

MERIDIAN

CIVIL - SURVEY, PLLC

440 Premier Circle, Suite 200
Charlottesville, Va 22901
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September 12, 2024

Kevin McCollum
Senior Planner II
Albemarle County

**RE: SPECIAL EXCEPTION REQUEST FOR SETBACKS
OLD DOMINION VILLAGE**

Dear Kevin:

This Special Exception Request is for an exception to Section 32.5.2(a) - 15' Minimum Front Setback.

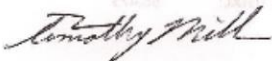
This exception is limited to corner lots 1, 6, 12, 27, 81, & 110. Reduce the minimum front setback on side roads from 15 feet to 5 feet. The minimum 15' front setback from the frontage road is met for all lots.

ZMA202000005 was approved for this development. The Code of Development approved with the rezoning was established with a minimum 5' side setback. It was inferred at the time that this would apply to corner lots.

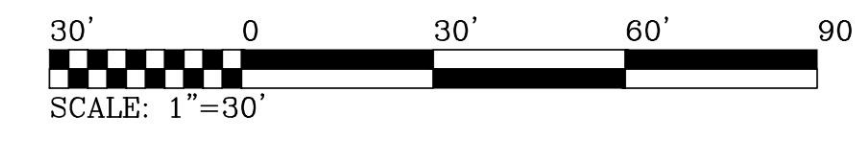
During the review of SDP202300067 Initial Site Plan it was discovered that Section 32.5.2(a) would require a minimum 15' front setback on the corners lots.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

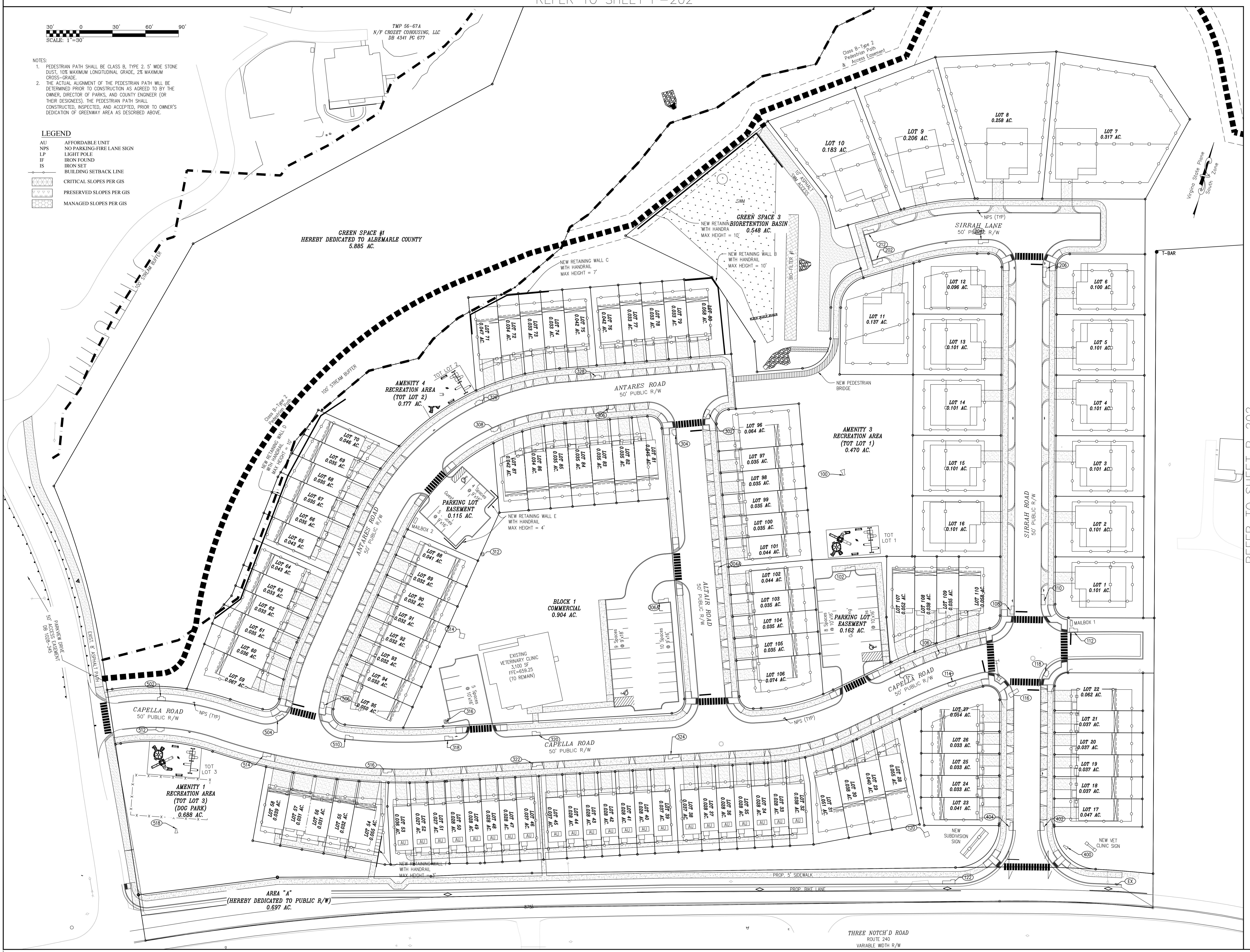


Timothy Miller, P.E., L.S.
Principal



- NOTES:
1. PEDESTRIAN PATH SHALL BE CLASS B, TYPE 2, 5' WIDE STONE DIST. 10% MAXIMUM LONGITUDINAL GRADE, 2% MAXIMUM CROSS-GRADE.
 2. THE ACTUAL ALIGNMENT OF THE PEDESTRIAN PATH WILL BE DETERMINED PRIOR TO CONSTRUCTION AS AGREED TO BY THE OWNER, DIRECTOR OF PARKS, AND COUNTY ENGINEER (OR THEIR DESIGNEES). THE PEDESTRIAN PATH SHALL BE CONSTRUCTED, INSPECTED, AND ACCEPTED, PRIOR TO OWNER'S DEDICATION OF GREENWAY AREA AS DESCRIBED ABOVE.

- LEGEND
- AU AFFORDABLE UNIT
 - NPS NO PARKING-FIRE LANE SIGN
 - LP LIGHT POLE
 - IF IRON FOUND
 - IS IRON SET
 - BUILDING SETBACK LINE
 - CRITICAL SLOPES PER GIS
 - PRESERVED SLOPES PER GIS
 - MANAGED SLOPES PER GIS



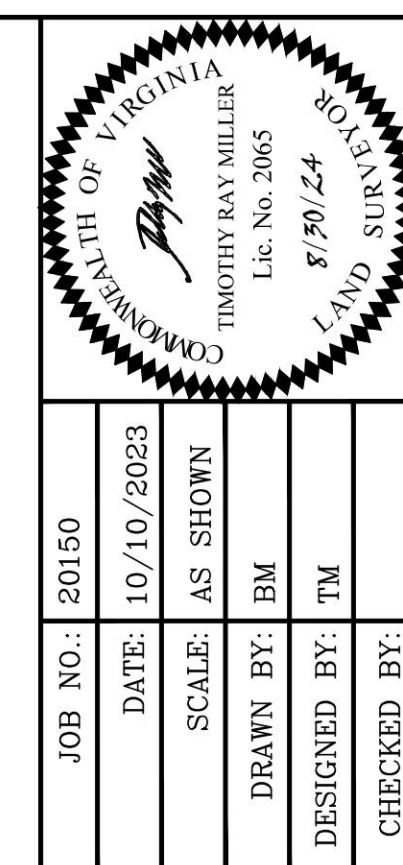
PROJECT TITLE: INITIAL SITE PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE: SITE PLAN

JOB NO.:	20150
DATE:	10/10/2023
SCALE:	AS SHOWN
DRAWN BY:	BM
DESIGNED BY:	TM
CHECKED BY:	

DATE: 08/30/24

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	

SHEET NO. P-301
SHEET 6 of 23



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REFER TO SHEET P-202