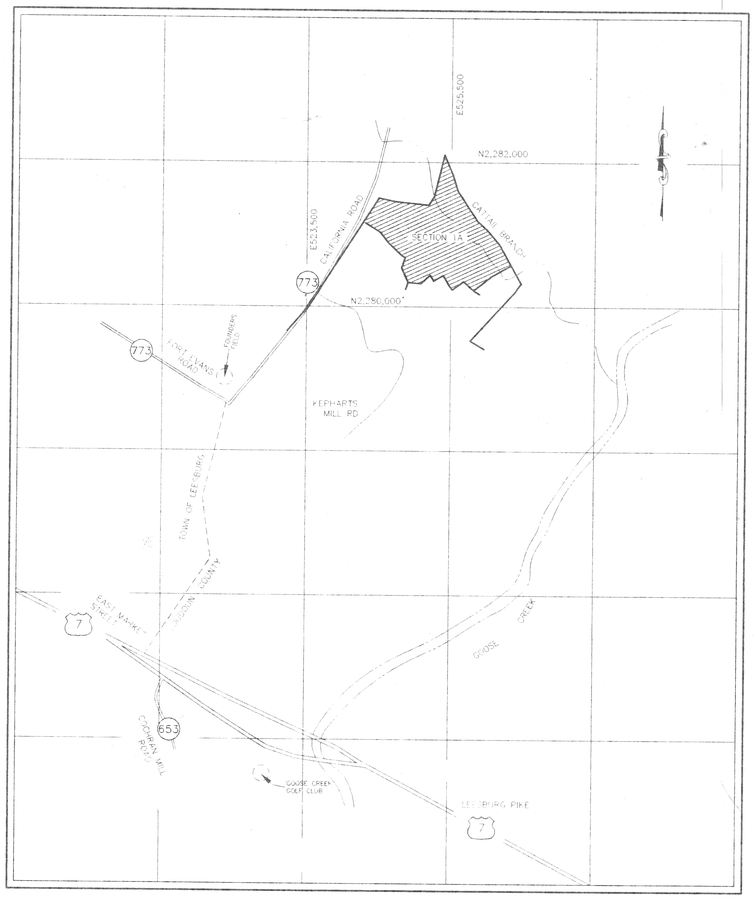
POTOMAC STATION
SECTION 1A



VICINITY MAP 1" = 1000'

SHEET INDEX

1. COVER SHEET
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4. PLAN & PROFILE NORBORNE & TYRRELL COURT
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6. PLAN & PROFILE MEADOWOOD COURT
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AREA TABULATIONS

TOTAL SITE AREA:	1,107,975 SQ.FT. OR 25.44 AC.
NUMBER OF LOTS:	53
TOTAL LOT AREA:	563,748 SQ.FT. OR 12.94 AC.
STREET DEDICATION:	163,683 SQ.FT. OR 3.76 AC.
OPEN SPACE PARCELS:	2
OPEN SPACE AREA:	380,543 SQ.FT. OR 8.74 AC.

SITE TABULATIONS
SECTION 1A

	REQUIRED RATIO	REQUIRED/ALLOWED ACRES	PROVIDED ACRES
RESIDENTIAL LAND AREA	-----	10.0	25.4
MAX. RESIDENTIAL FLOOR AREA	24.6%	6.3	4.2
RESIDENTIAL OPEN SPACE	3.0	12.6	22.5
LIVABILITY OPEN SPACE	2.0	8.4	19.0
COMMON LIVABILITY OPEN SPACE	1.5	6.3	8.7
RECREATION SPACE	16.0%	0.7	*

NOTE:
*AN OVERALL PROJECT TABULATION FOR POTOMAC STATION WILL BE SUBMITTED TO ENSURE THAT THE PROJECT WILL SATISFY THE OPEN SPACE REQUIREMENTS.

THESE CALCULATIONS ARE BASED ON AN AVERAGE RESIDENTIAL FLOOR AREA OF 3,450 SQ. FT.

LOT AND YARD REQUIREMEMTS

LOT WIDTH

SINGLE FAMILY DETACHED 65' MINIMUM

YARD REQUIREMEMTS

SINGLE FAMILY DETACHED FRONT: 25' MIN.
REAR: 12' MIN.
SIDE: ONE @ 12', ONE @ 9' IF HABITABLE ROOM HAS PRINCIPAL EXPOSURE TO YARD, OTHERWISE 5'.

NOTE: LOT AND YARD REQUIREMENTS FOR RESIDENTIAL UNITS TO MEET SINGLE FAMILY RESIDENTIAL REQULATIONS PER APPROVAL OF ZMAP 1992-0001.

APPROVED
AS CORRECTED

LOUDOUN COUNTY
DATE 3/29/96
BY

OWNER/APPLICANT
GOOSE CREEK COMMUNITIES, L.L.C.
c.o. KSI SERVICES INC.
8081 WOLFTRAP ROAD, SUITE 300
VIENNA VA. 22182 (703)-641-9000

SIGNATURE DATE:

MAR 29 1996
PLANNING AND DEVELOPMENT

TAX MAP 49 PARCEL 34
APPLICATION NO. ZMAP-1996-0027
PROJECT NAME POTOMAC STATION SECTION 1A REVISED
APPLICANT KSI SERVICES INC.
EXIST. ZONE PD14 ACREAGE 85.9

0-7

REVISIONS
NO. DATE

MANAGER L.D. CARUTHERS
DESIGN BY C.A.B. CHKD BY L.D.C.
DRAWN BY C.D.C. CHKD BY L.D.C.
SUPV. CHIEF N/A DATE 4/26/95
TELEFILM NO. N/A

CLIENT
GOOSE CREEK COMMUNITIES, L.L.C.
C/O KSI SERVICES INC.
8081 WOLFTRAP ROAD
SUITE 300
VIENNA, VIRGINIA 22182

SCALE
AS NOTED

ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING
Hill Drive, Suite 350, Sterling, VA 20165
430-7500 • Fax (703) 430-0889
Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

POTOMAC STATION
SECTION 1A

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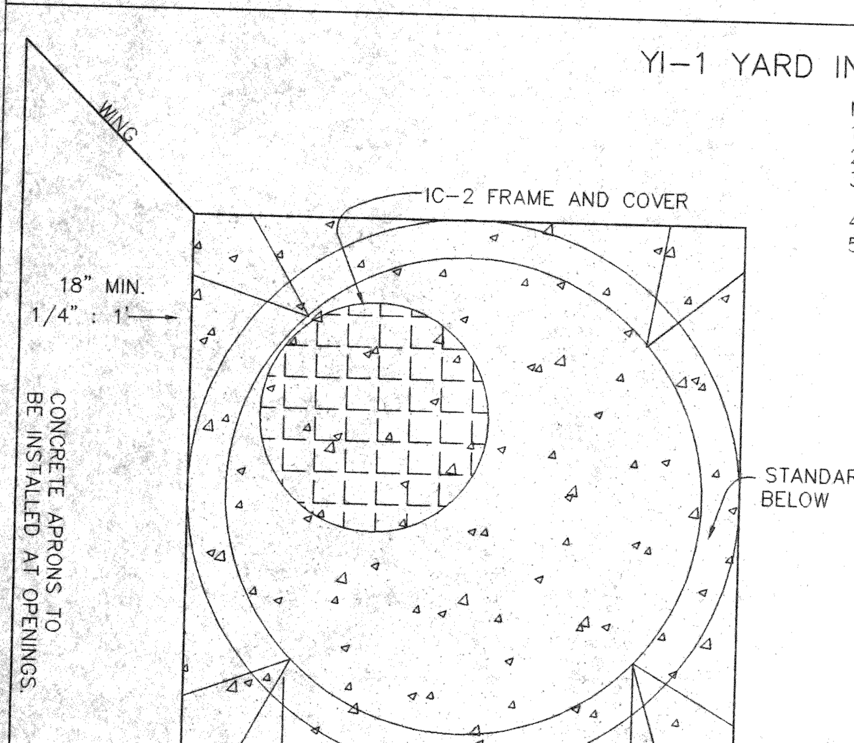
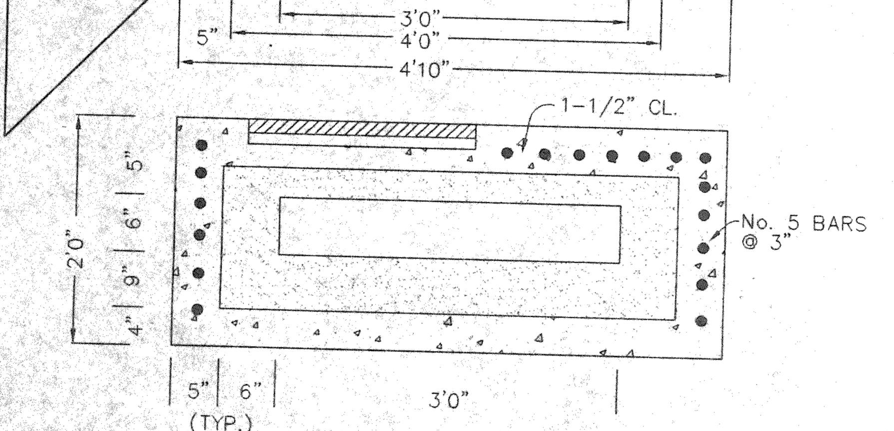
GENERAL NOTES TOWN OF LEESBURG (WATER AND SEWER)

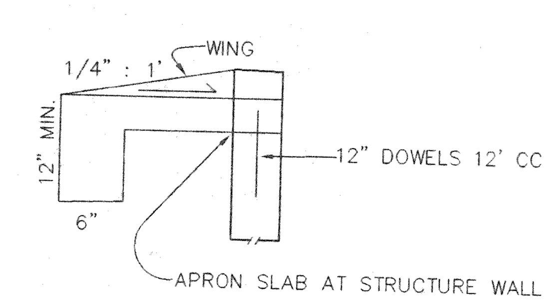
1. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-257-7777) A MINIMUM OF THREE DAYS PRIOR TO CONSTRUCTION.
2. BEFORE COMMENCING EXCAVATION IN AREAS SO DESIGNATED ON THE PLANS, THE CONTRACTOR SHALL DIG TEST PITS AS DIRECTED BY THE ENGINEER TO DETERMINE SIZES, LOCATIONS AND TYPES OF PIPE AND OTHER UNDERGROUND UTILITIES. TEST PITS SHALL BE EXCAVATED SUFFICIENTLY IN ADVANCE OF TRENCH CONSTRUCTION SUCH THAT REASONABLE CHANGES IN LINE AND GRADE CAN BE MADE WHERE THE LOCATION OF EXISTING UTILITIES AND STRUCTURES VARIES FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR SHALL ADJUST PIPELINE PROFILE AS REQUIRED AT CONNECTIONS TO EXISTING MAINS, SUBJECT TO THE APPROVAL OF THE DIRECTOR. SUFFICIENT TRENCH SHALL BE EXCAVATED TO ENSURE THAT NO UNFORESEEN OBSTRUCTIONS EXIST BEFORE COMMENCING PIPE INSTALLATION. WORK RESULTING FROM FAILURE TO TAKE SUCH PRECAUTIONS SHALL BE PERFORMED AT NO COST TO THE TOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM VDOT, TOWN OF LEESBURG, OR ANY OTHER AUTHORITY ISSUING PERMITS.
4. A TYPE II GEOTECHNICAL INVESTIGATION HAS BEEN PREPARED BY GMT, INC. FOR THIS PROJECT.
5. THE CONTRACTOR IS TO PROVIDE A RECORD OF ALL BLASTING (IF ANY IS REQUIRED) TO THE DIRECTOR WITH LOCATIONS, DEPTHS, THE NUMBER OF HOLES AND THE QUANTITY OF EXPLOSIVES USED EACH DAY.
6. ALL EXCAVATION, TRENCHING AND SHEETING/SHORING SHALL BE PERFORMED AS PER THE REQUIREMENTS OF THE DIRECTOR.
7. WATER AND SEWAGE SHALL BE PROVIDED BY EXTENDING EXISTING SERVICE.
8. ALL WATER MAIN DESIGN AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION MANUAL, THE COMMONWEALTH OF VIRGINIA/STATE BOARD OF HEALTH-WATER WORKS REGULATIONS AND THE APPROVED WATER AND SEWER MASTER PLAN.
9. THE DEVELOPER SHALL ASSUME COMPLETE RESPONSIBILITY AND ALL COSTS FOR THE PURCHASE, INSTALLATION AND CONNECTION OF THE MAINS, METERS AND APPURTENANCES AND FOR ANY ADJUSTMENTS IN ALIGNMENT AND GRADE, LOCATION, REPAIRS AND MAINTENANCE PRIOR TO FINAL ACCEPTANCE OF THE PROPOSED FACILITIES. FINAL ACCEPTANCE SHALL NOT BE CONSIDERED UNTIL AFTER ROADWAYS HAVE BEEN HARD SURFACED AND ANY EASEMENTS RECORDED AND THE GROUND FINAL GRADED AND STABILIZED.
10. THE DEVELOPER SHALL REQUEST INSPECTION BY THE TOWN OF LEESBURG THREE DAYS PRIOR TO COMMENCING CONSTRUCTION OR TESTING OF ANY WATER MAINS. THIS INSPECTION IS TO VERIFY THAT OTHER UTILITIES HAVE BEEN MARKED AND PRECAUTIONS FOR LAYING AND/OR RESTING OF PIPE HAVE BEEN MADE.
11. ALL SERVICE LINE CONNECTIONS TO THE MAIN SHALL BE AT LEAST TWO FEET APART AND HAVE A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET FROM ANY SEWER LATERAL LINE.
12. PRIOR TO WATER METER CROCK OR VAULT INSTALLATION, ALL REQUIRED SANITARY SEWER AND LATERALS AND STORM SEWERS MUST BE INSTALLED, THEIR DITCHES COMPACTED FOR FULL DEPTH, THE SANITARY SEWER ACCEPTED FOR SERVICE BY THE TOWN AND THE TRAVEL WAY AND/OR EASEMENTS ROUGH GRADED TO MEET CURRENT STANDARDS.
13. THE WATER METER SHALL NOT BE INSTALLED WITHIN THE CROCK OR VAULT UNTIL THE WATER SERVICE LINE IS CONNECTED TO THE BUILDING BEING SERVED.
14. NO WATER MAIN VALVES ARE TO BE OPERATED BY ANYONE OTHER THAN TOWN PERSONNEL.
15. THE DEVELOPER SHALL MAKE PROVISIONS FOR THE DISCHARGE OF WATER AS REQUIRED BY THE TOWN OF LEESBURG FOR WATER SYSTEM TESTING. DISCHARGE OF CHLORINATED WATER SHALL FLOW INTO EXISTING SANITARY SEWER SYSTEM TO ELIMINATE DOWNSTREAM EROSION AND CHLORINE CONTAMINATION.
16. USE OF THE PUBLIC WATER SUPPLY AS A SOURCE FOR TEMPORARY CONSTRUCTION WASH RACKS SHALL BE ALLOWED, PROVIDED THE DEVELOPER HAS ACQUIRED A PERMIT.
17. BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL LINES WITHDRAWING WATER FROM THE TOWN'S WATER SYSTEM. IF THE METER SERVING EACH BUILDING IS LARGER THAN ONE INCH, THEN THE BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE MECHANICAL ROOM OF THE BUILDING SERVED AND MUST BE ACCESSIBLE FOR INSPECTION.
18. PROPOSED WATER MAINS SHALL BE TESTED AT A PRESSURE OF 150 PSI.
19. ALL HYDRANTS, FIRE LINES, STUB-OUT VALVES, BENDS, TEES, CROSSES, WYES, PLUGS AND CAPS SHALL HAVE CAST-IN-PLACE CONCRETE ANCHOR THRUST BLOCKS AGAINST UNDISTURBED EARTH SIZED APPROXIMATELY AND STRAPPED WHERE APPLICABLE IN ACCORDANCE WITH DCSM DRAWINGS WS-12 AND WS-15. FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH DCSM DRAWING, WS-18. BLOW-OFF FIRE HYDRANTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCSM DRAWING WS-5. WATER MAIN BLOW-OFFS SHALL BE CONNECTED IN ACCORDANCE WITH DCSM DRAWING WS-6. DEAD END FIRE HYDRANTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCSM DRAWING WS-17. DEAD END ANCHORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCSM DRAWING WS-19. ALL TEMPORARY BLOW-OFFS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCSM DRAWING WS-25. ALL ANCHOR COLLARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DCSM DRAWING WS-26.
20. CONDUIT BEDDING CLASS "B" SHALL BE USED FOR ALL SANITARY SEWERS AND WATERMAINS UNLESS DIRECTED OTHERWISE BY THE TOWN OF LEESBURG OR THE ENGINEER IN ACCORDANCE WITH DCSM DRAWING SD-5. WHERE ROCK IS ENCOUNTERED, PIPE INSTALLATION SHALL CONFORM TO DCSM DRAWING SD-9.
21. ALL WATER MAINS INSTALLED AS PART OF THE PROJECT SHALL CONFORM TO DCSM DRAWINGS GN-1 PG. 1.
22. ALL WATER METERS SHALL BE 5/8" AS PER DCSM DRAWING WS-1, WD10, AND WD11 & GN-2 PG. 2. ALL WATER SERVICES FROM THE WATER MAIN TO THE WATER METER SHALL BE 3/4" COPPER TUBING.
23. ALL WATER SERVICES FROM THE METER TO THE WATER HEATER SHALL BE 3/4" COPPER TUBING.
24. ALL WATER SERVICES FROM THE WATER HEATER TO THE SHOWER HEAD SHALL BE 5/8" COPPER TUBING.
25. WHERE EXCAVATION IS MADE IN ROCK, BOULDERS OR OTHER UNSUITABLE MATERIAL, THE SUBGRADE SHALL BE BUILT UP BY BACKFILLING WITH A MINIMUM OF SIX INCHES OF CRUSHED STONE WHICH SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM-D698-STANDARD PROCTOR TEST).
26. APPROVED BACKFILL SHALL BE PLACED IN TWO EIGHT-INCH LAYERS IMMEDIATELY OVER THE PIPE AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO A MINIMUM 95% DENSITY BASED ON A STANDARD PROCTOR ASTM TEST D698, THE REMAINDER OF THE BACKFILL SHALL THEN BE PLACED IN ONE FOOT LAYERS EACH PROPERLY TAMPED. BACKFILL SHALL BE FREE OF PERISHABLE MATERIAL, FROZEN CLODS, STICKY MASSES OF CLAY, AND OTHER UNSUITABLE MATTER. ROCK FRAGMENTS LARGER THAN ONE INCH SHALL NOT BE USED IN ANY BACKFILL WHICH IS WITHIN TWO FEET OF THE PIPE. WHEN PIPES ARE LAID IN FILL, SELECT MATERIAL SHALL BE PLACED FROM NATURAL GROUND TO THE INVERT OF THE PIPE IN A CONTROLLED MANNER, AS WELL AS ABOVE THE PIPE TO THE SURFACE.
27. FOR WATERLINES, WHENEVER IT IS NECESSARY TO DEFLECT PIPE FROM A STRAIGHT LINE, EITHER IN THE VERTICAL OR HORIZONTAL PLANE, TO AVOID OBSTRUCTIONS OR PLUMB STEMS, OR WHERE LONG-RADIUS CURVES ARE PERMITTED, THE AMOUNT OF DEFLECTION ALLOWED SHALL NOT EXCEED THAT REQUIRED FOR SATISFACTORY JOINING OF THE PIPES IN ACCORDANCE WITH AWWA, C-600 AND THE MANUFACTURERS INSTRUCTIONS. RESTRAINT JOINTS AS SHOWN ON THE WATERLINE DETAILS SHEET SHALL BE USED FOR THIS PURPOSE.
28. THE CONTRACTOR SHALL COORDINATE CONNECTION OF THE PROPOSED WATERLINE TO THE EXISTING TOWN SYSTEM WITH THE TOWN UTILITY DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK.
29. WATER MAINS SHALL NOT BE INSTALLED UNTIL CUTSHEETS HAVE BEEN APPROVED BY THE DIRECTOR.
30. ALL SANITARY SEWER MAIN DESIGN AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION MANUAL, THE COMMONWEALTH OF VIRGINIA STATE BOARD OF HEALTH-WATER WORKS REGULATIONS, THE APPROVED WATER AND SEWER MASTER PLAN AND THE LOUDOUN COUNTY PLUMBING CODE.
31. ALL SEWER CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE BORED AND MADE WITH AN APPROVED FLEXIBLE SLEEVE.
32. ALL SANITARY SEWER MAINS SHALL BE P.V.C. SDR-35, UNLESS OTHERWISE NOTED ON PLANS.
33. CONSTRUCTION AND MAINTENANCE OF THE SANITARY SEWER SYSTEM SHALL CONFORM TO DCSM DRAWINGS SD-5, SD-9, SS-1, SS-2, SS-4, SS-7, SS-11, & SS-16.
34. SANITARY SEWER LATERALS AND CLEANOUTS SHALL BE 4" P.V.C. SDR 35 MATERIAL UNLESS NOTED OTHERWISE AND IN ACCORDANCE WITH DCSM DRAWINGS SS-1, SS-2.
35. SANITARY SEWER LINES SHALL NOT BE DEFLECTED, BUT SHALL LIE IN STRAIGHT RUNS FROM MANHOLE TO MANHOLE.
36. ALL SANITARY SEWER MANHOLES MUST BE OF WATERTIGHT CONSTRUCTION AND TESTED IN PLACE AS PER VIRGINIA WATERWORKS REGULATIONS VR 355-18-012 3.52.B.2.c., PAGE 012-3, DATED AUGUST 1, 1991.

YI-1 YARD INLET

NOTES:
1. CONCRETE STRENGTH TO BE MIN. 4000 PSI.
2. REINFORCING STEEL TO BE GRADE 60.
3. THROAT OPENINGS AVAILABLE ON ALL FOUR SIDES AS REQUIRED. (SEE PROFILE FOR LOCATION)
4. DOWEL HOLES PROVIDED TO PREVENT SETTLEMENT OF ADJACENT CONCRETE.
5. ADAPTS TO STANDARD 48" DIA. MANHOLE (MH-2).







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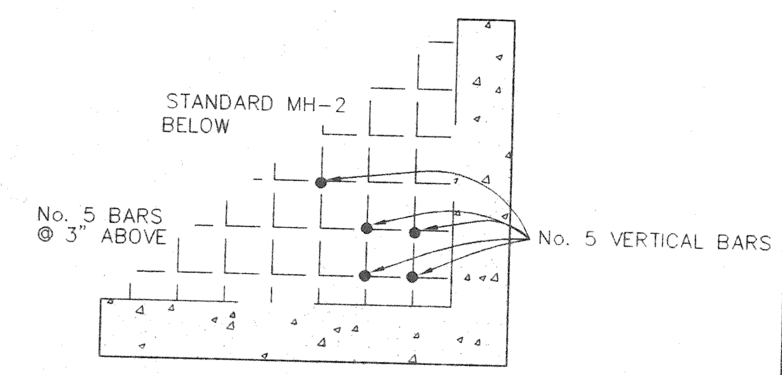
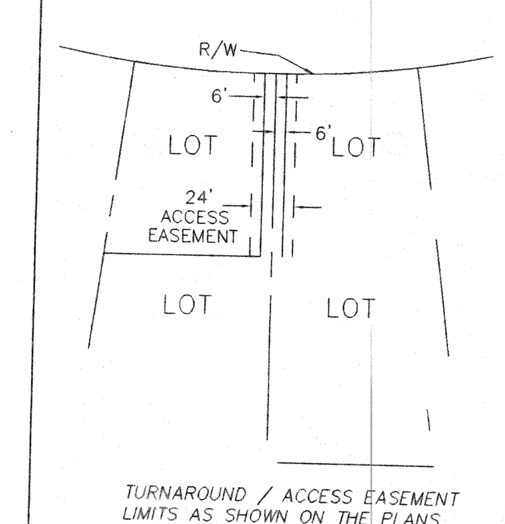


DETAIL CORNER REINFORCING

GENERAL NOTES : LOUDOUN COUNTY

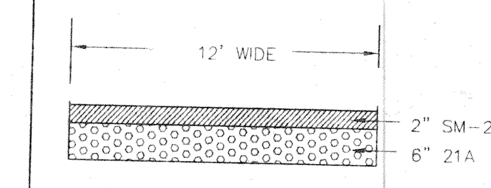
1. THE PROPERTY SHOWN HEREON IS LOCATED ON LOUDOUN COUNTY TAX MAP 49, PARCELS 27, 34 AND 37, AND CONSISTS OF 320.9785 ACRES. THE PROPERTY WAS ACQUIRED BY GOOSE CREEK COMMUNITIES, L.L.C., BY DEED RECORDED IN DEED BOOK 1341 AT PAGE 852, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
2. BOUNDARY INFORMATION SHOWN HEREWITH WAS PREPARED BY ATCS, PLC.
3. TOPOGRAPHIC INFORMATION SHOWN WAS PREPARED BY ATCS, PLC CONTOUR INTERVAL IS 2 FEET. DATUM: U.S. COAST AND GEODETIC SURVEY.
4. THE PROPERTY IS CURRENTLY ZONED PD-H 4, PLANNED DEVELOPMENT HOUSING ZONING DISTRICT, TO BE ADMINISTERED UNDER PD-H 24 ZONING DISTRICT OF THE 1972 ZONING ORDINANCE, AS MODIFIED BY ZMAP 1992-0001 AND FOD (MAJOR AND MINOR FLOODPLAIN).
5. THE PROPERTY IS SUBJECT TO PROFFERS AND ZONING ORDINANCE MODIFICATIONS ASSOCIATED WITH REZONING APPLICATION ZMAP 1992-0001, HARPER PARK, APPROVED BY THE LOUDOUN COUNTY BOARD OF SUPERVISORS ON FEBRUARY 2, 1994.
6. THIS PROPOSED SUBDIVISION LIES WITHIN AN AREA GOVERNED BY THE LOUDOUN COUNTY SUBDIVISION ORDINANCE. NO PORTION OF THE PROPOSED SUBDIVISION LIES WITHIN ANY AREAS OF APPLICABILITY OF ANY OTHER SUBDIVISION ORDINANCE.
7. BOUNDARY INFORMATION DERIVED FROM "PLAT SHOWING BOUNDARY SURVEY ON THE PROPERTY OF TMB SERVICE CORPORATION, A KANSAS CORPORATION", PREPARED BY ATCS, P.L.C., AND DATED NOVEMBER 7, 1994.
8. ALL OPEN SPACE WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
9. THE SUBJECT SITE IS SUBJECT TO THE DEVELOPMENT CONDITIONS OF SBPL 1993-0024, SBEX 1994-0001, SBPL 1994-0023 AND SPEX 1994-0009.
10. "THE PROPERTY DELINEATED HEREON HAS MINOR FLOODPLAIN (STREAMS OR DRAINAGEWAYS DRAINING AN AREA LESS THAN 640 ACRES). THE LIMITS OF MINOR FLOODPLAIN TAKEN FROM STUDY PREPARED BY DEWBERRY & DAVIS.
11. "ANY USE OR ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT REQUIRES THAT A ZONING PERMIT BE OBTAINED AND PROCEDURES AS SET FORTH IN SECTION 740.9 OF THE 1974 LOUDOUN COUNTY ZONING ORDINANCE BE FOLLOWED."
12. "THE DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL AND THE DEVELOPMENT STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION."
13. "GOOSE CREEK COMMUNITIES, L.L.C., ITS SUCCESSORS OF ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS."
14. "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 THE PROPOSED IMPROVEMENTS PRIOR TO ISSUANCE OF A GRADING PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS."
15. "EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION."
16. EXISTING DRAINFIELDS AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS PRIOR TO CONSTRUCTION.
17. THIS PROPERTY IS CURRENTLY VACANT AND IS PROPOSED TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED REZONING IN CONFORMANCE WITH THIS PRELIMINARY PLAN BY DEWBERRY & DAVIS, ENTITLED "POTOMAC STATION" AND THE PROFFERED CONDITIONS.
18. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE COUNTY OF LOUDOUN.
19. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES. LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS TAKEN FROM AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
20. MEASURES TO CONTROL EROSION, SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. A GRADING PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES ON THE PROJECT ARE UNDERTAKEN.
21. CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED BY METHODS "A", PER STANDARD PROCTOR AASHT T-99 OR ASTM B698. DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND RESULTS SUBMITTED TO LOUDOUN COUNTY PRIOR TO FOOTING CONSTRUCTION.
22. ALL STORM SEWER STRUCTURES 8.0' AND DEEPER SHALL BE PRECAST OR CAST IN PLACE. STORM SEWER STRUCTURES LESS THAN 8.0' DEEP MAY BE CONCRETE BLOCK, PRECAST OR CAST IN PLACE. PRECAST STRUCTURES MUST HAVE BEEN PREVIOUSLY APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY PRIOR TO CONSTRUCTION. ALL CAST IN PLACE STRUCTURES MUST HAVE COMPLETE CONSTRUCTION DETAILS APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND/OR LOUDOUN COUNTY PRIOR TO CONSTRUCTION.
23. ALL BASE, SUBBASE, AND SUBGRADE MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO, T-99, METHOD A. WITHIN +/- 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY, CURB AND GUTTER; AND SIDEWALKS ADJACENT TO STREETS.
24. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO AASHTO DESIGNATION 170 UNLESS OTHERWISE DESIGNATED ON THE PLANS. ALL STORM SEWER TO BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
25. SURFACE STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
26. ALL SLOPES AND DISTURBED AREAS TO BE TOPSOILED (4 INCHES) AND SEEDED.
27. ALL DITCHES INCLUDING PAVED DITCHES ARE TO BE STABILIZED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND/OR LOUDOUN COUNTY THROUGH THE USE OF SEEDING AND RIP-RAP.
28. SOLID WASTE DISPOSAL WILL BE STORED IN INDIVIDUAL CONTAINERS. COLLECTIONS WILL BE BY A PRIVATE REFUSE COLLECTION COMPANY. IF A COUNTY SMALL AREA SERVICE DISTRICT IS IN EXISTENCE NOW OR IN THE FUTURE, SAID COLLECTION WILL BE PROVIDED BY LOUDOUN COUNTY. SOLID WASTE MATERIAL SO STORED AND COLLECTED WILL BE DISPOSED OF AT THE LOUDOUN COUNTY SANITARY LANDFILL.
29. ALL CURB AND GUTTER SHALL BE IN ACCORDANCE WITH VDOT STANDARDS FOR CG-7.
30. ALL DRIVEWAY ENTRANCES FOR INDIVIDUAL LOTS AND PIPESTEMS SHALL BE IN ACCORDANCE WITH VDOT STANDARDS FOR CG-9D.
31. APPROVAL OF THESE PLANS SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE DEVELOPER TO TRESPASS ON OFF-SITE PROPERTIES.

LEGEND



TYPICAL PIPE STEM LOT DETAIL

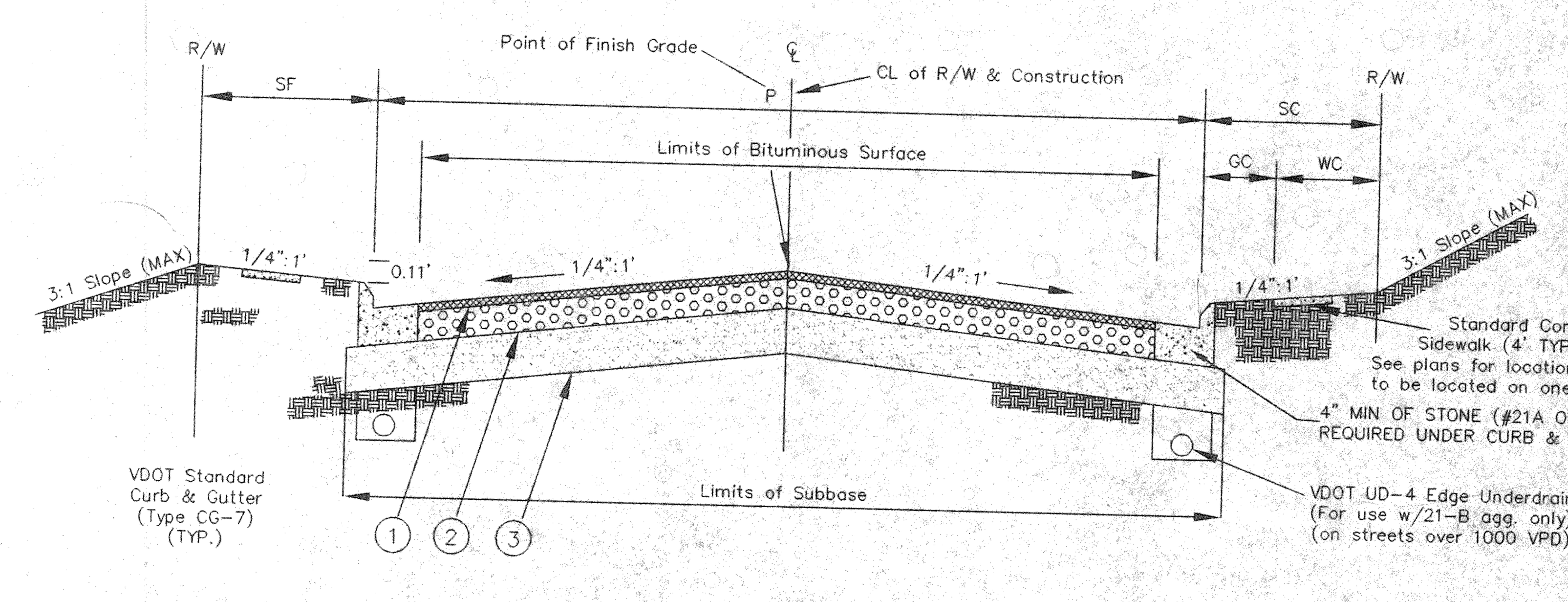
NO SCALE



TYPICAL DRIVEWAY PAVING SECTION
NTS

X 352.5	EXISTING 2' CONTOUR
350	EXISTING 10' CONTOUR
360	PROPOSED GRADING
	WATERCOURSE
X 352.5	EXISTING SPOT ELEVATION
+52 3	PROPOSED SPOT ELEVATION
	LEGAL RIGHT-OF-WAY
	SITE BOUNDARY
	INDIVIDUAL PROPERTY LINE
	CENTERLINE
12+00	CENTERLINE STATIONING
	EXISTING CURB & GUTTER
	7PROPOSED CURB & GUTTER (CG-7)
	SANITARY LATERAL AND CLEANOUT
EX 15" RCP	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING INLET
	PROPOSED STORM INLET
CG-12	CURB CUT RAMP
1	PROPOSED STM. SEW. STRUCTURE #
1	EXISTING STM. SEW. STRUCTURE #
	EX. SAN. SEW. MANHOLE
	PROP. SAN. SEW. MANHOLE
MH A	PROPOSED SAN. SEW. STRUCTURE #
MH A	EXISTING SAN. SEW. STRUCTURE #
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
	PROP. FITTINGS: CROSS, BEND, TEE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED WOOD FENCE
TP-1	REQUIRED TEST PIT
A	FIRE MARSHALL SIGN (TYPE A)
B	FIRE MARSHALL SIGN (TYPE B)
C	FIRE MARSHALL SIGN (TYPE C)

TYPICAL SECTIONS



1. Top Course
2. Base Course
3. Subbase

SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY VDOT. SHOULD VDOT NOT ACCEPT MAINTENANCE RESPONSIBILITY FOR SIDE-WALKS WITHIN THE PUBLIC RIGHT-OF-WAY SUCH MAINTENANCE WILL BE THE RESPONSIBILITY OF THE POTOMAC STATION COMMUNITY ASSOCIATION, INC. AND LOUDOUN COUNTY SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FROM VDOT.

TYPICAL STREET SECTION

(PER "VDOT SUBDIVISION STREET REQUIREMENTS" (1990))

CATEGORY	V.P.D.	DESIGN SPEED	MAX. GRADE	MIN. RADIUS CURVE	ABSOLUTE MIN. SIGHT DISTANCE	S_F	W_F	G_F	P	G_C	W_C	S_C	SUB-BASE	BASE COURSE	TOP COURSE	RIGHT OF WAY REQUIRED	RIGHT OF WAY PROVIDED
I	0-250	30	10%	260'	200'(STOP) 300'(INTX)	10'	—	—	30'	5.5'	4'	10'	—	6"(21A)	2"(SM-2A)	50'	50'
II	251-400	30	10%	260'	200'(STOP) 300'(INTX)	10'	—	—	30'	5.5'	4'	10'	—	8"(21A)	2"(SM-2A)	50'	50'
III	401-1000	40	9%	478'	275'(STOP) 400'(INTX)	11'	—	—	38'	6.5'	4'	11'	6"(21-A)	3"(BM-2)	2"(SM-2A)	50'	60'
IV	1001-2000	40	9%	478'	275'(STOP) 400'(INTX)	11'	—	—	38'	6.5'	4'	11'	8"(21-B)	3"(BM-2)	2"(SM-2A)	50'	60'
V	2001-4000	40	9%	478'	275'(STOP) 400'(INTX)	11'	—	—	38'	6.5'	4'	11'	12"(21-B)	3"(BM-2)	2"(SM-2A)	50'	60'

CATEGORY I – NORBORNE COURT, 60 ADT @ INTER. W/ PARKERS RIDGE DRIVE
CATEGORY I – TYRELL COURT, 70 ADT @ INTER. W/ PARKERS RIDGE DRIVE
CATEGORY I – McCONNELL WAY, 220 ADT @ INTER. W/ PARKERS RIDGE DRIVE
CATEGORY IV – PARKER'S RIDGE DRIVE, 1490 ADT @ INTER. W/ RIVER CREEK PARKWAY
CATEGORY IV – TEABERRY DRIVE, 520 ADT @ INTER. W/ RIVER CREEK PARKWAY

1. PAVEMENT, BASE, AND SUBBASE DEPTH IS BASED ON A CBR VALUE OF 10. SOIL TESTS OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES PRIOR TO THE PLACEMENT OF SUBBASE.
2. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
3. STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR VDOT.

REVISION
NO. | DATE

COMMONWEALTH OF VIRGINIA
L.D. CARUTHERS
CERTIFICATE No. 015165
PROFESSIONAL ENGINEER
2-26-96

MANAGER: L.D. CARUTHERS
DESIGN BY: C.A.B. | CHK'D BY: L.C.C.
DRAWN BY: C.D.C. | CHK'D BY: L.D.C.
SURV. CHIEF: N/A | DATE 3/24/95
FIELDBOOK NO. N/A

CLIENT
GOOSE CREEK COMMUNITIES, L.L.C.
C/O K.S.I. SERVICES, INC.
8081 WOLFTRAP ROAD
SUITE 300
VIENNA, VIRGINIA 22182

SCALE
AS NOTED

ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING
6 Pidgeon Hill Drive, Suite 350, Sterling, VA 20165
(703) 430-7500 • Fax (703) 430-0889
Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

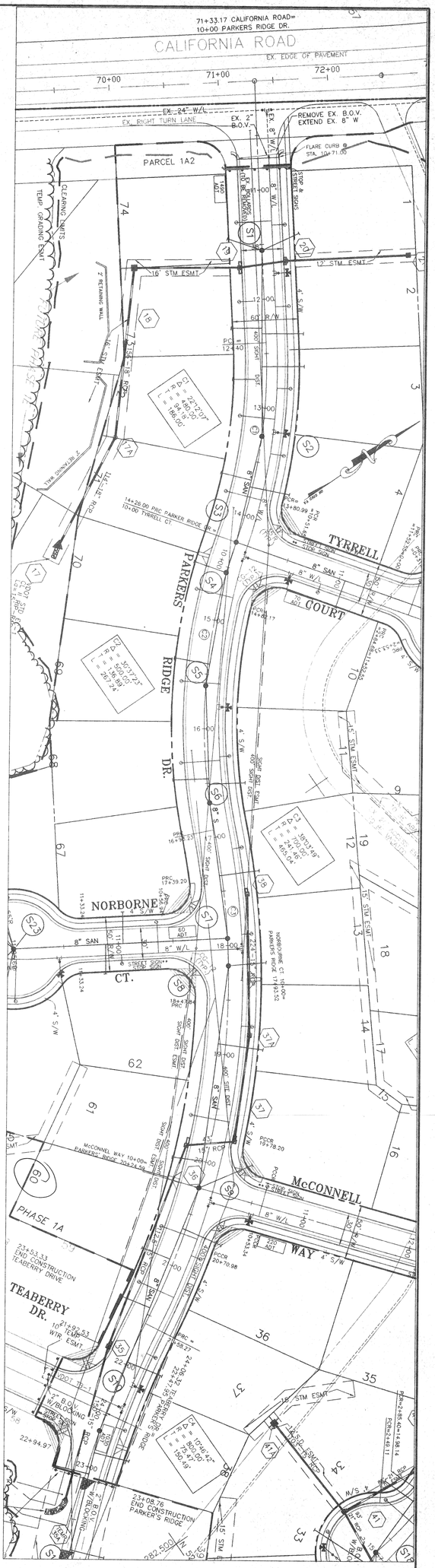
TITLE
GENERAL NOTES AND DETAILS
POTOMAC STATION SECTION 1A
LOCATED IN CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

Mon Feb 26 14:41:07 1996

K:\DOCUMENT\1002001\FINAL_EN.GIN\CHIP\POTSEC1A\DWG\STREET Tue Mar 05 13:44:24 1996

B.R.L. LEFT:
CENTERLINE:
B.R.L. RIGHT:
SCALE: HORIZ.:1"=50'
VERT.:1"=5'

PROP. FIN GRADE @ CL	PROP. FIN GRADE RIGHT	PROP. FIN GRADE LEFT	
275.77	275.58	275.58	
275.63	275.44	275.44	STA. 10+30 EXISTING 24" W/M EXISTING 24"X 8" TEE & 1-8" GATE VALVE
275.56			
275.42	275.23	275.23	STA.10+59 = PRC LT. STA. 10+70 REMOVE EXISTING 2" BLOWOFF AND CONNECT TO EXISTING 8" W/L
275.11	274.92	274.92	STA.10+71 = PRC RT., BEGIN C & G FLARE (5' RAD.) LT.
274.82	274.63	274.63	STA.11+06.67 BEGIN TRANSITION
274.59	274.39	274.39	
274.45	274.26	274.42	STA.11+51=SAN. LAT. XING
274.42	274.23	274.47	STA.11+67.10=18" STM XING LOT 1; STA. 11+76.74 1-8"X 6" TEE 268.97; 1-6" VALVE; 1-BLOW-OFF F.H.
274.49	274.30	274.63	STA.11+92=SAN. LAT. XING LOT 2
274.66	274.47	274.89	
274.81	274.62	275.09	STA. 12+40 = PC
274.93	274.74	275.25	STA.12+62=SAN. LAT. XING LOT 3
275.30	275.11	275.71	
275.77	275.58	276.26	STA.13+06.67 BEGIN FULL SUPERELEVATION
275.91	275.72	276.43	
276.36	276.17	276.88	STA.13+26.00 BEGIN TRANSITION
277.01	276.90	277.44	STA. 13+20.82 1-8"X 6" TEE; 1-6" VALVE; 1- F.H.
277.71	277.69	278.05	STA.13+80.99 PCR LT. TYRRELL COURT ELEV. =278.20
278.41	278.48	278.66	
279.13	279.29	279.29	STA.14+26.00 = PRC; STA.14+26.00 PARKERS RIDGE DRIVE= STA.10+00 TYRRELL COURT; STA. 14+36.21 1-8" X 8" TEE; 3-8" VALVES; STA. 14+26.00 8" SAN. XING
279.73	279.98	279.81	STA.14+82.17 PCR LT. TYRRELL COURT ELEV. =280.35
280.25	280.59	280.24	
280.68	281.10	280.58	
281.00	281.52	280.81	STA.15+26.00 BEGIN FULL SUPERELEVATION
281.21	281.73	281.02	STA. 15+79.48 1-8"X 6" TEE; 1-6" VALVE; 1- F.H.
281.32	281.84	281.13	
281.34	281.86	281.15	STA. 15+93.23 BEGIN TRANSITION
281.33	281.83	281.17	
281.24	281.64	281.16	
281.04	281.36	281.05	
280.74	280.97	280.84	
280.46	280.63	280.63	STA. 16+93.23 = PRC
280.34	280.48	280.53	
279.84	279.89	280.11	STA.17+39.20 PCR RT. NORBORNE COURT ELEV. =279.51
279.23	279.19	279.60	
278.52	278.39	278.97	
277.95	277.76	278.47	STA.17+93.23 BEGIN FULL SUPERELEVATION; STA.17+93.52 PARKERS RIDGE DRIVE= STA. 10+00 NORBORNE COURT
277.74	277.55	278.26	STA. 18+03.34 1-8" X 8" TEE; 3-8" VALVES
276.96	276.77	277.47	STA.18+47.84 PCR RT. NORBORNE COURT ELEV. =276.05
276.17	275.98	276.69	
275.39	275.20	275.91	
274.61	274.42	275.13	
273.83	273.64	274.34	
273.04	272.85	273.56	STA.19+78.20 PCR LT. McCONNELL WAY ELEV.=272.68
272.26	272.07	272.78	
271.48	271.29	272.00	STA.19+78.61=15" STM XING 268.25; STA.20+14= SAN. LAT. XING LOT 15
270.70	270.51	271.21	STA. 20+24.59 PARKERS RIDGE DRIVE= STA. 10+00 McCONNELL WAY; STA. 20+34.41 1-8" X 8" TEE; 3-8" VALVES
269.91	269.72	270.43	
269.56	269.47	270.17	STA.20+58.27 BEGIN TRANSITION
269.13	269.00	269.59	STA.20+70.98 PCR LT. McCONNELL WAY ELEV.=269.73
268.35	268.31	268.72	
267.57	267.61	267.85	
266.78	266.92	266.98	
266.53	266.69	266.69	STA.21+58.27=PRC
266.00	266.23	266.11	STA.21+92.53 PCR RT. TEABERRY DRIVE ELEV.=265.74
265.22	265.53	265.24	STA. 22+15.53 1-8" X 6" TEE; 1-6" VALVE; 1-FH
264.44	264.84	264.36	STA. 22+38.77 1-8" X 8" TEE; 3-8" VALVES
263.72	264.20	263.57	STA. 22+47.95 PARKER RIDGE DR.=
263.65	264.14	263.49	STA. 24+03.44 TEABERRY DRIVE
263.40	263.91	263.21	STA.22+58.27 BEGIN FULL SUPERELEVATION
262.87	263.39	262.68	STA.22+94.97 PCR RT. TEABERRY DRIVE ELEV.=262.74
262.09	262.61	261.90	STA. 23+08.76 END CONST. PARKERS RIDGE DRIVE
261.82	262.34	261.63	STA. 23+13.76 PROP. 2" BOV W/BLOCKING
261.31	261.82	261.12	
260.52	261.04	260.33	
259.74	260.26	259.55	
258.96	259.48	258.77	
258.18	258.69	257.99	STA. 24+41.68 FUT. 15" STM. SEWER CROSSING ELEV.=253.40
257.39	257.91	257.20	
256.61	257.13	256.42	

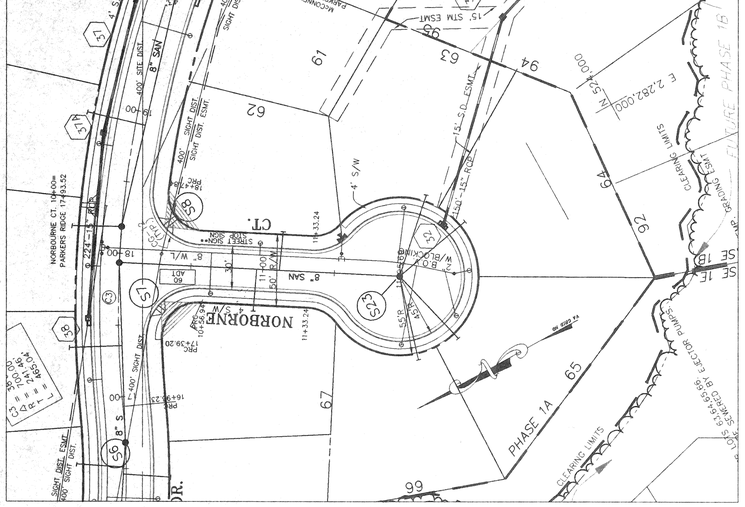


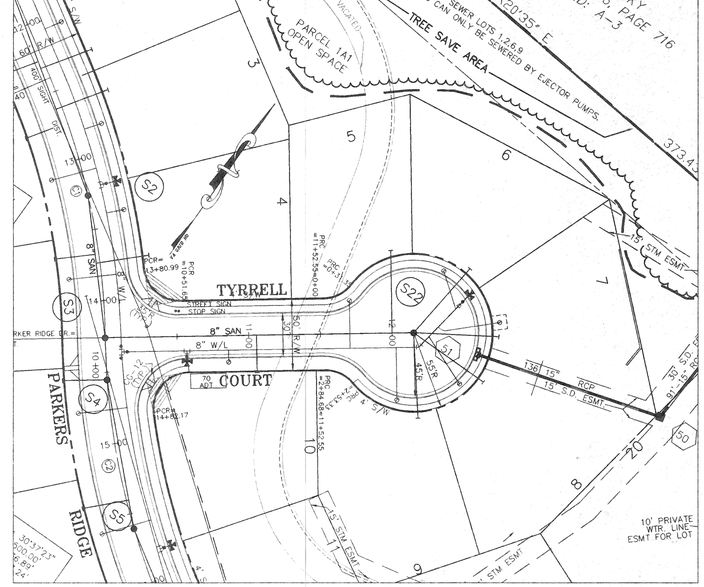
SHEET NO. 3 OF 20	TITLE: PLAN AND PROFILE, PARKERS RIDGE DRIVE, POTOMAC STATION SECTION 1A, LOCATED IN CATOCTIN ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA	ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING; 6 Pidgeon Hill Drive, Suite 350, Sterling, VA 20165; (703) 430-7500 · Fax (703) 430-0889; Culpeper, Va. • Waldorf, Md. • Annapolis, Md.	CLIENT: GOOSE CREEK COMMUNITIES, L.L.C. C/O K.S.I. SERVICES INC. 8081 WOLFTRAP ROAD SUITE 300 VIENNA, VIRGINIA 22182; SCALE H=1"=50' V=1"=5'
DWG. NO. 1002001A			

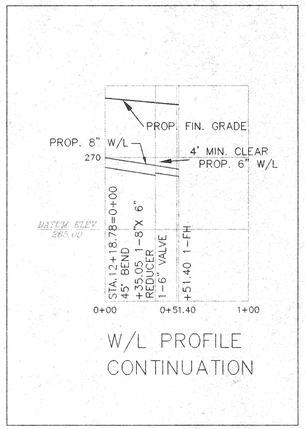
MANAGER: L.D. CARUTHERS	
DESIGN BY: C.A.B.	CHKD BY: L.D.C.
DRAWN BY: C.D.C.	CHKD BY: L.D.C.
SURV. CHIEF: N/A	DATE 5/23/95
FIELDBOOK NO. N/A	

COMMONWEALTH OF VIRGINIA — LARRY D. CARUTHERS (CERTIFICATE) No. 015165 — 3-5-96 — PROFESSIONAL ENGINEER

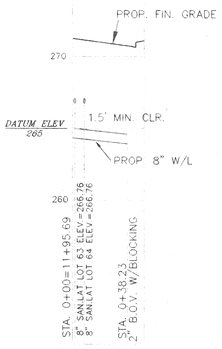
NO.	DATE	REVISION

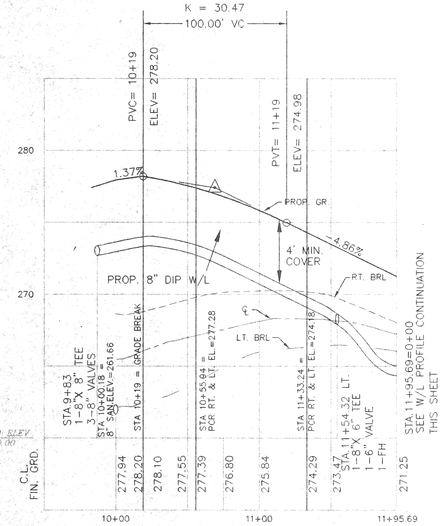






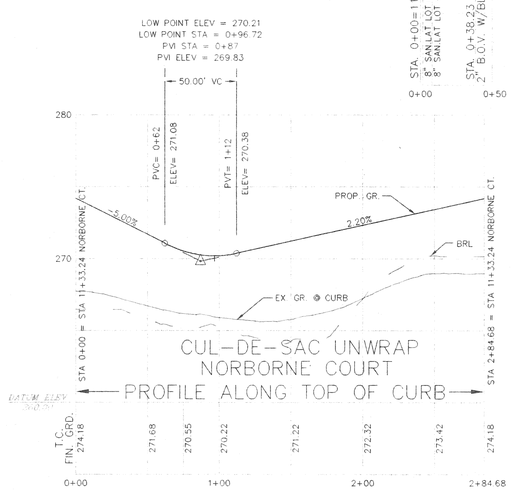
W/L PROFILE
CONTINUATION





NORBORNE COURT

B.R.L. LEFT——— ———
CENTERLINE————————
B.R.L. RIGHT— — — — — —
SCALE: HORIZ.: 1"=50'
VERT.: 1"=5'



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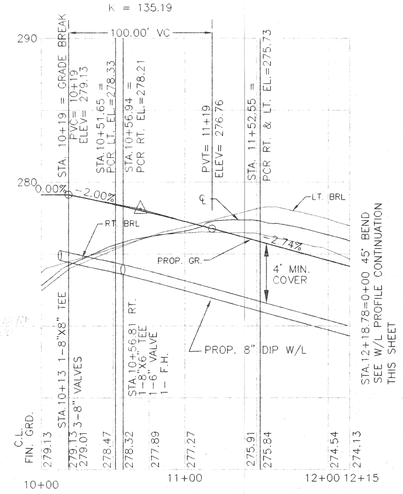
NORBORNE COURT
PROFILE ALONG TOP OF CURB



TYRRELL COURT

B.R.L. LEFT——— ———
CENTERLINE————————
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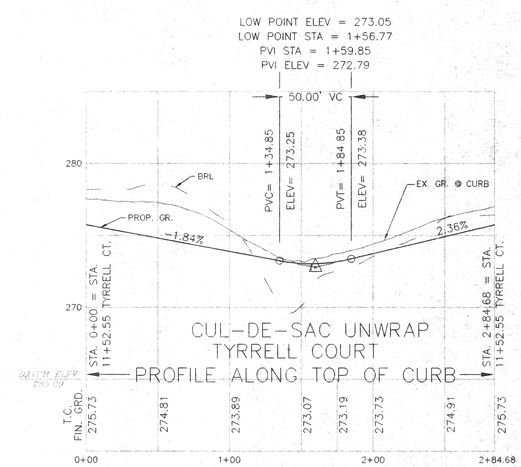

CUL-DE-SAC UNWRAP
TYRRELL COURT
PROFILE ALONG TOP OF CURB

REVISION

COMMONWEALTH OF VIRGINIA
LARRY D. CARUTHERS
(CERTIFICATE) No. 013165
PROFESSIONAL ENGINEER
5-23-9

MANAGER: L.D. CARUTHERS	
DESIGN BY: C.A.B.	CHKD. BY: L.C.C.
DRAWN BY: C.D.C.	CHKD. BY: L.D.C.
SURV. CHIEF: N/A	DATE: 5/9/95
FIELDBOOK NO. N/A	

CLIENT
GOOSE CREEK COMMUNITIES, L.L.C.
C/O K.S.I. SERVICES INC.
8081 WOLFTRAP ROAD
SUITE 300
VIENNA, VIRGINIA 22182

SCALE
H=1"=50'
V=1"=5'

ATCS, P.L.C.
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6 Pidgeon Hill Drive, Suite 350, Sterling, VA 20165
(703) 430-7500 • Fax (703) 430-0889
Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

TITLE
PLAN AND PROFILE
NORBORNE & TYRRELL COURT
POTOMAC STATION
SECTION 1A
LOCATED IN
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SHEET NO. 4 OF 20
DWG. NO. 100201A

X:\DOCUMENT\100200\FINAL_EN\CATCTIP\POTSECIA\DWG\STREET Fri Feb 23 13:44:42 1996

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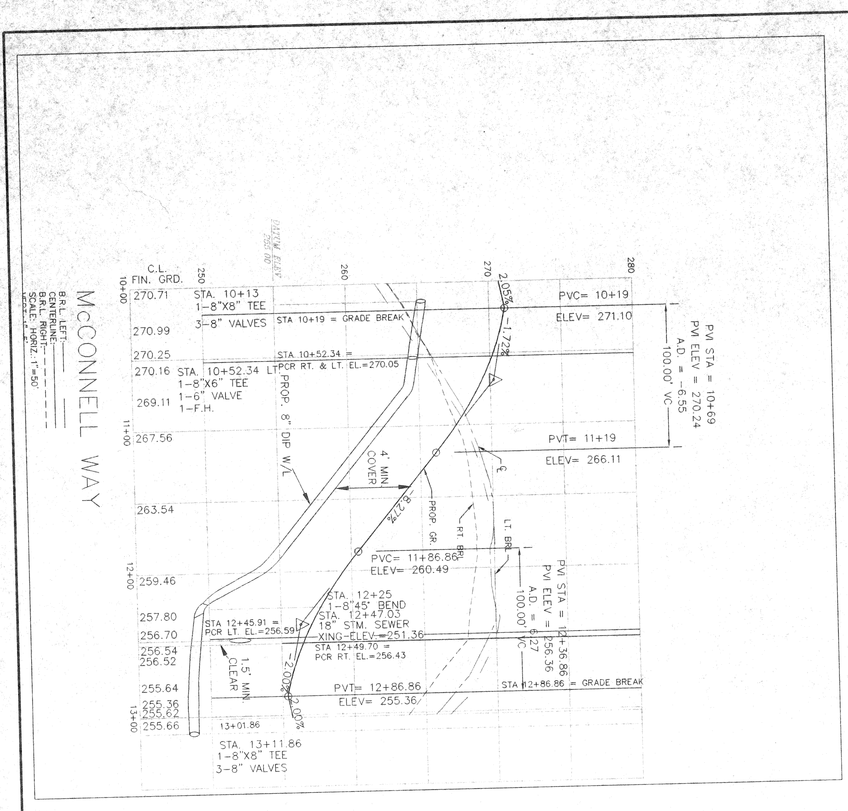
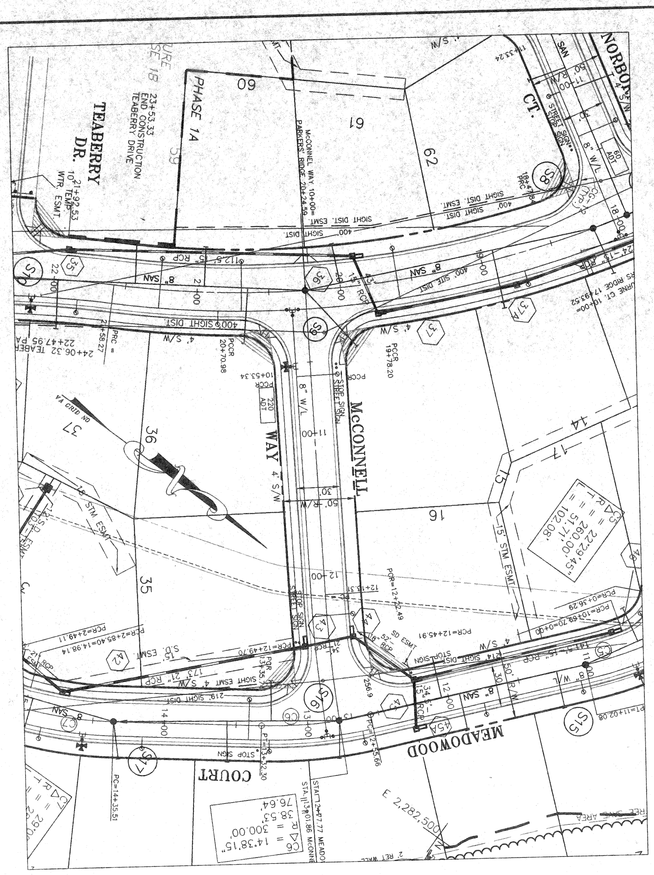
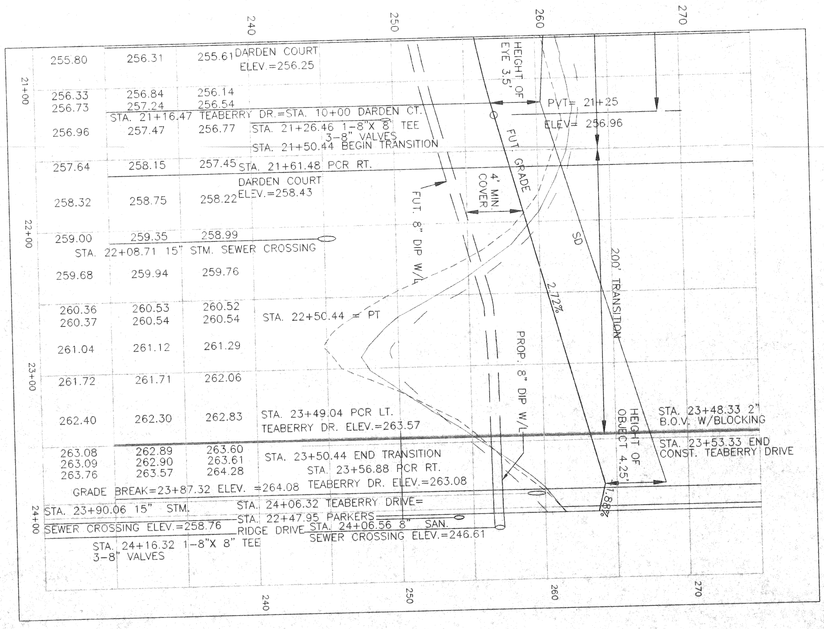
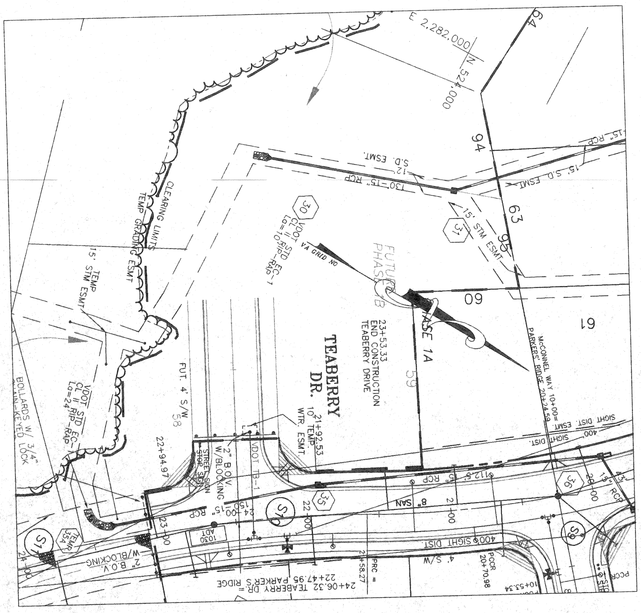
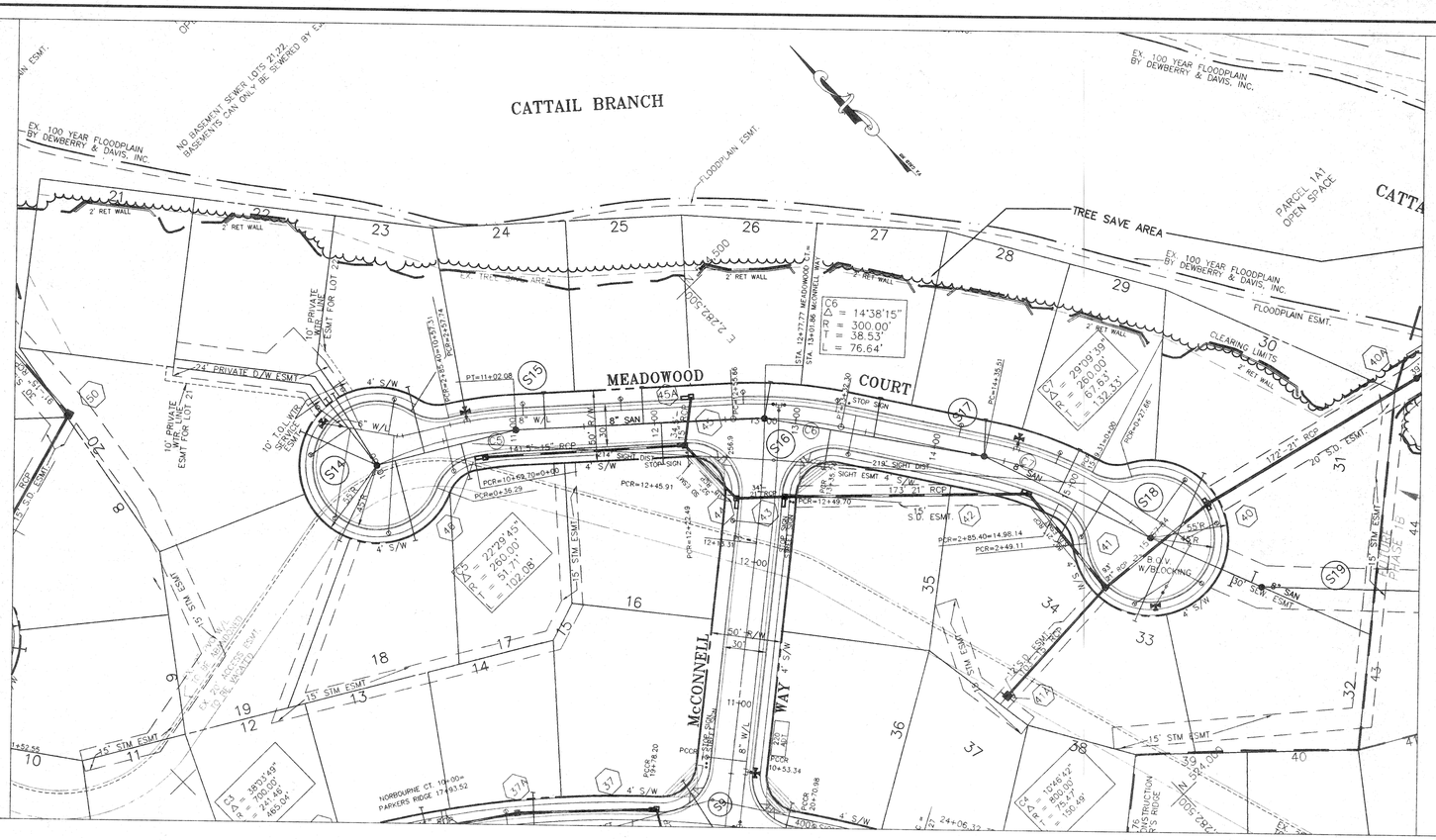




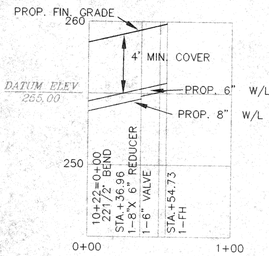




TITLE PLAN AND PROFILE McCONNELL WAY & TEABERRY DRIVE POTOMAC STATION SECTION 1A LOCATED IN CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA	ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING 6 Pidgeon Hill Drive, Suite 350, Sterling, VA 20165 (703) 430-7500 • Fax (703) 430-0889 • Culpeper, Va. • Waldorf, Md. • Annapolis, Md.	CLIENT GOOSE CREEK COMMUNITIES, L.L.C. C/O K.S.I. SERVICES INC. 8081 WOLFTRAP ROAD SUITE 300 VIENNA, VIRGINIA 22182 SCALE H=1"=50' V=1"=5'	MANAGER: L.D. CARUTHERS DESIGN BY: C.A.B. / CHKD BY: L.D.C. DRAWN BY: C.D.C. / CHKD BY: L.D.C. SURV. CHIEF: N/A / DATE 5/9/95 FIELDBOOK NO. N/A COMMONWEALTH OF VIRGINIA LARRY D. CARUTHERS (CERTIFICATE) No. 015165 PROFESSIONAL ENGINEER 2-23-96
SHEET NO. 5 OF 20 DWG NO. 1002001A			NO. DATE REVISION



W/L PROFILE CONTINUATION



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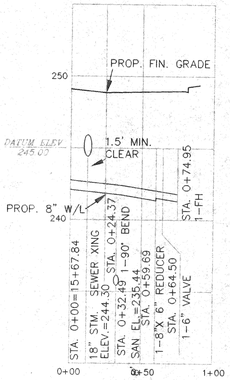
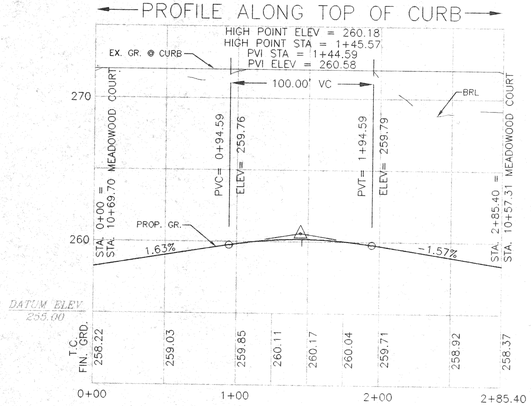
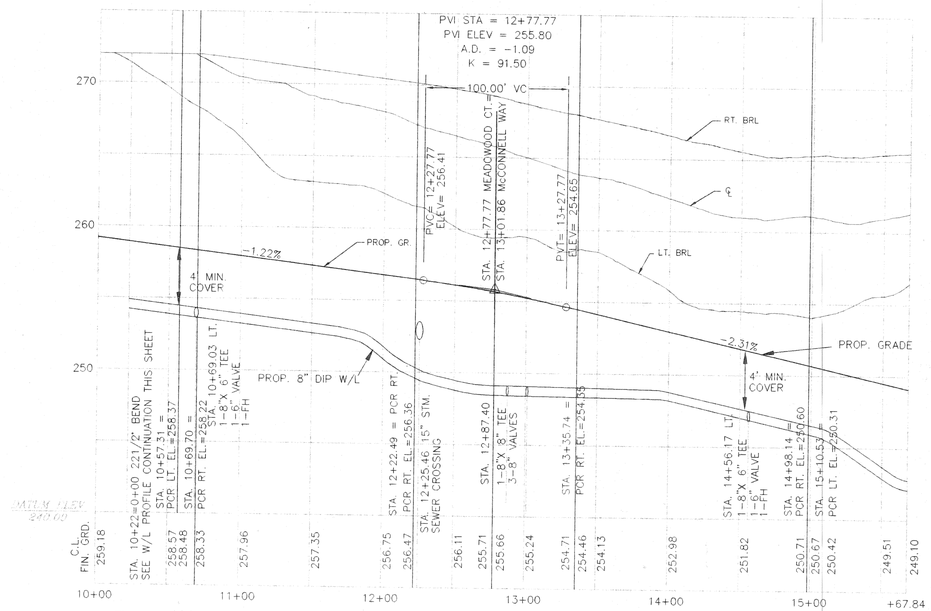


CUL-DE-SAC UNWRAP MEADOWOOD COURT

PROFILE ALONG TOP OF CURB



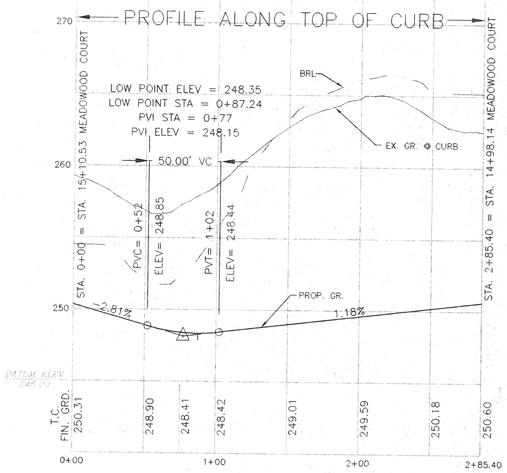


MEADOWOOD COURT

B.R.L. LEFT:
CENTERLINE:
B.R.L. RIGHT:
SCALE: HORIZ.:1"=50'
VERT.:1"=5'

CUL-DE-SAC UNWRAP MEADOWOOD COURT

PROFILE ALONG TOP OF CURB



NO.	DATE	REVISION

COMMONWEALTH OF VIRGINIA
LARRY D. CARUTHERS
(CERTIFICATE) No. 013186
PROFESSIONAL ENGINEER
2-24-94

MANAGER: L.D. CARUTHERS	
DESIGN BY: C.A.B.	CHKD BY: L.D.C.
DRAWN BY: C.D.C.	CHKD BY: L.D.C.
SURV. CHIEF: N/A	DATE 5/9/95
FIELDBOOK NO. N/A	

CLIENT
GOOSE CREEK COMMUNITIES, L.L.C.
C/O K.S.I. SERVICES INC.
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VIENNA, VIRGINIA 22182

SCALE
H=1"=50'
V=1"=5'

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Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

TITLE
PLAN AND PROFILE
MEADOWOOD COURT
POTOMAC STATION
SECTION 1A
LOCATED IN
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SHEET NO. 6 OF 20

DWG. NO. 100201A

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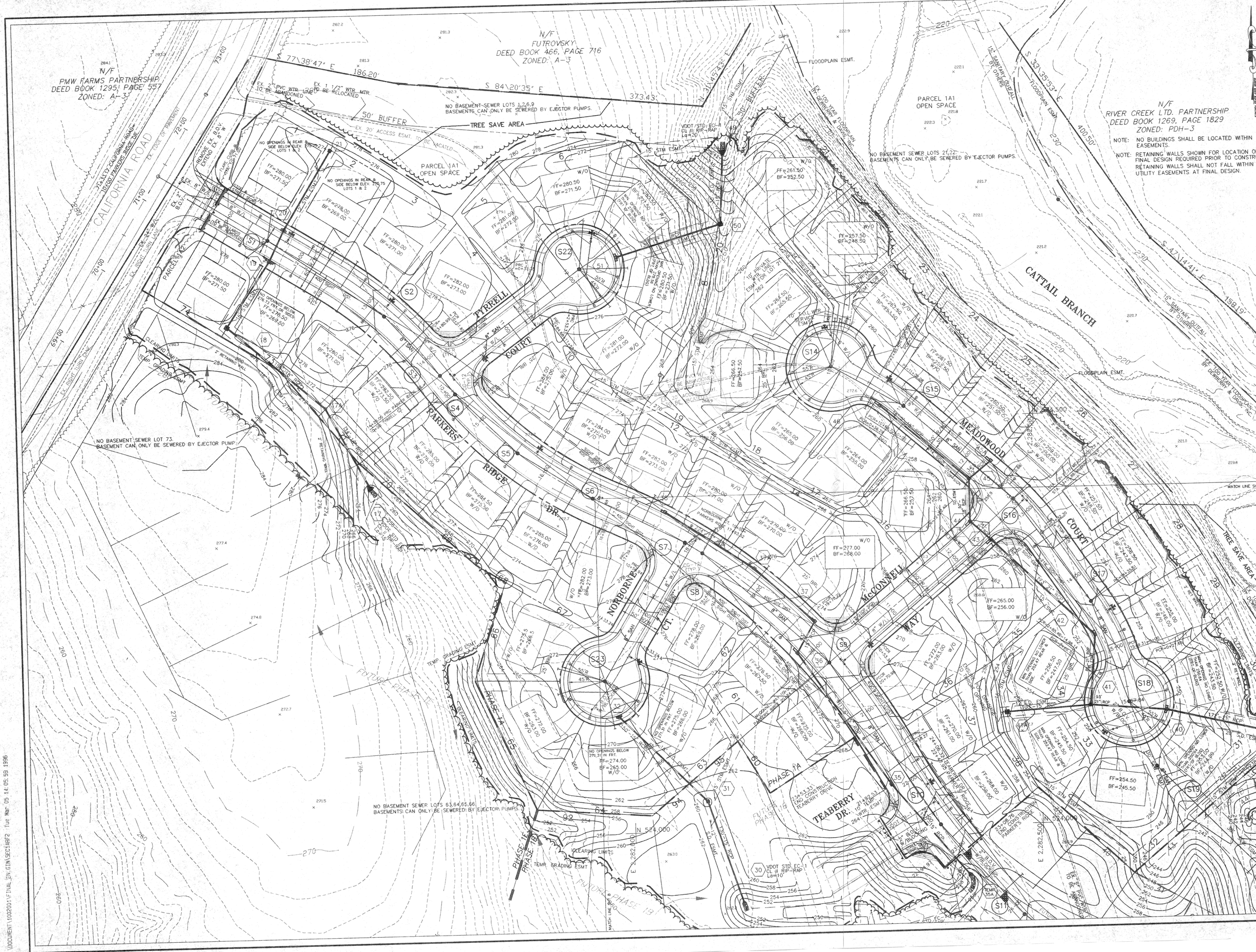

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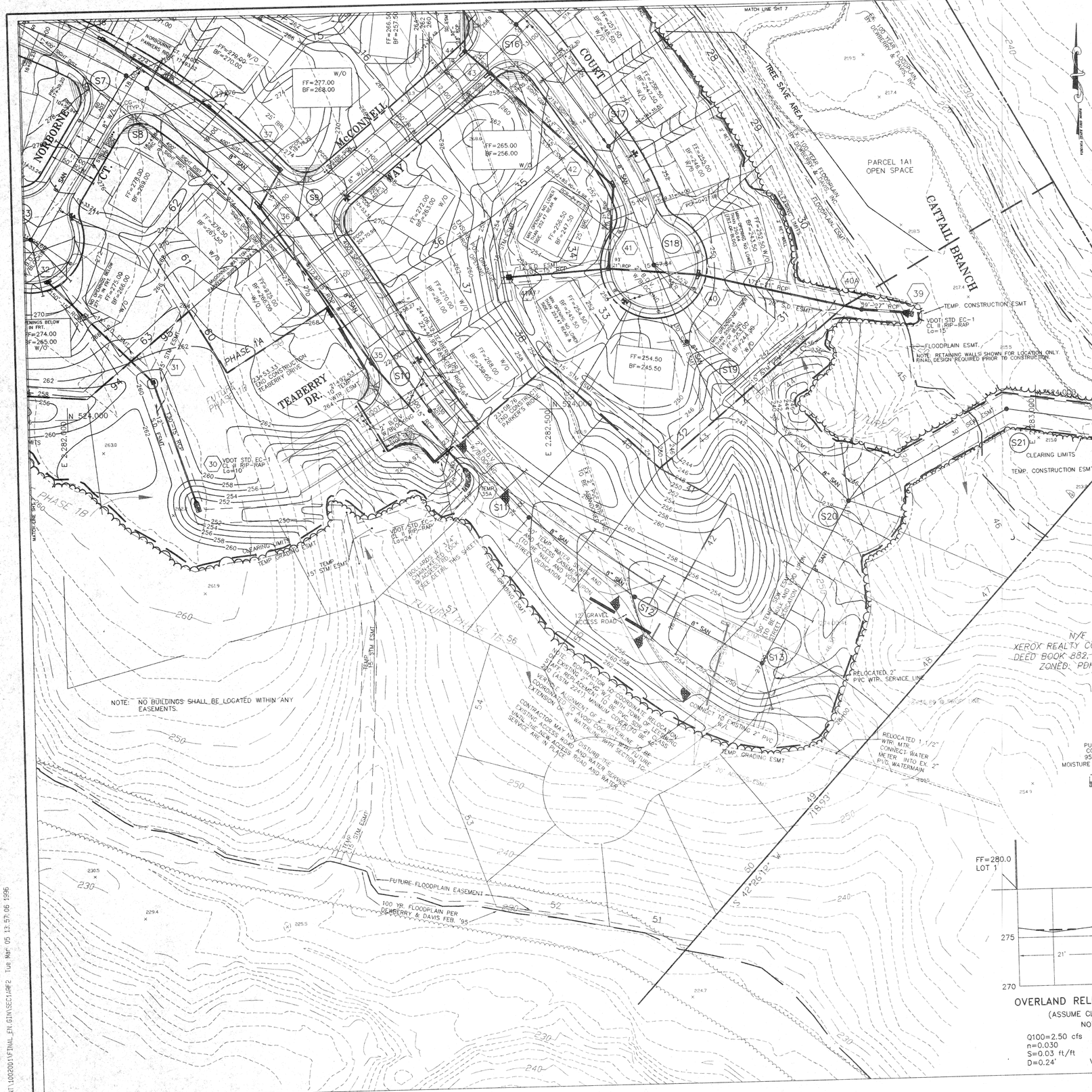
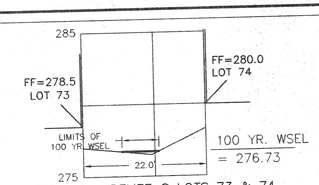
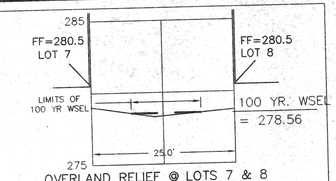




OVERLAND RELIEF @ LOTS 73 & 74
ASSUME CLOGGED CONDITION
NOT TO SCALE

Q100=2.26 cfs
n=0.030
S=0.06 ft/ft
D=0.23' V=2.85 fps

NOTE: MINIMUM OPENING FOR LOTS 73 & 74 SHALL BE 276.73



OVERLAND RELIEF @ LOTS 7 & 8
ASSUME CLOGGED CONDITION
NOT TO SCALE

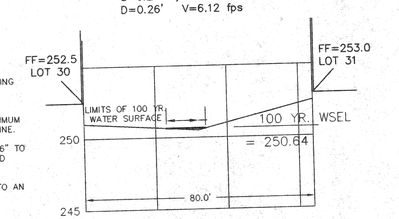
Q100=7.38 cfs
n=0.030
S=0.24 ft/ft
D=0.26' V=6.12 fps

NOTE: MINIMUM OPENING FOR LOTS 7 & 8 SHALL BE 278.56

CONSTRUCTION NOTES:

PER NATIONWIDE PERMIT #12, THE FOLLOWING REQUIREMENTS SHALL BE ADHERED TO:

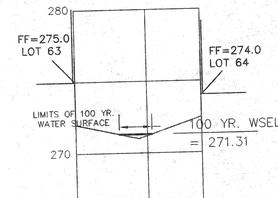
- THE AREAS OF WETLANDS AND WATERS DISTURBED SHALL BE LIMITED TO THE MINIMUM NECESSARY TO CONSTRUCT THE UTILITY LINE.
- WHEN WORKING IN WETLANDS, THE TOP 6" TO 12" OF THE TRENCH SHALL BE BACKFILLED WITH TOPSOIL FROM THE TRENCH.
- EXCESS MATERIAL SHALL BE REMOVED TO AN UPLAND LOCATION IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- ANY EXPOSED SLOPES AND STREAMBANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE UTILITY LINE.



OVERLAND RELIEF @ LOTS 30 & 31
ASSUME CLOGGED CONDITION
NOT TO SCALE

Q100=2.75 cfs
n=0.030
S=0.1326 ft/ft
D=0.14' V=3.00 fps

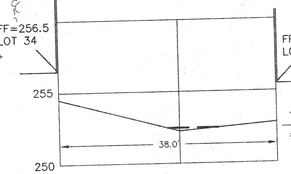
NOTE: MINIMUM OPENING FOR LOTS 30 & 31 SHALL BE 250.64



OVERLAND RELIEF @ LOTS 63 & 64
ASSUME CLOGGED CONDITION
NOT TO SCALE

Q100=4.97 cfs
n=0.030
S=0.156 ft/ft
D=0.31' V=5.66 fps

NOTE: MINIMUM OPENING FOR LOTS 63 & 64 SHALL BE 271.31

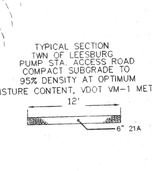


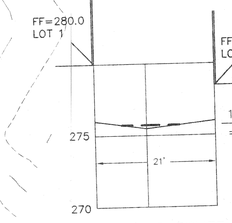
OVERLAND RELIEF @ LOTS 34 & 33
(ASSUME CLOGGED CONDITION)
NOT TO SCALE

Q100=2.22 cfs
n=0.030
S=0.03 ft/ft
D=0.22' V=1.94 fps

NOTE: MINIMUM OPENING FOR LOTS 34 & 33 SHALL BE 252.47

TYPICAL SECTION
TWN OF LEESBURG
PUMP STA. ACCESS ROAD
COMPACT SUBGRADE TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, VDOT VM-1 METHOD.

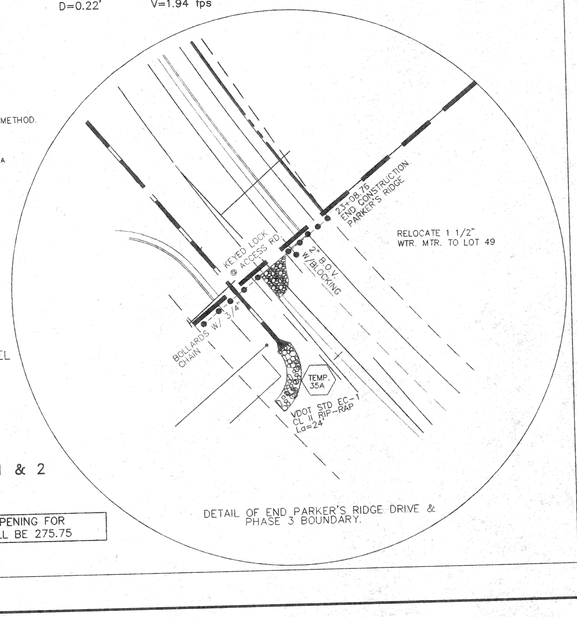




OVERLAND RELIEF @ LOTS 1 & 2
(ASSUME CLOGGED CONDITION)
NOT TO SCALE

Q100=2.50 cfs
n=0.030
S=0.03 ft/ft
D=0.24' V=2.08 fps

NOTE: MINIMUM OPENING FOR LOTS 1 & 2 SHALL BE 275.75



DETAIL OF END PARKER'S RIDGE DRIVE & PHASE 3 BOUNDARY.

NO.	DATE	REVISIONS

COMMONWEALTH OF VIRGINIA
LARRY D. CARUTHERS
(CERTIFICATE) No. 019189
PROFESSIONAL ENGINEER
3-5-96

MANAGER: L.D. CARUTHERS	
DESIGN BY: G.J.M.	CHKD BY: L.D.C.
DRAWN BY: G.J.M.	CHKD BY: L.D.C.
SURV. CHIEF: N/A	DATE: 6/15/95
FIELDBOOK NO. N/A	

CLIENT
GOOSE CREEK COMMUNITIES, L.L.C.
C/O K.S.I. SERVICES INC.
8081 WOLFTRAP ROAD
SUITE 300
VIENNA, VIRGINIA 22182

SCALE: 1"=50' — 0' 25' 50' 100' 200'

ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING
6 Pidgeon Hill Drive, Suite 350, Sterling, VA 20165
(703) 430-7500 • Fax (703) 430-0889
Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

TITLE
GRADING PLAN

POTOMAC STATION SECTION 1 A

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SHEET NO. 8 OF 20
DWG. NO. 10021A

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