SITE DEVELOPMENT PLAN
FELLOWSHIP BAPTIST CHURCH
MEETING HALL
MADISON COUNTY, VIRGINIA

GENERAL NOTES

1. All construction shall conform to existing State and County building codes. It is the contractor's responsibility to be aware of all applicable standards and specifications as well as required methods of construction. The contractor shall furnish all materials, labor, and equipment to perform all work, including restoration, for the completed installation of all improvements shown hereon or implied as necessary to complete the proposed improvements.

2. The contractor or his agent shall be responsible for digging test pits to determine the exact location of any existing underground utilities prior to the beginning of construction. In particular, test pits adjacent to existing high pressure gas mains shall be performed in the presence of a gas company representative and shall be hand dug according to their instruction. Utilities shown hereon are based on available information.

3. No title report was furnished. However, this property is subject to any existing easements, covenants and servitudes of record.

4. All erosion and sediment control practices shall be constructed and maintained in accordance with the minimum standards and specifications of the 1992 Virginia Erosion and Sediment Control Handbook and County ordinances. Removal of said controls shall be authorized by the County inspector but, at least, shall not be removed until permanent vegetative cover is established on all denuded areas.

5. Construction should be sequenced so that grading operations can begin and end as quickly as possible. Sediment trapping measures, such as silt fences, shall be installed and made functional before any land disturbing activity begins.

6. Prior to development, the limits of clearing shall be clearly marked on the property and suitable protective barriers shall be erected five (5) feet outside the dripline of any tree or stand of trees to be preserved within 100 feet of the construction footprint. The barriers shall remain erected throughout all phases of construction. The storage of equipment, materials, debris or fill shall not be allowed with the area protected by the barrier.

7. Engineered fill and backfill shall be approved select materials and shall be placed in six to eight inch layers and compacted at optimum moisture, plus or minus two percent, to a density of not less than 95 percent in accordance with A.A.S.H.T.O. T-99 or A.S.T.M. D-698.

8. No subsurface investigation has been performed by Hinchey and Baines, PLC to attest to the soil conditions or the presence of toxic or contaminated waste.

9. It shall be the responsibility of the contractor or developer to have sufficient soils and foundation testing performed to determine that the support values and C.B.R.'s are adequate for the standards shown on this plan.

10. All construction involving problem soils must be performed under the full-time inspection of a professional geotechnical engineer.

11. The contractor shall perform necessary grading to preclude the ponding of water on roadways and buildable areas.

12. There are no known gravesites on this site. In the event gravesites are discovered during construction, the Planning Office should be notified immediately. All activities must cease and shall not resume until authorization to proceed is granted by the Planning Office. Gravesites shall be protected in accordance with state law.

13. Prior to clearing and grading on slopes 25% or greater, all surface drainage will be routed away from the area to be graded.

14. All fill materials and their subgrade will be approved by the soils engineer for this site.

15. No portion of the land hereon is located in the F.I.R.M. 100-year special floodplain area zone "A" as indicated on Flood Insurance Rate Map (FIRM) number 51113C0235C, effective date January 05, 2007. The entire property is located in zone "X".

16. All wetland permits, if required by federal, state, and local laws and regulations, shall have been obtained prior to initiating grading or any other on-site land disturbing activity.

17. The developer shall be responsible for the relocation of any utilities which may be required as a result of this project. The relocation should be done prior to construction.

18. The developer shall be responsible for any damage to the existing streets and utilities which occurs as a result of this project within or contiguous to the existing right-of-way.

19. All construction in street right-of-way shall be in conformance with standards and specifications of the Virginia Department of Transportation and Madison county.

20. There are no known historic buildings or features on site.

21. Land Disturbance shall not commence until an Operator has submitted a NPDES Construction General Permit Registration Statement and received a Permit Coverage Number from the Virginia Department of Environmental Quality (DEQ).

22. The approved plans and the prepared Stormwater Pollution Prevention Plan (SWPPP) shall be kept on the work site with the Land Disturbance Permit and Construction General Permit and shown upon request.

23. The Permittee is responsible for providing as-built documentation that certifies that the completed Stormwater BMPs are in accordance with the approved plans and specifications. The applicant shall provide a written log of regular inspections sufficient to adequately document compliance.

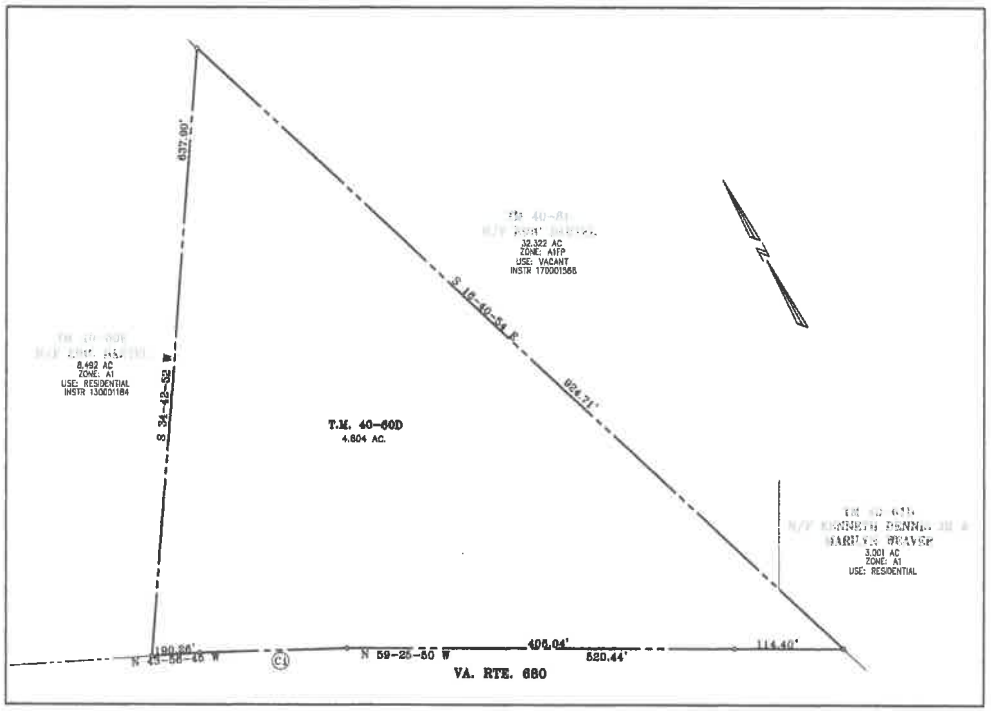
24. Any work performed within existing or proposed VDOT maintained Right-of-Way shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards. In case of discrepancy or conflict between the Standards, Specifications or Regulations, the most stringent shall apply.

25. Prior to initiation of work, a VDOT Land Use Permit for any work within VDOT's Right-of-Way shall be obtained.

APPROVAL BLOCK

COUNTY OF MADISON

APPROVED BY DATE



SCALE: 1"=60'

60 30 0 60 120

GRAPHIC SCALE 1" = 60'

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON DO HEREBY STATE THAT THIS PROPOSED SITE PLAN IS SUBMITTED FOR APPROVAL WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE DATE

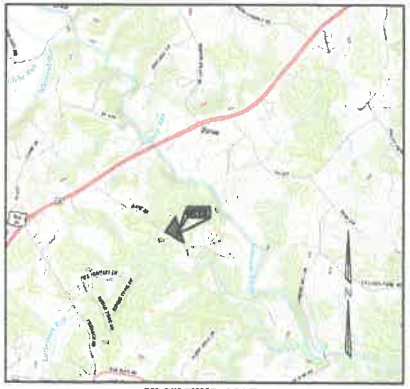
ENGINEER'S CERTIFICATION

THE PROPERTY SHOWN HEREON IS IN THE NAME OF THE TRUSTEES OF FELLOWSHIP BAPTIST CHURCH IN DEED BOOK 277/PAGE 821 AS FOUND IN THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.

ENGINEER 40234 LICENSE NUMBER 04/09/2019 DATE

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.



VICINITY MAP

SCALE: 1"=2,000'

SITE PLAN NOTES

1. PARCEL IDENTIFICATION: T.M. 40-60D (4.804 ACRES)

   OWNER: TRUSTEES OF FELLOWSHIP BAPTIST CHURCH
   P.O. BOX 842
   CULPEPER, VA 22701

   APPLICANT: TRUSTEES OF FELLOWSHIP BAPTIST CHURCH
   P.O. BOX 842
   CULPEPER, VA 22701

2. SITE AREA: 4.804 ACRES

3. PROPOSED DEVELOPMENT: ACCESSORY STAND-ALONE 2,400 SF MEETING HALL BUILDING

4. BOUNDARY INFORMATION TAKEN FROM PLAT BY STEARNS COLEMAN, L.S.P.C.

5. TOPOGRAPHICAL INFORMATION PROVIDED BY BRUCE PARKER, L.S.

6. PARKING TABULATION
   NO ADDITIONAL SANCTUARY SEATING PROPOSED
   NO ADDITIONAL PARKING REQUIRED.

7. ZONING: A-1

   USE: CHURCH

   SETBACKS: FRONT: 100' (FROM STREET CENTER LINE – R.O.W. LESS THAN 50')
   SIDE: 25'
   REAR: 50'

   MAXIMUM BUILDING HEIGHT ALLOWED: 35'

8. THE PROPOSED BUILDING WILL BE SERVED BY EXISTING PRIVATE SEPTIC.

9. WATER FACILITIES ARE PROVIDED BY AN ON-SITE WELL.

10. ALL CONSTRUCTION TO CONFORM TO MADISON COUNTY STANDARDS AND SPECIFICATIONS. THIS PLAN PROPOSES 6,220 SF OF LAND DISTRUBANCE.

RECEIVED APR 2019 MADISON ZONING

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

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COMMONWEALTH OF VIRGINIA
Brandon K. Baines
Lic. No. 40234
04/09/2019
PROFESSIONAL ENGINEER

COVER SHEET
FELLOWSHIP BAPTIST CHURCH
PROPOSED MEETING HALL
MADISON MAGISTERIAL DISTRICT – MADISON COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: 3/29/2019

REVISIONS:
4-9-19 PER COMMENTS

SHEET 1 OF 2

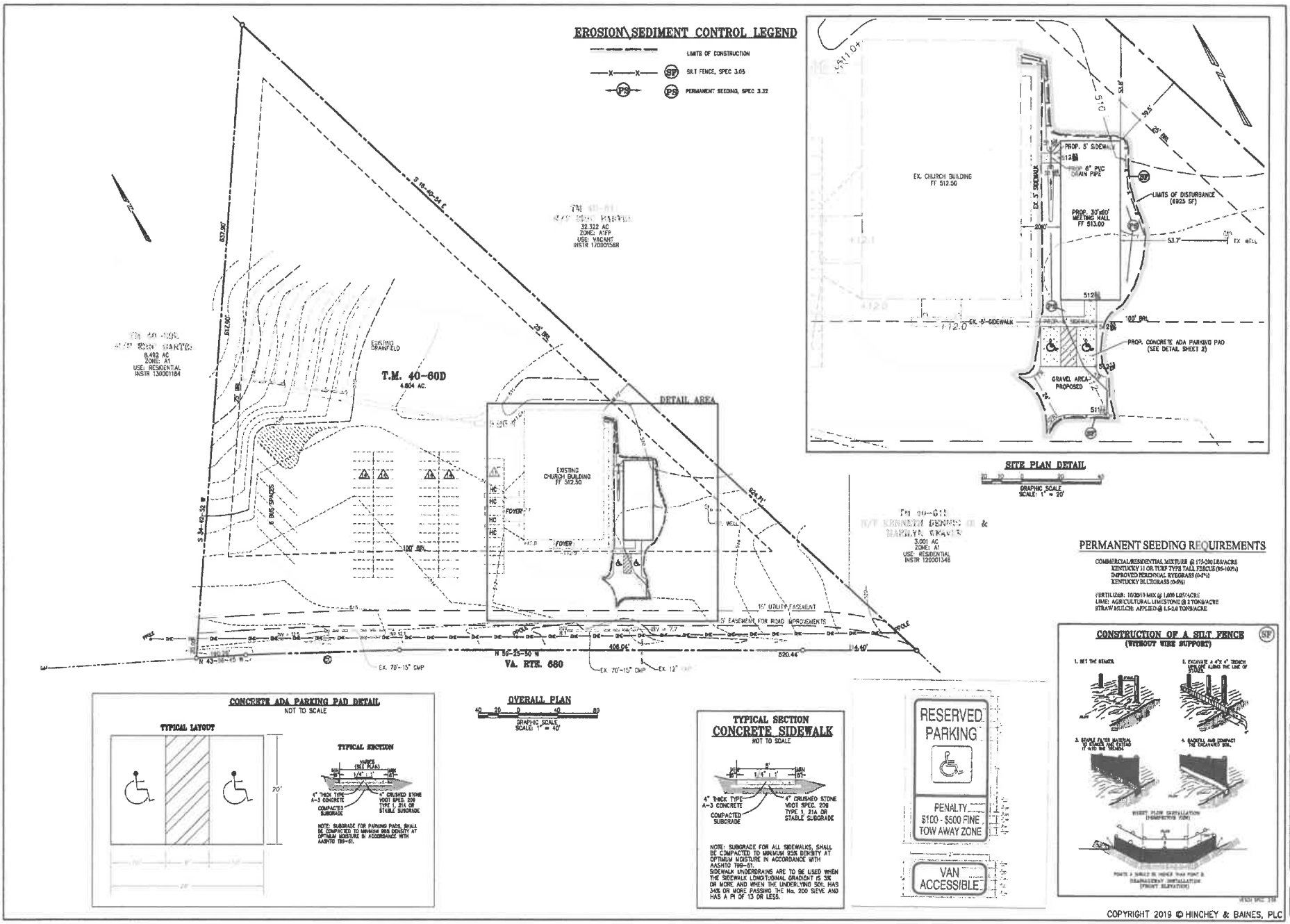
FILE NO. 1216

EROSION\SEDIMENT CONTROL LEGEND

LIMITS OF CONSTRUCTION

SILT FENCE, SPEC 3.05

PERMANENT SEEDING, SPEC 3.32



SITE PLAN DETAIL

OVERALL PLAN

GRAPHIC SCALE SCALE: 1" = 40'

PERMANENT SEEDING REQUIREMENTS

COMMERCIAL/RESIDENTIAL MIXTURE @ 175-200 LBS/ACRE
KENTUCKY 31 OR TURF TYPE TALL FESCUE (95-100%)
IMPROVED PERENNIAL RYEGRASS (0-5%)
KENTUCKY BLUEGRASS (0-5%)

FERTILIZER: 10/20/10 MIX @ 1,000 LBS/ACRE
LIME: AGRICULTURAL LIMESTONE @ 2 TONS/ACRE
STRAW MULCH: APPLIED @ 1.5-2.0 TONS/ACRE

CONCRETE ADA PARKING PAD DETAIL

NOT TO SCALE

TYPICAL LAYOUT

TYPICAL SECTION

VARIES (SEE PLAN)

4" THICK TYPE A-3 CONCRETE

COMPACTED SUBGRADE

4" CRUSHED STONE VDOT SPEC. 209 TYPE I, 21A OR STABLE SUBGRADE

NOTE: SUBGRADE FOR PARKING PADS SHALL BE COMPACTED TO MINIMUM 95% DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T99-81.

TYPICAL SECTION CONCRETE SIDEWALK

NOT TO SCALE

4" THICK TYPE A-3 CONCRETE

COMPACTED SUBGRADE

4" CRUSHED STONE VDOT SPEC. 209 TYPE I, 21A OR STABLE SUBGRADE

NOTE: SUBGRADE FOR ALL SIDEWALKS SHALL BE COMPACTED TO MINIMUM 95% DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T99-81.
SIDEWALK UNDERDRAINS ARE TO BE USED WHEN THE SIDEWALK LONGITUDINAL GRADIENT IS 3% OR MORE AND WHEN THE UNDERLYING SOIL HAS 34% OR MORE PASSING THE No. 200 SEVE AND HAS A PI OF 13 OR LESS.

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

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SITE PLAN
FELLOWSHIP BAPTIST CHURCH
PROPOSED MEETING HALL
MADISON MAGISTERIAL DISTRICT – MADISON COUNTY, VIRGINIA

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SHEET 2 OF 2

FILE NO. 1216