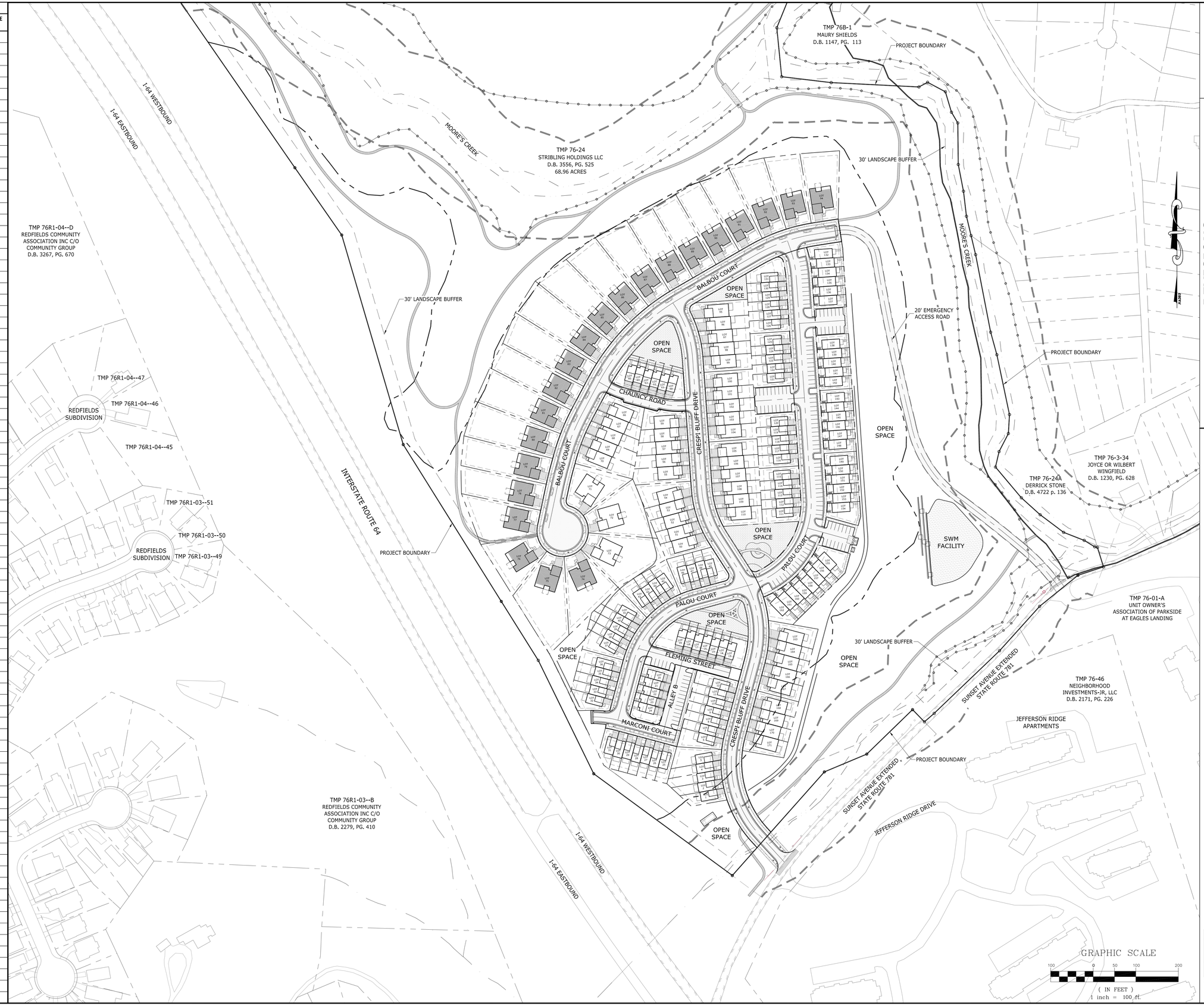
LOT AREA CHART

LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)	LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	2,737	1,882	86	14,426	11,433
2	2,475	2,088	87	12,480	9,720
3	2,789	2,418	88	11,970	9,275
4	2,697	2,343	89	11,970	9,275
5	4,195	3,091	90	13,062	10,245
6	3,653	2,624	91	13,298	10,455
7	2,214	1,884	92	12,237	9,542
8	2,212	1,882	93	12,744	10,020
9	2,212	1,882	94	5,065	3,907
10	2,212	1,882	95	3,734	3,278
11	2,212	1,882	96	3,529	3,077
12	3,016	2,138	97	3,428	2,977
13	3,177	2,226	98	4,544	3,452
14	1,400	1,100	99	4,540	3,448
15	1,400	1,100	100	3,403	2,953
16	1,400	1,100	101	3,400	2,950
17	1,400	1,100	102	3,398	2,948
18	1,400	1,100	103	4,527	3,437
19	4,028	2,813	104	4,523	3,433
20	2,088	1,368	105	3,390	2,940
21	1,440	1,140	106	3,387	2,937
22	1,440	1,140	107	3,359	2,909
23	1,440	1,140	108	6,187	4,881
24	2,937	2,048	109	3,019	2,154
25	2,700	1,875	110	2,039	1,708
26	1,980	1,650	111	2,046	1,716
27	1,980	1,650	112	2,046	1,716
28	1,980	1,650	113	2,790	1,950
29	1,980	1,650	114	2,790	1,950
30	1,980	1,650	115	2,046	1,716
31	2,667	1,821	116	2,046	1,716
32	3,439	2,452	117	2,046	1,716
33	2,200	1,870	118	2,883	2,028
34	2,200	1,870	119	2,883	2,028
35	2,200	1,870	120	2,046	1,716
36	3,100	2,210	121	2,046	1,716
37	3,758	2,719	122	2,046	1,716
38	2,332	1,995	123	2,790	1,950
39	2,417	2,079	124	2,790	1,950
40	2,356	2,016	125	2,046	1,716
41	3,982	2,899	126	2,046	1,716
42	3,191	2,232	127	2,046	1,716
43	1,934	1,603	128	2,046	1,716
44	1,893	1,562	129	4,001	3,074
45	3,094	2,155	130	2,679	1,830
46	3,012	2,099	131	1,708	1,377
47	1,870	1,540	132	1,676	1,346
48	1,870	1,540	133	1,672	1,342
49	3,207	2,361	134	1,672	1,342
50	4,065	3,014	135	2,204	1,464
51	3,132	2,678	136	2,508	1,708
52	3,175	2,722	137	1,672	1,342
53	3,317	2,864	138	1,672	1,342
54	5,633	4,299	139	1,672	1,342
55	5,204	4,034	140	2,280	1,525
56	4,152	3,687	141	2,280	1,525
57	3,852	3,386	142	1,672	1,342
58	3,551	3,085	143	1,672	1,342
59	4,465	3,324	144	1,672	1,342
60	2,623	1,748	145	1,672	1,342
61	1,400	1,100	146	2,280	1,525
62	1,400	1,100	147	2,280	1,525
63	1,400	1,100	148	1,672	1,342
64	1,400	1,100	149	1,672	1,342
65	2,569	1,705	150	1,672	1,342
66	4,482	3,342	151	1,675	1,345
67	3,354	2,896	152	3,462	2,427
68	3,561	3,102	153	3,783	2,679
69	5,643	4,454	154	1,786	1,453
70	13,071	10,171	155	1,703	1,372
71	13,696	10,629	156	1,665	1,335
72	15,749	12,438	157	1,673	1,342
73	13,610	10,447	158	1,725	1,394
74	19,199	15,349	159	1,825	1,491
75	11,386	8,608	160	3,296	2,230
76	13,881	10,870	161	4,902	3,706
77	12,561	9,763	162	3,113	2,661
78	13,815	10,856	163	3,016	2,565
79	15,698	12,543	164	3,000	2,550
80	15,698	12,543	165	3,800	2,805
81	13,702	10,742	166	3,800	2,805
82	15,296	12,158	167	3,000	2,550
83	16,777	13,480	168	3,000	2,550
84	16,122	12,891	169	4,217	3,182
85	15,059	11,986			



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
03/03/25

REVISIONS

DATE	REVISION DESCRIPTION
12/16/24	PRELIMINARY SITE PLAN - 1ST SUBMISSION
03/03/25	PRELIMINARY SITE PLAN - RESUBMISSION ADDRESSING COUNTY LOT FRONTAGE COMMENT

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

PROJECT: GRANGER DEVELOPMENT - PRELIMINARY PLAT

SHEET TITLE: OVERALL DEVELOPMENT PLAN

JOB NO. 202198

SCALE 1" = 100'

SHEET NO. 5

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MATCHLINE
SEE SHEET 7

SITE PLAN NOTE LEGEND (*SEE NOTES & DETAILS)

- A TIE-IN TO EXISTING ROAD ASPHALT PAVEMENT
- B PROPOSED VDOT STD. CG-2 CURB*
- C PROPOSED VDOT STD. CG-6 CURB*
- D PROPOSED VDOT STD. ROLL TOP CURB*
- E PROPOSED VDOT STD. CG-12 RAMP
- F PROPOSED 5' CONCRETE SIDEWALK*
- G PROPOSED 6' CONCRETE SIDEWALK*
- H PROPOSED PEDESTRIAN TRAIL
- I PROPOSED 6' PLANTING STRIP
- J PROPOSED RETAINING WALL (MAX. HEIGHT = 6')
- K PROPOSED VDOT STD. CG-9B ENTRANCE
- L PROPOSED VDOT STD. CG-9D ENTRANCE
- M PROPOSED PRIVATE DRIVEWAY (12' WIDE x 18' DEEP MIN. FROM ROW)
- N PROPOSED PRIVATE DRIVEWAY (16' WIDE x 18' DEEP MIN. FROM ROW)
- O PROPOSED UNMARKED ON-STREET PARKING (8' WIDE x 20' LONG)
- P PROPOSED GARAGE
- Q PROPOSED STOP SIGN
- R PROPOSED STREET SIGN
- S PROPOSED 'NO PARKING - FIRE LANE' SIGN
- T PROPOSED DECK/SUNROOM
- U PROPOSED CONCRETE STEPS
- V PROPOSED MAILBOX CLUSTER BOX UNITS
- W PROPOSED DUMPSTER & DUMPSTER PAD w/ ENCLOSURE*

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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

PROJECT
GRANGER DEVELOPMENT - PRELIMINARY PLAT

SHEET TITLE
LAYOUT PLAN

JOB NO. 202198
SCALE 1" = 40'
SHEET NO. 6

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

REVISIONS	
DATE	REVISION DESCRIPTION
12/16/24	PRELIMINARY SITE PLAN - 1ST SUBMISSION
03/03/25	PRELIMINARY SITE PLAN - RESUBMISSION ADDRESSING COUNTY LOT FRONTAGE COMMENT

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03/03/25

PROJECT: GRANGER DEVELOPMENT - PRELIMINARY PLAT

SHEET TITLE: LAYOUT PLAN

JOB NO. 202198 | SCALE 1" = 40' | SHEET NO. 7

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