

HADEN PLACE

Community Development Department

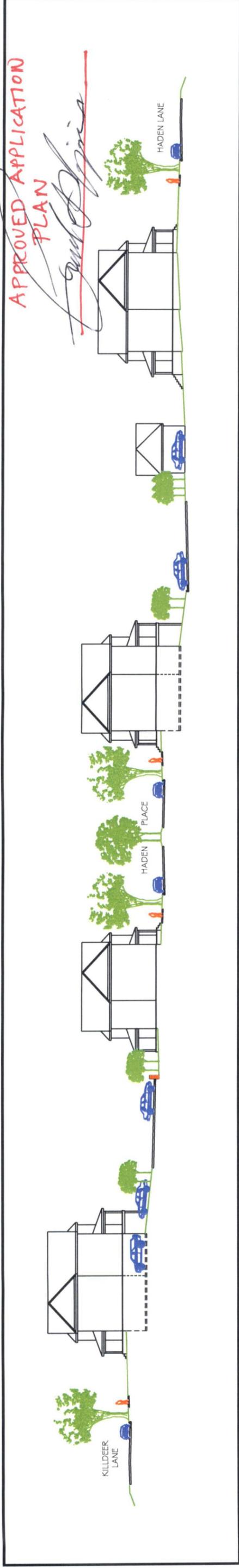
File# ZMA 05-07

Approved by the Board of Supervisors

Date February 14, 2007

Elaine K Echols

Signature - Planner



ZMA 2005-0007 Application Plan

Current Revision Date: February 5, 2007

Applicant / Owner / Developer / Builder:
 Wendell W. Gibson, Inc.
 P.O. Box 435 I
 Charlottesville, VA 22905

Planning / Engineering / Surveying:
 Dominion Development Resources, LLC
 172 South Pantops Drive
 Charlottesville, VA 22911

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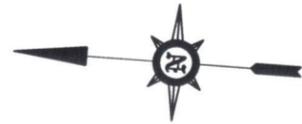
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COMMUNITY DEVELOPMENT

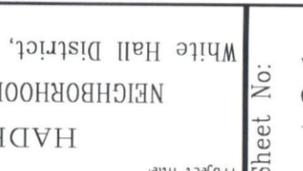
NO.	DESCRIPTION	DATE
1	ISSUE COMMENTS	01/23/17
2	STAFF COMMENTS	01/23/17

Project No: 5020	File Name: 55-69-ZMudg
Checked By: JKS	Drawn By: JKS
Date: 09/21/16	Drawing Scale: As Shown



Drawing Title

ILLUSTRATIVE PLAN



20' Waterline Easement
 D.B. 1449 p. 279, p. 282 (plat)

Sanitary Sewer Easement
 D.B. 925 p. 503, p. 505 (plat)

Killdeer Lane (State Route 1215)
 R.O.W. varies
 30' D.B. 171 p. 308
 40' D.B. 416 p. 061

Storm Drain Easement
 D.B. 2909 p. 63, 75 (plat)

TMP 56 - 10B
 Dameron
 D.B. 477 p. 026
 Zoned: R-2
 Current Use: SFD

TMP 56 - 10A
 Rivet
 D.B. 2721 p. 025
 Zoned: R-2
 Current Use: SFD

TMP 56 - 10D
 Smith
 D.B. 1196 p. 019
 Zoned: R-2
 Current Use: SFD

TMP 56 - 10
 O'Dell
 D.B. 1449 p. 523
 Zoned: R-2
 Current Use: SFD

TMP 56 - 9
 Wendell W. Gibson
 D.B. 2912 p. 613
 D.B. 275 p. 584 (plat)
 2.367 acres
 Zoned R2

TMP 56 - 8A
 Lora Ryalls
 D.B. 1624 p. 096
 D.B. 287 p. 506 (plat)
 Zoned: R-2
 Current Use: SFD

TMP 55 - 71
 March Mountain Properties, LLC
 D.B. 2233 p. 389
 D.B. 2035 p. 726, pp. 728-736 (plat)
 Zoned: R-6
 Current Use: Townhomes

TMP 55C - 1 - 2
 Constance or Colin Muscenti D.B. 1494
 p. 484
 D.B. 317 p. 107 (plat)
 Zoned: R-2
 Current Use: SFD

TMP 55C - 1 - 12
 Donald or Betty Layne
 D.B. 1449 p. 631
 D.B. 317 p. 107 (plat)
 Zoned: R-2
 Current Use: SFD

West Edge of 20' Waterline Easement
 D.B. 1449 p. 279, p. 283 (plat)

Summerford Lane
 40' R.O.W.

Haden Lane (State Route 1209)
 30' R.O.W.

280' +/- to End of State Maintenance

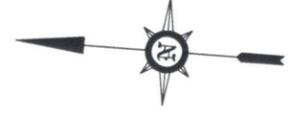
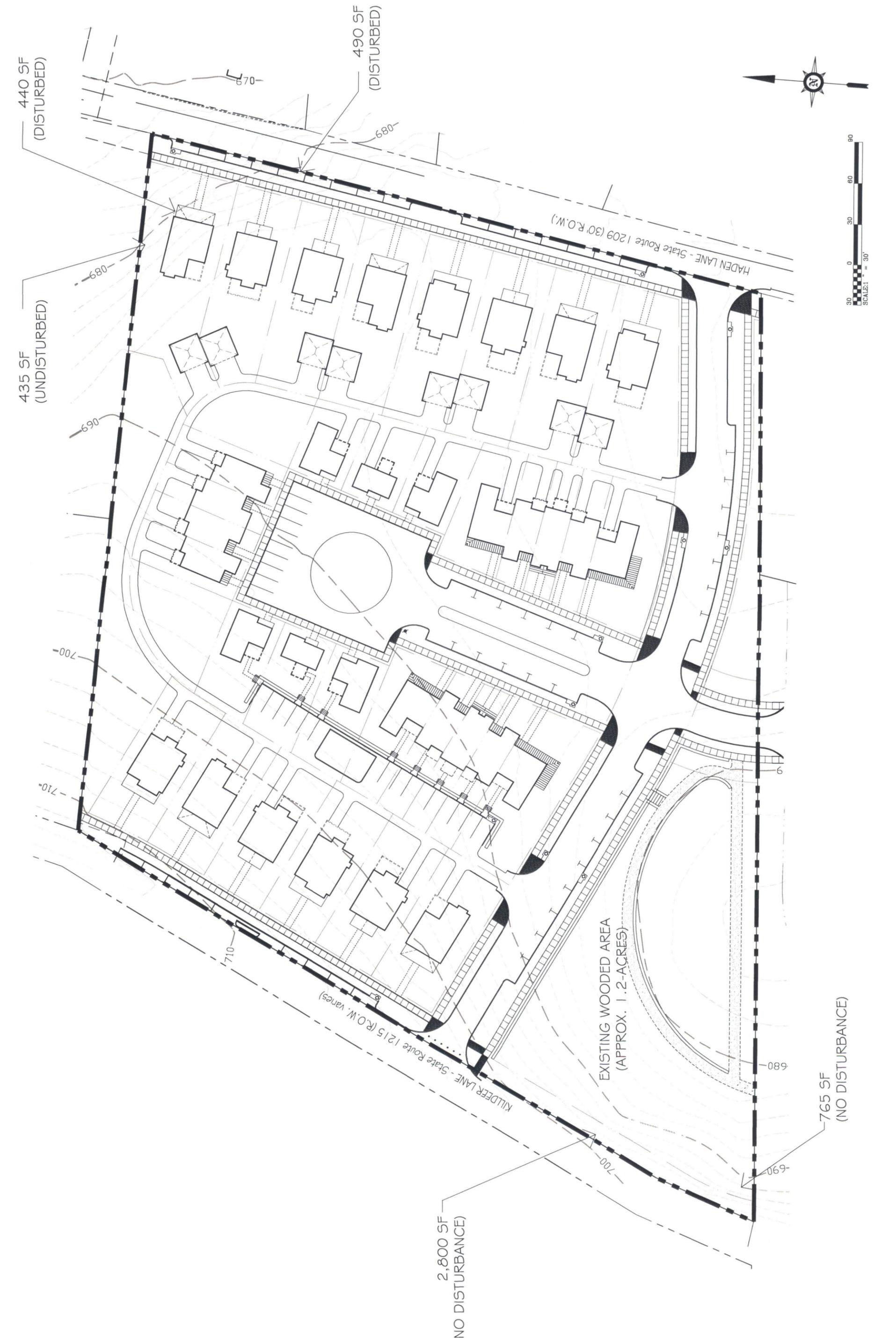
400' +/- to State Route 691 (Jarman's Gap Road)

CRITICAL SLOPES ANALYSIS

Drawing Title: CRITICAL SLOPES ANALYSIS
Drawing Scale: As Shown
Date: 09/21/06
Checked By: JKS
Drawn By: JKS
Project No: 5020
File Name: 55-69-ZM4dng



DRIVERS ARCHITECTS
SURVEYORS
PLANNERS
D
R
E
S
O
M
I
N
I
O
N
Development Resources, LLC
172 South Fawcett Drive
Charlottesville, VA 22911
434.379.8121 (P)
434.379.1651 (O)
DRAVA.com



DRVA.com
172 South Fartops Drive
Charlottesville, VA 22911
434.979.1601 (P)
434.979.8121 (F)

DR Development Resources, LLC

Engineers
Surveyors
Architects

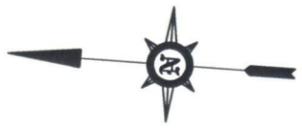
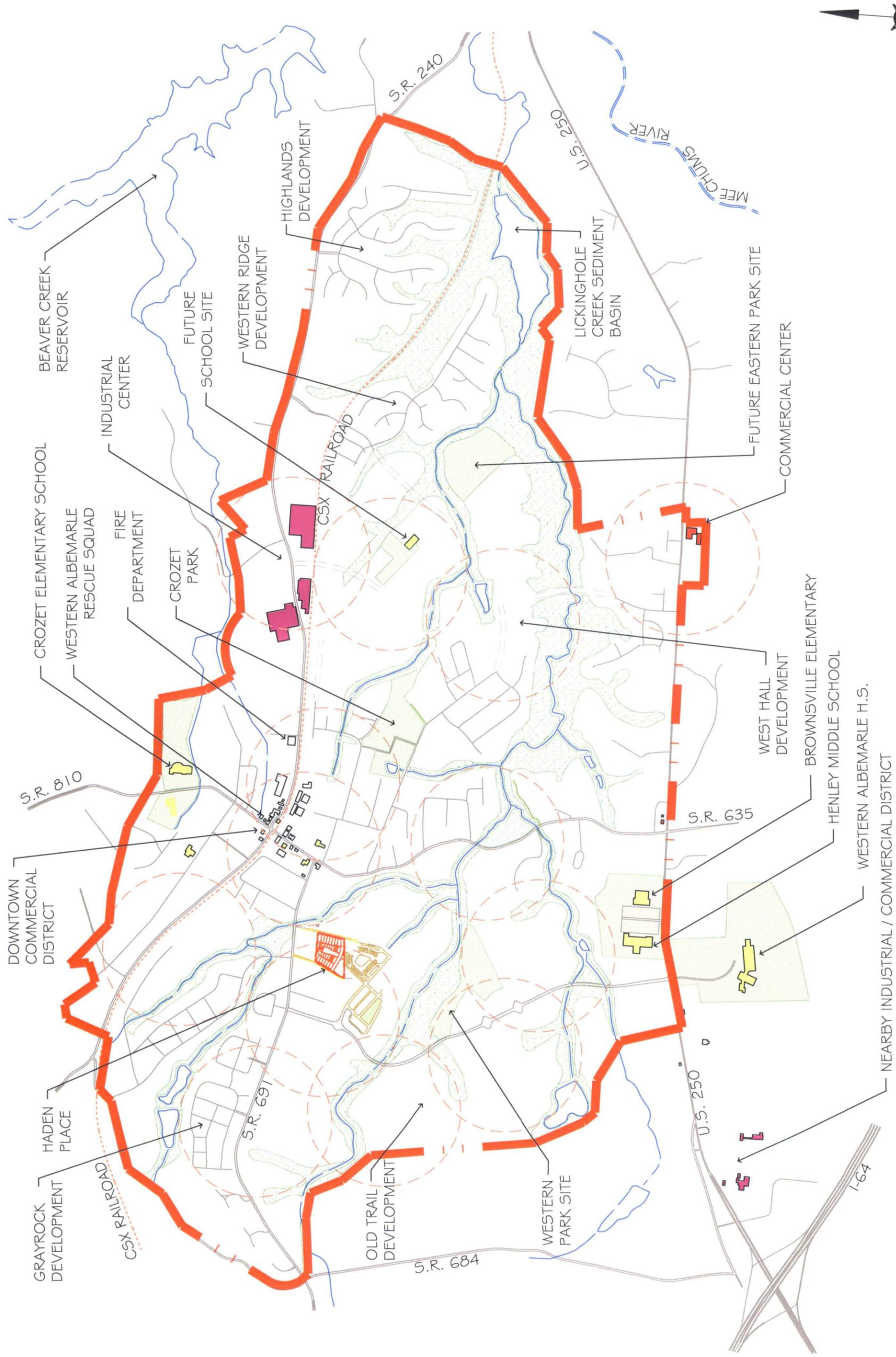
COMMONWEALTH OF VIRGINIA
TIMOTHY R. MILLER
CERTIFICATE NO. 30642
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE

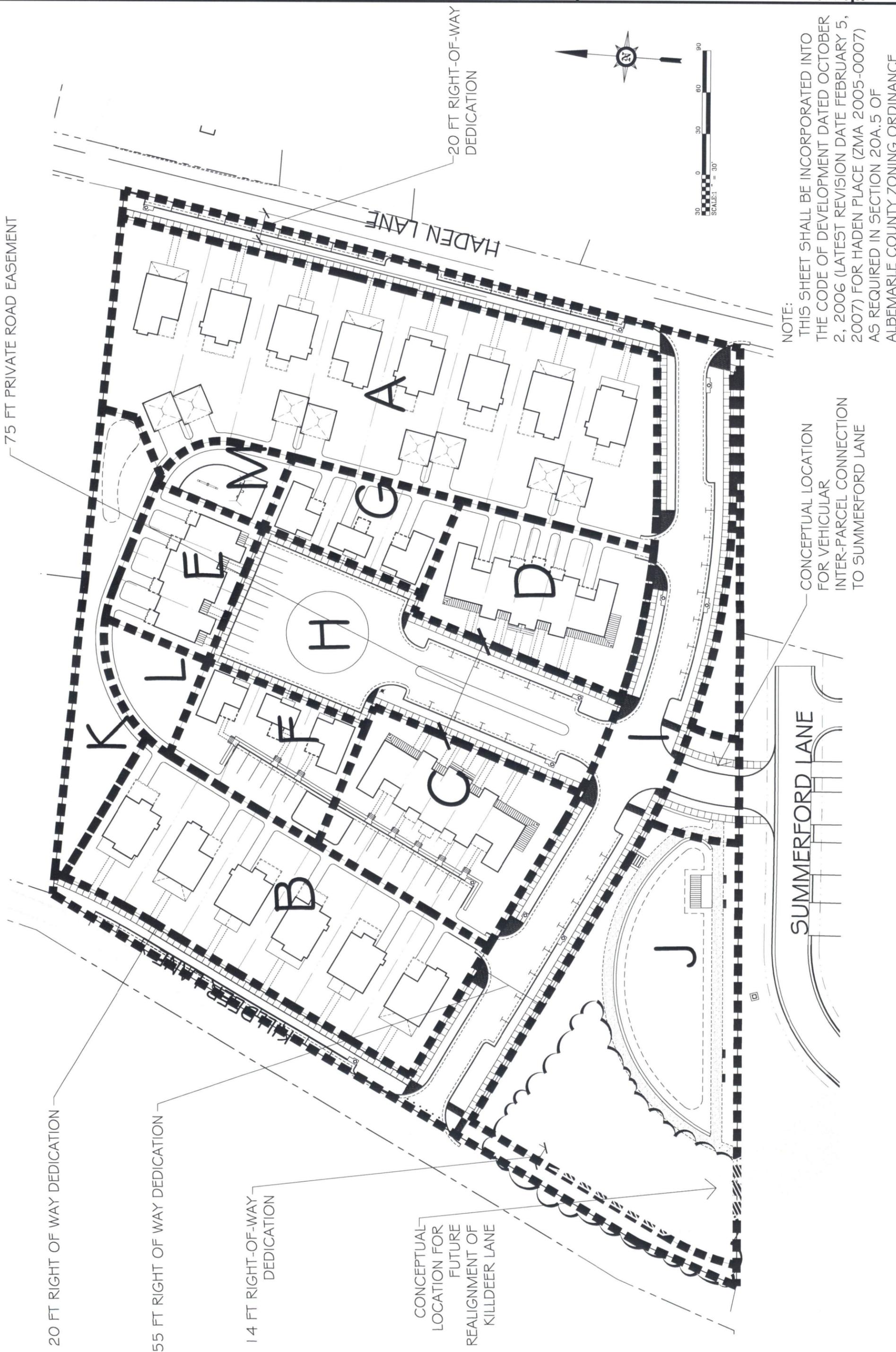
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File Name: 55-69-2M.dwg	Drawn By: JKS	Drawing Scale: As Shown

Project Title: **HADEN PLACE NEIGHBORHOOD MODEL APPLICATION**
White Hall District, Albemarle County, Virginia

Sheet No: **A4.1**



NO.	DESCRIPTION	DATE



NOTE:
 THIS SHEET SHALL BE INCORPORATED INTO
 THE CODE OF DEVELOPMENT DATED OCTOBER
 2, 2006 (LATEST REVISION DATE FEBRUARY 5,
 2007) FOR HADEN PLACE (ZMA 2005-0007)
 AS REQUIRED IN SECTION 20A.5 OF
 ALBEMARLE COUNTY ZONING ORDINANCE.

CONCEPTUAL LOCATION
 FOR VEHICULAR
 INTER-PARCEL CONNECTION
 TO SUMMERFORD LANE

SUMMERFORD LANE

CONCEPTUAL
 LOCATION FOR
 FUTURE
 REALIGNMENT OF
 KILLDEER LANE

PERMITTED USE TABLE

LAND USE BLOCK (SEE SHEET A5.1)

RESIDENTIAL USES:

	A	B	C	D	E	F	G	H	I	J
Single-family detached	BY-RIGHT									
Single-family attached			BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT			
Townhouse			BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT			
Multifamily			BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT	BY-RIGHT			
Boarding houses	BY-RIGHT									
Homes for developmentally disabled persons	BY-RIGHT									

RESIDENTIAL ACCESSORY USES:

Accessory Apartment	BY-RIGHT	BY-RIGHT								
Accessory buildings, structures, and uses	BY-RIGHT									

COMMUNITY USES:

Electric, gas, oil and communication facilities, including tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law.										
Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Roanoke Water and Sewer Authority (reference 31.2.5; 5.1.1.2)	BY-RIGHT									
Stormwater management facilities	BY-RIGHT									

COMMERCIAL USES:

Home occupation, Class B (reference 5.2.2.1)	BY-RIGHT									
Temporary construction uses	BY-RIGHT									

BLOCK TABLE (LAND USE SUMMARY)

BLOCK	AREA (SF)	AREA (ACRES)	% AREA (OF TOTAL)	LAND USE	MAX. DENSITY	MAX. LOT COVERAGE	MIN. LOT SIZE (SF)	MAX. LOT SIZE (SF)	MAX. HT	SETBACKS	PARKING	
										FRONT (MIN.)	SIDE	REAR
A	57,461	1.32	19.7	SFD	8 UNITS	35 %	6,000	9,500	35 FT	25 FT	30 FT	40 FT
B	32,264	0.74	11.1	SFD	6 UNITS	35 %	5,000	7,000	35 FT	25 FT	30 FT	30 FT
C	18,235	0.42	6.3	SFA	5 UNITS	40 %	1,800	6,500	35 FT	10 FT	30 FT	20 FT
D	15,480	0.36	5.3	SFA	5 UNITS	40 %	1,800	6,000	35 FT	10 FT	30 FT	20 FT
E	8,795	0.20	3.0	SFA	4 UNITS	55 %	1,800	3,000	35 FT	4 FT	10 FT	6 FT
F	10,402	0.24	3.6	SFD	3 UNITS	25 %	2,200	4,000	35 FT	4 FT	10 FT	6 FT
G	8,079	0.19	2.8	SFD	3 UNITS	35 %	2,200	3,500	35 FT	4 FT	10 FT	15 FT
H	25,407	0.58	8.7	PRIVATE ROAD	0	0 %	N/A	N/A	N/A		N/A	N/A
I	50,788	1.17	17.4	PUBLIC ROAD	0	0 %	N/A	N/A	N/A		N/A	N/A
J	45,433	1.04	15.6	OPEN SPACE	0	0 %	N/A	N/A	N/A		N/A	N/A
K	10,648	0.24	3.7	OPEN SPACE	0	0 %	N/A	N/A	N/A		N/A	N/A
L	4,208	0.10	1.5	OPEN SPACE	0	0 %	N/A	N/A	N/A		N/A	N/A
M	3,773	0.09	1.3	OPEN SPACE	0	0 %	N/A	N/A	N/A		N/A	N/A
TOTALS	290,973	6.68	100.00	N/A	34 UNITS	37 %						

NOTES:

1. MAXIMUM LOT COVERAGE = BUILDING FOOTPRINT (EXCLUDING PORCHES, DECKS, AND PATIOS) DIVIDED BY LOT SIZE. REFER TO SHEETS 6.1 THROUGH 6.3 FOR ADDITIONAL INFORMATION ON SETBACKS.
2. ALL UNITS IN BLOCKS F AND G SHALL MEET ALBEMARLE COUNTY GUIDELINES FOR AFFORDABLE HOUSING. THIS REQUIREMENT SHALL BE LIMITED TO THE FIRST SALE OF EACH UNIT. REFER TO PROFFERS DATED OCTOBER 2, 2006 AND REVISED 01/24/07.
3. BLOCKS K, L, M, AND J SHALL INCLUDE PASSIVE AND ACTIVE RECREATIONAL AMENITIES. REFER TO SHEET A5.3.
4. BLOCK J SHALL INCLUDE A TREE CONSERVATION AREA AS SHOWN ON SHEET A5.3. ANY DISTURBANCE IN THE CONSERVATION AREA SHALL BE MITIGATED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
5. BLOCK J SHALL INCLUDE A VEHICULAR CONNECTION TO SUMMERFORD LANE AND A POTENTIAL FUTURE REALIGNMENT OF KILLDEER LANE. ALIGNMENTS SHOWN ON SHEET A5.1 ARE CONCEPTUAL AND FINAL DESIGNS SHALL BE DETERMINED AT A FUTURE DATE. THE DEVELOPER OF HADEN PLACE SHALL CONSTRUCT IMPROVEMENTS TO THE PROPERTY LINE FOR THE INTERCONNECTION SHOWN BETWEEN HADEN PLACE AND SUMMERFORD LANE.
6. THIS SHEET SHALL BE INCORPORATED INTO THE CODE OF DEVELOPMENT DATED OCTOBER 2, 2006 (LATEST REVISION DATE FEBRUARY 5, 2007) FOR HADEN PLACE (ZMA 2005-0007) AS REQUIRED IN SECTION 20A.5 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

Revisions:

NO.	DESCRIPTION	DATE
1	Staff Comments 10/2/06	
2	Staff Comments 10/2/06	
3	Staff Comments 10/2/06	
4	Staff Comments 10/2/06	
5	Staff Comments 10/2/07	

GENERAL DEVELOPMENT PLAN - LAND USE

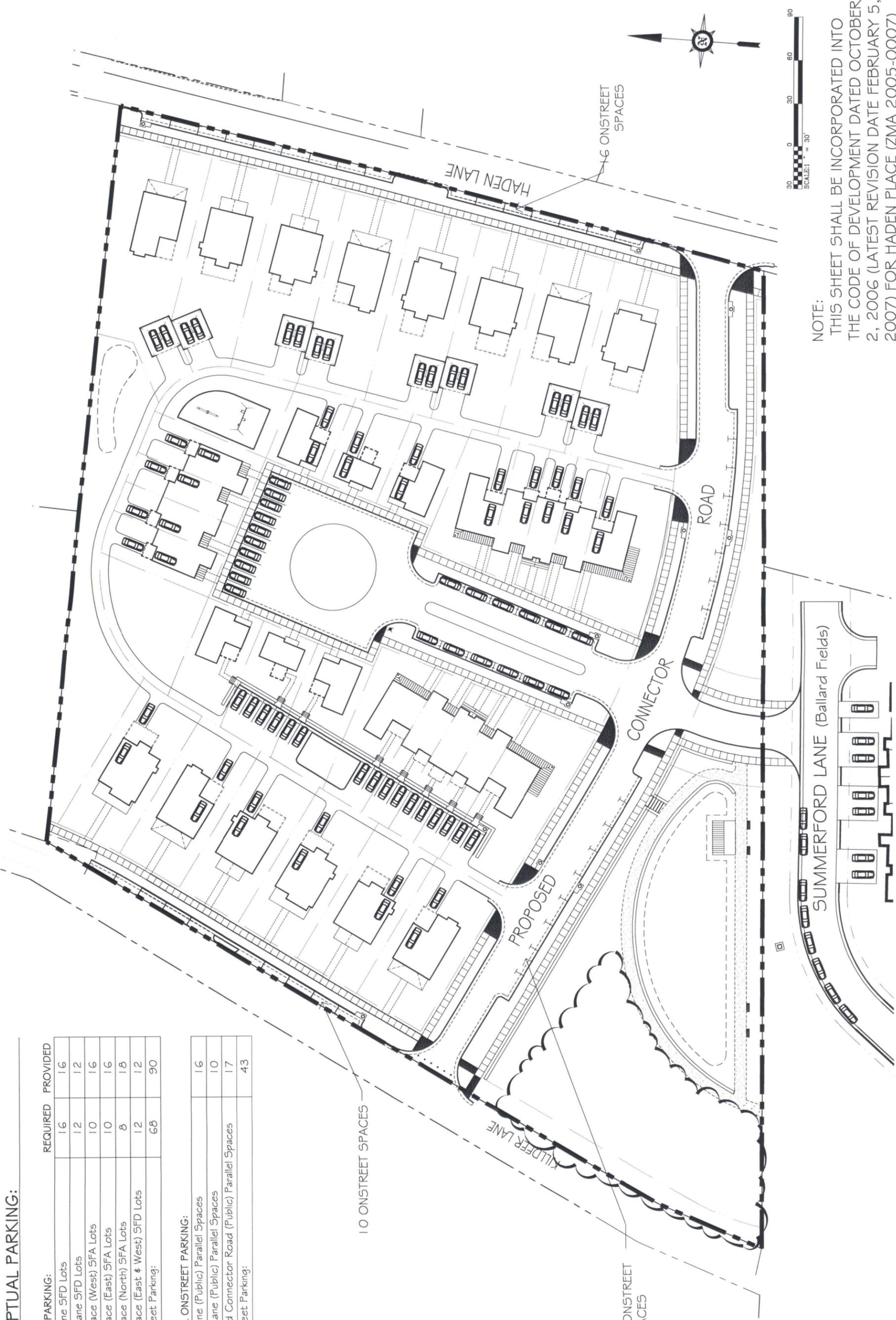
Project No: 55-69-274adg	File Name: 55-69-274adg
Drawn By: JKS	Checked By: JKS
None	09/21/06

HADEN PLACE
NEIGHBORHOOD MODEL APPLICATION
White Hall District, Albemarle County, Virginia

CONCEPTUAL PARKING:

OFFSTREET PARKING:	REQUIRED	PROVIDED
Haden Lane SFD Lots	16	16
Killdeer Lane SFD Lots	12	12
Haden Place (West) SFA Lots	10	16
Haden Place (East) SFA Lots	10	16
Haden Place (North) SFA Lots	8	18
Haden Place (East & West) SFD Lots	12	12
Total Offstreet Parking:	68	90

ADDITIONAL ONSTREET PARKING:	REQUIRED	PROVIDED
Haden Lane (Public) Parallel Spaces		16
Killdeer Lane (Public) Parallel Spaces		10
Proposed Connector Road (Public) Parallel Spaces		17
Total Onstreet Parking:		43



NOTE:
 THIS SHEET SHALL BE INCORPORATED INTO
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 2, 2006 (LATEST REVISION DATE FEBRUARY 5,
 2007) FOR HADEN PLACE (ZMA 2005-0007)
 AS REQUIRED IN SECTION 20A.5 OF
 ALBEMARLE COUNTY ZONING ORDINANCE.

Development Resources, LLC
 172 South Fawcett Drive
 Charlottesville, VA 22911
 434.379.8121 (p)
 434.379.1611 (f)
 DRVA.com

Engineers
Architects

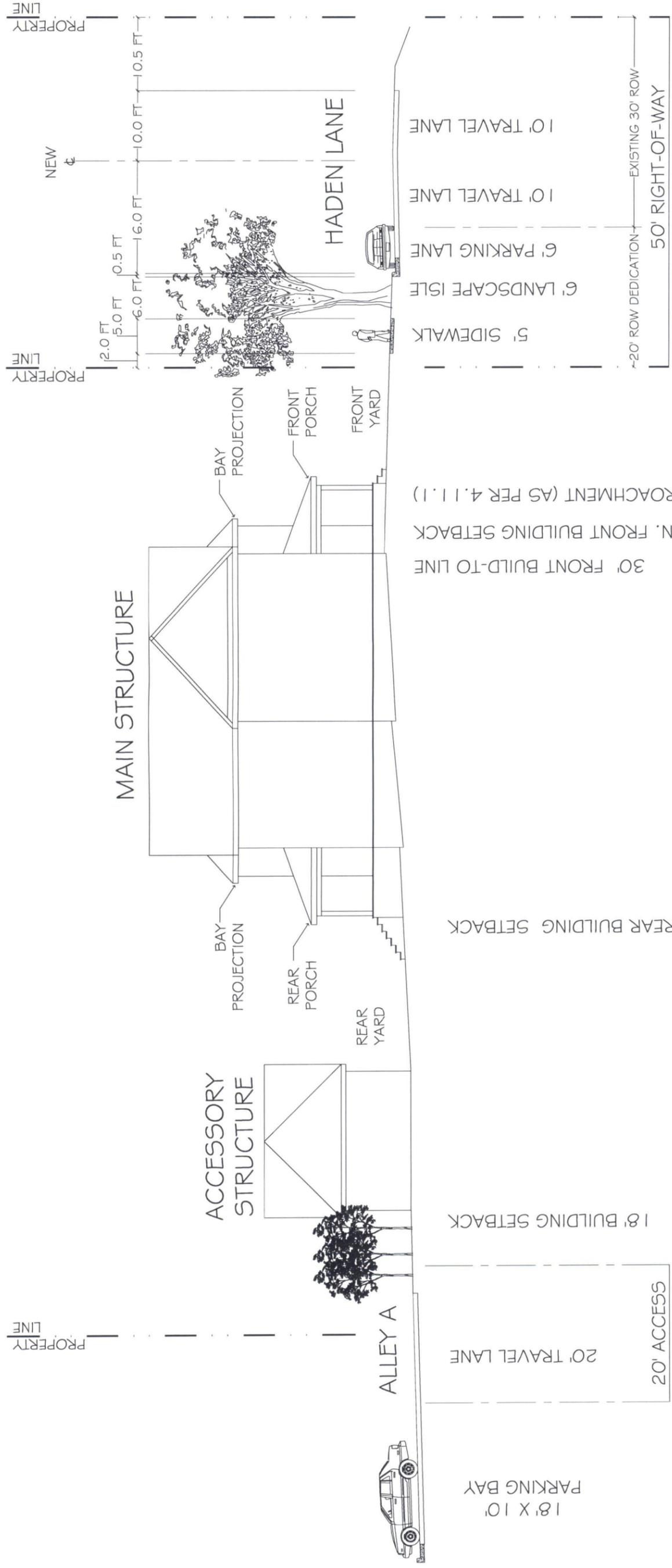
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
 TIMOTHY R. MILLER
 CERTIFICATE No. 30542

NO.	DESCRIPTION	DATE
	Bills, Comments	12/10/06
	Staff Comments	02/28/07

Drawing Title: Conceptual Parking Layout	File Name: 55-69-2MAdg	Project No: 5020
Drawn By: JKS	Checked By: JKS	Date: 09/21/06
		Drawing Scale: As Shown

Project Title: **HADEN PLACE NEIGHBORHOOD MODEL APPLICATION**
 White Hall District, Albemarle County, Virginia

Sheet No: **A5.4**



NOT TO SCALE

NOTES:

1. A minimum of 50% of the front building elevation shall be located within 5' of the Front Build-To Line.
2. Side setbacks for Block A shall be as follows:

SIDE SETBACK	BUILDING
MAIN STRUCTURE	8'
ACCESSORY STRUCTURE	6'
SIDE STREET SETBACK	BUILDING
MAIN STRUCTURE	10'
ACCESSORY STRUCTURE	12'

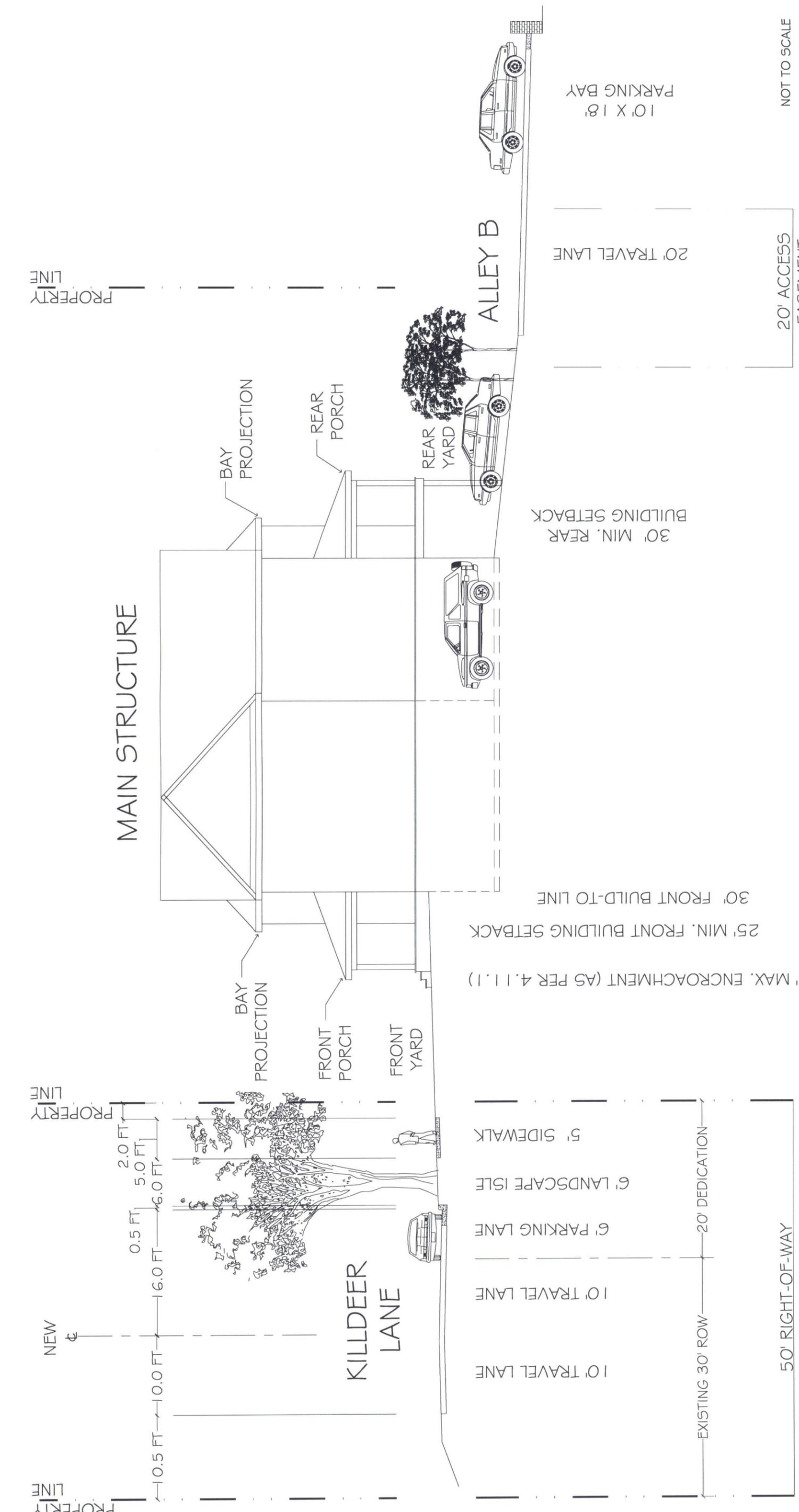
3. No side yard shall be required at the common wall of attached accessory structures.
4. Corner lots shall have the following setbacks from the secondary street:

5. Rear Property Line shall be centered on access easement, which shall be centered on Alley A.
6. This sheet shall be incorporated into the Code of Development dated October 2, 2006 (Latest Revision Date February 5, 2007) for Haden Place (ZMA 2005-0007) as required in Section 20A.5 of the Albemarle County Zoning Ordinance.

NO.	DESCRIPTION	DATE	REVISIONS:
	Start Comments		

Project No: 5020	File Name: 55-69-ZMA.dwg	Drawn By: JKS	Checked By: JKS	Date: 09/21/06
Block B: Section and Setbacks		Drawing Scale: Not to Scale		

Project Title: HADEN PLACE
 NEIGHBORHOOD MODEL APPLICATION
 White Hall District, Albemarle County, Virginia



NOTES:

- A minimum of 50% of the front building elevation shall be located within 5' of the Front Build-To Line.
- Side setbacks for Block B shall be 8' for building and 6' for accessory structures.
- Corner lots shall have the following setbacks from the secondary street:

SIDE STREET SETBACK	BUILDING
MAIN STRUCTURE	10'
ACCESSORY STRUCTURE	12'
- Rear Property Line shall be centered on access easement, which shall be centered on Alley B.
- This sheet shall be incorporated into the Code of Development dated October 2, 2006 (Latest Revision Date February 5, 2007) for Haden Place (ZMA 2005-0007) as required in Section 20A.5 of the Albemarle County Zoning Ordinance.

NOT TO SCALE



NOT TO SCALE

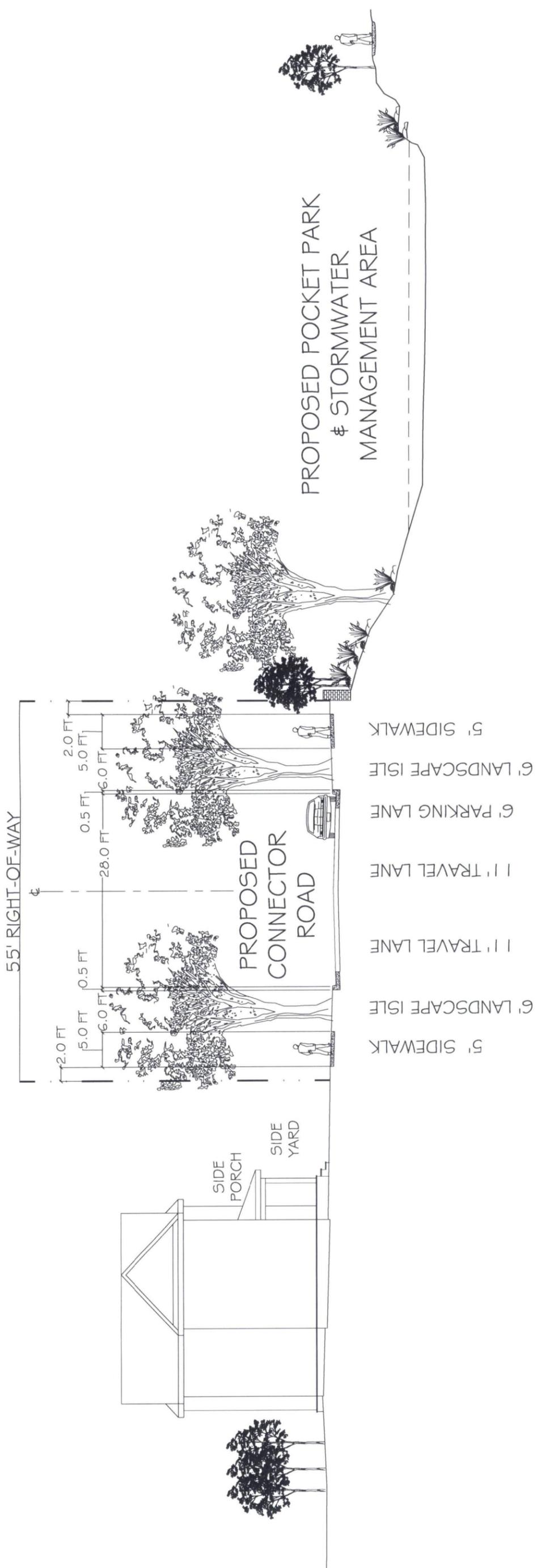
NOTES:

- Side setbacks for Block C and D shall be 6' for building and 5' for accessory structures. When attached structures share a common wall, there shall be no side setback.
- Corner lots shall have the following setbacks from the secondary street:

SIDE STREET SETBACK	BUILDING
MAIN STRUCTURE	12'
ACCESSORY STRUCTURE	12'
- Rear Property Line shall be centered on access easement, which shall be centered on Alleys A and B.
- This sheet shall be incorporated into the Code of Development dated October 2, 2006 (Latest Revision Date February 5, 2007) for Haden Place (ZMA 2005-0007) as required in Section 20A.5 of the Albemarle County Zoning Ordinance.

NO.	DESCRIPTION	DATE

Project No: 5020	File Name: 55-69-2M.dwg
Drawn By: JKS	Checked By: JKS
Date: 09/21/06	Drawing Scale: Not to Scale



NOT TO SCALE

NOTES:

1. Refer to sheets A-6.1 through A-6.3 for building setbacks.
2. This sheet shall be incorporated into the Code of Development dated October 2, 2006 (Latest Revision Date February 5, 2007) for Haden Place (ZMA 2005-0007) as required in Section 20A.5 of the Albemarle County Zoning Ordinance.

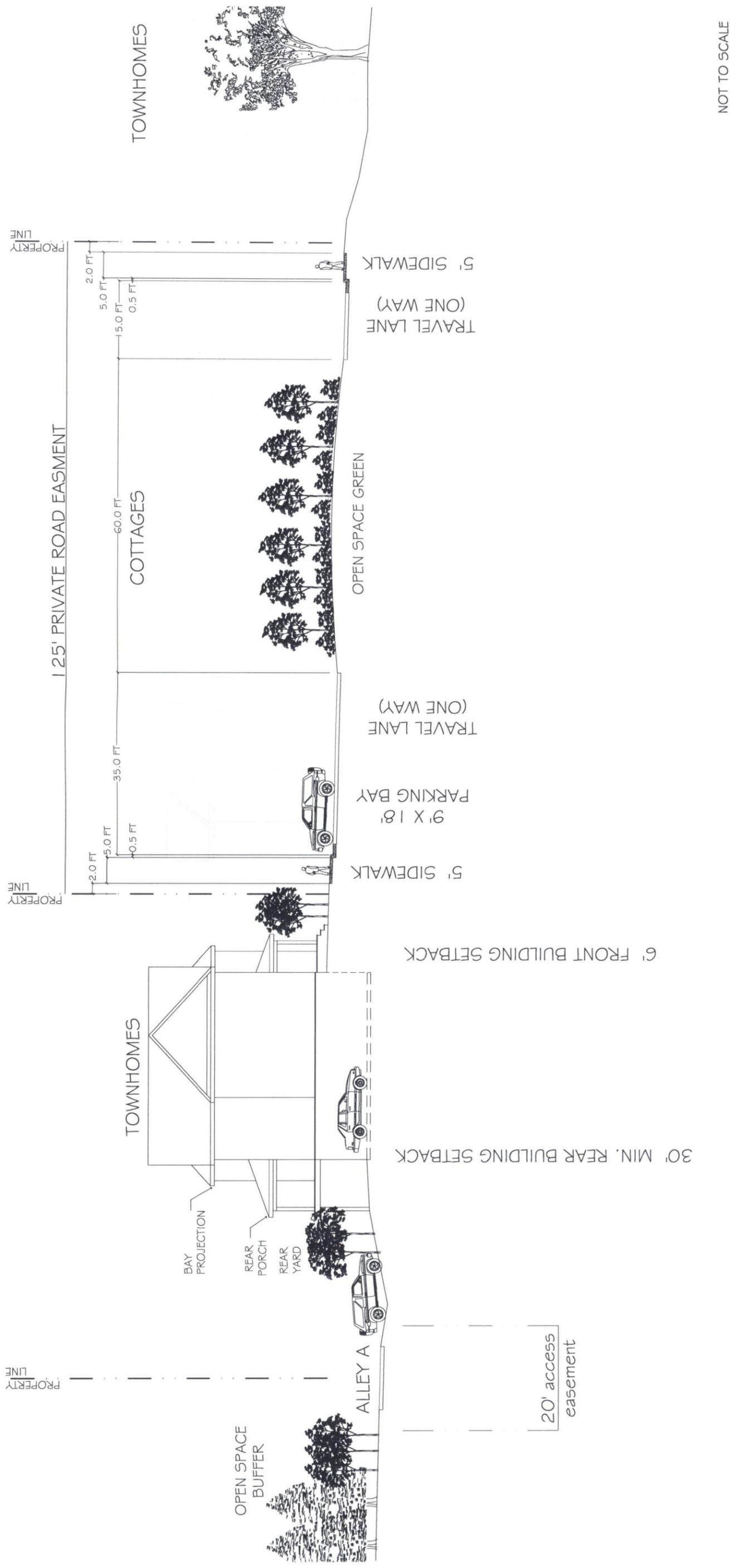
NO.	REVISIONS	DATE
1	ISSUE COMMENTS	02/25/07

Date:	09/21/06
Drawing Scale:	Not to Scale
Checked By:	JKS
Drawn By:	JKS
File Name:	55-69-ZMA.dwg
Project No.:	5020

Blocks E, F, and G: Section and Setbacks

HADEN PLACE
 NEIGHBORHOOD MODEL APPLICATION
 White Hall District, Albemarle County, Virginia

Sheet No:
A6.5



NOTES:

1. A minimum of 50% of the front building elevation shall be located within 5' of the Front Build-To Line.
2. Side setbacks for Blocks E, F, AND G shall be 6' for Buildings and 5' for Accessory structures.
3. This sheet shall be incorporated into the Code of Development dated October 2, 2006 (Latest Revision Date February 5, 2007) for Haden Place (ZMA 2005-0007) as required in Section 20A.5 of the Albemarle County Zoning Ordinance.

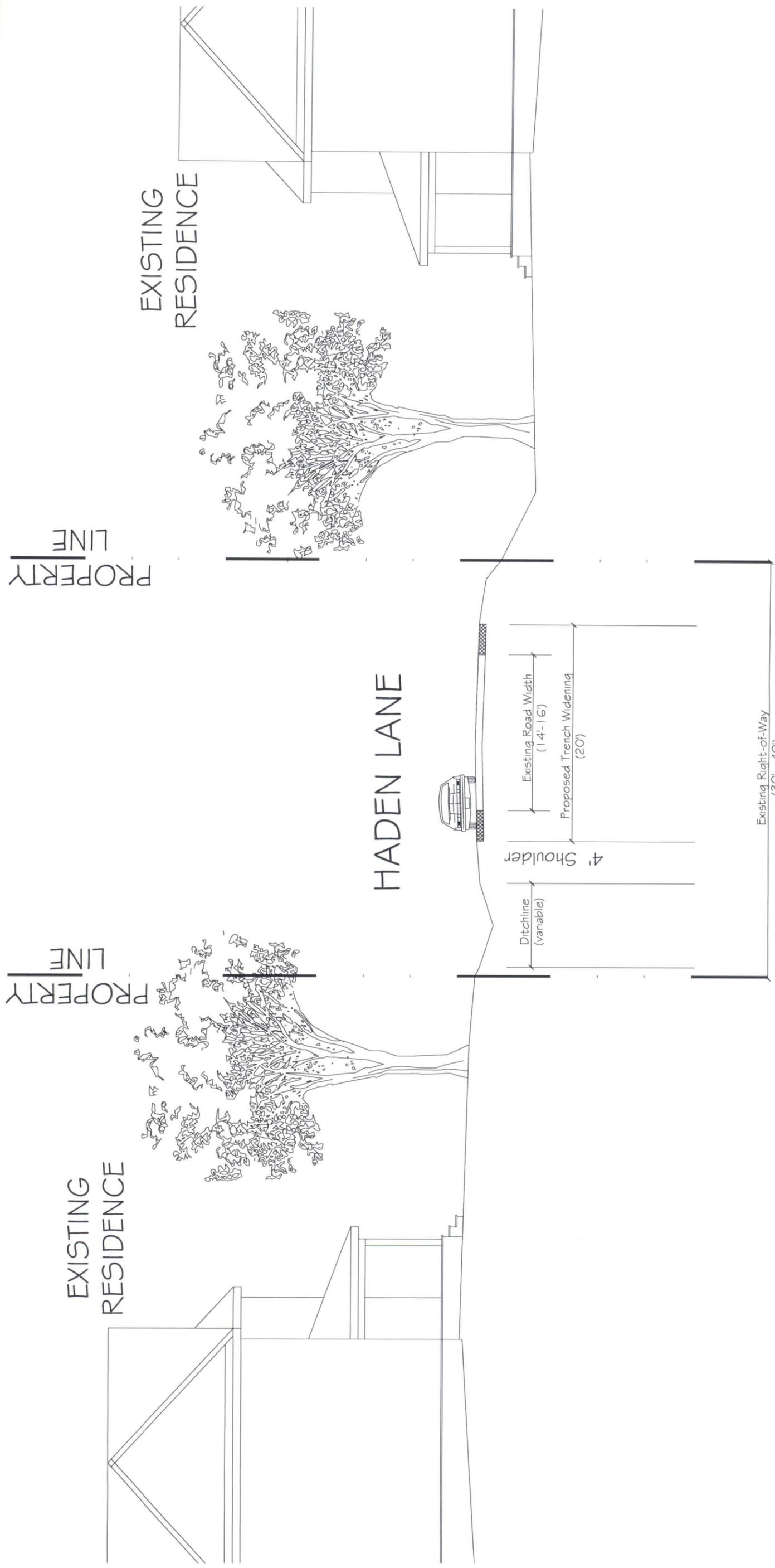
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Project Title:

Drawing Title:

NO.	DESCRIPTION	DATE

Project No: 5020	Checked By: JKS	Date: 09/21/06
File Name: 55-69-ZMAdwg	Drawn By: JKS	Drawing Scale: Not to Scale



NOT TO SCALE

NOTES:

1. Ditchlines may require some modifications to tie into existing slopes at the property line.
2. All improvements shall be approved by Virginia Department of Transportation.
3. Driveway culverts, mailboxes, etc. shall be moved to accommodate proposed widening.

Proposed Offsite Road Improvements

Drawing Title:

172 South Fantops Drive
 Charlottesville, VA 22911
 434.979.1631 (P)
 434.979.1631 (F)
 DRVA.com

DR
 Development Resources, LLC

Engineers
 Surveyors
 Planners
 Architects

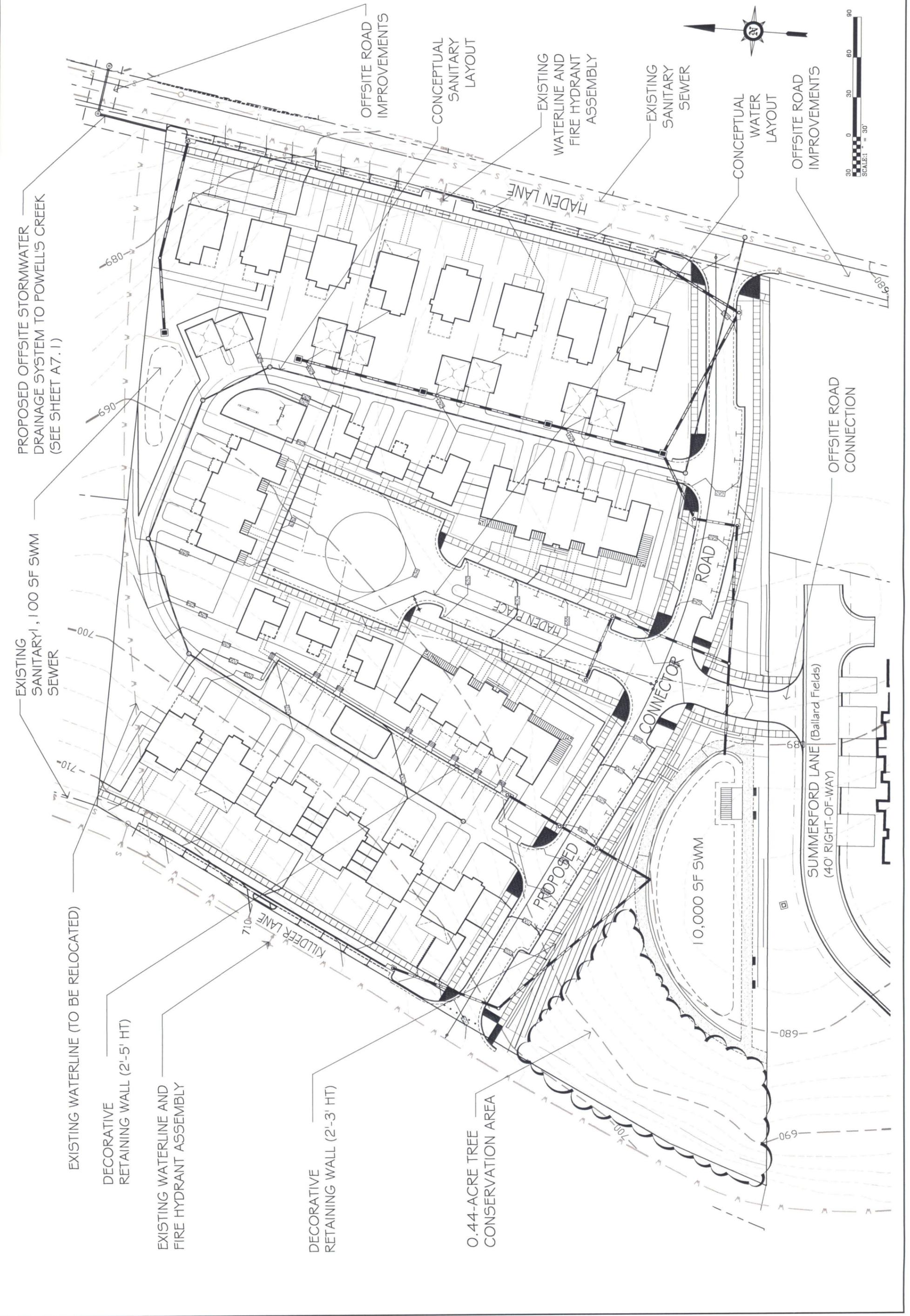
COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 TIMOTHY R. MILLER
 CERTIFICATE NO. 30542

NO.	DESCRIPTION	DATE
1	BUILD COMMENTS	02/21/06
2	STAFF COMMENTS	01/23/07

Drawing title: **CONCEPTUAL GRADING & UTILITIES**
 Date: 09/21/06
 Drawing Scale: As Shown
 Checked By: JKS
 Drawn By: JKS
 Project No: 5020
 File Name: 55-69-2Mk.dwg

Project title: **HADEN PLACE NEIGHBORHOOD MODEL APPLICATION**
 White Hall District, Albemarle County, Virginia

Sheet No: **A7.1**



PROPOSED OFFSITE STORMWATER DRAINAGE SYSTEM TO POWELL'S CREEK (SEE SHEET A7.1)

EXISTING SANITARY, 100 SF SWM SEWER

EXISTING WATERLINE (TO BE RELOCATED)

DECORATIVE RETAINING WALL (2'-5' HT)

EXISTING WATERLINE AND FIRE HYDRANT ASSEMBLY

DECORATIVE RETAINING WALL (2'-3' HT)

0.44-ACRE TREE CONSERVATION AREA

OFFSITE ROAD IMPROVEMENTS

CONCEPTUAL SANITARY LAYOUT

EXISTING WATERLINE AND FIRE HYDRANT ASSEMBLY

EXISTING SANITARY SEWER

CONCEPTUAL WATER LAYOUT

OFFSITE ROAD IMPROVEMENTS

OFFSITE ROAD CONNECTION

SUMMERFORD LANE (Ballard Fields) (40' RIGHT-OF-WAY)

10,000 SF SWM

CONNECTOR

PROPOSED

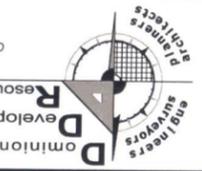
HADEN LANE

HADEN PLACE

KILDER LANE

ROAD

DRWA.com
 434.979.1681 (P)
 434.979.6121 (F)
 Charlottesville, VA 22911
 172 South Pantops Drive
DR Development Resources, LLC



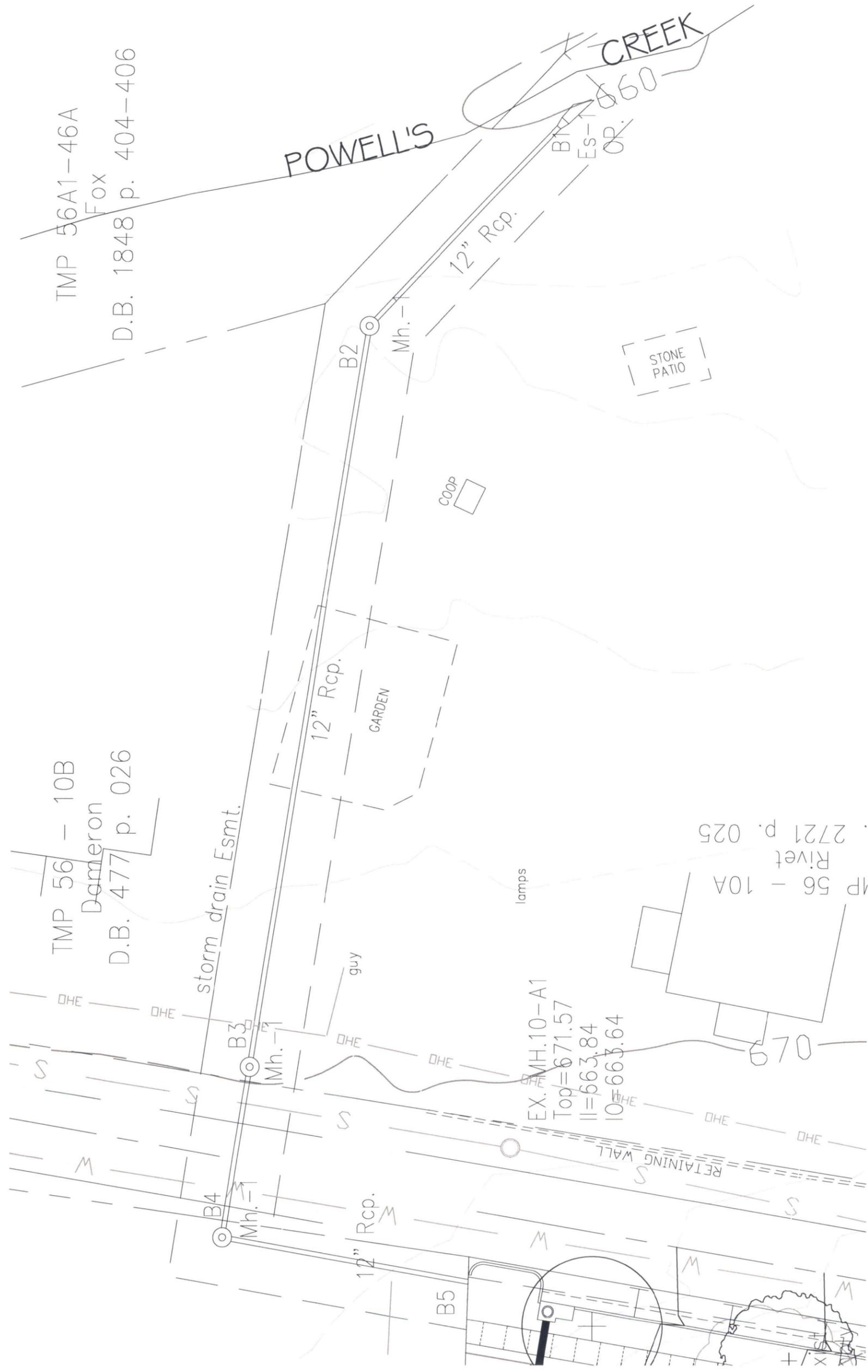
REVISIONS:
 NO. | DESCRIPTION | DATE

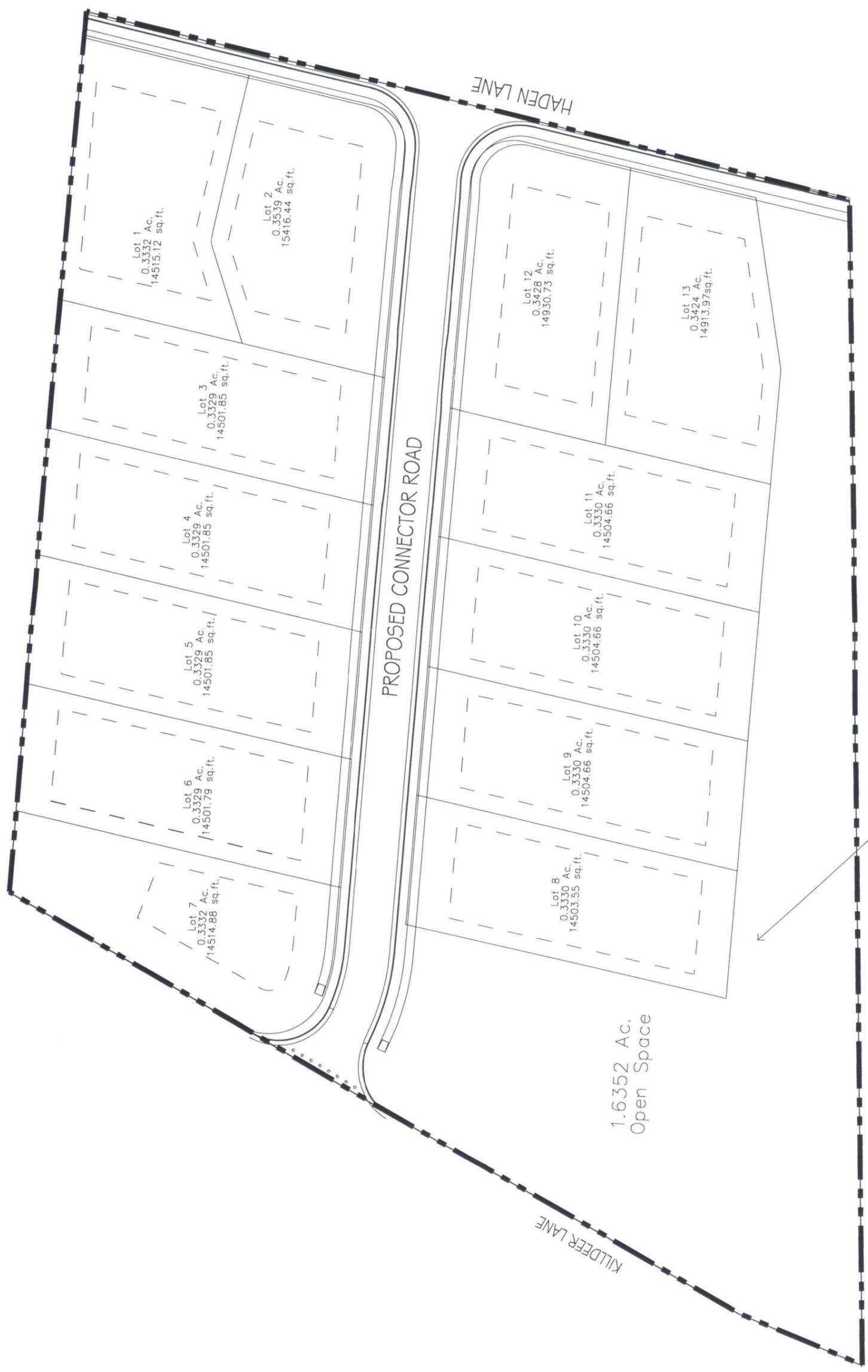
Project No: 5020
 File Name: 55-69-ZMAdng
 Drawn By: JKS
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 Date: 09/21/06
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CONCEPTUAL OFFSITE DRAINAGE

HADEN PLACE
 NEIGHBORHOOD MODEL APPLICATION
 White Hall District, Albemarle County, Virginia

Sheet No:
A7.2







Project Title: HADEN PLACE NEIGHBORHOOD MODEL APPLICATION White Hall District, Albemarle County, Virginia

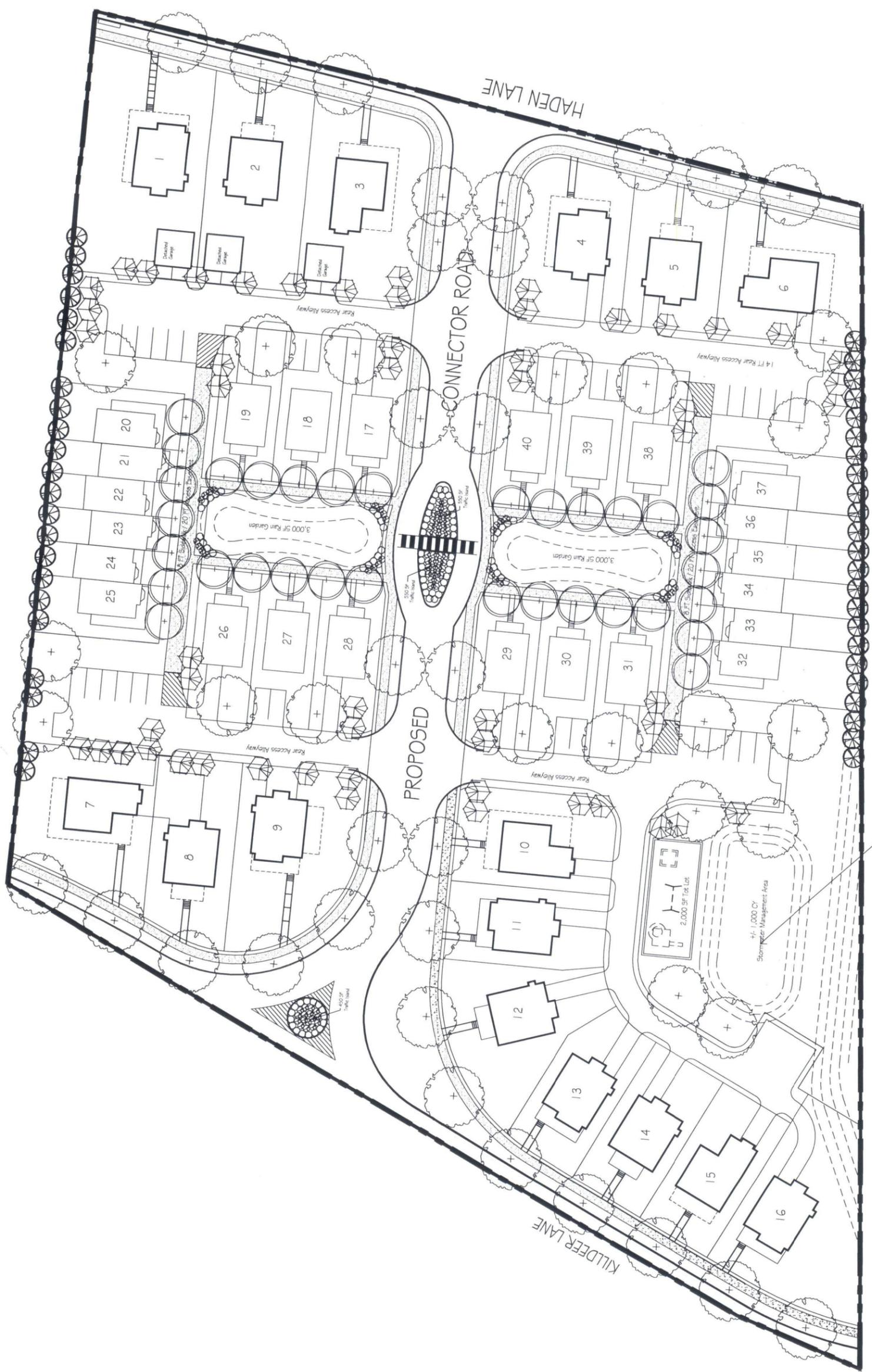
Date:	04/11/06	Checked By:	JKS
Drawing Scale:	As Shown	Drawn By:	JKS
File Name:	55-69-ZMdwg	Project No.:	5020

PREVIOUS APPLICATION PLAN



DDominion Development Resources, LLC
 172 South Fartops Drive
 Charlottesville, VA 22911
 434.979.0121 (p)
 434.979.1601 (f)
 DDRAVA.com

engineers architects
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STORMWATER MANAGEMENT FACILITY

NO.	DESCRIPTION	DATE