

GENERAL NOTES:

TAX MAP: 06100-00-00-134A0
APPLICANT: SOUTHEASTERN RETAIL DEVELOPMENT, LLC
2050 CIRCLE HWY. 30A WEST BLDG. M-1 UNIT 231
SANTA ROSA BEACH, FL
OWNER: ALBEMARLE BANK & TRUST c/o BB&T PROPERTY TAX COMPLIANCE
PO BOX 167
WINSTON-SALEM, NC 27102
ENGINEER: COLLINS ENGINEERING, INC.
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

CURRENT ZONING: PD-SC - PLANNED DISTRICT - SHOPPING CENTER WITH OVERLAY DISTRICTS (AIRPORT IMPACT AREA, AREAS OF MANAGED AND PRESERVED SLOPES, & ENTRANCE CORRIDOR OVERLAY DISTRICTS)

PROPOSED ZONING: PD-SC - PLANNED DISTRICT - SHOPPING CENTER WITH AN APPLICATION PLAN AND OVERLAY DISTRICTS

ACREAGE: TOTAL ACREAGE OF PARCEL IS 0.908± ACRES

ALLOWABLE USES: THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18-25.2

SETBACKS: FRONT BUILDING SETBACK: 10' MIN. & 30' MAX. SETBACK FROM ROUTE 29
REAR BUILDING SETBACK: NONE
SIDE BUILDING SETBACK: NONE
PARKING SETBACK: 10' PARKING SETBACK FROM ROUTE 29
PUBLIC WATER AND PUBLIC SEWER
SURVEY AND BOUNDARY PROVIDED BY ROUDABUSH, GALE & ASSOCIATES, INC.

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

PARKING: PARKING REQUIRED: (1) SPACE PER 400 SF OF RETAIL SALES AREA
3,000 SF x 1 SPACE/400 SF = 8 PARKING SPACES
PARKING PROVIDED: (10) SPACES (INCLUDING 1 HANDICAP SPACE)

TRAFFIC GENERATION (TRIPS PER DAY):
PHASE I: PROPOSED COMMERCIAL RETAIL STORE (FURNITURE STORE) PER 1,000 SF
ADT: 19 VEHICLES PER DAY
WEEKDAY (A.M. PEAK HOUR): 1 VEHICLE PER PEAK HOUR
WEEKDAY (P.M. PEAK HOUR): 2 VEHICLES PER PEAK HOUR

STORMWATER MGMT: STORMWATER MANAGEMENT WILL BE ACHIEVED FOR THE SITE WITH AN UNDERGROUND DETENTION FACILITY FOR THE WATER QUANTITY CONTROL AND PURCHASE OF NUTRIENT CREDITS FOR THE WATER QUALITY.

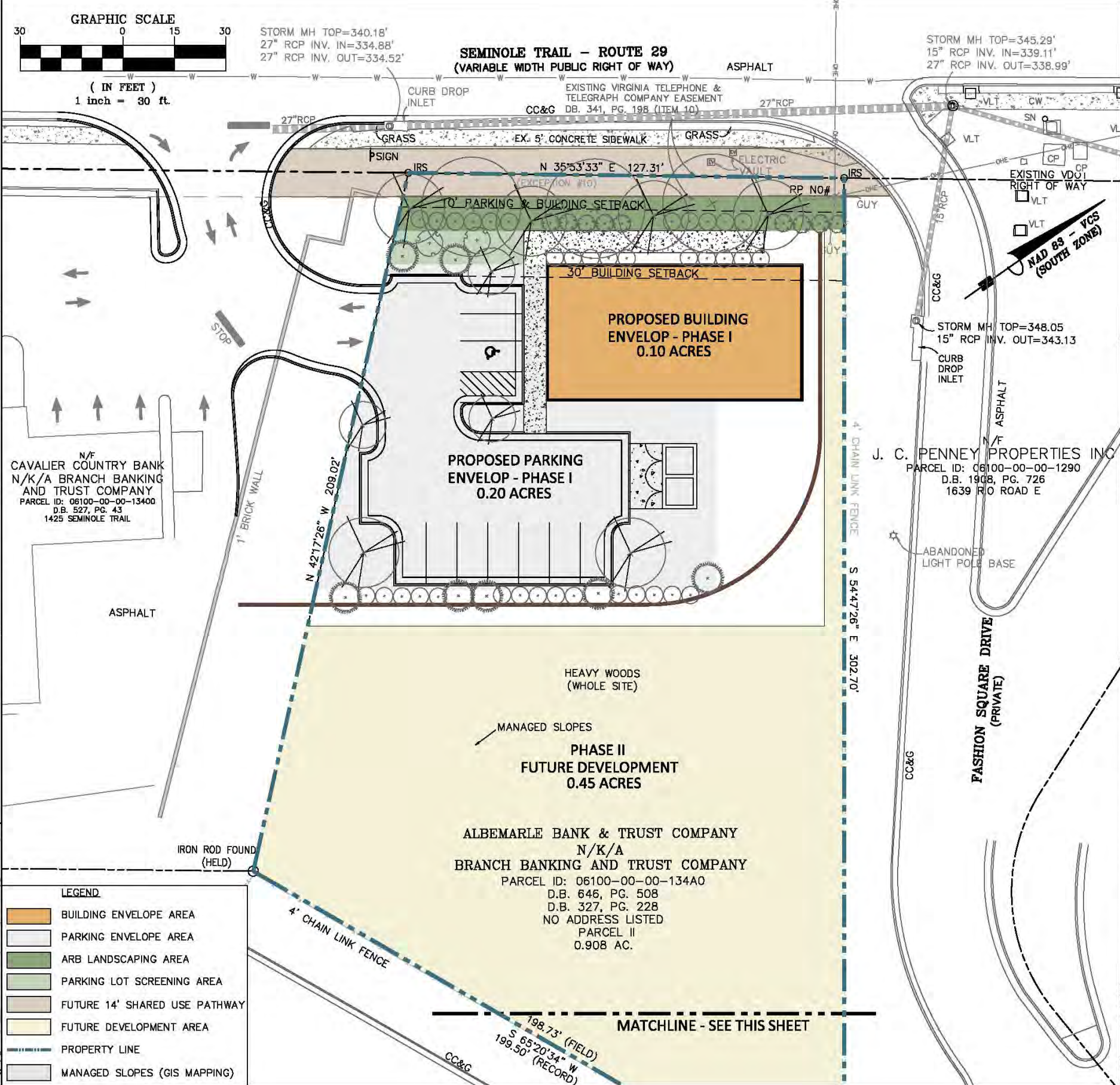
FIRE & RESCUE: THIS PROJECT SHALL CONFORM WITH ALB. COUNTY FIRE & RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.

LANDSCAPING AND BUFFERS: SEE APPLICATION PLAN FOR PROPOSED LANDSCAPING 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.

PROPOSED BUILDING HEIGHT (PHASE I): MINIMUM HT.=20' & MAX. HT.=35'

ENTRANCE CORRIDOR NOTES AND REQUIREMENTS:
1. THE PROPOSED LANDSCAPING ON THE APPLICATION PLAN IS PROPOSED TO COMPENSATE FOR THE NEGATIVE VISUAL IMPACT OF THE PROPOSED USE FROM THE ENTRANCE CORRIDOR.
2. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
3. ALL SIGNS FOR THE SITE SHALL BE REVIEWED AND APPROVED BY ARB UNDER A SEPARATE SIGN APPLICATION.



COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: (434)293-3728

REVISIONS	
DATE	DESCRIPTION
11/18/19	INITIAL SUBMITTAL

TMP 61-134A - COMMERCIAL DEVELOPMENT
REZONING APPLICATION PLAN
SHEET 1: CONCEPTUAL LAYOUT PLAN
RIO MAGISTERIAL DISTRICT

NOVEMBER 18, 2019

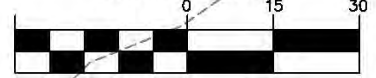
SCALE
1" = 30'

SHEET 1 OF 3

SYMBOL LEGEND

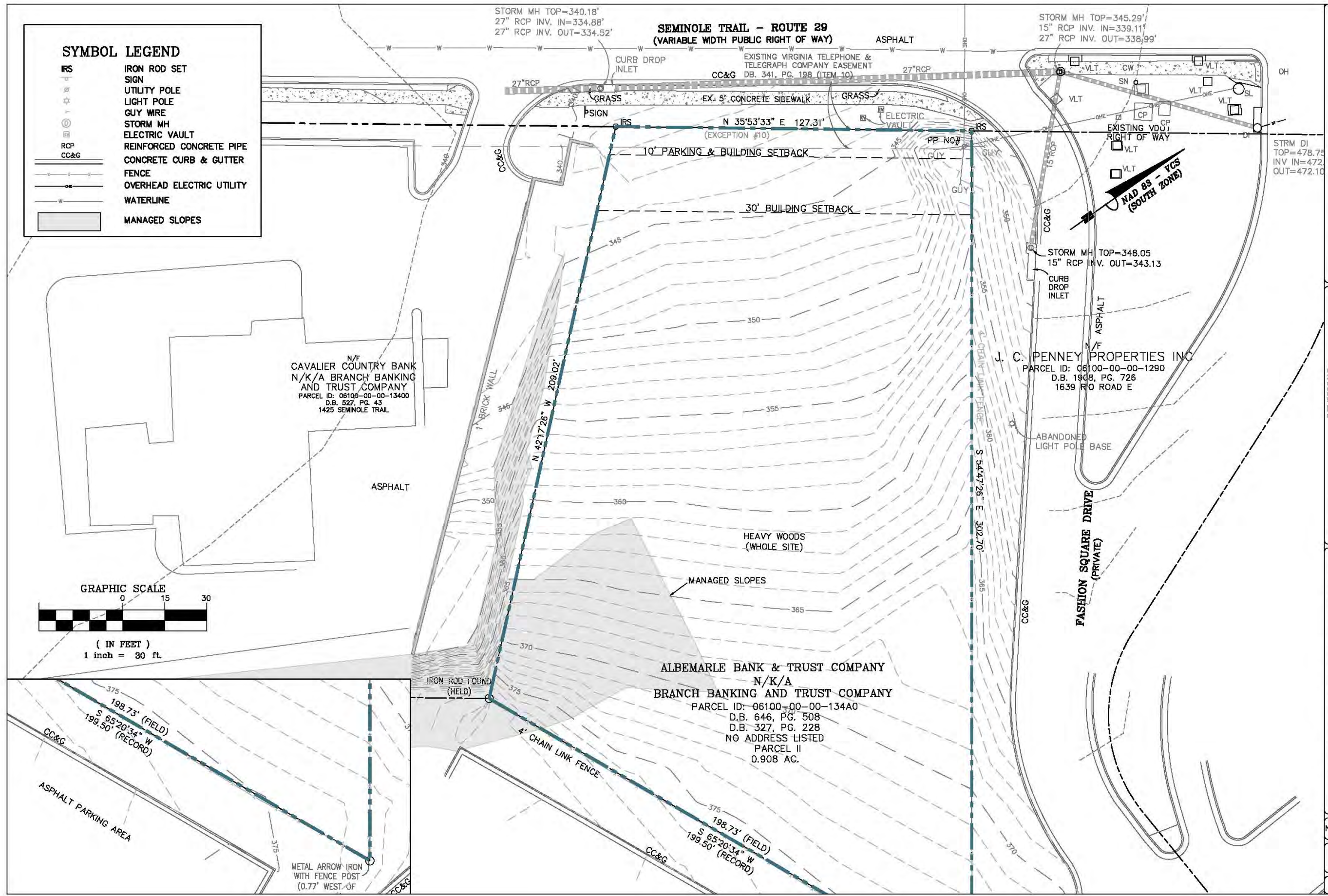
- IRS IRON ROD SET
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- STORM MH
- ELECTRIC VAULT
- REINFORCED CONCRETE PIPE
- CONCRETE CURB & GUTTER
- FENCE
- OVERHEAD ELECTRIC UTILITY
- WATERLINE
- MANAGED SLOPES

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEMINOLE TRAIL - ROUTE 29 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)



COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3728

REVISIONS

DATE	DESCRIPTION	INITIAL
11/18/19	INITIAL SUBMITTAL	

TMP 61-134A - COMMERCIAL DEVELOPMENT
REZONING APPLICATION PLAN
SHEET 2: EXISTING CONDITIONS
RIO MAGISTERIAL DISTRICT

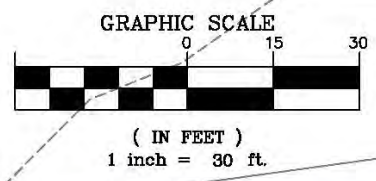
NOVEMBER 18, 2019

SCALE
1" = 30'

SHEET 2 OF 3

SYMBOL LEGEND

- IRS
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- STORM MH
- ELECTRIC VAULT
- REINFORCED CONCRETE PIPE
- CONCRETE CURB & GUTTER
- FENCE
- OVERHEAD ELECTRIC UTILITY
- WATERLINE
- MANAGED SLOPES



MATCHLINE - SEE THIS SHEET

SEMINOLE TRAIL - ROUTE 29 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PROPOSED BUILDING ENVELOP - PHASE I
0.10 ACRES
FFE=346.67

PROPOSED PARKING ENVELOP - PHASE I
0.20 ACRES

PHASE II FUTURE DEVELOPMENT
0.45 ACRES

ALBEMARLE BANK & TRUST COMPANY
N/K/A
BRANCH BANKING AND TRUST COMPANY
PARCEL ID: 06100-00-00-134A0
D.B. 646, PG. 508
D.B. 327, PG. 228
NO ADDRESS LISTED
PARCEL II
0.908 AC.

J. C. PENNEY PROPERTIES INC
PARCEL ID: 06100-00-00-1290
D.B. 1908, PG. 726
1639 RIO ROAD E

CAVALIER COUNTRY BANK
N/K/A BRANCH BANKING
AND TRUST COMPANY
PARCEL ID: 06100-00-00-13400
D.B. 527, PG. 43
1425 SEMINOLE TRAIL

REVISIONS	DATE	DESCRIPTION
1	11/18/19	INITIAL SUBMITTAL

TMP 61-134A - COMMERCIAL DEVELOPMENT
APPLICATION PLAN
SHEET 3: GRADING, DRAINAGE & UTILITY PLAN
RIO MAGISTERIAL DISTRICT

NOVEMBER 18, 2019

SCALE
1" = 30'

SHEET 3 OF 3