

LINE + GRADE

CIVIL ENGINEERING

AIRPORT ROAD ANIMAL CLINIC RELOCATION
ALBEMARLE COUNTY, VIRGINIA
SITE AERIAL

PROGRESS PRINT
05/07/2020
NOT FOR
CONSTRUCTION

APPROVED
SUBMITTAL NO. 1
PROJECT 1903600
THE WORK OF
LINE + GRADE

1 SITE AERIAL
1" = 20' 20' 40'

PARCEL ID: 04684-00-00-001B0
OWNER: GOLDEN ARCH LIMITED PARTNERSHIP INC
ZONING: HIGHWAY COMMERCIAL
USE: FAST FOOD RESTAURANT

PARCEL ID: 04684-00-00-001D2
OWNER: TIMBERWOOD GRILL ASSOCIATES LLC
ZONING: HIGHWAY COMMERCIAL
USE: RESTAURANT

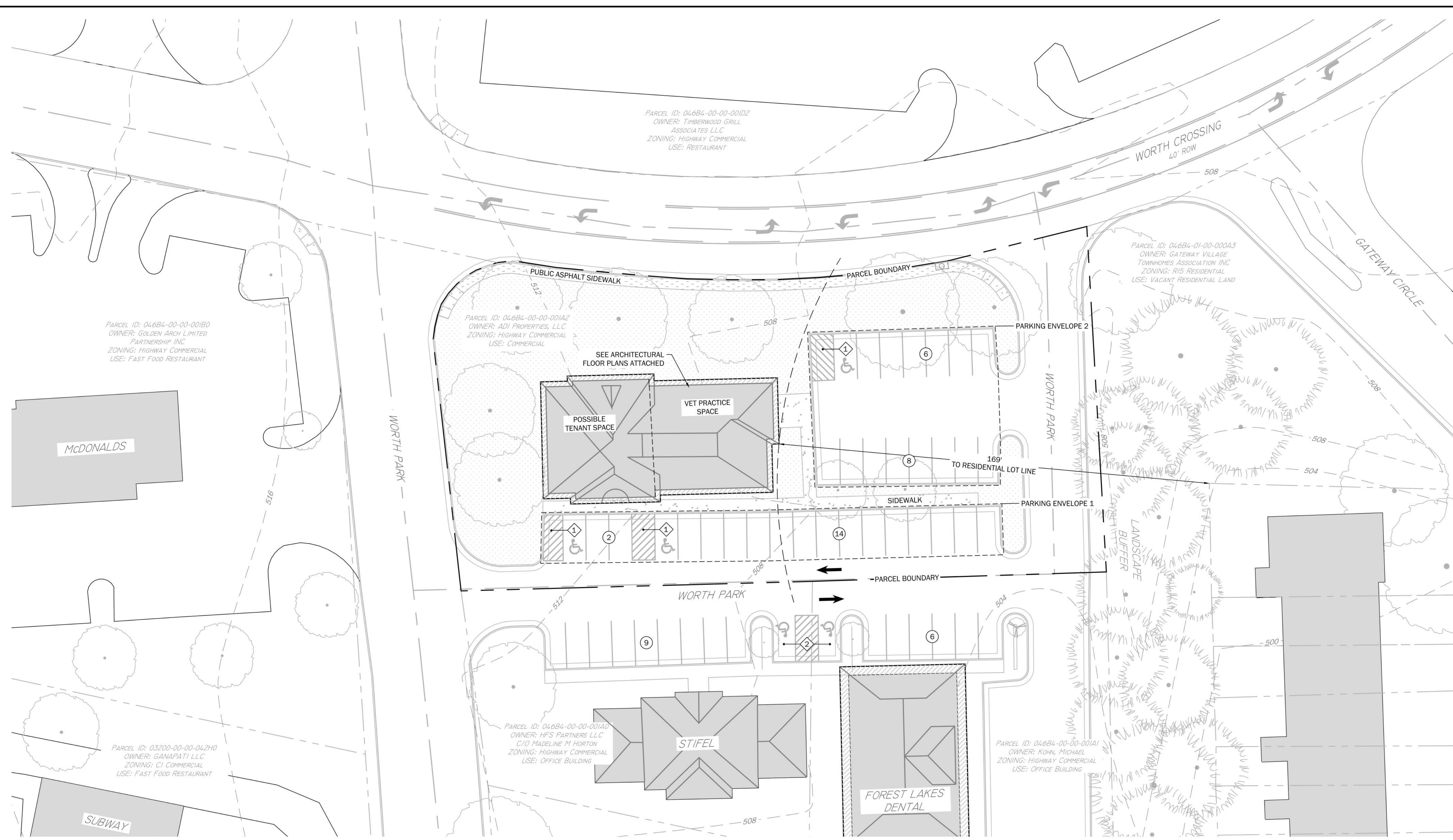
PARCEL ID: 04684-00-00-001A2
OWNER: ADI PROPERTIES, LLC
ZONING: HIGHWAY COMMERCIAL
USE: COMMERCIAL

PARCEL ID: 04684-01-00-000A3
OWNER: GATEWAY VILLAGE TOWNHOMES ASSOCIATION INC
ZONING: R15 RESIDENTIAL
USE: VACANT RESIDENTIAL LAND

PARCEL ID: 03200-00-00-042H0
OWNER: GANAPATI LLC
ZONING: C1 COMMERCIAL
USE: FAST FOOD RESTAURANT

PARCEL ID: 04684-00-00-001A0
OWNER: HFS PARTNERS LLC
C/O MADELINE M HORTON
ZONING: HIGHWAY COMMERCIAL
USE: OFFICE BUILDING

PARCEL ID: 04684-00-00-001A1
OWNER: KOHN, MICHAEL
ZONING: HIGHWAY COMMERCIAL
USE: OFFICE BUILDING



1 SUP EXHIBIT
1" = 20' 20 40

PROPERTY DETAILS:

Parcel ID Number: 046B4-00-00-001A2
 Short Parcel ID: 46B4-1a2
 Total Acres: 0.74
 Owner: ADI Properties, LLC
 Property Address: 1758 Worth Park, Charlottesville, VA 22911
 Current Tenant: Vacant
 Magisterial District: Rivanna
 Zoning: Highway Commercial (HC)

Proffered: No
 ZMAs Related to Proffers: None
 Comprehensive Plan Area: Hollymead Places 29
 Comprehensive Plan Use: Urban Density Residential (Primary)
 Comprehensive Plan Use: Commercial Mixed Use: (Secondary)
 Land Use: Commercial
 Surrounding Uses: Subway and McDonalds to the West
 Timberwood Grill to the North
 Urban Density Residential to the East
 Forest Lakes Dental and Stifel Financial Advisors to the South

PARKING SUMMARY TABLE:

BUILDING FOOTPRINT:	
EXISTING BUILDING FOOTPRINT	3,738 SF
PROPOSED ADDITIONAL FOOTPRINT	0 SF
TOTAL FOOTPRINT	3,738 SF
PARKING REQUIRED:	
OFFICE, GENERAL: 1 SPACE PER 200 SF OF NFA =	19 SPACES
Per 4.12.6 TOTAL REQUIRED PARKING =	19 SPACES
Per ADA Std. 208 HANDICAP SPACES REQUIRED =	1 SPACE
PARKING PROVIDED:	
TOTAL PROVIDED =	33 SPACES
HANDICAP PROVIDED =	3 SPACES

LEGEND

- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- GRASS
- PROPERTY BOUNDARY
- PARCEL LINE
- STANDARD PARKING SPACE COUNT
- HANDICAP PARKING SPACE COUNT