RECORD MERIDIAN
D.B.1198 Pg.219

0 50 100 200
SCALE IN FEET

Owners:
Christopher Cody Marcum
& Nikki M. Marcum

Legal Reference:
D.B.4528 Pg.228

Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

This is to certify that on October 2, 2024, I surveyed the property shown on this plat and the title line and walls of the building are shown hereon. This property lies in Zone X and not in an area designated a 100 Year Flood Hazard as shown on Federal Flood Insurance Rate Maps.
Effective date: Feb. 4, 2005
Map No. 51003C0175D

Property Zoned: RA

The 1' contours shown are according to a current field run topographic survey, using assumed elevations.

Building Setbacks:
Front = 25'
Side = 25'
Rear = 35'

IS = Iron Set
IF = Iron Found
UP = Utility Pole
YH = Yard Hydrant
PP = Proposed Parking
PB = Proposed Building
TP = Telephone Pedestal

Insert
1"= 40'
Bldg. Dim.: 16'x 40'
Parking Dim.: 20'x 60'

PB
PP
95
paved drive
gravel drive
YH
TP

TMP 48-77A
Yuen Kim Yee
D.B.3108 Pg.741

100' Stream Buffer
stream

culvert
+/- 820' to St. Rte. 640
UP (typ.)
IF @ 25.0'
S55°01'10"E 203.01'
30' Access Easement
overhead utility line
See Insert
paved drive
IF
PB
PP
YH
TP
wire fence
gravel drive
sewer lid
20" Maple
8" dogwood
dwelling
frame shed
S34°58'50"W 640.23'
N44°01'22"E 525.56'
IF
N70°00'00"E 156.30'
IF
Tax Map 48
Parcel 77A3
5.00 Acres
well
N50°16'50"E 277.54'
IF
100' Stream Buffer
wire fence
N86°29'11"W 525.87'
IF

Proposed Kennel Building 75' from property line

Proposed Outdoor Run Area approximately 92' from property line

TMP 48-77E
M. Van Wilson
D.B.4225 Pg.737

TMP 48-77A2
David Bryan Norford, etal
D.B.1938 Pg.241

TMP 48-77C1
M. Van Wilson
D.B.4225 Pg.737

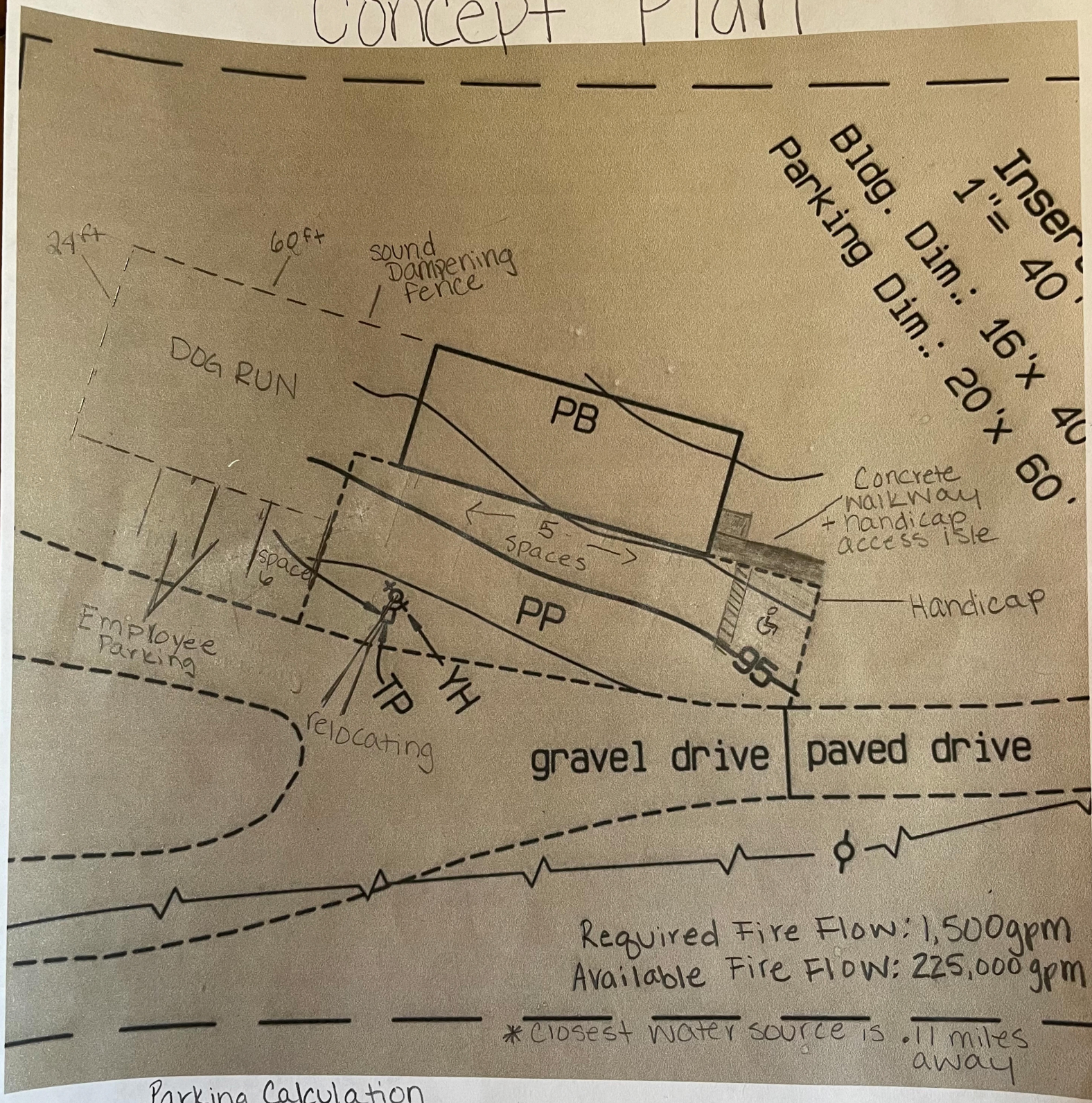
COMMONWEALTH OF VIRGINIA
Robert W. Coleman, Jr.
Lic. No. 2007
10/3/24
LAND SURVEYOR

RESIDENTIAL
SURVEYING SERVICES
(434) 245-8744
1710 ALLIED STREET, SUITE 20A
CHARLOTTESVILLE, VIRGINIA 22903

PLAT SHOWING
SURVEY OF
T.M.P. 48 - 77A3
PARCEL "E"
3225 GILBERT STATION ROAD
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
OCTOBER 3, 2024
1"= 100'

24-020

Concept Plan



Parking Calculation

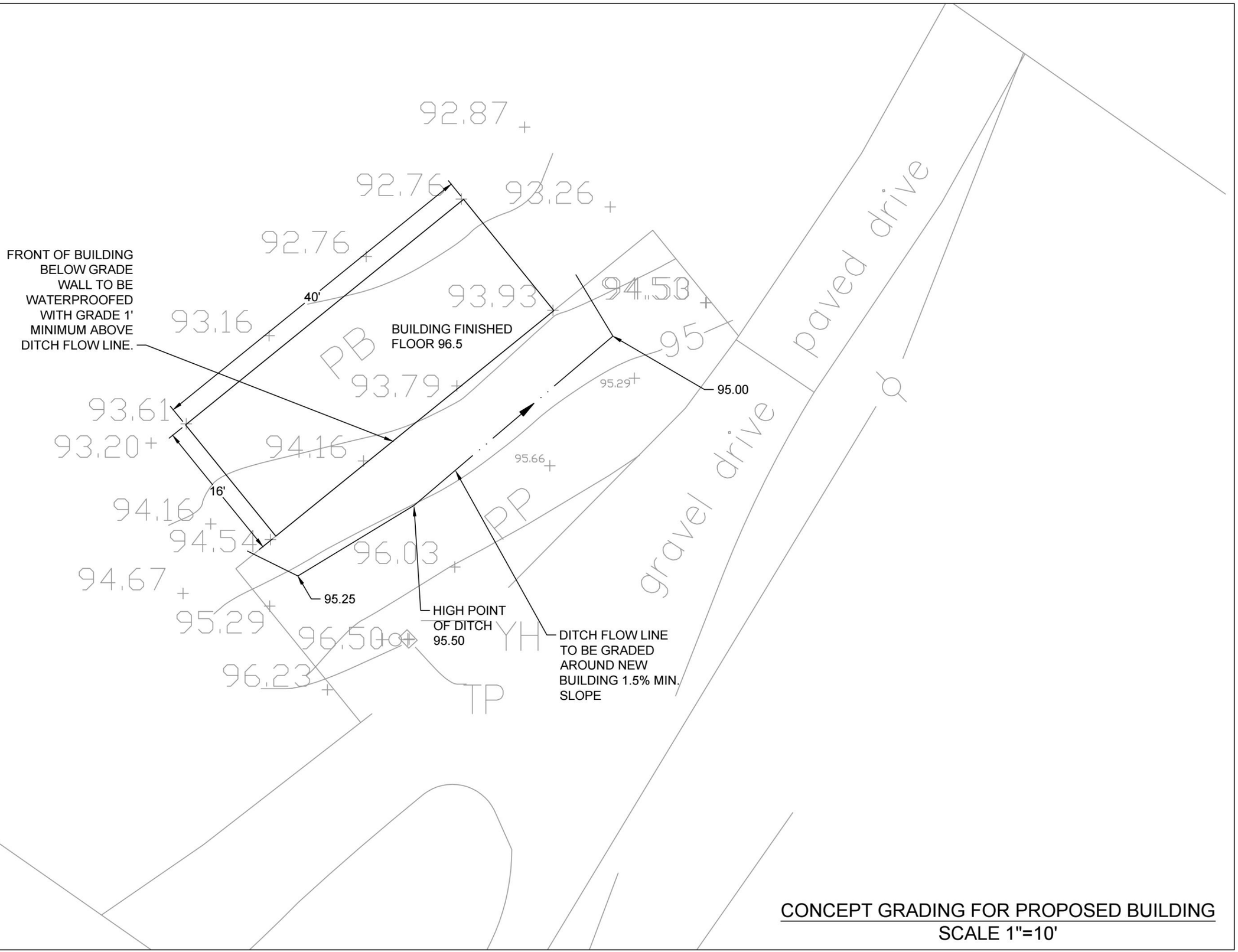
2,200 gross floor area

=

6 parking spaces

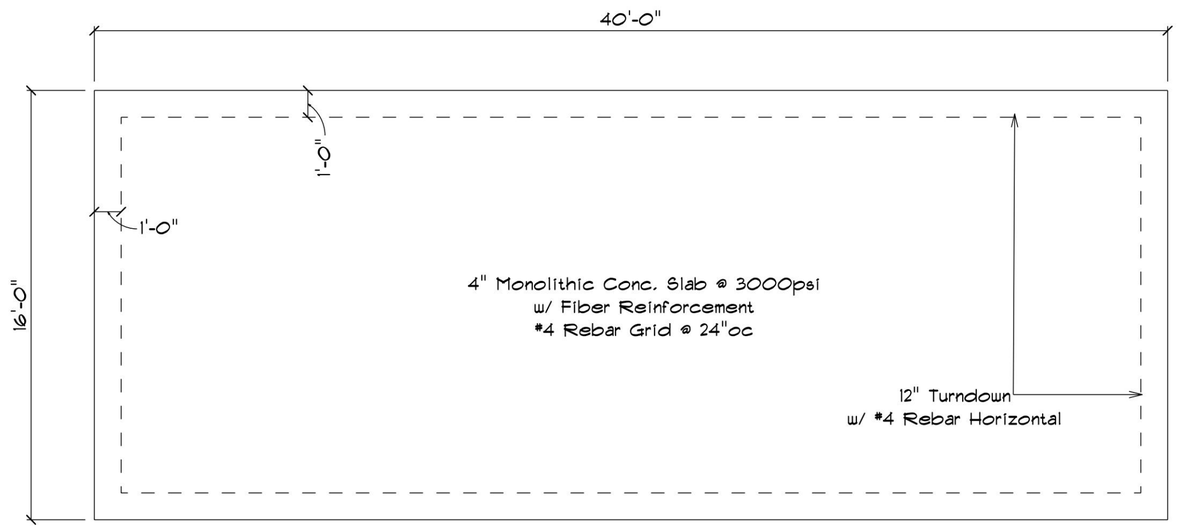
+

2 employee spaces



CONCEPT GRADING FOR PROPOSED BUILDING
SCALE 1"=10'

The contractor is responsible to follow all state and local building codes, and to schedule all necessary building inspections.



Foundation Plan

During demolition and/or construction, the following fire prevention steps are required, so please note them on the plan:

a. As found in the Virginia Statewide Fire Prevention Code, establish a written Fire Prevention Plan and identify someone to serve as the Fire Prevention Superintendent to ensure site compliance with the plan.

b. Smoking shall be prohibited in areas where smoking is a hazard, and these areas shall be designated with no smoking signs per Virginia Statewide Fire Prevention Code.

c. Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.

d. Contractor shall ensure the street names and building numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code.

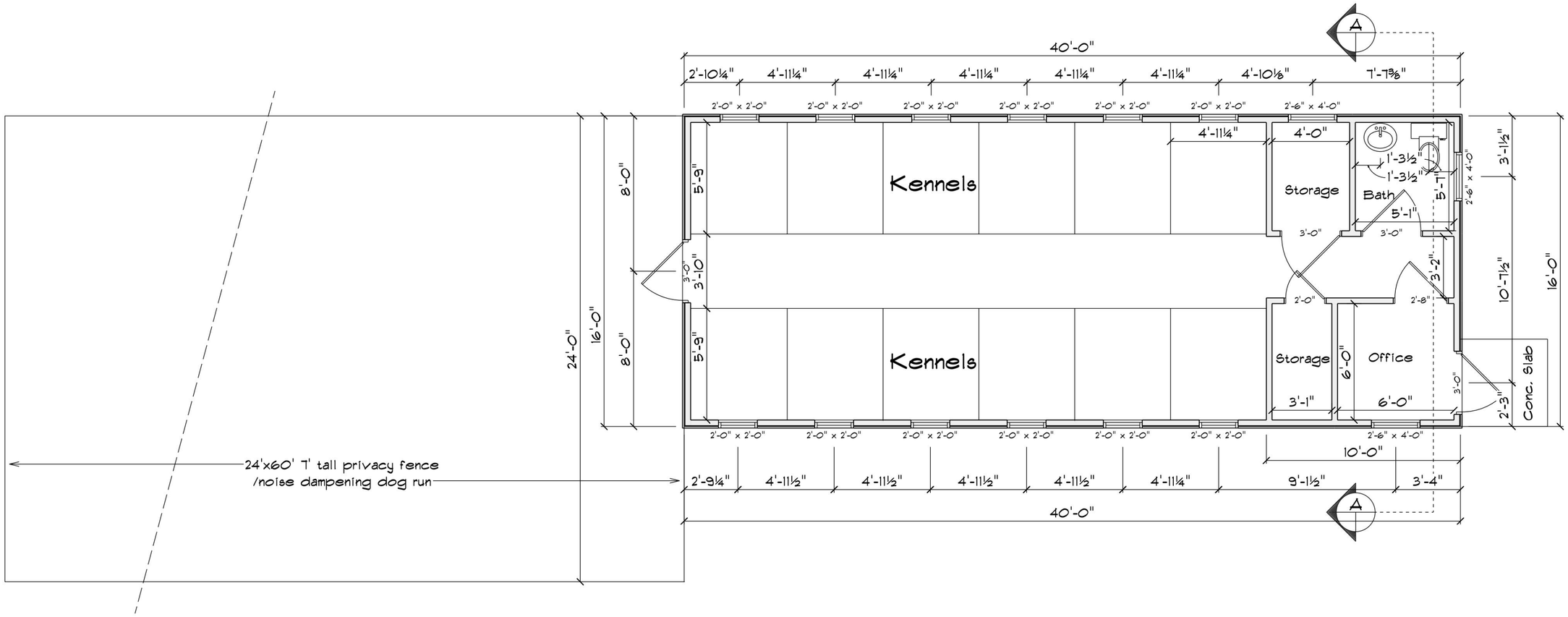
e. Per the Virginia Statewide Fire Prevention Code, safe and efficient vehicular access for firefighting and emergency operations shall be provided and maintained at all construction and demolition sites. This includes provision of the required unobstructed access widths, a surface capable of supporting emergency apparatus of up to 75,000 lbs, in all weather conditions, free of overhead obstructions from 13 ft. 6 inches and below, provide access to fire department connections within 100 feet of water supply/hydrants and must provide for aerial access no closer than 15 ft. and no more than 30 ft. from the access road to buildings over 30 feet tall. This access may be via permanent or temporary road as long as the conditions listed, and they are properly identified/marked.

f. An approved water supply for firefighting operations shall be in place with unobstructed accessibility as soon as combustible materials arrive on site.

g. Waste and combustible debris shall be removed from the building at the end of each day and disposed of in accordance with the Virginia Statewide Fire Code.

h. Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each stairwell, on all floor levels where combustible materials have accumulated, in every storage and construction shed and in areas of special hazards, such as where flammable and combustible liquids are stored or used, in accordance with the Virginia Statewide Fire Code.

i. Operations involving the use of cutting and welding shall comply with the Virginia Statewide Fire Prevention Code and shall require a permit from the Albemarle County Fire Marshal's Office.



CDG Design
2967 Martin Kings Road
Charlottesville, Va 22902
Phone: (434) 981-8777
email: cdlguns@gmail.com
Va. Contractor License #2705128502

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

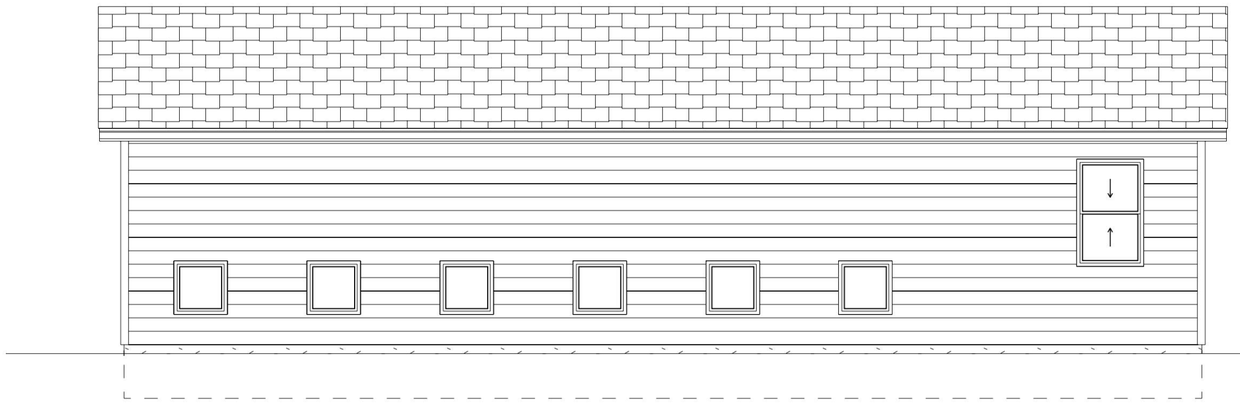
Marcum Proposed Building
3225 Gilbert Station Rd, Barboursville, Va 22923
640 sq ft Finished

SECTION LETTER A
PAGE NUMBERS 1 3

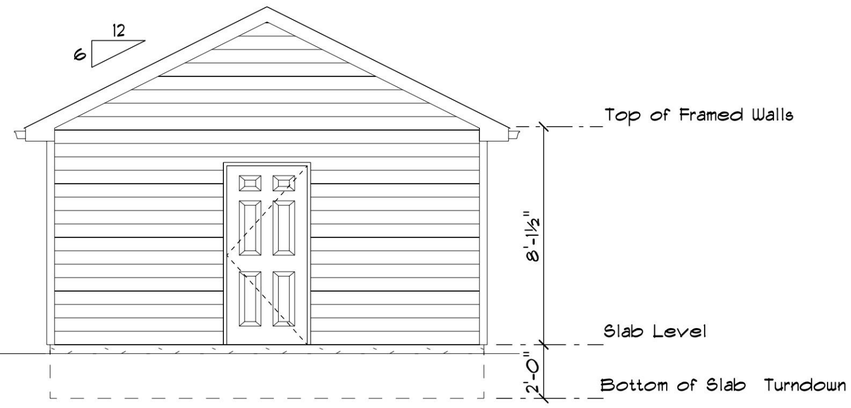
PAGE: 1
Main Floor and Slab Plan

SCALE: 1/4" = 1'
DRAWN BY: C. Gunsallus
DATE: 10/23/2024

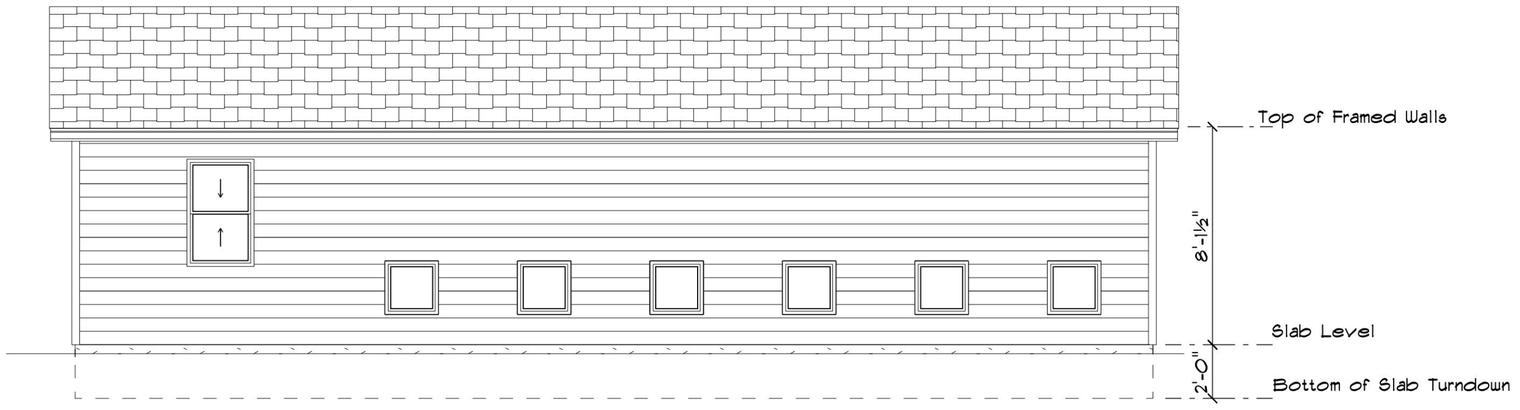
The contractor is responsible to follow all state and local building codes, and to schedule all necessary building inspections.



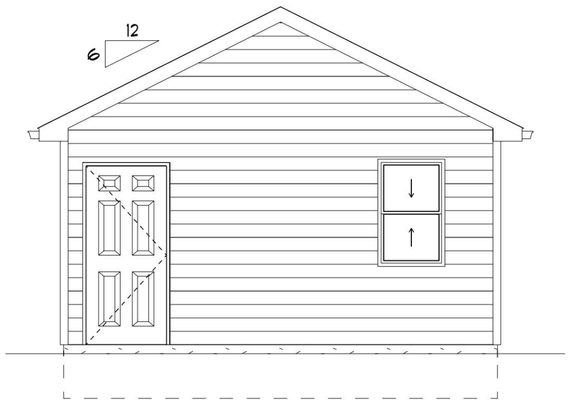
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

PAGE: 2 Elevations

SECTION LETTER A | PAGE NUMBERS 2 3

SCALE: 1/4" = 1'

DRAWN BY: C. Gunsallus

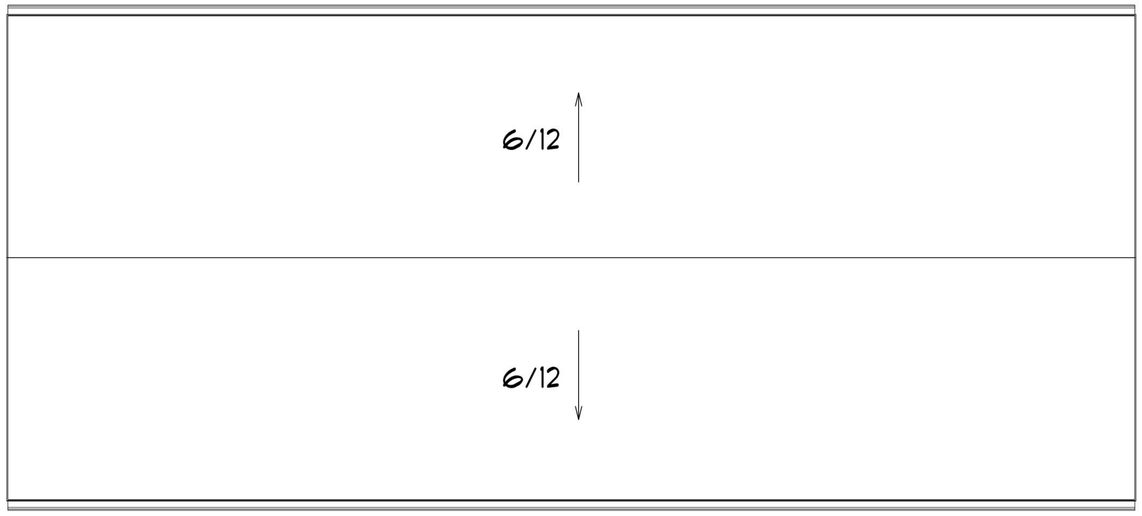
DATE: 10/23/2024

CDG Design
2967 Martin Kings Road Phone: (434) 981-8777
Charlottesville, Va 22902 email: cdlguns@gmail.com
Va. Contractor License #2705128502

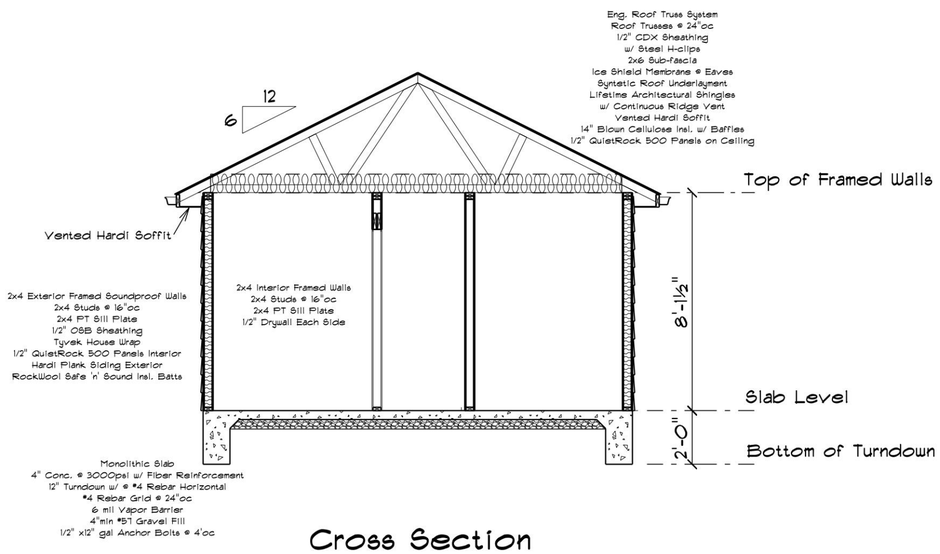
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Marcum Proposed Building
3225 Gilbert Station Rd, Barboursville, Va 22923
640 sq ft Finished

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Roof Plan



Cross Section

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PAGE: 3

Roof Plan and Cross Section

SECTION LETTER A 3 PAGE NUMBERS

SCALE: 1/4" = 1'

DRAWN BY: C. Gunsallus

DATE: 10/23/2024

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