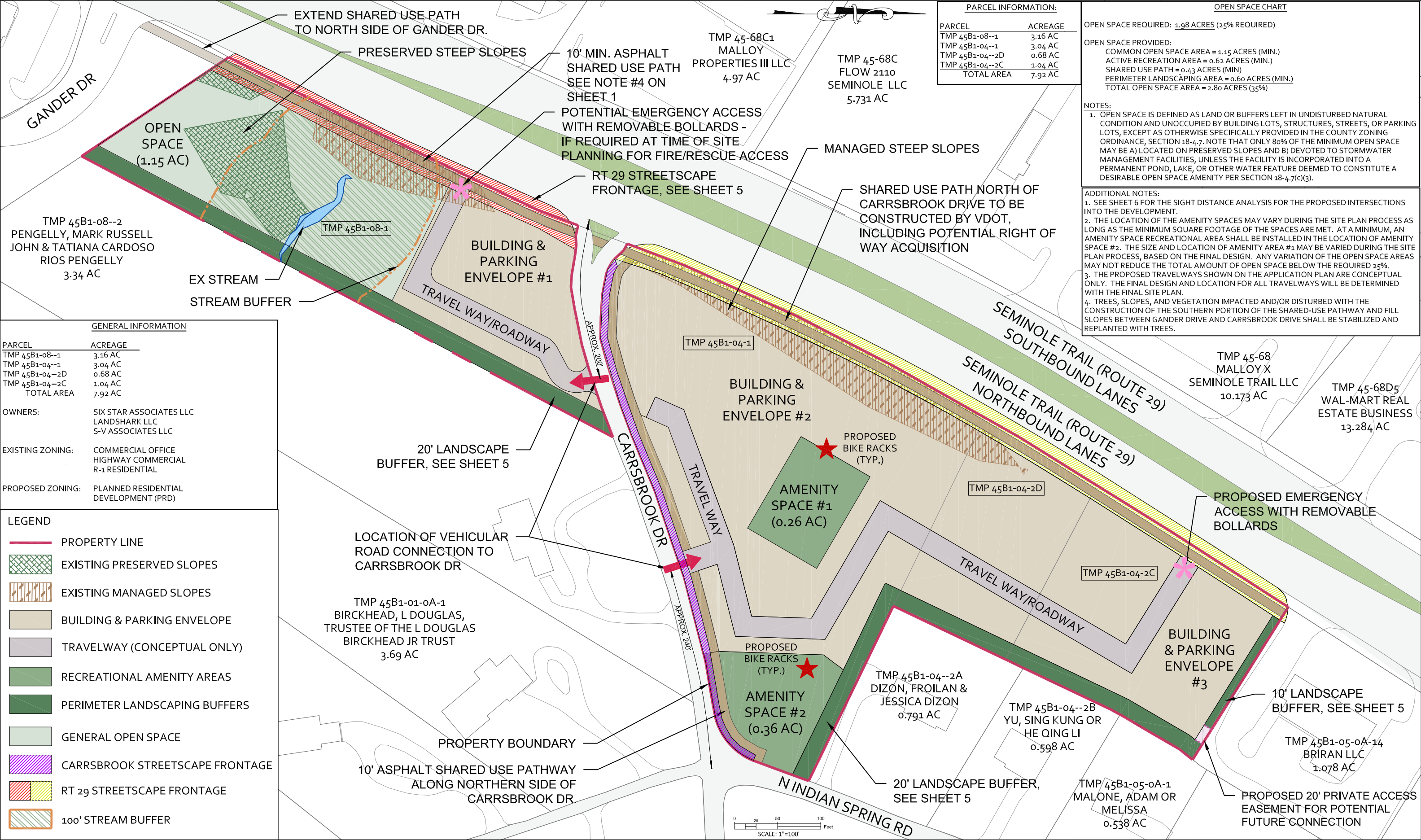
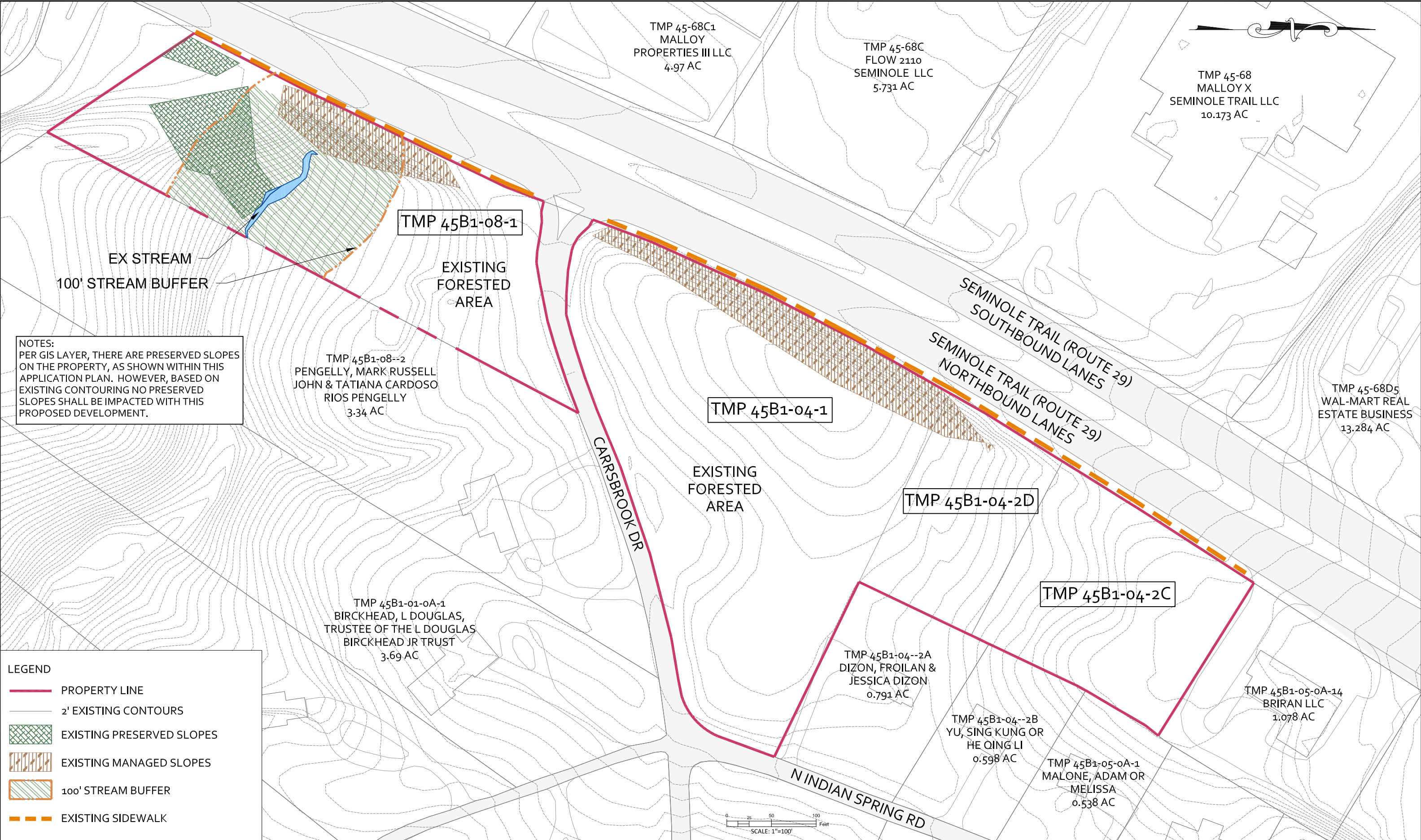
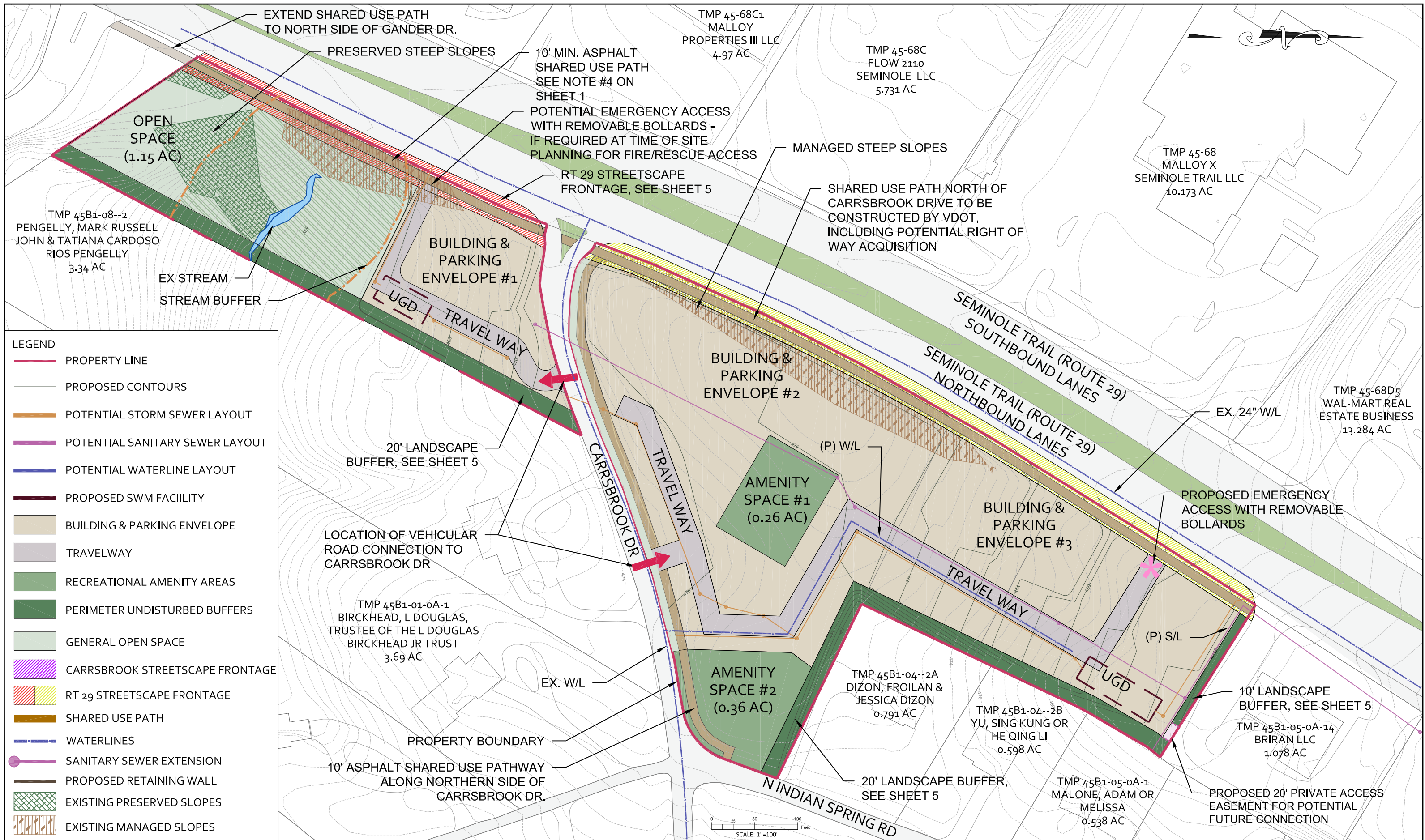








GENERAL NOTES

OWNERS:	045B1080000100 SIX STAR ASSOCIATES LLC PO BOX 5548 CHARLOTTESVILLE, VA 22905	045B1040000100 LANDSHARK LLC PO BOX 5548 CHARLOTTESVILLE, VA 22905
	045B10400002Do & 045B10400002Co S-V ASSOCIATES LLC PO BOX 5548 CHARLOTTESVILLE, VA 22905	
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902	
TAX MAP & ZONING:	45B1-08--1 (3.16 ACRES) D.B. 4296, PG. 275 COMMERCIAL OFFICE	45B1-04--1 (3.04 ACRES) D.B. 5527, PG. 787 COMMERCIAL OFFICE R-1 RESIDENTIAL
	45B1-04--2D (0.679 ACRES) D.B. 5527, PG. 796 HIGHWAY COMMERCIAL	45B1-04--2C (1.036 ACRES) D.B. 5527, PG. 796 HIGHWAY COMMERCIAL
TOTAL PROJECT AREA: 7.92 ACRES		
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) NOTE: THE PROPERTIES SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS - MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT.	
TOPOGRAPHY:	BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN SEPTEMBER, 2025. FIELD VERIFIED BY COLLINS ENGINEERING IN SEPTEMBER, 2025. TOPOGRAPHIC SURVEY IS FROM ALBEMARLE COUNTY GIS DATA SURVEY.	
DATUM:	NAVD 1988	
BURIAL SITES:	NO KNOWN CEMETERIES ON THE PROPERTIES	
GROSS DENSITY:	TOTAL PROPOSED UNITS WITH REZONING: 72 UNITS (MIN.) & 237 UNITS (MAX.) TOTAL PROPOSED GROSS DENSITY: 9 DUA (MIN.) & 30 DUA (MAX.)	
ALLOWABLE USES:	THE PERMITTED USES FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH SECTION 19.3.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR A PRD DISTRICT. THE REZONING PROPOSES MULTI-FAMILY AND/OR SINGLE FAMILY ATTACHED 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' STREAM BUFFER EXISTS ON THE SOUTHER SIDE OF PROPERTY. SEE APPLICATION PLAN FOR LOCATION.	
PRESERVED/MANAGED SLOPES:	BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE SHEETS 1 & 3 FOR THE LOCATION OF THE STEEP SLOPES.	
FLOODPLAIN:	THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.	
INGRESS/EGRESS:	THE ENTRANCE TO THE PROPERTY IS PROPOSED FROM CARRSBROOK DRIVE. THERE IS ALSO A PROPOSED EMERGENCY ACCESS CONNECTION TO ROUTE 29 ON THE NORTHERN SIDE AND POTENTIALLY ON THE SOUTHERN SIDE OF THE SITE.	
BUILDING HEIGHTS:	THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 48 FEET. NOTE: 1. APPURTENANCES INCLUDING PERGOLAS, TRELLISES , AND STAIRWELLS FOR ROOFTOP ACCESS MAY EXTEND TO A HEIGHT OF 54' FOR THE ROOFTOP ACCESSORIES. 2. A SPECIAL EXCEPTION REQUEST HAS BEEN SUBMITTED WITH THIS APPLICATION FOR RELIEF OF THE 15' STEPBACK REQUIREMENT FOR BUILDINGS THAT ARE GREATER THAN 3 STORIES OR 40' IN HEIGHT.	
SETBACKS:	BUILDING SETBACKS: 5' MIN. & 30' MAX. FRONT YARD BUILDING SETBACK 5' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION) 20' MIN. & NO MAX. REAR YARD BUILDING SETBACK (REAR YARD BLDG. SETBACK WILL NOT BE EXCLUSIVE OF PERIMETER BUFFERS OR TRAVELWAYS) PARKING SETBACKS: 20' MIN. FRONT YARD PARKING SETBACK 0' MIN. SIDE YARD PARKING SETBACK 10' MIN. REAR YARD PARKING SETBACK	
BUILDING ARCHITECTURE:	BUILDINGS AND RESIDENTIAL UNITS 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.	
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. ALL TRAVELWAYS SHOWN ON THE APPLICATION PLAN AND/OR ILLUSTRATIVE PLAN ARE CONCEPTUAL ONLY AND ARE NOT A KEY FEATURE OR ELEMENT OF THE APPLICATION PLAN. 3. ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR BY THE MANAGEMENT SERVICES. 4. ALL ROADWAYS AND ROADWAY FRONTAGE IMPROVEMENTS SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.	

- NOTES (CONTINUED):
- 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.
 - 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.
 - 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 LANDSCAPING BUFFERS, ALLOWING ONLY UTILITY CROSSINGS THROUGH THE BUFFER AREAS.
 - THE DEVELOPMENT WILL COORDINATE RT 29 FRONTAGE WITH THE VDOT SUP PROJECT - UPC:118871 // STATE ID: 0029-002-00. THE PROPOSED SHARED USE PATH BETWEEN GANDER DRIVE AND CARRSBROOK DRIVE WILL MATCH THE VDOT DESIGN AND INCLUDE A CONNECTION THROUGH THE EXISTING MEDIAN AT CARRSBROOK DRIVE.
 - BICYCLE AND PEDESTRIAN FACILITIES THROUGHOUT THE DEVELOPMENT WILL CONNECT TO THE PLANNED SHARED USE PATH.

- BUFFERS & LANDSCAPING:
- ROUTE 29 STREETScape: AN 18' MIN. WIDE ROW WITH SHARED USE PATH AND STREET TREES SHALL BE MAINTAINED ALONG ROUTE 29.
 - 20' PERIMETER LANDSCAPE BUFFER: A 20' BUFFER WILL BE PROVIDED ALONG THE EASTERN BOUNDARIES ADJACENT TO THE EXISTING CARRSBROOK NEIGHBORHOOD, AS SHOWN ON THE APPLICATION PLAN. ANY PORTION OF THE PERIMETER BUFFER THAT IS NOT CURRENTLY WOODED SHALL BE PLANTED AND SCREENED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS. ANY PORTION OF THE BUFFER THAT IS DISTURBED SHALL BE REPLANTED IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS FOR BUFFER PLANTINGS. GRADING AND RETAINING WALLS ARE PERMITTED WITHIN THE LANDSCAPING BUFFER AREA. FENCING MAY ALSO BE INSTALLED WITHIN THE LANDSCAPING PERIMETER BUFFER . GRADING AND RETAINING WALLS ARE PERMITTED WITHIN THE LANDSCAPING BUFFER AREA. FENCING MAY ALSO BE INSTALLED WITHIN THE LANDSCAPING PERIMETER BUFFER.

NOTE: ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE PERIMETER LANDSCAPING BUFFER AREAS AND WITHIN THE 18' ROUTE 29 STREETScape FRONTAGE. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE PERIMETER LANDSCAPING BUFFER AREA. UTILITY CROSSINGS ARE PERMITTED WITHIN THE PERIMETER 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, OPEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE OPEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, A TOT LOT, CLUBHOUSE AND POOL, SEATING AREAS, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE.

NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.

AFFORDABLE HOUSING: A MINIMUM OF 20% OF THE RESIDENTIAL UNITS SHALL BE AFFORDABLE AND SHALL MEET THE CURRENT ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS, AS LISTED BELOW. THE AFFORDABLE RESIDENTIAL UNITS PROVIDED WITH THE DEVELOPMENT MAY EITHER BE FOR-SALE UNITS OR FOR-RENT UNITS. THE AFFORDABILITY OF THESE UNITS WILL BE BASED ON 60% AMI (FOR-RENT UNITS) AND 80% AMI (FOR-SALE UNITS) AS NOTED BELOW:

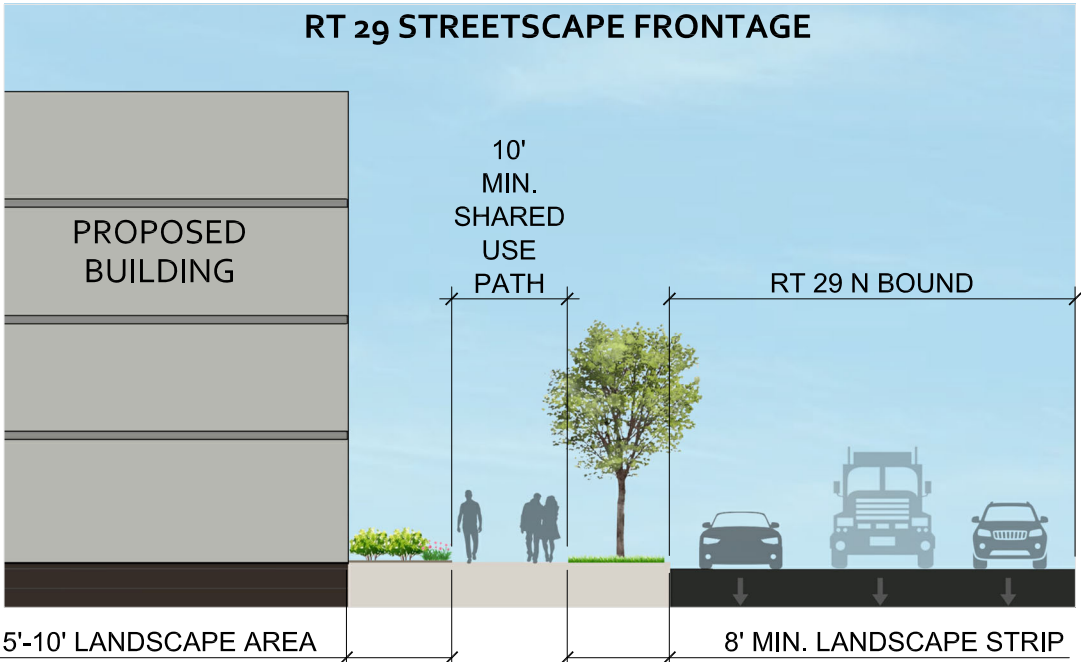
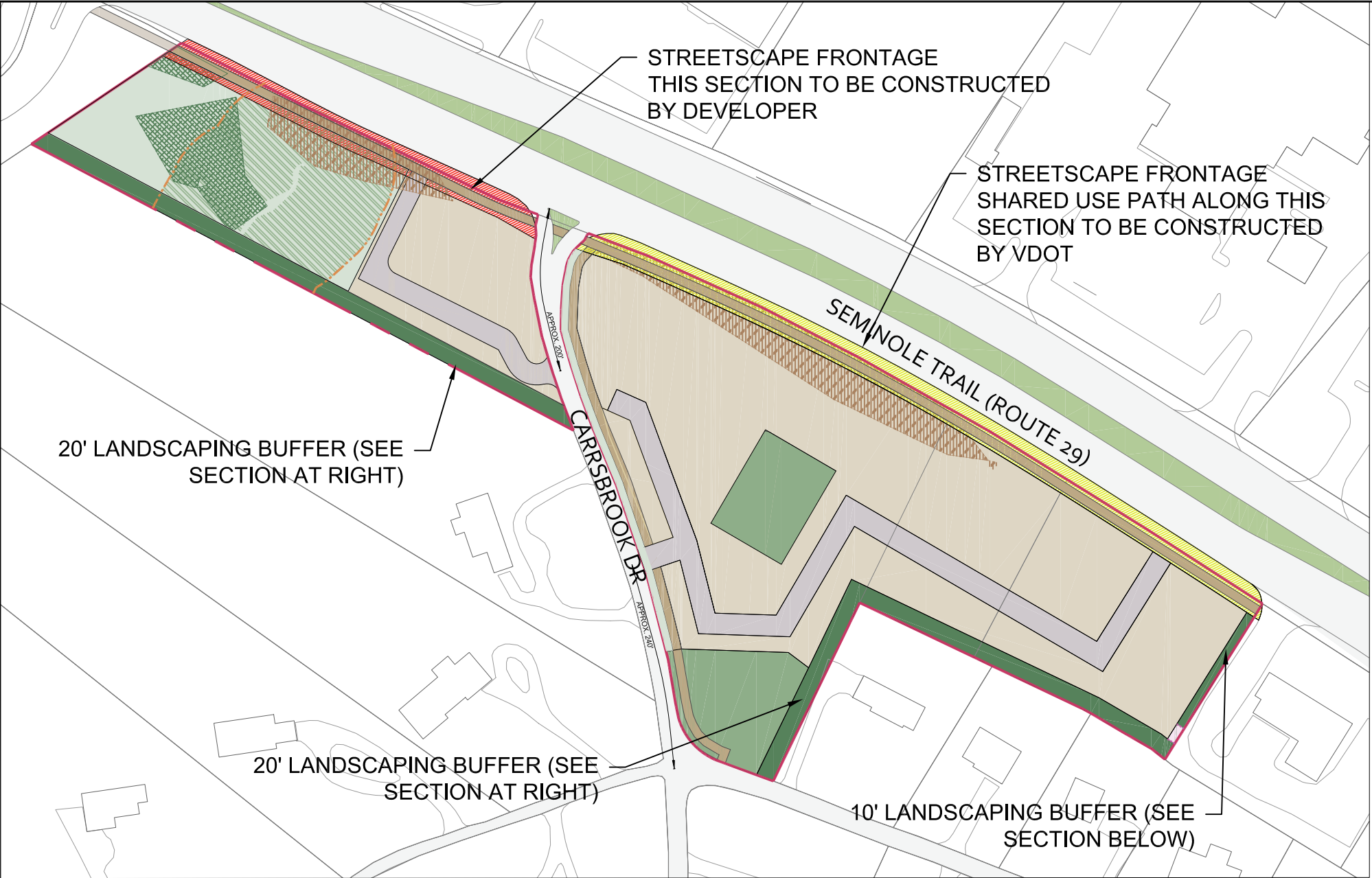
FOR-RENT AFFORDABLE DWELLING UNITS AND RENTAL RATES: THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") WILL NOT EXCEED HUD'S AFFORDABILITY STANDARD OF THIRTY PERCENT (30%) OF THE INCOME OF A HOUSEHOLD MAKING SIXTY PERCENT (60%) 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 THIRTY (30) 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").

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.

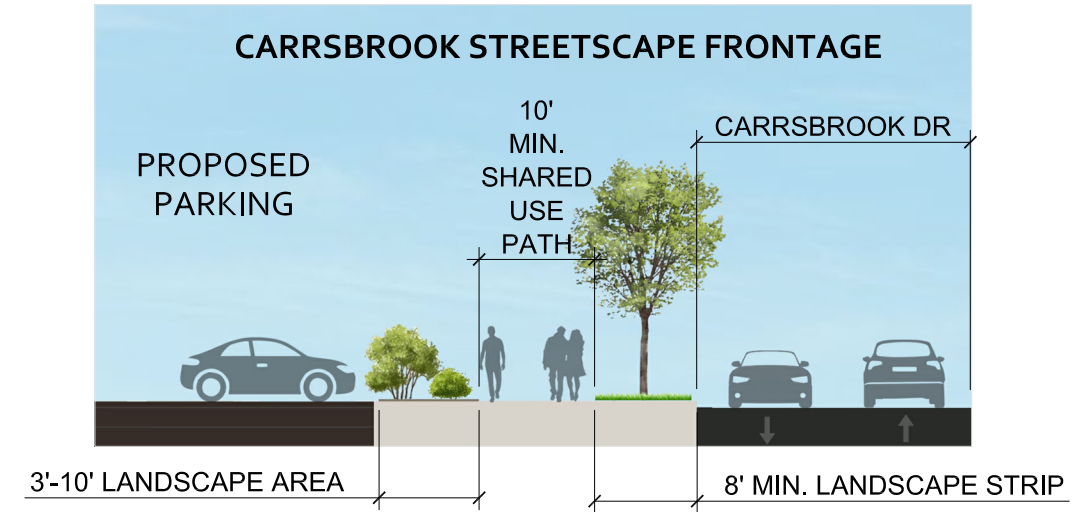
REPORTING RENTAL RATES: DURING THE AFFORDABLE TERM, WITHIN THIRTY (30) DAYS OF EACH RENTAL OR LEASE TERM FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE HOUSING OFFICE A COPY OF THE RENTAL OR LEASE AGREEMENT FOR EACH SUCH UNIT RENTED THAT SHOWS THE RENTAL 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 FOR-SALE AFFORDABLE DWELLING UNITS. FOR PURPOSES OF THIS SECTION, "AFFORDABLE FOR-SALE 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 (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, 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. THE REQUIREMENT THAT THE FOR-SALE AFFORDABLE DWELLING UNITS MAINTAIN A MINIMUM PERIOD OF AFFORDABILITY OF (40) YEARS FOR HOMEOWNERSHIP UNITS, IN ACCORDANCE WITH THE CURRENT ALBEMARLE COUNTY HOUSING REQUIREMENTS FOLLOWING THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED BY ALBEMARLE COUNTY FOR EACH AFFORDABLE DWELLING UNIT.

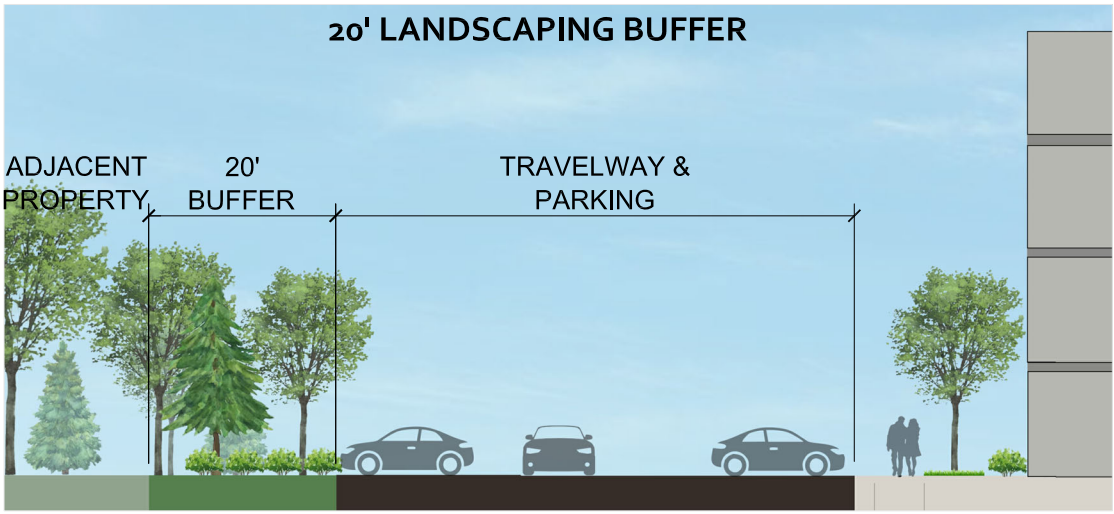
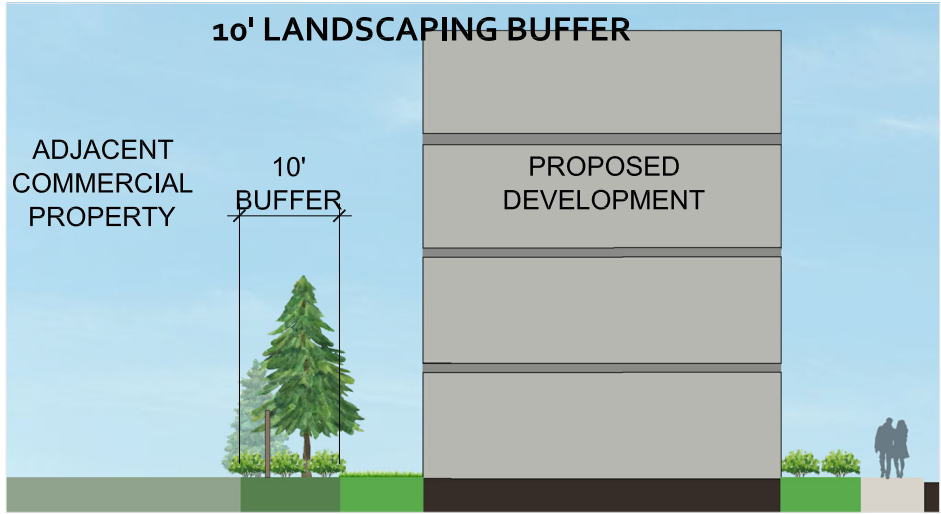
TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

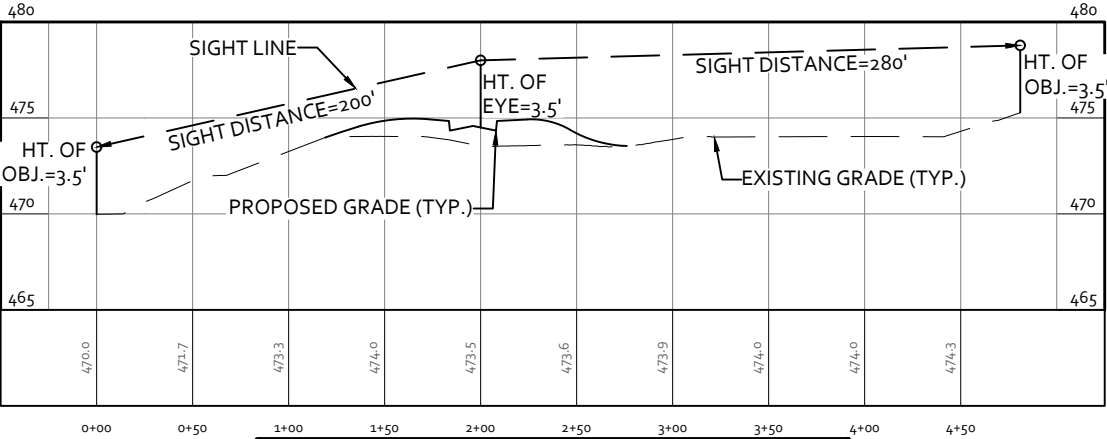
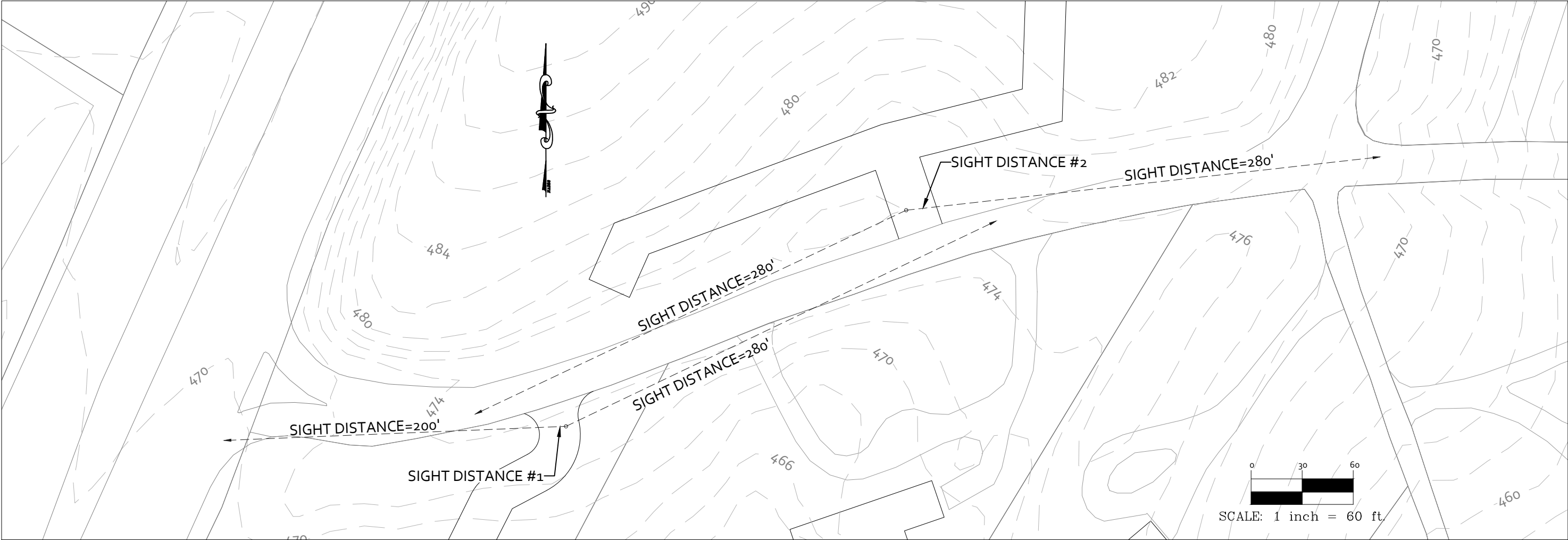


FINAL DIMENSIONS TO MATCH VDOT PROJECT

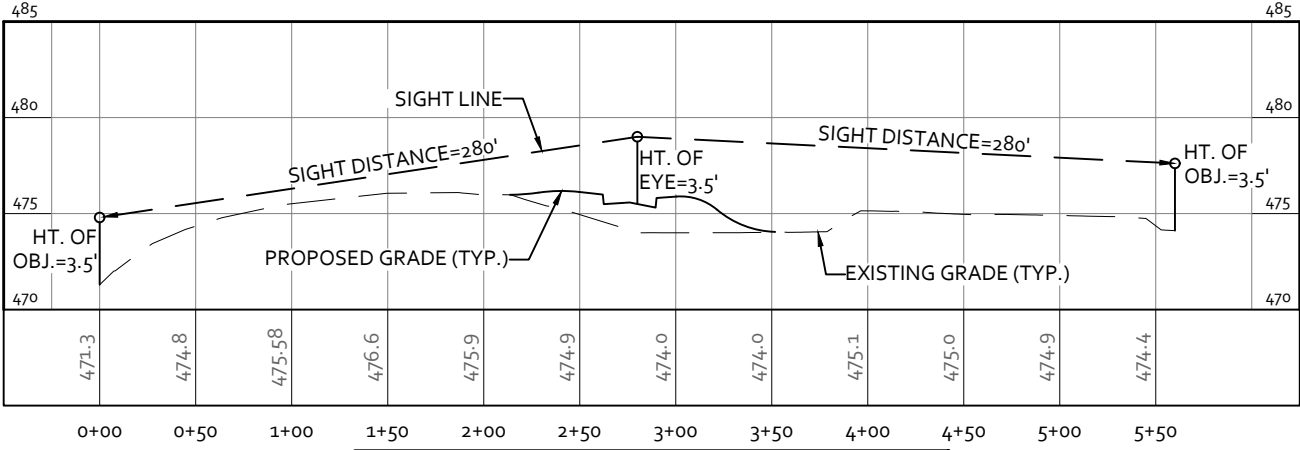
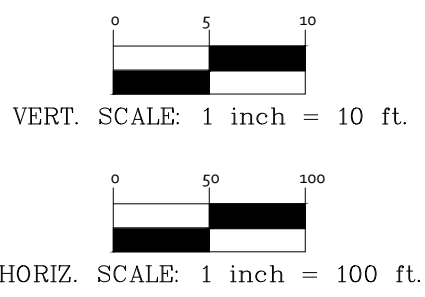


- LEGEND
- PROPERTY LINE
 - RECREATIONAL AMENITY AREAS
 - GENERAL OPEN SPACE
 - PERIMETER LANDSCAPING BUFFERS
 - RT 29 STREETSCAPE FRONTAGE (BY DEVELOPER)
 - RT 29 STREETSCAPE FRONTAGE (BY VDOT)
 - CARRSBROOK STREETSCAPE FRONTAGE (BY DEVELOPER)





INTERSECTION #1 SIGHT DISTANCE



INTERSECTION #2 SIGHT DISTANCE