

REZONING APPLICATION FOR
SOUTHWOOD PHASE II REDEVELOPMENT

NEIGHBORHOOD MODEL DISTRICT
ZMA202100013

ALBEMARLE COUNTY, VIRGINIA
10/18/2021

PROPERTY INFORMATION:

TAX MAP PARCELS:
090A1-00-00-001D0, 090A1-00-00-001C0, & 090A0-00-00-00400

LEGAL REFERENCE:
DB 3375 PG 063

TOTAL ACREAGE:
93.33 AC

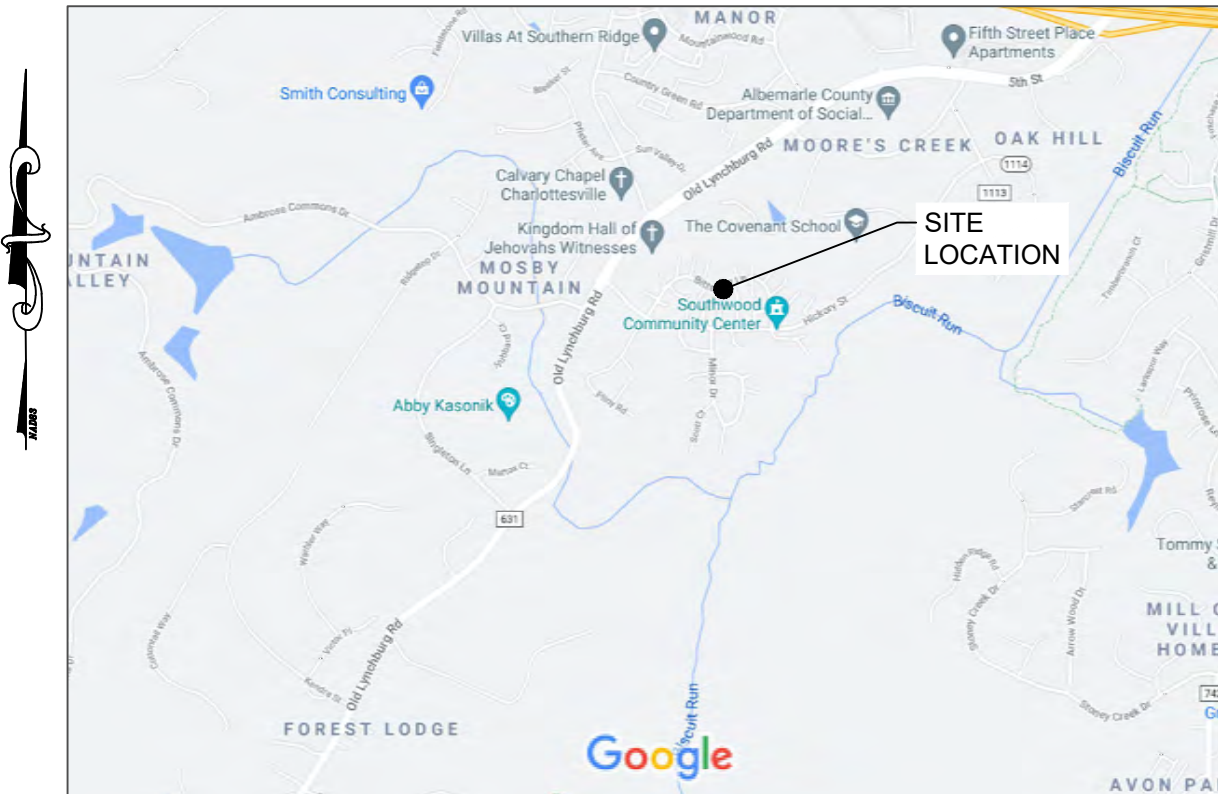
ALLOWABLE DENSITY:
UP TO 1,000 RESIDENTIAL UNITS
UP TO 60,000 SF OF NON-RESIDENTIAL SPACE

BASE INFORMATION:

BOUNDARY SOURCE:
ROUDABUSH, GALE & ASSOC., INC. 2020

TOPOGRAPHY SOURCE:
LOUISA AERIAL SURVEYS, INC. 2004 & 2007
PO BOX 340
MINERAL, VA 23117

PUBLIC WATER & SEWER SOURCE:
ALBEMARLE COUNTY SERVICE AUTHORITY



VICINITY MAP
1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	APPLICATION & GREEN SPACE PLAN
C3.0	INFRASTRUCTURE PLAN
C4.0	TYPICAL ROAD SECTIONS
C5.0	CONCEPTUAL GRADING PLAN
TOTAL: 6 SHEETS	

OWNER/DEVELOPER:

HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE
SOUTHWOOD CHARLOTTESVILLE LLC
967 2ND ST. SE
CHARLOTTESVILLE, VA 22902
434-293-9066

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
434-295-5624

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
02/21/2022

DATE
10/18/21

DRAWN BY
J.FOX

DESIGNED BY
J.FOX

CHECKED BY
C.KOTARSKI

SCALE
N/A

TIMMONS GROUP

SOUTHWOOD PHASE II REDEVELOPMENT
ALBEMARLE COUNTY, VA

COVER

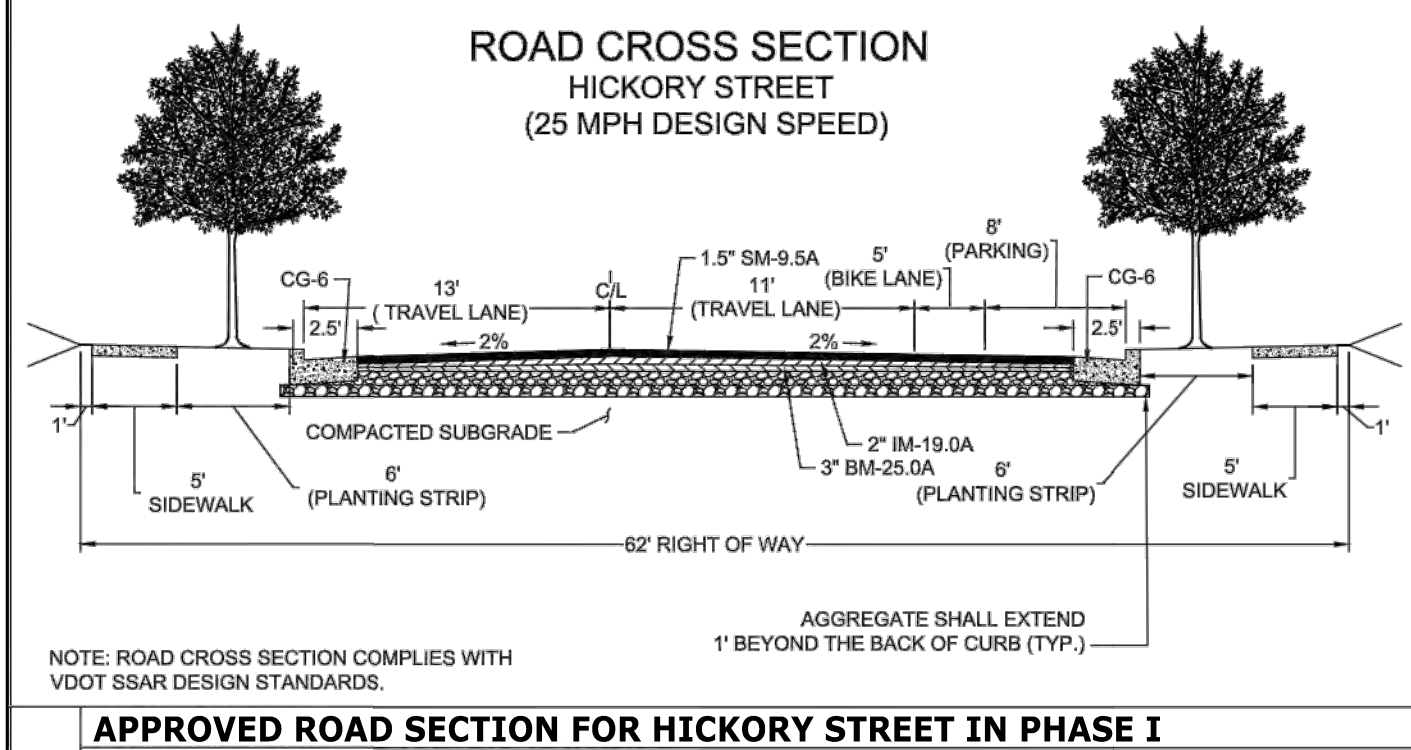
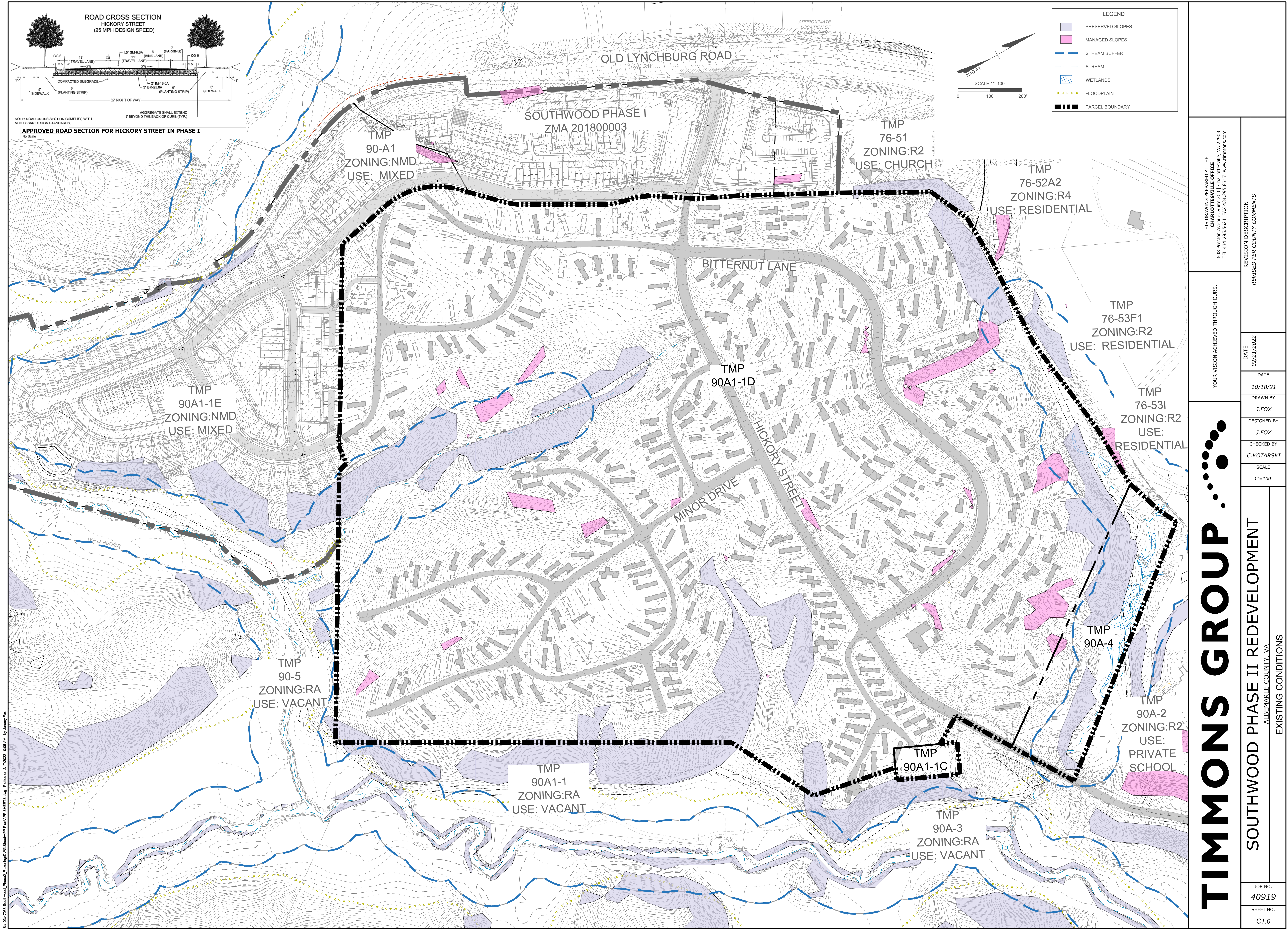
JOB NO.
40919

SHEET NO.
C0.0

REVISION DESCRIPTION
REVISED PER COUNTY COMMENTS

S:\0947008_Southwood_Phase2_Rezoning\DWG\Sheet\APP_Plan\APP_SHEETS.dwg | Plotted on 2/17/2022 10:05 AM | by Jeremy Fox

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LEGEND

- PRESERVED SLOPES
- MANAGED SLOPES
- STREAM BUFFER
- STREAM
- WETLANDS
- FLOODPLAIN
- PARCEL BOUNDARY

NAD 83
SCALE 1"=100'

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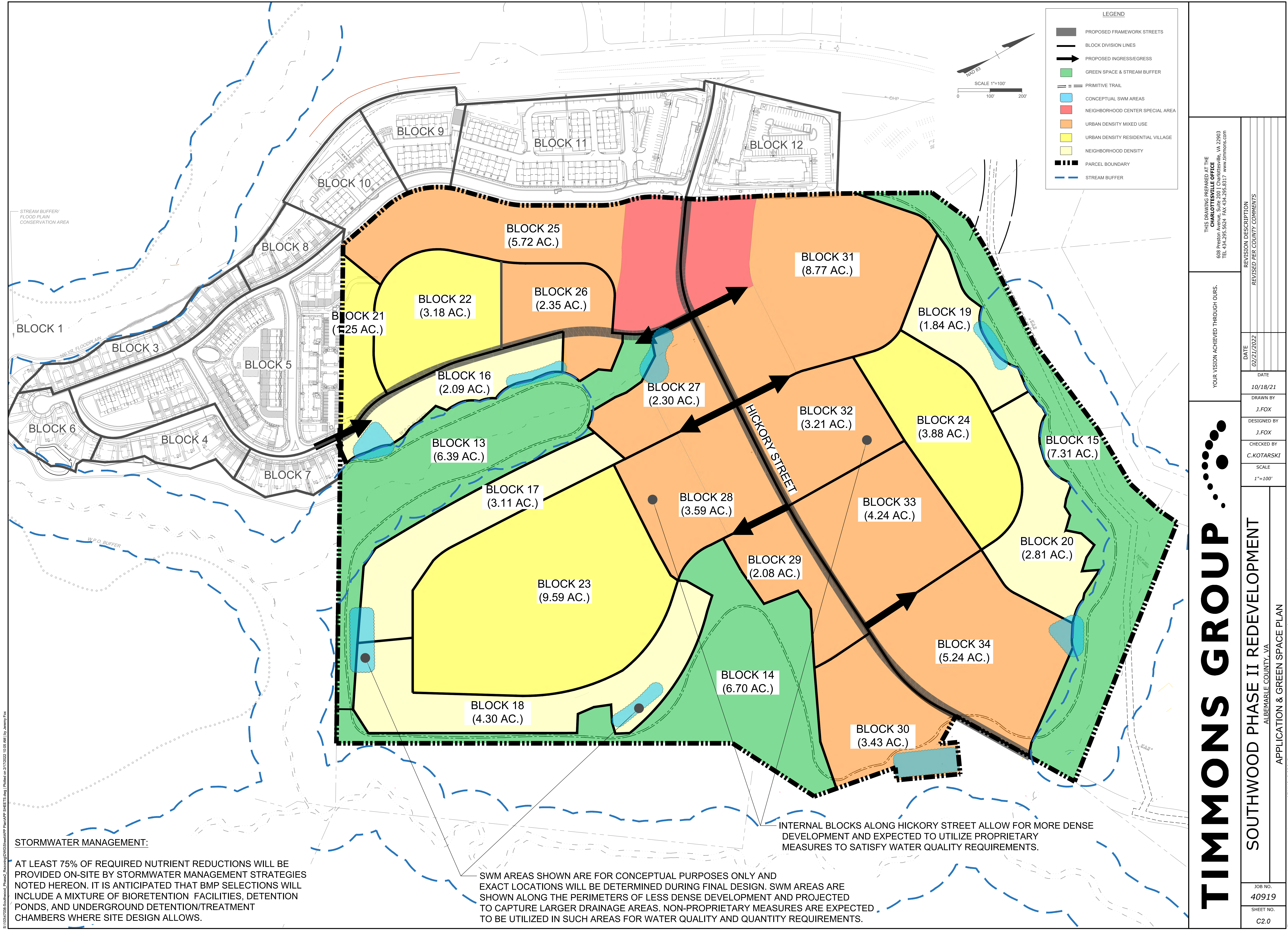
SOUTHWOOD PHASE II REDEVELOPMENT
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

JOB NO. 40919
SHEET NO. C1.0

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SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

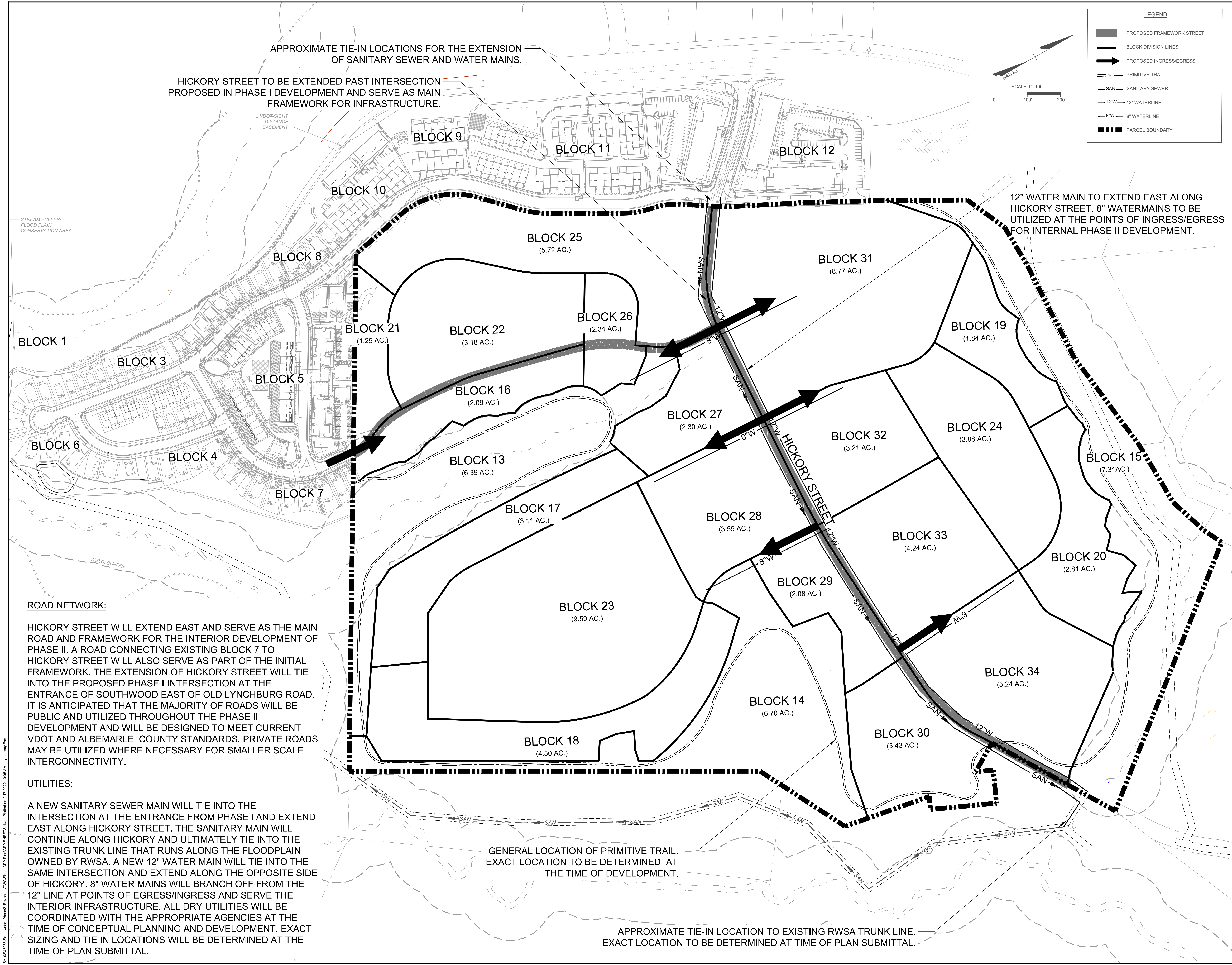
APPLICATION & GREEN SPACE PLAN

JOB NO.
40919

SHEET NO.
C2.0

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SCALE

1"=100'

TIMMONS GROUP

SOUTHWOOD PHASE II REDEVELOPMENT

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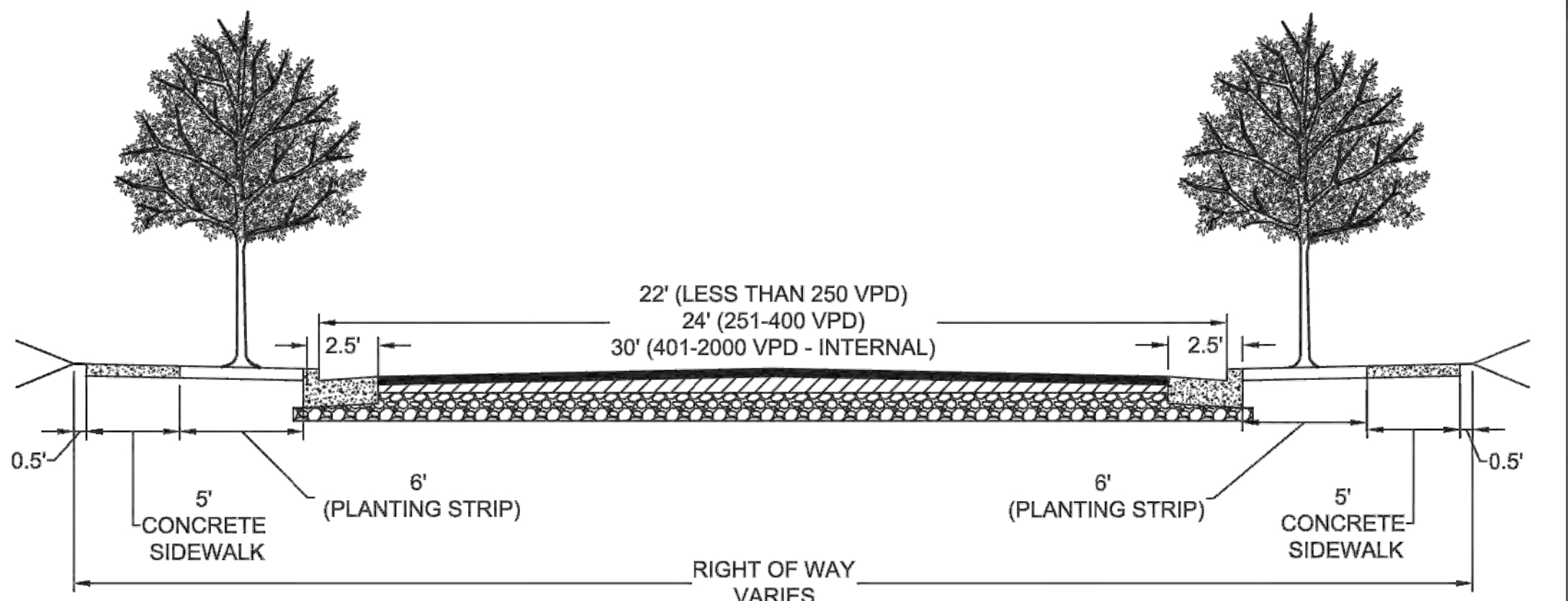
INFRASTRUCTURE PLAN

JOB NO.

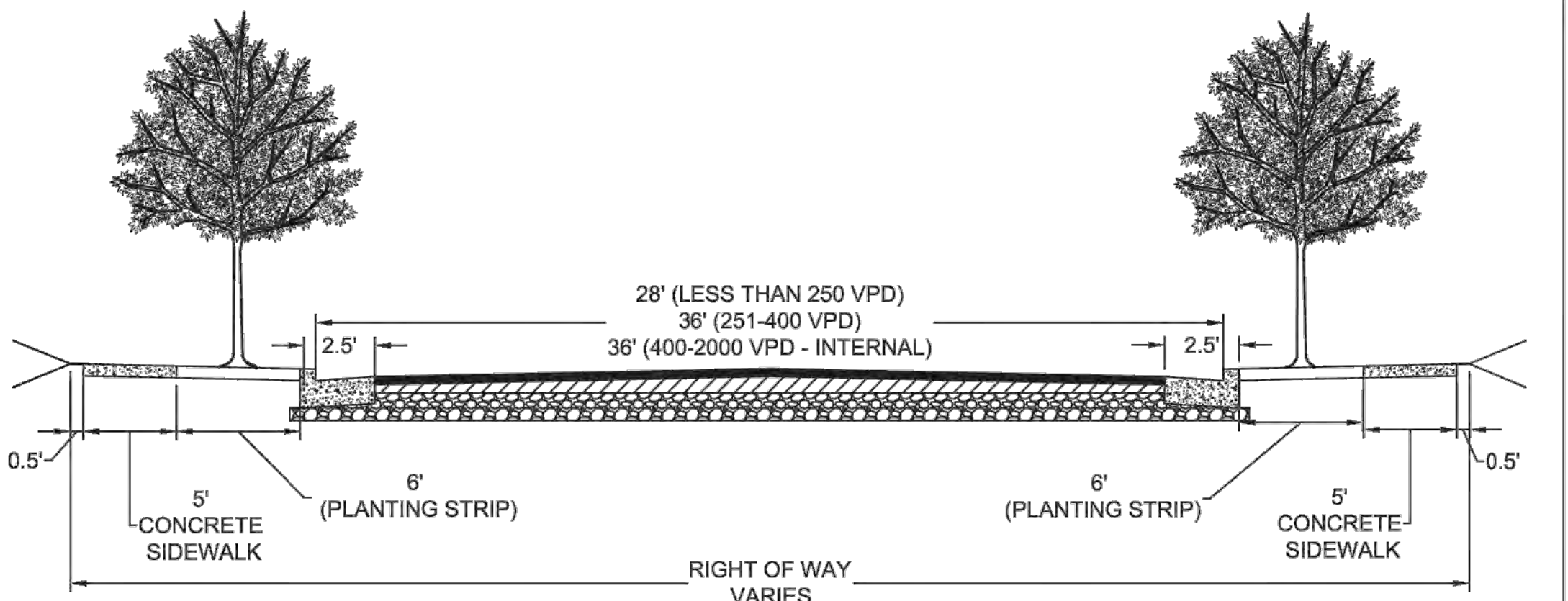
40919

SHEET NO.

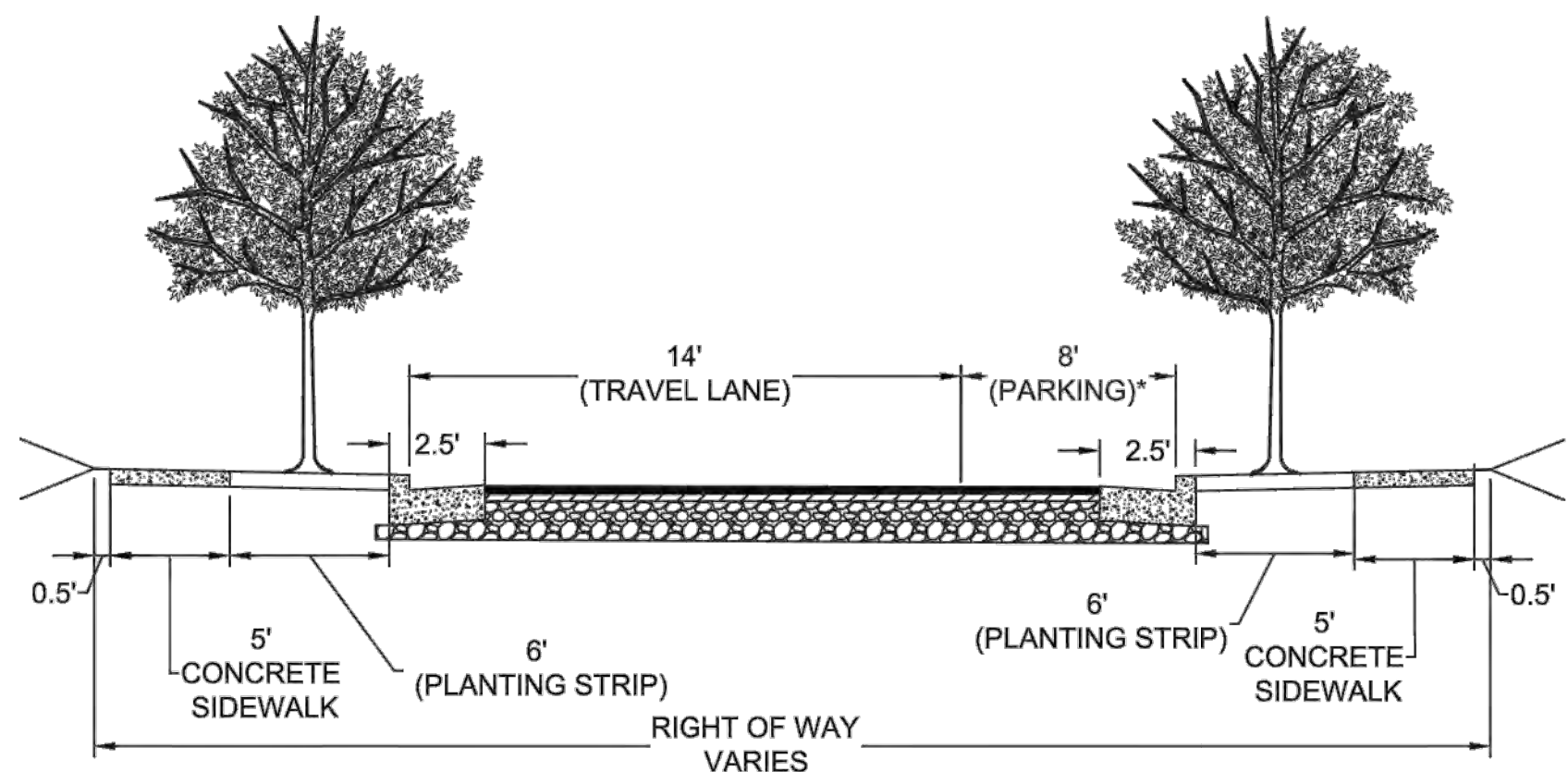
C3.0



SECTION 1 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET NO PARKING)
No Scale

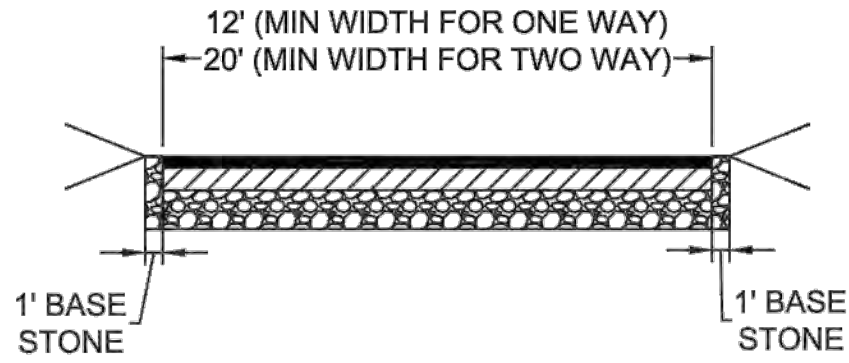


SECTION 2 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET WITH PARKING)
No Scale



NOTE:
• IF STREET PARKING IS NOT PROVIDED, WIDTH SHALL BE REDUCED BY 8'.
• BREAKS IN PARKING WILL BE COORDINATED WITH FIRE/RESCUE, ACCOMMODATING FIRE ACCESS NEEDS.

SECTION 3 (ONE LANE (ONE-WAY) SUBDIVISION STREET, WITH OPTIONAL PARKING)
No Scale

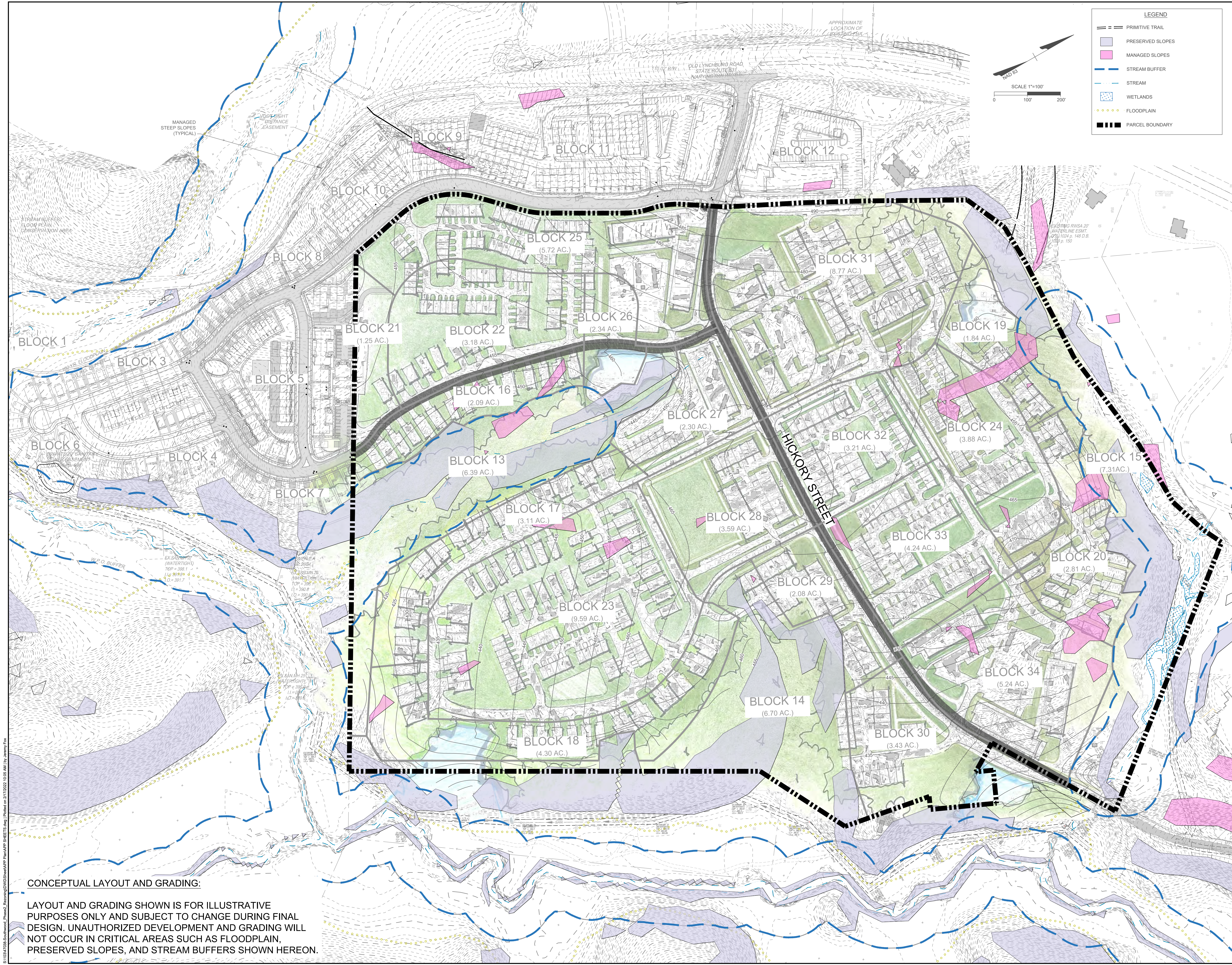


SECTION 4 (ALLEY)
No Scale

SECTION	1	2	3	4
HICKORY STREET**	X	X		

NOTES:

SECTIONS 1 OR 2 SHOWN HEREON SHALL BE SELECTED AND DESIGNED AS THE HICKORY STREET SECTION DURING FINAL SITE PLAN.

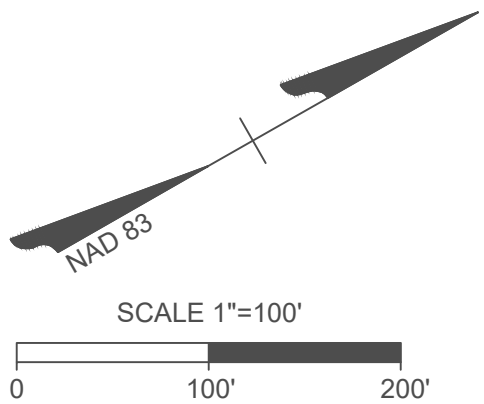


CONCEPTUAL LAYOUT AND GRADING:

LAYOUT AND GRADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN. UNAUTHORIZED DEVELOPMENT AND GRADING WILL NOT OCCUR IN CRITICAL AREAS SUCH AS FLOODPLAIN, PRESERVED SLOPES, AND STREAM BUFFERS SHOWN HEREON.

LEGEND

- PRIMITIVE TRAIL
- PRESERVED SLOPES
- MANAGED SLOPES
- STREAM BUFFER
- STREAM
- WETLANDS
- FLOODPLAIN
- PARCEL BOUNDARY



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SOUTHWOOD PHASE II REDEVELOPMENT
ALBEMARLE COUNTY, VA

CONCEPTUAL GRADING PLAN

JOB NO. 40919
SHEET NO. C5.0

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