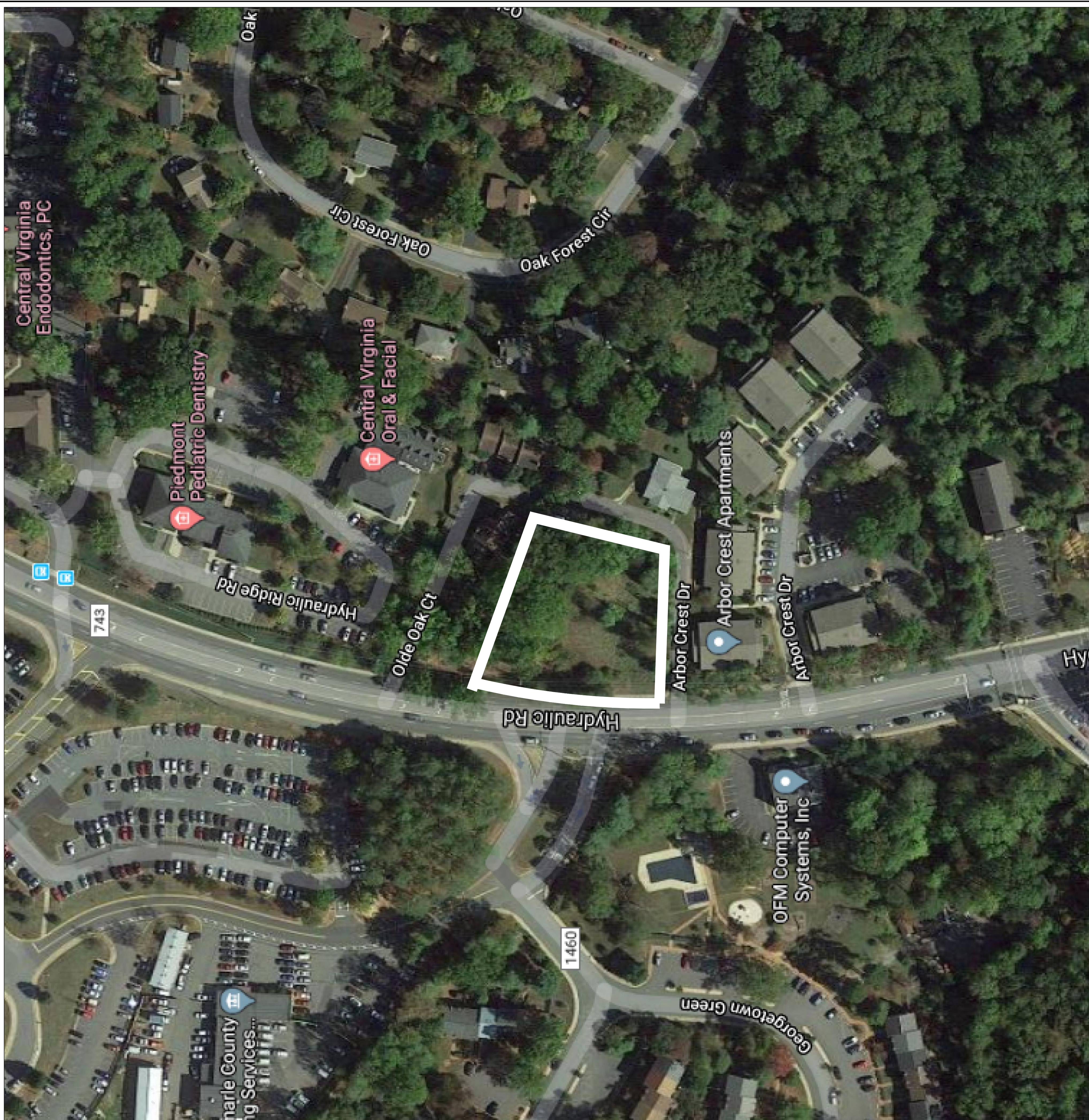


PARCEL DATA

LEGAL REFERENCE: TMP 06100-00-00-03800
MAGISTERIAL DISTRICT: JACK JOUETT
OWNER: FUSION PROPERTIES, LLC
325 BARRACKS HILL
CHARLOTTESVILLE, VA 22901
SITE PLAN NUMBER: NONE
RECORDED DEEDS: DB 5351-547
PARCEL ADDRESS: NOT ASSIGNED
PARCEL AREA: 0.96 ACRES
CURRENT ZONING DISTRICT: R4 - RESIDENTIAL
AIA - AIRPORT IMPACT AREA
EC - ENTRANCE CORRIDOR OVERLY
CURRENT USE: VACANT
SOURCE OF BOUNDARY: PLAT RECORDED IN DB 224-200
SOURCE OF TOPOGRAPHY: ALBEMARLE COUNTY GIS DATA.
PUBLIC WATER SUPPLY: THIS PARCEL IS LOCATED IN THE IVY CREEK WATER SUPPLY WATERSHED
FLOODPLAIN: PORTION OF PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. , EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

REZONING DATA

APPLICANT: FUSION PROPERTIES, LLC
325 BARRACKS HILL
CHARLOTTESVILLE, VA 22901
PROPOSED ZONING DISTRICT: R15 - RESIDENTIAL WITH CLUSTER
COMP PLAN DESIGNATION: URBAN DENSITY RESIDENTIAL - PLACES29 MASTER PLAN
PROPOSED USE: 14 TOWNHOUSES.
PROPOSED GROSS DENSITY: 14 DU/0.96 ACRES = 14.6 DU/ACRE
PROPOSED NET DENSITY: 14 DU/0.96 ACRES = 14.6 DU/ACRE
MAXIMUM BUILDING HEIGHT: 65' (PER R-15 ZONING DISTRICT)
PROPOSED BUILDING HEIGHT: 25'
SETBACKS: FRONT: MINIMUM 5'
SIDE: MINIMUM 5'
REAR: MINIMUM 20'
SWM VOLUME CONTROL: PROPOSED ON-SITE UNDERGROUND CONCRETE TANK.
SWM WATER QUALITY: PROPOSED ON-SITE PERVIOUS PAVERS
WATER & SEWER SERVICE: THIS PARCEL IS LOCATED WITHIN THE ACSA JURISDICTIONAL AREA.
PROPOSED PARKING: PARKING LOT
PARKING SPACES REQUIRED: 2 SPACES PER TOWNHOUSE
2 * 14 = 28 SPACES
PARKING PROVIDED: 29 SPACES (INCLUDES 1 ADA SPACE)

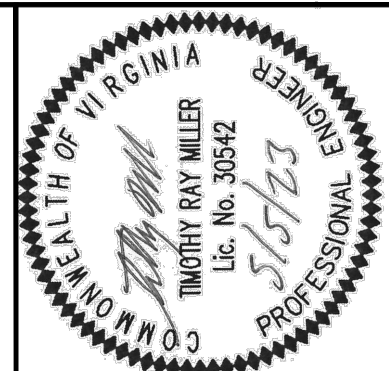
- BUILDING NOTES:
1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERING DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC. WALL WILL ALSO REQUIRE A MAINTENANCE AGREEMENT.
 2. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

LEGEND

- PROPOSED OPEN SPACE
PROPOSED ADA COMPLIANT PERVIOUS PAVERS
TBR TO BE REMOVED
UP UTILITY POLE
FH FIRE HYDRANT
MH SANITARY MANHOLE
STR STORM STRUCTURE
UP UTILITY POLE

SHEET INDEX

- Z-101 COVERSHEET & CONTEXT MAP
Z-102 EXISTING CONDITIONS AND DEMOLITION PLAN
Z-103 CONCEPTUAL PLAN
Z-104 GRADING AND UTILITY PLAN
Z-105 DETAILS
Z-106 TYPICAL SECTIONS

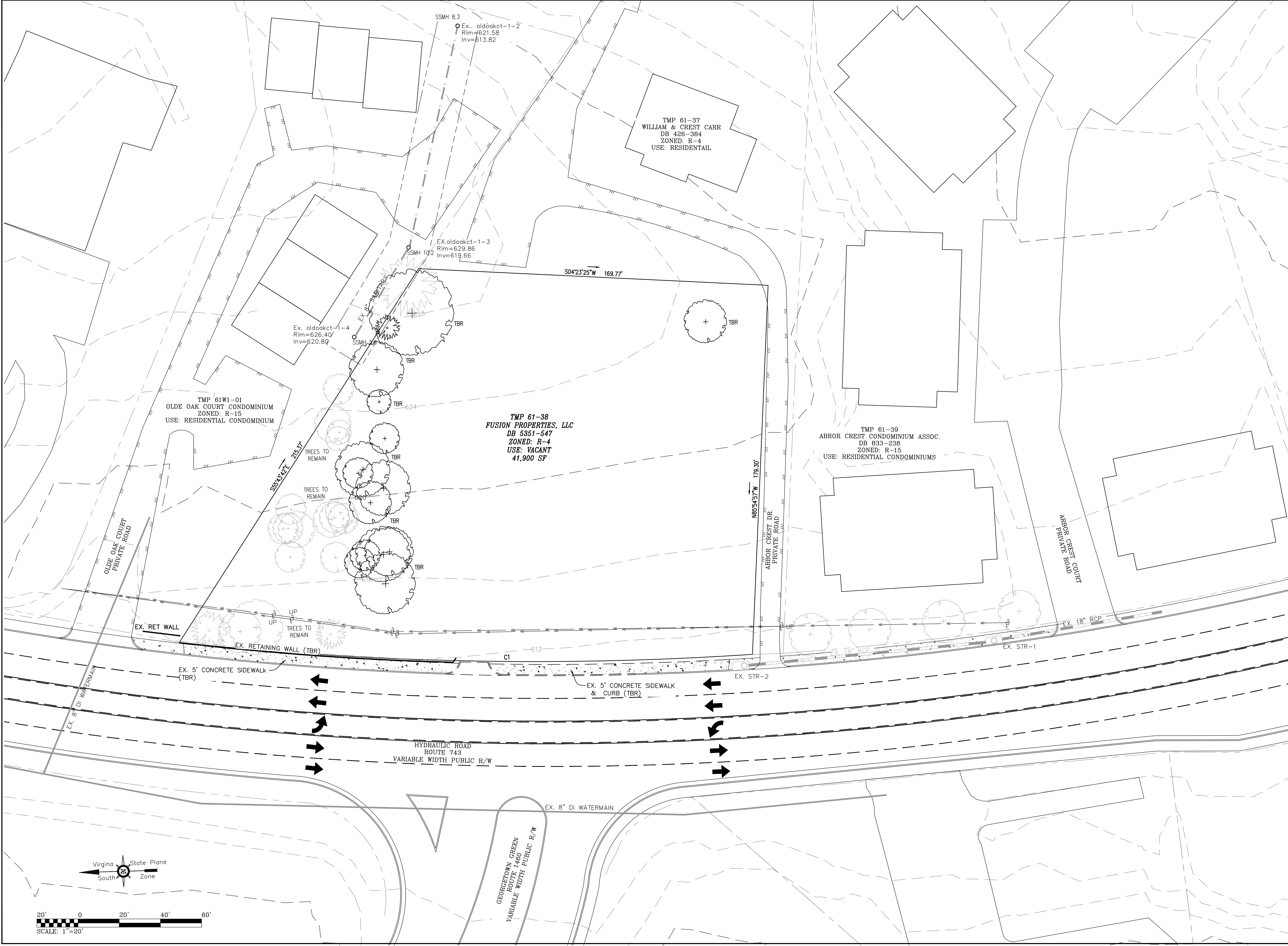


JOB NO.:	DATE: 11/15/2022	SCALE: AS SHOWN	DRAWN BY: MWH	DESIGNED BY: TRM	CHECKED BY:
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ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22901
(800) 828-0001
WWW.MERIDIANWEBE.COM

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	05/05/23

PROJECT TITLE:
ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES
SHEET TITLE:
COVERSHEET & CONTEXT MAP



COMMONWEALTH OF VIRGINIA
THURGOOD WILSON
L.S. No. 30842
5/5/23
PROFESSIONAL ENGINEER

JOB NO.:

DATE:

SCALE:

DRAWN BY:

DESIGNED BY:

CHECKED BY:

11/15/2022

AS SHOWN

MWH

TRM

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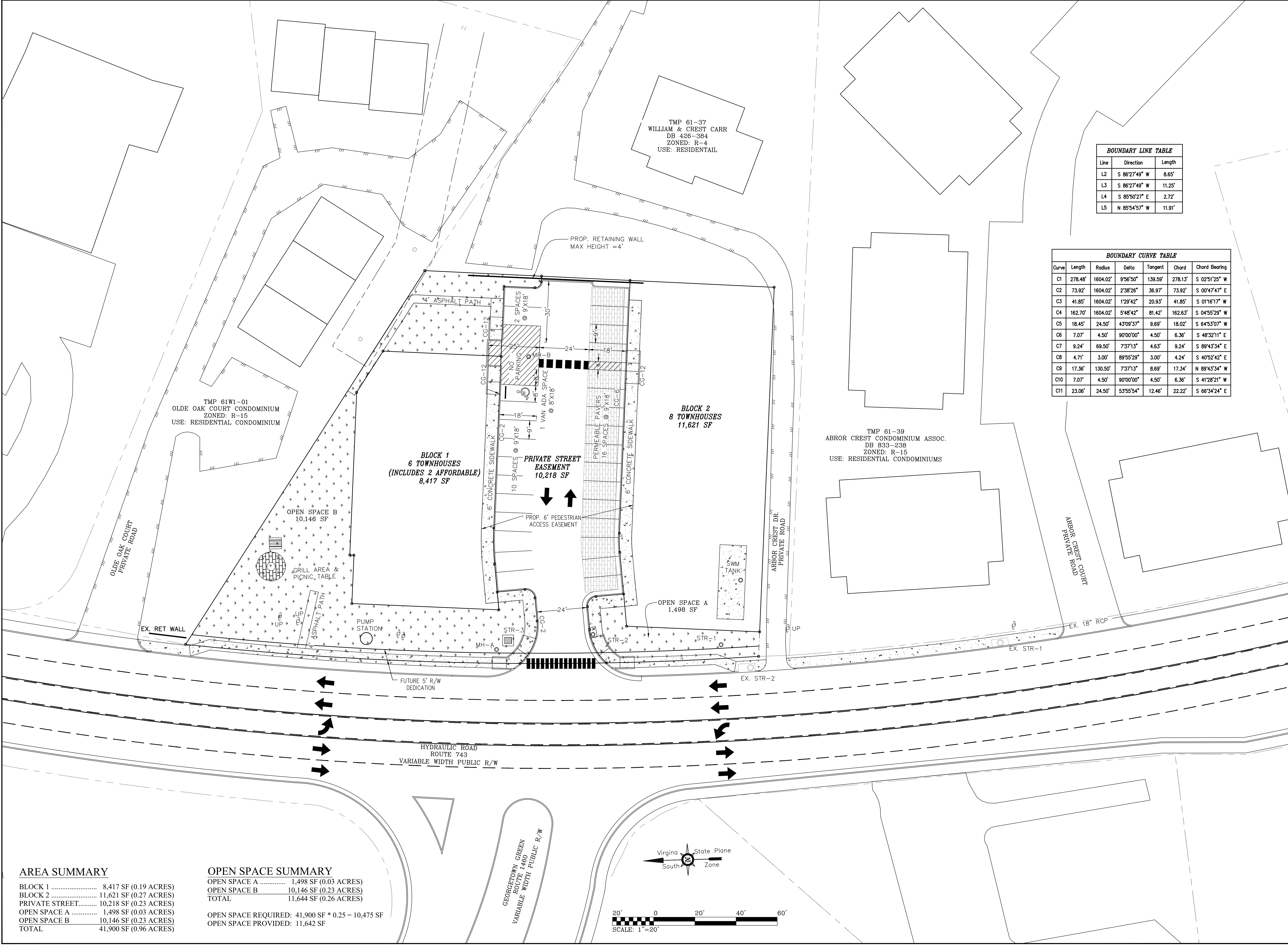
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1	COUNTY COMMENTS	05/05/23

PROJECT TITLE:
ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES

SHEET TITLE:
EXISTING CONDITIONS &
DEMOLITION PLAN

Sheet No.
Z-102

Sheet 2 of 6

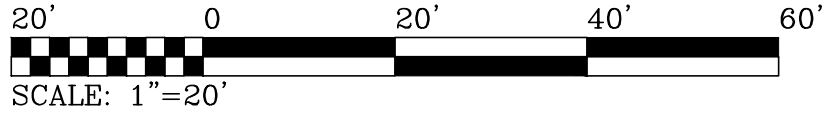


AREA SUMMARY

BLOCK 1	8,417 SF (0.19 ACRES)
BLOCK 2	11,621 SF (0.27 ACRES)
PRIVATE STREET	10,218 SF (0.23 ACRES)
OPEN SPACE A	1,498 SF (0.03 ACRES)
OPEN SPACE B	10,146 SF (0.23 ACRES)
TOTAL	41,900 SF (0.96 ACRES)

OPEN SPACE SUMMARY

OPEN SPACE A	1,498 SF (0.03 ACRES)
OPEN SPACE B	10,146 SF (0.23 ACRES)
TOTAL	11,644 SF (0.26 ACRES)
OPEN SPACE REQUIRED: 41,900 SF * 0.25 = 10,475 SF	
OPEN SPACE PROVIDED: 11,642 SF	



BOUNDARY LINE TABLE			
Line	Direction	Length	
L2	S 86°27'49" W	8.65'	
L3	S 86°27'49" W	11.25'	
L4	S 85°50'27" E	2.72'	
L5	N 85°54'57" W	11.91'	

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	278.48'	1604.02'	9°56'50"	139.59'	278.13'	S 02°51'25" W
C2	73.92'	1604.02'	2°38'26"	36.97'	73.92'	S 00°47'47" E
C3	41.85'	1604.02'	1°29'42"	20.93'	41.85'	S 01°16'17" W
C4	162.70'	1604.02'	5°48'42"	81.42'	162.63'	S 04°55'29" W
C5	18.45'	24.50'	43°09'37"	9.69'	18.02'	S 64°53'07" W
C6	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 48°32'11" E
C7	9.24'	69.50'	7°37'13"	4.63'	9.24'	S 89°43'34" E
C8	4.71'	3.00'	89°55'29"	3.00'	4.24'	S 40°52'42" E
C9	17.36'	130.50'	7°37'13"	8.69'	17.34'	N 89°43'34" W
C10	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 41°28'21" W
C11	23.06'	24.50'	53°55'54"	12.46'	22.22'	S 66°34'24" E

PROJECT TITLE:
ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES

SHEET TITLE:
CONCEPTUAL PLAN

NO. 1

DESCRIPTION

DATE

DATE: 05/05/23

COUNTY COMMENTS

DATE: 11/15/2022

SCALE: AS SHOWN

DRAWN BY: MWH

DESIGNED BY: TRM

CHECKED BY:

JOB NO.:

DATE: 11/15/2022

SCALE: AS SHOWN

DRAWN BY: MWH

DESIGNED BY: TRM

CHECKED BY:

COMM. HEALTH OF VIRGINIA

THURGOOD LYNN LLP

THURGOOD LYNN

515723

PROFESSIONAL ENGINEER

EX. No. 30542

MERIDIAN

PLANNING GROUP, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTEVILLE, VA 22901

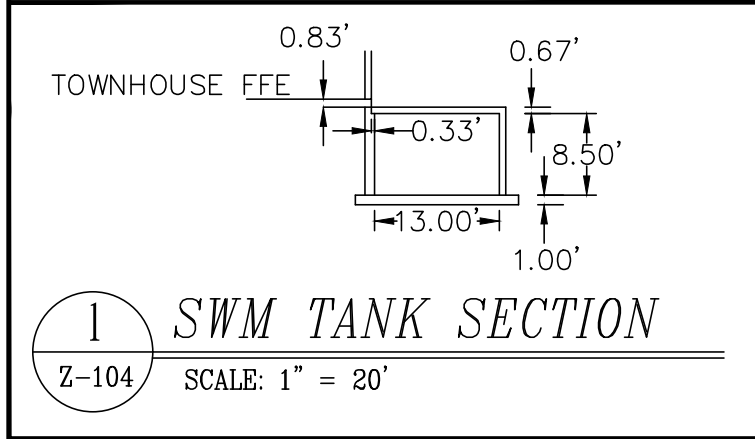
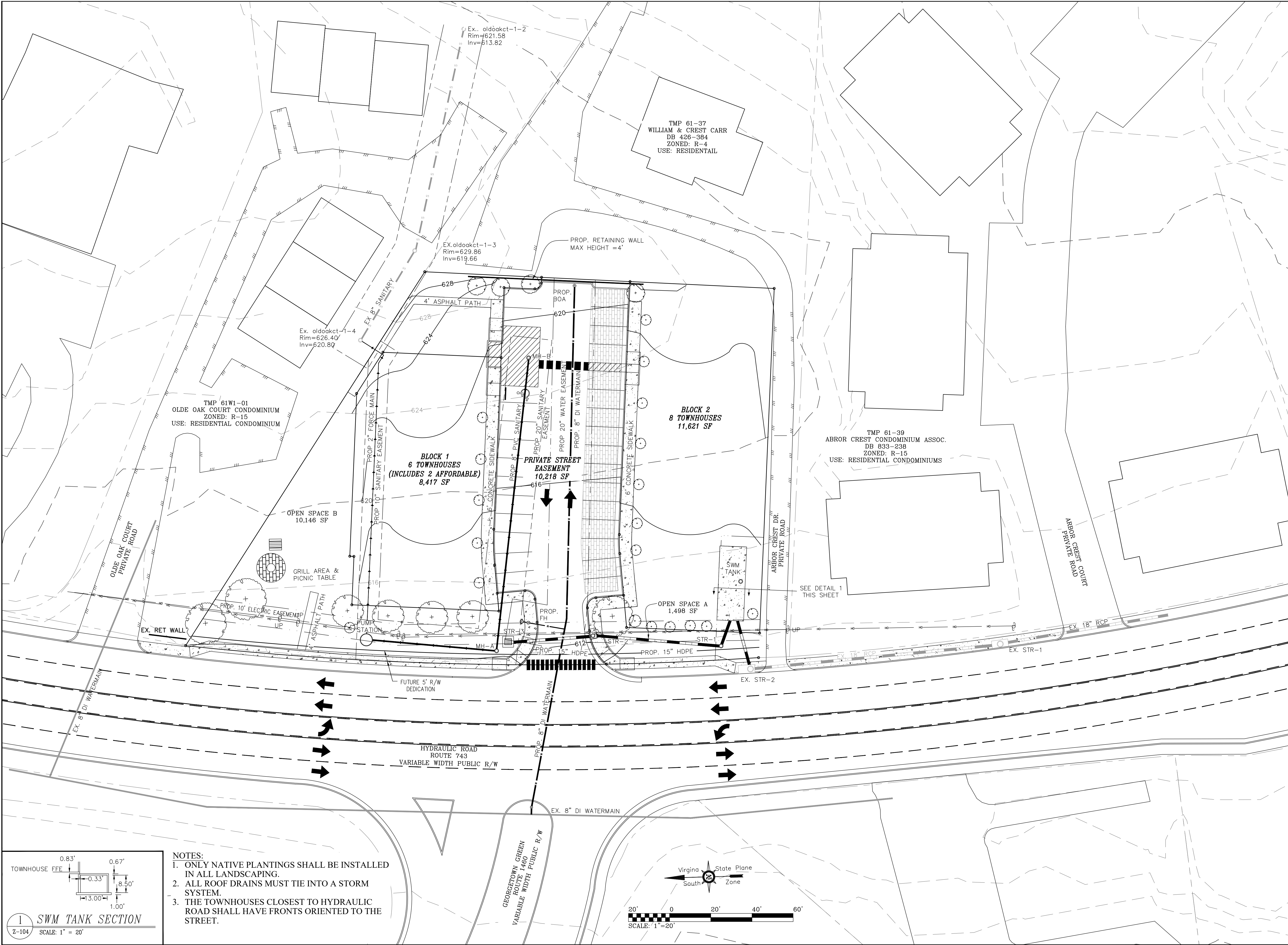
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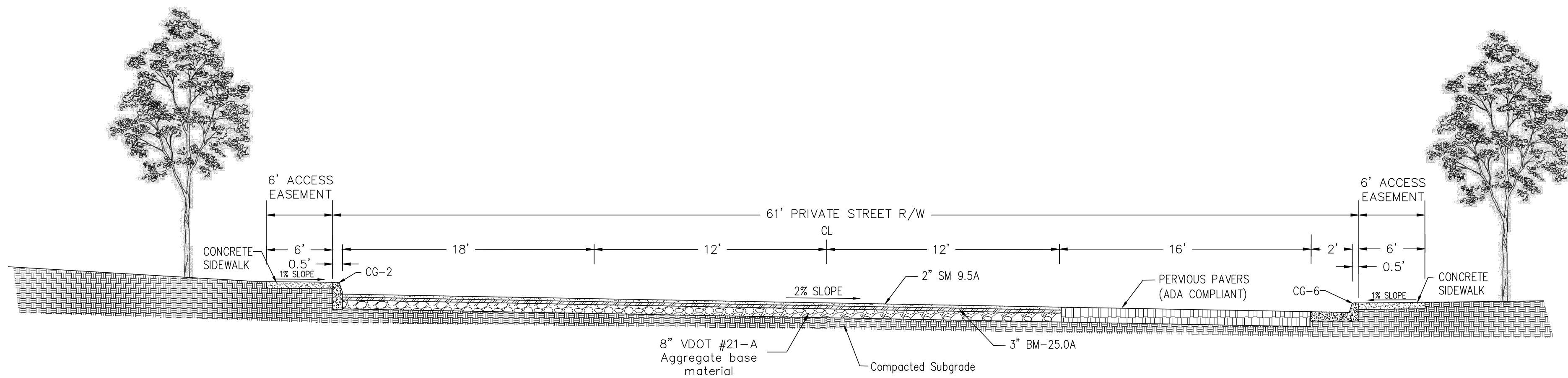
Z-103

Sheet 3 of 6

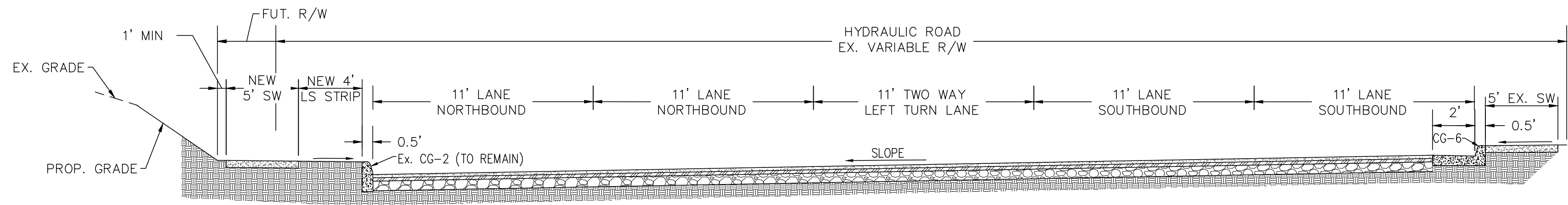


- NOTES:
1. ONLY NATIVE PLANTINGS SHALL BE INSTALLED IN ALL LANDSCAPING.
 2. ALL ROOF DRAINS MUST TIE INTO A STORM SYSTEM.
 3. THE TOWNHOUSES CLOSEST TO HYDRAULIC ROAD SHALL HAVE FRONTS ORIENTED TO THE STREET.

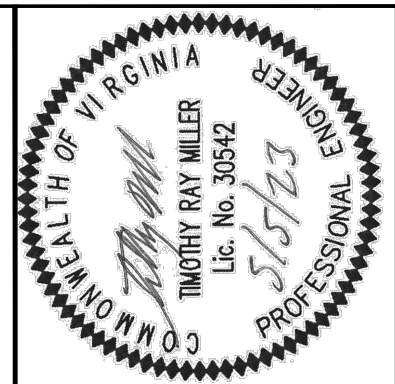
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DESIGNED BY: TRM	CHECKED BY:
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DATE: 05/05/23	
DESCRIPTION:	
NO. 1	COUNTY COMMENTS
PROJECT TITLE: ZMA CONCEPT PLAN FOR ARBOR OAKS TOWNES	
SHEET TITLE: GRADING AND UTILITY PLAN	
Sheet No. Z-104	
Sheet 4 of 6	



1 TYPICAL SECTION FOR PRIVATE STREET
Z-106 SCALE: NTS



2 TYPICAL SECTION FOR HYDRAULIC ROAD
Z-106 SCALE: NTS



JOB NO.:	DATE:
SCALE:	AS SHOWN
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DATE:	05/06/23
DESCRIPTION:	COUNTY COMMENTS
NO.:	1

PROJECT TITLE:
ZMA CONCEPT PLAN
FOR
ARBOR OAKS TOWNES
SHEET TITLE:
TYPICAL SECTIONS