



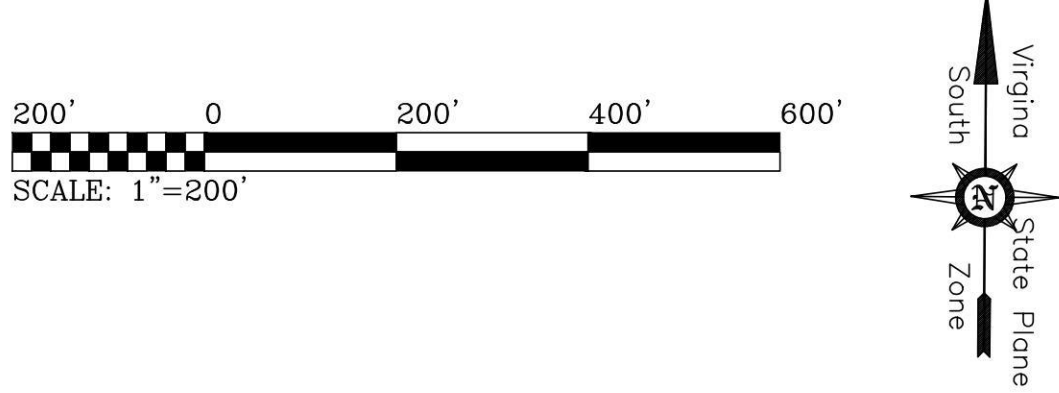
BLOCK	USE	AREA (ACRES)
1	COMMERCIAL	0.90
2	TOWNHOUSES	0.40
3	TOWNHOUSES	0.71
4	TOWNHOUSES	1.32
5	TOWNHOUSES	0.20
6	TOWNHOUSES	0.22
7	SINGLE FAMILY DETACHED	2.00
8	TOWNHOUSES	0.48
9	TOWNHOUSES	0.33
10	TOWNHOUSES	0.36
TOTAL:		6.92

NOTES:
1. There will be a total of 94 Townhomes, and 16 Single Family Detached.
2. Refer to the Code of Development for building and lot restrictions.

AMENITY AREA SUMMARY:		PARCEL AREA SUMMARY:	
AMENITY 1	0.59 ACRES	TMP 56-67B	9.42 ACRES
AMENITY 2	4.06 ACRES	TMP 56-74A	14.26 ACRES
AMENITY 3	0.65 ACRES	TOTAL	23.68 ACRES
TOTAL	5.30 ACRES		

GREEN SPACE AREA SUMMARY:		DEVELOPMENT AREA SUMMARY:	
GREEN SPACE 1	5.74 ACRES	COMMERCIAL/RESIDENTIAL	6.92 ACRES
GREEN SPACE 2	2.06 ACRES	RIGHT-OF-WAY	3.25 ACRES
GREEN SPACE 3	0.30 ACRES	AMENITIES	5.30 ACRES
GREEN SPACE 4	0.11 ACRES	GREEN SPACE	8.21 ACRES
TOTAL	8.21 ACRES	TOTAL	23.68 ACRES

RIGHT-OF-WAY AREA SUMMARY:	
PUBLIC RIGHT-OF-WAY	2.95 ACRES
PARKING LOT EASEMENT	0.30 ACRES
TOTAL	3.25 ACRES



APPLICATION PLAN FOR
ZMA 2020-00005
OLD DOMINION VILLAGE
TMP 05600-00-00-067B0 & TMP 05600-00-00-074A0
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA



PARCEL DATA FOR TMP 05600-00-00-067B0

LEGAL REFERENCE: TMP 05600-00-00-067B0

MAGISTERIAL DISTRICT: WHITE HALL

OWNER: MARTIN SCHULMAN
5220 HAVENWOOD LANE
SCHUYLER, VA 22969

SITE PLAN NUMBER: NONE

SPECAIL USE PERMIT: SP 1989: VETERINARY HOSPITAL WITH INDOOR KENNELS.

RECORDED DEEDS: DB 690-599, DB 794-381, DB 1028-358, DB 1086-583,
DB 3626-623, DB 4341-677

PARCEL ADDRESS: 1263 PARKVIEW DRIVE

PARCEL AREA: 9.42 ACRES

SOURCE OF BOUNDARY: PLAT RECORDED IN DB 4341-677

SOURCE OF TOPOGRAPHY: TOPOGRAPHY FROM ALBEMARLE COUNTY GIS DATA.

CURRENT ZONING DISTRICT: RA - RURAL AREAS, FLOOD HAZARD, STEEP SLOPES (PRESERVED)

CURRENT USE: OLD DOMINION ANIMAL HOSPITAL CROZET

FLOODPLAIN: PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

PARCEL DATA FOR TMP 05600-00-00-074A0

LEGAL REFERENCE: TMP 05600-00-00-074A0

MAGISTERIAL DISTRICT: WHITE HALL

OWNER: THE THOMAS F STARKE REVOCABLE TRUST THE BETTY G STARKE REVOCABLE TRUST
P O BOX 206
CROZET VA, 22932

SITE PLAN NUMBER: NONE

SPECAIL USE PERMIT: NONE

RECORDED DEEDS: DB 1757-184

PARCEL ADDRESS: 5258 THREE NOTCH'D ROAD

PARCEL AREA: 14.259 ACRES

SOURCE OF BOUNDARY: PLATS RECORDED IN DB 372-73 & DB 1028-336

SOURCE OF TOPOGRAPHY: TOPOGRAPHY FROM ALBEMARLE COUNTY GIS DATA.

CURRENT ZONING DISTRICT: RA - RURAL AREAS, FLOOD HAZARD, STEEP SLOPES (PRESERVED)

CURRENT USE: RESIDENTIAL

FLOODPLAIN: PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

REZONING DATA

CONTRACT PURCHASER: EMERALD LAND CO., LLC

PROPOSED ZONING DISTRICT: NMD - NEIGHBORHOOD MODEL

PROPOSED USE: MIXED USE RESIDENTIAL AND COMMERCIAL.
MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL BE 110.

SWM VOLUME CONTROL: PROPOSED ON-SITE DETENTION BASIN.

SWM WATER QUALITY: PROPOSED ON-SITE BIORETENTION BASIN.

PUBLIC WATER SUPPLY: THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

WATER & SEWER SERVICE: THIS PARCEL IS NOT LOCATED WITHIN THE ACSA JURISDICTIONAL AREA. A REQUEST FOR IT TO BE ADDED TO THE ACSA JURISDICTIONAL AREA HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL.

PROPOSED PARKING: COMMERCIAL: OFF-STREET PARKING LOT.
RESIDENTIAL: DRIVEWAY & GARAGE.
GUESTS: 1 SPACE PER 4 TOWNHOUSES

PUBLIC STREETS: ALL INTERNAL STREETS SHALL BE PUBLIC.

- LEGEND**
- CRITICAL SLOPES PER GIS
 - PRESERVED SLOPES PER GIS
 - MANAGED SLOPES PER GIS
 - PROPOSED SINGLE FAMILY DETACHED
 - PROPOSED SINGLE FAMILY ATTACHED
 - PROPOSED COMMERCIAL
 - PROPOSED GREEN SPACE
 - PROPOSED AMENITY
 - SCREENING TREE BUFFER AREA

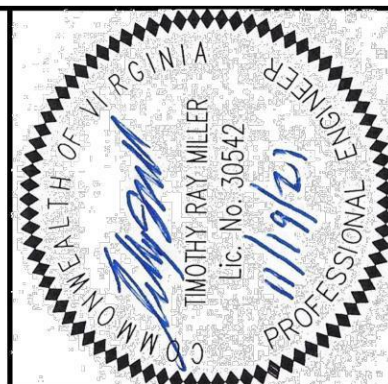
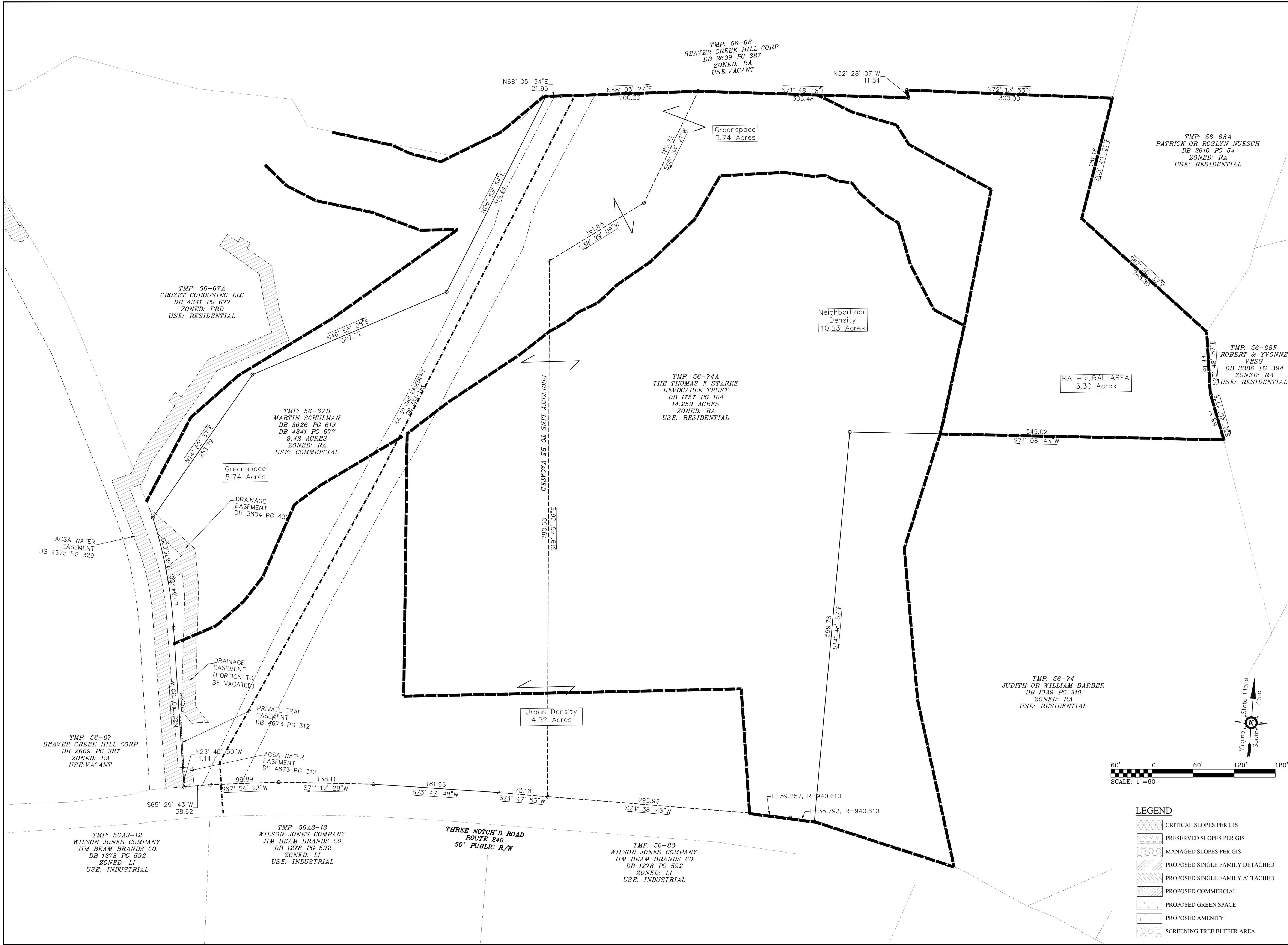
SHEET INDEX

Z-101 COVERSHEET & CONTEXT MAP
Z-102 BOUNDARY & COMPREHENSIVE LAND USE
Z-103 EXISTING CONDITIONS AND DEMOLITION PLAN
Z-104 CONCEPT PLAN
Z-105 GRADING & UTILITY PLAN
Z-106 GRADING & UTILITY PLAN
Z-107 TYPICAL ROAD SECTIONS

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22901
PHONE: 434-882-0121
WWW.MERIDIANWBE.COM

NO.	DESCRIPTION	DATE
1	ADDED TMP 56-74A	05/18/20
2	COUNTY COMMENTS	11/09/20
3	COUNTY COMMENTS	03/29/21
4	COUNTY COMMENTS	08/09/21
5	COUNTY COMMENTS	11/19/21

PROJECT TITLE: ZMA APPLICATION PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE: COVERSHEET & CONTEXT MAP



JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	3/16/2020	AS SHOWN	CDD	TRM	

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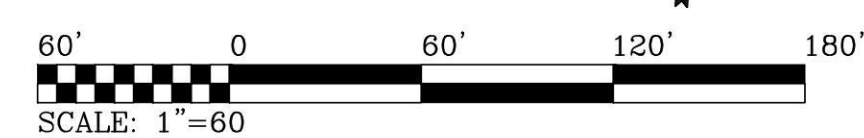
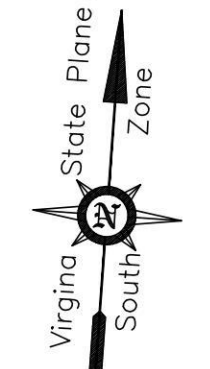
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2	COUNTY COMMENTS	11/09/20
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PROJECT TITLE:
ZMA APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

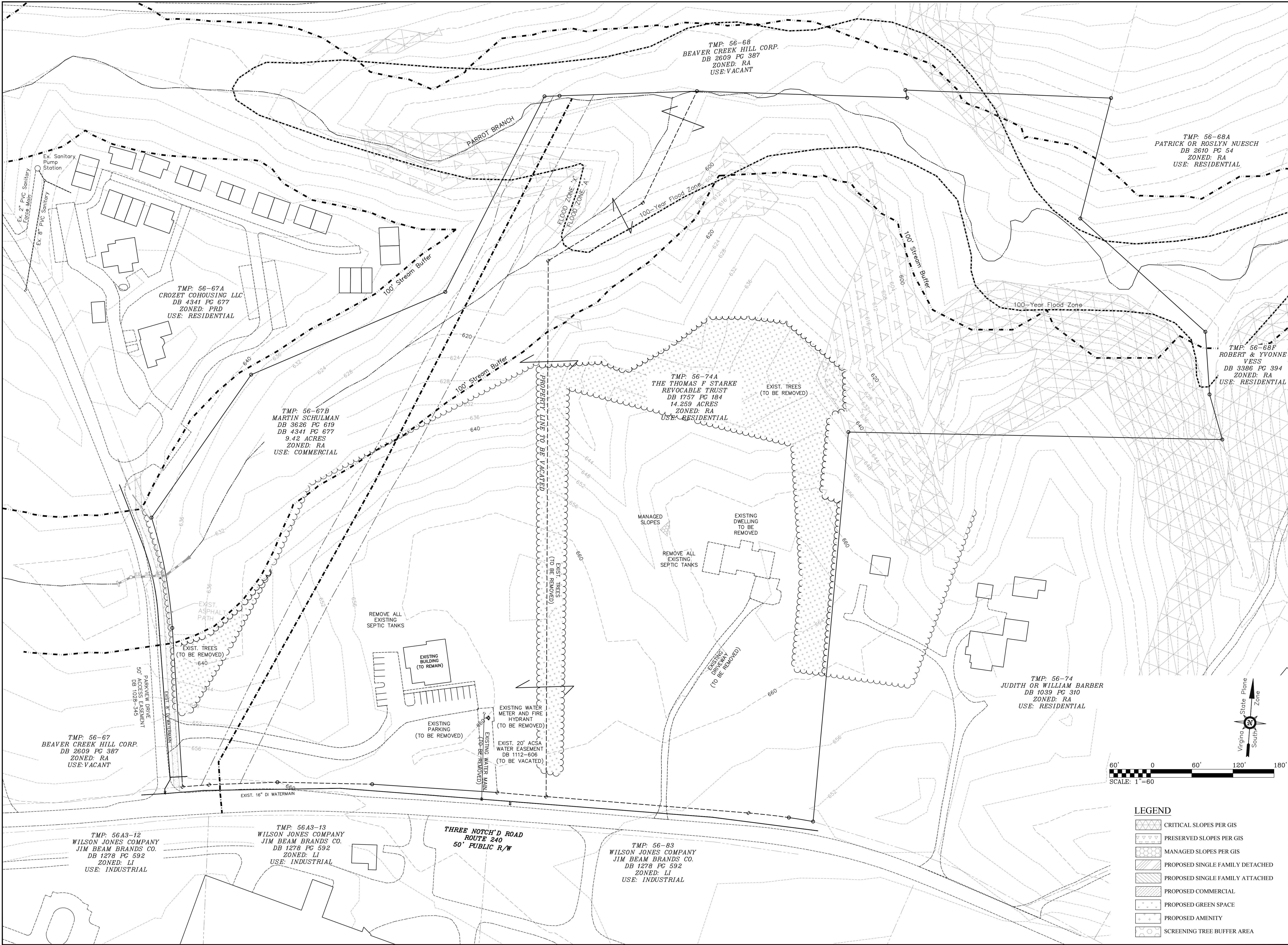
SHEET TITLE:
BOUNDARY &
COMPREHENSIVE LAND USE

Sheet No.
Z-102

Sheet 2 of 7



LEGEND	
	CRITICAL SLOPES PER GIS
	PRESERVED SLOPES PER GIS
	MANAGED SLOPES PER GIS
	PROPOSED SINGLE FAMILY DETACHED
	PROPOSED SINGLE FAMILY ATTACHED
	PROPOSED COMMERCIAL
	PROPOSED GREEN SPACE
	PROPOSED AMENITY
	SCREENING TREE BUFFER AREA

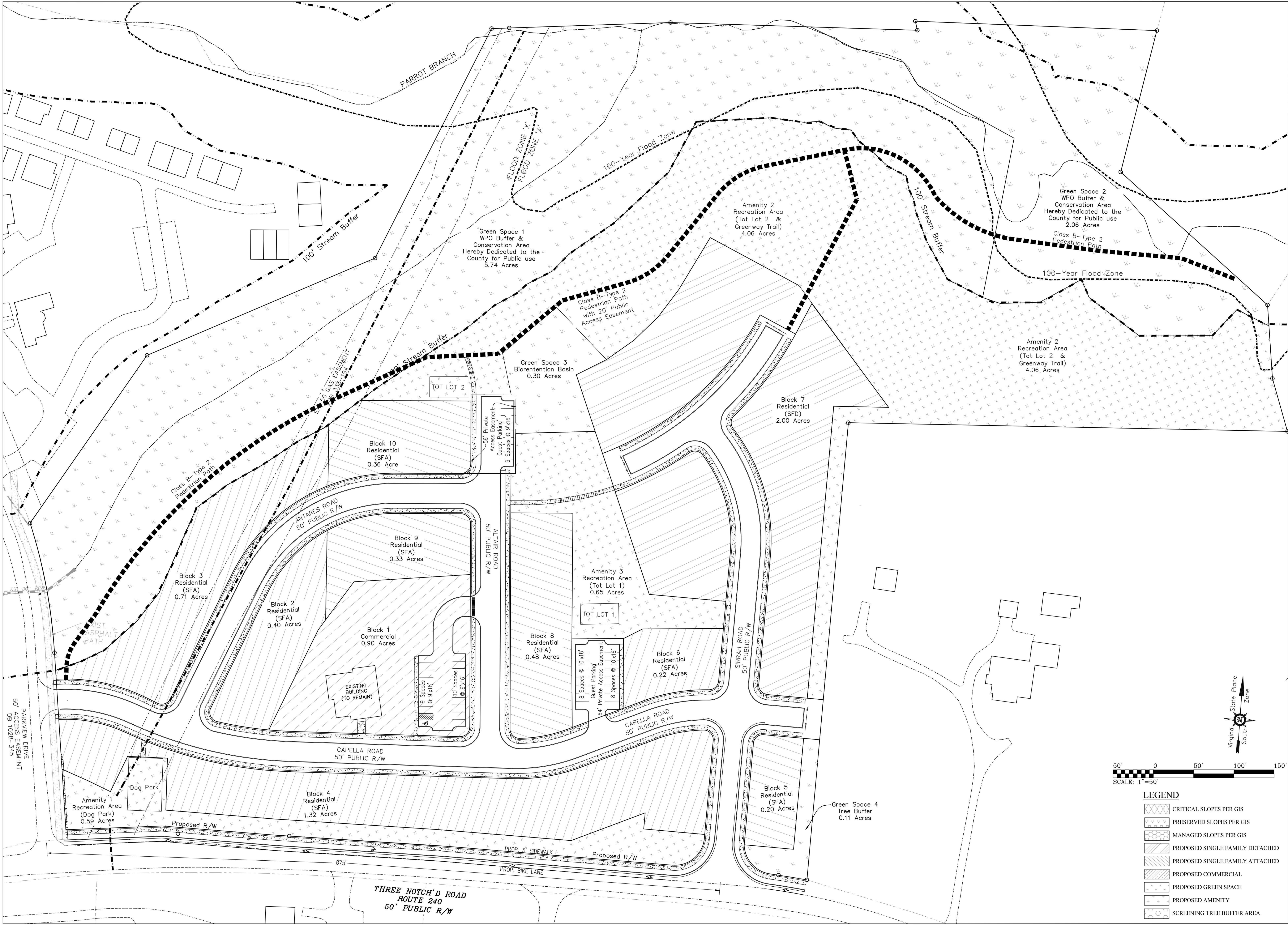


JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	3/16/2020	AS SHOWN	CDD	TRM	

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1	ADDED TMP 56-74A	05/18/20
2	COUNTY COMMENTS	11/09/20
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PROJECT TITLE:	DATE
ZMA APPLICATION PLAN FOR OLD DOMINION VILLAGE	05/18/20
SHEET TITLE:	11/09/20
EXISTING CONDITIONS & DECOMITION PLAN	03/29/21
	08/09/21
	11/19/21



50'

0

50'

100'

150'

SCALE: 1"=50'

LEGEND

CRITICAL SLOPES PER GIS

PRESERVED SLOPES PER GIS

MANAGED SLOPES PER GIS

PROPOSED SINGLE FAMILY DETACHED

PROPOSED SINGLE FAMILY ATTACHED

PROPOSED COMMERCIAL

PROPOSED GREEN SPACE

PROPOSED AMENITY

SCREENING TREE BUFFER AREA

NO.

DESCRIPTION

DATE

1

ADDED TMP 56-74A

05/18/20

2

COUNTY COMMENTS

11/09/20

3

COUNTY COMMENTS

03/29/21

4

COUNTY COMMENTS

08/09/21

5

COUNTY COMMENTS

11/19/21

PROJECT TITLE:

REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE

SHEET TITLE:

CONCEPT PLAN

SHEET No.

Z-104

Sheet 4 of 7

JOB NO.:

DATE:

SCALE:

DRAWN BY:

DESIGNED BY:

CHECKED BY:

3/16/2020

AS SHOWN

CDD

TEM

COMMONWEALTH OF VIRGINIA

PROFESSIONAL SURVEYOR

11/19/21

100747 RAY MILLER

LC No. 30542

PLANNING GROUP, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTESVILLE, VA 22901

PHONE: 434-882-0121

WWW.MERIDIANWEE.COM



50'0"100'150'

SCALE: 1"=50'

LEGEND

CRITICAL SLOPES PER GIS

PRESERVED SLOPES PER GIS

MANAGED SLOPES PER GIS

PROPOSED SINGLE FAMILY DETACHED

PROPOSED SINGLE FAMILY ATTACHED

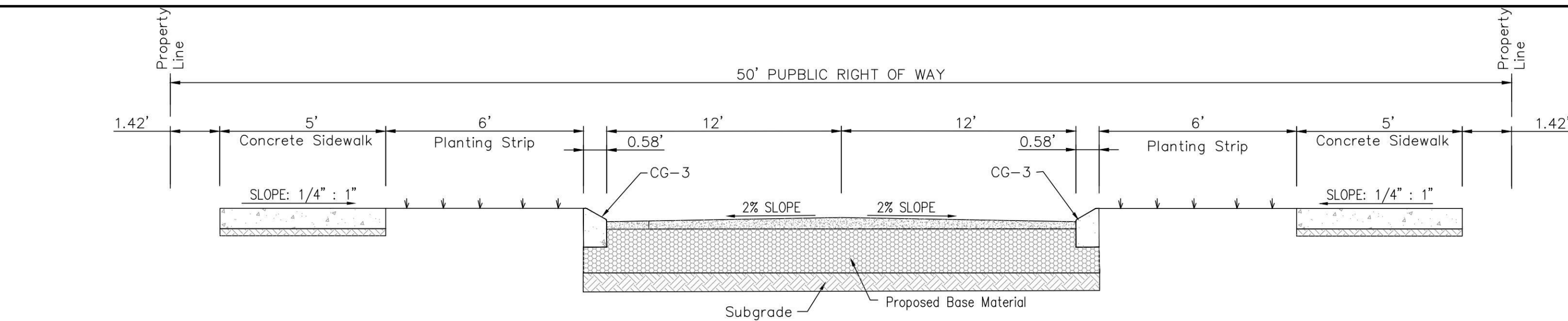
PROPOSED COMMERCIAL

PROPOSED GREEN SPACE

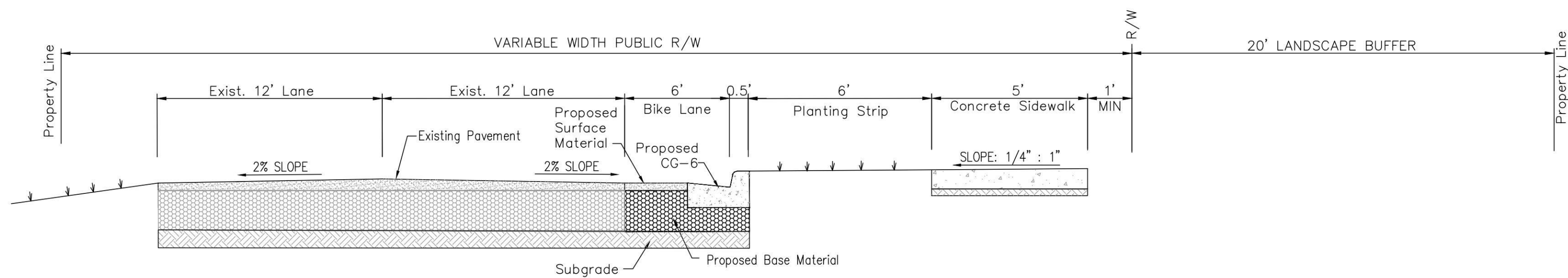
PROPOSED AMENITY

SCREENING TREE BUFFER AREA

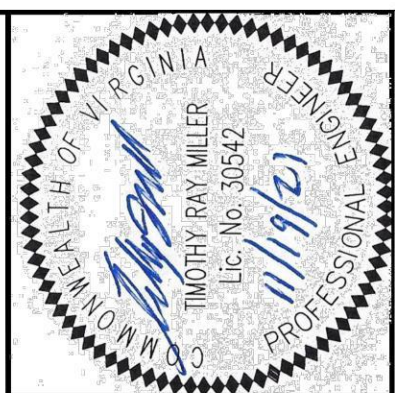
Sheet No. Z-105	PROJECT TITLE: REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE			NO.	DESCRIPTION	DATE	JOB NO.:	DATE:	
	SHEET TITLE: GRADING & UTILITY PLAN			1	ADDED TMP 56-74A	05/18/20		3/16/2020	
				2	COUNTY COMMENTS	11/09/20		SCALE: AS SHOWN	
				3	COUNTY COMMENTS	03/29/21		DRAWN BY: CDD	
				4	COUNTY COMMENTS	08/09/21		DESIGNED BY: TRM	
				5	COUNTY COMMENTS	11/19/21		CHECKED BY:	
MERIDIAN PLANNING GROUP, LLC ENGINEERING*SURVEYING*PLANNING 440 PREMIER CIRCLE, SUITE 200 CHARLOTTESVILLE, VA 22901 PHONE: 434-882-0121 WWW.MERIDIANWBE.COM								COMMONWEALTH OF VIRGINIA	



1 TYPICAL SECTION FOR ANTARES ROAD, ALTAIR ROAD, CAPELLA ROAD, SIRRAH ROAD & SIRRAH LANE
Z-108 NOT TO SCALE



2 TYPICAL SECTION FOR ROUTE 240 IMPROVEMENTS
Z-108 NOT TO SCALE



JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	3/16/2020	AS SHOWN	CDD	TRM	

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PROJECT TITLE:		NO.		DESCRIPTION		DATE	
REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE		1	ADDED	TMP 56-74A		05/18/20	
		2	COUNTY COMMENTS			11/09/20	
		3	COUNTY COMMENTS			03/28/21	
		4	COUNTY COMMENTS			08/09/21	
		5	COUNTY COMMENTS			11/19/21	
SHEET TITLE:		TYPICAL ROAD SECTIONS					
Sheet No.		Z-107					
Sheet 7 of 7							