



TOWN OF THE PLAINS TOWN COUNCIL CONDITIONAL APPROVAL

Case Number: SUB2023-030 – Stonecliff Subdivision Plat

Applicant: The Plains, Mendelson, LLC
11517 Fawn Lake Parkway
Spotsylvania, VA 22551

Date: November 28, 2023

Subject: Conditional Approval

Dear Mr. Mendelson;

On November 20, 2023, the Town Council of The Plains, Virginia voted to approve; The Plains Mendelson, LLC subdivision to create eight (8) building lots and one (1) stormwater management lot from GPIN 699-18-3699, located on the north side of Hopewell Road and the south side of Mosby Street within the Town of The Plains.

Upon review and presentation at the public hearing it was noted that technical review and compliance of Town, County, and State Code requirements by the Town Subdivision Agent, Town Attorney, Town Engineer, Town Zoning Administrator, Fauquier County, Fauquier County Water and Sanitation Authority (FCWSA), and the Virginia Department of Transportation was provided. The Planning Commission reviewed the application and voted to approve the subdivision with conditions, and the Town Council conducted public hearing to ensure the public health, safety, convenience, and welfare of the citizens of the Town of The Plains and recommended approval of subdivision plat SUB2023-030 with the following conditions:

1. All remaining staff comments are addressed to the satisfaction of the Town Engineer.
2. FCWSA and VDOT approve the site plan, this subdivision plat, and deeds of dedication.
3. A Homeowners Association (HOA) will be formed to own and maintain certain common area improvements, open space easements, and the Stormwater Management Parcel.
4. Any outstanding review fees are paid.
5. Appropriate public improvement sureties are posted for roadway improvements, water & sewer improvements, stormwater improvements, and erosion & sediment control.
6. Surety agreements in a form acceptable to the Town Attorney are posted with the

required public improvement sureties.

7. The deed associated with the subdivision plat is approved by the Town Attorney, Fauquier County, and FCWSA.
8. The Stormwater Maintenance Agreement is approved and recorded.

Please see Section 3.5.6 of the Subdivision Ordinance, as this conditional approval is only valid for 18 months after the date of the Council's action, or until May 20, 2025. If the plat has not been signed in that time frame, the plat will have expired and be disapproved.

Once the aforementioned items have been satisfied, the plat will require formal signature by the Mayor and Chairman of the Planning Commission for recordation within 60 days. If at such a time the Town recordation of the plat has not happened, this plat will expired and be marked as void..

If you have any additional questions, please feel free to reach out directly.

Best Regards,



Bruce A Reese, P.E., L.S.

Town Engineer, Subdivision Administrator

cc: Mayor
Town Clerk
Applicant w/copy of plat annotated with conditions