

**ALBEMARLE
BUSINESS CAMPUS**
A NEIGHBORHOOD MODEL DISTRICT

AMENDMENT TO ZMA2019-3
TMP 76-54

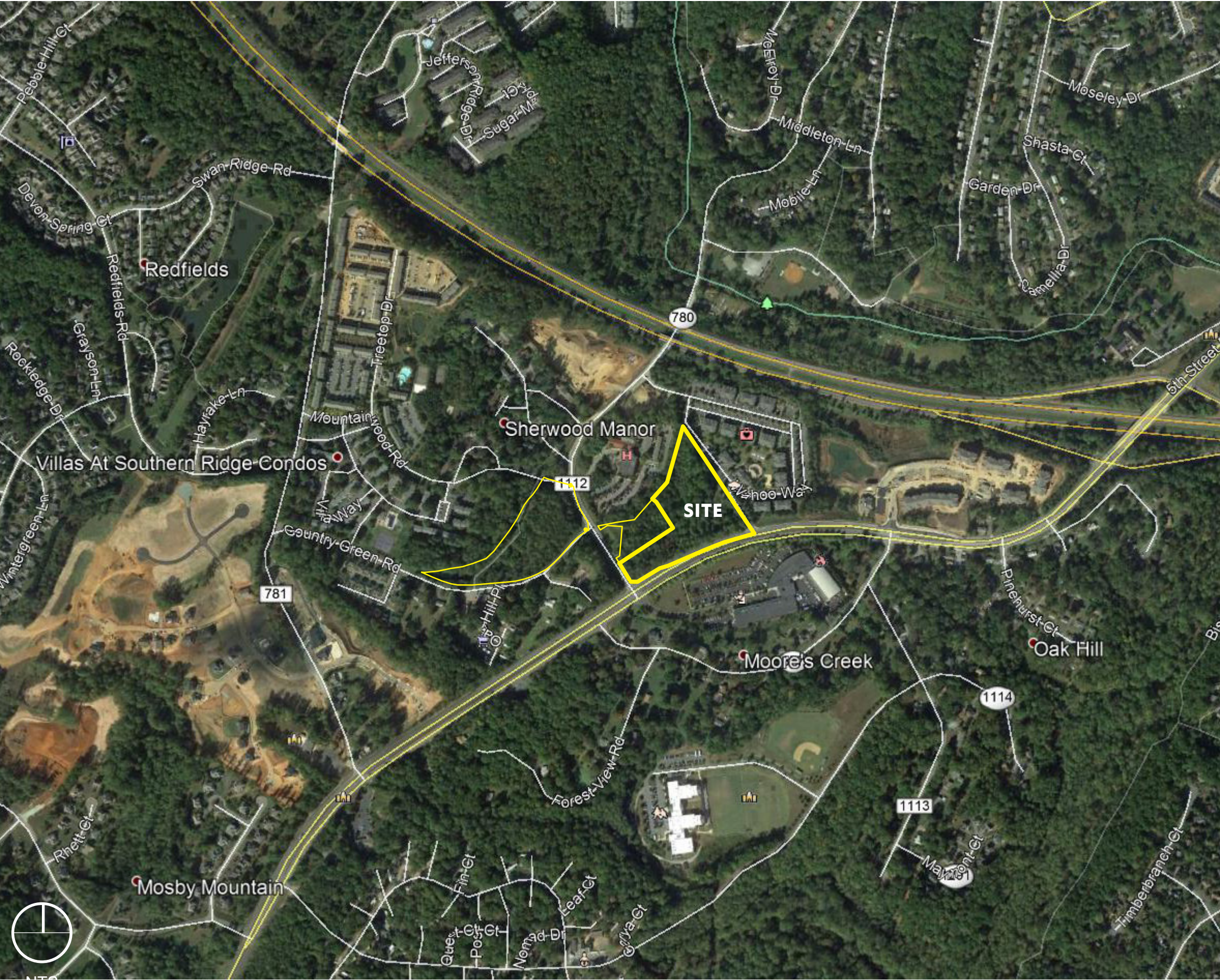
project ID: 18.004

REVISED 17 MAY 2022
REVISED 07 FEBRUARY 2022
Submitted 15 November 2021

Context Map
Sheet 1 of 20

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ALBEMARLE BUSINESS CAMPUS
AMENDMENT TO ZMA2019-3
SITE & ZMA DETAILS
Sheet 2 of 20

OWNER/DEVELOPER

5th Street Forest, LLC
250 West Main Street, Suite 201
Charlottesville, VA 22902-0000

TMP SUBJECT TO AMENDMENT

76-54

TMP(s) NOT SUBJECT TO AMENDMENT

76-46AA, 76-46AB

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area.
Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey provided by: Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018
Topographic survey with two (2) foot contours provided by: Terra Engineering & Land Solutions, August 22, 2007, revised November 4, 2009
Additional GIS information provided by Albemarle County

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

PARKING

Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued during site plan and are approved by the Zoning Administrator.

USE

EXISTING: Vacant
PROPOSED: Mixed Use Development

ZONING

EXISTING: Neighborhood Model District
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed, Dam Break Inundation Zone - State
COMPREHENSIVE PLAN: Urban Density Residential, Community Mixed Use
PROPOSED: NMD

ROW RESERVATION CALCULATION

	ACREAGE	RIGHT-OF-WAY RESERVATION	ACREAGE LESS R/W RESERVATION
TMP 76-54	7.07	.13	6.94

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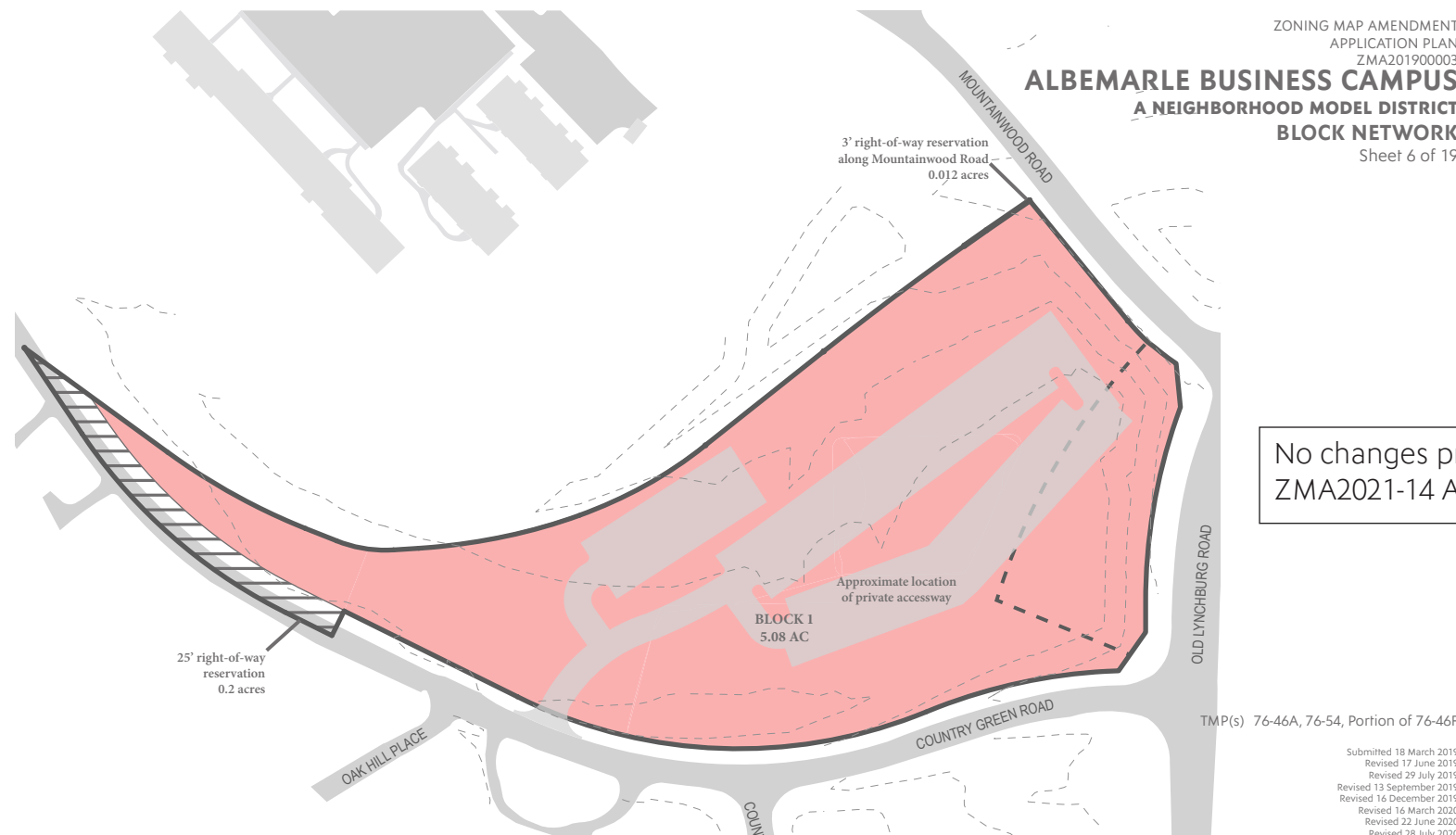
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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

LIMITS OF ZMA2021-14 AMENDMENT

Sheet 3 of 20



No changes proposed to Block 1 with ZMA2021-14 Amendment

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
Revised 16 March 2020
Revised 22 June 2020
Revised 28 July 2020
Revised 6 August 2020
REVISED 8 SEPTEMBER 2020

project: 18.004

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA201900003
ALBEMARLE BUSINESS CAMPUS
A NEIGHBORHOOD MODEL DISTRICT
BLOCK NETWORK
Sheet 11 of 19



Limits of ZMA2021-14 Amendment: Blocks 2-4 of Albemarle Business Campus

*See sheet 2 for right-of-way reservation by parcel

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
Revised 16 March 2020
Revised 22 June 2020
Revised 28 July 2020
Revised 6 August 2020
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T.M. 76-46C1
5.52 ACRES
ZONED: R15
OWNER: MOUNTAINWOOD
PROPERTIES, LLC
DB 1615 PG 687
DB 5010 PG 420 PLAT
DB 925 PG 236 PLAT

T.M. 76-52P
RACE, PAUL JR & VALERIE F RACE
D.B.4964-197
D.B.684-149 PLAT
ZONE: R4 RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
1.38 AC

T.M. 76-52L
SIDDH LLC
D.B.4495-584,588 PLAT
ZONE: R4 RESIDENTIAL
USE: COMMERCIAL
5.43 AC

T.M. 76-46A
5TH STREET FOREST LLC
D.B.5519-331
D.B.5145-626
D.B.4573-270
D.B.4431-372
D.B.3038-88,96,97 PLAT
ZONE: NMD
USE: OPEN
5.09 AC

T.M. 76-46F (PORTION)
REGION TEN COMMUNITY SERVICES BOARD, INC.
D.B.5145-626
D.B.3039-209
D.B.1005-483 PLAT
D.B.722-518 PLAT
ZONE: COMMERCIAL OFFICE
USE: OFFICE
8.47 AC

T.M. 76-46AB
5TH STREET FOREST LLC
D.B.5531-570
D.B.4573-270
D.B.4431-372
D.B.3038-88,96 & 97 PLAT
D.B.2726-69
D.B.2168-106 THRU 109 PLAT
D.B.925-456 & 457 PLAT
ZONE: NMD
1.48 AC

T.M. 76-54
5TH STREET FOREST LLC
D.B.5531-570
D.B.4573-270
D.B.4431-372
D.B.4367-496,
501 & 502 PLAT
D.B.2168-106 THRU 109 PLAT
ZONE: NMD
7.07 AC

Dam break inundation zone - state

T.M. 76-54A1
PEP-UVA LLC
D.B.4958-139
D.B.2168-106 THRU 109 PLAT
ZONE: R15 RESIDENTIAL
USE: RESIDENTIAL - MULTIFAMILY
14.56 AC

Managed slopes

Managed slopes

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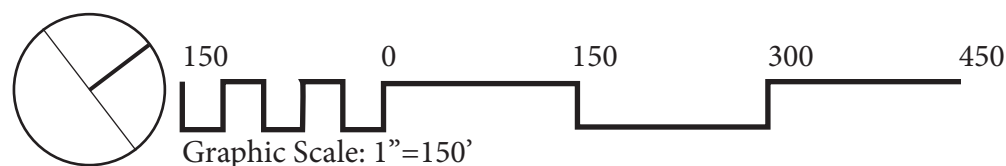
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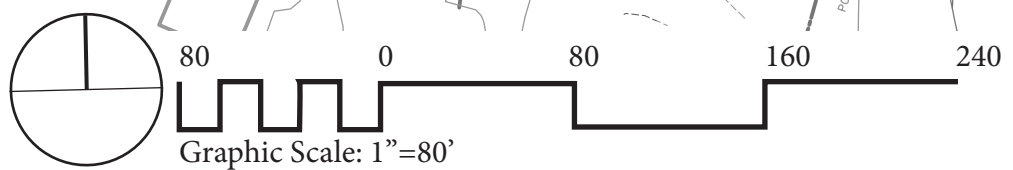


ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

EXISTING CONDITIONS

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Legend

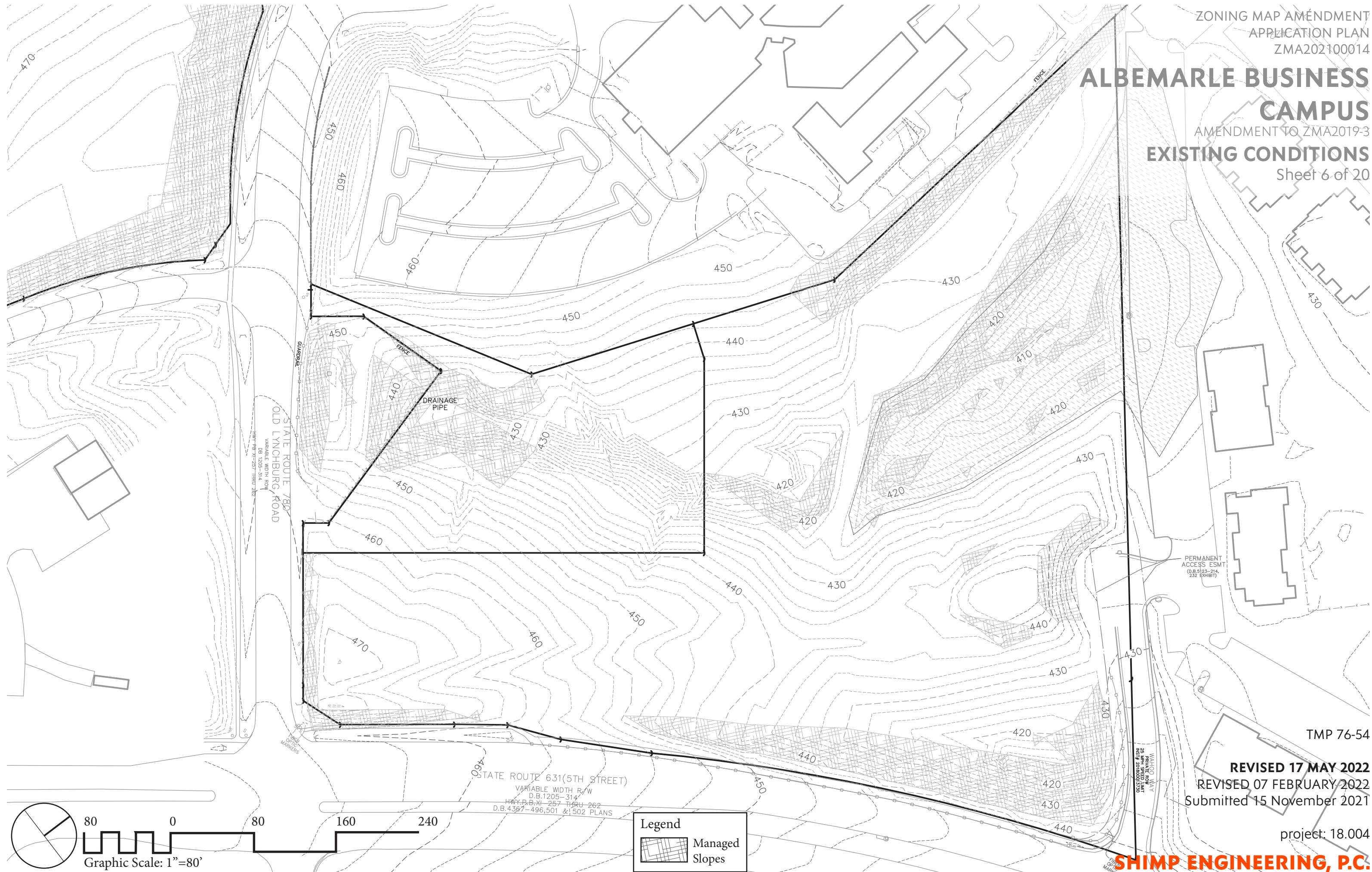
 Managed Slopes

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

BLOCK NETWORK

Sheet 7 of 20

3' ROW
Reservation
0.012 AC

Approximate location of
private accessway

BLOCK 1
5.09 AC

OLD LYNCHBURG ROAD

COUNTRY GREEN ROAD

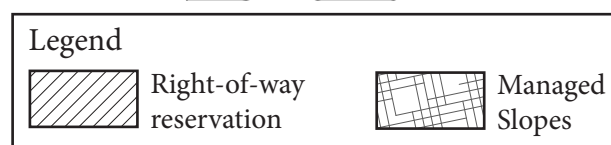
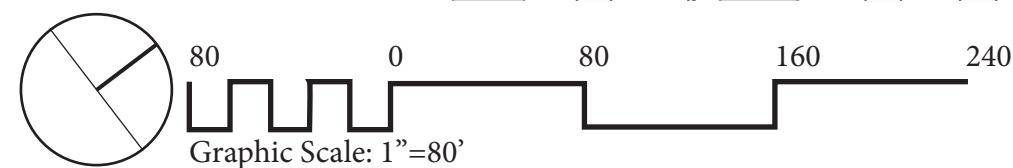
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NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only

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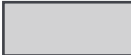


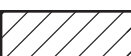


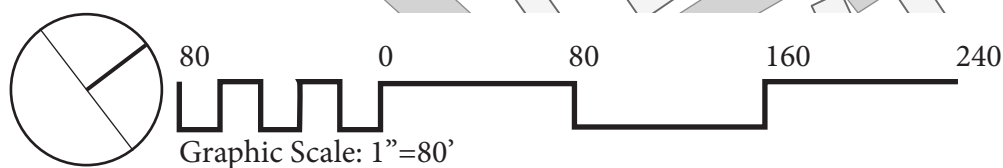
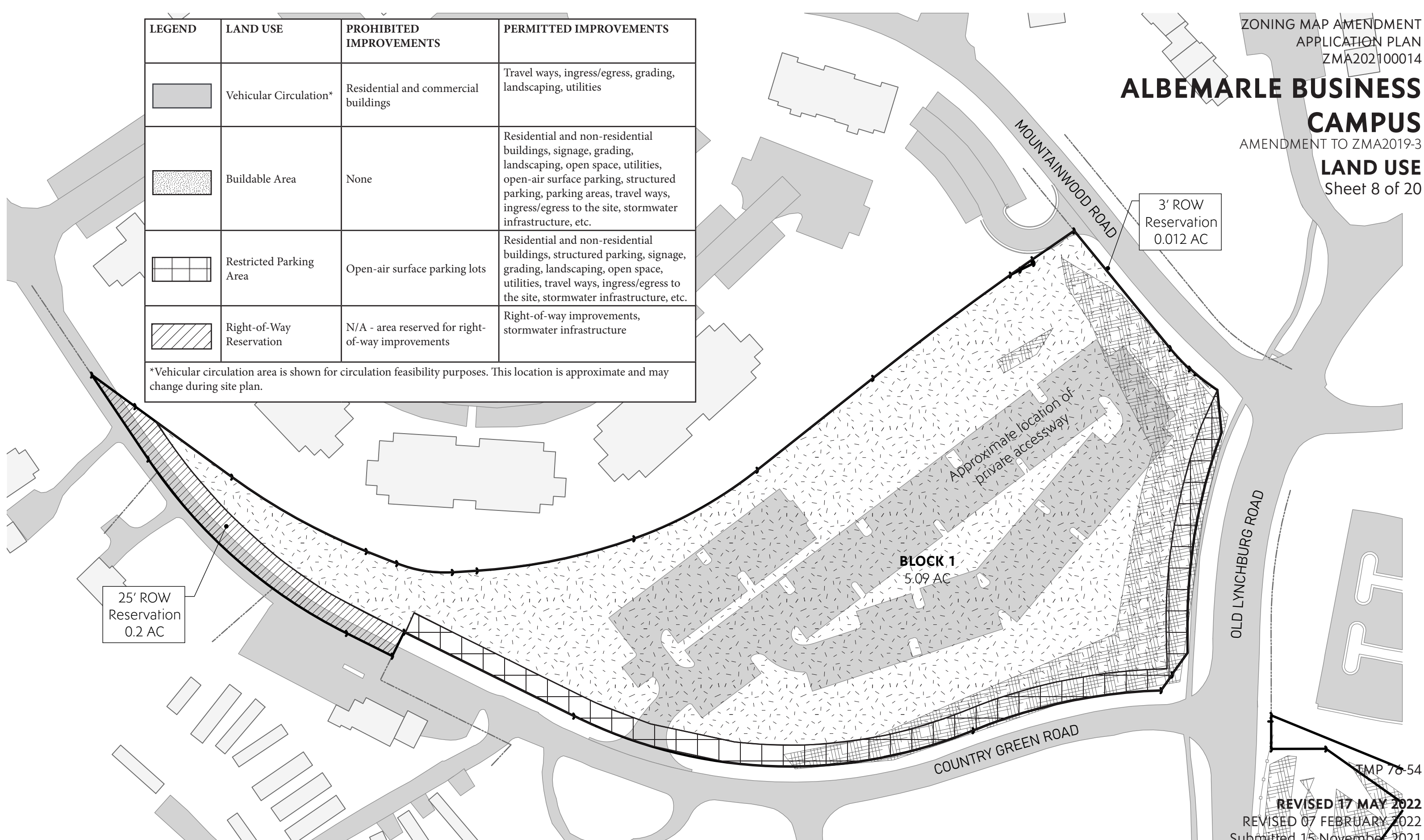
ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

LAND USE

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LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation*	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure
*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.			



Legend
 Managed Slopes

NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only

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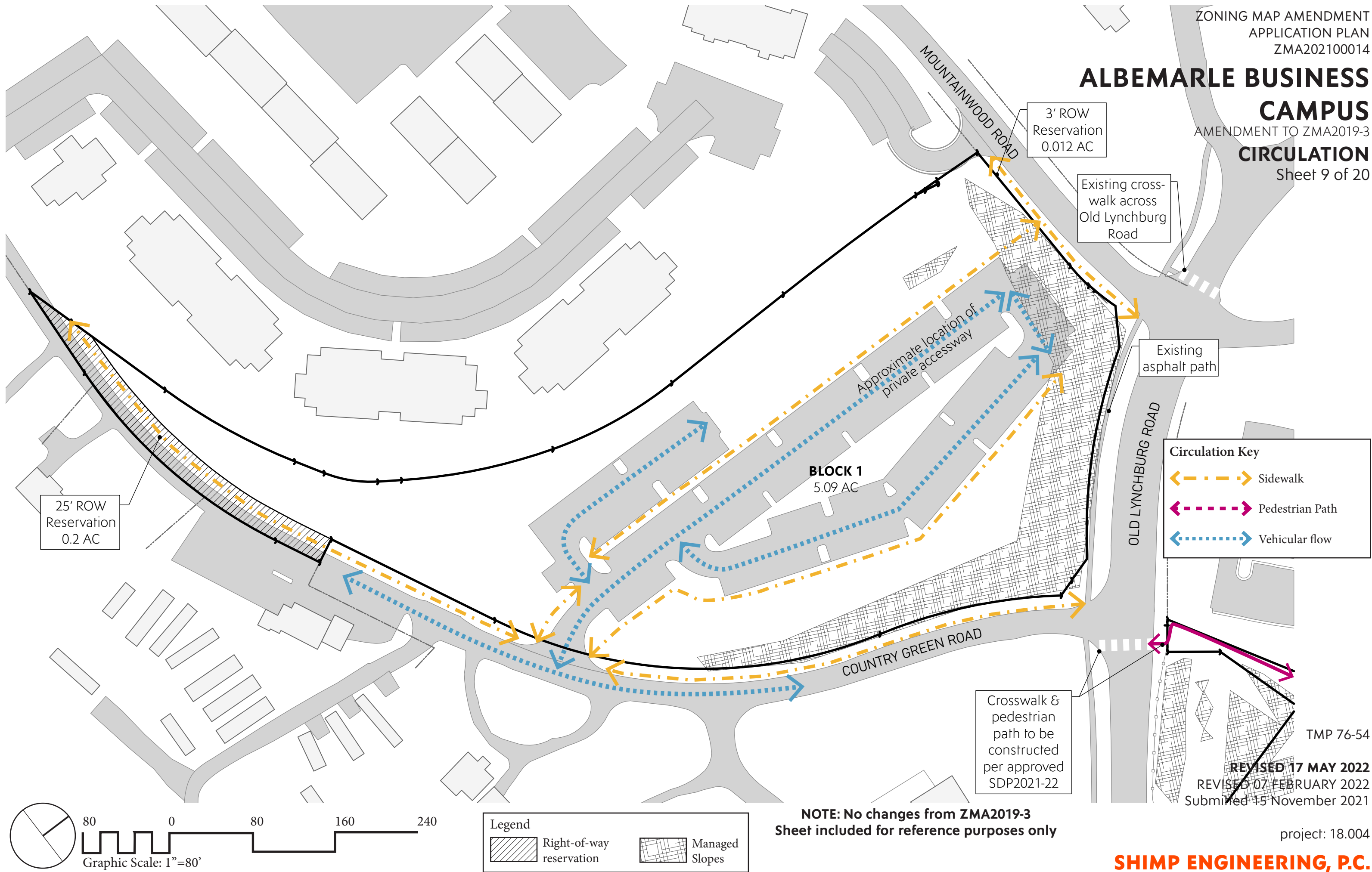
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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

CIRCULATION

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ALBEMARLE BUSINESS CAMPUS

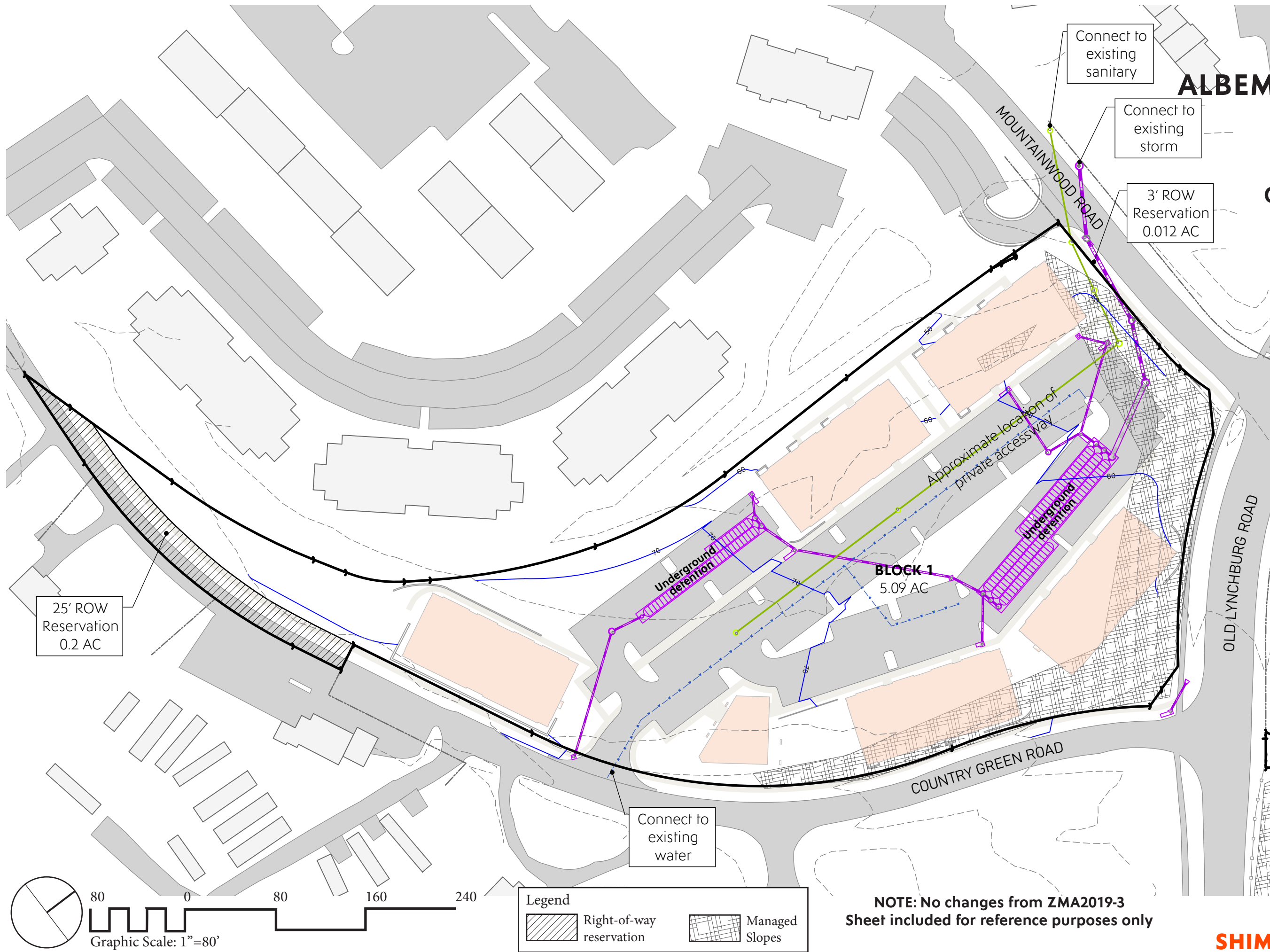
AMENDMENT TO ZMA2019-3

CONCEPTUAL GRADING & UTILITIES

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Additional Notes:

1. Building footprints, road
and sidewalk layout shown for
conceptual purposes only



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Legend

Green Space

Green & Amenity Space

Amenity Space

ALBEMARLE BUSINESS

CAMPUS

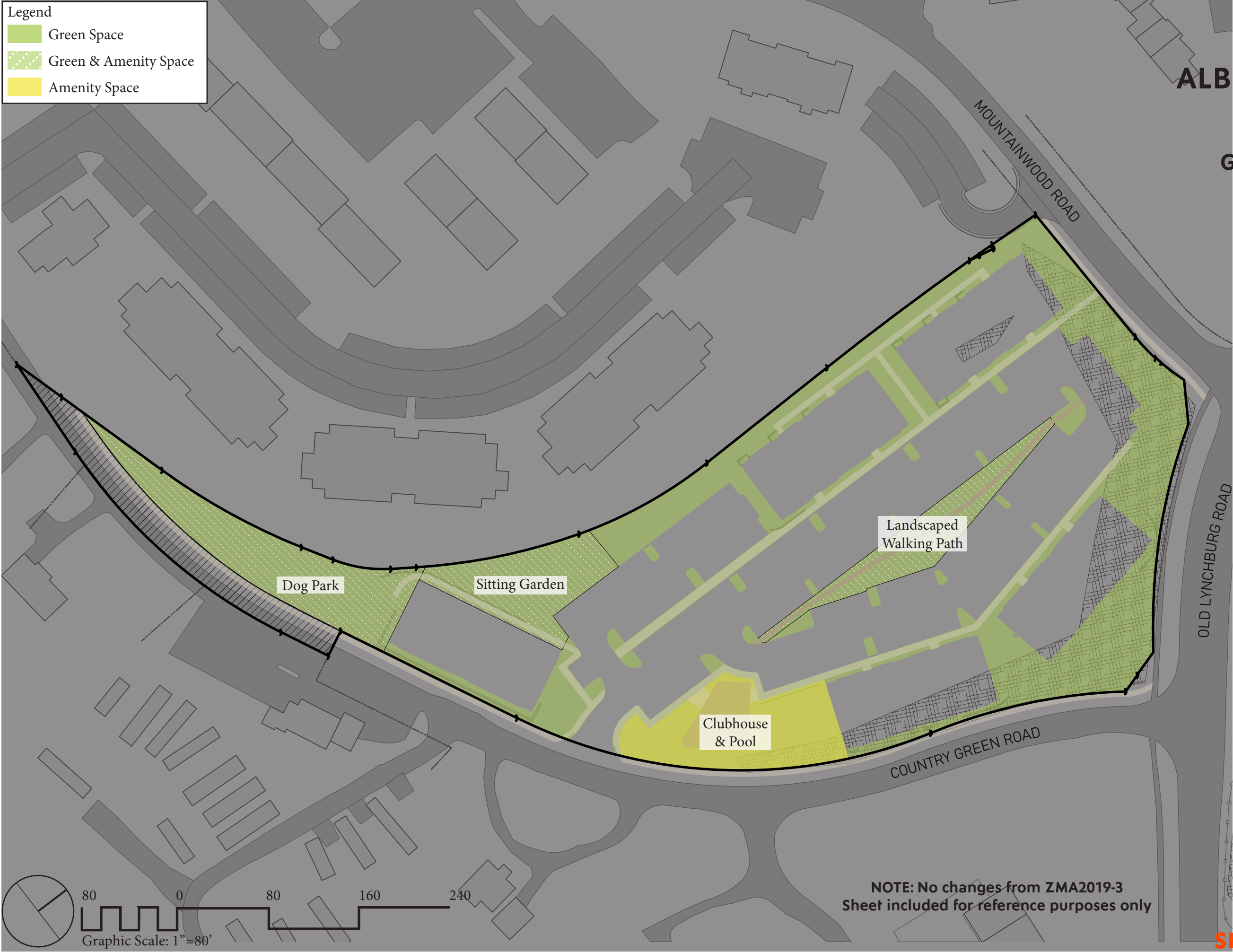
AMENDMENT TO ZMA2019-3

GREEN & AMENITY SPACE

Sheet 11 of 20

- Additional Notes:
- 1.Building footprints and road layout shown for conceptual purposes only

2. Notwithstanding the green & amenity spaces depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of 20% (118,744.56 SF) green space and amenity area in the NMD.



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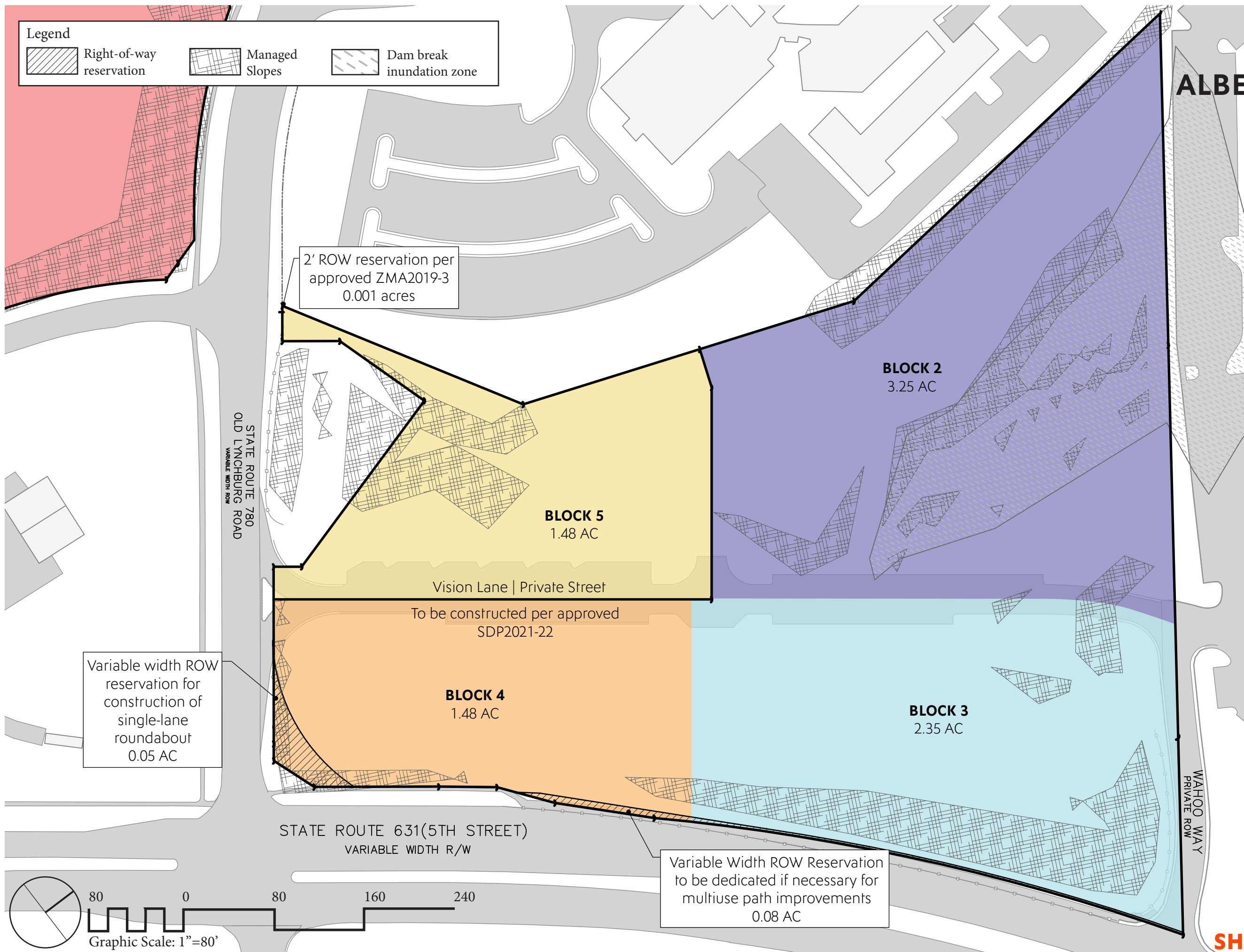
ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

BLOCK NETWORK

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1. See sheet 2 for right-of-way
reservation by parcel



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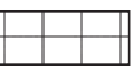
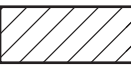
ALBEMARLE BUSINESS CAMPUS

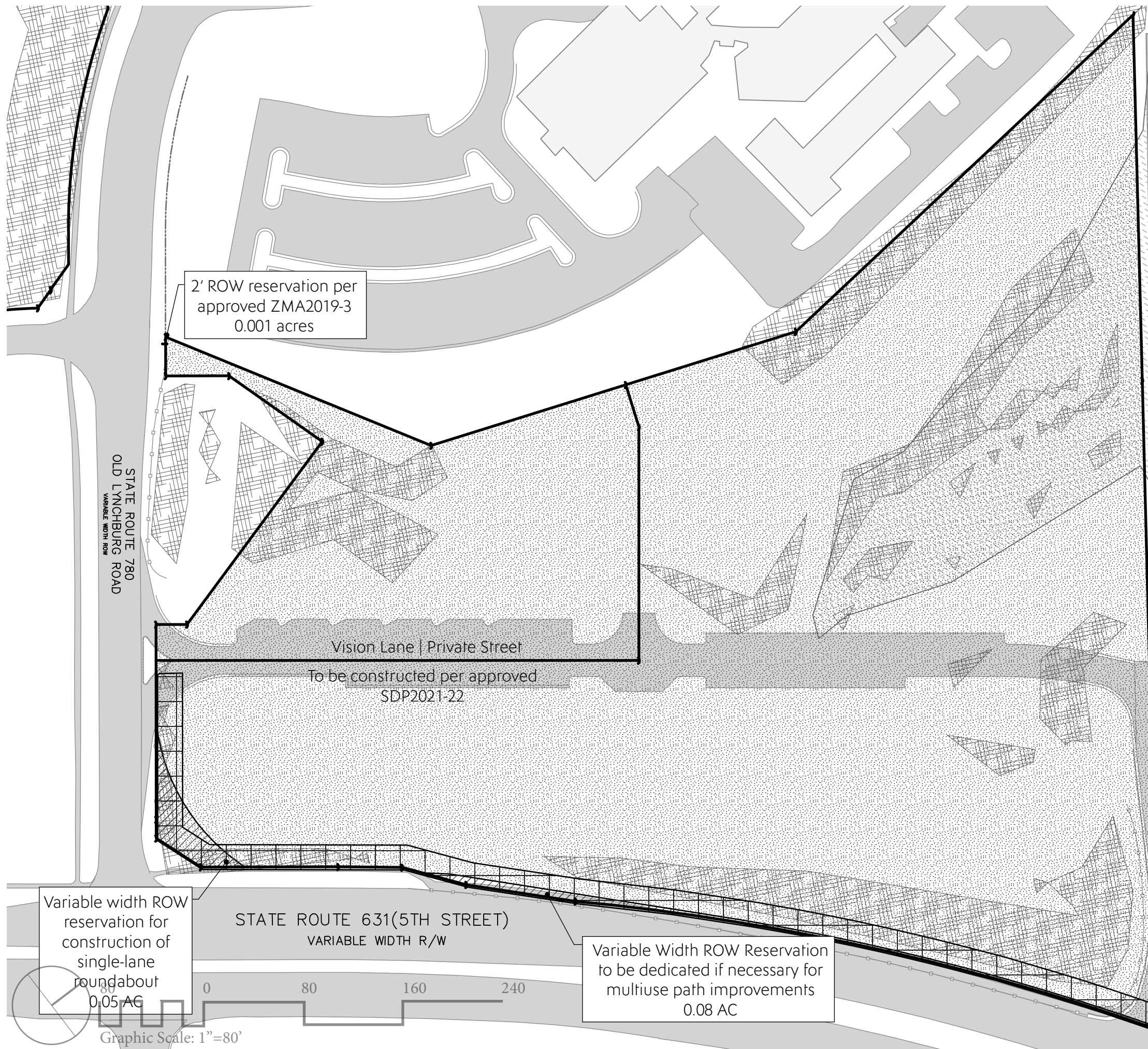
AMENDMENT TO ZMA2019-3

LAND USE

Sheet 13 of 20

See sheet 2 for right-of-way reservation by parcel

LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure
*Vehicular circulation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.			



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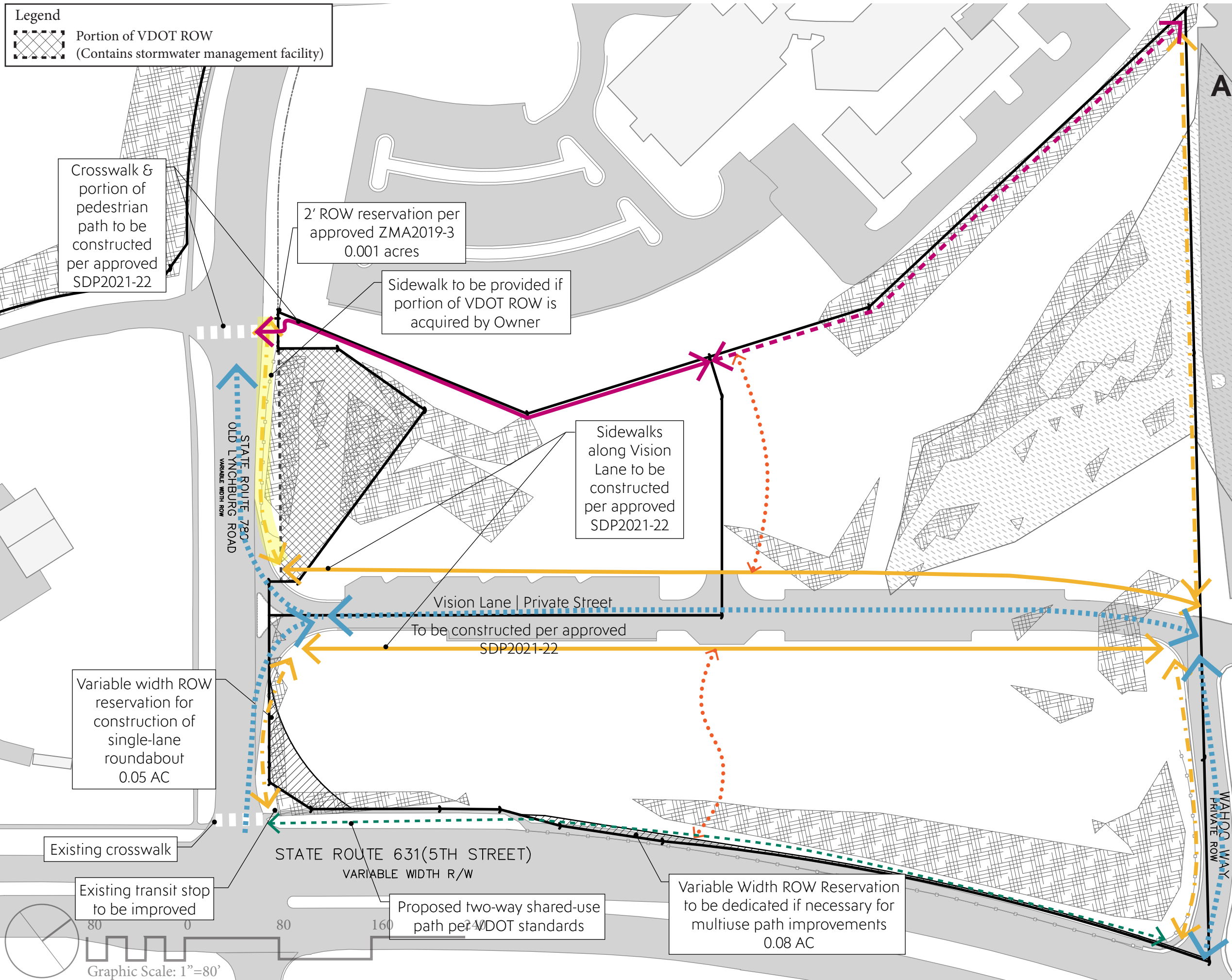
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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

CIRCULATION

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*See sheet 2 for right-of-way reservation by parcel

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

CONCEPTUAL GRADING & UTILITIES

Sheet 15 of 20

Additional Notes:

1. Building footprints,
road and sidewalk
layout shown for
conceptual purposes
only

Connect to
existing
water

Connect to
existing
storm

Connect to
existing
sanitary

2' ROW reservation per
approved ZMA2019-3
0.001 acres

Vision Lane | Private Street
To be constructed per approved
SDP2021-22

Variable width ROW
reservation for
construction of
single-lane
roundabout
0.05 AC

New edge of pavement
per multiuse path improvements

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W

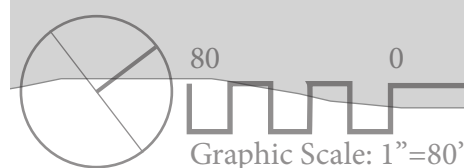
Variable Width ROW Reservation
to be dedicated if necessary for
multiuse path improvements
0.08 AC

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

GREEN & AMENITY SPACE

Sheet 16 of 20

Additional Notes:

1. Building footprints and road layout shown for conceptual purposes only

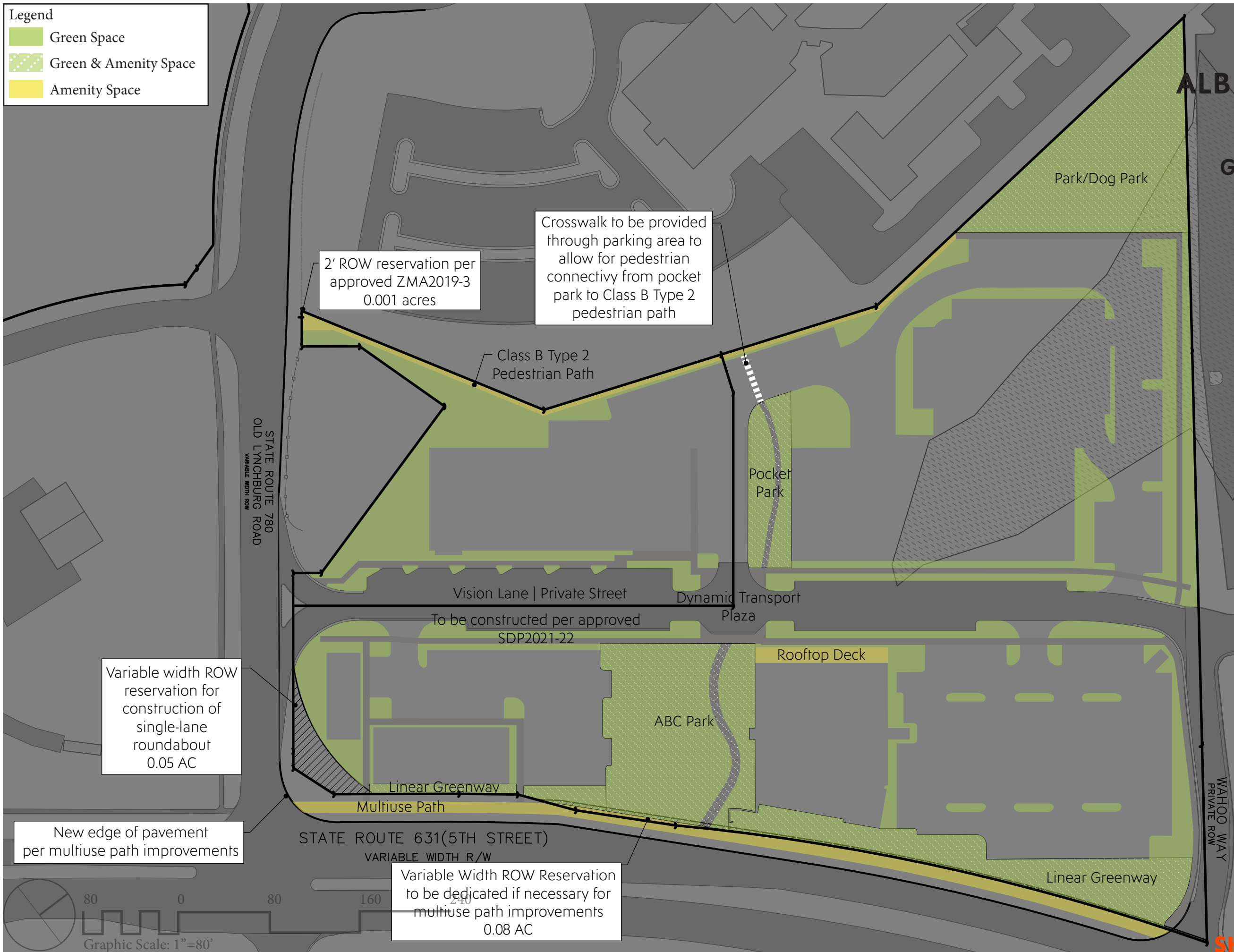
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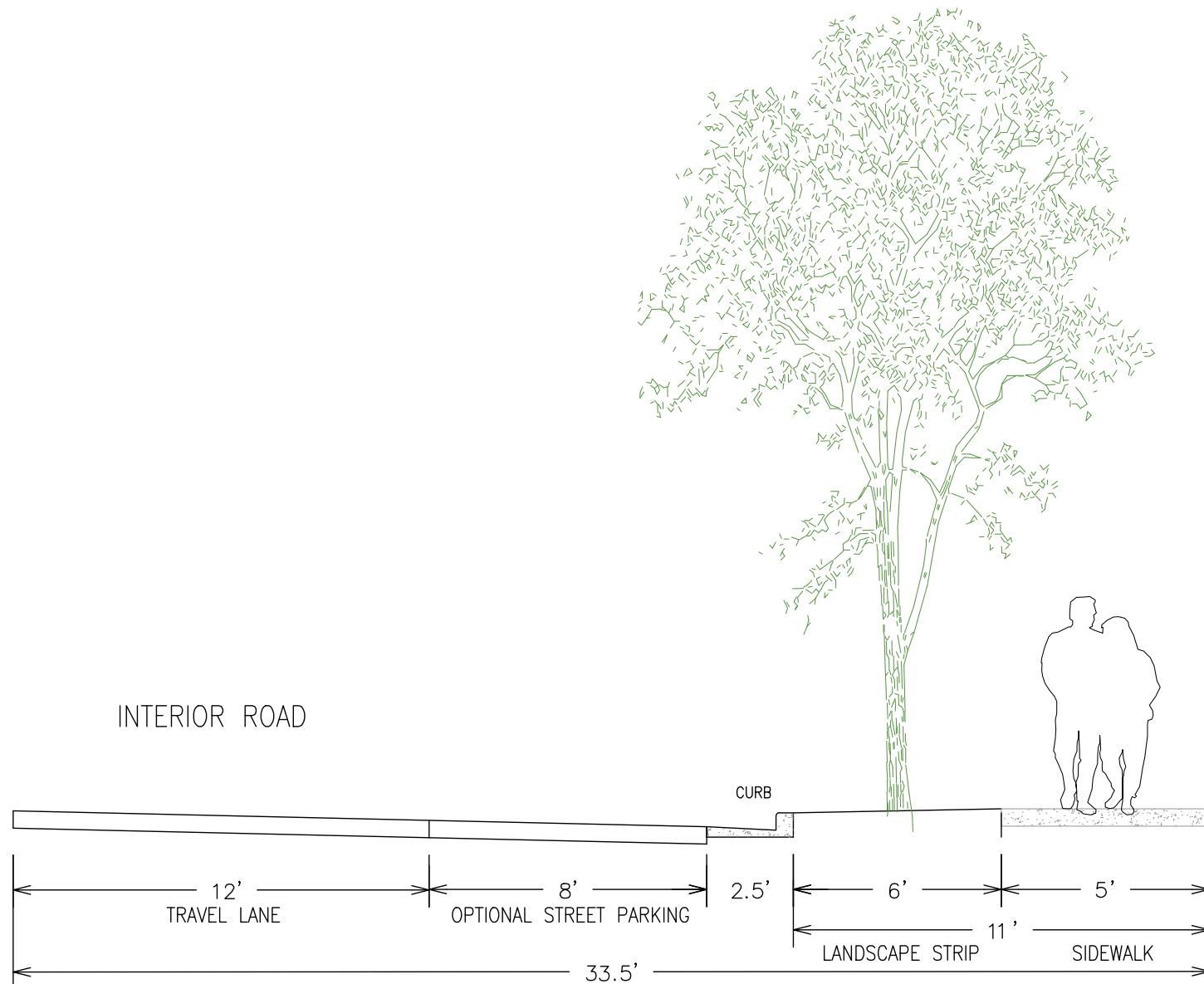
ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

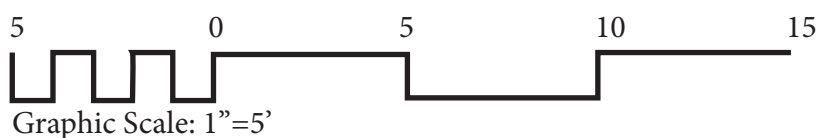
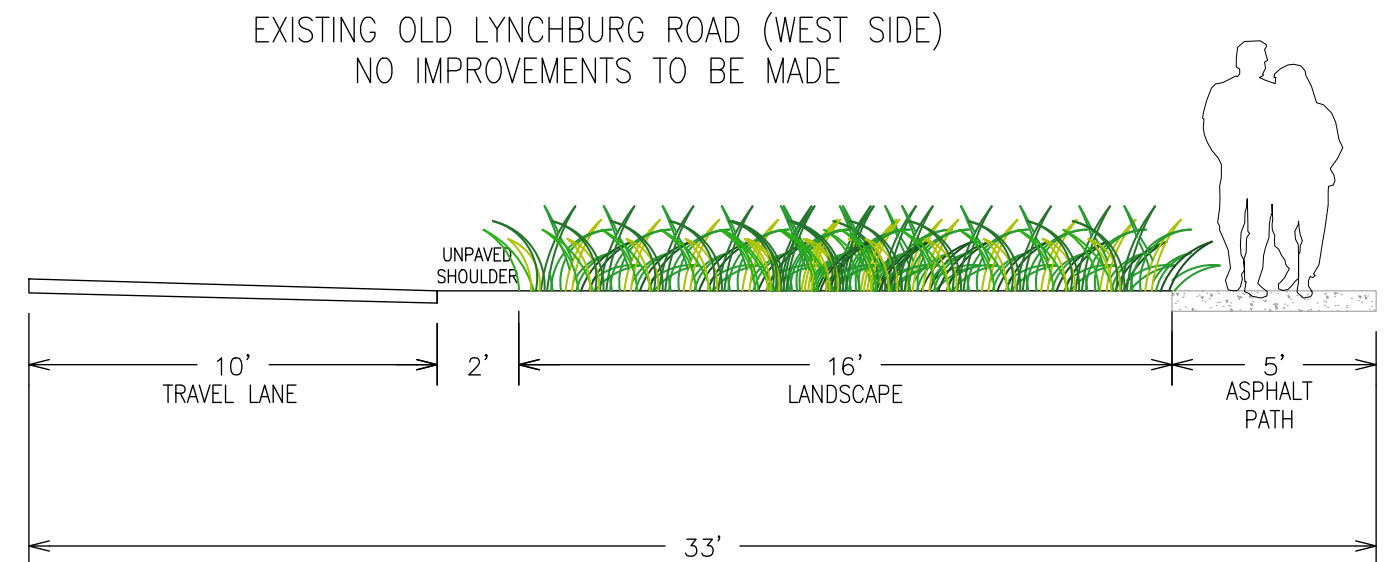
CONCEPTUAL STREET SECTIONS

Sheet 17 of 20

INTERIOR STREETS



OLD LYNCHBURG ROAD (WEST SIDE) EXISTING ASPHALT PATH



Street section dimensions shown for feasibility of compliance with Virginia Department of Transportation or County of Albemarle standards.
Exact dimensions to be determined at site plan.

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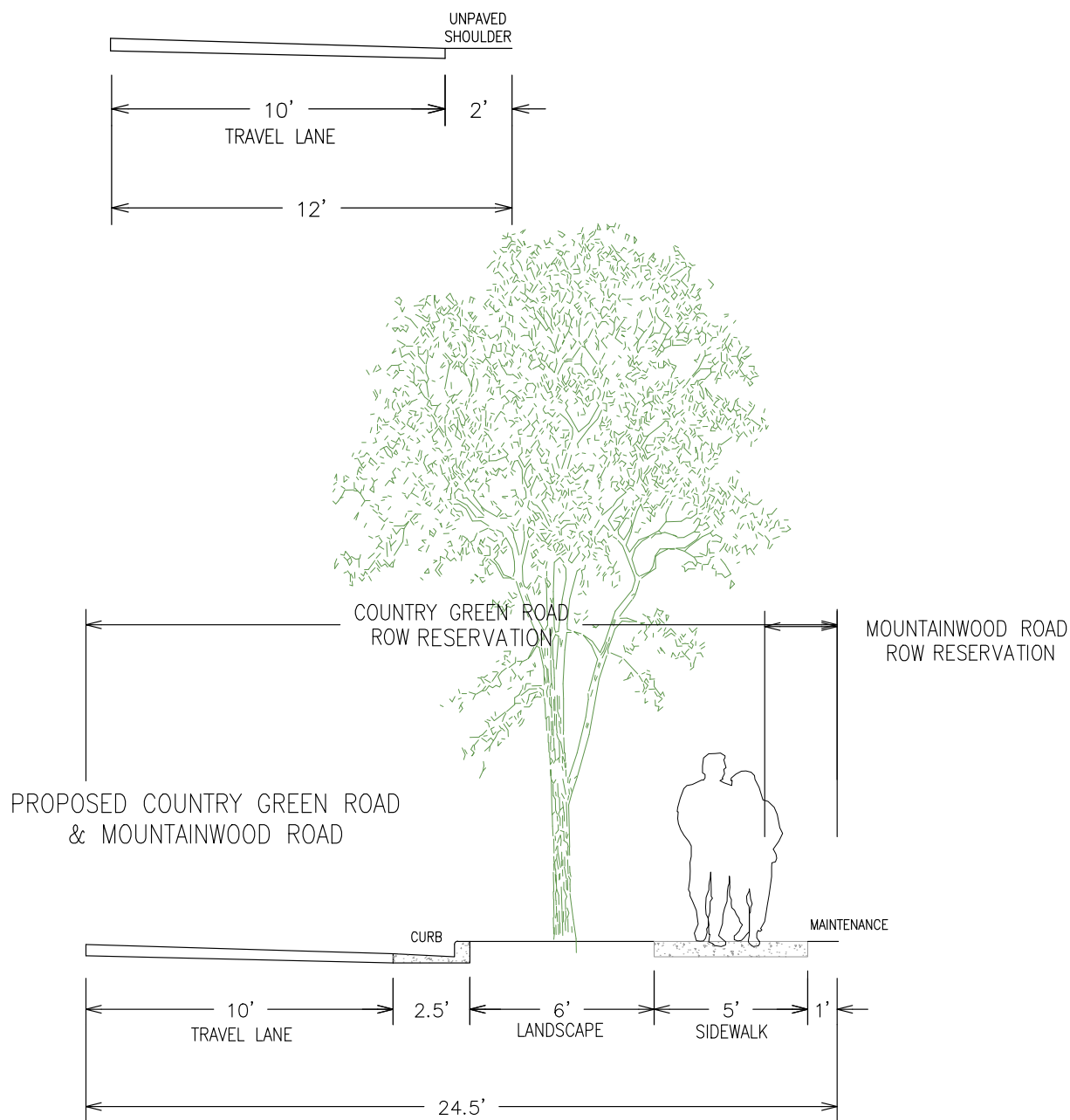
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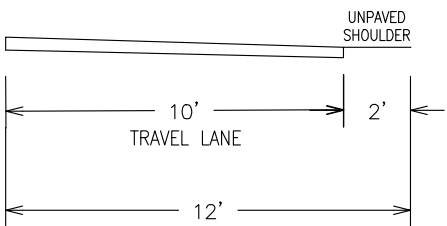
RURAL TO URBAN STREET
COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD

SIDEWALK IMPROVEMENTS
(VDOT STANDARDS)
OLD LYNCHBURG ROAD (EAST SIDE)

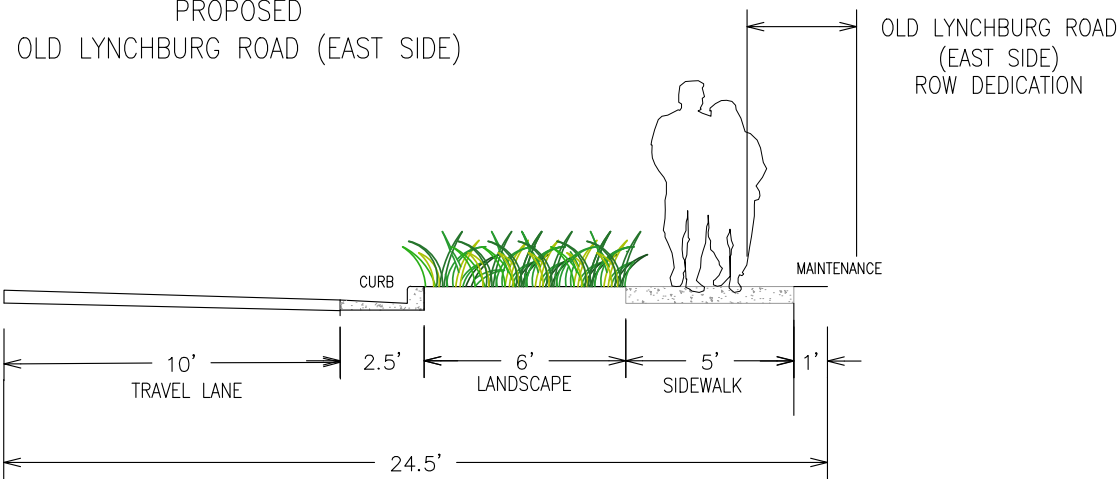
EXISTING COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD



EXISTING
OLD LYNCHBURG ROAD (EAST SIDE)



PROPOSED
OLD LYNCHBURG ROAD (EAST SIDE)



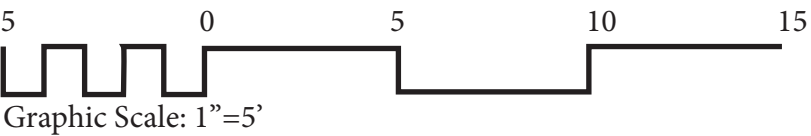
Right-of-Way Reservation
For specific right-of-way reservation information, please refer to Site & ZMA Information (sheet 2) and Proposed Circulation (sheets 9 & 14).

Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

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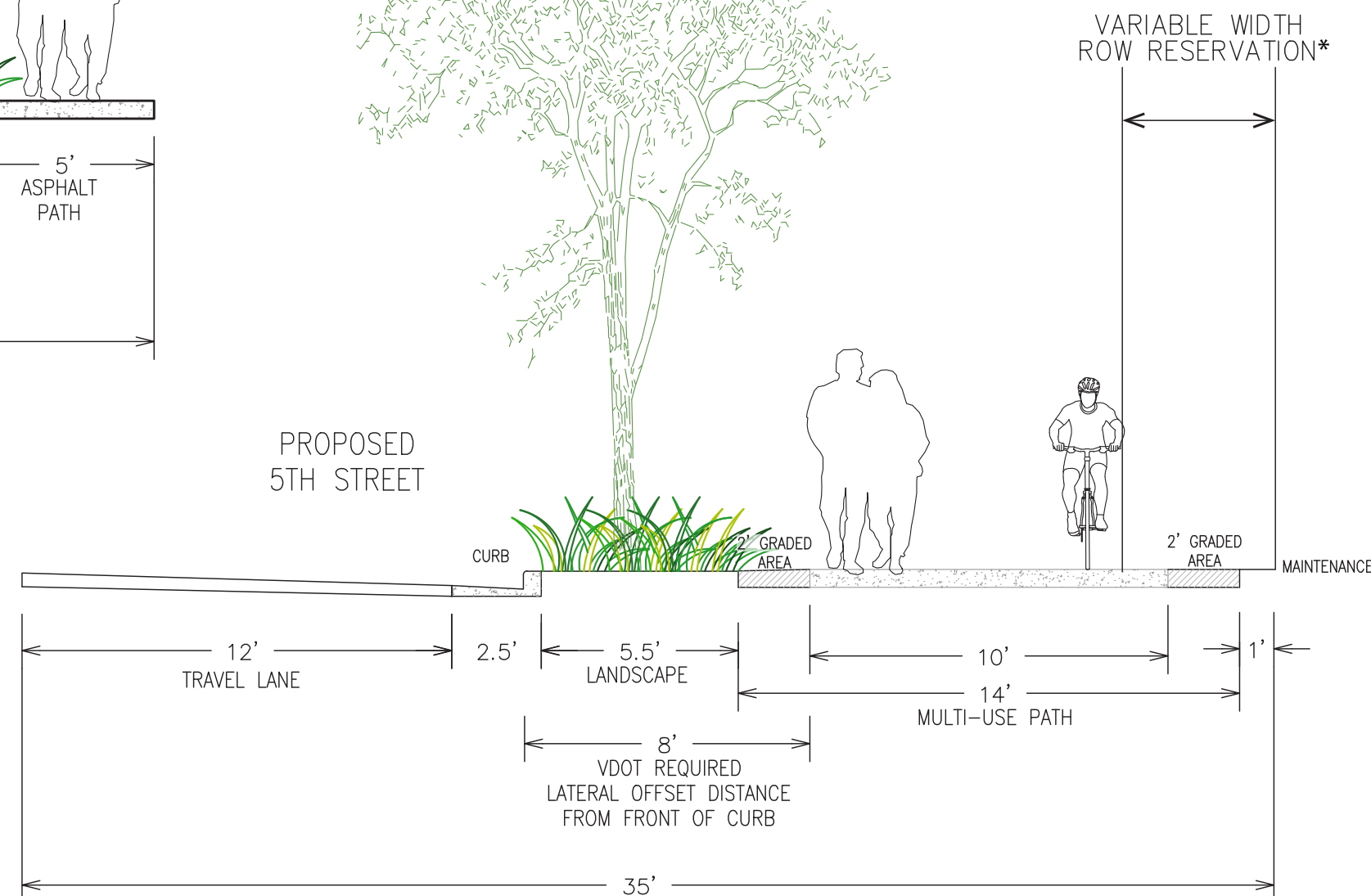
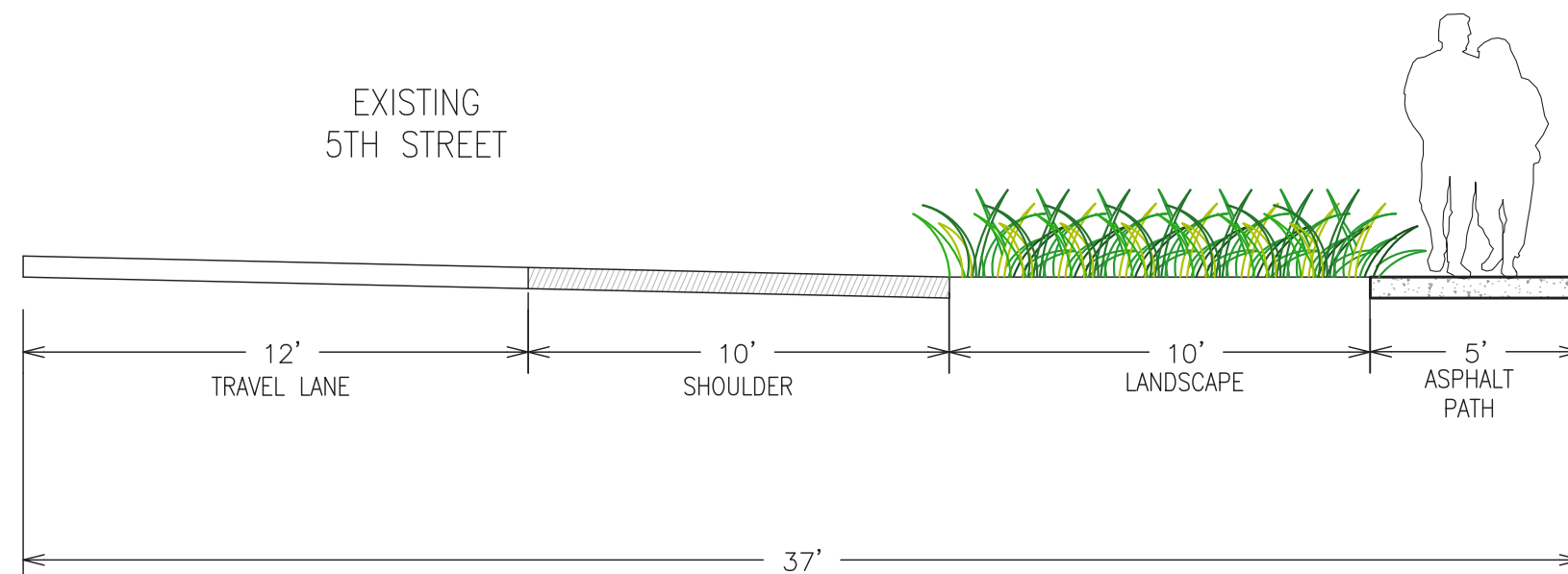
Street section dimensions shown for feasibility of compliance with Virginia Department of Transportation or County of Albemarle standards.
Exact dimensions to be determined at site plan.

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TWO-WAY SHARED-USE PATH (VDOT STANDARDS) 5TH STREET EXTENDED

ALBEMARLE BUSINESS CAMPUS A NEIGHBORHOOD MODEL DISTRICT CONCEPTUAL STREET SECTIONS

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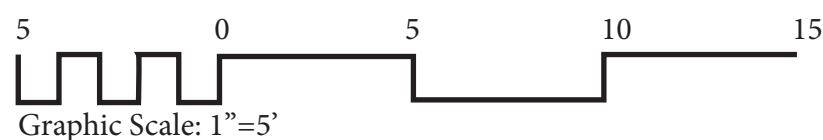
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

*To be dedicated if necessary for multi-use path improvements

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1. Improvements shown are within right-of-way and right-of-way reservation area adjacent to 5th Street

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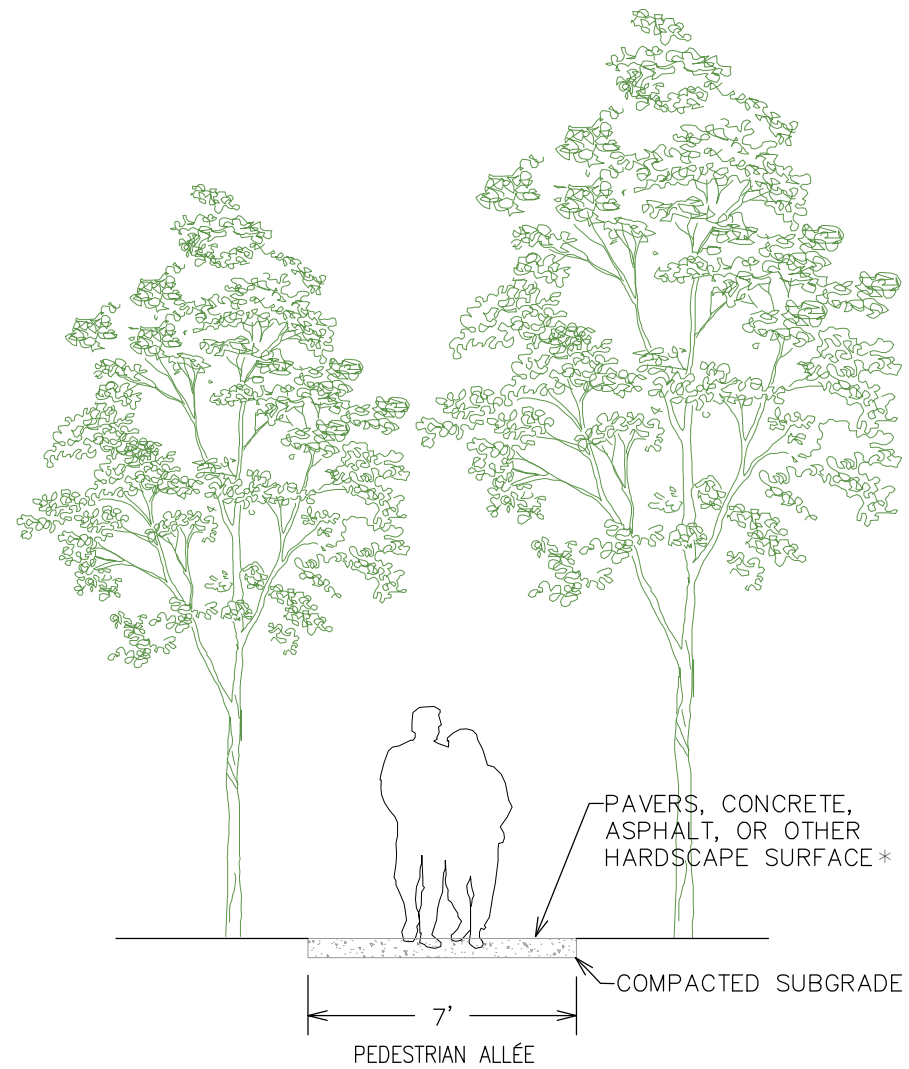
ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

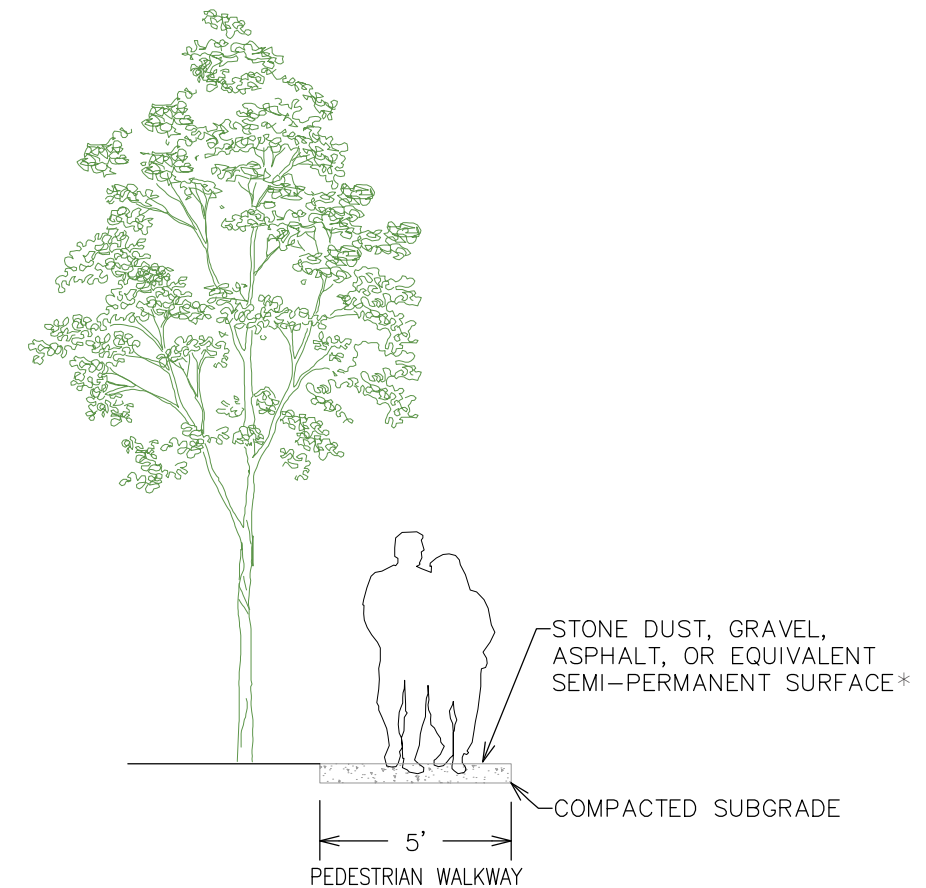
CONCEPTUAL STREET SECTIONS

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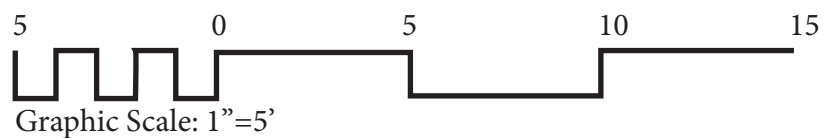
PEDESTRIAN ALLÉE



PEDESTRIAN PATH



*Filter fabric to be provided if required



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ALBEMARLE BUSINESS CAMPUS

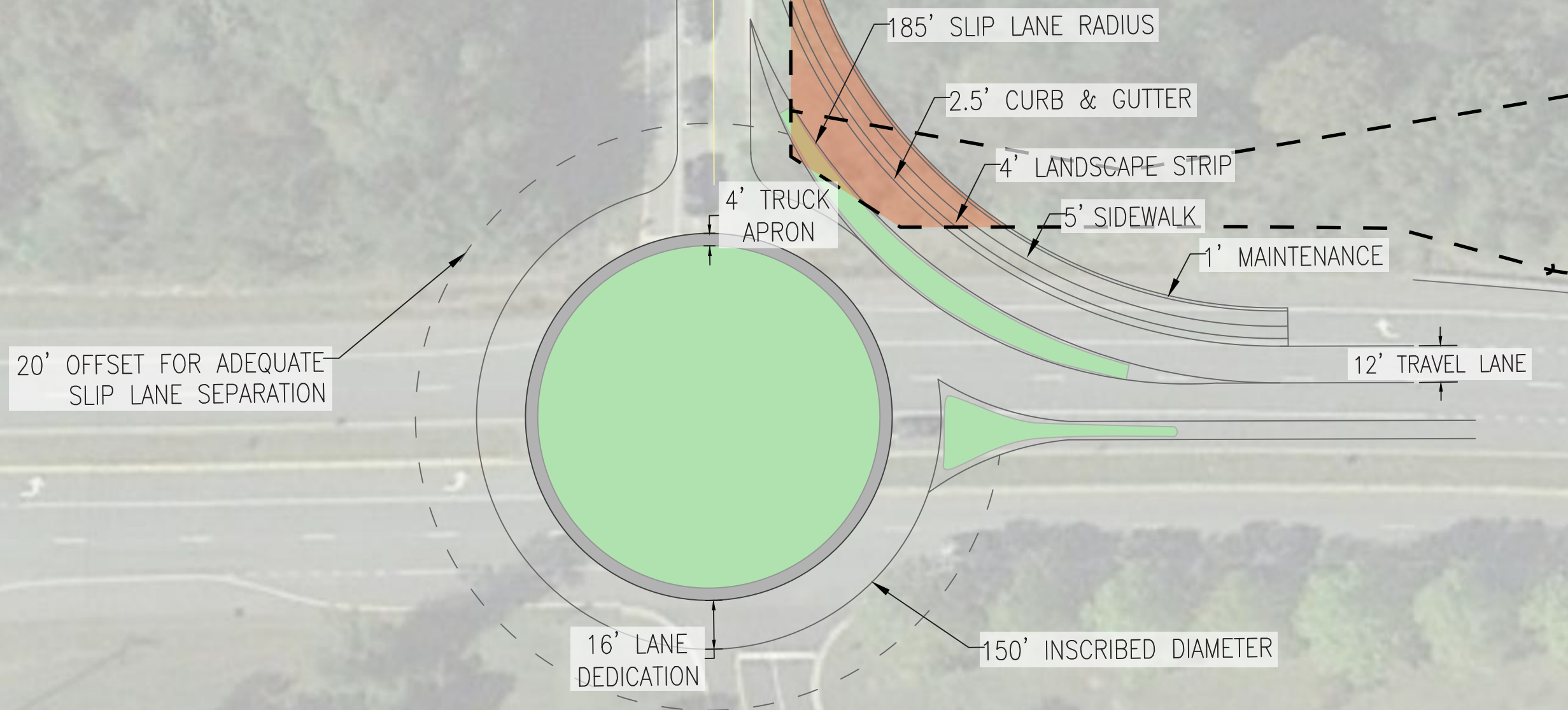
AMENDMENT TO ZMA2019-3

SINGLE-LANE ROUNDAABOUT EXHIBIT

Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.



Key

Area on project property that may be required for roundabout improvements

Parcel boundary

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