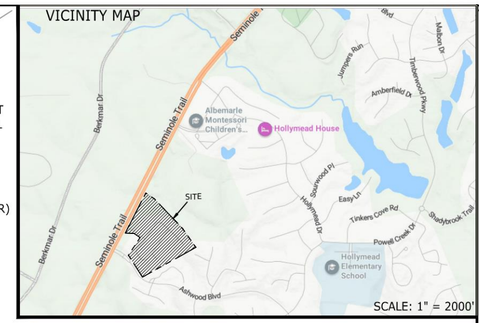
LEGEND:

- PROPERTY LINE
- LIMITS OF WPO STREAM BUFFER
- EXISTING MANAGED SLOPES
- EXISTING PRESERVED SLOPES
- PROPOSED RIGHT OF WAY
- PROPOSED PUBLIC STREET NETWORK
- ACCESS EASEMENT
- BUILDING & PARKING ENVELOPE
- TRAVELWAY
- RECREATIONAL AMENITY AREA
- COMMON OPEN SPACE
- STORMWATER MANAGEMENT FACILITY
- VARIABLE WIDTH PERIMETER BUFFER
- ROUTE 29 BUFFER (100' WIDE)
- 10' ASPHALT SHARED USE PATHWAY

NOTES:
1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
2. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
3. NOTE, THE LOCATIONS OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
4. A MARKER AT THE PEDESTRIAN ENTRANCE TO THE CEMETERY SHALL BE INSTALLED TO NOTE THE CEMETERY WITH A HISTORIC DESCRIPTION OF THE AREA.
5. CROSSWALKS AND ADA PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE INTERSECTION OF ASHWOOD BLVD. AND ARCHER AVENUE FOR PEDESTRIAN CROSSINGS AT THIS INTERSECTION IN BOTH DIRECTIONS.
6. THE APPLICATION PLAN ILLUSTRATES (3) POTENTIAL LOCATIONS FOR TRANSIT STOPS WITHIN THE PROPOSED DEVELOPMENT. THE FINAL LOCATIONS SHALL BE COORDINATED WITH COUNTY STAFF DURING THE FINAL SITE PLAN FOR THE PROJECT, AND THE APPLICANT IS HAS COMMITTED TO CONSTRUCT A MINIMUM OF (1) TRANSIT STOP AND A MAXIMUM OF (2) TRANSIT STOPS. THE PROPOSED TRANSIT STOPS SHALL INCLUDE A BUS SHELTER, BUMP-OUTS (AS NECESSARY), CONCRETE PAD, BENCH, LIGHTING, TRASH, ETC WHEN BUS SERVICE IS EXTENDED TO THE DEVELOPMENT.
7. PARKING WITHIN THE BUILDING ENVELOPES SHALL BE EITHER LOCATED ON-STREET OR ALONG THE TRAVELWAYS WITH PARALLEL OR PERPENDICULAR SPACES, OR RELEGATED WITHIN GARAGES THAT WILL BE EITHER REAR LOADED OR FRONT LOADED WITH A MINIMUM SETBACK OF 3 FEET SETBACK FROM THE BUILDING FACADE OR FRONT PORCHES. PARKING MAY ALSO BE LOCATED WITHIN DRIVEWAYS ALONG THE STREETS OR TRAVELWAYS IN FRONT OF THE UNITS.
8. DURING REVIEW OF THE FINAL SITE PLAN, IF VDOT DETERMINES THAT RIDGEWOOD DRIVE INTERSECTION WITH ROUTE 29 SHALL BE CLOSED, THEN THE EXISTING 10' SHARED USE PATH ALONG ROUTE 29 SHALL BE EXTENDED ACROSS THE EXISTING ENTRANCE THAT IS BEING REMOVED.

VICINITY MAP



SCALE: 1" = 2000'

SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES

SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES

EXISTING 10' ASPHALT MULTI-PURPOSE TRAIL

ROUTE 29 BUFFER (100' WIDE BUFFER)

RIGHT IN/RIGHT OUT INGRESS & EGRESS AT ROUTE 29 INTERSECTION (INTERSECTION IS APPROX. 750' NORTH OF ASHWOOD BLVD. INTERSECTION)

LOCATION OF VEHICULAR & PEDESTRIAN CONNECTION TO SEMINOLE TRAIL (ROUTE 29)

PROPOSED 10' ASPHALT MULTI-PURPOSE TRAILWAY

PROPOSED RIGHT TURN LANE EXTENSION FOR ENTRANCE IMPROVEMENTS

ROUTE 29 BUFFER (100' WIDE BUFFER)

POTENTIAL TRANSIT STOP

EXISTING RIDGEWOOD DRIVE

100' WIDE BUFFER ALONG ROUTE 29

PROPOSED LEFT TURN LANE EXTENSION

EXISTING 10' ASPHALT MULTI-PURPOSE TRAIL

EXISTING VEHICULAR ROAD/DRIVEWAY CONNECTION (RIDGEWOOD DRIVE) TO TMP 46B5-1D TO REMAIN. EX. ROAD/DRIVEWAY TO CONNECT TO PROPOSED TRAVELWAY WITHIN PROPOSED 25' ACCESS ESMT

TMP 046B5-00-00-001D0 COMMONWEALTH OF VIRGINIA RIGHT OF WAY SECTION

CONNECTION TO EXISTING RIDGEWOOD DRIVE

EXISTING CEMETERY (OWNER UNKNOWN) PID: PORTION OF 04600-00-00-10800 0.50 ACRES

PROPERTY BOUNDARY

PROPOSED RIGHT OF WAY DEDICATION

PROPOSED 10' SHARED USE ASPHALT TRAILWAY

ASHWOOD BOULEVARD (ROUTE 1670)

PROPOSED LEFT TURN LANE

LOCATION OF VEHICULAR & PEDESTRIAN CONNECTION TO ASHWOOD BOULEVARD

LOCATION OF ARCHER AVENUE EXTENSION FROM BROOKHILL DEVELOPMENT

POTENTIAL TRANSIT STOP

PROPOSED 10' SHARED USE ASPHALT TRAILWAY TO EXTEND TO THE ASHLAND DRIVE/ASHWOOD BLVD INTERSECTION WITHIN THE VDOT ROW

PROPOSED 50' PUBLIC RIGHT OF WAY

BUILDING & PARKING ENVELOPE

PROPOSED BIKE RACK (TYP.)

AMENITY SPACE #1 (0.25 AC MIN)

COMMON OPEN SPACE

TRAVELWAY

PEDESTRIAN CONNECTION TO THE CEMETERY

POTENTIAL TRANSIT STOP

AMENITY SPACE #3 (0.45 AC MIN)

AMENITY SPACE #4 (0.55 AC MIN)

SWM FACILITY

AMENITY SPACE #2 (0.20 AC MIN)

5' CONC. SIDEWALK

10' ASPHALT MULTI-PURPOSE TRAIL

20' PERIMETER BUFFER

AMENITY SPACE #5 (0.10 AC MIN)

PROPOSED ARCHER AVENUE (CURRENTLY UNDER REVIEW) 60' PUBLIC R/W

PHASE I - CURRENTLY UNDER REVIEW FOR APPROVAL PHASE I = 78 UNITS

AMENITY SPACE #6 (0.50 AC MIN)

AMENITY SPACE #7 (0.05 AC MIN)

AMENITY SPACE #8 (0.20 AC MIN)

3 STORY UNIT (TYP.)

40' PERIMETER BUFFER

PROPERTY BOUNDARY

TMP 04600-00-00-28A1 WOOD PROPERTY INVESTMENTS, LLC

TMP 04600-00-00-28A0 ZOULIS, THERAPHIA CYNTHIA & PETER A

TMP 04600-00-00-28J0 BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL

LOCATION OF VEHICULAR ROAD CONNECTION TO TMP 46-28J FOR FUTURE ROAD EXTENSION (60' PUBLIC R/W)

TMP 046B5-00-00-000J0 FOREST LAKES COMMUNITY ASSOCIATION, INC FOREST LAKES SOUTH

TMP 046B5-00-0J-01700 BIJEAU, RONALD W & ANNIE P BIJEAU

TMP 046B5-00-0J-01800 LEWIS, NICHOLAS S & AMY D LEWIS

TMP 046B5-01-00-000A1 ASHLAND TOWNHOMES ASSOCIATION, INC C/O REAL PROPERTY, INC FOREST LAKES SOUTH

NOTE: A WOODEN PRIVACY FENCE MAY ALSO BE CONSTRUCTED ALONG THE FOREST LAKE PROPERTY LINE WITHIN THE 40' PERIMETER BUFFER AREA.

OPEN SPACE CHART

PARCEL	ACREAGE
TMP 46-108	3.95 AC
TMP 46-109	15.56 AC
TOTAL AREA	19.51 AC

OPEN SPACE PROVIDED:
- COMMON OPEN SPACE AREA = 3.05 ACRES (MIN.) (15.7%)
- ACTIVE RECREATION AREA = 2.3 ACRES (MIN.) (11.7%)
- PERIMETER LANDSCAPING AREA = 2.60 ACRES (MIN.) (13.3%)
- TOTAL OPEN SPACE AREA = 7.95 ACRES (40.7%)

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
80 0 40 80
(IN FEET)
1 inch = 80 ft.

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

REVISIONS

DATE	DESCRIPTION
09/18/23	INITIAL SUBMITTAL OF ZONING AMENDMENT PLAN
01/16/24	ZONING RESUBMITTAL ADDRESSING COUNTY COMMENTS
04/15/24	ZONING RESUBMITTAL FOR PLANNING COMMISSION MEETING
09/16/24	UPDATES TO THE AFFORDABLE HOUSING PROFFER

ARCHER NORTH REZONING (ZMA2023-00014)

PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN
RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 80'

SHEET
1 OF 4

GENERAL NOTES

OWNERS:	04600-00-00-10800 SEMINOLE TRAIL LLC C/O RST DEVELOPMENT LLC 168 BUSINESS PARK DRIVE, STE 200 VA BEACH, VA 23462	04600-00-00-10900 SEMINOLE TRAIL LLC C/O RST DEVELOPMENT LLC 168 BUSINESS PARK DRIVE, STE 200 VA BEACH, VA 23462
DEVELOPER:	RIVERBEND DEVELOPMENT 455 2ND STREET, NE CHARLOTTESVILLE, VA 22902	
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902	
TAX MAP & ZONING:	TMP 46-00-00-10800 3.95 ACRES D.B. 5228, PG. 557 PLANNED RESIDENTIAL DEVELOPMENT	TMP 46-00-00-10900 15.56 ACRES D.B. 5228, PG. 553 PLANNED RESIDENTIAL DEVELOPMENT

TOTAL PROJECT AREA: 19.51 ACRES

EXISTING ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD) PER APPROVED REZONING ZMA2020-00007

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD) - WITH AMENDMENT TO THE ZMA2020-00007 APPLICATION PLAN
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.

PROPOSED ZMA AMENDMENT CHANGES TO APPLICATION PLAN:
1. REVISIONS TO THE TYPE OF MULTI-FAMILY UNITS WEST OF ARCHER ROAD EXTENDED.
2. REVISIONS TO THE AFFORDABLE HOUSING COMPONENT OF THE ZMA, BASED ON THE CHANGES TO THE TYPES OF UNITS.
3. REDUCTION OF THE OVERALL RESIDENTIAL DENSITY FROM 332 UNITS TO 302 RESIDENTIAL UNITS.
3. REVISIONS TO THE ROAD NETWORK FOR PUBLIC STREETS FROM ASHWOOD BLVD AND ROUTE 29.
4. MINOR VARIATIONS TO THE ORIGINAL LAYOUT WITH NEW TYPES OF MULTI-FAMILY UNITS

TOPOGRAPHY: BOUNDARY SURVEY PREPARED BY BOHLER ENGINEERING IN AUGUST, 2019. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023. TOPOGRAPHIC SURVEY IS BASED ON FIELD RUN TOPO BY BOHLER.

DATUM: NAVD 1983/2011 SOUTH ZONE

BURIAL SITES: A EXISTING CEMETERY IS LOCATED ON THE TMP 46-108 PROPERTY. THE ACREAGE ASSOCIATED WITH THE CEMETERY IS 0.50 ACRES.

GROSS/NET DENSITY: ORIGINAL ZMA DEVELOPMENT PLAN: 332 RESIDENTIAL UNITS (MAX.)
332 UNITS / 19.51 ACRES = 17.02 UNITS PER ACRE GROSS RESIDENTIAL DENSITY
332 UNITS / 18.60 ACRES = 17.85 UNITS PER ACRE NET RESIDENTIAL DENSITY
AMENDED ZMA DEVELOPMENT PLAN: 302 RESIDENTIAL UNITS (MAX.)
302 UNITS/19.51 ACRES = 15.48 UNITS PER ACRE GROSS RESIDENTIAL DENSITY
302 UNITS/18.60 ACRES = 16.24 UNITS PER ACRE NET RESIDENTIAL DENSITY
NOTE: 1. PHASE I (BY-RIGHT UNDER CURRENT REZONING PLAN) PROPOSES 78 UNITS & PHASE II PROPOSES A MAXIMUM OF 224 UNITS.
2. A MINIMUM OF 15% AFFORDABLE UNITS SHALL BE PROVIDED FOR THE PROJECT, IN ACCORDANCE WITH THE ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS AND THE REQUIREMENTS LISTED ON SHEET 2A. PHASE I SHALL PROVIDE A MINIMUM OF (8) AFFORDABLE UNITS AND PHASE II SHALL PROVIDE THE REMAINING AFFORDABLE UNITS REQUIRED FOR A MINIMUM OF 15% AFFORDABLE UNITS OF THE TOTAL UNITS CONSTRUCTED WITHIN PHASE I AND PHASE II.

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: A MAIN ENTRANCE TO THE PROPERTY IS PROPOSED ALONG ROUTE 29, WHICH WILL BE A RIGHT IN/RIGHT OUT ENTRANCE. IN ADDITION, THE SITE SHALL CONNECT TO ASHWOOD BLVD AT THE SOUTHERN BOUNDARY WITH A FULL MOVEMENT INTERSECTION. THERE IS ALSO (1) EXISTING ENTRANCE FROM ROUTE 29 TO REMAIN.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 48 FEET (NOTE: APPURTENANCES INCLUDING PERGOLAS, TRELLISES, AND STAIRWELLS FOR ROOFTOP ACCESS MAY EXTEND TO A HEIGHT OF 54' FOR THE ROOFTOP ACCESSORIES. THE END UNIT ON EACH ROW OF TOWNHOUSES /CONDO UNITS THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) OR ANY TOWNHOUSE/CONDO UNITS THAT BACK UP TO THE ASHLAND TOWNHOMES SHALL NOT EXCEED THREE FLOORS. ALL OTHER UNITS MAY EITHER BE 3 STORY UNITS OR 4 STORY UNITS.

SETBACKS: NON-INFILL BUILDING SETBACKS PER SECTION 4.19 OF THE ALBEMARLE COUNTY ZONING ORDINANCE:
5' MIN. & NO MAX. FRONT YARD BUILDING SETBACK (THE FRONT YARD MINIMUM GARAGE SETBACK IS 18')
5' MIN. & NO MAX. SIDE YARD 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.

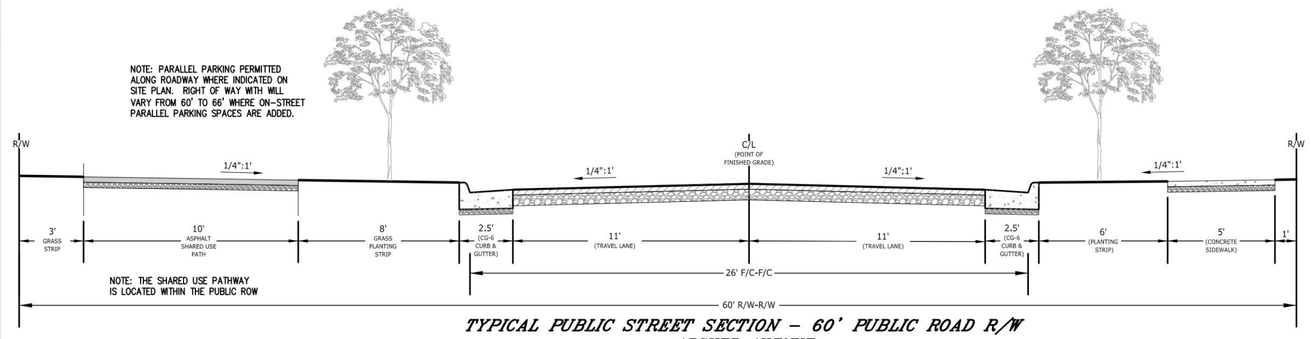
STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES WILL 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 BUFFER SHALL BE MAINTAINED ALONG ROUTE 29. THE BUFFER BE MAINTAINED IN THE NATURAL CONDITION, EXCEPT FOR THE APPROVED DISTURBANCES TO THE BUFFER NECESSARY FOR THE ENTRANCE IMPROVEMENTS AND GRADING ASSOCIATED WITH THE ENTRANCE IMPROVEMENTS. IN ADDITION, THE 30' INNER PORTION OF THE BUFFER (ADJACENT TO THE DEVELOPMENT AREA) MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT. THE APPLICANT SHALL REPLANT ALL DISTURBED AREAS WITH A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS. NO OTHER IMPROVEMENTS SHALL BE PERMITTED WITHIN THIS BUFFER AREA, WITH THE EXCEPTION OF TRAFFIC SIGNS AND ENTRANCE SIGNS (APPROVED BY ALBEMARLE COUNTY).
2. PERIMETER BUFFERS: A 20' NATURAL PERIMETER BUFFER SHALL BE MAINTAINED ALONG THE SOUTHERN BOUNDARY (ADJACENT TO ASHWOOD BLVD.) AND A 40' NATURAL PERIMETER BUFFER SHALL BE MAINTAINED ALONG THE EASTERN BOUNDARY (ADJACENT TO THE FOREST LAKES NEIGHBORHOOD), SEE APPLICATION PLAN FOR THE LOCATION OF THESE BUFFERS. THE SOUTHERN BUFFER ALONG ASHWOOD BLVD. SHALL BE MAINTAINED IN THE NATURAL CONDITION, EXCEPT FOR THE APPROVED DISTURBANCES TO THE BUFFER NECESSARY FOR THE ENTRANCE IMPROVEMENTS, UTILITIES, GRADING (INCLUDING RETAINING WALLS), FENCES, DOGS PARKS, PEDESTRIAN PATHWAYS, AND SWM FACILITIES. THE 40' PERIMETER BUFFER (ADJACENT TO FOREST LAKES NEIGHBORHOOD) SHALL BE MAINTAINED IN THE NATURAL CONDITION, EXCEPT FOR THE APPROVED DISTURBANCES TO THE BUFFER FOR UTILITIES AND GRADING (INCLUDING RETAINING WALLS). ALL DISTURBANCES FOR UTILITIES AND GRADING SHALL BE REPLANTED, AS REQUIRED BY ALBEMARLE COUNTY. THE APPLICANT SHALL REPLANT ALL DISTURBED AREAS WITH A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS. NO NATURAL OR LANDSCAPING BUFFER IS PROPOSED ALONG THE NORTHERN PROPERTY LINE ADJACENT TO TMP 46-28A1, 46-28A, OR 46-28J.

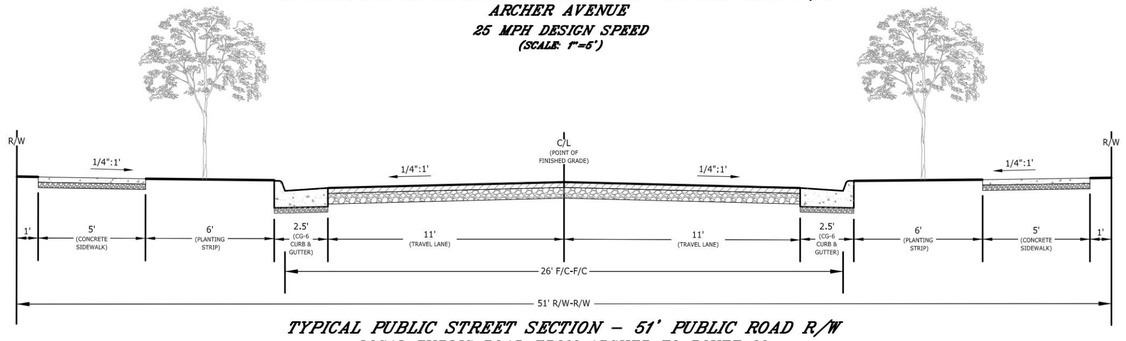
NOTE: ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE BUFFER AREAS AS NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE 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. 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 18.4.16 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. ALL OPEN SPACES SHALL BE PRIVATE OPEN SPACES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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 ROADEWAY 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.
8. PARKING SHALL BE ALLOWED ALONG THE PUBLIC ROADWAYS AND TRAVELWAYS. SEE CROSS SECTIONS BELOW.
9. A FENCE SHALL BE INSTALLED AROUND THE EXISTING CEMETERY. THE FENCE SHALL MEET ARB GUIDELINES AND REGULATIONS.
10. THE OWNER SHALL MEET THE OBLIGATION TO CONSTRUCT THE PROPOSED SIDEWALK THROUGH PARCEL 46B5-1D. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS WORK, AND THE FINAL LOCATION WILL BE DETERMINED DURING THE SITE PLAN PROCESS. IF THE PERMITS ARE NOT GRANTED TO CONSTRUCT THIS SIDEWALK THROUGH PARCEL 46B5-1D, THE OWNER SHALL HAVE THE OPTION AT THEIR OWN DISCRETION TO BUILD AN ONSITE TRAIL OR SIDEWALK. THE SIDEWALK OR TRAIL SHALL BEGIN AT THE LOCATION WHERE THE SIDEWALK ADJACENT TO ASHWOOD BOULEVARD ABUTS THE EASTERN BOUNDARY OF PARCEL 46B5-1D. THE TRAIL OR SIDEWALK SHALL EXTEND ALONG THE EASTERN AND NORTHERN BOUNDARIES OF PARCEL 46B5-1D TO THE EXISTING MULTI-PURPOSE PATH ON ROUTE 29.

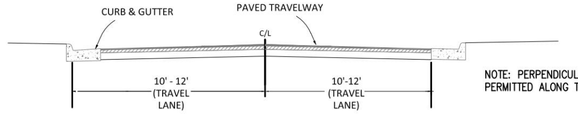


TYPICAL PUBLIC STREET SECTION – 60' PUBLIC ROAD R/W
ARCHER AVENUE
25 MPH DESIGN SPEED
(SCALE: 1"=5')



TYPICAL PUBLIC STREET SECTION – 51' PUBLIC ROAD R/W
LOCAL PUBLIC ROAD FROM ARCHER TO ROUTE 29
25 MPH DESIGN SPEED
(SCALE: 1"=5')

NOTE: PARALLEL PARKING PERMITTED ALONG ROADWAY WHERE INDICATED ON SITE PLAN. RIGHT OF WAY WITH WILL VARY FROM 51 TO 57' 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 OF ZONING AMENDMENT PLAN	09/18/23
ZONING RESUBMITTAL ADDRESSING COUNTY COMMENTS	01/16/24
ZONING RESUBMITTAL FOR PLANNING COMMISSION MEETING	04/15/24
UPDATES TO THE AFFORDABLE HOUSING PROFFER	09/16/24

ARCHER NORTH REZONING (ZMA2023-00014)

PLANNED RESIDENTIAL DEVELOPMENT

GENERAL PROJECT NOTES & DETAILS

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
N/A

SHEET
2 OF 4

AFFORDABLE HOUSING.

THE OWNER OR ITS SUCCESSORS IN INTEREST RESERVE THE RIGHT TO MEET THE AFFORDABLE HOUSING REQUIREMENT THROUGH A VARIETY OF HOUSING TYPES, INCLUDING BUT NOT LIMITED TO, FOR-SALE UNITS AND RENTAL UNITS. A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW. NOTE: 15% AFFORDABLE UNITS WILL APPLY TO ALL 302 UNITS, INCLUDING THE 78 BY-RIGHT PROPOSED UNITS WITHIN THE PHASE I DEVELOPMENT AREA.

1.1 FOR-SALE AFFORDABLE DWELLING UNITS

THE OWNER MAY MEET THE AFFORDABLE HOUSING REQUIREMENT BY CONSTRUCTING AFFORDABLE DWELLING UNITS. FOR PURPOSES OF THIS SECTION 4, "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 OFFICE OF HOUSING.") SUCH THAT HOUSING COSTS CONSISTING OF PRINCIPAL, INTEREST, REAL ESTATE TAXES AND HOMEOWNERS INSURANCE (PITI) 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 REFERENCED IN REQUIREMENT 1(A)(1) 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 TERM "OWNER" SHALL REFER TO SUCH SUBSEQUENT OWNER(S) AND/OR DEVELOPER(S), AS APPLICABLE.

ROLE OF ALBEMARLE COUNTY OFFICE OF HOUSING. ALL PURCHASERS OF THE FOR- SALE AFFORDABLE DWELLING UNITS SHALL BE APPROVED BY THE ALBEMARLE COUNTY OFFICE OF HOUSING OR ITS DESIGNEE (THE " COMMUNITY DEVELOPMENT DEPARTMENT"). AT THE PROPOSED TIME OF CONSTRUCTION OF ANY AFFORDABLE DWELLING UNIT, THE OWNER SHALL PROVIDE THE OFFICE OF HOUSING A PERIOD OF ONE HUNDRED EIGHTY (180) DAYS TO IDENTIFY AND APPROVE AN ELIGIBLE PURCHASER FOR SUCH AFFORDABLE UNIT. THE 180-DAY QUALIFICATION PERIOD SHALL COMMENCE UPON WRITTEN NOTICE FROM THE OWNER TO THE OFFICE OF HOUSING OF THE APPROXIMATE DATE THE UNIT IS EXPECTED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE COUNTY (THE "NOTICE"). SUCH NOTICE SHALL BE GIVEN NO MORE THAN NINETY (90) DAYS PRIOR TO THE EXPECTED ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AND THE 180-DAY APPROVAL PERIOD SHALL EXTEND NO LESS THAN NINETY (90) DAYS AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NOTHING IN THIS REQUIREMENT SHALL PROHIBIT THE OFFICE OF HOUSING FROM PROVIDING THE OWNER WITH INFORMATION ON INCOME ELIGIBILITY SUFFICIENT FOR THE OWNER TO IDENTIFY ELIGIBLE PURCHASERS OF AFFORDABLE DWELLING UNITS FOR APPROVAL BY THE OFFICE OF HOUSING. IF, DURING THE 180-DAY QUALIFICATION PERIOD, (I) THE OFFICE OF HOUSING FAILS TO APPROVE A QUALIFIED PURCHASER, OR (II) A QUALIFIED PURCHASER FAILS TO EXECUTE A PURCHASE CONTRACT FOR AN AFFORDABLE DWELLING UNIT, THEN, IN EITHER CASE, THE OWNER SHALL HAVE THE RIGHT TO SELL THE UNIT WITHOUT ANY RESTRICTION ON SALES PRICE OR INCOME OF THE PURCHASER(S), AND SUCH UNIT SHALL BE COUNTED TOWARD THE SATISFACTION OF THIS REQUIREMENT. THIS REQUIREMENT SHALL APPLY ONLY TO THE FIRST SALE OF EACH OF THE FOR-SALE AFFORDABLE DWELLING UNITS. FOR THE PURPOSES OF THIS REQUIREMENT, SUCH AFFORDABLE DWELLING UNITS SHALL BE DEEMED TO HAVE BEEN PROVIDED WHEN THE SUBSEQUENT OWNER/BUILDER PROVIDES WRITTEN NOTICE TO THE OFFICE OF HOUSING OR ITS DESIGNEE THAT THE UNIT(S) WILL BE AVAILABLE FOR SALE.

TRACKING. EACH SUBDIVISION PLAT AND SITE PLAN FOR LAND WITHIN THE PROPERTY SHALL: I) DESIGNATE THE LOTS OR UNITS, AS APPLICABLE, THAT WILL CONSTITUTE AFFORDABLE DWELLING UNITS WITHIN THE PROJECT AND

ii) CONTAIN A RUNNING TALLY OF THE AFFORDABLE DWELLING UNITS EITHER CONSTRUCTED OR CONTRIBUTED FOR UNDER THIS SECTION. THE DESIGNATED LOTS OR UNITS SHOWN ON THE APPLICABLE SUBDIVISION PLAT OR SITE PLAN MAY NOT BE SHOWN AS BEING CONSTRUCTED IN A FUTURE PHASE.

1.2 FOR-RENT AFFORDABLE DWELLING UNITS.

RENTAL RATES. THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") SHALL 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 PERIODICALLY). 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. THE REQUIREMENT THAT THE RENTS FOR SUCH FOR-RENT AFFORDABLE DWELLING UNITS MAY NOT EXCEED THE MAXIMUM RENTS ESTABLISHED IN THIS SECTION SHALL 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 VIRGINIA HOUSING DEVELOPMENT AUTHORITY, FARMERS HOME ADMINISTRATION, OR HOUSING AND URBAN DEVELOPMENT, SECTION 8, WHICHEVER COMES FIRST (THE "AFFORDABLE TERM").

CONVEYANCE OF INTEREST. ALL DEEDS CONVEYING ANY INTEREST IN THE FOR-RENT AFFORDABLE DWELLING UNITS DURING THE AFFORDABLE TERM SHALL CONTAIN LANGUAGE RECITING THAT SUCH UNIT IS SUBJECT TO THE TERMS OF PARAGRAPH 1B. IN ADDITION, ALL CONTRACTS PERTAINING TO A CONVEYANCE OF ANY FOR-RENT AFFORDABLE DWELLING UNIT, OR ANY PART THEREOF, DURING THE AFFORDABLE TERM SHALL CONTAIN A COMPLETE AND FULL DISCLOSURE OF THE RESTRICTIONS AND CONTROLS ESTABLISHED BY THIS PARAGRAPH 1B. 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 SHALL 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.

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 THEN-CURRENT OWNER SHALL PROVIDE TO THE OFFICE OF HOUSING 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 THEN-CURRENT OWNER SHALL 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-RENT AFFORDABLE DWELLING UNIT METHOD OF CALCULATION. THE FOLLOWING LANGUAGE PROVIDES AN IN DEPTH METHOD OF CALCULATING RENTAL RATES FOR THIS DEVELOPMENT THAT SHOULD UTILIZE THE CURRENT HUD AREA MEDIAN INCOME AMOUNT. FOR THE PURPOSES OF DEMONSTRATING THIS METHOD, THE HUD AREA MEDIAN INCOME (AMI) FOR ALBEMARLE COUNTY, AS SHOWN ON THE VIRGINIA HOUSING WEBSITE, IS $93,700.00. FOR THE PURPOSES OF THIS CALCULATION, IT IS ASSUMED THAT TWO PEOPLE RESIDE IN A ONE-BEDROOM UNIT, THAT FOUR PEOPLE RESIDE IN A TWO-BEDROOM UNIT, AND THAT SIX PEOPLE RESIDE IN A THREE-BEDROOM UNIT. THEREFORE A .8 HOUSEHOLD MULTIPLIER IS APPLIED TO A ONE-BEDROOM UNIT, A 1.0 HOUSEHOLD MULTIPLIER IS APPLIED TO A TWO-BEDROOM UNIT, AND A 1.16 MULTIPLIER IS APPLIED TO A THREE-BEDROOM UNIT. AS LISTED ON THE VIRGINIA HOUSING WEBSITE, THE 80% INCOME LIMIT ($74,950) IS FOR A FOUR-PERSON HOUSEHOLD. THEREFORE, A TWO-PERSON HOUSEHOLD HAS A MAXIMUM INCOME LIMIT OF $59,960 (80% X .8 HOUSEHOLD MULTIPLIER), A SIX-PERSON HOUSEHOLD HAS A MAXIMUM INCOME LIMIT OF $88,942 (80% X 1.16 MULTIPLIER), AND THE INITIAL NET RENT RATE FOR AFFORDABLE UNITS MUST NOT EXCEED THE AMOUNTS LISTED BELOW:

ONE-BEDROOM UNIT: $1,499 (80% OF CURRENT YEAR AMI OF $93,700 X .8 HOUSEHOLD MULTIPLIER = $59,960 X 30% (APPROVED PERCENTAGE OF HOUSEHOLD INCOME APPLICABLE TO RENT) = $17,988 ANNUAL RENT ÷12 = $1,499 MONTHLY RENT)

TWO-BEDROOM UNIT: $1,873.75 PER MONTH (80% OF CURRENT YEAR AMI OF $93,700 X 1.0 HOUSEHOLD MULTIPLIER = $74,950 X 30% (APPROVED PERCENTAGE OF HOUSEHOLD INCOME APPLICABLE TO RENT) = $22,485 ANNUAL RENT ÷ 12 = $1,873.75 MONTHLY RENT).

THREE-BEDROOM UNIT: $2,173.55 PER MONTH (80% OF CURRENT YEAR AMI OF $93,700 X 1.16 HOUSEHOLD MULTIPLIER (APPROVED PERCENTAGE OF HOUSEHOLD INCOME APPLICABLE TO RENT) = $86,942 X 30% = $26,082.60 ANNUAL RENT ÷ 12 = $2,173.55 MONTHLY RENT).

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

REVISIONS

DATE	DESCRIPTION
09/18/23	INITIAL SUBMITTAL OF ZONING AMENDMENT PLAN
01/16/24	ZONING RESUBMITTAL ADDRESSING COUNTY COMMENTS
04/15/24	ZONING RESUBMITTAL FOR PLANNING COMMISSION MEETING
09/16/24	UPDATES TO THE AFFORDABLE HOUSING PROFFER

ARCHER NORTH REZONING (ZMA2023-00014)

PLANNED RESIDENTIAL DEVELOPMENT

GENERAL PROJECT NOTES & DETAILS

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
N/A

SHEET
2A OF 4

LEGEND:

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

SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES

SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES

SLOPE EASEMENT D.B. 4689 P. 43

DRAINAGE EASEMENT D.B. 4689 P. 43

TEMPORARY CONSTRUCTION EASEMENT D.B. 4689 P. 43

100' LANDSCAPE BUFFER

100' ROUTE 29 BUFFER (TYP)

TEMP. CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP)

04600-00-00-28A1
WOOD PROPERTY INVESTMENTS, LLC
D.B. 3878, PG. 380
R1 (RESIDENTIAL)
SINGLE FAMILY RESIDENTIAL

100' STREAM BUFFER (TYP)

04600-00-00-10800
SEMINOLE TRAIL, LLC
C/O RST DEVELOPMENT, LLC
D.B. 5228, PG 557
INST #1760000
3.95 ACRES
PRD (PLANNED RESIDENTIAL DEVELOPMENT)

APPROX. LOC. C/L OF VEPCO EASEMENT D.B. 466 P. 491 (TBR)

ENCROACHMENT ONTO CEMETERY PROPERTY
D.B. 527 PG. 177
D.B. 233 PG. 302

EXISTING OVERHEAD ELECTRIC TO BE REMOVED (TYP)

CEMETERY
(OWNER UNKNOWN)
PID: PORTION OF 04600-00-00-10800
0.50 ACRES

TEMP. CONSTRUCTION ENTRANCE EASEMENT VDOT PROJ. (FO) 0029-002-135

EXISTING LOT LINE TO BE VACATED

EXISTING ALBEMARLE COUNTY PRESERVED SLOPES (TYP)

20' BUFFER

046B5-00-00-001D0
COMMONWEALTH OF VIRGINIA RIGHT OF WAY SECTION
D.B. 2063, PG. 665
PUD (PLANNED UNIT DEVELOPMENT)

INGRESS/EGRESS EASEMENT VDOT PROJ. (FO) 0029-002-135

RIDGEWOOD CIRCLE

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP)

EXISTING CULVERT TO BE REMOVED (TYP)

04600-00-00-28A0
ZOULIS, THERAPHIA CYNTHIA & PETER A
D.B. 650, PG. 507
R1 (RESIDENTIAL)
SINGLE FAMILY RESIDENTIAL

EXISTING ALBEMARLE COUNTY MANAGED SLOPES (TYP)

ASHWOOD BOULEVARD
STATE ROUTE 1670

EXISTING ALBEMARLE COUNTY PRESERVED SLOPES (TYP)

20' PERIMETER BUFFER (TYP)

04600-00-00-10900
SEMINOLE TRAIL, LLC
D.B. 5228, PG 553
INST #201900011152
15.56 ACRES
PRD (PLANNED RESIDENTIAL DEVELOPMENT)

PHASE II
PHASE I

PROPOSED ARCHER AVENUE
(CURRENTLY UNDER REVIEW)

04600-00-00-28J0
BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL
W.B. 128 PG 719
D.B. 3348, PG. 590
R1 (RESIDENTIAL)
SINGLE FAMILY RESIDENTIAL

PHASE I - CURRENTLY UNDER REVIEW FOR APPROVAL

20' PERIMETER BUFFER (TYP)

40' BUFFER

40' PERIMETER BUFFER (TYP)

046B5-01-00-000A1
ASHLAND TOWNHOMES ASSOCIATION, INC
C/O REAL PROPERTY, INC
FOREST LAKES SOUTH
D.B. 2009, PG. 114
PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY RESIDENTIAL

046B5-00-00-000J0
FOREST LAKES COMMUNITY ASSOCIATION, INC
FOREST LAKES SOUTH
D.B. 2009, PG. 110
PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY RESIDENTIAL

046B5-00-01-01800
LEWIS, NICHOLAS S & AMY D LEWIS
D.B. 5598, PG. 314
INST #202100014794
PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY RESIDENTIAL

046B5-00-01-01700
BIJEAU, RONALD W & ANNIE P BIJEAU
INST #202200003328
PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY RESIDENTIAL

GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.

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

REVISIONS

DATE	DESCRIPTION
09/18/23	INITIAL SUBMITTAL OF ZONING AMENDMENT PLAN
01/16/24	ZONING RESUBMITTAL ADDRESSING COUNTY COMMENTS
04/15/24	ZONING RESUBMITTAL FOR PLANNING COMMISSION MEETING

ARCHER NORTH REZONING (ZMA2023-00014)

PLANNED RESIDENTIAL DEVELOPMENT

EXISTING CONDITIONS

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 80'

SHEET
3 OF 4

LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED UNDERGROUND DETENTION FACILITY

SEMINOLE TRAIL (ROUTE 29) SOUTHBOUND LANES

SEMINOLE TRAIL (ROUTE 29) NORTHBOUND LANES

ROUTE 29 BUFFER (100' WIDE BUFFER)

100' WIDE BUFFER ALONG ROUTE 29

100' WIDE BUFFER ALONG ROUTE 29

TMP 04600-00-00-28A1 WOOD PROPERTY INVESTMENTS, LLC

PROPERTY BOUNDARY

MAJOR 6" DBH NORTH MAJOR 6" DBH SOUTH TREE

BUILDING & PARKING ENVELOPE

PROPOSED BIKE RACK (TYP.)

AMENITY SPACE #1 (0.25 AC MIN)

BUILDING & PARKING ENVELOPE

COMMON OPEN SPACE

EXISTING CEMETERY (OWNER UNKNOWN) PID: PORTION OF 04600-00-00-10800 0.50 ACRES

BUILDING & PARKING ENVELOPE

TRAVELWAY

TMP 04600-00-00-28A0 ZOULIS, THERAPHIA CYNTHIA & PETER A

TMP 046B5-00-00-001D0 COMMONWEALTH OF VIRGINIA RIGHT OF WAY SECTION

PROPERTY BOUNDARY

PROPOSED BIKE RACK (TYP.)

TRAVELWAY

TRAVELWAY

TRAVELWAY

TRAVELWAY

ASHWOOD BOULEVARD (ROUTE 1670)

20' PERIMETER BUFFER

BUILDING & PARKING ENVELOPE

BUILDING & PARKING ENVELOPE

TRAVELWAY

BUILDING & PARKING ENVELOPE

AMENITY SPACE #3 (0.45 AC MIN)

BUILDING & PARKING ENVELOPE

BUILDING & PARKING ENVELOPE

AMENITY SPACE #4 (0.55 AC MIN)

APPROX. LOCATION OF UGD SWM FACILITY

BUILDING & PARKING ENVELOPE

BUILDING & PARKING ENVELOPE

AMENITY SPACE #2 (0.20 AC MIN)

PROPOSED ARCHER AVENUE (CURRENTLY UNDER REVIEW) 60' PUBLIC R/W

PHASE I - CURRENTLY UNDER REVIEW FOR APPROVAL

TMP 04600-00-00-28J0 BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL

20' PERIMETER BUFFER

APPROX. LOCATION OF UGD SWM FACILITY

TRAVELWAY

AMENITY SPACE #5 (0.10 AC MIN)

TRAVELWAY

AMENITY SPACE #6 (0.50 AC MIN)

TRAVELWAY

AMENITY SPACE #7 (0.05 AC MIN)

TRAVELWAY

BUILDING & PARKING ENVELOPE

APPROX. LOCATION OF UGD SWM FACILITY

COMMON OPEN SPACE

40' PERIMETER BUFFER

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

TMP 046B5-01-00-000A1 ASHLAND TOWNHOMES ASSOCIATION, INC C/O REAL PROPERTY, INC FOREST LAKES SOUTH

PROPERTY BOUNDARY

TMP 046B5-00-00-00J0 FOREST LAKES COMMUNITY ASSOCIATION, INC FOREST LAKES SOUTH

TMP 046B5-00-0J-01700 BIJEAU, RONALD W & ANNIE P BIJEAU

TMP 046B5-00-0J-01800 LEWIS, NICHOLAS S & AMY D LEWIS

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

REVISIONS

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ARCHER NORTH REZONING (ZMA2023-00014)

PLANNED RESIDENTIAL DEVELOPMENT

GRADING, DRAINAGE, & UTILITY PLAN

RIVANNA MAGISTERIAL DISTRICT

DATE
SEPTEMBER 18, 2023

SCALE
1" = 80'

SHEET
4 OF 4