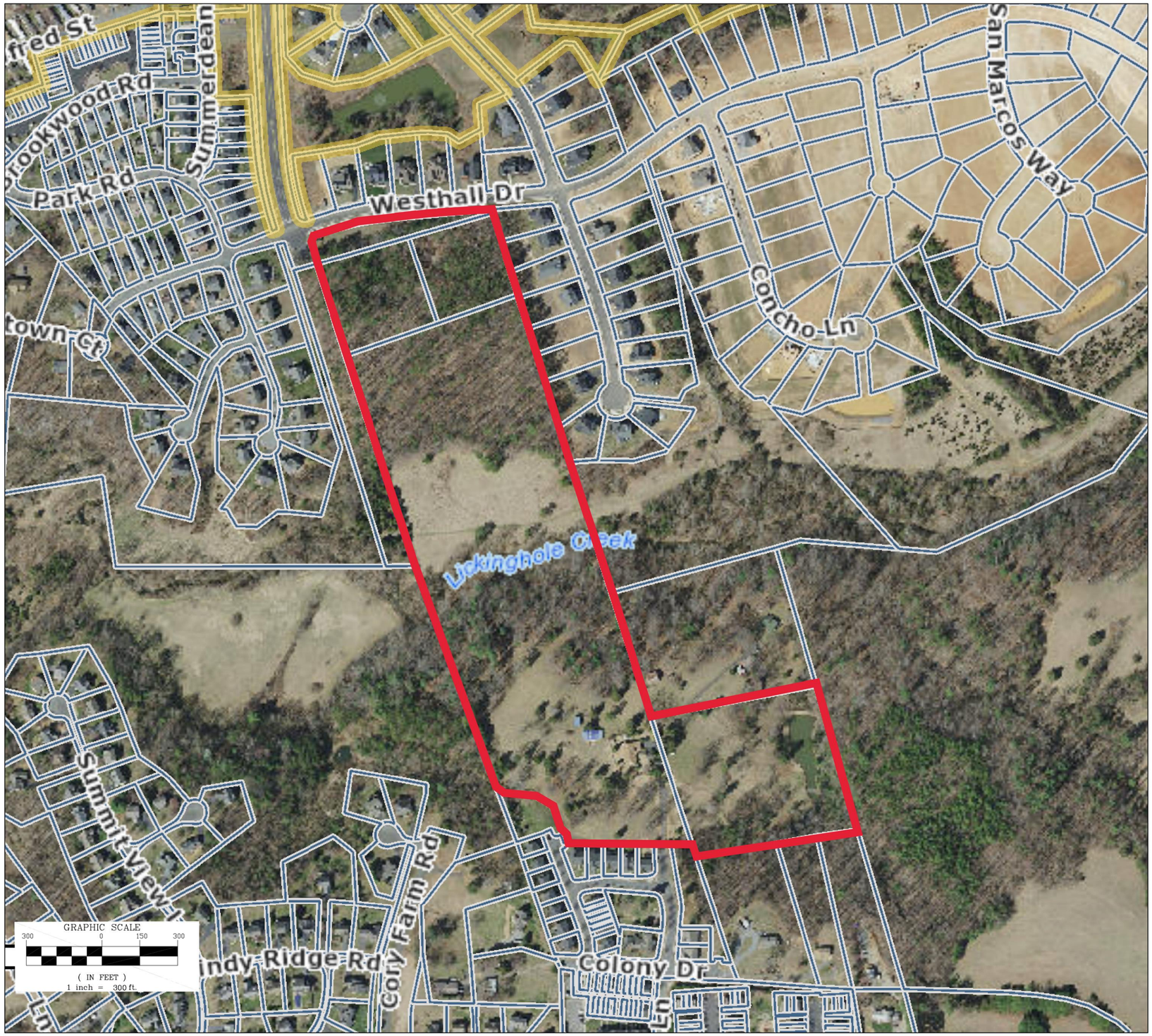
OAK BLUFF DEVELOPMENT

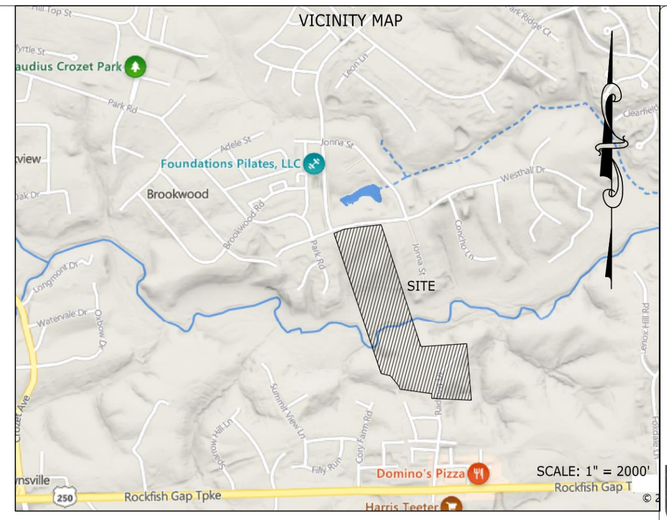
ZONING MAP AMENDMENT (ZMA2023-00002)

APPLICATION PLAN

WHITE HALL MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA





Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2A	APPLICATION PLAN - OAK BLUFF NORTH
2B	APPLICATION PLAN - OAK BLUFF SOUTH
3	NOTES AND DETAILS
4A	EXISTING CONDITIONS - OAK BLUFF NORTH
4B	EXISTING CONDITIONS - OAK BLUFF SOUTH
5	GRADING & UTILITY PLAN
7	TOTAL SHEETS

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE:434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/20/23	INITIAL SUBMITTAL
12/04/23	REVISIONS TO THE REZONING APPLICATION PLAN ADDRESSING STAFF COMMENTS
04/01/24	FINAL REVISIONS TO THE REZONING APPLICATION PLAN FOR PLANNING COMMISSION MEETING
09/16/24	OVERALL PROJECT REVISIONS TO THE REZONING APPLICATION PLAN

OAK BLUFF DEVELOPMENT (ZMA2023-02)
PLANNED RESIDENTIAL DEVELOPMENT
COVER SHEET
WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
AS SHOWN

SHEET 1

NOTE:
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 INSTALLED ALONG BOTH SIDES OF THE PUBLIC STREETS AND ALONG EASTERN AVENUE.
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.
5. THE FLOODPLAIN FOR THE PROPERTY WILL ADHERE TO THE ADOPTED FEMA MAP THAT IS MOST RESTRICTIVE.
6. ANY PROPOSED LOT SHALL HAVE A BUILDING SITE IN ACCORDANCE WITH SECTION 4.2.1 OF THE ZONING ORDINANCE.
7. THE APPLICATION PLAN SHOWS 0.90 ACRES OF IMPACTS TO THE EXISTING PRESERVED SLOPES ON THE PROPERTY. 0.70 ACRES ARE ASSOCIATED WITH ROAD IMPACTS AND 0.20 ACRES ARE ASSOCIATED WITH LOT IMPACTS. THERE ARE A TOTAL OF 4.9 ACRES OF PRESERVED SLOPES, 18% ARE PROPOSED TO TO BE IMPACTED WITH THIS APPLICATION PLAN (4% WITH LOTS & 14% WITH FUTURE EASTERN AVE.)
8. THE ONLY DISTURBANCES TO THE WPO BUFFERS SHALL BE FOR THE PUBLIC ROAD CROSSING AND PUBLIC UTILITY EXTENSIONS. NO LOTS SHALL BE LOCATED WITHIN THE WPO BUFFERS. PORTIONS OF THE PROPOSED GREENWAY AREA MAY ALSO BE WITHIN THE SWM FOREST & OPEN SPACE AREA.

LEGEND
- PROPERTY LINE
- LIMITS OF BLOCK
- MANAGED SLOPES
- PRESERVED SLOPES
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100 YR FEMA FLOODPLAIN
- PENDING FEMA FIRM AREA INCREASE
- LIMITS OF MINT SPRINGS PMP DAM BREACH
- LIMITS OF MINT SPRINGS SUNNY DAY DAM BREACH
- PROPOSED BUILDING ENVELOPE
- PROPOSED GREEN SPACE
- PROPOSED GREENWAY DEDICATION TO ALB. COUNTY
- PROPOSED PUBLIC STREET NETWORK
- PROPOSED RECREATION AREA
- EASTERN AVENUE CONSTRUCTED WITH OAK BLUFF
- FUTURE EASTERN AVENUE ALIGNMENT
- 20' EMERGENCY ACCESS ROAD CONNECTION

NOTES:
1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL. THIS INCLUDES THE ENTRANCES INTO BLOCKS 1 AND 2 FROM EASTERN AVENUE, TURN LANE DESIGNS, AND INTERSECTION DESIGNS.
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. ALL PROPOSED RETAINING WALLS SHALL COMPLY WITH ALBEMARLE COUNTY ZONING AND BUILDING REQUIREMENTS.
4. 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 ARE NOT PROPOSED WITHIN THE 100 STREAM BUFFER AREA.
5. 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.
6. THE PROPOSED PRIMITIVE TRAILWAY SHALL CROSS LICKINGHOLE CREEK WITH ROCKS OR STEPPING STONES TO PROVIDE A PEDESTRIAN ACCESS CONNECTION ALONG THE PRIMITIVE TRAILWAY ACROSS LICKINGHOLE CREEK, CONNECTING BLOCK 1 AND BLOCK 2.
7. PARKING SHALL BE RELEGATED WITHIN THE DEVELOPMENT. ALL FRONT LOADED GARAGES SHALL BE RECESSED A MINIMUM OF 3' FROM THE FRONT PORCH OR BUILDING FACADE OF THE UNIT.
8. ALL LOTS ADJACENT TO WESTHALL DRIVE AND WESTLAKE HILLS (PHASE 1) SHALL BE SINGLE FAMILY DETACHED HOUSES. THERE WILL ALSO BE A 30' BUFFER ALONG WESTHALL DRIVE AND A 30' BUFFER ADJACENT TO THE WESTLAKE HILLS (PHASE I). THE BUFFER ALONG WESTHALL DRIVE MAY BE GRADED, BUT THE EXISTING STREET TREES, EXISTING MATURE TREES, EXISTING SLOPE, EXISTING ENTRANCE SIGN, AND EXISTING SIDEWALK SHALL REMAIN UNDISTURBED. 20' OF THE 30' BUFFER ALONG WESTLAKE HILLS (PHASE I) SHALL REMAIN UNDISTURBED. THE 10' PORTION OF THE BUFFER ALONG THE DEVELOPMENT AREA MAY BE GRADED AND REPLANTED. SEE BUFFER NOTES ON SHEET 3.
9. A PRIMITIVE PEDESTRIAN CONNECTION MAY BE INCLUDED WITH THE 30' BUFFER ALONG WESTHALL DRIVE, PROVIDING A PEDESTRIAN CONNECTION TO WESTLAKE HILLS, IF ACCEPTABLE TO THE WESTLAKE HILLS HOA. ANY PRIMITIVE PEDESTRIAN CONNECTION SHALL BE WORKED OUT WITH THE WESTLAKE HILLS HOA DURING THE SITE PLAN PROCESS.

BOUNDARY LINE TABLE

Line	Direction	Length
L1	N 24°15'47" W	31.44'
L2	N 72°06'04" W	18.53'
L3	N 20°14'07" W	82.82'
L4	N 56°44'42" W	74.65'
L5	N 85°59'38" W	91.74'
L6	N 58°00'07" W	40.49'
L7	N 18°28'12" W	41.78'

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

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

OAK BLUFF DEVELOPMENT (ZMA2023-02)
PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN - OAK BLUFF NORTH
WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 2A

L2	N 72°06'04" W	18.53'
L3	N 20°14'07" W	82.82'
L4	N 56°44'42" W	74.65'
L5	N 85°59'38" W	91.74'
L6	N 58°00'07" W	40.49'
L7	N 18°28'12" W	41.78'

LEGEND

- PROPERTY LINE
- LIMITS OF BLOCK
- MANAGED SLOPES
- PRESERVED SLOPES
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100 YR FEMA FLOODPLAIN
- PENDING FEMA FIRM AREA INCREASE
- LIMITS OF MINT SPRINGS PMP DAM BREACH
- LIMITS OF MINT SPRINGS SUNNY DAY DAM BREACH
- PROPOSED BUILDING ENVELOPE
- PROPOSED GREEN SPACE
- PROPOSED GREENWAY DEDICATION TO ALB. COUNTY
- PROPOSED PUBLIC STREET NETWORK
- PROPOSED RECREATION AREA
- EASTERN AVENUE CONSTRUCTED WITH OAK BLUFF
- FUTURE EASTERN AVENUE ALIGNMENT
- 20' EMERGENCY ACCESS ROAD CONNECTION

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

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OAK BLUFF DEVELOPMENT (ZMA2023-02)

PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN - OAK BLUFF SOUTH
WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 2B

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

GENERAL NOTES

OWNERS: TMP 05600-00-00-097B0, 5600-00-00-097C0 & 05600-00-00-098A0
RIBBETT RANCH LLC
2635 S. BENNINGTON ROAD
CHARLOTTESVILLE, VA 22902

TMP 05600-00-00-09700
COBLE, EDSEL MAX & J ARLENE COBLE, LIFE ESTATE
C/O VITO CETTA
2635 S. BENNINGTON ROAD
CHARLOTTESVILLE, VA 22902

TMP 056L0-00-00-000F0
LICKINGHOLE CREEK LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

DEVELOPER: RIVERBEND DEVELOPMENT
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22902

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

TAX MAP & ZONING:	05600-00-00-097B0	5600-00-00-097C0	05600-00-00-098A0	05600-00-00-09700	056L0-00-00-000F0
	INST. #202200009174	INST. #202200009174	INST. #202200009174	INST. #202200009174	DB. 4518, PG. 1 (PLAT)
	R1 RESIDENTIAL	R1 RESIDENTIAL	R1 RESIDENTIAL	R1 RESIDENTIAL	R1 RESIDENTIAL

TOTAL PROJECT AREA: 32.887 AC.

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS: MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, & FLOOD HAZARD OVERLAY DISTRICT. THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.

TOPOGRAPHY: TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY ROUDABUSH, GALE & ASSOCIATES IN JANUARY 2023.
TOPOGRAPHY A COMBINATION OF AERIAL SURVEY AND FIELD TOPOGRAPHY.

DATUM: NAD 83

GROSS/NET DENSITY: GREEN SYSTEM: (ZERO DUA): 10.552 ACRES x 0 DUA = 0 UNITS
NEIGHBORHOOD DENSITY RESIDENTIAL (2 DUA TO 6 DUA): 22.337 ACRES TOTAL
MINIMUM: 22.337 ACRES x 2 DUA = 44 UNITS
MAXIMUM: 22.337 ACRES x 6 DUA = 134 UNITS
NET MINIMUM DENSITY = 44 UNITS & NET MAXIMUM DENSITY = 134 UNITS

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 AND SINGLE FAMILY ATTACHED UNITS. A MINIMUM OF 25% OF THE UNITS SHALL BE SINGLE FAMILY DETACHED UNITS.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. NO INDIVIDUAL DRIVEWAY ACCESS SHALL BE ALLOWED ALONG EASTERN AVENUE.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. THE FINAL SITE PLAN WILL SHOW THE WIDTHS OF THE PROPOSED ROADWAYS, ENSURING ADEQUATE ACCESS TO EACH INDIVIDUAL LOT.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: LICKINGHOLE CREEK (WATER SUPPLY PROTECTION WATERSHED)

FLOODPLAIN/STREAM BUFFER: A 100 YEAR FLOODPLAIN IS LOCATED ON THIS SITE PER FEMA MAP ID 51003C0245D DATED FEBRUARY 4, 2005. IN ADDITION, THERE IS A STATE DAM BREACH INUNDATION ZONE THAT EXIST ON THE PROPERTY. SEE SHEETS 2A, 2B, 4A, AND 4B FOR THE LOCATION OF THE FLOODPLAIN AND DAM BREACH ZONE ON THE PROPERTY. 100' UNDISTURBED STREAM BUFFERS FROM THE TOP BANK OF THE STREAMS SHALL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. THESE BUFFERS ARE SHOWN ON THE APPLICATION PLAN. IMPACTS TO THE STREAM BUFFER SHALL BE ALLOWED IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE, INCLUDING PUBLIC ROAD CROSSINGS AND PUBLIC UTILITIES.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 3 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 35 FEET.

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 BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
10' MIN. & NO MAX. REAR YARD BUILDING SETBACK (A SPECIAL EXCEPTION REQUEST HAS BEEN SUBMITTED FOR THE MODIFICATION TO THE REAR YARD MINIMUM SETBACK FROM 20' TO THE PROPOSED 10' SETBACK, WHICH IS BEING REVIEWED CONCURRENTLY WITH THE REZONING APPLICATION)

TRAILWAY: A PRIMITIVE PEDESTRIAN TRAILWAY SHALL BE CONSTRUCTED FROM THE ROADWAY NETWORK IN BOTH BLOCK 1 AND BLOCK 2 DOWN TO THE DEDICATED GREENWAY AREA. A VARIABLE WIDTH GREENWAY AREA SHALL BE DEDICATED AS SHOWN ON THE APPLICATION PLAN TO ALBEMARLE COUNTY. SIDEWALKS ALONG EASTERN AVENUE SHALL CONNECT BLOCK 1 TO BLOCK 2. IF EASTERN AVENUE IS NOT UNDER CONSTRUCTION OR PROJECTED TO BE UNDER CONSTRUCTION PRIOR TO THE COMPLETION OF THE FINAL DEVELOPMENT LOT WITHIN BLOCK 2, THEN A 10' WIDE PEDESTRIAN BRIDGE SHALL BE INSTALLED CONNECTING THE PRIMITIVE TRAILWAY AND 12' PUBLIC ACCESS EASEMENT FROM BLOCK 1 TO THE PRIMITIVE TRAILWAY AND 12' PUBLIC ACCESS EASEMENT IN BLOCK 2. A 12' PUBLIC ACCESS EASEMENT SHALL EXTEND FROM THE PUBLIC ROW TO THE LIBERTY HALL 10 ACCESS ESMT.

BUILDING ARCHITECTURE: BUILDINGS AND HOUSES SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. THE BUILDING MATERIALS PALETTE SHALL INCLUDE BRICK AND HARDY PLANK, OR SIMILAR QUALITY MATERIALS.

BUFFERS: WITHIN THE LANDSCAPE BUFFER SHOWN ON THE APPLICATION PLAN, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLANT A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE 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 SHALL BE ALLOWED WITHIN THE BUFFER AREAS AND UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE BUFFER AREAS. BUFFERS SHALL MEET THE STANDARDS SET IN SECTION 32.7.9.7.

LAND DEDICATED TO PUBLIC USE:
1. RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE FOR ROAD CONSTRUCTION OF EASTERN AVENUE AS SHOWN ON THE APPLICATION PLAN. TOTAL ACREAGE IS APPROXIMATELY 1.55 ACRES.
2. A VARIABLE WIDTH GREENWAY SHALL BE DEDICATED TO ALBEMARLE COUNTY WITHIN THE EXISTING WPO BUFFER AS SHOWN ON THE APPLICATION PLAN. THE LAND SHALL BE DEDICATED TO ALBEMARLE COUNTY FOR PUBLIC USE. THE TOTAL ACREAGE SHALL BE A MINIMUM OF 4.2 ACRES. DEDICATION OF THE PROPERTY TO ALBEMARLE COUNTY SHALL OCCUR WITH THE RECORDATION OF THE SUBDIVISION PLAT FOR PHASE II OF THE DEVELOPMENT (BLOCK 2 - OAK BLUFF SOUTH).

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTION, 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 TO MEET STATE REQUIREMENTS MAY INCLUDE A NUMBER OF BMP PRACTICES, SUCH AS WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

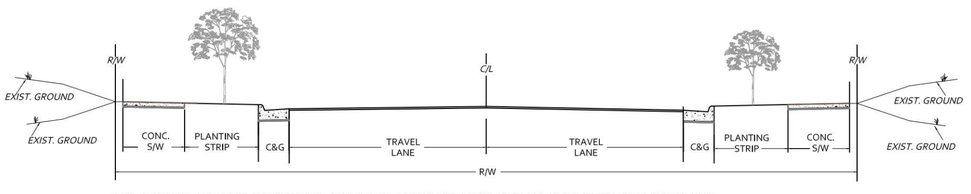
OPEN SPACE: 25% MINIMUM OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT, INCLUDING THE GREEN SPACE AND PROPOSED GREENWAY. THE GREEN SPACE AREAS SHALL INCLUDE THE AMENITY AREAS, COMMON OPEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE GREEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS RECREATION 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. THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS DOES NOT INCLUDE THE DEDICATED GREENWAY AREA THAT WILL BE OWNED AND MAINTAINED BY ALBEMARLE COUNTY.

AFFORDABLE HOUSING: A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW. THE LOCATION OF THE AFFORDABLE HOUSING UNITS SHALL BE DETERMINED WITH THE FINAL SITE PLAN.

1. 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.
2. 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.
3. TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

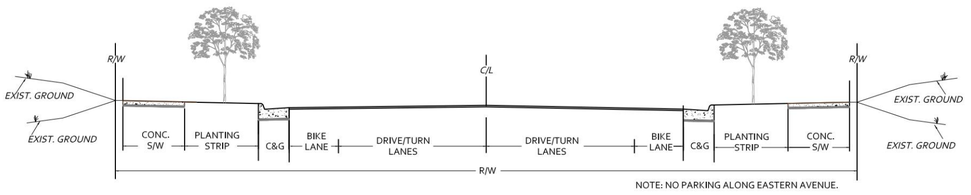
PHASING: BLOCK 1 AND BLOCK 2 MAY BE CONSTRUCTED INDEPENDENTLY IN SEPARATE PHASES, OR THE (2) BLOCKS MAY BE CONSTRUCTED SIMULTANEOUSLY. A PORTION OF EASTERN AVENUE FROM THE INTERSECTION OF WESTHALL SOUTH TO THE ENTRANCE FOR BLOCK 1 SHALL BE CONSTRUCTED WITH BLOCK 1, AS SHOWN ON THE APPLICATION PLAN. THE RECREATIONAL AREAS WITHIN EACH BLOCK SHALL BE CONSTRUCTED WITH THE EACH BLOCK. THE GREENWAY DEDICATION WILL BE COMPLETED WITH THE BLOCK 2 RECORDATION PLAT.

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.
2. ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. 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.
4. 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 ROADWAYS FOR ALL PUBLIC STREETS AND ALONG THE SECTION OF EASTERN AVENUE PROPOSED WITH THE OAK BLUFF DEVELOPMENT. THE APPLICATION PLAN ALSO SHOWS THE CONNECTION OF THE SIDEWALKS TO THE PEDESTRIAN PATHWAYS TO THE GREENWAY. SIDEWALKS ALONG THE PROPOSED STREETS SHALL CONNECT TO THE SIDEWALK SYSTEM ALONG EASTERN AVENUE OR EXTEND TO THE EASTERN AVENUE ROW FOR A FUTURE CONNECTION.
5. 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.
6. 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.
7. THERE ARE APPROXIMATELY 4.9 ACRES OF PRESERVED SLOPES ON THE PROPERTY. 0.70 ACRES OF PRESERVED SLOPES ARE PROPOSED TO BE IMPACTED WITH THE FUTURE EASTERN AVENUE EXTENSION, AND 0.20 ACRES OF IMPACTS ARE PROPOSED WITH THE LOT DEVELOPMENT.



NOTE: PARKING ON ONE SIDE OF THE STREET ONLY. PARKING SHALL BE RESTRICTED ON THE OTHER SIDE OF THE STREET WITH NO PARKING SIGNS.

PUBLIC NEIGHBORHOOD STREET - TYPICAL CROSS SECTION
(NOTE TO SCALE)



NOTE: NO PARKING ALONG EASTERN AVENUE.

EASTERN AVENUE ROADWAY CROSS SECTION (PUBLIC ROAD)
(NOTE TO SCALE)

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

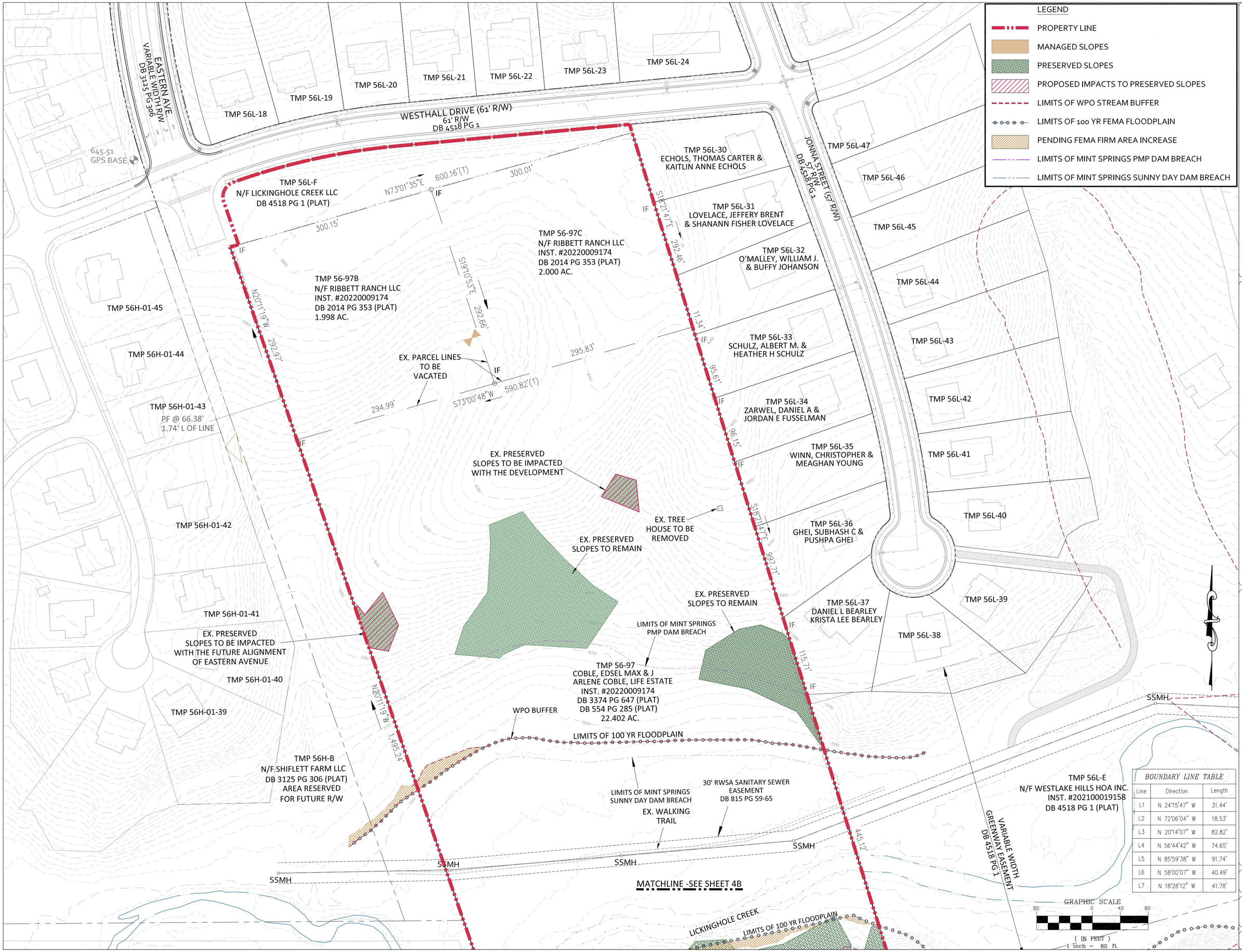
DESCRIPTION	DATE
INITIAL SUBMITTAL	02/20/23
REVISIONS TO THE REZONING APPLICATION PLAN ADDRESSING STAFF COMMENTS	12/04/23
FINAL REVISIONS TO THE REZONING APPLICATION PLAN FOR PLANNING COMMISSION MEETING	04/01/24
OVERALL PROJECT REVISIONS TO THE REZONING APPLICATION PLAN	09/16/24

OAK BLUFF DEVELOPMENT (ZMA2023-02)
PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN NOTES & DETAILS
WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
N/A

SHEET 3



COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/20/23	INITIAL SUBMITTAL
12/04/23	REVISIONS TO THE REZONING APPLICATION PLAN ADDRESSING STAFF COMMENTS
04/01/24	FINAL REVISIONS TO THE REZONING APPLICATION PLAN FOR PLANNING COMMISSION MEETING
09/16/24	OVERALL PROJECT REVISIONS TO THE REZONING APPLICATION PLAN

OAK BLUFF DEVELOPMENT (ZMA2023-02)

PLANNED RESIDENTIAL DEVELOPMENT

EXISTING CONDITIONS - OAK BLUFF NORTH

WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 4B

MATCHLINE -SEE SHEET 4A

L6	N 58°00'07" W	40.49'
L7	N 18°28'12" W	41.78'

LEGEND
- PROPERTY LINE
- MANAGED SLOPES
- PRESERVED SLOPES
- PROPOSED IMPACTS TO PRESERVED SLOPES
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100 YR FEMA FLOODPLAIN
- PENDING FEMA FIRM AREA INCREASE
- LIMITS OF MINT SPRINGS PMP DAM BREACH
- LIMITS OF MINT SPRINGS SUNNY DAY DAM BREACH

LICKINGHOLE CREEK
LIMITS OF 100 YR FLOODPLAIN
WPO BUFFER
EX. PRESERVED SLOPES TO BE IMPACTED WITH THE DEVELOPMENT
EX. PRESERVED SLOPES TO BE IMPACTED WITH THE FUTURE ALIGNMENT OF EASTERN AVENUE
IF @ 496.08'
PF
S18°30'36"E 479.87'
TMP 56-98B
N/F CINDY ALFRED OR
JOHN M. JACKSON
DB 1887 PG 404 (PLAT)
TMP 56F-01-A
N/F COREY FARM HOA
DB 2667 PG 458
DB 1589 PG 177 (PLAT)
16' R/W
DB 319 PG 131
DB 358 PG 447
EX. WOOD BARN TO BE REMOVED
Tree-Deciduous 18walnut
PF @
UP
OHU
N75°06'42"E 529.31'
EX. PRESERVED SLOPES TO BE IMPACTED WITH THE DEVELOPMENT
EXISTING POND
EX. WOOD FRAME HOUSE TO BE REMOVED
WELL
EX. FENCE TO BE REMOVED
TMP 56-97A
N/F RIBBETT RANCH LLC
INST. #20220009174
DB 358 PG 447 (PLAT)
5.646 AC.
S17°40'58"E 491.04'
WPO BUFFER
20' SANITARY SEWER EASEMENT
DB 3398 PG 121
AREA RESERVED FOR FUTURE DEDICATION
DB 3514 PG 516
636.18
GPS BASE
SSMH
SDMH
IF
L1
L2
L3
L4
L5
L6
L7
N85°58'22"W 397.03'
R/W
DB 358 PG 447
DB 554 PG 285
20' ACCESS EASEMENT
DB 2014 PG 353
N18°28'12"W 403.57'
IF BENT
S80°06'45"W 527.44'
LIBERTY HALL SUBDIVISION
DB 3514 PG 516 (PLAT)
TMP 56-97
N/F BETTY M.
FERNEYHOUGH
DB 706 PG 412
DB 420 PG 10 (PLAT)
TMP 56-98C
N/F ANNA JOHNSON
WB 132 PG 694
DB 420 PG 10 (PLAT)
TMP 56-98D
N/F PYRENEES
PROPERTIES, LLC
DB 5143 PG 115
DB 420 PG 10 (PLAT)

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

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200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS

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09/16/24	OVERALL PROJECT REVISIONS TO THE REZONING APPLICATION PLAN

OAK BLUFF DEVELOPMENT (ZMA2023-02)

PLANNED RESIDENTIAL DEVELOPMENT
EXISTING CONDITIONS (SHEET 3 OF 4)
WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 4B

NOTE: AN OVERLOT GRADING PLAN AND STORMWATER MANAGEMENT PLAN WILL BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO FINAL ROAD PLAN, WPO PLAN, OR FINAL SITE PLAN APPROVAL.

EASTERN AVE
VARIABLE WIDTH R/W
DB 3125 PG 308

WESTHALL DRIVE (63' R/W)
DB 4558 PG 1

JONAS STREET (57' R/W)
DB 4558 PG 1

PF @ 66.38'
174' LOF LINE

IF @ 496.08'

PF @ 496.08'

IF BENT

DHU

UP

IF

LEGEND

- PROPERTY LINE
- LIMITS OF BLOCK
- MANAGED SLOPES
- PRESERVED SLOPES
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100 YR FEMA FLOODPLAIN
- PENDING FEMA FIRM AREA INCREASE
- LIMITS OF MINT SPRINGS PMP DAM BREACH
- LIMITS OF MINT SPRINGS SUNNY DAY DAM BREACH
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STREET NETWORK

GRAPHIC SCALE
120 0 60 120
(IN FEET)
1 inch = 120 ft.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

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OAK BLUFF DEVELOPMENT (ZMA2023-02)

PLANNED RESIDENTIAL DEVELOPMENT
UTILITY & GRADING PLAN

WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 120'

SHEET 5