

Vicinity Map
Scale: 1" = 2000'

GENERAL NOTES:

1. The proposed site is located on the east side of Route 17, south of Marsh Road, in the unincorporated area of Madison County, Virginia. The site is bounded by Route 17 to the north, Marsh Road to the west, and James Madison Parkway to the east. The site is approximately 1.5 acres in size and is currently undeveloped.
2. The proposed site is zoned R-1 (Residential Single-Family) and is subject to the provisions of the Madison County Zoning Ordinance. The proposed site is consistent with the zoning requirements for R-1.
3. The proposed site is located in an area that is not subject to any floodplain or other special district regulations.
4. The proposed site is located in an area that is not subject to any historic preservation or other special district regulations.
5. The proposed site is located in an area that is not subject to any other special district regulations.

GENERAL NOTES:

1. The proposed site is located on the east side of Route 17, south of Marsh Road, in the unincorporated area of Madison County, Virginia. The site is bounded by Route 17 to the north, Marsh Road to the west, and James Madison Parkway to the east. The site is approximately 1.5 acres in size and is currently undeveloped.
2. The proposed site is zoned R-1 (Residential Single-Family) and is subject to the provisions of the Madison County Zoning Ordinance. The proposed site is consistent with the zoning requirements for R-1.
3. The proposed site is located in an area that is not subject to any floodplain or other special district regulations.
4. The proposed site is located in an area that is not subject to any historic preservation or other special district regulations.
5. The proposed site is located in an area that is not subject to any other special district regulations.

GENERAL NOTES:

1. The proposed site is located on the east side of Route 17, south of Marsh Road, in the unincorporated area of Madison County, Virginia. The site is bounded by Route 17 to the north, Marsh Road to the west, and James Madison Parkway to the east. The site is approximately 1.5 acres in size and is currently undeveloped.
2. The proposed site is zoned R-1 (Residential Single-Family) and is subject to the provisions of the Madison County Zoning Ordinance. The proposed site is consistent with the zoning requirements for R-1.
3. The proposed site is located in an area that is not subject to any floodplain or other special district regulations.
4. The proposed site is located in an area that is not subject to any historic preservation or other special district regulations.
5. The proposed site is located in an area that is not subject to any other special district regulations.

GENERAL NOTES:

1. The proposed site is located on the east side of Route 17, south of Marsh Road, in the unincorporated area of Madison County, Virginia. The site is bounded by Route 17 to the north, Marsh Road to the west, and James Madison Parkway to the east. The site is approximately 1.5 acres in size and is currently undeveloped.
2. The proposed site is zoned R-1 (Residential Single-Family) and is subject to the provisions of the Madison County Zoning Ordinance. The proposed site is consistent with the zoning requirements for R-1.
3. The proposed site is located in an area that is not subject to any floodplain or other special district regulations.
4. The proposed site is located in an area that is not subject to any historic preservation or other special district regulations.
5. The proposed site is located in an area that is not subject to any other special district regulations.

SITE DATA

PROJECT DESCRIPTION: THE OWNER/APPPLICANT IS REQUESTING APPROVAL OF THE CONSTRUCTION OF A COMMERCIAL STORE AND A SERVICE STATION IN THE INDUSTRIAL PARK (-1) ZONING DISTRICT PARCEL TO THE SOUTH OF ROUTE 17 AND WEST OF THE PARCEL OWNED BY THE COUNTY SHOWN ADJACENT.

PERMITS: 6980-6-0726-000

APPLICANT: 2716 SOUTH COAST ENTERPRISES, INC. WILLIAM GAY, PRESIDENT

PROPERTY OWNER: SOUTH COAST ENTERPRISES, LLC - WILLIAM GAY, MANAGER

REPRESENTATIVE: METERED DISPENSER ASSOCIATES, INC. (540) 898-4500

ZONING: INDUSTRIAL PARK (-1) WITH RESTRICTIONS

SETBACKS: FRONT 100 FEET, SIDE 0 FEET, REAR 0 FEET

MAX. BUILDING HEIGHT: 46 FEET

MAX. LOT COVERAGE: 50%

CURRENT USE: SERVICE STATION (-3-34.4)

PROPOSED USE: COMMERCE STORE (-3-32.7)

ADDITIONAL NOTES: PARKING TO BE PROVIDED BY THE OWNER TO THE SITE WILL BE 100 NEW SPACES ON ROUTE 17.

PARKING REQUIREMENT: ONE (1) SPACE PER 200 SQUARE FEET OF NET FLOOR AREA FOR THE FIRST 1000 SQUARE FEET, PLUS SIX (6) SPACES PER EACH ADDITIONAL 1000 SQUARE FEET.

PARKING REQUIREMENT: 1400 SF REQUIRED

PARKING REQUIREMENT: 1000 SF / 1000' X 6' = 18 SPACES

PARKING REQUIREMENT: TOTAL SPACES REQ. = 23 SPACES

PARKING REQUIREMENT: 57 SPACES

LOADING REQUIREMENT: SHEDDING IS ONE (1) SPACE FOR THE FIRST 1000 SQUARE FEET OF NET FLOOR AREA, PLUS ONE (1) SPACE PER 1000 SQUARE FEET OF NET FLOOR AREA THEREAFTER.

LOADING REQUIREMENT: 1 SPACE

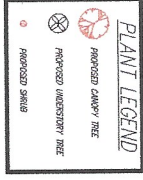
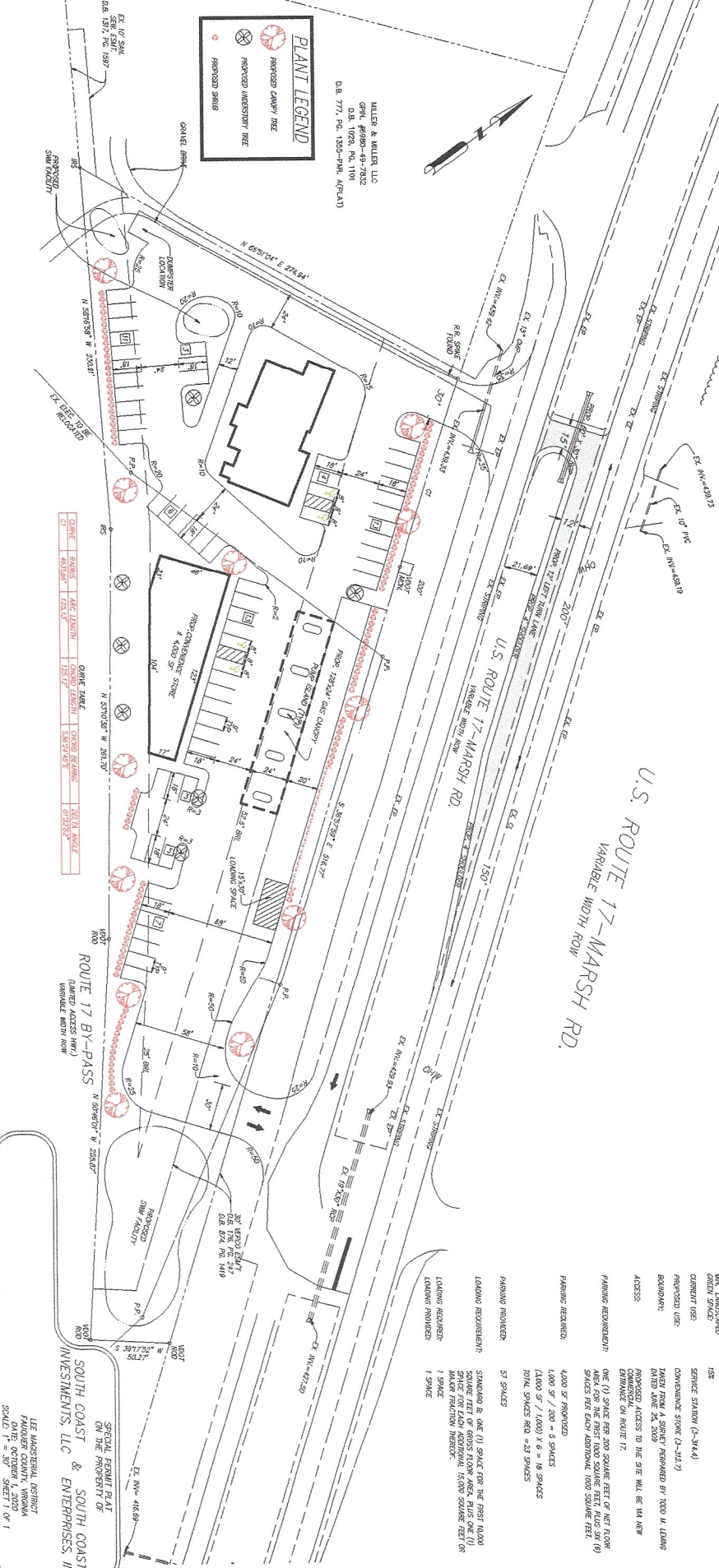
LOADING REQUIREMENT: 1 SPACE

SPECIAL PERMIT PLAN ON THE PROPERTY OF SOUTH COAST & ENTERPRISES, INC. INVESTMENTS, LLC

LEE MADRISTRAL DISTRICT, MADISON COUNTY, VIRGINIA

SCALE: 1" = 30'

SHEET 1 OF 1



MULLER & MULLER, LLC
GPR, #0809-60-7832
D.B. 1028, P.O. 1101
D.B. 771, P.O. 1330-PAUL, ACP(LA)

GRADE	PAVING	ASPH. DRIVE	CONCRETE DRIVE	CONCRETE DRIVE	GRAVEL DRIVE
0.0	4.0	7.0	12.0	15.0	18.0

ROUTE 17 BY-PASS
(LIMITED ACCESS RWY)
VARIABLE WIDTH ROW

SOUTH COAST & ENTERPRISES, INC.