDGE WAY	entire street	260	54'	29'
FITZHUGH WAY	SINGLETON AVE to CUNNINGHAM FARM DRIVE	250	54'	29'
	CUNNINGHAM FARM DRIVE to MASON PLACE	350	54'	29'
	MASON PLACE to Ex. CLIFTON STREET	600	54'	29'
SINGLETON AVENUE	Cul de sac to CUNNINGHAM FARM DRIVE	60	54'	29'
MASON PLACE	CUNNINGHAM FARM DRIVE to MASON PLACE	50	54'	29'
	entire street	60	54'	29'
NORTHERN WHITE OAK LANE	entire street	240	54'	29'

SALEM AVENUE TYPICAL SECTION

FROM STA. 10+00 TO STA. 12+56.09
NOT TO SCALE
LOCAL STREET



Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plan\12659-02-Cnotes.dwg [STREET SECTIONS] April 15, 2014 - 8:52am pppjoc

COPY AS APPROVED BY
BOS ON **PC** BZA
May 8, 2014
Chalk A. J.
CERTIFIED
CASE # PPLT14-MA-002

PLAN DATE	REVISIONS	DESCRIPTION
10-29-13		
03-04-14		
04-14-14	2	VOOT COMMENTS
05-04-14	1	REVISIONS
	No.	DATE

PLAN DATE	REVISIONS	DESCRIPTION
10-29-13		
03-04-14		
04-14-14	2	VOOT COMMENTS
05-04-14	1	REVISIONS
	No.	DATE

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CHANTILLY, VA 20151
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FAX: 703.578.7888
www.urban-llc.com

urban
Planners-Engineers-Landscape Architects-Land Surveyors



COMMONWEALTH OF VIRGINIA
Robert W. Brown
Robert W. Brown
Lic. No. 037041
4/11/14
PROFESSIONAL ENGINEER

TYPICAL STREET SECTIONS
**CUNNINGHAM PROPERTY
PRELIMINARY PLAN**
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SCALE: N/A
DATE: OCT. 2013
CI-I-N/A

SHEET 05 OF 39
FILE No. PP-12659

**COPY AS
APPROVED BY**

BOS PC BZA
ON May 8, 2014

Chad A. J...
CERTIFIED

CASE # PP14-MA-002



Decorative Acorn
The Decorative Acorn style luminaire compliments urban streetscapes and pedestrian lighting applications with high color rendering and cutoff optics.

- Decorative cast aluminum base pod available with a matte black or dark green (fluted pole only) paint finish.
- Top mounted high performance Type III reflector with clear acrylic globe and black decorative chimney.
- Metal Halide lamping in 100 and 150 watts.
- Decorative composite poles standard.

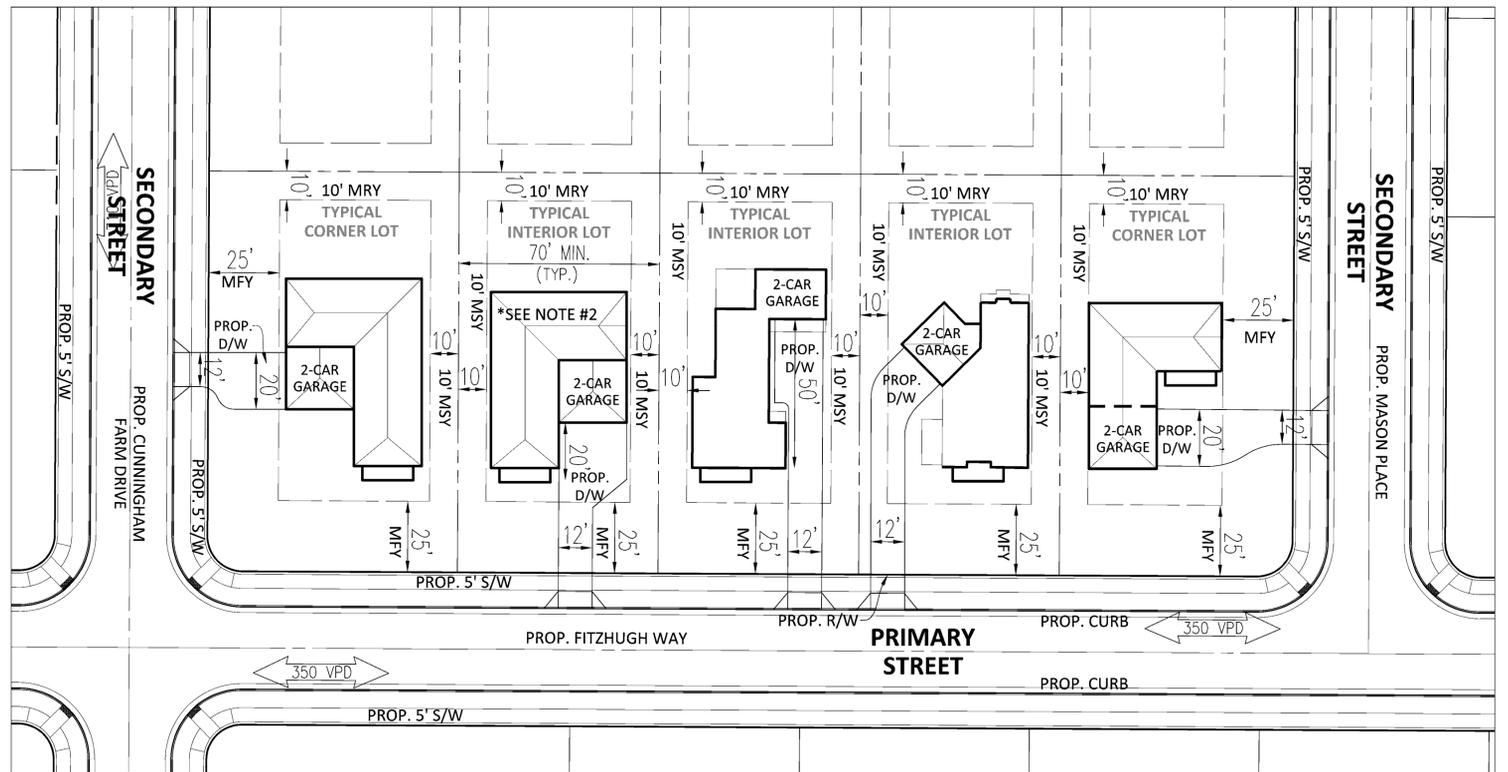
Luminaires:

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
MH	100	7,000	Matte Black	9000	124	12 ft.	0.6 %	LDAC7MH	42062649
MH	150	10,000	Matte Black	13000	173	14 ft.	0.6 %	LDAC10MH	42062651
MH	100	7,000	Dark Green	9000	124	12 ft.	0.6 %	LDAC7MH-GN	42062650
MH	150	10,000	Dark Green	13000	173	14 ft.	0.6 %	LDAC10MH-GN	42062652

Poles Available:

- Decorative Round Tapered Composite - Standard
- Decorative Round Tapered Fluted Composite - Standard

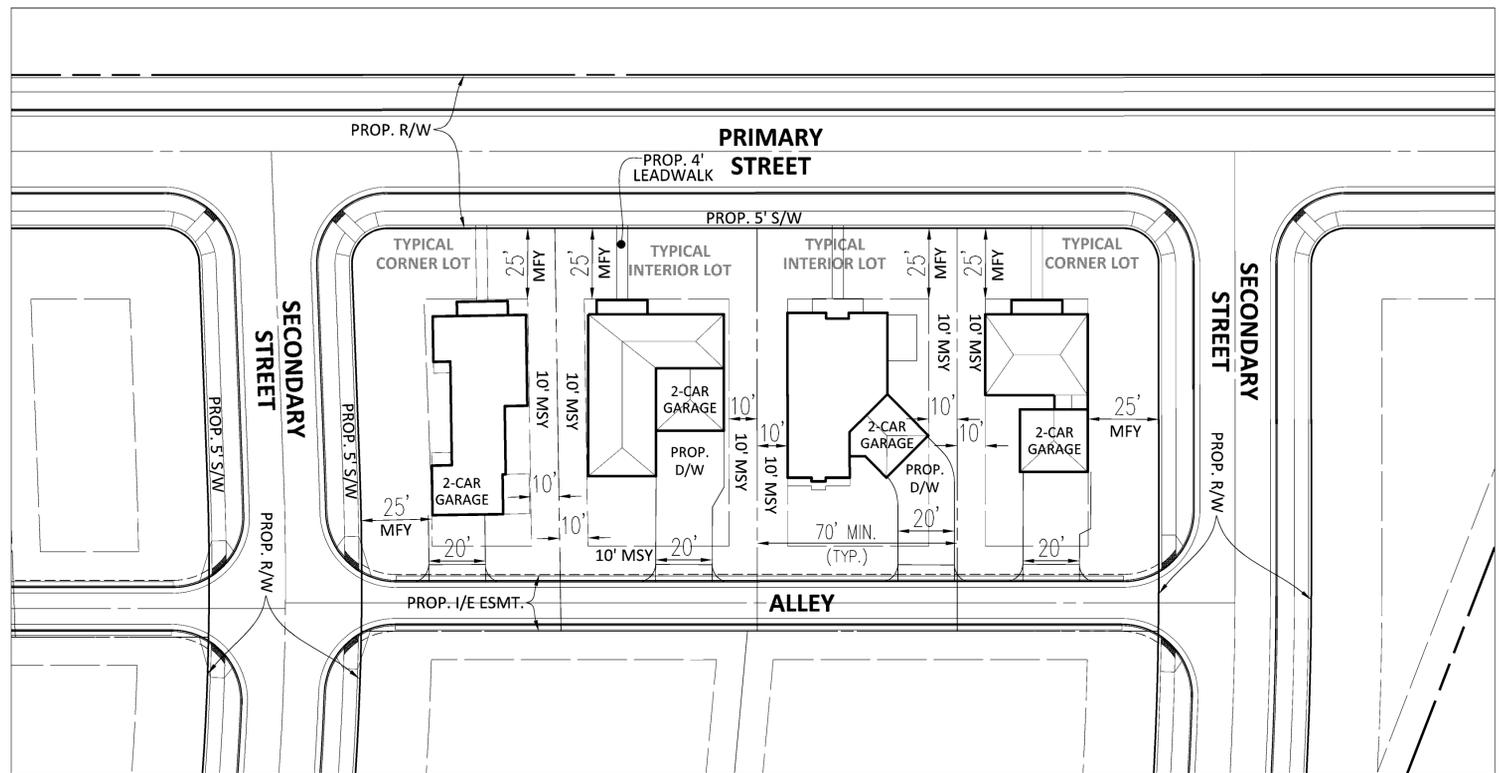
NOTE:
THE "DECORATIVE ACORN-TYPE" LAMP SHOWN SHALL BE PROVIDED ON A 14 FOOT HEIGHT STANDARD POLE. STREET LIGHTS SHALL BE PLACED AT INTERVALS OF 200-240 FEET, AS DETERMINED BY FINAL PHOTOMETRICS.



**MINIMUM SETBACKS AND DRIVEWAY STANDARDS
TYPICAL SINGLE FAMILY DETACHED
FRONT LOADED UNITS ADJACENT TO PRIMARY STREETS
SCALE: 1" = 30'**

NOTE:
1.) WHERE THE LOT WIDTH EXCEEDS THE MINIMUM REQUIREMENT OF 70', THE LOT DEPTH MAY BE SHORTENED PROVIDED THE LOT STILL MEETS THE MINIMUM LOT AREA REQUIREMENT OF 10,000 SF.

2.) ONLY ONE INTERIOR LOT FRONTING EACH PRIMARY STREET WITHIN A BLOCK MAY CONTAIN THIS TYPE OF HOUSE/GARAGE CONFIGURATION.



**MINIMUM SETBACKS AND DRIVEWAY STANDARDS
TYPICAL SINGLE FAMILY DETACHED ADJACENT TO THE ALLEY
SCALE: 1" = 30'**

NOTE:
1. WHERE THE LOT WIDTH EXCEEDS THE MINIMUM REQUIREMENT OF 70', THE LOT DEPTH MAY BE SHORTENED PROVIDED THE LOT STILL MEETS THE MINIMUM LOT AREA REQUIREMENT OF 10,000 SF.
2. LOTS 91-94, 114-117 SHALL BE ACCESSED FROM THE ALLEY ONLY.
3. ALL LOTS SHOWN AS BEING REAR LOADED FROM THE REAR LOT AND THE ALLEY.

NO.	DATE	REVISIONS	DESCRIPTION
2	04-14-14	VDOT COMMENTS	
1	03-04-14		

PLAN DATE
10-29-13
03-04-14
04-14-14

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2366
FAX: 703.578.7888
www.urban-llc.com



TYPICAL LOT DIMENSIONS
CUNNINGHAM PROPERTY
PRELIMINARY PLAN
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SCALE: AS NOTED CL= N/A DATE: OCT. 2013

SHEET 06 OF 39
FILE No. PP-12659

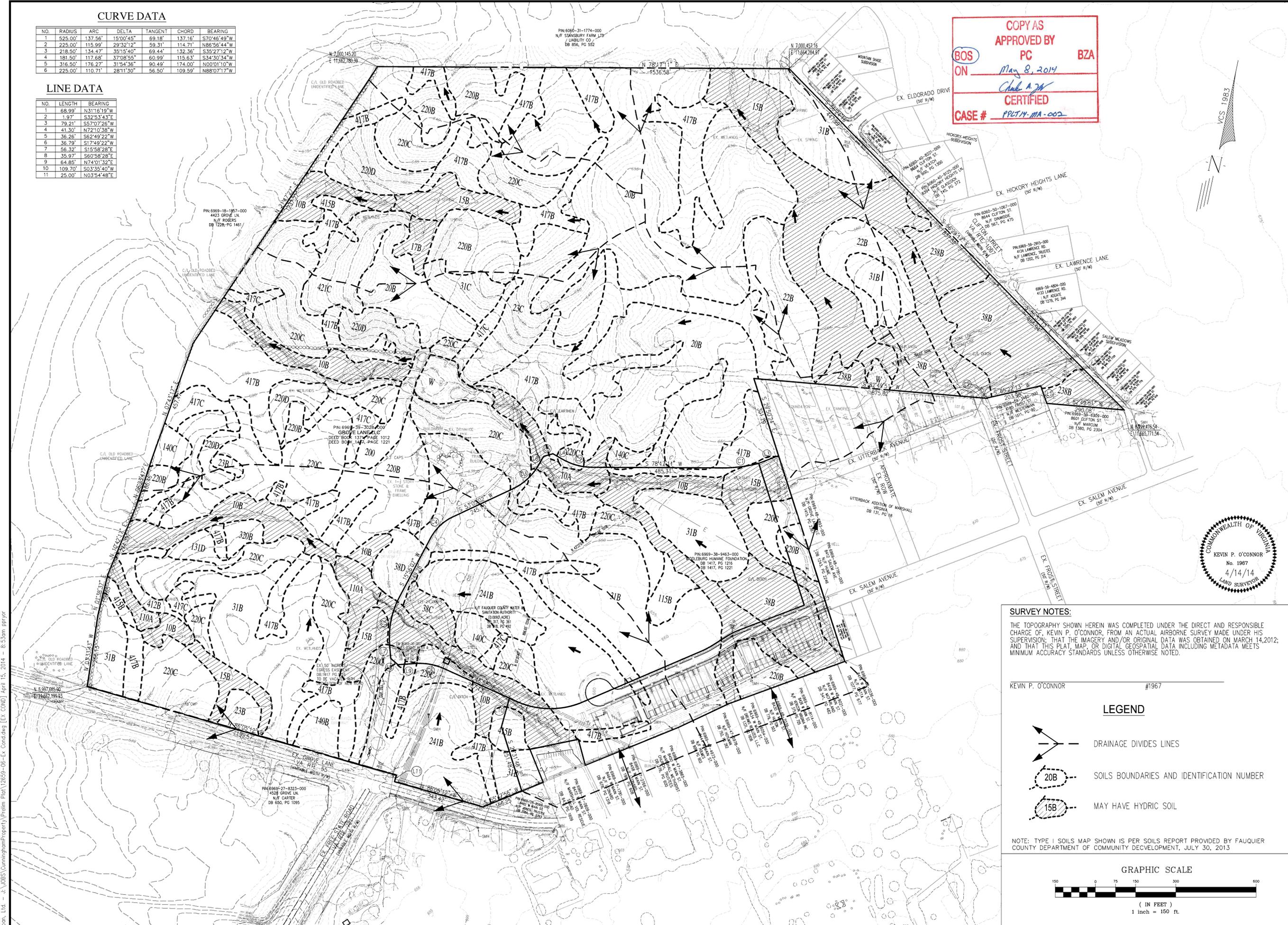
CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	525.00'	137.56'	15°00'45"	69.18'	137.16'	S70°46'49"W
2	225.00'	115.99'	29°32'12"	59.31'	114.71'	N86°56'44"W
3	218.50'	134.47'	35°15'40"	69.44'	132.36'	S35°27'12"W
4	181.50'	117.68'	37°08'55"	60.99'	115.63'	S34°30'34"W
5	315.50'	176.22'	31°54'36"	90.49'	174.00'	N02°01'10"W
6	225.00'	110.71'	28°11'30"	56.50'	109.59'	N88°07'17"W

LINE DATA

NO.	LENGTH	BEARING
1	68.99'	N31°16'19"W
2	1.92'	S32°53'43"E
3	79.21'	S57°07'26"W
4	41.30'	N72°10'38"W
5	36.26'	S62°49'22"W
6	36.79'	S17°49'22"W
7	56.32'	S15°58'28"E
8	35.97'	S60°58'28"E
9	64.85'	N174°01'32"E
10	109.70'	S03°35'40"W
11	25.00'	N03°54'48"E

COPY AS APPROVED BY
BOS ON **PC** **BZA**
 May 8, 2014
Chad A. J...
CERTIFIED
CASE # PPT14-MA-002



COMMONWEALTH OF VIRGINIA
 KEVIN P. O'CONNOR
 No. 1967
 4/14/14
 LAND SURVEYOR

SURVEY NOTES:

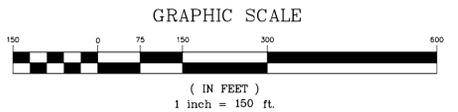
THE TOPOGRAPHY SHOWN HEREIN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN P. O'CONNOR, FROM AN ACTUAL AIRBORNE SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 14, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

KEVIN P. O'CONNOR #1967

LEGEND

- DRAINAGE DIVIDES LINES
- SOILS BOUNDARIES AND IDENTIFICATION NUMBER
- MAY HAVE HYDRIC SOIL

NOTE: TYPE I SOILS MAP SHOWN IS PER SOILS REPORT PROVIDED BY FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, JULY 30, 2013



Urban, Ltd. - J:\A\BOS\CunninghamProperty\Prelim Pln\12659-06-Ex. Condng [EX. COND] April 15, 2014 - 8:53am rpr/r

EXISTING CONDITIONS PLAN
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SHEET 07 OF 39
 FILE No. PP-12659

COMMONWEALTH OF VIRGINIA
 Robert W. Brown
 Lic. No. 037041
 4/14/14
 PROFESSIONAL ENGINEER

urban
 Planning Engineers Landscape Architects Land Surveyors

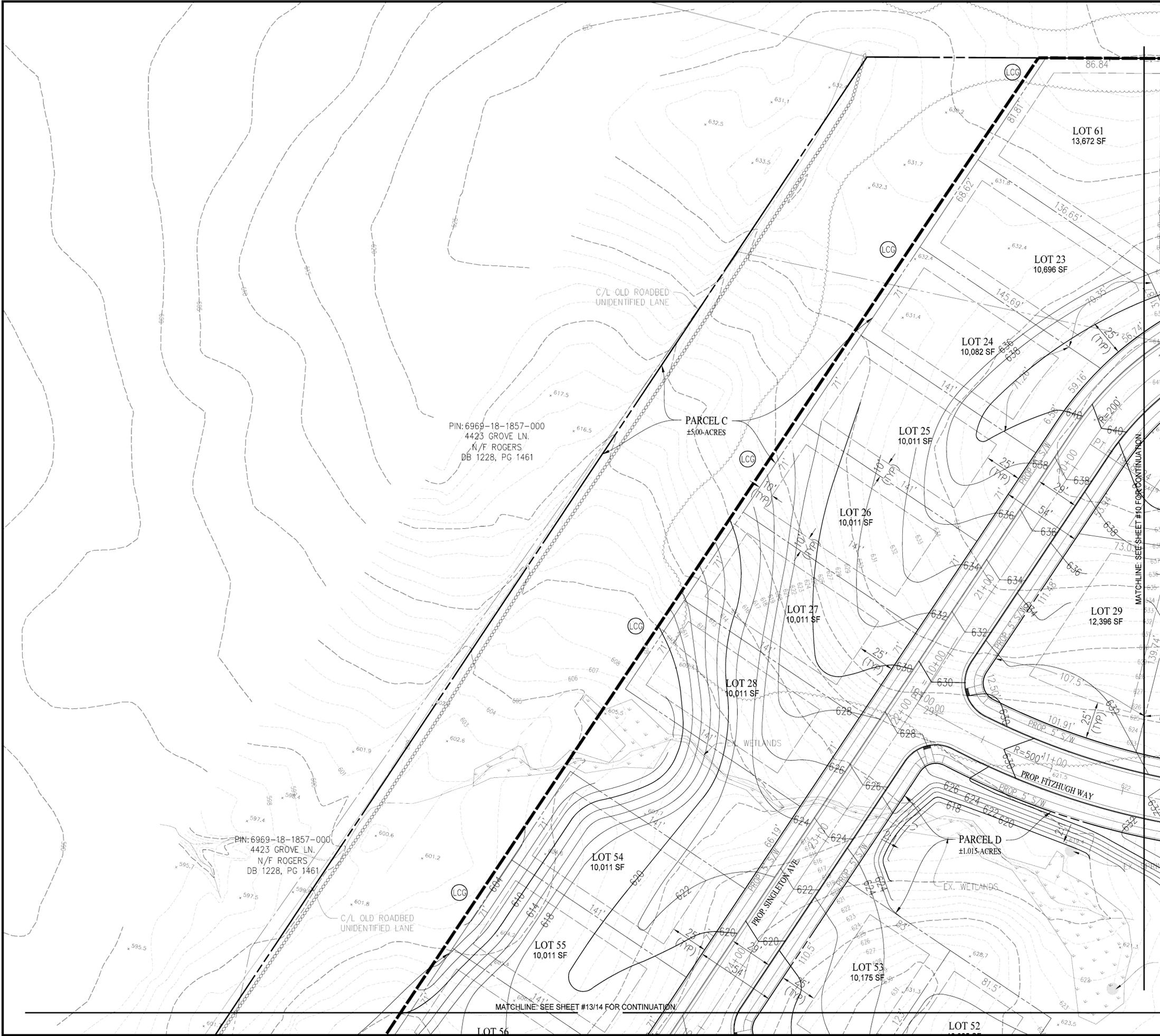
Urban, Ltd.
 4300 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
 TEL: 703.642.2306
 FAX: 703.578.7888
 www.urban-llc.com

PLAN DATE:
 10-29-13
 03-04-14
 04-14-14

REVISIONS
 No. DATE DESCRIPTION

2 04-14-14 VDOT COMMENTS
 1 03-04-14 REVISIONS

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plan\12659-08-Prelim Plot.dwg [PRELIM PLAT 1] April 15, 2014 - 8:53am ppr/yr



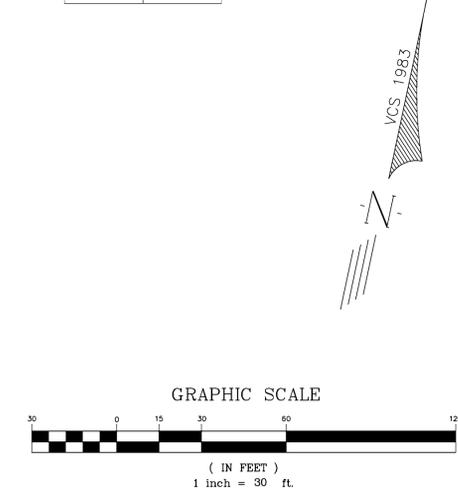
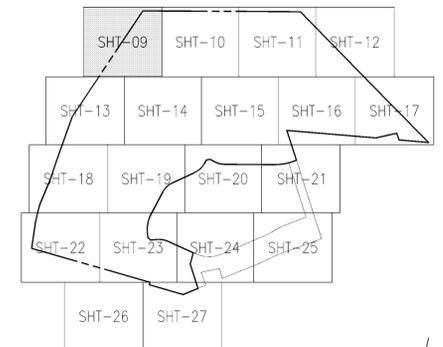
LEGEND :

	EX. TREE LINE
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	PROP. STREET CENTERLINE
	REQUIRED YARDS
	PROP. TRAFFIC COUNT
	WETLANDS

NOTES:
 1.) ADA RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH PROPOSED SIDEWALKS AND/OR TRAILS. RAMP DESIGN TO BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN IN ACCORDANCE WITH VDOT STANDARDS.
 2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

COPY AS APPROVED BY

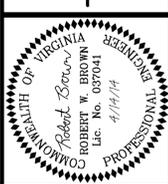
BOS	PC	BZA
ON <u>May 8, 2014</u>		
<i>Chab. A. J.</i>		
CERTIFIED		
CASE # <u>PLT14-MA-002</u>		



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14	REVISIONS	

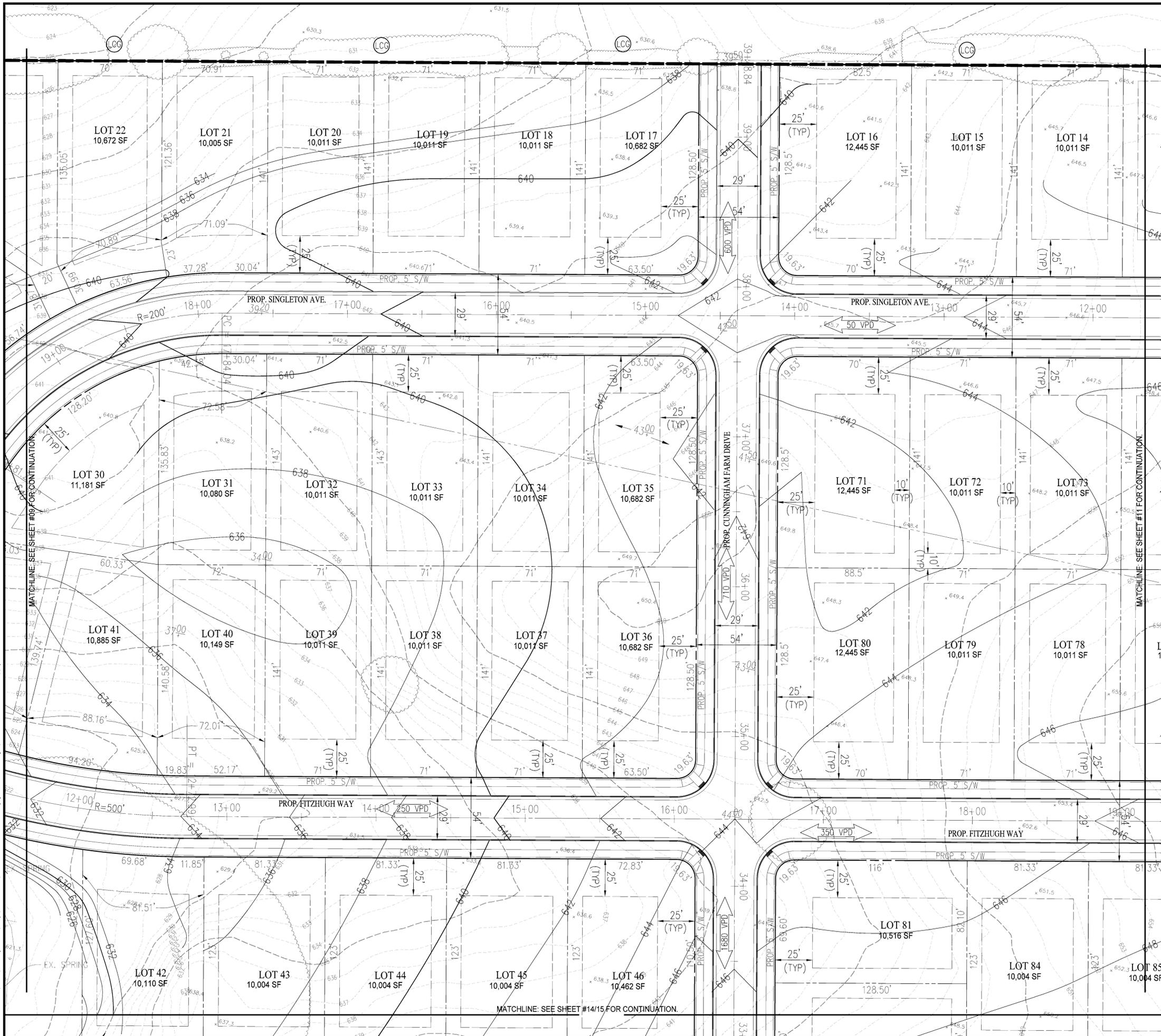
PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

Urban, Ltd.
 4300 D TECHNOLOGY CT.
 CHANTILLY, VA 20151
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 FAX: 703.378.7888
 www.urban-llc.com



PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA
 SCALE: 1"=30'
 DATE: OCT. 2013
 SHEET 09 OF 39
 FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim PBA\12659-08-Prelim PBA.dwg [PRELIM PLAT 2] April 15, 2014 - 8:53am rjrf



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

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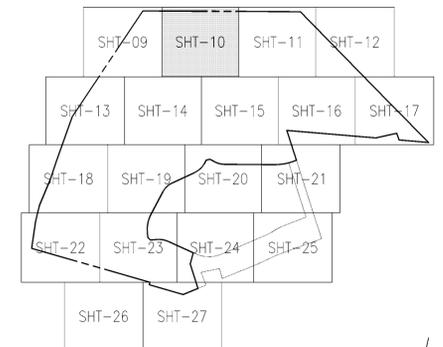
COPY AS APPROVED BY

BOS ON *May 8, 2014* **PC BZA**

Chub A. JW

CERTIFIED

CASE # *PP1214-MA-002*

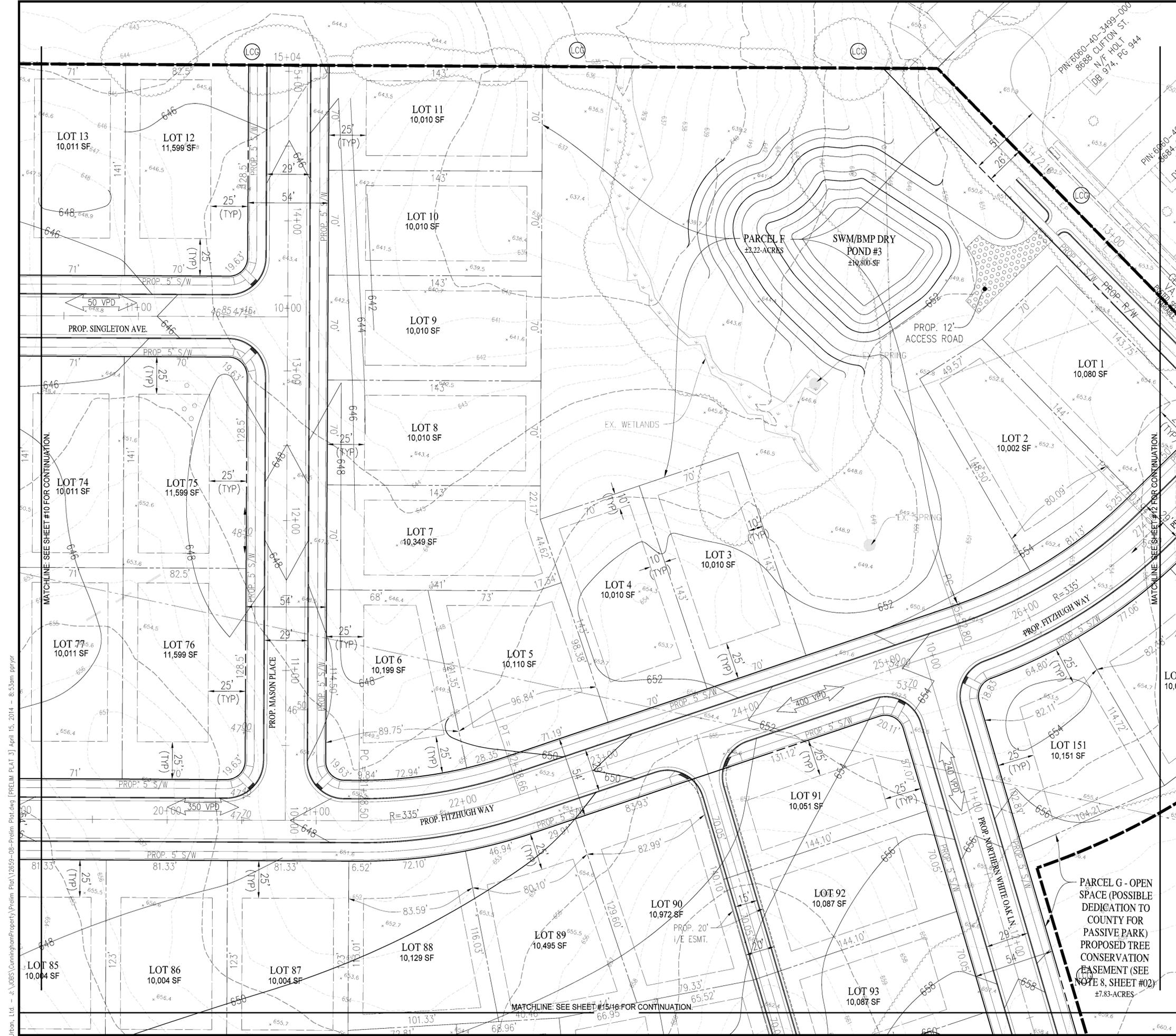


VCS 198.3

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PLAN DATE	10-29-13	03-04-14	04-14-14	04-14-14	04-14-14	04-14-14	04-14-14
REVISIONS	1	03-04-14	REVISIONS	No.	DATE	DESCRIPTION	REVISIONS
<p style="font-size: small;">Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.578.7888 www.urban-llc.com</p> <p style="font-size: small;">Professional Engineers-Landscape Architects-Land Surveyors</p> <p style="font-size: large; font-weight: bold; text-align: center;">urban</p> <p style="font-size: x-small; text-align: center;">Planning-Engineers-Landscape Architects-Land Surveyors</p>							
<p style="font-weight: bold; font-size: large;">PRELIMINARY PLAT</p> <p style="font-weight: bold; font-size: large;">CUNNINGHAM PROPERTY</p> <p style="font-weight: bold; font-size: large;">PRELIMINARY PLAT</p> <p style="font-size: small;">MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA</p> <p style="font-size: small;">DATE: OCT. 2013</p> <p style="font-size: small;">SCALE: 1"=30'</p> <p style="font-size: small;">SHEET 10 OF 39</p> <p style="font-size: x-small;">FILE No. PP-12659</p>							



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. FIREWATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

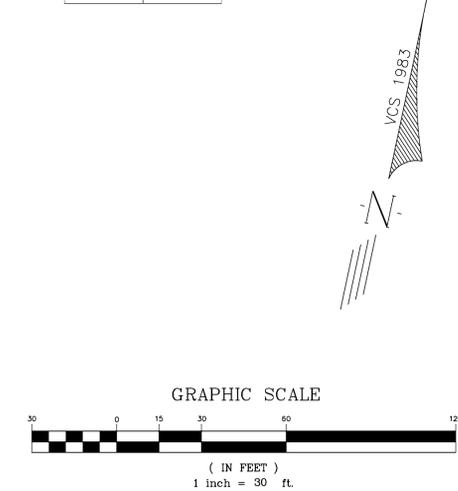
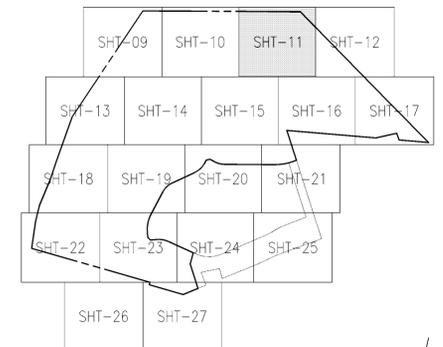
NOTES:

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2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

COPY AS APPROVED BY

May 8, 2014
 Chub A. J. W.
CERTIFIED
 CASE # PPL14-MA-002



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE
10-29-13
03-04-14
04-14-14

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 FAX: 703.578.7888
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PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=30'
 SHEET 11 OF 39
 FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plats\12659-08-Prelim Plat.dwg [PRELIM PLAT 3] April 15, 2014 - 8:53am rprpr

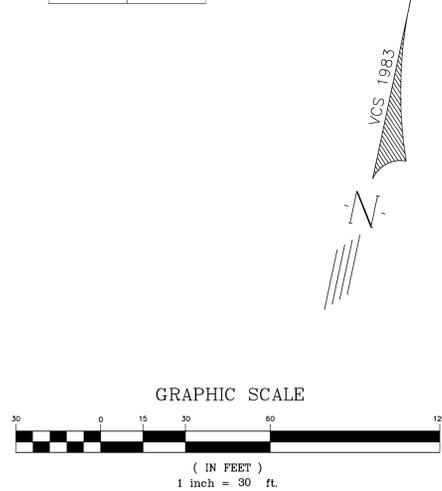
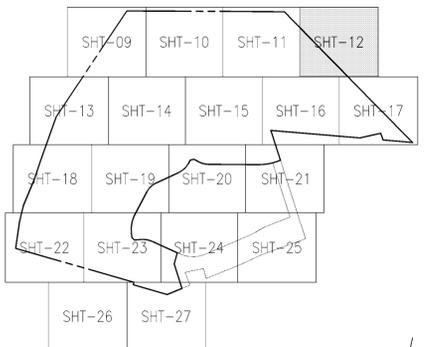


LEGEND :

	EX. TREE LINE
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	PROP. STREET CENTERLINE
	REQUIRED YARDS
	PROP. TRAFFIC COUNT
	WETLANDS

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 2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

COPY AS
 APPROVED BY
 BOS PC BZA
 ON May 8, 2014
Chub A. J.
 CERTIFIED
 CASE # PPL14-MA-002



No.	DATE	REVISIONS	DESCRIPTION
1	03-04-14	REVISIONS	

PLAN DATE	DATE
10-29-13	10-29-13
03-04-14	03-04-14
04-14-14	04-14-14

Urban, Ltd.
 4300 D TECHNOLOGY CT.
 CHANTILLY, VA 20151
 TEL: 703.642.2366
 FAX: 703.378.7888
 www.urban-llc.com



PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=30'
 CL=5'
 DATE: OCT. 2013

SHEET
 12
 OF
 39
 FILE No.
 PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plats\12659-08-Prelim Plat.dwg [PRELIM PLAT 4] April 15, 2014 - 8:54am rprpr

Urban, Ltd. - J:\0853\CunninghamProperty\Prelim_Plan\12659-08-Prelim_Plan.dwg [PRELIM PLAT 5] April 15, 2014 - 8:54am rjrfjr

MATCHLINE: SEE SHEET #09 FOR CONTINUATION.

MATCHLINE: SEE SHEET #18/19 FOR CONTINUATION.

PIN: 6969-18-1857-000
4423 GROVE LN.
N/F ROGERS
DB 1228, PG 1461

PARCEL C
±5.00-ACRES

LOT 56
10,011 SF

LOT 57
10,011 SF

LOT 58
10,011 SF

LOT 59
10,008 SF

LOT 60
11,971 SF

PARCEL C
±5.00-ACRES

PARCEL B
±30.96-ACRES

C/L OLD ROADBED
UNIDENTIFIED LANE

EX. WETLANDS

PROP. 12'
ACCESS ROAD

OUTLOT A
15,930 SF

REPLACEMENT
PUMP STATION (BY
SEPARATE PLAN)

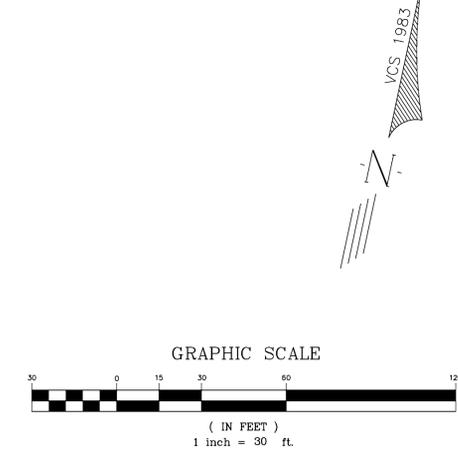
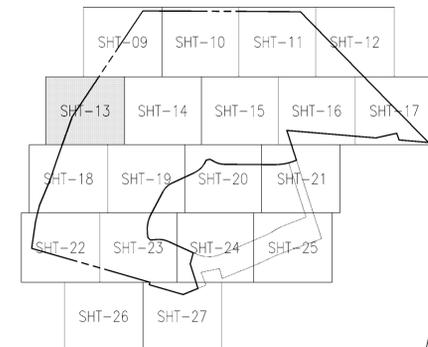
SWM/BMP DRY
POND #4
±8,000-SF

LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

- NOTES:
- ADA RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH PROPOSED SIDEWALKS AND/OR TRAILS. RAMP DESIGN TO BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN IN ACCORDANCE WITH VDOT STANDARDS.
 - VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

COPY AS
 APPROVED BY
 BOS ON May 8, 2014
 PC
 BZA
 CERTIFIED
 CASE # PP174-MA-002



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urban-llc.com

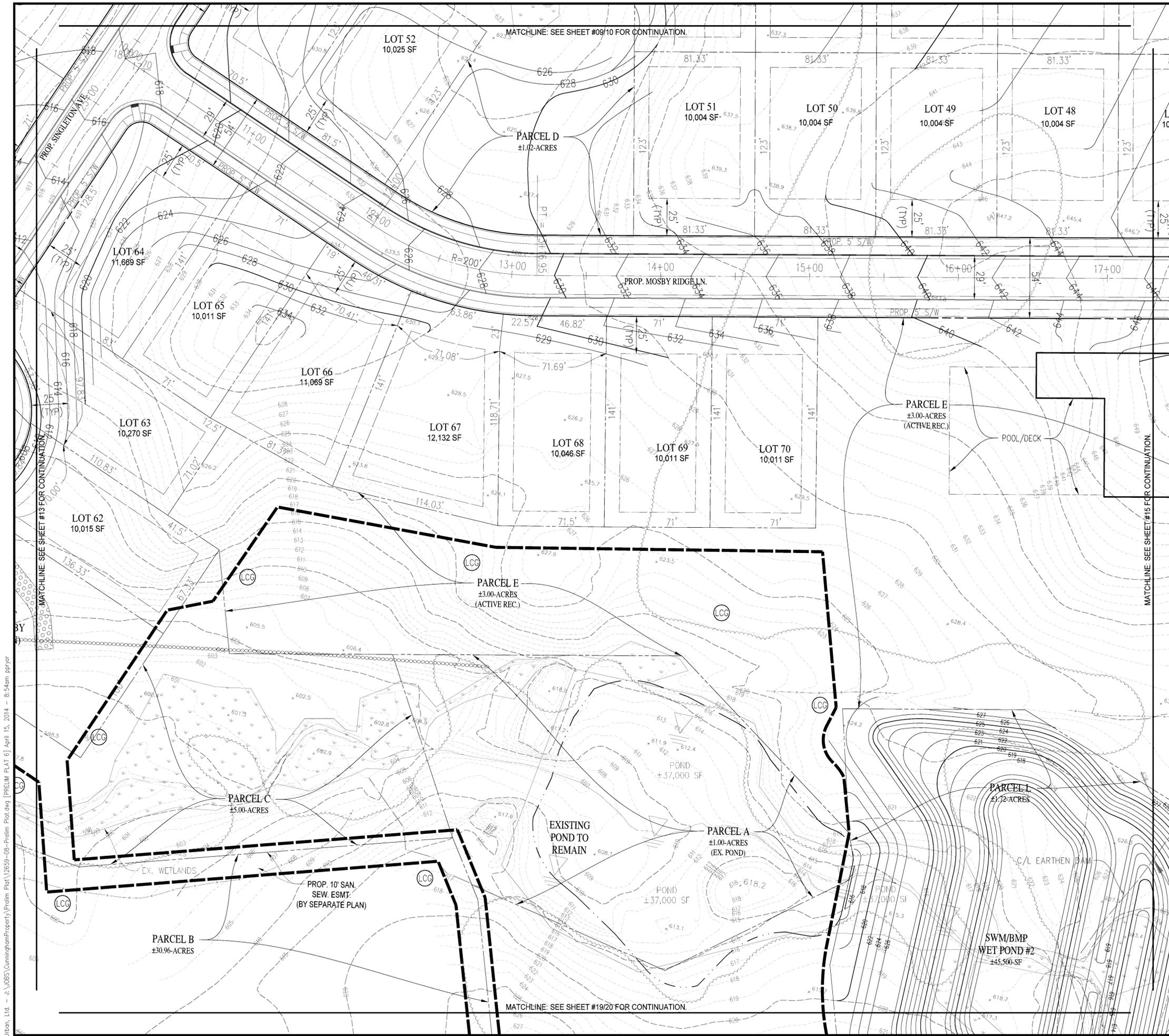
urban
Planners - Engineers - Landscape Architects - Land Surveyors



PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
SCALE: 1"=30'
CL=5'
SHEET 13 OF 39
FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pkg\12659-08-Prelim Plot.dwg [PRELIM PLAT 6] April 15, 2014 - 8:54am rjrrjr



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. FIRE MAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

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 2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

COPY AS APPROVED BY

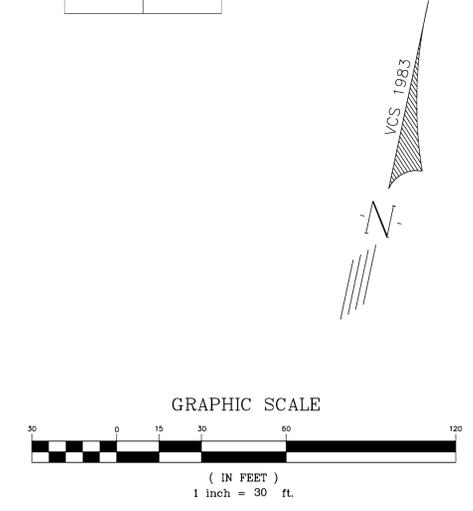
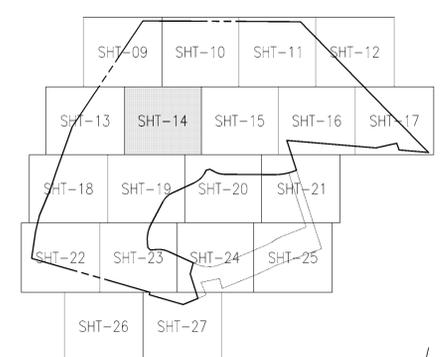
BOS ON PC BZA

May 8, 2014

Chub A. M.

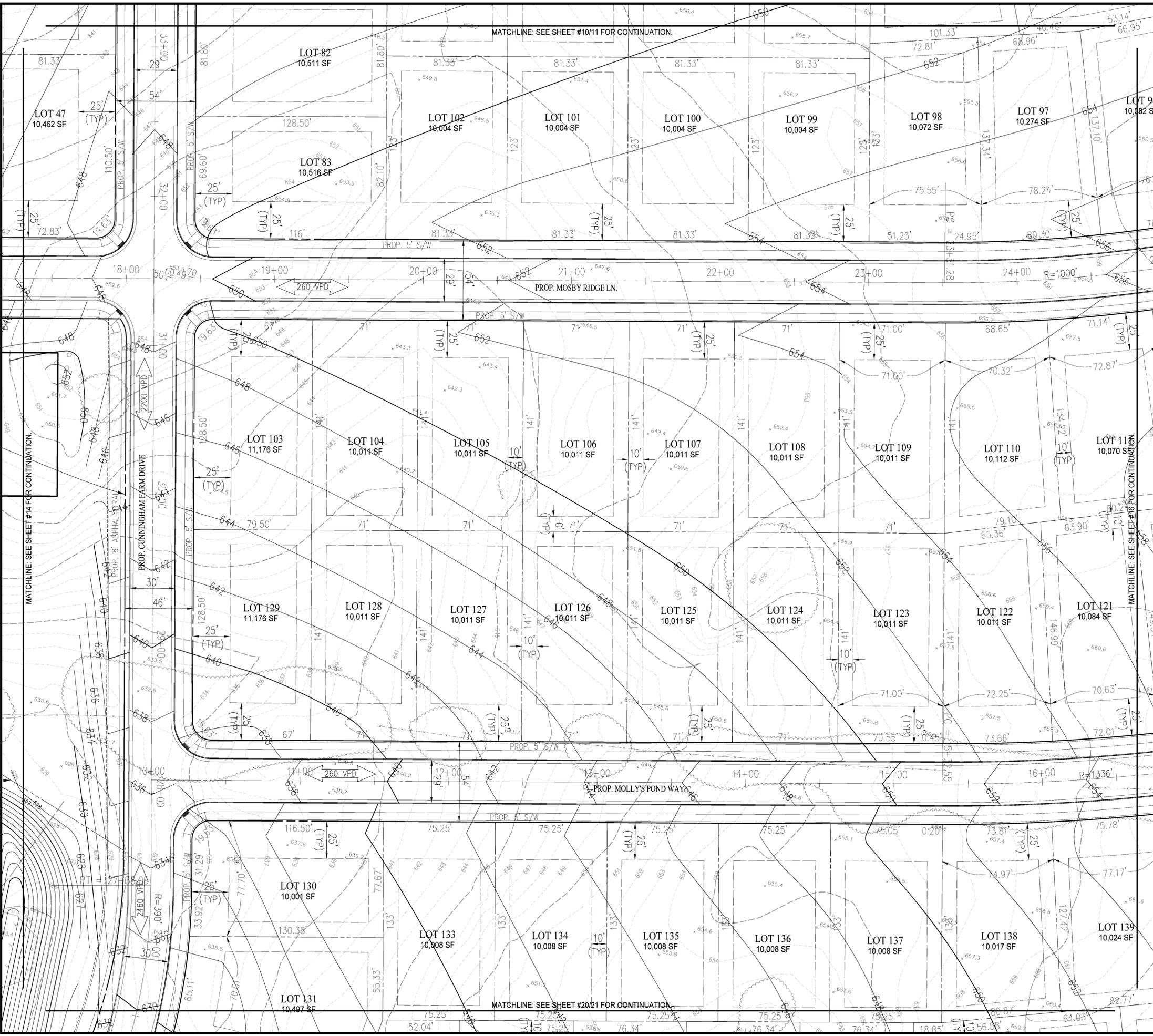
CERTIFIED

CASE # PP14-MA-002



<p>PLAN DATE</p> <p>10-29-13 03-04-14 04-14-14</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03-04-14</td> <td>REVISIONS</td> </tr> </table>	No.	DATE	DESCRIPTION	1	03-04-14	REVISIONS
No.	DATE	DESCRIPTION					
1	03-04-14	REVISIONS					
<p>Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2366 FAX: 703.578.7888 www.urban-llc.com</p>							
<p>urban Planning Engineers Landscape Architects Land Surveyors</p>							
<p>COMMONWEALTH OF VIRGINIA Robert W. Brown Lic. No. 037041 4/11/14 PROFESSIONAL ENGINEER</p>							
<p>PRELIMINARY PLAT CUNNINGHAM PROPERTY PRELIMINARY PLAT MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA</p>							
<p>SCALE: 1"=30'</p>	<p>DATE: OCT. 2013</p>						
<p>SHEET 14 OF 39 FILE No. PP-12659</p>							

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plan\12659-08-Prelim Plot.dwg [PRELIM PLAT 7] April 15, 2014 - 8:54am rpryor



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

NOTES:

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2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

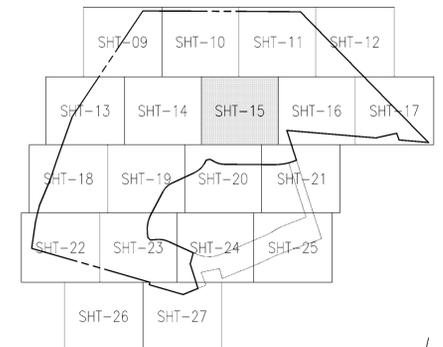
COPY AS APPROVED BY

BOS ON May 8, 2014 PC BZA

Chad A. J...

CERTIFIED

CASE # PPCT14-MA-002

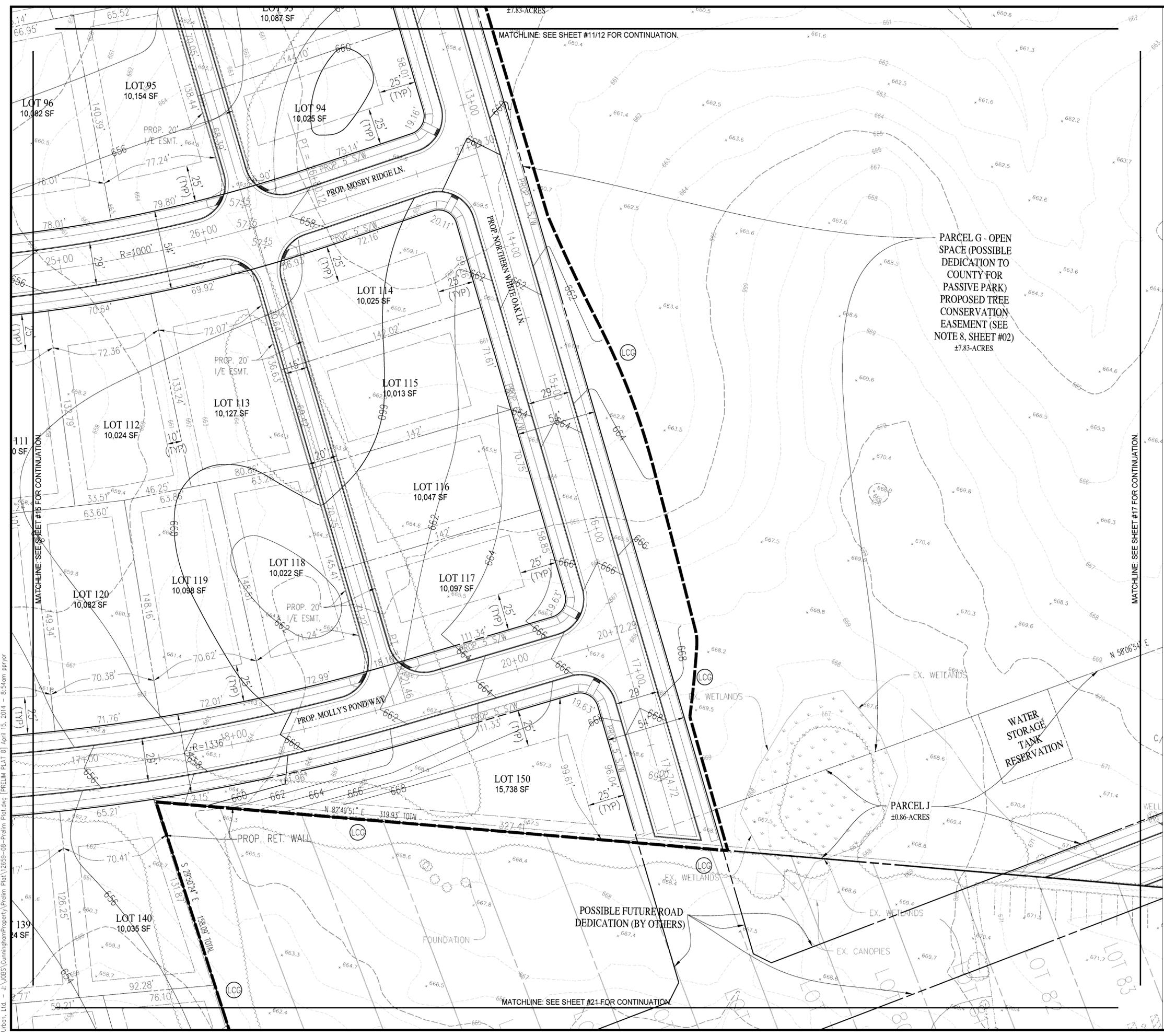


VCS 198.3

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PLAN DATE 10-29-13 03-04-14 04-14-14	REVISIONS 1 03-04-14 No. DATE	DESCRIPTION
PRELIMINARY PLAT CUNNINGHAM PROPERTY PRELIMINARY PLAT MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA		
SCALE: 1"=30' CL=5'		DATE: OCT. 2013
SHEET 15 OF 39		FILE No. PP-12659



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

NOTES:
 1.) ADA RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH PROPOSED SIDEWALKS AND/OR TRAILS. RAMP DESIGN TO BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN IN ACCORDANCE WITH VDOT STANDARDS.
 2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.

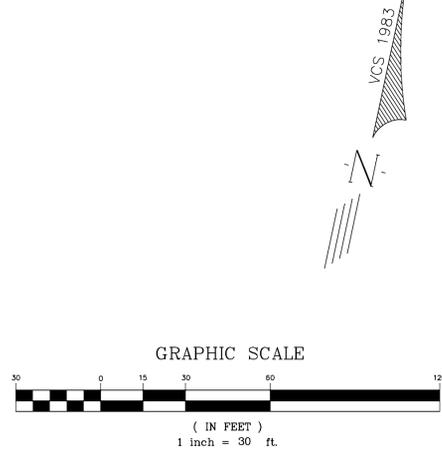
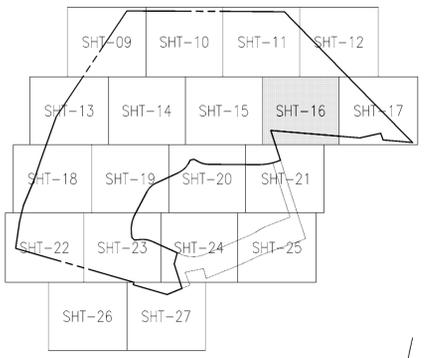
COPY AS APPROVED BY

BOS ON *May 8, 2014* **BZA**

Clark A. J...

CERTIFIED

CASE # *PP14-MA-002*



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14	REVISIONS	

PLAN DATE	10-29-13
	03-04-14
	04-14-14

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 CHANTILLY, VA 20151
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 FAX: 703.578.7888
 www.urban-llc.com

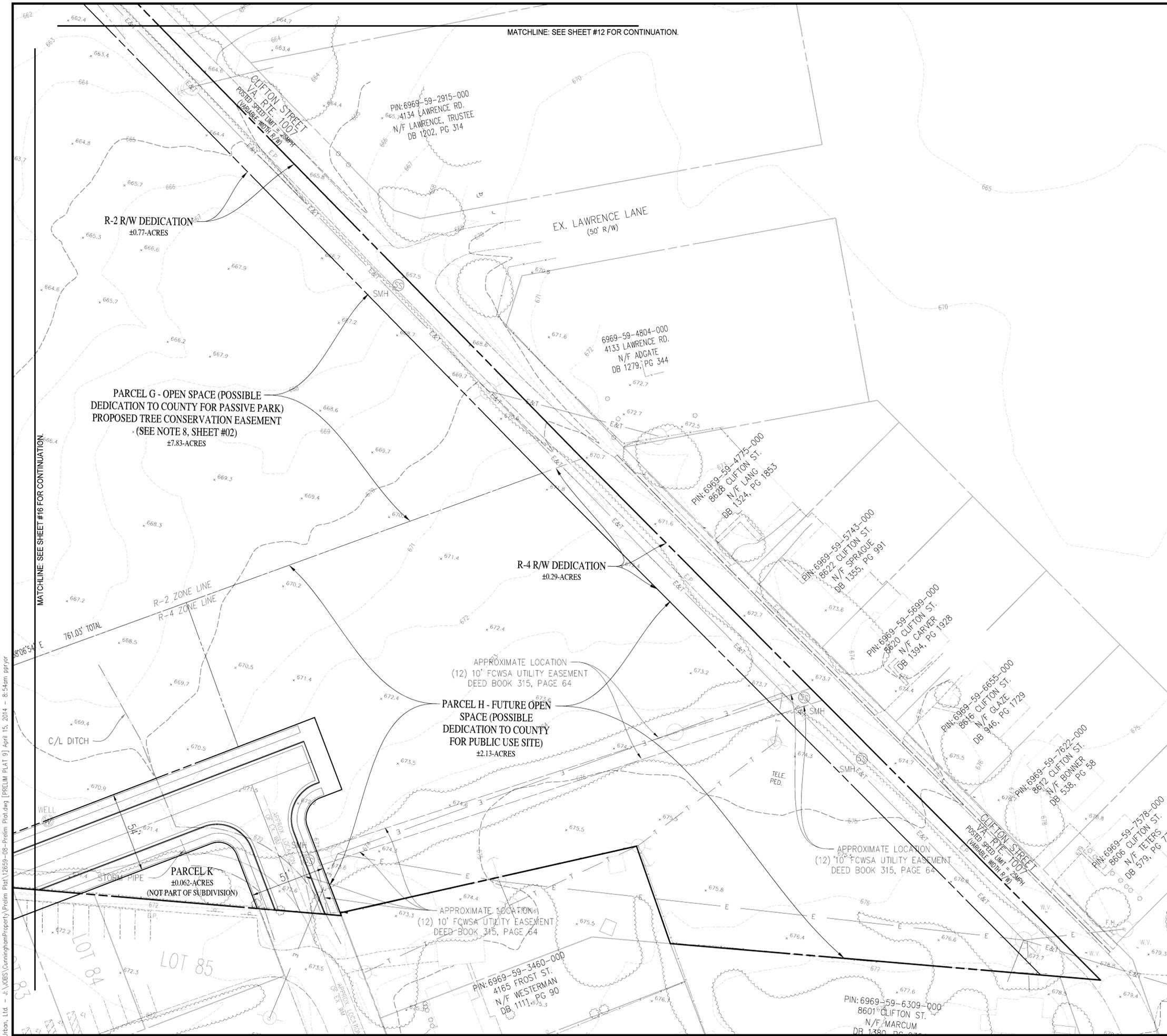


PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=30'
 CI-1=5'

SHEET 16 OF 39
 FILE No. PP-12659

Urban, Ltd. - J:\0853\CunninghamProperty\12659-08-Prelim Plat.dwg [PRELIM PLAT] 8] April 15, 2014 - 8:54am rpar



MATCHLINE: SEE SHEET #12 FOR CONTINUATION.

MATCHLINE: SEE SHEET #16 FOR CONTINUATION.

LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

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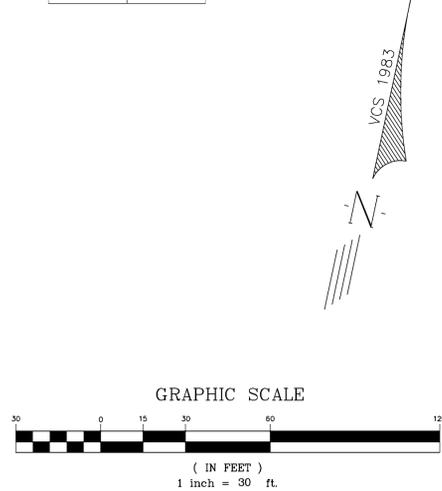
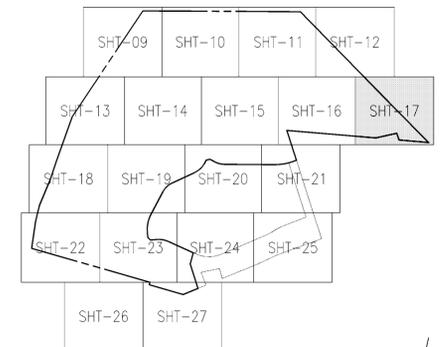
COPY AS APPROVED BY

BOS ON May 8, 2014 **PC BZA**

Chad A. J...

CERTIFIED

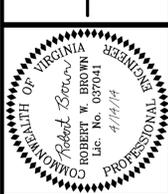
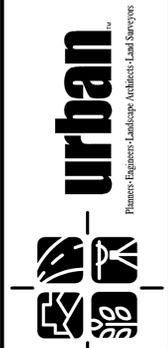
CASE # PPL14-MA-002



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE
10-29-13
03-04-14
04-14-14

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 CHANTILLY, VA 20151
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 FAX: 703.378.7888
 www.urban-llc.com



PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=30'
 CL-5

SHEET
 17
 OF
 39
 FILE No.
 PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plats\12659-08-Prelim Plat.dwg [PRELIM PLAT 8] April 15, 2014 - 8:54am rprpr

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pln\12659-08-Prelim Pln.dwg [PRELIM PLAT] 03 April 15, 2014 - 8:55am pppjoc

C/L OLD ROADBED UNIDENTIFIED LANE

C/L OLD ROADBED UNIDENTIFIED LANE

PIN: 6969-18-1857-000
4423 GROVE LN.
N/F ROGERS
DB 1228, PG 1461

PARCEL B
±30.96 ACRES

EX. WETLANDS

MATCHLINE: SEE SHEET #13 FOR CONTINUATION

MATCHLINE: SEE SHEET #22 FOR CONTINUATION

LEGEND :

	EX. TREE LINE
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	PROP. STREET CENTERLINE
	REQUIRED YARDS
	PROP. TRAFFIC COUNT
	WETLANDS

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COPY AS APPROVED BY

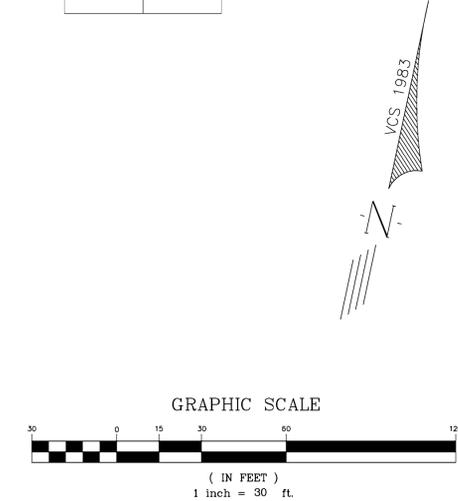
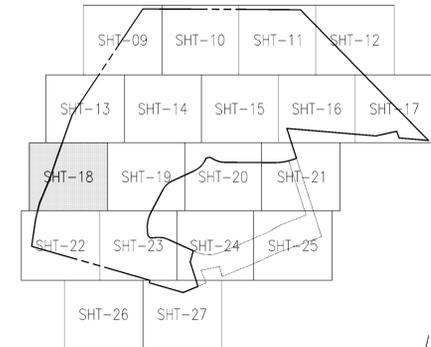
BOS ON **PC** **BZA**

May 8, 2014

Chad A. J...

CERTIFIED

CASE # PP174-MA-002



No.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE
10-29-13
03-04-14
04-14-14

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PRELIMINARY PLAT

CUNNINGHAM PROPERTY

PRELIMINARY PLAT

MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

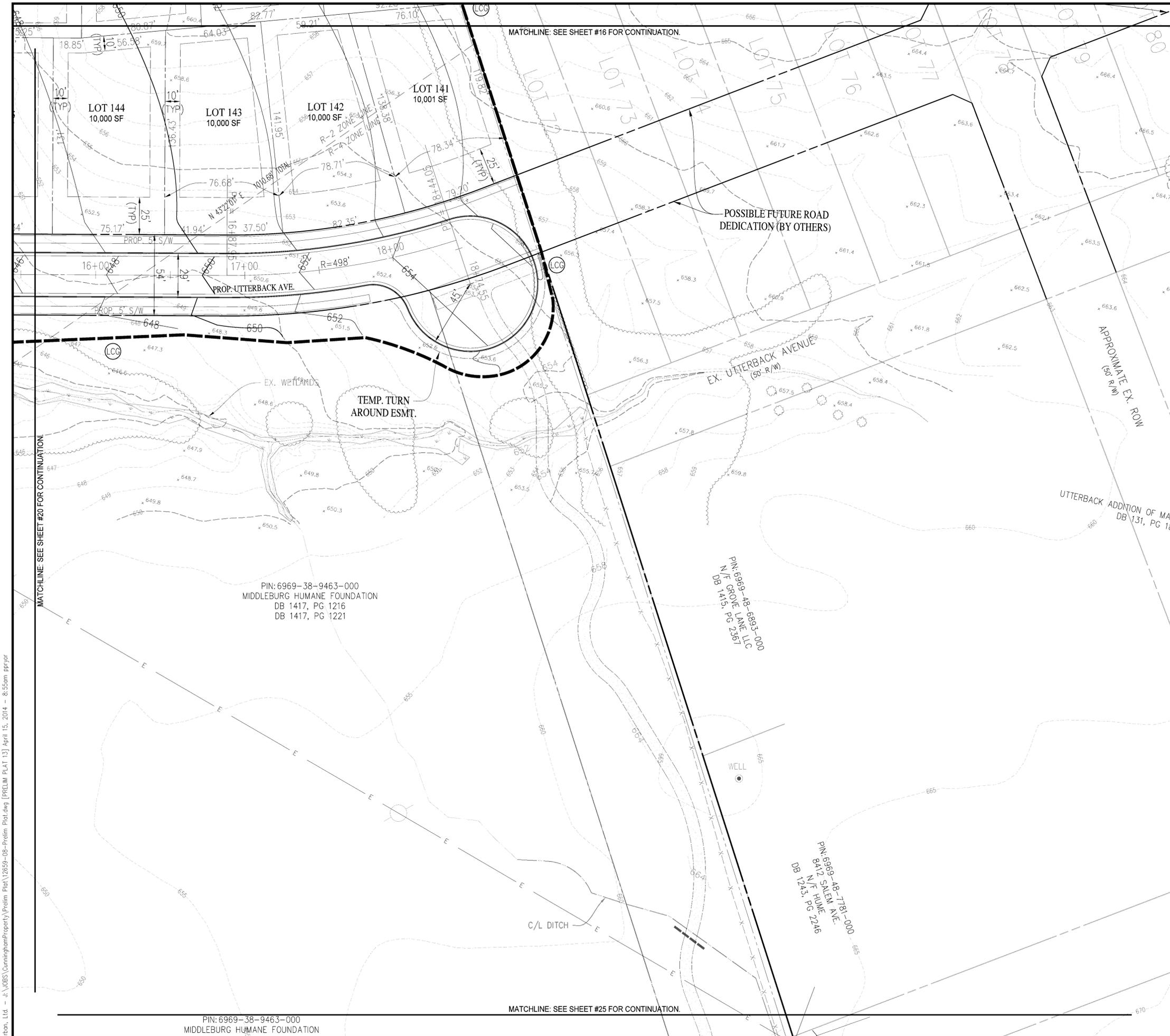
SCALE: 1"=30'

DATE: OCT. 2013

SHEET 18 OF 39

FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pkg\12659-08-Prelim Plot.dwg [PRELIM PLAT 13] April 15, 2014 - 8:55am ppp/pc



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

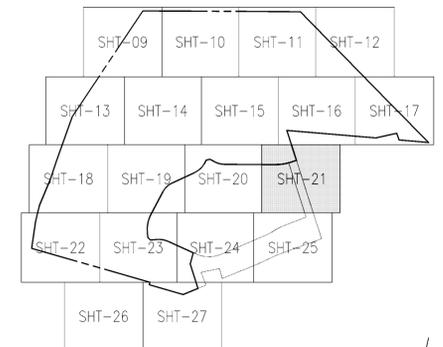
NOTES:

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May 8, 2014
 Chab. A. M.
CERTIFIED

CASE # PP-174-MA-002



VCS 198.3

N

GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE	10-29-13
	03-04-14
	04-14-14

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Planning - Engineers - Landscape Architects - Land Surveyors

COMMONWEALTH OF VIRGINIA
 Robert W. Brown
 Lic. No. 037041
 4/11/14
 PROFESSIONAL ENGINEER

PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=30'
 DATE: OCT. 2013
 CL=5'

SHEET
 21
 OF
 39
 FILE No.
 PP-12659

PIN: 6969-38-9463-000
 MIDDLEBURG HUMANE FOUNDATION

PIN: 6969-38-9463-000
 MIDDLEBURG HUMANE FOUNDATION
 DB 1417, PG 1216
 DB 1417, PG 1221

PIN: 6969-38-9463-000
 N.F. GROVE LANE, L.L.C.
 DB 1413, PG 2367

PIN: 6969-38-9463-000
 N.F. HUNTER
 DB 1413, PG 2249

MATCHLINE: SEE SHEET #25 FOR CONTINUATION.

MATCHLINE: SEE SHEET #16 FOR CONTINUATION.

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plots\12659-08-Prelim Plot.dwg [PRELIM PLAT 1] April 15, 2014 - 8:55am pppjoc

PIN: 6969-18-1857-000
4423 GROVE LN.
N/F ROGERS
DB 1228, PG 1461

PIN: 6969-27-8323-000
4528 GROVE LN.
N/F CARTER
DB 650, PG 1095

PIN: 6969-27-8323-000
4528 GROVE LN.
N/F CARTER
DB 650, PG 1095

C/L OLD ROADED UNIDENTIFIED LANE

MATCHLINE: SEE SHEET #18 FOR CONTINUATION.

EX. WETLANDS

PARCEL B
±30.96 ACRES

EX. SPRING

15" CMP

18" CMP

EX. GROVE LANE
VA. RTE. 55
(VARIABLE WIDTH R/W)

EX. GROVE LANE
VA. RTE. 55
(VARIABLE WIDTH R/W)

MATCHLINE: SEE SHEET #26 FOR CONTINUATION.

LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

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BOS ON **PC** **BZA**

May 8, 2014

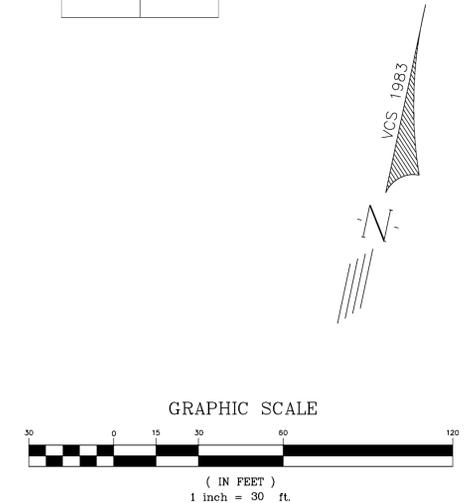
Chak A. J.

CERTIFIED

CASE # PPCT14-MA-002

MATCHLINE: SEE SHEET #23 FOR CONTINUATION.

SHT-09	SHT-10	SHT-11	SHT-12	
SHT-13	SHT-14	SHT-15	SHT-16	SHT-17
SHT-18	SHT-19	SHT-20	SHT-21	
SHT-22	SHT-23	SHT-24	SHT-25	
SHT-26	SHT-27			



No.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE
10-29-13
03-04-14
04-14-14

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CHANTILLY, VA 20151
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PRELIMINARY PLAT

CUNNINGHAM PROPERTY

PRELIMINARY PLAT

MARSHALL MAGISTERIAL DISTRICT

FAUQUIER COUNTY, VIRGINIA

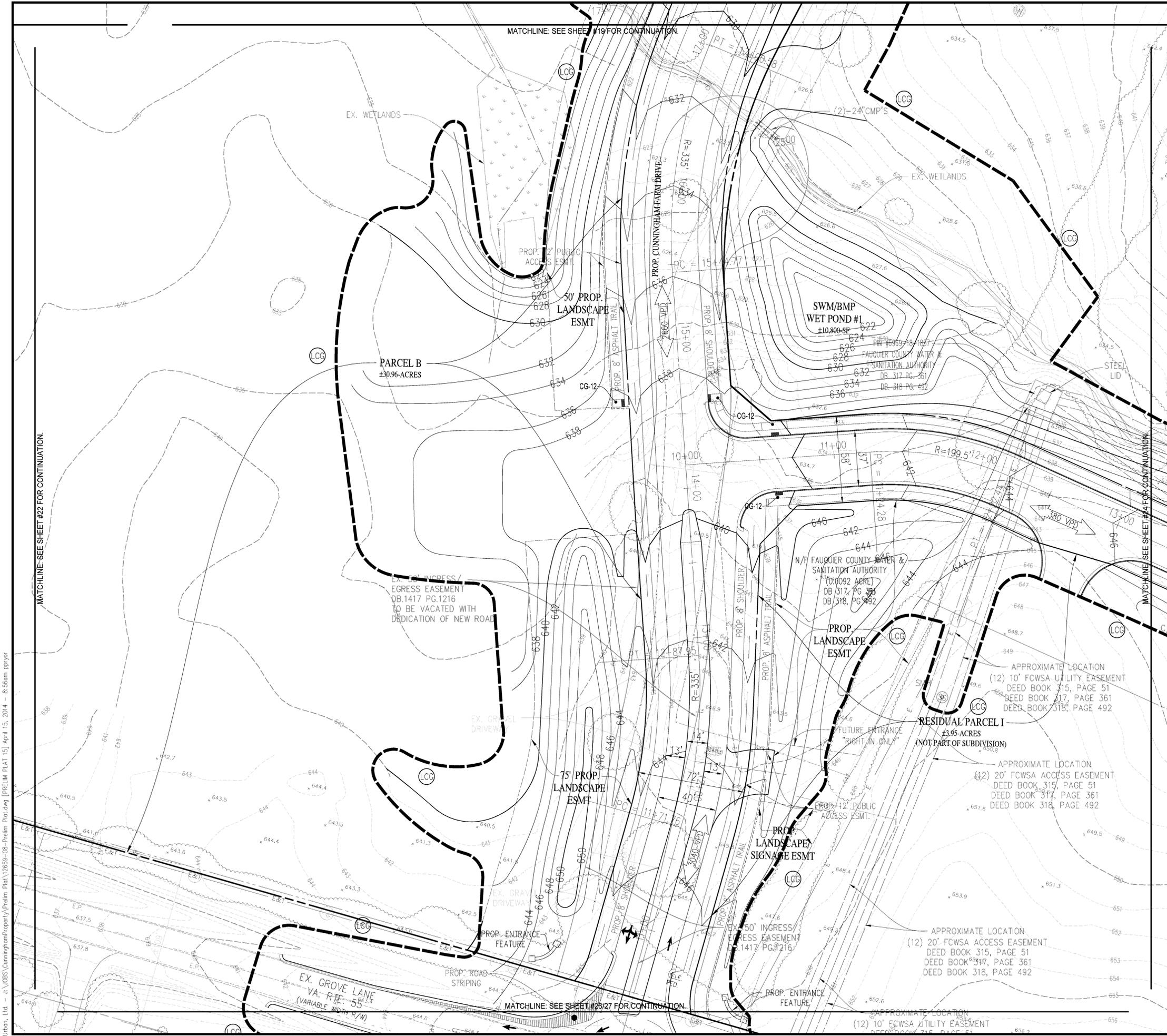
SCALE: 1"=30'

DATE: OCT. 2013

SHEET 22 OF 39

FILE No. PP-12659

Urban, Ltd. - J:\083\CunninghamProperty\1\Prelim_Plan\12659-08-Prelim_Plan.dwg [PRELIM PLAT 15] April 15, 2014 - 8:56am pppjoc



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

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COPY AS APPROVED BY

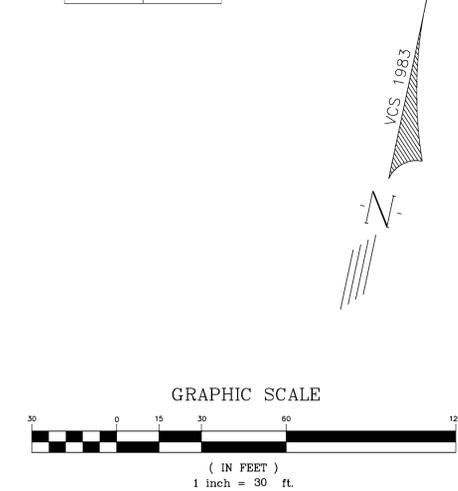
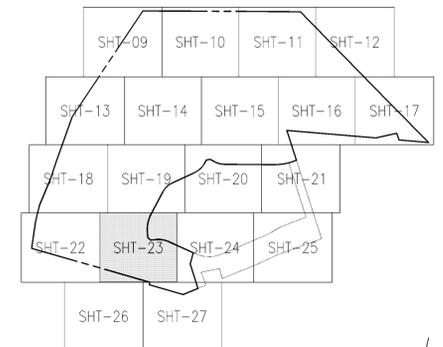
BOS ON PC BZA

May 8, 2014

Chad A. J...

CERTIFIED

CASE # PP174-MA-002



No.	DATE	REVISIONS	DESCRIPTION
1	03-04-14	REVISIONS	

PLAN DATE
10-29-13
03-04-14
04-14-14

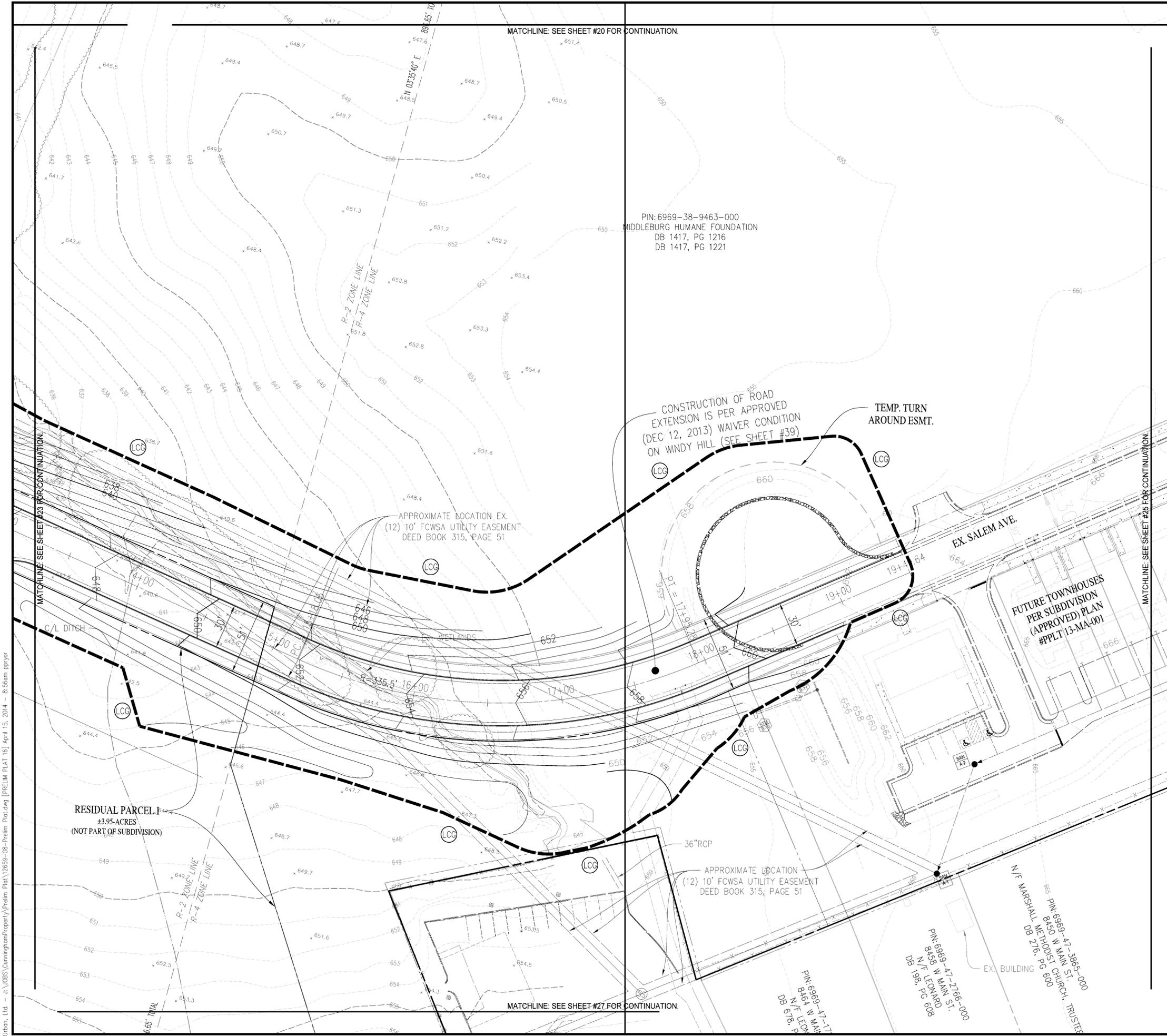
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CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.578.7888
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PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
SCALE: 1"=30'
SHEET 23 OF 39
FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pln\12659-08-Prelim Pln.dwg [PRELIM PLAT 16] April 15, 2014 - 8:56am ppp/pc



MATCHLINE: SEE SHEET #20 FOR CONTINUATION.

PIN: 6969-38-9463-000
MIDDLEBURG HUMANE FOUNDATION
DB 1417, PG 1216
DB 1417, PG 1221

APPROXIMATE LOCATION EX.
(12) 10' FCWSA UTILITY EASEMENT
DEED BOOK 315, PAGE 51

CONSTRUCTION OF ROAD
EXTENSION IS PER APPROVED
(DEC 12, 2013) WAIVER CONDITION
ON WINDY HILL (SEE SHEET #39)

TEMP. TURN
AROUND ESMT.

FUTURE TOWNHOUSES
PER SUBDIVISION
(APPROVED) PLAN
#PPLT 13-MA-001

RESIDUAL PARCEL F
43.95-ACRES
(NOT PART OF SUBDIVISION)

APPROXIMATE LOCATION
(12) 10' FCWSA UTILITY EASEMENT
DEED BOOK 315, PAGE 51

MATCHLINE: SEE SHEET #27 FOR CONTINUATION.

LEGEND :

	EX. TREE LINE
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	PROP. STREET CENTERLINE
	REQUIRED YARDS
	PROP. TRAFFIC COUNT
	WETLANDS

NOTES:

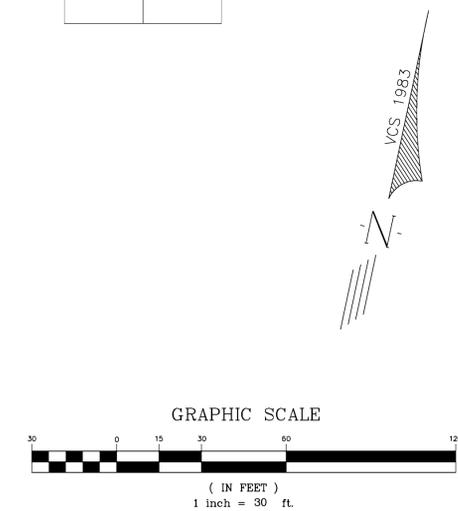
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COPY AS APPROVED BY

BOS ON	PC May 8, 2014 Chad A. J...	BZA
CERTIFIED		
CASE # PPLT 13-MA-002		

SHT-09	SHT-10	SHT-11	SHT-12	
SHT-13	SHT-14	SHT-15	SHT-16	SHT-17
SHT-18	SHT-19	SHT-20	SHT-21	
SHT-22	SHT-23	SHT-24	SHT-25	
SHT-26	SHT-27			



REVISIONS	
No.	DESCRIPTION
1	03-04-14 REVISIONS
	DATE

PLAN DATE
10-29-13
03-04-14
04-14-14

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PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
SCALE: 1"=30'
CL-1=5'

SHEET	24
OF	39
FILE No.	PP-12659

PIN: 6969-38-9463-000
 MIDDLEBURG HUMANE FOUNDATION
 DB 1417, PG 1216
 DB 1417, PG 1221

MATCHLINE: SEE SHEET #21 FOR CONTINUATION.

LEGEND :

	EX. TREE LINE
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
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	PROP. TRAFFIC COUNT
	WETLANDS

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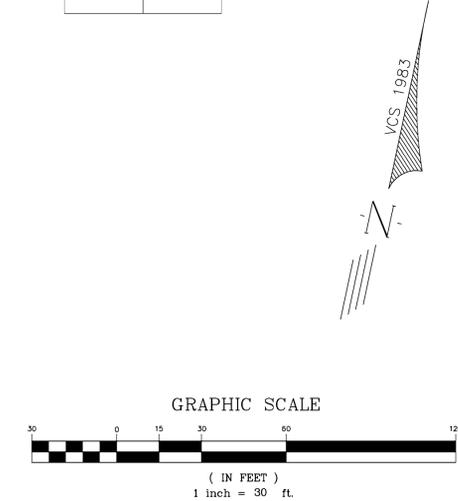
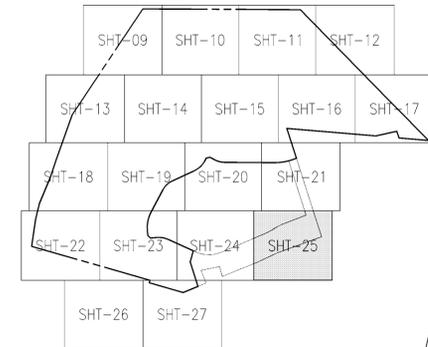
BOS ON **PC** **BZA**

May 8, 2014

Chad A. J...

CERTIFIED

CASE # PP174-MA-002



NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE
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03-04-14
04-14-14

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PRELIMINARY PLAT

CUNNINGHAM PROPERTY

PRELIMINARY PLAT

MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

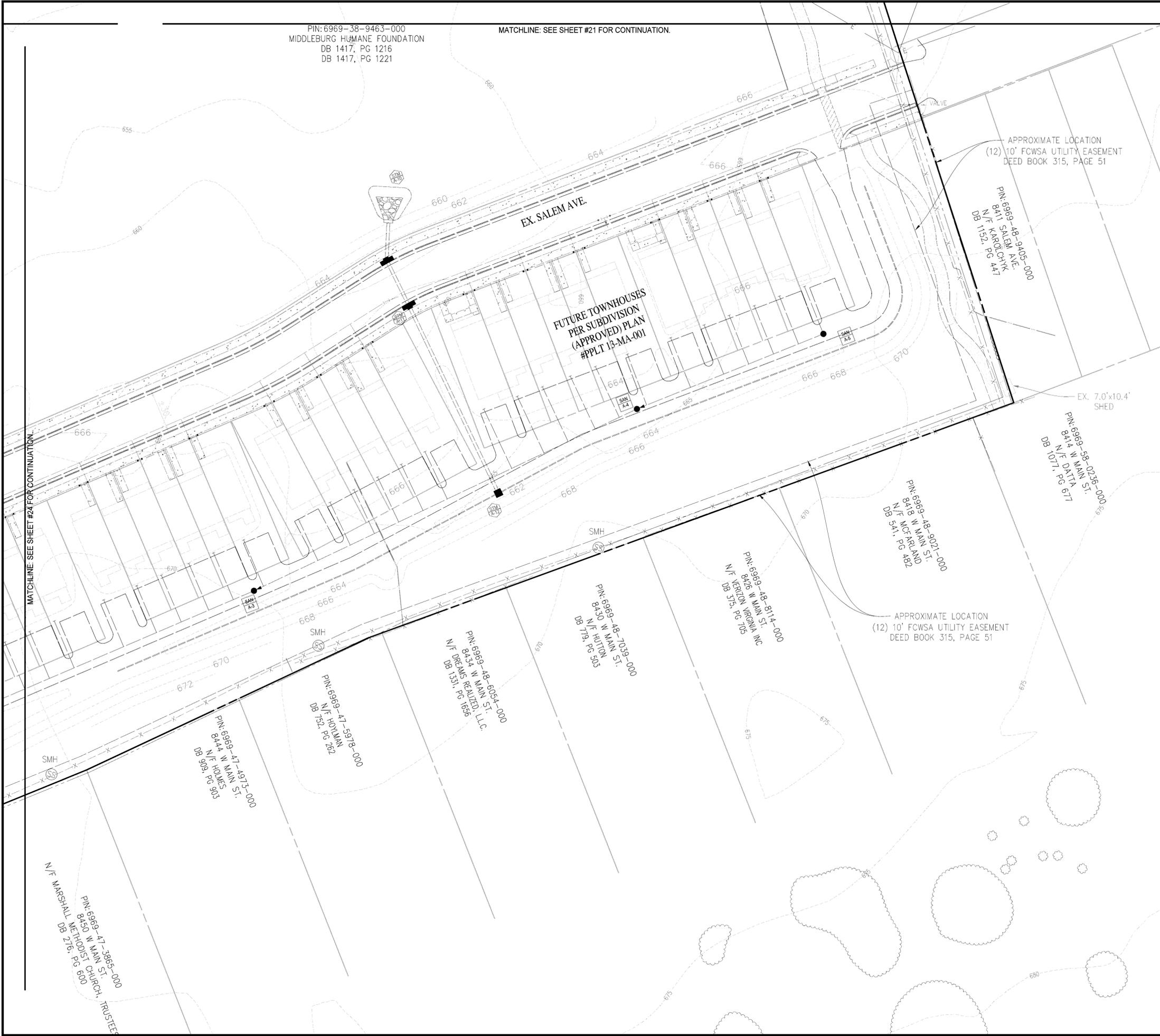
DATE: OCT. 2013
 SCALE: 1"=30'
 CL=5'

SHEET
 25
 OF
 39

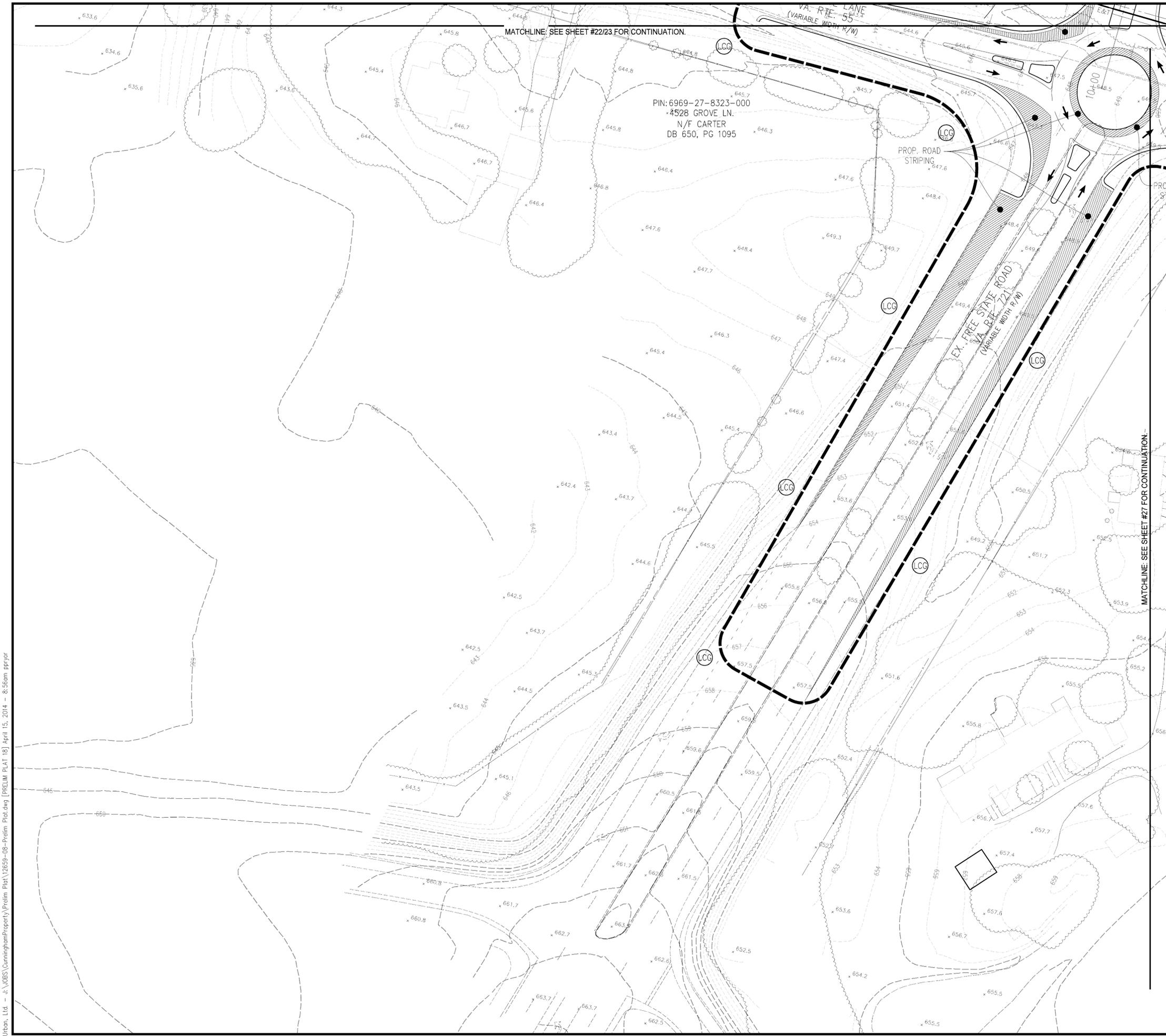
FILE No.
 PP-12659

Urban, Ltd. - J:\0853\CunninghamProperty\Prelim Plats\12659-08-Prelim Plats.dwg [PRELIM PLAT] April 15, 2014 - 8:56am pppjoc

MATCHLINE: SEE SHEET #24 FOR CONTINUATION.



Urban, Ltd. - J:\0853\CunninghamProperty\Prelim Pln\12659-08-Prelim Pln.dwg [PRELIM PLAT 18] April 15, 2014 - 8:56am pppjoc



MATCHLINE: SEE SHEET #22/23 FOR CONTINUATION.

PIN: 6969-27-8323-000
4528 GROVE LN.
N/F CARTER
DB 650, PG 1095

LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
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COPY AS APPROVED BY

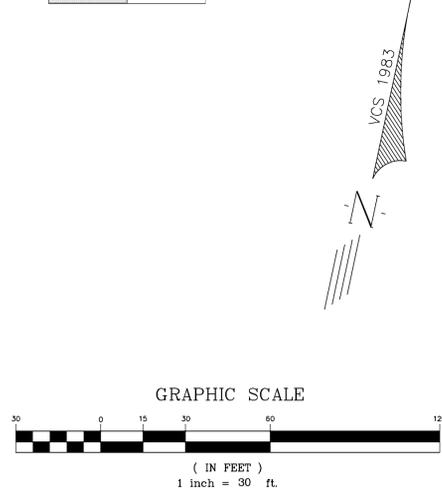
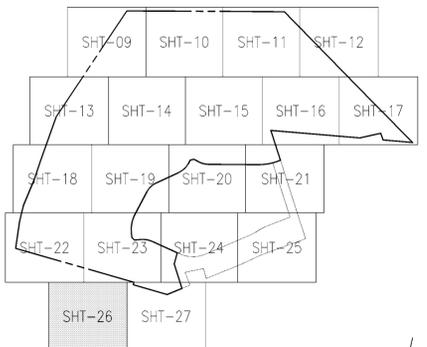
BOS ON **PC** **BZA**

May 8, 2014

Chad A. J...

CERTIFIED

CASE # PP214-MA-002



No.	DATE	REVISIONS	DESCRIPTION
1	03-04-14		

PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

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PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
SCALE: 1"=30'
SHEET 26 OF 39
FILE No. PP-12659

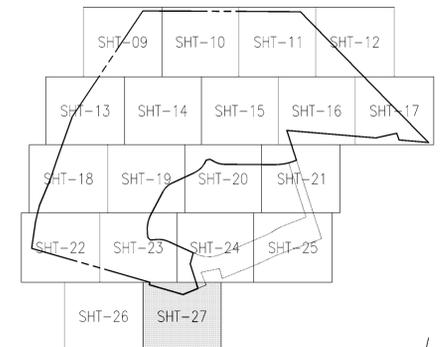
Urban, Ltd. - J:\0853\CunninghamProperty\Prelim Pln\12659-08-Prelim Pln.dwg [PRELIM PLAT] April 15, 2014 - 8:56am pppjoc



LEGEND :

- EX. TREE LINE
- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- PROP. STREET CENTERLINE
- REQUIRED YARDS
- PROP. TRAFFIC COUNT
- WETLANDS

NOTES:
 1.) ADA RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH PROPOSED SIDEWALKS AND/OR TRAILS. RAMP DESIGN TO BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN IN ACCORDANCE WITH VDOT STANDARDS.
 2.) VDOT STANDARD TRAFFIC BARRICADES SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AS NECESSARY FOR STUB STREETS.



VCS 1983

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

NO.	DATE	REVISIONS	DESCRIPTION
1	03-04-14	REVISIONS	

PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

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PRELIMINARY PLAT
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=30'
 CL=5'

SHEET
 27
 OF
 39
 FILE No.
 PP-12659

Urban, Ltd. - J:\083\CunninghamProperty\Prelim PBA\12659-14-Utility Plan and Profile.dwg [UTILITY PLAN] April 15, 2014 - 8:57am ppr/cor

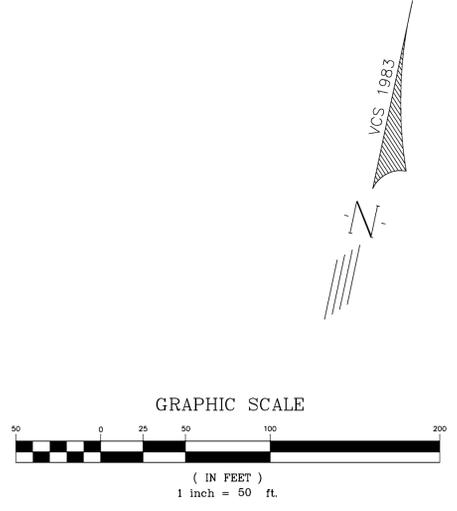
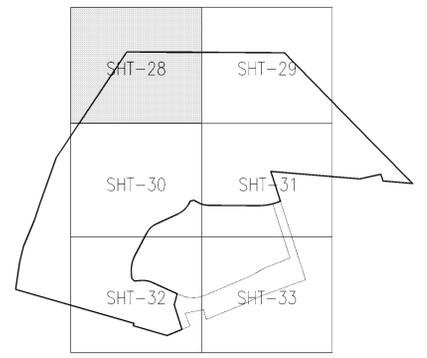


LEGEND :

	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	WETLANDS

NOTES:
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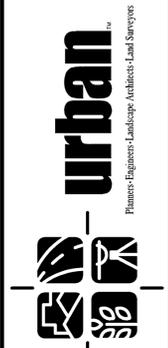
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 CASE # PP14-MA-002



NO.	DATE	REVISIONS	DESCRIPTION
2	04-14-14	VDOT COMMENTS	
1	03-04-14	REVISIONS	

PLAN DATE	DATE
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04-14-14	

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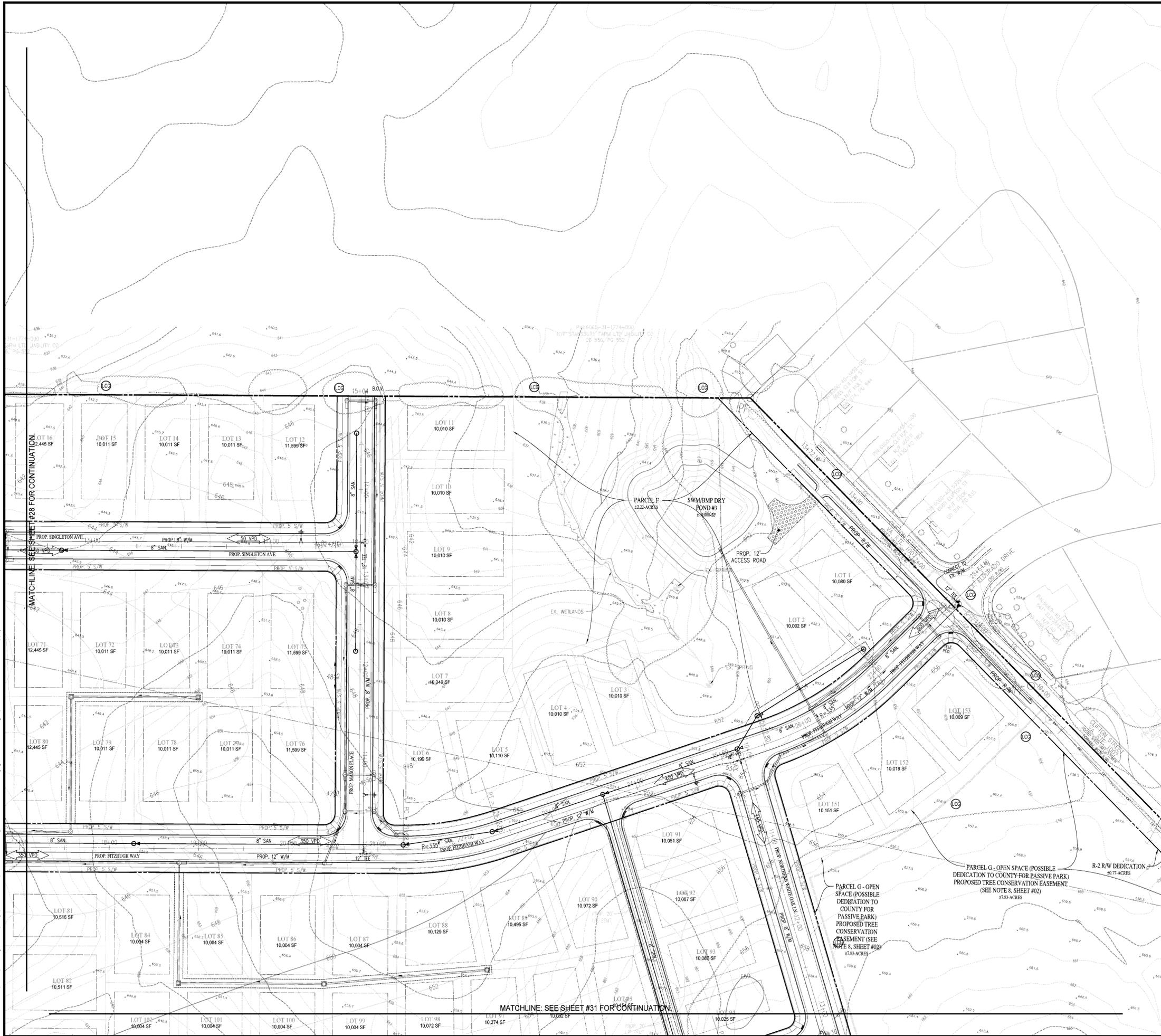


UTILITY PLAN
CUNNINGHAM PROPERTY
PRELIMINARY PLAN
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=50'
 DATE: OCT. 2013
 CL-5

SHEET 28 OF 39
 FILE No. PP-12659

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LEGEND :

	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	WETLANDS

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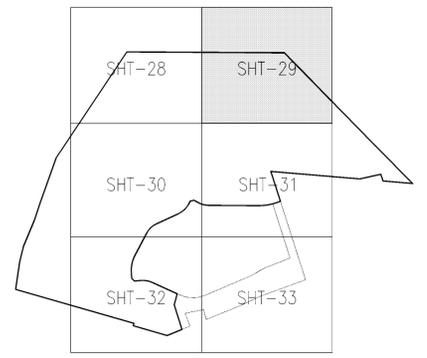
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CASE # PP174-MA-002



VCS 198.3

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISIONS	DESCRIPTION
2	04-14-14	VDOT COMMENTS	
1	03-04-14	REVISIONS	

PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

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UTILITY PLAN
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: OCT. 2013

SHEET 29 OF 39
 FILE No. PP-12659



LEGEND :

	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	WETLANDS

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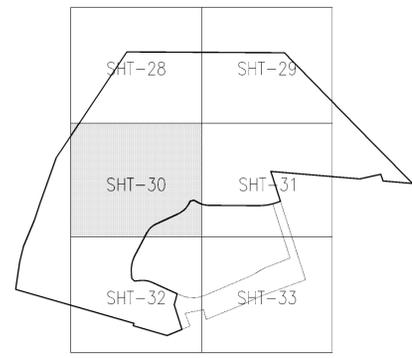
BOS ON **PC** **BZA**

May 8, 2014

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CASE # *PP174-MA-002*



VCS 1983

GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft.

PLAN DATE 10-29-13 03-04-14 04-14-14	VDOT COMMENTS 2 04-14-14 1 03-04-14	REVISIONS No. DATE DESCRIPTION	Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL. 703.642.2306 FAX. 703.578.7888 www.urban-llc.com
UTILITY PLAN CUNNINGHAM PROPERTY PRELIMINARY PLAT MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA		DATE: OCT. 2013 SCALE: 1"=50' CL-5	
SHEET 30 OF 39		FILE No. PP-12659	

Urban, Ltd. - J:\085\CunninghamProperty\Prelim PBA\12659-14-Utility Plan and Profile.dwg [UTILITY PLAN 3] April 15, 2014 - 8:57am pprfor



LEGEND :

- EX. SAN. SEWER
- EX. STREAM
- PROP. SAN. SEWER
- EX. SAN. SEW. FORCE MAIN
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. FIRE HYDRANT
- WETLANDS

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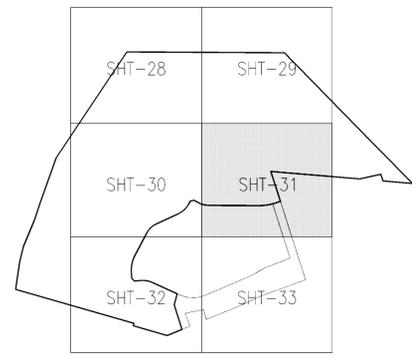
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May 8, 2014

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CASE # PP174-MA-002



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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

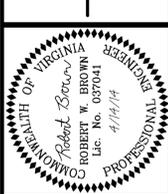
NO.	DATE	REVISIONS	DESCRIPTION
2	04-14-14	VDOT COMMENTS	
1	03-04-14	REVISIONS	

PLAN DATE	DESCRIPTION
10-29-13	
03-04-14	
04-14-14	

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UTILITY PLAN

CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=50'
 CI-1=50'

SHEET
 31
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 39
 FILE No.
 PP-12659

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MATCHLINE SEE SHEET #30 FOR CONTINUATION.

LEGEND :

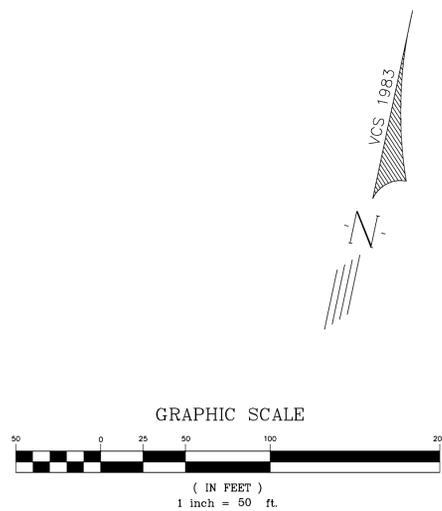
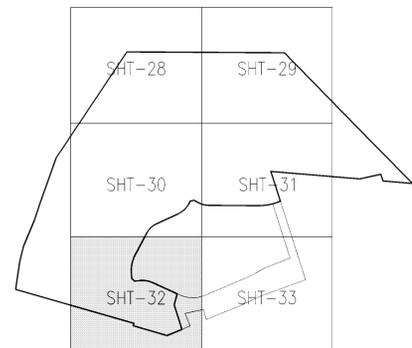
	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	WETLANDS

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CASE # PP174-MA-002



PLN DATE	DESCRIPTION
10-29-13	
03-04-14	
04-14-14	VDOT COMMENTS
05-04-14	REVISIONS
No.	DATE

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UTILITY PLAN
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

DATE: OCT. 2013
 SCALE: 1"=50'
 SHEET 32 OF 39
 FILE No. PP-12659



LEGEND :

	EX. SAN. SEWER
	EX. STREAM
	PROP. SAN. SEWER
	EX. SAN. SEW. FORCE MAIN
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. FIRE HYDRANT
	WETLANDS

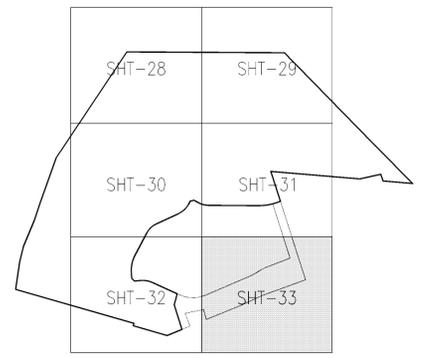
NOTES:
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CASE # PPL14-MA-002



VCS 1983

GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft.

NO.	DATE	REVISIONS	DESCRIPTION
2	04-14-14	VDOT COMMENTS	
1	03-04-14	REVISIONS	

PLAN DATE	DATE
10-29-13	
03-04-14	
04-14-14	

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COMMONWEALTH OF VIRGINIA
 Robert W. Brown
 License No. 037041
 4/11/14
PROFESSIONAL ENGINEER

UTILITY PLAN
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

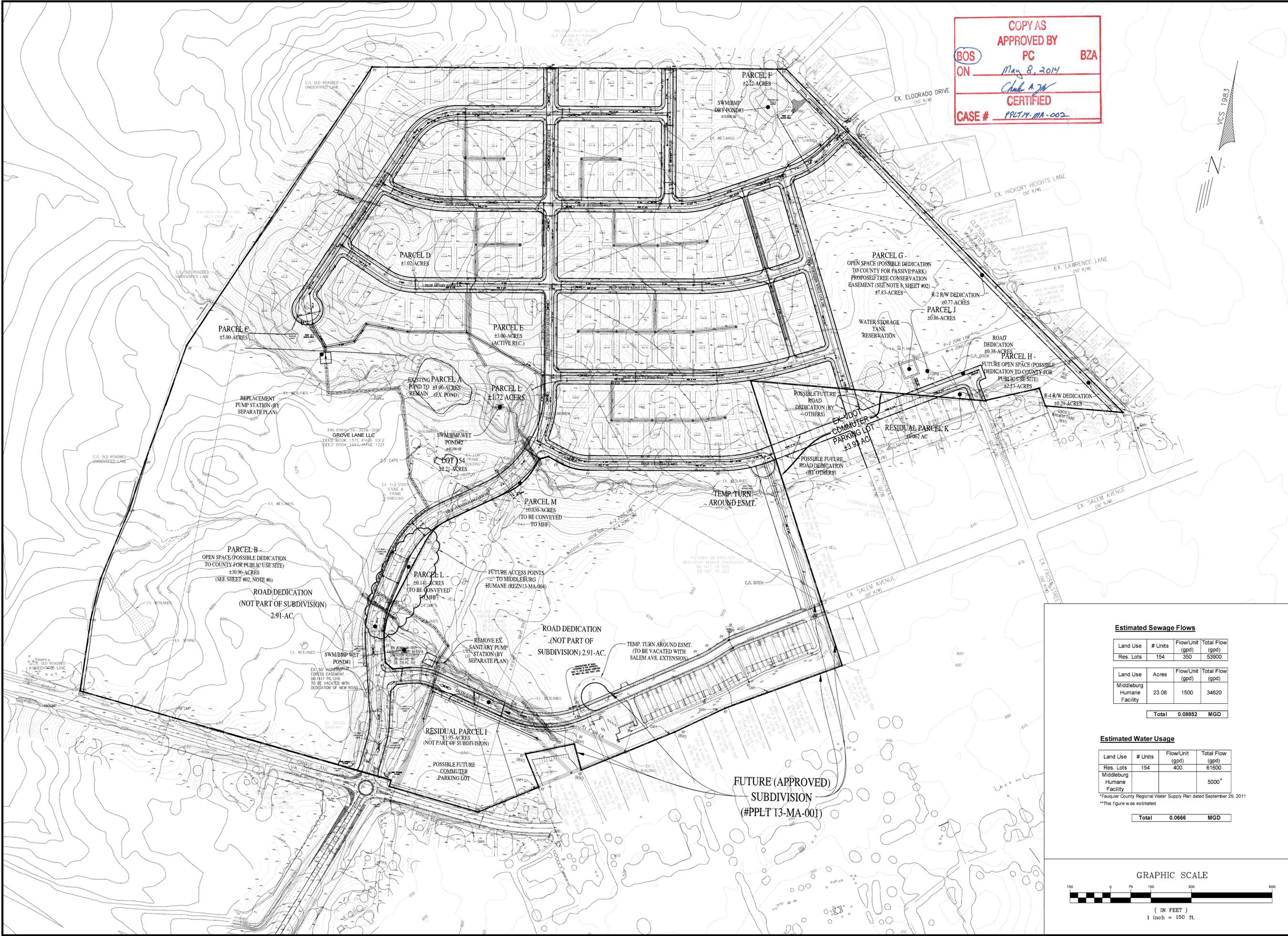
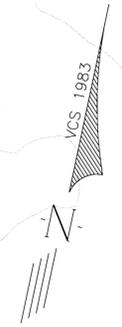
DATE: OCT. 2013
 SCALE: 1"=50'
 CL-5

SHEET
 33
 OF
 39
 FILE No.
 PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Pkgs\12659-14-Utility Plan and Profile.dwg [UTILITY PLAN E] April 15, 2014 - 8:57am pppor

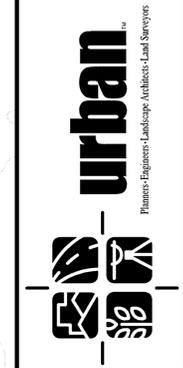
Urban, Ltd. - J.A. RBES, CunnighamProperty, Prelim PBA 12659-14-Utility Plan and Profile.dwg [UTILITY PLAN - OVERVIEW] April 15, 2014 - 8:58am ppyor

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 CASE # PP174-MA-002



PLN DATE	NO.	DATE	REVISIONS
10-29-13			
03-04-14			
04-14-14	2	04-14-14	VDOT COMMENTS
	1	03-04-14	REVISIONS

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UTILITY PLAN - OVERVIEW
CUNNINGHAM PROPERTY
PRELIMINARY PLAN
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA
 DATE: OCT. 2013
 SCALE: 1"=150'
 SHEET 34 OF 39
 FILE No. PP-12659

Estimated Sewage Flows

Land Use	# Units	Flow/Unit (gpd)	Total Flow (gpd)
Res. Lots	154	350	53900
Total			0.08852 MGD

Estimated Water Usage

Land Use	# Units	Flow/Unit (gpd)	Total Flow (gpd)
Res. Lots	154	400	61600
Middleburg Humane Facility			5000*
Total			0.0666 MGD

*Fauquier County Regional Water Supply Plan dated September 29, 2011
 **This figure was estimated

GRAPHIC SCALE

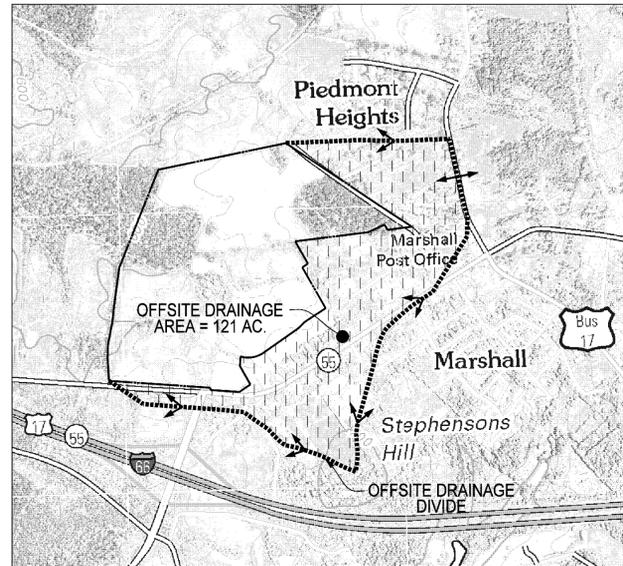
(IN FEET)
 1 inch = 150 ft.

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CASE # PP14-MA-002



OFFSITE DRAINAGE MAP
SCALE: 1"=1,000'
(INFORMATION TAKEN FROM CURRENT USGS QUAD MAPS)

EXISTING VS. PROPOSED FLOW SUMMARY SUB-AREA SUMMARY TABLE							
SHEET #	SUB-AREA DESCRIPTION	ON-SITE/OFF-SITE	EX. DRAINAGE AREA (AC)	PROP. DRAINAGE AREA (AC)	EX. Q2 (CFS)	EX. Q10 (CFS)	PROP. Q2 (CFS)
18	POINT OF INTEREST "1"	ON-SITE + OFF-SITE	45.53	25.63	39.78	104.43	24.13
13	POINT OF INTEREST "2"	ON-SITE + OFF-SITE	60.74	80.12	57.56	146.27	54.39
13	POINT OF INTEREST "3"	ON-SITE	15.00	3.75	9.18	27.29	2.19
10	POINT OF INTEREST "4"	ON-SITE	6.17	1.65	2.78	9.32	0.85
11	POINT OF INTEREST "5"	ON-SITE	16.22	9.36	11.29	32.05	6.98
12	POINT OF INTEREST "6"	ON-SITE	8.87	8.33	6.95	18.93	6.16
CUMULATIVE TOTALS:			152.53	128.84			

STORMWATER & BMP NARRATIVE:

EXISTING CONDITIONS

THE SITE OF PROPOSED SUBDIVISION IS APPROXIMATELY 115.15 ACRES AND IS BORDERED TO THE NORTH AND WEST BY FARMS, BORDERED TO THE EAST BY SEVERAL RESIDENTIAL PROPERTIES, AND TO THE SOUTH BY A 23.08 ACRE PARCEL OWNED BY THE MIDDLEBURG HUMANE SOCIETY AND ADDITIONAL VACANT LANDS OWNED BY GROVE LANE, LLC.

THIS PROPERTY IS CURRENTLY OPEN FIELD AREAS WITH MODERATELY ROLLING SLOPES. SEVERAL SWALES AND A POND COLLECT THE RUNOFF FROM THIS DEVELOPMENT AREA. A MAJORITY OF THE AREA DRAINS GENERALLY NORTHWEST, WHILE THE NORTHEAST PORTION DRAINS NORTH. THE ENTIRE SITE DRAINS TO UNNAMED TRIBUTARIES OF GOOSE CREEK.

PROPOSED CONDITIONS

THE SITE IS PROPOSED TO BE DEVELOPED AS 160 SINGLE-FAMILY UNITS ALONG WITH A COMMUNITY CENTER. THE IMPROVEMENTS INCLUDE A SANITARY PUMP STATION, UTILITY EXTENSIONS, NEW ROADS, PRIVATE ALLEYS, AND THREE SWM/BMP PONDS.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES:

STORMWATER MANAGEMENT WILL BE ACHIEVED THROUGH FOUR PROPOSED POND FACILITIES. PONDS #1 AND #2 ARE PLANNED AS BIOTENTION BASIN III FACILITIES, WHILE POND #3 AND #4 ARE PLANNED AS AN EXTENDED DETENTION BASIN. ALL FOUR PONDS ARE DESIGNED TO PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROLS. PONDS #1 AND #2 WILL PROVIDE STORAGE AND TREATMENT FOR PART OF THE SUBDIVISION AS WELL AS PART OF THE MIDDLEBURG HUMANE DEVELOPMENT, THEREFORE THE BMP CALCULATIONS SHOWN ON THIS PAGE ARE A COMBINATION OF BOTH PARCELS. POND #1 IS LOCATED ON THE PARCEL OWNED BY MIDDLEBURG HUMANE, WHILE POND #2 IS LOCATED ON THE PARCEL OF THE PROPOSED SUBDIVISION.

THE POND FACILITIES COLLECT A MAJORITY OF THE RUNOFF FROM THE PROPOSED IMPERVIOUS AREA. THROUGH USE OF THE NRCS METHOD, ALL FOUR PONDS HAVE BEEN DESIGNED TO REGULATE THE 2 AND 10 YEAR POST-DEVELOPMENT STORM EVENTS SUCH THAT THE POST-DEVELOPED PEAK FLOWS DO NOT EXCEED PRE-DEVELOPMENT PEAK FLOW AND SAFELY PASS THE 100 YEAR STORM EVENT. REFER TO THE EXISTING VS. PROPOSED FLOW SUMMARY TABLE ON THIS SHEET FOR PRE- AND POST-DEVELOPMENT COMPARISONS. POND #1 WILL OUTFALL TO THE STREAM IN THE SOUTHWEST CORNER OF THE SITE, POND #2 WILL OUTFALL TO THE EXISTING STREAM WEST OF THE POND, POND #3 WILL OUTFALL TO THE EXISTING STREAM IN THE NORTHEAST CORNER OF THE SITE, AND POND #4 WILL OUTFALL TO AN EXISTING STREAM.

THE FOUR PONDS ARE PROPOSED TO MEET THE BMP REQUIREMENTS FOR BOTH THE PROPOSED SUBDIVISION AS WELL AS THE PROPOSED DEVELOPMENT FOR MIDDLEBURG HUMANE. THE CALCULATIONS ON THIS SHEET SHOW THAT THE REQUIREMENTS FOR THE SIMPLE METHOD FROM THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK ARE MET.

**VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS**

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 138.240 acres
 Post-development impervious cover: 37.620 acres
 Total = 27.21 %
 I_{post} = (total post development impervious cover ÷ A) x 100 = 27.21 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
 ** Areas includes roadways, sidewalks, driveways and rooftops

STEP 2: Determine the average land cover condition (I_{watershed}) or the existing impervious cover (I_{existing}).

Average land cover condition (I_{watershed}):
 If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as I_{watershed}

I_{watershed} = 0.00 %

Otherwise, use the Chesapeake Bay default value:

I_{watershed} = 16.00 % *

Existing impervious cover (I_{existing}):

Determine the existing impervious cover of the development site if present.

Existing impervious cover:
 Structures = _____ acres
 Parking lot = _____ acres
 Roadway = _____ acres
 Total = 0.000 acres
 I_{existing} = (total existing impervious cover ÷ A) x 100 = 0.00 %
 * The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

Situation 1: This consists of land development where the existing percent impervious cover (I_{existing}) is less than or equal to the average land cover condition (I_{watershed}) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition (I_{watershed}).
 I_{post} _____ % ≤ I_{watershed} _____ %

Situation 2: This consists of land development where the existing percent impervious cover (I_{existing}) is less than or equal to the average land cover condition (I_{watershed}) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition (I_{watershed}).
 I_{existing} 0.00 % ≤ I_{watershed} 16.00 %; and
 I_{post} 27.21 % > I_{watershed} 16.00 %

Situation 3: This consists of land development where the existing percent impervious cover (I_{existing}) is greater than the average land cover condition (I_{watershed}).
 I_{existing} _____ % > I_{watershed} _____ %

Situation 4: This consists of land development where the existing percent impervious cover (I_{existing}) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3, Worksheet 1:

Applicable area (A)* = 138.240 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 27.21 %

I_{watershed} = 16.00 % or I_{watershed} = 16%
 I_{existing} = (total existing impervious cover ÷ A*) x 100 = 0.00 %

I_{existing} 0.00 % ≤ I_{watershed} 16.00 %; and
 I_{post} 27.21 % > I_{watershed} 16.00 %

STEP 4: Determine the relative pre-development pollutant load (L_{pre}).

L_{pre(watershed)} = [0.05 + (0.009 × I_{watershed})] × A × 2.28 (Equation 5-16)

where: L_{pre(watershed)} = relative pre-development total phosphorous load (pounds per year)

I_{watershed} = average land cover condition for specific watershed or locality or the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
 A = applicable area (acres)

L_{pre(watershed)} = [0.05 + (0.009 × 16.00)] x 138.240 × 2.28
 = 61.15 pounds per year

L_{pre(existing)} = [0.05 + (0.009 × 0.00)] x 138.240 × 2.28
 = 14.18 pounds per year

Step 5: Determine the relative post-development pollutant load (L_{post}).

L_{post} = [0.05 + (0.009 × I_{post})] × A × 2.28 (Equation 5-21)

where: L_{post} = relative post-development total phosphorous load (pounds per year)
 I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
 A = applicable area (acres)

L_{post} = [0.05 + (0.009 × 27.21)] x 138.240 × 2.28
 = 92.96 pounds per year

Step 6: Determine the relative pollutant removal requirements (RR).

RR = L_{post} - L_{pre(watershed)}
 RR = 92.96 - 61.15
 = 31.81 pounds per year

Step 7: Identify best management practice (BMP) for the site.

1. Determine the required pollutant removal efficiency for the site:

EFF = (RR ÷ L_{post}) × 100 (Equation 5-22)

where: EFF = required pollutant removal efficiency (percent expressed in whole numbers)
 RR = pollutant removal requirement (pounds per year)

L_{post} = relative post-development total phosphorous load (pounds per year)

EFF = (31.81 ÷ 92.96) x 100
 = 34.22 %

2. Select BMP(s) from Table 5-15 and locate on the site:

- BMP 1: SWM/BMP WET POND #1
- BMP 2: SWM/BMP WET POND #2
- BMP 3: SWM/BMP DRY POND #3
- BMP 4: SWM/BMP DRY POND #4
- BMP 5: _____

3. Determine the pollutant load entering the proposed BMP(s):

L_{BMP} = [0.05 + (0.009 × I_{BMP})] × A × 2.28 (Equation 5-23)

where: L_{BMP} = relative post-development total phosphorous load entering proposed BMP (pounds per year)

I_{BMP} = post-development percent impervious cover of BMP drainage area (percent expressed in whole numbers)

A = drainage area of proposed BMP (acres)

L_{BMP1} = [0.05 + (0.009 × 30.00)] x 11.78 x 2.28
 = 11.78 pounds per year

L_{BMP2} = [0.05 + (0.009 × 46.00)] x 58.24 x 2.28
 = 61.61 pounds per year

L_{BMP3} = [0.05 + (0.009 × 27.00)] x 6.90 x 2.28 = 4.61 pounds per year

L_{BMP4} = [0.05 + (0.009 × 37.00)] x 3.91 x 2.28 = 3.41 pounds per year

L_{BMP5} = [0.05 + (0.009 × 0.00)] x 0.00 x 2.28 = 0.00 pounds per year

4. Calculate the pollutant load removed by the proposed BMP(s):

L_{removed} = Eff_{BMP} × L_{BMP} (Equation 5-24)

where: L_{removed} = Post-development pollutant load removed by proposed BMP (pounds per year)

Eff_{BMP} = pollutant removal efficiency of BMP (expressed in decimal form)

L_{BMP} = relative post-development total phosphorous load entering proposed BMP (pounds per year)

L_{removed/BMP1} = 65% x 11.78 = 7.65 pounds per year

L_{removed/BMP2} = 65% x 61.61 = 40.05 pounds per year

L_{removed/BMP3} = 35% x 4.61 = 1.61 pounds per year

L_{removed/BMP4} = 35% x 3.41 = 1.20 pounds per year

L_{removed/BMP5} = 0% x 0.00 = 0.00 pounds per year

5. Calculate the total pollutant load removed by the BMP(s):

L_{removedtotal} = L_{removed/BMP1} + L_{removed/BMP2} + L_{removed/BMP3} + ... (Equation 5-25)

where: L_{removedtotal} = total pollutant load removed by proposed BMPs

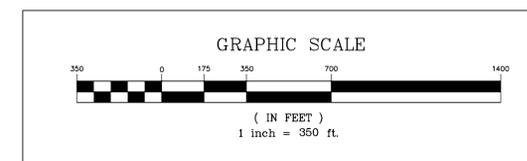
L_{removed/BMP1} = pollutant load removed by proposed BMP No. 1

L_{removed/BMP2} = pollutant load removed by proposed BMP No. 2

L_{removedtotal} = 7.65 + 40.05 + 1.61 + 1.20 + 0.00
 = 50.51 pounds per year

6. Verify compliance:

L_{removedtotal} ≥ RR
 50.51 ≥ 31.81



STORMWATER MANAGEMENT CALCULATIONS

**CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA**

DATE: OCT. 2013
SCALE: 1"=350'

SHEET 37 OF 39
FILE No. PP-12659

urban
Planners-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-llc.com

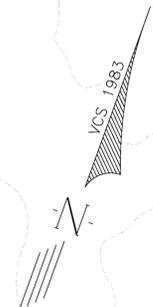
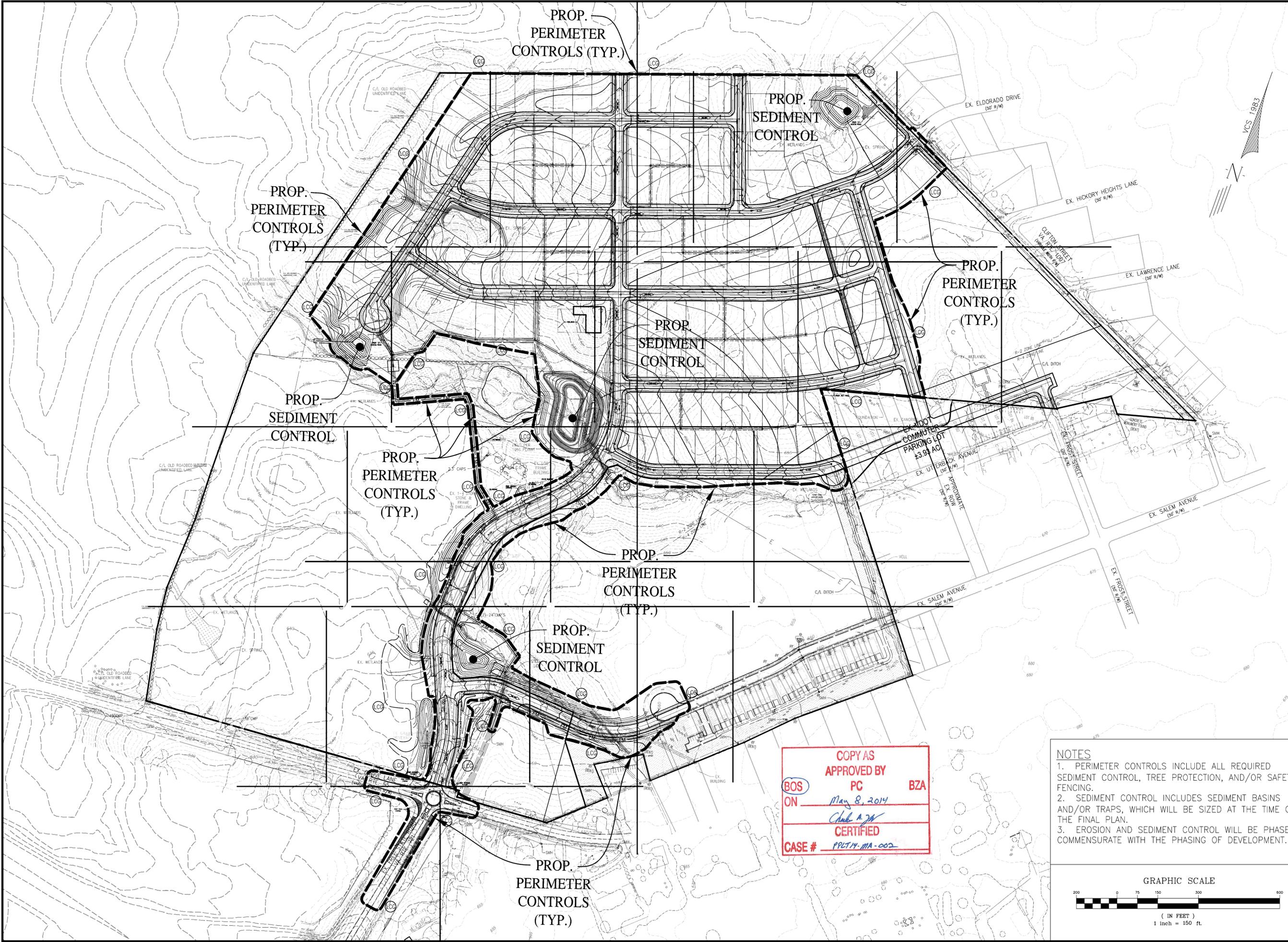
COMMONWEALTH OF VIRGINIA
Robert W. Brown
Lic. No. 037041
4/11/14
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
1	03-04-14	REVISIONS

Urban, Ltd. - J:\085\CunninghamProperty\Prelim_Plat\12659-21-SWM-CALCULATIONS April 15, 2014 - 8:58am ppf.pdf

Urban, Ltd. - J:\BOS\CunninghamProperty\Prelim Plan\12659-25-EAS.dwg [EAS] April 15, 2014 - 8:59am rjpryor

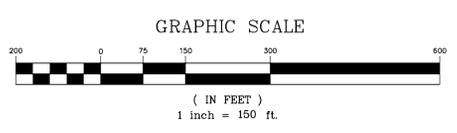


COPY AS APPROVED BY

BOS	PC	BZA
ON	May 8, 2014	
	<i>Chak A. M.</i>	
	CERTIFIED	
CASE #	PP14-MA-002	

NOTES

- PERIMETER CONTROLS INCLUDE ALL REQUIRED SEDIMENT CONTROL, TREE PROTECTION, AND/OR SAFETY FENCING.
- SEDIMENT CONTROL INCLUDES SEDIMENT BASINS AND/OR TRAPS, WHICH WILL BE SIZED AT THE TIME OF THE FINAL PLAN.
- EROSION AND SEDIMENT CONTROL WILL BE PHASED COMMENSURATE WITH THE PHASING OF DEVELOPMENT.



<p>Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2366 FAX: 703.378.7888 www.urban-llc.com</p> <p style="text-align: center;">urban Planners - Engineers - Landscape Architects - Land Surveyors</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PLAN DATE</th> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10-29-13</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>03-04-14</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>04-14-14</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1-03-04-14</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: right;">DATE: OCT. 2013 SCALE: 1"=150'</p>	PLAN DATE	NO.	DATE	REVISIONS	DESCRIPTION	10-29-13					03-04-14					04-14-14					1-03-04-14				
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<p>EROSION AND SEDIMENT CONTROL CUNNINGHAM PROPERTY PRELIMINARY PLAN MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA</p>																										
<p>SHEET 38 OF 39 FILE No. PP-12659</p>																										



March 19, 2012

Grove Lane, LLC
c/o Ms. Christy Martin
Belvedere Management, Co.
2125 Hatcher's Mill Rd.
Marshall, VA 20115

Re: Jurisdictional Determination (#NAO-2011-02587)
4549 Grove Lane (±144 acres)
Fauquier County, Virginia
WSSI #22104.01

Dear Ms. Martin:

Enclosed is a copy of the U.S. Army Corps of Engineers' Jurisdictional Determination (JD) (#NAO-2011-02587) confirming the wetland delineation submitted by Wetland Studies and Solutions, Inc. This JD is valid for a period of five years from the date that it was issued (March 9, 2012). Also, the COE has mentioned that known architectural resources and endangered and threatened species (ETS) are located on or within two miles of the property. Please see the enclosed supplemental pre-application information sheets included from the COE. Note that the architectural resources and the ETS identified on the supplemental pre-application sheets have been addressed in WSSI's December 18, 2011 Cultural Resources Site Evaluation report and December 14, 2011 Endangered and Threatened Species (ETS) Review letter.

Please note that this JD is only the COE's verification of the wetland delineation and does not constitute authorization to impact any waters of the U.S. on the site. WSSI can provide you with a proposal to prepare a permit application, if your site design will impact any waters of the U.S. on the site.

If you have any questions, please contact me at jfesse@wetlandstudies.com or at 703-679-5637.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

Jennifer D. Fesse, PWS, PWD/CT
Senior Environmental Scientist

Enclosure
L:\2009\022109\22104.01\Admin\05-ENVR\DELIN\2012-03-19_JDletter.doc

5300 Wellington Branch Drive • Suite 100 • Gainesville, VA 20155 • Phone 703-679-5600 • Fax 703-679-5601 • www.wetlandstudies.com



DEPARTMENT OF THE ARMY
NORFOLK DISTRICT CORPS OF ENGINEERS
FORT NORFOLK 803 FRONT STREET
NORFOLK VIRGINIA 23510-1096

Reply to the attention of: 6 March 2012

APPROVED JURISDICTIONAL DETERMINATION
Northern Virginia Regulatory Section
NAO-2011-02587 (Tributaries to Goose Creek)

Grove Lane, LLC
c/o Ms. Christy Martin
Belvedere Management Company
2125 Hatcher's Mill Road
Marshall, Virginia 20115

Dear Martin:

This letter is in regard to your request for verification of an approved jurisdictional determination for the waters of the U.S. (including wetlands) on property known as 4549 Grove Lane, located north of Main Street and Interstate 66 in Fauquier County, Virginia.

An on-site jurisdictional determination has found waters and/or wetlands regulated under Section 10 of the Rivers and Harbors Act (33 U.S.C. 405) and/or Section 404 of the Clean Water Act (33 U.S.C. 1344) on the property listed above. Nontidal, headwater wetlands; nontidal, adjacent wetlands; streams, and open water have been identified on the site. This letter shall serve to confirm the wetlands delineation by Wetland Studies and Solutions, Inc., as surveyed and shown on the enclosed map titled, "Attachment I, Waters of the U.S. (Including Wetlands) Delineation Map, 4549 Grove Lane, Sheets 1-2, and Fauquier County, Virginia," dated December 19, 2011.

Our basis for this determination is the application of the Corps' 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation. The wetland is a water of the United States and is part of a tributary system to interstate waters (33 CFR 328.3(a)). These waters meet the Corps' definition of waters of the United States, are part of a tributary system to interstate waters (33 CFR 328.3 (a)) and have an ordinary high water mark (or high tide line).

Discharges of dredged or fill material, including those associated with mechanized landclearing, into jurisdictional waters and/or wetlands on this site will require a Department of the Army permit and may require authorization by state and local authorities, including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these jurisdictional areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

The Norfolk District has relied on the information and data provided by the applicant or agent. If such information and data subsequently prove to be materially false or materially incomplete, this verification may be suspended or revoked, in whole or in part, and/or the Government may institute appropriate legal proceedings.

This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

United States Army Corps of Engineers
North Atlantic Division
ATTN: Michael Vissicelli, Regulatory Appeals Review Officer
Building 301, General Lee Avenue
Fort Hamilton Military Community
Brooklyn, NY 11252

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by May 8, 2012 (60 days). It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

This jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date. If you have any questions, please contact Anna Lavston at (540) 937-4197 or email anna.lavston@usace.army.mil

Sincerely,

Nicholas L. Konechuba
Chief, Northern Virginia Regulatory Section

Enclosures: Wetland Waters Delineation Map; Appeal Form; Supplemental Preapplication Information

Copies Furnished:
Wetland Studies and Solutions, Inc., Gainesville, VA



DEPARTMENT OF THE ARMY
NORFOLK DISTRICT CORPS OF ENGINEERS
FORT NORFOLK 803 FRONT STREET
NORFOLK VIRGINIA 23510-1096

Reply to attention of: Date: March 9, 2012

Supplemental Preapplication Information
Northern Virginia Regulatory Section
NAO-2011-02587 - 12 Tributaries to Goose Creek

Grove Lane, LLC
Belvedere Management Co.
2125 Hatcher's Mill Rd
Marshall, VA 20115

Project Location: North of Main St. near Hatcher's Mill Rd

County: Fauquier

1. A search of the Virginia Department of Historic Resources data revealed the following:

- No known historic properties are located on the property.
The following known architectural resources are located on the property: 0501 (40x1) 020-0134
The following known archaeological resources are located on the property:
The following known historic resources are located in the vicinity of the property (potential for effects to these resources from future development):

2. A search of the data supplied by the Virginia Department of Conservation and Recreation and the Virginia Department of Game and Inland Fisheries revealed the following:

- No known populations of threatened or endangered species are located on the property or within a one to two mile radius.
The following federally-listed species are known to be within a one to two mile radius of the property: Great Woodpecker
The following state-listed (or other) species are known to be within a one to two mile radius of the property:

Please note this information is being provided to you based on the preliminary data you submitted to the Corps relative to project boundaries and project plans. Consequently, these findings and recommendations are subject to change if the project scope changes or new information becomes available and the accuracy of the data.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL. Includes sections for Applicant, Attached, Initial Offered Permit, Proffered Permit, Permit Denial, Approved Jurisdictional Determination, Preliminary Jurisdictional Determination, and Section I (Appeal/Objections).

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Third Floor - Court and Office Building
29 Ashby Street, Suite 310
Warrenton, Virginia 20186
(540) 422-8220 FAX (540) 422-8231

February 17, 2011

Belvedere Management Company
2125 Hatcher's Mill Road
Marshall, VA 20115

SUBJECT: Subdivision Research Request: Project ID 10906, PIN 6909-38-4701

Table with 2 columns: Item, Description. Includes Current Lot Size (144.17 acres), Zoning District (R-2, R-4), Maximum Number of Lots (337), and Administrative Subdivisions Available (37).

The Commissioner of Revenue records indicate that there are 2 dwellings located on the parcel and this will affect the ability to divide.

Please note this letter is based on acreage sealed on the GIS map. The actual acreage could change when a survey is provided and this could change division potential.

The Zoning Ordinance has density deductions for areas of existing water bodies, steep slopes, floodplain, quarries, and existing street right-of-way; however, there does not appear to be significant areas of these.

Please note that this estimate represents the maximum potential number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could significantly reduce the number of lots that are actually achievable.

If you have any questions about this analysis, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 422-8210.

FILE COPY

cc: Alexander L. Cain, Tricities
6517 Watery Mountain Road
Warrenton, VA 20186

Revised Conditions Windy Hill
December 12, 2013

- Waiver Approval Condition:
1. Grove Lane, LLC, or its successors or assigns, as the owner of that portion of the Cunningham Farm property that is the residue of that property following the recordation of the subdivision plat for Windy Hill, shall construct the extension of Salem Avenue as a public street from the terminus of its construction within Windy Hill, to its intersection with Cunningham Farm Drive (if at that time Cunningham Farm Drive has been constructed as a public street) or to Route 55 (if at that time Cunningham Farm Drive has not been constructed as a public street) by the issuance of the 78th residential building permit or within five (5) years of the issuance of the first residential building permit for that residue, whichever occurs first. This requirement shall run with the land and shall be binding on any portion of the residue of the property following the recordation of the Windy Hill Final Plat.
2. Right-of-way dedication for the construction of Salem Avenue as a through street shall be provided from the terminus of its construction within Windy Hill to its planned intersection with Route 55 with its first Windy Hill Final Plat.

- Preliminary Plat Approval Conditions:
1. The final plat shall be in general conformance with the "Preliminary Plat for Windy Hill" dated March 8, 2013, and sealed and signed by Donald R. Hines, P.E. on August 8, 2013.
2. The applicant shall dedicate to Fauquier County Open Space Parcel C (12.3 acres), which contains a stream valley prior to approval of the Final Plat for Windy Hill or on the Final Plat for Windy Hill.

COPY AS APPROVED BY
BOS ON May 8, 2014
PC BZA
CERTIFIED
CASE # PPL14-MA-002

SECTION II - REQUEST FOR APPEAL OR OBJECTIONS TO AN INITIAL PROFFERED PERMIT. REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

Table with 2 columns: No., DATE. Includes dates 10-28-13, 03-04-14, 04-14-14, 05-04-14.

Table with 2 columns: PLAN DATE, DESCRIPTION. Includes dates 10-28-13, 03-04-14, 04-14-14, 05-04-14.

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-llc.com



CORRESPONDENCE
CUNNINGHAM PROPERTY
PRELIMINARY PLAT
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
SCALE: AS NOTED
DATE: OCT. 2013
CI-N/A
SHEET 39 OF 39
FILE No. PP-12659

Urban, Ltd. - J:\085\CunninghamProperty\Prelim Plats\12659-02-Corresp.doc [CORRESPONDENCE] April 15, 2014 - 8:50am ppyoc