

ESTES PARK REZONING AMENDMENT PLAN

GENERAL NOTES:

OWNER: TAX MAP 32, PARCEL 33 & TAX MAP 32, PARCEL 34
ESTES PARK, LLC
PO BOX 1457
CHARLOTTESVILLE, VA 22902

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
434.293.3719

DEVELOPER: RIVERBEND MANAGEMENT
321 EAST MAIN STREET, SUITE 500
CHARLOTTESVILLE, VA 22902

SURVEYOR: TOPOGRAPHY AND BOUNDARY OF THE SITE WERE PROVIDED BY TOM LINCOLN IN OCTOBER, 2010.
TOPO IS FIELD SURVEYED TOPOGRAPHY SHOWN AT 2' INTERVALS.

CURRENT ZONING: PRD (APPROVED APRIL 11, 2012)

PREAPPLICATION CONFERENCE: APRIL 26, 2010

USE: 68 SINGLE FAMILY DETACHED LOTS
DENSITY: 8.3 UNITS PER ACRE
OPEN SPACE: 25.3% OPEN SPACE PROVIDED

SETBACKS: FRONT: 10 FEET MINIMUM
SIDE: 4 FEET WITH A MINIMUM BUILDING SEPARATION OF 8 FEET
REAR: 10 FEET MINIMUM FOR INTERIOR LOTS & 20 FEET MINIMUM FOR PERIMETER LOTS
MIN. LOT FRONTAGE 40 FEET
NOTE: COVERED PORCHES, BALCONIES, CHIMNEYS, EAVES, AND LIKE ARCHITECTURAL FEATURES MAY PROJECT NO MORE THAN 4' INTO ANY REQUIRED YARD.

BUILDING HEIGHT: 35 FEET MAXIMUM

TOTAL ACREAGE: 12.75 AC.

STREETS: CURB AND GUTTER, PRIVATE STREETS

EXISTING CONDITIONS: SITE IS PARTIALLY CLEARED WITH ONE EXISTING HOUSE. PORTIONS OF THE SITE ARE WOODED. PHOTOS OF EXISTING STRUCTURES WILL BE PROVIDED TO ALBEMARLE COUNTY PRIOR TO DEMOLITION.

UTILITIES: SITE WILL BE SERVED BY PUBLIC WATER AND SEWER

PHASING: PROJECT WILL BE COMPLETED IN TWO PHASES. SEE THE SITE PLAN FOR PHASE LINES.

FLOODPLAIN: NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY, PER FEMA MAP #51003C0145D

TOPOGRAPHY: PROVIDED BY LINCOLN SURVEYING, OCTOBER 2010.

DATUM: NAD 83

OPEN SPACE: 3.23 ACRES (25.3% OF TOTAL AREA)
TO BE PROVIDED AS SHOWN ON THE PLAN

RIGHT-OF-WAY: 3.15 ACRES (24.7% OF TOTAL AREA)

LOTS: 6.37 ACRES (50.0% OF TOTAL AREA)

CRITICAL SLOPES: 0.075 ACRES OF CRITICAL SLOPE IMPACTS PROPOSED
(28.3% OF 0.265 ACRES TOTAL EXISTING CRITICAL SLOPES)

PARKING: EACH LOT WILL HAVE A MINIMUM OF TWO OFF-STREET PARKING SPACES. PARKING WILL ALSO BE PROVIDED ON BOTH SIDES OF THE PUBLIC ROADS. A MINIMUM OF 1 PARKING SPACE WILL BE LOCATED WITHIN THE GARAGE AND 1 PARKING SPACE WILL BE AVAILABLE ON THE DRIVEWAY OF EACH LOT

LIGHTING: ANY REQUIRED LIGHTING WILL BE SHOWN ON THE FINAL SITE PLAN

SIGNAGE: NO SIGNAGE IS CURRENTLY PROPOSED. ANY SIGNAGE WILL BE INCLUDED WITH THE FINAL SITE PLAN OR UNDER SEPARATE APPLICATION.

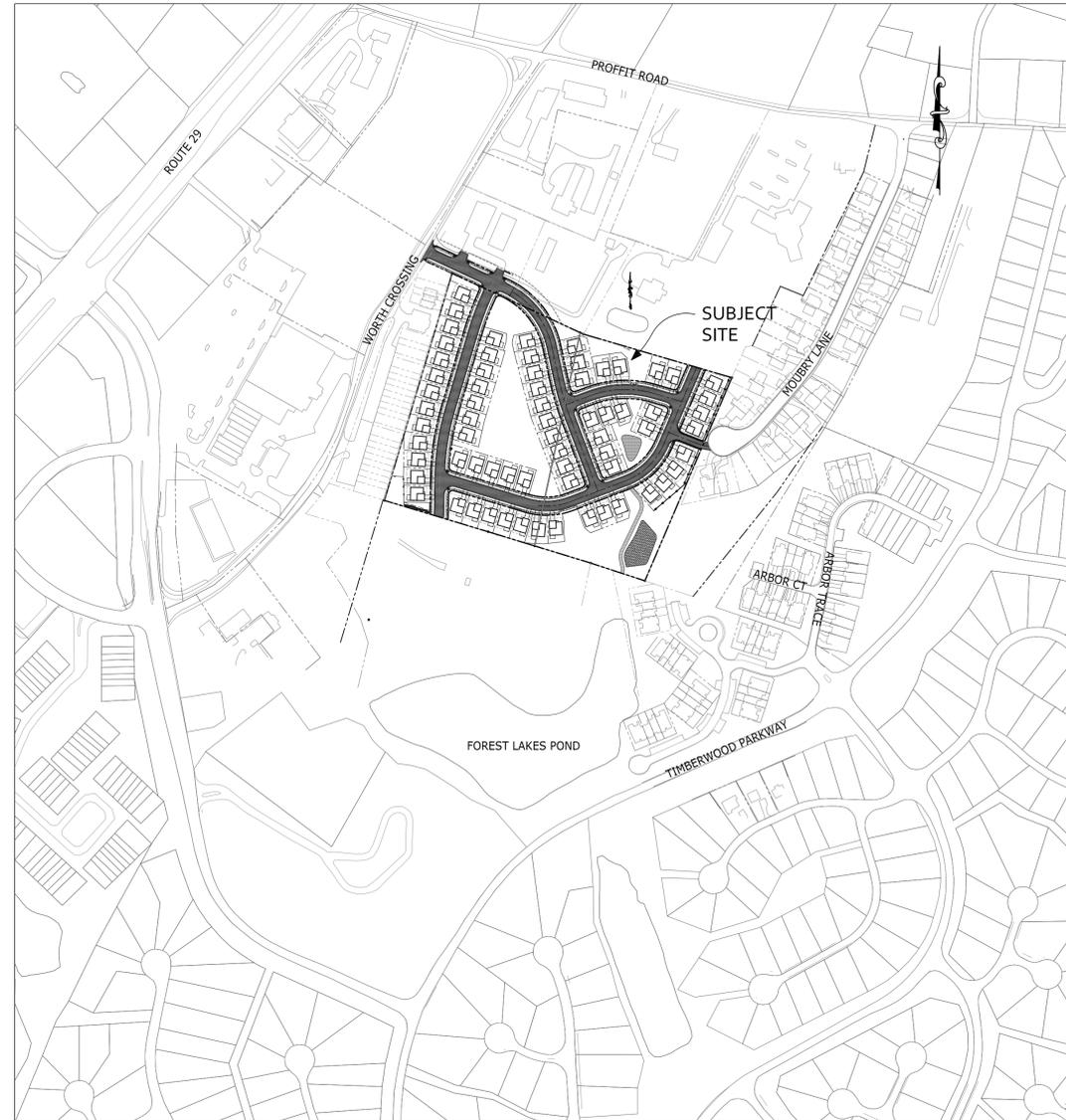
TRIP GENERATION: SITE TRIP GENERATION AND LAND USE ITE CODE 8TH EDITION FOR PROPOSED
68 SINGLE FAMILY DETACHED UNITS (210)
ADT: 651 VPD
AM PEAK-RATE 51 VPH (13 VPH ENTER/ 38 VPH EXIT)
PM PEAK-RATE 69 VPH (43 VPH ENTER/ 26 VPH EXIT)
**LAND USE ITE CODES SITE AM AND PM PEAK HOUR OBSERVATIONS

STORMWATER MANAGEMENT: THIS DEVELOPMENT SHALL PRIMARILY UTILIZE AN ONSITE STORMWATER MANAGEMENT BIO-FILTER FOR WATER QUALITY AND DETENTION FOR THE PROJECT. ADDITIONAL WATER QUALITY AND DETENTION MAY BE PROVIDED FROM THE EXISTING FOREST LAKE POND, DEPENDING ON THE AVAILABLE VOLUMES IN THE LAKE.

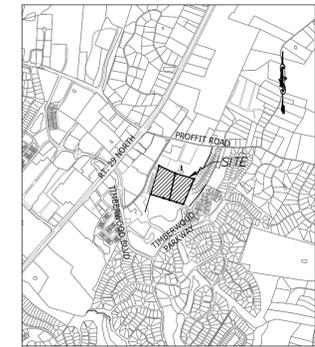
CONSTRUCTION TRAFFIC: NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED TO ACCESS THE SITE VIA MOUBRY LANE.

CEMETERY: THE OWNER & DEVELOPER SHALL MAINTAIN THE CEMETERY LOT DURING CONSTRUCTION UNTIL THE HOA TAKES OWNERSHIP OF THE MAINTENANCE. THE CEMETERY LOT SHALL BE FENCED OFF AND PROTECTED WITH A BLACK DECORATIVE FENCE. THE CEMETERY SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY. A COMMEMORATIVE SIGN SHALL ALSO BE PLACED WITHIN THE CEMETERY LOT, SIGNIFYING THE HISTORICAL INFORMATION OF THE GRAVEYARD.

RIVANNA MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA



SHEET LAYOUT
SCALE: 1" = 250'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

	EXISTING CULVERT		EARTH DITCH
	CULVERT		DRIVEWAY CULVERT
	DROP INLET & STRUCTURE NO.		BENCH MARK
	CURB		CLEARING LIMITS
	CURB & GUTTER		VDOT STANDARD STOP SIGN
	PROPOSED PAVEMENT		EXISTING CONTOUR
	EC-3A DITCH		PROPOSED CONTOUR
	DEPTH OF EC-3A DITCH		PROPOSED SPOT ELEVATION
	EC-2 DITCH		TBC DENOTES TOP/BACK OF CURB
	DEPTH OF EC-2 DITCH		T/B DENOTES TOP OF BOX

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REVISIONS

REVISION DESCRIPTION	DATE
BOS APPROVAL OF ORIGINAL ZMA-2010-00011	4/11/12
VARIATION #1 SUBMITTAL	9/11/12
MODIFICATION TO REZONING APPLICATION PLAN FOR SINGLE FAMILY DETACHED UNITS	10/15/12

COLLINS ENGINEERING
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

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COVER SHEET



JOB NO.	102041
SCALE	AS NOTED
SHEET NO.	1

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