

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 BO 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

PROPOSED DEVELOPMENT STANDARDS

LOTS SHALL NOT ENCROACH INTO THE STREAM BUFFER OR PRESERVED SLOPE AREAS.

SECONDARY VEHICULAR ACCESS POINT AT RUNNING DEER DRIVE IS TO BE INSTALLED PRIOR TO THE ISSUANCE OF THE 31ST BUILDING PERMIT. THE VEHICULAR ACCESS AT RUNNING DEER DRIVE SHALL EMERGENCY ACCESS ONLY UNLESS A FULL VEHICULAR CONNECTION IS REQUIRED BY VDOT.

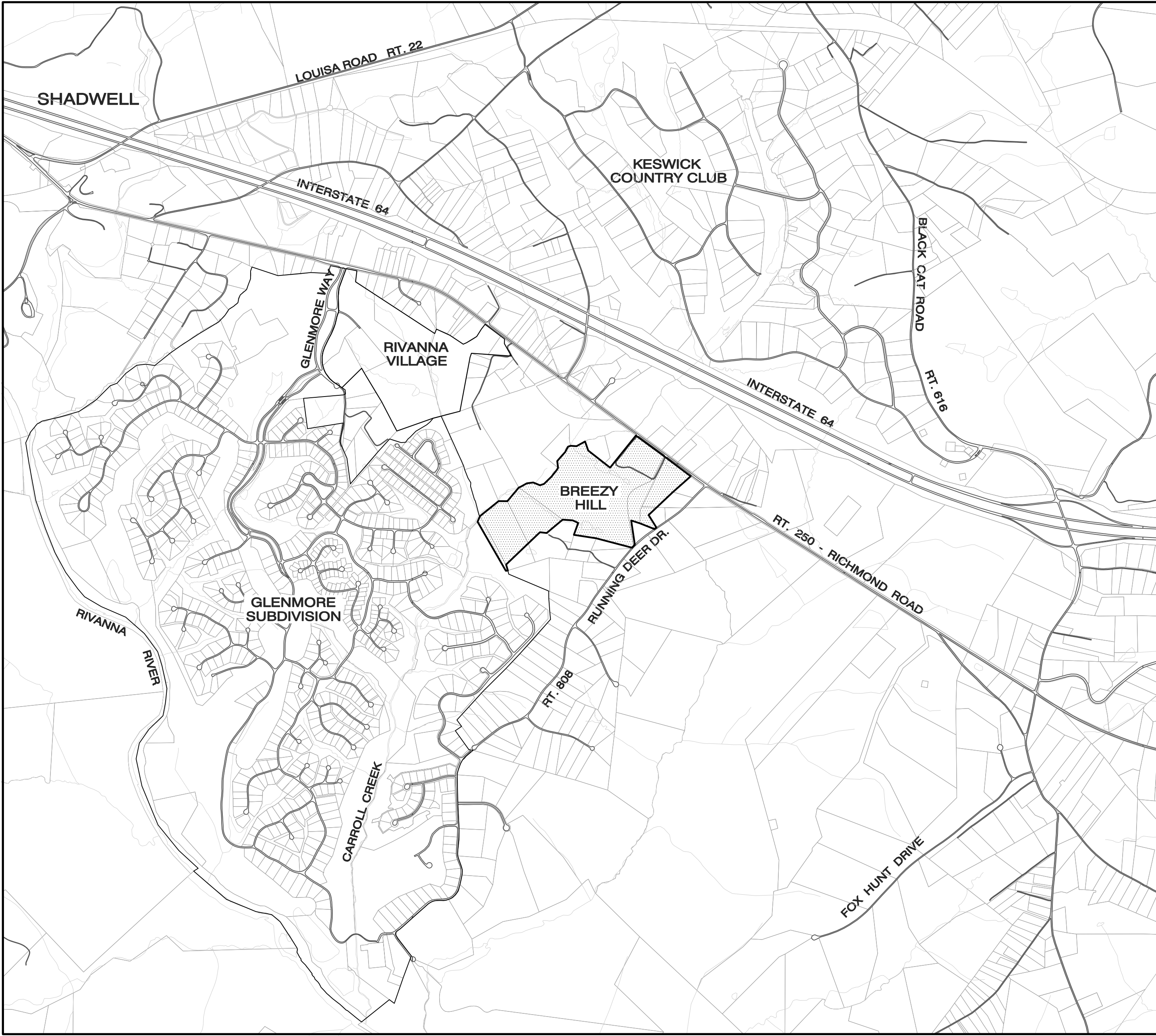
TWO LAYERS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED WHERE DEVELOPMENT ABUTS STREAM BUFFERS.

NO GRADING AND EROSION CONTROL MEASURES SHALL ENCROACH INTO THE STREAM BUFFER EXCEPT FOR THE CONSTRUCTION AND/OR IMPROVEMENT OF STORMWATER CONVEYANCE CHANNELS THAT MAY BE REQUIRED TO COMPLY WITH WATER QUALITY REQUIREMENTS.

ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE MAIN ENTRANCE ON ROUTE 250 AND WILL NOT BE PERMITTED TO USE THE ENTRANCE AT RUNNING DEER DRIVE.

STREET TREES WILL BE PLACED ALONG ALL INTERIOR ROADWAYS AND ALONG ROUTE 250 FRONTAGE.

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	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
08000-00-00-056A0 DEVALL, ROGER R & DOROTHY V DEVALL TRUSTEES OF DEVALL LIVING TRUST 24 BROUGHAM RD PALMYRA VA, 22963-2713 PRESENT USE: RESIDENTIAL	09400-00-00-00700 MILLS, AUDREY HEARNS ETAL C/O KAREN ANDERSON 1401 VINE STREET CHARLOTTESVILLE VA, 22902 PRESENT USE: RESIDENTIAL
08000-00-00-056A1 GOODE, TROY L OR JOAN P 301 MEADE AVE CHARLOTTESVILLE VA, 22902 PRESENT USE: RESIDENTIAL	09400-00-00-007A0 HAWKINS, CLARENCE M & BEATRICE 1474 RUNNING DEER DR KESWICK VA, 22947 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	09400-00-00-007B0 HAWKINS, LARRY R 1474 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-06300 MILLER, FLORENCE EST C/O ALEXANDRA BURRUSS 1940 OLIVER CREEK TROY VA, 22974 PRESENT USE: VACANT	09400-00-00-008D0 KUNDZINS, JOHN L & MARY R 1450 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-063A0 THOMAS, WILLIE C OR RUBY S 829 HARRIS RD CHARLOTTESVILLE VA, 22902-6468 PRESENT USE: VACANT	09400-00-00-008E0 EWERS, PATRICIA A 1454 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-063B0 MILLS, CURTIS V OR JOYCE 4028 RICHMOND ROAD KESWICK VA, 22947 PRESENT USE: RESIDENTIAL	09400-00-00-008F0 WASHINGTON, ALICE BOYD 1458 RUNNING DEER DR 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	09400-00-00-046A1 KIRBY, RONALD LEE & DEANNA DEHOOGUE KIRBY, TRUSTEES 1385 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
08000-00-00-064A0 THOMAS, ANTOINETTE R OR WALLACE C 829 HARRIS RD CHARLOTTESVILLE VA, 22902 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
08000-00-00-06500 ANDERSON, OLIVER 3206 BROOKLAWN TERRACE CHEVY CHASE MD, 20815 PRESENT USE: RESIDENTIAL	09400-00-00-04700 CARTER, KENDALL A OR TANJA Y 1304 RUNNING DEER DR KESWICK VA, 22947 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	09400-00-00-047A0 CARTER, TANJA Y OR KENDALL A 1340 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
093A4-00-S5-000H5* PIEDMONT NEIGHBORHOODS LP 11710 PLAZA AMERICA DRIVE STE 1100 RESTON VA, 20190 PRESENT USE: GLENMORE SECTION S5 RESIDUE & OPEN SPACE	09400-00-00-049B0 WILLINGHAM, PAMELA 1360 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
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	09400-00-00-049C0 POWELL, VIRGIL F OR SHIRLEY C ASSET PROTECTION TRUST 1400 RUNNING DEER DRIVE KESWICK VA, 22947 PRESENT USE: RESIDENTIAL

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

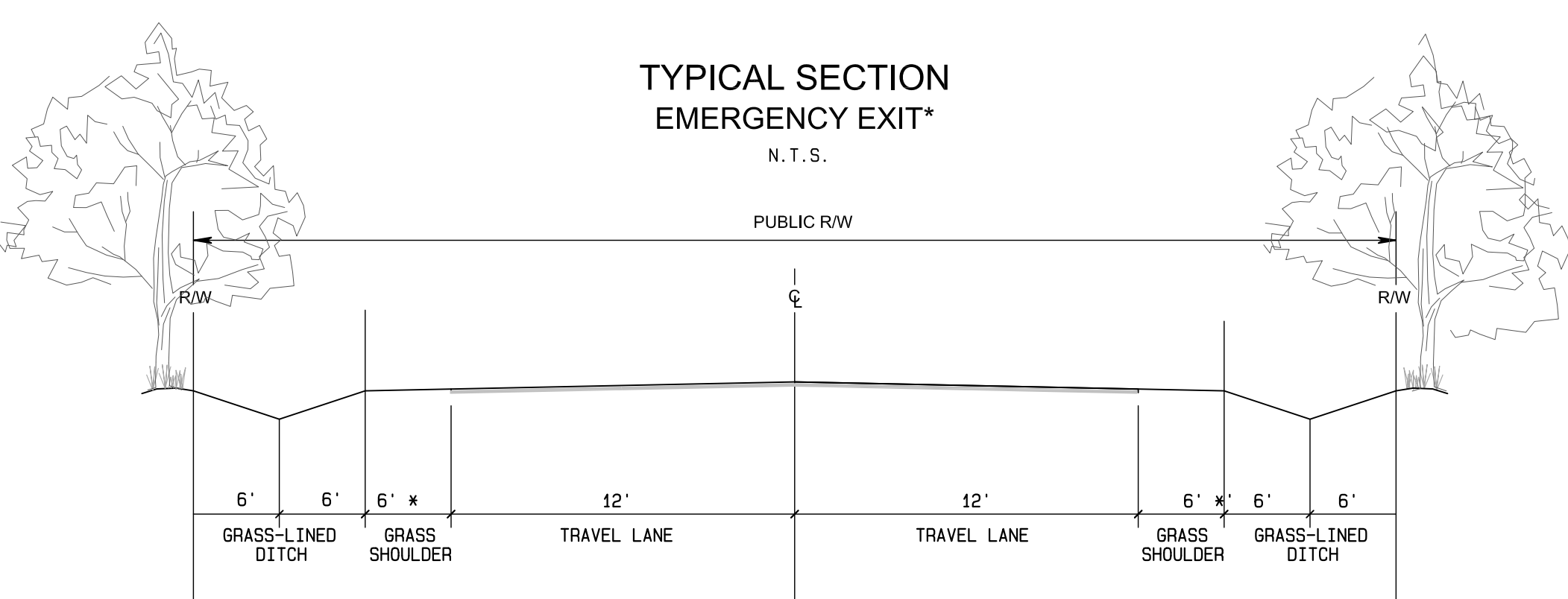
OWNER INFORMATION

09400-00-00-001A0 CARROLL CREEK PROPERTIES LLC PO BOX 40 IVY VA, 22945 PRESENT USE: VACANT	09400-00-00-008A0 BREEZY HILL AT KESWICK LLC 1255 INGLECRESS DR CHARLOTTESVILLE VA, 22901 PRESENT USE: RESIDENTIAL
09400-00-00-00600 CARROLL CREEK PROPERTIES LLC PO BOX 40 IVY VA, 22945 PRESENT USE: VACANT	09400-00-00-008C0 HAWKINS, CLARENCE M OR BEATRICE B 1404 RUNNING DEER DR KESWICK VA, 22947 PRESENT USE: RESIDENTIAL
09400-00-00-00600 CARROLL CREEK PROPERTIES LLC PO BOX 40 IVY VA, 22945 PRESENT USE: RESIDENTIAL	09400-00-00-04800 KIMCO LC 1510 EAST HIGH ST CHARLOTTESVILLE VA, 22902 PRESENT USE: RESIDENTIAL
09400-00-00-00800 KIMCO LC 1510 EAST HIGH ST CHARLOTTESVILLE VA, 22902 PRESENT USE: VACANT	09400-00-00-048A0 KIMCO LC 1510 EAST HIGH ST CHARLOTTESVILLE VA, 22902 PRESENT USE: VACANT

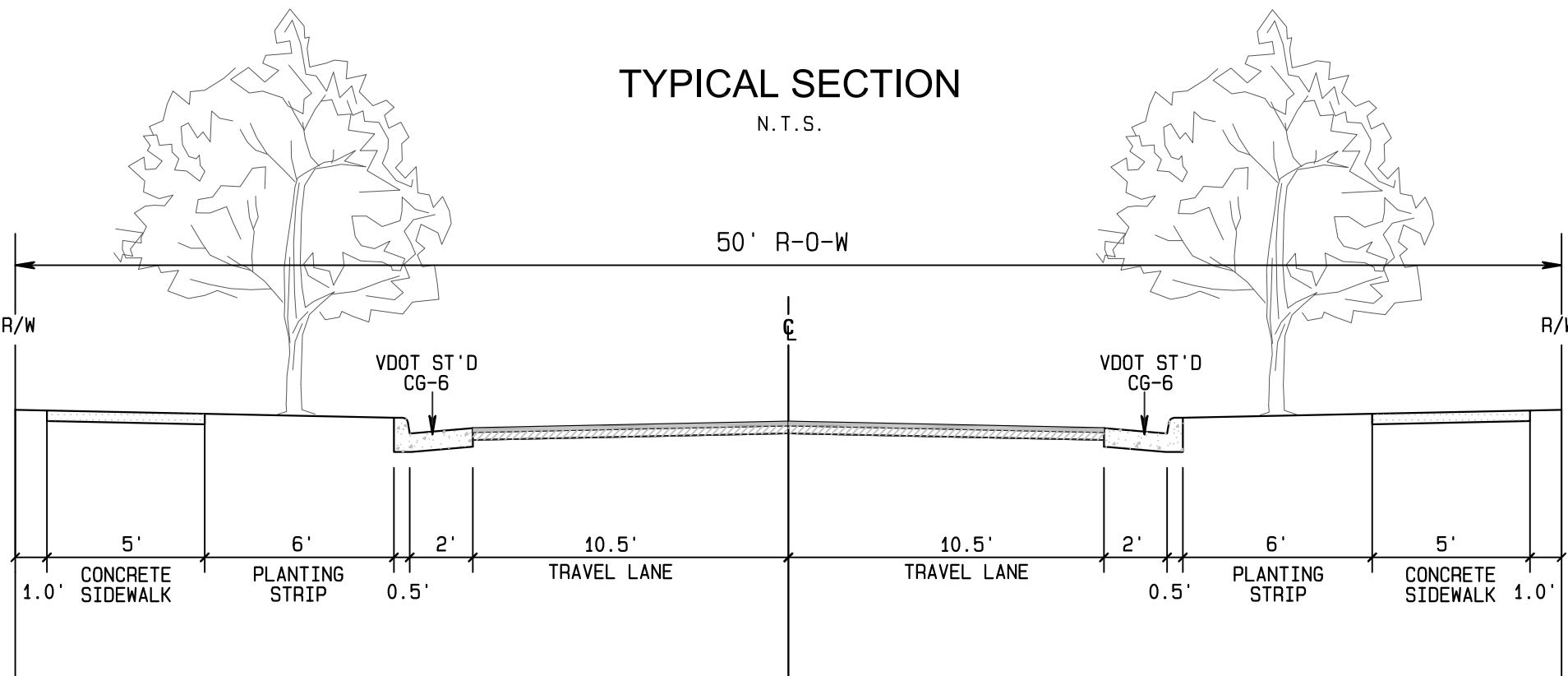
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SHEET INDEX

- SHEET 1 ----- COVER SHEET
SHEET 2 ----- EXISTING CONDITIONS
SHEET 3 ----- GENERAL DEVELOPMENT PLAN
SHEET 4 ----- CONCEPTUAL LAYOUT PLAN
SHEET 5 ----- CONCEPTUAL MASS GRADING PLAN



* THE VEHICULAR ACCESS AT RUNNING DEER DRIVE SHALL EMERGENCY ACCESS ONLY UNLESS A FULL VEHICULAR CONNECTION IS REQUIRED BY VDOT. IF THE FULL ACCESS CONNECTION IS INDICATED, THE ROAD CROSS SECTION WILL BE CURB AND GUTTER TO MATCH THE REST OF THE STREETS WITHIN THE DEVELOPMENT.



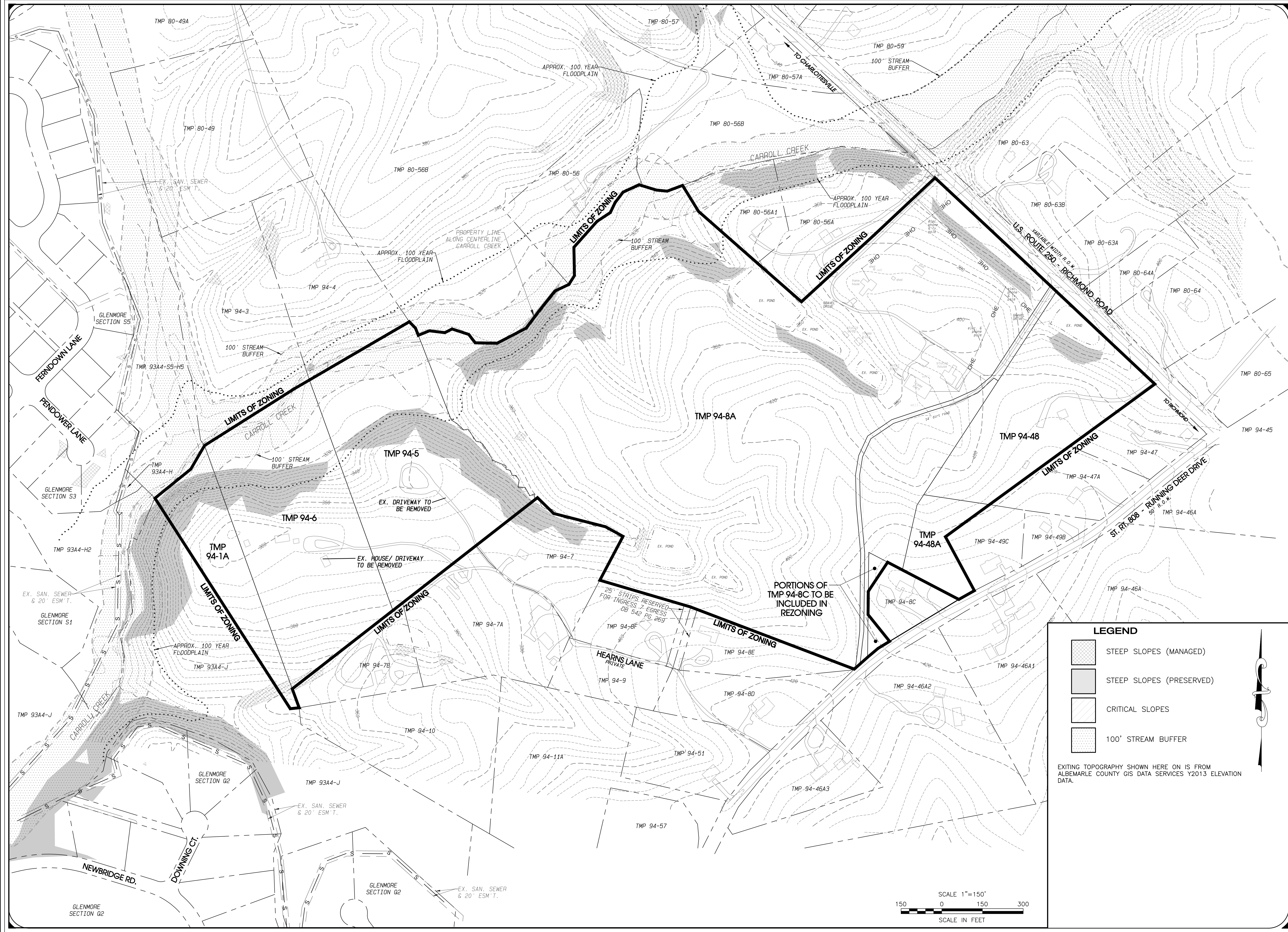
ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
PHYSICAL MAILING
989 SECOND ST. SE CHARLOTTESVILLE, VA 22902
PHONE 434-977-4205 WWW.ROUDABUSH.COM

REVISIONS				
NO.	DATE	DESCRIPTION	NO.	DATE
01	08-19-19	PER COUNTY COMMENTS		
02	11-18-19	PER COUNTY COMMENTS		
03	04-02-20	PER COUNTY COMMENTS		
04	05-22-20	PER COUNTY COMMENTS		
05	07-31-20	PER COUNTY COMMENTS		

DESIGNED BY: NM/DF
DRAWN BY: AG
CHECKED BY: DF

REZONING CONCEPT PLAN
BREEZY HILL
SCOTTSDALE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
COVER SHEET

DATE:	APRIL 23, 2019
SCALE:	AS SHOWN
JOB:	19.0742
FILE:	487
SHEET:	1 OF 5



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PHYSICAL

999 SECOND ST. SE.

CHARLOTTEVILLE, VA 22902

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MAILING

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REZONING CONCEPT PLAN

BREEZY HILL

SCOTTSDALE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS

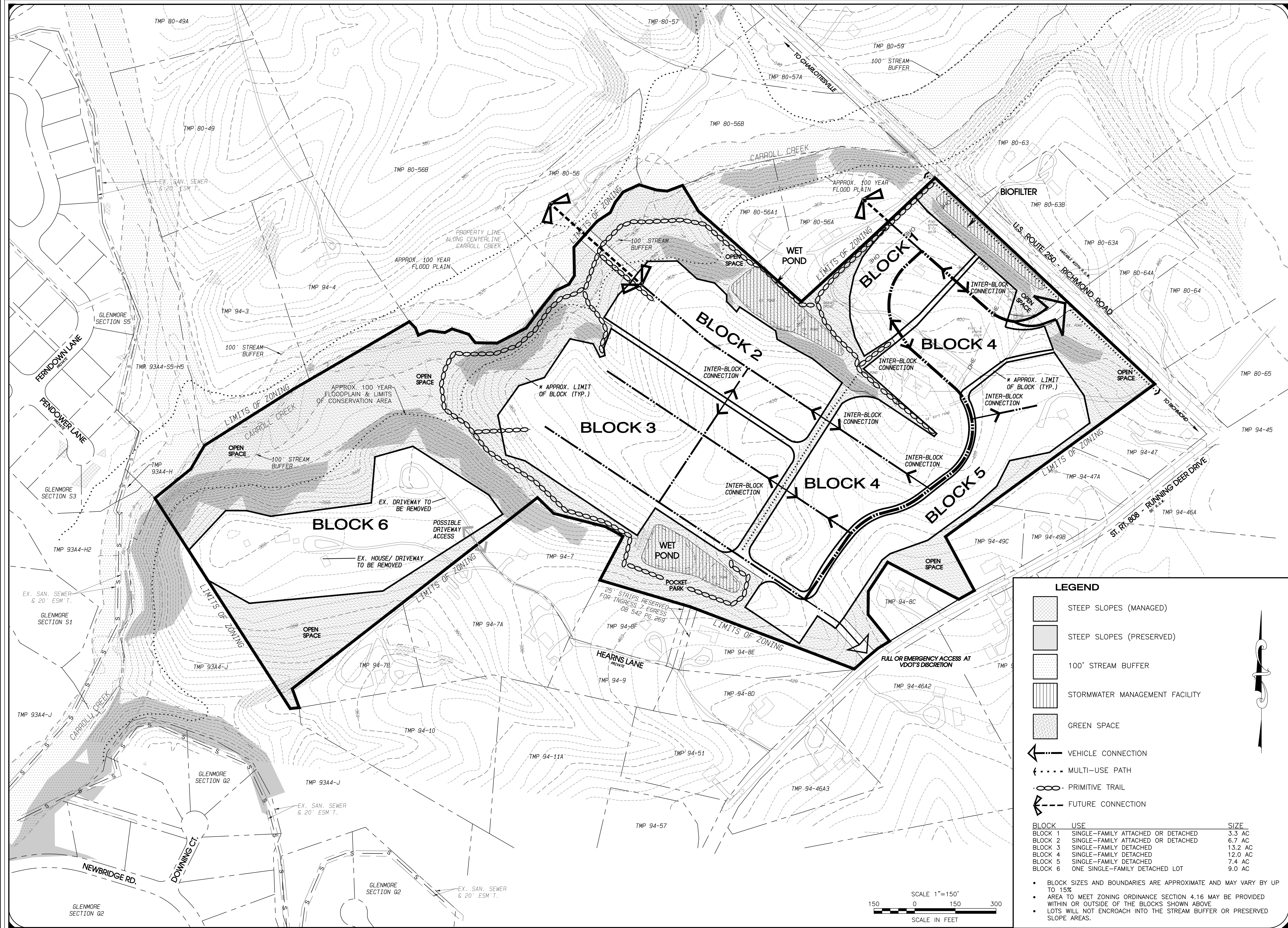
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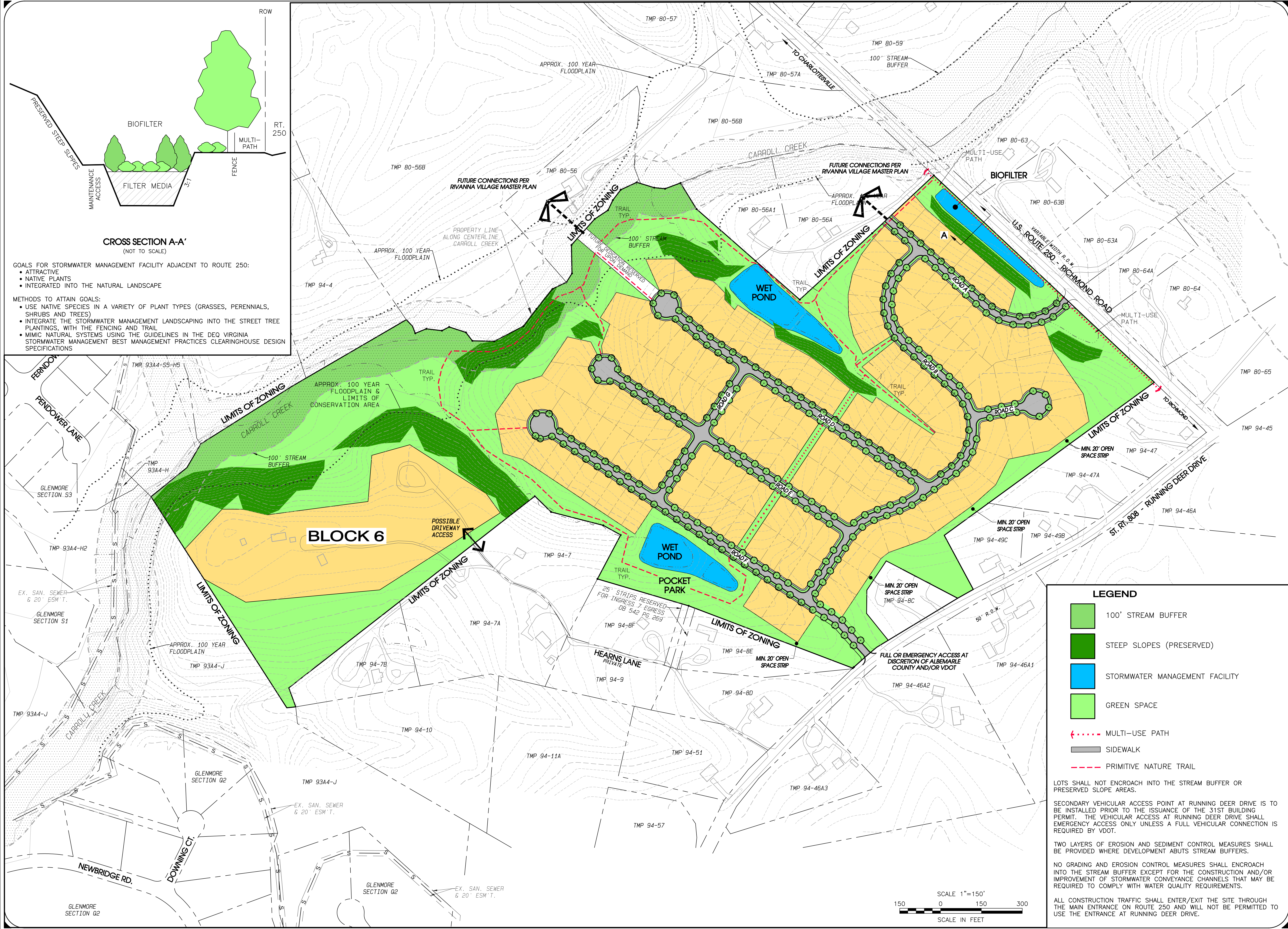
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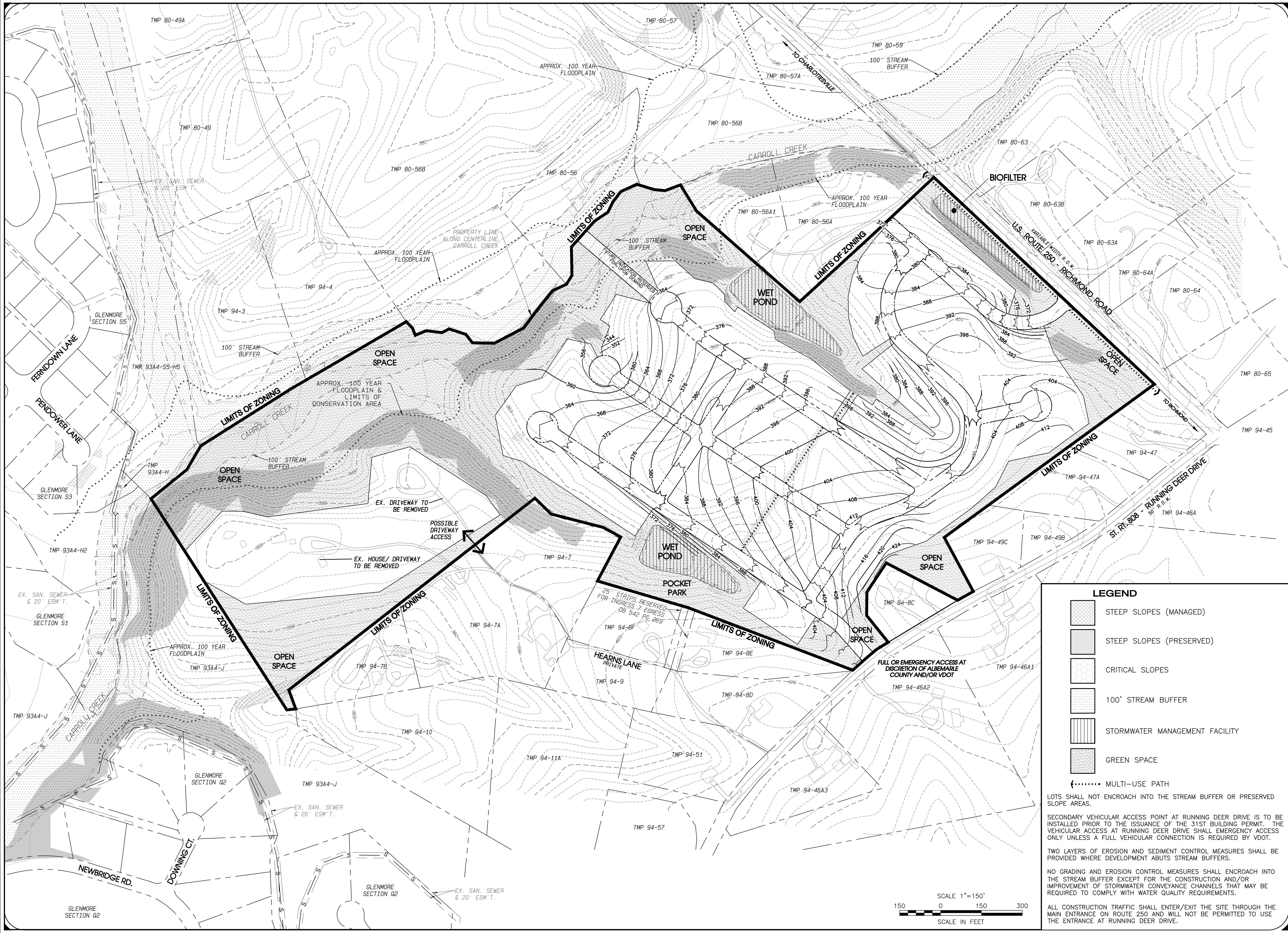
SHEET: 2 OF 5



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LEGEND

STEEP SLOPES (MANAGED)

STEEP SLOPES (PRESERVED)

CRITICAL SLOPES

100' STREAM BUFFER

STORMWATER MANAGEMENT FACILITY

GREEN SPACE

MULTI-USE PATH

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REZONING CONCEPT PLAN
BREEZY HILL
SCOTTSVILLE DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL MASS GRADING PLAN

DATE: APRIL 23, 2019

SCALE: AS SHOWN

JOB: 19.0742

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SHEET: **5** OF 5