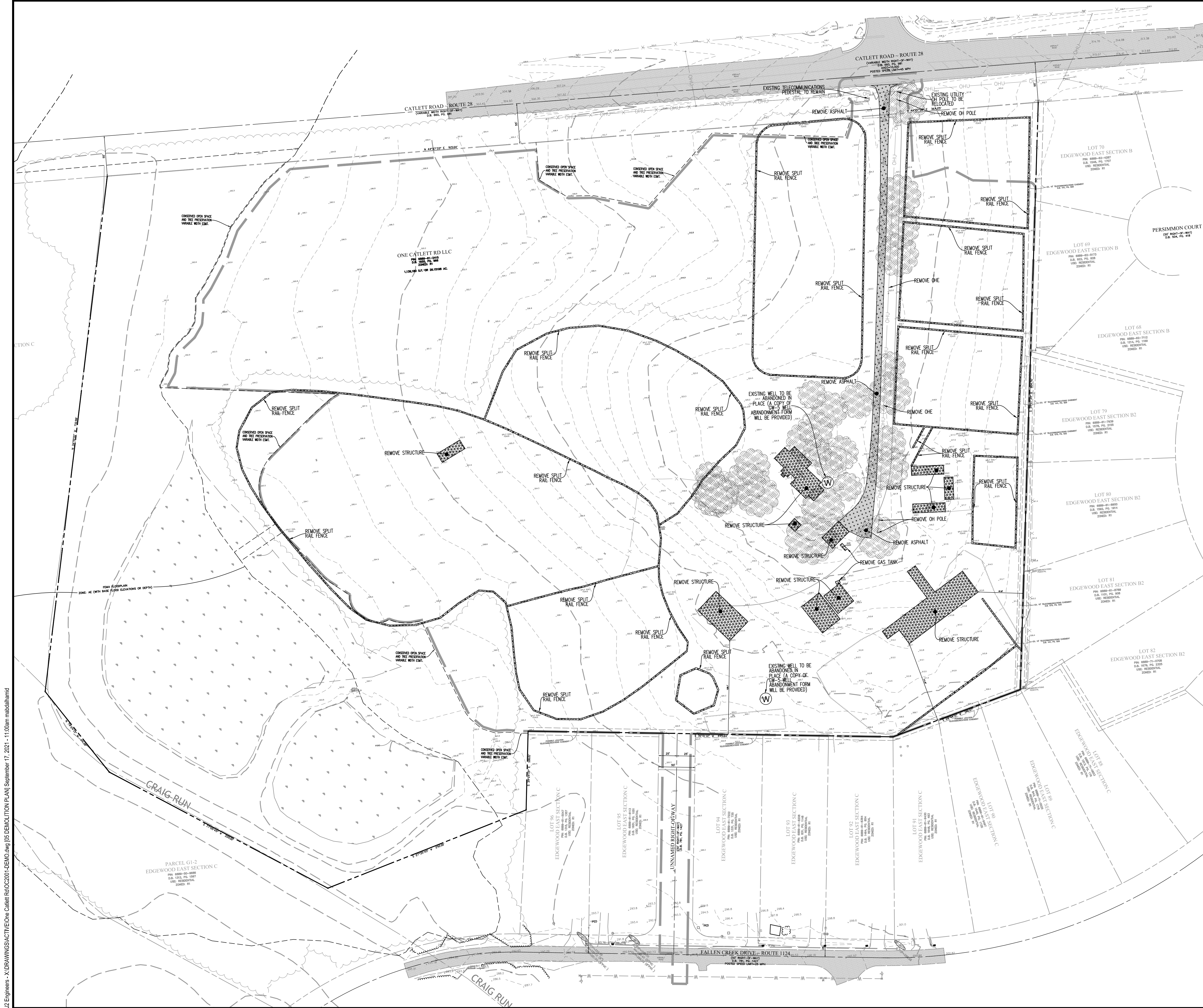


J2 Engineers - X:\DRAWINGS\ACTIVE\One Catlett Rd\OC2001-DEM.dwg [05 DEMOLITION PLAN] September 17, 2021 - 11:00am mabdalhamid

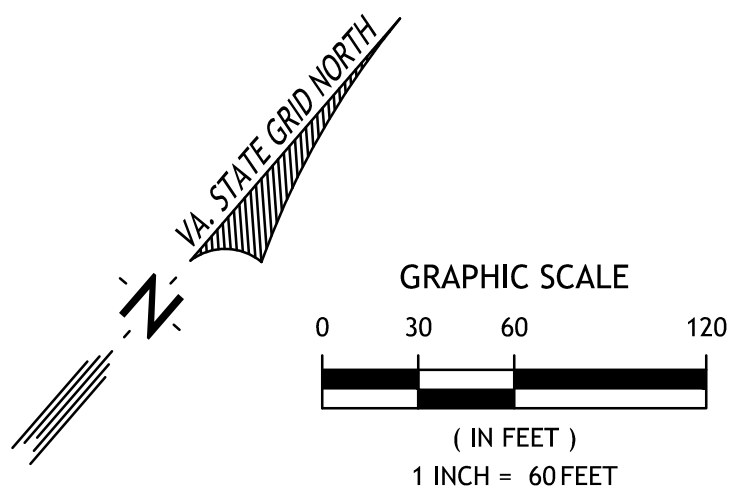


NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITY CROSSINGS WITH PROPOSED UTILITIES ON THIS PLAN. EXISTING WELL TO BE ABANDONED IN PLACE.
2. PROVIDE A COPY OF GW-5 WELL ABANDONMENT FORM TO FCWSA.

LEGEND

- REMOVE EXISTING ASPHALT
- REMOVE EXISTING STRUCTURE/FENCE
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING TREE
- LOC
- TREE PRESERVATION AREA



j2engineers

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www.j2engineers.com

SEBASTIAN SANDOVAL
Lic. No. 045207
09/17/2021
PROFESSIONAL ENGINEER

PLAN# OC2001
DATE: JANUARY, 2021
CONTOUR INT. = 2'
SCALE: 1"=60'

PLAN DATE
03/12/2021
04/26/2021
09/17/2021

DEMOLITION PLAN
CONSTRUCTION PLAN
ONE CATLETT ROAD
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

REVISIONS		DESCRIPTION
No.	DATE	

SHEET
05
OF
53

1. THE PROPERTY DESCRIBED HEREON IS LOCATED ON FAUQUIER COUNTY TAX ASSESSMENT PIN 6589-01-2415 AND IS ZONED R2 UNDER THE FAUQUIER COUNTY ZONING ORDINANCE.

2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ONE CATTLE RD, LLC AS RECORDED IN DEED BOOK 10061-1658, RECORDED IN THE CLERK OF COURTS OFFICE, FAUQUIER COUNTY, VA.

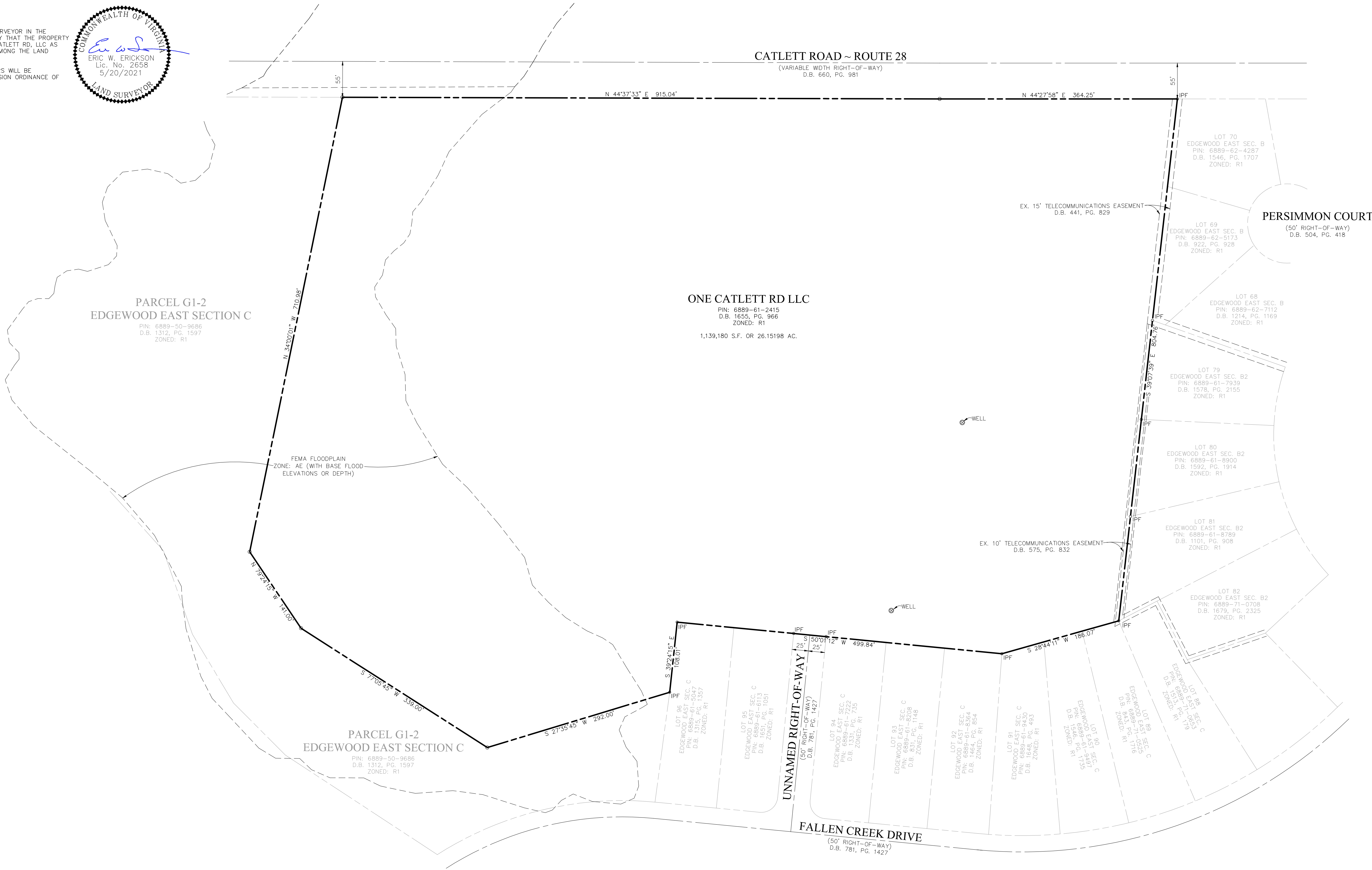
3. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING FAUQUIER COUNTY LAND RECORDS AND FIELD VERIFIED BY A BOUNDARY SURVEY PERFORMED BY J2 ENGINEERS IN JANUARY 2021. THE NORTH MERIDIAN IS REFERENCED TO NAD 83 VIRGINIA STATE PLANE NORTH ZONE.

4. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE C-40, WITH BASE FLOOD ELEVATIONS OR DEPTH AND FLOOD ZONE C-40 (UNDESIGNED) OF 10.0 FEET AND AN FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VA, COMMUNITY PANEL NO. 51061C0410C, EFFECTIVE DATE FEBRUARY 6, 2008.

I, ERIC W. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ONE CATLETT RD, LLC AS RECORDED IN DEED BOOK 1655 AT PAGE 966, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE PROPERTY CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAUQUIER COUNTY, VIRGINIA



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PLAN# OC2001
DATE: JANUARY, 2021
CONTOUR INT.= N/A
SCALE: AS NOTED

PLAN DATE
03/12/2021
04/20/2021
05/21/2021
09/17/2021
-
-
-
-
-

CERTIFIED BOUNDARY SURVEY

CONSTRUCTION PLAN

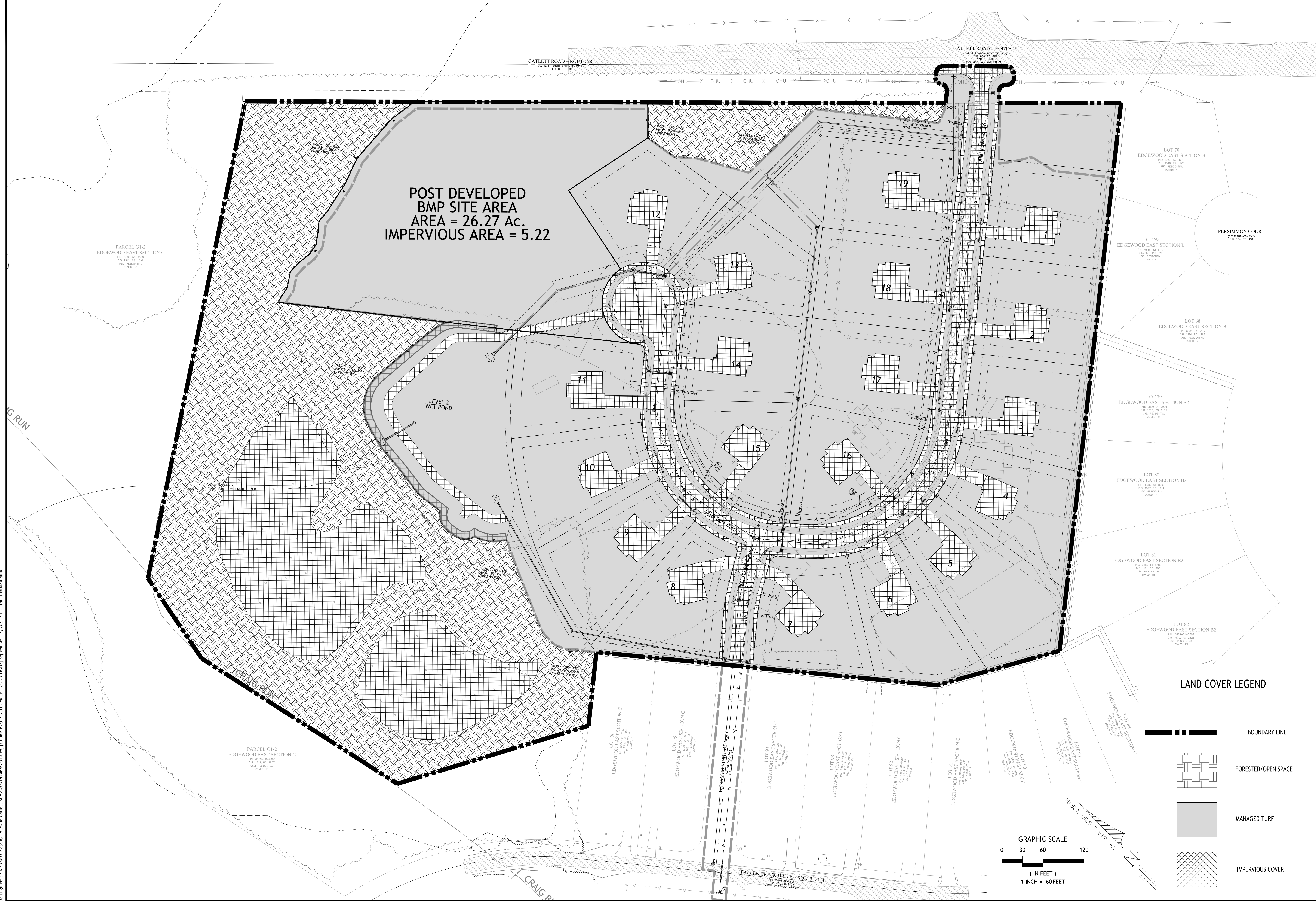
ONE CATLETT ROAD

LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

[illegible]

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04A
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BMP - POST DEVELOPMENT - WATER QUALITY LAND COVER MAP



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Lic. No. 045207
09/17/2021
PROFESSIONAL ENGINEER

PLAN# OC2001
DATE: JANUARY, 2021
CONTOUR INT. = N/A
SCALE: 1" = 60'

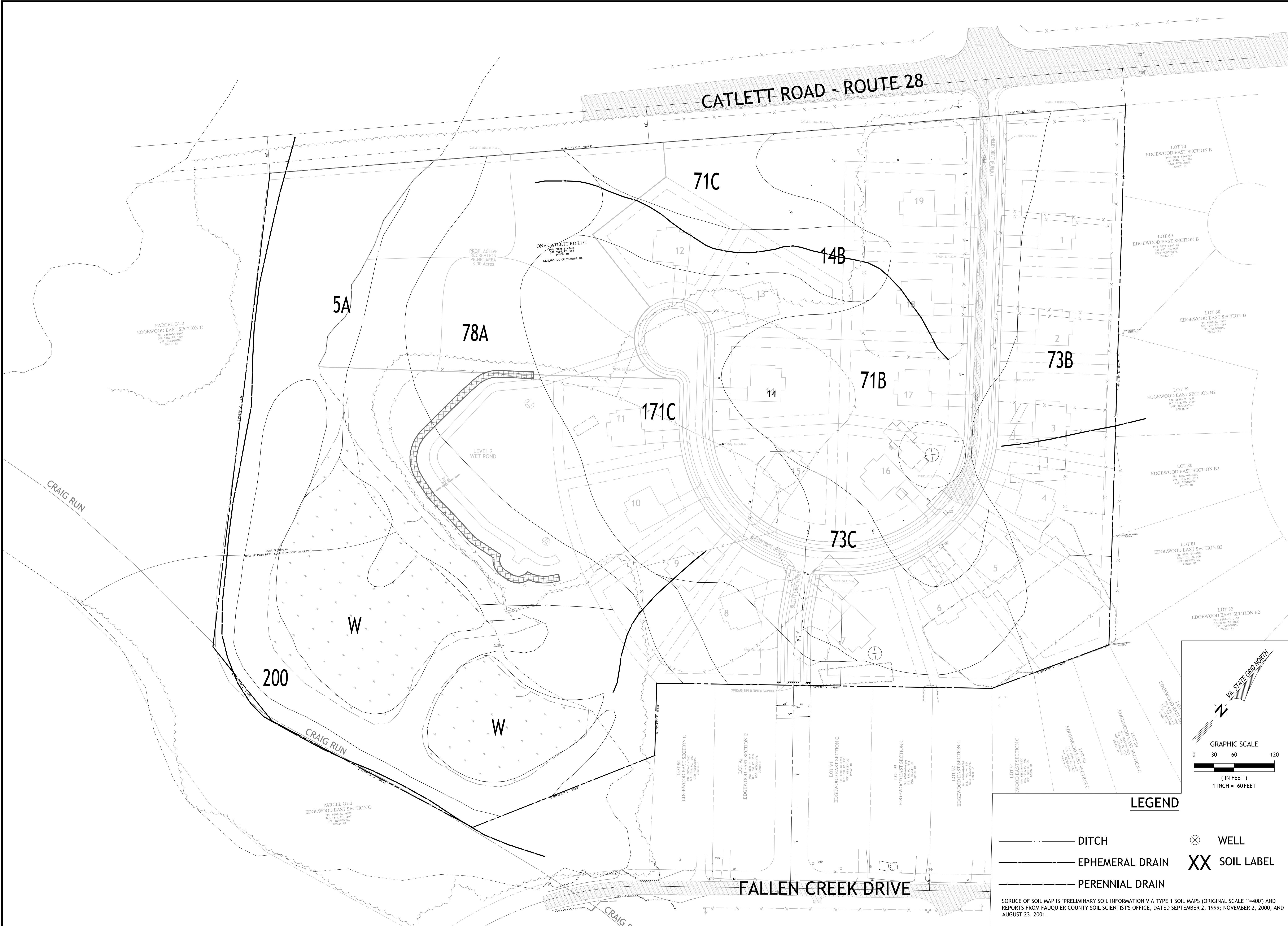
PLAN DATE
03/12/2021
04/20/2021
09/17/2021

BMP POST- DEVELOPMENT CONDITIONS
CONSTRUCTION PLAN
ONE CATLETT ROAD
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

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J2 Engineers - X:\DRAWINGS\ACTIVE\One Catlett Rd\OC2001-SOILS INFORMATION.dwg [08 TYPE 1 SOILS INFORMATION] September 17, 2021 - 11:01am mabdalhamid



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09/17/2021
PROFESSIONAL ENGINEER

PLAN# OC2001
DATE: JANUARY, 2021
CONTOUR INT. = N/A
SCALE: 1"=60'

PLAN DATE
03/12/2021
04/20/2021
09/17/2021

TYPE 1 SOILS INFORMATION
CONSTRUCTION PLAN
ONE CATLETT ROAD
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

No.	DATE	DESCRIPTION
REVISIONS		

SHEET
06
OF
53

LEGEND

- DITCH
- EPHEMERAL DRAIN
- PERENNIAL DRAIN
- WELL
- SOIL LABEL

SOURCE OF SOIL MAP IS "PRELIMINARY SOIL INFORMATION VIA TYPE 1 SOIL MAPS (ORIGINAL SCALE 1"=400') AND REPORTS FROM FAUQUIER COUNTY SOIL SCIENTIST'S OFFICE, DATED SEPTEMBER 2, 1999; NOVEMBER 2, 2000; AND AUGUST 23, 2001.