ZMA2020-00007
ZONING MAP AMENDMENT
FOR
RST RESIDENCES

LOCATION OF SITE

SEMINOLE TRAIL AND ASHWOOD BOULEVARD
ALBEMARLE COUNTY, VIRGINIA



MAP



SHEET INDEX

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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: 332 UNITS MAX.

(332 UNITS/19.51 ACRES) = 17.02 UNITS PER ACRE GROSS RESIDENTIAL DENSITY

(332 UNITS/18.60 ACRES) = 17.85 UNITS PER ACRE NET RESIDENTIAL DENSITY

BUILDING HEIGHT: 65 FEET MAX. (PRD) THE END UNIT OF EACH ROW OF TOWNHOUSES THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) SHALL NOT EXCEED THREE FLOORS. ALL OTHER TOWNHOUSE BUILDING ROWS SHALL NOT EXCEED 4 FLOORS.

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 MODIFY THE STEPBACK REQUIREMENT FROM THE BUILDINGS AS SHOWN.

SIDE: NONE

REAR: NONE

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

PROPOSED: 2.05 ACRES RECREATIONAL SPACE
+2.98 ACRES BUFFER AREA
+1.26 ACRES OPEN SPACE AREA
6.29 ACRES TOTAL (32%)

RECREATIONAL AREAS: REQUIRED: 0.98 ACRES (42,493 SF)
(REQUIRED RECREATIONAL AREA IS 5% OF SITE AREA AS REQUIRED BY ZO 4.16.1)
(SITE AREA = 19.51 AC; 19.51 * 5% = 0.98 AC)

PROPOSED: 2.05 ACRES (89,100 SF)

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	464 SPACES
(158 UNITS X 2.0 SPACES/UNIT)	316 SPACES	
LAND BAY 2: (78 UNITS X 2.0 SPACES/UNIT)	156 SPACES	172 SPACES (1 DRIVEWAY+1 GARAGE PER UNIT)
(78 UNITS X 1/4 GUEST SPACES)	20 SPACES	22 SPACES
TOTAL	636 SPACES	658 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: FIELD VERIFIED

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: THREE 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 TO THE EAST AND WEST OF THE SITE. THERE IS A 40' BUFFER TO THE SOUTH OF THE SITE. IN ALL AREAS WITHIN THE PROPOSED 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 40' AND 20' PERIMETER BUFFERS 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.

RECREATIONAL FACILITIES: THE RECREATIONAL AREAS SHALL INCLUDE THE RECREATIONAL FACILITIES SPECIFIED BY ZO 4.16.2, EXCEPT IN THE EVENT THAT THIS REQUIREMENT IS MODIFIED BY A SUBSTITUTION REQUEST APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT, IN WHICH CASE THE TERMS OF THE SUBSTITUTION REQUEST SHALL CONTROL. WHILE THE SPECIFIC DETAILS OF THE RECREATIONAL FACILITIES 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 SPECIFIC DETAILS AND LOCATIONS OF THE RECREATIONAL FACILITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.

AFFORDABLE DWELLING UNITS: AT LEAST 75% OF THE TOTAL MULTI-FAMILY (APARTMENT) UNITS CONSTRUCTED SHALL BE AFFORDABLE HOUSING UNITS. THE AFFORDABLE UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 30 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 BETWEEN 30% AND 80% OF THE AREA MEDIAN INCOME, WITH AN AVERAGE INCOME OF 60% OF THE 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 ALBEMARLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT OR ITS DESIGNEE ("COMMUNITY DEVELOPMENT"), THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO COMMUNITY DEVELOPMENT 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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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	8/17/2020	COUNTY COMMENTS	JPN / RTY
2	10/5/2020	COUNTY COMMENTS	JPN / RTY
3	11/12/2020	COUNTY COMMENTS	JPN / RTY
4	1/15/2021	COUNTY COMMENTS	ABB / RTY
5	4/19/2021	COUNTY COMMENTS	PCM / RTY
6	06/01/2021	COUNTY COMMENTS	GMJ / 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
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SHEET TITLE:

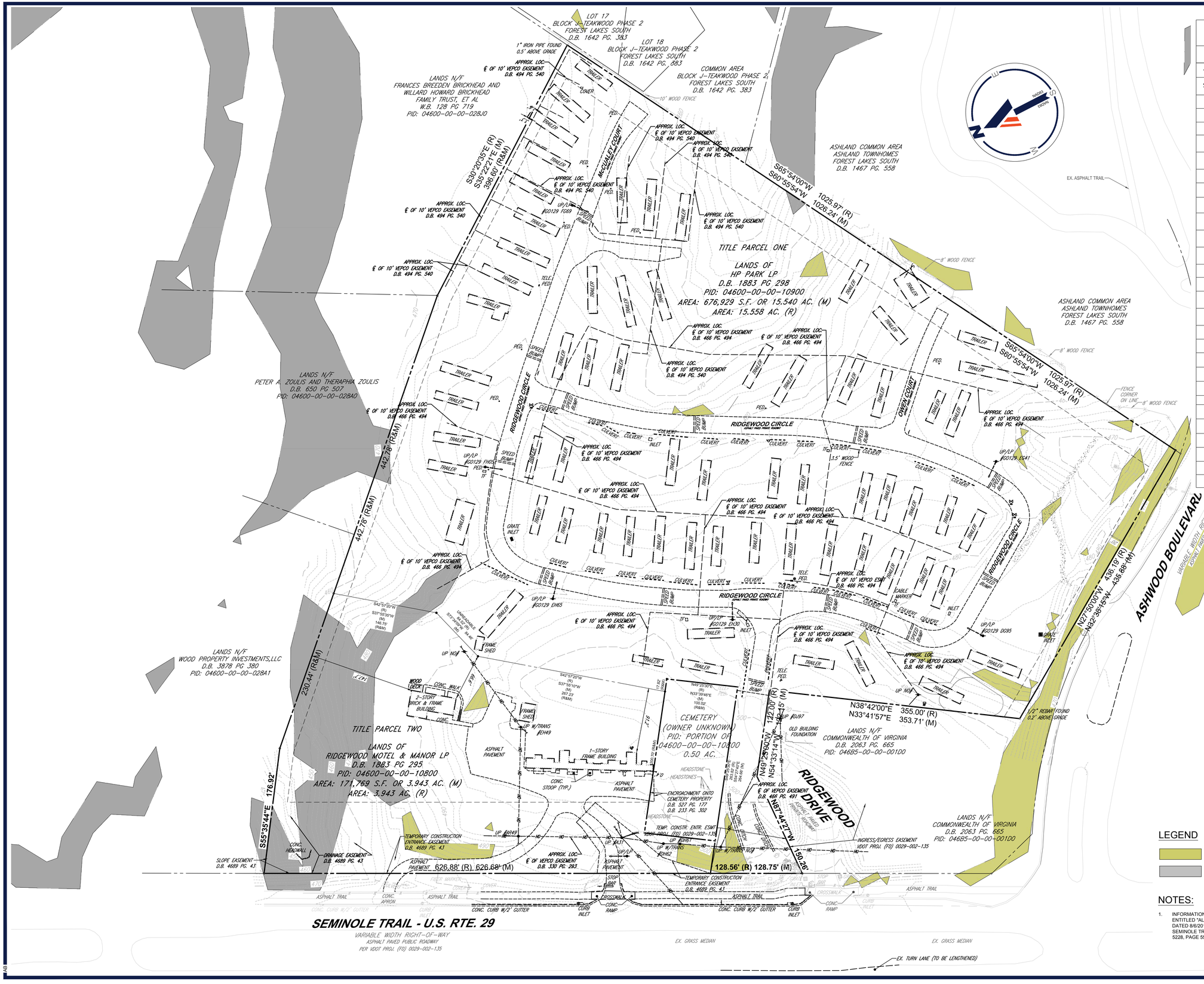
COVER SHEET

SHEET NUMBER:

1

REVISION 6 - 06/01/2021

Jun 03, 2021
H:\BV\192076\04\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SDP-5----LAYOUT 1- COVER
ABB



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
	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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AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

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SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

2

REVISION 6 - 06/01/2021

Jun 03, 2021
H:\191\V192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SSP-5----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

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

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

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

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

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

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

20' BUFFER
40' BUFFER
100' BUFFER
10' WOOD FENCE
8' WOOD FENCE
SUPPLEMENTAL PLANTING/ FENCE AREA, SEE BUFFERS NOTE SHEET 1
SWM AREA
POTENTIAL LOCATION OF INTER PARCEL 50' ACCESS EASEMENT
PARKING ENVELOPE
BUILDING AND PARKING ENVELOPE
RECREATION AREA
1.25 AC OPEN SPACE AREA
POTENTIAL FIRE ACCESS ROAD
POTENTIAL BUS STOP LOCATION
EXISTING BERM TO REMAIN
EX. ASPHALT TRAIL
FENCE CORNER ON LINE
CONNECTION TO EXISTING RIDGEWOOD DRIVE
PEDESTRIAN CONNECTION TO CEMETERY
PROP. FENCE SEE NOTE #8 THIS SHEET
HEADSTONE
HEADSTONES
RIDGEWOOD DRIVE
ASPHALT PAVED PRIVATE ROADWAY
ASHWOOD BOULEVARD - RTE. 1670
VARIABLE WIDTH RIGHT-OF-WAY
CURB AND GUTTER
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
EX. MULTI-USE PATH
SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (TO) 0029-002-135
PROPOSED PEDESTRIAN AND VEHICULAR CONNECTION TO SEMINOLE TRAIL
PROPOSED RIGHT TURN LANE EXTENSION
EX. GRASS MEDIAN
PROPOSED MULTI-USE PATH
POTENTIAL BUS STOP LOCATION
PROPOSED LEFT TURN LANE EXTENSION
EX. MULTI-USE PATH
EX. GRASS MEDIAN
CONC. RAMP
APRON
CONC. CURB W/2' GUTTER
FIBER MARKER
POWER
FENCE

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, ROADWAYS, AND TRAVELWAYS.
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'

Jun 04, 2021
I:\SHARED\PROJECTS\V192076\DRAWINGS\PLAN SET\ZONING MAP AMENDMENT\V192076 SSP-5 — LAYOUT 3 APPLICATION PLAN

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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RST RESIDENCES

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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 6 - 06/01/2021

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

1" IRON PIPE FOUND
0.5' ABOVE GRADE

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

20' BUFFER

6' WOOD FENCE

SUPPLEMENTAL PLANTING/ FENCE
AREA, SEE BUFFERS NOTE SHEET 1

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

11,100 SF
RECREATION
AREA

17,000 SF
RECREATION
AREA

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

SUPPLEMENTAL PLANTING/ FENCE
AREA, SEE BUFFERS NOTE SHEET 1

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

TRAVELWAY E

18,400 SF
POOL RECREATION
AREA

PROP. LANDSCAPE
PLANTINGS WHERE
RETAINING WALL
TERRACED

40' BUFFER

EXISTING BERM
TO REMAIN

13,900 SF
DOG PARK

20' BUFFER

POTENTIAL
FIRE
ACCESS

MAIL KIOSK

POTENTIAL BUS
STOP LOCATION

10,000 SF
PLAZA

TRAVELWAY B

2,200 SF
RECREATION
AREA

2,800 SF
PLAZA

2,500 SF
RECREATION AREA

3,600 SF
ASPHALT
RECREATIONAL
AREA

7,600 SF
TOT LOT

PROPOSED LOCATION OF ENTRANCE
TO ADJACENT DEVELOPMENT
APPROVED WITH ZMA201500007

ASHWOOD BOULEVARD - RTE. 1670
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (FO) 0029-002-135

POTENTIAL BUS
STOP LOCATION

ARCHER
AVENUE
(FUTURE)

FUTURE PROPOSED
RIGHT OF WAY

PROP. TURN LANE

APPLICANT TO CLOSE
EXISTING MEDIAN BREAK

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

20' BUFFER

100' BUFFER

PROP. RETAINING
WALL

TRASH
COMPACTOR

PEDESTRIAN CONNECTION
TO CEMETERY

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

PROP.
FENCE

PROP. RETAINING
WALL

HEADSTONE

LANDS N/F
COMMONWEALTH OF VIRGINIA
D.B. 2063 PG. 665
PID: 04685-00-00-00100

RIDGEWOOD
DRIVE
ASPHALT PAVED
PRIVATE ROADWAY

LANDS N/F
COMMONWEALTH OF VIRGINIA
D.B. 2063 PG. 665
PID: 04685-00-00-00100

1/2" REBAR FOUND
0.2' ABOVE GRADE

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

PROPOSED
BUS SHELTER

PROPOSED RIGHT TURN
LANE EXTENSION

PROPOSED LEFT TURN
LANE EXTENSION

EX. GRASS MEDIAN

ASPHALT TRAIL

CONC.
APRON

CONC. CURB W/2' GUTTER

CURB
RAMP

CROSSWALK

LEGEND

- PROPOSED SWM AREA
- 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'

FOR ILLUSTRATIVE PURPOSES ONLY

Jun 03, 2021
11:15 Y:\192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076 SSP-5 — LAYOUT 4 CONCEPT PLAN

BOHLER

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

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3	11/12/2020	COUNTY COMMENTS	JPN / RTY
4	1/15/2021	COUNTY COMMENTS	ABB / RTY
5	4/19/2021	COUNTY COMMENTS	PCM / RTY
6	06/01/2021	COUNTY COMMENTS	GMJ / RTY

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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
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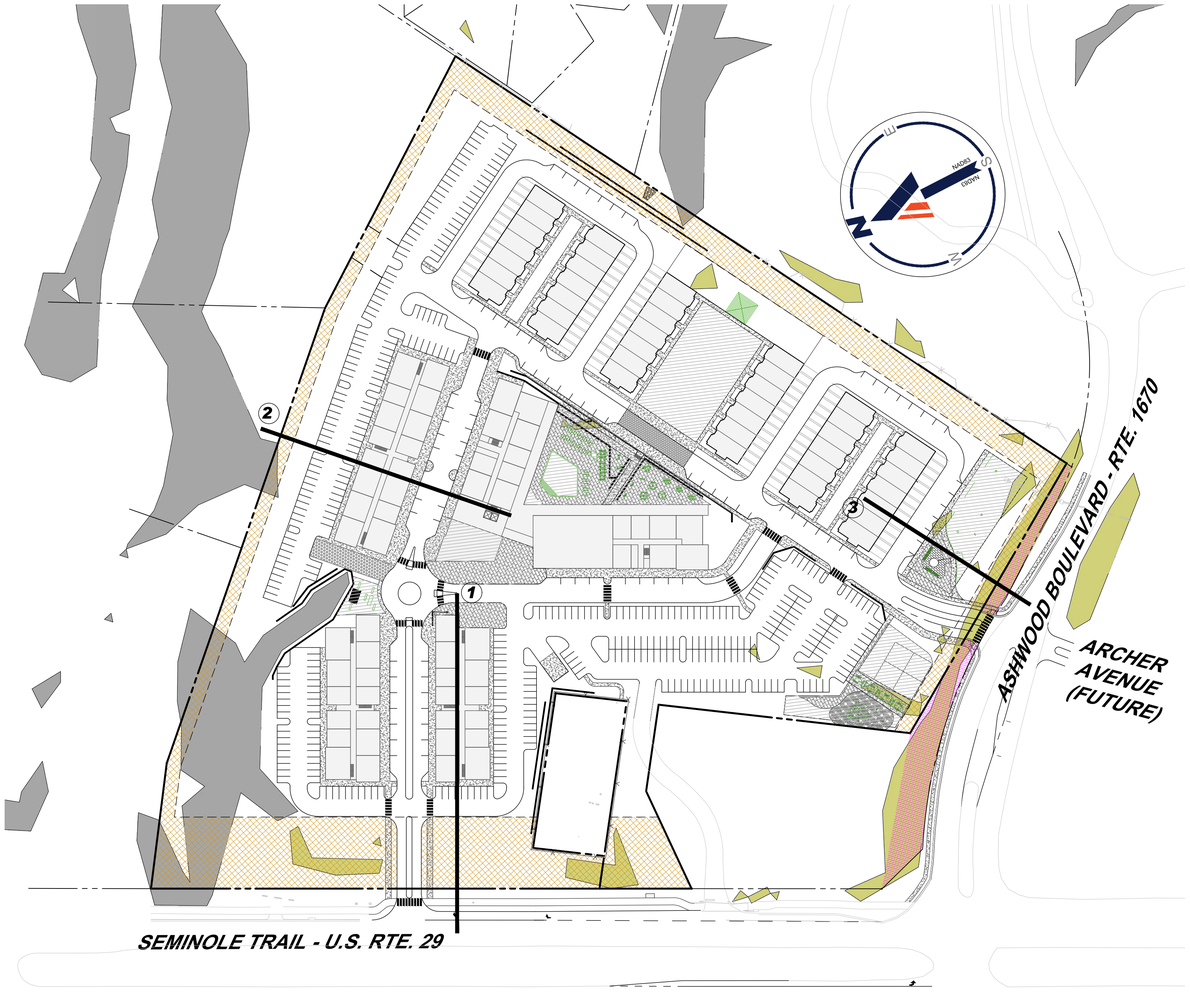
SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

4

REVISION 6 - 06/01/2021



SECTION LOCATIONS

100 50 25 0 100

1"= 100'



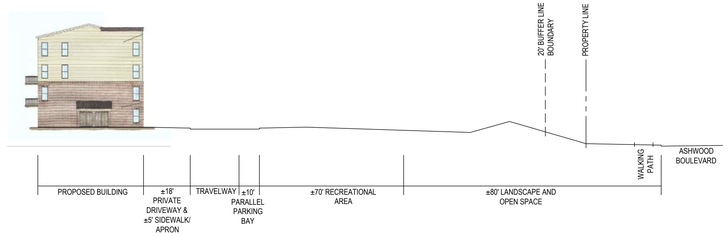
1 ROUNDABOUT TO U.S. ROUTE 29 SECTION

NOT TO SCALE



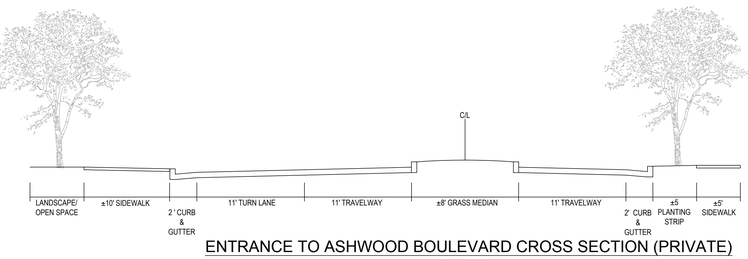
2 PARKING BAY AND BUILDING UNITS SECTION

NOT TO SCALE



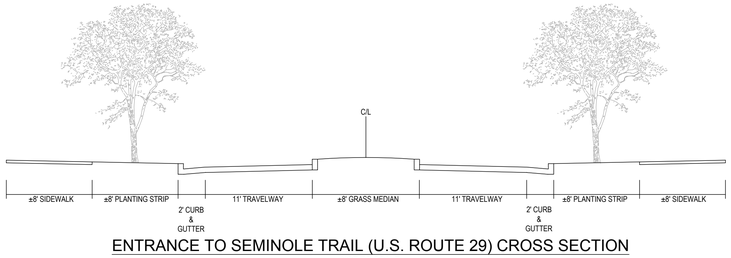
3 PROPOSED DRIVEWAY AND BUILDING UNITS SECTION

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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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

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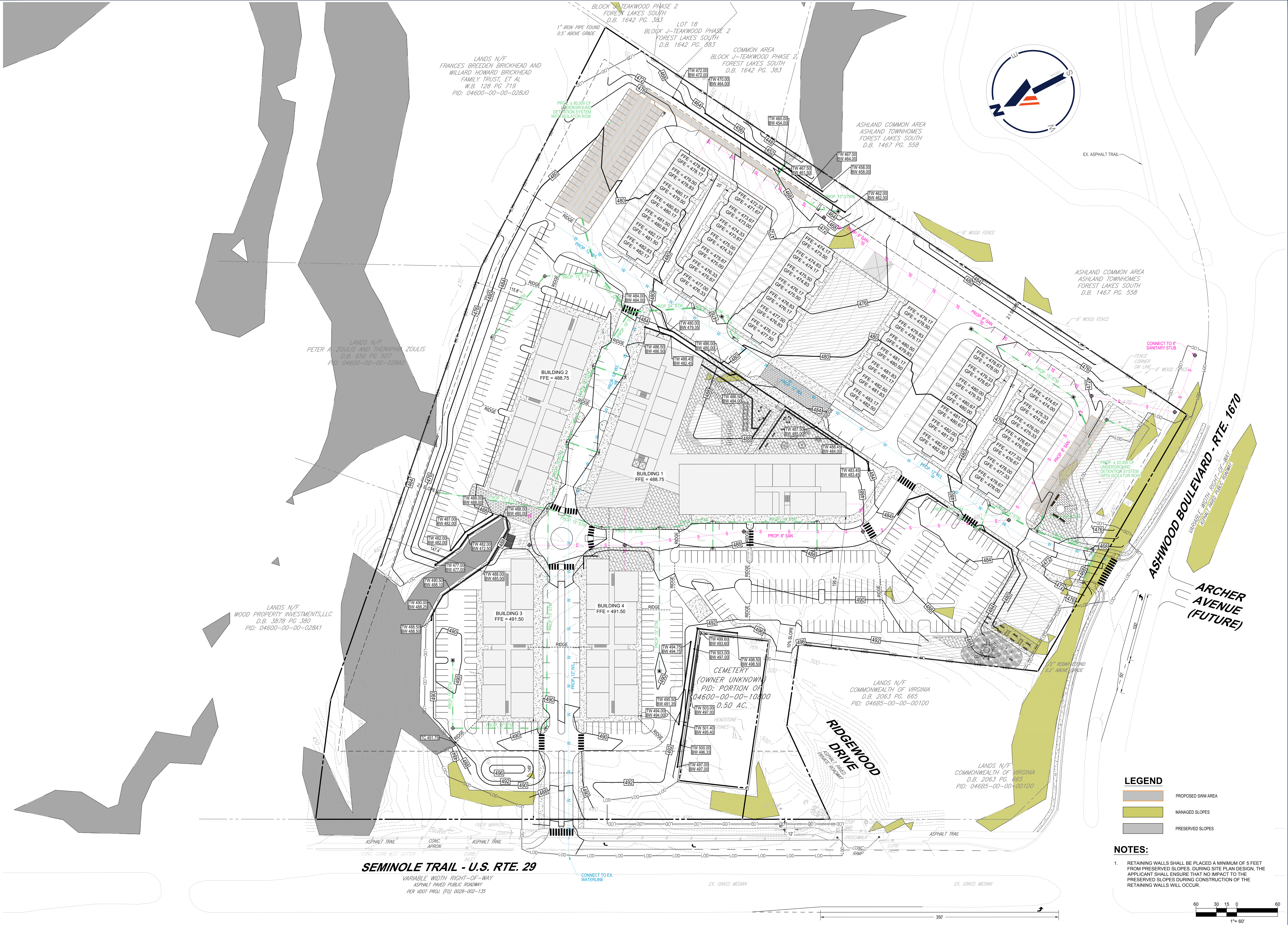
SITE DETAILS AND SECTIONS

SHEET NUMBER:

5

REVISION 6 - 06/01/2021

Jun 03, 2021
H:\192\192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-SSP-5---LAYOUT 5 SITE DETAILS AND SECTIONS
ABB



NOTES:

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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

PROPOSED DEVELOPMENT

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

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SHEET TITLE:

CONCEPTUAL GRADING & UTILITY PLAN

SHEET NUMBER:

6

REVISION 6 - 06/01/2021

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H:\19\V192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\V192076-CGU-5----->LAYOUT: 6 - CGU
AB



ROUNDABOUT VIEW 1



ROUNDABOUT VIEW 2



EXISTING SITE AERIAL



PROPOSED AERIAL CLOSE-UP



MAIN APPROACH 1
(SEMINOLE TRAIL ENTRANCE)



PROPOSED SITE AERIAL





SECTION 1



SECTION 2

ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE

04.05.2021

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RST RESIDENCES - RST DEVELOPMENT

Jun 03, 2021
I:\1192076\DRAWINGS\PLAN SET\ZONING MAP AMENDMENT\V192076 EXA-5 — LAYOUT 7 - SITE VIEW EXHIBIT
JPN

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DRAWN BY: JPN
CHECKED BY: RTY
DATE: 5/18/2020
CAD I.D.: EXA-4

PROJECT:

ZONING MAP AMENDMENT

FOR

RST RESIDENCES

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SHEET TITLE:

SITE VIEW EXHIBIT

SHEET NUMBER:

7

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