

**ALBEMARLE  
BUSINESS CAMPUS**  
A NEIGHBORHOOD MODEL DISTRICT

TMP(s) 76-46A, 76-54, Portion of 76-46F

project ID: 18.004

Submitted 18 March 2019  
Revised 17 June 2019  
Revised 29 July 2019  
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REVISED 6 AUGUST 2020

**Context Map**  
Sheet 1 of 19

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**ALBEMARLE BUSINESS CAMPUS**  
**A NEIGHBORHOOD MODEL DISTRICT**  
**SITE & ZMA DETAILS**  
Sheet 2 of 19

**OWNER/DEVELOPER**

Fifth Street Forest, LLC  
250 West Main Street, Suite 201  
Charlottesville, VA 22902-0000

**TMP(S)**

76-46A, 76-54, Portion of 76-46F

**MAGISTERIAL DISTRICT**

Samuel Miller & Scottsville

**STEEP SLOPES & STREAM BUFFER**

There are no stream buffers within the project area.  
Managed steep slopes exist within the project area.

**SOURCE OF BOUNDARY & TOPOGRAPHY**

Boundary from compiled plats for subject parcel and GIS for adjoining parcels. Ten (10) foot contour interval topography from Louisa Aerial Surveys, Inc (08/22/07). Supplemented by additional field survey performed by Roger Ray.

**FLOODZONE**

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

**WATER SUPPLY WATERSHED**

Non-Watershed Supply Watershed

**WATER AND SANITARY SERVICES**

Provided by Albemarle County Service Authority (ACSA)

**PARKING**

Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued by during site plan and are approved by the Zoning Administrator.

**PROPOSED UNITS**

MAX 128 units. Gross & net density: 9.39 units/acre

**USE**

EXISTING: Vacant  
PROPOSED: Mixed Use Development

**ZONING**

EXISTING: R2, R10, CO  
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed, Dam Break Inundation Zone - State  
COMPREHENSIVE PLAN: Urban Density Residential, Community Mixed Use  
PROPOSED: NMD

**ROW RESERVATION CALCULATION**

	ACREAGE	RIGHT-OF-WAY RESERVATION	ACREAGE LESS R/W RESERVATION
TMP 76-46A (West)	4.50	0.21	4.29
Portion of TMP 76-46F	0.58	.002	0.58
TMP 76-46A (East)	5.67	.009	5.66
TMP 76-54	2.88	0.22	2.66
Total	13.63	0.44	13.19

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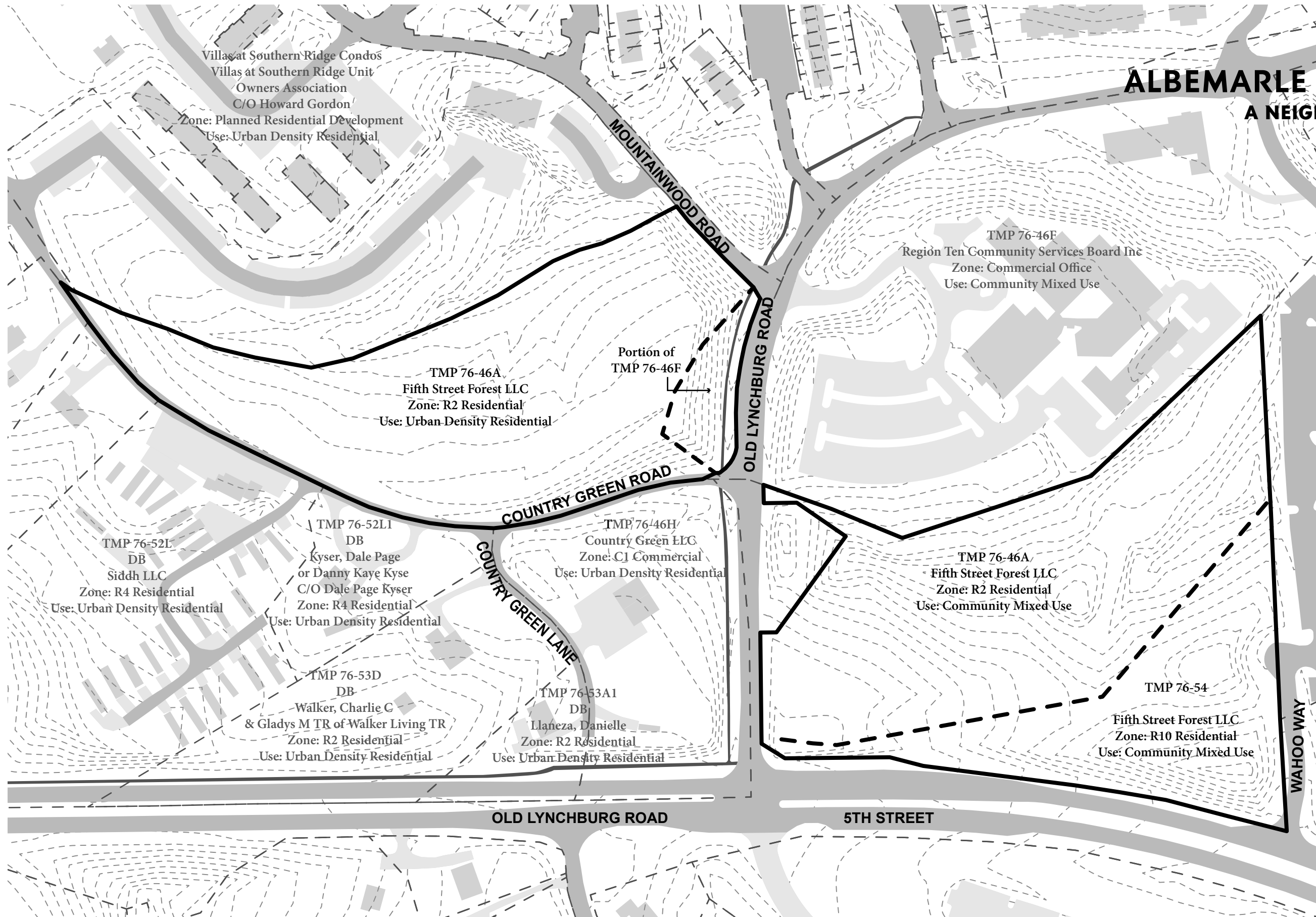
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# ALBEMARLE BUSINESS CAMPUS

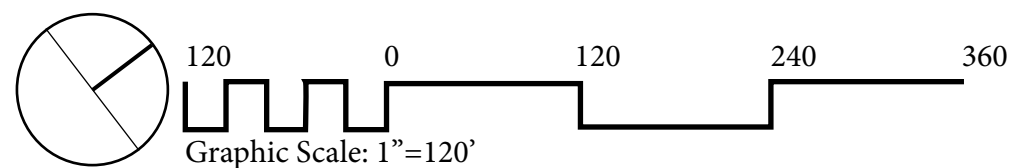
## A NEIGHBORHOOD MODEL DISTRICT

### EXISTING CONDITIONS

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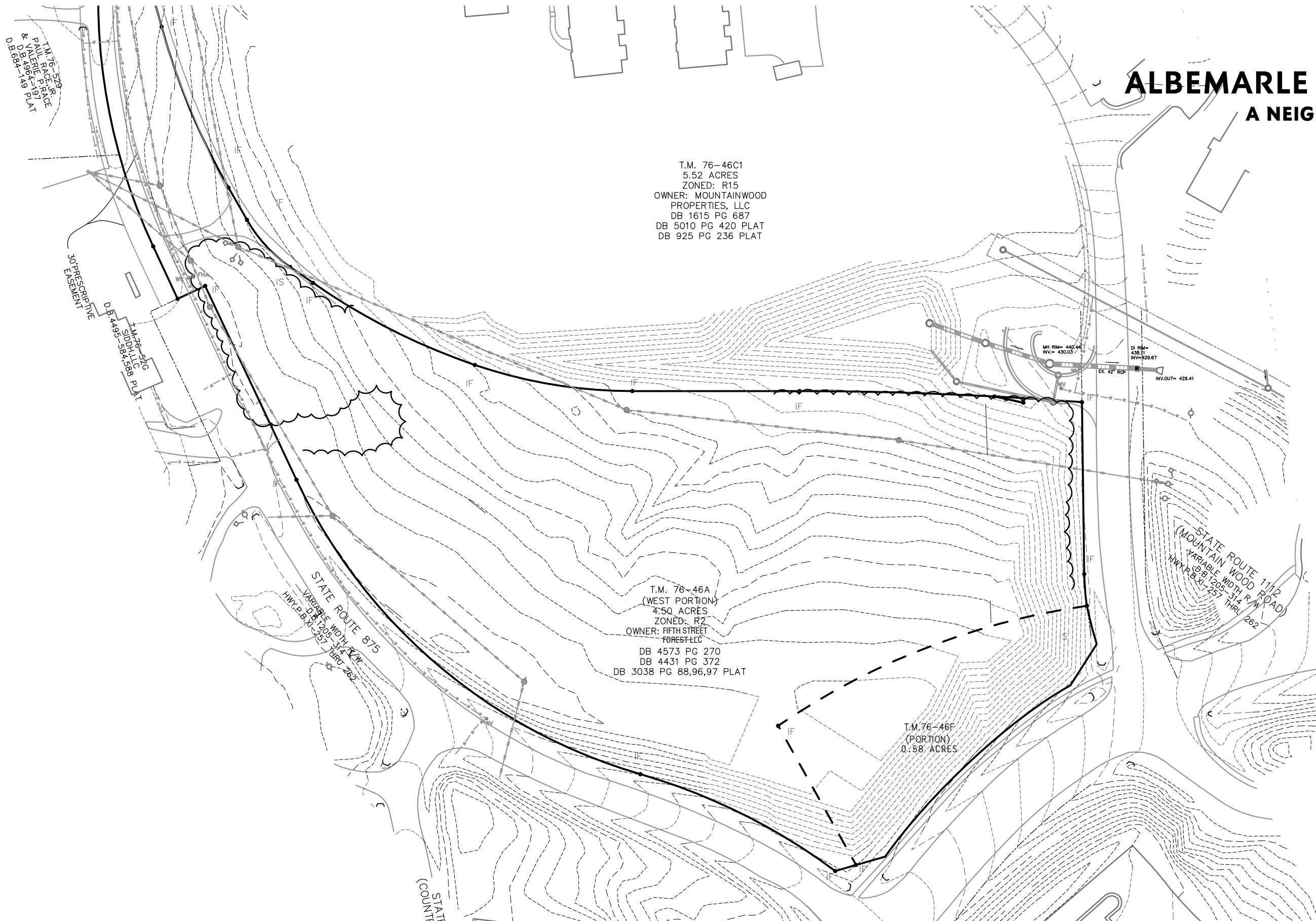
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# ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

EXISTING CONDITIONS

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TMP(s) 76-46A, 76-54, Portion of 76-46F

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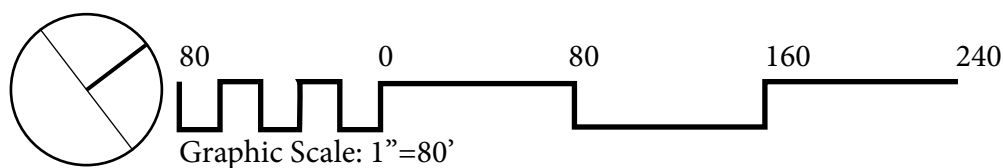
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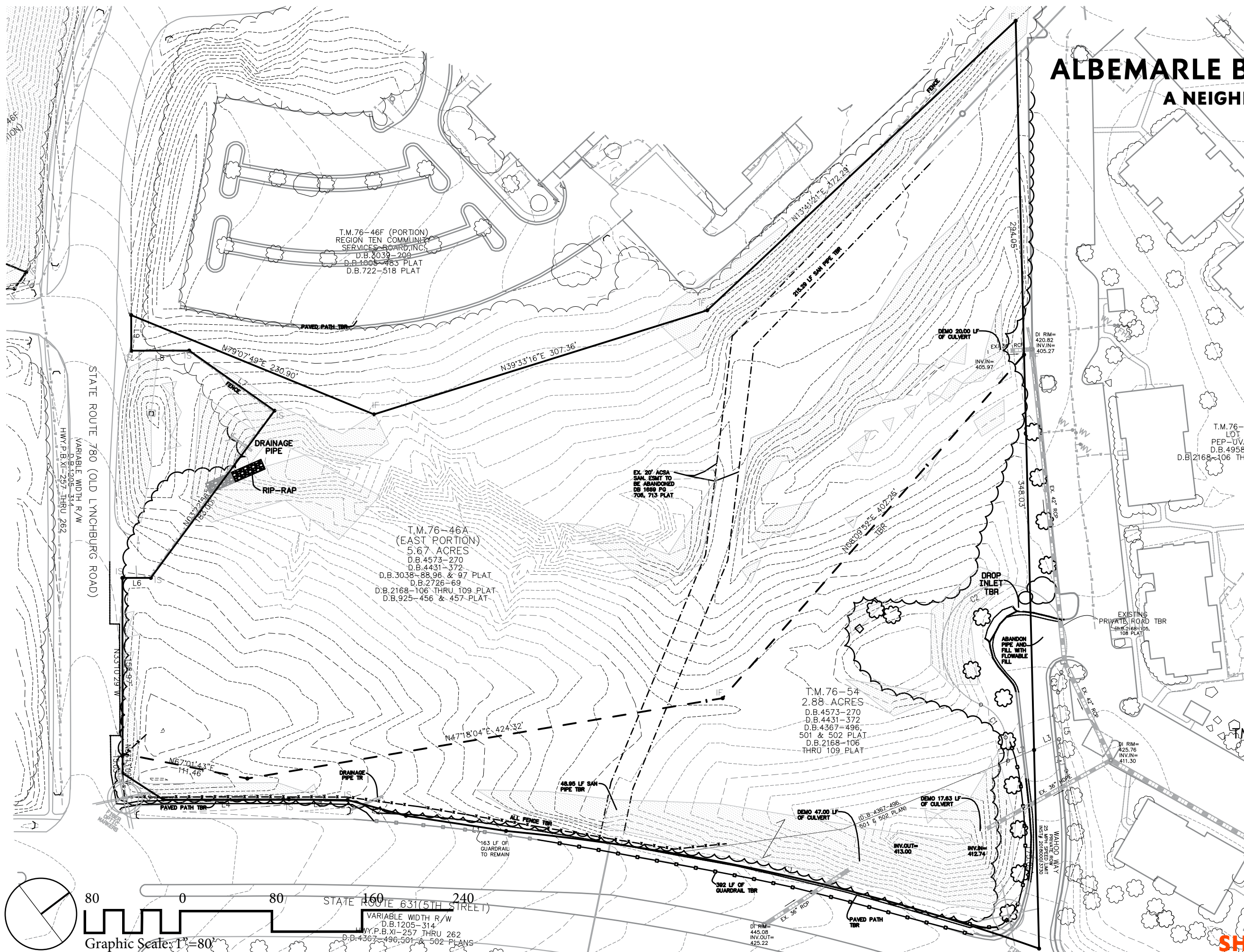


# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT

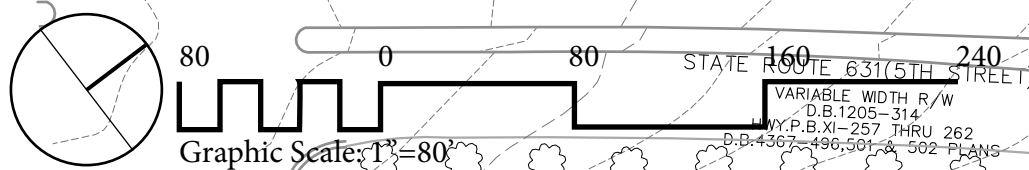
### EXISTING CONDITIONS

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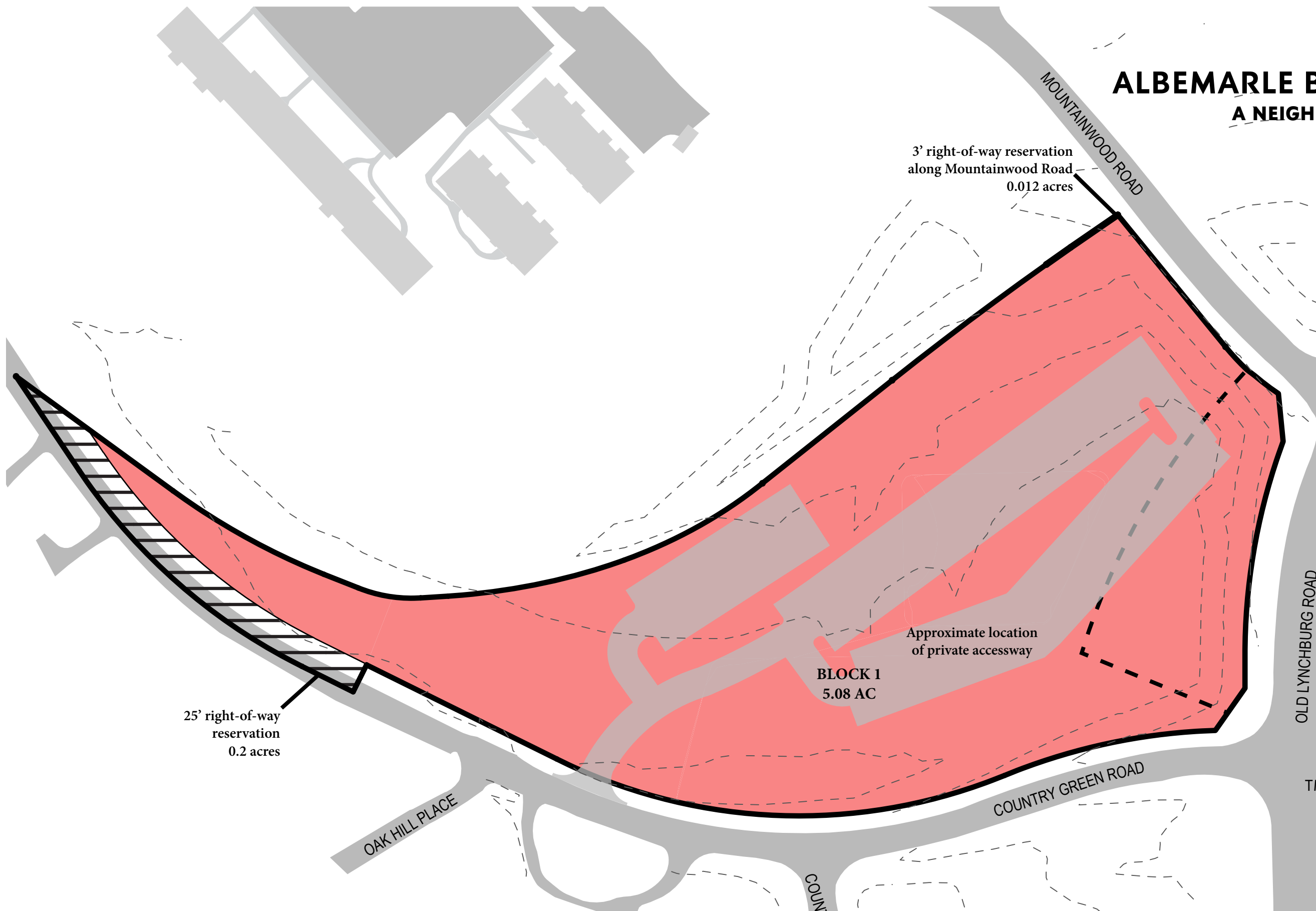


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# ALBEMARLE BUSINESS CAMPUS

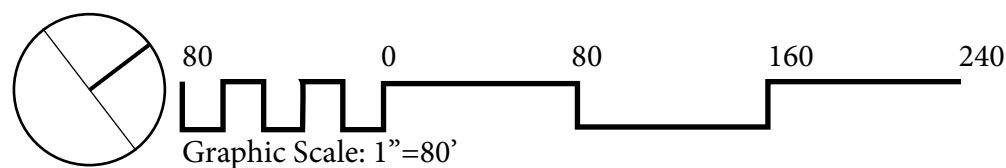
## A NEIGHBORHOOD MODEL DISTRICT BLOCK NETWORK

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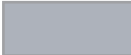





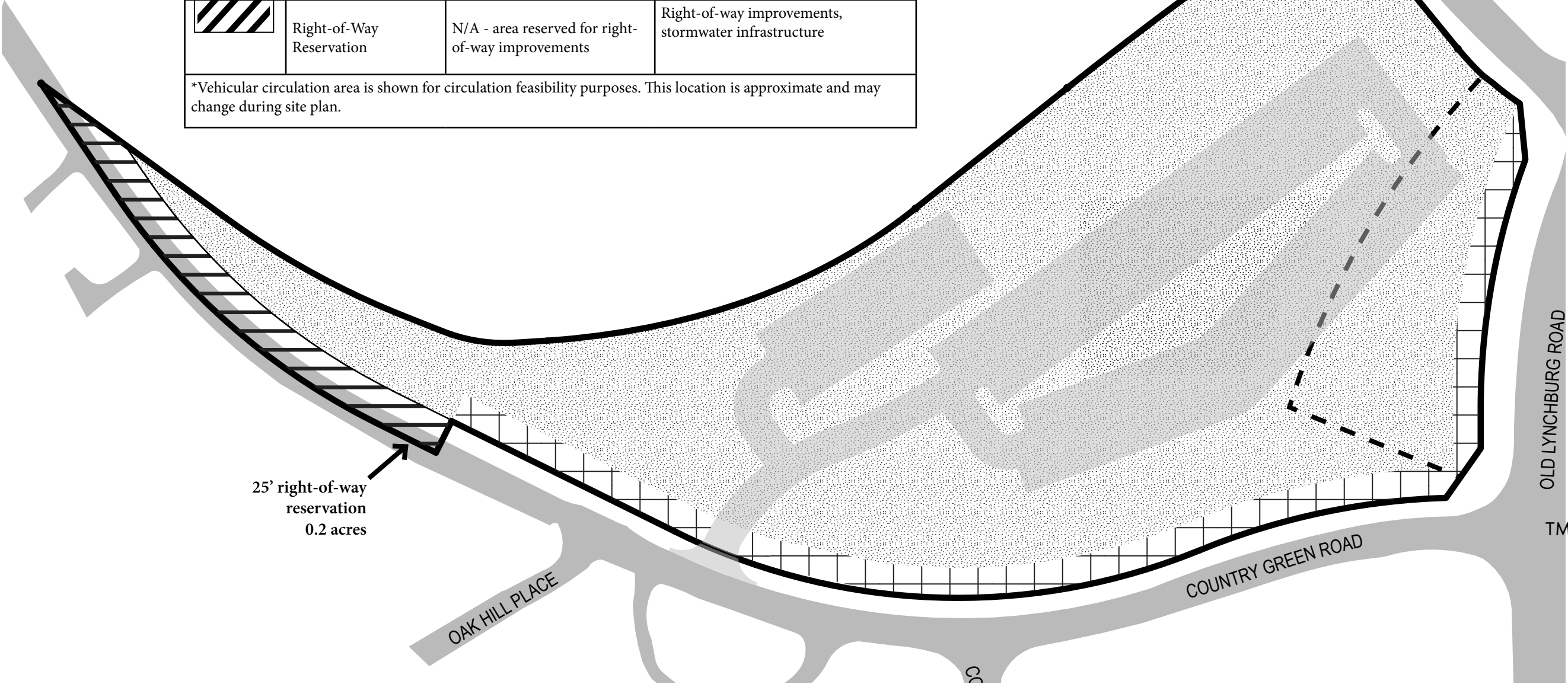
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**ALBEMARLE BUSINESS  
CAMPUS**  
A NEIGHBORHOOD MODEL DISTRICT  
**LAND USE CATEGORIES**

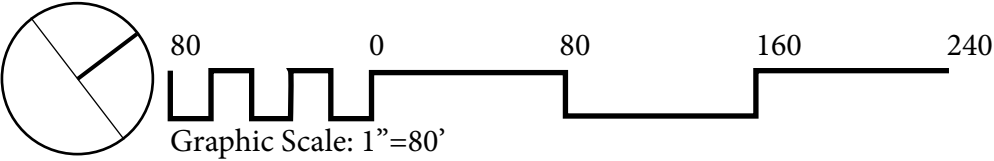
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LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation*	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure
*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.			



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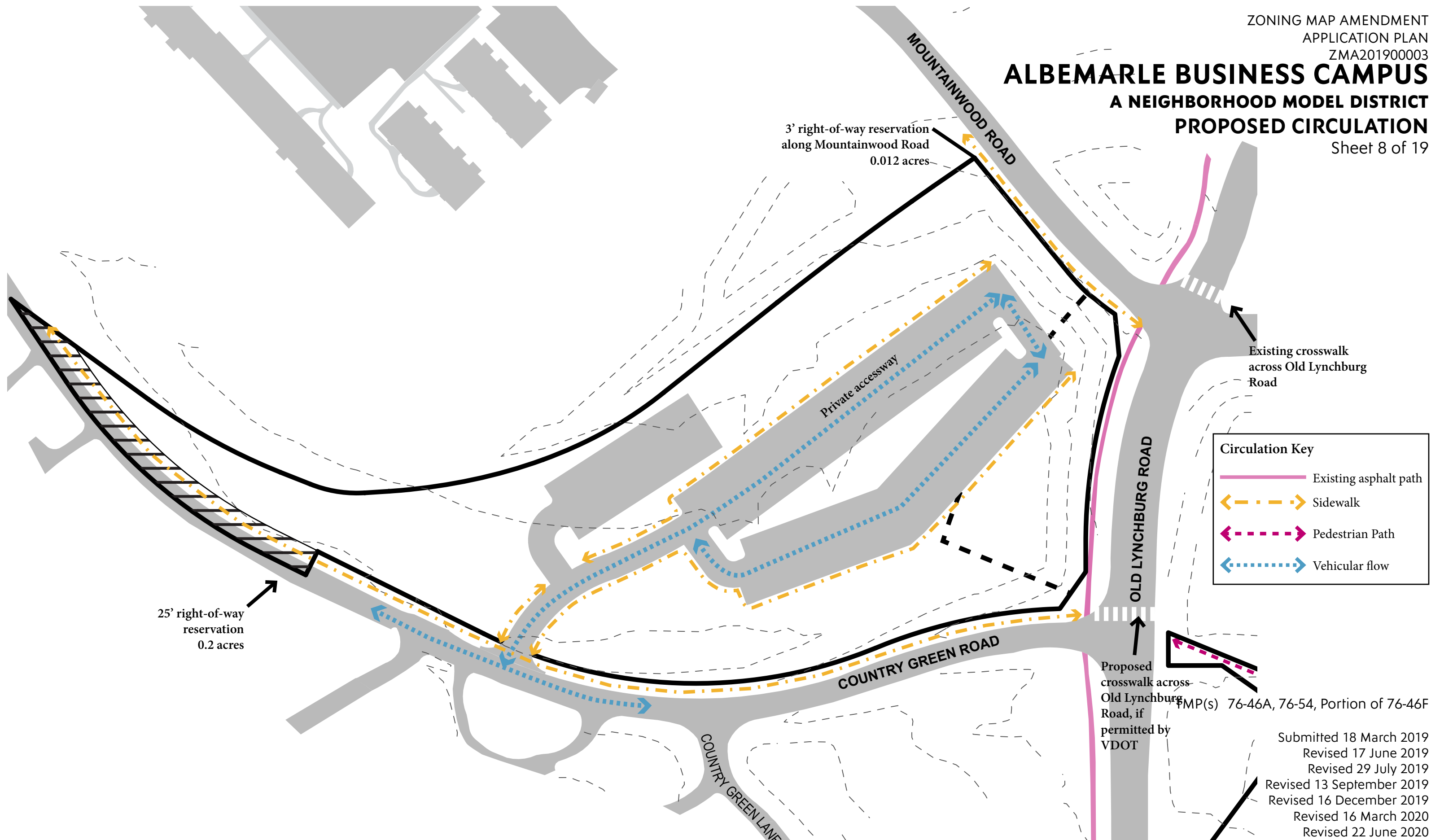


# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT

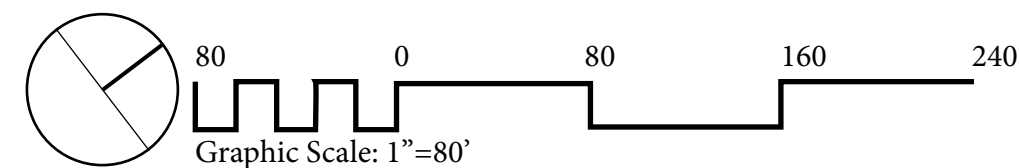
### PROPOSED CIRCULATION

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**Circulation Key**

- Existing asphalt path
- Sidewalk
- Pedestrian Path
- Vehicular flow



**Legend**

- Right-of-way reservation

Proposed crosswalk across Old Lynchburg Road, if permitted by VDOT

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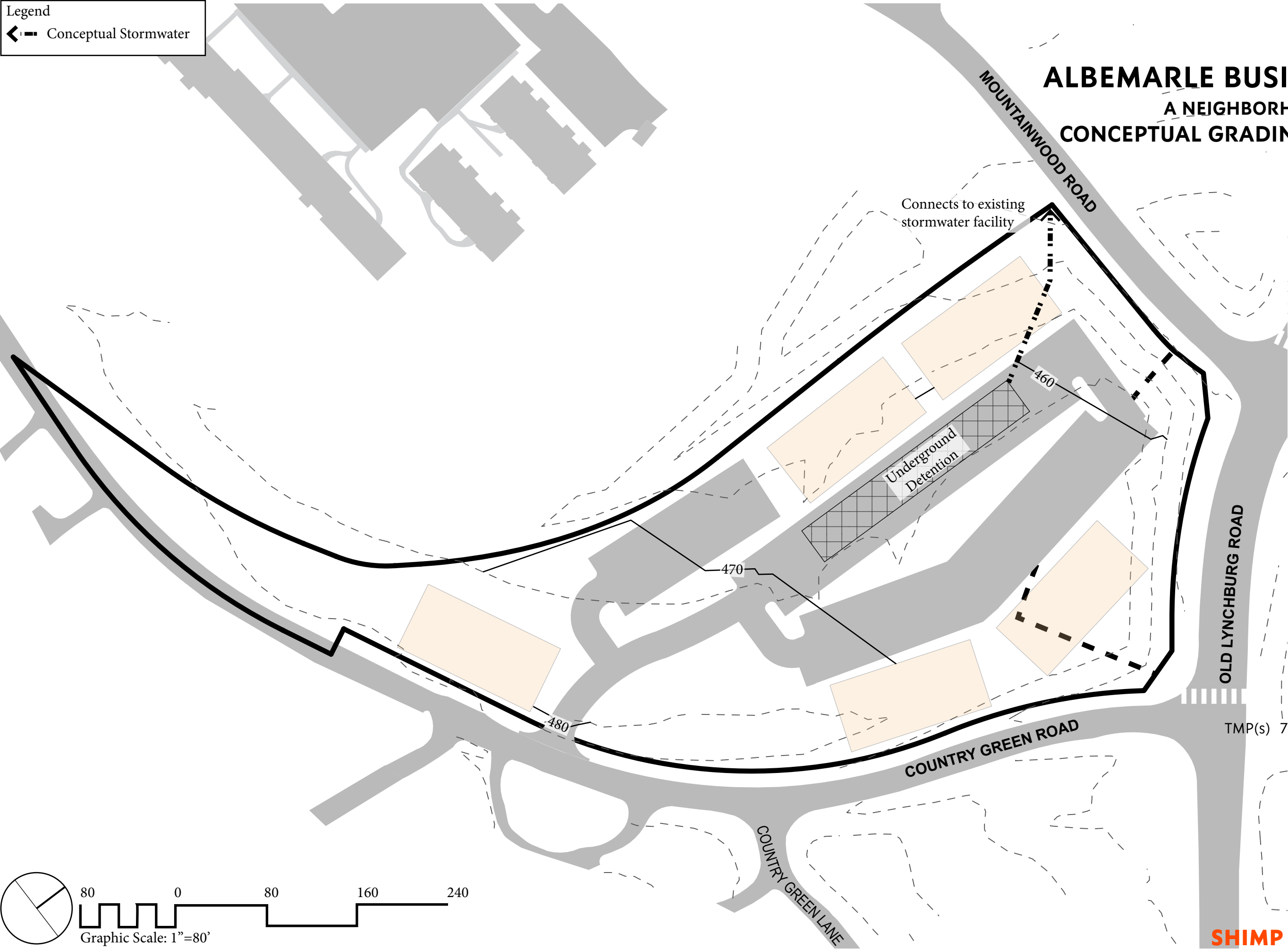
Legend

◀ Conceptual Stormwater

**ALBEMARLE BUSINESS CAMPUS**  
**A NEIGHBORHOOD MODEL DISTRICT**  
**CONCEPTUAL GRADING & STORMWATER**  
Sheet 9 of 19

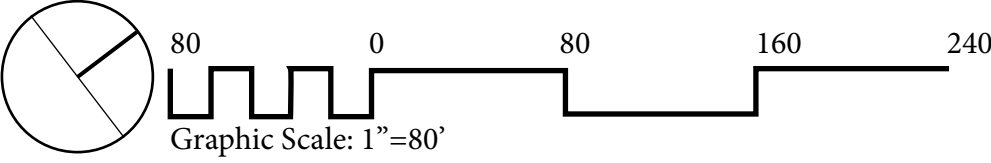
Additional Notes:

1. Building footprints and road layout shown for conceptual purposes only



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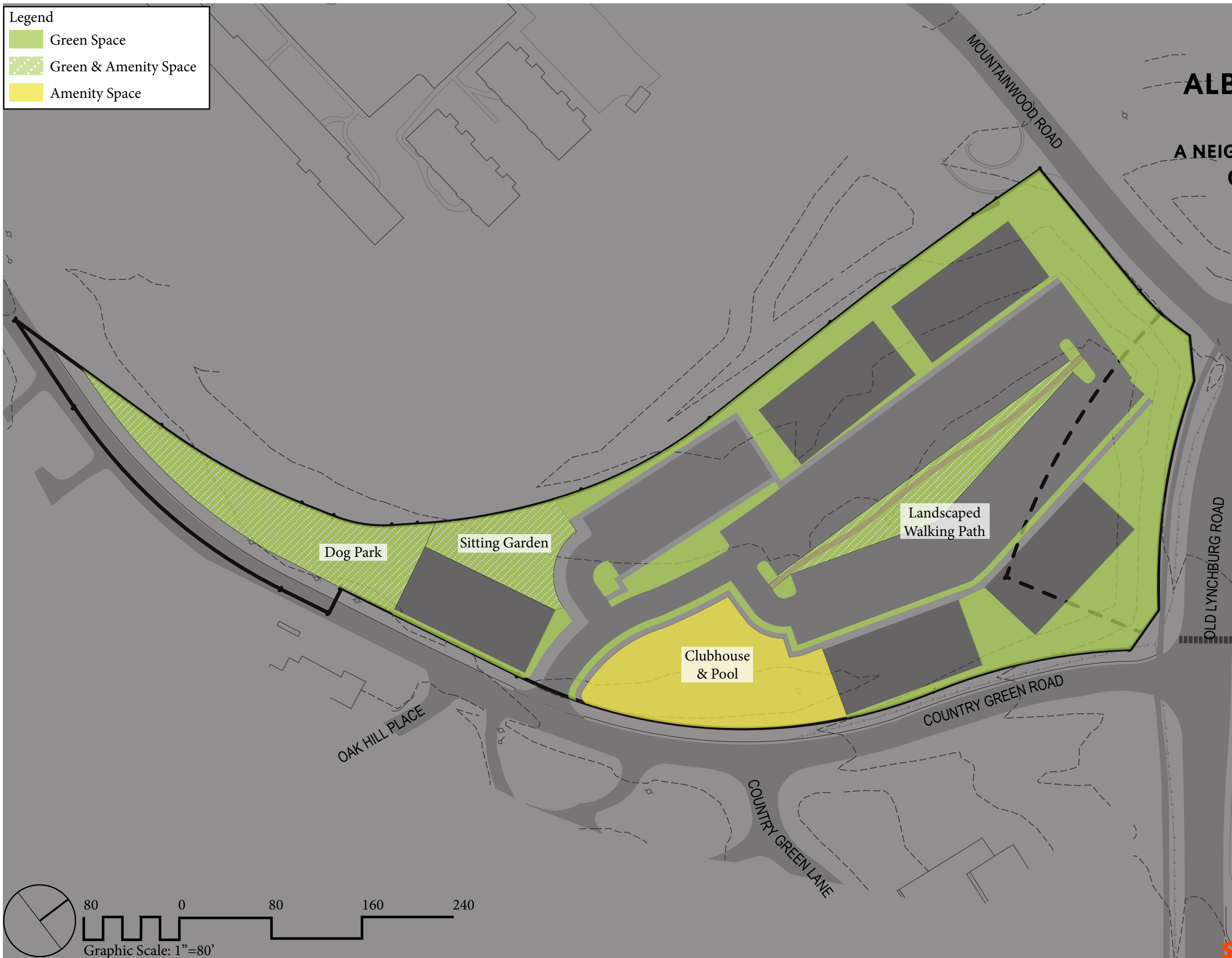
# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT GREEN & AMENITY SPACE

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**Legend**

- Green Space
- Green & Amenity Space
- Amenity Space

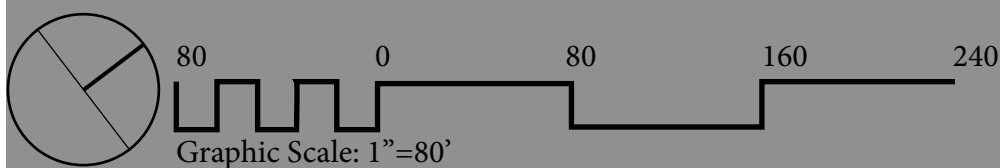


### Additional Notes:

1. Building footprints and road layout shown for conceptual purposes only
2. Notwithstanding the green & amenity spaces depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of 20% (118,744.56 SF) green space and amenity area in the NMD.

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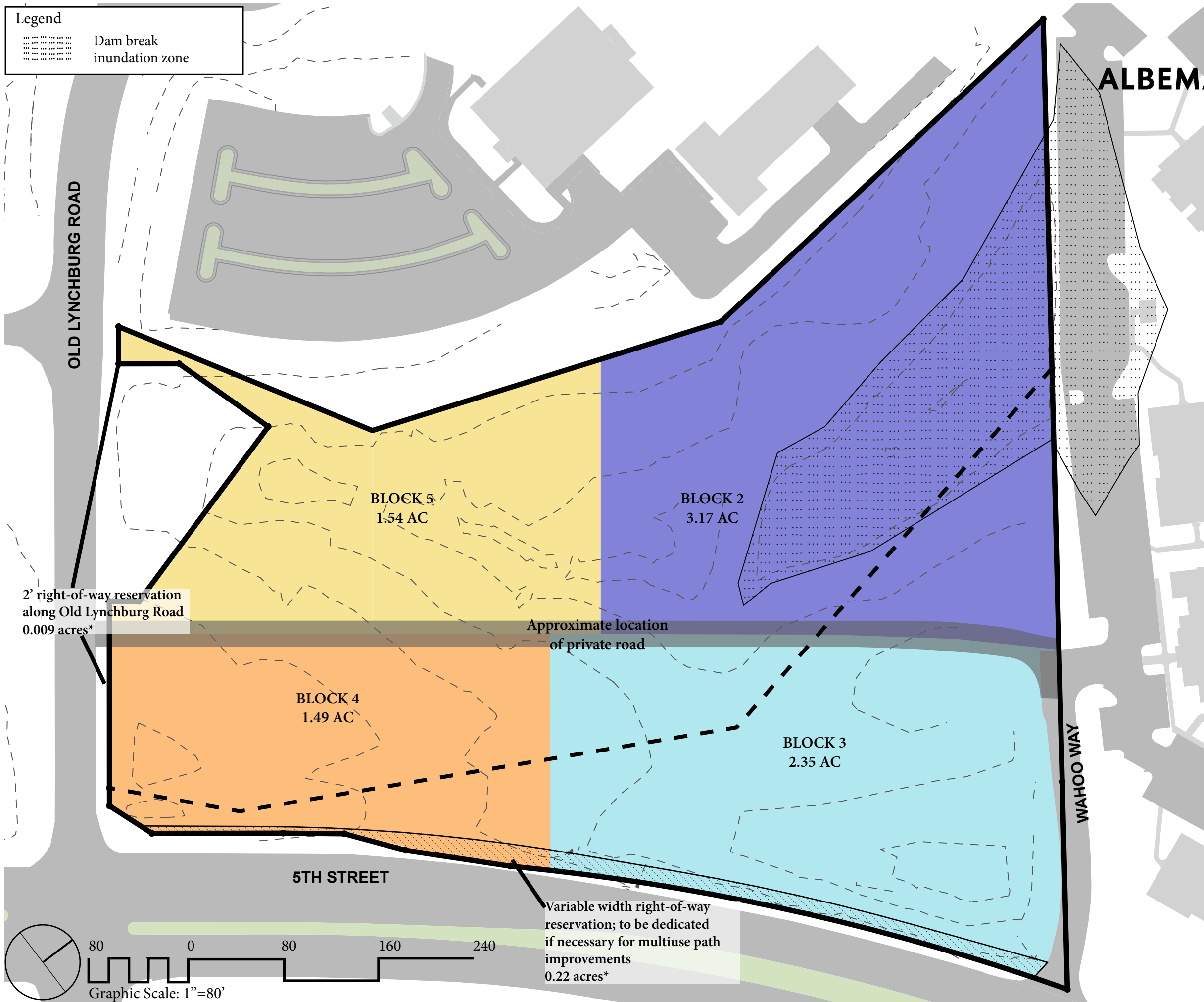




# ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT  
BLOCK NETWORK

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\*See sheet 2 for right-of-way reservation by parcel

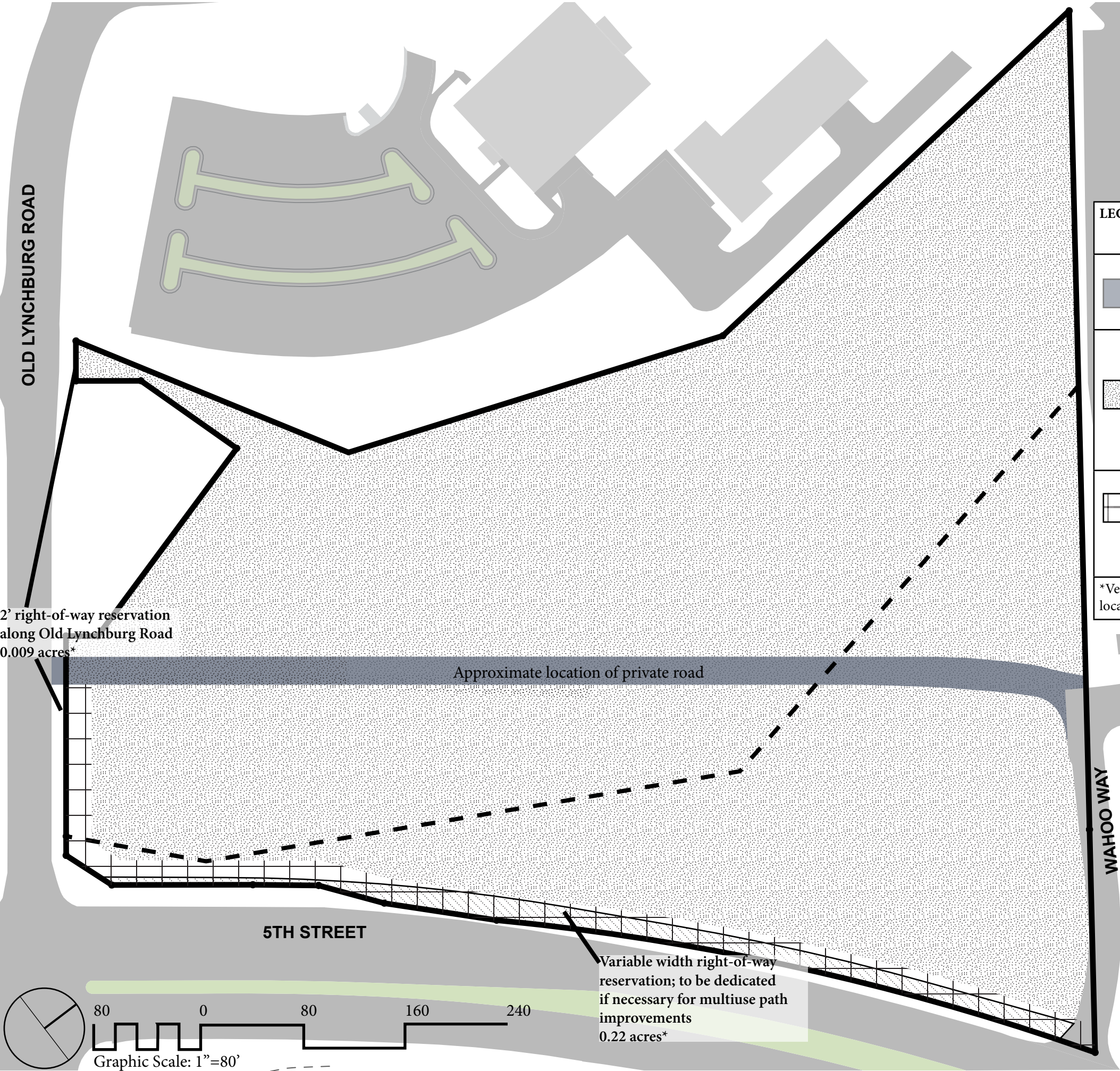
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**ALBEMARLE BUSINESS CAMPUS**  
**A NEIGHBORHOOD MODEL DISTRICT**  
**LAND USE CATEGORIES**

LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
*Vehicular circulation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.			



\*See sheet 2 for right-of-way reservation by parcel

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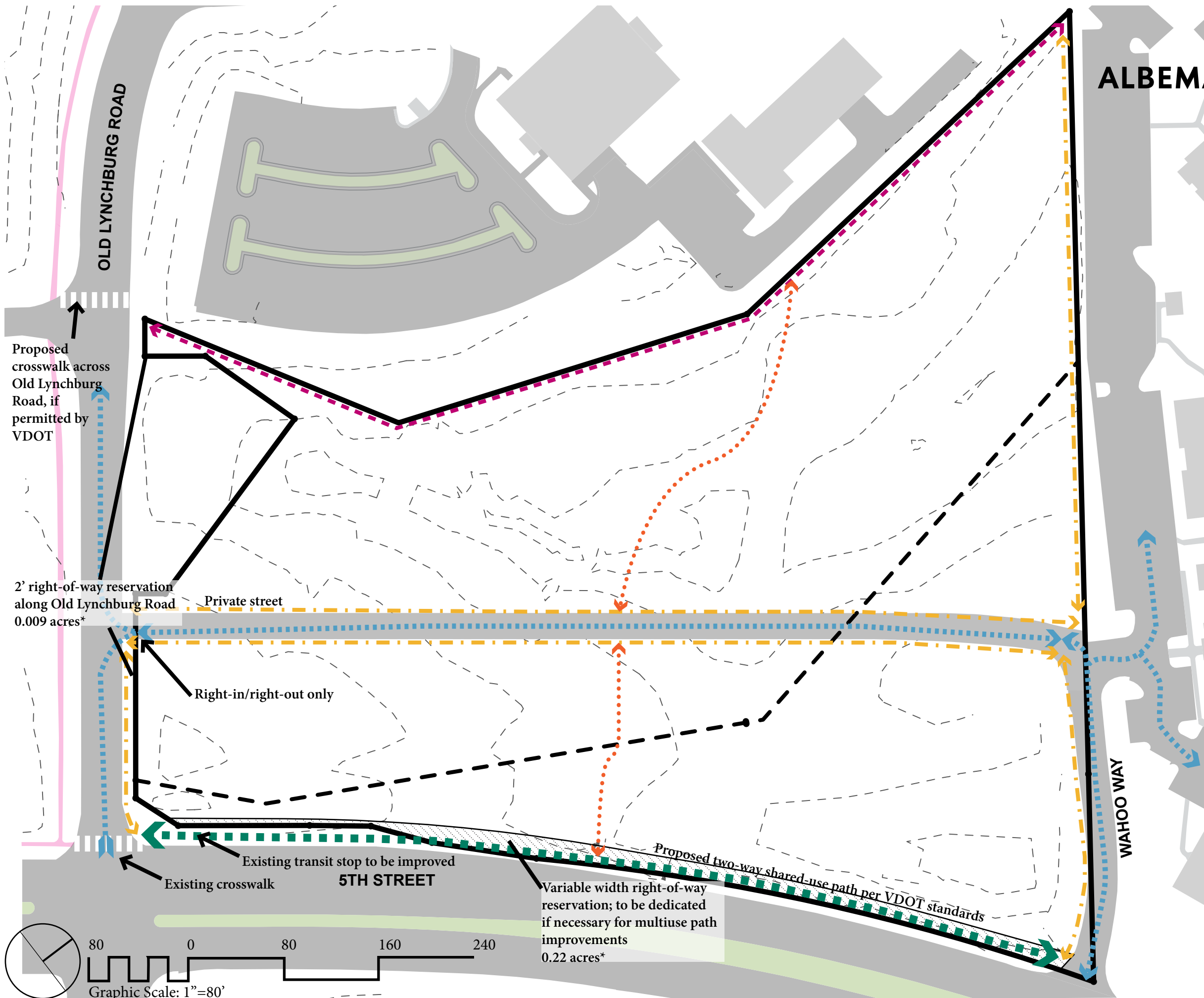


# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT

### PROPOSED CIRCULATION

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Circulation Key	
	Existing asphalt path
	Sidewalk
	Pedestrian Path
	Pedestrian Allée
	Proposed two-way shared-use path (VDOT standards)
	Vehicular flow

\*See sheet 2 for right-of-way reservation by parcel

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Legend

Conceptual Stormwater

ALBEMARLE BUSINESS CAMPUS

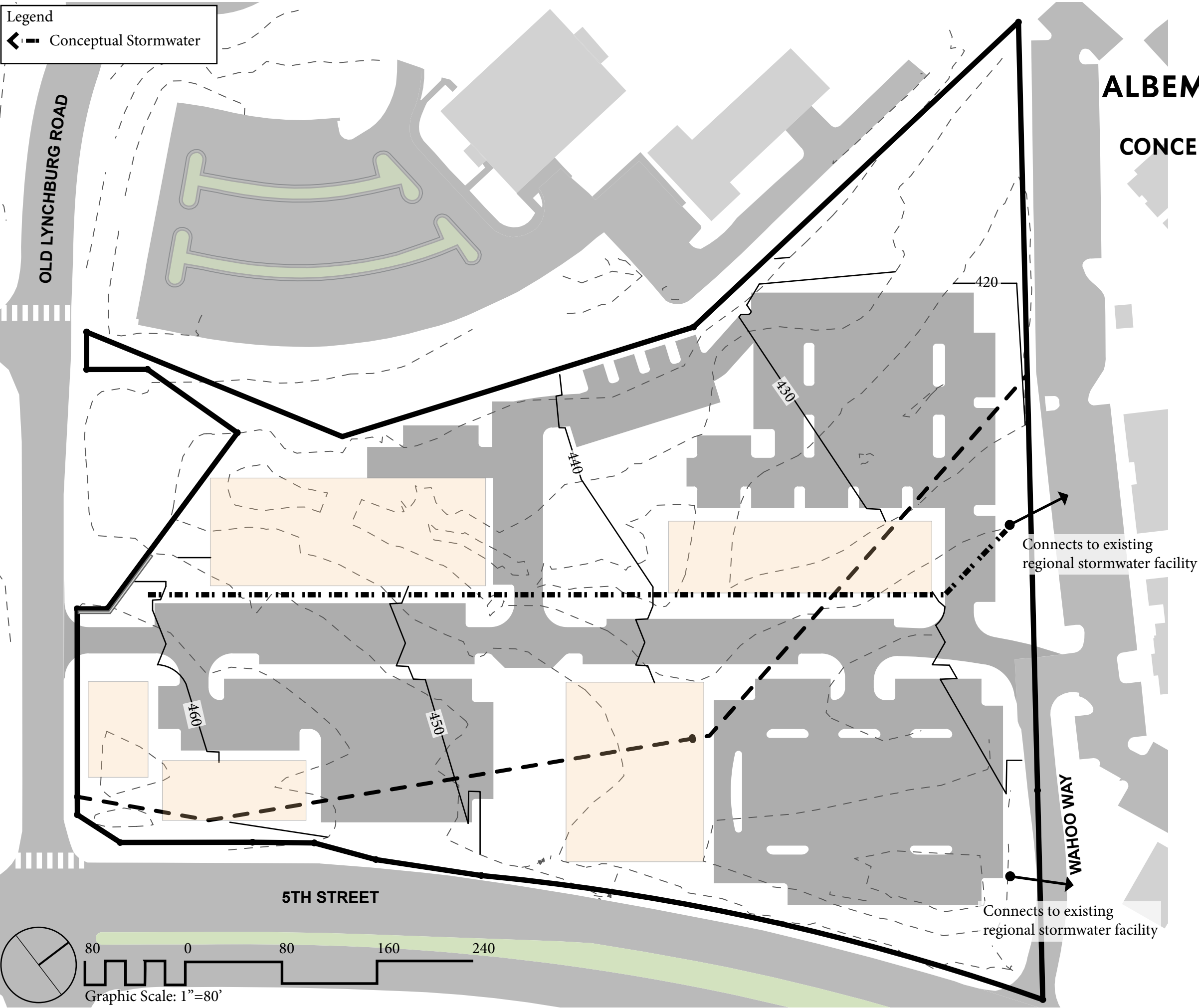
A NEIGHBORHOOD MODEL DISTRICT

CONCEPTUAL GRADING & STORMWATER

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Additional Notes:

1.Building footprints and road layout shown for conceptual purposes only



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# ALBEMARLE BUSINESS CAMPUS

## A NEIGHBORHOOD MODEL DISTRICT GREEN & AMENITY SPACE

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### Additional Notes:

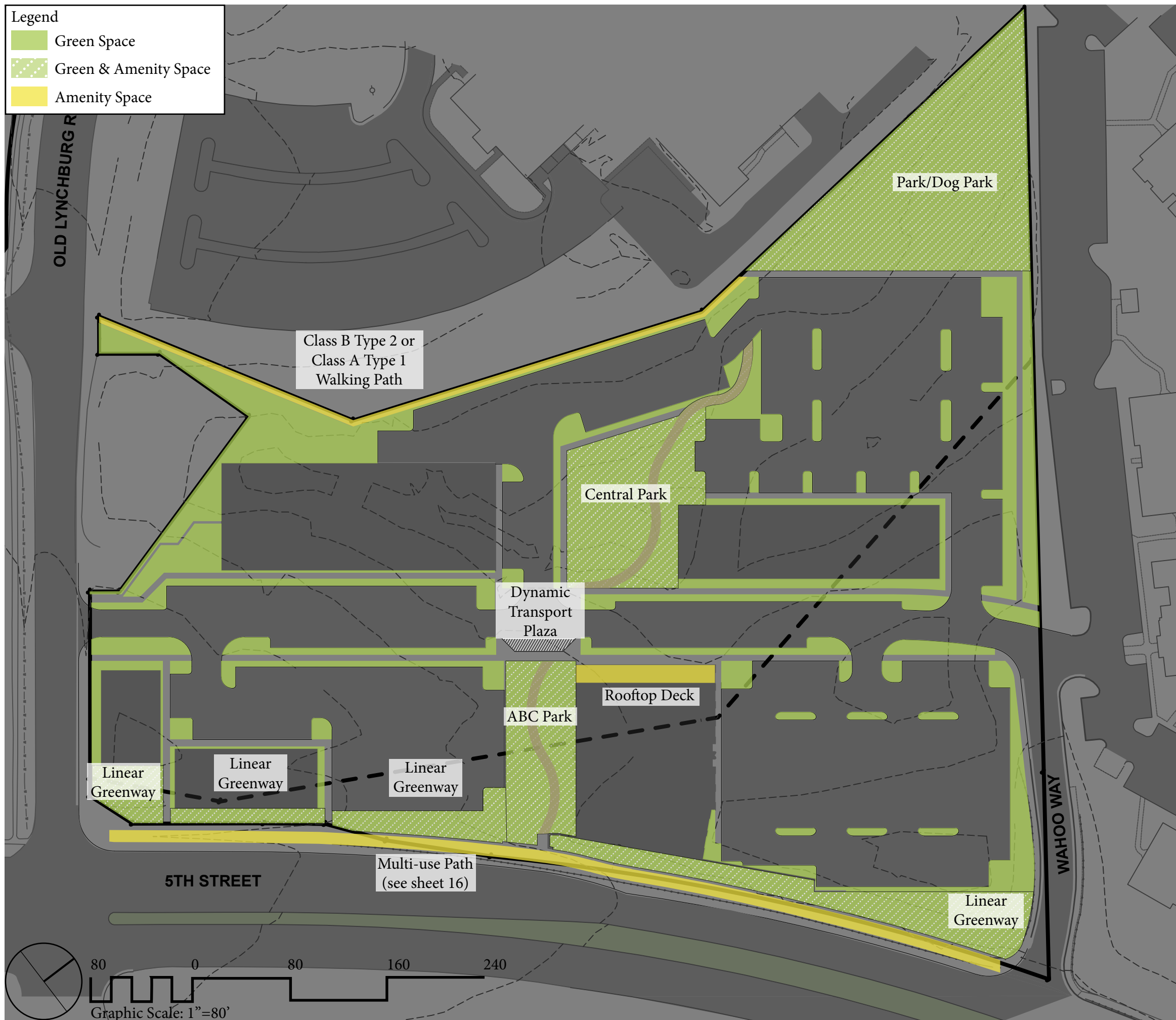
1. Building footprints and road layout shown for conceptual purposes only

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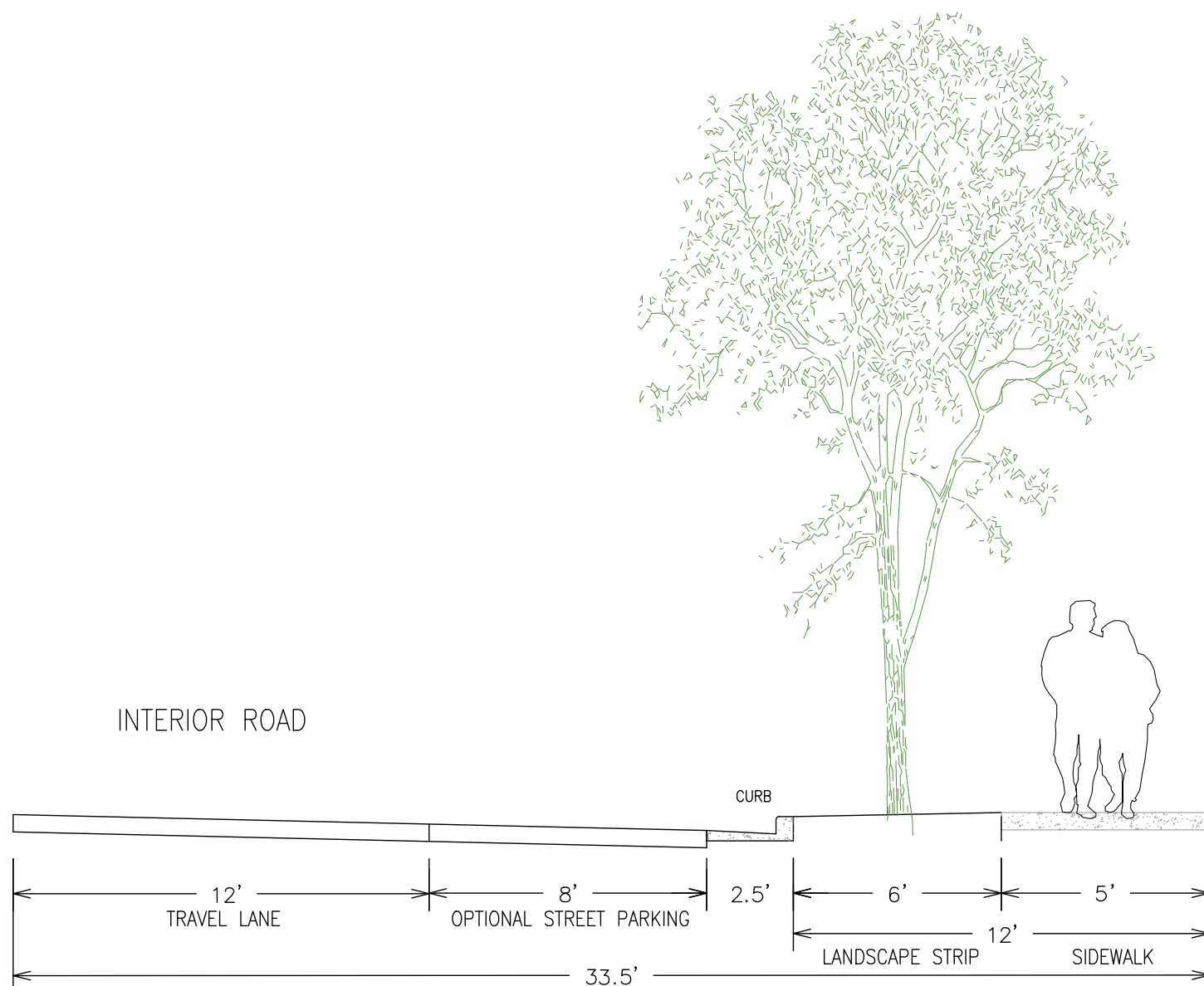
# ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

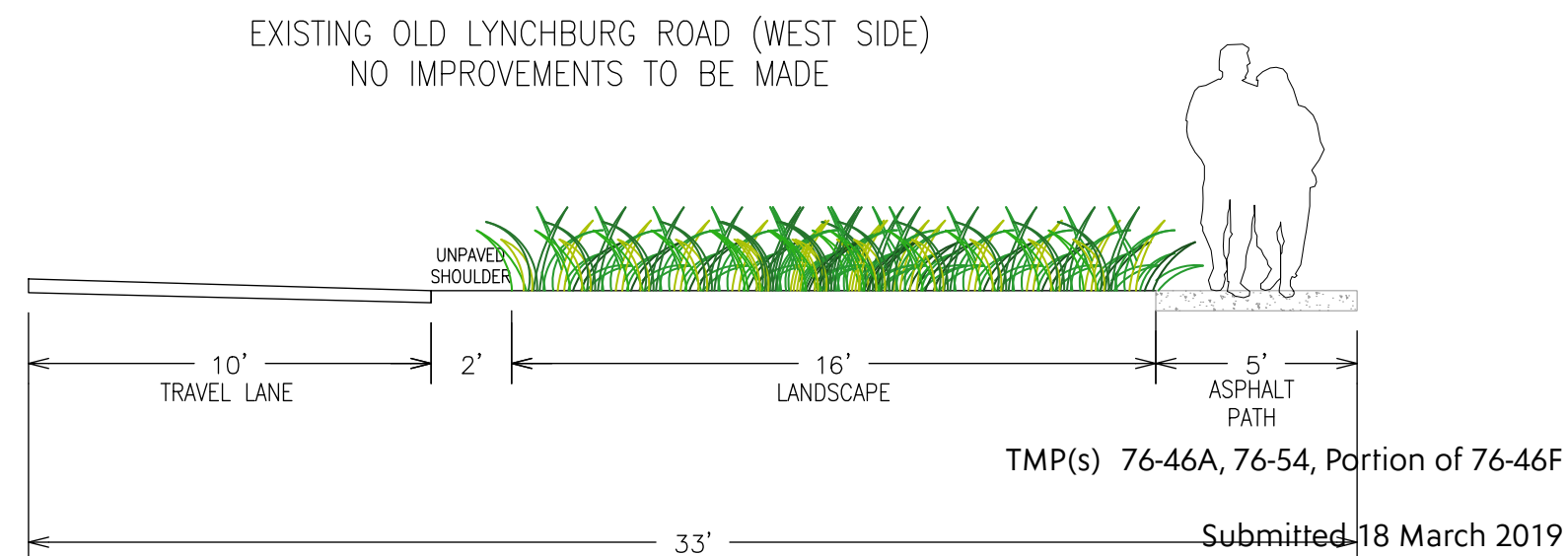
## CONCEPTUAL STREET SECTIONS

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### INTERIOR STREETS



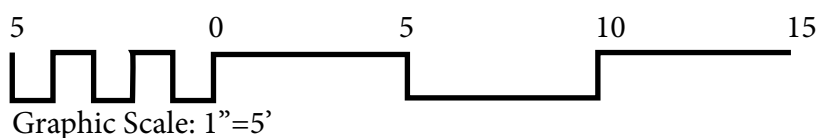
### OLD LYNCHBURG ROAD (WEST SIDE) EXISTING ASPHALT PATH



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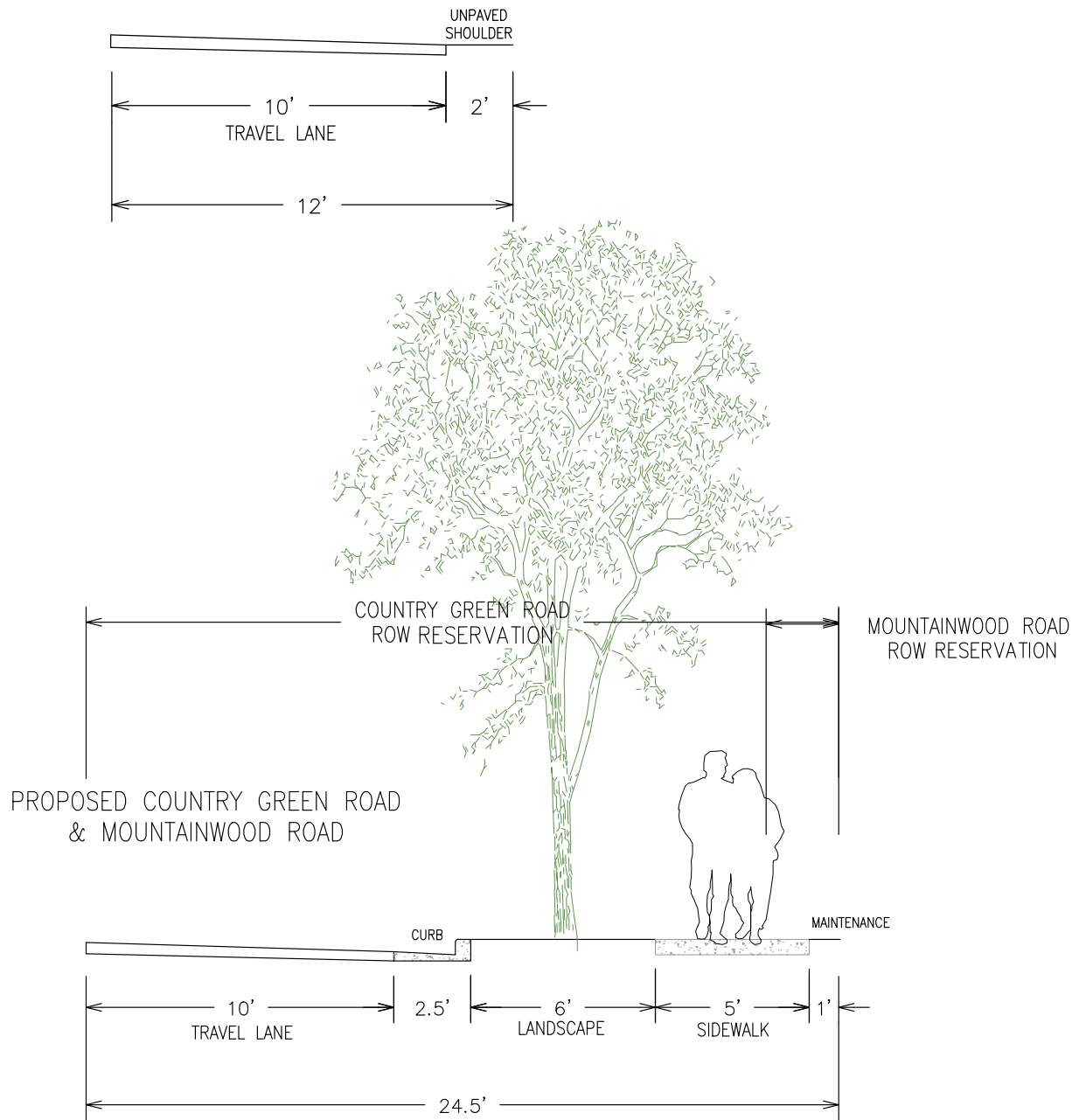


RURAL TO URBAN STREET  
COUNTRY GREEN ROAD  
& MOUNTAINWOOD ROAD

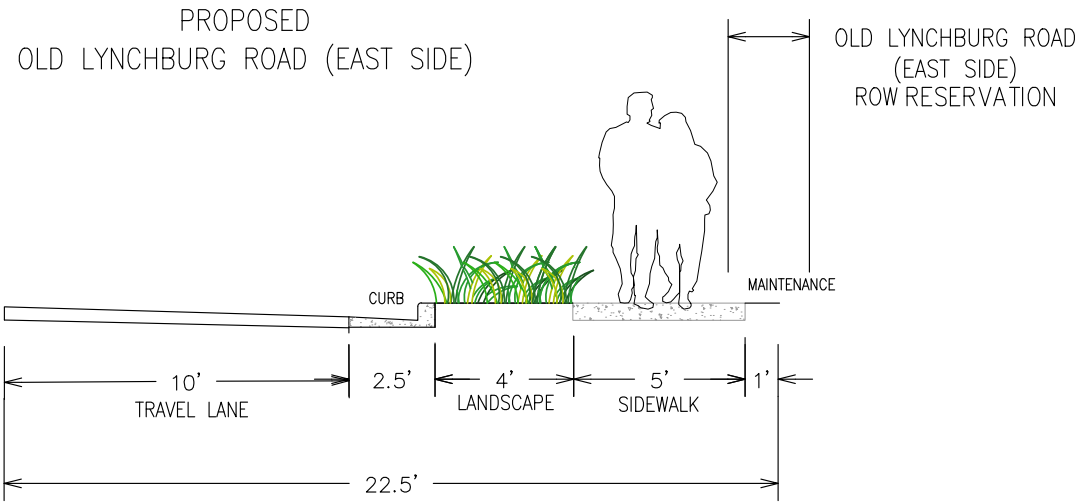
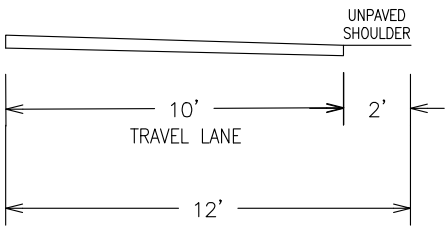
SIDEWALK IMPROVEMENTS  
(VDOT STANDARDS)  
OLD LYNCHBURG ROAD (EAST SIDE)

ZONING MAP AMENDMENT  
APPLICATION PLAN  
ZMA201900003  
**ALBEMARLE BUSINESS CAMPUS**  
A NEIGHBORHOOD MODEL DISTRICT  
**CONCEPTUAL  
STREET SECTIONS**  
Sheet 17 of 19

EXISTING COUNTRY GREEN ROAD  
& MOUNTAINWOOD ROAD



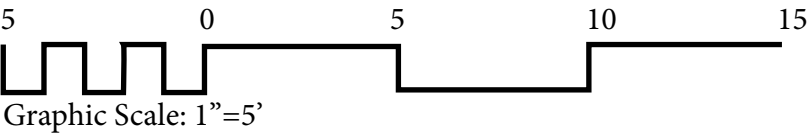
EXISTING  
OLD LYNCHBURG ROAD (EAST SIDE)



**Right-of-Way Reservation**  
For specific right-of-way reservation information, please refer to Site & ZMA Information (sheet 2) and Proposed Circulation (sheets 8 & 12).

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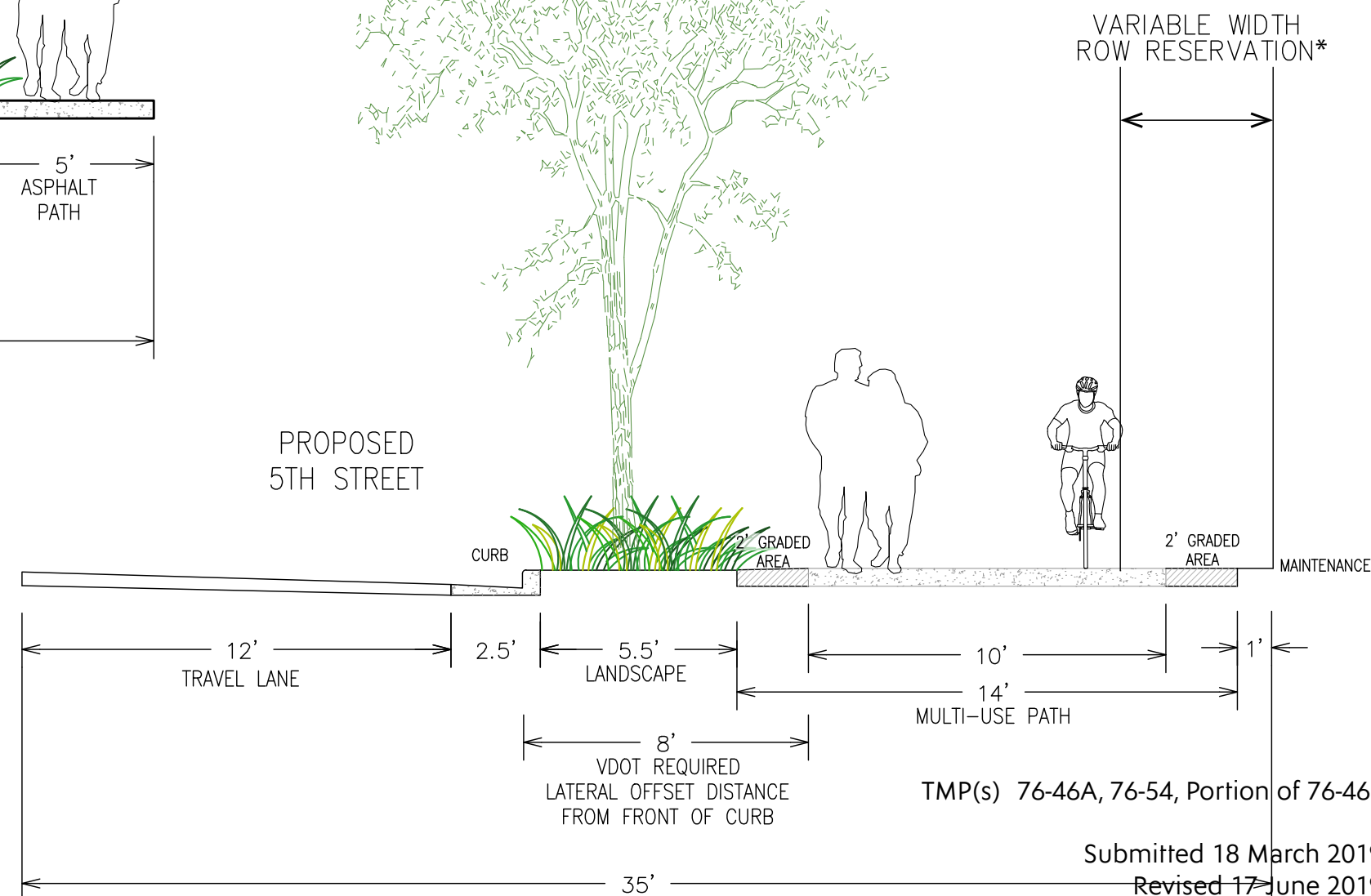
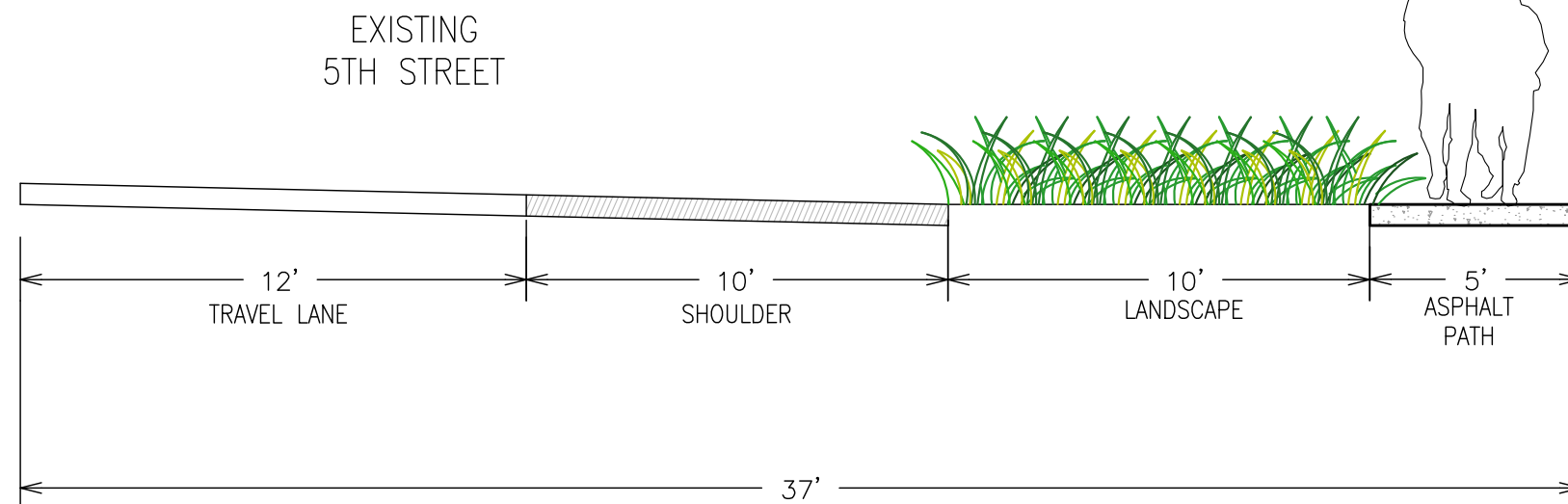
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

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# TWO-WAY SHARED-USE PATH (VDOT STANDARDS) 5TH STREET EXTENDED

## ALBEMARLE BUSINESS CAMPUS A NEIGHBORHOOD MODEL DISTRICT CONCEPTUAL STREET SECTIONS

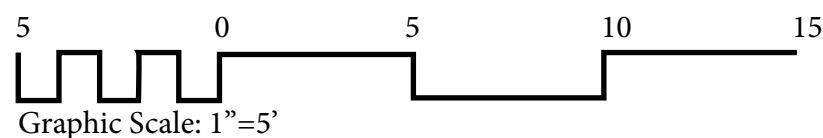
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\*To be dedicated if necessary for multi-use path improvements

1. Improvements shown are within right-of-way and right-of-way reservation area adjacent to 5th Street

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Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

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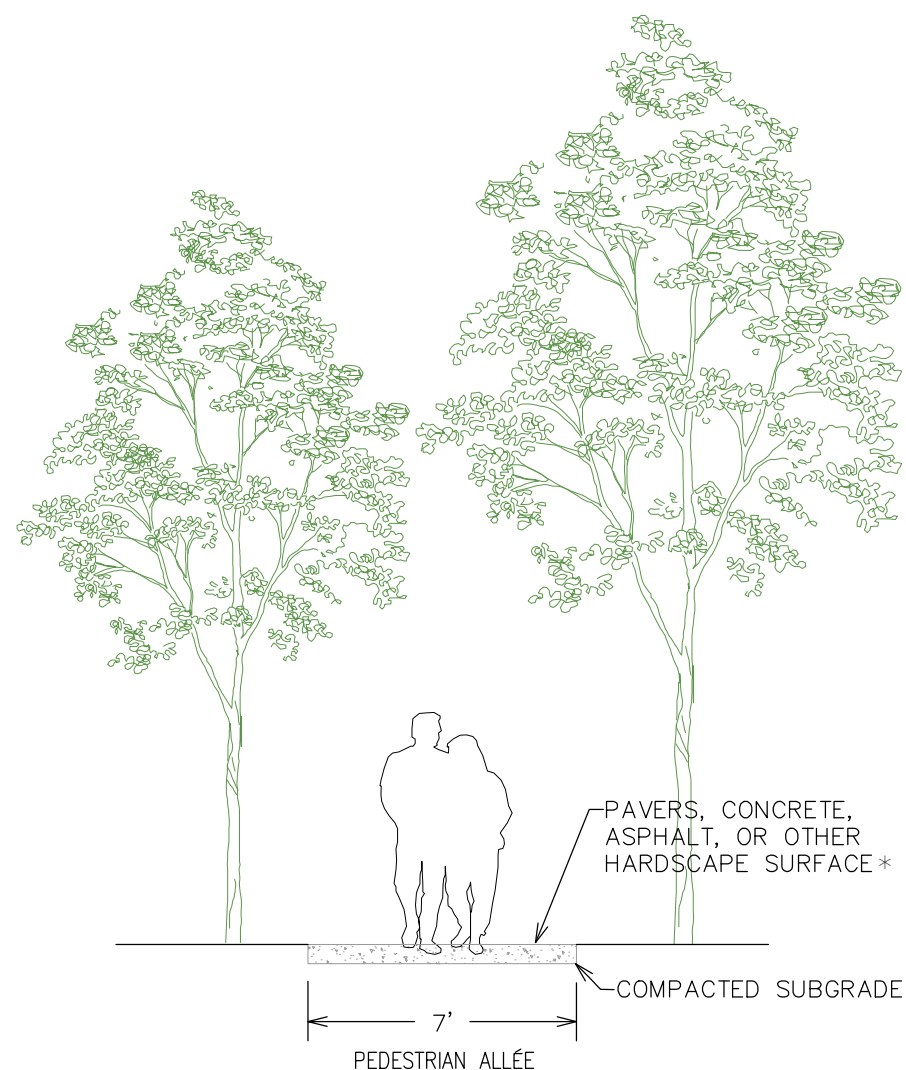
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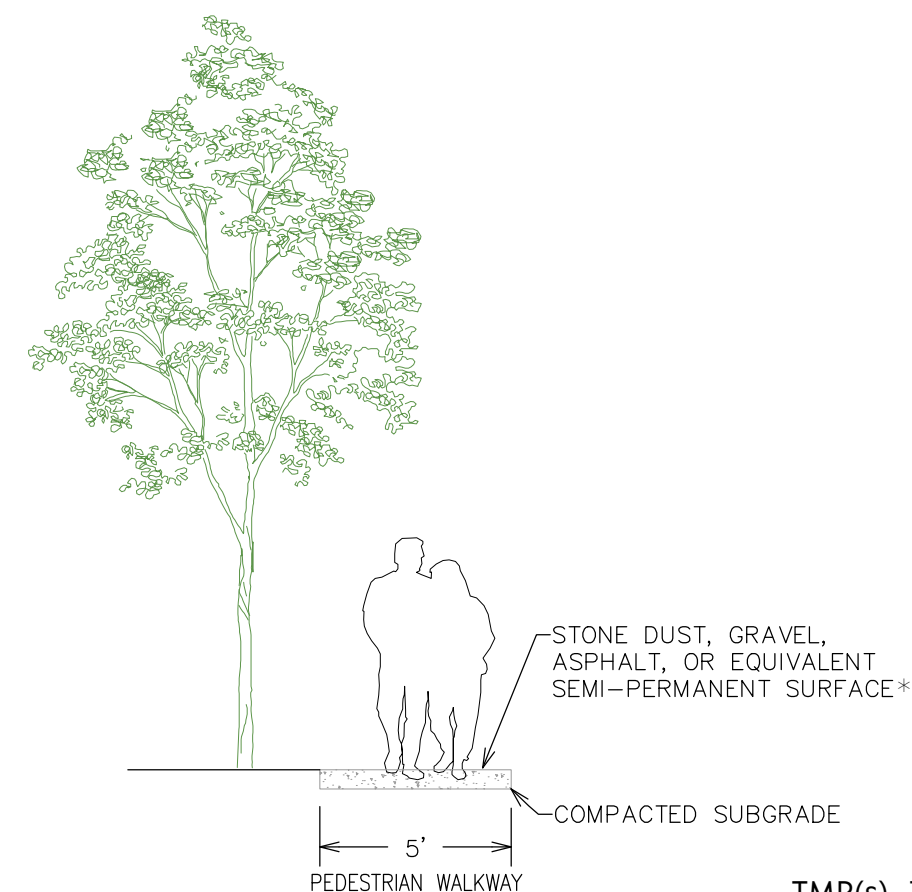
### CONCEPTUAL STREET SECTIONS

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#### PEDESTRIAN ALLÉE



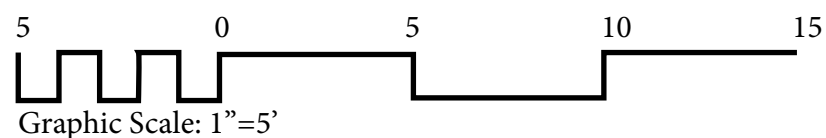
#### PEDESTRIAN PATH



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\*Filter fabric to be provided if required

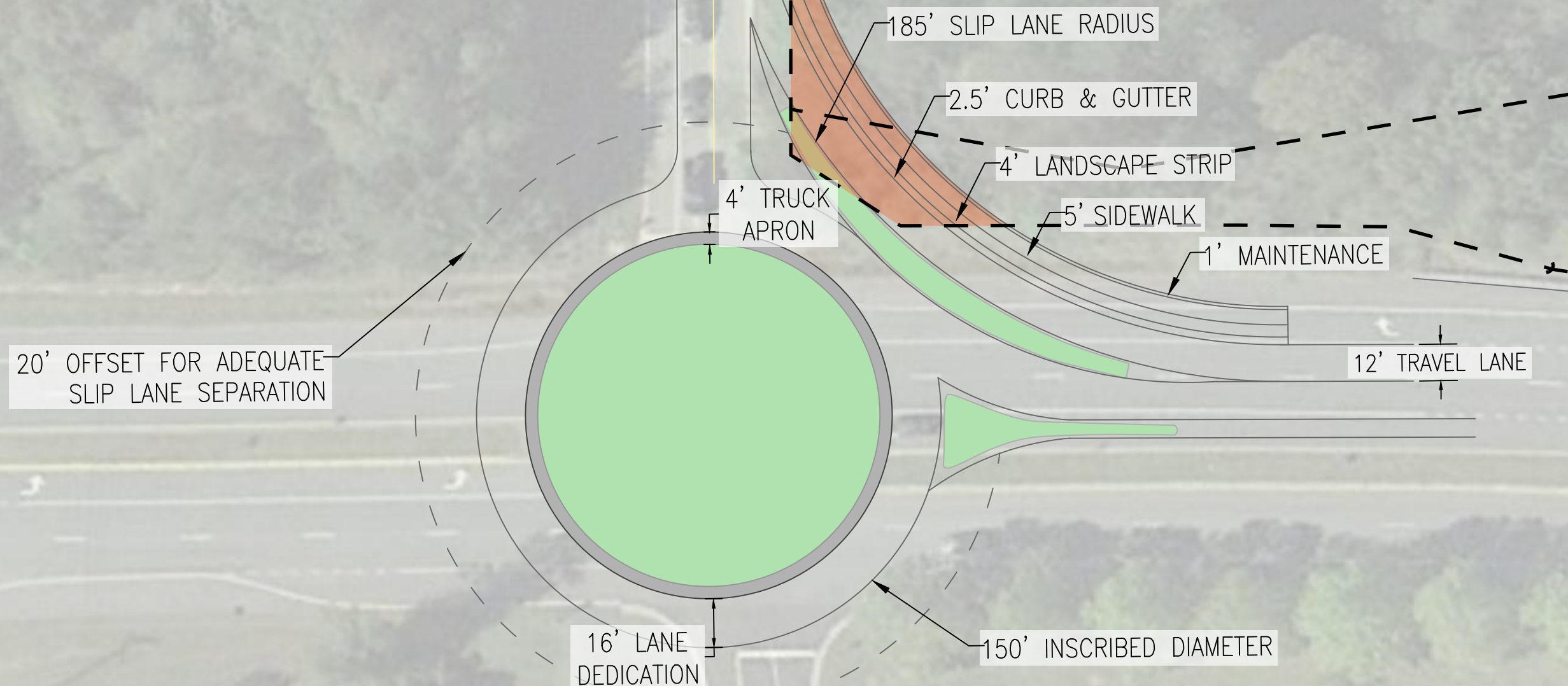
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# ALBEMARLE BUSINESS CAMPUS SINGLE-LANE ROUNABOUT EXHIBIT

Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.



Key	
	Area on project property that may be required for roundabout improvements
	Parcel boundary

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