

GENERAL NOTES:

- OWNER: PARCEL 1A
MICHAEL A. CORRADO REVOCABLE TRUST & THEDA M. CORRADO REVOCABLE TRUST
8863 NORWOOD AVENUE
PHILADELPHIA, PA 19118

PARCEL 2A AND 3A
CORRADO FAMILY LIMITED PARTNERSHIP
1753 PINNACLE DRIVE, SUITE 601
MCLEAN, VIRGINIA 22102
- APPLICANT: PULTE HOME COMPANY, LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
CONTACT: DON HUGHES OR STEPHEN COLLINS
- THE PROPERTY SUBJECT TO THIS APPLICATION CONSISTS OF THE FOLLOWING THREE PARCELS:

ADDRESS	LOT NO.	PARCEL ID	INSTRUMENT	USE	ZONING	AREA
21400 POTOMAC VIEW RD	PARCEL 1A	020-28-7919	201903220013713	SINGLE FAMILY	PDH-4	5.27 AC.
21426 POTOMAC VIEW RD	PARCEL 2A	020-18-9891	201903220013713	SINGLE FAMILY	PDH-4	72.87 AC.
21386 POTOMAC VIEW RD	PARCEL 3A	020-29-3528	201903220013713	SINGLE FAMILY	PDH-4	6.58 AC.
						TOTAL: 84.72 AC.
- ZONING DISTRICT: PDH-4 (ADMINISTERED AS R-8 ADU) PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A "ALTA" NSPS LAND TITLE SURVEY" BY JEFF WARNER LAND SURVEYING, INC., DATED FEBRUARY 14, 2018, AND ADJUSTED VIA A PLAT OF CORRECTION BY JEFF WARNER LAND SURVEYING, INC., DATED OCTOBER 22, 2018.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH (A) THE REQUIREMENTS OF THE APPLICABLE CONCEPT DEVELOPMENT PLAN, PROFFERS AND SPECIAL EXCEPTION CONDITIONS IN ACCORDANCE WITH ZMAP-2018-0003 AND ZMOD-2018-0010, PURSUANT TO WHICH SUCH CONCEPT DEVELOPMENT PLAN, PROFFERS AND SPECIAL EXCEPTION CONDITIONS WERE APPROVED, AND (B) ANY CONDITIONS SET FORTH AS CONDITIONS OF APPROVAL OF THIS PRELIMINARY PLAT.
- ASSOCIATED LAND DEVELOPMENT APPLICATION INFORMATION:
ZMAP-2018-0003 & ZMOD-2018-0010, APPROVED JULY 2, 2019
- DATA SHOWN HEREON ARE ON HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM NAD 1983 AND VERTICAL DATUM: NAVD 1988.
- SOILS INFORMATION SHOWN HEREON IS TAKEN FROM DIGITAL MAPS PROVIDED BY LOUDOUN COUNTY.
- THERE ARE NO DOCUMENTED THREATENED OR ENDANGERED SPECIES (T&E) LOCATED ON SITE PER THE DATABASE FINDINGS OUTLINED IN THE REPORT PREPARED BY TNT ENVIRONMENTAL, INC., DATED MARCH 6, 2018. PLEASE SEE LETTER FROM VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION ON SHEET 2.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE PER THE PHASE I ENVIRONMENTAL REPORT PREPARED BY GEOTECHNICAL SOLUTIONS, INC., DATED SEPTEMBER 22, 2017.
- FOR INFORMATION ON EXISTING TREE COVER ON THE SITE, PLEASE REFER TO THE FOREST STAND DELINEATION PERFORMED BY TNT ENVIRONMENTAL, INC., DATED MARCH 6, 2018.
- ALL STREET AND SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 5-1500 (PERFORMANCE STANDARDS) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE AND CHAPTER 7 OF THE FACILITIES STANDARDS MANUAL.
- ACCORDING TO THE TOPOGRAPHIC SURVEY, MODERATELY STEEP SLOPES AND VERY STEEP SLOPES WERE FOUND ON THE PROPERTY. THEREFORE THE PROPERTY IS SUBJECT TO SECTION 5-1508 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE SUBJECT PARCELS FALL WITHIN THE STERLING ELECTION DISTRICT.
- PRIOR TO PURSUING ANY LAND DISTURBING ACTIVITIES OR DEMOLITION OF ANY RELATED STRUCTURES, AN APPLICATION FOR ABANDONMENT SHALL BE SUBMITTED SO THAT A PERMIT CAN BE ISSUED AND THE WELL AND/OR DRAINFIELD CAN BE PROPERLY ABANDONED IN THE PRESENCE OF A MEMBER OF THE HEALTH DEPARTMENT STAFF.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. PROPER PERMITS INCLUDING, BUT NOT LIMITED TO, DEMOLITION AND GRADING, SHALL BE OBTAINED PRIOR TO ANY DEMOLITION ACTIVITY.
- ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL SECTION 5.200.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS OR ANY OTHER ORDINANCE ENACTED BY THE COUNTY OF LOUDOUN.
- THE SITE IS SUBJECT TO NO KNOWN FEDERAL OR STATE PERMITS THAT WILL LIMIT ITS DEVELOPMENT.
- SITE SIGNAGE SHALL COMPLY WITH LOUDOUN COUNTY ZONING ORDINANCE SECTION 5-1200 (UNLESS OTHERWISE MODIFIED).
- A TRAFFIC STUDY REPORT HAS BEEN PREPARED BY GOROVE/SLADE ASSOCIATES, INC., DATED MARCH 06, 2018 REVISED THROUGH JULY 11, 2018, FOR THE USES PROPOSED ON THE SUBJECT PROPERTY.
- ALL PRIVATE ROADS SHALL BE SUBJECT TO A RECORDED COVENANT REGARDING MAINTENANCE. THE PRIVATE ROADS SHALL BE MAINTAINED BY THE OWNERS' ASSOCIATION. ALL SIDEWALKS NOT ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE AND TRAILS SHALL BE MAINTAINED BY THE APPLICANT FOR THE DEVELOPMENT AND SHALL BE IDENTIFIED ON THE SITE PLAN(S). LOUDOUN COUNTY AND VDOT WILL HAVE NO MAINTENANCE OR REPAIR RESPONSIBILITY FOR THE PRIVATE ROADS. SALES BROCHURES AND OTHER LITERATURE SHALL INCLUDE INFORMATION ABOUT MAINTENANCE RESPONSIBILITY OF THESE ROADS.
- SCHOOL DISTRICTS:

ZONE	DISTANCE
ELEMENTARY SCHOOL	STERLING ELEMENTARY 0.8 MILES
MIDDLE SCHOOL	STERLING MIDDLE 1.4 MILES
HIGH SCHOOL	PARK VIEW HIGH 0.4 MILES
- THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51107C0269E, EFFECTIVE FEBRUARY 17, 2017.
- A PHASE I CULTURAL RESOURCE SURVEY OF THE #34.285 HECTARE (#84.71930 ACRE) MONTEBELLO FARM PROJECT WAS COMPLETED IN FEBRUARY 2018 BY DUTTON & ASSOCIATES, LLC AND FOUND THREE RESOURCES ON THE SUBJECT PROJECT. IT IS DUTTON & ASSOCIATES LLC RECOMMENDATION THAT NO FURTHER ARCHAEOLOGICAL WORK IS WARRANTED FOR THE PROJECT AREA.
- ALL AFFORDABLE DWELLING UNITS WILL BE LOCATED IN THE MULTI-FAMILY AND SINGLE FAMILY ATTACHED UNITS AND WILL BE COMPARABLE TO MARKET RATE UNITS AND THEY WILL BE INTERSPERSED AMONG THE MARKET RATE UNITS PER SECTION 7-104 OF THE LOUDOUN COUNTY ZONING ORDINANCE.
- REMOVAL OF UNDERGROUND PETROLEUM STORAGE TANKS AND TESTING OF SOIL FOR POTENTIAL PETROLEUM CONTAMINATION SHALL BE COMPLETED PRIOR TO ANY DEVELOPMENT ACTIVITIES ON-SITE.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER PROVIDED THROUGH CONNECTIONS TO EXISTING FACILITIES, OWNED AND OPERATED BY LOUDOUN WATER. THE PUBLIC WATER AND SEWER WILL BE PROVIDED AT NO COST TO THE COUNTY. DUE TO VERTICAL GRADE CONSTRAINTS IT IS ANTICIPATED THAT GRINDER PUMPS WILL BE REQUIRED TO TRANSMIT SEWAGE WASTE TO THE POINT OF PUBLIC SANITARY SEWER CONNECTION. A MINIMUM 15' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN THE EXISTING 30" WATER TRANSMISSION MAIN AND ANY BUILDING WALLS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1100 OF THE LOUDOUN COUNTY ZONING ORDINANCE.
- THIS PROPERTY WILL BE SERVED BY PUBLIC CENTRAL WATER SUPPLY AND PUBLIC CENTRAL SANITARY SEWER BY LOUDOUN WATER.
- TREE CONSERVATION AREAS AND/OR PLANTING AND REPLACEMENT SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE SECTION 5-1300 AND FSM CHAPTER 7.
- THE WETLANDS SHOWN ON THIS PLAN PER A JURISDICTIONAL DETERMINATION BY U.S. ARMY CORPS OF ENGINEERING, NAO-2018-00393, DATED APRIL 17, 2018. A WETLAND DETERMINATION WAS PERFORMED BY TNT ENVIRONMENTAL, INC., DATED FEBRUARY 9, 2018.
- DEVELOPMENT AND CONSTRUCTION SHALL CONFORM TO THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, AND THE FACILITIES STANDARDS MANUAL (FSM).
- SITE TOPOGRAPHY PROVIDED VIA A PHOTOGRAMMETRIC SURVEY PERFORMED BY MCKENZIE SNYDER, INC. ON JANUARY 7, 2018.
- AS REQUIRED PER PROFFER 13 OF ZMAP-2018-0003, THE APPLICANT SHALL COORDINATE WITH DTIC STAFF FOR THE LOCATION OF A FUTURE BUS STOP LOCATION ALONG POTOMAC VIEW ROAD.

STAKEOUT NOTE:

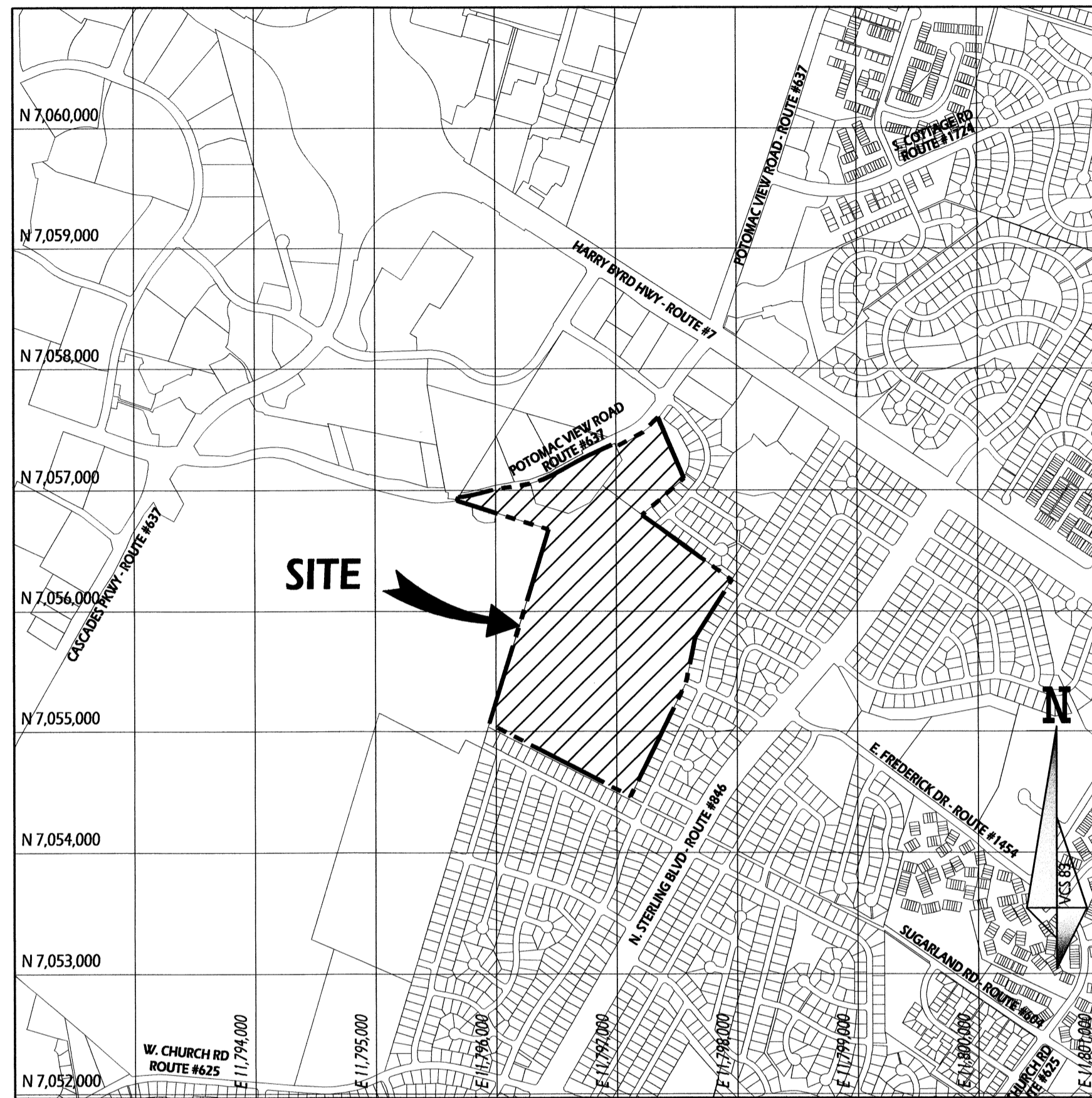
IF REQUESTED BY THE DIRECTOR, THE APPROXIMATE LOCATION OF PROPOSED ENTRANCES FROM STATE-MAINTAINED ROADS WILL BE STAKED BY JEFF WARNER LAND SURVEYING, INC.. THE DIRECTOR MAY ALSO REQUEST FIELD ASSISTANCE, WHEN REQUIRED, TO IDENTIFY SPECIFIC AREAS OF PROPOSED DEVELOPMENT AS RELATED TO EXISTING SITE CONDITIONS. PLEASE CONTACT SMITH ENGINEERING AT LEAST 48 HOURS IN ADVANCE OF SAID REQUEST.

SMITH ENGINEERING
14901 BOGLE DRIVE, SUITE 202
CHANTILLY, VA 20151
(703) 956-6204

MONTEBELLO FARMS

PRELIMINARY PLAT OF SUBDIVISION

STERLING ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 1,000'

SITE TABULATIONS			
AREA TABULATION			
SEE SHEET 3 FOR AREA TABULATIONS FOR THIS APPLICATION			
DEVELOPMENT PROGRAM PDH-4 (ADMINISTERED AS R-8 ADU)			
DENSITY TABULATIONS			
TOTAL AREA	=	84.72 AC.	
MAXIMUM DENSITY	=	4.0 D.U./ACRE + 0.8 D.U./ACRE (20% FOR ADU BONUS)	
TOTAL NUMBER OF PROPOSED UNITS	=	406.66 (406 UNITS)	
SINGLE FAMILY DETACHED	=	195 UNITS	ALL 406 UNITS ARE AGE RESTRICTED UNITS
SINGLE FAMILY ATTACHED	=	111 UNITS	
** MULTI-FAMILY	=	100 UNITS	
PROPOSED DENSITY	=	4.79 D.U./ACRE	
ADU'S			
NUMBER OF REQUIRED ADU'S PER SECTION 7-103 OF THE LOUDOUN COUNTY ZONING ORDINANCE AND PROFFERED ADU'S BY UNIT TYPE:			
UNIT TYPE	MARKET RATE:	ADU'S REQUIRED:	ADU'S PROFFERED:
SINGLE FAMILY:	306	39	39-SFA
** MULTI-FAMILY:	100	0	12
(EXEMPT - 4 STORIES W/ ELEVATOR)			
TOTAL	406	39	51
NOTES:			
1. AFFORDABLE DWELLING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7 OF THE REVISED '93 ZONING ORDINANCE.			
2. SINGLE FAMILY ADU'S SHALL BE PROVIDED AS SINGLE FAMILY ATTACHED UNITS PER PROFFER 20.			
3. ** THE MULTI-FAMILY UNITS ARE SUBJECT TO A SEPARATE SITE PLAN AND ARE NOT PART OF THIS APPLICATION.			

ENGINEER'S CERTIFICATE:

I, BLAKE A. SMITH A DULY LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF THE MICHAEL A. CORRADO REVOCABLE TRUST AND THE THEDA M. CORRADO REVOCABLE TRUST AS RECORDED IN INSTRUMENT NUMBER 201903220013713 AND IN THE NAME OF CORRADO FAMILY LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 201903220013713 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

Blake A. Smith 2/27/2020
BLAKE A. SMITH, P.E. # 033994 DATE

OPEN SPACE REQUIREMENTS	
TOTAL SITE AREA	= 84.7 AC.
RIGHT-OF-WAY DEDICATION	= +/- 1.9 AC.
NET AREA	= +/- 82.8 AC.
OPEN SPACE REQ. (30%)	= 24.8 AC.
OPEN SPACE PROVIDED	= +/- 29.9 AC. +/- 36.1%

OPEN SPACE TABULATIONS	
PARCELA	
TOTAL PARCEL AREA	= +/- 22.7 AC.
AREA WITHIN THE ACCESS EASEMENT	= +/- 7.1 AC.
PARKING AREA FOR CLUBHOUSE	= +/- 0.7 AC.
BUFFER/PERIMETER OPEN SPACE:	= +/- 3.1 AC.
INTERIOR OPEN SPACE:	= +/- 11.2 AC.
TOTAL OPEN SPACE:	= +/- 14.3 AC.
PARCELB	
TOTAL PARCEL AREA	= +/- 15.1 AC.
AREA WITHIN THE ACCESS EASEMENT	= +/- 3.2 AC.
BUFFER/PERIMETER OPEN SPACE:	= +/- 5.0 AC.
INTERIOR OPEN SPACE:	= +/- 6.9 AC.
TOTAL OPEN SPACE:	= +/- 11.9 AC.
PARCELC	
TOTAL PARCEL AREA	= +/- 5.9 AC.
AREA WITHIN THE ACCESS EASEMENT	= +/- 2.2 AC.
BUFFER/PERIMETER OPEN SPACE:	= +/- 2.3 AC.
INTERIOR OPEN SPACE:	= +/- 1.4 AC.
TOTAL OPEN SPACE:	= +/- 3.7 AC.
TOTAL OPEN SPACE PROVIDED:	= +/- 29.9 AC.
ACTIVE RECREATION SPACE:	= +/- 1.3 AC.
NOTE: ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.	

(R-8 ZONING DISTRICT, PER Z.O. SECTION 7-803.E)	
TOTAL NUMBER OF LOTS/UNITS	= 406 UNITS
TOTAL NUMBER OF ADU'S (12.5%)	= 50.75 (51 UNITS)
TOTAL NUMBER OF MARKET RATE UNITS	= 355 UNITS
FIRST 10 SFA UNITS	= 5,000 SF
72 SFA UNITS @ 200 SF/UNIT (EXCLUDES ADU'S)	= 14,400 SF
195 SFD UNITS @ 100 SF/UNIT	= 19,500 SF
88 MF UNITS @ 200 SF/UNIT (EXCLUDES ADU'S)	= 17,600 SF
REQUIRED ACTIVE REC. SPACE	= 56,500 SF OR 1.30 AC.
** TOTAL ACTIVE REC. AREA PROVIDED	= +/- 00 SF OR +/- 0.00 AC.
** THE ACTIVE RECREATION SPACE WILL BE PROVIDED UNDER A SEPARATE SITE PLAN AND IS NOT PART OF THIS APPLICATION.	

MINIMUM LOT REQUIREMENTS - RESIDENTIAL		
ZONE: PHD-4 ADMINISTERED AS R-8 ADU'S (Z.O. 7-800)		
REQUIRED:	MODIFICATIONS:	
ADJACENT TO ROADS (MAJOR COLLECTOR)	35 FT.	
ROW TO PARKING	75 FT.	
ROW TO BUILDING	75 FT.	
SINGLE FAMILY DETACHED / ATTACHED (306 UNITS)		
SINGLE FAMILY DETACHED		
LOT SIZE:	NO MINIMUM	
WIDTH:	40 FT. MINIMUM	
FRONT YARD:	15 FT. MINIMUM	
SIDE YARD:	8 FT. MINIMUM 6 FT. MIN	
REAR YARD:	16 FT. MIN. BETWEEN UNITS 12 FT. MIN BETWEEN UNITS	
LOT COVERAGE:	25 FT. MINIMUM	
MAX. BLDG HEIGHT	50 PERCENT MAXIMUM	
SINGLE FAMILY ATTACHED		
LOT SIZE:	NO MINIMUM	
WIDTH:	22 FT. MIN. END UNIT	
FRONT YARD:	14 FT. MIN. INTERIOR UNIT	
SIDE YARD:	15 FT. MINIMUM 6 FT. MIN	
REAR YARD:	8 FT. MIN. END UNIT 12 FT. MIN. BETWEEN UNITS	
LOT COVERAGE:	15 FT. MINIMUM	
MAX. BLDG HEIGHT	75 PERCENT MAXIMUM	
FUTURE MULTI-FAMILY (100 UNITS)		
(SUBJECT TO SEPARATE SITE PLAN - NOT PART OF THIS APPLICATION)		
LOT SIZE:	NO MINIMUM	
WIDTH:	60 FT. MINIMUM	
FRONT YARD:	20 FT. MINIMUM	
SIDE YARD:	10 FT. MINIMUM	
REAR YARD:	20 FT. MIN. ON CORNER LOTS	
LOT COVERAGE:	25 FT. MINIMUM	
BUILDING HEIGHT:	60 FT. MAXIMUM 60 FT. MAXIMUM	

PARKING REQUIREMENTS (PER ZO TABLE 5-1102)	
SINGLE FAMILY DETACHED (195 UNITS)	
REQUIRED:	585 (3.0 PER UNIT x 195 DWELLING UNITS)
PROVIDED:	780 (4.0 PER UNIT = 2 IN GARAGE + 2 IN DRIVEWAY)
SINGLE FAMILY ATTACHED (111 UNITS)	
REQUIRED (ON LOT):	277 (2.5 PER UNIT x 111 DWELLING UNITS)
REQUIRED (OFF LOT):	56 (0.5 PER UNIT x 111 DWELLING UNITS)
REQUIRED (TOTAL):	333 (3.0 PER UNIT x 111 DWELLING UNITS)
PROVIDED (ON LOT):	444 (4.0 PER UNIT = 2 IN GARAGE + 2 IN DRIVEWAY)
PROVIDED (OFF LOT):	76 (OFF LOT PARKING STALLS)
PROVIDED (TOTAL):	520

ALL UNITS PROPOSED WITH THIS PLAN ARE TO BE AGE-RESTRICTED UNITS

SHEET INDEX	
SHEET NO	SHEET DESCRIPTION
1	COVER SHEET
2	NOTES AND DETAILS
3	NOTES AND DETAILS
4	EXISTING CONDITIONS PLAN
5	EXISTING CONDITIONS PLAN
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	PRELIMINARY PLAT
9	SOILS MAP CERTIFICATION
10	PRELIMINARY UTILITY LAYOUT & PHASING PLAN

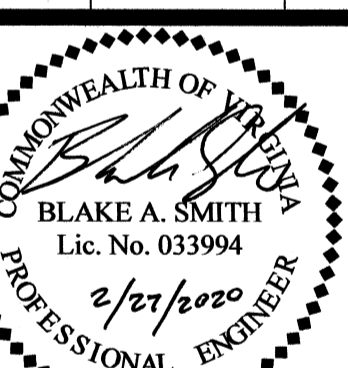
REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019

APPROVAL BLOCK	
LAND DEVELOPMENT APPLICATION NUMBER	SBPL-2019-0008
DIRECTOR OF BUILDING & DEVELOPMENT	DATE

DESIGNATED PLANS EXAMINER CERTIFICATE		
I HAVE REVIEWED THIS PLAN AND RECOMMEND IT FOR EXPEDITED PROCESSING.		
	97	2/27/2020
DESIGNATED PLANS EXAMINER	REG. NO.	DATE

SMITH ENGINEERING

COVER SHEET
MONTEBELLO FARM
PRELIMINARY PLAT OF SUBDIVISION
COUNTY NO. SBPL-2019-0008
LOUDOUN COUNTY, VIRGINIA
STERLING ELECTION DISTRICT



SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 222-01
PROJECT MANAGER:
BLAKE A. SMITH, P.E.
Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS		
07/31/19	1st SUB. TO ESI	
08/12/19	2nd SUB. TO ESI	
08/13/19	1st SUB. TO COUNTY	
12/20/19	2nd SUB. TO COUNTY	
02/27/20	3rd SUB. TO COUNTY	

OTHER PLAN DISTRIBUTIONS

SCALE: AS SHOWN
DATE: JULY, 2019
SHEET 1 OF 10



March 8, 2018

Lauren Duvall
TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151

Re: 738-A, Montebello Farm

Dear Ms. Duvall:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in our files, the Sugarland Run Stream Conservation Unit (SCU) is located downstream from the project site. SCUs identify stream reaches that contain aquatic natural heritage resources, including 2 miles upstream and 1 mile downstream of documented occurrences, and all tributaries within this reach. Stream Conservation Units are given a biodiversity significance ranking based on the rarity, quality, and number of element occurrences they contain. The Sugarland Run SCU has been given a biodiversity ranking of B4, which represents a site of moderate biodiversity. The natural heritage resources associated with this site are:

Glyptemys insculpta Wood Turtle
Aquatic Natural Community
(NP-Middle Potomac-Catoctin First Order Stream)

G3/S2/NL/LT
G3G4/S3S4/NL/NL

The Wood turtle ranges from southeastern Canada, south to the Great Lake states and New England. In Virginia, it is known from northern counties within the Potomac River drainage (NatureServe, 2009). The Wood turtle inhabits areas with clear streams with adjacent forested floodplains and nearby fields, wet meadows, and farmlands (Buhlmann et al., 2008; Mitchell, 1994). Since this species overwinters on the bottoms of creeks and streams, a primary habitat requirement is the presence of water (Mitchell, 1994).

Threats to the wood turtle include habitat fragmentation, urbanization, and automobile or farm machinery mortality (Buhlmann et al., 2008). Please note that the Wood turtle is currently classified as threatened by the Virginia Department of Game and Inland Fisheries (VDGIF).

The documented Aquatic Natural Community is based on Virginia Commonwealth University's INSTAR (Interactive Stream Assessment Resource) database which includes over 2,000 aquatic (stream and river) collections statewide for fish and macroinvertebrate. These data represent fish and macroinvertebrate assemblages, instream habitat, and stream health assessments. The associated Aquatic Natural Community is significant on multiple levels. First, this stream is a grade B, per the VCU-Center for Environmental Sciences (CES), indicating its relative regional significance, considering its aquatic community composition and the present-day conditions of other streams in the region. This stream reach also holds a "Healthy" stream designation per the INSTAR Virtual Stream Assessment (VSS) score. This score assesses the similarity of this stream to ideal stream conditions of biology and habitat for this region. Lastly, this stream contributes to high Biological Integrity at the watershed level (6th order) based on number of native/non-native, pollution-tolerant/intolerant and rare, threatened or endangered fish and macroinvertebrate species present.

Threats to the significant Aquatic Natural Community and the surrounding watershed include water quality degradation related to point and non-point pollution, water withdrawal and introduction of non-native species.

In addition, Sugarland Run has been designated by the VDGIF as a "Threatened and Endangered Species Water" for the Wood turtle.

To minimize adverse impacts to the aquatic ecosystem as a result of the proposed activities, DCR recommends the implementation of and strict adherence to applicable state and local erosion and sediment control/storm water management laws and regulations, establishment/enhancement of riparian buffers with native plant species and maintaining natural stream flow. Due to the legal status of the Wood turtle, DCR also recommends coordination with Virginia's regulatory authority for the management and protection of this species, the VDGIF, to ensure compliance with the Virginia Endangered Species Act (VA ST §§ 29.1-563 - 570).

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

A fee of \$625.00 has been assessed for the service of providing this information. Please find attached an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, DCR - Division of Natural Heritage, 600 East Main Street, 24th Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note the change of address for remittance of payment as of July 1, 2013. Late payment may result in the suspension of project review service for future projects.

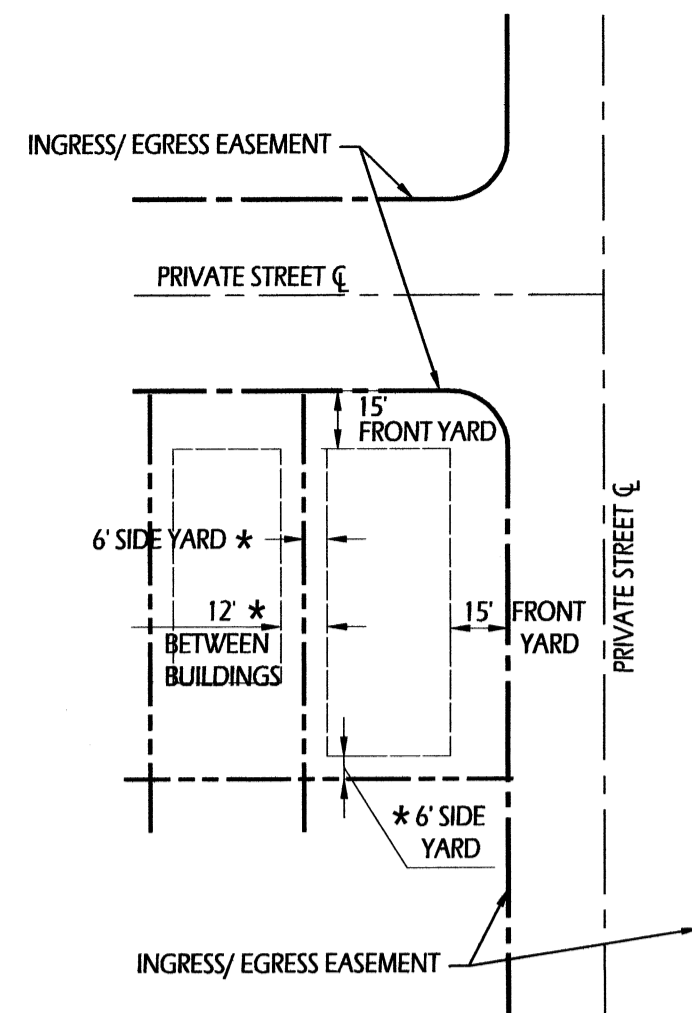
The Virginia Department of Game and Inland Fisheries (VDGIF) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Ernie Aschenbach at 804-367-2733 or Ernie.Aschenbach@dgif.virginia.gov.

Should you have any questions or concerns, feel free to contact me at (804) 692-0984. Thank you for the opportunity to comment on this project.

Sincerely,

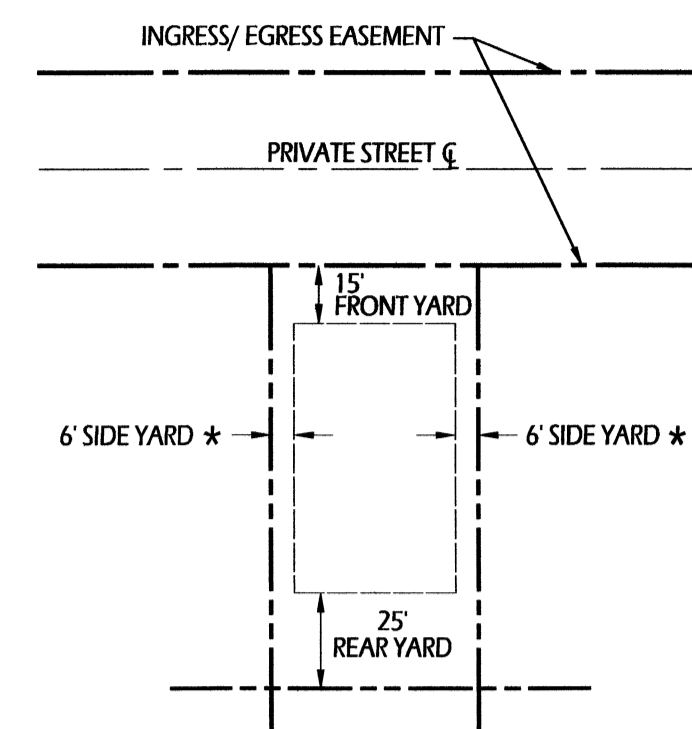
René Hypes
S. René Hypes
Project Review Coordinator

Cc: Ernie Aschenbach, VDGIF



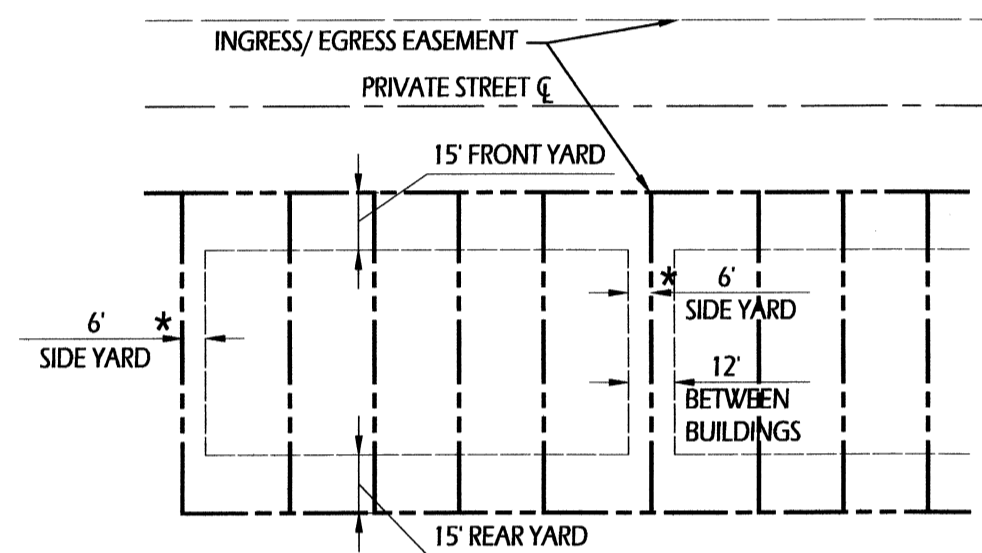
SFD CORNER LOTS:
PDH-4 (ADMINISTERED AS R-8 ADU)
LOT DETAIL
1" = 50'

*MODIFICATION OF ZONING ORDINANCE SECTION 7-803 C.1.b



SFD INTERIOR LOTS:
PDH-4 (ADMINISTERED AS R-8 ADU)
LOT DETAIL
1" = 50'

*MODIFICATION OF ZONING ORDINANCE SECTION 7-803 C.1.b



TOWNHOUSE LOTS:
PDH-4 (ADMINISTERED AS R-8 ADU)
LOT DETAIL
1" = 50'

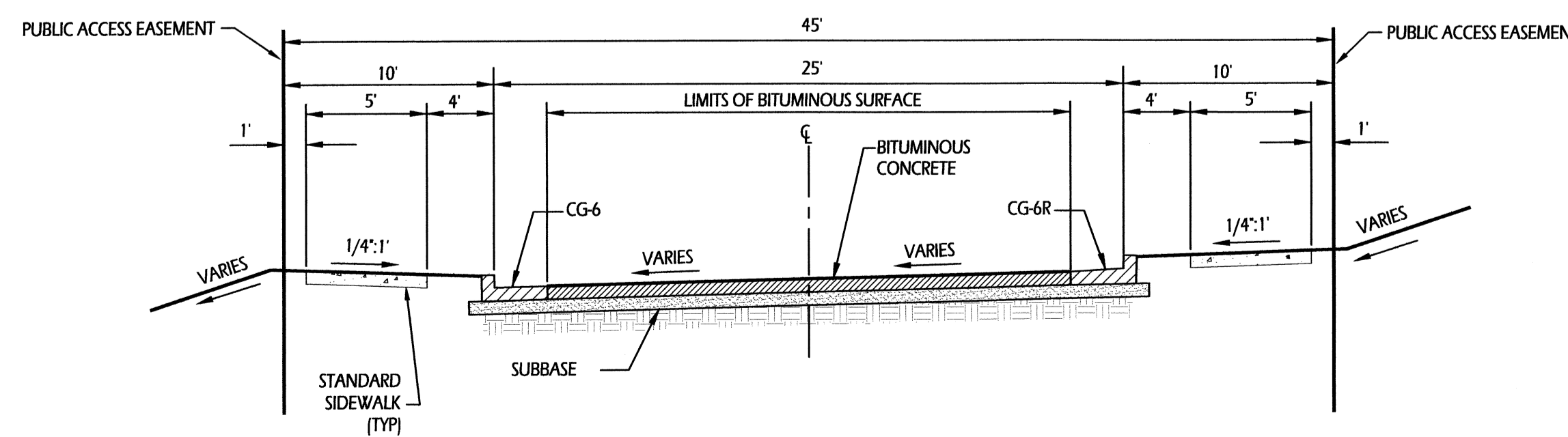
*MODIFICATION OF ZONING ORDINANCE SECTIONS 7-803 C.2.b

NOTES:

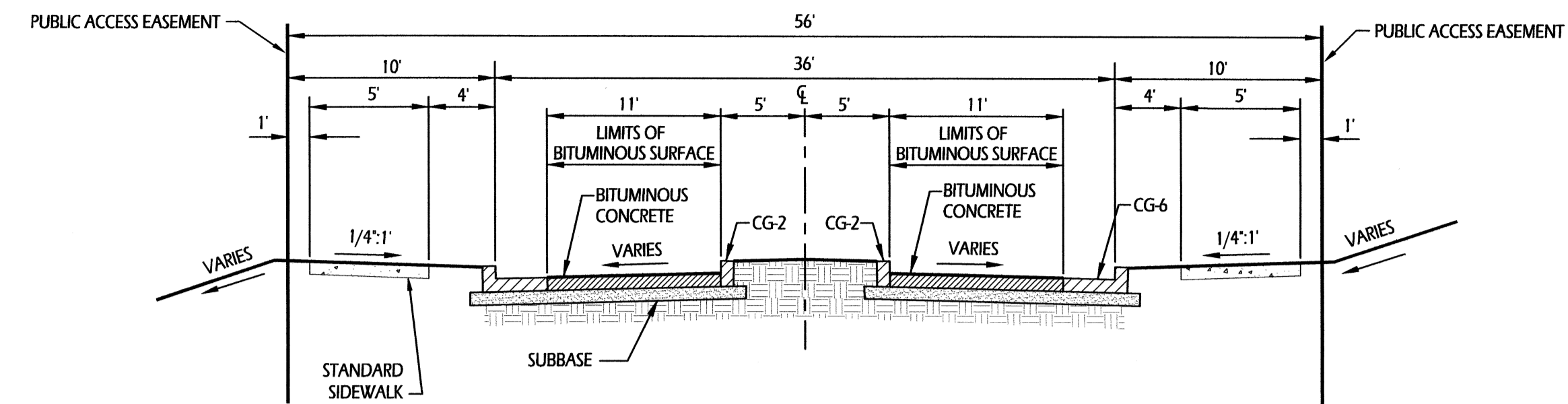
1. REASONABLE ADJUSTMENTS DUE TO FINAL DESIGN OR ENGINEERING SHALL BE PERMITTED IF SUCH ADJUSTMENT ARE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE BY THE ZONING ADMINISTRATOR.
2. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTIONS 5-1300 AND 5-1400 OF THE LOUDOUN COUNTY ZONING ORDINANCE AT TIME OF SITE PLAN.

TYPICAL TOWNHOUSE STREET SECTION

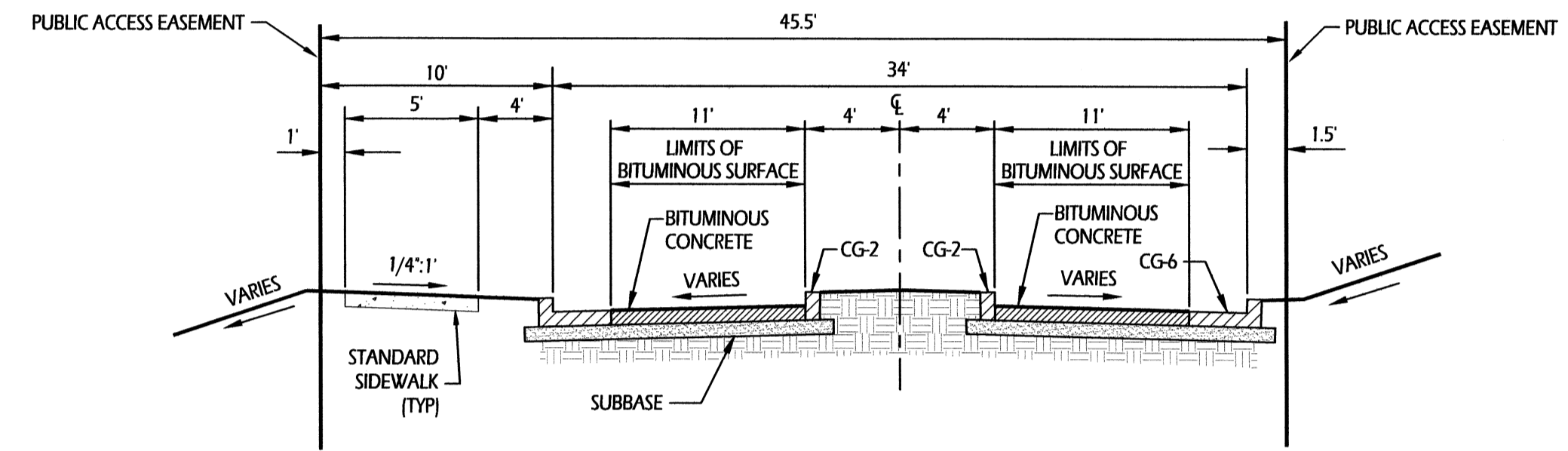
PRIVATE STREET
(CATEGORY B1 - MCAFFEE TERRACE, ROSE RIVER DRIVE, COLE MOUNTAIN TERRACE, MOUNT ROGERS TERRACE & BLACKROCK SUMMIT TERRACE)
NTS



ENTRANCE ROAD
PRIVATE STREET
(CATEGORY A2 - BIG ROCK DRIVE)
NTS

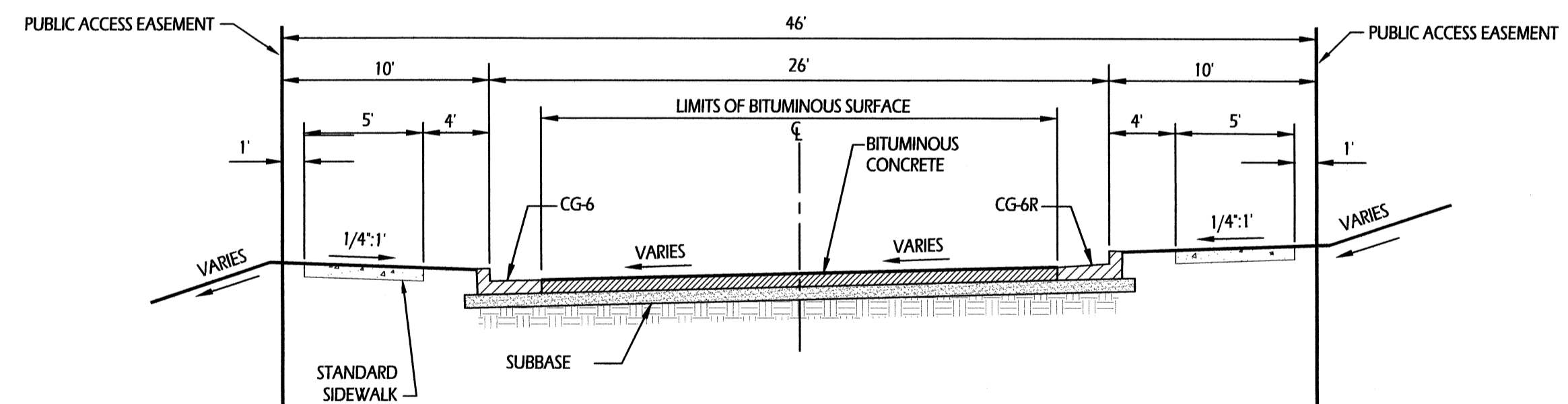


ENTRANCE ROAD
PRIVATE STREET
(CATEGORY A2 - HIGH KNOB WAY)
NTS



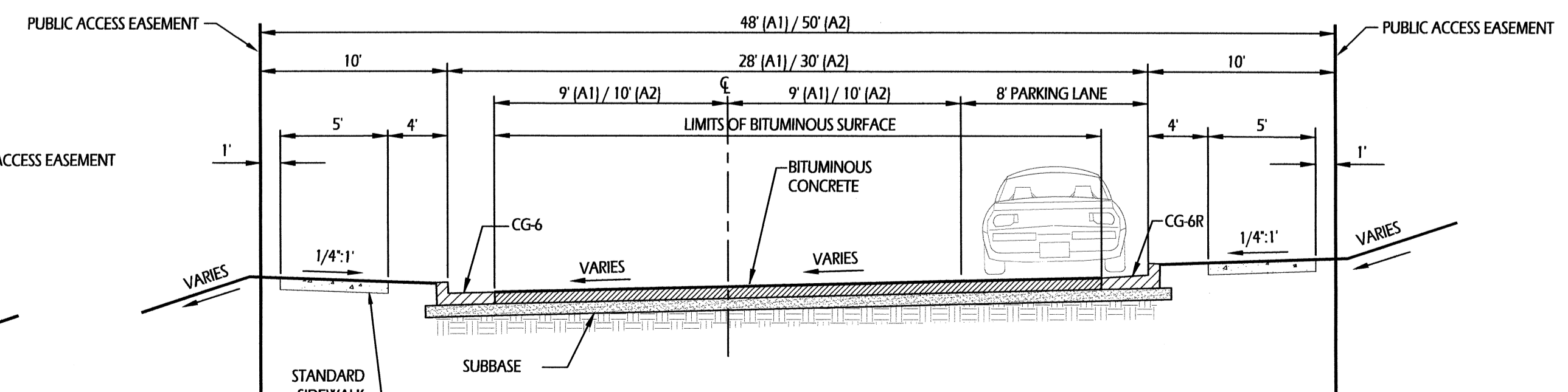
TYPICAL SINGLE FAMILY DETACHED STREET SECTION

PRIVATE STREET
(CATEGORY A2 - BIG ROCK DRIVE)
NTS



TYPICAL SINGLE FAMILY DETACHED STREET SECTION

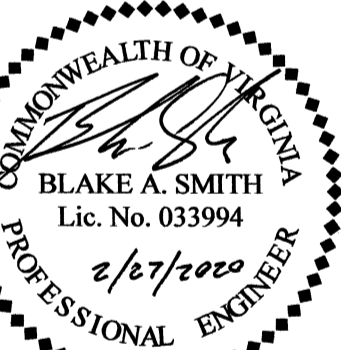
PRIVATE STREET
(CATEGORY A1 - BEARTOWN DRIVE, REDDISH KNOB DRIVE & WHITETOP DRIVE)
(CATEGORY A2 - HAWKSBILL HIGH CIRCLE)
NTS



REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019

SMITH
ENGINEERING

NOTES AND DETAILS
MONTEBELLO FARM
PRELIMINARY PLAT OF SUBDIVISION
COUNTY NO. SBPL-2019-0008
LOUDOUN COUNTY, VIRGINIA
STERLING ELECTION DISTRICT

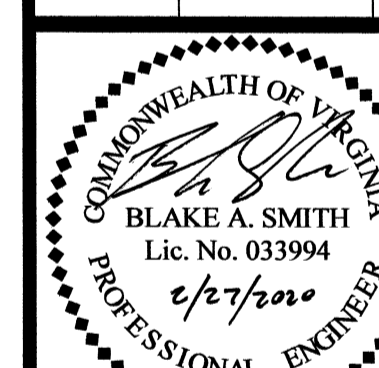


SMITH
ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 222-01
PROJECT MANAGER:
BLAKE A. SMITH, P.E.
Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
07/31/19	1st SUB. TO ESI
08/12/19	2nd SUB. TO ESI
08/13/19	1st SUB. TO COUNTY
12/20/19	2nd SUB. TO COUNTY
02/27/20	3rd SUB. TO COUNTY

OTHER PLAN DISTRIBUTIONS

SCALE: AS SHOWN
DATE: JULY, 2019
SHEET 2 OF 10



SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 222-01
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OTHER PLAN DISTRIBUTIONS

SCALE:	AS SHOWN
DATE:	JULY, 2019
SHEET	3 OF 10

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C105	005°53'51"	343.61	35.37	17.70	N42° 25' 38" W	35.35'
C106	007°57'05"	339.99	47.18	23.63	N49° 22' 59" W	47.15'
C107	001°40'01"	274.99	8.00	4.00	N54° 44' 13" W	8.00'
C109	000°12'51"	12564.39	46.95	23.48	N64° 59' 29" W	46.95'
C111	013°27'52"	289.99	68.15	34.23	S17° 09' 07" W	67.99'
C113	013°27'52"	174.99	41.12	20.66	N17° 09' 07" E	41.03'
C114	002°22'49"	289.99	12.05	6.02	S25° 04' 28" E	12.05'
C117	002°22'49"	174.99	7.27	3.64	N25° 04' 28" E	7.27'
C118	090°55'00"	15.00	23.80	15.24	S71° 43' 22" W	21.38'
C121	089°05'00"	14.99	23.32	14.76	S18° 16' 45" E	21.04'
C123	011°12'12"	140.00	27.37	13.73	S31° 51' 58" W	27.33'
C125	017°10'10"	140.00	41.95	21.13	N71° 24' 13" W	41.80'
C126	019°54'35"	139.99	48.65	24.57	N52° 51' 50" W	48.40'
C127	023°34'41"	15.00	6.17	3.13	N51° 26' 16" E	6.13'
C129	008°31'19"	82.49	12.27	6.15	S12° 42' 14" W	12.26'
C130	027°14'58"	82.50	39.24	20.00	S05° 10' 54" E	38.87'
C131	003°49'21"	14.99	1.00	0.50	N72° 13' 05" W	1.00'
C132	008°12'24"	222.49	31.87	15.96	N70° 01' 33" W	31.84'
C133	008°01'44"	222.50	31.18	15.62	N61° 54' 29" W	31.15'
C134	003°59'25"	222.50	15.50	7.75	N55° 53' 55" W	15.49'
C141	003°24'35"	177.49	10.56	5.28	S72° 25' 28" E	10.56'
C177	004°46'59"	339.99	28.38	14.20	S23° 52' 23" W	28.37'
C179	009°04'11"	275.00	43.53	21.81	S60° 06' 04" E	43.49'
C180	008°34'59"	87.38	13.09	6.56	N44° 51' 39" E	13.08'

AREA TABULATION:

LOTS (SFA & SFD)	1,564,139 SF	35,907.69 AC
PARCEL A *	988,566 SF	22,694.36 AC
PARCEL B1	658,042 SF	15,106.57 AC
PARCEL B2 (MF BLDGS 1 & 2)	44,050 SF	1,010.38 AC
PARCEL B3 (MF BLDGS 3 & 4)	73,919 SF	1,696.95 AC
PARCEL C	257,291 SF	5,906.59 AC
ROW DEDICATION 'A'	78,889 SF	1,811.05 AC
ROW DEDICATION 'B' *	5,476 SF	0.12571 AC
TOTAL	3,690,372 SF	84,719.30 AC

NOTES:

1. ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. FOR THE OPEN SPACE CALCULATIONS, SEE SHEET 1.
3. * THE FINAL DETERMINATION ON THE NEED FOR A CUL-DE-SAC AND ROW DEDICATION 'B' WILL BE MADE DURING THE REVIEW OF THE SITE PLAN AND/OR CONSTRUCTION PLAN PROPOSING THIS CONNECTION. THIS DETERMINATION MAY ADJUST THE AREAS LISTED FOR ROW DEDICATION 'B' AND PARCEL 'A'.

PARCEL TABULATIONS:

TOTAL PARCEL A AREA *	988,566 SF	22,694.36 AC
ACCESS EASEMENT AREA	307,666 SF	7,063.04 AC
CLUBHOUSE PARKING AREA	30,116 SF	0.69137 AC
TOTAL PARCEL B1 AREA	658,042 SF	15,106.57 AC
ACCESS EASEMENT AREA	141,370 SF	3,245.41 AC
PARCEL C	257,291 SF	5,906.59 AC
ACCESS EASEMENT AREA	95,055 SF	2,182.16 AC

NOTES:

1. ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL ACCESS EASEMENT AREA IS FOR THE PRIVATE STREETS.
3. FOR THE OPEN SPACE CALCULATIONS, SEE SHEET 1.
4. * THE FINAL DETERMINATION ON THE NEED FOR A CUL-DE-SAC AND ROW DEDICATION 'B' WILL BE MADE DURING THE REVIEW OF THE SITE PLAN AND/OR CONSTRUCTION PLAN PROPOSING THIS CONNECTION. THIS DETERMINATION MAY ADJUST THE AREA LISTED FOR PARCEL 'A'.

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C2	010°01'25"	14.99	2.62	1.32	S58° 05' 37" W	2.62'
C3	011°09'03"	134.99	26.27	13.18	N17° 39' 18" W	26.23'
C4	015°51'13"	135.00	37.35	18.80	N04° 09' 10" W	37.24'
C5	015°51'06"	134.99	37.35	18.79	N14° 40' 07" E	37.23'
C6	015°51'08"	135.00	37.35	18.80	N30° 31' 15" E	37.23'
C7	010°46'29"	135.00	25.39	12.73	N43° 50' 04" E	25.35'
C11	020°43'14"	133.99	48.46	24.50	N62° 00' 32" E	48.20'
C13	002°33'31"	223.99	10.00	5.00	N71° 21' 19" W	10.00'
C14	011°17'27"	223.99	44.14	22.14	N64° 25' 50" W	44.07'
C15	004°52'54"	223.99	19.08	9.55	N56° 20' 39" W	19.08'
C18	007°19'52"	250.00	31.99	16.02	S50° 14' 17" E	31.97'
C20	007°19'52"	133.99	17.15	8.58	N50° 14' 17" W	17.13'
C23	017°57'10"	134.00	41.99	21.17	N37° 35' 46" W	41.82'
C24	017°57'10"	250.00	78.33	39.49	S37° 35' 46" E	78.01'
C25	018°55'13"	134.00	44.25	22.33	N19° 09' 35" W	44.05'
C26	018°55'13"	250.00	82.56	41.66	S19° 09' 35" E	82.18'
C27	017°16'41"	249.99	75.39	37.98	S01° 03' 37" E	75.10'
C28	017°16'41"	134.00	40.41	20.36	N01° 03' 37" W	40.26'
C29	017°39'34"	133.99	41.30	20.82	N16° 24' 31" E	41.14'
C30	017°39'34"	250.00	77.05	38.84	S16° 24' 31" W	76.75'
C31	007°32'16"	249.99	32.89	16.47	S29° 00' 26" W	32.87'
C32	007°32'16"	134.00	17.63	8.83	N29° 00' 26" E	17.62'
C33	006°33'27"	344.00	39.37	19.71	N23° 28' 50" W	39.35'
C34	080°02'36"	14.99	20.96	12.60	N13° 13' 26" E	19.29'
C35	018°22'40"	274.00	87.89	44.32	N44° 03' 24" E	87.51'
C36	007°35'08"	339.99	45.01	22.54	N16° 22' 14" W	44.98'
C37	007°35'08"	339.99	45.01	22.54	N08° 47' 05" W	44.98'
C38	007°35'08"	339.99	45.01	22.54	N01° 11' 57" W	44.98'
C40	006°40'06"	339.99	39.57	19.81	N05° 55' 40" E	39.55'
C47	013°51'54"	188.43	45.60	22.91	N33° 08' 22" E	45.49'
C48	013°45'00"	306.49	73.55	36.95	S33° 08' 22" W	73.38'
C49	014°19'26"	189.12	47.28	23.76	N47° 08' 35" E	47.16'
C50	014°19'26"	305.08	76.27	38.34	S47° 08' 35" W	76.07'
C52	014°19'26"	189.12	47.28	23.76	N61° 24' 02" E	47.16'
C53	014°19'26"	305.08	76.27	38.34	S61° 24' 02" W	76.07'
C55	014°19'26"	189.12	47.28	23.76	N75° 39' 28" E	47.16'
C56	014°19'26"	305.08	76.27	38.34	S75° 39' 28" W	76.07'
C58	014°19'26"	189.12	47.28	23.76	N89° 54' 54" E	47.16'
C59	014°19'26"	305.08	76.27	38.34	S89° 54' 54" W	76.07'
C61	014°19'26"	189.12	47.28	23.76	S75° 49' 39" E	47.16'
C62	014°15'26"	306.50	76.27	38.33	N75° 49' 39" W	76.07'
C65	005°52'49"	189.99	19.50	9.76	S65° 45' 32" E	19.49'
C66	005°49'47"	306.49	31.19	15.61	N65° 46' 56" W	31.17'
C69	001°44'14"	190.00	5.76	2.88	S61° 57' 01" E	5.76'
C71	014°32'01"	188.09	47.71	23.98	S53° 53' 17" E	47.58'
C72	014°32'01"	303.42	76.97	38.69	N53° 53' 17" W	76.76'
C74	014°32'01"	188.09	47.71	23.98	S39° 30' 04" E	47.58'
C75	014°32'01"	303.42	76.97	38.69	N39° 30' 04" W	76.76'
C77	014°32'01"	188.09	47.71	23.98	S25° 06' 51" E	47.58'
C78	014°32'01"	303.42	76.97	38.69	N25° 06' 51" W	76.76'
C80	014°32'01"	188.09	47.71	23.98	S10° 43' 38" E	47.58'
C81	014°32'01"	303.42	76.97	38.69	N10° 43' 38" W	76.76'
C82	014°32'01"	188.09	47.71	23.98	S03° 39' 36" W	47.58'
C83	014°32'01"	303.42	76.97	38.69	N03° 39' 36" E	76.76'
C84	006°06'41"	189.99	20.27	10.14	S13° 54' 33" W	20.26'
C86	003°09'43"	309.99	17.11	8.56	S18° 32' 45" W	17.11'
C87	008°46'17"	310.00	47.46	23.77	S24° 30' 45" W	47.41'
C88	009°04'04"	309.99	49.06	24.58	S33° 25' 55" W	49.01'
C89	009°00'38"	310.00	48.75	24.43	S42° 28' 16" W	48.70'
C92	012°43'29"	15.00	3.33	1.67	S40° 36' 50" W	3.32'
C95	012°47'50"	175.99	39.31	19.74	S66° 14' 10" E	39.23'
C97	005°56'02"	175.99	18.23	9.12	S56° 52' 14" E	18.22'
C100	021°58'49"	85.99	32.99	16.70	S42° 54' 48" E	32.79'
C103	019°07'26"	226.00	75.43	38.07	S42° 20' 17" W	75.08'
C104	089°03'06"	14.94	23.23	14.70	N83° 46' 25" W	20.96'

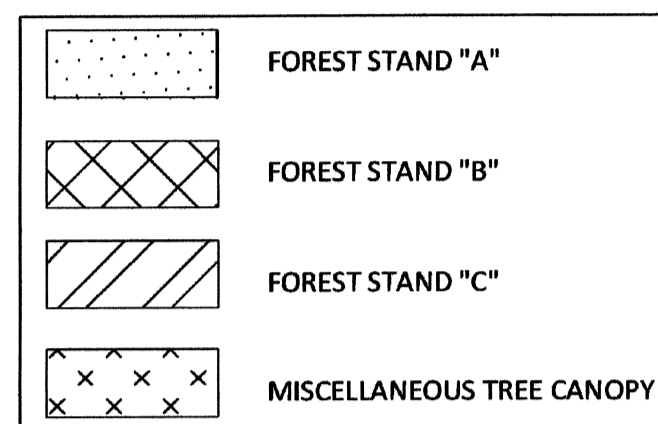
PROPOSED LOT AREA TABULATION:		
LOT	AREA (SF)	AREA (AC)
261	5,452	0.12516
262	5,453	0.12518
263	7,006	0.16083
264	5,765	0.13235
265	5,452	0.12516
266	5,452	0.12516
267	5,452	0.12516
268	5,452	0.12516
269	5,452	0.12516
270	5,452	0.12516
271	5,452	0.12516
272	5,452	0.12516
273	5,452	0.12516
274	5,452	0.12516
275	5,452	0.12516
276	5,452	0.12516
277	5,452	0.12516
278	5,452	0.12516
279	5,452	0.12516
280	5,452	0.12516
281	6,235	0.14315
282	6,325	0.14519
283	5,452	0.12516
284	5,452	0.12516
285	4,140	0.09504
286	3,450	0.07920
287	3,450	0.07920
288	4,140	0.09504
289	4,140	0.09504
290	3,450	0.07920
291	3,450	0.07920
292	4,140	0.09504
293	4,176	0.09587
294	3,480	0.07989
295	4,176	0.09587
296	4,176	0.09587
297	3,480	0.07989
298	3,480	0.07989
299	4,160	0.09550
300	4,156	0.09540
301	3,465	0.07955
302	3,465	0.07955
303	3,465	0.07955
304	3,465	0.07955
305	3,465	0.07955
306	4,166	0.09563

PROPOSED LOT AREA TABULATION:		
LOT	AREA (SF)	AREA (AC)
196	6,095	0.13992
197	5,405	0.12408
198	5,405	0.12408
199	5,405	0.12408
200	5,405	0.12408
201	5,408	0.12414
202	5,545	0.12729
203	5,700	0.13085
204	5,901	0.13547
205	4,412	0.10129
206	3,484	0.07997
207	3,480	0.07989
208	4,176	0.09587
209	4,176	0.09587
210	3,480	0.07989
211	3,480	0.07989
212	3,480	0.07989
213	3,480	0.07989
214	4,176</	

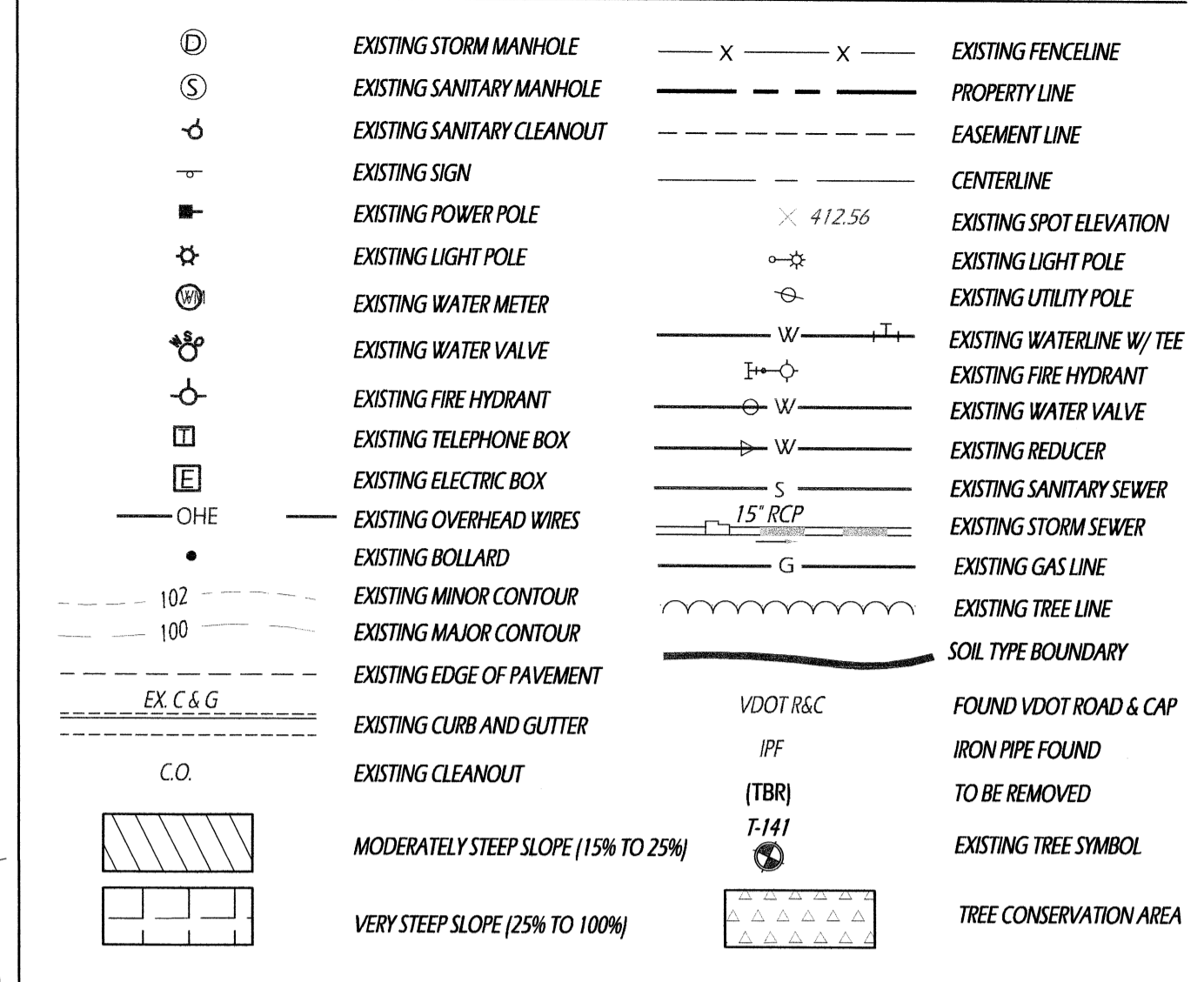
FOREST COVER TYPES

	Forest Stand A	Forest Stand B	Forest Stand C	Miscellaneous Tree Canopy
Species Composition	Mature Hardwood Forest. Canopy species: Tulip Poplar, Chestnut Oak, Pignut Hickory, Black Gum	Early-Mid Successional Softwood Forest. Canopy species: Eastern Redcedar with some American Elm, Virginia Pine	Mature Hardwood/Softwood Forest. Canopy Species: Red Maple, Eastern Redcedar, Green Ash, American Elm	Mid-Successional or Landscaped Individual Trees
Age	>50 Years	<30 Years	>50 Years	15-30 Years
Area	13.5 acres (585,817 SF)	10.9 acres (474,515 SF)	7.7 acres (334,423 SF)	-
Size Class	8-35"	4-18"	8-20"	-
Average # of Hardwood Saw Timber Size Trees Per Acre	50	25	15	-
Stand Density	0.5	0.6	0.4	-
Aspect (Slope Direction)	North-East	South-East	Southeast	-
Relative Rate of Growth	Slow-Moderate	Moderate	Moderate	-
Regeneration	Low	Moderate	Moderate	-
Insect Damage or Disease	Low	Low	Fair	Low
Health and Vigor	Fair/Good	Fair/Good	Fair	Good
Soil Units	95B/98B	73B	79A/73B	-

FOREST COVER TYPE LEGEND



LEGEND



NOTES:

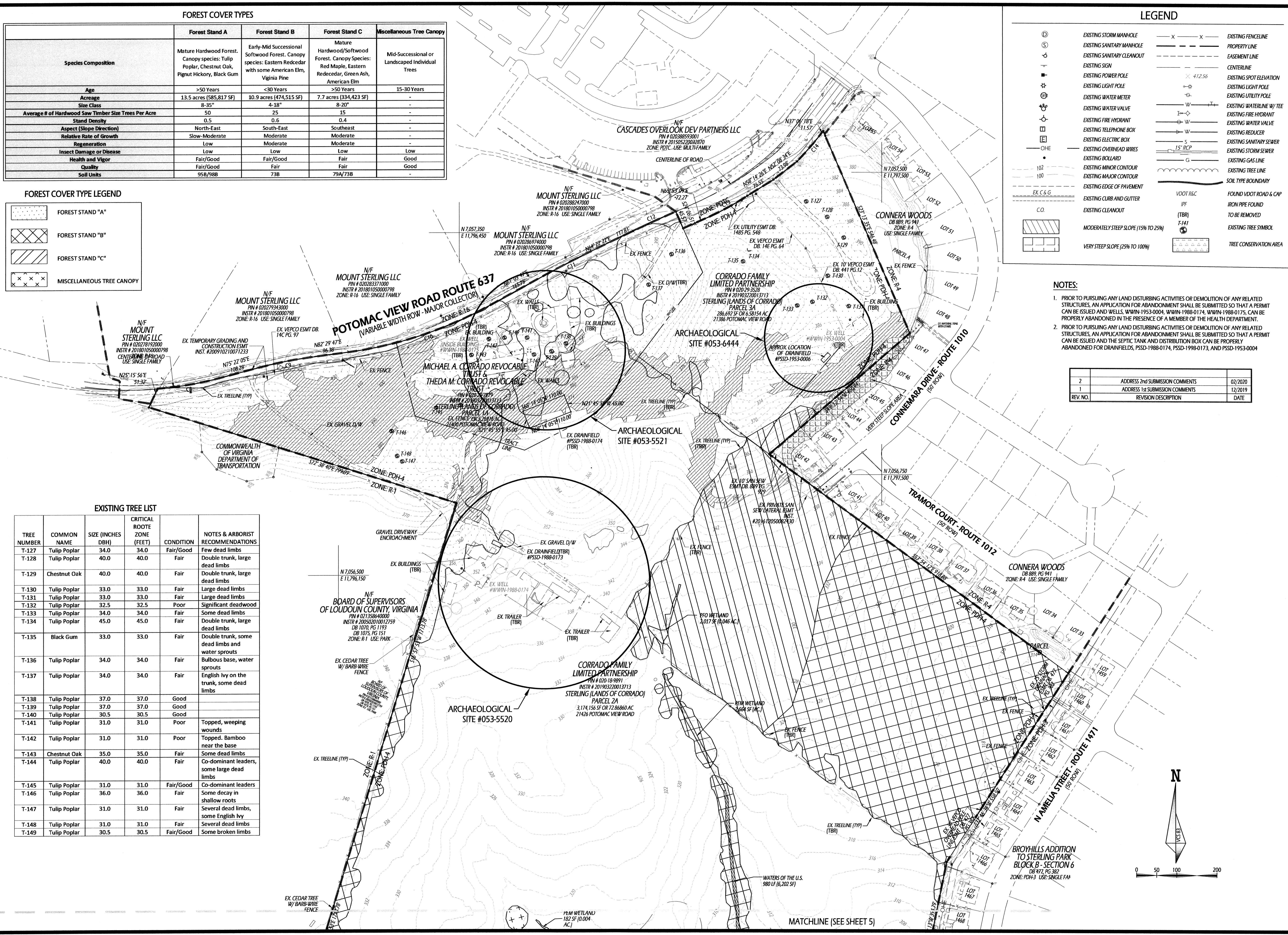
- PRIOR TO PURSUING ANY LAND DISTURBING ACTIVITIES OR DEMOLITION OF ANY RELATED STRUCTURES, AN APPLICATION FOR ABANDONMENT SHALL BE SUBMITTED SO THAT A PERMIT CAN BE ISSUED AND WELLS, WWIN-1953-0004, WWIN-1988-0174, WWIN-1988-0175, CAN BE PROPERLY ABANDONED IN THE PRESENCE OF A MEMBER OF THE HEALTH DEPARTMENT.
- PRIOR TO PURSUING ANY LAND DISTURBING ACTIVITIES OR DEMOLITION OF ANY RELATED STRUCTURES, AN APPLICATION FOR ABANDONMENT SHALL BE SUBMITTED SO THAT A PERMIT CAN BE ISSUED AND THE SEPTIC TANK AND DISTRIBUTION BOX CAN BE PROPERLY ABANDONED FOR DRAINFIELDS, PSSD-1988-0174, PSSD-1998-0173, AND PSSD-1953-0004

REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019

EXISTING TREE LIST

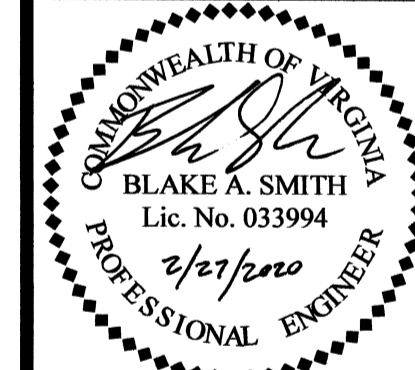
TREE NUMBER	COMMON NAME	SIZE (INCHES DBH)	CRITICAL ROOT ZONE (FEET)	CONDITION	NOTES & ARBORIST RECOMMENDATIONS
T-127	Tulip Poplar	34.0	34.0	Fair/Good	Few dead limbs
T-128	Tulip Poplar	40.0	40.0	Fair	Double trunk, large dead limbs
T-129	Chestnut Oak	40.0	40.0	Fair	Double trunk, large dead limbs
T-130	Tulip Poplar	33.0	33.0	Fair	Large dead limbs
T-131	Tulip Poplar	33.0	33.0	Fair	Large dead limbs
T-132	Tulip Poplar	32.5	32.5	Poor	Significant deadwood
T-133	Tulip Poplar	34.0	34.0	Fair	Some dead limbs
T-134	Tulip Poplar	45.0	45.0	Fair	Double trunk, large dead limbs
T-135	Black Gum	33.0	33.0	Fair	Double trunk, some dead limbs and water sprouts
T-136	Tulip Poplar	34.0	34.0	Fair	Bulbous base, water sprouts
T-137	Tulip Poplar	34.0	34.0	Fair	English Ivy on the trunk, some dead limbs
T-138	Tulip Poplar	37.0	37.0	Good	
T-139	Tulip Poplar	37.0	37.0	Good	
T-140	Tulip Poplar	30.5	30.5	Good	
T-141	Tulip Poplar	31.0	31.0	Poor	Topped, weeping wounds
T-142	Tulip Poplar	31.0	31.0	Poor	Topped, Bamboo near the base
T-143	Chestnut Oak	35.0	35.0	Fair	Some dead limbs
T-144	Tulip Poplar	40.0	40.0	Fair	Co-dominant leaders, some large dead limbs
T-145	Tulip Poplar	31.0	31.0	Fair/Good	Co-dominant leaders
T-146	Tulip Poplar	36.0	36.0	Fair	Some decay in shallow roots
T-147	Tulip Poplar	31.0	31.0	Fair	Several dead limbs, some English Ivy
T-148	Tulip Poplar	31.0	31.0	Fair	Several dead limbs
T-149	Tulip Poplar	30.5	30.5	Fair/Good	Some broken limbs

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SMITH ENGINEERING

EXISTING CONDITIONS PLAN
MONTEBELLO FARM
 PRELIMINARY PLAT OF SUBDIVISION
 LOUDOUN COUNTY, VIRGINIA
 STERLING ELECTION DISTRICT
 COUNTY NO. SBPL-2019-0008

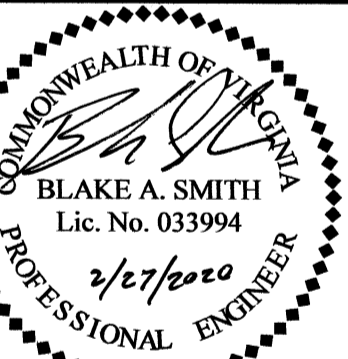


SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY VA 20151
 PHONE: 703-956-6204
 PROJECT: 222-01
 PROJECT MANAGER: BLAKE A. SMITH, P.E.
 Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
07/31/19	1st SUB. TO ESI
08/12/19	2nd SUB. TO ESI
08/13/19	1st SUB. TO COUNTY
12/20/19	2nd SUB. TO COUNTY
02/27/20	3rd SUB. TO COUNTY

OTHER PLAN DISTRIBUTIONS

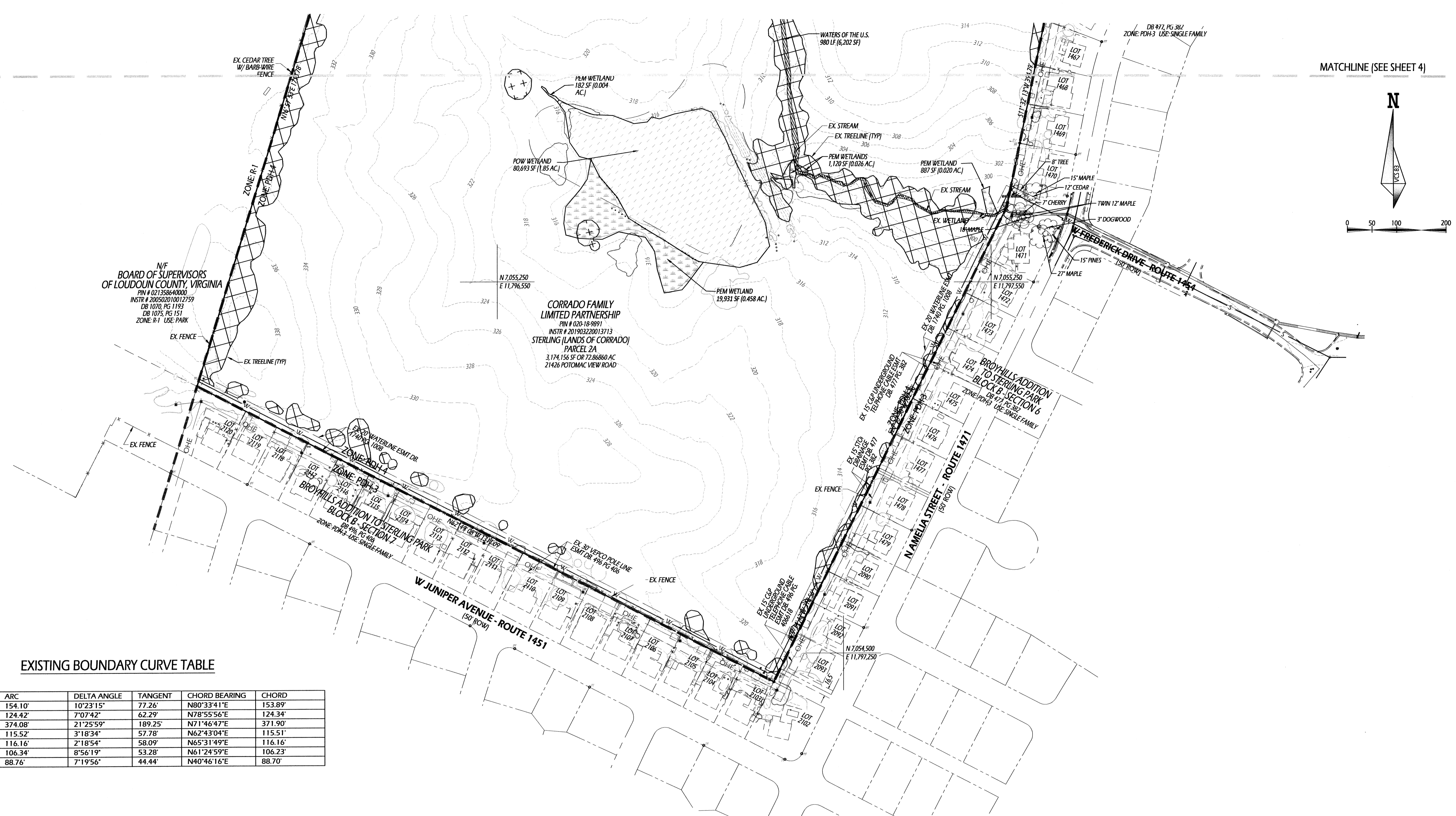
SCALE: 1" = 100'
 DATE: JULY, 2019
 SHEET 4 OF 10



SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 222-01
 PROJECT MANAGER:
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 Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS		
07/31/19	1st SUB. TO ESI	
08/12/19	2nd SUB. TO ESI	
08/13/19	1st SUB. TO COUNTY	
12/20/19	2nd SUB. TO COUNTY	
02/21/20	3rd SUB. TO COUNTY	

OTHER PLAN DISTRIBUTIONS



EXISTING BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	850.00'	154.10'	10°23'15"	77.26'	N80°33'41"E	153.89'
C2	1000.00'	124.42'	7°07'42"	62.29'	N78°55'56"E	124.34'
C3	1000.00'	374.08'	21°25'59"	189.25'	N71°46'47"E	371.90'
C4	2000.00'	115.52'	3°18'34"	57.78'	N62°43'04"E	115.51'
C5	2875.00'	116.16'	2°18'54"	58.09'	N65°31'49"E	116.16'
C6	681.62'	106.34'	8°56'19"	53.28'	N61°24'59"E	106.23'
C7	693.62'	88.76'	7°19'56"	44.44'	N40°46'16"E	88.70'

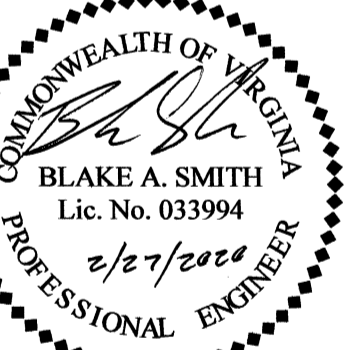
ADJOINER INFORMATION					
LOT#	PIN #	TAX MAP #	OWNER	ZONE	USE
55	020294990000	/81/L/1/1/55/	BARAZANDEKHAR, HABIBOLLAH ET AL	R-4	Single Family
54	020294990000	/81/L/1/1/54/	DELONG, STEPHEN C & KATHLEEN C R/S	R-4	Single Family
53	020295878000	/81/L/1/1/53/	QUIRK, DORIAN P & DANA	R-4	Single Family
52	020296372000	/81/L/1/1/52/	BIRD, JOHN L JR & THO THI R/S	R-4	Single Family
51	020296663000	/81/L/1/1/51/	HOLLSTEIN, MICHAEL STEPHEN JR	R-4	Single Family
50	020296857000	/81/L/1/1/50/	MOSCOSO, CLAUDIA B & MARIA M MOSCOSO	R-4	Single Family
49	020296749000	/81/L/1/1/49/	PUGH, BURGAN B JR & EMILIE M TEES	R-4	Single Family
48	020296543000	/81/L/1/1/48/	VEIRA, ELIANA	R-4	Single Family
47	020296136000	/81/L/1/1/47/	HELBOCK, DAVID M & ANNE M R/S	R-4	Single Family
46	020295429000	/81/L/1/1/46/	ERICKSON, AMBER K & DYLAN J	R-4	Single Family
45	020294923000	/81/L/1/1/45/	HAWKINS, TIMOTHY C & CATHERINE ANNE	R-4	Single Family
44	020294218000	/81/L/1/1/44/	CONE, MARSHALL R & VERA M	R-4	Single Family
43	020293613000	/81/L/1/1/43/	KNISELY, LORI M	R-4	Single Family
42	020292908000	/81/L/1/1/42/	MALMBERG, TYSON KIRK & JOY DANNE	R-4	Single Family
41	020194399000	/81/L/1/1/41/	BYER, SANDRA K	R-4	Single Family
40	020195194000	/81/L/1/1/40/	CAO, MICHAEL & KIM HIEN NGUYEN	R-4	Single Family
39	020195889000	/81/L/1/1/39/	PHILLIPS, CHRISTOPHER R & PATRICIA TEES	R-4	Single Family
38	020196484000	/81/L/1/1/38/	THOMASON, EWA	R-4	Single Family
37	020197179000	/81/L/1/1/37/	DECUIR, AMAARAH & MOHAMED H ALI	R-4	Single Family
36	020197750000	/81/L/1/1/36/	HOGAN, PATRICK	R-4	Single Family
35	020198371000	/81/L/1/1/35/	BIELSKI, MICHAEL C & DEBORAH L R/S	R-4	Single Family
34	020199270000	/81/L/1/1/34/	SMITH, JAMES & CYNTHIA ALLISON-	R-4	Single Family
33	020199965000	/81/L/1/1/33/	ODUM, GENE & CHRISTINA ELLIFFE- R/S	R-4	Single Family
D	020199161000	/81/L/1/1/01/	CONNEMARA WOODS HOMEOWNERS ASSOCCN	R-4	Open Space

ADJOINER INFORMATION					
LOT#	PIN #	TAX MAP #	OWNER	ZONE	USE
1459	020100456000	/81/F68//1459/	WALSH, ALAN DAVID	PDH-3	Single Family
1460	020199949000	/81/F68//1460/	BALY, ALEX B	PDH-3	Single Family
1461	020199542000	/81/F68//1461/	RAEZER, EDITH Y MEDINA	PDH-3	Single Family
1462	020199035000	/81/F68//1462/	MURPHY, RUTH V	PDH-3	Single Family
1463	020198629000	/81/F68//1463/	HAI, RATTANK & SROS LYOU & S MAM	PDH-3	Single Family
1464	020198222000	/81/F68//1464/	SONG, SRAY & SOVANRASMEY THACH-SONG	PDH-3	Single Family
1465	020197715000	/81/F68//1465/	BESAJI PROPERTIES LLC & MADSEN PROP LLC	PDH-3	Single Family
1466	020197409000	/81/F68//1466/	DOYLE, NANCY L	PDH-3	Single Family
1467	020197102000	/81/F68//1467/	MONDRAGON, FFRAIN E	PDH-3	Single Family
1468	021496892000	/81/F68//1468/	KEARNEY, CAROL A	PDH-3	Single Family
1469	021496785000	/81/F68//1469/	SACCO, JOHN M & JENNIFER A R/S	PDH-3	Single Family
1470	021496576000	/81/F68//1470/	BALY, ALEX	PDH-3	Single Family
1471	021496161000	/81/F68//1471/	SANTOS VILLALTA, ROSA ESTELINA ET AL	PDH-3	Single Family
1472	021495653000	/81/F68//1472/	MARCANTONI, GARY A & TERESA D TEES	PDH-3	Single Family
1473	021495346000	/81/F68//1473/	LOMBARDI, LORIANNE V	PDH-3	Single Family
1474	021494939000	/81/F68//1474/	CURCIO, THOMAS C	PDH-3	Single Family
1475	021494631000	/81/F68//1475/	BRUMM, TIMOTHY J	PDH-3	Single Family
1476	021494324000	/81/F68//1476/	CAESAR, DEBORAH S & SCOTT CAESAR JT	PDH-3	Single Family
1477	021493917000	/81/F68//1477/	BLANCO, RAMON	PDH-3	Single Family
1478	021493510000	/81/F68//1478/	GEMOND, MICHEL J & LIJIAN J TEES	PDH-3	Single Family
1479	021493203000	/81/F68//1479/	SHALAP, PAUL H	PDH-3	Single Family
2090	021392896000	/81/F78//2090/	BRYANT, JACQUELINE	PDH-3	Single Family
2091	021392590000	/81/F78//2091/	URICK, NANCY B	PDH-3	Single Family
2092	021392283000	/81/F78//2092/	SUTTON, RICHARD L & VELINDA L	PDH-3	Single Family

ADJOINER INFORMATION					
LOT#	PIN #	TAX MAP #	OWNER	ZONE	USE
2093	021391977000	/81/F78//2093/	SAMAN, JOHNNY S & MAY J	PDH-3	Single Family
2102	021391365000	/81/F78//2102/	GINDER, ANTOINETTE M	PDH-3	Single Family
2103	021390569000	/81/F78//2103/	OMWAKE, DENNIS J & DIANE C	PDH-3	Single Family
2104	021389972000	/81/F78//2104/	WHITAKER, JUDY A	PDH-3	Single Family
2105	021389375000	/81/F78//2105/	CERRITOS, JOSEFINA H	PDH-3	Single Family
2106	021388679000	/81/F78//2106/	CLEE, JOAN E	PDH-3	Single Family
2107	021388082000	/81/F78//2107/	RYNEX, STANLEY L & BETTY W	PDH-3	Single Family
2108	021387485000	/81/F78//2108/	VILLEGAS, ALEJANDRO R ET AL	PDH-3	Single Family
2109	021386888000	/81/F78//2109/	FAN, WEIZHONG & DAUING CHEN	PDH-3	Single Family
2110	021386192000	/81/F78//2110/	TAN, LARO S	PDH-3	Single Family
2111	021385495000	/81/F78//2111/	ORELLANA, MIGUEL A HERNANDEZ ET AL	PDH-3	Single Family
2112	021384898000	/81/F78//2112/	FIFE, TIMOTHY S & JODY J	PDH-3	Single Family
2113	021484201000	/81/F78//2113/	WALKER, EDWARD P ET AL J/T R/S	PDH-3	Single Family
2114	021483605000	/81/F78//2114/	MENJIVAR, WALTER E & WALTER MEJIA	PDH-3	Single Family
2115	021482908000	/81/F78//2115/	MAJANO, MARIA ABIGAIL	PDH-3	Single Family
2116	021482311000	/81/F78//2116/	PORTILLO, JOSEFINA ELIZABETH	PDH-3	Single Family
2117	021481714000	/81/F78//2117/	ROBINSON, ROBIN A	PDH-3	Single Family
2118	021481118000	/81/F78//2118/	FUENTES, GUILLERMO O & GILMA A	PDH-3	Single Family
2119	021480421000	/81/F78//2119/	TOLEDO, FAUSTO & OLGA M	PDH-3	Single Family
2120	021479825000	/81/F78//2120/	VELAR, JOAN L & CECILIA E VELAR JT	PDH-3	Single Family

REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019

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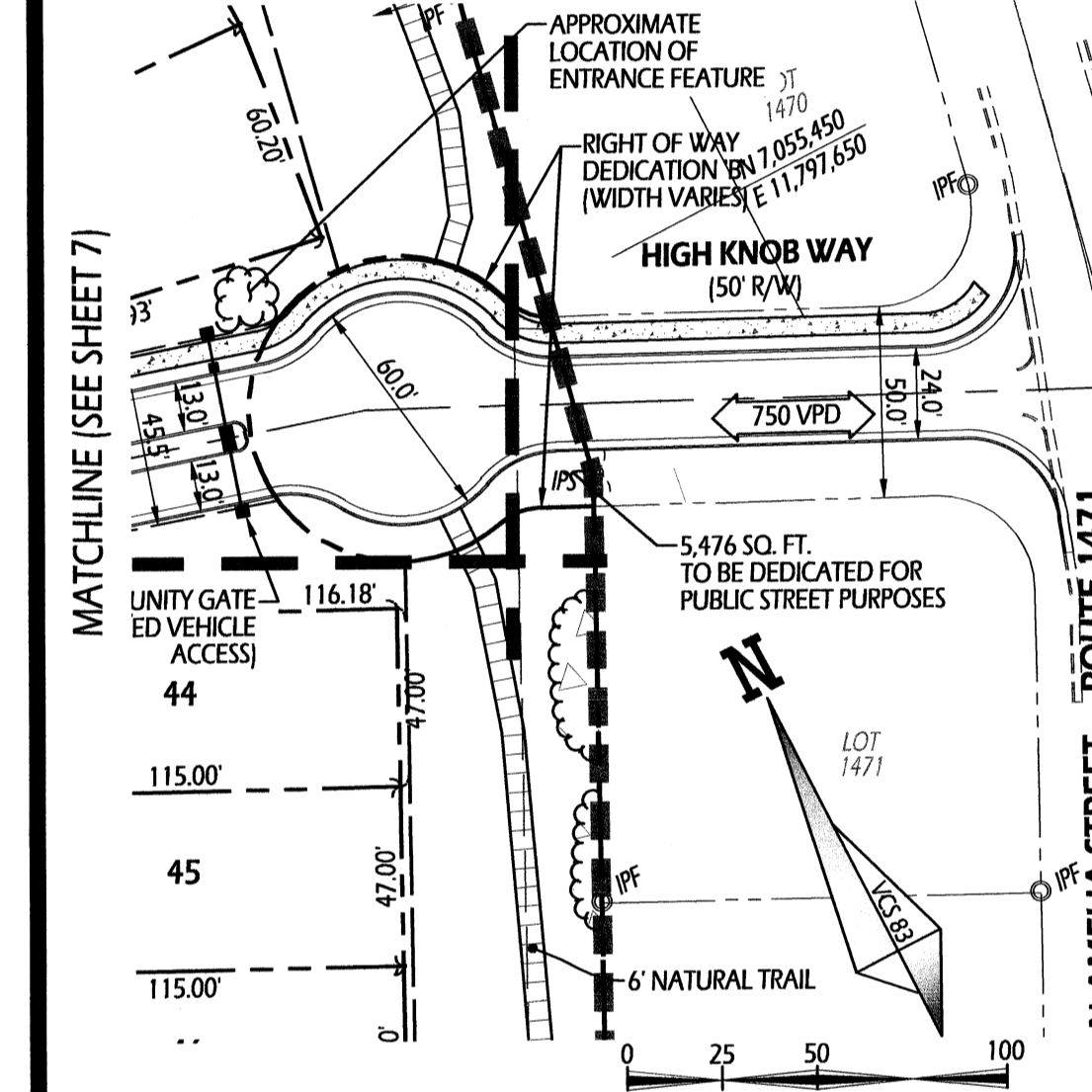
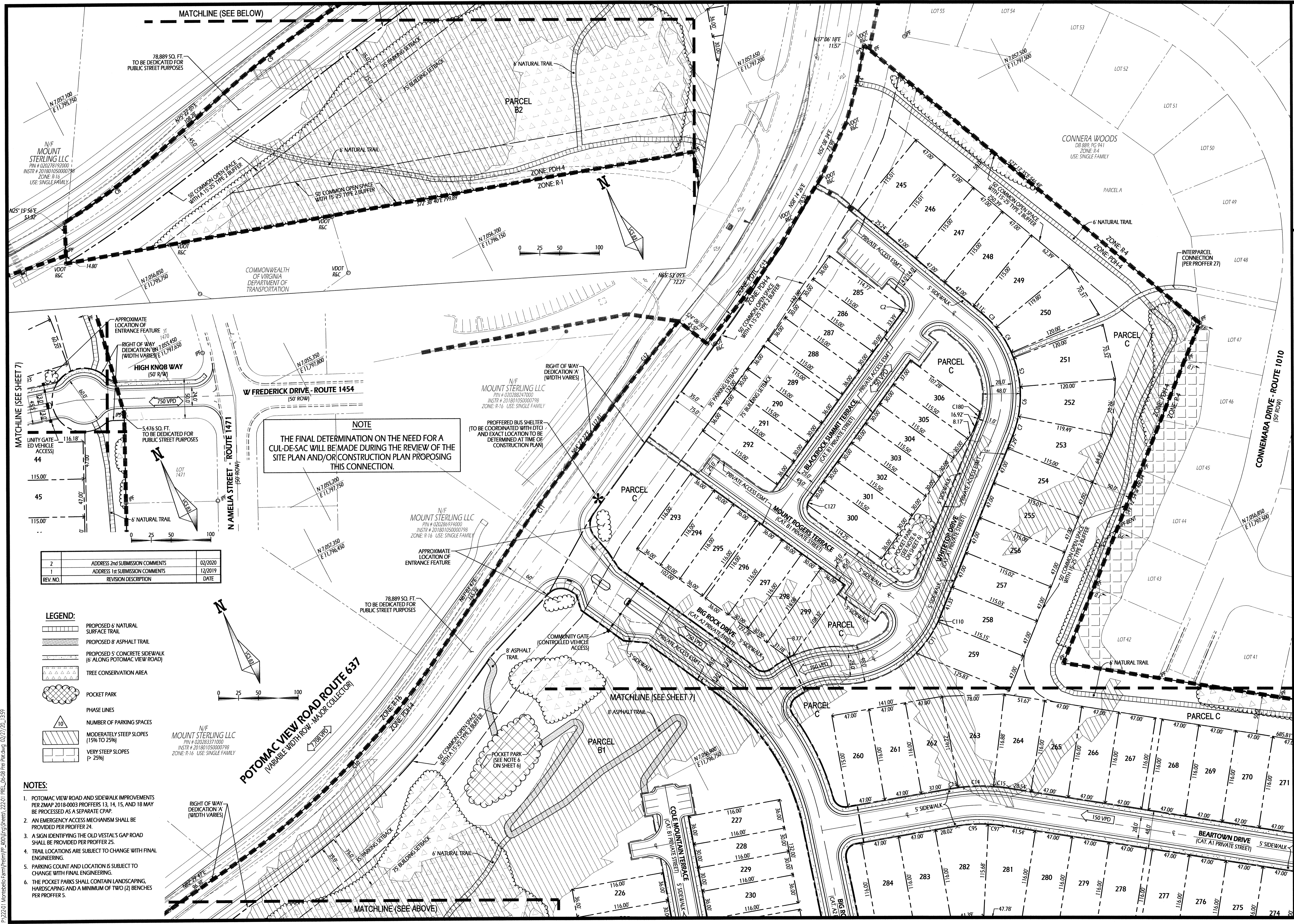


SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 222-01
 PROJECT MANAGER:
 BLAKE A. SMITH, P.E.
 Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
07/31/19	1st SUB. TO ESI
08/12/19	2nd SUB. TO ESI
08/13/19	1st SUB. TO COUNTY
12/20/19	2nd SUB. TO COUNTY
02/27/20	3rd SUB. TO COUNTY

OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 50'
 DATE: JULY, 2019
 SHEET 6 OF 10



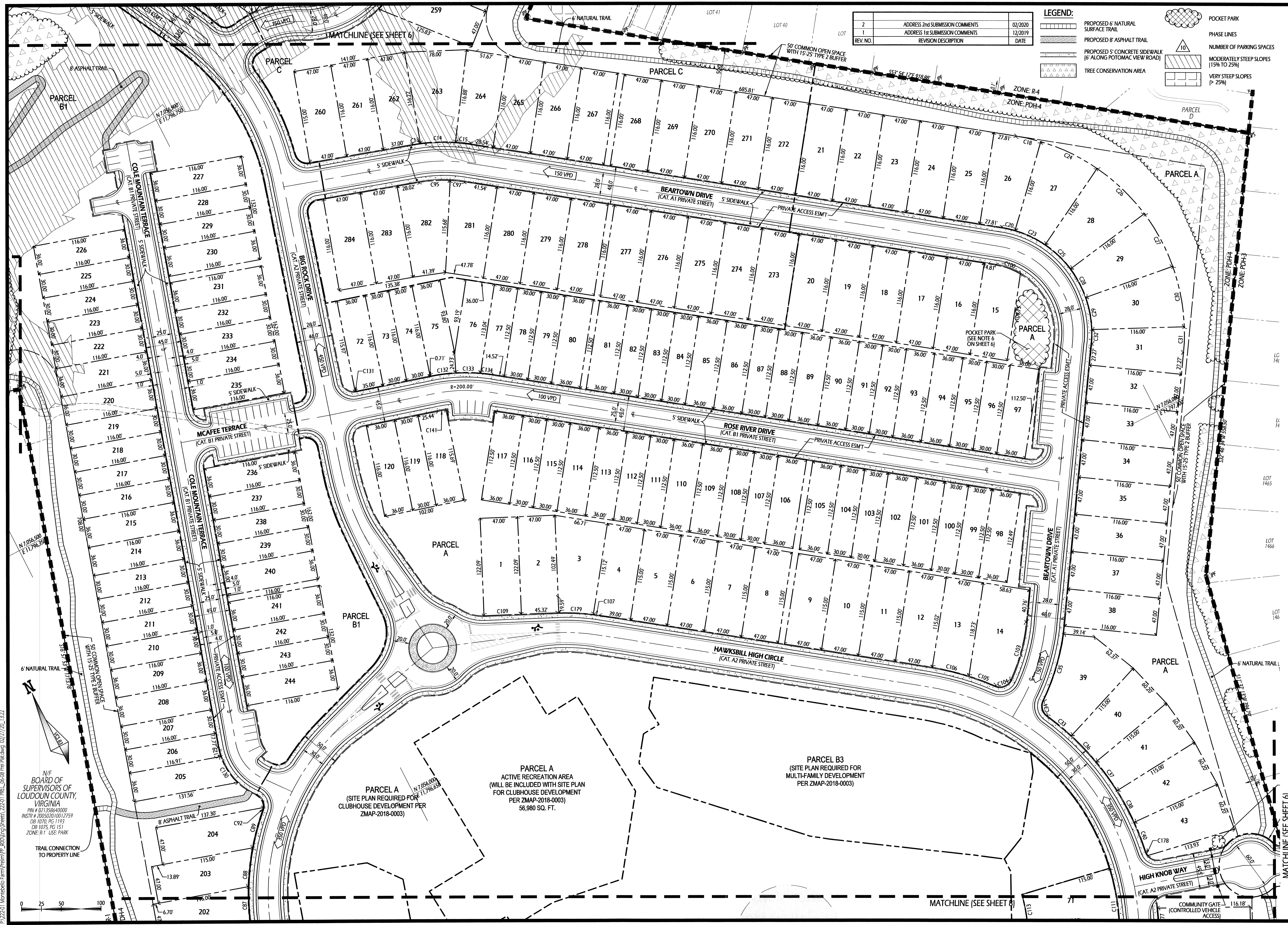
NOTE
 THE FINAL DETERMINATION ON THE NEED FOR A CUL-DE-SAC WILL BE MADE DURING THE REVIEW OF THE SITE PLAN AND/OR CONSTRUCTION PLAN PROPOSING THIS CONNECTION.

REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019

- LEGEND:**
- PROPOSED 6" NATURAL SURFACE TRAIL
 - PROPOSED 8" ASPHALT TRAIL
 - PROPOSED 5' CONCRETE SIDEWALK (6' ALONG POTOMAC VIEW ROAD)
 - TREE CONSERVATION AREA
 - POCKET PARK
 - PHASE LINES
 - NUMBER OF PARKING SPACES
 - MODERATELY STEEP SLOPES (15% TO 25%)
 - VERY STEEP SLOPES (> 25%)

- NOTES:**
- POTOMAC VIEW ROAD AND SIDEWALK IMPROVEMENTS PER ZMAP 2018-0003 PROFFERS 13, 14, 15, AND 18 MAY BE PROCESSED AS A SEPARATE CPAP.
 - AN EMERGENCY ACCESS MECHANISM SHALL BE PROVIDED PER PROFFER 24.
 - A SIGN IDENTIFYING THE OLD VESTALS GAP ROAD SHALL BE PROVIDED PER PROFFER 25.
 - TRAIL LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - PARKING COUNT AND LOCATION IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - THE POCKET PARKS SHALL CONTAIN LANDSCAPING, HARDSCAPING AND A MINIMUM OF TWO (2) BENCHES PER PROFFER 5.

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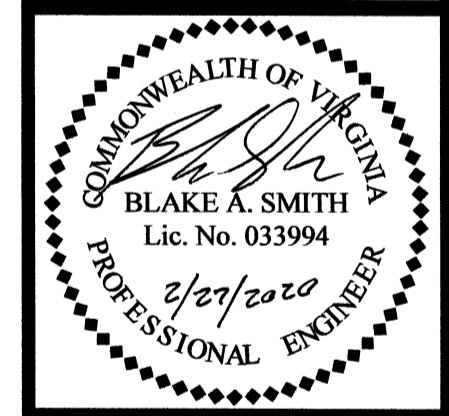
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019
	REVISION DESCRIPTION	DATE

LEGEND:

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- PROPOSED 5" CONCRETE SIDEWALK (6' ALONG POTOMAC VIEW ROAD)
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- POCKET PARK
- PHASE LINES
- NUMBER OF PARKING SPACES
- MODERATELY STEEP SLOPES (15% TO 25%)
- VERY STEEP SLOPES (P > 25%)

SMITH ENGINEERING

PRELIMINARY PLAT
MONTEBELLO FARM
 PRELIMINARY PLAT OF SUBDIVISION
 COUNTY NO. SBPL2019-0008
 LOUDOUN COUNTY, VIRGINIA
 STERLING ELECTION DISTRICT



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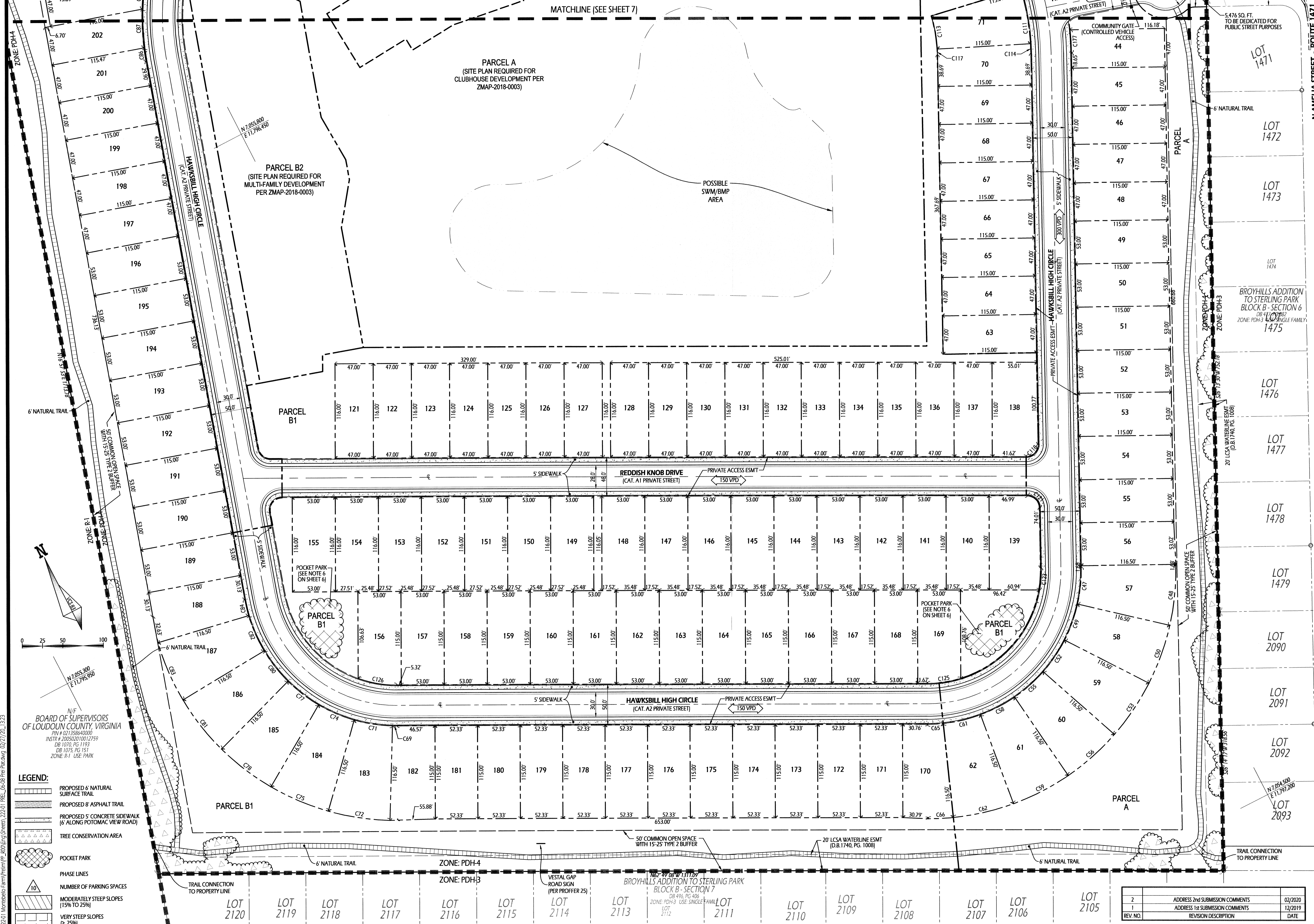
PLAN SUBMISSIONS

07/31/19	1st SUB. TO ESJ
08/12/19	2nd SUB. TO ESJ
08/13/19	1st SUB. TO COUNTY
12/20/19	2nd SUB. TO COUNTY
02/27/20	3rd SUB. TO COUNTY

OTHER PLAN DISTRIBUTIONS

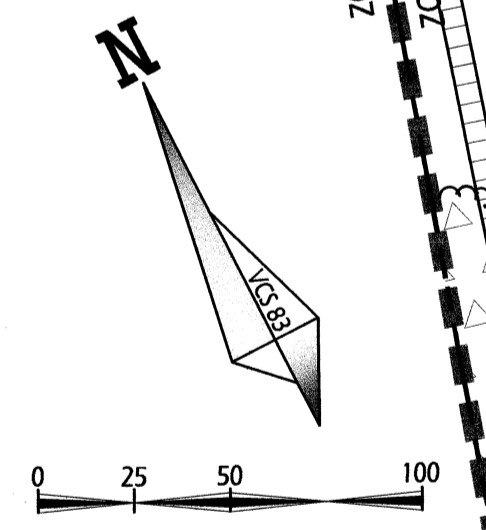
SCALE: 1" = 50'
 DATE: JULY, 2019
 SHEET 7 OF 10

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 N/F BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
 PIN # 021358640000
 INSTR # 200502010012759
 DB 1070, PG 1193
 DB 1075, PG 151
 ZONE: R-1 USE: PARK
 TRAIL CONNECTION TO PROPERTY LINE



P:\222-01 Montebello Farm\Prep\Prep_800\Eng\Sheet\222-01 PREL_06-08 Pre Plat.dwg 02/27/2013 13:23
 N/E BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
 PIN # 02135840000
 INSTR # 200502010012759
 DB 1070, PG 1193
 DB 1075, PG 151
 ZONE: R-1 USE: PARK

- LEGEND:**
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 - PROPOSED 6' ASPHALT TRAIL
 - PROPOSED 5' CONCRETE SIDEWALK (6' ALONG POTOMAC VIEW ROAD)
 - TREE CONSERVATION AREA
 - POCKET PARK
 - PHASE LINES
 - NUMBER OF PARKING SPACES
 - MODERATELY STEEP SLOPES (15% TO 25%)
 - VERY STEEP SLOPES (> 25%)



SMITH ENGINEERING

PRELIMINARY PLAT
MONTEBELLO FARM
 PRELIMINARY PLAT OF SUBDIVISION
 COUNTY NO. SBPL-2019-0008
 LOUDOUN COUNTY, VIRGINIA
 STERLING ELECTION DISTRICT



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PLAN SUBMISSIONS		
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08/12/19	2nd SUB. TO ESI	
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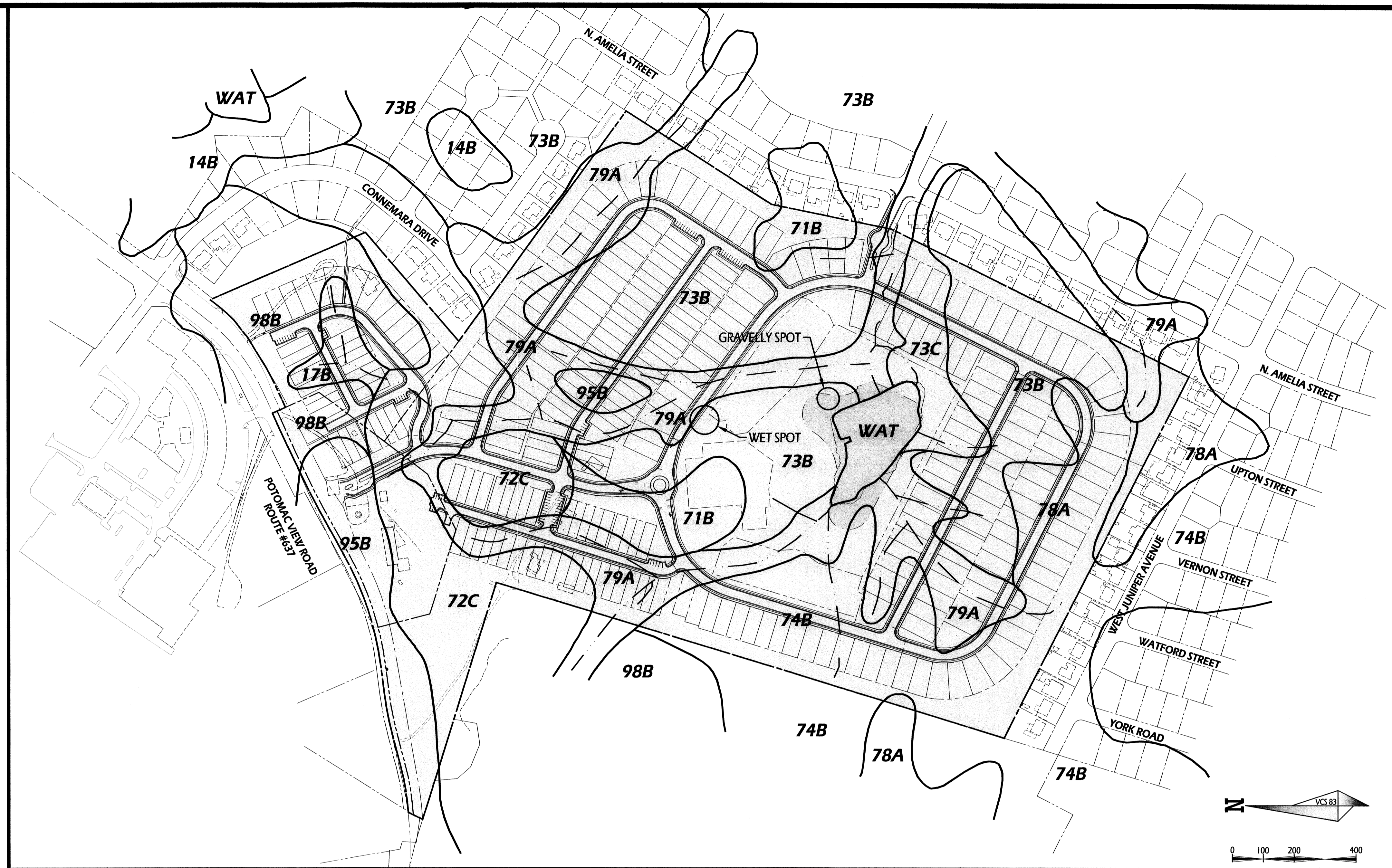
OTHER PLAN DISTRIBUTIONS

REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/20/20
1	ADDRESS 1st SUBMISSION COMMENTS	12/20/19

SUMMARY OF SOIL CHARACTERISTICS AND USE POTENTIAL

MAPPING UNIT NUMBER NAME, SLOPE, AND HYDROLOGIC GROUP	SOIL CHARACTERISTICS	MAPPING UNIT POTENTIAL GENERAL DEVELOPMENT CENTRAL WATER AND SEWER		
17B Middleburg silt loam, (1-7%) (B)	Very deep, well drained yellowish-brown to brown loamy soils with intermittent seasonal water tables in concave upland positions (swales); developed in recent colluvium of soils derived from mixed acid and basic rock	IIIW - poor potential; short duration water tables depth to hard bedrock is generally greater than 5'	IV - very poor; landscape position and short duration water tables	I - prime farmland 2E
71B Panorama silt loam, (3-8%) (B)	Deep well drained reddish-brown silty soils on convex ridge crests and side slopes; developed from fluvium over Triassic siltstones and shales	I - good potential depth to hard bedrock is generally greater than 6'	I - good potential	I - prime farmland 2E
72C Birdsboro loam, (8-15%) (B)	very deep well drained red and yellowish-red fine loamy soils on convex and straight side slopes; developed from thin river terrace deposits over siltstone	I - good potential; few problems depth to hard bedrock is generally greater than 5'	II - fair potential	II - secondary cropland 3E
73B Penn silt loam, (3-8%) (C)	moderately deep well drained silty soils on sloping convex landscapes; developed from Triassic siltstones and shales	I - good potential; few problems depth to hard bedrock generally ranges 20 to 40'	III - poor potential; perched water tables	II - secondary cropland 2E
73C Penn silt loam, (8-15%) (C)	moderately deep well drained silty soils on sloping convex landscapes; developed from Triassic siltstones and shales	I - good potential; few problems depth to hard bedrock generally ranges 20 to 40'	III - poor potential; shallow to rock	IV - grassland agriculture 3E
74B Ashburn silt loam, (1-8%) (C)	moderately deep moderately well drained yellowish-brown silty soils with seasonal perched water tables on level to gently sloping landscapes; developed from thin fluvial cappings over Triassic siltstones	II - WP - fair potential; wetness and low bearing capacity depth to hard bedrock generally ranges 20 to 40'	III - poor potential; perched water tables	II - secondary cropland 2W
78A Dulles silt loam, (0-3%) (C)	deep moderately well to somewhat poorly drained yellowish-brown mottled with gray clayey soils with seasonal perched water tables on nearly level landscapes; developed from fluvial cappings overlying siltstone and shales	IV W - very poor potential; low soil strength and prolonged perched water table depth to hard bedrock generally ranges 40 to 60'	IV - very poor potential; low soil strength and prolonged perched water table	II - secondary cropland 4W
79A Albano silt loam, (0-3%) brief pending (D) Hydric soil	deep poorly drained mottled yellowish-brown and gray clayey soils with seasonal perched water tables in concave landscapes (swales); developed in colluvium and local alluvium of soils derived from Triassic siltstones and shales	IV W - very poor potential; seasonal perched water tables depth to hard bedrock generally ranges 40 to 60'	IV - very poor potential; high water tables	IV - grassland agriculture 4W
95B Goresville gravelly silt loam, (0-5%) (B)	very deep well drained red and yellowish-red clayey soils on convex high river terrace positions; developed from old alluvium of soils derived from sedimentary rock	I - good potential depth to hard bedrock is generally greater than 6'	I - good potential	I - prime farmland 2E
98B Captina silt loam, (1-8%) (C)	very deep moderately well to somewhat poorly drained yellowish-brown or mottled brown/gray and red clayey soils with fragipans and perched water tables on nearly level river terraces; developed from old alluvium of soils derived from sedimentary rock	IIIW - poor potential; perched water tables depth to hard bedrock is generally greater than 6'	IV - very poor potential;	IV - grassland agriculture 4W

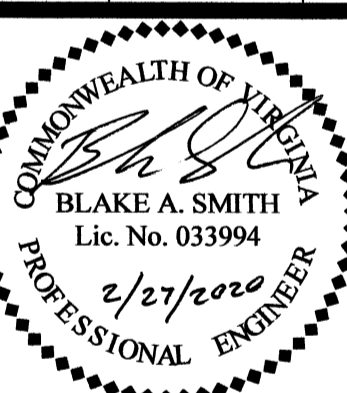
The subject development site does contain Class III Soils, per the latest County Soils Map and as identified by The Interpretive Guide to Soils Maps, Loudoun County, Virginia. Loudoun County recommends no construction of structures with subgrade levels within natural drainage swales or within soils or spots specifically identified as wet per the latest County soils map as identified by the Interpretive Guide to Soils Map, Loudoun County, Virginia.



SOILS MAP
SCALE: 1" = 200'

SMITH ENGINEERING

SOILS MAP CERTIFICATION
MONTEBELLO FARM
PRELIMINARY PLAT OF SUBDIVISION
STERLING ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
COUNTY NO. SBPL2019-0008



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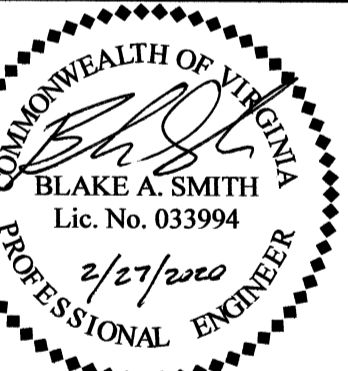
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OTHER PLAN DISTRIBUTIONS

2	ADDRESS 2nd SUBMISSION COMMENTS	02/20/20
1	ADDRESS 1st SUBMISSION COMMENTS	12/20/19
REV. NO.	REVISION DESCRIPTION	DATE

SCALE:
DATE: JULY, 2019
SHEET 9 OF 10

P:\222-01 Montebello Farm\Pre\19_800 Eng\Drawings\222-01 PRE_09 Soils Certification.dwg 02/27/20 1:23



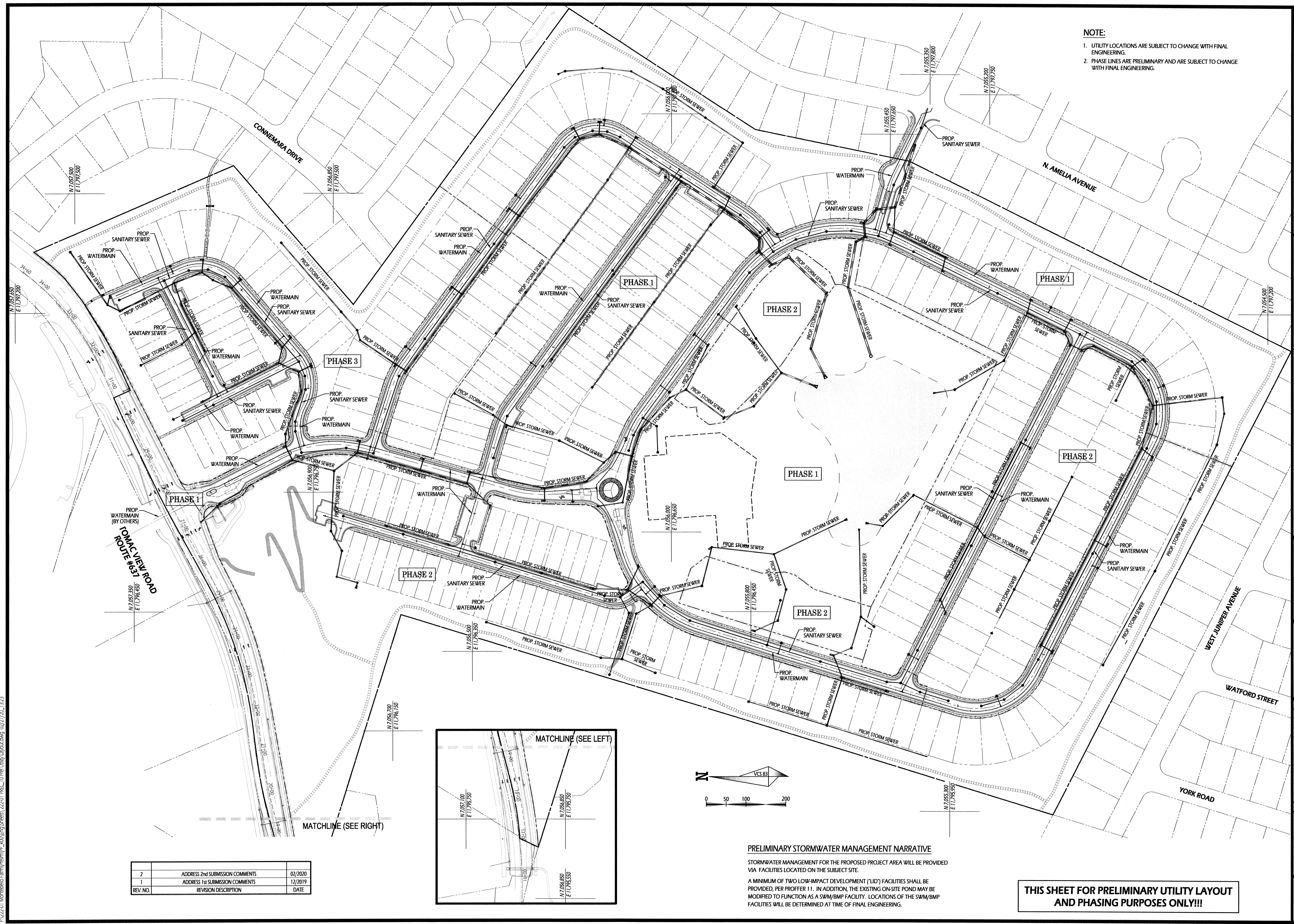
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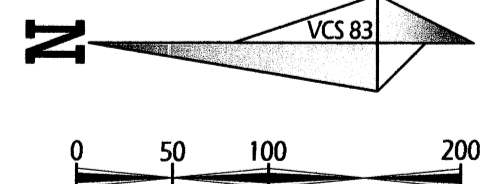
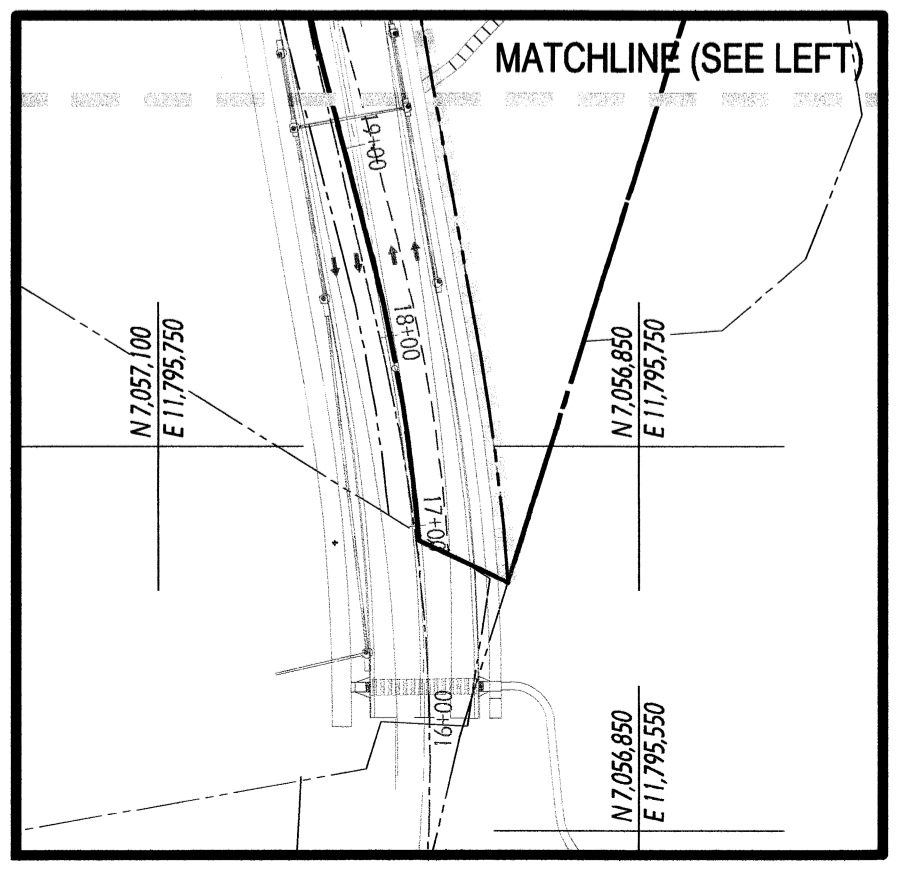
OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 100'
 DATE: JULY, 2019
 SHEET 10 OF 10

NOTE:
 1. UTILITY LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 2. PHASE LINES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



REV. NO.	REVISION DESCRIPTION	DATE
2	ADDRESS 2nd SUBMISSION COMMENTS	02/2020
1	ADDRESS 1st SUBMISSION COMMENTS	12/2019



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THE PROPOSED PROJECT AREA WILL BE PROVIDED VIA FACILITIES LOCATED ON THE SUBJECT SITE.

A MINIMUM OF TWO LOW-IMPACT DEVELOPMENT (LID) FACILITIES SHALL BE PROVIDED, PER PROFFER 11. IN ADDITION, THE EXISTING ON-SITE POND MAY BE MODIFIED TO FUNCTION AS A SWM/BMP FACILITY. LOCATIONS OF THE SWM/BMP FACILITIES WILL BE DETERMINED AT TIME OF FINAL ENGINEERING.

THIS SHEET FOR PRELIMINARY UTILITY LAYOUT AND PHASING PURPOSES ONLY!!!

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