

MINOR SITE PLAN AMENDMENT FOR 450 Westfield Road
Amendment to SDP 1979-67: McCann Delivery Service
TMP 061WO-01-OC-00600
RIO MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

LEGEND

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

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

VICINITY MAP SCALE: 1"=500'

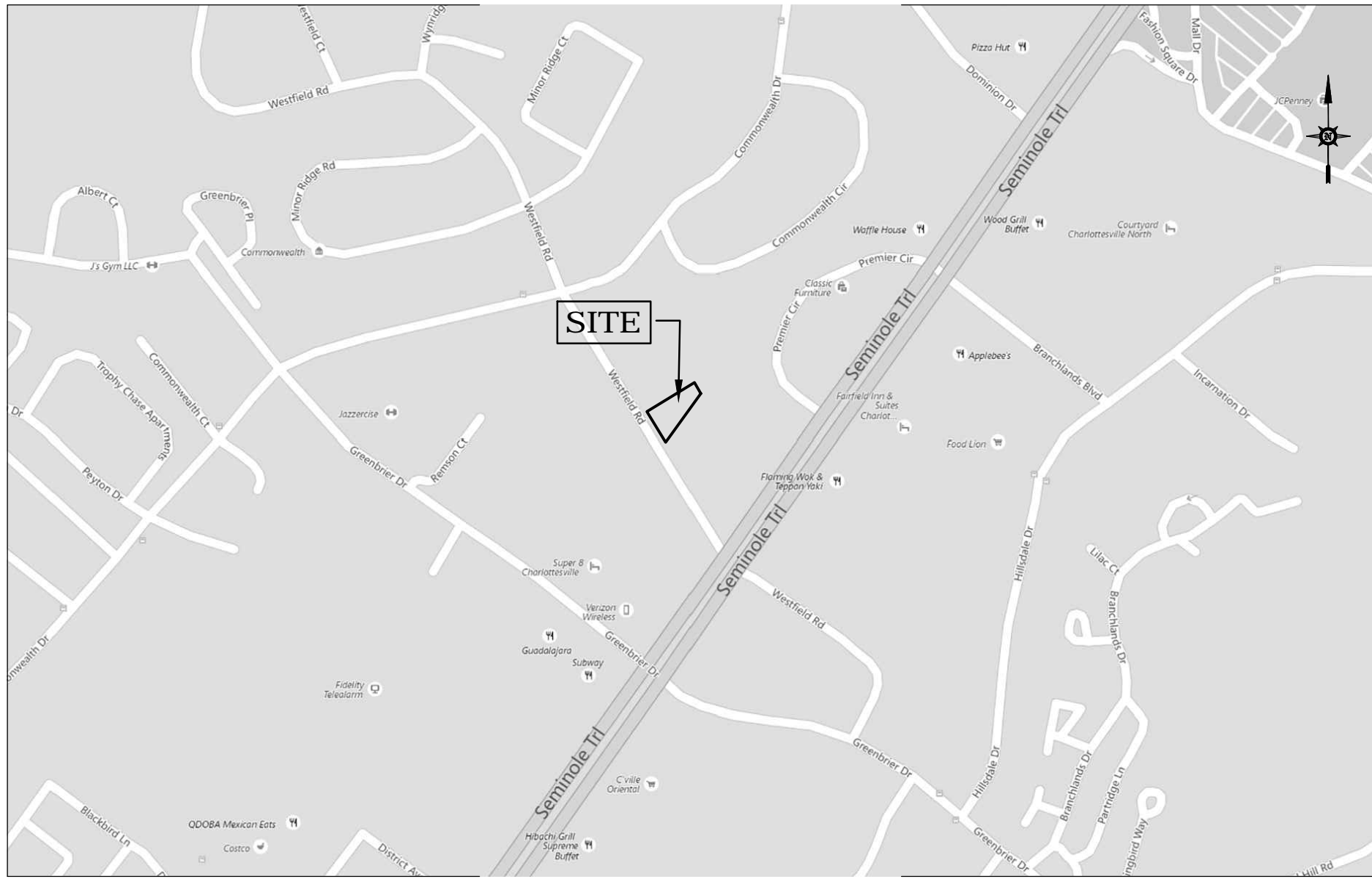


IMAGE PROVIDED BY BING MAPS

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS & DEMO
- SHEET C3 - SITE PLAN

OWNER / DEVELOPER

Owner: Premier Plaza LLC
3002 Berkmar Drive
Charlottesville, VA 22901

Developer: Ameer Al-shammari
450 Westfield Road
Charlottesville, VA 22901

ZONING

C1 - Commercial
AIA - Airport Impact Area
EC - Entrance Corridor

LEGAL REFERENCE

TMP 061WO-01-OC-00600
- DB 3135 PG 621 (0.39 Acs)
- DB 688 PG 290 (Plot)
- DB 688 PF 287 (Access Easement)

BENCHMARK

Assumed bench mark for this plan is a storm structure manhole top located on east side of entrance to site. Elev. = 495.23 See sheet C2.

SOURCE OF BOUNDARY & TOPO

Boundary survey information provided by:
Commonwealth Land Surveying, LLC.

Topographic survey provided by:
Commonwealth Land Surveying, LLC. on February 2, 2017
1484 Greenbrier Place
Charlottesville, VA 22901
(434) 973-0513

A title report was not provided. All easements and encumbrances may not be shown on this plan.

EXISTING USE

Maintenance Shop

PROPOSED USE

Automobile Sales, Service, and Rentals

Office Area: 300 SF
Service Area: 600 SF
Storage Area (including shed): 400 SF
Building Footprint: 1,300 SF

Outdoor Display Area: 4,900 SF

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0278D), this property does not lie within the Zone AE 100-year flood plain.

WATER & SANITARY SERVICES

All water and sanitary sewer services are existing and provided by the Albemarle County Service Authority.

ELECTRIC / TELEPHONE / CABLE

Any new service lines for electricity, telephone and cable TV, if feasible, are to be installed underground. Care is to be taken to assure their location does not conflict with any other aspects of the proposed site plan amendment.

LANDSCAPING CANOPY

Existing Street Trees, located along Westfield Road, shall be preserved along with existing trees located on the north side of the site. New screening shrubs and one new street tree are proposed on sheet 3.

CRITICAL SLOPES

There are managed steep slopes shown within this property. See sheet C2.

WATERSHED

This site is located within the Meadow Creek Watershed. This site is not located within a water supply protection area.

SUPPLEMENTAL ZONING

This site plan is subject to the following requirements as per Section 5.1.31 of the Albemarle County Zoning Ordinance:

- All parts, materials and equipment shall be stored within an enclosed building.
- No vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street or any residential property, and shall be limited to locations designated on the approved site plan.
- All services shall be performed within an enclosed building.
- No buildings in which services are performed shall be located closer than fifty (50) feet from any residential or agricultural district.

This site plan is subject to the following requirements as per Section 5.1.32 of the Albemarle County Zoning Ordinance:

- This provision is intended to provide locations for the towing and/or temporary storage of collision/disabled vehicles. No body or mechanical work, painting, maintenance, servicing, disassembling, salvage or crushing of vehicles shall be permitted; except that the commission may authorize maintenance and servicing of rental vehicles in a particular case;
- No vehicle shall be located on any portion of such property so as to be visible from any public road or any residential property and shall be limited to locations designated on the approved site plan.

GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT, WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONTRUCTION INDUSTRY (29 CFR PART 1926).
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE FILL AND BACKFILL MATERIAL UNDER PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES; USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING. PLACE MATERIAL IN 6" LIFTS.
- COMPACT LAYERS OF FILL TO 95 PERCENT BY MODIFIED PROCTOR METHOD PER ASTM D 1557 BENEATH AND WITHIN 15 FEET OF BUILDINGS AND BY STANDARD PROCTOR METHOD PER ASTM D 698 BENEATH AND WITHIN DETENTION POND EMBANKMENTS, PAVEMENTS, WALKS, AND ROAD SHOULDERS, INCLUDING AREAS THAT MAY BE USED FOR FUTURE CONSTRUCTION. IN OTHER UNPAVED AREAS, COMPACT 90 PERCENT BY STANDARD PROCTOR METHOD PER ASTM D 698. IF THE DENSITY OF THE ADJACENT SOIL IS MORE THAN THE DENSITY SPECIFIED, THEN COMPACT TO A DENSITY NOT LESS THAN THE DENSITY OF THE ADJACENT SOIL.
- AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONAL MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487. CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 35. MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 12, AND MAXIMUM OF 25 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE. SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
- CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS.
- ALL EXISTING CURB AND GUTTER ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF ALBEMARLE COUNTY.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- THERE IS NO PROPOSED SITE LIGHTING. ANY WALL MOUNTED LIGHTING WILL BE LESS THAN 3,000 LUMENS.

PARKING SCHEDULE

Proposed Use: Required
Motor Vehicle Sales and Display: 1 Space Per 1500 sf display area
4,900/1500 = 4 Spaces Required

Total Number Spaces Provided: 4 Spaces (includes 1 handicap accessible)

LAND USE SCHEDULE

EXISTING	Area	%
Building (includes shed)	1,300 SF	7.6%
Pavement	8,313 SF	48.8%
Sidewalk and Ramp	473 SF	2.8%
Impervious area	10,086 SF	59.2%
Open space	6,951 SF	40.8%
Total=	17,037 SF (0.39 AC)	
PROPOSED	Area	%
Building	1,300 SF	7.6%
Pavement	10,613 SF	62.3%
Sidewalk	100 SF	0.6%
Impervious area	12,013 SF	70.5%
Open space	5,024 SF	29.5%
Total=	17,037 SF (0.39 AC)	

LIGHTING

Pole mounted lighting is not proposed with this application. Wall mounted lighting fixtures on the existing building shall be replaced in accordance with sheet C4.

SIGNS

An existing sign is shown on Sheet 2 of this plan. A new sign is not proposed with this submittal.

BUILDING HEIGHT

Maximum: 65'
Floors above 40' or the third story shall be stepped back a minimum of 15' from the front of the building.

SETBACKS

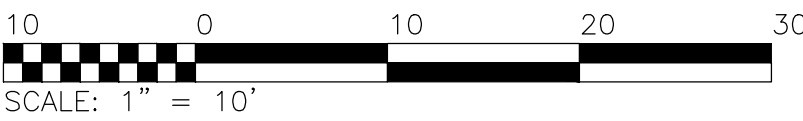
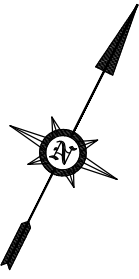
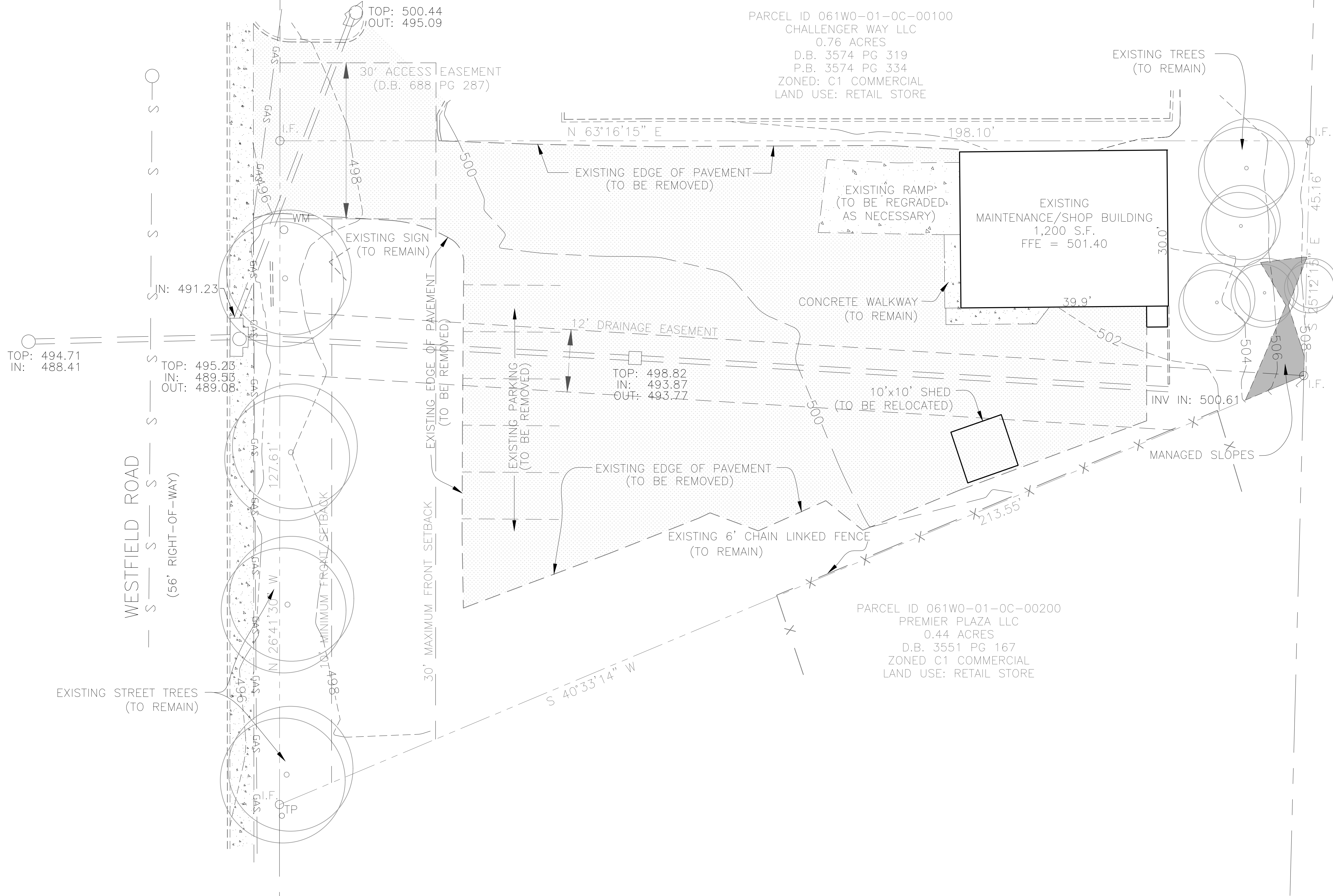
Front Building: 10'
Rear & Side Building: Buildings separated per building code.



COVER SHEET

INITIAL SITE DEVELOPMENT PLAN FOR
450 WESTFIELD ROAD
ALBEMARLE COUNTY, VIRGINIA

Date	02/21/17
Scale	N/A
Sheet No.	C1 OF 3
File No.	16.057



PARCEL ID 061M0-00-00-00600
TIOTA LTD
3.75 ACRES
D.B. 1146 PG 326
ZONED: C1 COMMERCIAL
LAND USE: MOTEL

PARCEL ID 061W0-01-0C-00100
CHALLENGER WAY LLC
0.76 ACRES
D.B. 3574 PG 319
P.B. 3574 PG 334
ZONED: C1 COMMERCIAL
LAND USE: RETAIL STORE

PARCEL ID 061W0-01-0C-00200
PREMIER PLAZA LLC
0.44 ACRES
D.B. 3551 PG 167
ZONED C1 COMMERCIAL
LAND USE: RETAIL STORE



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

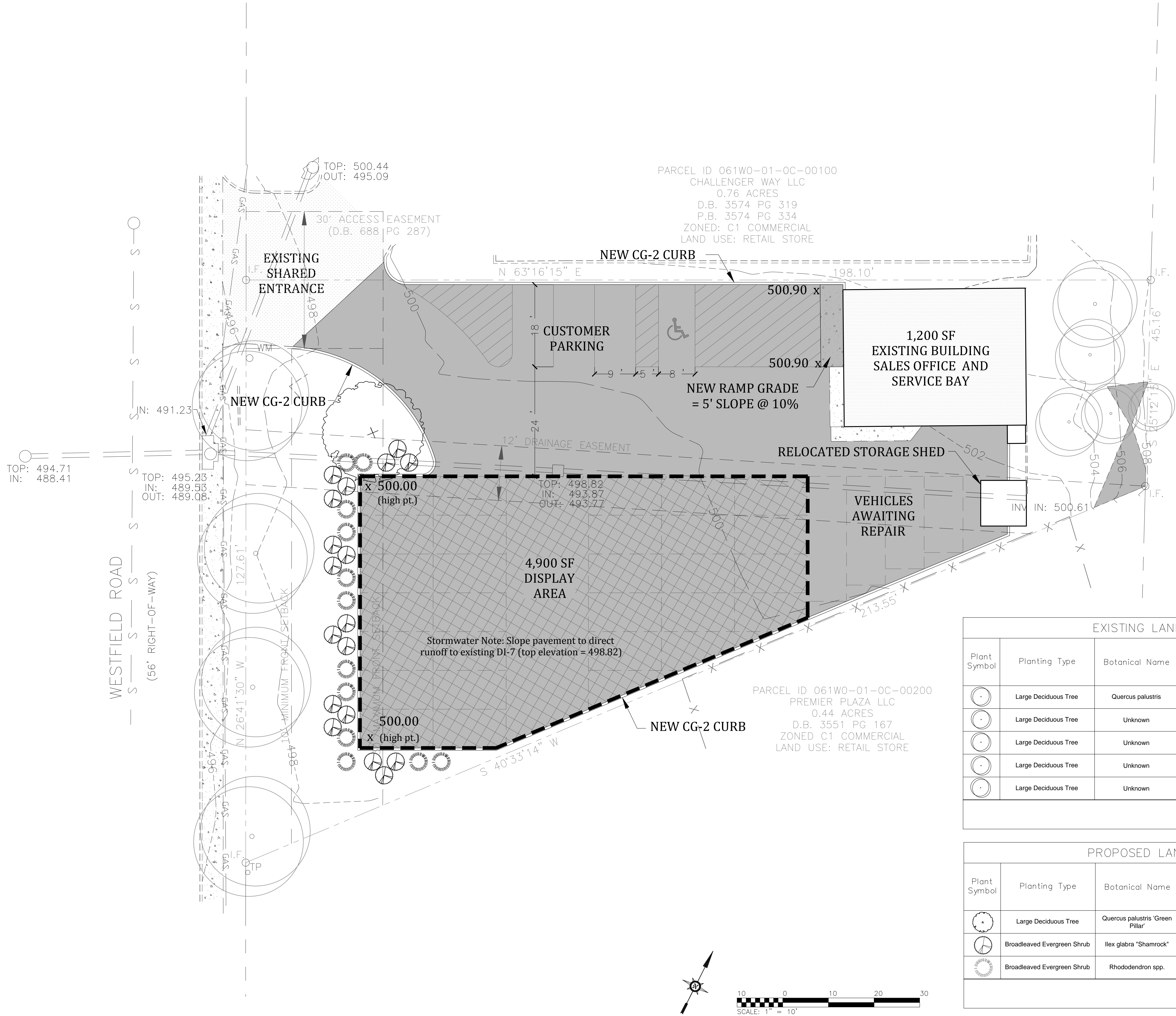
EXISTING CONDITIONS
& DEMOLITION

Rev #	Date	Description
1	05-10-2017	County Comments
2	06-08-17	County Comments

SITE PLAN AMENDMENT FOR

450 WESTFIELD ROAD
ALBEMARLE COUNTY, VIRGINIA

Date	02/20/17
Scale	1"=10'
Sheet No.	C2 OF 3
File No.	16.057



PARCEL ID 061M0-00-00-00600
TIOTA LTD
3.75 ACRES
D.B. 1146 PG 326
ZONED: C1 COMMERCIAL
LAND USE: MOTEL

EXISTING LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Quercus palustris	Pin Oak	24"	4	462	1848
	Large Deciduous Tree	Unknown	Unknown	30"	1	250	250
	Large Deciduous Tree	Unknown	Unknown	24"	1	225	225
	Large Deciduous Tree	Unknown	Unknown	18"	1	200	200
	Large Deciduous Tree	Unknown	Unknown	15"	1	175	175
						TOTAL SF:	2698

PROPOSED LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Quercus palustris 'Green Pillar'	Pin Oak - Green Pillar	1.5"	1	38	38
	Broadleaved Evergreen Shrub	Ilex glabra "Shamrock"	"Shamrock" Inkberry Holly	24" Ht.	18	23	414
	Broadleaved Evergreen Shrub	Rhododendron spp.	Rhododendron "PJM Elite"	24" Ht.	12	23	276
						TOTAL SF:	728



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CHARLOTTEVILLE, VA 22902
PHONE: (434) 227-5140
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SITE PLAN

Rev #	Date	Description
1	05-15-2017	County Comments
2	06-08-17	County Comments

SITE PLAN AMENDMENT FOR
450 WESTFIELD ROAD
ALBEMARLE COUNTY, VIRGINIA

Date	02/20/17
Scale	1"=10'
Sheet No.	C3 OF 3
File No.	16.057