

RIVER'S EDGE

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

project ID: 15.064

Submitted 17 December 2018

Revised 16 September 2019

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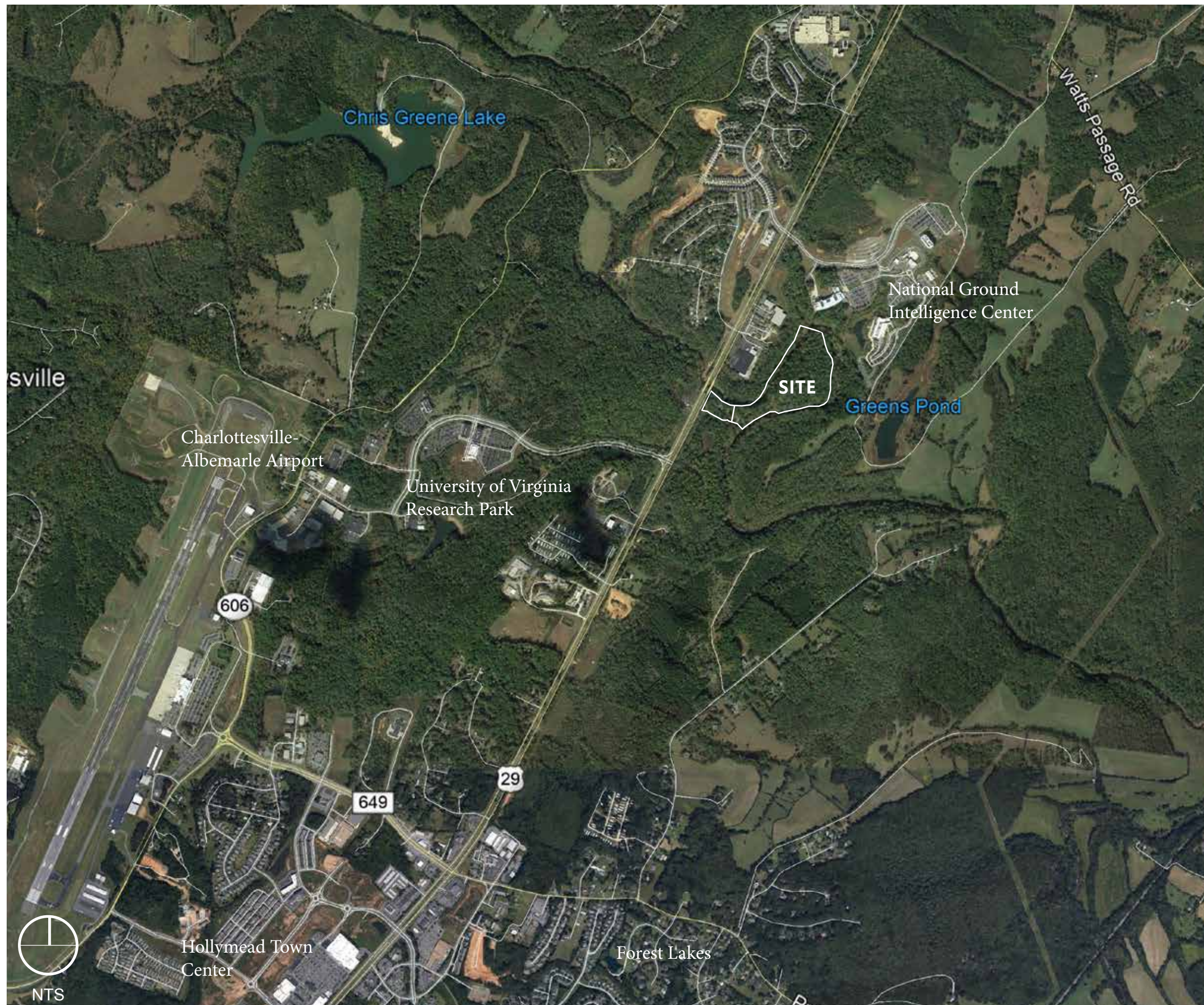
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Context Map

Sheet 1 of 29

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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: 50 units, maximum unit size 1,200 SF + 50 units, maximum unit size 900 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 during site plan with equipment and facilities as provided for in this Application Plan and as approved by the Director of Planning and Community Development.

STORMWATER MANAGEMENT

If permitted under applicable stormwater regulations, stormwater discharge may be to level spreader or similar facility to open space. If conditions do not permit such discharge, stormwater may be conveyed to the stream or river in an adequate channel with slope stabilization, as applicable, where stream bank disturbance occurs.

USE TABLE NOTES

- 1. Total footprint area of residential buildings not to exceed 60,000 SF
- 2. Setbacks are not provided as the property is not to be subdivided.

USE TABLE

PROPOSED # OF DWELLING UNITS¹	100
UNIT TYPE	Single-family dwelling, two-family dwelling, triplex, quadruplex
NON-RESIDENTIAL SQUARE FOOTAGE (excluding recreational facilities provided in accordance with Sec. 4.16)	4,000 SF
MAXIMUM HEIGHT	35’
MAXIMUM GFA PER UNIT	50 units: 1,200 SF (MAX) + 50 units: 900 SF (MAX)
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 LINES²	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 listed in 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</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>

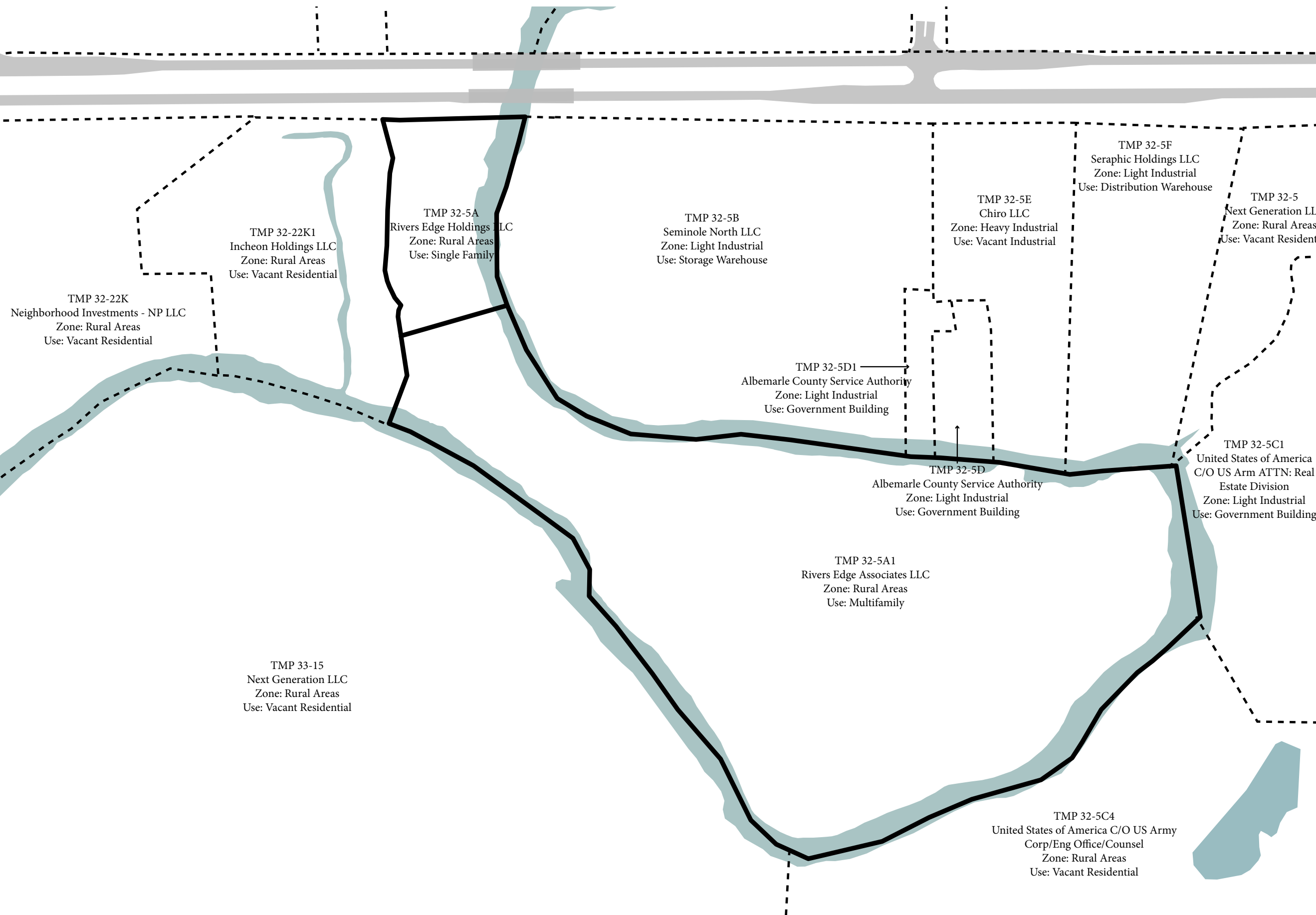
RIVER'S EDGE

EXISTING CONDITIONS

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Additional Notes:

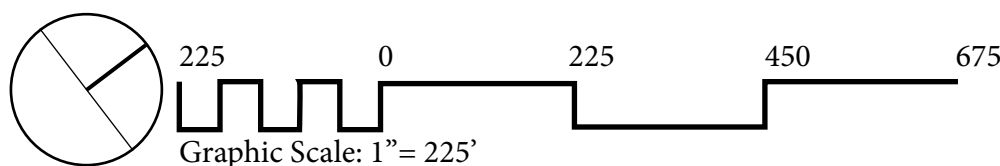
1. Source of property boundaries on sheet 3: Albemarle County GIS

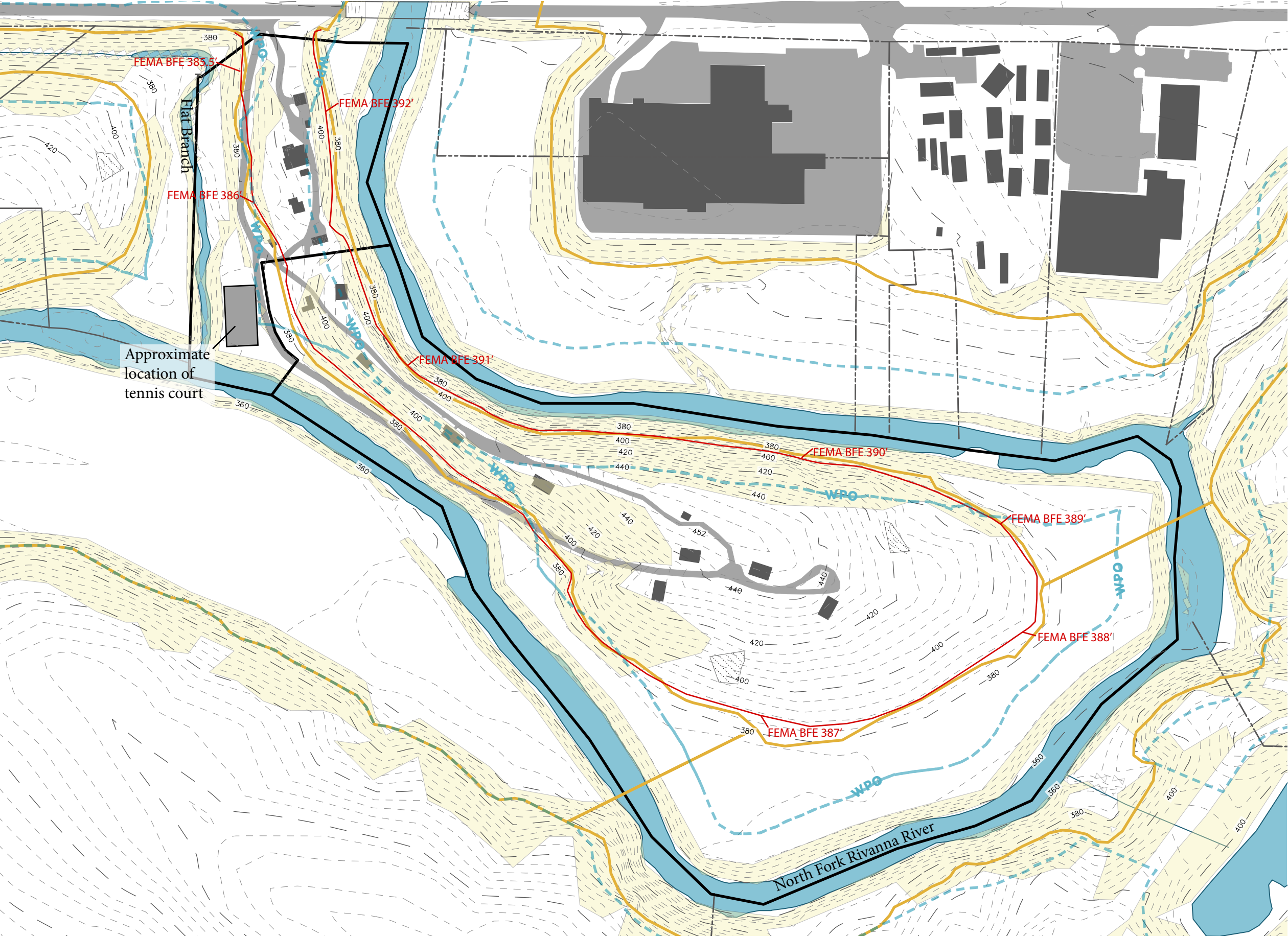


TMP(s) 32-5A & 32-5A1

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- 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

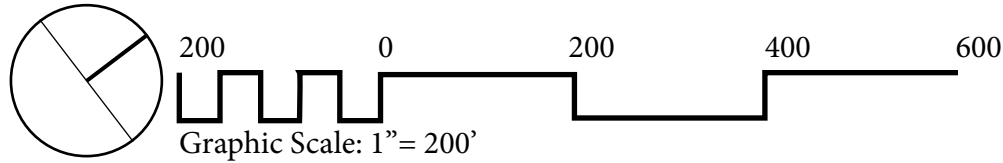
Key

GIS Parcel Boundary

FEMA Base Flood Elevation

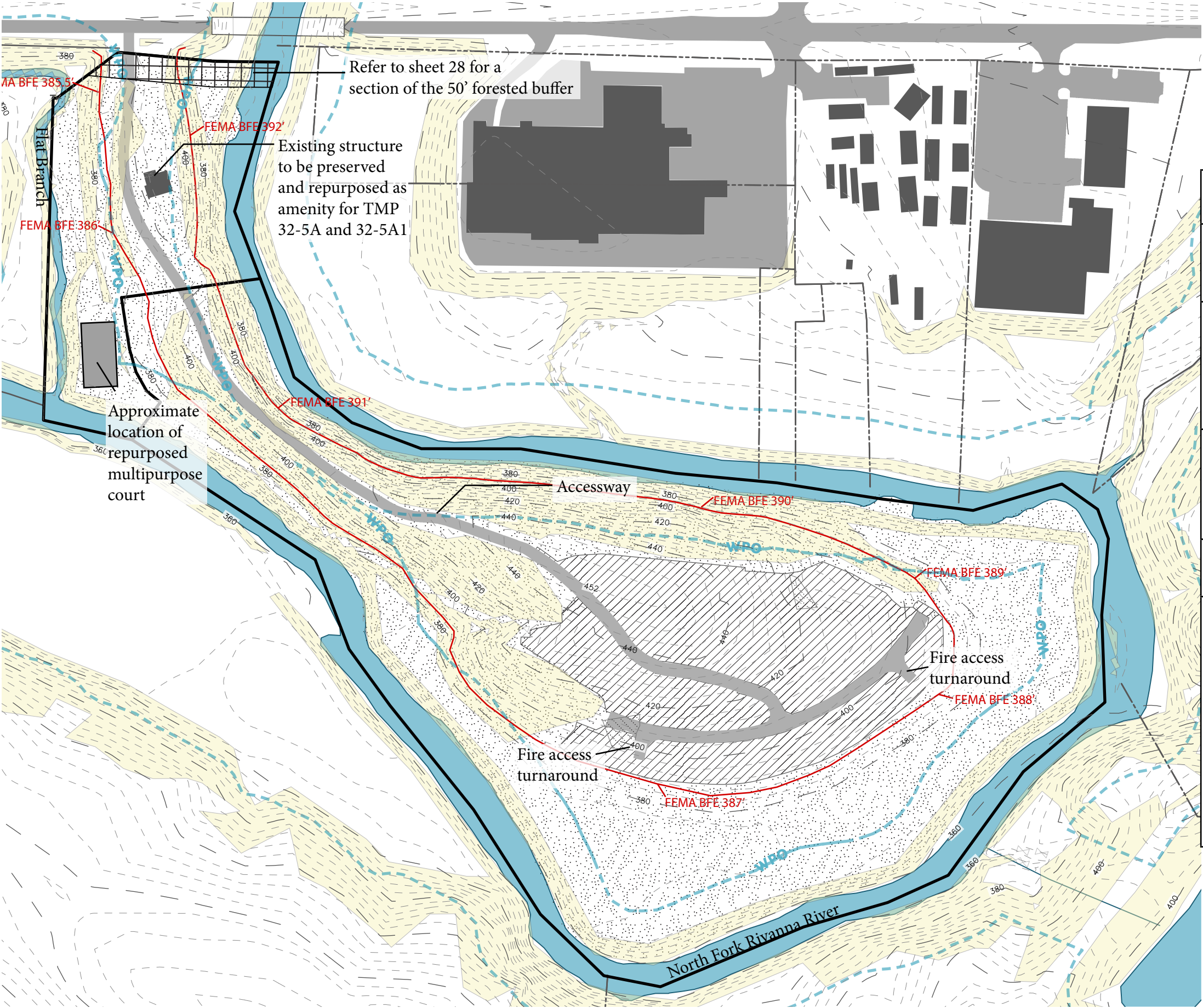
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RIVER'S EDGE
CONCEPT PLAN

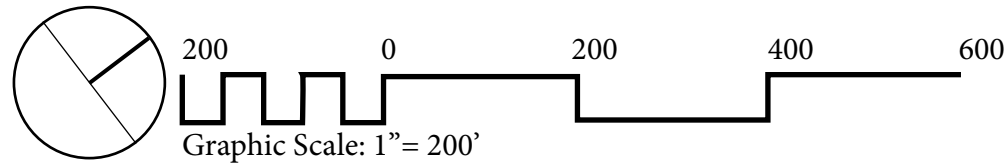
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LEGEND	LAND USE	PROHIBITED USES	PERMITTED USES
	Accessway Reservation*	Residential & non- residential buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within a ROW
	Buildable Area	None	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

*Accessway reservation area is shown for circulation feasibility purposes; this location is approximate and may change during site plan.

1. Primitive buildings and structures accessory to the recreational areas of the development, such as picnic pavilions, may be constructed within the portion of the open space area that is outside of the regulatory floodway, stream buffers, and preserved slopes. The maximum number of sites for primitive buildings or primitive structures or similar outdoor amenities shall be five (5). The maximum disturbance area of any individual primitive building or primitive structure or similar outdoor amenity shall be 500 square feet. The maximum aggregate disturbance area for all sites for primitive buildings or primitive structures or outdoor amenities shall be 1,500 square feet. Primitive buildings, primitive structures, and similar outdoor amenities are intended to serve as an accessory use to the recreational areas of the development and are not intended for human habitation.



Key

FEMA BFE

Stream

WPO Buffer

Waterway

Steep Slopes: Preserved

Steep Slopes: Managed

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RIVER'S EDGE OPEN SPACE

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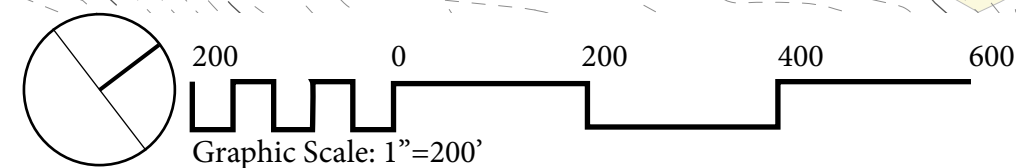
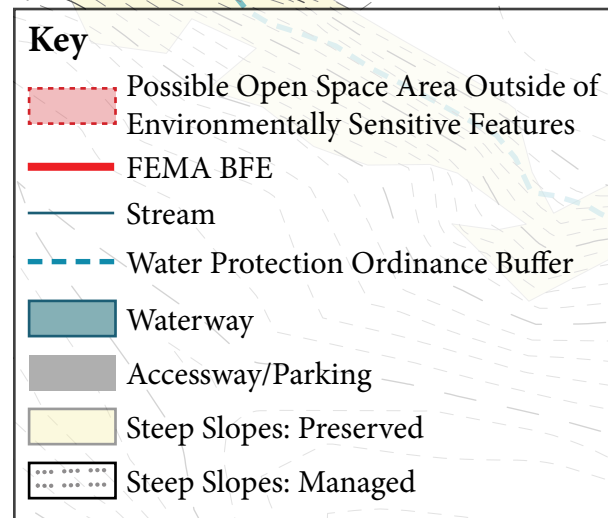
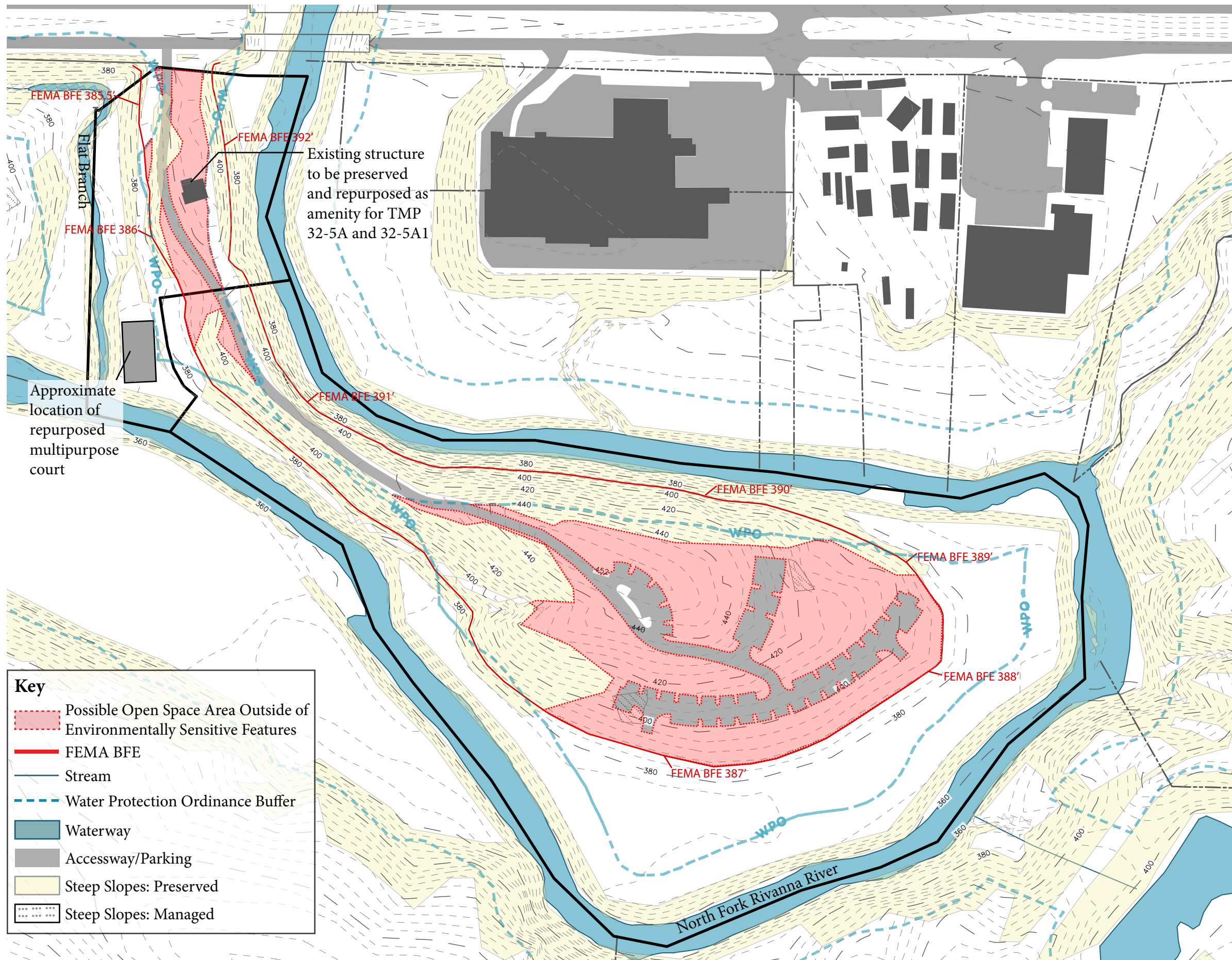
1. This open space exhibit shows possible open space area outside of environmentally sensitive features (steep slopes, floodplain, stream buffer). This does not depict total open space proposed for the property. For total open space, please see sheet 5 (Land Use Designations).
2. Total possible open 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 no greater than 60,000 sq. ft., therefore, possible open space area outside of (1) environmentally sensitive features, (2) accessway and parking area, and (3) building footprints is 4 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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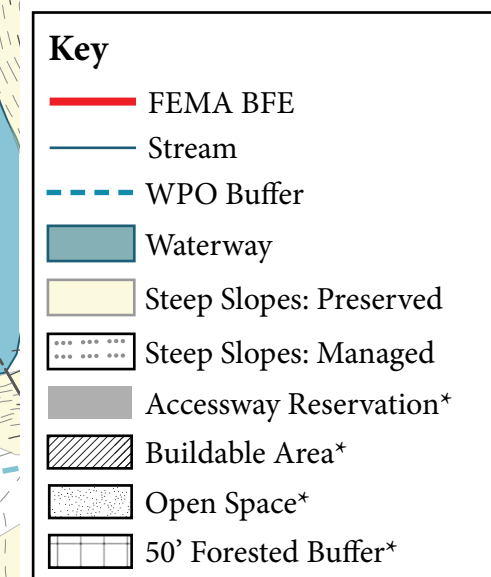
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1. Minimum 2,600 linear feet of primitive trails to be provided. Please refer to sheet 11 (Proposed Circulation) for proposed path locations.

Graphic Scale: 1"=200'



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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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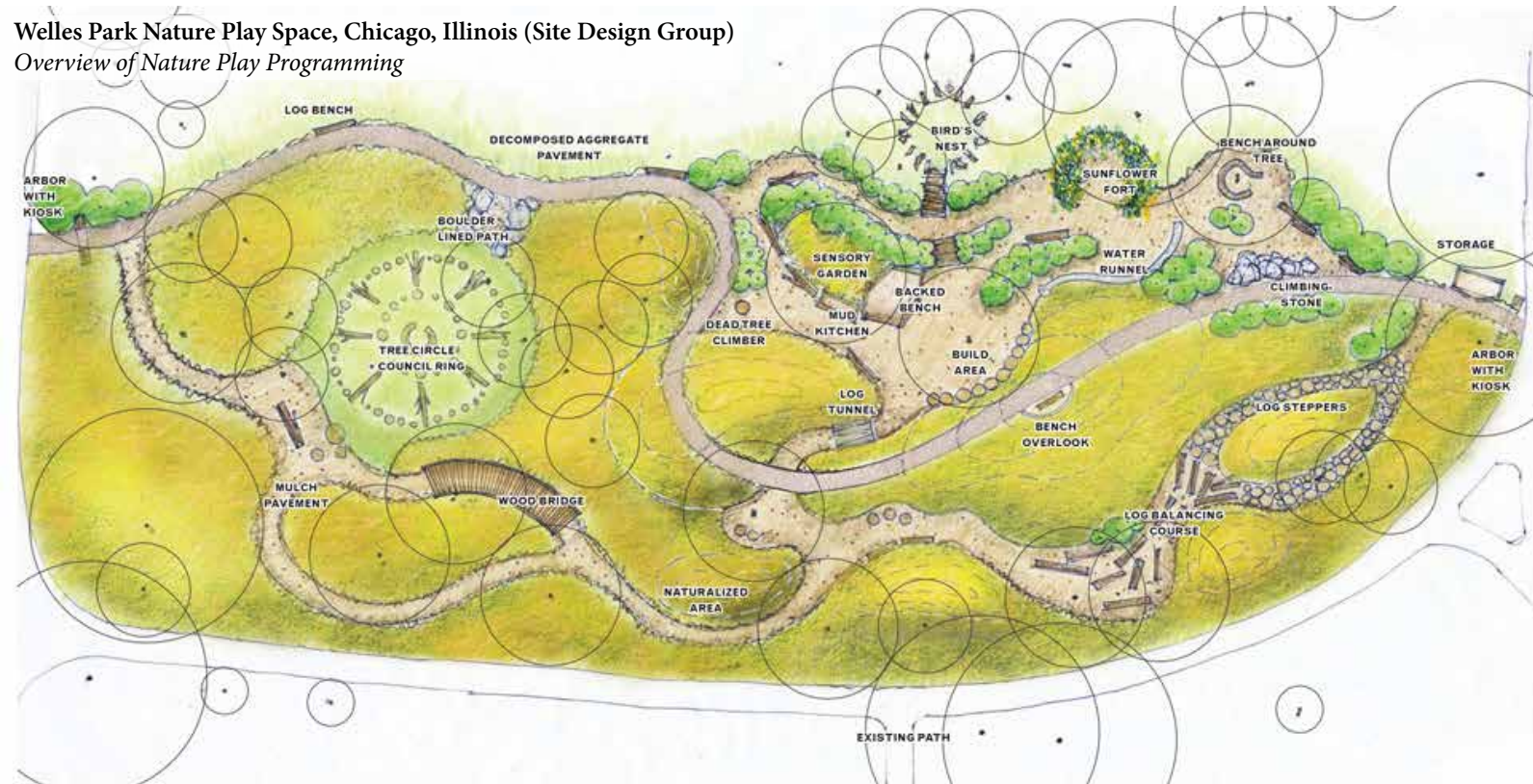
RIVER'S EDGE

PRECEDENT NATURAL PLAY IMAGES

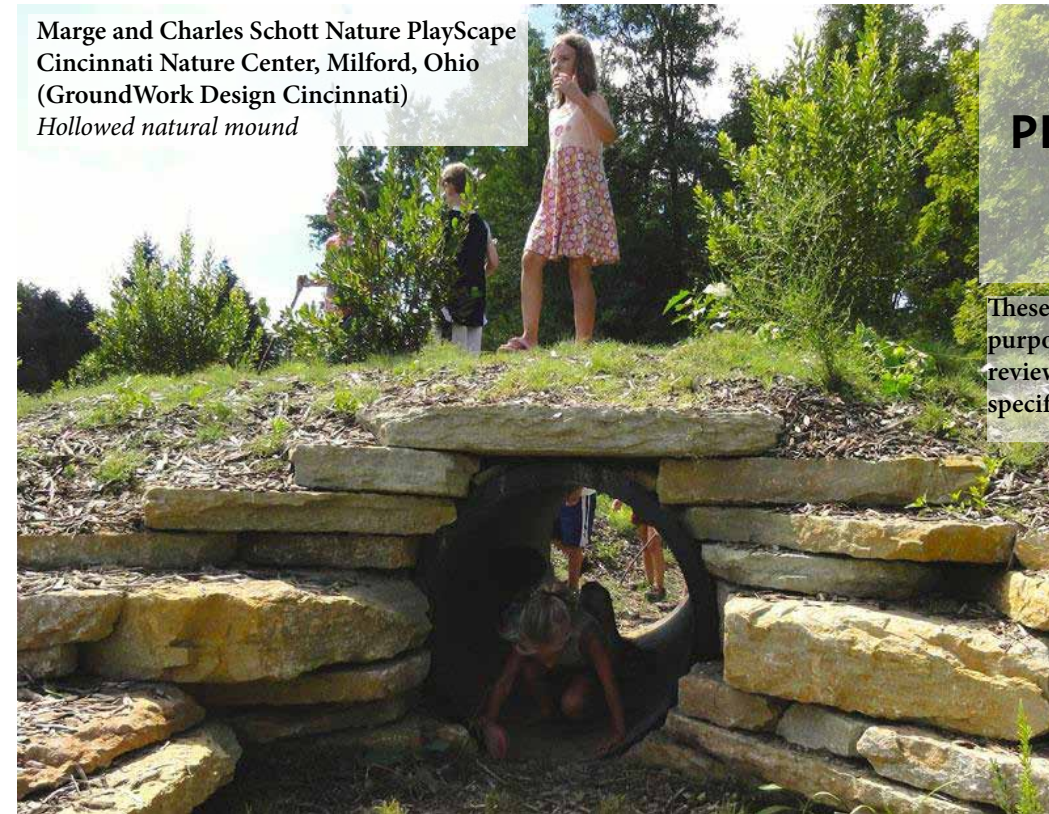
Sheet 9 of 29

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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



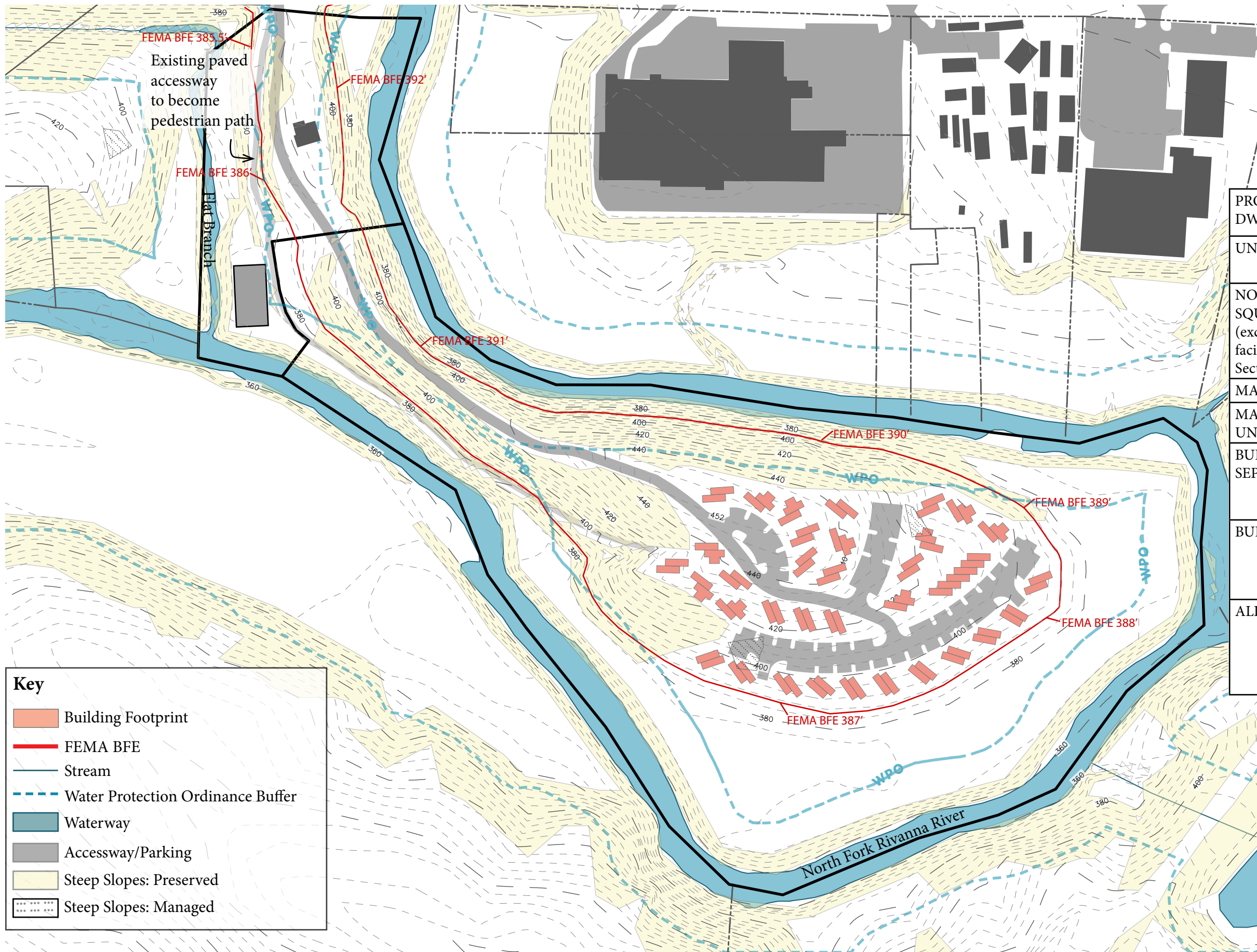
Welles Park Nature Play Space, Chicago, Illinois (Site Design Group)
Build Area / Loose parts play



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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.

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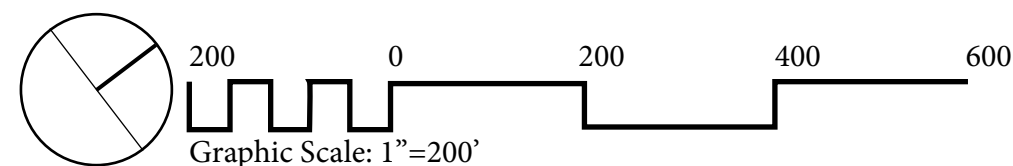
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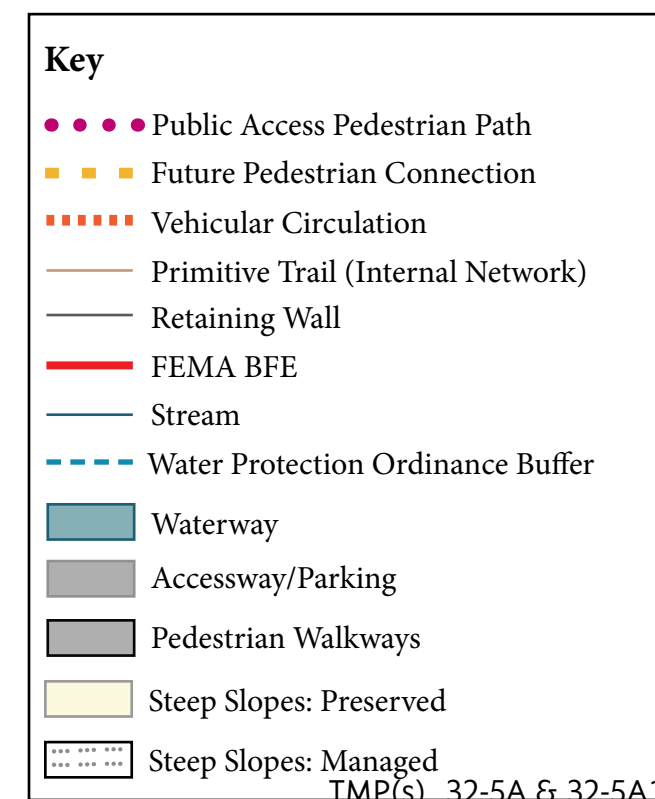
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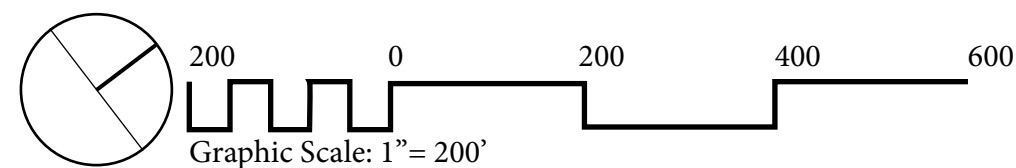
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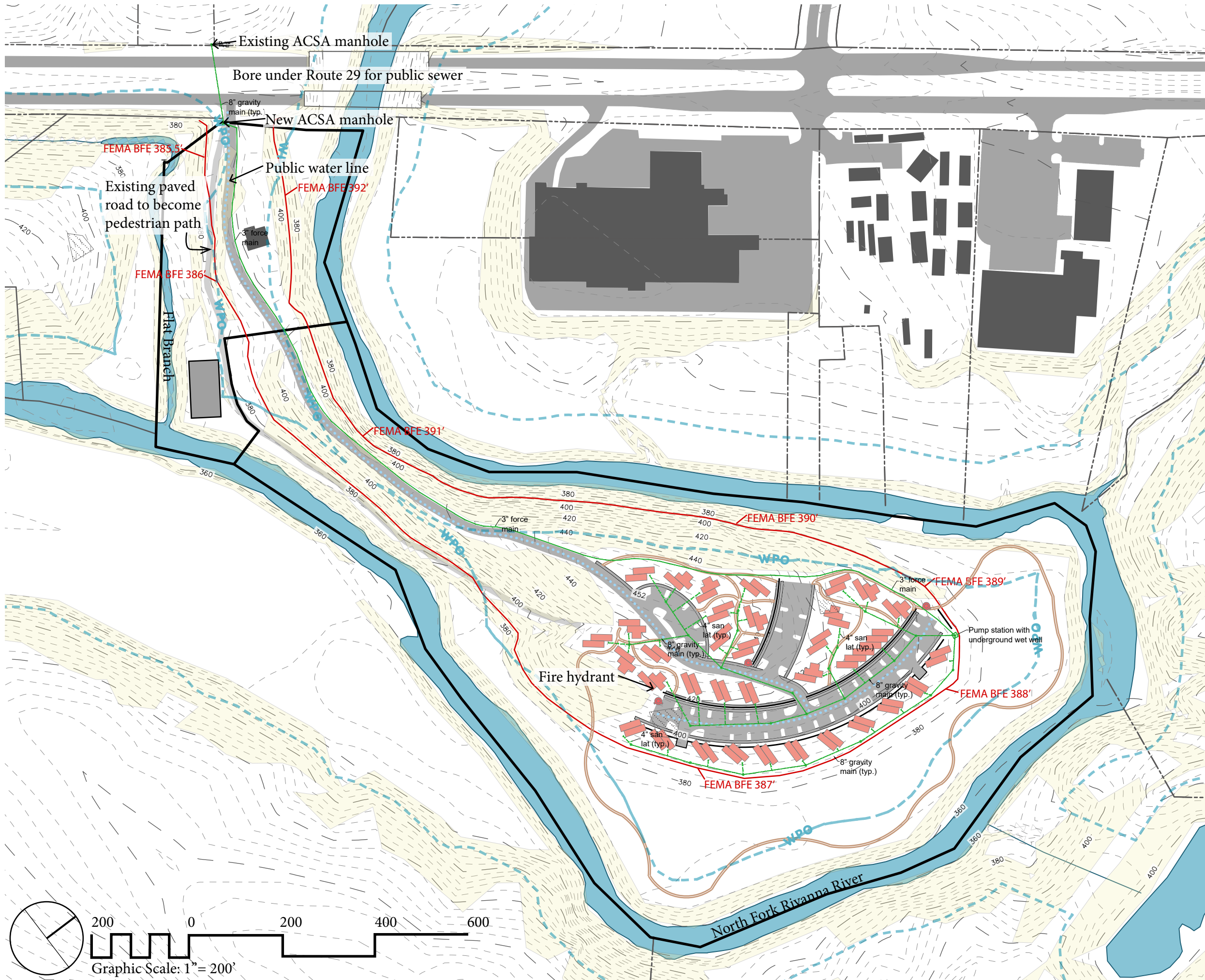


RIVER'S EDGE CONCEPTUAL WATER & SEWER

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Additional Notes:

1. 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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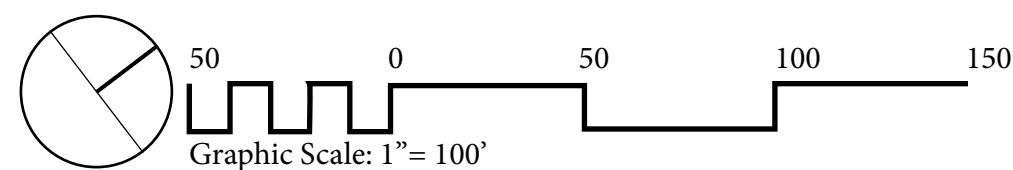
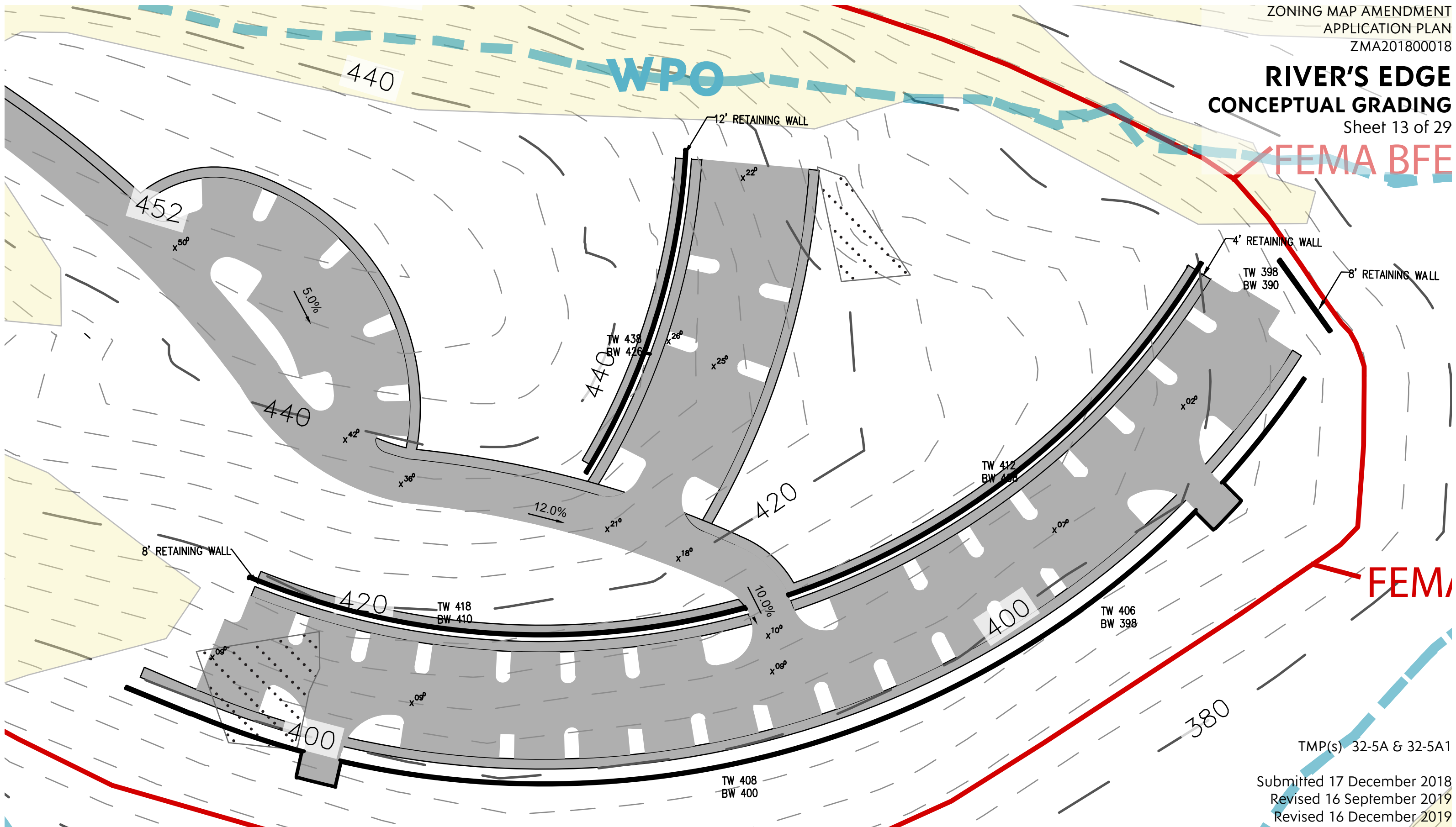


FEMA BFE

FEM,

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Key

Steep Slopes: Preserved

 Steep Slopes: Managed

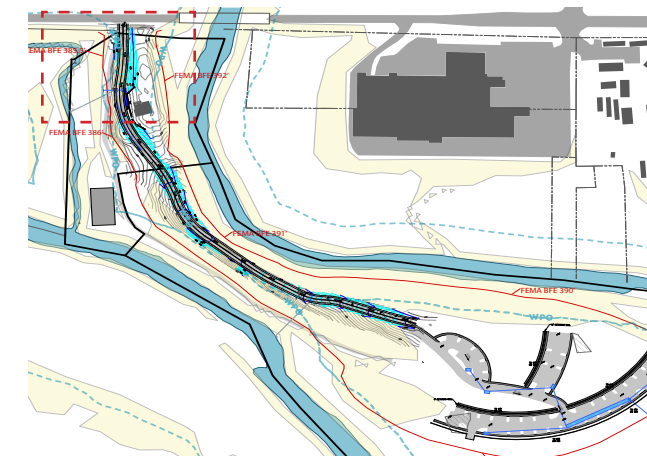
RIVER'S EDGE

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

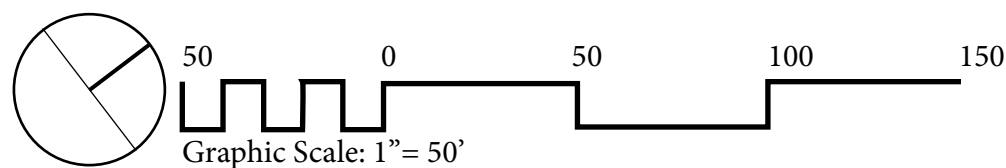
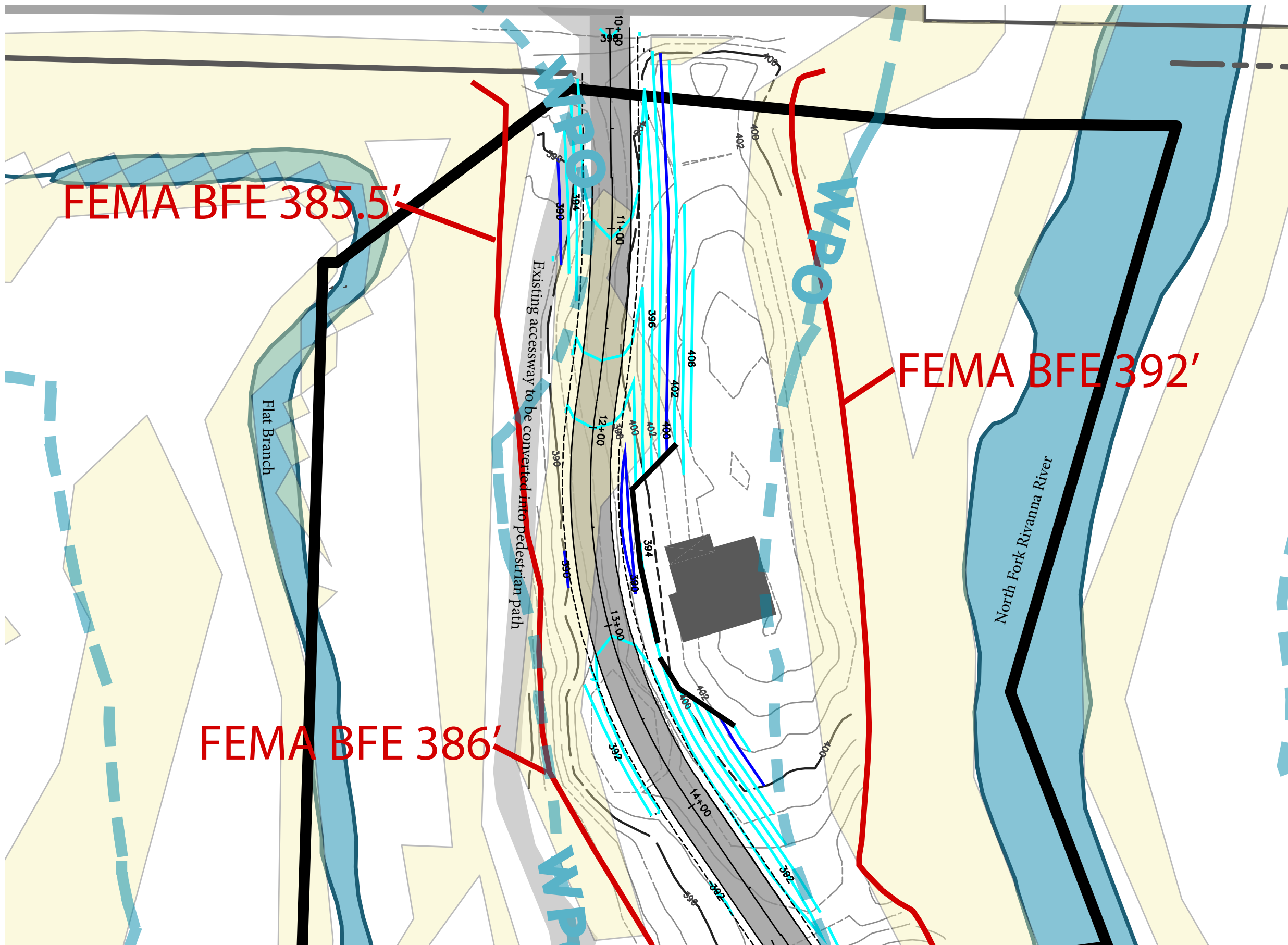


Key	
	FEMA BFE per County GIS Elevations
	Stream
	Water Protection Ordinance Buffer
	Waterway
	Accessway
	Steep Slopes: Preserved TMP(S) 32-5A & 32-5A1

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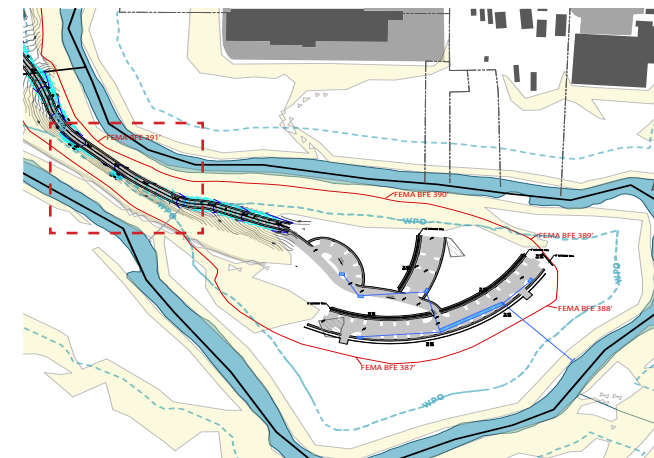
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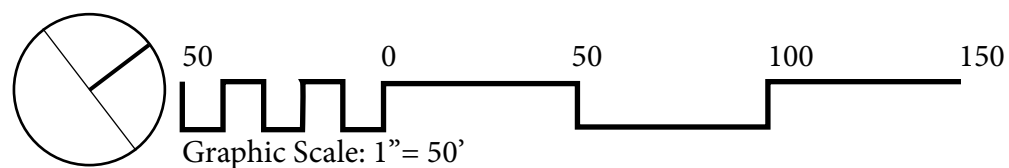
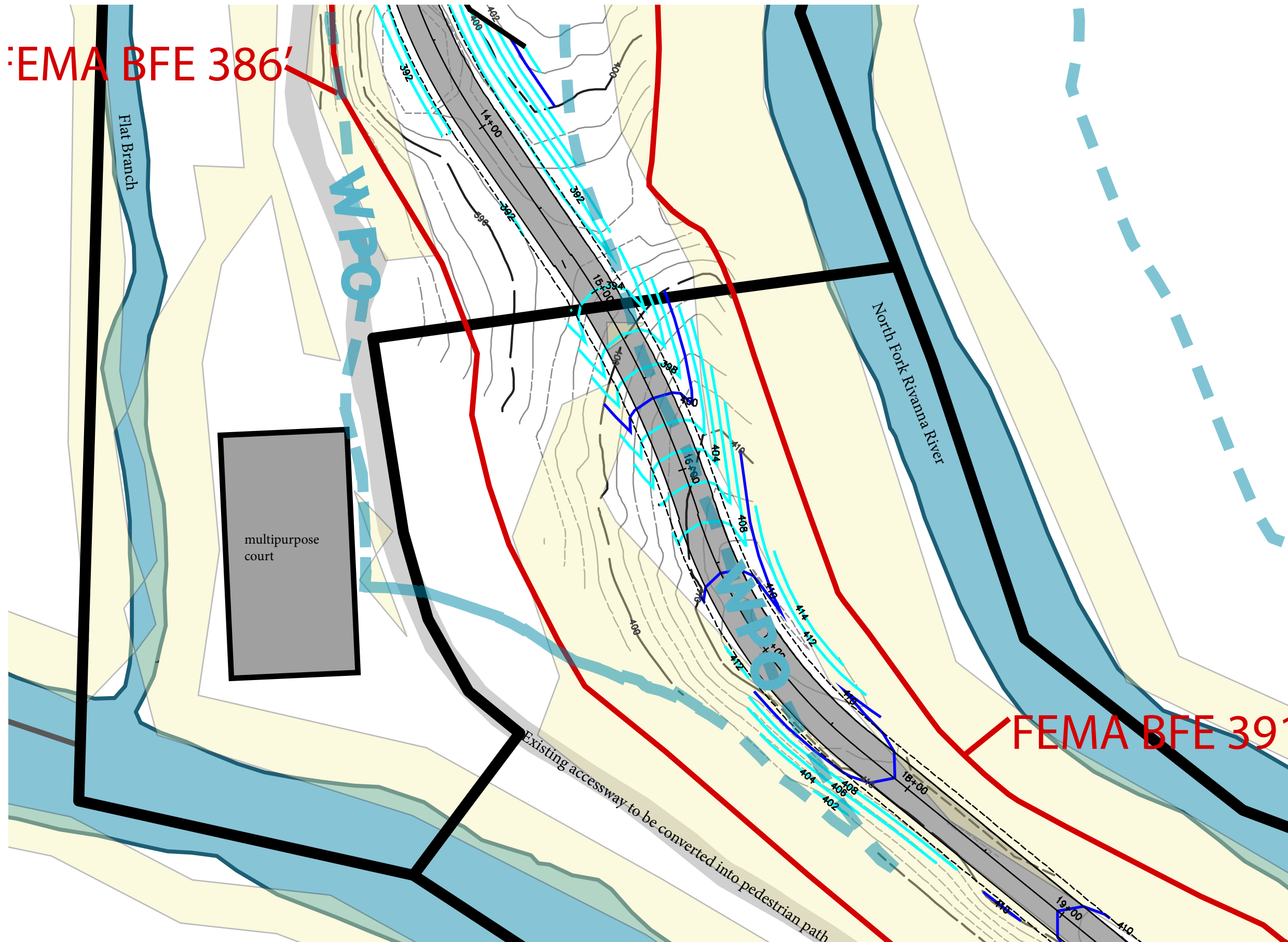


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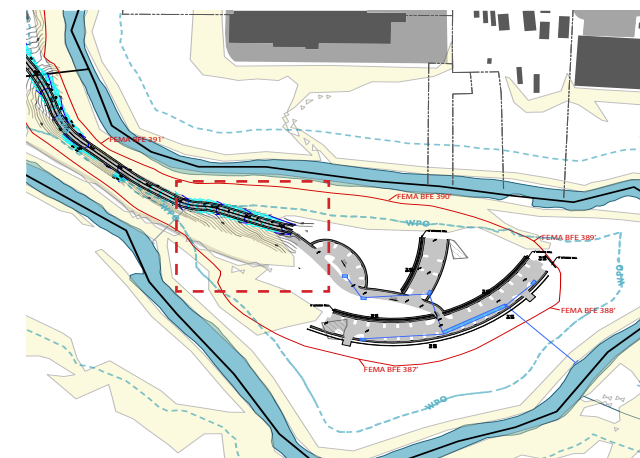
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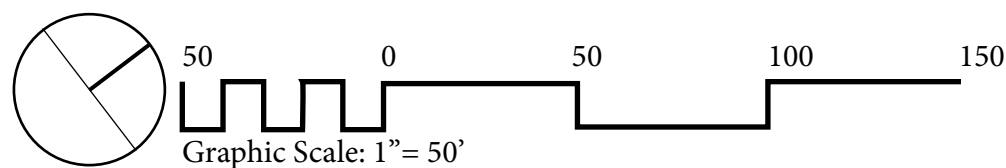
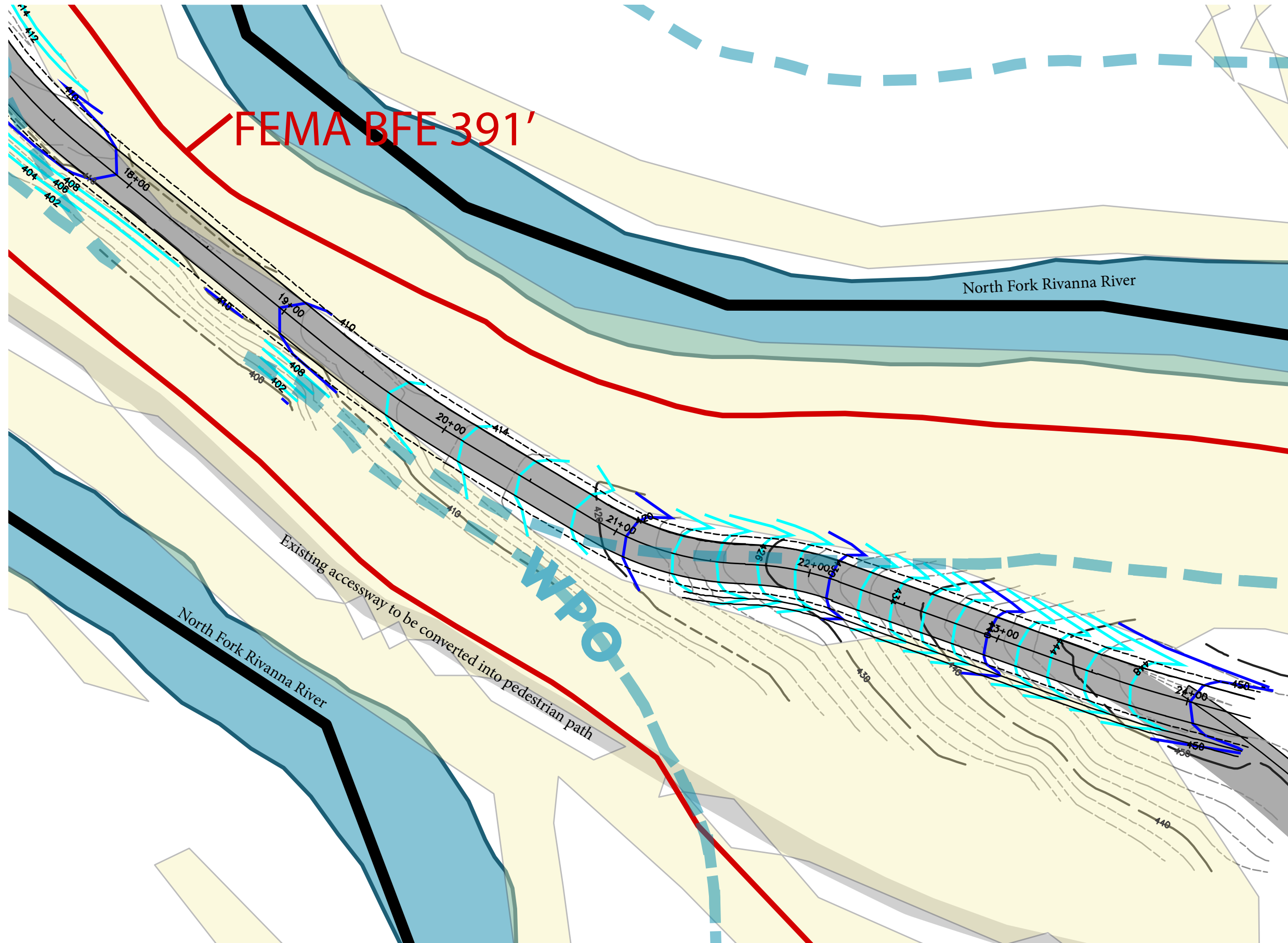


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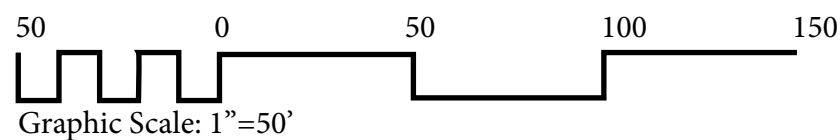
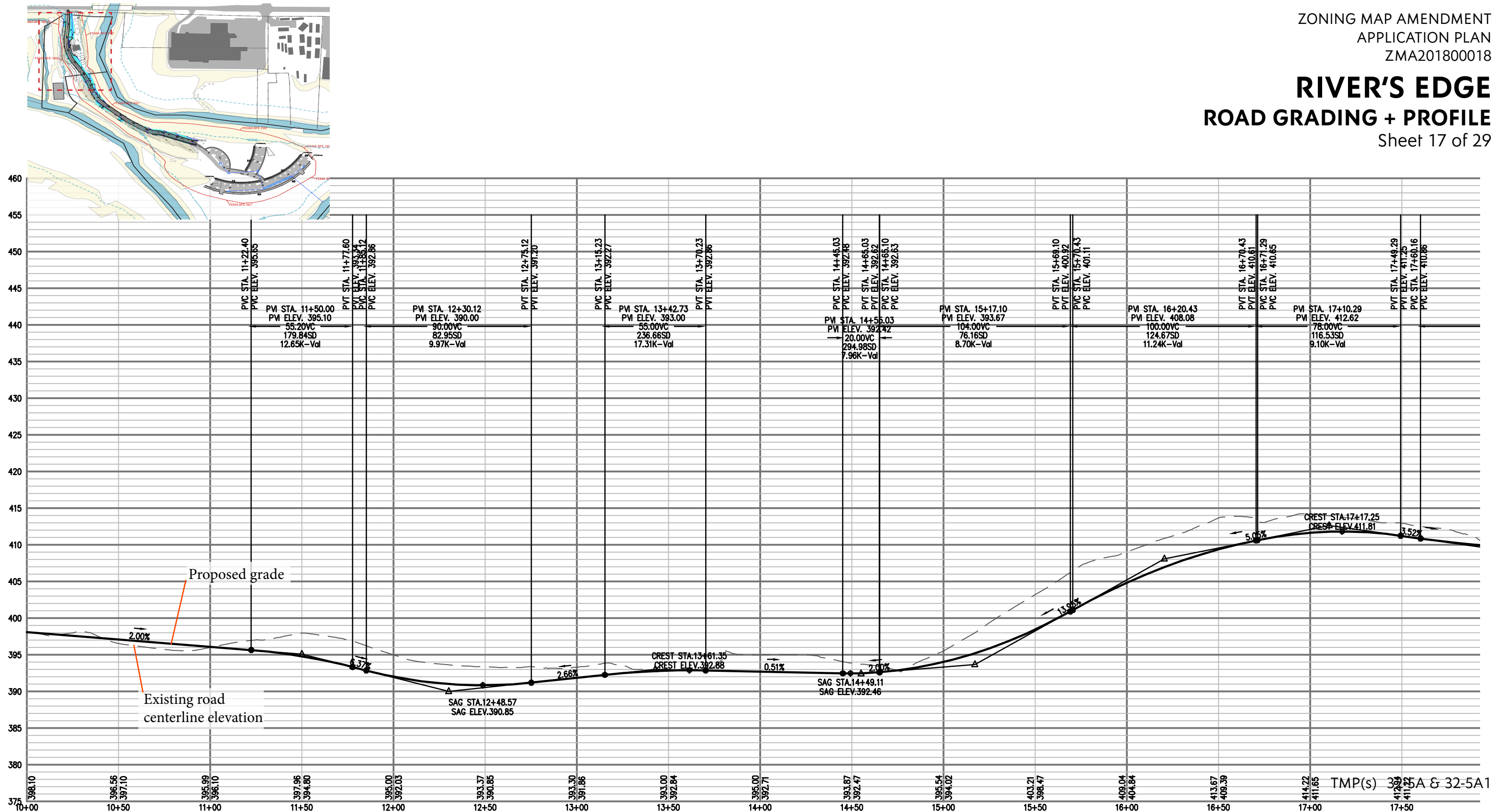
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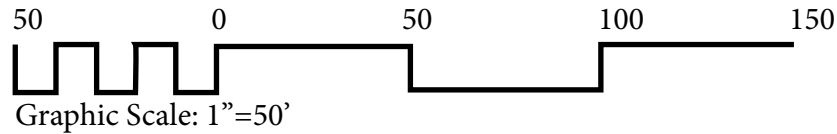
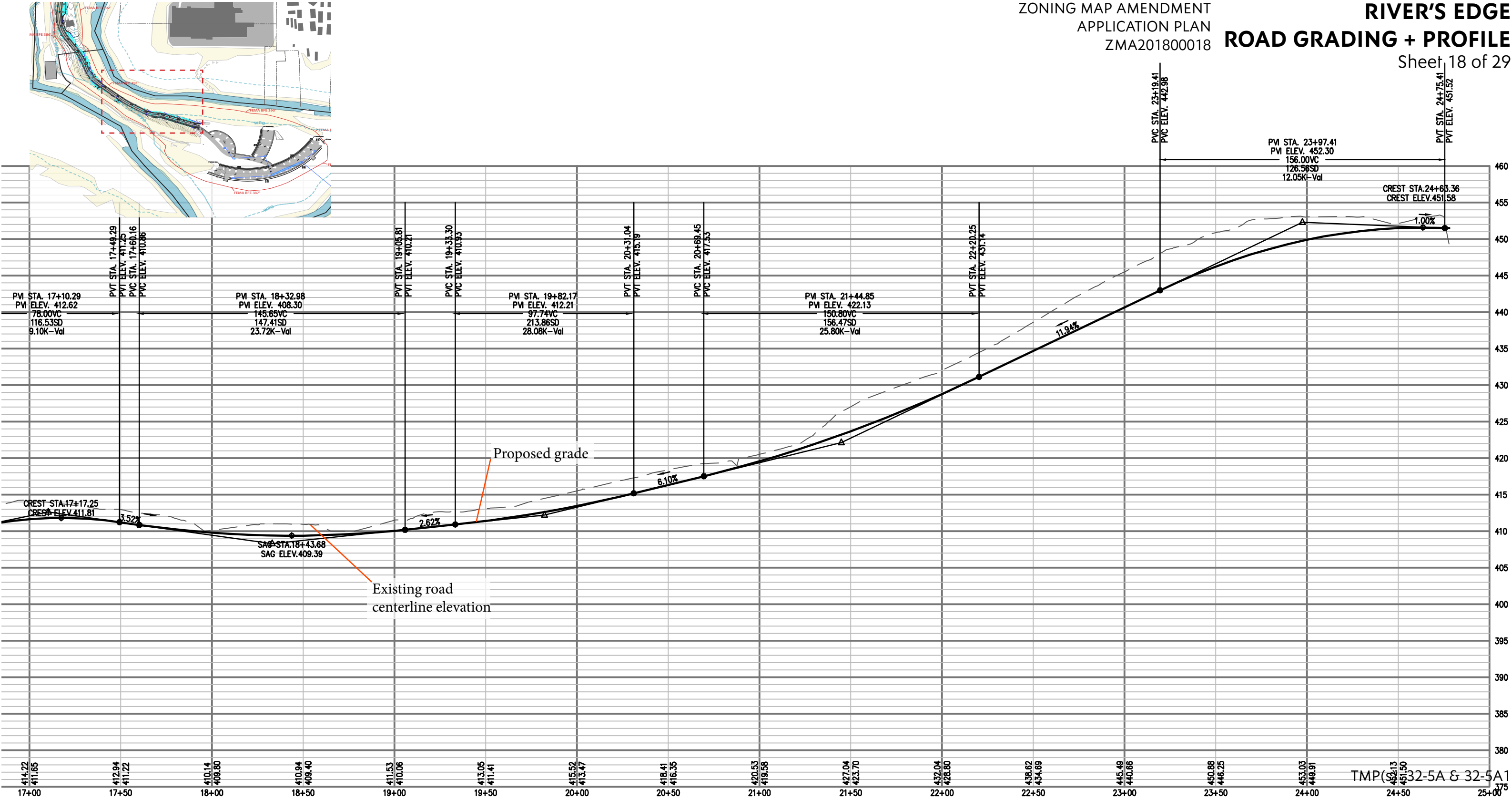
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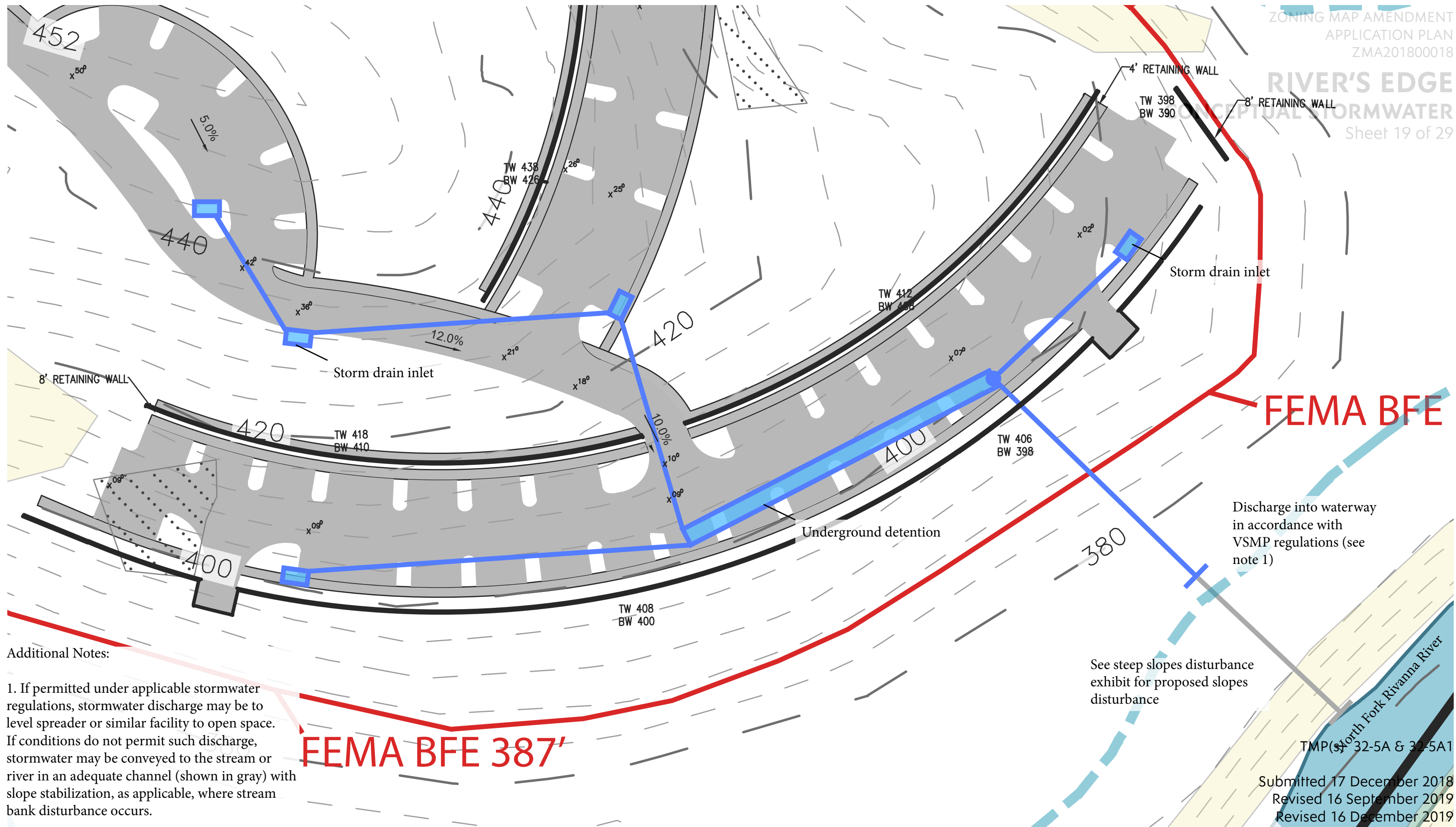
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Key

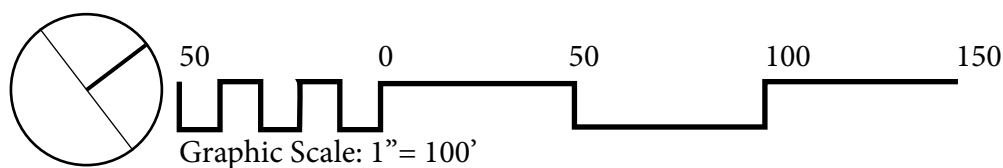
- Proposed Grade
- Existing Road Centerline Grade

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1. If permitted under applicable stormwater regulations, stormwater discharge may be to level spreader or similar facility to open space. If conditions do not permit such discharge, stormwater may be conveyed to the stream or river in an adequate channel (shown in gray) with slope stabilization, as applicable, where stream bank disturbance occurs.



Key	
	Steep Slopes: Preserved
	Steep Slopes: Managed

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
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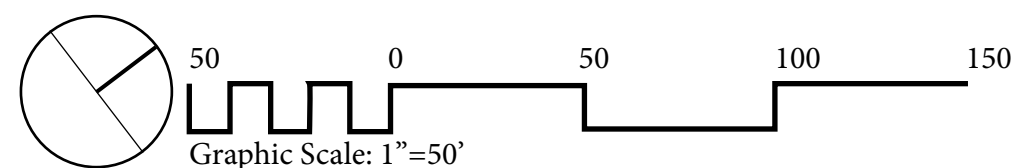
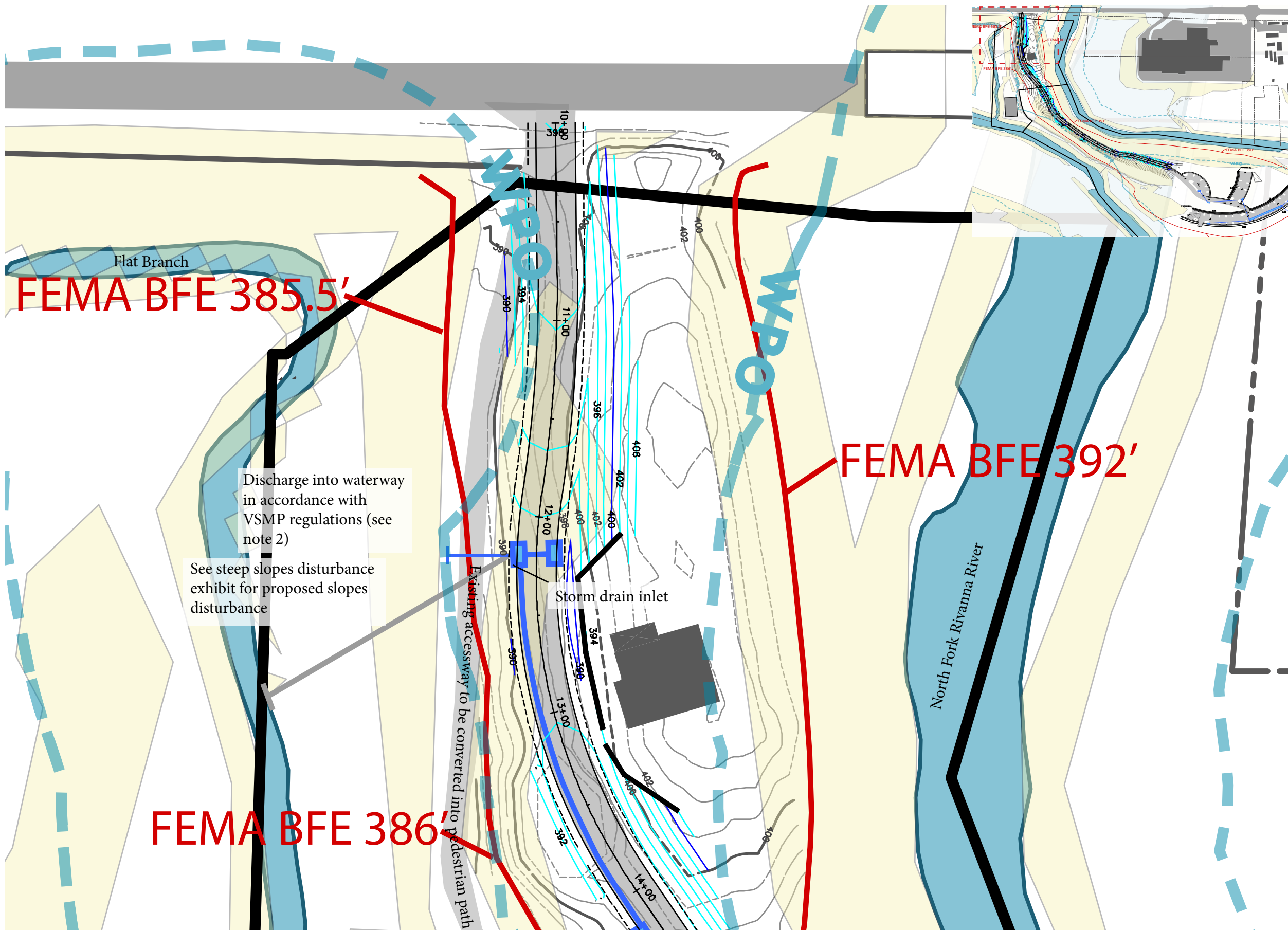
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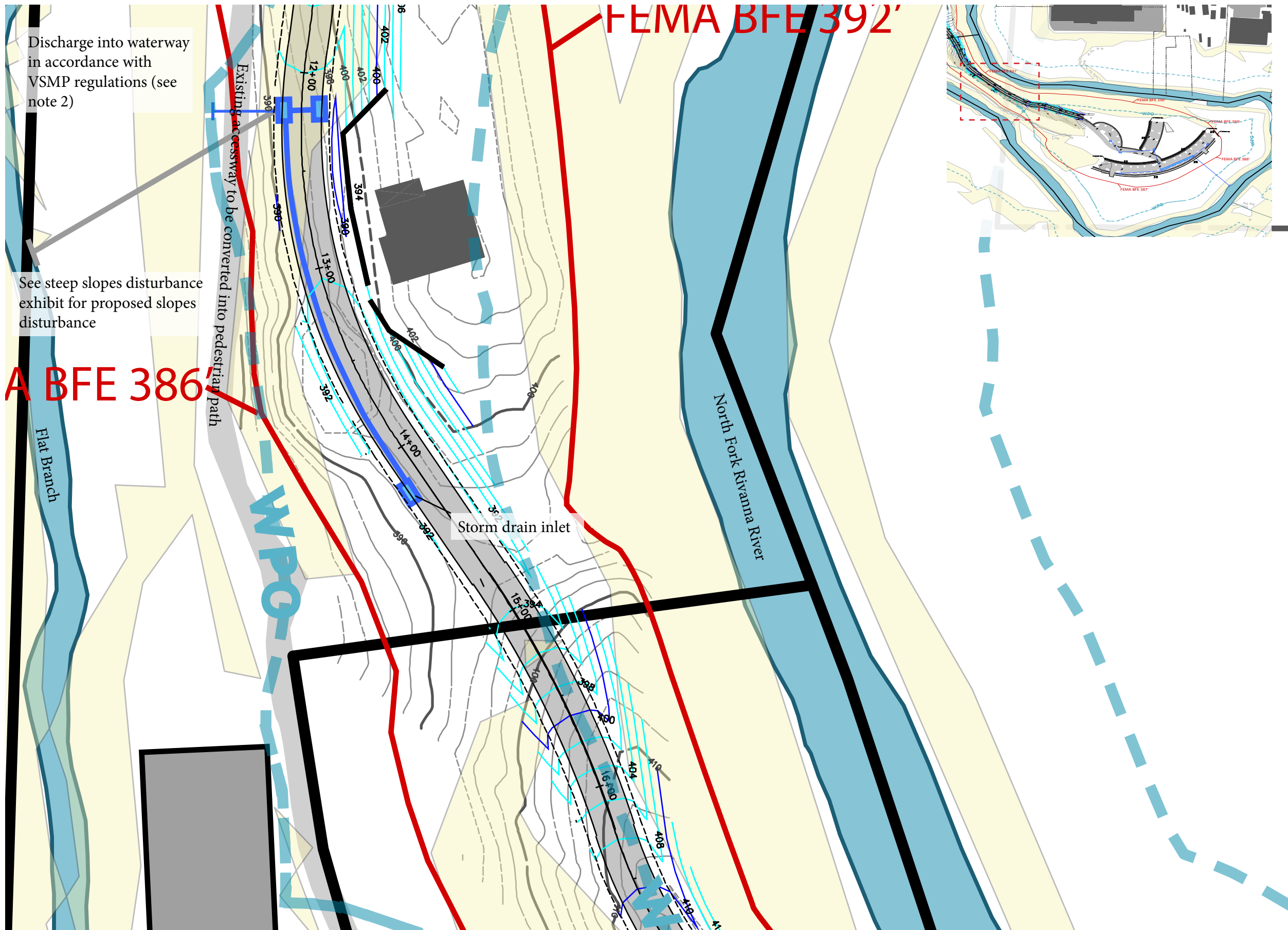
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- Steep Slopes: Preserved

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RIVER'S EDGE CONCEPTUAL STORMWATER

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Additional Notes:

1. Topographic road survey completed by Brian Ray, Roger W. Ray & Associates, Inc. Surveying, September 2018.
2. If permitted under applicable stormwater regulations, stormwater discharge may be to level spreader or similar facility to open space. If conditions do not permit such discharge, stormwater may be conveyed to the stream or river in an adequate channel (shown in gray) with slope stabilization, as applicable, where stream bank disturbance occurs.

Key

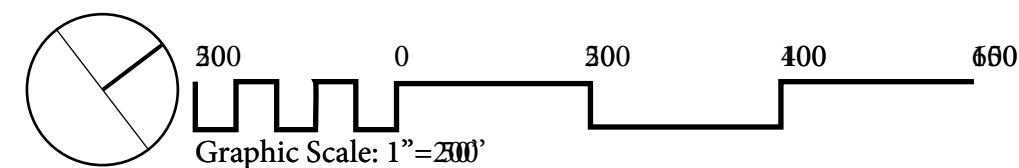
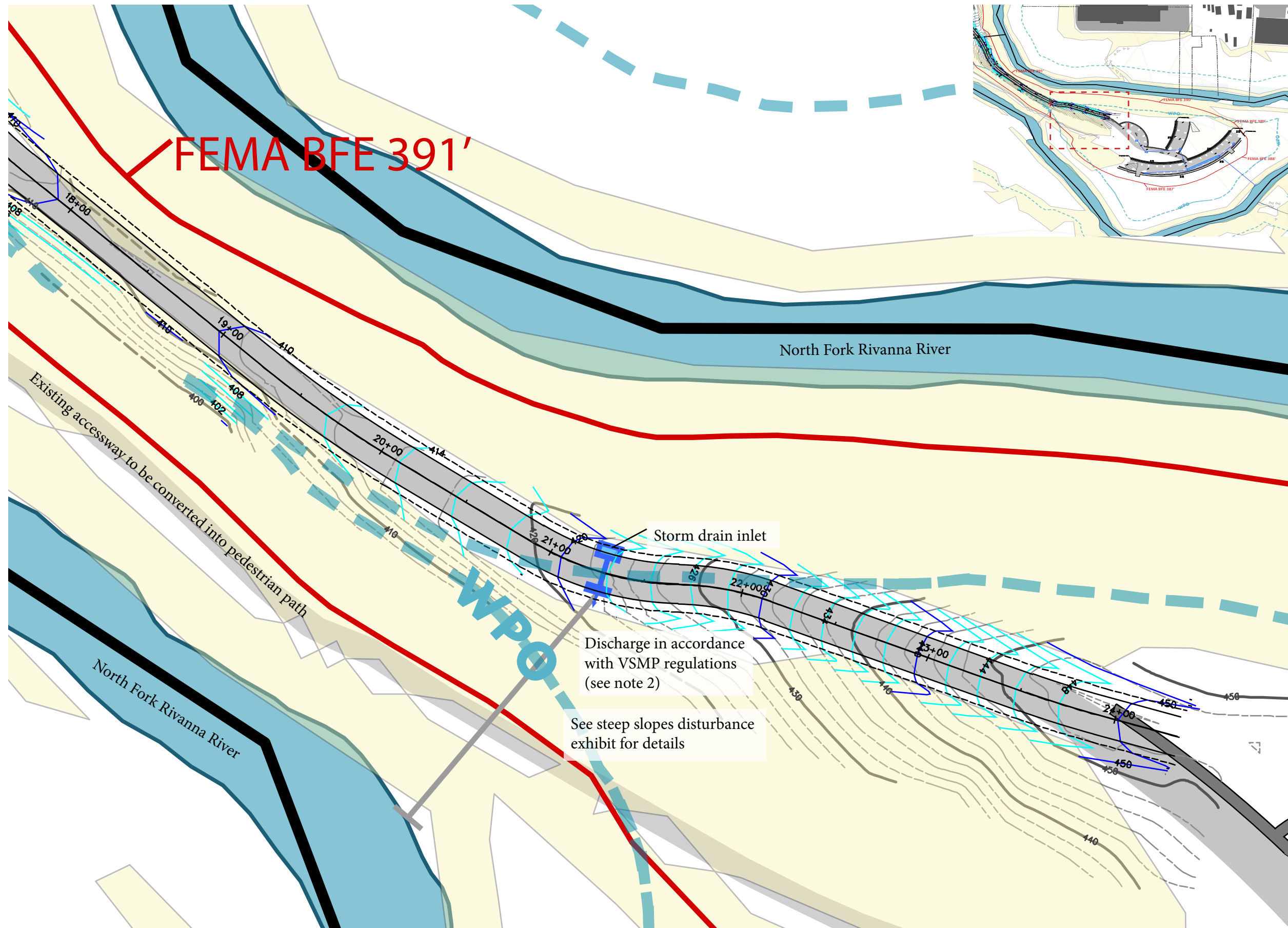
- FEMA BFE Boundary
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Steep Slopes: Preserved

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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
3. If permitted under applicable stormwater regulations, stormwater discharge may be to level spreader or similar facility to open space. If conditions do not permit such discharge, stormwater may be conveyed to the stream or river in an adequate channel with slope stabilization, as applicable, where stream bank disturbance occurs.

Key

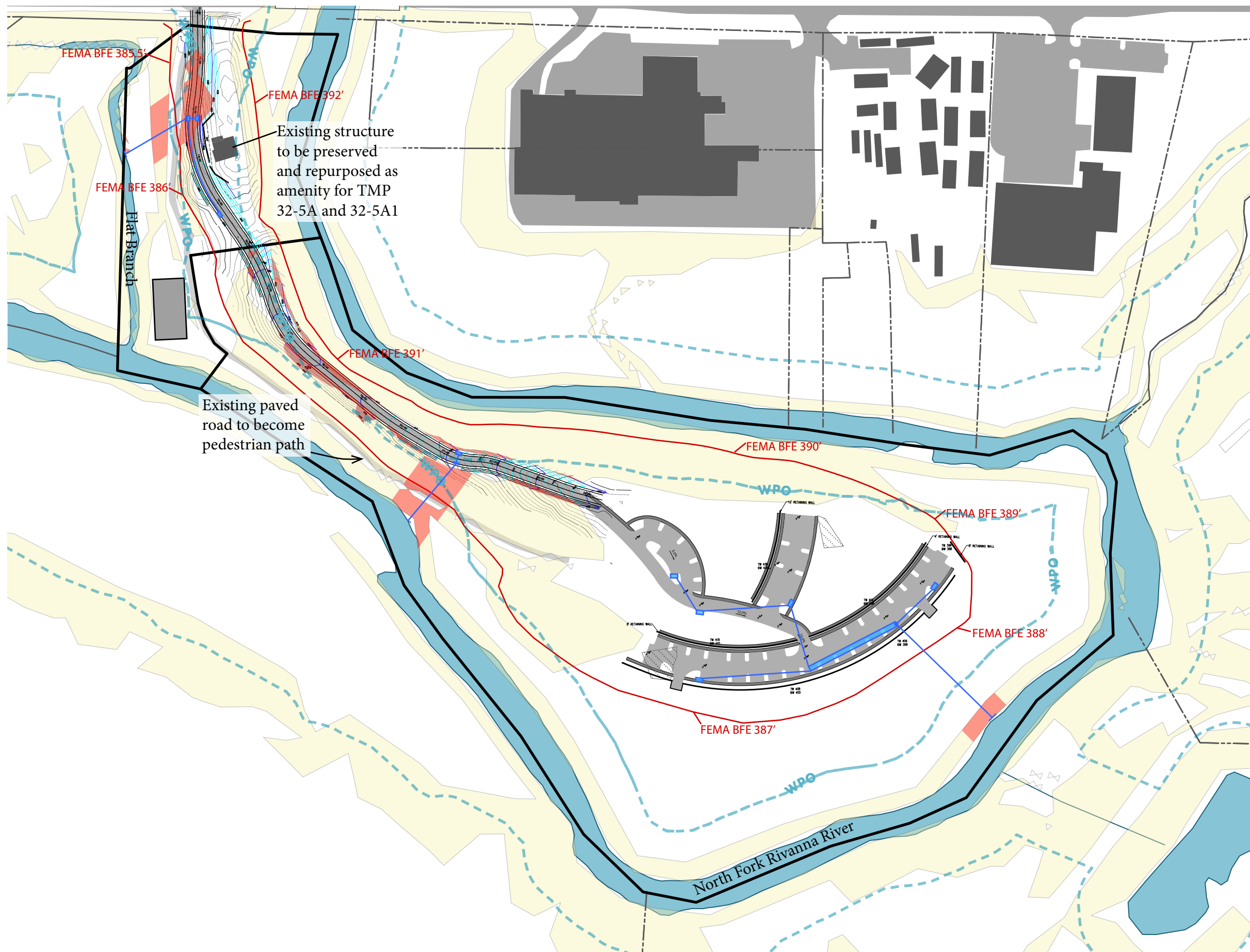
- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Steep Slopes: Preserved
- Steep Slopes Disturbance

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RIVER'S EDGE

STREAM BUFFER 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 stream buffer is approximately 23,000 square feet

Key

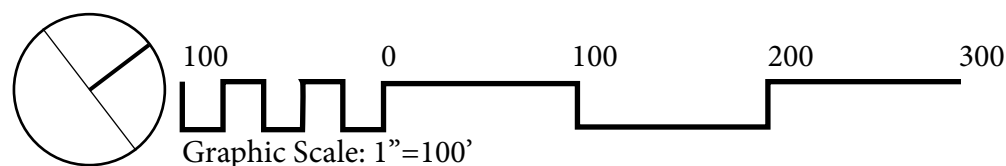
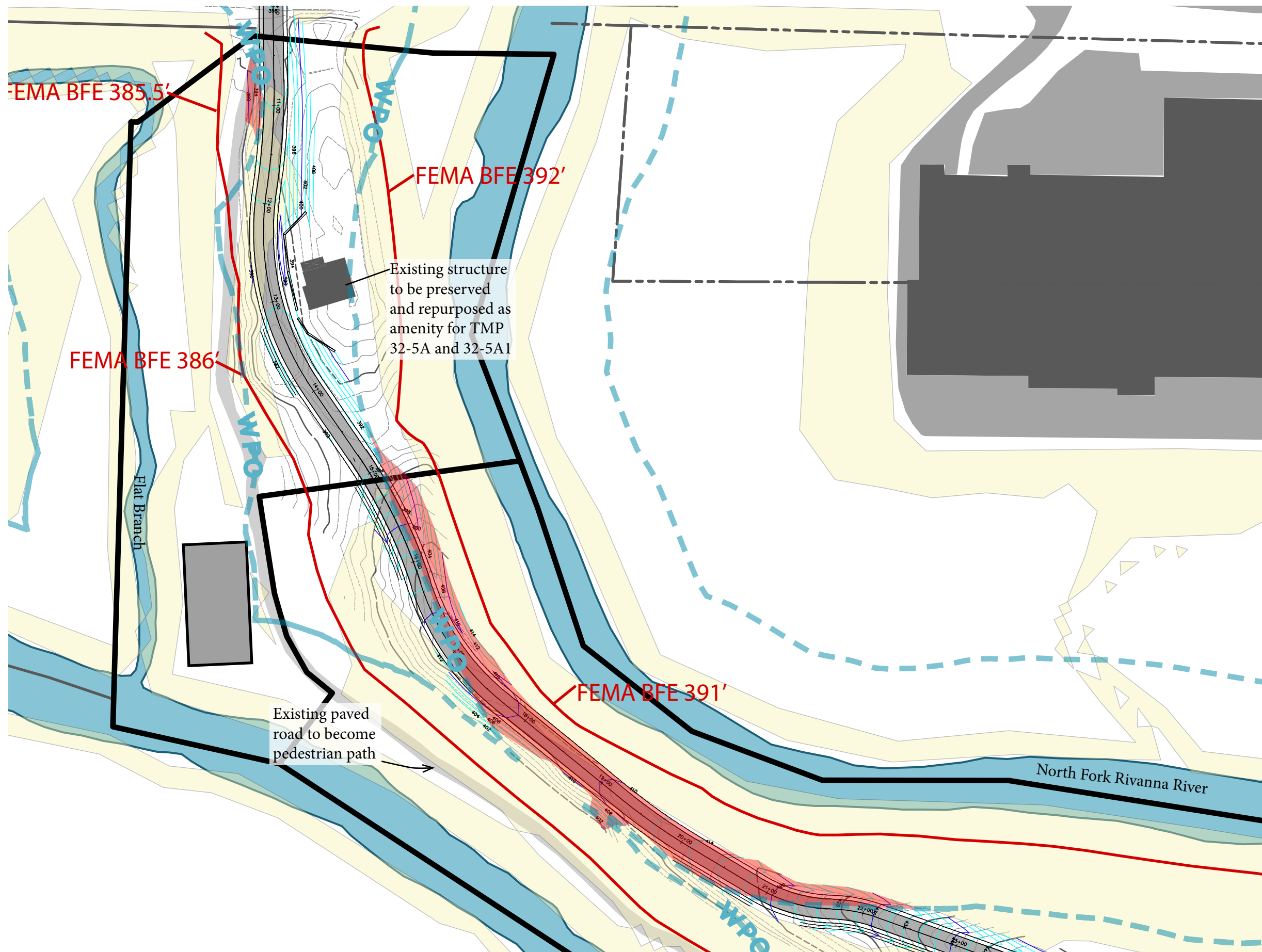
- FEMA BFE
- Stream
- Water Protection Ordinance Buffer
- Waterway
- Accessway
- Steep Slopes: Preserved
- Stream Buffer Disturbance

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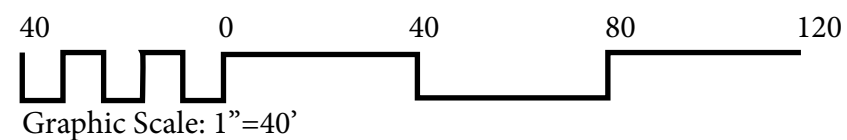
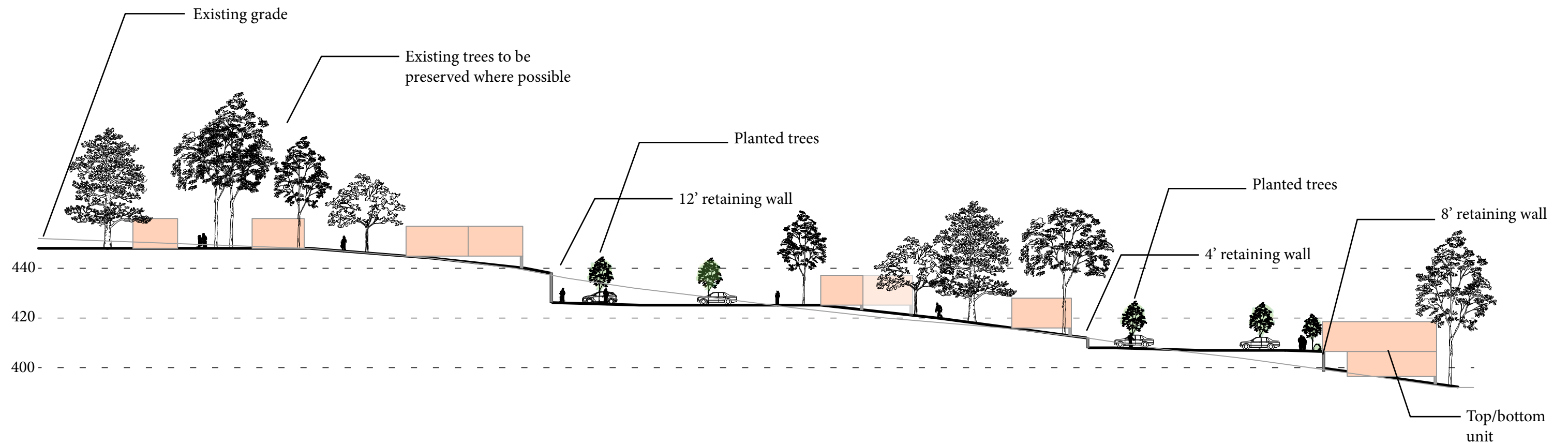
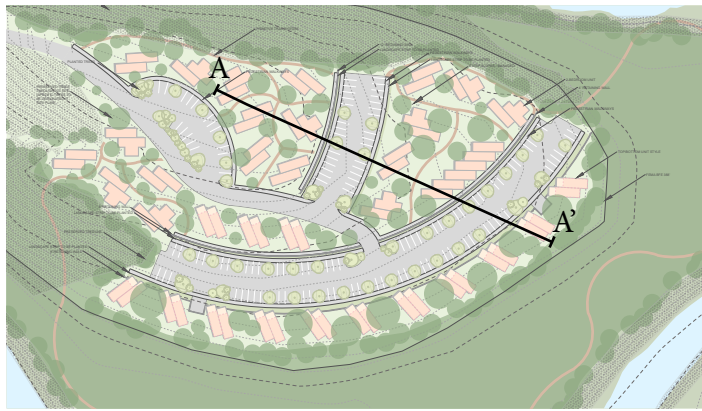
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RIVER'S EDGE

SITE SECTION A-A'

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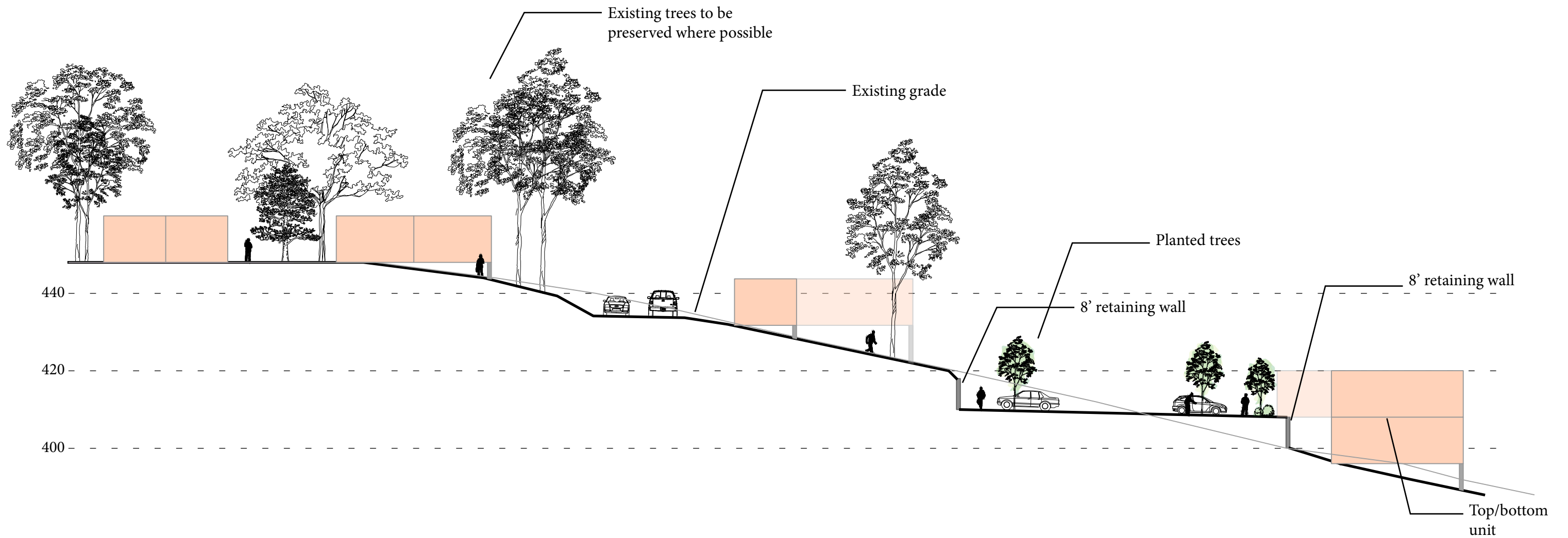
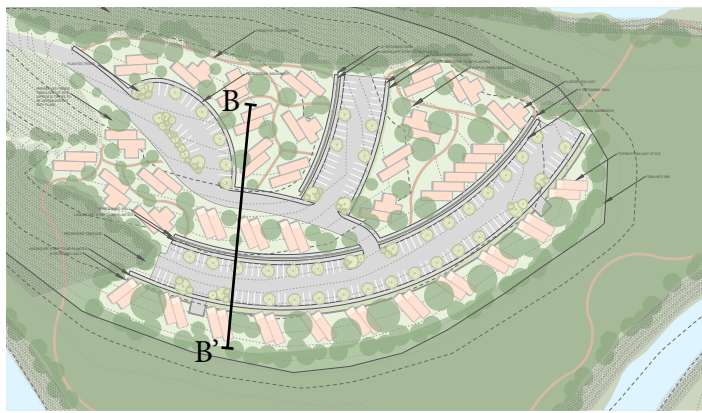
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RIVER'S EDGE

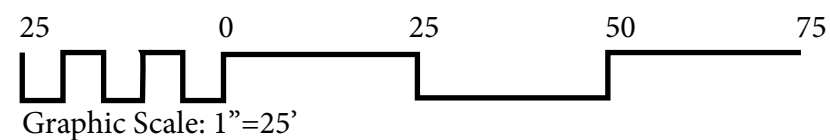
SITE SECTION B-B'

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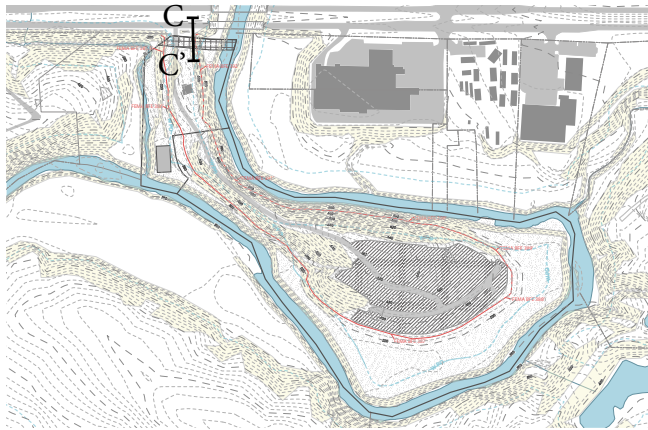
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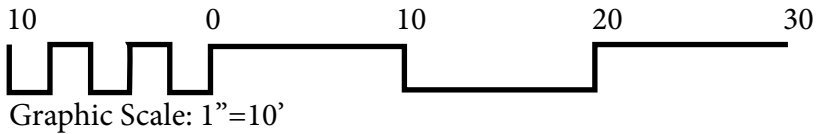
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Please refer to sheet 5 for land use designations; open space is immediately adjacent to the 50' forested buffer and extends beyond the area shown in the section.

RIVER'S EDGE
SITE SECTION C-C'
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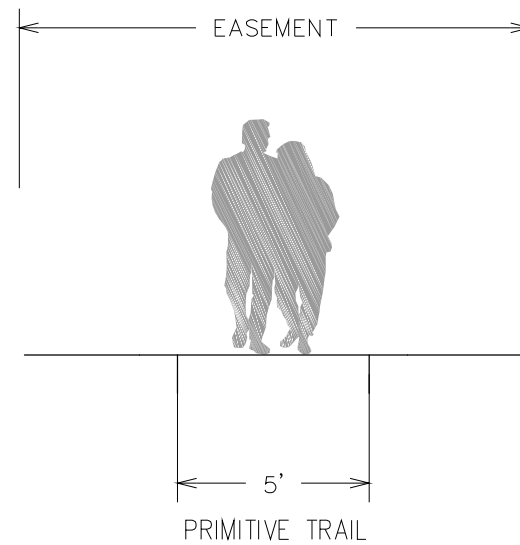
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RIVER'S EDGE STREET SECTION

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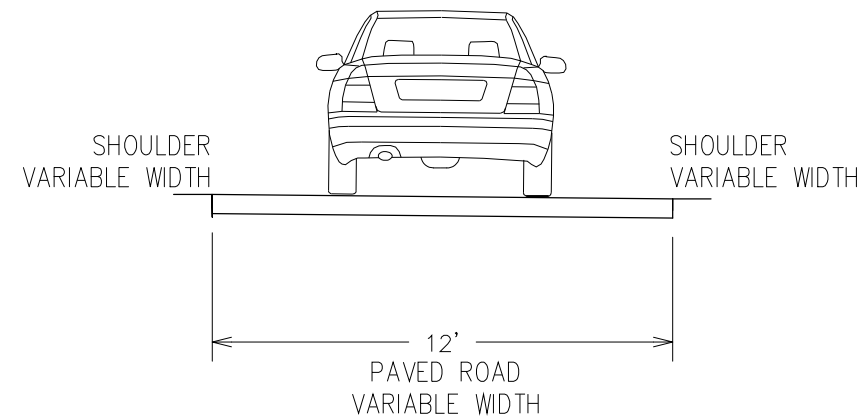
PRIMITIVE TRAIL SECTION

CLASS B – TYPE 1
PRIMITIVE NATURE TRAIL – PRIVATE

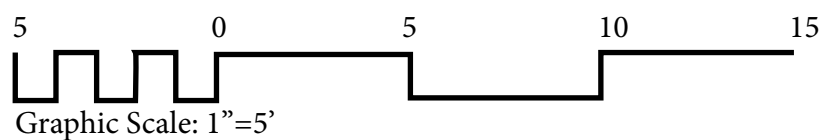
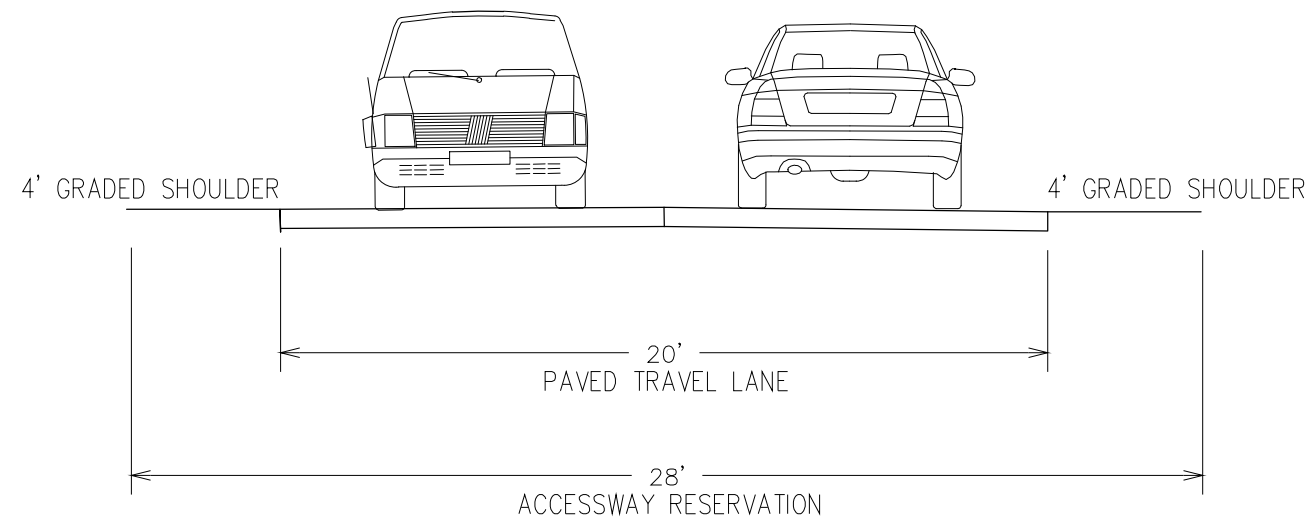


ACCESSWAY SECTION

EXISTING
RIVER'S EDGE ROAD



PROPOSED TYPICAL STREET SECTION
INTERNAL ROAD NETWORK



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RIVER’S EDGE
SUPPLEMENTARY REGULATIONS
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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.

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RIVER'S EDGE CONCEPT EXHIBIT

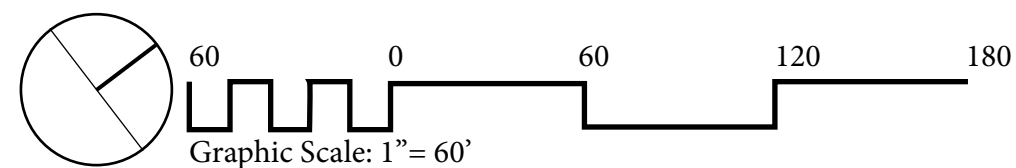
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Additional Notes:
1. Concept Plan is for illustrative purposes only

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