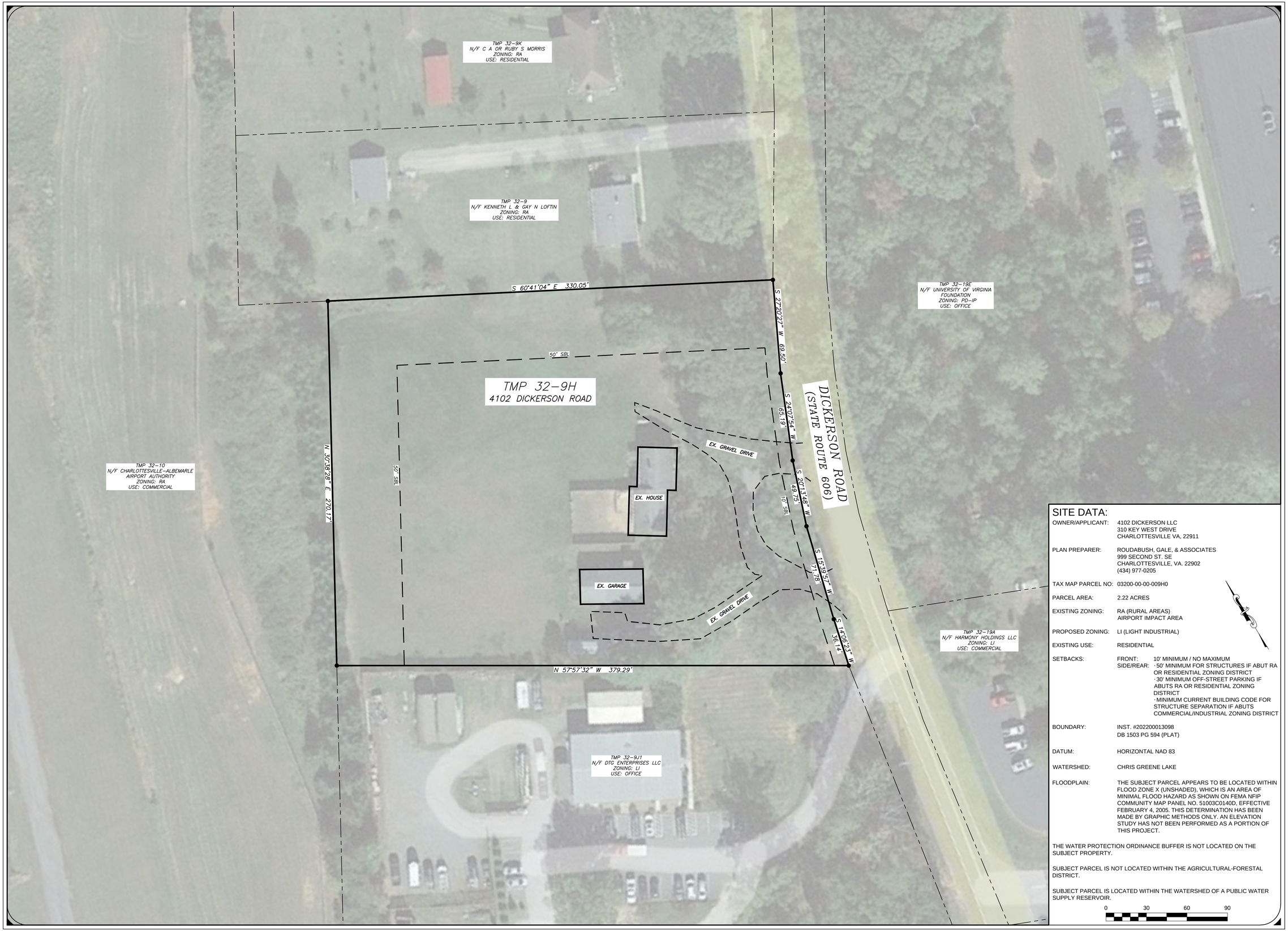


SITE DATA:

OWNER/APPLICANT: 4102 DICKERSON LLC
310 KEY WEST DRIVE
CHARLOTTESVILLE VA, 22911

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
999 SECOND ST. SE
CHARLOTTESVILLE, VA. 22902
(434) 977-0205

TAX MAP PARCEL NO: 03200-00-00-009H0

PARCEL AREA: 2.22 ACRES

EXISTING ZONING: RA (RURAL AREAS)
AIRPORT IMPACT AREA

PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

EXISTING USE: RESIDENTIAL

SETBACKS: FRONT: 10' MINIMUM / NO MAXIMUM
SIDE/REAR:
- 50' MINIMUM FOR STRUCTURES IF ABUT RA OR RESIDENTIAL ZONING DISTRICT
- 30' MINIMUM OFF-STREET PARKING IF ABUTS RA OR RESIDENTIAL ZONING DISTRICT
- MINIMUM CURRENT BUILDING CODE FOR STRUCTURE SEPARATION IF ABUTS COMMERCIAL/INDUSTRIAL ZONING DISTRICT

BOUNDARY: INST. #202200013098
DB 1503 PG 594 (PLAT)

DATUM: HORIZONTAL NAD 83

WATERSHED: CHRIS GREENE LAKE

FLOODPLAIN: THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0140D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.

THE WATER PROTECTION ORDINANCE BUFFER IS NOT LOCATED ON THE SUBJECT PROPERTY.

SUBJECT PARCEL IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL DISTRICT.

SUBJECT PARCEL IS LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

0 30 60 90

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF

CONCEPT PLAN
4102 DICKERSON ROAD
TAX MAP 32 PARCEL 9H
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS

DATE:	12-18-2023
SCALE:	1"=30'
JOB:	22.3521
FILE:	22.3521
SHEET:	1 OF 2

Q:\RGA\TMPROJ\22.3521 4102 Dickerson\Concept Plan\4102_Dickerson Concept Plan.dwg



SITE DATA:

PROPOSED 1-STORY WAREHOUSE 2,500 SF (50'x50')

0 30 60 90

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF

CONCEPT PLAN
4102 DICKERSON ROAD
TAX MAP 32 PARCEL 9H
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL LAYOUT

DATE:	12-18-2023
SCALE:	1"=30'
JOB:	22.3521
FILE:	22.3521

SHEET: 2 OF 2

Q:\RGA\TMPROJ\22.3521 4102 Dickerson\Concept Plan\4102_Dickerson Concept Plan.dwg