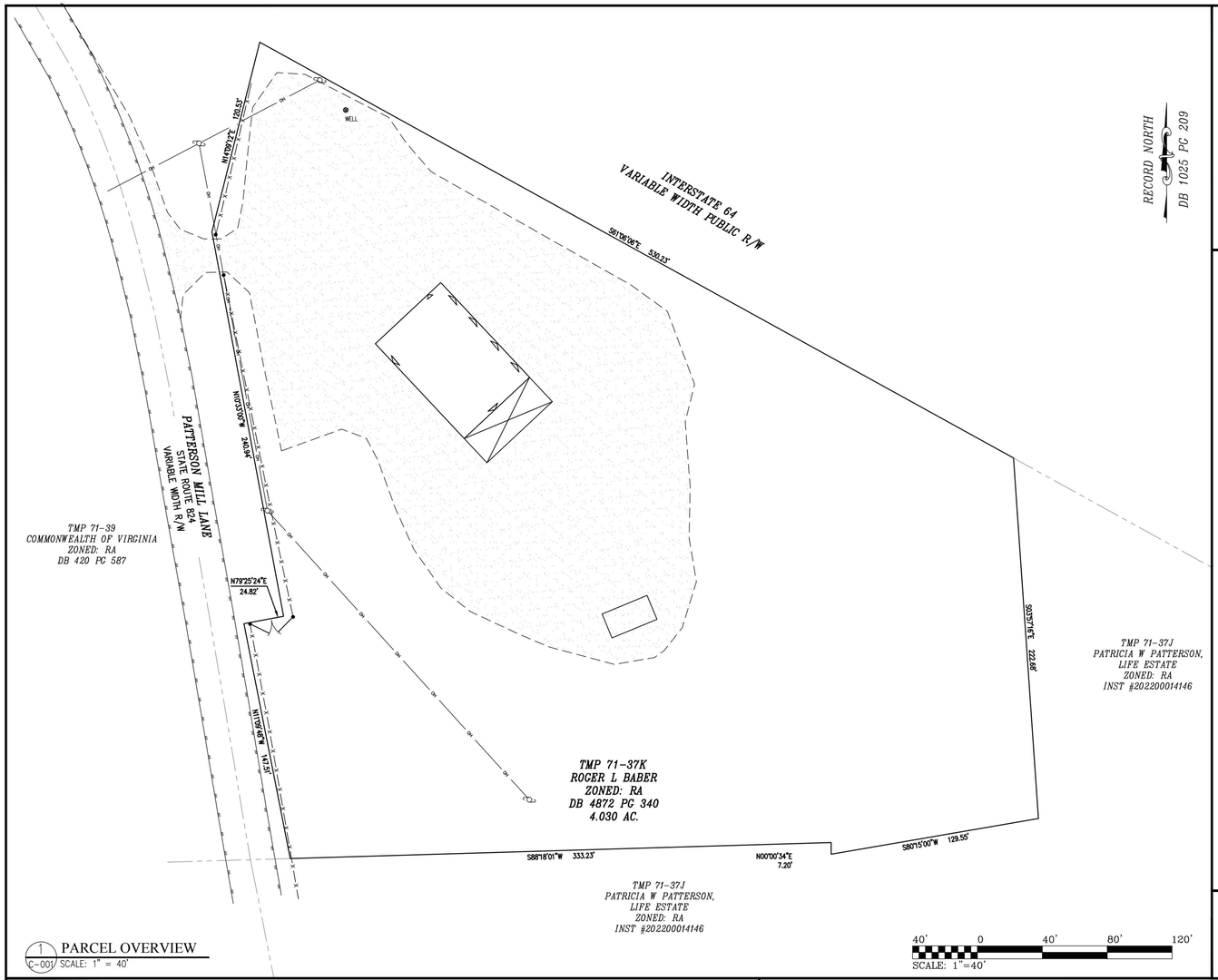
SP202300006

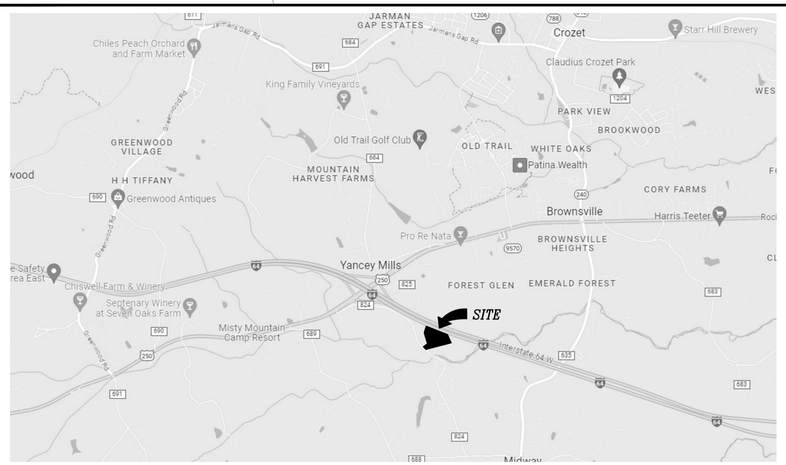
CONCEPT PLAN FOR

ARBORLIFE PROFESSIONAL TREE CARE

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



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



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

SITE DATA

SPECIAL USE PERMIT:	SP202300006
OVERLAY DISTRICTS:	ENTRANCE CORRIDOR AND STEEP SLOPE OVERLAY DISTRICTS.
ZONING:	RA – RURAL AREAS
LEGAL REFERENCE:	TMP 07100-00-00-037K0
SOURCE OF TITLE:	DB 4872 PG 340
PLAT OF RECORD:	DB: 1025 PG: 207-210
OWNER/APPLICANT:	ROGER L BABER PO BOX 629 CROZET, VA, 22932
PROPOSED USE:	LANDSCAPE CONTRACTOR
MAGISTERIAL DISTRICT:	SAMUEL MILLER
BUILDING AREA:	9,500 SF
BUILDING SETBACK:	FRONT 75'; SIDE 25'; REAR 35'
PARKING SPACES: REQUIRED: PROVIDED:	 1 SPACE PER EMPLOYEE. TOTAL OF 8 EMPLOYEES = 8 SPACES 9 SPACES (THIS INCLUDES 1 HANDICAP ACCESSIBLE SPACE)
LOADING SPACES: REQUIRED: PROVIDED:	 1 1
WATERSHED:	THIS PARCEL IS LOCATED WITHIN THE STOCKTON CREEK WATER SUPPLY WATERSHED.
WATER SUPPLY:	NONE
SANITARY SEWER:	NONE
BUILDING HEIGHT:	30' (THE MAX BUILDING HEIGHT PERMITTED IS 35'.)
LIGHTING:	NONE EXISTING OR PROPOSED
FEMA FLOOD ZONE:	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

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

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

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 30542
11/16/23
PROFESSIONAL ENGINEER

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

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA
PHONE: 434-882-0121
WWW.MERIDIANVBE.COM

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

PROJECT TITLE: CONCEPT PLAN FOR ARBORLIFE PROFESSIONAL TREE CARE

SHEET TITLE: COVER SHEET

SHEET NO.
C-100

RECORD NORTH
DB 1025 PG 209

INTERSTATE 64
VARIABLE WIDTH PUBLIC R/W

S61°06'06"E 530.23'

PATTERSON MILL LANE
STATE ROUTE 624
VARIABLE WIDTH R/W

N14°09'12"E 120.53'

N11°53'00"W 240.94'

N11°09'48"W 147.51'

N79°25'24"E 24.82'

S03°57'16"E 226.89'

S88°18'01"W 333.23'

S80°15'00"W 129.55'

N00°00'34"E 7.20'

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

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

EXISTING METAL BUILDING
4,416 SF
HEIGHT = 30'

506.10 FFE

WELL

TREELINE TO REMAIN

RIP RAP

UP

OH

55.2'

80.0'

75.8'

86.3'

510
509
508
507
506
505
500
495
490
485
480
475
470
465
460
455
450

30' 0 30' 60' 90'
SCALE: 1"=30'

LEGEND

CRITICAL SLOPES

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY TULLER
Lic. No. 30542
11/16/23
PROFESSIONAL ENGINEER

JOB NO.:	
DATE:	06/09/23
SCALE:	AS SHOWN
DRAWN BY:	BSM
DESIGNED BY:	TRM
CHECKED BY:	

MERIDIAN
PLANNING GROUP, LLC
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CHARLOTTESVILLE, VA
PHONE: 434.296.3521 FAX: 434.296.3741
WWW.MERIDIANWBE.COM

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

RECORD NORTH
DB 1025 PC 209

INTERSTATE 64
VARIABLE WIDTH PUBLIC R/W

S61°06'06"E 530.23'

PATTERSON MILL LANE
STATE ROUTE 824
VARIABLE WIDTH R/W

N41°09'12"E 120.53'

N00°53'00"W 240.96'

N79°25'24"E 24.82'

N11°09'48"W 141.51'

S03°57'16"E 222.68'

S88°18'01"W 333.23'

N00°00'34"E 7.20'

S80°15'00"W 129.55'

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

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4.030 AC.

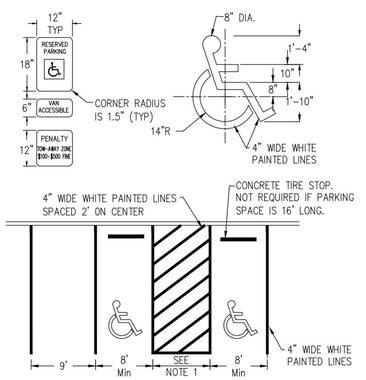
TMP 71-37J
PATRICIA W PATTERSON,
LIFE ESTATE
ZONED: RA
INST #202200014146

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

EXISTING GRAVEL
5 NEW 9'x18' PARKING SPACES
4 NEW 9'x18' PARKING SPACES
NEW 8'x18' ADA VAN SPACE
NO VEHICLE STORAGE IN THIS AREA
EXISTING METAL BUILDING 4,416 HEIGHT = 30'
506.10 FFE
NEW 12'X20' LOADING SPACE
500 GAL FUEL TANK
NEW 25'X50' LOG STORAGE AREA
TREELINE TO REMAIN
EXISTING GRAVEL
NEW WOOD CHIP STORAGE AREA
NEW VEHICLE STORAGE AREA
RIP RAP
NEW 16' x 30' 1-STORY BUILDING HEIGHT = 15'
METAL GATE
NEW SWM BASIN
TREELINE TO REMAIN
WELL
UP

LEGEND
CRITICAL SLOPES

30' 0 30' 60' 90'
SCALE: 1"=30'



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.

1 / C-102 HANDICAP ACCESSIBLE PARKING DETAIL
SCALE: NTS

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY TULLER
Lic. No. 30542
PROFESSIONAL ENGINEER
11/16/23

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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