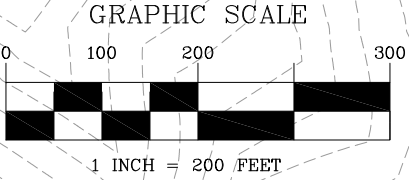


SERVICE DOGS OF VIRGINIA

SPECIAL USE PERMIT APPLICATION PLAN

CE COLLINS ENGINEERING
200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719



TMP 48-60A
GREGORY WAYNE
WEISIGER & BEVERLY
PAGE GORDON
54.51 ACRES
ZONING: RURAL

TMP 48-62B
PIEDMONT MANOR
LAND TRUST
75.05 ACRES
ZONING: RURAL

TMP 48-61
VICTORIA SEYMOUR
4.11 ACRES
ZONING: RURAL

TMP 48-61B
PEGGY LAW
2.00 ACRES
ZONING: RURAL

TMP 48-61C
PEGGY LAW
8.00 ACRES
ZONING: RURAL

LEGEND:

PARCEL NUMBER:	04800-00-00-061D0
LOT NUMBER:	061D0
ZONING:	RA (RURAL)
ACREAGE:	38.8 ACRES

- BUILDING ENVELOPE
- PARKING & TRAVELWAY
- PROPERTY LINE
- CRITICAL SLOPES
- STREAM BUFFERS
- MOUNTAIN PROTECTION OVERLAY
- PROPOSED STREAM BUFFER IMPACT
- PERIMETER VEGETATIVE BUFFER
- POTENTIAL LOCATION OF SEPTIC FIELDS
- POTENTIAL LOCATION OF WELLS
- PERIMETER FENCING

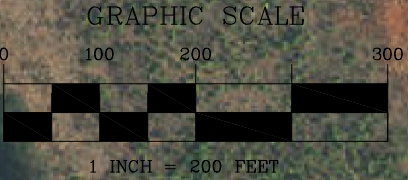
NOTE: THE BULK OF THE PROPERTY OUTSIDE OF THE BUILDING ENVELOPES AND NOT INCLUDING THE ACCESS ROAD AND STORMWATER MANAGEMENT AREAS SHALL REMAIN VEGETATED, INCLUDING THE PERIMETER BUFFERS. ALL PERIMETER BUFFER SHALL REMAIN VEGETATIVE, EXCEPT FOR THE IMPACTS FOR THE ACCESS TO THE SITE.

NOTE: SDV IS PROPOSING THE INSTALLATION OF A CONTINUOUS PROPERTY FENCE AT THE PERIMETER OF THE MINIMUM VEGETATION BUFFER AS SHOWN ON THE CONCEPT PLAN. THE OUTDOOR RUNS IMMEDIATELY ADJACENT TO THE KENNELS WILL BE ENCLOSED WITH A FENCE THAT MEETS THE REQUIREMENTS OF ALBEMARLE COUNTY ZONING ORDINANCE SECTION 5.1.11.A. IN ADDITION, SDV WILL BE PROVIDING FENCING IN THE IMMEDIATE VICINITY OF SOME OF THE NEW STRUCTURES ON BOTH THE UPPER AND LOWER PROPOSED BUILDING SITES.

REVISED APPLICATION PLAN: 03/13/24

SERVICE DOGS OF VIRGINIA
ILLUSTRATIVE PLAN

CE COLLINS ENGINEERING
200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719



TMP 48-60A
GREGORY WAYNE
WEISIGER & BEVERLY
PAGE GORDON
54.51 ACRES
ZONING: RURAL

TMP 48-62B
PIEDMONT MANOR
LAND TRUST
75.05 ACRES
ZONING: RURAL

TMP 48-61
VICTORIA SEYMOUR
4.11 ACRES
ZONING: RURAL

TMP 48-61B
PEGGY LAW
2.00 ACRES
ZONING: RURAL

TMP 48-61C
PEGGY LAW
8.00 ACRES
ZONING: RURAL

LEGEND:

PARCEL NUMBER:	04800-00-00-061D0
LOT NUMBER:	061D0
ZONING:	RA (RURAL)
ACREAGE:	38.8 ACRES
PROPOSED DOG KENNEL & TRAINING FACILITY	
ADMIN./TRAINING ROOMS	15,000 SF MAX.
PUPPY CENTER	6,000 SF MAX.
CARETAKERS RESIDENCE	3,000 SF MAX.
UPPER TRAINING FACILITY	10,000 SF MAX.
CLIENT DORMS/GUEST ROOMS	5,000 SF MAX.
ADULT KENNEL	10,000 SF MAX.
FEMALE KENNEL	5,000 SF MAX.
BUILDING ENVELOPE	
PARKING & TRAVELWAY	
PROPERTY LINE	
CRITICAL SLOPES	
STREAM BUFFERS	
MOUNTAIN PROTECTION OVERLAY	
PERIMETER VEGETATIVE BUFFER (18 ± ACRES)	
POTENTIAL LOCATION OF SEPTIC FIELDS	
POTENTIAL LOCATION OF WELLS	
PERIMETER FENCING	

NOTE: THE AREAS NOTED ABOVE IN THE LEGEND ARE THE MAXIMUM AREAS REQUESTED FOR ALL NEW BUILDINGS.

WELL/SEPTIC DESIGN:
(2) SEPTIC FIELDS AND (2) WELLS ARE PROPOSED FOR THE UPPER SITE AREA. THE DOG KENNEL WILL BE ON A SEPARATE WELL AND SEPTIC SYSTEM THAN THE CARETAKERS HOUSE AND PROPOSED TRAINING FACILITY.
(2) SEPTIC FIELDS AND (2) WELLS ARE PROPOSED FOR THE LOWER SITE AREA. THE DORMS AND ADMINISTRATIVE BUILDING WILL BE ON A SEPARATE WELL AND SEPTIC SYSTEM THAN THE PUPPY CENTER.
NO MORE THAN (2) BUILDINGS WILL BE CONNECTED TO A WELL AND SEPTIC FIELD.