



GRANGER

ZMA202300010

BOARD OF SUPERVISORS PUBLIC HEARING

8/7/24



DISCUSSION TOPICS



Site Review:

Constraints as Opportunities

Clustered Neighborhood:

Housing Solutions and Variety

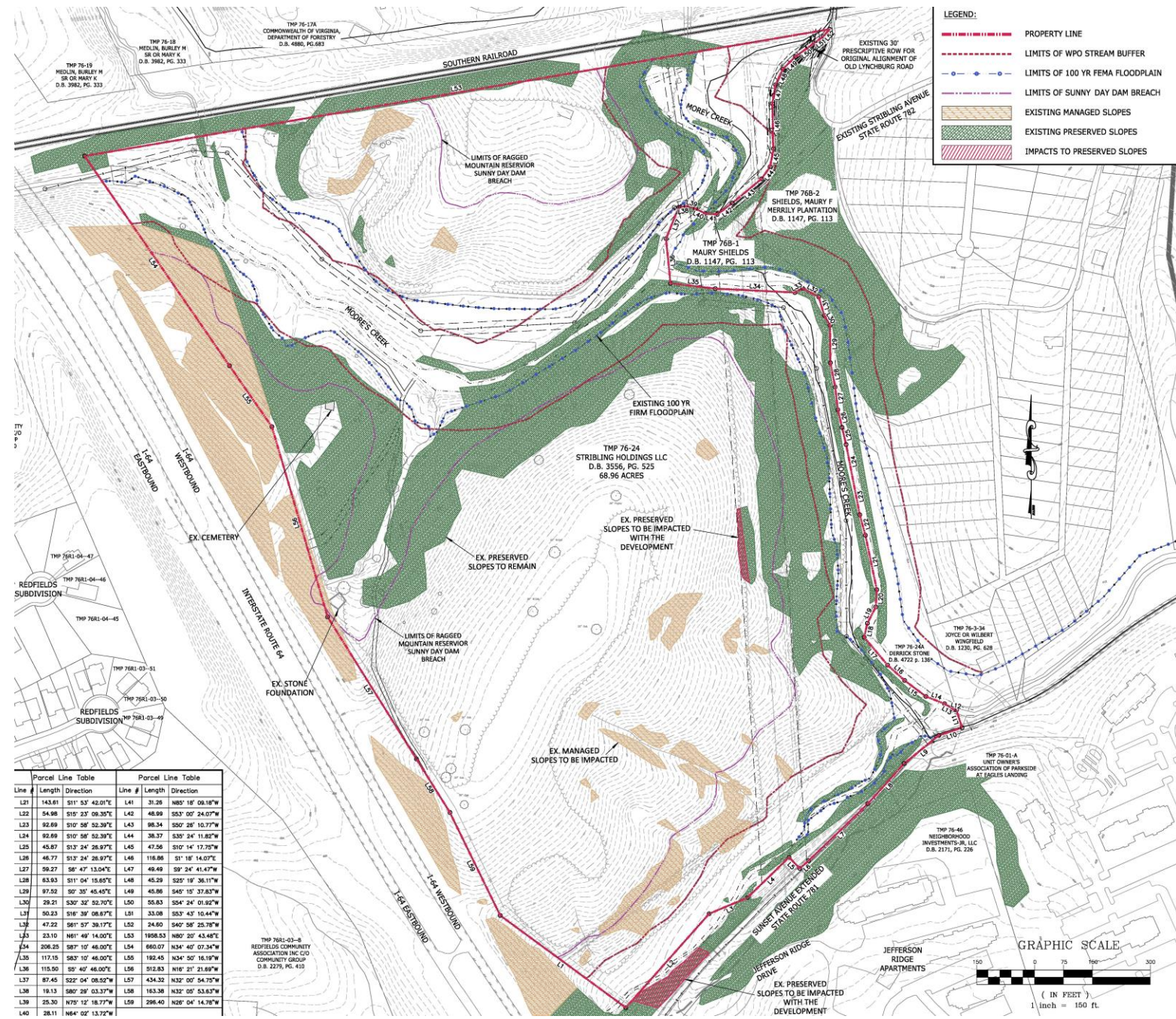
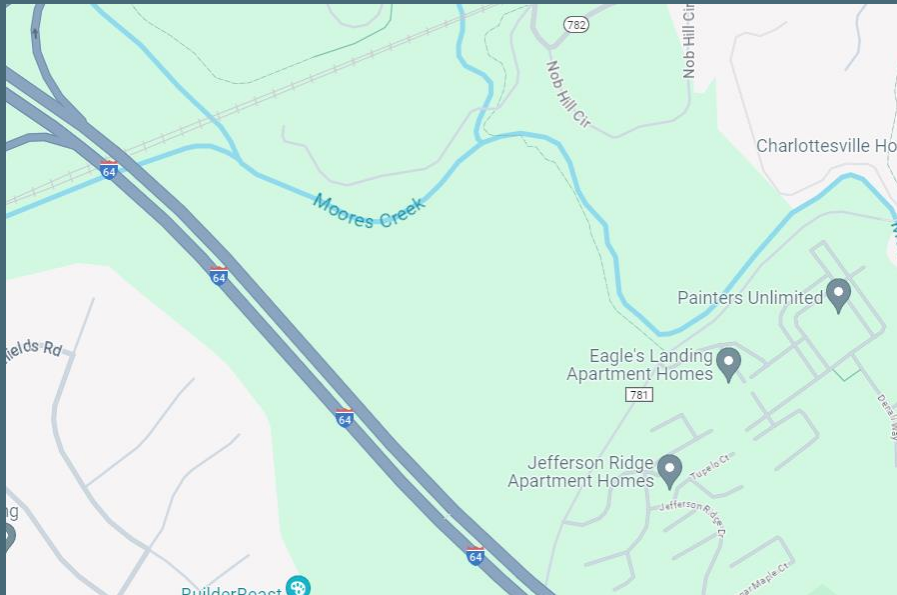
Schools:

Capacity will be available

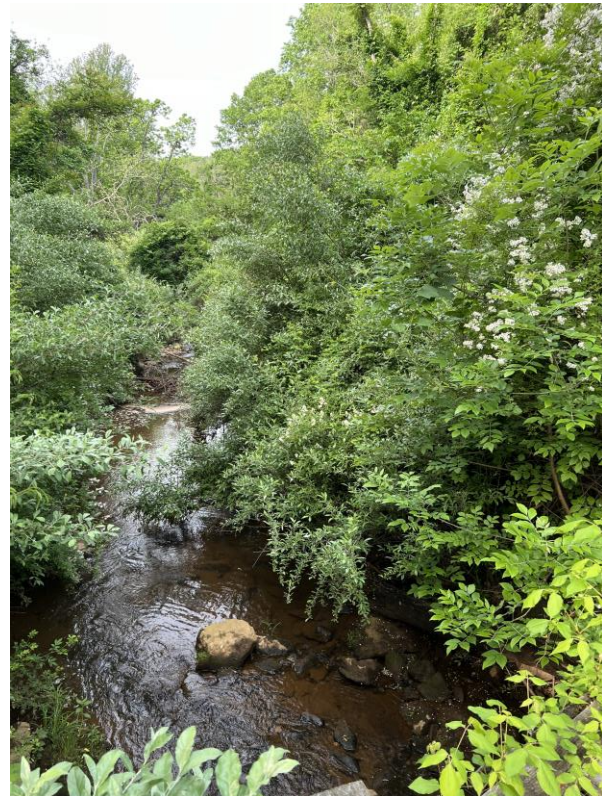
Key Location:

Hub of Connectivity

SITE REVIEW: CONSTRAINTS AS OPPORTUNITIES



EXISTING FEATURES

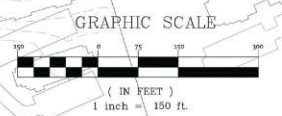




TOTAL SITE AREA:
68.96 ACRES

SITE AREA TO BE PRESERVED:
54%

 PRESERVED AREA
 DEVELOPMENT AREA



CLUSTERED NEIGHBORHOOD: HOUSING SOLUTIONS AND VARIETY



ILLUSTRATIVE PLAN



SCHOOLS

Southern Feeder Pattern Elementary School:

First new elementary school in 20 years.

Construction of a new 500-student elementary school in the Mountain View Elementary School district, as recommended in the Mountain View Facilities Master Plan Study.

LEED certified

Building size is 72,500 square feet.

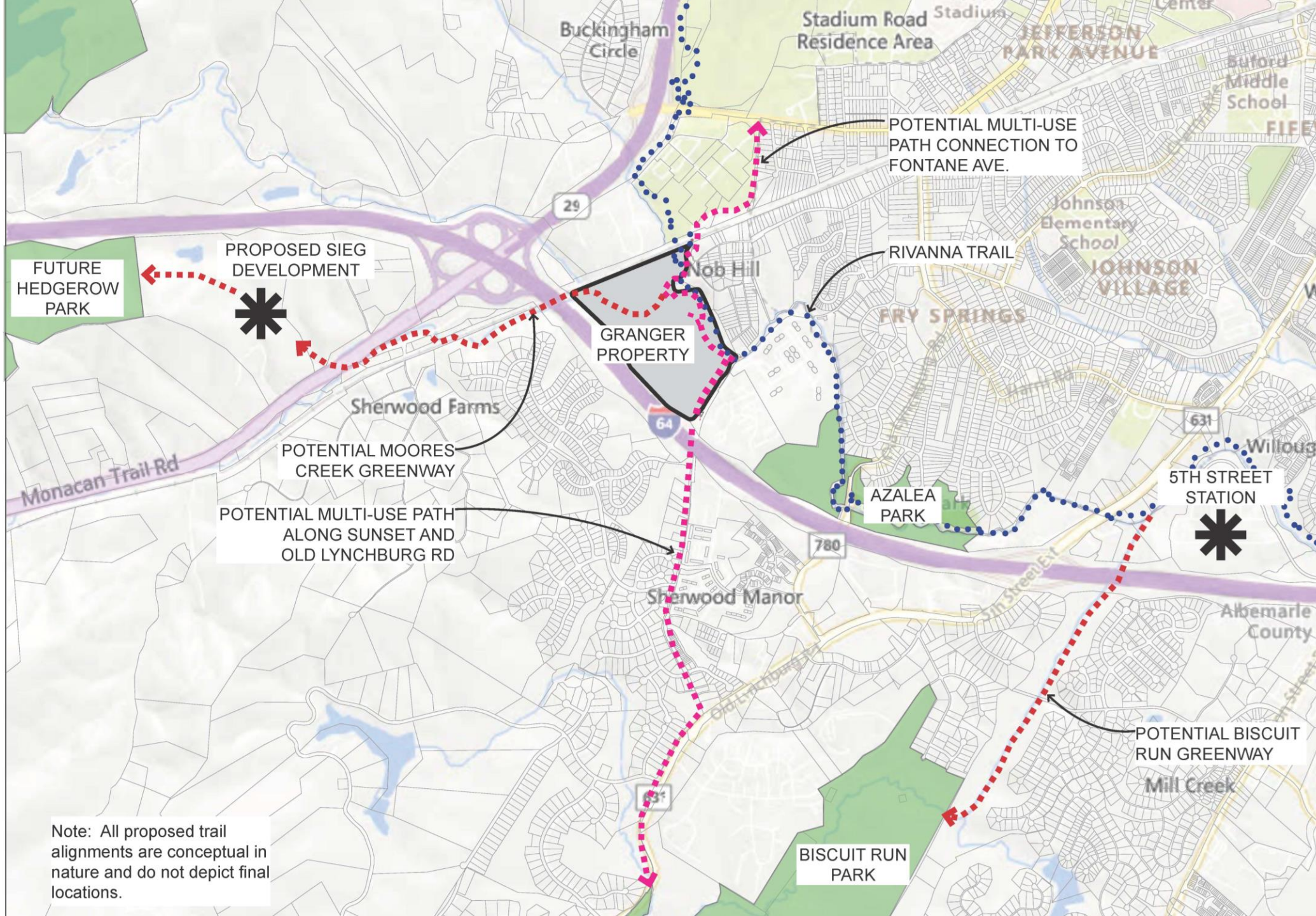
The goal is for the new school to be under construction in late 2024 and completed by the 2026-27 school year.

Mountain View Elementary Expansion and Site Improvements: This project will expand and provide site improvements to support the current student population at Mountain View Elementary. The project expands the cafeteria and adds six classrooms, resource and auxiliary rooms for a total addition of approximately 15,865 square feet. This project is anticipated to be complete in the fall of 2023.

High School Center II: 60,000 square feet and capacity for 400 students located at the Lambs Lane Campus near Albemarle High School. Projected to be complete for the 2026-2027 school year.

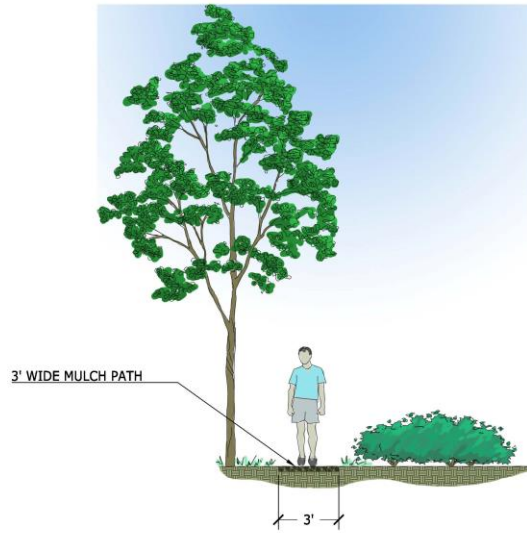
**KEY LOCATION:
HUB OF CONNECTIVITY**





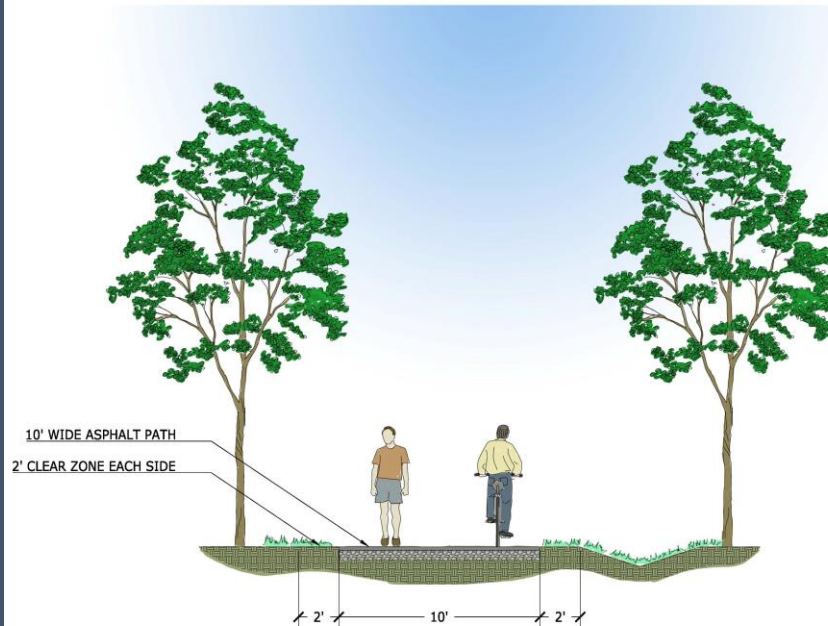
Note: All proposed trail alignments are conceptual in nature and do not depict final locations.

EASEMENTS & TRAIL SYSTEMS



CLASS B - PRIMITIVE TRAIL

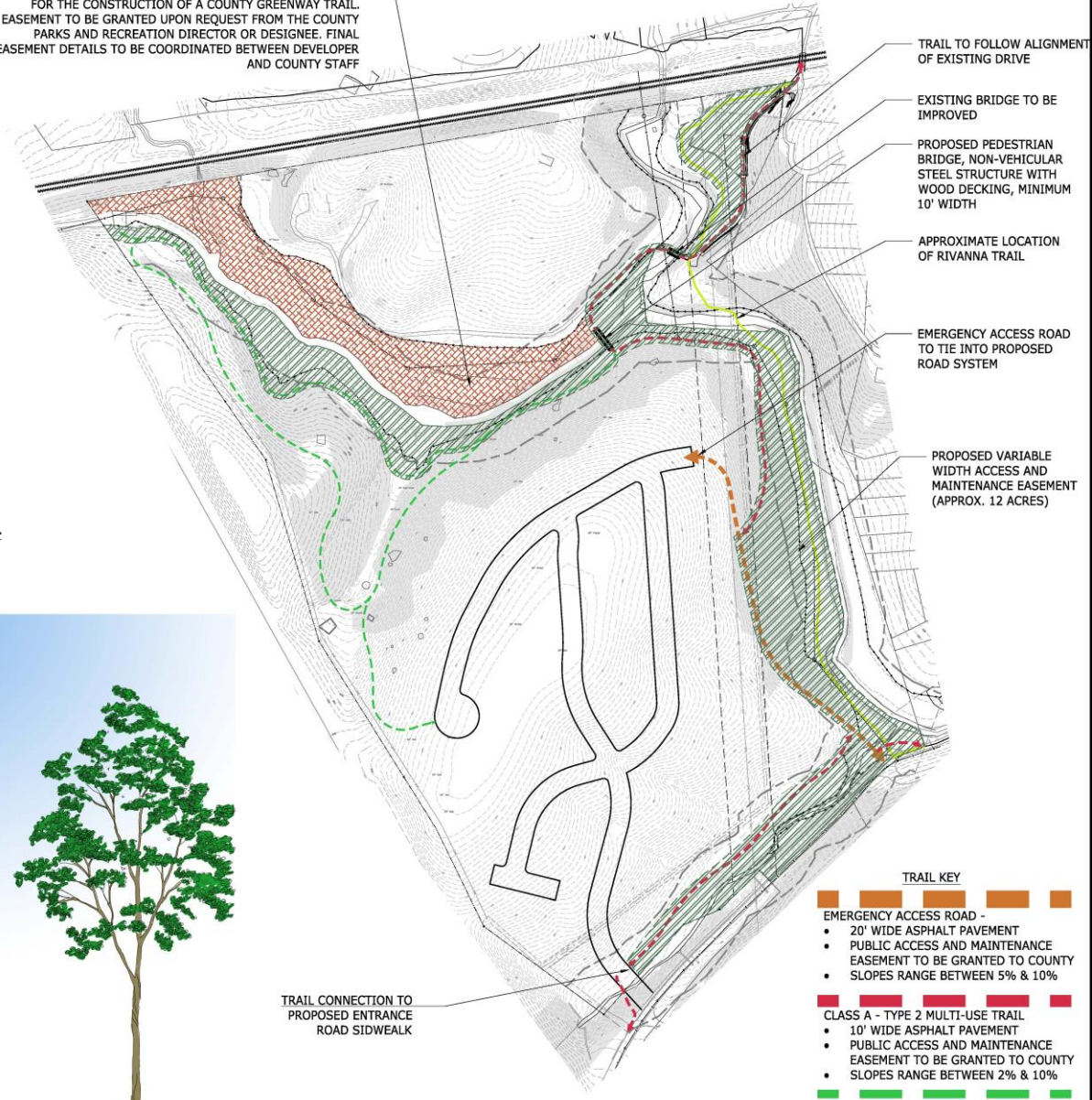
SCALE: $\frac{1}{4}" = 1'-0"$



CLASS A - TYPE 2 TRAIL

SCALE: $\frac{1}{4}" = 1'-0"$

AREA RESERVED FOR FUTURE DEDICATION OF A PUBLIC ACCESS AND MAINTENANCE EASEMENT THAT IS A MINIMUM OF 20' WIDE FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL EASEMENT DETAILS TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



NOTE:
FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.



RTF TRAIL & CROSSING

**10 FOOT WIDE
BIKE/PED BRIDGE**



AMENITY SPACE



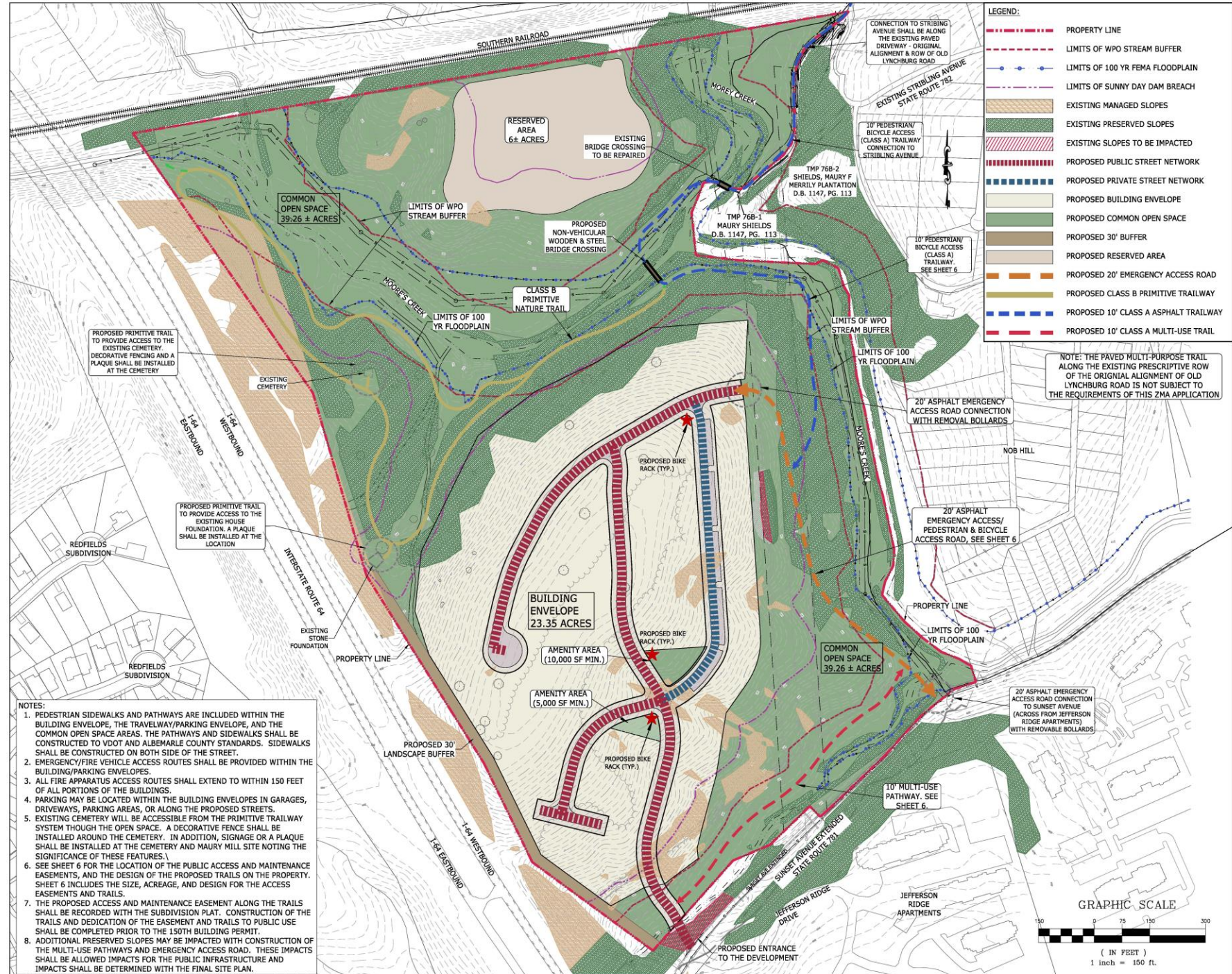
CENTRAL AMENITY SPACE - CONCEPTUAL PLAN

SCALE: 1" = 20'-0"



CE COLLINS ENGINEERING 200 GARRETT STREET, SUITE K - CHARLOTTEVILLE, VA 22902-434-283.3719	
RIVERBEND DEVELOPMENT	
REVISIONS	DESCRIPTION
DATE 08/21/23	INITIAL SUBMITTAL
DATE 12/18/23	REVISIONS TO THE APPLICATION PLAN
GRANGER DEVELOPMENT REZONING (ZMA2023-10)	
PLANNED RESIDENTIAL DEVELOPMENT	
AMENITY SPACE CONCEPTUAL PLAN	
JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT	
DATE AUGUST 21, 2023	SCALE N.T.S.
SHEET 7	

APPLICATION PLAN



CE COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-454-293.3719

RIVERBEND DEVELOPMENT

REVISIONS	DESCRIPTION	DATE
	INITIAL SUBMITTAL	09/21/23
	REVISIONS TO THE APPLICATION PLAN	12/18/23

GRANGER DEVELOPMENT REZONING (ZMA2023-10)
 PLANNED RESIDENTIAL DEVELOPMENT
 APPLICATION PLAN

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE	AUGUST 21, 2023
SCALE	1" = 150'
SHEET	4

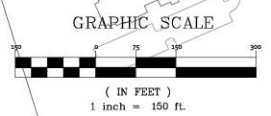
UTILITY & GRADING PLAN



LEGEND:

	PROPERTY LINE
	LIMITS OF WPO STREAM BUFFER
	LIMITS OF 100 YR FEMA FLOODPLAIN
	LIMITS OF SUNNY DAY DAM BREACH
	EXISTING MANAGED SLOPES
	EXISTING PRESERVED SLOPES
	EXISTING SLOPES TO BE IMPACTED
	PROPOSED BUILDING ENVELOPE
	PROPOSED GREEN SPACE
	PROPOSED 30' BUFFER
	PROPOSED 20' EMERGENCY ACCESS ROAD
	PROPOSED CLASS B PRIMITIVE TRAILWAY
	PROPOSED 10' CLASS A ASPHALT TRAILWAY
	PROPOSED 10' CLASS A MULTI-USE TRAIL
	PROPOSED CONTOURS
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

- NOTES:**
- 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.
 - EMERGENCY/FIRE VEHICLE ACCESS ROUTES SHALL BE PROVIDED WITHIN THE BUILDING/PARKING ENVELOPES.
 - ALL FIRE APPARATUS ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDINGS.
 - PARKING MAY BE LOCATED WITHIN THE BUILDING ENVELOPES IN GARAGES, DRIVEWAYS, PARKING AREAS, OR ALONG THE PROPOSED STREETS.



CE COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22802-424, 203.3719

RIVERBEND DEVELOPMENT

REVISIONS	DESCRIPTION
	INITIAL SUBMITTAL
	REVISIONS TO THE APPLICATION PLAN
DATE	08/21/23
	12/18/23

GRANGER DEVELOPMENT REZONING (ZMA2023-10)
PLANNED RESIDENTIAL DEVELOPMENT
UTILITY & GRADING PLAN
JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE: AUGUST 21, 2023
SCALE: 1" = 150'
SHEET: 5