



FAUQUIER COUNTY
Department of Community Development
Division of Zoning, Permitting and Inspections
29 Ashby Street, Suite 310
Warrenton, VA 20186

FAX: (540) 422-8231

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CONSTRUCTION PLAN APPROVAL: CONP-21-014796

PROJECT NAME:	One Catlett Road, LLC
LOCATION:	6717 Catlett Road (PIN# 6889-61-2415)
USE:	19 Lot Residential Subdivision (Z.O. 3-301-1.a Dwelling, Single Family Detached)
ZONING:	Residential, 1 Dwelling Unit/Acre (R-1)
OWNER:	APPLICANT:
Purna Dokku One Catlett Road, LLC 44345 Premier Plaza, #120 Ashburn, VA 20147 purna@pcservicesinc.com	Sebastian Sandoval J2 Engineers, Inc. 17739 Main Street, Suite 180 Dumfries, VA 22026 ssandoval@j2engineers.com

CONDITIONS OF APPROVAL:

1. Development of the subject property shall conform to all notes and design layouts on the approved Construction Plan. This approval shall be for this construction plan only; any change or increase in use or intensity may require the submittal of a new or amended construction plan.
2. A Homeowners Association must be created to include all lots in this subdivision for ownership, maintenance and repair of all common improvements and infrastructure; proof of creation must be provided prior to the approval of any plat of subdivision.
3. A Stormwater Management/BMP Maintenance Agreement is required for the development. The Maintenance Agreement must be approved and recorded prior to approval of the final plat. Proof of recordation must be provided to Community Development.
4. The Bond for this project has been set at **\$2,370,350**. The bond must be provided prior to approval of any plat of subdivision to create individual lots or issuance of the Land Disturbing Permit.
5. All water and sewer improvements must be bonded directly with the FCWSA; verification of the required bonding must be provided to Community Development.
6. A Land Disturbing Permit must be obtained prior to any clearing, grubbing, or construction associated with this plan. The Land Disturbing Permit fee is **\$25,000** based on the E&S total of \$639,462.55 and includes the \$200 application fee. The following is required as part of the Land Disturbing Permit application:
 - A VSMP Permit is required for this project; the remaining VSMP fee is \$2,730.
 - The VSMP Permit Registration Statement must be provided, and the VSMP Permit must be issued by DEQ prior to issuance of the Land Disturbing Permit.
 - A stormwater Pollution Prevention Plan/SWPPP must be submitted for review.
 - Certification of the purchase of the required nutrient credits is to be submitted.

- 7. The project is a Common Plan of Development which is subject to the requirements of the Stormwater Regulations of 62.1-44.15:24. Any further development or disturbance the parcels will be subject to current Virginia Stormwater Management Program regulations.
- 8. Per Section 205.1 of the Fauquier County Design Standards Manual, As-built plans and analysis for all stormwater management practices, facilities, and other common improvements and infrastructure are required to be submitted to the Central Processing Desk of Community Development upon completion of construction activities associated with this project. The plan must show final design specifications for all improvements, to include routing though the as-built condition for all stormwater and drainage facilities and must be certified by a professional engineer. A final inspection by the County is required before the release of any performance guarantee can occur. As-built analysis must meet or exceed the design performance of each facility.
- 9. The project requires the approval and recordation of a Final Plat of subdivision to create the lots. The subdivision plat must be recorded within five years of the construction plan approval date.

STAFF REVIEW:		DIRECTOR'S APPROVAL:	
The Construction Plan has been reviewed and has been determined to meet all County requirements.		The Construction Plan is approved subject to all conditions and requirements noted above.	
STAFF SIGNATURE:	DATE:	DIRECTOR'S SIGNATURE:	DATE:
	8/4/2022		8/4/2022
CONDITIONS OF RELEASE:			
NOTE: Site work/construction cannot commence until the site plan has been released!			
Construction Plan will be released after:			
<ol style="list-style-type: none"> 1. Stormwater/BMP Agreement has been recorded. 2. Performance Bond has been provided. 3. Land Disturbing Permit has been issued. 			

THIS MAJOR SITE PLAN HAS BEEN RELEASED:	
STAFF SIGNATURE:	DATE: