

Summary of Revisions Needed for ZMA2015-008 Adelaide

1. Application plans only apply to planned districts. Since this request is not a planned district, revise all references to "application plan" to be "proffered plan".
2. The additional landscaping as shown on the ARB submittal, should be shown on the proffered plan with notation that it will be subject to ARB approval. Two stormwater management facilities are still being shown within the buffer and should be removed. See additional comments from the ARB.
3. Provide a notation on the proffered plan to state that street trees in accordance with 32.7.9 will be provided along all streets.
4. Provide a page that has the plans on Sheet 4 and 5 reduced in scale so that the entire parcel can be captured on one page showing that all of the area to the southwest is being designated as open space and that there will not be improvements within this open space along Route 250.
5. Add the following language to Note # 4 on Page 4 regarding the R- 6 Clustering: "The lots once created with a subdivision plat will not require a minimum lot size per the R- 6 Clustering provision."
6. The plats reference a total of 19.975 acres (page 3 of the plan), the proffers reference 20.4 acres (page 1 of the proffers) and the proffered plan references 20 acres (page 4 of the proffered plan). Please make sure that the reference to the actual acreage of the properties to be rezoned is the same on all part of the proposal.
7. A notation should be added to the proffered plan to state that parking will be relegated to the sides or rear of the buildings. Also, for single family detached with front loaded garages, that the garage will be set back a minimum of 3 feet from the porch or front façade of the house.
8. Stream buffer and stormwater information should be added to sheet 4 to assure that the area for development is outside of the buffer.
9. A trail way/pedestrian path should be provided from the internal sidewalk system to the property line to the Cory Farm open space, so if in the future a pedestrian network is sought to connect Cory Farm, the path will be in place.
10. The multi- use trail along Route 250 should be revised at the Brownsville Road entrance to have the crossing to line up/be within the right of way, so that a future extension can occur fully within the right of way.
11. Proffer # 2 - The last sentence should say "... shall be in general accord..."
12. Proffer #3 states that 20% of the land will be green space, however on the plan it states 25% and 25% open space is required for R6 clustered lots.
13. Technical changes to the proffers that were provided by the County Attorney should be addressed.
14. The left turn lanes at the intersection of Route 250 and the primary entrance and Route 250 and the secondary entrance need to account for deceleration. (VDOT)
15. A minimum right-of-way width in accordance with VDOT Road Design Manual, Appendix B(1), is required for the public road access from Brownsville Road. (VDOT)