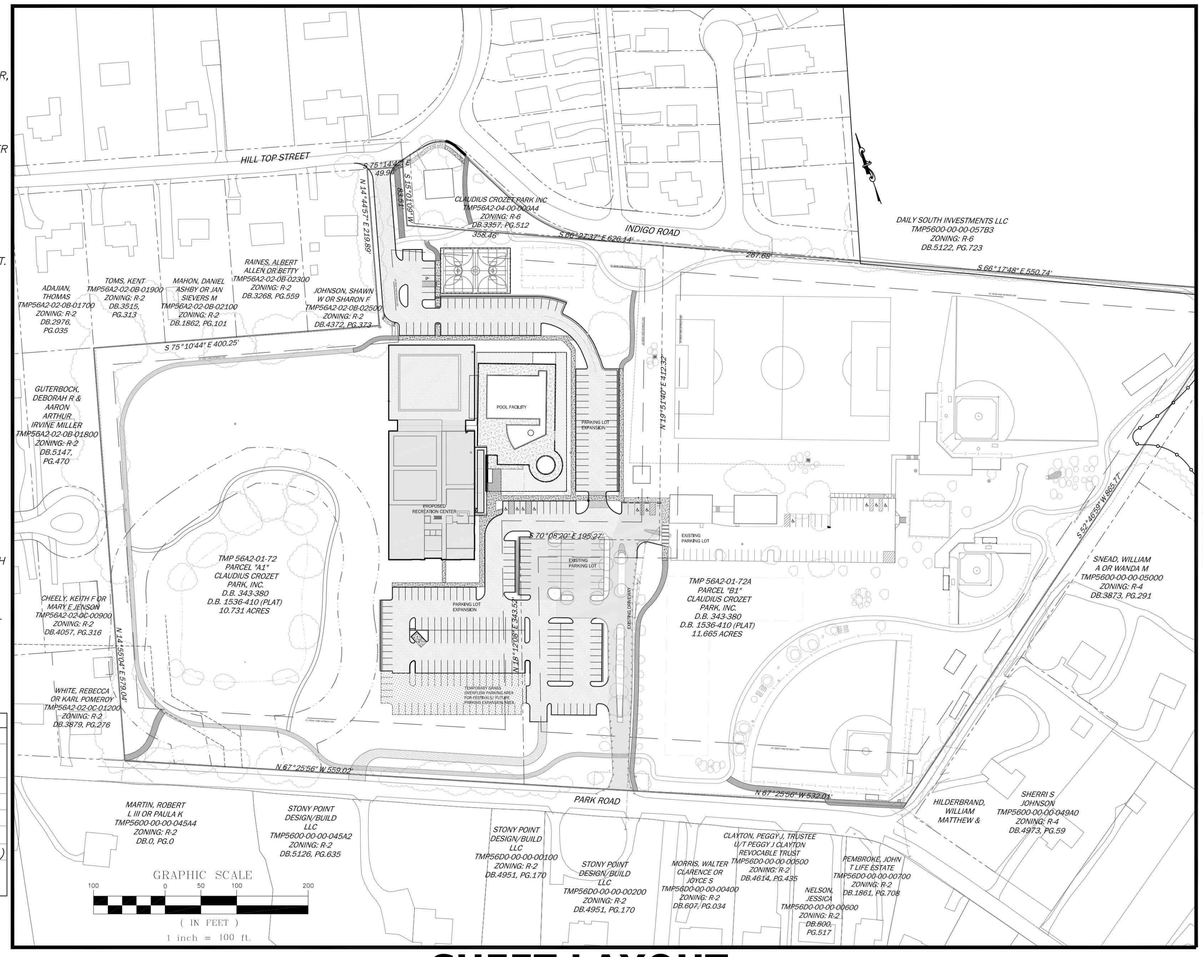
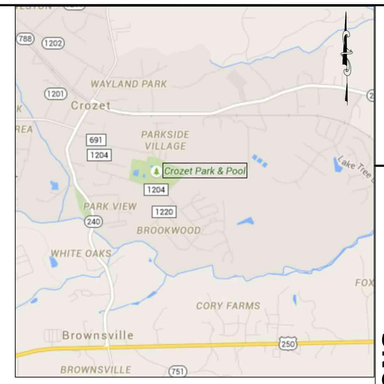
CLAUDIUS CROZET PARK
SPECIAL USE PERMIT (SP2020-00016)
DEVELOPMENT CONCEPT PLAN

WHITEHALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

OWNER/DEVELOPER: CLAUDIUS CROZET PARK, INC.
BOX 171
CROZET, VA 22932

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

TAX MAP NO.: 56A2-01-72 (RA), 56A2-01-72A (RA), & 56A2-04-0A4(R-6)

ZONING: RURAL AREA WITH SPECIAL USE PERMIT (SP-95-43) & R-6. NOTE, TMP56A2-04--A4 IS LOCATED WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT.

PROFFERS: SEE ALBEMARLE COUNTY PLANNING DEPARTMENT LETTER FOR APPROVED SPECIAL USE PERMIT SP-95-43.

PROJECT AREA: 0.41 AC 56A2-04-0A4
10.73 AC. 56A2-01-72
11.67 AC. 65A2-01-72A
22.81 AC.

PROPERTY SURVEY: SURVEY AND TOPOGRAPHY PROVIDED BY KIRK HUGHES & ASSOCIATES, LAND SURVEYORS AND PLANNERS. SURVEY WAS UPDATED IN JANUARY 2019, AND FIELD CONDITIONS HAVE HAVE BEEN VERIFIED BY COLLINS ENGINEERING IN JANUARY 2020.

VERTICAL DATUM: THE TEMPORARY BENCHMARK IS A NAIL SET IN A UTILITY POLE AS SHOWN ON THE DRAWINGS. ASSUMED ELEVATION=500.00'.

HORIZONTAL DATUM: MAGNETIC NORTH AS SHOW ON A PLAT OF JOHN MCNAIR AND ASSOCIATES, DATED AUGUST 24, 1958, AND RECORDED BY D.B. 343, PG. 382A.

WATERSHED: PROJECT SITE IS LOCATED WITHIN THE SOUTH RIVANNA WATER RIVERSHED.

EXISTING USE: URBAN COMMUNITY PARK WITH A POOL, GRASS RECREATIONAL FIELDS, COMMUNITY CENTER, BASKETBALL COURTS, TENNIS COURTS, SOCCER FIELD, AND BASEBALL/SOFTBALL FIELDS.

PROPOSED USE: SPECIAL USE PERMIT FOR A COMMUNITY CENTER AND SWIM, GOLF, TENNIS OR SIMILAR ATHLETIC FACILITY IN THE RURAL AREA AND IN THE R-6 ZONING DISTRICT. CONSTRUCTION OF A COMMUNITY RECREATION FACILITY, INCLUDING EXERCISE AREA & COMMUNITY MEETING ROOM. (INCLUDES THE REMOVAL OF THE EXISTING COMMUNITY CENTER BUILDING AND POOL BATHOUSE).
PHASE I - 34,200 +/- GSF (INC. 20,250 EXERCISE AREA & 1,620 MEETING ROOM)
PHASE II (FUTURE) - 8 LANE INDOOR POOL (12,600 SF)

SITE ACCESS: ACCESS TO THE PROPERTY AND RECREATION CENTER IS FROM PARK ROAD, WITH A SECOND ACCESS POINT ON PARK ROAD AND ANOTHER ACCESS FROM HILL TOP STREET.

STEEP SLOPES: THERE ARE EXISTING PRESERVED AND MANAGED STEEP SLOPES ON THE PROJECT SITE, SEE SHEET 2. THESE SLOPES WILL NOT BE IMPACTED WITH THE PROPOSED DEVELOPMENT.

OFFSITE DISTURBANCE: NONE

PHASING THE PROJECT WILL BE CONSTRUCTED IN 1 OR 2 PHASES. PHASE I WILL INCLUDE THE RECREATION FACILITY AND PARKING LOT IMPROVEMENTS. PHASE II WILL INCLUDE THE INDOOR POOL ADDITION (IF IT IS NOT CONSTRUCTED IN PHASE I).

FLOODPLAIN/WPO BUFFERS: THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE PER FEMA MAP PANEL #51003C0229D DATED FEBRUARY 4, 2005. THERE IS A WPO BUFFER ON THE SITE, AS SHOWN ON SHEET 2 AND SHEET 3 OF THE INITIAL SITE, PER ALBEMARLE COUNTY GIS MAPPING. ALSO NOTE THE PARCEL IS OUTSIDE THE LIMITS OF THE FEDERAL & STATE DAM BREAK INUNDATION ZONES PER COUNTY GIS DATA.

SETBACKS: 75' MINIMUM FRONT SETBACK FROM EXISTING PUBLIC STREETS
25' MINIMUM SIDE YARD SETBACK
35' MINIMUM REAR YARD SETBACK

BUILDING HEIGHT: 35' MAXIMUM BUILDING HEIGHT. PROPOSED BUILDING HEIGHT = 32' (2 STORY BLDG)

LIGHTING PLAN: A LIGHTING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR THE BUILDING AND PARKING LOT LIGHTING. THE EXISTING PARKING LOT LIGHTING WILL BE MODIFIED WITH THE FINAL SITE PLAN. LIGHTING SHALL COMPLY WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.

ESTIMATED EMPLOYEES: IT IS ANTICIPATED THAT APPROXIMATELY 25 EMPLOYEES WILL BE NEEDED AT THE LARGEST SHIFT FOR THE PROPOSED RECREATION CENTER.

BUILDING SEPARATION: BUILDING SEPARATION SHALL BE IN ACCORDANCE WITH TABLE 401 FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS OF THE BOCA BASIC BUILDING CODE, 194 EDITION OR ITS EQUIVALENT IN THE CURRENT EDITION OF THE BOCA BASIC BUILDING CODE.

PARKING REQUIRED:

FACILITY	BASIS FOR CALCULATION	REQUIRED PARKING SPACES
BASEBALL FIELDS A,B,&C	3 FIELDS @ 20 SPACES/FIELD	60 SPACES
SWIMMING POOL	4,838 SF WATER SURFACE MAIN POOL @ 1/125 SF	39 SPACES
HORSESHOE PITS	3 PITS @ 2 SPACES/COURT	6 SPACES
KIDS TENNIS COURTS	3 COURTS @ 1 SPACE/COURT	3 SPACES
SOCCER FIELD	1 FIELD @ 24 SPACES/FIELD	24 SPACES
PAVILIONS A & B	4,811 SF @ 1 SPACE/75 SF	64 SPACES
COMMUNITY BUILDING	(DELETED WITH THIS PROJECT)	(46 SPACES (REMOVED))
RECREATION CENTER	20,250 SF @ 1 SPACE/125 SF	162 SPACES
MEETING ROOM	1,620 SF @ 1 SPACE/75 SF	22 SPACES

TOTAL PARKING REQUIRED = 380 SPACES
10% REDUCTION FOR URBAN PARK = 380 SPACES - 38 SPACES = 342 SPACES
PARKING PROVIDED: 292 SPACES
SHARED PARKING (APPROVED COOPERATIVE PARKING AGREEMENT)= 50 SPACE REDUCTION

NOTE:
1. ADDITIONAL AREA IS AVAILABLE FOR THE EXPANSION OF THE PARKING AND OVERFLOW PARKING FOR SPECIAL EVENTS.
2. THE PARKING CALCULATIONS DO NOT INCLUDE THE PHASE II INDOOR POOL EXPANSION. THE PARKING STUDY WILL BE REVISED PRIOR TO THE CONSTRUCTION OF THE PHASE II INDOOR POOL BASED ON CURRENT PARKING SCENARIOS FOR THE FACILITY IN USE TO DETERMINE THE AMOUNT OF ADDITIONAL PARKING REQUIRED.
PARKING PROVIDED:

TRASH COLLECTION A DUMPSTER IS PROPOSED ONSITE, THE DUMPSTER SHALL HAVE A WOODEN ENCLOSURE.

ADJACENT PROPERTY OWNERS SEE EXISTING CONDITIONS, SHEET 2.

PREVIOUS SITE PLANS:
1. SDP 2002-00051 MAJOR SITE PLAN AMENDMENT FOR BALLFIELDS, CONCESSIONS STANDS AND SECOND EXIT ON PARK STREET.
2. LOR FOR DUGOUT ROOFS AND SCORER PLATFORM @ MAJOR FIELD
3. LOR FOR SPEED HUMPS IN FRONT OF POOL HOUSE
4. LOR TO ADD SHED AT POOL
5. SDP 2011-00015 MINOR SITE PLAN AMENDMENT OF SDP2002-00051 FOR THE POOL DOME
6. LOR FOR QUICKSTART TENNIS COURTS
7. SDP 2015-00056 MINOR SITE PLAN AMENDMENT FOR PARKING LOT RENOVATION
8. SDP 2018-00077 MINOR SITE PLAN AMENDMENT FOR ATHLETIC FIELD LIGHTING

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	CONCEPT PLAN
4	CONCEPT PLAN
5	CONCEPT GRADING & DRAINAGE PLAN
6	PEDESTRIAN / BICYCLE / SIDEWALK FACILITIES MAP
6	TOTAL NUMBER OF SHEETS

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- DITCH CENTERLINE
- PROPOSED EASEMENT, OWNERSHIP VARIOUS WITH EACH SHEET
- DRAINAGE PIPE
- BENCH MARK
- SIGN
- PROPOSED HANDICAP PARKING SPACE STRIPING
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- 506.71 TC / 506.21 EP PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX
- COUNTY DEFINED MANAGED STEEP SLOPES
- PRESERVED STEEP SLOPES TO BE IMPACTED
- PROPOSED CONCRETE
- PROPOSED & EXISTING GUARDRAIL
- PROPOSED FENCE

SHEET LAYOUT
SCALE: 1" = 100'

RETAINING WALLS: **NO RETAINING WALLS ARE PROPOSED WITH THIS PLAN.**

BURIAL SITES: **NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE.**

IMPERVIOUS AREAS: **304,920 SF (7.0 AC) TOTAL**

PAVED PARKING AND CIRCULATION AREA: **205,125 SF**

AREA CALCULATIONS

LAND USE AREA	ACREAGE
PAVEMENT & SIDEWALKS	5.54 AC (24.7%)
BUILDINGS	0.93 AC (4.2%)
POOL AND BASKETBALL	0.53 AC (2.4%)
OPEN SPACES	15.81 AC (68.7%)
TOTAL:	22.81 AC

TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)
HEALTH/FITNESS CLUB - CODE 492 (34,200 SF FITNESS CENTER)

ADT:	N/A
AM PEAK:	45 VPH (23 ENTER/ 22 EXIT)
PM PEAK:	118 VPH (67 ENTER/ 51 EXIT)

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT FOR THE PROPOSE IMPROVEMENTS ON THE SITE SHALL BE ACCOMMODATED WITH THE PROPOSED WATER QUALITY SWALE AND DRY RETENTION AREA. NUTRIENT CREDITS WILL BE PURCHASED FOR ANY ADDITIONAL WATER QUALITY REQUIREMENTS ON THE SITE. THE PROPOSED WATER QUALITY SWALE AND DRY RETENTION AREA WILL PROVIDE SWM FOR THE INCREASE IN IMPERVIOUS AREA.

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/17/20	INITIAL SPECIAL USE PERMIT SUBMITTAL
11/16/20	ADDRESSED COUNTY COMMENTS DATED 10/5/20 AND RESUBMITTAL FOR PC MEETING

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN
SHEET TITLE: COVER SHEET

JOB NO. 142103
SCALE 1"=100'
SHEET NO. 1

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ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

General Construction Notes

1. 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.
2. 2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
3. 3. 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.
4. 4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. 5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. 6. 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.
7. 7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. 8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe –Class III.
9. 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

EXISTING ACCESS ROAD TO BE IMPROVED

CLAUDIUS CROZET PARK INC
TMP56A2-04-00-000A4
ZONING: R-6
DB.3357, PG.512

INDIGO ROAD
(STATE ROUTE 1233)
40' PUBLIC R/W

EXISTING ASPHALT BASKETBALL COURT TO BE REMOVED

MATCHLINE - SEE THIS SHEET

358.46'

S 66°27'37" E 626.14'

N 14°44'57" E 219.89'

S 15°10'09" W 83.51'

A.C.S.A. 20' WATER EASEMENT D.B. 3440, PG. 1 D.B. 3064 PG. 146

ASPHALT BASKETBALL COURTS

QUICKSTART TENNIS COURTS

30' REAR YARD SETBACK LINE

EXISTING TREES TO BE REMOVED (TYPICAL)

1.5' x 0.5' CONC. ENDWALL

HILL TOP STREET
(STATE ROUTE 691)
40' PUBLIC R/W

TOP=504.6'
INV.=496.4' (CENTER OF STRUCTURE)

S 75°14'42" E 49.94'

10' WATER EASEMENT TO BE DEDICATED TO THE A.C.S.A.

S 15°10'09" W 83.51'

N 14°44'57" E 219.89'

EXISTING ACCESS ROAD TO BE IMPROVED

CLAUDIUS CROZET PARK INC
TMP56A2-04-00-000A4
ZONING: R-6
DB.3357, PG.512

358.46'

EXISTING ASPHALT BASKETBALL COURT TO BE REMOVED

AJIAN, THOMAS
6A2-02-0B-01700
ZONING: R-2
.2976, PG.035

TOMS, KENT.
TMP56A2-02-0B-01900
ZONING: R-2
DB.3515, PG.313

MAHON, DANIEL ASHBY OR JAN SIEVERS M
TMP56A2-02-0B-02100
ZONING: R-2
DB.1862, PG.101

S 75°10'44" E 400.25'

RAINES, ALBERT ALLEN OR BETTY
TMP56A2-02-0B-02300
ZONING: R-2
DB.3268, PG.559

JOHNSON, SHAWN W OR SHARON F
TMP56A2-02-0B-02500
ZONING: R-2
DB.4372, PG.373

TOP=493.8'
INV.=485.0'
(CENTER OF STRUCTURE)

PORTION OF ASPHALT PATHWAY TO BE RELOCATED

EXISTING FENCING TO BE DEMOLISHED

20' SIDE YARD SETBACK LINE

TOP=491.4'
INV. IN=484.3' (4" PVC)
INV. IN=484.2' (6" PVC)
INV. OUT=484.1'

PICNIC SHELTER

CONC. DECK

DRAIN, TYP.

PICNIC SHELTER TO BE REMOVED WITH PHASE II

EXISTING POOL TO REMAIN

YARD DRAIN (YD), TYP.

ABANDONED SEPTIC TANK

BIOFILTER

N 19°55'40" E 412.32'

GUTERBOCK, DEBORAH R & AARON ARTHUR IRVINE MILLER
TMP56A2-02-0B-01800
ZONING: R-2
DB.5147, PG.470

PORTION OF THE EXISTING SAN. SWR TO BE RELOCATED

EXISTING TREES TO BE REMOVED (TYPICAL)

EXISTING SANITARY SEWER LINES TO BE REMOVED (TYPICAL)

EXISTING MANAGED SLOPES TO REMAIN

A.C.S.A. 20' SEWER EASEMENT D.B. 925, PG. 585

TOP=487.0'
INV. IN=480.0'
INV. OUT=480.0'

EASEMENT TO BE REMOVED

EXISTING 50' WPO BUFFER

TREES AND BRUSH

EXISTING CURBING, PAVEMENT, SIDEWALK AND DUMPSTER TO BE REMOVED WITHIN THIS AREA

EXISTING BATHHOUSE TO BE DEMOLISHED

TOT POOL

PAVILION

EXISTING COMMUNITY CENTER TO BE DEMOLISHED

PAVILION
FFE=497.75

PAVILION
FFE=494.02'

EXISTING MANAGED SLOPES TO REMAIN

TOP=488.7'
INV. IN=478.8' (8" PVC)
INV. IN=482.7' (8" DIP, DROP MH)
INV. IN=478.4' (8" DIP, DROP MH)
INV. OUT=478.3'

EXISTING WET POND TO REMAIN

S 70°08'20" E 195.27'

EXISTING BLDG TO BE REMOVED

ABANDONED SEPTIC TANK

EXISTING SEPTIC TANK TO BE REMOVED

EXISTING PLAYGROUND/TOT LOT TO BE REMOVED

TMP 56A2-01-72
PARCEL "A1"
CLAUDIUS CROZET PARK, INC.
D.B. 343-380
D.B. 1536-410 (PLAT)
10.731 ACRES
ZONING: RA - RURAL AREA

POND

WATER ELEVATION = 480.9'

TMP 56A2-01-72A
PARCEL "B1"
CLAUDIUS CROZET PARK, INC.
D.B. 343-380
D.B. 1536-410 (PLAT)
11.665 ACRES
ZONING: RA - RURAL AREA

CHEELY, KEITH F OR MARY E JENSON
TMP56A2-02-0C-00900
ZONING: R-2
DB.4057, PG.316

TOP=485.4'
INV. IN=476.5' (FROM N)
INV. IN=476.5' (FROM W)
INV. OUT=476.4'

EXISTING BIOFILTERS CONSTRUCTED WITH WPO2015-00089 TO BE REMOVED WITH THE PROPOSED EXPANSION

EXISTING ENTRANCE ROAD AND PAVEMENT TO REMAIN

EX. 8" ACSA WATERLINE

EXISTING CURBING, PAVEMENT, AND SIDEWALK TO BE REMOVED WITHIN THIS AREA

A.C.S.A. 20' WATER EASEMENT D.B. 3440, PG. 1 D.B. 3084 PG. 146

N 18°12'08" E 343.52'

WHITE, REBECCA OR KARL POMEROY
TMP56A2-02-0C-01200
ZONING: R-2
DB.3879, PG.276

TOP=483.5'
INV. IN=474.8'
INV. OUT=474.5'

EXISTING 100' WPO BUFFER

EXISTING PRESERVED SLOPES TO REMAIN

EXISTING PARK ENTRANCE ROAD

TS FRONT YARD SETBACK LINE

EXISTING SECONDARY ACCESS TO PARK

TOP=470.4'
INV. IN=468.5'
INV. OUT=468.4'

N 67°25'56" W 559.02'

12" CMP

N 67°25'56" W 532.01'

WOODEN FENCE

MARTIN, ROBERT L III OR PAULA K
TMP5600-00-00-045A4
ZONING: R-2
DB.0, PG.0

STONY POINT DESIGN/BUILD LLC
TMP5600-00-00-045A2
ZONING: R-2
DB.5126, PG.635

TOP=468.4'
INV. IN=461.5'
INV. OUT=461.4'

STONY POINT DESIGN/BUILD LLC
TMP56D0-00-00-00100
ZONING: R-2
DB.4951, PG.170

PARK ROAD
(STATE ROUTE 1204)
VAR. WIDTH PUBLIC R/W

STONY POINT DESIGN/BUILD LLC
TMP56D0-00-00-00200
ZONING: R-2
DB.4951, PG.170

MORRIS, WALTER CLARENCE OR JOYCE S
TMP56D0-00-00-00400

CLAYTON, PEGGY J, TRUSTEE U/T PEGGY J CLAYTON REVOCABLE

HILDERBRAND, W
MATTHEW & SH
JOHNSON
TMP5600-00-00
ZONING: R-
DB.4973, PG

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS IV
Lic. No. 035791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
8/17/20	INITIAL SPECIAL USE PERMIT SUBMITTAL
11/16/20	ADDRESSED COUNTY COMMENTS DATED 10/5/20 AND RESUBMITTAL FOR PC MEETING

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO. 142103

SCALE 1"=40'

SHEET NO. 2

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MATCHLINE- SEE SHEET 4

25' SIDE YARD SETBACK LINE

EXISTING 6' ASPHALT PERIMETER TRAIL

EXISTING TREES AND LANDSCAPING BUFFER TO REMAIN UNDISTURBED

PROPOSED LANDSCAPING BUFFER AREA

PROPOSED 5' PRIMITIVE / STONE DUST TRAIL AROUND POND

PROPOSED SWM FACILITY

ADDITIONAL LANDSCAPING PROPOSED WITHIN THE STREAM BUFFER AREA FOR RESTORATION OF THE BUFFER

TMP 56A2-01-72
PARCEL "A1"
CLAUDIUS CROZET PARK, INC.
D.B. 343-380
D.B. 1536-410 (PLAT)
10.731 ACRES

EXISTING POND

PROPOSED POOL EXPANSION
BLDG FOOTPRINT = 12,600
OVERALL AREA = 12,600 SF

EXISTING GRASS AREA AROUND POOL DECK

EXISTING PICNIC SHELTER TO REMAIN

EXISTING PICNIC SHELTER TO BE REMOVED WITH PHASE II

PROPOSED 6' CONCRETE SIDEWALK

EXISTING POOL AND CONCRETE DECK

PROPOSED CONCRETE POOL DECK EXPANSION

PROPOSED POOL ENTRANCE

PROPOSED RECREATION CENTER
BLDG FOOTPRINT = 24,000 SF
OVERALL AREA = 34,200 SF

PROPOSED GRASS RECREATION AREA

EXISTING POLE & LIGHT TO BE RELOCATED BEHIND SIDEWALK

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED VDOT STD. CG-2

PROPOSED DUMPSTER WITH 12'x20' CONCRETE PAD

24' DRIVE AISLE

PROPOSED VDOT STD. CG-6

PROPOSED 2' PARKING GRASS OVERHANG (TYP.)

PROPOSED GRAVEL OVERFLOW PARKING LOT
TOTAL =42 SPACES

PROPOSED ASPHALT PARKING LOT
TOTAL =91 SPACES

PROPOSED VDOT STD. CG-2

PROPOSED ASPHALT PARKING LOT
TOTAL =34 SPACES

PROPOSED GRASS ISLAND

24' DRIVE AISLE

PROPOSED VDOT STD. CG-2

PROPOSED ASPHALT PARKING LOT
TOTAL =38 SPACES

PROPOSED VDOT STD. CG-6

EXISTING POLE & LIGHT TO BE RELOCATED BEHIND SIDEWALK

PROPOSED 8' CONCRETE SIDEWALK FLUSH WITH PAVEMENT

PROPOSED 8' RAISED CONCRETE SIDEWALK

EXISTING POLE & LIGHTS TO REMAIN (TYP.)

EXISTING ISLAND TO REMAIN (TYP.)

EXISTING POLE & LIGHT TO BE RELOCATED INTO MEDIAN

EXISTING PARKING LOT TO REMAIN, MILL/OVERLAY EXISTING PAVEMENT
TOTAL=34 SPACES

EXISTING POLE & LIGHTS TO REMAIN (TYP.)

PROPOSED STRIPING FOR PEDESTRIAN CROSSING

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED 6' ASPHALT TRAILWAY

PROPOSED VDOT STD. CG-6

EXISTING FENCE TO REMAIN

EXISTING PAVILION

EXISTING PAVILION

PROPOSED 6' CONCRETE SIDEWALK FLUSH WITH PAVEMENT

EXISTING POLE & LIGHTS TO REMAIN (TYP.)

EXISTING ASPHALT PARKING LOT
TOTAL =46 SPACES

TMP 56A2-01-72A
PARCEL "B1"
CLAUDIUS CROZET PARK, INC.
D.B. 343-380
D.B. 1536-410 (PLAT)
11.665 ACRES

EXISTING GRASS RECREATIONAL PLAYFIELDS

EXISTING TREES TO REMAIN

EXISTING OVERHEAD POWERLINE TO REMAIN

EXISTING EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

NOTE: A LEFT TURN LANE WARRANT ANALYSIS AND RIGHT TURN LANE TAPER ANALYSIS SHALL BE COMPLETED WITH THE FINAL SITE PLAN TO DETERMINE IF ANY IMPROVEMENTS TO THE ENTRANCE ARE REQUIRED FOR THE RECREATION FACILITY EXPANSION.

EXISTING ENTRANCE TO CROZET PARK

75' FRONT YARD SETBACK LINE

EXISTING 6' ASPHALT PERIMETER TRAIL

EXISTING LIMITS OF PROPERTY

EXISTING SECONDARY ENTRANCE TO CROZET PARK

Iron Found

Iron Set

PROPOSED 8' ASPHALT MULTI-USE TRAIL EXTENSION FROM EXISTING ASPHALT PATHWAY TO PROPERTY LINE

PROPOSED 8' ASPHALT MULTI-USE TRAIL EXTENSION FROM EXISTING ASPHALT PATHWAY TO PROPERTY LINE. SEE SHEET 5 (GRADING SHEET) FOR EXTENSION OF THE PATHWAY TO THE PROPERTY LINE.

MARTIN, ROBERT L III OR PAULA K
TMP56600-00-00-045A4
ZONING: R-2
DB.0, PG.0

STONY POINT DESIGN/BUILD LLC
TMP5600-00-00-045A2
ZONING: R-2
DB.5126, PG.635

STONY POINT DESIGN/BUILD LLC
TMP56D0-00-00-00100
ZONING: R-2
DB.4951, PG.170

STONY POINT DESIGN/BUILD LLC
TMP56D0-00-00-00200
ZONING: R-2
DB.4951, PG.170

PARK ROAD
(STATE ROUTE 1204)
VAR. WIDTH PUBLIC R/W

1,625' TO NEAREST INTERSECTION (HIGH STREET)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
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11/16/20	ADDRESSED COUNTY COMMENTS DATED 10/5/20 AND RESUBMITTAL FOR PC MEETING

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

SHEET TITLE
CONCEPT PLAN

JOB NO. 142103

SCALE 1"=30'

SHEET NO. 3

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NOTES:

1. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

2. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

General Construction Notes

1. 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.
2. 2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
3. 3. 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.
4. 4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. 5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. 6. 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.
7. 7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. 8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
9. 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

UTILITY NOTES:

1. A MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & WATER AND SEWER LINES MUST BE PROVIDED.
2. A MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L AND S/L.
3. A MINIMUM OF 1.5' OF VERTICAL SEPARATION FROM WATER AND SEWER LINES MUST BE PROVIDED.
4. ALL PROPOSED WATER METERS SHALL BE ENCOMPASSED WITHIN AN ACSA EASEMENT & SHALL BE DEDICATED FOR PUBLIC USE .
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS OF ROADWAY, CURB & GUTTER PRIOR TO CONSTRUCTING THE EXTENSION OF THE STORM SEWER, SANITARY SEWER, WATER LINE AND PAVED ACCESSES. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THAT THE ELEVATIONS OF THE TIE-IN CONNECTIONS CAN BE ADJUSTED ACCORDINGLY.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TEST-DIG AT THE LOCATION OF THE EXISTING UTILITIES TO CONFIRM DEPTHS AND TO ENSURE THE PROPOSED SEWER, STORM AND WATER UP GRADES CAN BE ACHIEVED.
7. A KEY BOX SHALL BE PROVIDED ON ALL BUILDINGS FOR EMERGENCY ACCESS. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE TO DETERMINE THE LOCATION.

NOTE:

1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. ① REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
8. ANY RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
9. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
10. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE CROZET PARK. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS ON THE PROPERTY.
11. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.
12. CONCESSIONS FOR THE CROZET PARK WILL BE PROVIDED AT THE PEACHTREE CONCESSION STAND AND AT THE CROZET POOL CONCESSION AREA.
13. THE COMMUNITY CENTER USE WILL BE SUBJECT TO THE SUPPLEMENTAL REGULATIONS FOUND IN 18-5.1.04 OF THE ZONING ORDINANCE, AND THE SWIMMING, TENNIS, AND GOLF CLUBS USE WILL BE SUBJECT TO THE SUPPLEMENTAL REGULATIONS FOUND IN 18-5.1.16 OF THE ZONING ORDINANCE.
14. PORTIONS OF THE EXISTING PERIMETER TRAIL SHALL BE REPAIRED IN ORDER TO CORRECT DEFICIENCIES IN THE TRAILWAY INSTALLATION.
15. A PRIMITIVE/STONE DUST WALKING PATH IS PROPOSED AROUND THE EXISTING POND.

SITE PLAN NOTES:

1. SEE SHEET 1 AND 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
2. TRASH SHALL BE STORED & COLLECTED IN THE DUMPSTER CONTAINER, SHOWN ON SHEET 3.
3. ALL BUILDINGS (EXISTING AND PROPOSED STRUCTURES) WILL HAVE A SLAB ON GRADE FOUNDATION.
4. CONTRACTOR SHALL RELOCATE UNDERGROUND AND OVERHEAD UTILITIES AND/OR LIGHT POLES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
5. CONTRACTOR SHALL REPLACE THE PORTION OF THE EXISTING ASPHALT TRAIL DAMAGED FROM THE PROPOSED CONSTRUCTION.
6. INDIVIDUAL SIGNS WILL REQUIRE SIGN APPLICATIONS AND SIGN DESIGNS WILL BE REQUIRED TO MEET STANDARD SIGN GUIDELINES REGARDING SIZE, SCALE AND PROPORTION RELATIVE TO THE SIGN BAND AND THE OVERALL BUILDING.

NOTE: THE PROPOSED ENTRANCE AT HILL TOP STREET SHALL CONFORM TO VDOT STANDARDS, INCLUDING THE INTERSECTION DESIGN AND SIGHT DISTANCE REQUIREMENTS. THE DESIGN OF THE INTERSECTION SHALL BE FINALIZED WITH THE SITE PLAN. SIGHT DISTANCE EASEMENTS OR A MODIFIED ENTRANCE MAY BE REQUIRED TO MEET VDOT REQUIREMENTS FOR THE ENTRANCE.

PROPOSED 5' CONCRETE EXTENSION ALONG HILL TOP STREET FROM EXISTING SIDEWALK TO THE NEW PARK ENTRANCE. VDOT STD CG-12 AT ENTRANCE

280' SIGHT DISTANCE

HILL TOP STREET (STATE ROUTE 691) 40' PUBLIC R/W

HILL TOP STREET 40' & VAR. PUBLIC R/W

LIMITS OF PROPOSED MILL/OVERLAY

EXISTING TREES AND LANDSCAPING BUFFER TO REMAIN UNDISTURBED

PROPOSED 8' ASPHALT MULTI-USE PATHWAY EXTENSION FROM HILL TOP STREET TO THE EXISTING ASPHALT PATHWAY ALONG ENTRANCE ROAD

PROPOSED CG-2

PROPOSED MODIFICATIONS TO EXISTING EMERGENCY ACCESS ROAD

PROPOSED 6' ASPHALT TRAILWAY

PROPOSED STREET TREES AND SCREENING/BUFFER LANDSCAPING ON THE R-6 PROPERTY

PROPOSED VAR. HT. BLACK VINYL CHAIN-LINK FENCE TO BE INSTALLED AROUND COURTS

CLAUDIUS CROZET PARK INC
TMP56A2-04-00-000A4
ZONING: R-6
DB.3357, PG.512

24' DRIVE AISLE

INDIGO ROAD (STATE ROUTE 1233) 40' PUBLIC R/W

PROPOSED 6' ASPHALT TRAILWAY

PROPOSED 7' CONCRETE SIDEWALK

PROPOSED BASKETBALL COURTS

EXISTING TENNIS COURTS

35' REAR YARD SETBACK LINE

25' REAR YARD SETBACK LINE

20' DRIVE AISLE

18' MIN. (TYP.)

PROPOSED 2' PARKING GRASS OVERHANG (TYP.)

EXISTING 6' ASPHALT PERIMETER TRAIL

PROPOSED CG-6

PROPOSED CG-9D

PROPOSED ADA CG-12 CONC. RAMP (TYP.)

PROPOSED ASPHALT PARKING LOT TOTAL = 44 SPACES

PROPOSED SWM FACILITY

PROPOSED CG-2

PROPOSED ACCESS TO SWM FACILITY

MATCHLINE- SEE SHEET 3

MAHON, DANIEL ASHBY OR JAN SIEVERS M
TMP56A2-02-0B-02100
ZONING: R-2
DB.1862, PG.101

RAINES, ALBERT ALLEN OR BETTY
TMP56A2-02-0B-02300
ZONING: R-2
DB.3268, PG.559

JOHNSON, SHAWN W OR SHARON F
TMP56A2-02-0B-02500
ZONING: R-2
DB.4372, PG.373

25' SIDE YARD SETBACK LINE

EXISTING 6' ASPHALT PERIMETER TRAIL

EXISTING TREES AND LANDSCAPING BUFFER TO REMAIN UNDISTURBED

PROPOSED LANDSCAPING BUFFER AREA

PROPOSED POOL EXPANSION
BLDG FOOTPRINT = 12,600
OVERALL AREA = 12,600 SF

EXISTING GRASS AREA AROUND POOL DECK

EXISTING PICNIC SHELTER TO REMAIN

EXISTING PICNIC SHELTER TO BE REMOVED WITH PHASE II

PROPOSED 6' CONCRETE SIDEWALK

EXISTING POOL AND CONCRETE DECK

24' DRIVE AISLE

PROPOSED VDOT STD. CG-2

PROPOSED ASPHALT PARKING LOT TOTAL =38 SPACES

PROPOSED VDOT STD. CG-6

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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PROFESSIONAL ENGINEER

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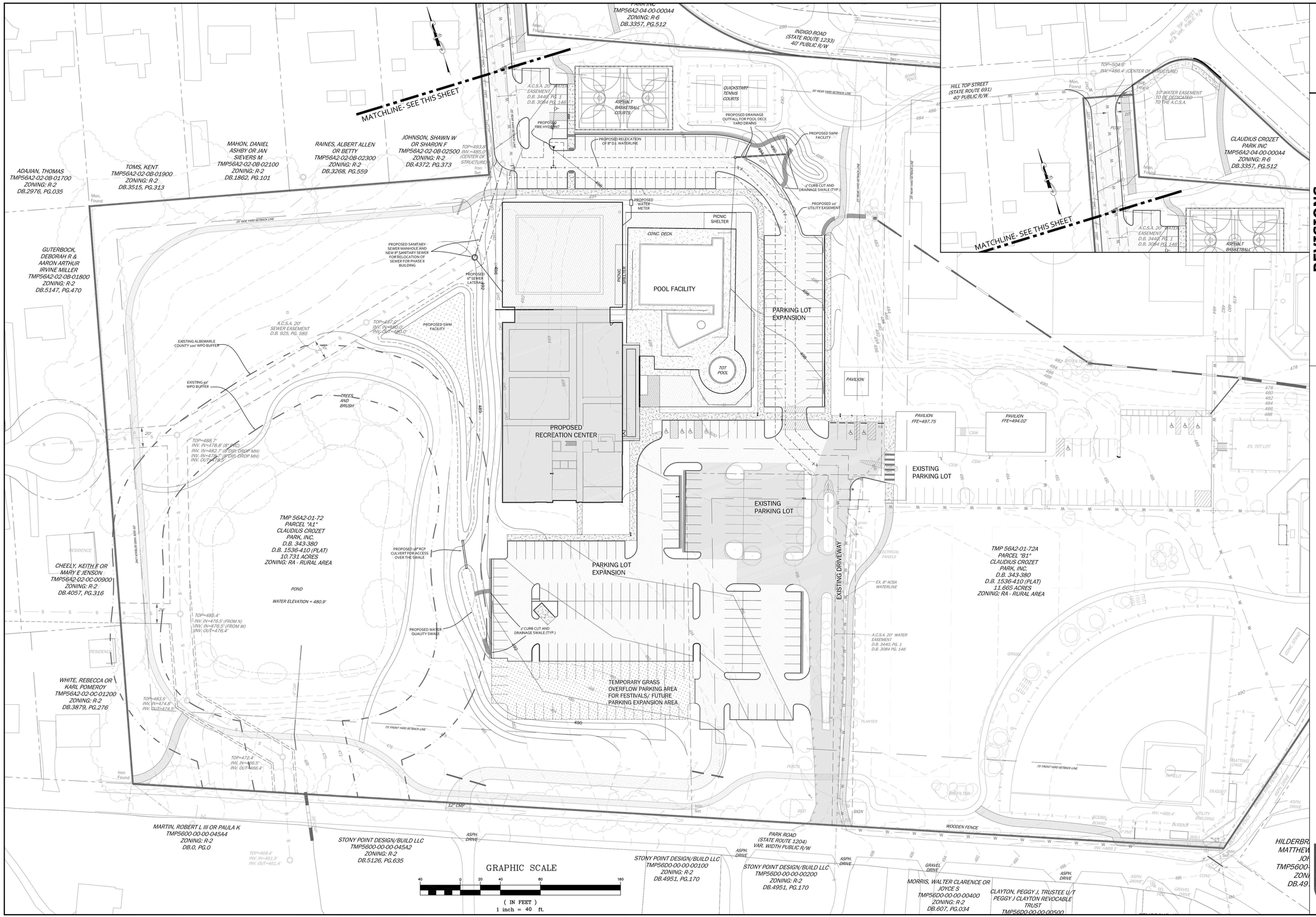
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

SHEET TITLE
CONCEPT PLAN

JOB NO. 142103
SCALE 1"=30'
SHEET NO. 4

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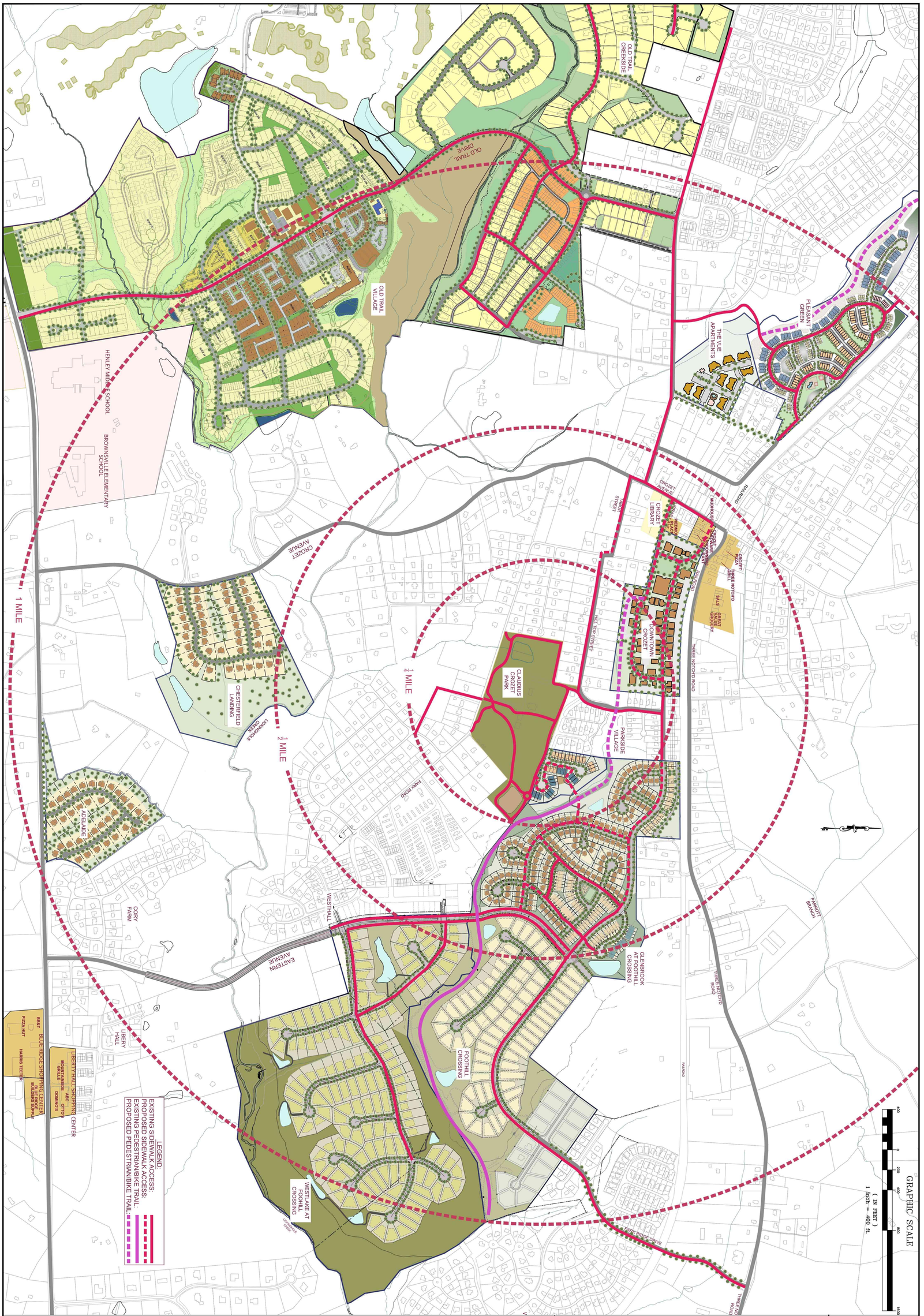
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PROJECT
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

SHEET TITLE
CONCEPT GRADING AND DRAINAGE PLAN

JOB NO. 142103
SCALE 1"=40'
SHEET NO. 5

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COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER

SHEET NO. 6
SCALE 1"=400'
JOB NO. 142103

PROJECT
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

SHEET TITLE
PEDESTRIAN / BICYCLE / SIDEWALK FACILITIES MAP

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