

CHARLOTTESVILLE ALBEMARLE SPCA
REZONING/SPECIAL USE PERMIT APPLICATION
COUNTY OF ALBEMARLE
DECEMBER 18, 2017

SITE DATA:

TAX MAP PARCELS: 45-86, 45-88
PARCEL AREA: 8.88 ACRES
ZONING: C-1 COMMERCIAL(45-86), R-6 RESIDENTIAL (45-88)
ZONING AMENDMENT: C-1 COMMERCIAL (45-88)

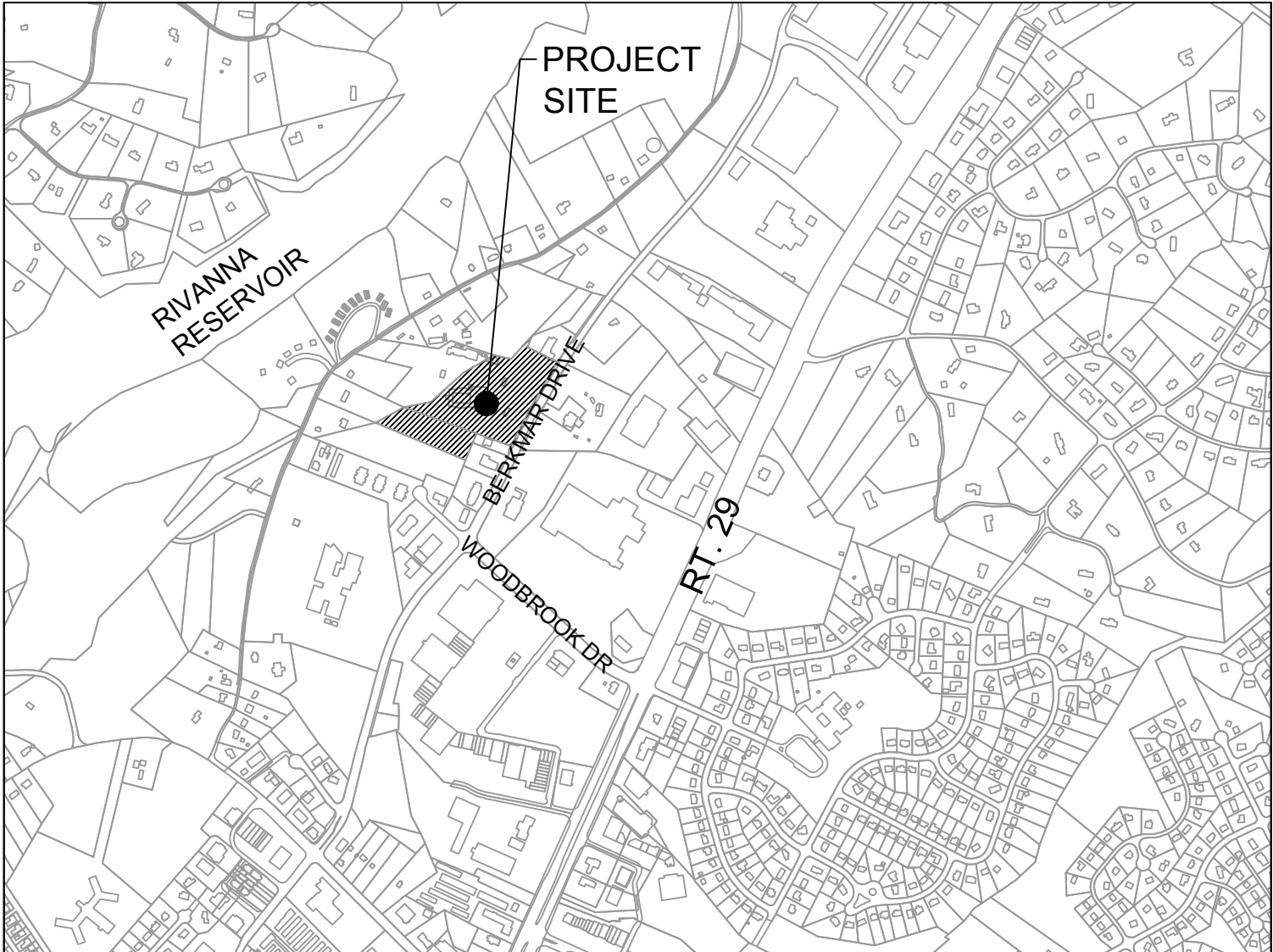
SOURCE OF BOUNDARY AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
TELEPHONE: 540-885-0920
CONTACT: PAUL HUBER
PAUL.HUBER@TIMMONS.COM

SURVEY CONDUCTED: OCTOBER 2014

DATUM: HORIZONTAL: NAD83(NA2011) VIRGINIA STATE GRID SOUTH
VERTICAL: NAVD88 ESTABLISHED THROUGH LEICA SMARTNET

EXISTING/PROPOSED USES: ANIMAL SHELTER

UTILITIES: ACSA



VICINITY MAP
SCALE 1":1000'

OWNER:
ALBEMARLE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS INC
PO BOX 7047
CHARLOTTESVILLE, VA 22906

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22902
CONTACT: CODY PENNETTI, P.E.
TELEPHONE: 434-327-1692

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	GRADING & DRAINAGE

TOTAL: 4 SHEETS

LEGEND

EXISTING	PROPOSED
--- -- PROPERTY LINE	W WATER
• POST/BOLLARD	G GAS
— SIGN	STORM
— BUMPER BLOCK	SAN SANITARY
⊙ SATELLITE DISH	UGT COMM DUCT BANK
⊠ TRAFFIC CONTROL BOX	UGP ELECTRIC DUCT BANK
⊙ UNKNOWN MANHOLE	1 CATCH BASIN
--- -- STORM SEWER	E STORM MANHOLE
⊙ STORM SEWER MANHOLE	⊙ SANITARY MANHOLE
⊠ CATCH BASIN	⊙ SANITARY CLEAN OUT
• CATCH BASIN WITH DOME GRATE	Fire Hydrant
TRENCH DRAIN	FDC
--- SAN SANITARY SEWER	METER
⊙ SANITARY SEWER MANHOLE	--- SETBACK - AT/FP STANDOFF
--- W WATER LINE	• WATER VALVE
⊙ WATER MANHOLE	• GAS VALVE
• WATER VALVE	• BOLLARD
— WATER LINE MARKER	— STREET SIGN
Fire Hydrant	□ GAS METER
⊙ MONITORING WELL	--- LIMITS OF DISTURBANCE
--- G GAS LINE	--- GUARDRAIL
• GAS METER	--- X FENCE
⊠ GAS VENT	--- XXX MAJOR CONTOUR
— GAS MARKER	--- XXX MINOR CONTOUR
--- UGT COMMUNICATIONS/TELEPHONE LINE	• SITE LIGHT
⊙ TELEPHONE/COMMUNICATIONS MANHOLE	
⊠ TELEPHONE PEDESTAL	
⊠ COMMUNICATIONS VAULT	
--- UGP ELECTRIC LINE	
⊙ ELECTRIC MANHOLE	
⊠ ELECTRIC PULLBOX	
⊙ ELECTRIC METER	
⊙ UTILITY POLE	
Deciduous Tree	
Coniferous Tree	
BUSH	
--- GUARDRAIL	
--- X FENCE	
--- XXX MAJOR CONTOUR	
--- XXX MINOR CONTOUR	
• SOIL BORING	
Survey Control Monument	
△ SURVEY CONTROL POINT	
MANAGED STEEP SLOPE (COUNTY GIS)	

ABBREVIATIONS

CNC	CONCRETE	SDWK, SW	SIDEWALK
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
F.F.	FINISHED FLOOR	SSWR	SANITARY SEWER
GRND	GROUND	EP	EDGE OF PAVEMENT
TBRL	TO BE RELOCATED	TC	TOP OF CURB
TBR	TO BE REMOVED		
ACSA	ALBEMARLE COUNTY SERVICE AUTHORITY		
PROP.	PROPOSED		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		
CO	CLEAN OUT		

TIMMONS GROUP

CHARLOTTESVILLE ALBEMARLE SPCA
ALBEMARLE COUNTY, VA

COVER

JOB NO.
40204
SHEET NO.
C0.0

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

DATE	REVISION DESCRIPTION
12/18/17	REZONING RESUBMISSION
04/05/18	REZONING RESUBMISSION

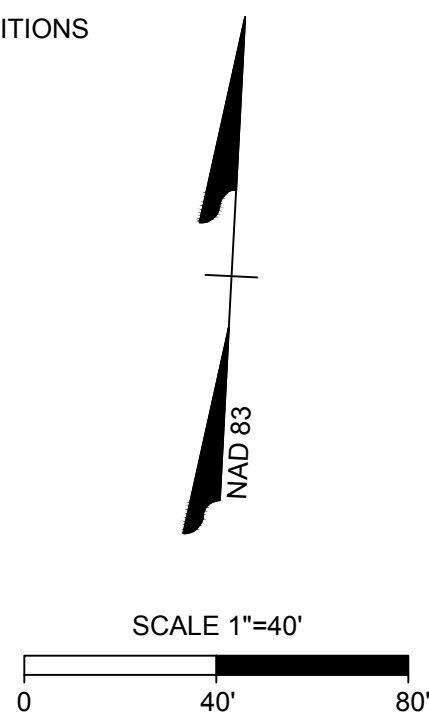
DATE
12/18/17
DRAWN BY
J. WILSON
DESIGNED BY
J. WILSON
CHECKED BY
C. PENNETTI
SCALE

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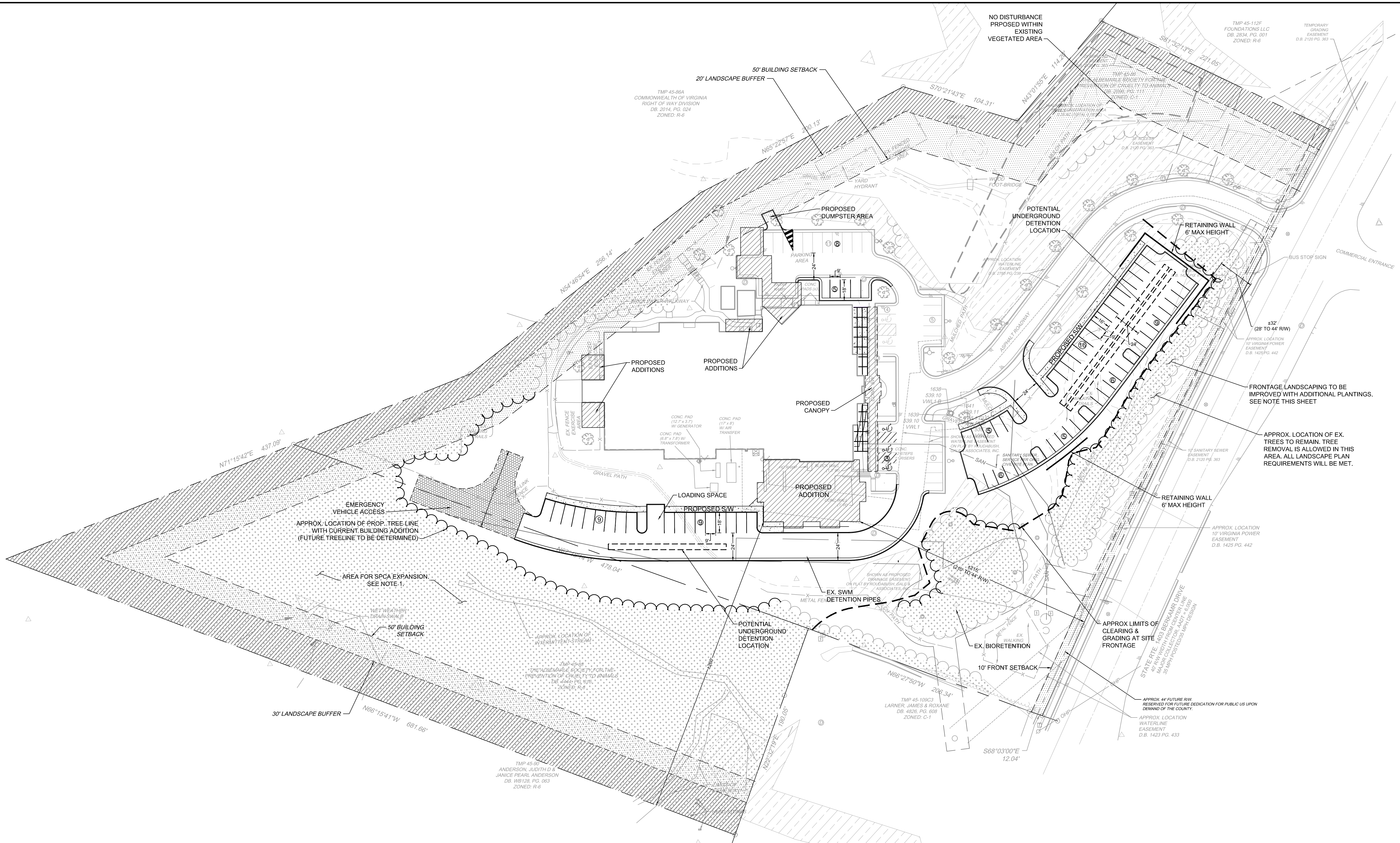
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LANDSCAPE NOTE

AT THE PERIMETER OF THE SITE, EXISTING VEGETATION IS INTENDED TO REMAIN AND SATISFY BUFFER REQUIREMENTS. IF NEEDED, SUPPLEMENTAL LANDSCAPING WILL BE PROVIDED. SUPPLEMENTAL LANDSCAPING WILL INCLUDE EVERGREEN TREES, SUCH AS EASTERN RED CEDAR AND AMERICAN HOLLY.

NOTE

- FUTURE STRUCTURES:
THE PROPOSED USES AND STRUCTURES WITHIN PARCEL 45-88 INCLUDING A TRAINING FACILITY WILL BE ASSOCIATED WITH THE SPCA. SIZE, LOCATION AND TYPE OF PROPOSED FACILITIES WILL BE DETERMINED SUBSEQUENT TO REZONING. ANTICIPATED DEVELOPMENT IN THIS AREA INCLUDES NEW BUILDING AND POSSIBLE ACCESSORY STRUCTURES. ANY FUTURE DEVELOPMENT WITHIN PARCEL 45-88 WILL ADHERE TO THE 30' LANDSCAPE BUFFER AND 50' BUILDING SETBACK.
- OUTDOOR FACILITIES:
ANTICIPATED OUTDOOR FEATURES INCLUDE FENCED EXERCISE AREAS, WALKING TRAILS, AND OTHER FACILITIES THAT SUPPORT SPCA. THE FENCED EXERCISE AREAS WILL ADHERE TO THE 30' LANDSCAPE BUFFER.

PARKING:

PARKING TABULATION PROVIDED FOR ANTICIPATED PARKING WITH THE BUILDING ADDITION PHASE - FINAL PARKING TABULATION TO BE DETERMINED WITH FINAL DESIGN DOCUMENTS. FUTURE PHASES OF WORK WILL REQUIRE ADDITIONAL PARKING - LOCATION AND COUNT TO BE DETERMINED.

EXISTING PARKING:
TOTAL: 50 SPACES
ADA: 3 SPACES

TOTAL PROPOSED:
TOTAL: 97 SPACES
ADA: 5 SPACES

*TOTAL SPACES INCLUDES ADA COUNT.

SCALE 1"=40'
0 40' 80'

NAD 83

TIMMONS GROUP

CHARLOTTEVILLE ALBEMARLE SPCA

ALBEMARLE COUNTY, VA

SITE PLAN

JOB NO.
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