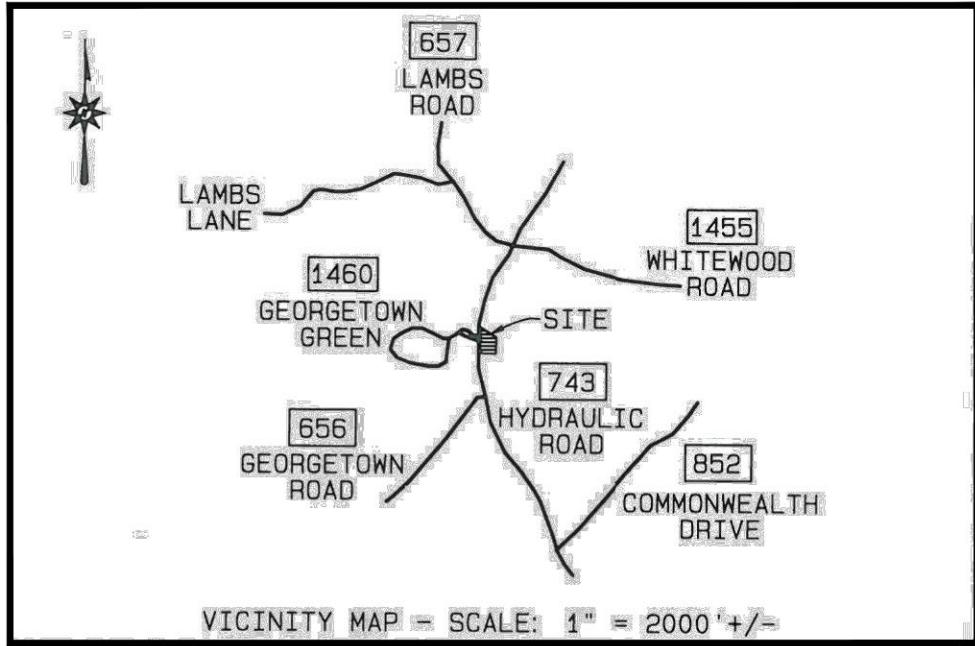
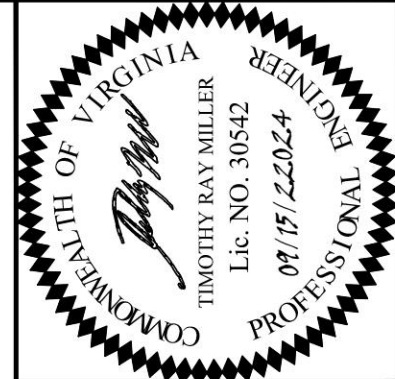




TMP 61-37
WILLIAM & CREST CARR
DB 426-384
ZONED: R-4
USE: RESIDENTIAL



SDP 2024-----
INITIAL SITE PLAN FOR
ARBOR OAKS TOWNES
TMP 06100-00-00-03800
JACK JOUETT DISTRICT, ALBEMARLE COUNTY, VIRGINIA



JOB NO.:	DATE:	SCALE:	AS SHOWN	DRAWN BY:	BM	DESIGNED BY:	TRM	CHECKED BY:
	9/15/2024							

PARCEL DATA

LEGAL REFERENCE:	TMP 06100-00-00-03800
MAGISTERIAL DISTRICT:	JACK JOUETT
OWNER/DEVELOPER:	FUSION PROPERTIES, LLC 325 BARRACKS HILL CHARLOTTESVILLE, VA 22901
REZONING NUMBER:	ZMA2022-00012
RECORDED DEEDS:	DB 5351-547
PARCEL ADDRESS:	NOT ASSIGNED
PARCEL AREA:	0.96 ACRES
ZONING DISTRICT:	R15 - RESIDENTIAL WITH CLUSTER
CURRENT USE:	VACANT
SOURCE OF BOUNDARY:	BOUNDARY SURVEY PERFORMED BY MERIDIAN CIVIL SURVEY, PLLC.
SOURCE OF TOPOGRAPHY:	TOPOGRAPHIC SURVEY PERFORMED BY MERIDIAN CIVIL SURVEY, PLLC
WATER SUPPLY WATERSHED:	THIS PARCEL IS LOCATED IN THE IVY CREEK WATER SUPPLY WATERSHED
FLOODPLAIN:	PORTION OF PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. , EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

PROPOSED USE:	14 TOWNHOUSES UNITS
PROPOSED GROSS DENSITY:	14 DU/0.96 ACRES = 14.6 DU/ACRE
PROPOSED NET DENSITY:	14 DU/0.96 ACRES = 14.6 DU/ACRE
MAXIMUM BUILDING HEIGHT:	65' (PER R-15 ZONING DISTRICT)
PROPOSED BUILDING HEIGHT:	25'
SETBACKS:	FRONT: MINIMUM 5' SIDE: MINIMUM 5' REAR: MINIMUM 20'
SWM VOLUME CONTROL:	PROPOSED ON-SITE UNDERGROUND CONCRETE TANK.
SWM WATER QUALITY:	PROPOSED ON-SITE PERVIOUS PAVERS
WATER & SEWER SERVICE:	THIS PARCEL IS LOCATED WITHIN THE ACSA JURISDICTIONAL AREA.
PROPOSED PARKING:	PARKING LOT
PARKING SPACES REQUIRED:	2 SPACES PER TOWNHOUSE 2 * 14 = 28 SPACES
PARKING PROVIDED:	29 SPACES (INCLUDES 1 ADA SPACE)

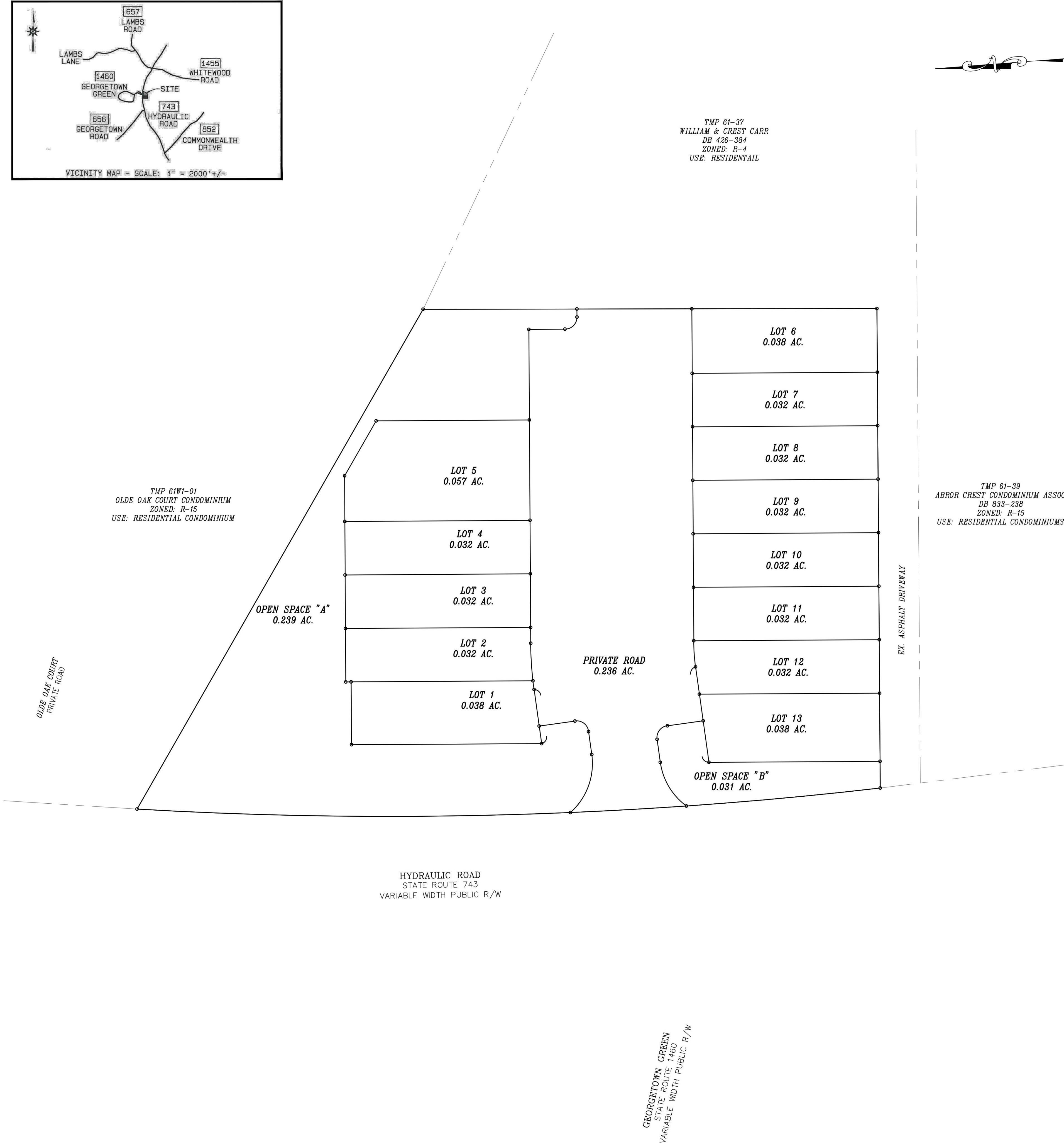
- BUILDING NOTES:
1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERING DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC. WALL WILL ALSO REQUIRE A MAINTENANCE AGREEMENT.
 2. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

LEGEND

	PROPOSED OPEN SPACE
	PROPOSED ADA COMPLIANT PERVIOUS PAVERS
AU	AFFORDABLE UNIT
TBR	TO BE REMOVED
UP	UTILITY POLE
FH	FIRE HYDRANT
MH	SANITARY MANHOLE
STR	STORM STRUCTURE
UP	UTILITY POLE
PS	SANITARY PUMP STATION

SHEET INDEX

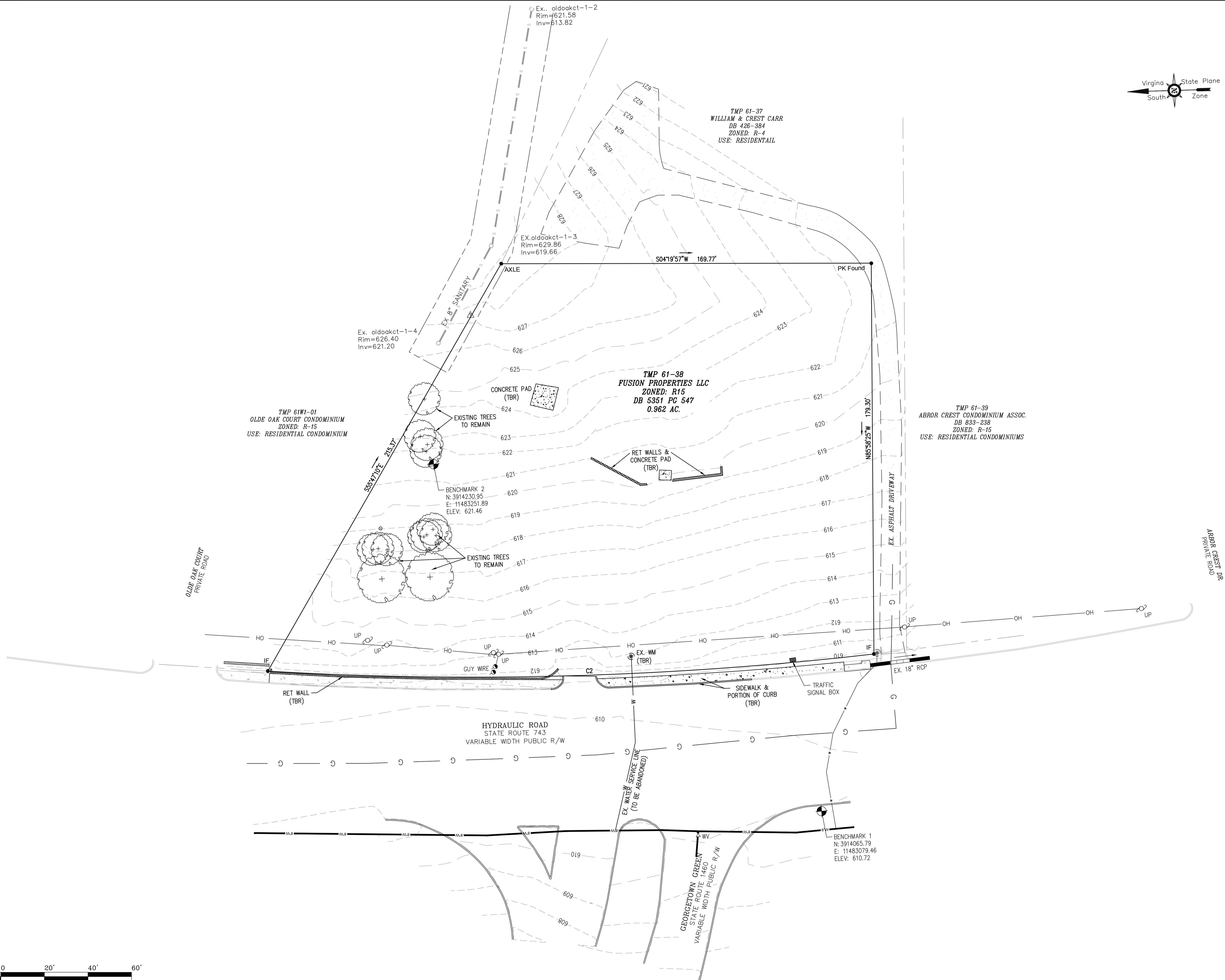
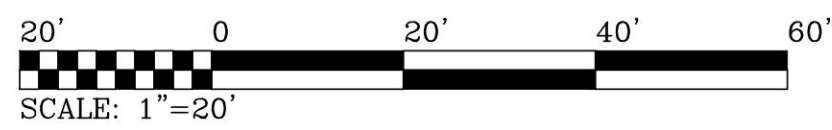
C-100	COVERSHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-201	SITE PLAN
C-202	GRADING PLAN
C-203	UTILITY PLAN
C-204	LANDSCAPE PLAN
C-301	PROFFERS
C-302	TYPICAL SECTIONS
C-303	DETAILS



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CIVIL SURVEY, PLLC
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Charlottesville, VA 22911
www.meridianwbc.com

NO.	DESCRIPTION	DATE

PROJECT TITLE:
INITIAL SITE PLAN
FOR
ARBOR OAKS TOWNES
SHEET TITLE:
COVERSHEET



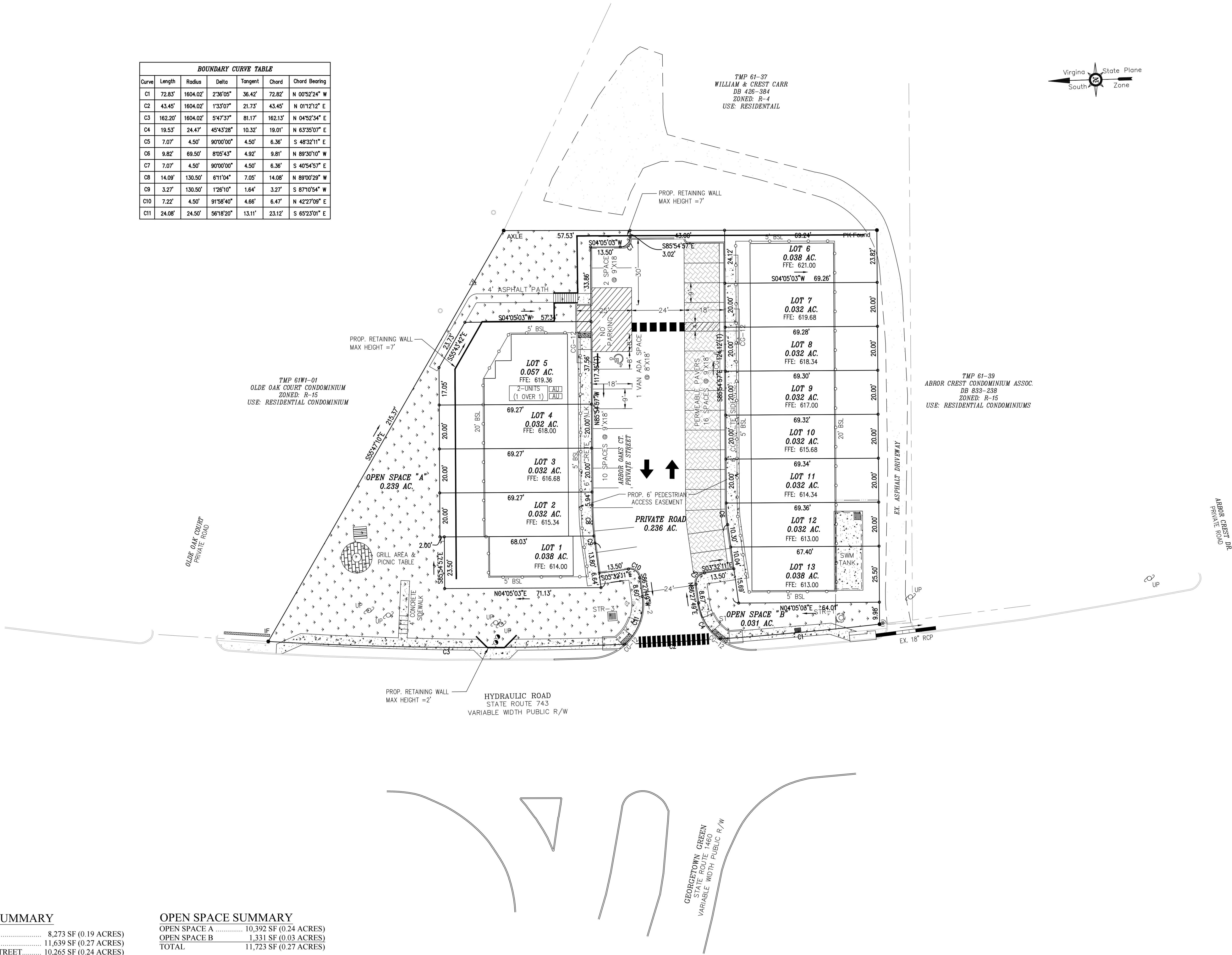
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PROJECT TITLE:	INITIAL SITE PLAN FOR ARBOR OAKS TOWNES
SHEET TITLE:	EXISTING CONDITIONS & DEMOLITION PLAN

NO.	DESCRIPTION	DATE

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	72.83'	1604.02'	2°36'05"	36.42'	72.82'	N 00°52'24" W
C2	43.45'	1604.02'	1°33'07"	21.73'	43.45'	N 01°12'12" E
C3	162.20'	1604.02'	5°47'37"	81.17'	162.13'	N 04°52'34" E
C4	19.53'	24.47'	45°43'28"	10.32'	19.01'	N 63°35'07" E
C5	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 48°32'11" E
C6	9.82'	69.50'	8°05'43"	4.92'	9.81'	N 89°30'10" W
C7	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 40°54'57" E
C8	14.09'	130.50'	6°11'04"	7.05'	14.08'	N 89°00'29" W
C9	3.27'	130.50'	1°26'10"	1.64'	3.27'	S 87°10'54" W
C10	7.22'	4.50'	91°58'40"	4.66'	6.47'	N 42°27'09" E
C11	24.08'	24.50'	56°18'20"	13.11'	23.12'	S 65°23'01" E



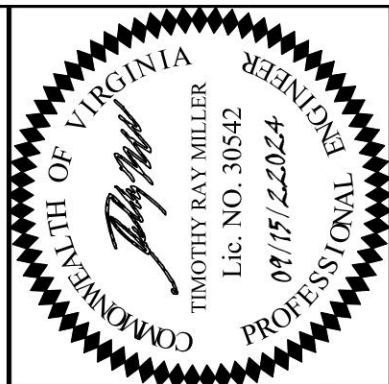
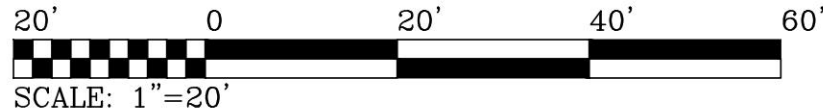
AREA SUMMARY

BLOCK 1	8,273 SF (0.19 ACRES)
BLOCK 2	11,639 SF (0.27 ACRES)
PRIVATE STREET	10,265 SF (0.24 ACRES)
OPEN SPACE A	10,392 SF (0.24 ACRES)
OPEN SPACE B	1,331 SF (0.03 ACRES)
TOTAL	41,900 SF (0.97 ACRES)

OPEN SPACE SUMMARY

OPEN SPACE A	10,392 SF (0.24 ACRES)
OPEN SPACE B	1,331 SF (0.03 ACRES)
TOTAL	11,723 SF (0.27 ACRES)

OPEN SPACE REQUIRED: 41,900 SF * 0.25 = 10,475 SF
OPEN SPACE PROVIDED: 11,723 SF



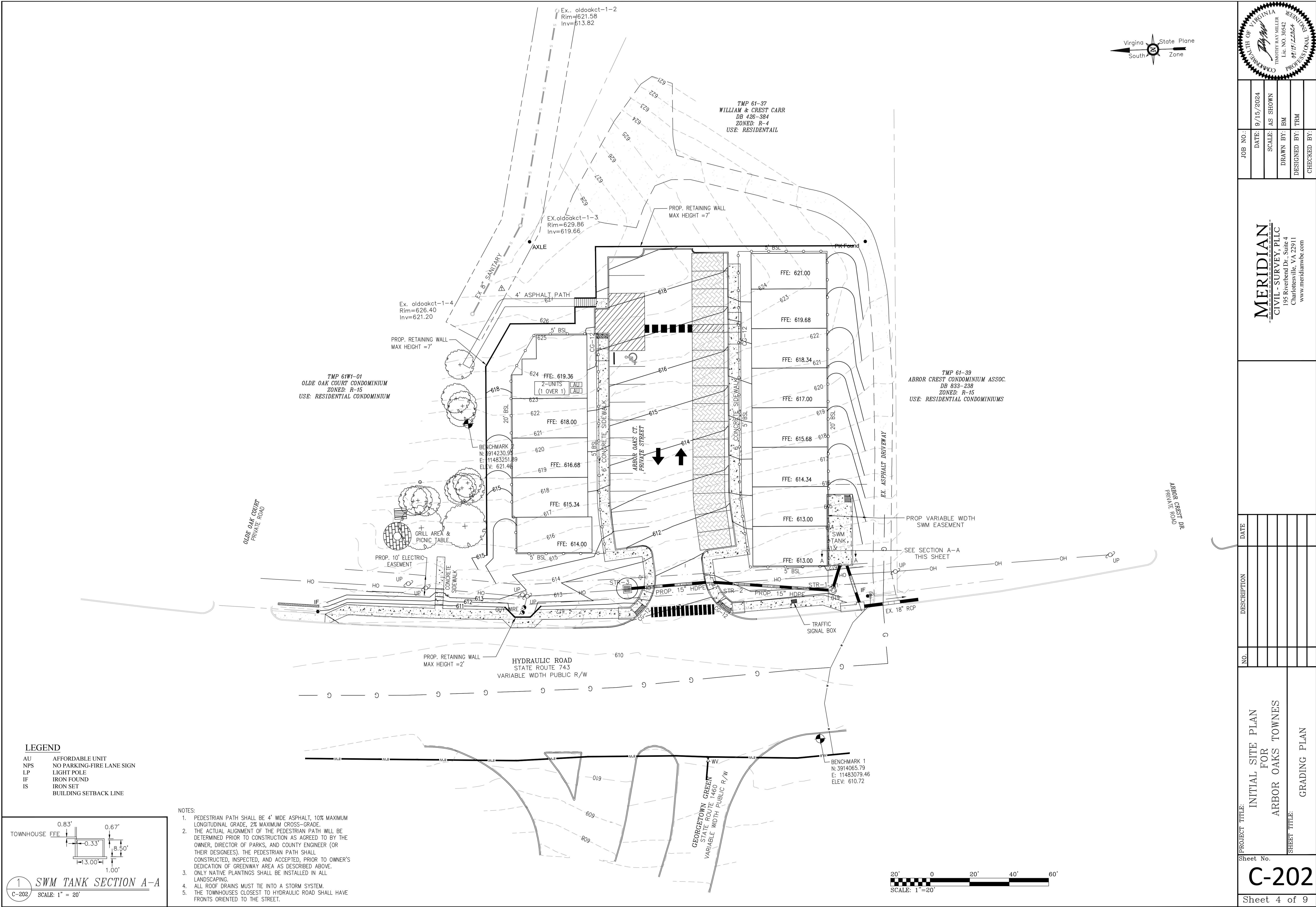
JOB NO.:	DATE: 9/15/2024	SCALE: AS SHOWN	DRAWN BY: BM	DESIGNED BY: TRM	CHECKED BY:
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DATE	DESCRIPTION	NO.

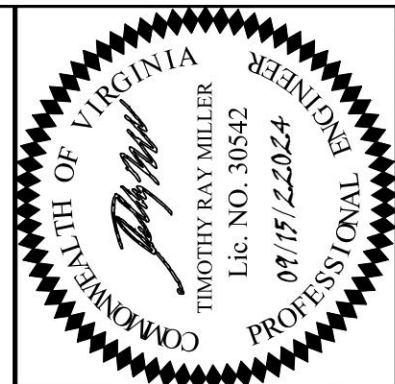
PROJECT TITLE:	INITIAL SITE PLAN FOR ABROR OAKS TOWNES
SHEET TITLE:	SITE PLAN

Sheet No. **C-201**
Sheet 3 of 9



TREE LEGEND

- YOSHINO CHERRY (QTY=10)
CRAPE MYRTLE (QTY=19)



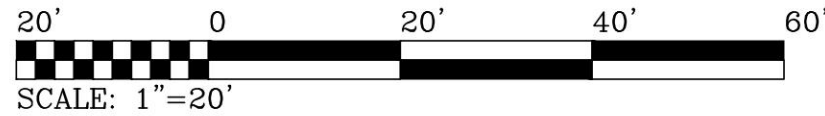
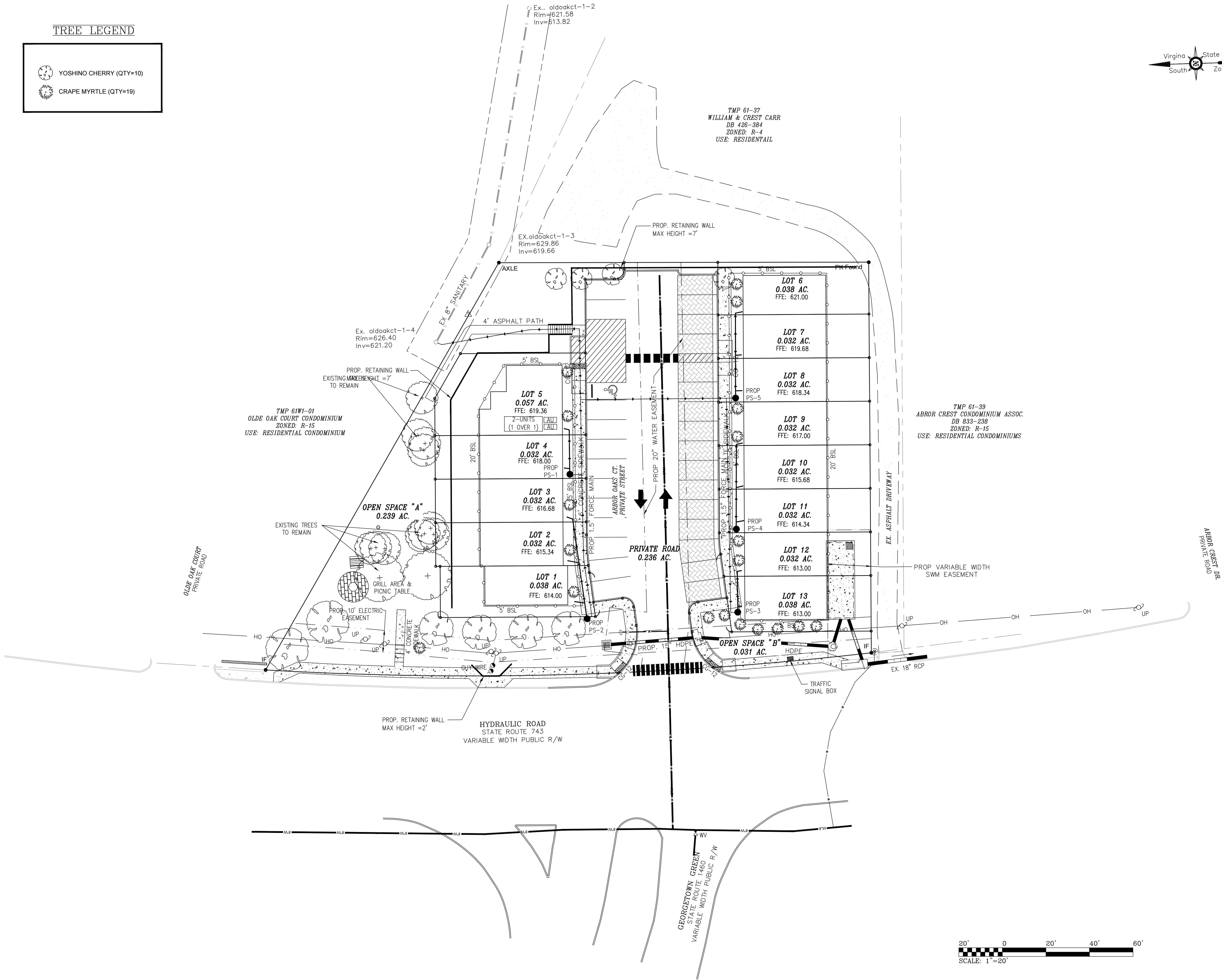
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DATE:	
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DESCRIPTION	
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PROJECT TITLE:	INITIAL SITE PLAN FOR ARBOR OAKS TOWNES
SHEET TITLE:	LANDSCAPE PLAN



PROFFER STATEMENT
FOR
ARBOR OAKS TOWNES SUBDIVISION

Date: November 15, 2022
Revised: May 5, 2023
Revised: December 22, 2023
ZMA2022-00012 Arbor Oaks Townes Rezoning
Tax Map Parcel #: 06100-00-00-03800

The purpose of ZMA2022-00012 is to rezone 0.96 acres from R-4 Residential to R-15 Residential

Fusion Properties, LLC, a Virginia limited liability company, is the fee simple owner of Tax Map Parcel 06100-00-00-03800 (the "Property"). Fusion Properties, LLC shall hereinafter be referred to as the "Owner." The Property is the subject of the zoning map amendment application ZMA2022-00012 known as "Arbor Oaks Townes." The Applicant for Arbor Oaks is the Owner. The Arbor Oaks Towns development is herein referred to as the "Project."

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this Proffer Statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is agreed that the conditions are reasonable.

1. **Affordable Housing.**
The Owner shall provide a total of two (2) Affordable Dwelling Units (as defined herein) within the Project (the "Affordable Housing Requirement"). 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 or rental units.

A. **For-Sale Affordable Dwelling Units.**

The Owner may meet the Affordable Housing Requirement by constructing Affordable Dwelling Units. For purposes of this Proffer 1(A), "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) in no event shall the selling price for such affordable units be more than sixty-five (65%) of the applicable federal HOME Investment Partnership Program (HOME) Homeownership Value Limits at the beginning of the 180-day period referenced in Proffer 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 Proffer

1; and the term "Owner" shall refer to such subsequent owner(s) and/or developer(s), as applicable.

B. **Role of 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 "Office of Housing"). 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 Proffer 1 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, (ii) a qualified purchaser fails to execute a purchase 'contract for an Affordable Dwelling Unit or (iii) a local non-profit affordable housing provider does not purchase the unit, then, in any 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 Proffer 1. This Proffer 1 shall apply only to the first sale of each of the for-sale Affordable Dwelling Units. For the purposes of this Proffer 1, such Affordable Dwelling Units shall be deemed to have been provided when the subsequent Owner/builder provides written notice to the Albemarle County Office of Housing or its designee that the unit(s) will be available for sale.

C. **For-Rent Affordable Dwelling Units.**

- i. **Rental Rates.** The net rent for each rental housing unit which shall 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 less than or equal to 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 Homeowners Association fees but does include an allowance for 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 VHDA, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term").

- ii. **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 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 shall 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 ForRent 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.

- iii. **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 shall 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 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.

D. **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 Proffer 1. 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.

2. **Concept Plan**

The property shall be developed in general accord with the plans titled "Concept Plan for ZMA2022-00012 Arbor Oaks Townes" prepared by Meridian Planning Group, LLC last revised on May 5, 2023. The following elements shall be proffered:

- A. **Right-of-Way Dedication:** Concurrent with recordation of the first subdivision plat of the parcel the property owner shall dedicate a portion of the property along Hydraulic Road, as shown on the concept plan, to public Right-of-Way.
B. **Sidewalk along Hydraulic Road:** Within 120 days of issuance of certificate of occupancy of the 6th dwelling unit on the property, the owner shall construct the 5' sidewalk within the right-of-way along Hydraulic Road.
C. **Residential Units:** A maximum of fourteen (14) single family attached dwelling units shall be constructed on the property.

3. **Open Space Dedication to HOA.**

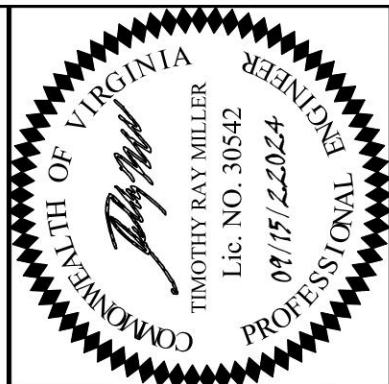
The Owner shall restrict from development all open space areas which are shown as "Open Space" on the Concept Plan; provided, however, that the Owner may modify such areas so long as a minimum of twenty-five percent (25%) of the Project is restricted. These areas shall be used for the use and enjoyment of the residents of the Subdivision, subject to the restrictions that may be imposed by any declaration recorded as part of a conveyance of these areas to a homeowner's association. The Open Space dedication shall occur prior to the Certificate of Occupancy of the third (3rd) residential dwelling unit.

4. **Miscellaneous.**

This Proffer Statement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

WITNESS the following duly authorized signature:

Owner:
Fusion Properties, LLC,
a Virginia limited liability company
By: Katurah Roell, Manager



JOB NO.:	DATE: 9/15/2024
SCALE: AS SHOWN	DRAWN BY: BM
DESIGNED BY: TRM	CHECKED BY:

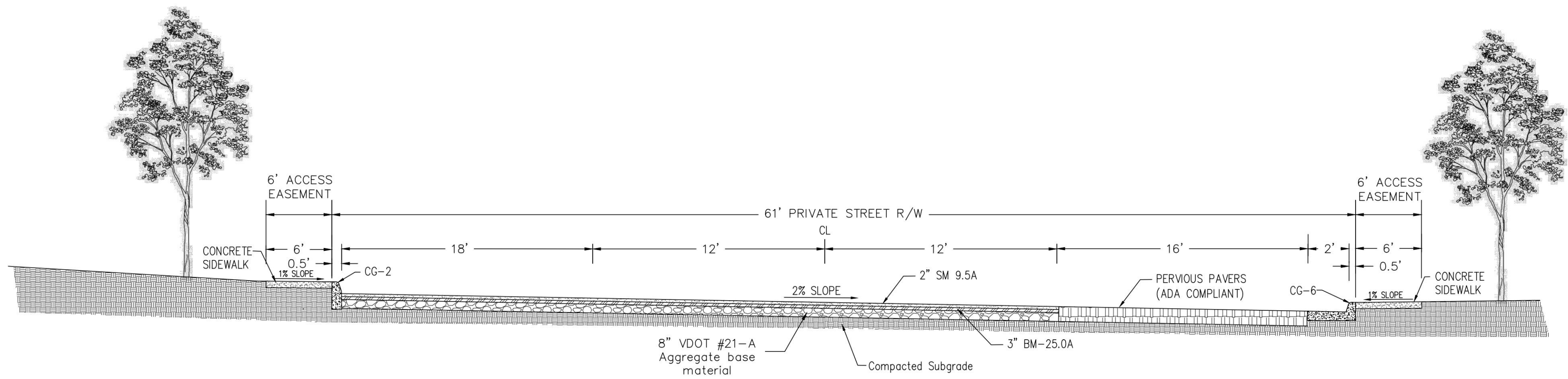
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DATE	DESCRIPTION	NO.

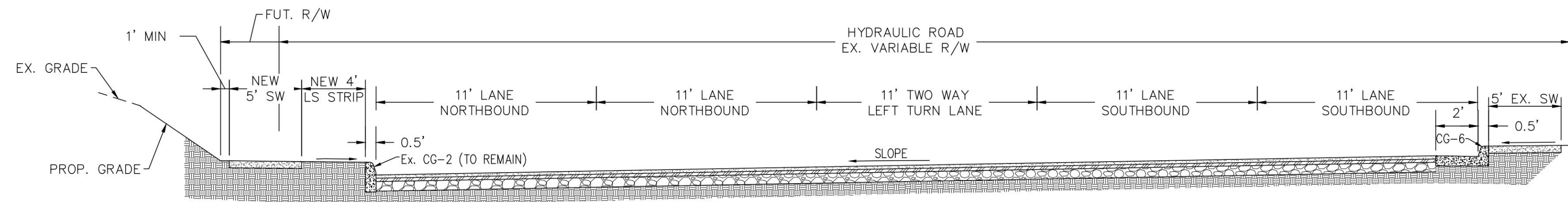
PROJECT TITLE: INITIAL SITE PLAN FOR ARBOR OAKS TOWNES	SHEET TITLE: PROFFERS
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Sheet No.

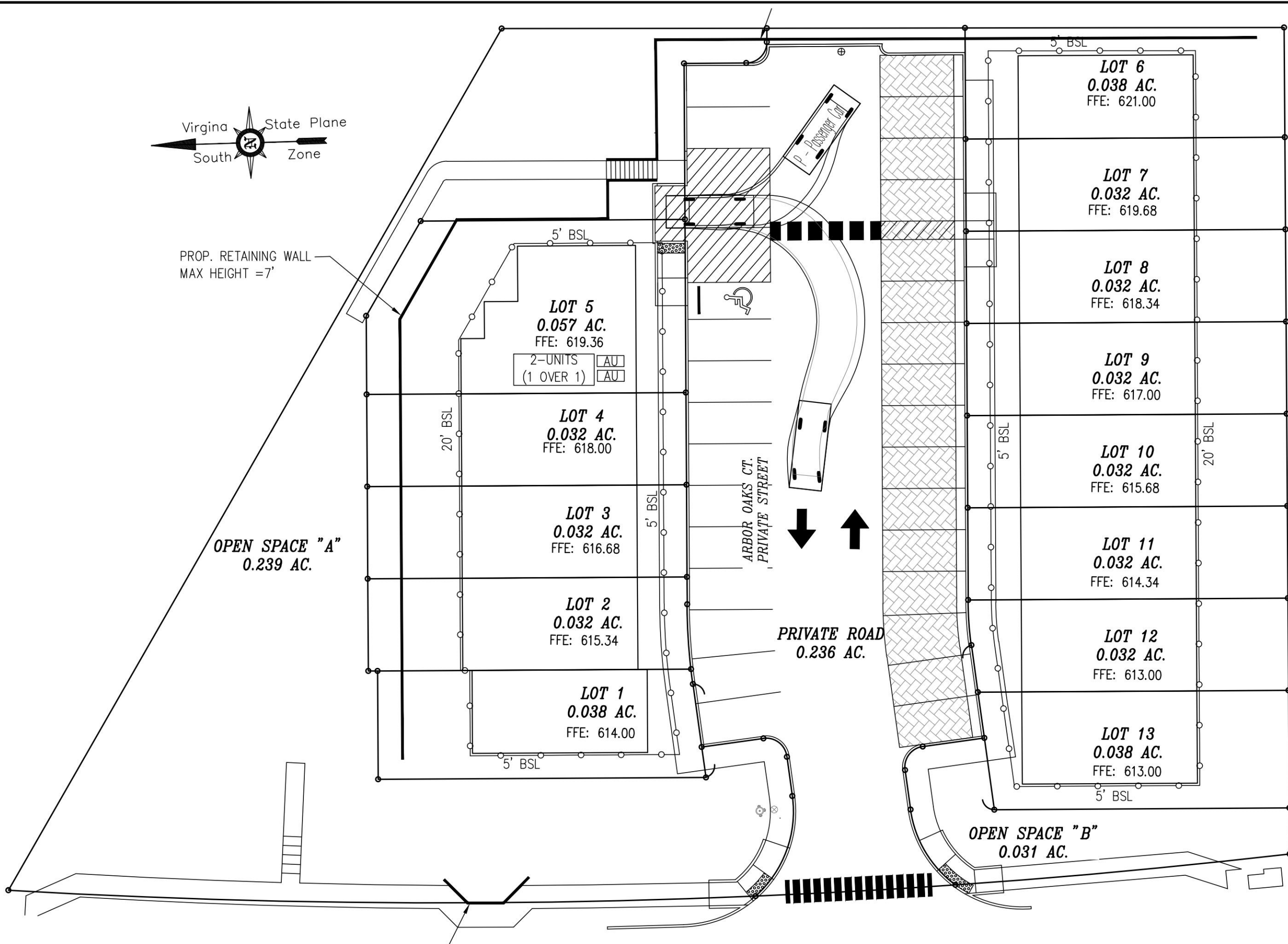
C-301
Sheet 7 of 9



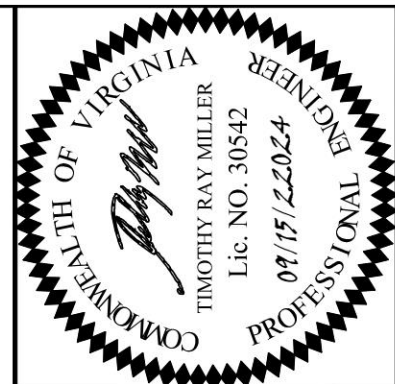
1
C-302
TYPICAL SECTION FOR ARBOR OAKS COURT
SCALE: NTS



2
C-302
TYPICAL SECTION FOR HYDRAULIC ROAD
SCALE: NTS



3
C-302
VEHICLE TURN-AROUND
SCALE: 1" = 20'



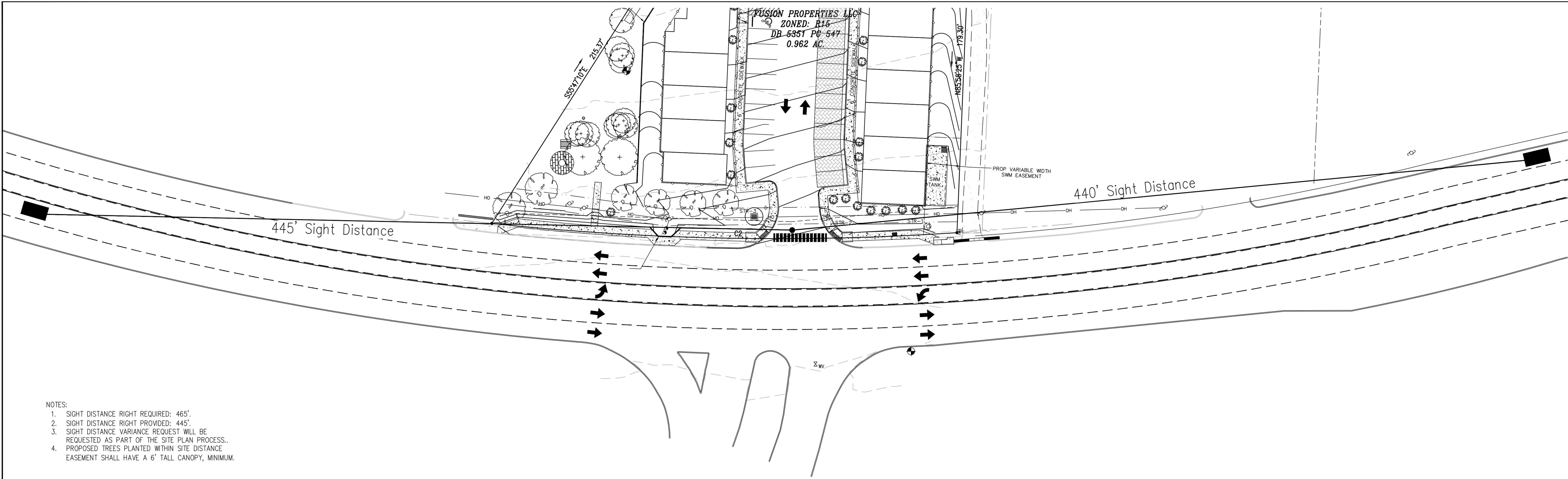
JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	9/15/2024	AS SHOWN	BM	TRM	

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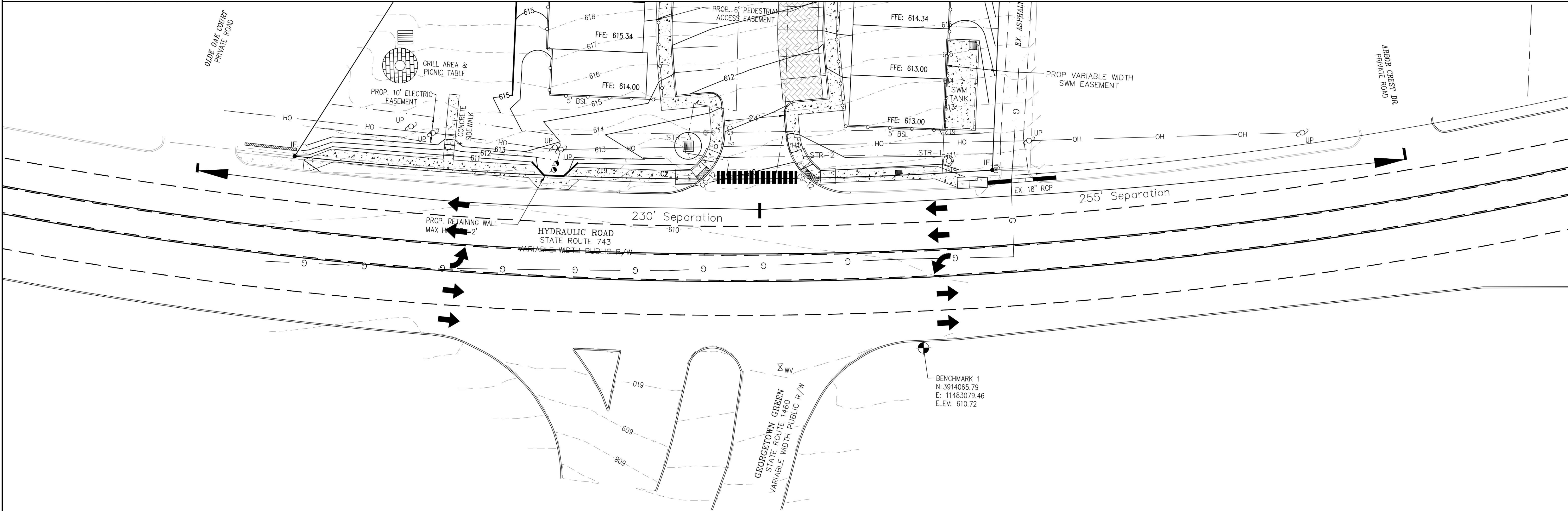
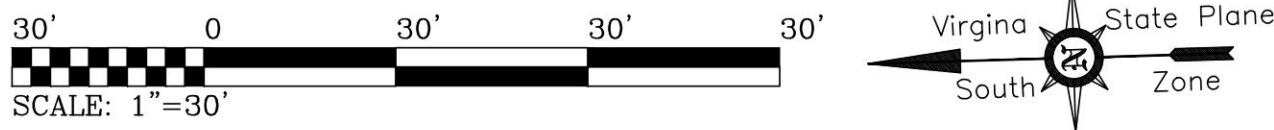
PROJECT TITLE:	INITIAL SITE PLAN FOR ARBOR OAKS TOWNES
SHEET TITLE:	TYPICAL SECTIONS & VEHICLE TURN-AROUND

Sheet No.	C-302
Sheet 8 of 9	

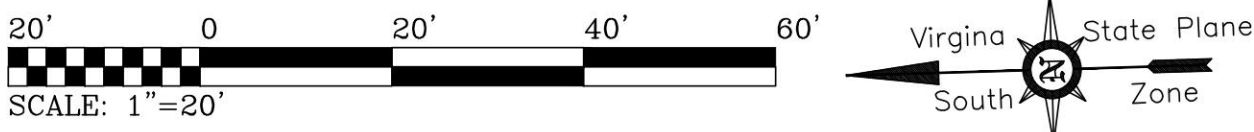


- NOTES:
1. SIGHT DISTANCE RIGHT REQUIRED: 465'.
 2. SIGHT DISTANCE RIGHT PROVIDED: 445'.
 3. SIGHT DISTANCE VARIANCE REQUEST WILL BE REQUESTED AS PART OF THE SITE PLAN PROCESS.
 4. PROPOSED TREES PLANTED WITHIN SITE DISTANCE EASEMENT SHALL HAVE A 6' TALL CANOPY, MINIMUM.

1 **SIGHT DISTANCE DETAIL**
SCALE: 1" = 30'



2 **INTERSECTION SEPARATION DETAIL**
SCALE: 1" = 20'



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DESCRIPTION:	
NO.:	

PROJECT TITLE:	INITIAL SITE PLAN FOR ARBOR OAKS TOWNES
SHEET TITLE:	DETAILS