100' Riparian Setback

CRITICAL SLOPE

INTERMITTENT STREAMS

(680)

(640)

(600)

EXIST. WOODLAND EDGE

(660)

50' BUILDING SETBACK

20' WIDE BUFFER SETBACK LINE

50' BUILDING SETBACK

20' WIDE BUFFER SETBACK LINE

EXISTING WOODLAND EDGE TO REMAIN

TMP 56-98D

TMP 56-98C ZONED: RI

TMP 56-98 ZONED: RI

TMP 56-98C ZONED: RI

EXISTING WOODLAND EDGE

WOODLAND BUFFER

EX. GARAGE

EX. DRIVEWAY

WOODLAND BUFFER

TMP 56-99A ZONED: RI

ALLOW FUTURE LIBERTY HALL STREET CONNECTION

7 - 9'x 16' PARK SPACES PARKERS ACT AS SPACER W/5' WIDE AISLE

EXIST. WOODLAND EDGE

TMP 56F1-OH-2

TMP 56F1-OH-1

TMP 56F1-OF-2

TMP 56F1-OF-1

TMP 56F1-OG-1

TMP 56F1-OG-2

TMP 56F1-OG-3

Linden Lane

TMP 56F1-OE-1

TMP 56F1-OE-2

TMP 56F1-OE-3

TMP 56F1-OD-1

TMP 56F1-OD-2

TMP 56F1-OD-3

TMP 56F1-OC-1

TMP 56F1-OC-2

TMP 56F1-OC-3

Remington Place

TMP 56F1-OB-1

TMP 56F1-OB-2

TMP 56F1-OB-3

TMP 56F1-OA-1

TMP 56F1-OA-2

TMP 56F1-OA-3

TMP 56-107C

EX. SHED

EX. HOUSE

SUPPLEMENTAL PLANTING OF CEDARS ALONG UNDISTURBED WOODLAND EDGE

EXIST. WOODLAND EDGE

TMP 56-106 ZONED: RI

5950 sf NURSERY STOCK (TREES, SHRUBS & HERB PLANTS) STORAGE

ALL NURSERY STOCK TO BE STORED ON THE GROUND. THE GROUND WILL BE COVERED WITH GRAVEL OR MULCH

FILL WILL BE REQUIRED TO LEVEL FRONT AREA (SEE CONCEPTUAL GRADING PLAN FOR MORE INFORMATION)

VEHICLE PARKING

4766 sf NURSERY STOCK (TREES, SHRUBS & HERB PLANTS) STORAGE

MULCH

TOPSOIL

COMPOST

NURSERY STOCK (TREES, SHRUBS & HERB. PLANTS) STORAGE 3940 sf

BIORETENTION FILTER

EX RETAINING WALL TYP 6'-8" HIGH

26'-0"

50'

VDOT ROW 40' FROM CENTERLINE 250

Four Leaf Lane

TMP 56F1-1 ZONED: PDMC

TMP 56F1-2 ZONED: PDMC

Clover Lawn Lane

CLOVER LAWN

TMP 56F1-A1 ZONED: PDMC

(630)

12'-0"

18'-0"

100'-0"

100'-0"

EX 36" RCP

Rockfish Gap Turnpike

TMP 56-110 ZONED: HIGHWAY COMMERCIAL

TMP 56-110A ZONED: HIGHWAY COMMERCIAL

TMP 56-110E ZONED: RURAL AREA

NOTES:

1) PLANTING WILL BE PROVIDED IN THE AREAS SHOWN, BUT THE LAYOUT, QUANTITY, SPACING, SPECIES, ETC. SHALL BE REVISED TO THE SATISFACTION OF THE ARB.

2) SITE LIGHTING IS STILL UNDER CONSIDERATION. LIGHTING WOULD BE LIMITED TO SITE SAFETY AND SECURITY PURPOSES.

3) ALL NURSERY STOCK TO BE STORED ON THE GROUND. THE GROUND WILL BE COVERED WITH EITHER GRAVEL OR MULCH. NURSERY STOCK INCLUDES TREES, SHRUBS, & HERBACEOUS PLANTS.

4) SOME WORK VEHICLES TO BE PARKED BY THE MULCH PILE AFTER HOURS.

5) BIORETENTION FILTER WILL BE INSTALLED ACCORDING TO COUNTY'S REQUIREMENTS

TAX MAP PARCELS: 56-98D & 56-107C

ZONING APPLICATION # ZMA-2007-16

CONCEPT PLAN

Watkins & Company
Crozet, Virginia

SCALE: Not To Scale
DATE: January 2008
DRAWN: JTM
CHKD: WDR

RIELEY & ASSOCIATES, LANDSCAPE ARCHITECTS
601 East Market Street, Charlottesville, Virginia 22902

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