

# 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

## 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
<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
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		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
<hr/>		
		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"=1,000'

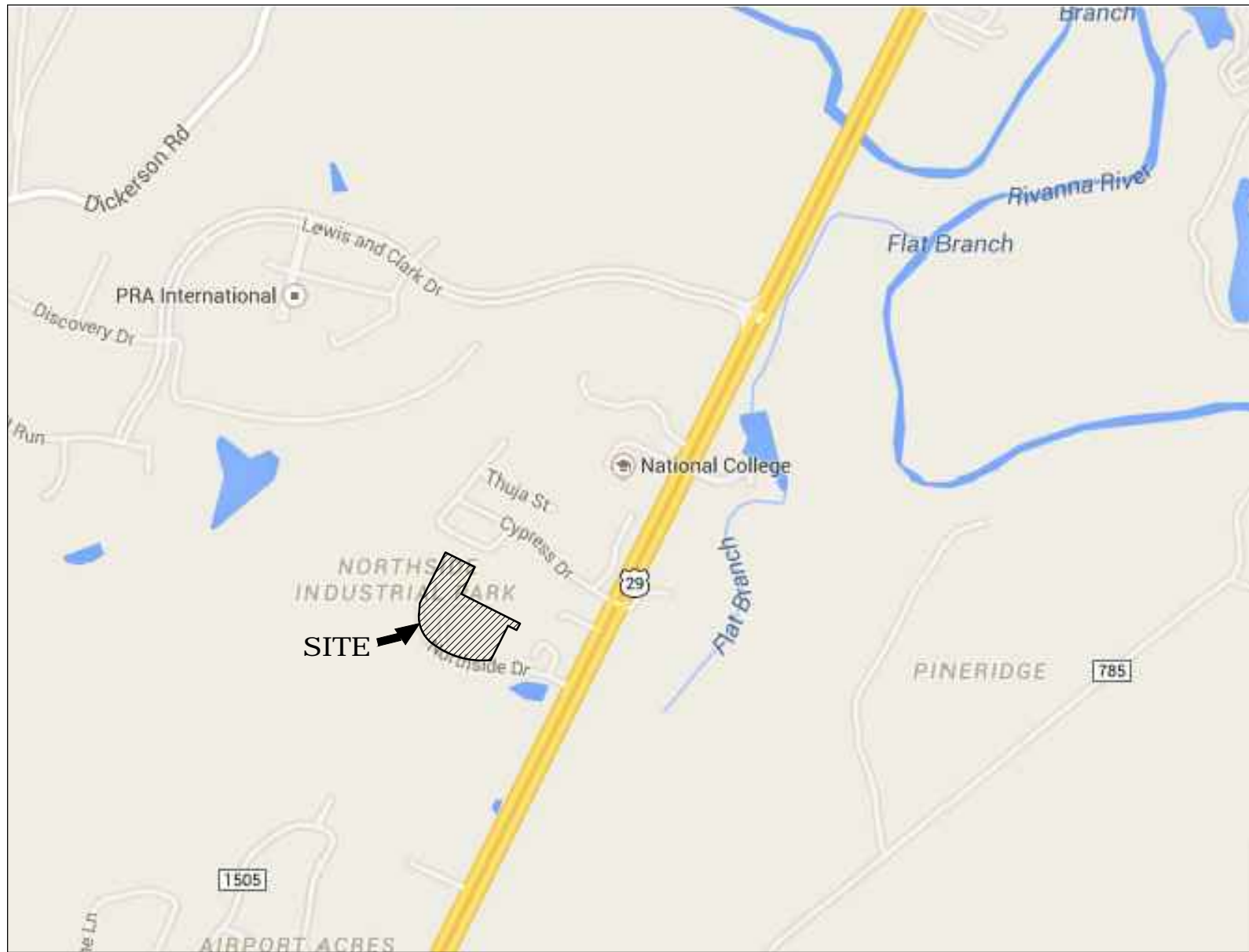


IMAGE PROVIDED BY GOOGLE MAPS

## 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

CURRENT DEVELOPMENT ENGINEER

ALBEMARLE COUNTY SERVICE AUTHORITY

FIRE OFFICIAL

VIRGINIA DEPARTMENT OF TRANSPORTATION

## DATE

## OWNER / DEVELOPER

OWNER (TMP 32-22C3):  
LARRY B. HALL SR., ET AL.  
1949 NORTHSIDE DR.  
CHARLOTTESVILLE VA, 22911

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

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

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

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

DEVELOPER:  
LARRY HALL  
1949 NORTHSIDE DR.  
CHARLOTTESVILLE 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	87,500	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.

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

PHONE: (434) 227-5140  
201 E. MAIN ST., SUITE M  
CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP-ENGINEERING.COM



## COVER SHEET

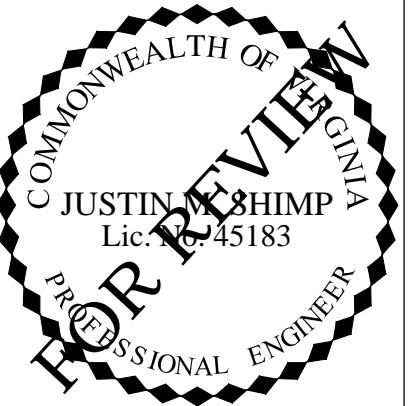
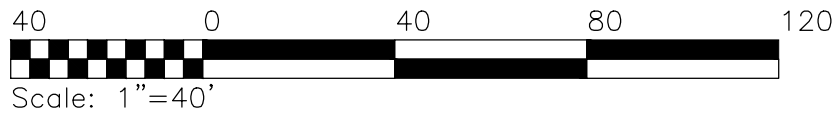
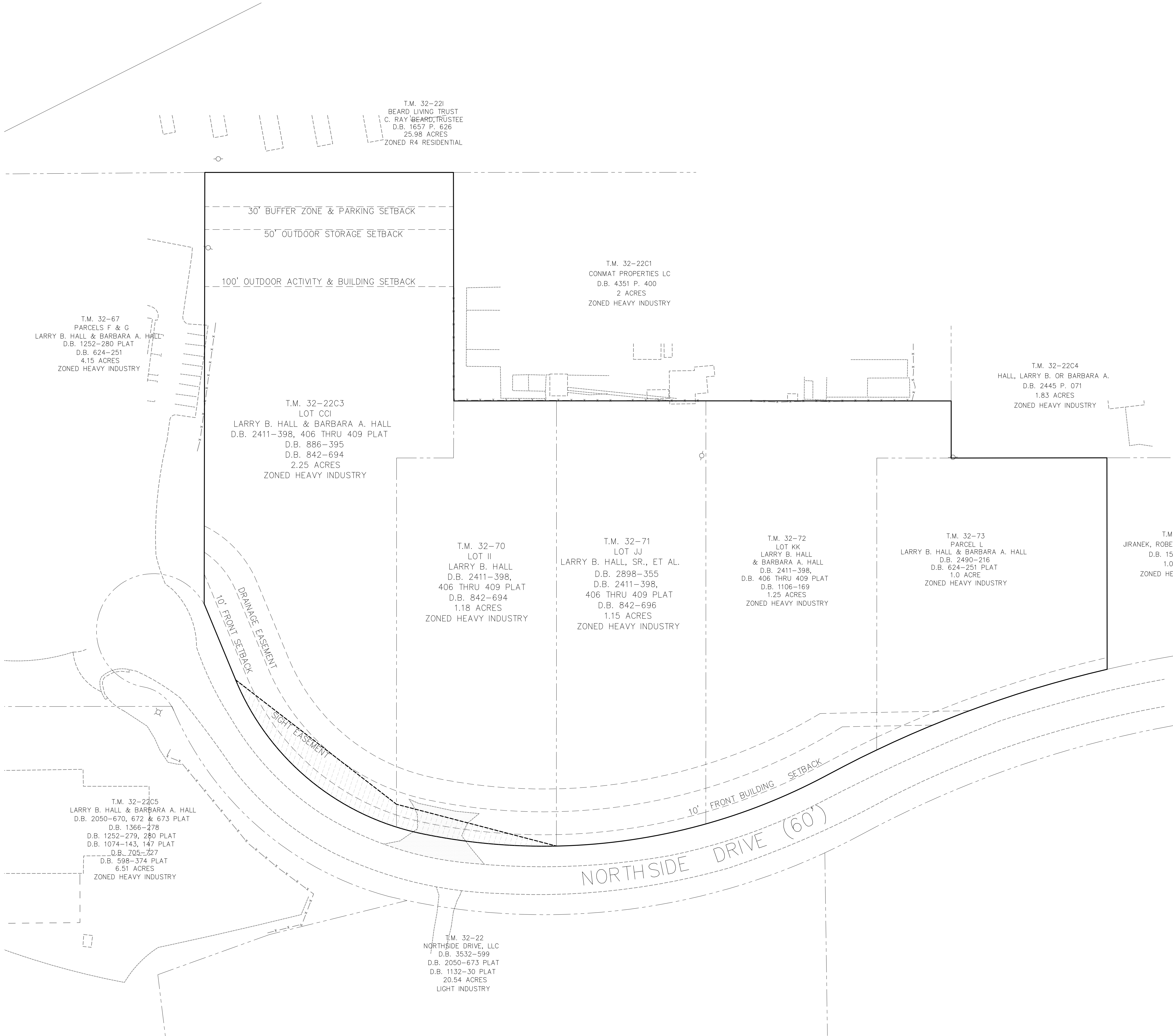
## INITIAL SITE DEVELOPMENT PLAN FOR

## NORTHSIDE MATERIAL RECOVERY FACILITY

## ALBEMARLE COUNTY, VIRGINIA

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

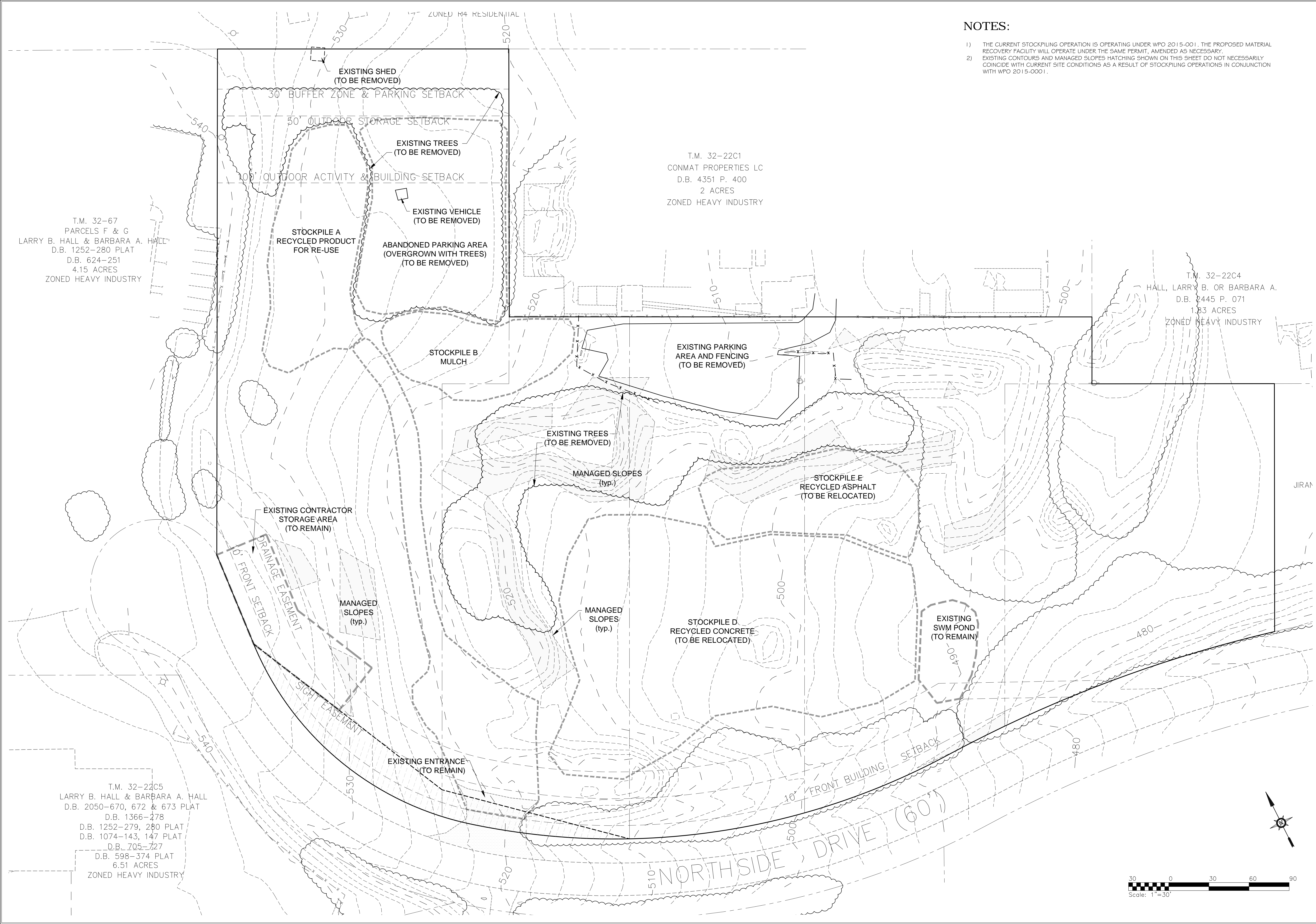




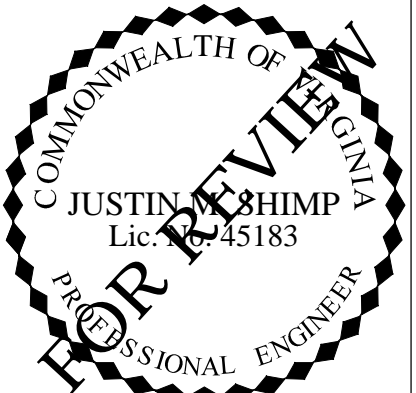
EXISTING BOUNDARY & ZONING CONDITIONS				
Rev #	Date	Description	County Comments	Storage Area Label
1	10/15/2018			
2	10/15/2018			
3	3/7/2019			
4	3/11/2019			
5	4/10/2019			

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



- 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) 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 WFO 2015-0001.



EXISTING CONDITIONS & DEMO PLAN				
Rev #	Date	Description	County Comments	Address County Comments
1	10/15/2018			
2	3/1/2019			
3	3/1/2019			
4	3/1/2019			
5	4/10/2019			

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



