



GENERAL NOTES:

OWNER: JEFFRIES II LLC
PO BOX 910
CROZET, VA 22932

PROJECT MANAGER: PROJECT DEVELOPMENT LLC
2564 MT TORREY ROAD
LYNDURST, VA 22952
CONTACT: JO HIGGINS

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

TAX PARCEL #: TMP 055B0-00-00-0100 (D.B. 3189 PG. 097)

PROPERTY ACREAGE: TOTAL 4.06± ACRES

ZONING: PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL

EXISTING USE: CONVENIENCE STORE/RETAIL AND OFFICE USE
EXISTING SPECIAL USE PERMIT

PROPOSED USE: CONVENIENCE STORE, RETAIL, OFFICE AND AUTO REPAIR

BLDG. BUILDING AREA: EXISTING BUILDING=3,775 SF PROPOSED BUILDINGS = 19,946 SF

PARKING REQUIRED:

RETAIL USE:
CONVENIENCE /RETAIL EXPANSION OF EXIST. STORE: 2,647 SF + 75 SF = 2,722 SF
(THIS IS PORTION OF NEW BUILDING & 5'x15' ADDITION)
RETAIL/TENANT SPACE (FRONT BUILDING) = 2,850 SF
RETAIL - AUTO REPAIR COUNTER & TIRES (REAR BLDG) = 1,275 SF
RETAIL - AUTO REPAIR SHOP/TIRE ROOM = 324 SF
TOTAL NEW RETAIL AREA = 7,171 SF
RETAIL PARKING REQUIRED: 7,171 SF x 0.80 = 5,736 SF NET (ULTIMATE USABLE FLOOR AREA)
TOTAL SPACES REQUIRED: 5,736SF x 1 SPACE/100 SF NET AREA = 58 SPACES TOTAL

OFFICE USE:
OFFICE- 2ND FLOOR OF FRONT BUILDING (PARTIAL SECOND FLOOR) = 4,300 SF
(THE FRONT 18 FT x 66 FT IS ONE STORY)
OFFICE - 2ND FLOOR OVER AUTO RETAIL = 1,275 SF
OFFICE - 2ND FLOOR OVER AUTO REPAIR SHOP = 3,600 SF
TOTAL NEW OFFICE AREA = 9,175 SF
OFFICE PARKING REQUIRED: 9,175 SF x 0.80 = 7,340 SF NET (ULTIMATE USABLE FLOOR AREA)
TOTAL SPACES REQUIRED: 7,340 SF x 1 SPACE/200 SF NET AREA = 37 SPACES TOTAL

AUTO REPAIR SHOP:
(4) VEHICLE BAYS x 2 SPACES/BAY = 8 SPACES
(1) SPACE/ EMPLOYEE x (4) EMPLOYEES = 4 SPACES
TOTAL SPACES REQUIRED: 12 SPACES TOTAL

TOTAL NEW PARKING SPACES REQUIRED: 106 SPACES

PARKING PROVIDED: TOTAL 106 SPACES

TOPOGRAPHY/SURVEY: BOUNDARY & TOPOGRAPHY SURVEY DATA PREPARED BY ROGER RAY & ASSOCIATES, INC SURVEYORS AND WAS FIELD VERIFIED BY COLLINS ENGINEERING IN 2015.

DATUM: ELEVATIONS BASED ON NAD 83 DATUM.

FLOODPLAIN INFORMATION:
THIS PROPERTY IS LOCATED OUTSIDE OF THE FLOODPLAIN LIMITS, ZONE 'X', PER FEMA MAP NUMBER 51003C, PANEL 0269D.

STREAM BUFFERS: THERE ARE NO STREAM BUFFERS LOCATED ON THIS PROPERTY.

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

ACCESS: THE SITE WILL BE ACCESSED VIA AN EXISTING INGRESS/EGRESS LOCATED OFF OF ROCKFISH GAP TURNPIKE.

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

LIGHTING PLAN: PROPOSED BUILDING AND PARKING LOT LIGHTING WILL BE PROVIDED WITH THE FINAL SITE PLAN REVIEW AND WILL ADHERE TO THE REQUIREMENTS OF ALBEMARLE COUNTY.

SETBACK & BUILDING HEIGHT RESTRICTIONS:
HIGHWAY COMMERCIAL - MINIMUM FRONTAGE REQUIRED ON A PUBLIC STREET FOR THE ESTABLISHMENT OF AN HC DISTRICT SHALL BE 150' WITH A MAXIMUM BUILDING HEIGHT OF 65'
MINIMUM YARD SETBACKS (HIGHWAY COMMERCIAL PROPERTY):
ADJACENT TO PUBLIC STREETS: NO PORTION OF ANY STRUCTURE SHALL BE ERRECTED CLOSER THAN 30' TO ANY PUBLIC STREET RIGHT-OF-WAY. NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 10' TO ANY PUBLIC STREET RIGHT-OF-WAY.
ADJACENT TO RESIDENTIAL OR RURAL AREA DISTRICTS: NO PORTION OF ANY STRUCTURE SHALL BE LOCATED CLOSER THAN 50' TO ANY RESIDENTIAL OR RURAL AREA DISTRICT. NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20' TO ANY RESIDENTIAL OR RURAL AREA DISTRICT.
BUFFER ZONE ADJACENT TO RESIDENTIAL OR RURAL AREA DISTRICTS: NO CONSTRUCTION ACTIVITY INCLUDING GRADING OR CLEARING OF VEGETATION SHALL OCCUR CLOSER THAN 20' TO ANY RESIDENTIAL OR RURAL AREA DISTRICTS.
MINIMUM SETBACK: ANY STRUCTURE EXCEEDING 35' IN HEIGHT SHALL BE SET BACK FROM ANY STREET RIGHT-OF-WAY OR RESIDENTIAL OR AGRICULTURAL DISTRICT A DISTANCE OF NOT LESS THAN TWO FEET FOR EACH ONE FOOT OF HEIGHT IN EXCESS OF 35' PLUS THE APPLICABLE MINIMUM YARD SITE IMPERVIOUS AREAS:
BUILDINGS - 0.31 ac. (13,546 sf) - 5.8%± OF PROJECT LIMITS
SIDEWALKS - 0.07 ac. (3,130 sf) - 2.3%± OF PROJECT LIMITS
PAVEMENT - 2.17 ac. (94,445 sf) - 16.0%± OF PROJECT LIMITS
GREEN SPACE - 1.51 ac. - 37%± OF PROJECT LIMITS
TOTAL PROPOSED IMPERVIOUS AREAS = 2.55 ac. (111,080 sf)

STEEP SLOPES: NO PRESERVED OR MANAGED SLOPES ARE PRESENT ON THE PROPERTY

SIGNAGE: THERE SHALL BE A SIGN MONUMENT UNDER SEPARATE REVIEW.

TMP: 055B0-00-00-109B0
OWNER: 8135 ROCKFISH GAP, LLC
C/O JOHN SCHOEB
ACREAGE: 3.18 AC
ZONING: RURAL
DB/PG: 4567/007

TMP: 055B0-00-00-01500
OWNER: R A YANCY LUMBER CORP
ACREAGE: 2 AC
ZONING: HIGHWAY COMMERCIAL
DB/PG: 363/088

TMP: 055B0-00-00-03000
OWNER: SPROUSE, JEFFREY OR MICHELLE
ACREAGE: 1.02 AC
ZONING: RURAL
DB/PG: 4000/185

TMP: 055B0-00-00-02000
OWNER: CHD LAND TRUST U/A; ANTHONY J SANTORO TRUSTEE
ACREAGE: 0.42 AC
ZONING: RURAL
DB/PG: 3281/519

TMP: 055B0-00-00-015A0
OWNER: BROWN, RICHARD
ACREAGE: 3 AC
ZONING: RURAL
DB/PG: 369/052

TMP: 055B0-00-00-01400
OWNER: BROWN, RICHARD
ACREAGE: 1 AC
ZONING: RURAL
DB/PG: 1137/014

SCALE 1" = 30' SHEET 1 OF 1	DATE	REVISION DESCRIPTION
	12/4/15	INITIAL SP APPLICATION SUBMISSION
	02/25/16	REVISED SP APPLICATION SUBMISSION