1193 SEMINOLE TRAIL

APPLICATION PLAN

ZMA 2023-00001

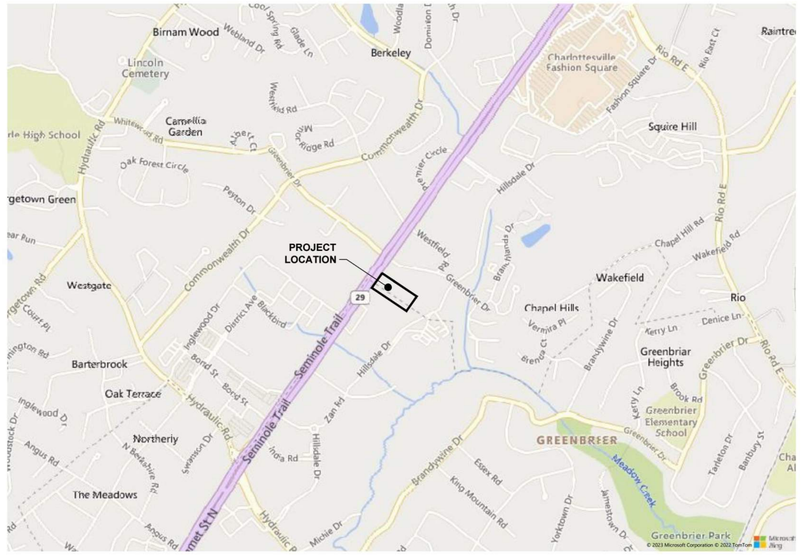
1193 SEMINOLE TRAIL,
CHARLOTTESVILLE, VA 22901

FEBRUARY 20, 2023

REVISED: SEPTEMBER 18, 2023

SITE INFORMATION

TAX MAP PARCEL AND OWNER INFO:	061W0-02-0A-00200 RMD PROPERTIES, LLC 211 E. HIGH STREET CHARLOTTESVILLE, VA 22901 PARCEL AREA: 3.229 ACRES
PARCEL ACREAGE:	3.23 ACRES
EXISTING ZONING:	COMMERCIAL (C1)
PROPOSED ZONING:	NEIGHBORHOOD MODEL DISTRICT (NMD)
OVERLAY DISTRICT:	ENTRANCE CORRIDOR AIRPORT IMPACT AREA
MAGISTERIAL DISTRICT:	RIO
UTILITIES:	PUBLIC WATER AND SEWER FROM ACSA
DRAINAGE DISTRICT:	MEADOW CREEK
PROPOSED USE:	165 MAXIMUM RESIDENTIAL UNITS 10,000 SF MAXIMUM OF NON-RESIDENTIAL SPACE
PROPOSED DENSITY:	165 RESIDENTIAL UNITS/3.23 ACRES = 51.08 UNITS/ACRE MAXIMUM
PARKING PROVIDED:	SEE CODE OF DEVELOPMENT
BUILDING SQUARE FOOTAGE:	100,000 - 200,000 SQ FT
MAX. BUILDING HEIGHT PROPOSED:	5 STORIES
SETBACKS:	SEE CODE OF DEVELOPMENT



VICINITY MAP

SCALE: 1" = 1,000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	CONCEPTUAL UTILITY, STORMWATER MANAGEMENT, & GRADING PLAN
C3.0	CONCEPTUAL AMENITY & GREENSPACE PLAN AND CIRCULATION PLAN
C4.0	BLOCK PLAN

TOTAL NUMBER OF SHEETS: 5

VEHICLE TRIP GENERATION

1193 Seminole Trail Development - UpCampus Land Use	Size	Units	Land Use Code	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	Weekday PM Peak Hour In	Weekday PM Peak Hour Out	Weekday PM Peak Hour Total	Average Daily Trips
1. ITE Trip Generation[1]										
Residential										
Multi-family Housing (Mid-Rise)	128	D.U.	221	10	35	45	31	19	50	564
Residential Subtotal				**10**	**35**	**45**	**31**	**19**	**50**	**564**
Retail										
General Commercial (<40,000 SF)	4,280	S.F.	822	6	4	10	22	21	43	233
Retail Subtotal				**6**	**4**	**10**	**22**	**21**	**43**	**233**
Total ITE Generated Trips (Residential + Retail)				**16**	**39**	**55**	**53**	**40**	**93**	**797**

Notes: (1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition. Assumes General Urban/Suburban land use category.

OWNER/DEVELOPER:

RMD PROPERTIES, LLC
211 E HIGH STREET
CHARLOTTESVILLE, VA 22902

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE STE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, PE
TELEPHONE: (434) 327-1690
EMAIL: CLINT.SHIFFLETT@TIMMONS.COM

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REVISION DESCRIPTION	DATE
REVISIONS PER COUNTY REVIEW COMMENTS	1/16/2024

DATE: 09/18/23
DRAWN BY: B. PERDUE
DESIGNED BY: B. PERDUE
CHECKED BY: C. SHIFFLETT
SCALE: N/A

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA
COVER SHEET

JOB NO. 54984
SHEET NO. C0.0

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#1215
1 STORY
BRICK/METAL
F.F.=458.3

GRAVEL AREA

TMP 061W0-02-0A-00100
CHARLOTTESVILLE REALTY
CORPORATION
DB. 696, PG. 560

MHS
TOP=459.23'
INV. IN (SW)=449.81'
6" PVC
INV. IN (SE)=450.23'
6" PVC
INV. OUT=449.43'
8" PVC

15' LUMOS NETWORKS
EASEMENT
D.B. 4871 PG. 240

APPROXIMATE LOCATION
10' VEPCO EASEMENT
D.B. 429 PG. 350

LUMOS UTILITY VAULT

UNDERGROUND FIBER
OPTIC MARKER

REMOVE
CABLE FENCE

S56°08'50"E 562.68'

REMOVE
CANOPY &
CONC. PAD

REMOVE
MODULAR
STORAGE

REMOVE
12' x 12'
WOOD SHED

CHAIN-LINK FENCE

PIPE (F)

IRON (F)

REMOVE
VAR. WIDTH
CONC. SWK.

APPROX. OBSCURED EP

REMOVE
ASPHALT
ENTRANCE

REMOVE
ASPHALT
PARKING & DRIVE

REMOVE
ACCESSORY
BUILDING

REMOVE STAIR

10 11
VEPCO TELEPHONE &
ELECTRIC EASEMENT
DB. 410, PG. 506
DB. 410, PG. 508

REMOVE
CONC.
PAD

DEMOLISH
1 LEVEL METAL
GARAGE
'JAM AUTO
TRUCK REPAIR'
1193 SEMINOLE
TR.

FFE=459.67'
FFE=459.59'
FFE=459.63'
FFE=459.65'
FFE=459.58'

REMOVE
NONLINEAR CONCRETE &
GRAVEL TRANSITION AREA

REMOVE
GRAVEL AREA

7 12 13
CITY OF CHARLOTTESVILLE
40' EASEMENT FOR 6" HIGH
PRESSURE GAS LINE
DB. 290, PG. 434
DB. 1683, PG. 508

IRON (F)
AT 20.7'
RT 0.15'

TMP 061W0-02-0A-00200
RMD PROPERTIES, LLC
DB. 2217, PG. 191
DB. 407, PG. 55 (PLAT)
3.229 AC. (SURVEYED)
ZONED: C1 COMMERCIAL

REMOVE
CHAIN FENCE

TMP 061W0-02-00-00200
JA-ZAN LIMITED PARTNERSHIP
DB. 1134, PG. 536

15" RCP

SD CURB INLET W/ MHD
TOP=457.94'
INV. OUT=453.51' 15" RCP

REMOVE
BROKEN
ASPHALT

REMOVE
CONCRETE
PARKING AND
DRIVE

REMOVE
VAR. WIDTH
SWK. PAVERS

REMOVE
3' DOOR
FFE=459.57'

REMOVE
GAS METER

REMOVE
SSWR C/O

REMOVE CABLE FENCE

REMOVE
HVAC UNITS
ON BLOCK
PLATFORM

REMOVE
8' (W) DBL. DOOR
FFE=460.46'

REMOVE 3' (W) DOOR

REMOVE ELEC.
PANEL BOX

8' (W)
ROLL
DOOR

REMOVE
3' DOOR
FFE=460.43'

REMOVE WOOD ADDITION / BUMP-OUT

REMOVE
NONLINEAR PAVEMENT,
CONCRETE, & GRAVEL
TRANSITION AREA

US RTE. 29 ~ SEMINOLE TRAIL
(VAR. WIDTH PUBLIC R/W)

CONC. SWK.

N35°18'39"E 250.00'

CURB

REMOVE
CONCRETE
PARKING & DRIVE

ASPHALT
SECTION

REMOVE
8' (W) DBL.
DOORS
FFE=460.48'

DEMOLISH
1 LEVEL BLOCK & FRAME
BUILDING
'C'VILLE ORIENTAL'
1193 SEMINOLE TRL

REMOVE
3' (W)
DOOR

REMOVE
12' (W)
ROLL DOOR
FFE=460.43'

REMOVE
GATE

REMOVE
CHAIN-LINK FENCE

REMOVE
GATE

REMOVE
FUEL OIL
TANK

REMOVE AND
RELOCATE
GAS LINE

REMOVE
GRAVEL AREA

4 PARKING SPACES + 3 HC

REMOVE
8' (W) DBL.
DOORS

REMOVE
3' (W) DOOR

REMOVE
3' (W)
DOOR

REMOVE
12' (W)
ROLL DOOR
FFE=460.46'

REMOVE
3' (W) DOOR

REMOVE
GAS METER

REMOVE
WOOD FENCE

REMOVE
(6) HVAC
UNITS

172.2'

VDOT TRAFFIC
CONTROL VAULT

REMOVE SIGN

APPROX.
NONLINEAR
CONC. / ASPHALT
TRANSITION

ASPHALT
ENTRANCE

REMOVE
CONC.

10 PARKING SPACES

REMOVE AND
RELOCATE
GAS LINE

FFE=458.52'

DEMOLISH
1 LEVEL BLOCK GARAGE
'U-HAUL
NEIGHBORHOOD
DEALER'
1193 SEMINOLE TR.

FFE= 458.48'

FFE=458.47'

REMOVE
CONCRETE PAD

REMOVE
ACCESSORY SHED

REMOVE
MISC. AUTO PARTS
AND DEBRIS

CHAIN-LINK
FENCE

IRON (F)

IRON (F)
P.O.B.

S56°08'49"E 562.82'

MHS
TOP=460.78'
INV. IN=444.29' 12" DI
INV. OUT=444.08' 12" DI

10 VEPCO TELEPHONE AND
ELECTRIC EASEMENT
D.B. 410, PG. 506

MHS
TOP=458.30'
INV. IN (NW)=441.83' 12" DI
INV. IN (SW)=442.09' 12" UNKNOWN
INV. IN (S)=447.21' 12" PVC
INV. OUT=441.65' 12" DI

PID 41C00100
BROWNWOOD
PROPERTIES, LLC, ET AL
INST. 2019-2106

LEGEND

CC	CONCRETE CURB		HYDRANT
C&G	CURB AND GUTTER		SIGNAGE
CONC.	CONCRETE		TREE - DECIDOUS (DEC.) OR AS NOTED
	SANITARY MANHOLE		TREELINE
	UTILITY POLE		ASPHALT
	GUY WIRE		FENCE - AS NOTED
	WATER VALVE		EXISTING CONTOUR - MINOR
	WATER METER		EXISTING CONTOUR - MAJOR

NAD 83

SCALE 1"=20'
0 20' 40'

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TIMMONS GROUP

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS AND DEMOLITION PLAN

REVISION DESCRIPTION
REVISIONS PER COUNTY REVIEW COMMENTS

DATE
1/16/2024

DATE
09/18/23
DRAWN BY
B. PERDUE
DESIGNED BY
B. PERDUE
CHECKED BY
C. SHIFFLETT
SCALE
1"=20'

JOB NO.
54984
SHEET NO.
C1.0

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Wawa

2.26 ACRES
W50-FB-VA
6,049 SF
FFE: 457.05
48 WAWA SPACES

TMP 061W0-02-0A-00100
CHARLOTTESVILLE REALTY CORPORATION
DB. 696, PG. 560

US RTE. 29 – SEMINOLE TRAIL
(VAR. WIDTH PUBLIC R/W)

"NO LEFT TURN ON HILLSDALE" SIGN

20' RIGHT-OUT ONLY LANE

24' RIGHT-IN ONLY LANE

PROPOSED ACSA SANITARY SEWER MANHOLE. COORDINATE TIE-IN WITH ACSA DURING FINAL SITE PLAN REVIEW.

PROPOSED SANITARY SEWER SERVICE LATERAL

PRIVATE SAN.

PROPOSED WATER SERVICE

PROPOSED FIRE SERVICE

PROPERTY BOUNDARY

DUMPSTER ENCLOSURE

11' DRIVE THROUGH LANE (SEE NOTE #1)

RETAIL/BANK
2280 SF

PROPOSED WATER METER AND SERVICE

PROPOSED FIRE SERVICE

RETAIL PATIO

RETAIL
2000 SF

PROPOSED WATER METER AND SERVICE

PROPOSED FIRE SERVICE

10' SHARED USE PATH

BIKE RACKS

4' SIDEWALK

5' SIDEWALK

SERVICE & UTILITY ROOM

LOBBY AMENITY SPACE

POOL

TOT LOT

TMP 061W0-02-00-00200
JA-ZAN LIMITED PARTNERSHIP
DB. 1134, PG. 536

PID 41C00100
BROWNWOOD PROPERTIES, LLC, ET AL
INST. 2019-2106

POTENTIAL FUTURE VEHICULAR AND/OR BIKE AND PEDESTRIAN CONNECTION TO HILLSDALE DR. SUBJECT TO NECESSARY OFFSITE EASEMENTS FROM ADJACENT PROPERTY OWNER.

NOTES:
1. DRIVE THROUGH LOCATION SHOWN IS CONCEPTUAL. FINAL DESIGN AND LOCATION WILL BE PROVIDE FOR REVIEW AT TIME OF SITE PLAN SUBMISSION.

STORMWATER MANAGEMENT NARRATIVE

PRELIMINARY SWM CALCULATIONS INDICATE THAT CHANNEL AND FLOOD PROTECTION REQUIREMENTS ARE MET THROUGH THE REDUCTION OF IMPERVIOUS COVER IN THE POST-DEVELOPED CONDITION. IF STORMWATER DETENTION BECOMES NECESSARY, AN UNDERGROUND STORAGE FACILITY WILL BE UTILIZED ON-SITE.

STORMWATER QUALITY REQUIREMENTS WILL BE MET THROUGH THE PURCHASE OF OFF-SITE NUTRIENT CREDITS.

NAD 83

SCALE 1"=20'
0 20' 40'

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DESIGNED BY: B. PERDUE
CHECKED BY: C. SHIFFLETT
SCALE: 1"=20'

TIMMONS GROUP

1193 SEMINOLE TRAIL

COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL UTILITY, STORMWATER MANAGEMENT, & GRADING PLAN

JOB NO. 54984
SHEET NO. C2.0

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Wawa
2.26 ACRES
W50-FB-VA
6,049 SF
FFE: 457.05
48 WAWA SPACES

RETAIL
GREEN ROOF

RETAIL
GREEN ROOF

ROOF LEVEL - AMENITY DECK (6,862 SF)

LOBBY AMENITY SPACE

POOL

TOT LOT

CHAIN-LINK FENCE

LSA

AMENITY AND GREENSPACE TABULATIONS

NMD ACREAGE: 3.23 AC.
PROPOSED GREENSPACE: 0.649 AC. (20.1%)
PROPOSED AMENITY SPACE: 0.647 AC. (20.0%)

LEGEND

- GREENSPACE
- AMENITY AREA
- ROOFTOP AMENITY AREA
- GREENSPACE & AMENITY AREA
- PEDESTRIAN CIRCULATION ROUTE
- VEHICULAR CIRCULATION ROUTE

NOTES:
1. NOTWITHSTANDING THE GREEN & AMENITY SPACES AND LANDSCAPE 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 MINIMUM OF TWENTY PERCENT (20%) OF BOTH GREEN AND AMENITY SPACE.
2. STRUCTURES SHOWN FOR FEASIBILITY PURPOSES.

NAD 83

SCALE 1"=20'
0 20' 40'

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DATE 09/18/23
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DESIGNED BY B. PERDUE
CHECKED BY C. SHIFFLETT
SCALE 1"=20'

TIMMONS GROUP

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL AMENITY & GREENSPACE PLAN AND CIRCULATION PLAN

JOB NO. 54984
SHEET NO. C3.0

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Wawa
2.26 ACRES
W50-FB-VA
6,049 SF
FFE: 457.05
48 WAWA SPACES

TMP 061W0-02-0A-00100
CHARLOTTESVILLE REALTY CORPORATION
DB. 696, PG. 560

BLOCK A
(MIXED USE)
0.601 ACRES

BLOCK B
(RESIDENTIAL)
2.627 ACRES

US RTE. 29 – SEMINOLE TRAIL
(VAR. WIDTH PUBLIC R/W)

PROPERTY BOUNDARY

6' MIN.

R25'

"NO LEFT TURN ON HILLSDALE" SIGN

20' RIGHT-OUT ONLY LANE

R4'

PROPOSED ACSA SANITARY SEWER MANHOLE. COORDINATE TIE-IN WITH ACSA DURING FINAL SITE PLAN REVIEW.

PRIVATE SAN.

PROPOSED SANITARY SEWER SERVICE LATERAL

R31'

R20'

PROPOSED WATER SERVICE

PROPOSED FIRE SERVICE

DUMPSTER ENCLOSURE

24'

R15'

R4'

SERVICE & UTILITY ROOM

11' DRIVE THROUGH LANE (SEE NOTE #1)

RETAIL PATIO

RETAIL/BANK
2280 SF

12.6'

10'

10'

9.93'

PROPOSED WATER METER AND SERVICE

PROPOSED FIRE SERVICE

RETAIL/
2000 SF

10' SHARED USE PATH

BIKE RACKS

R10'

R4'

24' RIGHT-IN ONLY LANE

R25'

R10'

4' SIDEWALK

PROPOSED SANITARY SEWER SERVICE LATERAL

5' SIDEWALK

R10' (TYP.)

24'

6' MIN.

TOT LOT

POOL

PROPERTY BOUNDARY

R20'

TMP 061W0-02-00-00200
JA-ZAN LIMITED PARTNERSHIP
DB. 1134, PG. 536

CHAIN-LINK FENCE

POTENTIAL FUTURE VEHICULAR AND/OR BIKE AND PEDESTRIAN CONNECTION TO HILLSDALE DR. SUBJECT TO NECESSARY OFFSITE EASEMENTS FROM ADJACENT PROPERTY OWNER.

PID 41C00100
BROWNWOOD PROPERTIES, LLC, ET AL
INST. 2019-2106

CG-2
CG-6
CG-8

SCALE 1"=20'
0 20' 40'

NAD 83

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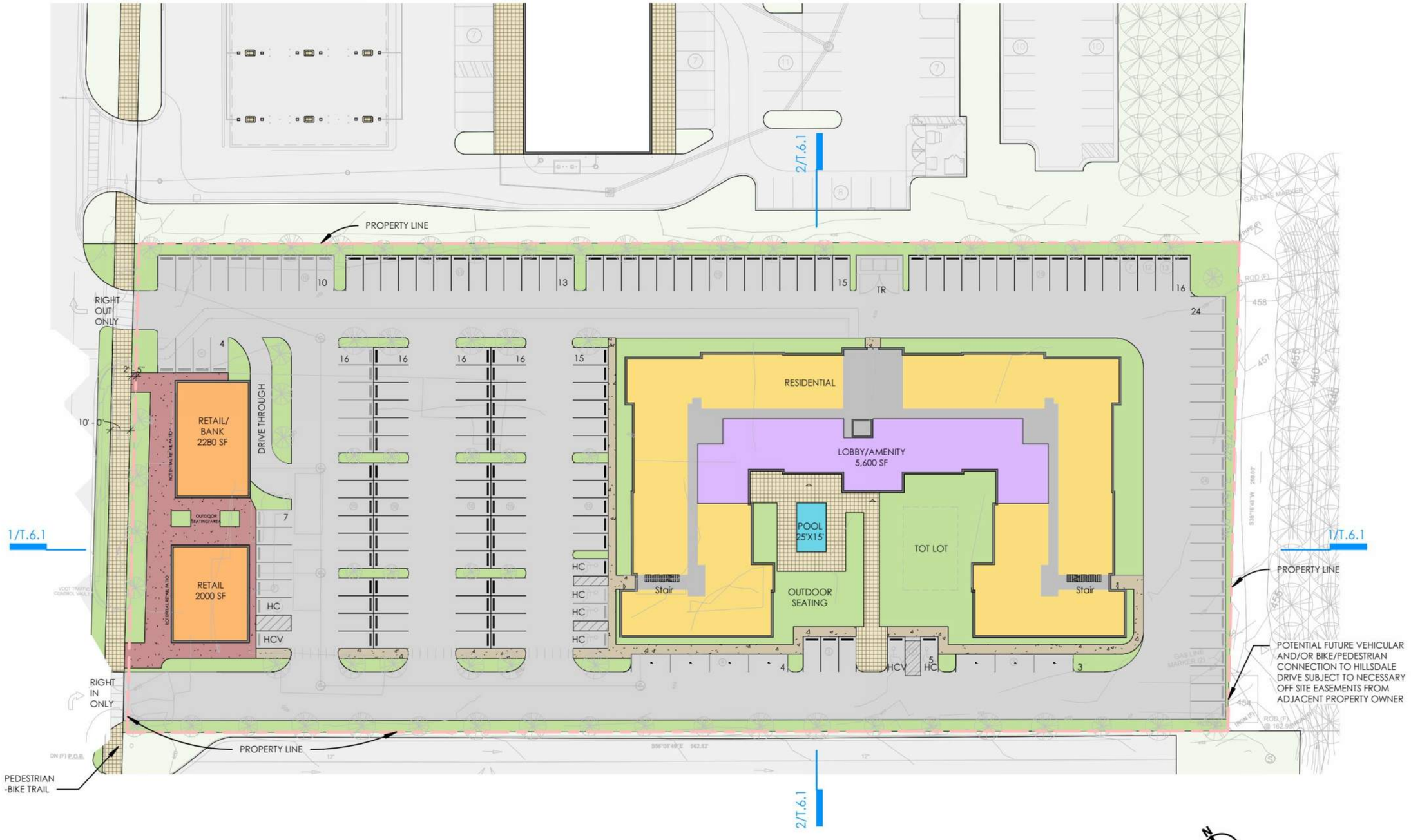
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REVISIONS PER COUNTY REVIEW COMMENTS	1/16/2024

DATE 09/18/23
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DESIGNED BY B. PERDUE
CHECKED BY C. SHIFFLETT
SCALE 1"=20'

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA
BLOCK PLAN

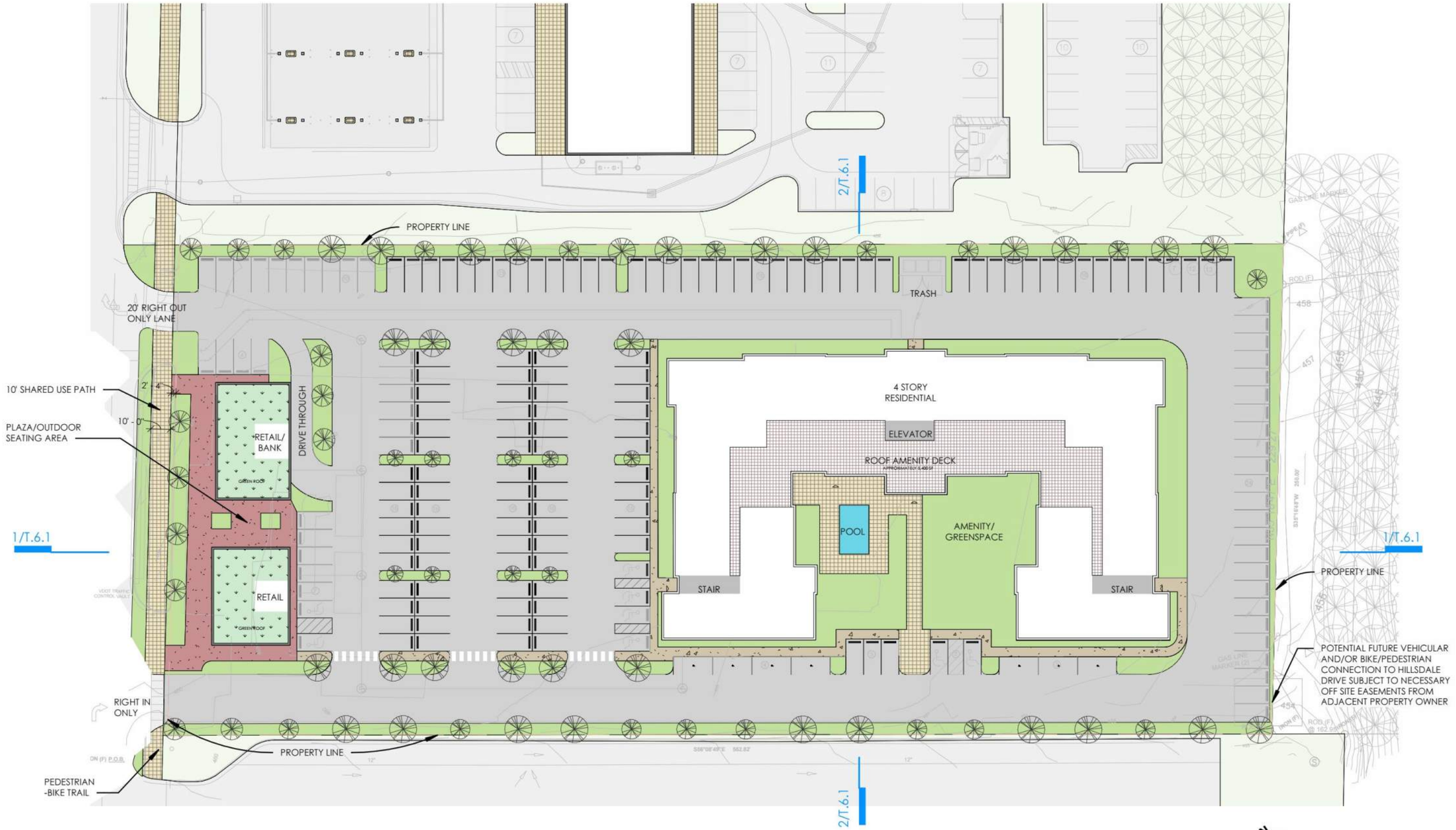
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SHEET NO. C4.0

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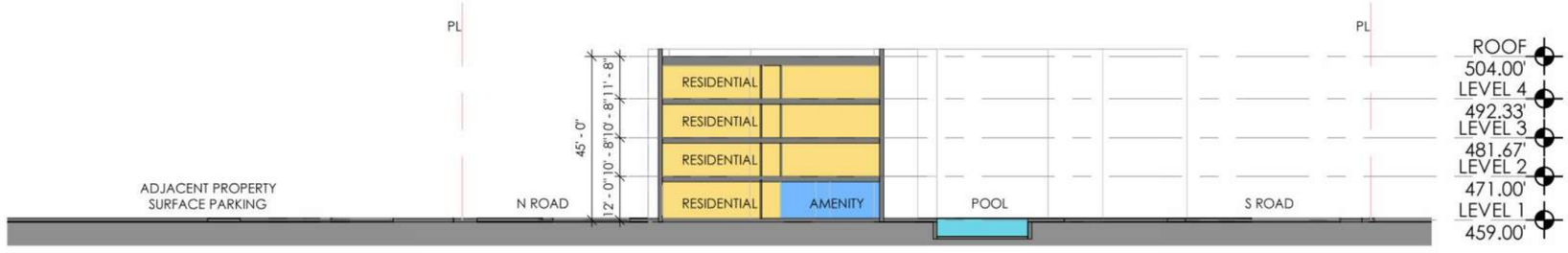
SCALE: 1" = 50'-0"

CONCEPT 1ST FLOOR PLAN T.1.1



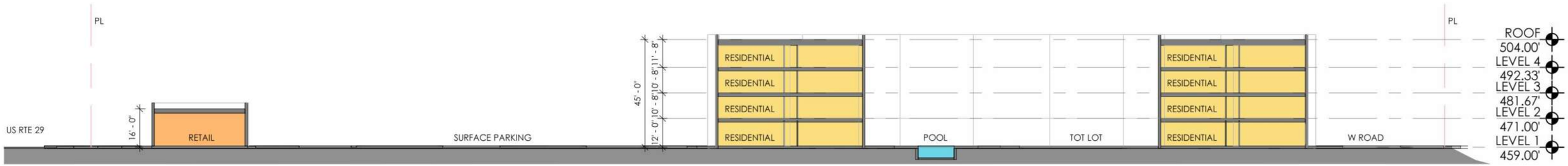
SCALE: 1" = 50'-0"

CONCEPT ILLUSTRATIVE PLAN T.1.2



2 SITE SECTION - NORTH/SOUTH

SCALE: 1" = 40'-0"



1 SITE SECTION - EAST/WEST

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

OVERALL SITE SECTIONS T.6.1



3D MASSING VIEW FROM SW T.6.2