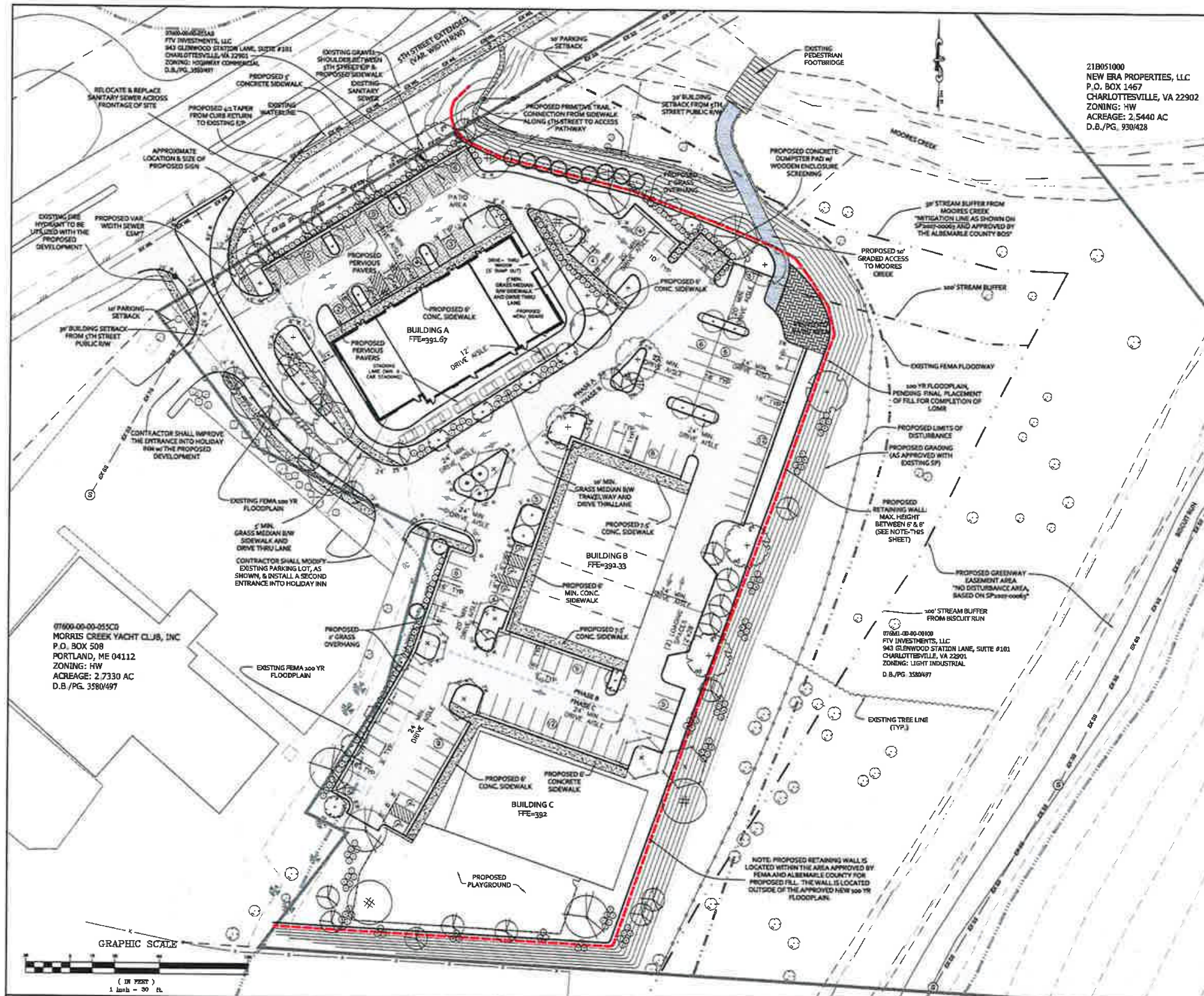

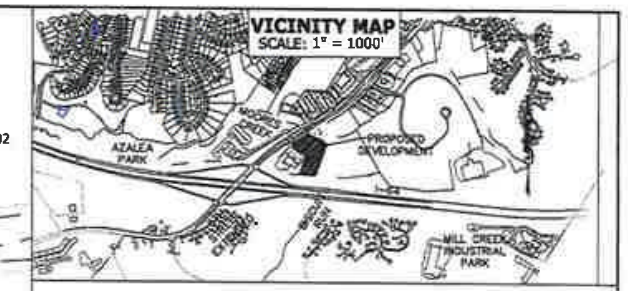

GENERAL NOTES:

OWNER: FTV INVESTMENTS LLC
943 GLENWOOD STATION LN, SUITE 101
CHARLOTTESVILLE, VA 22901

DEVELOPER: PIEDMONT DEVELOPMENT GROUP
2911 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
CONTACT: KATURAH ROELL

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
CONTACT: MR. SCOTT COLLINS
434.293.3719

TAX PARCEL #: TMP 076M0-00-00-055A0, AND PORTIONS OF 076M1-00-00-00100 (D.B. 3580 PG. 497) & 076M0-00-00-055C0.

PROPERTY ACREAGE: TOTAL 4.35± ACRES

ZONING: PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL (WITH PROFFERS)

PROPOSED USE: COMMERCIAL/RETAIL & DAY CARE (SEE PROFFERS FOR ALLOWABLE USES)

TOPOGRAPHY/SURVEY: BOUNDARY & TOPOGRAPHY SURVEY DATA PREPARED BY JOHN McHUGH & ASSOCIATES CONSULTING ENGINEERS AND WAS FIELD VERIFIED BY COLLINS ENGINEERING IN 2012.

DATUM: ELEVATIONS BASED ON NAD 83 DATUM.

FLOODPLAIN INFORMATION:
THIS PROPERTY IS LOCATED WITHIN THE FLOODPLAIN LIMITS, ZONE 'AE', PER FEMA MAP NUMBER 51003C, PANEL 0206D. THE PROPOSED DEVELOPMENT IS LOCATED OUTSIDE OF THE LIMITS OF THE FLOODWAY IN ACCORDANCE WITH THE FEMA MAPS. A CLOMR-F SHALL BE REVIEWED AND APPROVED BY FEMA PRIOR TO SITE PLAN APPROVAL AND THE PLACEMENT OF FILL AS SHOWN ON THE PLAN, AND A LOMR WILL BE REVIEWED AND APPROVED BY FEMA IN CONJUNCTION WITH THE COMPLETION AND CERTIFICATION OF THE PLACEMENT OF THE FILL ON THE SITE.

STREAM BUFFERS: THERE ARE STREAM BUFFERS LOCATED ON THIS PROPERTY. A 100' STREAM BUFFER IS SHOWN FOR BISCUIT RUN & A 50' STREAM BUFFER IS SHOWN FOR MOORES CREEK. THE PROPOSED DEVELOPMENT IS OUTSIDE THE LIMITS OF THESE BUFFERS.

WATERSHED: THIS SITE IS LOCATED WITHIN THE MOORES CREEK DRAINAGE BASIN.

EXISTING VEGETATION: A PORTION OF THE SITE HAS RECENTLY BEEN FILLED & SEEDED. THE REMAINING PORTION OF THE SITE IS PARTIALLY WOODED WITH LIGHT UNDERBRUSH.

ACCESS: THE SITE WILL BE ACCESSED VIA AN EXISTING INGRESS/EGRESS LOCATED OFF OF 5TH STREET. THE ACCESS WILL BE IMPROVED WITH THE PROPOSED DEVELOPMENT.

OPEN SPACE: NONE IS REQUIRED OR PROVIDED WITH THIS PLAN.

RETAINING WALLS: MAXIMUM HEIGHT OF RETAINING WALL SHALL BE BETWEEN 6' AND 8'. ANY EXCESS OVER 8' MUST BE APPROVED BY BY THE COUNTY ENGINEER ONLY IF NECESSARY TO ESTABLISH THE WALLS FOR FLOOD PREVENTION WITHOUT REMOVING GUARDRAILS AND OTHER SAFETY REASONS.

SIDEWALKS: PROPOSED SIDEWALKS WITH A MINIMUM WIDTH OF 5 FEET ARE SHOWN ALONG 5TH STREET & WITHIN THE DEVELOPMENT

PHASING: PHASING SHALL OCCUR IN THREE PHASES

LIGHTING PLAN: NO STREET LIGHTING IS PROPOSED. PARKING LOT LIGHTING WILL BE PROVIDED WITH THE FINAL SITE PLAN REVIEW.

SETBACK & BUILDING HEIGHT RESTRICTIONS: MAXIMUM FRONT SETBACK OF 74' WAS APPROVED BY SPECIAL EXCEPTION

STEEP SLOPES: ALL STEEP SLOPES ARE MANMADE MANAGED STEEP SLOPES FROM THE ADJACENT DEVELOPMENT.

SIGNAGE: THERE SHALL BE A SIGN MONUMENT AT THE ENTRANCE TO THE PROPERTY UNDER SEPARATE REVIEW.

HVAC: ALL OUTDOOR HVAC EQUIPMENT SHALL BE SCREENED ON THE ROOF BEHIND PARAPETS. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR (5TH STREET AND I-64) SHALL BE ELIMINATED.

THE LANDSCAPE PLAN PROVIDED IS IN ACCORDANCE WITH ALBEMARLE COUNTY CODE SECTION 32.7.9 & SHALL BE REVIEWED & APPROVED WITH THE FINAL SITE PLAN

STORMWATER MANAGEMENT SHALL BE HANDLED WITH UNDERGROUND DETENTION/TREATMENT FACILITIES.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902
TEL 434.987.1631 FAX 434.293.3813

12.9.13

5th STREET DEVELOPMENT APPLICATION PLAN

SCOTTSVILLE DISTRICT

ALBEMARLE COUNTY, VIRGINIA

SCALE 1" = 30'

SHEET 1 OF 1

DATE	REVISION DESCRIPTION
12/9/13	INITIAL SP APPLICATION SUBMISSION
6/13/14	UPDATED APPLICATION SUBMISSION
9/12/14	UPDATED APPLICATION SUBMISSION
4/16/15	UPDATED APPLICATION SUBMISSION
7/28/15	UPDATED APPLICATION AS REQUESTED BY PLANNING