PROJECT NOTES / ZMA DETAILS:

OWNER/APPLICANT: GREATER CHARLOTTESVILLE HABITAT FOR HUMANITY INC
967 2ND STREET SE
CHARLOTTESVILLE VA, 22902

TAX MAP NUMBER: 056A2-01-00-05000

PROPERTY AREA: 0.603 ACRES

EXISTING ZONING: R2 RESIDENTIAL
ENTRANCE CORRIDOR

EXISTING USE: SINGLE-FAMILY RESIDENCE

PROPOSED ZONING: R4 RESIDENTIAL

PROPOSED USE: TWO-FAMILY DWELLING

COMPREHENSIVE PLAN: CROZET DEVELOPMENT AREA
NEIGHBORHOOD DENSITY RESIDENTIAL
(DENSITY= 3 TO 6 UNITS PER ACRE)

PROPOSED # OF UNITS/LOTS: 2 (1 TWO-FAMILY DWELLING)

PROPOSED DENSITY: 3.3 DU/AC

AREA AND BULK REGULATIONS:
MAXIMUM DENSITY – 4 DU/AC
MINIMUM LOT SIZE – 10,890 SF (0.25 AC)
MAXIMUM BUILDING HEIGHT – 35'

SETBACKS:
FRONT MINIMUM: CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500 FEET IN EACH DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED
(TO THE WEST, HOUSES ARE SET BACK FROM THE RIGHT-OF-WAY BETWEEN 11' TO 33', TO TO THE EAST, HOUSES ARE SET BACK FROM THE RIGHT-OF-WAY BETWEEN 10' TO 45'.
MEASURED DISTANCES ARE FROM ALBEMARLE COUNTY GIS DATA, ROUNDED UP TO NEAREST FOOT)
FRONT MAXIMUM: NONE
GARAGE FRONT LOADING ATTACHED OR DETACHED GARAGE: WHICHEVER IS GREATER BETWEEN THE CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500 FEET IN EACH DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED OR 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY
SIDE MINIMUM: 10', UNLESS THE BUILDING SHARES A COMMON WALL
SIDE MAXIMUM: NONE
REAR MINIMUM: 20'
REAR MAXIMUM: NONE

MAGISTERIAL DISTRICT: WHITE HALL

STORMWATER MANAGEMENT: SUBJECT PROPERTY IS A TOTAL OF 0.6 ACRES AND THE ESTIMATED AREA OF THE LIMITS OF DISTURBANCE LESS THAN 10,000 SF. THEREFORE THE SUBJECT PROPERTY IS NOT SUBJECT TO THE VIRGINIA EROSION AND STORMWATER MANAGEMENT PROGRAM (VESMP) FOR WATER QUANTITY OR QUALITY REGULATIONS.

WATERSHED: BEAVER CREEK

TOPOGRAPHY: EXISTING TOPOGRAPHY ON THE SUBJECT PROPERTY IS FROM A FIELD RUN SURVEY COMPLETED BY THIS OFFICE IN JUNE 2024. EXISTING TOPOGRAPHY SHOWN ON THE SURROUNDING PROPERTIES IS FROM ALBEMARLE COUNTY GIS DATA.

DATUM: HORIZONTAL NAD 83

FLOODPLAIN: THE SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0229D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.

THE WATER PROTECTION ORDINANCE BUFFER IS LOCATED ON THE SUBJECT PROPERTY. THE WATER PROTECTION ORDINANCE BUFFER (100' STREAM BUFFER) SHOWN ON THE SUBJECT PROPERTY IS BASED UPON THE TOP OF BANK IDENTIFIED DURING A FIELD SURVEY COMPLETED BY THIS OFFICE IN JUNE, 2024. THE WATER PROTECTION BUFFER SHOWN ON THE SURROUNDING PROPERTIES IS FROM ALBEMARLE COUNTY GIS DATA.

SUBJECT PROPERTY IS NOT LOCATED WITHIN THE STEEP SLOPES OVERLAY DISTRICT.

SUBJECT PROPERTY IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL DISTRICT.

SUBJECT PROPERTY IS LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR, BEAVER CREEK RESEVOIR.

THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER SERVICES PROVIDED BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA).

PARKING REQUIRED: 2 PARKING SPACES PER UNIT
(2 * 2) = 4 SPACES REQUIRED

PARKING PROVIDED: 2 DRIVEWAY SPACES FOR EACH UNIT/LOT
TOTAL = 4 SPACES PROVIDED FOR PROJECT



CONTEXT MAP
NOT TO SCALE
(IMAGE FROM GOOGLE EARTH)

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF/ZD

ZONING MAP AMENDMENT
5546 THREE NOTCH'D ROAD
TAX MAP 56A2-01 PARCEL 50
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
CONTEXT MAP & PROJECT NOTES / ZMA DETAILS

DATE:	07-18-2025
SCALE:	N/A
JOB:	23.3614
FILE:	23.3615

SHEET: 1 OF 2

Q:\2022\23.3614 Habitat Land Development Management\5546 Three Notched Road\ZMA\Plans\ZMA Application\5546 Three Notch'd ZMA Plan.dwg

LEGEND:

DECIDUOUS TREES TO REMAIN
(APPROXIMATE CANOPY SIZE
IS BASED UPON FIELD SURVEY)

TMP 56-66
N/F BEAVER CREEK HILL CORPORATION
C/O HANTZMON, WIEBEL & COMPANY
DB 2609 PG 387

N 78°44'26" E 83.98'

100' WPO BUFFER

TMP 56A2-01--50
0.603 AC.

TMP 56A2-01--50A
LOT 50A
N/F BEAVER CREEK
PRESERVATION LLC
DB 1919 PG 591

TMP 56A2-01--49
LOT 49
N/F MARY J GORE
DB 3168 PG 665

N 00°20'35" E 315.34'

S 00°42'56" W 331.90'

EX. ACSA ESM'T
DB 971 PG 713

#5566

#5572

EX. WM

EX. SW

N 89°53'43" W 80.11'

±900' TO FIREHOUSE LANE

±800' TO UNION MISSION LANE

THREE NOTCH'D ROAD
STATE ROUTE 240
DB 297 PG 572

C&O RAILROAD

EXISTING CONDITIONS
SCALE: 1"=20'

0 20 40 60

LEGEND:

DECIDUOUS TREES TO REMAIN
(APPROXIMATE CANOPY SIZE
IS BASED UPON FIELD SURVEY)

PROPOSED LARGE SHADE TREE

TMP 56-66
N/F BEAVER CREEK HILL CORPORATION
C/O HANTZMON, WIEBEL & COMPANY
DB 2609 PG 387

N 78°44'26" E 83.98'

20' SBL

10' SBL

100' WPO BUFFER

TMP 56A2-01--50
0.603 AC.

PROP. LOT A
0.351 AC.

PROP. LOT B
0.252 AC.

TMP 56A2-01--50A
LOT 50A
N/F BEAVER CREEK
PRESERVATION LLC
DB 1919 PG 591

TMP 56A2-01--49
LOT 49
N/F MARY J GORE
DB 3168 PG 665

N 00°20'35" E 315.34'

S 00°42'56" W 331.90'

EX. ACSA ESM'T
DB 971 PG 713

PROP. RESIDENCE

PROP. RESIDENCE

18'X18' PARKING PAD

18'X18' PARKING PAD

#5566

#5572

EX. WM

EX. SW

N 89°53'43" W 80.11'

±900' TO FIREHOUSE LANE

±800' TO UNION MISSION LANE

THREE NOTCH'D ROAD
STATE ROUTE 240
DB 297 PG 572

C&O RAILROAD

CONCEPTUAL DEVELOPMENT PLAN
SCALE: 1"=20'

0 20 40 60

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CHECKED BY:	DF/ZD

ZONING MAP AMENDMENT
5546 THREE NOTCH'D ROAD
TAX MAP 56A2-01 PARCEL 50
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS & CONCEPT DEVELOPMENT PLAN

DATE:	07-18-2025
SCALE:	1"=20'
JOB:	23.3614
FILE:	23.3615
SHEET:	2 OF 2

Q:\2022\23.3614 Habitat Land Development Management\5546 Three Notched Road\ZMA\Plans\ZMA Application\5546 Three Notch'd ZMA Plan.dwg