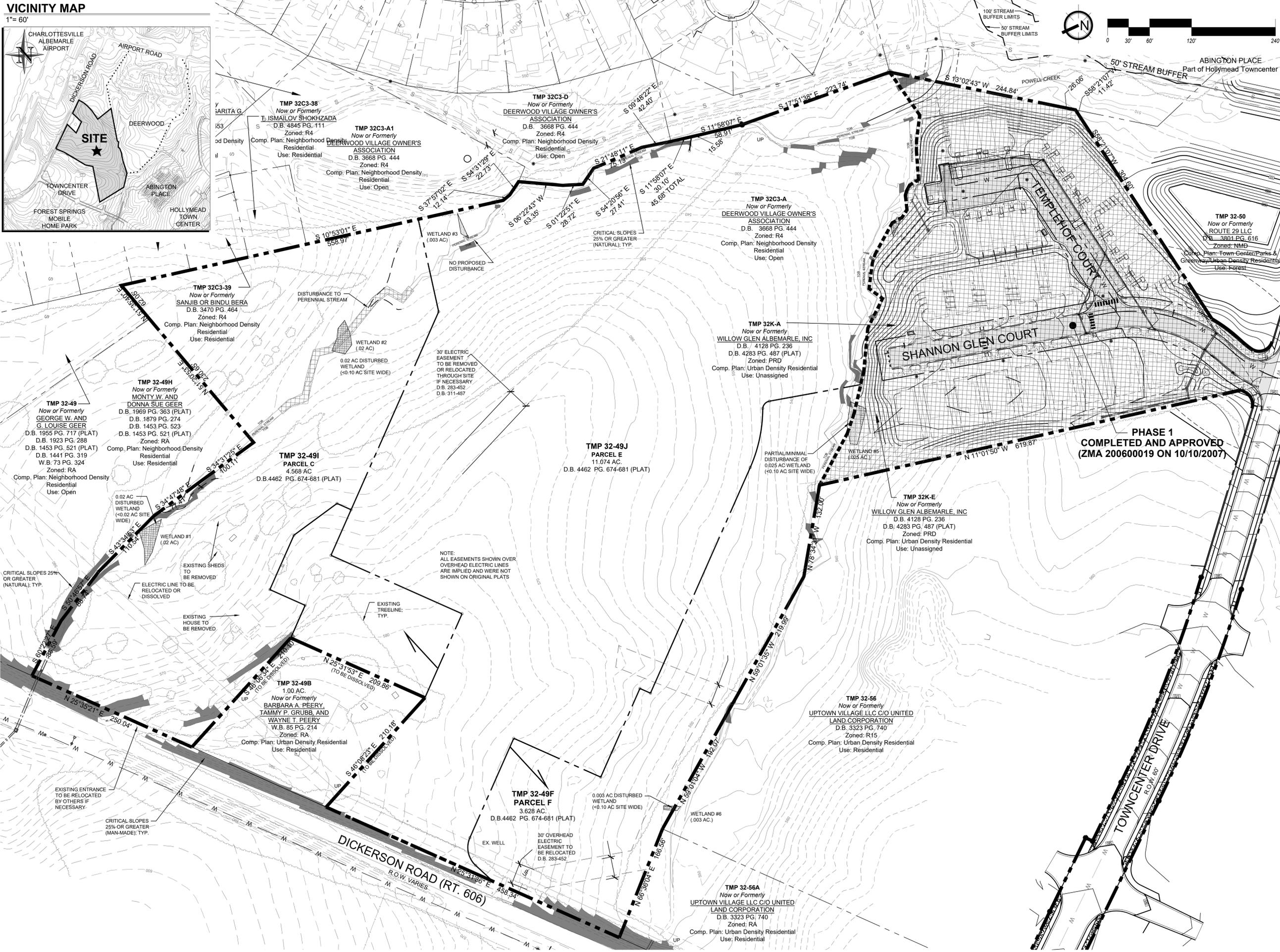
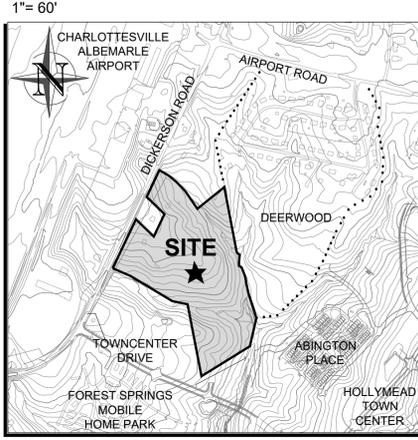


VICINITY MAP



SPECIAL EXCEPTION REQUEST FOR
WILLOW GLEN
Charlottesville, Virginia

PHASE 1
COMPLETED AND APPROVED
(ZMA 20060019 ON 10/10/2007)

KEY:

SCALE:	H 1" = 50'
ISSUED ON:	18 September 2018
REVISIONS:	1. 11-05-18, COUNTY COMMENTS 2. 12-03-18, COUNTY COMMENTS 3. 12-14-18, ZONING COMMENT 4.

12/14/2018 4:04:57 PM, Not for Construction

UNIT TYPE BREAKDOWN

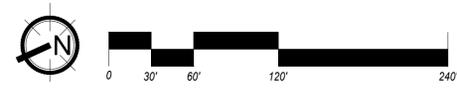
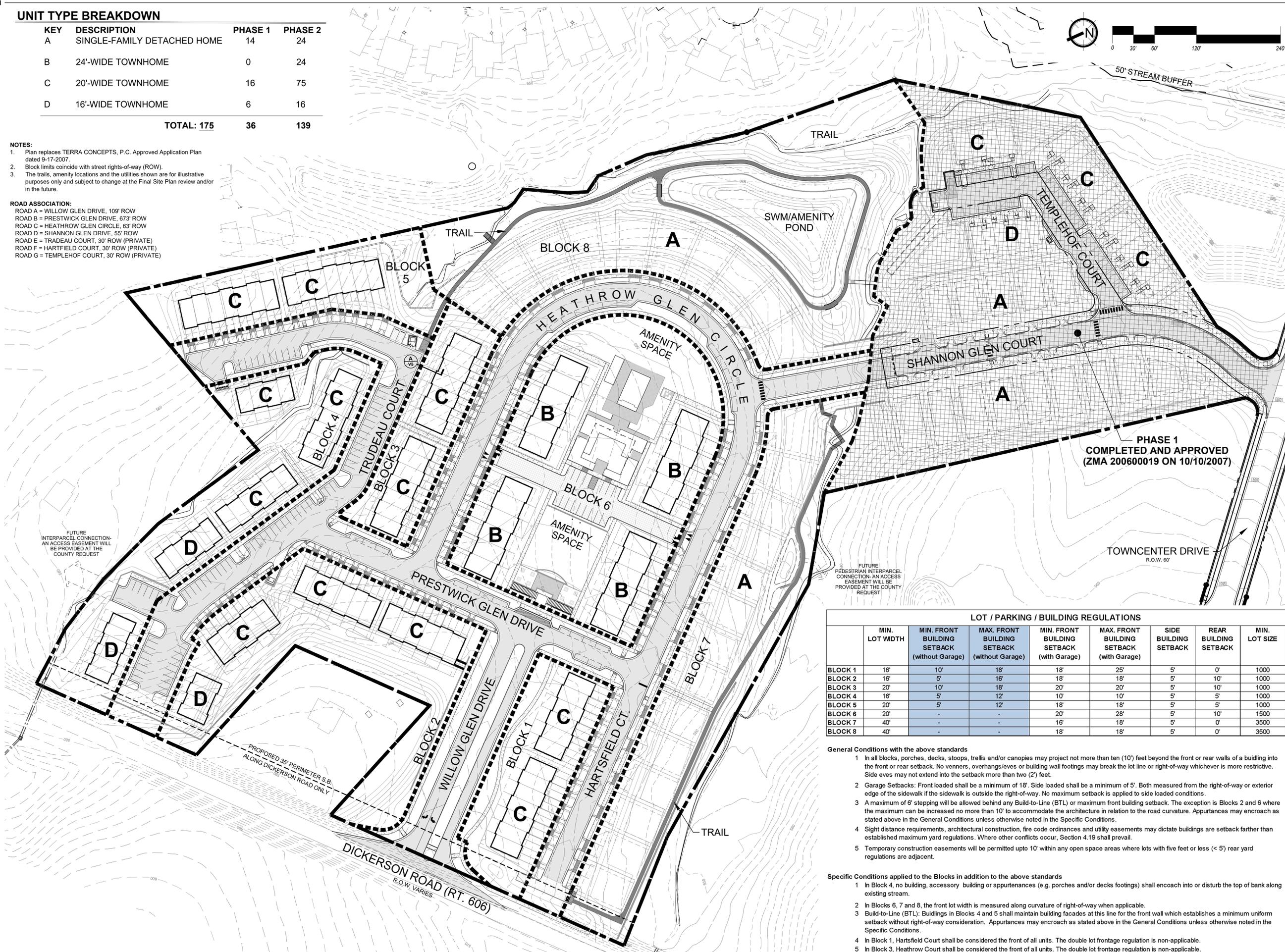
KEY	DESCRIPTION	PHASE 1	PHASE 2
A	SINGLE-FAMILY DETACHED HOME	14	24
B	24'-WIDE TOWNHOME	0	24
C	20'-WIDE TOWNHOME	16	75
D	16'-WIDE TOWNHOME	6	16
TOTAL: 175		36	139

NOTES:

- Plan replaces TERRA CONCEPTS, P.C. Approved Application Plan dated 9-17-2007.
- Block limits coincide with street rights-of-way (ROW).
- The trails, amenity locations and the utilities shown are for illustrative purposes only and subject to change at the Final Site Plan review and/or in the future.

ROAD ASSOCIATION:

- ROAD A = WILLOW GLEN DRIVE, 109' ROW
- ROAD B = PRESTWICK GLEN DRIVE, 673' ROW
- ROAD C = HEATHROW GLEN CIRCLE, 63' ROW
- ROAD D = SHANNON GLEN DRIVE, 55' ROW
- ROAD E = TRADEAU COURT, 30' ROW (PRIVATE)
- ROAD F = HARTFIELD COURT, 30' ROW (PRIVATE)
- ROAD G = TEMPLEHOF COURT, 30' ROW (PRIVATE)



EDWARDS
designStudio
Landscape Architecture and Site Planning
4998 Old Bonaventure Road
Lynchburg, VA 24505
tel: 434.531.7587
e: steve@edwardsdesignstudio.com
www.edwardsdesignstudio.com

SPECIAL EXCEPTION REQUEST FOR

WILLOW GLEN

Charlottesville, Virginia

KEY:

SCALE: H 1" = 50'
ISSUED ON: 18 September 2018
REVISIONS:
1. 11-05-18, COUNTY COMMENTS
2. 12-03-18, COUNTY COMMENTS
3. 12-14-18, ZONING COMMENT
4.

V2

Application Plan
TOTAL SHEETS: 6

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION

LOT / PARKING / BUILDING REGULATIONS

	MIN. LOT WIDTH	MIN. FRONT BUILDING SETBACK (without Garage)	MAX. FRONT BUILDING SETBACK (without Garage)	MIN. FRONT BUILDING SETBACK (with Garage)	MAX. FRONT BUILDING SETBACK (with Garage)	SIDE BUILDING SETBACK	REAR BUILDING SETBACK	MIN. LOT SIZE
BLOCK 1	16'	10'	18'	18'	25'	5'	0'	1000
BLOCK 2	16'	5'	16'	18'	18'	5'	10'	1000
BLOCK 3	20'	10'	18'	20'	20'	5'	10'	1000
BLOCK 4	16'	5'	12'	10'	10'	5'	5'	1000
BLOCK 5	20'	5'	12'	18'	18'	5'	5'	1000
BLOCK 6	20'	-	-	20'	28'	5'	10'	1500
BLOCK 7	40'	-	-	16'	18'	5'	0'	3500
BLOCK 8	40'	-	-	18'	18'	5'	0'	3500

General Conditions with the above standards

- In all blocks, porches, decks, stoops, trellis and/or canopies may project not more than ten (10') feet beyond the front or rear walls of a building into the front or rear setback. No veneers, overhangs/eaves or building wall footings may break the lot line or right-of-way whichever is more restrictive. Side eaves may not extend into the setback more than two (2) feet.
- Garage Setbacks: Front loaded shall be a minimum of 18'. Side loaded shall be a minimum of 5'. Both measured from the right-of-way or exterior edge of the sidewalk if the sidewalk is outside the right-of-way. No maximum setback is applied to side loaded conditions.
- A maximum of 6' stepping will be allowed behind any Build-to-Line (BTL) or maximum front building setback. The exception is Blocks 2 and 6 where the maximum can be increased no more than 10' to accommodate the architecture in relation to the road curvature. Appurtenances may encroach as stated above in the General Conditions unless otherwise noted in the Specific Conditions.
- Sight distance requirements, architectural construction, fire code ordinances and utility easements may dictate buildings are setback farther than established maximum yard regulations. Where other conflicts occur, Section 4.19 shall prevail.
- Temporary construction easements will be permitted upto 10' within any open space areas where lots with five feet or less (< 5') rear yard regulations are adjacent.

Specific Conditions applied to the Blocks in addition to the above standards

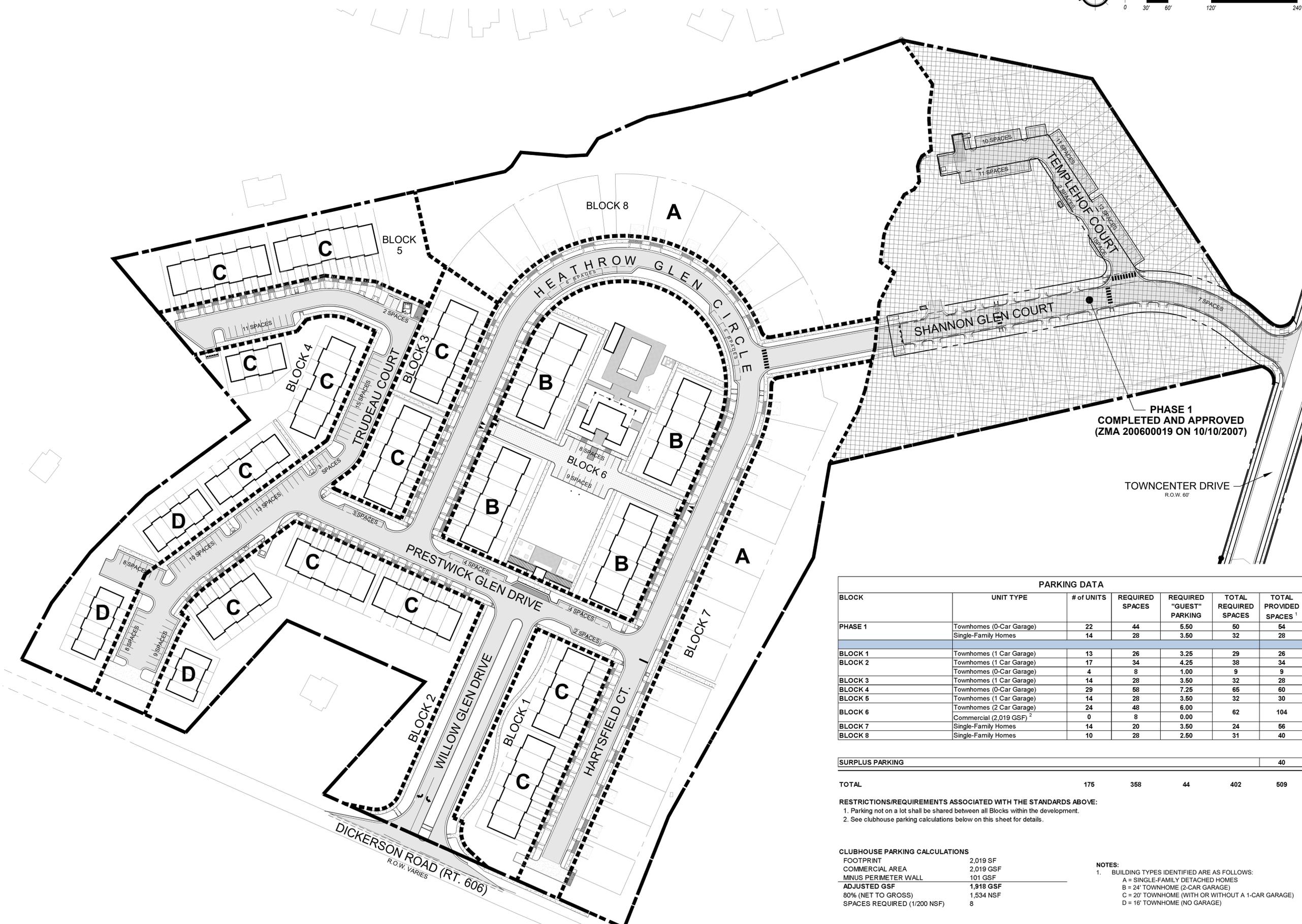
- In Block 4, no building, accessory building or appurtenances (e.g. porches and/or decks footings) shall encroach into or disturb the top of bank along existing stream.
- In Blocks 6, 7 and 8, the front lot width is measured along curvature of right-of-way when applicable.
- Build-to-Line (BTL): Buildings in Blocks 4 and 5 shall maintain building facades at this line for the front wall which establishes a minimum uniform setback without right-of-way consideration. Appurtenances may encroach as stated above in the General Conditions unless otherwise noted in the Specific Conditions.
- In Block 1, Hartsfield Court shall be considered the front of all units. The double lot frontage regulation is non-applicable.
- In Block 3, Heathrow Court shall be considered the front of all units. The double lot frontage regulation is non-applicable.



SPECIAL EXCEPTION REQUEST FOR

WILLOW GLEN

Charlottesville, Virginia



PHASE 1
COMPLETED AND APPROVED
(ZMA 200600019 ON 10/10/2007)

TOWNCENTER DRIVE
R.O.W. 60'

PARKING DATA						
BLOCK	UNIT TYPE	# of UNITS	REQUIRED SPACES	REQUIRED "GUEST" PARKING	TOTAL REQUIRED SPACES	TOTAL PROVIDED SPACES ¹
PHASE 1	Townhomes (0-Car Garage)	22	44	5.50	50	54
	Single-Family Homes	14	28	3.50	32	28
BLOCK 1	Townhomes (1 Car Garage)	13	26	3.25	29	26
BLOCK 2	Townhomes (1 Car Garage)	17	34	4.25	38	34
	Townhomes (0-Car Garage)	4	8	1.00	9	9
BLOCK 3	Townhomes (1 Car Garage)	14	28	3.50	32	28
BLOCK 4	Townhomes (0-Car Garage)	29	58	7.25	65	60
BLOCK 5	Townhomes (1 Car Garage)	14	28	3.50	32	30
BLOCK 6	Townhomes (2 Car Garage)	24	48	6.00	62	104
	Commercial (2,019 GSF) ²	0	8	0.00		
BLOCK 7	Single-Family Homes	14	20	3.50	24	56
BLOCK 8	Single-Family Homes	10	28	2.50	31	40
SURPLUS PARKING						40
TOTAL		175	358	44	402	509

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:
 1. Parking not on a lot shall be shared between all Blocks within the development.
 2. See clubhouse parking calculations below on this sheet for details.

CLUBHOUSE PARKING CALCULATIONS

FOOTPRINT	2,019 SF
COMMERCIAL AREA	2,019 GSF
MINUS PERIMETER WALL	101 GSF
ADJUSTED GSF	1,918 GSF
80% (NET TO GROSS)	1,534 NSF
SPACES REQUIRED (1/200 NSF)	8

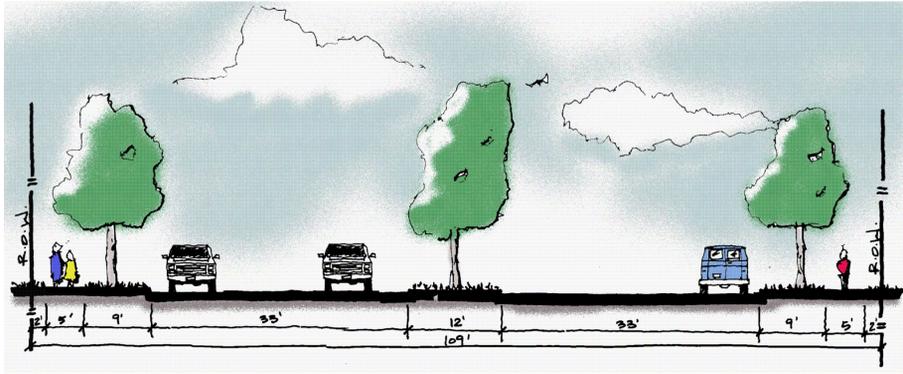
NOTES:
 1. BUILDING TYPES IDENTIFIED ARE AS FOLLOWS:
 A = SINGLE-FAMILY DETACHED HOMES
 B = 24' TOWNHOME (2-CAR GARAGE)
 C = 20' TOWNHOME (WITH OR WITHOUT A 1-CAR GARAGE)
 D = 16' TOWNHOME (NO GARAGE)

SCALE: H 1" = 50'
 ISSUED ON: 18 September 2018
 REVISIONS:
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 3. 12-14-18, ZONING COMMENT
 4.

V3

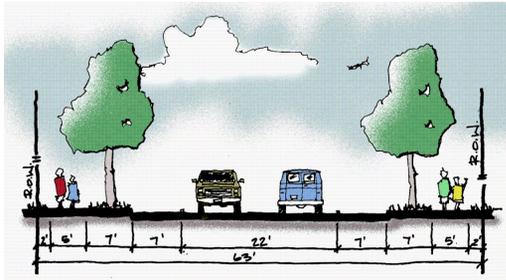
Parking Plan
 TOTAL SHEETS: 6

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION



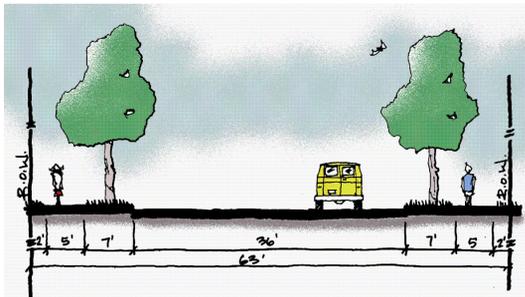
ROAD 'A'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 8" of VDOT #21A Stone Base



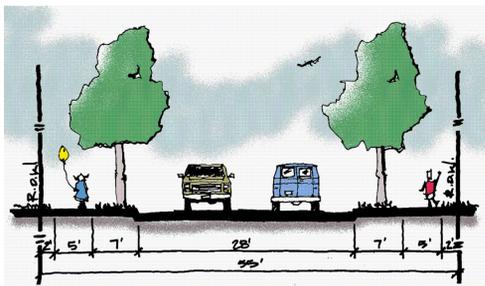
ROAD 'B'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 6" of VDOT #21A Stone Base



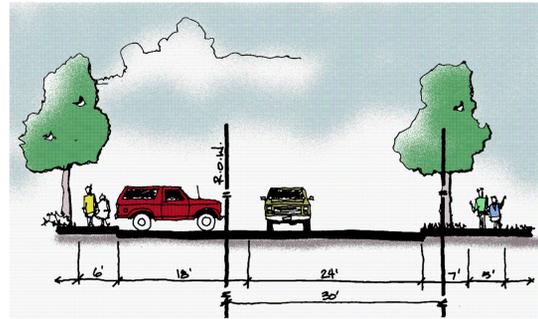
ROAD 'C'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 6" of VDOT #21A Stone Base



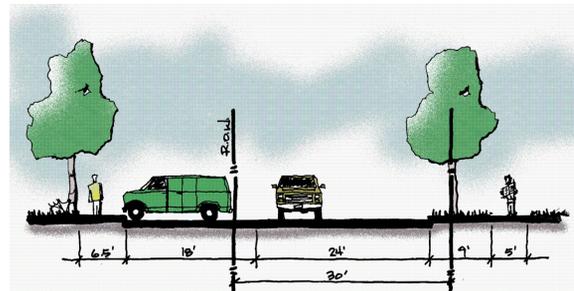
ROAD 'D'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 8" of VDOT #21A Stone Base



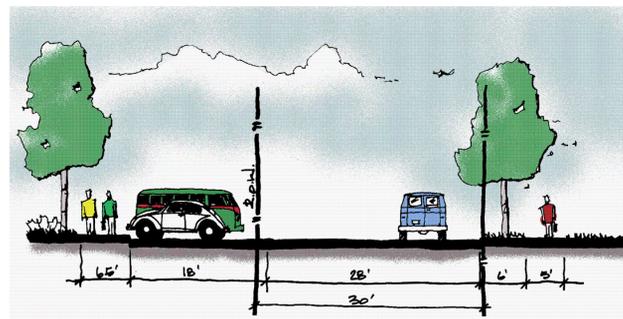
ROAD 'E'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 6" of VDOT #21A Stone Base



ROAD 'F'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 6" of VDOT #21A Stone Base



ROAD 'G'

The anticipated street section will be the following:
 2" of SM-9.5A Surface Course
 3" of BM 25 Base Course
 6" of VDOT #21A Stone Base

SPECIAL EXCEPTION REQUEST FOR
WILLOW GLEN
 Charlottesville, Virginia

KEY:

SCALE: H:1 = 50'
 ISSUED ON: 18 September 2018
 REVISIONS:
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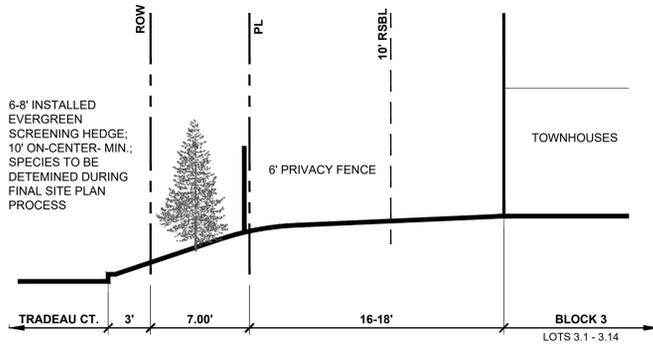
NOTES:
 1. Plan replaces TERRA CONCEPTS, P.C. Approved Application Plan dated 9-17-2007. No Changes have been proposed to this sheet.
 2. The sections shown are intended to be conceptual and for the use of rezoning purposes only. Road character will remain consistent unless VDOT or Albemarle County Engineering required revisions during the Site Plan Review process. The Owner reserves the right to reduce pavement width and road section as necessary to satisfy agency reviews.

ROAD ASSOCIATION:
 ROAD A = WILLOW GLEN DRIVE, 109' ROW
 ROAD B = PRESTWICK GLEN DRIVE, 673' ROW
 ROAD C = HEATHROW GLEN CIRCLE, 63' ROW
 ROAD D = SHANNON GLEN DRIVE, 55' ROW
 ROAD E = TRADEAU COURT, 30' ROW (PRIVATE)
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 ROAD G = TEMPLEHOF COURT, 30' ROW (PRIVATE)

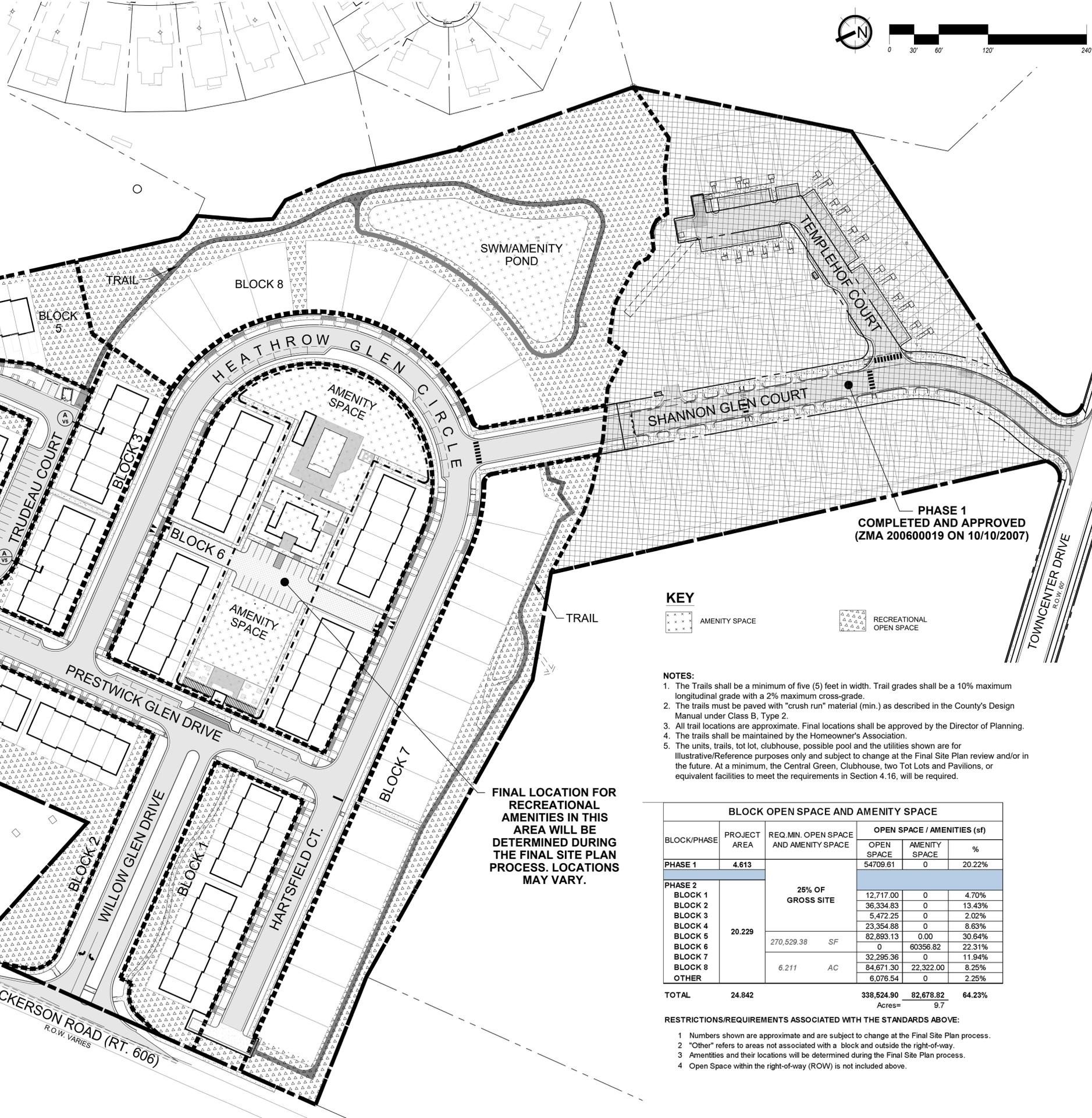
V4

Conceptual Road Sections
 TOTAL SHEETS: 6

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION



A CONCEPTUAL LANDSCAPE BUFFER
V5 SECTION



KEY

[Symbol]	AMENITY SPACE	[Symbol]	RECREATIONAL OPEN SPACE
----------	---------------	----------	-------------------------

- NOTES:**
- The Trails shall be a minimum of five (5) feet in width. Trail grades shall be a 10% maximum longitudinal grade with a 2% maximum cross-grade.
 - The trails must be paved with "crush run" material (min.) as described in the County's Design Manual under Class B, Type 2.
 - All trail locations are approximate. Final locations shall be approved by the Director of Planning.
 - The trails shall be maintained by the Homeowner's Association.
 - The units, trails, tot lot, clubhouse, possible pool and the utilities shown are for illustrative/reference purposes only and subject to change at the Final Site Plan review and/or in the future. At a minimum, the Central Green, Clubhouse, two Tot Lots and Pavilions, or equivalent facilities to meet the requirements in Section 4.16, will be required.

BLOCK/PHASE	PROJECT AREA	REQ. MN. OPEN SPACE AND AMENITY SPACE	OPEN SPACE / AMENITIES (sf)		
			OPEN SPACE	AMENITY SPACE	%
PHASE 1	4.613		54709.61	0	20.22%
PHASE 2	20.229	25% OF GROSS SITE	12,717.00	0	4.70%
BLOCK 1			36,334.83	0	13.43%
BLOCK 2			5,472.25	0	2.02%
BLOCK 3			23,354.88	0	8.63%
BLOCK 4			82,893.13	0.00	30.64%
BLOCK 5			0	60356.82	22.31%
BLOCK 6			32,295.36	0	11.94%
BLOCK 7			84,671.30	22,322.00	8.25%
BLOCK 8	6,211	AC	6,076.54	0	2.25%
OTHER			6,076.54	0	2.25%
TOTAL	24.842		338,524.90	82,678.82	64.23%
			Acres=	9.7	

- RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:**
- Numbers shown are approximate and are subject to change at the Final Site Plan process.
 - "Other" refers to areas not associated with a block and outside the right-of-way.
 - Amenities and their locations will be determined during the Final Site Plan process.
 - Open Space within the right-of-way (ROW) is not included above.



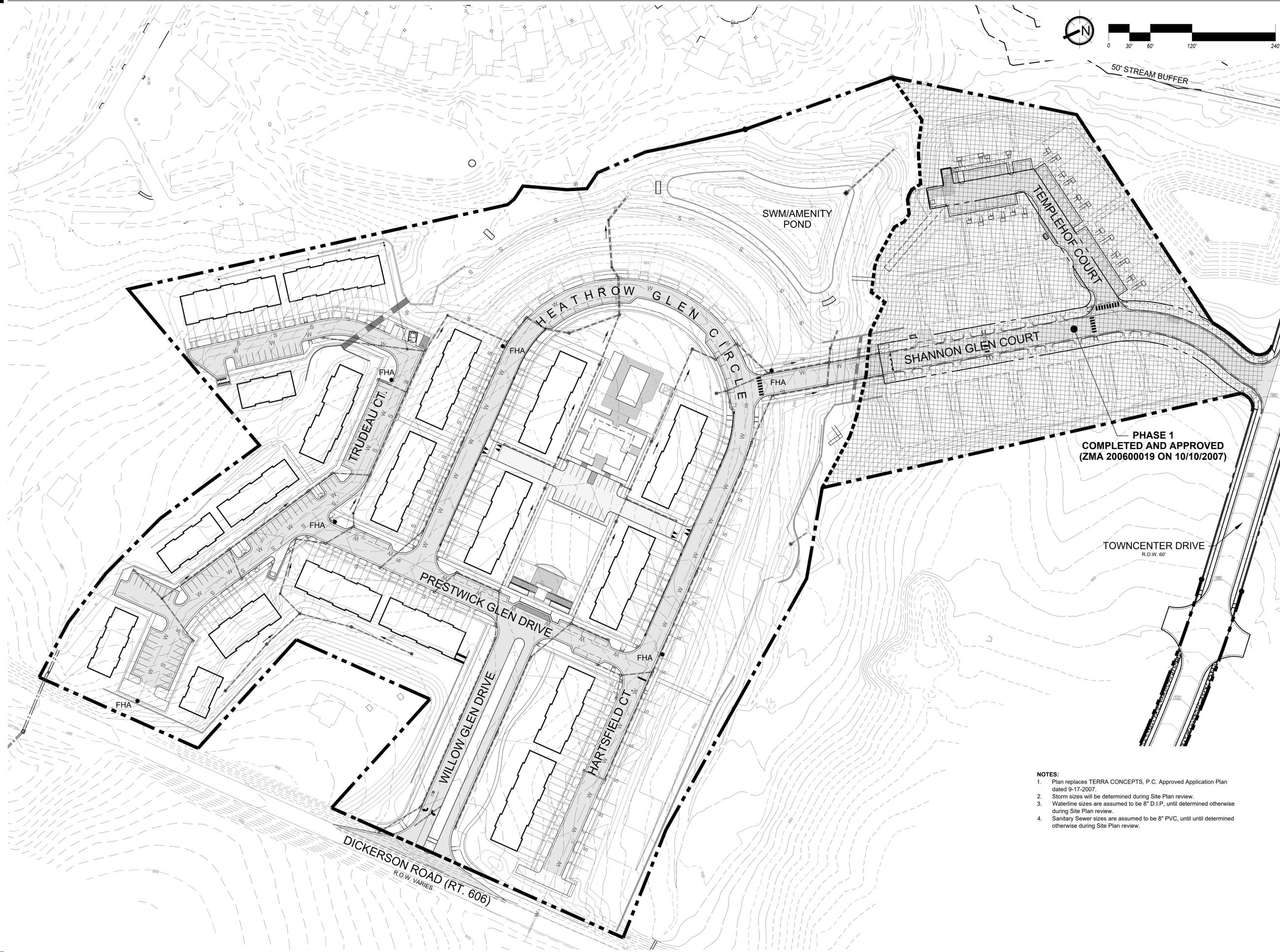
SPECIAL EXCEPTION REQUEST FOR
WILLOW GLEN
 Charlottesville, Virginia

SCALE: H 1" = 50'
 ISSUED ON: 18 September 2018
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 4.

V5

Open Space Plan
 TOTAL SHEETS: 6

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION



PHASE 1
COMPLETED AND APPROVED
(ZMA 200600019 ON 10/10/2007)

- NOTES:**
1. Plan replaces TERRA CONCEPTS, P.C. Approved Application Plan dated 9-17-2007.
 2. Storm sizes will be determined during Site Plan review.
 3. Waterline sizes are assumed to be 8" D.I.P., until determined otherwise during Site Plan review.
 4. Sanitary Sewer sizes are assumed to be 8" PVC, until determined otherwise during Site Plan review.

SPECIAL EXCEPTION REQUEST FOR

WILLOW GLEN

Charlottesville, Virginia

KEY:

SCALE: H 1" = 50'
ISSUED ON: 18 September 2018
REVISIONS:
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4.

V6

Infrastructure Plan
TOTAL SHEETS: 6

PROGRESS PRINT - NOT RELEASED FOR CONSTRUCTION

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