GRANGER DEVELOPMENT REZONING

ZONING MAP AMENDMENT (ZMA2023-00010)

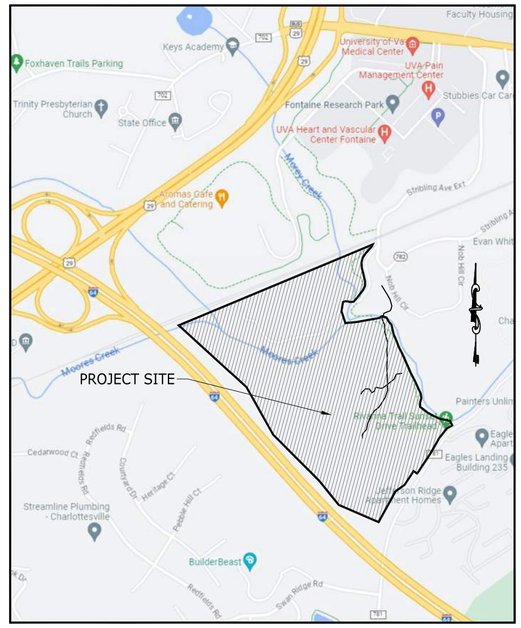
APPLICATION PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



SHEET LAYOUT
SCALE: 1" = 300'

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table	
Sheet Number	Sheet Title
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2	GENERAL PROJECT NOTES & DETAILS
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7	AMENITY SPACE CONCEPTUAL PLAN
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

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

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 15 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.

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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.

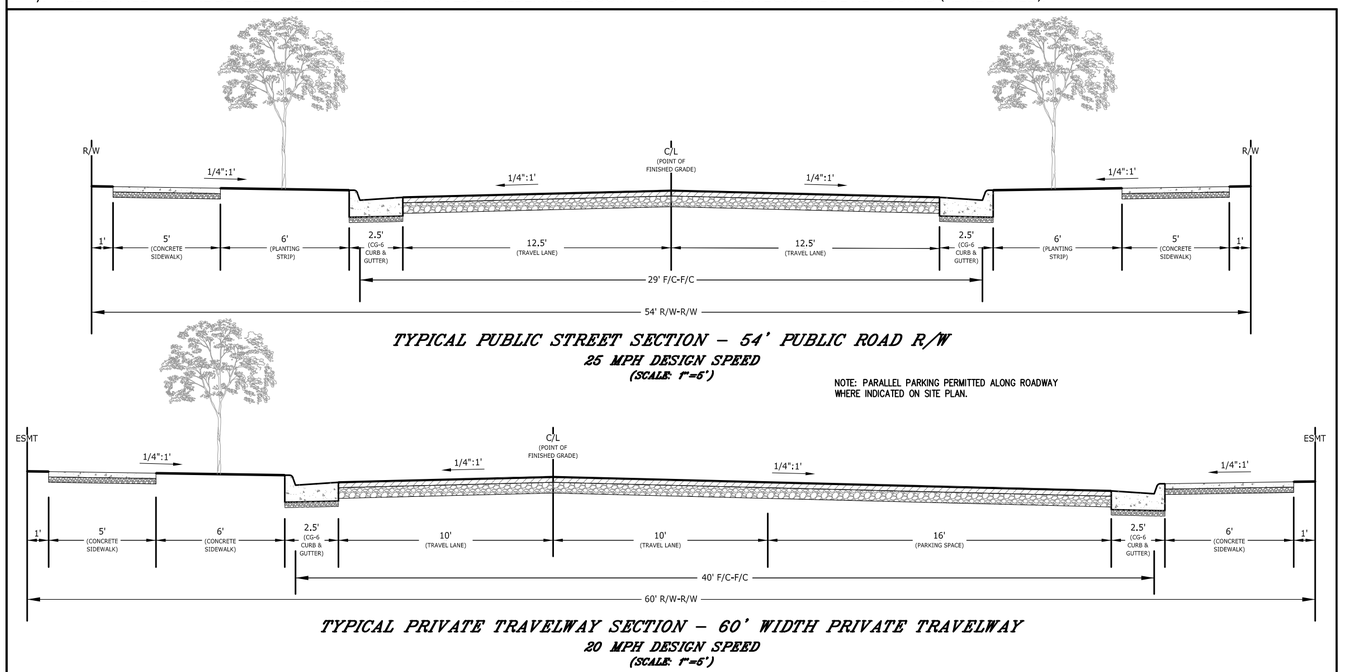
FOR-SALE AFFORDABLE DWELLING UNITS:

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).



TYPICAL PUBLIC STREET SECTION – 54' PUBLIC ROAD R/W
25 MPH DESIGN SPEED
(SCALE: 1"=5')

NOTE: PARALLEL PARKING PERMITTED ALONG ROADWAY WHERE INDICATED ON SITE PLAN.

TYPICAL PRIVATE TRAVELWAY SECTION – 60' WIDTH PRIVATE TRAVELWAY
20 MPH DESIGN SPEED
(SCALE: 1"=5')

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RIVERBEND DEVELOPMENT

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PLANNED RESIDENTIAL DEVELOPMENT
GENERAL PROJECT NOTES & DETAILS
JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
AUGUST 21, 2023

SCALE
N/A

SHEET
2

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

TMP 76-17A
COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF FORESTRY
D.B. 4880, PG.683

TMP 76-18
MEDLIN, BURLEY M
SR OR MARY K
D.B. 3982, PG. 333

TMP 76-19
MEDLIN, BURLEY M
SR OR MARY K
D.B. 3982, PG. 333

SOUTHERN RAILROAD

EXISTING STRIBLING AVENUE
STATE ROUTE 782

MOREY CREEK

LIMITS OF RAGGED
MOUNTAIN RESERVIOR
SUNNY DAY DAM
BREACH

TMP 76B-2
SHIELDS, MAURY F
MERRILY PLANTATION
D.B. 1147, PG. 113

TMP 76B-1
MAURY SHIELDS
D.B. 1147, PG. 113

MOORE'S CREEK

EXISTING 100 YR
FIRM FLOODPLAIN

TMP 76-24
STRIBLING HOLDINGS LLC
D.B. 3556, PG. 525
68.96 ACRES

EX. PRESERVED
SLOPES TO BE IMPACTED
WITH THE
DEVELOPMENT

EX. CEMETERY

EX. PRESERVED
SLOPES TO REMAIN

TMP 76R1-04--D
REDFIELDS COMMUNITY
ASSOCIATION INC C/O
COMMUNITY GROUP
D.B. 3267, PG. 670

I-64
EASTBOUND

I-64
WESTBOUND

INTERSTATE ROUTE 64

TMP 76R1-04--47

TMP 76R1-04--46

REDFIELDS
SUBDIVISION

TMP 76R1-04--45

TMP 76R1-03--51

TMP 76R1-03--50

REDFIELDS
SUBDIVISION

TMP 76R1-03--49

LIMITS OF RAGGED
MOUNTAIN RESERVIOR
SUNNY DAY DAM
BREACH

EX. MANAGED
SLOPES TO BE IMPACTED

TMP 76-3-34
JOYCE OR WILBERT
WINGFIELD
D.B. 1230, PG. 628

TMP 76-24A
DERRICK STONE
D.B. 4722 p. 136*

TMP 76-01-A
UNIT OWNER'S
ASSOCIATION OF PARKSIDE
AT EAGLES LANDING

TMP 76-46
NEIGHBORHOOD
INVESTMENTS-JR, LLC
D.B. 2171, PG. 226

SUNSET AVENUE EXTENDED
STATE ROUTE 781

JEFFERSON RIDGE
DRIVE

JEFFERSON
RIDGE
APARTMENTS

EX. PRESERVED
SLOPES TO BE IMPACTED
WITH THE
DEVELOPMENT

TMP 76R1-03--B
REDFIELDS COMMUNITY
ASSOCIATION INC C/O
COMMUNITY GROUP
D.B. 2279, PG. 410

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

Parcel Line Table		
Line #	Length	Direction
L1	403.74	N53° 43' 41.00"W
L2	325.28	S41° 36' 53.12"W
L3	108.00	S67° 13' 48.77"W
L4	149.84	S45° 49' 09.40"W
L5	40.00	N44° 10' 51.00"W
L6	30.35	S48° 58' 22.57"W
L7	212.55	S46° 15' 01.27"W
L8	140.50	S42° 02' 37.23"W
L9	115.68	S51° 00' 00.93"W
L10	63.27	S71° 38' 17.36"W
L11	47.74	S17° 15' 06.16"E
L12	5.81	S77° 28' 09.19"E
L13	28.91	S58° 36' 19.07"E
L14	51.86	S68° 40' 21.19"E
L15	68.97	S53° 04' 12.12"E
L16	59.40	S47° 59' 25.47"E
L17	94.33	S40° 05' 09.40"E
L18	37.31	S13° 06' 07.74"W
L19	47.62	S27° 16' 59.59"W
L20	44.64	S3° 15' 40.57"W

Parcel Line Table		
Line #	Length	Direction
L21	143.61	S11° 53' 42.01"E
L22	54.98	S15° 23' 09.35"E
L23	92.69	S10° 58' 52.39"E
L24	92.69	S10° 58' 52.39"E
L25	45.87	S13° 24' 26.97"E
L26	46.77	S13° 24' 26.97"E
L27	59.27	S6° 47' 13.04"E
L28	63.93	S11° 04' 15.65"E
L29	97.52	S0° 35' 45.45"E
L30	29.21	S30° 32' 52.70"E
L31	50.23	S16° 39' 08.67"E
L32	47.22	S61° 57' 39.17"E
L33	23.10	N61° 49' 14.00"E
L34	206.25	S87° 10' 46.00"E
L35	117.15	S83° 10' 46.00"E
L36	115.50	S5° 40' 46.00"E
L37	87.45	S22° 04' 08.52"W
L38	19.13	S80° 29' 03.37"W
L39	25.30	N75° 12' 18.77"W
L40	28.11	N64° 02' 13.72"W

Parcel Line Table		
Line #	Length	Direction
L41	31.26	N85° 18' 09.18"W
L42	48.99	S53° 00' 24.07"W
L43	98.34	S50° 26' 10.77"W
L44	38.37	S35° 24' 11.82"W
L45	47.56	S10° 14' 17.75"W
L46	116.86	S1° 18' 14.07"E
L47	49.49	S9° 24' 41.47"W
L48	45.29	S25° 19' 36.11"W
L49	45.86	S45° 15' 37.83"W
L50	55.83	S54° 24' 01.92"W
L51	33.08	S53° 43' 10.44"W
L52	24.60	S40° 58' 25.79"W
L53	1958.53	N80° 20' 43.48"E
L54	660.07	N34° 40' 07.34"W
L55	192.45	N34° 50' 16.19"W
L56	512.83	N16° 21' 21.89"W
L57	434.32	N32° 00' 54.75"W
L58	163.38	N32° 05' 53.63"W
L59	296.40	N26° 04' 14.78"W

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REVISIONS

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REVISIONS TO THE APPLICATION PLAN	12/18/23
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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

NOTE: EXISTING BRIDGE CROSSING MAY BE UTILIZED FOR DRIVEWAY ACCESS TO THE 6± ACRE RESERVED AREA NORTH OF MOORES CREEK IF (1) OR (2) DWELLING UNITS ARE CONSTRUCTED WITHIN THIS AREA. FINAL DESIGN OF THE BRIDGE IMPROVEMENTS SHALL BE PART OF THE FINAL SITE PLAN / BUILDING PLANS.

SOUTHERN RAILROAD

CONNECTION TO STRIBING AVENUE SHALL BE ALONG THE EXISTING PAVED DRIVEWAY - ORIGINAL ALIGNMENT & ROW OF OLD LYNCHBURG ROAD

EXISTING STRIBLING AVENUE STATE ROUTE 782

MOREY CREEK

RESERVED AREA 6± ACRES

EXISTING BRIDGE CROSSING TO BE REPAIRED

10' PEDESTRIAN/ BICYCLE ACCESS (CLASS A) TRAILWAY CONNECTION TO STRIBLING AVENUE

TMP 76B-2 SHIELDS, MAURY F MERRILY PLANTATION D.B. 1147, PG. 113

COMMON OPEN SPACE 39.26 ± ACRES

LIMITS OF WPO STREAM BUFFER

PROPOSED NON-VEHICULAR WOODEN & STEEL BRIDGE CROSSING, 10' MIN. WIDTH

TMP 76B-1 MAURY SHIELDS D.B. 1147, PG. 113

10' PEDESTRIAN/ BICYCLE ACCESS (CLASS A) TRAILWAY. SEE SHEET 6

MOORES CREEK

CLASS B PRIMITIVE NATURE TRAIL

LIMITS OF 100 YR FLOODPLAIN

LIMITS OF WPO STREAM BUFFER

LIMITS OF 100 YR FLOODPLAIN

PROPOSED PRIMITIVE TRAIL TO PROVIDE ACCESS TO THE EXISTING CEMETERY. DECORATIVE FENCING AND A PLAQUE SHALL BE INSTALLED AT THE CEMETERY

EXISTING CEMETERY

I-64 EASTBOUND

I-64 WESTBOUND

NOTE: THE PAVED MULTI-PURPOSE TRAIL ALONG THE EXISTING PRESCRIPTIVE ROW OF THE ORIGNIAL ALIGNMENT OF OLD LYNCHBURG ROAD IS NOT SUBJECT TO THE REQUIREMENTS OF THIS ZMA APPLICATION

20' ASPHALT EMERGENCY ACCESS ROAD CONNECTION WITH REMOVAL BOLLARDS

NOB HILL

PROPOSED BIKE RACK (TYP.)

PROPOSED PRIMITIVE TRAIL TO PROVIDE ACCESS TO THE EXISTING HOUSE FOUNDATION. A PLAQUE SHALL BE INSTALLED AT THE LOCATION

REDFIELDS SUBDIVISION

INTERSTATE ROUTE 64

20' ASPHALT EMERGENCY ACCESS/ PEDESTRIAN & BICYCLE ACCESS ROAD, SEE SHEET 6

BUILDING ENVELOPE 23.35 ACRES

PROPERTY LINE

EXISTING STONE FOUNDATION

PROPERTY LINE

LIMITS OF 100 YR FLOODPLAIN

AMENITY AREA (10,000 SF MIN.)

PROPOSED BIKE RACK (TYP.)

COMMON OPEN SPACE 39.26 ± ACRES

10' MULTI-USE PATHWAY TO EXTEND TO THE EDGES OF THE PROPERTY LINE AND CONNECT TO THE EXISTING PAVEMENT WITH A CG-12. THE PATHWAY WILL RUN ALONG THE EMERGENCY ACCESS ROAD FOR THE STREAM CROSSING.

AMENITY AREA (5,000 SF MIN.)

PROPOSED BIKE RACK (TYP.)

20' ASPHALT EMERGENCY ACCESS ROAD CONNECTION TO SUNSET AVENUE (ACROSS FROM JEFFERSON RIDGE APARTMENTS) WITH REMOVABLE BOLLARDS

PROPOSED 30' LANDSCAPE BUFFER

10' MULTI-USE PATHWAY. SEE SHEET 6.

I-64 WESTBOUND

I-64 EASTBOUND

SUNSET AVENUE EXTENDED STATE ROUTE 781

SUNSET AVE EXTENDED

JEFFERSON RIDGE DRIVE

JEFFERSON RIDGE APARTMENTS

10' MULTI-USE PATHWAY TO EXTEND TO THE EDGES OF THE PROPERTY LINE AND CONNECT TO THE EXISTING PAVEMENT WITH A CG-12. PATHWAY WILL RUN ALONG ROADWAY AT ENTRANCE FOR STREAM CROSSING

PROPOSED ENTRANCE TO THE DEVELOPMENT

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

1 inch = 150 ft.

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 PUBLIC STREET NETWORK
- PROPOSED PRIVATE STREET NETWORK
- PROPOSED BUILDING ENVELOPE
- PROPOSED COMMON OPEN SPACE
- PROPOSED 30' BUFFER
- PROPOSED RESERVED AREA
- PROPOSED 20' EMERGENCY ACCESS ROAD
- PROPOSED CLASS B PRIMITIVE TRAILWAY
- PROPOSED 10' CLASS A ASPHALT TRAILWAY
- PROPOSED 10' CLASS A MULTI-USE TRAIL

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. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDE OF THE STREET.
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 WITH PARALLEL PARKING SPACES. THE GARAGES SHALL BE RELEGATED A MINIMUM OF 3' BEHIND THE FRONT PORCH OR FRONT FACADE OF THE PROPOSED DWELLING UNITS. THE PRIVATE STREET SHOWN ON THE APPLICATION PLAN MAY HAVE EITHER PERPENDICULAR PARKING SPACES OR PARALLEL PARKING SPACES ALONG THE ROADWAY WITH THE MAJORITY OF THE PARKING FOR THE DWELLING UNITS LOCATED ALONG THE PRIVATE ROAD BEING ACHIEVED WITH ON-STREET PARKING ON THIS PRIVATE ROAD.
5. EXISTING CEMETERY WILL BE ACCESSIBLE FROM THE PRIMITIVE TRAILWAY SYSTEM THOUGH THE OPEN SPACE. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE CEMETERY. IN ADDITION, SIGNAGE OR A PLAQUE SHALL BE INSTALLED AT THE CEMETERY AND MAURY MILL SITE NOTING THE SIGNIFICANCE OF THESE FEATURES. THE CEMETERY AREA SHALL BE CLEANED UP, AND A MAINTENANCE PLAN FOR THE CEMETERY SHALL BE PART OF THE FINAL SITE PLAN.
6. SEE SHEET 6 FOR THE LOCATION OF THE PUBLIC ACCESS AND MAINTENANCE EASEMENTS, AND THE DESIGN OF THE PROPOSED TRAILS ON THE PROPERTY. SHEET 6 INCLUDES THE SIZE, ACREAGE, AND DESIGN FOR THE ACCESS EASEMENTS AND TRAILS.
7. THE PROPOSED ACCESS AND MAINTENANCE EASEMENT ALONG THE TRAILS SHALL BE RECORDED WITH THE SUBDIVISION PLAT. CONSTRUCTION OF THE TRAILS AND DEDICATION OF THE EASEMENT AND TRAILS TO PUBLIC USE SHALL BE COMPLETED PRIOR TO THE 150TH BUILDING PERMIT.
8. ADDITIONAL PRESERVED SLOPES MAY BE IMPACTED WITH CONSTRUCTION OF THE MULTI-USE PATHWAYS AND EMERGENCY ACCESS ROAD. THESE IMPACTS SHALL BE ALLOWED IMPACTS FOR THE PUBLIC INFRASTRUCTURE AND IMPACTS SHALL BE DETERMINED WITH THE FINAL SITE PLAN.

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

RIVERBEND DEVELOPMENT

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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.

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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

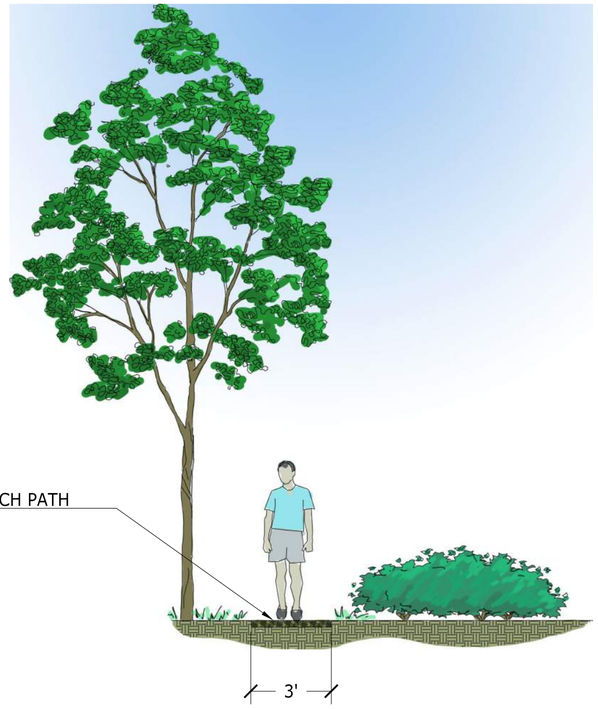
UTILITY & GRADING PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
AUGUST 21, 2023

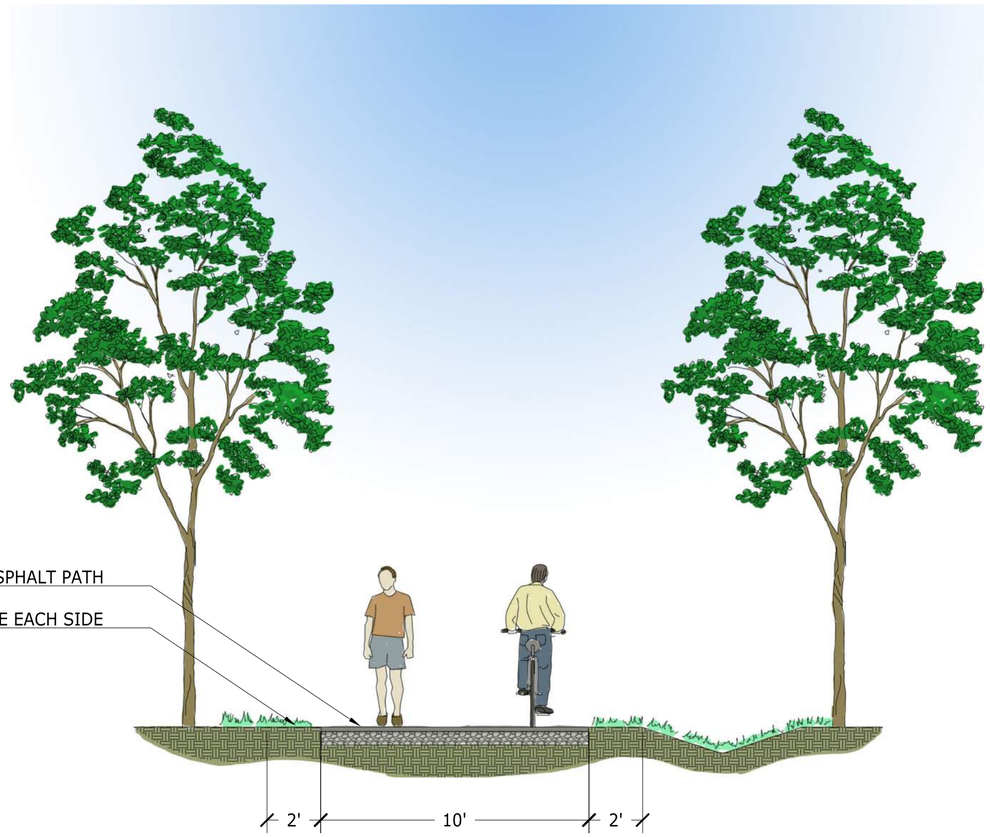
SCALE
1" = 150'

SHEET
5



CLASS B - PRIMITIVE TRAIL

SCALE: $\frac{1}{4}$" = 1'-0"



CLASS A - TYPE 2 TRAIL

SCALE: $\frac{1}{4}$" = 1'-0"

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



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

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

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RIVERBEND DEVELOPMENT

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GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED TRAIL NETWORK

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
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SCALE
AS NOTED

SHEET
6



CENTRAL AMENITY SPACE - CONCEPTUAL PLAN

SCALE: 1" = 20'-0"

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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