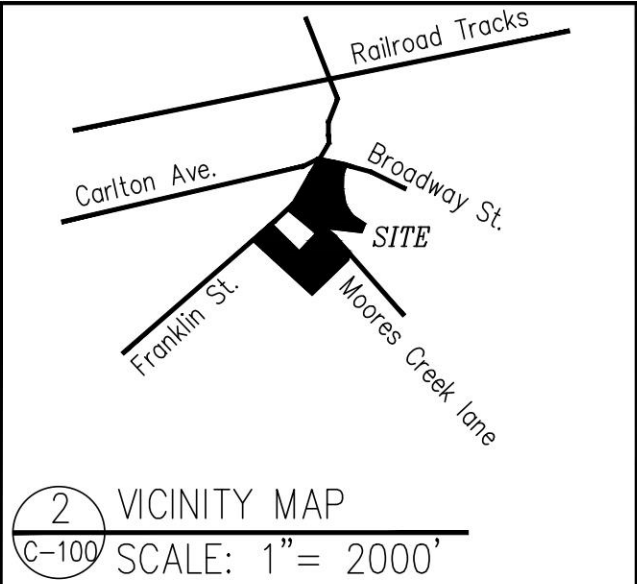




SP 2024_____

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 FEET 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

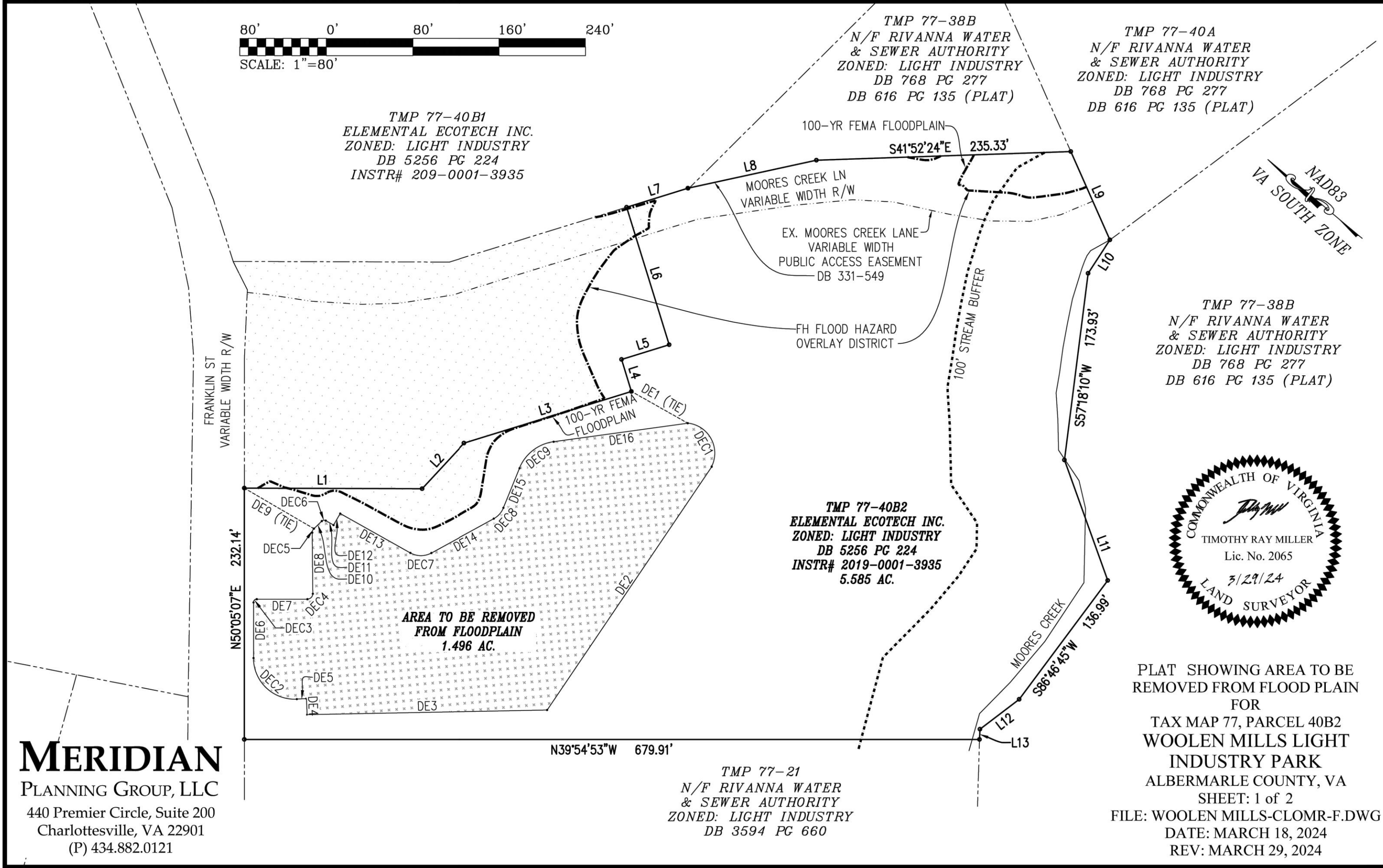
BUILDING HEIGHTS: MAXIMUM STRUCTURE HEIGHT: 65'
THE MINIMUM STEPBACK REQUIREMENTS FOR ANY STORY THAT BEGIN ABOVE FORTY (40) FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, IN HEIGHT SHALL BE AS PROVIDED IN SECTION 4.20.

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
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
FFE	FINISHED FLOOR ELEVATION
UFE	UPPER FINISHED FLOOR ELEVATION
BSL	BUILDING SETBACK LINE
PSL	PARKING SETBACK LINE
PP	POWER POLE
SCC	STORMWATER CONVEYANCE CHANNEL
WP	WALL PACK
NPS	FIRE LANE NO PARKING SIGN
--- ULD---	ULTIMATE LIMITS OF DISTURBANCE
--- TP ---	TREE PROTECTION FENCING
--- 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

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°56'06" 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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1 PLAT FOR FDP 202400001 FEMA CLOMR-F
SP-1 SCALE: 1" = 80'

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

PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN FOR TAX MAP 77, PARCEL 40B2 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



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

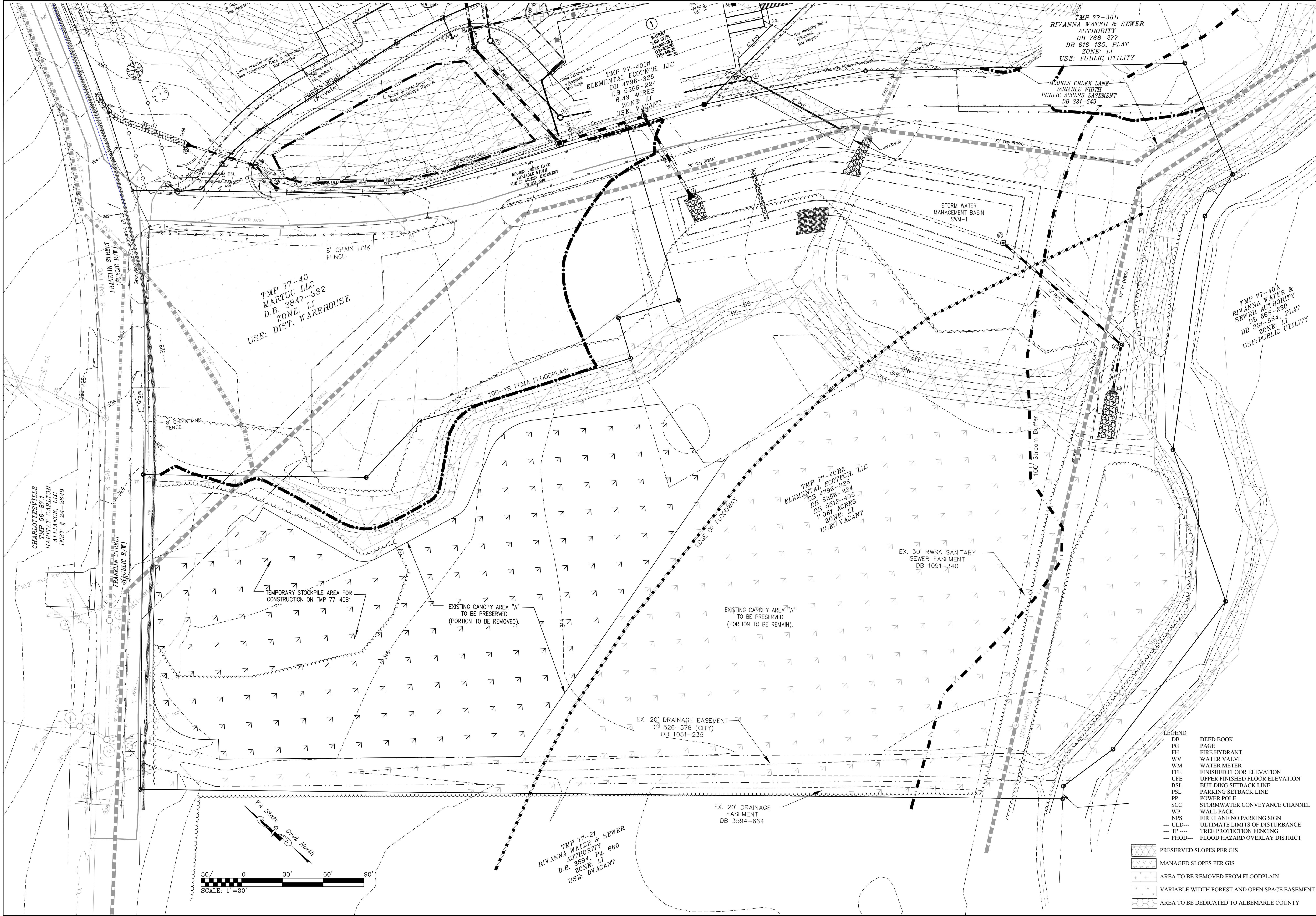
MERIDIAN
CIVIL - SURVEY, PLLC
195 Riverbend Drive, Suite 4
Charlottesville, Va 22911
www.meridianwbe.com

DATE					

DESCRIPTION					

NO.					

PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK
SHEET TITLE: COVERSHEET
SHEET NO. SP-1
SHEET 1 of 3



JOB NO.	12/20/24
DATE	AS SHOWN
SCALE	TEM
DRAWN BY	DESIGNED BY
CHECKED BY	

MERIDIAN
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Charlottesville, Va 22911
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PROJECT TITLE:	SPECIAL USE PERMIT APPLICATION PLAN FOR WOOTEN MILLS INDUSTRIAL PARK
SHEET TITLE:	EXISTING CONDITIONS

PROJECT NO.	12/20/24
DATE	AS SHOWN
SCALE	TEM
DRAWN BY	DESIGNED BY
CHECKED BY	

PROJECT TITLE:	SPECIAL USE PERMIT APPLICATION PLAN FOR WOOTEN MILLS INDUSTRIAL PARK
SHEET TITLE:	EXISTING CONDITIONS
SHEET NO.	SP-2
SHEET 2 of 3	

