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PARKING TABULATIONS:

CODE REF.	USE	PARKING REQUIRED REQUIRED RATE	QUANTITY	REQUIRED SPACES
4.12.6	Dental Clinic	1 space / 175 sf	3000 sf	17
	Multifamily, 2+ BR units	2 spaces / unit	15 Unit(s)	30
			TOTAL REQUIRED:	47
			REQUIRED W/ 35% REDUCTION:	31
			TOTAL PROVIDED:	37

SPECIAL EXCEPTION REQUESTED TO ALLOW FUTURE PATHWAY TO AGNOR HURT WITHIN 20' USE BUFFER - APPROX. 400 SF DISTURBANCE ANTICIPATED

SPECIAL EXCEPTION REQUESTED FOR MINOR GRADING WITHIN 20' USE BUFFER TO ALLOW EXISTING ENTRANCE ALIGNMENT TO REMAIN -APPROX. 475 SF DISTURBANCE ANTICIPATED

FUTURE CONNECTION TO AGNOR HURT - TO BE DEDICATED UPON REQUEST BY THE COUNTY IN THIS GENERAL LOCATION

SPECIAL EXCEPTION REQUESTED TO ALLOW NEW STORM CONNECTION TO EXISTING STORM PIPE WITHIN USE BUFFER - APPROX. 140 SF DISTURBANCE ANTICIPATED

T.M. 45-91 LOT C GREENWICH CENTRE INVESTORS L.C. I.N. 202200013755 D.B. 2097-286A THRU 286C PLAT ZONED R15

T.M. 45-91A LOT A KNIGHT BERKSHIRE HOLDINGS,LLC D.B.4902-743 D.B. 1559-50 THRU 53 PLAT

T.M. 45-95A COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY D.B. 1128-650, 654, & 655 PLAT ZONED R6

T.M. 45-108 PARCEL F VON, LLC D.B. 2019-243 D.B. 985-751 PLAT ZONED CI

T.M. 45-94AI CYNTHIA L. WILLIAMS W.B. 152-59 D.B. 1680-668 D.B. 1559-50 THRU 53 PLAT ZONED CI

20' USE BUFFER AND PARKING SETBACK FROM RESIDENTIAL

50' BUILDING SETBACK FROM RESIDENTIAL

20' EX. SANITARY EASEMENT

20' EX. WATER EASEMENT

EXISTING VEGETATION TO REMAIN

R25'

24'

98.5'

80'

18'

24'

6'

15' HDPE

PROPOSED BIORETENTION OR UNDERGROUND SWM DETENTION SYSTEM

7,880 SF FOOTPRINT BUILDING ENVELOPE
4 STORIES
MAXIMUM 31,520 GSF

30' MAXIMUM BUILDING SETBACK

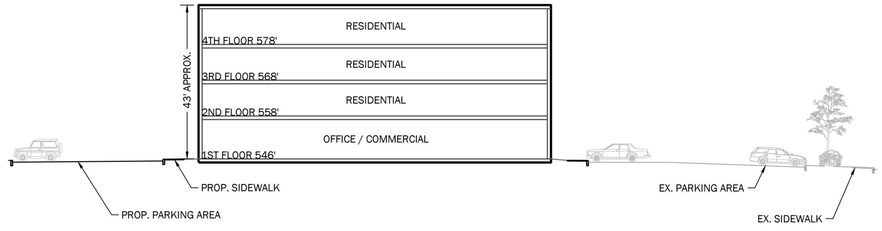
10' MINIMUM BUILDING SETBACK

WOODBROOK DRIVE

EXISTING FIRE HYDRANT

548 556 554 552 550 546 544 542 540 538 536 534 532

NOTES:
1. THE PARCEL BOUNDARY SHOWN IS BASED OFF OF FIELD RUN SURVEY. BUILDINGS, ROADS, AND TOPOGRAPHY SHOWN ARE ALL BASED OFF ALBEMARLE COUNTY GIS DATA AND SDP199500115 AND ARE APPROXIMATE ONLY.
2. TWO SPECIAL EXCEPTIONS ARE REQUESTED ALONGSIDE THIS APPLICATION. ONE FOR ENCROACHMENTS INTO THE 20 FT USE BUFFER ADJACENT TO RESIDENTIAL. THE SECOND IS TO REMOVE THE 15 FT STEPBACK REQUIREMENT FOR THE 4TH STORY OF THE PROPOSED BUILDING.



1 CONCEPT PLAN
1" = 10': 0 10 20

2 SECTION A
1" = 20': 0 20 40

CONCEPT PLAN

KNIGHT BERKSHIRE MIXED USE
SPECIAL USE PERMIT
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA 07/15/2024 NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

SUBMISSIONS/REVISIONS
2: 07/15/2024
PER COUNTY COMMENTS

1: 04/15/2024
INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C2.0

L+G PROJECT NUMBER: 2402001