

**RESOLUTION**  
**ACCEPTING PEN PARK LANE IN THE LOCHLYN HILL PHASE II & III SUBDIVISION,**  
**INTO THE CITY STREET SYSTEM FOR MAINTENANCE**

**WHEREAS**, Meadowcreek Development, LLC submitted to the City of Charlottesville (the “City”), Department of Public Works (the “Department”) a subdivision plan (“Lochlyn Hill – Phase II & III”) for approval;

**WHEREAS**, the subdivision plan was originally approved by the Department on June 27, 2016 and;

**WHEREAS**, the subdivision plan located on Pen Park Lane (the “Street ”), has now been completed by the developer, and;

**WHEREAS**, the Public Services Manager for the City requested the City accept the Street into the City’s street system for maintenance, and;

**WHEREAS**, City staff has inspected the Street of the subdivision plan and recommends the acceptance into the City’s street system for maintenance;

**WHEREAS**, The Street has been built to the specifications and standards required by the city approved plan.

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the City of Charlottesville, Virginia, on recommendation of the Department that the Street of Lochlyn Hill – Phase II & III Subdivision, namely, Pen Park Lane as shown on the attached drawing, is hereby accepted into the City Street system for maintenance.

(locality seal)

**PROJECT DATA:**

**OWNER:** HEADCREEK DEVELOPMENT, LLC  
240 CHESTNUT OAK LN  
CHARLOTTESVILLE, VA 22903-9610

**ENGINEER:** COLLINS ENGINEERING  
200 GARRETT STREET, SUITE K  
CHARLOTTESVILLE, VA 22902  
434-293-3719

**DEVELOPER:** MILESTONE PARTNERS  
300 2ND STREET NE  
CHARLOTTESVILLE, VA 22902

**TAX MAP PARCELS:** TWP 48A039000 D.B. 773, Pgs. 503 22.29 ACRES  
TWP 48A040000 D.B. 773, Pgs. 503 3.31 ACRES

**ZONING:** PUD - APPROVED

**LOCATION/ACCESS OF PROJECT:** LOCATED AT THE END OF PEN PARK LANE ADJACENT TO HEADCREEK GOLF COURSE.

**USE:** RESIDENTIAL DWELLING UNITS TOTAL SINGLE FAMILY DETACHED UNITS, TOWNHOMES, APARTMENTS, AND ATTACHED COTTAGE UNITS PER TABLE A OF THE APPROVED PUD. SINGLE FAMILY AND TOWNHOUSE LOTS WILL BE OFFERED BOTH FOR SALE AND FOR RENT, AND FUTURE MULTIFAMILY UNITS WILL BE OFFERED FOR RENT WITH AN OPTION FOR SALE.

**DENSITY:** PER ZONING DOCUMENTS: 135 UNITS TO 175 UNITS ALLOWED (4.7 TO 5.9 DU/ACRE)  
PROPOSED: 145 UNITS  
NOTE: THE ACCESSORY DWELLING UNITS ARE NOT PROVIDED FOR IN THE PRIMARY DWELLING UNIT COUNTS. THEY ARE ADDITIVE PER THE PUD CODE OF DEVELOPMENT.

RESIDENTIAL DENSITY	PRIMARY DWELLING UNITS			ACCESSORY DWELLING UNIT		
	MINIMUM	DEVELOPMENT	MAXIMUM	MINIMUM	MAXIMUM	MAXIMUM
City of	135	148	175	15	15	50
County of	40	56	60	-	-	-
TOTAL	175	204	235	15	15	50

Setback Type	Front		Side		Rear	
	Min	Max	Min	Max	Min	Max
Single-Family	10.00	10.00	5.00	5.00	5.00	5.00
Single-Family Attached	10.00	10.00	5.00	5.00	5.00	5.00
Townhouse	10.00	10.00	5.00	5.00	5.00	5.00
Multi-Family	10.00	10.00	5.00	5.00	5.00	5.00
Accessory Dwelling Unit	10.00	10.00	5.00	5.00	5.00	5.00

**OPEN SPACE:** SEE SETBACK NOTES BELOW

**SETBACKS:** 35' ALLOWABLE HEIGHT. IF THE HEIGHT OF THE STRUCTURES EXCEEDS 35', ADDITIONAL SETBACKS MAY BE REQUIRED.

**TOTAL ACREAGE:** 25.6 AC. (PHASE II & III)

**STREETS:** CURB, PUBLIC STREETS. ROAD GRADES ARE CONSISTENT WITH THE APPROVED PUD GRADING PLAN AND STREET GRADES SHALL NOT EXCEED 10%.

**EXISTING CONDITIONS:** SITE IS PARTIALLY CLEARED AND REMAINS PARTIALLY WOODED. SOME STAKEWORK WAS COMPLETED AS PART OF PHASE I. THERE ARE NO EXISTING HOUSES OR OTHER STRUCTURES ON THE CITY PORTION.

**UTILITIES:** CITY PUBLIC WATER, SEWER, GAS, DOMINION POWER, CENTURY LINK, COMCAST.

**PHASING:** THE OVERALL LOCHLYN HILL PROJECT WILL BE DEVELOPED IN FOUR PHASES. THIS IS THE SECOND AND THIRD OF FOUR PHASES. TWO PHASES LOCATED IN ALBERMARLE COUNTY & TWO PHASES ARE LOCATED IN THE CITY OF CHARLOTTESVILLE. THESE MAY ALSO BE DEVELOPED IN SUB-PHASES BY BLOCKS WITHIN THE PROPOSED PHASES BASED ON DEVELOPMENT AND MARKET CONDITIONS.

**FLOORPLAN:** FLOODPLAIN FLOODWAY AREAS EXIST ON THE SUBJECT PROPERTY, PER FEMA MAP #15003C0287D, PANEL 287D. NO DEVELOPMENT OR PLACEMENT OF FILL IS PROPOSED WITHIN THE FLOODWAY. THIS PROJECT DOES PROPOSE THE FILLING OF A PORTION OF THE FLOODPLAIN IN ACCORDANCE WITH SECTION 34.251 OF THE ZONING ORDINANCE. ALL BASEMENTS AND LOWEST FLOORS SHALL BE AT LEAST (1) FOOT HIGHER THAN THE BASE FLOOD ELEVATION.

**STREAM BUFFERS:** STREAM BUFFERS EXIST WITHIN THE LIMITS OF THE PROJECT AREA.

**LOT COVERAGE:** SINGLE FAMILY UNITS = 75%, TOWNHOUSE UNITS = 90%, MULTI-FAMILY UNITS = 90%

**SOURCE OF INFORMATION:** THE BOUNDARY OF THE SITE WAS PROVIDED BY KIRK HUGHES & ASSOCIATES. AERIAL TOPO WAS PROVIDED BY VIRGINIA RESOURCE MAPPING, MARCH, 2013. FIELD VERIFIED IN JUNE, 2013.

**DATUM:** NAD83

**RIGHT-OF-WAY:** 5.52 ACRES (21.56% OF CURRENT PHASE AREA)

**LOTS:** 11.11 ACRES (43.40% OF CURRENT PHASE AREA)

**CRITICAL SLOPES:** NO CRITICAL SLOPES ON THE SUBJECT PROPERTY SHALL BE IMPACTED WITH THIS DEVELOPMENT.

**PARKING:** EACH LOT WILL HAVE TWO OFF-STREET PARKING SPACES. PARKING WILL ALSO BE PROVIDED ON ONE SIDE OF THE PUBLIC ROADS, WHICH WILL BE MARKED WITH SIGNS IN THE DEVELOPMENT. ADDITIONALLY, 25 DESIGNATED PARALLEL PARKING SPACES ARE PROPOSED.

**LIGHTING:** NO STREET LIGHTING IS PROPOSED. EXTERIOR LIGHTING SHALL BE REQUIRED ON THE FRONT OF THE PROPOSED HOUSES. THE SETBACKS OF THE HOMES WILL BE CLOSE ENOUGH TO THE SIDEWALK THE SUFFICIENT LIGHT SPILL WILL ILLUMINATE THE SIDEWALKS.

**LANDSCAPING:** STREET TREE REQUIREMENTS ARE MET WITH THIS FINAL SITE PLAN.

**RETAINING WALLS:** RETAINING WALLS ARE SHOWN ON THE LAYOUT AND GRADING PLAN AND WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE APPROVED PUD.

**SIGNAGE:** NO SIGNAGE IS CURRENTLY PROPOSED. ANY SIGNAGE WILL BE INCLUDED UNDER SEPARATE APPLICATION.

**WATERSHED:** MEADOW CREEK

**STORMWATER MANAGEMENT:** A STORMWATER RETENTION BASIN IS PROPOSED WITHIN THE DEVELOPMENT TO HANDLE WATER QUALITY AND DETENTION. DRY SWALES ARE PROVIDED FOR ADDITIONAL WATER QUALITY.

**STREET TREES:** STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC ROADS IN ACCORDANCE WITH CITY REQUIREMENTS AND THE APPROVED PUD.

**TRASH COLLECTION:** TRASH RECEPTACLES SHALL BE MAINTAINED ON EACH INDIVIDUAL LOT.

IMPERVIOUS AREAS:	ROADS	3.02 AC.
	SIDEWALKS	0.97 AC.
	LOTS	11.81 AC.
	TOTAL	15.80 AC.

**TRAFFIC GENERATION:** SEE ROAD DETAIL SHEET.

**FIRE PLAN:** THE DEVELOPMENT SHALL PROVIDE FIRE HYDRANTS IN ACCORDANCE WITH CITY REGULATIONS TO PROTECT THE DEVELOPMENT (EVERY 500'-600' MAX.)

**LIMITS OF DISTURBANCE:** 23.08 AC

**WATER FLOW CALCUS:** MAX HR Q=11,456 cfs @ 544' - 357' DGM  
MAX 10-MINUTE Q=7,554 + 1,138 GPM (CHOOSE HIGHER VALUE)  
PEAK HR Q=3\*564 + 1,692 GPM  
504 X 100 GPD = 50,400 GPD

**SEWER FLOW CALCUS:** 504 X 100 GPD = 50,400 GPD

ACREAGES PHASES I & II	
ROADS	3.02 AC.
SIDEWALKS	0.97 AC.
LOTS	11.81 AC.
TOWNHOUSE	1.36 AC.
MULTI-FAMILY	0.59 AC.
LOTS TOTAL	2.90 AC.
OPEN SPACE	
TOTAL SITE	28 ACRES
Final Open Space	3.73 ACRES (13.3%)
COUNTY AREA	12.4 ACRES
County Open Space	2.60 ACRES (21.8%)
CITY AREA	21.6 ACRES
City Open Space	7.26 ACRES (33.6%)

# LOCHLYN HILL - PHASE II & III

## FINAL SITE PLAN

### CITY OF CHARLOTTESVILLE, VIRGINIA



**VICINITY MAP**  
SCALE: 1" = 1000'



### SHEET LAYOUT

SCALE: 1" = 150'

- The following structures: porches (182 sq. ft.), porch stairs, decks, balconies, bay windows, closed dormers, entrance stoops, planters, entry stoop and other similar structures are permitted to extend in an attachment zone (i.e., the area in front of the building) by no more than 180 feet. Under no circumstances may these structures extend into either the right-of-way or within one (1) foot of the sidewalk (unless otherwise more restrictive).
- For single family detached units that are front loaded, the garage door shall be recessed more than three (3) feet from the established building line.
- Under no circumstances shall the garage door be any closer than eighteen (18) feet to the sidewalk.
- For Corner Lots, front build to line shall apply to both segments of the lot facing either street. The side yard setback shall apply to the other segment of the lot facing away from the street.
- Townhouses and multi-family unit types may be built along the side yard property line if construction methods are used that allow for a common wall. For townhouses and multi-family structures built on the property line, the structure's footing may cross onto the adjacent lot a maximum of eight (8) inches.
- In front and corner yards, accessory structure setbacks shall be the same as the established build-to line for that Building Block. In side yards, accessory structure setbacks shall be three (3) feet.
- Covered porches, balconies, chimneys, awnings, and flat architectural features may not project into the side yard setback and may not project more than two (2) feet into any rear yard setback. HVAC units are allowed only in the side and rear yards and cannot be within (2) feet of any property line.
- The regulations of accessory structures are as follows: In front and corner yards, accessory structure setbacks shall be the same as the established build-to line. In side yards, accessory structure setbacks shall be three (3) feet, except with garages and carports, where the side setback shall be zero (0) feet. In rear yards, accessory structure setbacks shall be five (5) feet.
- Garages and Carriage Houses may be connected to the main structure under the following conditions: if connected with unconditioned space (e.g. screened porch, covered trellis, etc.) the modified accessory structure setbacks established in Item eight (8) above shall be followed. If connected with conditioned space then the minimum setbacks established in Table C-1 Lot Regulations shall be followed.
- No structure shall encroach into any utility, drainage or other easement.
- The minimum setback requirements for lots shall be three (3) feet at the public right of way or private easement.

BMP DATA FOR THIS PROJECT:	
<b>BMP DRAINAGE INFORMATION:</b>	MEADOWCREEK DEVELOPMENT, LLC 230 CHESTNUT OAK LANE CHARLOTTESVILLE, VA 22903
<b>TYPE OF BMP TO BE INSTALLED:</b>	LEVEL II RETENTION BASIN, DRY SWALES
<b>GEOGRAPHIC LOCATION (HYDROLOGIC UNIT CODE):</b>	LOCATED 13100' SOUTH EAST OF LOCHLYN HILL DRIVE ADJACENT TO RIVANNA RIVER HUC02080204
<b>WATERBODY THE BMP IS ULTIMATELY DISCHARGING INTO:</b>	RIVANNA RIVER
<b># OF ACRES TREATED BY BMP:</b>	26.04ac: TOTAL TO RETENTION BASIN, 1.35 ac. TO DRY SWALES
<b>DESCRIPTION OF REQUIRED MAINTENANCE:</b>	THE MAINTENANCE PROGRAM FOR THE RETENTION BASIN SHALL INCLUDE CLEANING OF THE ROOF STRUCTURE AND TRASH BACK ON AN ANNUAL BASIS, OR AS NECESSARY, ENSURING HEALTHY, VEGETATIVE GROWTH OF THE PLANTINGS WITHIN THE AQUATIC BENEFIT, AND REMOVAL OF THE SEDIMENT ON AN ANNUAL BASIS IN THE FOREBAY. THE MAINTENANCE PROGRAM FOR THE DRY SWALES SHALL INCLUDE CLEANING OF THE RISER STRUCTURE ON AN ANNUAL BASIS, OR AS NECESSARY, AND ENSURING HEALTHY VEGETATIVE GROWTH OF THE GRASSES AND CLEANING OF THE TRASH FROM THE FACILITY.
<b>OWNER'S SIGNATURE/AGREEMENT TO MAINTAIN FACILITY:</b>	

**SIGNATURE PANEL**

DIRECTOR, NEIGHBORHOOD DEVELOPMENT *Brian J. [Signature]* for 6/28/16



REVISIONS	
REVISION DESCRIPTION	SHEET
INITIAL SUBMISSION	1
REVISED PER CITY COMMENTS	2
REVISED PER CITY COMMENTS	3
REVISED PER CITY COMMENTS	4
REVISED PER CITY COMMENTS	5
REVISED PER CITY COMMENTS	6
REVISED PER CITY COMMENTS	7
REVISED PER CITY COMMENTS	8
REVISED PER CITY COMMENTS	9
REVISED PER CITY COMMENTS	10
REVISED PER CITY COMMENTS	11
REVISED PER CITY COMMENTS	12
REVISED PER CITY COMMENTS	13
REVISED PER CITY COMMENTS	14
REVISED PER CITY COMMENTS	15
REVISED PER CITY COMMENTS	16
REVISED PER CITY COMMENTS	17
REVISED PER CITY COMMENTS	18
REVISED PER CITY COMMENTS	19
REVISED PER CITY COMMENTS	20
REVISED PER CITY COMMENTS	21
REVISED PER CITY COMMENTS	22
REVISED PER CITY COMMENTS	23
REVISED PER CITY COMMENTS	24
REVISED PER CITY COMMENTS	25
REVISED PER CITY COMMENTS	26
REVISED PER CITY COMMENTS	27
REVISED PER CITY COMMENTS	28
REVISED PER CITY COMMENTS	28

**COLLINS ENGINEERING**  
200 GARRETT STREET SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719  
LOCHLYN HILL PHASE II & III FINAL SITE PLAN  
COVER SHEET

PROJECT: 112062  
SCALE: AS NOTED  
SHEET NO. 1

THIS PLAN AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF COLLINS ENGINEERING and may not be reproduced, in whole or in part, for any other project without the express written consent of COLLINS ENGINEERING. No part of this plan or any other document shall be used for any purpose other than that for which it was prepared. No part of this plan or any other document shall be used for any purpose other than that for which it was prepared. No part of this plan or any other document shall be used for any purpose other than that for which it was prepared.