

PIEDMONT GROUNDS MANAGEMENT

TMP 94-28C

project ID: 23.093

Submitted 19 February 2024

Revised 02 July 2024

Context Map & SP Details

Sheet 1 of 5

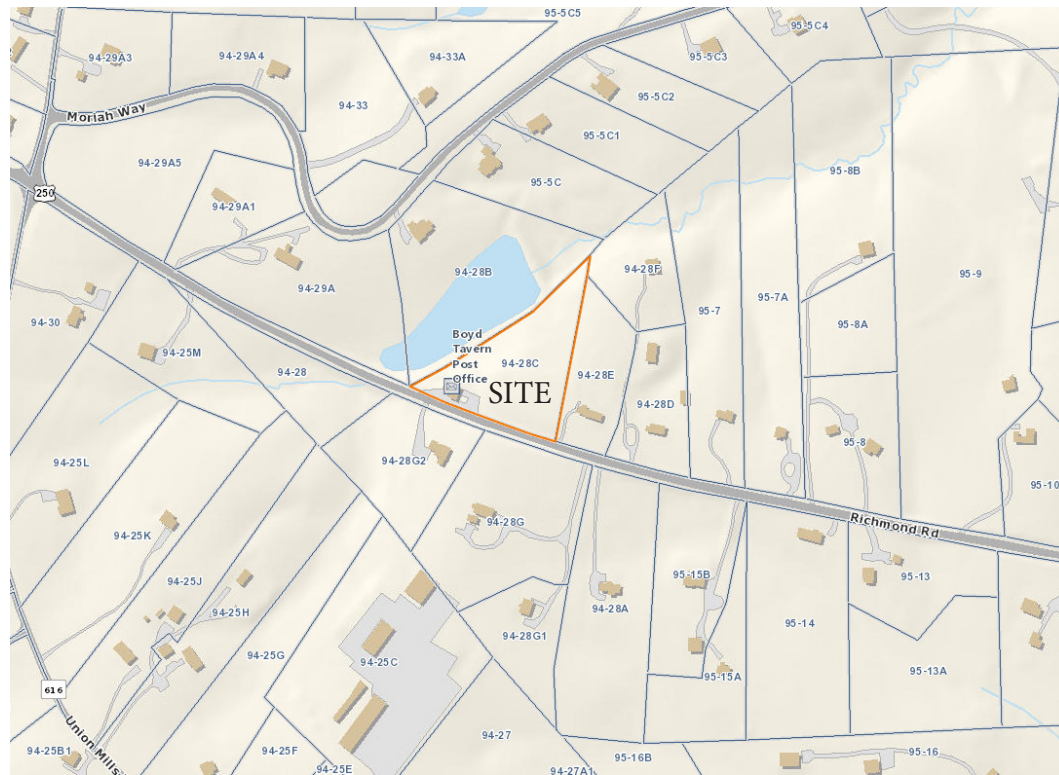


Image provided by Albemarle County GIS

OWNER

Jordan Coffman
1947 Thomas Jefferson Pkwy
Charlottesville, VA, 22902

APPLICANT

Piedmont Grounds Management LLC
1947 Thomas Jefferson Pkwy
Charlottesville, VA 22902

TMP

94-28C

ACREAGE

3.13

MAGISTERIAL DISTRICT

Scottsville Magisterial District

WATER PROTECTION

Water protection ordinance buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per Plat of Record, DB 657 Pg 594
Four-ft interval contours provided by Albemarle County GIS data.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0475D), no portion of this property lies within the floodplain.

ZONING

EXISTING: Rural Area

PROPOSED: Special Use Permit for landscape contractors on lots three acres or more in size that do not otherwise qualify as an authorized home occupation under section 5.2A.

USE

EXISTING: Convenience Store

PROPOSED: Landscape Contractor subject to SP approval
Convenience Store to Remain

COMPREHENSIVE PLAN DESIGNATION

Rural Area

WATER AND SANITARY SERVICES

Landscape contractor office to be served by existing well (if permitted by ODW) and new septic system

WATER SUPPLY WATERSHED

This site is not within a public water supply watershed.

SETBACKS FOR LANDSCAPE CONTRACTOR

FRONT	75'
SIDE	50'

INDEX OF SHEETS

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- 2 - Existing Conditions
- 3 - Concept Plan
- 4 - Illustrative Landscape Plan
- 5 - Site Section

PIEDMONT GROUNDS MANAGEMENT EXISTING CONDITIONS

TMP 94-28E
ZHIQING LI
INST: 202300000430
2 ACRES
ZONING: RA

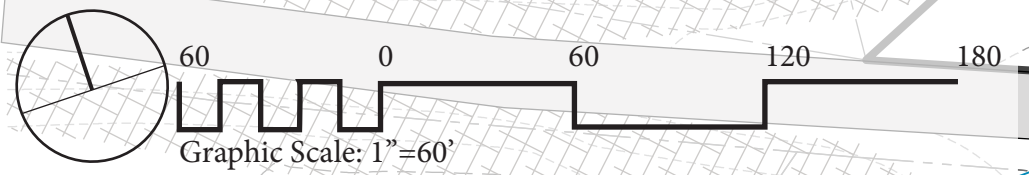
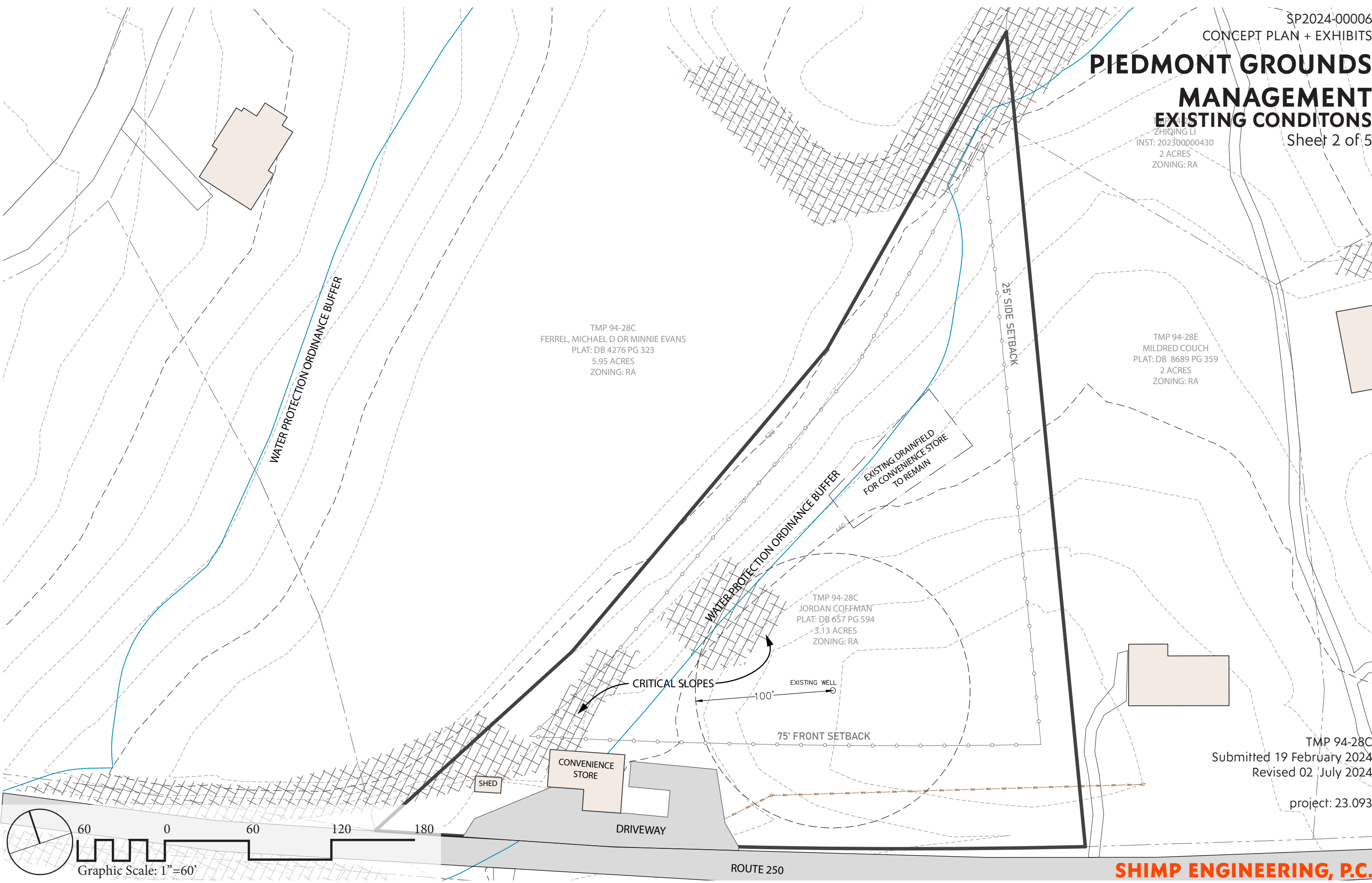
TMP 94-28C
FERREL, MICHAEL D OR MINNIE EVANS
PLAT: DB 4276 PG 323
5.95 ACRES
ZONING: RA

TMP 94-28E
MILDRED COUCH
PLAT: DB 8689 PG 359
2 ACRES
ZONING: RA

TMP 94-28C
JORDAN COFFMAN
PLAT: DB 657 PG 594
3.13 ACRES
ZONING: RA

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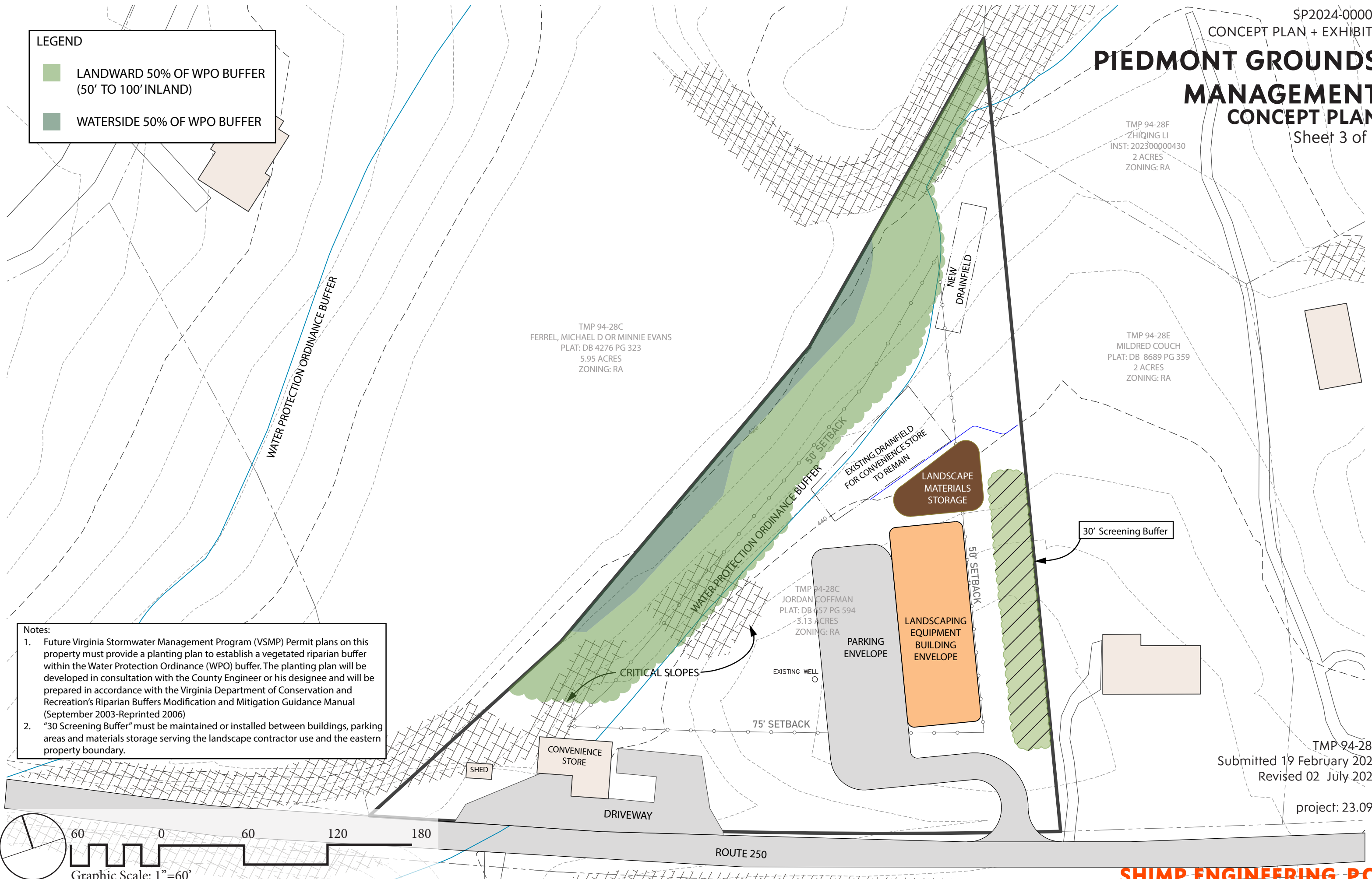
project: 23.093



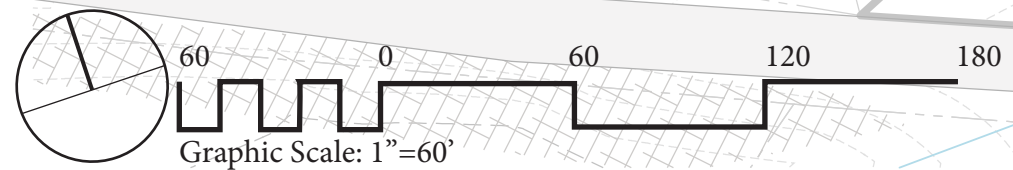
PIEDMONT GROUNDS MANAGEMENT CONCEPT PLAN

LEGEND

- LANDWARD 50% OF WPO BUFFER (50' TO 100' INLAND)
- WATERSIDE 50% OF WPO BUFFER



- Notes:**
1. Future Virginia Stormwater Management Program (VSMP) Permit plans on this property must provide a planting plan to establish a vegetated riparian buffer within the Water Protection Ordinance (WPO) buffer. The planting plan will be developed in consultation with the County Engineer or his designee and will be prepared in accordance with the Virginia Department of Conservation and Recreation's Riparian Buffers Modification and Mitigation Guidance Manual (September 2003-Reprinted 2006)
 2. "30' Screening Buffer" must be maintained or installed between buildings, parking areas and materials storage serving the landscape contractor use and the eastern property boundary.



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PIEDMONT GROUNDS MANAGEMENT ILLUSTRATIVE LANDSCAPE PLAN

TMP 94-281
ZHIQING LI
INST: 202300000430
2 ACRES
ZONING: RA

TMP 94-28E
MILDRED COUCH
PLAT: DB 8689 PG 359
2 ACRES
ZONING: RA

TMP 94-28C
FERREL, MICHAEL D OR MINNIE EVANS
PLAT: DB 4276 PG 323
5.95 ACRES
ZONING: RA

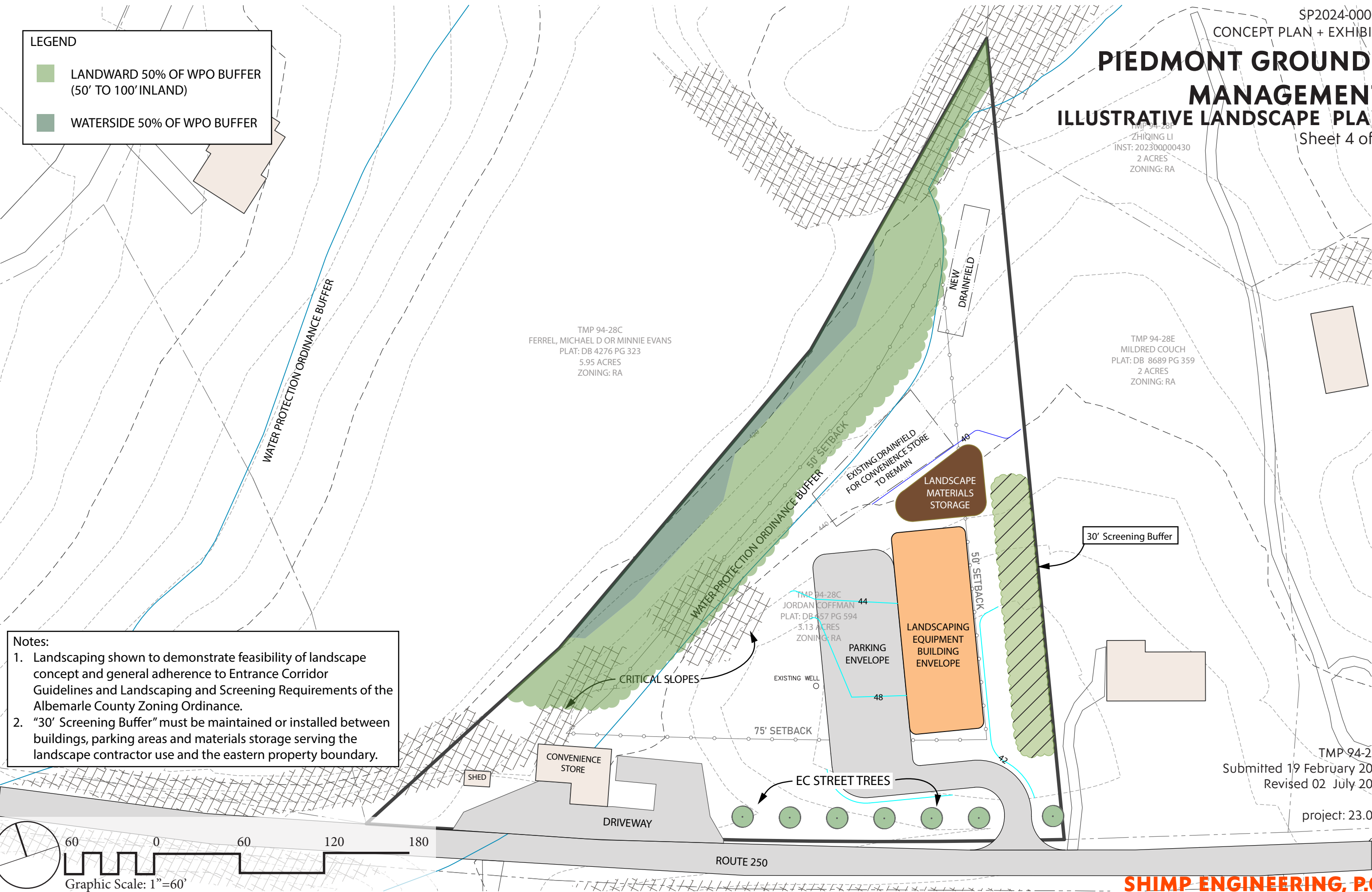
TMP 94-28C
JORDAN COFFMAN
PLAT: DB 457 PG 594
3.13 ACRES
ZONING: RA

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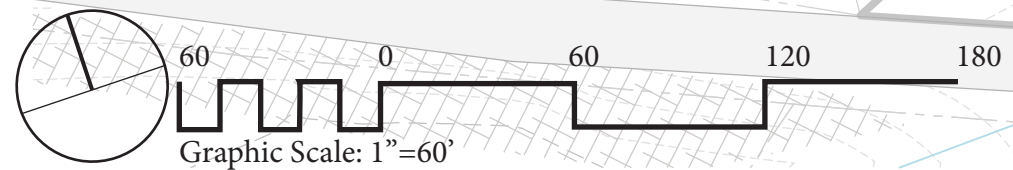
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LEGEND

- LANDWARD 50% OF WPO BUFFER (50' TO 100' INLAND)
- WATERSIDE 50% OF WPO BUFFER

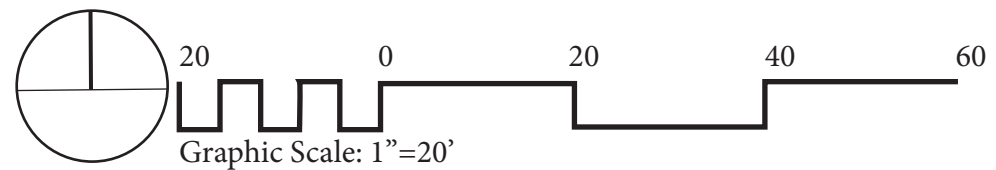
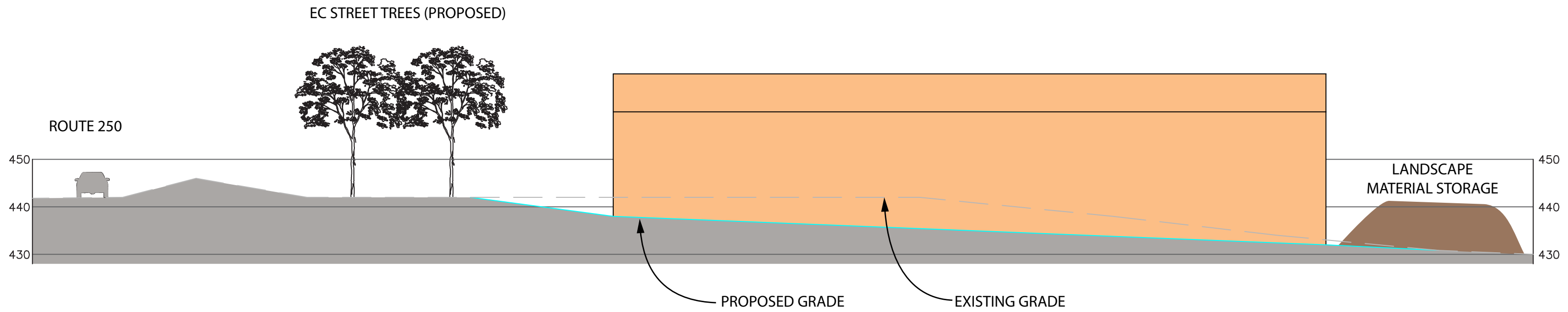


- Notes:**
1. Landscaping shown to demonstrate feasibility of landscape concept and general adherence to Entrance Corridor Guidelines and Landscaping and Screening Requirements of the Albemarle County Zoning Ordinance.
 2. "30' Screening Buffer" must be maintained or installed between buildings, parking areas and materials storage serving the landscape contractor use and the eastern property boundary.



PIEDMONT GROUNDS MANAGEMENT SITE SECTION

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