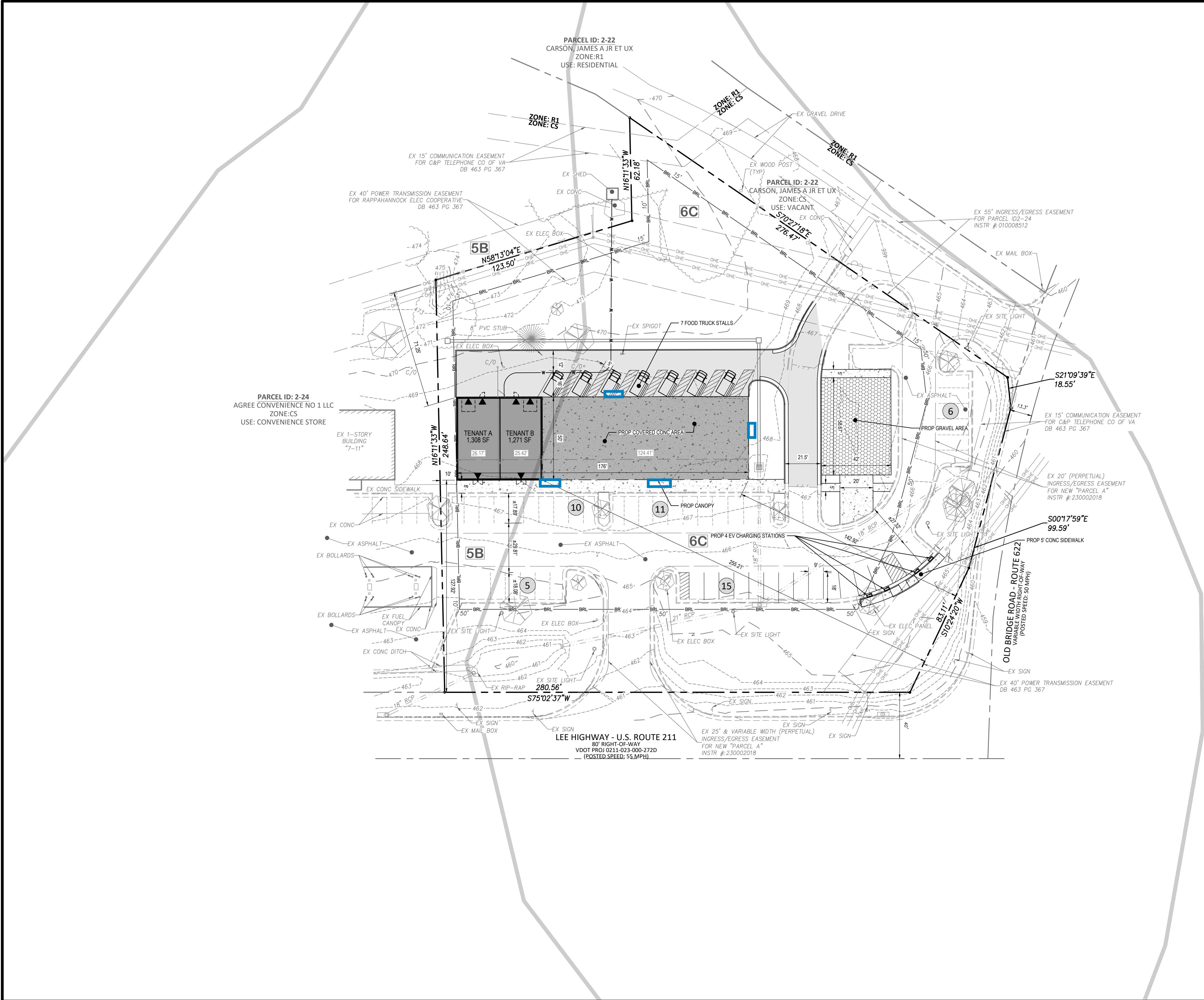




EXISTING LINETYPE LEGEND

EX PROP	---
EX PROP ADJ.	---
EX SETBACK	---
EX CENTERLINE	---
EX ACCESS EASEMENT	---
EX ELEC. EASEMENT	---
EX TOPO MAJOR	---
EX TOPO MINOR	---
EX BUILDING	---
EX CURB AND GUTTER	---
EX PAVEMENT	---
EX PAVEMENT MARK	---
EX SIDEWALK	---
EX DRIP	---
EX OVERHEAD ELEC.	---
EX STM	---
78A SOILS BOUNDARY	---

EXISTING HATCH LEGEND

EX BUILDING	---
-------------	-----

PROPOSED LINETYPE LEGEND

LIMITS OF DISTURBANCE	---
SAWCUT LINE	---
PROP BUILDING	---
PROP BUILDING CANOPY	---
PROP CURB	---
PROP CURB AND GUTTER	---
PROP PAVEMENT MARK	---
PROP TOPO MAJOR	---
PROP TOPO MINOR	---
PROP SAN. SEWER	---
PROP STORM SEWER	---
PROP WATER	---

PROPOSED HATCH LEGEND

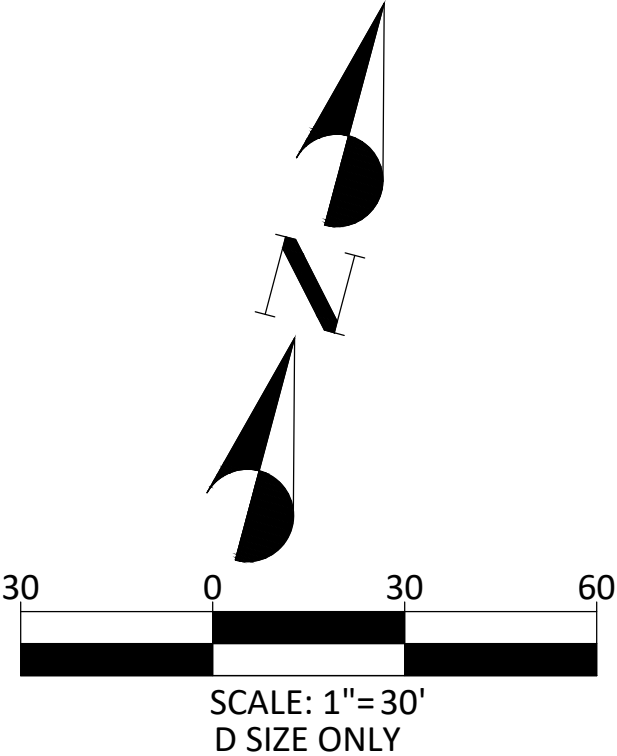
PROP ASPHALT	---
PROP BUILDING	---
PROP CANOPY	---
PROP GRAVEL	---
PROP SIDEWALK	---
PROP PAVEMENT & ADA	---

PARCEL INFORMATION

ZONING REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1.0 ACRES	2.00718 ACRES
MINIMUM LOT WIDTH	NONE	280.56 FEET
MAXIMUM LOT COVERAGE	60%	
MAXIMUM FLOOR AREA RATIO	1	
MINIMUM GREEN SPACE	0%	
MAXIMUM BUILDING HEIGHT	XX FEET	
STREET SETBACK	50 FEET	127.92 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	71.25 FEET

ZONING COMPLIANCE C2

GPIN/Deed	2-24A
ZONE	CS
CURRENT USE	VACANT
PROPOSED USE	XXX
FLOODPLAIN	X PER 51047C00050D EFF 2/26/2021
PARCEL SIZE	2.00718 ACRES
DISTURBED AREA	
IMPERVIOUS AREA	
PERMANENT SEEDDED AREA	



SHEET REVISION TRACKING

REV #	DATE	DESCRIPTION

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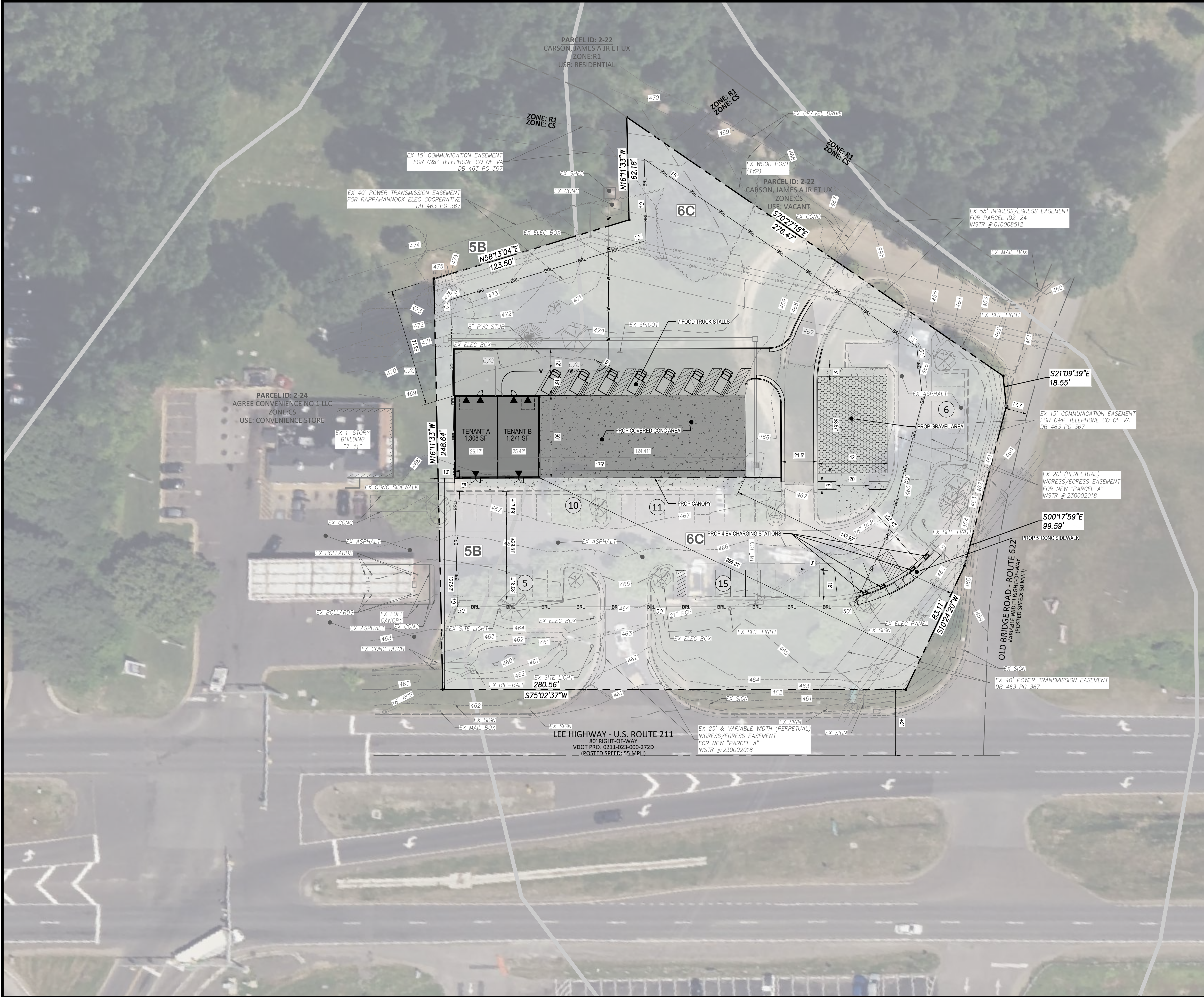
9 N 3RD STREET, SUITE 204 • WARRENTON, VA 20186
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CLEVENGERS CORNER
LEE HIGHWAY AND OLD BRIDGE ROAD
CULPEPER COUNTY, VIRGINIA

CONCEPTUAL PLAN

CONCEPT

C038.2404
PROJECT #
concept-01.dwg
FILENAME
FEBRUARY 19, 2025
DATE
1
SHEET NO.



EXISTING LINETYPE LEGEND

EX PROP	---
EX PROP ADJ.	---
EX SETBACK	---
EX CENTERLINE	---
EX ACCESS EASEMENT	---
EX ELEC. EASEMENT	---
EX TOPO MAJOR	---
EX TOPO MINOR	---
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78A SOILS BOUNDARY	---

EXISTING HATCH LEGEND

EX BUILDING	---
-------------	-----

PROPOSED LINETYPE LEGEND

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PROPOSED HATCH LEGEND

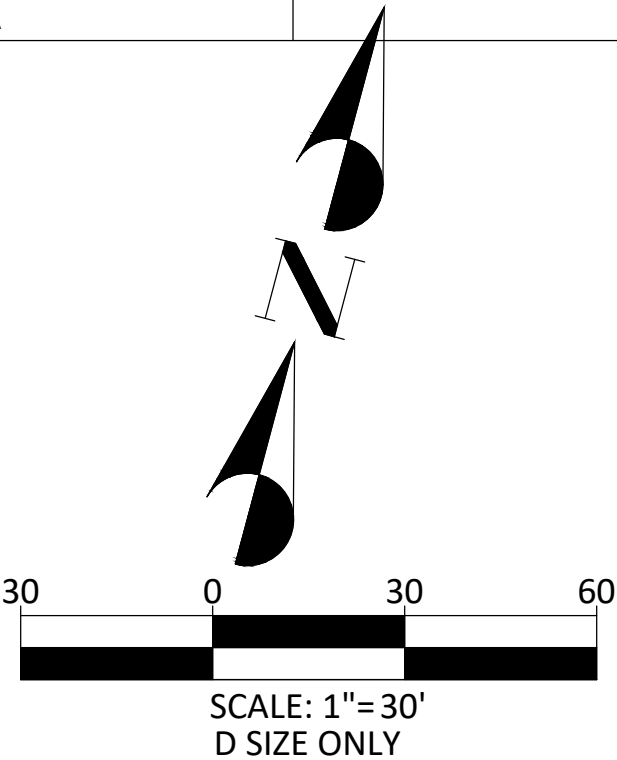
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PROP BUILDING	---
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PROP GRAVEL	---
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GPIN/Deed	2-24A
ZONE	CS
CURRENT USE	VACANT
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PARCEL SIZE	2.00718 ACRES
DISTURBED AREA	
IMPERVIOUS AREA	
PERMANENT SEEDED AREA	



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