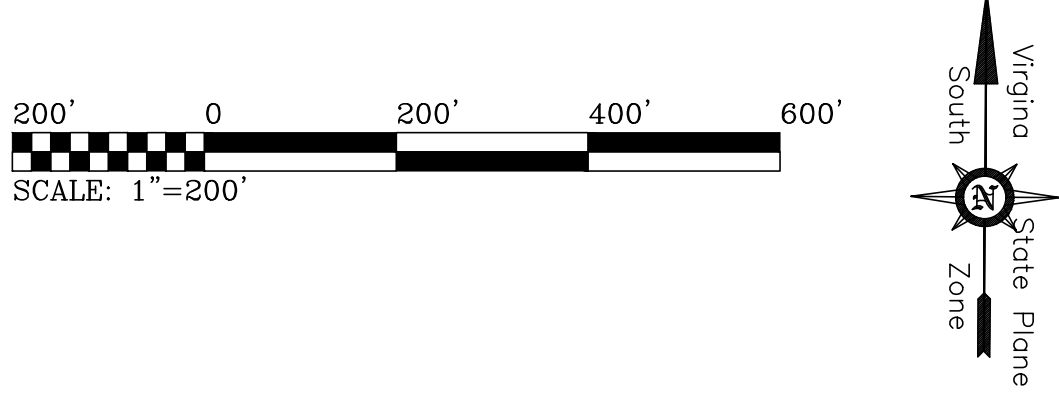




BLOCK	USE	AREA (ACRES)
1	COMMERCIAL	0.90
2	TOWNHOUSES	0.40
3	TOWNHOUSES	0.71
4	TOWNHOUSES	1.32
5	TOWNHOUSES	0.20
6	TOWNHOUSES	0.22
7	SINGLE FAMILY DETACHED	2.00
8	TOWNHOUSES	0.48
9	TOWNHOUSES	0.33
10	TOWNHOUSES	0.36
TOTAL:		6.92

NOTES: 1. There will be a total of 94 Townhomes, and 16 Single Family Detached. 2. 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	
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	
RIGHT-OF-WAY AREA SUMMARY:		
PUBLIC RIGHT-OF-WAY	2.95 ACRES	
PARKING LOT EASEMENT	0.30 ACRES	
TOTAL	3.25 ACRES	
PARCEL AREA SUMMARY:		
TMP 56-67B	9.42 ACRES	
TMP 56-74A	14.26 ACRES	
TOTAL	23.68 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	



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



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

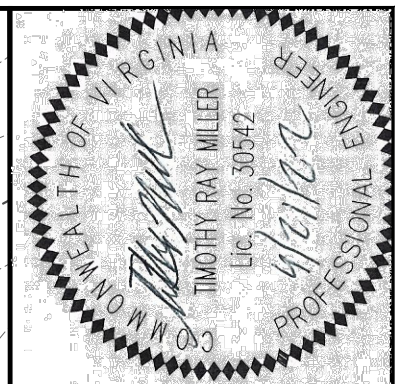
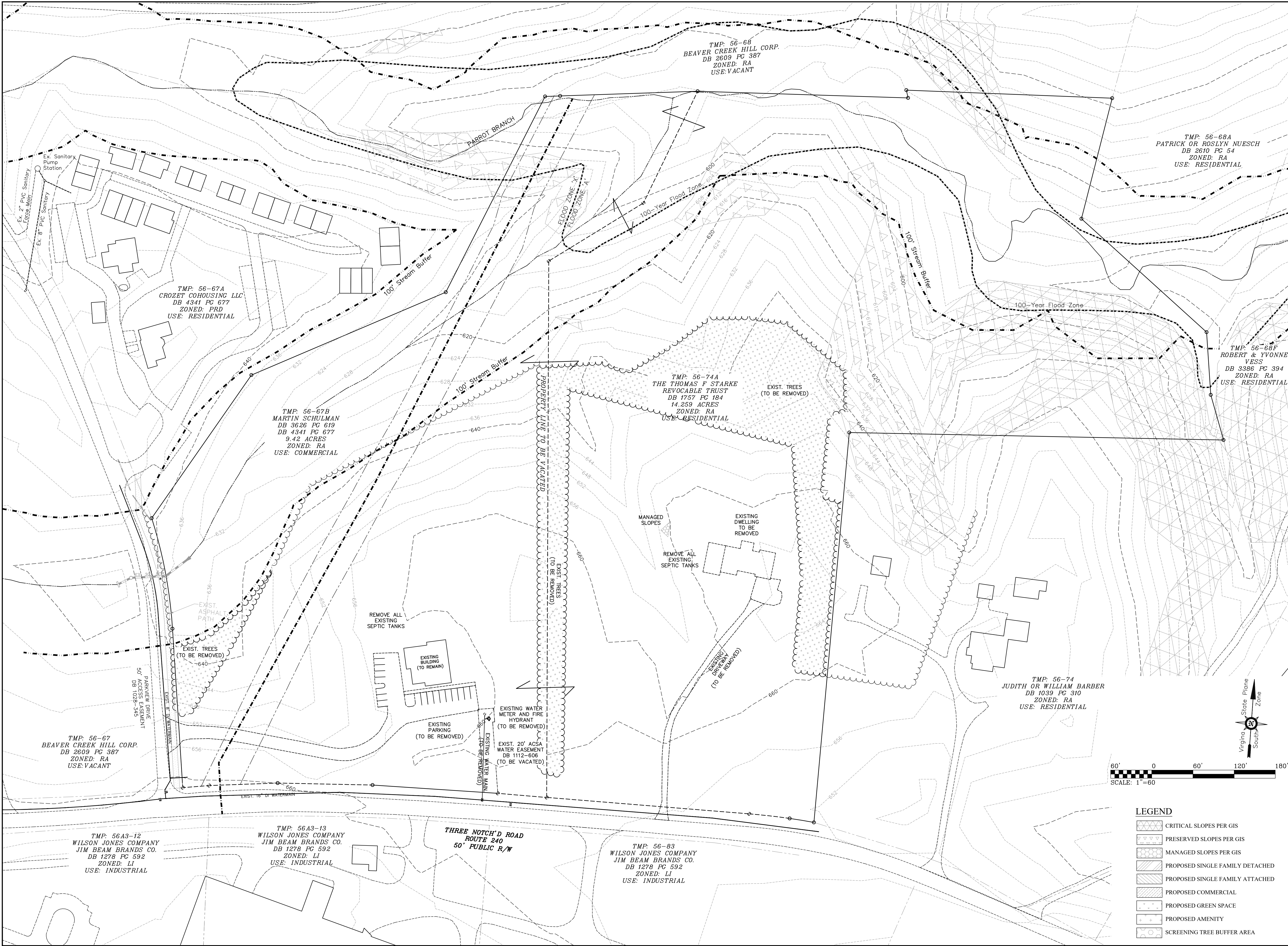
MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTEVILLE, VA 22901
PHONE: 434-882-0121
WWW.MERIDIANWBE.COM

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



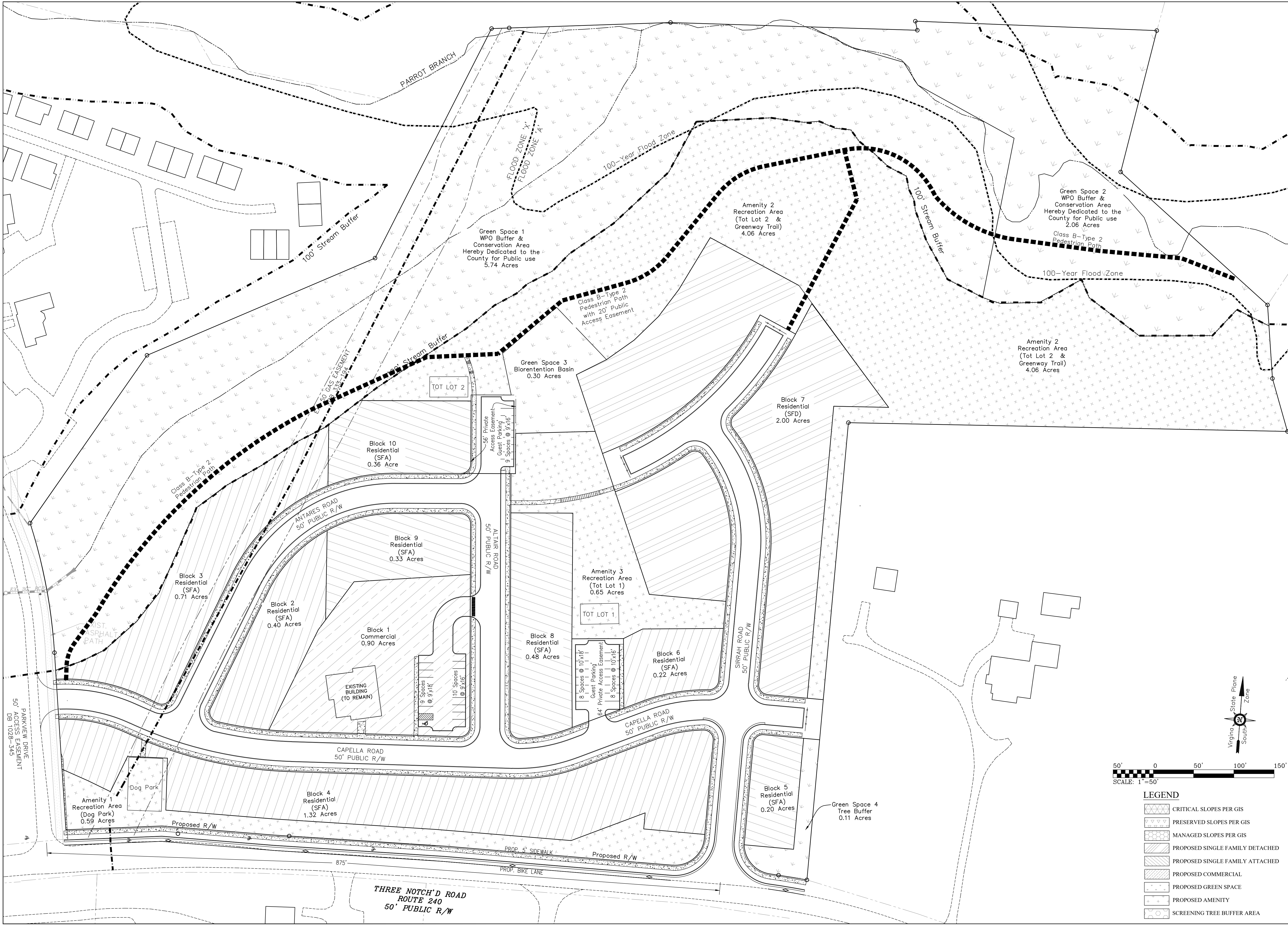


JOB NO.:	DATE:
3/16/2020	AS SHOWN
SCALE:	CDD
DRAWN BY:	TRM
DESIGNED BY:	CHECKED BY:

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CHARLOTTEVILLE, VA 22901
PHONE: 434-882-0121
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DATE:	05/18/20
DESCRIPTION:	ADDED TMP 56-74A
NO.:	1
DATE:	11/09/20
DESCRIPTION:	COUNTY COMMENTS
NO.:	2
DATE:	03/29/21
DESCRIPTION:	COUNTY COMMENTS
NO.:	3
DATE:	08/09/21
DESCRIPTION:	COUNTY COMMENTS
NO.:	4
DATE:	11/19/21
DESCRIPTION:	COUNTY COMMENTS
NO.:	5
DATE:	04/21/22
DESCRIPTION:	COUNTY COMMENTS
NO.:	6

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



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

50'0'150'

SCALE: 1"=50'

Virginia State Plane South Zone

JOB NO.:

DATE:

SCALE:

DRAWN BY:

DESIGNED BY:

CHECKED BY:

3/16/2020

AS SHOWN

CDD

TEM

PROJECT TITLE:

REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE

SHEET TITLE:

CONCEPT PLAN

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

Meridian Planning Group, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTEVILLE, VA 22901

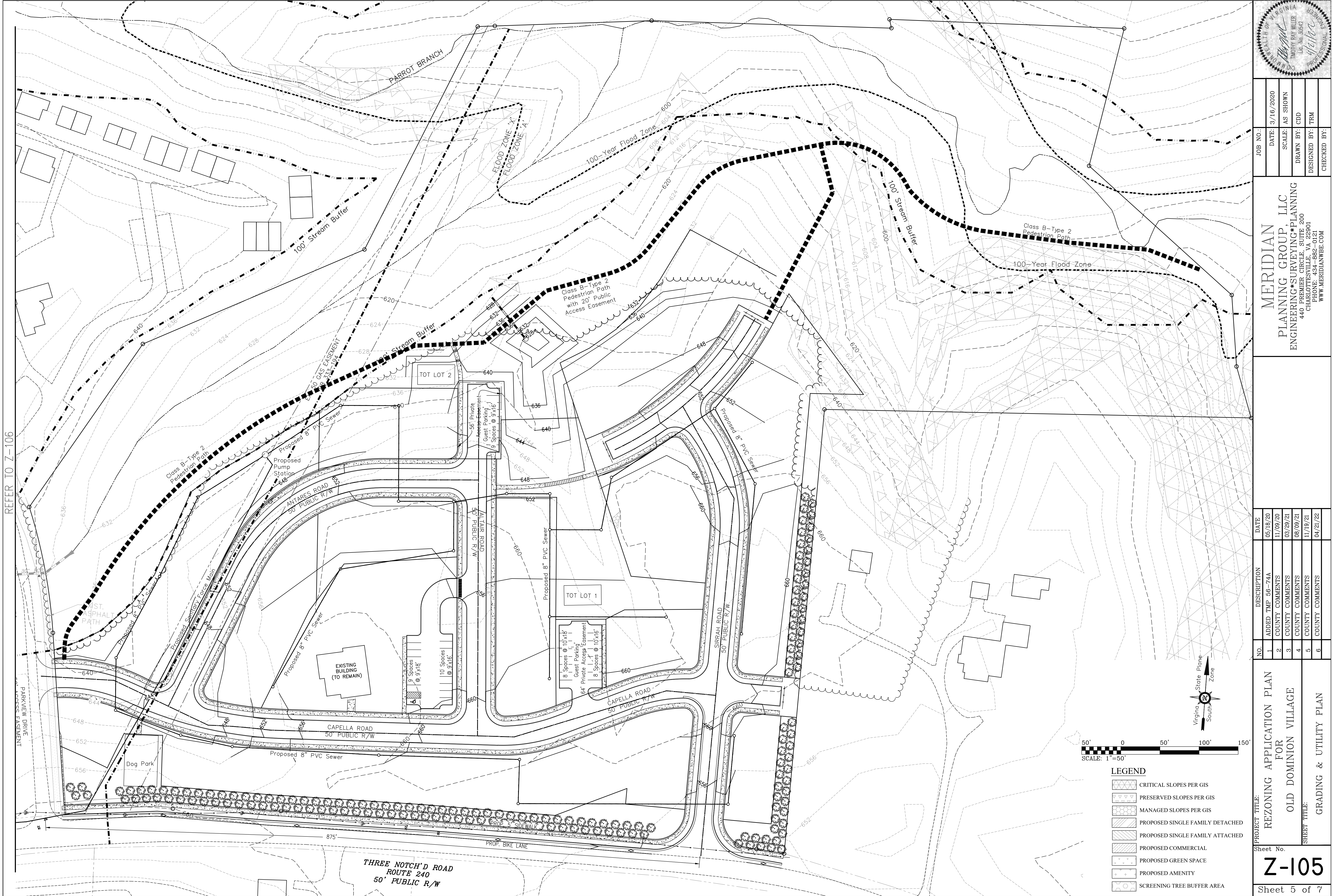
PHONE: 434-882-0121

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Sheet No.

Z-104

Sheet 4 of 7

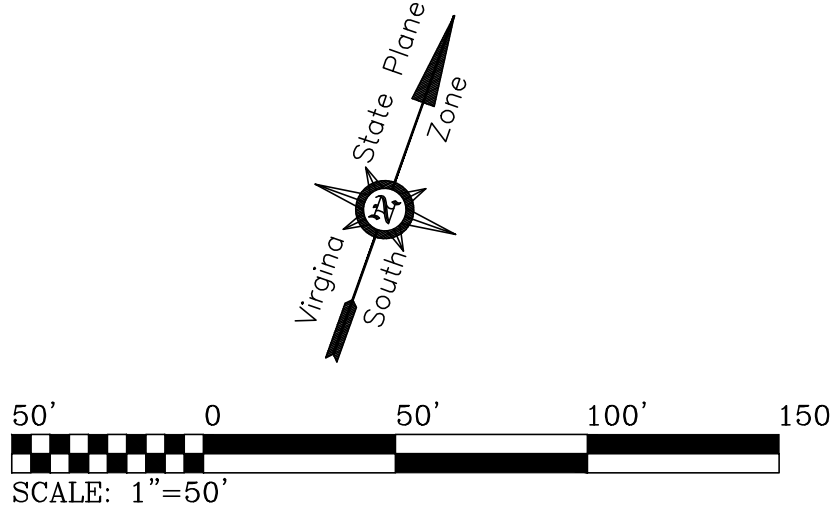


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DATE:	AS SHOWN
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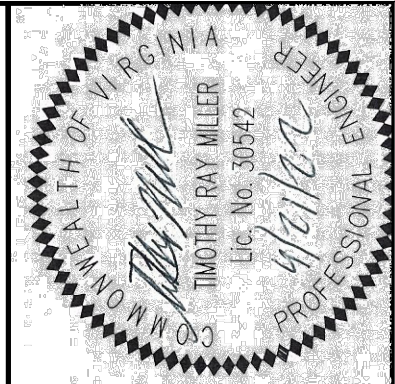
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PLANNING GROUP, LLC
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440 PRIMER CIRCLE, SUITE 200
CHARLOTTEVILLE, VA 22901
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NO.	DESCRIPTION	DATE
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2	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: REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE	SHEET TITLE: GRADING & UTILITY PLAN
Sheet No. Z-105	
Sheet 5 of 7	



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



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

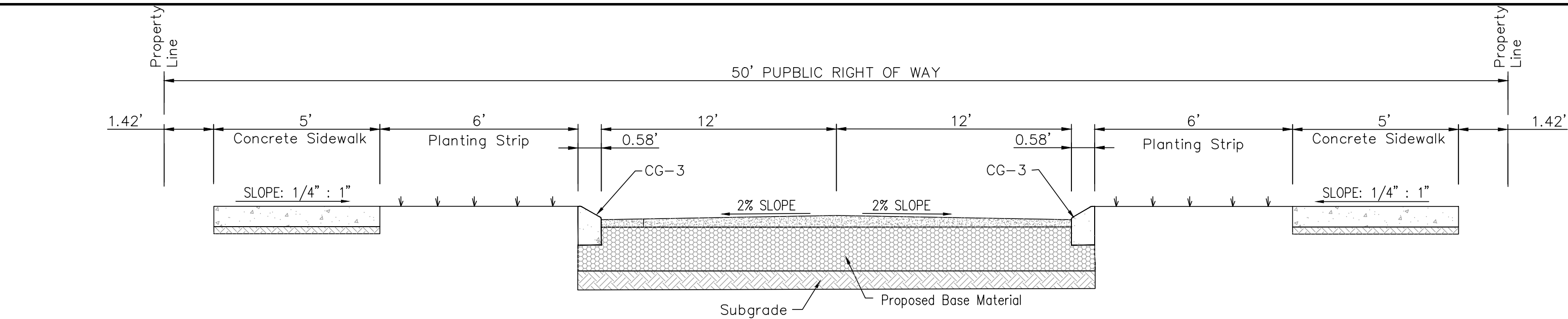
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440 PREMIER CIRCLE, SUITE 200
CHARLOTTEVILLE, VA 22901
PHONE: 434-882-0121
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REFER TO Z-105

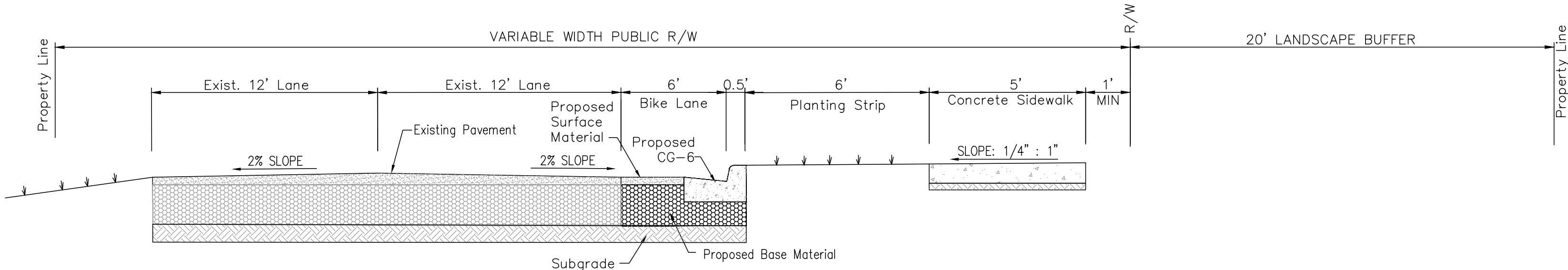
NO.	DESCRIPTION	DATE
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2	COUNTY COMMENTS	11/09/20
3	COUNTY COMMENTS	03/28/21
4	COUNTY COMMENTS	08/09/21
5	COUNTY COMMENTS	11/19/21
6	COUNTY COMMENTS	04/21/22

PROJECT TITLE:	REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE:	GRADING AND UTILITY PLAN

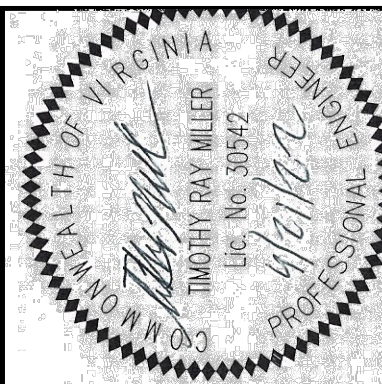
Sheet No.	Z-106
Sheet 6 of 7	



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



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

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PHONE: 434-882-0121
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PROJECT TITLE:		NO.		DESCRIPTION	DATE				
REZONING APPLICATION PLAN FOR OLD DOMINION VILLAGE		1	ADDED	TMP 56-74A	05/18/20				
		2	COUNTY COMMENTS		11/09/20				
		3	COUNTY COMMENTS		03/28/21				
		4	COUNTY COMMENTS		08/09/21				
		5	COUNTY COMMENTS		11/19/21				
		6	COUNTY COMMENTS		04/21/22				
SHEET TITLE:		TYPICAL ROAD SECTIONS							
Sheet No.									
Z-107									
Sheet 7 of 7									