ATTACHMENT A

APPLICATION PLAN

PLANNED RESIDENTIAL DEVELOPMENT - PRD

SITE INFORMATION

1. EXISTING SITE INFORMATION:

BUILDING AREA	= 0.75 ACRES	(3%)
PAVEMENT AREA	= 1.05 ACRES	(4%)
IMPERVIOUS AREA	= 1.80 ACRES	(7%)
GRASS AREAS	=11.29 ACRES	(42%)
WOOD AREAS	=13.75 ACRES	(51%)
TOTAL	=26.843 ACRES	

2. NEW SITE INFORMATION:

BUILDING AREA	= 0.67 ACRES	(3%)
PAVEMENT AREA	= 0.52 ACRES	(2%)
IMPERVIOUS AREA	= 1.19 ACRES	(4%)

3. COMBINED SITE INFORMATION:

BUILDING AREA	= 1.42 ACRES	(5%)
PAVEMENT AREA	= 1.57 ACRES	(6%)
IMPERVIOUS AREA	= 2.99 ACRES	(11%)
GRASS AREAS	=10.32 ACRES	(38%)
WOOD AREAS	=13.53 ACRES	(51%)
TOTAL	=26.843 ACRES	

UNITS & DENSITY CHART

PARCEL 14C: 23.743 ACRES

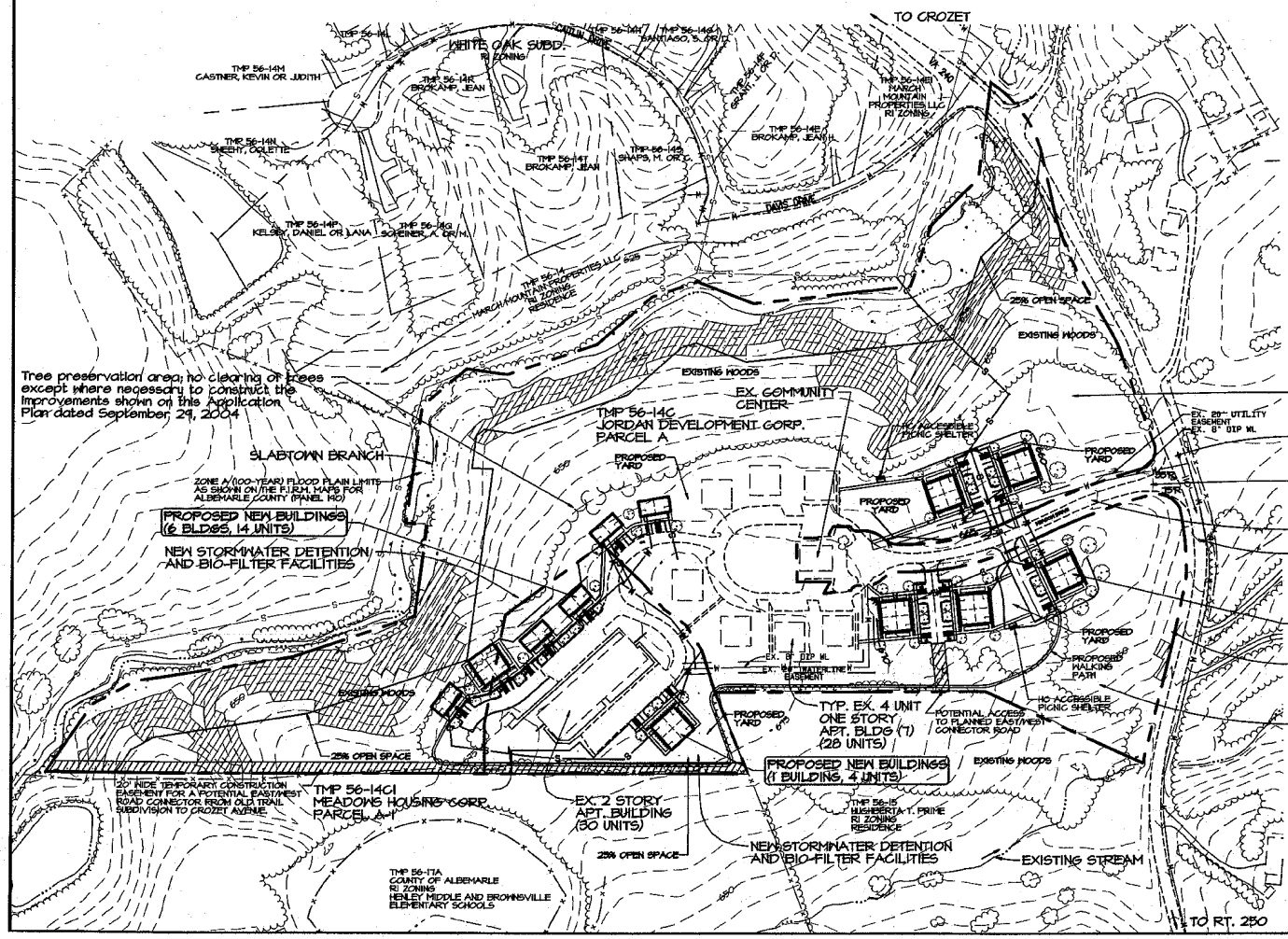
EX. UNITS/DENSITY = 28 / 1.2 UNITS PER ACRE
NEW UNITS/DENSITY = 29 / 1.5
TOTAL UNITS/DENSITY = 57 / 2.4

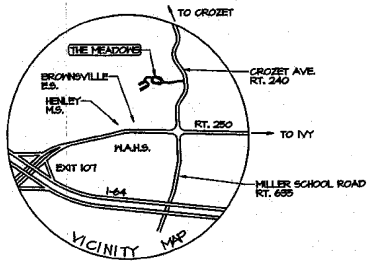
PARCEL 14C1: 3.100 ACRES

EX. UNITS/DENSITY = 30 / 9.7 UNITS PER ACRE
NEW UNITS/DENSITY = 9 / 2.9
TOTAL UNITS/DENSITY = 39 /12.6

NOTES:

1. ALL PROPOSED CONSTRUCTION WILL RELATED IN SCALE, PROPORTIONS AND MASSING TO THE EXISTING STRUCTURES.
2. THE PROPOSED BUILDING HEIGHTS WILL BE 19 TO 21-FEET.
3. THE PROPOSED OPEN SPACE CHARACTERISTICS WILL BE LAWN, GRASS AND WOODS.
4. THE PROPOSED LANDSCAPING WILL COMPLEMENT THE EXISTING LANDSCAPING.
5. THE PROPOSED BUILDING ARCHITECTURE WILL MATCH THE EXISTING STRUCTURES.





EX. UNITS=58
NEW UNITS PROPOSED=38
TOTAL UNITS=96

NEW WATER LINE
EX. SANITARY LINE
NEW SANITARY LINE

25% OPEN SPACE REQUIREMENT:
PARCEL 14C = 23.743 AC. x 0.25 = 5.94 AC. REQUIRED; 5.98 AC. SHOWN
PARCEL 14C1 = 3.1 AC. x .25 = 0.78 AC. REQUIRED; 0.78 AC. SHOWN

25% SLOPE STUDY

TOPO SOURCE: A.C.S.A.
CONTOUR INTERVAL IS 5 FEET
U.S.G.S. VERTICAL DATUM

DATE
JANUARY 30, 2003

REVISIONS
JUNE 27, 2003
AUGUST 11, 2003
APRIL 16, 2004
JUNE 16, 2004
AUGUST 21, 2004
AUGUST 30, 2004
SEPTEMBER 24, 2004

SCALE
1"=100'

THE MEADOWS EXPANSION
HOME and COMMUNITY CENTER for the ELDERLY

APPLICATION PLAN

BRIAN P. SMITH, PE
CIVIL ENGINEERING, INC.
GOLF COURSE DESIGN
SITE DESIGN - LAND PLANNING
105 WEST HIGH STREET
CHARLOTTESVILLE, VA 22902
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bpsplanner@hotmail.com

JOB NUMBER
02-018-00

DWG. NAME
SITE PLAN.PRO

SHEET
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