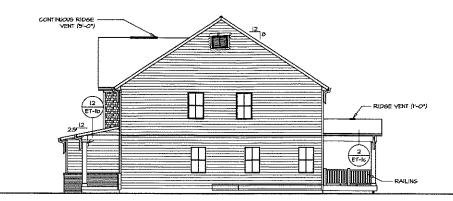
Lot 107

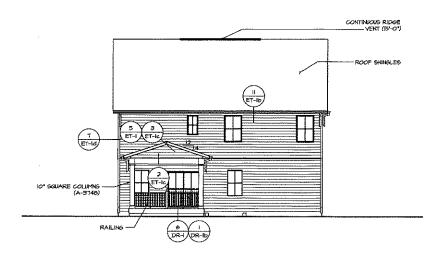






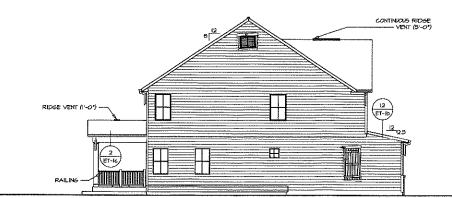






REAR ELEVATION

SCALE: 1/8" = 1'-0"





	100		APT. NO.	4Z 34	
	DT-UNIT WAW-MI-0101	55ING - 0107	स स	STATE	
	DIY-COMM-LOT-UNIT	COMM-LOT WARRENTON CROSSINS - OIOT	STREET ADDRESS	CITY WARRENTON	***************************************
***************************************	»NVR, inc., The owner, expressly reserves lie copyright and other property rights in these pions. These pions one not	to be reproduced, changed, or copled in any form or manner withylowyr, nor ora likey to be companied to may think any others.	direct obtaining the expressed within consent of NVR, inc.		THE
			5285 Westyley Orive, Suffe 100 Frederick, MD 21703).dwg 07/04/25 — 2:50 am
	SET NO. HJDOOO VERSION OI RELEASE NO	DRAWN BY SGA DATE:	option FBA		Specific\A-1 ELV LS (FBA
	MOBEL HUDSON DRAWNE TILE	ELEVATIONS	OPTION DESCRIPTION FULL BASEMENT FOUNDATION		C.\NVR\Solves\HUDSON_HUDGO_01\WAW-MI-0107\3416299\Sheers\Lef Specific\A1 ELY_LS (FBA)dwg_07/04/25 = 2:50 am
	l	Ţ		w	C:\NVR\Solves\

Lot 108

NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

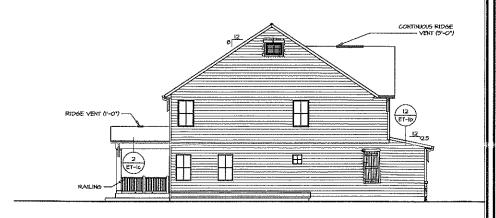




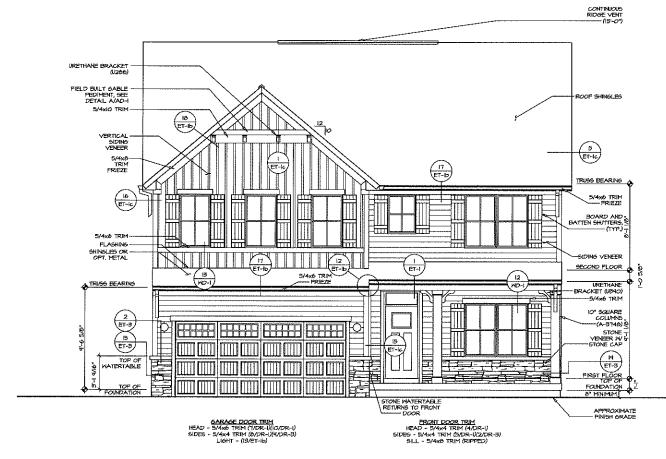
MAM-MI-0108

1









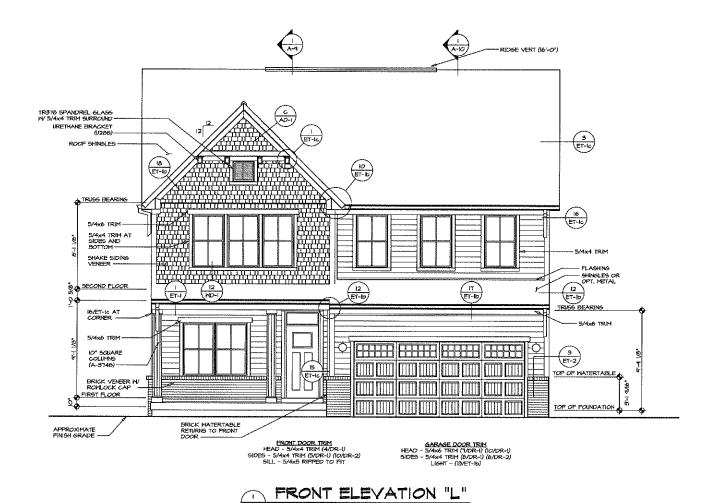
FRONT ELEVATION "K"

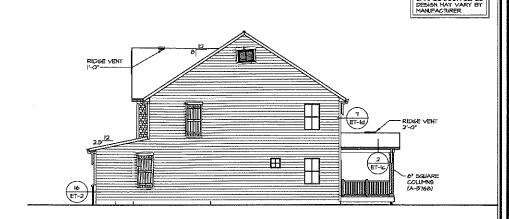
NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER Lot 109 RIDGE VENT **NAN-MI-0109** RIGHT ELEVATION TR3TB SPANDREL GLASS W 5/4x4 TRIM SURROUND ROOF SHINGLES -5/4x4 TRIM AT SIDES AND BOTTOM SECOND FLOOR IB/ET-IC AT €T-2 DR-lb DR-l VR REAR ELEVATION TOP OF FOUNDATION BRICK WATERTABLE
RETURNS TO FRONT
DOOR -----SARASE DOOR TRIM
HEAD - 5/4x6 TRIM (T/DR-1) (IO/DR-1)
SIDES - 5/4x4 TRIM (B/DR-1) (6/DR-2)
LiGHT - (I3/ET-Ib) FRONT ELEVATION "L"

SCALE: 1/6" = 1'-0"

4

Lot 119

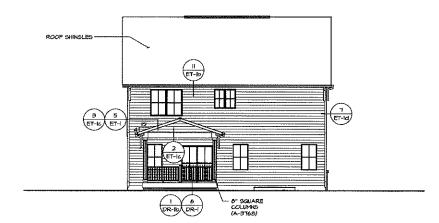




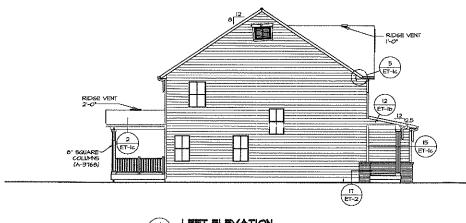
2 RIGHT ELEVATION A-1 SCALE: 1/8' = 1-0'

NAN-MI-019

SET NO. CLMOO
VERSION OF
PERSION OF
DRAWN BY ARM
DATE
GPTION
FBA

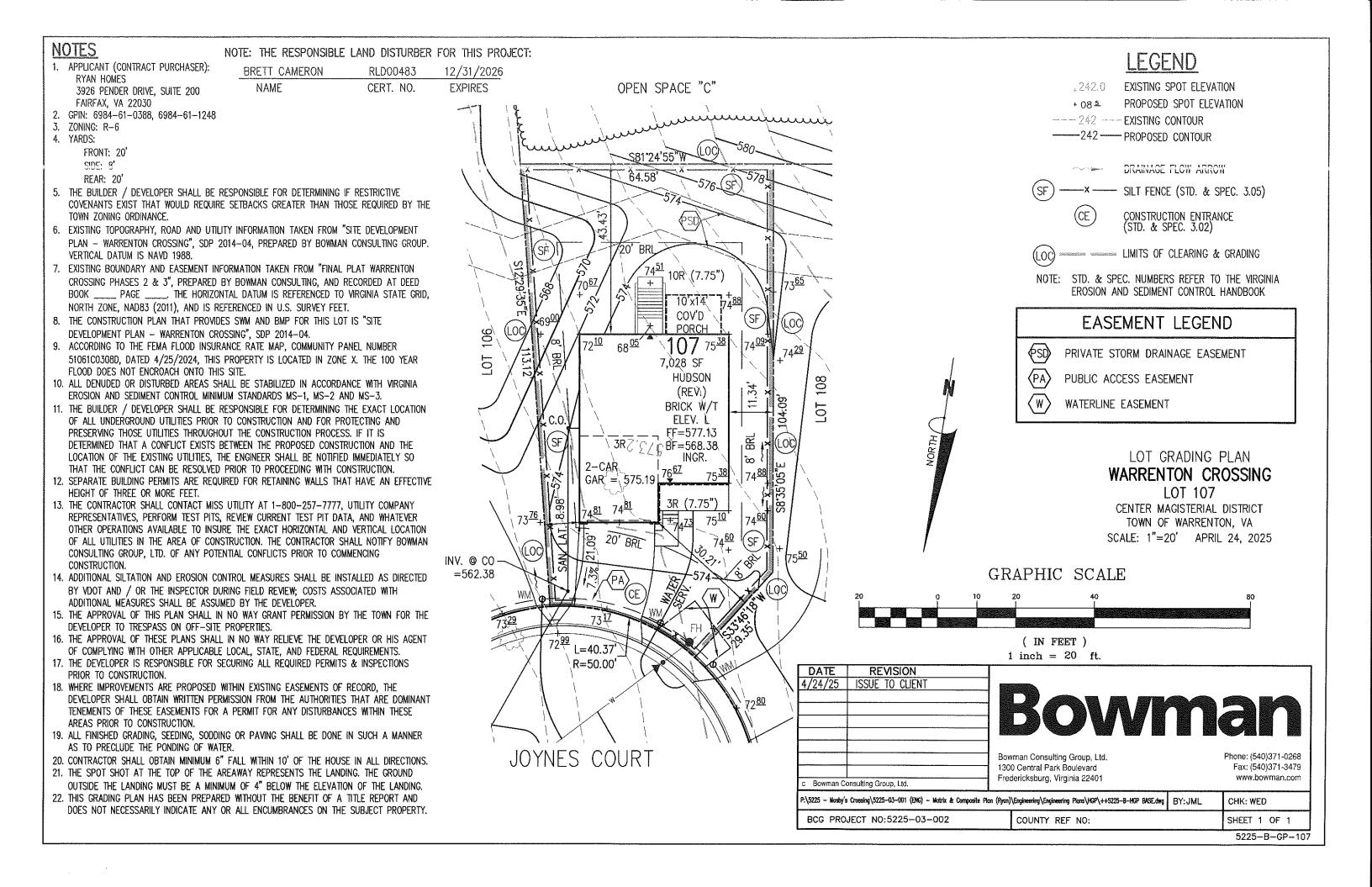


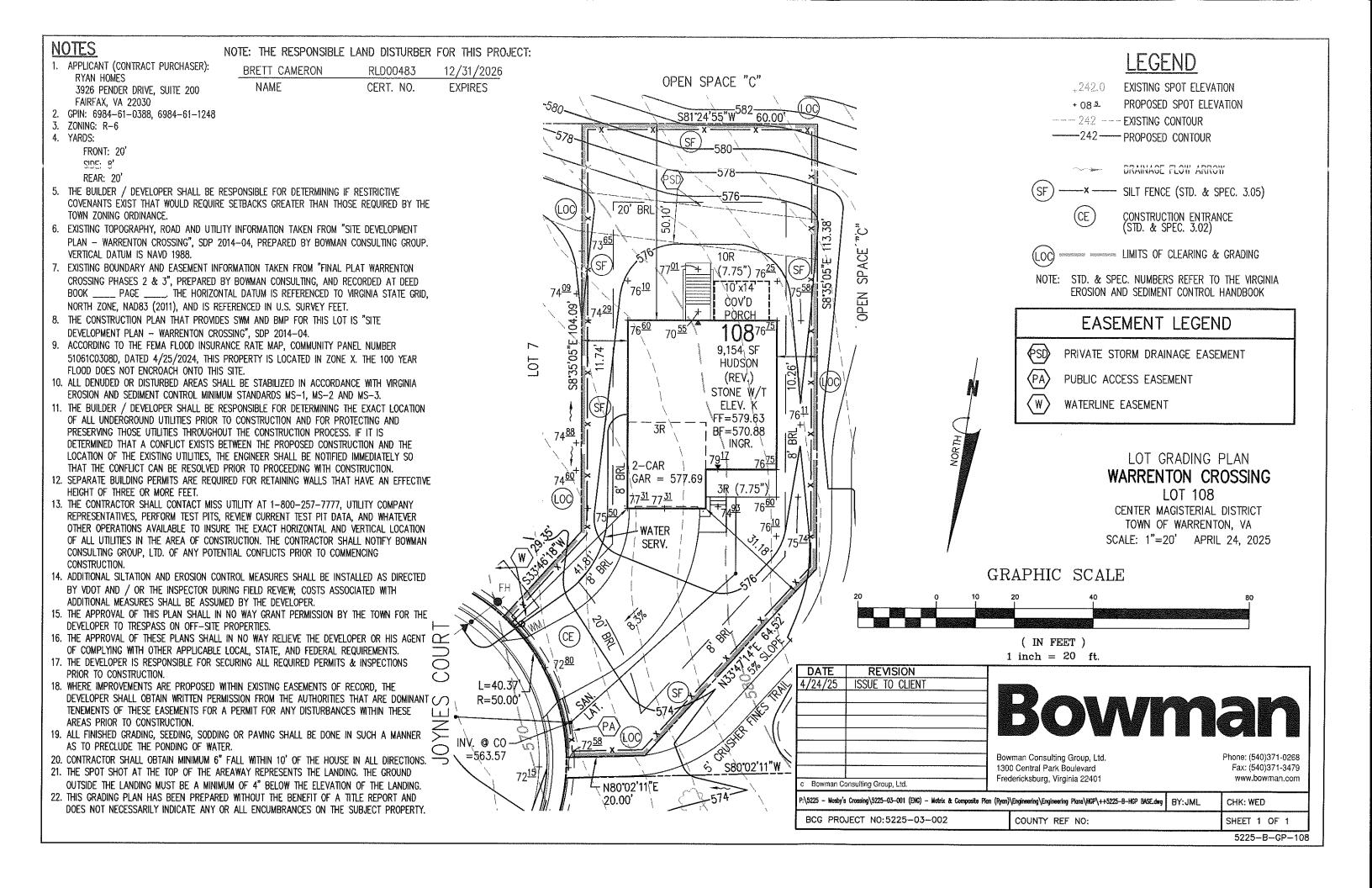




4 LEFT ELEVATION

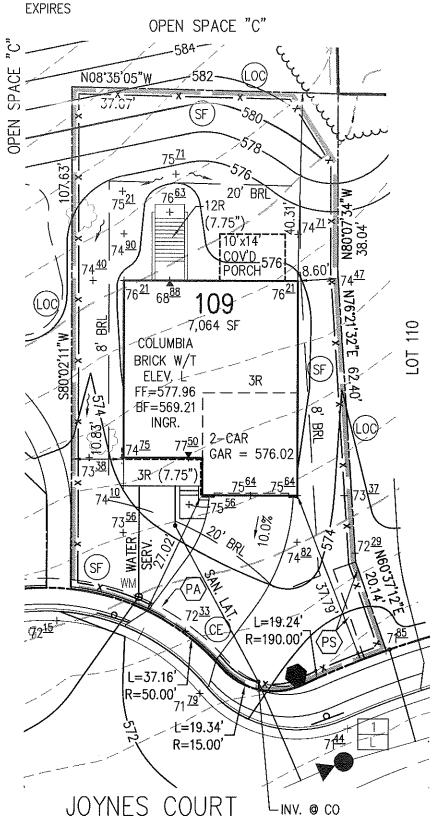
SCALE 1/0" = 1'-0"





NOTES NOTE: THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT: 1. APPLICANT (CONTRACT PURCHASER): BRETT CAMERON RLD00483 12/31/2026 RYAN HOMES NAME CERT. NO. 3926 PENDER DRIVE, SUITE 200 FAIRFAX, VA 22030 2. GPIN: 6984-71-0492 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 DEFD 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 ENCROACH 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.



-INV. @ CO

=564.09

LEGEND

EXISTING SPOT ELEVATION . 242.0 PROPOSED SPOT ELEVATION ÷ 08.5.

--- 242 --- EXISTING CONTOUR -242 ---- PROPOSED CONTOUR

DRAINAGE FLOW ARROW

SILT FENCE (STD. & SPEC. 3.05)

CONSTRUCTION ENTRANCE (STD. & SPEC. 3.02)

LIMITS OF CLEARING & GRADING

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

EASEMENT LEGEND

PRIVATE SANITARY SEWER EASEMENT

PUBLIC ACCESS EASEMENT

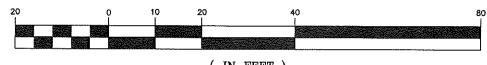
LOT GRADING PLAN WARRENTON CROSSING

LOT 109

CENTER MAGISTERIAL DISTRICT TOWN OF WARRENTON, VA SCALE: 1"=20' APRIL 24, 2025

5225-B-GP-109

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

	DATE	REVISION					
_	4/24/25	ISSUE TO CLIENT					
-; 				BOW		an	
			130	vman Consulting Group, Ltd. 0 Central Park Boulevard		Phone: (540)371-0268 Fax: (540)371-3479	
	c Bowman C	onsulting Group, Ltd.	rie	dericksburg, Virginia 22401		www.bowman.com	
P:\5225 - Mosby's Crossing\5225-03-001 (ENC) - Matrix & Composite Pla			oosite Plan (Ryan)	\Engineering\Engineering Plans\HGP\++52258-HGP BASE.dwg	BY:JML	CHK: WED	
	BCG PRO	JECT NO:5225-03-002		COUNTY REF NO:		SHEET 1 OF 1	

