

**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
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Context Map
Sheet 1 of 19



INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - Existing Conditions-Entire Site
- 4 - Existing Conditions
- 5 - Existing Conditions
- 6 - Block Network
- 7 - Land Use Categories
- 8 - Proposed Circulation
- 9 - Conceptual Grading & Stormwater
- 10 - Green & Amenity Space
- 11 - Block Network
- 12 - Land Use Categories
- 13 - Proposed Circulation
- 14 - Conceptual Grading & Stormwater
- 15 - Green & Amenity Space
- 16 - Conceptual Street Section
- 17 - Conceptual Street Section
- 18 - Conceptual Street Section
- 19 - Conceptual Street Section

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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 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	.014	5.66
TMP 76-54	2.88	0.22	2.66
Total	13.63	0.44	13.19

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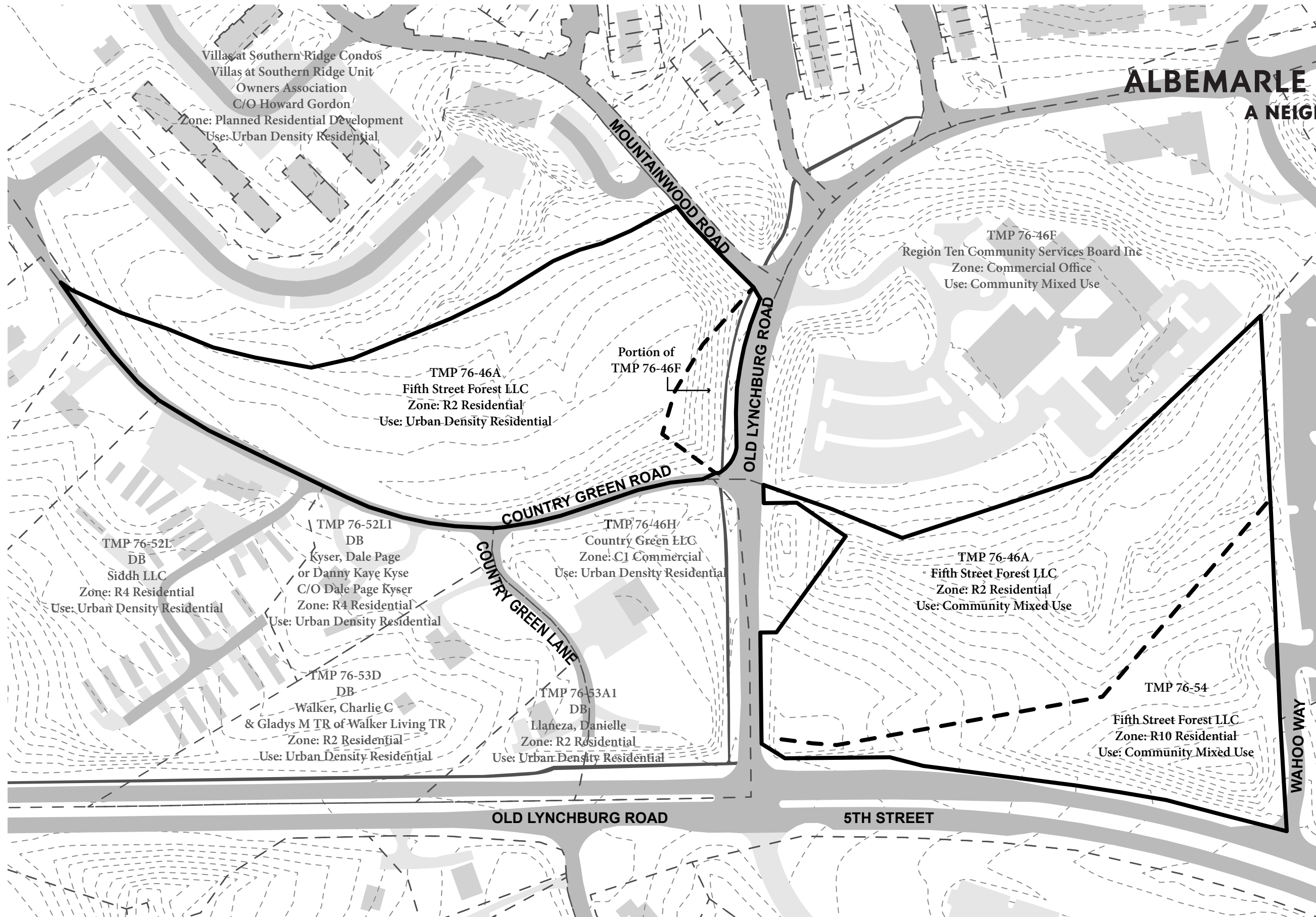
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A NEIGHBORHOOD MODEL DISTRICT

EXISTING CONDITIONS

Sheet 3 of 19

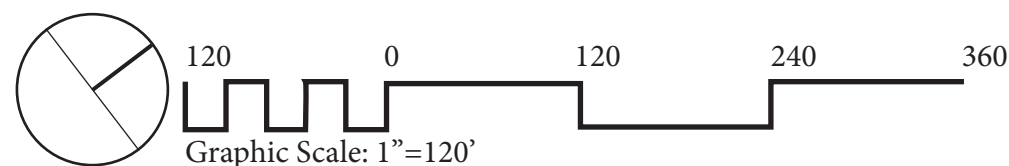


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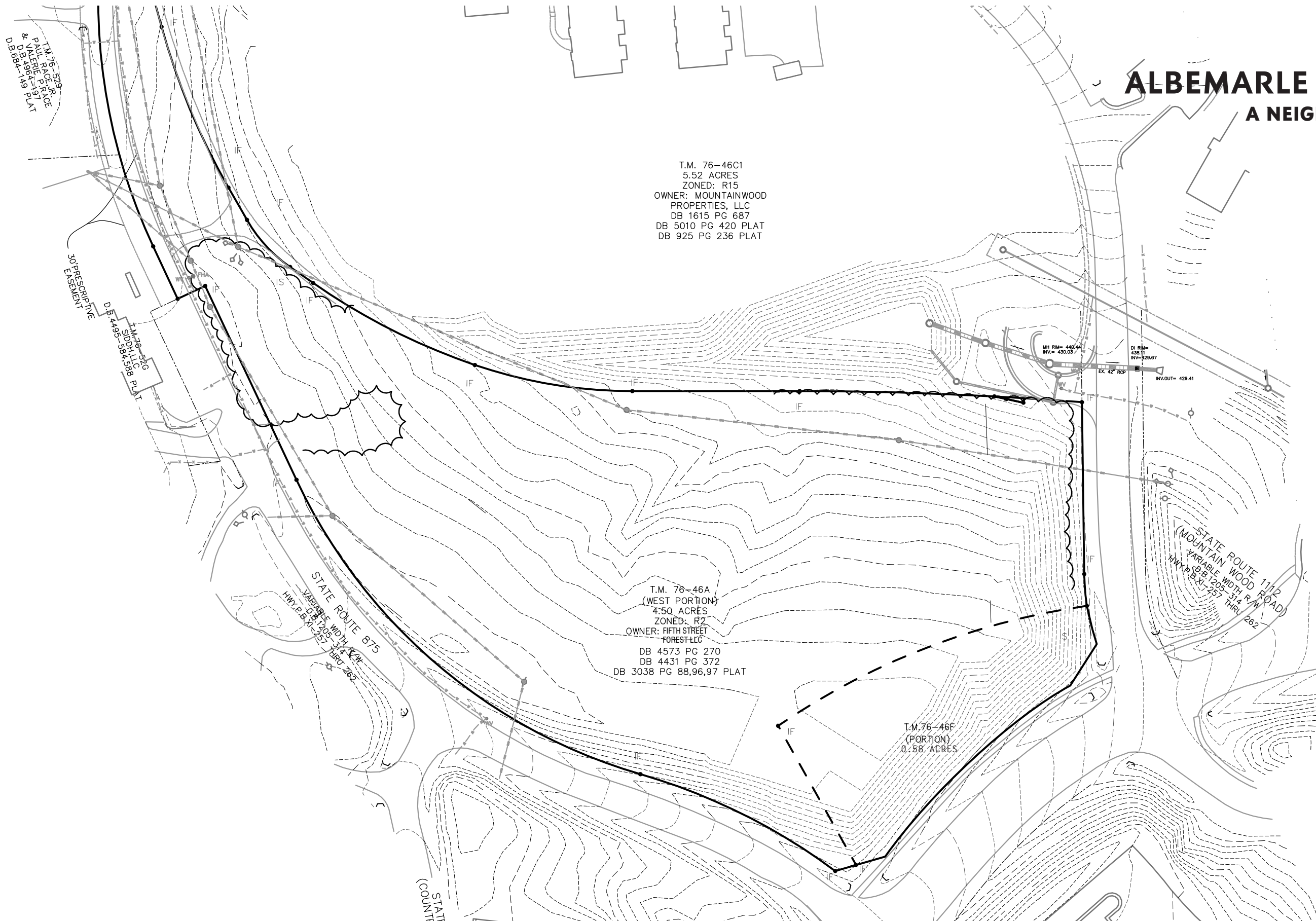
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EXISTING CONDITIONS

Sheet 4 of 19



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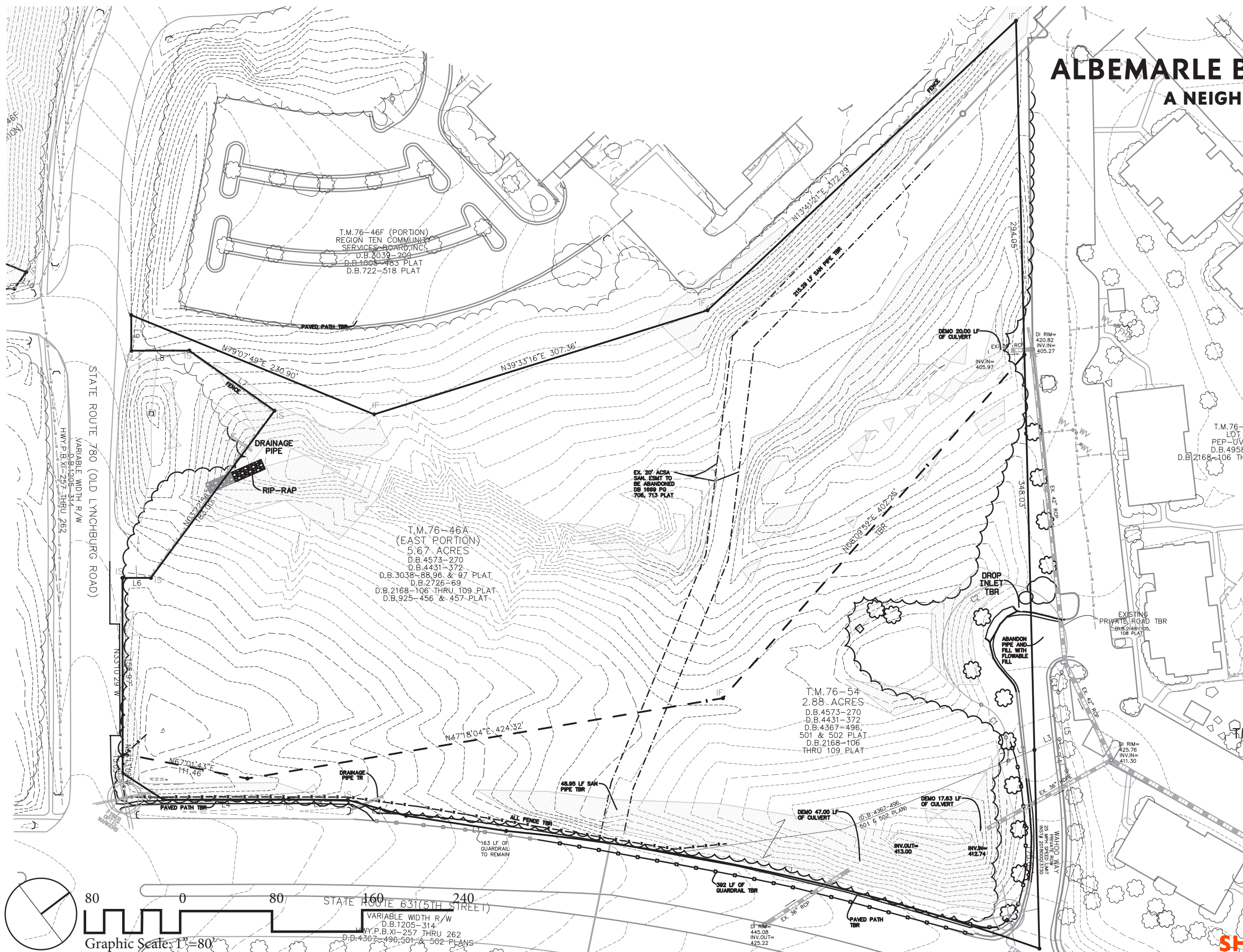
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EXISTING CONDITIONS

Sheet 5 of 19



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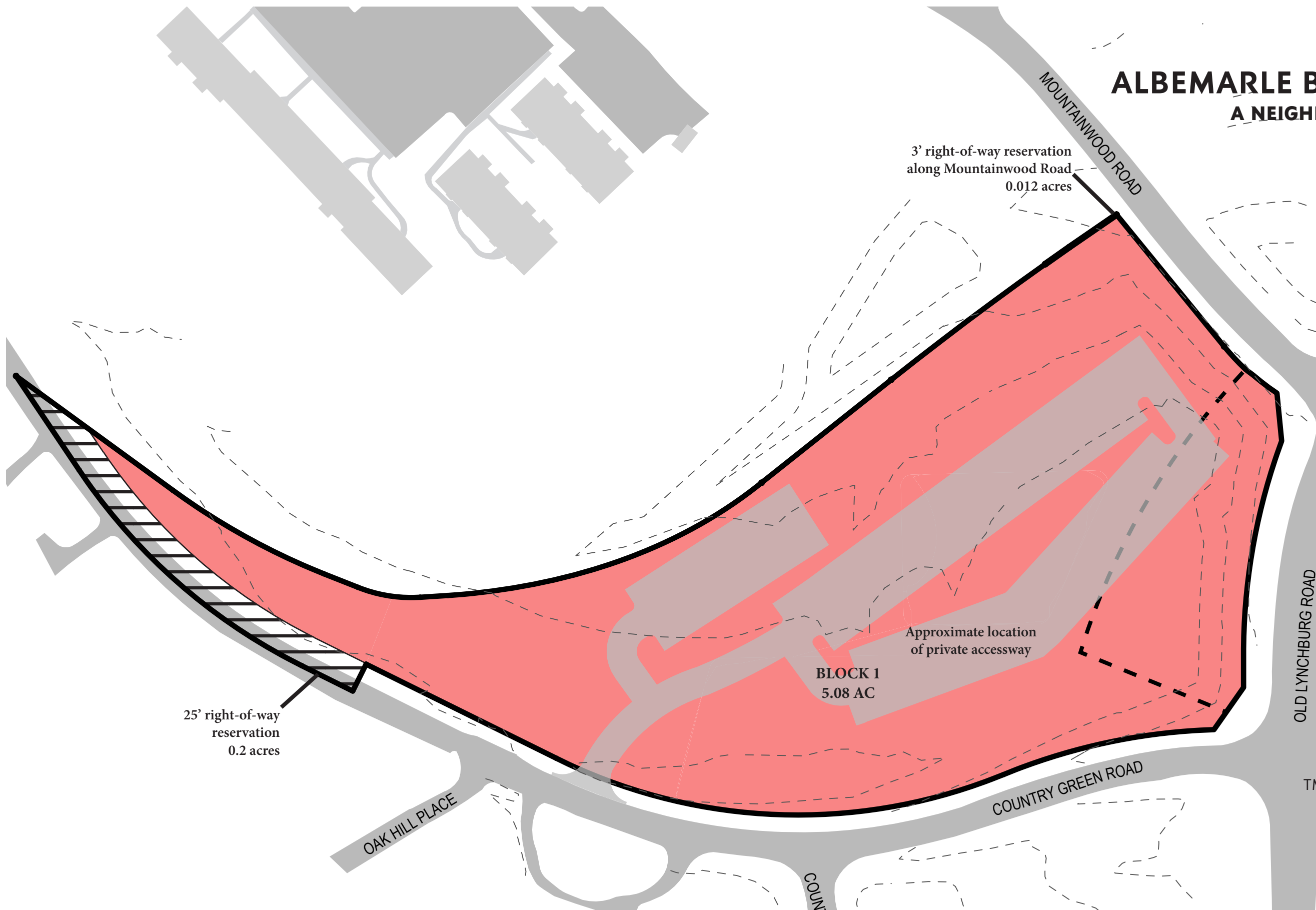
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ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT BLOCK NETWORK

Sheet 6 of 19



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

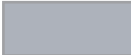



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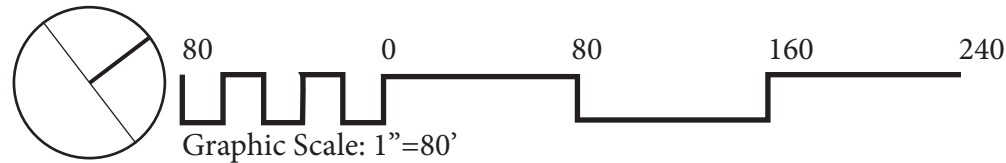
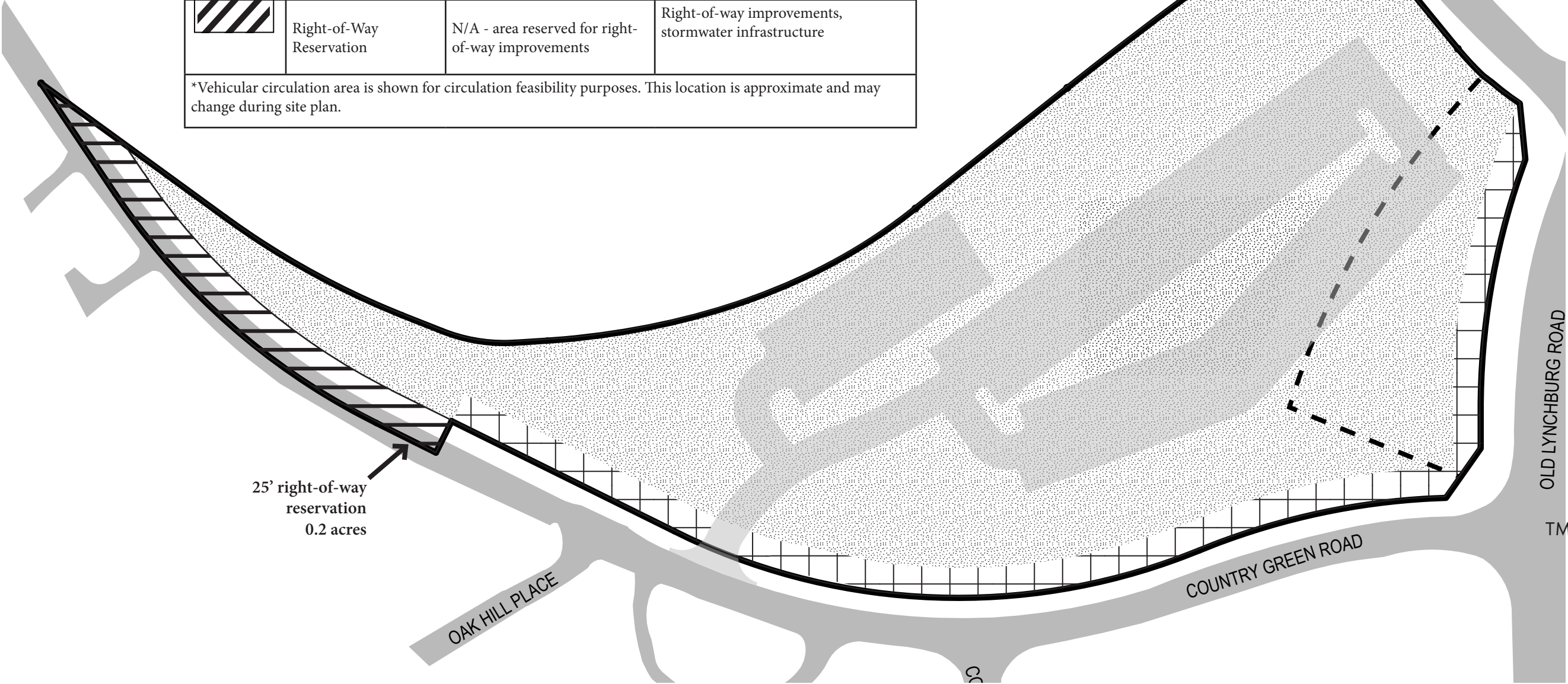
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**ALBEMARLE BUSINESS
CAMPUS**
A NEIGHBORHOOD MODEL DISTRICT
LAND USE CATEGORIES
Sheet 7 of 19

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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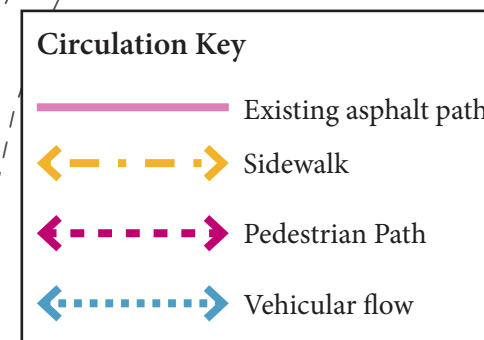
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A NEIGHBORHOOD MODEL DISTRICT

Sheet 8 of 19

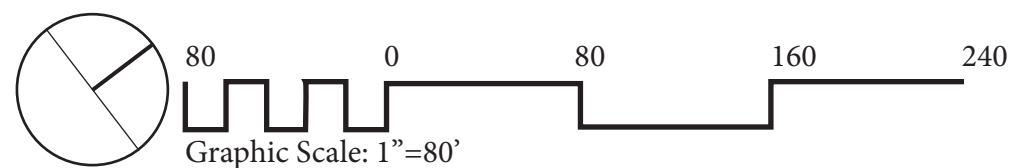


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Legend

 Right-of-way reservation

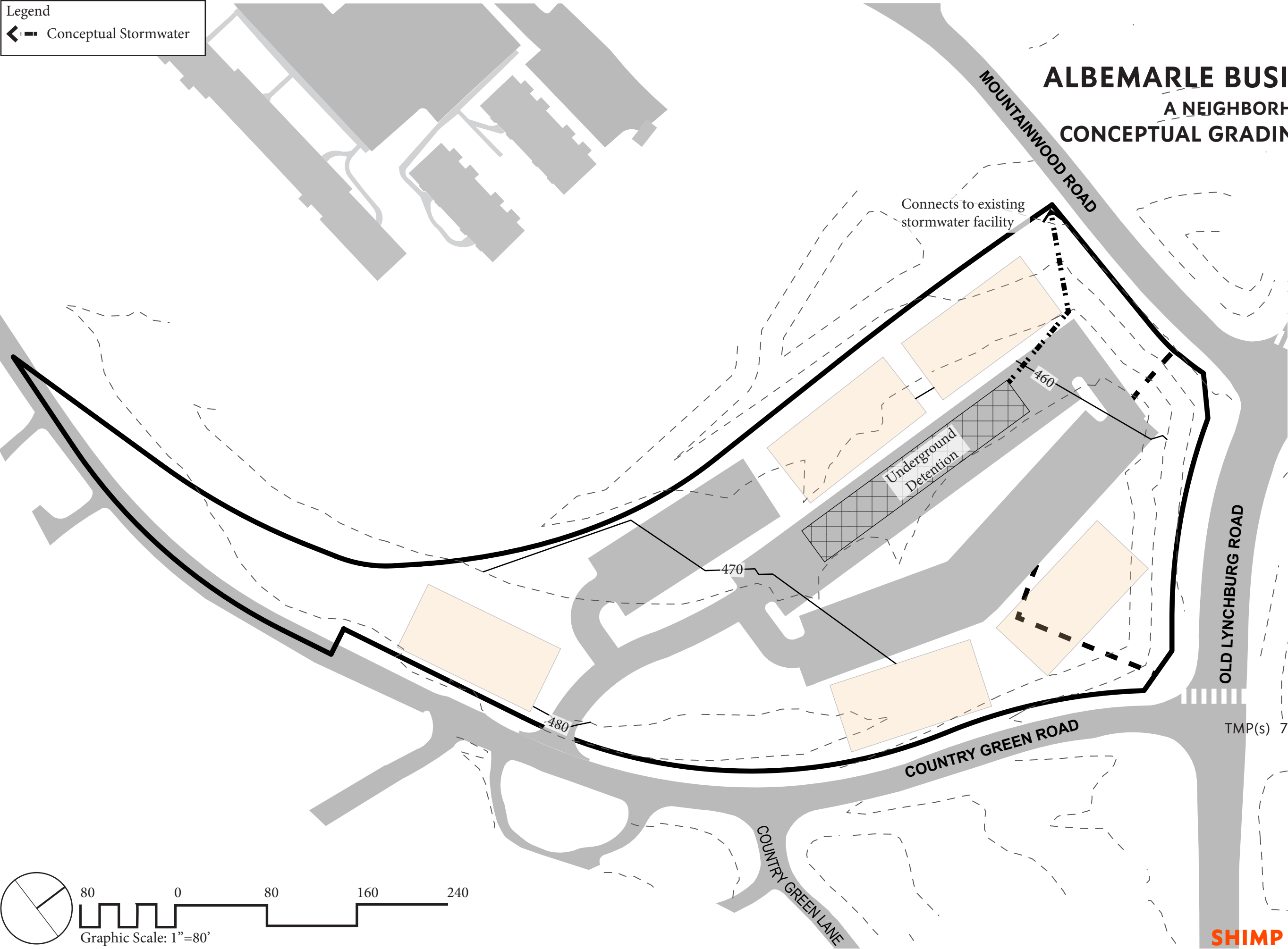
Legend

◀ 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

Sheet 10 of 19

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.

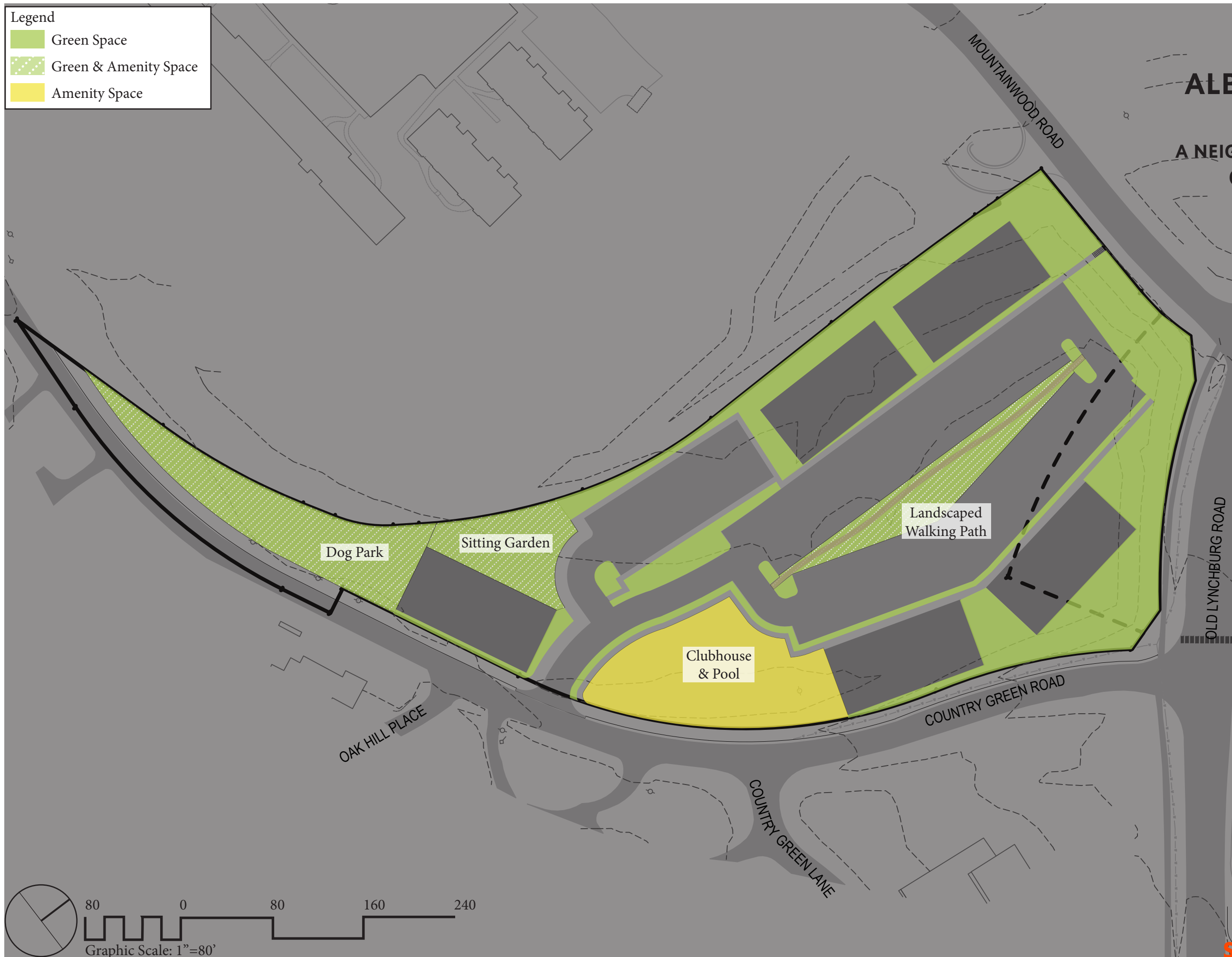
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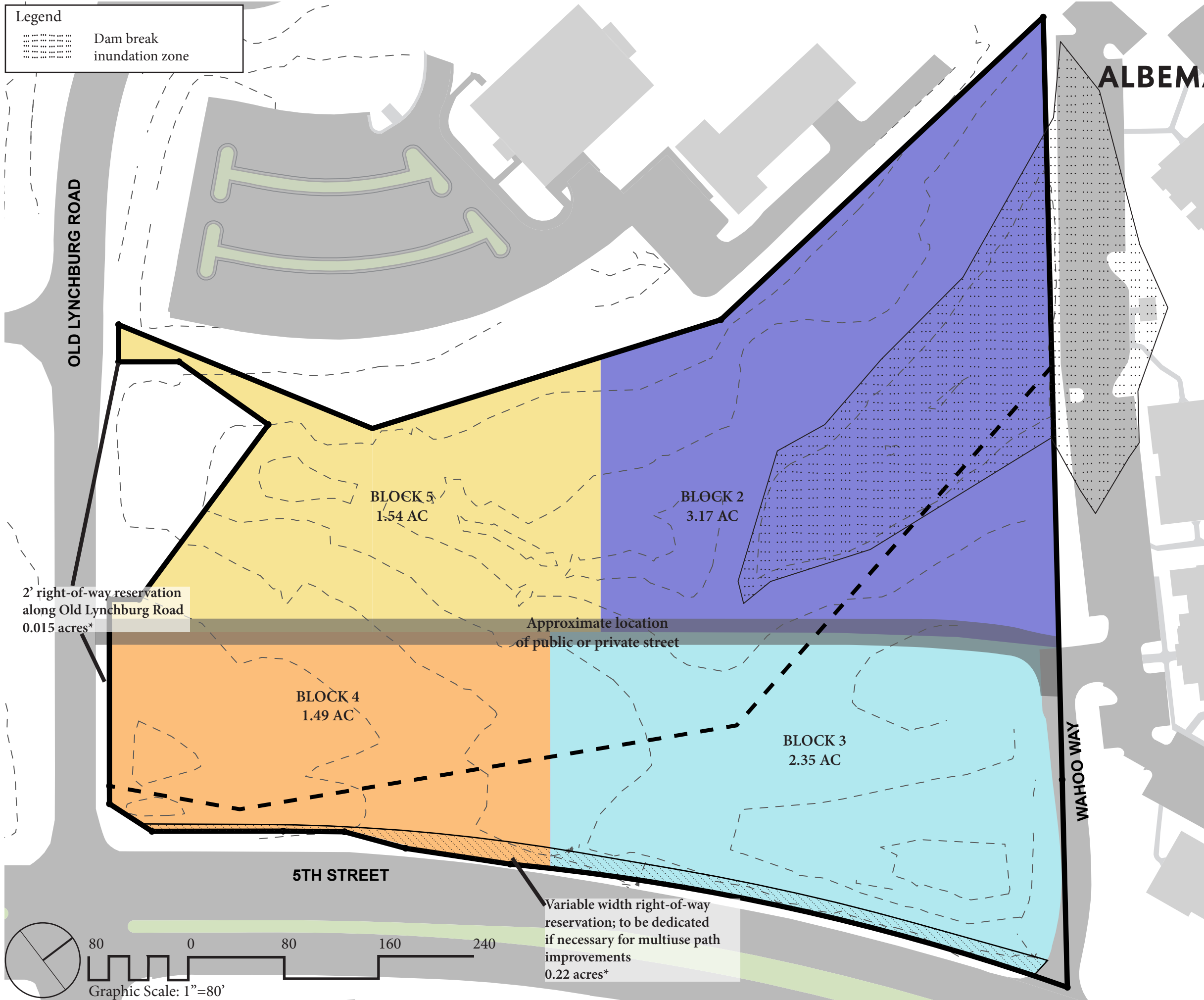
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ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT
BLOCK NETWORK

Sheet 11 of 19



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

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


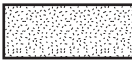

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LAND USE CATEGORIES

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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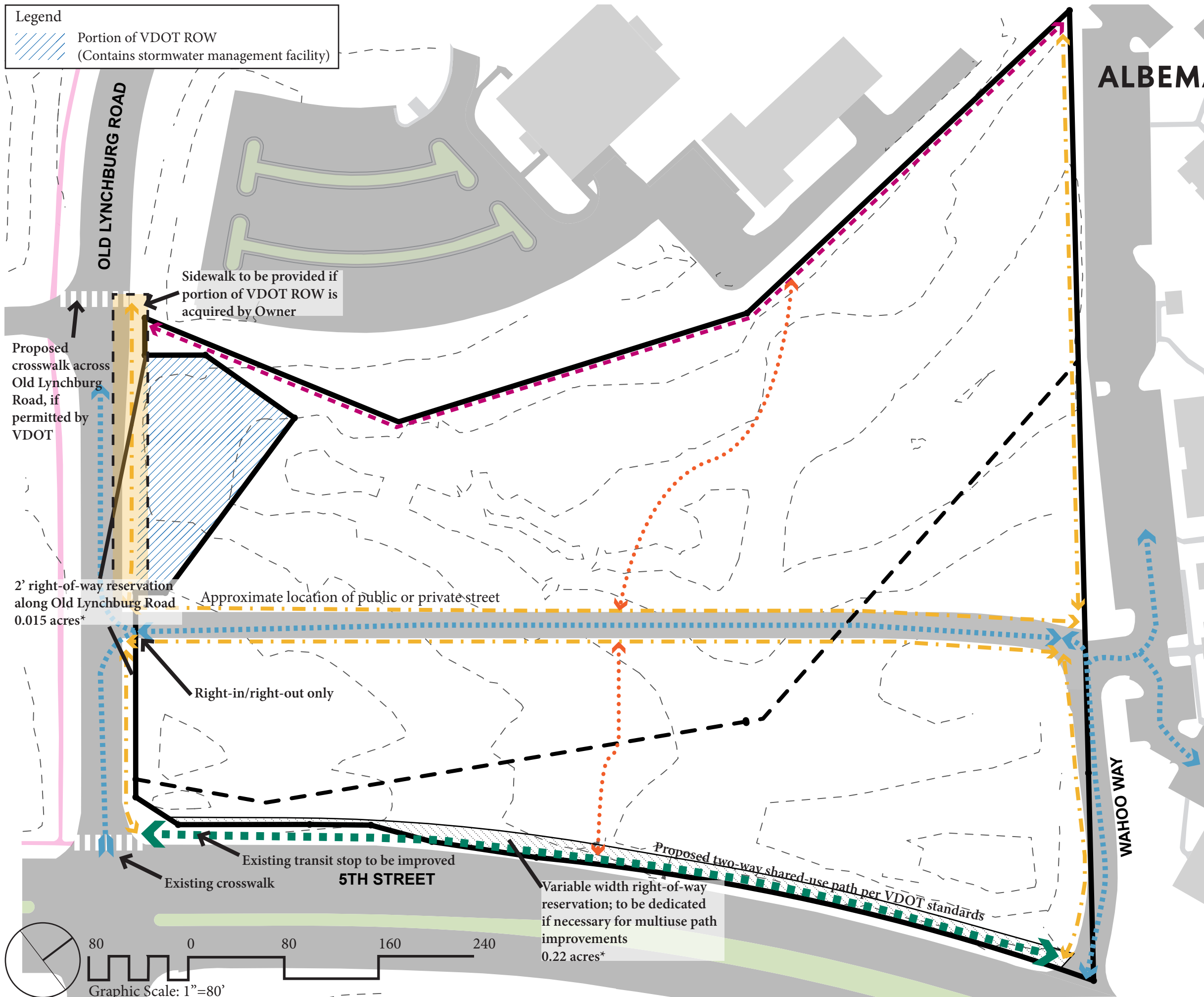
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ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

PROPOSED CIRCULATION

Sheet 13 of 19



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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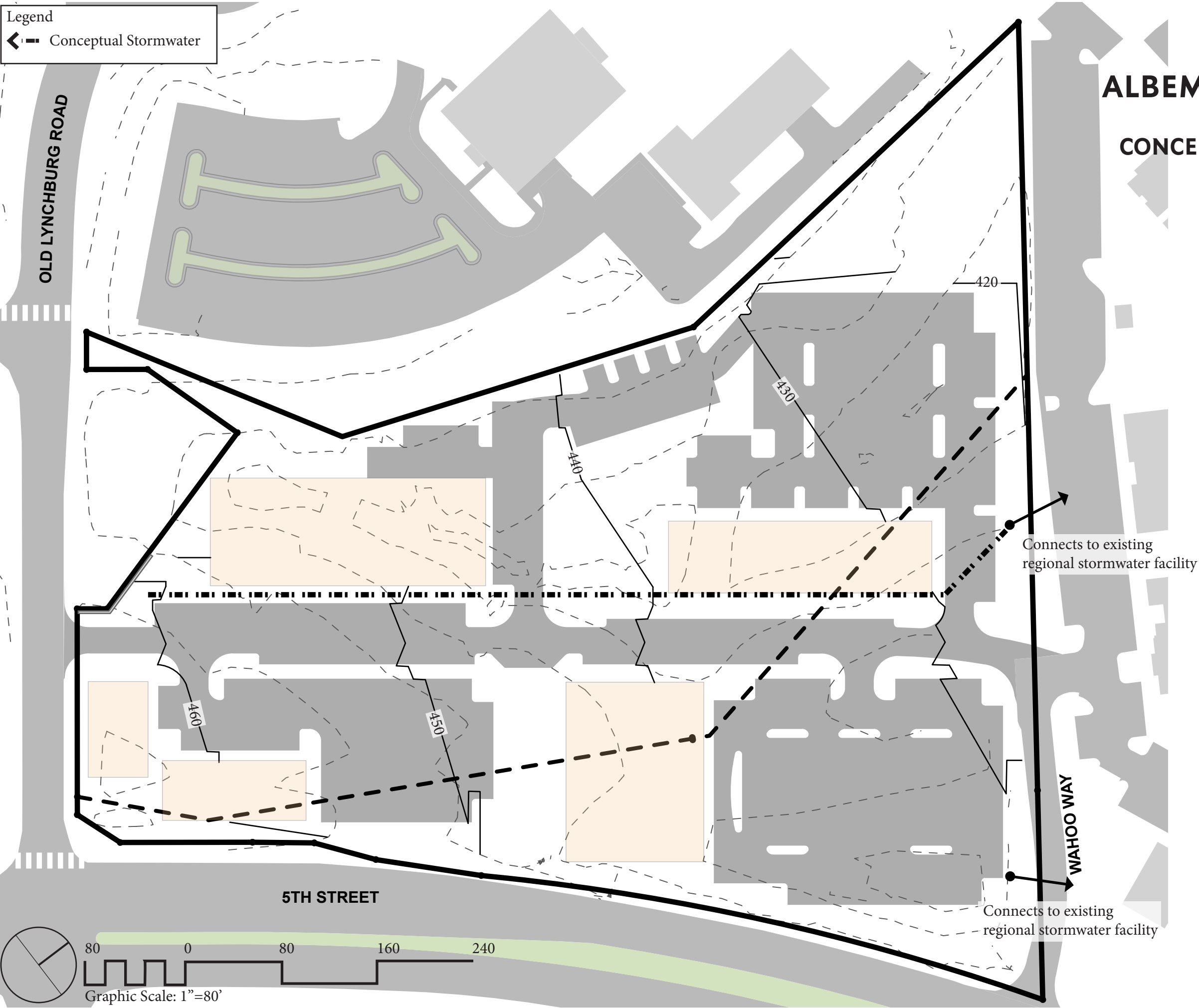
Legend

Conceptual Stormwater

ALBEMARLE BUSINESS CAMPUS
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 CONCEPTUAL GRADING & STORMWATER
 Sheet 14 of 19

Additional Notes:

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Legend


 Green Space


 Green & Amenity Space


 Amenity Space

ALBEMARLE BUSINESS
 CAMPUS

A NEIGHBORHOOD MODEL DISTRICT
 GREEN & AMENITY SPACE

Sheet 15 of 19

Additional Notes:

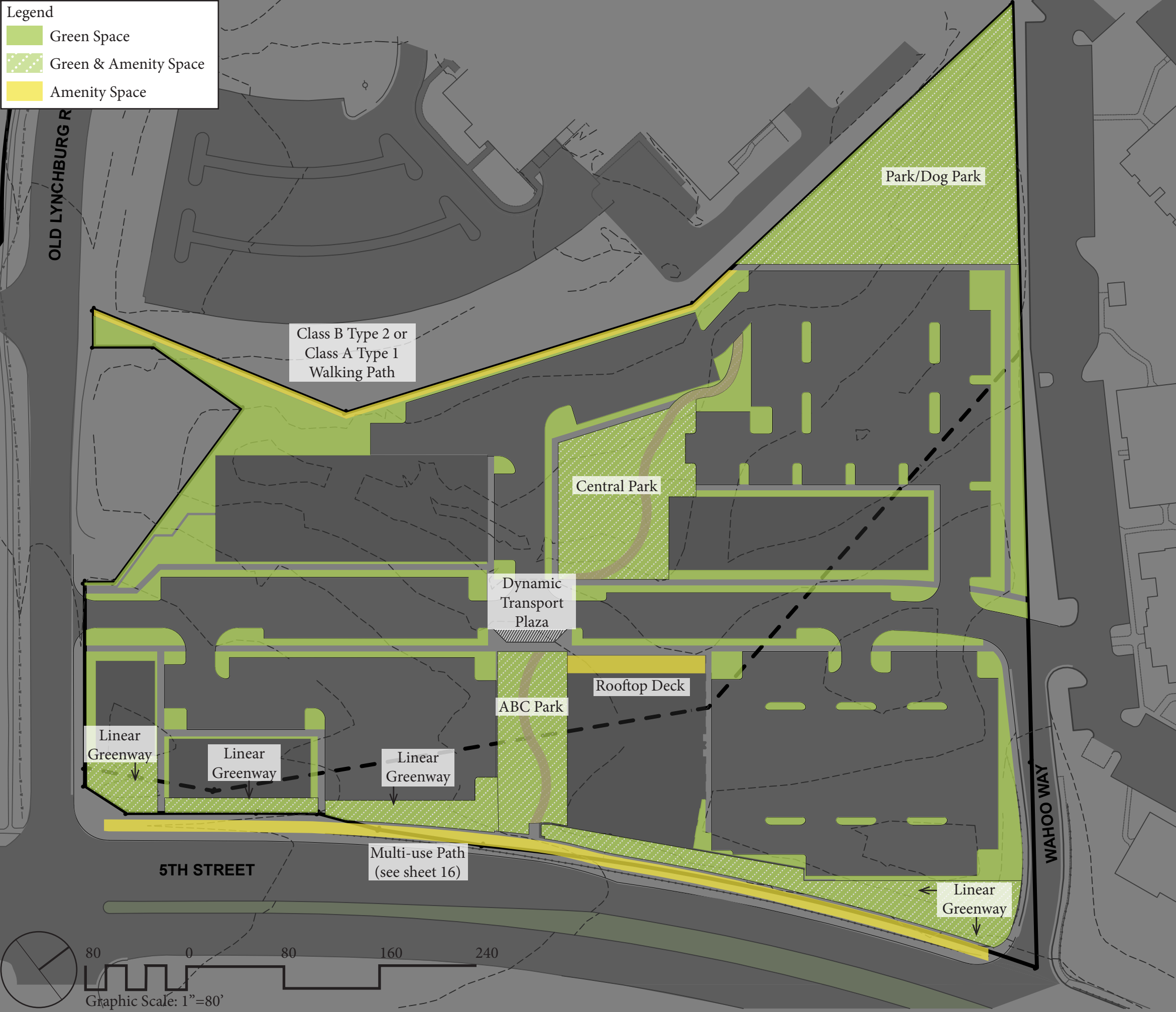
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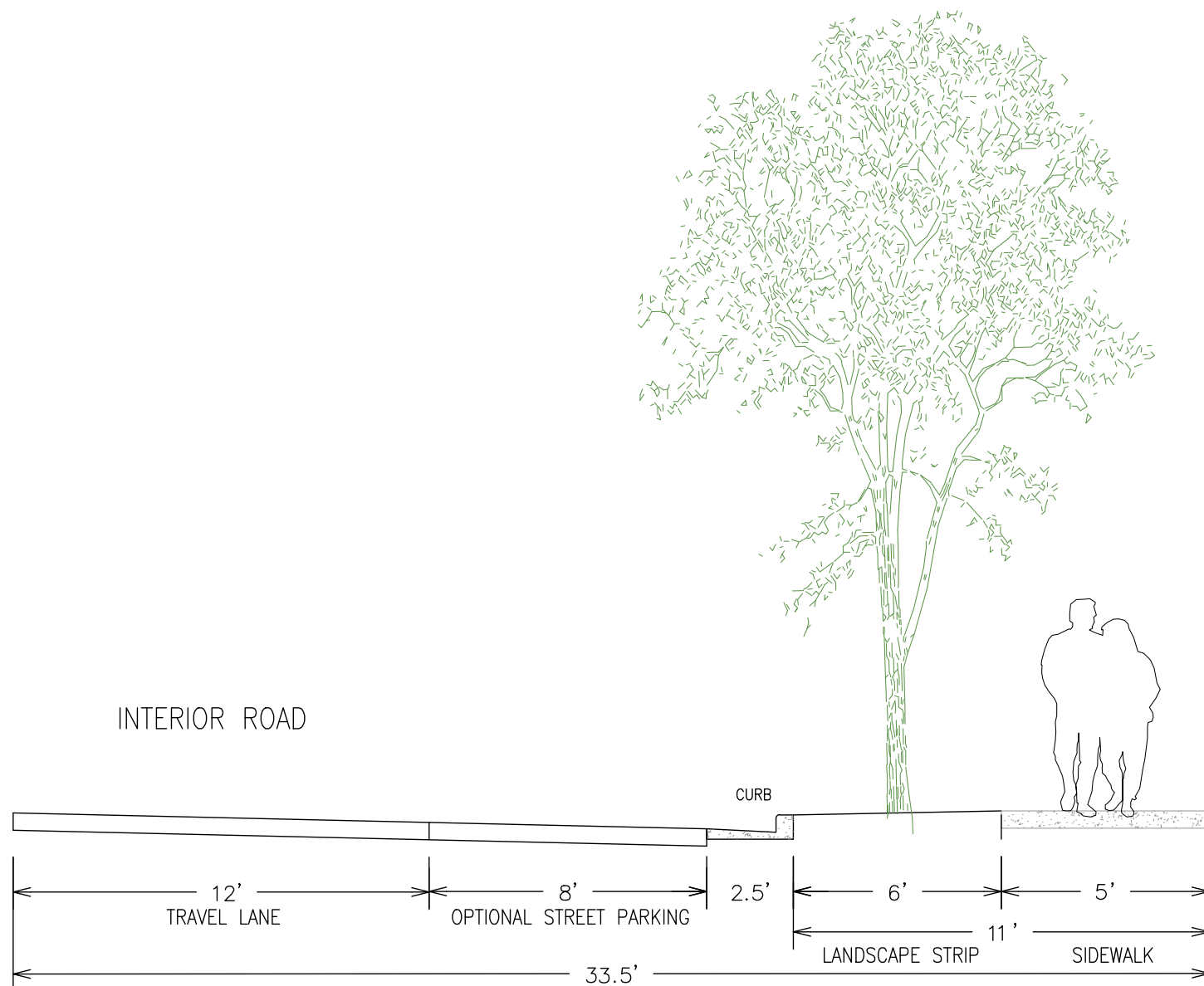
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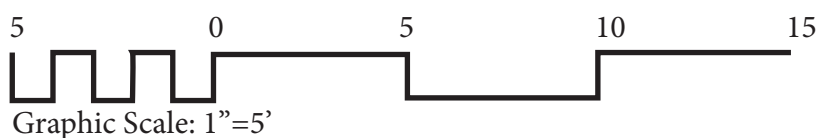
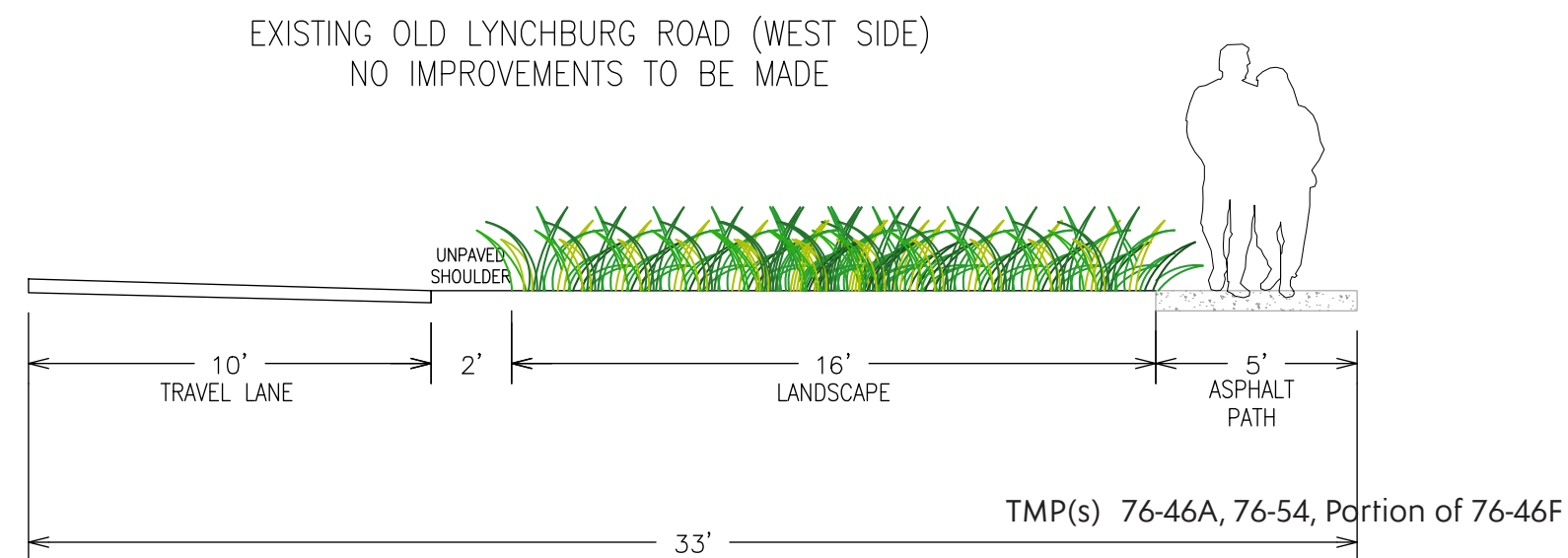
CONCEPTUAL STREET SECTIONS

Sheet 16 of 19

INTERIOR STREETS



OLD LYNCHBURG ROAD (WEST SIDE) EXISTING ASPHALT PATH



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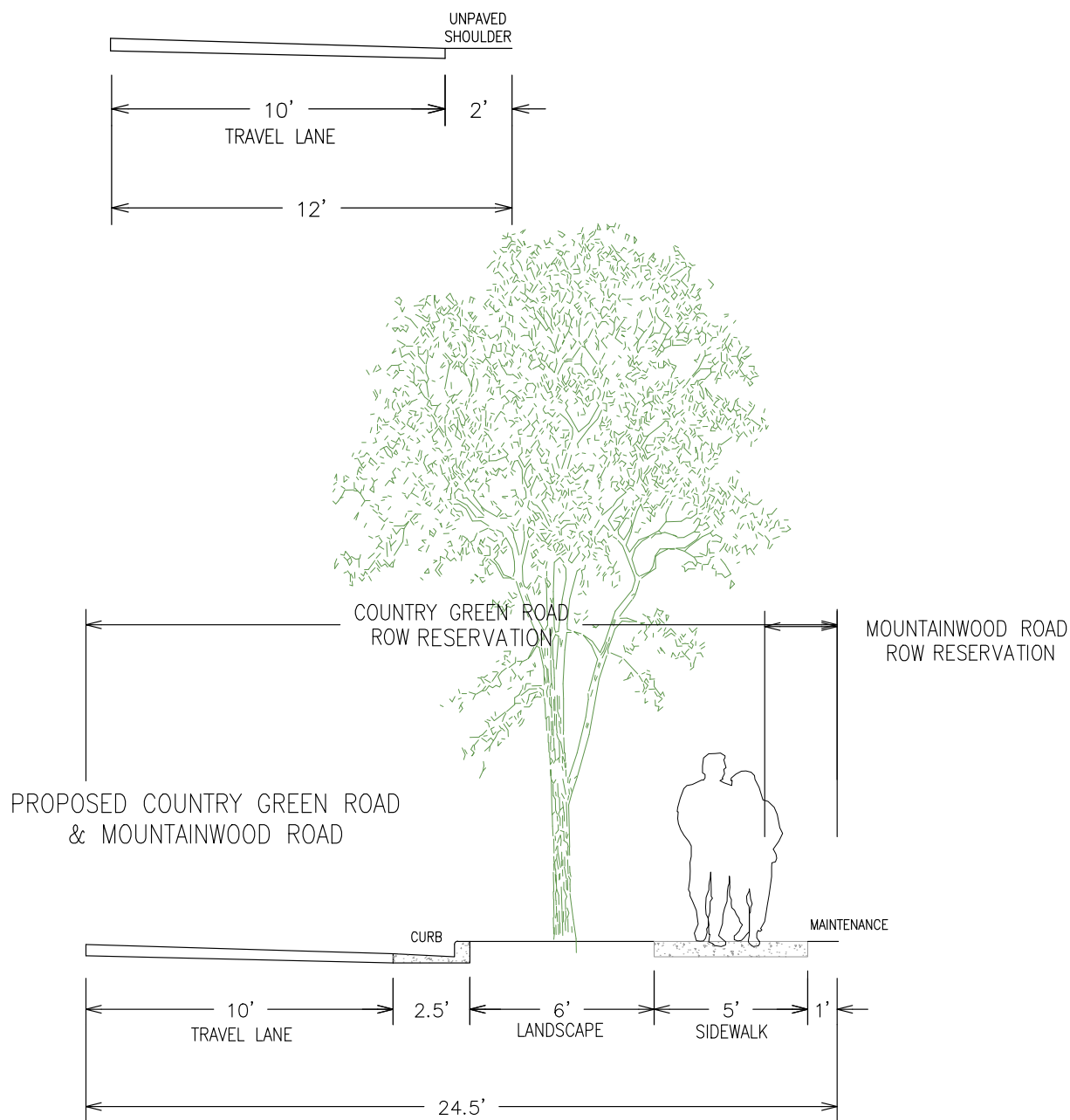
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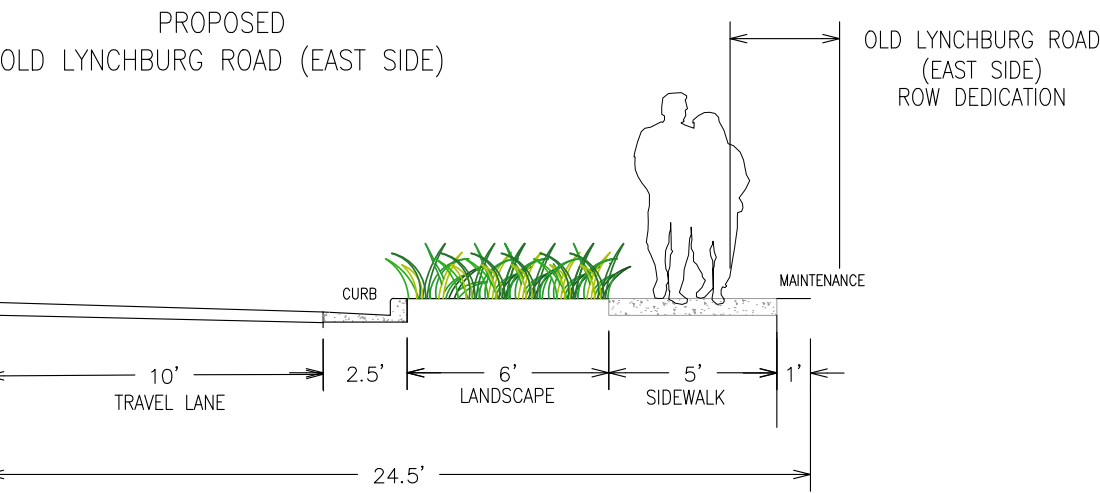
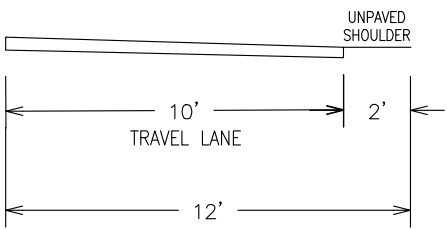
RURAL TO URBAN STREET
COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD

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

EXISTING COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD



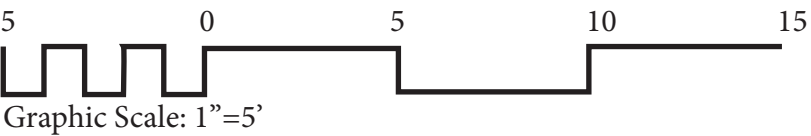
EXISTING
OLD LYNCHBURG ROAD (EAST SIDE)



Right-of-Way Reservation
For specific right-of-way reservation information, please refer to Site & ZMA Information (sheet 2) and Proposed Circulation (sheets 8 & 13).

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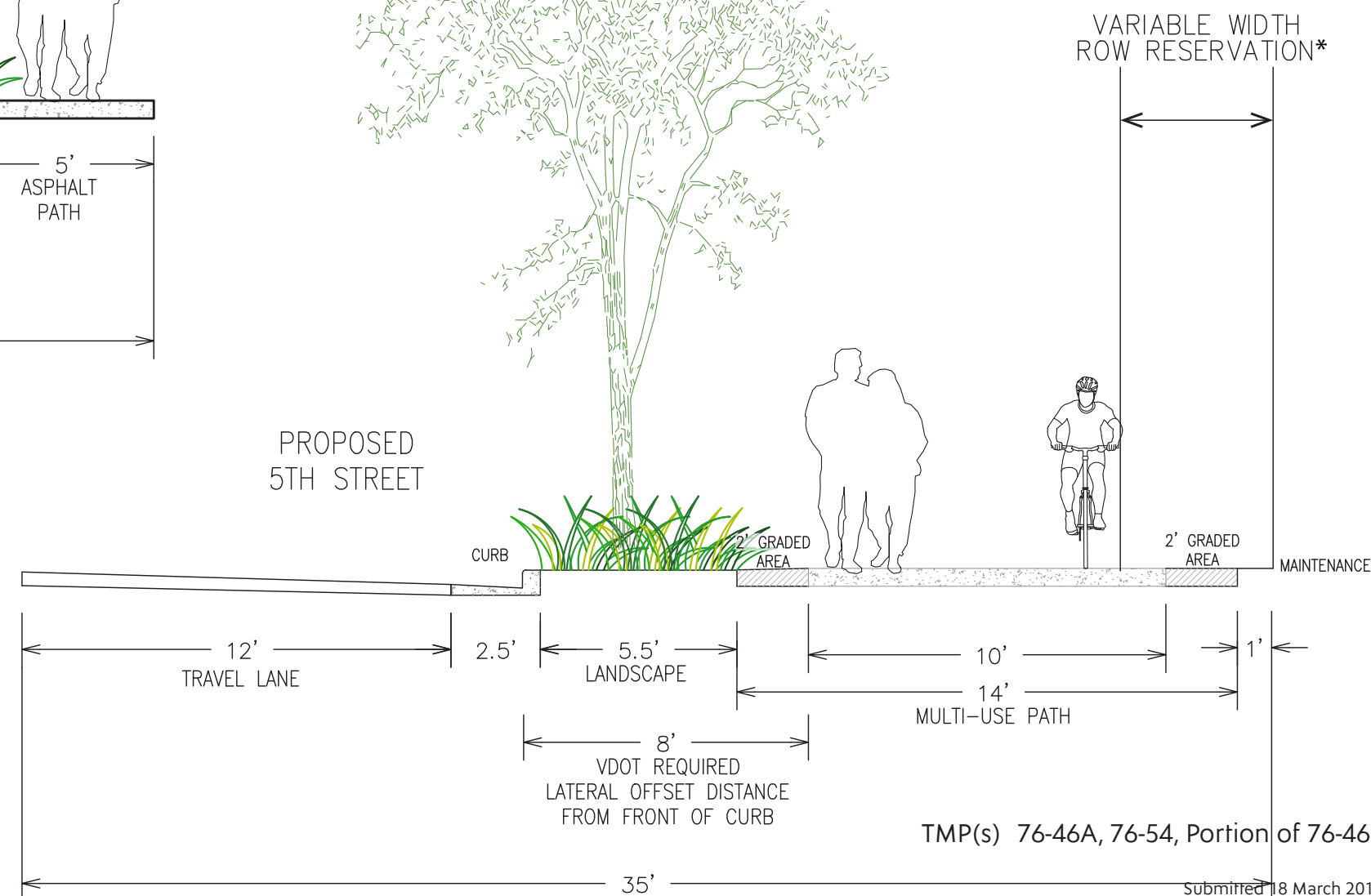
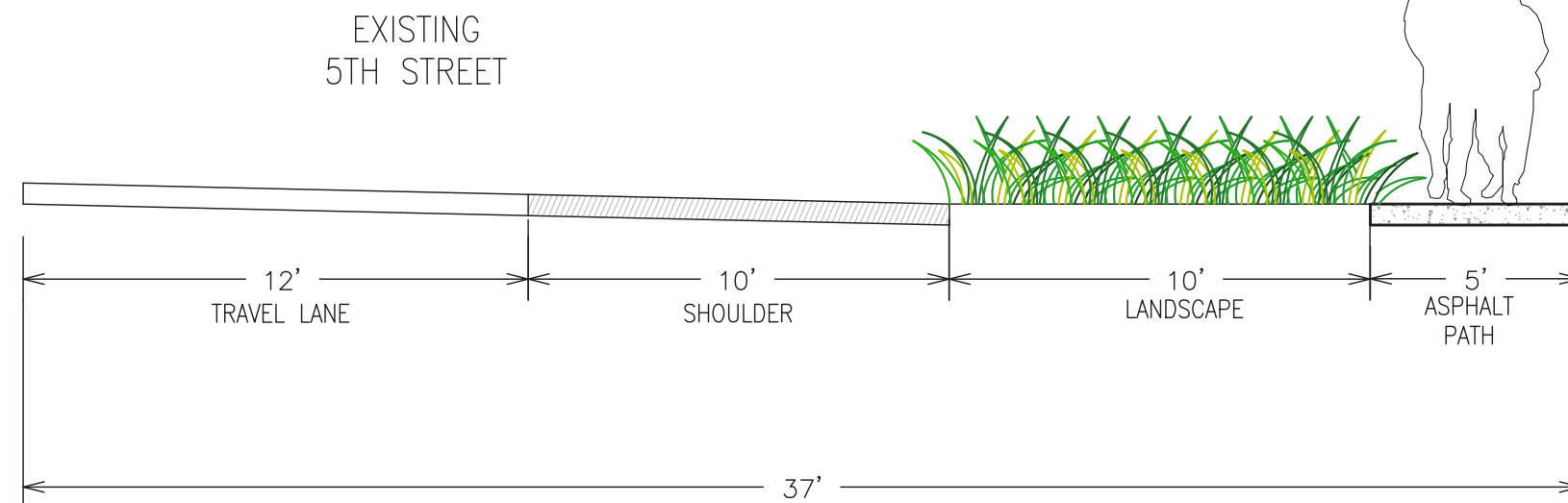


Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

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

ALBEMARLE BUSINESS CAMPUS A NEIGHBORHOOD MODEL DISTRICT CONCEPTUAL STREET SECTIONS

Sheet 18 of 19

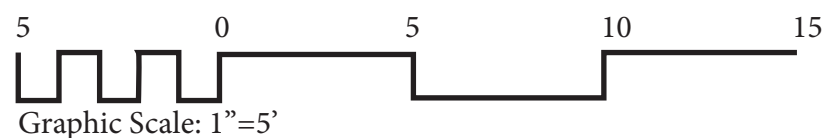


*To be dedicated if necessary for multi-use path improvements

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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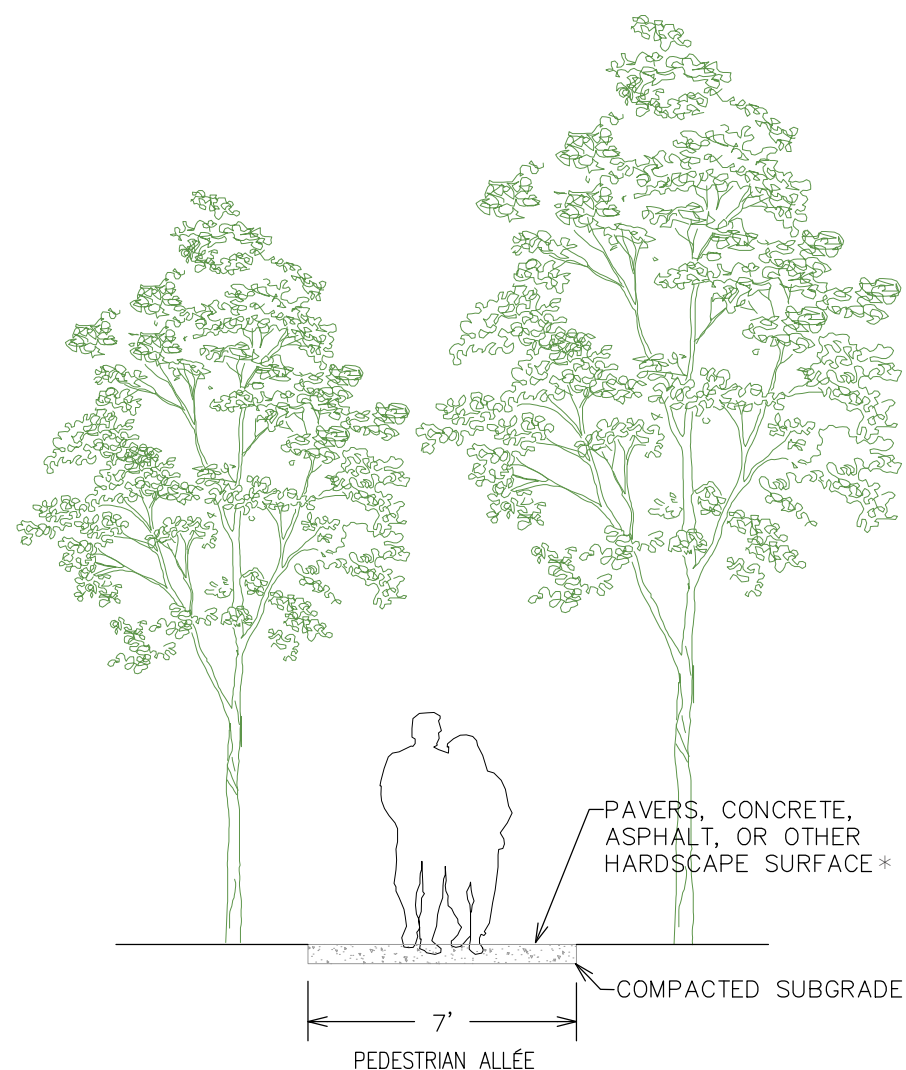
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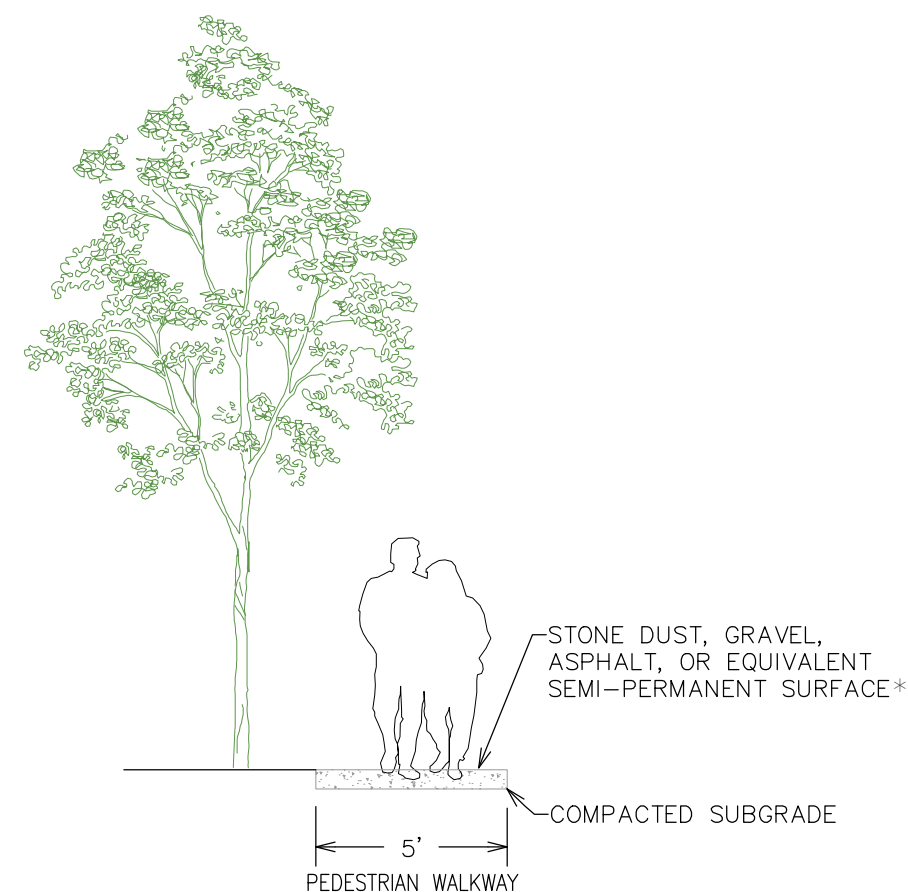
CONCEPTUAL STREET SECTIONS

Sheet 19 of 19

PEDESTRIAN ALLÉE



PEDESTRIAN PATH

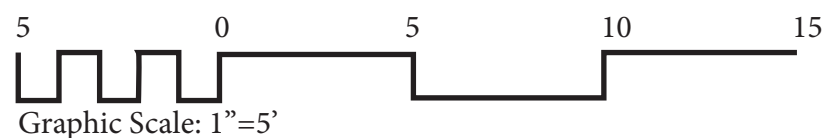


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*Filter fabric to be provided if required

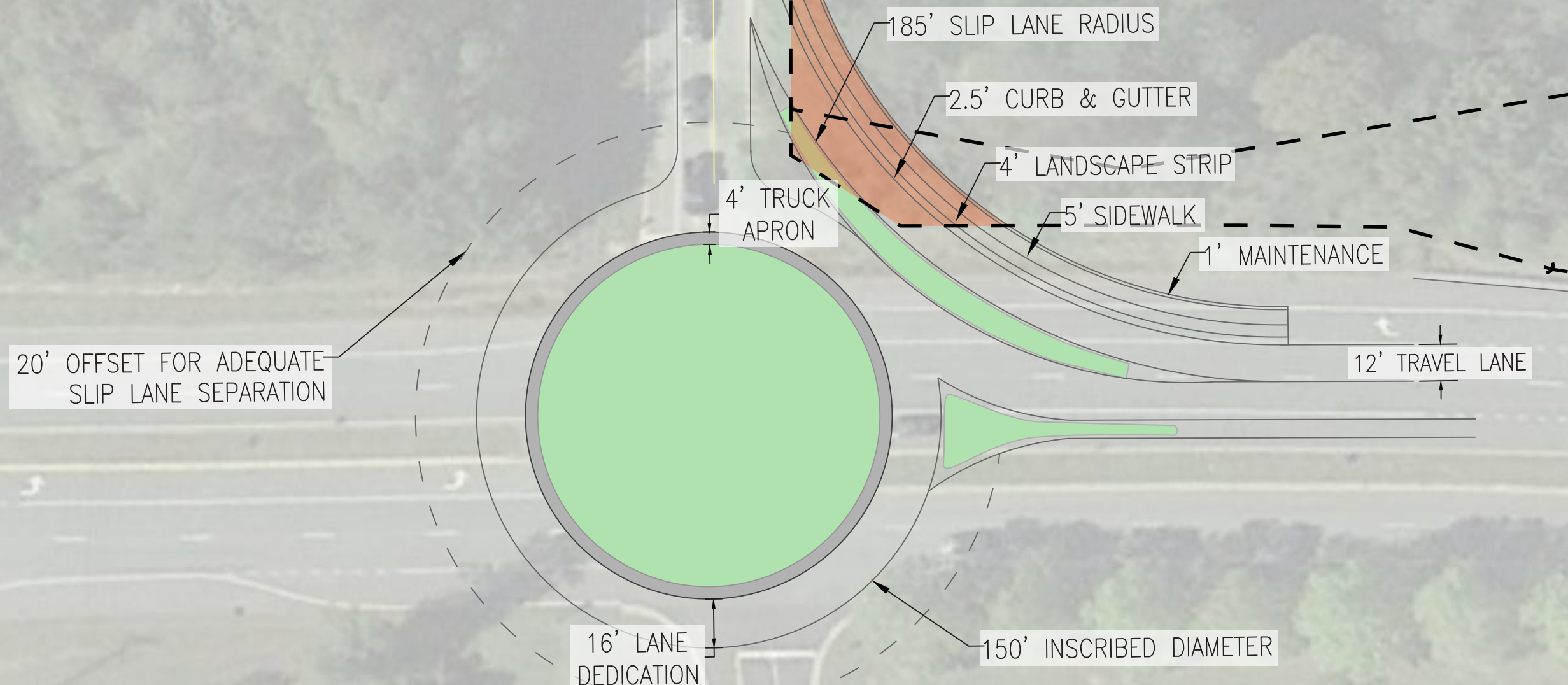
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ALBEMARLE BUSINESS CAMPUS SINGLE-LANE ROUNABOUT EXHIBIT

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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