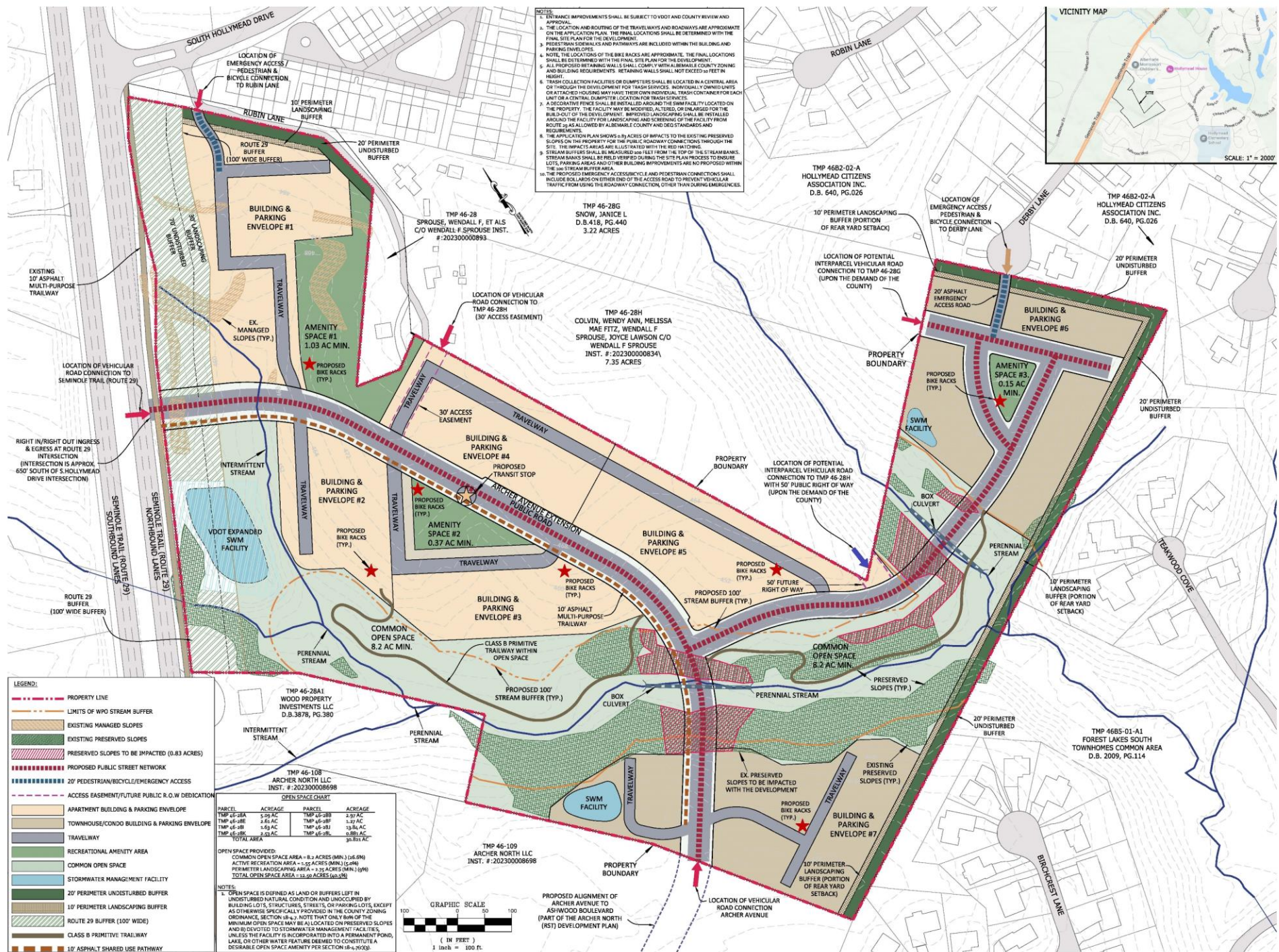


A map of the Holly Hills area in Denver, Colorado, overlaid with a semi-transparent grey layer. The map shows various landmarks and zones. Landmarks include Fashion Square Mall, Rio Hill Shopping Center, and several libraries. Zones are marked with letters in colored circles: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. A green and black striped line runs through the area, and a blue line is also visible. The text 'ZMA20230012' is overlaid in white at the top center.

ZMA20230012

HOLLY HILLS

Community Meeting
Thursday, January 11, 2024



- NOTES:**
1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
 2. THE LOCATION AND ROUTING OF THE TRAVELWAYS AND ROADWAYS ARE APPROXIMATE ON THE APPLICATION PLAN. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
 3. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
 4. NOTE THE LOCATION OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
 5. ALL PROPOSED RETAINING WALLS SHALL COMPLY WITH ALBEMARLE COUNTY ZONING AND BUILDING REQUIREMENTS. RETAINING WALLS SHALL NOT EXCEED 35 FEET IN HEIGHT.
 6. TRASH COLLECTION FACILITIES OR DUMPSTERS SHALL BE LOCATED IN A CENTRAL AREA OF THROUGH THE DEVELOPMENT FOR TRASH SERVICES. INDIVIDUALLY OWNED UNITS OR ATTACHED HOUSING MAY HAVE THEIR OWN INDIVIDUAL TRASH CONTAINER FOR EACH UNIT OR A CENTRAL DUMPSTER LOCATION FOR TRASH SERVICES.
 7. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE SWM FACILITY LOCATED ON THE PROPERTY. THE FACILITY MAY BE MODIFIED, ALTERED, OR ENLARGED FOR THE BUILD-OUT OF THE DEVELOPMENT. IMPROVED LANDSCAPING SHALL BE INSTALLED AROUND THE FACILITY FOR LANDSCAPING AND SCREENING OF THE FACILITY FROM ROUTE 29 AS ALLOWED BY ALBEMARLE COUNTY AND DEQ STANDARDS AND REQUIREMENTS.
 8. THE APPLICATION PLAN SHOWS 8.8 ACRES OF IMPACTS TO THE EXISTING PRESERVED SLOPES ON THIS PROPERTY FOR THE PUBLIC ROADWAY CONNECTIONS THROUGH THE SITE. THE IMPACT AREAS ARE ILLUSTRATED WITH THE RED HATCHING.
 9. STREAM BUFFERS SHALL BE MAINTAINED 50 FEET FROM THE TOP OF THE STREAM BANKS. STREAM BANKS SHALL BE FIELD VERIFIED DURING THE SITE PLAN PROCESS TO ENSURE THE 50' STREAM BUFFER AREA.
 10. THE PROPOSED EMERGENCY ACCESS/BICYCLE AND PEDESTRIAN CONNECTIONS SHALL INCLUDE BOLLARDS ON EITHER END OF THE ACCESS ROAD TO PREVENT VEHICULAR TRAFFIC FROM USING THE ROADWAY CONNECTION OTHER THAN DURING EMERGENCIES.



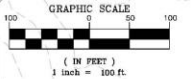
- LEGEND:**
- PROPERTY LINE
 - LIMITS OF WPO STREAM BUFFER
 - EXISTING MANAGED SLOPES
 - EXISTING PRESERVED SLOPES
 - PRESERVED SLOPES TO BE IMPACTED (0.83 ACRES)
 - PROPOSED PUBLIC STREET NETWORK
 - 20' PEDESTRIAN/BICYCLE/EMERGENCY ACCESS
 - ACCESS EASEMENT/FUTURE PUBLIC R.O.W. DEDICATION
 - APARTMENT BUILDING & PARKING ENVELOPE
 - TOWNHOUSE/CONDO BUILDING & PARKING ENVELOPE
 - TRAVELWAY
 - RECREATIONAL AMENITY AREA
 - COMMON OPEN SPACE
 - STORMWATER MANAGEMENT FACILITY
 - 20' PERIMETER UNDISTURBED BUFFER
 - 10' PERIMETER LANDSCAPING BUFFER
 - ROUTE 29 BUFFER (100' WIDE)
 - CLASS B PRIMITIVE TRAILWAY
 - 10' ASPHALT SHARED USE PATHWAY

OPEN SPACE CHART

PARCEL	ACREAGE	PARCEL	ACREAGE
TMP 46-28A	1.29 AC	TMP 46-28B	2.97 AC
TMP 46-28C	2.42 AC	TMP 46-28D	3.37 AC
TMP 46-28E	1.43 AC	TMP 46-28F	13.84 AC
TMP 46-28G	2.20 AC	TMP 46-28H	0.80 AC
TOTAL AREA	13.41 AC		34.88 AC

OPEN SPACE PROVIDED:
 COMMON OPEN SPACE AREA = 8.3 ACRES (MIN.) (26.0%)
 ACTIVE RECREATION AREA = 3.25 ACRES (MIN.) (9.6%)
 PERIMETER LANDSCAPING AREA = 3.35 ACRES (MIN.) (9.9%)
 TOTAL OPEN SPACE AREA = 14.90 ACRES (40.5%)

NOTES:
 1. OPEN SPACE IS DEFINED AS LAND OR BUFFERS LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING, LOT, STRUCTURES, UTILITIES, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE SECTION 46-2. NOTE THAT 10% OF THE MINIMUM OPEN SPACE MAY BE LOCATED ON PRESERVED SLOPES AND IS DEDICATED 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 46-4.10(C).



PROPOSED ALIGNMENT OF ARCHER AVENUE TO ASHWOOD BOULEVARD (PART OF THE ARCHER NORTH (RST) DEVELOPMENT PLAN)

TMP 46-28G
 SNOW, JANICE L.
 D.B. 418, PG. 440
 3.22 ACRES

TMP 46-28H
 COLVIN, WENDY ANN, MELISSA
 MAE FITZ, WENDALL F
 SPROUSE, JOYCE LAWSON C/O
 WENDALL F. SPROUSE
 INST. #: 20230000834
 7.35 ACRES

TMP 46-28A1
 WOOD PROPERTY INVESTMENTS LLC
 D.B. 3878, PG. 380

TMP 46-108
 ARCHER NORTH LLC
 INST. #: 20230000898

TMP 46-109
 ARCHER NORTH LLC
 INST. #: 20230000898

TMP 46B2-02-A
 HOLLYMEAD CITIZENS ASSOCIATION INC.
 D.B. 640, PG. 026

TMP 46B2-02-A
 HOLLYMEAD CITIZENS ASSOCIATION INC.
 D.B. 640, PG. 026

TMP 46B5-01-A1
 FOREST LAKES SOUTH TOWNHOMES COMMON AREA
 D.B. 2009, PG. 114



TOWN COMPLEX

POOL

CLUBHOUSE FITNESS

DOG PARK

AMENITY AREA

AMENITY AREA

SWM FACILITY

SWM FACILITY

SEMINOLE TRAIL (ROUTE 29)
NORTHERN LANE
SOUTHERN LANE

SEMINOLE TRAIL (ROUTE 29)
NORTHERN LANE

SEMINOLE TRAIL (ROUTE 29)
SOUTHERN LANE

Tenwood Cir

ROBIN LANE

DERBY LANE

TENWOOD COVE

BRICCRESS LANE

