

GENERAL NOTES

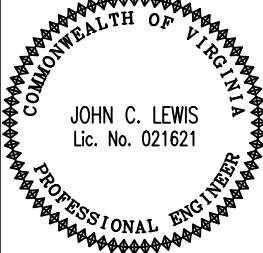
1. The property delineated on this plan is located along U.S. Route 340 (Lord Fairfax Highway) near the town of White Post, Virginia.
2. Property Owner: Winchester Anglican Church
14401 Lord Fairfax Highway
White Post, Virginia 22663
Contact: Mr. Ron Light
Telephone: 540-303-9630
3. Engineer/Landscape Architect: PAINTER-LEWIS, P.L.C.
817 Cedar Creek Grade Suite 120
Winchester, Virginia 22601
Contact: Mr. John Lewis
Telephone: (540) 662-5792
4. Property boundary and topographic information shown on these plans was provided by Marsh & Legge Land Surveyors, P.L.C. and Painter-Lewis, P.L.C. Septic disposal system shown was taken from Cloverleaf Environmental Consulting, Inc.
5. Site Data:
Tax Map Number of existing property: 28A(A)21
Area of property: 2.52 acres
Zoning of existing property: RR (Rural Residential)
Existing Use: Church
Building Restriction Lines:
Front Yard Setback: Required - 25' from ROW(includes parking)
Rear Yard Setback: Required - 10'
Side Yard Setback: Required - 10'
Maximum Building Height: Allowed - 35'
6. Environmental Features:
Wetlands - No wetlands have been identified on the site.
Flood plains - The Federal Insurance Administration Flood hazard Map for Community No. 510036A shows the site to be outside the limits of the Special Flood Hazard Area.
Sinkholes - No sinkholes have been identified on this site.
Rock Outcroppings - No rock outcroppings have been identified on this site.
Soils - According to the SCS Soil Survey of Clarke County, the site soils consist primarily of Poplimento-Timberville soils. This soil type is characterized by deep, well drained soils that have a clayey or loamy subsoil and formed in materials weathered from interbedded limestone, shale, and siltstone or colluvium; on uplands.
7. Storm Water Management:
Storm water management measures are required by the Clarke County Zoning Ordinance except under conditions listed in Section 6-H-8-p. The storm water management measures proposed for this development are addressed in the Storm Water Management Report titled: Mount Olive Baptist Church, U.S. Route 340.
8. Lot Coverage:
Rural Residential Allowed: 30% maximum lot coverage: (2.52 ac)(.3)=0.756ac, 32,931 sf
Provided: 10429 sf of building on 2.52 acre parcel = 9.5%
9. Estimate Peak Water Usage: 800 gallons per day (see Health Permit No. 41843)
10. The maximum lot coverage is 30%. This equates to 32,900 sf of building area. Removing the existing, original building will result in a net remaining building area of about 8800 sf. This plan shows an 8,000 sf addition.



PROJECT:

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SURVEY: P-L C.I.: NA

DRAWN BY: P-L JOB NO.: 2401016

SCALE: SHOWN DATE: 2/26/25

SHEET: 1/1