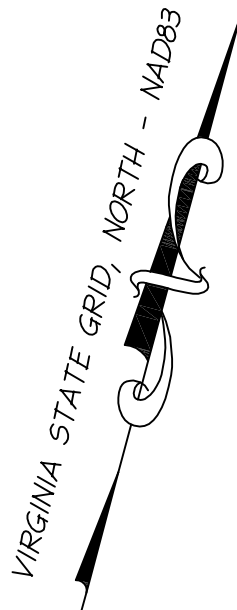


SETBACKS: CS, COMMERCIAL SERVICES

FRONT: 50 FEET
SIDE: NONE, EXCEPT THAT ANY BUILDING WALL WITH OPENINGS SHALL BE AT LEAST FIFTEEN (15) FEET FROM ANY PROPERTY LINE WITH AN ADDITIONAL FIVE (5) FEET FOR EACH BUILDING STORY OVER THE FIRST FLOOR.
REAR: REAR YARDS SHALL BE EQUAL TO THE HEIGHT OF THE BUILDING (PEAK OF ROOF OR TOP OF PARAPET), BUT NOT TO EXCEED (30) FEET.



LEGEND:

- 4 STORM STRUCTURE #
10 DENOTES NUMBER OF PARKING SPACES
C&G CURB & GUTTER
E/P EDGE OF PAVEMENT
CONC. CONCRETE
CSW CONCRETE SIDEWALK
GP GAS PUMP
EBOX ELECTRIC BOX
SYC SYCAMORE
C/O CLEAN OUT
DB DEED BOOK
PG PAGE
EX. EXISTING
IRF IRON ROD FOUND
IPF IRON PIPE FOUND

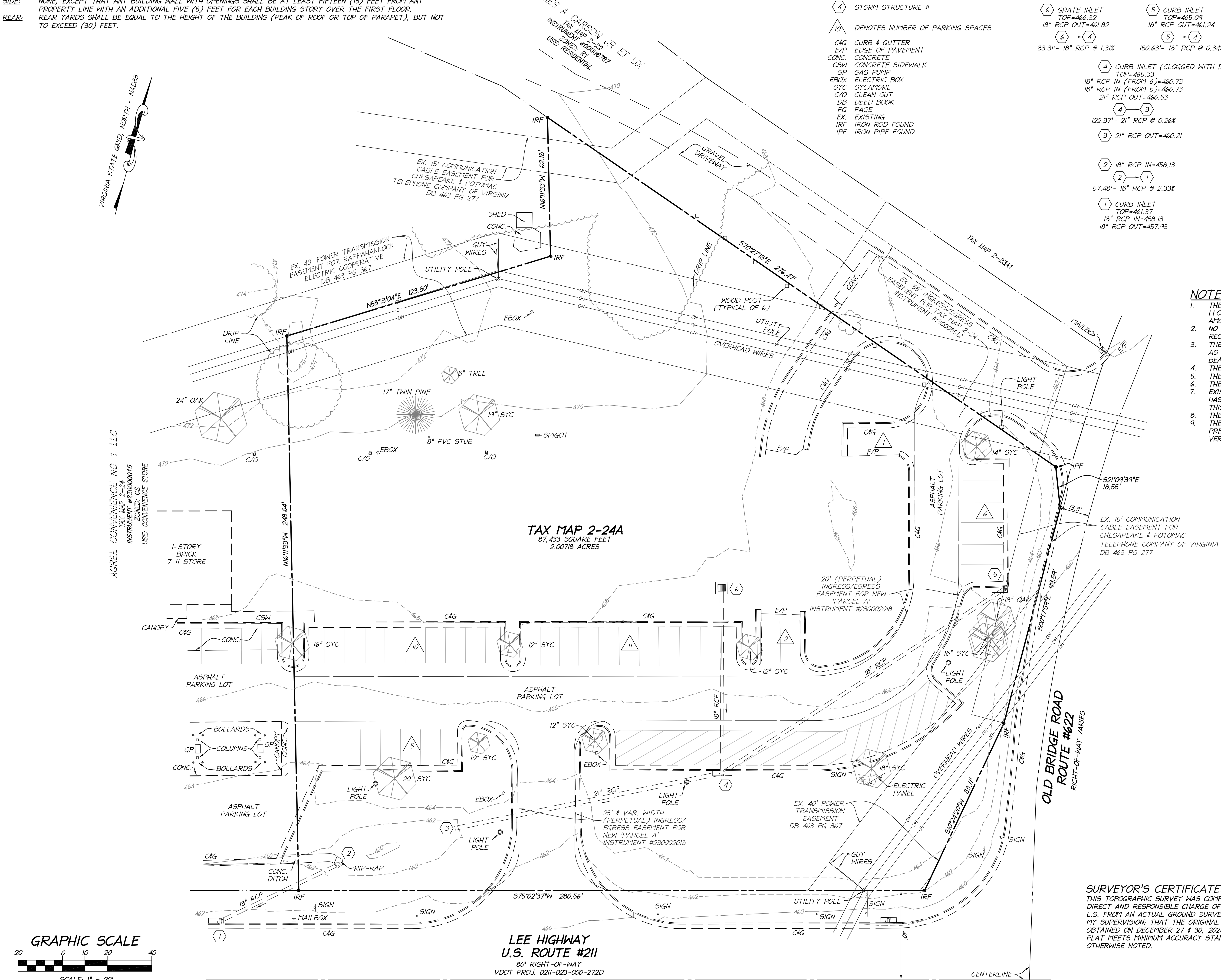
STORM SEWER AS-BUILT INFORMATION:

- 6 GRATE INLET
TOP=466.32
18" RCP OUT=461.82
83.31'- 18" RCP @ 1.31%
5 CURB INLET
TOP=465.09
18" RCP OUT=461.24
150.63'- 18" RCP @ 0.34%
4 CURB INLET (CLOGGED WITH DEBRIS)
TOP=465.33
18" RCP IN (FROM 6)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.53
4 3
122.37'- 21" RCP @ 0.26%
3 21" RCP OUT=460.21
2 18" RCP IN=458.13
2 1
57.48'- 18" RCP @ 2.33%
1 CURB INLET
TOP=461.37
18" RCP IN=458.13
18" RCP OUT=457.93

NOTES:

- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GARRAVA, LLC AS ACQUIRED BY DEEDS RECORDED AS INSTRUMENT #210009060 AMONG THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA.
- NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
- THE PROPERTY HEREON LIES WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 51047C0050D BEARING AN EFFECTIVE DATE OF FEBRUARY 26, 2021.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED CS.
- THE VERTICAL DATUM IS BASED ON NAVD88. THE CONTOUR INTERVAL IS TWO (2).
- THE LOCATION OF SUBSURFACE UTILITIES ARE NOT SHOWN.
- EXISTING WETLANDS AND/OR HAZARDOUS WASTE ON THE SUBJECT PROPERTY HAS NOT BEEN INVESTIGATED NOR CONFIRMED IN CONJUNCTION WITH THIS SURVEY.
- THE PROPERTY IS SERVED BY PRIVATE SEWER AND WATER.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY SCHOOLS & TOWNSEND, P.C. DATED FEBRUARY 13, 2024 AND FIELD VERIFIED BY THIS FIRM.

AGREE CONVEYANCE NO 1 LLC
TAX MAP 2-24
INSTRUMENT #23000015
ZONED: CS
USE: CONVENIENCE STORE



SURVEYOR'S CERTIFICATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK E. PERRY, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 27 & 30, 2024; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



TOPOGRAPHIC SURVEY
ON THE PROPERTY OF
GARRAVA, LLC
INSTRUMENT #210009060
TAX MAP PARCEL 2-24A
INSTRUMENT #2300002018
PLAT FOLDER 4, PAGES 1123
JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA
DATE: JANUARY 6, 2025