

GALAXIE FARM

TMP(s) 91-09, 91-15

project ID: 18.025

Submitted 17 September 2018

Revised 01 April 2019

Revised 20 May 2019

Revised 15 July 2019

Revised 21 August 2019

Revised 04 September 2019

REVISED 28 October 2019

REVISED 13 NOVEMBER 2019

Context Map

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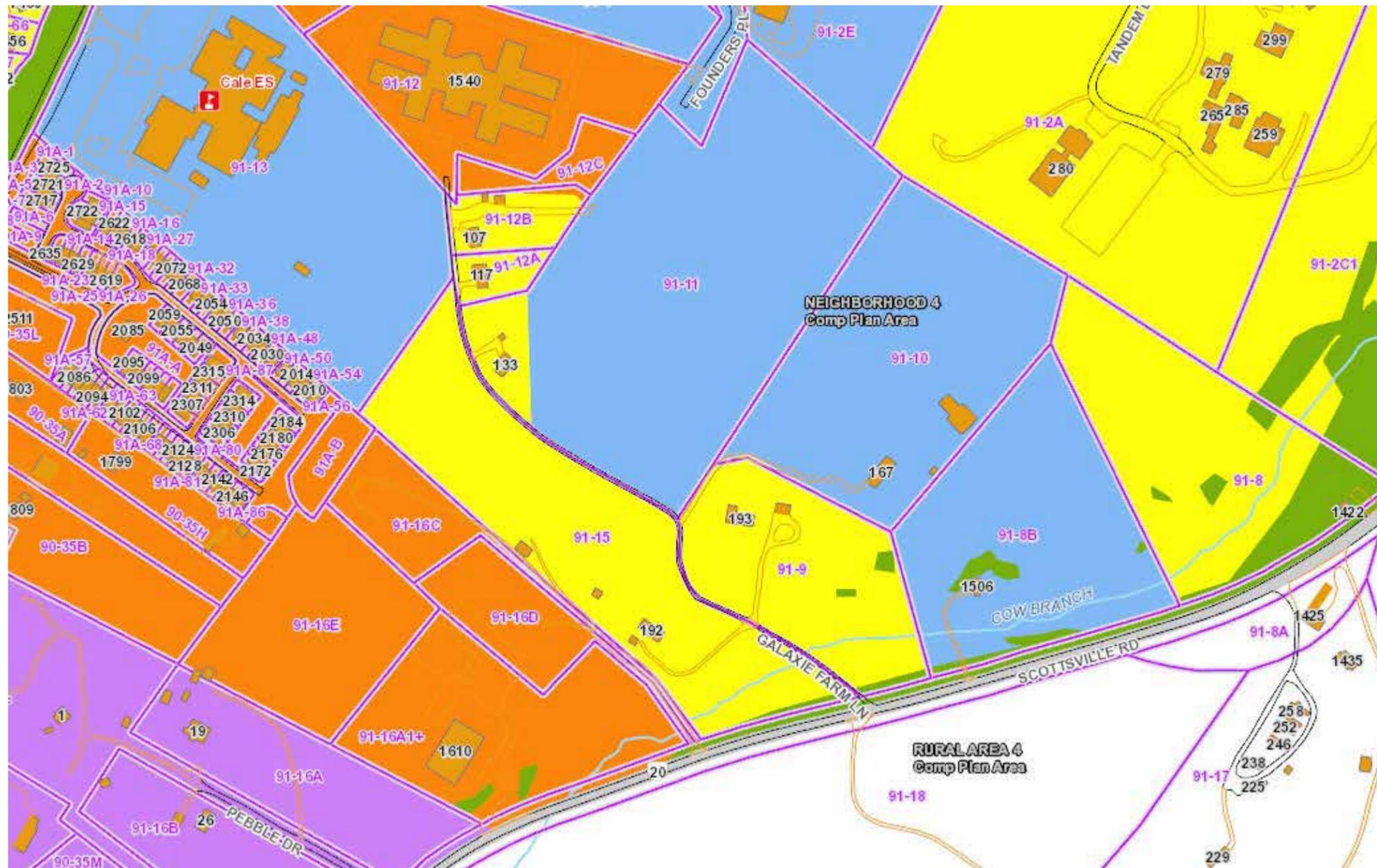
- 1 - Cover & Context Map
- 2 - Context: Comprehensive Plan
- 3 - Existing Conditions
- 4 - Block Network
- 5 - Circulation
- 6 - Recreation & Common Open Space
- 7 - Residential Areas
- 8 - Urban Street Sections: Roads A - C
- 9 - Urban Street Sections: Roads D - F
& Nature Trail
- 10 - Supplementary Regulation



NTS

GALAXIE FARM COMPREHENSIVE PLAN

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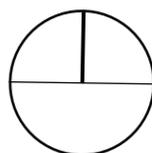


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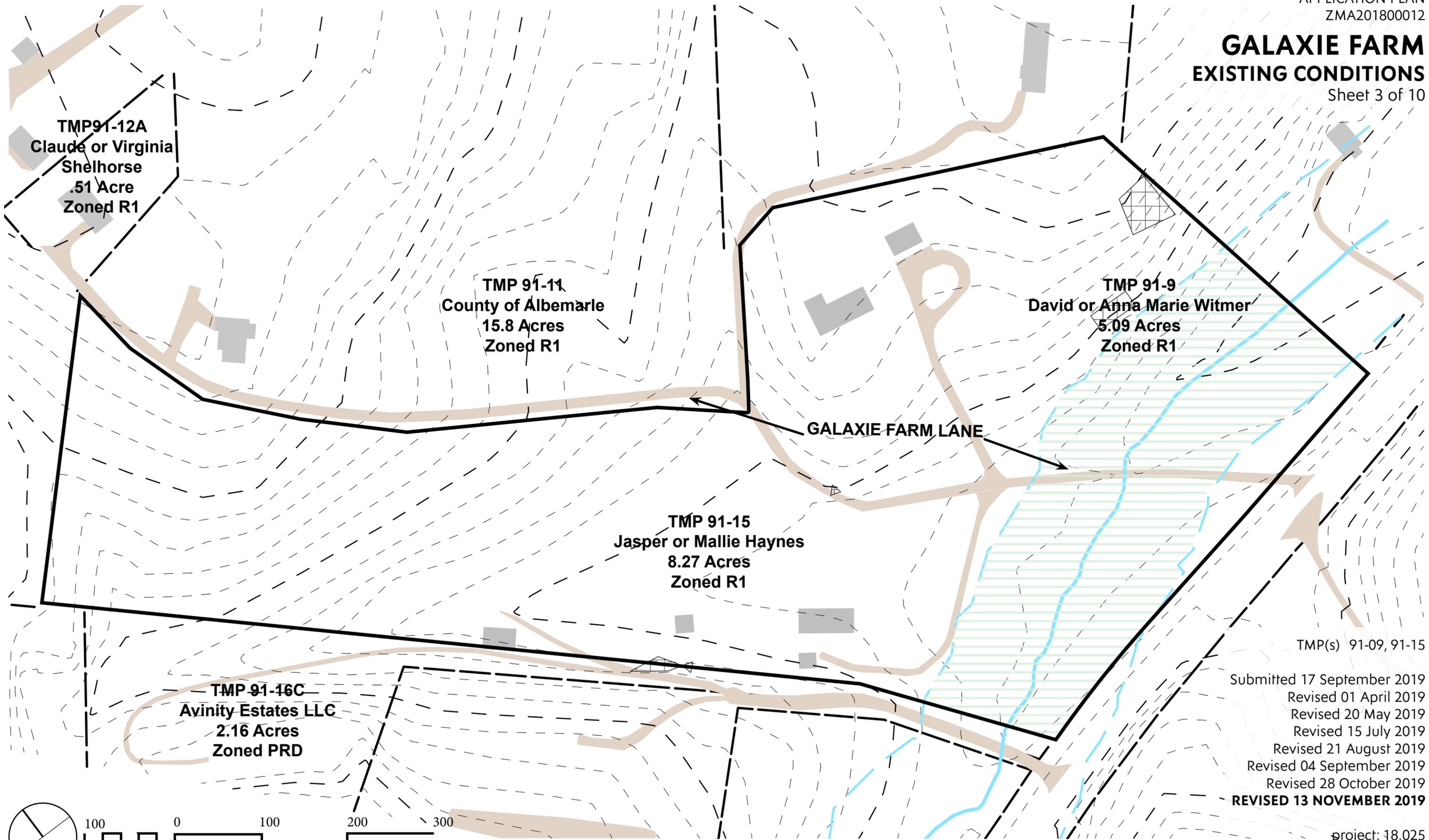
SHIMP ENGINEERING, P.C.



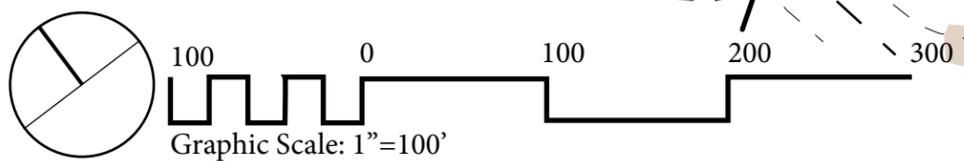
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GALAXIE FARM EXISTING CONDITIONS

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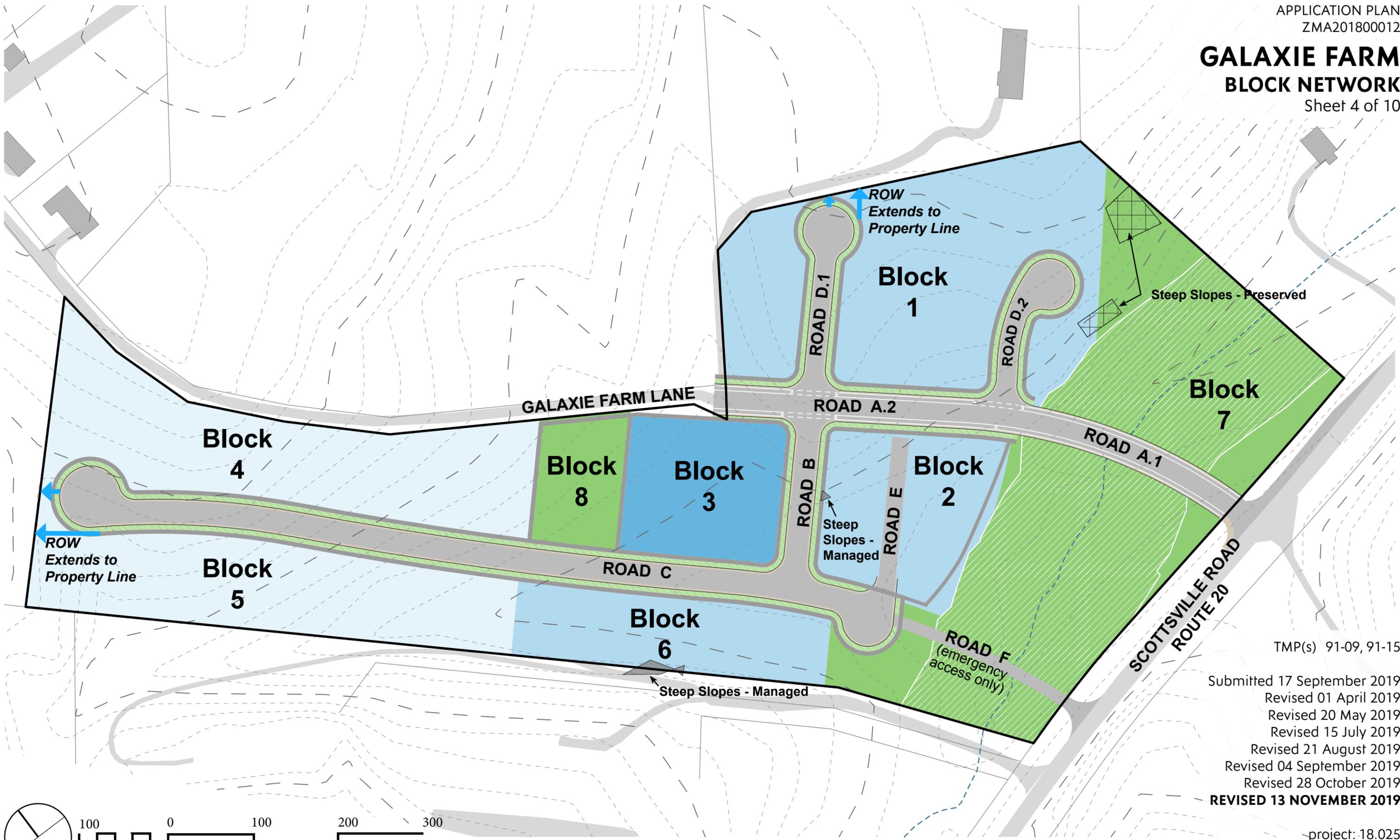
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GALAXIE FARM BLOCK NETWORK

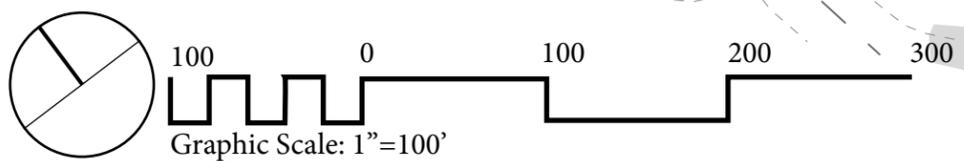
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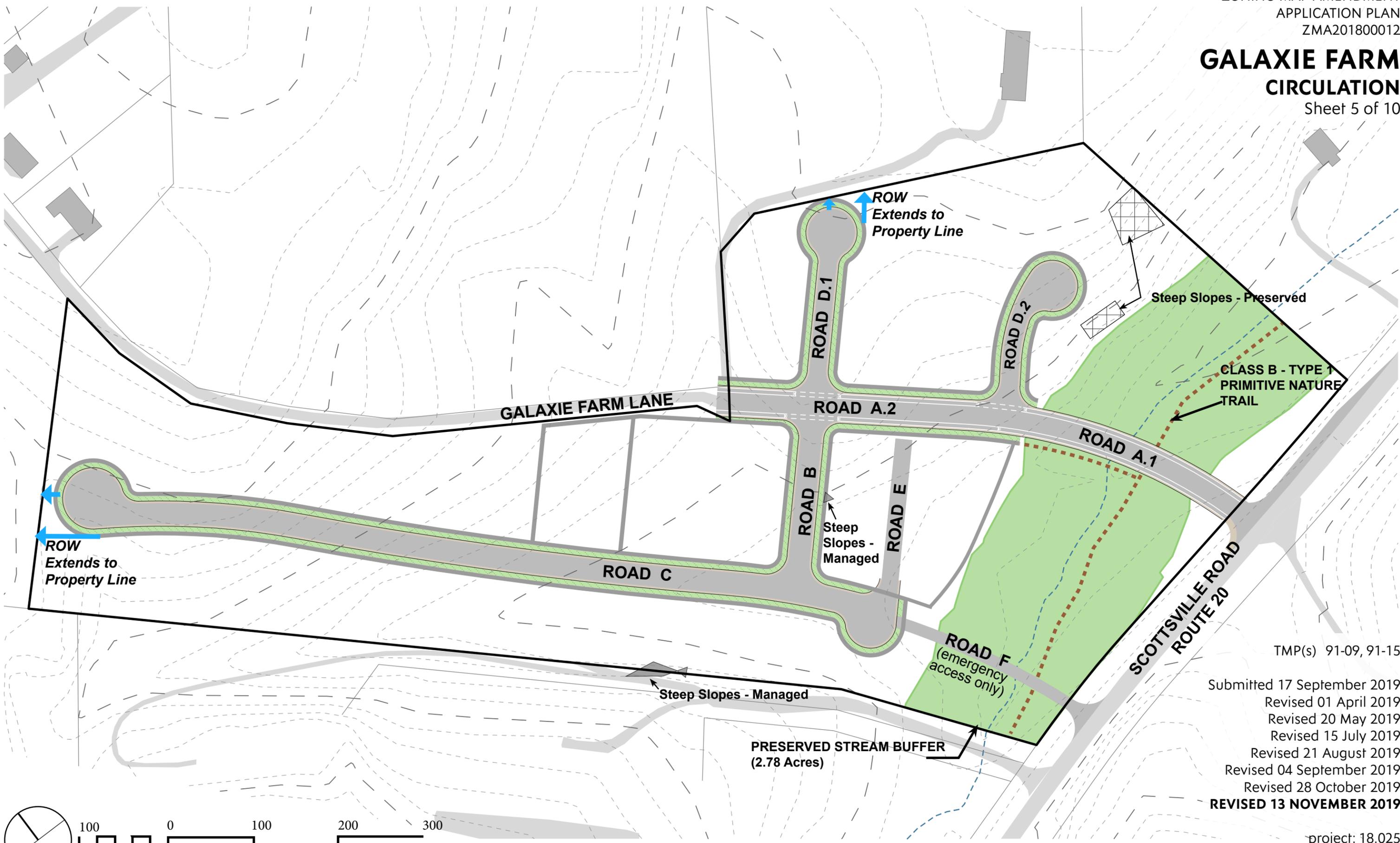
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GALAXIE FARM CIRCULATION

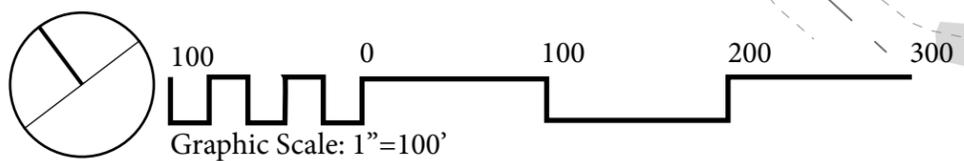
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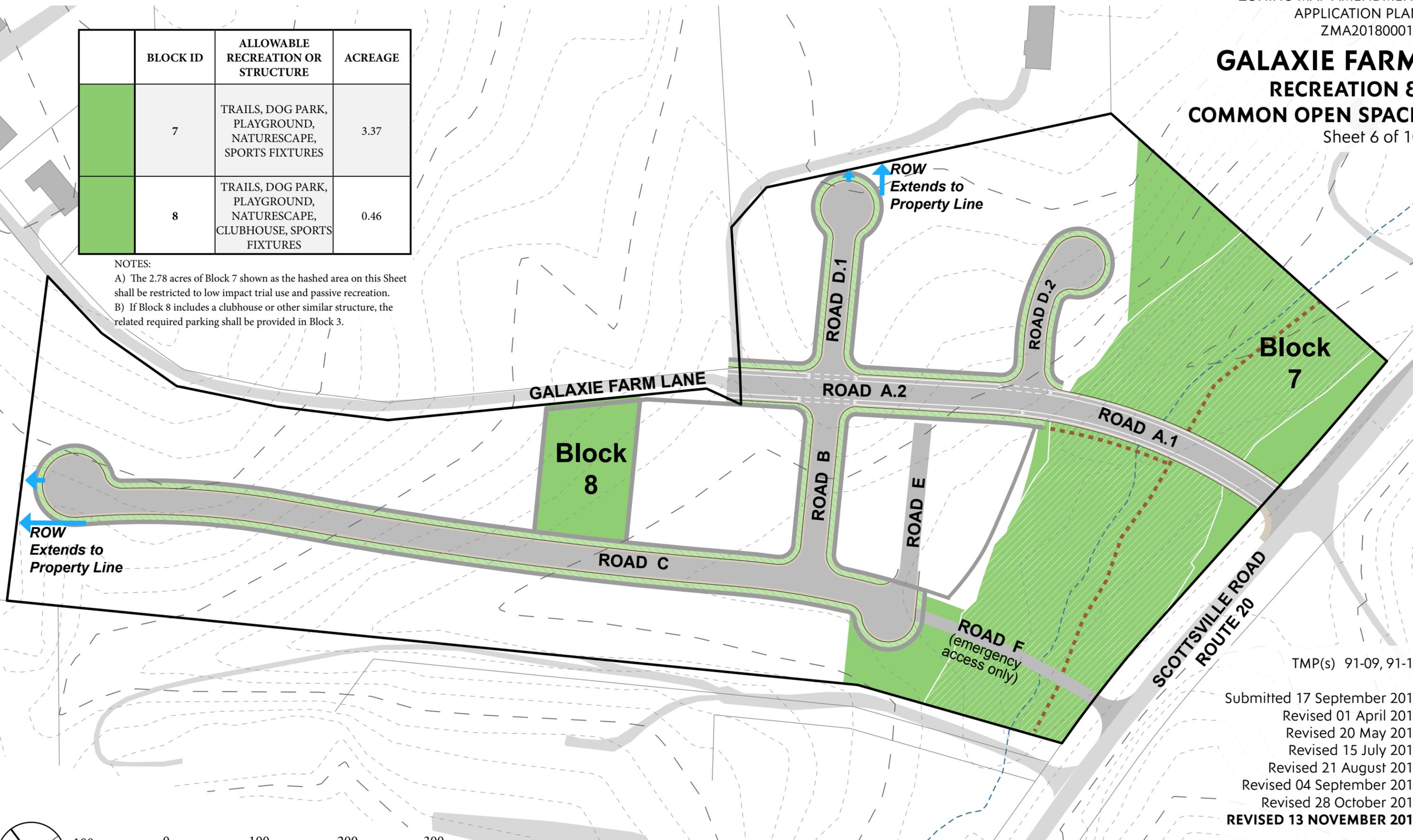
GALAXIE FARM RECREATION & COMMON OPEN SPACE

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BLOCK ID	ALLOWABLE RECREATION OR STRUCTURE	ACREAGE
7	TRAILS, DOG PARK, PLAYGROUND, NATURESCAPE, SPORTS FIXTURES	3.37
8	TRAILS, DOG PARK, PLAYGROUND, NATURESCAPE, CLUBHOUSE, SPORTS FIXTURES	0.46

NOTES:

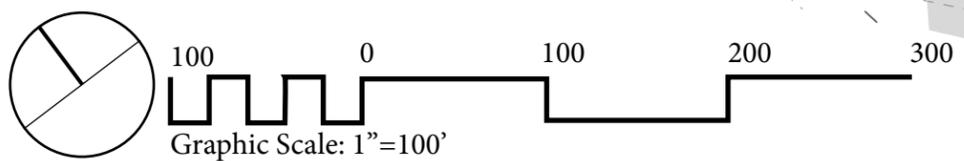
- A) The 2.78 acres of Block 7 shown as the hashed area on this Sheet shall be restricted to low impact trial use and passive recreation.
- B) If Block 8 includes a clubhouse or other similar structure, the related required parking shall be provided in Block 3.



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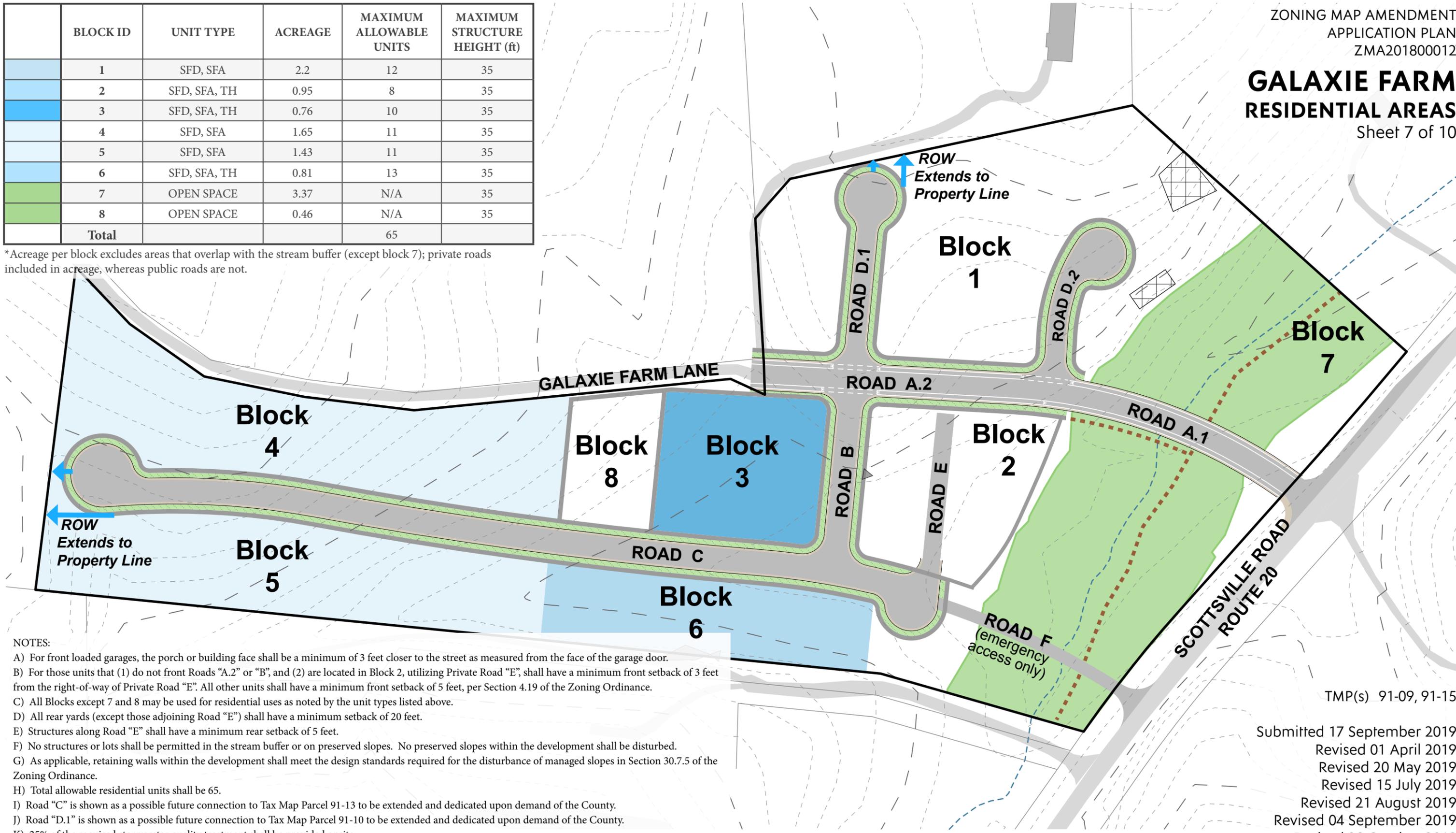


GALAXIE FARM RESIDENTIAL AREAS

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BLOCK ID	UNIT TYPE	ACREAGE	MAXIMUM ALLOWABLE UNITS	MAXIMUM STRUCTURE HEIGHT (ft)
1	SFD, SFA	2.2	12	35
2	SFD, SFA, TH	0.95	8	35
3	SFD, SFA, TH	0.76	10	35
4	SFD, SFA	1.65	11	35
5	SFD, SFA	1.43	11	35
6	SFD, SFA, TH	0.81	13	35
7	OPEN SPACE	3.37	N/A	35
8	OPEN SPACE	0.46	N/A	35
Total			65	

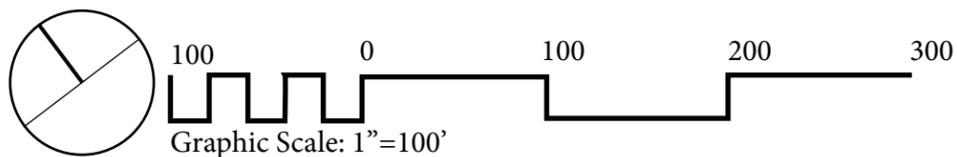
*Acreage per block excludes areas that overlap with the stream buffer (except block 7); private roads included in acreage, whereas public roads are not.



- NOTES:
- A) For front loaded garages, the porch or building face shall be a minimum of 3 feet closer to the street as measured from the face of the garage door.
 - B) For those units that (1) do not front Roads "A.2" or "B", and (2) are located in Block 2, utilizing Private Road "E", shall have a minimum front setback of 3 feet from the right-of-way of Private Road "E". All other units shall have a minimum front setback of 5 feet, per Section 4.19 of the Zoning Ordinance.
 - C) All Blocks except 7 and 8 may be used for residential uses as noted by the unit types listed above.
 - D) All rear yards (except those adjoining Road "E") shall have a minimum setback of 20 feet.
 - E) Structures along Road "E" shall have a minimum rear setback of 5 feet.
 - F) No structures or lots shall be permitted in the stream buffer or on preserved slopes. No preserved slopes within the development shall be disturbed.
 - G) As applicable, retaining walls within the development shall meet the design standards required for the disturbance of managed slopes in Section 30.7.5 of the Zoning Ordinance.
 - H) Total allowable residential units shall be 65.
 - I) Road "C" is shown as a possible future connection to Tax Map Parcel 91-13 to be extended and dedicated upon demand of the County.
 - J) Road "D.1" is shown as a possible future connection to Tax Map Parcel 91-10 to be extended and dedicated upon demand of the County.
 - K) 25% of the required stormwater quality treatment shall be provided onsite.

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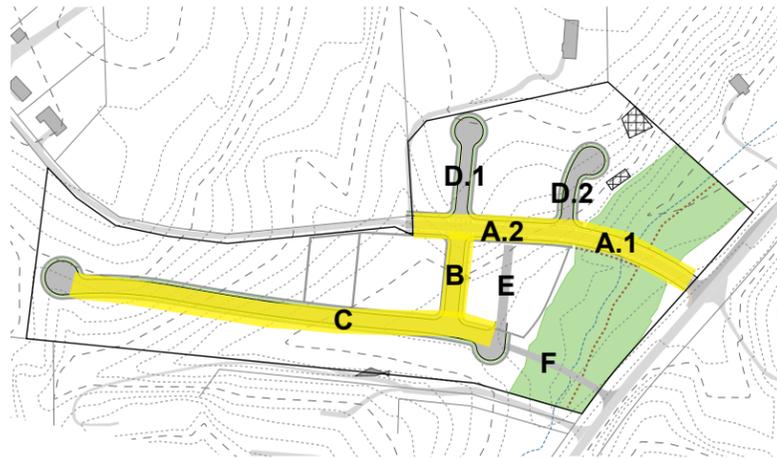
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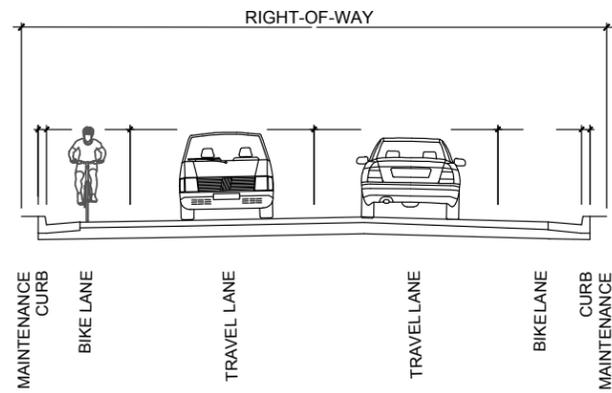
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GALAXIE FARM
URBAN STREET SECTIONS
ROADS A-C
 Sheet 8 of 10

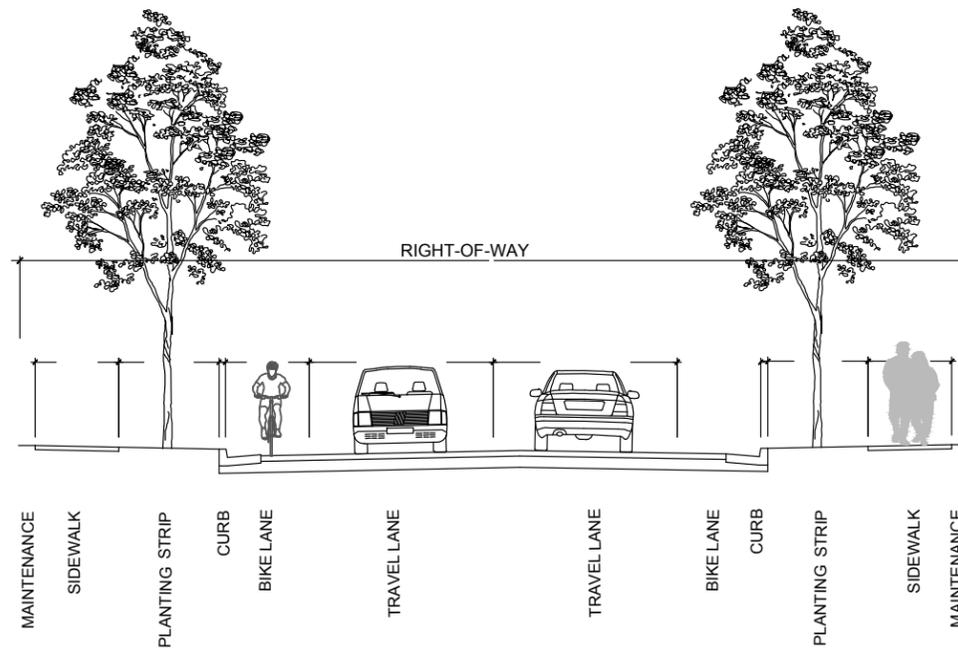
All sections to comply with VDOT and/or Albemarle County standards, as applicable



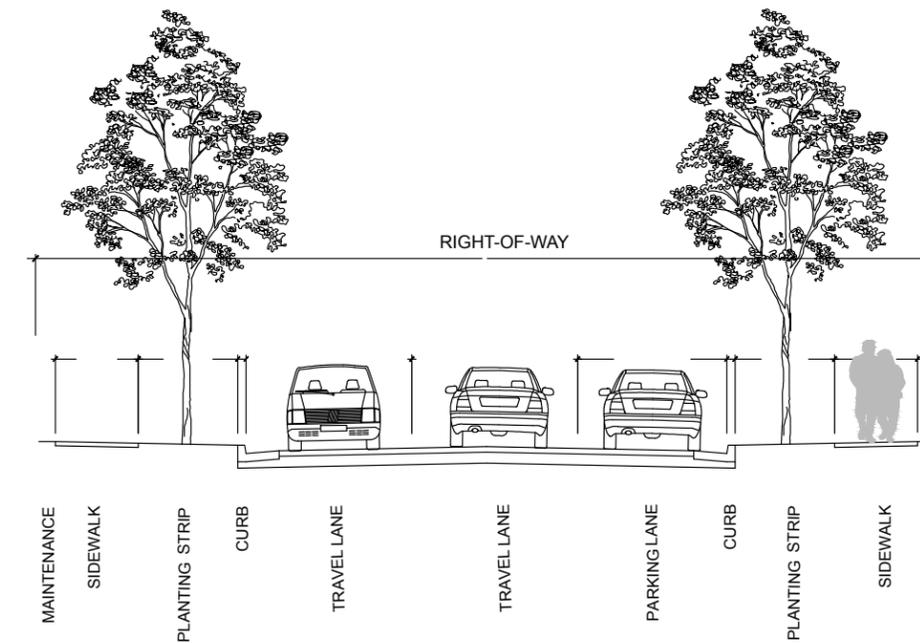
ROAD A.1- Public



ROAD A.2- Public

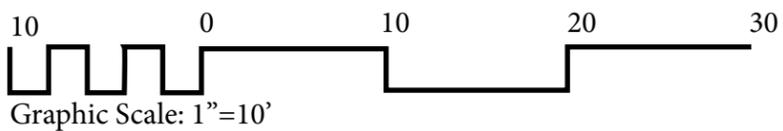


ROADS B, C- Public



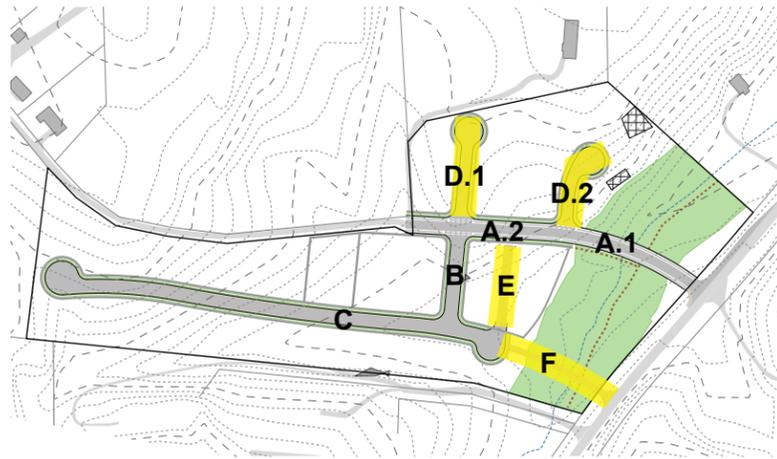
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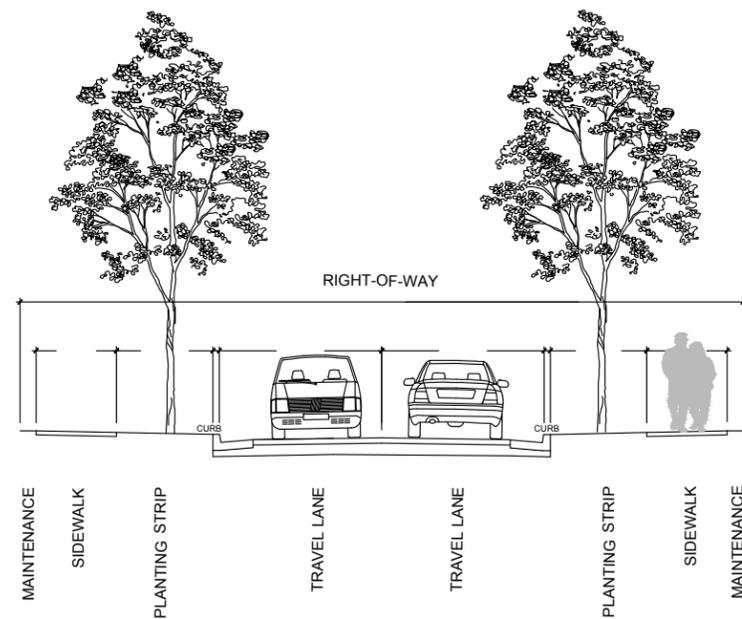
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GALAXIE FARM
URBAN STREET SECTIONS
ROADS D-F & NATURE TRAIL
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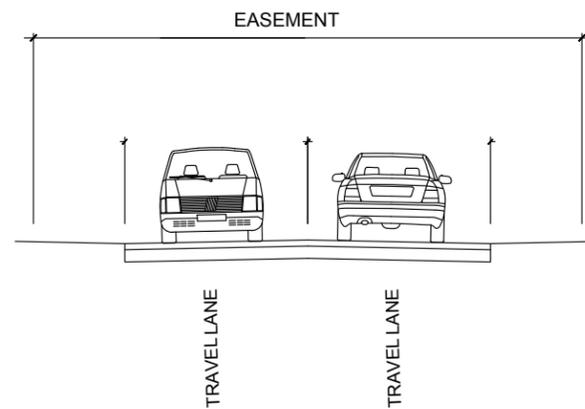


All sections to comply with VDOT and/or Albemarle County standards, as applicable

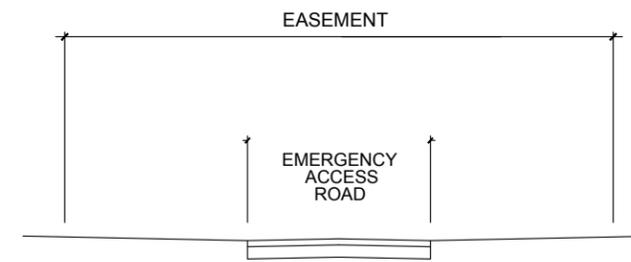
ROAD D.1, D.2 - Public



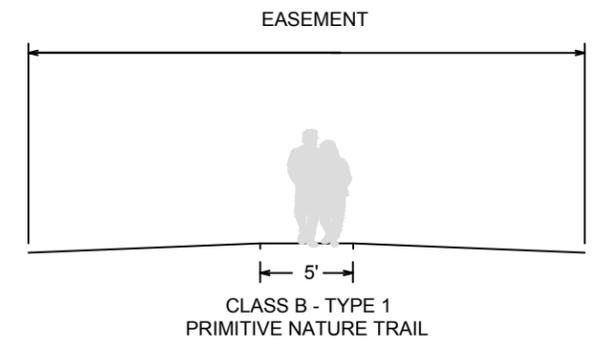
ROAD E- Private



ROAD F- Emergency Access Only

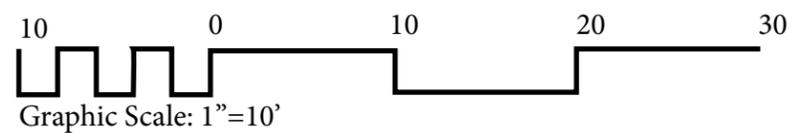


**CLASS B - TYPE 1
 PRIMITIVE NATURE TRAIL-Private**



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GALAXIE FARM SUPPLEMENTARY REGULATIONS

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A) AFFORDABLE HOUSING.

15% of the total residential dwelling units within the project shall be Affordable Dwelling Units (the “15% Affordable Housing Requirement”). The 15% Affordable Housing Requirement may be met through a variety of housing types, including but not limited to, for-sale units or rental units.

(i) For-Sale Affordable Dwelling Units.

All purchasers of the affordable units shall be approved by the Albemarle County Office of Housing or its designee (“Housing Office”). A for-sale Affordable Dwelling Unit shall mean any unit affordable to households with income less than eighty percent (80%) of the area median income (as determined from time to time by the Housing Office) such that housing costs consisting of principal, interest, real estate taxes and homeowners insurance (PITT) 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 (the “VHDA Limit”). The Applicant or its successor shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the for-sale Affordable Dwelling Units. The ninety (90) day period shall commence upon written notice from the Applicant or its successor that the unit(s) will be available for sale. This notice shall not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Dwelling Unit; the County or its designee may then have thirty (30) days within which to provide a qualified purchaser for such for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Applicant or its successor shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This shall apply only to the first sale of each of the for-sale Affordable Dwelling Units.

(ii) For-Rent Affordable Dwelling Units.

(1) Rental Rates.

The initial net rent for each rental housing unit which shall qualify as an Affordable Dwelling Unit, (“For-Rent Affordable Dwelling Unit”) shall not exceed the then-current and applicable maximum net rent rate approved by the Housing Office. 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 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”).

(2) 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 For-Rent 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.

(3) 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.

(iii) 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 Section. The designated lots or units shown on each site plan shall designate 15% of the total units shown as Affordable Dwelling Units. The 15% Affordable Housing Requirement shall be satisfied prior to more than sixty-five percent (65%) completion of the Project.

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