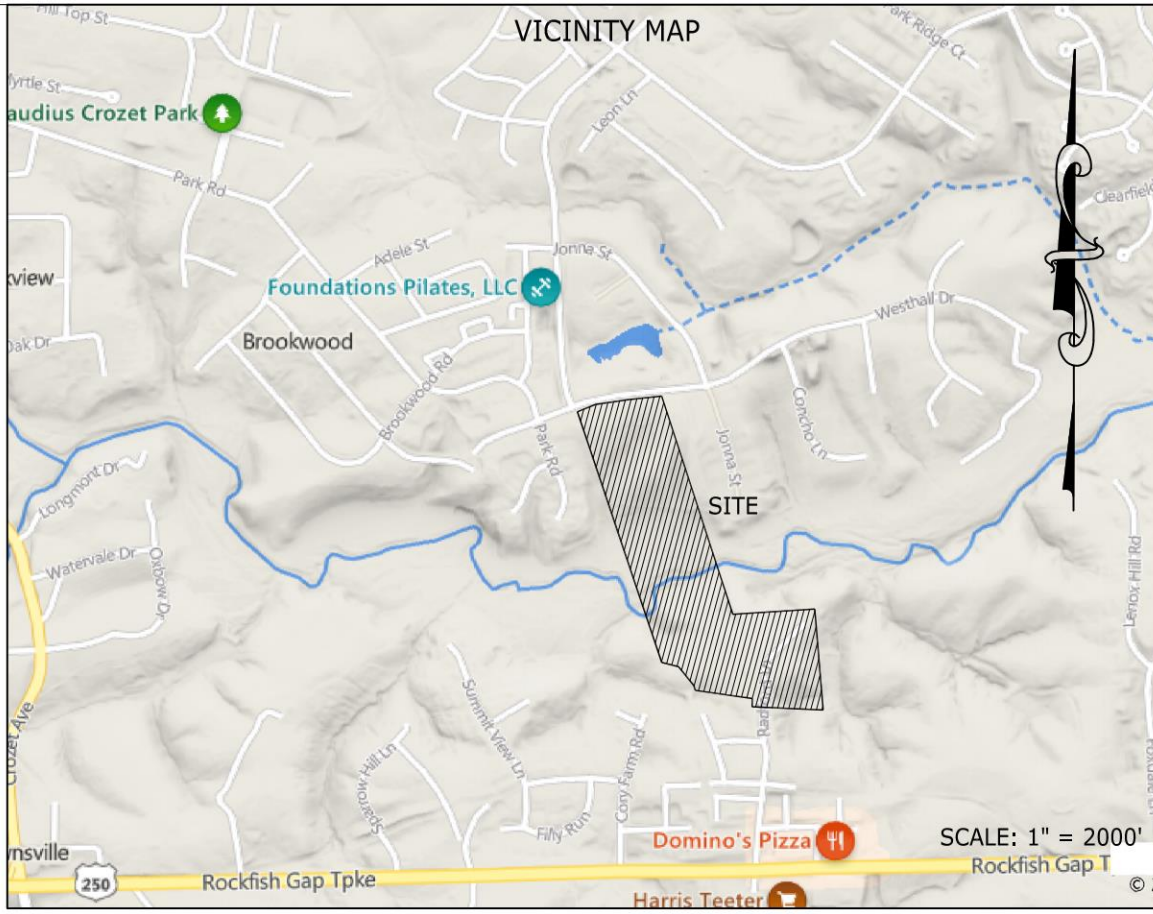
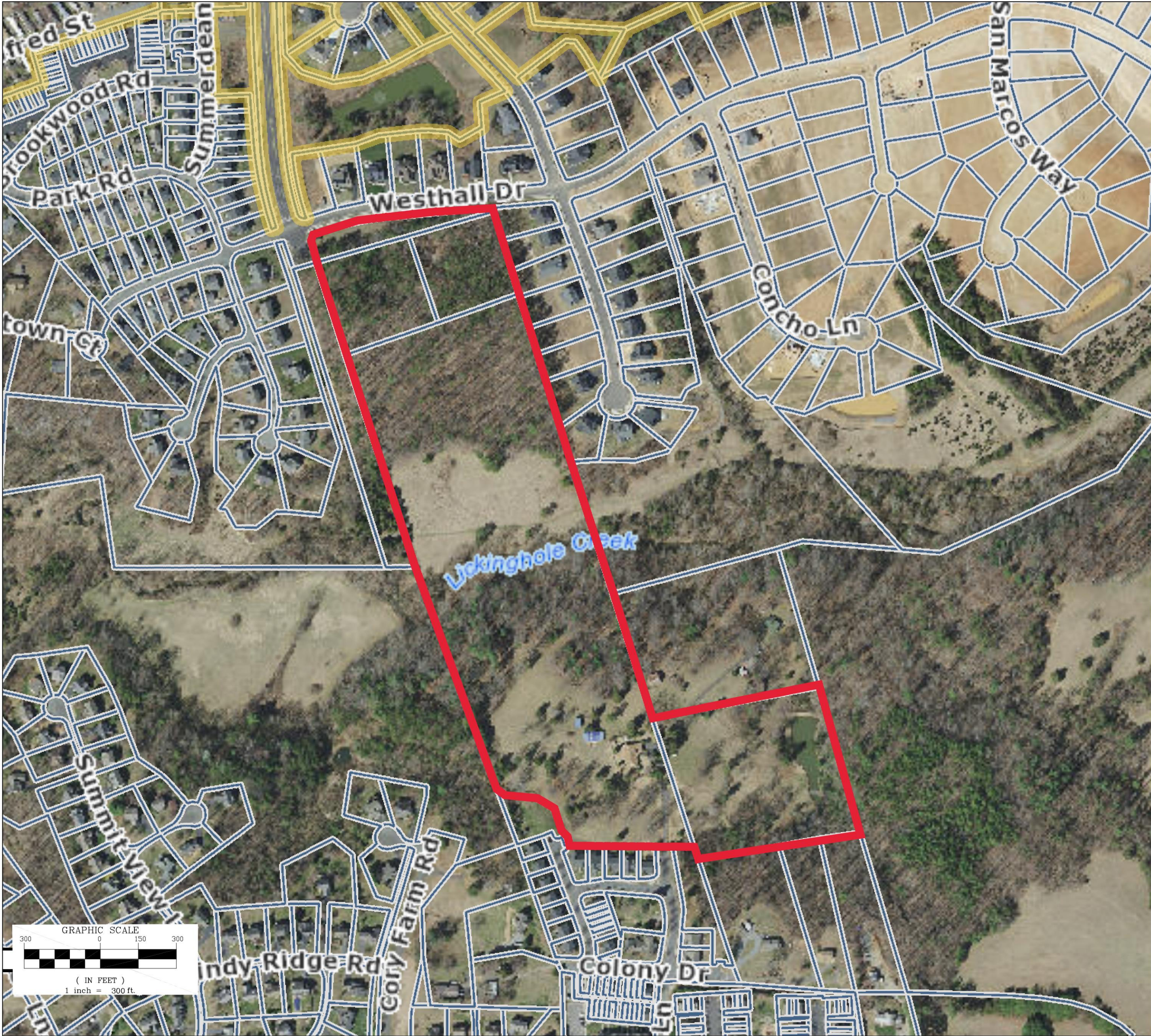


OAK BLUFF DEVELOPMENT

ZONING MAP AMENDMENT (ZMA2023-000___)

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 14, CHARLOTTESVILLE, VIRGINIA 22902

OFFICE: 434-293-3729

RIVERBEND

DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/20/23	INITIAL SUBMITTAL

OAK BLUFF DEVELOPMENT (ZMA2023-___)

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.
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.

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
- PENDING FEMA FIRM AREA DECREASE
- LIMITS OF MINT SPRINGS PMP DAM BREACH
- LIMITS OF MINT SPRINGS SUNNY DAY DAM BREACH
- PROPOSED BUILDING ENVELOPE
- PROPOSED GREEN SPACE
- PROPOSED STREET NETWORK

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'
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OAK BLUFF DEVELOPMENT (ZMA2023-)

PLANNED RESIDENTIAL DEVELOPMENT

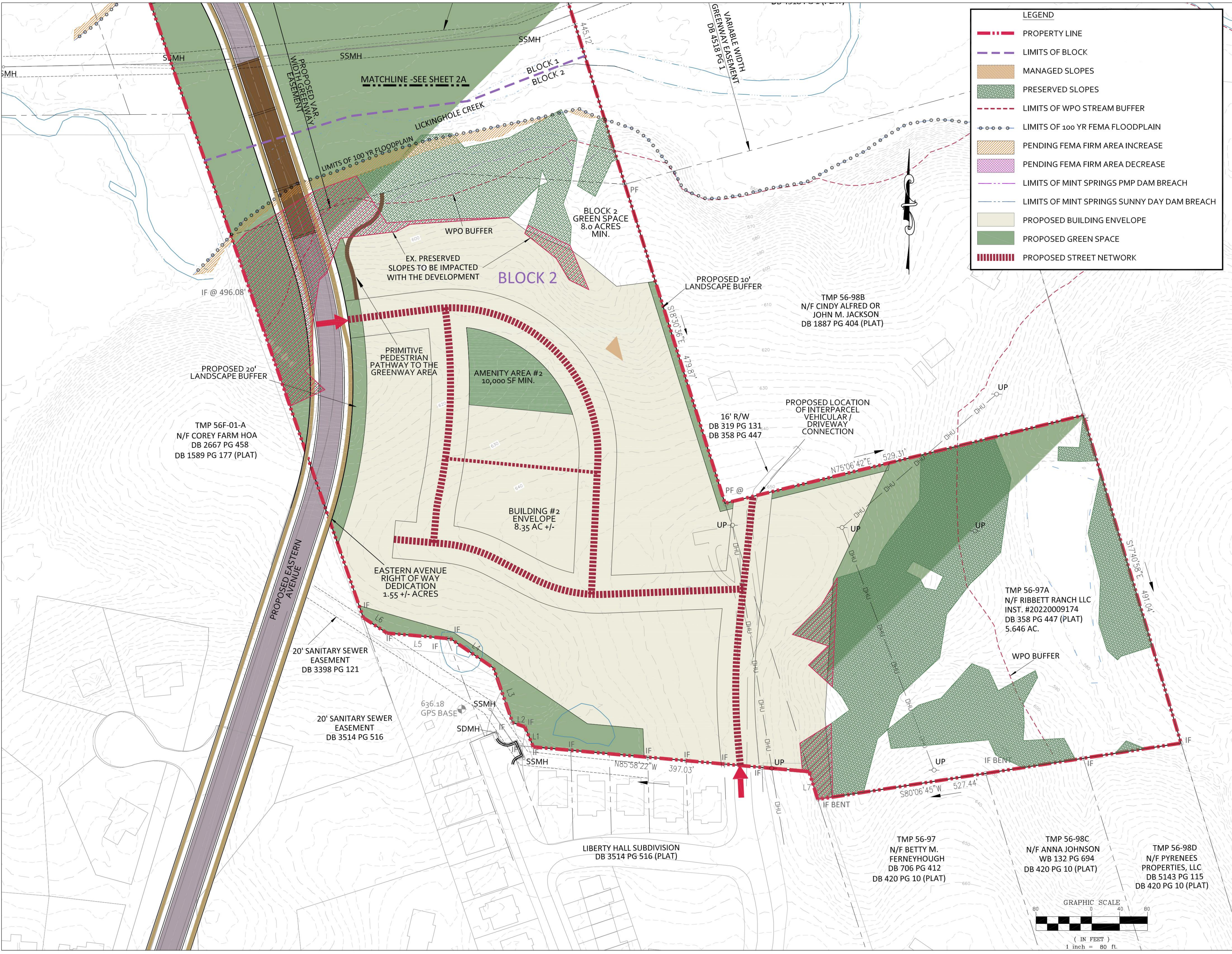
APPLICATION PLAN - OAK BLUFF NORTH

WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 2A



LEGEND

- PROPERTY LINE
- LIMITS OF BLOCK
- MANAGED SLOPES
- PRESERVED SLOPES
- LIMITS OF WPO STREAM BUFFER
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

RIVERBEND DEVELOPMENT

REVISIONS	
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OAK BLUFF DEVELOPMENT (ZMA2023-)

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

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 2B

GENERAL NOTES

OWNERS:	TMP 05600-00-00-097Bo, 5600-00-00-097Co & 05600-00-00-098Ao 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 056Lo-00-00-000Fo 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:	05600-00-00-097Bo INST. #202200009174 R1 RESIDENTIAL	5600-00-00-097Co INST. #202200009174 R1 RESIDENTIAL	05600-00-00-098Ao INST. #202200009174 R1 RESIDENTIAL	05600-00-00-09700 INST. #202200009174 R1 RESIDENTIAL	056Lo-00-00-000Fo DB. 4518, PG. 1 (PLAT) 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.				
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. 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.				
UTILITIES:	COUNTY WATER AND SEWER				
WATERSHED:	LICKINGHOLE CREEK (WATER SUPPLY PROTECTION WATERSHED)				
FLOODPLAIN:	A 100 YEAR FLOODPLAIN IS LOCATED ON THIS SITE PER FEMA MAP ID 51003Co245D 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.				
BUILDING HEIGHTS:	THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 4 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET. FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET.				

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.
2. A VARIABLE WIDTH GREENWAY EASEMENT SHALL BE DEDICATED TO ALBEMARLE COUNTY WITHIN THE EXISTING WPO BUFFER AS SHOWN ON THE APPLICATION PLAN.

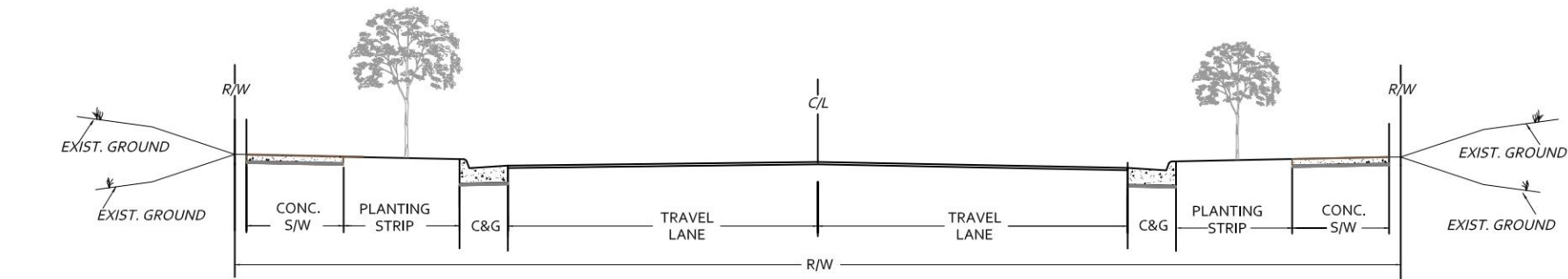
STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTION, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES TO MEET 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.

COMMON OPEN SPACE: 25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. 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.

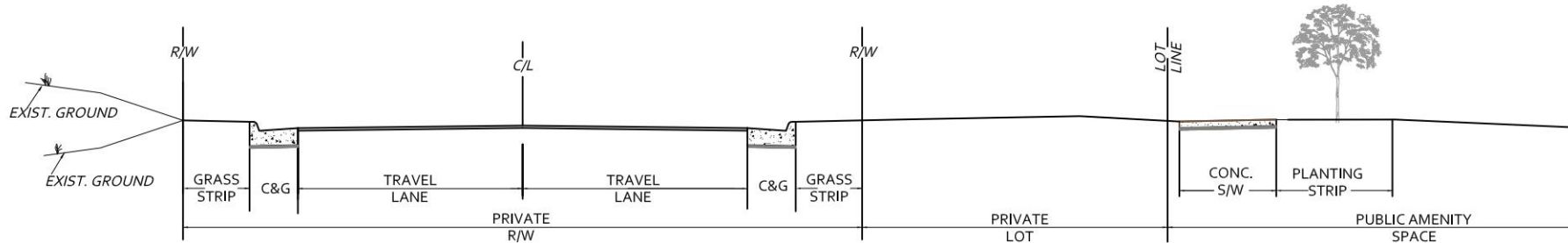
- AFFORDABLE HOUSING: A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW:
- FOR-RENT AFFORDABLE DWELLING UNITS:
 - RENTAL RATES: THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") WILL NOT 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").
 - 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 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.
 - TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

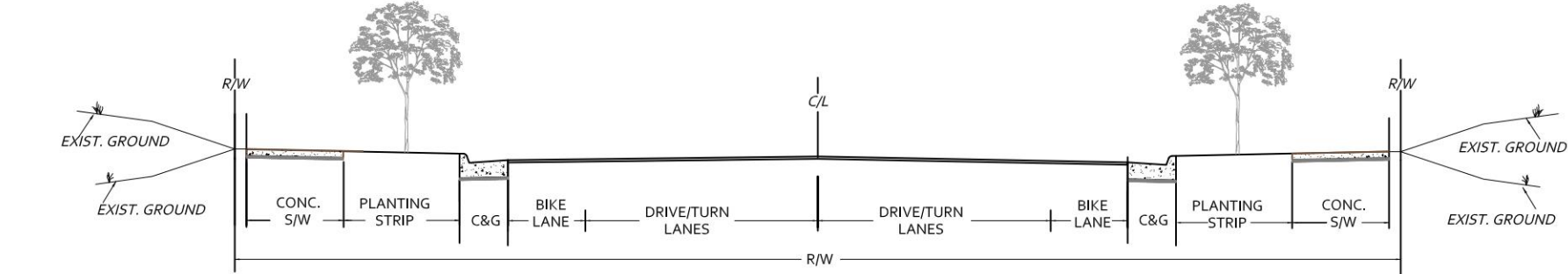
- NOTES:
- THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
 - EXACT LOCATION OF TRAVELWAYS AND ROADWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
 - ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL ROADWAYS AND ROADEWAY FRONTAGE IMPROVEMENTS SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
 - 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.



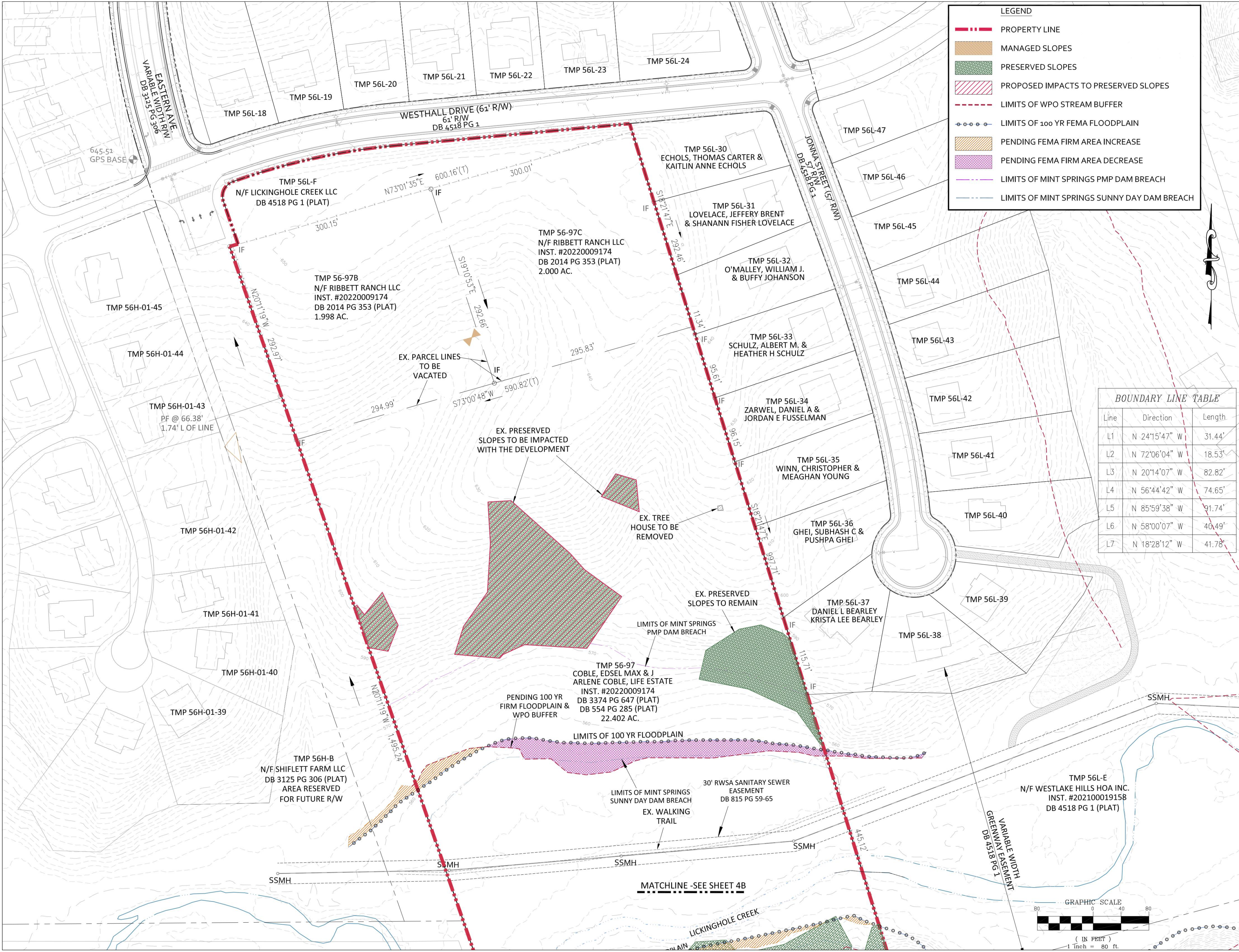
NOTE: PARKING ON ONE SIDE OF THE STREET ONLY. PARKING SHALL BE RESTRICTED ON THE OTHER SIDE OF THE STREET WITH NO PARKING SIGNS.
PUBLIC NEIGHBORHOOD STREET - TYPICAL CROSS SECTION
(NOTE TO SCALE)



NOTE: PARKING ON ONE SIDE OF THE STREET ONLY. PARKING SHALL BE RESTRICTED ON THE OTHER SIDE OF THE STREET WITH NO PARKING SIGNS.
PRIVATE NEIGHBORHOOD STREET WITH LOTS FRONTING ON AN AMENITY - CROSS SECTION
(NOTE TO SCALE)



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



LEGEND

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- PRESERVED SLOPES
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OAK BLUFF DEVELOPMENT (ZMA2023-)

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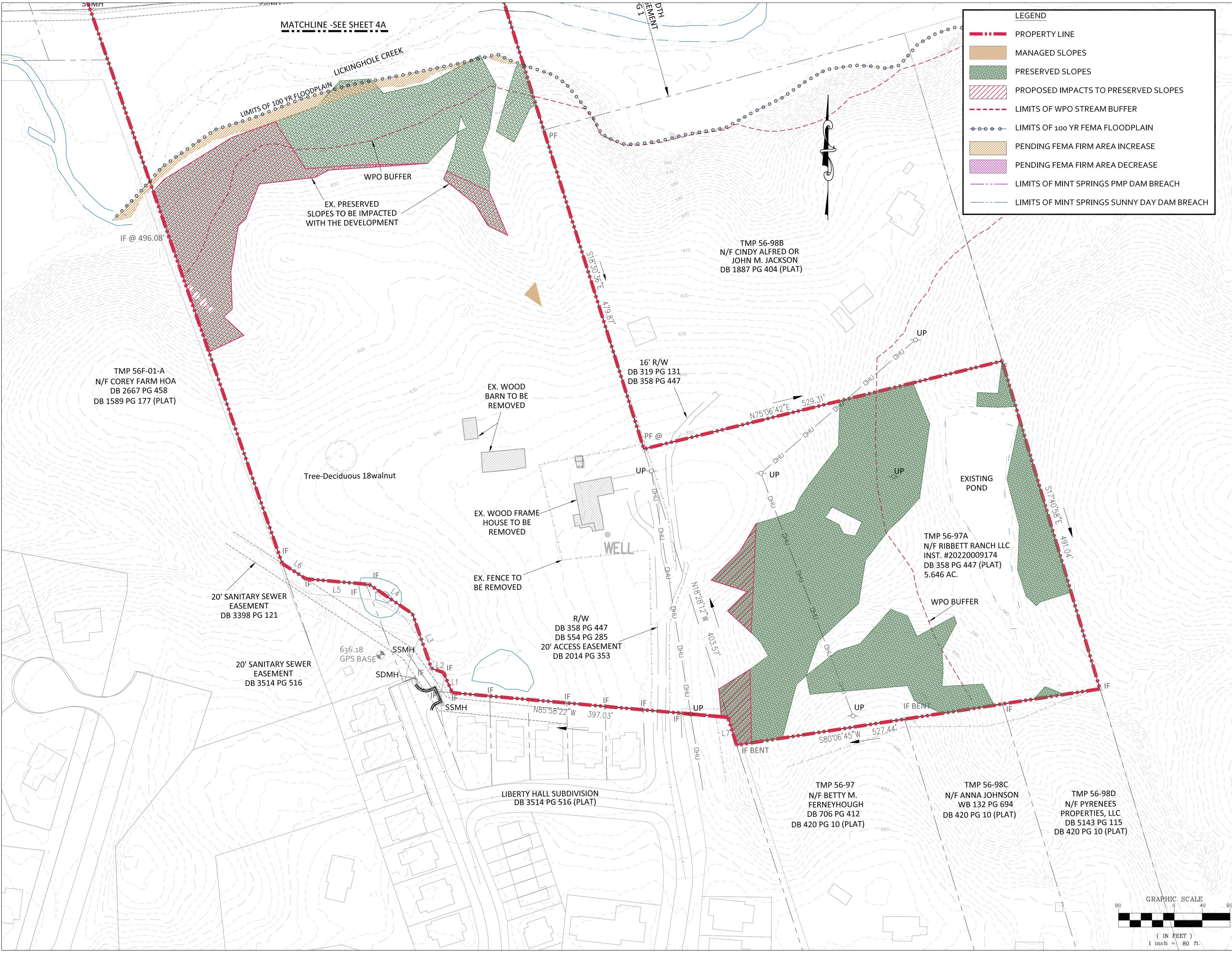
EXISTING CONDITIONS - OAK BLUFF NORTH

WHITE HALL MAGISTERIAL DISTRICT

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 4B



LEGEND

- PROPERTY LINE
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- PROPOSED IMPACTS TO PRESERVED SLOPES
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OAK BLUFF DEVELOPMENT (ZMA2023-)

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

FEBRUARY 20, 2023

SCALE
1" = 80'

SHEET 4B

