

- 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.

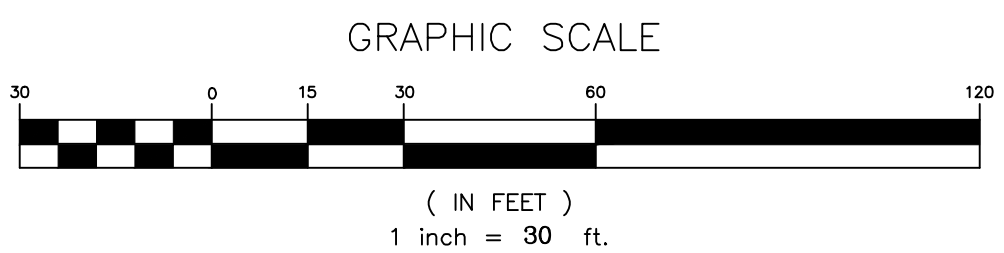
VCS 1983 NORTH

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

**RILEY'S ESTATES
SUBDIVISION
CONP-17-006692**

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"



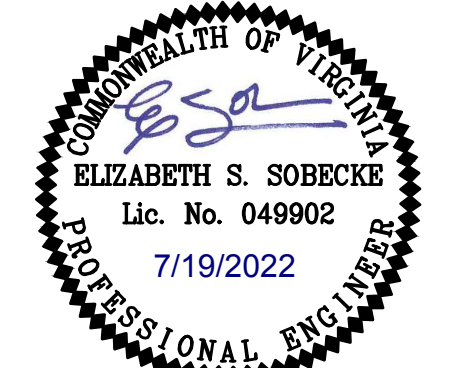
THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES 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.

**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



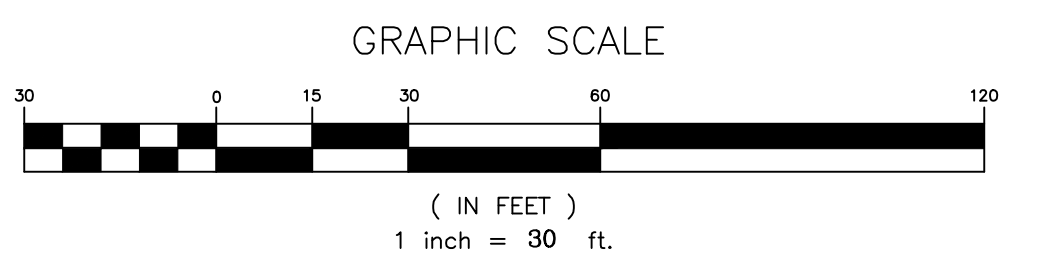
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
DEWBERRY REVISIONS				COUNTY REVISIONS			



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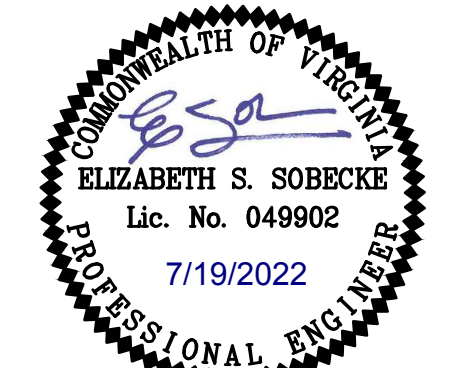


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NO.	DATE	DESCRIPTION	BY
DEWBERRY REVISIONS			

NO.	DATE	DESCRIPTION	BY
COUNTY REVISIONS			



Dewberry
 13575 HEATHCOTE BLVD.
 SUITE 130
 FAUQUIER COUNTY, VA 22031-6693
 PHONE: 703.488.2211
 FAX: 703.488.2212
 Dewberry
 Engineers Inc.

GRADING
 PLAN

RILEY'S ESTATES - SECTION 2
 CONSTRUCTION PLAN

Plan Number
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