

KENRIDGE SPECIAL USE PERMIT
AMENDED APPLICATION PLAN
RIO MAGISTERIAL DISTRICT

LEGEND:

- BUILDING/PARKING ENVELOPE (PARKING IN DRIVEWAY & GARAGES)
- BUILDING/PARKING ENVELOPE FOR MANOR HOUSE AND OFFICE
- TRAVELWAYS & GUEST PARKING AREA
- LANDSCAPING BUFFER AREA
- LANDSCAPING BUFFER ALONG ROUTE 250
- PROPERTY LINE
- LOT LINES
- PEDESTRIAN PATHWAYS

NOTE: SPACING OF THE PERIMETER BUFFER MAY BE ADJUSTED ALONG THE EASTERN & WESTERN BOUNDARY LINES TO ACCOMMODATE EXISTING CONDITIONS AND PROPER LANDSCAPING SPACING FROM THE EXISTING PERIMETER LANDSCAPING ON THE ADJACENT PROPERTIES.

LANDSCAPING BUFFER LEGEND:

BUFFER AREA 1 (B1) - STAGGERED EVERGREEN TREE BUFFER
SIZE/SPACING: 8'-10' EVERGREEN TREES PLANTED 10' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE, OR NELLIE STEVENS HOLLY

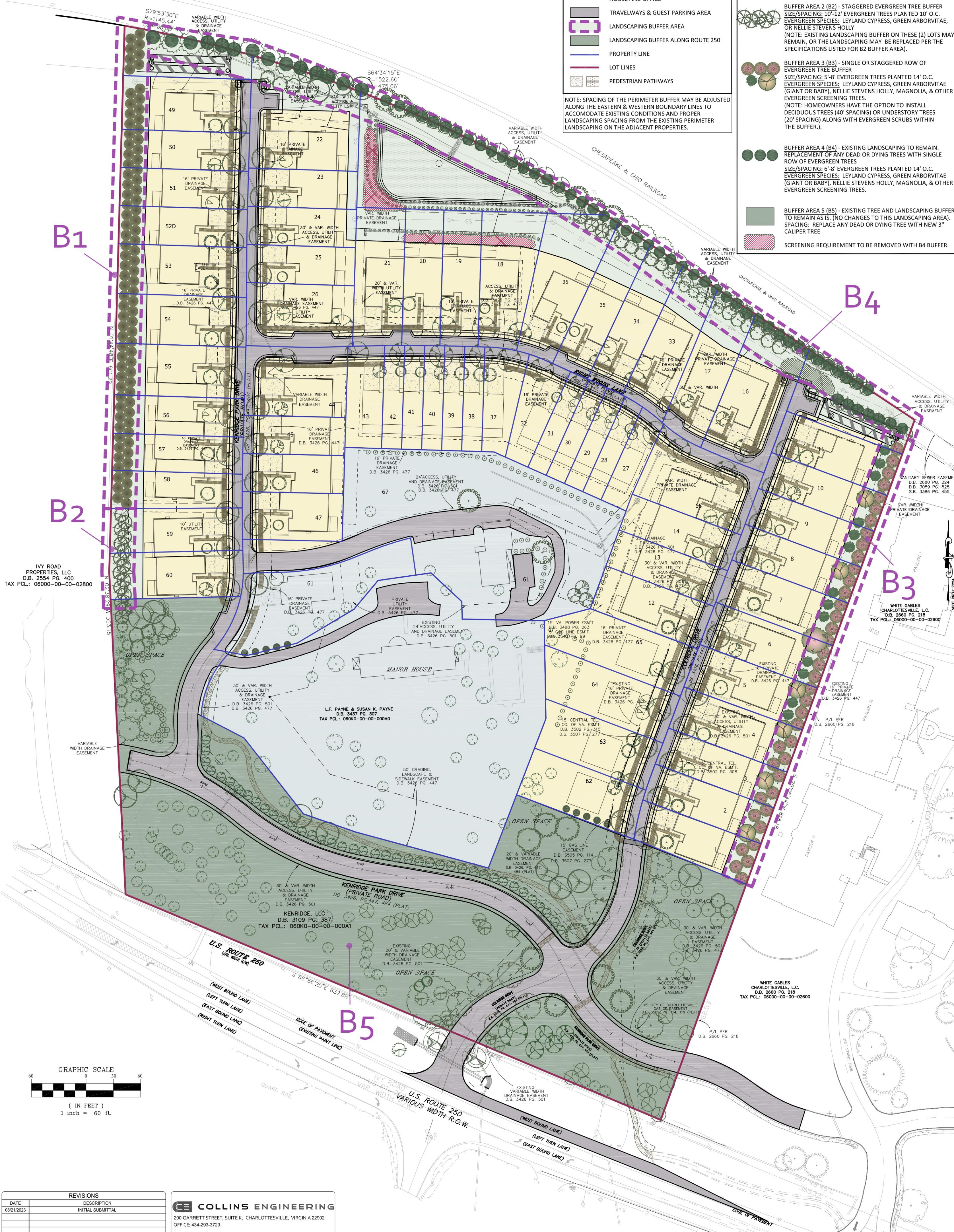
BUFFER AREA 2 (B2) - STAGGERED EVERGREEN TREE BUFFER
SIZE/SPACING: 10'-12' EVERGREEN TREES PLANTED 10' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE, OR NELLIE STEVENS HOLLY
(NOTE: EXISTING LANDSCAPING BUFFER ON THESE (2) LOTS MAY REMAIN, OR THE LANDSCAPING MAY BE REPLACED PER THE SPECIFICATIONS LISTED FOR B2 BUFFER AREA.)

BUFFER AREA 3 (B3) - SINGLE OR STAGGERED ROW OF EVERGREEN TREE BUFFER
SIZE/SPACING: 5'-8' EVERGREEN TREES PLANTED 14' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE (GIANT OR BABY), NELLIE STEVENS HOLLY, MAGNOLIA, & OTHER EVERGREEN SCREENING TREES.
(NOTE: HOMEOWNERS HAVE THE OPTION TO INSTALL DECIDUOUS TREES (40' SPACING) OR UNDERSTORY TREES (20' SPACING) ALONG WITH EVERGREEN SCRUBS WITHIN THE BUFFER.)

BUFFER AREA 4 (B4) - EXISTING LANDSCAPING TO REMAIN. REPLACEMENT OF ANY DEAD OR DYING TREES WITH SINGLE ROW OF EVERGREEN TREES
SIZE/SPACING: 6'-8' EVERGREEN TREES PLANTED 14' O.C.
EVERGREEN SPECIES: LEYLAND CYPRESS, GREEN ARBORVITAE (GIANT OR BABY), NELLIE STEVENS HOLLY, MAGNOLIA, & OTHER EVERGREEN SCREENING TREES.

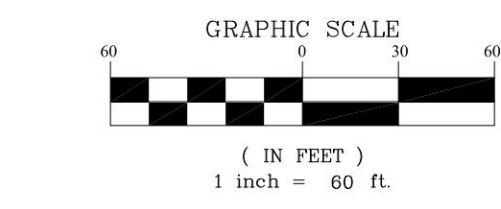
BUFFER AREA 5 (B5) - EXISTING TREE AND LANDSCAPING BUFFER TO REMAIN AS IS. (NO CHANGES TO THIS LANDSCAPING AREA). SPACING: REPLACE ANY DEAD OR DYING TREE WITH NEW 3" CALIPER TREE

SCREENING REQUIREMENT TO BE REMOVED WITH B4 BUFFER.



IVY ROAD PROPERTIES, LLC
D.B. 2554 PG. 400
TAX PCL: 06000-00-00-02800

WHITE GABLES CHARLOTTESVILLE, L.C.
D.B. 2660 PG. 218
TAX PCL: 06000-00-00-02600



REVISIONS

DATE	DESCRIPTION
08/21/2023	INITIAL SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902
OFFICE: 434-293-3729