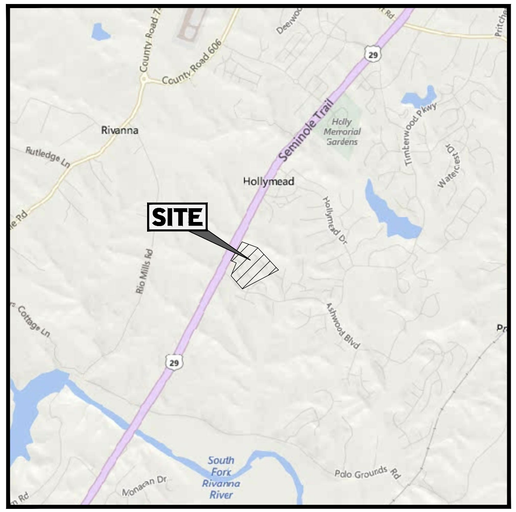
ZMA2020-00007
ZONING MAP AMENDMENT
FOR
RST RESIDENCES

LOCATION OF SITE

SEMINOLE TRAIL AND ASHWOOD BOULEVARD
ALBEMARLE COUNTY, VIRGINIA



MAP



SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS	2
APPLICATION PLAN	3
CONCEPT PLAN	4
SITE DETAILS AND SECTIONS	5
CONCEPTUAL GRADING AND UTILITY PLAN	6
SITE VIEW EXHIBIT	7

OWNER/DEVELOPER
RST DEVELOPMENT, LLC
6110 EXECUTIVE BOULEVARD, SUITE 620
ROCKVILLE, MARYLAND 20852
CONTACT: SCOTT COPELAND
PHONE: (301) 816-4243

PREPARED BY

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

CONTACT: RYAN T. YAUGER, P.E.
RYAUGER@BOHLERENG.COM

SITE DATA:

OWNER: SEMINOLE TRAIL, LLC C/O RST DEVELOPMENT, LLC

PARCEL IDENTIFICATION: PID 04600-00-00-10900 15.56 AC
PID 04600-00-00-10800 3.95 AC
19.51 AC TOTAL

MAGISTERIAL DISTRICT: RIVANNA MAGISTERIAL DISTRICT

ZONING:

EXISTING	PROPOSED
R1 RESIDENTIAL	PLANNED RESIDENTIAL DEVELOPMENT (PRD)

*OTHER ZONING OVERLAYS INCLUDE THE ENTRANCE CORRIDOR OVERLAY, AIRPORT IMPACT AREA, AND STEEP SLOPES (MANAGED AND PRESERVED) OVERLAY. PER THE COMPREHENSIVE PLAN, THE PARCEL IS CLASSIFIED AS URBAN DENSITY RESIDENTIAL (UDR)

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL RESIDENTIAL UNITS: 370 UNITS MAX.

(370 UNITS/19.51 ACRES) = 18.97 UNITS PER ACRE GROSS RESIDENTIAL DENSITY

(370 UNITS/18.60 ACRES) = 19.89 UNITS PER ACRE NET RESIDENTIAL DENSITY

BUILDING HEIGHT: 65 FEET MAX. (PRD)

REQUIRED SETBACKS: FRONT: 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. (FRONT LOADING GARAGES MUST BE SET BACK 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: 5 FEET (SIDE LOADING GARAGES MUST BE SET BACK 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.)

REAR: 20 FEET MIN.

REQUIRED STEPBACKS: FRONT: FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE A MINIMUM OF 15 FEET

*WAIVER IS CURRENTLY BEING PROCESSED TO REMOVE THE STEPBACK REQUIREMENT FROM THE BUILDINGS AS SHOWN.

SIDE: NONE

REAR: NONE

RECREATIONAL SPACE: REQUIRED: 0.98 ACRES (42,493 SF)
(RECREATIONAL SPACE NOT TO EXCEED 5% OF SITE AREA AS REQUIRED BY ZO 4.16.1)
(SITE AREA = 19.51 AC; 19.51 * 5% = 0.98 AC)

REQUIRED USES WITHIN THE 0.98 ACRES:
16,000 SF (0.37 AC) TOT LOT AREA
3,600 SF (0.08 AC) HALF-COURT BASKETBALL AREA

PROPOSED: 8,270 SF (0.19 AC) TOT LOT AREA
+3,600 SF (0.08 AC) ASPHALT RECREATIONAL AREA
+18,400 SF (0.42 AC) POOL AMENITY AREA
+10,540 SF (0.24 AC) DOG PARK
+1,750 SF (.0.04 AC) GENERAL AMENITY AREA
42,560 SF (0.98 AC) TOTAL

OPEN SPACE: REQUIRED: 4.88 ACRES MIN. (25%) OPEN AND RECREATIONAL COMMON SPACE (REQ BY PRD ZONING)

PROPOSED: 0.98 ACRES RECREATIONAL SPACE
+2.64 ACRES BUFFER AREA
+1.26 ACRES OPEN SPACE AREA
4.88 ACRES TOTAL (25%)

PARKING: REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL:

NUMBER OF BEDROOMS/UNIT	PARKING SPACES/UNIT
ANY UNIT OF 500 SQ FT OR LESS	1.25
ONE BEDROOM	1.50
TWO OR MORE BEDROOMS	2.00

PLUS ONE GUEST SPACE FOR EVERY 4 UNITS IN LAND BAY 2.

	REQUIRED	PROPOSED
LAND BAY 1: (96 UNITS X 1.5 SPACES/UNIT)	144 SPACES	458 SPACES
(158 UNITS X 2.0 SPACES/UNIT)	316 SPACES	
LAND BAY 2: (108 UNITS X 2.0 SPACES/UNIT)	216 SPACES	216 SPACES (1 DRIVEWAY+1 GARAGE PER UNIT)
(108 UNITS X 1/4 GUEST SPACES)	27 SPACES	29 SPACES
TOTAL	703 SPACES	703 SPACES

IMPERVIOUS AREA: EXISTING: 3.5 ACRES (18%)

PROPOSED: ±11.4 ACRES (58%)

FLOODPLAIN: NO FLOODPLAIN IS LOCATED ON THIS SITE ACCORDING TO FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005.

WATERSHED: SOUTH FORK RIVANNA (BELOW RESERVOIR) WATERSHED

BURIAL SITES: BURIAL SITES HAVE BEEN FOUND AT THE 0.50-ACRE PARCEL ADJACENT CEMETERY TO THE SOUTHWEST (TMP 46-108).

TOPOGRAPHY: ALBEMARLE COUNTY GIS

STEEP SLOPES: PRESERVED AND MANAGED STEEP SLOPES ARE EXISTING WITHIN THE PROPERTY AND ARE SHOWN SHADED WITHIN THE APPLICATION.

LANDSCAPING: SITE SHALL CONTAIN LANDSCAPING TO MEET ZONING ORDINANCE STANDARD 32.7.9

LIGHTING: ALL PROPOSED SITE LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED FROM THE ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS OF WAY

SIGNAGE: MONUMENT SIGNS SHALL BE REVIEWED DURING THE SITE PLAN PROCESS, AND SHALL NOT BE LESS THAN ONE SIGN PER ENTRANCE.

SITE ACCESS: THE EXISTING SITE CURRENTLY HAS (3) THREE ENTRANCES OFF SEMINOLE TRAIL. ONE ENTRANCE SERVES THE EXISTING MOBILE HOME PARK, AND (2) TWO ENTRANCES SERVE THE EXISTING MOTEL. THE PROPOSED SITE MAINTAINS (3) THREE ENTRANCES, WITH (2) TWO RIGHT IN/ RIGHT OUT ENTRANCES PROPOSED ON SEMINOLE TRAIL, AND A FULL MOVEMENT ENTRANCE PROPOSED ON ASHWOOD BOULEVARD. ALL ROADWAYS AND TRAVELWAYS SHOWN ON THE APPLICATION PLAN SHALL BE: (I) 26' WIDE IN ACCORDANCE WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION; (II) NAMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY NAMING AND PROPERTY NUMBERING ORDINANCE, SEC. 7-200, PART B; AND (III) PRIVATELY MAINTAINED SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT ALLOWING THE PUBLIC TO UTILIZE THE ROADWAYS AND TRAVELWAYS, TO BE CONVEYED AT TIME OF SITE PLAN.

BUFFERS: TWO LANDSCAPE BUFFERS, OF DIFFERING WIDTHS, ARE SHOWN ON THE APPLICATION PLAN. THERE IS A 100' BUFFER PROPOSED ALONG SEMINOLE TRAIL (U.S. RTE 29) AND A 20' PERIMETER BUFFER SURROUNDING THE REMAINING SITE. WITHIN BOTH THE 100' AND 20' BUFFERS, THE APPLICANT SHALL MAINTAIN THE EXISTING NATURAL VEGETATION, EXCEPT FOR DISTURBANCE NECESSARY TO ACCOMMODATE IMPROVEMENTS PERMITTED IN THE BUFFERS. IN THE EVENT OF SUCH DISTURBANCE, THE APPLICANT SHALL REPLANT THE AREA WITH A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS NATIVE TO VIRGINIA, TO THE EXTENT REASONABLY POSSIBLE WHILE STILL ACCOMMODATING THE PERMITTED IMPROVEMENTS. PER THE PLACES29 PLAN, THE BUFFERS ALONG THE ENTIRE FRONTAGE OF THIS DEVELOPMENT SHALL BE FORESTED. NO PROPOSED IMPROVEMENTS SHALL BE ALLOWED WITHIN THE BUFFER AREAS WITH THE EXCEPTION OF UTILITIES, SIGNS APPROVED BY THE COUNTY, AND GRADING, INCLUDING RETAINING WALLS TO TIE OUT THE PROPOSED GRADING. ADDITIONALLY, THE 20' PERIMETER BUFFER SHALL ALSO ALLOW USES SUCH AS FENCES, DOG PARKS, PEDESTRIAN/MULTI-USE PATHS, AND SWM FACILITIES.

ALONG THE SOUTHEASTERN BORDER OF THE PROPERTY, THE OWNER SHALL PLANT LOW-MAINTENANCE EVERGREEN TREES WITHIN THE BUFFER IN THOSE AREAS WHERE SUCH PLANTINGS WOULD CONTRIBUTE TO BASIC VISUAL SCREENING OF THE PROPOSED UNITS FROM THE ADJACENT RESIDENCES. ALTERNATIVELY, THE OWNER MAY CONSTRUCT A 10-FOOT HIGH FENCE ALONG SUCH BORDER, EXCEPT IN THOSE AREAS WHERE A FENCE IS PROHIBITED BY UTILITY EASEMENTS OR OTHER IMPROVEMENTS.

AMENITIES: WHILE THE SPECIFIC DETAILS OF THE AMENITIES HAVE NOT YET BEEN DECIDED, WE ENVISION AMENITIES SUCH AS AN OUTDOOR SWIMMING POOL WITH AN ADJACENT GRILLING AREA/OUTDOOR KITCHEN/SOCIALIZING AREA, A DOG PARK, A FITNESS CENTER, AND A COMMUNITY ROOM. THE EXACT DETAILS AND LOCATIONS OF THE AMENITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.

AFFORDABLE DWELLING UNITS: AT LEAST 50% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE AFFORDABLE HOUSING UNITS WHICH MAY BE FOR-SALE UNITS OR RENTAL UNITS, OR A COMBINATION THEREOF, IN THE OWNER'S DISCRETION ON THE FOLLOWING TERMS:

FOR-SALE AFFORDABLE DWELLING UNITS: ALL PURCHASERS OF THE AFFORDABLE UNITS SHALL BE APPROVED BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT OR ITS DESIGNEE ("COMMUNITY DEVELOPMENT"). A FOR-SALE AFFORDABLE DWELLING UNIT SHALL MEAN ANY UNIT AFFORDABLE TO HOUSEHOLDS WITH INCOME LESS THAN EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FROM TIME TO TIME) SUCH THAT HOUSING COSTS CONSISTING OF PRINCIPAL, INTEREST, REAL ESTATE TAXES AND HOMEOWNERS INSURANCE (PITT) DO NOT EXCEED THIRTY PERCENT (30%) OF THE GROSS HOUSEHOLD INCOME; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL THE SELLING PRICE FOR SUCH AFFORDABLE UNITS BE MORE THAN SIXTY-FIVE PERCENT (65%) OF THE APPLICABLE VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA) MAXIMUM SALES PRICE / LOAN LIMIT FOR FIRST-TIME HOMEBUYER PROGRAMS (THE "VHDA LIMIT"). THE APPLICANT OR ITS SUCCESSOR SHALL PROVIDE THE COUNTY OR ITS DESIGNEE A PERIOD OF NINETY (90) DAYS TO IDENTIFY AND PREQUALIFY AN ELIGIBLE PURCHASER FOR THE FOR- SALE AFFORDABLE DWELLING UNITS. THE NINETY (90) DAY PERIOD SHALL COMMENCE UPON WRITTEN NOTICE FROM THE APPLICANT OR ITS SUCCESSOR THAT THE UNIT(S) WILL BE AVAILABLE FOR SALE. THIS NOTICE SHALL NOT BE GIVEN MORE THAN SIXTY (60) DAYS PRIOR TO RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE FOR-SALE AFFORDABLE DWELLING UNIT. IF THE COUNTY OR ITS DESIGNEE DOES NOT PROVIDE A QUALIFIED PURCHASER DURING THE NINETY (90) DAY PERIOD, THE APPLICANT OR ITS SUCCESSOR SHALL HAVE THE RIGHT TO SELL THE UNIT(S) WITHOUT ANY RESTRICTION ON SALES PRICE OR INCOME OF THE PURCHASER(S). THIS SHALL APPLY ONLY TO THE FIRST SALE OF EACH OF THE FOR-SALE AFFORDABLE DWELLING UNITS.

FOR-RENT AFFORDABLE DWELLING UNITS: ANY FOR-RENT AFFORDABLE HOUSING UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 10 YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. RENTS FOR SUCH UNITS SHALL NOT EXCEED HOUSING AND URBAN DEVELOPMENT (HUD) FAIR MARKET RENTS MAKING THEM AFFORDABLE TO THOSE EARNING UP TO 80% OF AREA MEDIAN INCOME. THE PROPERTY OWNER SHALL MAINTAIN RECORDS DOCUMENTING THE HOUSEHOLD INCOME OF THE OCCUPANTS OF THE AFFORDABLE UNITS, AND UPON REQUEST BY THE COUNTY, THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO THE COUNTY ON AN ANNUAL BASIS.

TRAFFIC IMPACT STATEMENT: A TRAFFIC IMPACT ANALYSIS WAS COMPLETED IN DECEMBER OF 2019 BY RAMEY KEMP & ASSOCIATES. AS SHOWN IN THE MODEL, THE PROPOSED RESIDENTIAL UNITS ASSOCIATED WITH THIS APPLICATION ARE NOT ANTICIPATED TO GENERATE ADVERSE IMPACTS TO EXISTING TRAFFIC PATTERNS. ALSO, TRAFFIC CALMING MEASURES HAVE BEEN PROPOSED WITH THIS APPLICATION ON BOTH ROUTE 29 AND ASHWOOD BOULEVARD TO ADDITIONALLY MITIGATE EXISTING TRAFFIC PATTERNS.

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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
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2	10/5/2020	COUNTY COMMENTS	JPN / RTY
3	11/12/2020	COUNTY COMMENTS	JPN / RTY
4	1/15/2021	COUNTY COMMENTS	ABB / RTY

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PROJECT No.: V192076
DRAWN BY: JPN
CHECKED BY: RTY
DATE: 5/18/2020
CAD I.D.: SDP-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

PROPOSED DEVELOPMENT

SEMINOLE TRAIL
AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

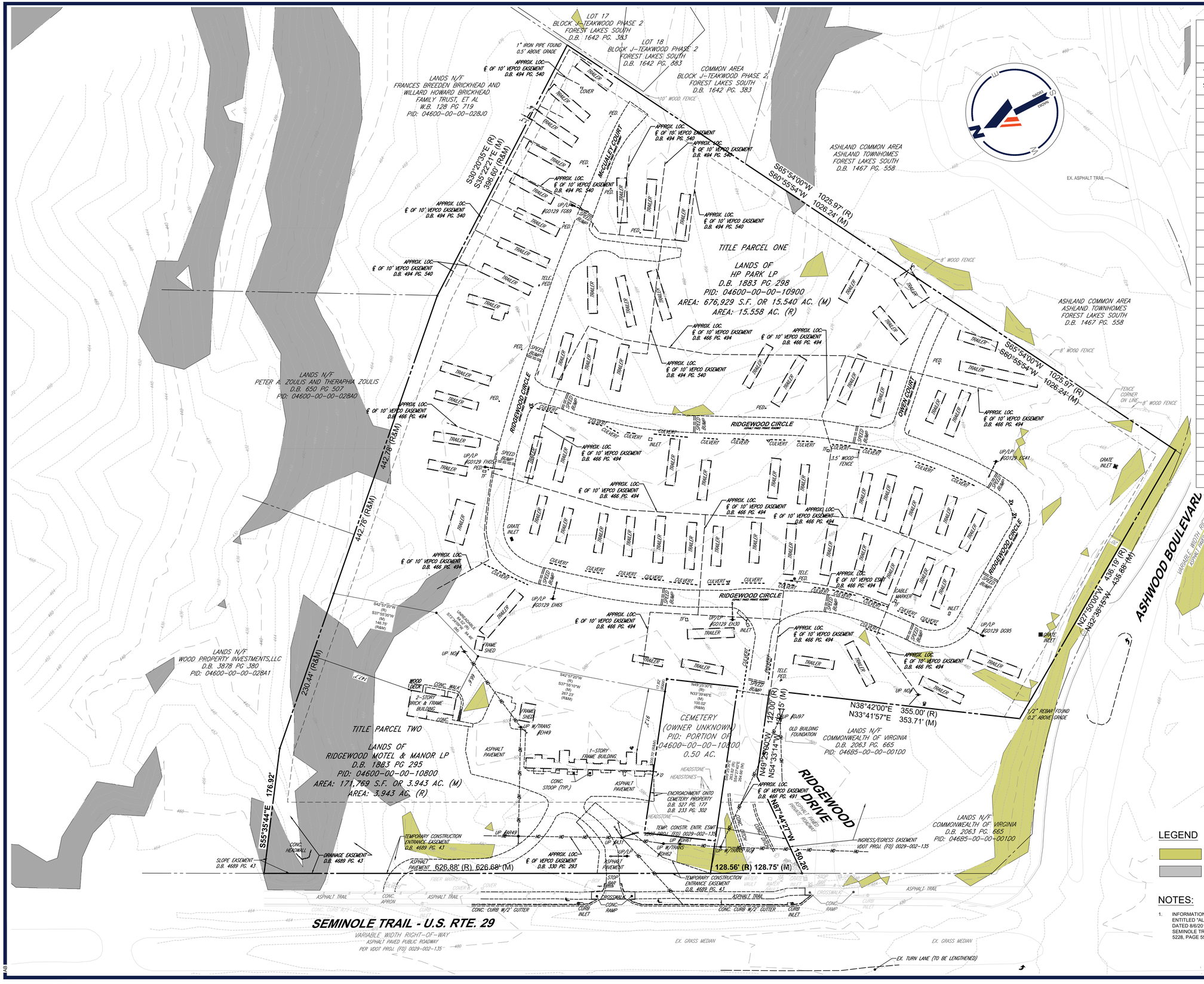
COVER SHEET

SHEET NUMBER:

1

REVISION 4 - 1/15/2021

Jan 15, 2021
H:\19V\192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SDP-4---LAYOUT 1 - COVER



EXISTING CONDITIONS LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
TC=94 OR 94	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
	STORM SEWER
S	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER

LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES

NOTES:

1. INFORMATION ON THIS PAGE IS BASED ON A SURVEY FROM BOHLER, ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR RST DEVELOPMENT", DATED 8/6/2019, PRIOR TO THE ACQUISITION OF THE PROPERTY BY SEMINOLE TRAIL, LLC, IN OCTOBER, 2019. SEE DEEDS AT DEED BOOK 5228, PAGE 553, AND DEED BOOK 5228, PAGE 557.

1"= 60'

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FOR

RST RESIDENCES

PROPOSED DEVELOPMENT

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AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
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WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

2

REVISION 4 - 1/15/2021

Jan 15, 2021
H:\191\V192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SSP-4---LAYOUT 2 EXISTING CONDITIONS

LOT 17
BLOCK J-TEAKWOOD PHASE 2
FOREST LAKES SOUTH
D.B. 1642 PG. 383

LOT 18
BLOCK J-TEAKWOOD PHASE 2
FOREST LAKES SOUTH
D.B. 1642 PG. 383

COMMON AREA
BLOCK J-TEAKWOOD PHASE 2
FOREST LAKES SOUTH
D.B. 1642 PG. 383

LANDS N/F
FRANCES BREEDEN BRICKHEAD AND
WILLARD HOWARD BRICKHEAD
FAMILY TRUST, ET AL
W.B. 128 PG 719
PID: 04600-00-00-028J0

ASHLAND COMMON AREA
ASHLAND TOWNHOMES
FOREST LAKES SOUTH
D.B. 1467 PG. 558

EX. ASPHALT TRAIL

LANDS N/F
PETER A. ZOULIS AND THERAPHIA ZOULIS
D.B. 650 PG 507
PID: 04600-00-00-028A0

LANDS N/F
WOOD PROPERTY INVESTMENTS,LLC
D.B. 3878 PG 380
PID: 04600-00-00-028A1

1.25 AC OPEN SPACE AREA

POTENTIAL LOCATION OF INTER PARCEL 50' ACCESS EASEMENT

POTENTIAL FIRE ACCESS ROAD

BUILDING AND PARKING ENVELOPE

PARKING ENVELOPE

RECREATION AREA

SWM AREA

20' BUFFER

100' BUFFER

8' WOOD FENCE

CONNECTION TO EXISTING RIDGEWOOD DRIVE

PEDESTRIAN CONNECTION TO CEMETERY

CEMETERY
(OWNER UNKNOWN)
PID: PORTION OF
04600-00-00-10800
0.50 AC.

PROP. FENCE
SEE NOTE #8 THIS SHEET

LANDS N/F
COMMONWEALTH OF VIRGINIA
D.B. 2063 PG. 665
PID: 046B5-00-00-001D0

RIDGEWOOD DRIVE
ASPHALT PAVED PRIVATE ROADWAY

SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (TQ) 0029-002-135

EX. MULTI-USE PATH

PROPOSED PEDESTRIAN AND VEHICULAR CONNECTION TO SEMINOLE TRAIL

PROPOSED RIGHT TURN LANE EXTENSION

PROPOSED LEFT TURN LANE EXTENSION

EX. GRASS MEDIAN

ASHWOOD BOULEVARD - RTE. 1670
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

FUTURE PROPOSED RIGHT OF WAY

PROPOSED LOCATION OF ENTRANCE TO ADJACENT DEVELOPMENT APPROVED WITH ZMA201500007

ARCHER AVENUE (FUTURE)

PROPOSED PEDESTRIAN AND VEHICULAR CONNECTION TO ASHWOOD BOULEVARD

FUTURE PROPOSED RIGHT OF WAY

PROP. TURN LANE

LEGEND

- OPEN SPACE AREA
- BUILDING ENVELOPE
- PARKING ENVELOPE
- MANAGED SLOPES
- PRESERVED SLOPES
- PROPOSED SWM AREA
- PROPOSED AMENITY AREA
- VEGETATIVE BUFFER
- FUTURE PROPOSED RIGHT OF WAY
- PEDESTRIAN CONNECTION PATH
- EXISTING ACCESS TRAIL
- ROADWAY / TRAVELWAY
- POTENTIAL FIRE ACCESS ROAD

NOTES:

1. EXACT LOCATION OF ROADWAYS, PEDESTRIAN PATHS, AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS. OWNER WILL CONVEY A PUBLIC ACCESS EASEMENT FOR THE ASHWOOD BOULEVARD SIDEWALK.
2. THE PROPERTY SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN SHALL BE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
3. PROPOSED UTILITIES NECESSARY TO SERVE THE DEVELOPMENT SHALL BE INSTALLED WITHIN THE BUFFER AREAS ON THE PROPERTY. IF FOUND TO BE NEEDED, UTILITIES MAY BE INSTALLED WITHIN THE PRESERVED SLOPES, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING ORDINANCE AND REGULATIONS.
4. ALL ROADWAY AND TRAVELWAY FRONTAGE IMPROVEMENTS ALONG SEMINOLE TRAIL AND ASHWOOD BOULEVARD SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS SHOWN ON THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
5. FOR THE PURPOSE OF STORMWATER MANAGEMENT, A MINIMUM OF 75% OF THE REQUIRED PHOSPHORUS NUTRIENT REDUCTIONS SHALL BE ACHIEVED ONSITE. EXACT TYPE AND LOCATIONS OF PROPOSED SWM FACILITIES TO BE DETERMINED AT TIME OF FINAL ENGINEERING WITH SITE PLAN SUBMITTAL.
6. IF PROPOSED, GARAGE UNITS MAY BE INSTALLED WITHIN THE PARKING AREAS OF THIS APPLICATION PLAN, SUBJECT TO REVIEW AND APPROVAL OF THE ARCHITECTURAL REVIEW BOARD AT TIME OF PROCESSING THE SITE PLAN.
7. PARKING TO BE ALLOWED ALONG ACCESS DRIVES.
8. FENCE TO BE PROVIDED AROUND THE CEMETERY WITH DESIGN SUBJECT TO ARB REVIEW. THE CEMETERY SHALL BE DELINEATED AND THE BOUNDARIES MARKED AND PROTECTED BEFORE CONSTRUCTION OR GRADING COMMENCES. PROPOSED TRASH COMPACTORS IN THE PARKING ENVELOPE ADJACENT TO THE CEMETERY SHALL BE APPROPRIATELY SCREENED.
9. AT THE SITE PLAN STAGE, VDOT WILL REVIEW THE PROPOSED CONNECTION TO ASHWOOD BOULEVARD AND THE PROPOSED CURB, GUTTER, AND SIDEWALK IMPROVEMENTS ALONG ASHWOOD BOULEVARD. THE AREA LABELED "FUTURE PROPOSED RIGHT OF WAY" WILL BE RECLASSIFIED AS RIGHT OF WAY LAND AND ADDED TO VDOT'S RIGHT OF WAY INVENTORY UPON VDOT'S REVIEW AND APPROVAL OF THE SITE PLAN.
10. THE OWNER'S OBLIGATION TO CONSTRUCT THE PROPOSED SIDEWALK THROUGH PARCEL 46B5-1D IS SUBJECT TO ISSUANCE OF ALL NECESSARY PERMITS FROM VDOT, AND THE PRECISE LOCATION IS CONCEPTUAL. THE FINAL LOCATION WILL BE DETERMINED AT THE SITE PLAN STAGE UPON CONSULTATION WITH VDOT AND THE SITE PLAN AGENT. IF ALL NECESSARY PERMITS TO BUILD THE SIDEWALK THROUGH PARCEL 46B5-1D ARE NOT GRANTED PRIOR TO APPROVAL OF THE FIRST FINAL SITE PLAN FOR THE PROJECT, THE OWNER SHALL THEN HAVE THE OPTION AT ITS DISCRETION TO INSTEAD BUILD AN ON-SITE TRAIL (OR A SIDEWALK, IN THE OWNER'S DISCRETION) AS FOLLOWS: BEGINNING AT THE POINT WHERE THE SIDEWALK ADJACENT TO ASHWOOD BOULEVARD ABUTS THE EASTERN BOUNDARY OF PARCEL 46B5-1D, THE TRAIL OR SIDEWALK SHALL EXTEND ALONG THE EASTERN AND NORTHERN BOUNDARIES OF PARCEL 46B5-1D, TO THE EXISTING MULTI-USE PATH ON ROUTE 29.

60 30 15 0 60
1"= 60'

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PROJECT No.:	V192076
DRAWN BY:	JPN
CHECKED BY:	RTY
DATE:	5/18/2020
CAD I.D.:	SSP-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

PROPOSED DEVELOPMENT
SEMINOLE TRAIL
AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

APPLICATION PLAN

SHEET NUMBER:

3

REVISION 4 - 1/15/2021

Jan 15, 2021
H:\192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SSP-4_-_LAYOUT 3 APPLICATION PLAN

LOT 17
BLOCK J-TEAKWOOD PHASE 2
FOREST LAKES SOUTH
D.B. 1642 PG. 383

LOT 18
BLOCK J-TEAKWOOD PHASE 2
FOREST LAKES SOUTH
D.B. 1642 PG. 383

COMMON AREA
BLOCK J-TEAKWOOD PHASE 2,
FOREST LAKES SOUTH
D.B. 1642 PG. 383

1" IRON PIPE FOUND
0.5' ABOVE GRADE

LANDS N/F
FRANCES BREEDEN BRICKHEAD AND
WILLARD HOWARD BRICKHEAD
FAMILY TRUST, ET AL
W.B. 128 PG 719
PID: 04600-00-00-028J0

20' BUFFER

PROP. RETAINING WALL

ASHLAND COMMON AREA
ASHLAND TOWNHOMES
FOREST LAKES SOUTH
D.B. 1467 PG. 558

EX. ASPHALT TRAIL

50' ACCESS EASEMENT

LAND BAY 1
LAND BAY 2

TRAVELWAY D

PROP. SWM AREA

10,540 SF DOG PARK

LANDS N/F
PETER A. ZOULIS AND THERAPHIA ZOULIS
D.B. 650 PG 507
PID: 04600-00-00-028A0

PRIVATE ROAD C

PROP. RETAINING WALL

TRAVELWAY A

18,400 SF POOL AMENITY AREA

PROP. LANDSCAPE PLANTINGS WHERE RETAINING WALL TERRACED

TRAVELWAY E

20' BUFFER

ASHWOOD BOULEVARD - RTE. 1670

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (70) 0029-002-135

POTENTIAL FIRE ACCESS

2,207 SF TOT LOT

MAIL KIOSK

PLAZA

TRAVELWAY B

PROP. RETAINING WALL

LANDS N/F
WOOD PROPERTY INVESTMENTS,LLC
D.B. 3878 PG 380
PID: 04600-00-00-026A1

TRASH COMPACTOR

PEDESTRIAN CONNECTION TO CEMETERY

1,750 SF GENERAL AMENITY AREA

3,600 SF ASPHALT RECREATIONAL AREA

6,063 SF TOT LOT

PROPOSED LOCATION OF ENTRANCE TO ADJACENT DEVELOPMENT APPROVED WITH ZMA201500007

ARCHER AVENUE (FUTURE)

FUTURE PROPOSED RIGHT OF WAY

PROP. TURN LANE

1/2" REBAR FOUND
0.2' ABOVE GRADE

CEMETERY
(OWNER UNKNOWN)
PID: PORTION OF 04600-00-00-10800
0.50 AC.

PROP. FENCE

LANDS N/F
COMMONWEALTH OF VIRGINIA
D.B. 2063 PG. 665
PID: 046B5-00-00-001D0

RIDGEWOOD DRIVE
ASPHALT PAVED PRIVATE ROADWAY

100' BUFFER

APPLICANT TO CLOSE EXISTING MEDIAN BREAK

SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (70) 0029-002-135

PROPOSED RIGHT TURN LANE EXTENSION

PROPOSED LEFT TURN LANE EXTENSION

EX. GRASS MEDIAN

ASPHALT TRAIL

CONC. APRON

CULVERT

FIBER MARKER

COVER'S

CONC. CURB W/ GUTTER

CROSSWALK

CONC. RAMP

LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- PROPOSED CONCRETE AREA
- PROPOSED AMENITY AREA
- PROPOSED UNDERGROUND DETENTION
- VEGETATIVE BUFFER
- FUTURE PROPOSED RIGHT OF WAY
- LAND BAY DIVISION LINE

NOTES:

1. AMENITIES SHOWN ARE CONCEPTUAL AND FINAL AMENITIES WILL BE DETERMINED AT THE THE SITE PLAN STAGE.
2. RETAINING WALLS SHALL BE PLACED A MINIMUM OF 5 FEET FROM PRESERVED SLOPES. DURING SITE PLAN DESIGN, THE APPLICANT SHALL ENSURE THAT NO IMPACT TO THE PRESERVED SLOPES DURING CONSTRUCTION OF THE RETAINING WALLS WILL OCCUR.

60 30 15 0 60
1"= 60'

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LANDSCAPE ARCHITECTURE
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DATE:	5/18/2020
CAD I.D.:	SSP-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

PROPOSED DEVELOPMENT

SEMINOLE TRAIL
AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
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WARRENTON, VIRGINIA 20186
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VA@BohlerEng.com

SHEET TITLE:

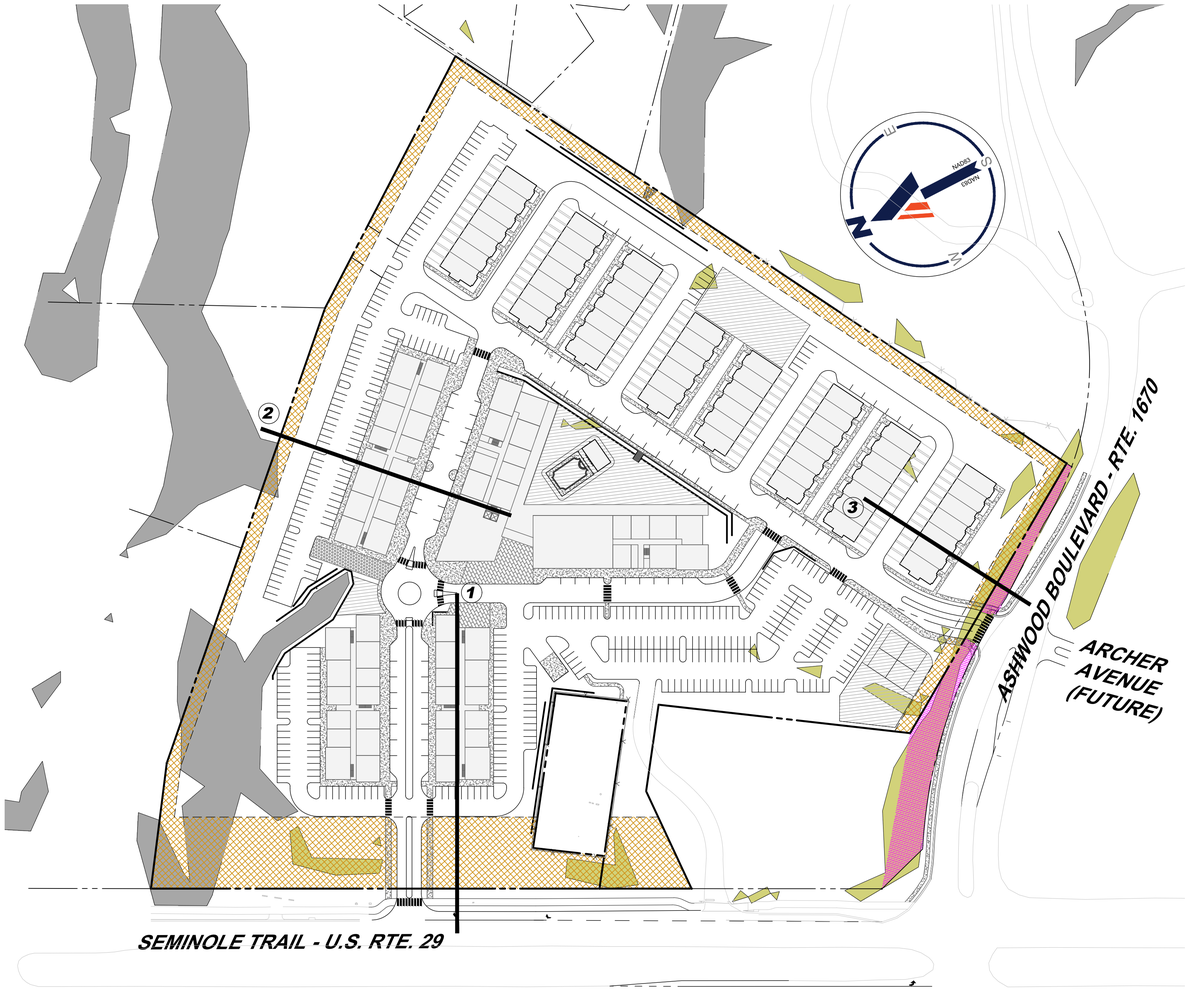
CONCEPT PLAN

SHEET NUMBER:

4

REVISION 4 - 1/15/2021

Jan 15, 2021
H:\191V1\00\DRAWINGS\PLAN SET\ZONING MAP AMENDMENT\V192076-SSP-4---LAYOUT 4 CONCEPT PLAN

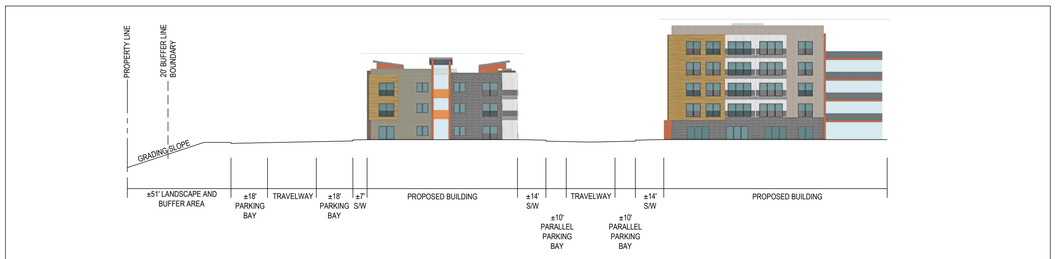


SECTION LOCATIONS

100 50 25 0 100
1"= 100'



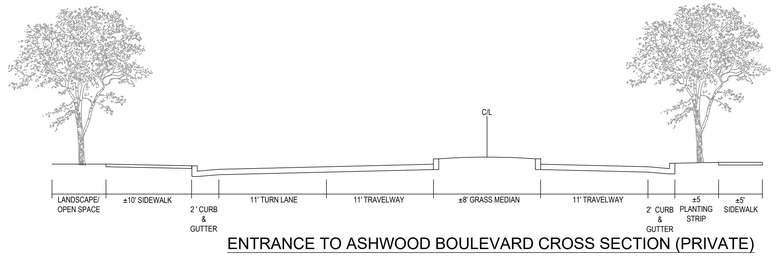
1 ROUNDABOUT TO U.S. ROUTE 29 SECTION
NOT TO SCALE



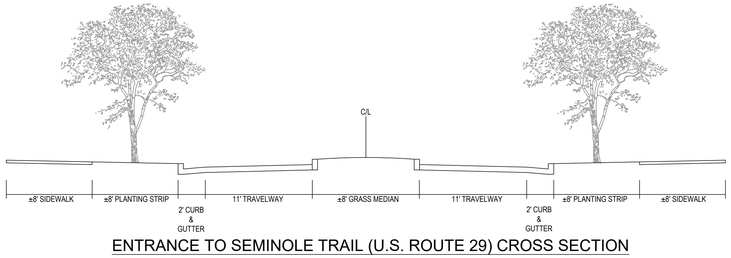
2 PARKING BAY AND BUILDING UNITS SECTION
NOT TO SCALE



3 PROPOSED DRIVEWAY AND BUILDING UNITS SECTION
NOT TO SCALE



ENTRANCE TO ASHWOOD BOULEVARD CROSS SECTION (PRIVATE)
NOT TO SCALE



ENTRANCE TO SEMINOLE TRAIL (U.S. ROUTE 29) CROSS SECTION
NOT TO SCALE

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DATE: 5/18/2020
CAD I.D.: SSP-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

PROPOSED DEVELOPMENT

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AND ASHWOOD BLVD
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ALBEMARLE COUNTY, VA

BOHLER
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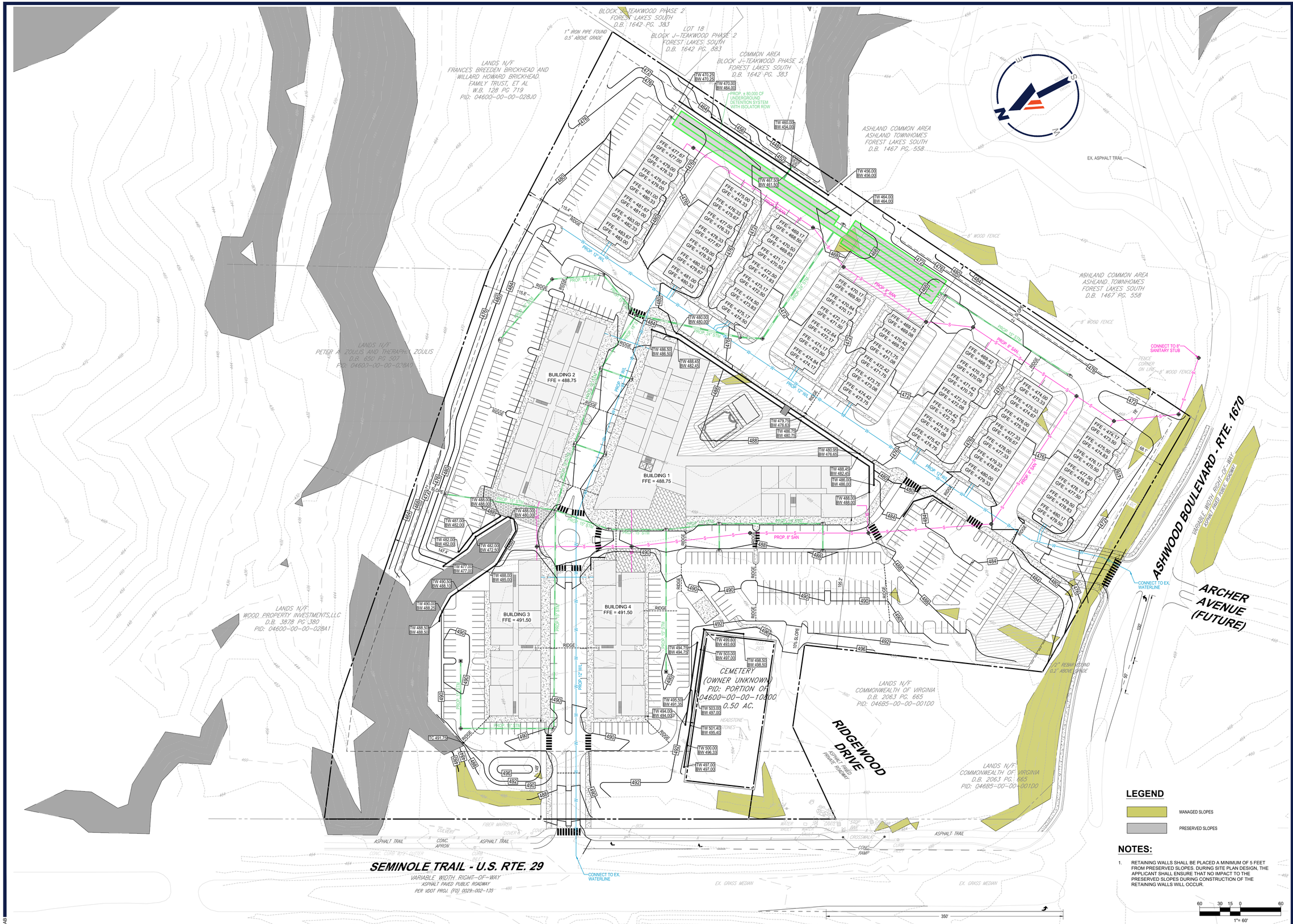
SITE DETAILS AND SECTIONS

SHEET NUMBER:

5

REVISION 4 - 1/15/2021

Jan 15, 2021
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ABB



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PROJECT No.:	V192076
DRAWN BY:	JPN
CHECKED BY:	RTY
DATE:	5/18/2020
CAD I.D.:	CGU-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

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AND ASHWOOD BLVD
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WARRENTON, VIRGINIA 20186
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SHEET TITLE:

CONCEPTUAL GRADING & UTILITY PLAN

SHEET NUMBER:

6

REVISION 4 - 1/15/2021

Jan 15, 2021
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ABB



ROUNDABOUT VIEW 1



ROUNDABOUT VIEW 2



PROPOSED AERIAL CLOSE-UP



MAIN APPROACH 1
(SEMINOLE TRAIL ENTRANCE)



EXISTING SITE AERIAL

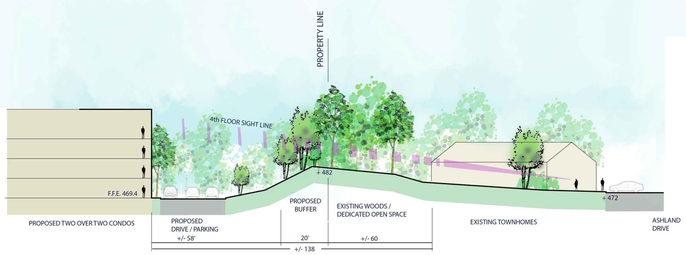


PROPOSED SITE AERIAL





SECTION 1



SECTION 2

ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE

08.11.2020

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RST RESIDENCES - RST DEVELOPMENT

MTFA architecture

Jan 15, 2021
H:\19\V1920762\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V1920762-EXA-4_-_LAYOUT 7 - SITE VIEW EXHIBIT
ABB

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PROJECT No.: V192076
DRAWN BY: JPN
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DATE: 5/18/2020
CAD I.D.: EXA-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

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AND ASHWOOD BLVD
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ALBEMARLE COUNTY, VA

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WARRENTON, VIRGINIA 20186
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Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

SITE VIEW EXHIBIT

SHEET NUMBER:

7

REVISION 4 - 1/15/2021