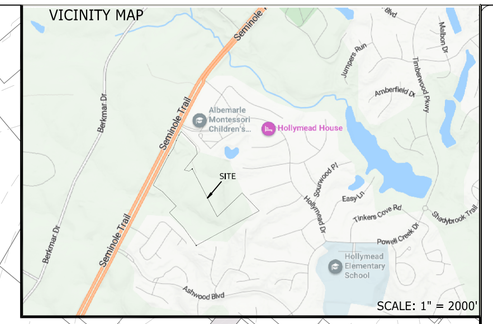
NOTES:
1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
2. THE LOCATION AND ROUTING OF THE TRAVELWAYS AND ROADWAYS ARE APPROXIMATE ON THE APPLICATION PLAN. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
3. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
4. NOTE, THE LOCATIONS OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
5. ALL PROPOSED RETAINING WALLS SHALL COMPLY WITH ALBEMARLE COUNTY ZONING AND BUILDING REQUIREMENTS. RETAINING WALLS SHALL NOT EXCEED 10 FEET IN HEIGHT.
6. TRASH COLLECTION FACILITIES OR DUMPSTERS SHALL BE LOCATED IN A CENTRAL AREA OR THROUGH THE DEVELOPMENT FOR TRASH SERVICES. INDIVIDUALLY OWNED UNITS OR ATTACHED HOUSING MAY HAVE THEIR OWN INDIVIDUAL TRASH CONTAINER FOR EACH UNIT OR A CENTRAL DUMPSTER LOCATION FOR TRASH SERVICES.
7. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE SWM FACILITY LOCATED ON THE PROPERTY. THE FACILITY MAY BE MODIFIED, ALTERED, OR ENLARGED FOR THE BUILD-OUT OF THE DEVELOPMENT. IMPROVED LANDSCAPING SHALL BE INSTALLED AROUND THE FACILITY FOR LANDSCAPING AND SCREENING OF THE FACILITY FROM ROUTE 29 AS ALLOWED BY ALBEMARLE COUNTY AND DEQ STANDARDS AND REQUIREMENTS.
8. THE APPLICATION PLAN SHOWS 0.83 ACRES OF IMPACTS TO THE EXISTING PRESERVED SLOPES ON THE PROPERTY FOR THE PUBLIC ROADWAY CONNECTIONS THROUGH THE SITE. THE IMPACTS AREAS ARE ILLUSTRATED WITH THE RED HATCHING.
9. STREAM BUFFERS SHALL BE MEASURED 100 FEET FROM THE TOP OF THE STREAM BANKS. STREAM BANKS SHALL BE FIELD VERIFIED DURING THE SITE PLAN PROCESS TO ENSURE LOTS, PARKING AREAS AND OTHER BUILDING IMPROVEMENTS ARE NO PROPOSED WITHIN THE 100 STREAM BUFFER AREA.
10. THE PROPOSED EMERGENCY ACCESS/BICYCLE AND PEDESTRIAN CONNECTIONS SHALL INCLUDE BOLLARDS ON EITHER END OF THE ACCESS ROAD TO PREVENT VEHICULAR TRAFFIC FROM USING THE ROADWAY CONNECTION, OTHER THAN DURING EMERGENCIES.

VICINITY MAP



SCALE: 1" = 2000'

SOUTH HOLLYMEAD DRIVE
ROBIN LANE
DERBY LANE
RUBIN LANE
LOCATION OF EMERGENCY ACCESS / PEDESTRIAN & BICYCLE CONNECTION TO RUBIN LANE
10' PERIMETER LANDSCAPING BUFFER
20' PERIMETER UNDISTURBED BUFFER
ROUTE 29 BUFFER (100' WIDE BUFFER)
BUILDING & PARKING ENVELOPE #1
30' LANDSCAPING BUFFER
70' UNDISTURBED BUFFER
EXISTING 10' ASPHALT MULTI-PURPOSE TRAILWAY
TRAVELWAY
EX. MANAGED SLOPES (TYP.)
AMENITY SPACE #1 1.03 AC MIN.
PROPOSED BIKE RACKS (TYP.)
TMP 46-28 SPROUSE, WENDALL F, ET ALS C/O WENDALL F SPROUSE INST. #:202300000893
TMP 46-28G SNOW, JANICE L D.B.418, PG.440 3.22 ACRES
TMP 46B2-02-A HOLLYMEAD CITIZENS ASSOCIATION INC. D.B. 640, PG.026
LOCATION OF VEHICULAR ROAD CONNECTION TO TMP 46-28H (30' ACCESS EASEMENT)
TMP 46-28H COLVIN, WENDY ANN, MELISSA MAE FITZ, WENDALL F SPROUSE, JOYCE LAWSON C/O WENDALL F SPROUSE INST. #:202300000834\ 7.35 ACRES
LOCATION OF VEHICULAR ROAD CONNECTION TO SEMINOLE TRAIL (ROUTE 29)
RIGHT IN/RIGHT OUT INGRESS & EGRESS AT ROUTE 29 INTERSECTION (INTERSECTION IS APPROX. 650' SOUTH OF S.HOLLYMEAD DRIVE INTERSECTION)
SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES
SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES
30' ACCESS EASEMENT
BUILDING & PARKING ENVELOPE #4
PROPOSED TRANSIT STOP
ARCHER AVENUE EXTENSION PUBLIC ROAD
BUILDING & PARKING ENVELOPE #2
AMENITY SPACE #2 0.37 AC MIN.
INTERMITTENT STREAM
VDOT EXPANDED SWM FACILITY
BUILDING & PARKING ENVELOPE #3
BUILDING & PARKING ENVELOPE #5
PROPERTY BOUNDARY
LOCATION OF POTENTIAL INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 46-28H WITH 50' PUBLIC RIGHT OF WAY (UPON THE DEMAND OF THE COUNTY)
50' FUTURE RIGHT OF WAY
PROPOSED 100' STREAM BUFFER (TYP.)
10' ASPHALT MULTI-PURPOSE TRAILWAY
ROUTE 29 BUFFER (100' WIDE BUFFER)
COMMON OPEN SPACE 8.2 AC MIN.
PERENNIAL STREAM
CLASS B PRIMITIVE TRAILWAY WITHIN OPEN SPACE
TMP 46-28A1 WOOD PROPERTY INVESTMENTS LLC D.B.3878, PG.380
TMP 46-108 ARCHER NORTH LLC INST. #:202300008698
TMP 46-109 ARCHER NORTH LLC INST. #:202300008698
LOCATION OF EMERGENCY ACCESS / PEDESTRIAN & BICYCLE CONNECTION TO DERBY LANE
10' PERIMETER LANDSCAPING BUFFER (PORTION OF REAR YARD SETBACK)
LOCATION OF POTENTIAL INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 46-28G (UPON THE DEMAND OF THE COUNTY)
20' ASPHALT EMERGENCY ACCESS ROAD
BUILDING & PARKING ENVELOPE #6
AMENITY SPACE #3. 0.15 AC MIN.
SWM FACILITY
BOX CULVERT
PERENNIAL STREAM
TEAKWOOD COVE
BIRCHCREST LANE
EXISTING PRESERVED SLOPES (TYP.)
EX. PRESERVED SLOPES TO BE IMPACTED WITH THE DEVELOPMENT
PRESERVED SLOPES (TYP.)
TMP 46B5-01-A1 FOREST LAKES SOUTH TOWNHOMES COMMON AREA D.B. 2009, PG.114
PROPOSED ALIGNMENT OF ARCHER AVENUE TO ASHWOOD BOULEVARD (PART OF THE ARCHER NORTH (RST) DEVELOPMENT PLAN)
LOCATION OF VEHICULAR ROAD CONNECTION ARCHER AVENUE

LEGEND:
- PROPERTY LINE
- LIMITS OF WPO STREAM BUFFER
- EXISTING MANAGED SLOPES
- EXISTING PRESERVED SLOPES
- PRESERVED SLOPES TO BE IMPACTED (0.83 ACRES)
- PROPOSED PUBLIC STREET NETWORK
- 20' PEDESTRIAN/BICYCLE/EMERGENCY ACCESS
- ACCESS EASEMENT/FUTURE PUBLIC R.O.W DEDICATION
- APARTMENT BUILDING & PARKING ENVELOPE
- TOWNHOUSE/CONDO BUILDING & PARKING ENVELOPE
- TRAVELWAY
- RECREATIONAL AMENITY AREA
- COMMON OPEN SPACE
- STORMWATER MANAGEMENT FACILITY
- 20' PERIMETER UNDISTURBED BUFFER
- 10' PERIMETER LANDSCAPING BUFFER
- ROUTE 29 BUFFER (100' WIDE)
- CLASS B PRIMITIVE TRAILWAY
- 10' ASPHALT SHARED USE PATHWAY

OPEN SPACE CHART

PARCEL	ACREAGE	PARCEL	ACREAGE
TMP 46-28A	5.09 AC	TMP 46-28B	2.97 AC
TMP 46-28E	2.61 AC	TMP 46-28F	1.27 AC
TMP 46-28I	1.63 AC	TMP 46-28J	13.84 AC
TMP 46-28K	2.53 AC	TMP 46-28L	0.881 AC
TOTAL AREA			30.821 AC

OPEN SPACE PROVIDED:
COMMON OPEN SPACE AREA = 8.2 ACRES (MIN.) (26.6%)
ACTIVE RECREATION AREA = 1.55 ACRES (MIN.) (5.0%)
PERIMETER LANDSCAPING AREA = 2.75 ACRES (MIN.) (9%)
TOTAL OPEN SPACE AREA = 12.50 ACRES (40.5%)

NOTES:
1. OPEN SPACE IS DEFINED AS LAND OR BUFFERS LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 18-4.7(C)(3).

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

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

REVISIONS

DESCRIPTION	DATE
INITIAL SUBMITTAL	09/18/23
RESUBMITTAL TO ALBEMARLE COUNTY	12/18/23

HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)
PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN
RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 100'

SHEET
1 OF 4

GENERAL NOTES

OWNERS:

04600-00-00-028A0
ZOULIS, THERAPHIA CYNTHIA &
PETER A
8309 COLEBROOK ROAD
CHARLOTTESVILLE, VA 22902

04600-00-00-028B0, 04600-00-00-028I00,
04600-00-00-028K0, & 04600-00-00-028J0
BIRCKHEAD, FRANCIS B & WILLARD HOWARD
BIRCKHEAD FAMILY TRUST ETAL
1312-B EAST MARKET STREET
CHARLOTTESVILLE, VA 22902

04600-00-00-028F0 & 04600-00-00-028L0
OLD PALMYRA HOTEL LLC
2121 WISTERIA DRIVE
CHARLOTTESVILLE, VA 22911

04600-00-00-028E0
WALL, REBECCA
200 MAYFIELD LANE
WAYNESBORO, VA 22980

DEVELOPER: STONEY POINT DEVELOPMENT GROUP & DOMINION REALTY PARTNERS LLC
200 GARRETT STREET, SUITE O
CHARLOTTESVILLE, VA 22902
501 FAYETTEVILLE STREET, SUITE 100
RALEIGH, NC 27601

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING:

46-28A (5.09 ACRES)	46-28B (2.97 ACRES)	46-28E (2.61 ACRES)	46-28F (1.27 ACRES)
D.B. 650, PG. 507	W.B.128, PG. 719	D.B. 5194, PG. 159	D.B. 4693, PG. 632
R-1 RESIDENTIAL	R-1 RESIDENTIAL	R-1 RESIDENTIAL	R-1 RESIDENTIAL

46-28I (1.63 ACRES)	46-28J (13.84 ACRES)	46-28K (2.53 ACRES)	46-28L (0.881 ACRES)
W.B.128, PG. 719	W.B.128, PG. 719	W.B.128, PG. 719	D.B. 4693, PG. 642
R-1 RESIDENTIAL	R-1 RESIDENTIAL	R-1 RESIDENTIAL	R-1 RESIDENTIAL

TOTAL PROJECT AREA: 30.821 ACRES

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
NOTE: THE PROPERTIES 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.

TOPOGRAPHY: BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN AUGUST, 2023. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023. TOPOGRAPHIC SURVEY IS FROM ALBEMARLE COUNTY GIS DATA SURVEY.

DATUM: NAVD 1988

BURIAL SITES: NO KNOWN CEMETERIES ON THE PROPERTIES

GROSS/NET DENSITY: OVERALL GROSS & NET DENSITY CALCULATIONS (BASED ON THE ALBEMARLE COUNTY GIS COMPREHENSIVE PLAN MAPS):
PRIVATE OPEN SPACE (ZERO DUA): 10.291 ACRES x 0 DUA = 0 UNITS (MIN. & MAX.)
URBAN DENSITY DENSITY RESIDENTIAL (6.01-34 UNITS/ACRE) x 20.53 ACRES= 123 UNITS (MIN.) & 698 UNITS (MAX.)
OVERALL ALLOWABLE DENSITY: 123 UNITS (MIN.) & 698 UNITS (MAX.)

TOTAL PROPOSED UNITS WITH REZONING: 320 UNITS (MIN.) & 410 UNITS (MAX.)
TOTAL PROPOSED GROSS DENSITY: 10 DUA (MIN.) & 13 DUA (MAX.)
TOTAL PROPOSED NET DENSITY: 15 DUA (MIN.) & 20 DUA (MAX.)

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 ATTACHED (TOWNHOUSE) UNITS, MULTI-FAMILY CONDOMINIUMS, AND MULTI-FAMILY APARTMENT 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 TO THE EAVE OF THE ROOFS.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: SOUTH FORK RIVANNA RIVER WATERSHED

STREAM BUFFER: 100' WPO STREAM BUFFER EXIST ON THE PROPERTY ALONG ANY PERENNIAL STREAMS- SEE SHEETS 1 & 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 SHEETS 1 & 3 FOR THE LOCATION OF THE STEEP SLOPES.

FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.

INGRESS/EGRESS: THE ENTRANCE TO THE PROPERTY IS PROPOSED ALONG ROUTE 29. IN ADDITION, THE SITE SHALL CONNECT TO ARCHER AVENUE EXTENDED AT THE SOUTHERN BOUNDARY AND TO RUBIN LANE ALONG THE NORTHERN BOUNDARY. THERE IS ALSO A PROPOSED EMERGENCY ACCESS CONNECTION AND PEDESTRIAN/ BICYCLE CONNECTION TO DERBY LANE.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 48 FEET.
NOTE: 1. APPURTENANCES INCLUDING PERGOLAS, TRELLISES , AND STAIRWELLS FOR ROOFTOP ACCESS MAY EXTEND TO A HEIGHT OF 54' FOR THE ROOFTOP ACCESSORIES.
2. A SPECIAL EXCEPTION REQUEST HAS BEEN SUBMITTED WITH THIS APPLICATION FOR RELIEF OF THE 15' STEPBACK REQUIREMENT FOR BUILDINGS THAT ARE GREATER THAN 3 STORIES OR 40' IN HEIGHT.

SETBACKS: BUILDING SETBACKS:
5' MIN. & 30' MAX. FRONT YARD BUILDING SETBACK
5' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
20' MIN. & NO MAX. REAR YARD BUILDING SETBACK

PARKING SETBACKS:
5' MIN. FRONT YARD PARKING SETBACK
6' MIN. SIDE YARD PARKING SETBACK
6' MIN. REAR YARD PARKING 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.

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 BIOFILTERS, STORMWATER RETENTION PONDS, WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

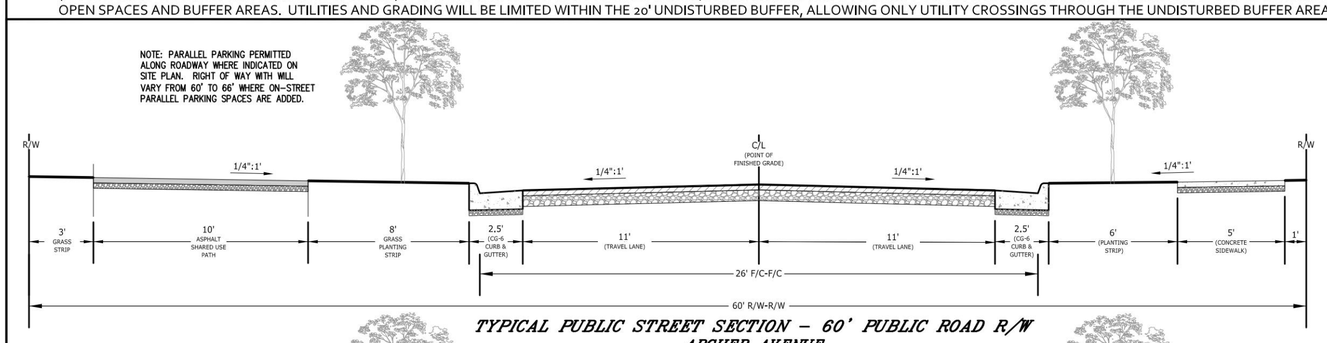
BUFFERS & LANDSCAPING:
1. ROUTE 29 BUFFER: A 100' WIDE FORESTED BUFFER SHALL BE MAINTAINED ALONG ROUTE 29. A 30' PORTION OF THE BUFFER (ADJACENT TO THE DEVELOPMENT AREA) MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT, AND SHALL BE REPLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS. THE BUFFER MAY BE REDUCED OR MODIFIED IN THE LOCATION OF THE EXISTING VDOT STORMWATER MANAGEMENT FACILITY. LANDSCAPING WILL BE ADDED AROUND THE SWM FACILITY AS PERMITTED BY COUNTY, VDOT, AND DEQ REGULATIONS.
2. 20' PERIMETER UNDISTURBED BUFFER: A 20' NATURAL UNDISTURBED BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. ANY PORTION OF THE PERIMETER BUFFER THAT IS NOT CURRENTLY WOODED SHALL BE PLANTED AND SCREENED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.
3. 10' PERIMETER LANDSCAPING BUFFER: AN ADDITIONAL 10' LANDSCAPING BUFFER SHALL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. THIS BUFFER WILL BE ADJACENT TO THE 20' PERIMETER UNDISTURBED BUFFER. THE 10' LANDSCAPING BUFFER MAY BE WITHIN THE REAR YARD SETBACKS OF THE DEVELOPMENT. GRADING AND RETAINING WALLS ARE PERMITTED WITHIN THE LANDSCAPING BUFFER AREA. FENCING MAY ALSO BE INSTALLED WITHIN THE LANDSCAPING PERIMETER BUFFER (BETWEEN THE PERIMETER LANDSCAPING BUFFER AND THE PERIMETER UNDISTURBED BUFFER). ALL BUFFER PLANTINGS IN THIS AREA SHALL BE A MIXTURE OF DECIDUOUS AND EVERGREEN PLANTS AND SHALL BE PLANTED IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.

NOTE: 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 SHALL BE ALLOWED WITHIN THE PERIMETER LANDSCAPING BUFFER AREAS AND WITHIN 30' OF THE ROUTE 29 BUFFER. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE PERIMETER LANDSCAPING BUFFER AREA. UTILITY CROSSINGS ARE PERMITTED WITHIN THE PERIMETER UNDISTURBED BUFFER AREAS. ALL BUFFERS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

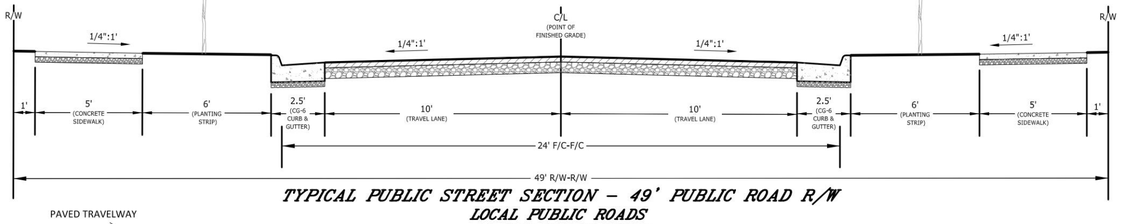
COMMON OPEN SPACE: 25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE GREEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, TOT LOTS, 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.

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 OR BY THE APARTMENT COMPLEX MANAGEMENT SERVICES.
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.
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. UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, STORM SEWER, SANITARY SEWER UTILITIES, MAY BE INSTALLED WITHIN THE BUFFER AREAS AND OPEN SPACE AREAS ON THE PROPERTY. SIGNS (APPROVED BY THE ARCHITECTURAL REVIEW BOARD) AND RETAINING WALLS MAY ALSO BE PLACED / CONSTRUCTED WITHIN THE BUFFER AREAS AND OPEN SPACES. GRADING IS ALLOWED WITHIN ALL OPEN SPACES AND BUFFER AREAS. UTILITIES AND GRADING WILL BE LIMITED WITHIN THE 20' UNDISTURBED BUFFER, ALLOWING ONLY UTILITY CROSSINGS THROUGH THE UNDISTURBED BUFFER AREA.

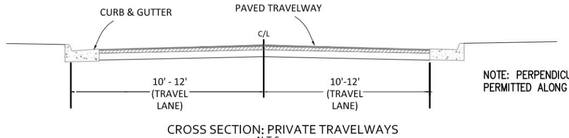


TYPICAL PUBLIC STREET SECTION – 60' PUBLIC ROAD R/W
ARCHER AVENUE
25 MPH DESIGN SPEED
(SCALE: 1"=6')



TYPICAL PUBLIC STREET SECTION – 49' PUBLIC ROAD R/W
LOCAL PUBLIC ROADS
25 MPH DESIGN SPEED
(SCALE: 1"=6')

NOTE: PARALLEL PARKING PERMITTED ALONG ROADWAY WHERE INDICATED ON SITE PLAN. RIGHT OF WAY WITH WILL VARY FROM 49' TO 55' WHERE ON-STREET PARALLEL PARKING SPACES ARE ADDED.



CROSS SECTION: PRIVATE TRAVELWAYS
N.T.S.

NOTE: PERPENDICULAR PARKING SPACES AND DRIVEWAYS PERMITTED ALONG TRAVELWAY.

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

REVISIONS

DESCRIPTION	DATE
INITIAL SUBMITTAL	09/18/23
RESUBMITTAL TO ALBEMARLE COUNTY	12/18/23

HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)
PLANNED RESIDENTIAL DEVELOPMENT
GENERAL PROJECT NOTES & DETAILS
RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
N/A

LEGEND:

- PROPERTY LINE
- LIMITS OF WPO STREAM BUFFER
- EXISTING MANAGED SLOPES
- EXISTING PRESERVED SLOPES
- PROPOSED IMPACTS TO STEEP SLOPES

SOUTH HOLLYMEAD DRIVE
ROBIN LANE
RUBIN LANE
DERBY LANE
TEAKWOOD COVE
BIRCHCREST LANE
SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES
SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES

TMP 46-28F
OLD PALMYRA HOTEL LLC
D.B. 4693, PG. 632
1.272 AC

TMP 46-28B
BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL
D.B. 3348, PG. 590
2.434 AC

TMP 46-28G
SNOW, JANICE L
D.B.418, PG.440
3.22 ACRES

TMP 46B2-02-A
HOLLYMEAD CITIZENS ASSOCIATION INC.
D.B. 640, PG.026

TMP 46-28
SPROUSE, WENDALL F, ET ALS C/O WENDALL F SPROUSE
INST. #:202300000893

TMP 46-28I
BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL
D.B. 3348, PG. 590
1.607 AC

TMP 46-28H
COLVIN, WENDY ANN, MELISSA MAE FITZ, WENDALL F SPROUSE, JOYCE LAWSON C/O WENDALL F SPROUSE
INST. #:202300000834\
7.35 ACRES

TMP 46-28L
OLD PALMYRA HOTEL LLC
D.B. 4693, PG. 642
0.885 AC

TMP 46-28E
WALL, REBECCA
D.B. 5194, PG. 159
INST #201900007605
2.611 AC

TMP 46-28K
BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL
D.B. 3348, PG. 590
2.531 AC

TMP 46-28A
ZOULIS, THERAPHIA CYNTHIA & PETER A
D.B. 650, PG. 507
5.083 AC

TMP 46-28J
BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL
D.B. 3348, PG. 590
13.872 AC

TMP 46-108
ARCHER NORTH LLC
INST. #:202300008698

TMP 46-109
ARCHER NORTH LLC
INST. #:202300008698

TMP 46B5-01-A1
FOREST LAKES SOUTH TOWNHOMES COMMON AREA
D.B. 2009, PG.114

EX. STRUCTURES TO BE REMOVED
EX. DRIVEWAY TO BE REMOVED
EX. HOUSE TO BE REMOVED
EX. STRUCTURE TO BE REMOVED
EXISTING MANAGED SLOPES (TYP.)
EXISTING PRESERVED SLOPES (TYP.)
EXISTING VDOT SWM POND
EXISTING SWM FACILITY
100' STREAM BUFFER (TYP.)
INTERMITTENT STREAM
PERENNIAL STREAM
EX. PRESERVED SLOPES TO BE IMACTED WITH THE DEVELOPMENT
PROPERTY BOUNDARY

S45° 44' 54.97"E 111.165'
S43° 32' 02.08"E 258.159'
S10° 40' 16.01"E 130.711'
N45° 44' 59.70"E 141.171'
S49° 53' 36.15"E 318.066'
S38° 35' 45.95"W 367.835'
S48° 21' 21.74"W 448.310'
S77° 42' 47.57"E 14.248'
S27° 31' 36.80"E 284.189'
S27° 36' 27.72"E 668.560'
S11° 53' 11.39"E 188.248'
S11° 53' 11.39"E 428.065'
S48° 37' 46.40"W 83.338'
N77° 28' 09.16"W 81.507'
N77° 45' 47.13"W 215.075'
S49° 09' 28.19"E 207.700'
N13° 45' 16.18"E 448.137'
N18° 18' 11.81"E 497.497'
N55° 42' 41.28"W 198.858'
N43° 30' 22.02"W 352.601'
N43° 36' 19.85"W 355.414'
N35° 21' 51.89"W 396.679'
S61° 15' 50.85"W 668.441'
S61° 02' 08.35"W 600.485'
N46° 04' 42.80"E 607.348'
S43° 48' 03.41"E 437.695'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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

REVISIONS

DESCRIPTION	DATE
INITIAL SUBMITTAL	09/18/23
RESUBMITTAL TO ALBEMARLE COUNTY	12/18/23

HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)

PLANNED RESIDENTIAL DEVELOPMENT

EXISTING CONDITIONS

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 100'

SHEET
3 OF 4

SOUTH HOLLYMEAD DRIVE

ROBIN LANE

LOCATION OF VEHICULAR ROAD CONNECTION TO RUBIN LANE

RUBIN LANE

10' PERIMETER LANDSCAPING BUFFER

20' PERIMETER UNDISTURBED BUFFER

ROUTE 29 BUFFER (100' WIDE BUFFER)

BUILDING & PARKING ENVELOPE #1

30' LANDSCAPING BUFFER

70' UNDISTURBED BUFFER

TMP 46-28
SPROUSE, WENDALL F, ET ALS
C/O WENDALL F SPROUSE INST.
#:202300000893

TMP 46-28G
SNOW, JANICE L
D.B.418, PG.440
3.22 ACRES

TMP 46B2-02-A
HOLLYMEAD CITIZENS
ASSOCIATION INC.
D.B. 640, PG.026

LOCATION OF EMERGENCY ACCESS / PEDESTRIAN & BICYCLE CONNECTION TO DERBY LANE

DERBY LANE

TMP 46B2-02-A
HOLLYMEAD CITIZENS
ASSOCIATION INC.
D.B. 640, PG.026

10' PERIMETER LANDSCAPING BUFFER (PORTION OF REAR YARD SETBACK)

20' ASPHALT EMERGENCY ACCESS ROAD

20' PERIMETER UNDISTURBED BUFFER

LOCATION OF POTENTIAL INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 46-28G (UPON THE DEMAND OF THE COUNTY)

EXISTING 10' ASPHALT MULTI-PURPOSE TRAILWAY

EX. MANAGED SLOPES (TYP.)

AMENITY SPACE #1 1.03 AC MIN.

LOCATION OF VEHICULAR ROAD CONNECTION (30' ACCESS EASEMENT)

TMP 46-28H
COLVIN, WENDY ANN, MELISSA MAE FITZ, WENDALL F SPROUSE, JOYCE LAWSON C/O WENDALL F SPROUSE
INST. #:202300000834\
7.35 ACRES

BUILDING & PARKING ENVELOPE #6

PROPERTY BOUNDARY

AMENITY SPACE #3. 0.15 AC MIN.

TIE-IN TO EXISTING SANITARY SEWER LOCATED ON THE HOLLYMEAD HOA PROPERTY

SWM FACILITY

20' PERIMETER UNDISTURBED BUFFER

LOCATION OF VEHICULAR ROAD CONNECTION TO SEMINOLE TRAIL (ROUTE 29)

TRAVELWAY

30' ACCESS EASEMENT

TRAVELWAY

ARCHER AVENUE EXTENSION PUBLIC ROAD

BUILDING & PARKING ENVELOPE #4

PROPERTY BOUNDARY

LOCATION OF POTENTIAL INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 46-28H WITH 50' RIGHT OF WAY (UPON THE DEMAND OF THE COUNTY)

BOX CULVERT

RIGHT IN/RIGHT OUT INGRESS & EGRESS AT ROUTE 29 INTERSECTION (INTERSECTION IS APPROX. 650' SOUTH OF S.HOLLYMEAD DRIVE INTERSECTION)

INTERMITTENT STREAM

BUILDING & PARKING ENVELOPE #2

TRAVELWAY

AMENITY SPACE #2 0.37 AC MIN.

50' FUTURE RIGHT OF WAY

PERENNIAL STREAM

SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES

SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES

VDOT EXPANDED SWM FACILITY

RETAINING WALL

TRAVELWAY

BUILDING & PARKING ENVELOPE #5

PROPOSED 100' STREAM BUFFER (TYP.)

TEAKWOOD COVE

10' PERIMETER LANDSCAPING BUFFER (PORTION OF REAR YARD SETBACK)

ROUTE 29 BUFFER (100' WIDE BUFFER)

BUILDING & PARKING ENVELOPE #3

10' ASPHALT MULTI-PURPOSE TRAILWAY

UGD SWM

INTERMITTENT STREAM

COMMON OPEN SPACE 8.2 AC MIN.

CLASS B PRIMITIVE TRAILWAY WITHIN OPEN SPACE

PROPOSED 100' STREAM BUFFER (TYP.)

COMMON OPEN SPACE 8.2 AC MIN.

PRESERVED SLOPES (TYP.)

BOX CULVERT

PERENNIAL STREAM

TMP 46-28A1
WOOD PROPERTY
INVESTMENTS LLC
D.B.3878, PG.380

EX. PRESERVED SLOPES TO BE IMPACTED WITH THE DEVELOPMENT

20' PERIMETER UNDISTURBED BUFFER

TMP 46B5-01-A1
FOREST LAKES SOUTH
TOWNHOMES COMMON AREA
D.B. 2009, PG.114

INTERMITTENT STREAM

PERENNIAL STREAM

EXISTING PRESERVED SLOPES (TYP.)

RETAINING WALL

TMP 46-108
ARCHER NORTH LLC
INST. #:202300008698

SWM FACILITY

BUILDING & PARKING ENVELOPE #7

TMP 46-109
ARCHER NORTH LLC
INST. #:202300008698

PROPERTY BOUNDARY

10' PERIMETER LANDSCAPING BUFFER (PORTION OF REAR YARD SETBACK)

BIRCHCREST LANE

PROPOSED ALIGNMENT OF ARCHER AVENUE TO ASHWOOD BOULEVARD (PART OF THE ARCHER NORTH (RST) DEVELOPMENT PLAN)

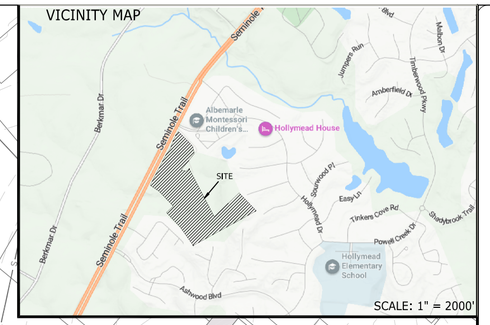
LOCATION OF VEHICULAR ROAD CONNECTION ARCHER AVENUE

LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORMWATER MANAGEMENT FACILITY

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

VICINITY MAP



SCALE: 1" = 2000'

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

REVISIONS

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HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)

PLANNED RESIDENTIAL DEVELOPMENT

GRADING & UTILITY PLAN

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 100'

SHEET
4 OF 4