

ROYAL FERN

TMP(s) 76-46A, 76-54, Portion of 76-46F

project ID: 18.004

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
REVISED 13 SEPTEMBER 2019

Context Map

Sheet 1 of 15



INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - Site & ZMA Details
- 4 - Existing Conditions-Whole Site
- 5 - Existing Conditions
- 6 - Existing Conditions
- 7 - Block Network
- 8 - Land Use Categories
- 9 - Proposed Circulation
- 10 - Block Network
- 11 - Land Use Categories
- 12 - Proposed Circulation
- 13 - Conceptual Street Section
- 14 - Conceptual Street Section
- 15 - Conceptual Street Section

ROYAL FERN
SITE & ZMA DETAILS
Sheet 2 of 15

OWNER/DEVELOPER

Fifth Street Forest, LLC
250 West Main Street, Suite 201
Charlottesville, VA 22902-0000

TMP(S)

76-46A, 76-54, Portion of 76-46F

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

CRITICAL SLOPES & STREAM BUFFER

There are no stream buffers within the project area.
Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary plat from compiled plats for subject parcel and GIS for adjoiners. Two (2) foot contour interval topography from Louisa Aerial Surveys, Inc (08/22/07). Supplemented by additional field survey performed by Roger Ray.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

PARKING

Parking requirements to comply with section 4.12 of the Albemarle County Zoning Ordinance.

PROPOSED UNITS

300 units. Gross and net density of 22 units/acre.

Gross density: 22.01 units/acre, net density: 22.37 units/acre

USE

EXISTING: Vacant
PROPOSED: Mixed Use Development

ZONING

EXISTING: R2, R10, CO
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed, Dam Break Inundation Zone - State
COMPREHENSIVE PLAN: Urban Density Residential, Community Mixed Use
PROPOSED: PUD

OPEN SPACE

1. No less than 20% of residential area shall be open space. Open spaces shall be delineated on site plans and subdivision plats for the development.
2. No less than 7% of the required 20% shall be provided on either side of Old Lynchburg Road.
3. Recreational requirements shall meet regulations in section 4.16 of the Albemarle County Zoning Ordinance.
4. Recreational equipment modifications may be requested at site plan and shall be approved by Director of Planning.
5. Recreational area shall be provided on either side of Old Lynchburg Road in an amount proportional to the number of dwelling units on either side of Old Lynchburg Road.
6. Recreational area may be provided within open space.

FORM REGULATIONS

Setbacks and Stepbacks: Setbacks and stepbacks shall comply with Sec. 4.19 for areas within the PUD designated for residential use. Setbacks and stepbacks shall comply with Sec. 4.20 for areas within the PUD designated for commercial/ service and commercial sc (commercial shopping center) uses.

Building Height: Maximum allowable: 50’

Building Footprint: No single building footprint area shall exceed 60,000 square feet on any property within the project designated as “Community Mixed Use” in the Southern and Western Urban Neighborhoods Master Plan.

AFFORDABLE HOUSING

15% of the total residential dwelling units built within areas designated for residential use 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.

For-Sale Affordable Dwelling Units: All purchasers of the affordable units shall be approved by the Albemarle County Community Development Department or its designee (“Community Development”). 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 by the U.S. Department of Housing and Urban Development (HUD) from time to time) such that housing costs consisting of principal, interest, real estate taxes and homeowners insurance (PITI) do not exceed thirty percent (30%) of the gross household income. 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.

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project: 18.004

ROYAL FERN
SITE & ZMA DETAILS
Sheet 3 of 15

AFFORDABLE HOUSING

For-Rent Affordable Dwelling Units:

1.) 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 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 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.

Tracking: Each subdivision plat and site plan for land within the Property shall designate lots or units, as applicable, that will satisfy the 15% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 15% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (15%) of the lots or units in such subdivision plat or site plan, unless such subdivision plat or site plan does not contain any residential uses. The Applicant, at the Applicant’s option, may accelerate the provision of affordable units ahead of the 15% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 15% Affordable Housing Requirement.

STORMWATER MANAGEMENT:

Block 1: Underground detention shall be provided underneath surface parking and affiliated parking travelways.

Blocks 1-5: Stormwater management provided by regional stormwater facility approved with SDP200100129 and expanded with WPO201500094.

ROW Dedication Calculation

	ACREAGE	RIGHT-OF-WAY DEDICATION	NET ACREAGE
TMP 76-46A (West)	4.50	0.21	4.29
Portion of TMP 76-46F	0.58	.002	0.58
TMP-46A (East)	5.67	0.008	5.66
TMP 76-54	2.88	0.0007	2.88
Total	13.63	0.221	13.41

TABLE A. RESIDENTIAL AND MIXED-USE

	BLOCK ID	UNIT TYPE	MAXIMUM #OF UNITS	NET ACREAGE	MAXIMUM DENSITY (units/acre)
	1	Residential TH, MF	150	4.87	31
	2	Residential TH, MF	72	3.31	22
	3	Residential TH	30	2.21	14
	4	Commercial SC	---	--	--
	5	Commercial/Service & Residential	48	1.54	32

NOTES:

1.) Net acreage included in Table A is total acreage less area dedicated to ROW. There are no known environmentally sensitive features present on the property.

TABLE B. NONRESIDENTIAL AND MIXED-USE

	BLOCK ID		USE	MAX SQUARE FOOTAGE
	4	Commercial SC	Retail	15,000
			Hotel/Self Storage	80,000
			Office	30,000*
	5	Commercial/Service & Residential	Office	30,000*

*Office square footage shall not exceed 30,000 SF total in the PUD

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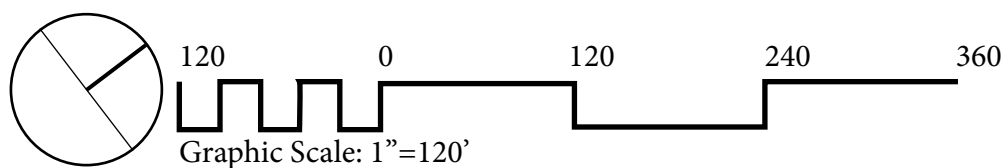
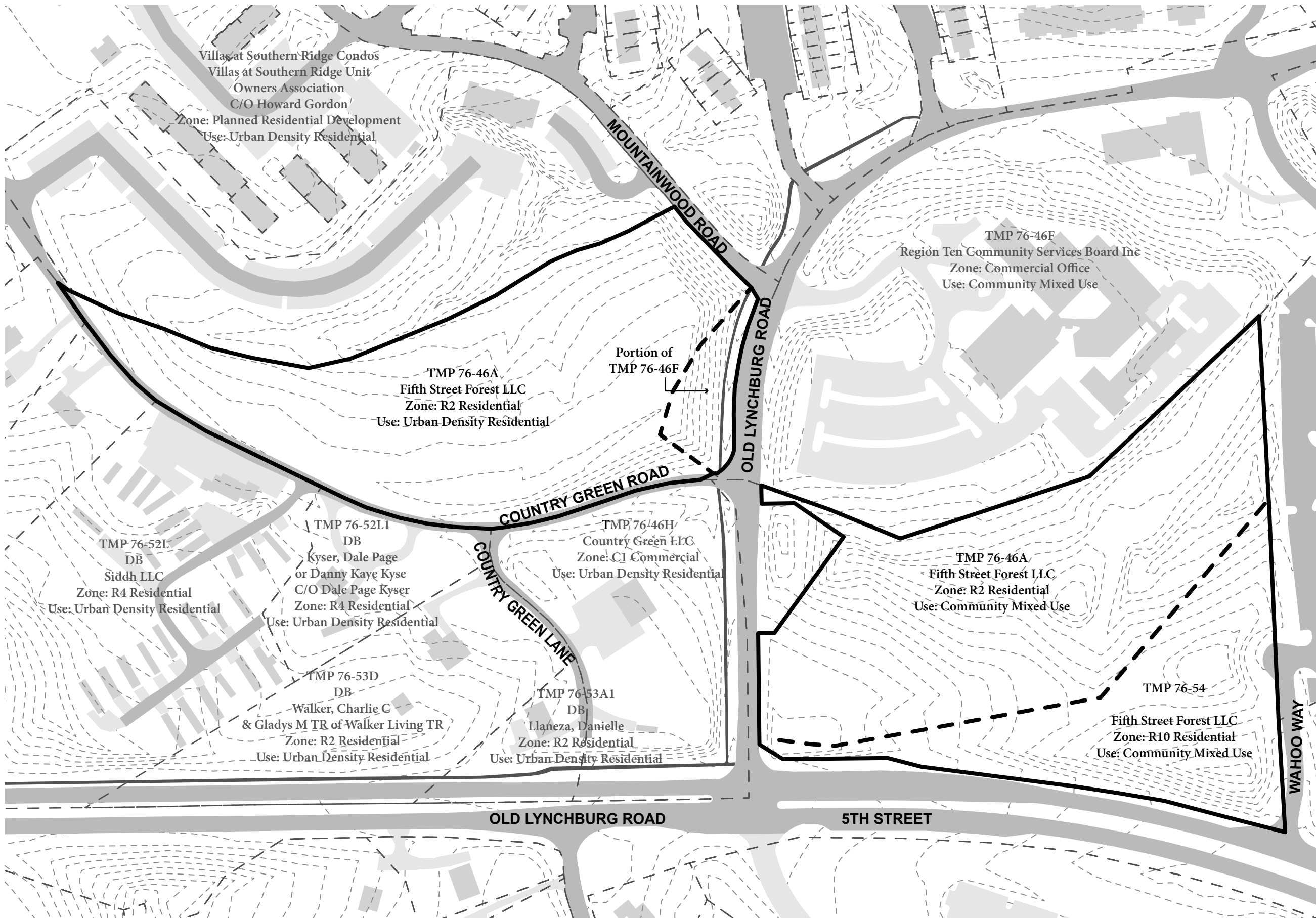
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ROYAL FERN

EXISTING CONDITIONS

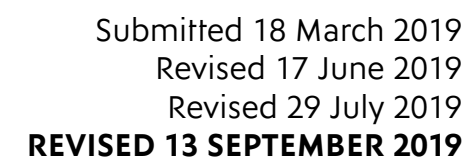
Sheet 4 of 15



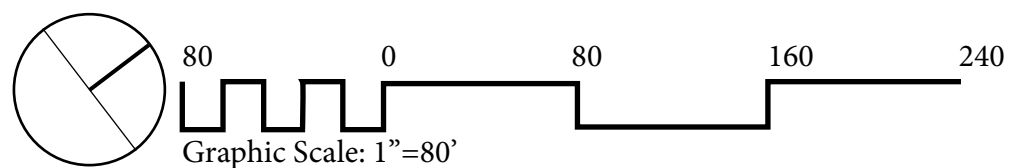
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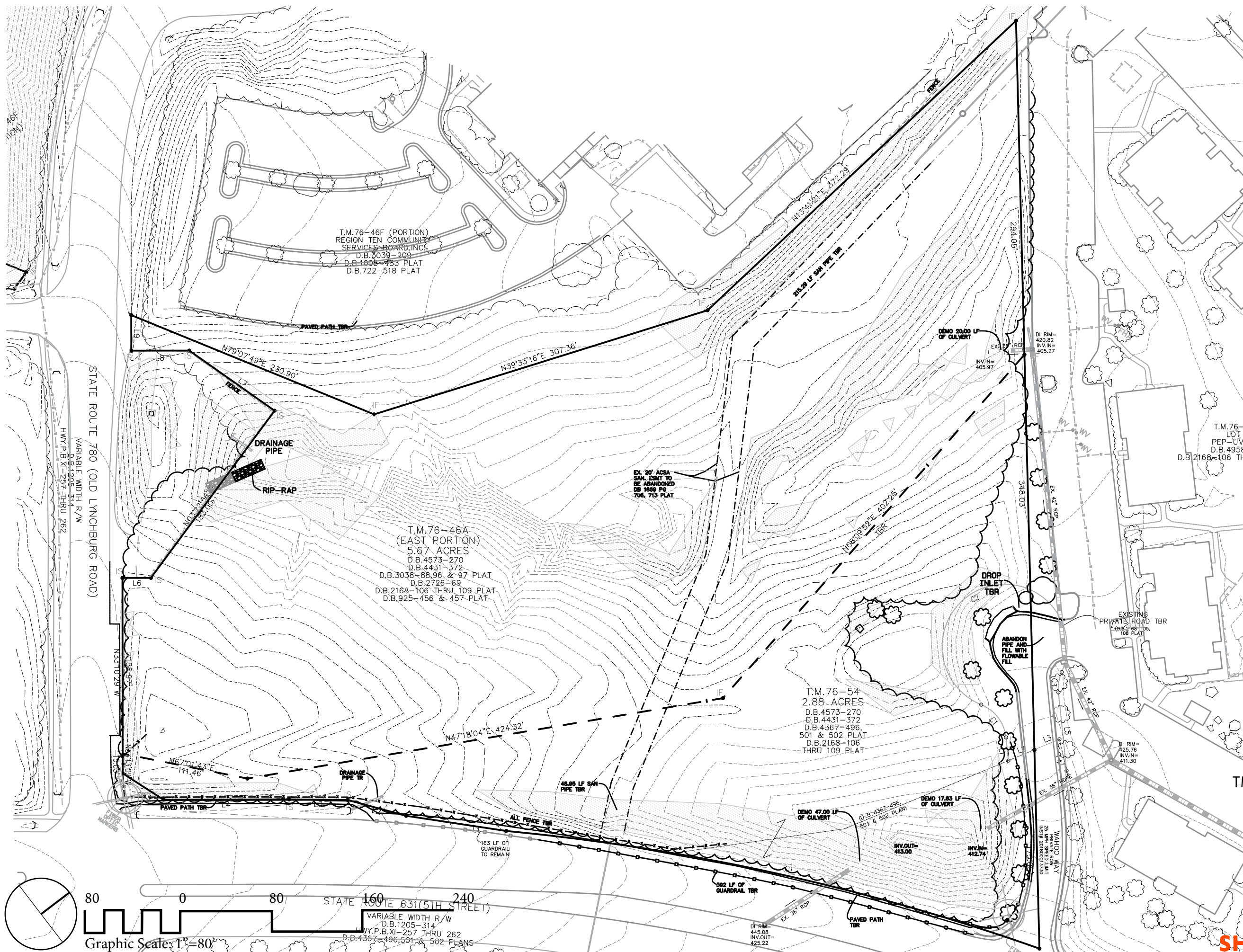
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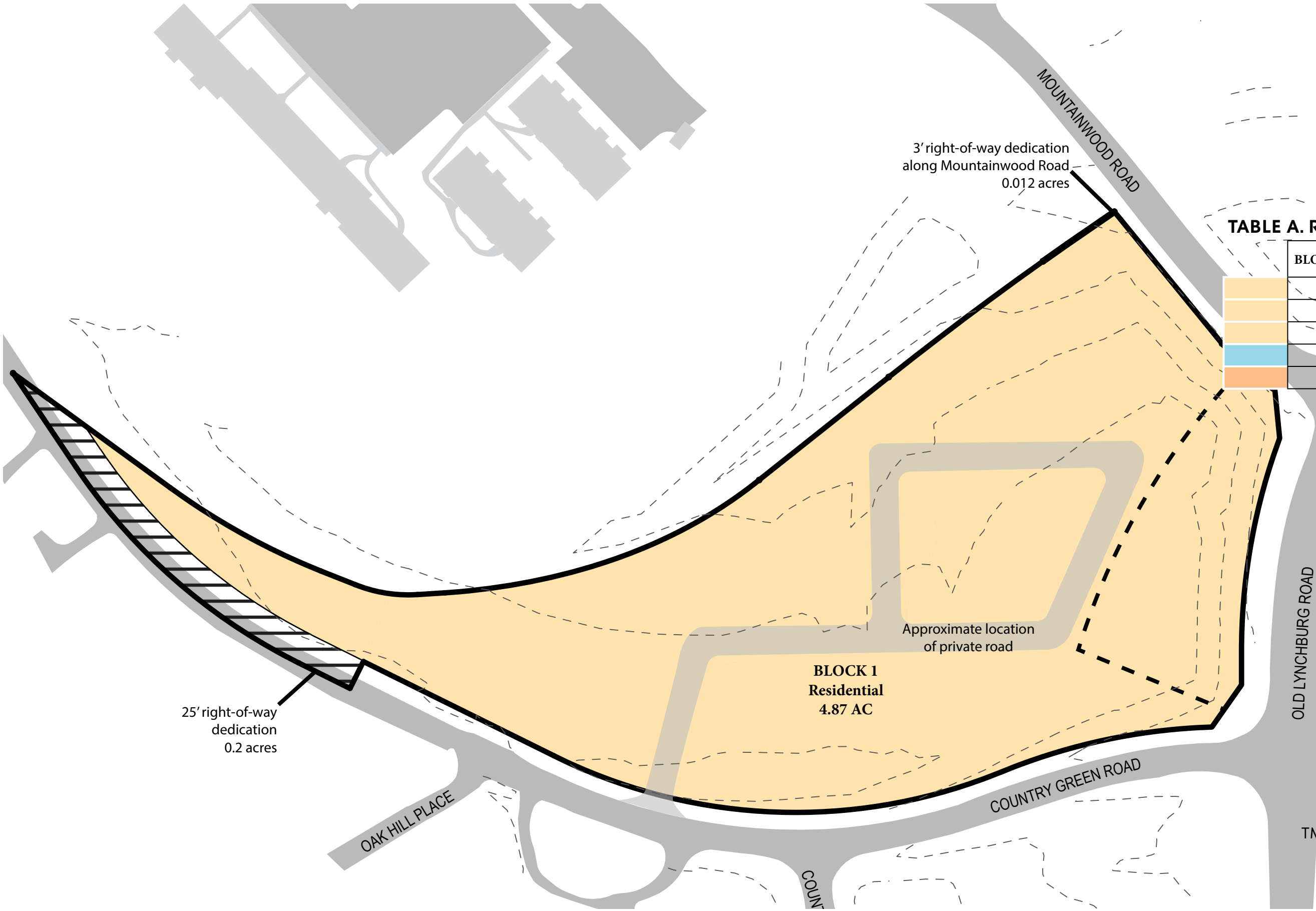
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ROYAL FERN
BLOCK NETWORK

Sheet 7 of 15

TABLE A. RESIDENTIAL AND MIXED-USE

	BLOCK ID	UNIT TYPE	MAXIMUM #OF UNITS
	1	Residential TH, MF	150
	2	Residential TH, MF	72
	3	Residential TH	30
	4	Commercial SC	---
	5	Office/Residential	48

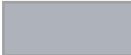
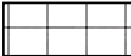


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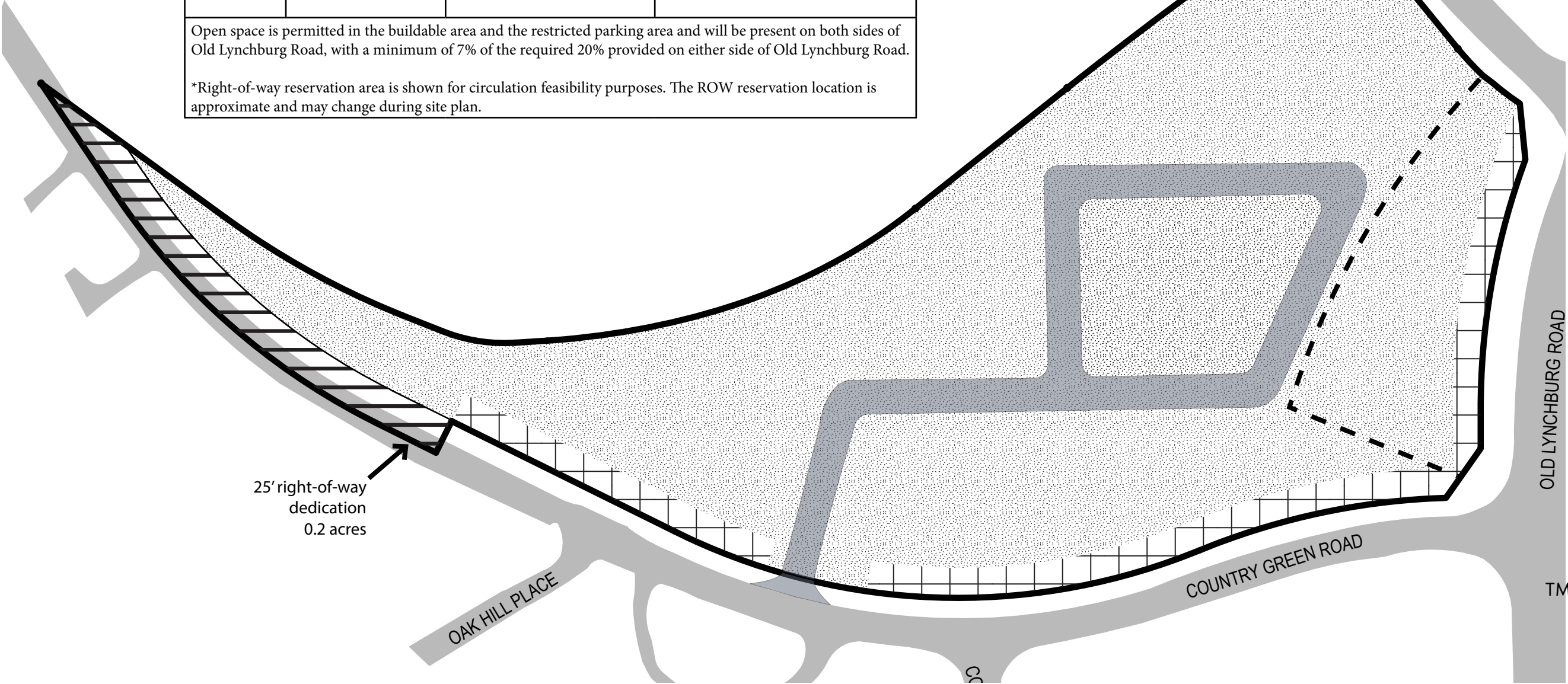
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LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Right-of-Way Reservation*	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW
	Buildable Area	None	Residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, etc.
	Right-of-Way Dedication	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure

Open space is permitted in the buildable area and the restricted parking area and will be present on both sides of Old Lynchburg Road, with a minimum of 7% of the required 20% provided on either side of Old Lynchburg Road.

*Right-of-way reservation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.



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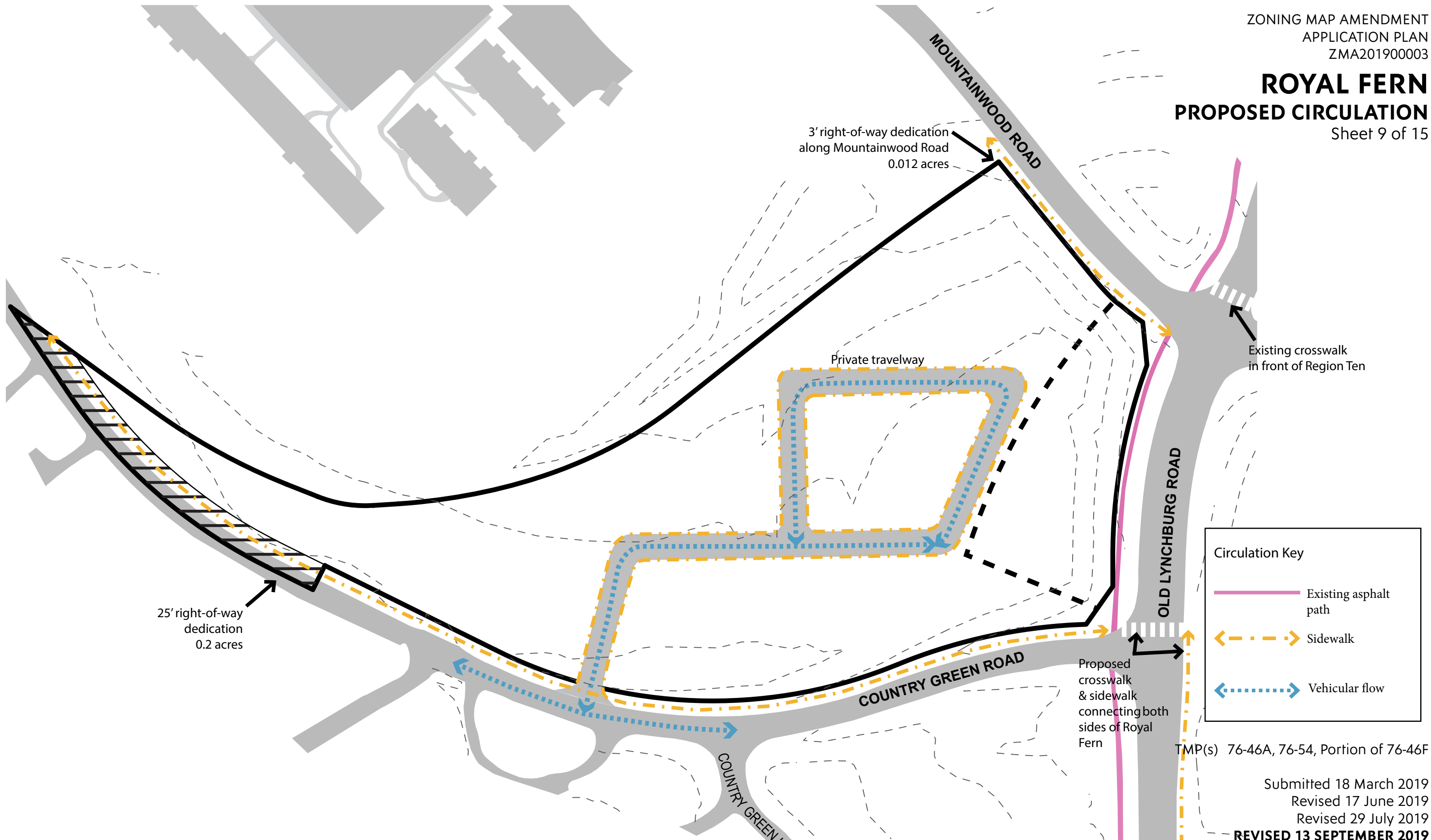
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project: 18.004

ROYAL FERN

PROPOSED CIRCULATION

Sheet 9 of 15



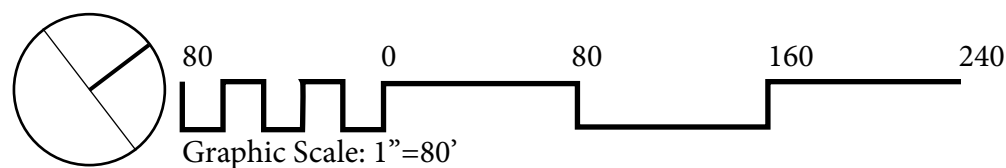
Circulation Key	
	Existing asphalt path
	Sidewalk
	Vehicular flow

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project: 18.004



Legend	
	Right-of-way dedication

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ROYAL FERN
BLOCK NETWORK

Sheet 10 of 15

Legend

Dam break
inundation zone

Conceptual
stormwater

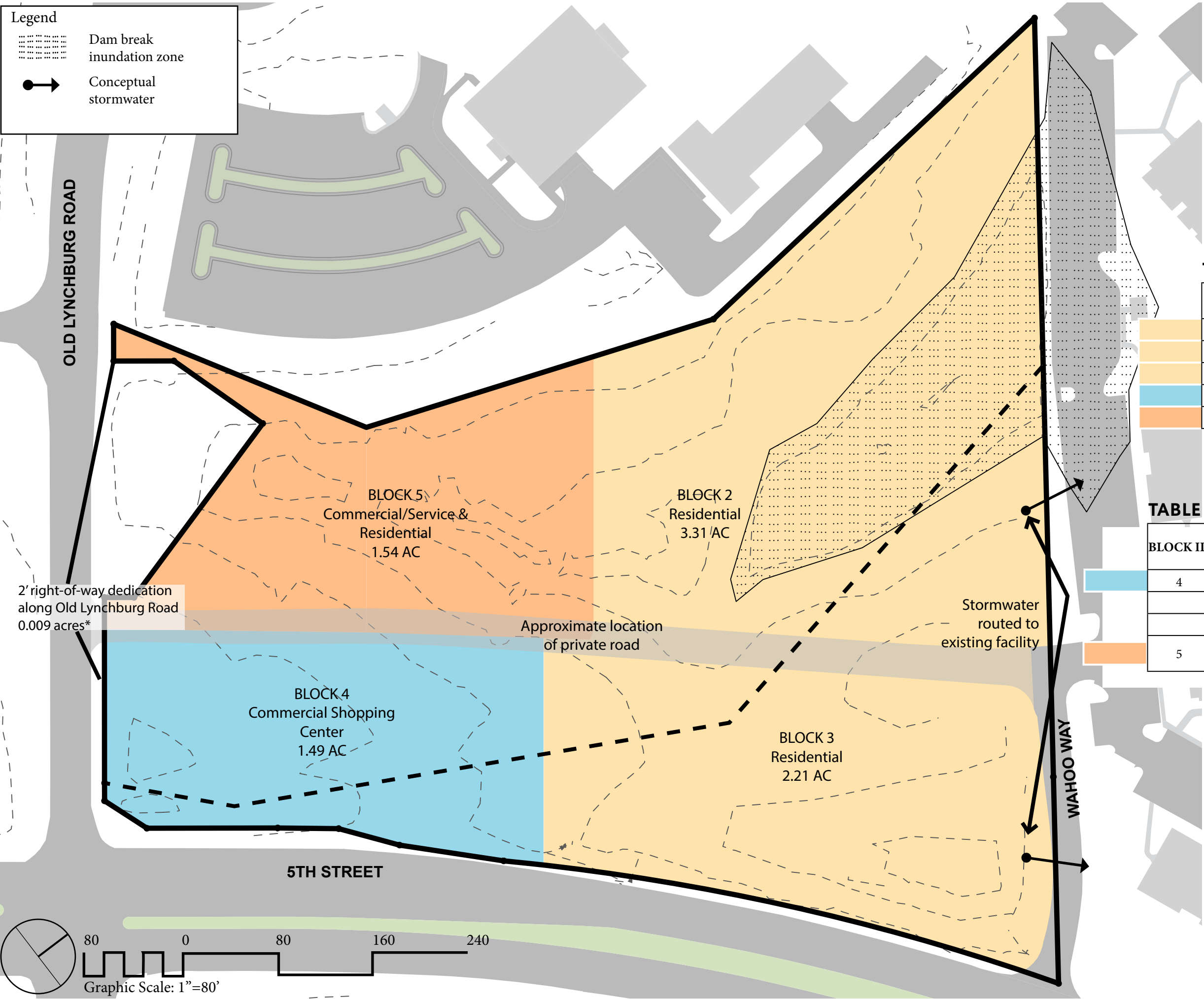


TABLE A. RESIDENTIAL AND MIXED-USE

BLOCK ID	UNIT TYPE	MAXIMUM #OF UNITS
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2	Residential TH, MF	72
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4	Commercial SC	---
5	Commercial/Service & Residential	48

TABLE B. NONRESIDENTIAL AND MIXED-USE

BLOCK ID		USE	MAX SQUARE FOOTAGE
4	Commercial SC	Retail	15,000
		Hotel/Self Storage	80,000
		Office	30,000*
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*Office square footage shall not exceed 30,000 SF total in the PUD

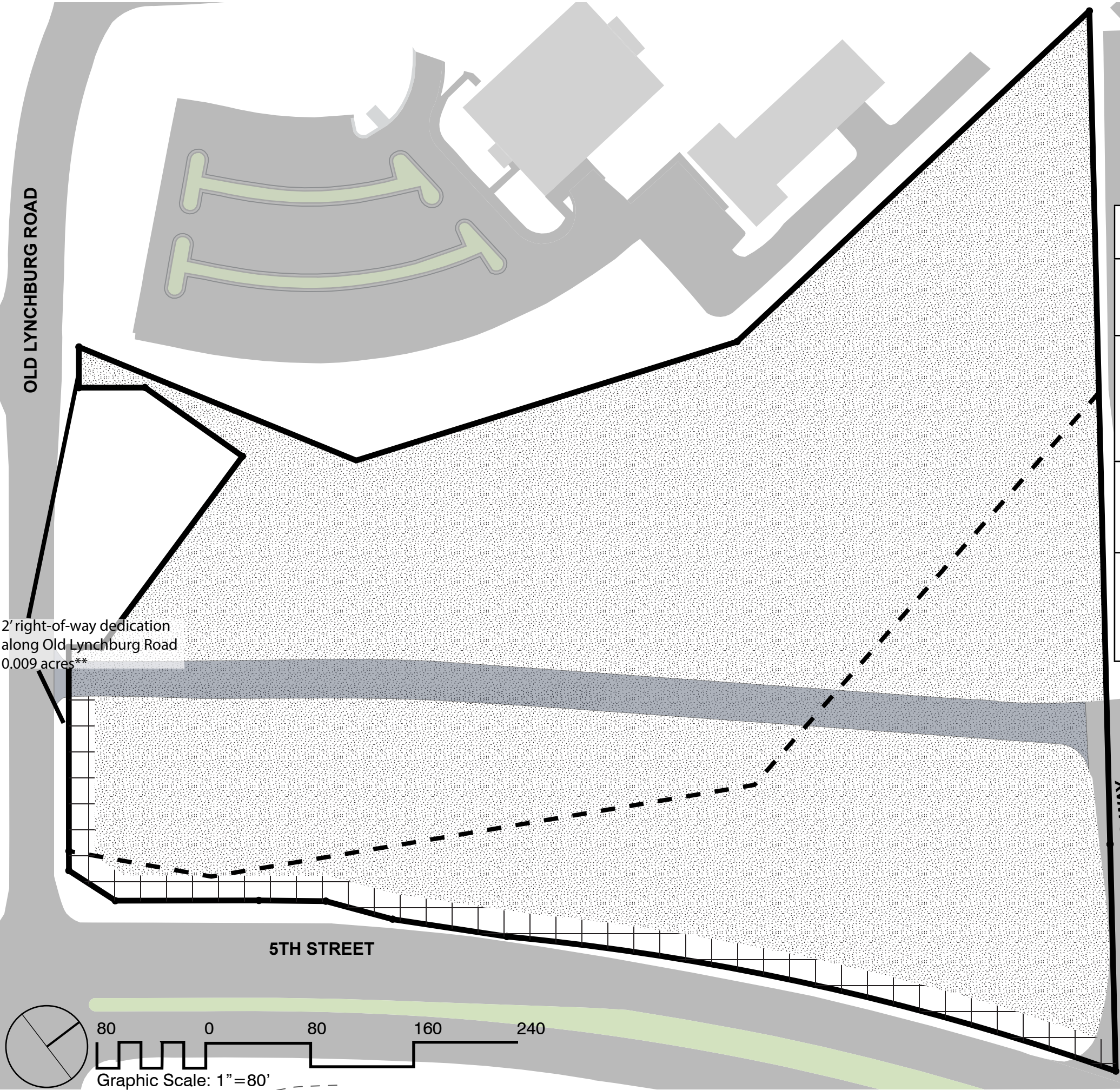
See sheet 3 for right-of-way dedication by parcel

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ROYAL FERN
LAND USE CATEGORIES
Sheet 11 of 15



LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Right-of-Way Reservation*	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW
	Buildable Area	None	Residential and commercial buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and commercial buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, etc.

Open space is permitted in the buildable area and the restricted parking area and will be present on both sides of Old Lynchburg Road, with a minimum of 7% of the required 20% provided on either side of Old Lynchburg Road.

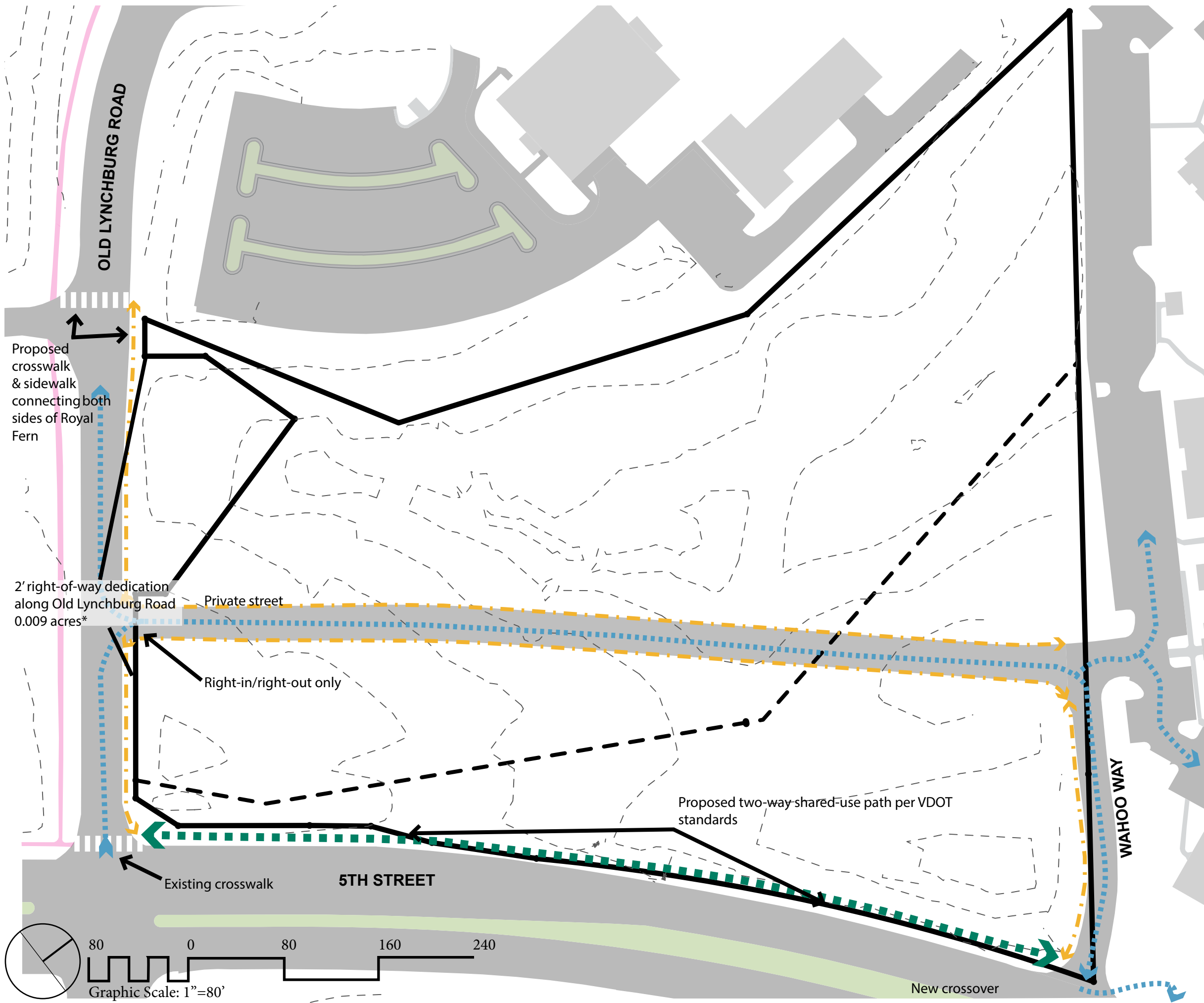
*Right-of-way reservation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.

See sheet 3 for right-of-way dedication by parcel

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See sheet 3 for right-of-way dedication by parcel

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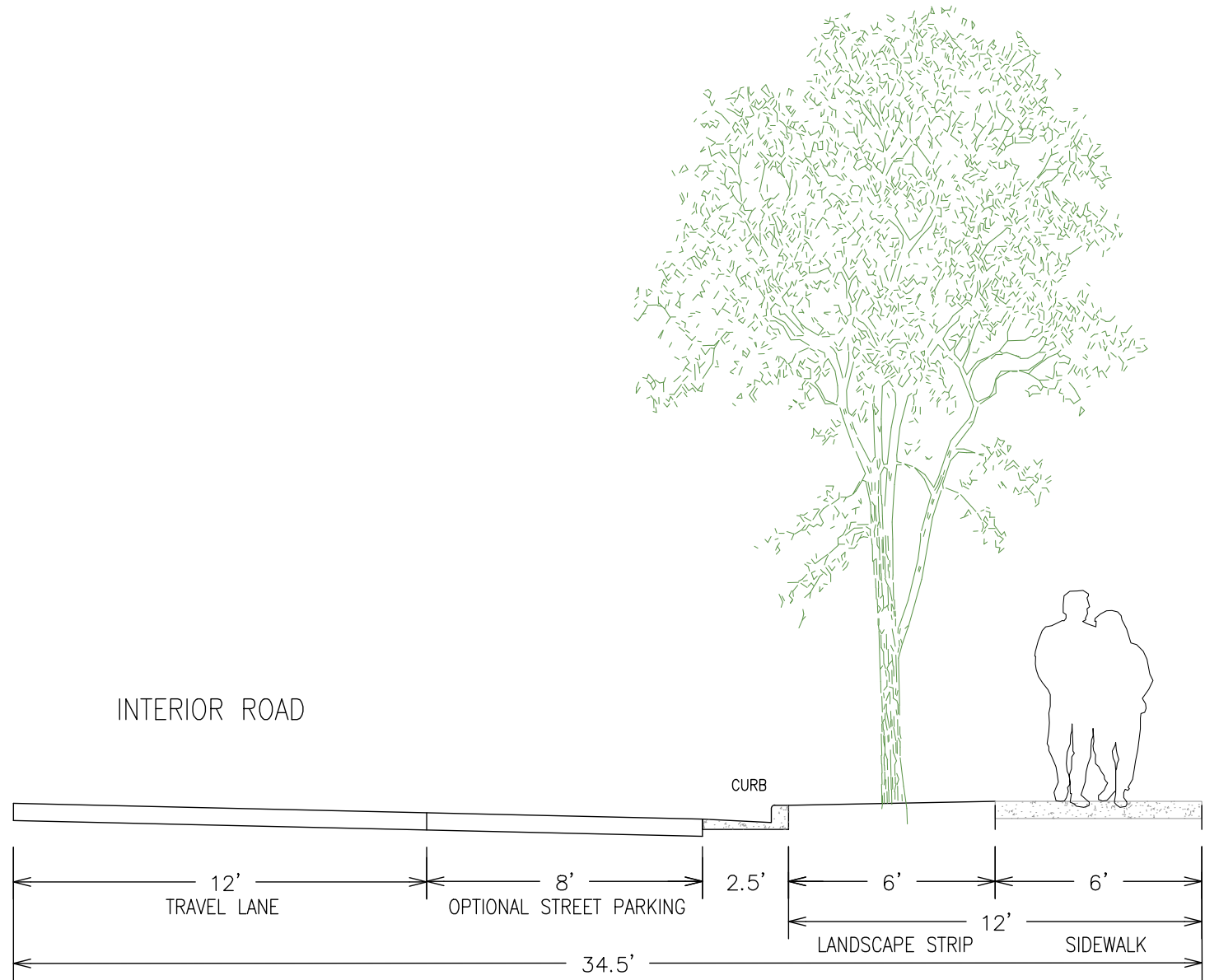
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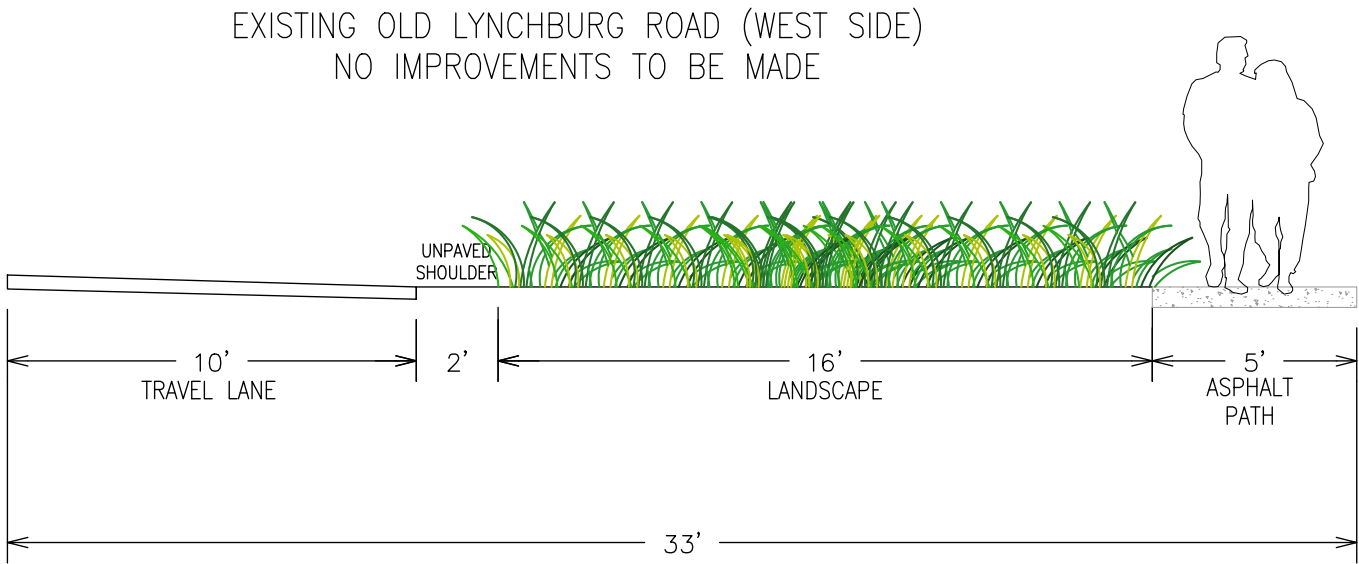
**ROYAL FERN
CONCEPTUAL
STREET SECTIONS**

Sheet 13 of 15

INTERIOR STREETS

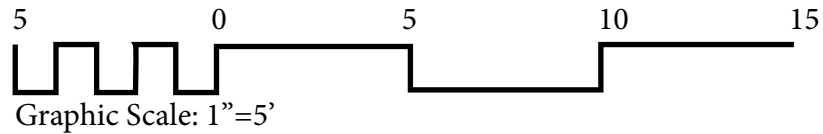


**OLD LYNCHBURG ROAD (WEST SIDE)
EXISTING ASPHALT PATH**



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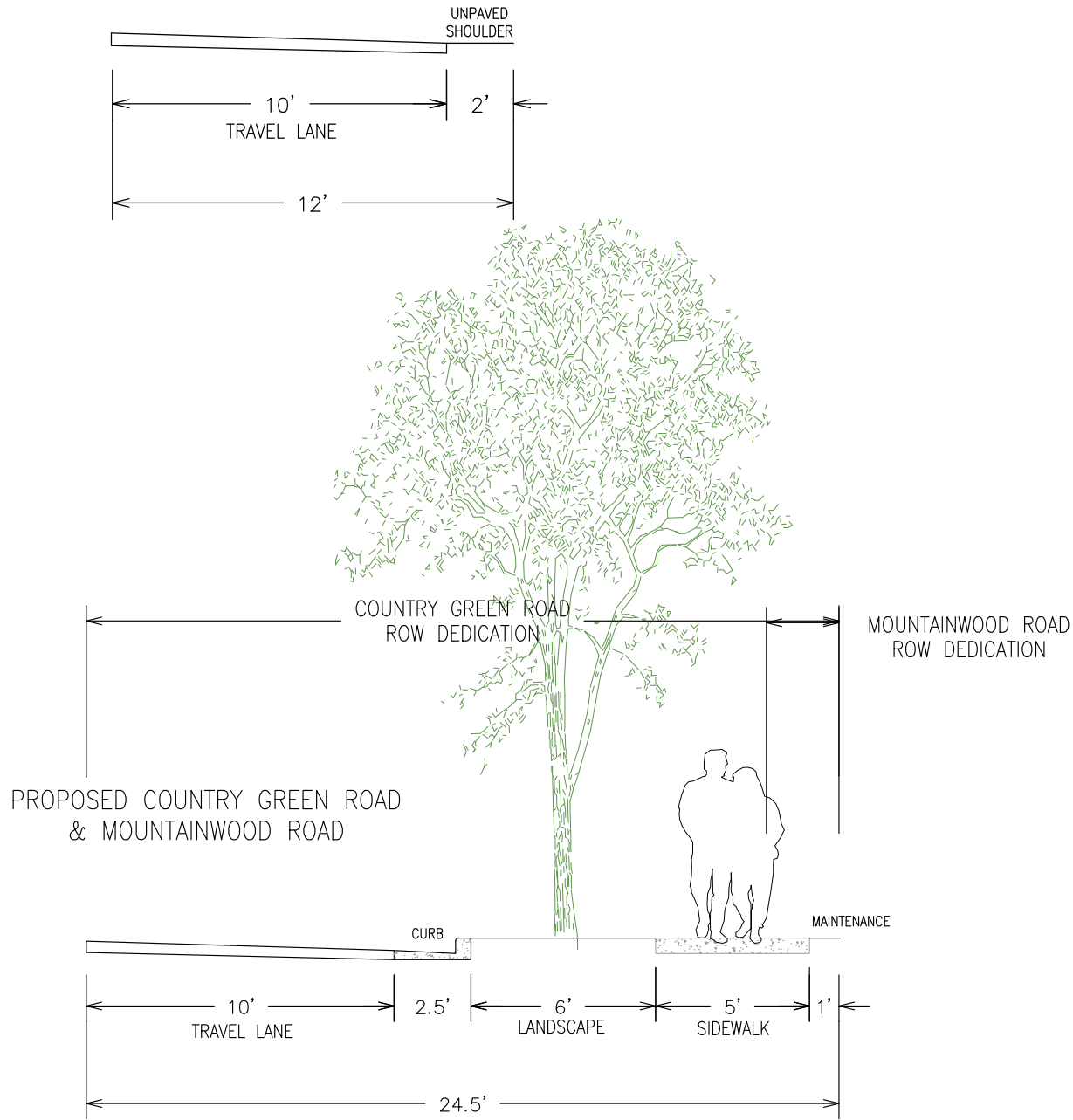


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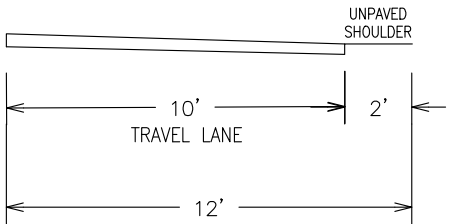
RURAL TO URBAN STREET
COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD

SIDEWALK IMPROVEMENTS
(VDOT STANDARDS*)
OLD LYNCHBURG ROAD (EAST SIDE)

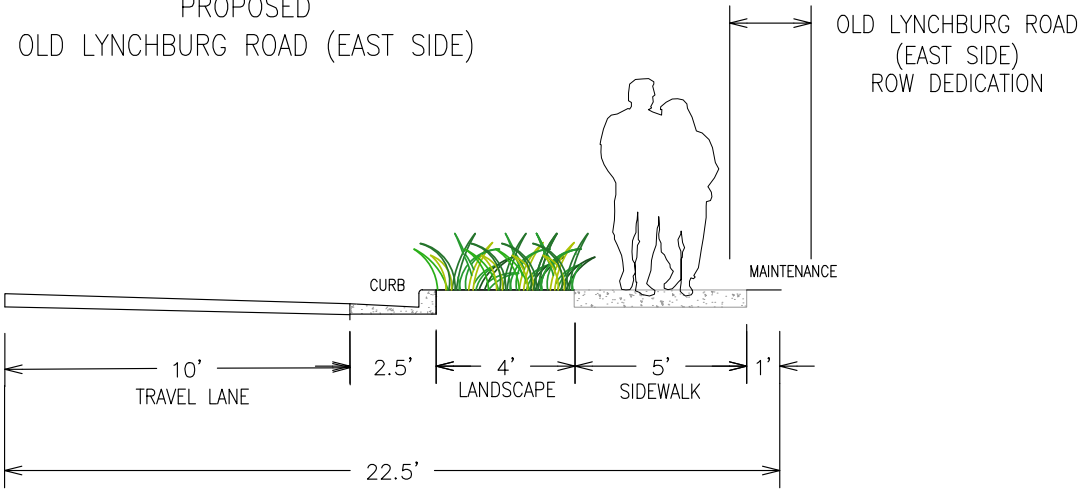
EXISTING COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD



EXISTING
OLD LYNCHBURG ROAD (EAST SIDE)



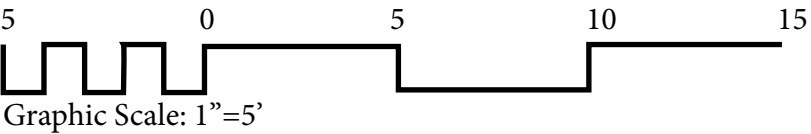
PROPOSED
OLD LYNCHBURG ROAD (EAST SIDE)



Right-of-Way Dedication
For specific right-of-way dedication information, please refer to Site & ZMA Information (sheet 3) and Proposed Circulation (sheets 9 & 12).

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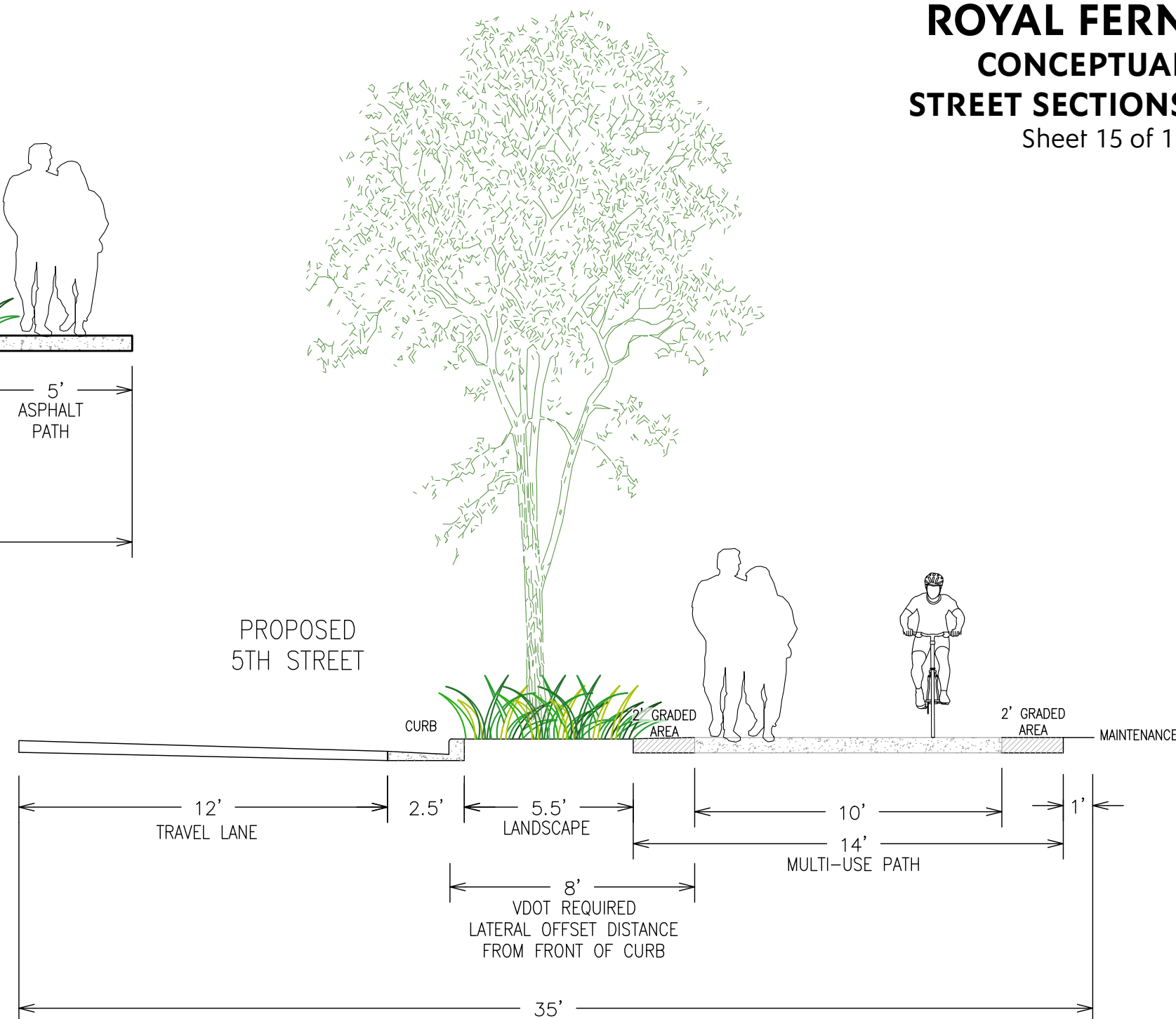
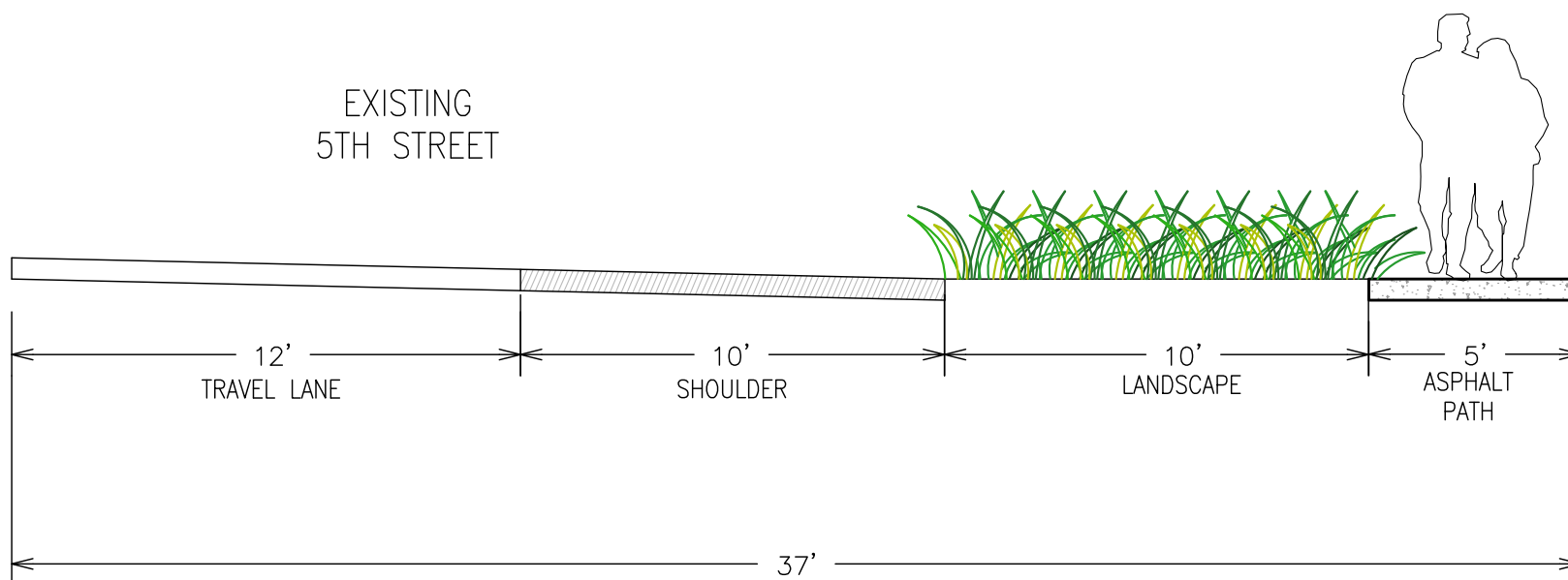


*VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

ROYAL FERN CONCEPTUAL STREET SECTIONS

Sheet 15 of 15

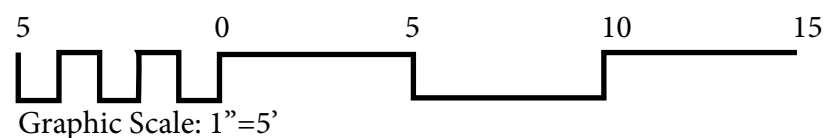
TWO-WAY SHARED-USE PATH (VDOT STANDARDS*) 5TH STREET EXTENDED



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*VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets:
Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking
Guidelines, (A(1)-24, 26)

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