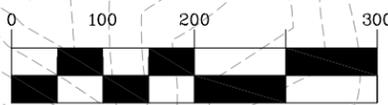


# SERVICE DOGS OF VIRGINIA SPECIAL USE PERMIT APPLICATION PLAN

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

GRAPHIC SCALE



1 INCH = 200 FEET



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:**

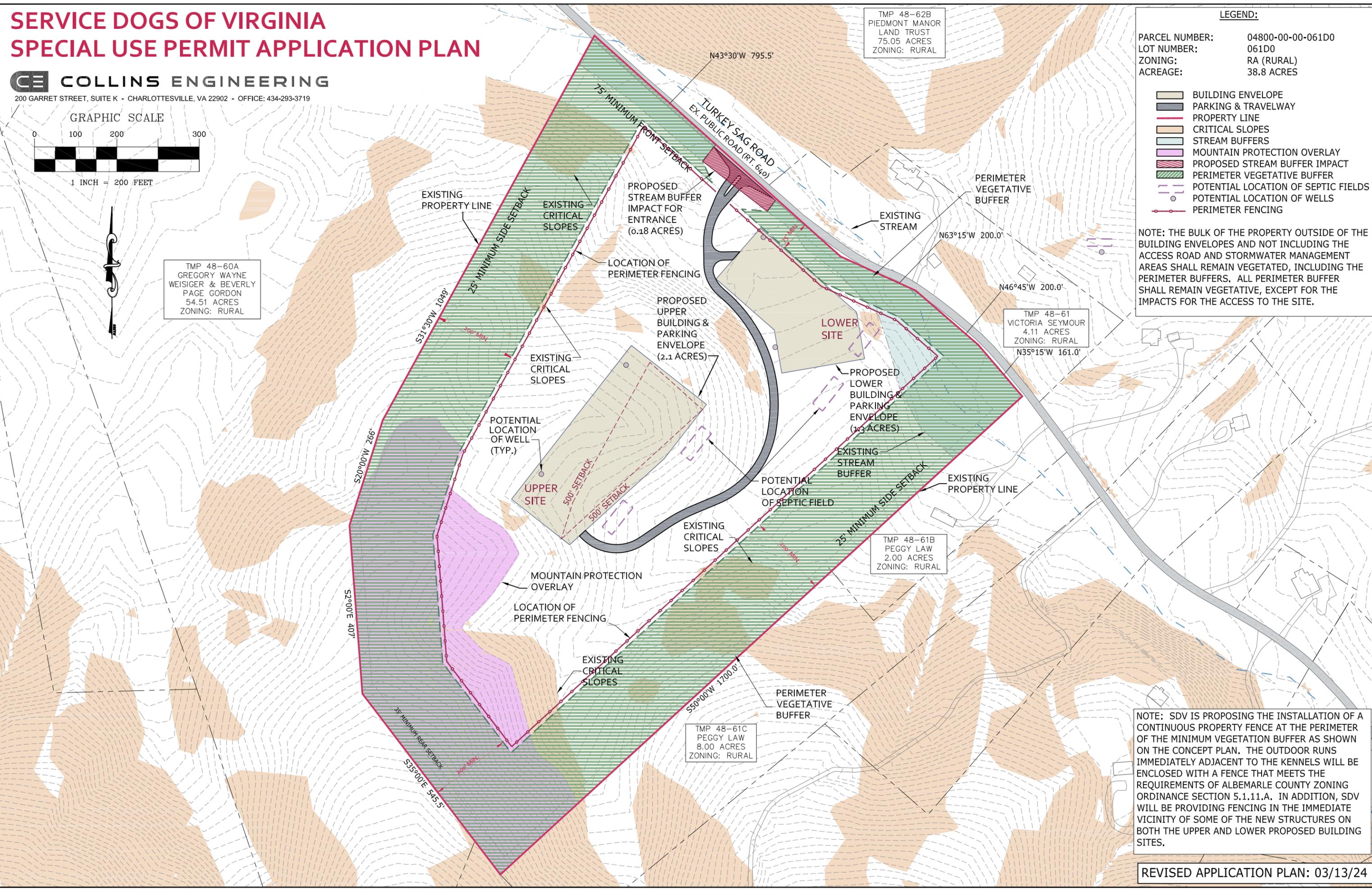
PARCEL NUMBER: 04800-00-00-061D0  
LOT NUMBER: 061D0  
ZONING: RA (RURAL)  
ACREAGE: 38.8 ACRES

- 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

GRAPHIC SCALE



1 INCH = 200 FEET



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.