

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

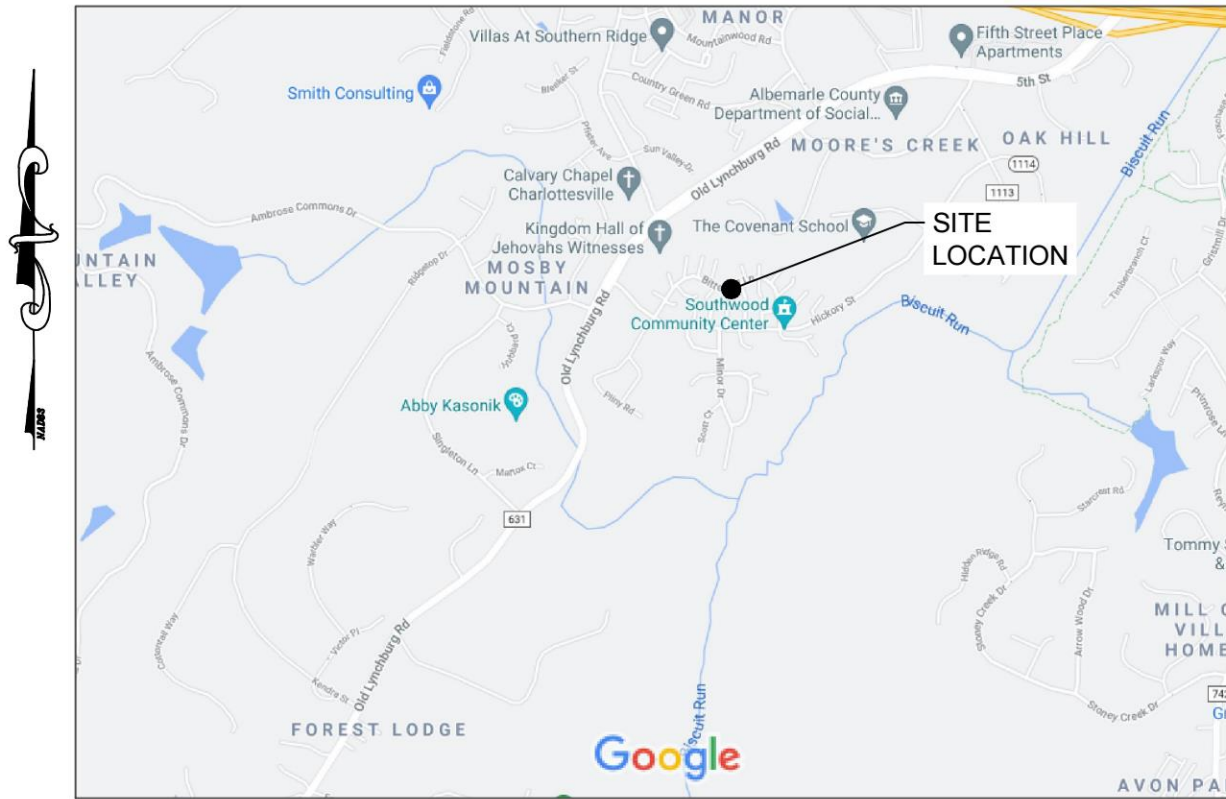
ALLOWABLE DENSITY:
UP TO 1,000 RESIDENTIAL UNITS
UP TO 60,000 SF OF NON-RESIDENTIAL SPACE

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'

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

Sheet List Table	
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C1.0	EXISTING CONDITIONS
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C5.0	CONCEPTUAL GRADING PLAN
TOTAL: 6 SHEETS	

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SOUTHWOOD PHASE II REDEVELOPMENT
ALBEMARLE COUNTY, VA
COVER

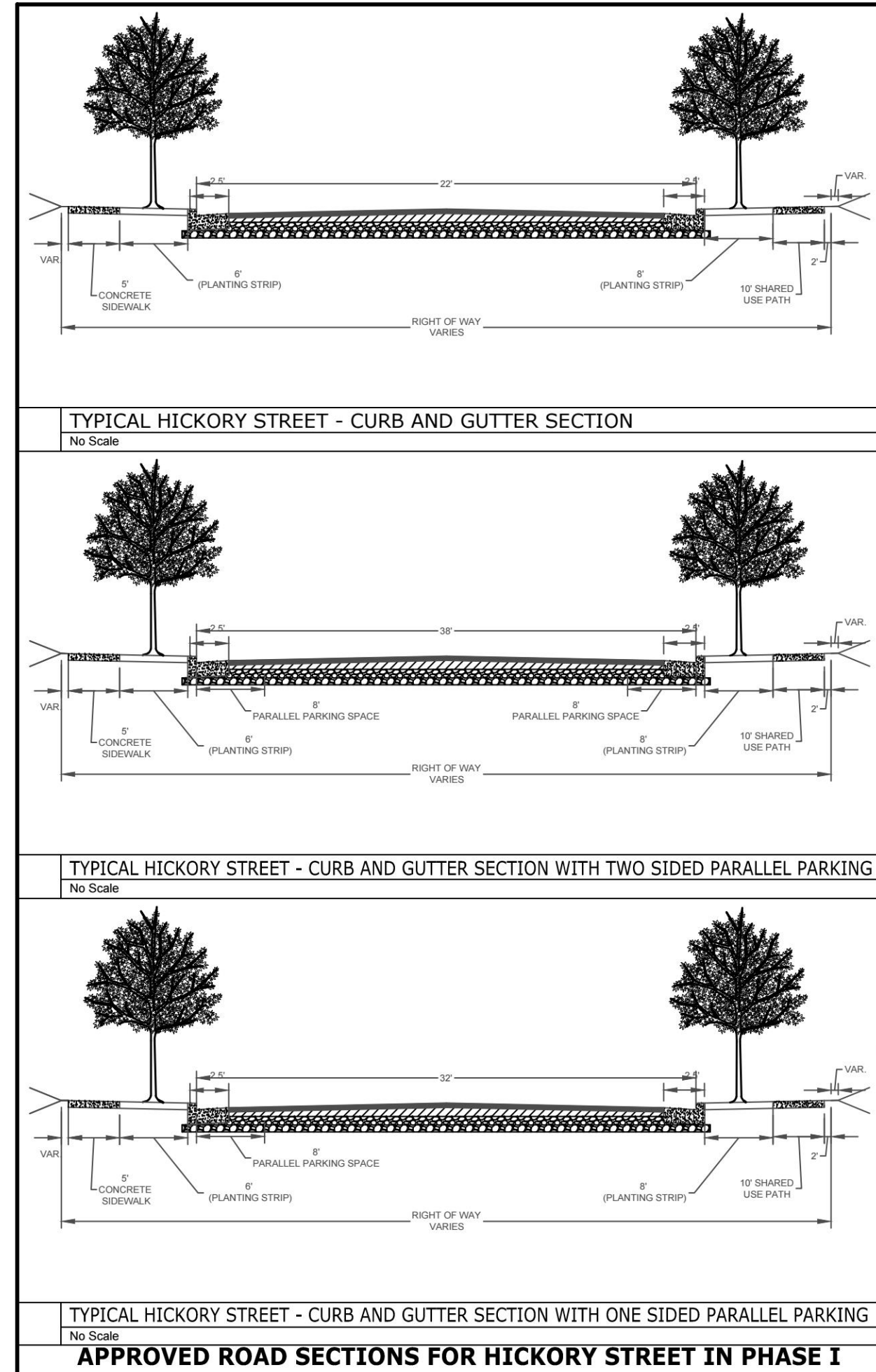
JOB NO.
40919
SHEET NO.
C0.0

YOUR VISION ACHIEVED THROUGH OURS.

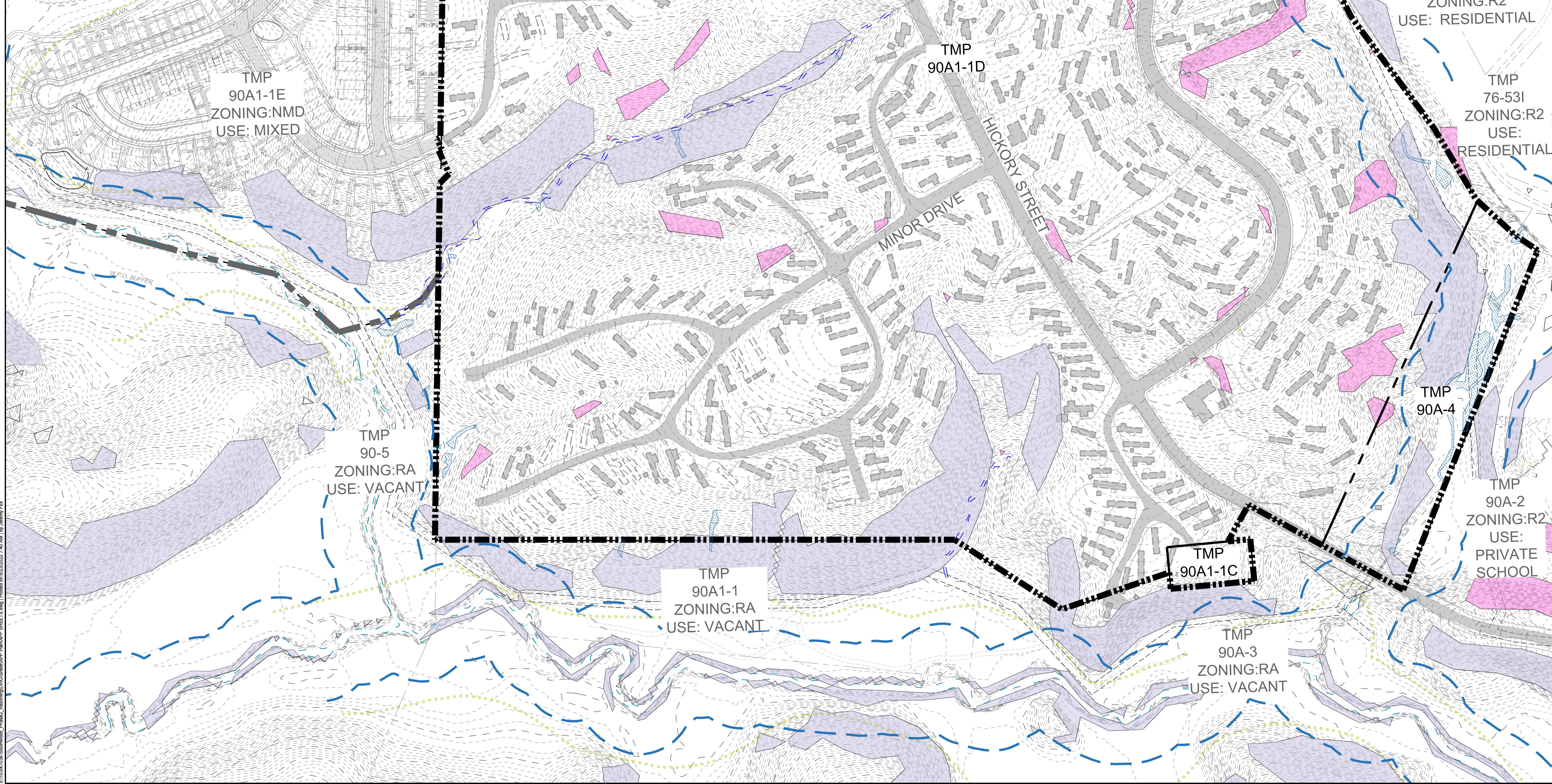
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REVISION DESCRIPTION
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DATE
02/21/2022
06/27/2022
DATE
10/18/21
DRAWN BY
J.FOX
DESIGNED BY
J.FOX
CHECKED BY
C.KOTARSKI
SCALE
N/A



APPROVED ROAD SECTIONS FOR HICKORY STREET IN PHASE I



LEGEND	
	PRESERVED SLOPES
	MANAGED SLOPES
	WPO BUFFER
	STREAMS (DELINEATED AND CONFIRMED)
	INTERIM STREAM
	PERENNIAL STREAM
	WETLANDS (DELINEATED AND CONFIRMED)
	FLOODPLAIN
	PARCEL BOUNDARY

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1"=100'

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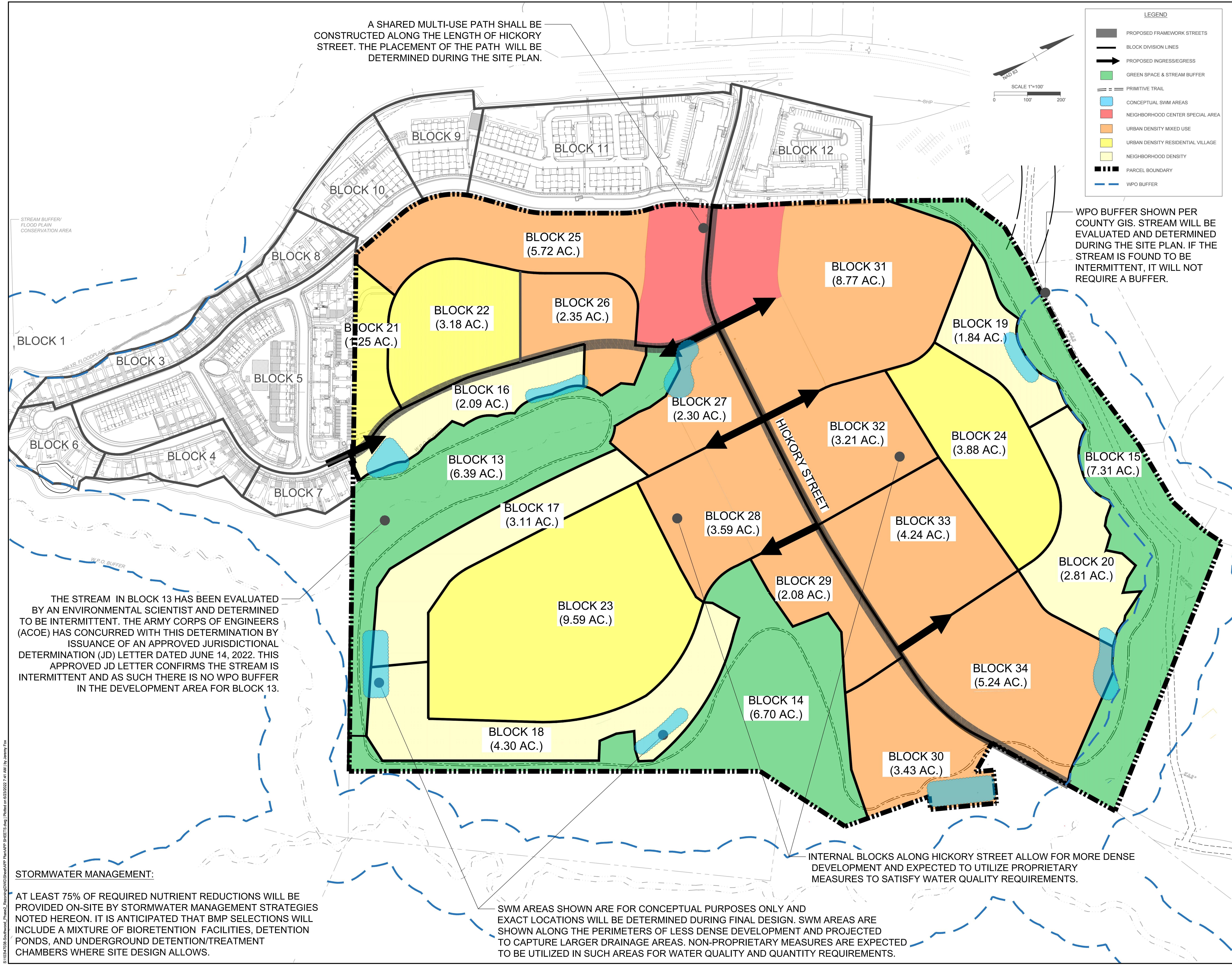
EXISTING CONDITIONS

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SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

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ALBEMARLE COUNTY, VA

APPLICATION & GREEN SPACE PLAN

JOB NO.

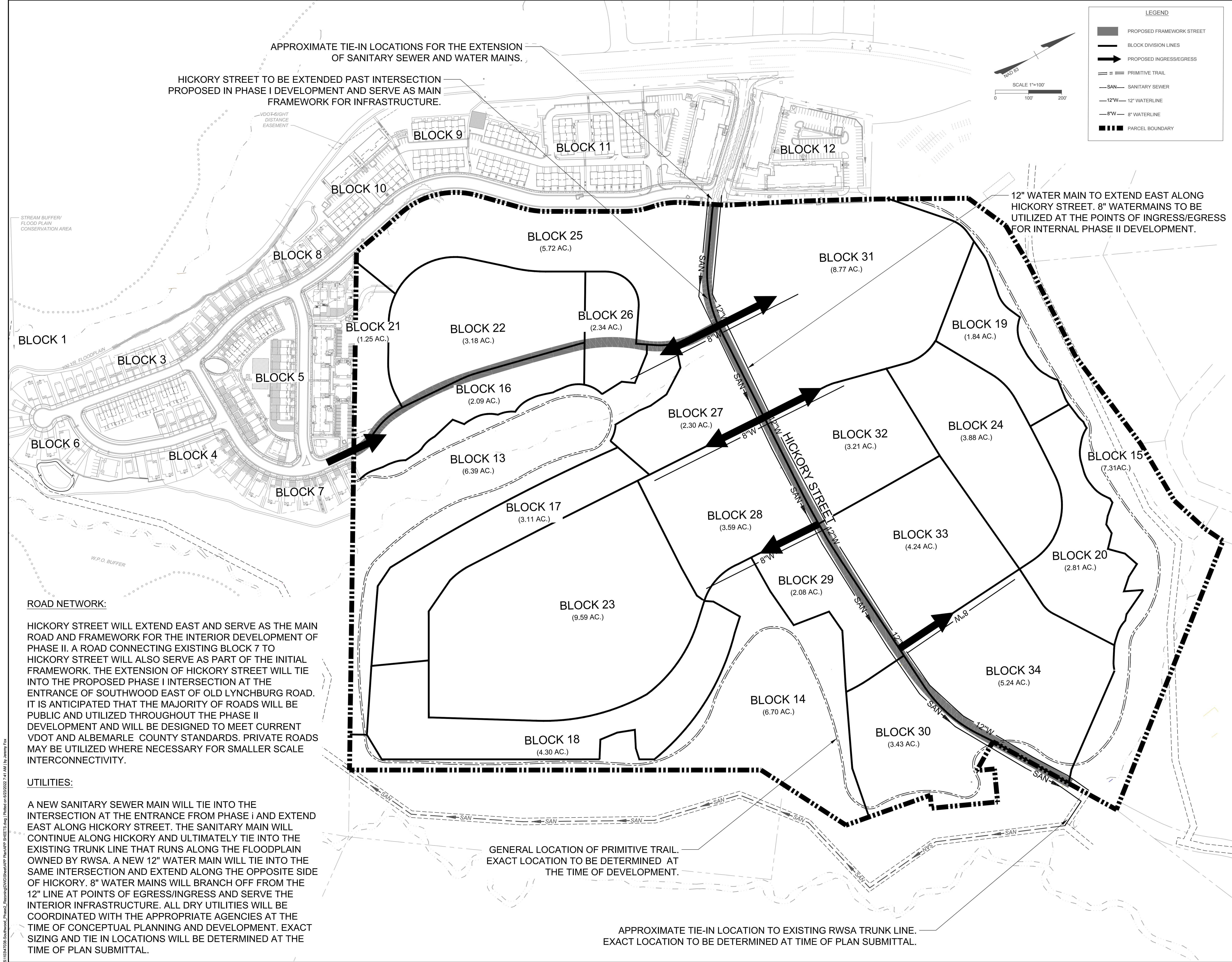
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ROAD NETWORK:

HICKORY STREET WILL EXTEND EAST AND SERVE AS THE MAIN ROAD AND FRAMEWORK FOR THE INTERIOR DEVELOPMENT OF PHASE II. A ROAD CONNECTING EXISTING BLOCK 7 TO HICKORY STREET WILL ALSO SERVE AS PART OF THE INITIAL FRAMEWORK. THE EXTENSION OF HICKORY STREET WILL TIE INTO THE PROPOSED PHASE I INTERSECTION AT THE ENTRANCE OF SOUTHWOOD EAST OF OLD LYNCHBURG ROAD. IT IS ANTICIPATED THAT THE MAJORITY OF ROADS WILL BE PUBLIC AND UTILIZED THROUGHOUT THE PHASE II DEVELOPMENT AND WILL BE DESIGNED TO MEET CURRENT VDOT AND ALBEMARLE COUNTY STANDARDS. PRIVATE ROADS MAY BE UTILIZED WHERE NECESSARY FOR SMALLER SCALE INTERCONNECTIVITY.

UTILITIES:

A NEW SANITARY SEWER MAIN WILL TIE INTO THE INTERSECTION AT THE ENTRANCE FROM PHASE I AND EXTEND EAST ALONG HICKORY STREET. THE SANITARY MAIN WILL CONTINUE ALONG HICKORY AND ULTIMATELY TIE INTO THE EXISTING TRUNK LINE THAT RUNS ALONG THE FLOODPLAIN OWNED BY RWSA. A NEW 12" WATER MAIN WILL TIE INTO THE SAME INTERSECTION AND EXTEND ALONG THE OPPOSITE SIDE OF HICKORY. 8" WATER MAINS WILL BRANCH OFF FROM THE 12" LINE AT POINTS OF EGRESS/INGRESS AND SERVE THE INTERIOR INFRASTRUCTURE. ALL DRY UTILITIES WILL BE COORDINATED WITH THE APPROPRIATE AGENCIES AT THE TIME OF CONCEPTUAL PLANNING AND DEVELOPMENT. EXACT SIZING AND TIE IN LOCATIONS WILL BE DETERMINED AT THE TIME OF PLAN SUBMITTAL.

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SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

INFRASTRUCTURE PLAN

JOB NO.
40919

SHEET NO.
C3.0

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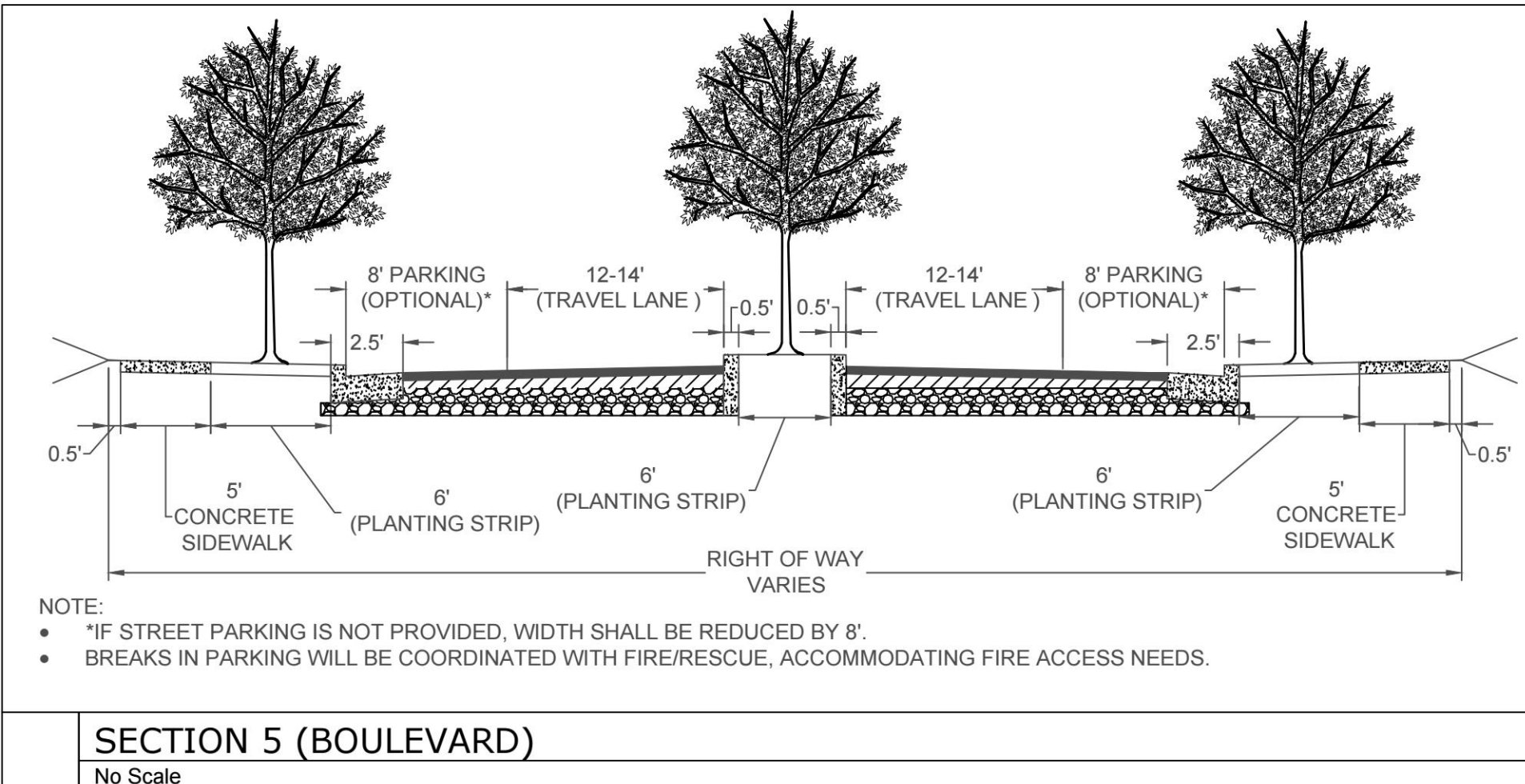
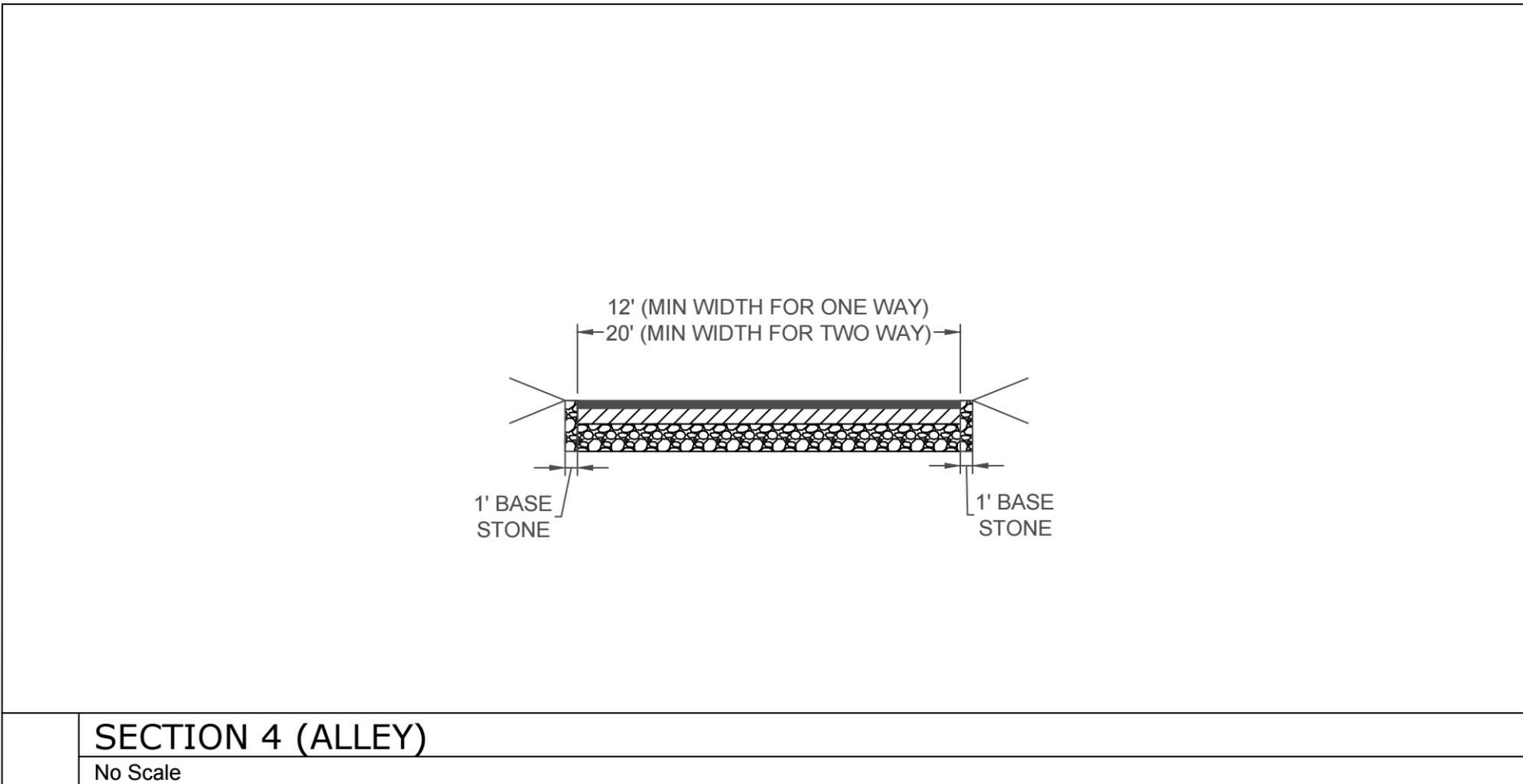
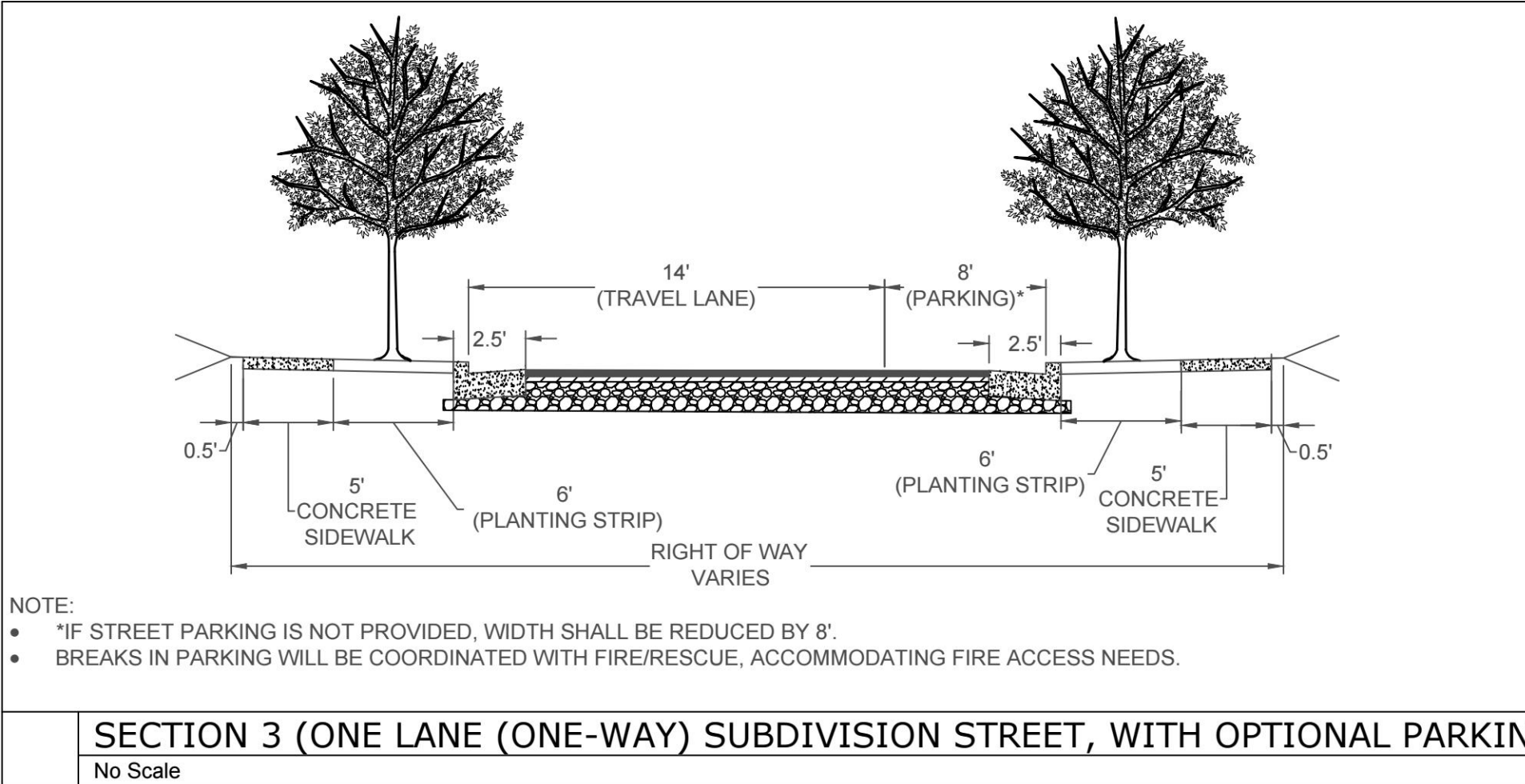
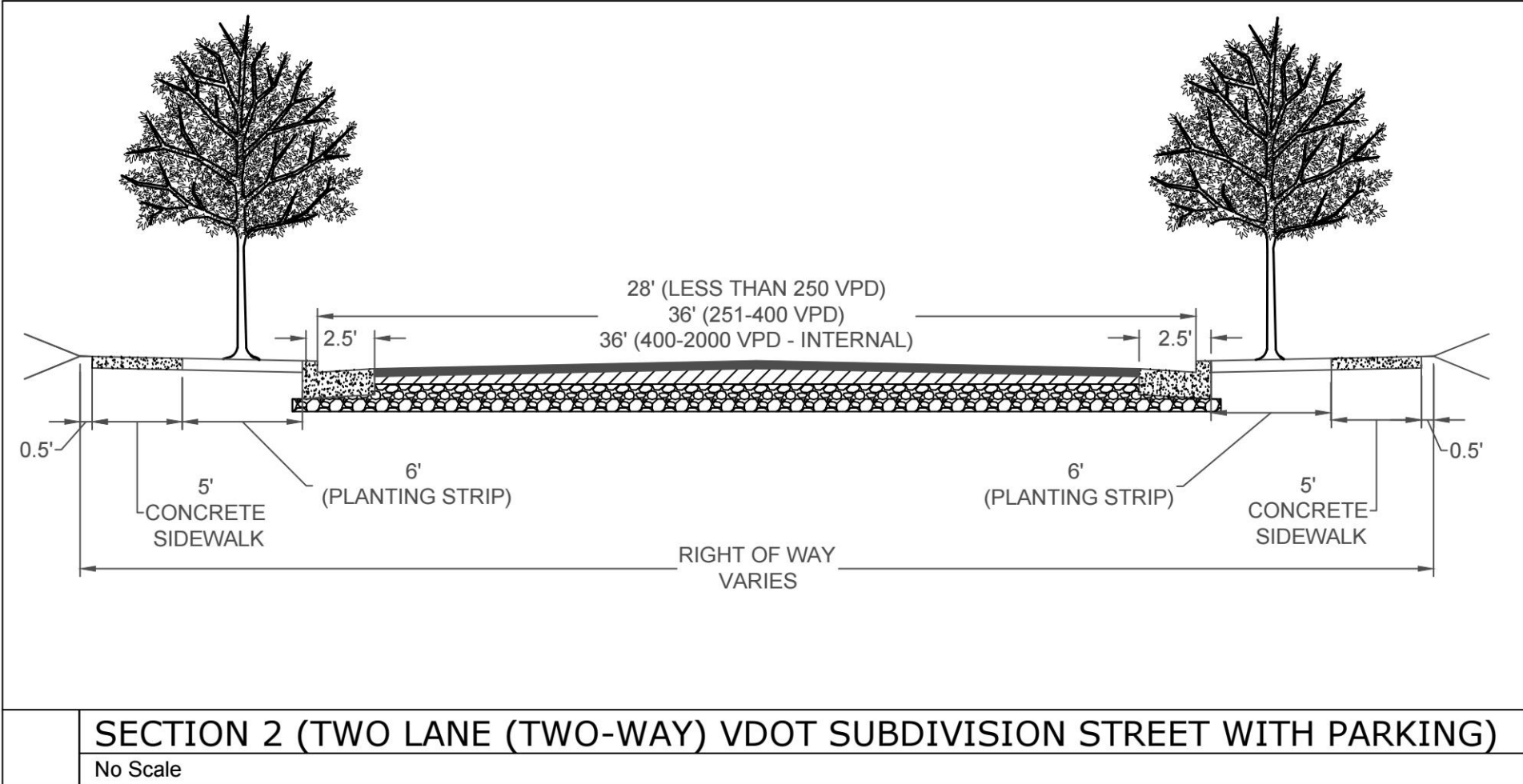
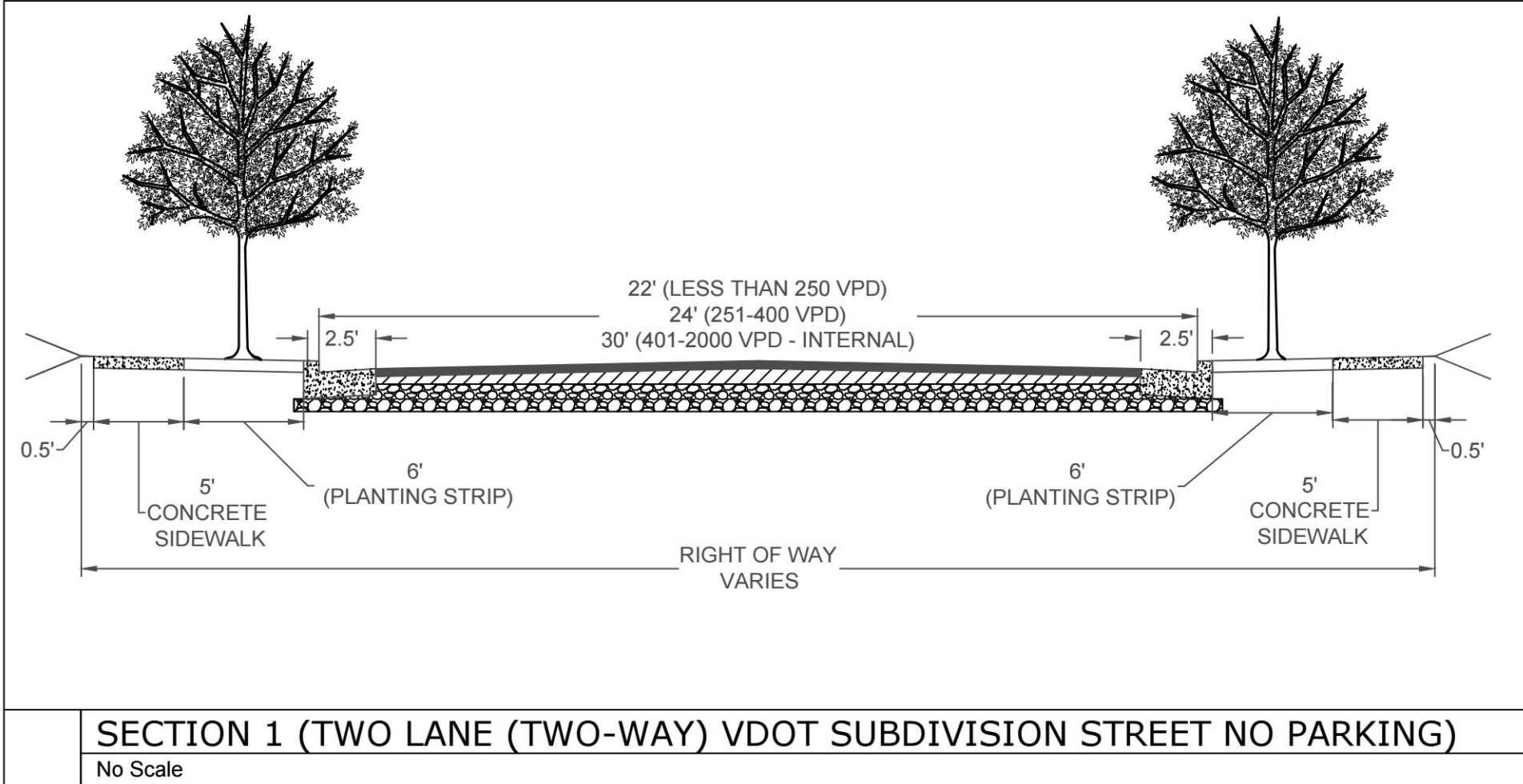
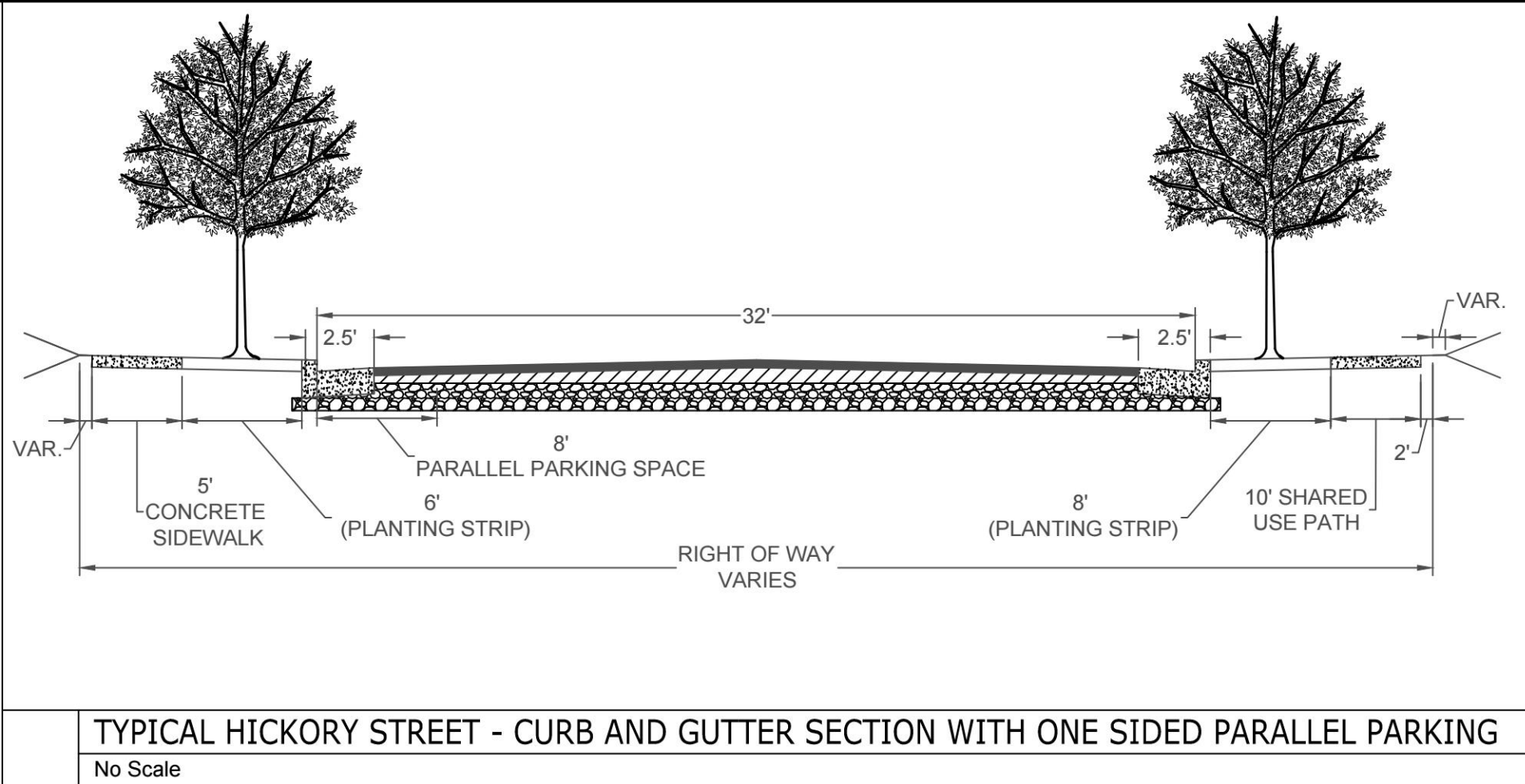
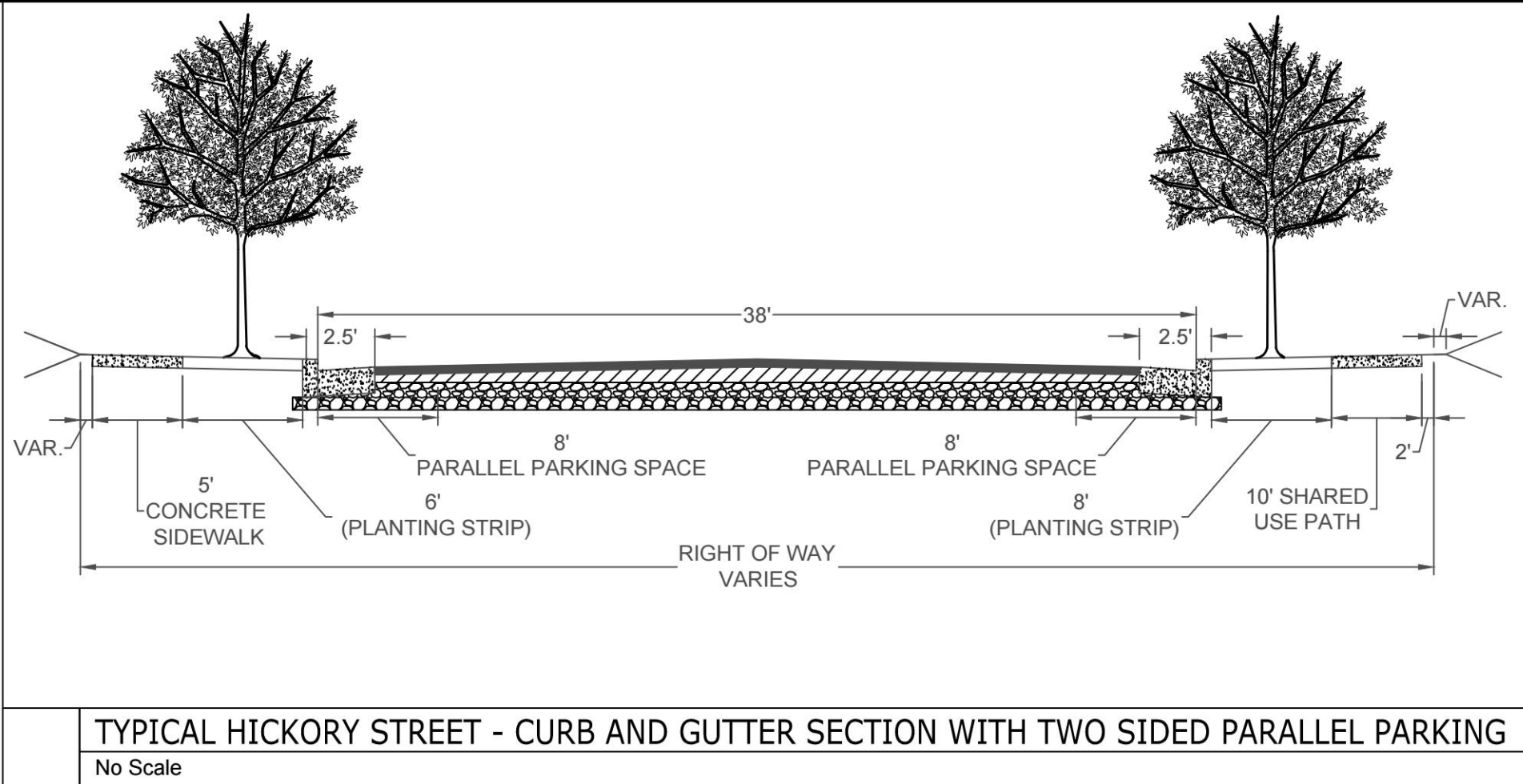
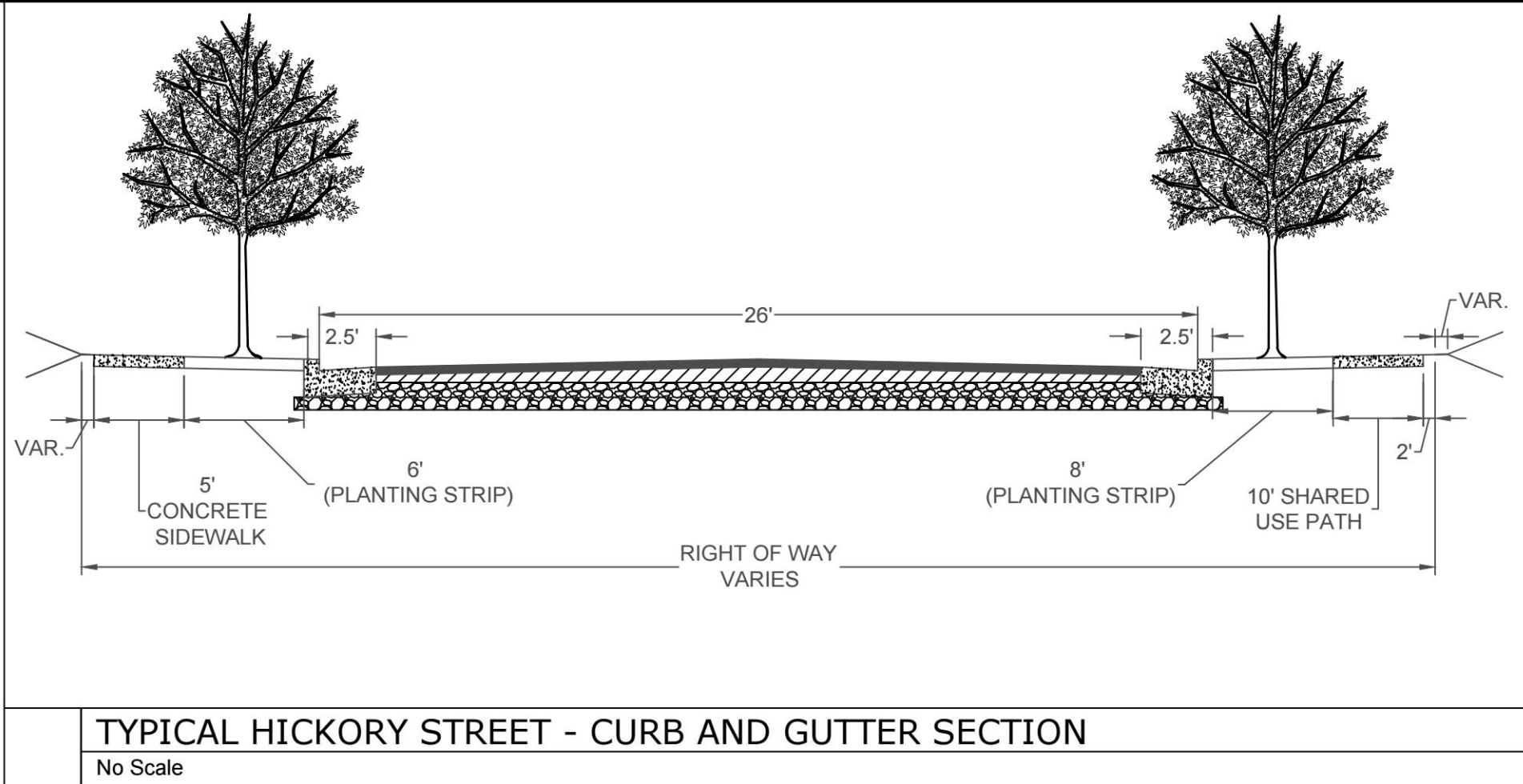
C.KOTARSKI

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SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

TYPICAL ROAD SECTIONS

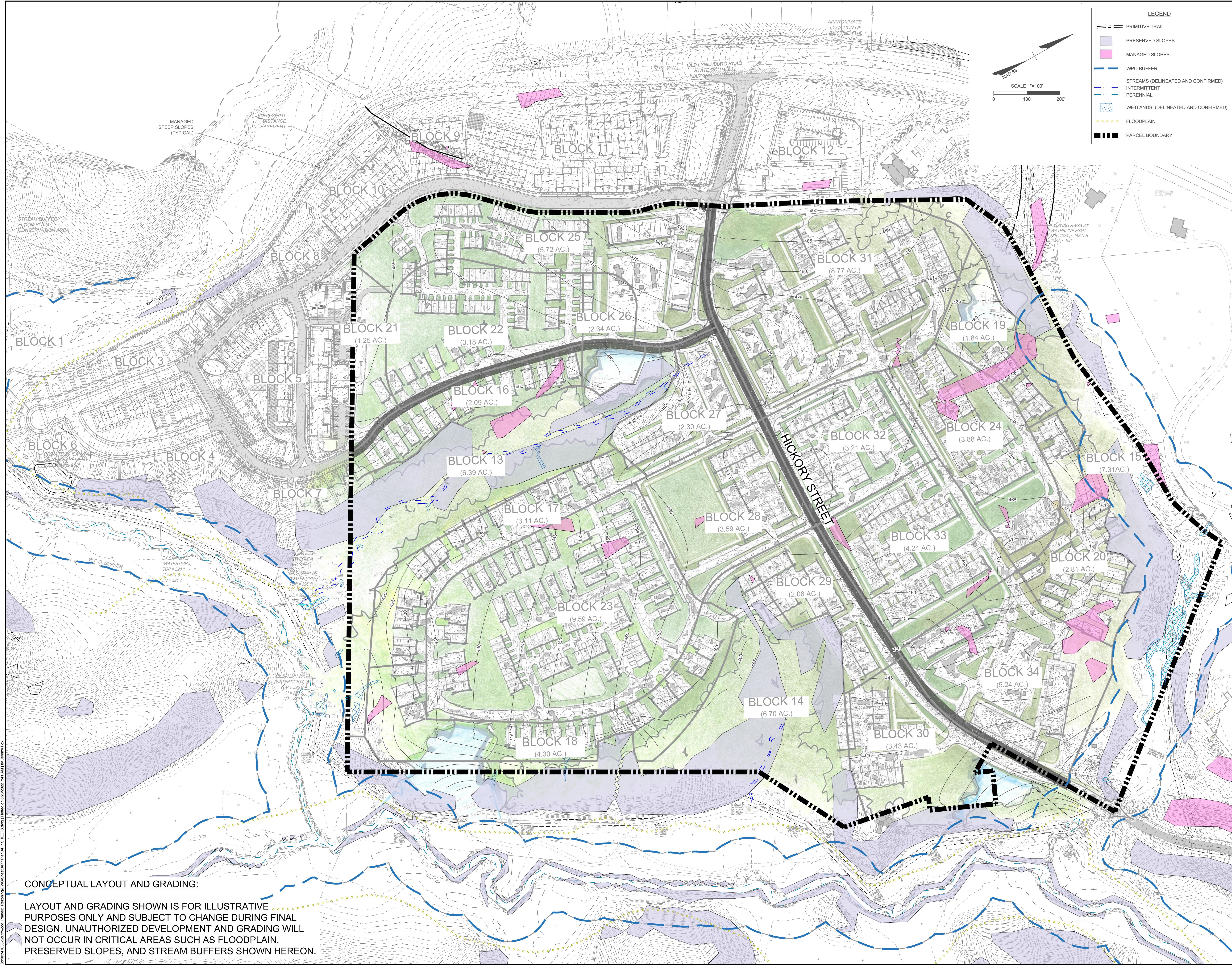
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SOUTHWOOD PHASE II REDEVELOPMENT
ALBEMARLE COUNTY, VA
CONCEPTUAL GRADING PLAN

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