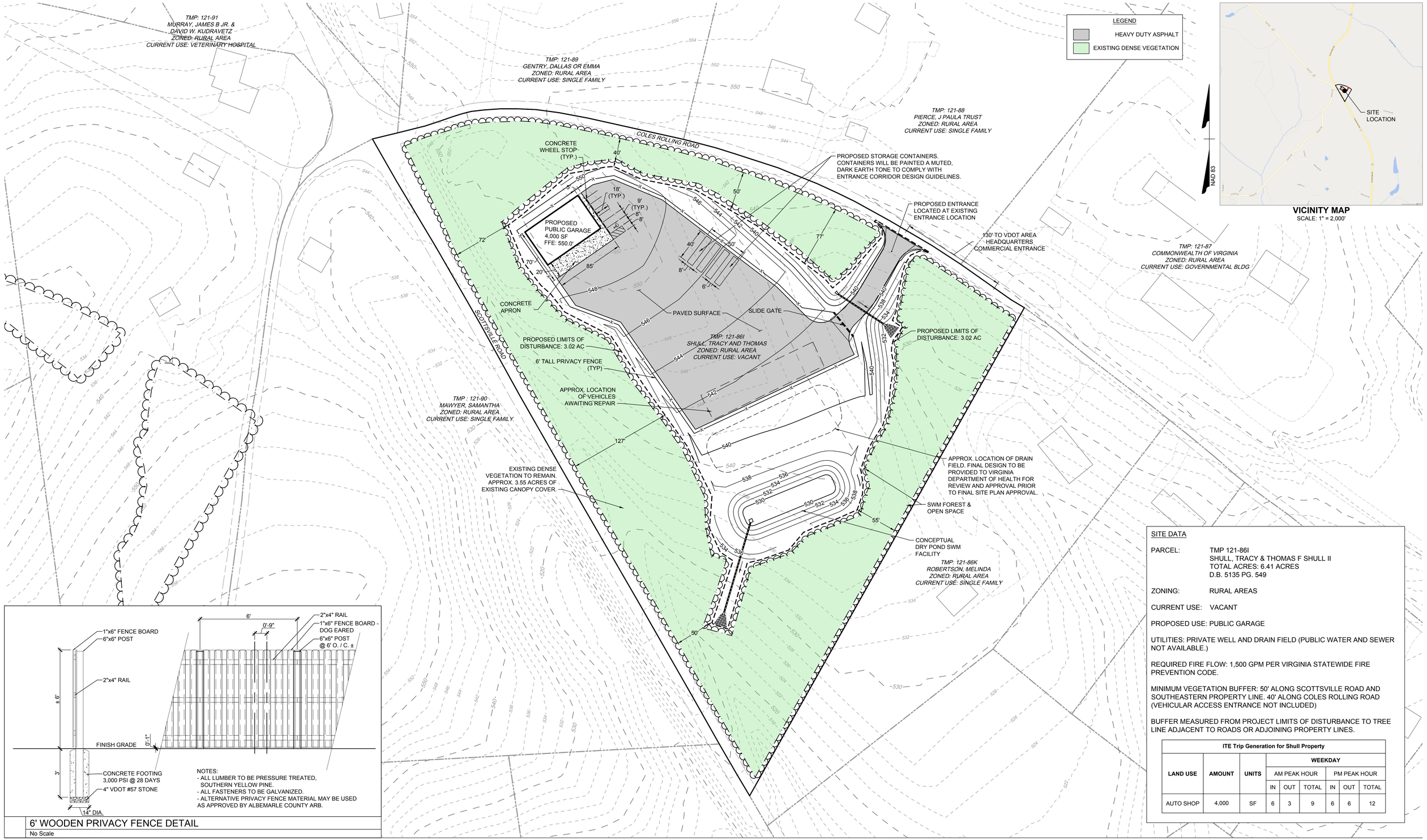


VICINITY MAP
SCALE: 1" = 2,000'

6' WOODEN PRIVACY FENCE DETAIL
No Scale

SITE DATA

PARCEL: TMP 121-86I
SHULL, TRACY & THOMAS F SHULL II
TOTAL ACRES: 6.41 ACRES
D.B. 5135 PG. 549

ZONING: RURAL AREAS

CURRENT USE: VACANT

PROPOSED USE: PUBLIC GARAGE

UTILITIES: PRIVATE WELL AND DRAIN FIELD (PUBLIC WATER AND SEWER NOT AVAILABLE.)

REQUIRED FIRE FLOW: 1,500 GPM PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.

MINIMUM VEGETATION BUFFER: 50' ALONG SCOTTSVILLE ROAD AND SOUTHEASTERN PROPERTY LINE. 40' ALONG COLES ROLLING ROAD (VEHICULAR ACCESS ENTRANCE NOT INCLUDED)

BUFFER MEASURED FROM PROJECT LIMITS OF DISTURBANCE TO TREE LINE ADJACENT TO ROADS OR ADJOINING PROPERTY LINES.

ITE Trip Generation for Shull Property

LAND USE	AMOUNT	UNITS	WEEKDAY					
			AM PEAK HOUR			PM PEAK HOUR		
			IN	OUT	TOTAL	IN	OUT	TOTAL
AUTO SHOP	4,000	SF	6	3	9	6	6	12

SHULL PROPERTY - TMP 12100-00-00-086I0, KEENE, VA, ALBEMARLE COUNTY

APPLICATION PLAN - 15 SEPTEMBER 2022
REVISED 5 OCTOBER 2023

SCALE 1"=50'
0 50' 100'

NAD 83

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

S:\103\54558-Shull_Property\DWG\Sheet\Exhibit\54558-103C-Exhibit.dwg | Plotted on 1/23/2024 4:02 PM | by Clint Shifflett