

www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

SITE PLAN APPLICATION AND CHECKLIST

Applicant¹

Name: Kelly Wallace Phone: 540-464-1008
Company: Welsh Construction, Inc. Fax: 540-464-1653
Address: 15-A N. Randolph St. Email: Kelly@welshconstruction.com
Applicant's Signature: Kelly Wallace Date: 5/8/24

Site Plan Preparer

Name: Kelly Wallace Phone: 540-464-1008
Company: Welsh Construction Inc Fax: 540-464-1653
Address: 15-A N. Randolph St. Email: Kelly@welshconstruction.com

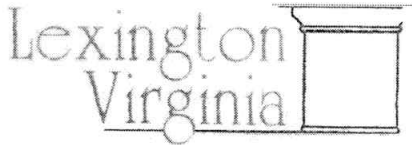
Property Owner

Name: Catherine Lueptow Phone: 540-464-1346
Address: 227 N. Lewis St. Lex, VA Email: earthsongschool@gmail.com
Owner's Signature: Catherine Lueptow Date: 5/8/24

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 227 N. Lewis St. Lexington, VA 24450
Tax Map: 25-1-21-3 Deed Book and Page #:
Acreage: .276 Zoning (attach any existing zoning conditions or proffers): R-1

- 1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

Notice to Adjacent Property Owners

Per § 420-222-B(1) of the Lexington City Code, the City shall give written notice to those persons who own property any portion of which abuts the subject property and all property which is across the street from any portion of the subject property as determined by the City's real property tax records. This notice shall give the date, time and place of the Planning Commission meeting at which the site plan is being reviewed, identify the property which is the subject of the application and give a brief description of the proposed action. This notice shall be mailed a minimum of 10 days prior to the date of the meeting of the Planning Commission at which the site plan is first considered.

Posting of the Property

Per § 420-222-B(2) of the Lexington City Code, the City will place a sign provided on the subject property which indicates that an action is pending. The sign will be located to be clearly visible from the street.

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$350+\$25/acre

Amount Paid: \$350.

Case Number: SP- 2024 - 02

Date Received: 5/9/2024 Received By: Arne

Staff Review

Planning: Public Works:

Police: Fire/Rescue:

Approvals

Planning Commission

Administrator

Adj. Property Notifications: Action:

Meeting Date: Action Date:

Action: Signature:

Site Plan Checklist

Contents

Every site plan prepared and submitted in accordance with Article XXII of the Lexington City Code shall contain the following information:

- A boundary survey of the tract.
- A certificate, signed by the surveyor or engineer, setting forth the source of title of the owner of the tract and the place of record of the last instrument in the chain of title.
- All existing and proposed streets and easements, their names, numbers and widths, existing and proposed utilities, owners, zoning and present use of adjoining property.
- Location, type and size of vehicular entrances to the site.
- Locations, types, sizes and heights of fencing, retaining walls and screen planting where required.
- All off-street parking, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required in accordance with Article XX.
- Number of floors, floor area, height and location of each building and proposed general use for each building. If a multifamily residential building, the number, size and type of dwelling units.
- All existing and proposed water and sanitary sewer facilities, indicating all pipe sizes, types and grades and where connection is to be made.
- Provisions for the adequate disposition of natural and storm water, indicating locations, sizes, types and grades of ditches, catch basins and pipes and connections to existing drainage system.
- Existing topography, with a maximum of two-foot contour intervals. Where existing ground is on a slope of less than 2%, either one-foot contours or spot elevations where necessary, but not more than 50 feet apart in both directions.
- Proposed finished grading by contours, supplemented where necessary by spot elevations.
- A landscape buffering and screening plan, if requested by the City Manager, his authorized agent or the Planning Commission.

Preparation and Submission

- Site plans, or any portion thereof, involving engineering, architecture, landscape architecture or land surveying shall be prepared and certified respectively by an engineer, architect, landscape architect or land surveyor duly authorized by the state to practice as such.
- Site plans shall be prepared on a scale of one inch equals 50 feet or larger.

- A clear, legible, blue or black line copy of the site plan shall be submitted to the Zoning Administrator. The Zoning Administrator shall be responsible for checking the site plan for general completeness and compliance with such administrative requirements as may be established prior to routing copies thereof for review.

Planning Commission Review

All site plans which are appropriately submitted and conform to the standards and requirements set forth in Article XXII of the Lexington City Code shall be forwarded to the Planning Commission for approval.

The site plan shall be approved by the Planning Commission if it is found to be adequate with respect to:

- Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.
- Locations and adequacy of automobile parking areas.
- Adequate provision for traffic circulation and control within the site and provision for access to adjoining property.
- Compliance with the requirements for setback and screening.
- Adequacy of drainage, water supply, fire protection and sanitary sewer facilities.
- Compliance with applicable established design criteria, construction standards, and specifications for all improvements.
- Approval by the City Health Officer or his agents if septic tank and other sewage disposal facilities other than sanitary sewers are involved.
- Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between the development and the street and surrounding lots.

Required Improvements

- Screening, fences, walls, curbs and gutters as required.
- Easements of rights-of-way for all facilities to be publicly maintained. Such easements shall be clearly defined for the purpose intended.
- Curbs and gutters for travel lanes or driveways that provide vehicular travel to and from adjacent parking areas or adjacent property for the purpose of separating such areas or property from parking areas and walkways.
- Adequate "no parking" signs along such travel lanes or driveways to prohibit parking on such.
- An adequate drainage system for the disposition of storm and natural waters.
- Landscaping sufficient to soften the visual effects of parking lots and to provide screening between the development, the street and surrounding lots.

Use of Outdoor Structures at EarthSong Community School

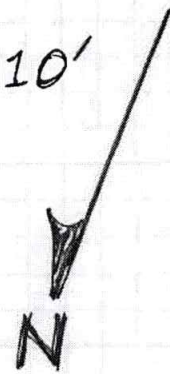
In the summer of 2020, in response to the pandemic, EarthSong created outdoor learning decks, where students can learn and grow out of doors. The learning deck is set up as an extension of the classroom, with shelves of learning materials and classroom supplies available to the students.

At that time we also created a lunch area in the corner of the yard adjacent to the staff parking lot. The lunch area consists of 3 picnic tables where we eat lunch, weather permitting. The tables are in an area that gets direct sun for most of the day, and at this time of year their use is compromised by the heat. The proposed picnic shelter will help to provide shade for the lunch area, so we can continue to use it throughout the hotter months.

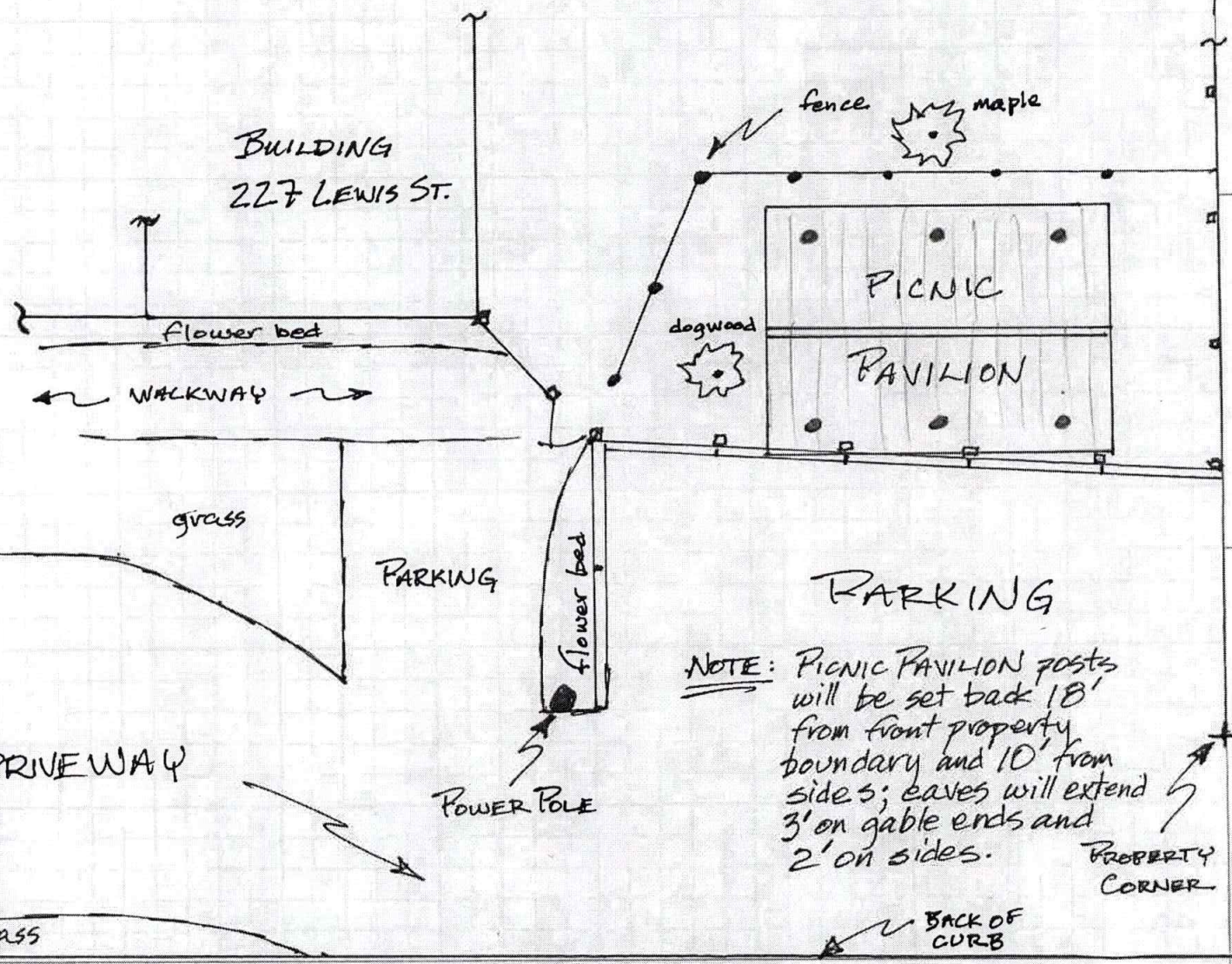


42-381 50 SHEETS 5 SQUARE
 42-382 100 SHEETS 4 SQUARE
 42-389 200 SHEETS 5 SQUARE

1" = 10'



BUILDING
 227 LEWIS ST.



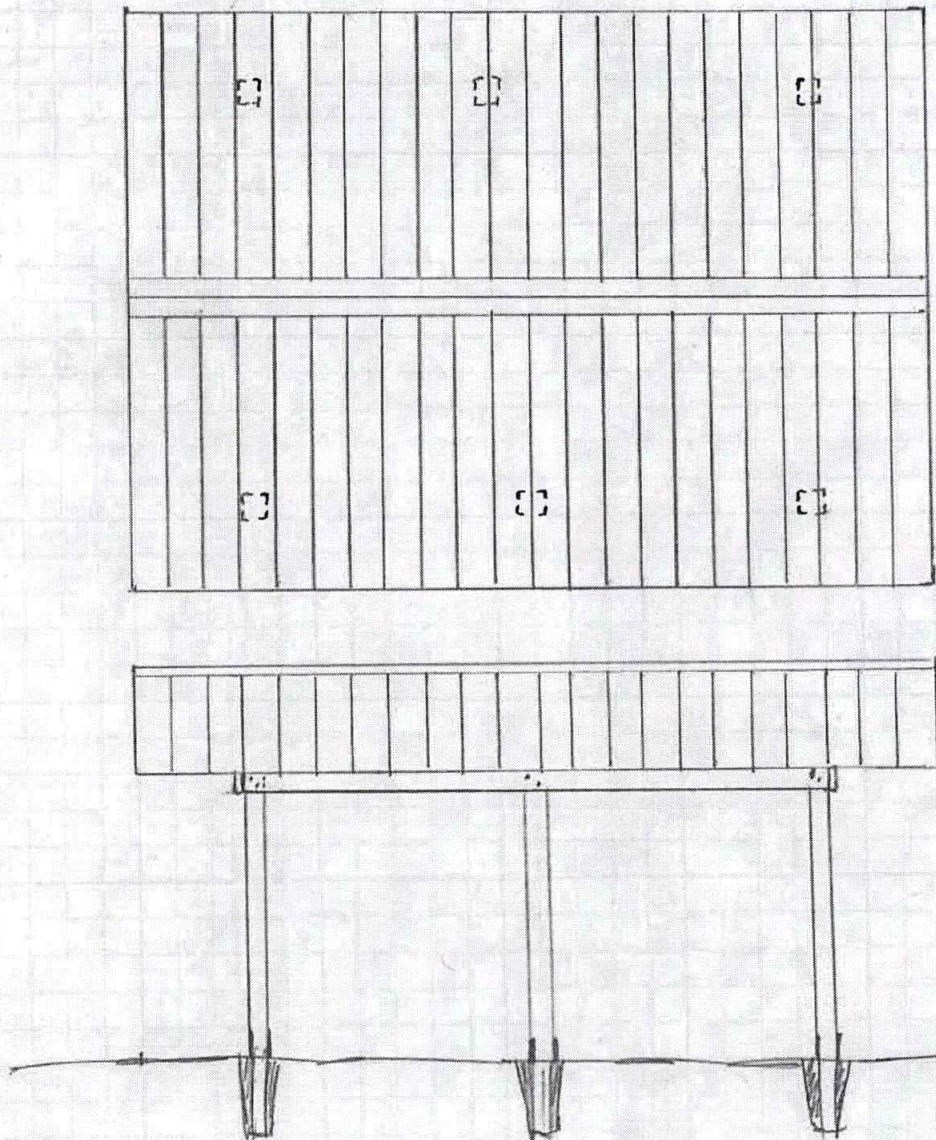
NOTE: PICNIC PAVILION posts will be set back 18' from front property boundary and 10' from sides; eaves will extend 3' on gable ends and 2' on sides.

LEWIS STREET

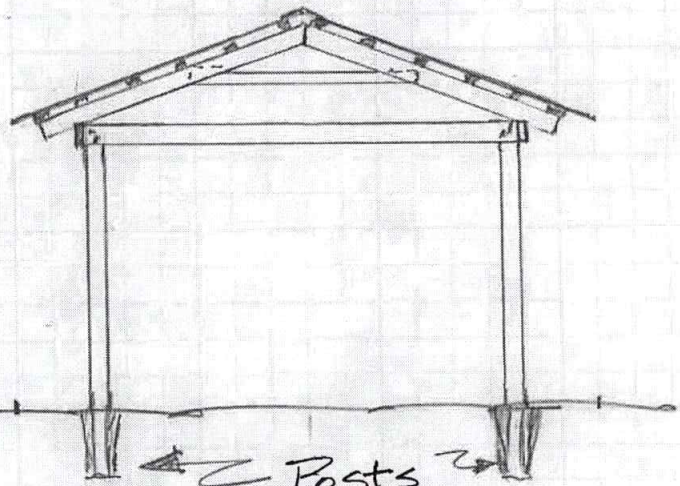


42-331 50 SHEETS 5 SQUARE
42-332 100 SHEETS 5 SQUARE
42-339 200 SHEETS 5 SQUARE
MADE IN U.S.A.

1" = 5'

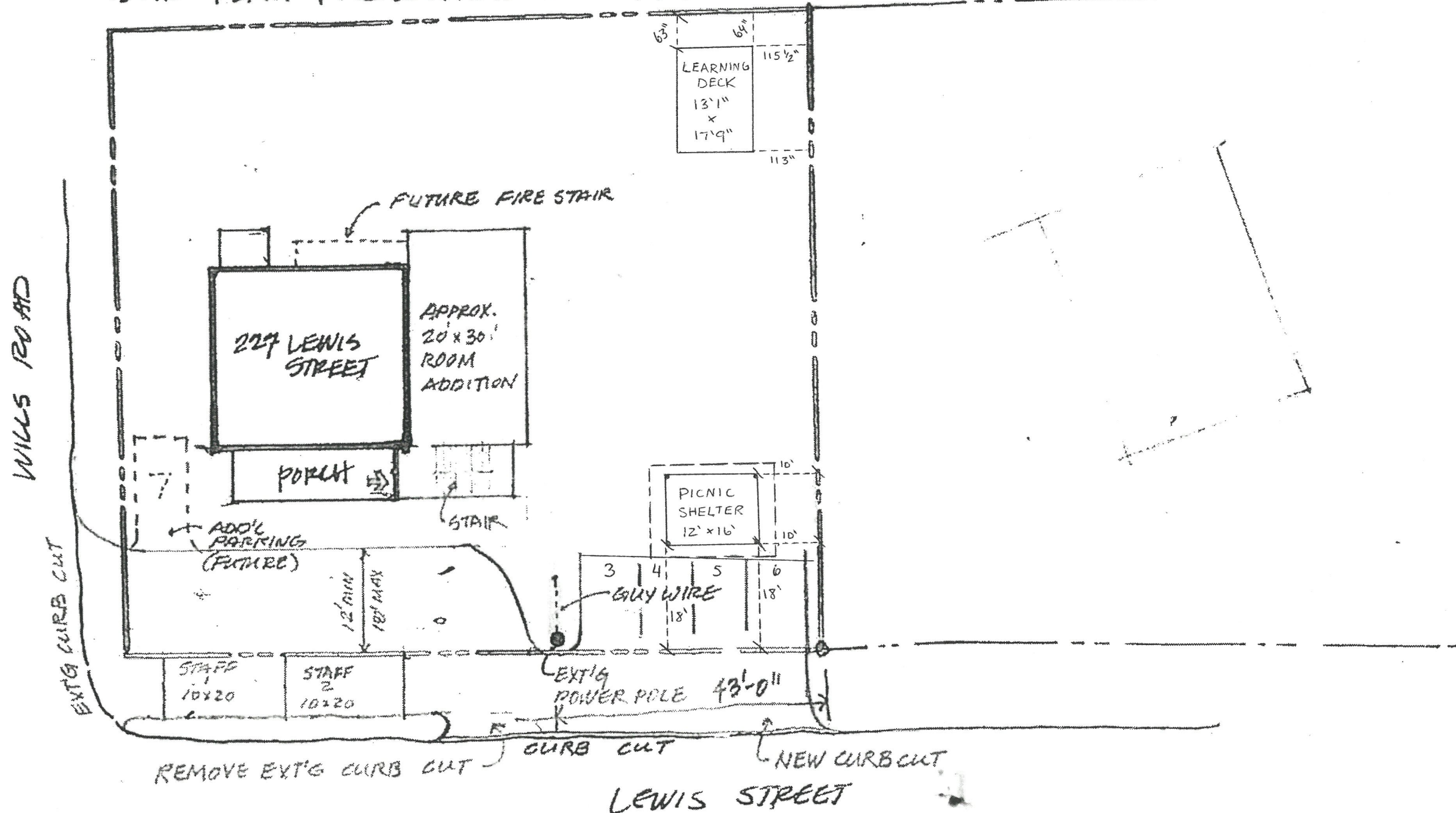


- Corrugated metal roof
- treated 5/4" x 6" purlins
- hand-built rafters



- ← Posts →
- direct bury
 - gravel backfill
 - 18" min. burial depth

SITE PLAN PRESENTED & APPROVED FOR CONDITIONAL USE PERMIT



EARTHSONG COMMUNITY SCHOOL PROPOSED SITE PLAN
 1" = 20'