

NMD REZONING APPLICATION PLAN

SPRING HILL VILLAGE

ALBEMARLE COUNTY, VIRGINIA

OCTOBER 21, 2013

Community Development Department

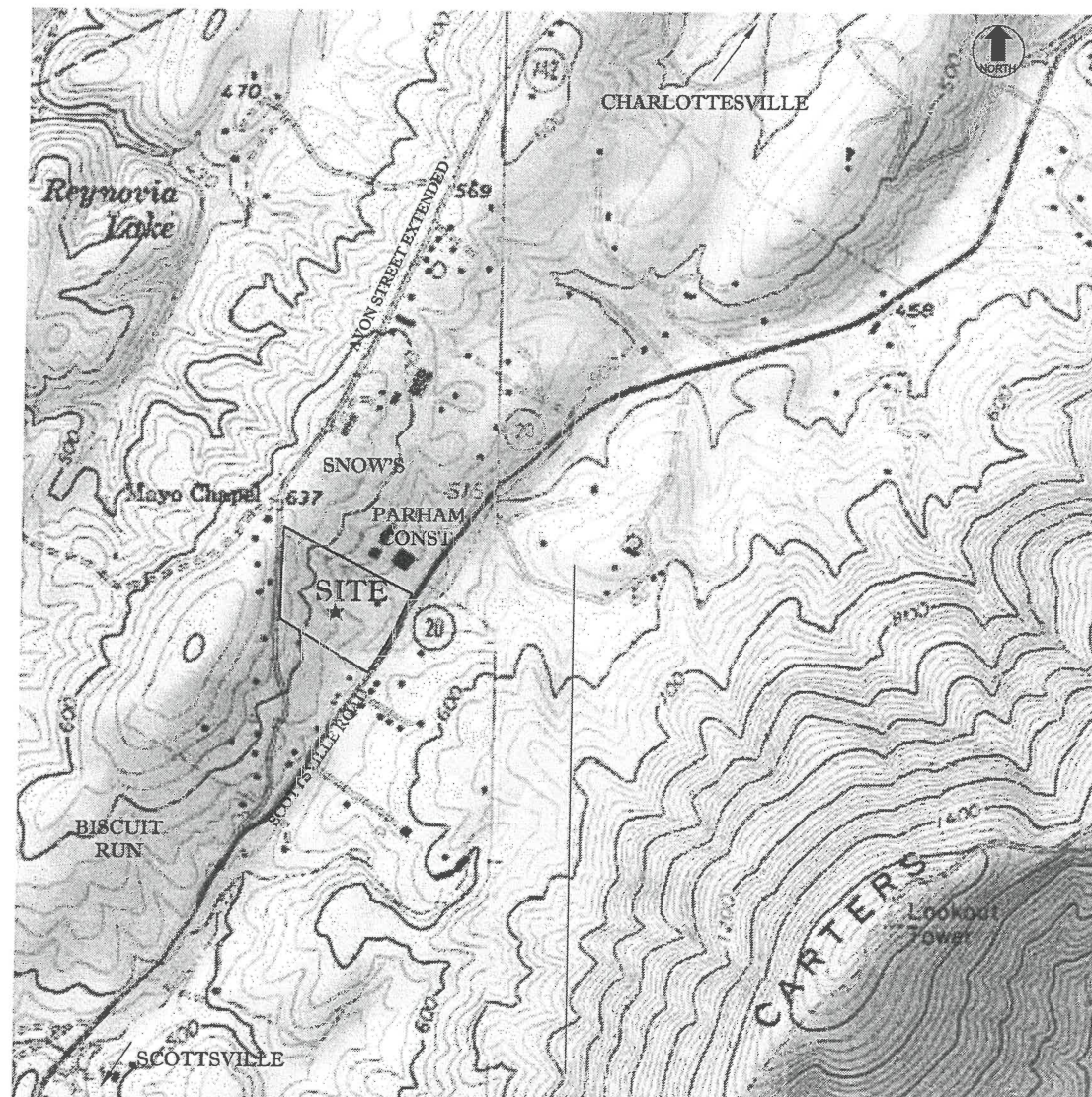
File# 2MA2013-00017

Approved by the Board of Supervisors

Date October 8, 2014 Sheets 1, 2, 3

Claudette Grant
Signature - Planner

VICINITY MAP:
SCALE: 1" = 500'



PROJECT DATA:

DEVELOPER: VITO CETTA, 1730 OWENSFIELD DRIVE, CHARLOTTESVILLE, VA 22901
(T) 434-531-2192, vlocetta@me.com

PROPERTY OWNER: SPRING HILL VILLAGE HOLDINGS, LLC
1730 OWENSFIELD DRIVE CHARLOTTESVILLE, VA 22901

TAX MAP / PARCEL #: 90-28

MAGISTERIAL DISTRICT: SCOTTSVILLE

PROPERTY ADDRESS: 1776 SCOTTSVILLE ROAD

PROPERTY SIZE: 12.991 ACRES (12.940 ACRES AFTER R.O.W DEDICATION ON ROUTE 20 & AVON ST.)

CURRENT ZONING: R1 RESIDENTIAL

PROPOSED ZONING: NMD

DEVELOPMENT AREA: YES

COMPREHENSIVE PLAN: URBAN DENSITY RESIDENTIAL

DRINKING WATER WATERSHED: NONE

WATERSHED: MOORES CREEK

WATER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY

SANITARY SEWER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY (REQUIRES OFF-SITE EXTENSION)

PROFFERS: ATTACHED UNDER SEPARATE COVER

WAIVER / VARIANCE REQUESTS: NONE

SURVEY SOURCES: PHYSICAL, TOPOGRAPHIC & BOUNDARY: ROBERT LUM, DATED 5/30/03. ADDITIONAL SURVEY WORK PROVIDED BY THOMAS B. LINCOLN LAND SURVEYORS, DATED 5/31/07 & 11/15/07.

DATUM: USGS VERTICAL DATUM MVD '88

BENCHMARK: SURVEY CONTROL POINT T-6, NAIL AND FLASHER; ELEVATION = 648.10

- NOTES:
1. THIS REZONING REQUEST PROPOSES TO CHANGE THE ZONING OF TMP 90-28 FROM R1 TO NMD.
 2. PLAN SHEETS 1 - 3 ARE TO SERVE AS THE APPLICATION PLAN TO ACCOMPANY THE CODE OF DEVELOPMENT. PLAN SHEETS 4 - 8 DEMONSTRATE THE DEVELOPMENT CONCEPT THAT THE OWNER INTENDS TO EXECUTE UPON REZONING APPROVAL.
 3. REFER TO THE CODE OF DEVELOPMENT AND PROFFERS SUBMITTED AS PART OF THIS APPLICATION.
 4. TO ACCOMMODATE THE STEEP TOPOGRAPHY OF THE SITE, ALL PROPOSED ROADWAYS WITHIN THE DEVELOPMENT HAVE BEEN DESIGNED USING THE AASHTO GUIDELINES FOR GEOMETRIC DESIGN OF VERY LOW-VOLUME LOCAL ROADS (ADT < 400) IN ACCORDANCE WITH THE NOTES IN TABLE 1 (GS-SSAR) OF THE VDOT SUBDIVISION STREET DESIGN GUIDE. (20 MPH DESIGN SPEED). ROADS 'A' AND 'B' ARE PROPOSED AS PUBLIC ROADS.
 5. LAND USE TABLE, AMENITY SPACE, AND GREEN SPACE CALCULATIONS BASED ON CONCEPTUAL DEVELOPMENT PLAN SHOWN ON SHEET 5. ACTUAL DEVELOPMENT PLAN MAY VARY.

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ZONING MAP AMENDMENT
SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA
COVER SHEET

ISSUED: 10-21-13
REVISIONS:

1. 01-21-14 - STAFF COMMENTS:
2. 03-31-14 - STAFF COMMENTS:
3. 05-19-14 - STAFF COMMENTS:
4. 07-07-14 - STAFF COMMENTS:
5. 08-29-14 - REV. TO SHEET 3:

SHEET

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OF 8

Signature - Planner

Q(2): 14.34 cfs

FLOODPLAINS:

NONE

SOILS:

58D = MYERSVILLE SILT LOAM, 15-25%

58D = MYERSVILLE SILT LOAM, 15-25%
72C-3 = RABURN CLAY

7263 = RABURN CLAY

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ZONING MAP AMENDMENT
SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA
EXISTING CONDITIONS

ISSUED: 16-21-15
REVISIONS:

2. 03-31-14 - STAFF COMMENTS:
3. 05-19-14 - STAFF COMMENTS:

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5. LAND USE TABLE, AMENITY SPACE, AND GREEN SPACE CALCULATIONS BASED ON CONCEPTUAL DEVELOPMENT PLAN SHOWN ON SHEET 5. ACTUAL DEVELOPMENT PLAN MAY VARY.
6. ROAD B MAY BE WIDENED TO PERMIT ON-STREET PARKING.

AMENITY & GREEN SPACE CALCULATIONS

TOTAL SITE AREA AFTER R.O.W. DEDICATION ON ROUTE 20 AND AVON STREET EXTENDED = 12.94 AC			
AMENITY SPACE REQUIREMENT	ACRE	GREEN SPACE REQUIREMENT	ACRE
TOTAL SITE ACRES	12.94	TOTAL SITE ACRES	12.94
AMENITY SPACE REQUIRED x 20%	2.59	GREEN SPACE REQUIRED x 20%	2.59
AMENITY SPACE PROVIDED	2.83	GREEN SPACE PROVIDED	2.83
		AMENITY SPACE MINUS PAVING & STRUCTURES	0.28
		PERMEABLE AMENITY SPACE	2.55
		PLUS ADD'L GREEN SPACE ADJACENT TO AVON STREET EXT.	0.45
		TOTAL GREEN SPACE	3.00

ABOVE NUMBERS BASED ON CONCEPTUAL DEVELOPMENT PLAN SHOWN ON SHEET 4. ACTUAL DEVELOPMENT PLAN MAY VARY.

LAND USE TABLE:

IMPERVIOUS AREA:	SF	AC	%
BUILDINGS:	97,992	2.25	17%
PAVED ROAD/PARKING:	90,576	2.08	16%
SIDEWALKS:	33,341	0.77	6%
ON LOT PARKING/WALKS	32,500	0.75	6%
PERVIOUS AREA:	309,044	7.09	55%
TOTAL SITE ACRES:	563,453	12.94	100%

** AFTER R.O.W. DEDICATION ON ROUTE 20 AND AVON STREET
ABOVE NUMBERS BASED ON CONCEPTUAL DEVELOPMENT PLAN
SHOWN ON SHEET 4. ACTUAL DEVELOPMENT PLAN MAY VARY.

DENSITY TABLE

NAME	SIZE	PHASE	RESIDENTIAL		NON-RESIDENTIAL	
			MIN.	MAX.	MIN.	MAX.
BLOCK A	0.6 AC.	2	0'	12	0'	60K SF
BLOCK B	1.4 AC.	2	0'	48	0'	60K SF
BLOCK C	3.3 AC.	2	0'	30	0'	60K SF
BLOCK D	4.6 AC.	1	14	40	0	0
BLOCK E	1.2 AC.	1	8	16	0	0
BLOCK F	0.6 AC.	1	6	16	0	0
BLOCK G	1.3 AC.	1	4	12	0	0

PRESUMES DEVELOPMENT AS NON-RESIDENTIAL USE
A MIN. 10,000 SF OF NON-RESIDENTIAL IS BEING PROFFERED FOR SPRING HILL VILLAGE

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SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA
APPLICATION/BLOCK PLAN

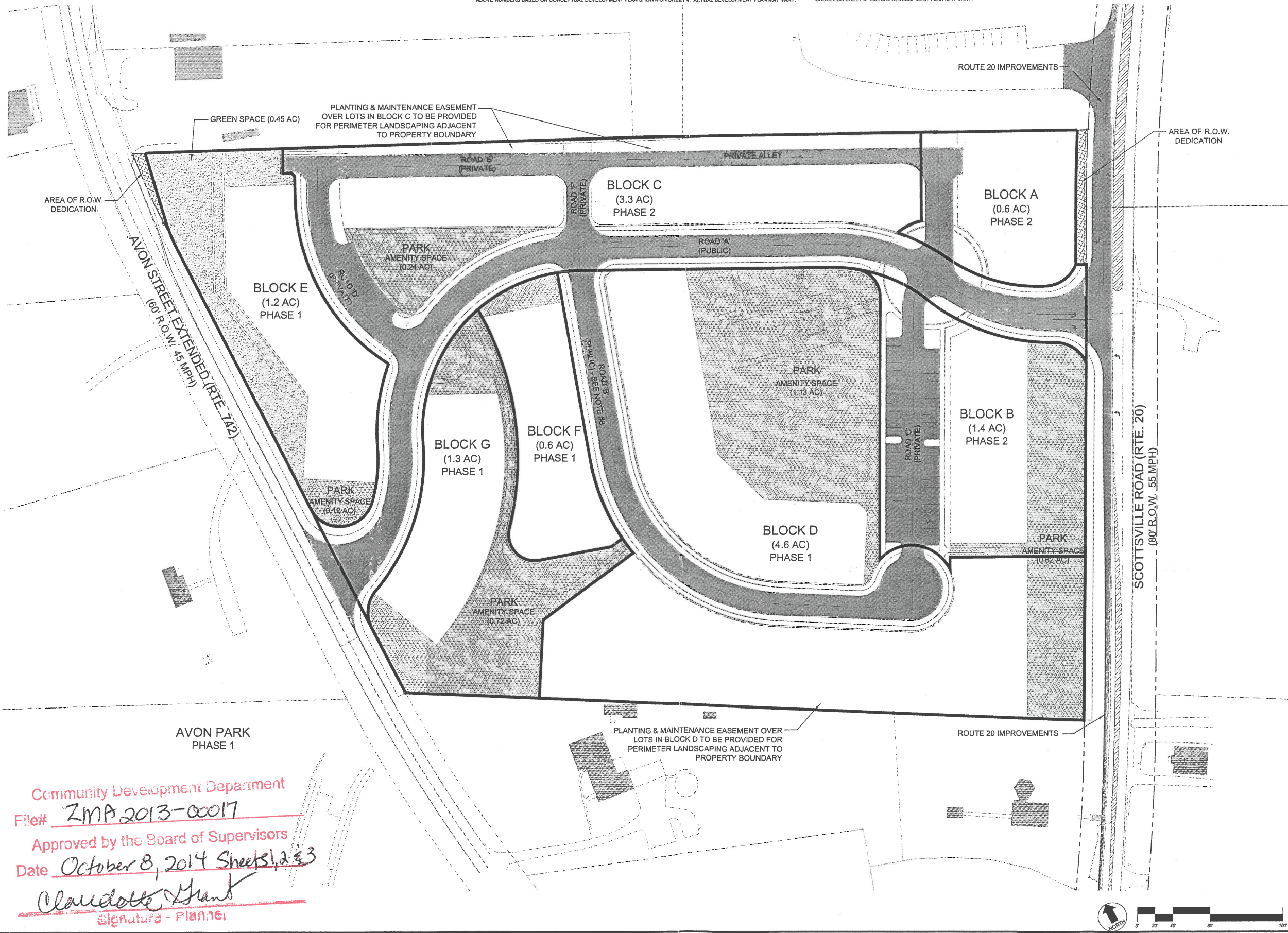
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SHEET

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STORMWATER RUNOFF

Watershed ID: Post-Development Total
 Drainage Area: 12.99 Acres
 c-factor: 0.85 (see worksheet)
 tc: 7.55 mins. (see worksheet)
 Q(2): 38.31 cfs
 Q(10): 49.64 cfs

Weighted c-factor Worksheet

Cover Type	Area	c
Asphalt Roads/Drives/Parking	2.03	0.90
Sidewalks	0.77	0.90
Blvd	2.18	0.90
Other on lot Impervious	0.14	0.90
Developed Open Space	7.27	0.45
c-factor *	0.85	

Critical Duration Stormwater Management Volume Estimate			
10-yr Storm			
DA =	12.99 Acres	(drainage area)	
c =	0.85	(developed runoff coefficient)	
tc =	7.55 min	(developed condition time of concentration)	
q ₀ =	16.83 cfs	(allowable peak outflow)	
a =	161.60	(rainfall constant)	
b =	18.73	(rainfall constant)	
Td =	30.64 min	(critical storm duration, Equation 5-5)	
I =	3.27 in/hr	(critical storm intensity, Equation 5-2)	
Q =	27.64 cfs	(peak inflow for critical storm)	
V =	30190 cu ft	(required storage estimate, Equation 5-1)	

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SIDEWALKS:	33,341	0.77	6%
ON LOT PARKING/WALKS:	22,500	0.75	6%
PERVIOUS AREA:	305,044	7.09	85%
TOTAL SITE ACREAGE**	563,453	12.94	100%

PARKING TABLE

RESIDENTIAL UNIT TYPE	QTY.	PARKING REQUIRED	PARKING PROVIDED ON LOT
SINGLE-FAMILY DETACHED (2.00 SPACES/UNIT)	24	48	48
W/ 2-CAR GARAGE & 2-CAR PARKING APRON (UNITS 54-89 % 83-90)			Apron spaces not included in "Provided On Lot"
TOWNHOUSE W/ GARAGE (2.25 SPACES/UNIT)	27	61	62
WITH 2-CAR GARAGE & NO PARKING APRON (UNITS 1-54)	27	61	56
WITH 1-CAR GARAGE & 1-CAR PARKING APRON (UNITS 1-14 & 70-82)	27	61	24
TOWNHOUSE W/IO GARAGE (2.00 SPACES/UNIT)	12	24	24
CONCRETE, SHARED PARKING LOT IN BLOCK B (UNITS 42-53)			Located in Block B Parking Lot
TOTAL:	184	180	32
			Shared/Guest parking spaces in Block B Lot and adjacent to Road T
			312

NON-RESIDENTIAL UNIT TYPE	SF	PARKING REQUIRED	PARKING PROVIDED
R&D FLEX OFFICE (PER ZONING REGULATIONS)	TBD	TBD	22
CONGREGATE PARKING TO BE PROVIDED IN BLOCKS A, B, OR C			

SEE SHEET 5 FOR CONTINUATION

TMP 91-18
 WENDELL W. WOOD
 D.B. 1727 P. 674 P. 077 PLAT
 D.B. 1707 P. 562
 D.B. 1571 P. 245, 246 PLAT
 D.B. 288 P. 347 COMM. OF VA
 D.S. 278 P. 495 PLAT
 Zoned: RA
 Comp. Plan: RA
 Use: Residential

CONVERT OVERHEAD
 UTILITIES TO
 UNDERGROUND

TIE STORM SYSTEM TO EX. 24"
 CULVERTS UNDER ROUTE 20

ADDITIONAL ECOD
 LANDSCAPE TREATMENT

AREA OF R.O.W. DEDICATION

1-STORY
 30,000 SF
 OFFICE R & D

SCOTTSVILLE ROAD (RTE. 20)
 80' R.O.W. 55 MPH

EX. EOP

8" CONCRETE
 SIDEWALK

ADDITIONAL ECOD
 LANDSCAPE TREATMENT

UNDERGROUND STORMWATER DETENTION &
 WATER QUALITY SOLUTION
 (I.E. ~ 30,000 CF STORMTECH W/ ISOLATOR ROW)

EX. EOP

TMP 91-19
 JULIAN P. BATTEN, JR.
 D.B. 1717 P. 023
 Zoned: RA
 Comp. Plan: RA
 Use: Residential

PROPOSED EXTENSION OF 8"
 ACSA SAN. SEWER FROM
 KAPPA SIGMA

CONVERT OVERHEAD
 UTILITIES TO
 UNDERGROUND

EXTENSION OF 8"
 ACSA SAN. SEWER

EX. EOP

TMP 90-27
 ROGER SCHICKEDANTZ
 D.B. 1244 P. 485
 D.B. 629 P. 016 PLAT
 D.B. 530 P. 164 PLAT
 Zoned: R1
 Comp. Plan: Urban Density
 Use: Residential

ROUTE 20 IMPROVEMENTS
 (RIGHT AND LEFT TURN LANES)

DEMOL AND REPLACE
 STONE & SLATE STEPS &
 WALL

EX. EOP

EX. EOP

EX. EOP

EX. EOP

EX. EOP

EX. EOP

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ZONING MAP AMENDMENT SPRING HILL VILLAGE ALBEMARLE COUNTY, VIRGINIA DEVELOPMENT CONCEPT PLAN

ISSUED: 10-21-13
 REVISIONS:

1. 01-21-14 - STAFF COMMENTS:
 2. 03-31-14 - STAFF COMMENTS:
 3. 05-19-14 - STAFF COMMENTS:
 4. 07-01-14 - STAFF COMMENTS:
 5. 08-26-14 - REV. TO SHEET 3

SHEET
 4
 OF 8



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ALBEMARLE COUNTY, VIRGINIA
DEVELOPMENT CONCEPT
ROUTE 20 IMPROVEMENTS/SAN. SEWER EXT.

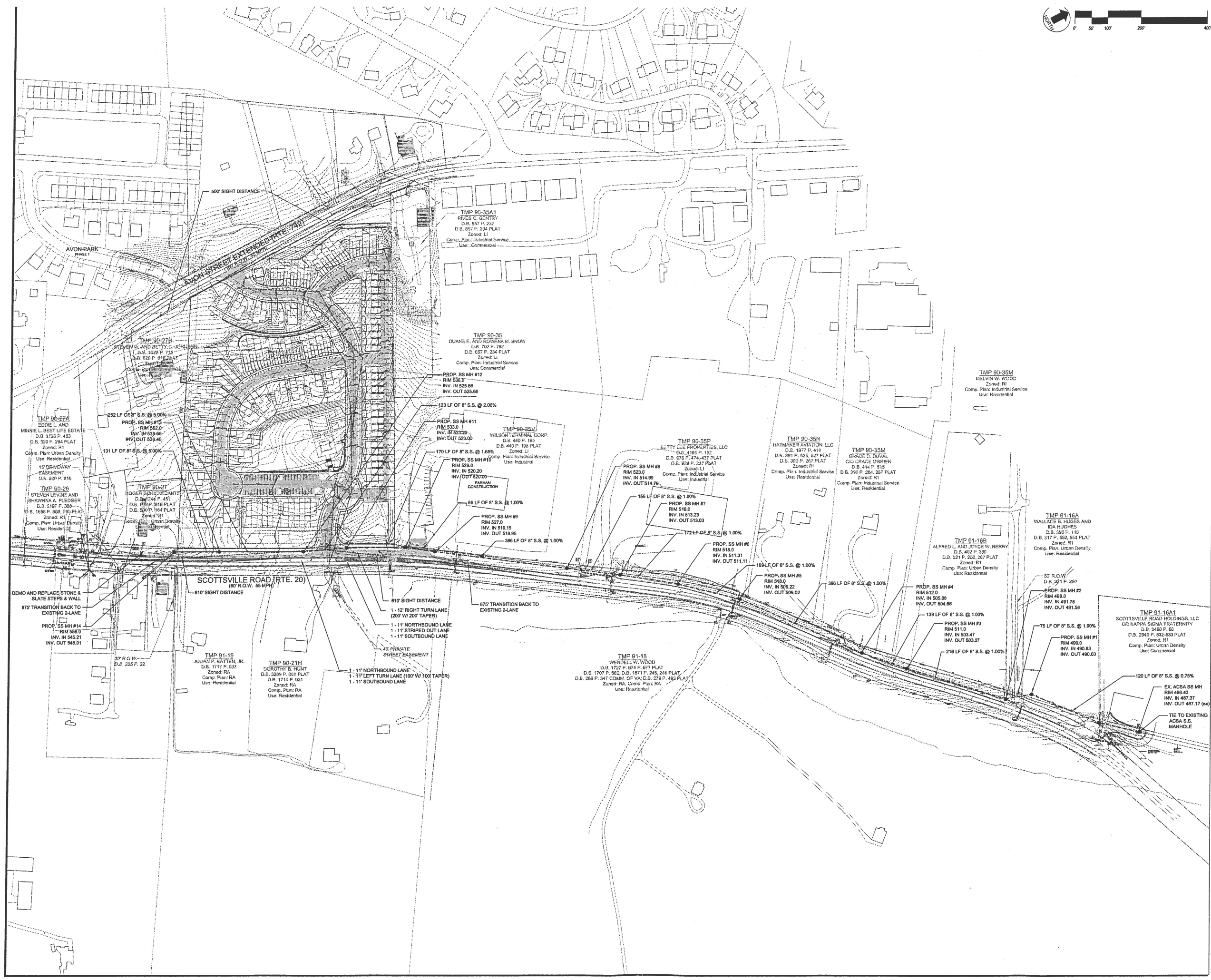
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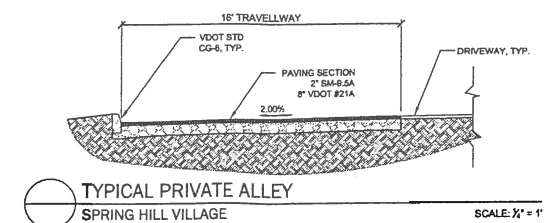
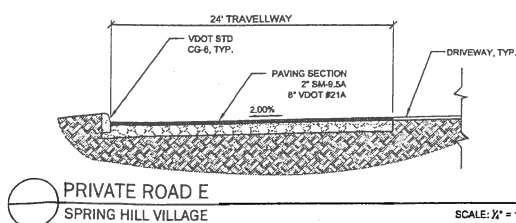
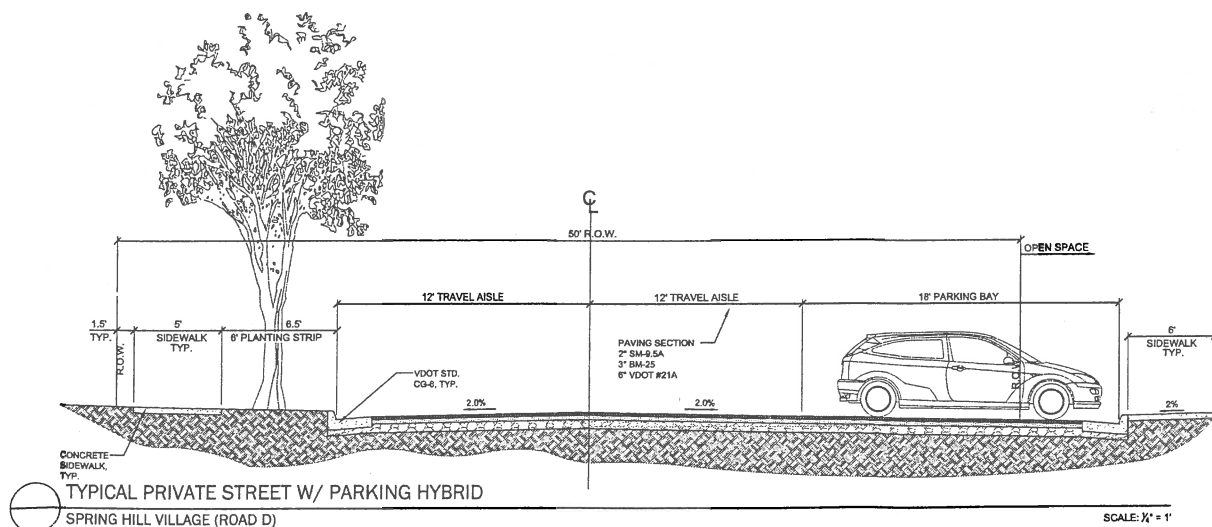
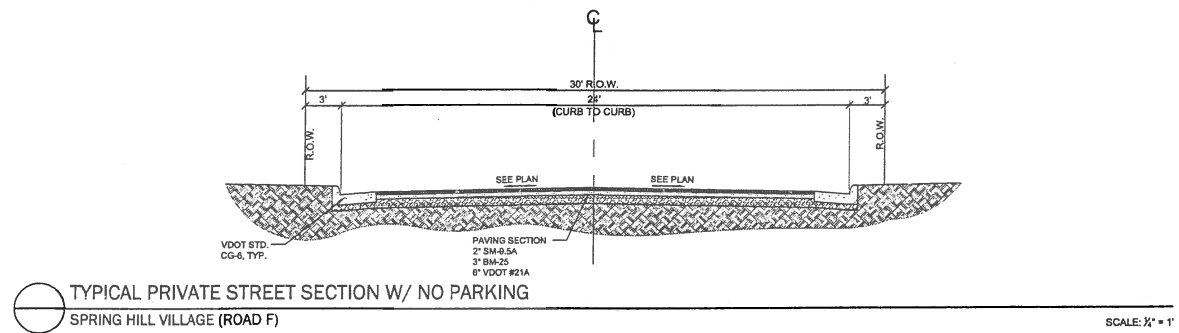
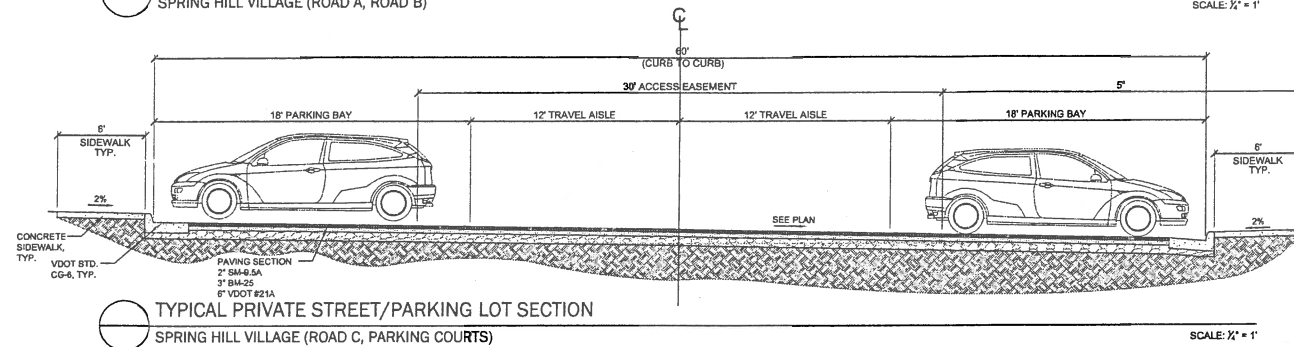
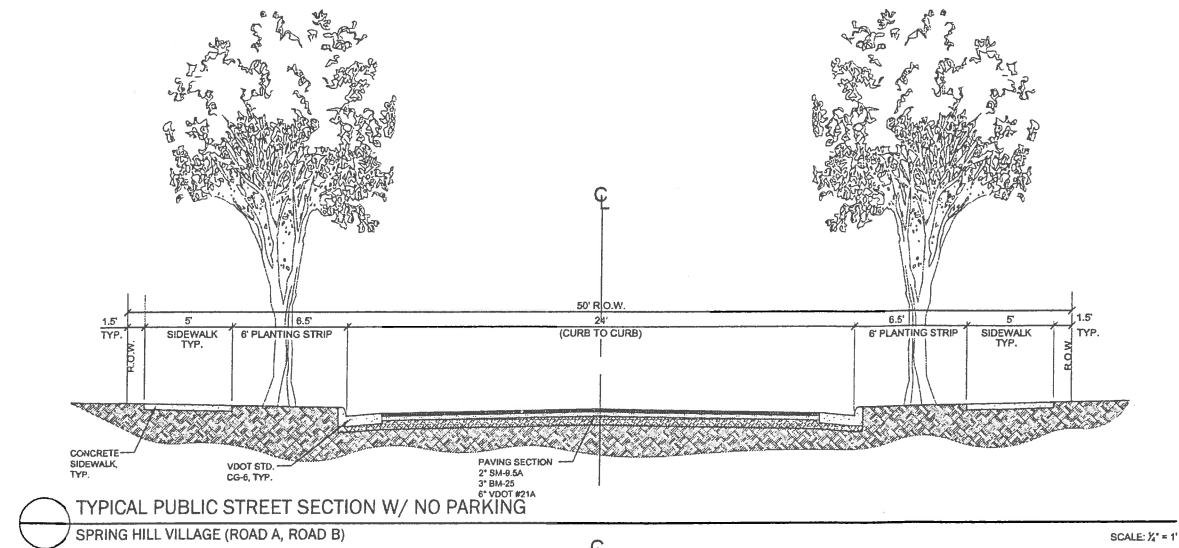
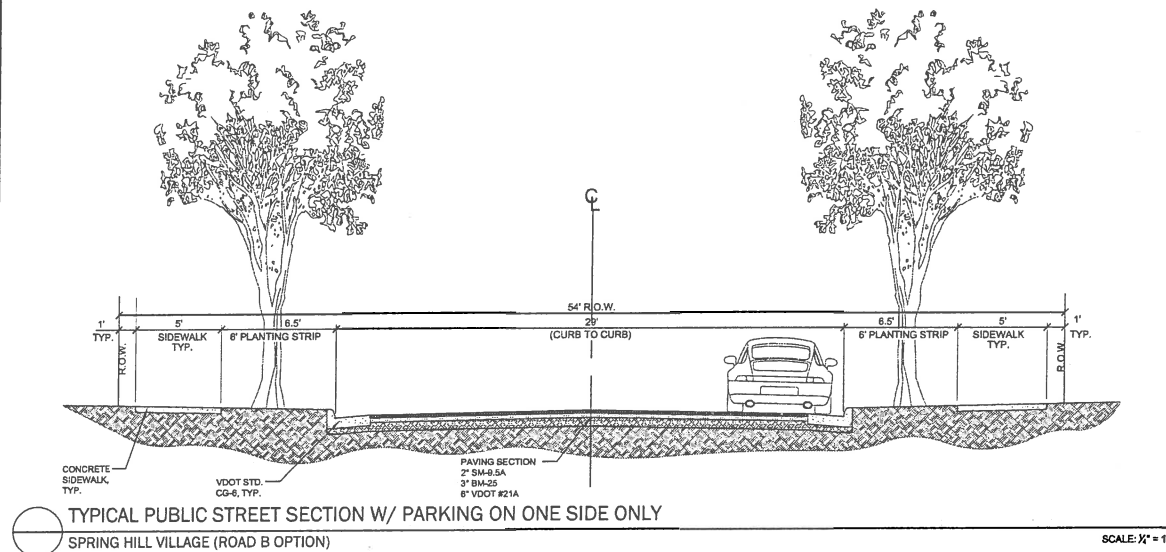
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ZONING MAP AMENDMENT
SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA
DEVELOPMENT CONCEPT
TYPICAL ROAD SECTIONS

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SHEET
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ZONING MAP AMENDMENT
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ALBEMARLE COUNTY, VIRGINIA
DEVELOPMENT CONCEPT
PRELIMINARY ROAD PROFILES

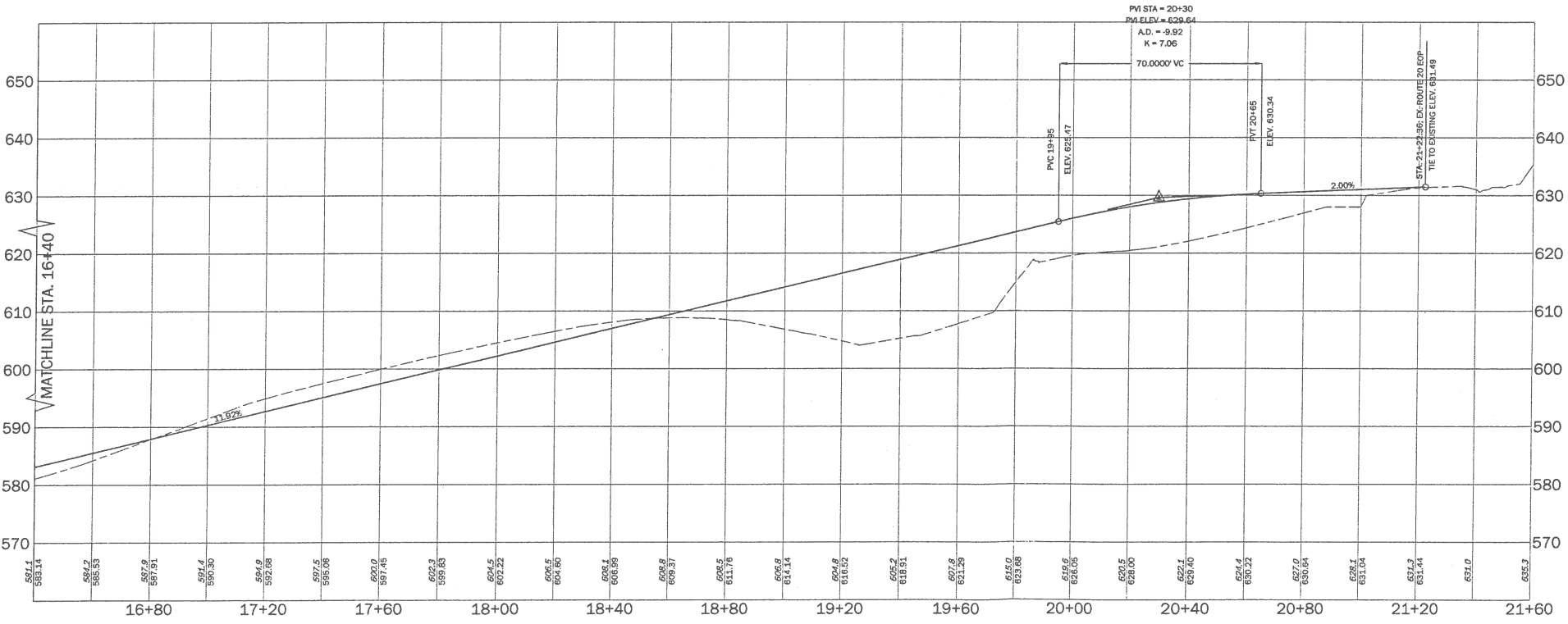
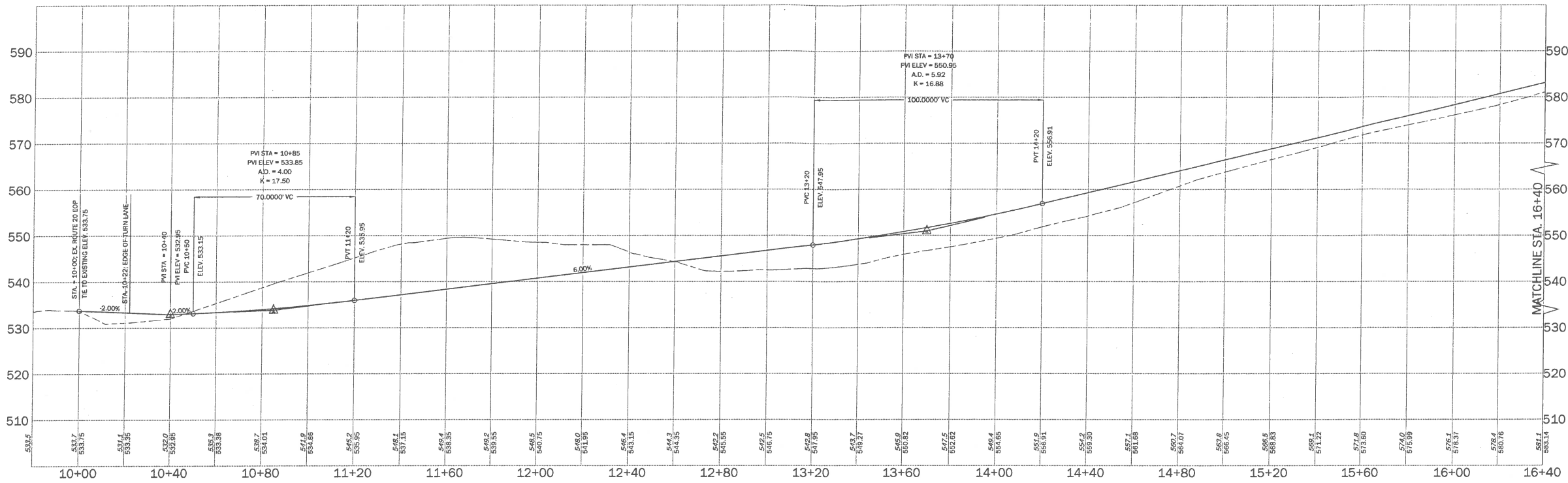
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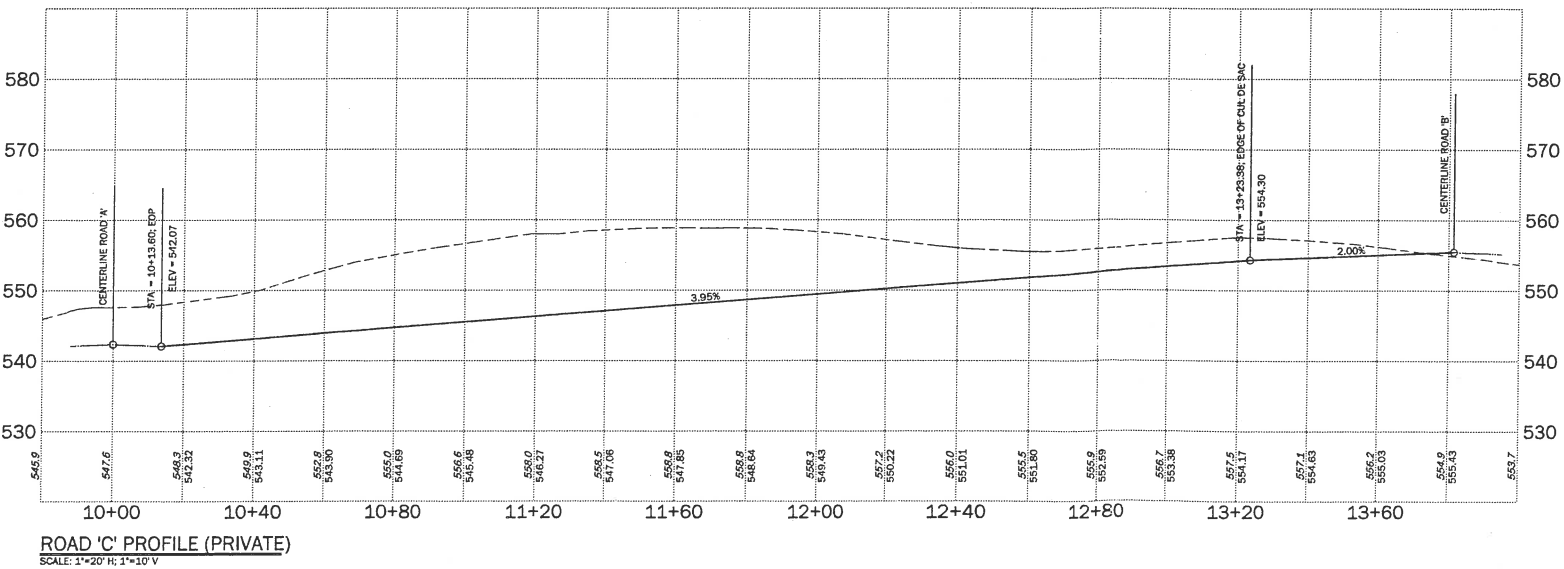
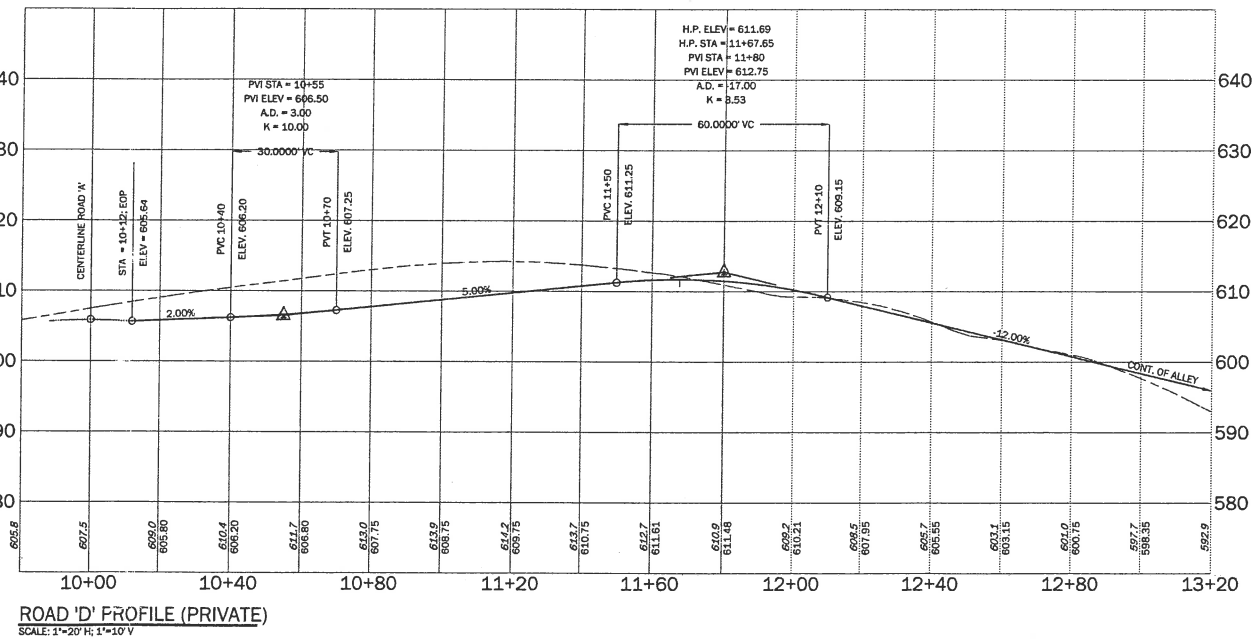
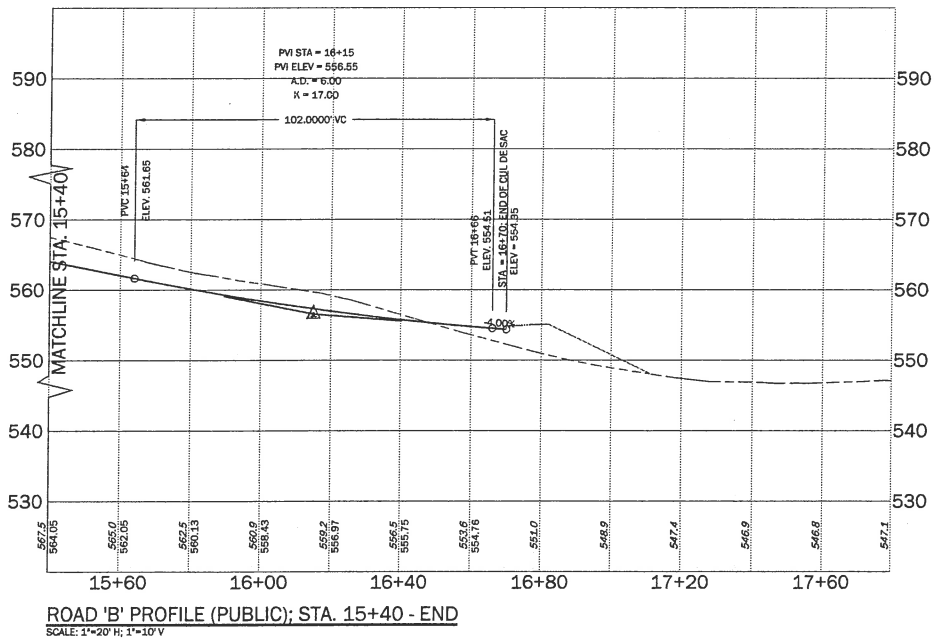
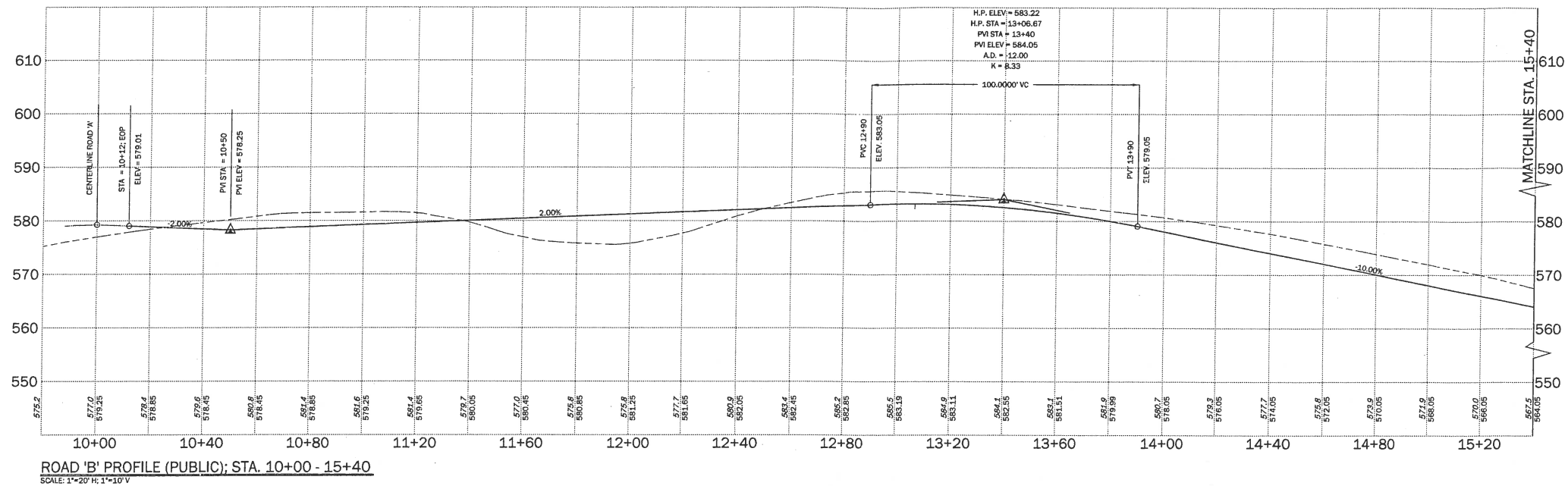
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ZONING MAP AMENDMENT **SPRING HILL VILLAGE** ALBEMARLE COUNTY, VIRGINIA DEVELOPMENT CONCEPT PRELIMINARY ROAD PROFILES

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