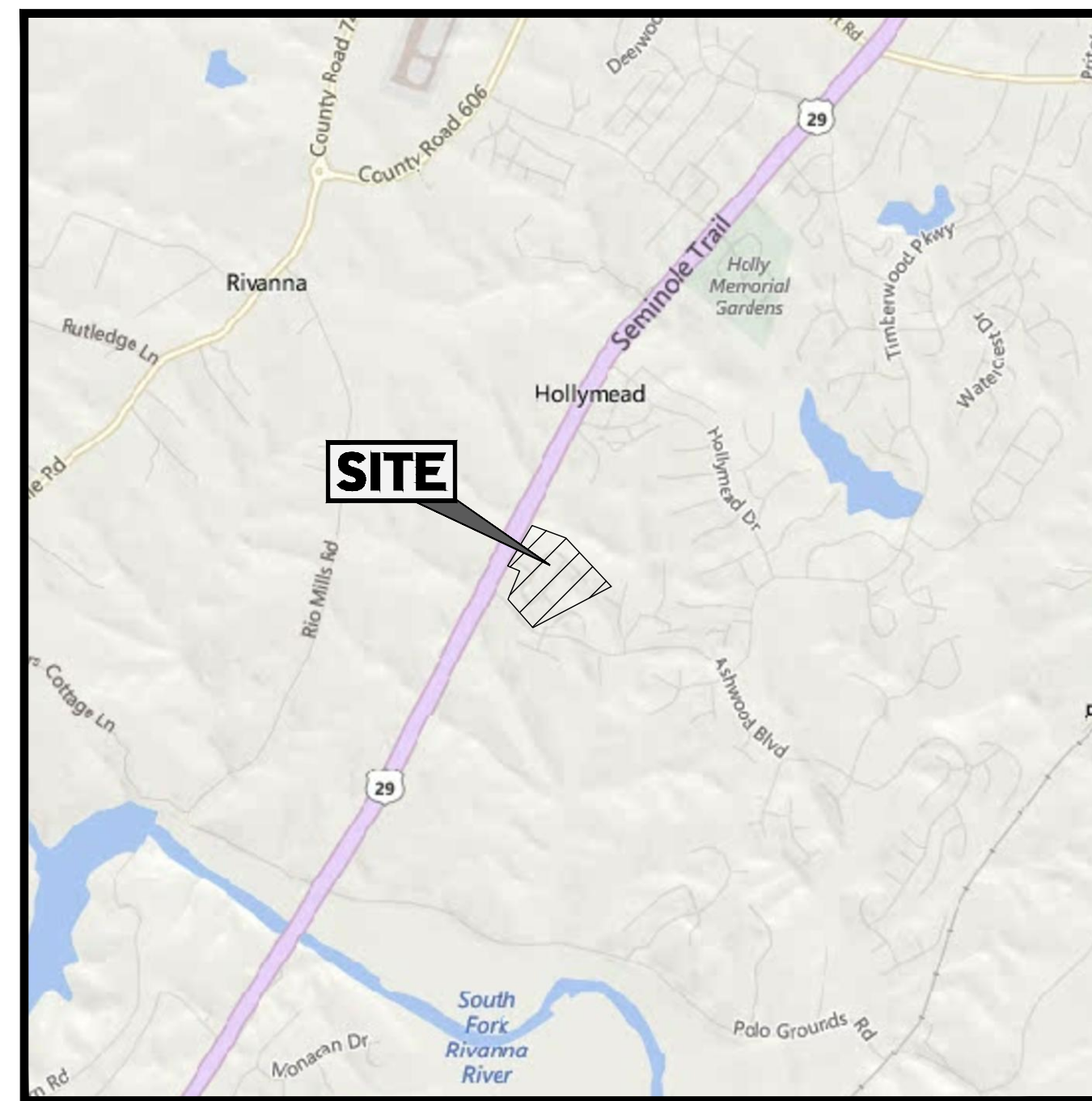


ZMA2020-00007 ZONING MAP AMENDMENT FOR RST RESIDENCES

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) 916-4243

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com

CONTACT: RYAN T. YAUGER, P.E.

RYAUGER@BOHLERENG.COM

SITE DATA:

OWNER: SEMINOLE TRAIL, LLC C/O RST DEVELOPMENT, LLC

PARCEL IDENTIFICATION: PID 04600-00-00-10900 15.56 AC
PID 04600-00-00-10800 3.95 AC
19.51 AC TOTAL

MAGISTERIAL DISTRICT: RIVANNA MAGISTERIAL DISTRICT

ZONING: EXISTING PROPOSED
R1 RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT (PRD)

*OTHER ZONING OVERLAYS INCLUDE THE ENTRANCE CORRIDOR OVERLAY, AIRPORT IMPACT AREA, AND STEEP SLOPES (MANAGED AND PRESERVED) OVERLAY. PER THE COMPREHENSIVE PLAN, THE PARCEL IS CLASSIFIED AS URBAN DENSITY RESIDENTIAL (UDR)

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL RESIDENTIAL UNITS: 332 UNITS MAX.
(332 UNITS/19.51 ACRES) = 17.02 UNITS PER ACRE GROSS RESIDENTIAL DENSITY
(332 UNITS/18.60 ACRES) = 17.85 UNITS PER ACRE NET RESIDENTIAL DENSITY

BUILDING HEIGHT: 65 FEET MAX. (PRD) THE END UNIT OF EACH ROW OF TOWNHOUSES THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) SHALL NOT EXCEED THREE FLOORS. ALL OTHER TOWNHOUSE BUILDING ROWS SHALL NOT EXCEED 4 FLOORS.

REQUIRED SETBACKS: FRONT: 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. (FRONT LOADING GARAGES MUST BE SET BACK 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY)

SIDE: 5 FEET (SIDE LOADING GARAGES MUST BE SET BACK 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.)

REAR: 20 FEET MIN.

REQUIRED STEPBACKS: FRONT: FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE A MINIMUM OF 15 FEET

*WAIVER IS CURRENTLY BEING PROCESSED TO MODIFY THE STEPBACK REQUIREMENT FROM THE BUILDINGS AS SHOWN.

SIDE: NONE

REAR: NONE

OPEN SPACE: REQUIRED: 4.88 ACRES MIN. (25%) OPEN AND RECREATIONAL COMMON SPACE (REQ BY PRD ZONING)

PROPOSED: 2.05 ACRES RECREATIONAL SPACE
+2.88 ACRES BUFFER AREA
+1.26 ACRES OPEN SPACE AREA
6.29 ACRES TOTAL (32%)

RECREATIONAL AREAS: REQUIRED: 0.98 ACRES (42,493 SF)
(REQUIRED RECREATIONAL AREA IS 5% OF SITE AREA AS REQUIRED BY ZO 4.16.1)
(SITE AREA = 19.51 AC; 19.51 * 5% = 0.98 AC)

PROPOSED: 2.05 ACRES (89,100 SF)

PARKING: REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL:

NUMBER OF BEDROOMS/UNIT	PARKING SPACES/UNIT
ANY UNIT OF 500 SQ FT OR LESS	1.25
ONE BEDROOM	1.50
TWO OR MORE BEDROOMS	2.00

PLUS ONE GUEST SPACE FOR EVERY 4 UNITS IN LAND BAY 2.

REQUIRED PROPOSED

	REQUIRED	PROPOSED
LAND BAY 1: (96 UNITS X 1.5 SPACES/UNIT)	144 SPACES	464 SPACES
(168 UNITS X 2.0 SPACES/UNIT)	316 SPACES	
LAND BAY 2: (78 UNITS X 2.0 SPACES/UNIT)	156 SPACES	172 SPACES (1 DRIVEWAY+1 GARAGE PER UNIT)
(78 UNITS X 1/4 GUEST SPACES)	20 SPACES	22 SPACES
TOTAL	636 SPACES	658 SPACES

IMPERVIOUS AREA: EXISTING: 3.5 ACRES (18%)

PROPOSED: ±11.4 ACRES (58%)

FLOODPLAIN: NO FLOODPLAIN IS LOCATED ON THIS SITE ACCORDING TO FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005.

WATERSHED: SOUTH FORK RIVANNA (BELOW RESERVOIR) WATERSHED

BURIAL SITES: BURIAL SITES HAVE BEEN FOUND AT THE 0.50-ACRE PARCEL ADJACENT CEMETERY TO THE SWATHWEST (TMP 46-108).

TOPOGRAPHY: FIELD VERIFIED

STEEP SLOPES: PRESERVED AND MANAGED STEEP SLOPES ARE EXISTING WITHIN THE PROPERTY AND ARE SHOWN SHADED WITHIN THE APPLICATION.

LANDSCAPING: SITE SHALL CONTAIN LANDSCAPING TO MEET ZONING ORDINANCE STANDARD 32.7.9

LIGHTING: ALL PROPOSED SITE LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED FROM THE ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS OF WAY

SIGNAGE: MONUMENT SIGNS SHALL BE REVIEWED DURING THE SITE PLAN PROCESS, AND SHALL NOT BE LESS THAN ONE SIGN PER ENTRANCE.

SITE ACCESS: THE EXISTING SITE CURRENTLY HAS (3) THREE ENTRANCES OFF SEMINOLE TRAIL, ONE ENTRANCE SERVES THE EXISTING MOBILE HOME PARK, AND (2) TWO ENTRANCES SERVE THE EXISTING MOTEL. THE PROPOSED SITE MAINTAINS (3) THREE ENTRANCES, WITH (2) TWO RIGHT IN/RIGHT OUT ENTRANCES PROPOSED ON SEMINOLE TRAIL, AND A FULL MOVEMENT ENTRANCE PROPOSED ON ASHWOOD BOULEVARD. ALL ROADWAYS AND TRAVELWAYS SHOWN ON THE APPLICATION PLAN SHALL BE: (I) 26' WIDE IN ACCORDANCE WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION; (II) NAMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY NAMING AND PROPERTY NUMBERING ORDINANCE, SEC. 7-200, PART B; AND (III) PRIVATELY MAINTAINED SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT ALLOWING THE PUBLIC TO UTILIZE THE ROADWAYS AND TRAVELWAYS, TO BE CONVEYED AT TIME OF SITE PLAN.

BUFFERS: THREE LANDSCAPE BUFFERS, OF DIFFERING WIDTHS, ARE SHOWN ON THE APPLICATION PLAN. THERE IS A 100' BUFFER PROPOSED ALONG SEMINOLE TRAIL (U.S. RTE 29) AND A 20' PERIMETER BUFFER TO THE EAST AND WEST OF THE SITE. THERE IS A 40' BUFFER TO THE SOUTH OF THE SITE. IN ALL AREAS WITHIN THE PROPOSED BUFFERS, THE APPLICANT SHALL MAINTAIN THE EXISTING NATURAL VEGETATION, EXCEPT FOR DISTURBANCE NECESSARY TO ACCOMMODATE IMPROVEMENTS PERMITTED IN THE BUFFERS. IN THE EVENT OF SUCH DISTURBANCE, THE APPLICANT SHALL REPLANT THE AREA WITH A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS NATIVE TO VIRGINIA, TO THE EXTENT REASONABLY POSSIBLE WHILE STILL ACCOMMODATING THE PERMITTED IMPROVEMENTS. PER THE PLACES29 PLAN, THE BUFFERS ALONG THE ENTIRE FRONTAGE OF THIS DEVELOPMENT SHALL BE FORESTED. NO PROPOSED IMPROVEMENTS SHALL BE ALLOWED WITHIN THE BUFFER AREAS WITH THE EXCEPTION OF UTILITIES, SIGNS APPROVED BY THE COUNTY, AND GRADING, INCLUDING RETAINING WALLS TO TIE OUT THE PROPOSED GRADING. ADDITIONALLY, THE 40' AND 20' PERIMETER BUFFERS SHALL ALSO ALLOW USES SUCH AS FENCES, DOG PARKS, PEDESTRIAN/MULTI-USE PATHS, AND SWM FACILITIES.

ALONG THE SOUTHEASTERN BORDER OF THE PROPERTY, THE OWNER SHALL PLANT LOW-MAINTENANCE EVERGREEN TREES WITHIN THE BUFFER IN THOSE AREAS WHERE SUCH PLANTINGS WOULD CONTRIBUTE TO BASIC VISUAL SCREENING OF THE PROPOSED UNITS FROM THE ADJACENT RESIDENCES. ALTERNATIVELY, THE OWNER MAY CONSTRUCT A 10-FOOT HIGH FENCE ALONG SUCH BORDER, EXCEPT IN THOSE AREAS WHERE A FENCE IS PROHIBITED BY UTILITY EASEMENTS OR OTHER IMPROVEMENTS.

RECREATIONAL FACILITIES: THE RECREATIONAL AREAS SHALL INCLUDE THE RECREATIONAL FACILITIES SPECIFIED BY ZO 4.16.2, EXCEPT IN THE EVENT THAT THIS REQUIREMENT IS MODIFIED BY A SUBSTITUTION REQUEST APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT, IN WHICH CASE THE TERMS OF THE SUBSTITUTION REQUEST SHALL CONTROL. WHILE THE SPECIFIC DETAILS OF THE RECREATIONAL FACILITIES HAVE NOT YET BEEN DECIDED, WE ENVISION AMENITIES SUCH AS AN OUTDOOR SWIMMING POOL WITH AN ADJACENT GRILLING AREA/OUTDOOR KITCHEN/SOCIALIZING AREA, A DOG PARK, A FITNESS CENTER, AND A COMMUNITY ROOM. THE SPECIFIC DETAILS AND LOCATIONS OF THE RECREATIONAL FACILITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.

AFFORDABLE DWELLING UNITS: AT LEAST 75% OF THE TOTAL MULTI-FAMILY (APARTMENT) UNITS CONSTRUCTED SHALL BE AFFORDABLE HOUSING UNITS. THE AFFORDABLE UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 30 YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. RENTS FOR SUCH UNITS SHALL NOT EXCEED HOUSING AND URBAN DEVELOPMENT (HUD) FAIR MARKET RENTS MAKING THEM AFFORDABLE TO THOSE EARNING BETWEEN 30% AND 80% OF THE AREA MEDIAN INCOME, WITH AN AVERAGE INCOME OF 60% OF THE AREA MEDIAN INCOME. THE PROPERTY OWNER SHALL MAINTAIN RECORDS DOCUMENTING THE HOUSEHOLD INCOME OF THE OCCUPANTS OF THE AFFORDABLE UNITS, AND UPON REQUEST BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT OR ITS DESIGNEE (COMMUNITY DEVELOPMENT), THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO COMMUNITY DEVELOPMENT ON AN ANNUAL BASIS.

TRAFFIC IMPACT STATEMENT: A TRAFFIC IMPACT ANALYSIS WAS COMPLETED IN DECEMBER OF 2019 BY RAMEY KEMP & ASSOCIATES. AS SHOWN IN THE MODEL, THE PROPOSED RESIDENTIAL UNITS ASSOCIATED WITH THIS APPLICATION ARE NOT ANTICIPATED TO GENERATE ADVERSE IMPACTS TO EXISTING TRAFFIC PATTERNS. ALSO, TRAFFIC CALMING MEASURES HAVE BEEN PROPOSED WITH THIS APPLICATION ON BOTH ROUTE 29 AND ASHWOOD BOULEVARD TO ADDITIONALLY MITIGATE EXISTING TRAFFIC PATTERNS.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
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APPLICATION PLAN	3
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SITE DETAILS AND SECTIONS	5
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SITE VIEW EXHIBIT	7



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	8/17/2020	COUNTY COMMENTS	JPN RTY
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4	1/15/2021	COUNTY COMMENTS	ABB RTY
5	4/19/2021	COUNTY COMMENTS	RYT GMJ
6	06/01/2021	COUNTY COMMENTS	GMJ RTY



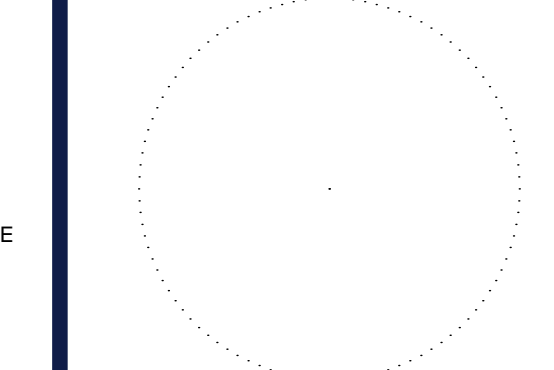
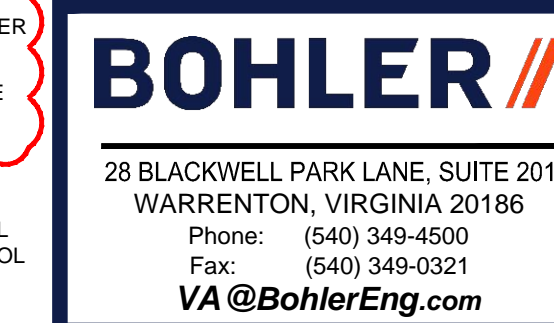
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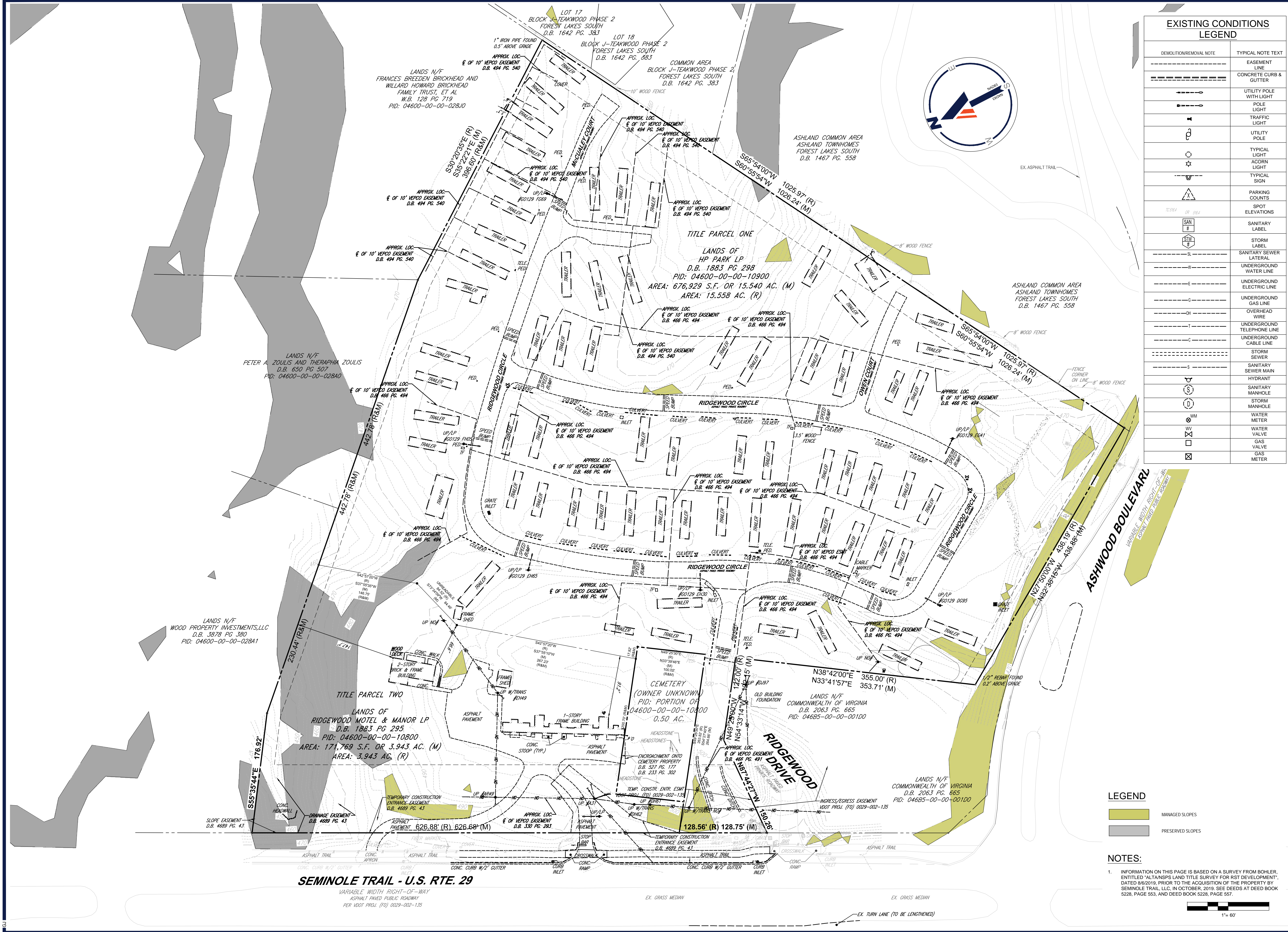
ZONING MAP AMENDMENT
FOR
RST RESIDENCES
PROPOSED DEVELOPMENT
SEMINOLE TRAIL AND ASHWOOD BLVD
CHARLOTTEVILLE, VA 22911
ALBEMARLE COUNTY, VA



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

REVISION 6 - 06/01/2021



EXISTING CONDITIONS LEGEND	
DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	TYPICAL SIGN
	PARKING COUNTS
	SPOT ELEVATIONS
	SANITARY LABEL
	STORM LABEL
	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM MANHOLE
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER

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 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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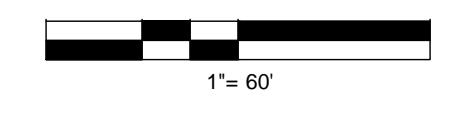
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EXISTING CONDITIONS
 SHEET NUMBER:
2
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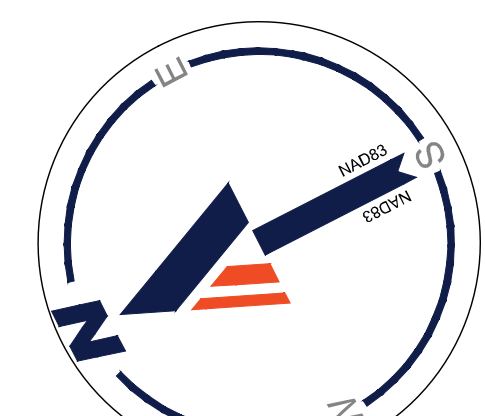
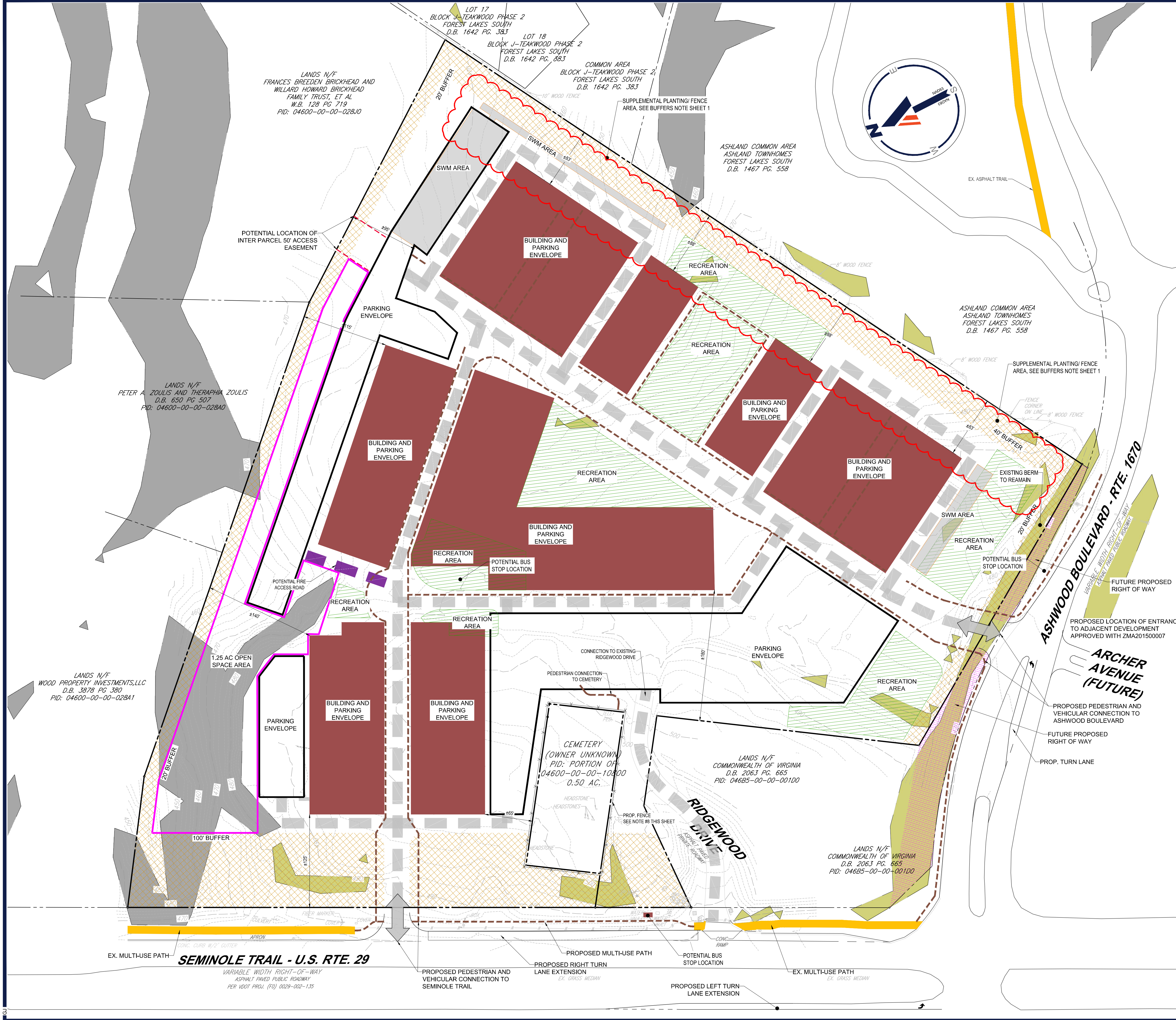
LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES

NOTES:

- INFORMATION ON THIS PAGE IS BASED ON A SURVEY FROM BOHLER, ENTITLED 'ALTANSPS LAND TITLE SURVEY FOR RST DEVELOPMENT', DATED 8/6/2019, PRIOR TO THE ACQUISITION OF THE PROPERTY BY SEMINOLE TRAIL, LLC, IN OCTOBER, 2019. SEE DEEDS AT DEED BOOK 5228, PAGE 553, AND DEED BOOK 5228, PAGE 557.

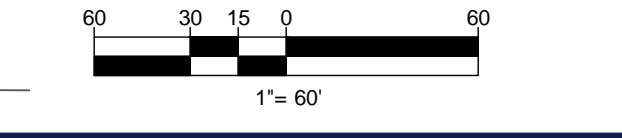




LEGEND

- 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
- POTENTIAL FIRE ACCESS ROAD

- ### 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.
 - 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 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.
 - 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.
 - PARKING TO BE ALLOWED ALONG ACCESS DRIVES, ROADWAYS, AND TRAVELWAYS.
 - 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.
 - 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.
 - THE OWNER'S OBLIGATION TO CONSTRUCT THE PROPOSED SIDEWALK THROUGH PARCEL 4685-1D 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 4685-1D 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 4685-1D, THE TRAIL OR SIDEWALK SHALL EXTEND ALONG THE EASTERN AND NORTHERN BOUNDARIES OF PARCEL 4685-1D, TO THE EXISTING MULTI-USE PATH ON ROUTE 29.



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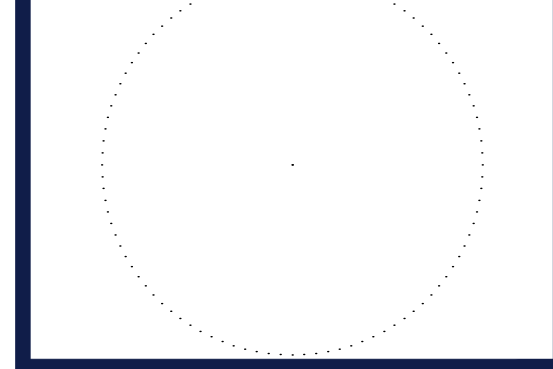
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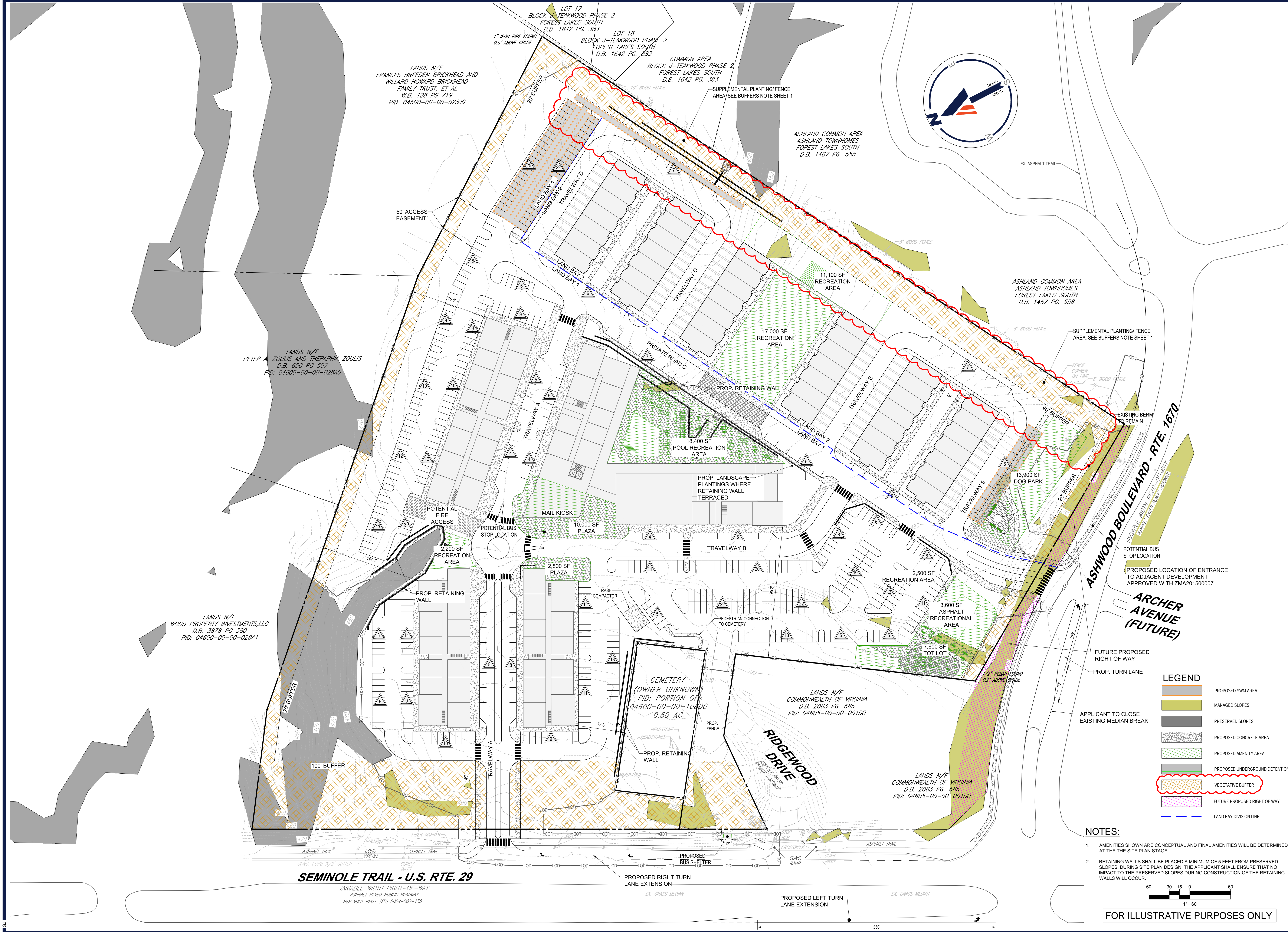


SHEET TITLE:
APPLICATION PLAN

SHEET NUMBER:
3

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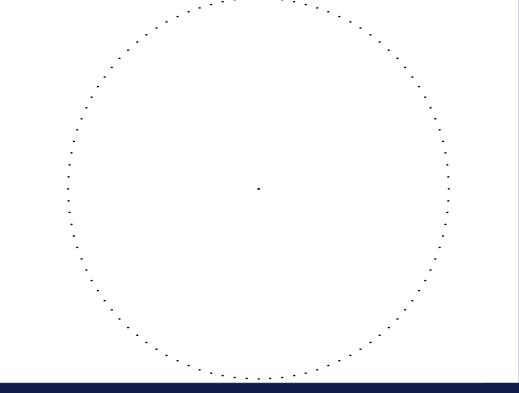
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FOR
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CONCEPT PLAN

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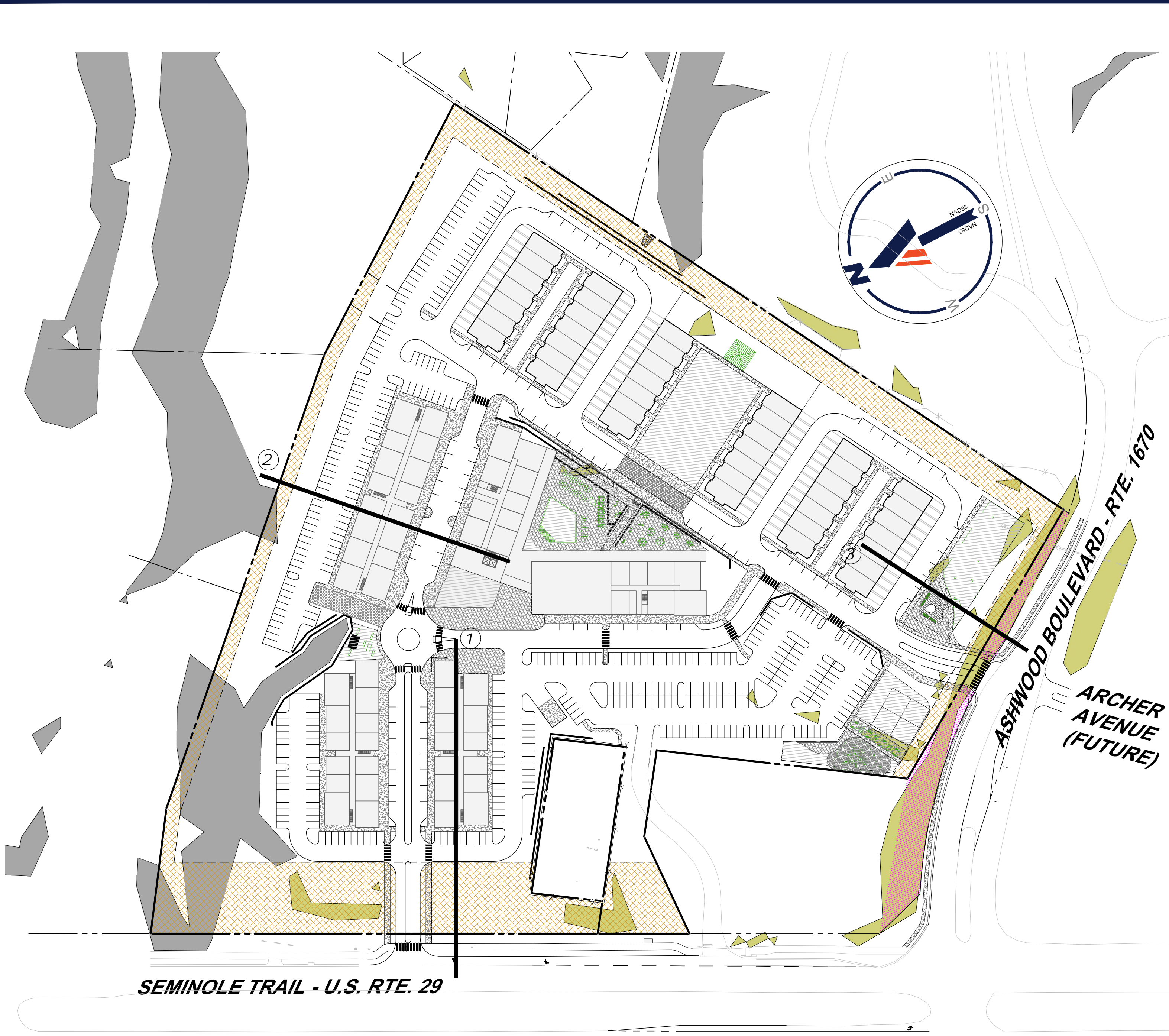
NOTES:

- AMENITIES SHOWN ARE CONCEPTUAL AND FINAL AMENITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.
- RETAINING WALLS SHALL BE PLACED A MINIMUM OF 5 FEET FROM PRESERVED SLOPES. DURING SITE PLAN DESIGN, THE APPLICANT SHALL ENSURE THAT NO IMPACT TO THE PRESERVED SLOPES DURING CONSTRUCTION OF THE RETAINING WALLS WILL OCCUR.

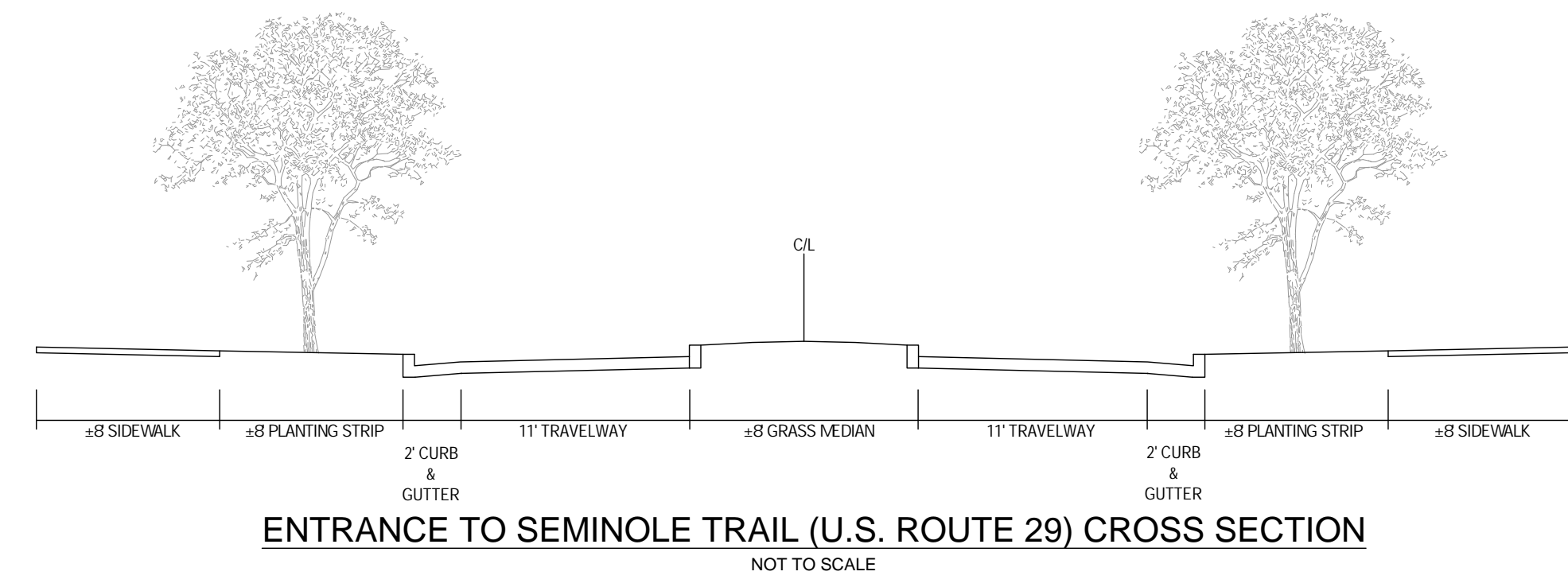
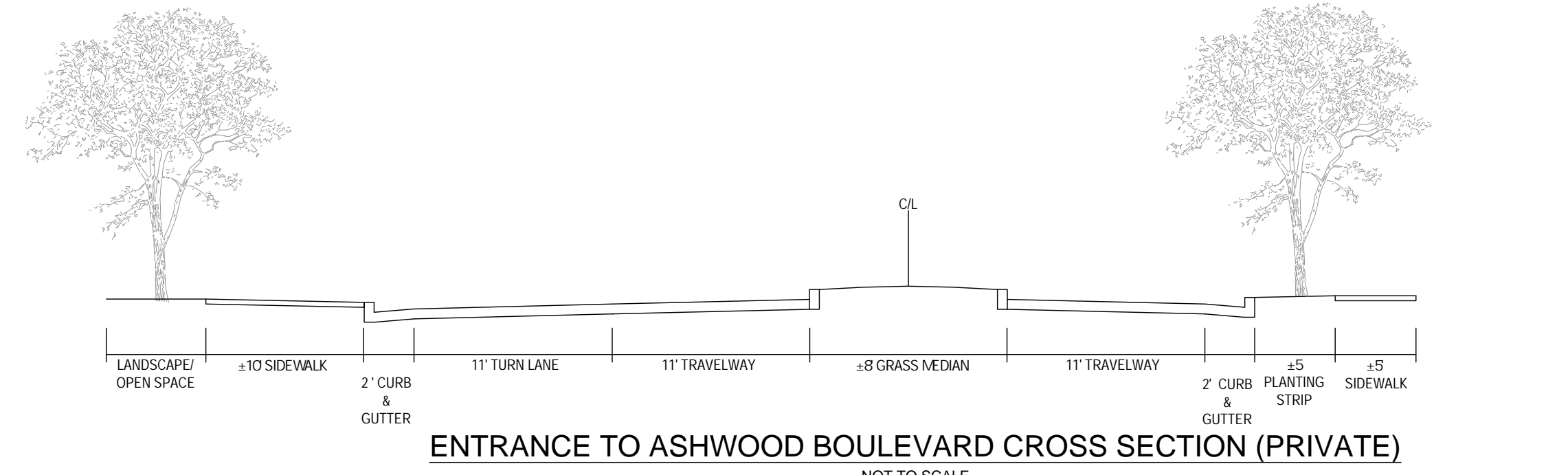
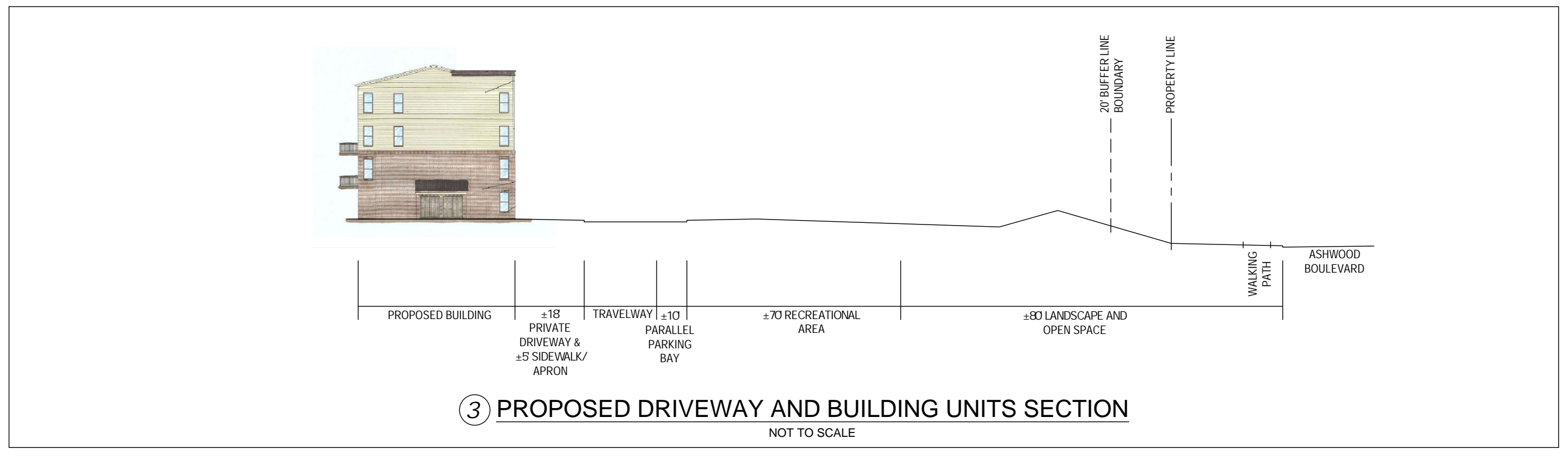
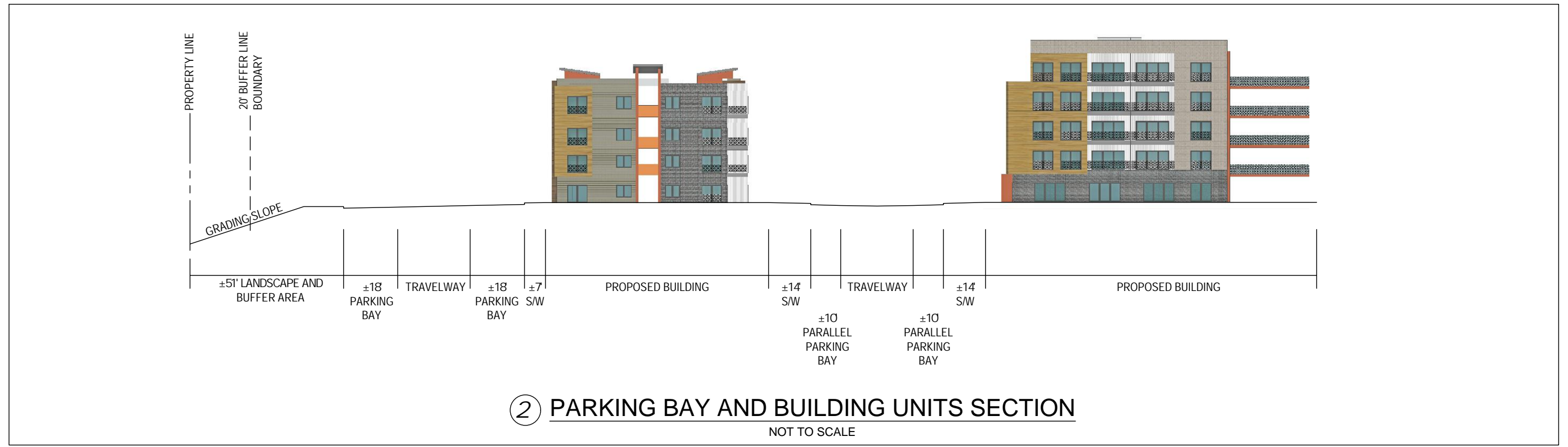
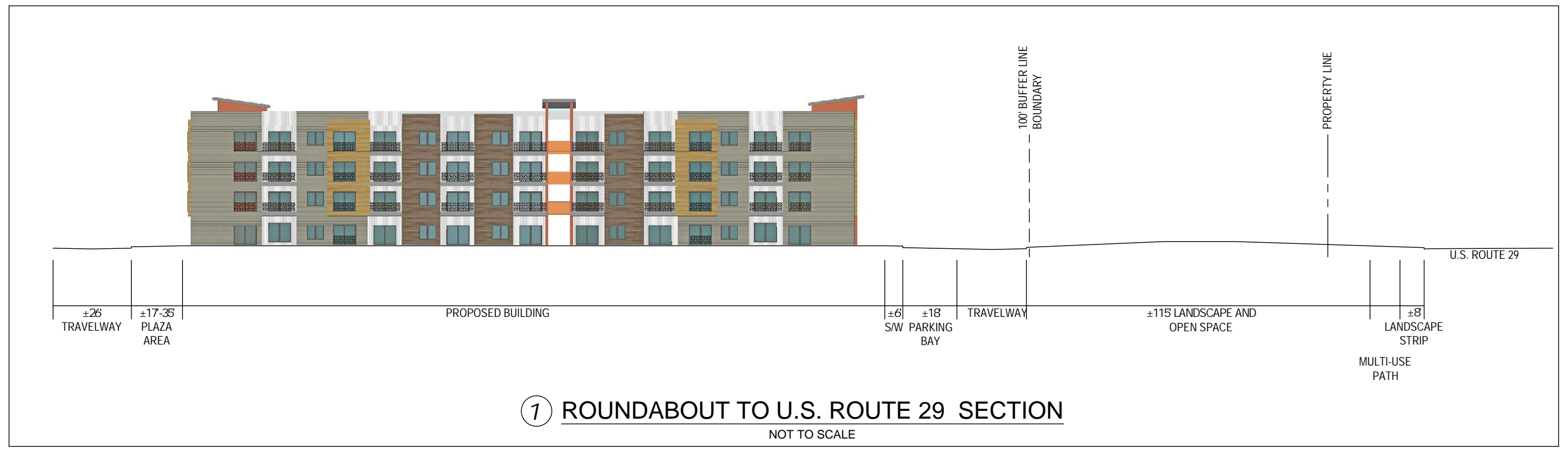
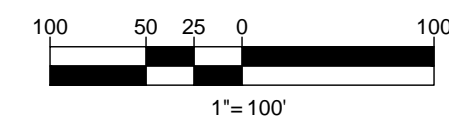
1" = 60'

FOR ILLUSTRATIVE PURPOSES ONLY

JUN 01, 2021
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SECTION LOCATIONS



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	8/17/2020	COUNTY COMMENTS	JPN RTY
2	10/5/2020	COUNTY COMMENTS	JPN RTY
3	11/12/2020	COUNTY COMMENTS	JPN RTY
4	1/15/2021	COUNTY COMMENTS	ABB RTY
5	4/19/2021	COUNTY COMMENTS	PCM RTY
6	06/01/2021	COUNTY COMMENTS	GMJ RTY

811
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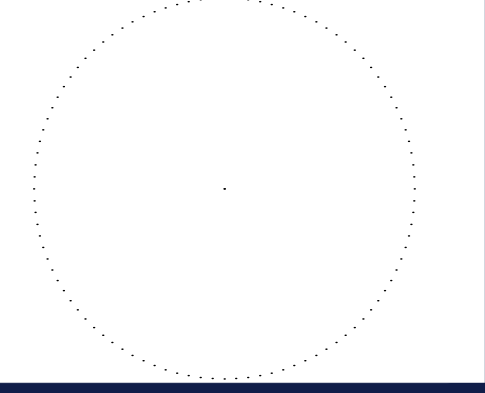
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PROJECT No.: V192076
DRAWN BY: JPN
CHECKED BY: RTY
DATE: 5/18/2020
CAD ID: SSP-4

PROJECT:
ZONING MAP AMENDMENT
FOR
RST RESIDENCES

PROPOSED DEVELOPMENT
SEMINOLE TRAIL AND ASHWOOD BLVD
CHARLOTTEVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

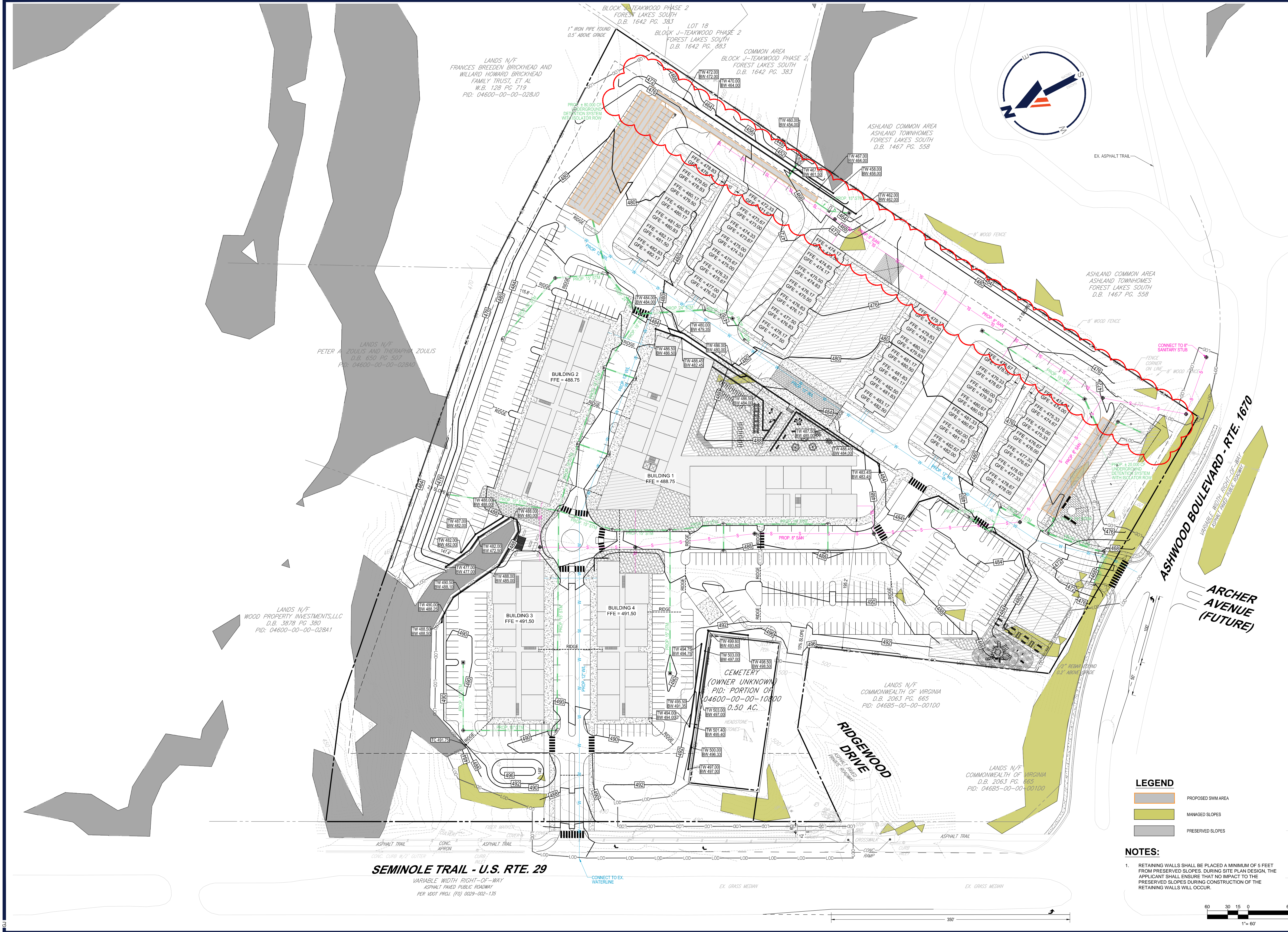


SHEET TITLE:
SITE DETAILS AND SECTIONS

SHEET NUMBER:
5

REVISION 6 - 06/01/2021

JUN 01, 2021
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	8/17/2020	COUNTY COMMENTS	JPN	RTY
2	10/5/2020	COUNTY COMMENTS	JPN	RTY
3	11/12/2020	COUNTY COMMENTS	JPN	RTY
4	1/15/2021	COUNTY COMMENTS	ABB	RTY
5	4/19/2021	COUNTY COMMENTS	PCM	RTY
6	06/01/2021	COUNTY COMMENTS	RTY	GMJ

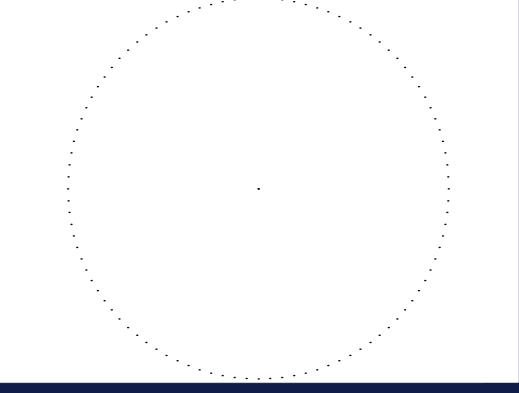
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PROJECT No.: V192076
 DRAWN BY: JPN
 DATE: 5/18/2020
 CAD ID: CGU-4

PROJECT:
ZONING MAP AMENDMENT
 FOR
RST RESIDENCES
 PROPOSED DEVELOPMENT
 SEMINOLE TRAIL AND ASHWOOD BLVD
 CHARLOTTEVILLE, VA 22911
 ALBEMARLE COUNTY, VA

BOHLER
 28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com



SHEET TITLE:
CONCEPTUAL GRADING & UTILITY PLAN

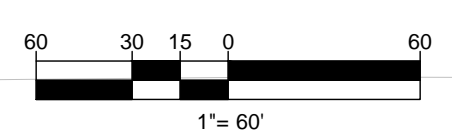
SHEET NUMBER:
6

REVISION 6 - 06/01/2021

LEGEND

- PROPOSED SWIM AREA
- MANAGED SLOPES
- PRESERVED SLOPES

NOTES:
 1. RETAINING WALLS SHALL BE PLACED A MINIMUM OF 5 FEET FROM PRESERVED SLOPES. DURING SITE PLAN DESIGN, THE APPLICANT SHALL ENSURE THAT NO IMPACT TO THE PRESERVED SLOPES DURING CONSTRUCTION OF THE RETAINING WALLS WILL OCCUR.



JUN 01, 2021
 H:\BY\102076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\192076-CGU-4-LAYOUT 6 - CGU



ROUNDBOUT VIEW 1



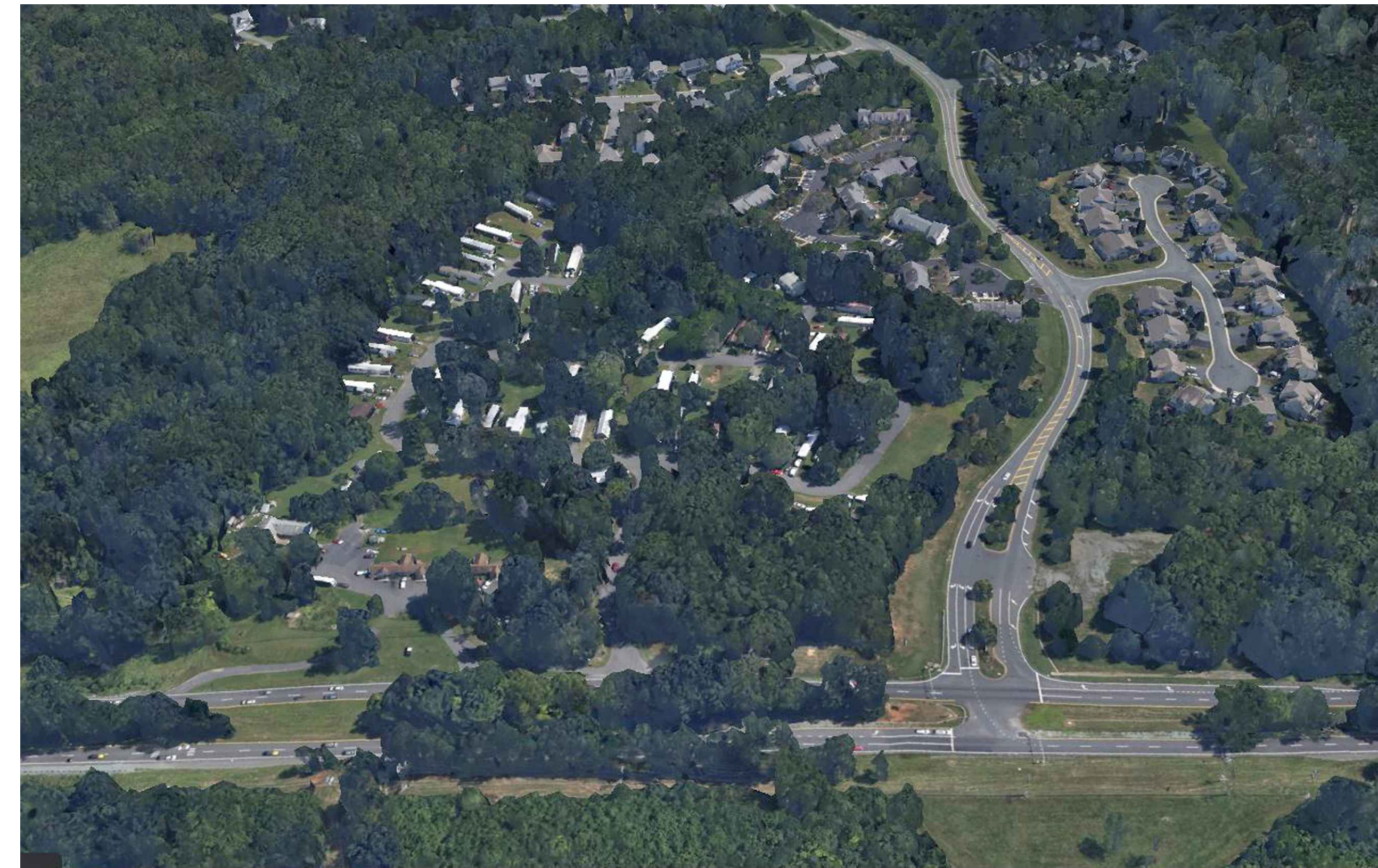
ROUNDBOUT VIEW 2



PROPOSED AERIAL CLOSE-UP



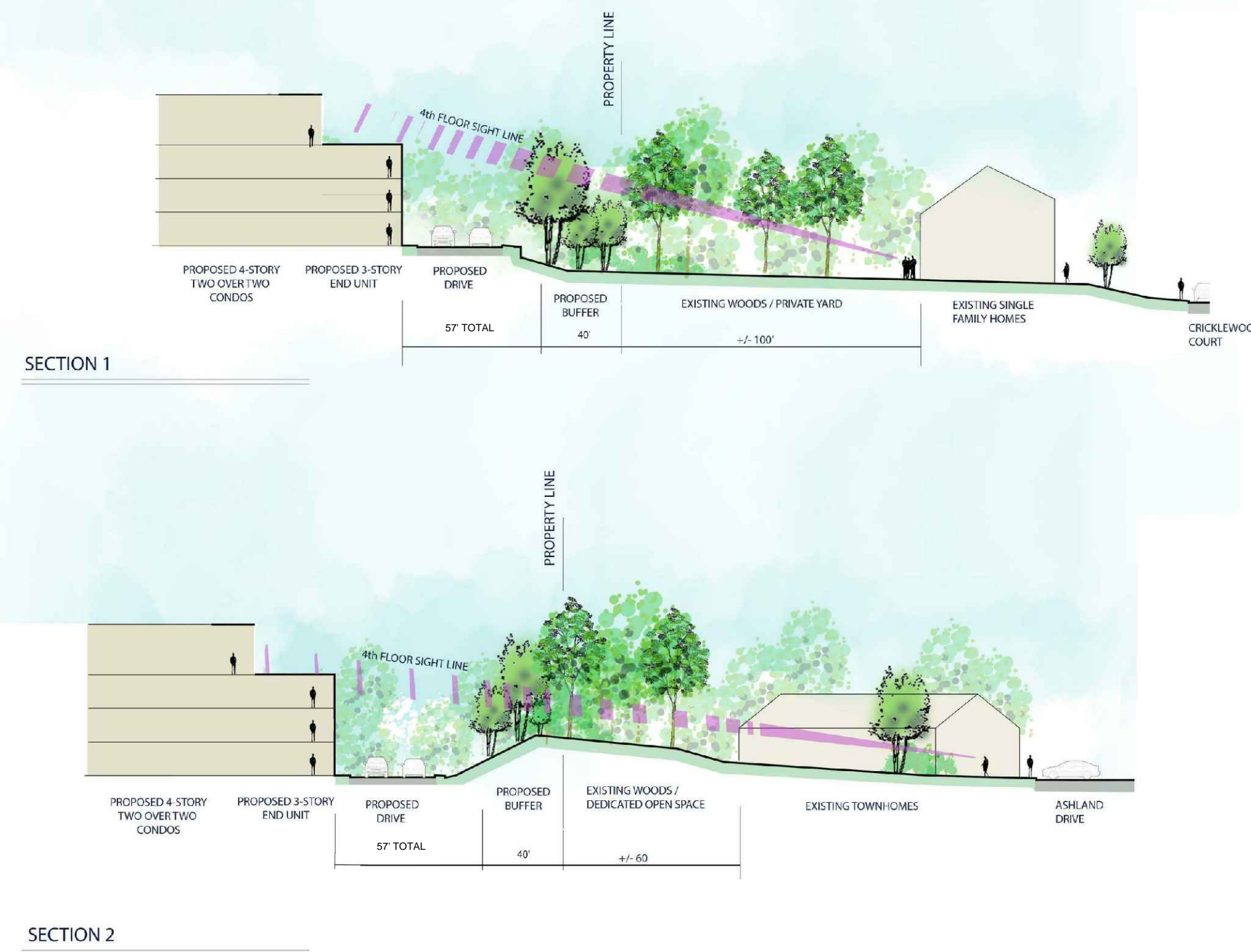
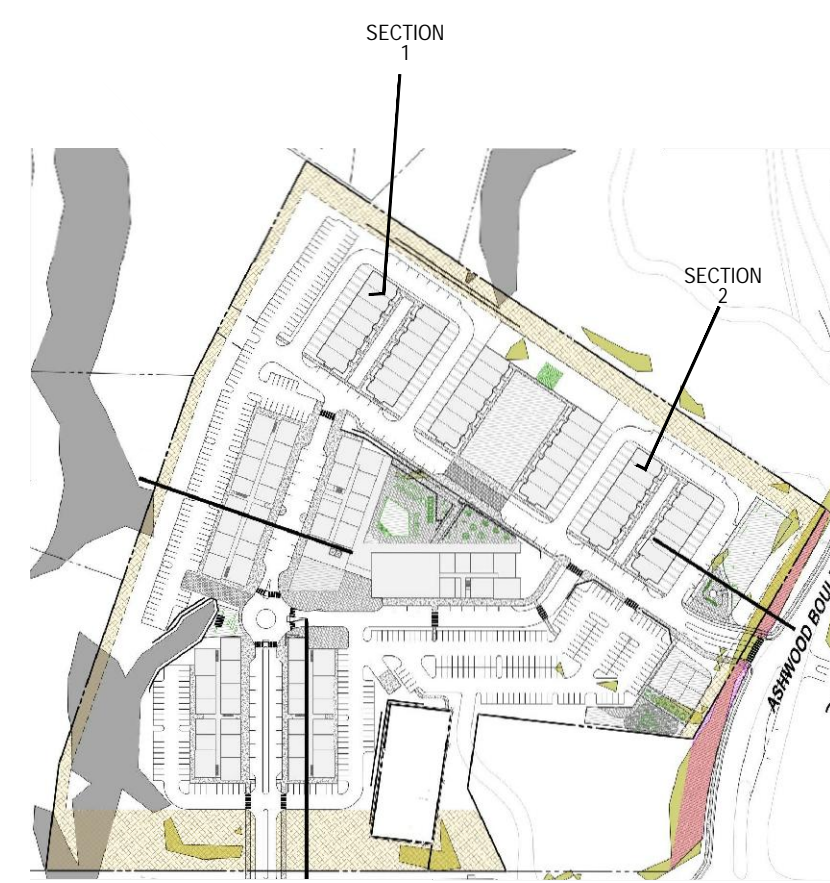
MAIN APPROACH 1
(SEMINOLE TRAIL ENTRANCE)



EXISTING SITE AERIAL



PROPOSED SITE AERIAL



ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE 04.05.2021

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	8/17/2020	COUNTY COMMENTS	JPN RTY
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PROJECT No.: V192076
DRAWN BY: JPN
CHECKED BY: RTY
DATE: 5/18/2020
CAD ID: EXA-4

PROJECT:

ZONING MAP
AMENDMENT

FOR

RST RESIDENCES

PROPOSED
DEVELOPMENT
SEMINOLE TRAIL
AND ASHWOOD BLVD
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

SHEET TITLE:

SITE VIEW
EXHIBIT

SHEET NUMBER:

7

REVISION 6 - 06/01/2021