

ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

AMENDMENT TO ZMA2019-3

TMP 76-54

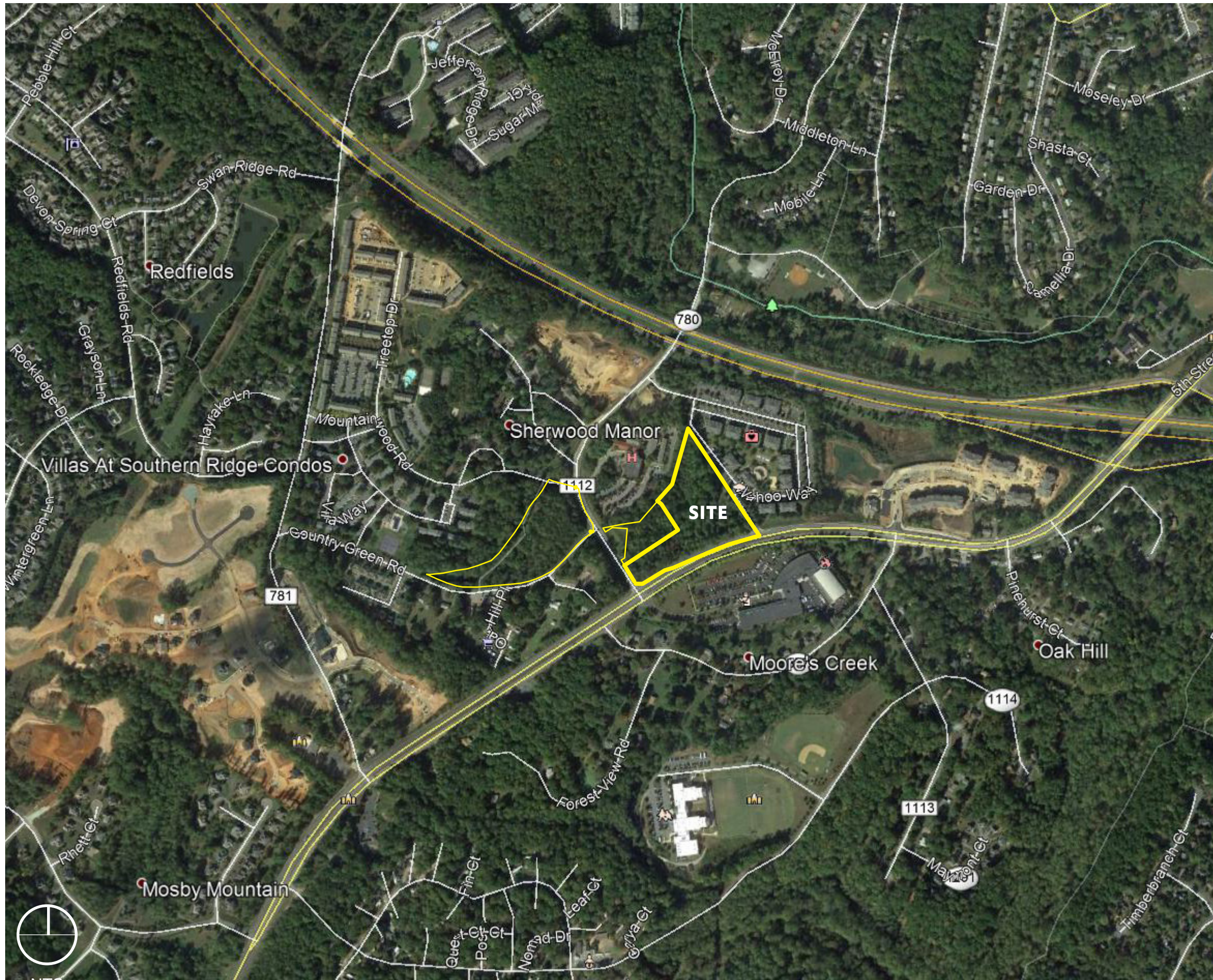
project ID: 18.004

REVISED 07 FEBRUARY 2022

Submitted 15 November 2021

Context Map

Sheet 1 of 20



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- 2 - Site & ZMA Details
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- 15 - Conceptual Grading & Stormwater
- 16 - Green & Amenity Space
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- 20 - Conceptual Street Section

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

SITE & ZMA DETAILS

Sheet 2 of 20

OWNER/DEVELOPER

5th Street Forest, LLC
250 West Main Street, Suite 201
Charlottesville, VA 22902-0000

TMP SUBJECT TO AMENDMENT

76-54

TMP(s) NOT SUBJECT TO AMENDMENT

76-46AA, 76-46AB

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area.
Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey provided by: Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018

Topographic survey with two (2) foot contours provided by:
Terra Engineering & Land Solutions, August 22, 2007, revised
November 4, 2009

Additional GIS information provided by Albemarle County

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

PARKING

Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued during site plan and are approved by the Zoning Administrator.

USE

EXISTING: Vacant
PROPOSED: Mixed Use Development

ZONING

EXISTING: Neighborhood Model District
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed, Dam Break Inundation Zone - State
COMPREHENSIVE PLAN: Urban Density Residential, Community Mixed Use
PROPOSED: NMD

ROW RESERVATION CALCULATION

| | ACREAGE | RIGHT-OF-WAY RESERVATION | ACREAGE LESS R/W RESERVATION |
|-----------|---------|--------------------------|------------------------------|
| TMP 76-54 | 7.07 | .13 | 6.94 |

TMP 76-54

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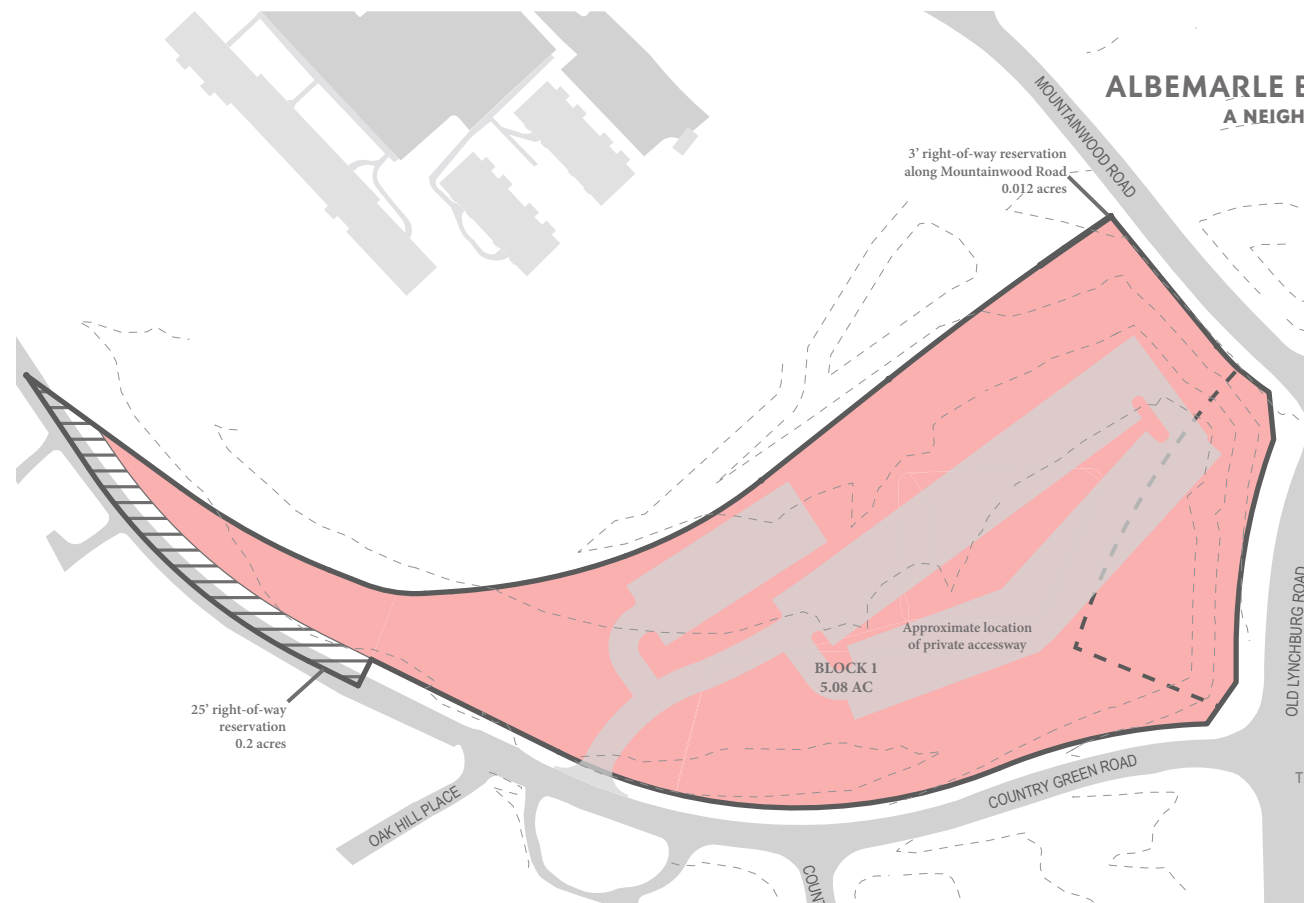
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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

LIMITS OF ZMA2021-XX AMENDMENT

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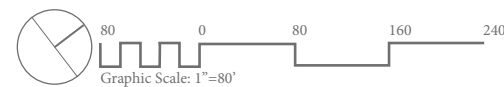
No changes proposed to Block 1 with ZMA2021-XX Amendment

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
Revised 16 March 2020
Revised 22 June 2020
Revised 28 July 2020
Revised 6 August 2020
REVISED 8 SEPTEMBER 2020

project: 18.004

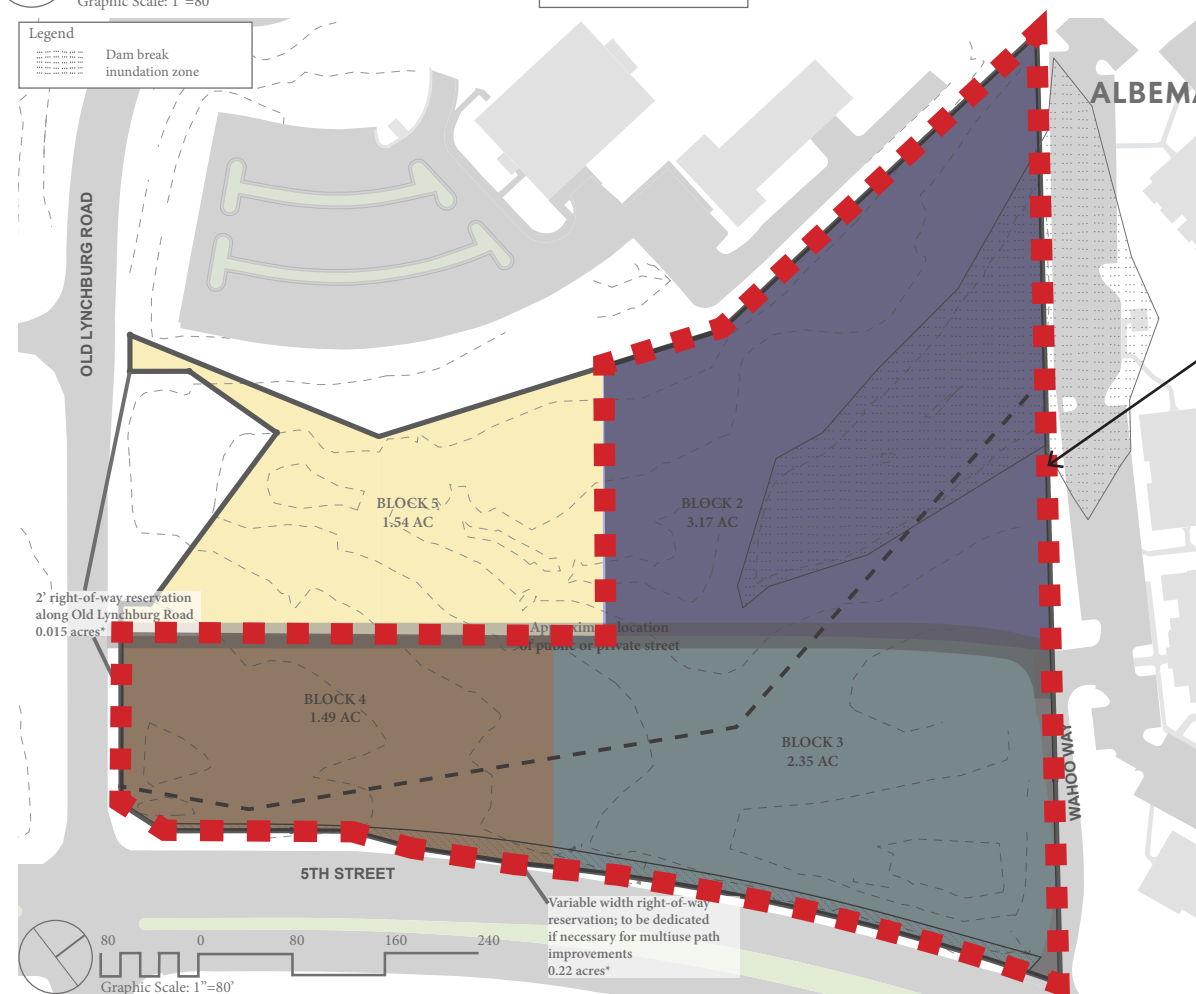
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA201900003
ALBEMARLE BUSINESS CAMPUS
A NEIGHBORHOOD MODEL DISTRICT
BLOCK NETWORK
Sheet 11 of 19



Legend
Right-of-way reservation

Legend
Dam break inundation zone



Limits of ZMA2021-XX Amendment: Blocks 2-4 of Albemarle Business Campus

*See sheet 2 for right-of-way reservation by parcel

TMP(s) 76-46A, 76-54, Portion of 76-46F

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
Revised 16 March 2020
Revised 22 June 2020
Revised 28 July 2020
Revised 6 August 2020
REVISED 8 SEPTEMBER 2020

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TMP 76-54

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

EXISTING CONDITIONS

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T.M. 76-52K
THOMAS, WAYNE P OR VIRGINIA P COLLIER AND
BRUCE V THOMAS
D.B.4457-592
D.B.684-149 PLAT
ZONE: R4 RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
2.44 AC

T.M. 76-46C1
5.52 ACRES
ZONED: R15
OWNER: MOUNTAINWOOD
PROPERTIES, LLC
DB 1615 PG 687
DB 5010 PG 420 PLAT
DB 925 PG 236 PLAT

T.M. 76-52P
RACE, PAUL JR & VALERIE F RACE
D.B.4964-197
D.B.684-149 PLAT
ZONE: R4 RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
1.38 AC

T.M. 76-52L
SIDDIH LLC
D.B.4495-584,588 PLAT
ZONE: R4 RESIDENTIAL
USE: COMMERCIAL
5.43 AC

T.M. 76-46A
5TH STREET FOREST LLC
D.B.5519-331
D.B.5145-626
D.B.4573-270
D.B.4431-372
D.B.3038-88,96,97 PLAT
ZONE: NMD
USE: OPEN
5.09 AC

T.M. 76-46F (PORTION)
REGION TEN COMMUNITY SERVICES BOARD, INC.
D.B.5145-626
D.B.3039-209
D.B.1005-483 PLAT
D.B.722-518 PLAT
ZONE: COMMERCIAL OFFICE
USE: OFFICE
8.47 AC

T.M. 76-46AB
5TH STREET FOREST LLC
D.B.5531-570
D.B.4573-270
D.B.4431-372
D.B.3038-88,96 & 97 PLAT
D.B.2726-69
D.B.2168-106 THRU 109 PLAT
D.B.925-456 & 457 PLAT
ZONE: NMD
1.48 AC

T.M. 76-54
5TH STREET FOREST LLC
D.B.5531-570
D.B.4573-270
D.B.4431-372
D.B.4367-496,
501 & 502 PLAT
D.B.2168-106 THRU 109 PLAT
ZONE: NMD
7.07 AC

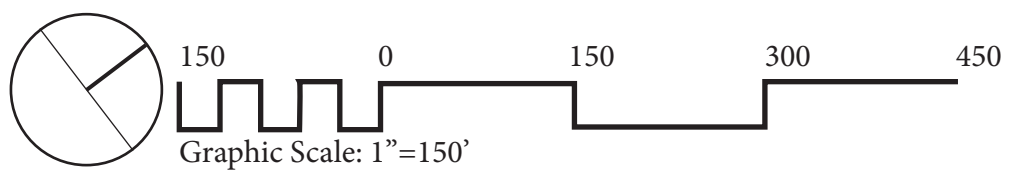
Dam break inundation
zone - state

Managed slopes

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262
D.B.4367-496,501 & 502 PLANS

TMP 76-54

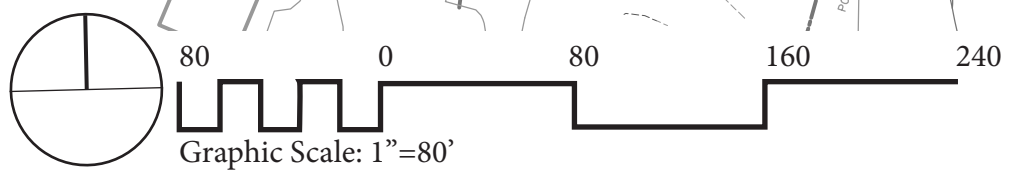
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Submitted 15 November 2021



project: 18.004

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3
EXISTING CONDITIONS
Sheet 5 of 20



Legend

| | |
|--|----------------|
| | Managed Slopes |
|--|----------------|

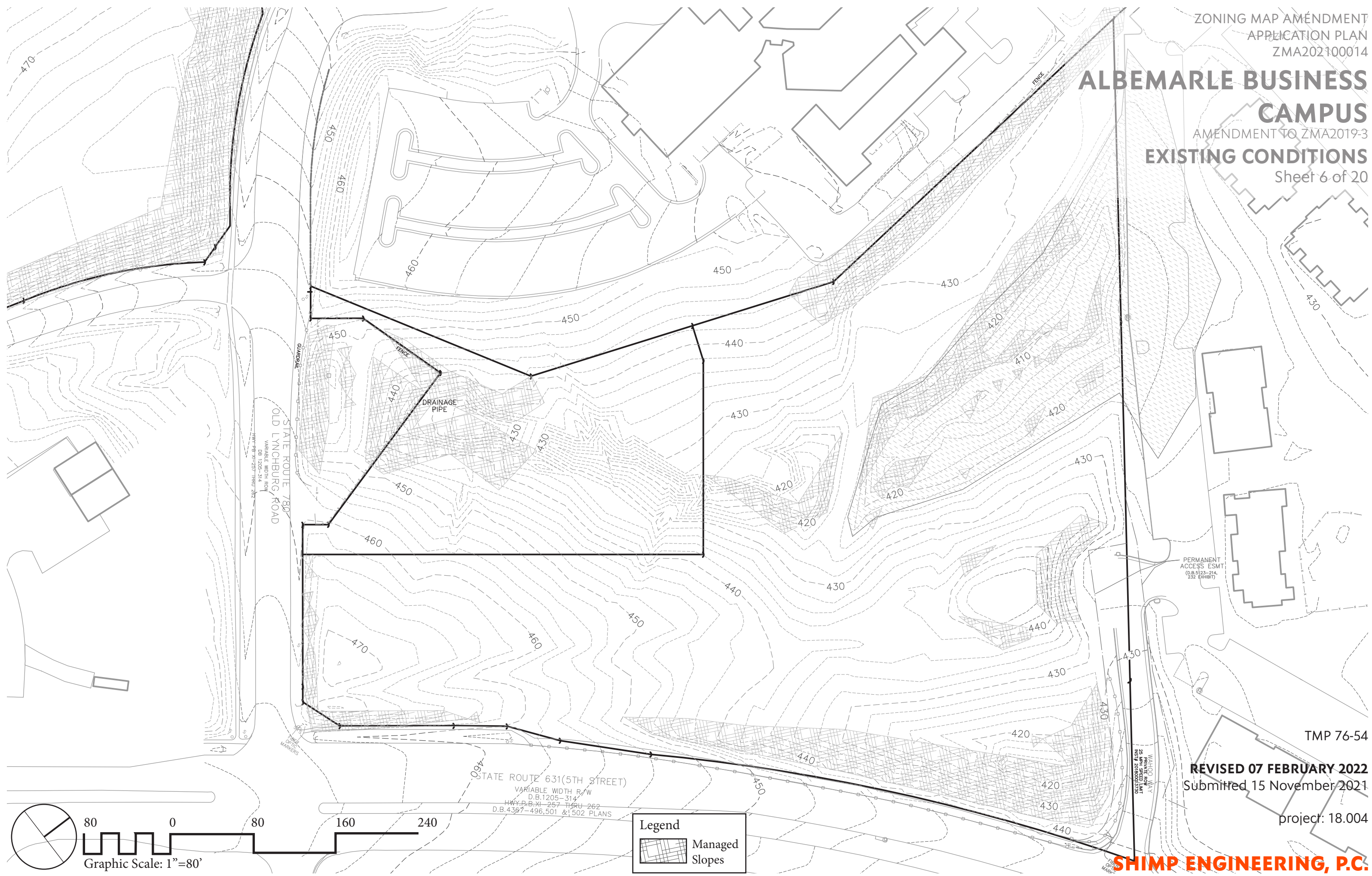
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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3
EXISTING CONDITIONS
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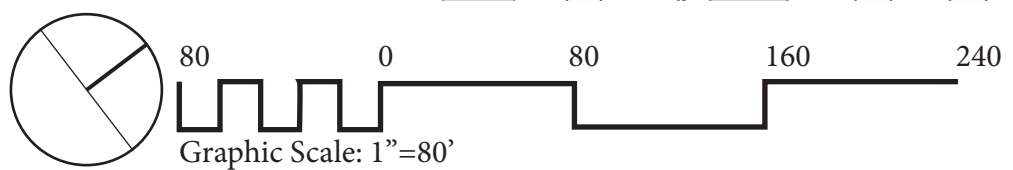
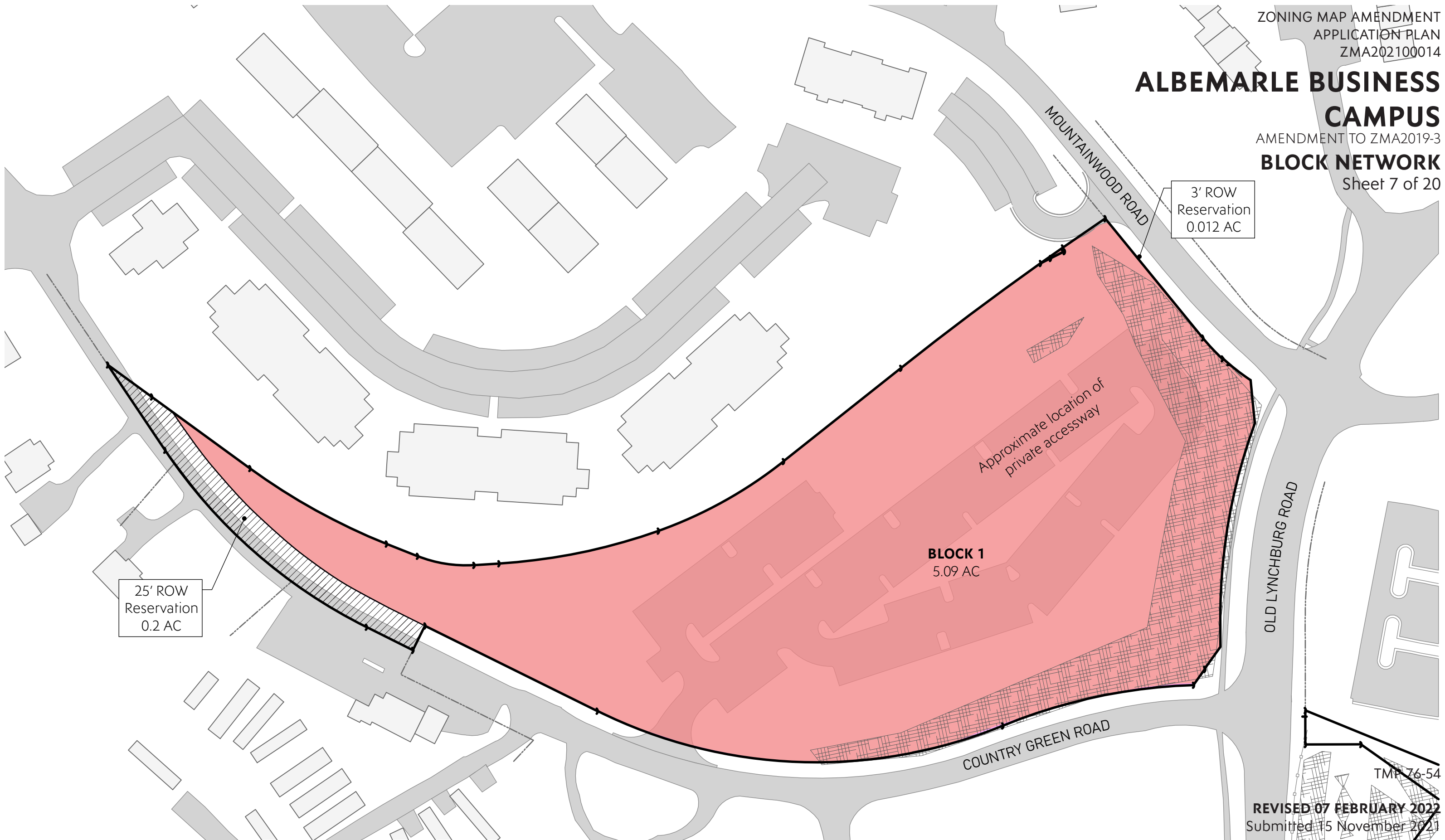
project: 18.004

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

BLOCK NETWORK

Sheet 7 of 20



| Legend | |
|--------|--------------------------|
| | Right-of-way reservation |
| | Managed Slopes |

NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only

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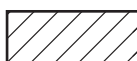
project: 18.004

ALBEMARLE BUSINESS CAMPUS

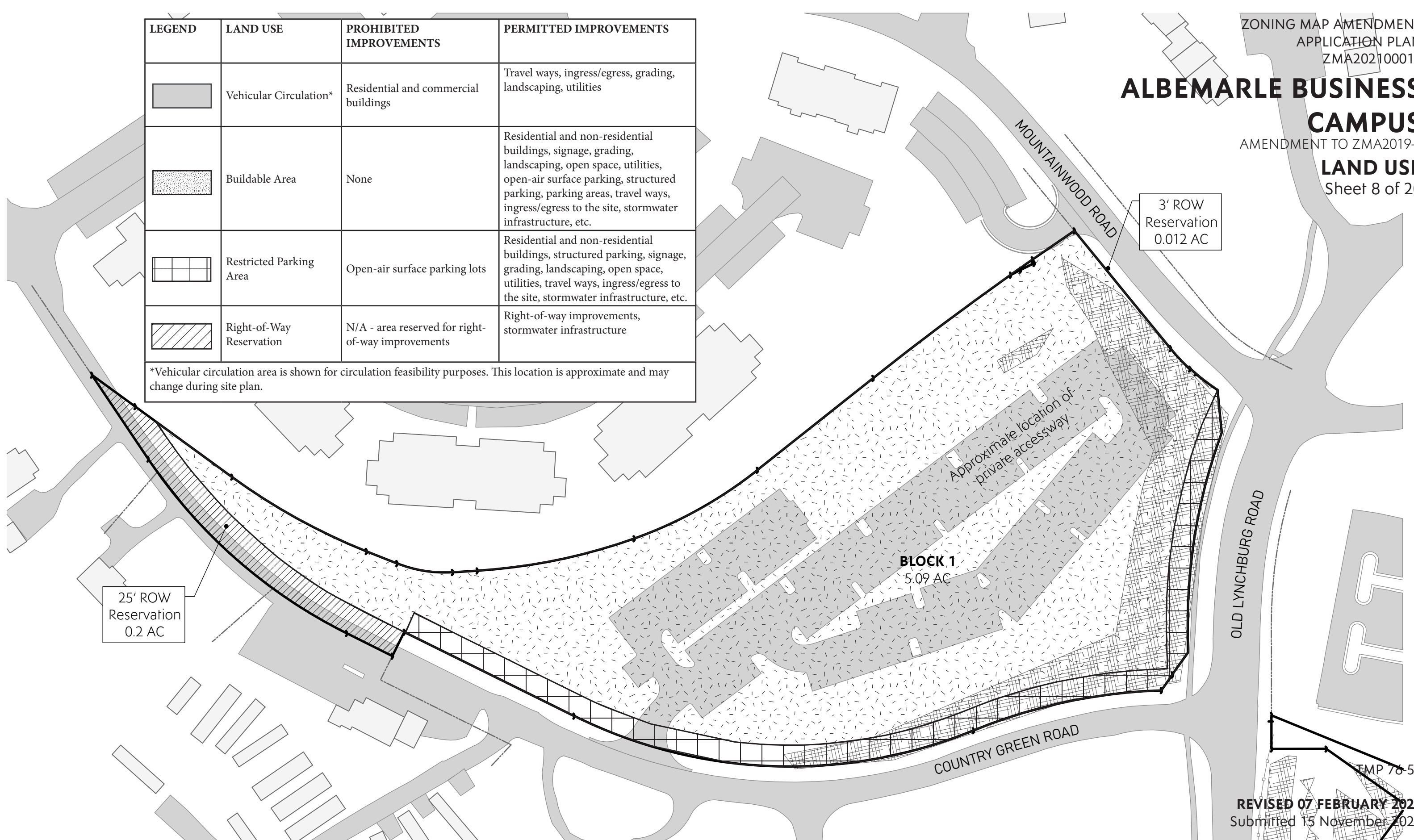
AMENDMENT TO ZMA2019-3

LAND USE

Sheet 8 of 20

| LEGEND | LAND USE | PROHIBITED IMPROVEMENTS | PERMITTED IMPROVEMENTS |
|---|--------------------------|---|--|
|  | Vehicular Circulation* | Residential and commercial buildings | Travel ways, ingress/egress, grading, landscaping, utilities |
|  | Buildable Area | None | Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc. |
|  | Restricted Parking Area | Open-air surface parking lots | Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc. |
|  | Right-of-Way Reservation | N/A - area reserved for right-of-way improvements | Right-of-way improvements, stormwater infrastructure |

*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.



BLOCK 1
5.09 AC

3' ROW
Reservation
0.012 AC

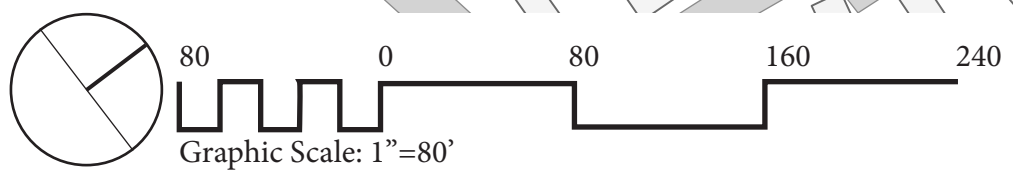
25' ROW
Reservation
0.2 AC

COUNTRY GREEN ROAD

OLD LYNCHBURG ROAD

MOUNTAINWOOD ROAD

Approximate location of
private accessway



| Legend | |
|---|----------------|
|  | Managed Slopes |

NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only

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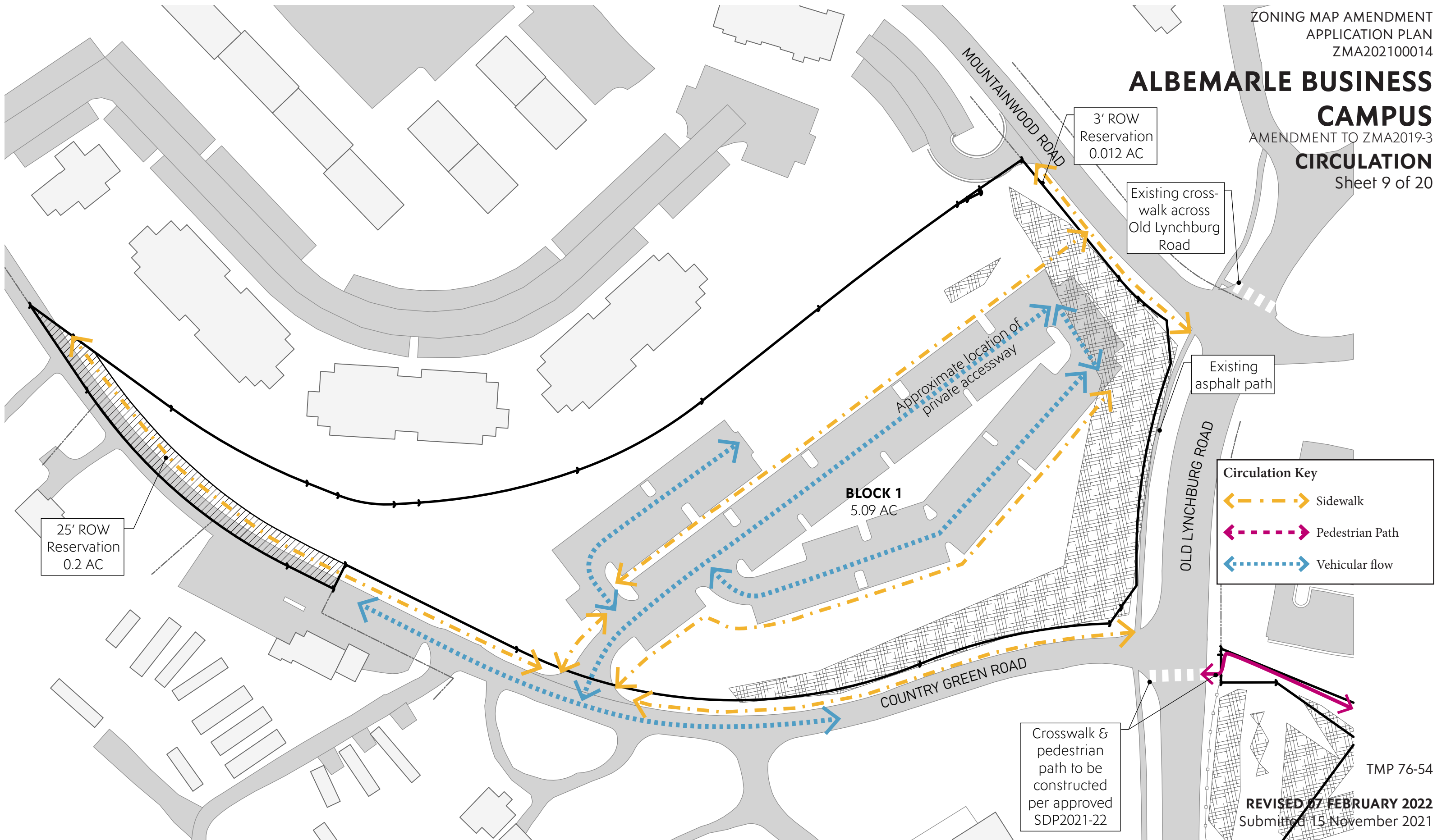
project: 18.004

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

CIRCULATION

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Circulation Key

- ← - - - - - → Sidewalk
- ← - - - - - → Pedestrian Path
- ← - - - - - → Vehicular flow



Legend

- Right-of-way reservation
- Managed Slopes

NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only

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ALBEMARLE BUSINESS CAMPUS

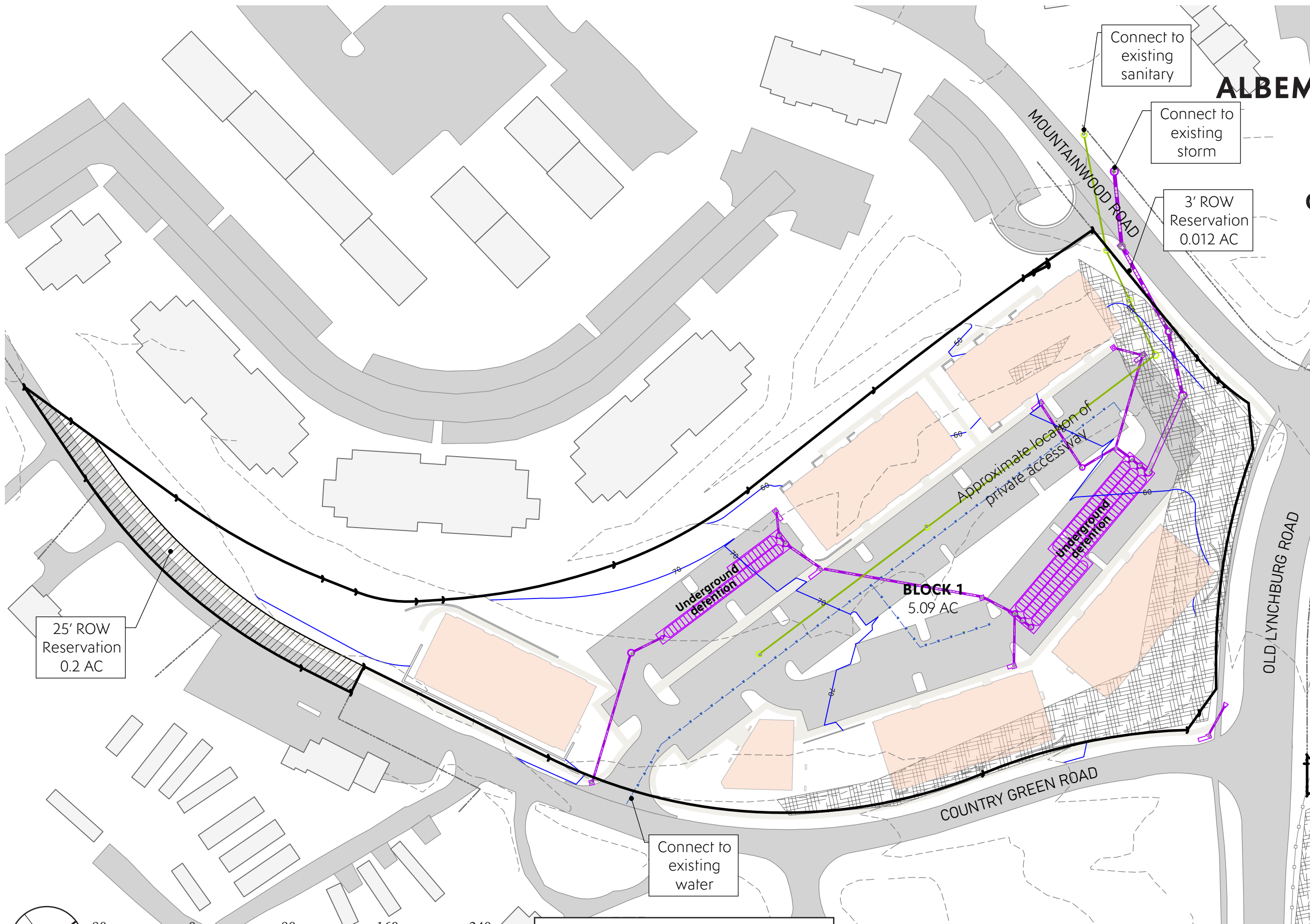
AMENDMENT TO ZMA2019-3

CONCEPTUAL GRADING & UTILITIES

Sheet 10 of 20

Additional Notes:

1. Building footprints, road and sidewalk layout shown for conceptual purposes only



25' ROW
Reservation
0.2 AC

Connect to
existing
sanitary

Connect to
existing
storm

3' ROW
Reservation
0.012 AC

Connect to
existing
water

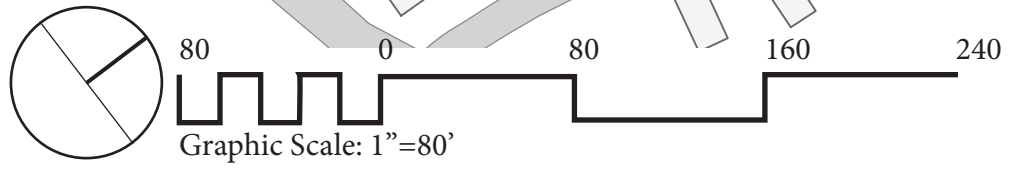
Approximate location of
private access way

BLOCK 1
5.09 AC

COUNTRY GREEN ROAD

MOUNTAINWOOD ROAD

OLD LYNCHBURG ROAD



| Legend | |
|--------|--------------------------|
| | Right-of-way reservation |
| | Managed Slopes |

**NOTE: No changes from ZMA2019-3
Sheet included for reference purposes only**

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ALBEMARLE BUSINESS CAMPUS

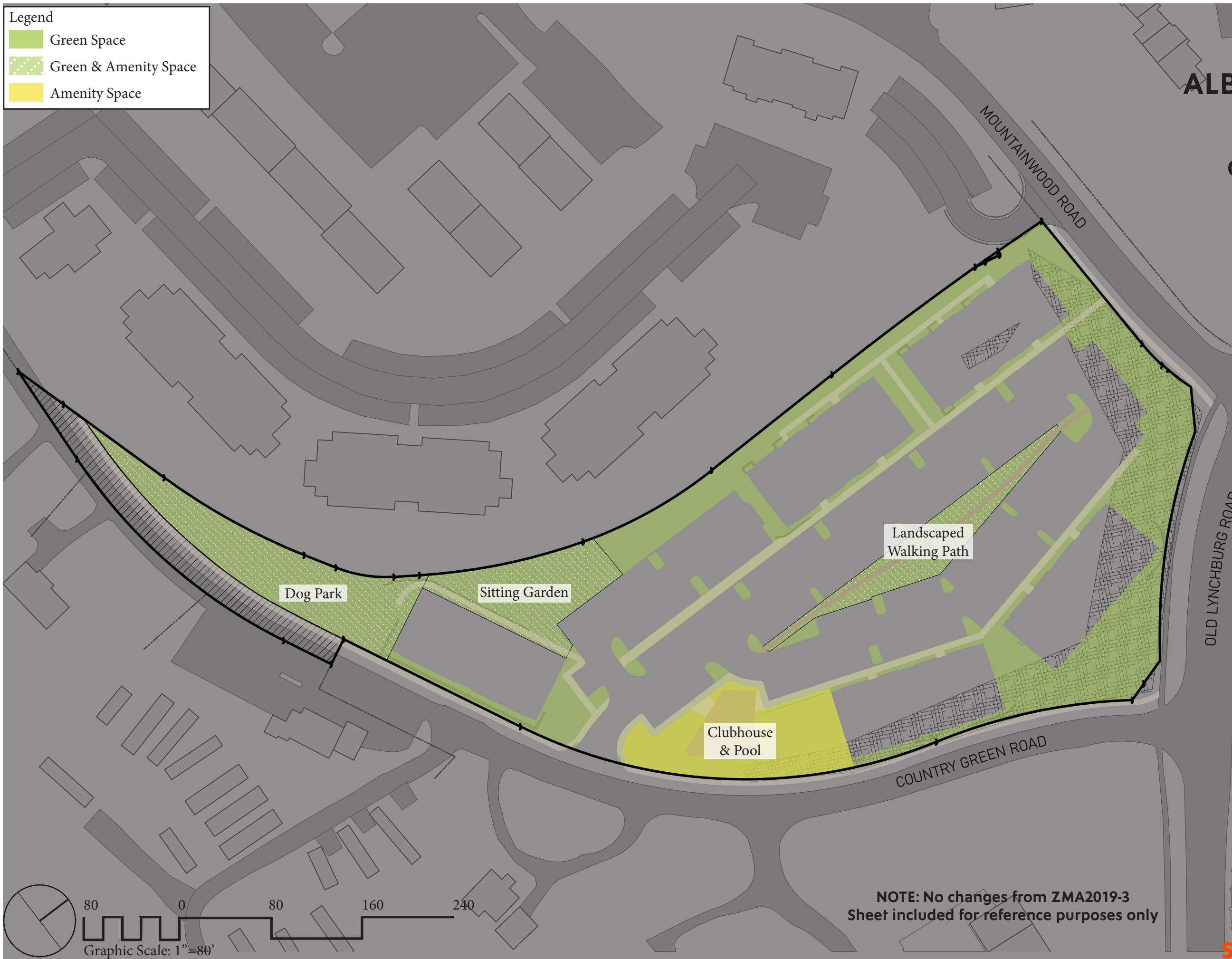
AMENDMENT TO ZMA2019-3

GREEN & AMENITY SPACE

Sheet 11 of 20

Legend

- Green Space
- Green & Amenity Space
- Amenity Space



Additional Notes:

1. Building footprints and road layout shown for conceptual purposes only
2. Notwithstanding the green & amenity spaces 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 a minimum of 20% (118,744.56 SF) green space and amenity area in the NMD.

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**NOTE: No changes from ZMA2019-3
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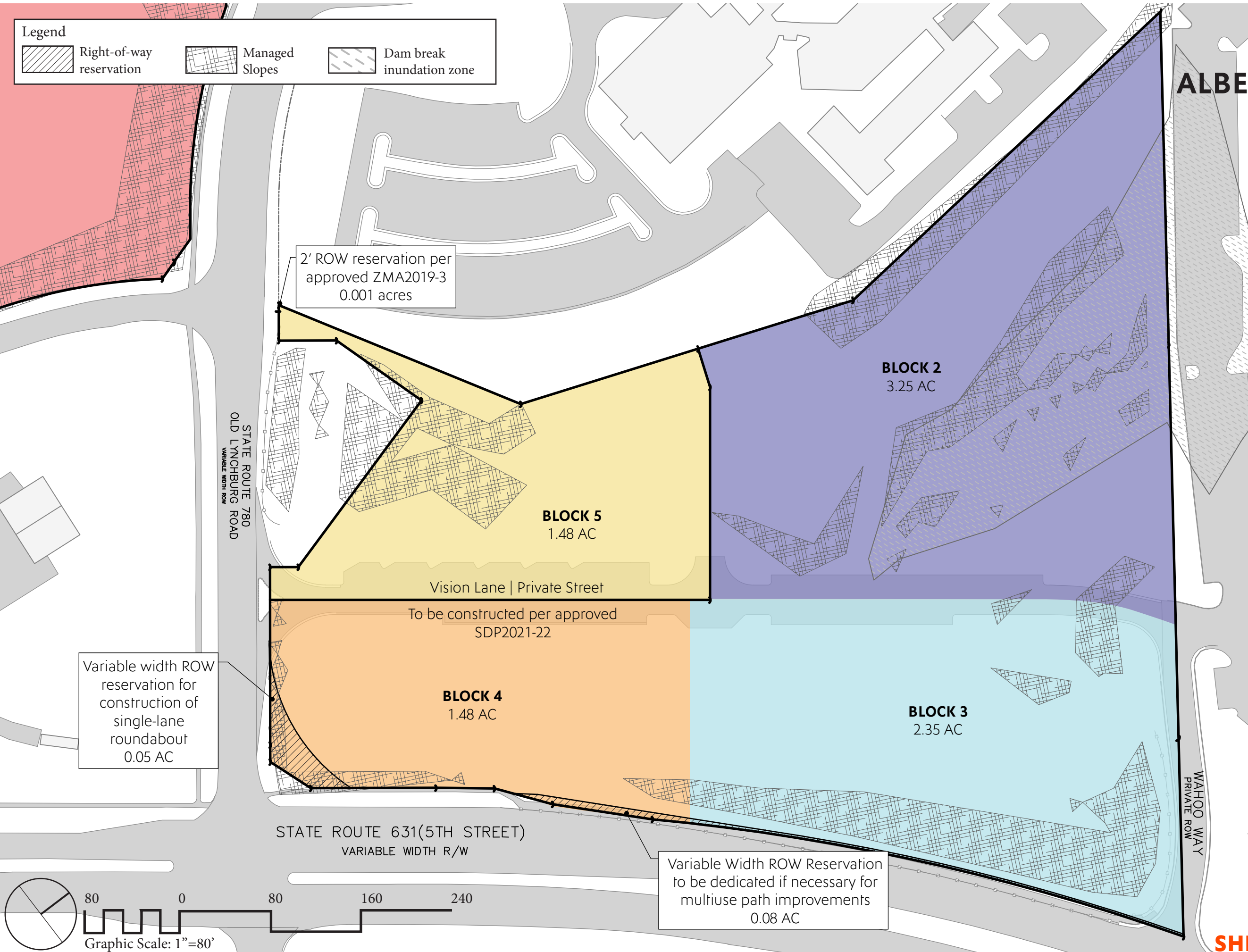
ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

BLOCK NETWORK

Sheet 12 of 20

1. See sheet 2 for right-of-way reservation by parcel



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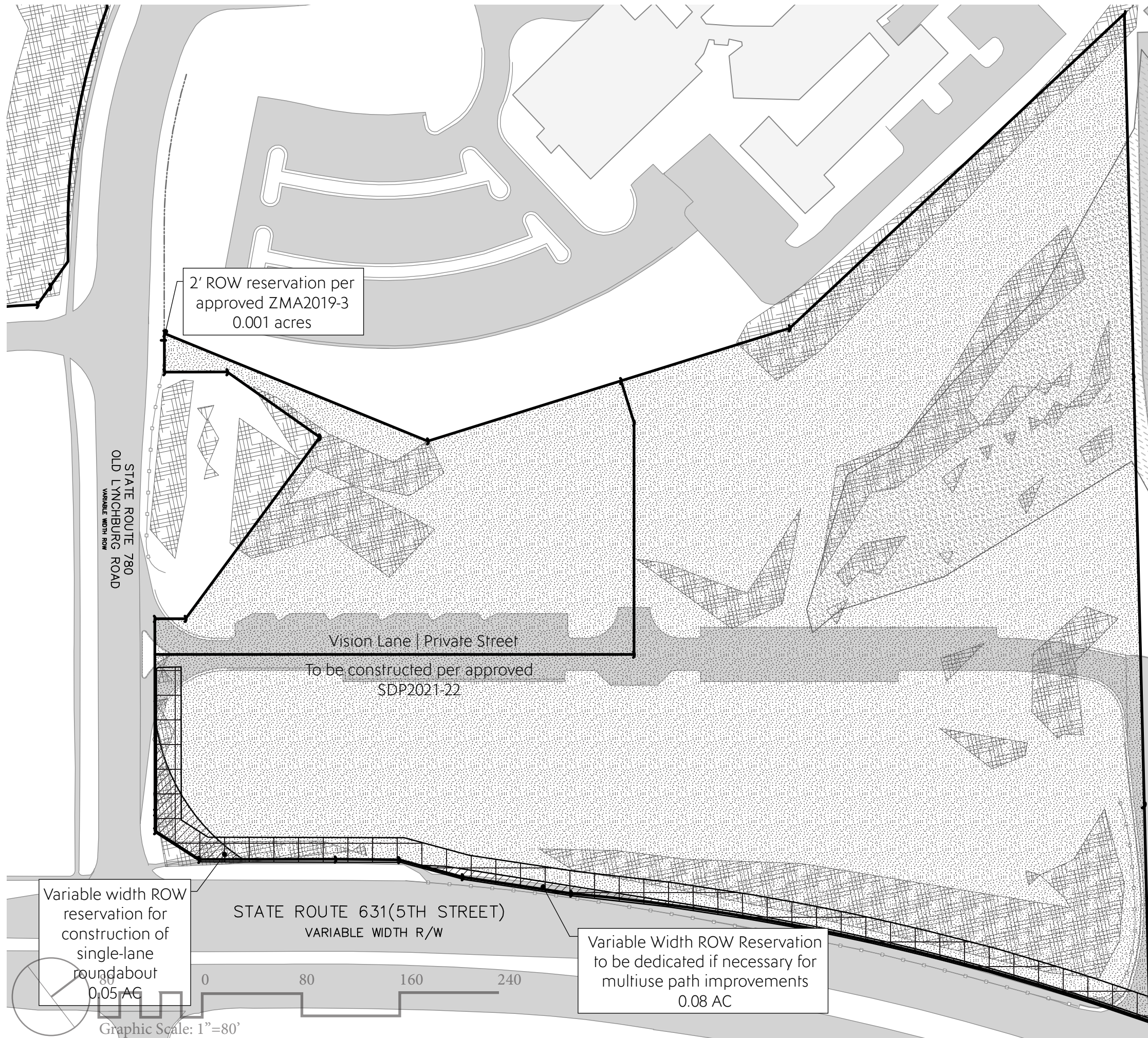
ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

LAND USE

Sheet 13 of 20

See sheet 2 for right-of-way reservation by parcel



| LEGEND | LAND USE | PROHIBITED IMPROVEMENTS | PERMITTED IMPROVEMENTS |
|--------|--------------------------|---|--|
| | Vehicular Circulation | Residential and commercial buildings | Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW |
| | Buildable Area | None | Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc. |
| | Restricted Parking Area | Open-air surface parking lots | Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc. |
| | Right-of-Way Reservation | N/A - area reserved for right-of-way improvements | Right-of-way improvements, stormwater infrastructure |

*Vehicular circulation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2019-3

CIRCULATION

Sheet 14 of 20

Legend

 Portion of VDOT ROW
(Contains stormwater management facility)

Crosswalk & portion of pedestrian path to be constructed per approved SDP2021-22

2' ROW reservation per approved ZMA2019-3
0.001 acres

Sidewalk to be provided if portion of VDOT ROW is acquired by Owner

Sidewalks along Vision Lane to be constructed per approved SDP2021-22

Vision Lane | Private Street
To be constructed per approved SDP2021-22

Variable width ROW reservation for construction of single-lane roundabout
0.05 AC

Existing crosswalk






Existing transit stop to be improved

STATE ROUTE 631 (5TH STREET)
VARIABLE WIDTH R/W

Proposed two-way shared-use path per VDOT standards

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements
0.08 AC

Circulation Key

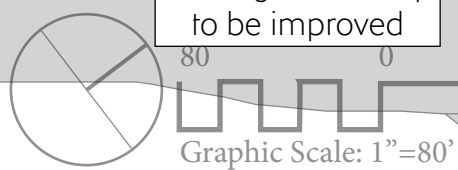
-  Sidewalk
-  Pedestrian Path
-  Pedestrian Allée
-  Proposed two-way shared-use path (VDOT standards)
-  Vehicular flow

*See sheet 2 for right-of-way reservation by parcel

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ALBEMARLE BUSINESS CAMPUS

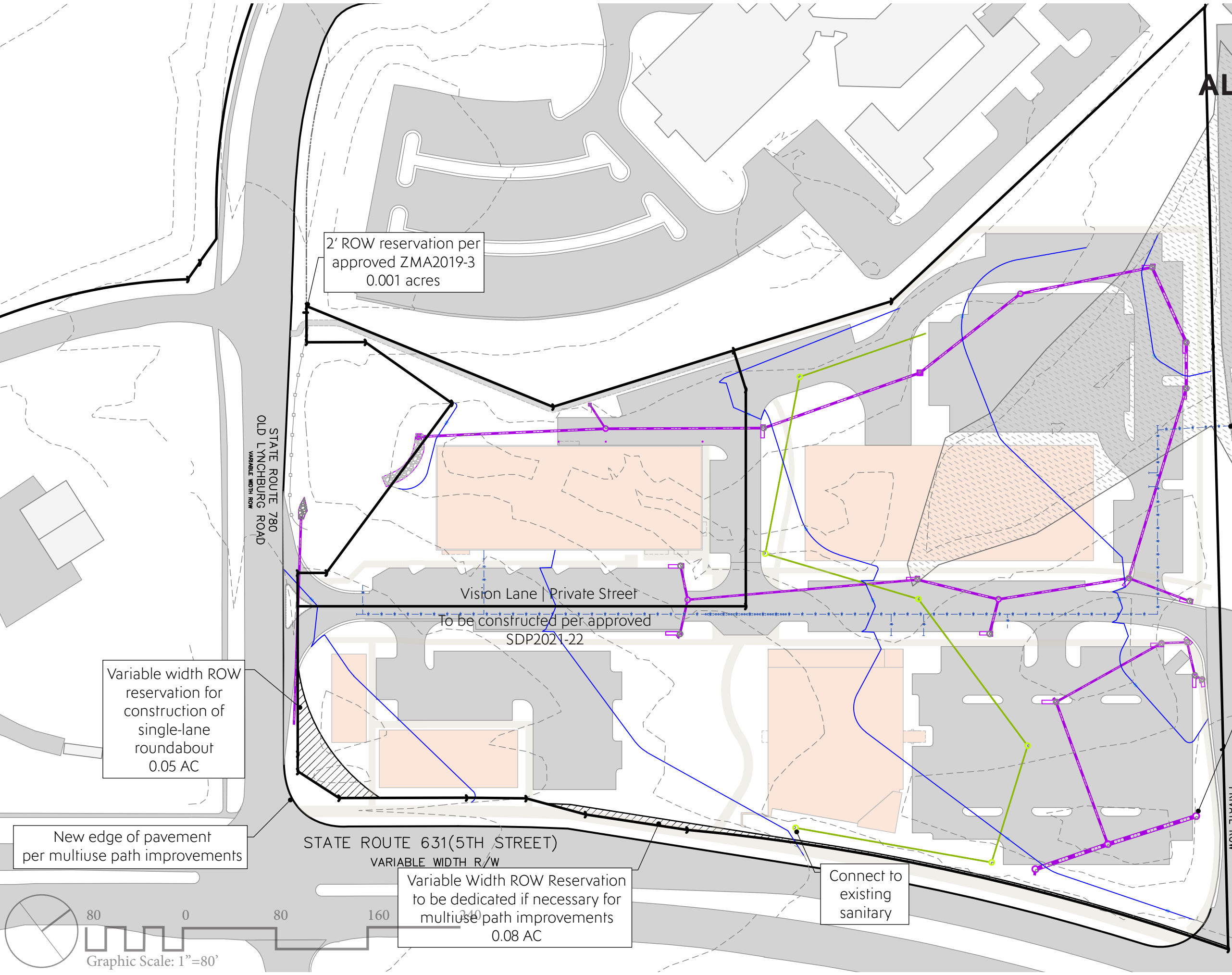
AMENDMENT TO ZMA2019-3

CONCEPTUAL GRADING & UTILITIES

Sheet 15 of 20

Additional Notes:

1. Building footprints, road and sidewalk layout shown for conceptual purposes only



2' ROW reservation per approved ZMA2019-3
0.001 acres

Connect to existing water

Vision Lane Private Street
To be constructed per approved SDP2021-22

Connect to existing storm

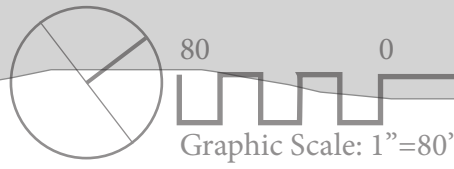
Variable width ROW reservation for construction of single-lane roundabout
0.05 AC

STATE ROUTE 631 (5TH STREET)
VARIABLE WIDTH R/W

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements
0.08 AC

Connect to existing sanitary

New edge of pavement per multiuse path improvements



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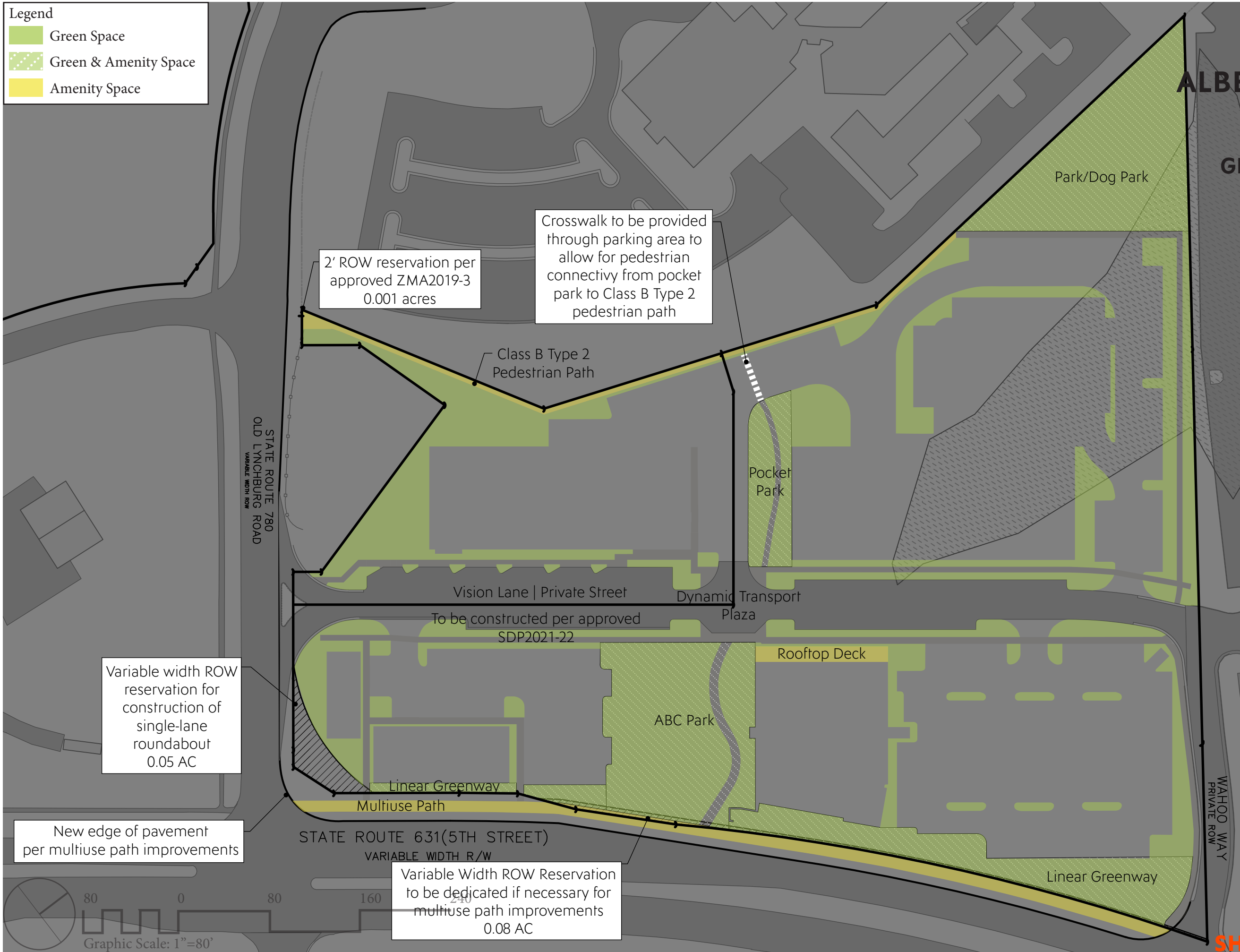
AMENDMENT TO ZMA2019-3

GREEN & AMENITY SPACE

Sheet 16 of 20

Legend

- Green Space
- Green & Amenity Space
- Amenity Space



2' ROW reservation per approved ZMA2019-3 0.001 acres

Crosswalk to be provided through parking area to allow for pedestrian connectivity from pocket park to Class B Type 2 pedestrian path

Class B Type 2 Pedestrian Path

STATE ROUTE 780
OLD LYNCHBURG ROAD
VARIABLE WIDTH ROW

Pocket Park

Park/Dog Park

Vision Lane | Private Street

Dynamic Transport Plaza

To be constructed per approved SDP2021-22

Rooftop Deck

Variable width ROW reservation for construction of single-lane roundabout 0.05 AC

ABC Park

Linear Greenway

Multiuse Path

STATE ROUTE 631 (5TH STREET)
VARIABLE WIDTH R/W

New edge of pavement per multiuse path improvements

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements 0.08 AC

Linear Greenway

WAHOO WAY
PRIVATE ROW

Additional Notes:

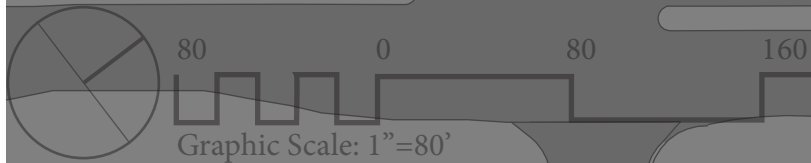
1. Building footprints and road layout shown for conceptual purposes only

2. Notwithstanding the green & amenity spaces 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 a minimum of 20% (118,744.56 SF) green space and amenity area provided in the NMD.

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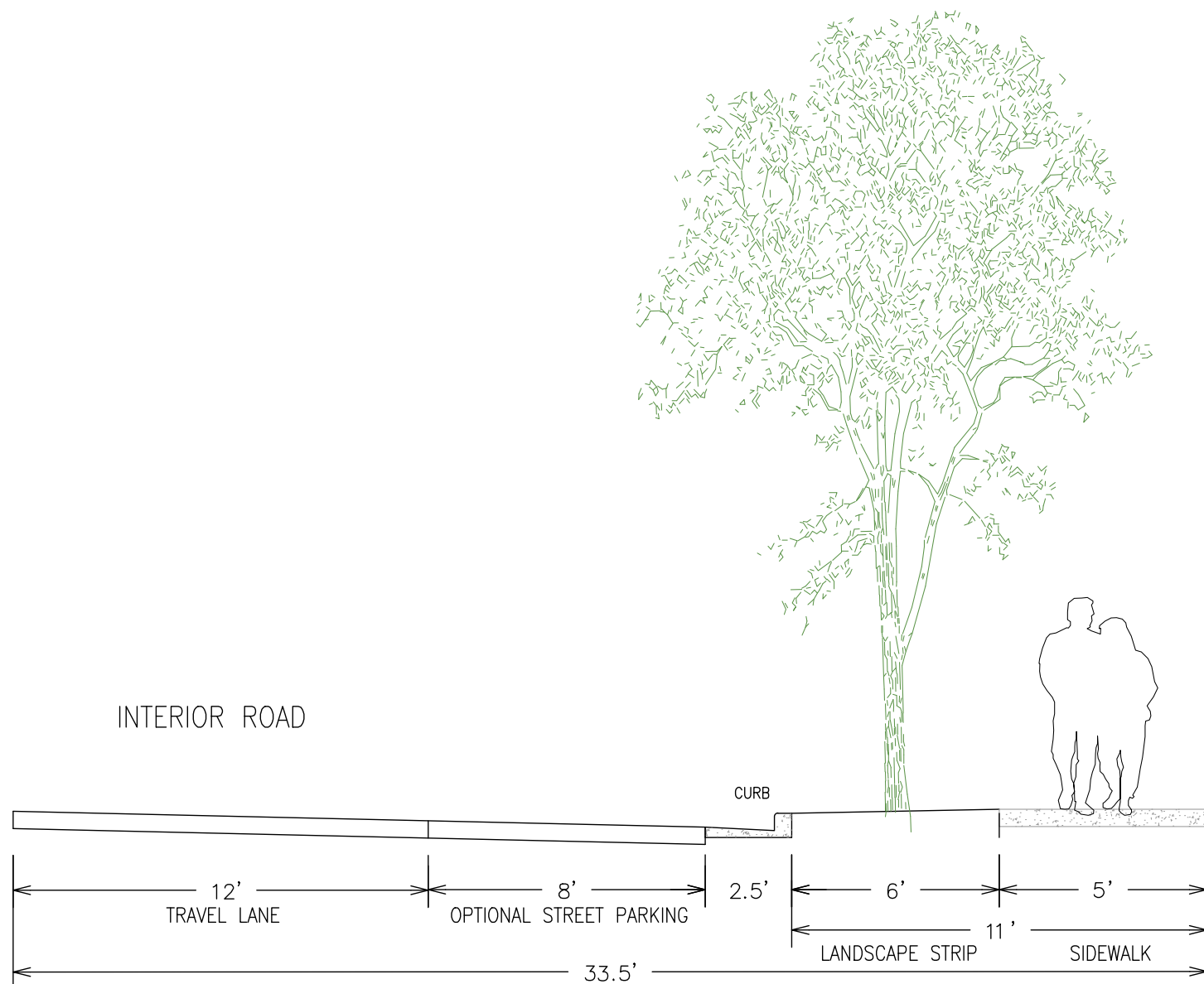
ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

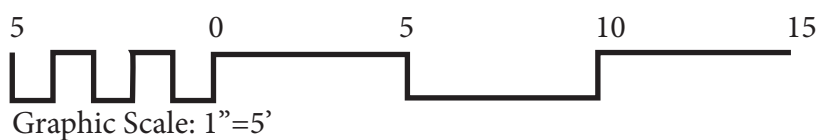
CONCEPTUAL STREET SECTIONS

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INTERIOR STREETS



OLD LYNCHBURG ROAD (WEST SIDE) EXISTING ASPHALT PATH



Street section measurements shown for feasibility of compliance with Virginia Department of Transportation or County of Albemarle standards.
Exact measurements to be determined at site plan.

TMP 76-54

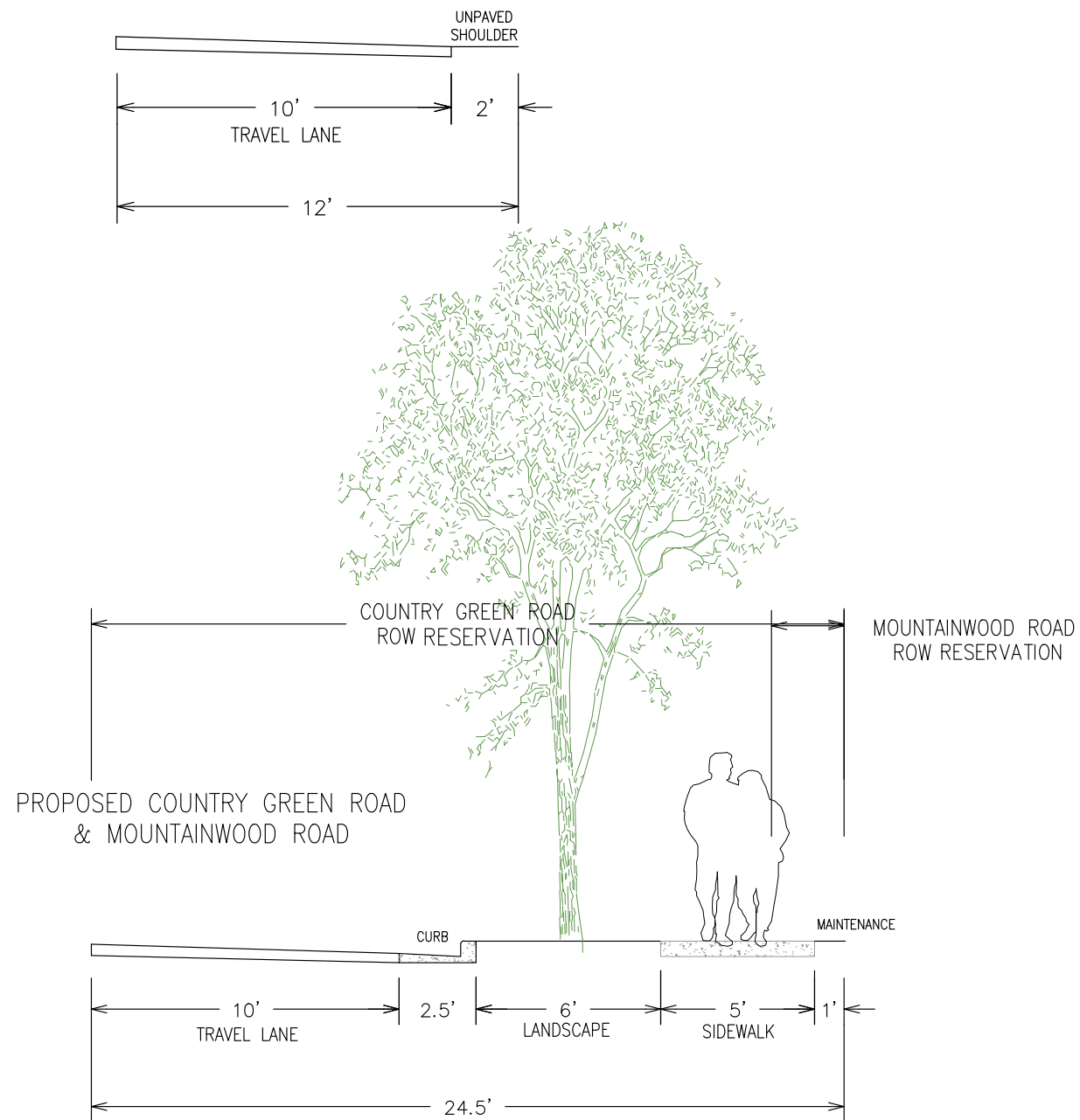
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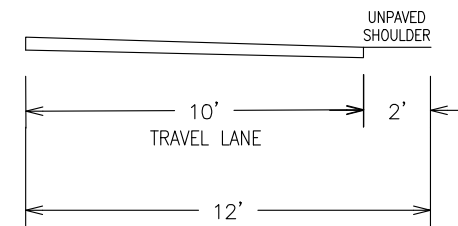
RURAL TO URBAN STREET COUNTRY GREEN ROAD & MOUNTAINWOOD ROAD

EXISTING COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD

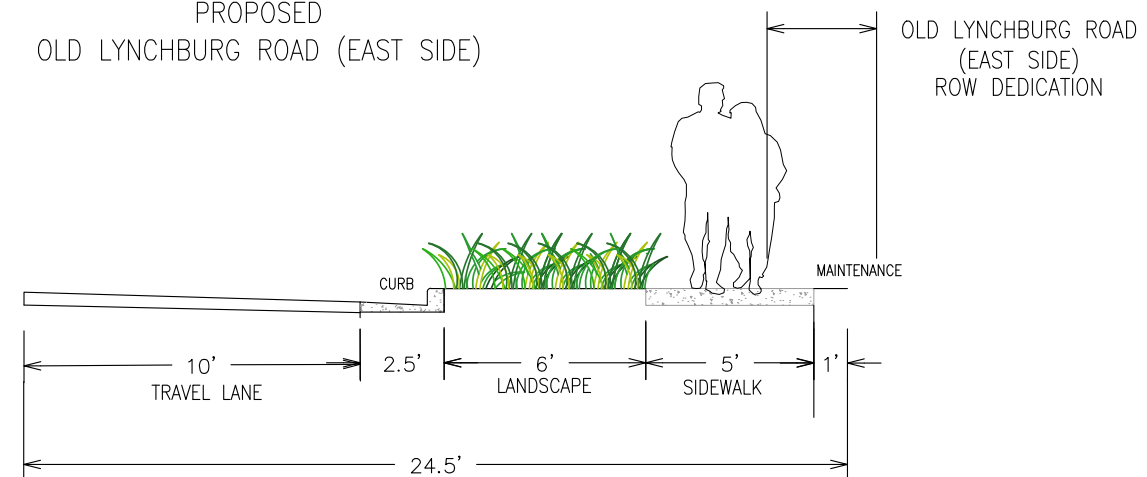


SIDEWALK IMPROVEMENTS (VDOT STANDARDS) OLD LYNCHBURG ROAD (EAST SIDE)

EXISTING
OLD LYNCHBURG ROAD (EAST SIDE)



PROPOSED
OLD LYNCHBURG ROAD (EAST SIDE)



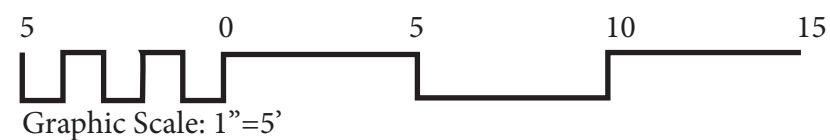
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

ALBEMARLE BUSINESS CAMPUS A NEIGHBORHOOD MODEL DISTRICT CONCEPTUAL STREET SECTIONS

Sheet 18 of 20

Right-of-Way Reservation

For specific right-of-way reservation information, please refer to Site & ZMA Information (sheet 2) and Proposed Circulation (sheets 9 & 14).



Street section measurements shown for feasibility of compliance with Virginia Department of Transportation standards. Exact measurements to be determined at site plan.

TMP 76-54

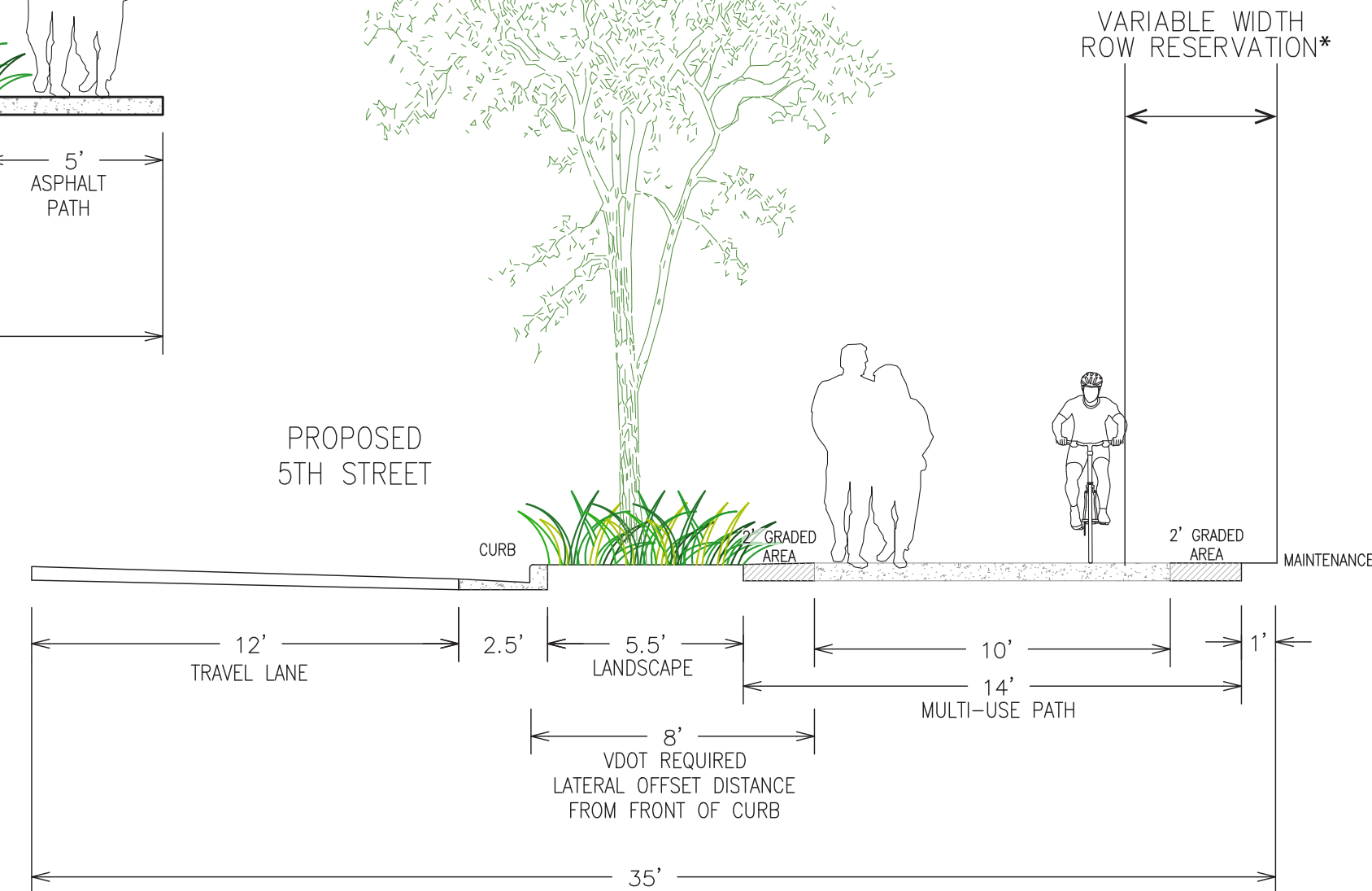
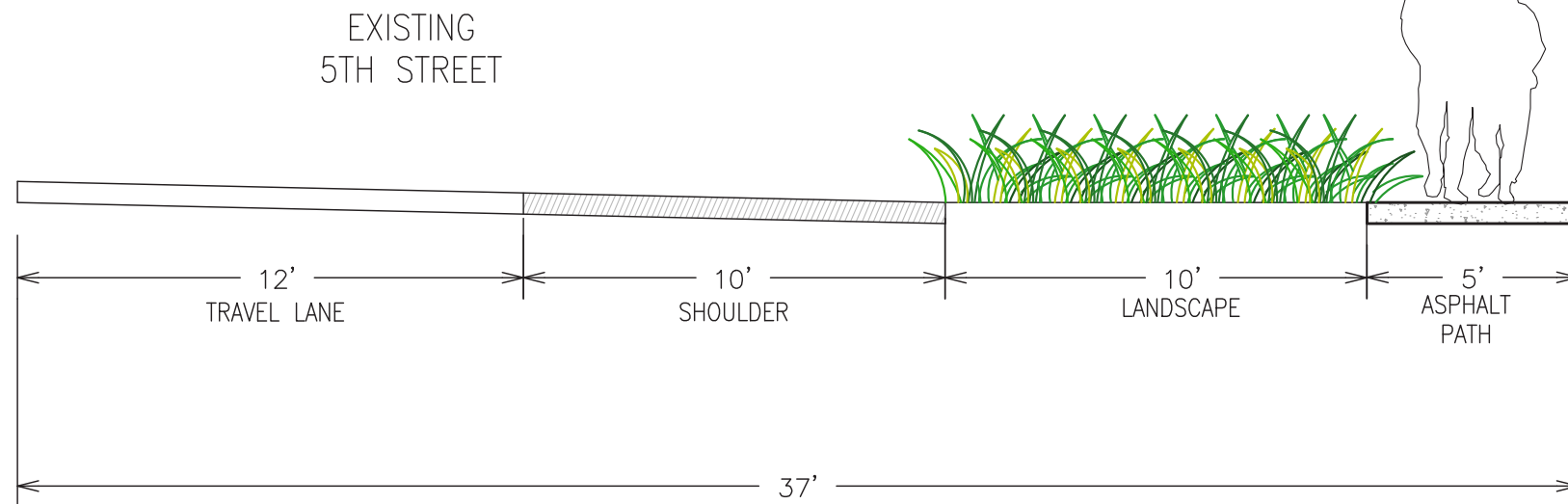
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**TWO-WAY SHARED-USE PATH
 (VDOT STANDARDS)
 5TH STREET EXTENDED**

**ALBEMARLE BUSINESS CAMPUS
 A NEIGHBORHOOD MODEL DISTRICT
 CONCEPTUAL
 STREET SECTIONS**

Sheet 19 of 20



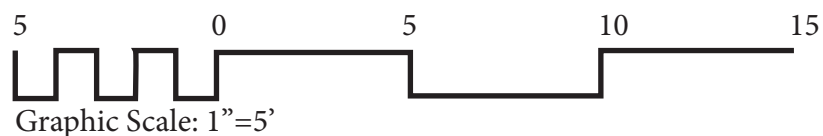
Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

*To be dedicated if necessary for multi-use path improvements

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1. Improvements shown are within right-of-way and right-of-way reservation area adjacent to 5th Street

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Street section measurements shown for feasibility of compliance with Virginia Department of Transportation standards. Exact measurements to be determined at site plan.

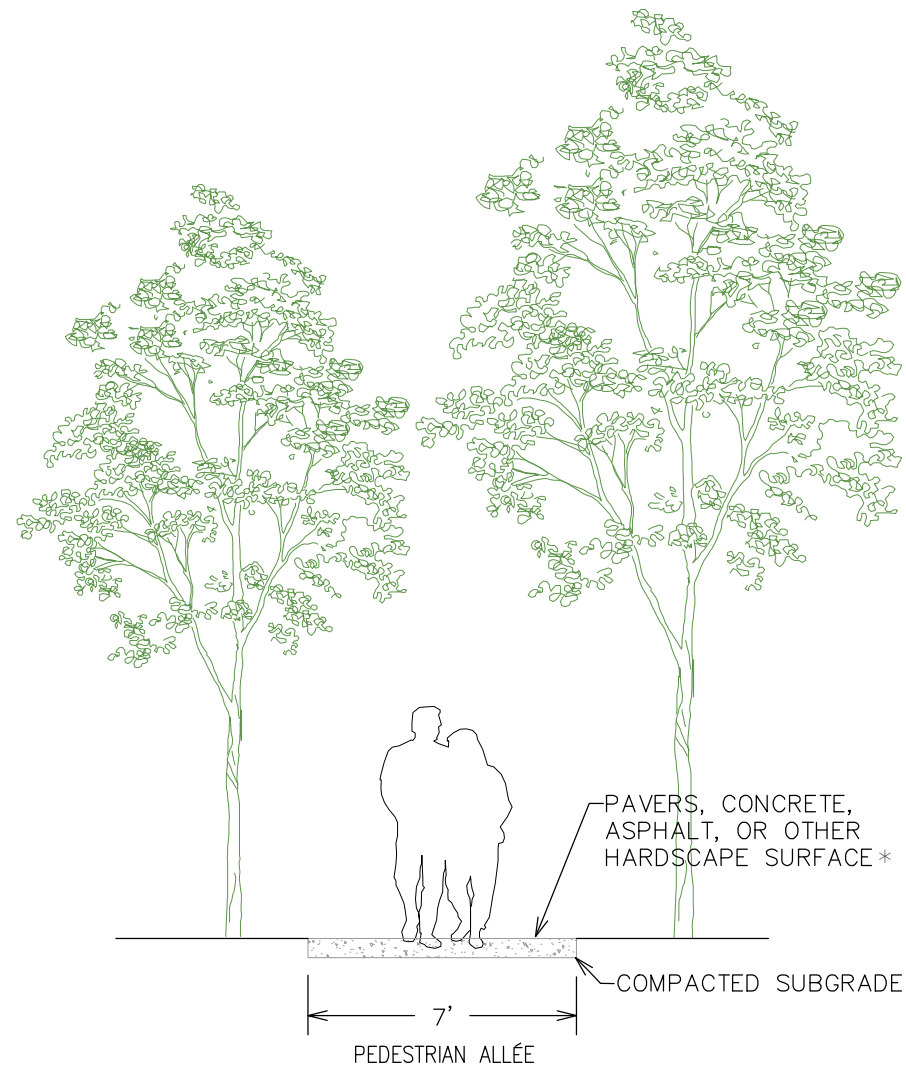
project: 18.004

ALBEMARLE BUSINESS CAMPUS

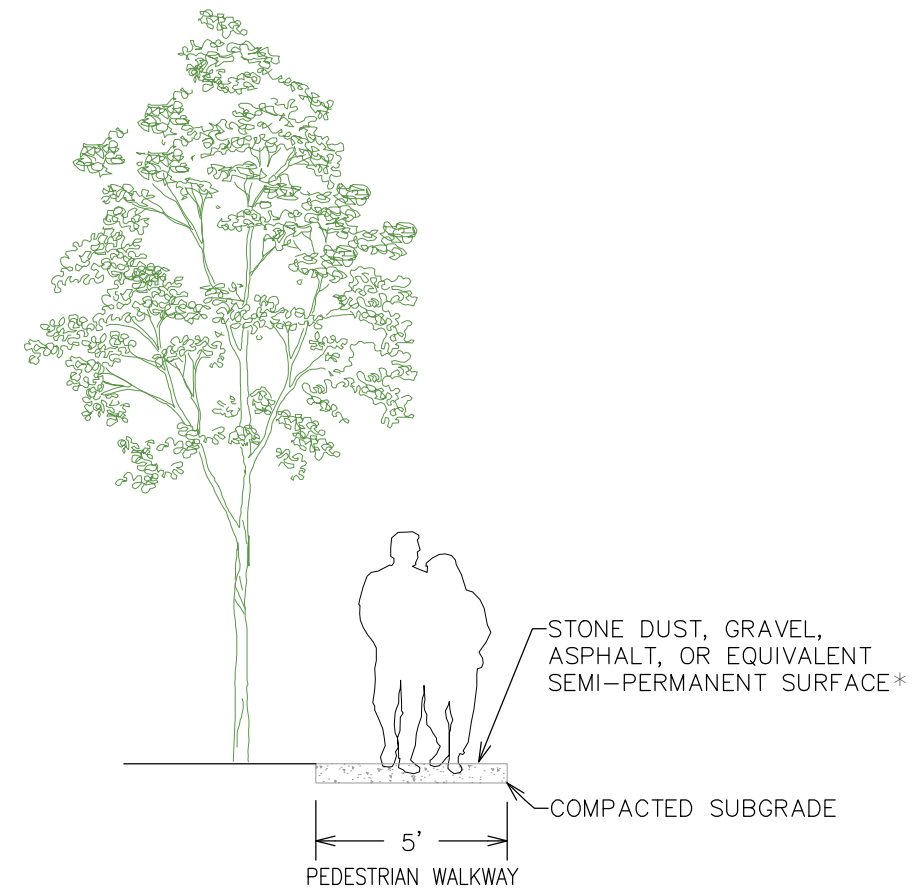
A NEIGHBORHOOD MODEL DISTRICT

CONCEPTUAL STREET SECTIONS

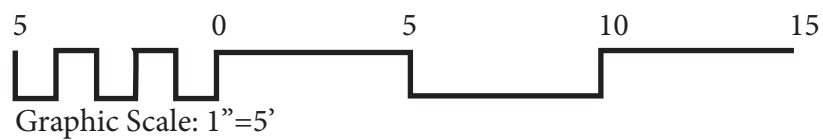
PEDESTRIAN ALLÉE



PEDESTRIAN PATH



*Filter fabric to be provided if required



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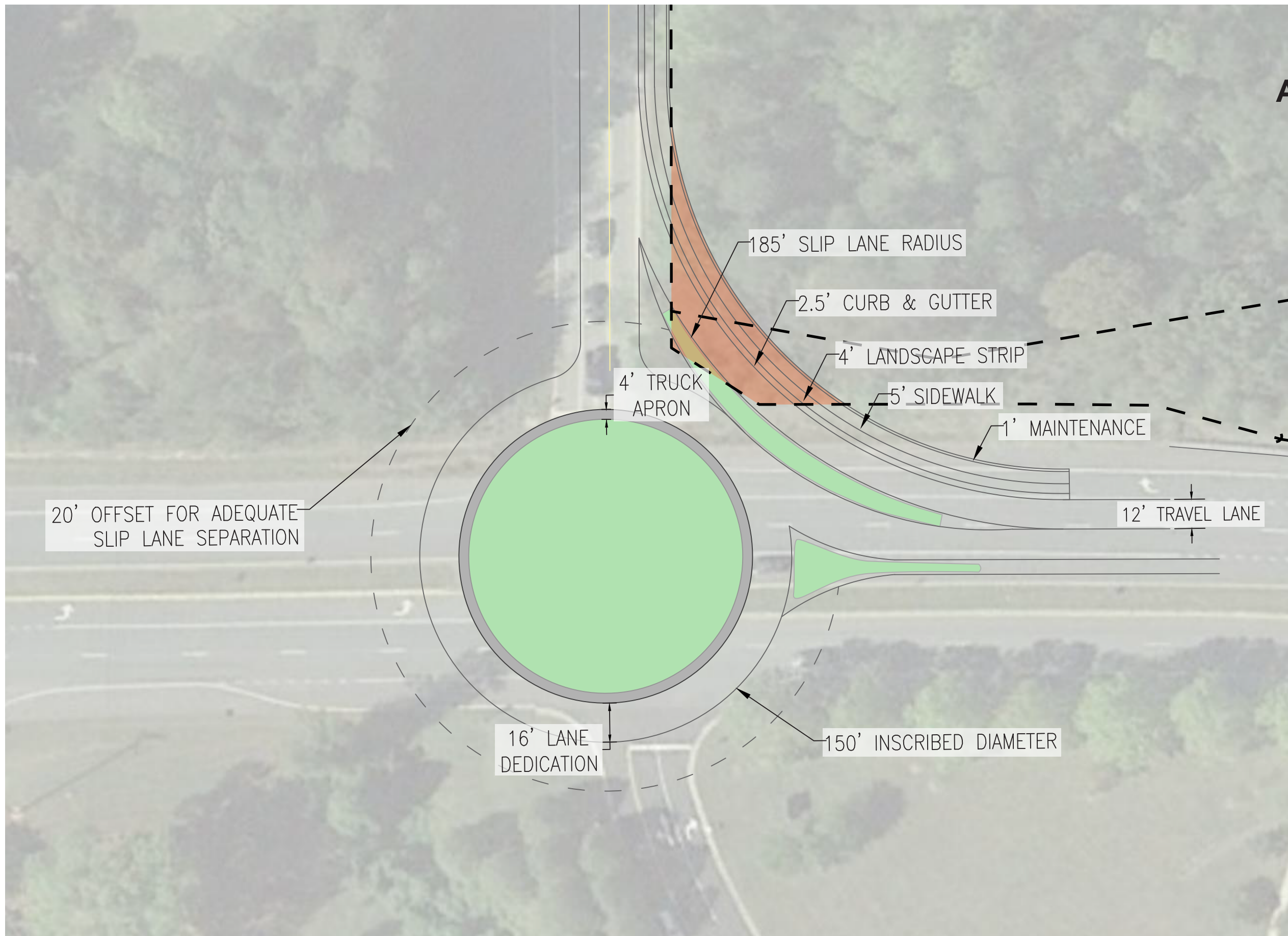
AMENDMENT TO ZMA2019-3

SINGLE-LANE ROUNDAABOUT EXHIBIT



Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.



Key

-  Area on project property that may be required for roundabout improvements
-  Parcel boundary

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