

SITE DATA:

OWNER/APPLICANT: PAUL MCARTOR
900 GARDENS BLVD SUITE 100
CHARLOTTESVILLE VA, 22902
(434) 305-0361

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
999 SECOND ST. SE
CHARLOTTESVILLE, VA, 22902
(434) 977-0205

TAX MAP PARCEL NO: 09000-00-00-02400

PARCEL AREA: 1.322 ACRES

EXISTING ZONING: R-1 RESIDENTIAL
ENTRANCE CORRIDOR
SCENIC BYWAYS OVERLAY

EXISTING USE: RESIDENTIAL

PROPOSED ZONING: R-10 RESIDENTIAL

PROPOSED USE: SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS

COMPREHENSIVE PLAN: SOUTHERN URBAN NEIGHBORHOOD
NEIGHBORHOOD DENSITY RESIDENTIAL
DENSITY= 3 TO 6 UNITS PER ACRE

PROPOSED # OF UNITS: 8

PROPOSED DENSITY: 6.1 DU/AC

AREA SUMMARY:

AREA IN LOTS	0.41 AC (31%)
AREA IN RIGHT-OF-WAY	0.35 AC (27%)
AREA IN OPEN SPACE	0.56 AC (42%)
TOTAL	1.32 AC (100%)

MAX. BUILDING HEIGHT: 3-STORY

SETBACKS:

FRONT:	5' MINIMUM/25' MAXIMUM
SIDE:	57'10" BUILDING SEPARATION
GARAGE:	18' MINIMUM
REAR:	10' MINIMUM

MAGISTERIAL DISTRICT: SCOTTSVILLE

STORMWATER MANAGEMENT: POST-CONSTRUCTION STORMWATER RUNOFF WATER QUANTITY AND QUANTITY CALCULATIONS WILL BE PREPARED USING THE CURRENT VSPM DESIGN GUIDELINES. WATER QUANTITY REQUIREMENTS WILL BE MET ON THE SUBJECT PROPERTY THROUGH THE RUNOFF REDUCTION CONSISTENT WITH THE VIRGINIA RUNOFF REDUCTION METHOD. WATER QUALITY WILL BE PROVIDED EITHER ON THE SUBJECT PROPERTY THROUGH ONE OR MORE OF THE METHODS IN THE VIRGINIA STORMWATER BEST MANAGEMENT PRACTICE CLEARINGHOUSE OR THROUGH PURCHASED OFF-SITE CREDITS.

WATERSHED: MOORES CREEK

TOPOGRAPHY: IN ACCORDANCE WITH VIRGINIA 18VAC10-20-382.B.11 AND RELATED DPOR GUIDANCE OF JUNE 30, 2011. TOPOGRAPHIC AND/OR PLANIMETRIC DATA SHOWN ON THIS PLAN WAS DERIVED FROM DRONE ORTHOMOSAIC PHOTOGRAPHY PERFORMED BY THIS OFFICE ON 01 APR 2022, PROCESSED BY PROPPELLER AERO, INC. AND SHOULD BE USED FOR GENERAL INFORMATION ONLY. THIS INFORMATION IS NOT ACCURATE FOR LEGAL DESCRIPTIONS AND DOES NOT SUBSTITUTE FOR SURVEYS OR OFFICIAL RECORDS. USE THESE MAPS FOR YOUR CONVENIENCE. KNOWING THAT YOU AND OTHERS WHO MAY RELY ON YOUR USE ASSUME ALL RISK AND RESPONSIBILITY FOR USE OF THE DATA AND COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. ROUDABUSH GALE & ASSOC., INC. IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE USE OF THIS INFORMATION.

DATUM: HORIZONTAL NAD 83

FLOODPLAIN: THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0407D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.

PARKING REQUIRED: 2 PARKING SPACES PER UNIT + 1 GUEST SPACE PER FOUR UNITS
(2 * 8) = 16 SPACES REQUIRED + (8 / 4) = 2 GUEST SPACES REQUIRED

PARKING PROVIDED: 16 GARAGE SPACES (2-CAR GARAGE EACH UNIT)
16 DRIVEWAY SPACES (2-CAR DRIVEWAY EACH UNIT)
2 ON-STREET PARKING SPACES
TOTAL 34 SPACES PROVIDED

RECREATIONAL AREA: RECREATIONAL AREAS AND FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF SECTION 4.16 OF THE ALBEMARLE COUNTY ZONING ORDINANCE; 200 SF PER LOT;
8 LOTS x 200 SF = 1600 SF PASSIVE RECREATION AREA (TWO BENCHES)

THE WATER PROTECTION ORDINANCE BUFFER IS NOT LOCATED ON THE SUBJECT PROPERTY.

TMP 90-24 IS NOT LOCATED WITHIN THE STEEP SLOPES OVERLAY DISTRICT.

TMP 90-24 IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL DISTRICT.

TMP 90-24 IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

ZONING MAP AMENDMENT

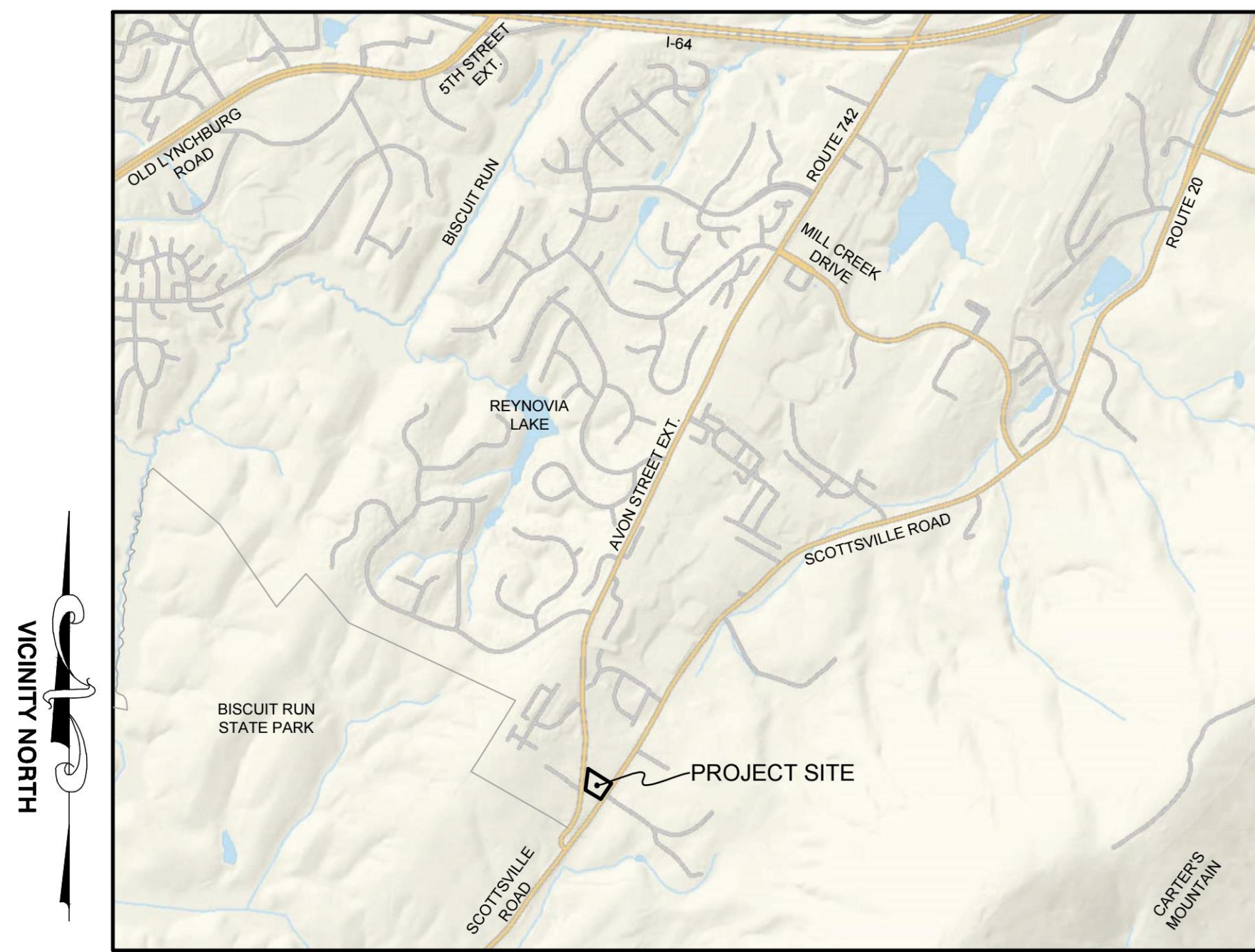
1928 SCOTTSVILLE ROAD

ZMA2023-00015

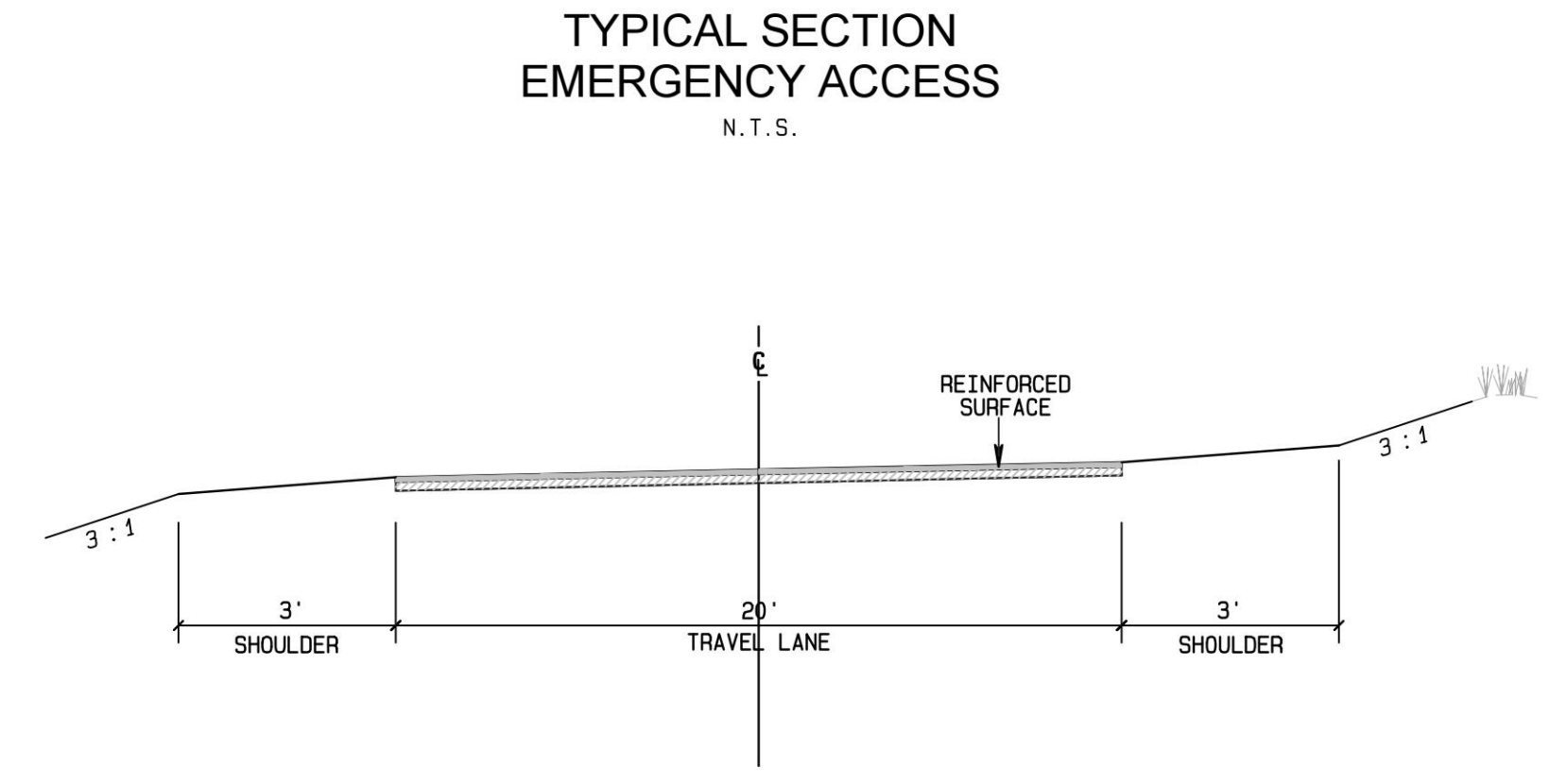
TAX MAP 90 PARCEL 24

SHEET INDEX:

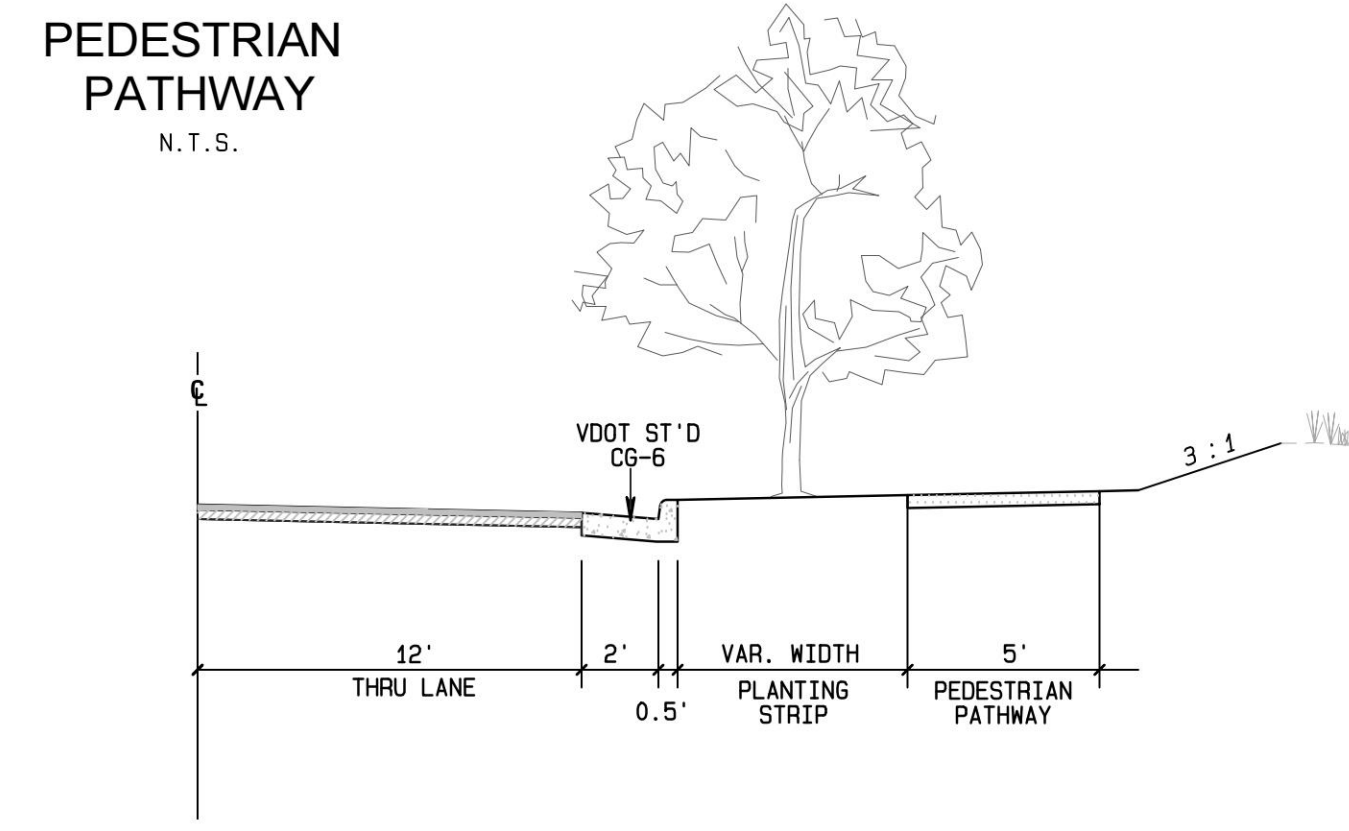
- SHEET 1 ——— COVER SHEET
- SHEET 2 ——— EXISTING CONDITIONS PLAN
- SHEET 3 ——— CONCEPTUAL SITE LAYOUT PLAN
- SHEET 4 ——— CONCEPTUAL GRADING PLAN



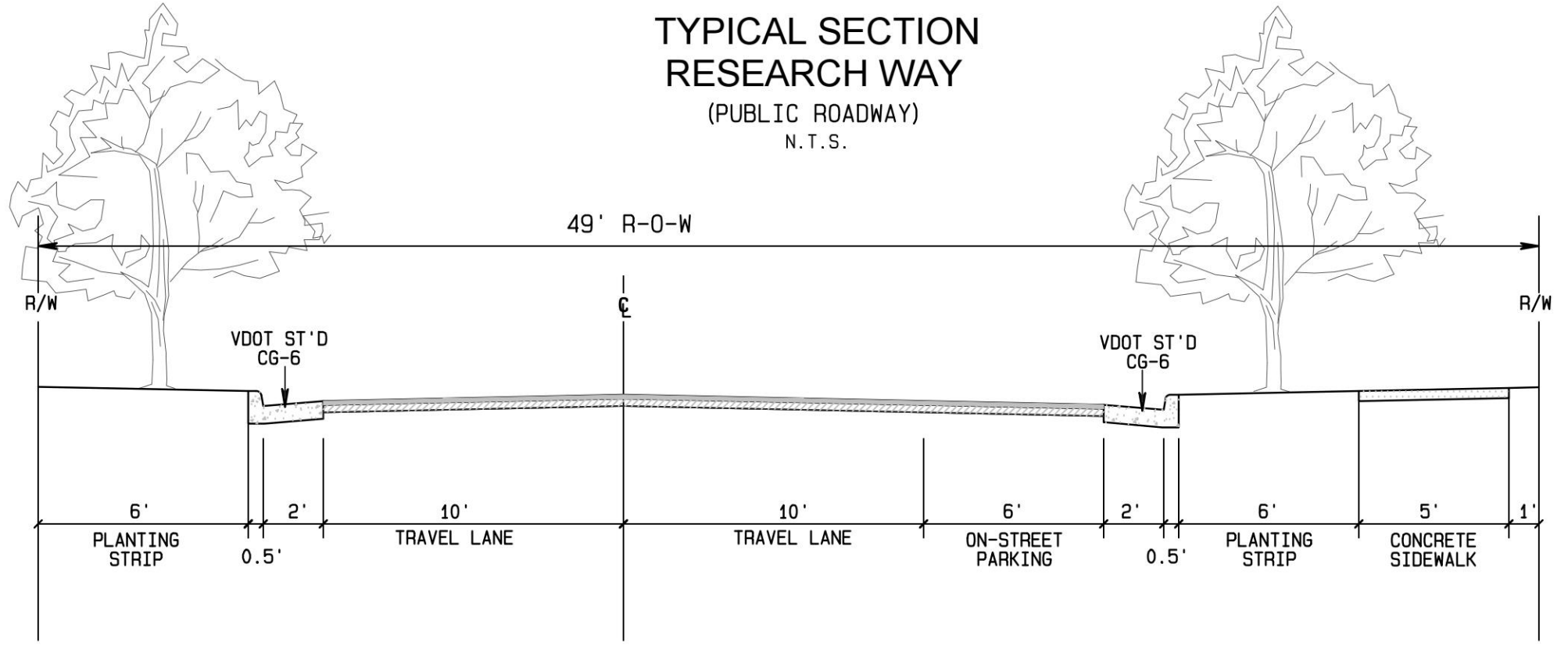
VICINITY MAP
SCALE: 1"=2000 FEET



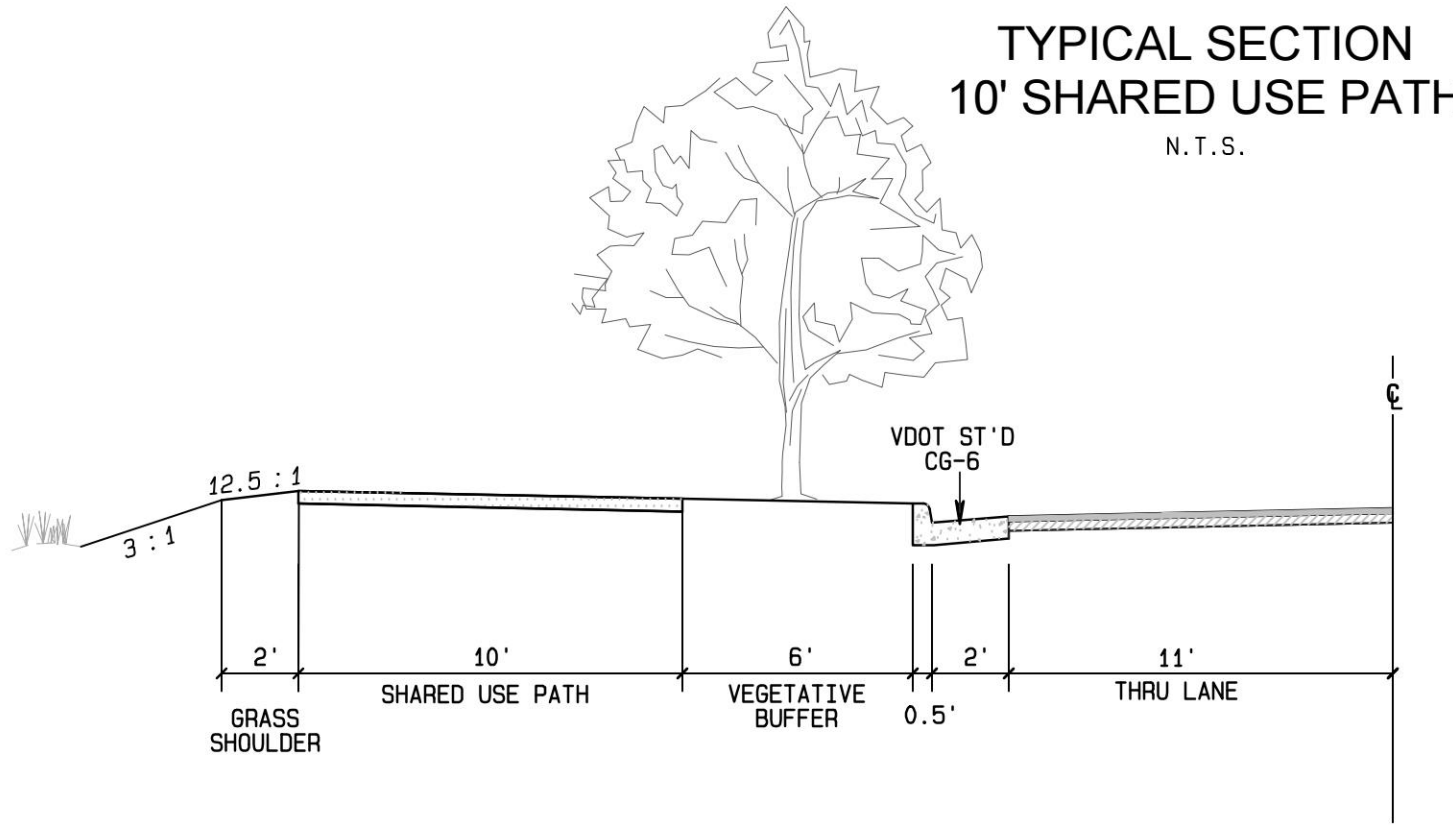
TYPICAL SECTION EMERGENCY ACCESS
N.T.S.



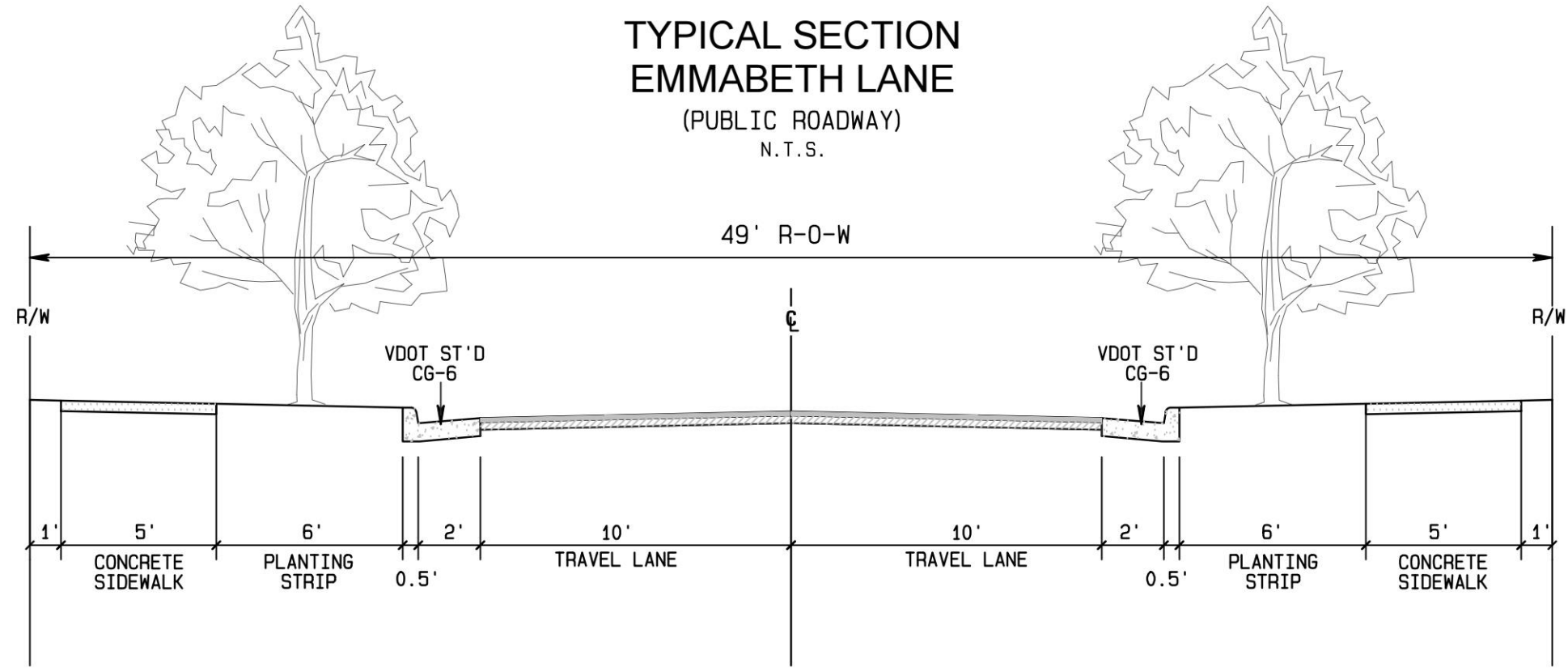
PEDESTRIAN PATHWAY
N.T.S.



TYPICAL SECTION RESEARCH WAY (PUBLIC ROADWAY)
N.T.S.



TYPICAL SECTION 10' SHARED USE PATH
N.T.S.



TYPICAL SECTION EMMABETH LANE (PUBLIC ROADWAY)
N.T.S.

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

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CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

NO.	DATE	DESCRIPTION
01	03-12-24	REVISE PER COUNTY COMMENT

DESIGNED BY: AG
DRAWN BY: AG
CHECKED BY: DF

ZONING MAP AMENDMENT
1928 SCOTTSVILLE ROAD
ZMA2023-00015
TAX MAP 90 PARCEL 24
ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

DATE: 11-02-2023
SCALE: 1"=20'
JOB: 22.3303
FILE: 22.3303

SHEET: **1** OF 4



NO.	DATE	DESCRIPTION
01	03-12-24	REVISE PER COUNTY COMMENT

DESIGNED BY: AG
 DRAWN BY: AG
 CHECKED BY: DF

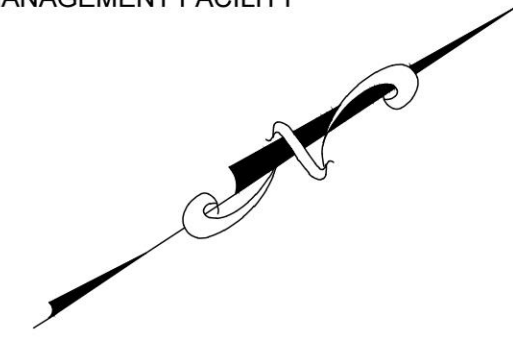
ZONING MAP AMENDMENT
1928 SCOTTSVILLE ROAD
 ZMA2023-00015
 TAX MAP 90 PARCEL 24
 CHARLOTTEVILLE, VIRGINIA
 COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS PLAN

DATE: 11-02-2023
 SCALE: 1"=30'
 JOB: 22.3303
 FILE: 22.3303
 SHEET: **2** OF 4

999 SECOND ST. SE
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LEGEND:

- RESIDENTIAL LOTS
- OPEN SPACE
- RECREATIONAL AREA
- STORMWATER MANAGEMENT FACILITY



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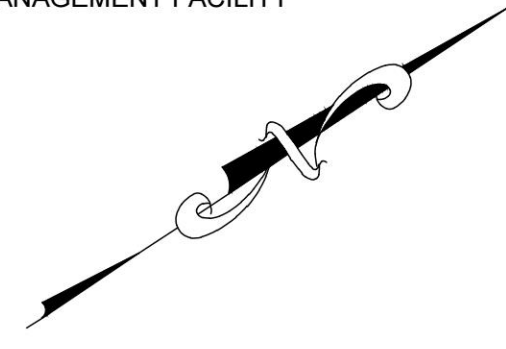
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ZONING MAP AMENDMENT
 1928 SCOTTSVILLE ROAD
 ZMA2023-00015
 TAX MAP 90 PARCEL 24
 SCOTTSVILLE MAGISTERIAL DISTRICT,
 COUNTY OF ALBEMARLE, VIRGINIA
 CONCEPTUAL SITE LAYOUT PLAN

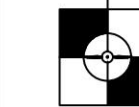
DATE: 11-02-2023
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ZONING MAP AMENDMENT
 1928 SCOTTSVILLE ROAD
 ZMA2023-00015
 TAX MAP 90 PARCEL 24
 SCOTTSVILLE MAGISTERIAL DISTRICT,
 COUNTY OF ALBEMARLE, VIRGINIA
 CONCEPTUAL GRADING PLAN

DATE: 11-02-2023
 SCALE: 1"=30'
 JOB: 22.3303
 FILE: 22.3303