County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

March 22, 2023

Ethan Miller
Blue Springs Land Corporation
PO Box 1285
Charlottesville VA 22902
eamiller@ladeltafarms.com

RE: SP202200030 Spring Hill Farm Development Rights Action Letter

Dear Mr. Miller,

On March 15, 2023 the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 05800-00-00-09500 in the Samuel Miller District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted as above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved SPECIAL USE PERMIT**
- **approval of a SUBDIVISION**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

RESOLUTION TO APPROVE
SP202200030 SPRING HILL FARM

WHEREAS, upon consideration of the staff reports prepared for SP 202200030 Spring Hill Farm and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(28) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP 202200030 Spring Hill Farm, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to zero, as recorded below, at a meeting held on March 15, 2023.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	__	Absent
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Ms. Price	Y	___

SP202200030 Spring Hill Farm Special Use Permit Conditions

1. Further division of the residue of Parcel 58-95 shall require amendment of this special use permit.
2. No further division of proposed Lot 1 and/or proposed Lot 2 is permitted.
3. Development of existing Parcel 58-95 (including proposed Lots 1 and 2) must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Preliminary Subdivision Plat prepared by Kirk Hughes and Associates, last revised 1-06-23. To be in accord with the Preliminary Subdivision Plat, development must reflect the following major elements essential to its design:
    a. Location of proposed Lots 1 and 2
    b. Location of Conservation Areas
    c. Location of entrance and access to proposed Lots 1 and 2

    Minor modifications to the Plat that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
4. Only one dwelling unit is permitted on each new lot (proposed Lots 1 and 2).
5. Stream buffers must be established and maintained consistent with Sec. 17-601 of Chapter 17 of the Albemarle County (the "Water Protection Ordinance") along all streams located on Lots 1 and 2 and Conservation Areas A and B as shown on the Preliminary Subdivision Plat; provided, however, that any existing entrance driveway and stream crossing that is permitted under the Water Protection Ordinance may remain within the stream buffer. A tree planting plan within the stream buffers to protect the currently open (non-forested) areas adjacent to the streams must be approved by the Agent, in consultation with the County Engineer, prior to the final subdivision plat creating the two new Lots 1 and 2. Prior to Lot 1 or Lot 2 engaging in agriculture, a best management practices plan must be approved by the Agent, which may at a minimum include:
    - Fencing livestock out of streams;
    - Installing alternative watering systems for livestock;
    - Planting riparian buffers with native vegetation; and
    - Establishing nutrient management plans.
6. Land clearing for residential development (including accessory structures such as sheds or pools) may not exceed two acres per parcel. This condition does not apply to agricultural or forestry use(s) of existing Parcel 58-95 (including proposed Lots 1 and 2). For purposes of this condition, land clearing for the construction of agricultural buildings, such as barns for the storage of tractors and other agricultural equipment, is considered agricultural use and not residential development.

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, UTILITIES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.

2 THIS PLAT AND THE CURRENT FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING" ADOPTED BY THE COMMONWEALTH OF VIRGINIA. BOUNDARY DATA SHOWN HEREON FOR TMP 58–95 IS BASED UPON A FIELD SURVEY IN DECEMBER 2010 AND A CURRENT FIELD SURVEY FOR LOTS 1 AND 2. NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.

3. THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.
(A.) CURRENT ZONING: RA (RURAL AREAS).
(B.) BUILDING SETBACKS: FRONT – 25 FEET FROM INTERNAL PRIVATE STREETS, SIDE – 25 FEET, REAR – 35 FEET.
(C.) AS PER SECTION 18–10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, LOTS 1 AND 2 ARE ASSIGNED NO DIVISION RIGHTS.
(D.) LOTS 1 AND 2 AND THE RESIDUE OF TMP 58–95 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
(E.) PROPERTIES LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
(F.) THE RESIDENTIAL STREET SHOWN HEREON MEETS THE SEC. 14–412.A.1 STANDARD FOR PRIVATE STREETS SERVING TWO (2) LOTS. THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
(G.) PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL–FORESTAL DISTRICT.
(H) PROPERTY IS SUBJECT TO REQUIREMENTS OF SP–81–01 AND SP–81–55.

4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).

5. THE NON–EXCLUSIVE 30' JOINT PRIVATE ACCESS EASEMENT (FROM POINT "A" TO POINT "B") SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2, AND 30' PRIVATE ACCESS EASEMENT (FROM POINT "B" TO POINT "C") SHALL BE MAINTAINED BY THE OWNER OF LOTS 2 AND SHOWN ON SHEET 2 OF 2 IS CENTERED ON THE EXISTING ROADS. THE 349.12± AC. RESIDUE OF TMP 59–85 SHALL NOT HAVE ACCESS TO THE SAID PRIVATE ACCESS EASEMENTS.

6. THE BOUNDARY LINE FOLLOWS THE CENTERLINE OF THE STREAM MEANDER FROM POINT "D" TO POINT "E" TO POINT "F". PRINCIPAL COURSES AND DISTANCE ARE SHOWN HEREON.

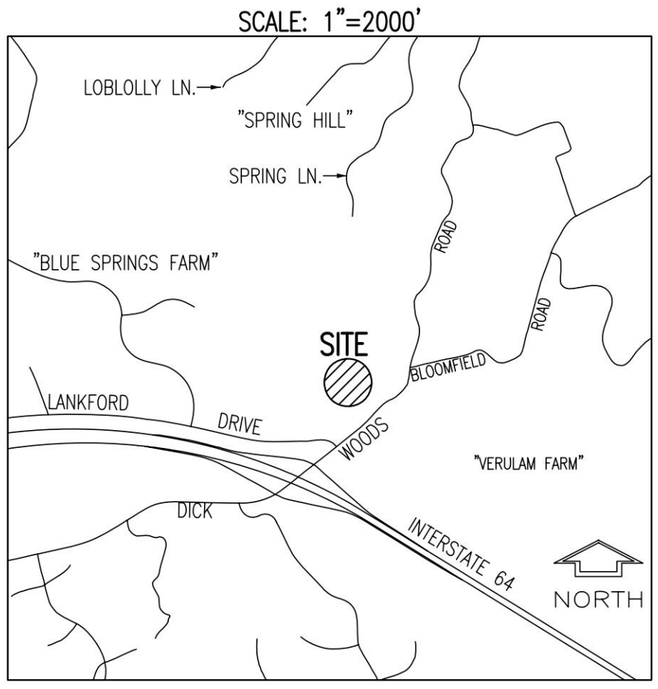
7. THE 349.12± AC. RESIDUE FOR TMP 58–95 HAS ACCESS FROM DICK WOODS ROAD (RT. 637), IVY DEPOT ROAD (RT. 786), GRASSMERE ROAD (RT. 679), SPRING LANE, AND LOBLOLLY LANE.

AREA TABULATION

TMP 58–95 (COUNTY GIS) = 442.42± AC.
LOT 1 = –64.53 AC.
LOT 2 = –28.77 AC.
RESIDUE = 349.12± AC.

VICINITY MAP

SCALE: 1"=2000'



LEGEND

DB = DEED BOOK
IRF = IRON ROD FOUND
● = IRON ROD SET
TMP = TAX MAP PARCEL
⊘ = UTILITY POLE

OWNER'S CONSENT

THE PLATTING OF LOTS 1 AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By:_____
DIANE EDGERTON MILLER, PRESIDENT
TAX MAP 58, PARCEL 95

NOTARY PUBLIC

STATE OF_____
COUNTY/CITY OF_____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF_____, 20___.

NOTARY PUBLIC

_____

MY COMMISSION
EXPIRES:_____

COMMONWEALTH OF VIRGINIA
FOR REVIEW ONLY
G.V. "KIRK" HUGHES
LIC. NO. 1458
LAND SURVEYOR

TITLE SOURCE

TMP 58–95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333–192
DB 693–26 PLAT

ADDRESS: POST OFFICE BOX 1285
CHARLOTTESVILLE, VA 22902

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB202200122

PRELIMINARY SUBDIVISION PLAT

LOTS 1 & 2

BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12–21–22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296–6942

C:\Surveys\2010\2010-046 Blue Springs\Subd\2010046-SUBD.dwg, 12/23/2022 11:22:20 AM

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

CONSERVATION AREA "A"
14.94± AC.

N=3903894.578
E=11452789.211

STREAM BUFFER
(TYP.)

POND

S 59°42'01" E 1116.08'

S 73°12'48" E 294.83'

S 59°42'01" E 316.13'

N 19°20'39" E 350.00'

CONSERVATION AREA "A" LINE

STREAM BUFFER

L1
IRF

CONSERVATION AREA "B"

30' VEPCO ESM'T.
DB 1304-23
(OVERHEAD POWER)

NEW LINE

IRF

1100.33'
S 75°03'44" E

IRS@50'

ALONG STREAM

IRF
S 75°04'41" E 572.02'
548.81'

STREAM BUFFER

PROP. BUILDING SITE

PROP. DRAINFIELD

650
652
648
646

LOT 2
28.80 AC.

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15F
LOT 7

N 22°03'03" W 930.68'
N 22°09'54" W 1215.61'

N 30°19'38" E 1058.23' (TOTAL)
1028.54'

TMP 249
LOT 11

SPRING LANE

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

"SPRING HILL"
PHASE 1
DB 722-390 PLAT

TMP 58-247
LOT 9

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

DICK WOODS RD.
ST. RT. 637
30' PRESCRIPTIVE
RIGHT OF WAY

ZONE X
ZONE AE

INY CREEK

CONSERVATION AREA "A" LINE

IRF

N=3902900.561
E=11455368.714

STREAM BUFFER

TMP 74-17B
IVY POINT I LLC
DB 3215-312

STREAM BUFFER (TYP.)

STREAM

N 59°42'01" W
224.00'

CONSERVATION AREA "B" LINE

STREAM

CONSERVATION AREA "B"

IRF

LOT 1
68.65 AC.

PROP. BUILDING SITE

30' PRIVATE ACCESS EASEMENT

30'

543.75'
N 19°24'23" E

PROP. DRAINFIELD

626
620
612
614

CONSERVATION AREA "B" LINE

STREAM BUFFER (TYP.)

VIRGINIA TELEPHONE & TELEGRAPH CO.
EASEMENT

STREAM BUFFER
(TYP.)

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15E
LOT 6

N 22°01'08" W 455.80'

ZONE X
ZONE AE

CREEK

ZONE AE
ZONE X

ROAD

IRS

STREAM

N 05°43'36" W
91.49'

IRF

CONSERVATION AREA "B"
21.78± AC.

N=3901715.291
E=11453197.995

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15A
LOT 2

STREAM

36" CULVERT

STREAM BUFFER
(TYP.)

IVY WOODS

ST. RT. 677
BLOOMFIELD RD.

NEW LINE

CONSERVATION AREA "A"

L10

N 55°09'33" W 965.84'

TMP 74-15
LOT 1 REVISED TANDEM
FARM
DB 1129-736 PLAT

30' PRIVATE JOINT
ACCESS EASEMENT

24" CULVERT

STREAM

DICK

TMP 74-17E
VERULAM FARM CONSERVATION GROUP, LLC
DB 2664-565

S 84°23'18" W 31.74'

IRF
IRF
IRF
IRF

N 62°32'47" W 66.48'
N 09°53'38" W 41.09'

TMP 58-95

BRIDGE

VDOT R/W
DB 2238-202

N 55°09'34" W 375.97'
N 51°34'02" E 39.96'

IRF
IPF
IRF

S 41°24'16" W 183.60'

BOUNDARY ALONG THE CENTER OF ST. RT. 637

N 51°00'10" W 62.47'
N 51°00'10" W 19.11'

N=3900804.52
E=11454429.02

GRID NORTH
VIRGINIA COORDINATE SYSTEM
NAD83 SOUTH ZONE

RT. 637
RIGHT OF WAY VARIES

200 0 200 400 600
Scale: 1" = 200'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 87°21'37" E	41.01'
L2	N 19°20'39" E	220.23'
L3	S 39°47'34" W	73.80'
L4	S 41°03'05" W	27.61'
L5	S 05°23'23" E	99.66'
L6	S 19°58'10" E	38.59'
L7	S 17°00'27" W	126.98'
L8	S 19°05'18" W	133.46'
L9	S 07°49'29" W	122.12'
L10	S 06°46'33" W	47.70'
L11	S 43°37'33" W	58.02'
L12	S 60°58'18" W	62.38'
L13	S 60°58'18" W	39.07'
L14	N 26°26'11" W	15.33'
L15	N 26°26'11" W	86.96'
L16	N 49°53'52" W	35.41'
L17	N 59°32'00" W	60.62'
L18	N 77°07'19" W	63.93'
L19	N 18°31'17" W	121.77'
L20	N 06°57'09" E	33.10'
L21	N 59°32'50" W	81.95'
L22	S 64°19'22" W	15.00'
L23	N 67°07'05" W	36.12'
L24	N 72°11'24" W	22.12'
L25	N 75°08'23" W	79.27'
L26	N 68°23'14" W	108.19'
L27	N 31°39'59" W	124.61'
L28	N 47°32'31" W	44.16'
L29	S 30°19'38" W	30.70'
L30	N 47°32'31" W	3.22'
L31	N 41°11'15" W	38.92'
L32	S 30°17'59" W	16.70'
L33	N 47°55'55" W	73.55'
L34	N 67°32'22" W	109.98'
L35	N 30°17'59" E	105.06'
L36	S 58°24'08" E	117.44'
L37	S 15°10'29" E	45.13'
L38	S 80°12'58" E	35.58'
L39	S 47°25'33" E	123.19'
L40	S 55°12'02" E	69.90'
L41	N 80°16'36" E	50.29'
L42	S 59°54'24" E	38.25'
L43	N 52°36'57" E	25.82'
L44	S 73°07'48" E	39.33'
L45	S 54°38'59" E	33.99'
L46	S 43°41'13" E	208.27'
L47	N 68°21'15" E	28.08'

LINE TABLE (con't.)

L48	S 64°03'06" E	94.62'
L49	S 77°03'39" E	103.06'
L50	S 62°18'45" E	66.10'
L51	S 78°43'14" E	64.40'
L52	S 72°25'29" E	74.88'
L53	S 54°58'25" E	41.57'
L54	S 77°20'33" E	56.61'
L55	S 75°20'50" E	49.55'
L56	S 57°20'34" E	55.25'
L57	S 72°49'51" E	42.21'
L58	S 50°40'23" E	49.28'
L59	N 60°15'29" E	35.58'
L60	N 89°37'23" E	58.97'
L61	N 06°52'38" E	27.28'
L62	N 22°08'04" E	58.15'
L63	S 29°12'58" E	44.29'
L64	N 78°14'57" E	25.54'
L65	N 64°00'24" E	50.78'
L66	S 71°14'38" E	39.39'
L67	N 37°21'57" E	18.10'
L68	S 81°58'27" E	29.14'
L69	S 50°59'12" E	39.82'
L70	S 13°17'23" E	31.11'
L71	N 83°15'22" E	64.15'
L72	S 52°47'50" E	59.80'
L73	N 63°36'06" E	37.98'
L74	S 61°40'32" E	46.81'
L75	S 32°39'28" W	40.82'
L76	S 00°39'20" W	48.78'
L77	S 13°26'47" E	51.75'
L78	S 09°01'16" E	54.34'
L79	S 18°43'05" W	60.51'
L80	S 41°04'48" W	46.17'
L81	S 41°08'41" W	50.07'
L82	S 27°27'08" W	14.51'
L83	S 06°52'01" W	33.99'
L84	S 26°53'42" W	28.85'
L85	S 39°04'50" W	57.24'

LINE TABLE (con't.)

L86	S 36°58'40" W	35.00'
L87	S 20°11'28" W	20.62'
L88	S 19°16'26" E	23.33'
L89	S 44°12'56" E	17.66'
L90	S 59°42'21" E	52.10'
L91	S 54°59'13" E	38.98'
L92	S 22°03'30" E	29.15'
L93	S 16°17'47" W	59.14'
L94	S 15°48'30" W	50.59'
L95	S 06°30'18" W	16.36'
L96	S 05°55'57" E	47.51'
L97	S 13°34'07" E	38.76'
L98	S 13°01'22" E	34.49'
L99	S 00°06'29" W	41.00'
L100	S 21°07'26" W	47.40'
L101	S 32°25'39" W	57.98'
L102	S 39°23'51" W	42.64'
L103	S 17°47'32" W	36.21'
L104	S 07°39'10" W	38.08'
L105	S 02°53'10" E	52.10'
L106	S 07°54'42" W	38.68'
L107	S 12°56'51" W	41.37'
L108	S 11°28'07" W	51.72'
L109	S 11°38'47" W	83.86'
L110	S 01°34'07" E	62.69'
L111	S 06°40'20" W	60.35'
L112	S 23°02'25" W	78.29'
L113	S 29°47'54" W	82.26'
L114	S 24°41'29" W	44.06'
L115	S 11°07'15" W	5.51'
L116	S 07°34'16" E	10.53'
L117	S 14°37'47" E	52.64'

CURVE TABLE (con't.)

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C20	15°44'50"	107.19	390.00	53.93	N 51°40'25" W	106.85
C21	18°07'22"	70.22	222.00	35.41	N 34°44'19" W	69.93
C22	17°35'24"	7.68	25.00	3.87	N 75°54'47" W	7.65
C23	05°04'19"	15.93	180.00	7.97	N 69°39'15" W	15.93
C24	02°56'59"	53.54	1040.00	26.78	N 73°39'54" W	53.54
C25	06°45'09"	10.02	85.00	5.01	N 71°45'49" W	10.01
C26	36°43'15"	32.05	50.00	16.59	N 50°01'36" W	31.50
C27	15°52'33"	93.65	338.00	47.13	N 39°36'15" W	93.36
C28	06°21'17"	57.12	515.00	28.59	N 44°21'53" W	57.09
C29	04°07'23"	4.68	65.00	2.34	N 39°07'33" W	4.68
C30	00°22'52"	3.23	485.00	1.61	S 47°21'05" E	3.23

CURVE TABLE

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	23°05'13"	207.48	514.90	105.16	S 28°14'57" W	206.07
C2	46°26'28"	145.80	179.88	77.17	S 17°49'51" W	141.84
C3	14°34'46"	132.81	521.94	66.77	S 12°40'46" E	132.45
C4	36°58'37"	213.16	330.30	110.44	S 01°28'51" E	209.48
C5	11°15'49"	160.73	817.61	80.63	S 13°27'23" W	160.47
C6	36°51'00"	164.22	255.33	85.06	S 25°12'03" W	161.40
C7	17°20'45"	121.10	400.00	61.02	S 52°17'55" W	120.64
C8	19°34'02"	181.34	531.00	91.56	S 51°11'17" W	180.46
C9	07°49'53"	133.78	978.75	66.99	S 45°19'12" W	133.68
C10	06°36'45"	85.64	742.03	42.87	S 57°05'04" W	85.59
C11	23°27'41"	77.80	190.00	39.45	N 38°10'01" W	77.26
C12	09°38'09"	64.75	385.00	32.45	N 54°42'56" W	64.67
C13	09°01'20"	71.52	454.21	35.83	N 64°02'40" W	71.45
C14	08°33'04"	36.18	242.43	18.12	N 72°50'20" W	36.15
C15	09°11'13"	104.85	653.91	52.54	N 72°31'42" W	104.74
C16	49°24'48"	120.74	140.00	64.41	N 43°13'41" W	117.03
C17	25°28'26"	20.01	45.00	10.17	N 05°47'04" W	19.84
C18	18°12'08"	23.61	74.32	11.90	N 16°03'13" E	23.51
C19	84°42'07"	59.13	40.00	36.46	N 17°11'46" W	53.89

FOR REVIEW ONLY

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

CONSERVATION AREA "A"
14.94± AC.

N=3903894.578
E=11452789.211

STREAM BUFFER
(TYP.)

POND

CONSERVATION
AREA "A" LINE

STREAM BUFFER

IRF

CONSERVATION AREA "B"

30' VEPCO ESM'T.
DB 1304-23
(OVERHEAD POWER)

NEW LINE

PROP. BUILDING SITE

PROP. DRAINFIELD

LOT 2
28.80 AC.

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15F
LOT 7

STREAM BUFFER
(TYP.)

STREAM

CONSERVATION
AREA "B" LINE

LOT 1
68.65 AC.

PROP. BUILDING SITE

30' PRIVATE ACCESS
EASEMENT

CONSERVATION
AREA "B"

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15E
LOT 6

STREAM BUFFER
(TYP.)

IRS

CONSERVATION AREA "B"
21.78± AC.

N=3901715.291
E=11453197.995

"BLUE SPRINGS FARM"
DB 1341-122 PLAT
TMP 74-15A
LOT 2

36" CULVERT

STREAM BUFFER
(TYP.)

TMP 74-15
LOT 1 REVISED TANDEM
FARM
DB 1129-736 PLAT

30' PRIVATE JOINT
ACCESS EASEMENT

TMP 58-95

N 51°34'02" E 39.96'

IPF

N=3900804.52
E=11454429.02

RT. 637
RIGHT OF WAY VARIES

TMP 58-249
LOT 11

SPRING LANE

TMP 58-245
LOT 7

TMP 58-248
LOT 10

TMP 58-246
LOT 8

"SPRING HILL"
PHASE 1
DB 722-390 PLAT

TMP 58-247
LOT 9

ALONG STREAM

STREAM BUFFER

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT
RESIDUE= 370.91± AC.

DICK WOODS RD.
ST. RT. 637
30' PRESCRIPTIVE
RIGHT OF WAY

ZONE X
ZONE AE

INY CREEK

CONSERVATION
AREA "A" LINE

N=3902900.561
E=11455368.714

TMP 74-17B
IVY POINT I LLC
DB 3215-312

STREAM BUFFER

PROP. BUILDING SITE

CREEK

ZONE AE

ZONE X

PROP. DRAINFIELD

MIRGINIA TELEPHONE & TELEGRAPH CO.
EASEMENT

STREAM BUFFER
(TYP.)

ROAD

WOODS

ST. RT. 677
BLOOMFIELD RD.

IVY

NEW LINE

CONSERVATION AREA "A"

DICK

24" CULVERT

STREAM

BRIDGE

TMP 74-17E
VERULAM FARM CONSERVATION GROUP, LLC
DB 2664-565

BOUNDARY ALONG THE CENTER OF ST. RT. 637

GRID NORTH
VIRGINIA COORDINATE SYSTEM
NAD83 SOUTH ZONE

200 0 200 400 600
Scale: 1" = 200'

CONTOURS SHOWN HEREON WERE DERIVED BY INFORMATION OBTAINED FROM THE COUNTY OF ALBEMARLE OFFICE OF GEOGRAPHIC DATA SERVICES AND INTERPOLATED FROM A 4' CONTOUR INTERVAL TO A 2' CONTOUR INTERVAL. THIS FIRM HAS NOT VERIFIED NOR CERTIFIES TO THE AUTHENTICITY OF SAID CONTOURS.

EXISTING CONDITIONS
LOTS 1 & 2
BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12-21-22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

FOR REVIEW ONLY

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