

# BREEZY HILL REZONING CONCEPT PLAN

**DEVELOPER**  
SOUTHERN DEVELOPMENT  
CHARLIE ARMSTRONG  
142 SOUTH PANTOPS DRIVE CHARLOTTEVILLE,  
VIRGINIA 22911

**PROPOSED R1 DEVELOPMENT STANDARDS**  
PER THE R-1 DEVELOPMENT STANDARDS IN THE ALBEMARLE COUNTY ZONING  
ORDINANCE.

EXPECTED NUMBER OF DWELLING UNITS: 80

**APPROXIMATE AREA SUMMARY**

APPROXIMATE TOTAL BREEZY HILL AREA:	75.6 Ac.	100%
APPROXIMATE AREA IN LOTS:	46.3Ac.	± 61%
APPROXIMATE AREA IN RIGHT-OF-WAY:	7.2 Ac.	± 10%
APPROXIMATE AREA IN GREEN SPACE*:	22.1 Ac.	± 29%

\*GREEN SPACE INCLUDES STREAM BUFFER, FLOODPLAIN, PRESERVED  
STEEP SLOPES, OPEN SPACE, RECREATION AREAS SUCH AS POCKET  
PARKS AND TRAILS

**STORMWATER MANAGEMENT NARRATIVE**

THREE ONSITE PONDS ARE PROPOSED FOR SWM. NOT LESS THAN 75% OF  
THE WATER QUALITY REQUIREMENT SHALL BE ACCOMPLISHED ON SITE.  
ADDITIONAL BMP FACILITIES MAY BE REQUIRED BASED ON FINAL GRADING AND  
ENGINEERING. NO ADDITIONAL BMP FACILITIES SHALL BE CONSTRUCTED WITHIN  
THE DESIGNATED STREAM BUFFER. STORMWATER CONVEYANCE CHANNELS MAY  
BE CONSTRUCTED AND IMPROVED WITH THE BUFFER AS NECESSARY TO COMPLY  
WITH WATER QUANTITY REQUIREMENTS.

**PROPOSED STREET SPECIFICATIONS**

PROPOSED STREETS ARE TO BE PUBLIC STREETS DESIGNED TO MEET VDOT  
SPECIFICATIONS.

**PROPOSED TRAIL SPECIFICATIONS**

PRIMITIVE TRAILS ARE TO BE CONSTRUCTED TO THE ALBEMARLE COUNTY DESIGN  
STANDARDS MANUAL CLASS B-TYPE 1, PRIMITIVE NATURE TRAILS STANDARDS.

SURFACE: EARTH

MIN. WIDTH: ENOUGH TO MARK LOCATION

DESIGN ALIGNMENT: 20% MAXIMUM GRADE (THIS IS A MINIMUM IMPACT NATURE  
TRAIL)

OTHER DESIGN CONSIDERATIONS: TRAIL BREAKS TO PREVENT EROSION, WITH  
FOOT BRIDGES OVER MAJOR OBSTACLES.

MULTI-USE TRAILS ARE TO BE CONSTRUCTED TO THE ALBEMARLE COUNTY  
DESIGN STANDARDS MANUAL CLASS A-TYPE 1, LOW MAINTENANCE, MULTI-USE,  
SHARED USE PATH.

SURFACE: 2" ASPHALT OVER 6" AGGREGATE BASE

MIN. WIDTH: 10' SURFACE AND 2' CLEARED SHOULDERS

DESIGN ALIGNMENT: GRADES TO BE ADA ACCESSIBLE.

OTHER DESIGN CONSIDERATIONS: DRAINAGE DESIGN AS FOR A PUBLIC ROAD

**PROPOSED DEVELOPMENT STANDARDS**

LOTS SHALL NOT ENCRoACH INTO THE STREAM BUFFER OR PRESERVED SLOPE  
AREAS.

SECONDARY VEHICULAR ACCESS POINT AT RUNNING DEER DRIVE IS TO BE  
INSTALLED PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT. THE  
VEHICULAR ACCESS AT RUNNING DEER DRIVE SHALL BE EMERGENCY ACCESS  
ONLY UNLESS A FULL VEHICULAR CONNECTION IS REQUIRED BY VDOT.

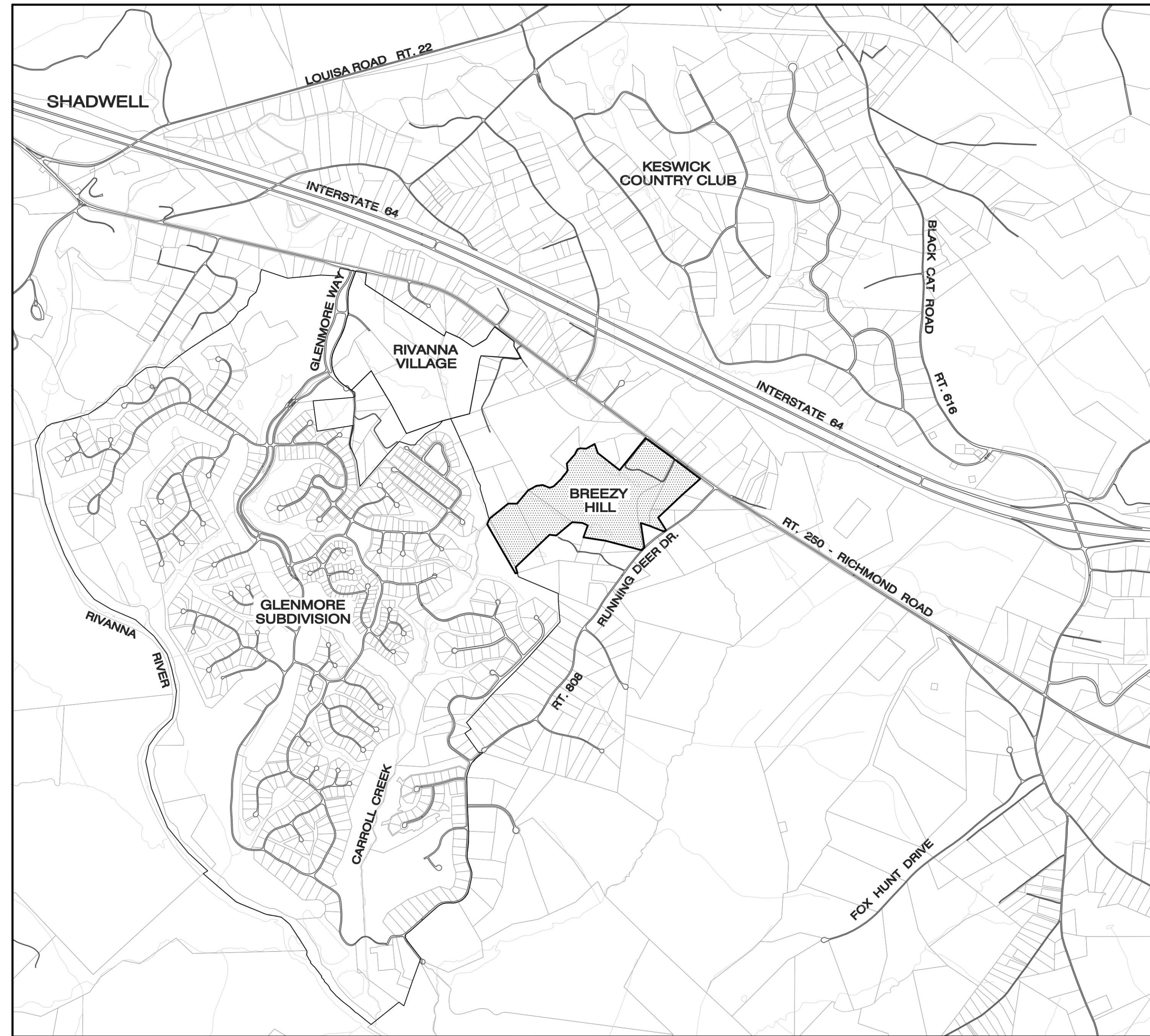
TWO LAYERS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE  
PROVIDED WHERE DEVELOPMENT ABUTS STREAM BUFFERS.

NO GRADING AND EROSION CONTROL MEASURES SHALL ENCRoACH INTO THE  
STREAM BUFFER EXCEPT FOR THE CONSTRUCTION AND/OR IMPROVEMENT OF  
STORMWATER CONVEYANCE CHANNELS THAT MAY BE REQUIRED TO COMPLY WITH  
WATER QUALITY REQUIREMENTS.

ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE MAIN  
ENTRANCE ON ROUTE 250 AND WILL NOT BE PERMITTED TO USE THE ENTRANCE  
AT RUNNING DEER DRIVE.

STREET TREES WILL BE PLACED ALONG ALL INTERIOR ROADWAYS AND ALONG  
ROUTE 250 FRONTAGE.

POCKET PARK SHALL CONTAIN PICNIC SHELTER WITH TABLES AND GRILLING  
FACILITIES.



**ADJACENT PARCEL INFORMATION**

08000-00-00-05600 GIULIANO, GORDON R OR JULIANNE M JACKSON 3817 RICHMOND RD KESWICK VA, 22947 PRESENT USE: RESIDENTIAL	09400-00-00-00700 MILLS, AUDREY HEARNS ETAL C/O KAREN ANDERSON 1401 VINE STREET CHARLOTTEVILLE VA, 22902 PRESENT USE: RESIDENTIAL
08000-00-00-056A0 DEVALL, ROGER R & DOROTHY Y DEVALL TRUSTEES OF DEVALL LIVING TRUST 24 BROUGHAM RD PALMYRA VA, 22963-2713 PRESENT USE: RESIDENTIAL	09400-00-00-007A0 HAWKINS, CLARENCE M & BEATRICE 1474 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-056A1 GOODE, TOBY L OR JOAN P 301 MEADE AVE CHARLOTTEVILLE VA, 22902 PRESENT USE: RESIDENTIAL	09400-00-00-007B0 HAWKINS, LARRY R 1474 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-056B0 MEANS, G NEIL & SUSAN L ROARK TRUSTEES OF SUSAN L ROARK TRUST 3815 RICHMOND RD KESWICK VA, 22947 PRESENT USE: VACANT / AGRICULTURAL	09400-00-00-008C0 HAWKINS, CLARENCE M OR BEATRICE B 1404 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-06300 MILLER, FLORENCE EST C/O ALEXANDRA BURRUSS 1940 OLIVER CREEK TROY VA, 22974 PRESENT USE: VACANT	09400-00-00-008D0 KUNDZINS, JOHN L & MARY R 1450 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-063A0 THOMAS, WILLIE C OR RUBY S 829 HARRIS RD CHARLOTTEVILLE VA, 22902-6468 PRESENT USE: VACANT	09400-00-00-008E0 EWERS, PATRICIA A 1454 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-063B0 MILLS, CURTIS V OR JOYCE 4028 RICHMOND ROAD KESWICK VA, 22947 PRESENT USE: RESIDENTIAL	09400-00-00-008F0 WASHINGTON, ALICE BOYD 1458 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-06400 ANDERSON, WILLIE C & BETTY E ANDERSON CO TRUSTEES OF THE ANDERSON LIVING TRUST 503 VICTORIA WAY FRIENDSWOOD TX, 77546-4959 PRESENT USE: VACANT	09400-00-00-046A1 KIRBY, RONALD LEE & DEANNA DEHOOGHE KIRBY, TRUSTEES 1385 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-064A0 THOMAS, ANTOINETTE R OR WALLACE C 829 HARRIS RD CHARLOTTEVILLE VA, 22902 PRESENT USE: RESIDENTIAL	09400-00-00-046A2 KIRBY, WILLIAM MONTY, VICKI KELLI BRYANT & JASON KIRBY, TRS 1435 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-06500 ANDERSON, OLIVER 3206 BROOKLYN TERRACE CHEVY CHASE MD, 20815 PRESENT USE: RESIDENTIAL	09400-00-00-04700 CARTER, KENDALL A OR TANYA Y 1304 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
093A4-00-00-000J0* GLENMORE COMMUNITY ASSOCIATION INC P O BOX 93 CHARLOTTEVILLE VA, 22906 PRESENT USE: GLENMORE SECTION Q2 OPEN SPACE	09400-00-00-047A0 CARTER, TANYA Y OR KENDALL A 1340 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
093A4-00-00-000H5* PIEDMONT NEIGHBORHOODS LP 11710 PLAZA AMERICA DRIVE STE 1100 RESTON VA, 20190 PRESENT USE: GLENMORE SECTION S5 RESIDUE & OPEN SPACE	09400-00-00-04800 KIMCO LC 1510 EAST HIGH ST CHARLOTTEVILLE VA, 22902 PRESENT USE: RESIDENTIAL
09400-00-00-00300 MEANS, G NEIL & SUSAN L ROARK TRUSTEES OF SUSAN L ROARK TRUST 3815 RICHMOND RD KESWICK VA, 22947 PRESENT USE: VACANT	09400-00-00-048A0 KIMCO LC 1510 EAST HIGH ST CHARLOTTEVILLE VA, 22902 PRESENT USE: VACANT
09400-00-00-00400 MEANS, G NEIL & SUSAN L ROARK TRUSTEES OF SUSAN L ROARK TRUST 3815 RICHMOND RD KESWICK VA, 22947 PRESENT USE: RESIDENTIAL	09400-00-00-049B0 WILLINGHAM, PAMELA 1360 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
09400-00-00-00600 CARROLL CREEK PROPERTIES LLC 1145 TIMBER LN BOULDER CO, 80304 PRESENT USE: VACANT	09400-00-00-049C0 POWELL, VIRGIL F OR SHIRLEY C ASSET PROTECTION TRUST 1400 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL

\* PARCELS 093A4-00-00-000J0 AND 093A4-00-00-000H5 ARE ZONED PRD.  
ALL OTHER PARCELS ARE ZONED RA.

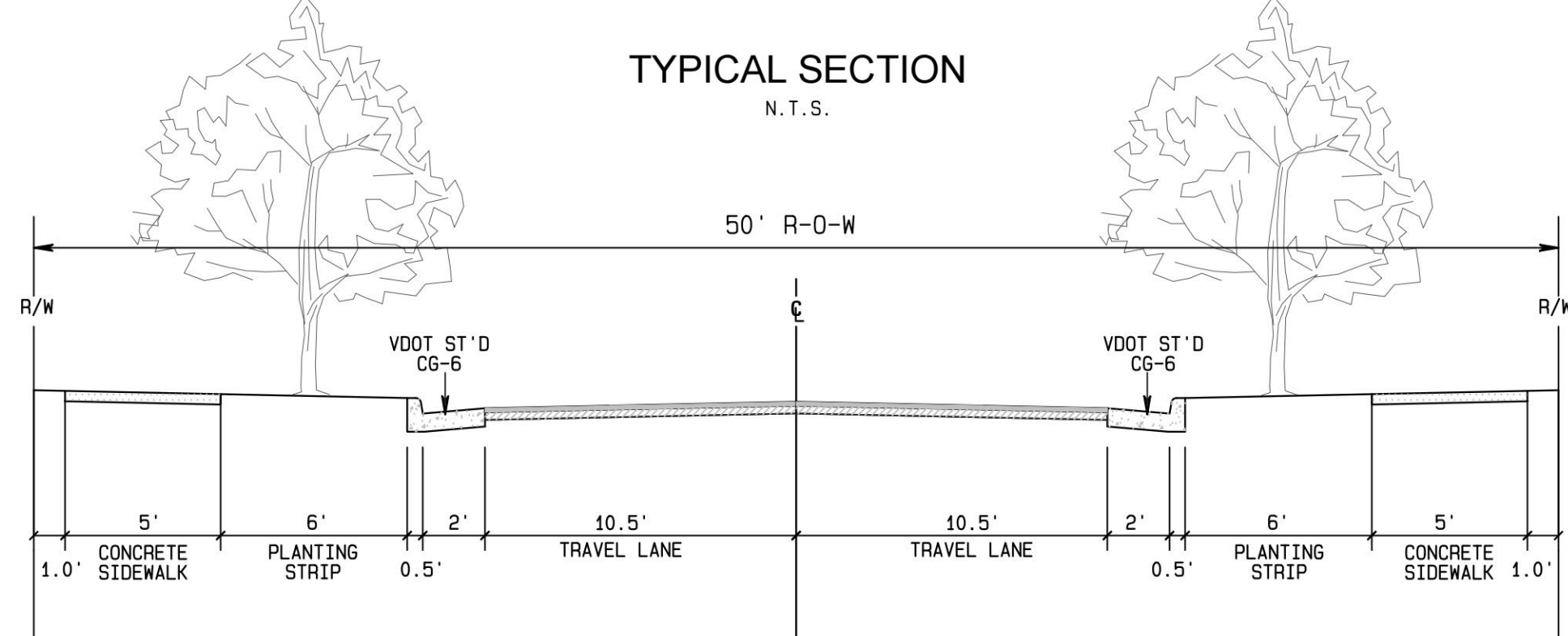
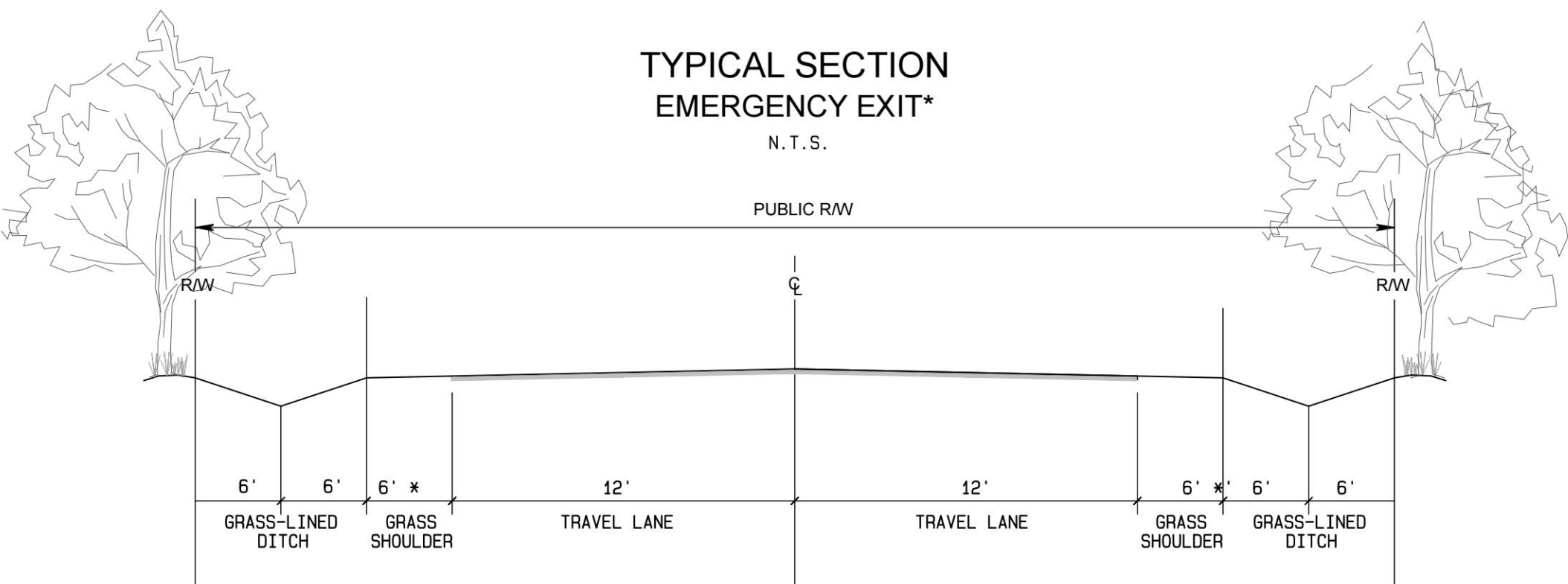
**OWNER INFORMATION**

09400-00-00-001A0 CARROLL CREEK PROPERTIES LLC 1145 TIMBER LN BOULDER CO, 80304 PRESENT USE: VACANT	09400-00-00-00800 BREEZY HILL AT KESWICK, LLC 1145 TIMBER LN BOULDER CO, 80304 PRESENT USE: VACANT
09400-00-00-00500 CARROLL CREEK PROPERTIES LLC 1145 TIMBER LN BOULDER CO, 80304 PRESENT USE: VACANT	09400-00-00-008A0 BREEZY HILL AT KESWICK LLC 1145 TIMBER LN BOULDER CO, 80304 PRESENT USE: RESIDENTIAL
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\* ALL PARCELS ARE ZONED RA.

**SHEET INDEX**

- SHEET 1 ----- COVER SHEET
- SHEET 2 ----- EXISTING CONDITIONS
- SHEET 3 ----- GENERAL DEVELOPMENT PLAN
- SHEET 4 ----- CONCEPTUAL LAYOUT PLAN
- SHEET 5 ----- CONCEPTUAL MASS GRADING PLAN



\* THE VEHICULAR ACCESS AT RUNNING DEER DRIVE SHALL EMERGENCY ACCESS ONLY UNLESS A FULL VEHICULAR CONNECTION IS REQUIRED BY VDOT. IF THE FULL ACCESS CONNECTION IS INDICATED, THE ROAD CROSS SECTION WILL BE CURB AND GUTTER TO MATCH THE REST OF THE STREETS WITHIN THE DEVELOPMENT.

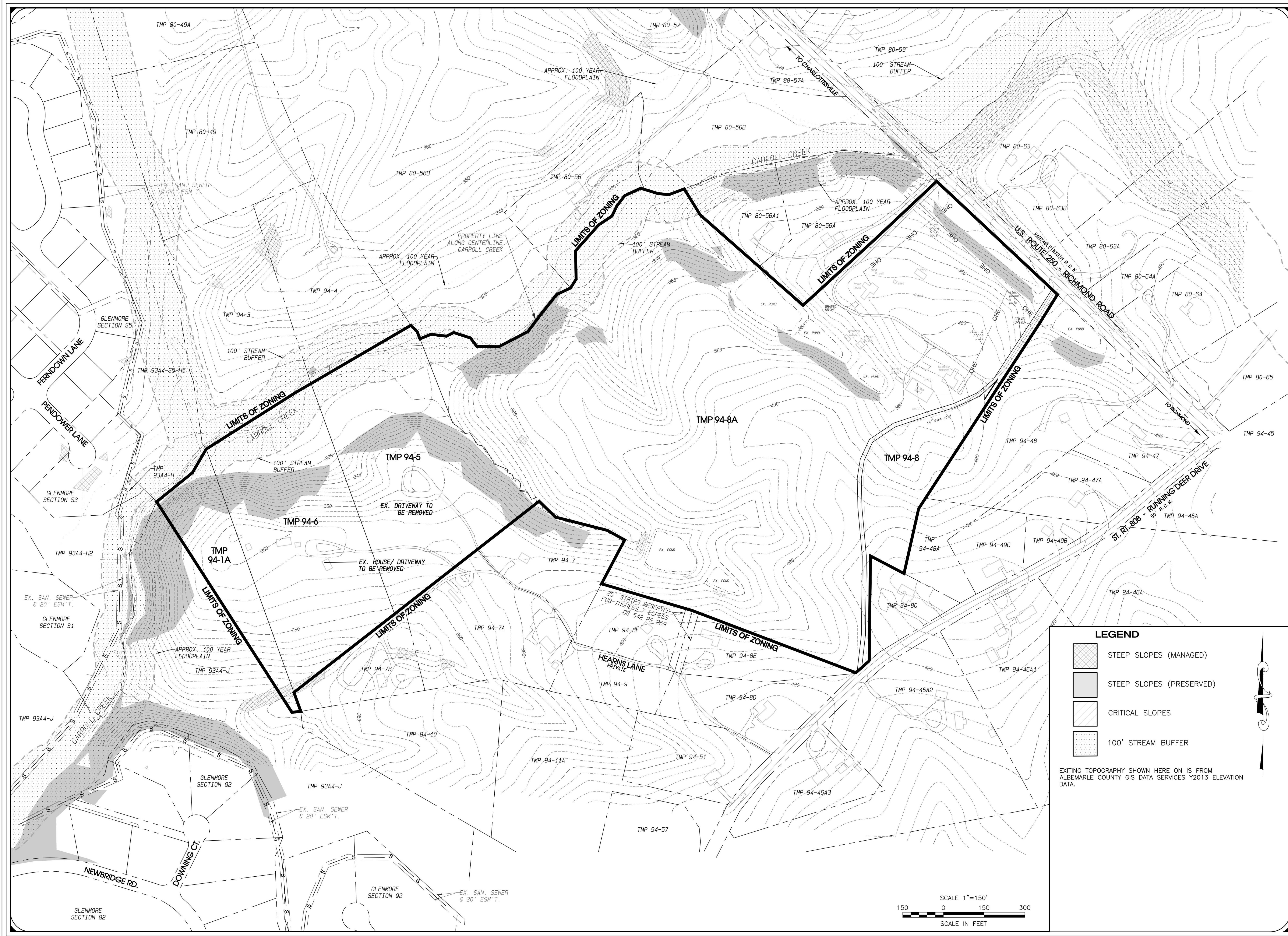
**ROUDABUSH, GALE & ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956  
PHYSICAL OFFICE: 896 SECOND STREET, CHARLOTTEVILLE, VA 22902  
MAILING ADDRESS: 485 HERRINGTON BLVD., SUITE 300-159, CHARLOTTEVILLE, VA 22902  
PHONE: 634-977-0265 WWW.ROUDABUSH.COM

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
01	05-12-21	PER COMMENTS			

DESIGNED BY: NMIAG  
DRAWN BY: AG  
CHECKED BY: DF

**REZONING CONCEPT PLAN**  
**BREEZY HILL**  
 SCOTTSVILLE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA  
 COVER SHEET

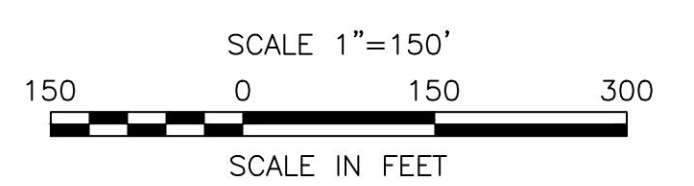
DATE: MARCH 12, 2021  
SCALE: AS SHOWN  
JOB: 19.0742  
FILE: 487



**LEGEND**

- STEEP SLOPES (MANAGED)
- STEEP SLOPES (PRESERVED)
- CRITICAL SLOPES
- 100' STREAM BUFFER

EXISTING TOPOGRAPHY SHOWN HERE ON IS FROM ALBEMARLE COUNTY GIS DATA SERVICES Y2013 ELEVATION DATA.



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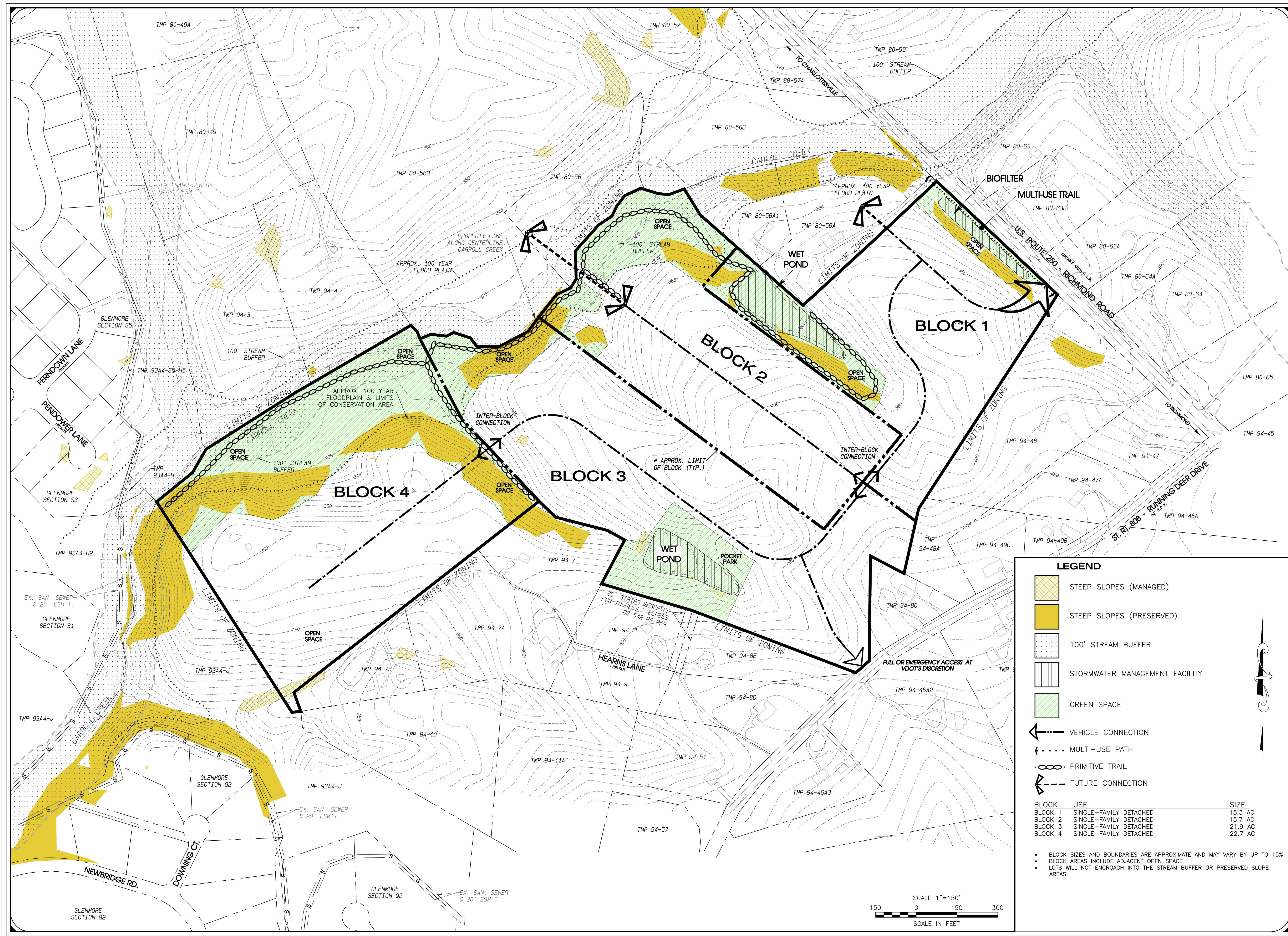
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**REZONING CONCEPT PLAN  
 BREEZY HILL**  
 SCOTTSVILLE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS

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SHEET: **2** OF 5



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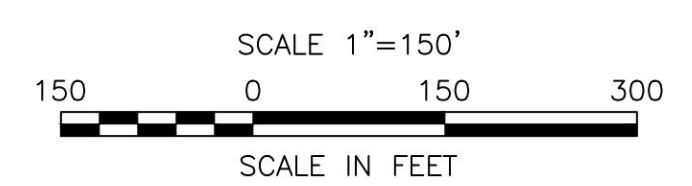
**REZONING CONCEPT PLAN  
 BREEZY HILL**  
 SCOTTSVILLE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA  
 GENERAL DEVELOPMENT PLAN

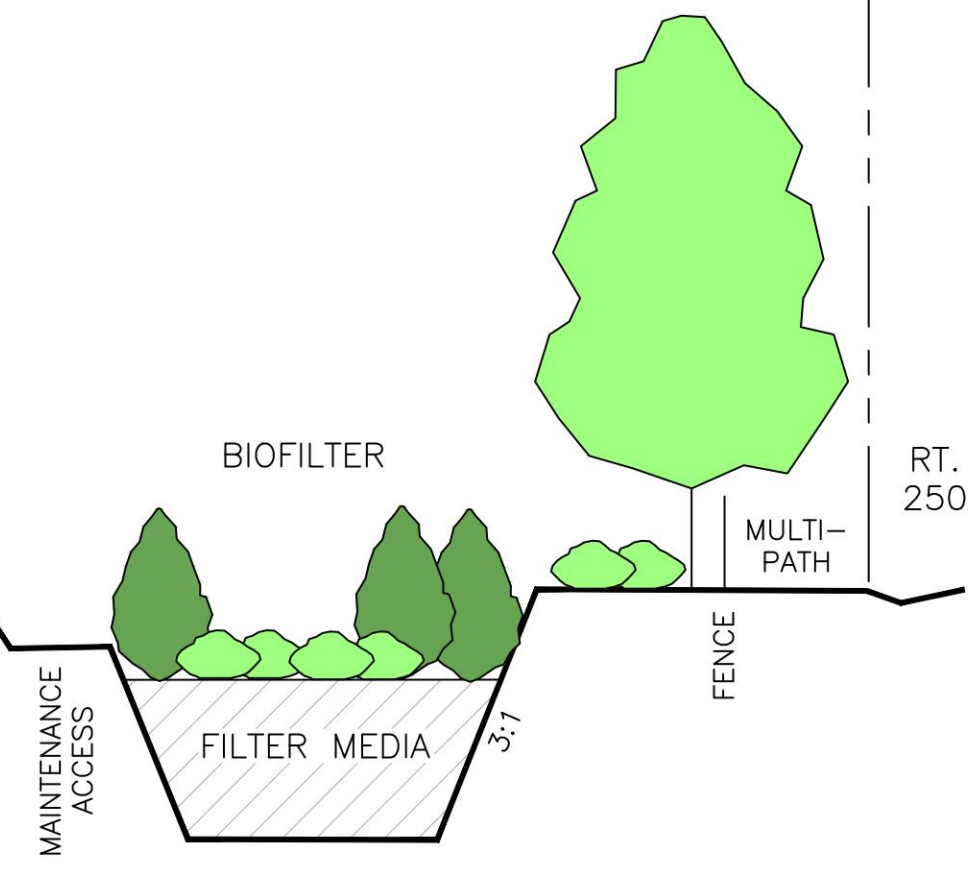
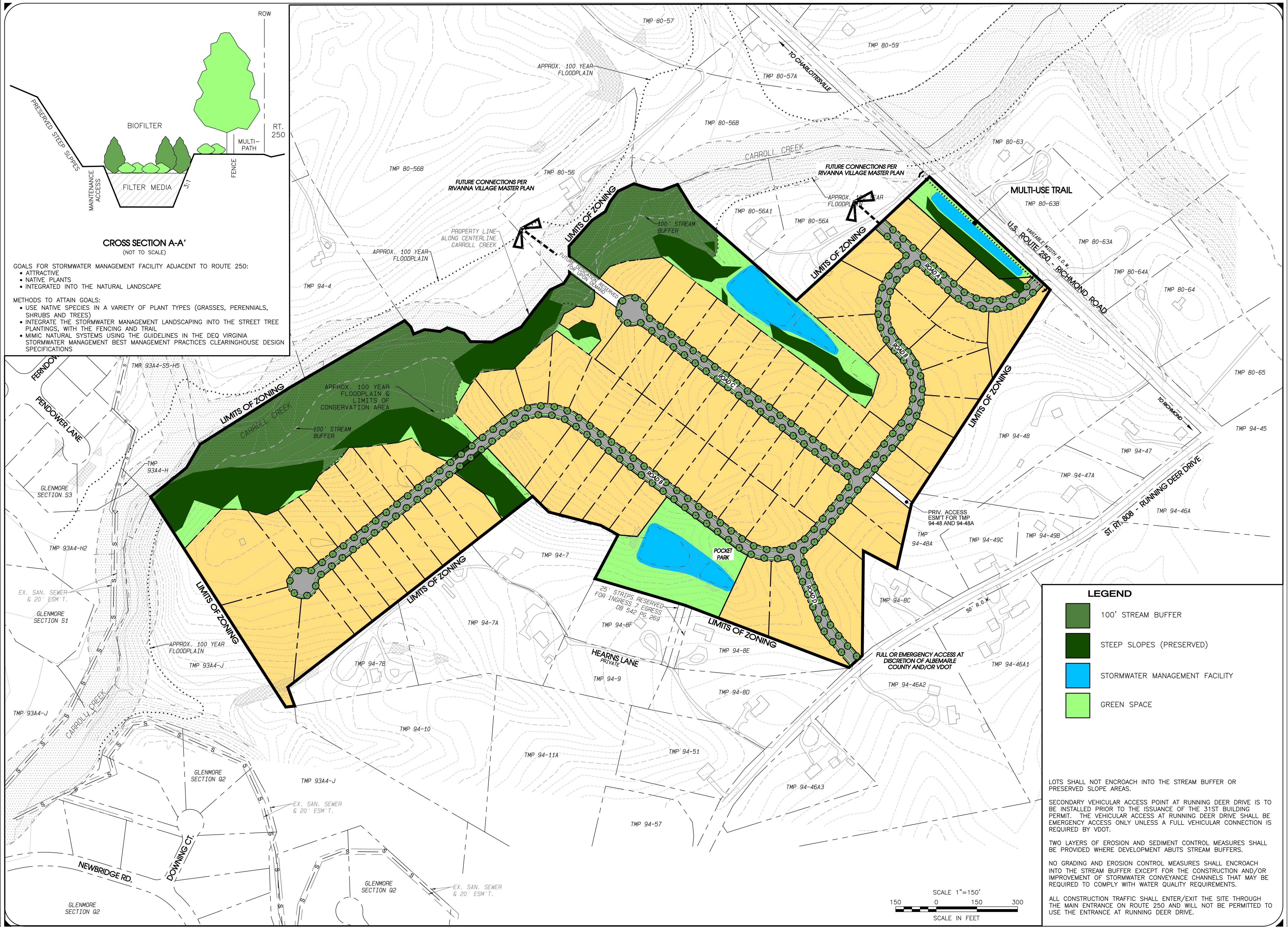
**LEGEND**

- STEEP SLOPES (MANAGED)
- STEEP SLOPES (PRESERVED)
- 100' STREAM BUFFER
- STORMWATER MANAGEMENT FACILITY
- GREEN SPACE
- VEHICLE CONNECTION
- MULTI-USE PATH
- PRIMITIVE TRAIL
- FUTURE CONNECTION

BLOCK	USE	SIZE
BLOCK 1	SINGLE-FAMILY DETACHED	15.3 AC
BLOCK 2	SINGLE-FAMILY DETACHED	15.7 AC
BLOCK 3	SINGLE-FAMILY DETACHED	21.9 AC
BLOCK 4	SINGLE-FAMILY DETACHED	22.7 AC

- BLOCK SIZES AND BOUNDARIES ARE APPROXIMATE AND MAY VARY BY UP TO 15%
- BLOCK AREAS INCLUDE ADJACENT OPEN SPACE
- LOTS WILL NOT ENCRoACH INTO THE STREAM BUFFER OR PRESERVED SLOPE AREAS.





**CROSS SECTION A-A'**  
(NOT TO SCALE)

- GOALS FOR STORMWATER MANAGEMENT FACILITY ADJACENT TO ROUTE 250:
- ATTRACTIVE
  - NATIVE PLANTS
  - INTEGRATED INTO THE NATURAL LANDSCAPE
- METHODS TO ATTAIN GOALS:
- USE NATIVE SPECIES IN A VARIETY OF PLANT TYPES (GRASSES, PERENNIALS, SHRUBS AND TREES)
  - INTEGRATE THE STORMWATER MANAGEMENT LANDSCAPING INTO THE STREET TREE PLANTINGS, WITH THE FENCING AND TRAIL
  - MIMIC NATURAL SYSTEMS USING THE GUIDELINES IN THE DEQ VIRGINIA STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES CLEARINGHOUSE DESIGN SPECIFICATIONS

**LEGEND**

	100' STREAM BUFFER
	STEEP SLOPES (PRESERVED)
	STORMWATER MANAGEMENT FACILITY
	GREEN SPACE

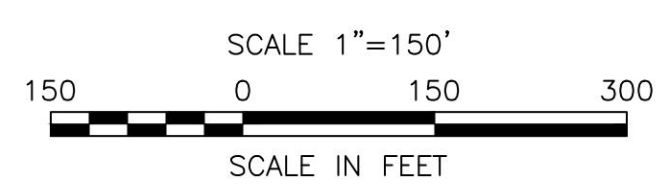
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TWO LAYERS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED WHERE DEVELOPMENT ABUTS STREAM BUFFERS.

NO GRADING AND EROSION CONTROL MEASURES SHALL ENCRoACH INTO THE STREAM BUFFER EXCEPT FOR THE CONSTRUCTION AND/OR IMPROVEMENT OF STORMWATER CONVEYANCE CHANNELS THAT MAY BE REQUIRED TO COMPLY WITH WATER QUALITY REQUIREMENTS.

ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE MAIN ENTRANCE ON ROUTE 250 AND WILL NOT BE PERMITTED TO USE THE ENTRANCE AT RUNNING DEER DRIVE.



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**REVISIONS**

NO.	DATE	DESCRIPTION
01	05-12-21	PER COUNTY COMMENTS

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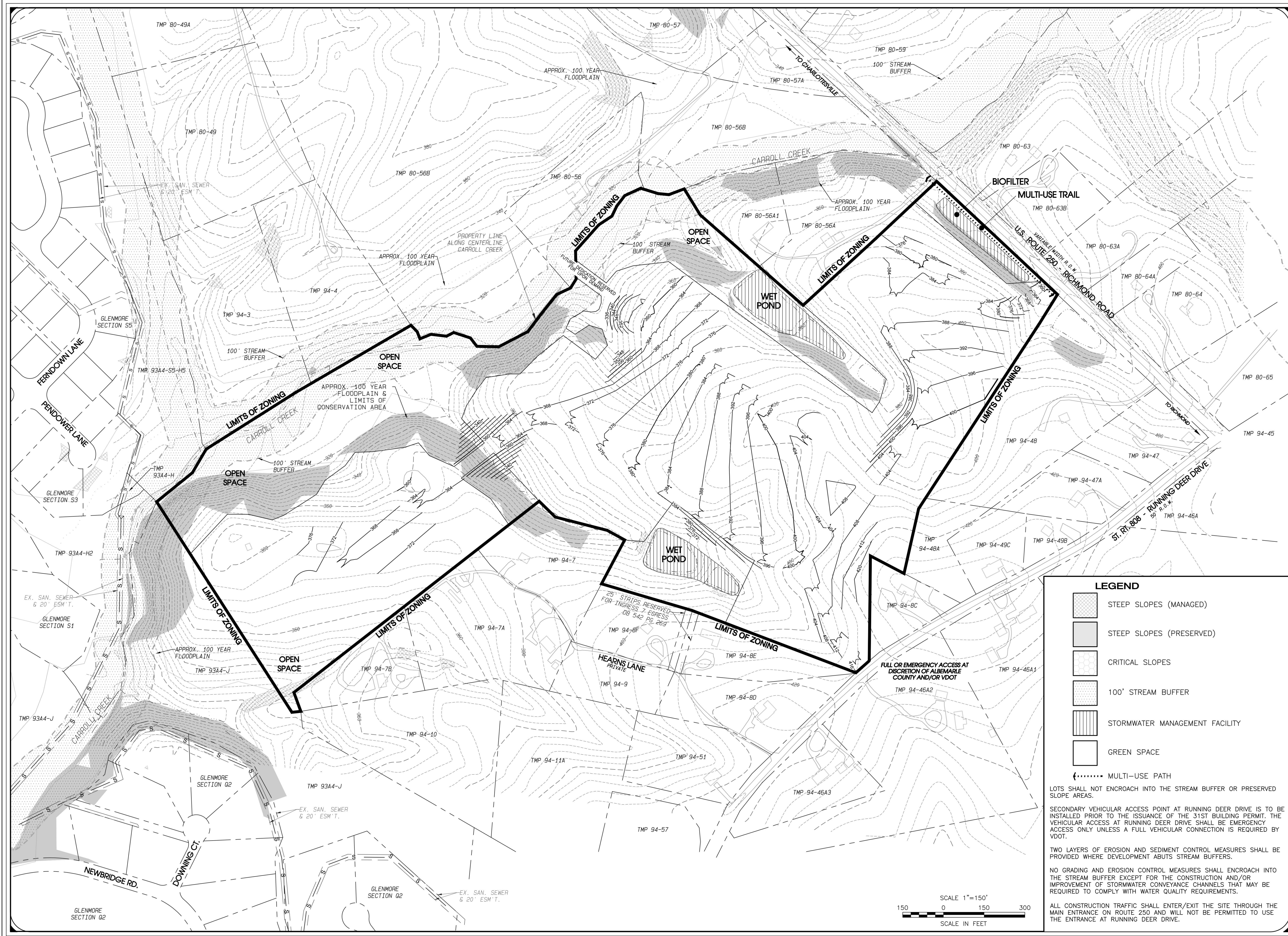
**REZONING CONCEPT PLAN  
BREEZY HILL**

SCOTTSDALE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL LAYOUT PLAN w/o KIMCO PROPERTY

DATE: MARCH 12, 2021  
SCALE: AS SHOWN  
JOB: 19.0742  
FILE: 487

SHEET: **4** OF 5



**LEGEND**

- STEEP SLOPES (MANAGED)
- STEEP SLOPES (PRESERVED)
- CRITICAL SLOPES
- 100' STREAM BUFFER
- STORMWATER MANAGEMENT FACILITY
- GREEN SPACE
- MULTI-USE PATH

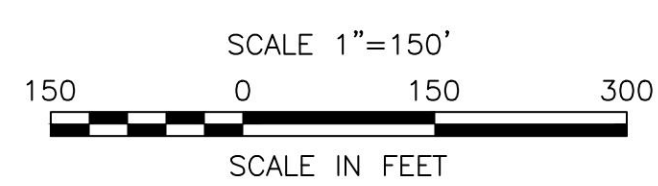
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**REZONING CONCEPT PLAN  
BREEZY HILL**  
SCOTTSVILLE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA  
CONCEPTUAL MASS GRADING PLAN