SPECIAL USE PERMIT

CONCEPT PLAN + EXHIBITS

SP2026-00001

ALBERENE WELLNESS RETREAT

TMP 119-52C2
project ID: 24.044

SUBMITTED 19 January 2026
REVISED 16 APRIL 2026



Image provided by Google Maps

Context Map

Sheet 1 of 7

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site Details
3 - Existing Conditions
4 - Concept Plan Phase 1
5 - Concept Plan Phase 2
6 - Conceptual Infrastructure & Utilities
7 - Sight Distance Exhibit

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ALBERENE WELLNESS RETREAT
SITE DETAILS

OWNER
Christopher Lee Gates & Jamie Porter Gates
12021 Youngtree Court
Bristow VA 20136

TMP
119-52C2

ACREAGE
29.71 AC

MAGISTERIAL DISTRICT
Samuel Miller

STEEP SLOPES & STREAM BUFFER
There are critical slopes and stream buffers present on the property

SOURCE OF BOUNDARY & TOPOGRAPHY
Source of boundary and topography along Secretarys Sand Rd. provided by Foresight Survey, P.C.(11/18/2024). Additional boundary and topography per Albemarle County GIS.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0525D), this property does not lie within a Zone AE 100-year flood plain.

WATER SUPPLY WATERSHED
Non-water supply watershed.

WATER AND SANITARY SERVICES
Site is to be served by new on-site wells and septic systems.

USE
EXISTING: Vacant
PROPOSED: Boarding Camp

ZONING
EXISTING: RA - Rural Areas
OVERLAY: Critical Slopes
PROPOSED: SP for Boarding Camp

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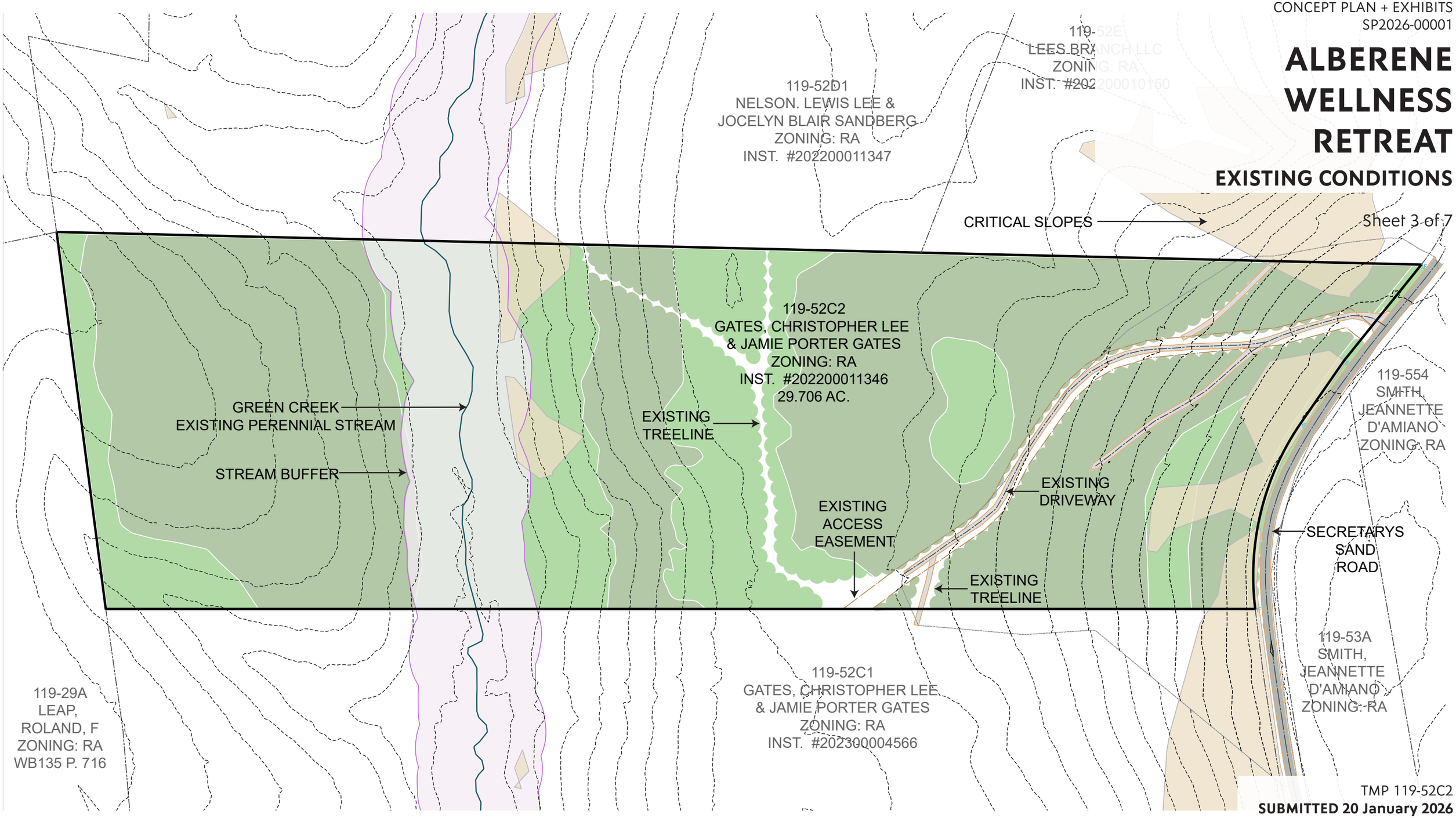
EXISTING CONDITIONS



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150 0 150 300 450
Graphic Scale: 1”=150’

Deciduous Tree Areas

Evergreeen/ Pine Tree Areas

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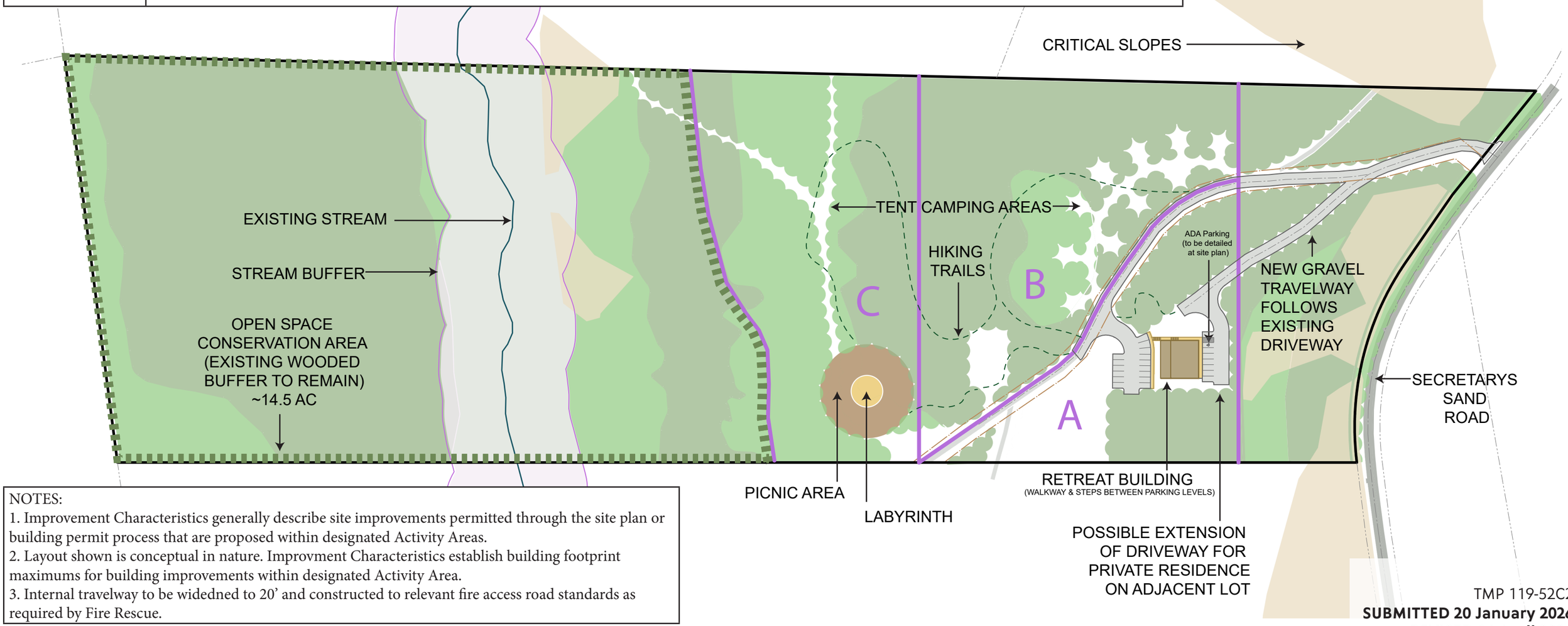
ALBERENE WELLNESS RETREAT

CONCEPT PLAN: PHASE 1

ACTIVITY AREA	IMPROVEMENT CHARACTERISTICS
A - Building/ Event Center Area	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, stormwater management facilities, and similar site improvements Maximum number of non residential buildings: one Maximum non residential building footprint: 4,000 SF
B - Main Cabin/ Camping Area	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements; primitive hiking trails; short term overnight tent camping, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980. Maximum building footprint per cabin/yurt/tent platform: 1,000 SF; Maximum capacity of each cabin: 8 people. Maximum total building footprint across all structures combined: 10,000 SF
C- Picnic Area and Labyrinth	Picnic tables, labyrinths, pole barn (maximum square footage of 3,000 SF), short term overnight tent camping, primitive hiking trails, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980; drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements.



NOTES:
1. Improvement Characteristics generally describe site improvements permitted through the site plan or building permit process that are proposed within designated Activity Areas.
2. Layout shown is conceptual in nature. Improvment Characteristics establish building footprint maximums for building improvements within designated Activity Area.
3. Internal travelway to be widedned to 20' and constructed to relevant fire access road standards as required by Fire Rescue.

150 0 150 300 450
Graphic Scale: 1"=150'

Deciduous Tree Areas

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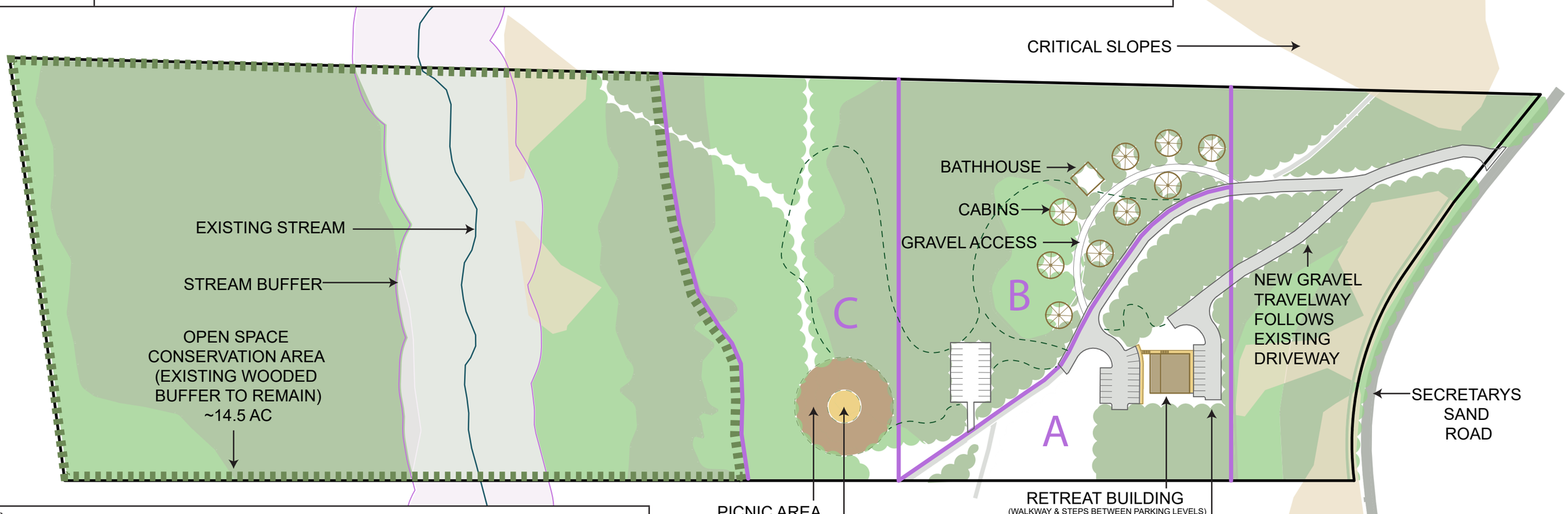
ALBERENE WELLNESS RETREAT

CONCEPT PLAN: PHASE 2



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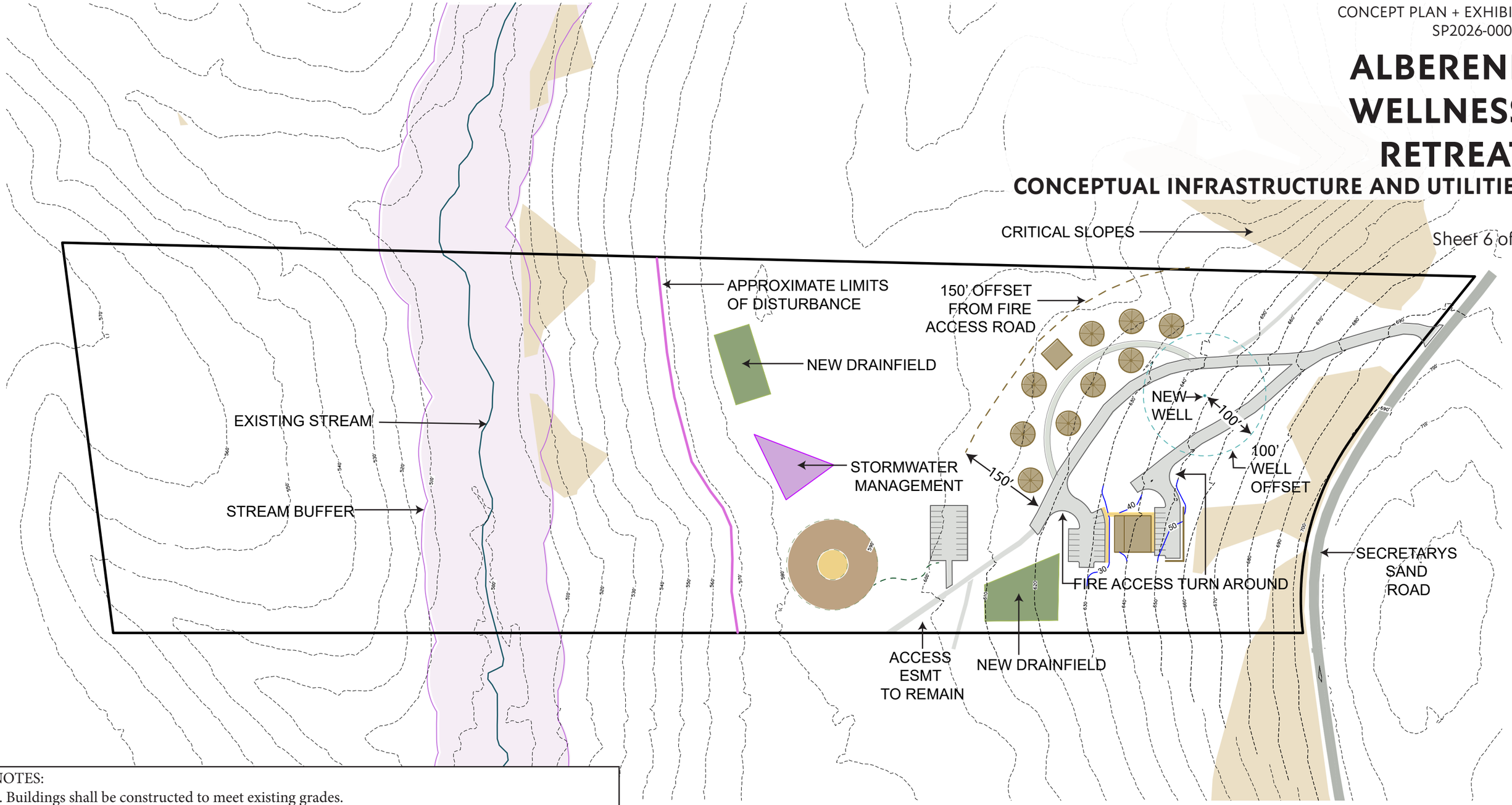
CONCEPTUAL INFRASTRUCTURE AND UTILITIES



NOTES:
1. Buildings shall be constructed to meet existing grades.
2. Existing driveway to be regraded with ditch and shoulder, and widened to appropriate dimensions (including turnarounds) as required for fire access.

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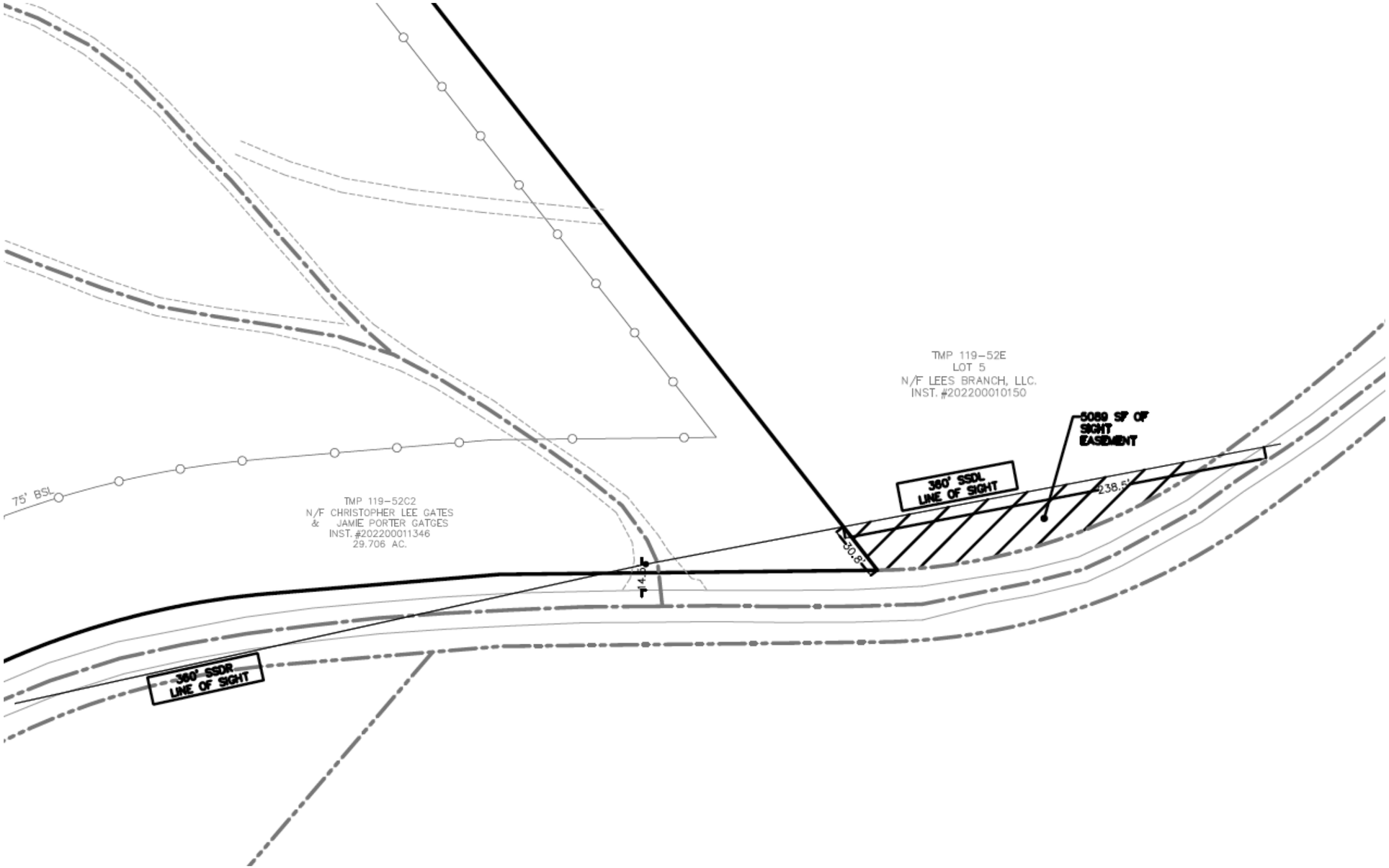
SIGHT DISTANCE EXHIBIT

EXHIBIT A: SIGHT EASEMENT DRAWINGS



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