

ZMA APPLICATION PLAN 201500004 FOR
COMMONWEALTH SENIOR LIVING
TAX MAP 78, PARCEL 55A1
RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1,000'

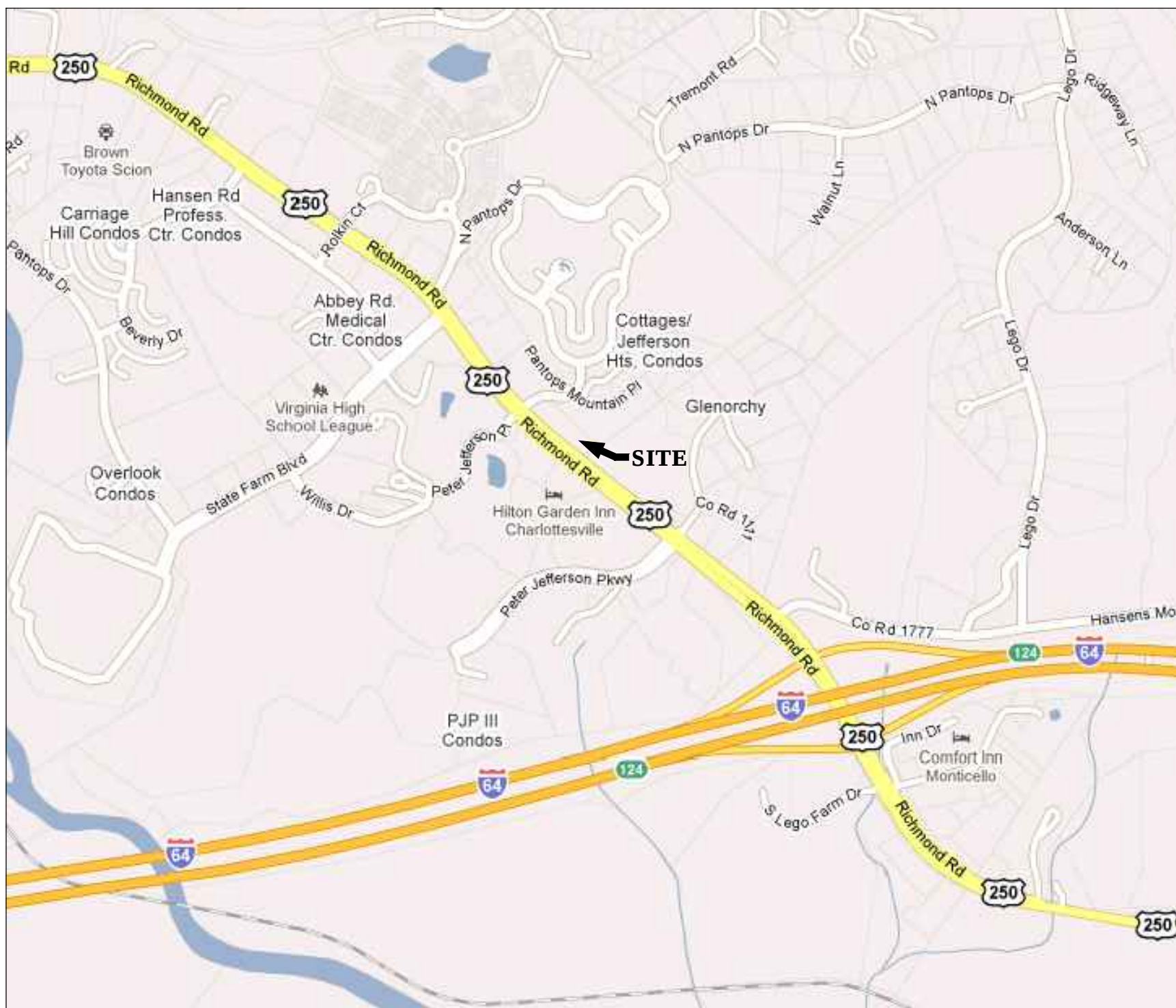


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- C1 - COVER SHEET
C2 - REGIONAL CONTEXT MAP
C3 - APPLICATION PLAN

PROPERTY INFORMATION

OWNER/DEVELOPER:
COMMONWEALTH ASSISTED LIVING
534 EAST MAIN STREET, SUITE B
CHARLOTTESVILLE, VA 22902

LEGAL REFERENCE:
11/18/2003 MAINTENANCE AGREEMENT PER DB 2641 PG 037
09/26/2002 CERTIFICATE OF PLAT PER DB 2278 PG 495
REDIVISION OF TM 78-55A1 & 55A5
12.218
-7.035 AC TO TM 78-55A5
-1.332 AC TO TM 78-55A7
= 3.851 PER PB 2278 PG 498
06/22/2000 NEW SURVEY PER PB 1929 PG 702

MAGISTERIAL DISTRICT:
RIVANNA

ACREAGE:
3.851

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY:
ALTA/ACSM TITLE SURVEY OF LOT A
FOR COMMONWEALTH SENIOR LIVING AT CHARLOTTESVILLE
PREPARED BY LINCOLN SURVEYING (CHARLOTTESVILLE, VIRGINIA)

SOURCE OF TOPOGRAPHY:
FOUR (4) FOOT INTERVAL TOPOGRAPHIC DATA FROM ALBEMARLE COUNTY GIS

BENCHMARK(S):
NAVD83

WATER SOURCE:
ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE:
ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: PRD (a portion of ZMA99-01 Pantops Place approved 01/12/2000)

THIS PROPERTY LIES WITHIN THE US 250 ENTRANCE CORRIDOR OVERLAY DISTRICT

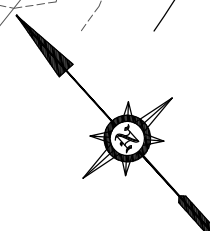
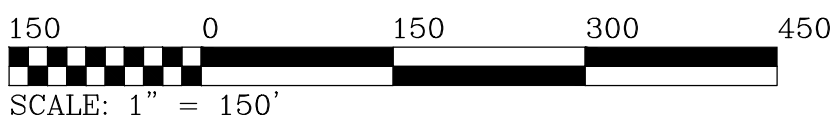
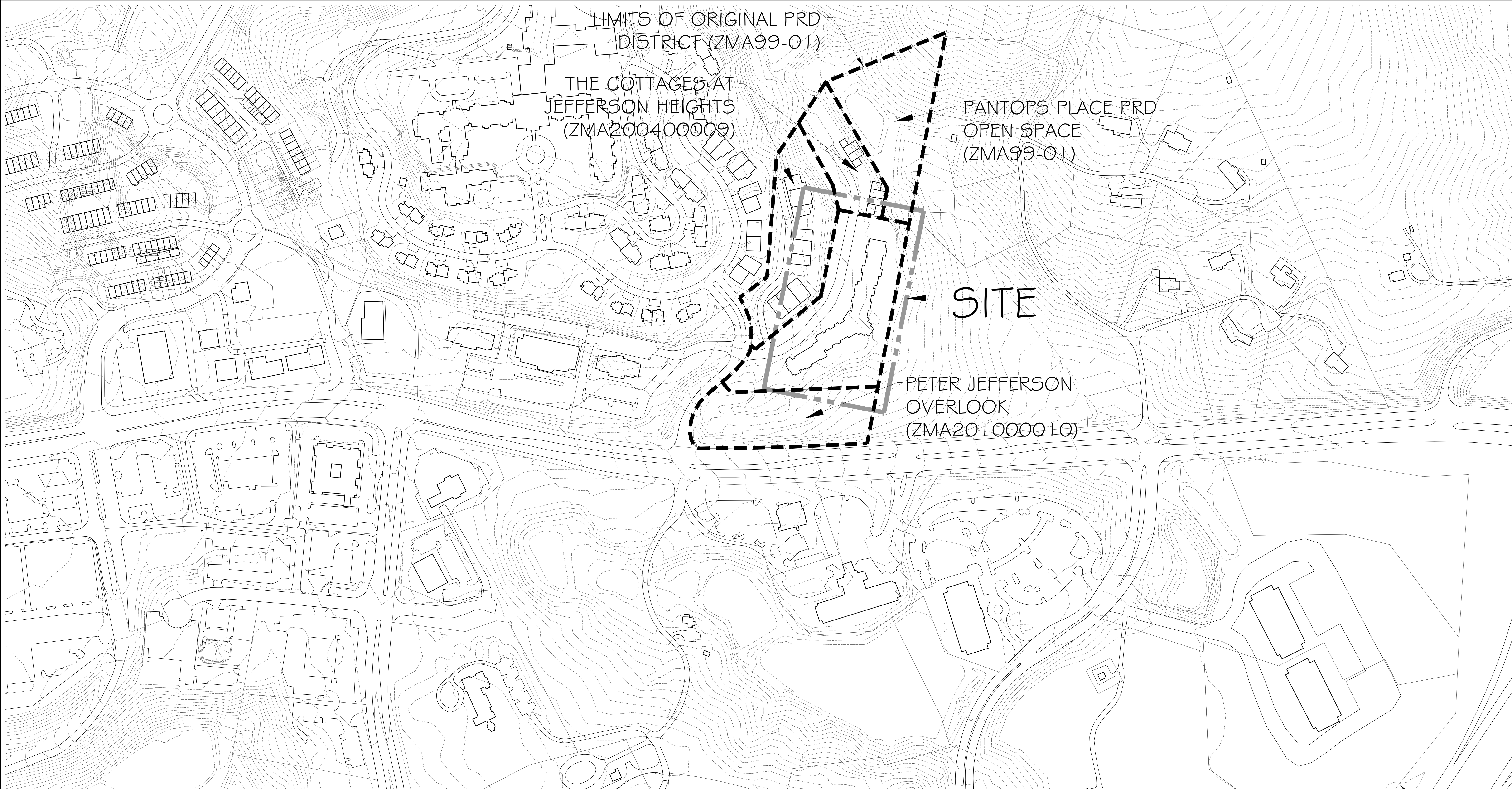
SETBACKS: FRONT YARD SIDE YARD REAR YARD
BUILDING NONE NONE 20'

APPLICATION PLAN NOTES:

THIS APPLICATION PLAN IS IN GENERAL ACCORDANCE WITH SDP 2001-065 (Pantops Place - Final) AND DOES NOT PROPOSE ANY SUBSTANTIAL CHANGES TO SDP 2001-065. IN CONJUNCTION WITH THIS APPLICATION PLAN, THE APPLICANT IS REQUESTING AN AMENDMENT TO THE PROFFERS APPROVED WITH ZMA99-01 TO ALLOW AN INCREASE IN THE MAXIMUM NUMBER OF INDEPENDENT LIVING AND ASSISTED LIVING UNITS WITHIN THE EXISTING BUILDING.

THE PROPERTY IS SUBJECT TO THE CONDITIONS AND PROFFERS OF: ZMA 99-01 AND SDP 2001-065 AS AMENDED HEREIN.

COVER SHEET	
1.	01/12/2000 BOS APPROVAL OF ZMA99-01
2.	03/25/2015 COUNTY COMMENTS
APPLICATION PLAN FOR: COMMONWEALTH SENIOR LIVING ALBEMARLE COUNTY, VIRGINIA	
Date	07/06/2015
Scale	
Sheet No.	1 OF 3
File No.	15.034



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
P.O. BOX 1113 TROY, VA 22974 PHONE: (434) 207-8086 JUSTIN@SHIMP-ENGINEERING.COM

REGIONAL CONTEXT MAP	
1.	07/12/2000 BOS APPROVAL OF ZMA99-01
2.	08/17/2015 COUNTY COMMENTS

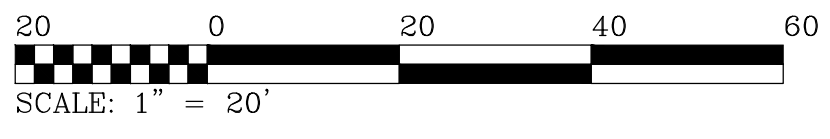
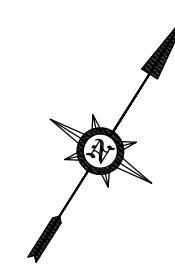
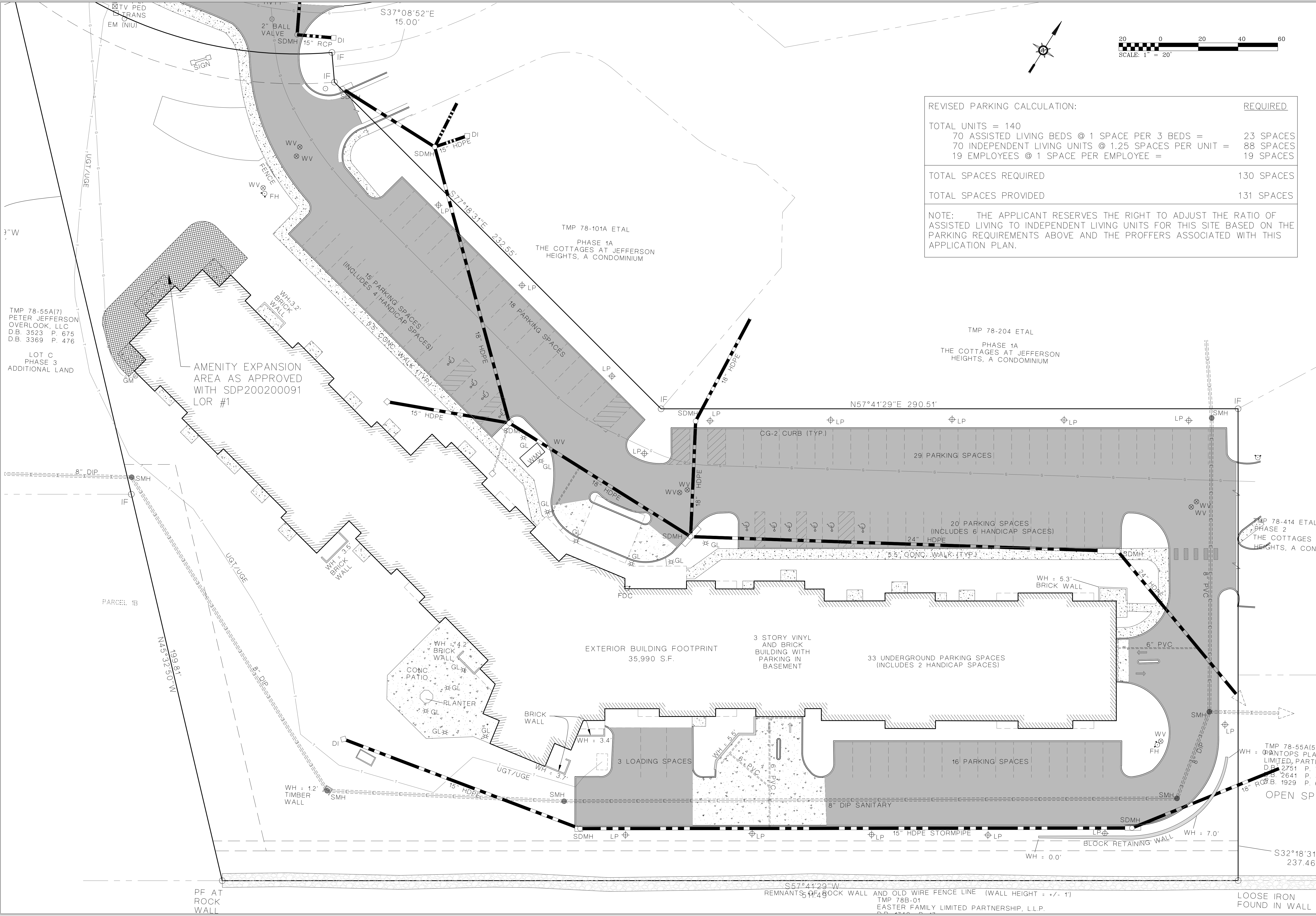
APPLICATION PLAN FOR:
COMMONWEALTH SENIOR LIVING
ALBEMARLE COUNTY, VIRGINIA

Date
07/06/2015

Scale
1" = 150'

Sheet No.
2 OF 3

File No.
15.034



REVISED PARKING CALCULATION:		REQUIRED
TOTAL UNITS = 140		
70 ASSISTED LIVING BEDS @ 1 SPACE PER 3 BEDS =		23 SPACES
70 INDEPENDENT LIVING UNITS @ 1.25 SPACES PER UNIT =		88 SPACES
19 EMPLOYEES @ 1 SPACE PER EMPLOYEE =		19 SPACES
TOTAL SPACES REQUIRED		130 SPACES
TOTAL SPACES PROVIDED		131 SPACES
NOTE: THE APPLICANT RESERVES THE RIGHT TO ADJUST THE RATIO OF ASSISTED LIVING TO INDEPENDENT LIVING UNITS FOR THIS SITE BASED ON THE PARKING REQUIREMENTS ABOVE AND THE PROFFERS ASSOCIATED WITH THIS APPLICATION PLAN.		

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TMP 78-55A(7)
PETER JEFFERSON
OVERLOOK, LLC
D.B. 3523 P. 675
D.B. 3369 P. 476

LOT C
PHASE 3
ADDITIONAL LAND

AMENITY EXPANSION
AREA AS APPROVED
WITH SDP200200091
LOR #1

TMP 78-204 ETAL
PHASE 1A
THE COTTAGES AT JEFFERSON
HEIGHTS, A CONDOMINIUM

TMP 78-414 ETAL
PHASE 2
THE COTTAGES AT JEFFERSON
HEIGHTS, A CONDOMINIUM

APPLICATION PLAN FOR:
COMMONWEALTH ASSISTED LIVING
ALBEMARLE COUNTY, VIRGINIA

APPLICATION PLAN		
1.	07/12/2005	BOS APPROVAL OF ZMA99-01
2.	03/27/2015	COUNTY COMMENTS
3.	03/25/2015	COUNTY COMMENTS

APPLICATION PLAN FOR:
Date
07/06/2015
Scale
1" = 20'
Sheet No.
3 OF 3
File No.
15.034