

OPEN SPACE CHART	
PARCEL	
TMP 04500-00-00-026A2	4.696 ACRES
TMP 04500-00-00-026B5	0.697 ACRES
TMP 04500-00-00-026B4	0.822 ACRES
TMP 04500-00-00-026B3	0.942 ACRES
TMP 04500-00-00-026B2	1.075 ACRES
TOTAL AREA:	8.232 ACRES
AREA DEDICATED TO PUBLIC R/W =	0.24 ACRES
TOTAL DEVELOPMENT AREA =	7.992 ACRES

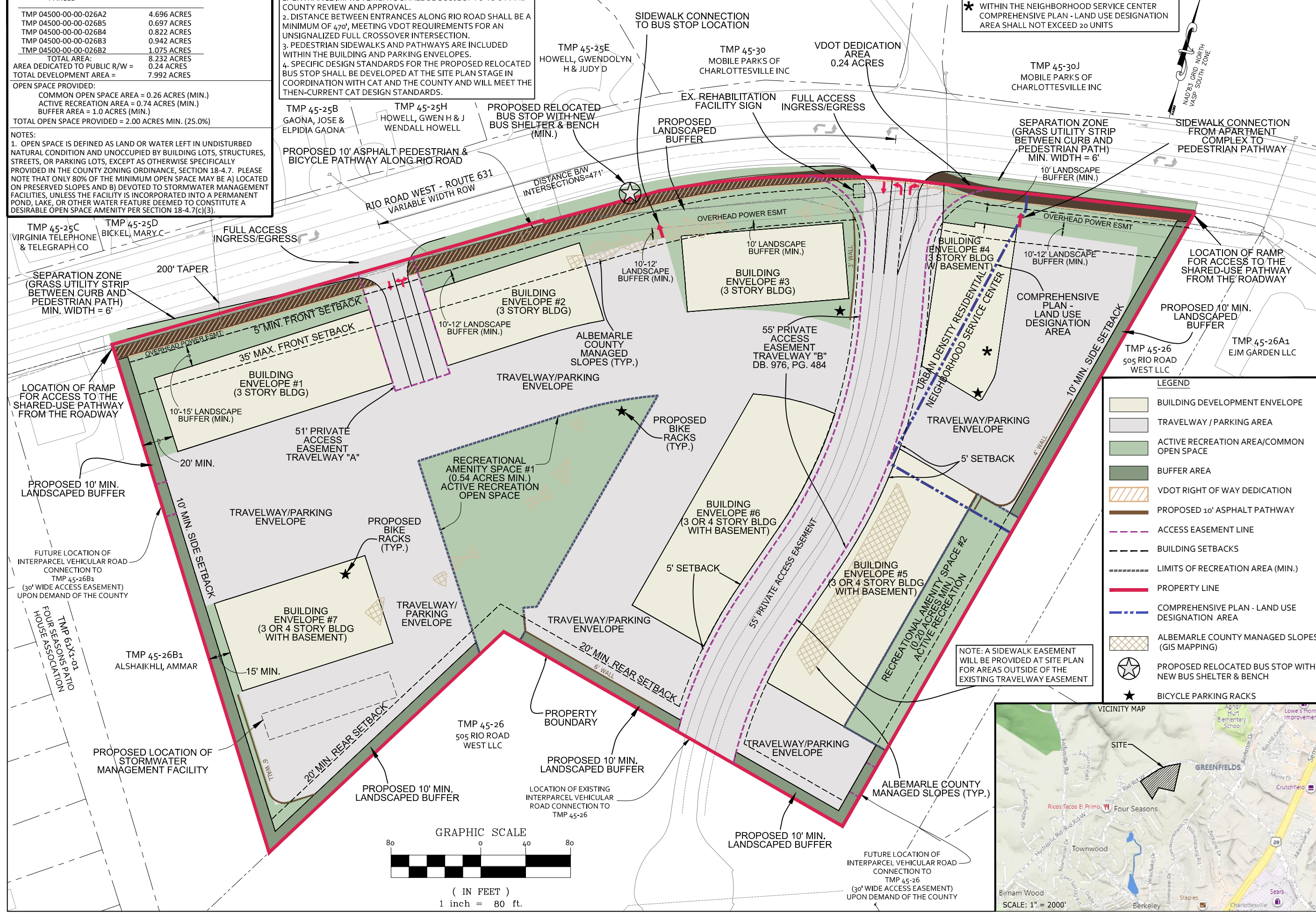
OPEN SPACE PROVIDED:
 COMMON OPEN SPACE AREA = 0.26 ACRES (MIN.)
 ACTIVE RECREATION AREA = 0.74 ACRES (MIN.)
 BUFFER AREA = 1.0 ACRES (MIN.)
 TOTAL OPEN SPACE PROVIDED = 2.00 ACRES MIN. (25.0%)

NOTES:
 1. OPEN SPACE IS DEFINED AS LAND OR WATER LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. PLEASE NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 18-4.7(c)(3).

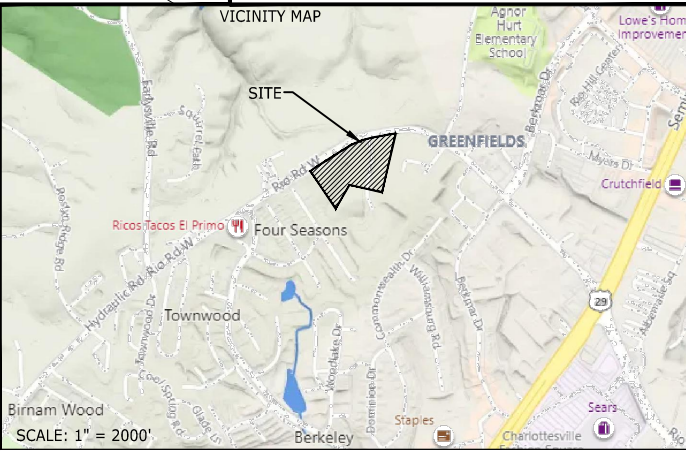
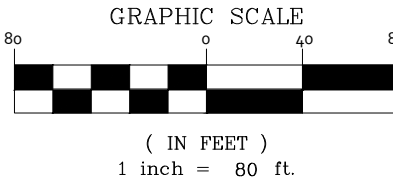
NOTE:
 1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
 2. DISTANCE BETWEEN ENTRANCES ALONG RIO ROAD SHALL BE A MINIMUM OF 470', MEETING VDOT REQUIREMENTS FOR AN UNSIGNALIZED FULL CROSSOVER INTERSECTION.
 3. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
 4. SPECIFIC DESIGN STANDARDS FOR THE PROPOSED RELOCATED BUS STOP SHALL BE DEVELOPED AT THE SITE PLAN STAGE IN COORDINATION WITH CAT AND THE COUNTY AND WILL MEET THE THEN-CURRENT CAT DESIGN STANDARDS.

THE HERITAGE ON RIO (ZMA2021-00011)

NOTE: TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE NEIGHBORHOOD SERVICE CENTER COMPREHENSIVE PLAN - LAND USE DESIGNATION AREA SHALL NOT EXCEED 20 UNITS



LEGEND	
[Light Green Box]	BUILDING DEVELOPMENT ENVELOPE
[Light Grey Box]	TRAVELWAY / PARKING AREA
[Dark Green Box]	ACTIVE RECREATION AREA/COMMON OPEN SPACE
[Dark Green Box]	BUFFER AREA
[Hatched Box]	VDOT RIGHT OF WAY DEDICATION
[Red Line]	PROPOSED 10' ASPHALT PATHWAY
[Dashed Line]	ACCESS EASEMENT LINE
[Dotted Line]	BUILDING SETBACKS
[Dotted Line]	LIMITS OF RECREATION AREA (MIN.)
[Red Line]	PROPERTY LINE
[Blue Dashed Line]	COMPREHENSIVE PLAN - LAND USE DESIGNATION AREA
[Hatched Box]	ALBEMARLE COUNTY MANAGED SLOPES (GIS MAPPING)
[Star Symbol]	PROPOSED RELOCATED BUS STOP WITH NEW BUS SHELTER & BENCH
[Star Symbol]	BICYCLE PARKING RACKS



COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

REVISIONS	DESCRIPTION	DATE
01	INITIAL SUBMITTAL	09/20/21
02	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS	12/08/21
03	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS	02/21/22
04	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS	04/15/22
05	REVISIONS TO APPLICATION PLAN FOR PLANNING COMMISSION MEETING	06/06/22

THE HERITAGE ON RIO (ZMA2021-00011)
 APPLICATION PLAN
 SHEET 1 OF 4: PRD PLAN
 RIVANNA MAGISTERIAL DISTRICT

SEPTEMBER 20, 2021

SCALE
 1" = 80'

SHEET 1

GENERAL NOTES

OWNERS: TMP 04500-00-00-026A2, 04500-00-00-026B5, & 04500-00-00-026B4
 CHARLOTTESVILLE RIO ROAD APARTMENTS LLC
 110 DRAPER ROAD NW, SUITE B
 BLACKSBURG, VA 24060

TMP 04500-00-00-026B3
 HOWELL, J WENDELL OR BILLIE JEAN
 445 W RIO ROAD
 CHARLOTTESVILLE, VA 22901

TMP 04500-00-00-026B2
 RAHIM, ABDUL W; HABIB RAHIM & SHAID RAHIM
 1433 MAYMONT CT
 CHARLOTTESVILLE, VA 22902

DEVELOPER: GW REAL ESTATE PARTNERS
 145 EDHAM DRIVE, SUITE 100
 CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
 200 GARRETT STREET, SUITE 200
 CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING:

04500-00-00-026A2 4.696 ACRES D.B. 5132, PG. 463 R-6 RESIDENTIAL	04500-00-00-026B5 0.697 ACRES D.B. 5199, PG. 794 R-6 RESIDENTIAL	04500-00-00-026B4 0.822 ACRES D.B. 5330, PG. 535 R-6 RESIDENTIAL	04500-00-00-026B3 0.942 ACRES D.B. 604, PG. 329 R-6 RESIDENTIAL	04500-00-00-026B2 1.075 ACRES D.B. 5427, PG. 390 R-6 RESIDENTIAL
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TOTAL PROJECT AREA:

04500-00-00-026A2	-	4.696 AC.
04500-00-00-026B5	-	0.697 AC.
04500-00-00-026B4	-	0.822 AC.
04500-00-00-026B3	-	0.942 AC.
04500-00-00-026B2	-	1.075 AC.
		8.232 AC. TOTAL

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
 NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), AREAS OF MANAGED SLOPES OVERLAY DISTRICT, AND ENTRANCE CORRIDOR OVERLAY DISTRICT (EC). THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.

TOPOGRAPHY: TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY LINCOLN SURVEYING IN AUGUST 2021.

DATUM: NAD 83

GROSS/NET DENSITY: OVERALL GROSS & NET DENSITY CALCULATIONS (BASED ON THE ALB. COUNTY GIS COMPREHENSIVE PLAN MAPS)
 *NOTE: DENSITY CALCULATIONS BELOW EXCLUDE THE 0.24 ACRES DEDICATED TO VDOT ALONG RIO ROAD.
 NEIGHBORHOOD SERVICE CENTER (3-20 UNIT/ACRE) x 1.00 ACRES = 3 UNITS (MIN.) & 20 UNITS (MAX)
 URBAN DENSITY RESIDENTIAL (6.01 -34 UNITS/ACRE) x 6.992 ACRES = 42 UNITS (MIN.) & 237 UNITS (MAX)
 PUBLIC & PRIVATE OPEN SPACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX)
 OVERALL ALLOWABLE GROSS DENSITY & NET DENSITY: 45 UNITS (MIN.) TO 257 UNITS (MAX.)

NOTE: MAXIMUM NUMBER OF PROPOSED RESIDENTIAL UNITS SHALL NOT EXCEED 250 UNITS WITH THIS APPLICATION PLAN (31.28 DU/ACRE). (250 UNITS / (8.232 AC - 0.24 AC)) = 31.28 DUA
 TOTAL GROSS DENSITY & TOTAL NET DENSITY = 31.28 DUA

ALLOWABLE USES: THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18-19.3 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 4 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET. FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET.
 NOTE: THE BUILDING HEIGHT FOR BUILDINGS #1-#4 ALONG RIO ROAD SHALL BE RESTRICTED TO (3)THREE STORIES, AND A SPECIAL EXCEPTION REQUEST (SE2021-041) IS BEING REVIEWED WITH THIS APPLICATION PLAN FOR FOR RELIEF OF THE 15' SETBACK REQUIREMENT FOR BUILDINGS #5-#7 THAT ARE GREATER THAN 3 STORIES OR 40' IN HEIGHT.

SETBACKS: BUILDING SETBACKS:
 5' MIN. & 35' MAX. FRONT YARD BUILDING SETBACK
 10' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
 20' MIN. & NO MAX. REAR YARD BUILDING SETBACK
 PARKING SETBACKS:
 10' MIN. FRONT YARD PARKING SETBACK
 6' MIN. SIDE YARD PARKING SETBACK
 6' MIN. REAR YARD PARKING SETBACK

ACCESS: THE PROJECT CURRENTLY HAS (2) ACCESS POINTS FROM RIO ROAD THAT WILL SERVE AS ACCESS TO THE SITE. THE DEVELOPMENT IS PROPOSING AN INTERCONNECTION TO TMP 45-26B1 & TMP45-26 AS SHOWN ON THE APPLICATION PLAN.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. AN ADDITION, A 15% PARKING REDUCTION IS BEING REQUESTED WITH THE REZONING, BASED ON THE PROXIMITY OF THE APARTMENT COMPLEX TO PUBLIC TRANSPORTATION AND SERVICE AREAS. A BUS SHELTER IS PROPOSED WITH THE APARTMENT COMPLEX, AS SHOWN ON SHEET 1.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. ALL DRIVE LANES WITHIN THE APARTMENT COMPLEX THAT ARE ADJACENT TO A BUILDING ENVELOPE SHALL BE 26' IN WIDTH FOR FIRE PROTECTION OF THE 3 AND 4 STORY BUILDINGS.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: RIVANNA RIVER - MEADOW CREEK

FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003Co280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREACH INUNDATION ZONES LOCATED ON THE PROPERTY.

LAND DEDICATED TO PUBLIC USE:
 1. RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE FOR ROAD FRONTAGE IMPROVEMENTS ALONG RIO ROAD, INCLUDING A 10' ASPHALT PEDESTRIAN AND BICYCLE TRAILWAY. THE 10' ASPHALT TRAILWAY SHALL BE CONSTRUCTED, AS SHOWN ON THE APPLICATION PLAN, WITH THE PROPOSED DEVELOPMENT.

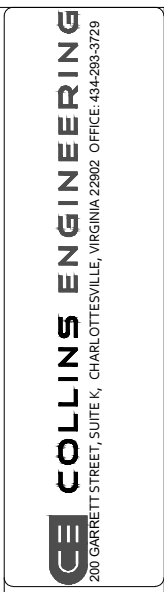
BUILDING ARCHITECTURE: BUILDINGS WITHIN VIEW OF THE RIO ROAD SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. BUILDINGS ARE SUBJECT TO ARB REVIEW AND APPROVAL.

BUFFERS: WITHIN THE LANDSCAPE BUFFER SHOWN ON THE APPLICATION PLAN, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLANT A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE TO VIRGINIA. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE BUFFER AREAS AND UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE BUFFER AREAS. LANDSCAPING SHALL BE SUBJECT TO REVIEW AND APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD AT THE TIME OF PROCESSING THE SITE PLAN. BUFFERS SHALL MEET THE STANDARDS SET IN SECTION 32.7.9-7.

AFFORDABLE HOUSING: FIFTEEN PERCENT (15%) OF THE CONSTRUCTED UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AREA MEDIAN INCOME FOR A PERIOD OF TEN (10) YEARS. "AFFORDABLE" MEANS THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF THE AREA MEDIAN INCOME ("AMI"), AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING (FORMERLY VHDA) WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM. AMI AND UTILITY ALLOWANCE SCHEDULES AVAILABLE AT WWW.VHDA.COM.

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTION, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES TO MEET STATE REQUIREMENTS MAY INCLUDE A NUMBER OF BMP PRACTICES, SUCH AS WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

- NOTES:**
1. THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
 2. ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS. ALL TREES SHALL BE MAINTAINED BY THE APARTMENT COMPLEX MANAGEMENT SERVICES.
 3. ALL ROADWAY FRONTAGE IMPROVEMENTS ALONG RIO ROAD SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
 4. INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE APARTMENT COMPLEX SHALL BE INCLUDED IN THE BUILDING ENVELOPE AREAS AND TRAVELWAY/PARKING ENVELOPE AREAS AS SHOWN ON THE APPLICATION PLAN.
 5. ACTIVE RECREATION AREAS ENVISION A CLUBHOUSE, FITNESS AREA, SWIMMING POOL, GRASS RECREATION FIELD, TOT LOT, & DOG PARK. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE. NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES.
 6. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.
 7. UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, STORM SEWER, SANITARY SEWER UTILITIES, MAY BE INSTALLED WITHIN THE BUFFER AREAS AND OPEN SPACE AREAS ON THE PROPERTY. SIGNS (APPROVED BY THE ARCHITECTURAL REVIEW BOARD) AND RETAINING WALLS MAY ALSO BE PLACED / CONSTRUCTED WITHIN THE BUFFER AREAS AND OPEN SPACES. GRADING IS ALLOWED WITHIN ALL OPEN SPACES AND BUFFER AREAS.
 8. A MINIMUM OF 25% COMMON OPEN SPACE SHALL BE PROVIDED ON THE PROPERTY. THIS AREA SHALL INCLUDE THE ACTIVE RECREATION AREAS, BUFFERS, OPEN SPACE, AND OTHER AMENITY AREAS.
 9. IF PROPOSED, GARAGE UNITS MAY BE INSTALLED WITHIN THE PARKING AREAS OF THE APPLICATION PLAN, SUBJECT TO REVIEW AND APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD AT THE TIME OF PROCESSING THE SITE PLAN.



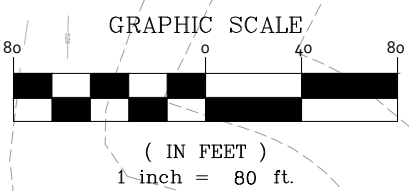
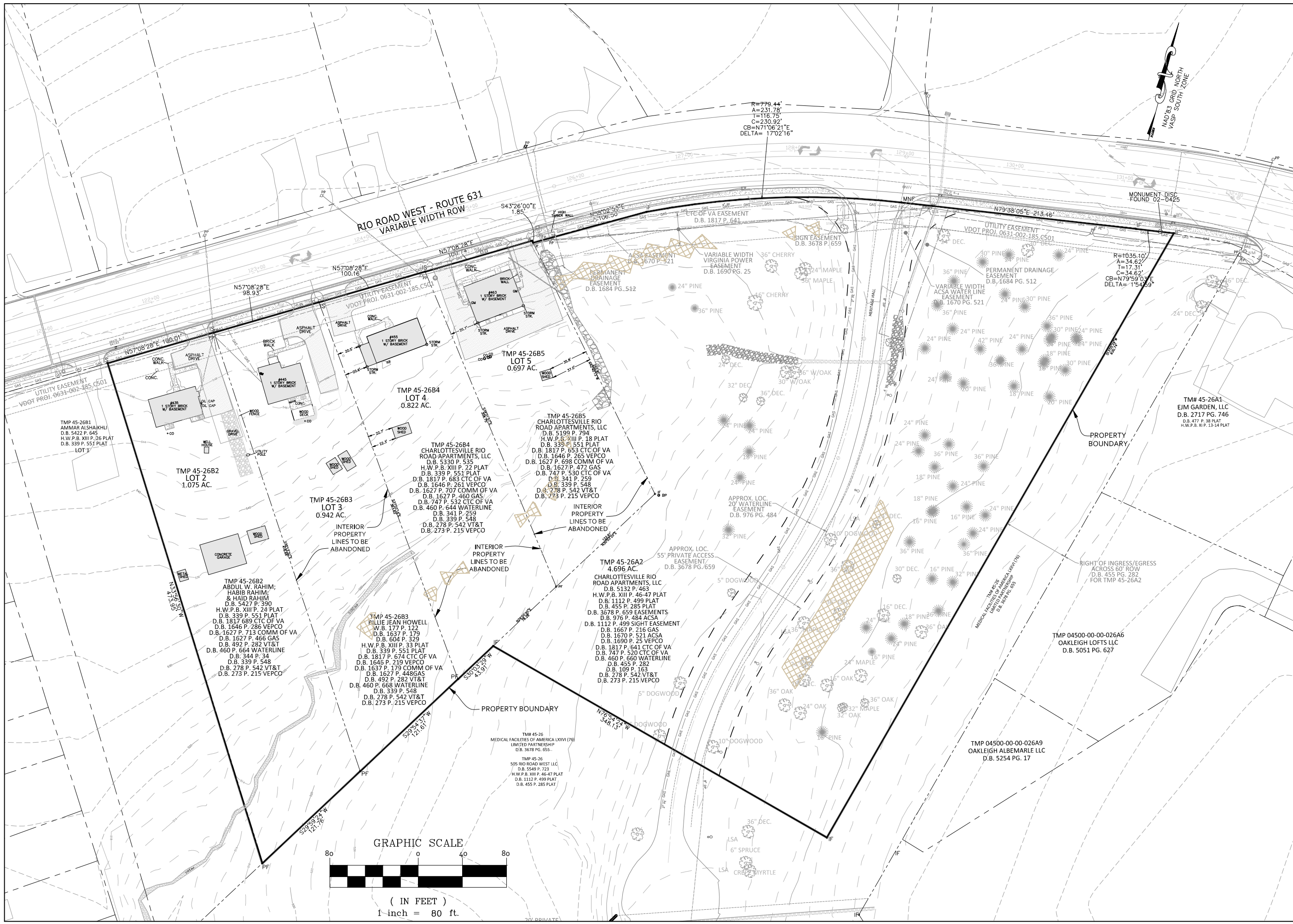
REVISIONS	
DATE	DESCRIPTION
09/20/21	INITIAL SUBMITTAL
12/08/21	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS
02/21/22	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS
04/15/22	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS
06/06/22	REVISIONS TO APPLICATION PLAN FOR PLANNING COMMISSION MEETING

THE HERITAGE ON RIO (ZMA2021-00011)
 APPLICATION NOTES
 SHEET 2 OF 4: PRD PLAN
 RIVANNA MAGISTERIAL DISTRICT

SEPTEMBER 20, 2021

N.A.

SHEET 2



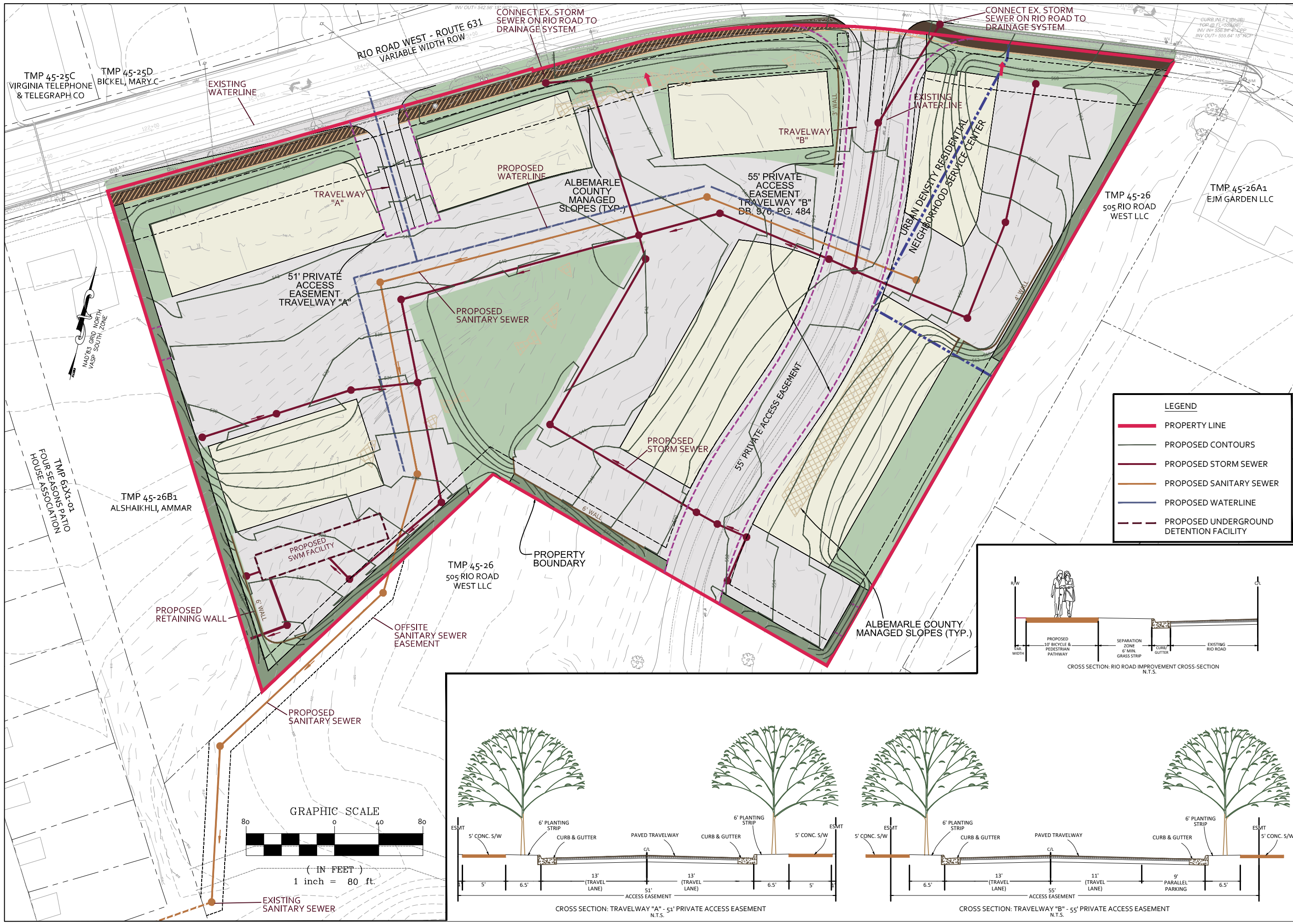
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09/20/21	INITIAL SUBMITTAL
12/09/21	REVISIONS TO APPLICATION PLAN - ADDRESSING COUNTY STAFF COMMENTS

THE HERITAGE ON RIO (ZMA2021-00011)
EXISTING CONDITIONS
SHEET 3 OF 4: PRD PLAN
RIVANNA MAGISTERIAL DISTRICT

SEPTEMBER 20, 2021

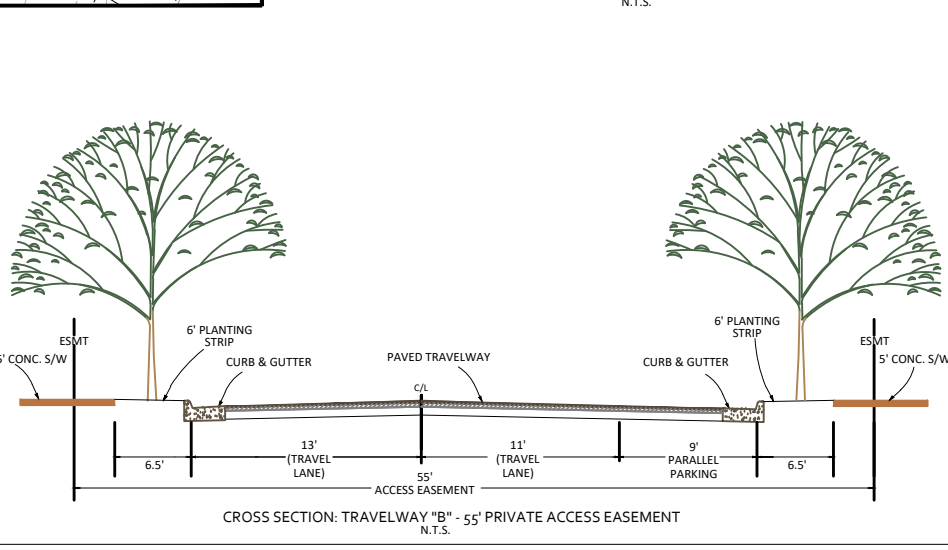
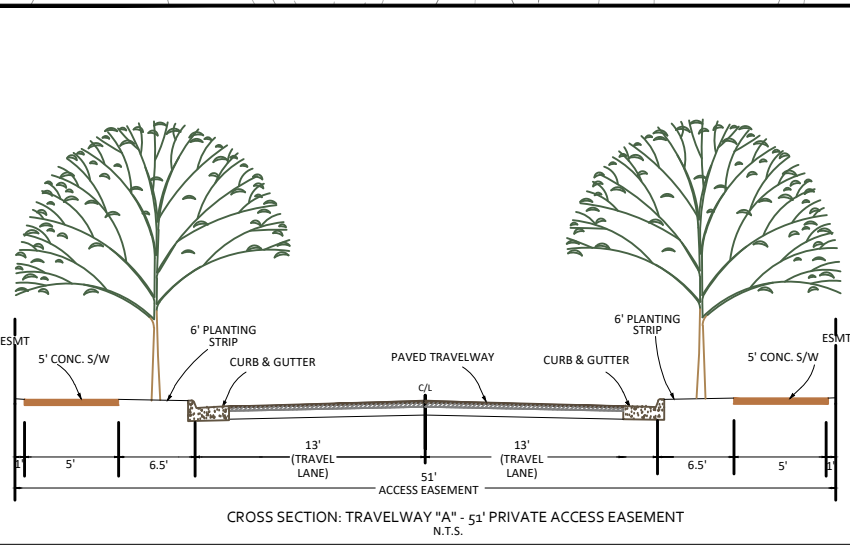
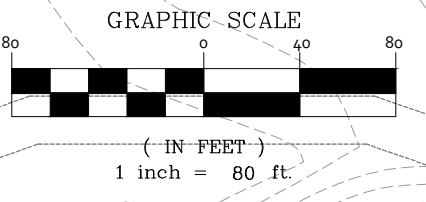
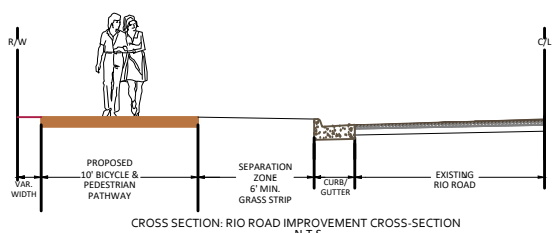
SCALE
1" = 80'

SHEET 3



LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- - - PROPOSED UNDERGROUND DETENTION FACILITY



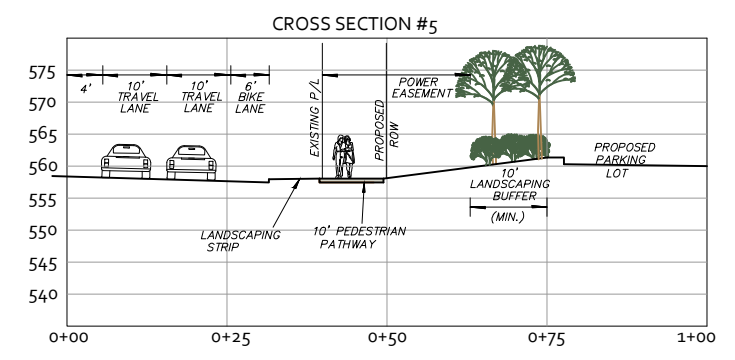
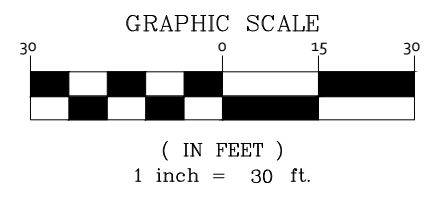
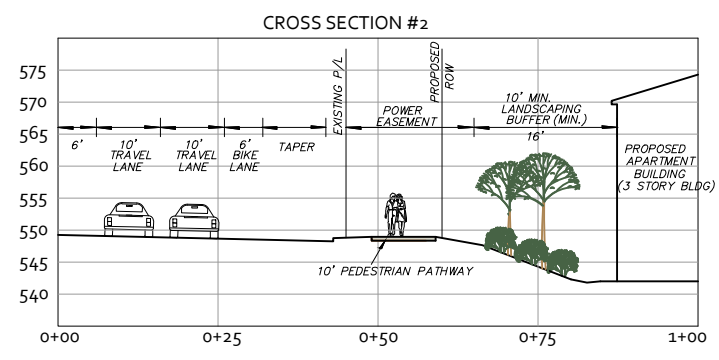
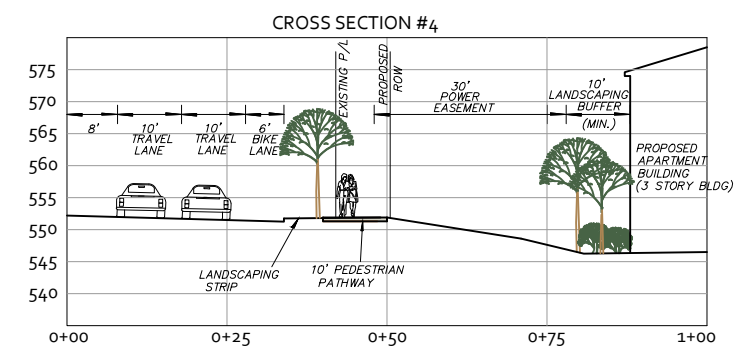
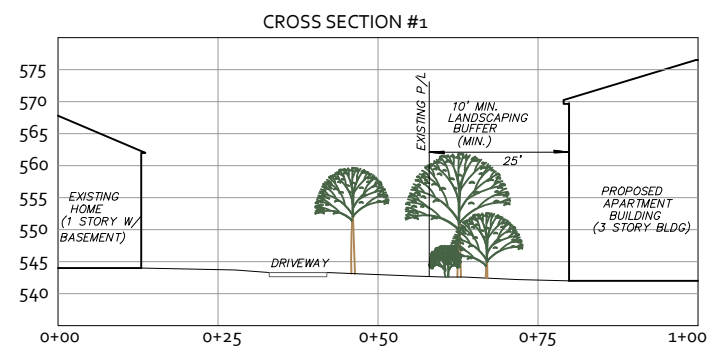
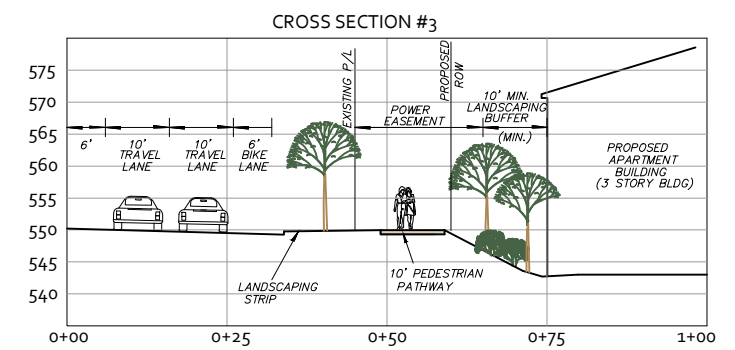
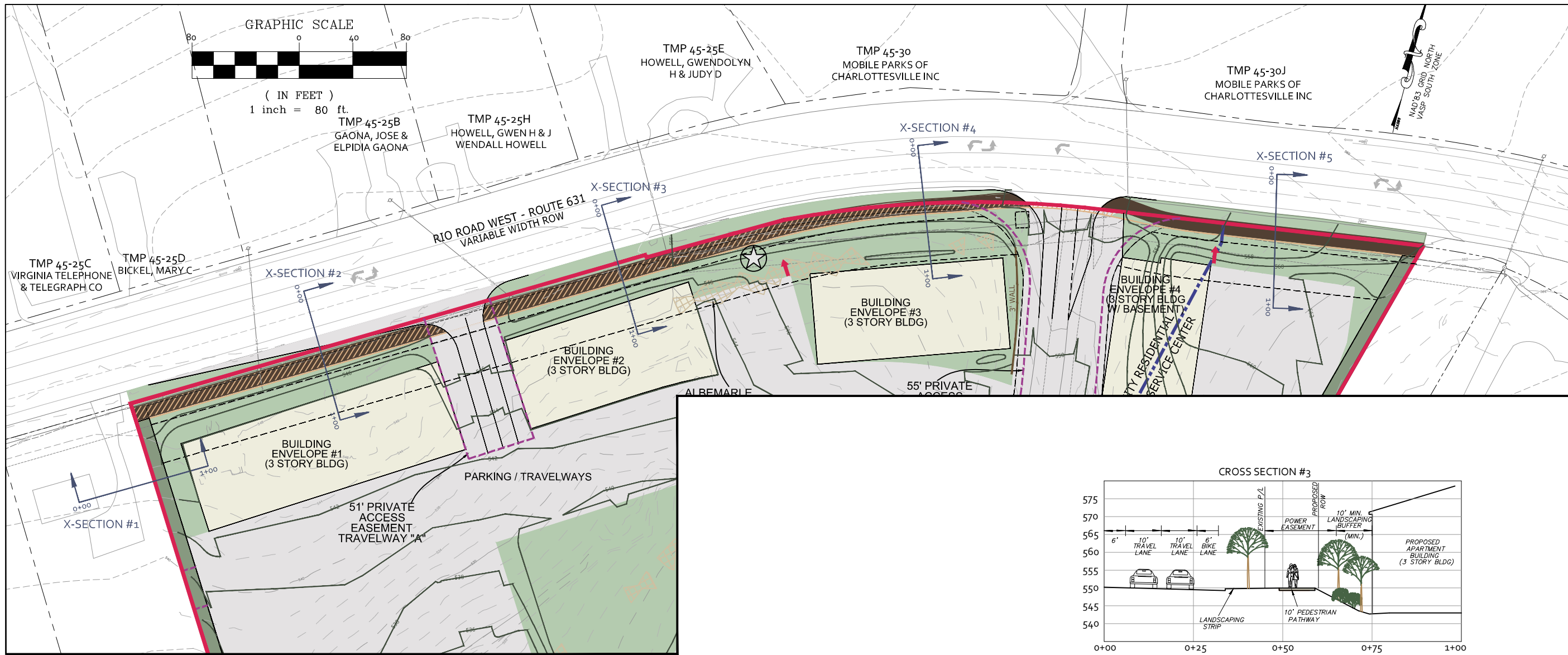
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SEPTEMBER 20, 2021

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SHEET 4



DATE	DESCRIPTION
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