

WOOLEN MILLS REDEVELOPMENT

APPLICATION PLAN COUNTY OF ALBEMARLE, VIRGINIA

8/15/2016

NOTES

PARCEL: 78-21B

EXISTING ZONING: LI

PROPOSED ZONING: C-1

MAGISTERIAL DISTRICT: SCOTTSVILLE

SETBACKS:
FRONT : 10' (MINIMUM) 30' (MAXIMUM)
SIDE AND REAR: IN ACCORDANCE WITH BUILDING CODE

PRESENT USE: WAREHOUSE

PROPOSED USE: 94 RESIDENTIAL UNITS
40,000 SF INDUSTRIAL (5,000 SF OPEN TO CUSTOMERS)
13,919 SF OFFICE
2,994 SF BREWERY
4,538 SF STORAGE
5,900 SF RESTAURANT

REQUIRED PARKING PER ORDINANCE:
RESIDENTIAL: 65 ONE BEDROOM UNITS X 1.5 SPACES = 98 SPACES
29 TWO BEDROOM UNITS X 2.0 SPACES = 58 SPACES
INDUSTRIAL: 10 EMPLOYEES (5,000 SF FOR CUSTOMERS) = 20 SPACES
OFFICE: 13,919 SF X 0.80(1 SPACE / 200 SF) = 56 SPACES
BREWERY*: 2 EMPLOYEES (0 SF FOR CUSTOMERS) = 2 SPACES
STORAGE**: 4,538 SF X 0.14(1,000 SF = 1 SPACE
RESTAURANT: 5,900 SF X (13 SPACES / 1,000 SF) = 77 SPACES

*BREWERY IS NOT NOTED SPECIFICALLY IN ORDINANCE, OTHER INDUSTRIAL TYPE USE WAS USED FOR PARKING REQUIREMENT.
**STORAGE IS NOT A USE WITH ASSOCIATED PARKING IN THE ORDINANCE. THIS PARKING RATE IS FROM THE ITE PARKING MANUAL (4TH EDITION)

TOTAL PARKING REQUIRED: 312 SPACES

REQUESTED PARKING ADJUSTMENT (SEE PARKING STUDY)
RESIDENTIAL: 94 UNITS X 1.1 SPACE = 104 SPACES
INDUSTRIAL: 10 EMPLOYEES (5,000 SF FOR CUSTOMERS) = 20 SPACES
BREWERY: 2 EMPLOYEES (0 SF FOR CUSTOMERS) = 2 SPACES
STORAGE: 4,538 SF X 0.14(1,000 SF = 1 SPACE
OFFICE: 13,919 SF X 1 SPACE / 200 SF = 56 SPACES
RESTAURANT: 5,900 SF X (13 SPACES / 1,000 SF) = 77 SPACES

LIVE/WORK CREDIT: 15 UNITS X .5 SPACE = (7 SPACES)

TOTAL PARKING REQUIRED (ADJUSTMENT): 253 SPACES

PROPOSED PARKING: 256 SPACES

EXISTING IMPERVIOUS AREA = 3.65 ACRES

PROPOSED IMPERVIOUS AREA = 5.09 ACRES

CRITICAL SLOPES: CRITICAL SLOPES HAVE BEEN SHOWN ON SHEETS C1.0 AND C2.0. THESE SLOPES WILL BE DISTURBED AS A PART OF THIS PROJECT (SEE C2.0). A WAIVER TO DISTURB THESE SLOPES WILL BE FILLED AT THE TIME OF SITE PLAN SUBMISSION.

WATER QUANTITY: WATER QUANTITY WILL BE NATURALLY REDUCED BY THE NON-PROPRIETARY BMP, HOWEVER NO ADDITIONAL ATTENUATION IS PROPOSED. IT IS BETTER FOR THE STREAM TO ACCEPT THE STORMWATER FROM THIS SITE FASTER, ALLOWING IT TO MOVE DOWNSTREAM AHEAD OF THE LARGER DRAINAGE AREA.

WATER QUALITY: STORMWATER TREATED ON SITE BY A NON-PROPRIETARY OR MANUFACTURED BMP AND AUGMENTED BY THE PURCHASE OF OFF SITE STORMWATER QUALITY CREDITS AS NECESSARY.



VICINITY MAP

1"=1000'

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Sheet Index

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	CRITICAL SLOPE IMPACTS

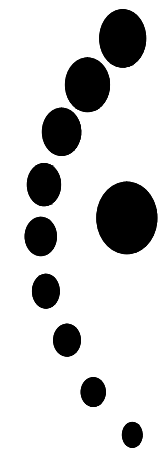
NUMBER OF SHEETS= 4

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
11/29/16	REVISED PER COMMENTS
02/23/17	REVISED PER COMMENTS

DATE
8/15/16
DRAWN BY
J. WILSON
DESIGNED BY
J. WILSON
CHECKED BY
C. KOTARSKI
SCALE
N/A



TIMMONS GROUP

WOOLEN MILLS REDEVELOPMENT PLAN
ALBEMARLE COUNTY, VA

COVER

JOB NO.
37032
SHEET NO.
C0.0

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J. WILSON

CHECKED BY
C. KOTARSKI

SCALE
1" = 40'

WOOLEN MILLS REDEVELOPMENT PLAN
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

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SHEET NO.
C1.0

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