



- NOTES:**
1. APPLICANT: LAKESIDE HOMES LLC
6701 LAKE DRIVE
WARRENTON, VA 20187
 2. PIN: 6995-15-1995
 3. ZONING: R1
 4. SETBACKS:
FRONT: 75'
SIDE: 25'
REAR: 25'
 5. THE BUILDER / DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING IF RESTRICTIVE COVENANTS EXIST THAT WOULD REQUIRE SETBACKS GREATER THAN THOSE REQUIRED BY THE COUNTY ZONING ORDINANCE.
 6. EXISTING BOUNDARY AND EASEMENT INFORMATION WAS COMPILED FROM EXISTING LAND RECORDS OF FAUQUIER COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN IN SEPTEMBER 2021. THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC OPS CONTROL METHODS AND IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE NAD83 (2011) AND IS REFERENCED IN U.S. SURVEY FEET.
 7. EXISTING TOPOGRAPHY WAS OBTAINED FROM AN AERIAL TOPO SURVEY PROVIDED BY "AIR SURVEY" DATED FEBRUARY 2, 2002. EXISTING TOPOGRAPHY IS TIED TO USGS DATUM, CONTOUR INTERVAL IS 2'.
 8. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C03070, DATED APRIL 25, 2024. THE PROPERTY IS LOCATED IN ZONES "A" AND "X".
 9. ALL DENUDED OR DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS MS-1, MS-2 AND MS-3.
 10. THE BUILDER / DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTING AND PRESERVING THOSE UTILITIES THROUGHOUT THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT A CONFLICT EXISTS BETWEEN THE PROPOSED CONSTRUCTION AND THE LOCATION OF THE EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS THAT HAVE AN EFFECTIVE HEIGHT OF TWO OR MORE FEET.
 11. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
 12. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFORMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
 13. ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY VDOT AND / OR THE INSPECTOR DURING FIELD REVIEW. COSTS ASSOCIATED WITH ADDITIONAL MEASURES SHALL BE ASSUMED BY THE DEVELOPER.
 14. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
 15. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE DEVELOPER TO TRESPASS ON OFF-SITE PROPERTIES.
 16. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 17. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
 18. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
 19. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
 20. THE DEVELOPER IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
 21. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
 22. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.
 23. 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 A PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
 24. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE PONDING OF WATER.
 25. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. ALSO, A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
 26. 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.
 27. CONTRACTOR SHALL OBTAIN MINIMUM 6" FALL WITHIN 10' OF THE HOUSE IN ALL DIRECTIONS.
 28. THE SPOT SHOT AT THE TOP OF THE AREAWAY REPRESENTS THE LANDING. THE GROUND OUTSIDE THE LANDING MUST BE A MINIMUM OF 4" BELOW THE ELEVATION OF THE LANDING.
 29. THIS GRADING PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.

- EASEMENT LEGEND**
- (A) 40' ACCESS EASEMENT (D.B. 1753, PG. 419)
 - (TC) 20' TEMPORARY CONSTRUCTION EASEMENT (D.B. 1753, PG. 419)
 - 50' RIGHT OF WAY FOR INGRESS AND EGRESS (D.B. 542, PG. 358) (APPROXIMATE CENTERLINE)
 - (IE2) 20' INGRESS/EGRESS EASEMENT (D.B. 936, PG. 899)
 - (IE3) 20' INGRESS/EGRESS EASEMENT (D.B. 1045, PG. 912)
 - (IE4) 20' INGRESS/EGRESS EASEMENT (D.B. 1199, PG. 1517)
 - (TC) TEMPORARY CONSTRUCTION EASEMENT (D.B. 1199, PG. 1517)

Bowman

Bowman Consulting Group Ltd
1300 Central Park Boulevard
Fredericksburg, Virginia 22401
Phone: (540) 371-0288
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Bowman Consulting Group Ltd

OVERALL PLAN
LOT GRADING PLAN
GPIN 6995-15-1995

FAUQUIER COUNTY, VIRGINIA
SCOTT MAGISTERIAL DISTRICT

COUNTY PROJECT NUMBER

WILLIAM E. DUNCANSON JR.
Lic. No. 055205
08/26/25
PROFESSIONAL ENGINEER

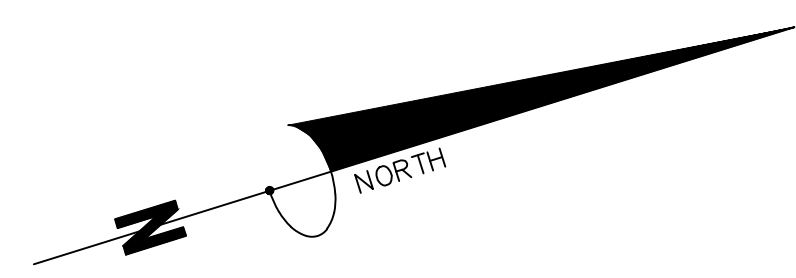
PLAN STATUS
08/26/25 ISSUED TO CLIENT

DATE	DESCRIPTION
WED DESIGN	WED DRAWN
CHKD	CHKD

SCALE H: 1"=100'
V:

JOB No. 100309-01-004
DATE : AUGUST 26, 2025
FILE No. 100309-D-GP-010

SHEET 1 OF 2



DRIVEWAY CULVERT CALCULATIONS

CULVERT #1		PIPE SPECIFICS	
FLOW SPECIFICS		PIPE INV. IN:	475.00
DRAINAGE AREA:	1.68 AC	PIPE INV. OUT:	473.60
C-FACTOR:	0.38	LENGTH:	34'
Tc:	12.0 MIN	DIAMETER:	15"
I10:	4.92 IN/HR	SLOPE:	4.12%
Q10:	3.14 CFS	10-YR HW:	476.06
		HW/D:	0.85

CULVERT #2		PIPE SPECIFICS	
FLOW SPECIFICS		PIPE INV. IN:	493.00
DRAINAGE AREA:	3.22 AC	PIPE INV. OUT:	490.30
C-FACTOR:	0.34	LENGTH:	58'
Tc:	17.0 MIN	DIAMETER:	15"
I10:	4.22 IN/HR	SLOPE:	4.66%
Q10:	4.62 CFS	10-YR HW:	494.35
		HW/D:	1.08

CULVERT #3		PIPE SPECIFICS	
FLOW SPECIFICS		PIPE INV. IN:	517.85
DRAINAGE AREA:	2.47 AC	PIPE INV. OUT:	517.70
C-FACTOR:	0.33	LENGTH:	30'
Tc:	13.8 MIN	DIAMETER:	15"
I10:	4.65 IN/HR	SLOPE:	0.50%
Q10:	3.79 CFS	10-YR HW:	519.04
		HW/D:	0.95

LEGEND

- 242.0 EXISTING SPOT ELEVATION
- 08.8 PROPOSED SPOT ELEVATION
- - - 242 EXISTING CONTOUR
- - - 242 PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- LOC LIMITS OF CLEARING & GRADING
- SF SILT FENCE (STD. & SPEC. 3.05)
- DD TEMPORARY DIVERSION DIKE (STD. & SPEC. 3.09)
- CIP CULVERT INLET PROTECTION (STD. & SPEC. 3.08)
- CE CONSTRUCTION ENTRANCE (STD. & SPEC. 3.02)

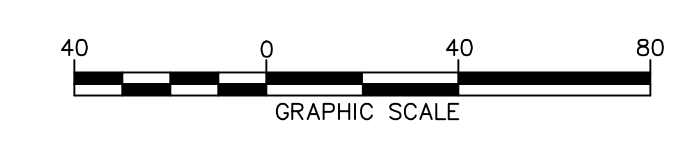
BUILDING HEIGHT

AVERAGE FINISHED GRADE (FG): 522.28'
 MEAN ROOF HEIGHT (RF): 28.23'
 FIRST FLOOR ELEVATION (FE): 527.52'
 BUILDING HEIGHT (FF-FG) + RF: 33.47' < 35'

DISTURBED AREA: 3.35 AC.

EASEMENT LEGEND

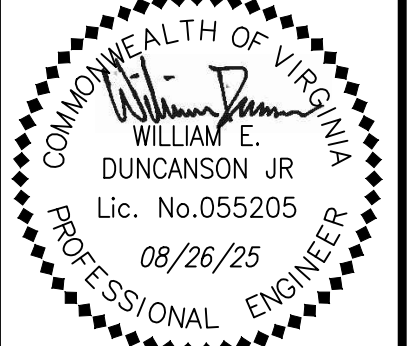
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DETAIL LOT GRADING PLAN
 LOT GRADING PLAN
 GPIN 6995-15-1995
 SCOTT MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
 08/26/25 ISSUED TO CLIENT

DATE	DESCRIPTION
WED	WED
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=40'
	V:
JOB No.	100309-01-004
DATE :	AUGUST 26, 2025
FILE No.	100309-D-GP-010
SHEET	2 OF 2