



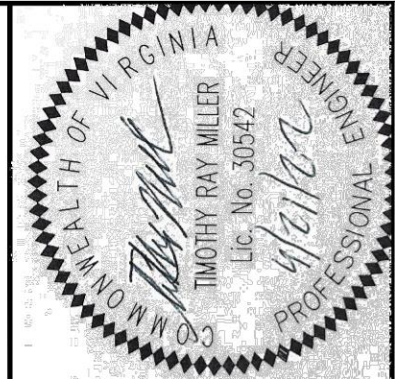
APPLICATION PLAN FOR

ZMA 2020-00005

OLD DOMINION VILLAGE

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

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA



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

MERIDIAN

PLANNING GROUP, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTEVILLE, VA 22901

PHONE: 434-882-0121

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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: RESIDENTIAL

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.

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

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:
- There will be a total of 94 Townhomes, and 16 Single Family Detached.
 - 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

PARCEL AREA SUMMARY:

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

GREEN SPACE AREA SUMMARY:

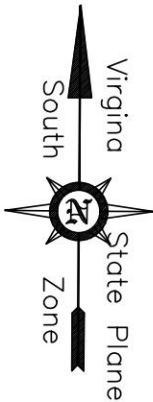
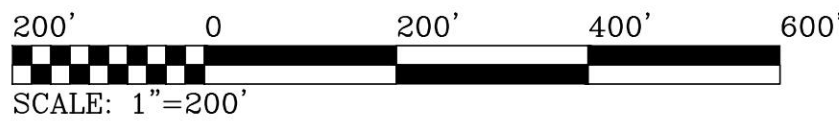
GREEN SPACE 1	5.74 ACRES
GREEN SPACE 2	2.06 ACRES
GREEN SPACE 3	0.30 ACRES
GREEN SPACE 4	0.11 ACRES
TOTAL	8.21 ACRES

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

RIGHT-OF-WAY AREA SUMMARY:

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



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
6	COUNTY COMMENTS	04/21/22

PROJECT TITLE:

ZMA APPLICATION PLAN

FOR

OLD DOMINION VILLAGE

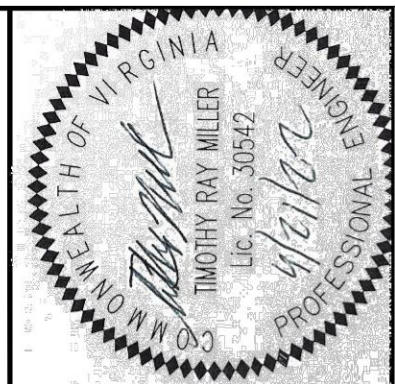
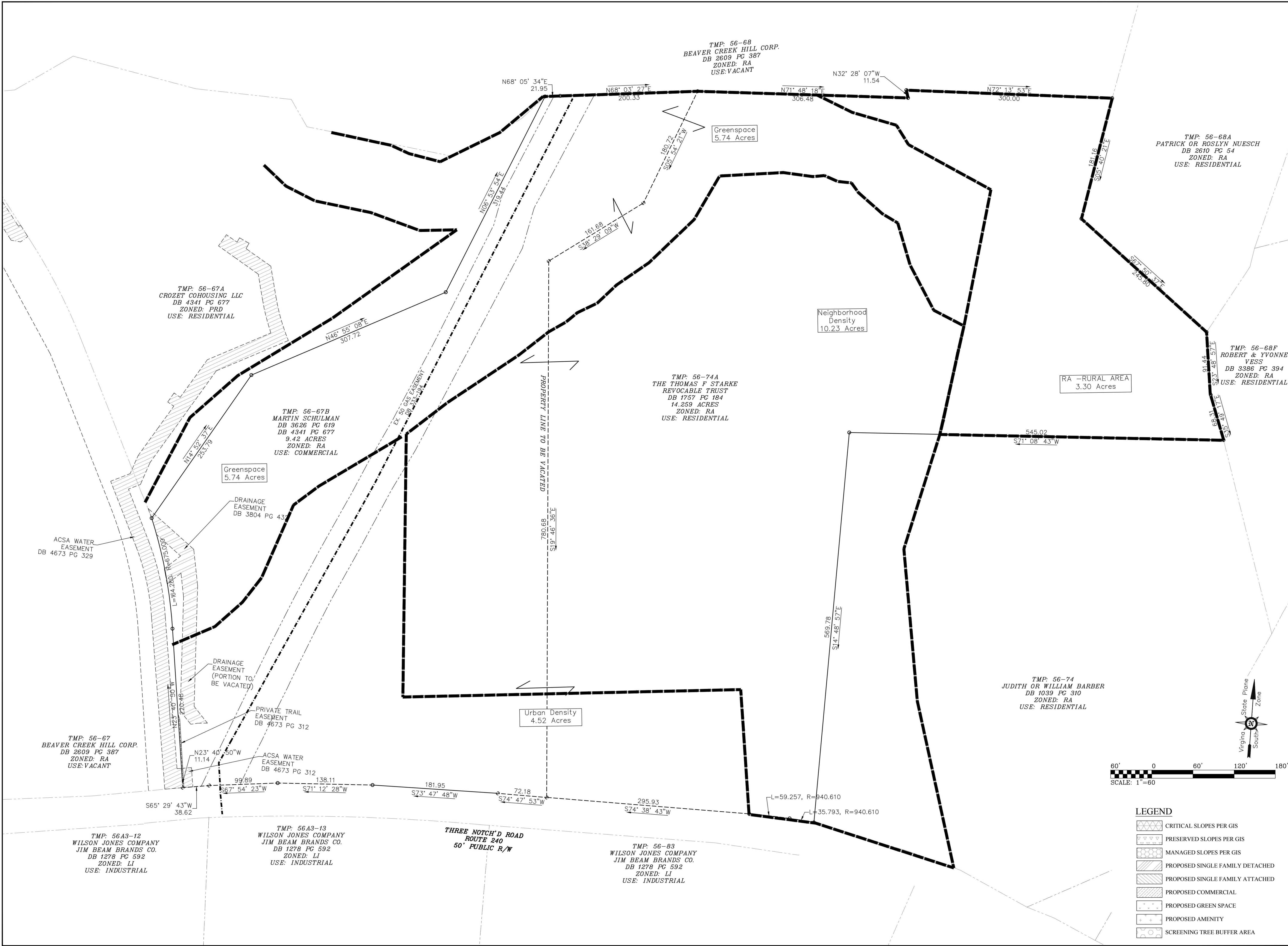
SHEET TITLE:

COVERSHEET & CONTEXT MAP

Sheet No.

Z-101

Sheet 1 of 7



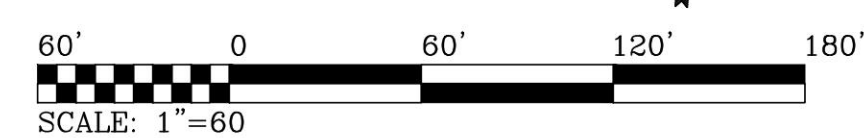
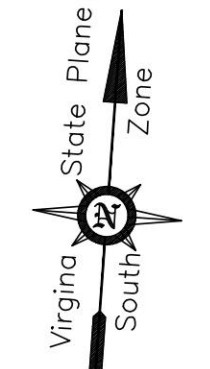
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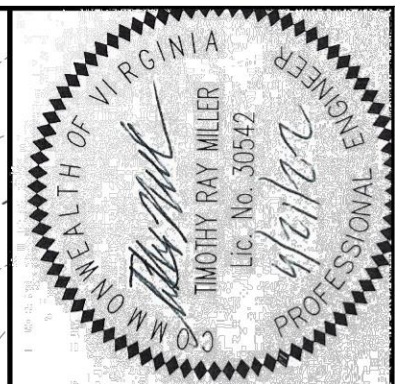
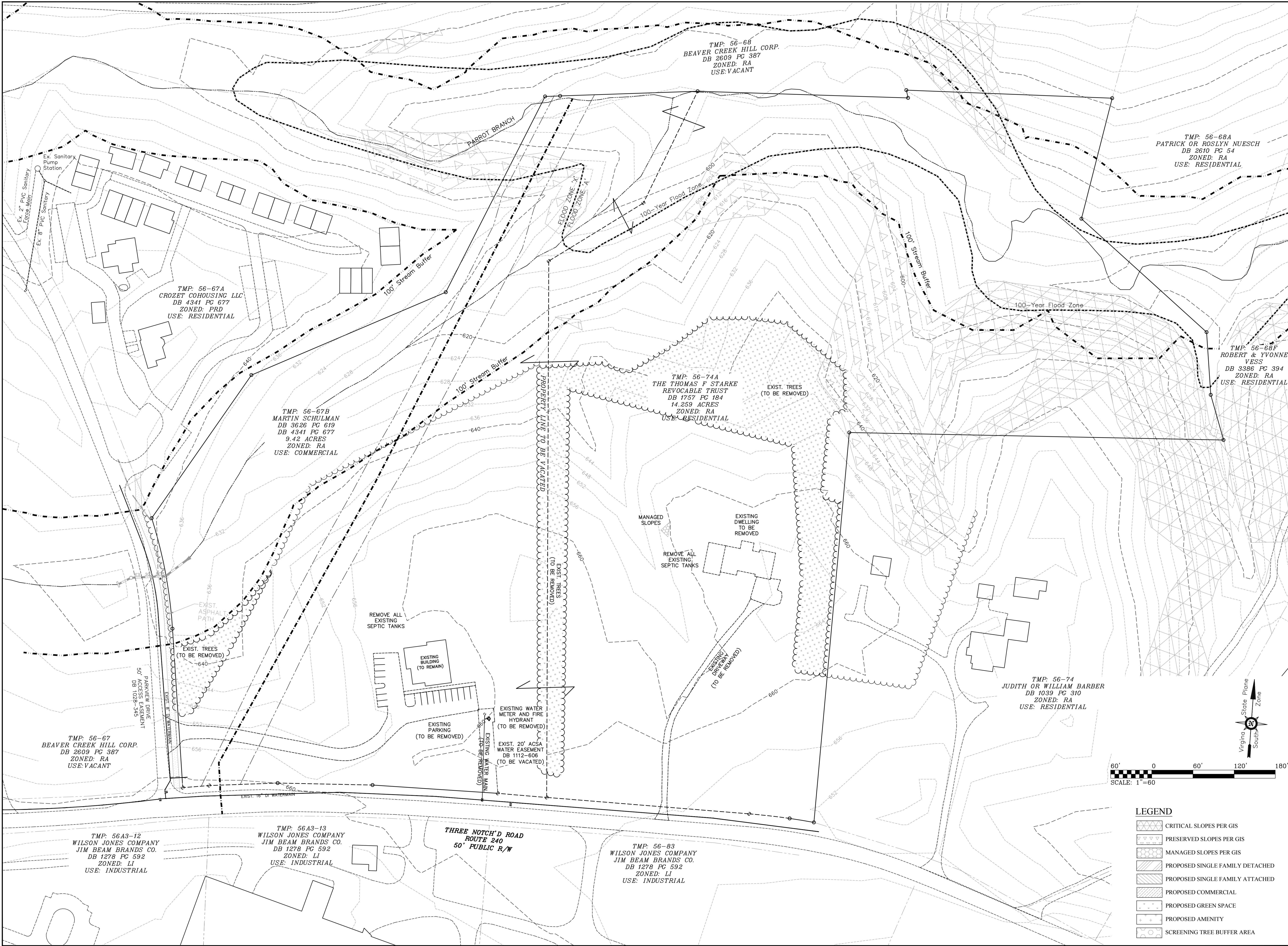
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PROJECT TITLE: ZMA APPLICATION PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE: BOUNDARY & COMPREHENSIVE LAND USE



- 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

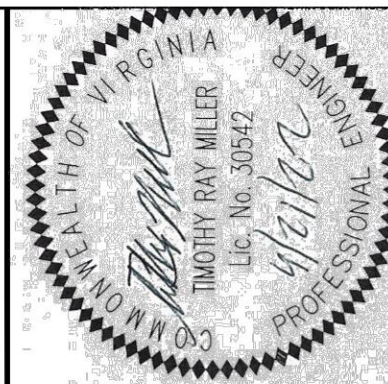
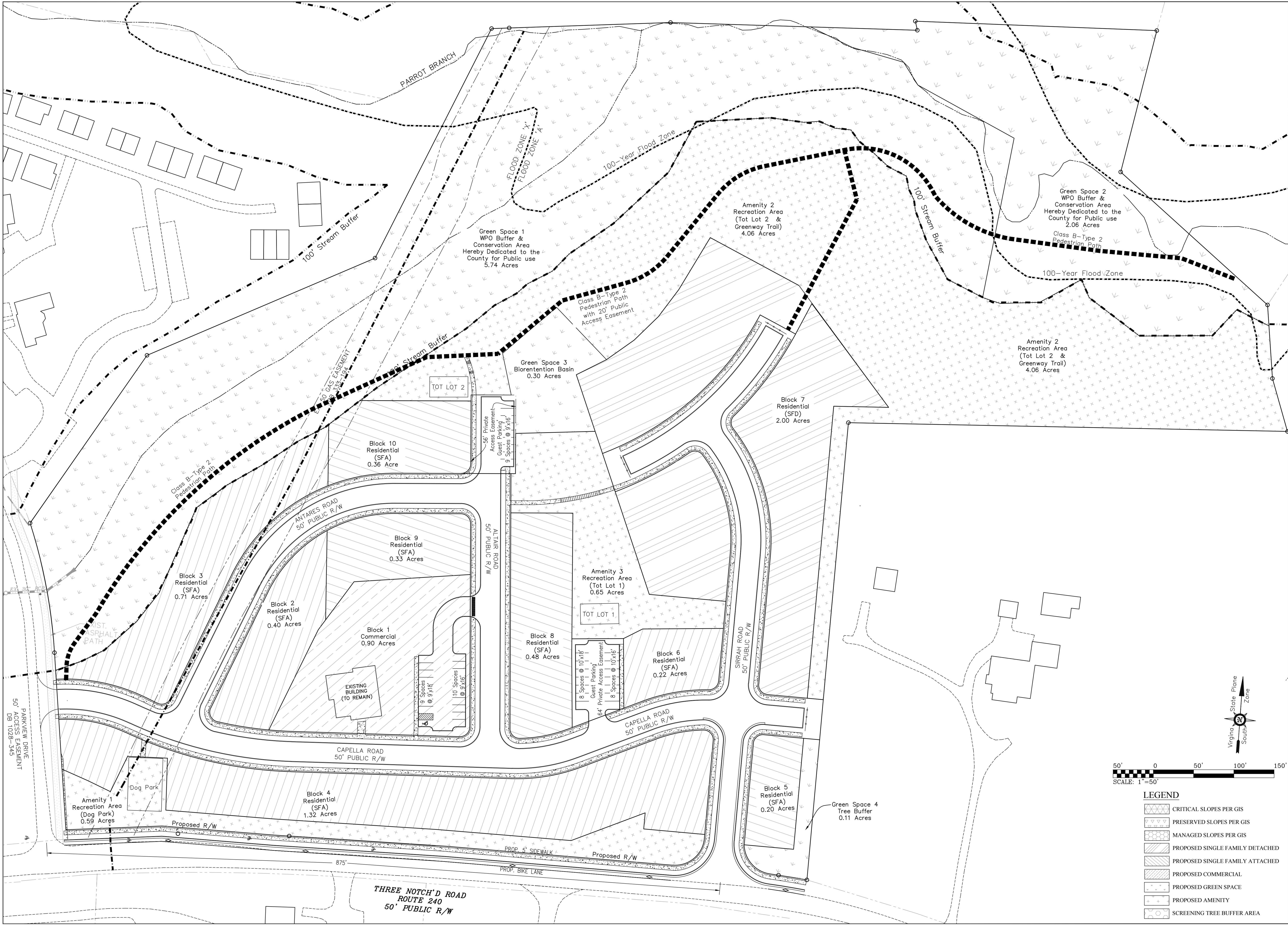


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PROJECT TITLE:	ZMA APPLICATION PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE:	EXISTING CONDITIONS & DECOMITION PLAN



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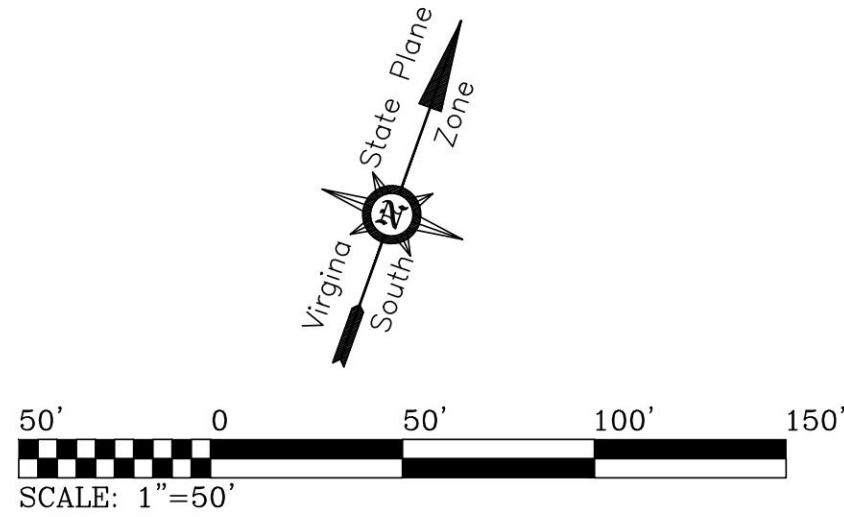
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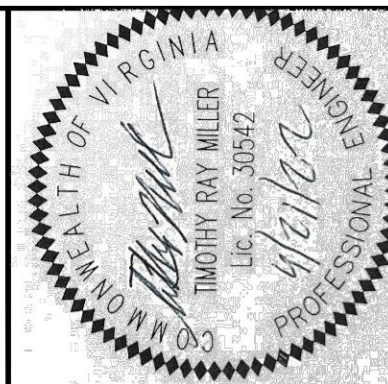
PROJECT TITLE:
**REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE**

SHEET TITLE:
CONCEPT PLAN



LEGEND

- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
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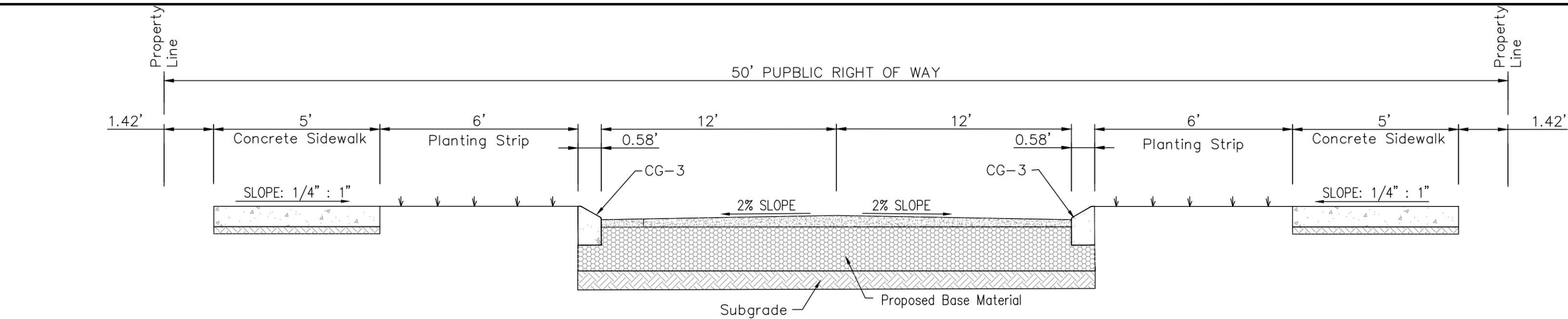
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REFER TO Z-105

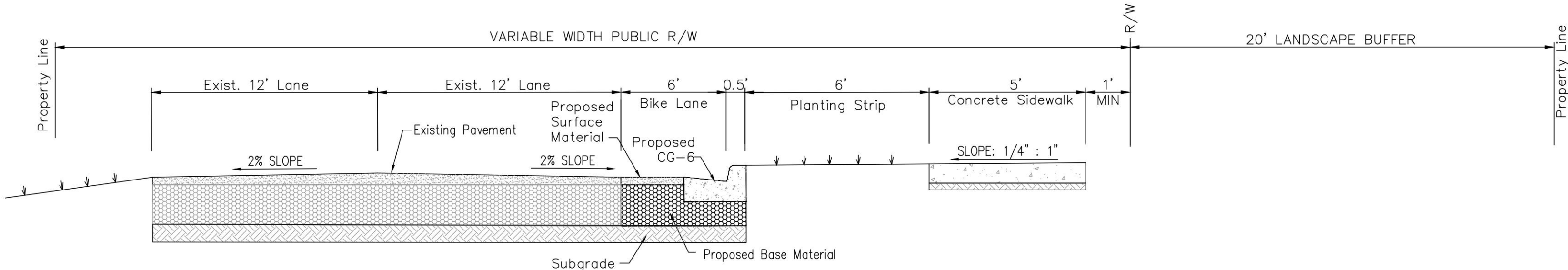
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REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE

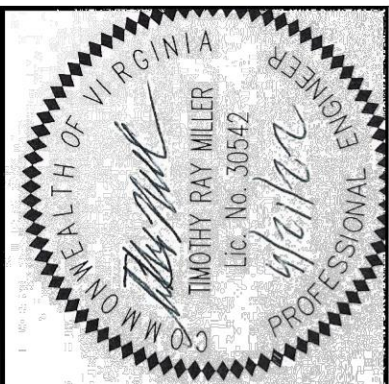
SHEET TITLE:
GRADING AND UTILITY PLAN



1 TYPICAL SECTION FOR ANTARES ROAD, ALTAIR ROAD, CAPELLA ROAD, SIRRAH ROAD & SIRRAH LANE
Z-108 NOT TO SCALE



2 TYPICAL SECTION FOR ROUTE 240 IMPROVEMENTS
Z-108 NOT TO SCALE



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PROJECT TITLE:
REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE
SHEET TITLE:
TYPICAL ROAD SECTIONS