

Conceptual Special Use Application Plan for Malloy Ford

TMP 04500-00-00-068C1

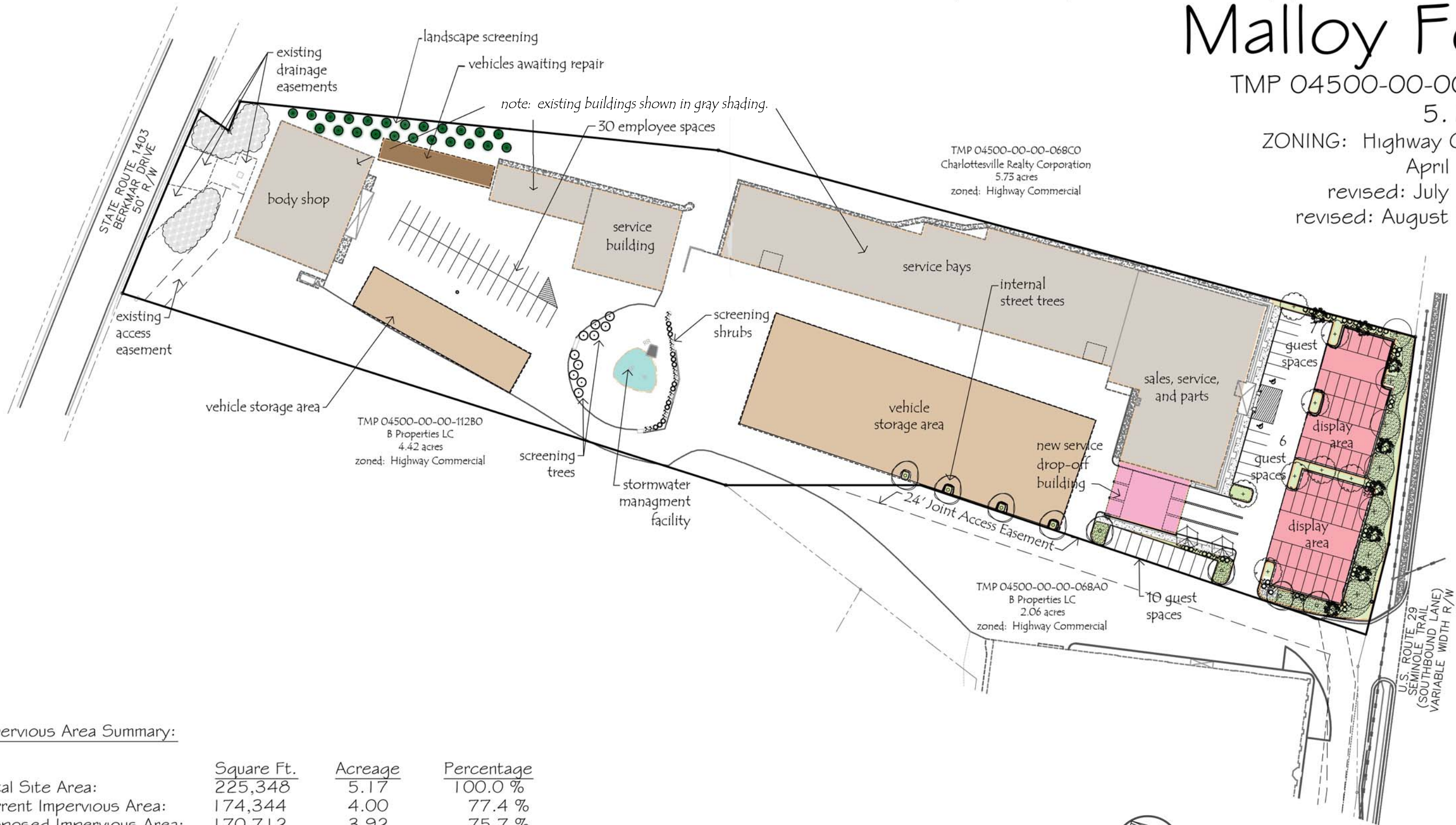
5.19 Acres

ZONING: Highway Commercial

April 18, 2016

revised: July 18, 2016

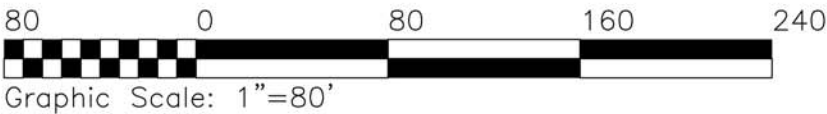
revised: August 30, 2016



Impervious Area Summary:

	Square Ft.	Acreage	Percentage
Total Site Area:	225,348	5.17	100.0 %
Current Impervious Area:	174,344	4.00	77.4 %
Proposed Impervious Area:	170,712	3.92	75.7 %
Increase in Pervious Area:	3,632	0.08	1.7 %

note: The proposed increase in pervious area will provide planting areas along the U.S. 29 entrance corridor. There are currently no plantings along the entrance corridor.



Sheet 1: Overview Exhibit

SP201600011

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

201 E. MAIN ST., SUITE M
CHARLOTTESVILLE, VA 22902

PHONE: (434) 207-8086
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double staggered row of evergreen trees planted 15' on center (minimum height 4' at planting)

Note: substitute screening measures may be incorporated in accordance with section 32.7.9.7 - SCREENING of the Zoning Ordinance

existing hardwood trees to remain

existing drainage easement(s)

STATE ROUTE 1403
BERKMAR DRIVE
50' R/W

existing hardwood trees to remain

existing access easement

existing building to be repurposed as body shop
(a separate SP application for a Body Shop Use is submitted for review in conjunction with SP201600011)

vehicle awaiting repair

service building

employee parking

vehicle storage area



30 0 30 60 90

Graphic Scale: 1"=30'

Sheet 2: Body Shop Area Exhibit

SP201600011

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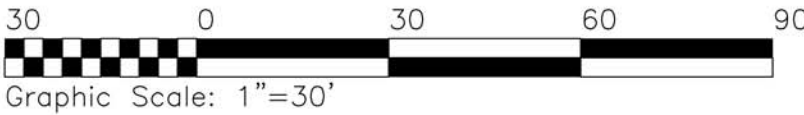
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Note: Vehicles shall not be
elevated anywhere on site



Better Living
Furniture

U.S. ROUTE 29
SEMINOLE TRAIL
(SOUTHBOUND LANE)
VARIABLE WIDTH R/W



	3 1/2" caliper Shade trees at +/- 35' on center
	Interspersed Ornamental Trees
	2 1/2" caliper street trees at +/- 40' on center
	Medium Shade trees at +/- 25' on center
	Interior Parking Lot trees
	30-36" screening shrubs
	Mulch beds

Sheet 3: Sales Area Exhibit

SP201600011

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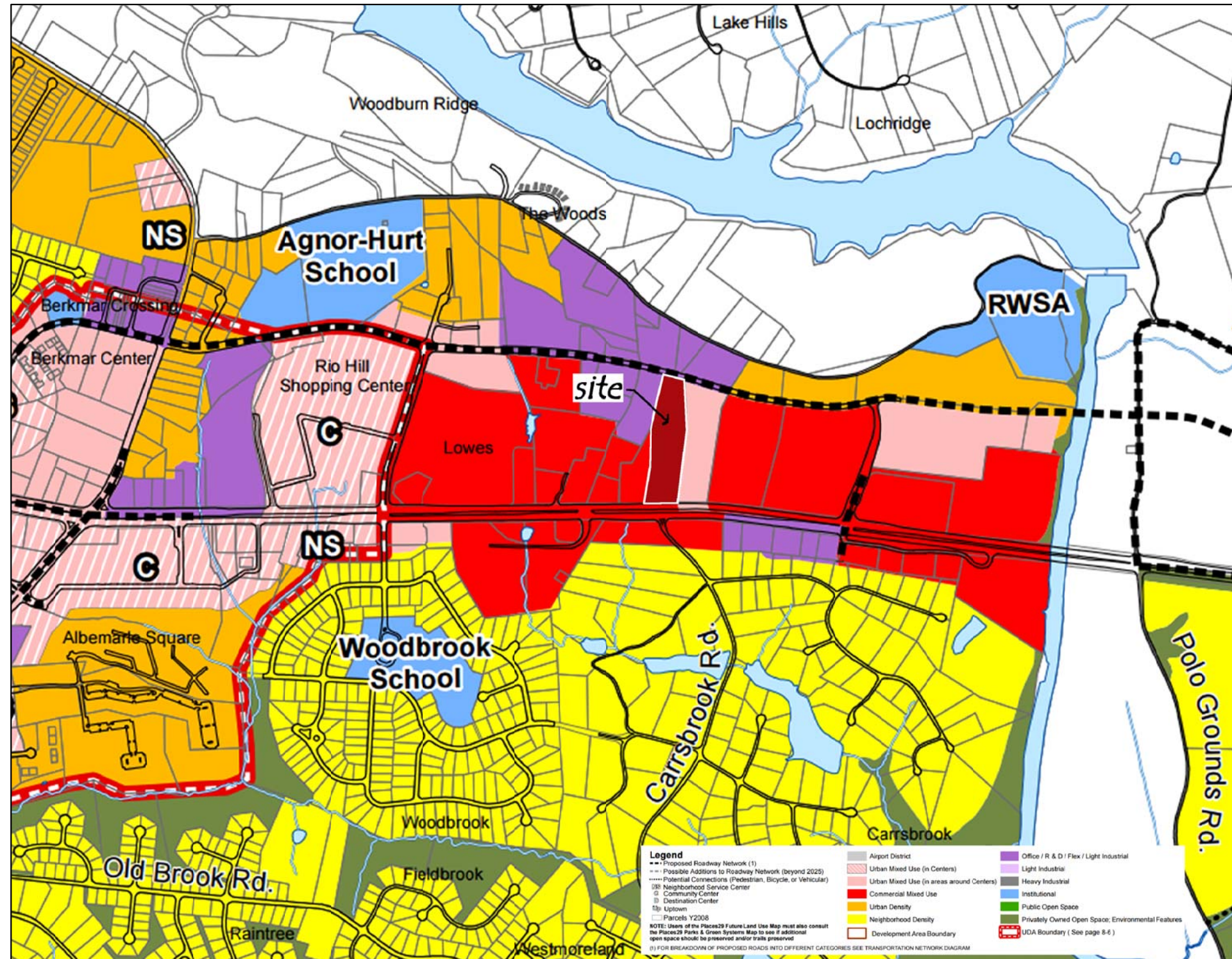
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Regional Context Map for Malloy Ford

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April 18, 2016



Note: This map is provided by the Albemarle County Places 29 Master Plan and can be found at "Chapter 4: Future Land Use - Places 29 South."

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Existing Waterline / Fire Hydrant Exhibit for Malloy Ford

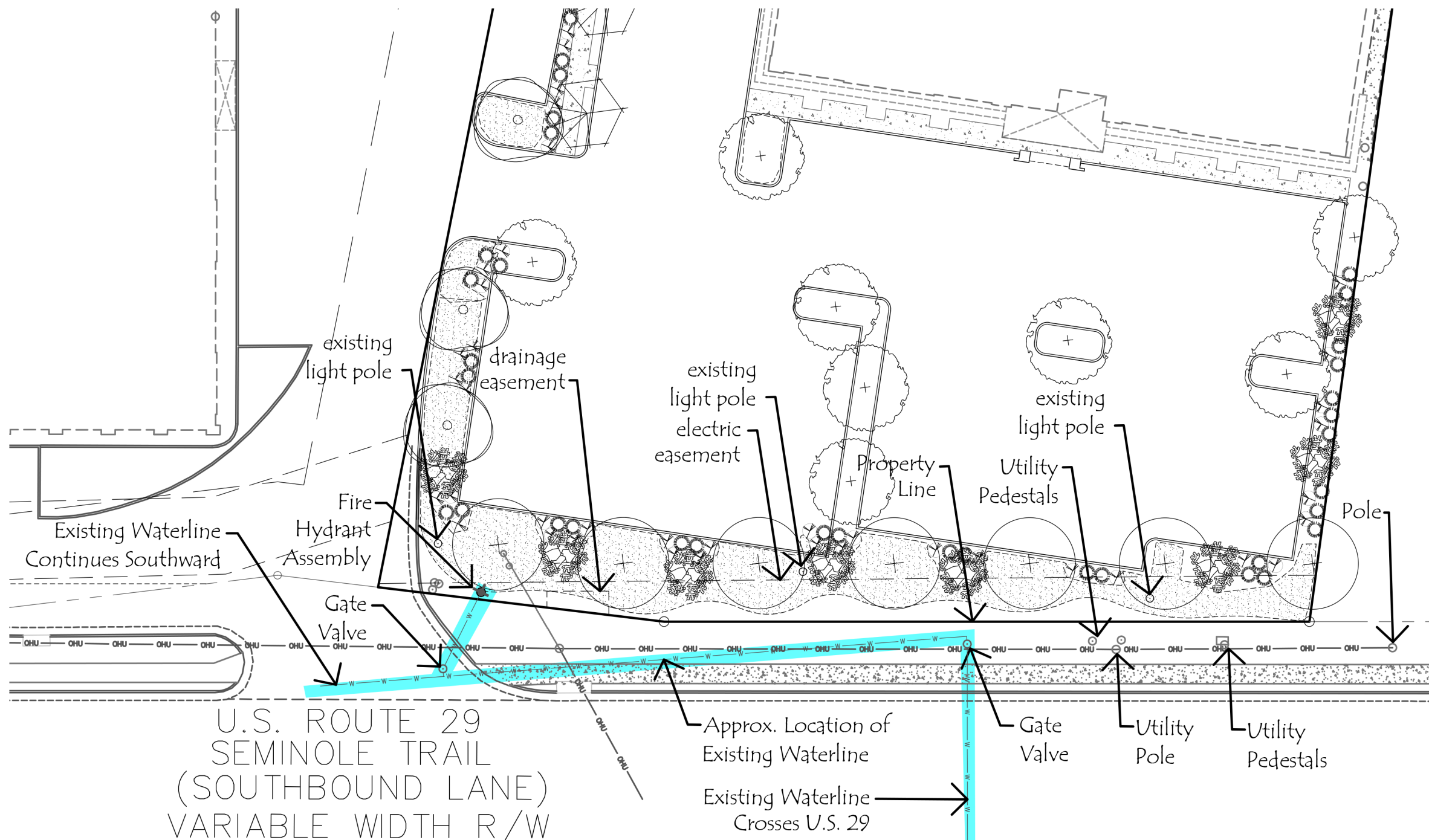
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ZONING: Highway Commercial

May 31, 2016

revised: July 18, 2016



30 0 30 60 90



Graphic Scale: 1"=30'

Sheet 5: Existing Waterline Exhibit

SP201600011

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