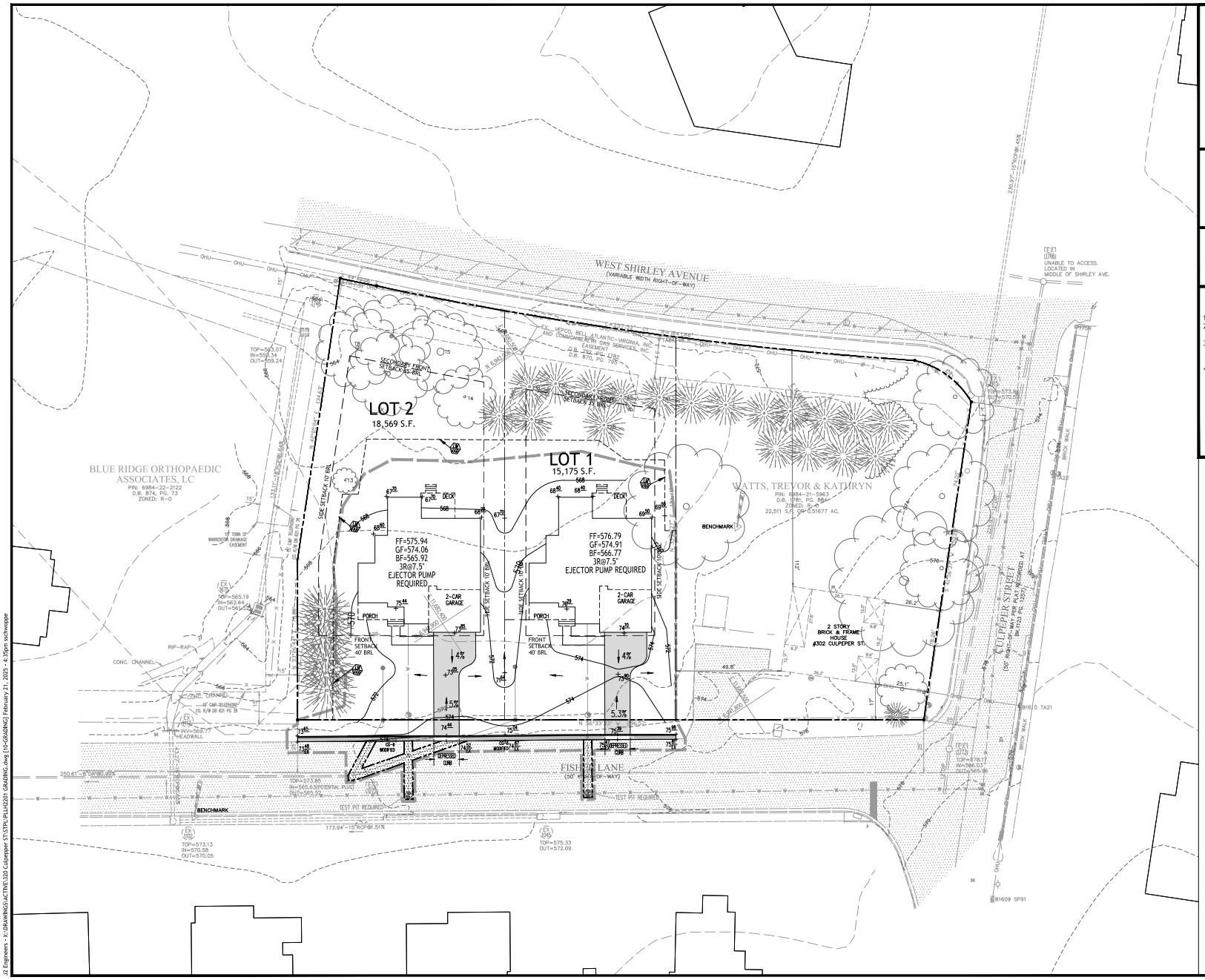

GEOMETRY LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- 4" SANITARY LATERAL
- 5/8" WATER METER
- CLEAN OUT
- TEST PIT LOCATION
- ESMT WIDTH — PROP. LANDSCAPE MANAGEMENT ESMT LABEL
- PROP. CURB TRANSITION

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 570 — PROPOSED MAJOR CONTOUR
- 568 — PROPOSED MINOR CONTOUR
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE

PAVEMENT HATCH LEGEND

- PROPOSED DRIVEWAY
- EXISTING ROADWAY

NOTES

1. SEE SHEET 02 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON PROPOSED HOUSES.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITY CROSSINGS WITH PROPOSED UTILITIES PLAN
4. PROPOSED GRADES ARE TO MATCH EXISTING ELEVATIONS AT SAWCUT ALONG FISHER LANE. CONTRACTOR TO NOTIFY J2 IMMEDIATELY, IN WRITING, IF ANY GRADE BREAKS ARE IDENTIFIED DURING CONSTRUCTION.

SITE TABULATION

PROJECT AREA	REQUIRED
TAX MAP:	6984-21-5963-000 & 6984-21-4828-000
ZONE:	RO: RESIDENTIAL OFFICE
MIN. LOT SIZE:	10,000 SQ.FT.
MIN. LOT FRONTAGE:	75'
MAX COVERAGE:	75%
SETBACKS	
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	25'

N. STATE GRID NAD 83 NORTH

N

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 INCH = 20 FEET

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www.j2engineers.com

COMMONWEALTH OF VIRGINIA
SEBASTIAN SANDOVAL
Lic. No. 045207
02/21/2024
PROFESSIONAL ENGINEER

PLAN# PL15220.1
DATE: FEBRUARY, 2024
CONTOUR INT.= 2'
SCALE: 1"=20'

PLAN DATE
01/30/2023
06/06/2023
12/18/2023
02/21/2024

GRADING PLAN
CONSTRUCTION PLAN
320 CULPEPER STREET
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET
06
OF
14

J2 Engineers - X:\DRAWINGS\ACTIVE\320 Culpeper ST\STPL\PL15220.1 GRADING.dwg [15=GRADING] February 21, 2025 - 4:35pm sschwegge