SPECIAL USE PERMIT

CONCEPT PLAN + EXHIBITS

SP2023-00003

MILL CREEK LOT 11

TMP 76M1-11

project ID: 23.018

Revised 24 July 2023
Submitted 17 April 2023

Context Map

Sheet 1 of 7



Image provided by Google Maps

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4 - Existing Conditions
5 - Concept Plan
6 - Illustrative Plan
7 - Conceptual Site Section

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MILL CREEK LOT 11
SITE & SP DETAILS

OWNER/DEVELOPER
1205 Stony Ridge LLC
107 Sandra Avenue
Greenville, SC 29611

TMP
76M1-11

ACREAGE
1.35 AC

MAGISTERIAL DISTRICT
Scottsville

STEEP SLOPES & WPO BUFFER
There are no Water Protection Ordinance Buffers within the project area. Managed steep slopes are present within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary shown per Albemarle County GIS.
Two (2) foot contour interval topography from Virginia LiDAR, Virginia Geographic Information Network, 2016

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
Moores Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES
Provided by Albemarle County Service Authority (ACSA)

ZONING
EXISTING: Planned Unit Development - Industrial
OVERLAY: Airport Impact Area, Steep Slopes - Managed

USE
EXISTING: Undeveloped
COMPREHENSIVE PLAN DESIGNATION: Industrial
PROPOSED: Independent offices; within structure not established or vested until after April 3, 2014

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mini-Warehouse	151	8,300 SF	0	1	1	1	0	1	12
Small Office Building	712	8,900 SF	12	3	15	7	12	19	128

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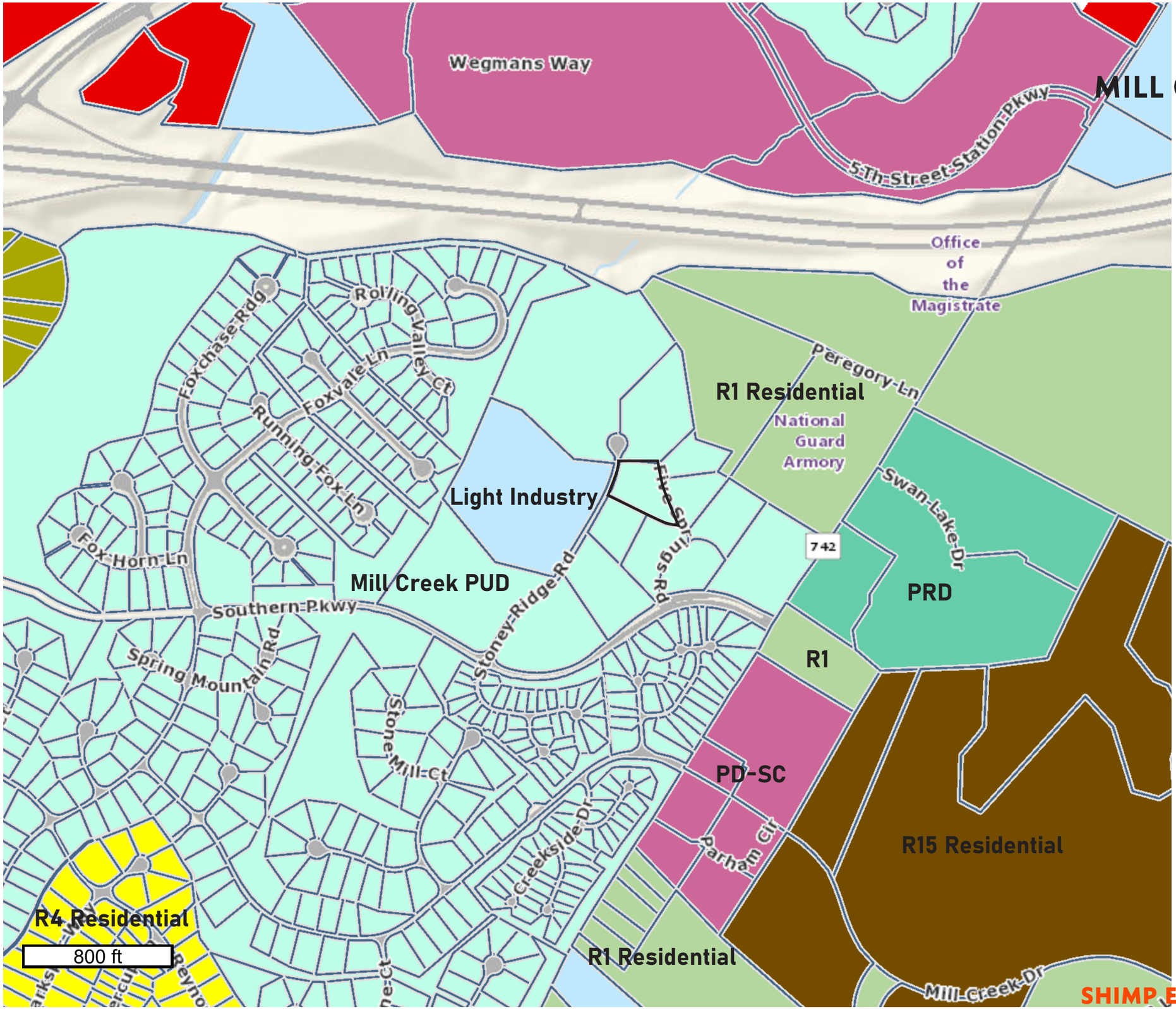
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MILL CREEK LOT 11

ZONING MAP

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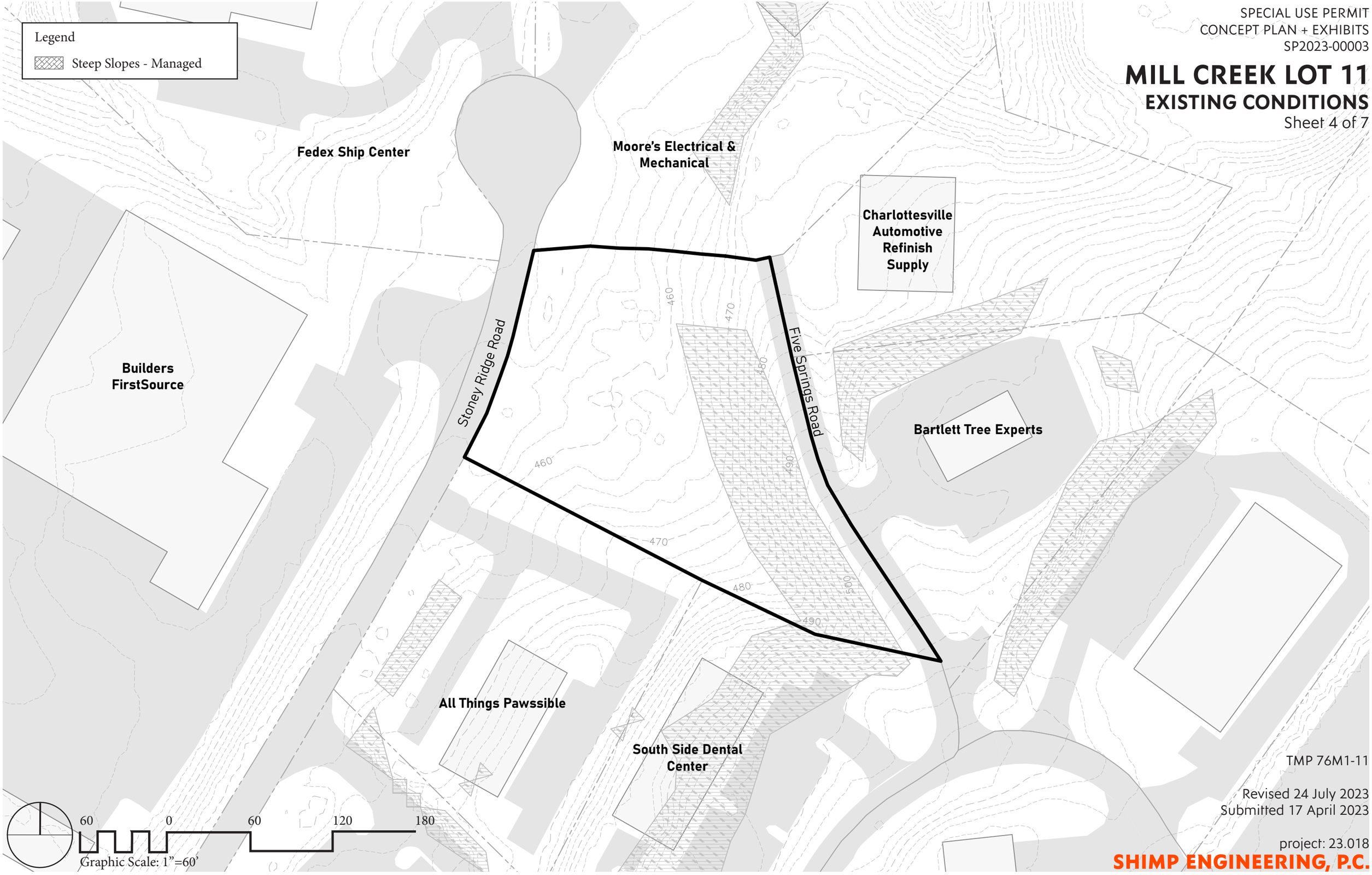
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MILL CREEK LOT 11
EXISTING CONDITIONS



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MILL CREEK LOT 11
CONCEPT PLAN
Sheet 5 of 7

Legend

Steep Slopes - Managed

LEGEND	LAND USE	IMPROVEMENT CHARACTERISTICS
	Vehicular Circulation	Travel ways, ingress/egress, grading, landscaping, utilities, parking areas
	Buildable Area	Non-residential buildings, signage, grading, landscaping, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.

Stoney Ridge Road

Five Springs Road

460

480

490

60 0 60 120 180

Graphic Scale: 1”=60’

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MILL CREEK LOT 11
ILLUSTRATIVE PLAN

Sheet 6 of 7

Legend

Steep Slopes - Managed

Fedex Ship Center

Moore's Electrical & Mechanical

Charlottesville Automotive Refinish Supply

Builders FirstSource

Bartlett Tree Experts

All Things Pawssible

South Side Dental Center

Proposed SWM

Proposed water

Proposed sanitary

Existing sanitary

Existing water

Existing storm

Stoney Ridge Road

Five Springs Road

454

460

463

470

480

490

Additional Notes:

1. Development design within areas designated as managed slopes shall comply with Sec. 18-30.7.5 of the Albemarle County Zoning Ordinance

60 0 60 120 180

Graphic Scale: 1"=60'

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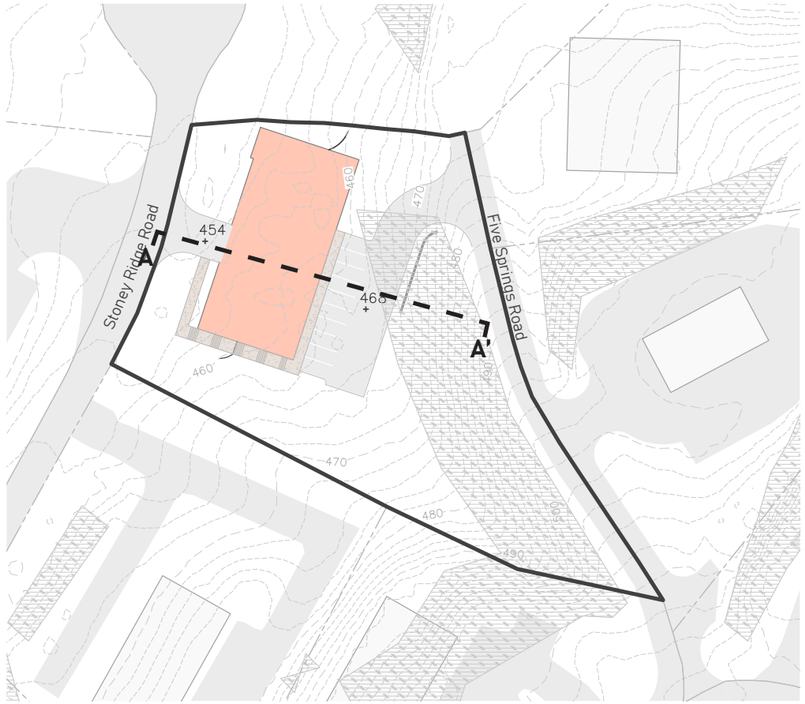
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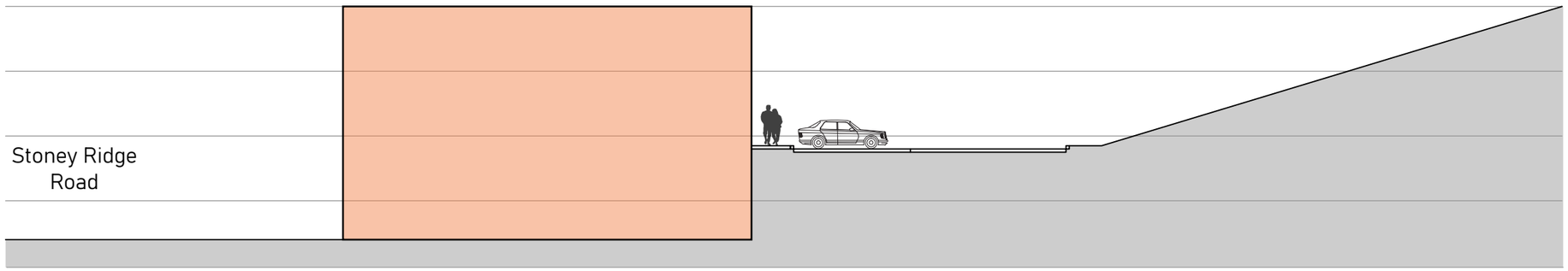
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CONCEPT PLAN + EXHIBITS
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MILL CREEK LOT 11
CONCEPTUAL SITE SECTION

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20 0 20 40 60

Graphic Scale: 1”=20’

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