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914 MONTICELLO ROAD
CHARLOTTESVILLE, VIRGINIA
22902

PHONE (434) 977-0205

FAX (434) 296-5220

INFO@ROUDABUSH.COM

WILLIAM J. LEDBETTER, L.S.
CHRISTOPHER C. MULLIGAN, P.E.
AMMY M. GEORGE, L.A.

J. CLINT HARMON, L.S.
DAVID A. JORDAN, L.S.
BRIAN D. JAMISON, L.S.

Megan Yaniglos, Senior Planner
Albemarle County
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Re: ZMA201500001 Old Trail Village

- **Request for Private Street Authorization**
- **Request for Waiver of Street Standards**
- **Request for Waiver of NMD Sign Regulations**

Ms. Yaniglos,

In concurrence with the referenced rezoning (ZMA201500001), we request the following:

- 1) Through the mechanism provided in Albemarle County Code Section 14-233 and 14-234, the applicant requests authorization to construct private streets for Road L, Road N, Road P, a portion of Road H, and a portion of Road B as designated in Table 3: Street Specifications of the Code of Development for the following reasons:

“... (i) the subdivision would have a streetscape more consistent with the neighborhood model; (ii) the subdivision design would allow it to better achieve the density goals of the comprehensive plan; (iii) rear vehicular access to buildings would be provided so that the buildings may face a common amenity...”

Also, the applicant requests authorization to construct private streets for any additional roads constructed that are not shown on Sheet 2 and Sheet 4 of the revised Application Plan. With this rezoning, we have provided reasonable certainty of the major public road network for the development. Any additional roads built as the development progresses will be considered minor roads.

- 2) The applicant requests a waiver of Section 14-410.H. for roads within the development that access amenity-oriented lots:

“H. Curb, curb and gutter, sidewalks and planting strips. In the development areas, streets shall be constructed with curb or curb and gutter, sidewalks and planting strips. Sidewalks and planting strips shall be designed and constructed in compliance with section 14-422.”

For roads accessing amenity-oriented lots, the Applicant requests to waive the requirements for curb and gutter, sidewalks, and planting strips since these roads will serve as rear access for amenity-oriented units. Sidewalks shall be provided in front of the residential units.

- 3) The applicant requests a waiver for the Subdivision sign regulations in Section 4.15.11. The applicant would like to increase the maximum subdivision sign height to 16 ft. to accommodate a vertical design concept. In addition, the applicant requests a waiver of Section 4.15.17 to increase the Subdivision maximum sign area from 24 sq. ft. to 64 sq. ft. with 2 sign sides permitted per monument; provided that the informative/textual component of each sign side shall not exceed a 32 sq. ft. area.
- 4) The applicant requests a waiver of the Freestanding commercial sign regulations in Section 4.15.11. The ordinance establishes the maximum freestanding sign height for Neighborhood Model Development (NMD) at 12 feet. Since Old Trail Village is a unique combination of both residential and commercial uses, which can't be seen from Route 250, we are requesting that the maximum sign height for Freestanding signs be 16 feet to accommodate a vertical design concept for better visibility. The applicant also requests a waiver to increase the sign area maximum for the Freestanding sign at the entrance of the development from 32 sq. ft. to 64 sq. ft. with 2 sign sides permitted per monument; provided that the informative/textual component of each sign side shall not exceed a 32 sq. ft. area.

Please feel free to call me at (434.977.0205) to discuss any questions or concerns.

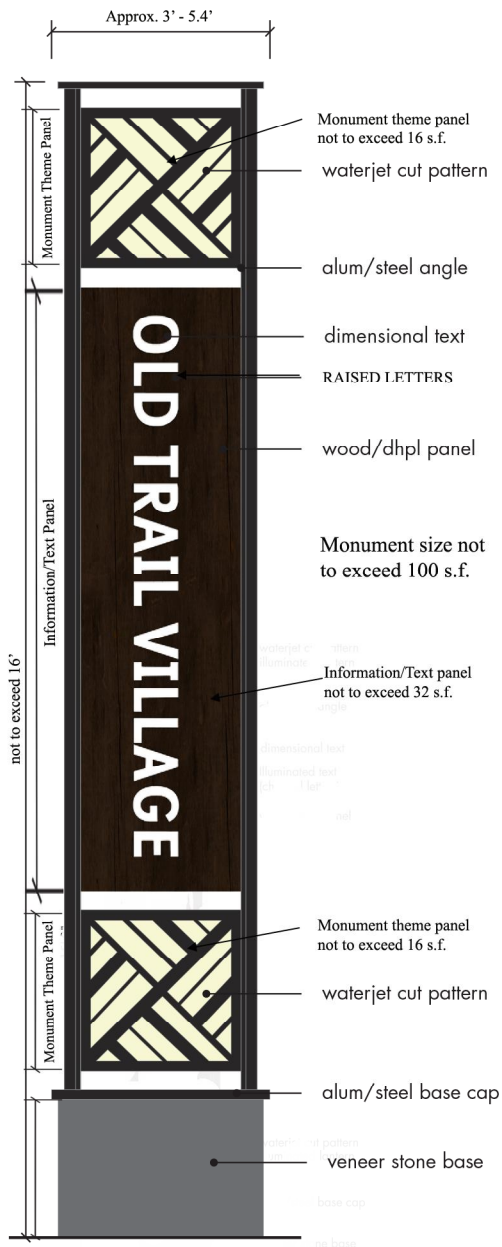
Thank you,

Leslie Tate

Roudabush, Gale and Associates

914 Monticello Road

Charlottesville, Virginia 22902



1 elevation (type A2)
scale: NTS

Maximum Allowable Sign Area Square Footage Per Monument (Subdivision and Freestanding Commercial Sign Permitted - 2 Monuments)

Sign Element:

Monument theme panel

Information/text panel

Total Sign Area SF

Total Route 250 Sign Area

Square Footage:

Not to exceed 32 sf X 2 sides = 64 sf

Not to exceed 32 sf X 2 sides = 64 sf

64 sf (2 signs per monument)

256 sf

This sign concept is a square, 4 sided design. The applicant may choose to do a triangle, 3-sided design; provided that the total sign area square footage would remain the same.



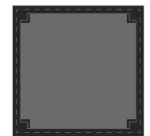
2 side view
scale: NTS



3 side view
scale: NTS



4 side view
scale: NTS



5 plan view
scale: NTS

SIGN LOCATION EXHIBIT

