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ZMA2020-00007 ZONING MAP AMENDMENT FOR

RST RESIDENCES

LOCATION OF SITE SEMINOLE TRAIL AND ASHWOOD BOULEVARD ALBEMARLE COUNTY, VIRGINIA

MAP

OWNER/DEVELOPER RST DEVELOPMENT, LLC 6110 EXECUTIVE BOULEVARD, SUITE 620 ROCKVILLE, MARYLAND 20852 CONTACT: SCOTT COPELAND PHONE: (301) 816-4243

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 (540) 349-0321 Fax: VA@BohlerEng.com CONTACT: RYAN T. YAUGER, P.E.

RYAUGER@BOHLERENG.COM

SITE DATA:

OWNER: PARCEL IDENTIFICATION:

MAGISTERIAL DISTRICT ZONING:

PROPOSED USE: TOTAL RESIDENTIAL UNITS:

BUILDING HEIGHT:

REQUIRED SETBACKS

REQUIRED STEPBACKS

OPEN SPACE:

RECREATIONAL AREAS

REQUIREMENTS FOR MULTI	-FAMILY RE
NUMBER OF BEDROOMS/UNIT	PARKING SP
ANY UNIT OF 500 SQ FT OR LESS	1.2
ONE BEDROOM	1.5
TWO OR MORE BEDROOMS	2.0
PLUS ONE GUEST SPACE FO	OR EVERY 4
REQUIRED	PROPOSE
144 SPACES	464 SPAC
316 SPACES	
156 SPACES	172 SPACE
20 SPACES	22 SPACE
636 SPACES	658 SPAC
EXISTING: 3.5 ACRES (18%)	
PROPOSED: ±11.4 ACRES (58	3%)
NO FLOODPLAIN IS LOCATED	ON THIS S
SOUTH FORK RIVANNA (BEL	OW RESER
BURIAL SITES HAVE BEEN FO	OUND AT T
FIELD VERIFIED	
PRESERVED AND MANAGED	STEEP SLO
SITE SHALL CONTAIN LANDS	CAPING TO
ALL PROPOSED SITE LIGHTI	NG SHALL I
MONUMENT SIGNS SHALL BI	E REVIEWE
THE EXISTING SITE CURREN SERVE THE EXISTING MOTE A FULL MOVEMENT ENTRAN ACCORDANCE WITH THE AL AND PROPERTY NUMBERING PUBLIC TO UTILIZE THE ROA	L. THE PRC CE PROPO BEMARLE (G ORDINAN
THREE LANDSCAPE BUFFER A 20' PERIMETER BUFFER TO	

RECREATIONAL FACILITIES:

TRAFFIC IMPACT STATEMENT:

WITH AN ADJACENT GRILLING ARE LOCATIONS OF THE RECREATIONA AFFORDABLE DWELLING UNITS: AT LEAST 75% OF THE TOTAL MULT

PARKING:

LAND BAY 1: (96 UNITS X 1.5 SPACES/UNIT) (158 UNITS X 2.0 SPACES/UNIT)

(78 UNITS X 2.0 SPACES/UNIT) (78 UNITS X 1/4 GUEST SPACES) TOTAL

IMPERVIOUS AREA: FLOODPLAIN: WATERSHED:

LAND BAY 2:

BURIAL SITES: TOPOGRAPHY: STEEP SLOPES: LANDSCAPING: LIGHTING:

SIGNAGE: SITE ACCESS:

BUFFERS:

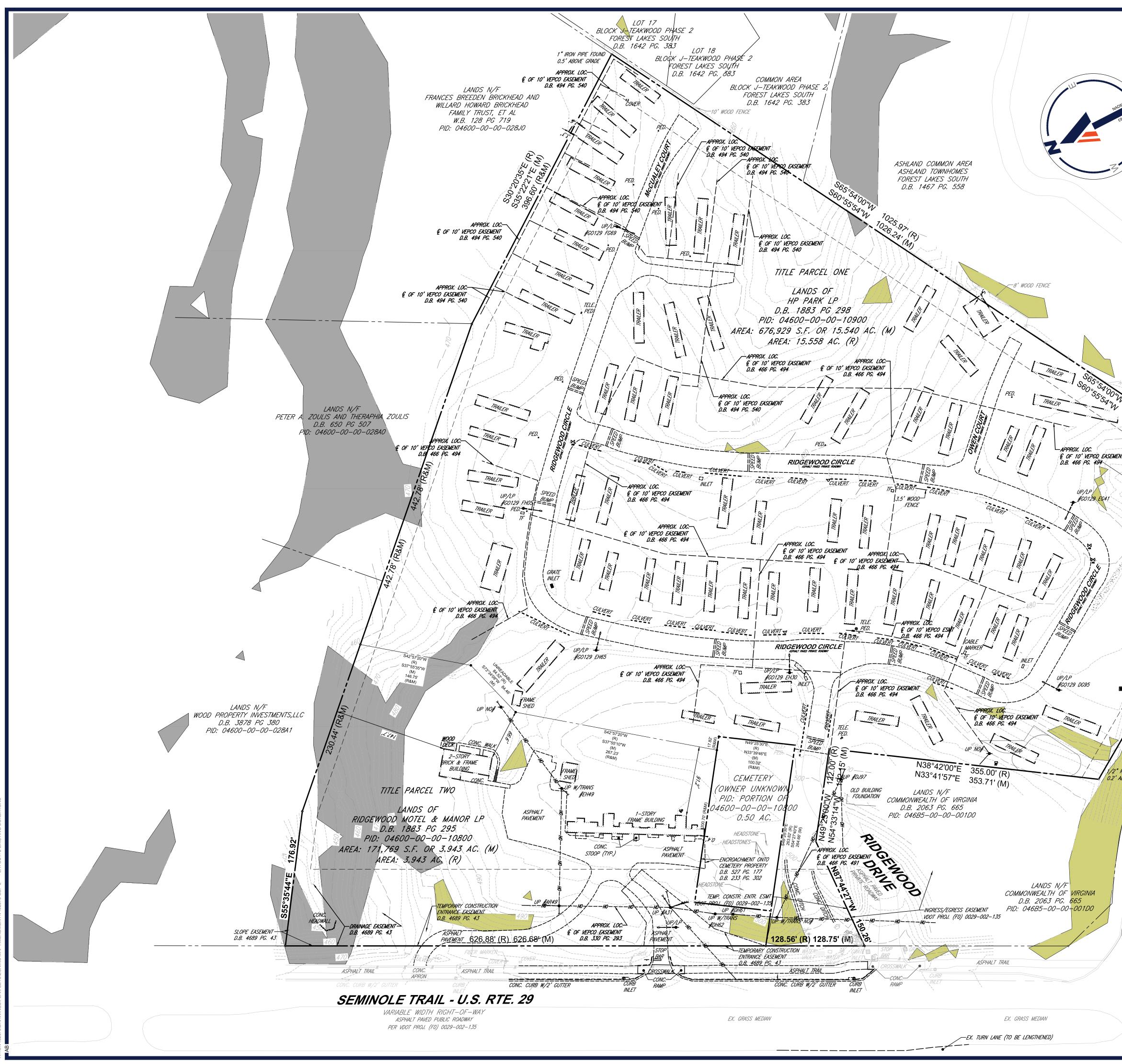
			_			
			₹			R WRITTEN
SEMINOLE TRAIL, LLC C/O R	·					THOUT PRIOF
PID 04600-00-00-10900 15.56 PID 04600-00-00-10800 3.95 19.51 AC TOTAL					UN N	URPOSE WI
RIVANNA MAGISTERIAL DIST	TRICT					S DEORANYE FOR CONST
EXISTING	PROPOSED				G G G CTURE IGN	
R1 RESIDENTIAL	PLANNED RESIDENTIAL D	EVELOPMENT (PRD) CORRIDOR OVERLAY, AIRPORT IMPACT AREA, AND STEEP SLOPES (MANAGED AND PRESERVED) OVERLAY. PER THE			NG ENG YING GEMEN TITECTU DESIGN	SERVICES SERVICES
		S URBAN DENSITY RESIDENTIAL (UDR)	Ι.		ARCH ARCH ARCH BLE [
MULTI-FAMILY RESIDENTIAL 332 UNITS MAX.	-				AINAL AINAL	Z ◀ ≳ᢓ
(332 UNITS/19.51 ACRES) = 1	17.02 UNITS PER ACRE GRC	SS RESIDENTIAL DENSITY	1		AND (LAN NDSC, SUST	TERNAILTI TRANSPORT THIS PLAN ARE PROPRIETAR 3. ONLY APPROVED, SIGNED A
(332 UNITS/18.60 ACRES) = 1	17.85 UNITS PER ACRE NET	RESIDENTIAL DENSITY				TRA of THIS PLA
		OWNHOUSES THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) SHALL NOT LDING ROWS SHALL NOT EXCEED 4 FLOORS.			SITE C	D CONTENT FROM BOHL
		ERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. T FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE			S	AATION, DESIGN ANI AUTHORIZATION
OUTSIDE OF THE RIGHT-OF-		BACK 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS	L			THE INFORM
REAR: 20 FEET MIN. FRONT: FOR EACH STORY T	HAT BEGINS ABOVE 40 FEE	T IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE	Ą	F	REVISIONS	
MINIMUM OF 15 FEET			REV	DATE	COMMENT	DRAWN
*WAIVER IS CURRENTLY BEI SIDE: NONE	ING PROCESSED TO MODIF	Y THE STEPBACK REQUIREMENT FROM THE BUILDINGS AS SHOWN.	1	8/17/2020	COUNTY COMMEN	TS JPN RTY
REAR: NONE			2	10/5/2020	COUNTY COMMEN	RTY
REQUIRED: 4.88 ACRES MIN	N. (25%) OPEN AND RECRE	TIONAL COMMON SPACE (REQ BY PRD ZONING)	3	11/12/2020	COUNTY COMMEN	RIY
PROPOSED: 2.05 ACRES RE +2.98 ACRES BU			4	1/15/2021	COUNTY COMMEN	TS ABE RTY
+1.26 ACRES OF 6.29 ACRES TO	PEN SPACE AREA DTAL (32% <u>)</u>		5	4/19/2021		RTY
REQUIRED: 0.98 ACRES (42 (REQUIRED REC		F SITE AREA AS REQUIRED BY ZO 4.16.1)	6	06/01/2021	COUNTY COMMEN	TS RTY
(SITE AREA = 19	9.51 AC; 19.51 * 5% = 0.98 A					
PROPOSED: 2.05 ACRES (89, REQUIREMENTS FOR MULTI	· · · ·					
NUMBER OF BEDROOMS/UNIT	PARKING SPACES/UNIT		⊢		0000	
ANY UNIT OF 500 SQ FT OR LESS	1.25				811	
ONE BEDROOM TWO OR MORE BEDROOMS	2.00					
PLUS ONE GUEST SPACE FC				17	w what's below .	
		BAY 2.			Call before you dig.	
REQUIRED	PROPOSED	BAY 2.	L			
REQUIRED 144 SPACES		BAY 2.		AL	Call before you dig.	aw.
	PROPOSED	BAY 2.	L	AL	Call before you dig. WAYS CALL 811	aw.
144 SPACES	PROPOSED		╞	AL	Call before you dig. WAYS CALL 811	aw.
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144 SPACES 316 SPACES 156 SPACES	PROPOSED 464 SPACES 172 SPACES (1 DRIVEWAY			AL It's fast	Call before you dig. WAYS CALL 811 . It's free. It's the I	V/OR AGENCY CONSTRUCTIO
144 SPACES 316 SPACES 156 SPACES 20 SPACES 636 SPACES EXISTING: 3.5 ACRES (18%)	PROPOSED 464 SPACES 172 SPACES (1 DRIVEWAY 22 SPACES 658 SPACES		PRO	AL It's fast s drawing is in w and approv, <u>bocumen</u> DJECT No.: WN BY:	Call before you dig. WAYS CALL 811 to It's free. It's the line of the state of the	VOR AGENCY CONSTRUCTIO VISE. V19207 JP
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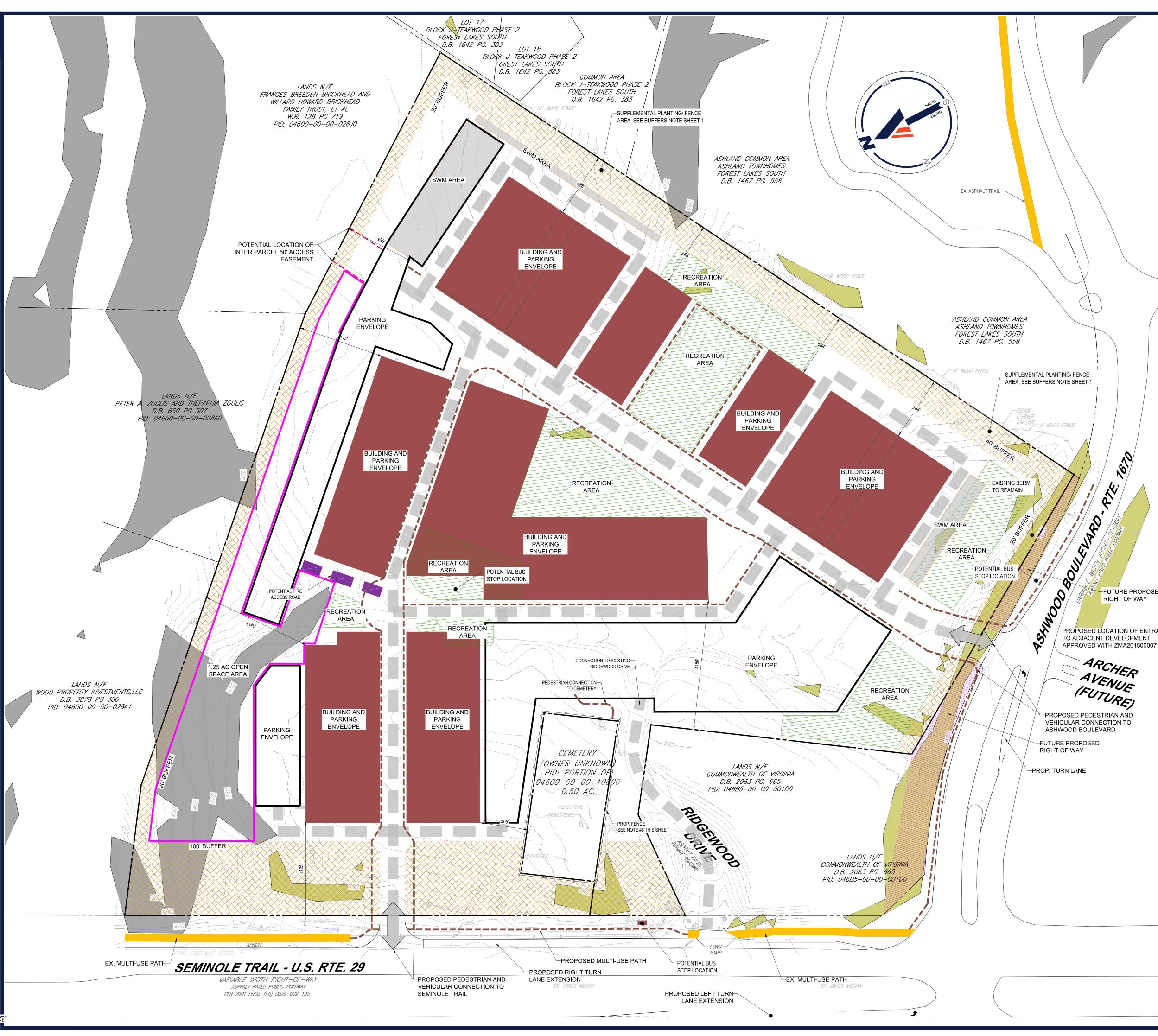
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*	T	UNDERGROUND TELEPHONE LINE				
W T	C	UNDERGROUND CABLE LINE STORM	┢			
TO26.24, (R) 40 (M) -40 (M)	°	SEWER SANITARY			811.	
-40 (M) -FENCE CORNER ON LINE_8' WOOD FENCE	<u> </u>	SEWER MAIN HYDRANT		Know	what's below.	
ENT	Ś	SANITARY MANHOLE		C	all before you dig. VAYS CALL 811	
	$\stackrel{()}{=}$	STORM MANHOLE			It's free. It's the law.	
	& ^{WM} WV	WATER METER WATER				
		VALVE GAS				
		VALVE GAS METER	T REV	IEW AND APPROVAL.	NDED FOR MUNICIPAL AND/OR A	AGENCY
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-FUTURE PROPOSED RIGHT OF WAY

PROPOSED LOCATION OF ENTRANCE TO ADJACENT DEVELOPMENT

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OPEN SPACE AREA

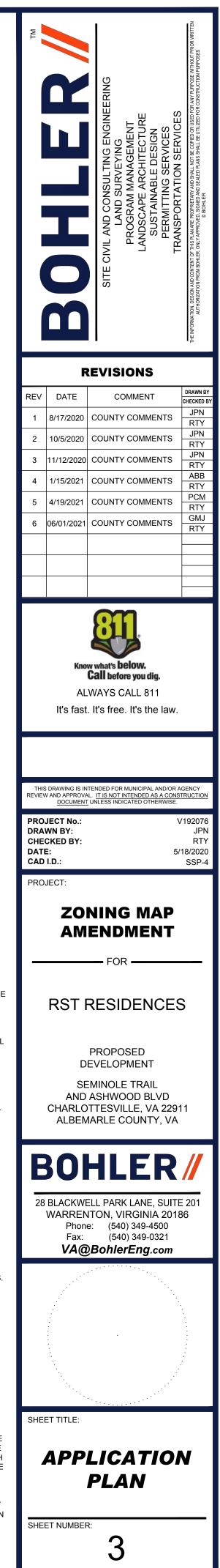
BUILDING ENVELOPE
PARKING ENVELOPE
MANAGED SLOPES
PRESERVED SLOPES
PROPOSED SWM AREA
PROPOSED AMENITY AREA
VEGETATIVE BUFFER
FUTURE PROPOSED RIGHT OF WAY
 PEDESTRIAN CONNECTION PATH
EXISTING ACCESS TRAIL
ROADWAY / TRAVELWAY

NOTES:

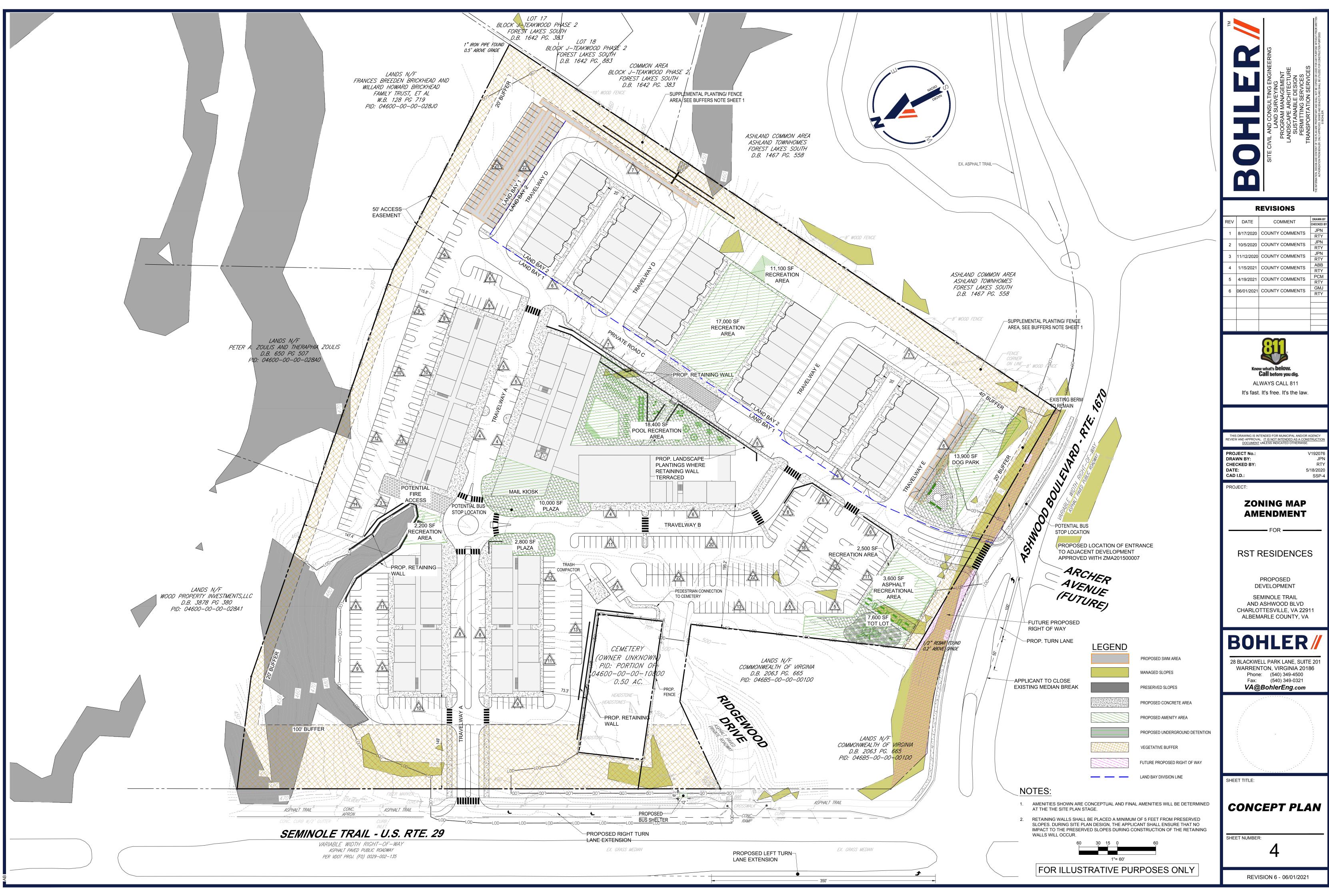
EXACT LOCATION OF ROADWAYS, PEDESTRIAN PATHS, AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS. OWNER WILL CONVEY A PUBLIC ACCESS EASEMENT FOR THE ASHWOOD BOULEVARD SIDEWALK.

POTENTIAL FIRE ACCESS ROAD

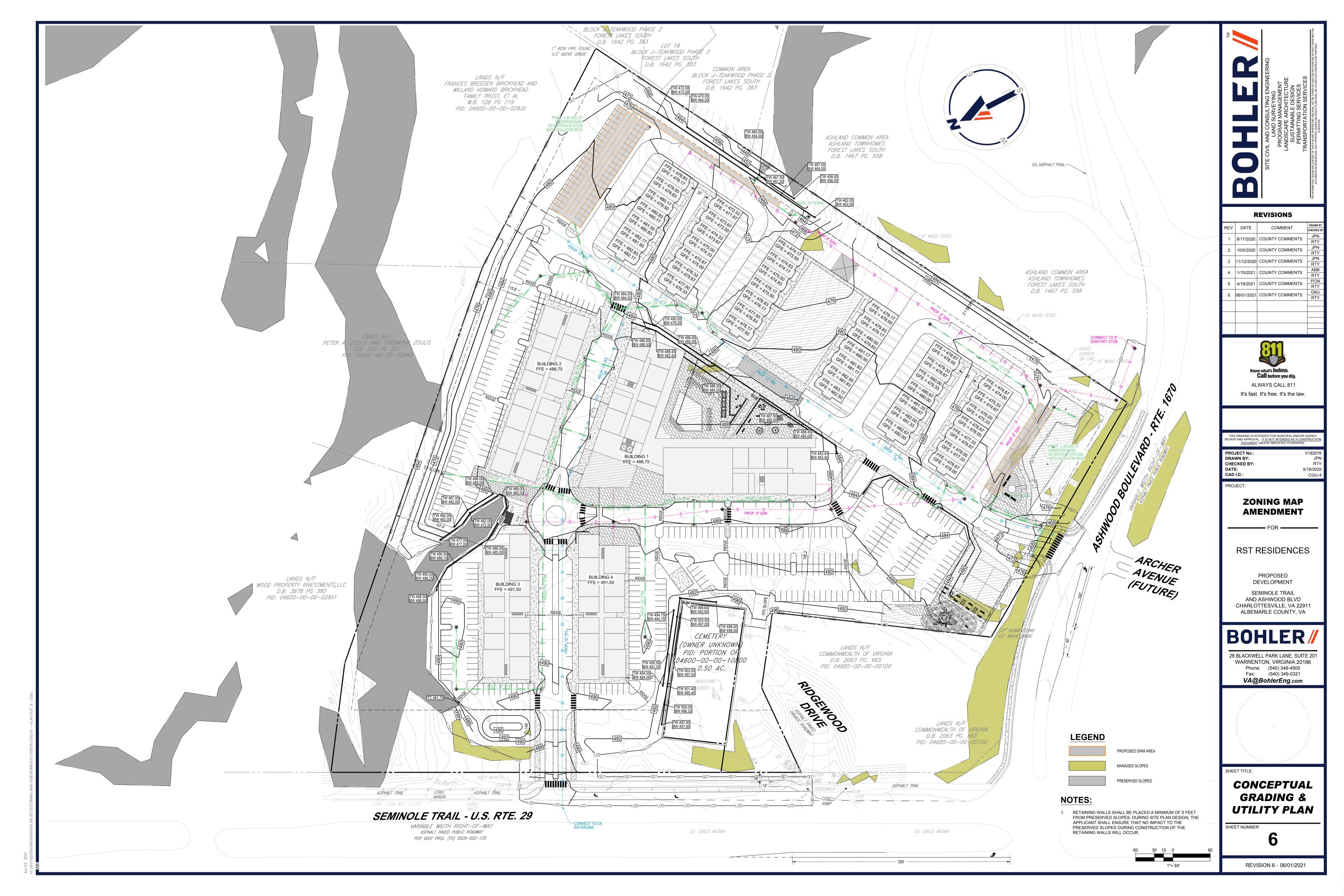
- THE PROPERTY SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN SHALL BE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
- PROPOSED UTILITIES NECESSARY TO SERVE THE DEVELOPMENT SHALL BE INSTALLED WITHIN THE BUFFER AREAS ON THE PROPERTY. IF FOUND TO BE NEEDED, UTILITIES MAY BE INSTALLED WITHIN THE PRESERVED SLOPES, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING ORDINANCE AND REGULATIONS
- ALL ROADWAY AND TRAVELWAY FRONTAGE IMPROVEMENTS ALONG SEMINOLE 4 TRAIL AND ASHWOOD BOULEVARD SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS SHOWN ON THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
- FOR THE PURPOSE OF STORMWATER MANAGEMENT, A MINIMUM OF 75% OF THE REQUIRED PHOSPHORUS NUTRIENT REDUCTIONS SHALL BE ACHIEVED ONSITE. EXACT TYPE AND LOCATIONS OF PROPOSED SWM FACILITIES TO BE DETERMINED AT TIME OF FINAL ENGINEERING WITH SITE PLAN SUBMITTAL.
- 6. IF PROPOSED, GARAGE UNITS MAY BE INSTALLED WITHIN THE PARKING AREAS OF THIS APPLICATION PLAN, SUBJECT TO REVIEW AND APPROVAL OF THE ARCHITECTURAL REVIEW BOARD AT TIME OF PROCESSING THE SITE PLAN.
- 7. PARKING TO BE ALLOWED ALONG ACCESS DRIVES, ROADWAYS, AND TRAVELWAYS.
- 8. FENCE TO BE PROVIDED AROUND THE CEMETERY WITH DESIGN SUBJECT TO ARB REVIEW. THE CEMETERY SHALL BE DELINEATED AND THE BOUNDARIES MARKED AND PROTECTED BEFORE CONSTRUCTION OR GRADING COMMENCES. PROPOSED TRASH COMPACTORS IN THE PARKING ENVELOPE ADJACENT TO THE CEMETERY SHALL BE APPROPRIATELY SCREENED.
- 9. AT THE SITE PLAN STAGE, VDOT WILL REVIEW THE PROPOSED CONNECTION TO ASHWOOD BOULEVARD AND THE PROPOSED CURB, GUTTER, AND SIDEWALK IMPROVEMENTS ALONG ASHWOOD BOULEVARD. THE AREA LABELED "FUTURE PROPOSED RIGHT OF WAY" WILL BE RECLASSIFIED AS RIGHT OF WAY LAND AND ADDED TO VDOT'S RIGHT OF WAY INVENTORY UPON VDOT'S REVIEW AND APPROVAL OF THE SITE PLAN.
- 10. THE OWNER'S OBLIGATION TO CONSTRUCT THE PROPOSED SIDEWALK THROUGH PARCEL 46B5-1D IS SUBJECT TO ISSUANCE OF ALL NECESSARY PERMITS FROM VDOT, AND THE PRECISE LOCATION IS CONCEPTUAL; THE FINAL LOCATION WILL BE DETERMINED AT THE SITE PLAN STAGE UPON CONSULTATION WITH VDOT AND THE SITE PLAN AGENT. IF ALL NECESSARY PERMITS TO BUILD THE SIDEWALK THROUGH PARCEL 46B5-1D ARE NOT GRANTED PRIOR TO APPROVAL OF THE FIRST FINAL SITE PLAN FOR THE PROJECT, THE OWNER SHALL THEN HAVE THE OPTION AT ITS DISCRETION TO INSTEAD BUILD AN ON-SITE TRAIL (OR A SIDEWALK, IN THE OWNER'S DISCRETION) AS FOLLOWS: BEGINNING AT THE POINT WHERE THE SIDEWALK ADJACENT TO ASHWOOD BOULEVARD ABUTS THE EASTERN BOUNDARY OF PARCEL 46B5-1D, THE TRAIL OR SIDEWALK SHALL EXTEND ALONG THE EASTERN AND NORTHERN BOUNDARIES OF PARCEL 46B5-1D, TO THE EXISTING MULTI-USE PATH ON ROUTE 29.



REVISION 6 - 06/01/2021









ROUNDABOUT VIEW 1





PROPOSED AERIAL CLOSE-UP









ROUNDABOUT VIEW 2

MAIN APPROACH 1 (SEMINOLE TRAIL ENTRANCE)





PROPOSED SITE AERIAL

ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE 04.05.2021 **EXISTING SITE AERIAL**

