ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-45: Hollymead Town Center Area C Townhomes Initial Site Plan**
Review Type	Initial Site Development Plan
Parcel Identification	03200-00-00-041J0, -41K1, and -41P
Location	Hollymead Town Center Area C, Blocks II, III, and VII; on the south side of Timberwood Blvd. between Connor Dr. and Berkmar Dr., on the east side of Lockwood Dr. approximately 500 feet south of the intersection of Lockwood Dr. and Timberwood Blvd., and on the northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln.
Zoned	Planned Development Mixed Commercial (PDMC)/Entrance Corridor (EC)
Owner/Applicant	Post Office Land Trust/Shimp Engineering (Justin Shimp)
Magisterial District	Rio
Proposal	To construct 101 single-family attached dwelling units on 8.2 acres
Context	The immediate context is that of the mixed-use Hollymead Town Center development, with strip commercial, big box, single family residential, and assisted living uses in the immediate surroundings.
Visibility	The townhomes are located 700’ and more from the Rt. 29 EC. As such, they are expected to have limited visibility from the EC. The elevation of the site increases moving east to west, so the upper portions of townhome blocks will be visible above the adjacent, lower blocks to the east. Eventually, when the town center is built out, visibility from the EC may be eliminated. Townhomes on parcel 41K1 fall outside the EC Overlay.
ARB Meeting Date	June 1, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB has reviewed no proposals for these parcels but has reviewed and approved several developments within the Hollymead Town Center.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	Purpose		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Architectural designs have not been submitted with the Initial Site Plan. When designs are submitted, they may show that the townhomes minimally reflect the historic architecture of the area, but the distance from the EC street is expected to limit the need for details to conform to historic precedents. Forms and colors will be important for establishing an appropriate appearance at the distance under consideration. Given the distance from the EC street and intervening development, staff level review of the final site plan and architecture is recommended.	Provide architectural designs with the Final Site Plan submittal. The Final Site Plan and architecture may be reviewed as a Countywide Certificate of Appropriateness.
2-5, 9-16	***Compatibility with significant historic sites***, ***Compatibility with the character of the Entrance Corridor, Compatibility with significant historic sites,*** **Structure design**	Architectural designs have not been submitted with the Initial Site Plan. Given the distance from the EC street, colors and forms – not architectural details – are expected to have the most visual impact.	
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Accessory structures and equipment are not shown on the Initial Site Plan. Given the distance from the EC street, equipment is not expected to have a visual impact.	Include the standard equipment note on the site and architectural plans.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		

19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."		
22-31	**Lighting**	The initial site plan includes no lighting.	Provide a complete lighting plan with the Final Site Plan.
7, 8, 32-38	**Landscaping**	No landscaping is shown on the initial site plan. There are several utilities and easements noted on the plan, but leader lines are missing so locations are unclear. Some of the utilities and easements may be in/near areas where landscaping is required. At a minimum, the standard landscaping will be required to ensure that this development has an appropriate appearance for the EC. Utilities and easements may need to be shifted to accommodate required landscaping.	Provide a complete landscape plan with the Final Site Plan. Provide leader lines from utility and easement notes to clarify locations. Shift utilities and easements and/or increase planting area to accommodate required landscaping free of utilities and easements.
	Site Development and layout; **Development pattern**		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The areas of development have been cleared and graded. The site layout appears to be generally organized. Many of the townhome blocks are orientated parallel to the EC street. Most of the townhomes on parcel 41J have their backs or sides facing the EC street, but the distance from the street is expected to minimize the impact of this orientation. Connections to adjacent pedestrian and vehicular connections are made. Landscaping has not been included with this proposal but landscaping that meets the guidelines will be required to ensure an appropriate appearance and to integrate the sites into the overall development. Proposed building height	See recommendations on landscaping.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:		

	a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	may range from 2 to 5 stories. It is anticipated that townhomes of this height can be designed consistent with the EC Guidelines, including those regarding scale. Views are not expected to be impaired.	
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The areas of development have been cleared and graded. The site rises from east to west. An 8'-high retaining wall is proposed at the southeast corner of parcel 41J. The wall is not terraced. Top-of-wall and bottom-of-wall elevations are not provided.	Terrace retaining walls 6' tall and taller and plant the terraces. Provide top-of-wall and bottom-of-wall elevations for retaining walls.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	The areas of development have already been cleared. There are no existing trees to remain.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should		

	remain in place until completion of the development of the site.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	No above-ground stormwater facilities are shown on the plan.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Visibility of townhomes from the EC street; staff level review of the final plan.
2. Coordination of landscaping and utilities.

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:
  A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed in an ARB application for a Countywide Certificate of Appropriateness:
  1. Provide architectural designs with the Final Site Plan submittal. The Final Site Plan and architecture may be reviewed as a Countywide Certificate of Appropriateness.
  2. Include the standard equipment note on the site and architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
  3. Provide a complete lighting plan with the Final Site Plan.
  4. Provide a complete landscape plan with the Final Site Plan. Provide leader lines from utility and easement notes to clarify locations. Shift utilities and easements and/or increase planting area to accommodate required landscaping free of utilities and easements.
  5. Terrace retaining walls 6' tall and taller and plant the terraces.
  6. Provide top-of-wall and bottom-of-wall elevations for retaining walls.

ATTACHMENTS

A – HTC Area C Townhomes Initial Site Plan

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C1	Cover	2020-04-06
C2	ZMA2017-05 Approved Proffers	
C3	Existing Conditions	
C4	Site Plan: Block II	
C5	Site Plan: Block III	
C6	Site Plan: Block VII	

INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

SDP NUMBER IMPENDING

TAX MAP 32, PARCEL 41J, 41K1 & 41P

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
10	10	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	x[TW]	SPOT ELEVATION
311.5 TC x	x[TC]	TOP OF CURB ELEVATION
311.5 TW x	x[TW]	TOP OF WALL ELEVATION
311.5 BW x	x[BW]	BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RD	RD	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

Post Office Land Trust; Charles WM Hurt & Shirley L Fisher Trustees
P.O. Box 8147
Charlottesville VA, 22906

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

Planned Development Mixed Commercial
ZMA201700005 approved on January 15, 2020

MAGISTERIAL DISTRICT

Rio

SOURCE OF TITLE

DB 2904 PG 065

BUILD-TO LINES

Per approved ZMA201700005, residential build-to lines are provided as follows:
FRONT MINIMUM: 0' from edge of sidewalk
FRONT MAXIMUM: 20' from edge of sidewalk
SIDE: None
REAR: None

BUILDING HEIGHT

Per approved ZMA201700005:

Block II: 2-4 stories

Block III: 2-5 stories

Block VII: 2-4 stories

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Meridian Planning Group, LLC, April 1, 2020.
Four (4) foot contours provided by:
Albemarle County GIS

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0140D), this property is not located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Powell Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

GENERAL CONSTRUCTION NOTES

1. Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit.Where any discrepancies occur the requirements of the permit shall govern.
2. All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
3. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be acheived.
6. Paved, rip-rap or stabilization amt lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

STORMWATER MANAGEMENT NOTES

Per the approved ZMA201700005, regional stormwater facilities are provided. Regional stormwater basin in TMP 32B-A to serve Block III (TMP 32-41K1) and regional basin in Block I (TMP 32-41D3) to serve Blocks II and VII (TMP 32-41J and TMP 32-41P).

ITE Trip Generation

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Townhomes (Mid-Rise)	221	101	8	24	32	24	17	41	549

EXISTING USE

Vacant Land

PROPOSED USE

Single Family Dwelling

LAND USE SCHEDULE

Block II (TMP 32-41J)

EXISTING	Area	%
Building	0 SF	0%
Pavement	8,626 SF	5.0%
Sidewalk	1,121 SF	0.7%
Open Space	161,444 SF	94.3%
Total=	171,191 SF	(3.93 ac.)

PROPOSED	Area	%
Building	54,814 SF	32.0%
Pavement	42,197 SF	24.6%
Sidewalk	9,071 SF	5.3%
Open space	65,109 SF	38.1%
Total=	171,191 SF	(3.93 ac.)

Block III (TMP 32-41K1)

EXISTING	Area	%
Building	0 SF	0%
Pavement	3,380 SF	3.4%
Sidewalk	0 SF	0%
Open Space	94,630 SF	96.6%
Total=	98,010 SF	(2.25 ac.)

PROPOSED	Area	%
Building	9,900 SF	10.1%
Pavement	10,149 SF	10.4%
Sidewalk	1,408 SF	1.4%
Open space	76,553 SF	78.1 %
Total=	98,010 SF	(2.25 ac.)

Block VII (TMP 32-41P)

EXISTING	Area	%
Building	0 SF	0%
Pavement	3,723 SF	4.2%
Sidewalk	135 SF	0.2%
Open Space	84,133 SF	95.6%
Total=	87,991 SF	(2.02 ac.)

PROPOSED	Area	%
Building	31,862 SF	36.2%
Pavement	22,641 SF	25.7%
Sidewalk	7,677 SF	8.7%
Open space	25,811 SF	29.4%
Total=	87,991 SF	(2.02 ac.)

PARKING SCHEDULE

Multi-family units: Two or more bedrooms, 2 spaces per unit, 101 units total
= 202 parking spaces required

89 units with 2-car garage
+ 12 units with 1-car garage, 1 additional parking space behind unit
= 202 parking spaces provided

Guest parking provided behind 2-car garages

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance.

LANDSCAPE

Landscape shall comply with Section 4.32.7.9 of the Albemarle County Zoning Ordinance.

RECREATION

Recreational area shall comply with conditions of approved ZMA20170005. Block II and Block VII shall provide amenity area no less than 7% of the total block area.
Block II: 0.28 AC or 11,984 SF required; 14,376 SF provided.
Block VII: 0.14 AC or 6,159 SF required; 7,816 SF provided.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

VICINITY MAP SCALE : 1"=500'

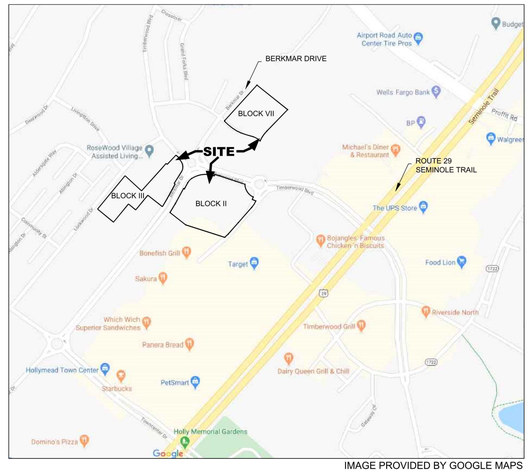


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 COVER
C2 ZMA201700005 APPROVED PROFFERS
C3 EXISTING CONDITIONS
C4 SITE PLAN: BLOCK II
C5 SITE PLAN: BLOCK III
C6 SITE PLAN: BLOCK VII

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Reg. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.04.06
REVISION:

FILE NO.
20.018

COVER

C1

Original Proffers _____
Amendment ___X___

PROFFER STATEMENT

ZMA Number and Name: ZMA2017-00005 Hollymead Town Center Area C Blocks II and VII

Tax Map and Parcel Number(s): 03200-00-00-041P0, 03200-00-00-041J0

Owner(s) of Record: Post Office Land Trust

Date of Proffer Signature: January 3, 2020

Rezone 2.02 acres (TMP 32-41P) from Planned Development Mixed Commercial to Planned Development Mixed Commercial
Rezone 3.93 acres (TMP 32-41J) from Planned Development Mixed Commercial to Planned Development Mixed Commercial

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Post Office Land Trust is the owner (the "Owner") of Tax Map and Parcels 03200-00-00-041P0 and 03200-00-00-041J0 (collectively, the "Property") which is the subject of rezoning application ZMA No. ZMA2017-00005, a project known as "Hollymead Town Center Area C Blocks II and VII" (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this proffer statement. This proffer statement amends the proffers applicable to the Project that were accepted in conjunction with ZMA2001-00020, Hollymead Town Center Area C.

These conditions are proffered as part of the requested zoning and it is agreed that: 1) the rezoning itself gives rise to the need for the conditions; and 2) such conditions have a reasonable relation to the rezoning request:

1. Development shall be in general accord with the Application Plan entitled Rezoning Application Plans for Hollymead Town Center Regional Service Area C, (Sheets A-1, A-2, only), prepared by Rivanna Engineering & Surveying, PLC, revised, last revised July 7, 2003 with plan revisions to Sheet A-2 prepared by Shimp Engineering, P.C. dated December 18, 2019 (collectively, the "Application Plan"). The standards of development and central features and major elements within the Property essential to the design of the development shall be in general accord with the Block Exhibit, the Code of Development's Narrative, and the Code of Development's tables and appendices set forth in the attached Application Booklet, entitled "Revised Application Booklet for Code of Development ZMA201700005: A Revision to ZMA 201300004 Originally Revised from ZMA 01-20-2001 (Area C) 'At Hollymead Town Center'" dated June 19, 2017 and last revised December 18, 2019. The Owners have presented, as part of their rezoning application, a number of conceptual plans and illustrations for various purposes, but principally to provide justification for the rezoning actions they are seeking. Unless specifically referenced in these proffers, all plans and illustrations submitted as part of the Applicant's rezoning application, other than the Application Plan as defined above, shall be deemed illustrative only, and such plans and illustrations shall not be deemed proffers. The Owners reserve the right to reconfigure the internal block improvements, consisting of buildings, parking and drive aisles and drive-through window features and as shown on the Application Plan in order to: i) comply with conditions imposed by Special Use Permits, and ii) assure compliance with ARB requirements and iii) and provide all necessary storm water management and BMP's as necessary.

2. The Owners of Area C, as shown on the Application Plan (the "Owner") shall cause completion of the following road improvements that shall be roads constructed to VDOT standards and either be accepted by VDOT or be bonded for VDOT's acceptance as follows:

   A. Construction of Timberwood Boulevard, as depicted on the Application Plan and further described as follows: i) from the intersection at US Route 29 to a new terminus within Hollymead Town Center that is shown at the extension of the VDOT future road improvement project of Airport Road, this will provide the connection to Airport Road from Route 29 as previously proffered as part of ZMA-94-08. The constructed improvements shall include two Eastbound lanes in conjunction with the improvements designed for TM 32 Parcels 41DI and 41A to the first dual lane roundabout at access road B and Westbound lanes of dual left lanes; one thru lane and one continuous right turn lane-from the roundabout at access road B to the intersection with Route 29, from the roundabout at access road B a two lane section shall be constructed to the VDOT extension, with additional turn lanes at intersections located in Area C pursuant to road plans approved by the Virginia Department of Transportation ("VDOT") and the County as part of the Area C site plan.

   B. Construction of dual left turn lanes at the intersection of Route 29 and Timberwood Boulevard, from northbound Route 29 into Timberwood Boulevard. The turn lane and taper lengths will be determined with final road plans to be reviewed and approved by VDOT.

   C. Signalization at Timberwood Boulevard and Route 29 shall include reconstruction at the Forest Lakes Subdivision entrance location, as scheduled in coordination with VDOT. All turn movements shall be signaled at the intersection of Route 29 and Timberwood Boulevard, as approved by VDOT. The existing intersection exiting Forest Lakes shall be reconstructed to maintain the dual left lanes, the continuous right turn lane and add a through lane according to the final design in the previous paragraph.

   D. The Owner proffers to dedicate land and construct a third through lane on Route 29 (consisting of lane width, shoulder and drainage improvements) southbound from the entrance road, (Timberwood Boulevard) at the Property's Northern boundary. The Owner also shall dedicate land or cause to be dedicated and construct: i) a continuous through lane 500-feet to the Southern boundary of Area C, ii) a taper lane consisting of a 200 foot taper beginning at the Southern boundary and Route 29 (in the event area B is not rezoned and their proffers accepted), and iii) a continuous right turn lane starting at the right-in at the Northern boundary of TM 32 Parcel 41A to the right-in at the Southern entrance of Area C.

   E. Construction of one additional continuous right turn Northbound lane starting 1090 feet south of Timberwood Boulevard at the location of the beginning of the turn and taper of Worth Crossing and Route 29, and terminating at Timberwood Boulevard.

   F. Access Road C, between Area A and its intersection with Timberwood will be built or bonded before the issuance of the first certificate of occupancy within Area B. If bonded, the road will be constructed for acceptance by VDOT within one year of the first certificate of occupancy.

   The road improvements listed in proffer 2A, 2B, 2C, 2D, 2E and 2F above shall be constructed, in accordance with road plans submitted by the Owner and approved by VDOT. All of the foregoing improvements shall be i) constructed to VDOT design standards pursuant to detailed plans agreed to between the Applicant and VDOT, and ii) accepted by VDOT for public use or bonded for VDOT's acceptance as a condition for issuance of any certificate of occupancy for Area C improvements (except as otherwise provided in proffer 2F). The width, length, location, (inside median or outside existing pavement), type of section (e.g., urban vs. rural), and geometrics of all lane improvements

shall be as required by VDOT design standards and detailed plans submitted by the Owner and approved by VDOT.

3. All road improvements listed in proffer 2 above shall be substantially completed prior to the issuance of the first Certificate of Occupancy in Area C; notwithstanding the foregoing, the road proffers described in proffer 2 above shall be satisfied if the Owner has submitted plans for all such road improvements for review by VDOT, and although such improvements are not fully completed by the issuance of a Certificate of Occupancy for Area C, sufficient bond has been supplied to satisfy all costs to complete such improvements in accordance with plans approved by VDOT. Substantially complete for the purposes of these proffers shall mean approved sub-base gravel, curb and gutter, intermediate surface and necessary storm water management improvements and satisfactory completion of road improvements required for public safety, and signalization; but shall not include final activated signals which are subject to testing and synchronization according to VDOT inspection. All proffers to make road improvements contained in proffer 2 of these proffers are conditioned upon VDOT's approval of an entrance permit at the Timberwood Boulevard intersection with Route 29 as shown on the Application Plan. The Owner shall submit to VDOT plans for such road improvements within 30 days of the rezoning and shall diligently pursue such approvals from VDOT.

4. Upon request of the County, the Owner shall contribute $10,000.00 to the County or VDOT for the purposes of funding a regional transportation study for the Route 29 Corridor. The $10,000.00 contribution shall be made within 30 days after requested by the County after the first final site plan or subdivision plat is approved in Area C and, if not expended for such purposes within three years from the date the funds were contributed such funds shall be refunded to the Owner.

5. The Owner shall contribute $200,000.00 (the "total contribution") to the County for the purpose of funding capital improvements related to the Hollymead Town Center. The contribution shall be paid as follows: $100,000.00 shall be contributed to the County within 30 days after the first final site plan or subdivision plat containing dwelling units is approved in Area C; the remainder of the contribution shall be paid on a pro rata basis at the time a certificate of occupancy is issued for each dwelling unit; the pro rata contribution shall be based upon the number of dwelling units approved as part of the first final site plan or subdivision plat. If five years after the date of approval of the first final site plan or subdivision plat the total contribution has not been fully paid, the Owner shall contribute the unpaid balance within 30 days upon the request of the County. If the fund is not exhausted within 10 years from the date the last contribution is made, such unexpended funds shall be refunded to the Owner.

6. Upon the request of the County, for any parcel used for non-residential purposes in the portion that is currently zoned Light Industry that will be rezoned to PDMC the Owner shall petition for and consent to a Community Development Authority ("CDA") established pursuant to Section 15.2-5152, et seq. of the Code of Virginia ("Code") to be created for the purpose of financing, funding, planning, establishing, constructing, reconstructing, enlarging, extending or maintaining Route 29 and roads and other improvements associated therewith, which shall include, but may not be limited to improvements to Route 29 from the South Fork of the Rivanna River to Airport Road, the extension of Ridge Road as depicted on the Master Plan, to the South and across the Rivanna River to connect to Berkmar Drive.

OWNER:
Post Office Land Trust

By: Dr. Charles Hurt
Title: Trustee, Post Office Land Trust

OWNER:
Post Office Land Trust

By: Shirley Fisher
Title: Trustee, Post Office Land Trust

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

WITNESS the following signatures:

OWNER:
Post Office Land Trust

By: Dr. Charles Hurt
Title: Trustee, Post Office Land Trust

OWNER:
Post Office Land Trust

By: Shirley Fisher
Title: Trustee, Post Office Land Trust

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Virginia, to wit:

The foregoing instrument was acknowledged before me this 3rd day of January 2020 by Post Office Land Trust.

My Commission expires: May 31, 2021

Gail B Watkins
Notary Public

GAIL BREEDEN WATKINS
NOTARY PUBLIC
REG. #101082
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2021

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.04.06
REVISION:

FILE NO.
20.018

ZMA201700005 APPROVED PROFFERS

C2



BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	163.32'	177.50'	52°43'01"	87.95'	157.62'	N 83°25'07" E
C2	111.96'	100.00'	64°09'03"	62.67'	106.21'	S 33°02'21" E
C3	18.17'	91.50'	11°22'35"	9.11'	18.14'	S 18°38'56" W
C4	53.53'	180.00'	17°02'16"	26.96'	53.33'	S 32°51'21" W
C5	32.85'	180.00'	10°27'21"	16.47'	32.80'	S 46°36'10" W
C6	72.62'	833.50'	4°59'31"	36.33'	72.60'	N 31°05'51" E
C7	41.97'	84.50'	28°27'31"	21.43'	41.54'	N 42°49'51" E
C8	84.22'	245.00'	19°41'47"	42.53'	83.81'	S 34°17'44" W
C9	56.71'	100.00'	32°29'33"	29.14'	55.95'	N 57°43'26" W
C10	137.46'	300.00'	26°15'10"	69.96'	136.26'	N 60°50'08" W
C11	4.52'	969.50'	0°16'01"	2.26'	4.52'	N 42°09'26" E

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INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
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EXISTING CONDITIONS

C3



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INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

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SITE PLAN: BLOCK II

C4



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JUSTIN E. SHIMP
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INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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SITE PLAN: BLOCK III

C5

BERKMAR DRIVE
STATE ROUTE 1403
(VARIABLE WIDTH R/W)
DB 3265 PG 68

SDMH

N42°18'06"E 335.16'

10' SIDEWALK

20'X50' DRAINAGE EASEMENT DB 3265 PG 73

RECREATION AREA: 2178 SF

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

PRIVATE ROAD A: 20' WIDTH

RECREATION AREA: 1490 SF

LOT 22 LOT 21 LOT 20 LOT 19 LOT 18

RECREATION AREA: 4148 SF

LOT 17 LOT 16 LOT 15 LOT 14 LOT 13

S51°23'31"E 274.46'

8" PEDESTRIAN WALKWAY

LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33

20' SANITARY SEWER EASEMENT DB 3265 PG 68

18" HDPE

S44°08'49"W 209.18'

NEW INLET

CONNECTS TO EXISTING SANITARY SEWER

N73°58'12"W 55.53'

577.88 18"RCP

LAUREL PARK LANE (PRIVATE RIGHT-OF-WAY)

N47°42'33"W 41.24'

20' WATER EASEMENT DB 3515 PG 562 DB 3515 PG 556

32-41Q LYMEAD, LLC D: PDMC 31 PG 705

30' ACCESS EASEMENT DB 3265 PG 68

20' PRIVATE DRAINAGE EASEMENT DB 3515 PG 556DB 3516 PG 494

20' WATER EASEMENT DB 3515 PG 562 DB 3515 PG 556

20 0 20 40 60
Scale: 1"=20'

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INITIAL SITE DEVELOPMENT PLAN

HTC AREA C TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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SITE PLAN: BLOCK VII

C6