

AVON PARK II

ZONING MAP AMENDMENT PLAN

GENERAL NOTES:

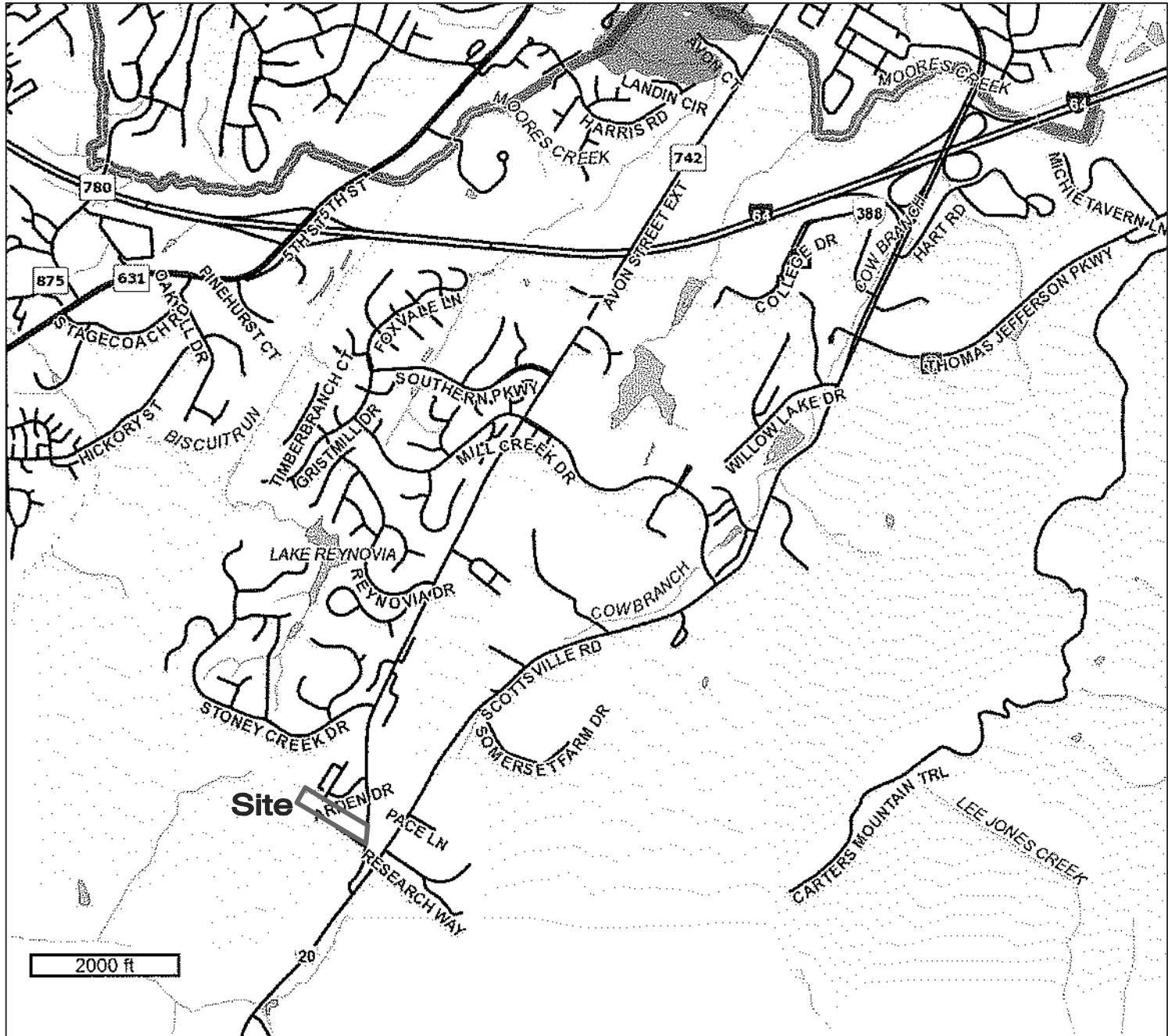
OWNER:	BELLEVUE REAL ESTATE, L.L.C. 16 PINEY GLEN CT. POTOMAC, MD 20854 AGENT: VITO CETTA	
DEVELOPER/CONTACT:	DICKERSON HOMES LLC 925 E. JEFFERSON ST, SUITE B CHARLOTTESVILLE, VA 22902 CONTACT: BEAU DICKERSON	CLAY GREEN CONSULTING 1830 RIVER INN LANE CHARLOTTESVILLE, VA 22901 CONTACT: CLAY GREEN
PLAN PREPARER:	ROUDABUSH, GALE & ASSOCIATES 914 MONTICELLO ROAD CHARLOTTESVILLE, VA 22902	
TAX MAP PARCEL NO:	09000--00--00--03100 (D.B. 3786 P.G. 060)	
PROPERTY ADDRESS:	1960 AVON STREET EXT. CHARLOTTESVILLE, VA 22902	
ZONING:	PRD PLANNED RESIDENTIAL DEVELOPMENT PER ZMA 20120004 WITH ENTRANCE CORRIDOR OVERLAY (EC)	
EXISTING USE:	RESIDENTIAL	
PROPERTY SIZE:	5.262 ACRES	
MAGISTERIAL DISTRICT:	SCOTTSVILLE DISTRICT	
SETBACKS:	VARY -- REFER TO LAYOUT PLAN	
MAX. BUILDING HEIGHT:	35 FEET	
TOTAL NUMBER OF UNITS:	32	
PROPOSED DENSITY:	6.0 DU/AC	
PROPOSED USE:	RESIDENTIAL	
DRAINAGE DISTRICT:	RIVANNA RIVER	
WATERSHED:	THIS SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.	
SURVEY:	BOUNDARY, TOPOGRAPHIC AND GROUND SURVEY BY LINCOLN SURVEYING DATED MAY 28, 2010. NAVD '88 VERTICAL DATUM (BENCHMARK IS SURVEY CONTROL POINT T--5000, NAIL AND FLASHER ELEVATION 586.27)	
FLOODPLAIN:	THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO: 51003C0407D, DATED FEBRUARY 4, 2005.	
CRITICAL SLOPES:	THERE ARE MANAGED STEEP SLOPES LOCATED ON ALBEMARLE GIS FOR THIS PARCEL; ASBUILT FIELD CONDITIONS INDICATE THAT THERE ARE NO SLOPES GREATER THAN 25%. SEE EXISTING CONDITIONS SHEET.	
OTHER:	THERE ARE NO WETLANDS OR HISTORIC FEATURES EXISTING ON THE SUBJECT PROPERTY.	
MAXIMUM IMPERVIOUS COVER:	THE OVERALL SITE IMPERVIOUS COVER PROPOSED SHALL BE UNDER 37% OF IMPERVIOUS COVER.	
STORMWATER MANAGEMENT:	UNDERGROUND INFILTRATION WITH AN EXTENDED DETENTION POND WILL BE PROVIDED TO OFFSET THE POST--DEVELOPED STORMWATER IMPACTS FROM THIS SITE. DETENTION SHALL BE PROVIDED TO ELIMINATE THE NEED FOR ANY OFFSITE DRAINAGE IMPROVEMENTS.	

PARKING SCHEDULE:

LOT	UNIT TYPE	SPACES REQUIRED	LOT SPACES PROVIDED	ONSTREET PARKING
1--7	SFD W/ 2 OFFSTREET SPACES	14 (2 SPACES PER UNIT)	14	
8--15	SFD W/2 OFFSTREET SPACES	16 (2 SPACES PER UNIT)	16	'No Parking'
16--22	SFD W/ 2 OFFSTREET SPACES	14 (2 SPACES PER UNIT)	14	
23--26	3 BR TOWNHOUSE	9 2 SPACES PER UNIT & 1 SPACE PER 4 UNITS)	0	11
27--30	3 BR TOWNHOUSE	9 2 SPACES PER UNIT & 1 SPACE PER 4 UNITS)	0	11
HATHAWAY		EXIST. ONE--SIDED PARKING		
SHARED PARKING				10
SUBTOTALS		<u>62 SPACES REQUIRED</u>	<u>44</u>	<u>32</u>
TOTAL PARKING PROVIDED			<u>76 TOTAL</u>	<u>SPACES</u>

TRIP GENERATION

CODE	LAND USE	AVG. WEEKDAY TRIPS		ADJ. STREET PEAKS (AM)		ADJ. STREET PEAKS (PM)		SATURDAY		SUNDAY	
		PER UNIT	PROJECT	PER UNIT	PROJECT	PER UNIT	PROJECT	PER UNIT	PROJECT	PER UNIT	PROJECT
210	22 SFD UNITS	9.57	210	0.75	17	1.01	22	10.1	222	8.87	195
230	8 TH/APT UNITS	5.86	47	.44	4	.52	4	5.67	45	4.84	39
TOTAL TRIPS GENERATED			257		20		26		267		234



VICINITY MAP
SCALE: 1"=2000 FEET

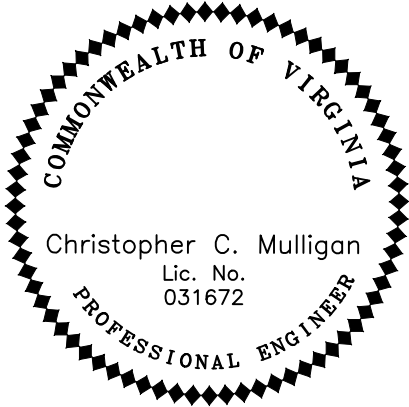
APPROVALS		DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING / ZONNING		
ENGINEERING		
INSPECTIONS		
ARCHITECTUAL REVIEW BOARD		
FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VA. DEPARTMENT OF TRANSPORTATION		

OPEN SPACE CALCULATIONS:

TOTAL SITE AREA	229,211 S.F.
OPEN SPACE REQUIRED	57,303 S.F. (25%)
OPEN SPACE PROVIDED	65,428 S.F. (28.5%)

AREA CALCULATIONS:

TOTAL SITE AREA	5.26 AC. (100%)
LOTS	2.91 AC. (55.3%)
PUBLIC RIGHT OF WAY	0.43 AC. (8.1%)
PRIVATE RIGHT OF WAY	0.40 AC. (7.6%)
OPEN SPACE	1.50 AC. (29%)



SHEET INDEX

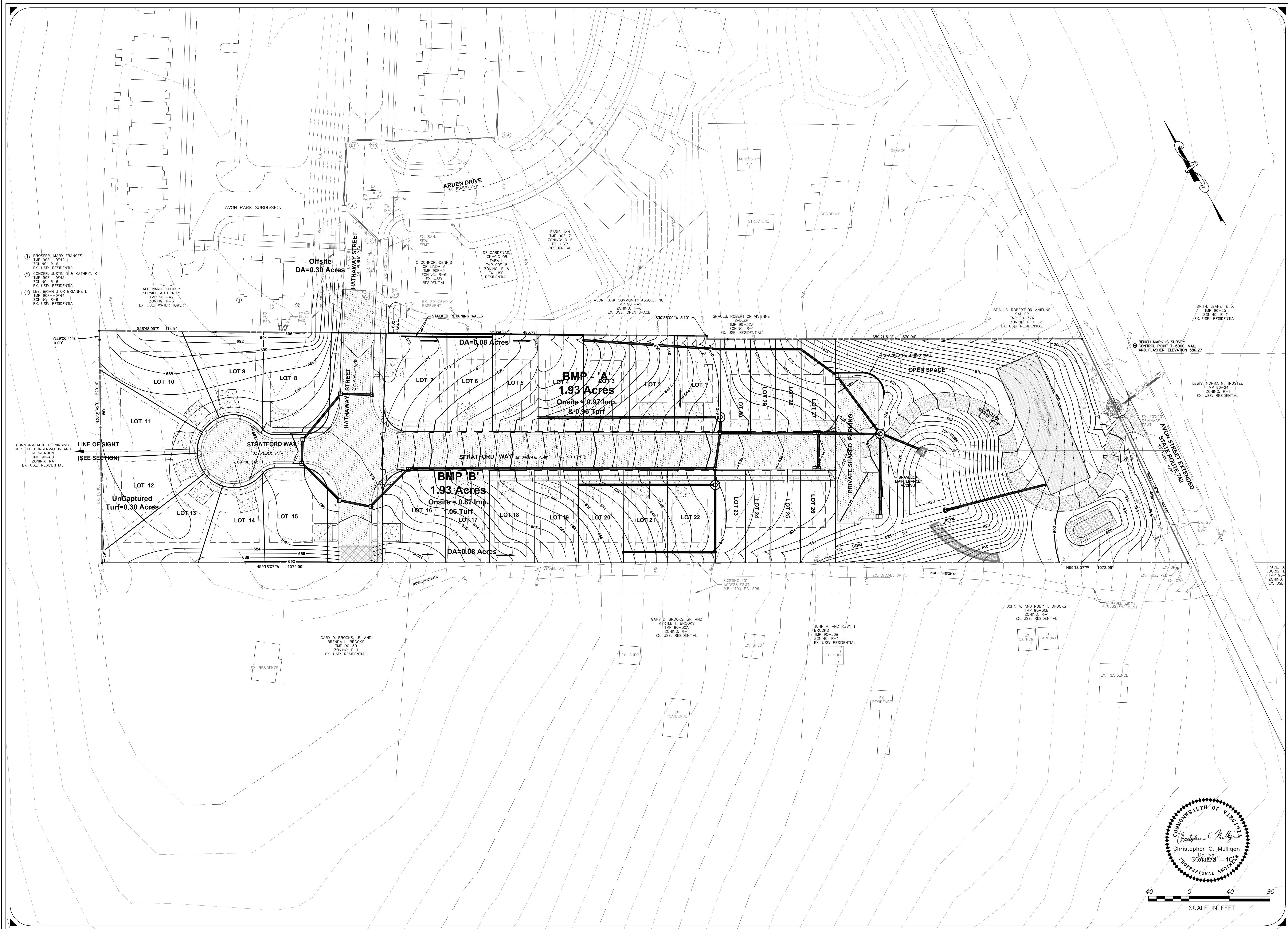
SHEET 1	COVER SHEET
SHEET 2	OVERALL LAYOUT & DRAINAGE PLAN
SHEET 3	EXISTING CONDITIONS
SHEET 4	EXISTING CONDITIONS
SHEET 5	LAYOUT PLAN
SHEET 6	LAYOUT PLAN
SHEET 7	GRADING AND UTILITY PLAN
SHEET 8	CONCEPTUAL BMP AND GRADING PLAN
SHEET 9	LANDSCAPING PLAN
SHEET 10	LANDSCAPING PLAN
SHEET 10A	LINE OF SIGHT EXHIBIT

GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT--OF--WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENT OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP--RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE--CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR CONSTRUCTION INDUSTRY (29 CFR PART 1926).

GENERAL CONSTRUCTION NOTES FOR STREETS

- CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296--5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
- UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE. A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
- SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT--OF--WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
- GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION, AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
- WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG--9(A, B, OR C).
- WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE--1.
- COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH, AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
- ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
- ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
- TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
- THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE TO BE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
- VDOT STANDARD CD--1 OR CD--2 CROSS--DRAINS ARE TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
- A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.



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May 24, 2016 ZMA Comments

DATE
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SCALE
1"=40' HORZ

CONTOUR INTERVAL
2 FOOT

AVON PARK II
ZONING MAP AMENDMENT PLAN
OVERALL LAYOUT & DRAINAGE PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8188

SHEET
2 OF 10

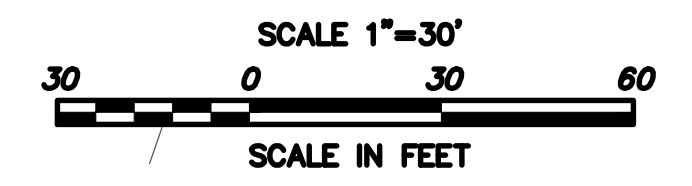
- ① PROSSER, MARY FRANCES
TMP 90F-0F42
ZONING: R-6
EX. USE: RESIDENTIAL
- ② CONGER, JUSTIN D. & KATHRYN K
TMP 90F-0F43
ZONING: R-6
EX. USE: RESIDENTIAL
- ③ LEE, BRIAN J. OR BRIANNE L.
TMP 90F-0F44
ZONING: R-6
EX. USE: RESIDENTIAL

COMMONWEALTH OF VIRGINIA
DEPT. OF CONSERVATION AND
RECREATION
TMP 90-6D
ZONING: RA
EX. USE: RESIDENTIAL

ALBEMARLE COUNTY
SERVICE AUTHORITY
TMP 90F-A2
ZONING: R-6
EX. USE: WATER TOWER

GARY D. BROOKS, JR. AND
BRENDA L. BROOKS
TMP 90-30
ZONING: R-1
EX. USE: RESIDENTIAL

GARY D. BROOKS, SR. AND
MYRTLE T. BROOKS
TMP 90-30A
ZONING: R-1
EX. USE: RESIDENTIAL



SEE SHEET 4

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-3220 - EMAIL INFO@ROUDABUSH.COM

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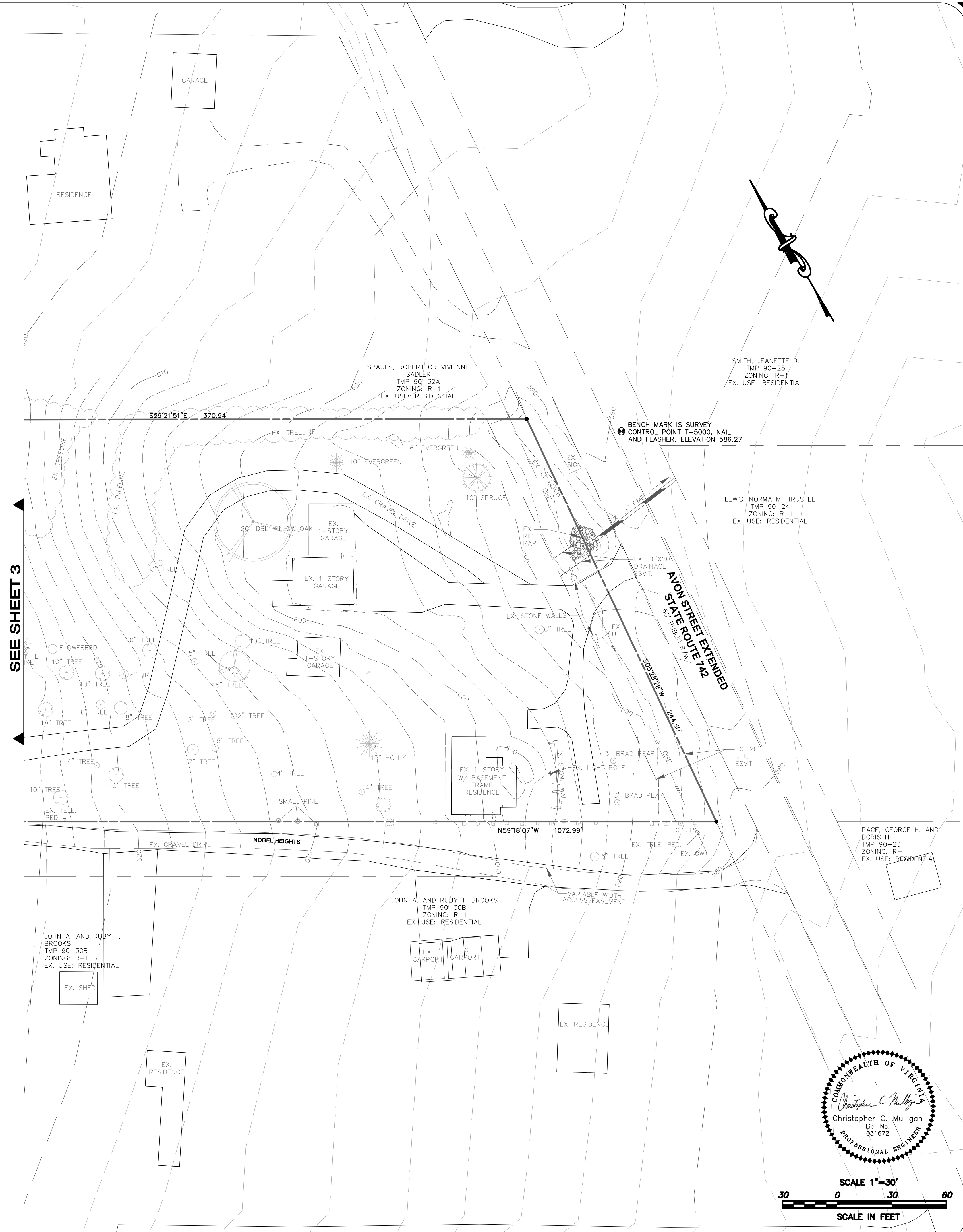
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AVON PARK II
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EXISTING CONDITIONS
ALBEMARLE COUNTY, VIRGINIA

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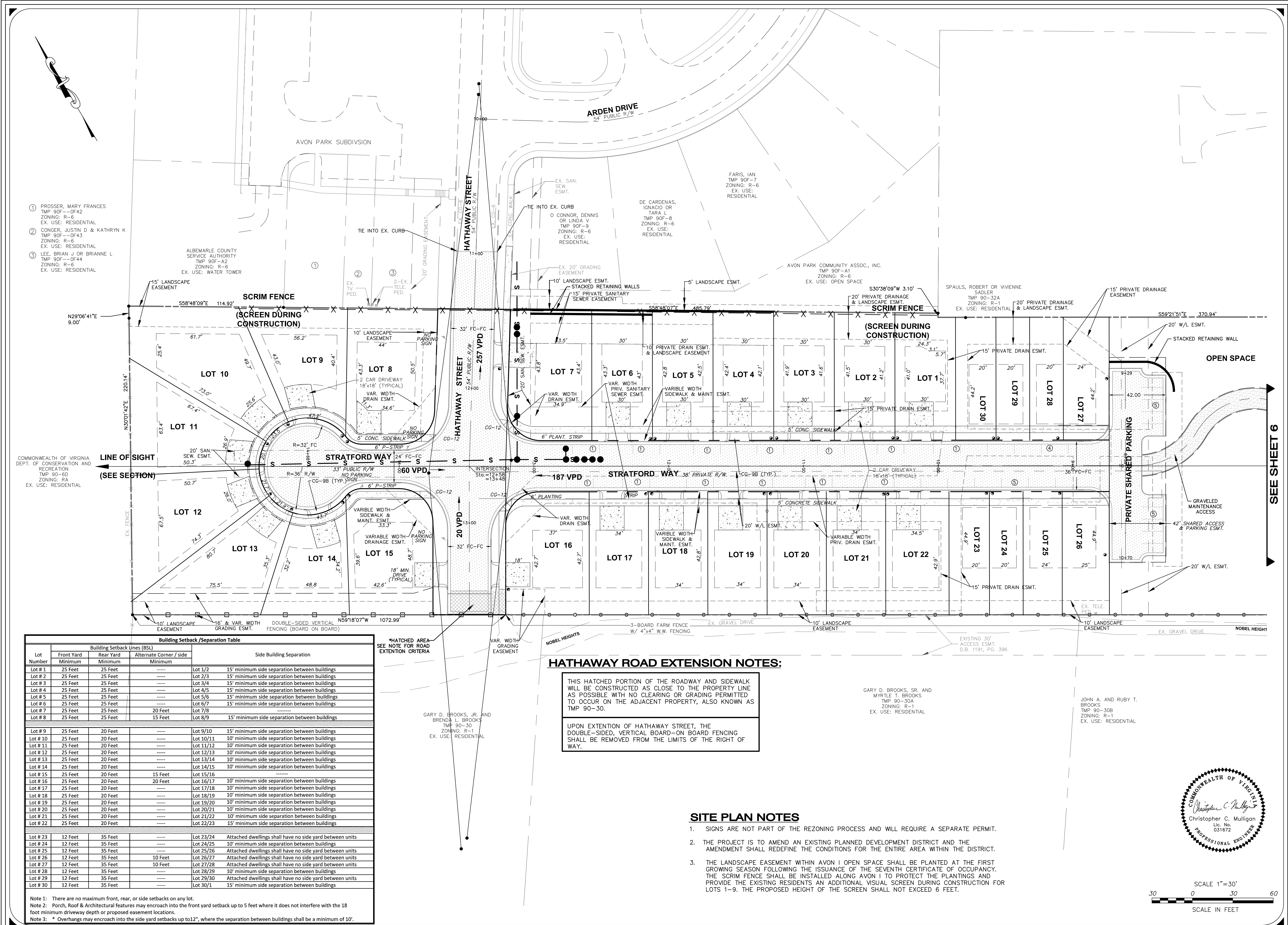
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ALBEMARLE COUNTY, VIRGINIA

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- 1 PROSSER, MARY FRANCES
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EX. USE: WATER TOWER

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DEPT. OF CONSERVATION AND
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TMP 90-6D
ZONING: RA
EX. USE: RESIDENTIAL

Building Setback / Separation Table				
Lot Number	Building Setback Lines (BSL)			Side Building Separation
	Front Yard Minimum	Rear Yard Minimum	Alternate Corner / side Minimum	
Lot # 1	25 Feet	25 Feet	-----	Lot 1/2 15' minimum side separation between buildings
Lot # 2	25 Feet	25 Feet	-----	Lot 2/3 15' minimum side separation between buildings
Lot # 3	25 Feet	25 Feet	-----	Lot 3/4 15' minimum side separation between buildings
Lot # 4	25 Feet	25 Feet	-----	Lot 4/5 15' minimum side separation between buildings
Lot # 5	25 Feet	25 Feet	-----	Lot 5/6 15' minimum side separation between buildings
Lot # 6	25 Feet	25 Feet	-----	Lot 6/7 15' minimum side separation between buildings
Lot # 7	25 Feet	25 Feet	20 Feet	Lot 7/8 -----
Lot # 8	25 Feet	25 Feet	15 Feet	Lot 8/9 15' minimum side separation between buildings
Lot # 9	25 Feet	20 Feet	-----	Lot 9/10 15' minimum side separation between buildings
Lot # 10	25 Feet	20 Feet	-----	Lot 10/11 10' minimum side separation between buildings
Lot # 11	25 Feet	20 Feet	-----	Lot 11/12 10' minimum side separation between buildings
Lot # 12	25 Feet	20 Feet	-----	Lot 12/13 10' minimum side separation between buildings
Lot # 13	25 Feet	20 Feet	-----	Lot 13/14 10' minimum side separation between buildings
Lot # 14	25 Feet	20 Feet	-----	Lot 14/15 10' minimum side separation between buildings
Lot # 15	25 Feet	20 Feet	15 Feet	Lot 15/16 10' minimum side separation between buildings
Lot # 16	25 Feet	20 Feet	20 Feet	Lot 16/17 10' minimum side separation between buildings
Lot # 17	25 Feet	20 Feet	-----	Lot 17/18 10' minimum side separation between buildings
Lot # 18	25 Feet	20 Feet	-----	Lot 18/19 10' minimum side separation between buildings
Lot # 19	25 Feet	20 Feet	-----	Lot 19/20 10' minimum side separation between buildings
Lot # 20	25 Feet	20 Feet	-----	Lot 20/21 10' minimum side separation between buildings
Lot # 21	25 Feet	20 Feet	-----	Lot 21/22 10' minimum side separation between buildings
Lot # 22	25 Feet	20 Feet	-----	Lot 22/23 15' minimum side separation between buildings
Lot # 23	12 Feet	35 Feet	-----	Lot 23/24 Attached dwellings shall have no side yard between units
Lot # 24	12 Feet	35 Feet	-----	Lot 24/25 10' minimum side separation between buildings
Lot # 25	12 Feet	35 Feet	-----	Lot 25/26 Attached dwellings shall have no side yard between units
Lot # 26	12 Feet	35 Feet	10 Feet	Lot 26/27 Attached dwellings shall have no side yard between units
Lot # 27	12 Feet	35 Feet	10 Feet	Lot 27/28 Attached dwellings shall have no side yard between units
Lot # 28	12 Feet	35 Feet	-----	Lot 28/29 10' minimum side separation between buildings
Lot # 29	12 Feet	35 Feet	-----	Lot 29/30 Attached dwellings shall have no side yard between units
Lot # 30	12 Feet	35 Feet	-----	Lot 30/1 15' minimum side separation between buildings

Note 1: There are no maximum front, rear, or side setbacks on any lot.
Note 2: Porch, Roof & Architectural features may encroach into the front yard setback up to 5 feet where it does not interfere with the 18 foot minimum driveway depth or proposed easement locations.
Note 3: * Overhangs may encroach into the side yard setbacks up to 12", where the separation between buildings shall be a minimum of 10'.

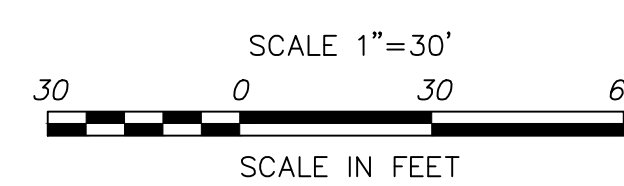
HATHAWAY ROAD EXTENSION NOTES:

THIS HATCHED PORTION OF THE ROADWAY AND SIDEWALK WILL BE CONSTRUCTED AS CLOSE TO THE PROPERTY LINE AS POSSIBLE WITH NO CLEARING OR GRADING PERMITTED TO OCCUR ON THE ADJACENT PROPERTY, ALSO KNOWN AS TMP 90-30.

UPON EXTENSION OF HATHAWAY STREET, THE DOUBLE-SIDED, VERTICAL BOARD-ON BOARD FENCING SHALL BE REMOVED FROM THE LIMITS OF THE RIGHT OF WAY.

SITE PLAN NOTES

- 1. SIGNS ARE NOT PART OF THE REZONING PROCESS AND WILL REQUIRE A SEPARATE PERMIT.
- 2. THE PROJECT IS TO AMEND AN EXISTING PLANNED DEVELOPMENT DISTRICT AND THE AMENDMENT SHALL REDEFINE THE CONDITIONS FOR THE ENTIRE AREA WITHIN THE DISTRICT.
- 3. THE LANDSCAPE EASEMENT WITHIN AVON I OPEN SPACE SHALL BE PLANTED AT THE FIRST GROWING SEASON FOLLOWING THE ISSUANCE OF THE SEVENTH CERTIFICATE OF OCCUPANCY. THE SCRIM FENCE SHALL BE INSTALLED ALONG AVON I TO PROTECT THE PLANTINGS AND PROVIDE THE EXISTING RESIDENTS AN ADDITIONAL VISUAL SCREEN DURING CONSTRUCTION FOR LOTS 1-9. THE PROPOSED HEIGHT OF THE SCREEN SHALL NOT EXCEED 6 FEET.



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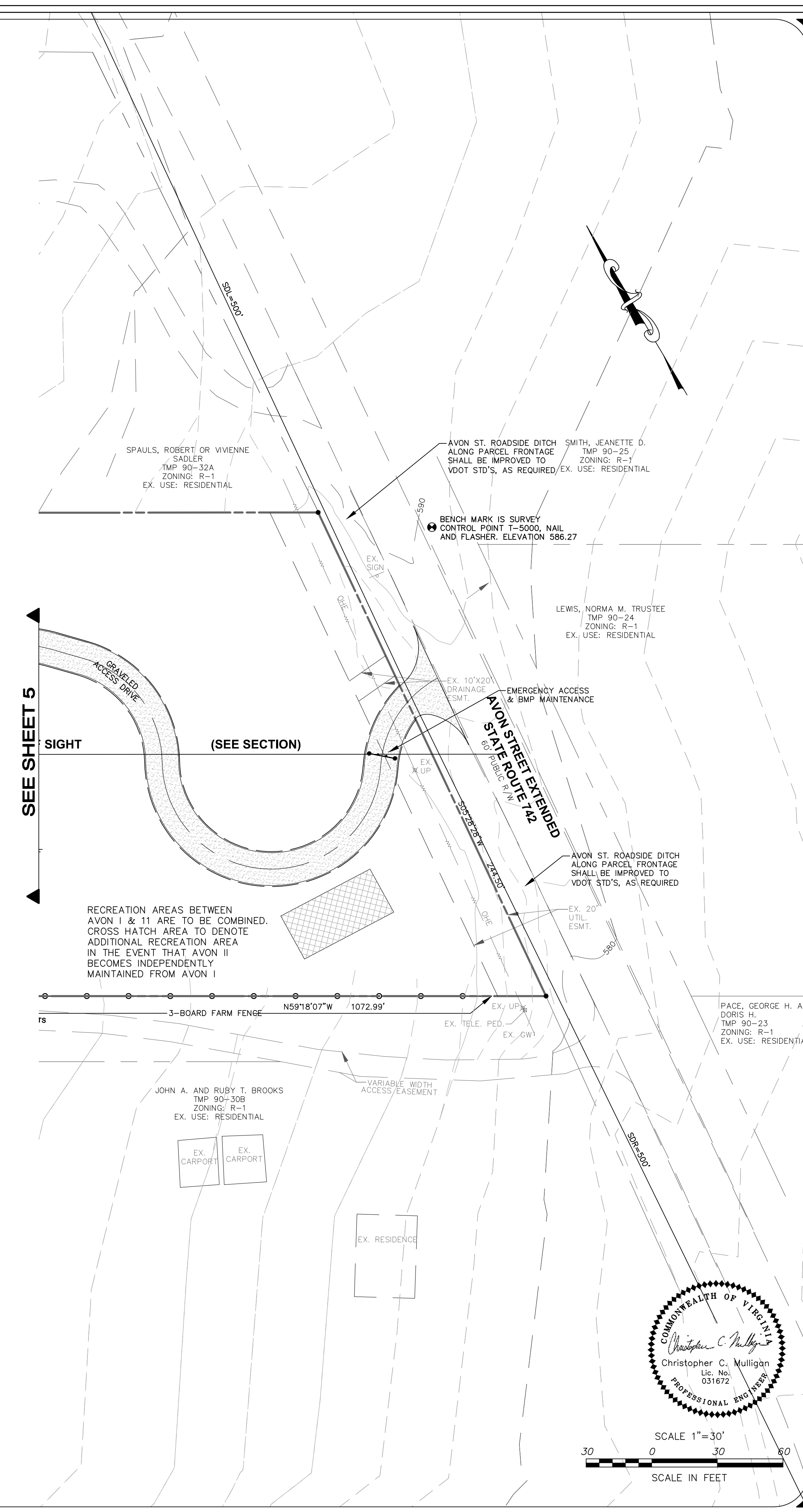
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LAYOUT PLAN
ALBEMARLE COUNTY, VIRGINIA

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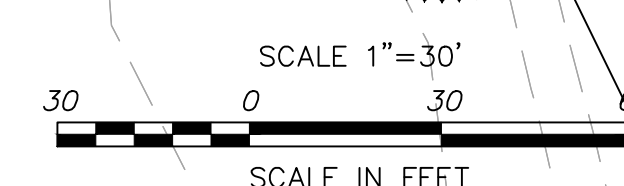
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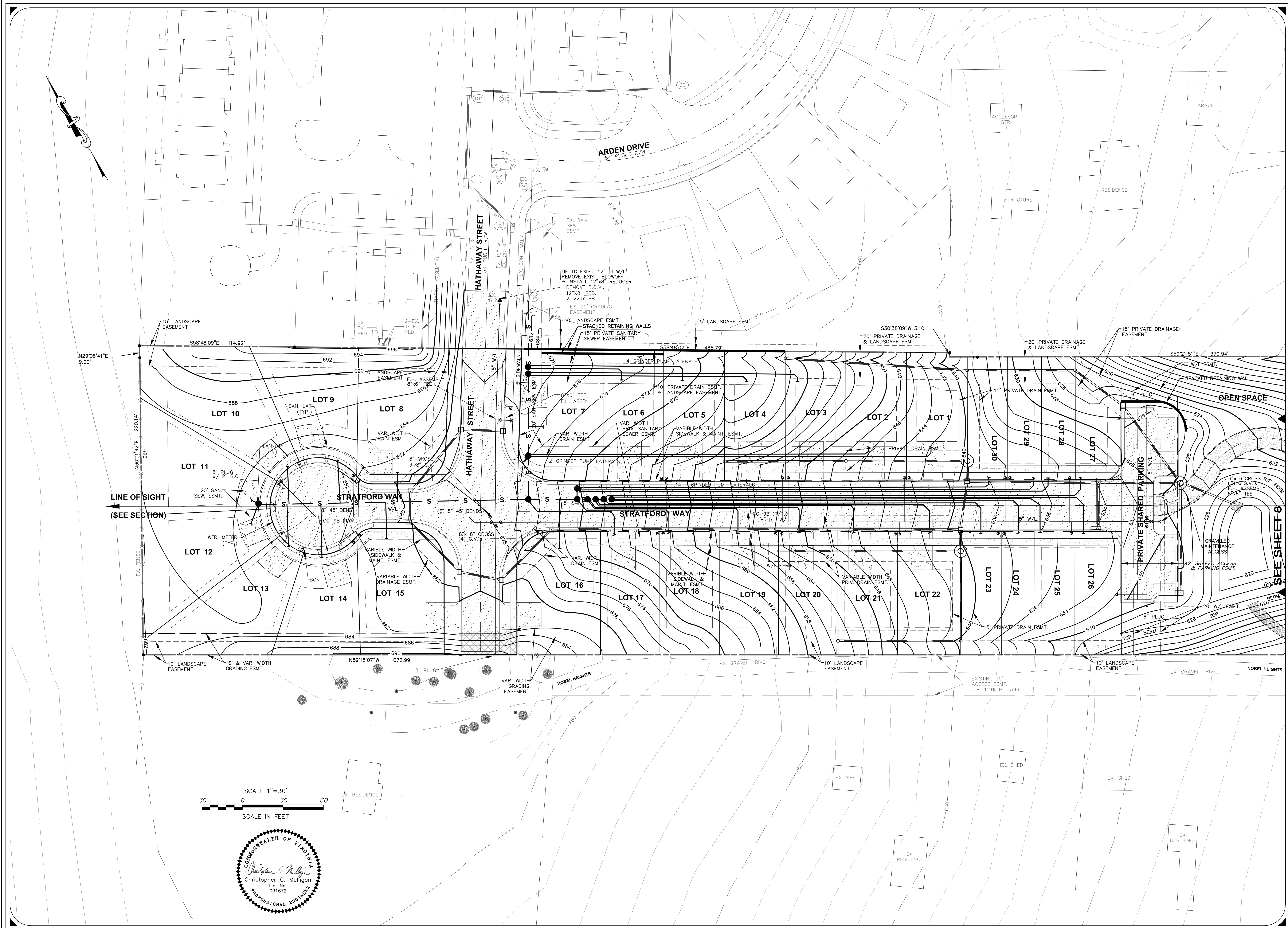
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LAYOUT PLAN
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COMMONWEALTH OF VIRGINIA
Christopher C. Mulligan
 Christopher C. Mulligan
 Lic. No.
 031672
 PROFESSIONAL ENGINEER





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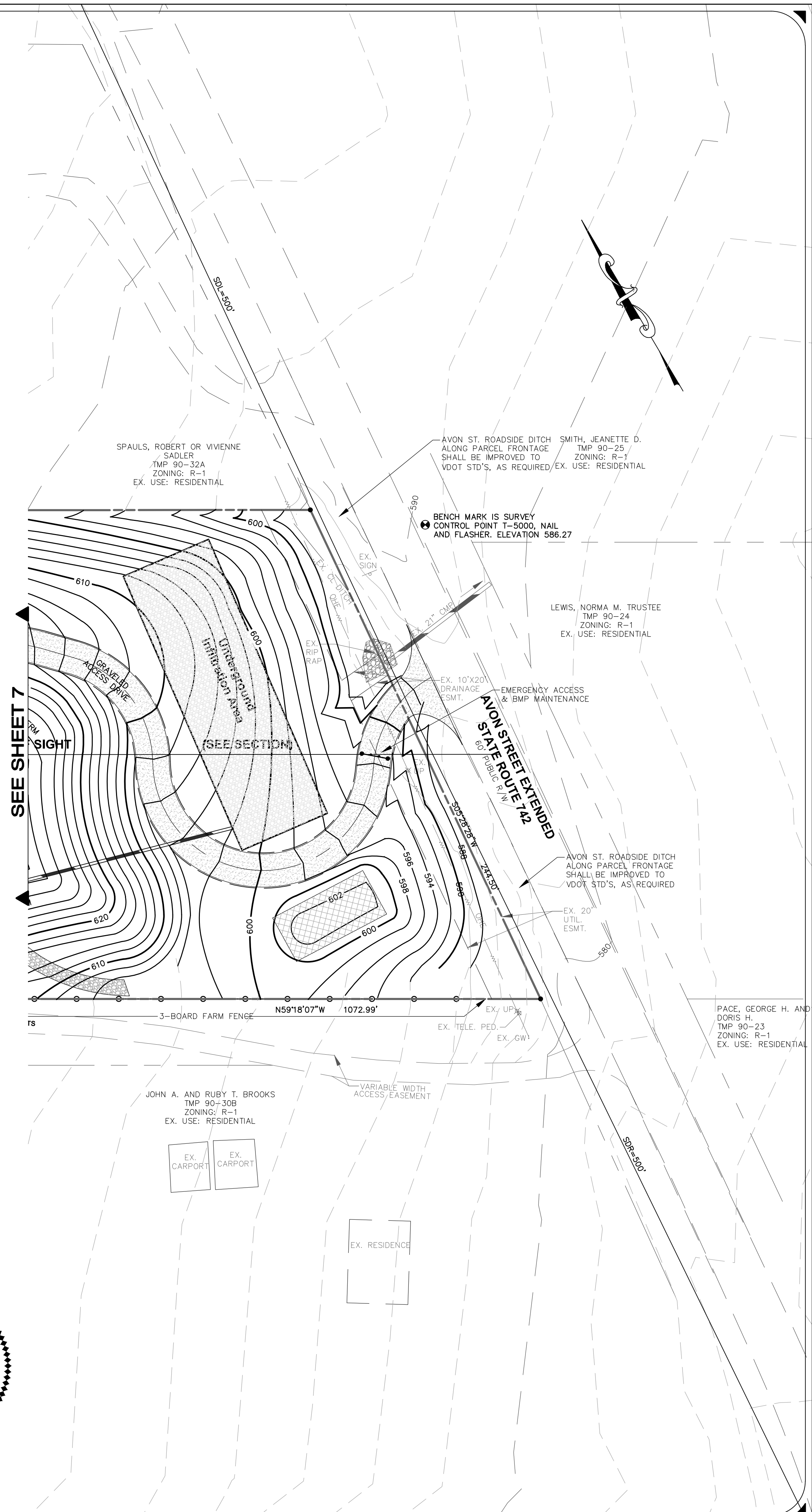
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GRADING AND UTILITY PLAN
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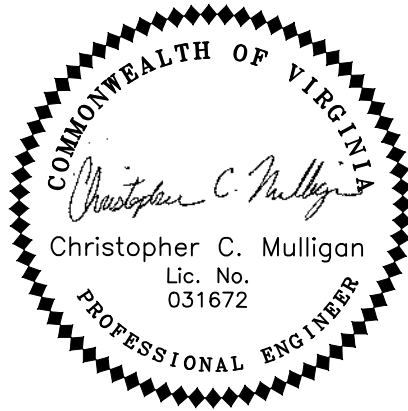
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STORMWATER MANAGEMENT NOTES

1. THE EXISTING SITE CONDITIONS MAY WARRANT GRADING CHANGES TO ACCOMMODATE SLOPE GRADING STABILIZATION, FUNCTIONALITY & DESIGN OF THE BMP FACILITIES. THE GRADING WILL BE ADJUSTED AS NECESSARY TO MEET SLOPE AND OTHER STORMWATER COMPLIANCE REQUIREMENTS
2. THE STORMWATER MANAGEMENT FACILITIES WILL PROVIDE THE ADDITIONAL DETENTION NECESSARY TO ELIMINATE THE NEED FOR OFFSITE DRAINAGE IMPROVEMENTS.
3. POOR SOIL INFILTRATION RATES MAY REQUIRE THAT UNDERDRAINS BE INSTALLED FOR THE INFILTRATION AREA.
4. AN EXTENDED DETENTION FACILITY SHALL BE CONSTRUCTED ABOVE GROUND ON THE SLOPE WHERE THE HIGH FREQUENCY STORM EVENTS SHALL BE PIPED INTO AN UNDERGROUND INFILTRATION AREA TO MEET THE CURRENT VIRGINIA RUNOFF REDUCTION STANDARDS, THE TREATMENT TRAIN SHALL PROVIDE FOR THE PROPOSED 37% IMPERVIOUS COVER CONDITION. THE COMBINATION OF BMP'S WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE IMPACTS ASSOCIATED WITH THIS DEVELOPMENT.



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CONTOUR INTERVAL
2 FOOT

AVON PARK
ZONING MAP AMENDMENT PLAN
CONCEPTUAL BMP AND GRADING PLAN
ALBEMARLE COUNTY, VIRGINIA

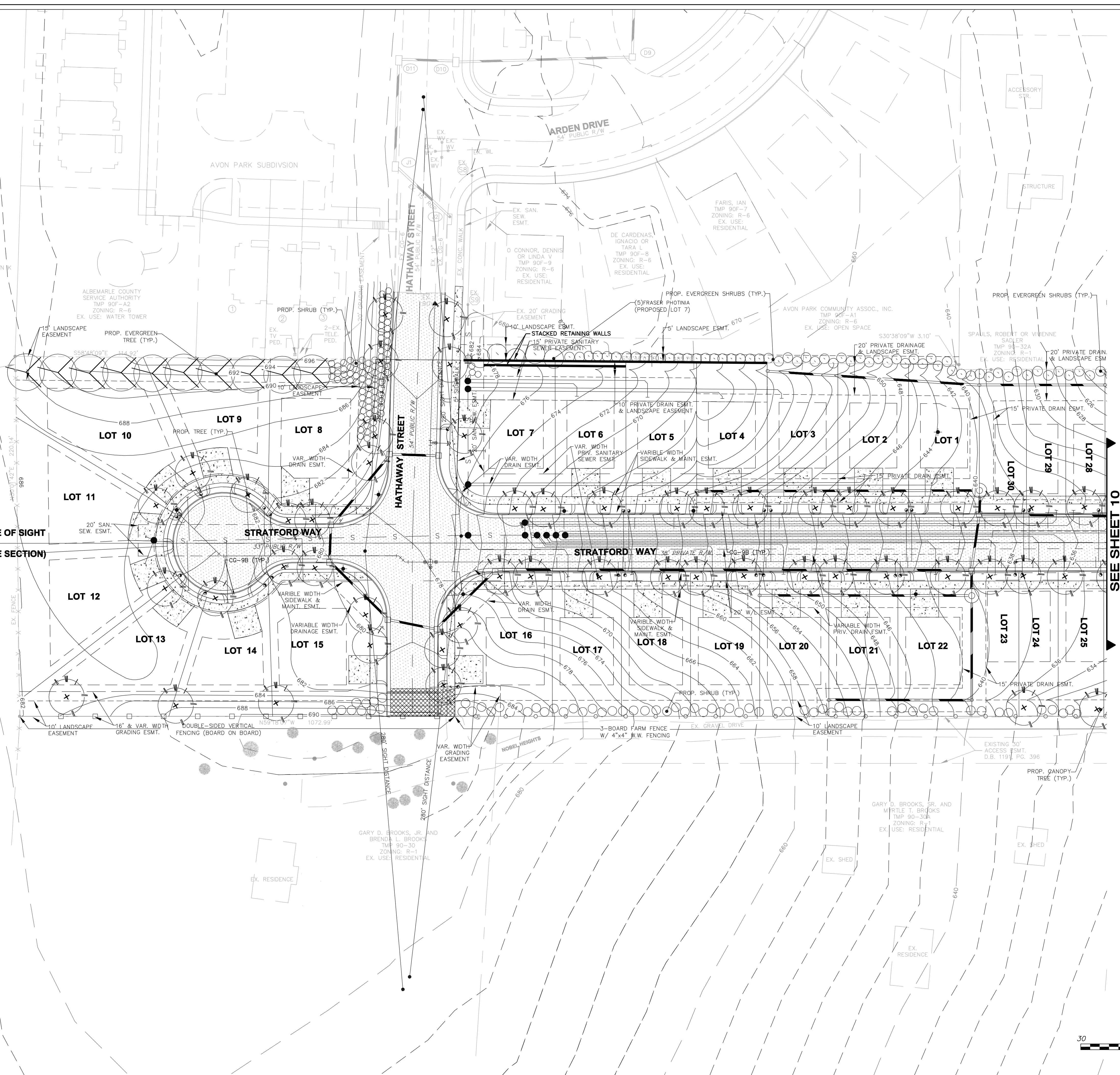
FILE NUMBER
8188

SHEET
8 OF 10

- ① PROSSER, MARY FRANCES
TMP 90F--OF42
ZONING: R-6
EX. USE: RESIDENTIAL
- ② CONGER, JUSTIN D. & KATHRYN K.
TMP 90F--OF43
ZONING: R-6
EX. USE: RESIDENTIAL
- ③ LEE, BRIAN J. OR BRIANNE L.
TMP 90F--OF44
ZONING: R-6
EX. USE: RESIDENTIAL

COMMONWEALTH OF VIRGINIA
DEPT. OF CONSERVATION AND
RECREATION
TMP 90--63
ZONING: RA
EX. USE: RESIDENTIAL

LINE OF SIGHT
(SEE SECTION)



SCALE 1"=30'
0 30 60
SCALE IN FEET

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
June 03, 2015
ZMA Comments
Jan. 12, 2016
March 07, 2016
ZMA Comments
March 29, 2016
Add Sheet 10A
May 24, 2016
ZMA Comments

DATE
Feb. 10, 2015

SCALE
1"=30' HORZ

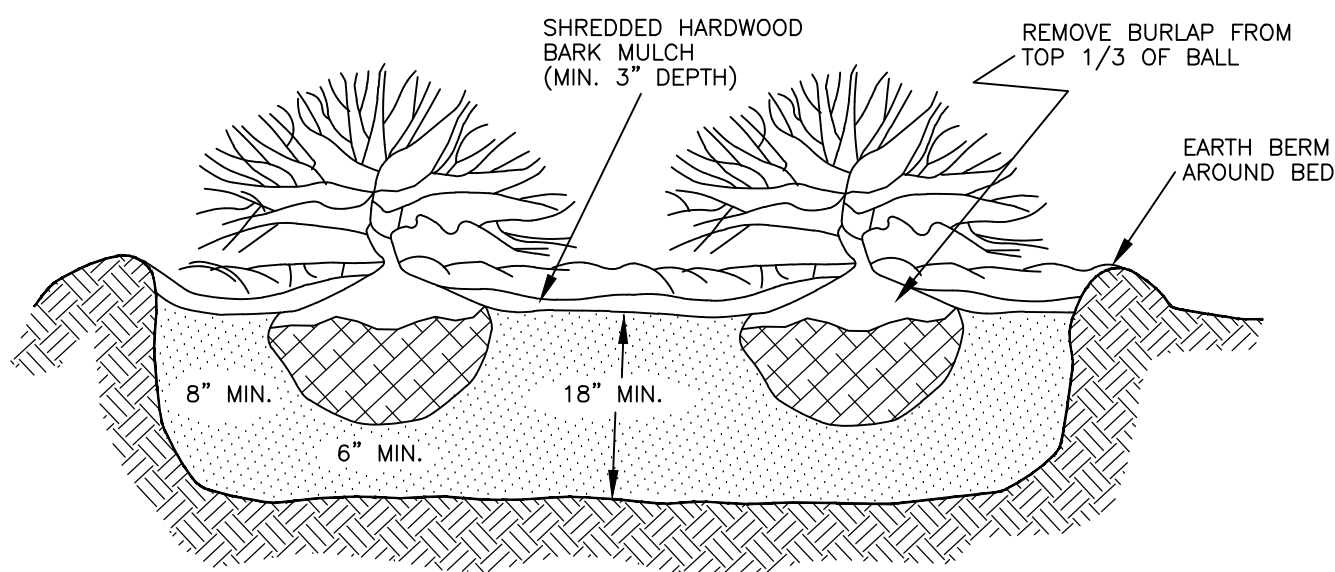
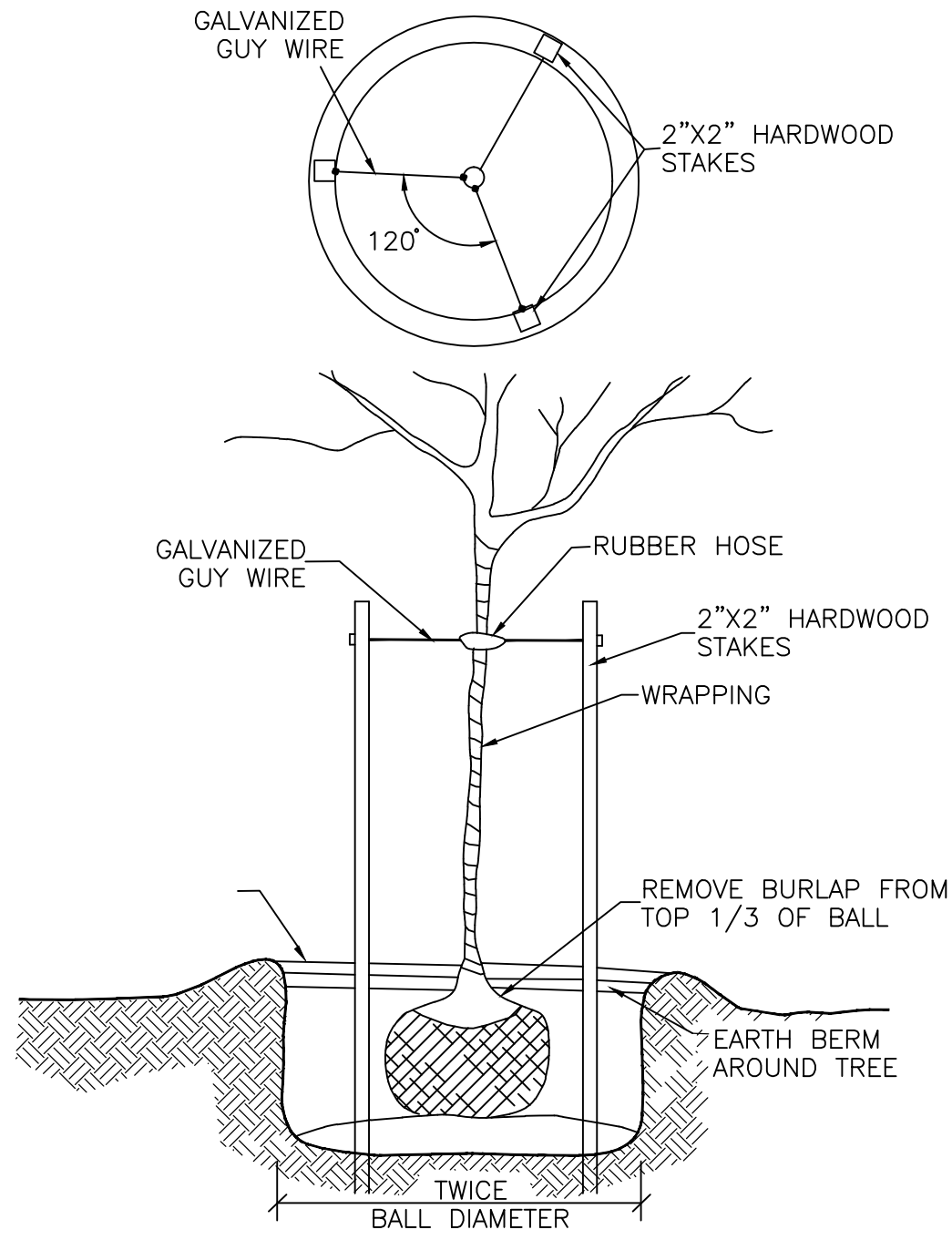
CONTOUR INTERVAL
2 FOOT

AVON PARK II
ZONING MAP AMENDMENT PLAN
LANDSCAPING PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
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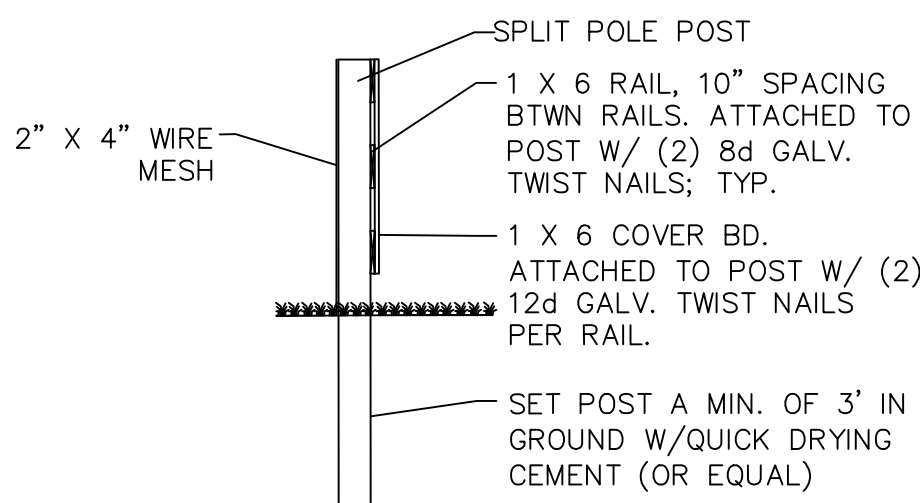
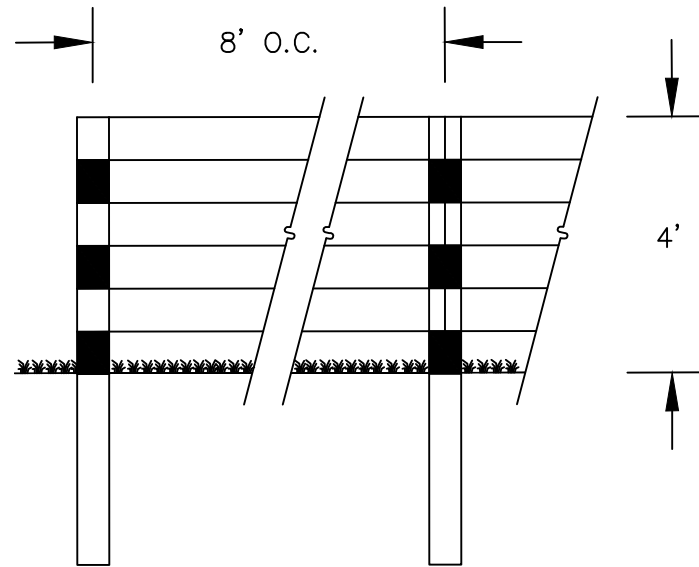
SHEET
9 OF 10

DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

REFER TO LANDSCAPE PLAN FOR REQUIRED SHRUBS



3-BOARD FARM FENCING

NTS

STREET TREE REQUIREMENTS, NOTES & DETAILS

STREET TREE CALCULATIONS - EXISTING AVON STREET EXTENDED

244.5 LINEAR FEET OF ROAD FRONTAGE @ 1 TREE / 35 LINEAR FEET = 7.0 STREET TREES REQUIRED
7 STREET TREES PROVIDED

STREET TREE CALCULATIONS - HATHAWAY STREET

484 LINEAR FEET OF ROAD FRONTAGE @ 1 TREE / 35 LINEAR FEET = 13.8 STREET TREES REQUIRED
14 STREET TREES PROVIDED

STREET TREE CALCULATIONS - STRATFORD

1254 LINEAR FEET OF ROAD FRONTAGE @ 1 TREE / 35 LINEAR FEET = 35.8 STREET TREES REQUIRED
36 STREET TREES PROVIDED

LANDSCAPED PARKING CALCULATIONS

10 SPACES @ 1 TREE / 10 SPACES = 1 TREES REQUIRED
1 TREES PROVIDED

SITE TREE CANOPY CALCULATIONS

GROSS SITE AREA 229,211 SF
OPEN SPACE = 61,008 SF
20% SITE CANOPY REQUIRED = 33,641 SF
TOTAL SITE CANOPY PROVIDED = 33,650 SF (20.0%)

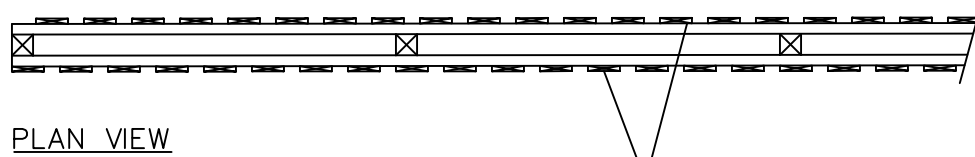
SWM/BMP AREAS LANDSCAPING STANDARDS

SHRUBS WILL BE A MINIMUM OF 30 INCHES HIGH AND PLANTED AT 10 FEET ON CENTER.

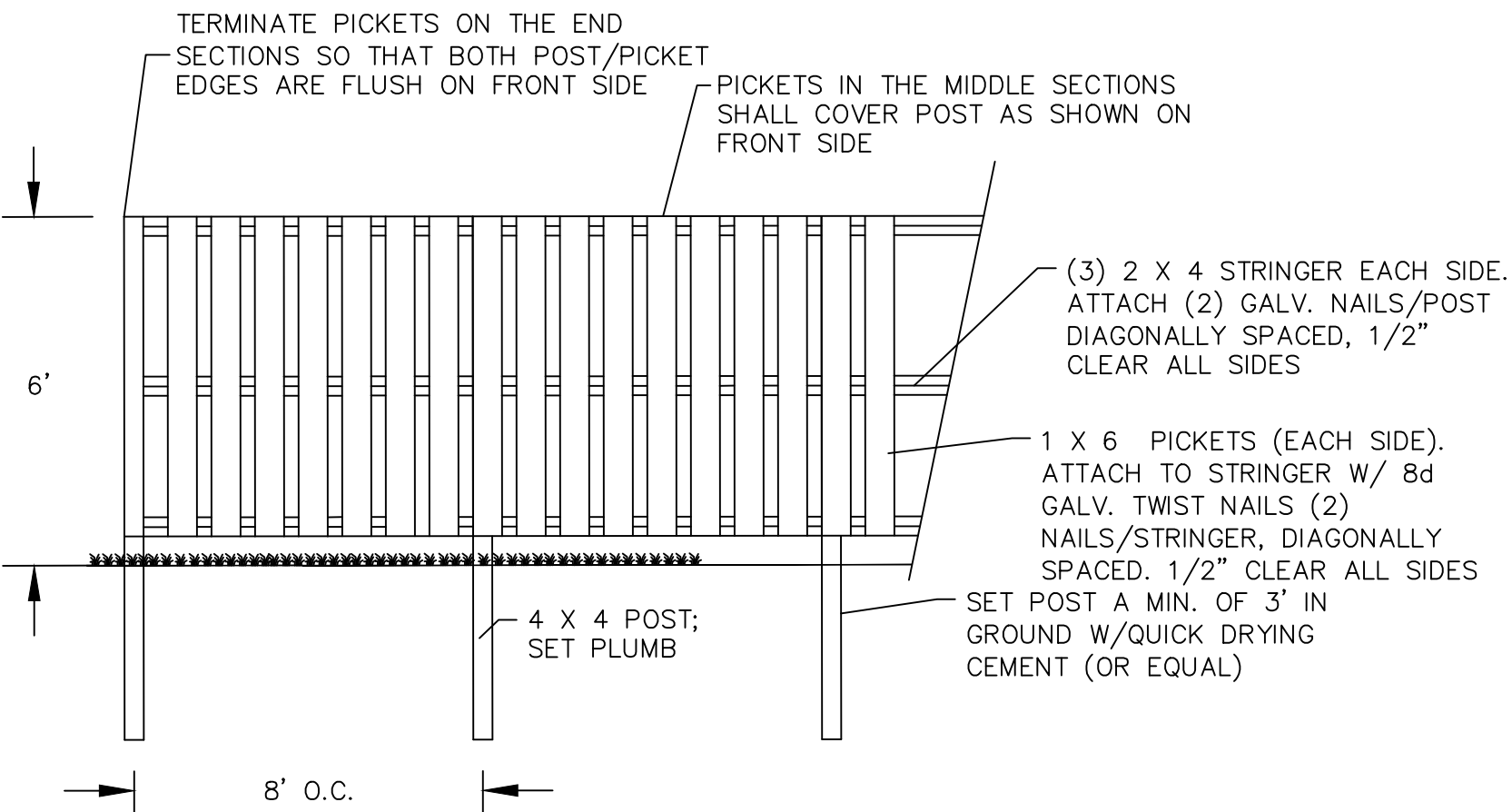
CONTAINER GROWN GRASSES AND FORBS WILL BE PLANTED AT 18 TO 24 INCHES ON CENTER, DEPENDING ON THE INITIAL PLANT SIZE AND HOW LARGE THEY WILL GROW.

FOREBAY AND EXTENDED DETENTION AREA WILL BE PLANTED WITH TURF GRASS AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK CHAPTER 3.32 PERMANENT SEEDING.

BACK SIDE



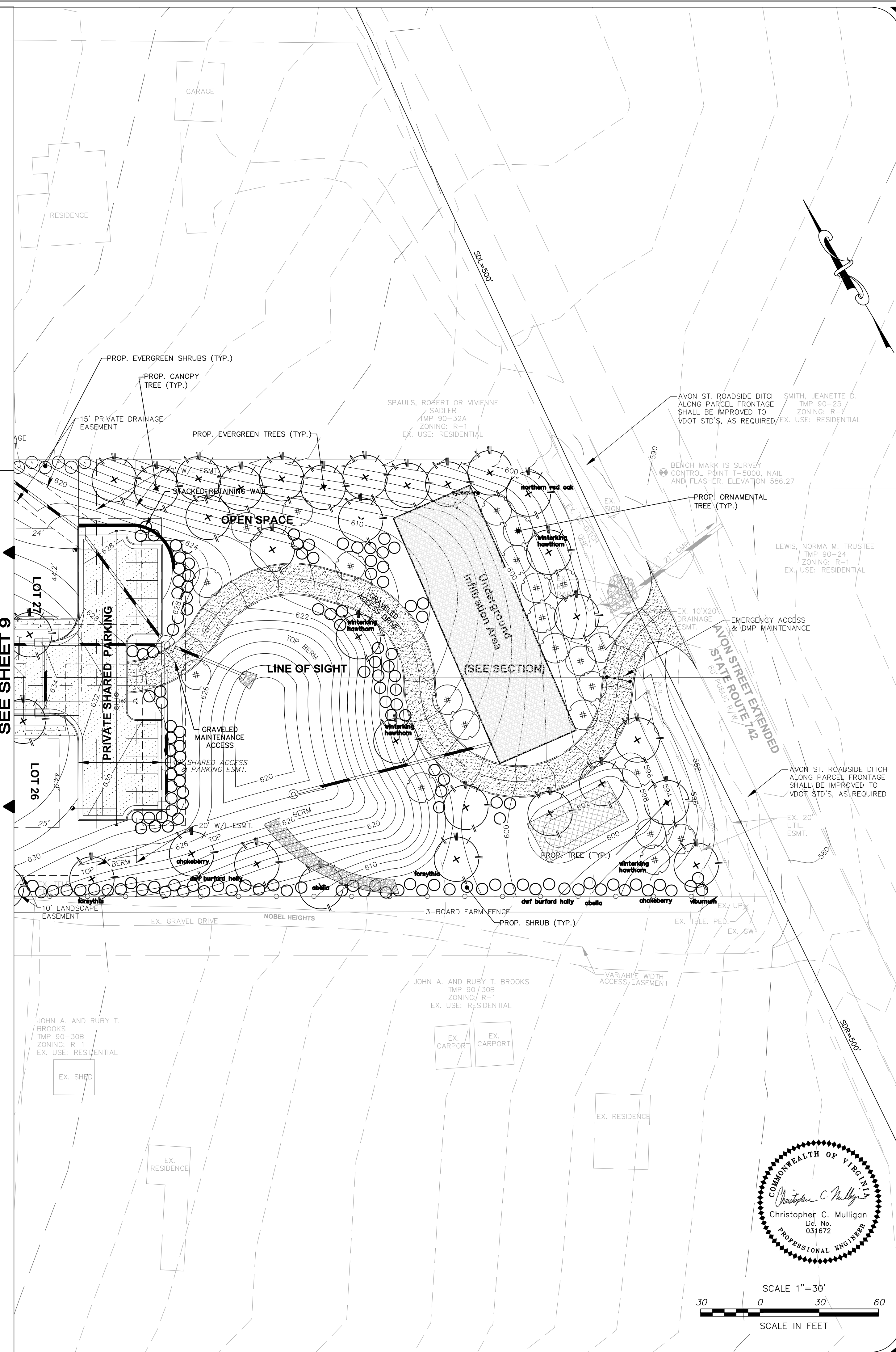
FRONT SIDE
1 X 6 PICKETS W/3" GAP BETWEEN BOARDS (BOTH SIDES)



NOTES:
FENCE MATERIAL: PRESSURE TREATED SOUTHERN YELLOW PINE #2 GRADE OR BETTER.
FENCE COLOR: NATURAL (DARK GREEN STAIN (2 COATS) MAY BE APPLIED AT OWNER'S DISCRETION).
END SECTION SPACING MAY VARY SLIGHTLY TO ENSURE BOTH PICKETS/POST ARE FLUSH ON FRONT SIDE.

DOUBLE SIDED VERTICAL
WOOD FENCING

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SCALE
1"=30' HORZ

CONTOUR INTERVAL
2 FOOT

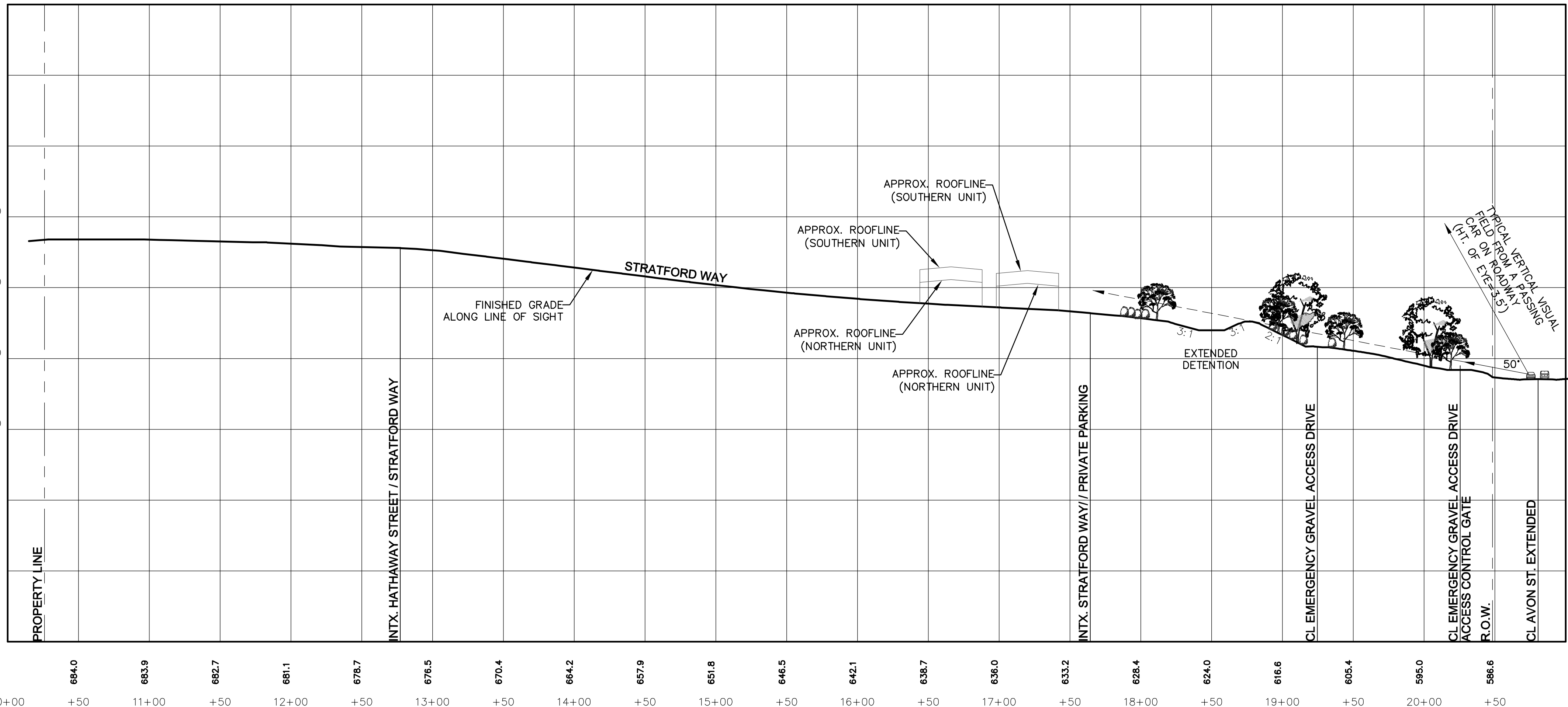
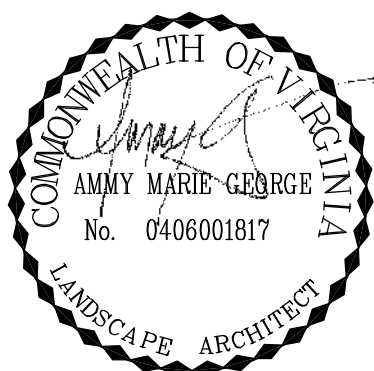
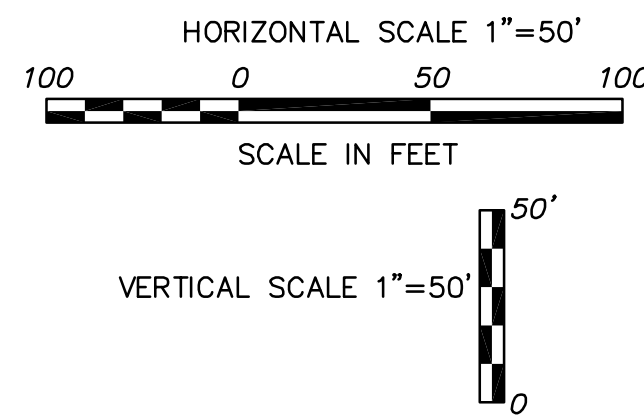
AVON PARK II
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LANDSCAPING PLAN
ALBEMARLE COUNTY, VIRGINIA

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SHEET
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GRADING & SWM FACILITIES

PROPOSED GRADING AND CONTOURS ARE SHOWN TO ILLUSTRATE THE PRIMARY LINE OF SIGHT & LANDSCAPING IMPLICATIONS. POND GRADING, SPILLWAYS AND BERMS WILL BE MODIFIED OR RE-GRADED, AS NECESSARY TO MEET THE SLOPE, FREEBOARD OR OTHER STORMWATER COMPLIANCE AND DETENTION REQUIREMENTS OF THE PROPOSED FACILITIES.



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March 07, 2016 ZMA Comments
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May 24, 2016 ZMA Comments

DATE
MARCH 28, 2015

SCALE
1"=50' HORZ. 1"=50' VERT.

CONTOUR INTERVAL
2 FOOT

AVON PARK II
ZONING MAP AMENDMENT PLAN
LINE OF SIGHT EXHIBIT
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
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SHEET
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