

# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT

AMENDMENT TO ZMA2019-3

**TMP 76-54**

project ID: 18.004

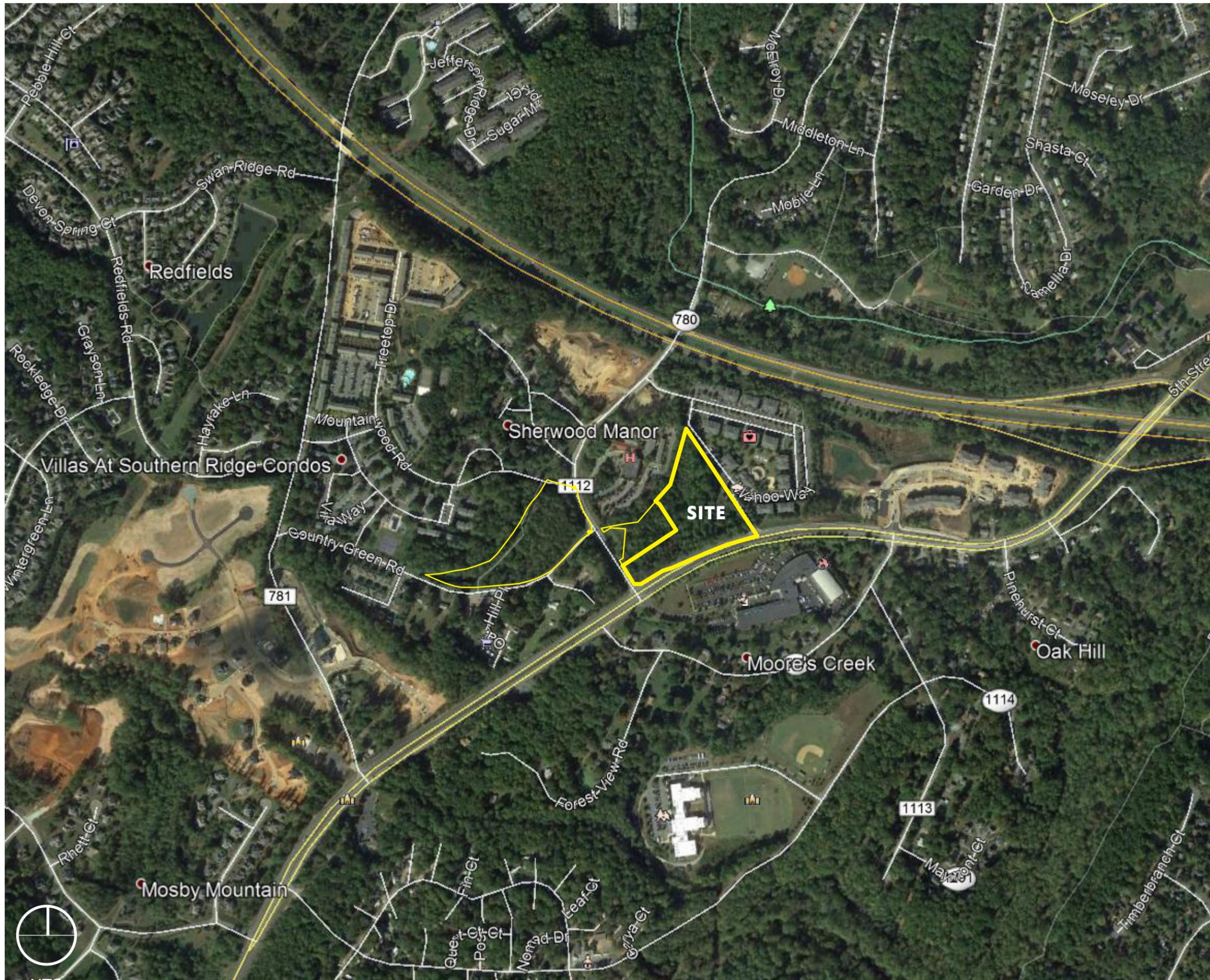
**REVISED 17 MAY 2022**

REVISED 07 FEBRUARY 2022

Submitted 15 November 2021

### Context Map

Sheet 1 of 20



#### INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - Limits of ZMA2021-XX Amendment
- 4 - Existing Conditions
- 5 - Existing Conditions
- 6 - Existing Conditions
- 7 - Block Network
- 8 - Land Use Categories
- 9 - Proposed Circulation
- 10 - Conceptual Grading & Stormwater
- 11 - Green & Amenity Space
- 12 - Block Network
- 13 - Land Use Categories
- 14 - Proposed Circulation
- 15 - Conceptual Grading & Stormwater
- 16 - Green & Amenity Space
- 17 - Conceptual Street Section
- 18 - Conceptual Street Section
- 19 - Conceptual Street Section
- 20 - Conceptual Street Section

# 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

TMP 76-54

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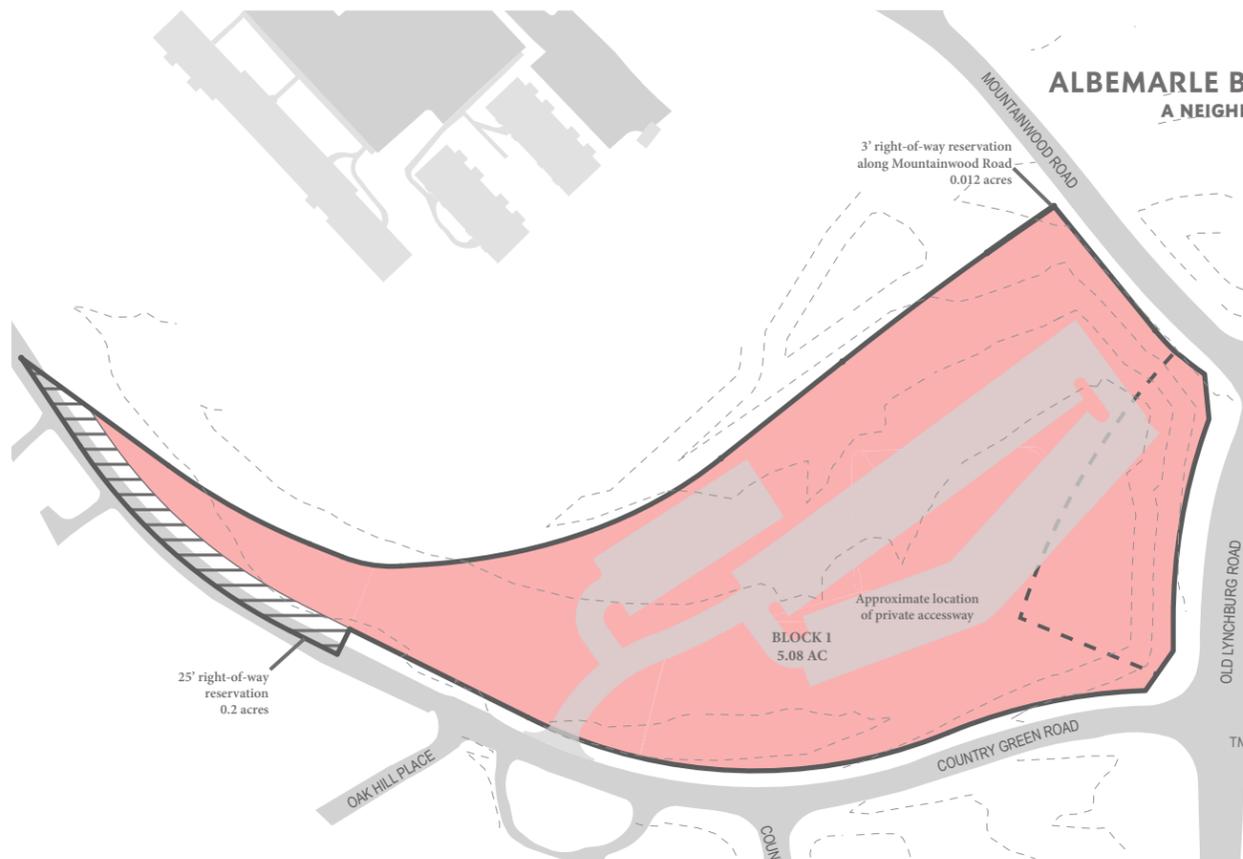
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# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

## LIMITS OF ZMA2021-14 AMENDMENT

Sheet 3 of 20



No changes proposed to Block 1 with ZMA2021-14 Amendment

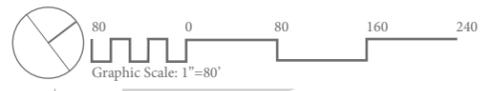
TMP(s) 76-46A, 76-54, Portion of 76-46F

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



Legend  
Right-of-way reservation

Legend  
Dam break inundation zone



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

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

TMP(s) 76-46A, 76-54, Portion of 76-46F

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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REVISED 07 FEBRUARY 2022  
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# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3  
**EXISTING CONDITIONS**

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T.M. 76-52K  
THOMAS, WAYNE P OR VIRGINIA P COLLIER AND  
BRUCE V THOMAS  
D.B.4457-592  
D.B.684-149 PLAT  
ZONE: R4 RESIDENTIAL  
USE: SINGLE FAMILY RESIDENTIAL  
2.44 AC

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  
SIDDIH 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

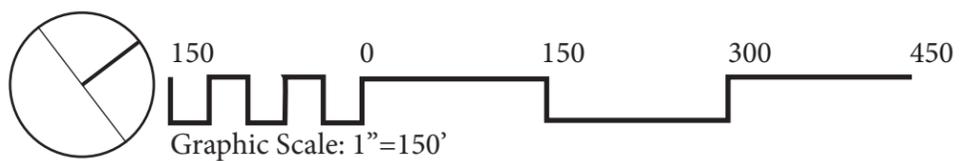
Managed slopes

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

STATE ROUTE 631(5TH STREET)  
VARIABLE WIDTH R/W  
D.B.1205-314  
HWY.P.B.XI-257 THRU 262  
D.B.4367-496,501 & 502 PLANS

TMP 76-54

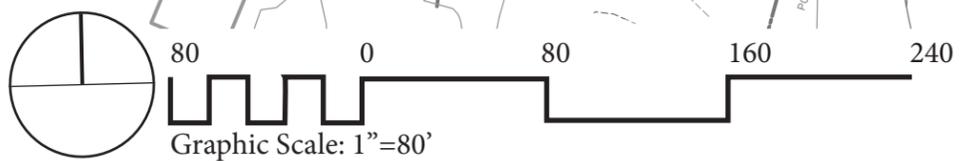
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# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3  
**EXISTING CONDITIONS**  
Sheet 5 of 20



**Legend**

	Managed Slopes
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TMP 76-54

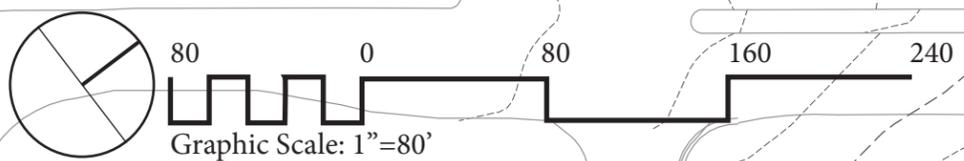
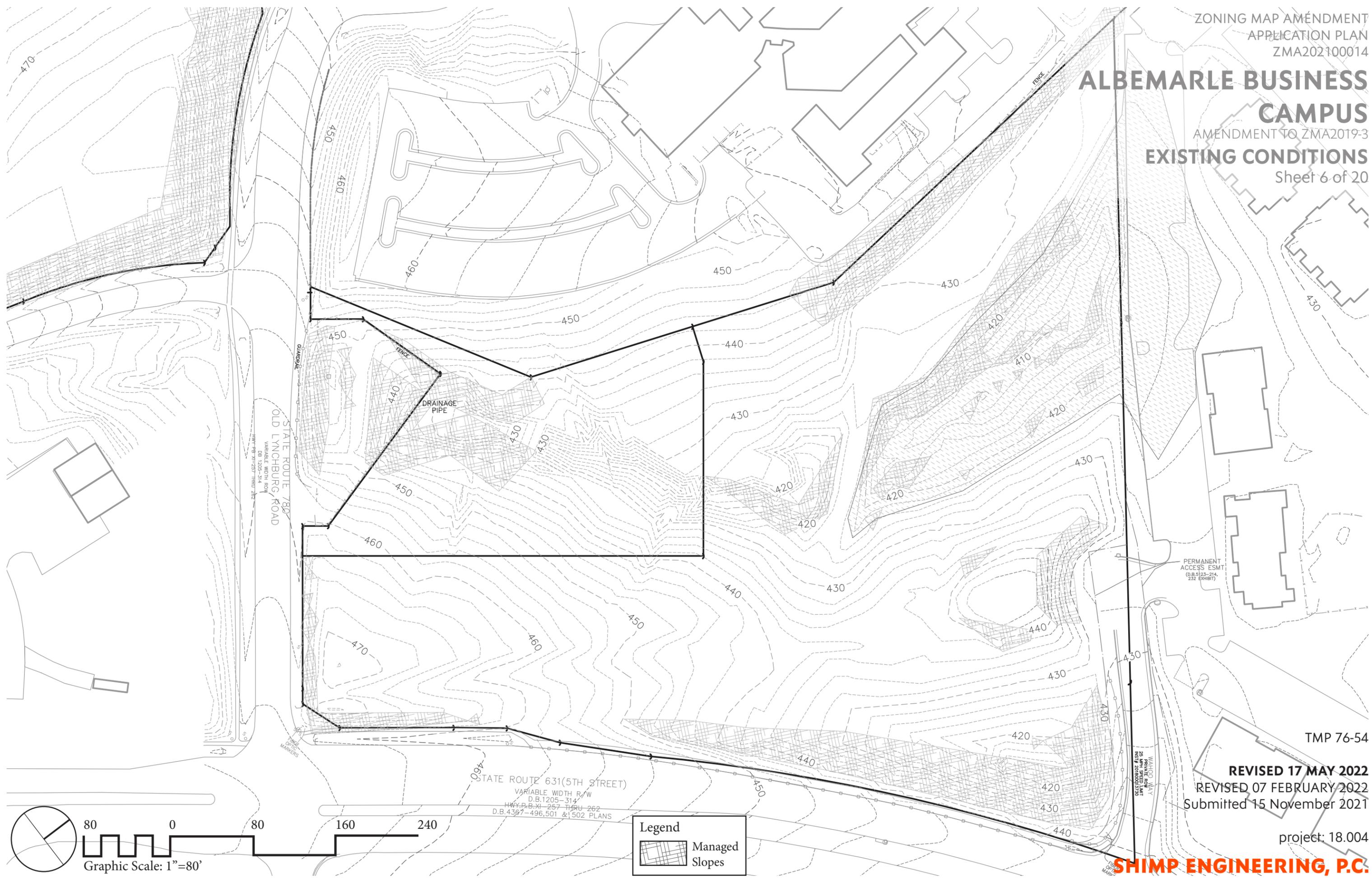
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# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3  
**EXISTING CONDITIONS**  
Sheet 6 of 20



**Legend**

-  Managed Slopes

STATE ROUTE 631(5TH STREET)  
VARIABLE WIDTH R/W  
D.B. 1205-314  
HWY. D.B. XI-257 THRU 262  
D.B. 4367-496,501 & 1502 PLANS

PERMANENT  
ACCESS ESMT  
(D.B. 5123-214,  
232 EXHIBIT)

VARIED W.A.V.  
20 MPH SPEED LIMIT  
R/W # 2500000000

TMP 76-54

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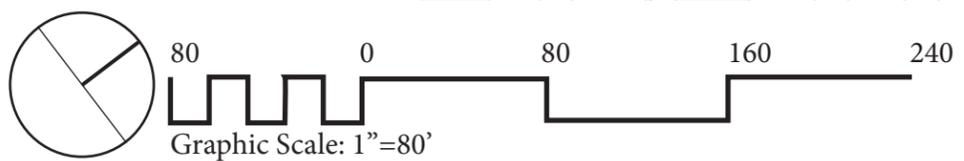
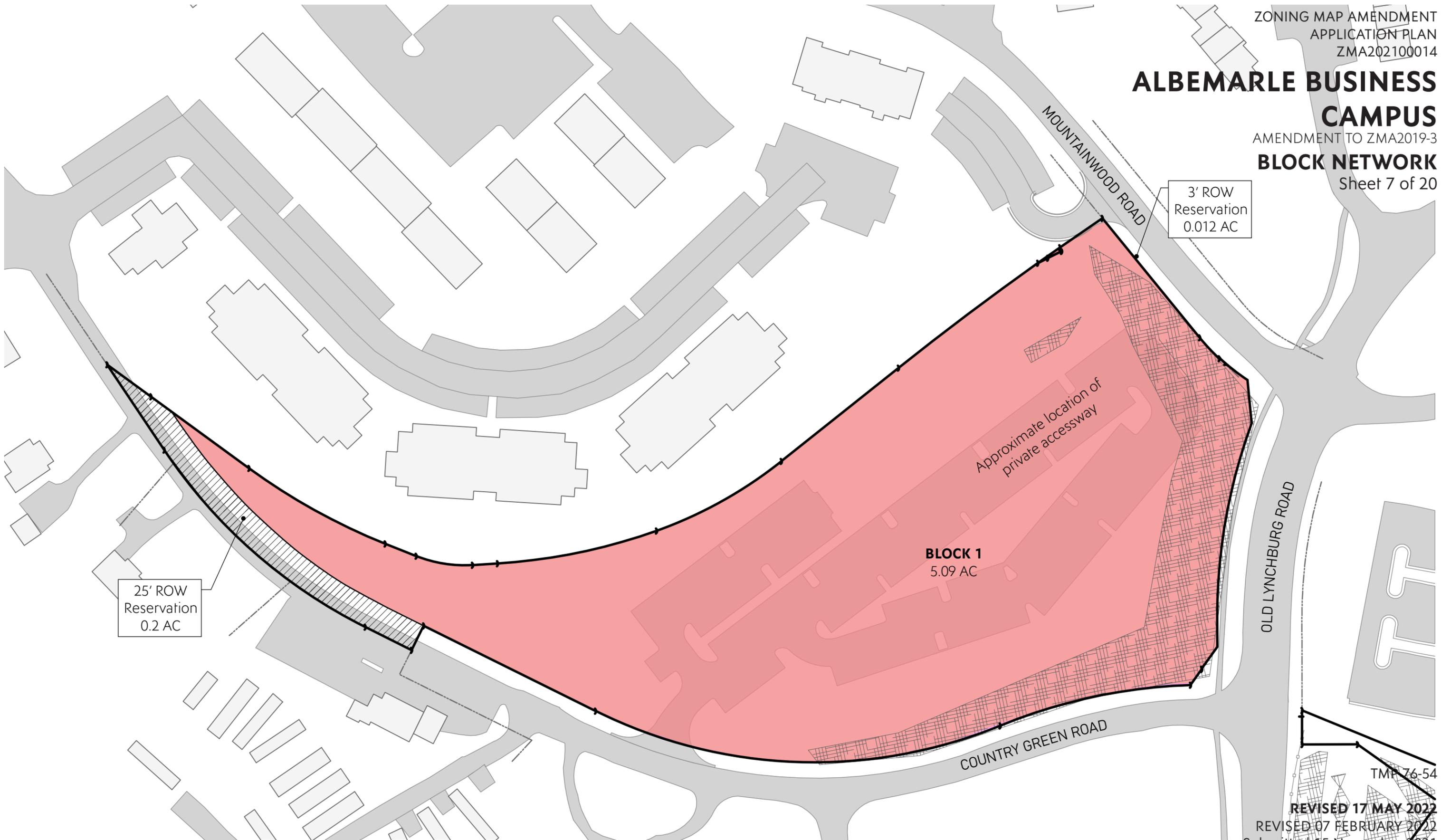
project: 18.004

# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

## BLOCK NETWORK

Sheet 7 of 20



Legend	
	Right-of-way reservation
	Managed Slopes

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

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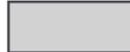
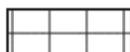
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# ALBEMARLE BUSINESS CAMPUS

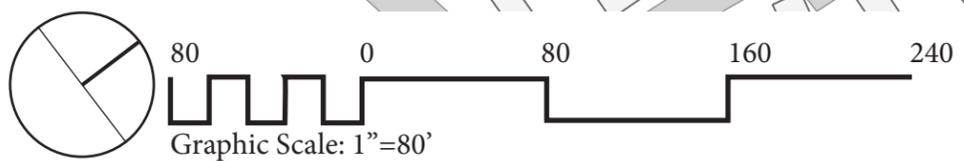
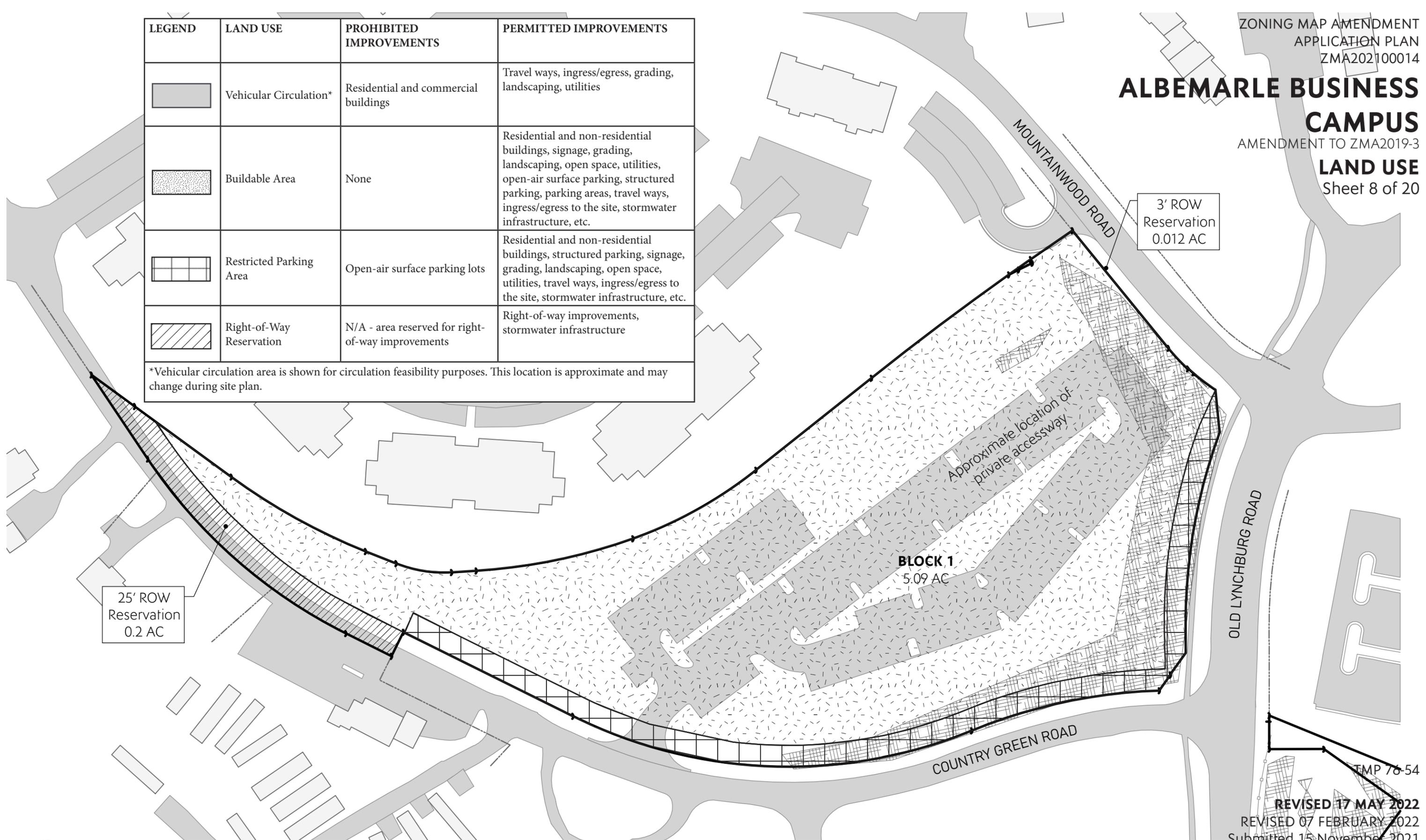
AMENDMENT TO ZMA2019-3

## LAND USE

Sheet 8 of 20

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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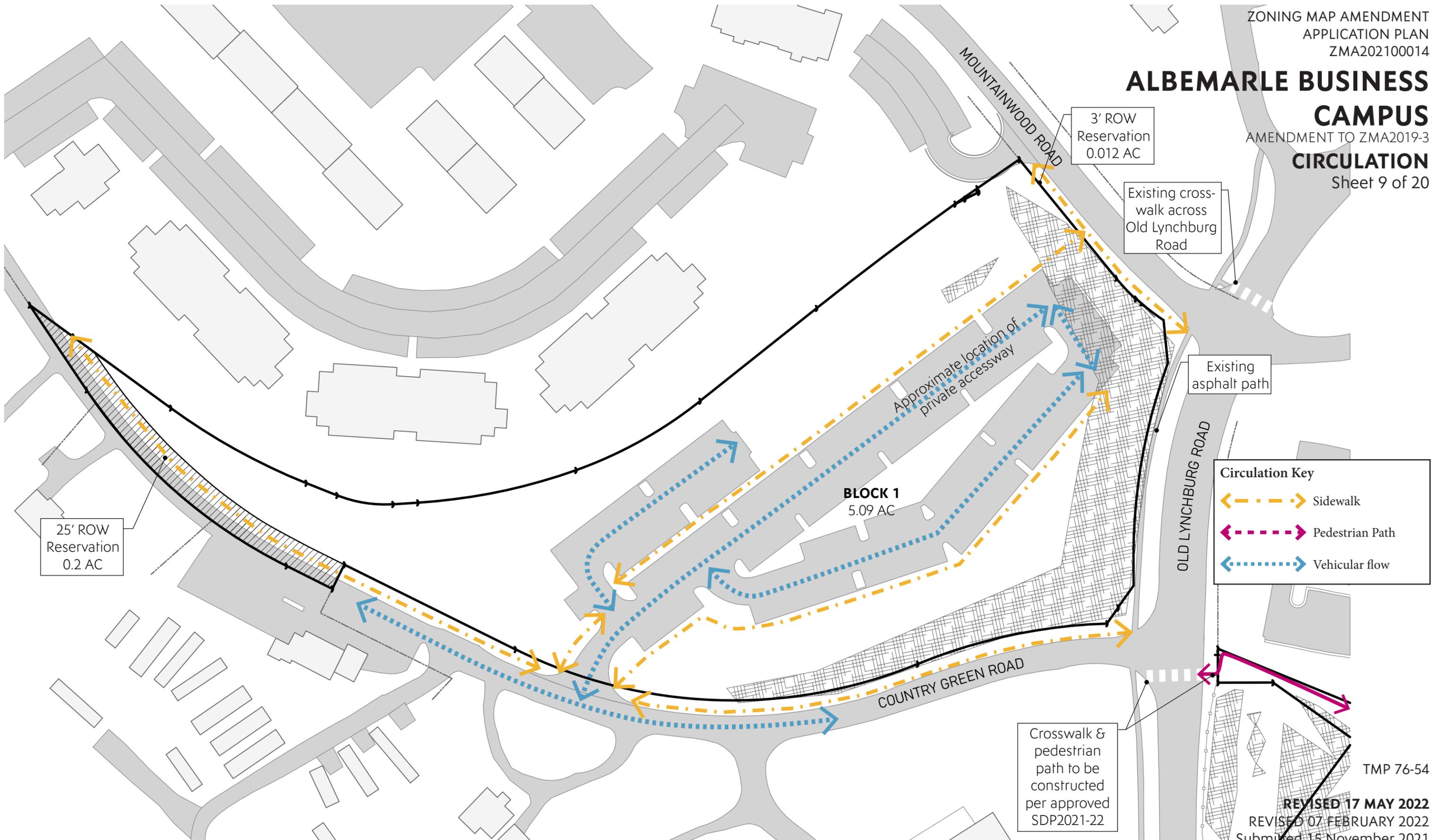
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AMENDMENT TO ZMA2019-3

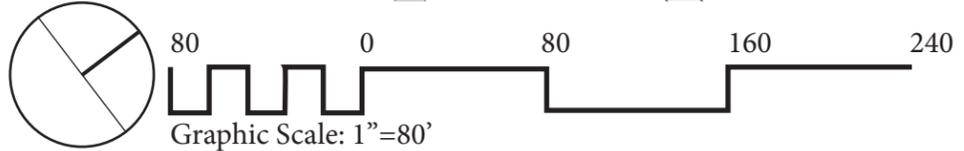
## CIRCULATION

Sheet 9 of 20



**Circulation Key**

- ← - - - - - → Sidewalk
- ← - - - - - → Pedestrian Path
- ← - - - - - → Vehicular flow



**Legend**

- Right-of-way reservation
- Managed Slopes

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

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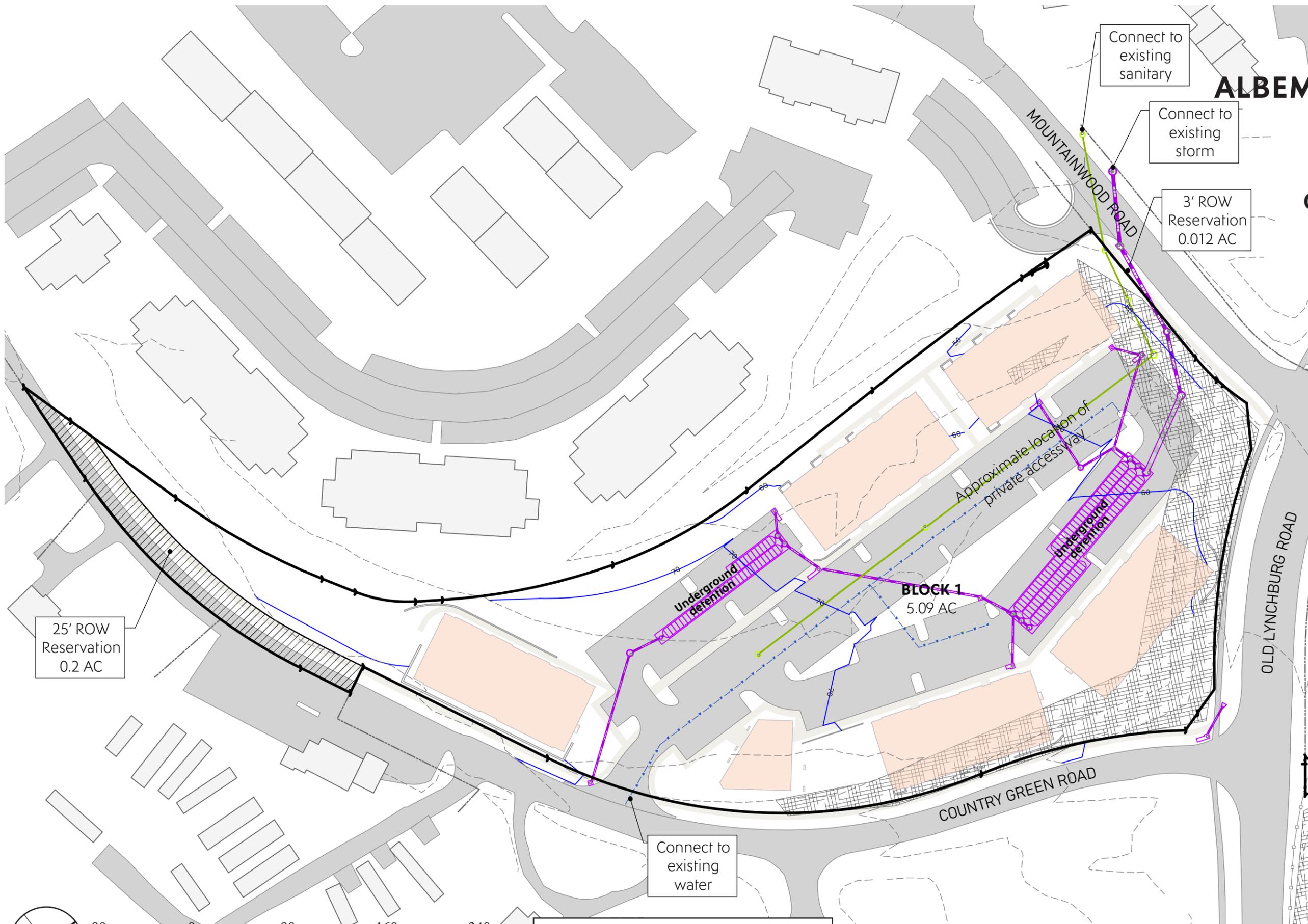
AMENDMENT TO ZMA2019-3

## CONCEPTUAL GRADING & UTILITIES

Sheet 10 of 20

Additional Notes:

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



**Legend**

	Right-of-way reservation		Managed Slopes
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**NOTE: No changes from ZMA2019-3  
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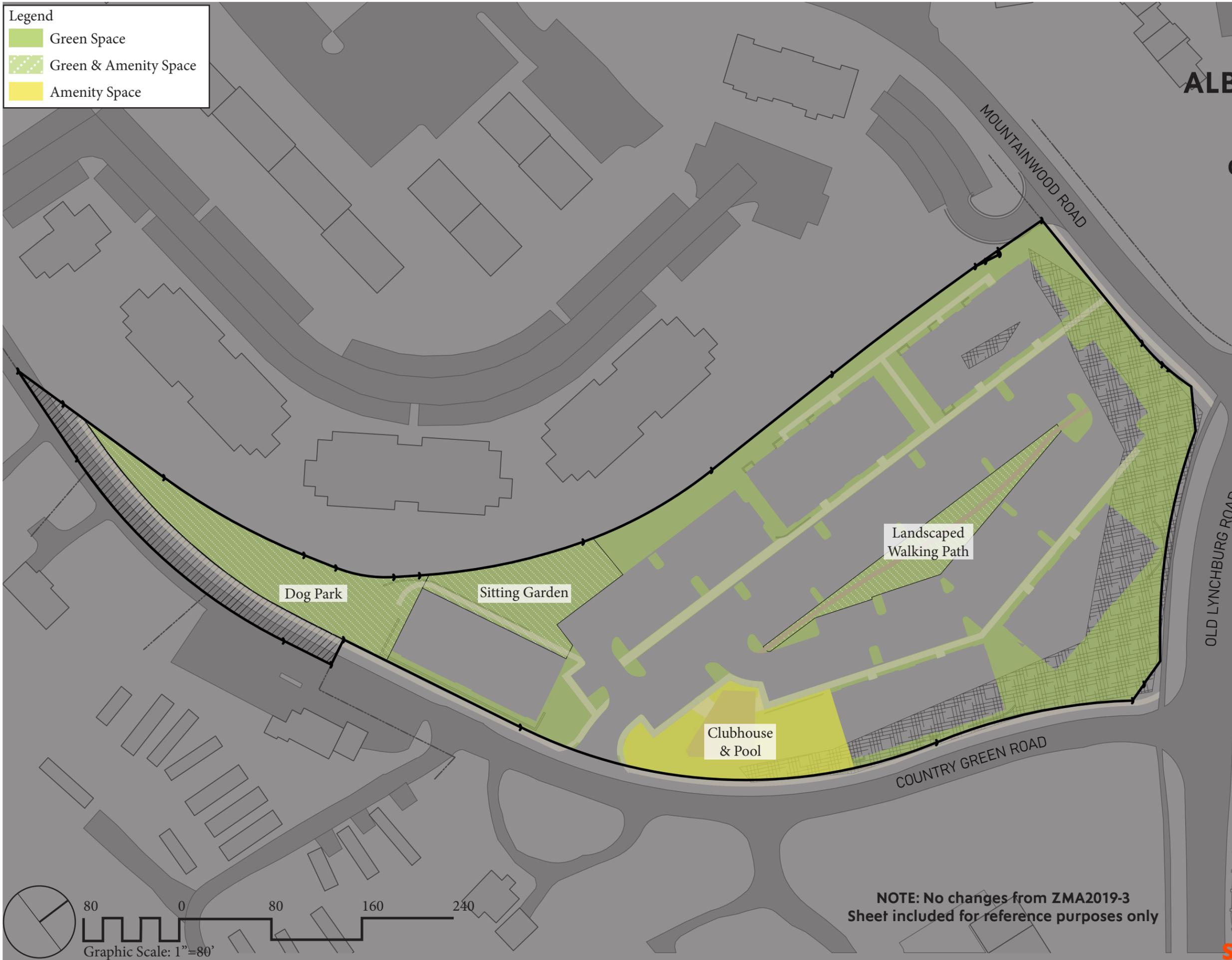
AMENDMENT TO ZMA2019-3

## GREEN & AMENITY SPACE

Sheet 11 of 20

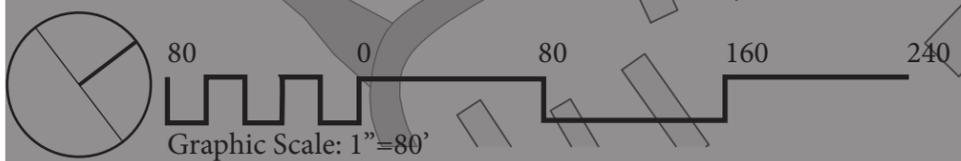
**Legend**

- Green Space
- Green & Amenity Space
- Amenity Space



**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.



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

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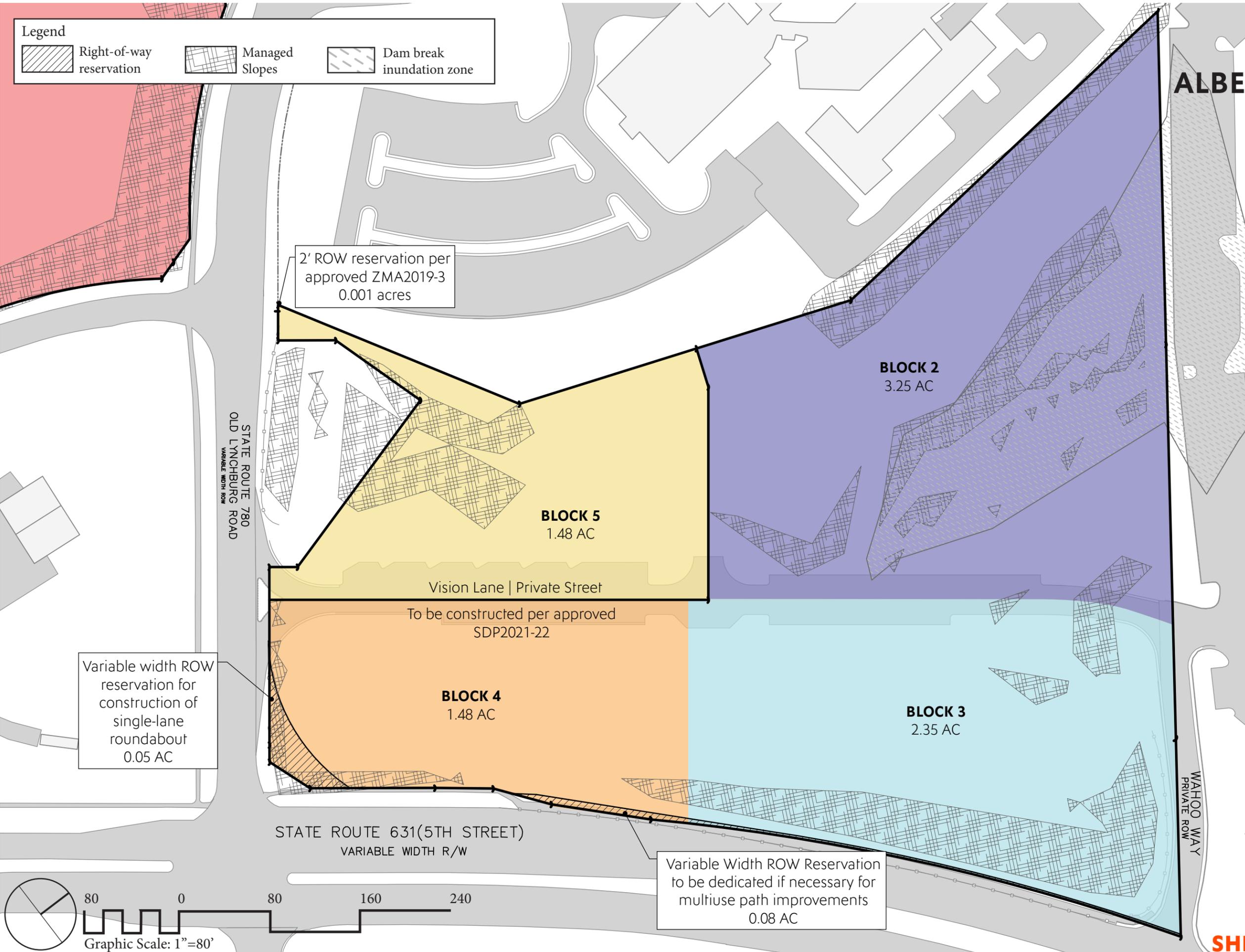
# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

## BLOCK NETWORK

Sheet 12 of 20

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

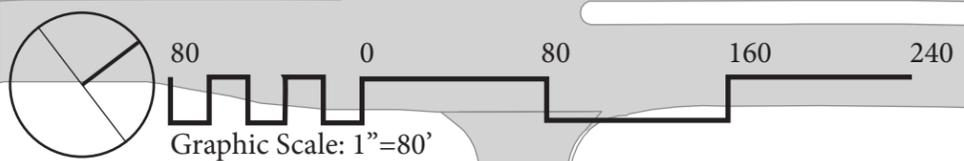


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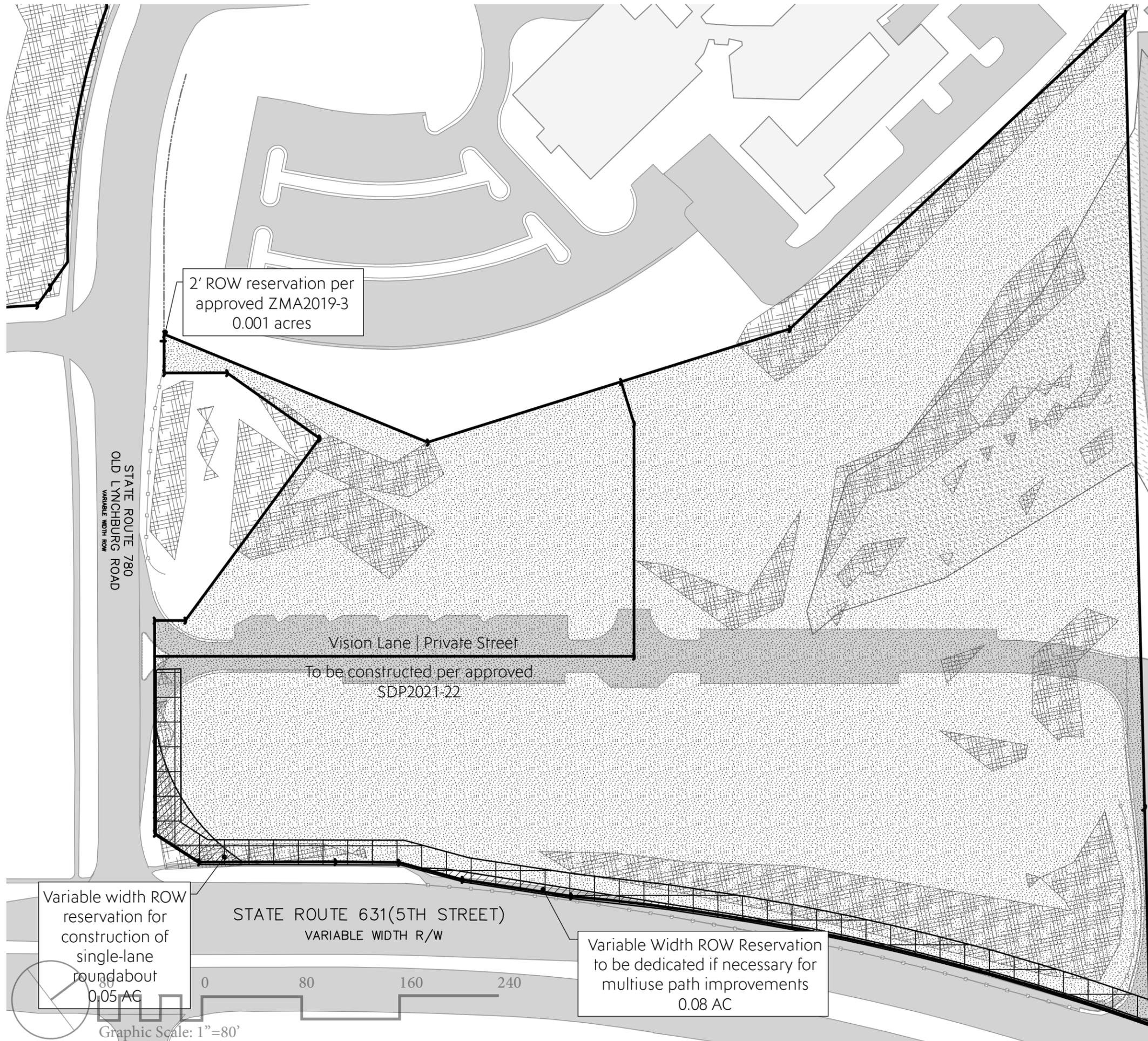
# ALBEMARLE BUSINESS CAMPUS

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.

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

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



Graphic Scale: 1"=80'

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# ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

## CIRCULATION

Sheet 14 of 20

**Legend**

 Portion of VDOT ROW  
(Contains stormwater management facility)

Crosswalk & portion of pedestrian path to be constructed per approved SDP2021-22

2' ROW reservation per approved ZMA2019-3  
0.001 acres

Sidewalk to be provided if portion of VDOT ROW is acquired by Owner

Sidewalks along Vision Lane to be constructed per approved SDP2021-22

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

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

Existing crosswalk

Existing transit stop to be improved

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

Proposed two-way shared-use path per VDOT standards

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

**Circulation Key**

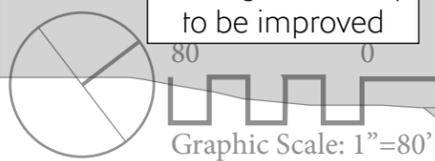
-  Sidewalk
-  Pedestrian Path
-  Pedestrian Allée
-  Proposed two-way shared-use path (VDOT standards)
-  Vehicular flow

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

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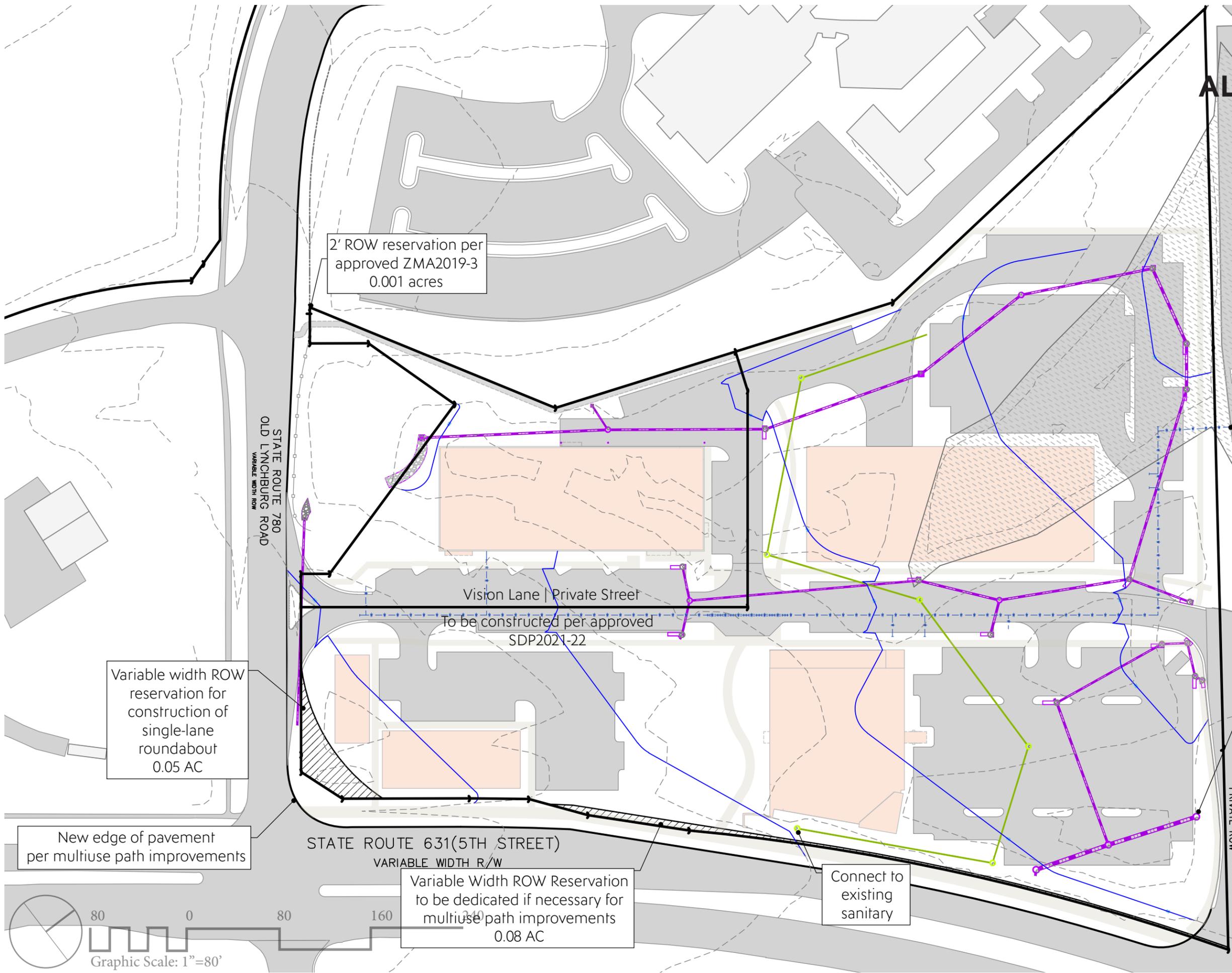
AMENDMENT TO ZMA2019-3

## CONCEPTUAL GRADING & UTILITIES

Sheet 15 of 20

Additional Notes:

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



2' ROW reservation per approved ZMA2019-3 0.001 acres

Connect to existing water

STATE ROUTE 780  
OLD LYNCHBURG ROAD  
VARIABLE WIDTH ROW

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

Connect to existing storm

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

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

Connect to existing sanitary

New edge of pavement per multiuse path improvements



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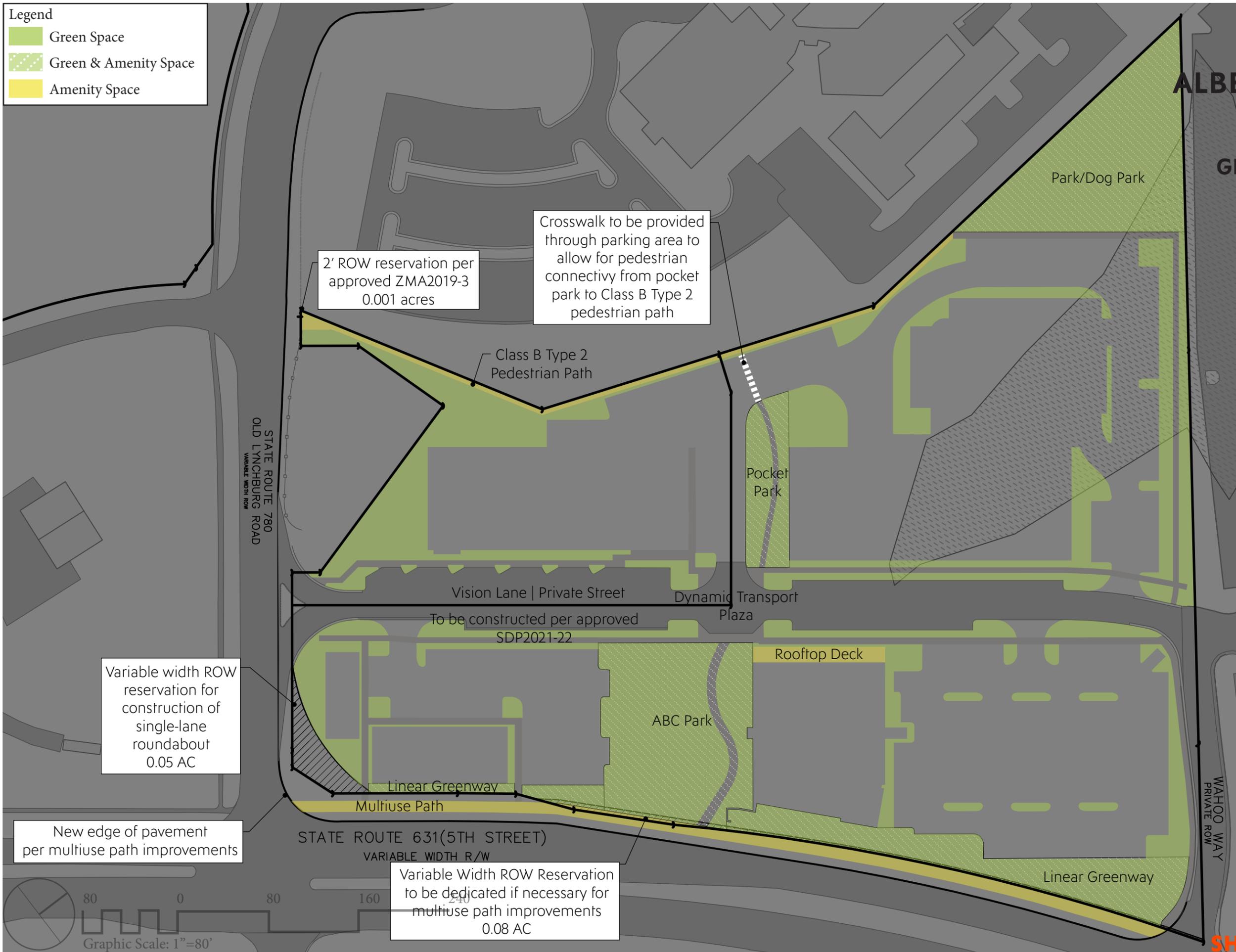
AMENDMENT TO ZMA2019-3

## GREEN & AMENITY SPACE

Sheet 16 of 20

**Legend**

- Green Space
- Green & Amenity Space
- Amenity Space



**Additional Notes:**

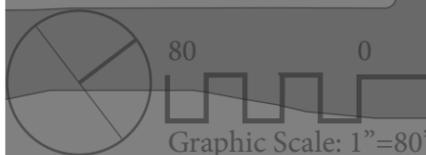
1. Building footprints and road layout shown for conceptual purposes only

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 provided in the NMD.

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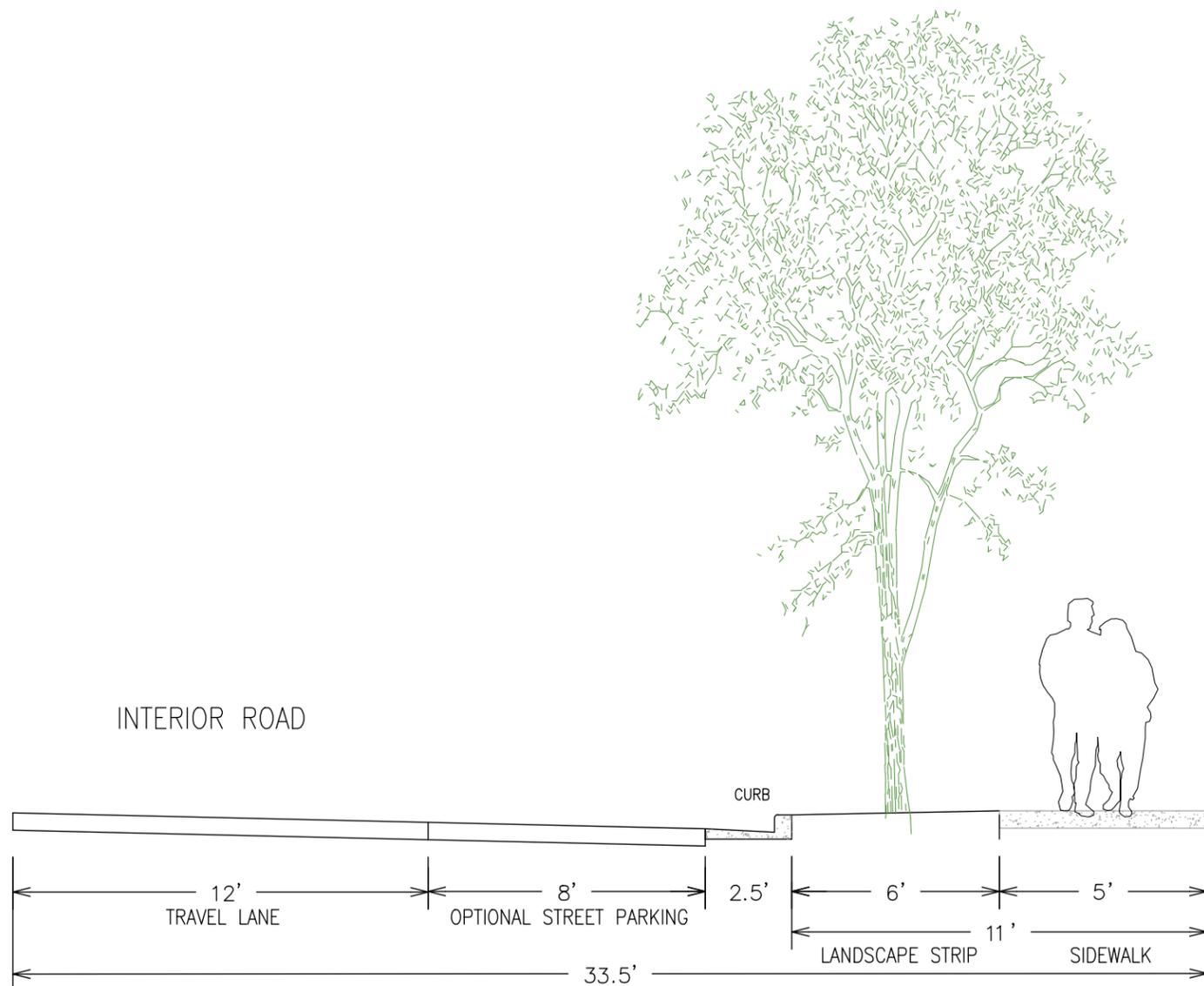
# ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

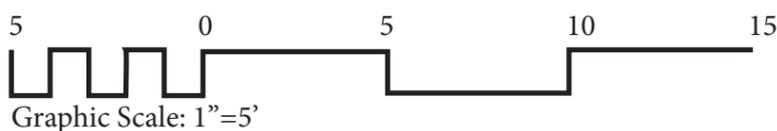
## CONCEPTUAL STREET SECTIONS

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.

TMP 76-54

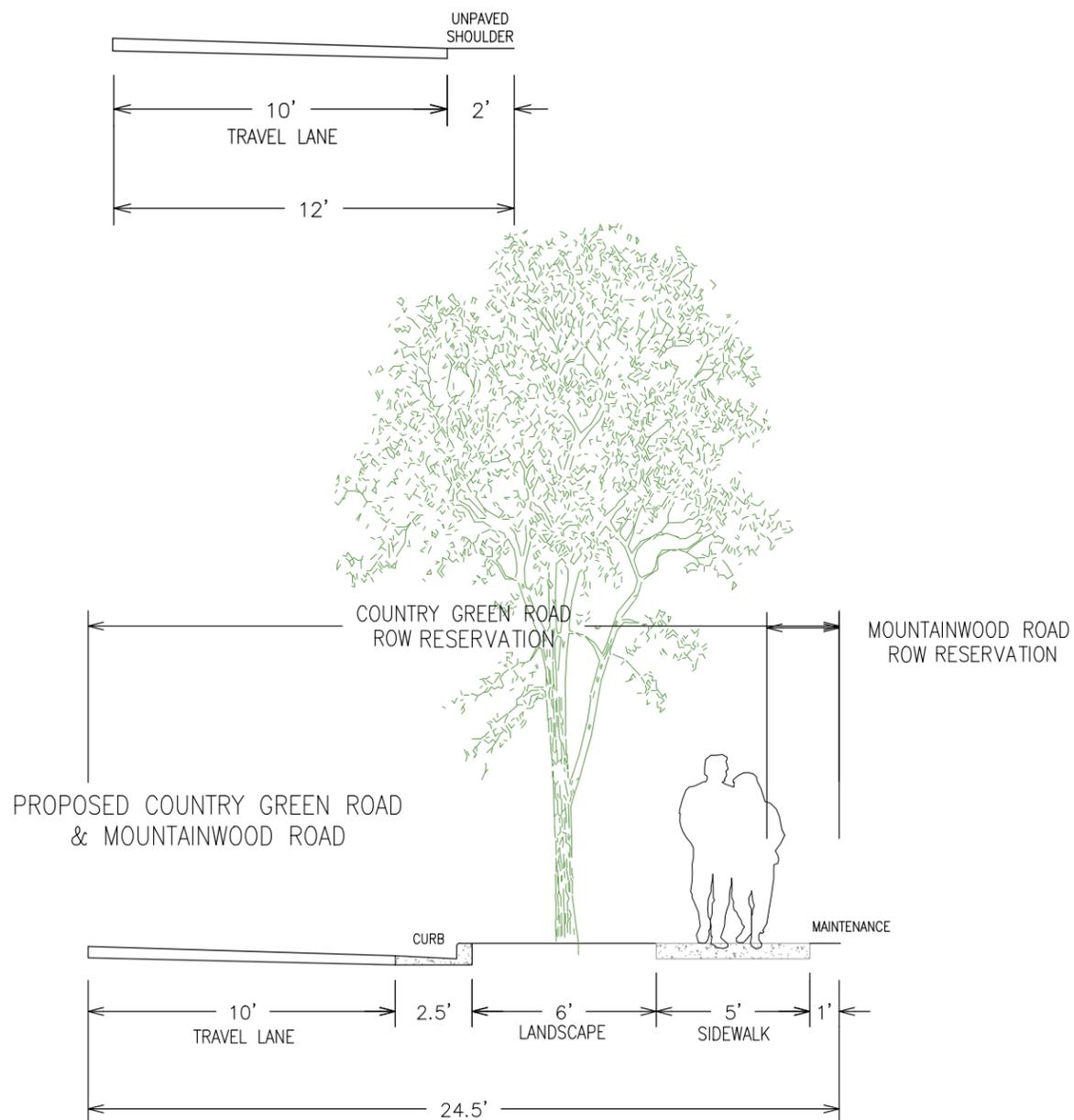
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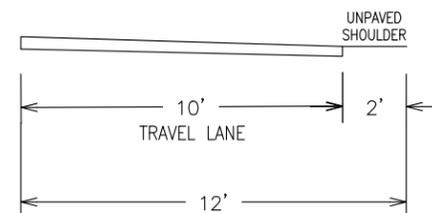
# RURAL TO URBAN STREET COUNTRY GREEN ROAD & MOUNTAINWOOD ROAD

EXISTING COUNTRY GREEN ROAD  
& MOUNTAINWOOD ROAD

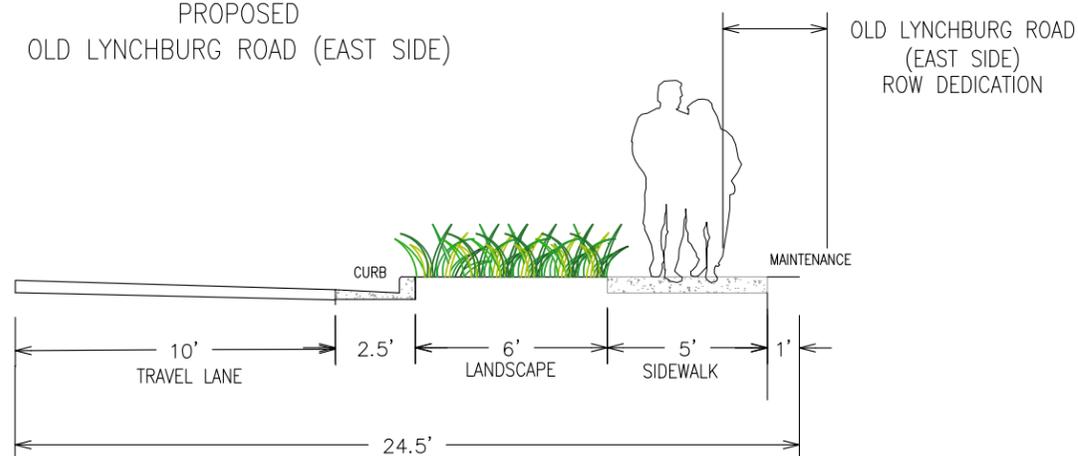


# SIDEWALK IMPROVEMENTS (VDOT STANDARDS) OLD LYNCHBURG ROAD (EAST SIDE)

EXISTING  
OLD LYNCHBURG ROAD (EAST SIDE)



PROPOSED  
OLD LYNCHBURG ROAD (EAST SIDE)



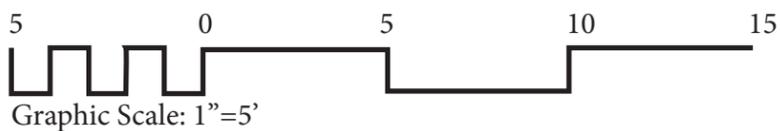
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

# ALBEMARLE BUSINESS CAMPUS A NEIGHBORHOOD MODEL DISTRICT CONCEPTUAL STREET SECTIONS

Sheet 18 of 20

### 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).



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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Submitted 15 November 2021

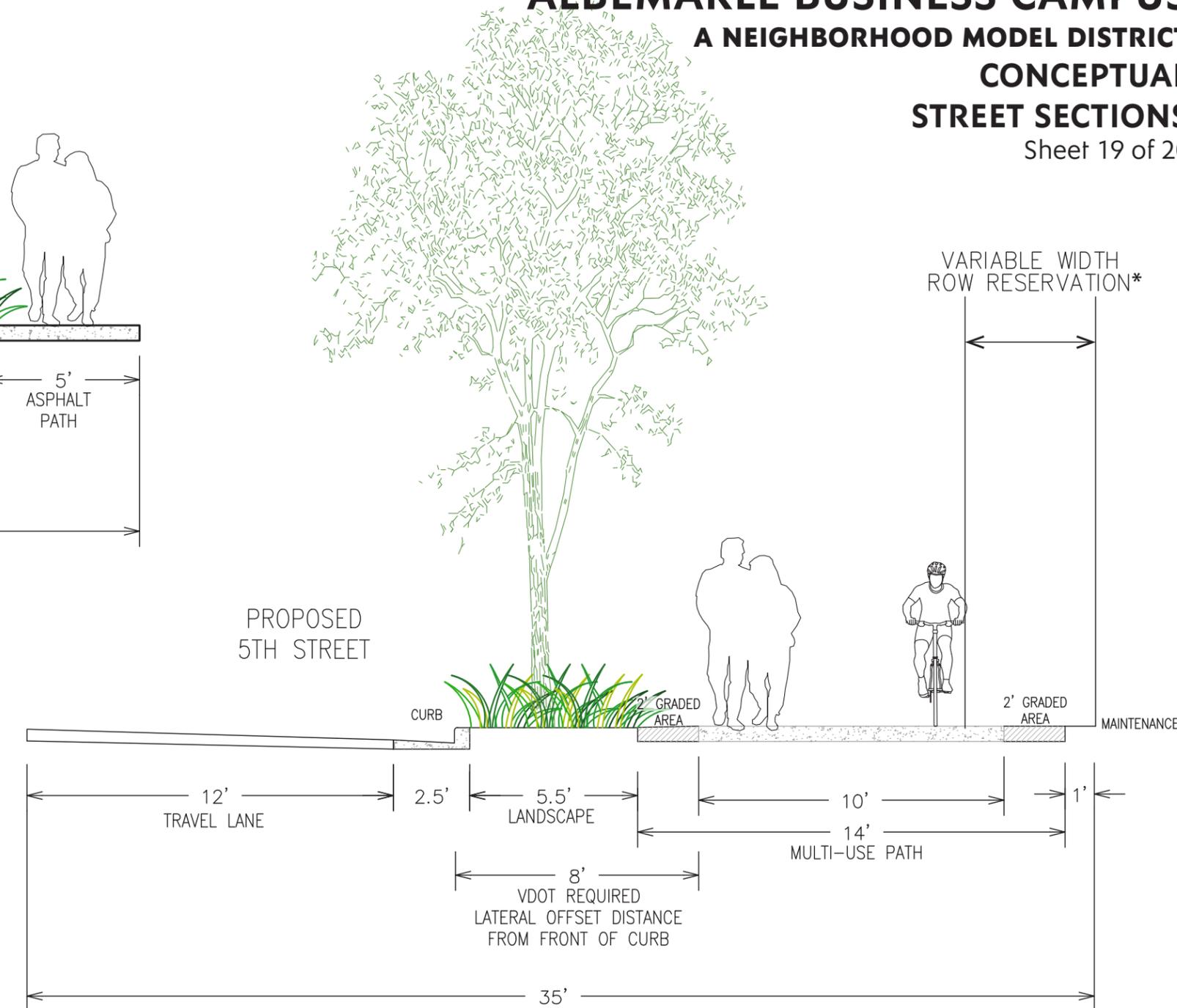
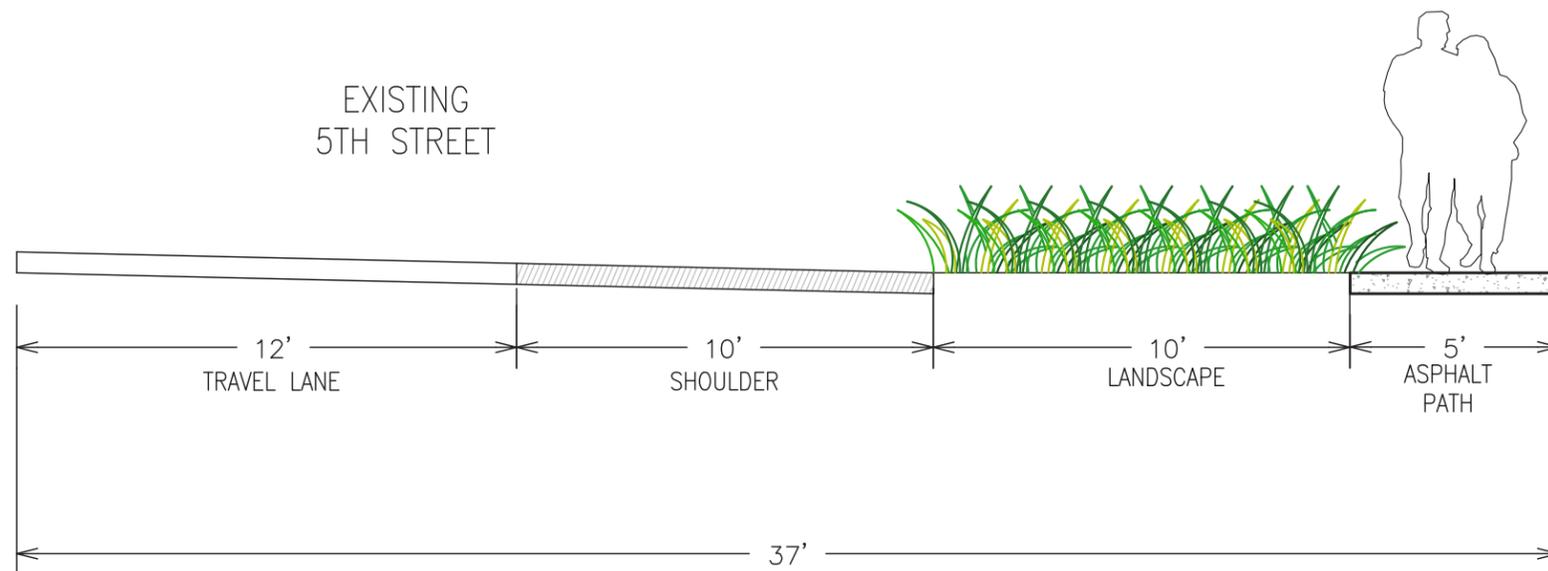
project: 18.004

**SHIMP ENGINEERING, P.C.**

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

**ALBEMARLE BUSINESS CAMPUS  
 A NEIGHBORHOOD MODEL DISTRICT  
 CONCEPTUAL  
 STREET SECTIONS**

Sheet 19 of 20



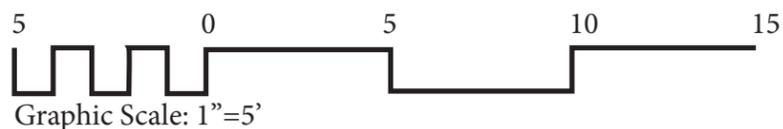
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

\*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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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.

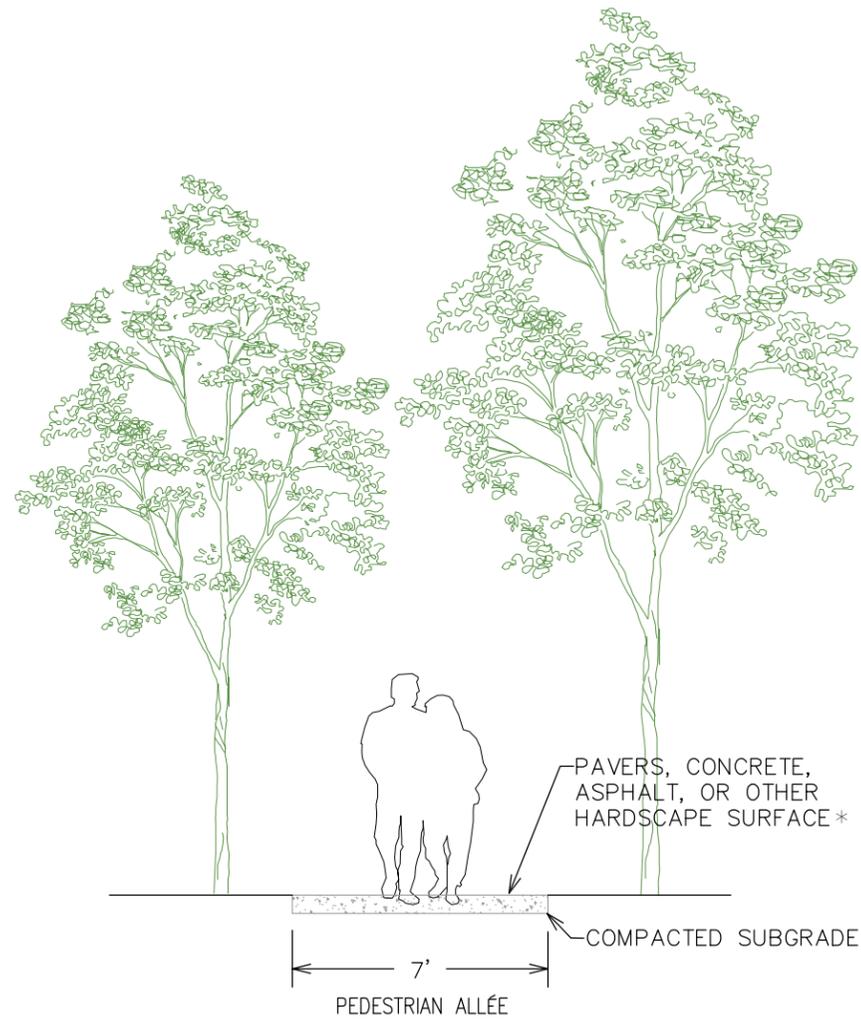
project: 18.004

# ALBEMARLE BUSINESS CAMPUS

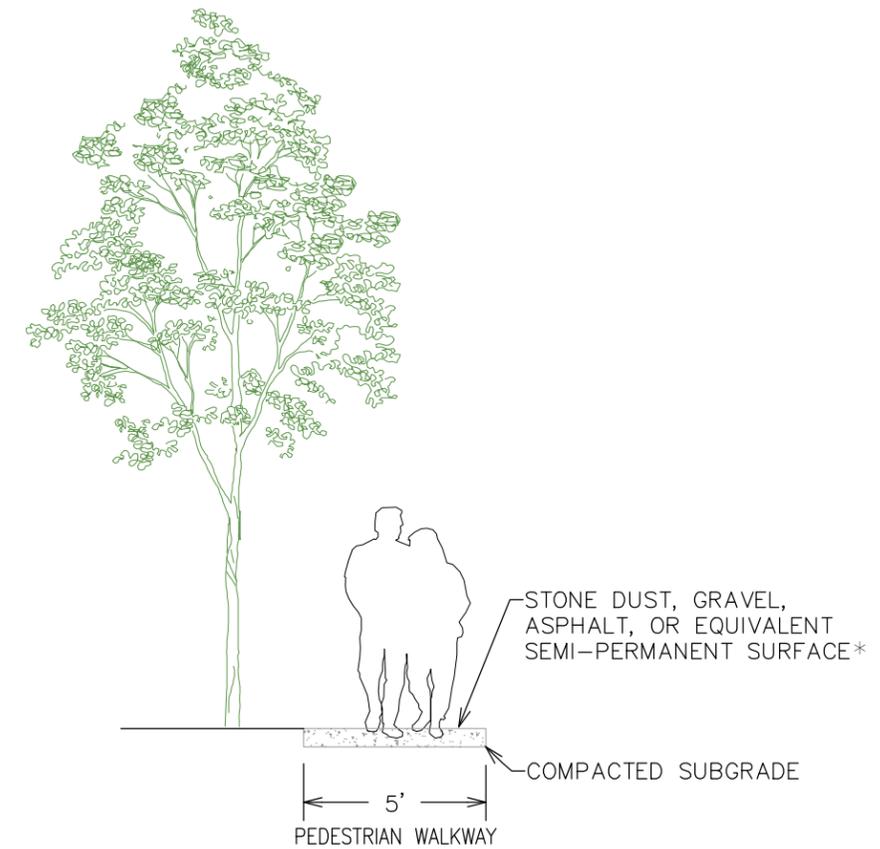
## A NEIGHBORHOOD MODEL DISTRICT

### CONCEPTUAL STREET SECTIONS

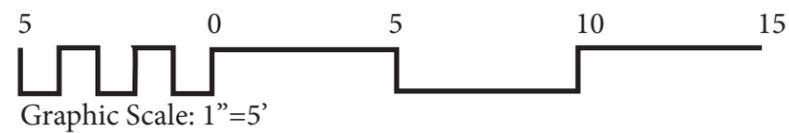
#### PEDESTRIAN ALLÉE



#### PEDESTRIAN PATH



\*Filter fabric to be provided if required



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# ALBEMARLE BUSINESS CAMPUS

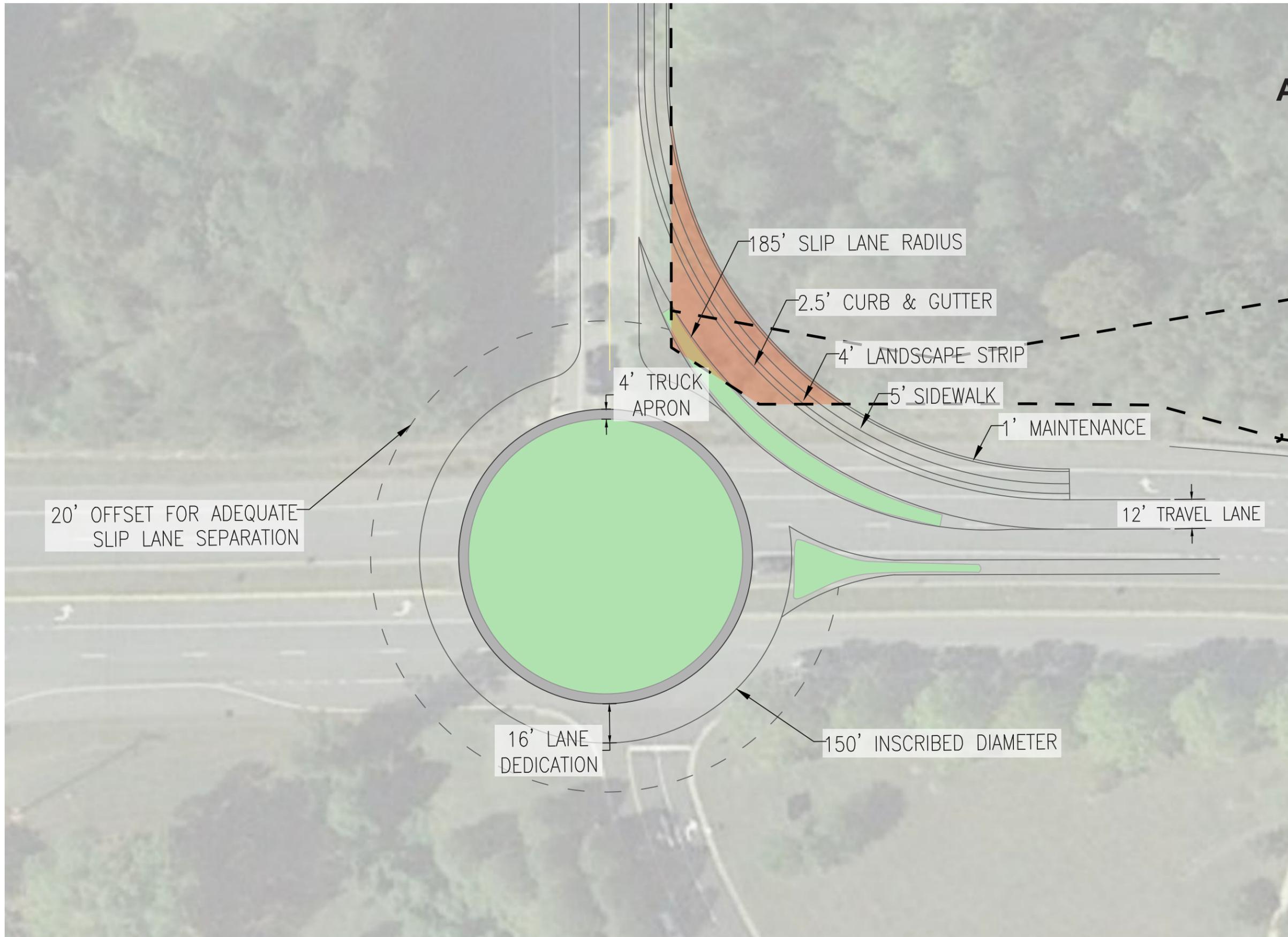
AMENDMENT TO ZMA2019-3

## 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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