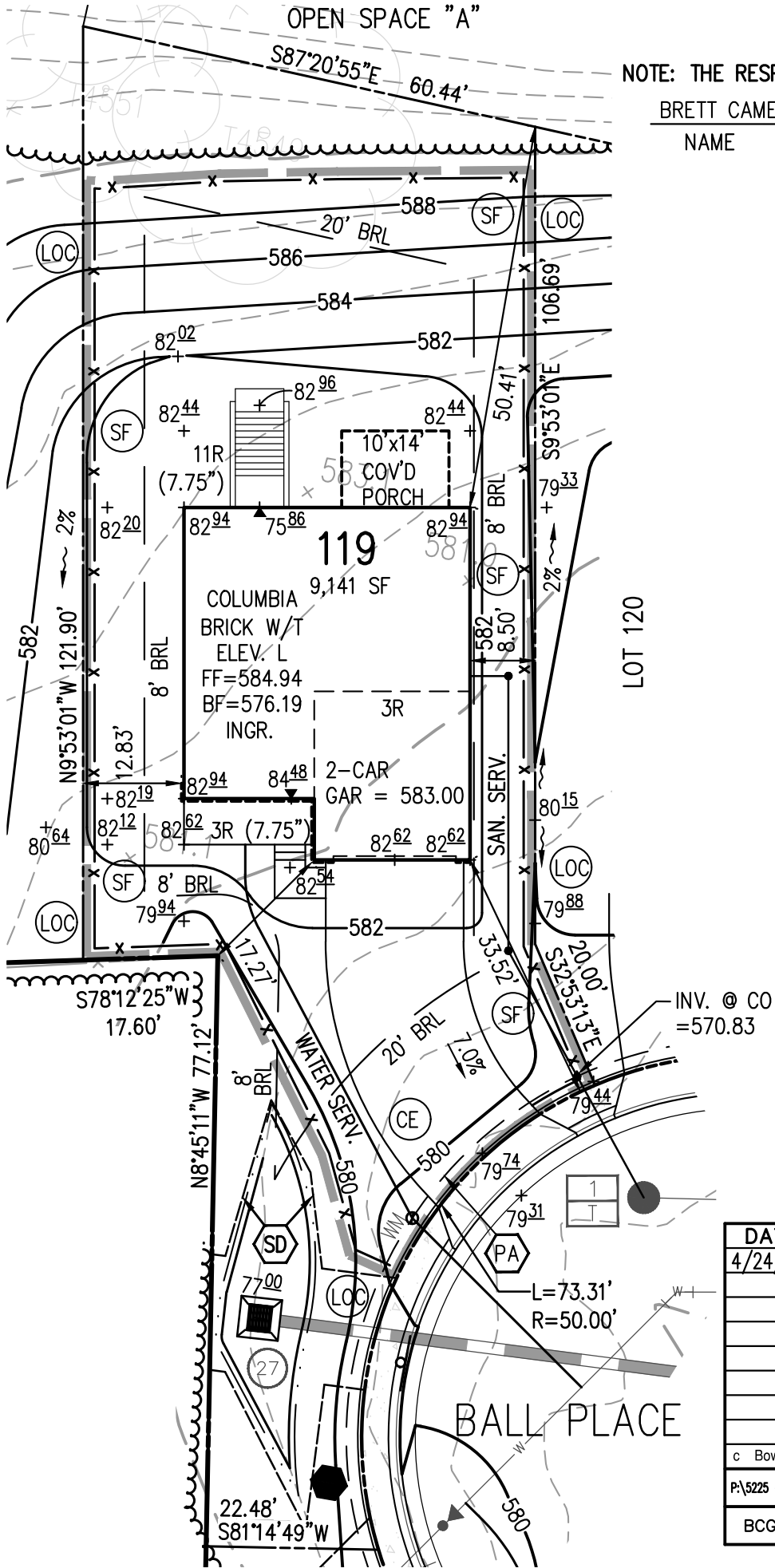


NOTES

1. APPLICANT (CONTRACT PURCHASER):
RYAN HOMES
3926 PENDER DRIVE, SUITE 200
FAIRFAX, VA 22030
2. GPIN: 6984-61-1989
3. ZONING: R-6
4. YARDS:
FRONT: 20'
SIDE: 8'
REAR: 20'
5. THE BUILDER / DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING IF RESTRICTIVE COVENANTS EXIST THAT WOULD REQUIRE SETBACKS GREATER THAN THOSE REQUIRED BY THE TOWN ZONING ORDINANCE.
6. EXISTING TOPOGRAPHY, ROAD AND UTILITY INFORMATION TAKEN FROM "SITE DEVELOPMENT PLAN - WARRENTON CROSSING", SDP 2014-04, PREPARED BY BOWMAN CONSULTING GROUP. VERTICAL DATUM IS NAVD 1988.
7. EXISTING BOUNDARY AND EASEMENT INFORMATION TAKEN FROM "FINAL PLAT WARRENTON CROSSING PHASES 2 & 3", PREPARED BY BOWMAN CONSULTING, AND RECORDED AT DEED BOOK ____ PAGE _____. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011), AND IS REFERENCED IN U.S. SURVEY FEET.
8. THE CONSTRUCTION PLAN THAT PROVIDES SWM AND BMP FOR THIS LOT IS "SITE DEVELOPMENT PLAN - WARRENTON CROSSING", SDP 2014-04.
9. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 51061C0308D, DATED 4/25/2024, THIS PROPERTY IS LOCATED IN ZONE X. THE 100 YEAR FLOOD DOES NOT ENCR OACH ONTO THIS SITE.
10. ALL DENUDED OR DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS MS-1, MS-2 AND MS-3.
11. THE BUILDER / DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTING AND PRESERVING THOSE UTILITIES THROUGHOUT THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT A CONFLICT EXISTS BETWEEN THE PROPOSED CONSTRUCTION AND THE LOCATION OF THE EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS THAT HAVE AN EFFECTIVE HEIGHT OF THREE OR MORE FEET.
13. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
14. ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY VDOT AND / OR THE INSPECTOR DURING FIELD REVIEW; COSTS ASSOCIATED WITH ADDITIONAL MEASURES SHALL BE ASSUMED BY THE DEVELOPER.
15. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE TOWN FOR THE DEVELOPER TO TRESPASS ON OFF-SITE PROPERTIES.
16. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
17. THE DEVELOPER IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS & INSPECTIONS PRIOR TO CONSTRUCTION.
18. WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR A PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
19. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE PONDING OF WATER.
20. CONTRACTOR SHALL OBTAIN MINIMUM 6" FALL WITHIN 10' OF THE HOUSE IN ALL DIRECTIONS.
21. THE SPOT SHOT AT THE TOP OF THE AREAWAY REPRESENTS THE LANDING. THE GROUND OUTSIDE THE LANDING MUST BE A MINIMUM OF 4" BELOW THE ELEVATION OF THE LANDING.
22. THIS GRADING PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.



NOTE: THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT:

BRETT CAMERON	RLD00483	12/31/2026
NAME	CERT. NO.	EXPIRES

LEGEND

+ 242.0

+ 08.5

--- 242 ---

— 242 —

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

EXISTING CONTOUR

PROPOSED CONTOUR

DRAINAGE FLOW ARROW

(SF)

— x —

SILT FENCE (STD. & SPEC. 3.05)

(CE)

CONSTRUCTION ENTRANCE
(STD. & SPEC. 3.02)

(LOC)

— — —

LIMITS OF CLEARING & GRADING

NOTE: STD. & SPEC. NUMBERS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

EASEMENT LEGEND

(PSD)

PRIVATE STORM DRAINAGE EASEMENT

(PA)

PUBLIC ACCESS EASEMENT

(SD)

STORM DRAINAGE EASEMENT

NORTH

GRAPHIC SCALE

20

0

10

20

40

80

(IN FEET)

1 inch = 20 ft.

DATE	REVISION	<div>Bowman</div> <div>Bowman Consulting Group, Ltd. 1300 Central Park Boulevard Fredericksburg, Virginia 22401</div> <div>Phone: (540)371-0268 Fax: (540)371-3479 www.bowman.com</div>
4/24/25	ISSUE TO CLIENT	
c Bowman Consulting Group, Ltd.		
P:\5225 - Mosby's Crossing\5225-03-001 (ENG) - Matrix & Composite Plan (Ryan)\Engineering\Engineering Plans\HGP\++5225-B-HGP BASE.dwg		BY:JML
BCG PROJECT NO:5225-03-002		COUNTY REF NO:
		CHK: WED
		SHEET 1 OF 1

5225-B-GP-119