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February 28, 2018

Paty Saternye
Senior Planner
Albemarle County Community Development Department
Planning Services
401 McIntire Road
Charlottesville, Virginia 22902

**75RE: Cascadia – Blocks 1-3 (Towne District) Final Site Plan - SDP 2014-00075 -
Variation Request Letter for Block 1 Permitted Uses**

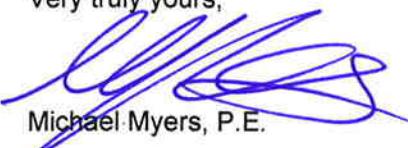
Dear Paty,

Please consider the attached revised Site Plan Sheets 1, 2 and 6 and this revised letter of justification as our formal request to vary Table A – Uses Permitted by Block on Page 9 of the Code of Development (COD) to include single-family detached as a permitted use within Block 1. The developer is proposing to change from **8 duplex units on Lots 259-266 to 8 single family detached units** on the same lots with no adjustments to the plat or infrastructure.

- 1) The referenced Site Plan is currently approved with 20% Single Family Detached product, or 24 out of 120 units in Blocks 1-3. The current market trend is for SFD, and the variation would increase the mix to 32 out of 120 units, or **26.7% SFD**. The COD envisioned less overall detached product in Blocks 1-3, so the relatively low percentage still achieves that goal.
- 2) There will be no change in the density, the site infrastructure or platted lot lines to make the change. In fact, the revision will be barely noticeable since the revision incorporates 3' side yards.
- 3) The COD does call out for taller buildings in Block 1, prescribing a maximum height of 50 feet. The Single Family Detached Units will be 2 stories-high while the duplex units were a 1-1/2 story-high product.

We thank you for taking the time to review this request. Please let me know if you have any questions or require additional information.

Very truly yours,


Michael Myers, P.E.

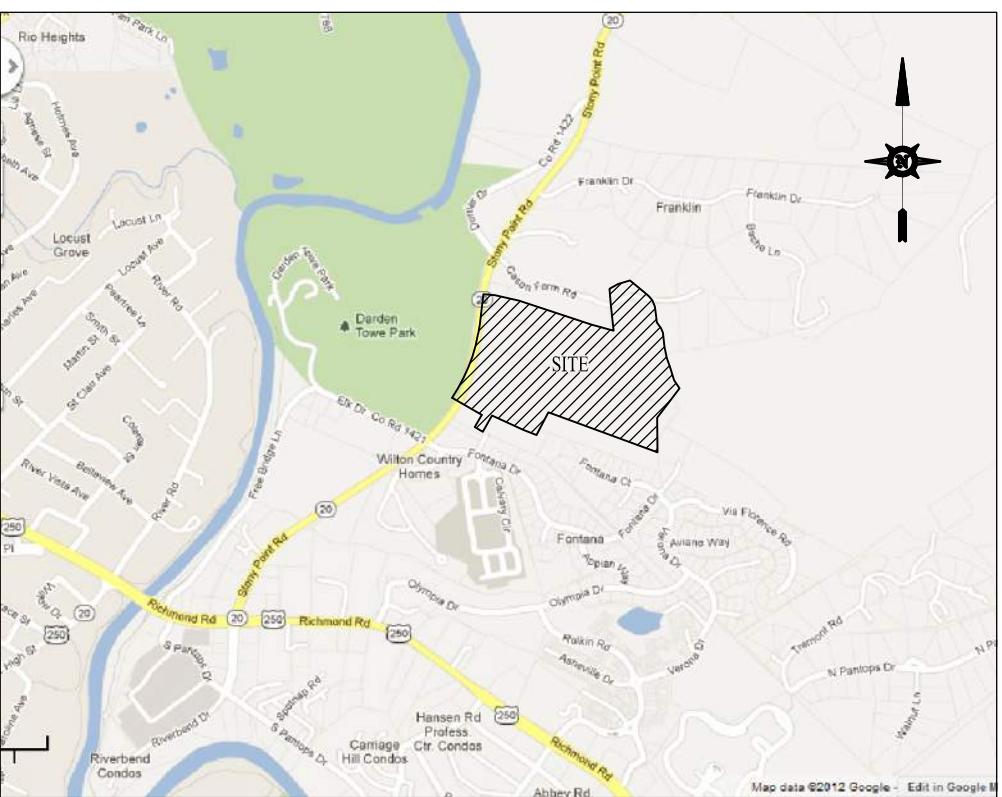
Attachments
Cc: Charlie Armstrong
Keith Lancaster

LETTER OF REVISION FOR CASCADIA - BLOCKS 1 - 3

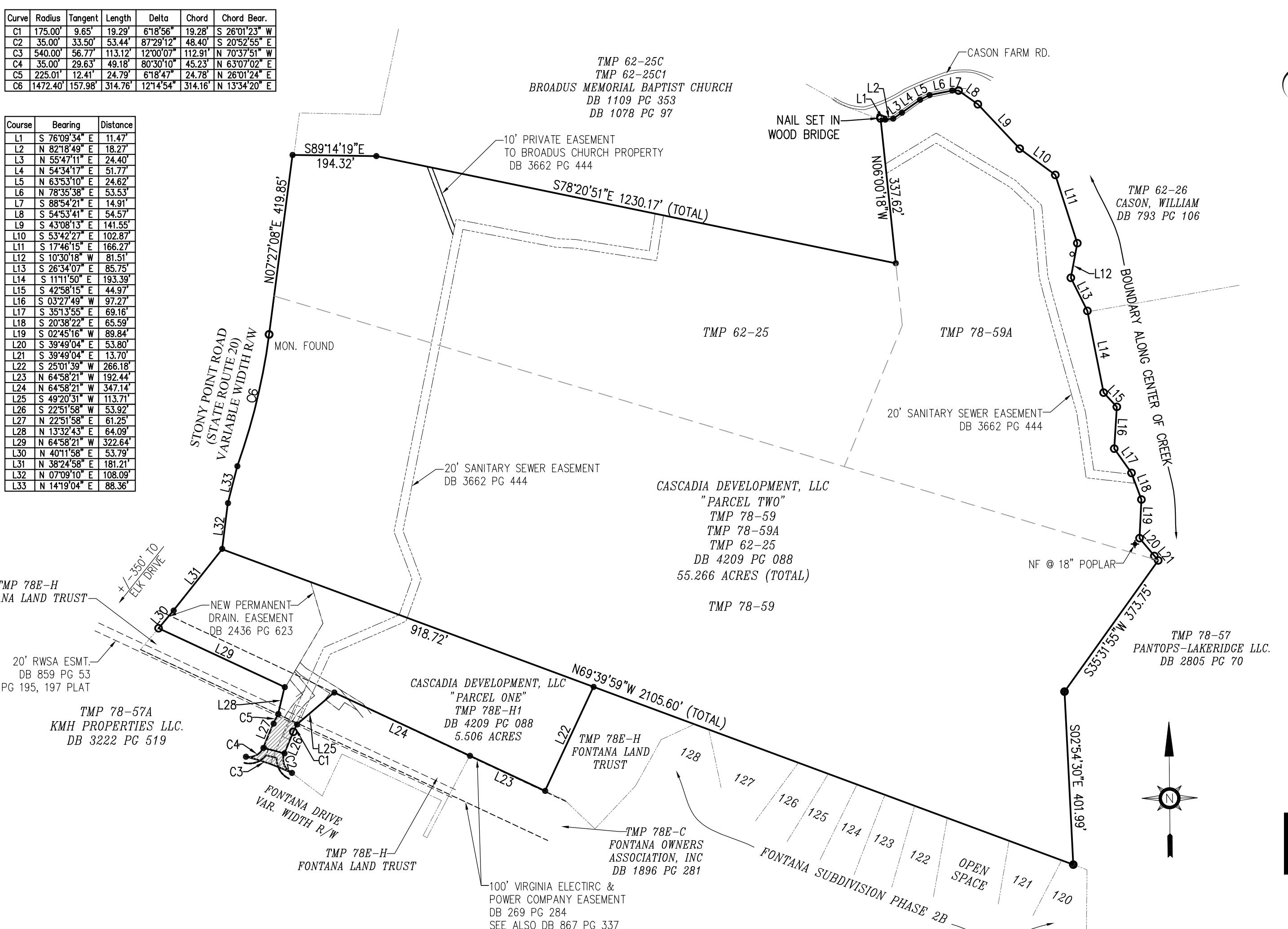
TM 62, PARCEL 25
TM 78, PARCELS 59 & 59A
TM 78E, PARCEL H1

RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE: 1" = 2000'



PARCEL OVERVIEW SCALE: 1" = 200'



County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-11-297 for complete specifications)

- The following items shall be shown on the plan:
 - Trees to be saved;
 - Limits of clearing (outside drip line of trees to be saved);
 - Location and type of protective fencing;
 - Grade changes requiring tree wells or walls;
 - Proposed trenching or tunneling beyond the limits of clearing.
- Markings:
 - All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
 - No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
- Pre-Construction Conferences:
 - Tree preservation and protection measures shall be reviewed with the contractor on site.
- Equipment Operation and Storage:
 - Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the drip lines of trees to be saved.
- Soil Erosion and Stormwater Detention Devices:
 - Such devices shall not adversely affect trees to be saved.
- Fire:
 - Fires are not permitted within 100 feet of the drip line of trees to be saved.
- Toxic Materials:
 - Toxic materials shall not be stored within 100 feet of the drip line of trees to be saved.
- Protective Fencing:
 - Trees to be retained within 60 feet of a proposed building or grading activity shall be protected by fencing.
 - Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
- Tree Wells:
 - When the ground level must be raised within the drip line of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
- Trenching and Tunneling:
 - When trenching is located within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
- Cleanups:
 - Protective fencing shall be the last items removed during the final cleanup.
- Deprived Trees:
 - Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE: *[Signature]* (DATE) 12/1/14
CONTRACT PURCHASER SIGNATURE: *[Signature]* (DATE) 12/1/14
SHEET NO: Page 1 of 1

SHEET INDEX

	REVISIONS
(SP1)	Cover Sheet
(SP2)	Notes, Abbreviations, & Legend
(SP3)	Road Sections & Code of Development Tables
SP4	Existing Conditions
SP5	Subdivision Overview
SP5A	Building Block Plan / Phasing Plan
SP6	Site Plan
SP7	Site Plan
SP8	Site Plan
SP9	Site Plan
SP10	Road and Waterline Plan - Cascadia Drive
SP11	Road and Waterline Plan - Delphi Lane
SP12	Road and Waterline Plan - Marietta Drive
SP13	Road and Waterline Plan - Delphi Drive
SP14	Road and Waterline Plan - Terrace Lane
SP15	Road and Waterline Plan - Terrace Lane
SP16	Private Road and Waterline Plan - Knoll Lane
SP16A	State Route 20 Road Improvements
SP17	Storm Sewer Profiles
SP18	Storm Sewer Profiles
SP19	Storm Sewer Profiles
SP20	Storm Sewer Profiles
SP21	Storm Sewer Calculations
SP22	Storm Sewer Drainage Areas
SP23	Storm Sewer Drainage Areas
SP24	Sanitary Sewer Profiles
SP25	Sanitary Sewer Profiles
SP26	Landscape Plan
SP27	Landscape Plan
SP28	Landscape Plan
SP29	Landscape Plan
SP30	Landscape Plan
SP31	Sewer Lateral Detail/Sched.
SP31A	Proffers/Sight Dist. Profile
SP32	Details
SP33	Details
SP34	Details / Hydrant Flow Calculations
SP34A	Details

DOM. PROJECT NO: 14.0039
INDEX TITLE: SP1
SHEET NO: 1 OF 38
DATE: 9/18/15

LETTER OF REVISION FOR	COVER SHEET	DATE
CASCADIA - BLOCKS 1 - 3		
RIVANNA DISTRICT, ALBEMARLE COUNTY, VA		
SHEET TITLE:		

PLANNER _____
ENGINEER _____
ALBEMARLE COUNTY SERVICE AUTHORITY _____
ARCHITECTURAL REVIEW BOARD _____
BUILDING OFFICIAL _____
VIRGINIA DEPARTMENT OF TRANSPORTATION _____
FIRE AND RESCUE _____

Dominion Engineering
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Culpeper, VA 22701
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434-979-1651 (6)
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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
MICHAEL F. MYERS
Lic. No. 33028
01/19/18

SITE DATA & GENERAL NOTES

SITE DATA

OWNER: CASCADIA DEVELOPMENT, LLC.
170 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VA 22901

DEVELOPER: CASCADIA DEVELOPMENT, LLC.
170 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VA 22903

LEGAL REFERENCE & SOURCE OF TITLE: DB 4209-088

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY SURVEY: DOMINION ENGINEERING

SOURCE OF TOPOGRAPHY: LOUISA AERIAL SURVEYS 03/12/03. FIELD VERIFIED BY DOMINION ENGINEERING 11/21/14.

THIS PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD PLAIN. IT APPEARS TO LIE IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP #51003C02870 DATED FEBRUARY 4, 2005

THIS PROPERTY IS NOT LOCATED WITHIN A RESERVOIR WATERSHED.

BENCHMARK(S): TOP OF EXISTING SANITARY MANHOLE "EX-1" ON SOUTH END OF SITE = 393.94

WATER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE: ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: NMN (ZMA2002-004)

Table D - Lot Regulations (in feet)

Unit Type	Lot Width	Front Build-To Line	Minimum Setbacks	
			Side	Rear
Single Family	60+	15-30	5	10
Single Family	≤ 60	10-30	3	10
Townhouse	16'-35'	5-25	3	10
Multi-Family	N/A	1-15	4	15
Mixed Use	N/A	1-15	4	15
Non-Residential	N/A	1-15	4	15

Table E - Maximum Building Heights

Blocks 1 & 3	50 Feet
Block 2	38 Feet
Blocks 4-7	38 Feet

TABLE B - BLOCK AREAS AND USE DENSITY PER CODE OF DEVELOPMENT

Block	Estimated Block Size (in Acres)	Min/Max Square Footages and Densities by Use by Block				
		Min. Residential Dwelling Units	Max. Residential Dwelling Units	Max. Density per Acre	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.
Block 1	10.27	10	40	3.9	5,000	18,000
Block 2	14.51	75	150	10.3	0	0
Block 3	4.40	10	70	15.9	0	0
Block 4	1.83	0	10	5.5	2,000	5,000
Block 5	2.23	5	20	9.0	0	0
Block 6	19.57	25	65	3.3	0	0
Block 7	7.63	25	65	8.2	0	0

PROPOSED BLOCK AREAS AND USE DENSITY

Block	Proposed Block Size (in Acres)	Square Footages and Densities by Use by Block		
		Residential Dwelling Units	Residential Density per Acre	Non-Residential Sq. Ft.
Block 1	9.27	19	1.08	5,000
Block 2	15.07	96	6.4	0
Block 3	4.29	14	3.26	0

GROSS RESIDENTIAL DENSITY: 4.19 UNIT/ACRE (AREA USED TO COMPUTE DENSITY DOES NOT INCLUDE BLOCKS 4-7)

PROPOSED ADT: 1200 VPD (120 LOTS X 10) + 55 VPD (5,000 SF. OFFICE) = 1255 VPD

CURRENT USE: VACANT

PROPOSED USE: TOWNHOMES (52 UNITS), SINGLE FAMILY DETACHED (32 UNITS), SINGLE FAMILY DUPLEX (36), OFFICE/COMMERCIAL (5,000 SF)

LAND SCHEDULE:	PRE-DEVELOPMENT (SF)	%	POST-DEVELOPMENT (SF)	%
RESIDENTIAL LOTS	0	0	10.08 ACRES	35.2
PUBLIC R/W (INTERNAL)	0	0	6.40 ACRES	22.4
PRIVATE ALLEY R/W	0	0	0.17 ACRES	0.6
COMMERCIAL LOT	0	0	0.45 ACRES	1.6
OPEN SPACE/PARKS	60.772 ACRES	100	11.53 ACRES	40.2
TOTAL	28.63 ACRES	100%	28.63 ACRES	100%

IMPERVIOUS AREAS:

ROADS/PARKING AREAS: 2,990 ACRES

CONCRETE WALKS: 1,012 ACRES

PROPOSED BUILDINGS: 4,482 ACRES

DRIVeways: 1,063 ACRES

TOTAL IMPERVIOUS AREA: 9,577 ACRES

PARKING TABULATION FOR SINGLE FAMILY:

REQUIRED PARKING: 2 SPACES PER UNIT

68 UNITS X 2 SPACES PER UNIT = 136 SPACES

136 PARKING SPACES PROVIDED

PARKING TABULATION FOR TOWNHOMES:

REQUIRED PARKING: 2 SPACES PER UNIT PLUS 1 SPACE PER 4 UNITS FOR GUEST PARKING

52 TOWNHOMES X 2 SPACES + 52 TOWNHOMES X (1 SPACE/4 UNITS) =

117 PARKING SPACES REQUIRED

TOTAL PROVIDED PARKING FOR TOWNHOMES:

52 UNITS X 2 GARAGE SPACES = 104 + 6 OFF STREET PARKING SPACES = 110*

*PARKING REQUIREMENT IS MET WITH ON STREET PARKING AVAILABLE ON ONE SIDE OF THE STREET ON TERRACE LN. AND MARIETTA DR.

PARKING PROVIDED FOR OFFICE / COMMERCIAL SPACE.

20 PARKING SPACES PROVIDED

OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

ABBREVIATIONS

GENERAL		EXIST	PROP	DESCRIPTION	EXIST	PROP	DESCRIPTION
ABAN	ABANDON(ED)	MAX	MAXIMUM	PROPERTY LINE	x 16° TC	x 12° TC	TOP OF CURB ELEVATION
ADJ	ADJUST	MIN	MINIMUM	ADJACENT PROPERTY LINE	x 16° BC	x 12° BC	BOTTOM OF CURB ELEVATION
AHD	AHEAD	MON	MONUMENT CONCRETE	VACATED PROPERTY LINE	x 16° FL	x 12° FL	FLOW LINE ELEVATION
APRX	APPROXIMATE	NIC	NOT IN CONTRACT	EASEMENT	x 16° EOP	x 12° EOP	EDGE OF PAVEMENT ELEVATION
BC	BACK OF CURB	NTS	NOT TO SCALE	BUILDING SETBACK	x 16°	x 12°	SPOT ELEVATION
BFE	BASEMENT FLOOR ELEVATION	OC	ON CENTER	BUILD TO LINE	x 16° TW	x 12° TW	TOP OF WALL ELEVATION
BIT	BITUMINOUS	OH	OVERHEAD	ZONING LINE	x 16° BW	x 12° BW	BOTTOM OF WALL ELEVATION
BK	BACK	PE	POLYETHYLENE	LIMIT OF DISTURBANCE	IRON FOUND	IRON FOUND	TEST PIT LOCATION/BORING LOCATION
BM	BENCHMARK	PERF	PERFORATED	FLOODPLAIN LIMIT	●	●	IRON FOUND
BS	BOTTOM OF SLOPE	PROP	PROPOSED	BUFFER ZONE	●	●	IRON FOUND
CB	CATCH BASIN	PRVD	PROVIDED	RMA - RESOURCE MANAGEMENT AREA	UD	UD	UNDERDRAIN
CG12	ACCESSIBLE CURB RAMP	PWW	PAVED WATER WAY	RMA - RESOURCE PROTECTION AREA	RD	RD	DRAINAGE LINE
C	CENTER LINE	RCP	REINFORCED CONCRETE PIPE	RPA	RPA	RPA	ROOF DRAIN
CL	CHAIN LINK	REM	REMOVE	RPA	RPA	RPA	SEWER LINE
CMP	CORRUGATED METAL PIPE	REQD	REQUIRED	RPA	RPA	RPA	TRENCH DRAIN
CONC	CONCRETE	RET	RETAIN	RPA	RPA	RPA	WATER LINE
CG	CUBIC YARDS	RT	RIGHT	CG-2	CG-2	CG-2	FIRE PROTECTION LINE
C/C	CENTER TO CENTER	R/W	RIGHT OF WAY	CG-3	CG-3	CG-3	WATER SERVICE LINE
C&G	CURB AND GUTTER	R&D	REMOVE AND DISPOSE	CG-6	CG-6	CG-6	GAS LINE
DIA	DIAMETER	R&R	REMOVE & RESET	CG-7	CG-7	CG-7	OVERHEAD ELECTRIC WIRE
EL	ELEVATION	SD	SIGHT DISTANCE	ES	STA	STA	UNDERGROUND ELECTRIC
ELEV	ELEVATION	SQ	SQUARE	EW	SIDEWALK	EW	OVERHEAD TELEPHONE LINE
ES	END SECTION	STA	STATION	EX	EXISTING	EX	UNDERGROUND TELEPHONE LINE
EW	END WALL	SW	SIDEWALL	EXIST	SWL	SWL	WATER LINE
EX	EXISTING	SWL	SOLID WHITE EDGE LINE	EXIST	SWL	SWL	CABLE TV
FDN	FOUNDATION	TBA	TO BE ABANDONED	FFE	FINISHED FLOOR ELEVATION	TBA	DRAIN INLET
GTD	GRADE TO DRAIN	TBR	TO BE REMOVED	GTD	GRADE TO CURB	TBR	DRAIN MANHOLE
IFIRON	IRON FOUND	TC	TOP OF CURB	IFIRON	TOP OF SLOPE	TC	PLUG OR STUB
IS	IRON SET	TS	TOP OF SLOPE	IS	TYPICAL	TS	FLARED END SECTION
LA	LANDSCAPE AREA	UG	UNDERGROUND	LA	LANDSCAPE AREA	UG	HEADWALL
LOD	LIMIT OF DISTURBANCE	VESCHVA.	E&S CONTROL HANDBOOK	LOD	LINE	VESCHVA.	SEWER MANHOLE
LF	LINEAR FEET	YDS	YARDS	LF	FENCE	YDS	SEWER CLEANOUT
LT	LEFT	UTL	UTILITY	LT	STONE WALL	UTL	SEWER MANHOLE
ARV	AIR RELEASE VALVE</						

