

INITIAL SITE DEVELOPMENT PLAN FOR NORTHSIDE MATERIAL RECOVERY FACILITY

TMP 03200-00-00-022C3, 03200-00-00-07000, 03200-00-00-07100, 03200-00-00-07200, and 03200-00-00-07300
RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SDP201800067

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
PHONE: (434) 227-5140
201 E. MAIN ST., SUITE M
CHARLOTTEVILLE, VA 22902
JUSTIN@SHIMP-ENGINEERING.COM



LEGEND		
EXIST	NEW	DESCRIPTION
1G TC	x 12 TC	TOP OF CURB ELEVATION
1G	x 12	SPOT ELEVATION
1G TW	x 12 TW	TOP OF WALL ELEVATION
1G BW	x 12 BW	BOTTOM OF WALL ELEVATION
⊕		BENCHMARK
---	---	STORM SEWER
---	---	ROOF DRAIN
---	---	SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	OVERHEAD ELECTRIC WIRE
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD TELEPHONE LINE
---	---	UNDERGROUND TELEPHONE LINE
□	□	DRAIN INLET (DI)
○	○	STORM/SANITARY MANHOLE
●	●	PLUG
⊕	⊕	WATER VALVE & BOX
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER METER
⊕	⊕	LIGHT POLE
⊕	⊕	UTILITY POLE
---	---	PROPERTY LINE
---	---	ADJACENT PROPERTY LINE
---	---	VACATED PROPERTY LINE
---	---	BUILDING SETBACK
---	---	PARKING SETBACK
---	---	SANITARY EASEMENT
---	---	GRADING EASEMENT
---	---	DRAINAGE EASEMENT
---	---	UTILITY EASEMENT
---	---	WATER EASEMENT
---	---	ACCESS EASEMENT
---	---	STORM DRAINAGE EASEMENT
---	---	TREE LINE
---	---	FENCE
---	---	STREAM
---	---	INTERVAL CONTOUR
---	---	INDEX CONTOUR
CG-2	CG-2	STANDARD 6" CURB
CG-6	CG-6	COMBINATION 6" CURB & GUTTER
---	---	CONCRETE PAVEMENT / SIDEWALK
---	---	RIPRAP
---	---	ASPHALT
---	---	GRASS
---	---	EC-2 MATTING
---	---	EC-3 MATTING
---	---	WETLAND
10	10	PARKING COUNT
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
CG-12	CG-12	CG-12
♿	♿	HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

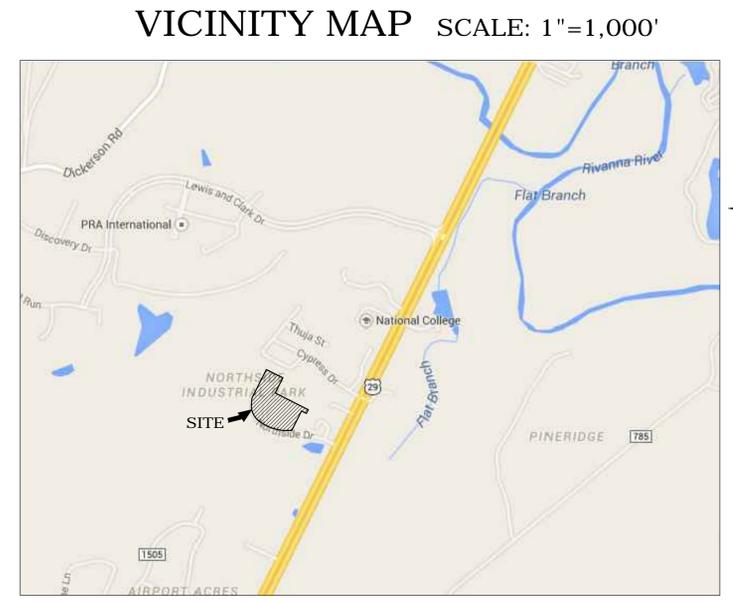


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1	- COVER SHEET
C2	- EXISTING BOUNDARY AND ZONING CONDITIONS
C3	- EXISTING CONDITIONS & DEMO PLAN
C4	- SITE PLAN AND GRADING
C5	- SITE SECTIONS OVERVIEW
C6	- SITE SECTIONS
C7	- SITE SECTIONS

SIGNATURE BLOCK

CURRENT DEVELOPMENT PLANNER	_____	DATE	_____
CURRENT DEVELOPMENT ENGINEER	_____		
ALBEMARLE COUNTY SERVICE AUTHORITY	_____		
FIRE OFFICIAL	_____		
VIRGINIA DEPARTMENT OF TRANSPORTATION	_____		

OWNER / DEVELOPER

OWNER (TMP 32-22C3):
LARRY AND BARBARA HALL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

OWNER (TMP 32-70):
LARRY B. HALL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

OWNER (TMP 32-71):
LARRY B HALL SR, ET AL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

OWNER (TMP 32-72):
LARRY HALL AND BARBARA HALL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

OWNER (TMP 32-73):
LARRY HALL AND BARBARA HALL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

DEVELOPER:
LARRY HALL
1949 NORTHSIDE DR
CHARLOTTEVILLE VA, 22911

MAGISTERIAL DISTRICT

RIO

ZONING

HI-HEAVY INDUSTRIAL
AIA- AIRPORT IMPACT AREA
EC - ENTRANCE CORRIDOR (PARCEL 72)

SOURCE OF TITLE

DB 2411 P 398, P 406 (PLAT)
6.83 ACRES TOTAL

SOURCE OF DATUM

NAVD 1988

SOURCE OF BOUNDARY & TOPO

PARCELS WERE PARTIALLY SURVEYED BY ROGER W. RAY AND ASSOCIATES (03/16/2015). REMAINING PARCEL LINES COMPUTED FROM SURVEYS OF RECORD. THESE LINES ARE APPROXIMATE AND SHOULD BE SURVEYED FOR FINAL PLANNING PURPOSES. TWO (2) FOOT CONTOUR INTERVAL TOPOGRAPHY FROM BELL LANDSCAPE SURVEYS, LLC (02/13/15).

BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION USED TO CREATE SITE SECTIONS (PLAN AND PROFILE) WAS GENERATED FROM ALBEMARLE COUNTY GIS DATA DOWNLOADED ON 10-10-2018.

EXISTING USE

CONSTRUCTION WASTE AREA

PROPOSED USE

RECYCLING PROCESSING CENTER

LAND USE SCHEDULE

LAND USE TABLE REFLECTS PROJECT AREA OF 6.8 ACRES CONSISTING OF 5 (FIVE) PARCELS.

EXISTING	Area (sf)	%
Parking	42,500	14%
Aggregate Pad	27,500	30%
Total Impervious	130,000	44%
Open space	166,208	56%
Total	296,208	(6.8 ac)

PROPOSED	Area (sf)	%
Parking	17,200	6%
Travel Way	4,750	2%
Aggregate Pad	98,750	33%
Total Impervious	120,700	41%
Open space	175,508	59%
Total	296,208	(6.8 ac)

EXISTING WOODED AREA BUFFER AND PROPOSED SCREENING: 66,000 SF
66,000 SF = 22% OF THE DEVELOPMENT AREA WILL BE PRESERVED
WOODS AND SCREENING AND WILL MEET THE CANOPY REQUIREMENT FOR THE SITE.

STORMWATER MANAGEMENT

THE CURRENT STOCKPILING OPERATION IS OPERATING UNDER WFO 2015-001. THE PROPOSED MATERIAL RECOVERY FACILITY WILL OPERATE UNDER THE SAME PERMIT, AMENDED AS NECESSARY.

SETBACKS

10' FRONT SETBACK
0' BACK SETBACK
0' SIDE SETBACK

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT: 65'
NO PROPOSED BUILDINGS ON THIS SITE

WATERSHEDS

THIS SITE LIES WITHIN THE NORTH FORK RIVANNA (BELOW WATER INTAKE) WATERSHED.

PARKING SCHEDULE

REQUIRED PARKING:
INDUSTRIAL:
1 PER INDUSTRIAL EMPLOYEE, MIN. 2
ESTIMATED EMPLOYEES: 4 = 4 SPACES REQ.

TRIP GENERATION

THE MATERIAL RECOVERY FACILITY IS NOT REPRESENTED IN THE ITE TRIP GENERATION CODE. THE FACILITY WILL HAVE 2-3 EMPLOYEES, ANTICIPATES 20-30 MATERIAL DELIVERIES-IN AND 20-30 MATERIAL DELIVERIES-OUT FOR A TOTAL OF 50-75 AVERAGE DAILY TRIPS.

LIGHTING

NO OUTDOOR LIGHTING IS PROPOSED ON THE SITE DEVELOPMENT PLAN.

FLOOD ZONE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0145D), THIS PROPERTY DOES NOT LIE IN A ZONE A 100-YEAR FLOOD PLAIN.

UTILITIES

AN EXISTING DRAINAGE EASEMENT RUNS ACROSS THE FRONT OF THE SITE. ALBEMARLE COUNTY SERVICE AUTHORITY SANITARY SEWER AND WATER UTILITIES ARE LOCATED ALONG NORTHSIDE DRIVE. ANY WATER AND OR SANITARY REQUIREMENTS WILL BE PROVIDED THROUGH METERED SERVICE FROM THE ACSA.

STEEP SLOPES

18,600 SF OF MANAGED SLOPES EXIST WITHIN THE LIMITS OF THE SITE. THESE ARE SHOWN ON SHEET C3. PRESERVED SLOPES ARE NOT PRESENT ON THIS SITE.

NARRATIVE OF OPERATIONS

THE SITE SHALL BE USED TO PROCESS RECYCLED ASPHALT AND CONCRETE MATERIALS TO INCLUDE:

INERT CONCRETE, ASPHALT, GRAVEL & DEBRIS ASSOCIATED WITH THE RECYCLING OF CONCRETE AND ASPHALT PRODUCTS SUCH AS REBAR.

THE SITE WILL NOT BE USED TO PROCESS RECYCLED PAPER, GLASS, PLASTIC, ELECTRONICS, OR ANY OTHER MATERIAL NOT SPECIFIED ABOVE.

COVER SHEET	Rev #	Date	Description
	1	10/03/18	Issue for Review
	2	11/26/2018	County ABG Comments
	3	3/11/2019	Address County Comments
	4	3/11/2019	Address County Comments
5	4/10/2019	Storage Area Label	

INITIAL SITE DEVELOPMENT PLAN FOR
NORTHSIDE MATERIAL RECOVERY FACILITY
ALBEMARLE COUNTY, VIRGINIA

Date	09/03/18
Scale	
Sheet No.	C1 OF 7
File No.	18.037

T.M. 32-221
 BEARD LIVING TRUST
 C. RAY BEARD, TRUSTEE
 D.B. 1657 P. 626
 25.98 ACRES
 ZONED R4 RESIDENTIAL

T.M. 32-67
 PARCELS F & G
 LARRY B. HALL & BARBARA A. HALL
 D.B. 1252-280 PLAT
 D.B. 624-251
 4.15 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C3
 LOT CCI
 LARRY B. HALL & BARBARA A. HALL
 D.B. 2411-398, 406 THRU 409 PLAT
 D.B. 886-395
 D.B. 842-694
 2.25 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C1
 CONMAT PROPERTIES LC
 D.B. 4351 P. 400
 2 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C4
 HALL, LARRY B. OR BARBARA A.
 D.B. 2445 P. 071
 1.83 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-70
 LOT II
 LARRY B. HALL
 D.B. 2411-398,
 406 THRU 409 PLAT
 D.B. 842-694
 1.18 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-71
 LOT JJ
 LARRY B. HALL, SR., ET AL.
 D.B. 2898-355
 D.B. 2411-398,
 406 THRU 409 PLAT
 D.B. 842-696
 1.15 ACRES
 ZONED HEAVY INDUSTRY

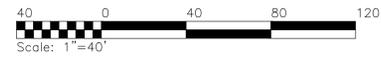
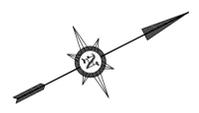
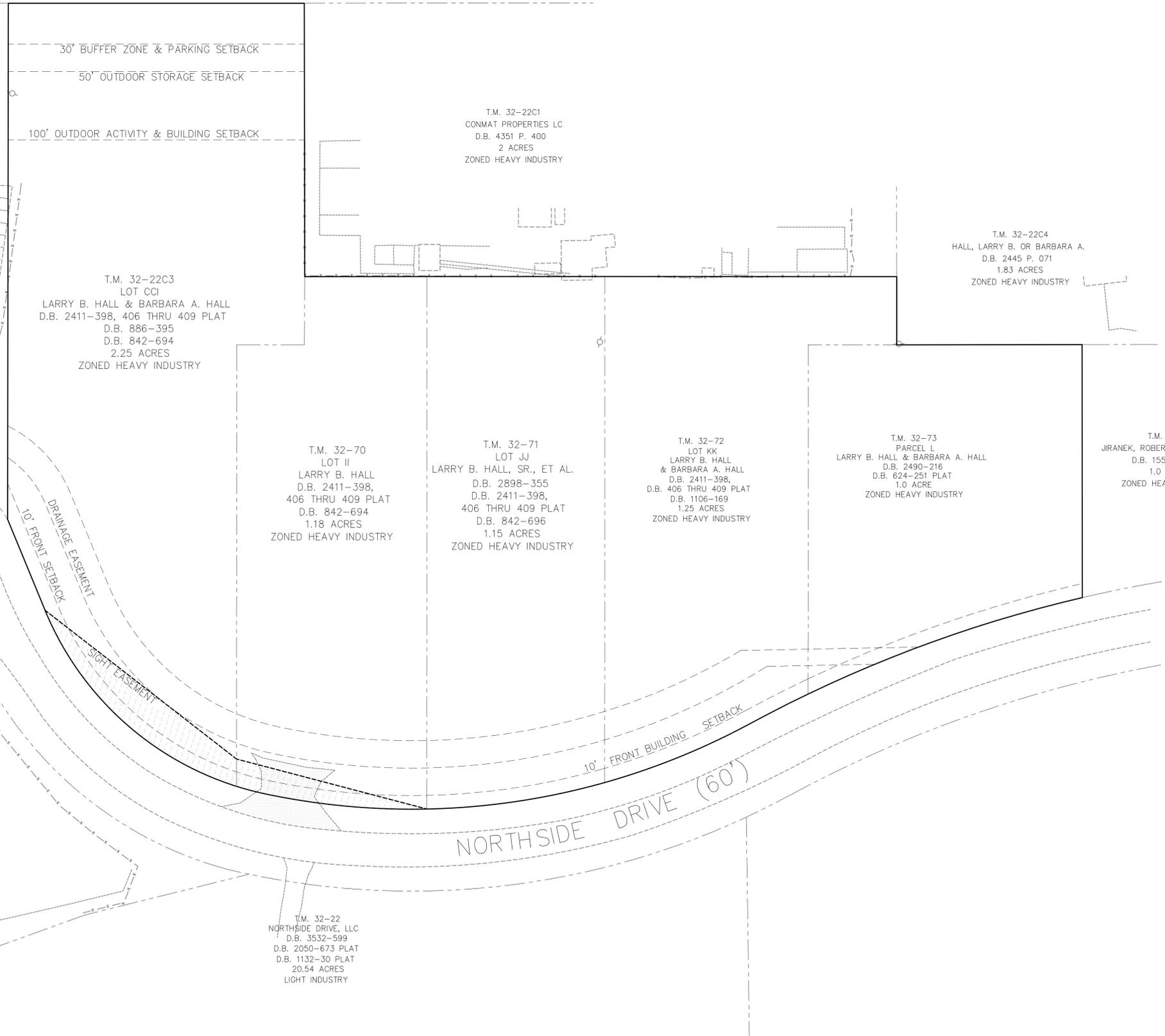
T.M. 32-72
 LOT KK
 LARRY B. HALL
 & BARBARA A. HALL
 D.B. 2411-398,
 D.B. 406 THRU 409 PLAT
 D.B. 1106-169
 1.25 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-73
 PARCEL L
 LARRY B. HALL & BARBARA A. HALL
 D.B. 2490-216
 D.B. 624-251 PLAT
 1.0 ACRE
 ZONED HEAVY INDUSTRY

T.M. 32-74
 JIRANEK, ROBERT H OR NANCY F
 D.B. 1555 P. 723
 1.0 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C5
 LARRY B. HALL & BARBARA A. HALL
 D.B. 2050-670, 672 & 673 PLAT
 D.B. 1366-278
 D.B. 1252-279, 280 PLAT
 D.B. 1074-143, 147 PLAT
 D.B. 705-727
 D.B. 598-374 PLAT
 6.51 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22
 NORTHSIDE DRIVE, LLC
 D.B. 3532-599
 D.B. 2050-673 PLAT
 D.B. 1132-30 PLAT
 20.54 ACRES
 LIGHT INDUSTRY



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST. SUITE M
 CHARLOTTESVILLE, VA 22902
 PHONE: (434) 297-5140
 JUSTIN@SHIMP-ENGINEERING.COM

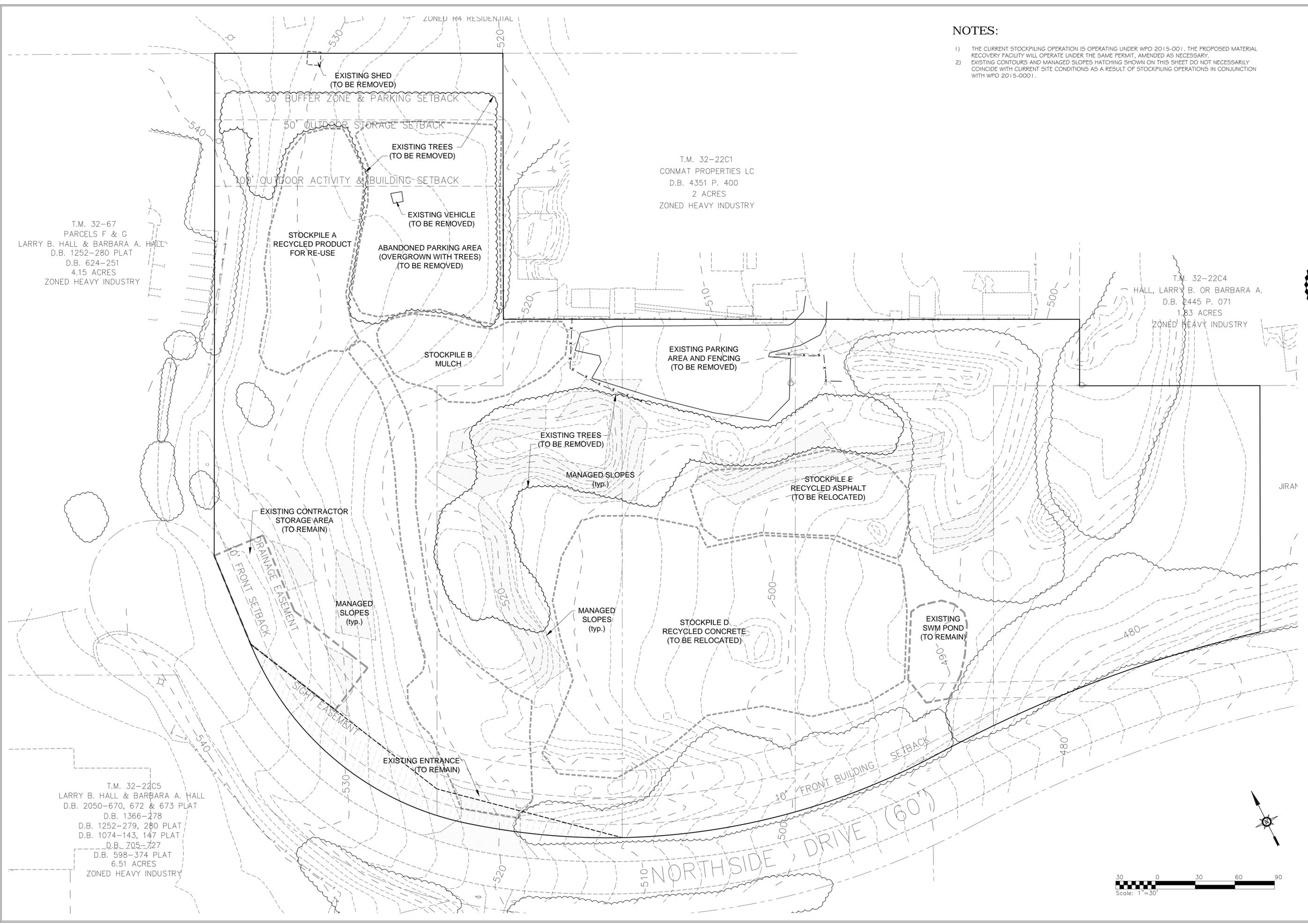


EXISTING BOUNDARY & ZONING CONDITIONS

Rev #	Date	Description
1	10/15/2018	County Comments
2	10/15/2018	County Comments
3	3/7/2019	Address County Comments
4	3/11/2019	Address County Comments
5	4/10/2019	Storage Area Label

INITIAL SITE DEVELOPMENT PLAN FOR
NORTHSIDE MATERIAL RECOVERY FACILITY
 ALBEMARLE COUNTY, VIRGINIA

Date	09/04/18
Scale	1" = 40'
Sheet No.	C2 OF 7
File No.	18.037



T.M. 32-67
 PARCELS F & G
 LARRY B. HALL & BARBARA A. HALL
 D.B. 1252-280 PLAT
 D.B. 624-251
 4.15 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C1
 CONMAT PROPERTIES LC
 D.B. 4351 P. 400
 2 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C4
 HALL, LARRY B. OR BARBARA A.
 D.B. 445 P. 071
 1.83 ACRES
 ZONED HEAVY INDUSTRY

T.M. 32-22C5
 LARRY B. HALL & BARBARA A. HALL
 D.B. 2050-670, 672 & 673 PLAT
 D.B. 1366-278
 D.B. 1252-279, 280 PLAT
 D.B. 1074-143, 147 PLAT
 D.B. 705-727
 D.B. 598-374 PLAT
 6.51 ACRES
 ZONED HEAVY INDUSTRY

NOTES:

- 1) THE CURRENT STOCKPILING OPERATION IS OPERATING UNDER WPO 2015-001. THE PROPOSED MATERIAL RECOVERY FACILITY WILL OPERATE UNDER THE SAME PERMIT, AMENDED AS NECESSARY.
- 2) EXISTING CONTOURS AND MANAGED SLOPES HATCHING SHOWN ON THIS SHEET DO NOT NECESSARILY COINCIDE WITH CURRENT SITE CONDITIONS AS A RESULT OF STOCKPILING OPERATIONS IN CONJUNCTION WITH WPO 2015-0001.

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST. SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 297-8140
 JUSTIN@SHIMP-ENGINEERING.COM



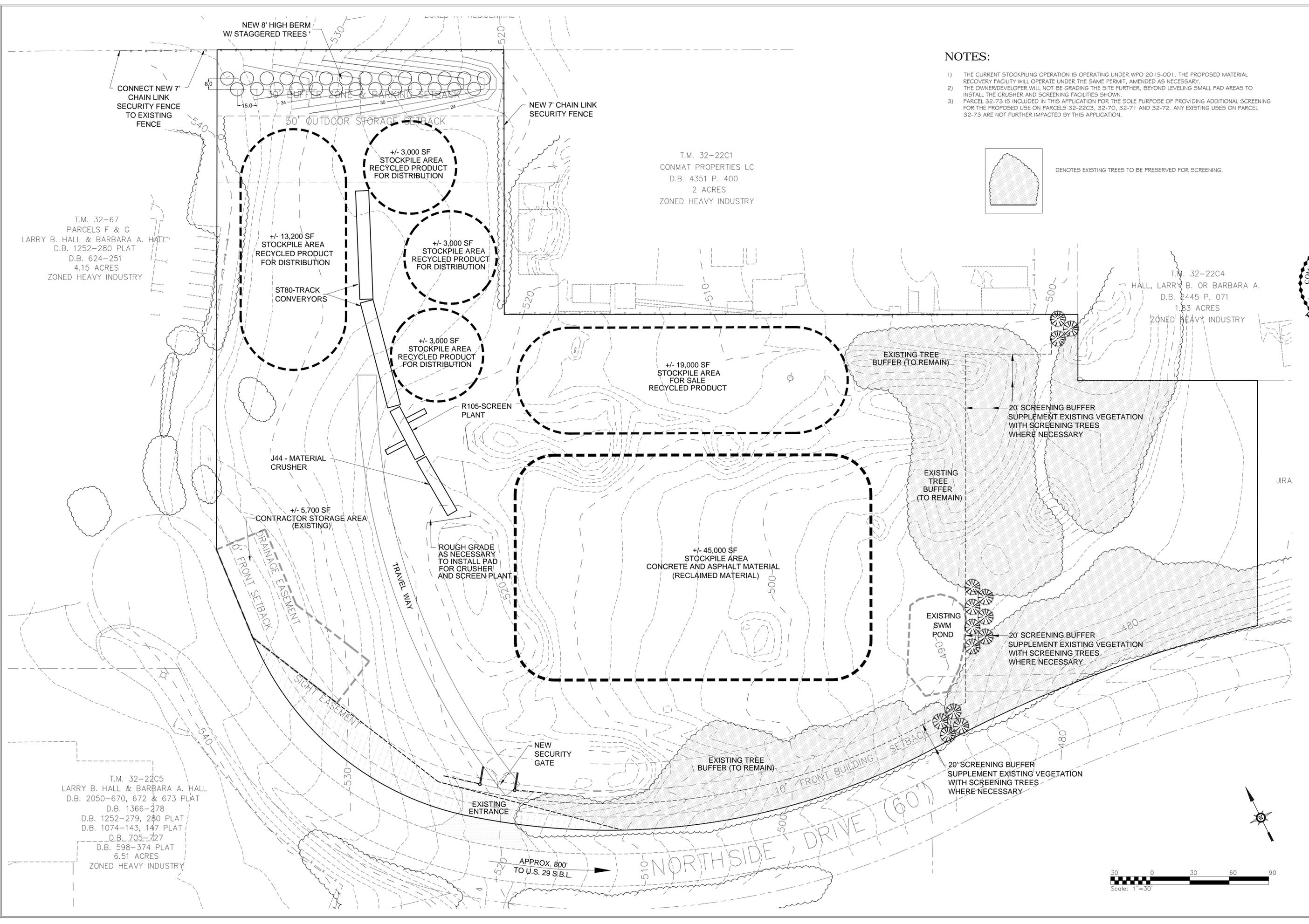
EXISTING CONDITIONS & DEMO PLAN

Rev #	Date	Description
1	10/15/2018	County Comments
2	11/15/2018	City Comments
3	3/17/2019	Address County Comments
4	3/17/2019	Address County Comments
5	4/10/2019	Storage Area Label

**INITIAL SITE DEVELOPMENT PLAN FOR
 NORTHSIDE MATERIAL RECOVERY FACILITY
 ALBEMARLE COUNTY, VIRGINIA**

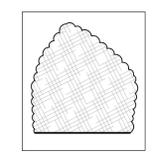
Date: 09/04/18
 Scale: 1" = 30'
 Sheet No.: C3 OF 7
 File No.: 18.037





NOTES:

- 1) THE CURRENT STOCKPILING OPERATION IS OPERATING UNDER WFO 2015-001. THE PROPOSED MATERIAL RECOVERY FACILITY WILL OPERATE UNDER THE SAME PERMIT, AMENDED AS NECESSARY.
- 2) THE OWNER/DEVELOPER WILL NOT BE GRADING THE SITE FURTHER, BEYOND LEVELING SMALL PAD AREAS TO INSTALL THE CRUSHER AND SCREENING FACILITIES SHOWN.
- 3) PARCEL 32-73 IS INCLUDED IN THIS APPLICATION FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL SCREENING FOR THE PROPOSED USE ON PARCELS 32-22C3, 32-70, 32-71 AND 32-72. ANY EXISTING USES ON PARCEL 32-73 ARE NOT FURTHER IMPACTED BY THIS APPLICATION.



DENOTES EXISTING TREES TO BE PRESERVED FOR SCREENING.



SITE PLAN

Rev #	Date	Description
1	10/15/2018	County Comments
2	3/17/2019	County Comments
3	3/17/2019	Address County Comments
4	3/17/2019	Address County Comments
5	4/10/2019	Storage Area Label

**INITIAL SITE DEVELOPMENT PLAN FOR
 NORTHSIDE MATERIAL RECOVERY FACILITY
 ALBEMARLE COUNTY, VIRGINIA**

Date	09/04/18
Scale	1" = 30'
Sheet No.	C4 OF 7
File No.	18.037