

Project Proposal for Floating Dock on TMP 45-10 A

Our property is a fully wooded 10 acre ridge overlooking the Rivanna Reservoir and is the site of our retirement home on Earlysville Road which is currently under construction. Access to our dock is over an existing gravel driveway which served as the driveway from the Hugh Carr residence to Hydraulic Rd. before the reservoir was created.

We propose to construct a low profile floating dock at the river end of the access road for daytime use of our non-motorized watercraft such as our kayak, a rowing shell, and a canoe. Land area to be disturbed will be limited to the small area required to construct the 4 ft. by 6 ft. fixed deck gangway to the floating dock as shown on the attached dock design sketch. This specific area of shoreline has been used for decades by local fishermen and others for recreational purposes, but is now our private residence.

The only public benefit of our dock is that we will not be using other public landing or dock facilities.

Our property is bounded by the Rivanna Reservoir, Earlysville Road (opposite Ivy Creek Natural Area), and a second ten acre parcel (TMP 45-10 B) we own between this ridge and Squirrel Ridge. Therefore, this special use will not be a detriment to adjacent lots. Also, the character of the zoning district will not be changed or affected by our use any more than other property owners will docks.

Our requested use will be in harmony with the purpose and intent of the Zoning Ordinance, the uses permitted by right in the zoning district, the regulations provided in Section 5 of the Zoning Ordinance as applicable, and the public health, safety, and general welfare.

Consistency with Comprehensive Plan

Our requested use is consistent with the comprehensive plan for this property and this district.

Impacts on Public Facilities and Public Infrastructure

The only impact that this project will have on public facilities and public infrastructure is that we will not have to use the boat access points on Woodlands Rd. or across the reservoir at Covenant Church, neither of which work well for the rowing shell and require transport to get to those points.

Impacts on Environmental Features

There will be no additional impact on existing environmental features.

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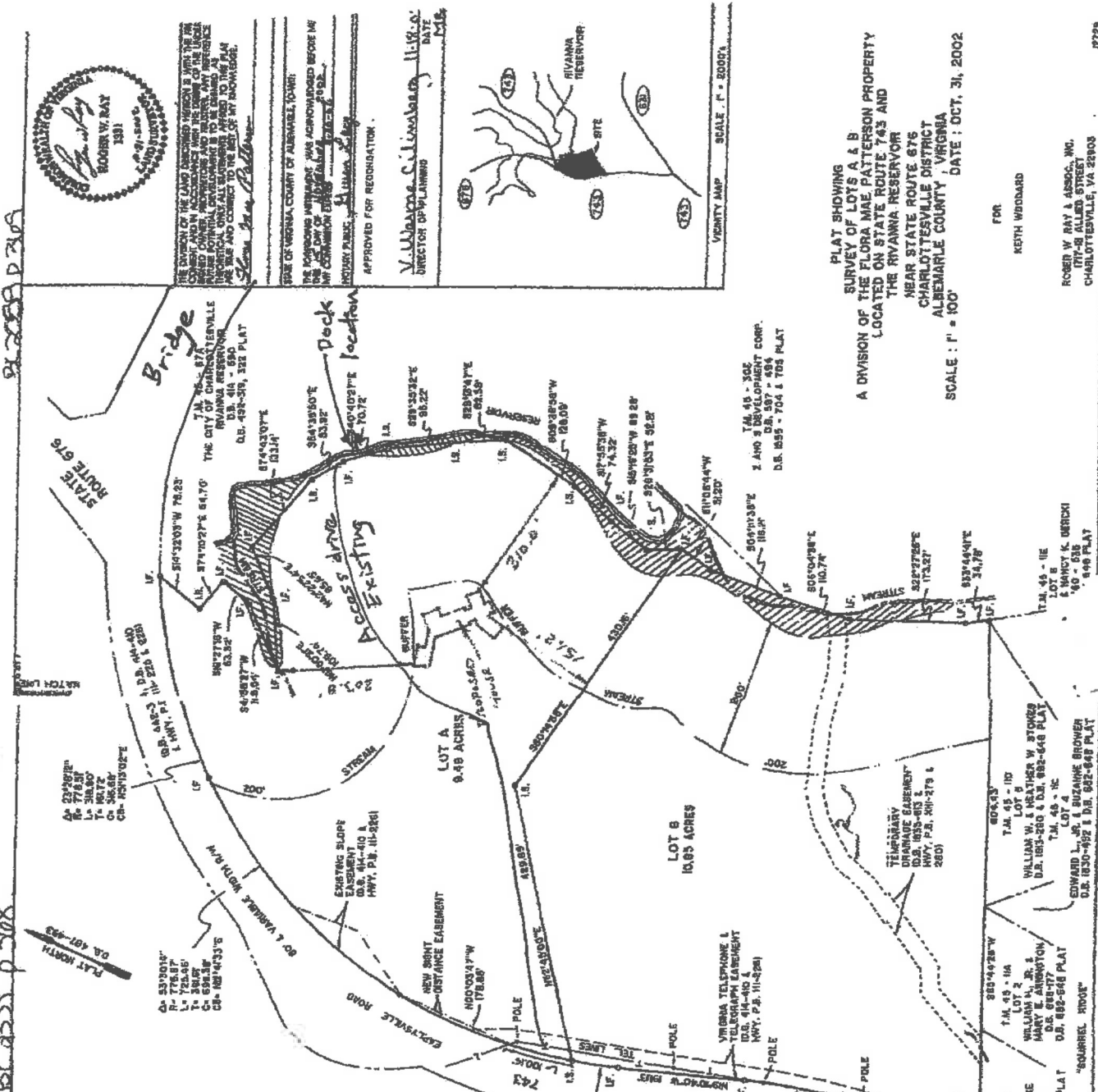
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THE LAND AND NOTES SHOWN ON THIS PLAT ARE INCORPORATED AT THE REQUEST OF THE DIRECTOR OF PLANNING BY PLACING HIS SIGNATURE ON THIS PLAT HEREIN HAVE DRAWN THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THE DATE THEREOF. THE NOTES AND MEASUREMENTS SHOWN ON THIS PLAT ARE TO BE USED TO SUPPORT THEREAS SUCH.

NOTES:

1. PROPERTY ZONED R-1.
2. LOT 1 IS ASSIGNED 2 DEVELOPMENT RIGHTS.
3. LOT 2 IS ASSIGNED 3 DEVELOPMENT RIGHTS.
4. ACCORDING TO THE ALBEMARLE COUNTY ZONING ORDINANCES, THE TOTAL AREA OF LOT 1 AND LOT 2 ARE LESS THAN 200,000 S.F. OF AREA WITH SLOPES LESS THAN 20%.
5. THE STREAM BUFFER SHOWN HEREON SHALL BE MAINTAINED IN ACCORDANCE WITH THE WATER PROTECTION ORDINANCE OF ALBEMARLE COUNTY.

- NOTES:
1. OWNER'S ADDRESS -
P.O. BOX 803
CHARLOTTEVILLE, VA 22905
 2. LEGAL REFERENCES -
D.B. 108-349, D.B. 497-403 PLAT 1
D.B. 492-380, 322 PLAT
 3. TOTAL ACRES BEFORE DIVISION -
163.24 ACRES
 4. DENOTES APPROXIMATE AREA LOCATED IN ZONE A 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED DEC. 10, 1984. THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE C.
 5. DENOTES IRON PIT AND IF, DIGGIES NOW FOUND.
 6. TAX MAP 48 PARCEL 10.
 7. PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS AS THEY MAY APPLY:
A. EASEMENT TO VA TELEPHONE & TELEGRAPH
D.B. 105-232
D.B. 105-232
D.B. 105-232
 8. 643 LINE EASEMENT
D.B. 105-232



PLAY SHOWING
SURVEY OF LOTS A & B
A DIVISION OF THE FLORA MAE PATTERSON PROPERTY
LOCATED ON STATE ROUTE 743 AND
THE RIVANNA RESERVOIR
NEAR STATE ROUTE 676
CHARLOTTEVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 100'
DATE: OCT. 31, 2002

FOR
KEITH WOODWARD
ROBERT W. RAY & ASSOC., INC.
1171-B ALLED STREET
CHARLOTTEVILLE, VA 22903

W. Keith Woodard
1747 Earlysville Rd.
Charlottesville, Va.
22901

