

APPLICATION PLAN FOR

ZMA 2020-00005
OLD DOMINION VILLAGE

TMP 05600-00-00-067B0 & TMP 05600-00-00-074A0

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — TIMOTHY RAY MILLER — Lic. No. 30542 — PROFESSIONAL ENGINEER — 11/19/21

JOB NO.:	
DATE:	3/16/2020
SCALE:	AS SHOWN
DRAWN BY:	CDD
DESIGNED BY:	TRM
CHECKED BY:	

MERIDIAN PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22901
PHONE: 434-882-0121
WWW.MERIDIANWBE.COM

PARCEL DATA FOR TMP 05600-00-00-067B0

LEGAL REFERENCE:	TMP 05600-00-00-067B0
MAGISTERIAL DISTRICT:	WHITE HALL
OWNER:	MARTIN SCHULMAN 5220 HAVENWOOD LANE SCHUYLER, VA 22969
SITE PLAN NUMBER:	NONE
SPECAIL USE PERMIT:	SP 1989: VETERINARY HOSPITAL WITH INDOOR KENNELS.
RECORDED DEEDS:	DB 690-599, DB 794-381, DB 1028-358, DB 1086-583, DB 3626-623, DB 4341-677
PARCEL ADDRESS:	1263 PARKVIEW DRIVE
PARCEL AREA:	9.42 ACRES
SOURCE OF BOUNDARY:	PLAT RECORDED IN DB 4341-677
SOURCE OF TOPOGRAPHY:	TOPOGRAPHY FROM ALBEMARLE COUNTY GIS DATA.
CURRENT ZONING DISTRICT:	RA – RURAL AREAS, FLOOD HAZARD, STEEP SLOPES (PRESERVED)
CURRENT USE:	OLD DOMINION ANIMAL HOSPITAL CROZET
FLOODPLAIN:	PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

PARCEL DATA FOR TMP 05600-00-00-074A0

LEGAL REFERENCE:	TMP 05600-00-00-074A0
MAGISTERIAL DISTRICT:	WHITE HALL
OWNER:	THE THOMAS F STARKE REVOCABLE TRUST THE BETTY G STARKE REVOCABLE TRUST P O BOX 206 CROZET VA, 22932
SITE PLAN NUMBER:	NONE
SPECAIL USE PERMIT:	NONE
RECORDED DEEDS:	DB 1757-184
PARCEL ADDRESS:	5258 THREE NOTCH'D ROAD
PARCEL AREA:	14.259 ACRES
SOURCE OF BOUNDARY:	PLATS RECORDED IN DB 372-73 & DB 1028-336
SOURCE OF TOPOGRAPHY:	TOPOGRAPHY FROM ALBEMARLE COUNTY GIS DATA.
CURRENT ZONING DISTRICT:	RA – RURAL AREAS, FLOOD HAZARD, STEEP SLOPES (PRESERVED)
CURRENT USE:	RESDIENTIAL
FLOODPLAIN:	PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

REZONING DATA

CONTRACT PURCHASER:	EMERALD LAND CO., LLC
PROPOSED ZONING DISTRICT:	NMD – NEIGHBORHOOD MODEL
PROPOSED USE:	MIXED USE RESIDENTIAL AND COMMERCIAL. MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL BE 110.
SWM VOLUME CONTROL:	PROPOSED ON-SITE DETENTION BASIN.
SWM WATER QUALITY:	PROPOSED ON-STE BIORETENTION BASIN.
PUBLIC WATER SUPPLY:	THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.
WATER & SEWER SERVICE:	THIS PARCEL IS NOT LOCATED WITHIN THE ACSA JURISDICTIONAL AREA. A REQUEST FOR IT TO BE ADDED TO THE ACSA JUSIDICTIONAL AREA HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL.
PROPOSED PARKING:	COMMERCIAL: OFF-STREET PARKING LOT. RESIDENTIAL: DRIVEWAY & GARAGE. GUESTS: 1 SPACE PER 4 TOWNHOUSES
PUBLIC STREETS:	ALL INTERNAL STREETS SHALL BE PUBLIC.

NO.	DESCRIPTION	DATE
1	ADDED TMP 56-74A	05/18/20
2	COUNTY COMMENTS	11/09/20
3	COUNTY COMMENTS	03/29/21
4	COUNTY COMMENTS	08/09/21
5	COUNTY COMMENTS	11/19/21

BLOCK	USE	AREA (ACRES)
1	COMMERCIAL	0.90
2	TOWNHOUSES	0.40
3	TOWNHOUSES	0.71
4	TOWNHOUSES	1.32
5	TOWNHOUSES	0.20
6	TOWNHOUSES	0.22
7	SINGLE FAMILY DETACHED	2.00
8	TOWNHOUSES	0.48
9	TOWNHOUSES	0.33
10	TOWNHOUSES	0.36
	TOTAL:	6.92

NOTES:
1. There will be a total of 94 Townhomes, and 16 Single Family Detached.
2. Refer to the Code of Development for building and lot restrictions.

AMENITY AREA SUMMARY:

AMENITY 1	0.59 ACRES
AMENITY 2	4.06 ACRES
AMENITY 3	0.65 ACRES
TOTAL	5.30 ACRES

GREEN SPACE AREA SUMMARY:

GREEN SPACE 1	5.74 ACRES
GREEN SPACE 2	2.06 ACRES
GREEN SPACE 3	0.30 ACRES
GREEN SPACE 4	0.11 ACRES
TOTAL	8.21 ACRES

RIGHT-OF-WAY AREA SUMMARY:

PUBLIC RIGHT-OF-WAY	2.95 ACRES
PARKING LOT EASEMENT	0.30 ACRES
TOTAL	3.25 ACRES

PARCEL AREA SUMMARY:

TMP 56-67B	9.42 ACRES
TMP 56-74A	14.26 ACRES
TOTAL	23.68 ACRES

DEVELOPMENT AREA SUMMARY:

COMMERCIAL/RESIDENTIAL	6.92 ACRES
RIGHT-OF-WAY	3.25 ACRES
AMENITIES	5.30 ACRES
GREEN SPACE	8.21 ACRES
TOTAL	23.68 ACRES

200' 0 200' 400' 600'
SCALE: 1"=200'

Virginia South State Plane Zone

LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
- PROPOSED COMMERCIAL
- PROPOSED GREEN SPACE
- PROPOSED AMENITY
- SCREENING TREE BUFFER AREA

SHEET INDEX

Z-101 ..... COVERSHEET & CONTEXT MAP
Z-102 ..... BOUNDARY & COMPREHENSIVE LAND USE
Z-103 ..... EXISTING CONDITIONS AND DEMOLITION PLAN
Z-104 ..... CONCEPT PLAN
Z-105 ..... GRADING & UTILITY PLAN
Z-106 ..... GRADING & UTILITY PLAN
Z-107 ..... TYPICAL ROAD SECTIONS

PROJECT TITLE: ZMA APPLICATION PLAN FOR OLD DOMINION VILLAGE

SHEET TITLE: COVERSHEET & CONTEXT MAP

Sheet No. Z-101

TMP: 56-68
BEAVER CREEK HILL CORP.
DB 2609 PG 387
ZONED: RA
USE:VACANT

N68° 05' 34"E
21.95

N68° 03' 27"E
200.53

N71° 48' 18"E
306.48

N32° 28' 07"W
11.54

N72° 13' 53"E
300.00

Greenspace
5.74 Acres

180.72
S05° 54' 21"W

N06° 53' 54"E
378.44

161.68
S38° 29' 09"W

TMP: 56-68A
PATRICK OR ROSLYN NUESCH
DB 2610 PG 54
ZONED: RA
USE: RESIDENTIAL

184.16
S05° 46' 21"E

S67° 50' 37"E
245.80

TMP: 56-67A
CROZET COHOUSING LLC
DB 4341 PG 677
ZONED: PRD
USE: RESIDENTIAL

N46° 55' 08"E
307.72

Neighborhood
Density
10.23 Acres

TMP: 56-68F
ROBERT & YVONNE
VESS
DB 3386 PG 394
ZONED: RA
USE: RESIDENTIAL

91.44
S53° 48' 57"E

TMP: 56-74A
THE THOMAS F STARKE
REVOCABLE TRUST
DB 1757 PG 184
14.259 ACRES
ZONED: RA
USE: RESIDENTIAL

RA -RURAL AREA
3.30 Acres

545.02
S71° 08' 43"W

TMP: 56-67B
MARTIN SCHULMAN
DB 3626 PG 619
DB 4341 PG 677
9.42 ACRES
ZONED: RA
USE: COMMERCIAL

EX. 50 GAS EASEMENT
DB 4341 PG 677

PROPERTY LINE TO BE VACATED

N14° 52' 37"E
253.79

Greenspace
5.74 Acres

DRAINAGE
EASEMENT
DB 3804 PG 43

ACSA WATER
EASEMENT
DB 4673 PG 329

L=164.28, R=675.00

780.68
S19° 46' 36"E

569.78
S14° 48' 57"E

DRAINAGE
EASEMENT
(PORTION TO
BE VACATED)

PRIVATE TRAIL
EASEMENT
DB 4673 PG 312

TMP: 56-74
JUDITH OR WILLIAM BARBER
DB 1039 PG 310
ZONED: RA
USE: RESIDENTIAL

Urban Density
4.52 Acres

TMP: 56-67
BEAVER CREEK HILL CORP.
DB 2609 PG 387
ZONED: RA
USE:VACANT

N23° 40' 50"W
220.48

N23° 40' 50"W
11.14

ACSA WATER
EASEMENT
DB 4673 PG 312

99.89
S67° 54' 23"W

138.11
S71° 12' 28"W

181.95
S73° 47' 48"W

72.18
S74° 47' 53"W

295.93
S74° 38' 43"W

S65° 29' 43"W
38.62

L=59.257, R=940.610

L=35.793, R=940.610

TMP: 56A3-12
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

TMP: 56A3-13
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

THREE NOTCH'D ROAD
ROUTE 240
50' PUBLIC R/W

TMP: 56-83
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

Virginia State Plane South Zone

60' 0 60' 120' 180'
SCALE: 1"=60

LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
- PROPOSED COMMERCIAL
- PROPOSED GREEN SPACE
- PROPOSED AMENITY
- SCREENING TREE BUFFER AREA

COMMONWEALTH OF VIRGINIA
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PROJECT TITLE:
ZMA APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

SHEET TITLE:
BOUNDARY &
COMPREHENSIVE LAND USE

Sheet No.
Z-102

TMP: 56-68
BEAVER CREEK HILL CORP.
DB 2609 PG 387
ZONED: RA
USE:VACANT

TMP: 56-68A
PATRICK OR ROSLYN NUESCH
DB 2610 PG 54
ZONED: RA
USE: RESIDENTIAL

PARROT BRANCH

Ex. Sanitary Pump Station

Ex. 2" PVC Sanitary Force Main

Ex. 8" PVC Sanitary

FLOOD ZONE 'X'
FLOOD ZONE 'A'

100-Year Flood Zone

100' Stream Buffer

TMP: 56-67A
CROZET COHOUSING LLC
DB 4341 PG 677
ZONED: PRD
USE: RESIDENTIAL

TMP: 56-67B
MARTIN SCHULMAN
DB 3626 PG 619
DB 4341 PG 677
9.42 ACRES
ZONED: RA
USE: COMMERCIAL

PROPERTY LINE TO BE VACATED

TMP: 56-74A
THE THOMAS F STARKE
REVOCABLE TRUST
DB 1757 PG 184
14.259 ACRES
ZONED: RA
USE: RESIDENTIAL

EXIST. TREES (TO BE REMOVED)

TMP: 56-68F
ROBERT & YVONNE VESS
DB 3386 PG 394
ZONED: RA
USE: RESIDENTIAL

MANAGED SLOPES

EXISTING DWELLING TO BE REMOVED

REMOVE ALL EXISTING SEPTIC TANKS

EXIST. ASPHALT PATH

EXIST. TREES (TO BE REMOVED)

50' ACCESS EASEMENT DB 1028-345

PARKWAY DRIVE

EXIST. 8" DI WATERMAIN

EXISTING BUILDING (TO REMAIN)

EXISTING PARKING (TO BE REMOVED)

EXISTING WATER METER AND FIRE HYDRANT (TO BE REMOVED)

EXIST. 20' ACSA WATER EASEMENT DB 1112-606 (TO BE VACATED)

EXISTING WATER MAIN (TO BE REMOVED)

EXISTING DRIVEWAY (TO BE REMOVED)

TMP: 56-74
JUDITH OR WILLIAM BARBER
DB 1039 PG 310
ZONED: RA
USE: RESIDENTIAL

TMP: 56-67
BEAVER CREEK HILL CORP.
DB 2609 PG 387
ZONED: RA
USE:VACANT

EXIST. 16" DI WATERMAIN

THREE NOTCH'D ROAD
ROUTE 240
50' PUBLIC R/W

TMP: 56A3-12
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

TMP: 56A3-13
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

TMP: 56-83
WILSON JONES COMPANY
JIM BEAM BRANDS CO.
DB 1278 PG 592
ZONED: LI
USE: INDUSTRIAL

60' 0 60' 120' 180'
SCALE: 1"=60

State Plane Zone
Virginia South

LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
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- PROPOSED GREEN SPACE
- PROPOSED AMENITY
- SCREENING TREE BUFFER AREA

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PROJECT TITLE:
ZMA APPLICATION PLAN
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OLD DOMINION VILLAGE

SHEET TITLE:
EXISTING CONDITIONS & DEOMLITION PLAN

Sheet No.
Z-103

PARROT BRANCH

FLOOD ZONE 'X'
FLOOD ZONE 'A'

100-Year Flood Zone

100' Stream Buffer

Green Space 1
WPO Buffer &
Conservation Area
Hereby Dedicated to the
County for Public use
5.74 Acres

Amenity 2
Recreation Area
(Tot Lot 2 &
Greenway Trail)
4.06 Acres

Class B-Type 2
Pedestrian Path
with 20' Public
Access Easement

50' GAS EASEMENT
DB 233-194

Green Space 3
Biorentention Basin
0.30 Acres

TOT LOT 2

Block 10
Residential
(SFA)
0.36 Acre

56' Private
Access Easement

Guest Parking
9 Spaces @ 9'x16'

Block 7
Residential
(SFD)
2.00 Acres

Class B-Type 2
Pedestrian Path

ANTARES ROAD
50' PUBLIC R/W

ALTAIR ROAD
50' PUBLIC R/W

Block 9
Residential
(SFA)
0.33 Acres

Block 3
Residential
(SFA)
0.71 Acres

Block 2
Residential
(SFA)
0.40 Acres

Block 1
Commercial
0.90 Acres

EXISTING
BUILDING
(TO REMAIN)

9 Spaces
@ 9'x18'

10 Spaces
@ 9'x16'

Amenity 3
Recreation Area
(Tot Lot 1)
0.65 Acres

TOT LOT 1

Block 8
Residential
(SFA)
0.48 Acres

8 Spaces @ 10'x18'

Guest Parking

64' Private Access Easement

8 Spaces @ 10'x16'

Block 6
Residential
(SFA)
0.22 Acres

SIRRAH ROAD
50' PUBLIC R/W

Green Space 2
WPO Buffer &
Conservation Area
Hereby Dedicated to the
County for Public use
2.06 Acres

Class B-Type 2
Pedestrian Path

100-Year Flood Zone

100' Stream Buffer

Amenity 2
Recreation Area
(Tot Lot 2 &
Greenway Trail)
4.06 Acres

CAPELLA ROAD
50' PUBLIC R/W

CAPELLA ROAD
50' PUBLIC R/W

EXIST.
ASPHALT
PATH

PARKVIEW DRIVE
50' ACCESS EASEMENT
DB 1028-345

Dog Park

Amenity 1
Recreation Area
(Dog Park)
0.59 Acres

Block 4
Residential
(SFA)
1.32 Acres

Block 5
Residential
(SFA)
0.20 Acres

Green Space 4
Tree Buffer
0.11 Acres

Proposed R/W

875'

PROP. 5' SIDEWALK

PROP. BIKE LANE

Proposed R/W

THREE NOTCH'D ROAD
ROUTE 240
50' PUBLIC R/W

Virginia State Plane South Zone

50' 0 50' 100' 150'
SCALE: 1"=50'

LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
- PROPOSED COMMERCIAL
- PROPOSED GREEN SPACE
- PROPOSED AMENITY
- SCREENING TREE BUFFER AREA

COMMONWEALTH OF VIRGINIA
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PROJECT TITLE:
REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

SHEET TITLE:
CONCEPT PLAN

Sheet No.
Z-104

REFER TO Z-106

PARKVIEW DRIVE
50' ACCESS EASEMENT

THREE NOTCH'D ROAD
ROUTE 240
50' PUBLIC R/W

Dog Park

Proposed 8" PVC Sewer

Proposed Sanitary Force Main

Class B-Type 2 Pedestrian Path

Proposed Pump Station

Proposed 8" PVC Sewer

Proposed 8" PVC Sewer

Proposed 8" PVC Sewer

ANTARES ROAD
50' PUBLIC R/W

CAPELLA ROAD
50' PUBLIC R/W

EXISTING BUILDING (TO REMAIN)

9' Spaces @ 9'x18'

10' Spaces @ 9'x16'

TOT LOT 2

56' Private Access Easement
Guest Parking
9 Spaces @ 9'x16'

ALTAIR ROAD
50' PUBLIC R/W

Proposed 8" PVC Sewer

8 Spaces @ 10'x18'
Guest Parking
64' Private Access Easement
8 Spaces @ 10'x16'

TOT LOT 1

CAPELLA ROAD
50' PUBLIC R/W

SIRRAH ROAD
50' PUBLIC R/W

Proposed 8" PVC Sewer

PROP. BIKE LANE

PROP. 5' SIDEWALK

875'

8' ASPHALT PATH

100' Stream Buffer

60' GAS EASEMENT
DB 333, 194

100' Stream Buffer

PARROT BRANCH

FLOOD ZONE 'X'
FLOOD ZONE 'A'

Class B-Type 2 Pedestrian Path with 20' Public Access Easement

100-Year Flood Zone

100' Stream Buffer

100-Year Flood Zone

Class B-Type 2 Pedestrian Path

LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
- PROPOSED COMMERCIAL
- PROPOSED GREEN SPACE
- PROPOSED AMENITY
- SCREENING TREE BUFFER AREA

SCALE: 1"=50'
50' 0 50' 100' 150'

Virgina South State Plane Zone

Sheet 5 of 7

Sheet No. Z-105

PROJECT TITLE:
REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

SHEET TITLE:
GRADING & UTILITY PLAN

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COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
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PROFESSIONAL ENGINEER



REFER TO Z-105

LEGEND

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- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS
- PROPOSED SINGLE FAMILY DETACHED
- PROPOSED SINGLE FAMILY ATTACHED
- PROPOSED COMMERCIAL
- PROPOSED GREEN SPACE
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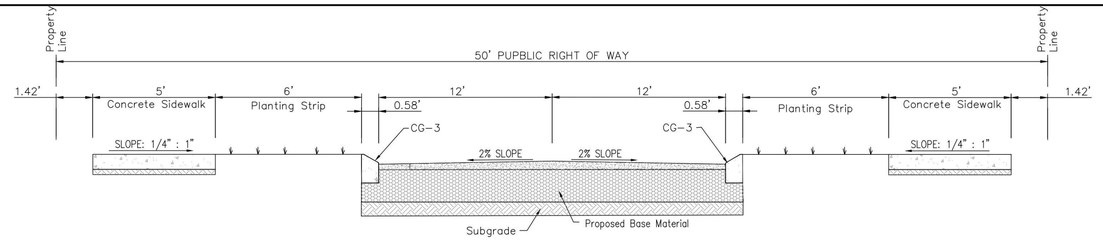
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REZONING APPLICATION PLAN
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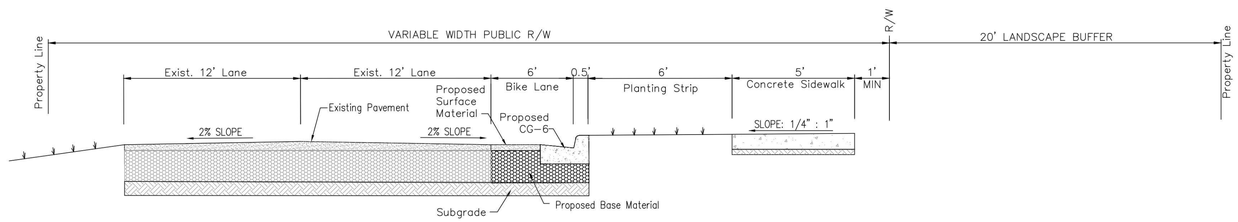
SHEET TITLE:
GRADING AND UTILITY PLAN

Sheet No.
Z-106
Sheet 6 of 7



1 Z-108 *TYPICAL SECTION FOR ANTARES ROAD, ALTAIR ROAD, CAPELLA ROAD, SIRRAH ROAD & SIRRAH LANE*

NOT TO SCALE



2 Z-108 *TYPICAL SECTION FOR ROUTE 240 IMPROVEMENTS*

NOT TO SCALE

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NO.	DESCRIPTION	DATE
1	ADDED TMP 56-74A	05/18/20
2	COUNTY COMMENTS	11/09/20
3	COUNTY COMMENTS	03/29/21
4	COUNTY COMMENTS	08/09/21
5	COUNTY COMMENTS	11/19/21

PROJECT TITLE:
REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

SHEET TITLE:
TYPICAL ROAD SECTIONS

Sheet No.
Z-107