

# PREMIER CIRCLE

ZMA 2020-00011

COUNTY OF ALBEMARLE, VIRGINIA

RIO DISTRICT

01/15/2021  
4TH SUBMISSION

**SITE DATA:**

ENGINEER: TIMMONS GROUP  
608 PRESTON AVENUE, SUITE 200  
CHARLOTTESVILLE, VA 22903  
TELEPHONE: 434-327-1681  
CONTACT: JONATHAN SHOWALTER, P.E.  
JONATHAN.SHOWALTER@TIMMONS.COM

TAX MAP PARCEL: 061M0-00-00-00600

MAGISTERIAL DISTRICT: RIO

SOURCE TOPOGRAPHY: ALBEMARLE COUNTY GIS

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE  
VERTICAL: NAVD88 ESTABLISHED THROUGH LEICA SMARTNET

SITE AREA: 3.75 ACRES

WATER SUPPLY: ACSA

SANITARY SEWER: ACSA

DRAINAGE DISTRICT: RIVANNA RIVER - MEADOW CREEK

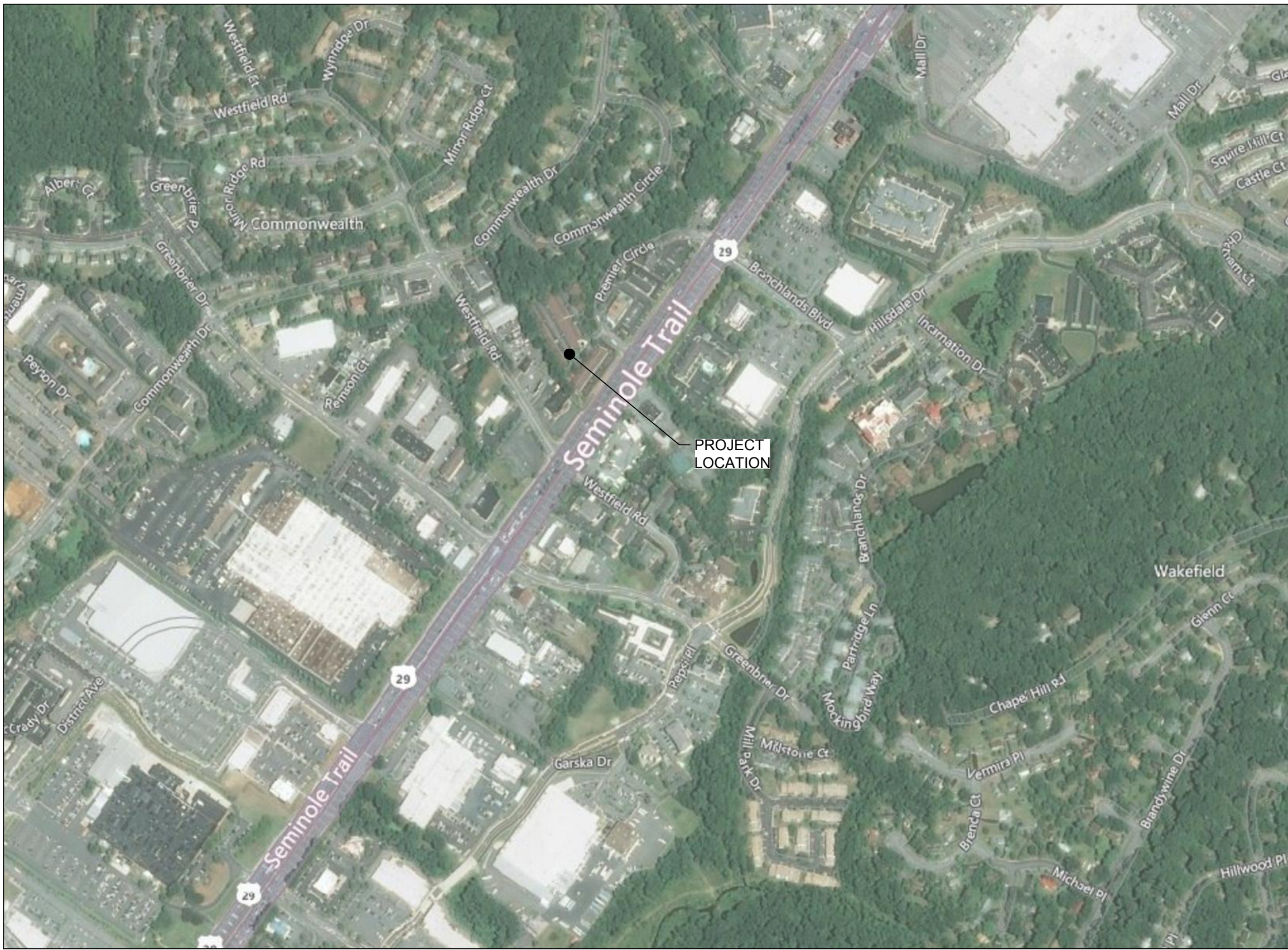
THE SITE IS NOT LOCATED IN A WATER SUPPLY PROTECTION DISTRICT.

COMPREHENSIVE PLAN DESIGNATION: OFFICE / FLEX / R+D / LI PER THE PLACES29 MASTER PLAN

ZONING OVERLAYS: ENTRANCE CORRIDOR AND AIRPORT IMPACT AREA

CURRENT ZONING DISTRICT: C1 COMMERCIAL

PROPOSED ZONING DISTRICT: NEIGHBORHOOD MODEL DISTRICT



## VICINITY MAP

SCALE 1"=500'

## ENGINEER OF RECORD:

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CHARLOTTESVILLE, VA 22903  
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TELEPHONE: 434-327-1681

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405 PREMIER CIRCLE  
TMP 61M-6

FOR

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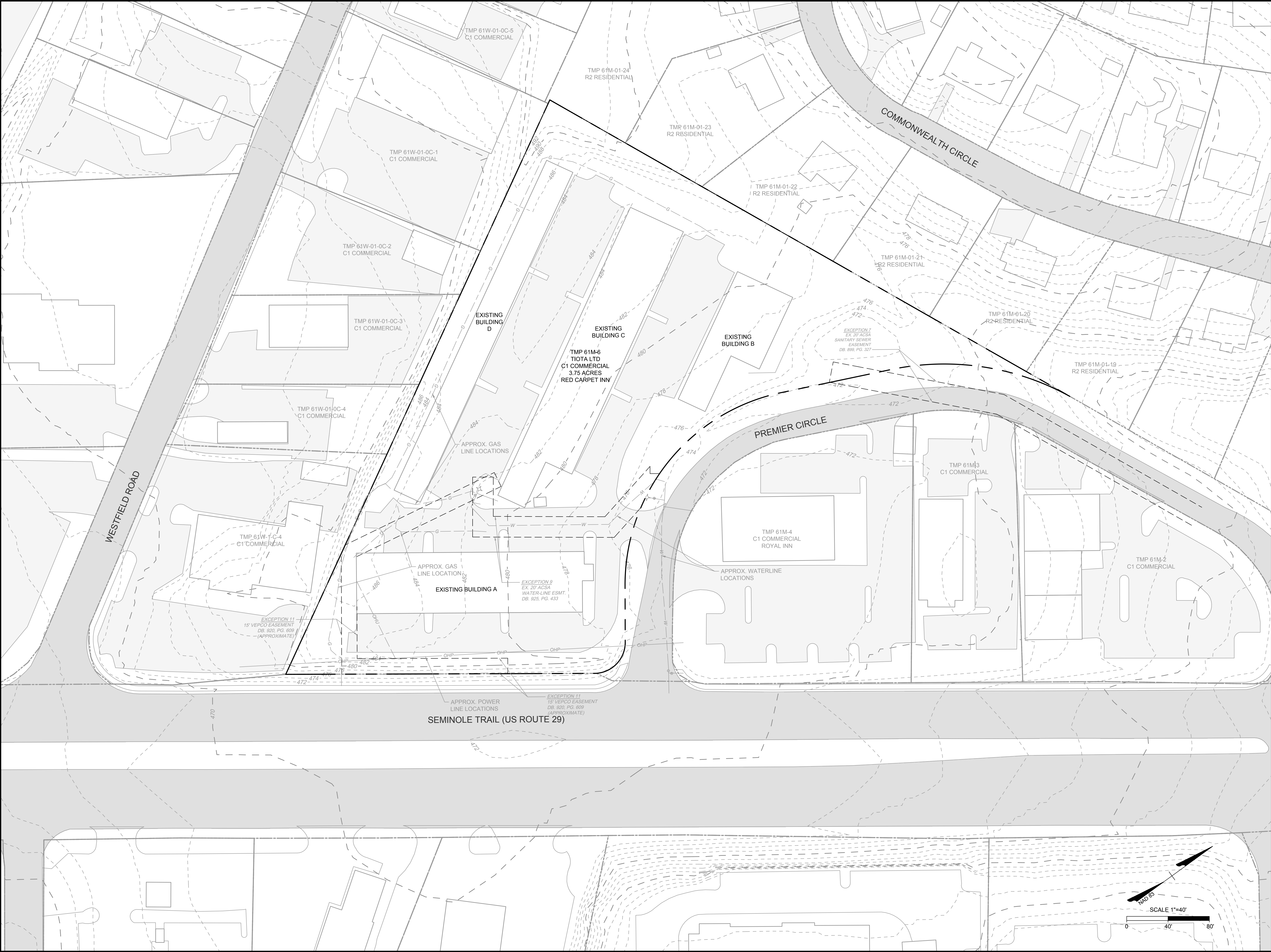
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SHEET  
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COVER





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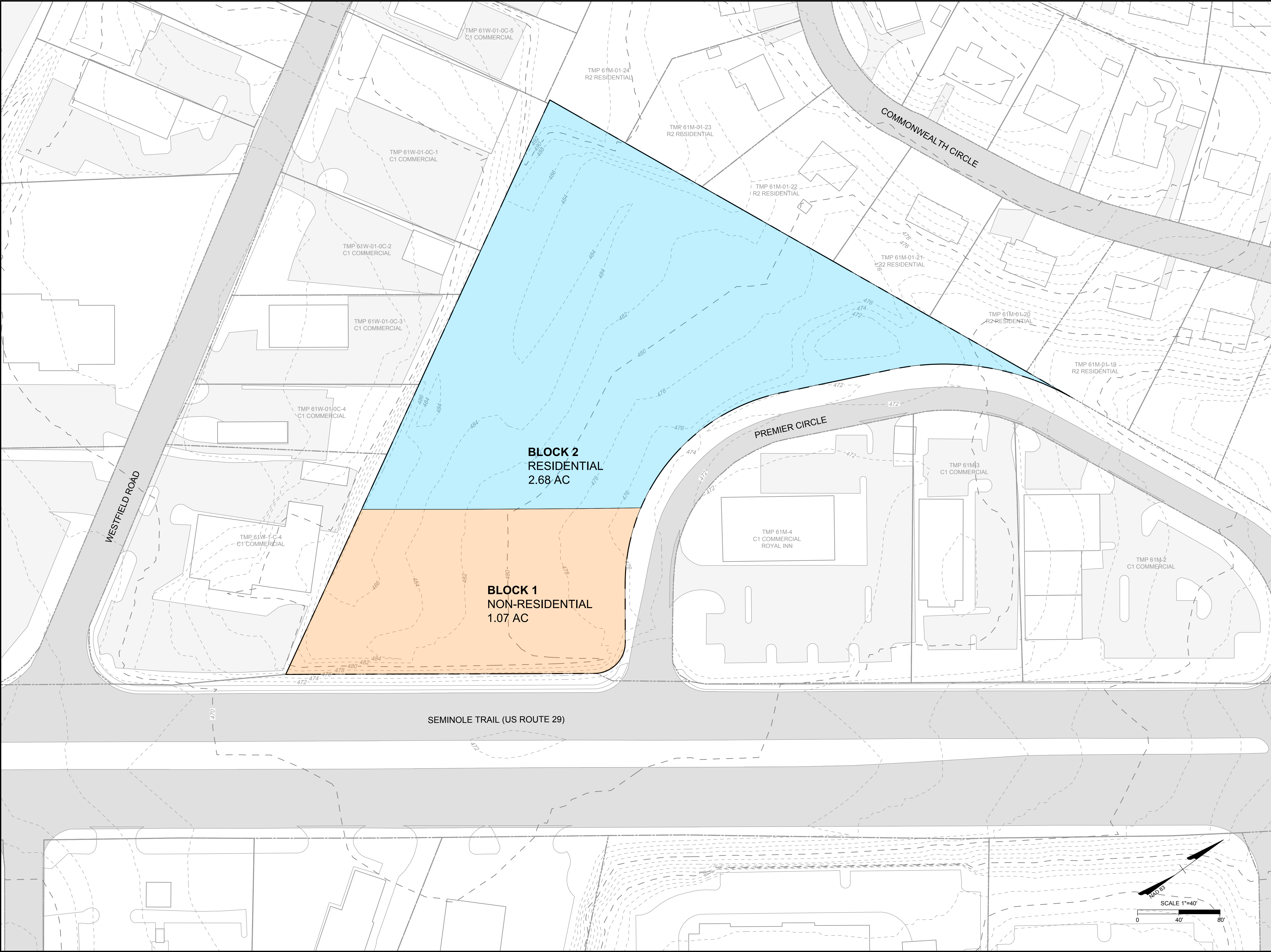
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EXISTING  
CONDITIONS





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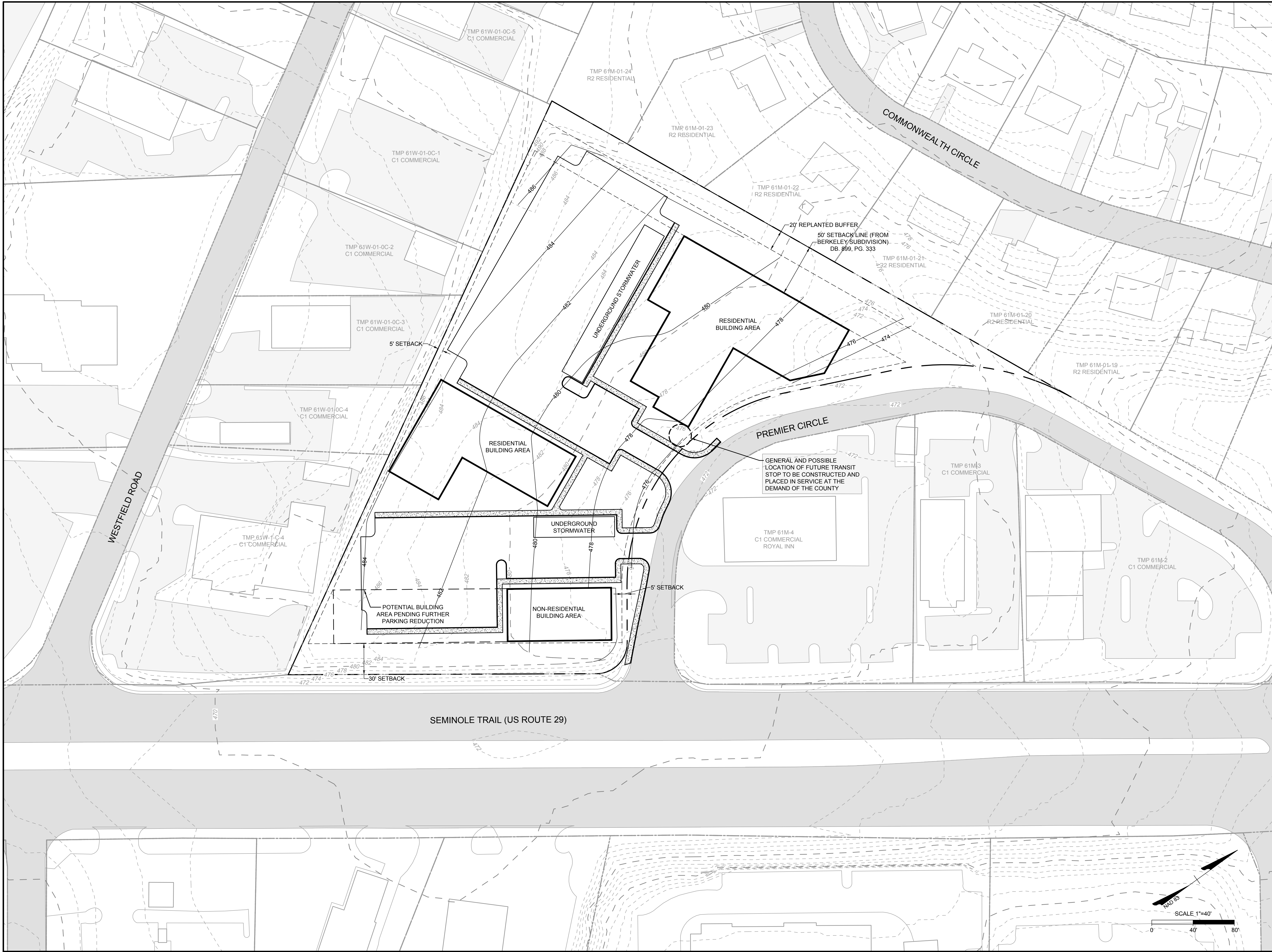
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BLOCK NETWORK





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# SHEET

## 4

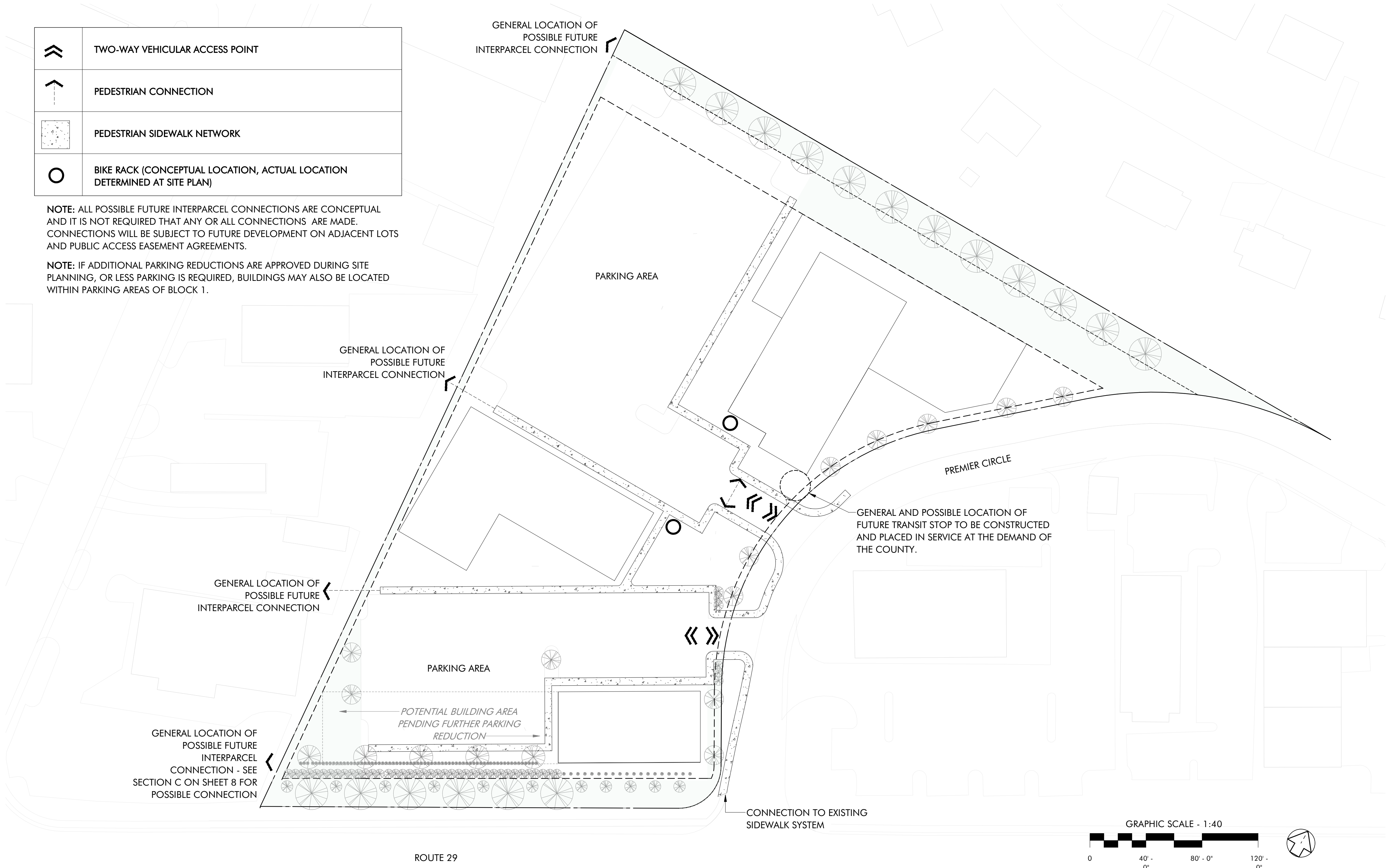
BUILDABLE AREA +  
CONCEPTUAL  
STORMWATER &  
GRADING PLAN



	TWO-WAY VEHICULAR ACCESS POINT
	PEDESTRIAN CONNECTION
	PEDESTRIAN SIDEWALK NETWORK
	BIKE RACK (CONCEPTUAL LOCATION, ACTUAL LOCATION DETERMINED AT SITE PLAN)

NOTE: ALL POSSIBLE FUTURE INTERPARCEL CONNECTIONS ARE CONCEPTUAL AND IT IS NOT REQUIRED THAT ANY OR ALL CONNECTIONS ARE MADE. CONNECTIONS WILL BE SUBJECT TO FUTURE DEVELOPMENT ON ADJACENT LOTS AND PUBLIC ACCESS EASEMENT AGREEMENTS.

NOTE: IF ADDITIONAL PARKING REDUCTIONS ARE APPROVED DURING SITE PLANNING, OR LESS PARKING IS REQUIRED, BUILDINGS MAY ALSO BE LOCATED WITHIN PARKING AREAS OF BLOCK 1.



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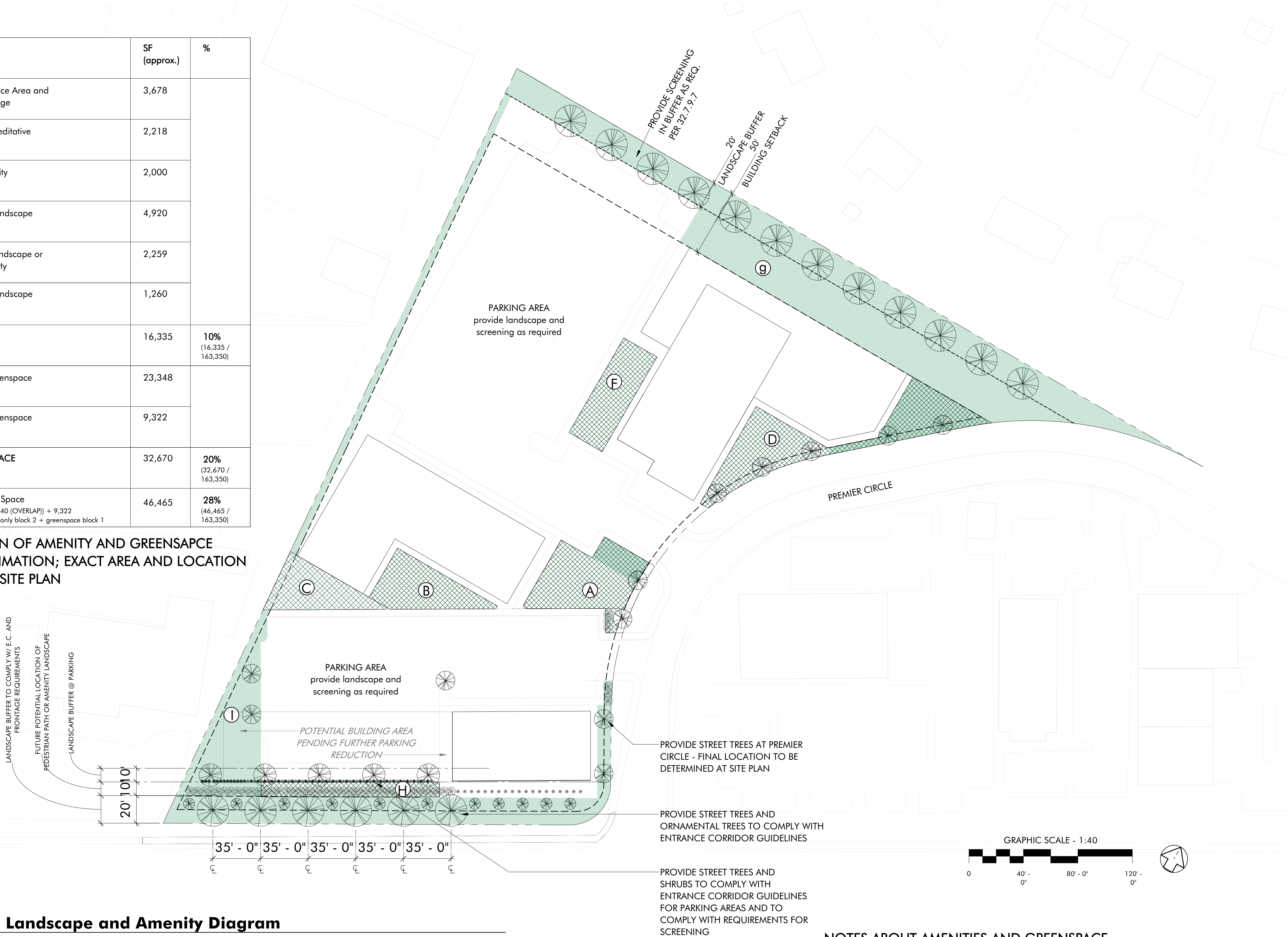
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CONCEPTUAL  
PROPOSED  
CIRCULATION



		Description	SF (approx.)	%
Amenity	A	Central Greenspace Area and Landscape Frontage	3,678	
	B	Courtyard and Meditative Garden	2,218	
	C	Recreational Facility	2,000	
	D	Courtyard and Landscape Frontage	4,920	
	F	Courtyard and Landscape or Recreational Facility	2,259	
	H	Courtyard and Landscape	1,260	
	TOTAL AMENITY		16,335	10% (16,335 / 163,350)
Greenspace	g	Site Block 2 - Greenspace and Landscape	23,348	
	I	Site Block 1 - Greenspace and Landscape	9,322	
	TOTAL GREENSPACE		32,670	20% (32,670 / 163,350)
		Amenity & Green Space (16,335 + (23,348 - 2,540 (OVERLAP)) + 9,322 (amenity + greenspace only block 2 + greenspace block 1	46,465	28% (46,465 / 163,350)

NOTE: SF AND LOCATION OF AMENITY AND GREENSPACE SHOWN ARE AN APPROXIMATION; EXACT AREA AND LOCATION WILL BE DETERMINED AT SITE PLAN



1 Site Plan - Landscape and Amenity Diagram  
SHEET 6 1" = 40'-0"

**NOTES ABOUT AMENITIES AND GREENSPACE:**

1. BUILDING LAYOUT, PARKING LAYOUT, AND SIDEWALKS ARE CONCEPTUAL. EXACT LOCATION AND AREAS WILL BE DETERMINED AT SITE PLAN.

2. THE CODE OF DEVELOPMENT SHALL REGULATE REQUIRED GREEN & AMENITY SPACES AND LANDSCAPE. THERE, PROVIDED SUCH REQUIREMENTS ARE SATISFIED, NON-SUBSTANTIVE CHANGES TO THE DEPICTED DESIGN ARE ALLOWED. THERE WILL BE A MINIMUM OF 20% AMENITY AND GREEN SPACE.

3. IF ADDITIONAL PARKING REDUCTIONS ARE APPROVED DURING SITE PLANNING, OR LESS PARKING IS REQUIRED, BUILDINGS MAY ALSO BE LOCATED WITHIN PARKING AREAS OF BLOCK 1.

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**CONCEPTUAL  
PROPOSED AMENITY  
AND LANDSCAPE**

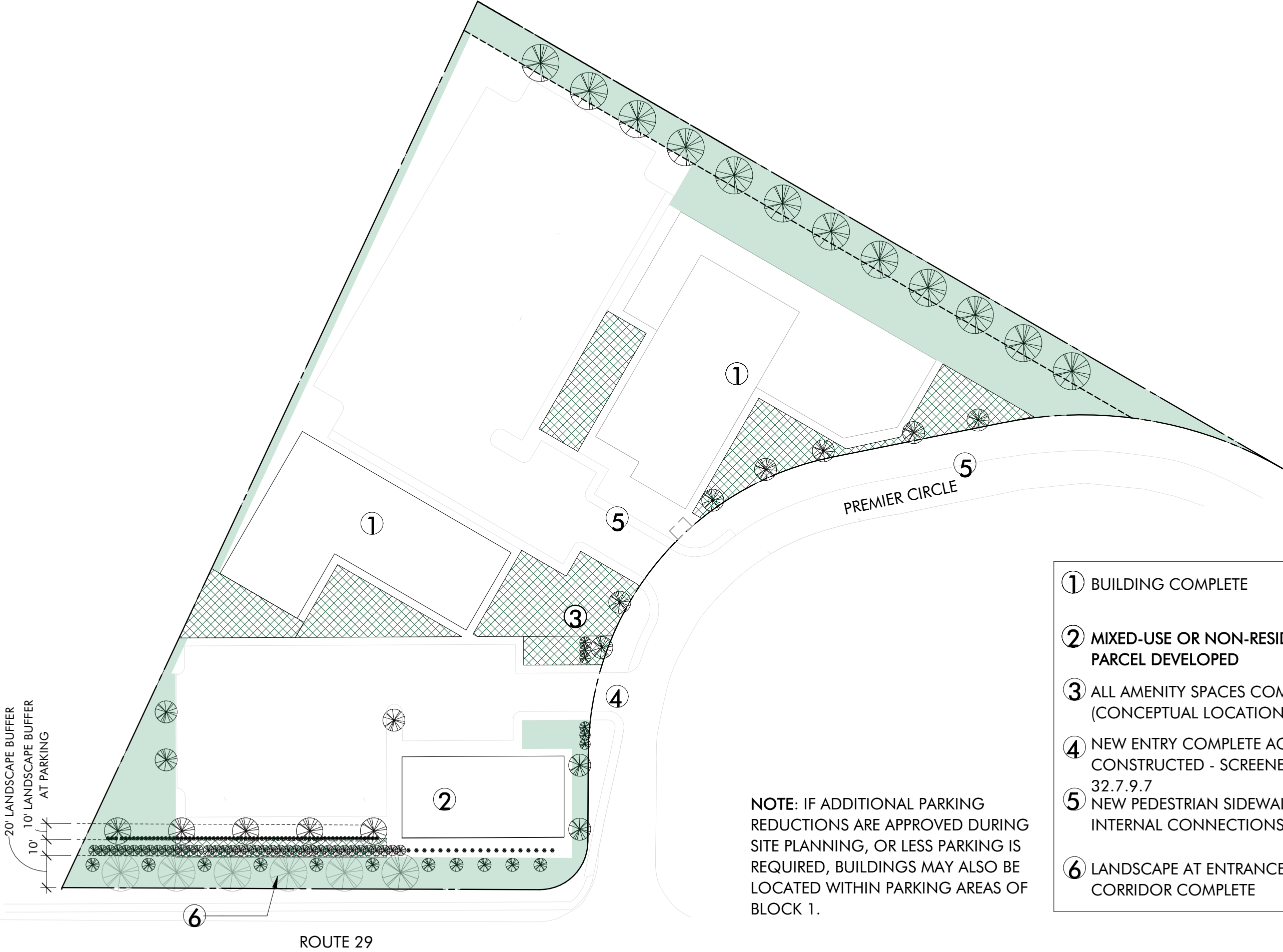




- 1 NEW ENTRANCE FOR CONSTRUCTION AND ACCESS TO EXISTING PARKING (CONCEPTUAL LOCATION SHOWN)
- 2 VARIOUS EXISTING EASEMENTS TO REMAIN - SEE EXISTING CONDITIONS
- 3 EXISTING PARKING TO REMAIN PHASE 1
- 4 EXISTING UNITS TO REMAIN FOR TJACH USE AS EMERGENCY SHELTER
- 5 EXISTING UNITS POSSIBLY TO REMAIN FOR TJACH USE AS EMERGENCY SHELTER
- 6 BLOCK 2 BUILD-OUT BEGINS
- 7 LANDSCAPE BUFFER - NEWLY PLANTED OR EXISTING TREES TO REMAIN TO MEET REQUIREMETNS PER COD
- 8 2,500 SF MIN. OF NEW AMENITY AND GREENSPACE COMPLETE (CONCEPTUAL LOCATION SHOWN) BY THE CONCLUSION OF PHASE 1 CONSTRUCTION
- 9 EARLIEST POSSIBLY CONSTRUCTION OF SIDEWALK PAD FOR FUTURE BUS STOP BY THE CONCLUSION OF PHASE 1 CONSTRUCTION (CONCEPTUAL LOCATION SHOWN)

NOTE: PROVIDE TEMPORARY FIRE HYDRANT, SEWER, AND WATER AS NECESSARY TO KEEP EXISTING TRANSIENT OCCUPANCY BUILDINGS IN OPERATION AND TO BUILDING AND ZONING REGULATIONS AND STANDARDS.

1 Phase 1 - AFFORDABLE UNITS CONSTRUCTED  
SHEET 7 1" = 60'-0"



- 1 BUILDING COMPLETE
- 2 MIXED-USE OR NON-RESIDENTIAL PARCEL DEVELOPED
- 3 ALL AMENITY SPACES COMPLETE (CONCEPTUAL LOCATIONS SHOWN)
- 4 NEW ENTRY COMPLETE ACCESS CONSTRUCTED - SCREENED PER 32.7.9.7
- 5 NEW PEDESTRIAN SIDEWALKS AND INTERNAL CONNECTIONS COMPLETE
- 6 LANDSCAPE AT ENTRANCE CORRIDOR COMPLETE

NOTE: IF ADDITIONAL PARKING REDUCTIONS ARE APPROVED DURING SITE PLANNING, OR LESS PARKING IS REQUIRED, BUILDINGS MAY ALSO BE LOCATED WITHIN PARKING AREAS OF BLOCK 1.

3 Phase 3 - NON-RESIDENTIAL/MIXED-USE CONSTRUCTION  
SHEET 7 1" = 60'-0"



- 1 BLOCK 2 BUILD-OUT PHASE 1 COMPLETE
- 2 BLOCK 2 BUILD-OUT CONTINUES
- 3 NEW PARKING FOR NEW BUILDING(S) CONSTRUCTED
- 4 TEMPORARY PARKING ACCESS ROAD WHILE 2ND ENTRANCE IS RENOVATED - SCREENED PER 32.7.9.7 (CONCEPTUAL LOCATION SHOWN)
- 5 RENOVATION OF 2ND ENTRANCE
- 6 PREPARE LAND FOR SALE
- 7 LANDSCAPE BUFFER MAINTAINED AND REPLANTED AS NECESSARY
- 8 NEW AMENITY AND GREENSPACE COMPLETE BLOCK 2 (CONCEPTUAL LOCATIONS SHOWN) BY THE CONCLUSION OF PHASE 2 CONSTRUCTION
- 9 NEW ENTRANCE CORRIDOR STREET TREES

2 Phase 2 - RESIDENTIAL BUILD-OUT CONTINUES  
SHEET 7 1" = 60'-0"

NOTES ABOUT PHASING:  
1. BUILDING LAYOUT, PARKING LAYOUT, AND SIDEWALKS ARE CONCEPTUAL. EXACT LOCATION AND AREAS WILL BE DETERMINED AT SITE PLAN  
2. THE PHASES ILLUSTRATED ARE INTENDED TO BE DIAGRAMMATIC AND THE SEQUENCE OF PHASING COULD VARY

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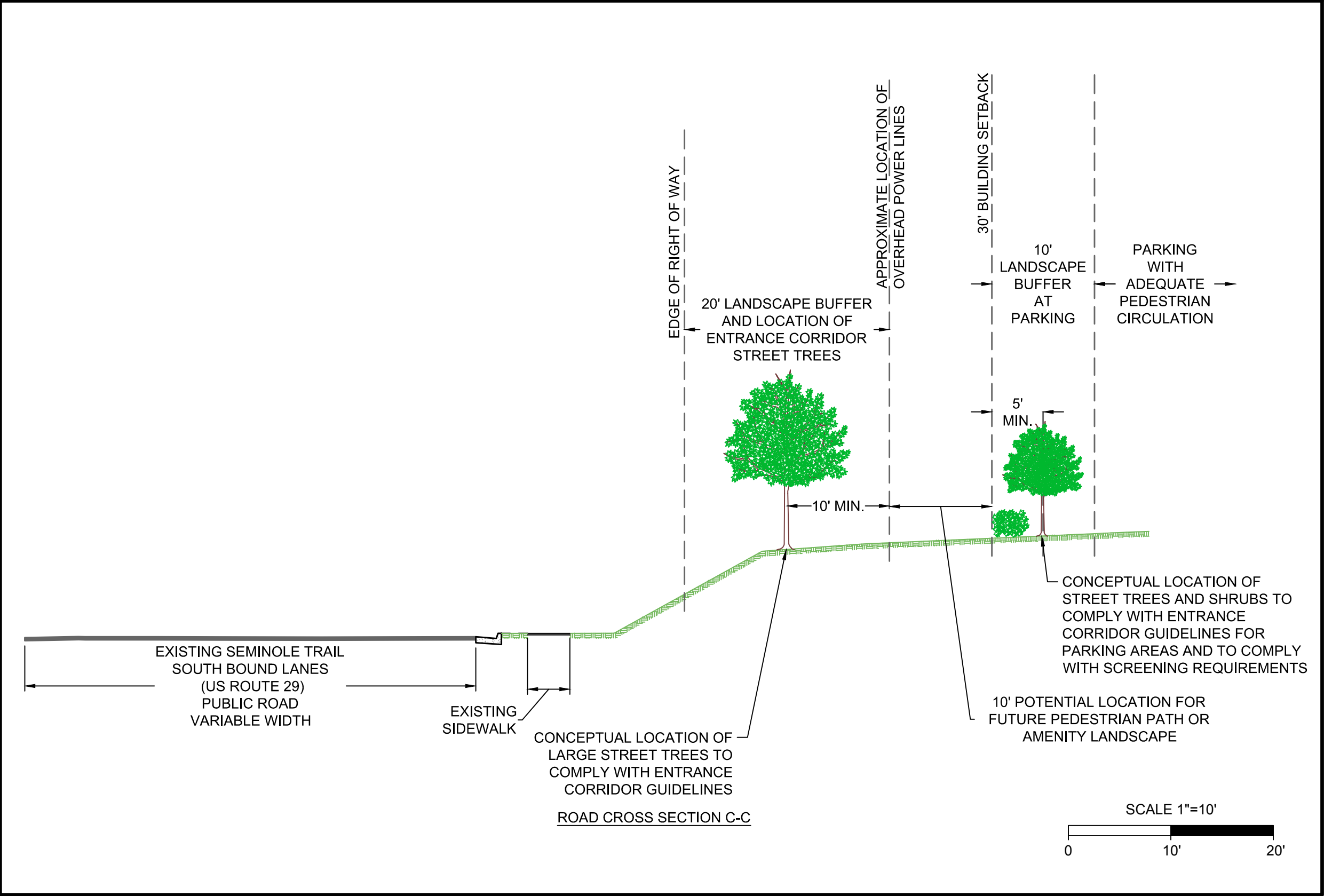
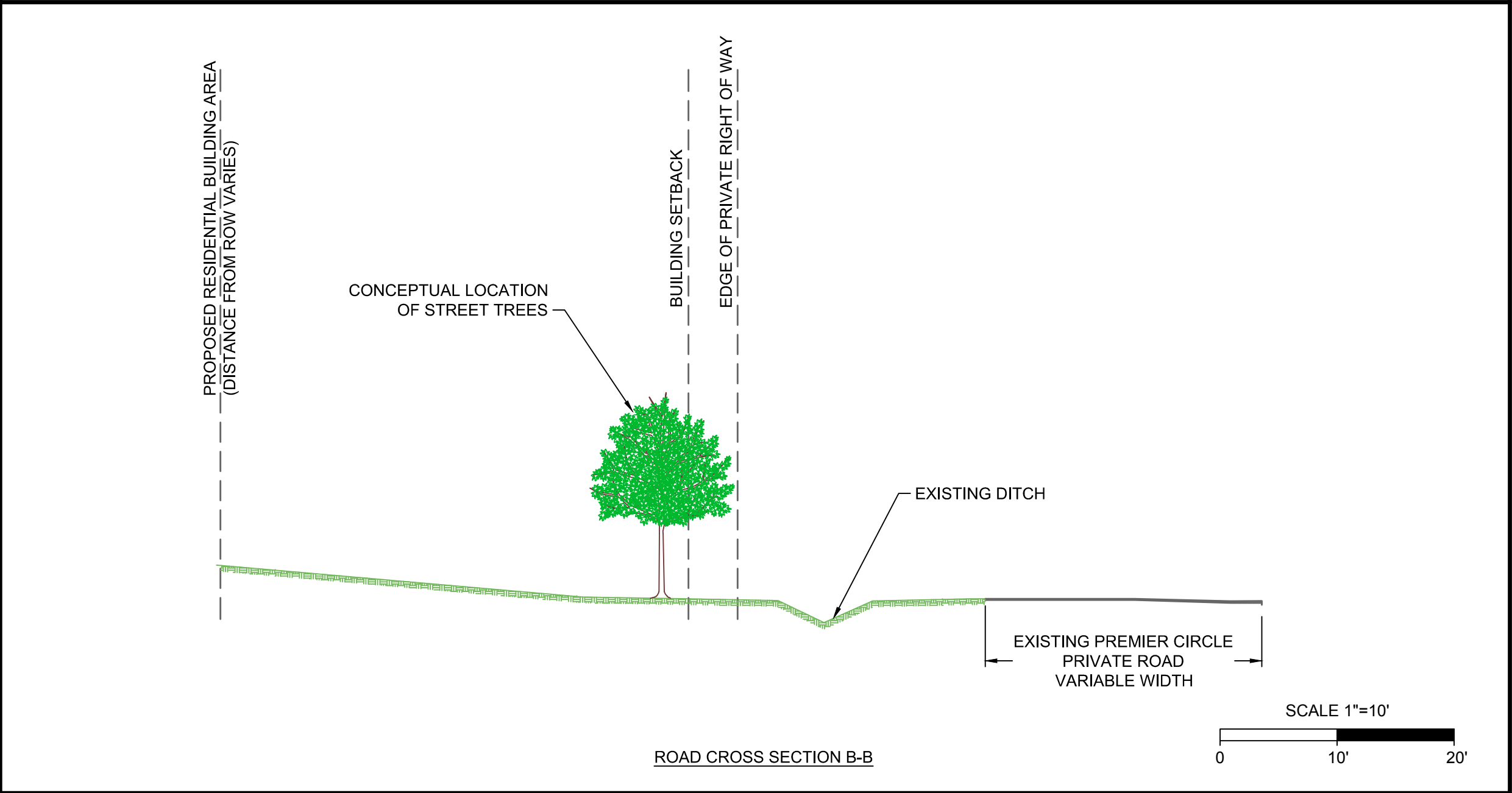
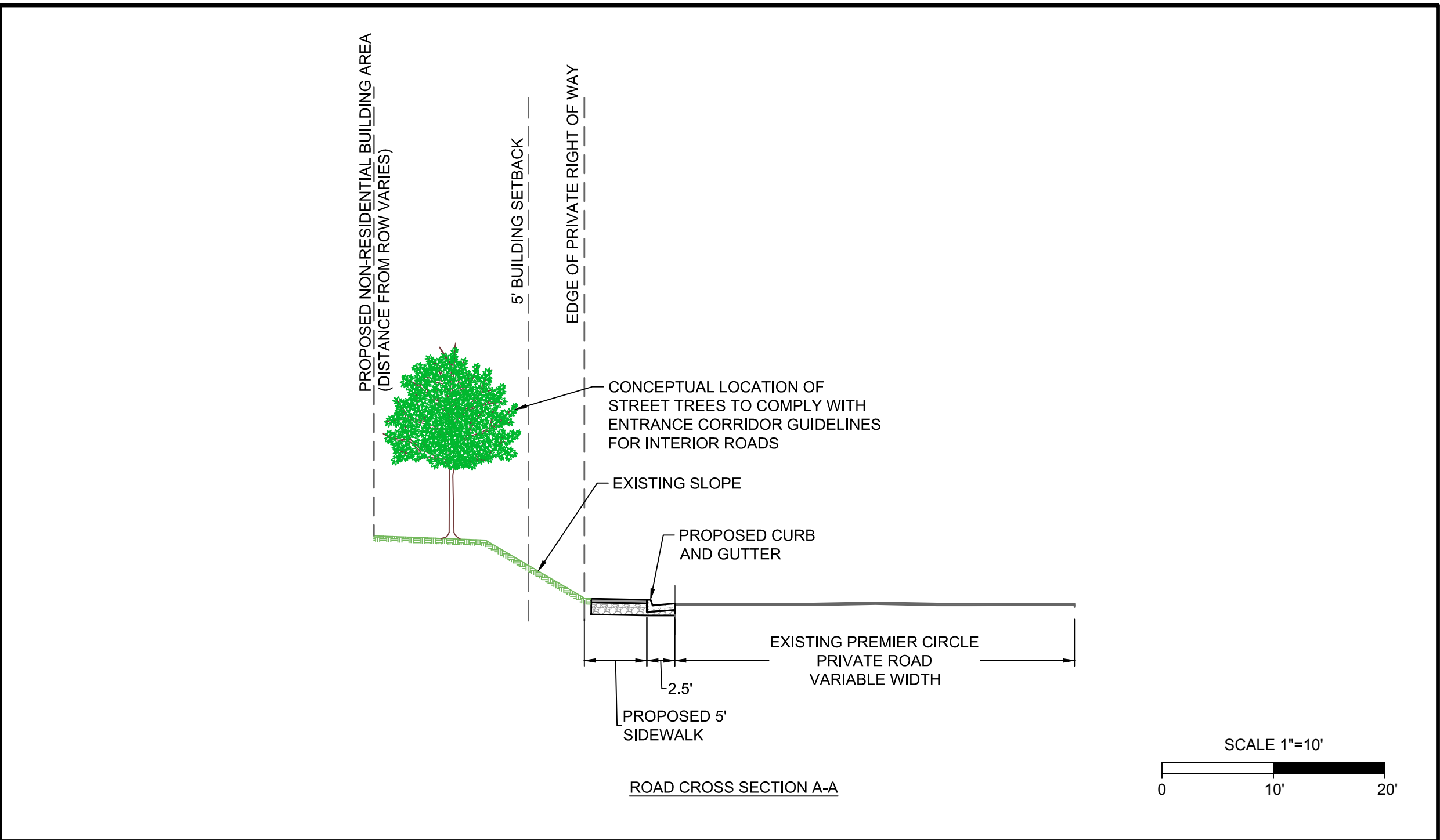
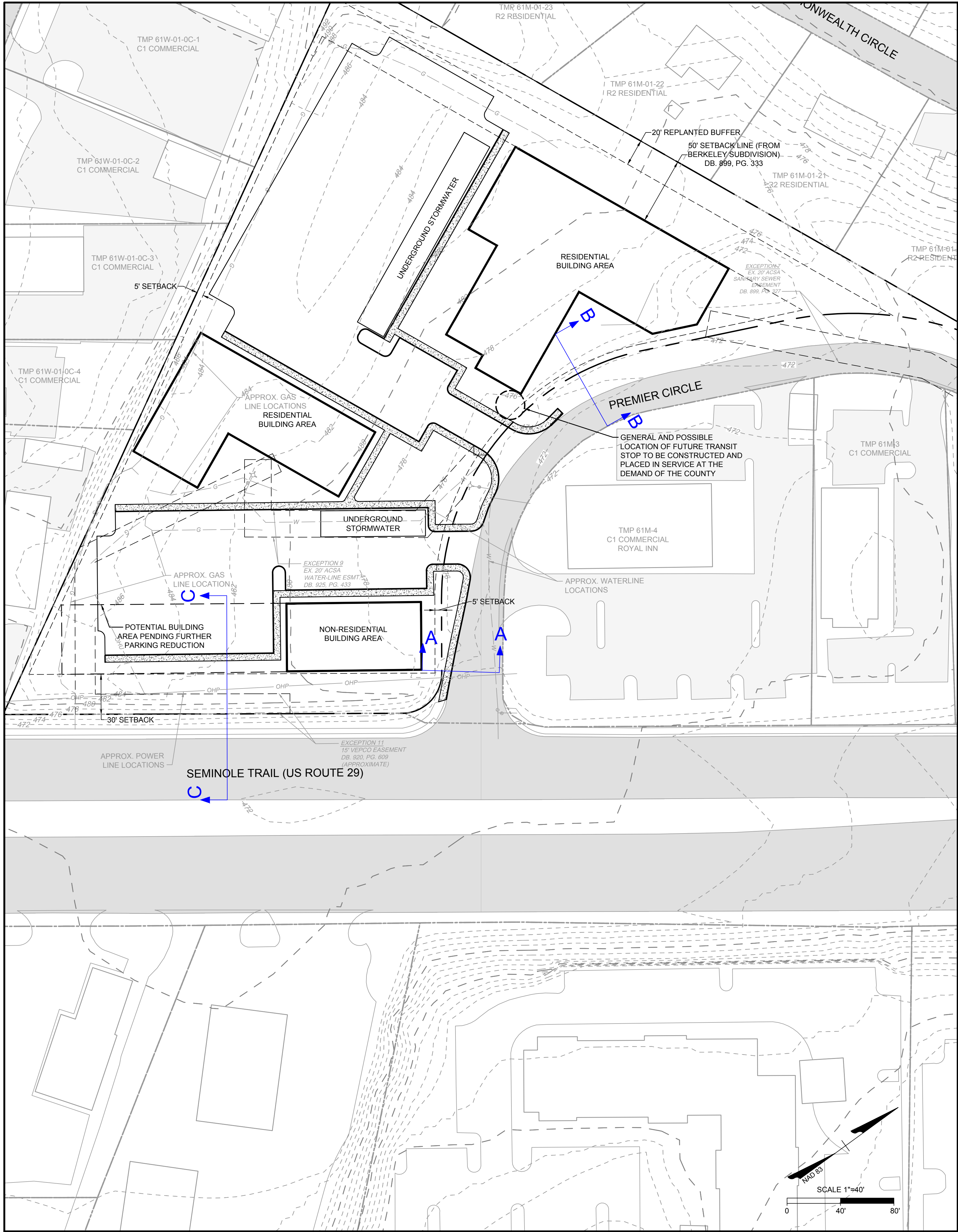
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PHASING DIAGRAM





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