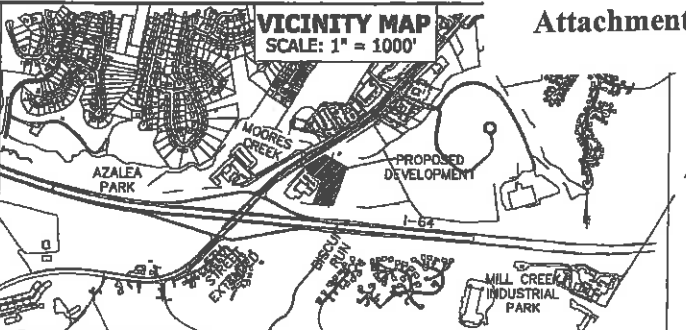




**GENERAL NOTES:**

**OWNER:** FIV INVESTMENTS, LLC  
943 GLENWOOD STATION LANE, SUITE #101  
CHARLOTTESVILLE, VA 22901

**DEVELOPER:** HEDMONT DEVELOPMENT GROUP  
2811 HYDRAULIC ROAD  
CHARLOTTESVILLE, VA 22901  
CONTACT: KATHARIN ROELL

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

**TAX PARCEL #:** TWP 07600-00-00-05540 & 07641-00-00-00100 (D.B. 3580 PG. 497)

**PROPERTY ACREAGE:** TOTAL 10.404 ACRES (9.81 ACRES WITHIN COUNTY LIMITS)

**ZONING:** PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL (TWP 07600-00-00-05540) & LIGHT INDUSTRIAL (TWP 07641-00-00-00100). PROPERTY IS ALSO CURRENTLY UNDER SP REVIEW

**PROPOSED USE:** COMMERCIAL/RETAIL & DAY CARE UNDER CURRENT SUP REVIEW

**BLDG. BUILDING AREA:** TOTAL GROSS=25,955 sf (BUILDING A=8,055 sf; BUILDING B=9,400 sf; BUILDING C=8,500 sf)

**PARKING REQUIRED:** PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE CHAPTER 18, SECTION 4.12.6. 5.0 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE INITIAL 25,955 sf FOR BUILDINGS A, B & C (5.0 / 1,000) x 25,955 = 130 SPACES

**NOTE:** IF BUILDING C IS A DAYCARE, THEN THE PARKING REQUIRED IS 1 SPACE / 10 CHILDREN ENROLLED + 1 SPACE / EMPLOYEE. WITH AN ESTIMATED 100 CHILDREN, THE TOTAL SPACES REQUIRED IS: 10 SPACES FOR DROP OFF/PICK UP + 15 EMPLOYEES = 25 SPACES. THE BUILDING PARKING REQUIRED UNDER THE PARKING REQUIREMENT OF 5 SPACES PER 1000 SF OF GROSS FLOOR AREA IS 42 SPACES. THEREFORE, IF THE BUILDING IS USED AS A DAYCARE FACILITY, THE REQUIRED PARKING HAS BEEN MET.

**PARKING PROVIDED:** TOTAL AUTOMOBILE PARKING PROVIDED= 132 PARKING SPACES (INCLUDES 8 HC ACCESSIBLE SPACES & 1 LOADING SPACE)

**TOPOGRAPHY/SURVEY:** BOUNDARY & TOPOGRAPHY SURVEY DATA PREPARED BY JOHN MAHAR & ASSOCIATES CONSULTING ENGINEERS AND WAS FIELD VERIFIED BY COLLINS ENGINEERING IN 2015.

**DATUM:** ELEVATIONS BASED ON MAD 83 DATUM.

**FLOODPLAIN INFORMATION:** THIS PROPERTY IS LOCATED WITHIN THE FLOODPLAIN LIMITS, ZONE 'AE', PER FEMA MAP NUMBER 51003C, PANEL 0269D. THE PROPOSED DEVELOPMENT IS LOCATED OUTSIDE OF THE FLOODPLAIN LIMITS IN ACCORDANCE WITH THE APPROVED FEMA MAP REVISION.

**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.

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

**EXISTING VEGETATION:** A PORTION OF THE SITE HAS RECENTLY BEEN BUILT & SEEDING. THE REMAINING PORTION OF THE SITE IS PARTIALLY WOODED WITH LIGHT UNDERBUSH.

**ACCESS:** THE SITE WILL BE ACCESSED VIA AN EXISTING DRIVE/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 RETAINING WALL HEIGHT SHALL NOT EXCEED 15'

**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, BUILDINGS A, B & C WILL BE DEVELOPED IN PHASES A, B & C RESPECTIVELY.

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

**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 30' 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 30' TO ANY RESIDENTIAL OR RURAL AREA DISTRICTS.  
INDUSTRIAL - MAXIMUM BUILDING HEIGHT HEIGHT OF 65'  
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 SETBACK.  
MINIMUM YARD SETBACK (INDUSTRIAL PROPERTY):  
ADJACENT TO PUBLIC STREETS: NO PORTION OF ANY STRUCTURE SHALL BE LOCATED WITHIN 50' OF ANY PUBLIC STREET RIGHT-OF-WAY. NO PORTION OF ANY OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED WITHIN 30' OF ANY PUBLIC STREET RIGHT-OF-WAY.  
ADJACENT TO DISTRICT OTHER THAN COMMERCIAL OR INDUSTRIAL DISTRICT: NO PORTION OF ANY STRUCTURE SHALL BE LOCATED WITHIN 50' OF ANY DISTRICT OTHER THAN A COMMERCIAL OR INDUSTRIAL DISTRICT AND NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED WITHIN 30' OF ANY DISTRICT OTHER THAN A COMMERCIAL OR INDUSTRIAL DISTRICT.  
BUFFER ADJACENT TO DISTRICT OTHER THAN COMMERCIAL OR INDUSTRIAL DISTRICT: NO CONSTRUCTION ACTIVITY, INCLUDING GRADING OR CLEARING VEGETATION, SHALL OCCUR WITHIN 50' OF ANY DISTRICT OTHER THAN A COMMERCIAL OR INDUSTRIAL DISTRICT UNLESS AN EXCEPTION IS OTHERWISE APPROVED.

**SITE IMPERVIOUS AREAS:**  
BUILDINGS - 0.60 ac. (25,955sf) - 5.81% OF PROJECT LIMITS  
SIDEWALKS - 0.24 ac. (10,320sf) - 2.31% OF PROJECT LIMITS  
PAVEMENT - 1.66 ac. (72,210sf) - 16.09% OF PROJECT LIMITS  
GREEN SPACE - 7.51 ac. - 76.19% OF PROJECT LIMITS  
TOTAL PROPOSED IMPERVIOUS AREAS = 2.49ac. (108,485sf)

**STEEP SLOPES:** ALL STEEP SLOPES ARE HANDMADE 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

