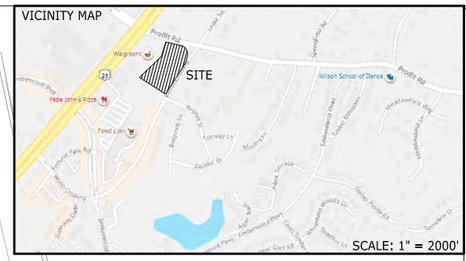
LEGEND

- BUILDING/PARKING ENVELOPES
- TRAVELWAYS
- COMMON COMMON OPEN SPACE AREAS
- 12' MIN. LANDSCAPED AREA WITHIN R/W
- RIGHT OF WAY DEDICATION AREAS
- BUFFER AREA
- PUBLIC ACCESS EASEMENT
- PROPOSED 10' ASPHALT PATHWAY
- PROPERTY LINE

NOTE:
1. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING ENVELOPE, THE TRAVELWAY/PARKING ENVELOPE, AND THE COMMON OPEN SPACE AREAS. THE PATHWAYS AND SIDEWALKS SHALL BE CONSTRUCTED TO VDOT AND ALBEMARLE COUNTY STANDARDS.
2. EMERGENCY/FIRE VEHICLE ACCESS ROUTES SHALL BE PROVIDED WITHIN THE BUILDING/PARKING ENVELOPES.
3. ALL FIRE APPARATUS ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDINGS.
4. ADDITIONAL LAND SHALL BE DEDICATED FOR VDOT RIGHT OF WAY TO INCLUDE THE PROPOSED 10' SHARED USE PATHWAY. THE PATHWAY SHALL BE CONSTRUCTED WITHIN VDOT RIGHT OF WAY AND SHALL BE CONSTRUCTED TO VDOT STANDARDS.
5. PARKING MAY BE LOCATED WITHIN THE BUILDING ENVELOPES IN GARAGES ATTACHED TO OR UNDERNEATH THE PROPOSED BUILDINGS.

VICINITY MAP



TMP.32-37C1
Mary R. & George R. Mercer
DB.3522 p.181
DB.3522 pp.194-212plat)

WALGREENS

TMP.32-37C
WGN PROFFITT LLC C/O WALGREEN
DB.3790 p.692
DB.3522 pp.194-212plat)

PROPOSED LOCATION OF INTERPARCEL VEHICULAR EASEMENT TO TMP 46B4-3

6' MIN. LANDSCAPED BUFFER

TRAVELWAY/ PARKING ENVELOPE

TRAVELWAY/PARKING ENVELOPE

COMMON OPEN SPACE AREA #3 0.25 ACRES

PROPOSED 12' MIN. LANDSCAPED AREA BETWEEN EX. ROAD AND PEDESTRIAN PATHWAY

TMP.32A-02-1A2
CHARLOTTESVILLE PROFFIT LLC
c/o RENAUD CONSULTING
DB.5130, PG.703

PROFFIT ROAD STATE ROUTE 649

S.P.C. Grid North
Va. South Zone

TMP.46B4-3
JA-ZAN LLC
DB.4873 pp.153-161
3.426 Acres

BUILDING #1 ENVELOPE 0.13 AC +/-

BUILDING #5 ENVELOPE 0.17 AC +/-

BUILDING #6 ENVELOPE 0.24 AC +/-

RIGHT OF WAY DEDICATION AREA (0.16 AC)

TMP.32A-02-1A3
MPB INC c/o SENTARA HEALTHCARE TAX DEPARTMENT 6015
DB.5476, PG.471

6' MIN. LANDSCAPED BUFFER

COMMON OPEN SPACE AREA #1 0.45 ACRES

BUILDING #2 ENVELOPE 0.24 AC +/-

PRIVATE ACCESS EASEMENT / TRAVELWAY

BUILDING #3 ENVELOPE 0.15 AC +/-

BUILDING #4 ENVELOPE 0.15 AC +/-

TRAVELWAY/ PARKING ENVELOPE

COMMON OPEN SPACE AREA #2 0.20 ACRES

PROPOSED 12' MIN. LANDSCAPED AREA BETWEEN EX. ROAD AND PEDESTRIAN PATHWAY

PROPOSED 10' PEDESTRIAN/ BICYCLE TRAILWAY

PROPOSED EMERGENCY ACCESS CONNECTION WITH REMOVABLE BOLLARDS COMPATIBLE WITH KNOX BOX LOCKING SYSTEM TO ALLOW ACCESS FOR EMERGENCY VEHICLES

WORTH CROSSING (70' PUBLIC)
D.B.1018 P.403, D.B.1290 pp.395-696

PROPOSED 10' PEDESTRIAN/ BICYCLE TRAILWAY

PROPOSED 12' MIN. LANDSCAPED AREA BETWEEN EX. ROAD AND PEDESTRIAN PATHWAY

RIGHT OF WAY DEDICATION AREA (0.01 AC)

PROPOSED MAIN ENTRANCE

REGENT STREET

TMP.46B4-05
PETCHEL, ROBERT G OR KATHLEEN O
DB.1685, PG.014

TMP.32-36E0
LIGHTHOUSE WORSHIP CENTER INC
DB.3863, PG.154

TMP.32-36G0
LIGHTHOUSE WORSHIP CENTER INC
DB.2664, PG.033

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

DESCRIPTION	DATE
INITIAL SUBMITTAL	04/19/21
REVISIONS TO THE REZONING ADDRESSING STAFF COMMENTS	12/13/21
REVISIONS TO THE REZONING ADDRESSING FINAL STAFF COMMENTS	2/10/22

MAPLEWOOD DEVELOPMENT (ZMA2021-6)
PLANNED RESIDENTIAL DEVELOPMENT APPLICATION PLAN (SHEET 1 OF 4)
RIVANNA MAGISTERIAL DISTRICT

APRIL 19, 2021

SCALE
1" = 60'

SHEET 1

GENERAL NOTES

OWNERS: TMP 046B4-00-00-00400
JA-ZAN LIMITED PARTNERSHIP
PO BOX 9035
CHARLOTTESVILLE, VA 22906

DEVELOPER: RIVERBEND DEVELOPMENT
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22902

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE 200
CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING: 046B4-00-00-00400
D.B. 1144, PG. 382
C1 COMMERCIAL

TOTAL PROJECT AREA: 046B4-00-00-00400 - 3.41 AC.

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), ENTRANCE CORRIDOR, AND MANAGED SLOPES OVERLAY DISTRICT. THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.

TOPOGRAPHY: TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY ROUDABUSH, GALE & ASSOCIATES, INC., IN MARCH 2021.

DATUM: NAD 83

GROSS/NET DENSITY: MAXIMUM GROSS & NET DENSITY : 30 DWELLING UNITS / ACRE (102 MAXIMUM UNITS)
MINIMUM GROSS & NET DENSITY: 15 DWELLING UNITS / ACRE (51 MINIMUM UNITS)

ALLOWABLE USES: THE PERMITTED USES FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH SECTION 19.3.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR A PRD DISTRICT.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. NO INDIVIDUAL DRIVEWAY ACCESS SHALL BE ALLOWED ALONG WORTH CROSSING OR PROFFIT ROAD.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (1) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: POWELL CREEK (NON-WATERSHED SUPPLY WATERSHED)

FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE PER FEMA MAP ID 51003C0286D DATED FEBRUARY 4, 2005. IN ADDITION, NO DAM BREACH INUNDATION ZONES EXIST ON THE PROPERTY.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 4 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET. 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 15 FEET.

NOTE: A SPECIAL EXCEPTION REQUEST IS BEING PROCESSED WITH THIS PRD TO REMOVE THE REQUIREMENT OF THE STEPBACK FOR THE BUILDINGS OVER 3 STORIES IN HEIGHT, AS PERMITTED BY THE ALBEMARLE COUNTY ZONING ORDINANCE.

SETBACKS: BUILDING SETBACKS:
5' MIN. & 25' MAX. FRONT YARD BUILDING SETBACK
10' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
20' MIN. & NO MAX. REAR YARD BUILDING SETBACK

LAND DEDICATED TO PUBLIC USE:
A PORTION OF THE PROPERTY ALONG PROFFIT ROAD PER DB. 1126, PG 178 SHALL BE DEDICATED AS RIGHT-OF-WAY PRIOR TO FINAL SITE PLAN APPROVAL, AS SHOWN ON THE APPLICATION PLAN. IN ADDITION, RIGHT OF WAY ALONG WORTH CROSSING SHALL BE DEDICATED TO VDOT TO ENCOMPASS THE 10' PEDESTRIAN PATHWAY.

TRAILWAY: A 10' ASPHALT PEDESTRIAN AND BICYCLE TRAILWAY SHALL BE CONSTRUCTED, AS SHOWN ON THE APPLICATION PLAN. THE PEDESTRIAN PATHWAY SHALL BE COMPLETED PRIOR TO THE 20TH CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT.

BUILDING ARCHITECTURE: BUILDINGS HALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. BUILDINGS AND SITE DESIGN MAY BE SUBJECT TO ARB REVIEW AND APPROVAL.

BUFFERS:
THE APPLICATION PLAN SHOWS THE LOCATION OF THE PROPOSED LANDSCAPED BUFFERS FOR THE PROJECT. THE BUFFERS SHALL INCLUDE A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE TO VIRGINIA. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE BUFFER AREAS AND UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE BUFFER AREAS. LANDSCAPING SHALL BE SUBJECT TO REVIEW AND APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD AT THE TIME OF PROCESSING THE SITE PLAN. BUFFERS SHALL MEET THE STANDARDS SET IN SECTION 32.7.9.7.

STORMWATER MANAGEMENT: AN UNDERGROUND DETENTION FACILITY SHALL BE CONSTRUCTED WITHIN THE COMMON OPEN SPACE AREAS FOR WATER QUANTITY CONTROL. WATER QUALITY FOR THE SITE SHALL BE ADDRESSED WITH THE PURCHASE OF NUTRIENT CREDITS OR THROUGH OTHER ONSITE APPROVED MANUFACTURED WATER QUALITY FEATURES.

COMMON OPEN SPACE: 25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. SIDEWALKS AND PEDESTRIAN /BICYCLE PATHWAYS MAY BE INSTALLED THROUGHOUT THE COMMON OPEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS RECREATION FIELDS, A TOT LOT, A DOG PARK, AND MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE. NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.

AFFORDABLE HOUSING: A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW:

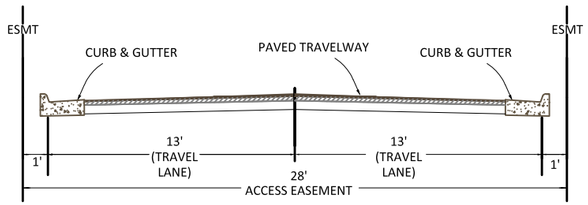
1. FOR-RENT AFFORDABLE DWELLING UNITS:
   A. RENTAL RATES: THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") WILL NOT EXCEED HUD'S AFFORDABILITY STANDARD OF THIRTY PERCENT (30%) OF THE INCOME OF A HOUSEHOLD MAKING EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED BY HUD FROM TIME TO TIME). IN EACH SUBSEQUENT CALENDAR YEAR, THE MONTHLY NET RENT FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT MAY BE INCREASED UP TO THREE PERCENT (3%). THE TERM "NET-RENT" MEANS THAT THE RENT DOES NOT INCLUDE TENANT-PAID UTILITIES OR HOMEOWNERS ASSOCIATION FEES. THE REQUIREMENT THAT THE RENTS FOR SUCH FOR-RENT AFFORDABLE DWELLING UNITS MAY NOT EXCEED THE MAXIMUM RENTS ESTABLISHED IN THIS SECTION WILL APPLY FOR A PERIOD OF TEN (10) YEARS FOLLOWING THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE COUNTY FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, OR UNTIL THE UNITS ARE SOLD AS LOW OR MODERATE COST UNITS QUALIFYING AS SUCH UNDER EITHER THE VHDA, FARMERS HOME ADMINISTRATION, OR HOUSING AND URBAN DEVELOPMENT, SECTION 8, WHICHEVER COMES FIRST (THE "AFFORDABLE TERM").
   B. CONVEYANCE OF INTEREST: ALL DEEDS CONVEYING ANY INTEREST IN THE FOR-RENT AFFORDABLE DWELLING UNITS DURING THE AFFORDABLE TERM WILL CONTAIN LANGUAGE RECITING THAT SUCH UNIT IS SUBJECT TO THE TERMS OF THIS SECTION. IN ADDITION, ALL CONTRACTS PERTAINING TO A CONVEYANCE OF ANY FOR-RENT AFFORDABLE DWELLING UNIT, OR ANY PART THEREOF, DURING THE AFFORDABLE TERM WILL CONTAIN A COMPLETE AND FULL DISCLOSURE OF THE RESTRICTIONS AND CONTROLS ESTABLISHED BY THIS SECTION. AT LEAST THIRTY (30) DAYS PRIOR TO THE CONVEYANCE OF ANY INTEREST IN ANY FOR-RENT AFFORDABLE DWELLING UNIT DURING THE AFFORDABLE TERM, THE THEN-CURRENT OWNER WILL NOTIFY THE COUNTY IN WRITING OF THE CONVEYANCE AND PROVIDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE POTENTIAL GRANTEE, AND STATE THAT THE REQUIREMENTS OF THIS SECTION HAVE BEEN SATISFIED.
   C. REPORTING RENTAL RATES: DURING THE AFFORDABLE TERM, WITHIN THIRTY (30) DAYS OF EACH RENTAL OR LEASE TERM FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE HOUSING OFFICE A COPY OF THE RENTAL OR LEASE AGREEMENT FOR EACH SUCH UNIT RENTED THAT SHOWS THE RENTAL RATE FOR SUCH UNIT AND THE TERM OF THE RENTAL OR LEASE AGREEMENT. IN ADDITION, DURING THE AFFORDABLE TERM, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE COUNTY, IF REQUESTED, ANY REPORTS, COPIES OF RENTAL OR LEASE AGREEMENTS, OR OTHER DATA PERTAINING TO RENTAL RATES AS THE COUNTY MAY REASONABLY REQUIRE.
2. TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

NOTES:
1. THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
2. EXACT LOCATION OF TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
2. ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. ALL ROADWAY FRONTAGE IMPROVEMENTS ALONG WORTH CROSSING AND PROFFIT ROAD SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
4. INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE DEVELOPMENT SHALL CONNECT THE COMMON OPEN SPACES PROVIDING A PEDESTRIAN NETWORKS THROUGH THE DEVELOPMENT AS SHOWN ON THE APPLICATION PLAN. THE SIDEWALKS AND PATHWAYS SHALL MEET VDOT AND ALBEMARLE COUNTY STANDARDS.

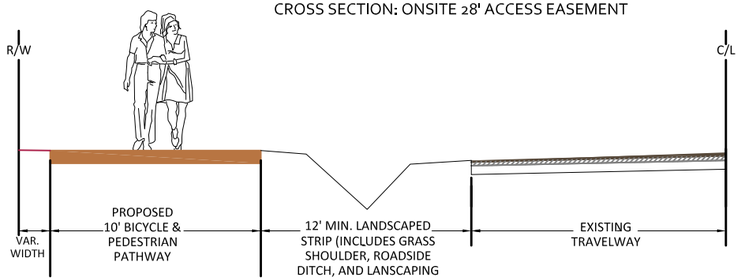
COMMON OPEN SPACE CHART

PARCEL	
TMP 046B4-00-00-00400	3.41 ACRES
AREA DEDICATED TO PUBLIC R/W =	0.17 ACRES
TOTAL DEVELOPMENT AREA =	3.24 ACRES

COMMON OPEN SPACE REQUIRED: 0.81 ACRES (MIN.)
COMMON OPEN SPACE PROVIDED: 0.90 ACRES (MIN.)



CROSS SECTION: ONSITE 28' ACCESS EASEMENT



CROSS SECTION: WORTH CROSSING & PROFFIT ROAD

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE:434-293-3719

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
04/19/21	INITIAL SUBMITTAL
12/13/21	REVISIONS TO THE REZONING ADDRESSING STAFF COMMENTS
2/10/22	REVISIONS TO THE REZONING ADDRESSING FINAL STAFF COMMENTS

MAPLEWOOD DEVELOPMENT (ZMA2021-6)
PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN (SHEET 2 OF 4)
RIVANNA MAGISTERIAL DISTRICT

APRIL 19, 2021

SCALE
N/A

SHEET 2

CURVE TABLE
TAX MAP 46B4 PARCEL 4

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	75.00'	140.69'	107°28'43"	S18°46'13"E	120.95'
C2	521.54'	106.96'	11°45'01"	S29°05'38"W	106.77'
C3	920.00'	156.74'	9°45'42"	S28°05'59"W	156.56'

LEGEND
MANAGED SLOPES
PROPERTY LINE

TMP.32-36F
SJS Limited Company 200
DB.1478 p.261
DB.1064 pp.533-545plat)

TMP.32-37C1
Mary R. & George R. Mercer
DB.3522 p.181
DB.3522 pp.194-212plat)

WALGREENS

TMP.32-37C
WGN PROFFITT LLC C/O WALGREEN
DB.3790 p.692
DB.3522 pp.194-212plat)

TMP.46B4-3
JA-ZAN LLC
DB.4873 pp.153-161
3.426 Acres

N40°57'38"E 308.21'

N17°28'24"E 211.28'

S72°30'19"E 208.50'

N58°45'39"W 301.69'

S32°58'50"W 182.61'

35.34'
S34°58'09"W

Reserved
0.071 Ac
Portion

Total 0.142 Ac Portion
DB.1126 P.178
Reserved
0.213 Ac Portion

20' ACSA Esmt.
D.B.3942 pp.462-467

35' Slope & Drainage Esmt.
D.B.3522 pp.194-212

10' Construction Esmt.
D.B.3522 pp.194-212

Var. Temporary ACSA Esmt.
D.B.3942 pp.462-467

30' VEPCO Esmt.
D.B.3607 pp.695-702

Aprox. Sight Dist. Esmt.
D.B.3522 pp.189-193

Aprox. Location of
Cross Access Esmt.
D.B.3522 pp.194-212

Aprox.San. Sewer Esmt.
D.B.3522 pp.194-212
D.B.3522 pp.189-193

Aprox. San. Sewer Esmt.
D.B.3522 p.189 as shown at
D.B.3942 pp.462-467

Aprox. San. Sewer Esmt.
D.B.1127 p.330 as shown at
D.B.3942 pp.462-467

70' Storm Sewer Esmt.
D.B.3522 pp.194-212
D.B.3522 pp.189-193

Storm Sewer Esmt.
as shown at
D.B.1281 pp.342

Storm Sewer Esmt.
as shown at
D.B.1281 pp.342

PROFFIT ROAD
STATE ROUTE 649

TMP.32A-02-1A2
CHARLOTTESVILLE PROFFIT LLC
c/o RENAUD CONSULTING
DB.5130, PG.703

TMP.32A-02-1A3
MPB INC c/o SENTARA
HEALTHCARE TAX
DEPARTMENT 6015
DB.5476, PG.471

WORTH CROSSING (70' PUBLIC)
D.B.1018 P.403, D.B.1290 pp.395-696

REGENT STREET

TMP.46B4-05
PETCHEL, ROBERT G OR KATHLEEN O
DB.1685, PG.014

TMP.32-36E0
LIGHTHOUSE WORSHIP CENTER INC
DB.3863, PG.154

TMP.32-36G0
LIGHTHOUSE WORSHIP CENTER INC
DB.2664, PG.033

S.P.C. Grid North
Va. South Zone

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
04/19/21	INITIAL SUBMITTAL
12/13/21	REVISIONS TO THE REZONING ADDRESSING STAFF COMMENTS
2/10/22	REVISIONS TO THE REZONING ADDRESSING FINAL STAFF COMMENTS

MAPLEWOOD DEVELOPMENT (ZMA2021-6)
PLANNED RESIDENTIAL DEVELOPMENT
EXISTING CONDITIONS (SHEET 3 OF 4)
RIVANNA MAGISTERIAL DISTRICT

APRIL 19, 2021

SCALE
1" = 60'

SHEET 3

TMP.32-36F
SJS Limited Company 200
DB.1478 p.261
DB.1064 pp.533-545plat)

TMP.32-37C1
Mary R. & George R. Mercer
DB.3522 p.181
DB.3522 pp.194-212plat)

WALGREENS

TMP.32-37C
WGN PROFFITT LLC C/O WALGREEN
DB.3790 p.692
DB.3522 pp.194-212plat)

TMP.46B4-3
JA-ZAN LLC
DB.4873 pp.153-161
3.426 Acres

TMP.32A-02-1A2
CHARLOTTESVILLE PROFFIT LLC
c/o RENAUD CONSULTING
DB.5130, PG.703

TMP.32A-02-1A3
MPB INC c/o SENTARA
HEALTHCARE TAX
DEPARTMENT 6015
DB.5476, PG.471

TMP.46B4-05
PETCHEL, ROBERT G OR KATHLEEN O
DB.1685, PG.014

TMP.32-36E0
LIGHTHOUSE WORSHIP CENTER INC
DB.3863, PG.154

TMP.32-36G0
LIGHTHOUSE WORSHIP CENTER INC
DB.2664, PG.033

PROFFIT ROAD
STATE ROUTE 649

REGENT STREET

WORTH CROSSING (70' PUBLIC)
D.B.1018 P.403, D.B.1290 pp.395-696

PROPOSED SWM FACILITY

PRIVATE ACCESS EASEMENT / TRAVELWAY

20' ACSA Esmt.
D.B.3942 pp.462-467

35' Slope & Drainage Esmt.
D.B.3522 pp.194-212

10' Construction Esmt.
D.B.3522 pp.194-212

Var. Temporary ACSA Esmt.
D.B.3942 pp.462-467

30' VEPCO Esmt.
D.B.3607 pp.695-702

20' ACSA Esmt.
D.B.3942 pp.462-467

Aprox. Sight Dist. Esmt.
D.B.3522 pp.189-193

Aprox. Location of Cross Access Esmt.
D.B.3522 pp.194-212

Aprox. San. Sewer Esmt.
D.B.3522 pp.194-212
D.B.3522 pp.189-193

Aprox. San. Sewer Esmt.
D.B.3522 p.189 as shown at
D.B.3942 pp.462-467

Aprox. San. Sewer Esmt.
D.B.1127 p.330 as shown at
D.B.3942 pp.462-467

Aprox. San. Sewer Esmt.
D.B.1127 p.330 as shown at
D.B.3942 pp.462-467

Var. Temporary ACSA Esmt.
D.B.3942 pp.462-467

30' Storm Sewer Esmt.
D.B.3522 pp.194-212
D.B.3522 pp.189-193

S.P.C. Grid North
Va. South Zone

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND
- PROPERTY LINE
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED UNDERGROUND DETENTION FACILITY

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

DESCRIPTION	DATE
INITIAL SUBMITTAL	
REVISIONS TO THE REZONING ADDRESSING STAFF COMMENTS	04/19/21
REVISIONS TO THE REZONING ADDRESSING FINAL STAFF COMMENTS	12/13/21
	2/10/22

MAPLEWOOD DEVELOPMENT (ZMA2021-6)
PLANNED RESIDENTIAL DEVELOPMENT
GRADING & UTILITY PLAN (SHEET 4 OF 4)
RIVANNA MAGISTERIAL DISTRICT

APRIL 19, 2021

SCALE
1" = 60'

SHEET 4