



OWNER: FTV INVESTMENTS LLC
943 GLENWOOD STATION LN, SUITE 101
CHARLOTTEVILLE, VA 22901

DEVELOPER: PIEDMONT DEVELOPMENT GROUP
2811 HYDRAULIC ROAD
CHARLOTTEVILLE, VA 22901
CONTACT: KATURAH ROELL

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

TAX PARCEL #: TMP 07600-00-00-055A0 & 076M1-00-00-00100 (D.B. 3580 PG. 497)

PROPERTY ACREAGE: TOTAL 10.40± ACRES (9.61 ACRES± WITHIN COUNTY LIMITS)

ZONING: PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL (TMP 07600-00-00-055A0) & LIGHT INDUSTRIAL (TMP 076M1-00-00-00100). PROPERTY IS ALSO CURRENTLY UNDER SP REVIEW

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

BLDG. BUILDING AREA: TOTAL GROSS=26,300 sf (BUILDING A=8,400 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 A. 0.5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE INITIAL 26,300 sf FOR BUILDINGS A, B & C
(5.0 / 1,000) x 26,300 = 132 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 + (2) LOADING SPACES
(INCLUDES 8 HC ACCESSIBLE SPACES)

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

DATUM: ELEVATIONS BASED ON NAD 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 LIMITS OF THE FLOODWAY IN ACCORDANCE WITH THE APPROVED FEMA MAP
REVISION. A LOVRH HAS BEEN APPROVED FOR THE PROPOSED FILLING OF THE SITE, AS SHOWN ON THE APPLICATION PLAN, WHICH
IS ALSO CONSISTENT WITH THE APPROVED SPECIAL USE PERMIT. THE WALL IS LOCATED WITHIN THE FILL AREA APPROVED BY FEMA
AND ALBEMARLE COUNTY.

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

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

EXISTING VEGETATION: A PORTION OF THE SITE HAS RECENTLY BEEN FILLED & SEEDED. THE REMAINING PORTION OF THE SITE IS
PARTIALLY WOODED WITH LIGHT UNDERBRUSH.

ACCESS: THE SITE WILL BE ACCESSED VIA AN EXISTING INGRESS/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 8'

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 RESPECTFULLY.

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 ERECTED 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 10' TO ANY RESIDENTIAL OR RURAL AREAS DISTRICTS.
INDUSTRIAL - MAXIMUM BUILDING 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
MINIMUM YARD SETBACK (INDUSTRIAL PROPERTY):
ADJACENT TO PUBLIC STREETS: NO PORTION OF ANY STRUCTURE SHALL BE LOCATED WITHIN 50' OF ANY PUBLIC RIGHT-OF-WAY. NO PORTION OF
ANY OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED WITHIN 10' 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 30' OF ANY DISTRICT OTHER THAN A COMMERCIAL OR INDUSTRIAL DISTRICT UNLESS AN EXCEPTION IS
OTHERWISE APPROVED.

SITE IMPERVIOUS AREAS:

| | |
|-------------|--|
| BUILDINGS | - 0.60 ac. (26,300sf) - 5.8%± OF PROJECT LIMITS |
| SIDEWALKS | - 0.24 ac. (10,320sf) - 2.3%± OF PROJECT LIMITS |
| PAVEMENT | - 1.66 ac. (72,210sf) - 16.0%± OF PROJECT LIMITS |
| GREEN SPACE | - 7.91 ac. - 76.1%± OF PROJECT LIMITS |

TOTAL PROPOSED IMPERVIOUS AREAS = 2.49ac. (108,485sf)

STEEP SLOPES: ALL STEEP SLOPES ARE MANMADE 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

STORMWATER MANAGEMENT SHALL BE HANDLED WITH UNDERGROUND DETENTION/TREATMENT FACILITIES