COUNTY OF ALBEMARLE

PANTOPS PUBLIC SAFETY FACILITY

CHARLOTTESVILLE, VIRGINIA

SITE PLAN SUBMITTAL

PROPERTY INFORMATION:

PARCEL #1 (THIS PARCEL CONTAINS THE PUBLIC SAFETY FACILITY):

ADDRESS: 656 PETER JEFFERSON PKWY
OWNER: COUNTY OF ALBEMARLE
TAX MAP: 078
PARCEL ID: 07800-00-00-031F1
PARCEL SIZE: 1.28 ACRES
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PROFFERS: ZMA-2001-00015
MAGISTERIAL DISTRICT: RIVANNA

PARCEL #2 (THIS PARCEL CONTAINS THE ENTRY ROADWAY UTILITY AND STORMWATER IMPROVEMENTS):

OWNER: WORRELL LAND & DEVELOPMENT COMPANY, LC
TAX MAP: 078
PARCEL ID: 07800-00-00-03100
PARCEL SIZE: 16.81 ACRES
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PROFFERS: ZMA-2001-00015
MAGISTERIAL DISTRICT: RIVANNA

PARCEL #3 (THIS PARCEL CONTAINS THE PUMP STATION):

OWNER: ALBEMARLE COUNTY SERVICE AUTHORITY
TAX MAP: 078
PARCEL ID: 07800-00-00-031E0
PARCEL SIZE: 0.15 ACRES
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PROFFERS: ZMA-2001-00015
MAGISTERIAL DISTRICT: RIVANNA

ADJACENT PROPERTIES:

1. TAX MAP: 78-31J - 650 PETER JEFFERSON PKWY.
OWNER: PJP BUILDING SIX LC
PARCEL ID: 07800-00-00-031J0
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

2. TAX MAP: 78-31K - 652 PETER JEFFERSON PKWY.
OWNER: PJP BUILDING SEVEN LLC
PARCEL ID: 07800-00-00-031J0
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

3. TAX MAP: 78-30A+ - 650 PETER JEFFERSON PKWY
OWNER: PJP BUILDING SIX LLC
PARCEL ID: 07800-00-00-030A0
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

4. TAX MAP: 78-31F - 630 PETER JEFFERSON PKWY
OWNER: PJP BUILDING TWO LLC
PARCEL ID: 07800-00-00-031F0
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

5. TAX MAP: 78-311 - 595 MARTHA JEFFERSON DR.
OWNER: MARTHA JEFFERSON HOSPITAL
PARCEL ID: 07800-00-00-03110
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

6 TAX MAP: 78-31CI - 675 PETER JEFFERSON PKWY
OWNER: PJP BUILDING ONE LLC
PARCEL ID: 07800-00-00-031C0
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL
PRESENT USE: OFFICE BUILDING

FLOOD PLAIN:

THE SITE IS CONTAINED WITHIN THE FEMA FLOOD ZONE X.

SITE MAXIMUM FLOOD ELEVATION = 426.50'

SITE STATISTICAL RESUME:

SITE ACREAGE PARCEL #1:	1.28 ACRES
SITE ACREAGE PARCEL #2:	16.81 ACRES
SITE ACREAGE PARCEL #3:	0.15 ACRES
TOTAL ACREAGE:	18.24 ACRES
MAXIMUM BUILDING HEIGHT:	2' - 9"
IMPERVIOUS AREA ON SITE:	0.93 ACRES

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:

FIRE STATION: BASED OFF A 6 PERSON CREW AT THE FIRE STATION WITH A 6 PERSON SHIFT CHANGE THAT MAY LAST 30 MINUTES. DURING ALL OTHER HOURS OF THE DAY THESE SPACES WILL BE USED FOR VISITOR PARKING. THERE ARE NO ANTICIPATED FACILITY VEHICLES FOR THE MAINTENANCE BUILDING. THIS LOCATION WILL NOT BE USED FOR PUBLIC GATHERINGS OR EVENTS.

MAINTENANCE BLDG (CONTRACTOR'S SHOP): 1 SPACE PER EMPLOYEE ASSIGNED TO WORK ONSITE = 1

FIRE STATION PARKING SPACES PROVIDED: 13 SPACES + 1 HANDICAPPED-ACCESSIBLE

TOTAL PARKING SPACES PROVIDED: 14 + 1 HANDICAPPED-ACCESSIBLE

SETBACKS REQUIREMENTS:

REQUIREMENTS FROM SECTION 4.20 - CONVENTIONAL INDUSTRIAL

FRONT MIN. - 10 FEET FROM ANY PUBLIC STREET RIGHT-OF-WAY

FRONT MAX. - NONE

SIDE AND REAR MIN. - NO PORTION OF OFF STREET PARKING SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE DISTRICT BOUNDARY.

SIDE AND REAR MAX. - NONE

SPECIAL WAIVER:

A CRITICAL SLOPES WAIVER (SDP201 000067) WAS APPROVED FOR THE SITE BY THE ALBEMARLE COUNTY PLANNING COMMISSION ON OCTOBER 19, 2010.

PROFFER AGREEMENT - ZMA 01-015:

1. ALL BUILDING AND STRUCTURES CONSTRUCTED ON THE PROPERTY SHALL SUBSTANTIALLY COMPLY WITH THE PETER JEFFERSON PLACE DESIGN CRITERIA AND GUIDELINES DATED AUGUST 5, 2003. IN ADDITION, THE FOLLOWING ADDITIONAL DESIGN CRITERIA SHALL GOVERN THE EXTERIORS OF ALL BUILDINGS AND STRUCTURES CONSTRUCTED ON THE PROPERTY AS DETERMINED TO THE REASONABLE SATISFACTION OF THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OR HIS/HER SUCCESSOR:
   - 1.1. NEUTRAL COLORS SHALL BE UTILIZED FOR EXTERNAL BUILDING MATERIALS SO THAT BUILDINGS BLEND WITH THE SURROUNDING LANDSCAPE, NOT CONTRAST WITH IT.
   - 1.2. THE USE OF WHITE MATERIALS WILL BE MINIMIZED, AND SHALL NOT CONSTITUTE THE PREDOMINATE COLOR ON SUCH BUILDING OR STRUCTURE.
   - 1.3. IN ADDITION TO STANDARD LANDSCAPING REQUIRED BY SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE, ADDITIONAL LANDSCAPING SHALL BE INTERSPERSED THROUGHOUT THE AREAS OF THE PROPERTY WHERE DEVELOPMENT IS PERMITTED PURSUANT TO THE APPLICATION PLAN, TO HELP INTEGRATE THE DEVELOPMENT INTO THE SURROUNDING LANDSCAPE.
   - 1.4. PARKING STRUCTURES SHALL BE COORDINATED IN APPEARANCE WITH OTHER BUILDINGS ON THE PROPERTY.
2. THE OWNER HAS ENTERED INTO A MEMORANDUM OF UNDERSTANDING (THE "MOU") WITH THOMAS JEFFERSON FOUNDATION, INC. INCORPORATING GUIDELINES FOR DEVELOPMENT OF THE PROPERTY WITHIN THE MONTICELLO VIEWSHED (AS SUCH MEMORANDUM MAY BE AMENDED FROM TIME TO TIME UPON MUTUAL CONSENT OF THE PARTIES THERETO). PRIOR TO GRANTING FINAL SITE PLAN APPROVAL FOR ANY PROPOSED BUILDING ON THE PROPERTY WITHIN THE MONTICELLO VIEWSHED (OTHER THAN SITE PLAN APPLICATIONS FOR MINOR AMENDMENTS NOT MATERIAL TO THE OBJECTIVES OF THE MOU), AND PROVIDED THAT THE MOU REMAINS IN EFFECT BETWEEN THE PARTIES THERETO, THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT SHALL REQUEST CONFIRMATION FROM THOMAS JEFFERSON FOUNDATION, INC. THAT THE SITE PLAN APPLICATION IS CONSISTENT WITH THE TERMS OF THE MOU.

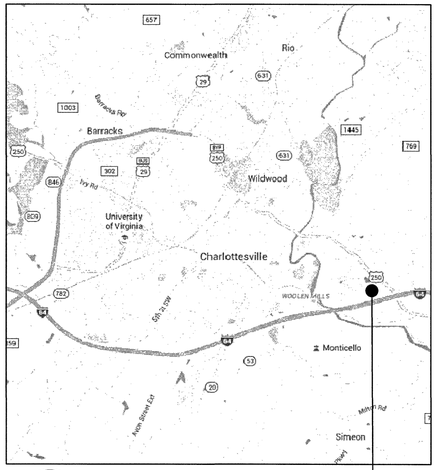
SPECIAL USE PERMIT - SP 01-56, SP 01-57:

THE FOLLOWING SPECIAL USE PERMITS ARE RELATED TO THE PANTOPS PUBLIC SAFETY FACILITY THROUGH THE SITE'S LOCATION WITHIN PETER JEFFERSON PLACE.

SP 01-56: CONCEPTUAL GRADING PLACE FOR MARTHA JEFFERSON GRADING PLAN

SP 01-57: REVISED LAND USE PLAN FOR PETER JEFFERSON PLACE.

VICINITY MAP

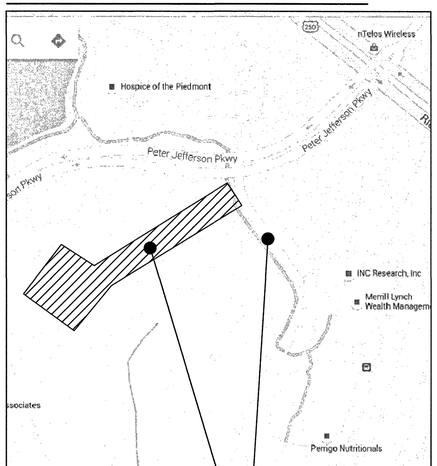


SCALE 1"= 1 MILE

PROJECT LOCATION

PROJECT NORTH

LOCATION MAP



SCALE 1"=200'

PROJECT NORTH

PRIVATE ROAD: PETER JEFFERSON PKWY

PROJECT LOCATION:
656 PETER JEFFERSON PKWY
CHARLOTTESVILLE, VIRGINIA 22911

CONTACTS

OWNER

COUNTY OF ALBEMARLE
PROJECT MANAGEMENT DIVISION
401 MCINTIRE ROAD, ROOM 420
CHARLOTTESVILLE, VA 22902

BLAKE ABPLANALP
CHIEF OF PROJECT MANAGEMENT
PHONE: (434) 825-1663

ENGINEERS / ARCHITECTS

DJG, INC.
449 McLAWS CIRCLE
WILLIAMSBURG, VA 23185

DONALD BOOTH, AIA
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E-MAIL: dbooth@djginc.com

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SIGNATURE PANEL

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

48 HOURS
BEFORE YOU DIG
CALL
511
Miss Utility of Virginia

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF ANY UTILITIES. PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR LANDSCAPING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES, ABOVE AND/OR BELOW GROUND, PUBLIC AND/OR PRIVATE THAT MAY EXIST AND CROSS THRU THE AREA OF CONSTRUCTION THAT ARE OR ARE NOT SHOWN ON THE THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC OR PRIVATE UTILITY AGENCIES FRANCHISED TO SERVE THE SITE AREA TO LOCATE, PROTECT AND RESOLVE ANY CONFLICTS WITH EXISTING UTILITIES AND SHALL REPAIR, AT HIS OWN EXPENSE, ANY UTILITY DAMAGED DURING CONSTRUCTION.

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COMMONWEALTH OF VIRGINIA
DARREN RICHARD CURTIS
Lic. No. 1622
10-28-16
LANDSCAPE ARCHITECT

COUNTY OF ALBEMARLE

PANTOPS PUBLIC SAFETY FACILITY

IFB # 2017-11223-20

CHARLOTTESVILLE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION

COMMISSION NUMBER
2160310

SCALE:	AS SHOWN
DESIGNED:	MC
DRAWN:	MC
CHECKED:	DFB
DATE:	10.28.2016

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SHEET TITLE

CIVIL TITLE SHEET

SHEET NUMBER

G-003