

- NOTES:
- 1) CONSERVATION AREA SIGN TO READ: "CONSERVATION AREA - DO NOT DISTURB" SEE SIGN DETAIL ON SHEET 3.
 - 2) RILEY'S ESTATES EXISTING LOTS 4 & 5 ARE EXPECTED TO BE CONSTRUCTED WITH THE ULTIMATE DRIVEWAY LOCATION TO AVOID ANY FUTURE DISTURBANCES.
 - 3) BROAD RUN ESTATES LOT 4 IS EXPECTED TO BE CONSTRUCTED WITH THE ULTIMATE DRIVEWAY LOCATION TO AVOID ANY FUTURE DISTURBANCES.

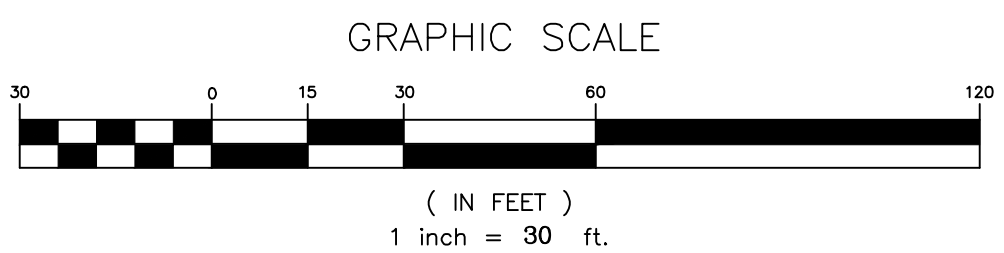
VCS 1983 NORTH

BROAD RUN ESTATES
SUBDIVISION
CONP-17-007603
PLAN AMEND.
CONP-20-014205

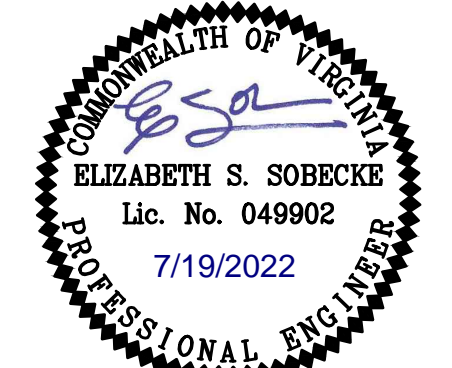
RILEY'S ESTATES
SUBDIVISION
CONP-17-006692

MATCHLINE SEE SHEET 6

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	335.00'	137.63'	69.80'	136.67'	N8°45'22"E	23°32'25"
C10	750.00'	464.35'	239.89'	456.35'	N88°10'8"E	35°28'25"



THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



NO.	DATE	DESCRIPTION	BY
DEWBERRY REVISIONS			

NO.	DATE	DESCRIPTION	BY
COUNTY REVISIONS			

GRADING
PLAN

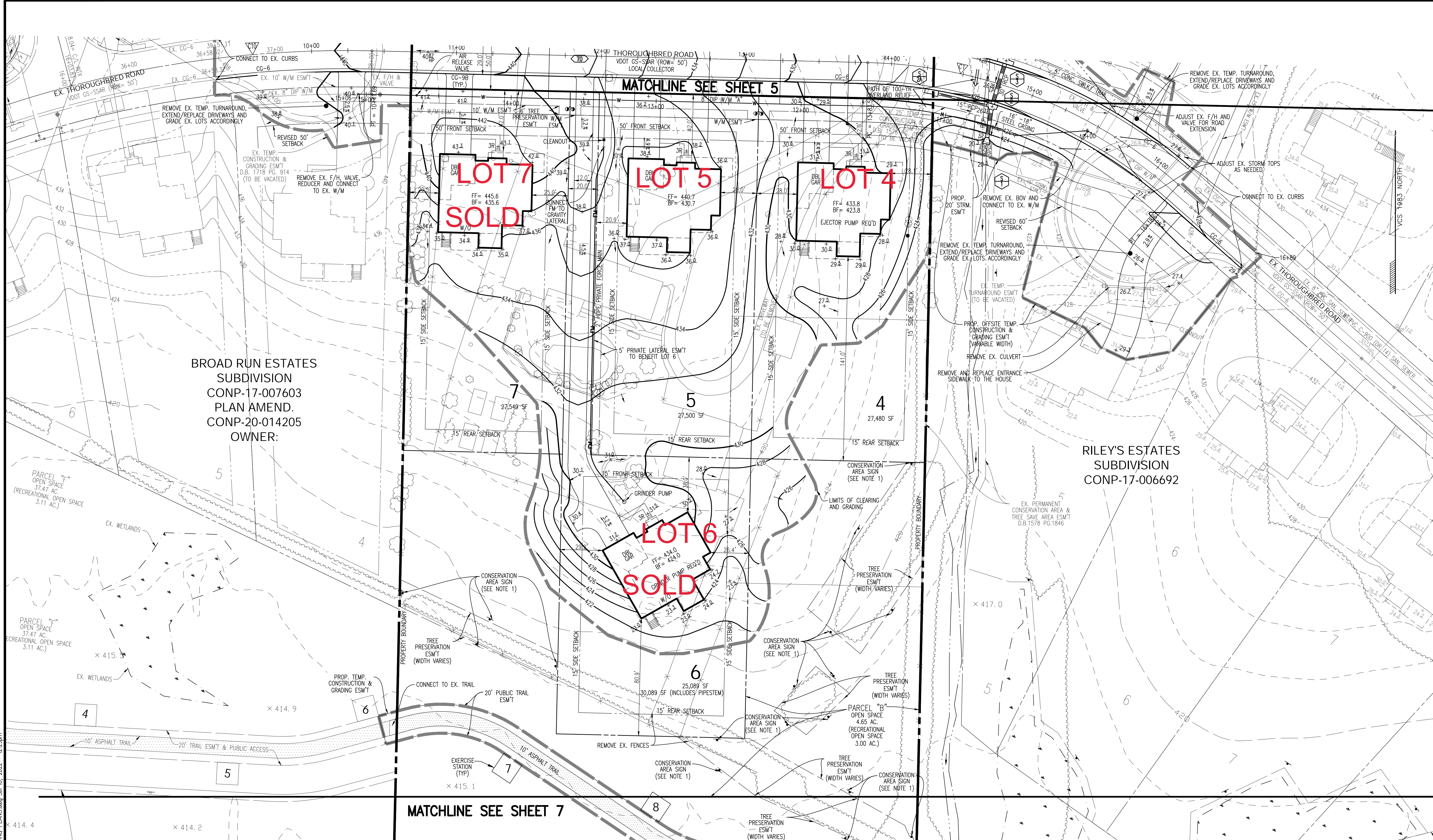
RILEY'S ESTATES - SECTION 2
CONSTRUCTION PLAN

Fauquier County, Virginia

Plan Number
CONP-21-015319
Drawn By
AD
Designed By
AD
Checked By
Date
5/05/2021
Scale
1" = 30'
Sheet
5 of 24
File Number
PP-598



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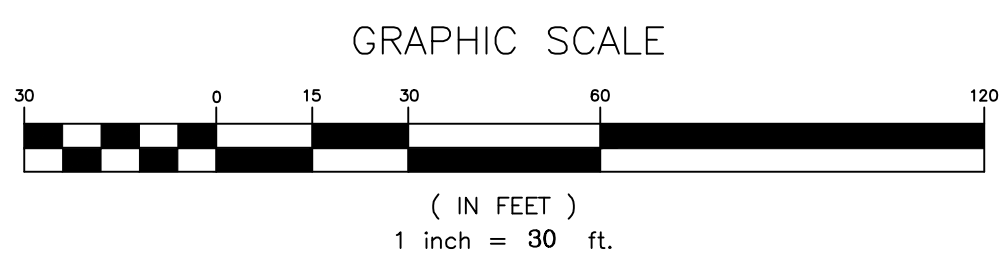
BROAD RUN ESTATES
SUBDIVISION
CONP-17-007603
PLAN AMEND.
CONP-20-014205
OWNER:

RILEY'S ESTATES
SUBDIVISION
CONP-17-006692

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

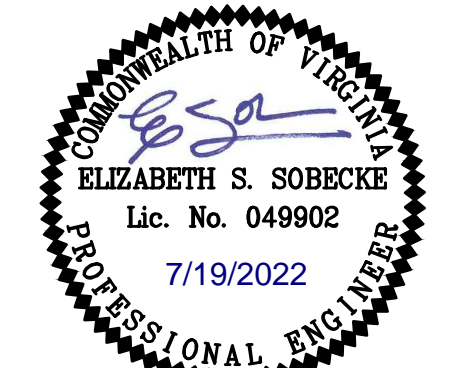
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Engineers Inc.

GRADING
PLAN

RILEY'S ESTATES - SECTION 2
CONSTRUCTION PLAN
Fauquier County, Virginia

Plan Number
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