

NOTE: THERE ARE NO PROPOSE NEW EXTERIOR LIGHTS WITH THIS PLAN

RESIDUE
N/F MICHAEL A. GARCIA
DEED BOOK 1604 PAGE 2428
PIN: 7922-85-8284
USE: VACANT
ZONE: R-1 & C-2

PARCEL 1B
1.61461 ACRES
USE - RETAIL: 3-312.3
USE - BUSINESS SERVICE: 3-313.7

PARCEL 1A
1.93709 ACRES
USE - RETAIL: 3-312.3
USE - CONVENIENCE STORE: 3-312.7

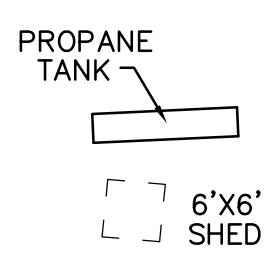
RESIDUE
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PROPOSED PRIVATE VARIABLE WIDTH WATER EASEMENT FOR THE BENEFIT OF PARCEL 1A & 1B
FM CONTRACTOR TO PROVIDE MIN 18" VERTICAL SEPARATION FOR CROSSING

EX. 15 FT EASEMENT CENTERED ON THE FORCEMAIN FOR FQ COUNTY DEED BOOK 1618 PAGE 2122-2125

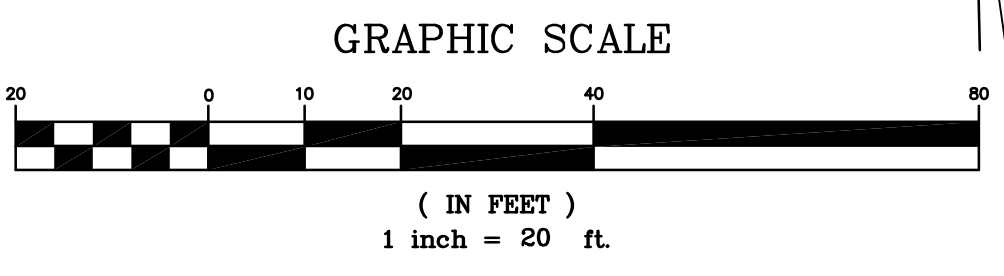
PROPOSED VARIABLE WIDTH WATER EASEMENT FOR BENEFIT OF PARCEL 1A & 1B

FM CONTRACTOR TO PROVIDE MIN 18" VERTICAL SEPARATION FOR CROSSING AND MINIMUM 10 FT. HORIZONTAL SEPARATION AS REQUIRED IN FCWSA UTILITY STANDARDS MANUAL SECTION 3.03



EX. 15 FT EASEMENT CENTERED ON THE FORCEMAIN FOR FQ COUNTY DEED BOOK 1618 PAGE 2122-2125

NOTE: ADDRESSING OF SUITES IN THIS BUILDING WILL BE ADDED WHEN THE BUILDING PERMIT IS OBTAINED.



NOKESVILLE
NDESIGN,PLC
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703.694.2425 www.nokessilledesign.com

SITP-22-017299
MINOR SITE PLAN AMENDMENT
ON THE PROPERTY OF
OLESON GARCIA
FAMILY, LLC
DEED BOOK 1604 PAGE 2428
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=20' SEPTEMBER 3, 2019
REVISED: JUNE 13, 2022