

GRAYSTONE AT ABEL LAKE

COMPREHENSIVE PLAN COMPLIANCE REVIEW

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

ENGINEER:

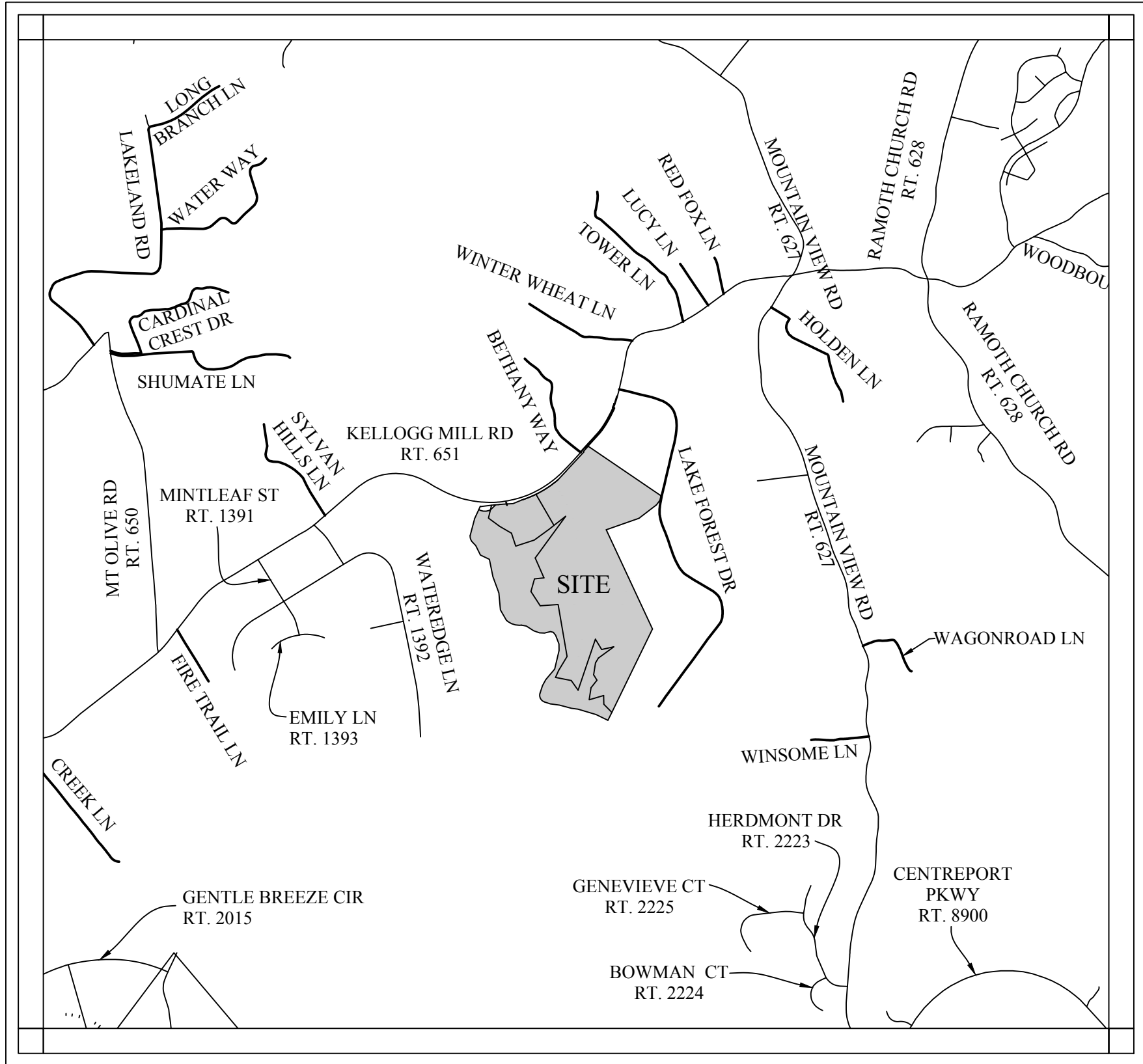
RYAN FOROUGH
BAGBY, FOROUGH, GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
PHONE (540) 373-5178
FAX (540) 373-6281

OWNER:

V C GRAY REALTY TRUST
10161 PALMER DRIVE
FREDERICKSBURG VA 22124
PHONE (703) 517-0635

APPLICANT:

ALEX McALLISTER
ABEL LAKE, LLC.
PO BOX 42163
FREDERICKSBURG VA 22404
PHONE (540) 840-4849



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

SHEET NUMBER:

1
2

TITLE:

COVER SHEET
OVERALL PLAN

LEGEND

AC	ACRE(S)	RD	ROAD DRAIN
BLDG	BUILDING	R/W	RETAINING WALL
CL	CENTERLINE	SAN	SANITARY
CO	CLEAN OUT	SEW	SEWER
CONC	CONCRETE	SFD	SINGLE FAMILY DETACHED
CPP	CORRUGATED PLASTIC PIPE	SHT	SHEET
CG	CURB & GUTTER	SW	SIDEWALK
DB	DEED BOOK	SQFT	SQUARE FEET (FOOT)
DEMO	DEMOLISH	STD	STANDARD
DIP	DUCTILE IRON PIPE	STM	STORM
D/W	DRIVEWAY	T & S	TAP AND SLEEVE
ESMT	EASEMENT	TM	TAX MAP
EP	EDGE OF PAVEMENT	TEL	TELEPHONE
ELEV	ELEVATION	TBR	TO BE REMOVED/RELOCATED
ES	END SECTION	TC	TOP OF CURB
EW	END WALL	TRAN	TRANSFORMER
EX	EXISTING	TYP	TYPICAL
FG	FINISHED GRADE	UG	UNDERGROUND
FF	FINISHED FLOOR	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FH	FIRE HYDRANT	UP	UTILITY POLE
F/M	FORCE MAIN	VERT	VERTICAL
GL	GAS LINE	WL	WATER LINE
GM	GAS METER	WM	WATER METER
GFA	GROSS FLOOR AREA	WV	WATER VALVE
HC	HANDICAPPED	W/	WITH
HDPE	HIGH DENSITY POLYETHYLENE PIPE	W/L	WATERLINE
HP	HIGH POINT		
HORZ	HORIZONTAL	ACCESSIBLE	
INV	INVERT		
IPF	IRON PIPE FOUND	98	EXISTING INTERMEDIATE CONTOUR
IPS	IRON PIPE SET	100	EXISTING INDEX CONTOUR
LP	LIGHT POLE	276.93	EXISTING SPOT SHOT
MH	MANHOLE	50	FINISHED GRADE
MAX	MAXIMUM	90	FINISHED SPOT SHOT
MIN	MINIMUM	95	FINISHED SPOT SHOT
N/F	NOW OR FORMALLY	TC	FINISHED SPOT SHOT
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC, TELEPHONE		
OHE,T,TV	OVERHEAD ELECTRIC, TELEPHONE, TELEVISION		
PG	PAGE		
PVMT	PAVEMENT		
PED	PEDESTAL		
PERF	PERFORATED		
PROP	PROPOSED		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		

ENGINEER'S CERTIFICATE

I, RYAN K. FOROUGH, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL APPLICABLE STATE AND LOCAL STANDARDS.

02/06/2019

DATE

RYAN K. FOROUGH, PE

APPROVED BY:

AGENT, STAFFORD COUNTY BOARD OF SUPERVISORS

DATE

GENERAL NOTES

- THE ASSESSOR'S TAX MAP NUMBER FOR THE PROPERTY SHOWN HEREON IS:
37-4C ZONE: A-1 (AGRICULTURAL); ACREAGE: 11.1463 -AC.;
37-4D ZONE: A-1 (AGRICULTURAL); ACREAGE: 110.8159 -AC.;
37-4 ZONE: LE (LAKE EASMENT); ACREAGE: 45.0633 -AC.;
TOTAL ACREAGE: 167.02-AC.
- NO TITLE REPORT WAS FURNISHED. HOWEVER, THIS PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, COVENANTS AND SERVITUDES OF RECORD.
- BOUNDARY INFORMATION AS SHOWN HEREON WAS SURVEYED BY THIS FIRM.
- A SUBSURFACE INVESTIGATION HAS NOT BEEN PROVIDED.
- THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ON EACH LOT.
- STORMWATER MANAGEMENT FOR THE THE SITE WILL BE PROVIDED FOR IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- NO KNOWN CEMETERIES ARE PRESENT WITHIN THE AREA SUBJECT TO THE CLUSTER CONCEPT PLAN LOTS PROPOSED.
- NO KNOWN HISTORICAL SITES ARE PRESENT WITHIN THE AREA SUBJECT TO THE CLUSTER CONCEPT PLAN LOTS PROPOSED.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE AS SHOWN BY STAFFORD COMMUNITY-PANEL NO. S101540140E, DATED FEBRUARY 4, 2005.
- PERENNIAL FLOW DETERMINATION AND WETLANDS DELINEATION SHALL BE SUBMITTED AND REVIEWED WITH THE CONSTRUCTION PLAN.
- WETLANDS SHOWN HEREON WERE FIELD LOCATED BY BILL ELLEN. JURISDICTIONAL DETERMINATION TO BE SUBMITTED PRIOR OR SIMULTANEOUSLY WITH CONSTRUCTION PLAN.
- RPA SHOWN HEREON IS BASED ON FIELD LOCATED WETLANDS PERFORMED BY BILL ELLEN. PFD TO BE SUBMITTED PRIOR TO OR SIMULTANEOUSLY WITH CONSTRUCTION PLANS.
- THE 100-FOOT WIDE VEGETATED CRPA BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY CODE CHAPTER 27B CHESAPEAKE BAY PRESERVATION AREA. ONLY WATER DEPENDENT FACILITIES OR REDEVELOPMENT ARE PERMISSIBLE IN CRPA AND THE 100-FOOT WIDE BUFFER AREA.
- SIZE, LOCATION, TYPE, ETC. OF PROPOSED WATER MAIN SUBJECT TO FINAL ENGINEERING.

COVER SHEET

GRAYSTONE AT ABEL LAKE
COMPREHENSIVE PLAN COMPLIANCE REVIEW

ROCK HILL MAGISTERIAL DISTRICT

STAFFORD COUNTY VIRGINIA

DATE: 02/06/19

SCALE: NONE

DESIGNED BY: RKF

DRAWN BY: LT

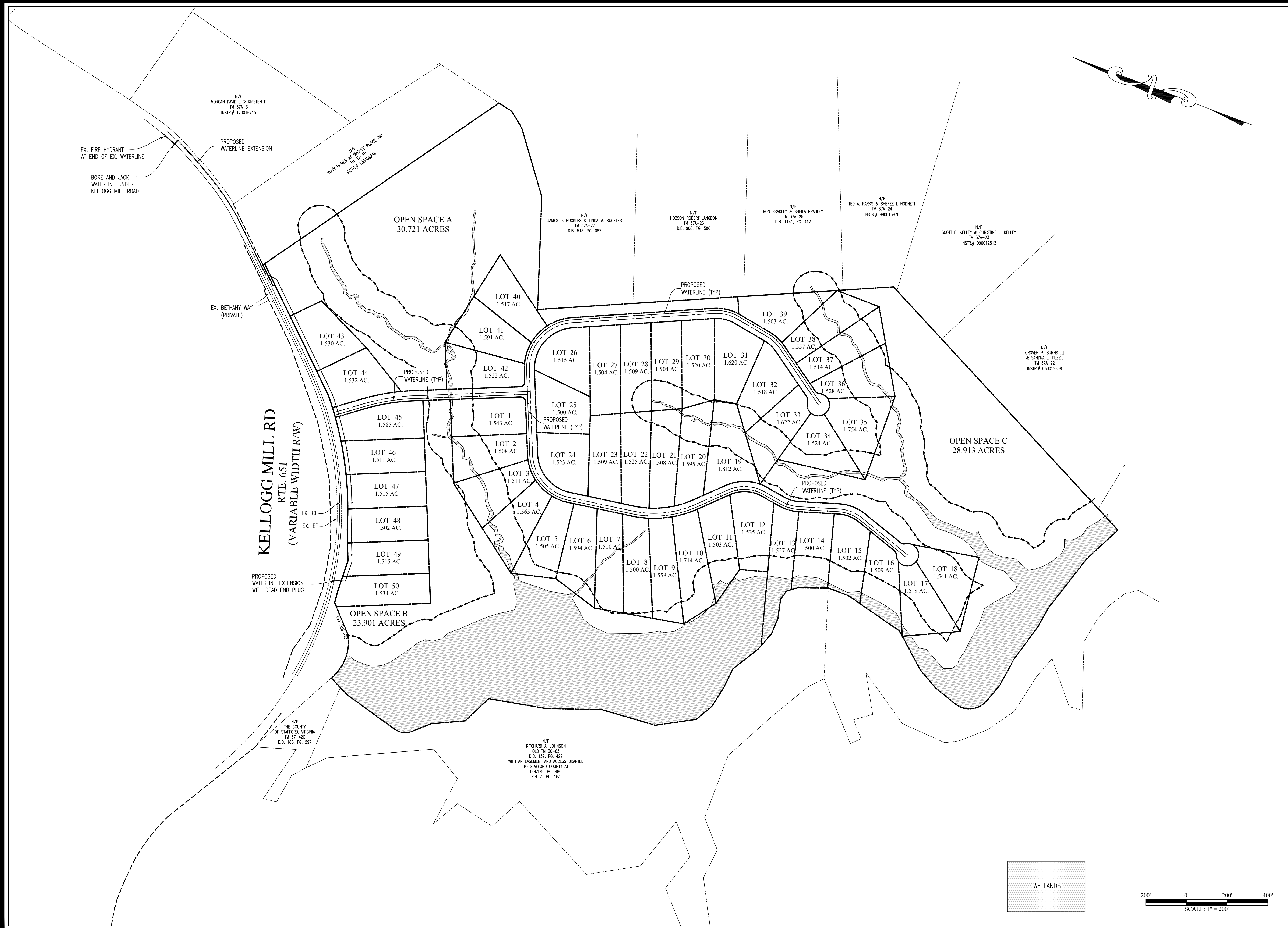
CHECKED BY: RKF

FILE NAME: 20520-15 CLUSTER

JOB NO. 20520-15

PLAN NO.

G:\20520-15 Lake Abel\PLANS\Cluster Plan\20520-15 50 lot compliance review exhibit 020619.dwg Thu, Feb 7 2019 1:17 PM



REVISIONS	
DATE	

BEG
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RYAN K. FOROUGH
Lic. No. 41245
02/06/19
PROFESSIONAL ENGINEER

EXHIBIT PLAN

GRAYSTONE AT ABEL LAKE

COMPREHENSIVE PLAN COMPLIANCE REVIEW

ROCK HILL MAGISTERIAL DISTRICT

STAFFORD COUNTY VIRGINIA

DATE:	02/06/19
SCALE:	1" = 200'
DESIGNED BY:	RKF
DRAWN BY:	LT
CHECKED BY:	RKF
FILE NAME:	20520-15 CLUSTER
JOB NO.	20520-15
PLAN NO.	

2