KENRIDGE SPECIAL USE PERMIT
AMENDED APPLICATION PLAN
RIO MAGISTERIAL DISTRICT

LEGEND:

- BUILDING/PARKING ENVELOPE (PARKING IN DRIVEWAY & GARAGES)
- BUILDING/PARKING ENVELOPE FOR MANOR HOUSE AND OFFICE
- TRAVELWAYS & GUEST PARKING AREA
- LANDSCAPING BUFFER AREA
- LANDSCAPING BUFFER ALONG ROUTE 250
- PROPERTY LINE
- LOT LINES
- PEDESTRIAN PATHWAYS

NOTE: SPACING OF THE PERIMETER BUFFER MAY BE ADJUSTED ALONG THE EASTERN & WESTERN BOUNDARY LINES TO ACCOMODATE EXISTING CONDITIONS AND PROPER LANDSCAPING SPACING FROM THE EXISTING PERIMETER LANDSCAPING ON THE ADJACENT PROPERTIES.

LANDSCAPING BUFFER LEGEND:

BUFFER AREA 1 (B1) - STAGGERED EVERGREEN TREE BUFFER
SIZE/SPACING: 8'-10' EVERGREEN TREES PLANTED 10' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE, OR NELLIE STEVENS HOLLY

BUFFER AREA 2 (B2) - STAGGERED EVERGREEN TREE BUFFER
SIZE/SPACING: 10'-12' EVERGREEN TREES PLANTED 10' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE, OR NELLIE STEVENS HOLLY
(NOTE: EXISTING LANDSCAPING BUFFER ON THESE (2) LOTS MAY REMAIN, OR THE LANDSCAPING MAY BE REPLACED PER THE SPECIFICATIONS LISTED FOR B2 BUFFER AREA).

BUFFER AREA 3 (B3) - SINGLE OR STAGGERED ROW OF EVERGREEN TREE BUFFER
SIZE/SPACING: 5'-8' EVERGREEN TREES PLANTED 14' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE (GIANT OR BABY), NELLIE STEVENS HOLLY, MAGNOLIA, & OTHER EVERGREEN SCREENING TREES.
(NOTE: HOMEOWNERS HAVE THE OPTION TO INSTALL DECIDUOUS TREES (40' SPACING) OR UNDERSTORY TREES (20' SPACING) ALONG WITH EVERGREEN SCRUBS WITHIN THE BUFFER.).

BUFFER AREA 4 (B4) - EXISTING LANDSCAPING TO REMAIN. REPLACEMENT OF ANY DEAD OR DYING TREES WITH SINGLE ROW OF EVERGREEN TREES
SIZE/SPACING: 6'-8' EVERGREEN TREES PLANTED 14' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE (GIANT OR BABY), NELLIE STEVENS HOLLY, MAGNOLIA, & OTHER EVERGREEN SCREENING TREES.

BUFFER AREA 5 (B5) - EXISTING TREE AND LANDSCAPING BUFFER TO REMAIN AS IS. (NO CHANGES TO THIS LANDSCAPING AREA). SPACING: REPLACE ANY DEAD OR DYING TREE WITH NEW 3" CALIPER TREE

SCREENING REQUIREMENT TO BE REMOVED WITH B4 BUFFER.

B1

B2

B3

B4

B5

S79°53'30"E R=1145.44' L=150.00'

S64°34'15"E R=1522.60' L=475.06'

VARIABLE WIDTH ACCESS, UTILITY & DRAINAGE EASEMENT

CHESAPEAKE & OHIO RAILROAD

KENRIDGE PARK DRIVE (PRIVATE ROAD) DB. 3426, PG. 447, 484 (PLAT)

RICHARD WOODS LANE (PRIVATE ROAD) DB. 3426, PG. 447, 484 (PLAT)

COLRIDGE DRIVE (PRIVATE ROAD) DB. 3426, PG. 447, 484 (PLAT)

IVY ROAD PROPERTIES, LLC
D.B. 2554 PG. 400
TAX PCL.: 06000-00-00-02800

L.F. PAYNE & SUSAN K. PAYNE
D.B. 3437 PG. 307
TAX PCL.: 060K0-00-00-000A0

KENRIDGE, LLC
D.B. 3109 PG. 387
TAX PCL.: 060K0-00-00-000A1

WHITE GABLES CHARLOTTESVILLE, L.C.
D.B. 2660 PG. 218
TAX PCL.: 06000-00-00-02600

MANOR HOUSE

OPEN SPACE

50' GRADING, LANDSCAPE & SIDEWALK EASEMENT D.B. 3426 PG. 447

SANITARY SEWER EASEMENT D.B. 2680 PG. 224 D.B. 3059 PG. 525 S.B. 3386 PG. 455

U.S. ROUTE 250 (VAR. WIDTH R/W)

U.S. ROUTE 250 VARIOUS WIDTH R.O.W.

(WEST BOUND LANE) (LEFT TURN LANE) (EAST BOUND LANE) (RIGHT TURN LANE)

EDGE OF PAVEMENT (EXISTING PAINT LINE)

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

REVISIONS	
DATE	DESCRIPTION
08/21/2023	INITIAL SUBMITTAL

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