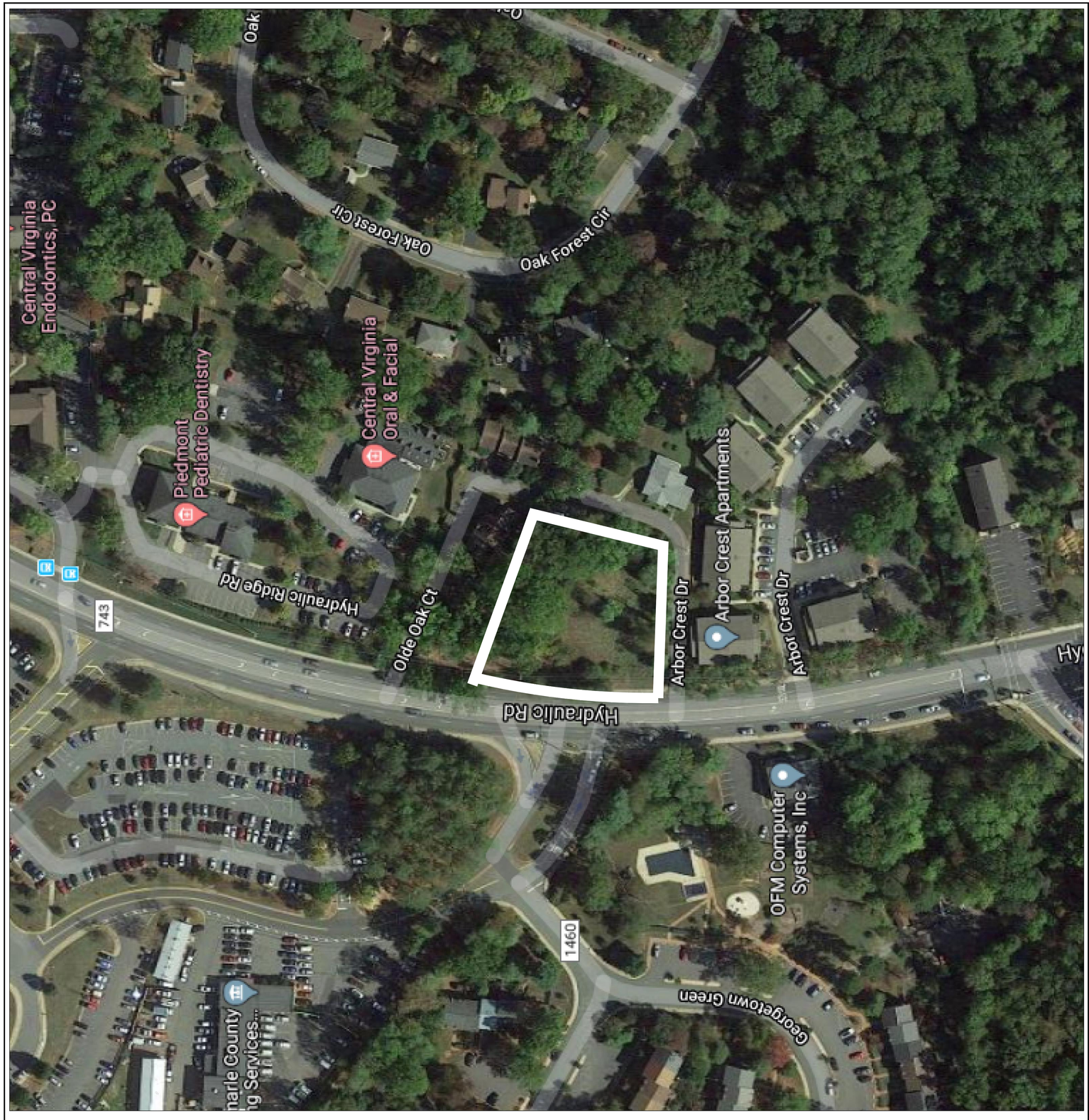


1 Z-101 *REGIONAL CONTEXT MAP*
SCALE: 1" = 60'

60' 0 60' 120' 180'
SCALE: 1"=60'

CONCEPT PLAN FOR

ZMA2022-00012
ARBOR OAKS TOWNES

TMP 06100-00-00-03800

JACK JOUETT DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PARCEL DATA

LEGAL REFERENCE:	TMP 06100-00-00-03800
MAGISTERIAL DISTRICT:	JACK JOUETT
OWNER:	FUSION PROPERTIES, LLC 325 BARRACKS HILL CHARLOTTESVILLE, VA 22901
SITE PLAN NUMBER:	NONE
RECORDED DEEDS:	DB 5351-547
PARCEL ADDRESS:	NOT ASSIGNED
PARCEL AREA:	0.96 ACRES
CURRENT ZONING DISTRICT:	R4 – RESIDENTIAL AIA – AIRPORT IMPACT AREA EC – ENTRANCE CORRIDOR OVERLY
CURRENT USE:	VACANT
SOURCE OF BOUNDARY:	PLAT RECORDED IN DB 224-200
SOURCE OF TOPOGRAPHY:	ALBEMARLE COUNTY GIS DATA.
PUBLIC WATER SUPPLY:	THIS PARCEL IS LOCATED IN THE IVY CREEK WATER SUPPLY WATERSHED
FLOODPLAIN:	PORTION OF PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. , EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

REZONING DATA

APPLICANT:	FUSION PROPERTIES, LLC 325 BARRACKS HILL CHARLOTTESVILLE, VA 22901
PROPOSED ZONING DISTRICT:	R15 – RESIDENTIAL WITH CLUSTER
COMP PLAN DESIGNATION:	URBAN DENSITY RESIDENTIAL – PLACES29 MASTER PLAN
PROPOSED USE:	14 TOWNHOUSES.
PROPOSED GROSS DENSITY:	14 DU/0.96 ACRES = 14.6 DU/ACRE
PROPOSED NET DENSITY	14 DU/0.96 ACRES = 14.6 DU/ACRE
MAXIMUM BUILDING HEIGHT:	65' (PER R-15 ZONING DISTRICT)
PROPOSED BUILDING HEIGHT:	25'
SETBACKS:	FRONT: MINIMUM 5' SIDE: MINIMUM 5' REAR: MINIMUM 20'
SWM VOLUME CONTROL:	PROPOSED ON-SITE UNDERGROUND CONCRETE TANK.
SWM WATER QUALITY:	PROPOSED ON-SITE PERVIOUS PAVERS
WATER & SEWER SERVICE:	THIS PARCEL IS LOCATED WITHIN THE ACSA JURISDICTIONAL AREA.
PROPOSED PARKING:	PARKING LOT
PARKING SPACES REQUIRED:	2 SPACES PER TOWNHOUSE 2 * 14 = 28 SPACES
PARKING PROVIDED:	29 SPACES (INCLUDES 1 ADA SPACE)

BUILDING NOTES:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERING DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC. WALL WILL ALSO REQUIRE A MAINTENANCE AGREEMENT.
2. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

LEGEND

- PROPOSED OPEN SPACE
- PROPOSED ADA COMPLIANT PERVOUS PAVERS

TBR	TO BE REMOVED
UP	UTILITY POLE
FH	FIRE HYDRANT
MH	SANITARY MANHOLE
STR	STORM STRUCTURE
UP	UTILITY POLE

SHEET INDEX

Z-101 ..... COVERSHEET & CONTEXT MAP
Z-102 ..... EXISTING CONDITIONS AND DEMOLITION PLAN
Z-103 ..... CONCEPTUAL PLAN
Z-104 ..... GRADING AND UTILITY PLAN
Z-105 ..... DETAILS
Z-106 ..... TYPICAL SECTIONS

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 30542
PROFESSIONAL ENGINEER
5/5/23

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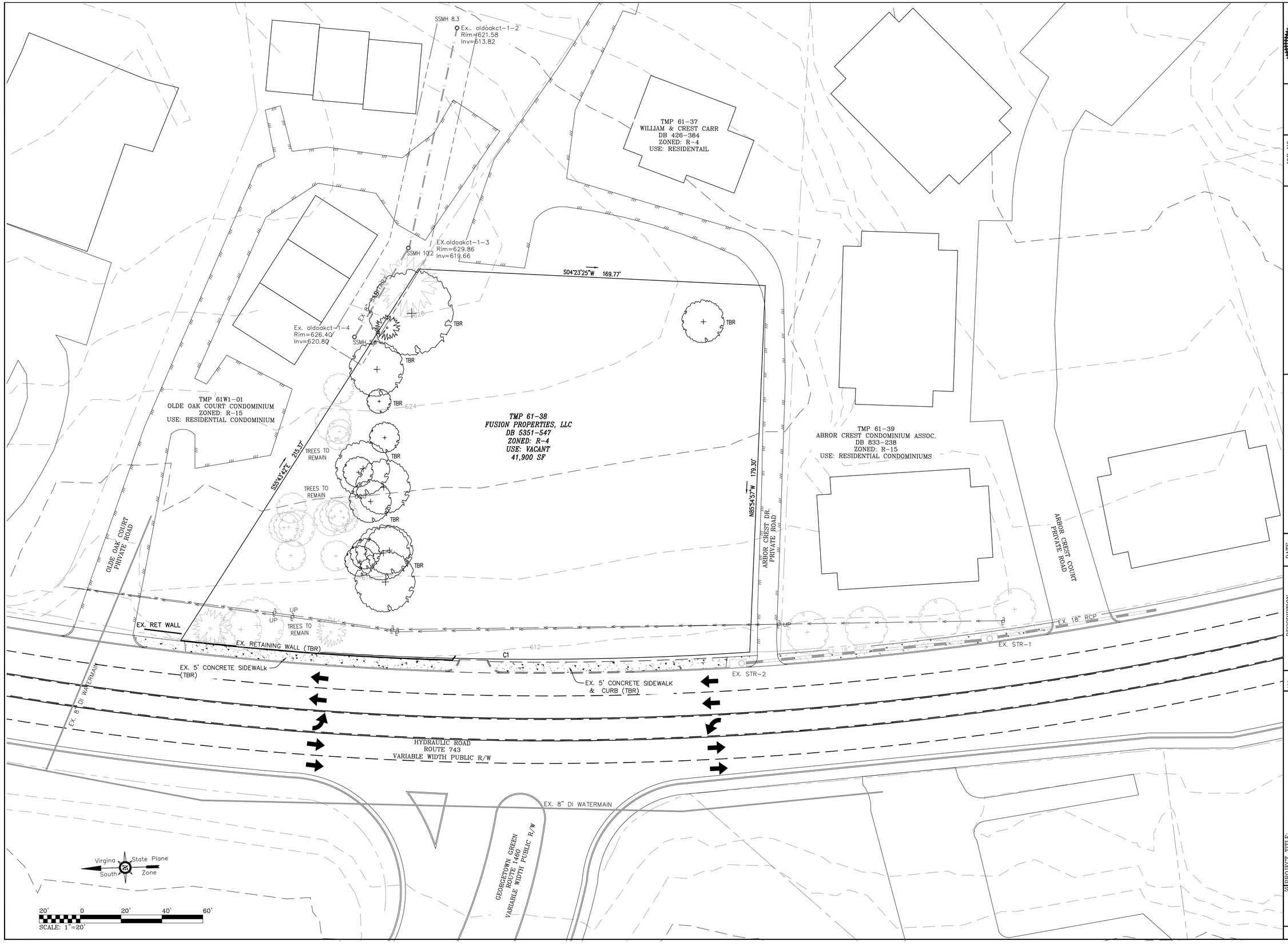
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NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	05/05/23

PROJECT TITLE: ZMA CONCEPT PLAN FOR ARBOR OAKS TOWNES

SHEET TITLE: COVERSHEET & CONTEXT MAP

Sheet No. Z-101



COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
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5/5/23

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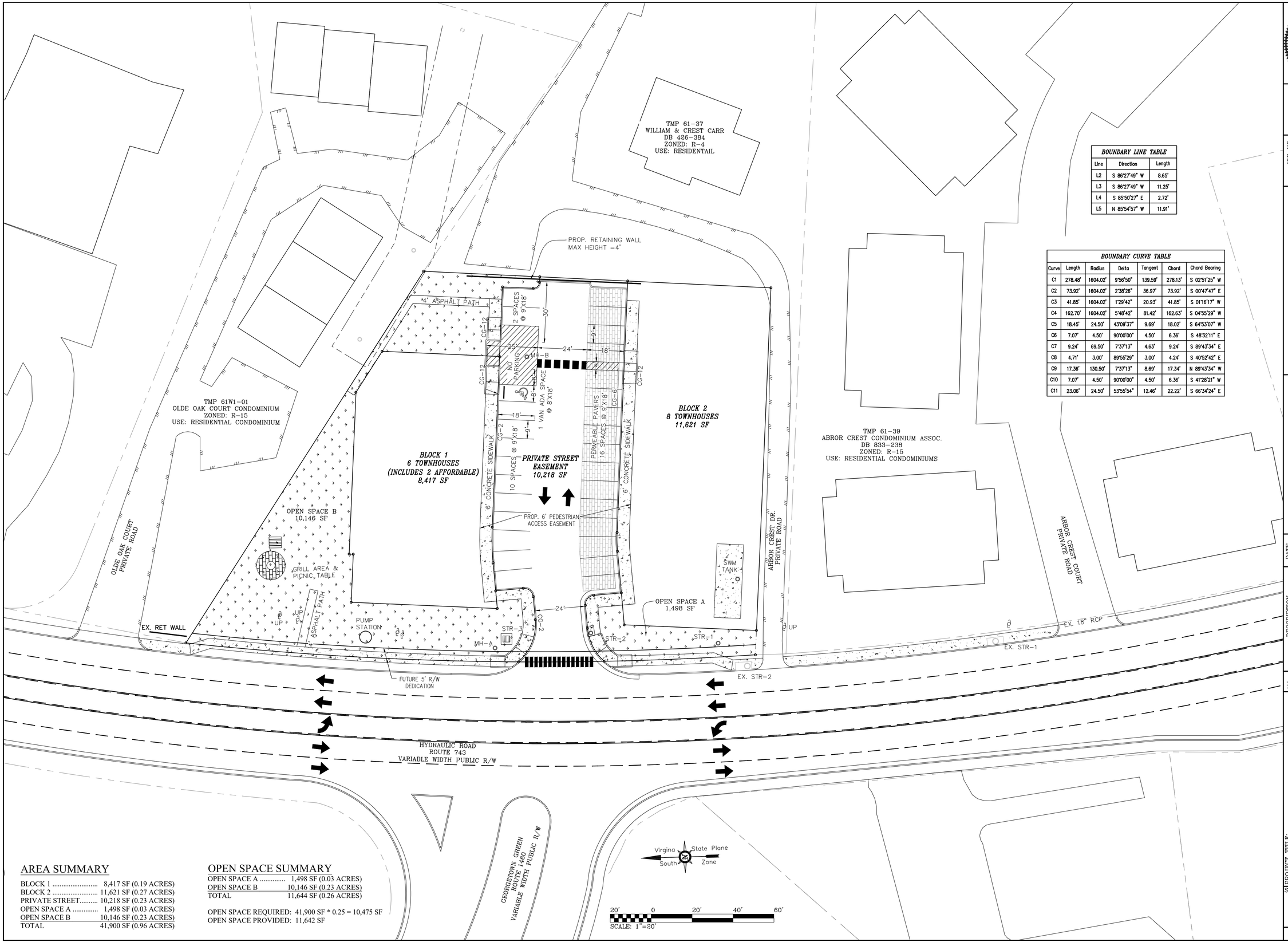
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ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES

SHEET TITLE:
EXISTING CONDITIONS & DEOMLITION PLAN

Sheet No.
Z-102



AREA SUMMARY

BLOCK 1	8,417 SF (0.19 ACRES)
BLOCK 2	11,621 SF (0.27 ACRES)
PRIVATE STREET	10,218 SF (0.23 ACRES)
OPEN SPACE A	1,498 SF (0.03 ACRES)
OPEN SPACE B	10,146 SF (0.23 ACRES)
TOTAL	41,900 SF (0.96 ACRES)

OPEN SPACE SUMMARY

OPEN SPACE A	1,498 SF (0.03 ACRES)
OPEN SPACE B	10,146 SF (0.23 ACRES)
TOTAL	11,644 SF (0.26 ACRES)

OPEN SPACE REQUIRED: 41,900 SF * 0.25 = 10,475 SF
OPEN SPACE PROVIDED: 11,642 SF

BOUNDARY LINE TABLE

Line	Direction	Length
L2	S 86°27'49" W	8.65'
L3	S 86°27'49" W	11.25'
L4	S 85°50'27" E	2.72'
L5	N 85°54'57" W	11.91'

BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	278.48'	1604.02'	9°56'50"	139.59'	278.13'	S 02°51'25" W
C2	73.92'	1604.02'	2°38'26"	36.97'	73.92'	S 00°47'47" E
C3	41.85'	1604.02'	1°29'42"	20.93'	41.85'	S 01°16'17" W
C4	162.70'	1604.02'	5°48'42"	81.42'	162.63'	S 04°55'29" W
C5	18.45'	24.50'	43°09'37"	9.69'	18.02'	S 64°53'07" W
C6	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 48°32'11" E
C7	9.24'	69.50'	7°37'13"	4.63'	9.24'	S 89°43'34" E
C8	4.71'	3.00'	89°55'29"	3.00'	4.24'	S 40°52'42" E
C9	17.36'	130.50'	7°37'13"	8.69'	17.34'	N 89°43'34" W
C10	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 41°28'21" W
C11	23.06'	24.50'	53°55'54"	12.46'	22.22'	S 66°34'24" E

COMMONWEALTH OF VIRGINIA
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PROJECT TITLE:
ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES

SHEET TITLE:
CONCEPTUAL PLAN

Sheet No.
Z-103

Ex.. oldoakct-1-2
Rim=621.58
Inv=613.82

TMP 61-37
WILLIAM & CREST CARR
DB 426-384
ZONED: R-4
USE: RESIDENTAIL

PROP. RETAINING WALL
MAX HEIGHT =4'

EX.oldoakct-1-3
Rim=629.86
Inv=619.66

EX. 8" SANITARY

4' ASPHALT PATH

PROP. BOA

Ex. oldoakct-1-4
Rim=626.40
Inv=620.80

628
624
620
616
612

MH - B

TMP 61W1-01
OLDE OAK COURT CONDOMINIUM
ZONED: R-15
USE: RESIDENTIAL CONDOMINIUM

PROP 2" FORCE MAIN
PROP 10" SANITARY EASEMENT
PROP. 8" PVC SANITARY
PROP. 20' SANITARY EASEMENT
PROP 20" WATER EASEMENT
PROP. 8" DI WATERMAIN
6' CONCRETE SIDEWALK

BLOCK 1
6 TOWNHOUSES
(INCLUDES 2 AFFORDABLE)
8,417 SF

PRIVATE STREET EASEMENT
10,218 SF

BLOCK 2
8 TOWNHOUSES
11,621 SF

OPEN SPACE B
10,146 SF

GRILL AREA &
PICNIC TABLE

PROP. 10' ELECTRIC EASEMENT

ASPHALT PATH

PUMP STATION

EX. RET WALL

PROP. FH

MH - A

STR-3

STR-2

STR-1

PROP. 15" HDPE

PROP. 15" HDPE

SWM TANK

SEE DETAIL 1
THIS SHEET

OPEN SPACE A
1,498 SF

OLDE OAK COURT
PRIVATE ROAD

ARBOR CREST DR.
PRIVATE ROAD

TMP 61-39
ABROR CREST CONDOMINIUM ASSOC.
DB 833-238
ZONED: R-15
USE: RESIDENTIAL CONDOMINIUMS

ARBOR CREST COURT
PRIVATE ROAD

EX. 18" RCP

EX. STR-1

EX. STR-2

FUTURE 5' R/W
DEDICATION

EX. 8" DI WATERMAIN

PROP. 8" DI WATERMAIN

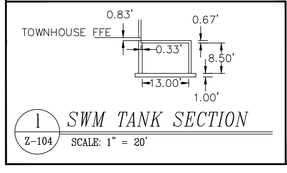
HYDRAULIC ROAD
ROUTE 743
VARIABLE WIDTH PUBLIC R/W

EX. 8" DI WATERMAIN

GEORGETOWN GREEN
ROUTE 1460
VARIABLE WIDTH PUBLIC R/W

Virgina South — State Plane Zone

20' 0 20' 40' 60'
SCALE: 1"=20'



1 SWM TANK SECTION
Z-104 SCALE: 1" = 20'

NOTES:
1. ONLY NATIVE PLANTINGS SHALL BE INSTALLED IN ALL LANDSCAPING.
2. ALL ROOF DRAINS MUST TIE INTO A STORM SYSTEM.
3. THE TOWNHOUSES CLOSEST TO HYDRAULIC ROAD SHALL HAVE FRONTS ORIENTED TO THE STREET.

COMMONWEALTH OF VIRGINIA
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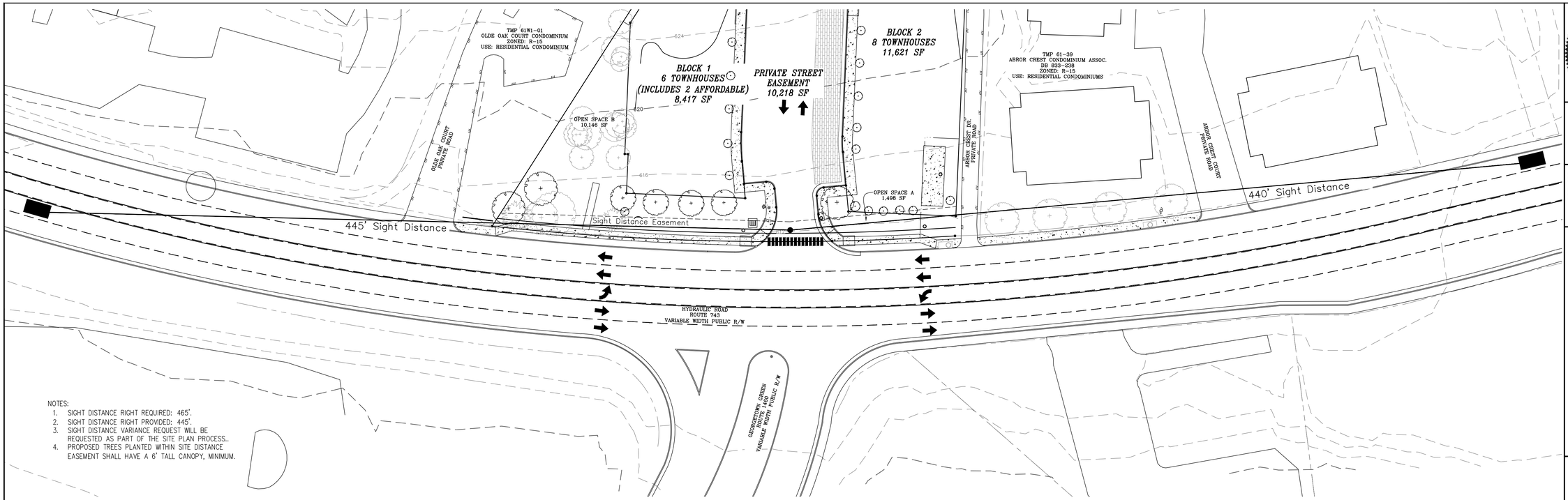
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PROJECT TITLE:
ZMA CONCEPT PLAN
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ARBOR OAKS TOWNES

SHEET TITLE:
GRADING AND UTILITY PLAN

Sheet No.
Z-104



NOTES:

1. SIGHT DISTANCE RIGHT REQUIRED: 465'.
2. SIGHT DISTANCE RIGHT PROVIDED: 445'.
3. SIGHT DISTANCE VARIANCE REQUEST WILL BE REQUESTED AS PART OF THE SITE PLAN PROCESS..
4. PROPOSED TREES PLANTED WITHIN SITE DISTANCE EASEMENT SHALL HAVE A 6' TALL CANOPY, MINIMUM.

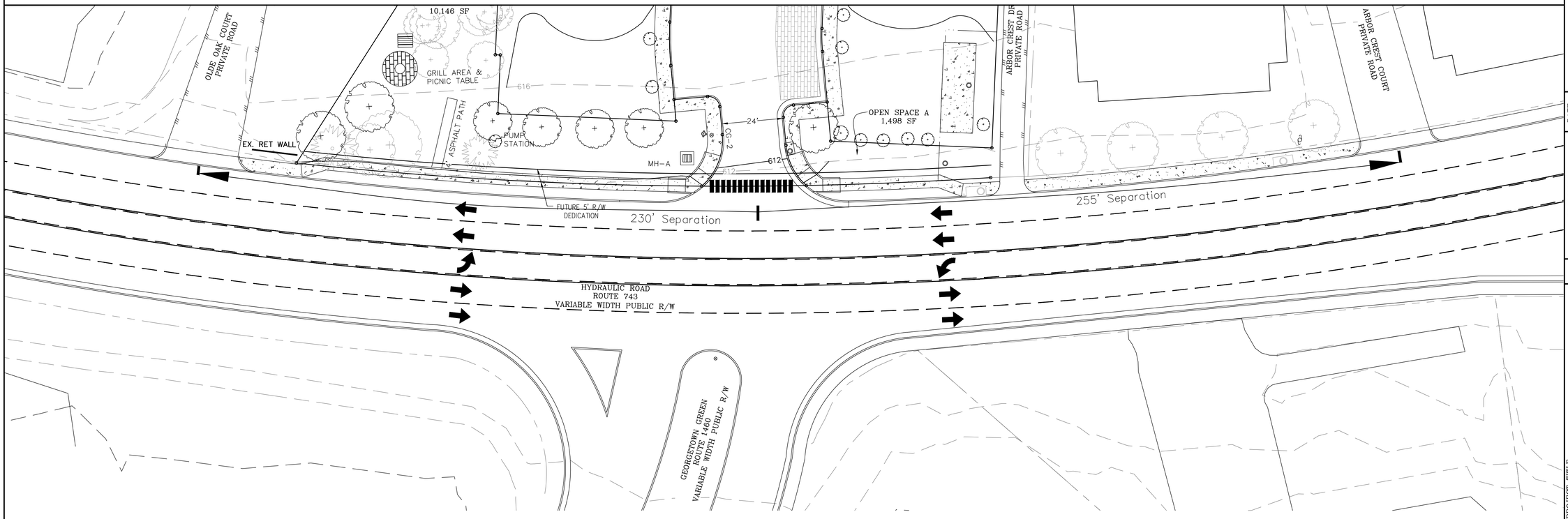
1 / Z-105 *SIGHT DISTANCE DETAIL*

SCALE: 1" = 30'

30' 0 30' 30' 30'

SCALE: 1"=30'

Virgina South State Plane Zone



2 / Z-105 *INTERSECTION SEPARATION DETAIL*

SCALE: 1" = 20'

20' 0 20' 40' 60'

SCALE: 1"=20'

Virgina South State Plane Zone

COMMONWEALTH OF VIRGINIA
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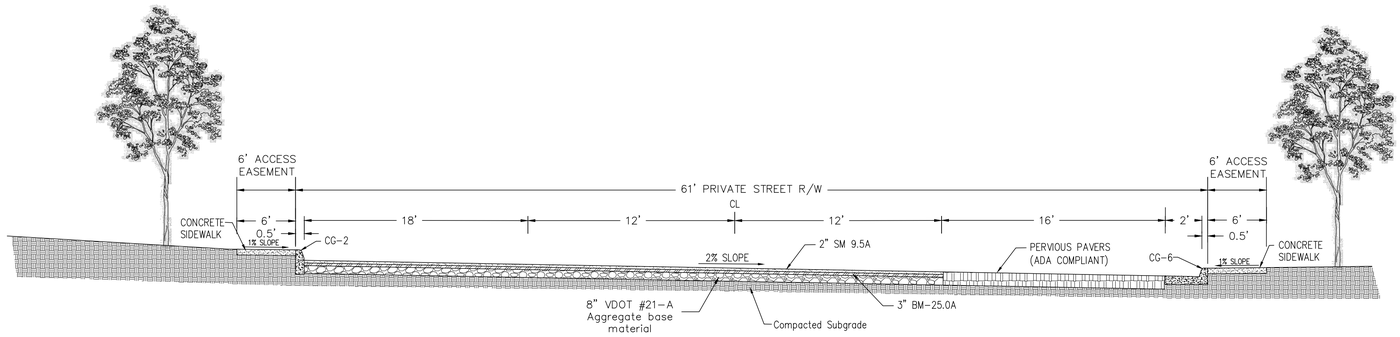
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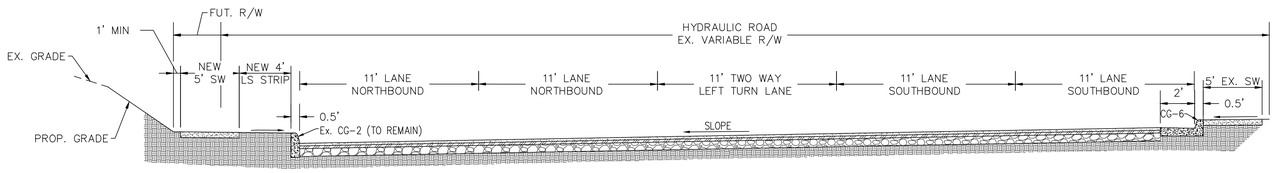
SHEET TITLE: DETAILS

Sheet No.
Z-105



1 / Z-106 *TYPICAL SECTION FOR PRIVATE STREET*

SCALE: NTS



2 / Z-106 *TYPICAL SECTION FOR HYDRAULIC ROAD*

SCALE: NTS

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SHEET TITLE:
TYPICAL SECTIONS

Sheet No.
Z-106