

# RIVER'S EDGE

TMP(s) 32-5A & 32-5A1

project ID: 15.064

Submitted 17 December 2018

Revised 16 September 2019

Revised 16 December 2019

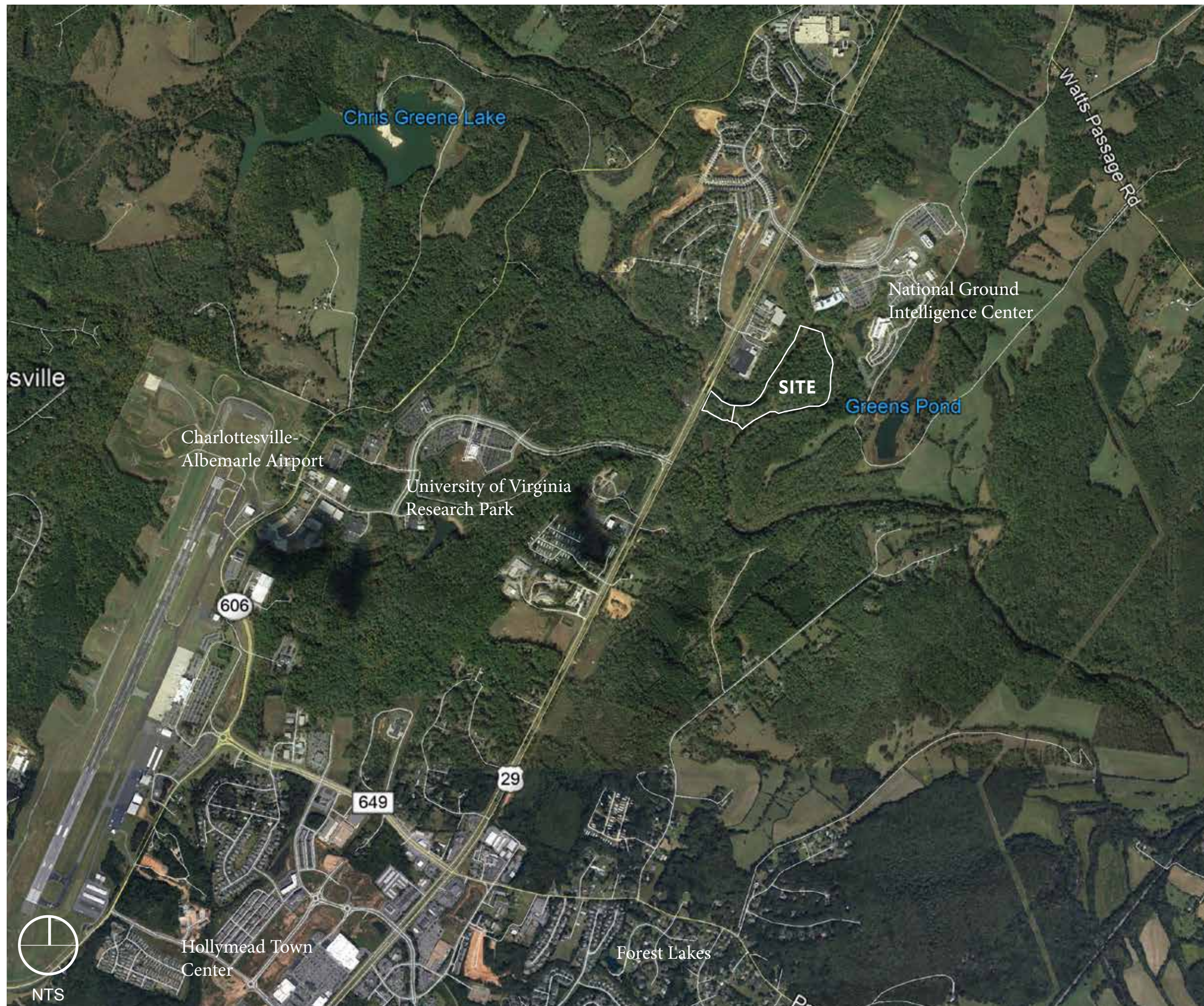
**REVISED 28 FEBRUARY 2020**

## Context Map

Sheet 1 of 29

### INDEX OF SHEETS

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- 2 - Site & ZMA Details
- 3 - Existing Conditions
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**RIVER'S EDGE**  
**SITE & ZMA DETAILS**  
Sheet 2 of 29

**OWNER/DEVELOPER**

Rivers Edge Holdings LLC & Rivers Edge Associates LLC  
C/O Access Properties  
2027 Woodbrook Ct  
Charlottesville, VA 22901

**PROPERTY ADDRESS**

2260-2280 Rivers Edge Road  
Charlottesville, VA 22911

**DISTRICT**

Rivanna

**STEEP SLOPES & STREAM BUFFER**

There are existing steep slopes and stream buffers on site.

**SOURCE OF BOUNDARY AND TOPOGRAPHY**

Compiled from the Albemarle County Office of Geographic Data Services GIS Data. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018.

**FLOODZONE**

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does lie within a Zone AE 100-year flood plain.

**WATER SUPPLY WATERSHED**

Non-Watershed Supply Watershed

**WATER AND SANITARY SERVICES**

Provided by Albemarle County Service Authority (ACSA)

**FIRE CODE**

Units will be provided with an automatic sprinkler system

**USE**

EXISTING: R1 - Residential  
COMPREHENSIVE PLAN: Neighborhood Density Residential & Private Open Space  
PROPOSED: Residential & Private Open Space

**ZONING**

EXISTING: Rural Areas  
OVERLAY: Airport Impact Area, Entrance Corridor, 100-Year Floodplain, Steep Slopes - Managed & Preserved  
PROPOSED: Planned Residential Development (PRD)

**PROPOSED UNITS**

100 size-restricted units: maximum unit size 1,200 SF  
Gross density of 3 units/acre (32.52 acres total), net density of 11.6 units/acre (8.62 developable).

**OPEN SPACE**

Open space area shall be provided in accordance with Sec. 4.7 of the Albemarle County Zoning Ordinance.  
Recreational area shall be provided in accordance with Section 4.16 of the Albemarle County Zoning Ordinance.  
Recreational facilities as provided for in Section 4.16.2 may be substituted with equipment and facilities as provided for in this Application Plan and as approved by the Director of Planning and Community Development.

**USE TABLE NOTES**

- Total footprint area of residential buildings not to exceed 50,000 SF
- Setbacks are not provided as the property is not to be subdivided.

**USE TABLE**

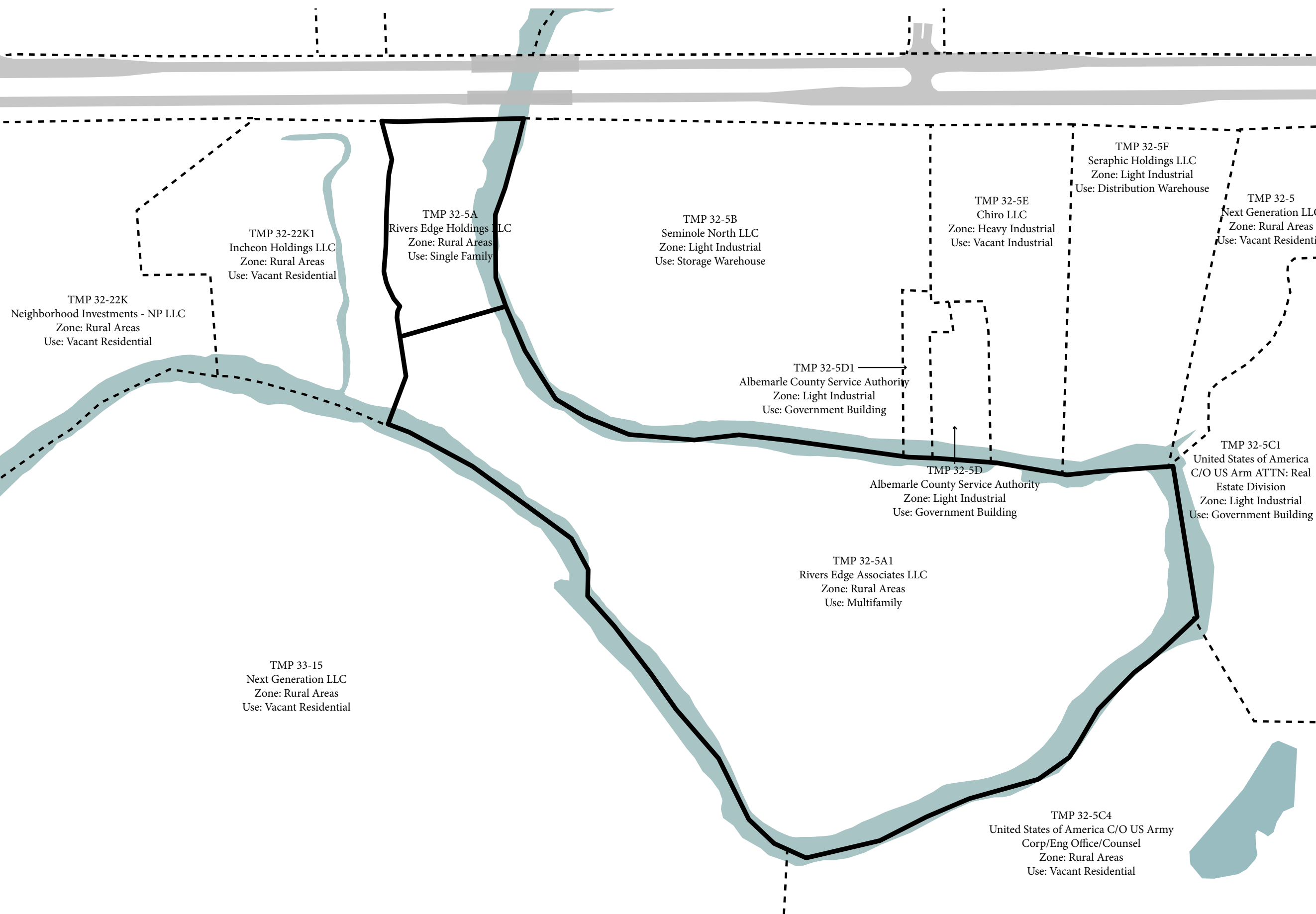
PROPOSED # OF DWELLING UNITS <sup>1</sup>	100
UNIT TYPE	Single-family dwelling, two-family dwelling, triplex, quadruplex
NON-RESIDENTIAL SQUARE FOOTAGE (excluding recreational facilities required by Section 4.16 )	4,000 SF
MAXIMUM HEIGHT	35'
MAXIMUM GFA PER UNIT	1,200 SF
BUILDING SEPARATION	10' unless the building shares a common wall; 5' off of each building side for a total of 10' between buildings
BUILD-TO LINES <sup>2</sup>	50' from US Route 29 5' from parking areas, travelways, accessways, and pedestrian paths
ALLOWABLE USES	<p>Residential units as provided for in this Application Plan.</p> <p>The following uses of Sec. 19.3.1 shall be permitted by-right: (1) Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries, and the like; (2) Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations, and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law; (3) Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies; public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority; (4) Temporary construction uses; (5) Accessory uses and structures including home occupation, Class A and storage buildings; (6) Group home; (7) Stormwater management facilities shown on approved final site plan or subdivision plat; (8) Tier I and Tier II personal wireless service facilities; (9) Family day homes; (10) Homestays</p> <p>The following uses of Sec. 19.3.2 shall be permitted by approval of a special use permit: (1) Child day center; (2) Fire and rescue squad stations; (3) Assisted living facility, skilled nursing facility, children's residential facility, or similar institution; (4) Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; microwave and radio-wave transmission and relay towers, substations and appurtenances; (5) Home occupation, Class B; (6) Religious assembly use; (7) Stand alone parking and parking structures; (8) Swim, golf, tennis or similar athletic facilities; (9) Offices; (10) Tier III personal wireless service facilities; (11) Historical centers, historical center special events, historical center festivals; (12) Farmers' market</p>

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# RIVER'S EDGE

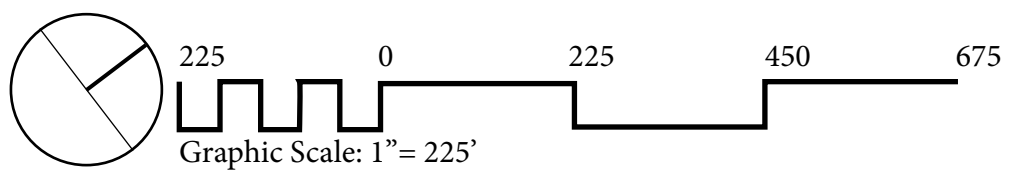
## EXISTING CONDITIONS

Sheet 3 of 29



### Additional Notes:

1. Source of property boundaries on sheet 3: Albemarle County GIS



TMP(s) 32-5A & 32-5A1

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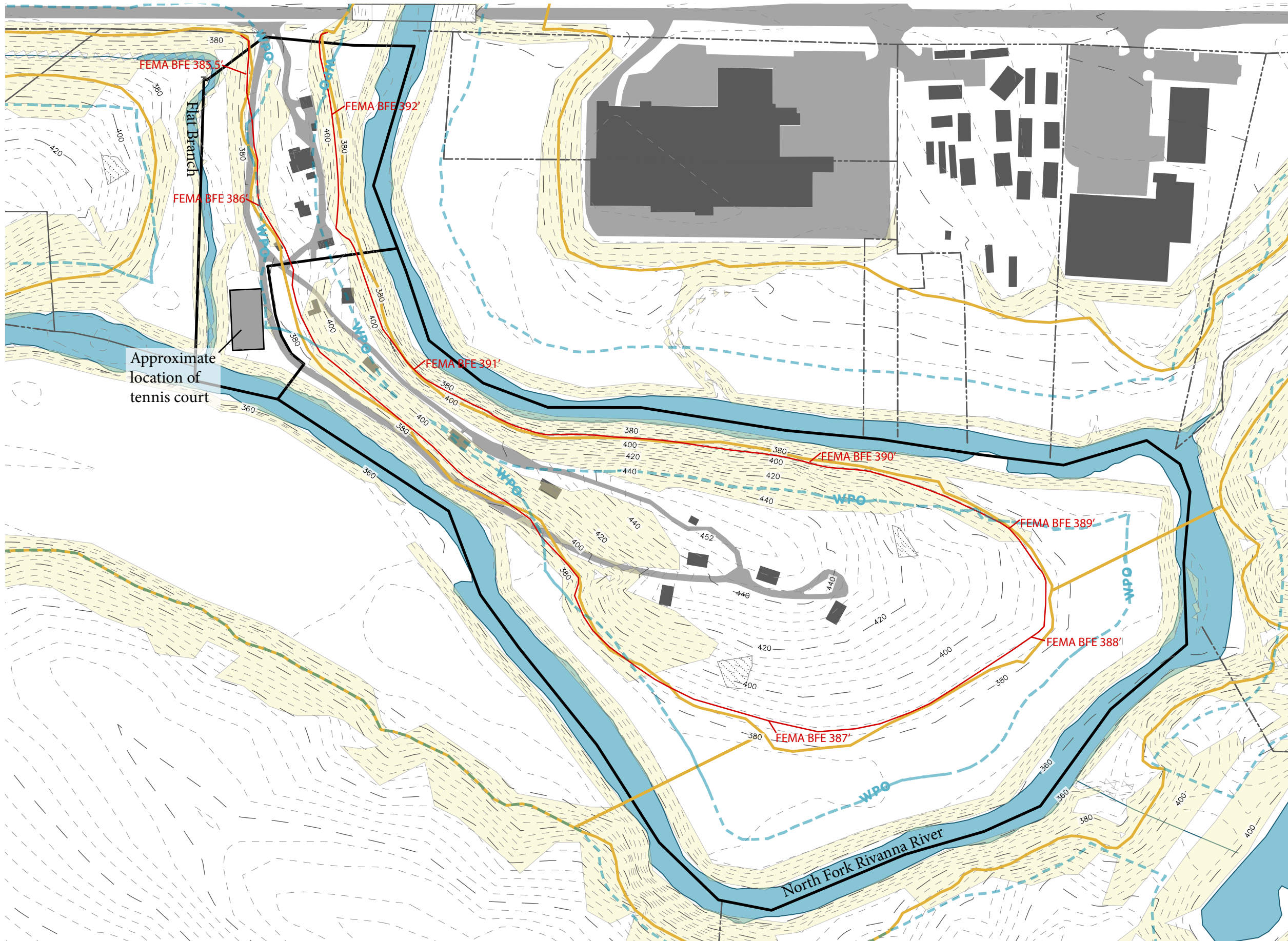
project: 15.064

# RIVER'S EDGE EXISTING CONDITIONS

Sheet 4 of 29

Additional Notes:

1. Source of dashed parcel boundaries: Albemarle County GIS
2. Source of parcel boundary for TMP 32-5A and 32-5A1: plat of record and approximate survey data



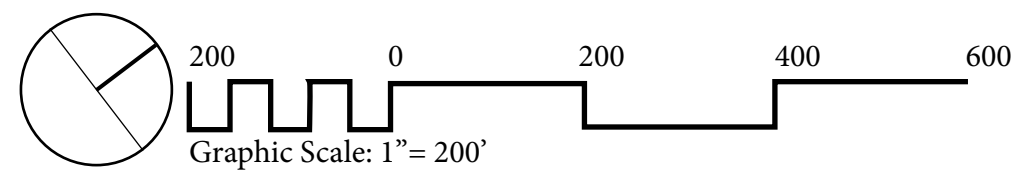
**Key**

- GIS Parcel Boundary
- FEMA Base Flood Elevation
- Stream
- 100-Year Floodplain
- - - Water Protection Ordinance Buffer
- Waterway
- Existing Accessway
- Steep Slopes: Preserved
- Steep Slopes: Managed

TMP(s) 32-5A & 32-5A1

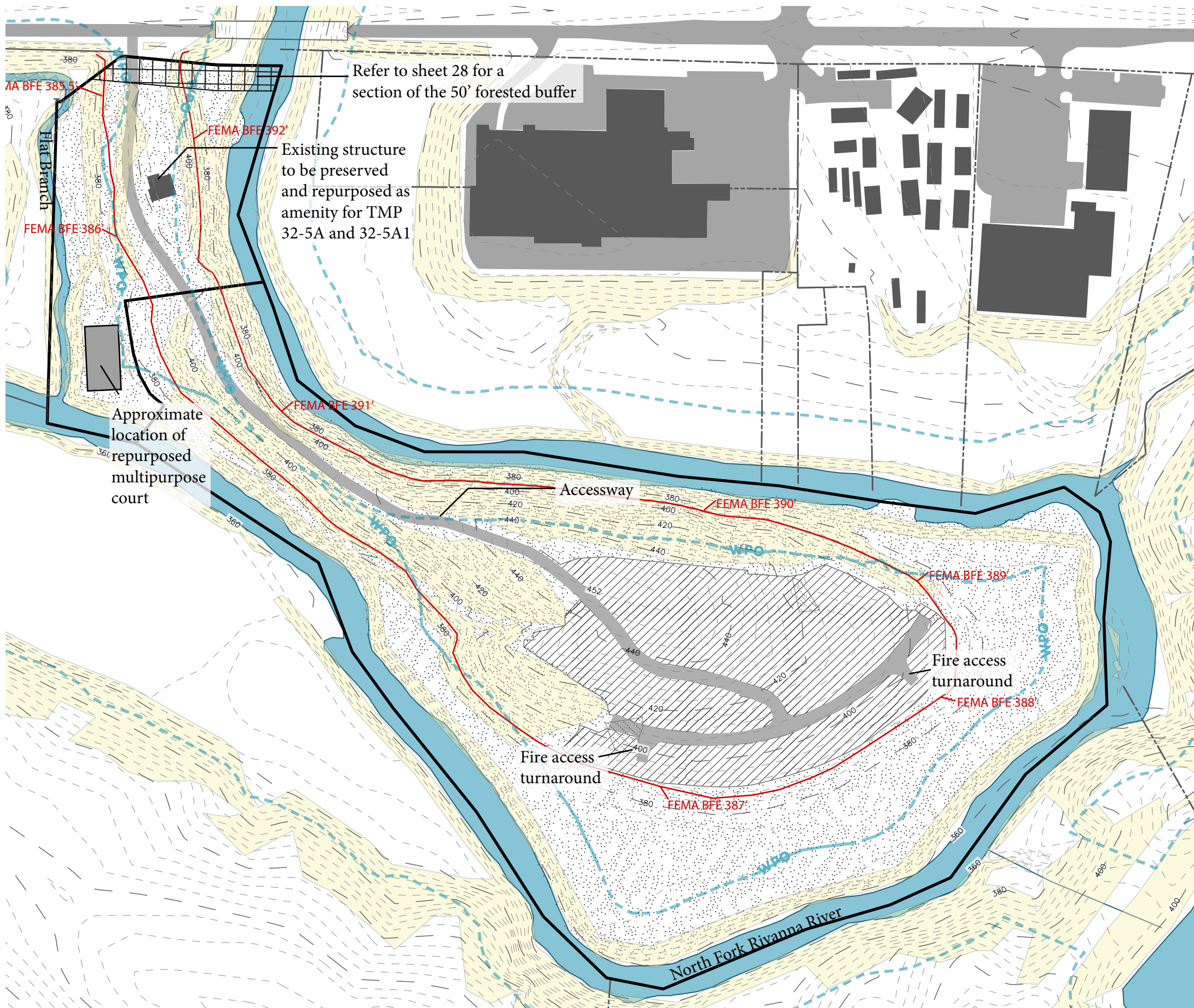
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# RIVER'S EDGE CONCEPT PLAN

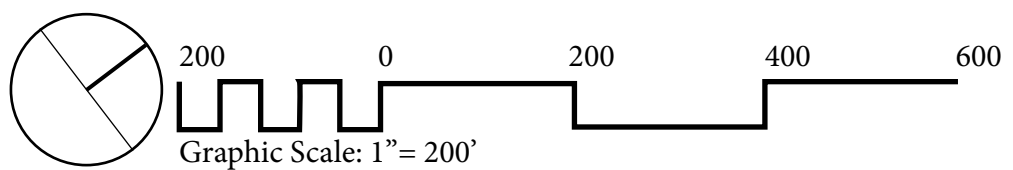
Sheet 5 of 29



LEGEND	LAND USE	PROHIBITED USES	PERMITTED USES
	Accessway Reservation*	Residential & non-residential buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within a ROW
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, sidewalks, parking, primitive trails, retaining walls, stormwater management facilities
	Open Space	Improvements that require mass grading, open-air surface parking lots, residential buildings	Stream restoration, primitive trails, landscaping, gardens, utilities (which cannot be reasonably located outside of open space area), and primitive buildings - see note 1 below)
	50' Forest Buffer	Residential & non-residential buildings, parking	Travel ways, ingress/egress, for grading and disturbance

**Key**

- FEMA BFE
- Stream
- WPO Buffer
- Waterway
- Steep Slopes: Preserved
- Steep Slopes: Managed



TMP(s) 32-5A & 32-5A1

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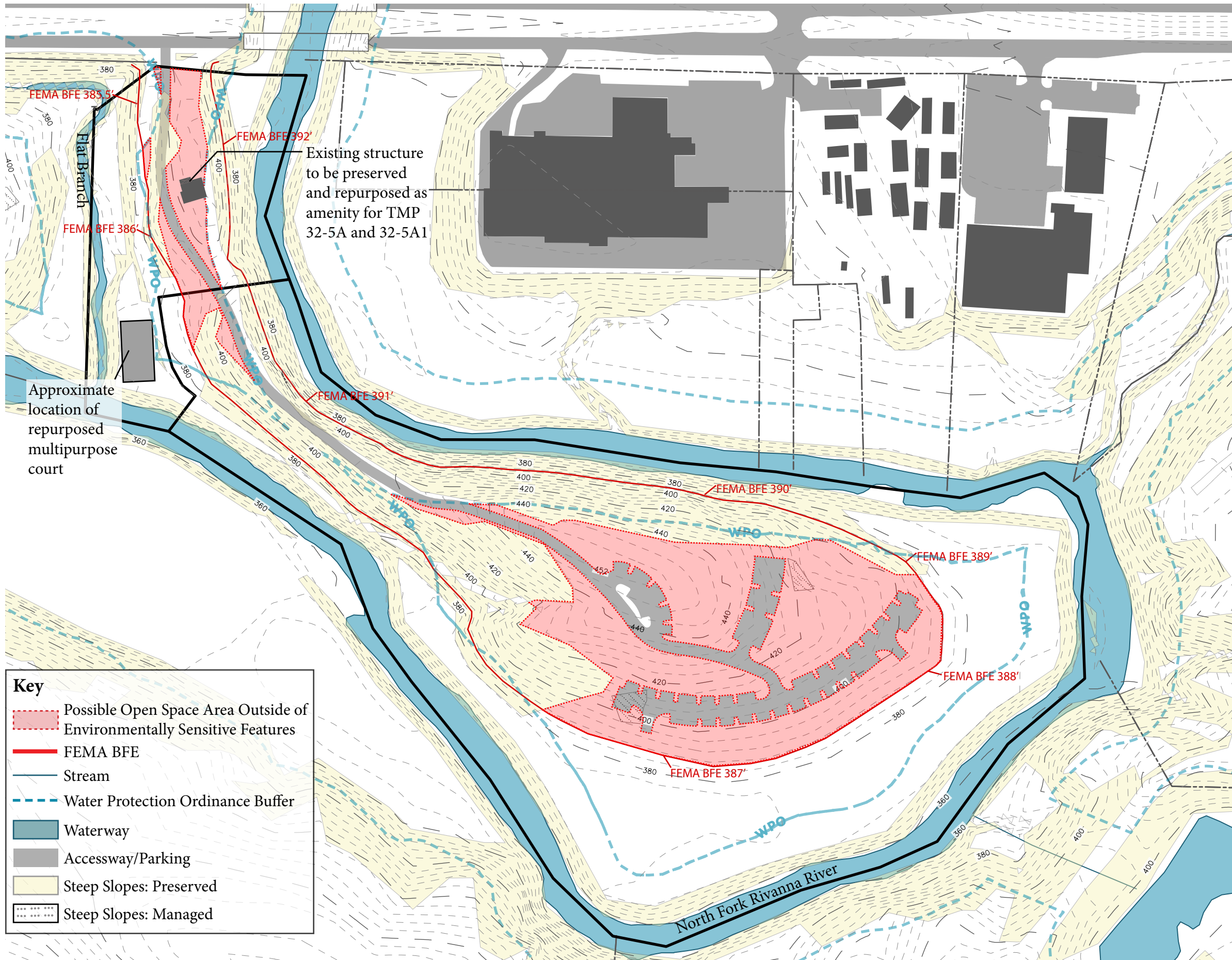
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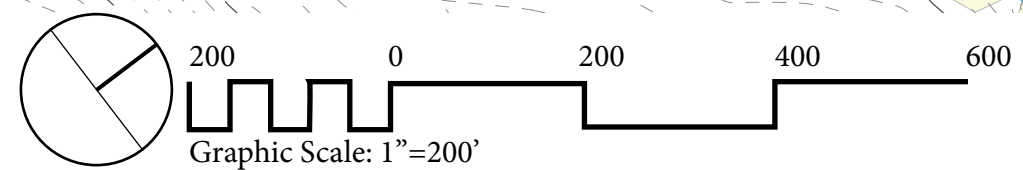
# RIVER'S EDGE OPEN SPACE

Sheet 6 of 29



**Key**

- Possible Open Space Area Outside of Environmentally Sensitive Features
- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway/Parking
- Steep Slopes: Preserved
- Steep Slopes: Managed



**Additional Notes:**

1. This open space exhibit shows possible open space area outside of environmentally sensitive features (steep slopes, floodplain, stream buffer). This does not depict total open space proposed for the property. For total open space, please see sheet 5 (Land Use Designations).
2. Total possible open space area outside of (1) environmentally sensitive features and (2) accessway and parking area is 5.37 acres.
3. Total building footprint area (not shown) is approximated at less than 50,000 sq. ft., therefore, possible open space area outside of (1) environmentally sensitive features, (2) accessway and parking area, and (3) building footprints is 4.32 acres.
4. Total area of the property is 32.52 acres; total required open space is 8.13 acres, with 1.62 acres required outside of such environmental features.
4. Open space and recreational areas will comply with Section 4.7 and 4.16 of the Albemarle County Zoning Ordinance, unless substitutions for facilities and equipment as provided for in this application are approved by the Director of Planning and Community Development.

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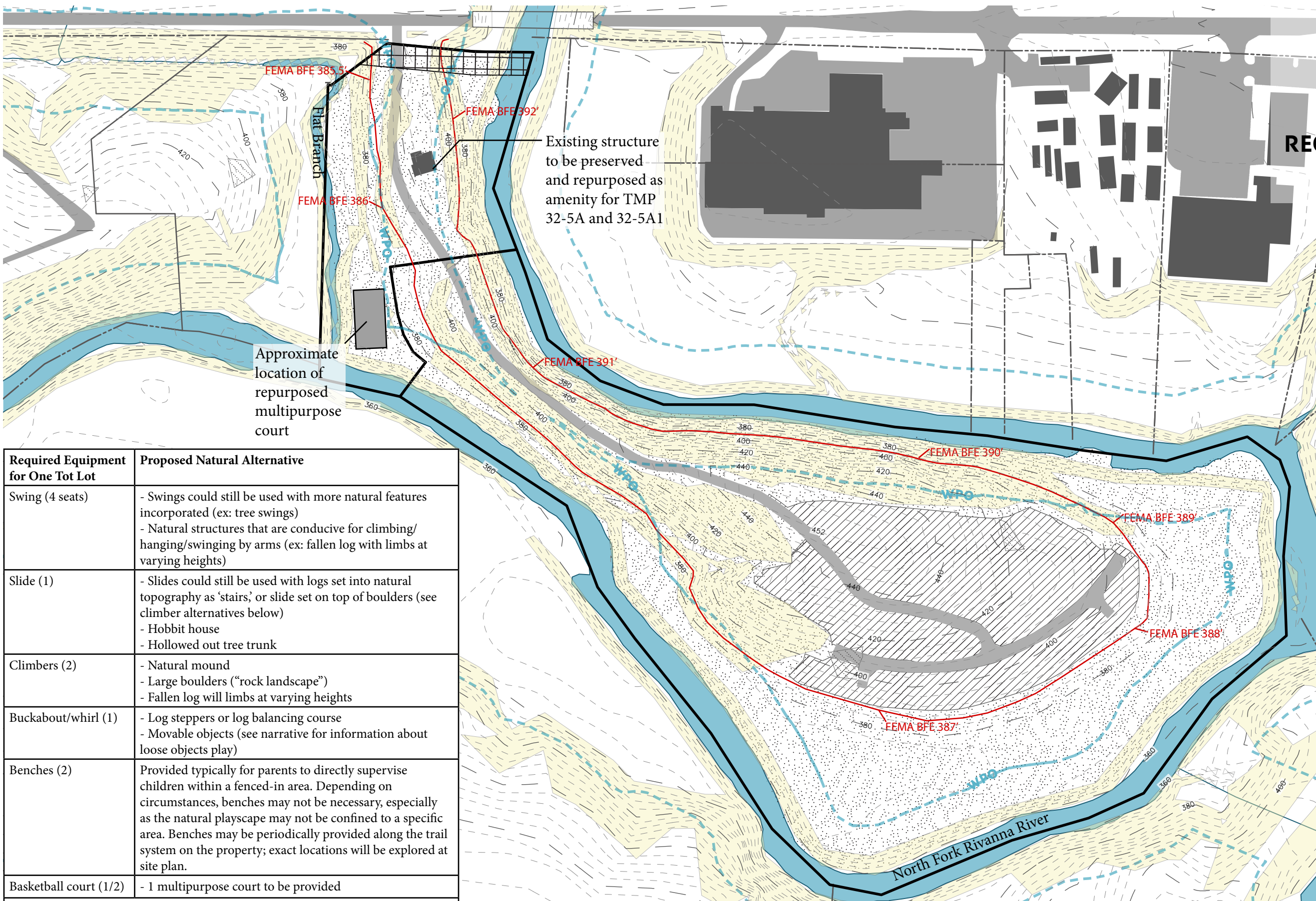
project: 15.064

# RIVER'S EDGE OPEN SPACE & RECREATIONAL FACILITIES

Sheet 7 of 29

Additional Notes:

1. Minimum 2,600 linear feet of primitive trails to be provided. Please refer to sheet 11 (Proposed Circulation) for proposed path locations.



Required Equipment for One Tot Lot	Proposed Natural Alternative
Swing (4 seats)	- Swings could still be used with more natural features incorporated (ex: tree swings) - Natural structures that are conducive for climbing/hanging/swinging by arms (ex: fallen log with limbs at varying heights)
Slide (1)	- Slides could still be used with logs set into natural topography as 'stairs,' or slide set on top of boulders (see climber alternatives below) - Hobbit house - Hollowed out tree trunk
Climbers (2)	- Natural mound - Large boulders ("rock landscape") - Fallen log will limbs at varying heights
Buckabout/whirl (1)	- Log steppers or log balancing course - Movable objects (see narrative for information about loose objects play)
Benches (2)	Provided typically for parents to directly supervise children within a fenced-in area. Depending on circumstances, benches may not be necessary, especially as the natural playscape may not be confined to a specific area. Benches may be periodically provided along the trail system on the property; exact locations will be explored at site plan.
Basketball court (1/2)	- 1 multipurpose court to be provided

Please refer to sheet 8 and 9 of precedent natural playscape images.

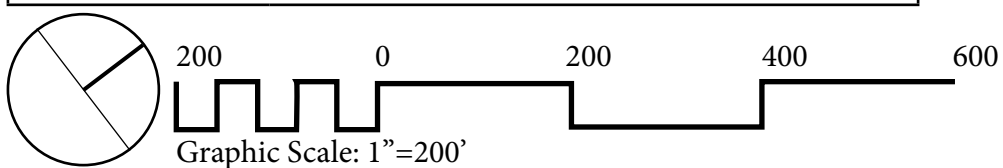
**Key**

- FEMA BFE
- Stream
- - - WPO Buffer
- Waterway
- Steep Slopes: Preserved
- Steep Slopes: Managed
- Accessway Reservation\*
- Buildable Area\*
- Open Space\*
- 50' Forested Buffer\*

\*See sheet 5 for land use details

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Bienenstock Natural Playground , Ontario, Canada  
*Loose parts play*



Bienenstock Natural Playground, Ontario, Canada  
*Hobbit house / hollowed out tree trunk*



ZONING MAP AMENDMENT  
APPLICATION PLAN  
ZMA201800018  
**RIVER'S EDGE  
PRECEDENT NATURAL  
PLAY IMAGES**  
Sheet 8 of 29

These images are included for precedent purposes for recreational facilities to be reviewed at site plan and do not demonstrate specific site improvements.

Nature Ridge Natural Playground, City of Staunton  
*Loose parts play*



Nature Ridge Natural Playground, City of Staunton  
*Balancing course*



Darlington Family Playgroup, Darlington, Washington  
*Music play*



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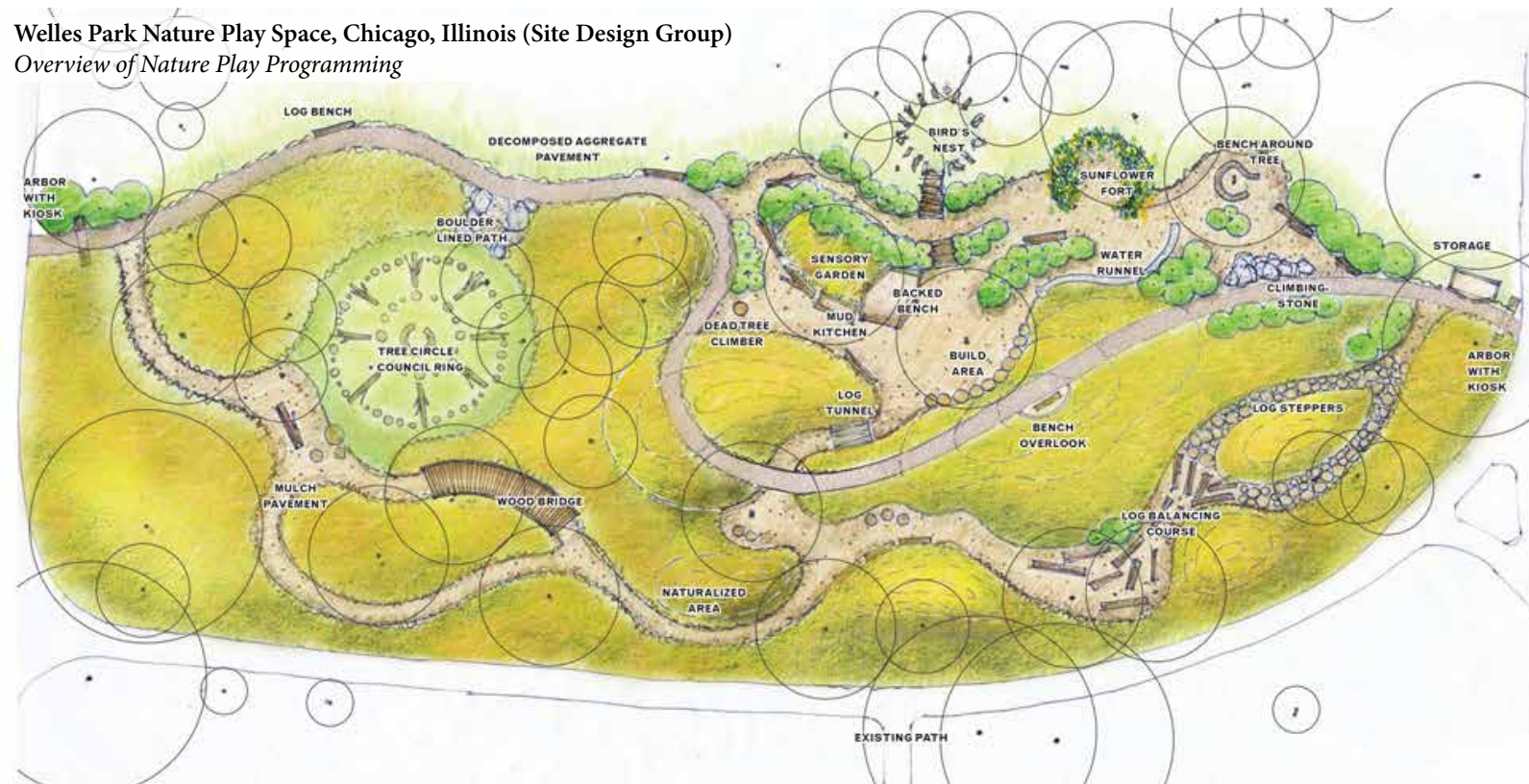


# RIVER'S EDGE PRECEDENT NATURAL PLAY IMAGES

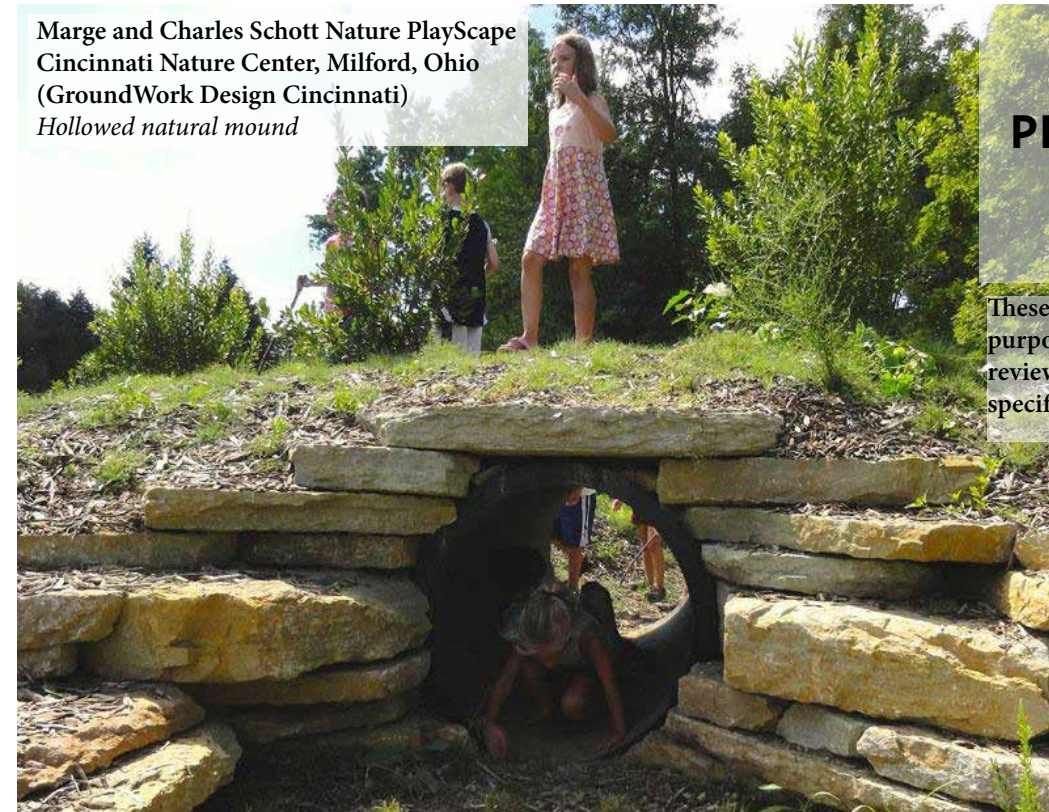
Sheet 9 of 29

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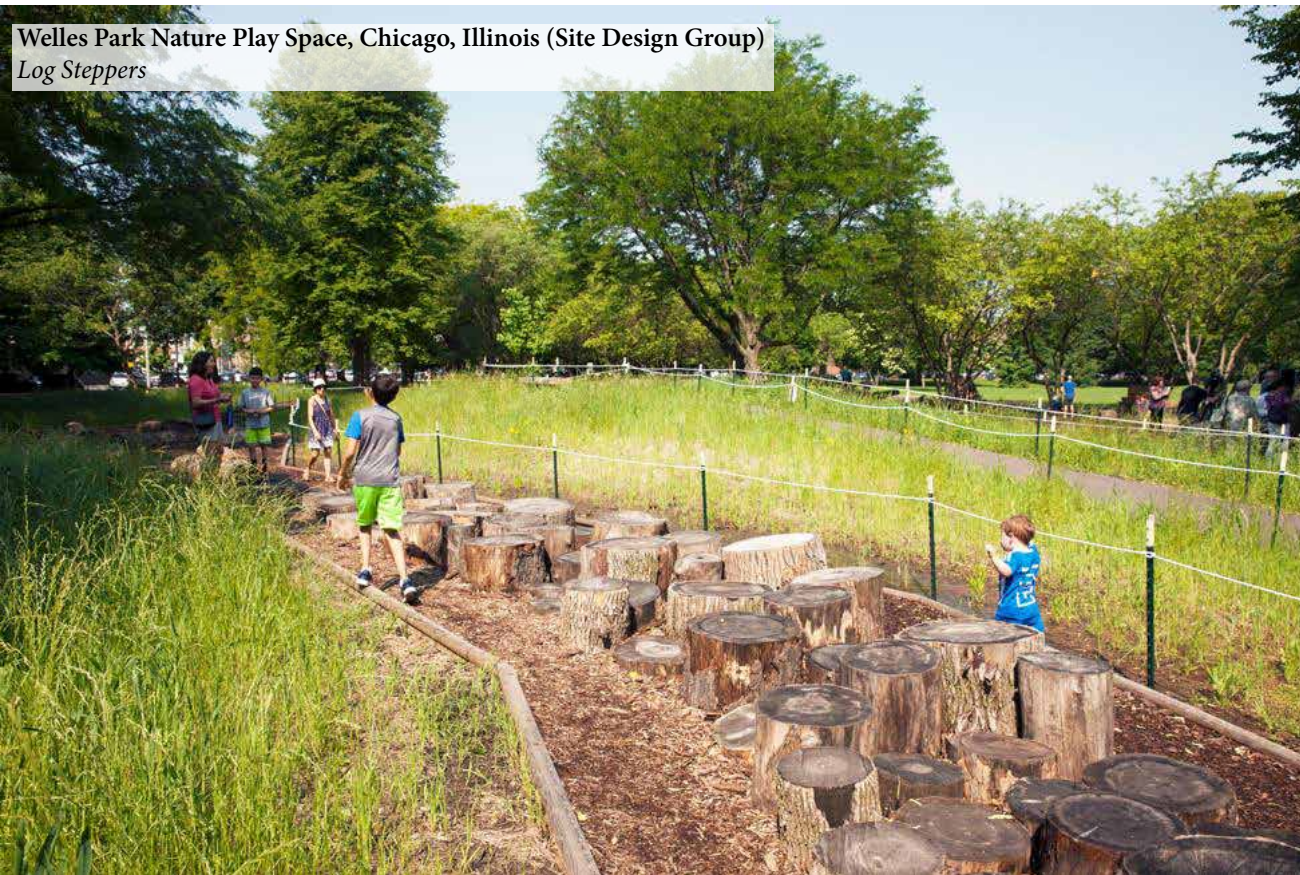
Welles Park Nature Play Space, Chicago, Illinois (Site Design Group)  
Overview of Nature Play Programming



Marge and Charles Schott Nature PlayScape  
Cincinnati Nature Center, Milford, Ohio  
(GroundWork Design Cincinnati)  
Hollowed natural mound



Welles Park Nature Play Space, Chicago, Illinois (Site Design Group)  
Log Steppers



Welles Park Nature Play Space, Chicago, Illinois (Site Design Group)  
Build Area / Loose parts play



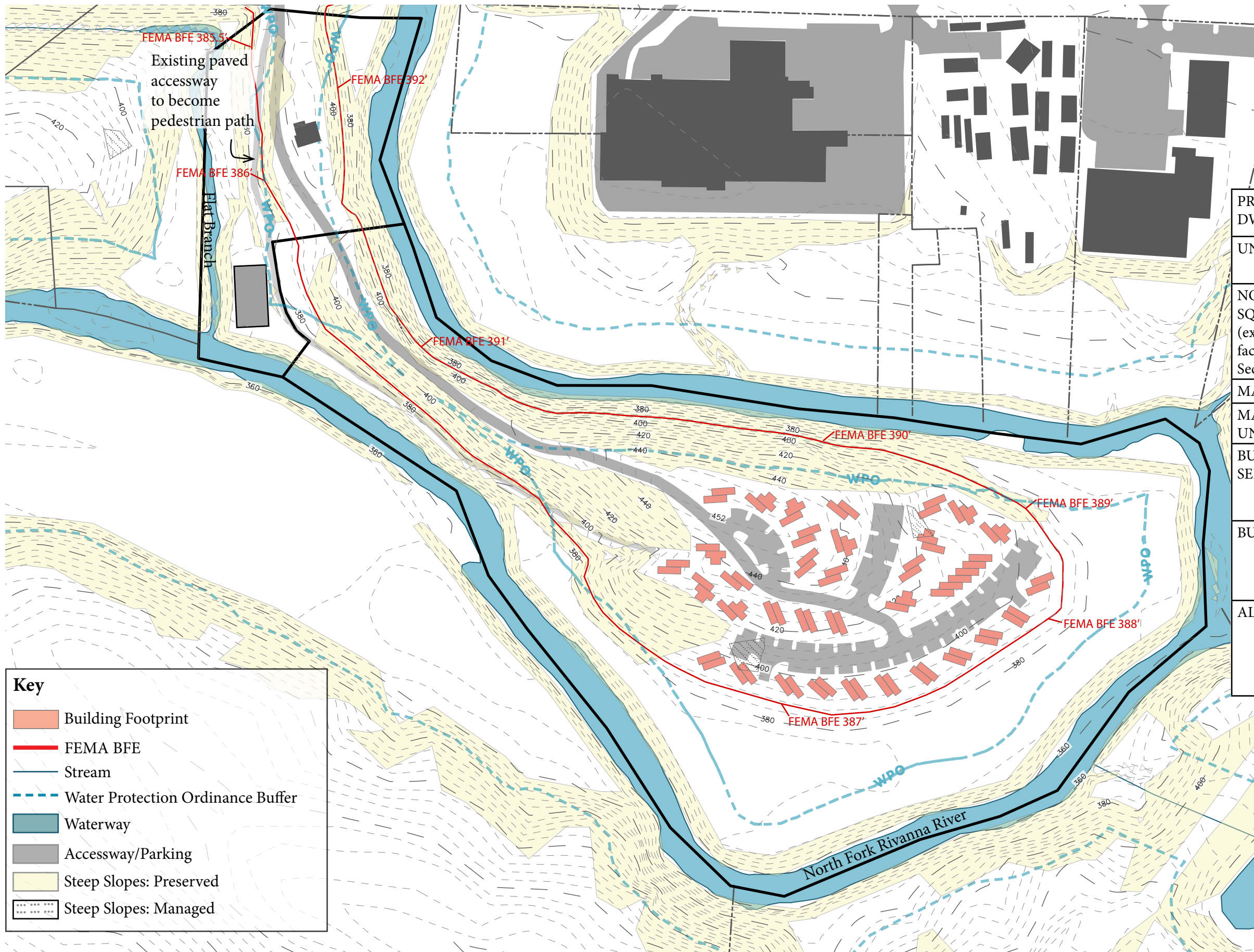
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# RIVER'S EDGE BUILDING ENVELOPE

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PROPOSED # OF DWELLING UNITS <sup>1</sup>	100
UNIT TYPE	Single-family dwelling, two-family dwelling, triplex, quadruplex
NON-RESIDENTIAL SQUARE FOOTAGE (excluding recreational facilities required by Section 4.16 )	4,000 SF
MAXIMUM HEIGHT	35'
MAXIMUM GFA PER UNIT	1,200 SF
BUILDING SEPARATION	10' unless the building shares a common wall; 5' off of each building side for a total of 10' between buildings
BUILD-TO LINES <sup>2</sup>	50' from US Route 29 5' from parking areas, travelways, accessways, and pedestrian paths
ALLOWABLE USES	Residential units as provided for in this Application Plan.  Please refer to sheet 2 for by-right and special uses permitted on the property.

**Key**

- Building Footprint
- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway/Parking
- Steep Slopes: Preserved
- Steep Slopes: Managed

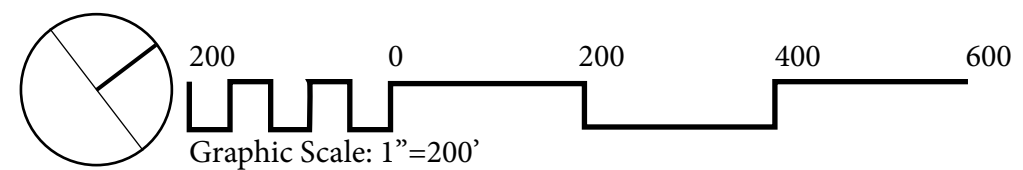
**Additional Notes:**

1. Total footprint area of residential buildings not to exceed 50,000 SF
2. Setbacks are not provided as the property is not to be subdivided.

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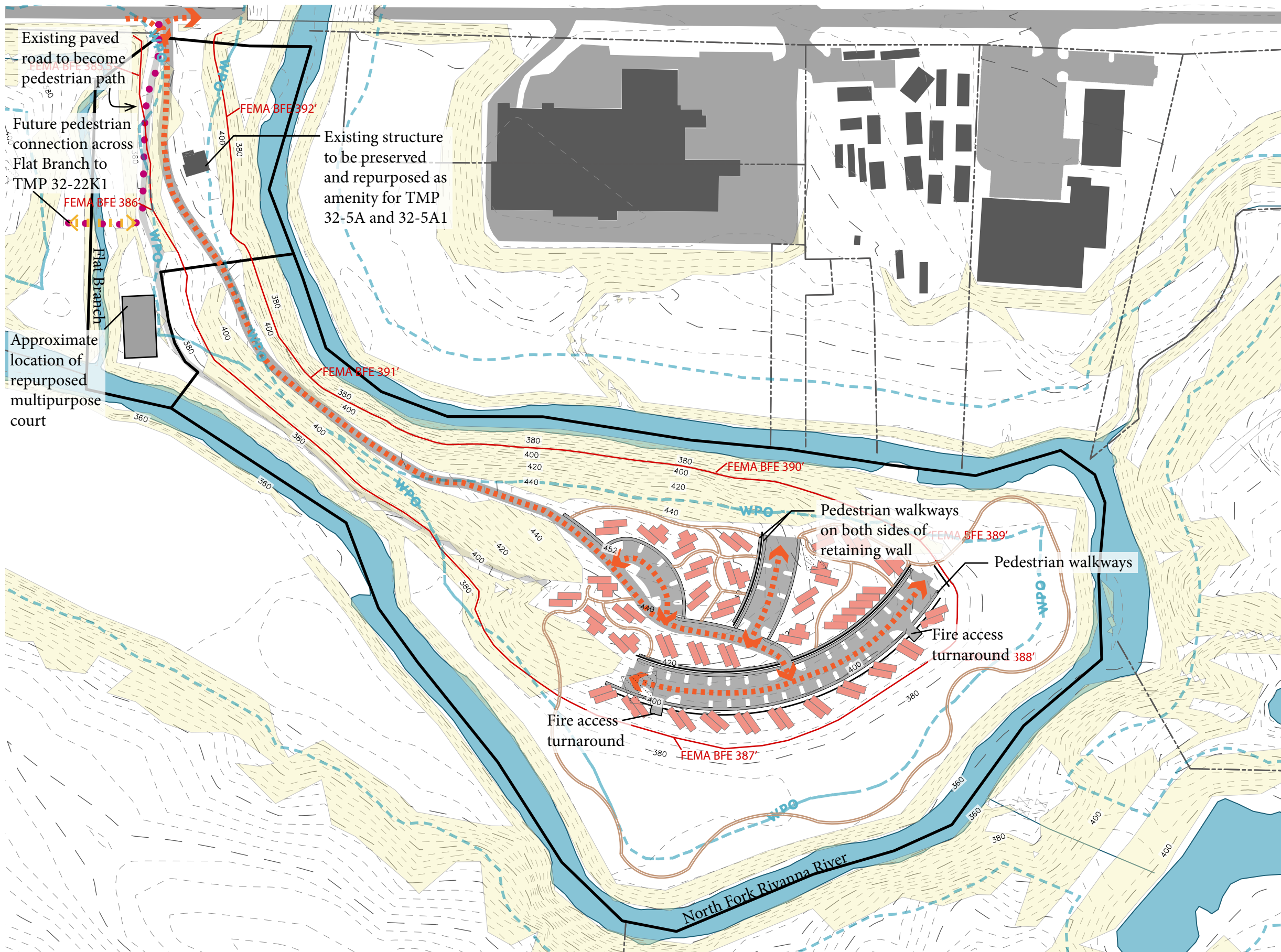
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# RIVER'S EDGE

## PROPOSED CIRCULATION

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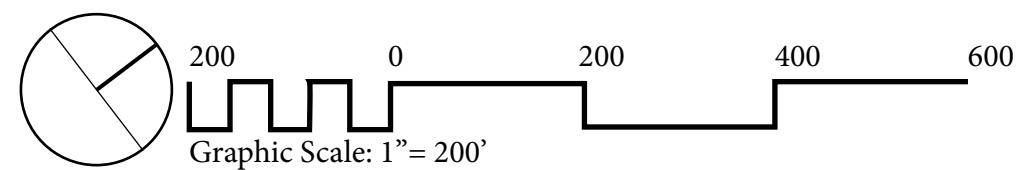
**Key**

- ● ● ● Public Access Pedestrian Path
- — — — Future Pedestrian Connection
- ● ● ● Vehicular Circulation
- — — — Primitive Trail (Internal Network)
- — — — Retaining Wall
- — — — FEMA BFE
- — — — Stream
- — — — Water Protection Ordinance Buffer
- Waterway
- Accessway/Parking
- Pedestrian Walkways
- Steep Slopes: Preserved
- Steep Slopes: Managed

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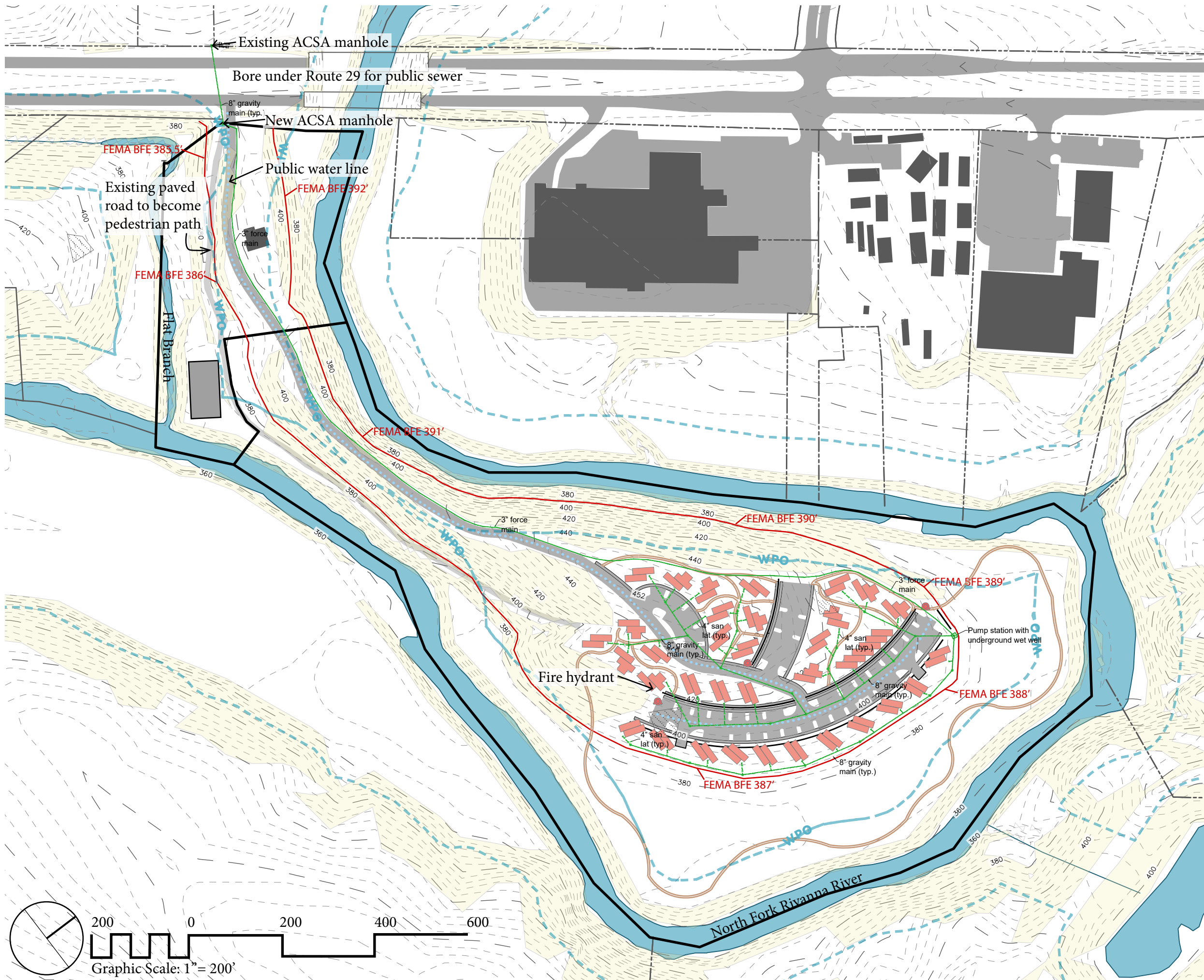


# RIVER'S EDGE CONCEPTUAL WATER & SEWER

Sheet 12 of 29

Additional Notes:

- Structures to be metered according to ACSA regulations.



**Key**

- Retaining Wall
- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Pedestrian Walkways
- Steep Slopes: Preserved
- Steep Slopes: Managed

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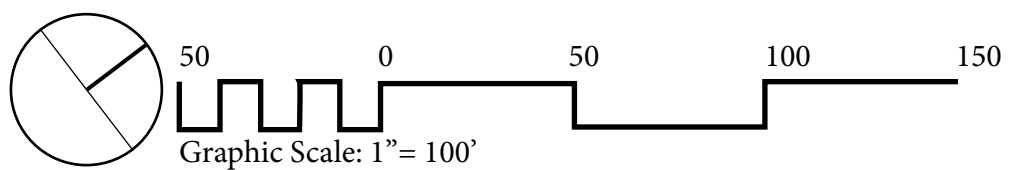
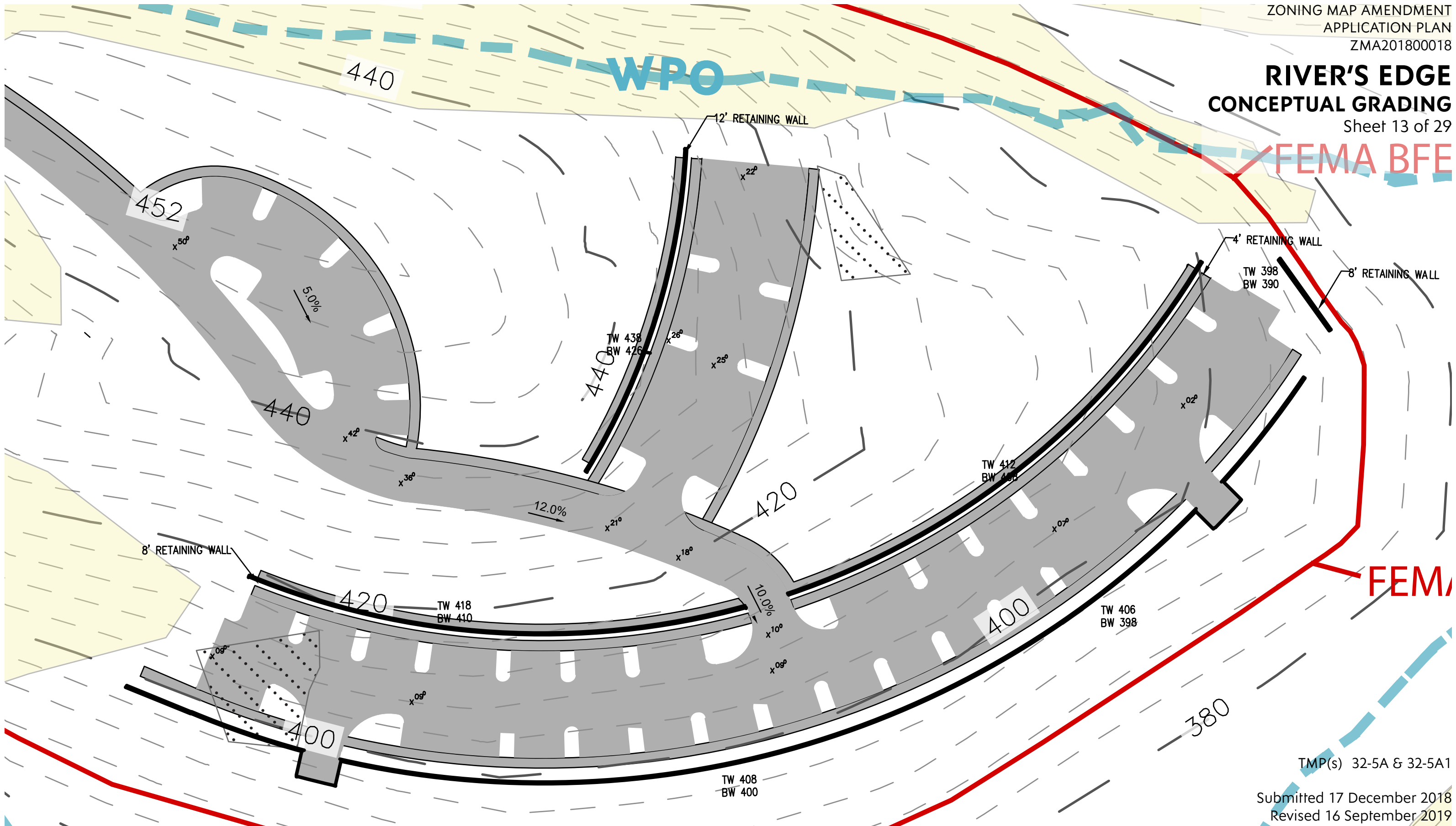
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# RIVER'S EDGE CONCEPTUAL GRADING

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FEMA BFE

FEM



Key	
	Steep Slopes: Preserved
	Steep Slopes: Managed

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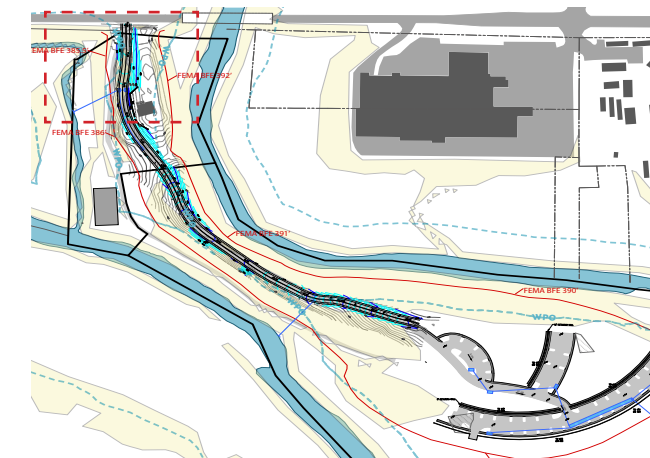
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# RIVER'S EDGE ROAD GRADING + PROFILE

Sheet 14 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018



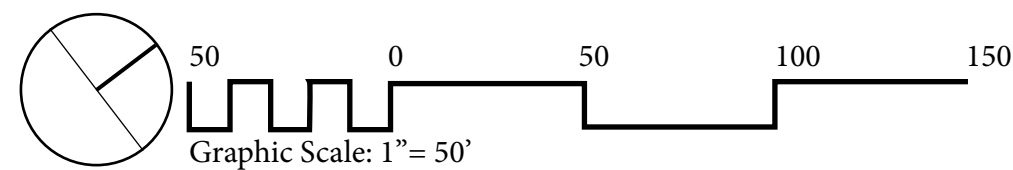
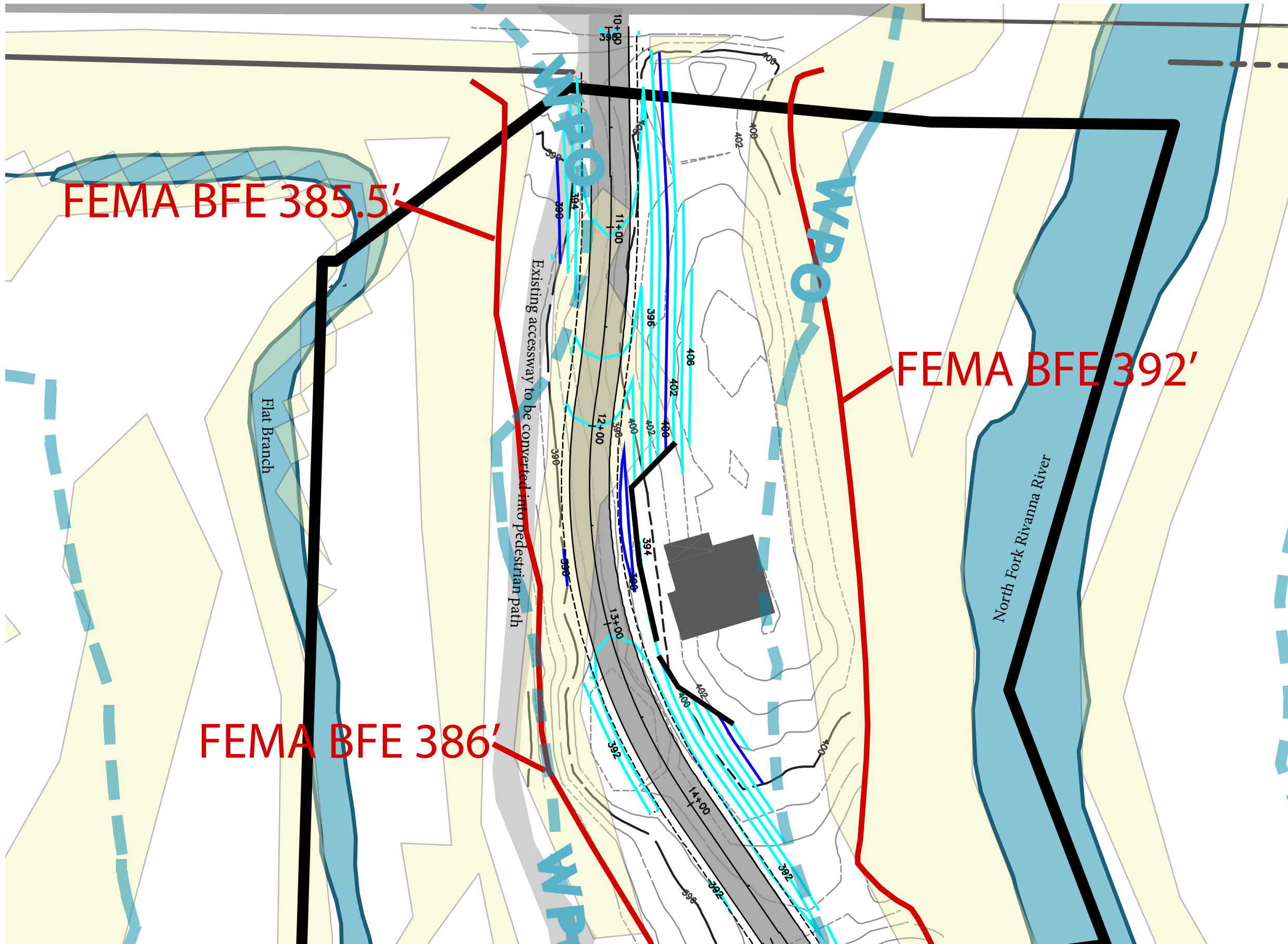
Key	
	FEMA BFE per County GIS Elevations
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved

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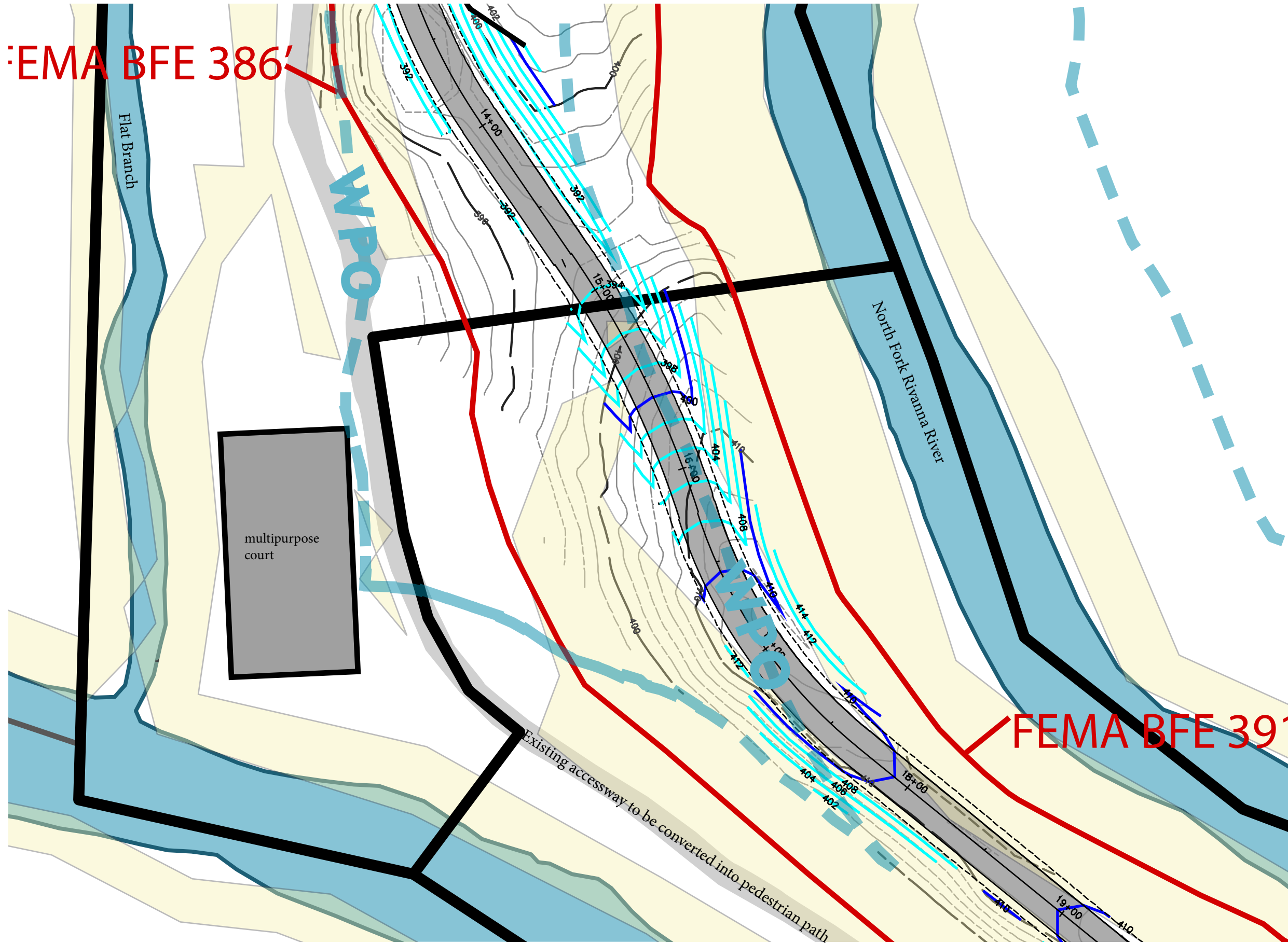
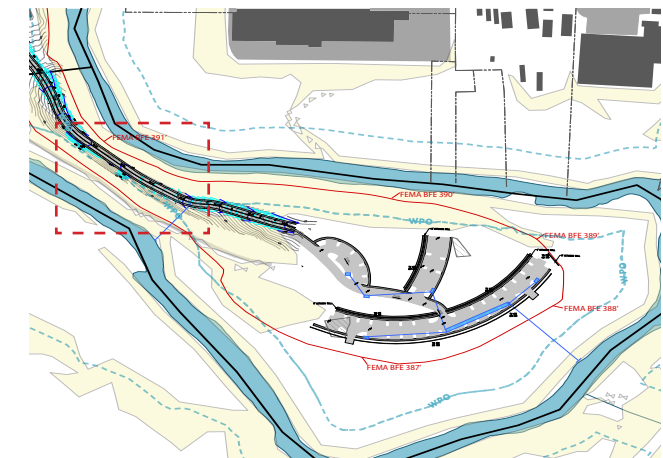


# RIVER'S EDGE ROAD GRADING + PROFILE

Sheet 15 of 29

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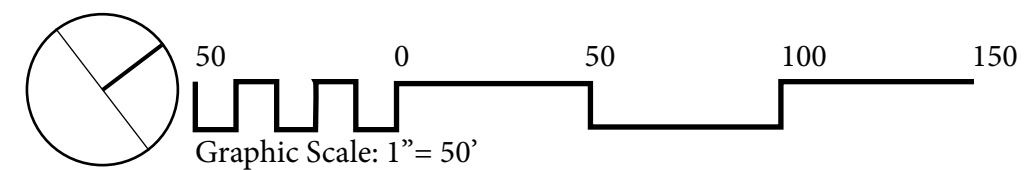
Key	
	FEMA BFE per County GIS Elevations
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved

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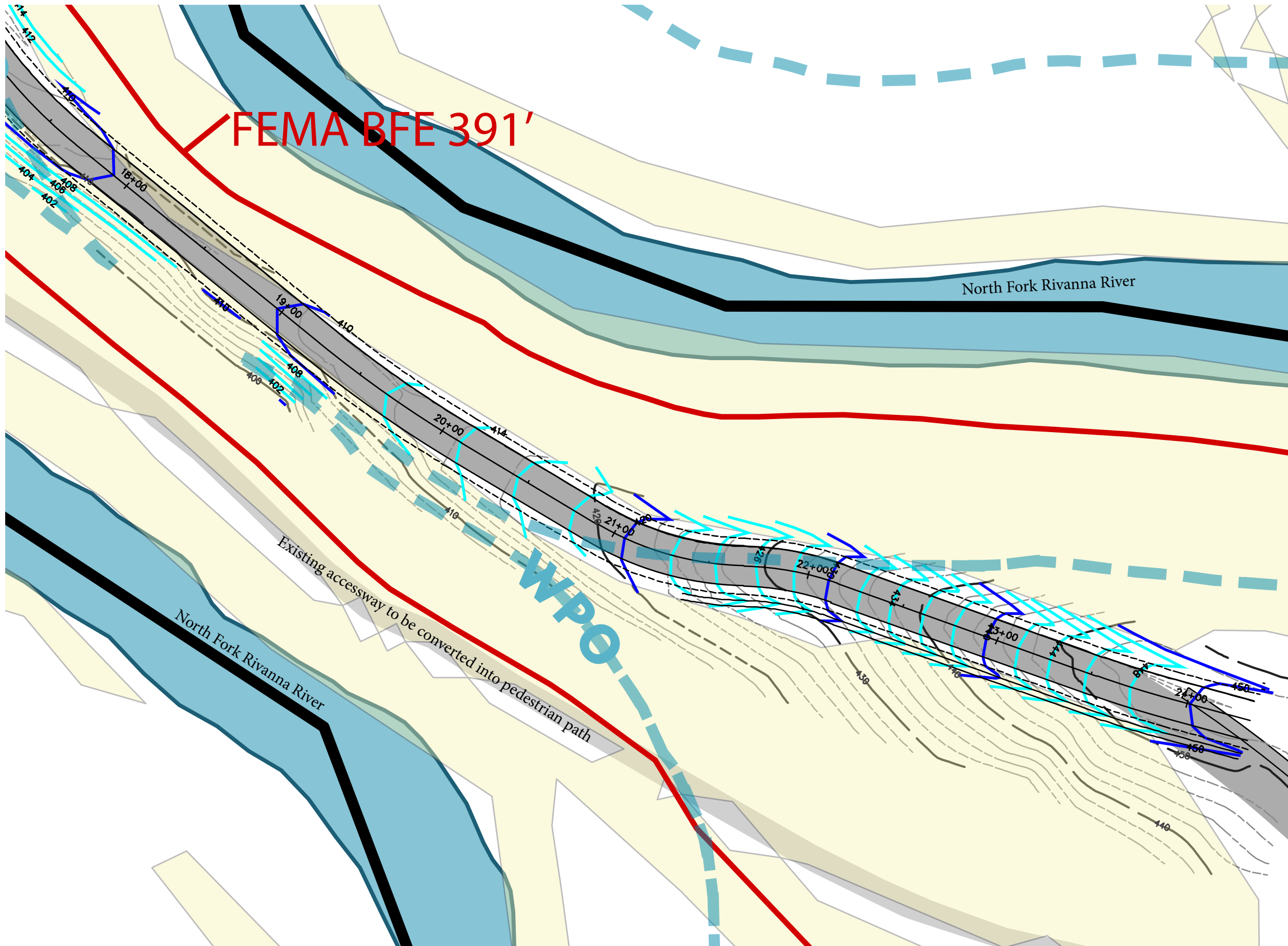
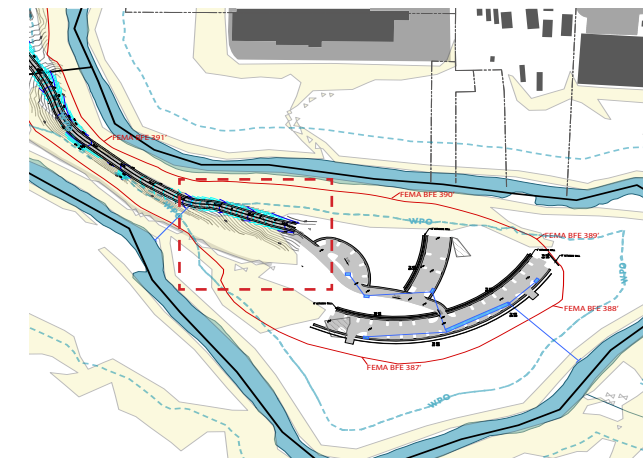
# RIVER'S EDGE

## ROAD GRADING + PROFILE

Sheet 16 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018



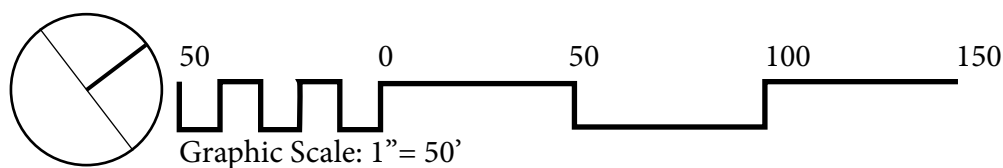
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	Stream
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	Steep Slopes: Preserved

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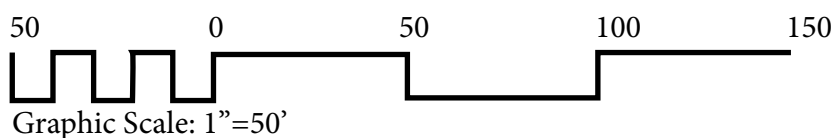
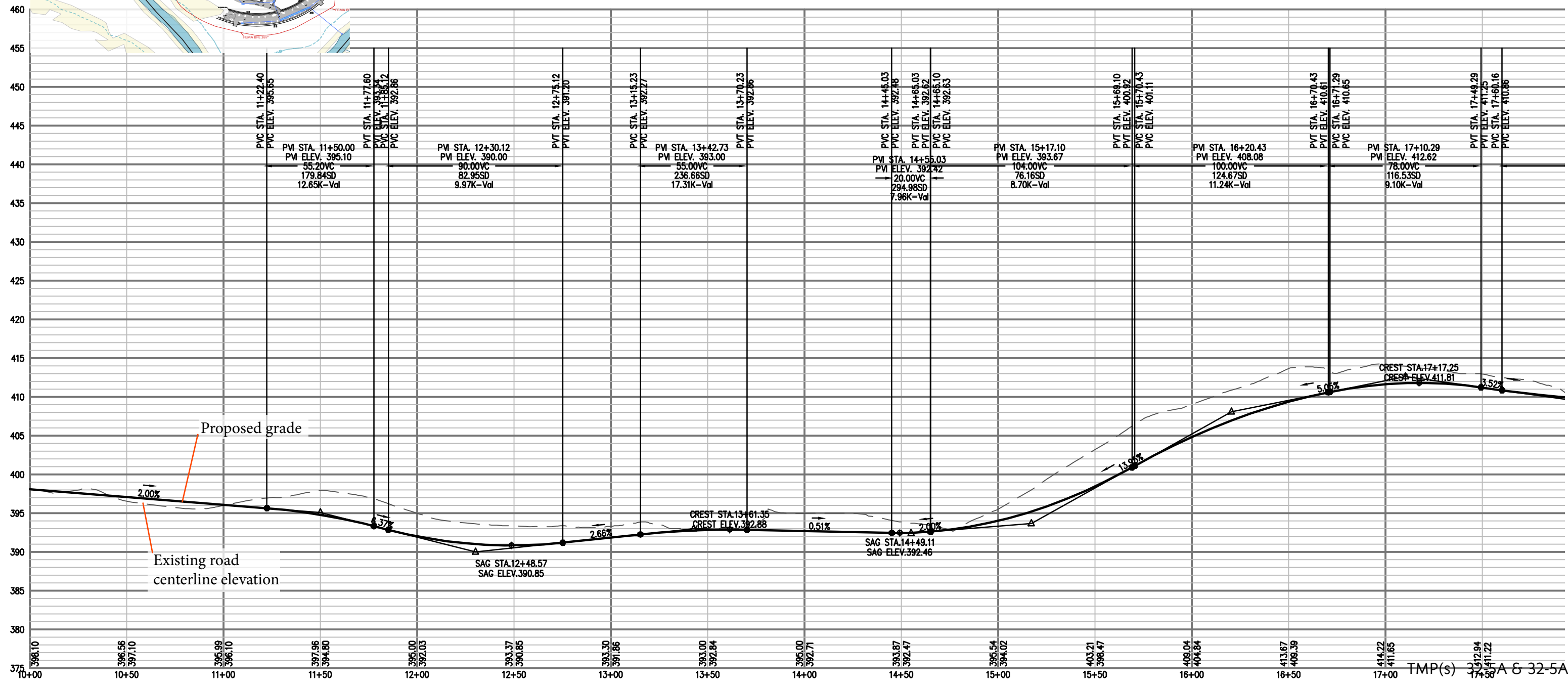
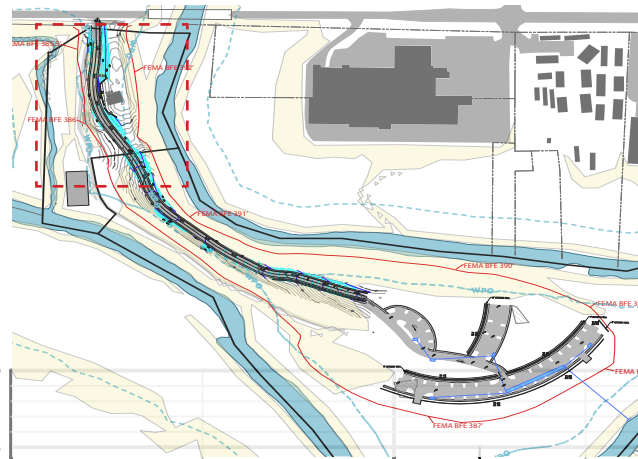




# RIVER'S EDGE

## ROAD GRADING + PROFILE

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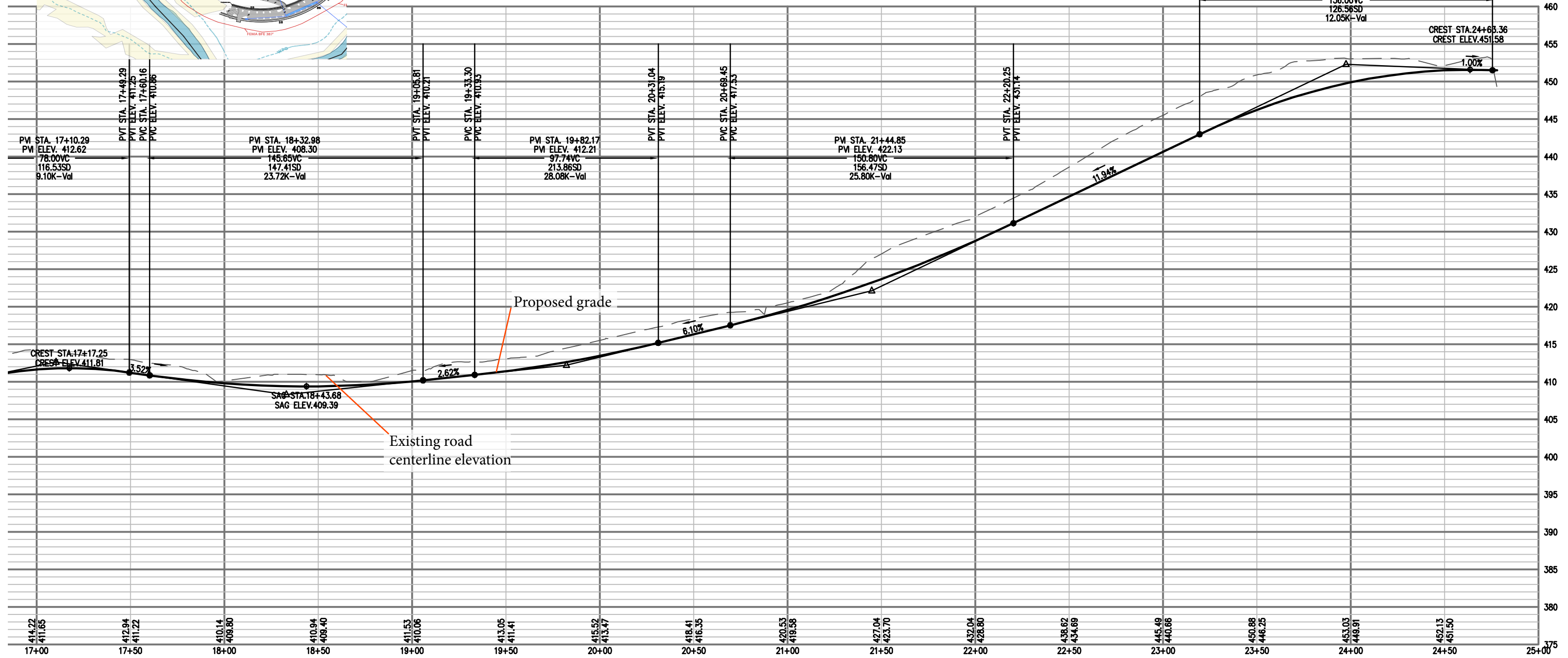
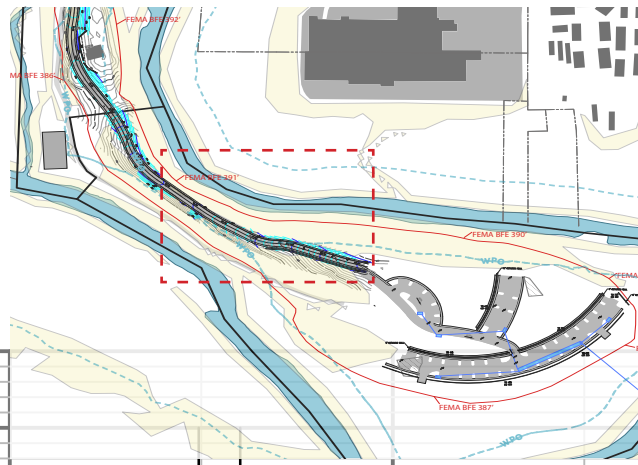
**Key**

- Proposed Grade
- - Existing Road Centerline Grade

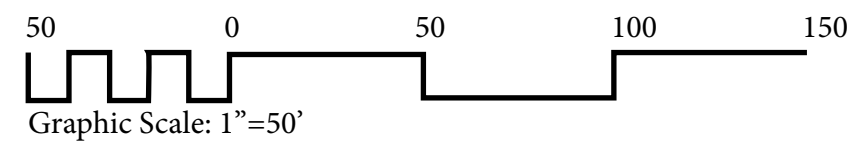
Submitted 17 December 2018  
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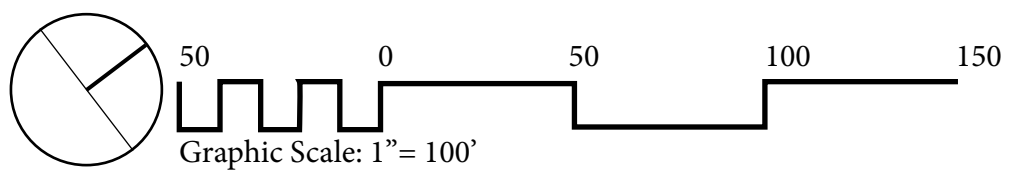
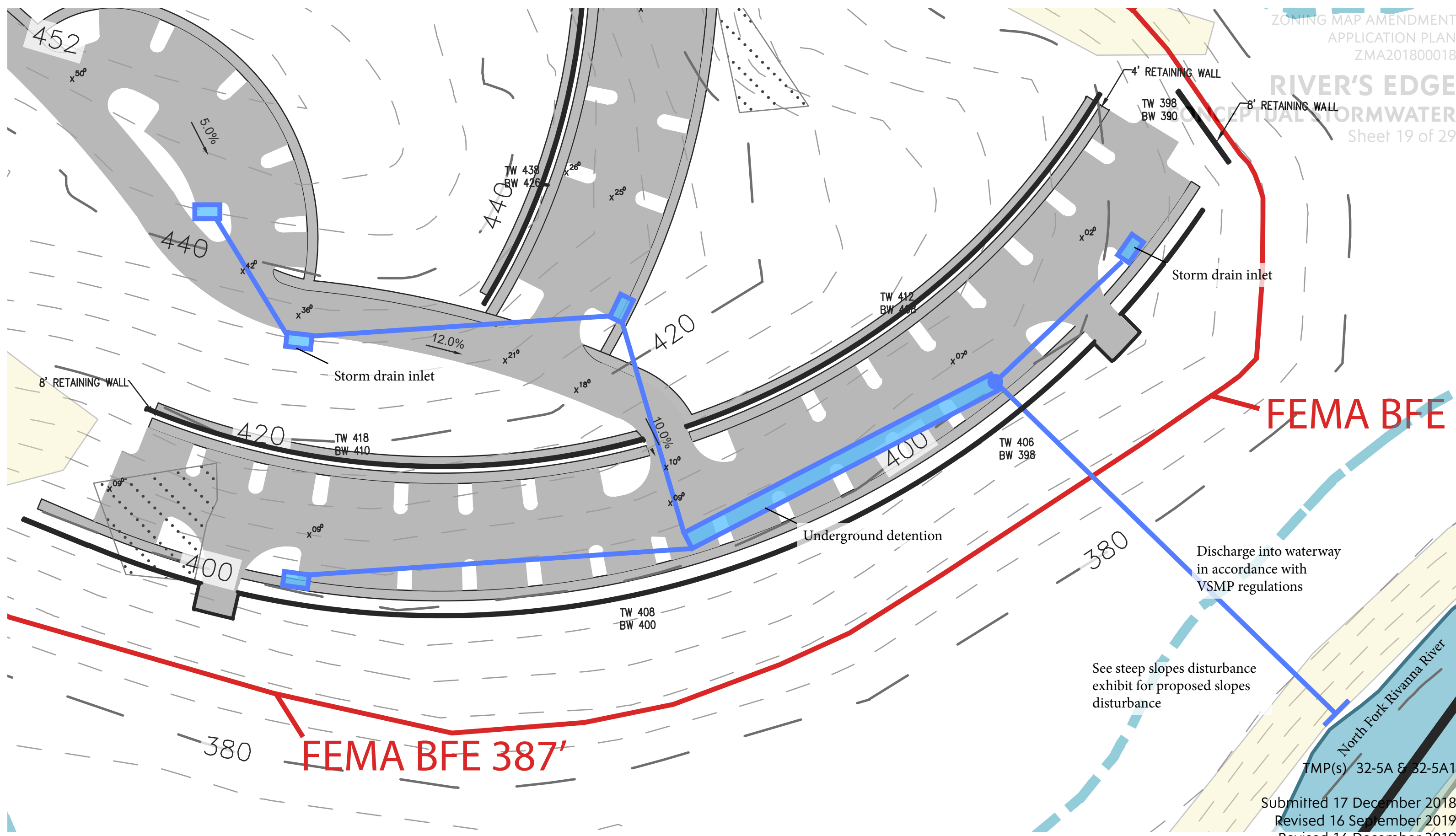
TMP(s) 32-5A & 32-5A1



**Key**

- Proposed Grade
- Existing Road Centerline Grade

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Key	
	Steep Slopes: Preserved
	Steep Slopes: Managed

See steep slopes disturbance exhibit for proposed slopes disturbance

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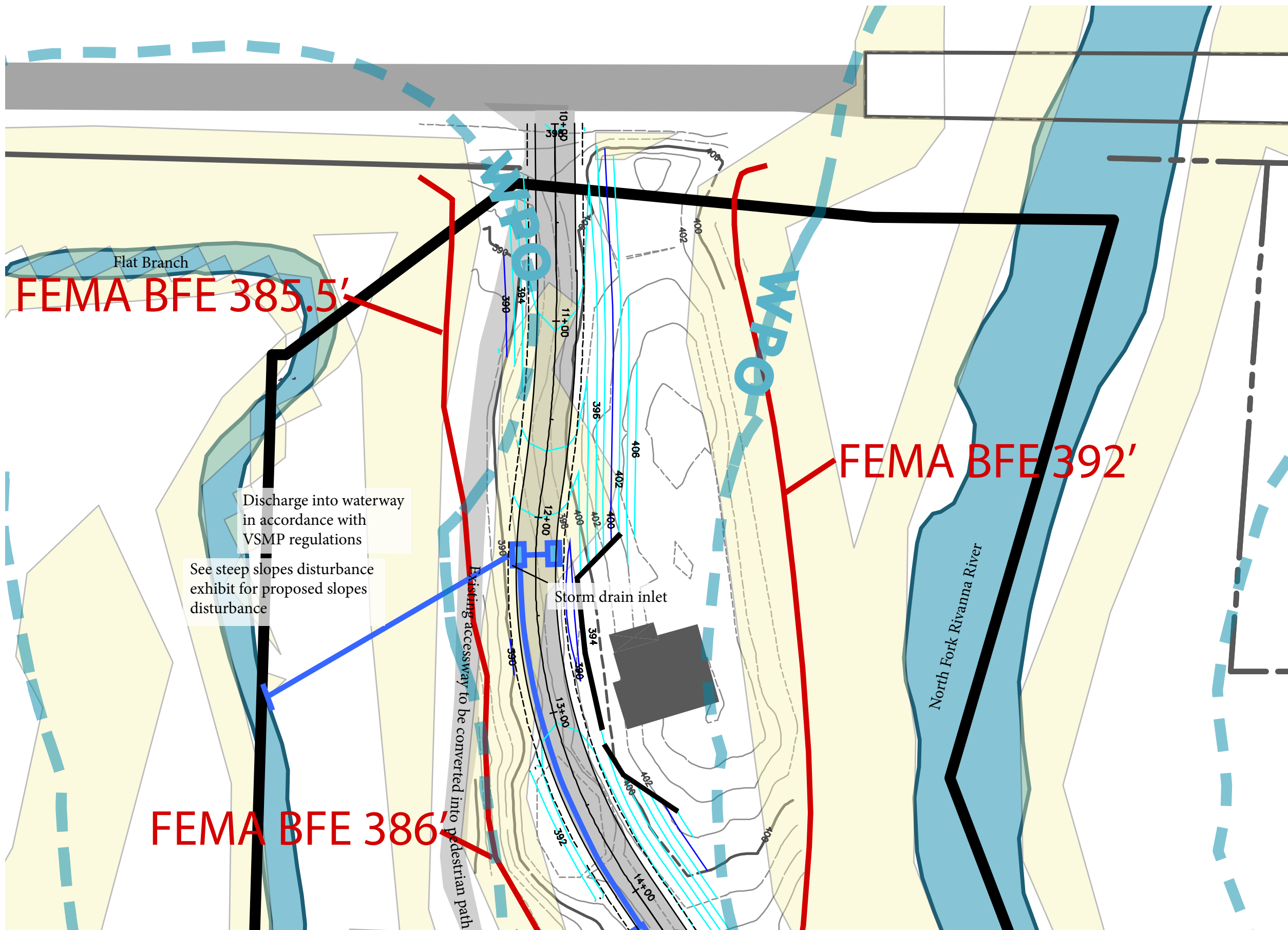
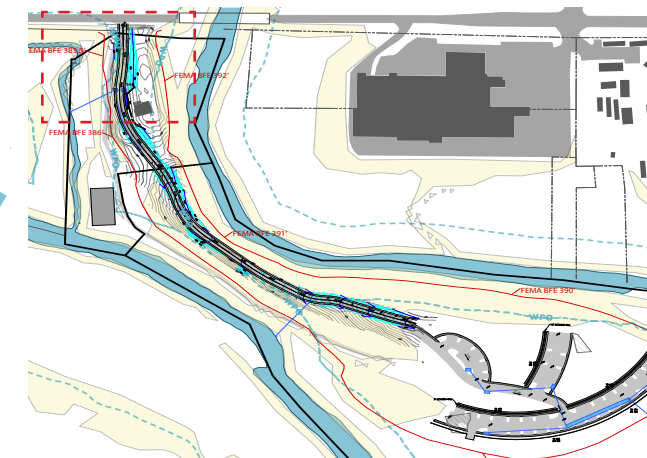
# RIVER'S EDGE

## CONCEPTUAL STORMWATER

Sheet 20 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018

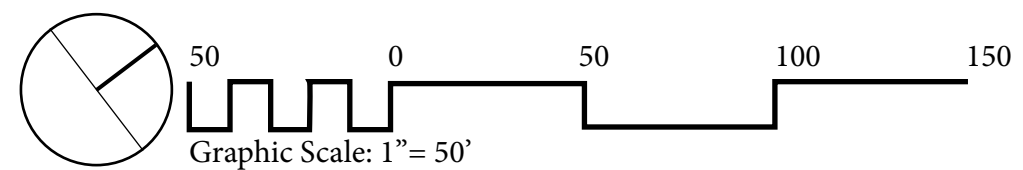


Key	
	FEMA BFE Boundary
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved

TMP(s) 32-5A & 32-5A1

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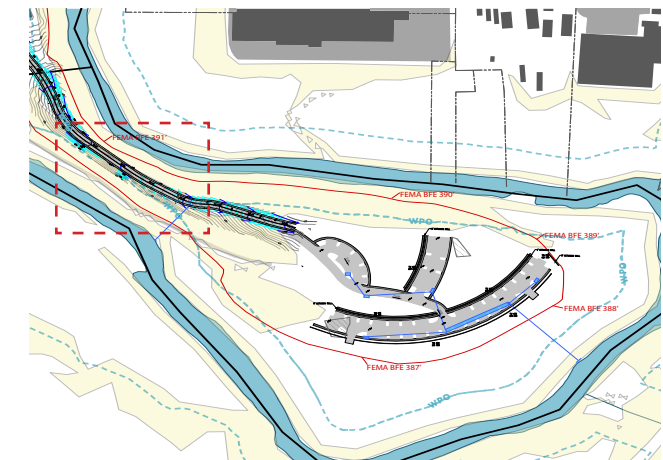
# RIVER'S EDGE

## CONCEPTUAL STORMWATER

Sheet 21 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018



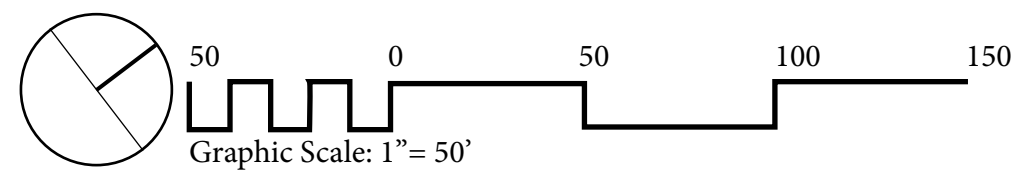
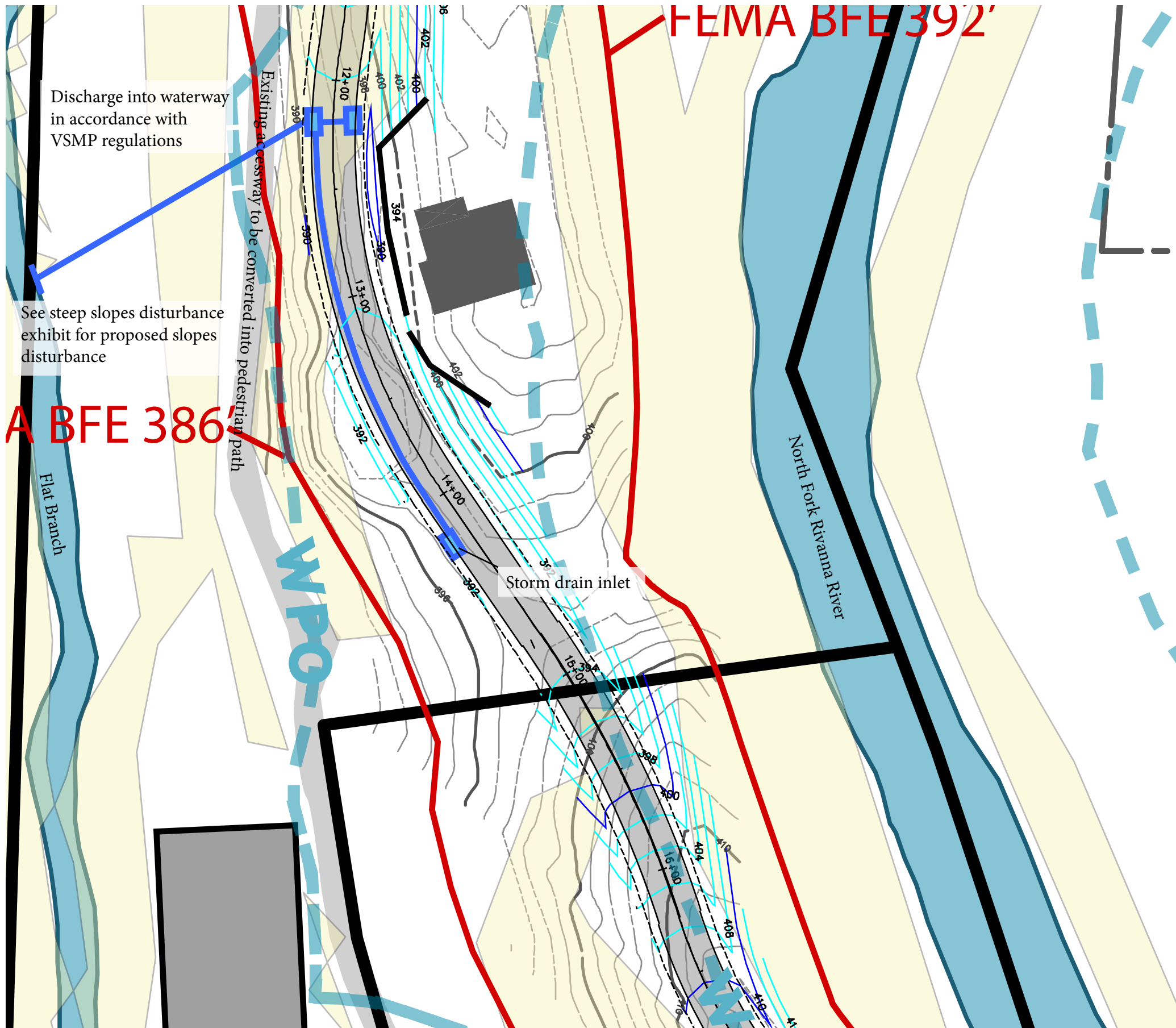
Key	
	FEMA BFE Boundary
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved

TMP(s) 32-5A & 32-5A1

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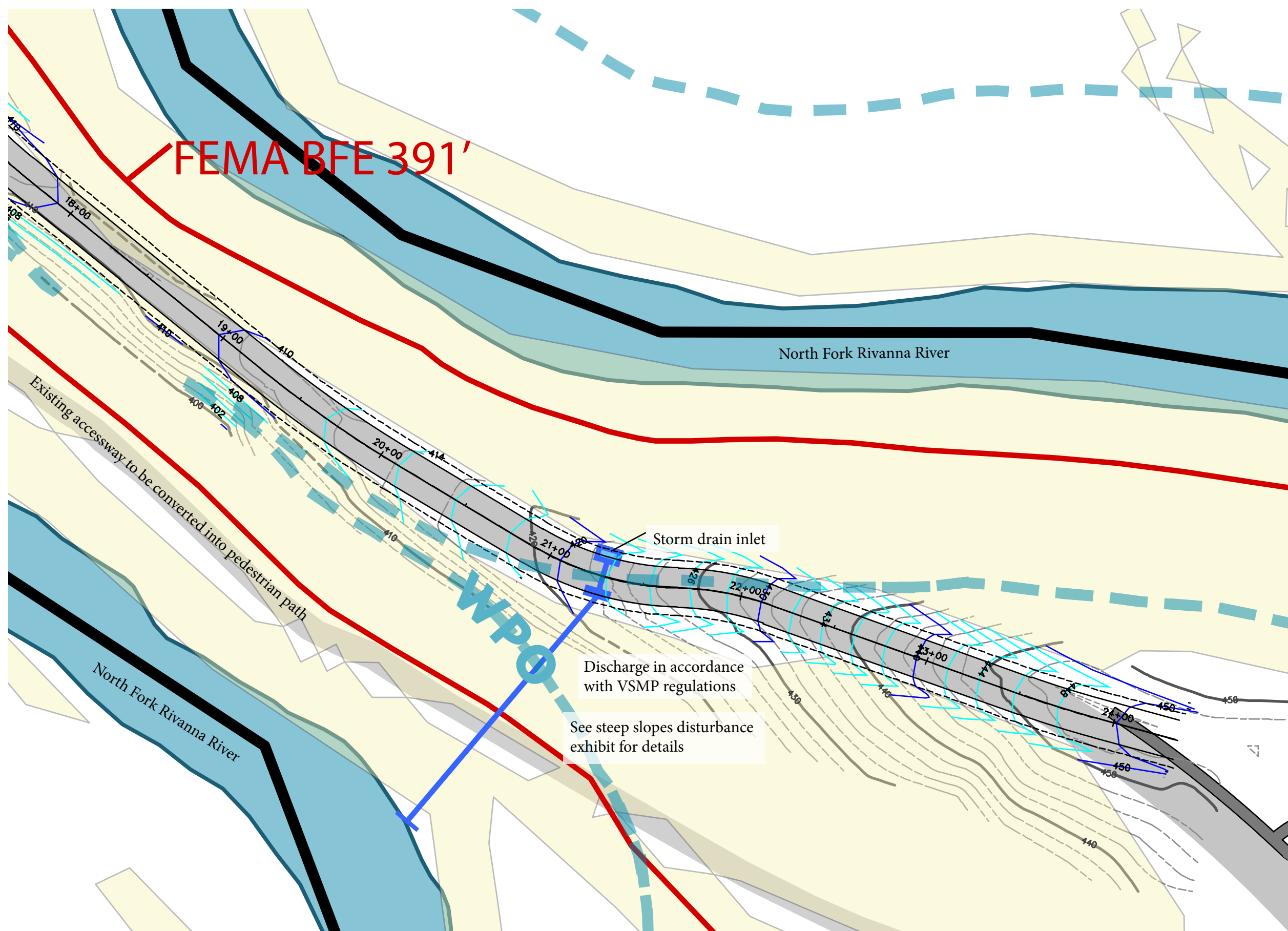
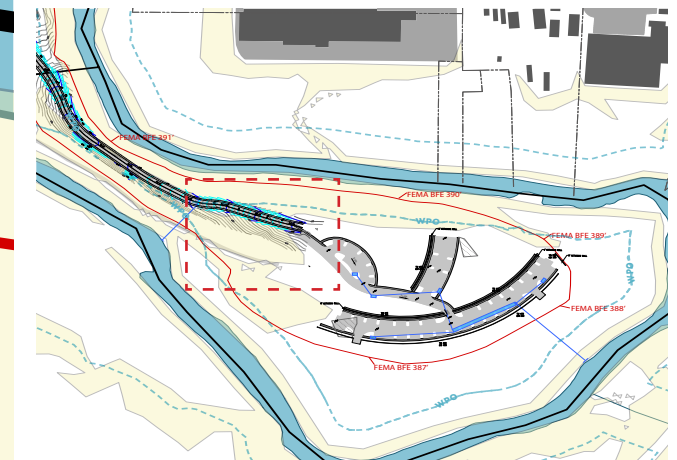
# RIVER'S EDGE

## CONCEPTUAL STORMWATER

Sheet 22 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018.



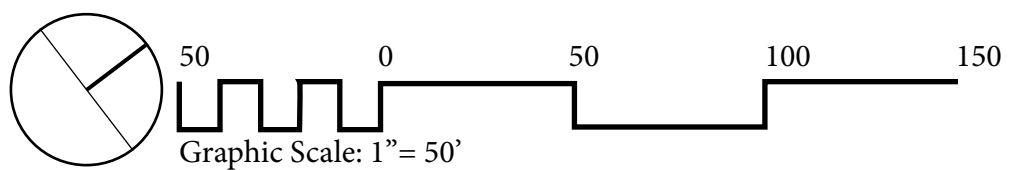
Key	
	FEMA BFE Boundary
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved

TMP(s) 32-5A & 32-5A1

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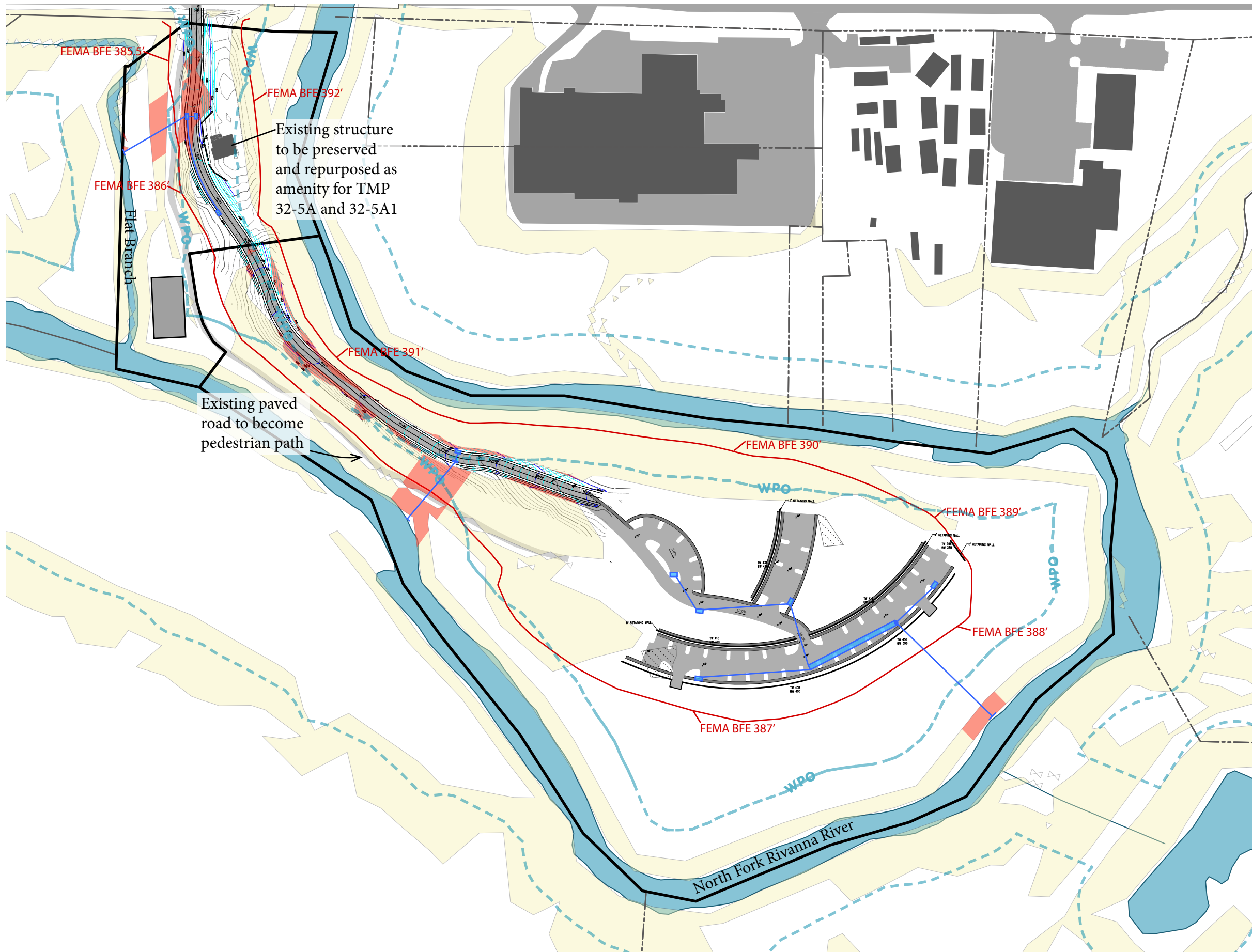
# RIVER'S EDGE

## STEEP SLOPES DISTURBANCE

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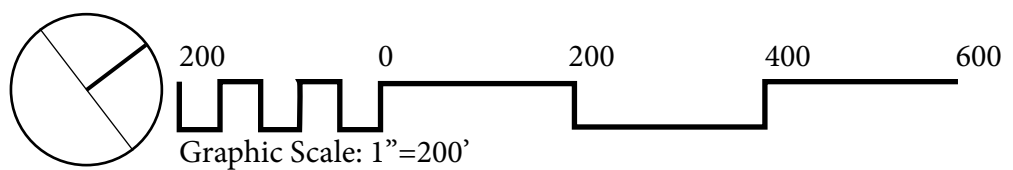
Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018
2. Total disturbance of the steep slopes is approximately 39,100 square feet



**Key**

- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Steep Slopes: Preserved
- Steep Slopes Disturbance



TMP(s) 32-5A & 32-5A1

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# RIVER'S EDGE

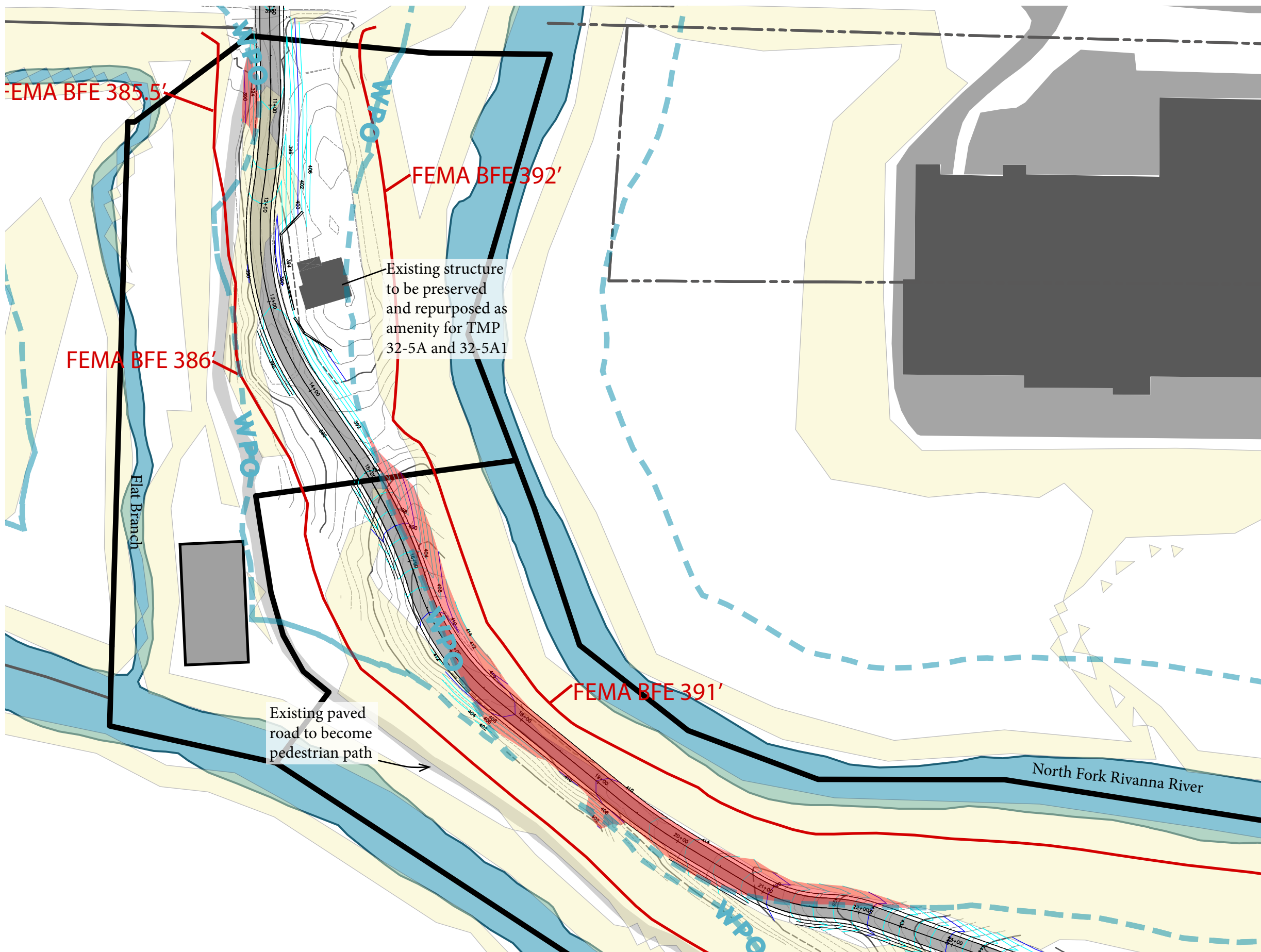
## STREAM BUFFER DISTURBANCE

Sheet 24 of 29

Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018

2. Total disturbance of the stream buffer is approximately 23,000 square feet



### Key

- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Steep Slopes: Preserved
- Stream Buffer Disturbance

TMP(s) 32-5A & 32-5A1

Submitted 17 December 2018

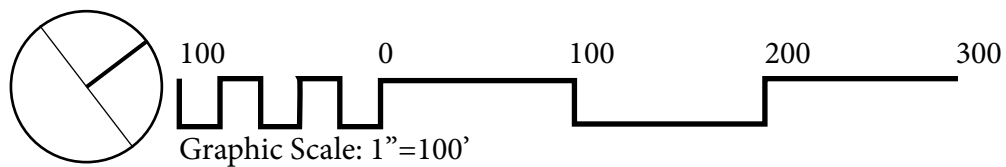
Revised 16 September 2019

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project: 15.064

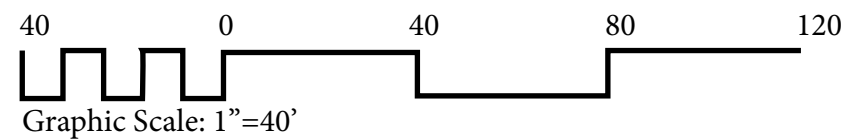
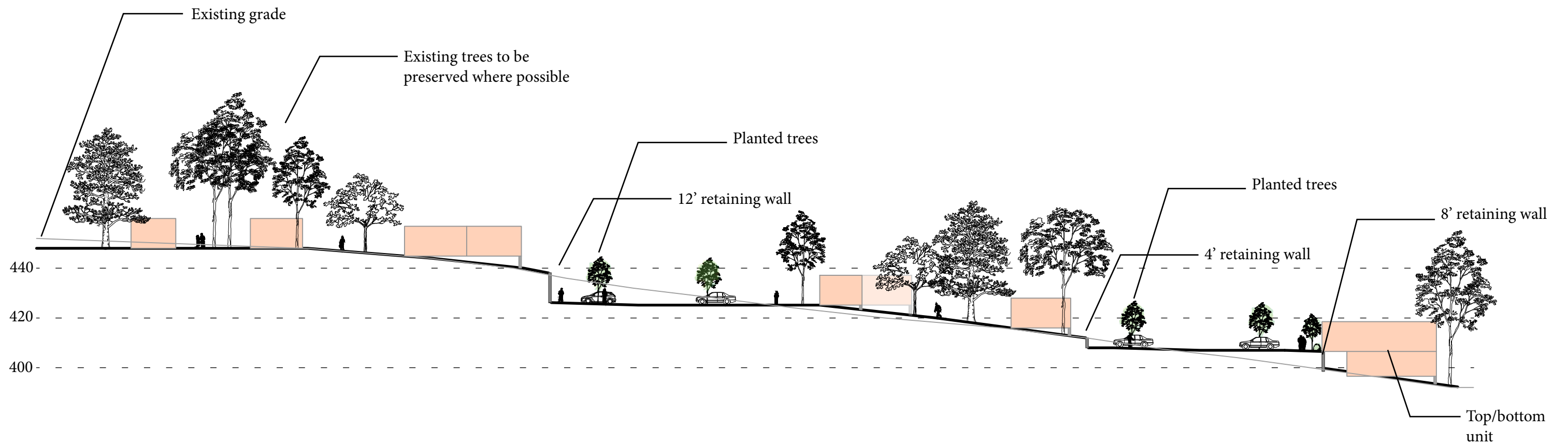
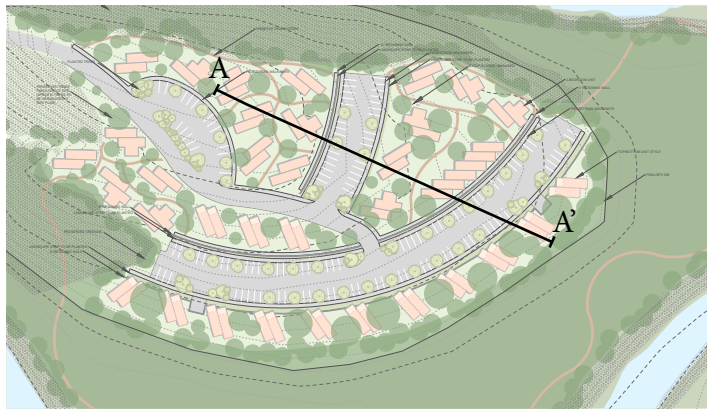
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# RIVER'S EDGE SITE SECTION A-A'

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TMP(s) 32-5A & 32-5A1

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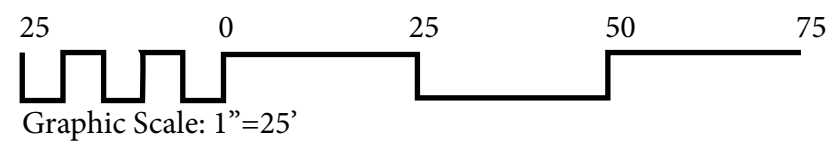
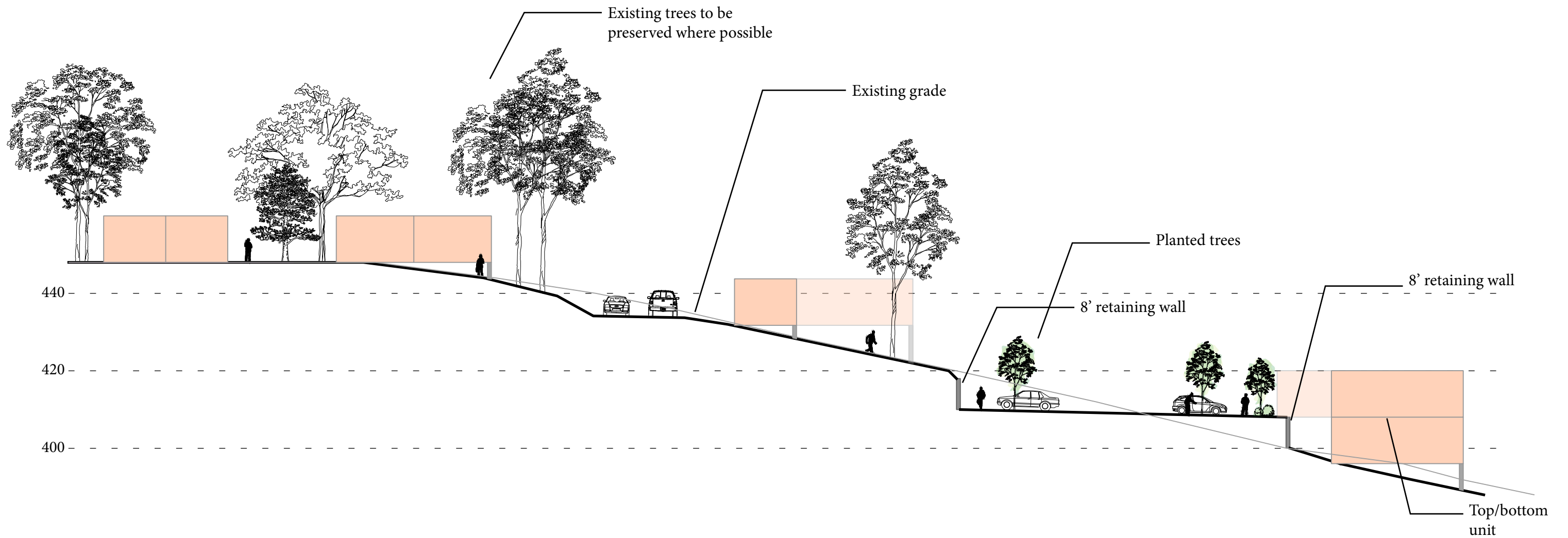
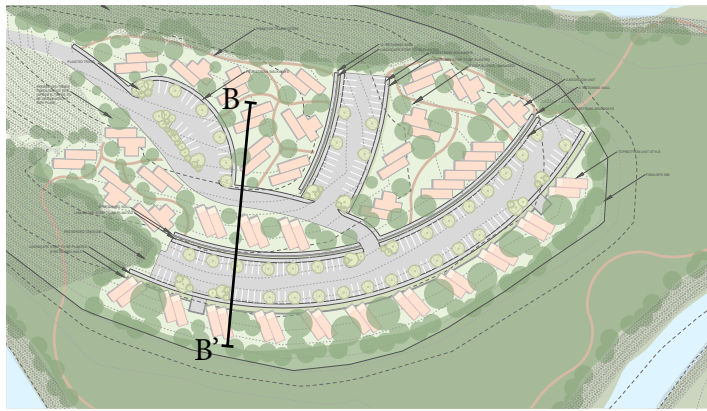
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# RIVER'S EDGE

## SITE SECTION B-B'

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Revised 16 December 2019  
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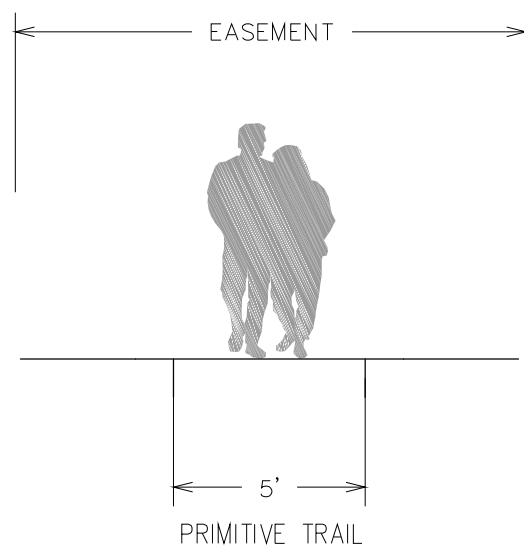
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# RIVER'S EDGE STREET SECTION

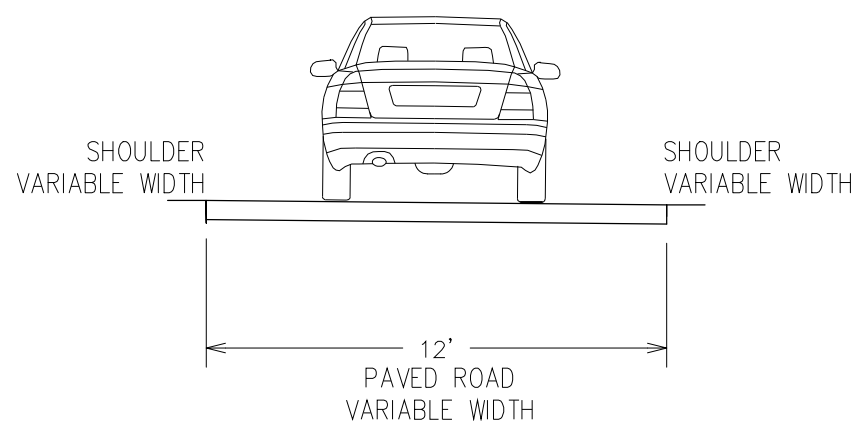
## PRIMITIVE TRAIL SECTION

CLASS B – TYPE 1  
 PRIMITIVE NATURE TRAIL – PRIVATE

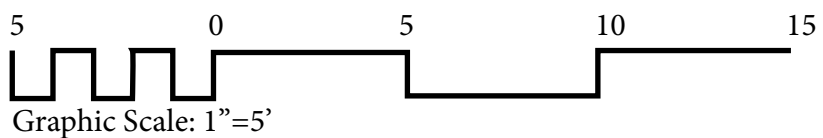
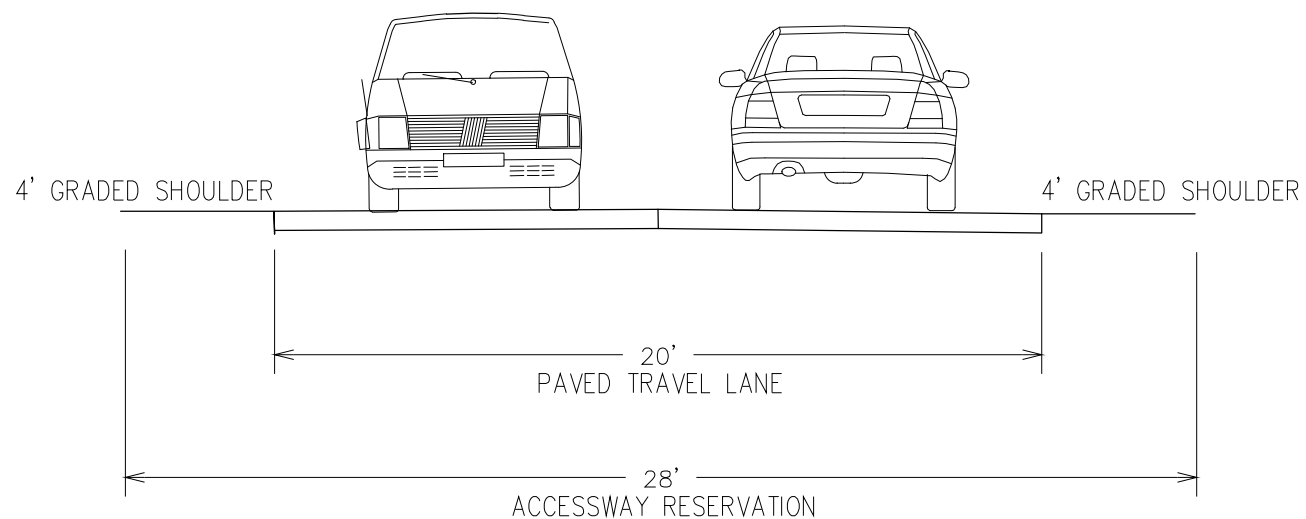


## ACCESSWAY SECTION

EXISTING  
 RIVER'S EDGE ROAD



PROPOSED TYPICAL STREET SECTION  
 INTERNAL ROAD NETWORK



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**RIVER'S EDGE**  
**SUPPLEMENTARY REGULATIONS**  
Sheet 29 of 29

**A) AFFORDABLE HOUSING**

15% of the total residential dwelling units within the project shall be For-Rent Affordable Dwelling Units (the "15% Affordable Housing Requirement"). For the purposes of these Supplementary Regulations, "affordable housing" shall mean units affordable for rent by households within incomes at or below eighty percent (80%) of the area median income (as determined from time to time by the Virginia Housing Development Authority). All renters of the Affordable Dwelling Units shall be approved by the Albemarle County Community Development Department. The 15% Affordable Housing Requirement may be met through a variety of housing unit types, including but not limited to, two-family dwellings, triplexes, and quadruplexes.

(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 Albemarle County Community Development Department. 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. 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 (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 Albemarle County Community Development Department 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.

(4) Tracking.

Each subdivision plat and site plan for land within the Property shall: i) designate the 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 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.

TMP(s) 32-5A & 32-5A1

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# RIVER'S EDGE CONCEPT EXHIBIT

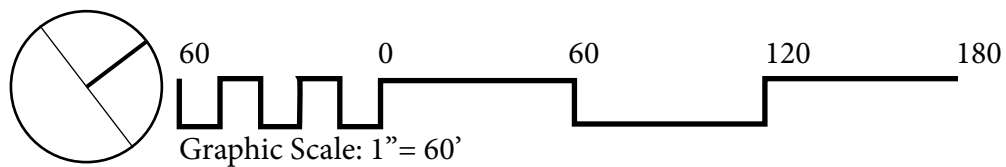
Sheet 1 of 1



TMP(s) 32-5A & 32-5A1

Submitted 17 December 2018  
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Revised 16 December 2019

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Additional Notes:  
1. Concept Plan is for illustrative purposes only

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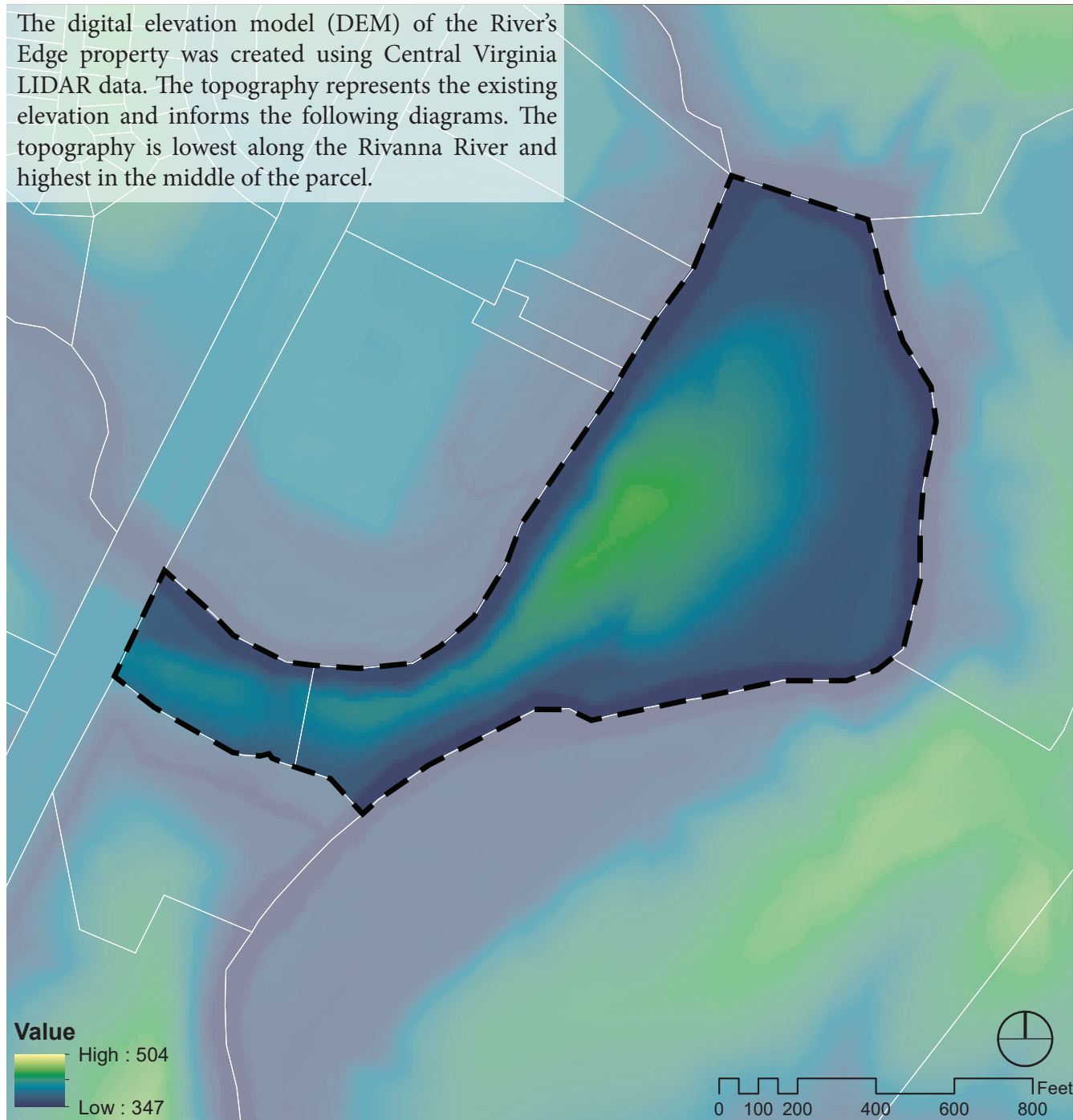
The following exhibits analyze the topographic features of the site and have helped to inform the conceptual development plan of the site.

# RIVER'S EDGE GIS ANALYSIS

Sheet 1 of 2

## DEM

The digital elevation model (DEM) of the River's Edge property was created using Central Virginia LIDAR data. The topography represents the existing elevation and informs the following diagrams. The topography is lowest along the Rivanna River and highest in the middle of the parcel.



## HILLSHADE

The DEM hillshade model visualizes the changing topography on-site, showing the more extreme drop-offs, where steep slopes exist within the property.



TMP(s) 32-5A & 32-5A1

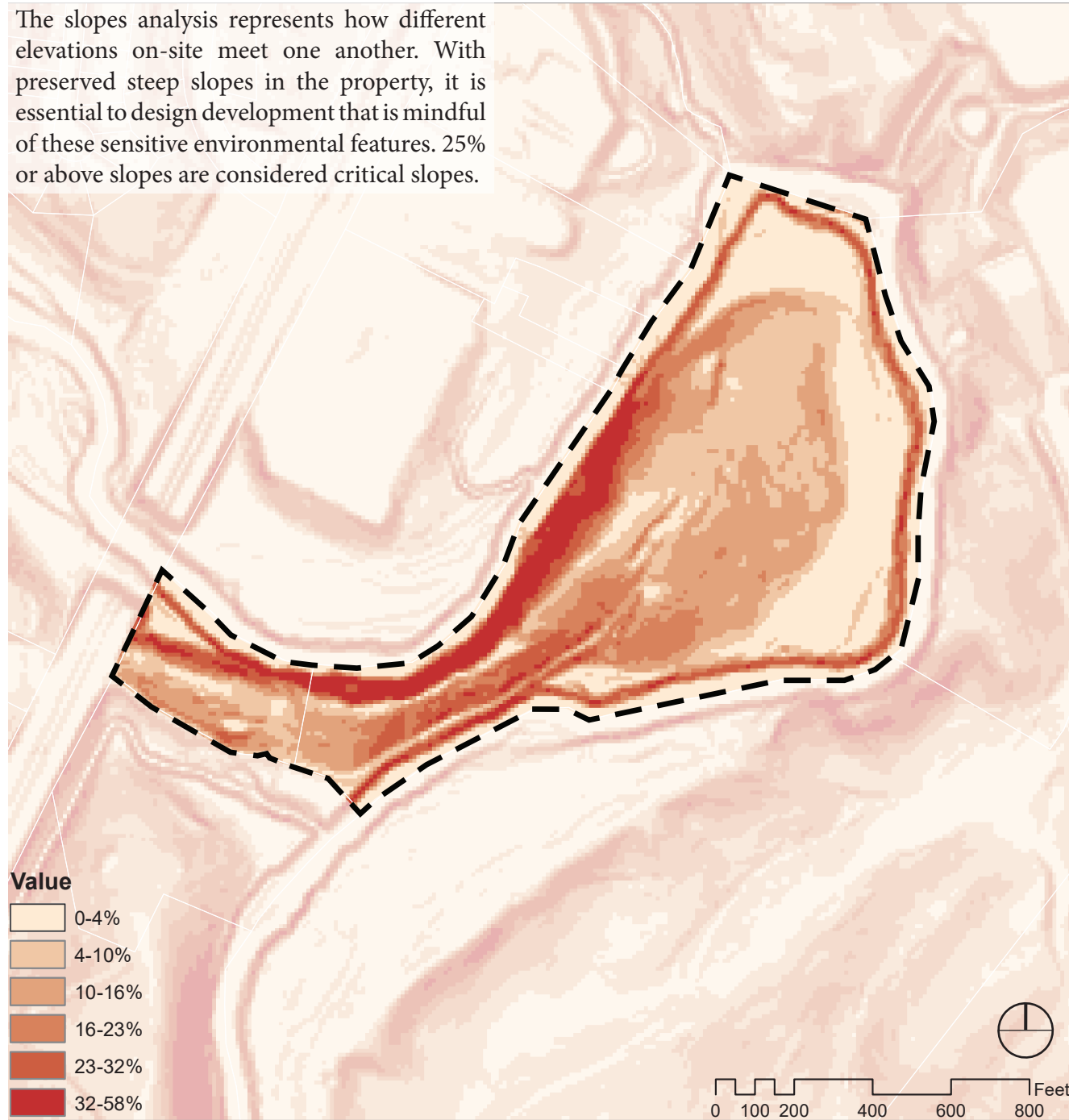
Submitted 17 December 2018  
**REVISED 16 SEPTEMBER 2019**

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# RIVER'S EDGE GIS ANALYSIS

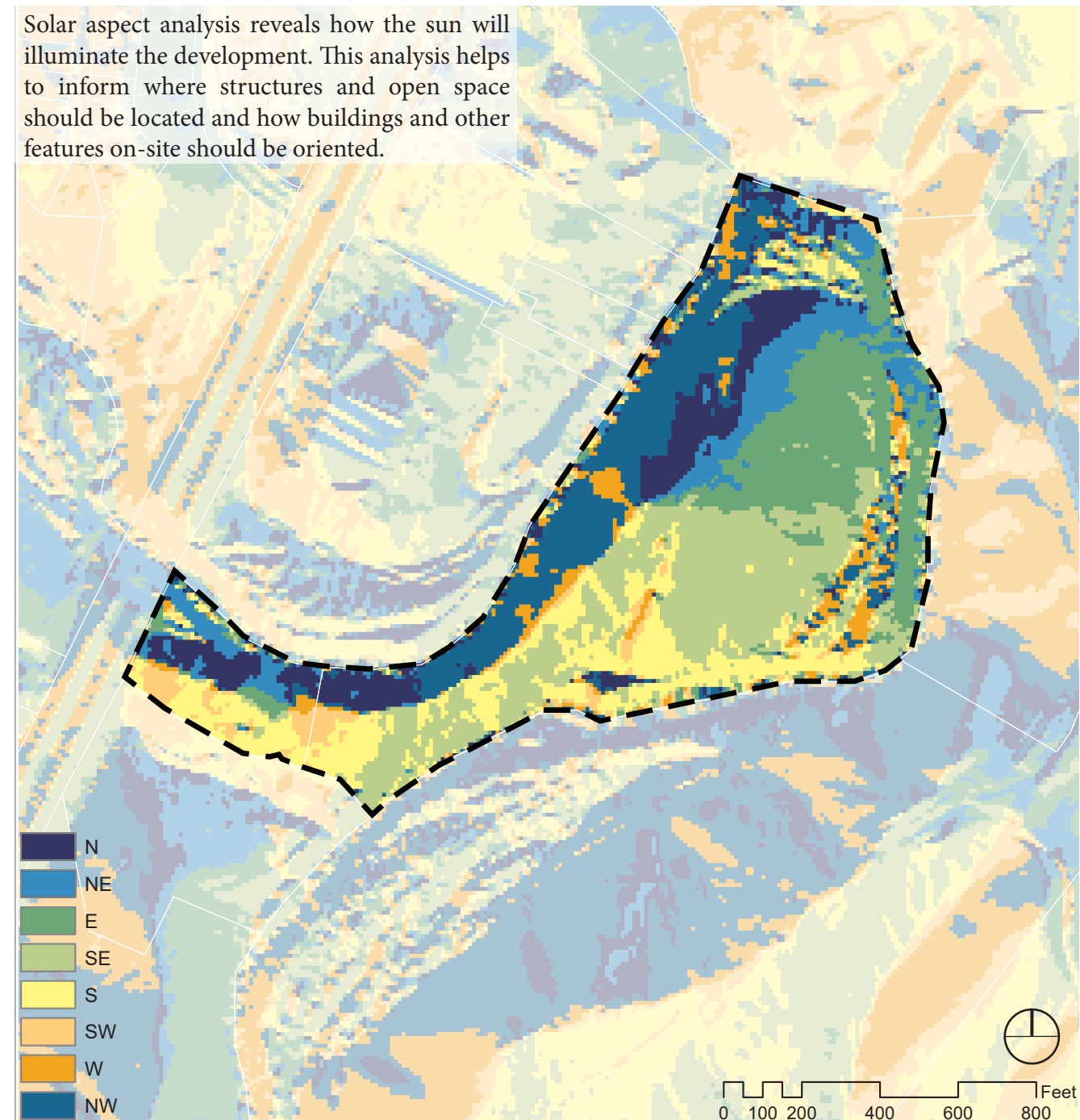
## SLOPE

The slopes analysis represents how different elevations on-site meet one another. With preserved steep slopes in the property, it is essential to design development that is mindful of these sensitive environmental features. 25% or above slopes are considered critical slopes.



## ASPECT

Solar aspect analysis reveals how the sun will illuminate the development. This analysis helps to inform where structures and open space should be located and how buildings and other features on-site should be oriented.



TMP(s) 32-5A & 32-5A1

Submitted 17 December 2018  
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