

S:\103\74398-Parham_Circle_Storage\DWG\Sheet\Rezoning Application Plan\74398C-COVER.dwg | Plotted on 2/11/2026 4:14 PM | by Kevin Flynn

ZMA 2025-00012

PARHAM CIRCLE STORAGE

COUNTY OF ALBEMARLE, VA

09/23/2025

NOTES:

CURRENT OWNER: CREEKMILL, LLC

TAX MAP PARCEL: 07600-00-00-054A1

TOTAL PROJECT AREA: 1.73 AC.

EXISTING ZONING: PLANNED DEVELOPMENT - SHOPPING CENTER PER ZMA199500021

ENTRANCE CORRIDOR OVERLAY DISTRICT
STEEP SLOPES OVERLAY DISTRICT
AIRPORT IMPACT AREA

PROPOSED ZONING: AMENDMENT TO EXISTING ZONING

COMPREHENSIVE PLAN: NEIGHBORHOOD 4 - COMMUNITY MIXED USE

MAGISTERIAL DISTRICT: SCOTTSVILLE DISTRICT

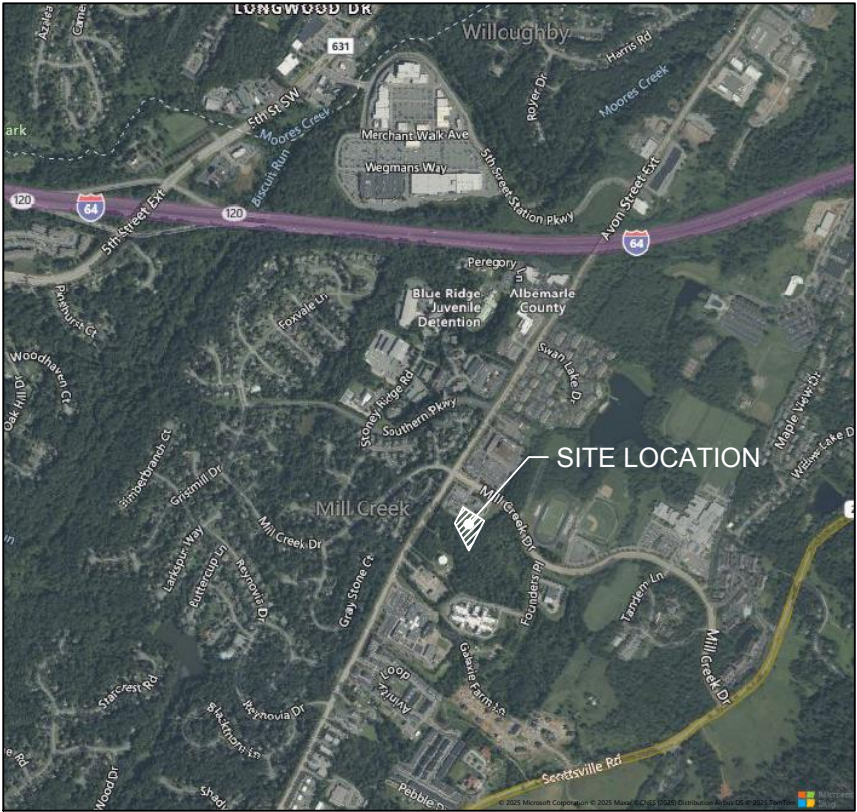
TOPOGRAPHY: TOPOGRAPHY INFORMATION COMPILED FROM LIDAR IMAGERY ON SEPTEMBER 9TH, 2025.

DATUM: NAD 83

UTILITIES: ALBEMARLE COUNTY SERVICE AUTHORITY

WATERSHED: RIVANNA RIVER - MOORE'S CREEK

FLOODPLAIN: THIS PROPERTY LIES WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #51003C0426D, DATED FEBRUARY 4, 2005.



VICINITY MAP
1"=2000'

DEVELOPER:

LIVE OAK CAPITAL PARTNERS
430 PLASTERS AVENUE NE, SUITE 200
ATLANTA, GA 30324
CONTACT: STEVE TEDDER
STEDDER@LIVEOAKCP.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, P.E.
CLINT.SHIFFLETT@TIMMONS.COM
TELEPHONE: (434) 327-1690

Sheet List Table

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3	EXISTING EASEMENT PLAT
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7	GRADING AND STORMWATER MANAGEMENT PLAN
8	SITE CROSS SECTIONS
9	SITE CROSS SECTIONS

TOTAL SHEETS = 9

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
9/23/2025	12/19/2025 REVISED PER COUNTY COMMENTS
	2/11/2026 REVISED PER COUNTY COMMENTS

DRAWN BY B. PERDUE
DESIGNED BY B. PERDUE
CHECKED BY C. SHIFFLETT
SCALE N/A

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PARHAM CIRCLE STORAGE
ALBEMARLE COUNTY, VIRGINIA
COVER SHEET

JOB NO. 74398
SHEET NO. 1

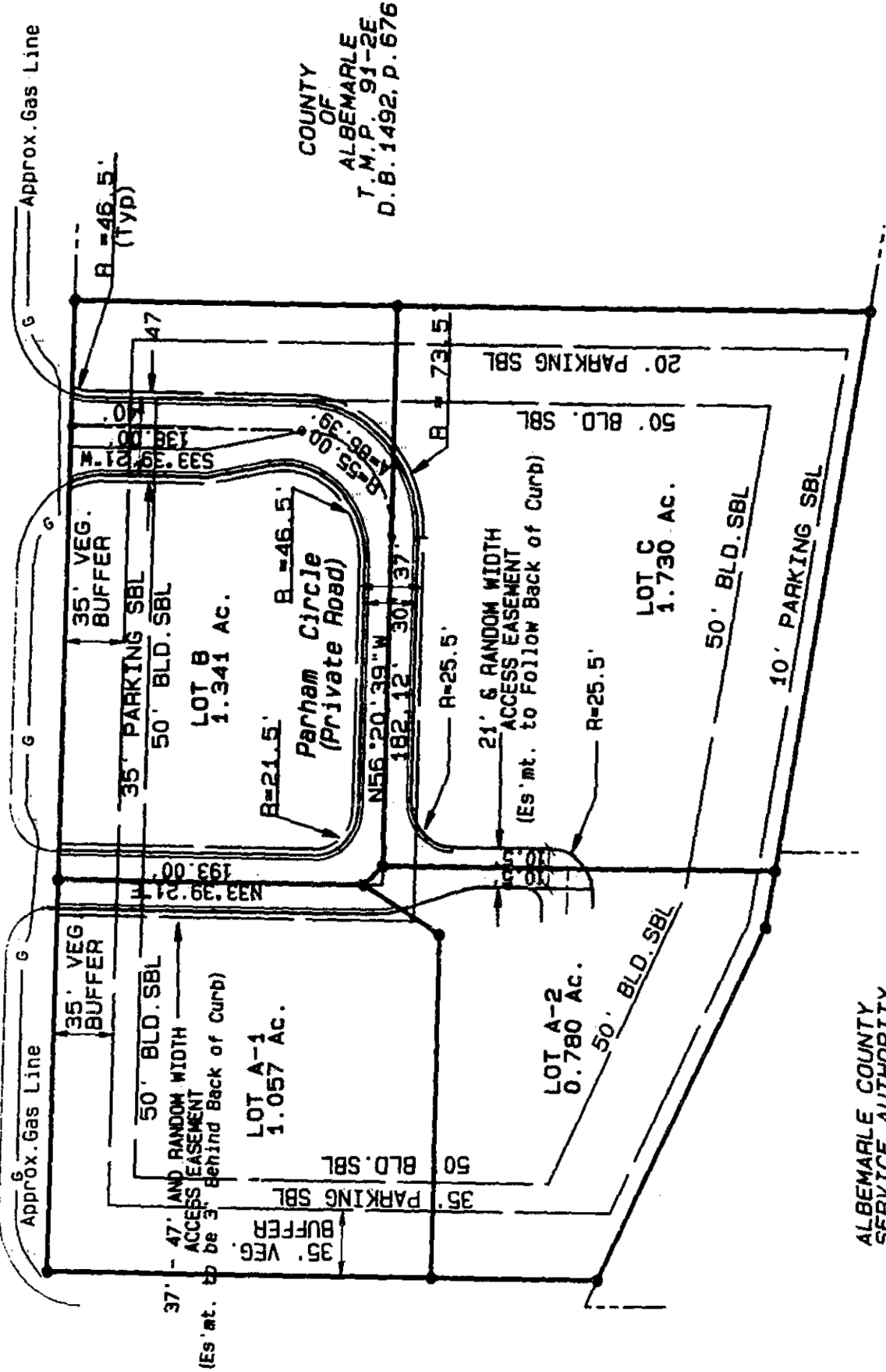
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BK 1895PG0170

HILLCREST LLC
T.M.P. P. 77-47

AVON STREET EXT. (STE. RTE. 742)
(RANDOM WIDTH R.O.W.)

MILL CREEK DRIVE
(120' R.O.W.)



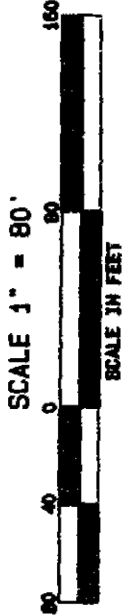
ALBEMARLE COUNTY
SERVICE AUTHORITY
T.M.P. P. 91-1A
D.B. 1089, P. 670

ALBEMARLE COUNTY
SERVICE AUTHORITY
T.M.P. P. 91-1
D.B. 919, P. 746



PLAT SHOWING ACCESS EASEMENT CREEKMILL SUBDIVISION

A DIVISION OF
PARCEL 2D, TAX MAP 91
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA
DECEMBER 21, 1999



SHEET 3 of 4

Elm 2/18/00
ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SURVEYORS, PLANNERS, & ENGINEERS
914 MONTICELLO ROAD
CHARLOTTESVILLE, VIRGINIA

DC/TMODWIN/7835PLAT.PRO

7835

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PARHAM CIRCLE STORAGE

ALBEMARLE COUNTY, VIRGINIA

EXISTING ACCESS EASEMENT PLAT

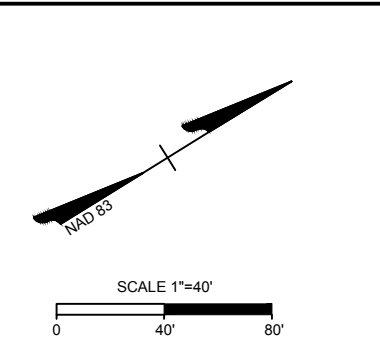
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SHEET NO.
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MILL CREEK DRIVE
120' PUBLIC RIGHT OF WAY
DB. 1492, PG. 678 | DB. 1817, PG. 48



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PARHAM CIRCLE STORAGE

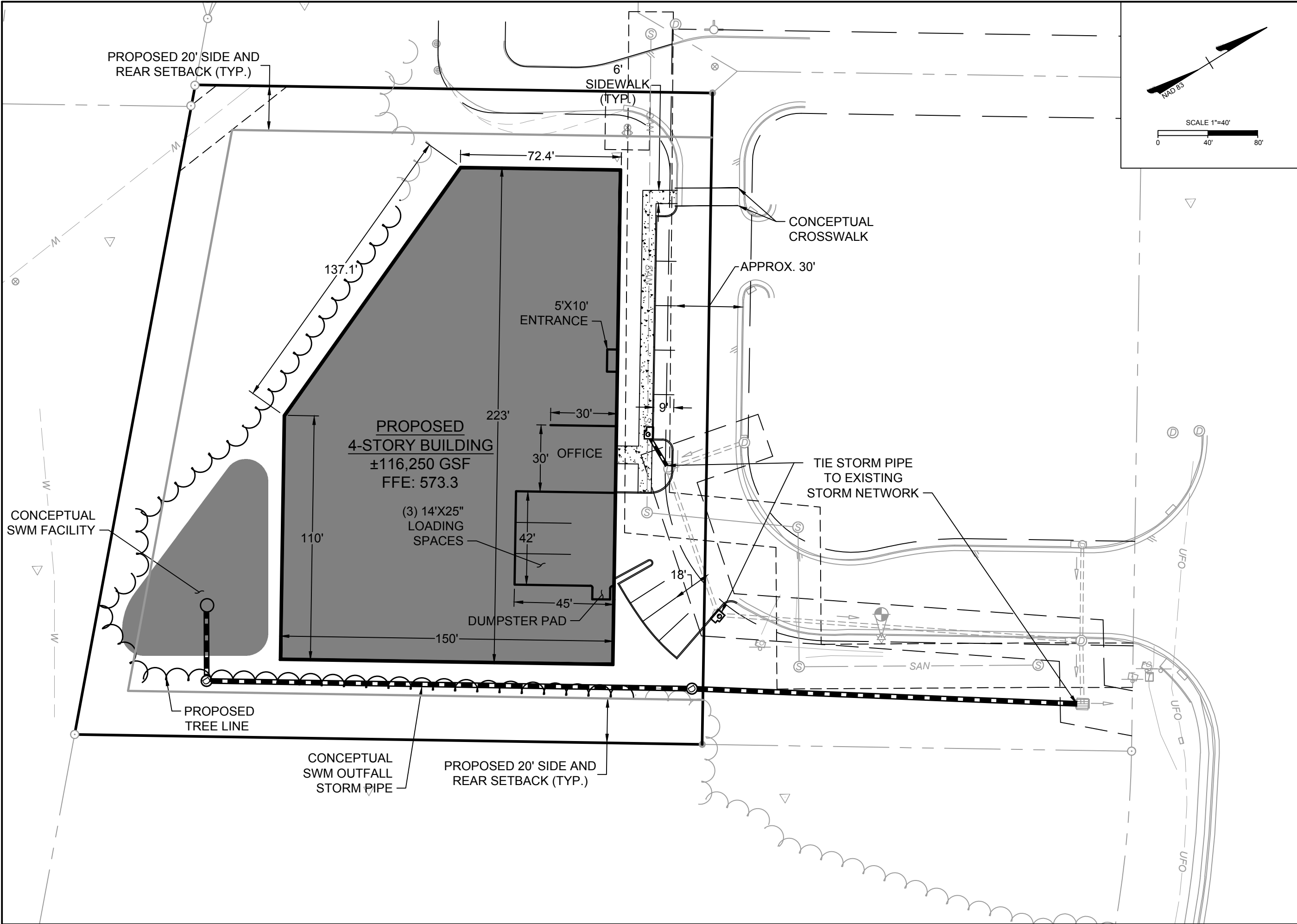
ALBEMARLE COUNTY, VIRGINIA
EXISTING CONDITIONS PLAN

JOB NO.
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PARHAM CIRCLE STORAGE
ALBEMARLE COUNTY, VIRGINIA
LAYOUT & UTILITY PLAN

JOB NO.
74398

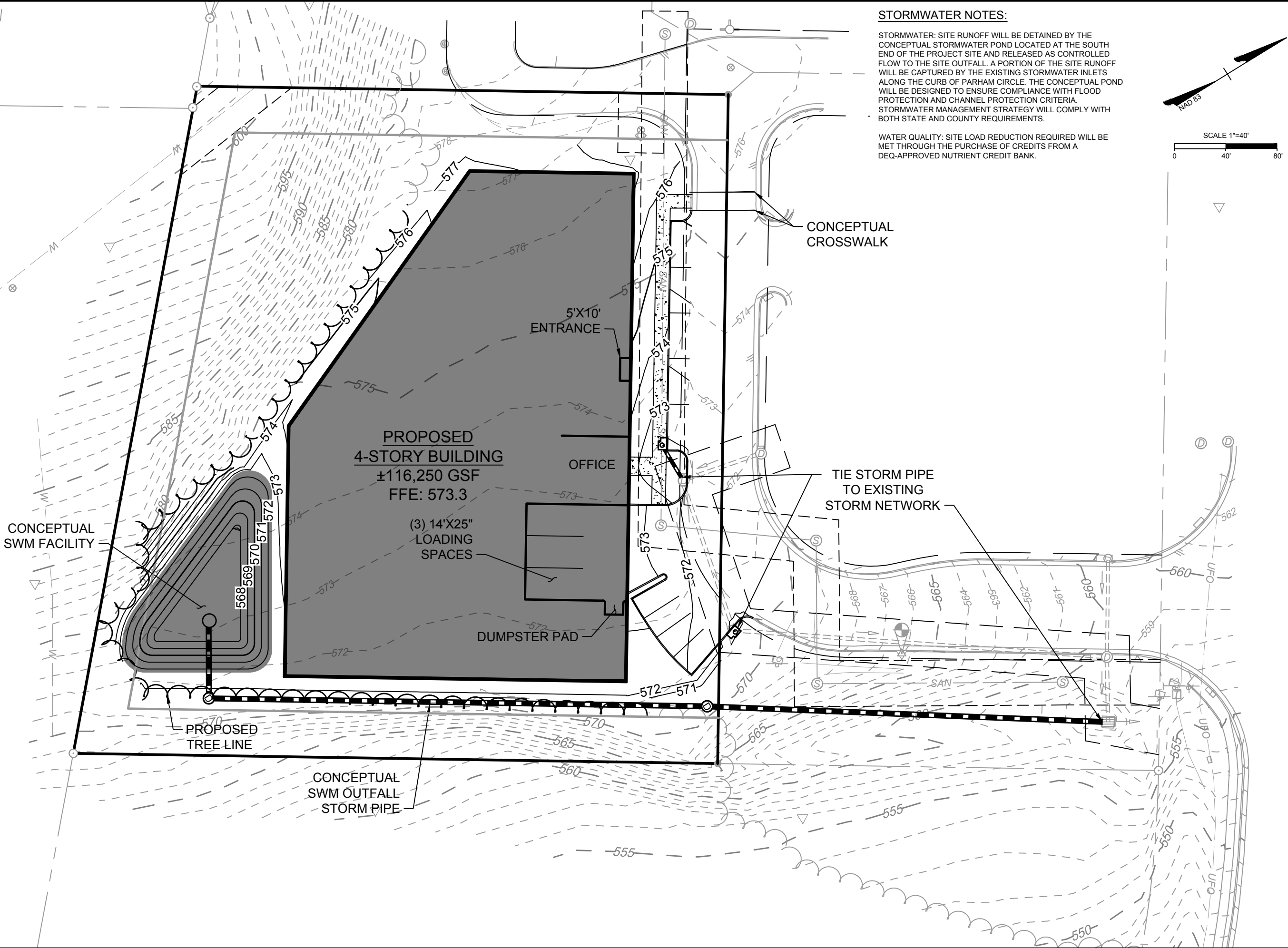
SHEET NO.
5

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2/11/2026	REVISED PER COUNTY COMMENTS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
9/23/2025	B. PERDUE	B. PERDUE	C. SHIFFLETT	1" = 40"

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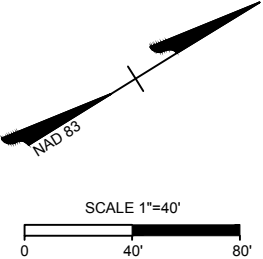
S:\103\74398-Parham_Circle_Storage\DWG\Sheet\Re zoning Application Plan\74398C-GRAD.dwg | Plotted on 2/11/2026 4:15 PM | by Kevin Flynn



STORMWATER NOTES:

STORMWATER: SITE RUNOFF WILL BE DETAINED BY THE CONCEPTUAL STORMWATER POND LOCATED AT THE SOUTH END OF THE PROJECT SITE AND RELEASED AS CONTROLLED FLOW TO THE SITE OUTFALL. A PORTION OF THE SITE RUNOFF WILL BE CAPTURED BY THE EXISTING STORMWATER INLETS ALONG THE CURB OF PARHAM CIRCLE. THE CONCEPTUAL POND WILL BE DESIGNED TO ENSURE COMPLIANCE WITH FLOOD PROTECTION AND CHANNEL PROTECTION CRITERIA. STORMWATER MANAGEMENT STRATEGY WILL COMPLY WITH BOTH STATE AND COUNTY REQUIREMENTS.

WATER QUALITY: SITE LOAD REDUCTION REQUIRED WILL BE MET THROUGH THE PURCHASE OF CREDITS FROM A DEQ-APPROVED NUTRIENT CREDIT BANK.



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PARHAM CIRCLE STORAGE
ALBEMARLE COUNTY, VIRGINIA
GRADING AND STORMWATER MANAGEMENT PLAN

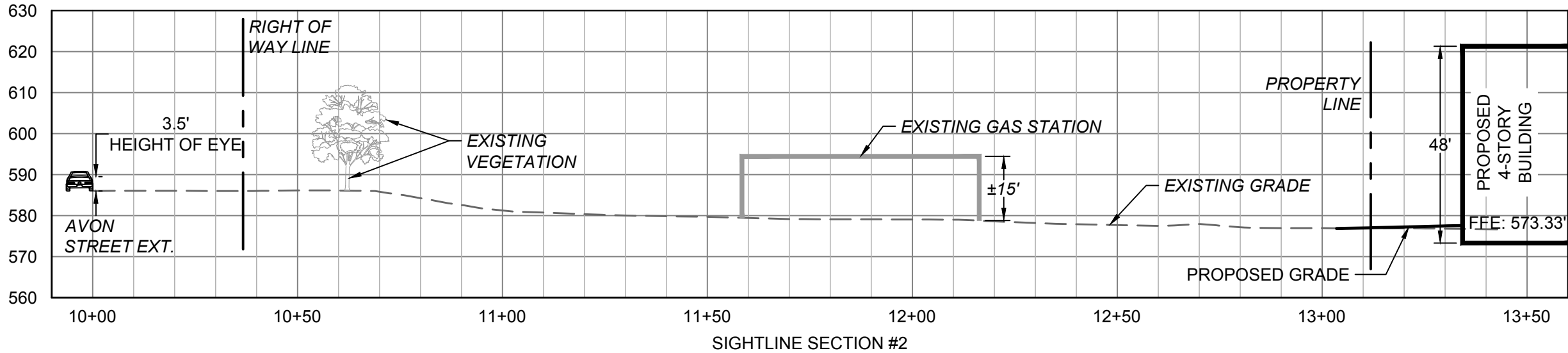
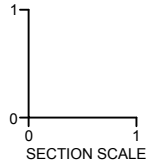
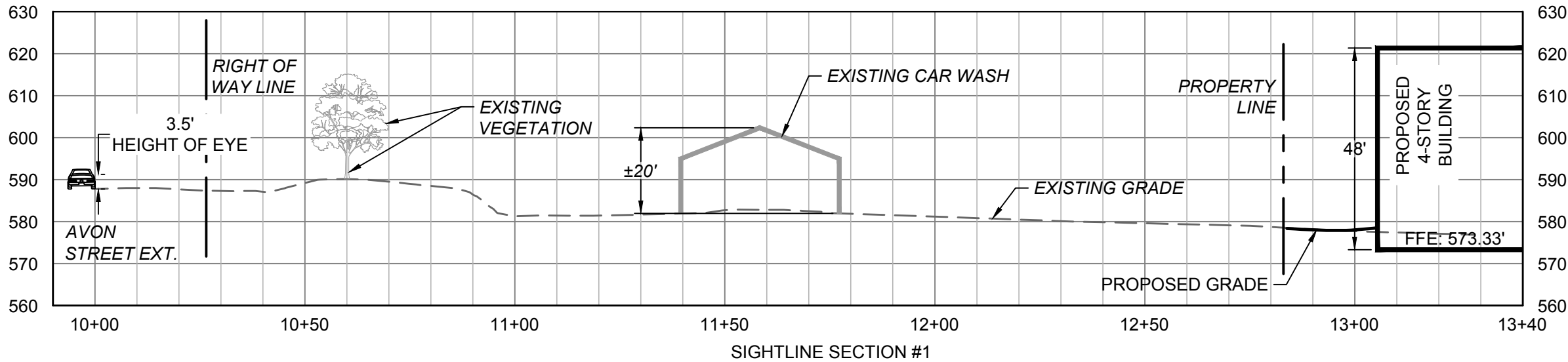
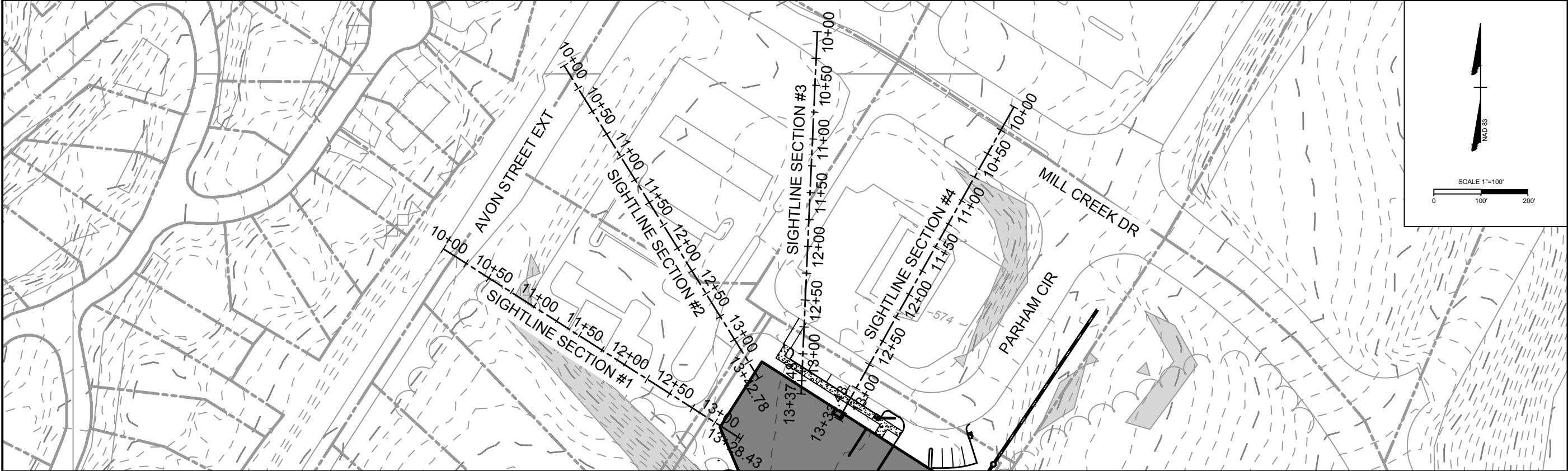
JOB NO.
74398
SHEET NO.
6

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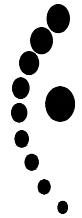
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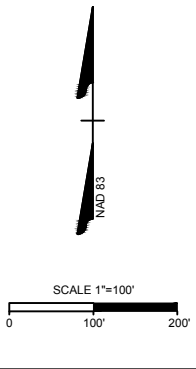
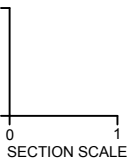
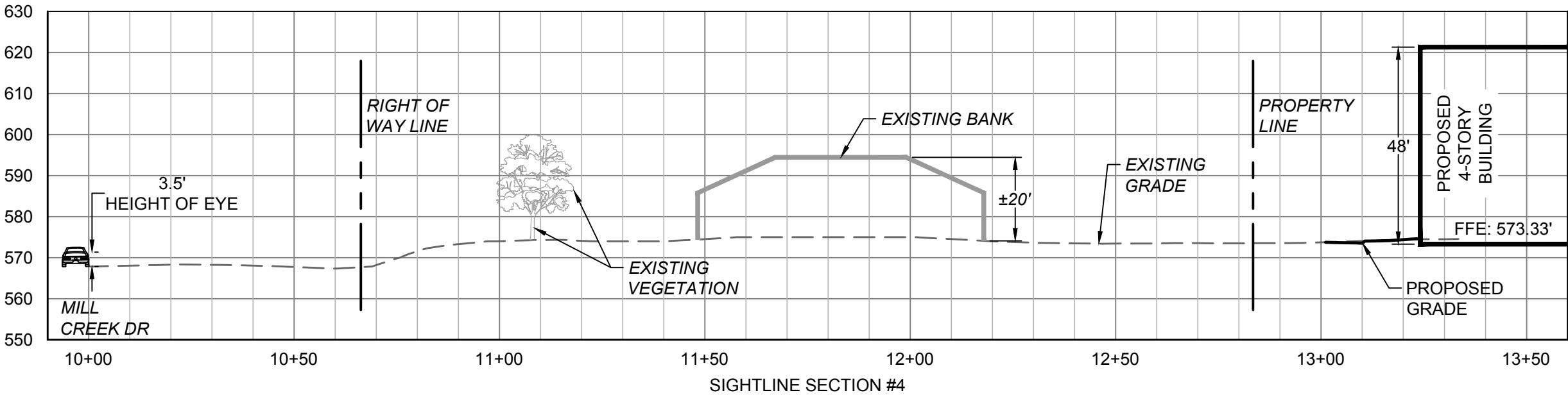
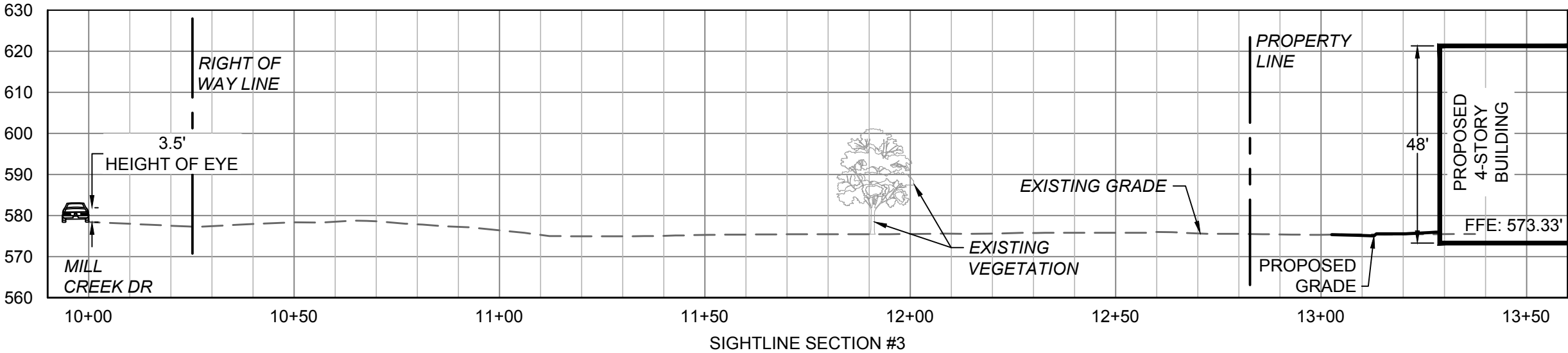
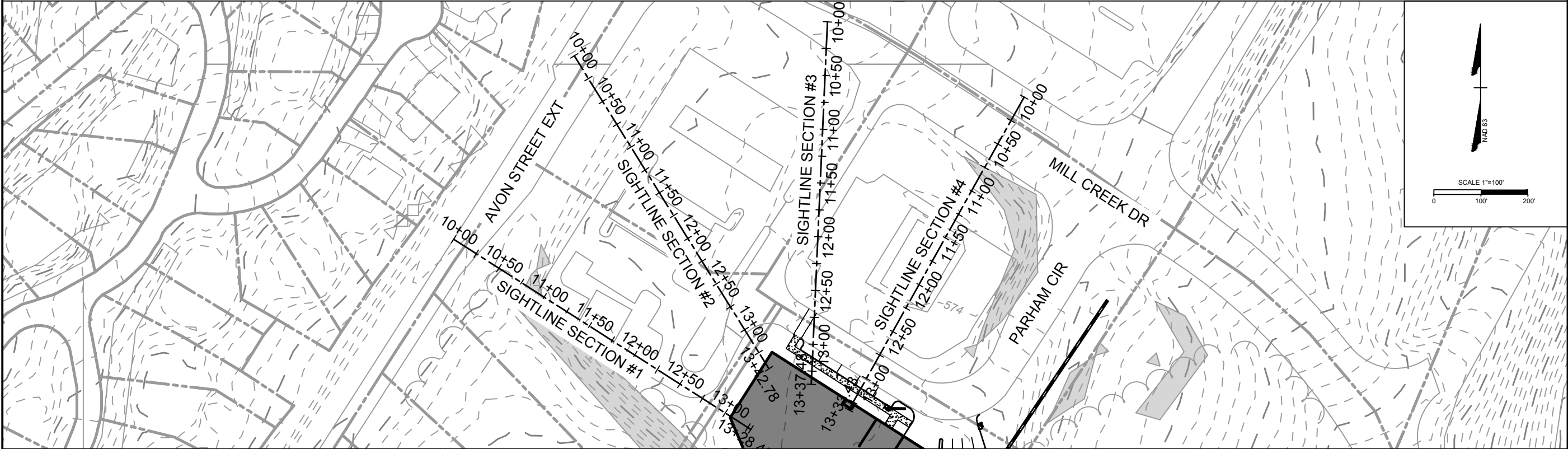
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PARHAM CIRCLE STORAGE
ALBEMARLE COUNTY, VIRGINIA
SITE CROSS SECTIONS

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ALBEMARLE COUNTY, VIRGINIA
SITE CROSS SECTIONS

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SHEET NO.
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DESIGNED BY	B. PERDUE
CHECKED BY	C. SHIFFLETT

SCALE	N/A
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