GLENBROOK AT FOOTHILLS - PHASE III

INITIAL SITE PLAN & PRELIMINARY PLAT

WHITEHALL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER: GLENBROOK LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

DEVELOPER: RIVERBEND DEVELOPMENT, INC.
455 SECOND STREET, SE SUITE 400
CHARLOTTESVILLE, VA 22902
ATTN: ALAN TAYLOR

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

TAX MAP NO.:
1. PORTION OF 05600-00-00-057D0 (DB.5039, PG.66) - 9.50 ACRES
2. PORTION OF 056A2-01-00-06200 (DB.5039, PG.66) - 0.08 ACRES
3. 05600-00-00-057B1 (DB.5039, PG.75) - 9.32 ACRES
4. EXISTING RIGHT-OF-WAY (PLATTED/ NOT YET DEDICATED) - 1.04 ACRES
(SEE SHEET 2 FOR AREAS & PORTIONS OF PARCELS)

TOTAL AREA: 19.94 AC.

ZONING: R-6 RESIDENTIAL, BONUS LEVEL - CLUSTER DEVELOPMENT, WITH MANAGED SLOPES OVERLAY DISTRICT
NOTE: TMP 56A2-1-62 IS SUBJECT TO THE APPLICATION PLAN AND PROFFERS ASSOCIATED WITH ZMA201600005, AND TMP56-57D IS LOCATED WITHIN THE ENTRANCE CORRIDOR.

DENSITY: ALLOWABLE DENSITY FOR STANDARD LEVEL CLUSTER DEVELOPMENT:6 DU/AC
+ 30 % BONUS DENSITY FOR PORTION OF PHASE III DEVELOPMENT FOR PROVIDING AFFORDABLE HOUSING (SEE PORTION OF PHASE III DEVELOPMENT WITHIN URBAN DENSITY AREA OF THE COMPREHENSIVE PLAN - SHOWN ON SHEET 3).

TOTAL PROPOSED DENSITY FOR BY-RIGHT PORTION OF GLENBROOK AT FOOTHILL:
PHASE I: 10 SFD UNITS WITHIN 3.61 ACRES (BY-RIGHT R-6)
PHASE III: 144 SFD/SFA UNITS WITHIN 19.94 ACRES (BY-RIGHT R-6)
PHASE V: 35 SFA UNITS WITHIN 5.84 ACRES (BY-RIGHT R-6)
TOTAL PROPOSED DENSITY = 189 DWELLING UNITS WITHIN 29.39 ACRES

TOTAL ALLOWABLE DENSITY: 6.435 DUA
(22.29 AC x 6 DUA) + (7.1 AC x 6 DUA x 30% BONUS INCREASE)
189 UNITS: (177 UNITS + 6 AFFORDABLE UNITS & 6 MARKET RATE UNITS)

TOTAL DENSITY PROVIDED: 6.431 DUA
189 DWELLING UNITS(INCLUDING 6 AFFORDABLE UNITS + 6 MARKET RATE UNITS)

PROPOSED USE: PHASE IIII (THIS PHASE)
SINGLE FAMILY DETACHED UNITS = 20 UNITS
SINGLE FAMILY ATTACHED UNITS = 100 UNITS
MULTI-FAMILY APARTMENT UNITS = 24 UNITS, INCLUDING (6) AFFORDABLE UNITS
NOTE: TYPICAL NUMBER OF BEDROOMS FOR EACH UNIT SHALL BE (2) OR (3) BEDROOMS, EXCEPT FOR THE (12) 1-BEDROOM RENTAL UNITS)

OPEN SPACE: TOTAL OPEN SPACE PROPOSED (PHASE III) = 6.05 AC (30.3%)
TOTAL OPEN SPACE REQUIRED (25%) = 19.94 AC x 25% = 4.99 ACRES
OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL OPEN SPACE SHALL BE RESERVED IN A DEED FOR THE COMMON USE OF LOT OWNERS IN THE SUBDIVISION.

OPEN SPACE A = 0.41 ACRES OPEN SPACE B = 0.43 ACRES
OPEN SPACE C = 0.22 ACRES OPEN SPACE D = 0.04 ACRES
OPEN SPACE E = 0.08 ACRES OPEN SPACE F = 2.58 ACRES
OPEN SPACE G (GREENWAY) = 2.29 ACRES

RECREATION AREA: TOTAL AREA PROVIDED: (OPEN SPACES A,B&C)=46,173 SF
TOTAL AREA REQUIRED: 200 SF x 144 UNITS = 28,800 SF
A TOT LOT AND OTHER RECREATIONAL AMENITIES ARE PROPOSED WITH THE DEVELOPMENT. THE FINAL SITE PLAN WILL PROVIDE DETAILS ON THE DESIGN OF THE ACTIVE AND PASSIVE RECREATIONAL AREAS FOR THE DEVELOPMENT.
SEE SHEET 3 FOR DETAILS ON THE ACTIVE AND PASSIVE RECREATIONAL AREAS.

PRESERVED/MANAGED SLOPES: NO PRESERVED SLOPES ARE SHOWN WITHIN THE LIMITS OF THE PROPERTY. SMALL AREAS OF MANAGED SLOPES ARE LOCATED ON THE PROPERTY AND SHOWN ON THE EXISTING CONDITIONS PLAN SHEET (SHEET 2)

BUILDING HEIGHTS: MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET
NOTE: VILLA UNITS: 1-1/2 STORIES (MAX. HT.=25' & MAX. FOOTPRINT= 1665 SF)
SFD UNITS: 2 STORIES (MAX. HT.=30' & MAX. FOOTPRINT= 2,520 SF)
TOWNHOUSE UNITS: 3 STORIES (MAX. HT. = 35' & MAX. FOOTPRINT= 800 SF)
MULTI-FAMILY: 3 STORIES (MAX. HT. = 35' & MAX. FOOTPRINT= 5,544 SF)

SETBACKS: FRONT: MIN. 5' (18' MINIMUM FROM R/W OR EDGE OF SIDEWALK TO GARAGE)
MAXIMUM - 25' MAXIMUM SETBACK
SIDE: MINIMUM - 5 FEET, UNLESS THE BUILDING SHARES A COMMON WALL
MAXIMUM - NONE
BUILDING SEPARATION: 10 FEET, UNLESS THE BUILDING SHARES A COMMON WALL
REAR: 20' MINIMUM AND NO MAXIMUM

SUBDIVISION STREETS: CURB & GUTTER

WATERSHED: LICKINGHOLE CREEK WATER SUPPLY WATERSHED

AGRICULTURAL/ FORESTAL DISTRICT: NONE

TOPO & SURVEY: TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH, GALE AND ASSOCIATES AND LOUISA AERIAL SURVEYS INC., JANUARY 2007. GRADED AREAS WERE FIELD SURVEYED IN 2017. THE BOUNDARY LINE INFORMATION IS PROVIDED BY ROUDABUSH, GALE AND ASSOCIATES. INFORMATION FIELD VERIFIED BY COLLINS ENGINEERING IN DECEMBER OF 2020.

DATUM: NAD 83

EXISTING VEGETATION: PARTIALLY CLEARED AND GRADED UNDER PREVIOUS LAND DISTURBANCE PERMIT.

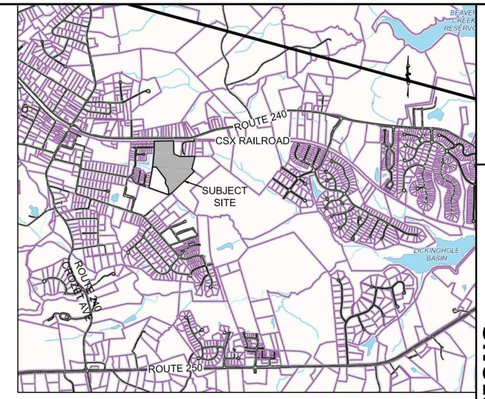
LIGHTING: NO LIGHTING IS PROPOSED

PARKING: REQUIRED PARKING:
1. (2) OFF-STREET PARKING REQUIRED FOR EACH UNIT SFD/SFA UNIT:
120 UNITS x 2 SPACES = 240 SPACES
2. (2) PARKING SPACES REQUIRED FOR EACH 2-BEDROOM APT. UNIT:
12 UNITS x 2 SPACES = 24 SPACES
3. (1.5) PARKING SPACES REQUIRED FOR EACH 1-BEDROOM APT. UNIT:
12 UNITS x 1.5 SPACES = 18 SPACES
3. GUEST PARKING (1 SPACE / 4 SFA/MULTI-FAMILY UNITS):
134 UNITS x 1 SPACE/4 UNITS = 34 SPACES
TOTAL REQUIRED PARKING: 316 SPACES

TOTAL PARKING PROVIDED:
264 GARAGE/DRIVEWAY PARKING SPACES
27 OFF-STREET PARKING SPACES
31 ON-STREET PARKING SPACES
TOTAL PROVIDED: 322 SPACES
NOTE: ON-STREET PARKING SHALL BE PROVIDED ON ONE SIDE OF THE STREET WHERE INDICATED ON SITE PLAN. NO PARKING SIGNS WILL BE SHOWN ON THE FINAL SITE PLAN DESIGNATING AREAS FOR ON-STREET PARKING AND WHERE THE ON-STREET PARKING IS PROHIBITED.

PHASING: THIS PROJECT IS PART OF THE OVERALL GLENBROOK PROJECT, WHICH IS BEING DEVELOPED IN PHASES TOTAL, INCLUDING PHASE I, IIA, IIB, III, IV & V.





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

ROADS

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- EC-3A DITCH
- DEPTH OF EC-3A DITCH (6")
- EC-2 DITCH
- DEPTH OF EC-2 DITCH (6")
- EARTH DITCH
- DRIVEWAY CULVERT
- BENCH MARK
- CLEARING LIMITS
- EXISTING CONTOUR (200)
- PROPOSED CONTOUR (200)
- VDOT STANDARD STOP SIGN
- PROPOSED SPOT ELEVATION (240.55)

FINAL SITE PLAN SHEET LIST	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	LAYOUT PLAN
5	LAYOUT PLAN
6	GRADING & UTILITIES PLAN
7	GRADING & UTILITIES PLAN
8	NOTES & DETAILS
9	STORMWATER MANAGEMENT PLAN
TOTAL SHEETS	9

NOTES:
1) THIS PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL AND/OR FORESTAL DISTRICT.
2) ONLY (1) DWELLING PER LOT SHALL BE PERMITTED.
3) THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS, BASED ON FEMA MAP NUMBERS 51003C0229D ADOPTED FEBRUARY 4, 2005.
4) STREET TREES SHALL BE PROVIDED ALONG ALL THE PUBLIC STREETS 40' O.C. IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS.
5) ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 220 WAS USED FOR THE DEVELOPMENT
PROPOSED 31 DWELLING UNITS
ADT RATE = 7.32 VPD PER DU = 227 ADT (113.5 ENTER/113.5 EXIT)
AM PEAK RATE = 0.46 VPH PER DU = 14 VPH (3 ENTER/11 EXIT)
PM PEAK RATE = 0.56 VPH PER DU = 17 VPH (11 ENTER/6 EXIT)
6) ALL TRASH SHALL BE COLLETED BY A DRIVING DUMPSTER SERVICE - EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER.
7) THIS PROPERTY IS NOT LOCATED WITHIN A DAM INUNDATION ZONE.
8) RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN. WALLS CROSSING LOT LINES REQUIRE AN EASEMENT.
9) ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
10) SEE SHEET 5 FOR THE LOCATION OF THE RETAINING WALLS WITHIN THE PHASE III DEVELOPMENT.
11) ROADWAYS AND PAVED CIRCULATION AREA = 148,990 SF.

GENERAL BUILDING DEPARTMENT NOTES:
1. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
2. DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED. THE BUILDER/DEVELOPER SHALL PLAN ACCORDINGLY.

BURIAL SITES: NO CEMETERIES WERE FOUND DURING A FIELD INVESTIGATION OF THE SITE.

STREAM BUFFERS: THE STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE

RETAINING WALLS: A RETAINING WALL IS PROPOSED WITH THIS PLAN, SEE SHEET 5.

LANDSCAPING: STREET TREES ARE PROPOSED ALONG THE NEIGHBORHOOD STREETS IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE AND IN ACCORDANCE WITH CHAPTER 14.

BUILDING SITES: EACH PARCEL CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1. OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

OVERALL ACREAGES
TOTAL ACRES OF LOTS: 10.36 AC (51.9%)
TOTAL ACRES OF OPEN SPACE: 6.05 AC (30.3%)
TOTAL ACRES OF ROW: 3.55 AC (17.8%)

STREAM BUFFERS/FLOODPLAIN: THIS SUBJECT PROPERTY IS LOCATED IN ZONE X. THERE IS NO 100-YEAR FLOODPLAIN LIMITS ON THE SUBJECT PARCELS, PER FEMA MAPS 51003C0228D & 51003C0229D; FEBRUARY 4, 2005. STREAM BUFFER EXISTS, AS SHOWN ON SHEET 2.

OFFSITE DISTURBANCE: NO OFFSIDE DISTURBANCE IS PROPOSED WITH THIS PLAN, EXCEPT FOR THE TIE-IN CONNECTION TO THE SANITARY SEWER WITHIN EXISTING UTILITY EASEMENT.

IMPERVIOUS AREAS:

Proposed Roadway	148,990 sf
Proposed Sidewalk	39,200 sf
Proposed Driveways	42,880 sf
Proposed Residences	167,500 sf
Proposed Emergency Access	4300
	402,870 sf

TRIP GENERATION CALCULATIONS
SCALE: 1"=100'

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)
20 SINGLE FAMILY DETACHED UNITS (CODE 210)

TOTAL ADT:	190 VPD	(95 ENTER/ 95 EXIT)
TOTAL AM PEAK:	15 VPH	(4 ENTER/ 11 EXIT)
TOTAL PM PEAK:	36 VPH	(10 ENTER/ 5 EXIT)

124 MULTIFAMILY HOUSING (LOW-RISE) - CODE 220

TOTAL ADT:	908 VPD	(454 ENTER/454 EXIT)
AM PEAK:	57 VPH	(14 ENTER / 43 EXIT)
PM PEAK:	70 VPH	(45 ENTER/ 25 EXIT)

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COLLINS ENGINEERING IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION OR DAMAGES TO THIS PROJECT PRIOR TO ALL FINAL PLAN APPROVALS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
05/20/21

REVISIONS

DATE	REVISION DESCRIPTION
03/22/21	INITIAL SITE PLAN SUBMISSION - 1ST SUBMITTAL
05/20/21	REVISIONS TO THE INITIAL SITE PLAN SUBMISSION - 2ND SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET: COVER SHEET
JOB NO.: 112066
SCALE: AS SHOWN
SHEET NO.: 1

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THREE NOTCH'D ROAD-ROUTE 240

CSX RAILROAD

POSTED SPEED LIMIT 25 MPH

POSTED SPEED LIMIT 25 MPH

TOP ST

HILL TOP ST

BM #1 TOP OF MH=671.09

MANAGED STEEP SLOPES

20' WATERLINE EASEMENT D.B. 611, PG. 440 D.B. 692, PG. 148

S89°59'55"W 555.43'

S89°56'47"W 216.29'

N89° 14' 56"E 185.61'

EX. PARK RIDGE DRIVE R/W DB. 4972 PG.726

S89° 14' 56"W 189.33'

OVERHEAD ELECTRIC LINE

TMP: 056A2-01-00-06200
OWNER: GLENBROOK, LLC
ACREAGE: 1.893 AC
ZONING: R-6 RESIDENTIAL
D.B./PG.: 5039/66
USE: RESIDENTIAL

R=530.50' L=392.29'

R=530.50' L=71.72'

S05°53'36"W 433.11'

208.44'

80.72'

S04°09'39"W 433.59'

R=469.50' L=396.92'

S40° 38' 11"E 152.44'

EX. SAN. SWR TO BE REMOVED

R=469.50' L=13.73'

86.95'

86.59'

S83°37'00"E 212.43'

125.84'

S89°53'07"E 366.76'

EXISTING TREELINE

S89°44'59"E 193.12'

20' ROW TO BE VACATED D.B. 227, PG. 380 D.B. 322, PG. 544 (PLAT)

PARK RIDGE DRIVE DB. 5075, PG.664

N40° 38' 11"W 97.31'

R=295.50' L=155.56'

R=13.50' L=22.77'

S89° 52' 13"W 96.78'

R=13.50' L=16.54'

N19°54'47"E 221.16'

DEDICATED RIGHT OF WAY TO PARK RIDGE DRIVE DB. 5075, PG.664

N19°54'47"E 288.26'

S19°54'47"W 222.26'

N89° 51' 11"W 57.38'

EX. SAN. SWR TO REMAIN

20' ACSA SANITARY SEWER EASEMENT DB.5075, PG.664

EX. ACSA SANITARY SEWER IN 20' ACSA SANITARY ESMT D.B. 1997, PG. 2356

100' STREAM BUFFER

EXISTING LOT LINE

TMP: 056A2-04-00-0800
OWNER: PARKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC
ACREAGE: 5.69 AC
ZONING: R-6 RESIDENTIAL
D.B./PG.: 3205/626
USE: OPEN SPACE FOR THE PARKSIDE VILLAGE NEIGHBORHOOD

EX MH PSV OS-17

EX MH PSV OS-16

S89°51'11"E 586.85'

N89° 51'-11"W 108.79'

N02° 44' 53" E 149.09'

EXISTING TREE AREA INCLUDES A MIXTURE OF EVERGREEN AND DECIDOUS TREES

EXISTING SWM FACILITY IS APPROVED UNDER WPO2017-00020

20' ACSA WATER EASEMENT DB.5075, PG.664

S36°57'27"E 434.34'

N17°03'21"E 330.35'

N66°43'07"W 247.61'

EX. 20' EMERGENCY ACCESS ROAD EASEMENT DB 5420 PG 586

20' ACSA SANITARY SEWER EASEMENT DB.5075, PG.664

EXISTING TREE AREA INCLUDES A MIXTURE OF EVERGREEN AND DECIDOUS TREES

N29° 28' 31"E 49.69'

R=463.00' L=135.85'

EXISTING CREEK

EXISTING BOUNDARY OF REZONING AREA (ESTABLISHING THE BY-RIGHT R-6 SECTION OF GLENBROOK vs. THE REZONED R-6 PORTION WITH PROFFERS

PORTION OF EXISTING 20' EMERGENCY ACCESS ROAD TO BE RELOCATED WITH THIS PHASE OF DEVELOPMENT

EX MH PSV OS-15

TMP: 05600-00-00-057B1
OWNER: GLENBROOK, LLC
ACREAGE: 9.32 AC
ZONING: R-6 RESIDENTIAL
D.B./PG.: 5039/75
USE: SINGLE FAMILY RESIDENTIAL

GLENBROOK AT FOOTHILLS PHASE I - REZONED SECTION

N46° 17' 13"E 122.21'

N43° 42' 47"W 9.64'

EX. 20' SANITARY SEWER EASEMENT DB 1997 PG 235

EX. STORM DRAINAGE EASEMENT DB 5389 PG 75

BENCHMARK:
EX MH PARKSIDEVIL-1-14
RIM=640'
INV IN=633.7'
INV OUT=633.4'

EX MH PSV OS-14

100' STREAM BUFFER

S02° 14' 22"W 110.25'

S02° 53' 10"E

EX. 20' ACSA SANITARY SEWER EASEMENT DB 5389 PG 86

MATCHLINE - SEE THIS SHEET

20' SANITARY SEWER EASEMENT D.B. 1997, PG. 235

EXISTING LOT LINE

TMP: 056A2-04-00-03700
DUNCAN, JAMES E OR WALKER H SARGENT DUNCAN
0.2030 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 2825 PG. 476

TMP: 056A2-04-00-03600
FOX, CHRISTOPHER H & JESSICA H
0.2030 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 5158 PG. 512

TMP: 056A2-04-00-03500
FELDMAN, JACOB M & MARGARET M
0.2180 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 5457 PG. 533

TMP: 056A2-04-00-00500
KIRBY, PHILIP M OR JENNIFER J
0.2390 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 2229 PG. 297
USE: RESIDENTIAL

TMP: 056A2-04-00-00400
SULLIVAN, JAMES J & JESSICA D GATEWOOD
0.1990 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 5344 PG. 608
USE: RESIDENTIAL

TMP: 056A2-04-00-00300
JONES, BENJAMIN MARTIN OR SARA BETH
0.2120 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 4369 PG. 199
RESIDENTIAL

TMP: 056A2-04-00-00200
BEASLEY, ALIA E OR PAMELA B
0.2120 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 2275 PG. 096
USE: RESIDENTIAL

TMP: 056A2-04-00-00100
JUSTIN F & KATHERINE PICKRAL
0.2710 ACRES
ZONING: R-6 RESIDENTIAL
D.B. 4814 PG. 250
USE: RESIDENTIAL

TMP: 05600-00-00-057B3
OWNER: STANLEY MARTIN COMPANIES LLC
ACREAGE: 5.84 AC
ZONING: R-6 RESIDENTIAL
D.B./PG.: 5358/506

N10°45'49"E 642.51'

N02°44'12"E 738.07'

	CHORD BEARING	CHORD DISTANCE	LINE RADIUS	LINE LENGTH
C1	N08°42'07"W	208.55'	570.79	208.56'
C2	N10°25'22"E	469.14'	469.5	491.24'
C3	N47°20'56"E	27.57'	87.5	14.34'

MATCHLINE - SEE THIS SHEET

EX. 20' ACSA SANITARY SEWER EASEMENT DB 5389 PG 86

S29° 53' 10"E 193.60'

EXISTING LOT LINE

20' SANITARY SEWER EASEMENT D.B. 1997, PG. 235

EXISTING TREELINE

EXISTING CREEK

N49° 19' 58"E 628.78'

S06° 38' 39"W 180.13'

N49°19'58"E 22.09'

TMP: 05600-00-00-057B2
OWNER: GLENBROOK, LLC
ACREAGE: 8.50 AC
ZONING: R-6 RESIDENTIAL
D.B./PG.: 5039/75
USE: SINGLE FAMILY RESIDENTIAL

TMP: 05600-00-00-05500
OWNER: COUNTY OF ALBEMARLE C/O FINANCE ADMINISTRATION RM 149
ACREAGE: 2.19 AC
ZONING: R-4 RESIDENTIAL
D.B./PG.: 2397/431

FUTURE PHASE IIB LOT

REZONING LINE

OPEN SPACE "A" 0.27 ACRES

OPEN SPACE "B" 0.09 ACRES

OPEN SPACE "C" 0.48 ACRES

OPEN SPACE "D" 0.09 ACRES

PARK RIDGE DRIVE

CAROUSEL LUE ROAD PUBLIC ROAD (54' R/W)

HEATHERIDGE PLACE

LOT 61

LOT 68 SFD

LOT 67 SFD

LOT 74 SFD

LOT 73 SFD

LOT 72 SFD

LOT 71 SFD

LOT 70 SFD

LOT 75 SFD

LOT 76 SFD

LOT 77 SFD

LOT 78 SFD

LOT 79 SFD

LOT 80 SFD

LOT 81 SFD

LOT 82 SFD

LOT 83 SFD

LOT 84 SFD

LOT 85 SFA

LOT 86 SFA

LOT 87 SFA

LOT 154 SFA

LOT 132 SFA

LOT 133 SFA

LOT 134

LOT 128 SFA

LOT 127 SFA

LOT 112 SFA

LOT 111 SFA

LOT 69 SFD

NOTES:

1. THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS, BASED ON FEMA MAP NUMBER 51003C0229D ADOPTED FEBRUARY 4, 2005.
2. TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH & GALE AND LOUISA AERIAL SURVEYS. THE BOUNDARY LINE INFORMATION IS PROVIDED BY ROUDABUSH, GALE & ASSOCIATES. TOPOGRAPHY HAS BEEN FIELD VERIFIED IN DECEMBER 2020.
3. NO PRESERVED STEEP SLOPES ARE LOCATED ON THE PROPERTY. THE MANAGED STEEP SLOPE IS LABELED.
4. 100' WPO STREAM BUFFER IS SHOWN. THE 100' WPO STREAM BUFFER IS BASED ON THE FIELD SURVEY OF THE EXISTING STREAM. THE STREAM WAS LOCATED BY ROUDABUSH, GALE & ASSOCIATES.

GRAPHIC SCALE

(IN FEET) 1 inch = 60 ft.

No.	Parcel ID	Owner	Total Acres	D.B. Pg.	Zoning
1	056A2040006800	DEAN, RODNEY E JR, TRUSTEE; RODNEY E DEANE JR TRUST U/A DTD	0.110	4122/202	R-6
2	056A2040006900	PETERSON, DANIELLE ROSEANN OR DAVID LEE	0.040	4601/137	R-6
3	056A2040007000	KING, JACOB MARK & MARIE EVA MADELEINE	0.040	5002/130	R-6
4	056A2040007100	DILLARD, WILLIAM H	0.114	3020/075	R-6
5	056A2010006300	UNION MISSION BAPTIST CHURCH	0.040	371/553	R-2
6	056A2010006400	UNION MISSION CHURCH C/O ELIZABETH BROWN	1.000	159/294	R-2
7	056A2010006500	COLLINS, MARIAN B	1.000	371/553	R-2
8	056A2010006600	FLANAGAN, ROBERT MICHAEL	1.050	970/668	R-2
9	056A20100067B0	FLANAGAN, ROBERT MICHAEL	0.500	3678/232	R-2
10	056K1000006600	AARON, PETER & LESLIE SCHNEIDER	0.150	5286/548	R-6
11	056K1000006700	EGGC LLC	0.130	5359/29	R-6
12	056K1000006800	BALTZ, BENJAMIN MICHAEL	0.120	5460/531	R-6
13	056K1000006900	GLENBROOK LLC	0.110	5075/664	R-6
14	056K1000007000	HILL, BRANDON K & SARA M VALANEJAD	0.220	5347/441	R-6
15	056K1000007100	DUNN, CATHERINE S & TYLER C DUNN	0.180	5457/729	R-6
16	056K1000007200	DORTA, LUIS E & INGRID CHALITA MORENO	0.150	5398/250	R-6
17	056K1000007300	VANDERVEER, MATTHEW B & JESSICA M	0.130	5404/001	R-6
18	056K1000007400	GOINS, TYLER A & TAYLOR R	0.180	5393/262	R-6
19	056K1000007500	GRAVES, S TUART L & REBECCA W REID	0.140	5313/327	R-6
20	056K1000007600	HARDING, DAVID PAUL & DORIS A	0.220	5247/747	R-6
21	056K1000007700	MUCK, JORDAN K & MIA M HAVZA	0.200	5385/386	R-6
22	056K1000007800	STANLEY MARTIN COMPANIES LLC	0.150	5226/309	R-6
23	056K1000007900	HAYES, JOHN RIVES JR & SALLY ELIZABETH	0.190	5292/634	R-6
24	056K1000008000	STANLEY MARTIN COMPANIES LLC	0.150	5226/309	R-6
25	056K1000008100	STANLEY MARTIN COMPANIES LLC	0.150	5226/309	R-6
26	056K1000008200	HERRICK, MICHAEL F & DAWN Z	0.130	5192/057	R-6
27	056K1000008300	EMERSON, CHARLES FRANCIS & JULIE RUETTGERS	0.160	5212/751	R-6
28	056K1000008400	BENEVENTO, ANGELA MICHELE	0.140	5354/623	R-6
29	056K1000008500	BOOKER, JUSTIN K & CHRISTIAN T.	0.160	5391/186	R-6
30	056K1000008600	ISHARWAL, SUMIT	0.130	5423/520	R-6
31	056K1000008700	QUINN, FRANCINE ELIZABETH	0.150	5465/519	R-6

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
05/20/21

REVISIONS

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05/20/21	REVISIONS TO THE INITIAL SITE PLAN SUBMISSION - 2ND SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT

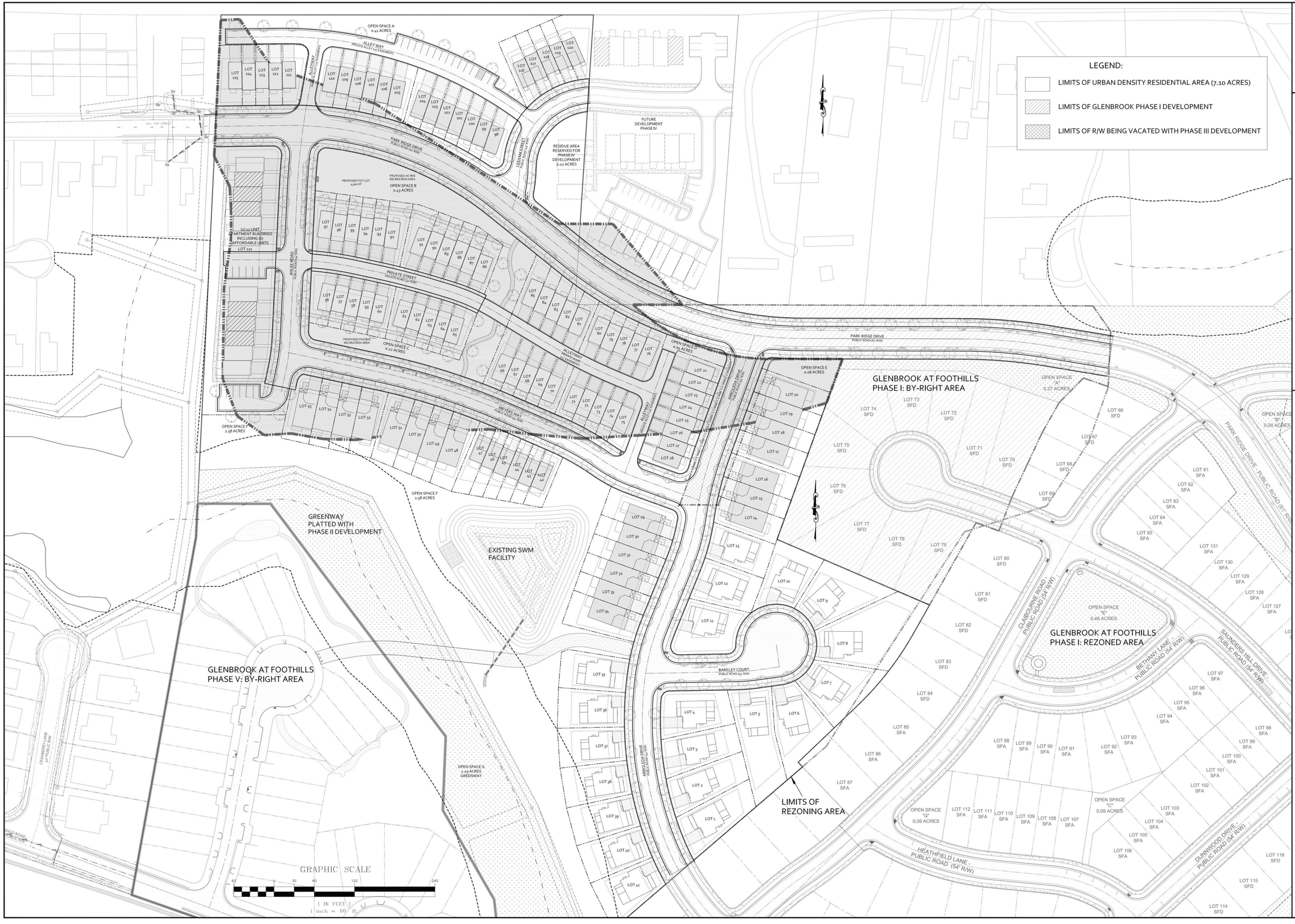
SHEET: EXISTING CONDITIONS

JOB NO. 112066

SCALE 1" = 60'

SHEET NO. 2

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SCOTT R. COLLINS
Lic. No. 035791
05/20/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET: SITE PLAN

JOB NO. 112066
SCALE 1" = 30'
SHEET NO. 3

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NOTE:
1. ALL ALLEYS AND PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
2. OPEN SPACE IS HEREBY DEDICATED TO THE HOA. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE GLENBROOK AT FOOTHILLS HOA.
3. LOCATION OF STREET TREES ARE SHOWN ON THIS PLAN.
4. (6) AFFORDABLE DWELLING UNITS ARE INCLUDED IN THE (2) APARTMENT BUILDINGS AS SHOWN WITH A STRIPED HATCH PATTERN. THE AFFORDABLE UNIT WILL BE THE 1 BEDROOM UNITS ON THE LOWER LEVEL OF THE APARTMENT BUILDING.

CONNECT ROAD TO EXISTING STREET IN PARKSIDE VILLAGE

OPEN SPACE A 0.41 ACRES

ALLEY WAY PRIVATE ALLEY (25' EASEMENT)

ALLEYWAY PRIVATE ALLEY (23' EASEMENT)

PROPOSED ACTIVE RECREATIONAL AREA

PARK RIDGE DRIVE PUBLIC ROAD (61' R/W)

LEEHAM STREET PUBLIC ROAD (49' R/W)

FUTURE DEVELOPMENT PHASE IV

RESIDUE AREA RESERVED FOR PHASE IV DEVELOPMENT 0.22 ACRES

PROPOSED CENTRAL MAIL KIOSK

PROPOSED TOT LOT 4,500 SF

PROPOSED ACTIVE RECREATION AREA

OPEN SPACE B 0.43 ACRES

(2) 12 UNIT APARTMENT BUILDINGS INCLUDING (6) AFFORDABLE UNITS

LOT 121

ANLEE ROAD PUBLIC ROAD (54' R/W)

PRIVATE STREET PRIVATE ROAD (30' R/W)

PROPOSED PASSIVE RECREATION AREA

OPEN SPACE C 0.22 ACRES

OPEN SPACE F 2.58 ACRES

MEYERS WAY PUBLIC ROAD (54' R/W)

OPEN SPACE D 0.04 ACRES

ARBOLEDA DRIVE PUBLIC ROAD (54' R/W)

OPEN SPACE E 0.08 ACRES

PROPOSED GARAGE 20'x20' MIN. (TYP.)

PORCH/DECK PATIO (TYP.)

DRIVEWAY ASPHALT PAVEMENT SEE SHEET 9 FOR PAVEMENT DETAIL MIN. 10' DRIVEWAY

PROPOSED 20'x20' MIN. 1 CAR GARAGE TYPICAL

6' BIKE LANE (TYP.)

DISTANCE TO NEAREST INTERSECTION (CLAIBOURNE ROAD AND PARK RIDGE DRIVE) = 705'

MATCHLINE - SEE SHEET 5

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

20' SANITARY SEWER EASEMENT D.B. 1997 p. 235

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET: SITE PLAN

JOB NO. 112066
SCALE 1" = 30'
SHEET NO. 4

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MATCHLINE - SEE SHEET 4

OPEN SPACE F
2.58 ACRES

PROPOSED 20'x20' MIN. 1 CAR GARAGE TYPICAL

LOT LINE (TYP.)

STREET SIGN (TYP.)

STOP SIGN (TYP.)

N19°54'47"W 222.

LOT 76 SFD

LOT 16

LOT 15

LOT 14

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 13

LOT 12

LOT 10

LOT 9

LOT 8

LOT 11

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 4

LOT 5

LOT 6

LOT 7

LOT 3

LOT 2

LOT 1

LOT 85 SFA

LOT 86 SFA

LOT 87 SFA

EXISTING STORMWATER MANAGEMENT FACILITY

VAR. WIDTH GREENWAY EASEMENT TO BE PLATTED WITH THE PHASE III DEVELOPMENT

20' EMERGENCY ACCESS ROAD EASEMENT DB. 5420, PG. 586

RELOCATE 20' EMERGENCY ACCESS AND BICYCLE/ PEDESTRIAN ACCESS ROADWAY WITH PHASE III DEVELOPMENT. SEE DETAIL, SHEET 8

EMERGENCY ACCESS DESIGN
WEIGHT BEARING CAPACITY SHALL BE 85,000 LBS

REMOVABLE BOLLARDS COMPATIBLE WITH KNOX BOX LOCKING SYSTEM FOR FIRE RESCUE TO BE INSTALLED TO PREVENT VEHICULAR ACCESS BUT STILL ALLOW ACCESS FOR EMERGENCY VEHICLES. SEE DETAIL, THIS SHEET

OPEN SPACE G
2.29 ACRES
GREENWAY

ARBOLEDA DRIVE
PUBLIC ROAD (54' R/W)

BARKLEY COURT
PUBLIC ROAD (54' R/W)

5' SIDEWALK (TYP.)

VDOT CG-12 (TYP.)

VDOT CG-6 (TYP.)

CONCRETE CG-6D (TYP)

PROPOSED CG-6 CURB

PROPOSED R/W

5' SIDE SETBACK

5' FRONT SETBACK

20' REAR SETBACK

24' REAR SETBACK

5' SIDE SETBACK

S.D. = 280'

R/W

E/P-E/P

F/C-F/C

N66°43'07"W 247.61'

LOT PROPERTY LINES BETWEEN PHASE I LOTS & PHASE III LOTS.

EXISTING ZONING LINE

DECK/PORCH/ REAR PATIO AREA (TYP.)

PROPOSED 20'x20' MIN. 1 CAR GARAGE TYPICAL

GLENBROOK AT FOOTHILLS PHASE IIB

MATCHLINE - SEE THIS SHEET

3/16" STEEL PLATE WELDED TO POST & GROUND SMOOTH

2-1/2" DIA. GALVANIZED STEEL POST. PAINTED WITH 2 COATS OF PRIMER AND INSIGNIA YELLOW

3/4" DIA. STEEL PIN W/ HEAD W/ 3/8" DIA. HOLE FOR LOCK

FINISH SURFACE

LOCK CYL.

3" DIA. GALVANIZED STEEL PIPE SLEEVE (PAINT ABOVE GROUND PORTION SAME AS POST)

CONCRETE FOOTING

3/16" STEEL PLATE WELDED TO SLEEVE

NOTE: DRILL A 13/16" DIA. HOLE THRU BOTH THE POST AND SLEEVE FOR PIN PLACEMENT.

NOTE: SEE THIS SHEET AND SHEET 5 FOR LOCATIONS OF BOLLARDS ALONG THE EMERGENCY ACCESS ROAD

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOT NUMBER	LOT AREA (sf)	LOT NUMBER	LOT AREA (sf)	LOT NUMBER	LOT AREA (sf)	LOT NUMBER	LOT AREA (sf)
1	6,618	35	5,444	69	1,554	103	1,837
2	6,160	36	5,571	70	2,114	104	2,592
3	5,944	37	5,459	71	2,086	105	2,868
4	6,482	38	5,516	72	1,505	106	1,835
5	9,074	39	5,362	73	1,542	107	1,832
6	8,282	40	5,458	74	1,599	108	1,830
7	6,572	41	6,000	75	2,339	109	1,831
8	10,303	42	3,257	76	1,955	110	2,559
9	7,873	43	1,865	77	1,453	111	3,030
10	6,148	44	1,953	78	1,452	112	1,830
11	6,904	45	1,626	79	1,461	113	1,830
12	5,609	46	2,112	80	1,956	114	1,830
13	5,101	47	2,887	81	1,984	115	3,256
14	4,030	48	4,417	82	1,518	116	2,861
15	3,175	49	3,438	83	1,539	117	2,001
16	3,987	50	3,448	84	1,567	118	2,040
17	3,996	51	4,700	85	2,144	119	1,636
18	3,240	52	4,513	86	2,049	120	2,045
19	3,240	53	3,378	87	1,503	121	40,653
20	3,996	54	3,370	88	1,500		
21	1,911	55	4,130	89	1,501		
22	1,470	56	2,625	90	1,504		
23	1,470	57	1,537	91	2,379		
24	1,470	58	1,549	92	2,303		
25	1,470	59	1,550	93	1,504		
26	1,470	60	2,191	94	1,503		
27	1,474	61	2,354	95	1,501		
28	1,925	62	1,567	96	1,500		
29	4,757	63	1,554	97	2,066		
30	3,416	64	1,532	98	4,443		
31	3,394	65	2,250	99	1,997		
32	3,360	66	2,351	100	1,906		
33	3,325	67	1,643	101	1,858		
34	5,208	68	1,595	102	1,843		

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
05/20/21

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET: SITE PLAN

JOB NO. 112066

SCALE 1" = 30'

SHEET NO. 5

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200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

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COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
Lic. No. 035791 A. COLLINS
05/20/21

SHEET NO.	6
SCALE	1" = 30'
PROJECT NO.	112066
PROJECT	GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET	GRADING & UTILITIES

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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

REVISIONS

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COMMONWEALTH OF VIRGINIA
CONNOR A. COLLINS
Lic. No. 035799
PROFESSIONAL ENGINEER
05/20/21

SHEET NO. 7
1" = 30' SCALE
DRAWING NO. 112066
PROJECT
GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET
GRADING & UTILITIES

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GENERAL CONSTRUCTION NOTES FOR STREETS

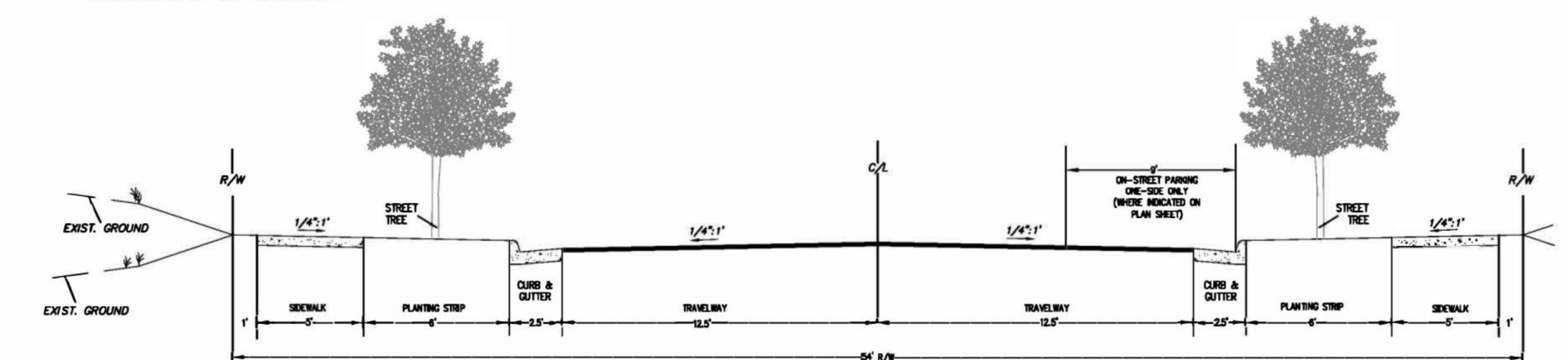
1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

ROAD NOTES

GRADING:
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

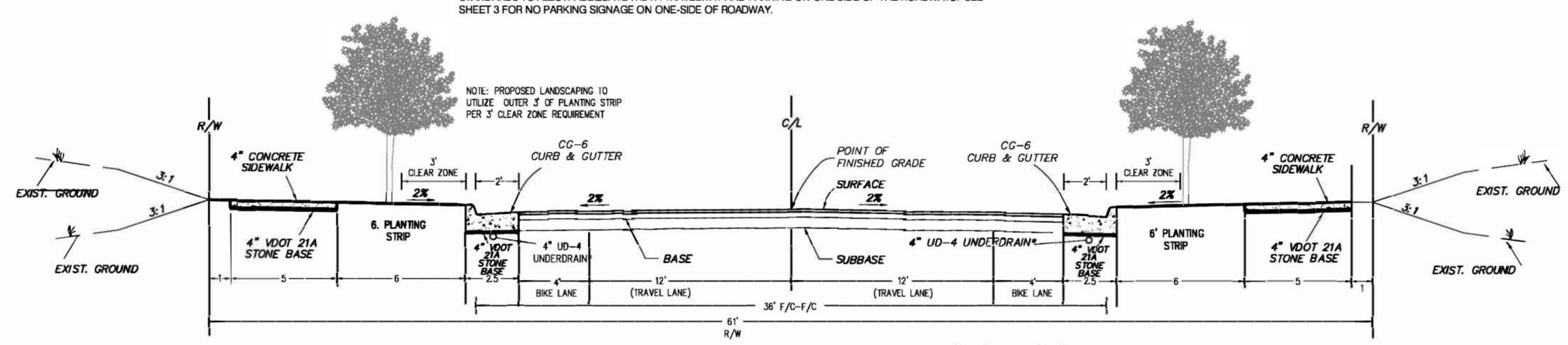
DRAINAGE:
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTAION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

PAVEMENT:
1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. ROUTE 20 PAVING MUST MEET THE EXISTING SECTION AND ALL OTHER PUBLIC STREETS MUST HAVE AN APPROVED PAVEMENT DESIGN PRIOR TO INSTALLATION OF THE STONE BASE.



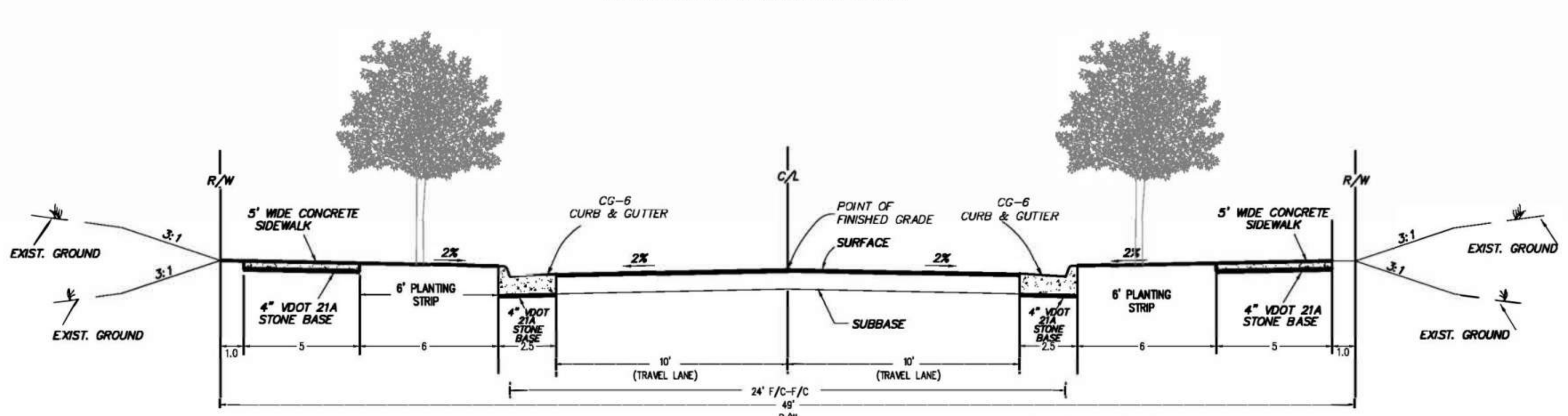
TYPICAL NEIGHBORHOOD STREET SECTION (54' R/W)
TYPICAL PUBLIC STREET SECTION (ARBOLEDA DRIVE, ANLEE ROAD, MEYERS WAY, & BARKLEY COURT)
GS-SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH
PARKING ONE SIDE ONLY
NOT TO SCALE

NOTES:
1. SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
2. STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS AND FIRE AND RESCUE STANDARDS TO ALLOW ADEQUATE WIDTH TRAVELWAY AND PARKING ON ONE SIDE OF THE ROADWAYS. SEE SHEET 3 FOR NO PARKING SIGNAGE ON ONE-SIDE OF ROADWAY.



TYPICAL NEIGHBORHOOD STREET SECTION (61' R/W)
PARK RIDGE DRIVE (PUBLIC ROAD)
GS-SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 30 MPH

*NOTE: UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECTED VOLUMES OF TRAFFIC ON THE PROPOSED ROADWAYS ARE GREATER THAN 1000 VPD



TYPICAL NEIGHBORHOOD STREET SECTION (49' R/W)
LEEHAM STREET & MCKAY DRIVE (PUBLIC ROAD)
GS-SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH

NOTE: RIGHT-OF-WAY WILL VARY IN LOCATIONS OF THE BUMP-OUT PARKING SPACES AND AMENITY SPACE. NO ON-STREET PARKING UNLESS WITHIN BUMP-OUTS AS SHOWN ON THE PLANS.

ALBEMARLE COUNTY
GENERAL CONSTRUCTION NOTES

1. *PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.*
2. *ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.*
3. *EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.*
4. *ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.*
5. *THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.*
6. *PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.*
7. *ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.*
8. *UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE-CLASS III.*
9. *ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).*

NOTE: MANDATORY INSPECTIONS AT THE FOLLOWING PHASES ARE REQUIRED FOR ROADS THAT ARE PROPOSED TO BE STATE MAINTAINED:

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.

ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.

iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.

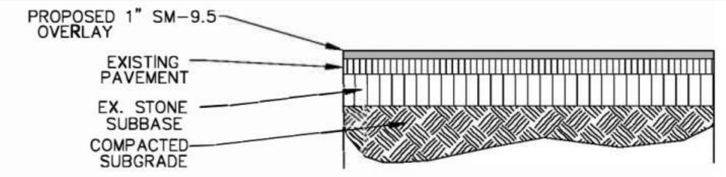
iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.

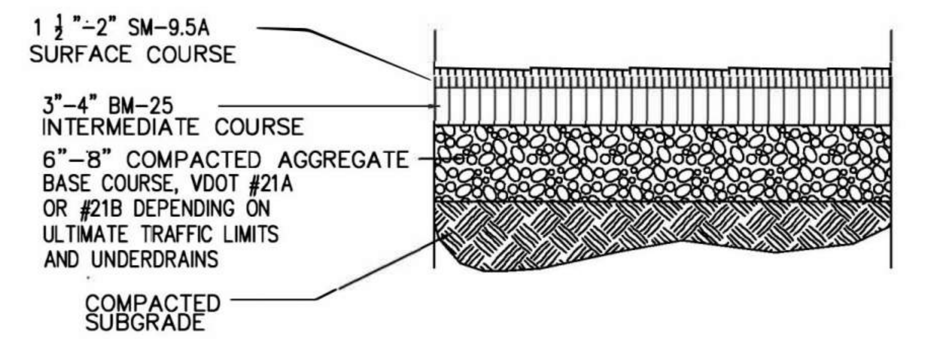
vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

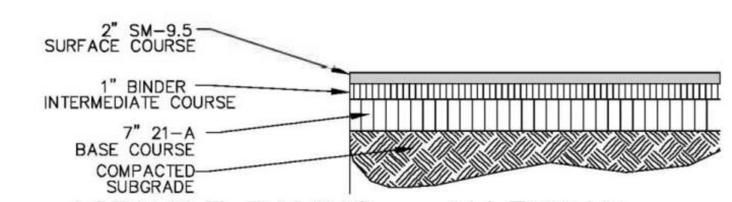
viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



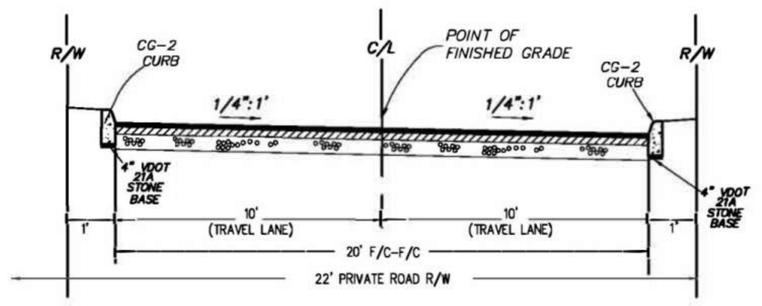
ASPHALT PAVING – MILL/OVERLAY
NO SCALE



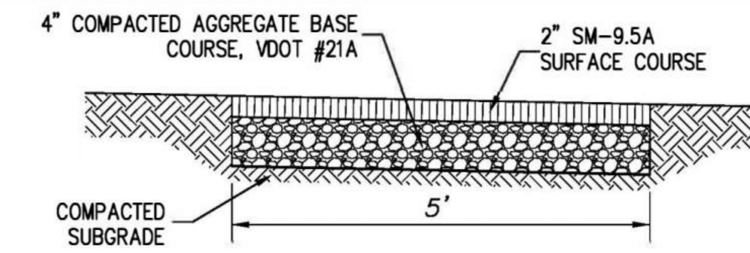
ASPHALT PAVING – ROADS
NO SCALE



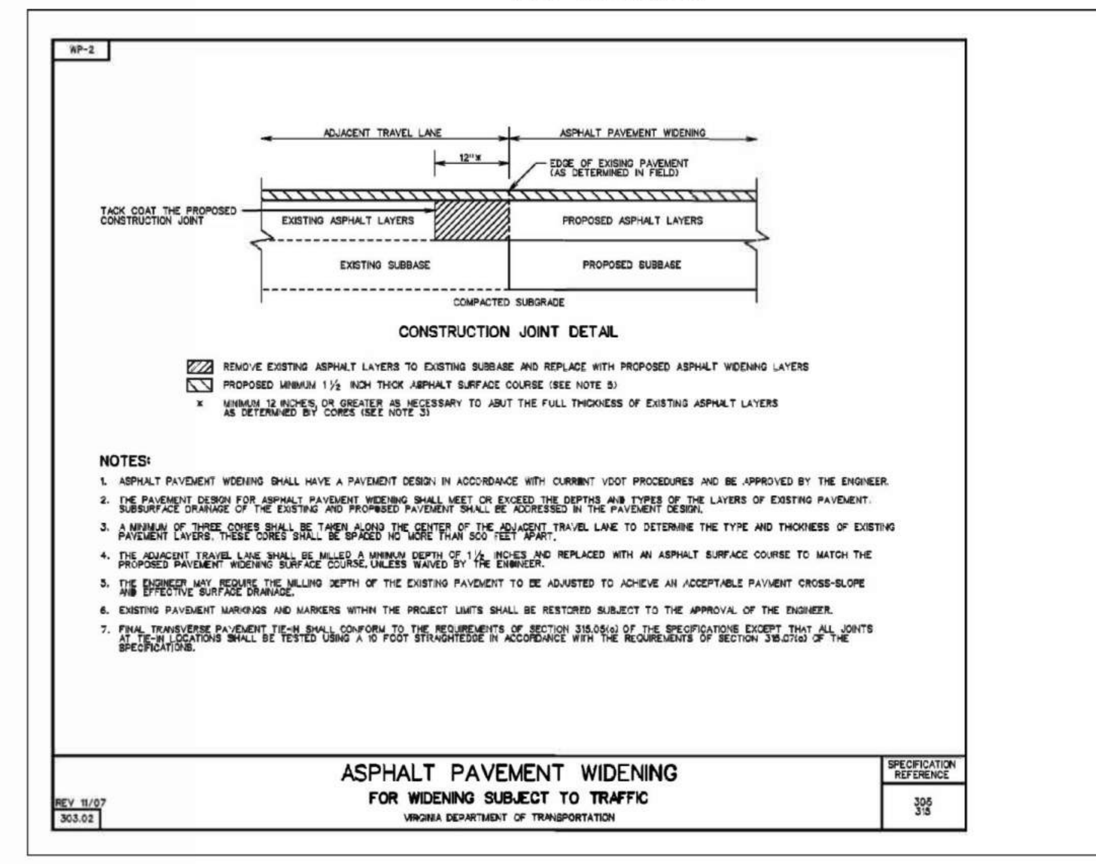
ASPHALT PAVING – ALLEYWAY
NO SCALE

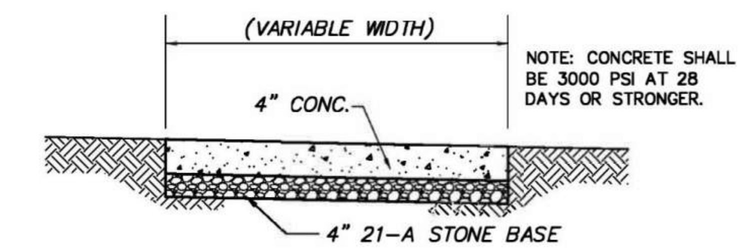


TYPICAL ALLEY & PRIVATE STREET SECTION – 22' PRIVATE ROAD
(PRIVATE ALLEY / PRIVATE STREET)
15 MPH DESIGN SPEED
NOT TO SCALE

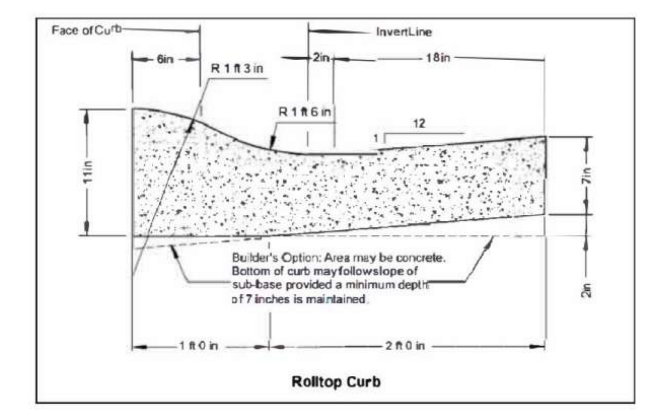


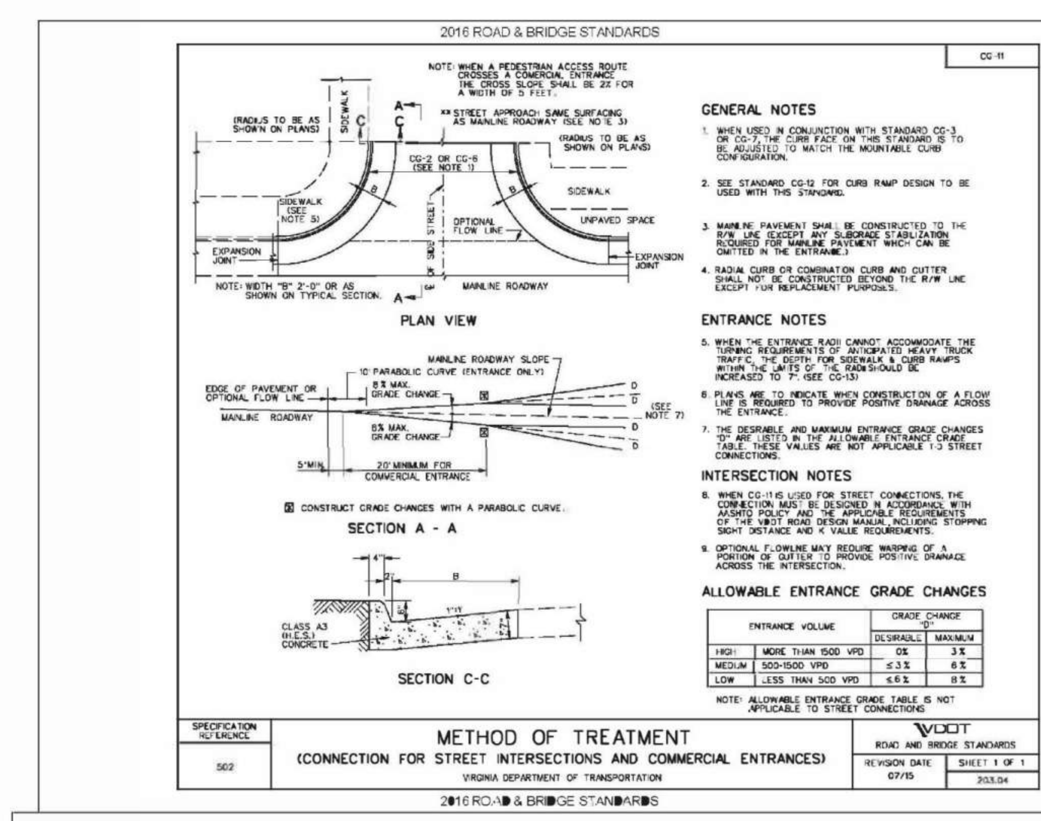
CLASS A – TYPE 1 LOW-MAINTENANCE PEDESTRIAN PATHWAY DETAIL
NO SCALE

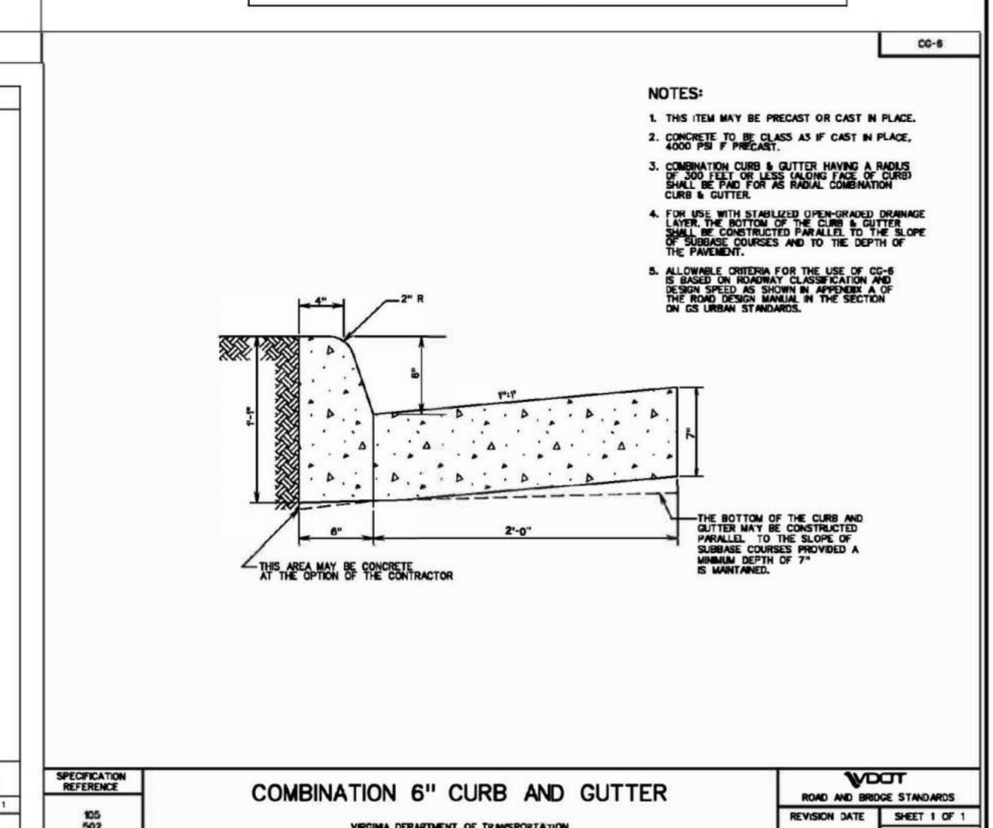


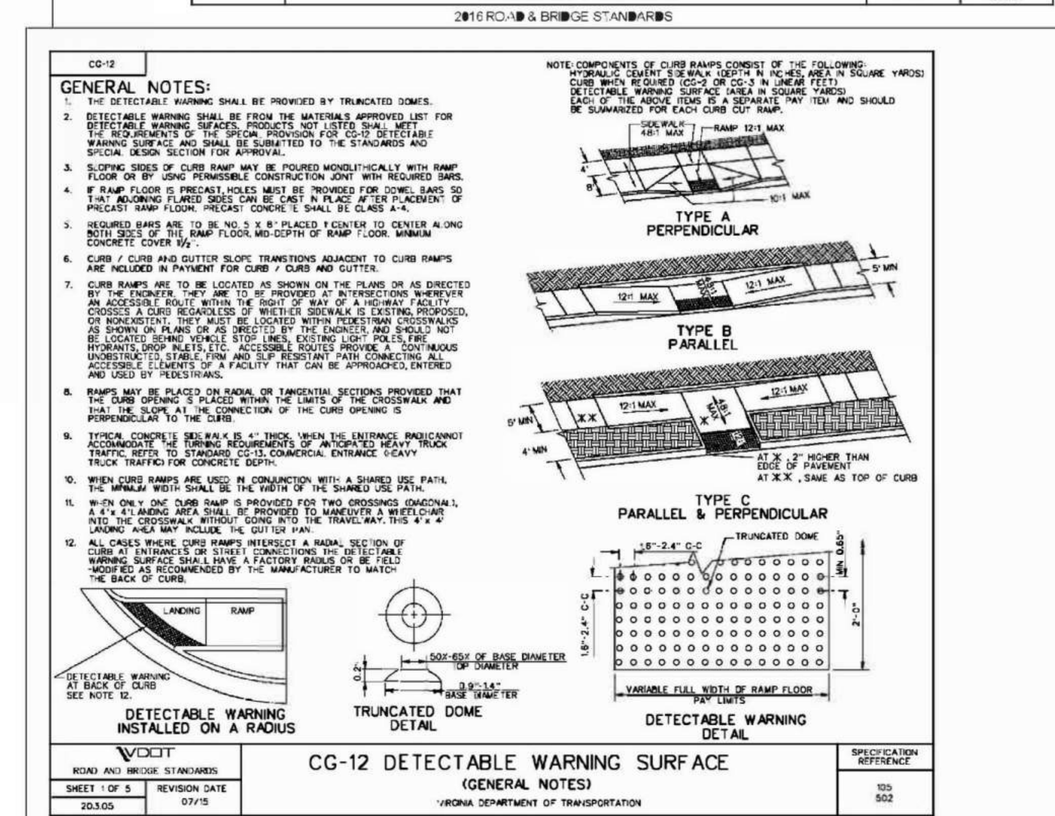


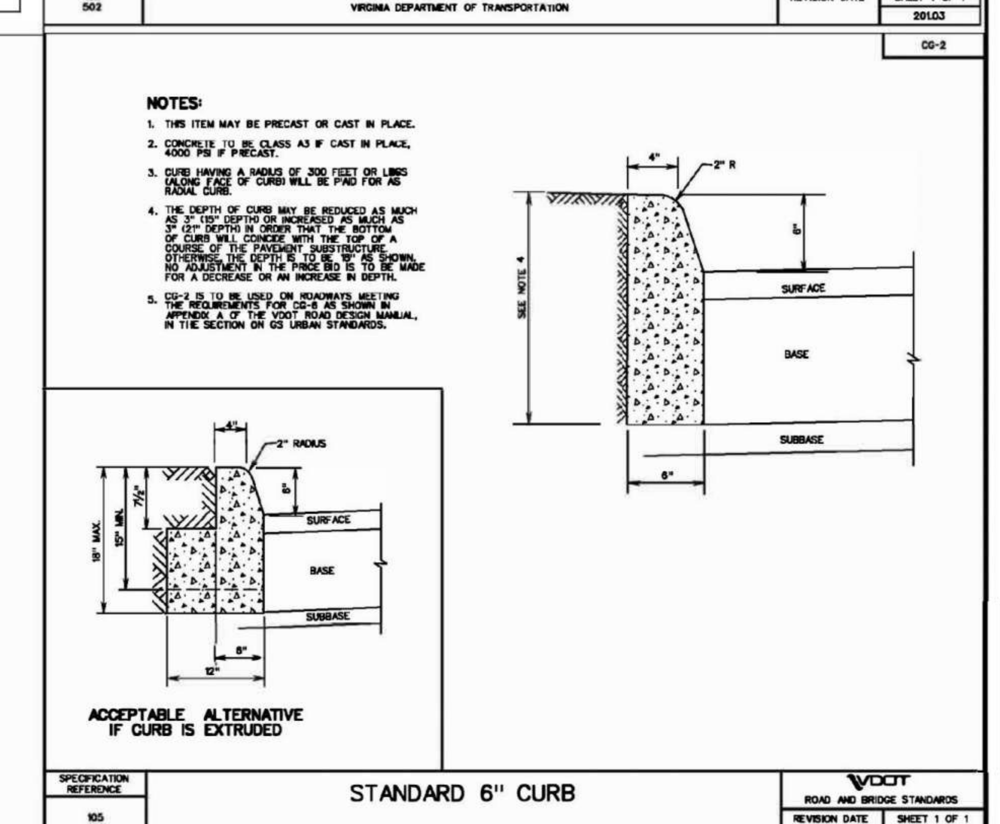
CONCRETE SIDEWALK
NO SCALE











COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
03/22/21
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
03/22/21	INITIAL SITE PLAN SUBMISSION - 1ST SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET
NOTES & DETAILS

JOB NO. 112066
SCALE AS SHOWN
SHEET NO. 8

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OVERALL SWM PLAN FINAL FUTURE BUILDOUT

SCALE 1"=200'

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

APPROVED FINAL BUILDOUT DA #1A
21.64 ac.
CN=80 & Tc=0.23 hrs.

100' OF OLF w/ Δ ELEV.=1' &
90' OF CF w/ Δ ELEV.=1'

100' OF OLF w/ Δ ELEV.=3' &
165' OF CF w/ Δ ELEV.=5'

APPROVED FINAL BUILDOUT DA #3C
1.22 ac.
CN=76 & Tc=0.30 hrs.
PROPOSED FINAL BUILDOUT DA #3C
1.34 ac.
CN=75 & Tc=0.30 hrs.

APPROVED FINAL BUILDOUT DA #4D
1.04 ac.
CN=80 & Tc=0.19 hrs.
PROPOSED FINAL BUILDOUT DA #4D
1.27 ac.
CN=78 & Tc=0.19 hrs.

100' OF OLF w/ Δ ELEV.=3' &
168' OF CF w/ Δ ELEV.=14'

GLENBROOK PHASE 2

APPROVED FOOTHILL PHASE IV Tc

APPROVED FINAL BUILDOUT DA #2B
13.46 ac.
CN=76 & Tc=0.24 hrs.
PROPOSED FINAL BUILDOUT DA #2B
13.38 ac.
CN=76 & Tc=0.24 hrs.

VARIABLE WIDTH SWM, FOREST, AND OPEN SPACE EASEMENT D.B. 5075, PG. 664

PARK RIDGE DRIVE, PUBLIC ROAD (50' R/W)
CAMBRIDGE ROAD, PUBLIC ROAD (50' R/W)
SAUNDERS HALL DRIVE, PUBLIC ROAD (50' R/W)
BETHANY LANE, PUBLIC ROAD (50' R/W)
EASTERN AVENUE, PUBLIC ROAD (VARIABLE WIDTH R/W)
SUNWOOD DRIVE, PUBLIC ROAD (50' R/W)
HEATHFIELD LANE, PUBLIC ROAD (54' R/W)
CONNECTOR ROAD (VAR. WIDTH R/W)

OPEN SPACE "A" 0.27 ACRES
OPEN SPACE "B" 0.49 ACRES
OPEN SPACE "C" 0.09 ACRES
OPEN SPACE "D" 3.88 ACRES
OPEN SPACE "E" 9.96 ACRES
OPEN SPACE "F" 0.57 ACRES
OPEN SPACE "G" 0.09 ACRES
OPEN SPACE "I" 2.79 ACRES
OPEN SPACE "J" 6.70 ACRES
GREENWAY AREA RESERVED FOR DEDICATION UPON DEMAND OF THE COUNTY

BM #1
TOP OF PIN
ELEV.=671.09

Outflow Summary: (2-Year Storm Event) APPROVED

	Pre-Development			Post-Development	
DA '1A'	8.49	cfs	DA '1A'	0.98	cfs
			DA '2B'	1.89	cfs
DA '2B'	6.97	cfs	DA '3C'	1.81	cfs
			DA '4D'	2.25	cfs
Total=	15.46	cfs		6.93	cfs

Outflow Summary: (10-Year Storm Event) APPROVED

	Pre-Development			Post-Development	
DA '1A'	25.44	cfs	DA '1A'	7.58	cfs
			DA '2B'	16.50	cfs
DA '2B'	27.79	cfs	DA '3C'	4.01	cfs
			DA '4D'	4.54	cfs
Total=	53.23	cfs		32.63	cfs

Watershed Summary for DA 1A:

	1-yr, cfs	2-yr, cfs	10-yr, cfs	
Approved Pre-Development	6.86	8.49	25.44	
Approved Post-Development Routings	1.48	1.61	2.39	
Full Buildout Proposed Post-Dev. Routings	0.94	0.98	7.58	APPROVED

Note: Per the approved 9VAC25-870-66 calculations, this development meets channel protection compliance by having a post-development 1-year peak SCS design storm outflow less than or equal to 1.48 cfs.

DA #1A Final Buildout Impervious Area Summary

* Roadways	188,477 sf
* Sidewalks & 100 Driveways	102,924 sf
5 Attached Lots where Half is Captured	4,600 sf
6 Detached Lots where Half is Captured	6,000 sf
61 Attached Lots where Most or All is Captured	112,240 sf
22 Detached Lots where Most or All is Captured	44,000 sf
Approved Foothill IV Impervious Area	16,085 sf
	474,326 sf

* Includes Park Ridge Dr, Glenbrook Subdivision, Eastern Connector Road Ext.)

DA #2B UPDATED FOR GLENBROOK 2 Final Buildout Impervious Area Summary
(For Water Quantity & Quality Calculations)

(Water Quality and Quantity Calculations)	
Roadways	97,477 sf
Sidewalks & 15 Driveways	27,948 sf
36 Detached Lots where Most or All is Captured (1767 sf	63,612 sf
Approved Foothill IV Impervious Area	49,658 sf
Proposed DA #2B Total Impervious Area	**238,695** sf
Approved DA #2B Total Impervious Area	245,179 sf

DA #3C UPDATED FOR GLENBROOK 2 Final Buildout Impervious Area Summary
(For Water Quantity & Quality Calculations)

(For Glenbrook at Foothills Water Quality & Quantity Calculations)	
Binion Drive (portion) & Road A	10,449 sf
Sidewalks & 4 Driveways	5,247 sf
1 Detached Lots where Half is Captured	1,000 sf
3 Detached Lots where Most or All is Captured	6,000 sf
Proposed DA #3C Total Impervious Area	**22,696** sf
Approved DA #3C Total Impervious Area	21,696 sf

DA #4D UPDATED FOR GLENBROOK 2 Final Buildout Impervious Area Summary
(For Water Quantity & Quality Calculations)

(For Glenbrook at Foothills Water Quality & Quantity Calculations)	
Binion Drive (portion)	7,808 sf
Sidewalks & 5 Driveways	5,854 sf
6 Detached Lots where Most or All is Captured	12,000 sf
Proposed DA #4D Total Impervious Area	**25,662** sf
Approved DA #4D Total Impervious Area	23,112 sf

APPROVED FINAL BUILD OUT NOTES:

1. THE LAYOUT SHOWN INCLUDES THE GLENBROOK AT FOOTHILLS SUBDIVISION CURRENTLY UNDER REVIEW. A FINAL SUBDIVISION PLAN IS REQUIRED FOR THE DEVELOPMENT OF THESE LOTS.
2. AMENDED SWM FACILITY #1A (LEVEL II WET POND) WAS SIZED FOR A MINIMUM DESIGN TREATMENT VOLUME OF 68,039 cf. THIS VOLUME WAS CALCULATED USING THE VRRM AND ASSUMES THE FULL BUILD OUT SUBAREA CONSISTING OF 10.89 ac. IMPERVIOUS AREAS & 10.75 ac. OF MANAGED TURF. THE CAPACITY OF THE APPROVED FACILITY EXCEEDS THIS DESIGN REQUIREMENT.
3. THE PROPOSED GLENBROOK PHASE II BUILDOUT WILL UTILIZE SWM FACILITY #2B, WITHIN THE FOOTHILL PHASE IV/V PROJECT. THE EXISTING DETENTION BASIN WILL BE UPGRADED TO A LEVEL I WET POND.
4. THE OVERALL PROJECT SITE WATER QUALITY MEASURES WILL REQUIRE AN ADDITIONAL 1.71 LB/YR PHOSPHORUS REMOVAL BE MET PER THE VRRM. THIS LOAD WILL BE TREATED BY PAYMENT INTO THE LICKINGHOLE PRO RATA SHARE WHICH WILL REMOVE 30% OF THE 7.89 LB/YR REMAINING LOAD FROM SWM FACILITY #2B (2.37 LB/YR), EXCEEDING WATER QUALITY REQUIREMENTS.
5. DRAINAGE AREA #3C AND #4D SHALL RELEASE STORMWATER DISCHARGE TO THE CREEK. THE OVERALL CONTRIBUTING DRAINAGE AREA TO THE CREEK AT THIS SITE IS 134 ACRES. THE PROPOSED DRAINAGE AREAS #3C AND #4D ARE 1.22 ACRES AND 1.04 ACRES, RESPECTIVELY, WHICH ARE LESS THAN 1% OF THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STREAM AT EACH OUTFALL, HENCE THE 1% RULE APPLIES AND THE OUTLETS MEET CHANNEL ADEQUACY REQUIREMENTS.

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200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: GLENBROOK AT FOOTHILLS PHASE III - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET: STORMWATER MANAGEMENT PLAN
JOB NO. 112066
SCALE AS SHOWN
SHEET NO. 9

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