

LOCATION OF SITE
1628 STATE FARM BOULEVARD
TAX MAP 07800-00-00-06500, 07800-00-00-06400
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



◆ ALBEMARLE DEPARTMENT OF COMMUNITY DEVELOPMENT
CONTACT: TIM PADALINO, AICP - SENIOR PLANNER
401 MCINTIRE ROAD, NORTH WING
CHARLOTTESVILLE, VIRGINIA 22904-4596
(434) 296-5832 EXT. 3088 (P)

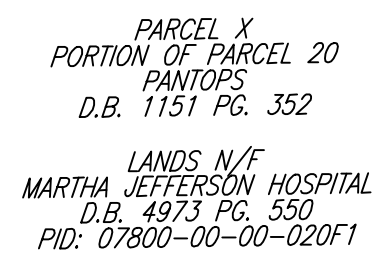
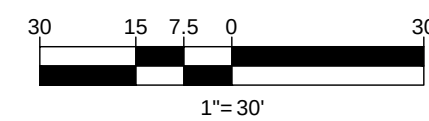
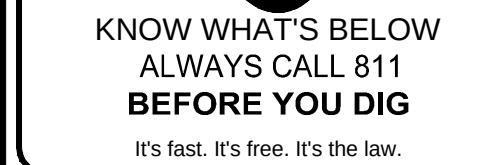
DEVELOPER
PT HOTEL, LLC
2000 WARE BOTTOM SPRING ROAD
CHESTER, VA 23836
MICHAEL SWEENEY
804-777-9000



CONTACT: JOHN C. WRIGHT, P.E.

<u>ZONING DATA:</u>		
SITE ADDRESS:	1628 STATE FARM BLVD. CHARLOTTESVILLE, VA 22911	
CURRENT ZONING:	PD-MC	
TAX MAP PARCEL NUMBER:	07800-00-00-06500 07800-00-00-06400	
EXISTING USE:	VACANT	
PROPOSED USE:	HOTEL	
BUILDING HEIGHT:	65' MAX	
<u>PARKING REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
HOTEL		
PROP. 109 ROOMS (1 SPACE / 1 ROOM)	109	120 (1.10 SPACES / ROOM)
TOTAL SPACES PROVIDED		120
<u>PROPOSED SETBACKS:</u>		
FRONT	30' (PORTE COCHERE)	
SIDE (WEST)	83.7'	
SIDE (EAST)	116.5'	
REAR	80.2' (TO FUTURE PARK LINE)	
REAR	302.8' (TO CURRENT PROPERTY BOUNDARY)	

1

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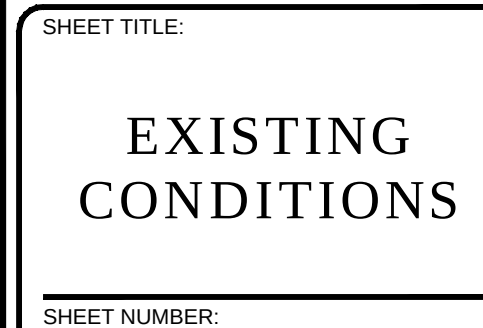
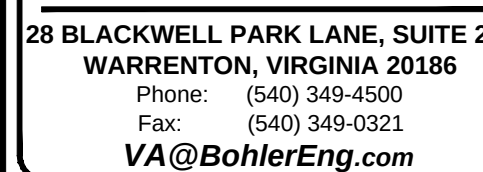
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CONSTRUCTION

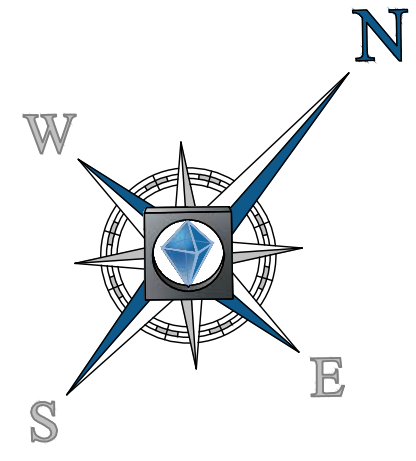
PROJECT No.:	V17206
DRAWN BY:	DS
CHECKED BY:	JQ
DATE:	6/18/2011
SCALE:	1" = 3'
CAD I.D.:	ZM

PROJECT:
**ZONING MAP
AMENDMENT**

PT HOTEL, LLC

LOCATION OF SITE
1628 STATE FARM BOULEVARD
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE, VIRGINIA





PARCEL X
PORTION OF PARCEL 20
PANTOPS
D.B. 1151 PG. 352

LANDS N/F
MARTHA JEFFERSON HOSPITAL
D.B. 4973 PG. 550
PID: 07800-00-00-020F1

PARCEL 73A
PANTOPS
D.B. 2019 PG. 125

LANDS N/F
ALBEMARLE LAND, LLC
D.B. 4416 PG. 460
PID: 07800-00-00-0734A

N47°06'22"E (M) 400.00' (R&M)
N49°52'17"E (R)

LOT 5
PANTOPS
D.B. 681 PG. 330

PART OF LANDS OF
KIMCO, L.C.
D.B. 1208 PG. 603
PID: 07800-00-00-06500
AREA: 97,391 S.F. OR 2.2353 AC.

LOT 4
PANTOPS
D.B. 681 PG. 330

PART OF LANDS OF
KIMCO, L.C.
D.B. 1208 PG. 603
PID: 07800-00-00-06400
AREA: 94,856 S.F. OR 2.1776 AC.

LOT 3
PANTOPS
D.B. 681 PG. 330

LANDS N/F
VIRGINIA HIGH SCHOOL
LEAGUE, INC.
D.B. 906 PG. 157
PID: 07800-00-00-06300

LOT 6
PANTOPS
D.B. 681 PG. 330

LANDS N/F
MARTHA JEFFERSON HOSPITAL
D.B. 4973 PG. 550
PID: 07800-00-00-06600

NEW PERMANENT RETAINING
WALL EASEMENT
D.B. 4632 PG. 123

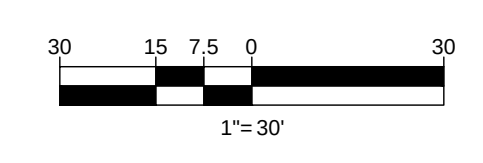
PROPOSED
INTERPARCEL
CONNECTION

R=735.00' (R&M)
Δ=015°41'00"
L=201.19' (R&M)
CHB=S51°23'35"W
CHD=200.56'

R=735.00' (R&M)
Δ=031°38'50"
L=405.98' (R&M)
CHB=S43°24'40"W
CHD=400.83'

R=735.00' (R&M)
Δ=015°57'49"
L=204.79' (R&M)
CHB=S35°34'10"W
CHD=204.12'

STATE FARM BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
D.B. 669 PG. 12
D.B. 681 PG. 330 & 331
D.B. 681 PG. 12 & 13

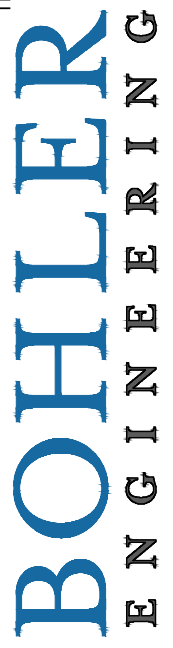


NOTES:

- OWNER TO RESERVE AN EASEMENT TO COUNTY OVER THE NORTHERN 2.0 ± ACRES FOR FUTURE PARK. AT TIME OF CERTIFICATE OF OCCUPANCY, OWNER WILL TRANSFER PROPERTY TO COUNTY FOR FUTURE PARK. FINAL AREA TO BE DETERMINED AT FINAL SITE PLAN.

SITE TABULATIONS

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**BOHLER
ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LONG BEACH, CA
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN FRANCISCO, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC
WICHITA, KS
WILSON, NC

REVISIONS			
REV	DATE	COMMENT	BY
1	9/4/18	PER COUNTY COMMENTS	JCW
2	10/29/18	PER COUNTY COMMENTS	JCW
3	4/15/19	PER COUNTY COMMENTS	JCW



811

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ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: V172065
DRAWN BY: DSH
CHECKED BY: JOR
DATE: 6/18/2018
SCALE: 1"=30'
CAD I.D.: ZM3

PROJECT:
**ZONING MAP
AMENDMENT**

FOR

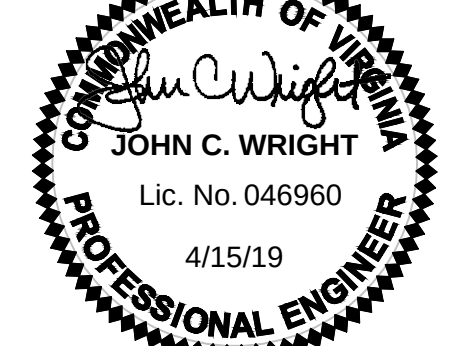
PT HOTEL, LLC

LOCATION OF SITE
1628 STATE FARM BOULEVARD
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE, VIRGINIA



**BOHLER
ENGINEERING**

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com



JOHN C. WRIGHT
Lic. No. 046960
4/15/19
PROFESSIONAL ENGINEER

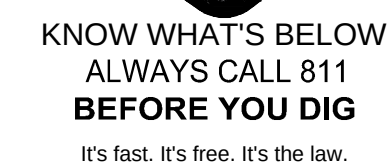
SHEET TITLE:
**ZONING MAP
AMENDMENT**

SHEET NUMBER:
3

2000 Ware Bottom Spring Road
Chester, Virginia 23836
Tel. 804.777.9000

MEMBER OF
THE AMERICAN INSTITUTE OF ARCHITECTS
NEW ZEALAND INSTITUTE OF ARCHITECTS
AUSTRALIAN INSTITUTE OF ARCHITECTS

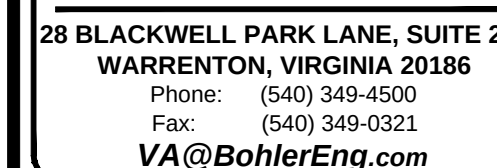
PERMIT SET

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PROJECT No.:	V17206
DRAWN BY:	DS
CHECKED BY:	JQ
DATE:	6/18/2011
SCALE:	AS NOTED
CAD I.D.:	ZM

— FOR —

LOCATION OF SITE
1628 STATE FARM BOULEVARD
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE, VIRGINIA



SHEET NUMBER:

4

MEMBER OF
THE AMERICAN INSTITUTE OF ARCHITECTS
NEW ZEALAND INSTITUTE OF ARCHITECTS
AUSTRALIAN INSTITUTE OF ARCHITECTS

Description

ELEVATIONS

DREW
MCS

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CONSTRUCTION

PROJECT No.:	V172065
DRAWN BY:	DSH
CHECKED BY:	JQR
DATE:	6/18/2018
SCALE:	AS NOTED
CAD I.D.:	ZM3

PROJECT:
ZONING MAP
AMENDMENT

_____ FOR _____

PT HOTEL, LLC

LOCATION OF SITE
28 STATE FARM BOULEVARD
ANNA MAGISTERIAL DISTRICT
ALBEMARLE, VIRGINIA



28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

5