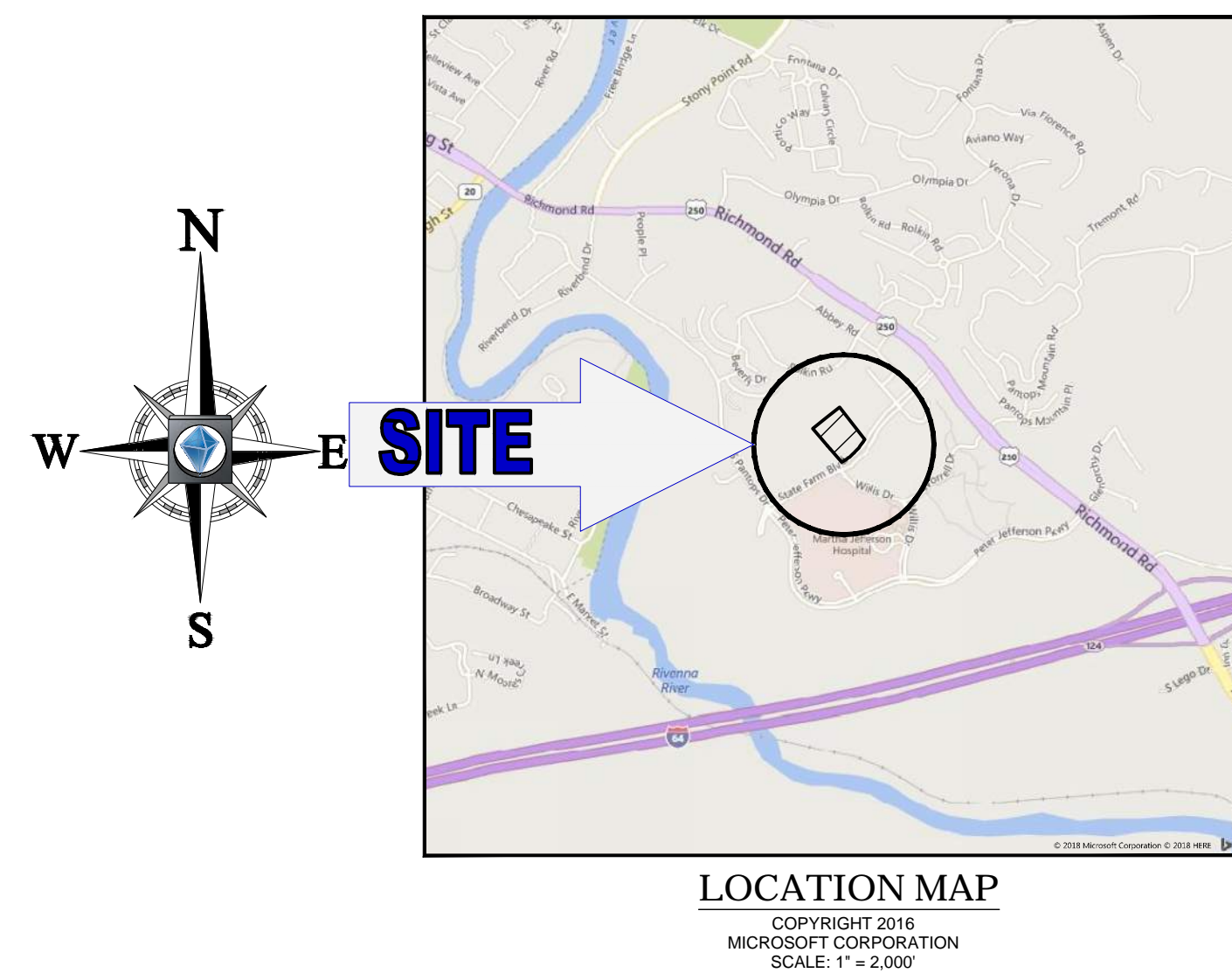


# ZONING MAP AMENDMENT 2018-00005

FOR

## PT HOTEL, LLC

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



**CONTACT INFORMATION**

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

**OWNER**  
KIMCO, LC  
1570 E HIGH STREET  
CHARLOTTESVILLE, VA 22901

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

PREPARED BY

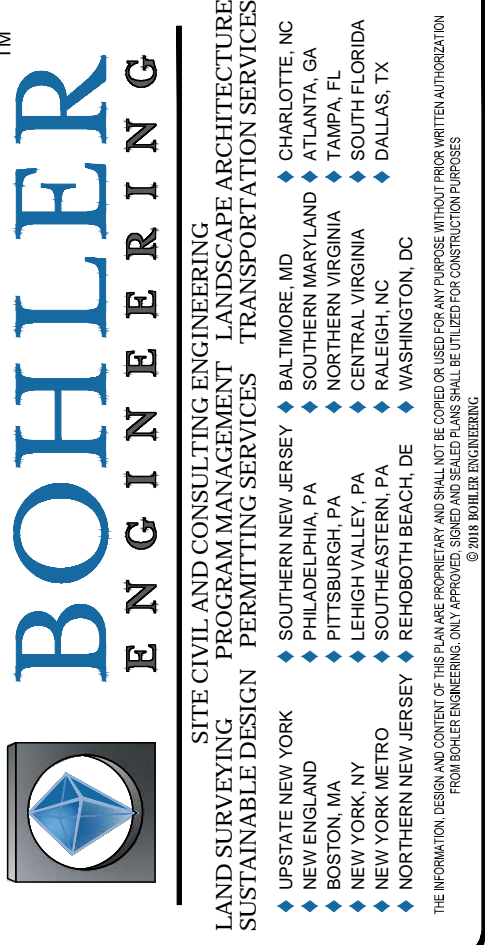


28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
**VA@BohlerEng.com**  
CONTACT: JOHN C. WRIGHT, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS	2
ZONING MAP AMENDMENT	3
BUILDING ELEVATIONS (BY OTHERS)	4 - 5

**SITE TABULATIONS**

<b>ZONING DATA:</b>	
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
<b>PARKING REQUIREMENTS</b>	<b>REQUIRED</b> <b>PROVIDED</b>
HOTEL PROP. 109 ROOMS (1SPACE / 1 ROOM)	109      120 (1.10 SPACES / ROOM)
TOTAL SPACES PROVIDED	120
<b>PROPOSED SETBACKS:</b>	
FRONT	30' (PORTE COCHERE)
SIDE (WEST)	83.7'
SIDE (EAST)	116.5'
REAR	80.2' (TO FUTURE PARK LINE)
REAR	302.5' (TO CURRENT PROPERTY BOUNDARY)



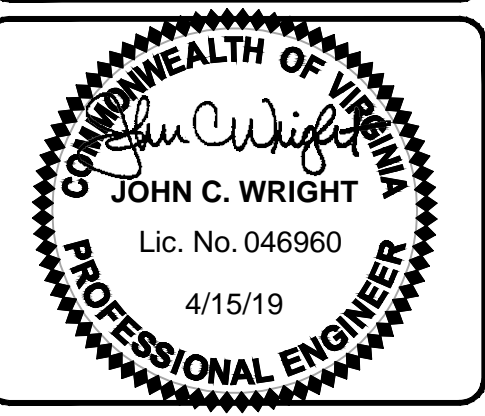
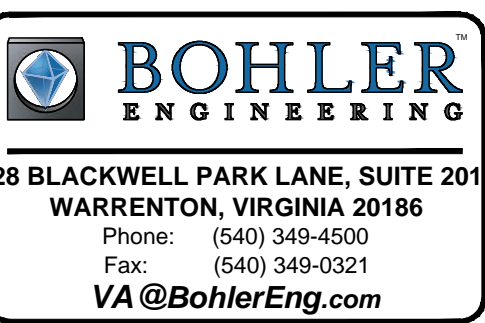
REVISIONS			
REV	DATE	COMMENT	BY
1	9/4/18	PER COUNTY COMMENTS	JCW
2	10/29/18	PER COUNTY COMMENTS	JCW
3	4/15/19	PER COUNTY COMMENTS	JCW



NOT APPROVED FOR CONSTRUCTION

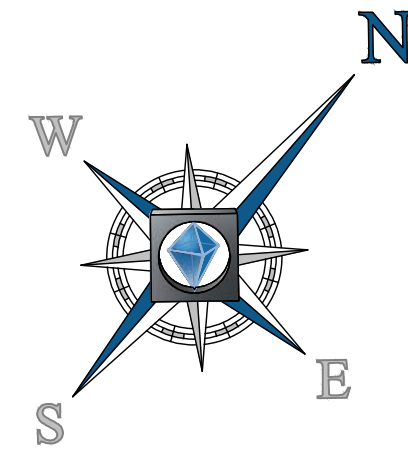
PROJECT No:	V172065
DRAWN BY:	DSH
CHECKED BY:	JCR
DATE:	8/16/2018
SCALE:	AS NOTED
CAD I.D.:	ZM3

PROJECT:  
**ZONING MAP AMENDMENT**  
FOR  
**PT HOTEL, LLC**  
LOCATION OF SITE  
1628 STATE FARM BOULEVARD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE, VIRGINIA



SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**1**





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. 480  
PID: 07800-00-00-073A4

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 2.2358 AC.  
"NO BUILDING"

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.  
"NO BUILDING"

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

#91' TO MARTHA  
JEFFERSON DRIVE

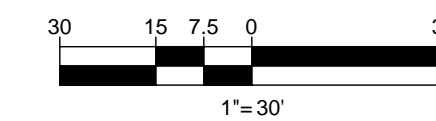
R=735.00' (R&M)  
Δ=015°41'00"  
L=201.19' (R&M)  
CHB=S51°23'35"W  
CHD=200.56'

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. 681 PG. 330 & 331  
D.B. 681 PG. 12 & 13



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LANDS SURVEYING DESIGN ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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- ATLANTA, GA
- BALTIMORE, MD
- BIRMINGHAM, AL
- CHICAGO, IL
- COLUMBIA, SC
- DALLAS, TX
- DENVER, CO
- FORT LAUDERDALE, FL
- HOUSTON, TX
- JACKSONVILLE, FL
- KANSAS CITY, MO
- LITTLE ROCK, AR
- LOS ANGELES, CA
- MEMPHIS, TN
- MIAMI, FL
- MINNEAPOLIS, MN
- NEW YORK, NY
- OMAHA, NE
- PHOENIX, AZ
- RICHMOND, VA
- SAN ANTONIO, TX
- TAMPA, FL
- WASHINGTON, DC
- WICHITA, KS

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**

KNOW WHAT'S BELOW  
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.: ZMS

PROJECT:  
**ZONING MAP AMENDMENT**

FOR  
**PT HOTEL, LLC**

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

**BOHLER ENGINEERING**

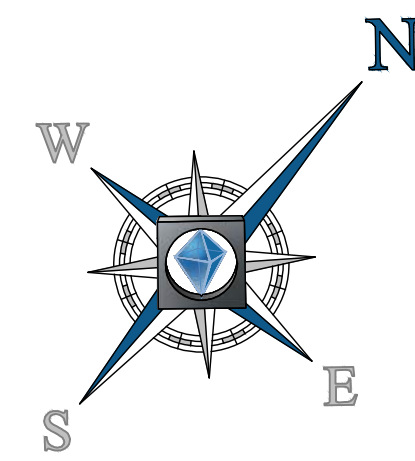
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
Professional Engineer  
JOHN C. WRIGHT  
Lic. No. 046960  
4/15/19

SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET NUMBER:  
**2**





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: 07800-00-00-073AA

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  
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PANTOPS  
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LEAGUE, INC.  
D.B. 906 PG. 157  
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PANTOPS  
D.B. 681 PG. 330

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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

481' TO MARTHA  
JEFFERSON DRIVE

ELECTRIC BOX

METAL RAILING

CURB INLET  
RM=514.83  
INV A=510.1 (APPROX.)  
RM=512.54  
INV B=507.98

BENCHMARK  
X-CUT SET  
ELEV=516.80

STORM MH  
RM=512.34  
BOTTOM=512.34  
(RECESSED PIPES)

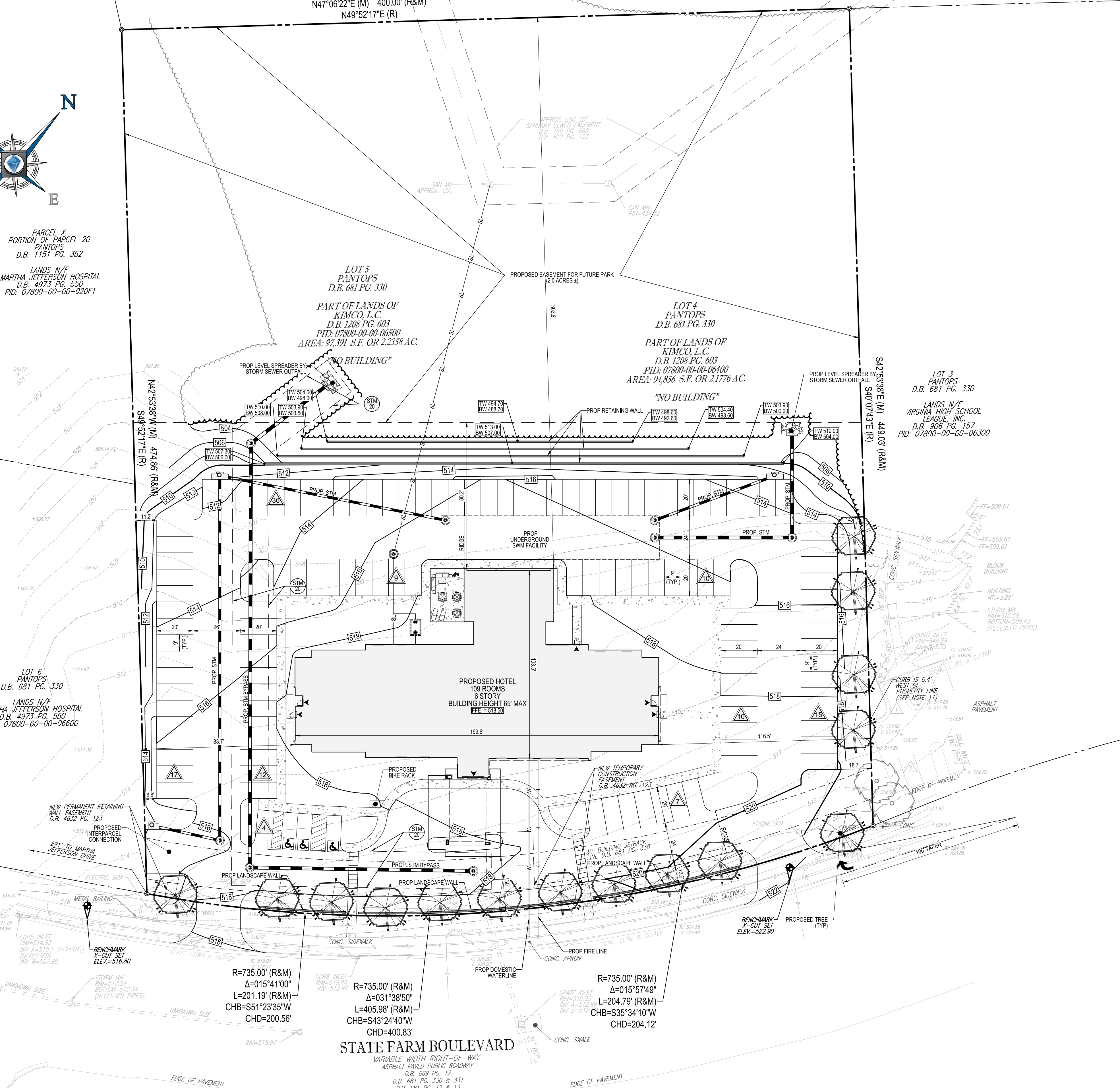
UNKNOWN SIZE

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"  
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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

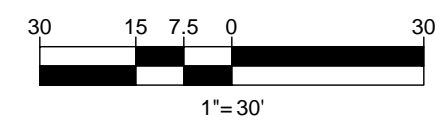


**NOTES:**

1. 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**

<b>ZONING DATA:</b>		1638 STATE FARM BLVD. CHARLOTTESVILLE, VA 22911
<b>SITE ADDRESS:</b>	PD-MC	
<b>CURRENT ZONING:</b>	07800-00-00-06500	
<b>TAX MAP PARCEL NUMBER:</b>	07800-00-00-06400	
<b>EXISTING USE:</b>	VACANT	
<b>PROPOSED USE:</b>	HOTEL	
<b>BUILDING HEIGHT:</b>	65' MAX	
<b>PARKING REQUIREMENTS</b>	REQUIRED	PROVIDED
<b>HOTEL PROP.</b>	109 ROOMS (1 SPACE / 1 ROOM)	120 (1.10 SPACES / ROOM)
<b>TOTAL SPACES PROVIDED</b>		120
<b>PROPOSED SETBACKS:</b>		
FRONT	30' (PORTE COCHERE)	
SIDE (WEST)	83.7'	
SIDE (EAST)	116.5'	
REAR	80.2' (TO FUTURE PARK LINE)	
REAR	302.6' (TO CURRENT PROPERTY BOUNDARY)	



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC  
ATLANTA, GA  
SOUTHERN MARYLAND  
LEHIGH VALLEY, PA  
CENTRAL VIRGINIA  
SOUTH FLORIDA  
DALLAS, TX

NEW YORK, NY  
BALTIMORE, MD  
PHILADELPHIA, PA  
PHOENIX, AZ  
SAN ANTONIO, TX  
SAN DIEGO, CA  
WASHINGTON, DC

NEW YORK, NY  
BALTIMORE, MD  
PHILADELPHIA, PA  
PHOENIX, AZ  
SAN ANTONIO, TX  
SAN DIEGO, CA  
WASHINGTON, DC

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**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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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

COMMONWEALTH OF VIRGINIA  
Professional Engineer  
JOHN C. WRIGHT  
Lic. No. 046960  
4/15/19

SHEET TITLE:  
**ZONING MAP  
AMENDMENT**

SHEET NUMBER:  
**3**







michael  
sweeney  
ARCHITECT

2000 Ware Bottom Spring Road  
Chester, Virginia 23835  
Tel. 804.777.9000

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

**BOHLER ENGINEERING**

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

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

- CHARLOTTE, NC
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- SOUTH FLORENCE, FL
- DALLAS, TX
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- CHICAGO, IL
- CINCINNATI, OH
- COLUMBIA, SC
- DENVER, CO
- HOUSTON, TX
- INDIANAPOLIS, IN
- JACKSONVILLE, FL
- KANSAS CITY, MO
- LOS ANGELES, CA
- MEMPHIS, TN
- MIAMI, FL
- MINNEAPOLIS, MN
- NEW YORK, NY
- OMAHA, NE
- PHILADELPHIA, PA
- RICHMOND, VA
- SAN ANTONIO, TX
- TAMPA, FL
- WASHINGTON, DC
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**REVISIONS**

REV	DATE	COMMENT	BY
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DATE: 6/18/2018  
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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

**HAMPTON INN AND SUITES**  
12341 WEST BROAD STREET  
GLEN ALLEN, VA

ELEVATIONS

Project: HIS  
Project Number: 1511

Issue Date: 5/19/2017

- Revision Dates:
- ▲ 9/6/2018
  - ▲ 9/13/2018
  - ▲ 10/18/2018
  - ▲ 1/7/2019

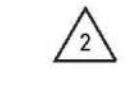
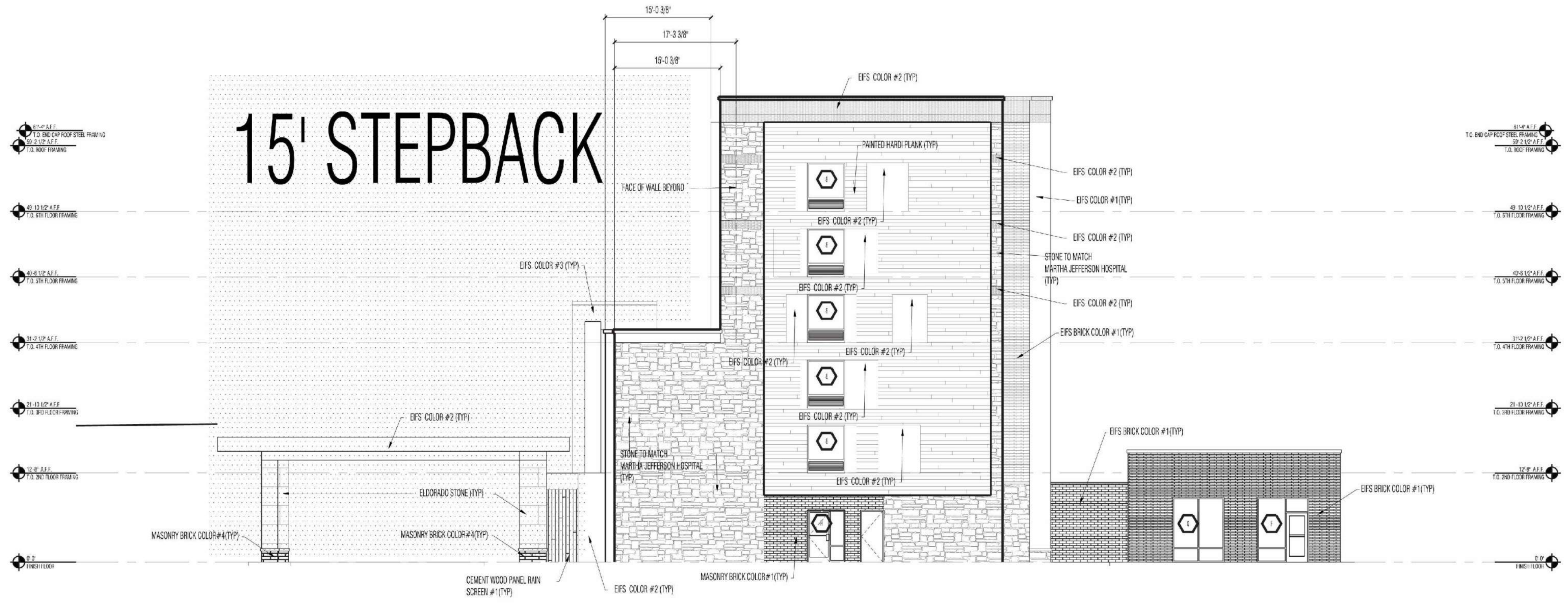
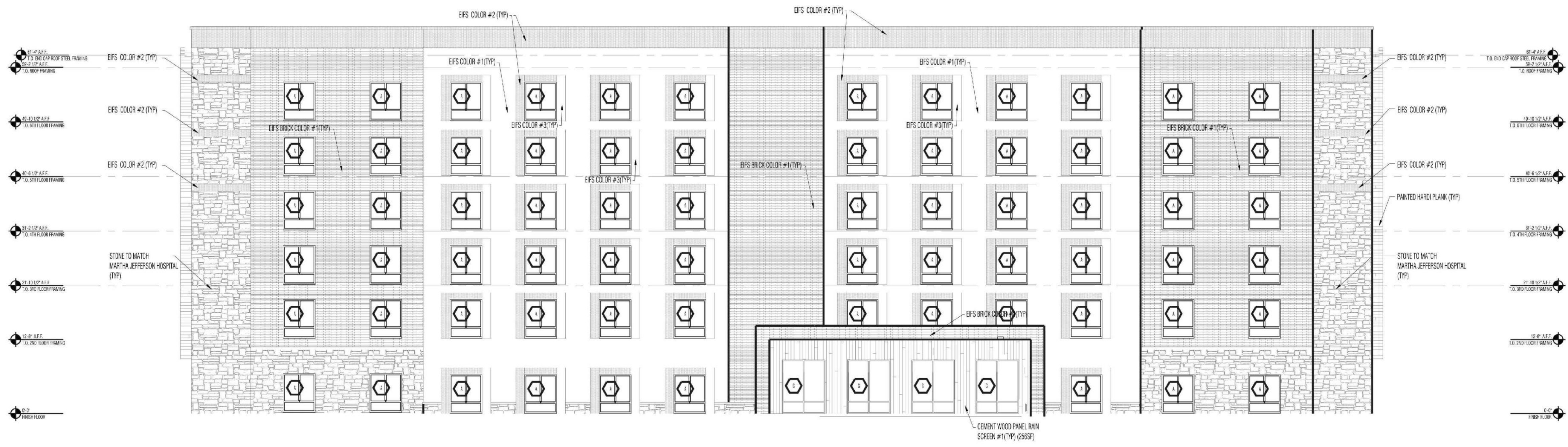
Drawn By: JACS

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PERMIT SET

**A4.01**



**2**  
NORTH ELEVATION  
NOT TO SCALE