



**GENERAL NOTES:**

**OWNER:** JEFFRIES II LLC  
PO BOX 910  
CROZET, VA 22932

**PROJECT MANAGER:** PROJECT DEVELOPMENT LLC  
2564 MT TORREY ROAD  
LYNDURST, VA 22953  
CONTACT: JO HIGGINS

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

**TAX PARCEL #:** TMP 05580-00-00-00100 (D.B. 3189 PG. 097)

**PROPERTY ACREAGE:** TOTAL 4.064 ACRES

**ZONING:** PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL

**EXISTING USE:** CONVENIENCE STORE/RETAIL AND OFFICE USE  
EXISTING SPECIAL USE PERMIT

**PROPOSED USE:** CONVENIENCE STORE, RETAIL, OFFICE AND AUTO REPAIR

**BLDG. BUILDING AREA:** EXISTING BUILDING=3,000 sf PROPOSED BUILDINGS = 10,845 SF

**PARKING REQUIRED:**

**RETAIL USE:**  
CONVENIENCE/RETAIL EXPANSION OF EXIST. STORE: 2,647 SF + 75 SF +  
(THIS IS PORTION OF NEW BUILDING & 5'x15' ADDITION)  
RETAIL/TENANT SPACE (FRONT BUILDING) = 2,850 SF  
RETAIL - AUTO REPAIR COUNTER & TIRES (REAR BLDG) = 1,275 SF  
RETAIL - AUTO REPAIR SHOP/TIRE ROOM = 324 SF  
TOTAL NEW RETAIL AREA = 7,171 SF  
RETAIL PARKING REQUIRED: 7,171 SF x 0.80 = 5,737 SF NET (ULTIMATE)  
TOTAL SPACES REQUIRED: 5,737 SF x 1 SPACE/100 SF NET AREA =

**OFFICE USE:**  
OFFICE- 2ND FLOOR OF FRONT BUILDING (PARTIAL SECOND FLOOR) = 4,  
(THE FRONT 18 FT x 66 FT IS ONE STORY)  
OFFICE - 2ND FLOOR OVER AUTO RETAIL = 1,275 SF  
OFFICE - 2ND FLOOR OVER AUTO REPAIR SHOP = 3,600 SF  
TOTAL NEW OFFICE AREA = 9,175 SF  
OFFICE PARKING REQUIRED: 9,175 SF x 0.80 = 7,340 SF NET (ULTIMATE)  
TOTAL SPACES REQUIRED: 7,340 SF x 1 SPACE/200 SF NET AREA =

**AUTO REPAIR SHOP:**  
(4) VEHICLE BAYS x 2 SPACES/BAY = 8 SPACES  
(1) SPACE/EMPLOYEE x (4) EMPLOYEES = 4 SPACES  
OFFICE - 2ND FLOOR OVER AUTO REPAIR SHOP = 3,600 SF  
TOTAL SPACES REQUIRED: 12 SPACES TOTAL

**TOTAL NEW PARKING SPACES REQUIRED: 106 SPACES**

**PARKING PROVIDED: TOTAL 106 SPACES**

**TOPOGRAPHY/SURVEY:** BOUNDARY & TOPOGRAPHY SURVEY DATA PREPARED BY ROGER RAY & AS  
FIELD VERIFIED BY COLLINS ENGINEERING IN 2015.

**DATUM:** ELEVATIONS BASED ON NAD 83 DATUM.

**FLOODPLAIN INFORMATION:**  
THIS PROPERTY IS LOCATED OUTSIDE OF THE FLOODPLAIN LIMITS, ZONE 'X', PER FEMA MAP

**STREAM BUFFERS:** THERE ARE NO STREAM BUFFERS LOCATED ON THIS PROPERTY.

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

**ACCESS:** THE SITE WILL BE ACCESSED VIA AN EXISTING INGRESS/EGRESS LOCATED OFF

**OPEN SPACE:** NONE IS REQUIRED OR PROVIDED WITH THIS PLAN.

**LIGHTING PLAN:** PROPOSED BUILDING AND PARKING LOT LIGHTING WILL BE PROVIDED WITH THE  
ADHERE TO THE REQUIREMENTS OF ALBEMARLE COUNTY.

**SETBACK & BUILDING HEIGHT RESTRICTIONS:**  
HIGHWAY COMMERCIAL - MINIMUM FRONTAGE REQUIRED ON A PUBLIC STREET FOR THE ESTABLISHMENT OF  
MAXIMUM BUILDING HEIGHT OF 65'

**MINIMUM YARD SETBACKS (HIGHWAY COMMERCIAL PROPERTY):**  
ADJACENT TO PUBLIC STREETS: NO PORTION OF ANY STRUCTURE SHALL BE ERRECTED CLOSER THAN 30' T  
OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 10' TO ANY PUBLIC STREET I  
ADJACENT TO RESIDENTIAL OR RURAL AREA DISTRICTS: NO PORTION OF ANY STRUCTURE SHALL BE LOC  
OR RURAL AREAS DISTRICT. NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER TO  
AREAS DISTRICT.  
BUFFER ZONE ADJACENT TO RESIDENTIAL OR RURAL AREAS DISTRICTS: NO CONSTRUCTION ACTIVITY INC  
VEGETATION SHALL OCCUR CLOSER THAN 20' TO ANY RESIDENTIAL OR RURAL AREAS DISTRICTS.  
MINIMUM SETBACK: ANY STRUCTURE EXCEEDING 35' IN HEIGHT SHALL BE SET BACK FROM ANY STREET RIGHT  
DISTRICT A DISTANCE OF NOT LESS THAN TWO FEET FOR EACH ONE FOOT OF HEIGHT IN EXCESS OF 35' PLUS 1'  
SITE IMPERVIOUS AREAS:  
BUILDINGS - XX ac. (006%) - 5.8%± OF PROJECT LIMIT  
SIDEWALKS - XX ac. (006%) - 2.3%± OF PROJECT LIMIT  
PAVEMENT - XX ac. (006%) - 16.0%± OF PROJECT LIMIT  
GREEN SPACE - XX ac. - 10%± OF PROJECT LIMIT  
TOTAL PROPOSED IMPERVIOUS AREAS = XX ac. (XX %)

**STEEP SLOPES:** NO PRESERVED OR MANAGED SLOPES ARE PRESENT ON THE PROPERTY

**SIGNAGE:** THERE SHALL BE A SIGN MONUMENT UNDER SEPARATE REVIEW.

TMP: 05580-00-00-109B0  
OWNER: 8135 ROCKFISH GAP, LLC  
C/O JOHN SCHOEI  
ACREAGE: 3.18 AC  
ZONING: RURAL  
DB/PG: 4567/007

TMP: 05580-00-00-01500  
OWNER: R A YANCY LUMBER CORP  
ACREAGE: 2 AC  
ZONING: HIGHWAY COMMERCIAL  
DB/PG: 363/088

TMP: 05580-00-00-03000  
OWNER: SPROUSE, JEFFREY  
OR MICHELLE  
ACREAGE: 1.02 AC  
ZONING: RURAL  
DB/PG: 4000/185

TMP: 05580-00-00-02000  
OWNER: CHD. LAND TRUST U/A:  
ANTHONY J. SANTORO TRUSTEE  
ACREAGE: 0.42 AC  
ZONING: RURAL  
DB/PG: 3281/519

TMP: 05580-00-00-015A0  
OWNER: BROWN, RICHARD  
ACREAGE: 3 AC  
ZONING: RURAL  
DB/PG: 369/052

TMP: 05580-00-00-01400  
OWNER: BROWN, RICHARD  
ACREAGE: 1 AC  
ZONING: RURAL  
DB/PG: 1137/014