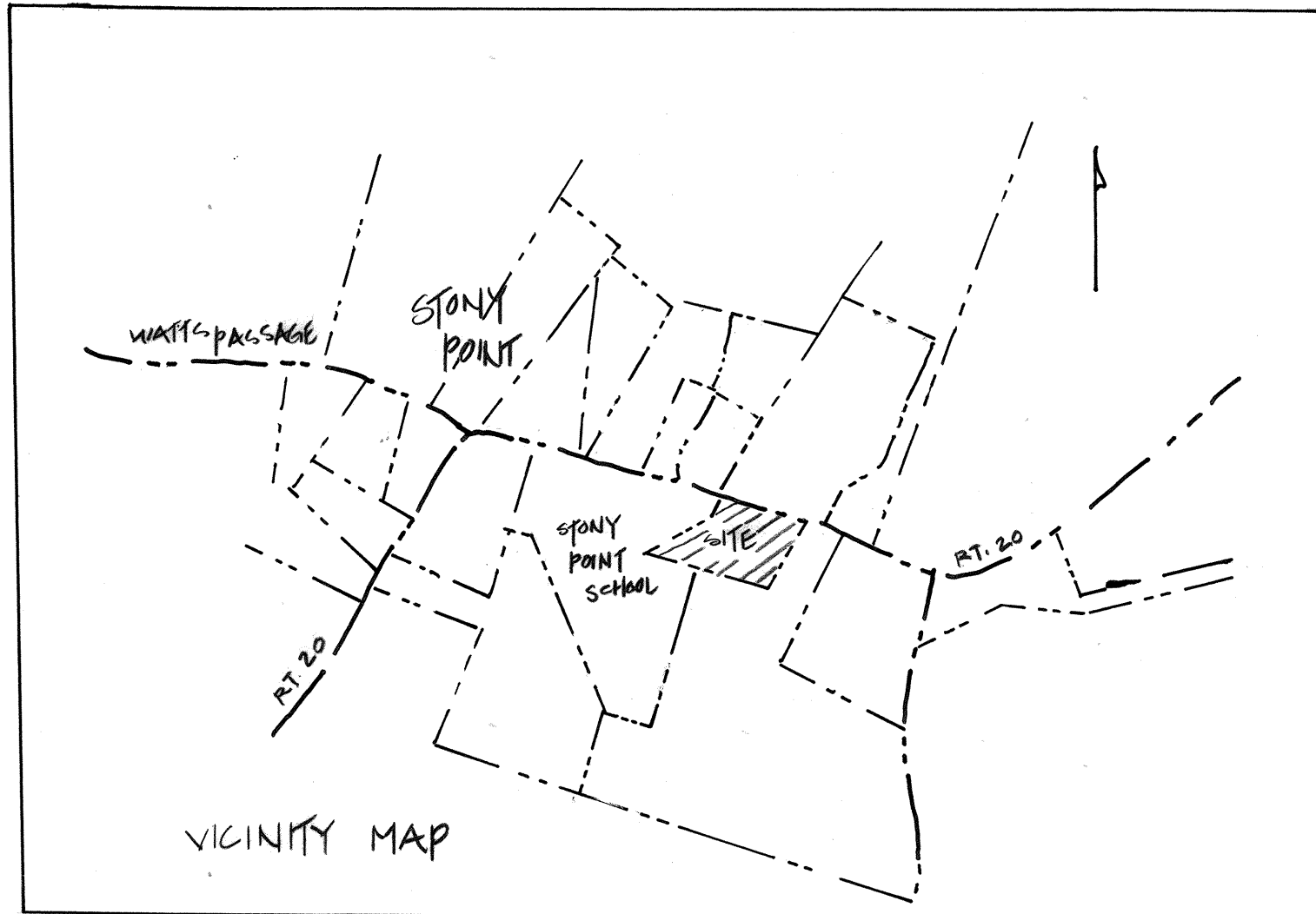
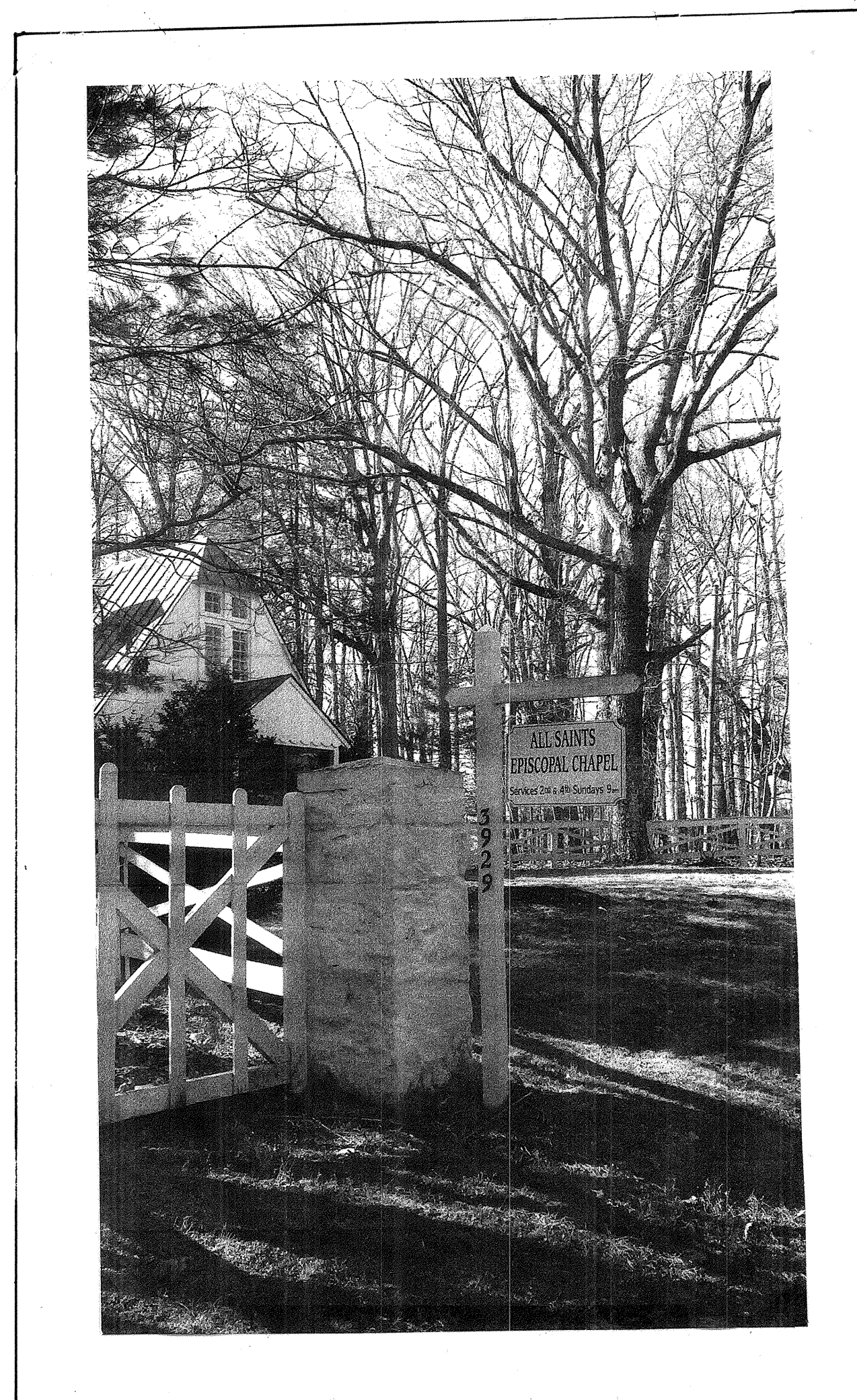




ALL SAINTS CHAPEL
SP 201500007 SPECIAL USE PERMIT
SPP 201500003 INITIAL SITE PLAN
JUNE 1, 2015
TM 4B P16

PREPARED BY:
JOSEPH ASSOCIATES LLC
461 CLARKS TRACT
KEESWICK VA, 22947
434-984-4199



Signature Panel

Albemarle County Planning Services

Albemarle County Architectural Review

Albemarle County Inspections Division

Albemarle County Department of Fire Rescue

Rivanna Water Sewer Authority

Albemarle County Information Services (911)

Virginia Department of Health

Albemarle County Zoning Division

Albemarle County Engineering Services

Virginia Department of Transportation

SHEET
ONE OF
FOUR

SCALE 1" = 30'

— — — EXISTING TOPOGRAPHY
° P.P. POWER POLE

Legend
All Saints Existing Trees

1.	24" Oak	25.	6" White Pine
2.	24" Oak	26.	24" Oak
3.	30" Oak	27.	36" Oak
4.	20" Oak	28.	16" Oak (To Be Removed)
5.	4" Oak	29.	20" Oak (To Be Removed)
6.	4" Oak	30.	16" Oak (To Be Removed)
7.	4" Oak	31.	20" Oak (To Be Removed)
8.	4" Oak	32.	14" Poplar and Oak (To Be Removed)
9.	4" Maple	33.	30" Oak
10.	4" Maple	34.	24" Oak (To Be Removed)
11.	4" Oak	35.	24" White Pine
12.	4" Oak	36.	2" Dogwood
13.	4" Oak	37.	6" Poplar
14.	24" Oak	38.	3" Beech
15.	24" Oak	39.	12" White Pine (To Be Removed)
16.	24" Oak	40.	3" Black Gum
17.	24" Oak	41.	8" White Pine (To Be Removed)
18.	20" Oak	42.	12" Oak (To Be Removed)
19.	4" Oak	43.	4" Maple
20.	8" Oak	44.	5" Maple
21.	8" Oak	45.	5" Maple
22.	30" Oak	46.	4" Oak
23.	14" White Pine	47.	6" Maple
24.	20" Oak	48.	6" Maple

Significant trees to be preserved - 39 trees
Significant trees to be removed - 9 trees

SHEET
TWO OF
FOUR

ALL SAINTS CHAPEL

SP 201500007 - SPECIAL USE PERMIT
INITIAL SITE PLAN SDP 201500003

SCALE 1" = 30'
JUNE 1, 2015

OWNER: TRUSTEES OF ST. JOHN'S MISSION CHURCH

PLAN PREPARED BY: JOSEPH ASSOCIATES LLC

TM4B P16 TWO ACRES

VILLAGE RESIDENTIAL ZONING DISTRICT

ENTRANCE CORRIDOR OVERLAY DISTRICT

SURVEY SOURCE: R. E. MESNARD

TOR SOURCE: ALPHEMABLE COUNTY

DATUM REFERENCE: HORIZONTAL NAD 83 AND

VERTICAL NAV 88 2013

PROPOSED USE: CHAPEL AND SOCIAL HALL
EXISTING USE: CHAPEL
PROPOSED ADDITION: 795 SF
EXISTING BUILDING: 600 SF

DISTURBED AREA:
PARKING AND SIDEWALK 6,150 SF
BUILDING 795 SF
SEPTIC TANK AND FIELD 1,405 SF

TOTAL DISTURBED AREA 8,085 SF
OPEN SPACE 90% 1.8 ACRES

HEIGHT OF BUILDING NOT TO EXCEED 35'
PARKING REQUIRED 6 SPACES
PARKING PROVIDED 6 SPACES
GRAVEL PARKING PROPOSED (SEE DETAIL)

EXISTING FENCE: EXCEPT FOR REPAIR AND
MAINTENANCE OF THE FENCE WHERE THERE IS NO
SUBSTANTIAL CHANGE IN DESIGN, AND
EXCEPT FOR RENOVATION OF THE FENCE TO
ACCOMMODATE A GATE TO PROVIDE ACCESS
FROM THE PARKING AREA TO THE
EXISTING FRONT ENTRANCE OF
THE CHAPEL WHERE THE GATE DESIGN
IS COMPATIBLE IN FORM AND MATERIALS
WITH THE FENCE DESIGN, THE FENCE
AND ITS END POSTS SHALL BE
RETAINED WITHOUT CHANGE.

MECHANICAL EQUIPMENT LOCATED
BEHIND ADDITION - VISIBILITY OF ALL
MECHANICAL EQUIPMENT FROM ENTRANCE
CORRIDOR SHALL BE ELIMINATED

NO LIGHTING MEASURING GREATER
THAN 3,000 LUMENS IS PROPOSED ON
BUILDING OR SITE

TIER ONE GROUND WATER ASSESSMENT:
WELL BARRIER WILL FOLLOW WPO
SECTION IT-1001

SEPTIC FIELD DESIGN: SLINES, 60' LONG

BUMPER BLOCKS: ALD. CO. CODE
SEC. 4.12.10 TREATED TIMBER, 6" LONG,
5" HIGH, ANCHORED IN 2 PLACES.

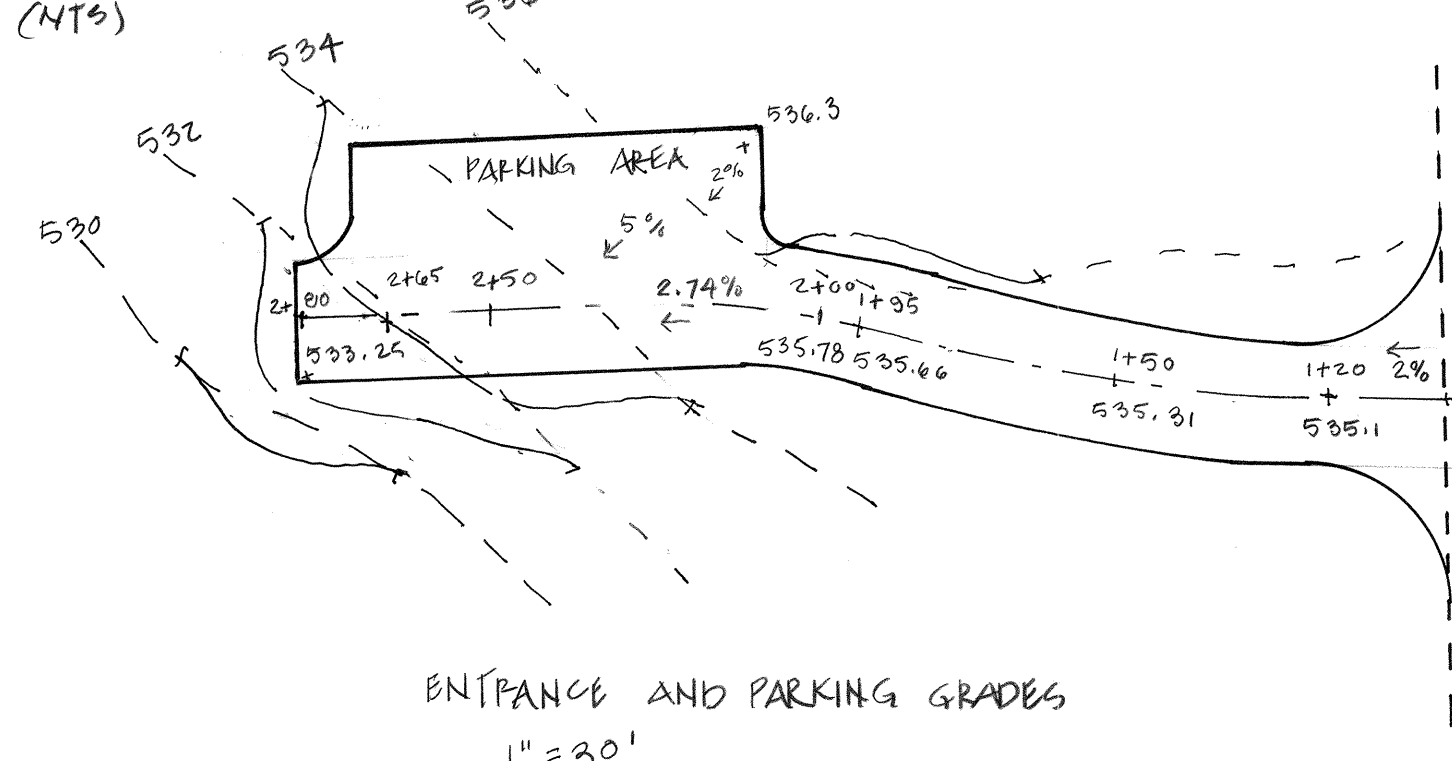
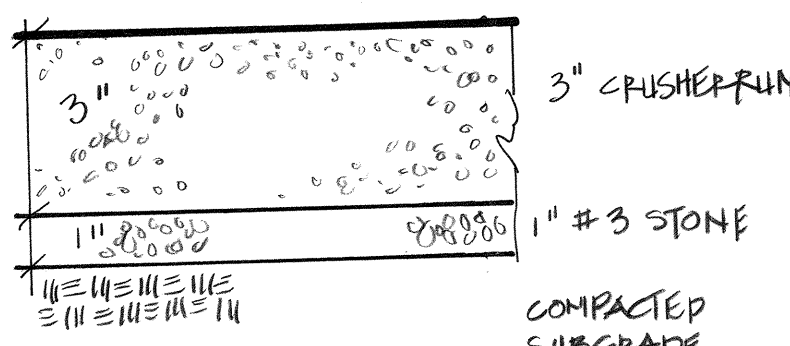
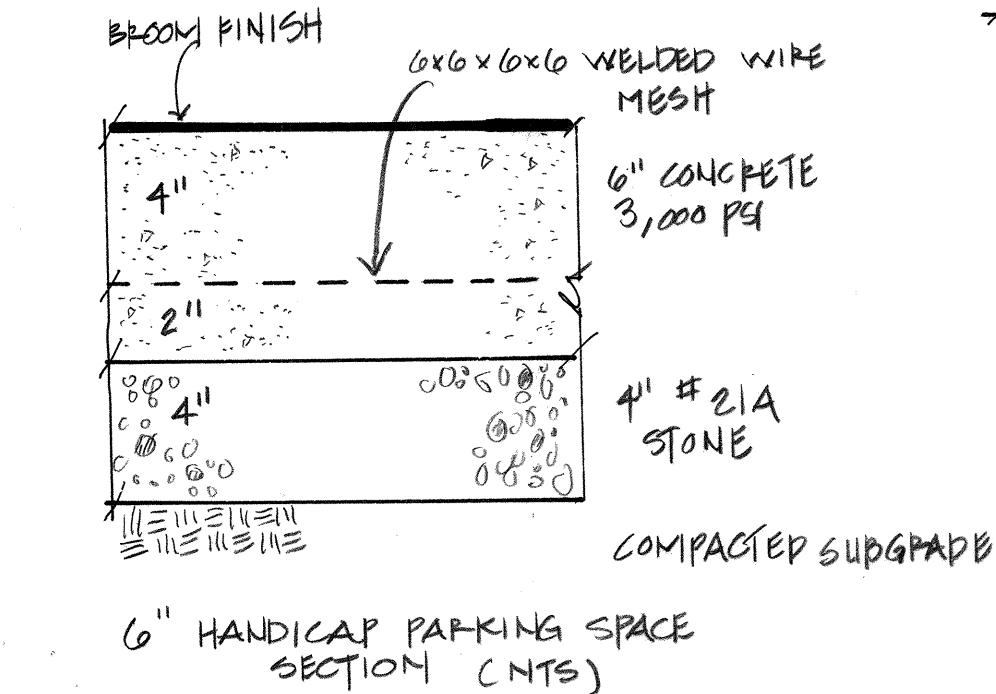
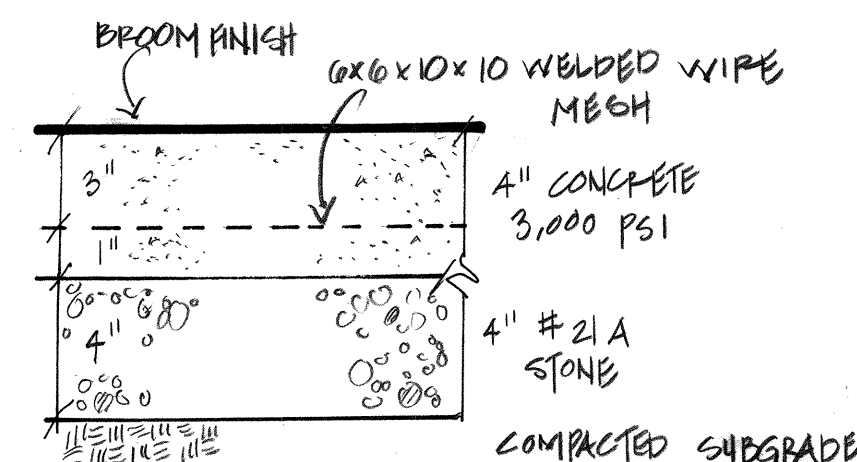
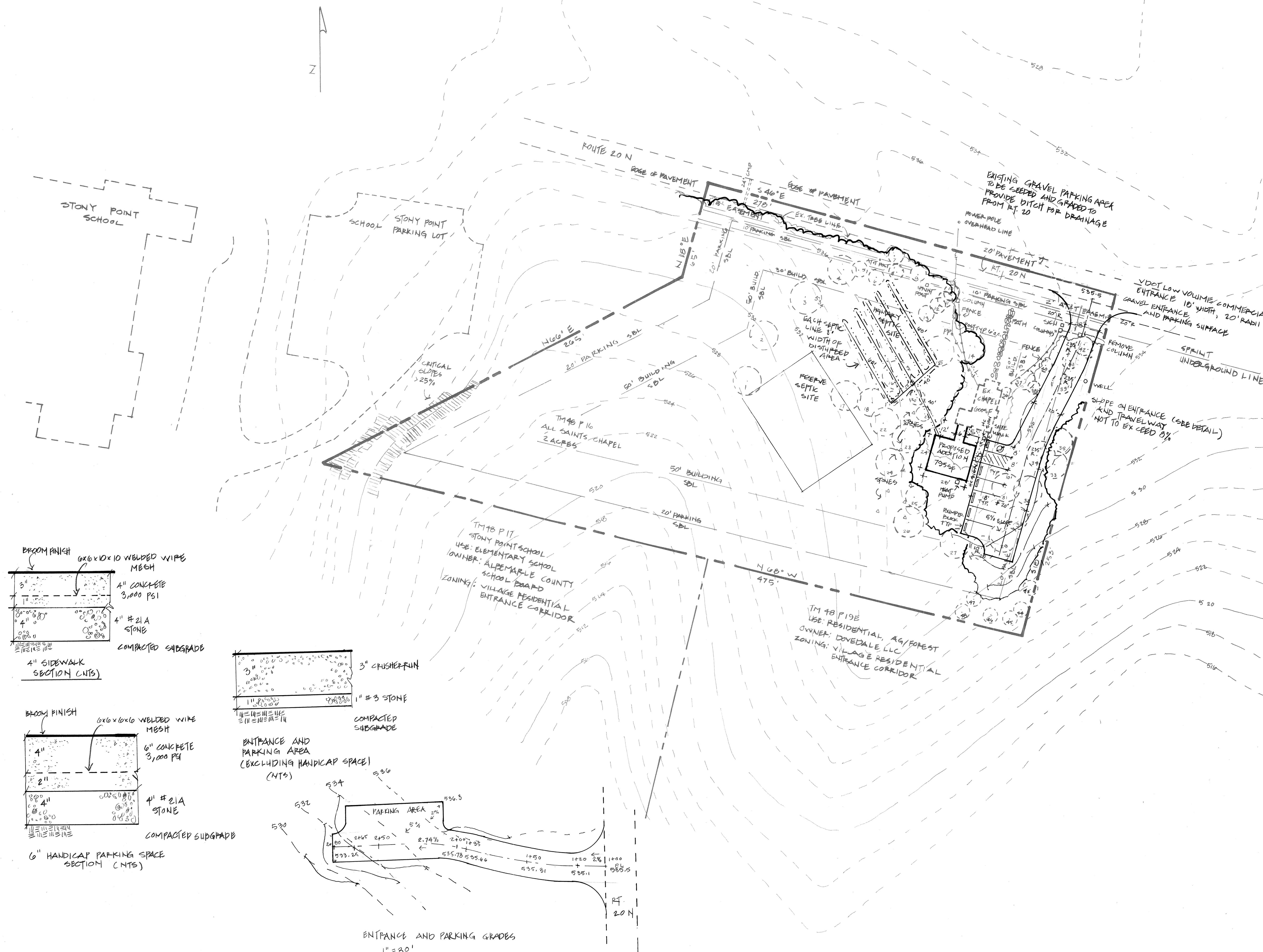
ENTRANCE CONFORMS TO VDOT
LOW VOLUME COMMERCIAL
ENTRANCE STANDARDS, LESS
THAN 50 VEHICULAR TRIPS PER DAY

IMPERVIOUS COVER:
BUILDING 1,395 SF
ENTRANCE, PARKING
AND SIDEWALK 5,020 SF
TOTAL 6,415 SF

THE SITE IS NOT LOCATED WITHIN A WATERSHED OF A PUBLIC
WATER SUPPLY

GRAVEL PARKING AND ACCESS AISLES HAVE BEEN PERMITTED FOR THE SITE
PURSUANT TO SECTION 32.3.5 VARIATIONS AND ACCEPTATIONS,
WHICH ALLOW MODIFICATION OF 32.7.3 ON-SITE PARKING, WHICH IS
DESIGNED AND CONSTRUCTED AS PROVIDED IN SECTION 4.12.

SHEET
THREE OF
FOUR



ALL SAINTS CHAPEL

LANDSCAPE PLAN

JUNE 1, 2015
SCALE 1" = 30'

Legend			
All Saints Existing Trees			
1.	24" Oak	25.	6" White Pine
2.	24" Oak	26.	24" Oak
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Significant trees to be preserved - 39 trees

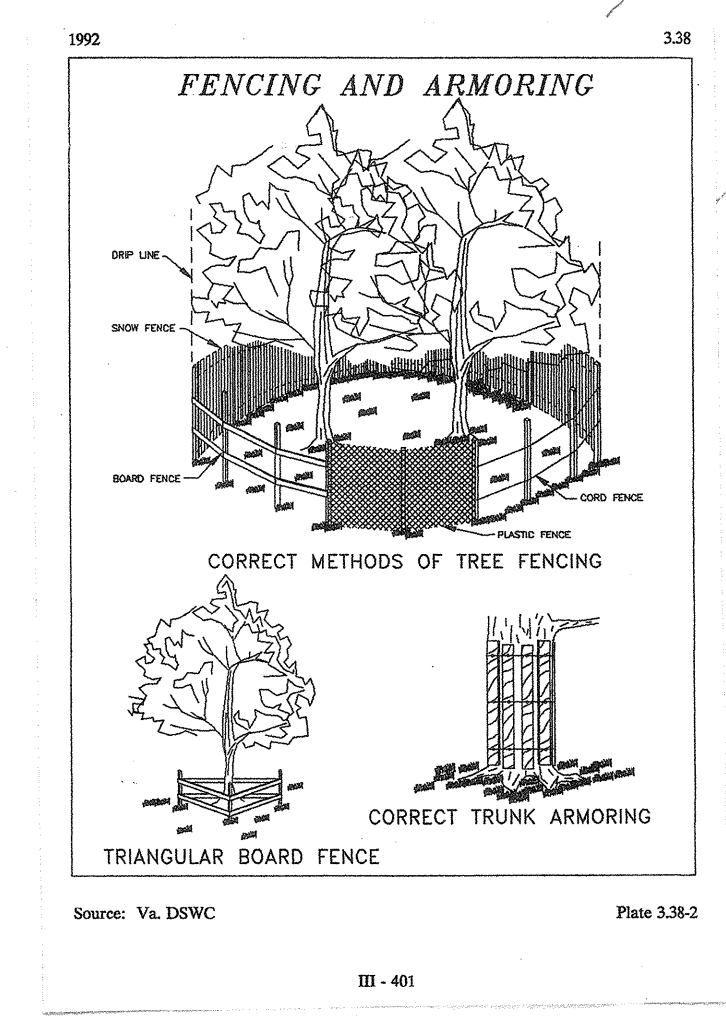
Significant trees to be removed - 9 trees

LANDSCAPE REQUIREMENTS
ALB. CO. CODE 32.7.9.4.b.1 & 2
ALLOWS FOR USE OF EXISTING TREES TO COMPLY WITH REQUIREMENTS
32.7.9.4.b - ONE TREE PER 10 PARKING SPACES
32.7.9.5 ONE TREE PER 50' OF ROADWAY
32.7.9.5.a.1. 10% TREE CANOPY REQUIRED
70% OF THE SITE WILL BE COVERED BY TREE CANOPY

ARB GUIDELINES
32.a SHADE TREES PARALLEL TO EC 35' O.C.
33.a TREES ALONG INTERIOR ROADS 40' O.C.
35.a PARKING 6 SPACES - ONE TREE PER METER - FOUR TREES
EC - NO TREES REMOVED ALONG EXISTING WOODED AREA PARALLEL TO EC
INTERIOR ROAD 80' LONG FOUR TREES REQUIRED, ONE 3" BLACK GUM, ONE 6" POPLAR, ONE 3" BEECH, ONE 24" WHITE PINE AND ONE 30" OAK PRESERVED TOTAL 4 TREES
PARKING FIVE TREES REQUIRED, ONE 36" OAK, ONE 4" MAPLE, TWO 5" MAPLES, ONE 4" OAK AND TWO 6" MAPLES TO BE PRESERVED, TOTAL

X - TREES TO BE REMOVED

SHEET
FOUR OF
FOUR



- Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-III-297 for complete specifications)
- The following items shall be shown on the plan:**
 - ☐ Trees to be saved.
 - ☐ Limits of clearing outside dripline of trees to be saved.
 - ☐ Location and type of protective fencing.
 - ☐ Grade changes requiring tree walls or walls.
 - ☐ Proposed trenching or tunneling beyond the limits of clearing.
 - Markings:**
 - ☐ All trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators.
 - ☐ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
 - Pre-Construction Conference:**
 - ☐ Tree preservation and protection measures shall be reviewed with the contractor on site.
 - Equipment Operation and Storage:**
 - ☐ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
 - Soil Erosion and Stormwater Detection Devices:**
 - ☐ Such devices shall not adversely affect trees to be saved.
 - Fires:**
 - ☐ Fires are not permitted within 100 feet of the dripline of trees to be saved.
 - Toxic Materials:**
 - ☐ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
 - Protective Fencing:**
 - ☐ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - ☐ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
 - Tree Walls:**
 - ☐ When the ground level must be raised within the dripline of a tree to be saved, a tree wall shall be provided and a construction detail submitted for approval.
 - Tree Walls:**
 - ☐ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
 - Trenching and Tunneling:**
 - ☐ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
 - Clearing:**
 - ☐ Protective fencing shall be the last items removed during the final cleanup.
 - Pruned Trees:**
 - ☐ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.
- NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

TP - * - * - TREE PROTECTION
PLASTIC FENCE MAY BE
PLACED WITHIN THE DAPLINE

OWNER SIGNATURE W. C. Blackwood Jr. 5/13/15 (DATE)
CONTRACT PURCHASER SIGNATURE _____ (DATE)
5/1/06 Page 1 of 1