

1193 SEMINOLE TRAIL

APPLICATION PLAN

ZMA 2023-00001

1193 SEMINOLE TRAIL,
CHARLOTTESVILLE, VA 22901

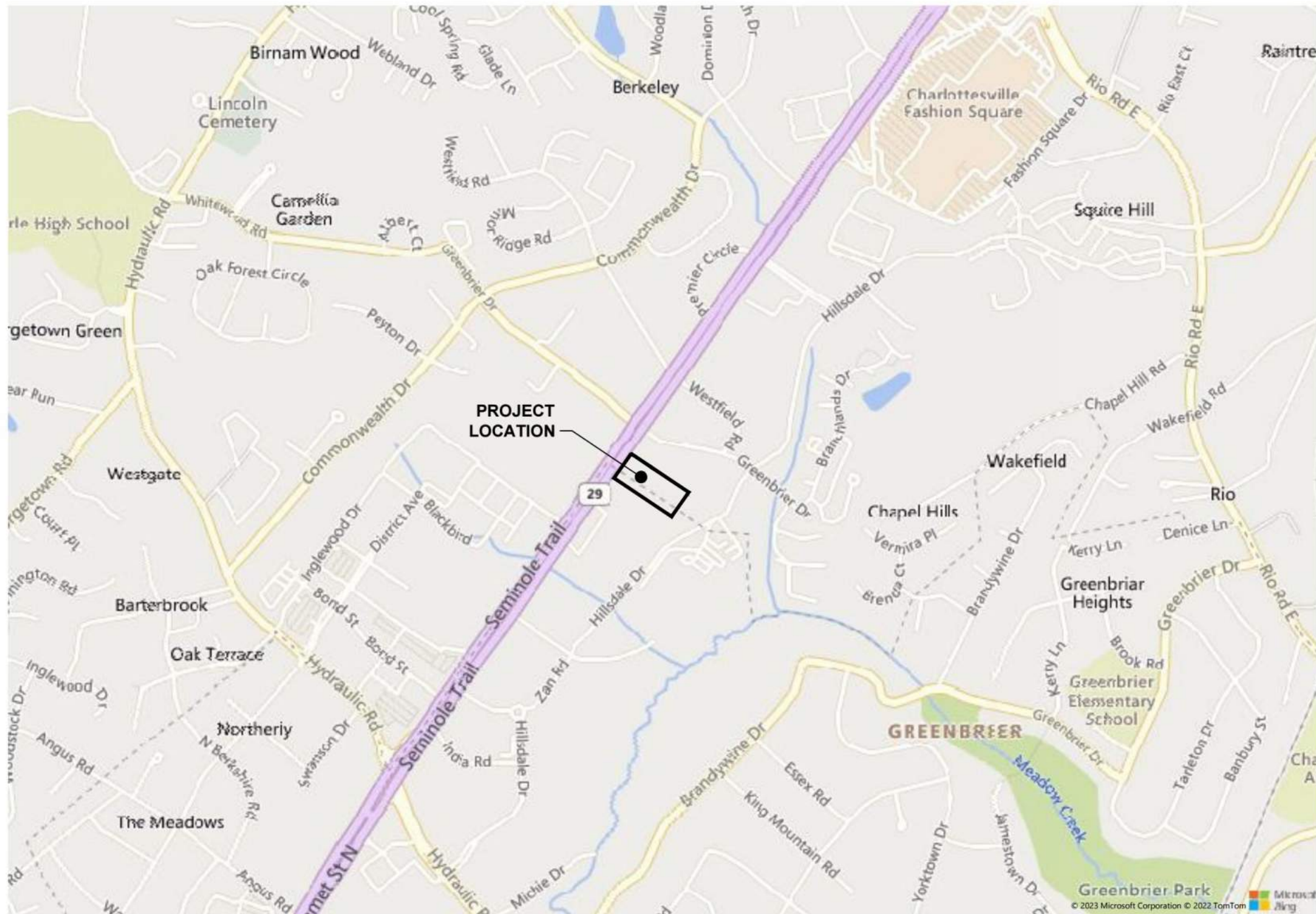
FEBRUARY 20, 2023

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'

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

VEHICLE TRIP GENERATION

1193 Seminole Trail Development - UpCampus				AM Peak Hour			Weekday PM Peak Hour			Average Daily Trips
Land Use	Size	Units	Land Use Code	In	Out	Total	In	Out	Total	
1. ITE Trip Generation ⁽¹⁾										
<u>Residential</u>										
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
<u>Retail</u>										
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.

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

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8517 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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

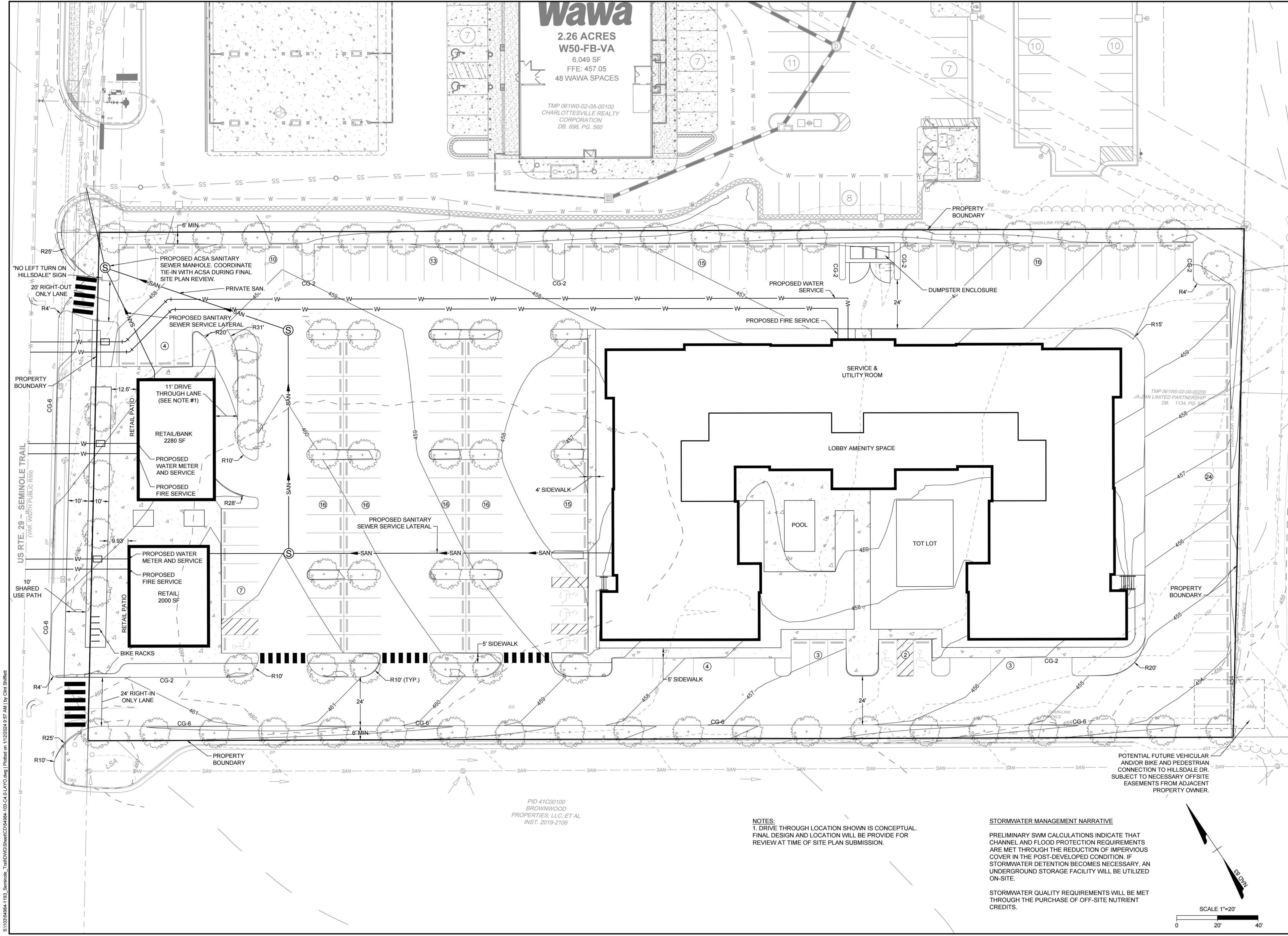
TIMMONS GROUP

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA

COVER SHEET

JOB NO.	54984
SHEET NO.	C0.0

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DATE	DATE
1/16/2024	09/18/23

DRAWN BY
B. PERDUE

DESIGNED BY
B. PERDUE

CHECKED BY
C. SHIFFLETT

SCALE
1"=20'

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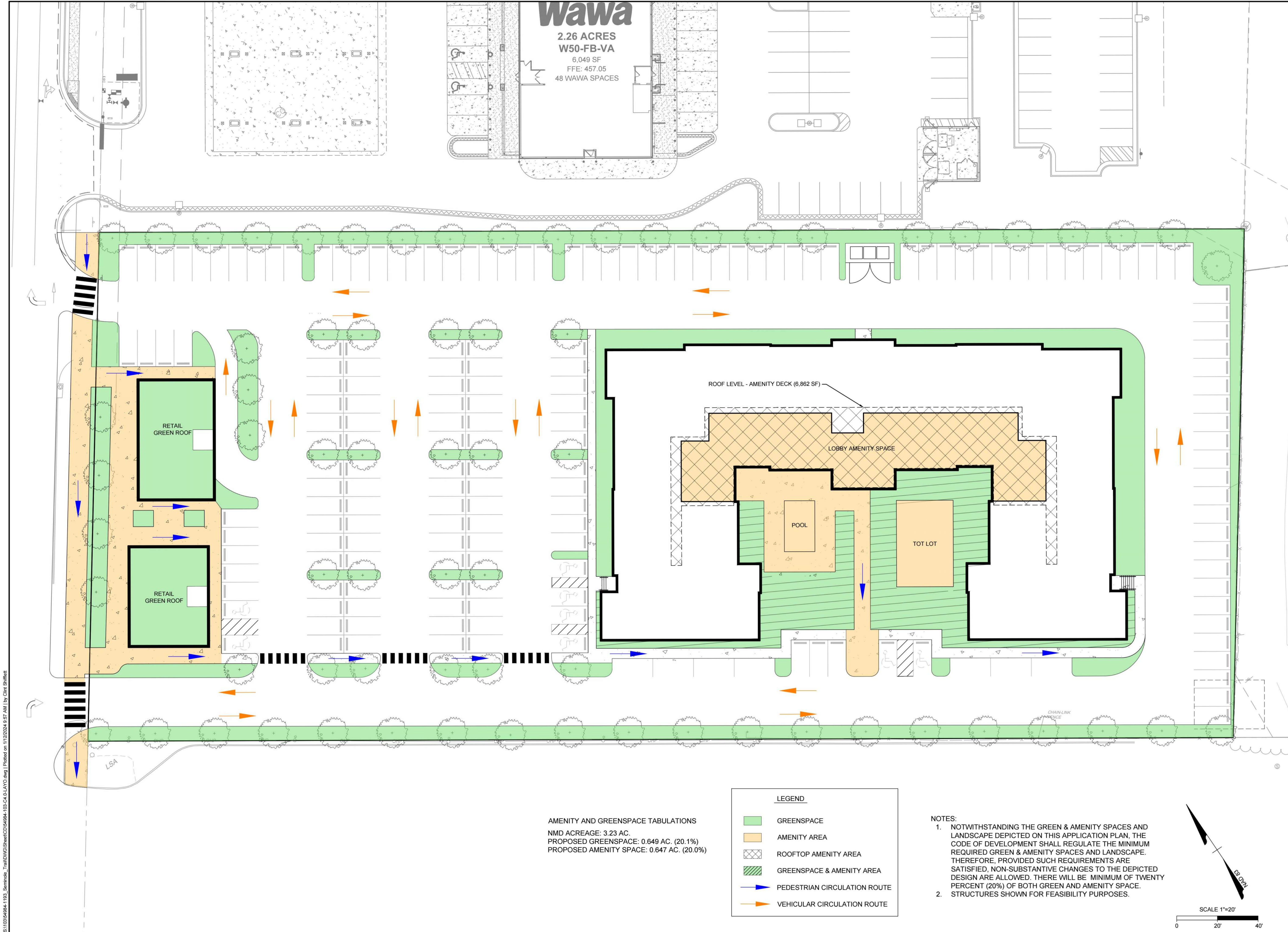
1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA
CONCEPTUAL UTILITY, STORMWATER MANAGEMENT, & GRADING PLAN

JOB NO.
54984

SHEET NO.
C2.0

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REVISION DESCRIPTION

DATE

1/16/2024

REVISIONS PER COUNTY REVIEW COMMENTS

DATE

09/18/23

DRAWN BY

B. PERDUE

DESIGNED BY

B. PERDUE

CHECKED BY

C. SHIFFLETT

SCALE

1"=20'

TIMMONS GROUP

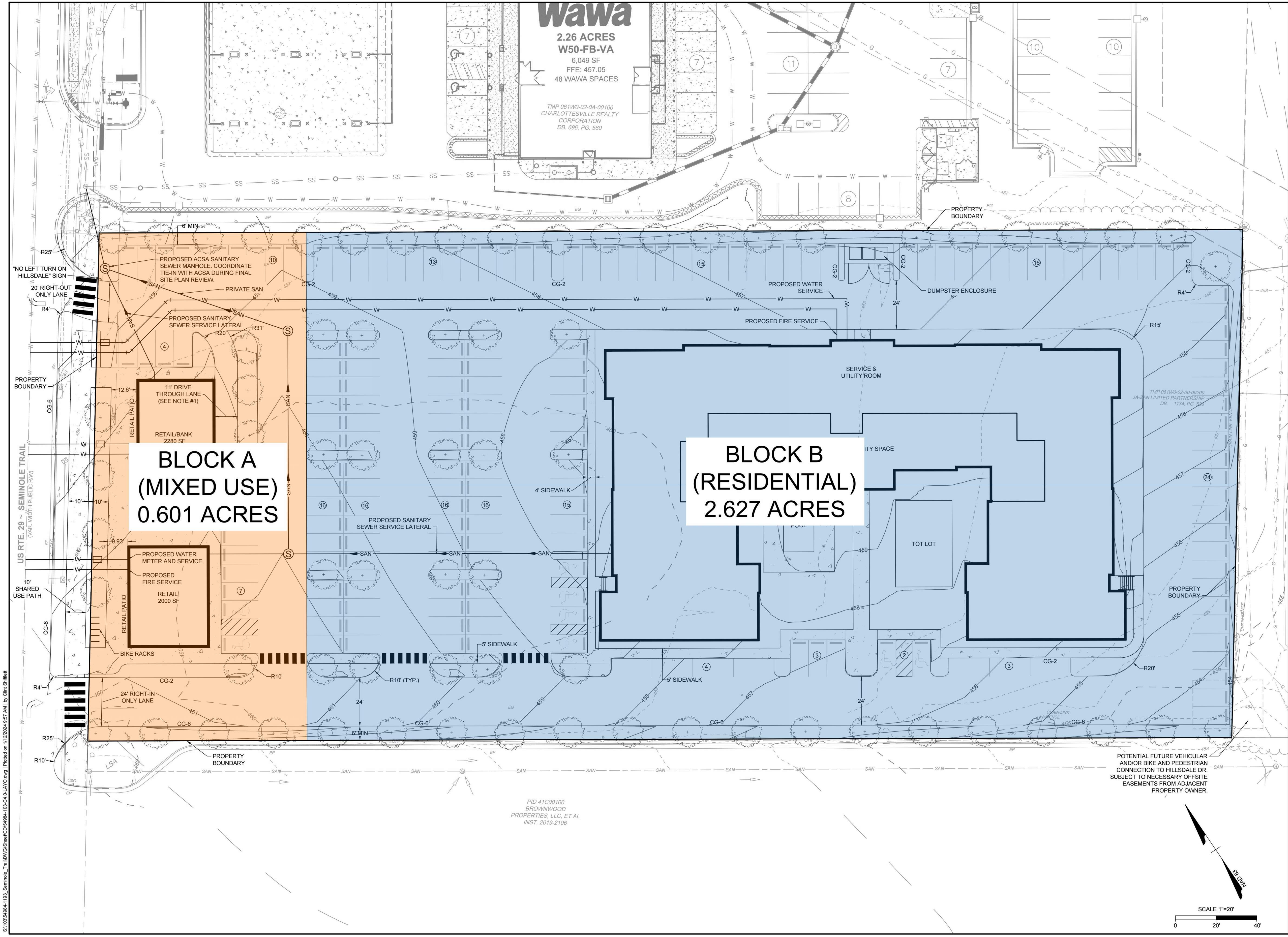
1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL AMENITY & GREENSPACE PLAN AND CIRCULATION PLAN

JOB NO.
54984

SHEET NO.
C3.0

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

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**

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

SCALE 1"=20'
0 20' 40'

TIMMONS GROUP

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA

BLOCK PLAN

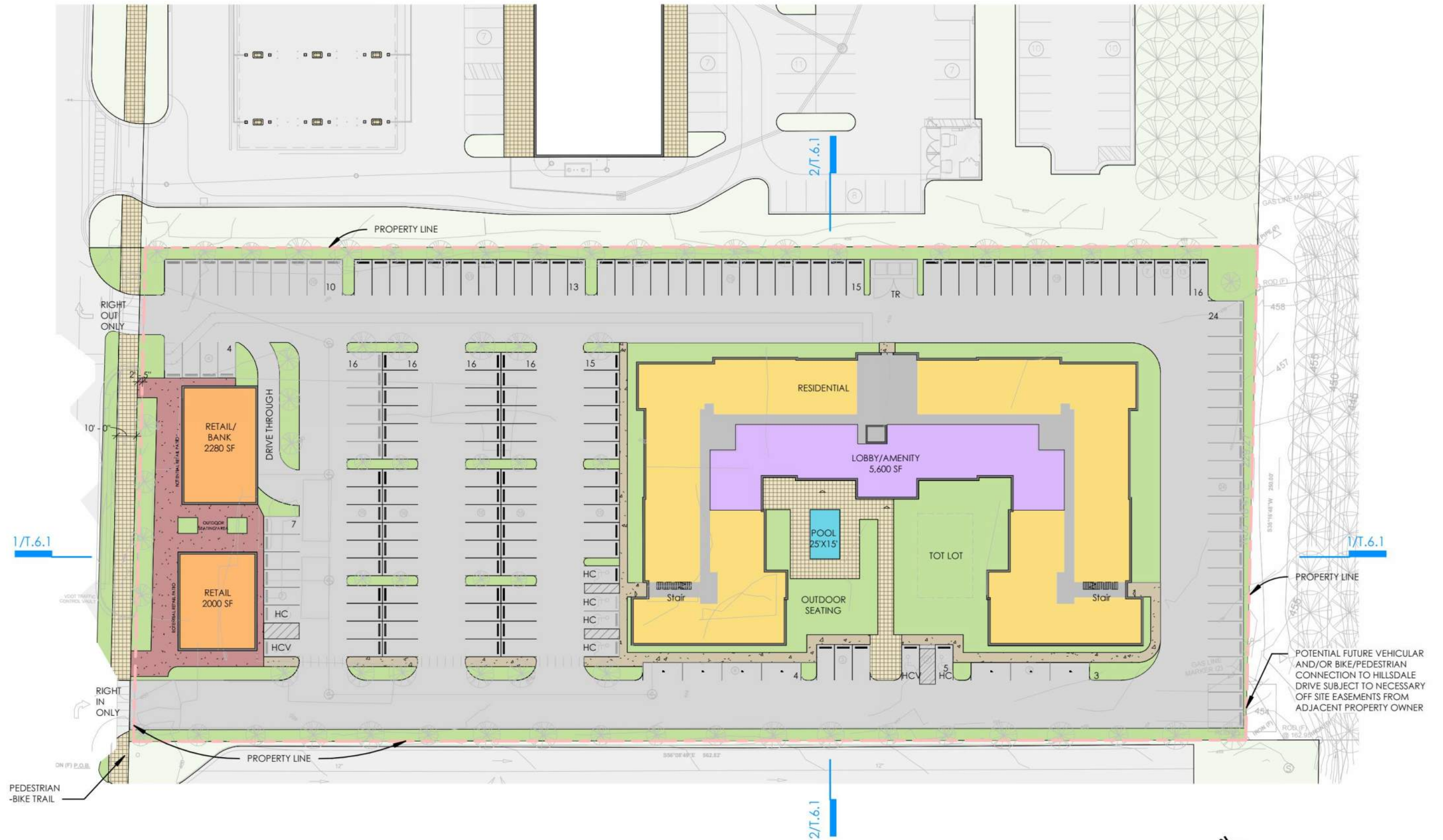
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54984
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C4.0

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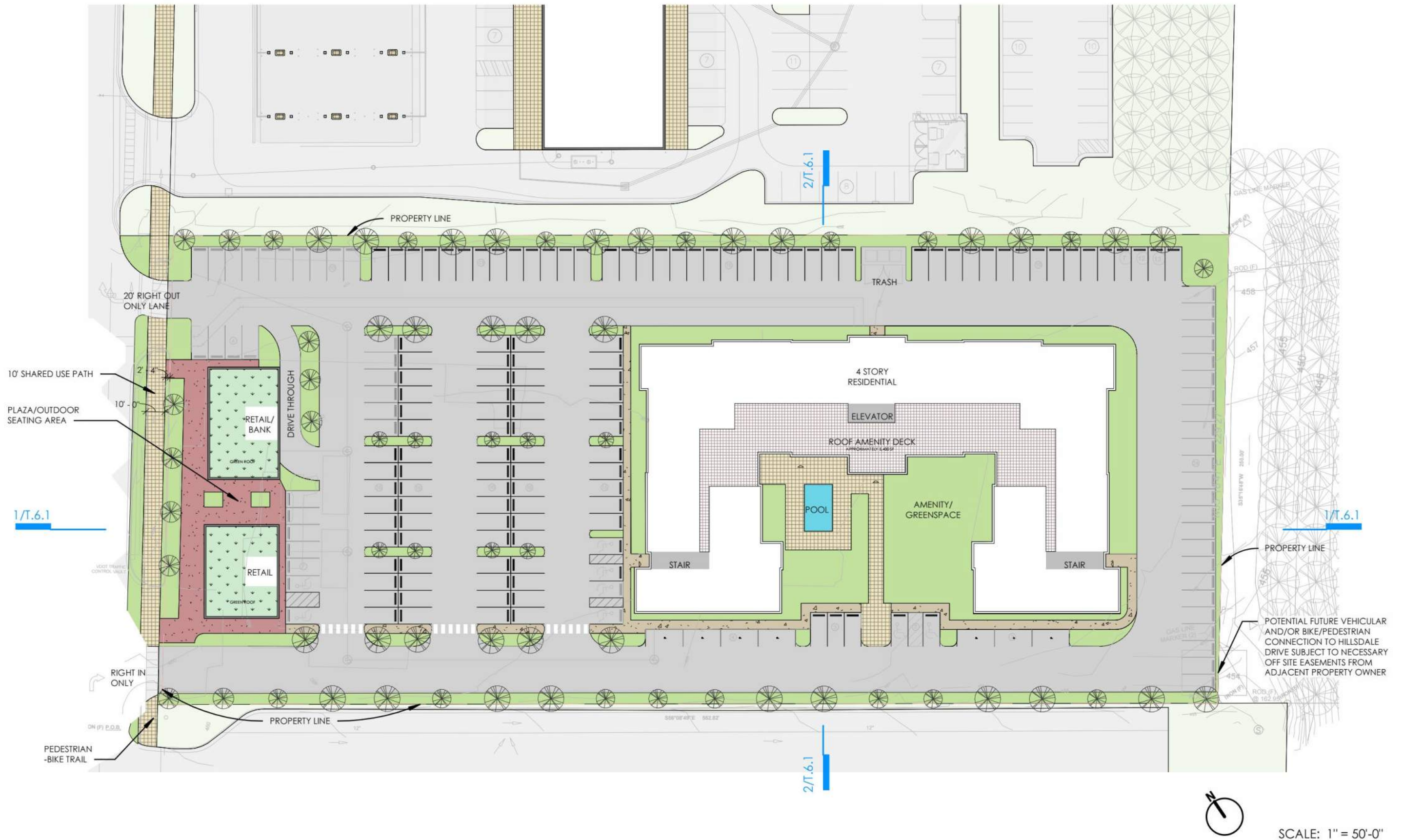
DATE	09/18/23
DRAWN BY	B. PERDUE
DESIGNED BY	B. PERDUE
CHECKED BY	C. SHIFFLETT
SCALE	1"=20'



SCALE: 1" = 50'-0"

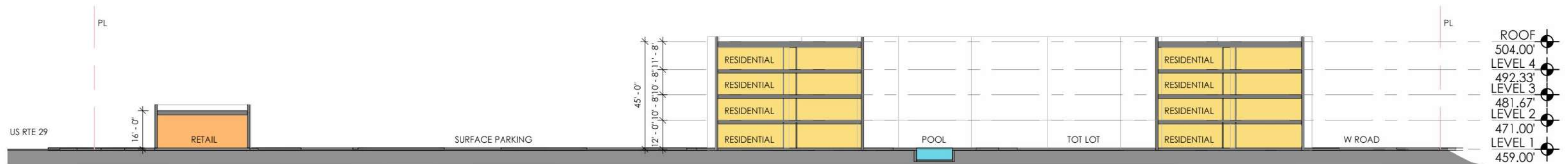
CONCEPT 1ST FLOOR PLAN

T.1.1





② SITE SECTION - NORTH/SOUTH
SCALE: 1" = 40'-0"



① SITE SECTION - EAST/WEST
SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

