

INITIAL SITE DEVELOPMENT PLAN

COLLINA FARM

SDP Number Pending

TAX MAP 79, PARCEL 24B

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=2,000'

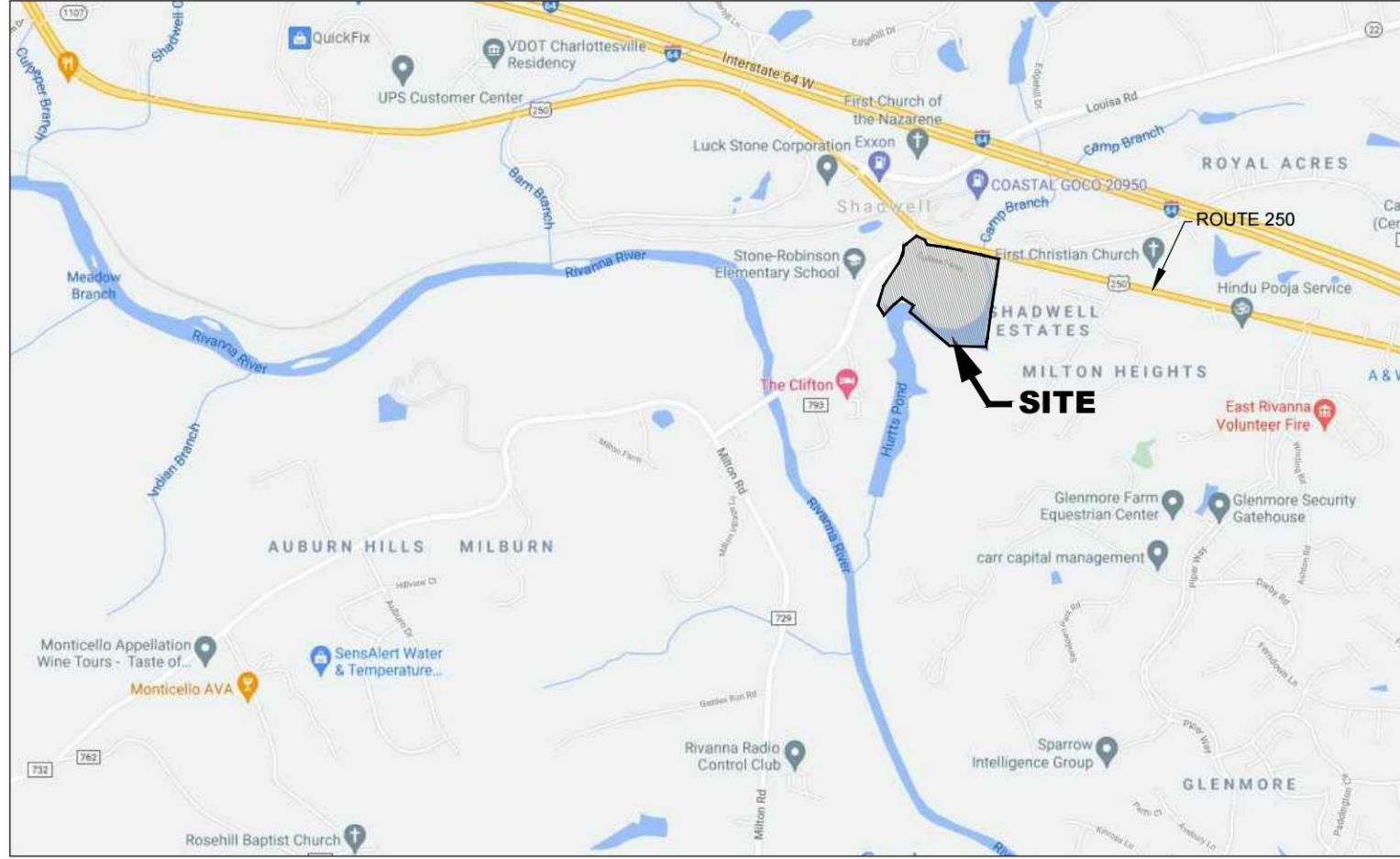


IMAGE PROVIDED BY GOOGLE MAPS

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- C2 EXISTING CONDITIONS
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912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902
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INITIAL SITE DEVELOPMENT PLAN
COLLINA FARM

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2023.05.15
REVISION:

FILE NO.

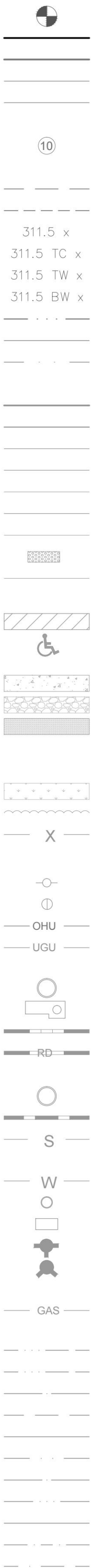
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COVER

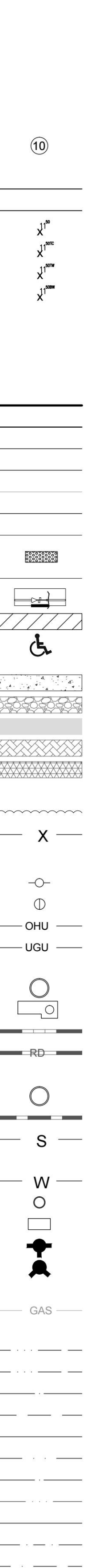
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LEGEND

EXISTING



NEW



DESCRIPTION

- BOUNDARIES
- BENCHMARK
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- SITE TEXT
- PARKING COUNT
- TOPOGRAPHY
- INDEX CONTOUR
- INTERVAL CONTOUR
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- STREAM
- STREAM BUFFER
- 100 YEAR FLOODPLAIN
- BUILDING
- BUILDING
- RETAINING WALL
- STAIRS
- EDGE OF PAVEMENT
- ROAD CENTERLINE
- FRONT OF CURB
- BACK OF CURB
- CG-12 TRUNCATED DOME
- SIDEWALK
- BIKE PARKING
- HANDICAP ACCESSIBLE AISLE
- HANDICAP PARKING
- MATERIAL
- CONCRETE
- RIPRAP
- ASPHALT
- EC-2 MATTING
- EC-3 MATTING
- WETLAND
- TREELINE
- FENCE
- UTILITY
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- STORM
- STORM MANHOLE
- DROP INLET
- STORM SEWER
- ROOF DRAIN
- SANITARY
- SANITARY MANHOLE
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- WATER
- WATER LINE
- WATER METER
- WATER METER VAULT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS
- GAS LINE
- EASEMENTS
- CONSTRUCTION
- GRADING
- ACCESS
- SIGHT DISTANCE
- UTILITY
- STORMWATER FACILITY MAINTENANCE
- STORMWATER ACCESS
- DRAINAGE
- SANITARY
- WATERLINE
- GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

Clifton Inn LLC C/O Clifton Inn Management LLC
4 Warwick Road
Summit, NJ 07901

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

RA - Rural Areas
SP2021-00004 for the expansion of the Historic Inn Use for subject property (TMP 79-24B) and adjacent Clifton Inn parcels (TMP 79-23B, 79-23F, 79-36), approved by the Board of Supervisors on December 16, 2022

MAGISTERIAL DISTRICT

Scottsville

SOURCE OF TITLE

DB 4989 PG 362

SETBACKS

FRONT: 75' along existing public roads
FRONT: 25' along internal or private roads
SIDE: 25'
REAR: 35'

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary computed from ALTA/NPS Survey, Timmons Group, November 27, 2017
(2)-ft interval contours provided by LIDAR, Virginia Geographic Information Network, 2016

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0295D), this property is located within a Zone A 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Middle Rivanna River Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by on-site well and septic.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (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.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- 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.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- 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.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- Any excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

EXISTING USE

Restaurant, tavern, or inn located on a site containing a historic structure and/or site

PROPOSED USE

Restaurant, tavern, or inn located on a site containing a historic structure and/or site and special events

LAND USE SCHEDULE

EXISTING	Area	%
Building	2,542 SF	0.2%
Pavement	16,234 SF	1.4%
Sidewalk	6,815 SF	0.6%
Open Space	1,095,979 SF	97.7%
Total=	1,121,670 SF	(25.75 ac.)

PROPOSED	Area	%
Building	10,337 SF	1.0%
Pavement	56,423 SF	5.0%
Sidewalk	11,765 SF	1.0%
Open space	1,043,145 SF	93.0%
Total=	1,121,670 SF	(25.75 ac.)

BUILDING HEIGHT

Maximum building height: 35'

PARKING SCHEDULE

Special events, maximum parking demand: 300-person special events up to 12 times per year

Special events: 1 space per 2.5 participants, plus one space per employee
300 guests / 2.5 = 120 + 20 employees = 140
140 parking spaces required
140 parking spaces provided

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

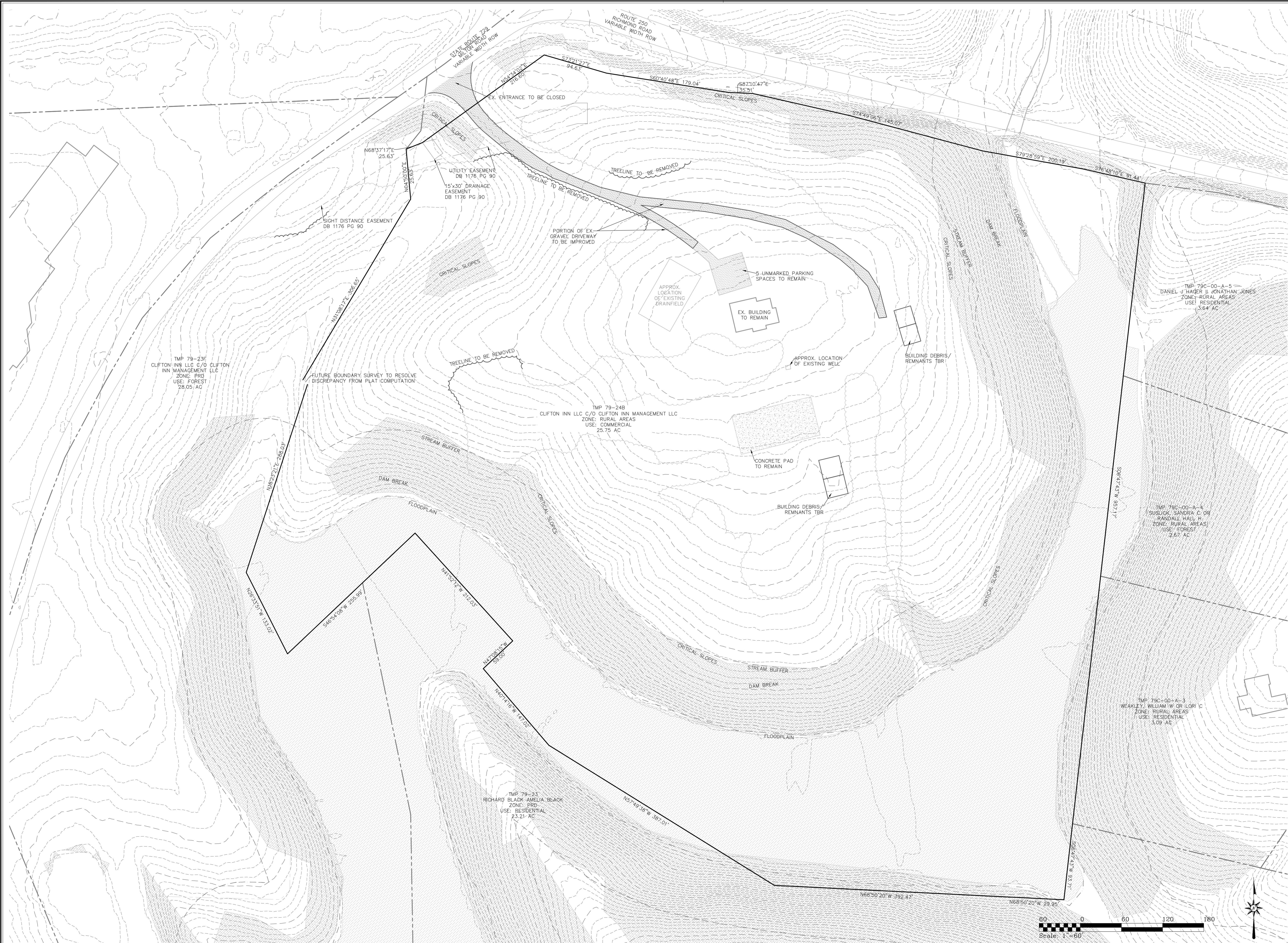
- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- 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 from Albemarle County and VDOLI. Contact VDOLI for their additional requirements and permits for demolition projects and 540-562-3580x131.

TRIP GENERATION

Use Description	ITE	Qty	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Special Events	*	300 guests + 20 employees	-	-	-	140	140	280	280

*No direct comparisons for special events available in the ITE Trip Generation Manual 10th Edition.
Trip Generation provided consistent with SP2021-00004 Traffic Impacts - Narrative Supplement.

The provided trip generation represents peak trip generation for events with greater than 200 but less than 300 guests to be permitted up to 12 times per year.



SHIMP

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LAND PLANNING - PROJECT MANAGEMENT

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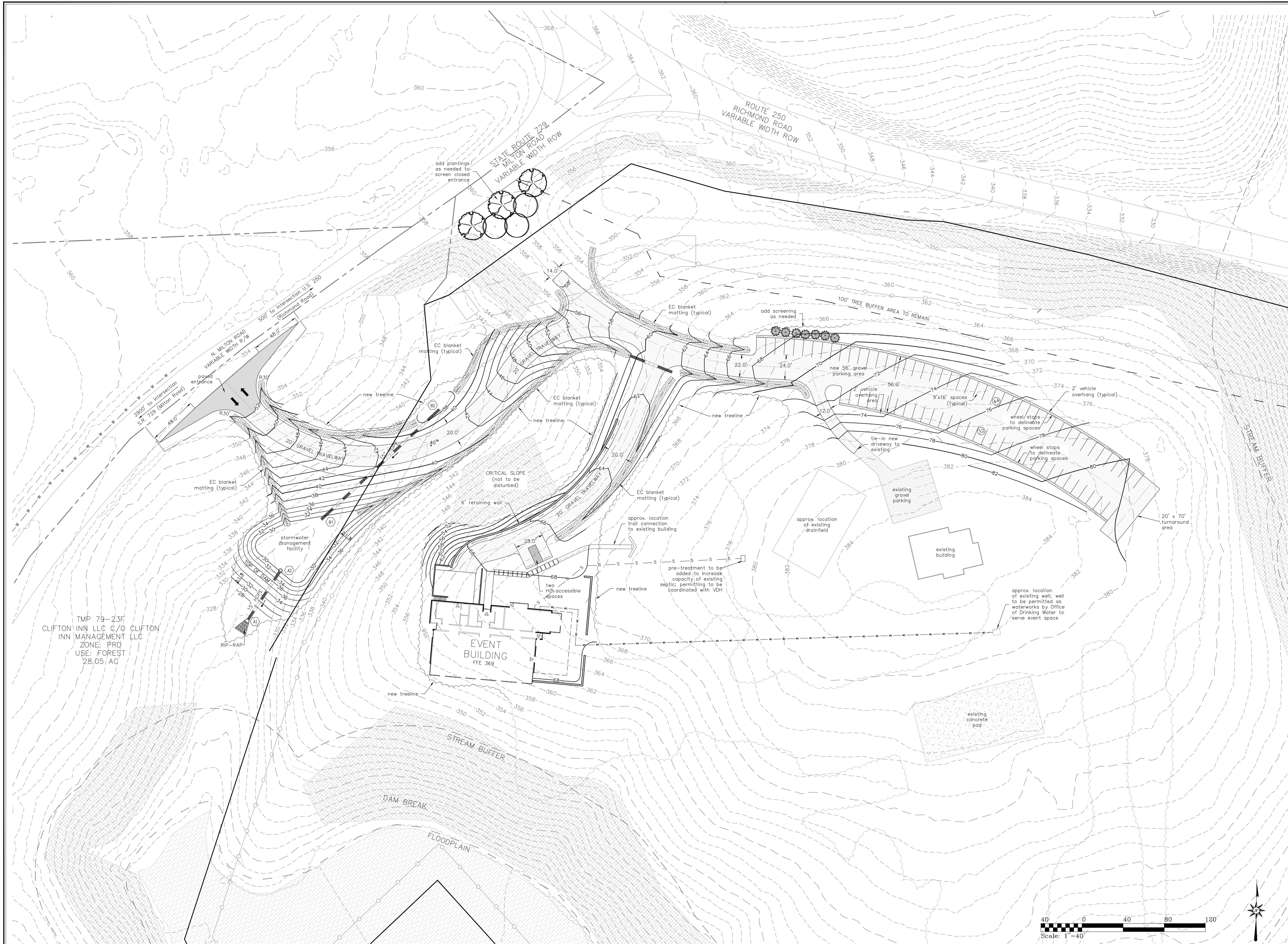


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EXISTING CONDITIONS



TMP 79-23F
CLIFTON INN LLC C/O CLIFTON
INN MANAGEMENT LLC
ZONE: PRD
USE: FOREST
28.05/AC

SHIMP ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

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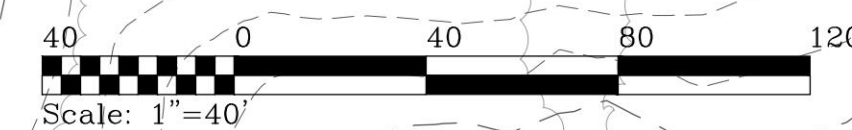


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SITE PLAN



C3