

OWNER INFORMATION

09400-00-00-001A0
CARROLL CREEK PROPERTIES LLC
PO BOX 40
IVY VA , 22945
PRESENT USE: VACANT

09400-00-00-00500
CARROLL CREEK PROPERTIES LLC
PO BOX 40
IVY VA , 22945
PRESENT USE: VACANT

09400-00-00-00600
CARROLL CREEK PROPERTIES LLC
PO BOX 40
IVY VA , 22945
PRESENT USE: RESIDENTIAL

09400-00-00-00800
KIMCO LC
1510 EAST HIGH ST
CHARLOTTESVILLE VA, 22902
PRESENT USE: VACANT

09400-00-00-008A0
BREEZY HILL AT KESWICK LLC
1255 INGLEDRESS DR
CHARLOTTESVILLE VA, 22901
PRESENT USE: RESIDENTIAL

09400-00-00-008C0
HAWKINS, CLARENCE M
OR BEATRICE B
1404 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-004800
KIMCO LC
1510 EAST HIGH ST
CHARLOTTESVILLE VA, 22902
PRESENT USE: RESIDENTIAL

09400-00-00-0048A0
KIMCO LC
1510 EAST HIGH ST
CHARLOTTESVILLE VA, 22902
PRESENT USE: VACANT

* ALL PARCELS ARE ZONED RA.

DEVELOPER

SOUTHERN DEVELOPMENT
CHARLIE ARMSTRONG
142 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VIRGINIA 22911

PROPOSED R4 DEVELOPMENT STANDARDS

SETBACKS: AS PER SECTION 4.19 OF THE ALBEMARLE COUNTY
MINIMUM LOT SIZE: 7,260 s.f. (SINGLE-FAMILY DETACHED)
MINIMUM LOT SIZE: 1,140 s.f. (SINGLE-FAMILY ATTACHED)
OPEN SPACE: 25% MINIMUM
MAXIMUM NUMBER OF DWELLING UNITS: 160

APPROXIMATE AREA SUMMARY

APPROXIMATE TOTAL BREEZY HILL AREA: 84 Ac. 100.0%
APPROXIMATE AREA IN LOTS: 43 Ac. ± 51%
APPROXIMATE AREA IN RIGHT-OF-WAY: 9 Ac. ± 11%
APPROXIMATE AREA IN GREEN SPACE*: 32 Ac. ± 38%

*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

BREEZY HILL
REZONING CONCEPT PLAN



ADJACENT PARCEL INFORMATION

08000-00-00-05600
GIULIANO, GORDON R
OR JULIANNE M JACKSON
3817 RICHMOND RD
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

08000-00-00-056A1
GOODE, TOBY L OR JOAN P
301 MEADE AVE
CHARLOTTESVILLE VA, 22902
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

08000-00-00-06300
MILLER, FLORENCE EST
C/O ALEXANDRA BURRUSS
1940 OLIVER CREEK
TROY VA, 22974
PRESENT USE: VACANT

08000-00-00-063A0
THOMAS, WILLIE C OR RUBY S
829 HARRIS RD
CHARLOTTESVILLE VA, 22902-6468
PRESENT USE: VACANT

08000-00-00-063B0
MILLS, CURTIS V OR JOYCE
4028 RICHMOND ROAD
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

08000-00-00-064A0
THOMAS, ANTOINETTE R
OR WALLACE C
829 HARRIS RD
CHARLOTTESVILLE VA, 22902
PRESENT USE: RESIDENTIAL

08000-00-00-06500
ANDERSON, OLIVER
3206 BROOKLAWN TERRACE
CHEVY CHASE MD, 20815
PRESENT USE: RESIDENTIAL

093A4-00-00-000J0*
GLENMORE COMMUNITY
ASSOCIATION INC
P O BOX 93
CHARLOTTESVILLE VA, 22906
PRESENT USE: GLENMORE
SECTION G2 OPEN SPACE

093A4-00-S5-000H5*
PIEDMONT NEIGHBORHOODS LP
11710 PLAZA AMERICA DRIVE STE 1100
RESTON VA, 20190
PRESENT USE: GLENMORE
SECTION S5 RESIDUE & OPEN SPACE

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

* PARCELS 093A4-00-00-000J0 AND 093A4-00-S5-000H5 ARE ZONED PRD.
ALL OTHER PARCELS ARE ZONED RA.

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

09400-00-00-00700
MILLS, AUDREY HEARNS ETAL
C/O KAREN ANDERSON
1401 VINE STREET
CHARLOTTESVILLE VA, 22902
PRESENT USE: RESIDENTIAL

09400-00-00-007A0
HAWKINS, CLARENCE M
& BEATRICE
1474 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-007B0
HAWKINS, LARRY R
1474 RUNNING DEER DRIVE
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-008D0
KUNDINS, JOHN & MARY R
1450 RUNNING DEER DRIVE
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-008E0
EWERS, PATRICIA A
1454 RUNNING DEER DRIVE
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-008F0
WASHINGTON, ALICE BOYD
1458 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-046A1
KIRBY, RONALD LEE &
DEANNA DEHOOGHE KIRBY, TRUSTEES
1385 RUNNING DEER DR
KESWICK VA, 22947
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

09400-00-00-04700
CARTER, KENDALL A
OR TANYA Y
1304 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-047A0
CARTER, TANJA Y
OR KENDALL A
1340 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-049B0
WILLINGHAM, PAMELA
1360 RUNNING DEER DR
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

09400-00-00-049C0
POWELL, VIRGIL F OR SHIRLEY C
ASSET PROTECTION TRUST
1400 RUNNING DEER DRIVE
KESWICK VA, 22947
PRESENT USE: RESIDENTIAL

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

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 434-286-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
AUG. 19, 2019
PER COUNTY
COMMENTS

NOV. 18, 2019
PER COUNTY
COMMENTS

APR. 2, 2020
PER COUNTY
COMMENTS

MAY 22, 2020
PER COUNTY
COMMENTS

DATE
APRIL 23, 2019

SCALE

CONTOUR INTERVAL

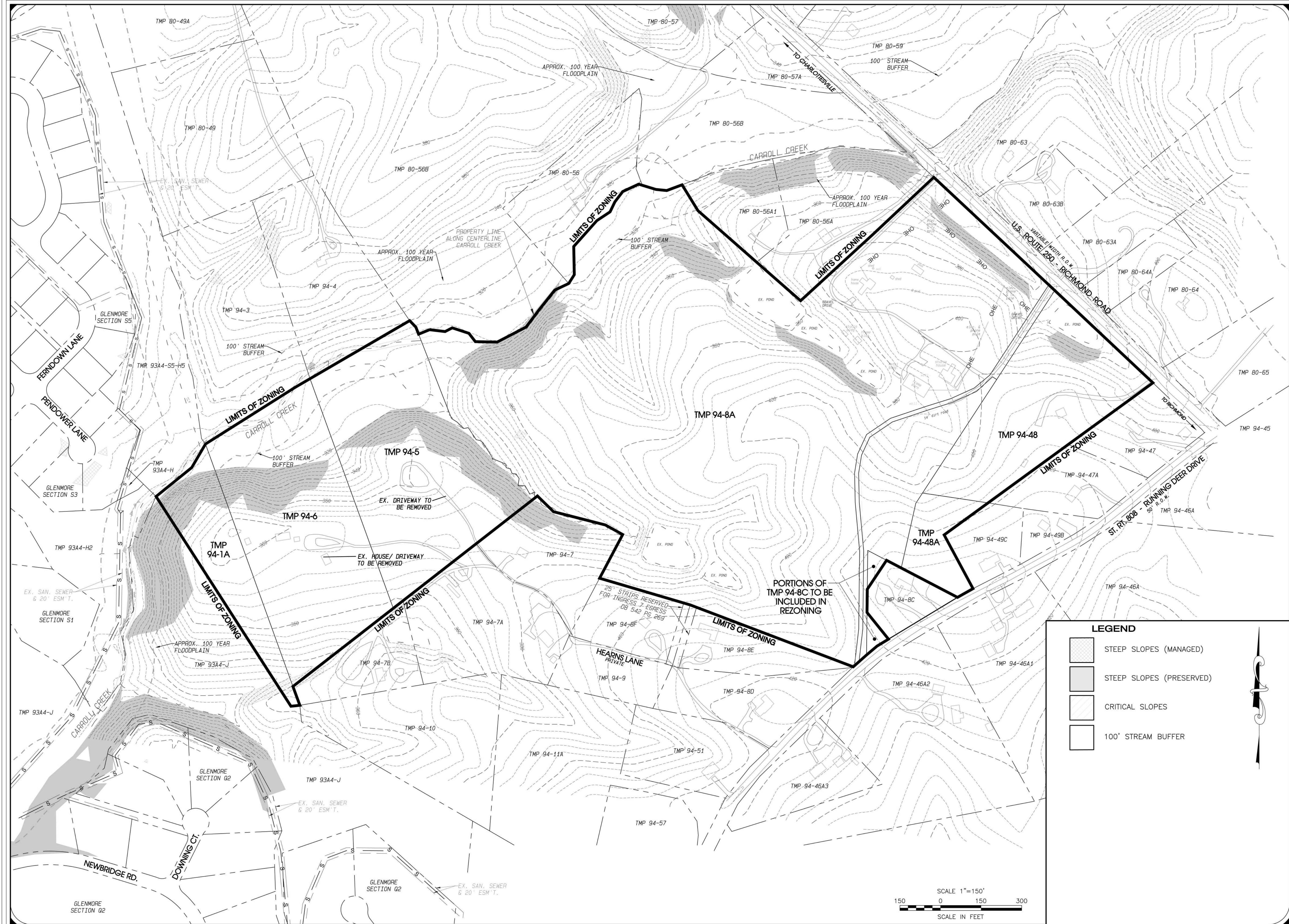
COVER SHEET
BREEZY HILL
REZONING CONCEPT PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER

487

SHEET

1 of 5



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
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PHONE 434-977-0205 - FAX 434-296-9220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
AUG. 19, 2019 PER COUNTY COMMENTS
NOV. 18, 2019 PER COUNTY COMMENTS
APR. 2, 2020 PER COUNTY COMMENTS
MAY 22, 2020 PER COUNTY COMMENTS

DATE
APRIL 23, 2019

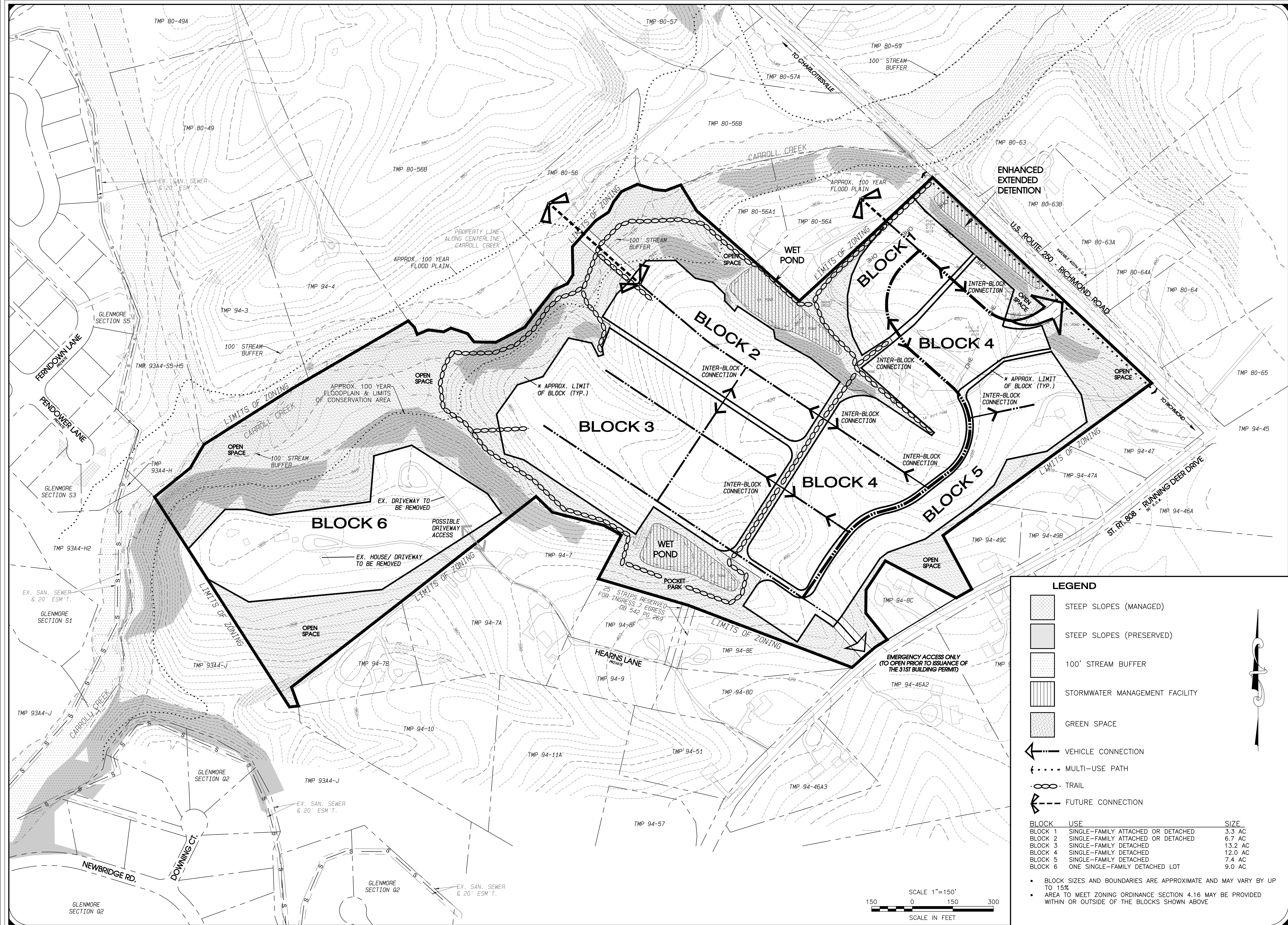
SCALE
1" = 150'

CONTOUR INTERVAL
4-FOOT

EXISTING CONDITIONS
BREEZY HILL
REZONING CONCEPT PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
487

SHEET
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STEEP SLOPES (MANAGED)

STEEP SLOPES (PRESERVED)

100' STREAM BUFFER

STORMWATER MANAGEMENT FACILITY

GREEN SPACE

VEHICLE CONNECTION

MULTI-USE PATH

TRAIL

FUTURE CONNECTION

BLOCK	USE	SIZE
BLOCK 1	SINGLE-FAMILY ATTACHED OR DETACHED	3.3 AC
BLOCK 2	SINGLE-FAMILY ATTACHED OR DETACHED	6.7 AC
BLOCK 3	SINGLE-FAMILY DETACHED	13.2 AC
BLOCK 4	SINGLE-FAMILY DETACHED	12.0 AC
BLOCK 5	SINGLE-FAMILY DETACHED	7.4 AC
BLOCK 6	ONE SINGLE-FAMILY DETACHED LOT	9.0 AC

• BLOCK SIZES AND BOUNDARIES ARE APPROXIMATE AND MAY VARY BY UP TO 15%

• AREA TO MEET ZONING ORDINANCE SECTION 4.16 MAY BE PROVIDED WITHIN OR OUTSIDE OF THE BLOCKS SHOWN ABOVE

ROUDABUSH, GALE & ASSOCIATES, INC.

ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION

SERVING VIRGINIA SINCE 1966

914 MONTICELLO ROAD - CHARLOTTEVILLE, VIRGINIA 22902

PHONE 434-977-0205 - FAX 434-296-9220 - EMAIL INFO@ROUDABUSH.COM

NS

REVISIONS

AUG. 19, 2019
PER COUNTY COMMENTS

NOV. 18, 2019
PER COUNTY COMMENTS

APR. 2, 2020
PER COUNTY COMMENTS

MAY 22, 2020
PER COUNTY COMMENTS

DATE

APRIL 29, 2019

SCALE

1" = 150'

CONTOUR INTERVAL

2-FOOT

GENERAL DEVELOPMENT PLAN
BREEZY HILL
REZONING CONCEPT PLAN

ALBEMARLE COUNTY, VIRGINIA

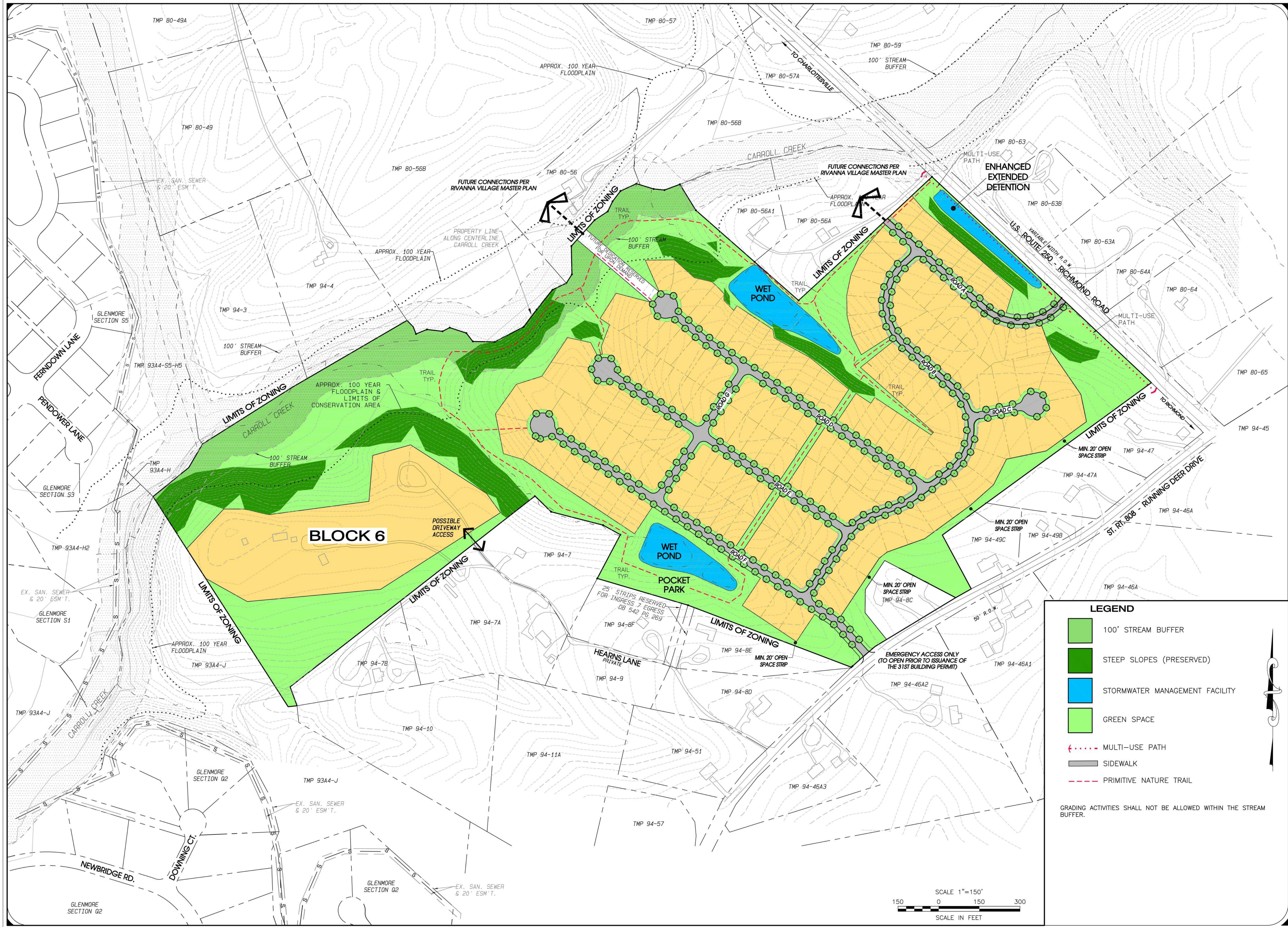
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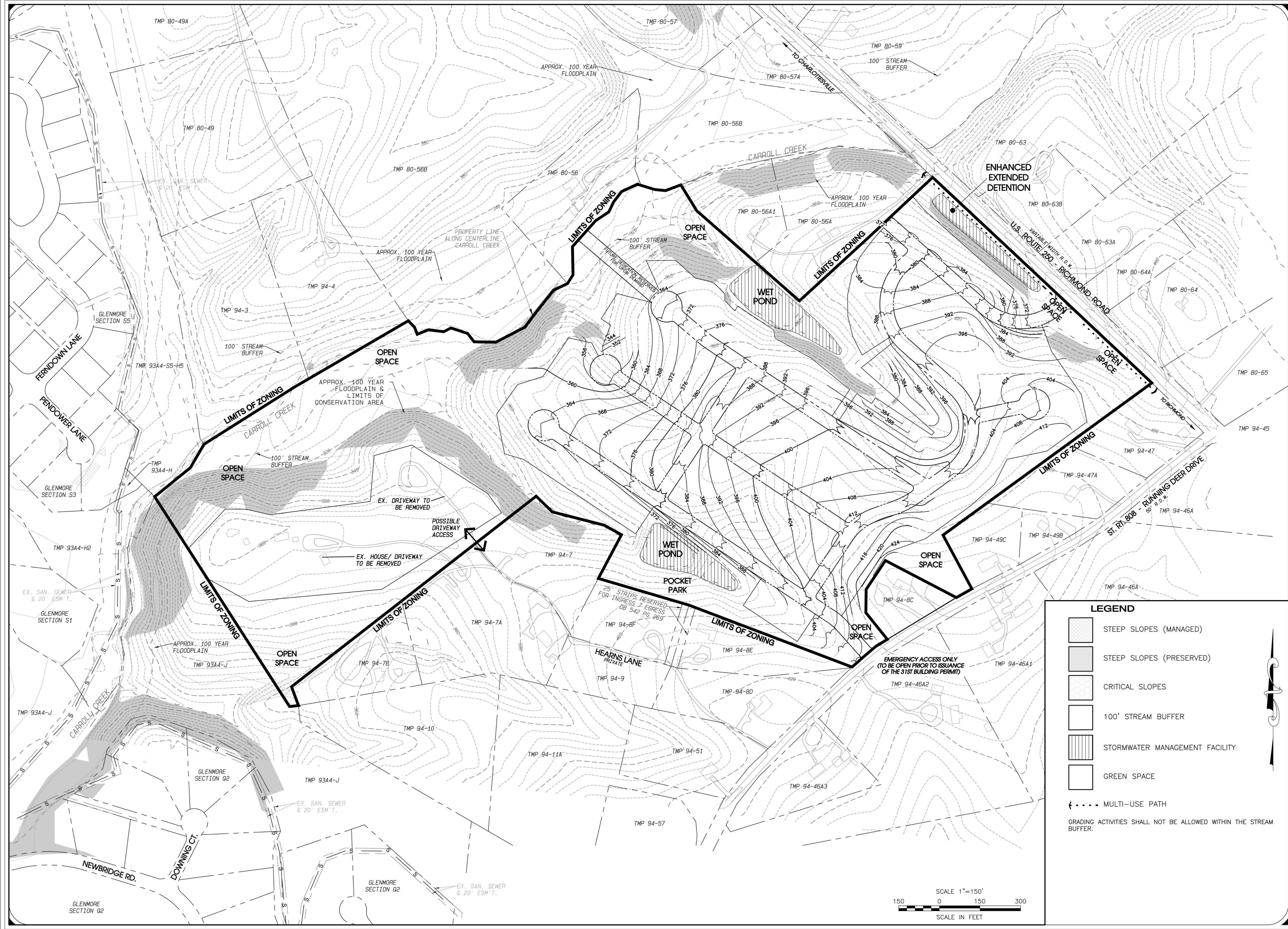
487

SHEET

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C:\RGA\TMRP\487-BREEZY HILL\2018 REZONING PLAN\2018 Bubble Plan.DWG





REVISIONS
AUG. 19, 2019 PER COUNTY COMMENTS
NOV. 18, 2019 PER COUNTY COMMENTS
APR. 2, 2020 PER COUNTY COMMENTS
MAY 22, 2020 PER COUNTY COMMENTS

DATE
APRIL 23, 2019

SCALE
1" = 150'

CONTOUR INTERVAL
4-FOOT

CONCEPTUAL MASS GRADING PLAN
BREEZY HILL
REZONING CONCEPT PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
487

SHEET
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