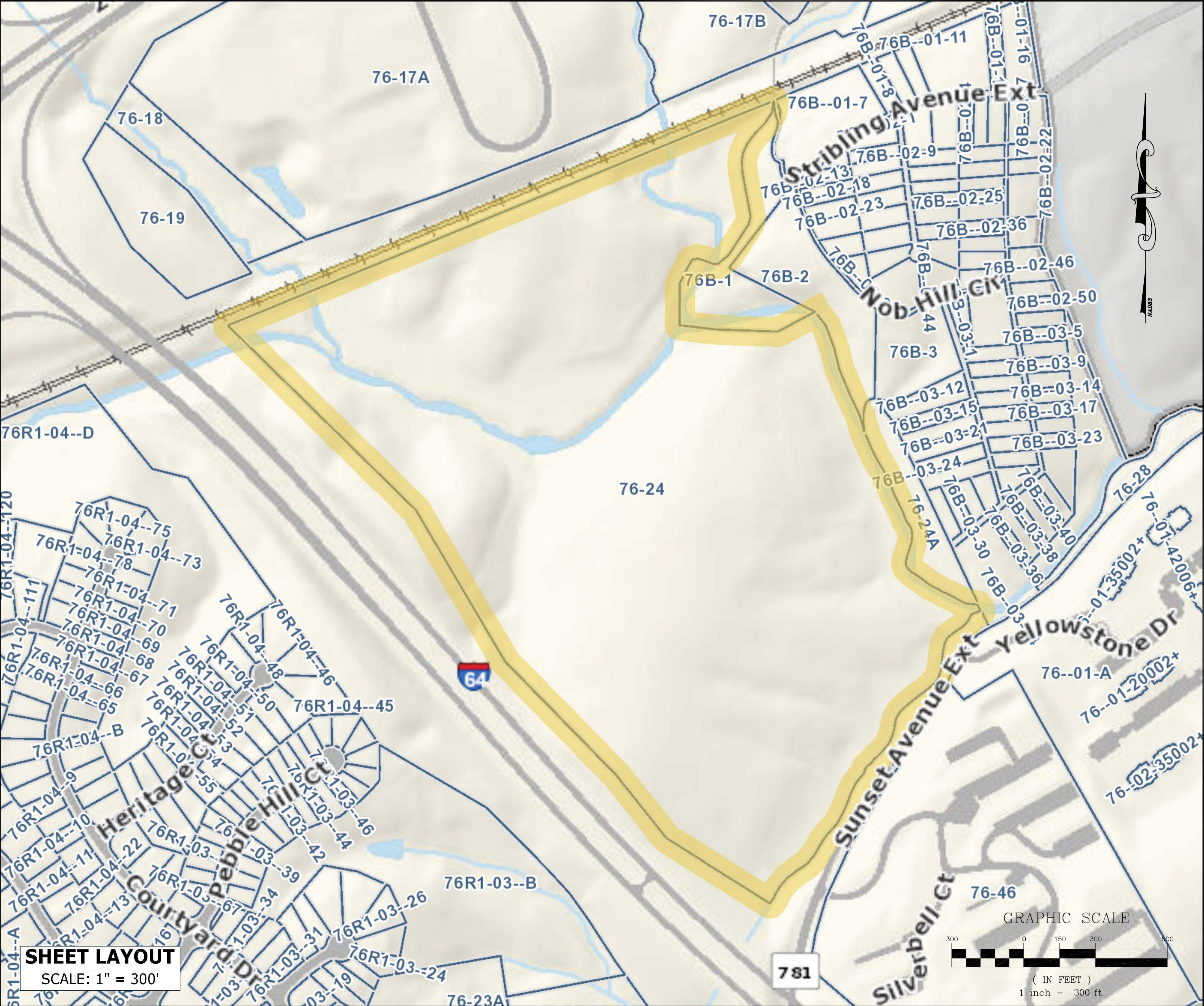


GRANGER DEVELOPMENT REZONING

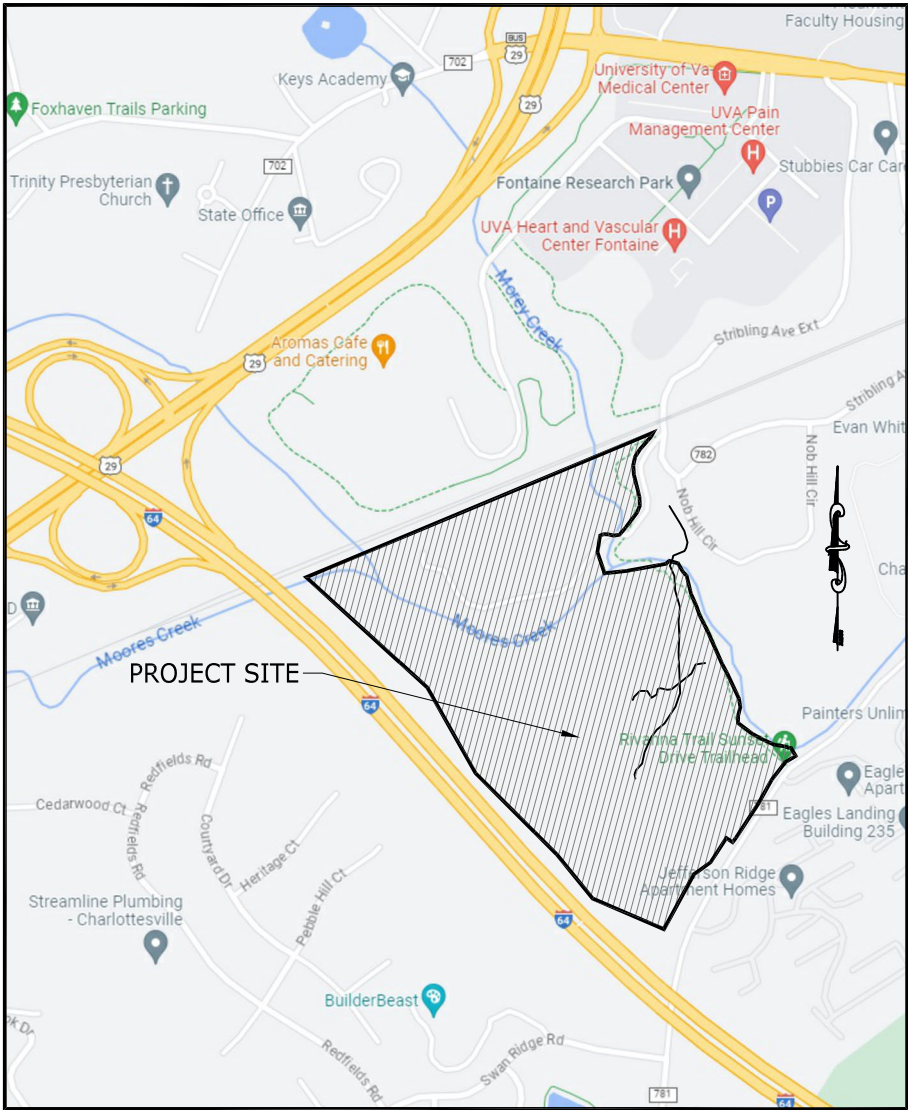
ZONING MAP AMENDMENT (ZMA2023-00010)

APPLICATION PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



SHEET LAYOUT
SCALE: 1" = 300'



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES & DETAILS
3	EXISTING CONDIONS
4	APPLICATION PLAN
5	UTILITY & GRADING PLAN
6	PROPOSED TRAIL NETWORK
7	AMENITY SPACE CONCEPTUAL PLAN
7	TOTAL SHEETS

CE

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

R

RIVERBEND

DEVELOPMENT

REVISIONS		DESCRIPTION	
DATE		INITIAL SUBMITTAL	
08/21/23		REVISIONS TO THE APPLICATION PLAN	
12/18/23		REVISIONS TO THE APPLICATION PLAN FOR PC MEETING	
2/19/24		REVISIONS TO THE APPLICATION PLAN FOR PC MEETING	
3/26/24		REVISIONS TO THE APPLICATION PLAN FOR PC MEETING	

GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

COVER SHEET

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE

AUGUST 21, 2023

SCALE

AS SHOWN

SHEET

1

GENERAL NOTES

OWNER:	STRIBLING HOLDINGS, LLC PO BOX 1467 CHARLOTTESVILLE, VA 22902
DEVELOPER:	RIVERBEND DEVELOPMENT, INC 455 SECOND STREET SE, SUITE 201 CHARLOTTESVILLE, VA 22902
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902
TAX MAP & ZONING:	07600-00-00-02400 D.B. 3556, PG. 525 R-1 RESIDENTIAL
TOTAL PROJECT AREA:	68.96 ACRES
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS - MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT, AIRPORT IMPACT AREA OVERLAY DISTRICT, & FLOOD HAZARD OVERLAY DISTRICT. NOTE: THE PROPERTY IS ALSO LOCATED WITHIN A STATE DAM INUNDATION ZONE.
TOPOGRAPHY:	BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ROUDABUSH, GALE & ASSOCIATES IN MARCH, 2011. FIELD VERIFIED BY COLLINS ENGINEERING IN JUNE, 2023.
DATUM:	NAVD 1988
EXISTING VEGETATION:	WOODED LOT WITH HARDWOOD TREES. THIS PROPERTY IS NOT LOCATED WITHIN AN ALBEMARLE COUNTY AGRICULTURAL/FORESTAL DISTRICT.
BURIAL SITES:	(1) CEMETERY EXISTS ON THE PROPERTY - SEE SHEET 3 FOR THE LOCATION OF THE CEMETERY. THE CEMETERY SHALL REMAIN ON THE PROPERTY AND UNDISTURBED WITH THE PROPOSED DEVELOPMENT.
GROSS/NET DENSITY:	PARKS AND GREEN SYSTEM (ZERO DUA): 35.6 ACRES x 0 DUA = 0 UNITS NEIGHBORHOOD DENSITY RESIDENTIAL (6 DUA): 33.92 ACRES x 6 DUA = 203 UNITS PROPOSED NUMBER OF RESIDENTIAL DWELLING UNITS = 203 UNITS TOTAL NET DENSITY: 5.98 DUA TOTAL GROSS DENSITY: 203 UNITS / 68.96 ACRES = 2.94 DUA NOTE: A MAXIMUM OF (2) UNITS ARE PROPOSED WITHIN THE 6± ACRE RESERVED AREA NORTH OF MOORES CREEK. THESE (2) UNITS ARE INCLUDED IN THE OVERALL 203 UNITS PROPOSED FOR THE GRANGER DEVELOPMENT. HOWEVER, ALL 203 UNITS MAY BE CONSTRUCTED IN THE BUILDING ENVELOPE SOUTH OF MOORES CREEK, WITH NO UNITS BUILT WITHIN THE RESERVED AREA NORTH OF MOORES CREEK.
ALLOWABLE USES:	THE PERMITTED USES FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH SECTION 19.3.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR A PRD DISTRICT. THE REZONING PROPOSES A MIXTURE OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED UNITS, AND MULTI-FAMILY UNITS
PARKING:	PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
FIRE & RESCUE:	THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (1) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT.
UTILITIES:	COUNTY WATER AND SEWER
WATERSHED:	MOORES CREEK WATERSHED
STREAM BUFFER:	100' WPO STREAM BUFFER EXIST ON THE PROPERTY - SEE SHEET 3 FOR THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
PRESERVED/MANAGED SLOPES:	BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE SHEET 3 FOR THE LOCATION OF THE STEEP SLOPES.
FLOODPLAIN:	A 100 YEAR FLOODPLAIN IS LOCATED ON THIS SITE PER FEMA MAP ID 51003C0269D DATED FEBRUARY 4, 2005. IN ADDITION, THERE IS A SUNNY DAY DAME BREACH INUNDATION ZONE THAT EXIST ON THE PROPERTY. SEE SHEET 3 FOR THE LOCATION OF THE FLOODPLAIN AND DAM BREACH ZONE ON THE PROPERTY.
DAM INUNDATION ZONE:	THIS PROPERTY IS LOCATED WITHIN A STATE DAM INUNDATION ZONE FOR THE RAGGED MOUNTAIN DAM. THE HAZARD CLASSIFICATION FOR THIS DAM IS HIGH HAZARD CLASSIFICATION. THE PROPOSED DEVELOPMENT WILL NOT CHANGE THE OVERALL CLASSIFICATION OF THE EXISTING DAM. A PORTION OF THE PROPOSED LOTS ARE WITHIN THE DAM INUNDATION ZONE FOR THE PMF BREACH; HOWEVER, ALL BUILDABLE AREAS SHALL BE OUTSIDE OF THE SUNNY DAY DAM BREACH INUNDATION ZONE. SEE SHEET 5 FOR GRADING PLAN FOR THE PROPOSED LOTS WITHIN THE LIMITS OF THE SUNNY DAY BREACH INUNDATION ZONE.
INGRESS/EGRESS:	THE ENTRANCE TO THE SITE SHALL CONNECT TO THE EXISTING SUNSET AVENUE EXTENDED.
BUILDING HEIGHTS:	THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 3 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 40 FEET. 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 35 FEET.
SETBACKS:	5' MIN. & 25' MAX. FRONT YARD BUILDING SETBACK 5' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION) 10' MIN. & NO MAX. REAR YARD BUILDING SETBACK
BUILDING ARCHITECTURE:	BUILDINGS AND HOUSES SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. THE BUILDING MATERIALS PALETTE SHALL INCLUDE BRICK AND HARDY PLANK, OR SIMILAR QUALITY MATERIALS.
BUILDING ARCHITECTURE:	BUILDINGS AND HOUSES SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. THE BUILDING MATERIALS PALETTE SHALL INCLUDE BRICK AND HARDY PLANK, OR SIMILAR QUALITY MATERIALS.
BUFFERS:	WITHIN THE LANDSCAPE BUFFER SHOWN ON THE APPLICATION PLAN, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLAN A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATURE TO VIRGINIA. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING MAY BE ALLOWED WITHIN THE BUFFER AREAS; HOWEVER, ANY DISTURBANCES WITHIN THE BUFFER AREA SHALL BE REPLANTED. BUFFERS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES WILL MEET STATE REQUIREMENTS AND MAY INCLUDE A NUMBER OF BMP PRACTICES, SUCH AS WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

COMMON OPEN SPACE:25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE GREEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, A TOT LOT, A DOG PARK, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE. NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT. THE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT FOR THE PUBLIC ACCESS AND MAINTENANCE EASEMENT AREA, AS NOTED BELOW.

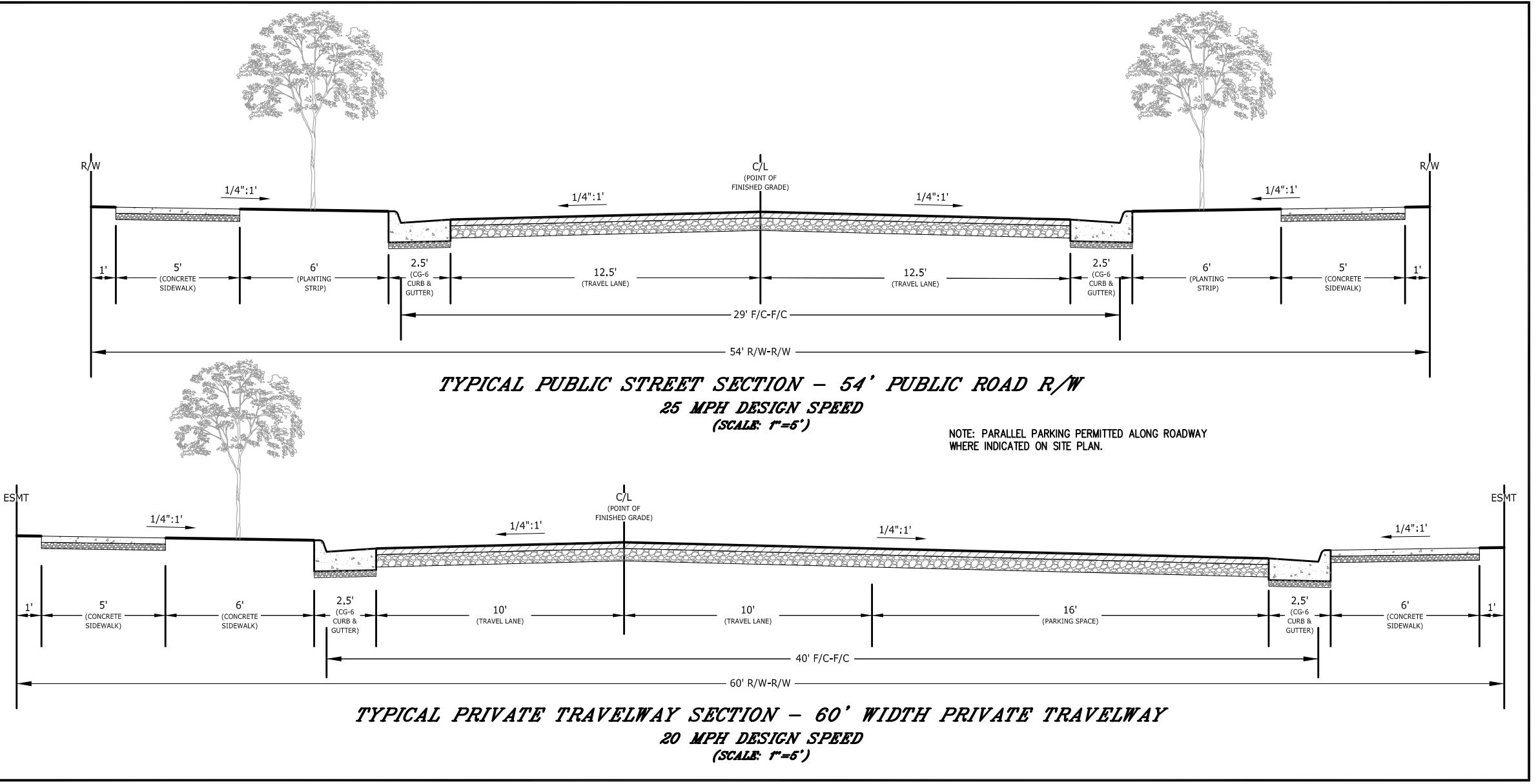
LAND DEDICATED TO PUBLIC USE: THE DEVELOPMENT INCLUDES A PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO PUBLIC USE OVER THE PROPOSED PAVED AND PRIMITIVE TRAILS, AS SHOWN ON SHEET 6 OF THE APPLICATION PLAN. THE DESIGN OF THE TRAILWAYS IS ALSO SHOWN ON SHEET 6. THE ACCESS AND MAINTENANCE EASEMENT SHALL BE RECORDED WITH THE SUBDIVISION PLAT AND THE CONSTRUCTION OF THE TRAILS AND DEDICATION OF THE EASEMENT AND TRAILS TO PUBLIC USE SHALL BE COMPLETED PRIOR TO THE 150 BUILDING PERMIT. THE PROPOSED ACREAGE OF THE ACCESS AND MAINTENANCE EASEMENT IS APPROXIMATELY 12 ACRES.

RESERVED AREA: APPROXIMATELY 6 ACRES AS SHOWN ON THE APPLICATION PLAN HAS BEEN SHOWN AS RESERVED AREA. THIS AREA MAY BE USED FOR A MAXIMUM OF (2) DWELLING UNITS, USED FOR OPEN SPACE, OR USED FOR A FUTURE USE. NOTE, ANY FUTURE USE OF THIS AREA (OTHER THAN 2 UNITS OR OPEN SPACE) WILL REQUIRE A MODIFICATION TO THE REZONING APPLICATION PLAN. IN ADDITION, THE (2) POTENTIAL DEVELOPMENT UNITS WITHIN THE RESERVE AREA ARE PART OF THE OVERALL 203 UNITS FOR THE DEVELOPMENT., AS NOTED IN THE DENSITY CALCULATIONS ON THIS SHEET.

AFFORDABLE HOUSING: A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW:
FOR-RENT AFFORDABLE DWELLING UNITS:
A. RENTAL RATES: THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") WILL NOT EXCEED HUD'S AFFORDABILITY STANDARD OF THIRTY PERCENT (30%) OF THE INCOME OF A HOUSEHOLD MAKING EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED BY HUD FROM TIME TO TIME). IN EACH SUBSEQUENT CALENDAR YEAR, THE MONTHLY NET RENT FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT MAY BE INCREASED UP TO THREE PERCENT (3%). THE TERM "NET-RENT" MEANS THAT THE RENT DOES NOT INCLUDE TENANT-PAID UTILITIES OR HOMEOWNERS ASSOCIATION FEES. THE REQUIREMENT THAT THE RENTS FOR SUCH FOR-RENT AFFORDABLE DWELLING UNITS MAY NOT EXCEED THE MAXIMUM RENTS ESTABLISHED IN THIS SECTION WILL APPLY FOR A PERIOD OF TEN (10) YEARS FOLLOWING THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE COUNTY FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, OR UNTIL THE UNITS ARE SOLD AS LOW OR MODERATE COST UNITS QUALIFYING AS SUCH UNDER EITHER THE VHDA, FARMERS HOME ADMINISTRATION, OR HOUSING AND URBAN DEVELOPMENT, SECTION 8, WHICHEVER COMES FIRST (THE "AFFORDABLE TERM").
B. CONVEYANCE OF INTEREST: ALL DEEDS CONVEYING ANY INTEREST IN THE FOR-RENT AFFORDABLE DWELLING UNITS DURING THE AFFORDABLE TERM WILL CONTAIN LANGUAGE RECITING THAT SUCH UNIT IS SUBJECT TO THE TERMS OF THIS SECTION. IN ADDITION, ALL CONTRACTS PERTAINING TO A CONVEYANCE OF ANY FOR-RENT AFFORDABLE DWELLING UNIT, OR ANY PART THEREOF, DURING THE AFFORDABLE TERM WILL CONTAIN A COMPLETE AND FULL DISCLOSURE OF THE RESTRICTIONS AND CONTROLS ESTABLISHED BY THIS SECTION. AT LEAST THIRTY (30) DAYS PRIOR TO THE CONVEYANCE OF ANY INTEREST IN ANY FOR-RENT AFFORDABLE DWELLING UNIT DURING THE AFFORDABLE TERM, THE THEN-CURRENT OWNER WILL NOTIFY THE COUNTY IN WRITING OF THE CONVEYANCE AND PROVIDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE POTENTIAL GRANTEE, AND STATE THAT THE REQUIREMENTS OF THIS SECTION HAVE BEEN SATISFIED.
C. REPORTING RENTAL RATES: DURING THE AFFORDABLE TERM, WITHIN THIRTY (30) DAYS OF EACH RENTAL OR LEASE TERM FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE HOUSING OFFICE A COPY OF THE RENTAL OR LEASE AGREEMENT FOR EACH SUCH UNIT RENTED THAT SHOWS THE RENTAL RATE FOR SUCH UNIT AND THE TERM OF THE RENTAL OR LEASE AGREEMENT. IN ADDITION, DURING THE AFFORDABLE TERM, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE COUNTY, IF REQUESTED, ANY REPORTS, COPIES OF RENTAL OR LEASE AGREEMENTS, OR OTHER DATA PERTAINING TO RENTAL RATES AS THE COUNTY MAY REASONABLY REQUIRE.

FOR-SALE AFFORDABLE DWELLING UNITS:
THE OWNER MAY MEET THE AFFORDABLE HOUSING REQUIREMENT BY CONSTRUCTING AFFORDABLE DWELLING UNITS. FOR PURPOSES OF THIS SECTION, "AFFORDABLE DWELLING UNIT" SHALL MEAN ANY UNIT AFFORDABLE TO HOUSEHOLDS WITH INCOMES LESS THAN EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED FROM TIME TO TIME BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT) SUCH THAT HOUSING COSTS CONSISTING OF PRINCIPAL, INTEREST, REAL ESTATE TAXES AND HOMEOWNERS INSURANCE (PIT) DO NOT EXCEED THIRTY PERCENT (30%) OF THE GROSS HOUSEHOLD INCOME; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL THE SELLING PRICE FOR SUCH AFFORDABLE UNITS BE MORE THAN SIXTY-FIVE PERCENT (65%) OF THE APPLICABLE VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA) MAXIMUM SALES PRICE / LOAN LIMIT FOR FIRST-TIME HOMEBUYER PROGRAMS AT THE BEGINNING OF THE 180-DAY PERIOD, HEREOF (THE "VHDA LIMIT"). THE OWNER SHALL IMPOSE BY CONTRACT THE RESPONSIBILITY HEREIN OF CONSTRUCTING AND SELLING THE AFFORDABLE DWELLING UNITS TO ANY SUBSEQUENT OWNER OR DEVELOPER OF THE PROPERTY (OR ANY PORTION THEREOF). SUCH SUBSEQUENT OWNER(S) AND/OR DEVELOPER(S) SHALL SUCCEED TO THE OBLIGATIONS OF THE OWNER UNDER THIS SECTION; AND THE "OWNER" SHALL REFER TO SUCH SUBSEQUENT OWNER(S) AND/OR DEVELOPER(S), AS APPLICABLE.
TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

- NOTES:
1. THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
 2. EXACT LOCATION OF TRAVELWAYS AND ROADWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
 3. ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. ALL ROADWAYS AND ROADWAY FRONTAGE IMPROVEMENTS SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
 5. INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE DEVELOPMENT SHALL CONNECT THE COMMON OPEN SPACES PROVIDING A PEDESTRIAN NETWORKS THROUGH THE DEVELOPMENT AS SHOWN ON THE APPLICATION PLAN. THE SIDEWALKS AND PATHWAYS SHALL MEET VDOT AND ALBEMARLE COUNTY STANDARDS. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREETS WITHIN THE PROPOSED DEVELOPMENT.
 6. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.
 7. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE APPROVED BY ALBEMARLE COUNTY AND THE ARCHITECTURAL REVIEW BOARD (AS REQUIRED).



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200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 434.293.3719

RIVERBEND

DEVELOPMENT

REVISIONS	
DATE	DESCRIPTION
08/21/23	INITIAL SUBMITTAL
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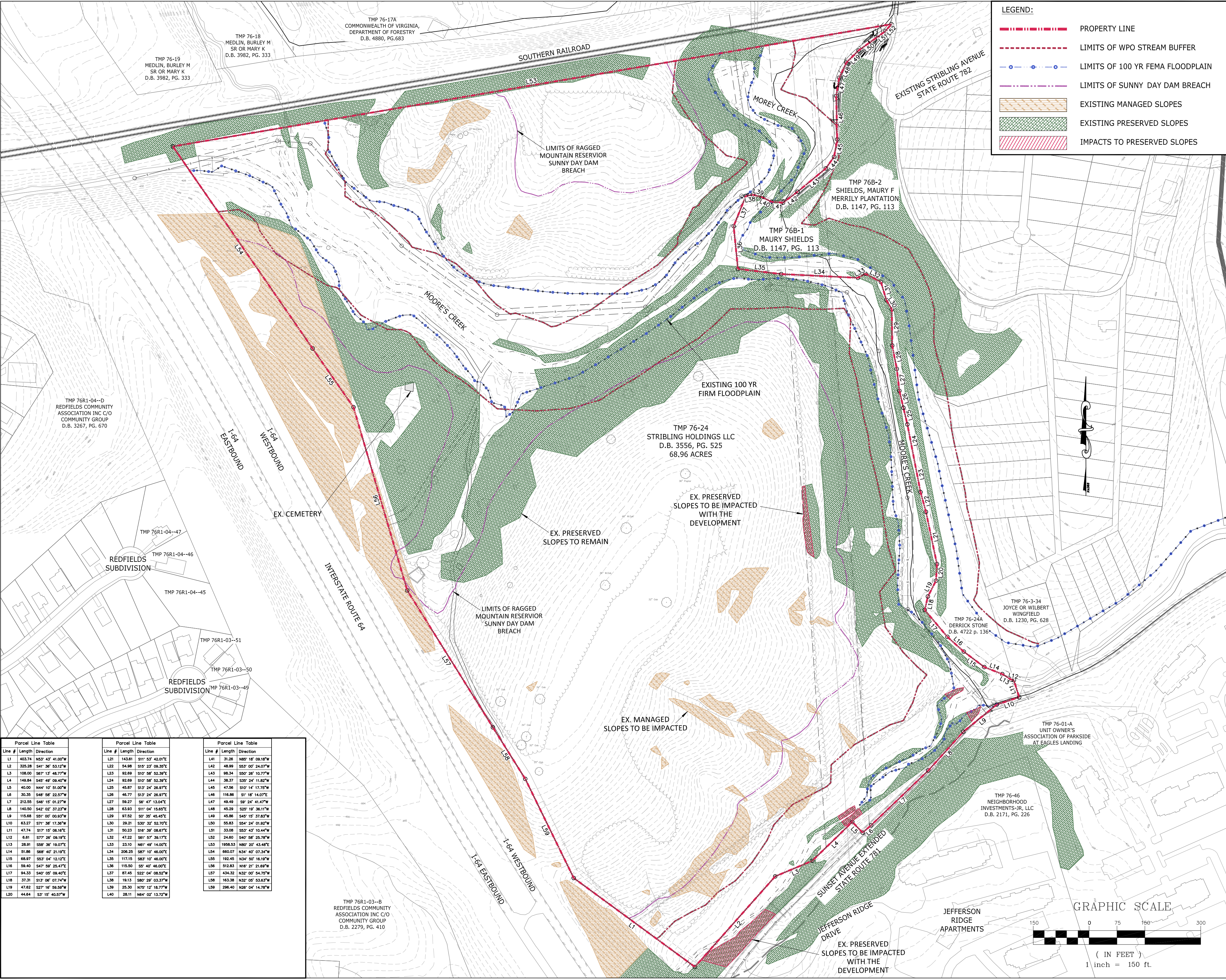
GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

GENERAL PROJECT NOTES & DETAILS

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
AUGUST 21, 2023
SCALE
N/A
SHEET
2



Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	403.74	N53° 43' 41.00"W	L21	143.61	S11° 53' 42.01"E	L41	31.28	N85° 18' 09.18"W
L2	325.28	S41° 30' 53.12"W	L22	54.98	S15° 23' 09.30"E	L42	48.99	S53° 00' 24.07"W
L3	108.00	S67° 13' 48.77"W	L23	92.69	S10° 58' 52.39"E	L43	98.34	S50° 26' 10.77"W
L4	149.84	S45° 49' 09.40"W	L24	92.69	S10° 58' 52.39"E	L44	38.37	S35° 24' 11.82"W
L5	40.00	N44° 10' 51.00"W	L25	45.87	S13° 24' 26.97"E	L45	47.56	S10° 14' 17.75"W
L6	30.35	S48° 58' 22.57"W	L26	46.77	S13° 24' 26.97"E	L46	116.86	S1° 18' 14.07"E
L7	212.55	S46° 15' 01.27"W	L27	59.27	S6° 47' 13.04"E	L47	49.49	S9° 24' 41.47"W
L8	140.50	S42° 02' 37.23"W	L28	63.93	S11° 04' 15.65"E	L48	45.29	S25° 19' 36.11"W
L9	115.68	S51° 00' 00.93"W	L29	97.52	S0° 35' 45.45"E	L49	45.86	S45° 15' 37.83"W
L10	63.27	S71° 38' 17.36"W	L30	29.21	S30° 32' 52.70"E	L50	55.83	S54° 24' 01.92"W
L11	47.74	S17° 15' 06.16"E	L31	50.23	S16° 39' 08.67"E	L51	33.08	S53° 43' 10.44"W
L12	6.61	S77° 28' 09.19"E	L32	47.22	S61° 57' 36.17"E	L52	24.60	S40° 58' 25.78"W
L13	28.91	S58° 36' 18.07"E	L33	23.10	N61° 49' 14.00"E	L53	1958.53	N80° 20' 43.48"E
L14	51.86	S68° 40' 21.10"E	L34	206.25	S87° 10' 46.00"E	L54	680.07	N34° 40' 07.34"W
L15	68.97	S53° 04' 12.12"E	L35	117.15	S83° 10' 46.00"E	L55	192.45	N34° 50' 16.19"W
L16	59.40	S47° 59' 25.47"E	L36	115.50	S5° 40' 46.00"E	L56	512.83	N16° 21' 21.69"W
L17	94.33	S40° 05' 09.40"E	L37	87.45	S27° 04' 08.50"W	L57	434.32	N32° 00' 54.70"W
L18	37.31	S13° 06' 07.74"W	L38	19.13	S80° 29' 03.37"W	L58	163.38	N32° 05' 53.63"W
L19	47.62	S27° 16' 59.56"W	L39	25.30	N75° 12' 18.77"W	L59	296.40	N28° 04' 14.78"W
L20	44.64	S3° 15' 40.57"W	L40	28.11	N64° 02' 13.72"W			

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RIVERBEND

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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

EXISTING CONDITIONS

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE

AUGUST 21, 2023

SCALE

1" = 150'

SHEET

3

LEGEND:

PROPERTY LINE

LIMITS OF WPO STREAM BUFFER

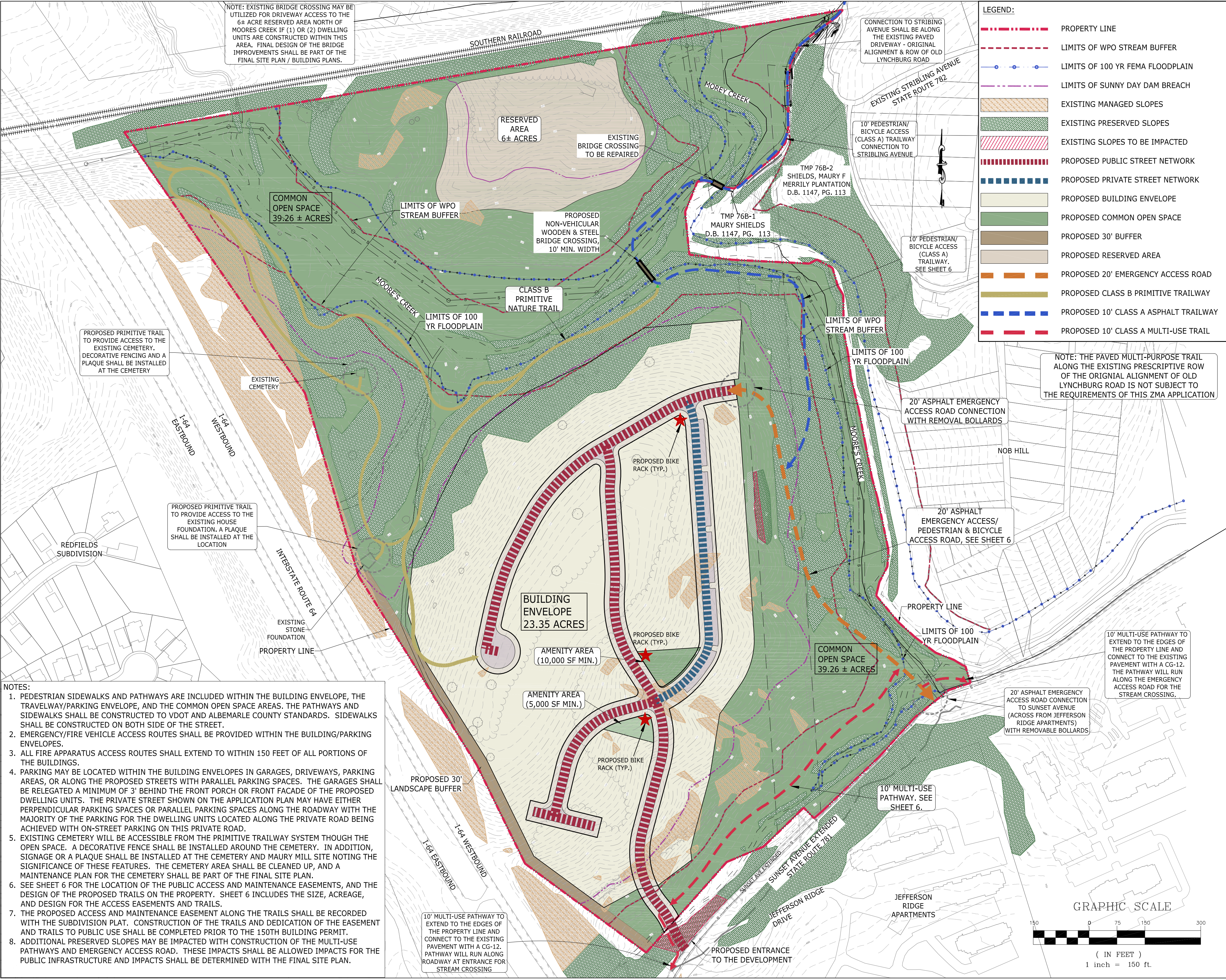
LIMITS OF 100 YR FEMA FLOODPLAIN

LIMITS OF SUNNY DAY DAM BREACH

EXISTING MANAGED SLOPES

EXISTING PRESERVED SLOPES

IMPACTS TO PRESERVED SLOPES



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RIVERBEND

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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

APPLICATION PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE	AUGUST 21, 2023
SCALE	1" = 150'
SHEET	4



- NOTES:
1. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING ENVELOPE, THE TRAVELWAY/PARKING ENVELOPE, AND THE COMMON OPEN SPACE AREAS. THE PATHWAYS AND SIDEWALKS SHALL BE CONSTRUCTED TO VDOT AND ALBEMARLE COUNTY STANDARDS.
 2. EMERGENCY/FIRE VEHICLE ACCESS ROUTES SHALL BE PROVIDED WITHIN THE BUILDING/PARKING ENVELOPES.
 3. ALL FIRE APPARATUS ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDINGS.
 4. PARKING MAY BE LOCATED WITHIN THE BUILDING ENVELOPES IN GARAGES, DRIVEWAYS, PARKING AREAS, OR ALONG THE PROPOSED STREETS.

- LEGEND:
- PROPERTY LINE
 - LIMITS OF WPO STREAM BUFFER
 - LIMITS OF 100 YR FEMA FLOODPLAIN
 - LIMITS OF SUNNY DAY DAM BREACH
 - EXISTING MANAGED SLOPES
 - EXISTING PRESERVED SLOPES
 - EXISTING SLOPES TO BE IMPACTED
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED GREEN SPACE
 - PROPOSED 30' BUFFER
 - PROPOSED 20' EMERGENCY ACCESS ROAD
 - PROPOSED CLASS B PRIMITIVE TRAILWAY
 - PROPOSED 10' CLASS A ASPHALT TRAILWAY
 - PROPOSED 10' CLASS A MULTI-USE TRAIL
 - PROPOSED CONTOURS
 - PROPOSED WATERLINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER

CE COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

RIVERBEND
DEVELOPMENT

REVISIONS	
DATE	DESCRIPTION
08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
3/26/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING

GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

UTILITY & GRADING PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE

AUGUST 21, 2023

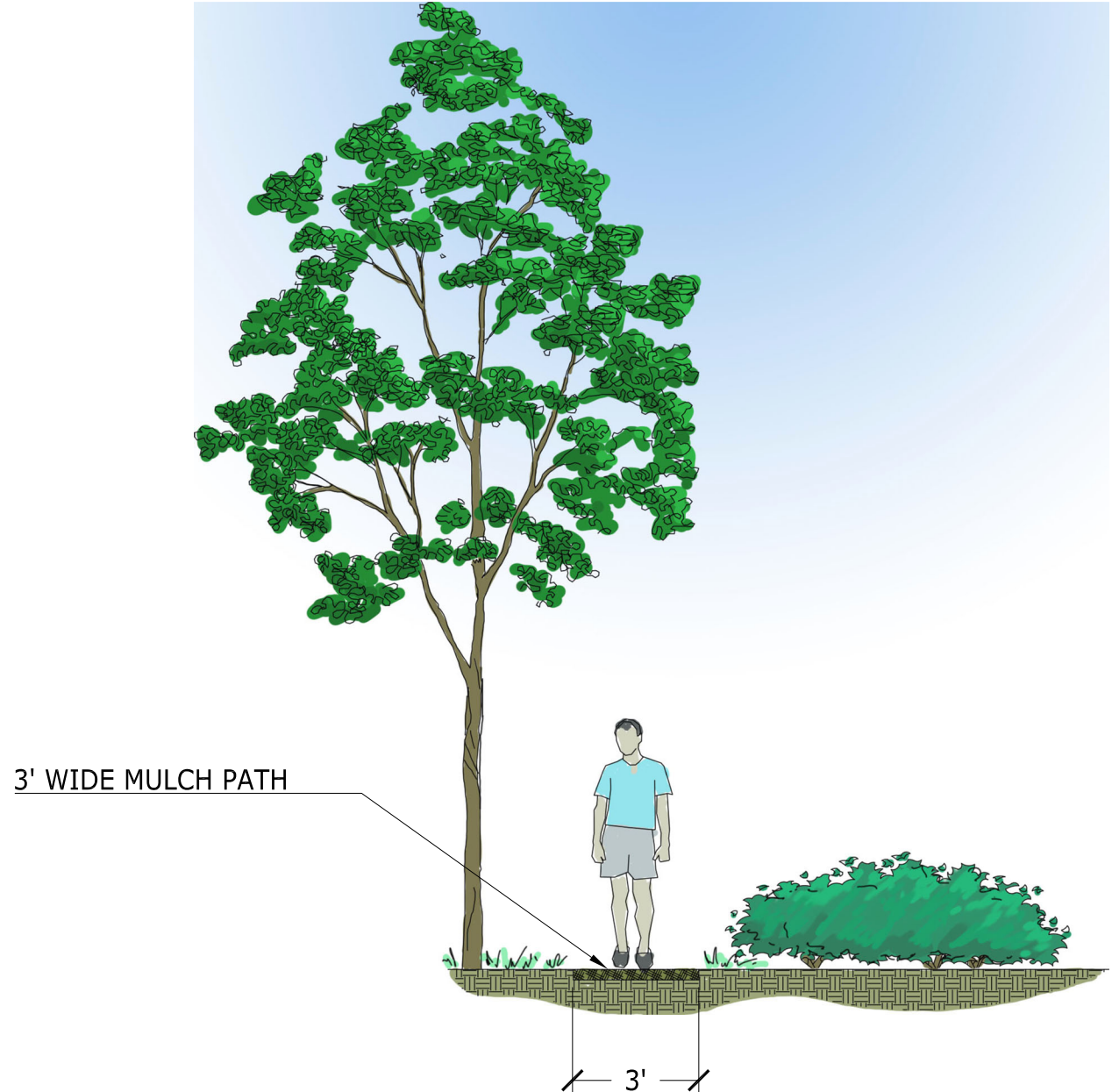
SCALE

1" = 150'

SHEET

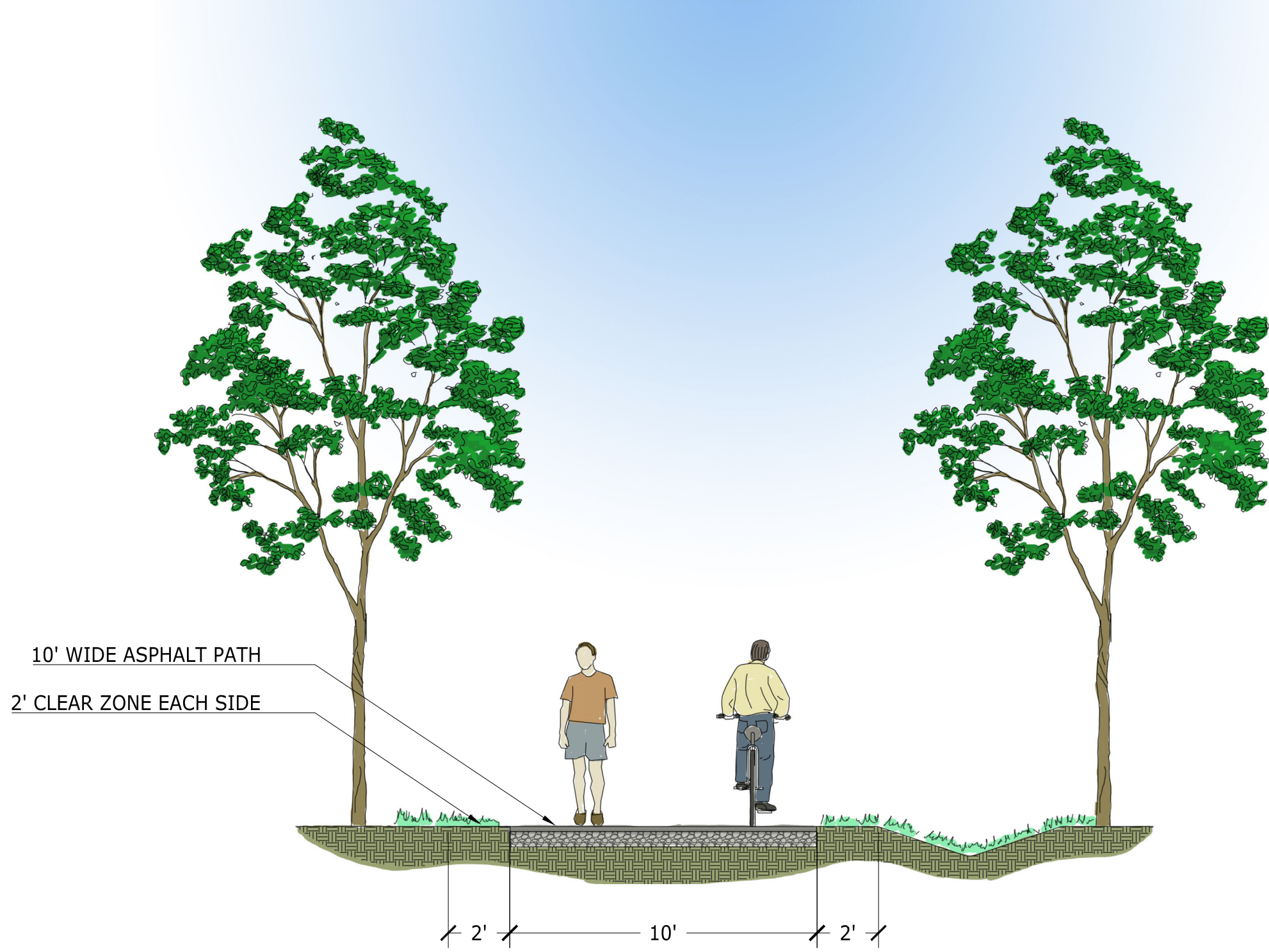
5

AREA RESERVED FOR FUTURE DEDICATION OF A 20' WIDE PUBLIC ACCESS AND MAINTENANCE EASEMENT FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL ALIGNMENT OF TRAIL EASEMENT TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



CLASS B - PRIMITIVE TRAIL

SCALE: 1/4" = 1'-0"



CLASS A - TYPE 2 TRAIL

SCALE: 1/4" = 1'-0"

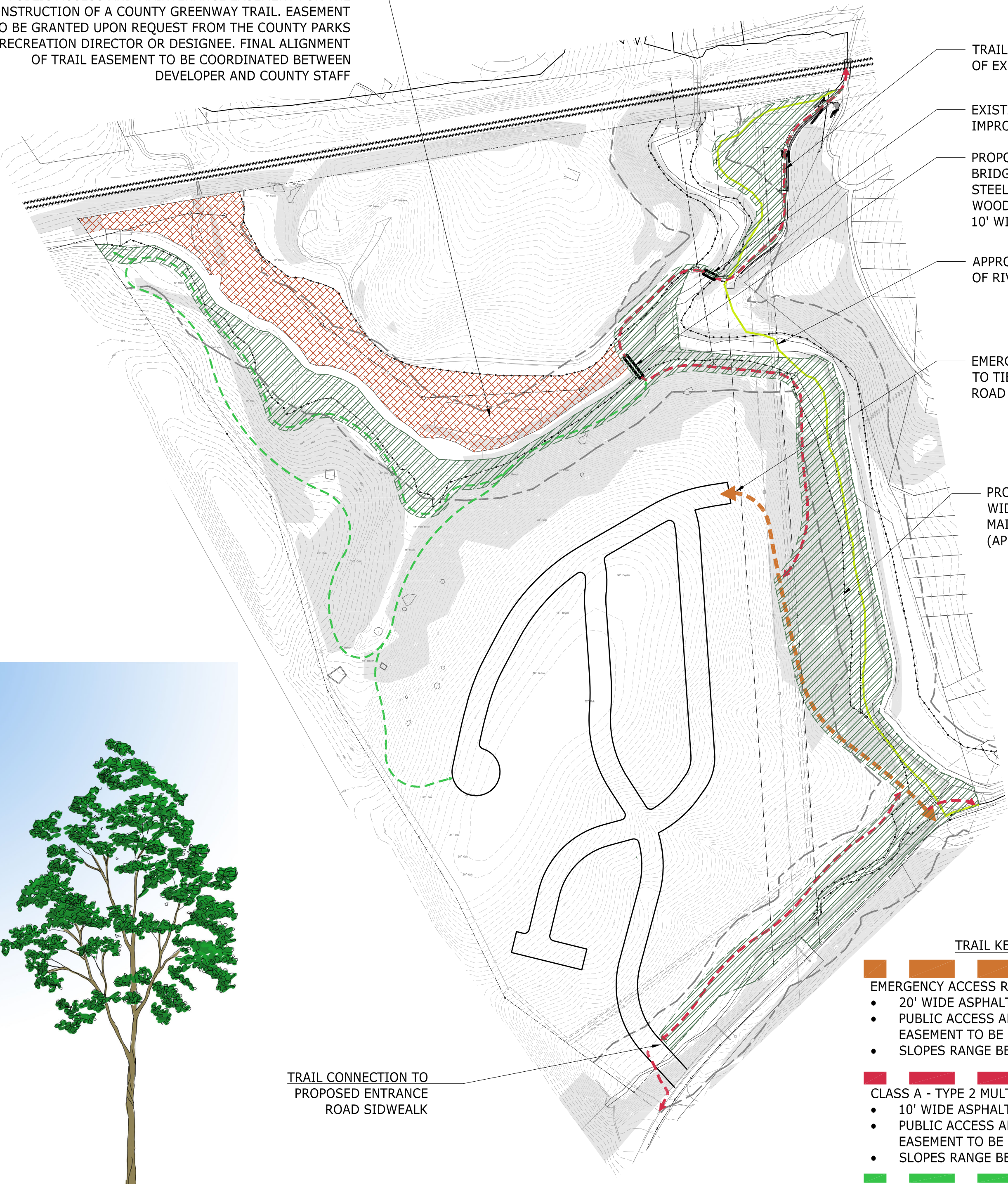
TRAIL CONNECTION TO PROPOSED ENTRANCE ROAD SIDEWALK

NOTE:
FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.

TRAIL KEY

- EMERGENCY ACCESS ROAD -
 - 20' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 5% & 10%
- CLASS A - TYPE 2 MULTI-USE TRAIL
 - 10' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 2% & 10%
- CLASS B - PRIMITIVE TRAIL
 - 5' WIDE NATURAL SURFACE
 - TO BE MAINTAINED BY HOA

APPROXIMATE LOCATION OF PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO COUNTY



- TRAIL TO FOLLOW ALIGNMENT OF EXISTING DRIVE
- EXISTING BRIDGE TO BE IMPROVED
- PROPOSED PEDESTRIAN BRIDGE, NON-VEHICULAR STEEL STRUCTURE WITH WOOD DECKING, MINIMUM 10' WIDTH
- APPROXIMATE LOCATION OF RIVANNA TRAIL
- EMERGENCY ACCESS ROAD TO TIE INTO PROPOSED ROAD SYSTEM
- PROPOSED VARIABLE WIDTH ACCESS AND MAINTENANCE EASEMENT (APPROX. 12 ACRES)

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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED TRAIL NETWORK

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

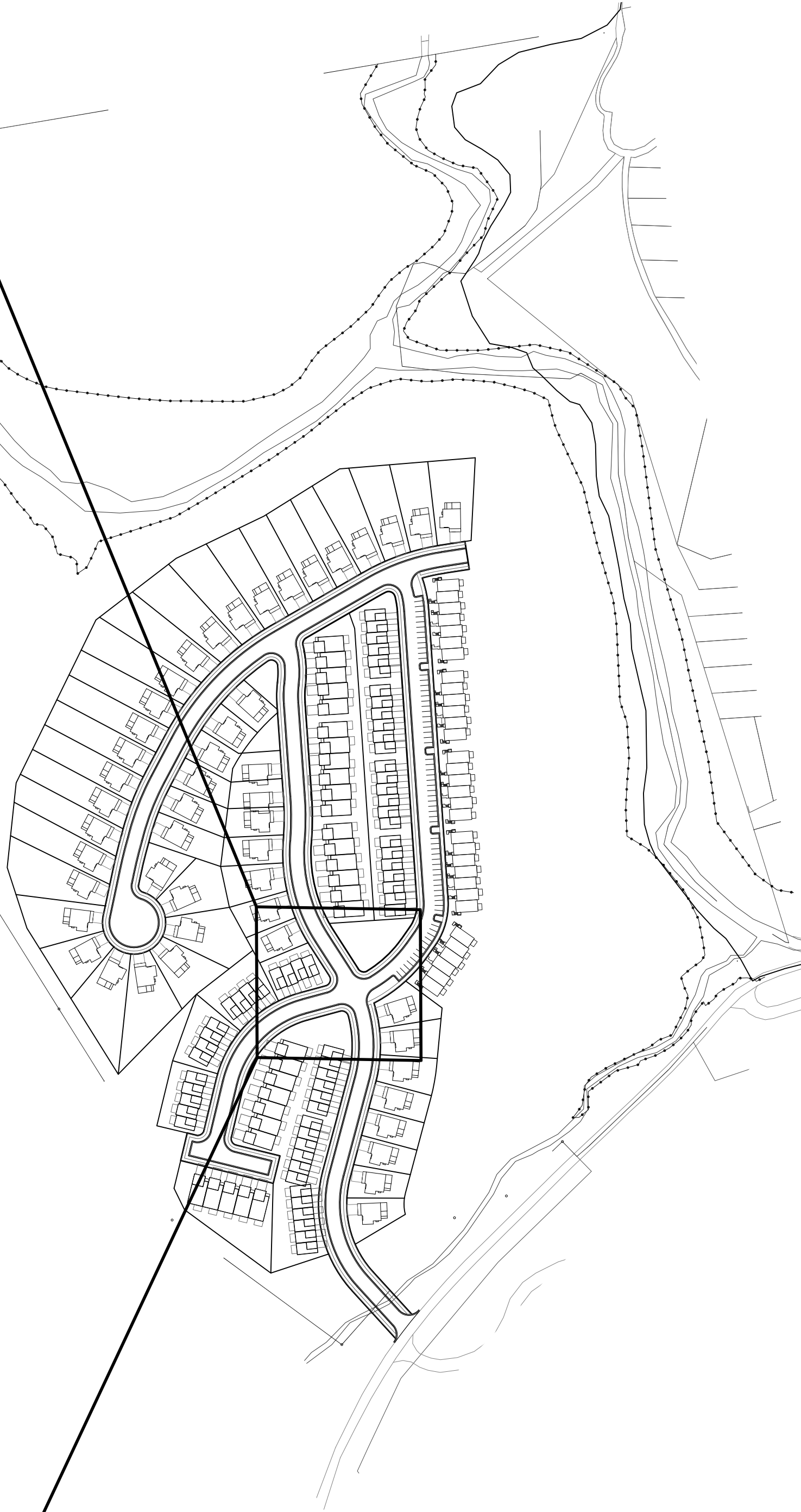
DATE
AUGUST 21, 2023

SCALE
AS NOTED

SHEET
6



CENTRAL AMENITY SPACE - CONCEPTUAL PLAN
SCALE: 1" = 20'-0"



CE

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

**RIVERBEND**
DEVELOPMENT

REVISIONS		DESCRIPTION
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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT
AMENITY SPACE CONCEPTUAL PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
AUGUST 21, 2023

SCALE
NTS

SHEET
7