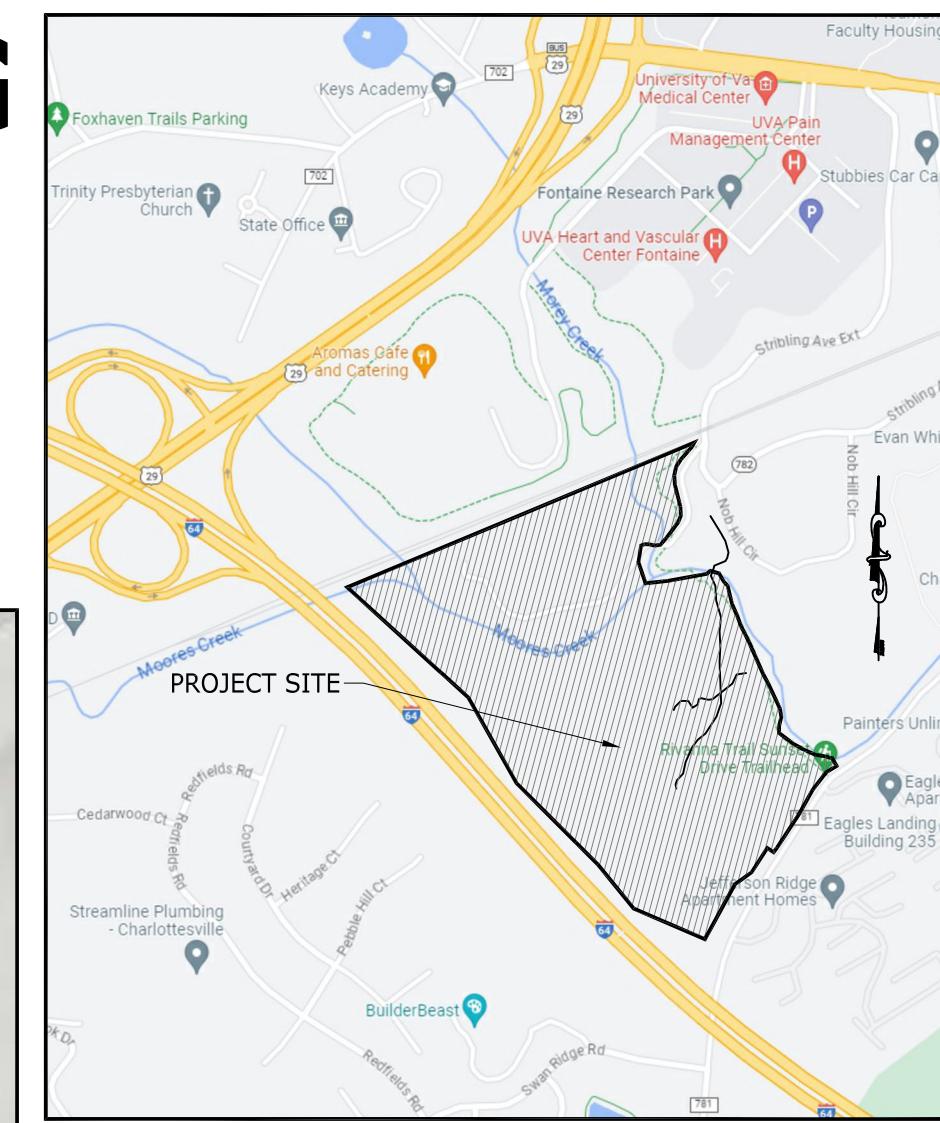


GRANGER DEVELOPMENT REZONING

ZONING MAP AMENDMENT (ZMA2023-00010)

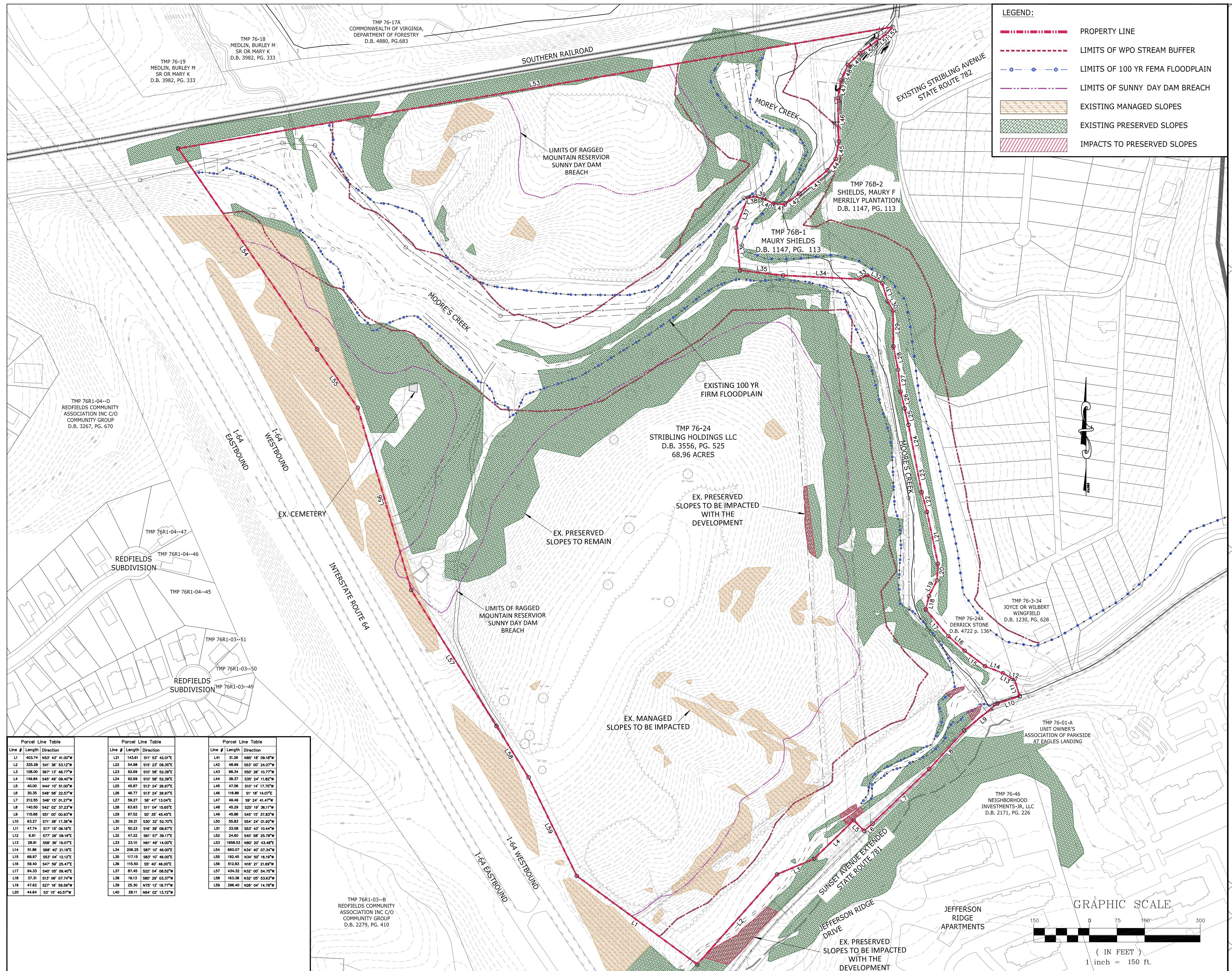
APPLICATION PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



REVISIONS	DESCRIPTION	DATE
	INITIAL SUBMITTAL	08/21/23
	REVISIONS TO THE APPLICATION PLAN	12/18/23
	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING	2/19/24
	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING	3/26/24

GRANGER DEVELOPMENT REZONING (ZMA2023-10)		
PLANNED RESIDENTIAL DEVELOPMENT		
COVER SHEET		
JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT		
DATE	AUGUST 21, 2023	
SCALE	AS SHOWN	
SHEET		1



REVISIONS	
DATE	DESCRIPTION
08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
3/26/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING

GRANGER DEVELOPMENT REZONING (ZMA2023-10)

D RESIDENTIAL DEVELOPMENT EXISTING CONDITIONS

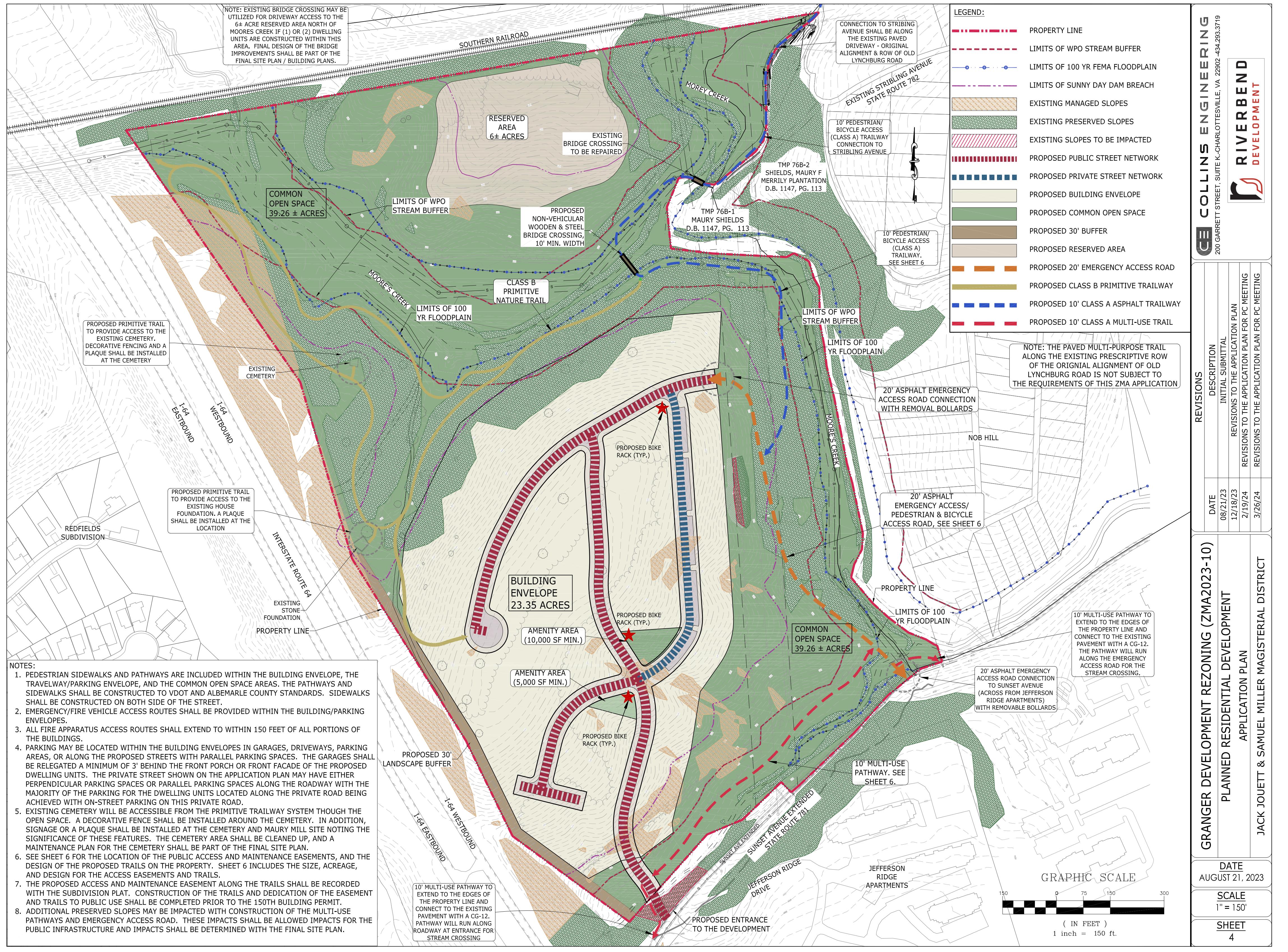
EXISTING CONDITIONS

הברון גוטמן נפטר ב-19 בדצמבר 1921, ב-75 שנות عمر.

DATE
AUGUST 21, 2023

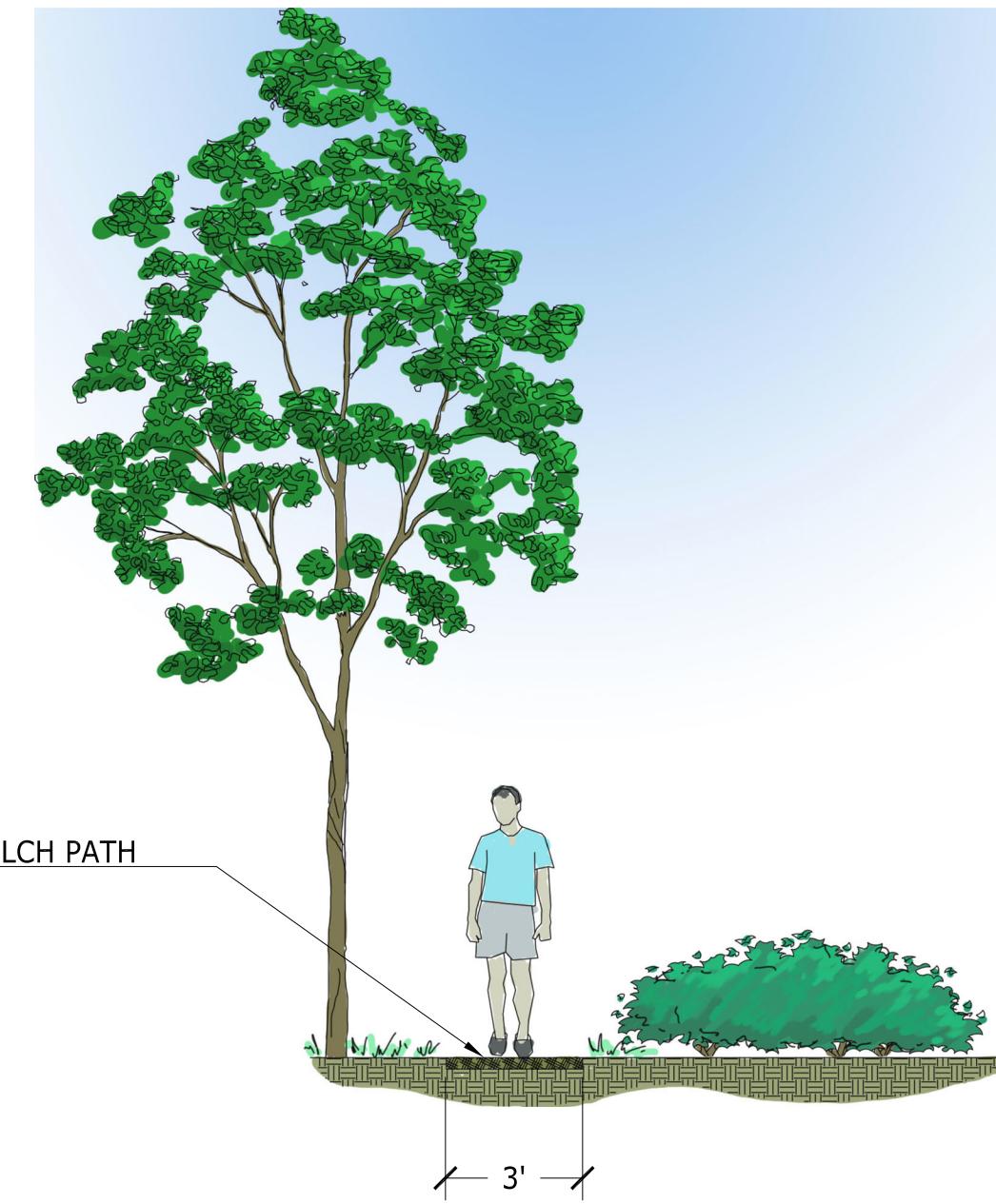
SCALE
' = 150'

SHEET
3



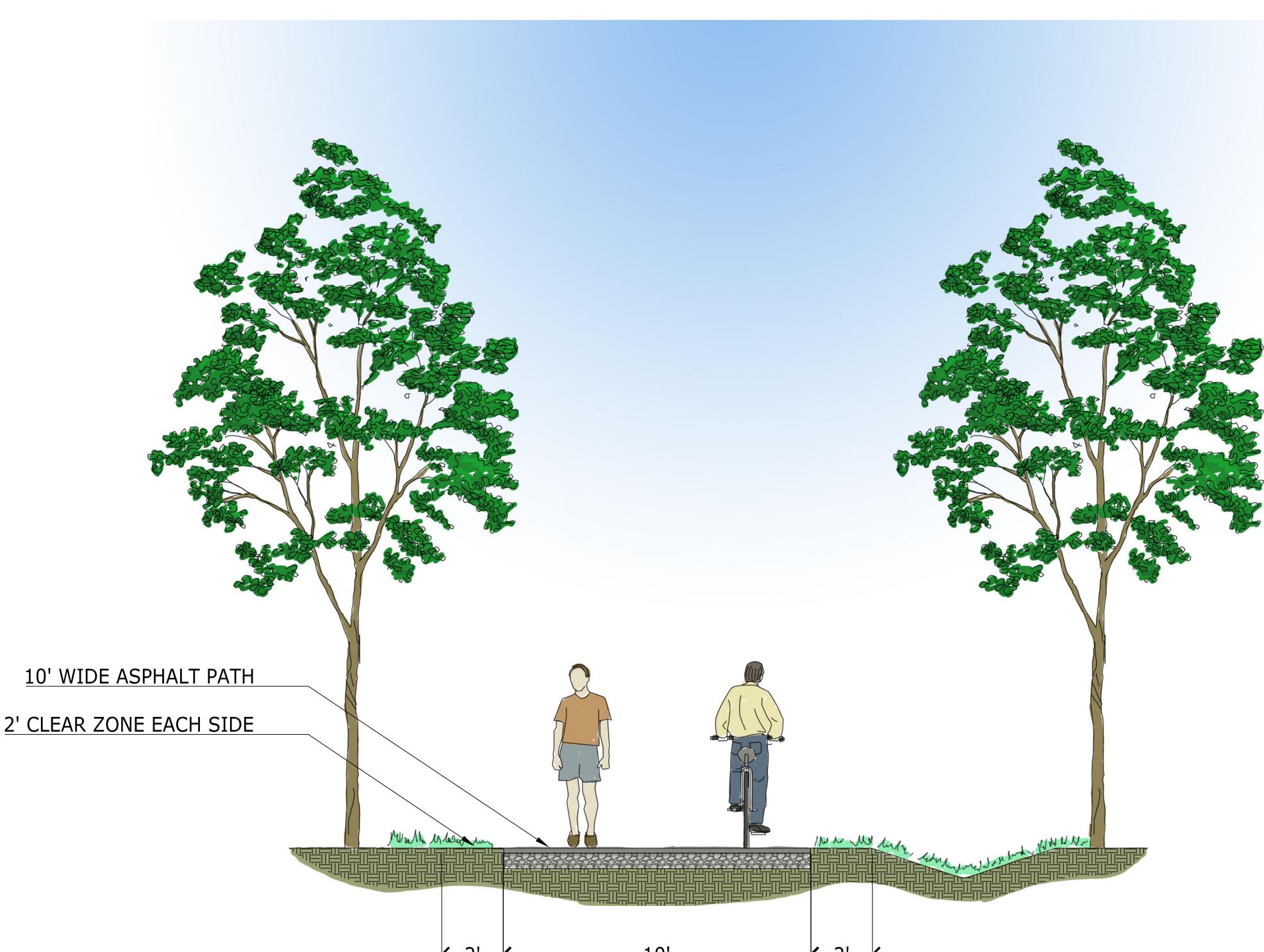


AREA RESERVED FOR FUTURE DEDICATION OF A 20' WIDE PUBLIC ACCESS AND MAINTENANCE EASEMENT FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL ALIGNMENT OF TRAIL EASEMENT TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



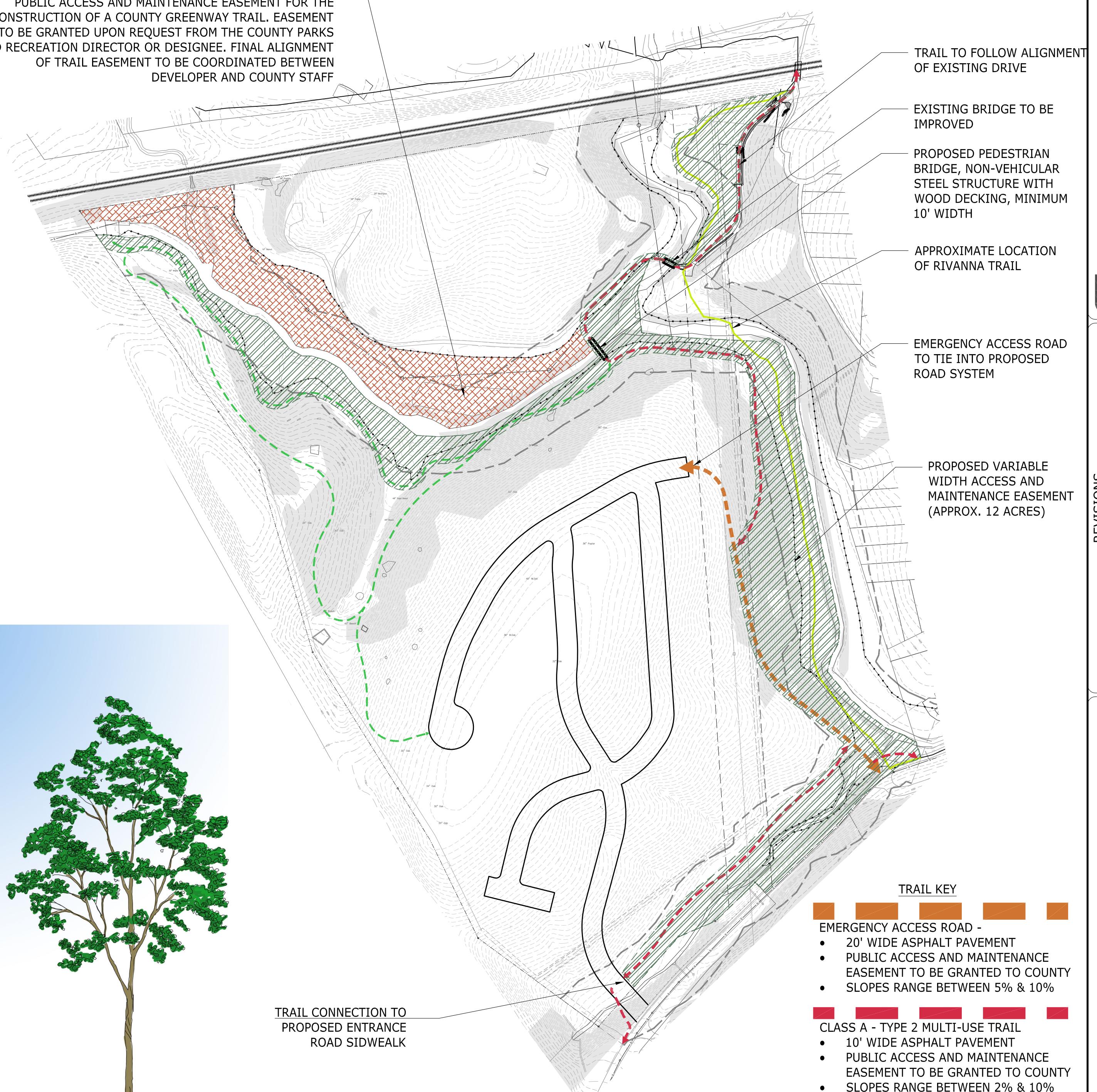
CLASS B - PRIMITIVE TRAIL

SCALE: $\frac{1}{4}$ " = 1'-0"



CLASS A - TYPE 2 TRAIL

SCALE: $\frac{1}{4}$ " = 1'-0"



NOTE:
FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.

TRAIL KEY

- EMERGENCY ACCESS ROAD -**
 - 20' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 5% & 10%
- CLASS A - TYPE 2 MULTI-USE TRAIL**
 - 10' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 2% & 10%
- CLASS B - PRIMITIVE TRAIL**
 - 5' WIDE NATURAL SURFACE
 - TO BE MAINTAINED BY HOA

APPROXIMATE LOCATION OF PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO COUNTY

REVISIONS	DESCRIPTION
DATE 08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
3/26/24	REVISIONS TO THE APPLICATION PLAN

GRANGER DEVELOPMENT REZONING (ZMA2023-10)	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED TRAIL NETWORK	JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT
DATE AUGUST 21, 2023			

SCALE AS NOTED
SHEET 6



CENTRAL AMENITY SPACE - CONCEPTUAL PLAN

SCALE: 1" = 20'-0"



COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434-293-3719

RIVERBEND
DEVELOPMENT

REVISIONS	DESCRIPTION
DATE 08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
3/26/24	REVISIONS TO THE APPLICATION PLAN

GRANGER DEVELOPMENT REZONING (ZMA2023-10)	PLANNED RESIDENTIAL DEVELOPMENT
	AMENITY SPACE CONCEPTUAL PLAN
	JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE AUGUST 21, 2023	SCALE NTS	SHEET 7