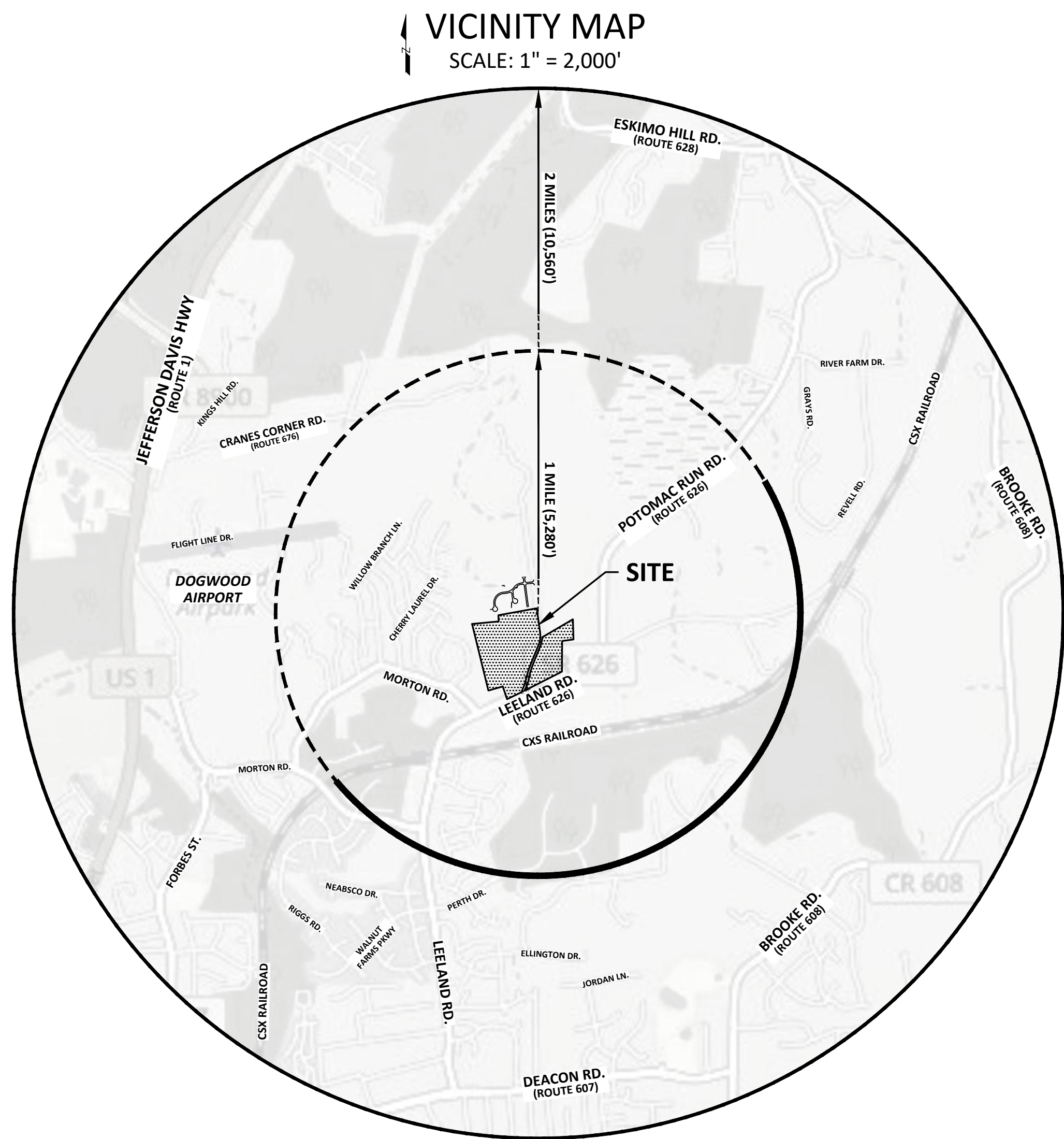


CLIFT FARM

GENERALIZED DEVELOPMENT PLAN

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA



AFFECTED PARCELS

T.M.# 46-79
FLIPPO, LILLIAN G
ACREAGE: 10.6637 AC
EXISTING ZONE: A-1
EXISTING USE: VACANT
DB/PAGE: 194/494
DOC NUMBER: CONV000000135913

T.M.# 46-79H
JPI-CLIFT FARM, LLC
ACREAGE: 3.0020 AC
EXISTING ZONE: A-1
EXISTING USE: VACANT
DB/PAGE: WB16/666
DOC NUMBER: 200028262

T.M.# 46-80
(PORTION THEREOF)
FLIPPO, LILLIAN G
ACREAGE: 40.2414 AC
EXISTING ZONE: A-1
EXISTING USE: RESIDENTIAL
DB/PAGE: 132/392
DOC NUMBER: CONV000000136022

STANDARD PROJECT LINETYPES			
EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING CONTOUR (MINOR)		PROPOSED CONTOUR (MINOR)
	EXISTING CONTOUR (MAJOR)		PROPOSED CONTOUR (MAJOR)
	STORM INLET		CURB INLET
	STORM STRUCTURE		DROP INLET
	STORM DRAIN		STORM DRAIN
	ELECTRICAL TRANSFORMER		ELECTRICAL TRANSFORMER
	CABLE PEDESTAL		CABLE PEDESTAL
	TELEPHONE/COMMUNICATION PEDESTAL		TELEPHONE/COMMUNICATION PEDESTAL
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	ELECTRICAL		ELECTRICAL
	SANITARY SEWER LINE		SANITARY SEWER LINE
	SANITARY SEWER CLEANOUT		SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE
	GAS VALVE		GAS VALVE
	GAS TAP		GAS TAP
	GAS LINE		GAS LINE
	GATE/FENCE		GATE/FENCE POST
	PROPERTY LINE		PROPERTY LINE
	ADJACENT LOT LINE		INTERIOR LOT LINE
	FOUND IRON PIN		SETBACK
	P.K. NAIL		GATE VALVE
	FIRE HYDRANT		FIRE HYDRANT
	WATER LINE		WATER LINE
	WATER METER		WATER METER
	WATER VALVE		WATER VALVE
	UTILITY POLE		UTILITY POLE
	LIGHT POLE		LIGHT POLE
	EXISTING INLET LABEL		INLET LABEL
	CATCHMENT AREA		CATCHMENT AREA
	CATCHMENT OUTLET		CATCHMENT OUTLET
	CURB AND GUTTER		30" CURB AND GUTTER (STD CG-6)
	EDGE OF PAVEMENT		REVERSE CURB AND GUTTER (STD CG-6R)
	MAILBOX		6" CURB (STD CG-2)
	WELL		DUMPSTER
	RPA		ASPHALT
	WETLAND		CONCRETE
NOTE: PROJECT STANDARDS SHOWN ABOVE ARE GENERAL LINETYPES AND SYMBOLS USED AMONG A VARIETY OF PROJECTS. NOT ALL INFORMATION SHOWN ABOVE MAY BE APPLICABLE TO THIS PLAN SET. CONTACT DESIGN FIRM TO CONFIRM ANY DIFFERENTIATION OR CONFLICTING INFORMATION.			CALCULATED BUFFER YARD
			CALCULATED OPEN SPACE
			WALL
			DRAINAGE
	ACCESSIBLE PARKING		ACCESSIBLE PARKING
	LOD		LIMITS OF DISTURBANCE

SHEET INDEX

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	GENERALIZED DEVELOPMENT PLAN
4	UTILITIES PLAN
4B	SANITARY CONNECTION
5	LANDSCAPE PLAN
6	ILLUSTRATIVE SITE PLAN

PROJECT DATA

SITE INFORMATION:	
TAX MAP #	46-79, 46-79H, 46-80 (PORTION THEREOF)
DEEDBOOK/PAGE	194,494, WB16/666, 132/392
ACREAGE	56.91 AC
ZONING	EXISTING: A-1 , PROPOSED: R-2
REZONING ACREAGE	53.91 AC (ADDITIONAL 1.167 AC TO BE DEDICATED FOR ROW)
ADDRESS	399 LEELAND RD. (PORTION THEREOF) FREDERICKSBURG, VA 22405
ENGINEER/PLANNER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	JON ERNEST, PLA
EMAIL	jernest@MonteverdeDesigns.com
PHONE	(540) 746-7320
APPLICANT:	
APPLICANT	JPI-CLIFT FARM, LLC (CONTRACT PURCHASER)
CONTACT NAME	JARRELL PROPERTIES, INC (c/o JAMES JARRELL IV)
ADDRESS	1005 SOPHIA STREET FREDERICKSBURG, VA 22401
EMAIL	jjarrell4@jarrellinc.com
PHONE	(540) 899-3825

NOTE:
PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE
WITH COUNTY ORDINANCES AT THIS TIME.

GENERALIZED DEVELOPMENT PLAN

CLIFT FARM

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

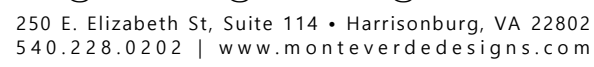
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

TITLE SHEET

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE

1 OF 6

Scale: N/A



CLIFT FARM

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

SITE INFORMATION:

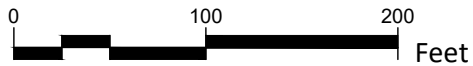
ENGINEER/PLANNER:

APPLICANT:

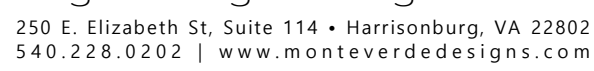
EXISTING CONDITIONS

2. 2

Scale: 1" = 100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	127.59'	1034.85'	7°03'51"	127.51'	S 04°47'56" E	63.88'
C2	39.51'	350.00'	6°28'04"	39.49'	S 01°58'01" W	19.78'
C3	183.63'	610.00'	17°14'51"	182.93'	S 13°49'29" W	92.51'
C4	245.41'	1150.00'	12°13'37"	244.94'	S 16°20'06" W	123.17'
C5	176.92'	692.37'	14°38'27"	176.44'	S 17°32'32" W	88.95'
C6	35.94'	109.70'	18°46'25"	35.78'	S 20°34'14" W	18.13'
C7	209.57'	618.27'	19°25'16"	208.57'	N 20°14'49" E	105.80'
C8	298.38'	1408.24'	12°08'23"	297.82'	S 16°36'22" W	149.75'
C9	190.34'	587.62'	18°33'34"	189.51'	N 13°23'47" E	96.01'



GENERALIZED DEVELOPMENT PLAN

CLIFT FARM

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

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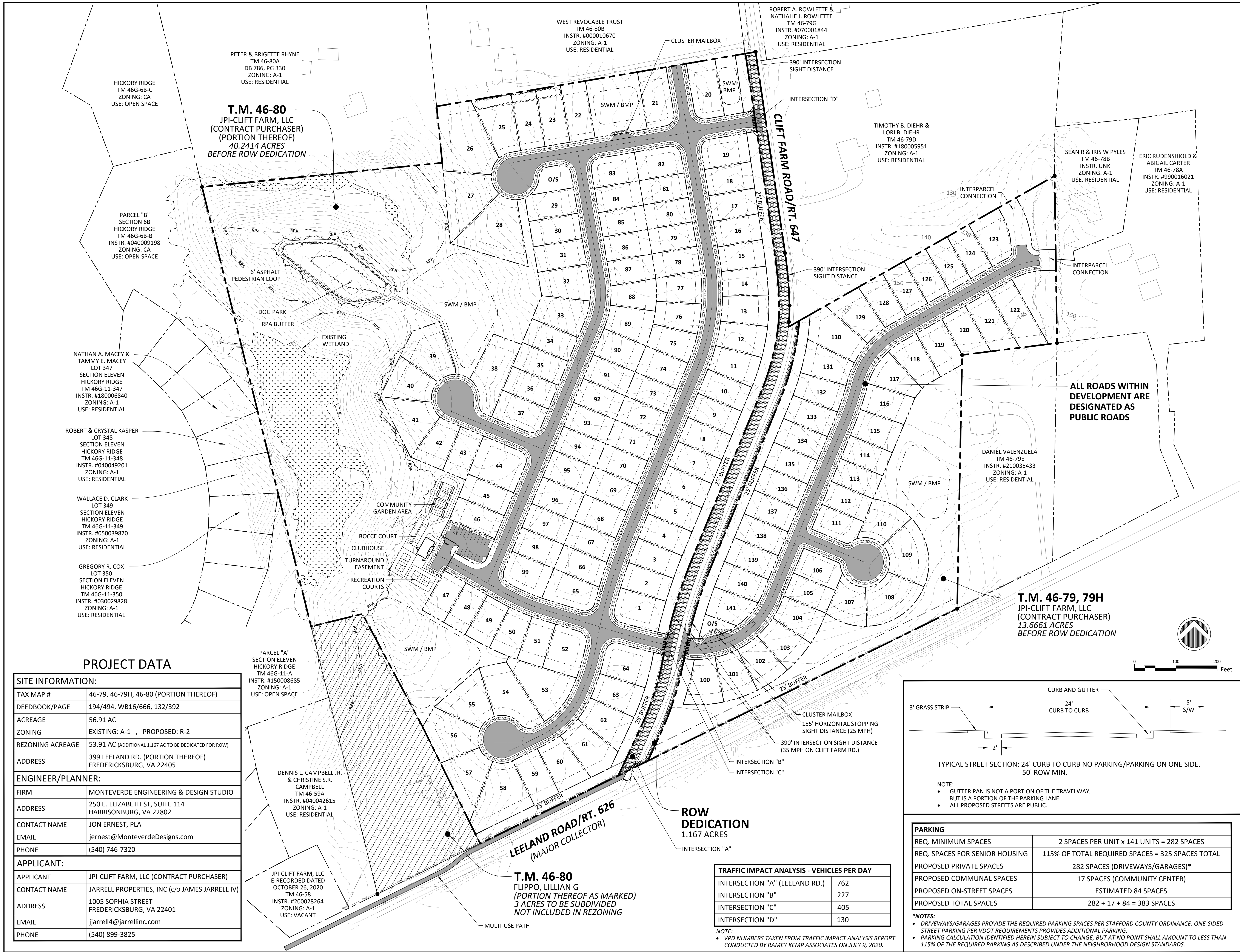
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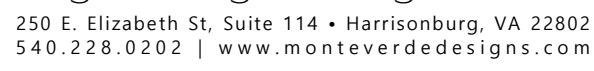
GDP PLAN

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE

3 OF 6

Scale: 1" = 100'





GENERALIZED DEVELOPMENT PLAN

CLIFT FARM

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

PROJECT DATA	
SITE INFORMATION:	
TAX MAP #	46-79, 46-79H, 46-80 (PORTION THEREOF)
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ACREAGE	56.91 AC
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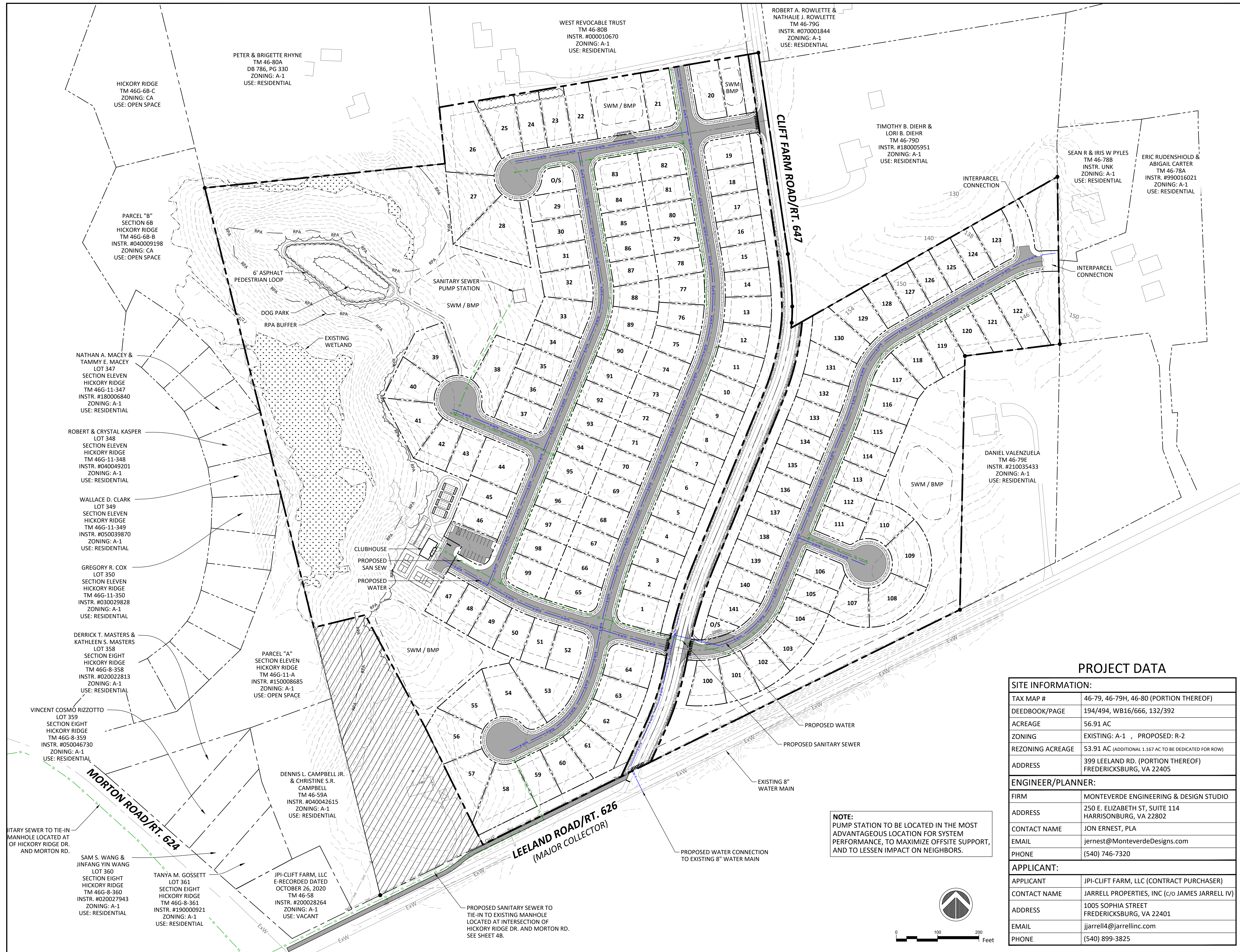
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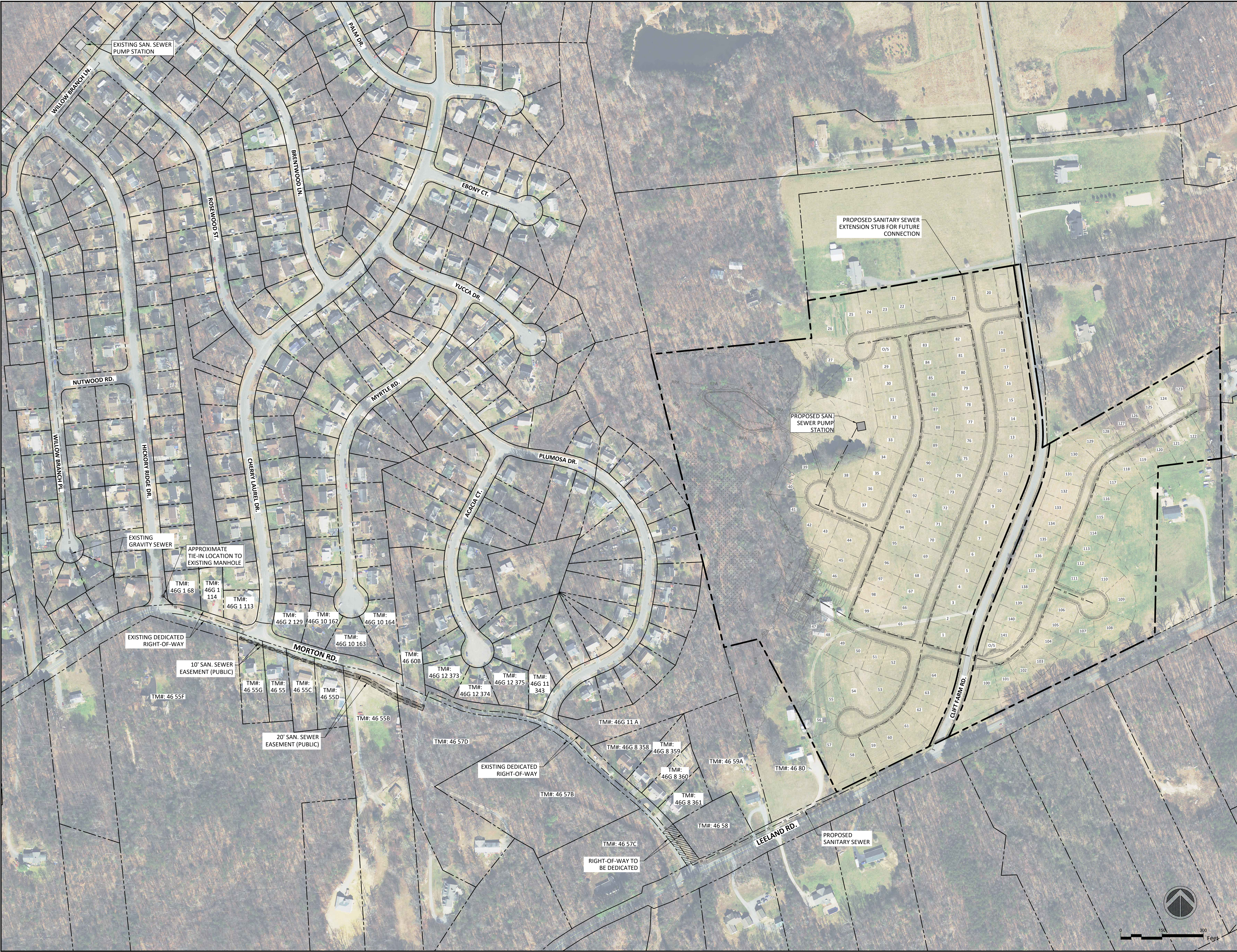
UTILITIES PLAN

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE

4 OF 6

Scale: 1" = 100'





GENERALIZED DEVELOPMENT PLAN

CLIFT FARM
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

Revisions:		
No.	Description	Date
1	STAFF COMMENTS	12/7/22

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

**SANITARY
CONNECTION**

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE



GENERALIZED DEVELOPMENT PLAN

CLIFT FARM
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

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CONTACT NAME	JON ERNEST, PLA
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ADDRESS	1005 SOPHIA STREET FREDERICKSBURG, VA 22401
EMAIL	jjarrell4@jarrellinc.com
PHONE	(540) 899-3825

OPEN SPACE	
REQ. MINIMUM OPEN SPACE	25%
REQ. AFTER ROW DEDICATION	(53.91-1.167) x .25 = 13.19 AC
OPEN SPACE PROPOSED	34.5% (18.2 AC)*

Revisions:		
No.	Description	Date
1	STAFF COMMENTS	12/7/22

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

ILLUSTRATIVE
SITE PLAN

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE