

LEGEND

Property Line	---
Face of Curb	---
Back of Curb	---
Curb Gutter	---
Easement	---
Building Setback	---
6' Opaque Screen Fence	---
Fire Lane	---
Retaining Wall	---
Rural Area Zoning (To Remain Undisturbed)	---
Steep Slope - Preserved (source: Albemarle Co. Gis Shp file)	---
Public Parking	⑨
Employee Parking	⑧
Vehicle Storage Spaces	⑧

SITE DATA

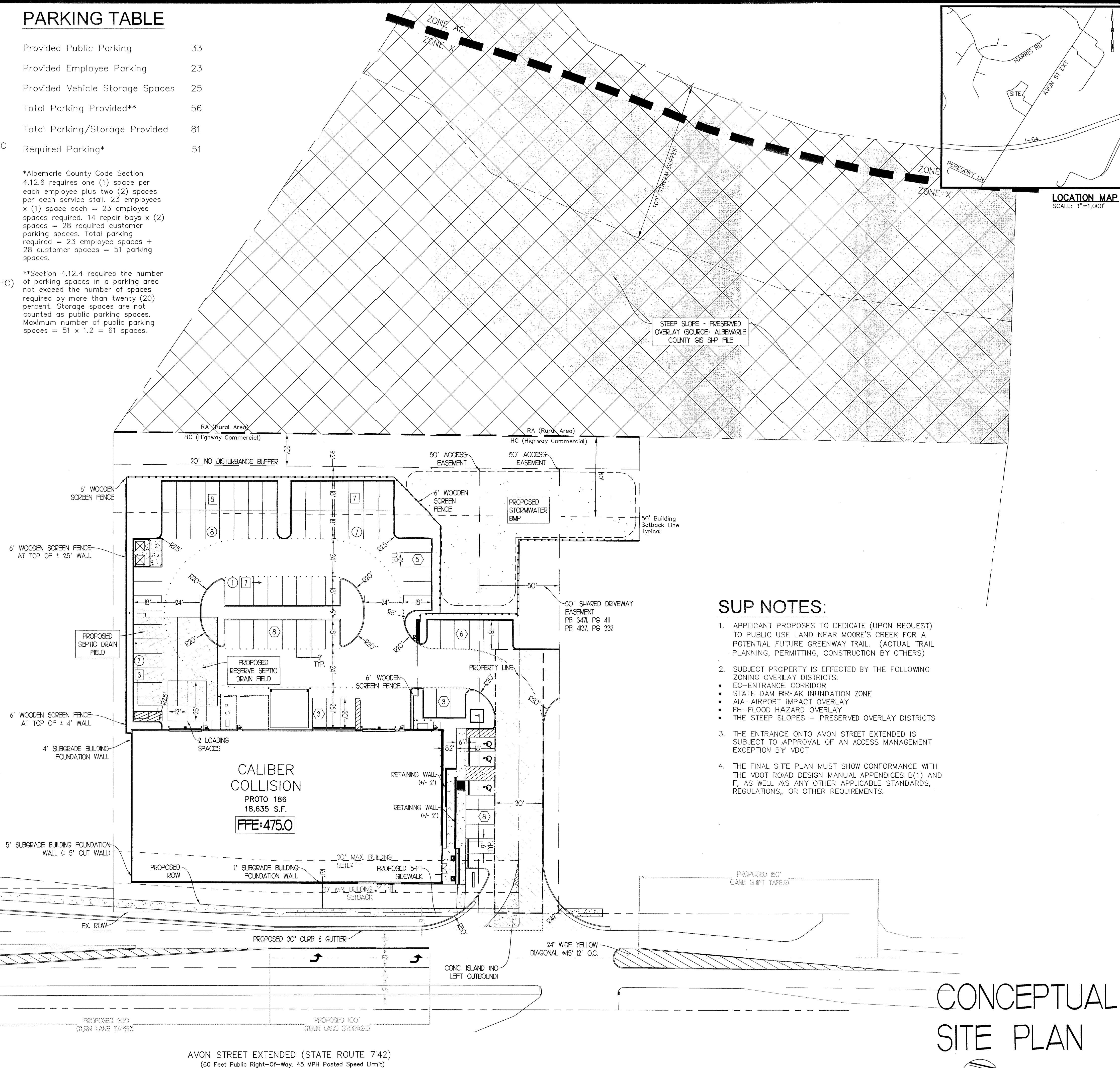
Office Space	2,175 S.F.
Shop Floor	16,460 S.F.
Total Building	18,635 S.F.
Parcel Acreage	4.38
Parcel ID: 07700-00-00-011F0	
Property Owner: Destiny of Lynchburg, LLC PO Box: 359 Keene, VA 22946	
Deed Book: 4137, PG 325	
Flood Zone	"X", "AE" As Shown
Setbacks	10' Front Min. 30' Front Max 50' Rear (adjacent to RA) 35' Rear (in RA) 0' Sides (in HC, adjacent to HC) 25' Sides (in RA)
Proposed Building Ht	23'
Maximum Building Ht (HC) 65'	
Zoning	HC, RA As Shown
Use	Body Shop
Street Trees Provided	5
Street Trees Required*	5
*Albemarle County Code Section 32.7.9.5 requires one (1) Street Tree per 50' of street frontage and (1) per remainder of frontage greater than 25'. 253.85' of street frontage / 50' = (5) five required Street Trees.	

PARKING TABLE

Provided Public Parking	33
Provided Employee Parking	23
Provided Vehicle Storage Spaces	25
Total Parking Provided**	56
Total Parking/Storage Provided	81
Required Parking*	51

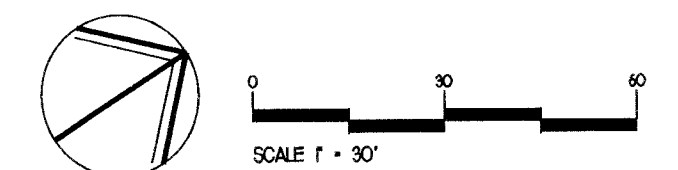
*Albemarle County Code Section 4.12.6 requires one (1) space per each employee plus two (2) spaces per each service stall. 23 employees x (1) space each = 23 employee spaces required. 14 repair bays x (2) spaces = 28 required customer parking spaces. Total parking required = 23 employee spaces + 28 customer spaces = 51 parking spaces.

**Section 4.12.4 requires the number of parking spaces in a parking area not exceed the number of spaces required by more than twenty (20) percent. Storage spaces are not counted as public parking spaces. Maximum number of public parking spaces = 51 x 1.2 = 61 spaces.



SUP NOTES:

1. APPLICANT PROPOSES TO DEDICATE (UPON REQUEST) TO PUBLIC USE LAND NEAR MOORE'S CREEK FOR A POTENTIAL FUTURE GREENWAY TRAIL. (ACTUAL TRAIL PLANNING, PERMITTING, CONSTRUCTION BY OTHERS)
2. SUBJECT PROPERTY IS EFFECTED BY THE FOLLOWING ZONING OVERLAY DISTRICTS:
 - EC-ENTRANCE CORRIDOR
 - STATE DAM BREAK INUNDATION ZONE
 - AIA-AIRPORT IMPACT OVERLAY
 - FH-FLOOD HAZARD OVERLAY
 - THE 'STEEP SLOPES - PRESERVED OVERLAY DISTRICTS
3. THE ENTRANCE ONTO AVON STREET EXTENDED IS SUBJECT TO APPROVAL OF AN ACCESS MANAGEMENT EXCEPTION BY VDOT
4. THE FINAL SITE PLAN MUST SHOW CONFORMANCE WITH THE VDOT ROAD DESIGN MANUAL APPENDICES B(1) AND F, AS WELL AS ANY OTHER APPLICABLE STANDARDS, REGULATIONS, OR OTHER REQUIREMENTS.

CONCEPTUAL
SITE PLAN

REVISIONS	BY

FREELAND and KAUFFMAN, INC.

Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915

PRELIMINARY
NOT FOR
CONSTRUCTION

CALIBER COLLISION
AVON STREET EXTENDED NEAR
INTERSTATE 64
ALBEMARLE COUNTY, VA
CROSS DEVELOPMENT CC ALBEMARLE, LLC
5317 INVERRARY DR.
PLANO, TX 75093 TEL: (214) 893-4208

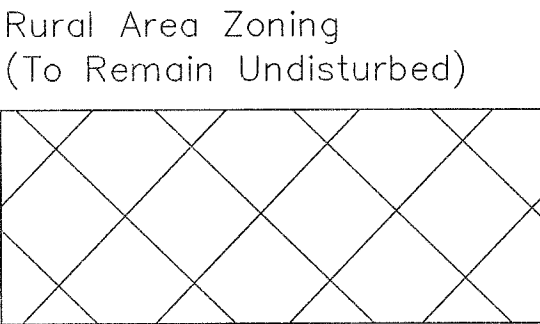
DRAWN
B.J.H.
CHECKED
T.M.B.
DATE
12/20/2017
SCALE

DRAWING

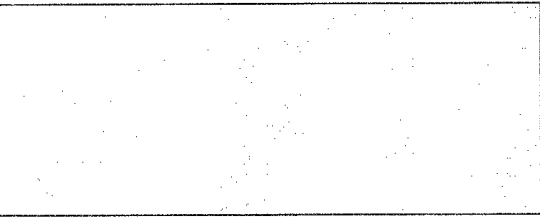
--

LEGEND

Property Line	---
Face of Curb	=====
Back of Curb	-----
Curb Gutter	=====
Easement	-----
Building Setback	-----
6' Opaque Screen Fence	=====
Fire Lane	-----
Retaining Wall	=====



Steep Slope - Preserved
(source: Albemarle Co. Gis
Shp file)



- Public Parking 9
- Employee Parking 8
- Vehicle Storage Spaces 8

SUP NOTES:

1. APPLICANT PROPOSES TO DEDICATE (UPON REQUEST) TO PUBLIC USE LAND NEAR MOORE'S CREEK FOR A POTENTIAL FUTURE GREENWAY TRAIL. (ACTUAL TRAIL PLANNING, PERMITTING, CONSTRUCTION BY OTHERS)
2. SUBJECT PROPERTY IS EFFECTED BY THE FOLLOWING ZONING OVERLAY DISTRICTS:
 - EC-ENTRANCE CORRIDOR
 - STATE DAM BREAK INUNDATION ZONE
 - AIA-AIRPORT IMPACT OVERLAY
 - FH-FLOOD HAZARD OVERLAY
 - THE STEEP SLOPES - PRESERVED OVERLAY DISTRICTS
3. THE ENTRANCE ONTO AVON STREET EXTENDED IS SUBJECT TO APPROVAL OF AN ACCESS MANAGEMENT EXCEPTION BY VDOT
4. THE FINAL SITE PLAN MUST SHOW CONFORMANCE WITH THE VDOT ROAD DESIGN MANUAL APPENDICES B(1) AND F, AS WELL AS ANY OTHER APPLICABLE STANDARDS, REGULATIONS, OR OTHER REQUIREMENTS.

SITE DATA

Office Space	2,175 S.F.
Shop Floor	16,460 S.F.
Total Building	18,635 S.F.
Parcel Acreage	4.38
Parcel ID:	07700-00-00-011F0
Property Owner:	Destiny of Lynchburg, LLC PO Box: 359 Keene, VA 22946
Deed Book:	4137, PG 325
Flood Zone	"X", "AE" As Shown
Setbacks	10' Front Min. 30' Front Max 50' Rear (adjacent to RA) 35' Rear (in RA) 0' Sides (in HC, adjacent to HC) 25' Sides (in RA)
Proposed Building Ht	23'
Maximum Building Ht (HC) 65'	
Zoning	HC, RA As Shown
Use	Body Shop
Street Trees Provided	5
Street Trees Required*	5

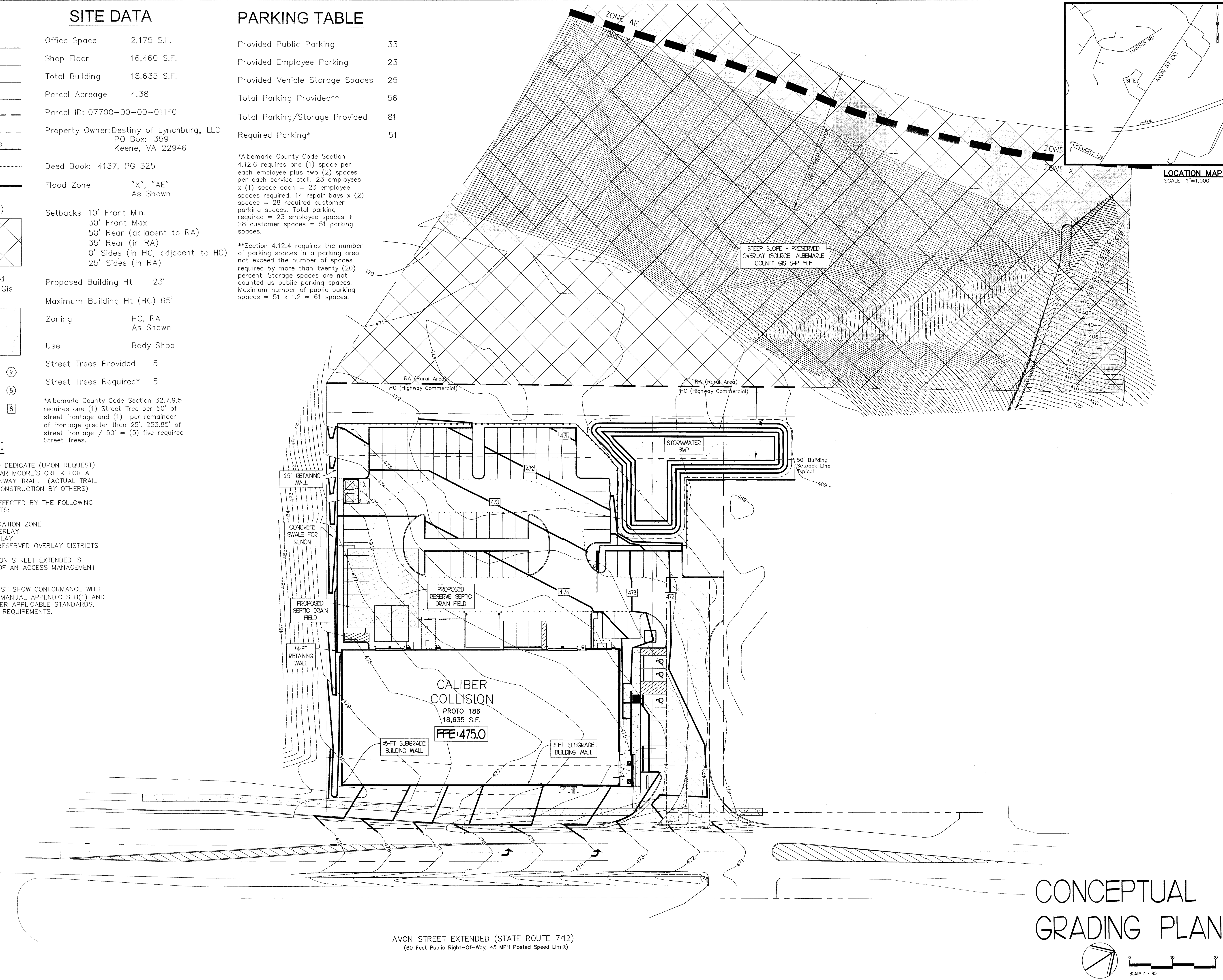
*Albemarle County Code Section 32.7.9.5 requires one (1) Street Tree per 50' of street frontage and (1) per remainder of frontage greater than 25'. 253.85' of street frontage / 50' = (5) five required Street Trees.

PARKING TABLE

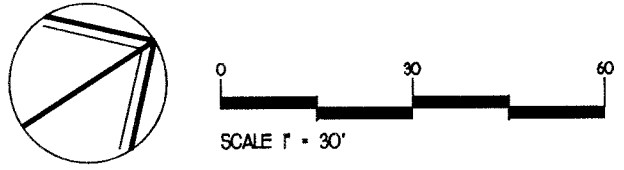
Provided Public Parking	33
Provided Employee Parking	23
Provided Vehicle Storage Spaces	25
Total Parking Provided**	56
Total Parking/Storage Provided	81
Required Parking*	51

*Albemarle County Code Section 4.12.6 requires one (1) space per each employee plus two (2) spaces per each service stall. 23 employees x (1) space each = 23 employee spaces required. 14 repair bays x (2) spaces = 28 required customer parking spaces. Total parking required = 23 employee spaces + 28 customer spaces = 51 parking spaces.

**Section 4.12.4 requires the number of parking spaces in a parking area not exceed the number of spaces required by more than twenty (20) percent. Storage spaces are not counted as public parking spaces. Maximum number of public parking spaces = 51 x 1.2 = 61 spaces.



CONCEPTUAL
GRADING PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915

PRELIMINARY
NOT FOR
CONSTRUCTION

CALIBER COLLISION
AVON STREET EXTENDED NEAR
INTERSTATE 64
ALBEMARLE COUNTY, VA
CROSS DEVELOPMENT CC ALBEMARLE, LLC
5317 INVERRARY DR.
PLANO, TX 75093 TEL: (214) 893-4208

DRAWN	BJH
CHECKED	TMB
DATE	12/20/2017
SCALE	SCALE
DRAWING	--

PLANT LIST

QUANTITY	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING	TREE CANOPY
7	PE	PE	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	35' MIN. CALIPER, MIN. 12" HT	35' O.C.	7X397 = 2,779 SF.
8	WO	WO	QUERCUS PHELLOS	WILLOW OAK	25' MIN. CALIPER, MIN. 12" HT	AS SHOWN	8X370 = 2,960 SF.
3	EO	EO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	25' MIN. CALIPER, MIN. 10" HT	AS SHOWN	3X34 = 42 SF.
3	BC	BC	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	25' MIN. CALIPER, MIN. 10" HT	AS SHOWN	3X79 = 237 SF.
9	GGA	GGA	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	MIN. 4" HT., FULL	AS SHOWN	9X7 = 63 SF.
6	WFT	WFT	CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	7' MIN. HT.	AS SHOWN	6X125 = 750 SF.
39	NSH	NSH	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	MIN. 4" HT., FULL	7' O.C.	45X44 = 1,980 SF.
13	OPH	OPH	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	MIN. 18" HT., FULL	35' O.C.	NA
30	AB	AB	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK GLOSSY ABELIA	MIN. 18" HT., FULL	3' O.C.	NA
TOTAL TREE CANOPY AREA							8,811 SF.

LANDSCAPE CALCULATIONS

STREET TREES
REQUIRED:
35' CAL. SHADE TREES 35' O.C.
PROVIDED:
7 SHADE TREES SPACED 35' O.C.

UNDERSTORY FLOWERING ORNAMENTAL TREES
REQUIRED:
FLOWERING ORNAMENTAL TREES INTERSPERSED
AMONG THE STREET TREES
PROVIDED:
6 FLW. ORNAMENTAL TREES

PARKING AREA
REQUIRED:
5% OF PARKING & VEHICULAR CIRCULATION AREA
LANDSCAPED W/ TREES OR SHRUBS
3,271 SF. X 0.05 = 164 SF. REQ'D
PROVIDED:
3,806 SF. INTERIOR PARKING / VEHICULAR
CIRCULATION LANDSCAPE AREA PROVIDED

TREES AT ENDS OF PARKING ROWS
REQUIRED:
TREES LOCATED AT ENDS OF ROWS OF PARKING
PROVIDED:
12 LG. DECID. TREES LOCATED AT ENDS OF PARKING
ROWS

LANDSCAPING OF PARKING AREAS
REQUIRED:
LG. TREES SHOULD ALIGN PERIMETER OF PARKING
AREAS (40' O.C.)
PROVIDED:
EXISTING TREES TO REMAIN & NEW TREES TO BE
PLANTED TO ALIGN PARKING AREA AS SHOWN ON
PLAN

LANDSCAPING OF PARKING AREAS
REQUIRED:
1 TREE PER 10 SPACES DISTRIBUTED THROUGHOUT
INTERIOR PARKING AREA & SHRUBS TO MINIMIZE
PARKING AREA IMPACT ON ENTRANCE CORRIDOR
STREETS
81 / 10 = 8 TREES
PROVIDED:
12 INTERIOR PARKING LOT TREES PROVIDED
38 EVGR. SHRUBS TO MINIMIZE PARKING AREA
IMPACT ON STREET.

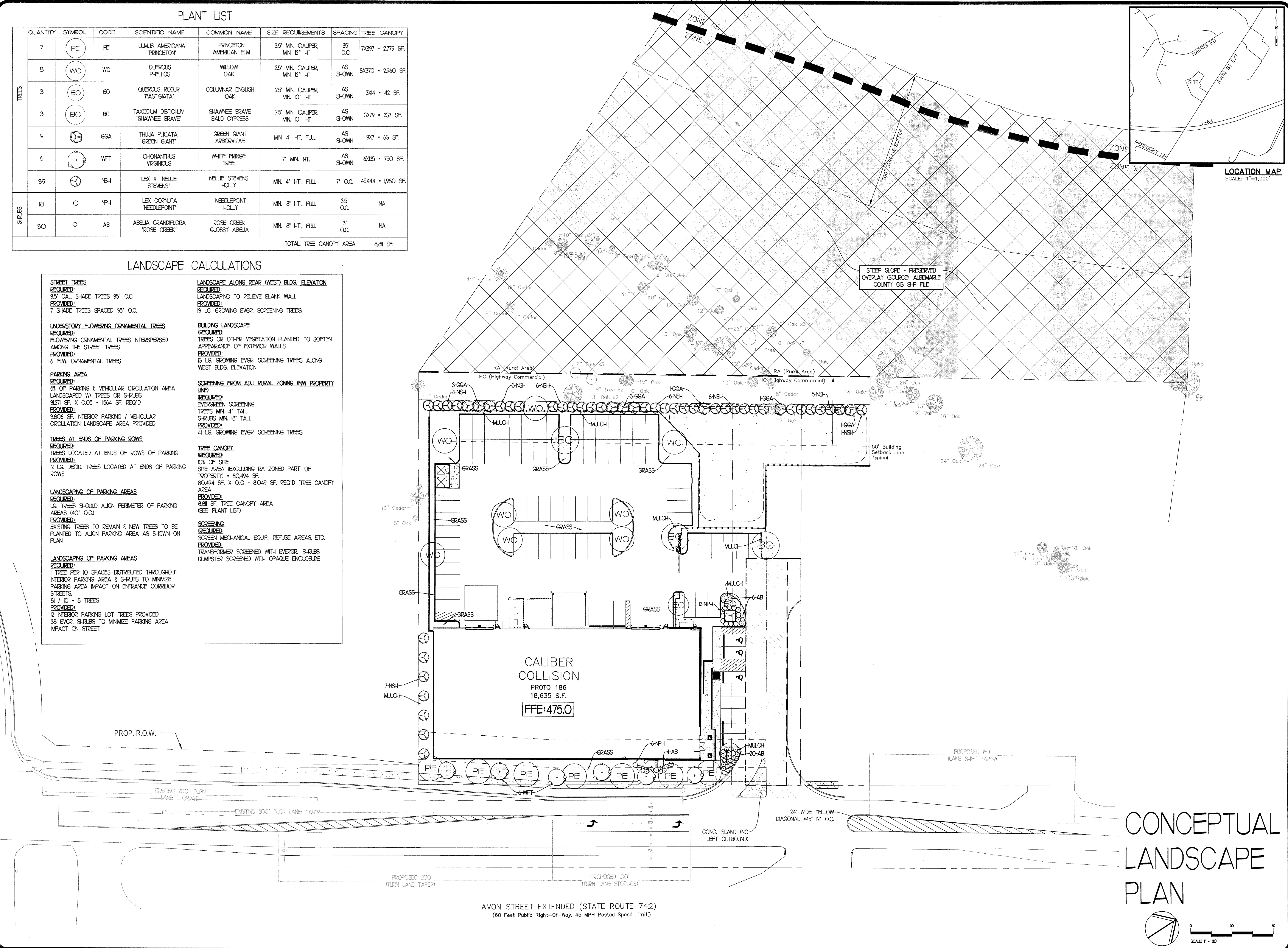
LANDSCAPE ALONG REAR (WEST) BLDG. ELEVATION
REQUIRED:
LANDSCAPING TO RELIEVE BLANK WALL
PROVIDED:
13 LG. GROWING EVGR. SCREENING TREES

BUILDING LANDSCAPE
REQUIRED:
TREES OR OTHER VEGETATION PLANTED TO SOFTEN
APPEARANCE OF EXTERIOR WALLS
PROVIDED:
13 LG. GROWING EVGR. SCREENING TREES ALONG
WEST BLDG. ELEVATION

**SCREENING FROM ADJ. RURAL ZONING (NW PROPERTY
LINE)**
REQUIRED:
EVERGREEN SCREENING
TREES MIN. 4' TALL
SHRUBS MIN. 18" TALL
PROVIDED:
41 LG. GROWING EVGR. SCREENING TREES

TREE CANOPY
REQUIRED:
10% OF SITE
SITE AREA (EXCLUDING RA ZONED PART OF
PROPERTY) = 80,494 SF.
80,494 SF. X 0.10 = 8,049 SF. REQ'D TREE CANOPY
AREA
PROVIDED:
8,811 SF. TREE CANOPY AREA
(SEE PLANT LIST)

SCREENING
REQUIRED:
SCREEN MECHANICAL EQUIP., REFUSE AREAS, ETC.
PROVIDED:
TRANSFORMER SCREENED WITH EVERGR. SHRUBS
DUMPSTER SCREENED WITH OPAQUE ENCLOSURE



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
Fax 864-233-8916

PRELIMINARY
NOT FOR
CONSTRUCTION

CALIBER COLLISION
AVON STREET EXTENDED NEAR
INTERSTATE 64
ALBEMARLE COUNTY, VA
CROSS DEVELOPMENT CC ALBEMARLE, LLC
5317 INVERHARY DR.
PLANO, TX 75083 TEL: (214) 893-4208

DRAWN BJH
CHECKED TMB
DATE 12/20/2017
SCALE
DRAWING