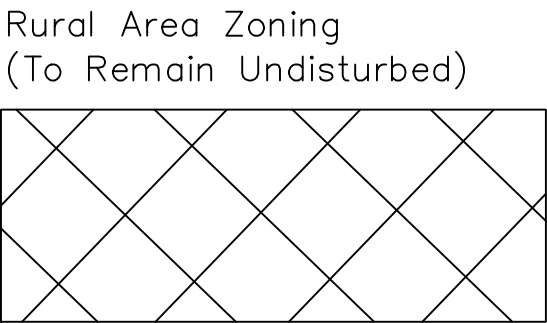


LEGEND

Property Line	---
Face of Curb	_____
Back of Curb	_____
Curb Gutter	_____
Easement	-----
Building Setback	- - - - -
6' Opaque Screen Fence	=====
Fire Lane	
Retaining Wall	=====



Steep Slope - Preserved
(source: Albemarle Co. Gis
Shp file)



- Public Parking ⑨
- Employee Parking ⑧
- Vehicle Storage Spaces ⑧

SITE DATA

Office Space	2,175 S.F.
Shop Floor	16,460 S.F.
Total Building	18,635 S.F.
Parcel Acreage	4.38
Parcel ID: 07700-00-00-011F0	
Property Owner:Destiny of Lynchburg, LLC	
P.O. Box: 359	
Keene, VA 22946	

Deed Book: 4137, PG 325	
Flood Zone	"X", "AE" As Shown
Setbacks	10' Front Min. 30' Front Max 50' Rear (adjacent to RA) 35' Rear (in RA) 0' Sides (in HC, adjacent to HC) 25' Sides (in RA)

Proposed Building Ht	23'
Maximum Building Ht (HC) 65'	
Zoning	HC, RA As Shown
Use	Body Shop
Street Trees Provided	5
Street Trees Required*	5

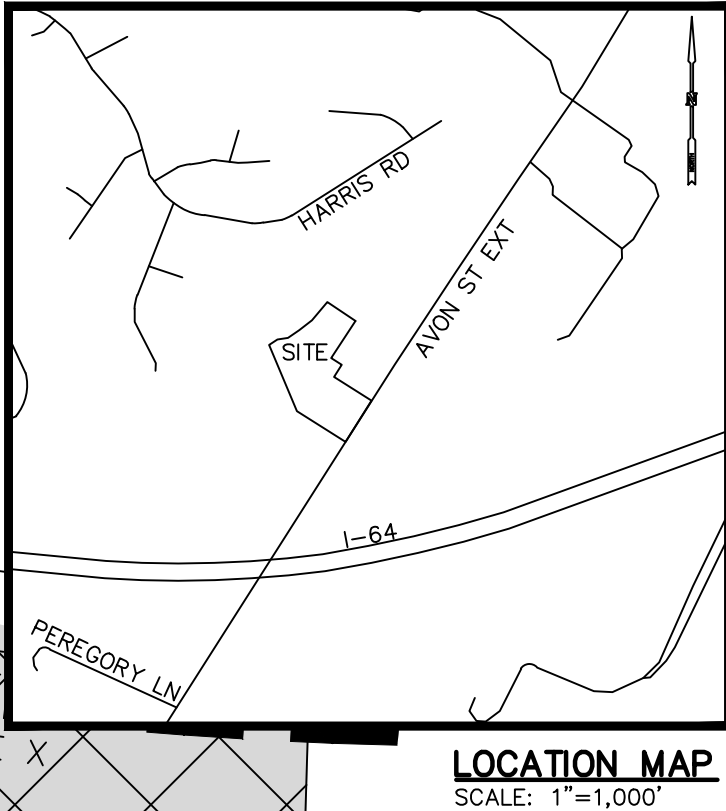
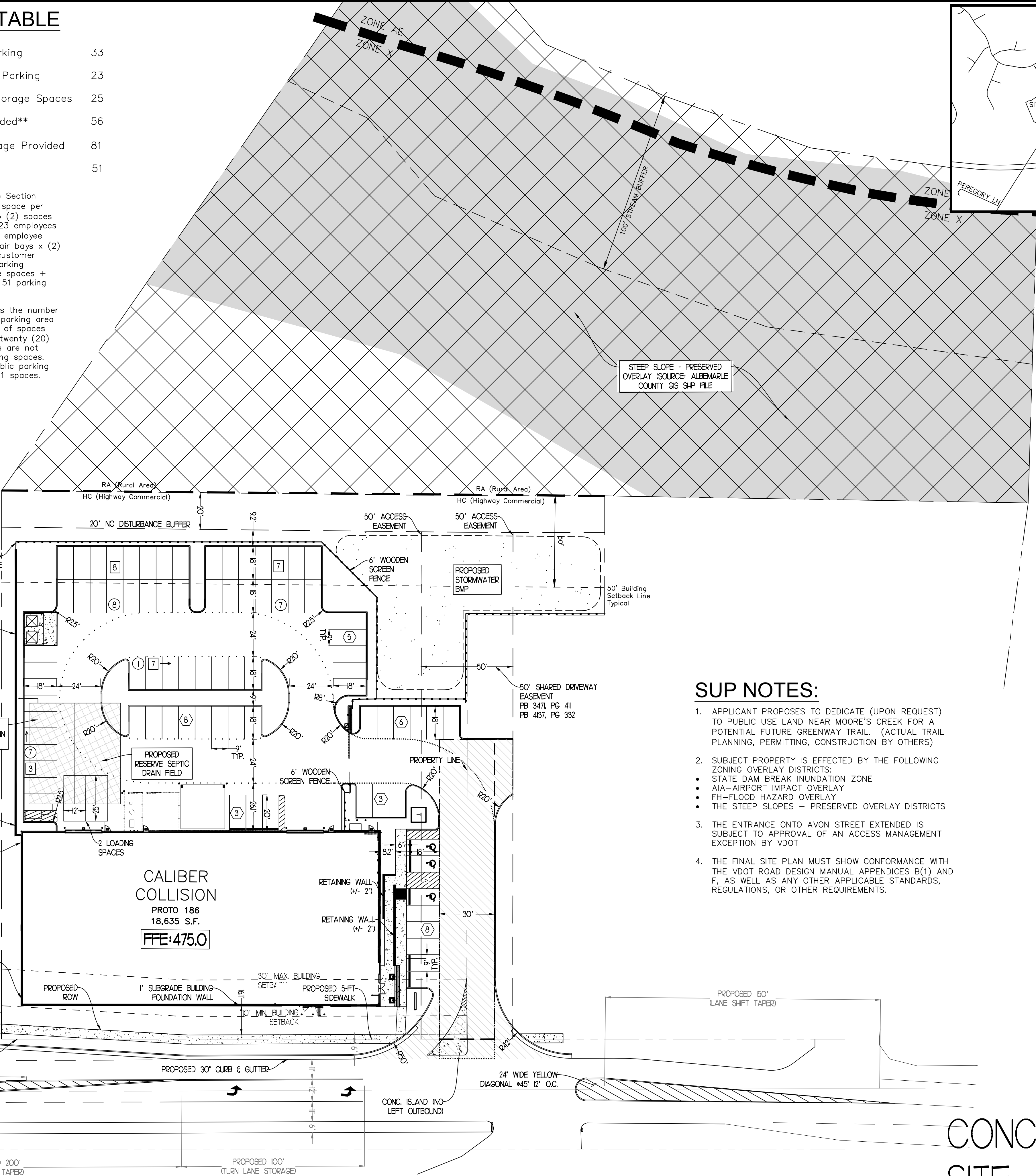
*Albemarle County Code Section 32.7.9.5 requires one (1) Street Tree per 50' of street frontage and (1) per remainder of frontage greater than 25'. 253.85' of street frontage / 50' = (5) five required Street Trees.

PARKING TABLE

Provided Public Parking	33
Provided Employee Parking	23
Provided Vehicle Storage Spaces	25
Total Parking Provided**	56
Total Parking/Storage Provided	81
Required Parking*	51

*Albemarle County Code Section 4.12.6 requires one (1) space per each employee plus two (2) spaces per each service stall. 23 employees x (1) space each = 23 employee spaces required. 14 repair bays x (2) spaces = 28 required customer parking spaces. Total parking required = 23 employee spaces + 28 customer spaces = 51 parking spaces.

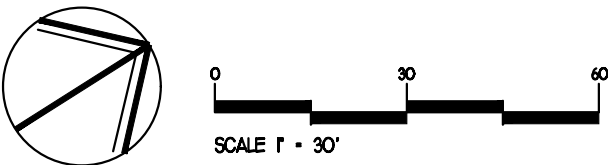
**Section 4.12.4 requires the number of parking spaces in a parking area not exceed the number of spaces required by more than twenty (20) percent. Storage spaces are not counted as public parking spaces. Maximum number of public parking spaces = 51 x 1.2 = 61 spaces.



SUP NOTES:

1. APPLICANT PROPOSES TO DEDICATE (UPON REQUEST) TO PUBLIC USE LAND NEAR MOORE'S CREEK FOR A POTENTIAL FUTURE GREENWAY TRAIL. (ACTUAL TRAIL PLANNING, PERMITTING, CONSTRUCTION BY OTHERS)
2. SUBJECT PROPERTY IS EFFECTED BY THE FOLLOWING ZONING OVERLAY DISTRICTS:
 - STATE DAM BREAK INUNDATION ZONE
 - AIA-AIRPORT IMPACT OVERLAY
 - FH-FLOOD HAZARD OVERLAY
 - THE STEEP SLOPES - PRESERVED OVERLAY DISTRICTS
3. THE ENTRANCE ONTO AVON STREET EXTENDED IS SUBJECT TO APPROVAL OF AN ACCESS MANAGEMENT EXCEPTION BY VDOT
4. THE FINAL SITE PLAN MUST SHOW CONFORMANCE WITH THE VDOT ROAD DESIGN MANUAL APPENDICES B(1) AND F, AS WELL AS ANY OTHER APPLICABLE STANDARDS, REGULATIONS, OR OTHER REQUIREMENTS.

CONCEPTUAL
SITE PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
Fax 864-233-8916

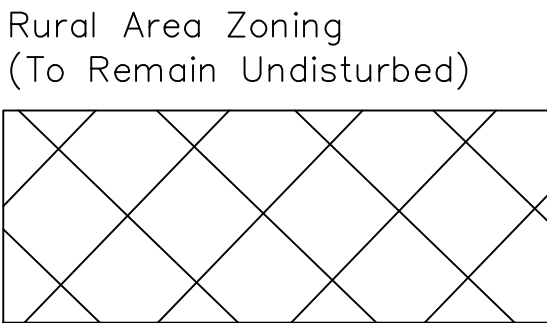
**PRELIMINARY
NOT FOR
CONSTRUCTION**

**CALIBER COLLISION
AVON STREET EXTENDED NEAR
INTERSTATE 64
ALBEMARLE COUNTY, VA
CROSS DEVELOPMENT CC ALBEMARLE, LLC
5317 INVERARY DR.
PLANO, TX 75093 TEL: (214) 893-4208**

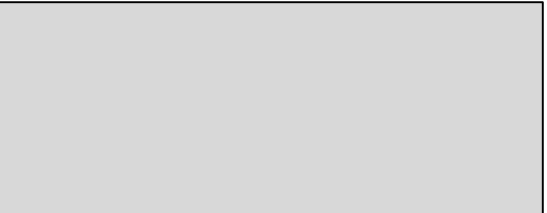
DRAWN BJH
CHECKED TMB
DATE 03/08/2018
SCALE
DRAWING
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LEGEND

Property Line	---
Face of Curb	=====
Back of Curb	=====
Curb Gutter	=====
Easement	-----
Building Setback	-----
6' Opaque Screen Fence	=====
Fire Lane	
Retaining Wall	=====



Steep Slope - Preserved
(source: Albemarle Co. Gis
Shp file)



Public Parking	⑨
Employee Parking	⑧
Vehicle Storage Spaces	⑧

SUP NOTES:

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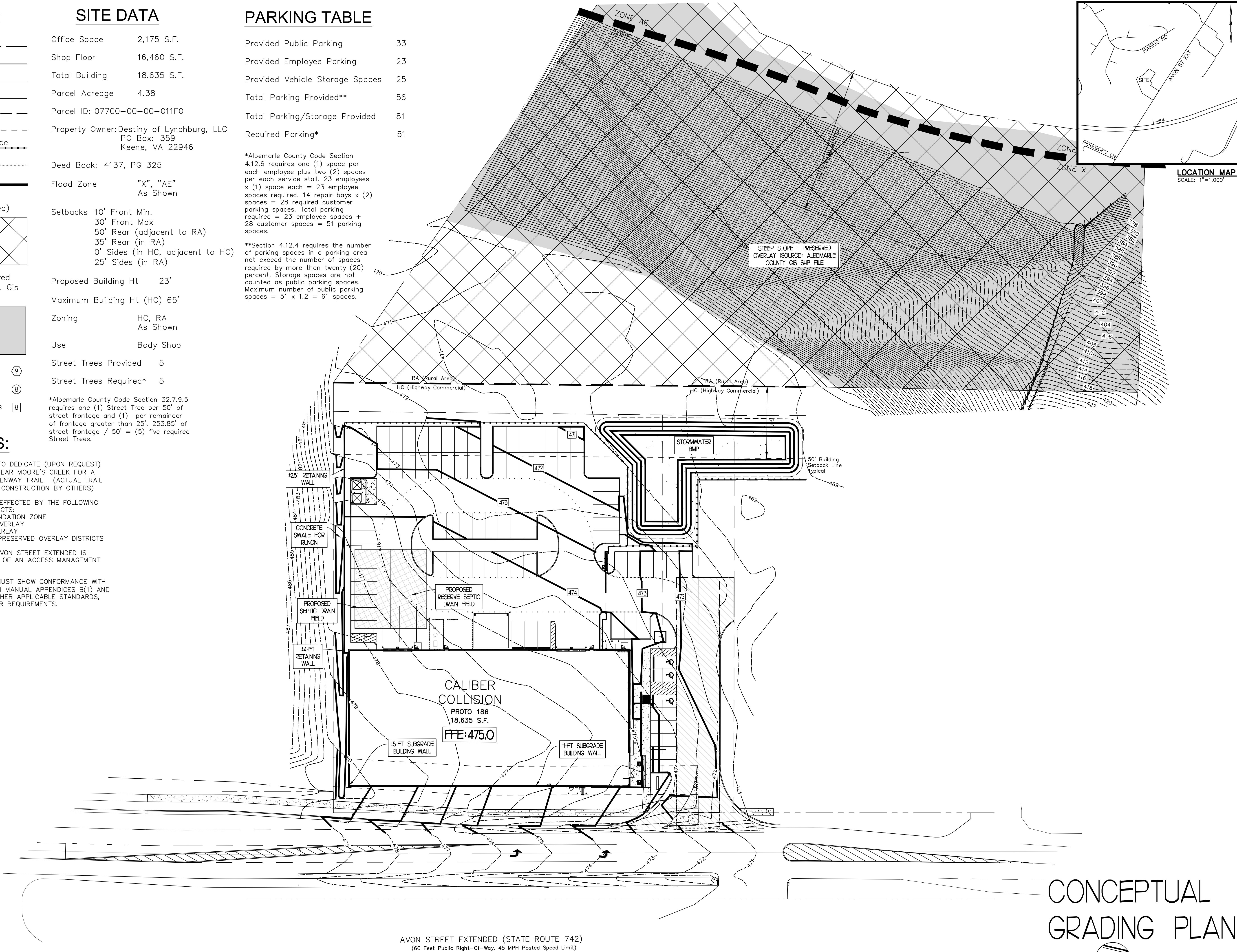
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PARKING TABLE

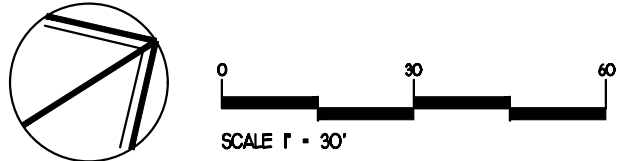
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CONCEPTUAL
GRADING PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**CALIBER COLLISION
AVON STREET EXTENDED NEAR
INTERSTATE 64
ALBEMARLE COUNTY, VA**

CROSS DEVELOPMENT CC ALBEMARLE, LLC
5317 INVERARY DR.
PLANO, TX 75093 TEL: (214) 893-4208

DRAWN	BJH
CHECKED	TMB
DATE	03/08/2018
SCALE	SCALE
DRAWING	--

PLANT LIST

	QUANTITY	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING	TREE CANOPY
TREES	7	PE	PE	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3.5" MIN. CALIPER, MIN. 12" HT	35' O.C.	7X397 = 2,779 SF.
	8	WO	WO	QUERCUS PHELLOS	WILLOW OAK	2.5" MIN. CALIPER, MIN. 12" HT	AS SHOWN	8X370 = 2,960 SF.
	3	EO	EO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2.5" MIN. CALIPER, MIN. 10" HT	AS SHOWN	3X4 = 42 SF.
	3	BC	BC	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	2.5" MIN. CALIPER, MIN. 10" HT	AS SHOWN	3X79 = 237 SF.
	9	GGA	GGA	TALIA PULCATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	MIN. 4" HT, FULL	AS SHOWN	9X7 = 63 SF.
	6	WFT	WFT	CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	7" MIN. HT.	AS SHOWN	6X25 = 750 SF.
	39	NSH	NSH	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	MIN. 4" HT, FULL	7' O.C.	45X44 = 1,980 SF.
SHRUBS	18	O	NPH	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	MIN. 18" HT, FULL	35' O.C.	NA
	30	O	AB	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK GLOSSY ABELIA	MIN. 18" HT, FULL	3' O.C.	NA
TOTAL TREE CANOPY AREA								8,811 SF.

LANDSCAPE CALCULATIONS

STREET TREES
REQUIRED:
3.5" CAL. SHADE TREES 35' O.C.
PROVIDED:
7 SHADE TREES SPACED 35' O.C.

UNDERSTORY FLOWERING ORNAMENTAL TREES
REQUIRED:
FLOWERING ORNAMENTAL TREES INTERSPERSED
AMONG THE STREET TREES
PROVIDED:
6 FLW. ORNAMENTAL TREES

PARKING AREA
REQUIRED:
5% OF PARKING & VEHICULAR CIRCULATION AREA
LANDSCAPED W/ TREES OR SHRUBS
3127 SF. X 0.05 = 1564 SF. REQ'D
PROVIDED:
3,806 SF. INTERIOR PARKING / VEHICULAR
CIRCULATION LANDSCAPE AREA PROVIDED

TREES AT ENDS OF PARKING ROWS
REQUIRED:
TREES LOCATED AT ENDS OF ROWS OF PARKING
PROVIDED:
12 LG. DECID. TREES LOCATED AT ENDS OF PARKING
ROWS

LANDSCAPING OF PARKING AREAS
REQUIRED:
LG. TREES SHOULD ALIGN PERIMETER OF PARKING
AREAS (40' O.C.)
PROVIDED:
EXISTING TREES TO REMAIN & NEW TREES TO BE
PLANTED TO ALIGN PARKING AREA AS SHOWN ON
PLAN

LANDSCAPING OF PARKING AREAS
REQUIRED:
1 TREE PER 10 SPACES DISTRIBUTED THROUGHOUT
INTERIOR PARKING AREA & SHRUBS TO MINIMIZE
PARKING AREA IMPACT ON ENTRANCE CORRIDOR
STREETS.
81 / 10 = 8 TREES
PROVIDED:
12 INTERIOR PARKING LOT TREES PROVIDED
38 EVGR. SHRUBS TO MINIMIZE PARKING AREA
IMPACT ON STREET.

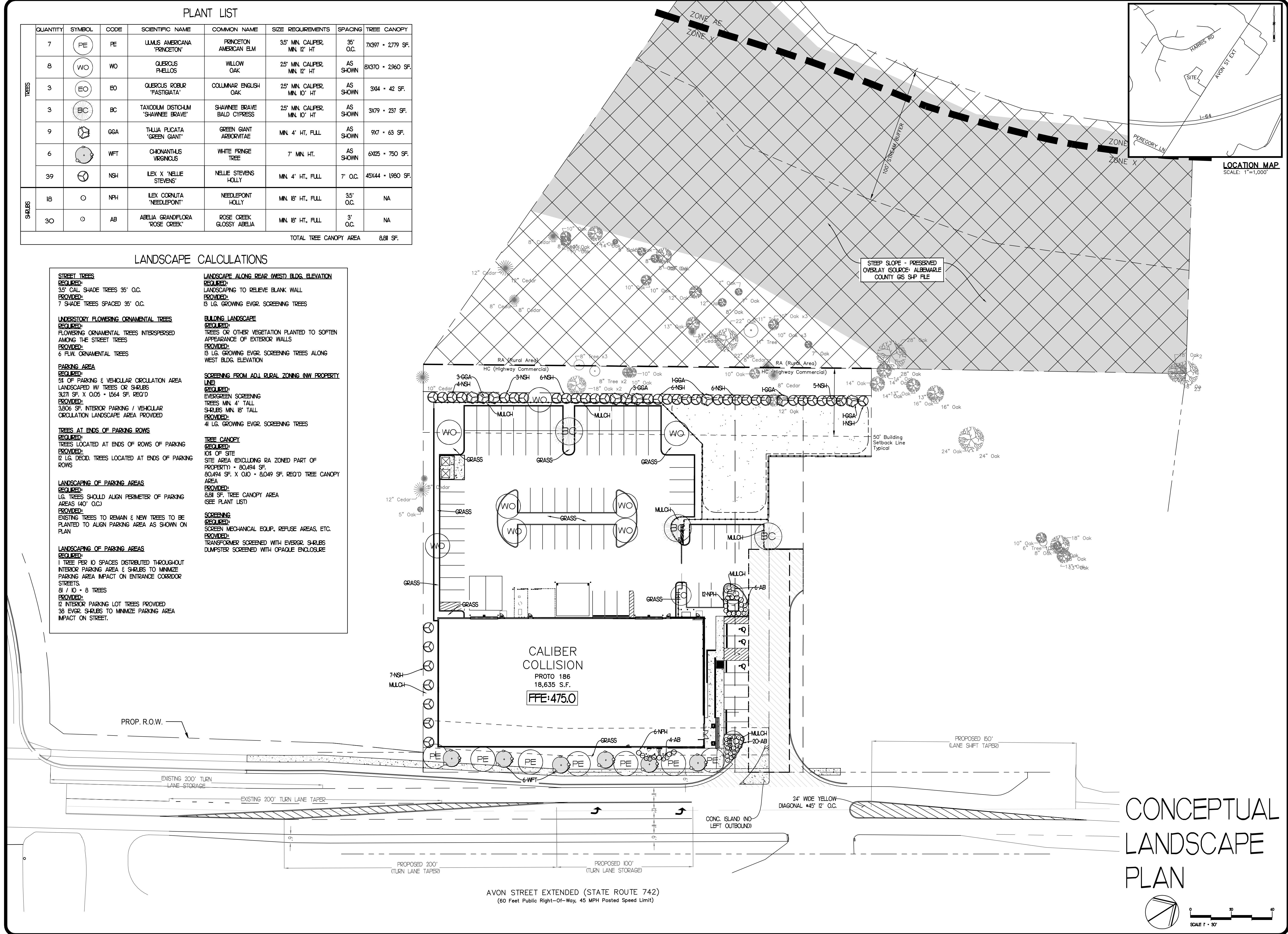
LANDSCAPE ALONG REAR (WEST) BLDG. ELEVATION
REQUIRED:
LANDSCAPING TO RELIEVE BLANK WALL
PROVIDED:
18 LG. GROWING EVGR. SCREENING TREES

BUILDING LANDSCAPE
REQUIRED:
TREES OR OTHER VEGETATION PLANTED TO SOFTEN
APPEARANCE OF EXTERIOR WALLS
PROVIDED:
18 LG. GROWING EVGR. SCREENING TREES ALONG
WEST BLDG. ELEVATION

SCREENING FROM ADJ. RURAL ZONING AND PROPERTY
REQUIRED:
EVERGREEN SCREENING
TREES MIN. 4" TALL
SHRUBS MIN. 18" TALL
PROVIDED:
41 LG. GROWING EVGR. SCREENING TREES

TREE CANOPY
REQUIRED:
10% OF SITE
SITE AREA EXCLUDING RA ZONED PART OF
PROPERTY = 80,494 SF.
80,494 SF. X 0.10 = 8,049 SF. REQ'D TREE CANOPY
AREA
PROVIDED:
8,811 SF. TREE CANOPY AREA
(SEE PLANT LIST)

SCREENING
REQUIRED:
SCREEN MECHANICAL EQUIP., REFUSE AREAS, ETC.
PROVIDED:
TRANSFORMER SCREENED WITH EVERGR. SHRUBS
DUMPSTER SCREENED WITH OPAQUE ENCLOSURE



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DRAWN BJH CHECKED TMB DATE 03/08/2018 SCALE
DRAWING --