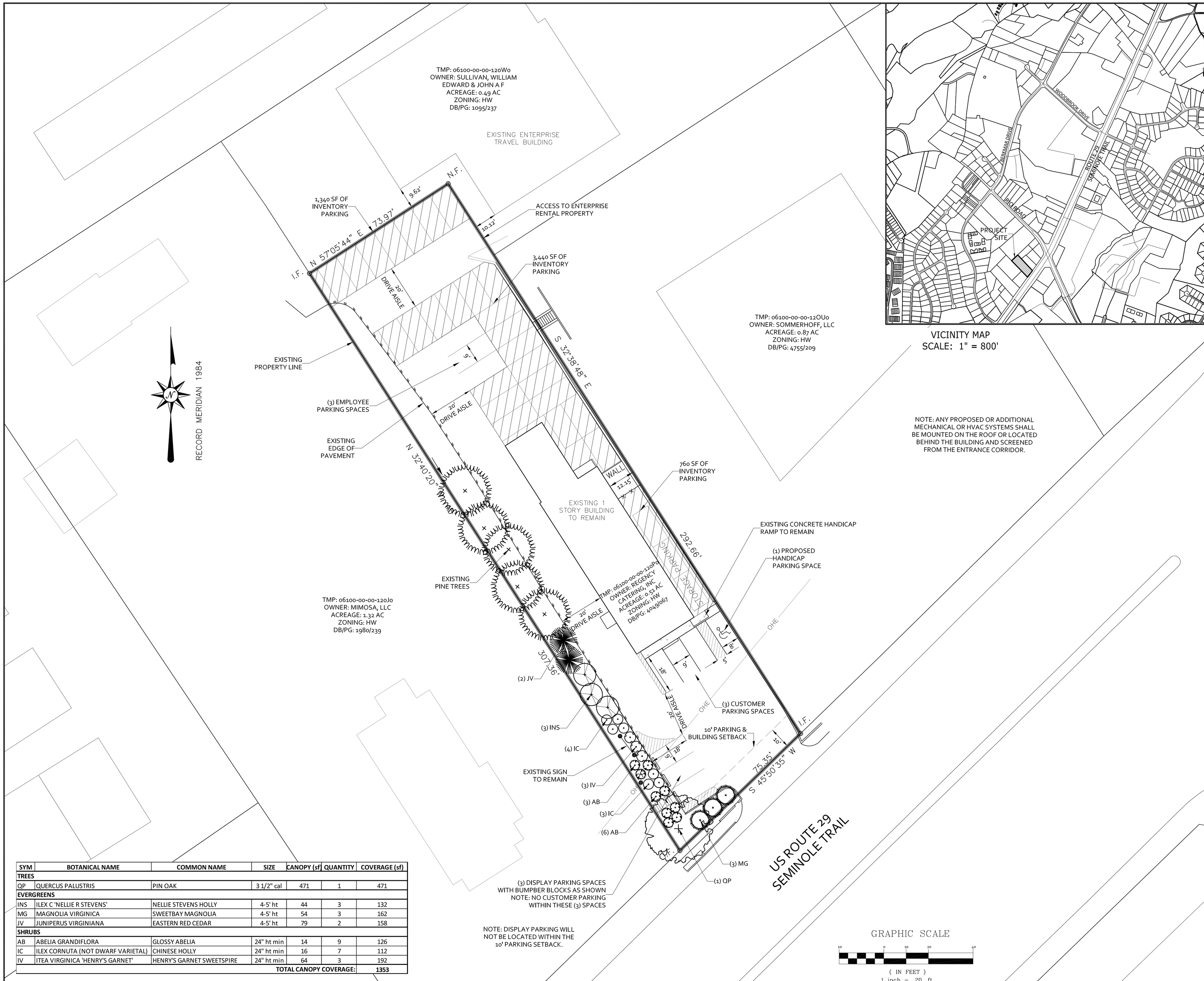

VICINITY MAP
SCALE: 1" = 800'

SYM	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY (sf)	QUANTITY	COVERAGE (sf)
TREES						
QP	QUERCUS PALUSTRIS	PIN OAK	3 1/2" cal	471	1	471
EVERGREENS						
INS	ILEX C 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	4-5' ht	44	3	132
MG	MAGNOLIA VIRGINICA	SWEETBAY MAGNOLIA	4-5' ht	54	3	162
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4-5' ht	79	2	158
SHRUBS						
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht min	14	9	126
IC	ILEX CORNUTA (NOT DWARF VARIETAL)	CHINESE HOLLY	24" ht min	16	7	112
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" ht min	64	3	192
					TOTAL CANOPY COVERAGE:	**1353**

GENERAL NOTES:

TAX MAP: 06100-00-00-120P0

APPLICANT: MANSUR SULEYMANOV
2271 SEMINOLE LANE
CHARLOTTESVILLE, VA 22901

OWNER: REGENCY CATERING, INCORPORATED
4341 LARCHMONT CIRCLE
RUCKERSVILLE, VA 22968

ENGINEER: COLLINS ENGINEERING, INC.
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

CURRENT ZONING: HC - HIGHWAY COMMERCIAL ZONING

ACREAGE: TOTAL ACREAGE OF PARCEL IS 0.51± ACRES

PROPOSED USE:
AUTOMOTIVE SALES WITH DISPLAY PARKING (SPECIAL USE PERMIT FOR DISPLAY PARKING)

SETBACKS:
FRONT BUILDING SETBACK: 10' MIN SETBACK FROM BERKMAR DRIVE
REAR BUILDING SETBACK: NONE
SIDE BUILDING SETBACK: NONE
PARKING SETBACK: 10' PARKING SETBACK FROM BERKMAR DRIVE

UTILITIES: PUBLIC WATER AND PUBLIC SEWER

SURVEY: SURVEY AND BOUNDARY PROVIDED BY COMMONWEALTH LAND SURVEYING

ACCESS:
THE SITE CURRENTLY HAS AN EXISTING ACCESS ENTRANCE FROM ROUTE 29 SEMINOLE TRAIL THAT SERVES AS THE ACCESS TO THE SITE.

PARKING:
PARKING REQUIRED: (3) CUSTOMER PARKING SPACES + (1) HANDICAP SPACE
(3) EMPLOYEE PARKING SPACES
PARKING PROVIDED: (7) CUSTOMER/EMPLOYEE PARKING SPACES (INCLUDING 1 HANDICAP SPACE) AND (3) DISPLAY PARKING SPACES +
5,540 SF OF INVENTORY PARKING

TRAFFIC GENERATION (TRIPS PER DAY):
EXISTING: RETAIL BUSINESS (PER 1,000 GROSS LEASIBLE AREA)
ADT: 135 VEHICLES PER DAY
WEEKDAY (A.M. PEAK HOUR): 8 VEHICLES PER PEAK HOUR (4 ENTER/4 EXIT)
WEEKDAY (P.M. PEAK HOUR): 21 VEHICLES PER PEAK HOUR (10 ENTER/11 EXIT)
PROPOSED: AUTOMOTIVE SALES (PER 1,000 GROSS LEASIBLE AREA)
ADT: 102 VEHICLES PER DAY
WEEKDAY (A.M. PEAK HOUR): 6 VEHICLES PER PEAK HOUR (4 ENTER/2 EXIT)
WEEKDAY (P.M. PEAK HOUR): 8 VEHICLES PER PEAK HOUR (3 ENTER/5 EXIT)

STORMWATER MGMT: THE SITE HAS AN EXISTING BUILDING AND EXISTING PARKING AREAS ON THE PROPERTY. NO ADDITIONAL PAVEMENT OR IMPERVIOUS AREA IS PROPOSED WITH THIS APPLICATION. NO SITEWORK IS PROPOSED WITH THIS APPLICATION; THEREFORE, THERE IS NO PROPOSED SWM ASSOCIATED WITH THIS PROJECT.

FIRE & RESCUE: THIS PROJECT SHALL CONFORM WITH ALB. COUNTY FIRE & RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.

LANDSCAPING AND BUFFERS: SEE APPLICATION PLAN FOR PROPOSED LANDSCAPING AND EXISTING LANDSCAPING BUFFERS ON THE PROPERTY.

BUILDING HEIGHT: MAXIMUM HEIGHT 65', PROVIDED THAT ANY STRUCTURE EXCEEDING 35' IN HEIGHT SHALL BE SET BACK FROM ANY STREET R/W IN ADDITION TO THE MINIMUM YARD REQUIREMENT A DISTANCE OF 2' FOR EACH 1' IN BUILDING HEIGHT.

ENTRANCE CORRIDOR NOTES AND REQUIREMENTS:
1. VEHICLES SHALL NOT BE ELEVATED ANYWHERE ON SITE.
2. VEHICLES SHALL BE STORED AND DISPLAYED ONLY IN AREAS INDICATED FOR STORAGE OR DISPLAY SHOWN ON THIS APPLICATION PLAN. DISPLAY PARKING SHALL NOT BE LOCATED ON EXISTING GRASS OR LANDSCAPE AREAS.
3. SALES DISPLAY AND CUSTOMER PARKING SPACES AS SHOWN ON THE APPLICATION PLAN SHALL BE STRIPED/MARKED ON SITE.
4. THE PROPOSED LANDSCAPING ON THE APPLICATION PLAN IS PROPOSED TO COMPENSATE FOR THE NEGATIVE VISUAL IMPACT OF THE PROPOSED USE FROM THE ENTRANCE CORRIDOR.
5. ANY ACCESSORY STRUCTURES OR EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE ENTRANCE CORRIDOR, AND ANY ACCESSORY STRUCTURE OR EQUIPMENT IS SUBJECT TO ARB REVIEW.
6. ANY ALTERATIONS TO THE EXISTING BUILDING THAT ARE VISIBLE FROM THE ENTRANCE CORRIDOR, INCLUDING THE ADDITION OF WALL-MOUNTED LIGHTING, ARE SUBJECT TO ARB REVIEW.
7. SEE APPLICATION PLAN FOR DEMARCATION OF THE LOADING AND SERVICE AREAS, REFUSE AREAS, EXISTING AND PROPOSED MECHANICAL EQUIPMENT, AND OTHER SITE RELATED FEATURES. ALL TRASH RECEPTACLES SHALL BE STORED BEHIND THE BUILDING OR WALL ON THE NORTHEAST SIDE OF THE BUILDING.
8. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
9. ANY MODIFICATION TO THE EXISTING SITE LIGHTING IS SUBJECT TO ARB REVIEW AND APPROVAL. MAXIMUM LIGHT LEVELS ON THE SITE SHALL NOT EXCEED 30 FOOT CANDLES. AT THIS TIME, NO ADDITIONAL LIGHTING IS PROPOSED.
10. ALL SIGNS FOR THE SITE SHALL BE REVIEWED AND APPROVED BY ARB UNDER A SEPARATE SIGN APPLICATION.

NOTE: THE DEVELOPMENT OF THE SITE FOR THE AUTOMOTIVE SALES SHALL BE IN GENERAL ACCORD TO THIS APPLICATION PLAN, INCLUDING THE LOCATION OF THE DISPLAY PARKING, CUSTOMER PARKING, INVENTORY PARKING, AND LANDSCAPING FOR THE SITE.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

SP2017-19: 1640 SEMINOLE TRAIL AUTO DEALERSHIP(TMP 06100-00-00-120P0) - APPLICATION PLAN

SCALE
1" = 20'

SHEET 1 OF 1

DATE	REVISION DESCRIPTION
12/4/17	REVISED APPLICATION PLAN FOR RESUBMITTAL OF SP APPLICATION
1/29/18	REVISED PER ALBEMARLE COUNTY COMMENTS