


2 VICINITY MAP
C-100 SCALE: 1"= 2000'

SP 2024_____

SPECIAL USE PERMIT APPLICATION PLAN FOR

# WOOLEN MILLS LIGHT INDUSTRIAL PARK

TAX MAP 77, PARCELS 44B2

SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA

## SITE DATA

SITE PLAN NUMBER: SDP201600076, SDP201800065

ZMA NUMBER: ZMA201800017

WPO PLAN NUMBER: WPO201600072

LEGAL REFERENCE: TM 77, PARCEL 40B2

RECORDED PLATS & DEEDS: DB 5210-304, DB 4796-325, DB 4673-132, DB 4790-637, DB 4935-90, DB 4797-416, DB 676-326, DB 4893-401, DB 4797-428, DB 4796-325, DB 4452-283, DB 4111-180, DB 3088-272, DB 2797-29, DB 2797-623, DB 1751-156, DB 900-440, DB 274-70 DB 5198-30, DB 5198-45, DB 5177-1, DB 5515-392, DB 5515-408, DB 5515-414.

OWNER/APPLICANT: ELEMENTAL ECOTECH, INC.
809 BOLLING AVE, UNIT C
CHARLOTTESVILLE, VA 22902

MAGISTERIAL DISTRICT: SCOTTSVILLE

ZONING DISTRICT: LI – LIGHT INDUSTRY, FLOOD HAZARD, STEEP SLOPES (MANAGED AND PRESERVED)

PROPOSED USE: FILL IN FLOODPLAIN

PARCEL AREA: 7.081 ACRES

PARCEL ADDRESS: NOT ASSIGNED

SOURCE OF BOUNDARY: PLAT RECORDED IN DB 4893, PG 401

SOURCE OF TOPOGRAPHY: TOPOGRAPHIC SURVEY PERFORMED BY DRAPER ADEN, DATED FEBRUARY 20, 2015
TOPOGRAPHY WAS VISUALLY VERIFIED BY TIMOTHY MILLER ON JUNE 30, 2024. THERE IS A TEMPORARY STOCKPILE ON A PORTION OF THE PROPERTY.

FLOODPLAIN: PORTION OF PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. 51003C0289D, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017. 100-YEAR FLOOD ELEVATION IS 324.00.

PUBLIC WATER SUPPLY: THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

BUILDING SETBACK: FRONT MINIMUM: 10' FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
FRONT MAXIMUM: NONE
SIDE AND REAR MINIMUM: PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE.
SIDE AND REAR MAXIMUM: NONE
IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT: (i) NO PORTION OF ANY STRUCTURE, EXCLUDING SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEE FROM THE DISTRICT BOUNDARY; AND (ii) NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE DISTRICT BOUNDARY.

BUILDING STEPBACK: FRONT: FOR EACH STORY THAT THAT BEGINS ABOVE 40' IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15'.
SIDE AND REAR: NONE

BUILDING HEIGHTS: MAXIMUM STRUCTURE HEIGHT: 65'
THE MINIMUM STEPBACK REQUIREMENTS FOR ANY STORY THAT BEGIN ABOVE FORTY (40) FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, IN HEIGHT SHALL BE AS PROVIDED IN SECTION 4.20.

PARKING SETBACK: FRONT MINIMUM (OFF-STREET PARKING AND LOADING SPACES): 10' FROM ANY PUBLIC STREET RIGHT-OF-WAY.

## SHEET INDEX


SP-1 ..... COVERSHEET
SP-2 ..... EXISTING CONDITIONS PLAN
SP-3 ..... CONCEPT PLAN


LEGEND

| | |
|---|---|
| DB | DEED BOOK |
| PG | PAGE |
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| WV | WATER VALVE |
| WM | WATER METER |
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| --- FHOD--- | FLOOD HAZARD OVERLAY DISTRICT |

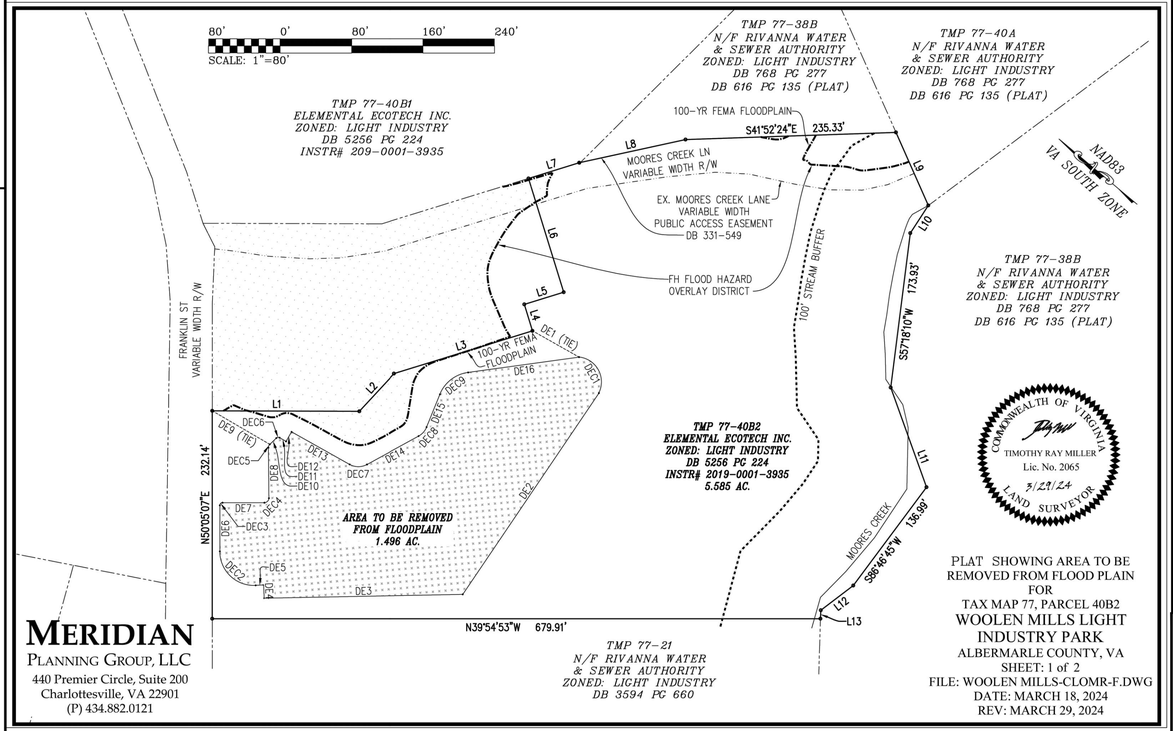
PRESERVED SLOPES PER GIS

MANAGED SLOPES PER GIS

AREA TO BE REMOVED FROM FLOODPLAIN

VARIABLE WIDTH FOREST AND OPEN SPACE EASEMENT

AREA TO BE DEDICATED TO ALBEMARLE COUNTY




**MERIDIAN**
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN FOR
TAX MAP 77, PARCEL 40B2
WOOLEN MILLS LIGHT INDUSTRY PARK
ALBERMARLE COUNTY, VA
SHEET: 1 of 2
FILE: WOOLEN MILLS-CLOMR-F.DWG
DATE: MARCH 18, 2024
REV: MARCH 29, 2024

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 2065
3/29/24
LAND SURVEYOR

| BOUNDARY LINE TABLE | | |
|---|---|---|
| Line | Direction | Length |
| L1 | S 39°44'54" E | 164.28' |
| L2 | S 87°03'25" E | 57.44' |
| L3 | S 57°03'54" E | 162.00' |
| L4 | N 32°56'06" E | 31.00' |
| L5 | S 57°03'54" E | 46.00' |
| L6 | N 32°56'08" E | 132.99' |
| L7 | S 57°04'18" E | 59.27' |
| L8 | S 52°12'04" E | 121.52' |
| L9 | S 26°11'08" W | 89.22' |
| L10 | S 83°11'08" W | 36.90' |
| L11 | S 30°17'50" W | 118.27' |
| L12 | N 77°07'11" W | 45.67' |
| L13 | S 52°11'03" W | 9.42' |

| PORTION TO BE REMOVED FROM THE FLOODPLAIN LINE TABLE | | |
|---|---|---|
| Line | Direction | Length |
| DE1 (TIE) | S 10°29'43" E | 59.74' |
| DE2 | N 84°10'21" E | 271.45' |
| DE3 | S 41°00'46" E | 222.18' |
| DE4 | S 47°04'36" W | 14.82' |
| DE5 | S 42°55'24" E | 8.82' |
| DE6 | S 50°05'08" W | 51.37' |
| DE7 | N 39°54'52" W | 46.77' |
| DE8 | S 49°30'57" W | 56.48' |
| DE9 (TIE) | S 09°42'13" E | 74.31' |
| DE10 | N 83°35'59" W | 10.15' |
| DE11 | N 09°53'08" W | 8.34' |
| DE12 | S 80°06'52" W | 12.33' |
| DE13 | N 10°38'35" W | 74.35' |
| DE14 | N 68°34'23" W | 66.19' |
| DE15 | S 72°16'55" W | 39.50' |
| DE16 | N 47°47'12" W | 125.13' |

| PORTION TO BE REMOVED FROM THE FLOODPLAIN CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| Curve | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
| DEC1 | 53.89' | 27.93' | 110°34'04" | 40.30' | 45.91' | N 21°15'57" E |
| DEC2 | 61.69' | 38.00' | 93°00'32" | 40.05' | 55.13' | S 03°34'52" W |
| DEC3 | 4.71' | 3.00' | 90°00'00" | 3.00' | 4.24' | N 84°54'52" W |
| DEC4 | 7.90' | 5.00' | 90°34'11" | 5.05' | 7.11' | N 85°11'58" W |
| DEC5 | 4.09' | 5.00' | 46°53'04" | 2.17' | 3.98' | S 72°57'29" W |
| DEC6 | 3.86' | 3.00' | 73°42'51" | 2.25' | 3.60' | N 46°44'33" W |
| DEC7 | 20.22' | 20.00' | 57°55'48" | 11.07' | 19.37' | N 39°36'29" W |
| DEC8 | 13.66' | 20.00' | 39°08'42" | 7.11' | 13.40' | N 88°08'44" W |
| DEC9 | 41.84' | 40.00' | 59°55'53" | 23.06' | 39.96' | N 77°45'08" W |

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PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN FOR
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WOOLEN MILLS LIGHT INDUSTRY PARK
ALBERMARLE COUNTY, VA
SHEET: 2 of 2
FILE: WOOLEN MILLS-CLOMR-F.DWG
DATE: MARCH 18, 2024
REV: MARCH 29, 2024

1 PLAT FOR FDP 202400001 FEMA CLOMR-F
SP-1 SCALE: 1" = 80'

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. NO. 30542
12/20/24
PROFESSIONAL ENGINEER

| JOB NO.: | |
|---|---|
| DATE: | 12/20/24 |
| SCALE: | AS SHOWN |
| DRAWN BY: | TRM |
| DESIGNED BY: | |
| CHECKED BY: | |

MERIDIAN
CIVIL - SURVEY, PLLC
195 Riverbend Drive, Suite 4
Charlottesville, Va 22911
www.meridianvbe.com

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE: COVERSHEET

SHEET NO.
SP-1

SHEET 1 of 3

TMP 77-38B
RIVANNA WATER & SEWER AUTHORITY
DB 768-277
DB 616-135, PLAT
ZONE: LI
USE: PUBLIC UTILITY

MOORES CREEK LANE
VARIABLE WIDTH
PUBLIC ACCESS EASEMENT
DB 331-549

TMP 77-40B1
ELEMENTAL ECOTECH, LLC
DB 4796-325
DB 5256-224
6.49 ACRES
ZONE: LI
USE: VACANT

FORD'S ROAD (Private)

MOORES CREEK LANE
VARIABLE WIDTH
PUBLIC ACCESS EASEMENT
DB 331-549

STORM WATER MANAGEMENT BASIN SWM-1

TMP 77-40
MARTUC LLC
D.B. 3847-332
ZONE: LI
USE: DIST. WAREHOUSE

FRANKLIN STREET (PUBLIC R/W)

8" CHAIN LINK FENCE

100-YR FEMA FLOODPLAIN

TMP 77-40A
RIVANNA WATER & SEWER AUTHORITY
DB 565-288
DB 331-554, PLAT
ZONE: LI
USE: PUBLIC UTILITY

100' Stream Buffer

TMP 77-40B2
ELEMENTAL ECOTECH, LLC
DB 4796-325
DB 5256-405
DB 5512-405
7.081 ACRES
ZONE: LI
USE: VACANT

EDGE OF FLOODWAY

EX. 30' RWSA SANITARY SEWER EASEMENT
DB 1091-340

TEMPORARY STOCKPILE AREA FOR CONSTRUCTION ON TMP 77-40B1

EXISTING CANOPY AREA "A" TO BE PRESERVED (PORTION TO BE REMOVED).

EXISTING CANOPY AREA "A" TO BE PRESERVED (PORTION TO BE REMAIN).

EX. 20' DRAINAGE EASEMENT
DB 526-576 (CITY)
DB 1051-235

EX. 20' DRAINAGE EASEMENT
DB 3594-664

TMP 77-21
RIVANNA WATER & SEWER
D.B. 3594, Pg. 660
ZONE: LI
USE: DVACANT

CHARLOTTESVILLE
TMP 56-87.1
HABITAT CARLTON
LAND TRUST, LLC
INST # 24-2649

VA State Grid North

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

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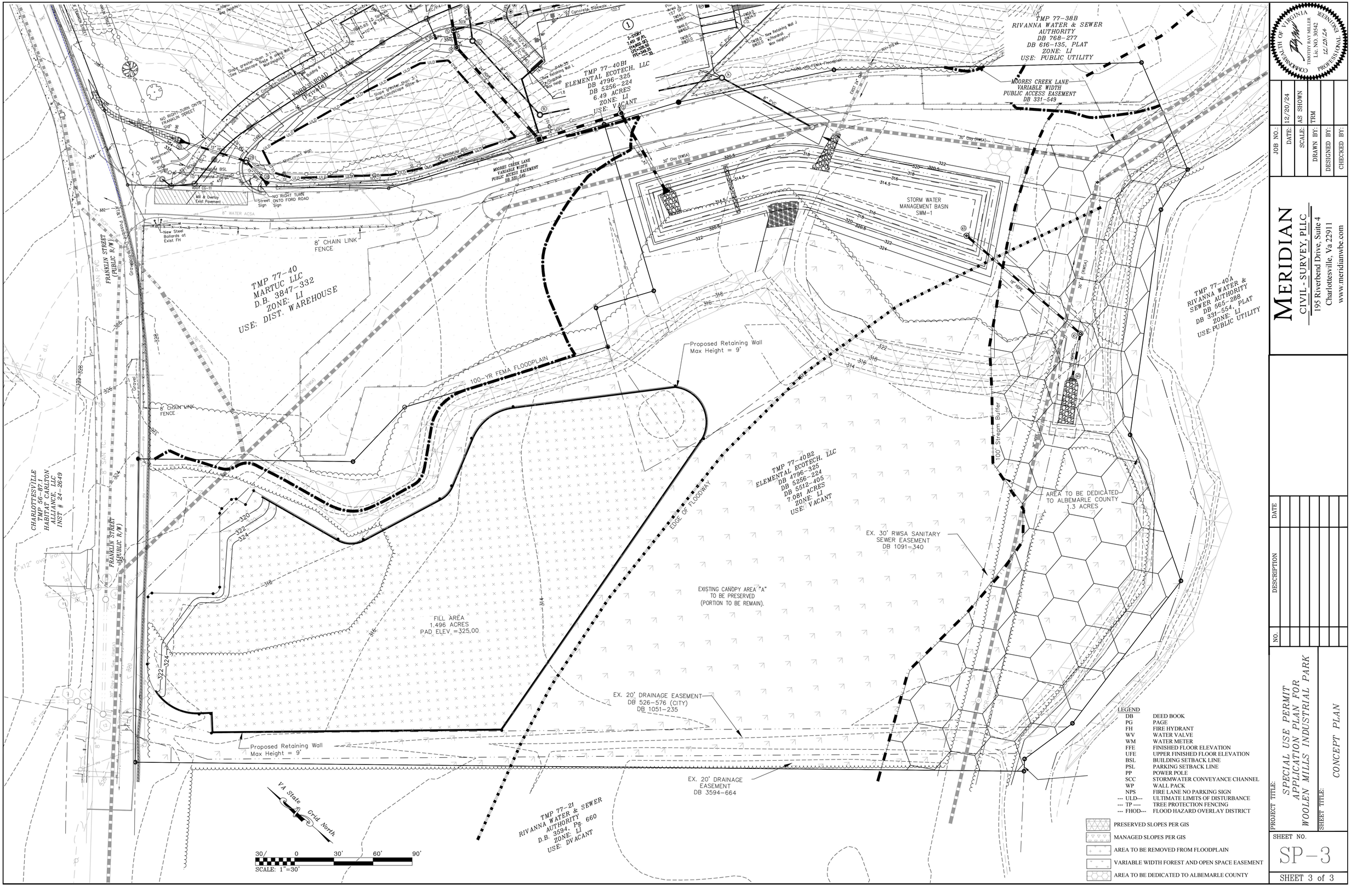

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PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE: EXISTING CONDITIONS

SHEET NO.
SP-2




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SHEET TITLE: CONCEPT PLAN

SHEET NO.
SP-3

SHEET 3 of 3