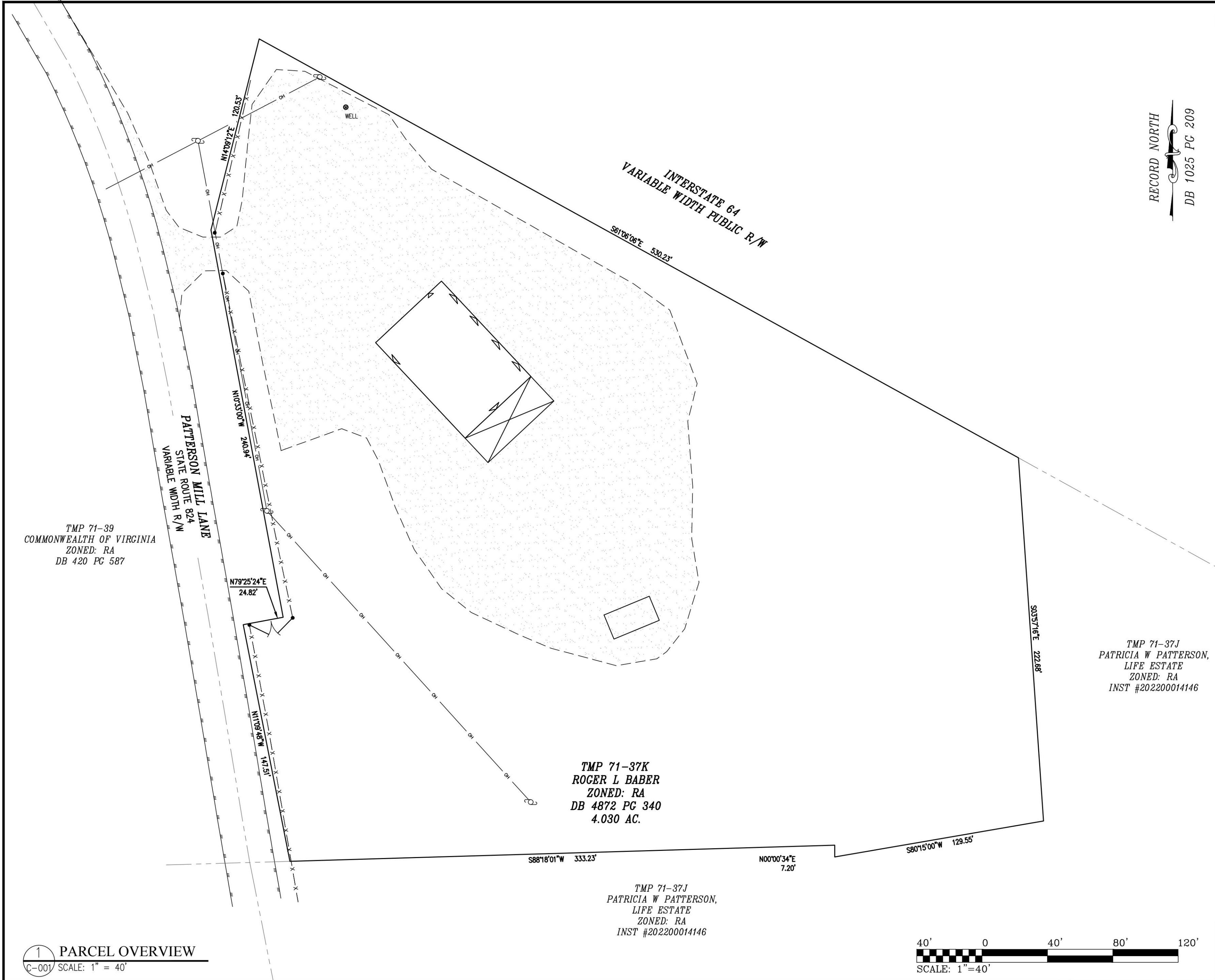




RECORD NORTH
DB 1025 PG 209

SP2023000006

CONCEPT PLAN FOR

ARBORLIFE PROFESSIONAL TREE CARE

TAX MAP 71, PARCEL 37K
SAMUEL MILLER DISTRICT,
ALBEMARLE COUNTY, VIRGINIA



JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	06/09/2023	AS SHOWN	BSM	TRM	

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTEVILLE, VA 22932
PHONE: 540-438-0131
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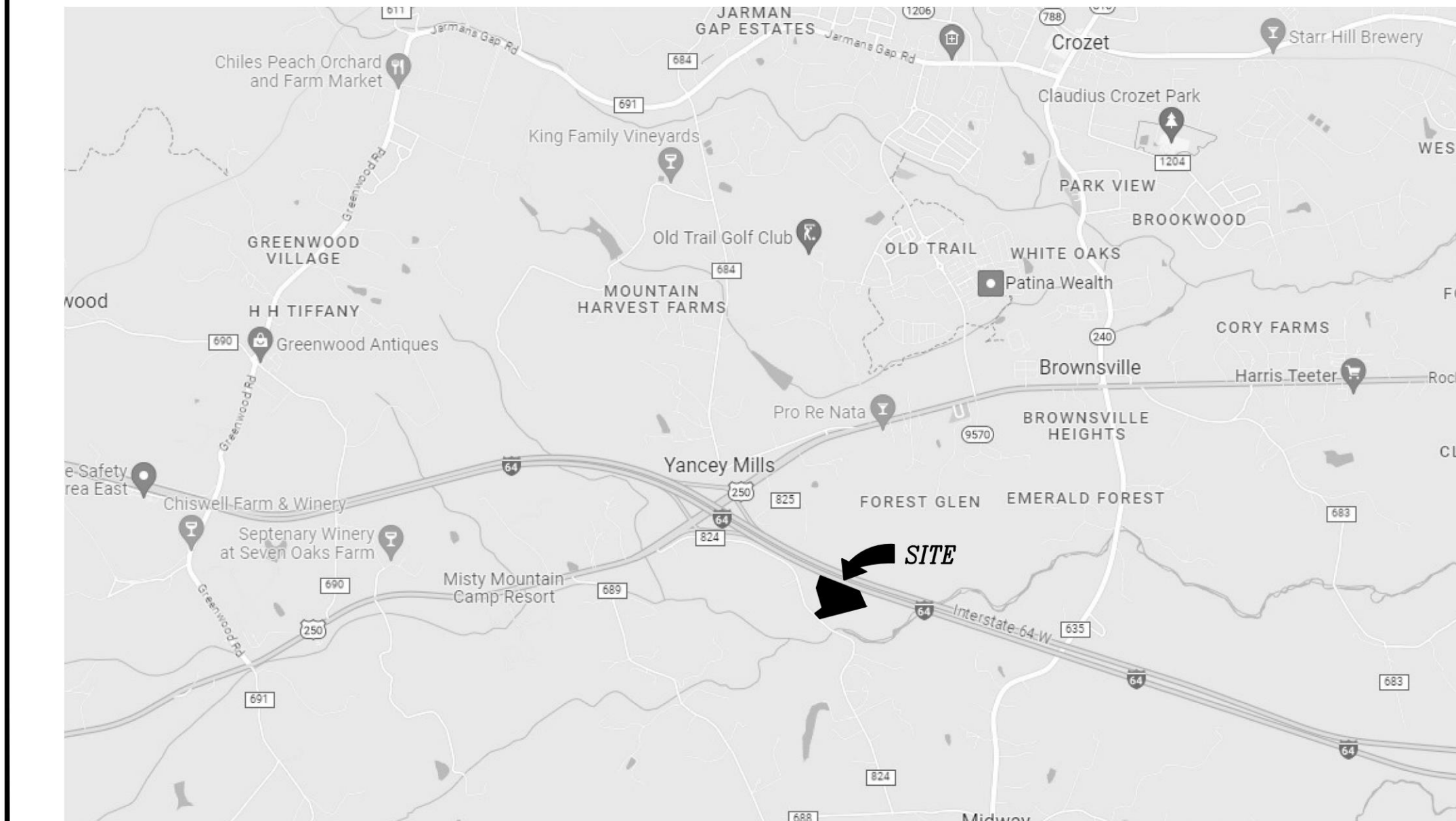
SITE DATA

<u>SPECIAL USE PERMIT:</u>	SP2023000006
<u>OVERLAY DISTRICTS:</u>	ENTRANCE CORRIDOR AND STEEP SLOPE OVERLAY DISTRICTS.
<u>ZONING:</u>	RA – RURAL AREAS
<u>LEGAL REFERENCE:</u>	TMP 07100–00–00–037K0
<u>SOURCE OF TITLE:</u>	DB 4872 PG 340
<u>PLAT OF RECORD:</u>	DB: 1025 PG: 207–210
<u>OWNER/APPLICANT:</u>	ROGER L BABER PO BOX 629 CROZET, VA, 22932
<u>PROPOSED USE:</u>	LANDSCAPE CONTRACTOR
<u>MAGISTERIAL DISTRICT:</u>	SAMUEL MILLER
<u>BUILDING AREA:</u>	9,500 SF
<u>BUILDING SETBACK:</u>	FRONT 75'; SIDE 25'; REAR 35'
<u>PARKING SPACES:</u>	REQUIRED: 1 SPACE PER EMPLOYEE. TOTAL OF 8 EMPLOYEES = 8 SPACES PROVIDED: 9 SPACES (THIS INCLUDES 1 HANDICAP ACCESSIBLE SPACE)
<u>LOADING SPACES:</u>	REQUIRED: 1 PROVIDED: 1
<u>WATERSHED:</u>	THIS PARCEL IS LOCATED WITHIN THE STOCKTON CREEK WATER SUPPLY WATERSHED.
<u>WATER SUPPLY:</u>	NONE
<u>SANITARY SEWER:</u>	NONE
<u>BUILDING HEIGHT:</u>	30' (THE MAX BUILDING HEIGHT PERMITTED IS 35').
<u>LIGHTING:</u>	NONE EXISTING OR PROPOSED
<u>FEMA FLOOD ZONE:</u>	TMP 07100–00–00–037K0 IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0240D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.

SITE NOTES

- OPEN AIR BURNING OF OFF–SITE MATERIAL WILL NOT BE PERMITTED ON THIS SITE.

1 PARCEL OVERVIEW
C-001 SCALE: 1" = 40'



2 VICINITY MAP
C-001 SCALE: 1" = 2000'

SIGNATURE PANEL

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
ALBEMARLE COUNTY SERVICE AUTHORITY	

SHEET INDEX

C-100	COVERSHEET
C-101	EXISTING CONDITIONS
C-102	CONCEPT PLAN

LEGEND	
DB	DEED BOOK
PG	PAGE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
FFE	FINISHED FLOOR ELEVATION
BSL	BUILDING SETBACK LINE
PSL	PARKING SETBACK LINE
PP	POWER POLE
SCC	STORMWATER CONVEYANCE CHANNEL
--- ULD ---	ULTIMATE LIMITS OF DISTURBANCE
--- TP ---	TREE PROTECTION FENCING
--- FHOD ---	FLOOD HAZARD OVERLAY DISTRICT
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
IF	IRON FOUND
ULD	ULTIMATE LIMITS OF DISTURBANCE
	CRITICAL SLOPES

DESCRIPTION	DATE
COMMENTS DATED 8/25/2023	11/16/23

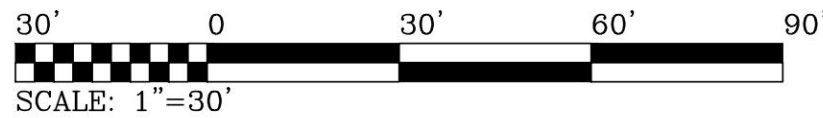
NO.	PROJECT TITLE:	SHEET TITLE:
1	CONCEPT PLAN FOR ARBORLIFE PROFESSIONAL TREE CARE	COVER SHEET

TMP 71-39
COMMONWEALTH OF VIRGINIA
ZONED: RA
DB 420 PG 587

PATTERSON MILL LANE
STATE ROUTE 824
VARIABLE WIDTH R/W

TMP 71-37K
ROGER L. BABER
ZONED: RA
DB 4872 PG 340
4.030 AC.

TMP 71-37J
PATRICIA W. PATTERSON,
LIFE ESTATE
ZONED: RA
INST #202200014146



LEGEND



CRITICAL SLOPES

RECORD NORTH

DB 1025 PC 209



JOB NO.:	06/09/23
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DESIGNED BY:	TEM
CHECKED BY:	

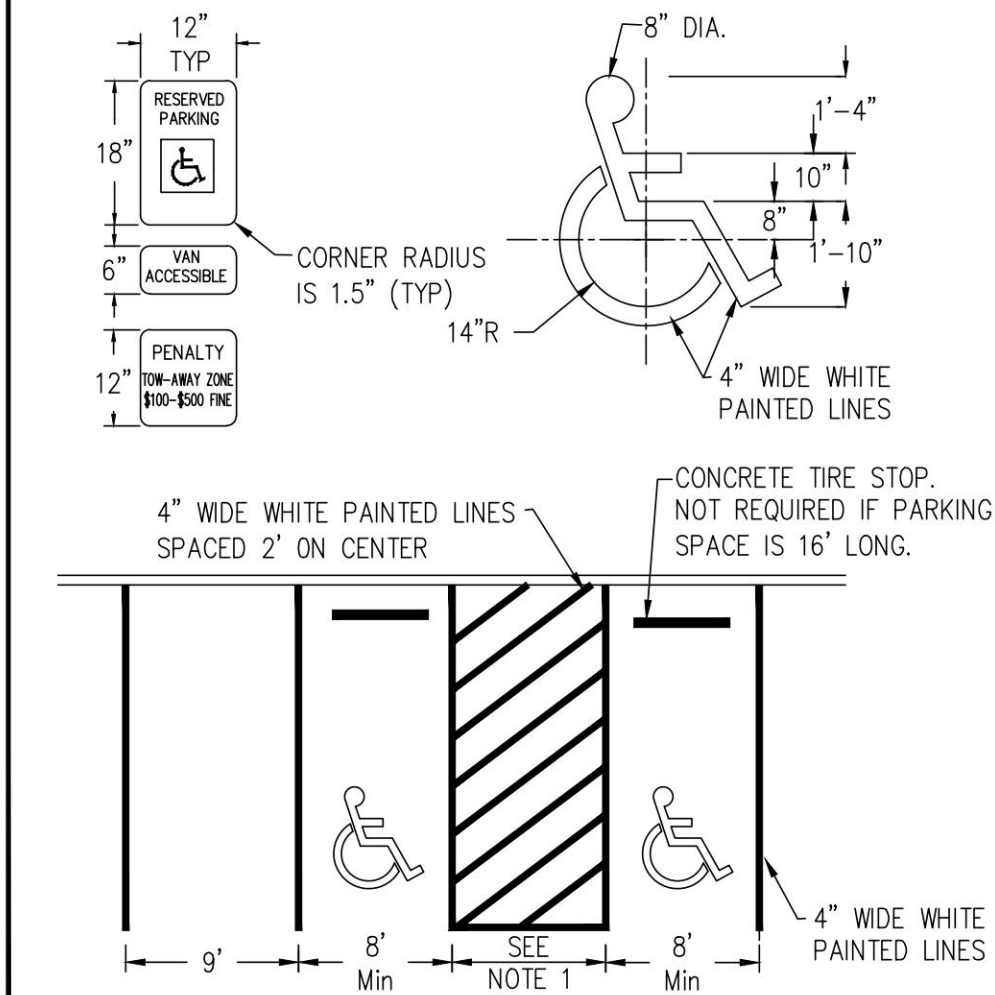
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440 CHARLOTTEVILLE, VA SUITE 200
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NO.	DESCRIPTION	DATE
1	COMMENTS DATED 8/25/2023	11/16/23

PROJECT TITLE:
CONCEPT PLAN FOR
ARBORLIFE PROFESSIONAL
TREE CARE

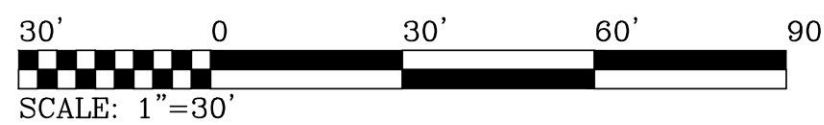
SHEET TITLE:
EXISTING CONDITIONS
PLAN

SHEET NO.
C-101
SHEET 2 of 3



1 HANDICAP ACCESSIBLE PARKING DETAIL
C-102 SCALE: NTS

- NOTES:
1. ACCESS AISLE WIDTH SHALL BE 5' FOR HANDICAP SPACES AND 8' FOR VAN ACCESSIBLE SPACES.
 2. SEE SITE PLAN FOR LOCATION AND DIMENSION OF HANDICAP SPACES. DIMENSIONS SHOWN HERE ARE MINIMUMS.
 3. TIRE STOPS SHALL BE INSTALLED 2' FROM FACE OF CURB IN EACH HANDICAP SPACE.
 4. FOR ALL HANDICAP SPACES DESIGNATED ON SITE PLAN, THE VIRGINIA STANDARD "RESERVE PARKING" SIGN AND STANDARD "PENALTY, TOW-AWAY ZONE" SIGN SHALL BE INSTALLED.
 5. FOR ALL HANDICAP SPACES DESIGNATED ON SITE PLAN AS VAN ACCESSIBLE, PROVIDE "VAN ACCESSIBLE" SIGN WITH MINIMUM "2" HIGH LETTERING MOUNTED UNDERNEATH RESERVED PARKING SIGN.
 6. SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN NO LESS THAN 5' AND NO MORE THAN 7' ABOVE THE FINISHED GRADE.
 7. THE REQUIRED ITEMS MAY BE CONTAINED ON ONE OR MULTIPLE SIGNS. SUBMIT SHOP DRAWINGS FOR SIGNS.
 8. SIGNS SHALL COMPLY WITH THE LATEST EDITION OF UFAS (UNIFORM FEDERAL ACCESSIBILITY STANDARDS), VUSBC (VIRGINIA UNIFORM STATEWIDE BUILDING CODE), AND THE CODE OF VIRGINIA SECTION 36-99.11.



RECORD NORTH
DB 1025 PC 209



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NO.	DESCRIPTION	DATE
1	COMMENTS DATED 8/25/2023	11/16/23

PROJECT TITLE:
CONCEPT PLAN FOR
ARBORLIFE PROFESSIONAL
TREE CARE
SHEET TITLE:
CONCEPT PLAN

SHEET NO.
C-102
SHEET 3 of 3

TMP 71-37J
PATRICIA W PATTERSON,
LIFE ESTATE
ZONED: RA
INST #202200014146

TMP 71-37J
PATRICIA W PATTERSON,
LIFE ESTATE
ZONED: RA
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TMP 71-37K
ROGER L BABER
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