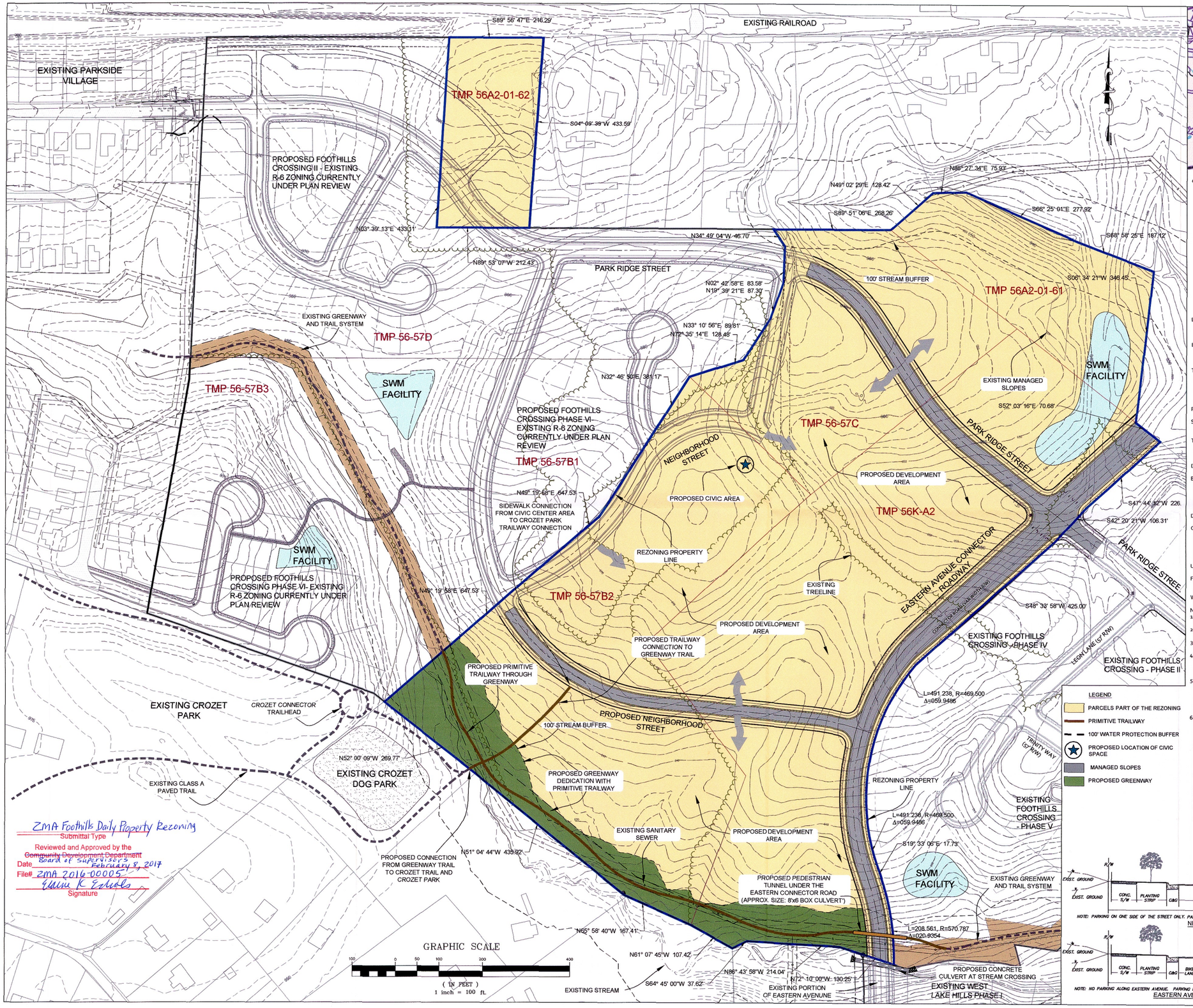
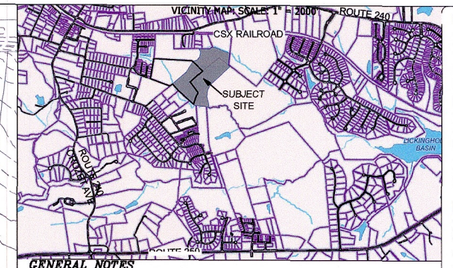


ZMA Foothills Daily Property Rezoning
Submittal Type
Reviewed and Approved by the
~~Community Development Department~~
Board of Supervisors
Date February 8, 2017
File# ZMA 2016-00005
Emilie K Edmonds
Signature



GENERAL NOTES

OWNERS:

TMP 056K0-00-00-000A2
FOOTHILLS CROSSING INC.
321 EAST MAIN STREET, SUITE 201
CHARLOTTESVILLE, VA 22902
REZONING ACREAGE: 15.46 AC
EXISTING ZONING: R-1

TMP 05600-00-00-057C0
ROUTE 240 HOLDINGS LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902
REZONING ACREAGE: 5.38 AC
EXISTING ZONING: R-1

TMP 05600-00-00-057B2
DAILY, EDMUND J & CHRISTOPHER DAILY & CYNTHIA DAILY DICANIO
326 NASSAU BOULEVARD GARDEN
CITY PARK, NY 11040
REZONING ACREAGE: 11.72 AC
EXISTING ZONING: R-1

TMP 056A2-01-00-06200
ROUTE 240 HOLDINGS LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902
REZONING ACREAGE: 2.13 AC
EXISTIGN ZONING: R-2

TMP 056A2-01-00-06100
ROUTE 240 HOLDINGS LLC C/O
REDLIGHT MANAGEMENT OR
MAIN STREET HOLDINGS
PO BOX 1467
CHARLOTTESVILLE, VA 22902
REZONING ACREAGE: 3.24 AC
EXISTING ZONING: LI

DEVELOPER: RIVERBEND DEVELOPMENT, INC.
455 SECOND STREET SE, SUITE 200
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902

TOTAL PROJECT AREA:

TMP 056K0-00-00-000A2 (including R/W):	15.46 AC
TMP 05600-00-00-057C0 (including R/W):	5.38 AC
TMP 05600-00-00-057B2 :	11.72 AC
TMP 056A2-01-00-06200 (including R/W):	2.13 AC
TMP 056A2-01-00-06100 (PART OF):	3.24 AC.
	37.93 AC. TOTAL

PROPOSED ZONING: R-6 ZONING

SETBACKS: DEVELOPMENT SHALL CONFORM TO THE SETBACKS FOR R-6 ZONING IN ACCORDANCE WITH SECTION 4.19 OF THE ALB. CO. ZONING ORDINANCE.

TOPOGRAPHY: TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH, GALE & ASSOCIATES & LOUISA AERIAL SURVEYS, JANUARY 2007. BOUNDARY INFORMATION PROVIDED BY ROUDABUSH, GALE & ASSOCIATES.

DATUM: NAVD 1988

BUILDING TYPE: A MINIMUM OF 50% OF THE PROPOSED LOTS WILL BE SINGLE FAMILY DETACHED HOUSES. SINGLE FAMILY ATTACHED (SFA) UNITS AND TOWNHOUSES MAY BE CONSTRUCTED IN THE AREAS ADJACENT TO PARK RIDGE DRIVE AND THE EASTERN CONNECTOR ROADWAY. A MINIMUM OF 10% OF THE UNITS SHALL BE SFA OR TOWNHOUSE UNITS.

DENSITY: MAXIMUM NUMBER OF PROPOSED UNITS SHALL NOT EXCEED 280 UNITS.

CIVIC AREA: 20,000 SF MINIMUM RECREATION AREA. THE FACILITIES CONTAINED WITHIN THE CIVIC AREA SHALL BE DETERMINED DURING THE SITE PLAN OR SUBDIVISION PROCESS, BUT MAY INCLUDE FACILITIES SUCH AS A TOT LOT, CLUBHOUSE, RECREATIONAL FIELD, PICNIC AREA, PLAZA/ COMMUNITY MEETING SPACE, AND/OR SPORTS COURT, OR COMBINATION THEREOF.

UTILITIES: COUNTY WATER AND SEWER

FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0229D DATED FEBRUARY 4, 2005.

WPO STREAM BUFFER: THE 100' STREAM BUFFERS ARE SHOWN ON THE PROPERTY. NO PROPOSED LOTS OR DEVELOPMENT SHALL BE LOCATED WITHIN THE 100' STREAM BUFFER AREAS.

NOTES:

1. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS. SEE CROSS SECTIONS ON THIS APPLICATION PLAN FOR THE DESIGN OF THE STREETS.
2. EXACT LOCATION OF NEIGHBORHOOD STREETS AND ALLEYS WITHIN THE LIMITS OF THE REZONING SHALL BE DETERMINED DURING THE SITE PLAN OR SUBDIVISION PROCESS.
3. ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES AND SIDEWALKS IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS.
4. PARKING FOR THE PROPOSED DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 18.4.12. EACH PRELIMINARY SITE AND SUBDIVISION PLAT WILL INCLUDE A PARKING AND LOADING NEEDS STUDY FOR THE PROPOSED DEVELOPMENT SHOWN IN THE PRELIMINARY PLAN.
5. THE PROPOSED DEVELOPMENT SHALL INCLUDE A CIVIC AREA LOCATED IN THE APPROXIMATE LOCATION AS SHOWN ON THE APPLICATION PLAN. ACTIVE RECREATIONAL AND/OR MEETING AREAS SHALL BE PROVIDED WITHIN THE PROPOSED CIVIC AREA. THE CIVIC AREA SHALL BE CONNECTED TO THE CROZET TRAIL NETWORK THOUGH THE SIDEWALKS AND TRAILWAYS PROPOSED WITH THIS DEVELOPMENT AS SHOWN ON THE APPLICATION PLAN.
6. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT. THE PROPOSED DEVELOPMENT SHALL HAVE A MINIMUM OF 25% OPEN SPACE.
7. A MASTER STORMWATER MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO ALBEMARLE COUNTY FOR REVIEW AND APPROVAL, PRIOR TO THE APPROVAL OF THE FIRST INITIAL SITE PLAN OR SUBDIVISION PLAT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE LOCATED OUTSIDE OF THE WATER PROTECTION BUFFER AREAS.
8. THERE ARE NO PRESERVED SLOPES LOCATED ON THE PROPERTY. THE MANAGED SLOPES ARE SHOWN AND LABELED ON THE APPLICATION PLAN.
9. BUILDINGS SHALL BE ORIENTED TOWARD PUBLIC STREETS.
10. THIS PROJECT SHALL BE DEVELOPED IN A MINIMUM OF 2 PHASE AND MAXIMUM OF 2 PHASES.
11. A GROUP MAILBOX LOCATION SHALL BE PROVIDED WITHIN THE CIVIC AREA.
12. GARAGES SHALL BE STEPPED BACK A MINIMUM OF 3 FEET FROM THE FRONT OF THE PRIMARY RESIDENCE FOR SINGLE FAMILY UNITS TO MEET RELEGATED PARKING REQUIREMENTS.
13. THE PROPOSED ROADWAY NETWORK SHALL BE AN IRREGULAR GRID PATTERN. CUL-DE-SACS SHALL NOT BE UTILIZED UNLESS IT IS NOT FEASIBLE TO CONNECT STREETS DUE TO EXISTING ENVIRONMENTALLY SENSITIVE AREAS, STORMWATER MANAGEMENT FACILITIES, STEEP TERRAIN, GRADE SEPARATIONS, AND/OR STREET DESIGN REQUIREMENTS THAT PROHIBIT A GRID FORM OR CONNECTIONS AS DETERMINED BY THE DIRECTOR OF PLANNING IN CONSULTATION WITH VDOT, FIRE/RESCUE, AND COUNTY ENGINEER WHEN APPROPRIATE.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/16/16	INITIAL SUBMITTAL
05/16/16	REVISED TO ADDRESS COUNTY COMMENTS
07/18/16	REVISED TO ADDRESS COUNTY COMMENTS
01/03/17	UPDATED PARCEL NUMBERS FOR PROPERTIES BASED ON LATEST RECORD PLAT

FOOTHILLS CROSSING ZONING MAP AMENDMENT
APPLICATION PLAN
WHITEHALL MAGISTERIAL DISTRICT

FEBRUARY 16, 2016

SCALE 1" = 100'

SHEET 1 OF 1