LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	20,300 SF	13,303 SF
2	20,378 SF	11,338 SF
3	22,017 SF	13,790 SF
4	20,368 SF	16,091 SF
5	20,391 SF	15,961 SF
6	23,643 SF	18,498 SF
7	21,066 SF	16,447 SF
8	20,736 SF	12,591 SF
9	22,194 SF	18,186 SF
10	25,158 SF	20,245 SF
11	25,146 SF	20,206 SF
12	28,825 SF	19,167 SF
13	25,343 SF	16,713 SF
14	22,957 SF	18,142 SF

TIE-IN TO EXISTING CONCRETE SIDEWALK
(P) STREET SIGN
(P) VDOT STD R1-1 STOP SIGN
'NO PARKING' SIGN (TYP.)
20' E/P-E/P
MATCHLINE - SEE THIS SHEET
AN AGREEMENT HAS BEEN REACHED WITH MONTGOMERY RIDGE HOA FOR THE DEDICATION OF THIS PARCEL TO PUBLIC RIGHT OF WAY FOR ACCESS TO THE PROPERTY FOR THE PROPOSED DEVELOPMENT. THE PROPERTY WILL BE DEDICATED FOR ROW WITH THE SUBDIVISION PLAT FOR THE PROPERTY
TMP 46D-A2
MONTGOMERY RIDGE OWNERS ASSOCIATION, INC
C/O WILLIAM J DALTON
D.B. 3433, PG. 132
SETTLERS RIDGE ROAD
(PUBLIC STREET-VAR. WIDTH R/W)
280' SIGHT DISTANCE
RIGHT-OF-WAY
'NO PARKING' SIGN (TYP.)
VDOT STD. CG-6
4' GRASS STRIP
5' CONC. SIDEWALK
3' LANDSCAPING & MAINTENANCE EASEMENT
40' R/W-R/W
26' F/C-F/C
3' GRASS PLANTING STRIP
TMP 46D-40
LIEBENGOOD, JOHN DAVID OR MARGARET LONDON
D.B. 4595, PG. 382
TMP 46D-39
KWON, INCHAN & JENNY JUNGHI CHAE KWON
D.B. 5237, PG. 651
TMP 46D-37
KAYTON III, JACK THOMAS & KATHRA MURPHY KAYTON, TRUSTEES OF THE JACK KATHRA KAYTON JOINT REVOCABLE TRUST
D.B. N/A, PG. N/A
TMP 46D-36
DUNCAN, JOHN P IV & LAUREN HEBERT DUNCAN
D.B. 5065, PG. 334
TMP 46D-35
LIYANAGE, NILANGA K OR KRISHNI WIJESOORIYA
D.B. 3627, PG. 580
TMP 46D-B1
MONTGOMERY RIDGE OWNERS ASSOCIATION, INC
C/O WILLIAM J DALTON
D.B. 3433, PG. 132
TMP 46B6-A
FOREST LAKES COMMU ASSOCIATION, INC
D.B. 1860, PG. 367
MATCHLINE - SEE SHEET 4
46D-41 /EI OR EN YAN 408, PG. 385

280' SIGHT DISTANCE
25' E/P-E/P
DISTANCE TO NEAREST INTERSECTION (MONET HILL/NATALI LANE & MONTGOMERY RIDGE) = 500'
VDOT STD. WP-3 MILL/OVERLAY (12'x84')
MONTGOMERY RIDGE ROAD EX. PUBLIC 50' R/W
TIE-IN TO EXISTING EDGE OF PAVEMENT
VDOT STD. CG-12 (TYP.)
25'R
TIE-IN TO EXISTING CONCRETE SIDEWALK
(P) STREET SIGN
(P) VDOT STD R1-1 STOP SIGN
'NO PARKING' SIGN (TYP.)
20' E/P-E/P
MATCHLINE - SEE THIS SHEET

PROJECT BOUNDARY LINE
(P) CLUSTER MAILBOXES
(P) STREET SIGN
264'
20' REAR SETBACK
8'x20' ON-STREET PARALLEL PARKING SPACES (TYP.) UN-STRIPED PARKING
6' PLANTING STRIP
5' CONC. SIDEWALK
(P) VDOT STD CG-12 (TYP.)
(P) VDOT STD R1-1 STOP SIGN
(P) SIGHT DISTANCE ESMT
OPEN SPACE A (9,920 SF 0.228 AC)
'NO PARKING' SIGN (TYP.)
PROJECT BOUNDARY LINE
RIGHT-OF-WAY
VDOT STD. CG-6
6' PLANTING STRIP
250'R
105'R
200'R
200' SIGHT DISTANCE
SETTLERS RIDGE ROAD
(PUBLIC STREET-VAR. WIDTH R/W)
280' SIGHT DISTANCE
54' R/W-R/W
20' E/P-E/P
24' F/C-F/C
48' R/W-R/W
5' FRONT SETBACK
5' SIDE SETBACK
36'
99'
44'
LOT 1
LOT 14
PRESERVED STEEP SLOPES TO BE TREATED AS MANAGED SLOPES BASED ON FIELD RUN TOPO ELEVATIONS
142'
83'
85'
126'
48'R
229'
PROPOSED LOT LINE
LOT 8
LOT 9
LOT 10
LOT 11
MONACO COURT
(PUBLIC STREET-54' R/W)
200'R
78'
(P) STREET SIGN
'NO PARKING' SIGN (TYP.)
25'R
(P) VDOT STD CG-12 (TYP.)
100'
180'
122'
312'
33'
86'
5' CONC. SIDEWALK
80' MIN. WIDTH LOT SETBACK
ALBEMARLE COUNTY PRESERVED SLOPES
ALBEMARLE COUNTY MANAGED SLOPES
LOT 7
LOT 12
LOT 13
OPEN SPACE B (17,450 SF 0.400 AC)
(P) VDOT STD R1-1 STOP SIGN
5' CONCRETE SIDEWALK
107'
140' SIGHT DISTANCE
8'x20' ON-STREET PARALLEL PARKING SPACES (TYP.) UN-STRIPED PARKING
'NO PARKING' SIGN (TYP.)
120'
235'
71'
302'
267'
304'
185'
105'
PROPOSED LOT LINE
LOT 6
117'
20' REAR SETBACK
54' R/W EXTENDED TO PROPERTY LINE
305'
30'
84'
84'
170'
31'
VARIABLE WIDTH TEMPORARY GRADING & CONSTRUCTION EASEMENT
RIGHT OF WAY CONNECTION TO TMP 46-26
VARIABLE WIDTH TEMPORARY GRADING & CONSTRUCTION EASEMENT
PROJECT BOUNDARY LINE

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
12/27/22

REVISIONS

DATE	REVISION DESCRIPTION
09/06/22	PRELIMINARY PLAT SUBMISSION - 1ST SUBMITTAL
12/27/22	REVISED TO ADDRESS PLANNING DIVISION COMMENTS FOR PRELIMINARY PLAT APPROVAL

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

PROJECT: MONTGOMERY RIDGE PHASE 4 - PRELIMINARY SUBDIVISION PLAT
SHEET: SITE PLAN

JOB NO. 202184
SCALE 1"=30'
SHEET NO. 3

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