



GENERAL NOTES:

OWNER: JEFFRIES II LLC
 200 GARRETT STREET, SUITE K
 CHARLOTTEVILLE, VA 22902
 CONTACT: MR. SCOTT COLLINS
 434.293.3719

PROJECT MANAGER: PROJECT DEVELOPMENT LLC (JO HIGGINS)
 2564 MT TORREY ROAD
 LYNURST, VA 22952

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

TAX PARCEL #: TMP 05580-00-00-01000 (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 AREAS DISTRICT. NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20' TO ANY RESIDENTIAL OR RURAL AREAS DISTRICT.
 BUFFER ZONE ADJACENT TO RESIDENTIAL OR RURAL AREAS DISTRICTS: NO CONSTRUCTION ACTIVITY INCLUDING GRADING OR CLEARING OF VEGETATION SHALL OCCUR CLOSER THAN 50' TO ANY RESIDENTIAL OR RURAL AREAS 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.

NOTE: ALTHOUGH THE SITE PLAN IS BY-RIGHT, THE FOLLOWING ITEMS WILL BE INCORPORATED TO EXCEED THE APPLICABLE STANDARDS TO MITIGATE NEIGHBOR CONCERNS THAT PERTAIN TO LIGHTING & NOISE (DATED 9/28/16)

1. PHASE 2 - POLE LIGHT FIXTURES AT REAR OF SITE AND WALL MOUNTED FIXTURES ON REAR OF BUILDING SHALL BE LIMITED TO 16 FT.
2. PHASE 2 - POLE LIGHT FIXTURES AT REAR OF SITE SHALL HAVE A SIDE SHIELD TOWARDS THE PROPERTY LINE.
3. AFTER FUEL PUMP STATIONS THAT PROVIDE ALTERNATIVE FUEL ARE INSTALLED UNDER THE LARGE CANOPY, THE SMALL CANOPY LIGHTS ALONG WITH THE 2 LIGHT POLES AT THE REAR PERIMETER WILL BE TURNED OFF WHEN THE STORE CLOSSES.
4. PHASE 2 - THE PRIVACY FENCE AT THE SW CORNER SHALL BE A SOLID BOARD STYLE (EXISTING BOARD-ON-BOARD STYLE TO REMAIN).

TMP: 05580-00-00-109B0
 OWNER: 6135 ROCKFISH GAP, LLC
 C/O JOHN SCHOEB
 ACREAGE: 3.18 AC
 ZONING: RURAL
 DB/PG: 4567/007

TMP: 05580-00-00-01500
 OWNER: R A YANCY LUMBER CORP
 ACREAGE: 2 AC
 ZONING: HIGHWAY COMMERCIAL
 DB/PG: 363/088

TMP: 05580-00-00-015A0
 OWNER: BROWN, RICHARD
 ACREAGE: 3 AC
 ZONING: RURAL
 DB/PG: 369/052

TMP: 05580-00-00-01400
 OWNER: BROWN, RICHARD
 ACREAGE: 1 AC
 ZONING: RURAL
 DB/PG: 1137/014

TMP: 05580-00-00-02000
 OWNER: CHD LAND TRUST U/A;
 ANTHONY J SANTORO TRUSTEE
 ACREAGE: 0.42 AC
 ZONING: RURAL
 DB/PG: 3281/519

TMP: 05580-00-00-03000
 OWNER: SPROUSE, JEFFREY
 OR MICHELLE
 ACREAGE: 1.02 AC
 ZONING: RURAL
 DB/PG: 4000/185

SCALE 1" = 30'	DATE 12/1/15	REVISION DESCRIPTION INITIAL SP APPLICATION SUBMISSION
	02/25/16	REVISED SP APPLICATION SUBMISSION
	09/28/16	REVISED SP CONCEPT PLAN
SHEET 1 OF 1		