



Image provided by Google Maps

Enclosure 2

CONCEPT PLAN

LOUISA COUNTY

CONDITIONAL USE PERMIT REQUEST 2025-XX

WEBER COMMERCIAL

TMP 24-45, 24-46

project ID: 24.100

Submitted 20 Jan 2025

Context Map

Sheet 1 of 6

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SHIMP ENGINEERING, P.C.

WEBER COMMERCIAL
SITE & CUP DETAILS
Sheet 2 of 6

OWNER/DEVELOPER

Louisa Properties LR2.5 LLC
4641 Sudley Rd
Catharpin, VA, 20143

Louisa Properties LR1.5 LLC
4641 Sudley Rd
Catharpin, VA, 20143

PROPERTY ADDRESS

17935 Louisa Rd
Louisa, VA 23093

TMP

24-45, 24-46

ACREAGE

TMP 24-45: 1.58 AC
TMP 24-46: 2.50 AC

Total: 4.08 AC

VOTING DISTRICT

200-Louisa

SOURCE OF BOUNDARY

Boundary shown per Louisa County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date July 22, 2020 (Community Panel 51109C0150C), this property does not lie within a Zone A 100-year flood plain.

WATER AND SANITARY SERVICES

The property is proposed to be served by on-site well and septic.

PARKING

Parking, stacking, and loading to comply with Section 86-644 of the Louisa County Zoning Ordinance

ZONING

EXISTING: C-2
PROPOSED: C-2 with CUP for Contractor’s Office and Shop, CUP for Equipment Sales and Rental

COMPREHENSIVE PLAN

Comprehensive Plan Designation: Rural Area

YARD REGULATIONS

Front Setback: 100’ from the edge of US Route 33.

Rear & Side: 50’ adjoining residential or agricultural
10’ adjoining commercial or industrial districts.

* Waiver for a 20% reduction in required setbacks is s
submitted concurrent with this CUP request pursuant to Sec.
86-119 (a).

TMP 24-45, 24-46

Submitted 20 Jan 2025

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WEBER
COMMERCIAL
EXISTING CONDITIONS

TMP 24-16
TREVILIAN STATION
BATTLEFIELD
ZONE: A-2
355.8 AC

TMP 24-45
THE BARD OF
SUPERVISORS
ZONE: C-2
2.59AC

TMP 24-45
LOUISA
PROPERTIES
LR1.5 LLC
ZONE: C-2
1.58 AC

TMP 24-56
LOUISA
PROPERTIES
LR2.5 LLC
ZONE: C-2
2.50 AC

ROUTE 613

ROUTE 33

TMP 24-81
HOTTINGER, MARY
ALICE ET ALS
ZONE: C-2
51 AC

TMP 24-54
FULLER, MICHAEL
L&MARY L
ZONE: A-2
4.2 AC

TMP 24-53
FULLER,
MICHAEL&MARY
LOUISA
ZONE: A-2
3.1 AC

TMP 24-52
FOXWOOD
INC
ZONE: IND
8 AC

TMP 24-49
FOXWOOD
INC
ZONE: IND
3.25 AC

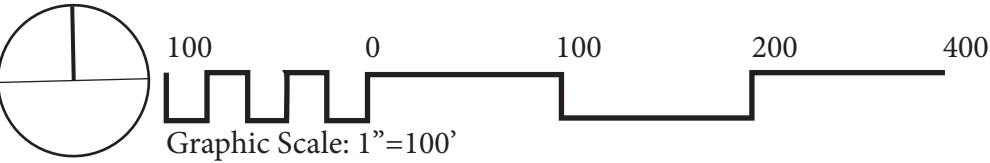
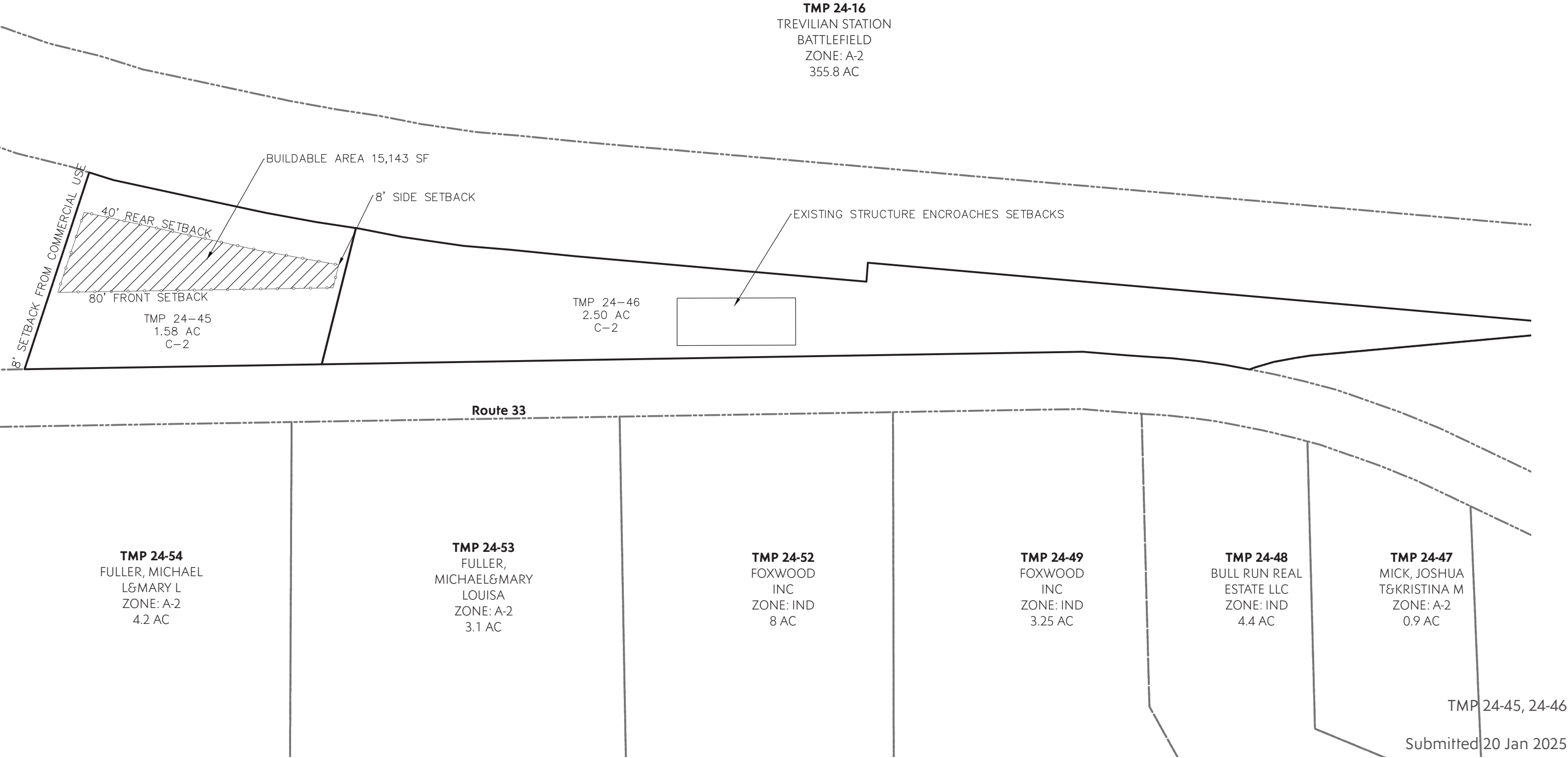
TMP 24-48
BULL RUN REAL
ESTATE LLC
ZONE: IND
4.4 AC

TMP 24-47
MICK, JOSHUA
T&KRISTINA M
ZONE: A-2
0.9 AC

TMP 24-45, 24-46
Submitted 20 Jan 2025
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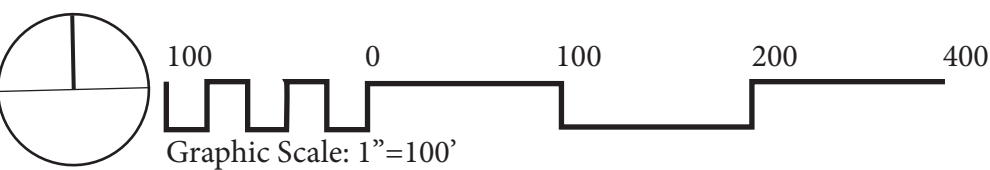
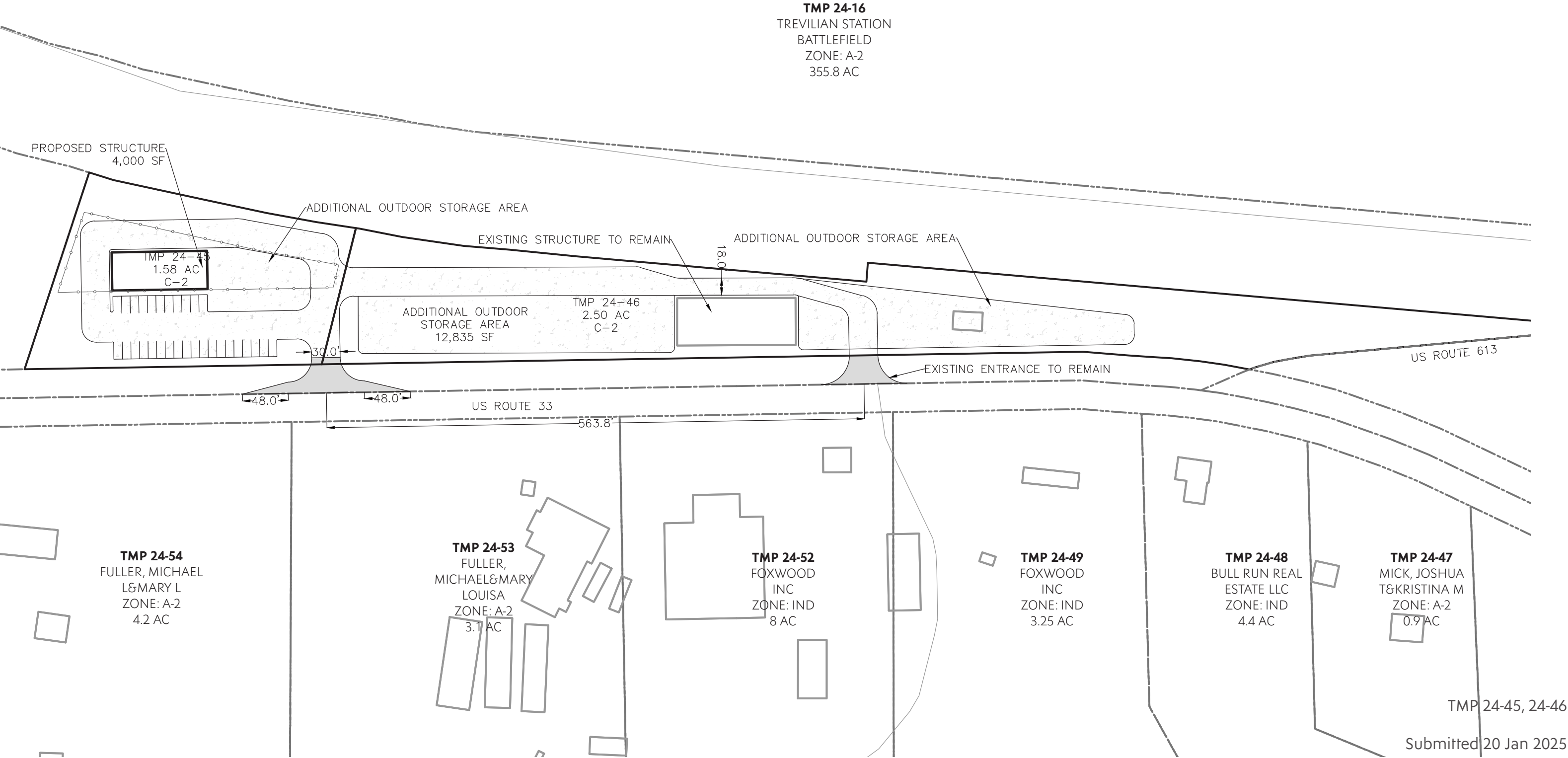
Note: Concurrent with this request, a waiver for a 20% reduction is submitted pursuant to Sec. 86-119 (a). This waiver applies to front setback, rear setback adjoining agricultural districts, and side setback adjoining commercial districts, required. Setbacks shown on TMP 24-45 are shown with 20% reduction from C-2

WEBER
COMMERCIAL
SETBACK VARIATION EXHIBIT



Note: Existing structure on TMP 24-46 encroaches in the required building setback for the C-2 district.

WEBER
COMMERCIAL
CONCEPT PLAN

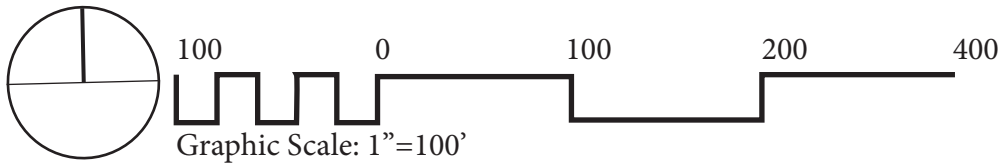
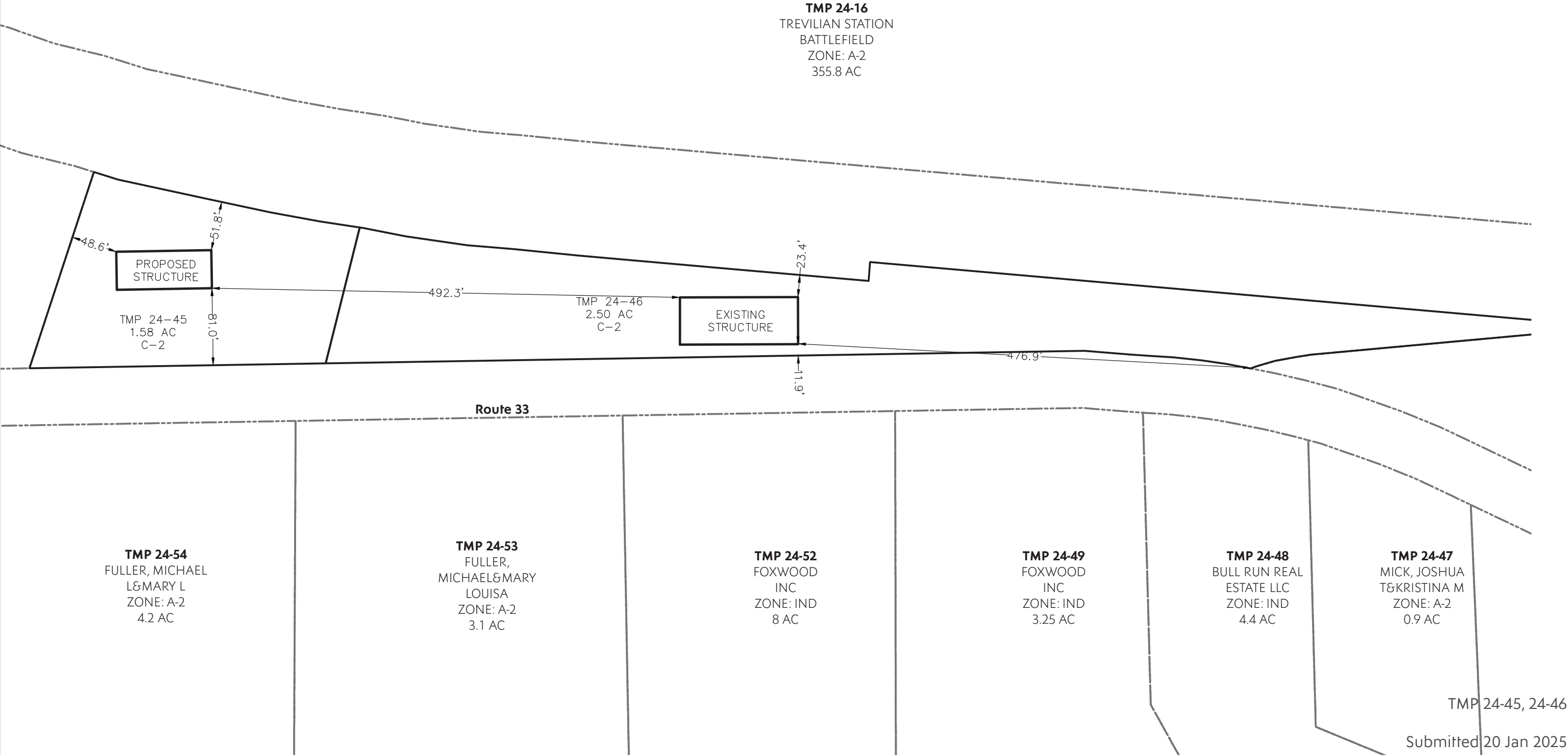


TMP 24-45, 24-46

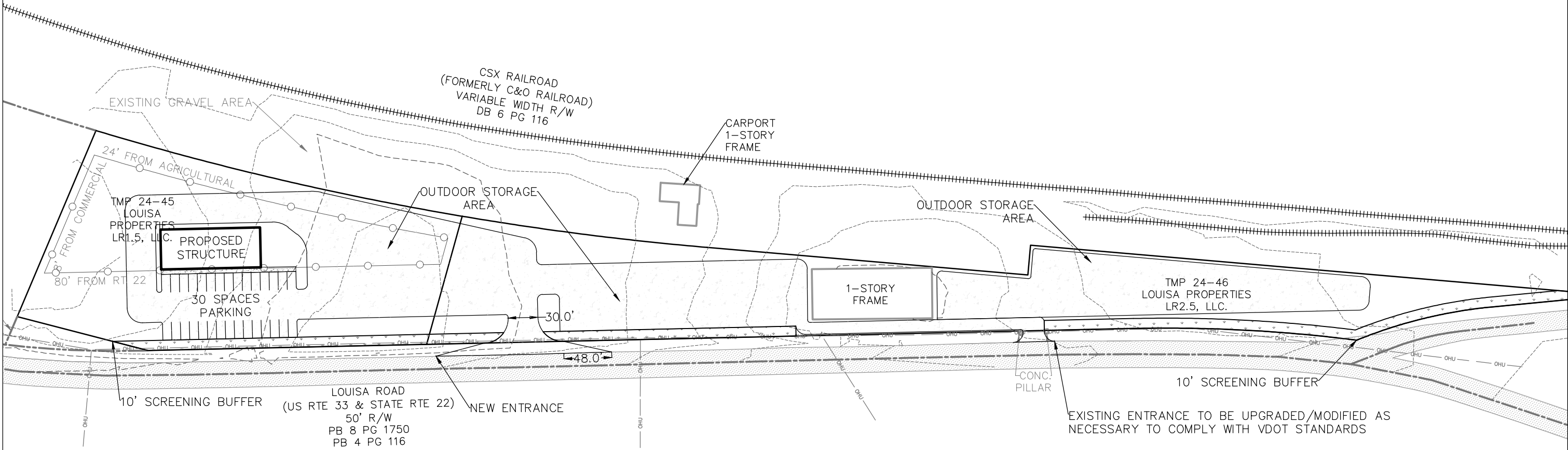
Submitted 20 Jan 2025

project: 24.100

WEBER
COMMERCIAL
LOCATION OF STRUCTURES



Revised 5/12/2025



- Notes:
- 1. Boundary shown per survey completed by Foresight Survey, P.C. on April 28, 2025.
 - 2. Improvements shown hereon are conceptual in nature and are shown to demonstrate feasibility of concept and general compliance with Louisa County regulations.

Revised 5/12/2025

NAD83
VA SOUTH ZONE

MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 2)

TMP 24-44
N/F THE BOARD OF SUPERVISORS
OF LOUISA COUNTY, VIRGINIA
DB 448 PG 510
PB 4 PG 116 (PLAT)

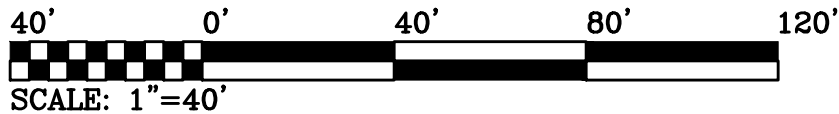
TMP UNKNOWN
N/F APPEARS TO BE
LOUISA COUNTY
PER DB 451 PG 462

TMP 24-45
LOUISA PROPERTIES LR1.5, LLC.
DB 1915 PG 901
DB 102 PG 200 (PLAT)
DB 451 PG 462 (PLAT)
1.567 AC.

TMP 24-46
LOUISA PROPERTIES LR2.5, LLC.
DB 1915 PG 942
1.907 AC.

CARPORT
1-STORY
FRAME

LOUISA ROAD
(US RTE 33 & STATE RTE 22)
50' R/W
PB 8 PG 1750
PB 4 PG 116



LEGEND			
BSL	BUILDING SETBACK LINE		
IF	IRON ROD FOUND		
IS	IRON PIN FOUND		
UP	UTILITY POLE		
-OHU-	OVERHEAD UTILITY		
		ASPHALT	
		GRAVEL	

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1 (T)	625.30'	3028.25'	11°49'51"	313.76'	624.19'	N 79°10'28" W
C2	377.64'	3028.25'	7°08'42"	189.06'	377.39'	S 76°49'54" E
C3	247.66'	3028.25'	4°41'09"	123.90'	247.59'	S 82°44'49" E



NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS PLAT HAS BEEN PREPARED FROM A SURVEY COMPLETED ON APRIL 28, 2025.
- THE EASEMENTS SHOWN ARE RECORDED WITH THE SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
- SUBJECT PARCELS ARE LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51109C0150C, EFFECTIVE DATE JULY 22, 2020. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS SURVEY.
- BOTH PROPERTIES ARE ZONED C2 - GENERAL COMMERCIAL.
- SETBACKS PER LOUISA COUNTY, CHAPTER 86, ARTICLE II, DIVISION 6, SECTIONS 86-115 AND 86-230.
FRONT - 100 FEET (LOUISA ROAD - US RTE 33 / STATE RTE 22), 60 FEET (OAKLAND ROAD - STATE RTE 613)
SIDE - 10 FEET
REAR - 10 FEET
- DISTANCE TIES SHOWN ARE MEASURED FROM THE BUILDING TO THE PROPERTY LINE.
- SOURCE OF TITLE FOR TAX MAP 24-45: INST. # 202300007759 (DB 1915 PG 901)
- OWNER OF RECORD FOR TAX MAP 24-45: LOUISA PROPERTIES LR1.5, LLC.
- SOURCE OF TITLE FOR TAX MAP 24-46: INST. # 202300007763 (DB 1915 PG 942)
- OWNER OF RECORD FOR TAX MAP 24-46: LOUISA PROPERTIES LR2.5, LLC.
- VERTICAL DATUM: NAVD88; CONTOUR INTERVALS: 2 FEET AND 10 FEET

BOUNDARY AND
TOPOGRAPHIC BASE MAP OF
TAX MAP 25 PARCEL 45
& TAX MAP 25 PARCEL 46
LOUISA MAG DISTRICT
LOUISA COUNTY, VIRGINIA

MAY 5, 2025
SCALE: 1" = 40'
FILE: 25.121

SHEET
1 OF 2

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FORESIGHT
SURVEY, PC
LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C
Charlottesville, VA 22902

Revised 5/12/2025

NAD83
VA SOUTH ZONE

MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 1)

CSX RAILROAD
(FORMERLY C&O RAILROAD)
VARIABLE WIDTH R/W
DB 6 PG 116

RIGHT-OF-WAY AND TRACK MAP
STATION 7789+50 TO 7895+20
SHEET 90

TMP 24-46
LOUISA PROPERTIES LR2.5, LLC.
DB 1915 PG 942
1.907 AC.

LOUISA ROAD
(US RTE 33 & STATE RTE 22)
50' R/W
PB 8 PG 1750
PB 4 PG 116

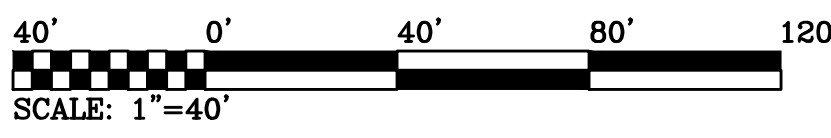
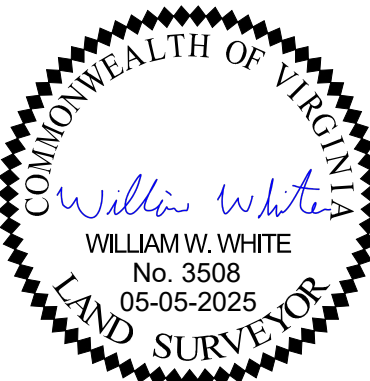
LOUISA ROAD
(US RTE 33 & STATE RTE 22)
50' R/W
PB 8 PG 1750
PB 4 PG 116

BOUNDARY LINE TABLE		
Line	Direction	Length
L1	N 04°54'36" E	30.00'

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C4	140.32'	480.62'	16°43'40"	70.66'	139.82'	S 76°11'41" W
C5	224.31'	1500.00'	8°34'05"	112.36'	224.10'	N 86°59'46" W

- LEGEND**
- BSL BUILDING SETBACK LINE
 - IF IRON ROD FOUND
 - IS IRON PIN FOUND
 - UP UTILITY POLE
 - OHU- OVERHEAD UTILITY

- ASPHALT
- GRAVEL



BOUNDARY AND
TOPOGRAPHIC BASE MAP OF
TAX MAP 25 PARCEL 45
& TAX MAP 25 PARCEL 46
LOUISA MAG DISTRICT
LOUISA COUNTY, VIRGINIA

MAY 5, 2025
SCALE: 1" = 40'
FILE: 25.121

SHEET
2 OF 2

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