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

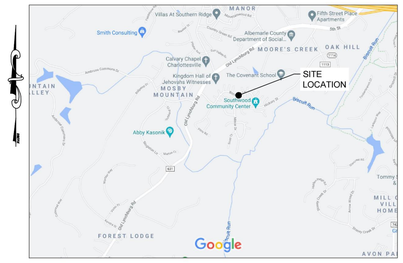
ALLOWABLE DENSITY:
UP TO 1,000 RESIDENTIAL UNITS
UP TO 60,000 SF OF NON-RESIDENTIAL SPACE

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

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

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REVISION DESCRIPTION	DATE
REVISED PER COUNTY COMMENTS	02/21/2022
REVISED PER COUNTY COMMENTS	06/27/2022

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

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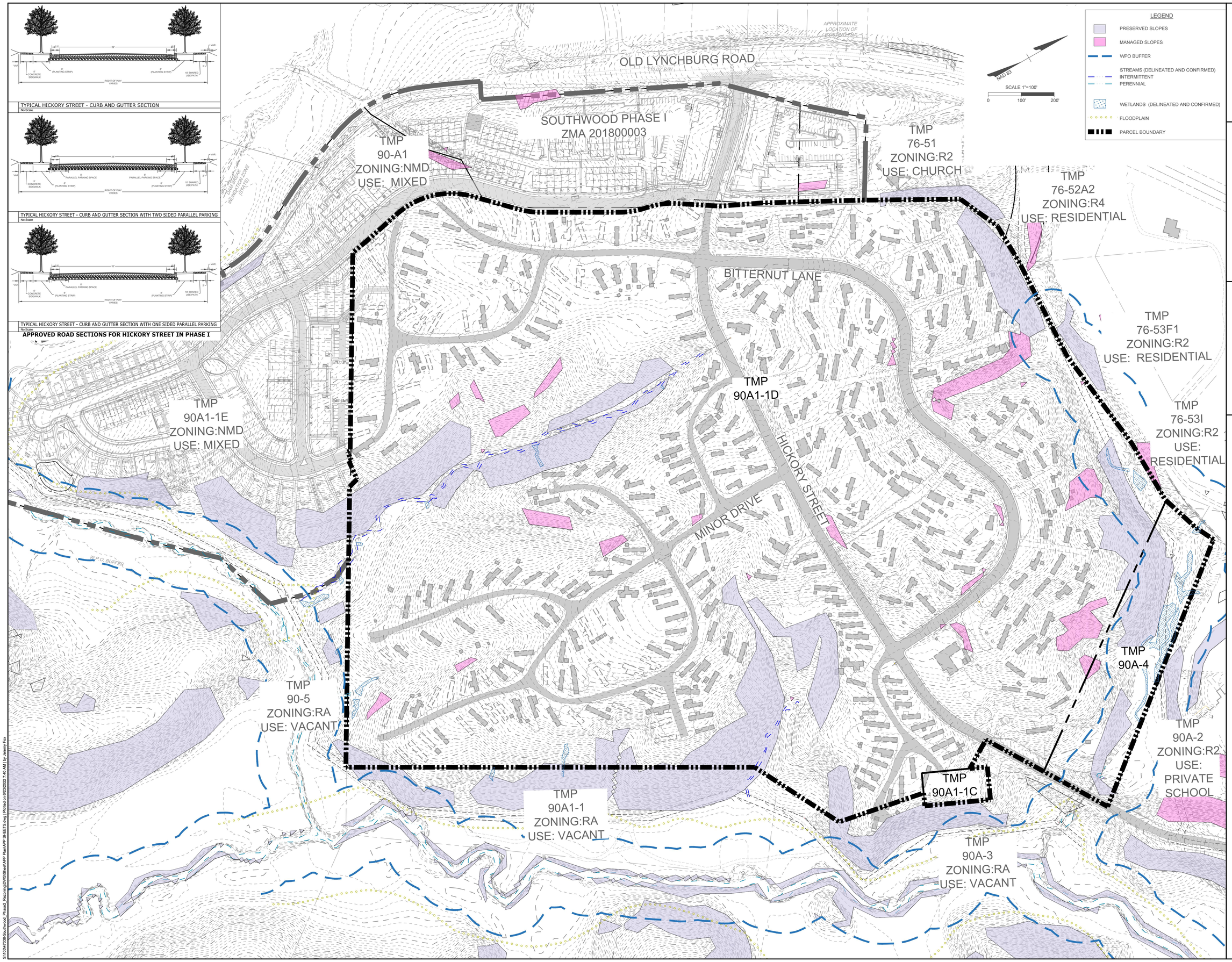
S:\1035\47038-Southwood_Phase2_Rezoning\DWG\Sheet\APP Plan\APP SHEETS.dwg | Plotted on 6/23/2022 7:40 AM | by Jeremy Fox

TYPICAL HICKORY STREET - CURB AND GUTTER SECTION
No Scale

TYPICAL HICKORY STREET - CURB AND GUTTER SECTION WITH TWO SIDED PARALLEL PARKING
No Scale

TYPICAL HICKORY STREET - CURB AND GUTTER SECTION WITH ONE SIDED PARALLEL PARKING
No Scale

APPROVED ROAD SECTIONS FOR HICKORY STREET IN PHASE I



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SCALE
1"=100'

TIMMONS GROUP

SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

JOB NO.
40919

SHEET NO.
C1.0

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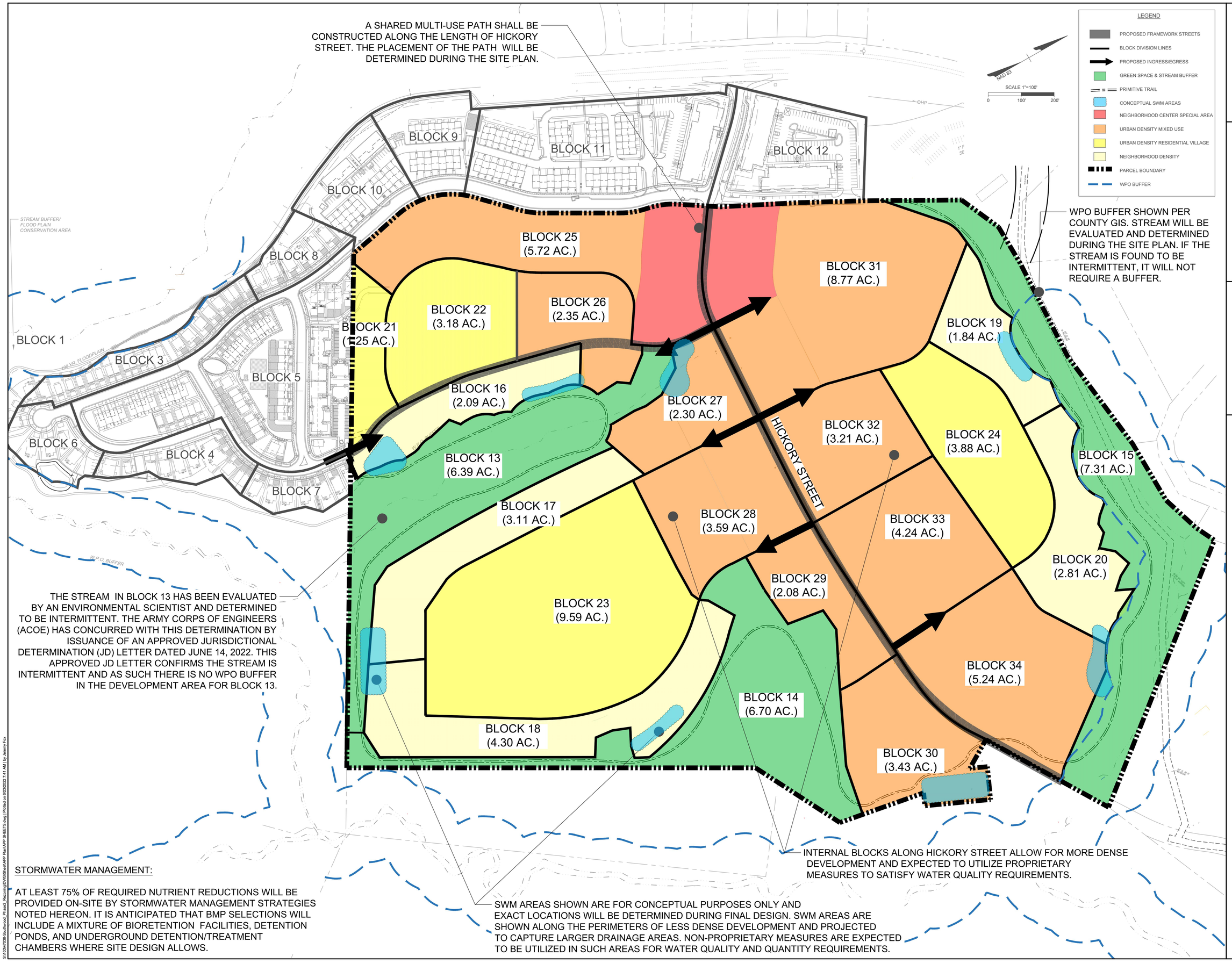

STORMWATER MANAGEMENT:

AT LEAST 75% OF REQUIRED NUTRIENT REDUCTIONS WILL BE PROVIDED ON-SITE BY STORMWATER MANAGEMENT STRATEGIES NOTED HEREON. IT IS ANTICIPATED THAT BMP SELECTIONS WILL INCLUDE A MIXTURE OF BIORETENTION FACILITIES, DETENTION PONDS, AND UNDERGROUND DETENTION/TREATMENT CHAMBERS WHERE SITE DESIGN ALLOWS.

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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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APPROXIMATE TIE-IN LOCATIONS FOR THE EXTENSION OF SANITARY SEWER AND WATER MAINS.

HICKORY STREET TO BE EXTENDED PAST INTERSECTION PROPOSED IN PHASE I DEVELOPMENT AND SERVE AS MAIN FRAMEWORK FOR INFRASTRUCTURE.

12" WATER MAIN TO EXTEND EAST ALONG HICKORY STREET. 8" WATERMAINS TO BE UTILIZED AT THE POINTS OF INGRESS/EGRESS FOR INTERNAL PHASE II DEVELOPMENT.

GENERAL LOCATION OF PRIMITIVE TRAIL. EXACT LOCATION TO BE DETERMINED AT THE TIME OF DEVELOPMENT.

APPROXIMATE TIE-IN LOCATION TO EXISTING RWSA TRUNK LINE. EXACT LOCATION TO BE DETERMINED AT TIME OF PLAN SUBMITTAL.

LEGEND

- PROPOSED FRAMEWORK STREET
- BLOCK DIVISION LINES
- PROPOSED INGRESS/EGRESS
- PRIMITIVE TRAIL
- SAN — SANITARY SEWER
- 12"W — 12" WATERLINE
- 8"W — 8" WATERLINE
- PARCEL BOUNDARY

NAD 83

SCALE 1"=100'

0 100' 200'

BLOCK 1
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13 (6.39 AC.)
BLOCK 14 (6.70 AC.)
BLOCK 15 (7.31AC.)
BLOCK 16 (2.09 AC.)
BLOCK 17 (3.11 AC.)
BLOCK 18 (4.30 AC.)
BLOCK 19 (1.84 AC.)
BLOCK 20 (2.81 AC.)
BLOCK 21 (1.25 AC.)
BLOCK 22 (3.18 AC.)
BLOCK 23 (9.59 AC.)
BLOCK 24 (3.88 AC.)
BLOCK 25 (5.72 AC.)
BLOCK 26 (2.34 AC.)
BLOCK 27 (2.30 AC.)
BLOCK 28 (3.59 AC.)
BLOCK 29 (2.08 AC.)
BLOCK 30 (3.43 AC.)
BLOCK 31 (8.77 AC.)
BLOCK 32 (3.21 AC.)
BLOCK 33 (4.24 AC.)
BLOCK 34 (5.24 AC.)

HICKORY STREET

VDOT SIGHT DISTANCE EASEMENT

STREAM BUFFER/ FLOOD PLAIN CONSERVATION AREA

100 YR. FLOODPLAIN

W.P.O. BUFFER

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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TIMMONS GROUP

SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

INFRASTRUCTURE PLAN

JOB NO. 40919

SHEET NO. C3.0

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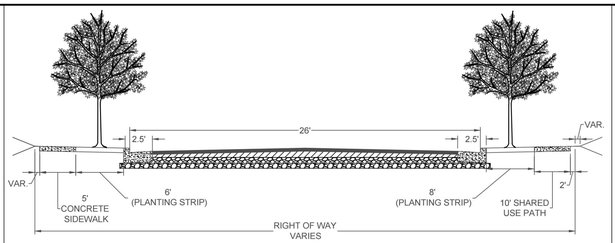
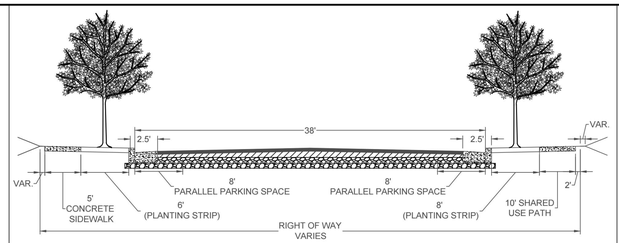


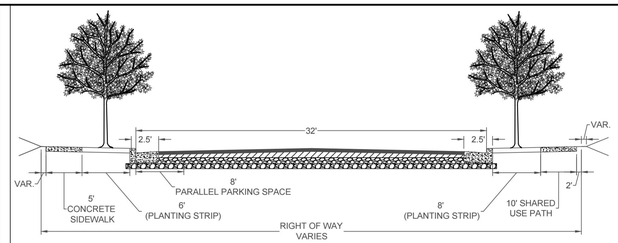
TYPICAL HICKORY STREET - CURB AND GUTTER SECTION

No Scale



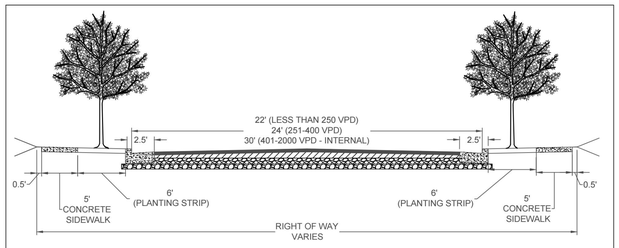
TYPICAL HICKORY STREET - CURB AND GUTTER SECTION WITH TWO SIDED PARALLEL PARKING

No Scale



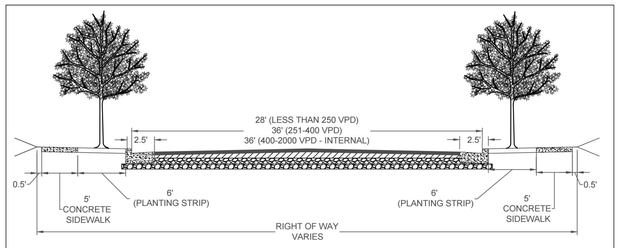
TYPICAL HICKORY STREET - CURB AND GUTTER SECTION WITH ONE SIDED PARALLEL PARKING

No Scale



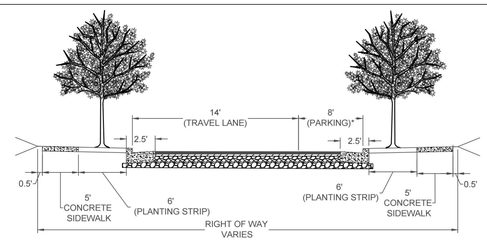
SECTION 1 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET NO PARKING)

No Scale



SECTION 2 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET WITH PARKING)

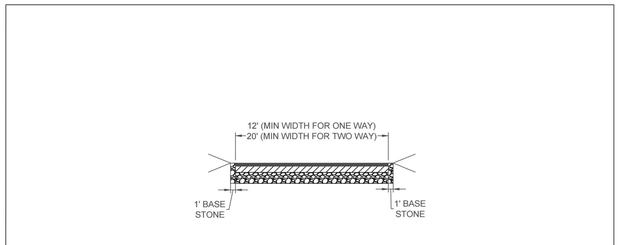
No Scale



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)

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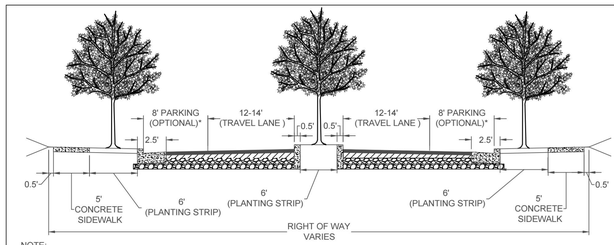

NOTE:
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SECTION 5 (BOULEVARD)

No Scale

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J.FOX

CHECKED BY
C.KOTARSKI

SCALE
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TIMMONS GROUP

SOUTHWOOD PHASE II REDEVELOPMENT

ALBEMARLE COUNTY, VA

TYPICAL ROAD SECTIONS

JOB NO.
40919

SHEET NO.
C4.0

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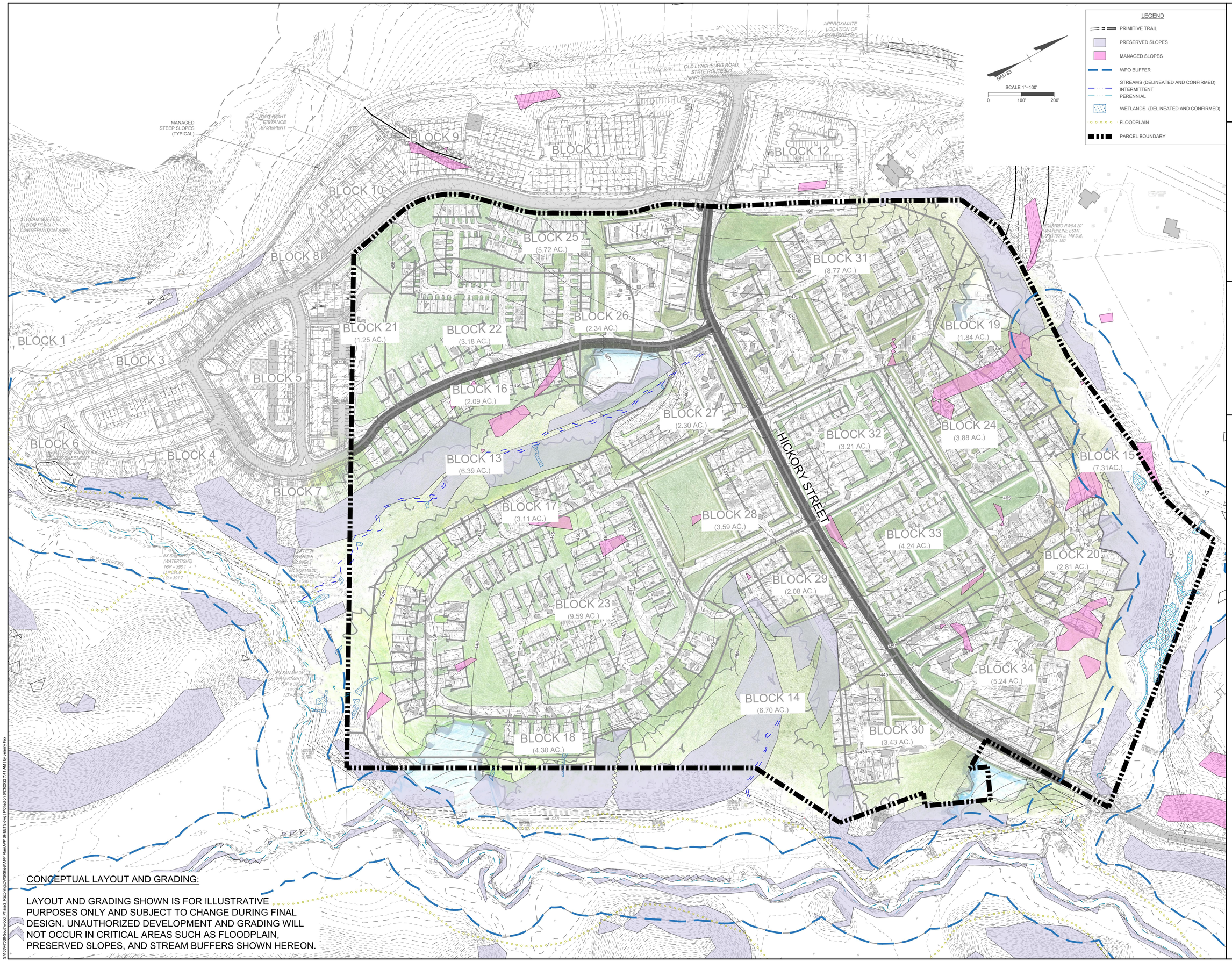

CONCEPTUAL LAYOUT AND GRADING:

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.

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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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