ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-57: Brookhill Blocks 9, 10 and 11 Initial Plan**
Review Type	Review of a Final Site Development Plan and architectural design
Parcel Identification	046000000019B4 (part)
Location	On the east side of Rt. 29, approximately 550’ south of Ashwood Blvd.
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)
Owner/Applicant	Crocket Corporation/Collins Engineering (Scott Collins)
Magisterial District	Rivanna
Proposal	To construct 85 attached townhouses in 23 blocks with associated site improvements.
Context	Blocks 9, 10 and 11 are located in the northwest section of the Brookhill development (Figure 1). Block 9 is adjacent to Rt. 29. Block 10 is to the east of Block 9, and Block 11 is to the southeast. Brookhill Block 4B is to the south. Residential development (Forest Lakes and Montgomery Ridge) is to the north and east.
Visibility	The residential units of Block 9 will be the most visible from the EC street. Blocks 10 and 11 are not expected to have much visual impact on the EC due to their increasing distance from the street and the topography that falls away to the east. The visibility of Block 9 will be reduced by the landscape buffer that is required along Rt. 29. The lower portions of many of the Block 9 units will be below the grade of the EC street and shielded by topography as viewed from the street. The roofs and upper portions of the units will be visible through the trees of the wooded buffer and, in the future, through trees added to the buffer.
ARB Meeting Date	July 6, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB reviewed and recommended approval of an Initial Site Plan for these blocks on March 2, 2020. At that time, the ARB determined that Blocks 10 and 11 would not require further ARB review due to limited visibility. Consequently, this staff report is limited to review of Block 9. No changes have been made to the architectural design since the March review. Primary changes to the site plan since the March review are related to landscaping.

ANALYSIS

REF	GUIDELINE	MARCH 2, 2020 RECOMMENDATION	CURRENT ISSUE	CURRENT RECOMMENDATION
	***Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor;* Structure design**			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The architecture of Blocks 10 and 11 does not require ARB review due to anticipated lack of visibility. Provide dimensioned architectural elevations for review. Provide material call-outs on the elevations. Eliminate Arctic white, woodland cream, cobblestone, sail cloth, pearl grey, and light mist from the color options for lots 1 and 20 – 33. If colors will be selected by future owners, add a note to the architectural drawings stating that the same color cannot be used for adjacent units.	As indicated in the preliminary review, the proposed designs are for residences, so they incorporate basic architectural elements derived from traditional residential buildings, but the overall character of the residences has no specific connection to local historic architectural trends. Six blocks of townhouses are expected to have some visibility from the EC. The townhomes in each block are similar in overall character, but there is some variation in details from block to block. A representative block elevation was provided with callouts identifying Hardiplank siding, board and batten siding, Hardishake siding, metal roofs on dormers, and stone veneer at the base of the front walls. Residential units closest to the EC have their rear elevations facing the EC. These elevations are largely devoid of architectural detail and character. Based on the representative diagram, rear elevations are faced entirely with Hardiplank siding. There is no material change at the base, no dormers	None.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			

9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		break up the roofs, and no entrances are marked with gables or decorative detailing. The developer is leaving the choice of siding colors up to the property owners. Colors have been further limited since the preliminary review to eliminate the lighter shades. (Figure 2) Additional dimensions have been provided for the townhouses. Overall height to the top of the roof is 29' 5.8". Height to the top of the wall of the EC-facing rear elevations is 20' 5". First story cornice height is just over 10'. The scale of the buildings is expected to appear appropriate from the EC street. The lack of detail on the EC-facing elevations would not typically be considered appropriate for the EC. However, the required buffer along Rt. 29 is expected to reduce some of the visual impact of the development on the EC. As such, the buffer will also serve to promote orderly and attractive development.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	See landscape recommendations.	The landscape buffer that is required along Rt. 29 will establish a level of unity and coherence along the corridor for the development. The buffer will also help reduce visibility of the residences.	See landscape recommendations.
10	Buildings should relate to their site and the surrounding context of buildings.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			

11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	None.	The townhomes are shown as 2 stories tall plus a gabled roof. The elevations show simple window and door openings. Though the rear elevations are largely devoid of architectural detail and character, the windows, doors and wall heights appear standard and reflective of human scale. The roofs may have a substantial visual impact as viewed from the front and side, but this is not expected to have a significant impact on the EC street due to the orientation of the blocks and the landscape buffer.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	See #9.	The lightest shades of siding have been eliminated from the available color palette. Side elevations include a few windows and significant blank wall area. The Lot 1 townhouse is the only one in this block that has a side elevation facing the EC. With muted colors and landscaping in the buffer, impacts are expected to be limited.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	Connecting devices (beyond the attached units) are not proposed.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The proposed buildings are not "trademark" in the traditional sense as it has been applied to the Entrance Corridors, but the villa design is being built in other developments in the County.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*	None.	Given the site conditions, window glass is not expected to have a significant impact on the EC.	None.
	Accessory structures and equipment			

17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	None.	Accessory structures and equipment associated with the residences in Block 9 are expected to be of the variety and scale typically seen in residential yards. Topography and the wooded buffer along Rt. 29 are expected to sufficiently minimize visibility of these items.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.			
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.			
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	Add the standard mechanical equipment note to the site and architectural drawings.	The note has been added to both the site and architectural plans.	None.
	Lighting	Provide sufficient details in the site plan to show that all proposed light fixtures meet the requirements of the lighting ordinance. Add the standard lighting note to the plan.	The applicant indicates that no lighting is proposed. The standard lighting note has been added to the plan.	None.
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Revise the buffer planting to include a greater variety of trees and shrubs, both deciduous and evergreen. Add trees in all areas of the 30' buffer that are to be disturbed.	The landscape plan has been revised to add trees consistently throughout the 30' buffer. The buffer planting includes Sugar Maples, Oaks, Loblolly pines, Magnolias, and Eastern redcedar. There are no new shrubs proposed for the buffer. In many cases, the numbers of plants drawn on the landscape plan don't match the quantities noted in the plant schedule.	Add shrubs to the mix of plants in the buffer. Coordinate the plant schedule with the landscape plan. Clarify on the landscape plan the extent of planting included in Block 9.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following:			

	a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		Some plant quantities exceed 25% of the total of plants provided. Maintaining quantities below 25% can contribute to a healthy landscape.	Limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	None.	Sidewalks are shown along the streets in Block 9. Trees are shown between the sidewalk and the street. The 40’ spacing is not consistent throughout due to the locations of some driveways and utilities. Trees in this area will be difficult to distinguish from the wooded buffer, as viewed from the EC street.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	None.	Parking lots are not proposed in Block 9.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of	See #9.	The 4-unit townhouse blocks are approximately 130’ long. The rear elevations are generally consistent in appearance and there is a limited amount	None.

	such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.		of projection forward/back between adjacent units. Although the rear elevations lack architectural character and detail, topography and trees in the buffer, and the use of muted colors, are expected to sufficiently mitigate the appearance.	
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	Recommendation: revise all non-native plants to native species.	The Russian sage remains on the plan.	Recommendation: replace the Russian sage with a locally native plant.
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."	Add the standard plant health note to the plan.	The note has been added to the plan.	None.
	***Site Development and layout/* Development pattern**			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	None.	The development exhibits an organized pattern of roads and sidewalks. The residences in Block 9 are not exactly parallel to the EC street; they are oriented along Koch Court, a new street located between Rt. 29 and Archer Avenue, which travels north/south through the western end of the development. Despite the wooded buffer along Rt. 29, the general view of the area will change; the development will be evident beyond the buffer.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that			

	section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.			
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	None.	Significant grading is required to develop the property as proposed. Throughout the plan, grading generally has an engineered appearance, including that which is proposed into the 30' buffer along the EC. These areas will be replanted. The replanting and the 70' buffer are expected to sufficiently minimize the impacts of the grading on the EC.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.	Tree protection fencing is shown at the north, west and south perimeters of Block 9 on the landscape plan. It is not shown on the grading plan. E&SC plans were not included in the ARB submittal	Add tree protection fencing to the grading plan and E&SC plans.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	A stormwater management facility is proposed at the north end of Block 9. It is not expected to be visible from the EC due to topography. Landscaping added to the 30' buffer will help integrate the facility into the surroundings, as viewed from the EC.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The appropriateness of the architectural designs of the EC-facing rear and side townhouse elevations
2. Landscaping proposed for the buffer

Staff recommends approval of the proposal with the following conditions:

1. Add shrubs to the mix of plants in the buffer.
2. Coordinate the plant schedule with the landscape plan.
3. Clarify on the landscape plan the extent of planting included in Block 9.
4. Limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
5. Recommendation: replace the Russian sage with a locally native plant.
6. Add tree protection fencing to the grading plan and E&SC plans.

ATTACHMENTS

A – Applicant's submittal for Brookhill Blocks 9, 10 and 11



Figure 1: Brookhill Blocks 9, 10 and 11 are located in the northwest corner of the development.

Figure 2: Applicant's revised materials/colors

Brookhill Villas
Stanley Martin Homes

Material Table		
Feature	**Color**	**Material**
Siding	Various	Hardiplank / HardiShake / Board & Batton / Stone Veneer
Fascia / Trim	White	Aluminum
Doors	Brown	Fiberglass
Windows	White	Vinyl
Roof	Onyx	Asphalt Shingles

Siding Colors
Timberbark
Night Grey
Sandstone Beige
Grey Slate
Rich Expresso
Heathered Moss
Khaki Brown

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
	BROOKHILL Block 9 ARB Plan	
1	Cover	4/16/2020
1A	Proffers	
1B	Proffers	
2	Overall Master Plan	
3	Overall Block Plan	
4	Existing Conditions	
5	Layout Plan	
6	Utility Plan	
7	Layout & Utility Plan	
8	Layout & Utility Plan	
9	Grading & Drainage Plan	
10	Landscaping Plan	
11	Landscaping Plan	
12	Site Section Map	
13	Site Section Profiles	
-	Color rendering of entrance elevations of one representative townhomes block	-
-	Line drawing elevations showing material locations for one representative townhomes block	-
-	Front elevations, back elevations and side elevation for lots 1-4, 5-8, 20-23, 27-19, and 30-33	-
-	Material samples: Owens Corning Duration Shingles: Onyx Black; Hardiplank siding: assorted colors (physical samples and color swatches, see Figure 2)	

COLLINS ENGINEERING
200 GARRETT ST, SUITE K CHARLOTTESVILLE VA 22902
434.293.3719 PH 434.293.2813 FX
www.collins-engineering.com

January 21, 2020

Margaret Maliszewski
County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Brookhill Blocks 9-11 Final ARB Submittal

The Brookhill Blocks 9-11 Final ARB Site Plan is hereby submitted for review. The subject parcel consists of a portion of TMP 04600-00-00-019B4 which are zoned NMD. The proposed Brookhill Blocks 9-11 plan consists of 85 townhouse villa units. This property is located in the northern portion of the Brookhill development along Route 29 Seminole Trail Road. This plan proposes 85 townhouse villas and it's supporting infrastructure.

The existing site is mostly cleared with an existing stream running along the north-east portion of Block 10. Existing vegetation will be preserved on-site where possible to provide landscaped screening and protect existing slopes. There is an existing 100' landscape buffer easement along Route 29 (See photos #1-6). These existing landscape buffer easements will be maintained as a tree preservation zone and reforested where necessary to serve as a buffer between the proposed development and the Route 29 travel lanes.

The development plan spaces the proposed buildings evenly throughout the site at varying elevations to break up the building mass and provide visual interest. The building architectural elevations have been provided to show additional detail compatible with Albemarle County's historic buildings. A proposed landscaping plan has been provided that is compatible with Albemarle County regulations which compensates for the removed vegetation and softens the visual appearance of the development.

Please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins, PE

COLLINS ENGINEERING

200 GARRETT ST, SUITE K CHARLOTTESVILLE VA 22902
434.293.3719 PH 434.293.2813 FX
www.collins-engineering.com

April 13, 2020

Margaret Maliszewski
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Brookhill Blocks 9, 10, & 11 ARB Plan (SDP 201900013)

Thank you for your comments dated March 4, 2020 on the above referenced project.

1. The site plan has removed the architecture within blocks 10 and 11 from this plan set.
2. The architectural elevations have been revised to include dimensions and proposed materials.
3. The architectural elevations have been revised as requested.
4. The standard mechanical equipment note has been added to the site plan and architectural elevations.
5. No lighting is proposed in this block.
6. The standard lighting note has been added to the site plan on sheet 5.
7. The landscaping plan has been revised to include a greater variety of trees and shrubs in the buffer.
8. The standard plant health note has been added to the site plan on sheets 8.
9. Tree protection fencing and labels have been added to the site plan on sheets 8.
10. The architectural elevations have been revised to include the note requested about house colors.
11. The landscaping plan has been revised to include trees in all areas of the 30' buffer that will be disturbed.

Should you have any questions, please feel free to contact me at scott@collins-engineering.com.

Sincerely,

Scott Collins

Architectural Review Board Application

Part A: Applicant, Contact and Parcel Information

Project Name: BROOKHILL - BLOCKS 9-11

Tax map and parcel(s): 45-194B **Physical Street Address:** ARCHER AVENUE

Contact Person: SCOTT COLLINS

Business Name: COLLINS ENGINEERING

Address 200 GARRETT STREET, SUITE K City CHARLOTTESVILLE State VA Zip 22902

Daytime Phone (____) 434-293-3719 Fax # (____) _____ E-mail scott@collins-engineering.com

Owner of Record: CROCKETT CORPORATION

Address 435 PARK STREET City CHARLOTTESVILLE State VA Zip 22901

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Part B: Review Type and Fee

Select review type

	Review by the Architectural Review Board	
	Conceptual Plan/Advisory Review (for a Special Use Permit or a Rezoning)	No Fee
	Preliminary/Initial Review of a Site Development Plan	No Fee
X	Final Review of a Site Development Plan	**$1075.00**
	Amendment to an approved Certificate of Appropriateness	**$ 242.00**
	Building Permit Review	**$ 634.00**
	County-wide Certificate of Appropriateness	
	Structures 750' or more from the EC, no taller than 5 stories	No Fee
	Structures located behind a structure that fronts the EC	No Fee
	Personal wireless service facilities	No Fee
	Fencing or Equipment or Lighting	No Fee
	Additions to ARB-approved buildings	No Fee
	Minor amendments to site or architectural plans	No Fee
	Building permits where the change is 50% or less of the altered elevation	No Fee

NOTE: For SIGNS, use the combined APPLICATION AND CHEKLIST FOR SIGNS.

FOR OFFICE USE ONLY BP#_____ ARB#_____

Fee Amount $_____ Date Paid _____ By who? _____ Receipt # _____ Check # _____ By _____

OVER →

Part C: Description of Proposal

Describe your proposal. Attach a separate sheet if necessary.

SEE ATTACHED SHEET

Part D: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- Only complete application packages will be scheduled for ARB review. ***The application package is not complete without the appropriate checklist, completed, signed, and included with the required submittal materials indicated on the checklist.***

I hereby certify that I own the subject property or have the legal power to act on behalf of the owner in filing this application. *See submittal requirements below. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Scott R. Collins — Signature of owner, owner's representative or contract purchaser

5-8-20 — Date

scott collins — Printed name, Title

434-293-3719 — Daytime phone number of Signatory

***Ownership Information:**

- If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing above has the authority to do so.
- If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application.
- If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Attach the owner's written consent.

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Architectural Review Board

Final Review of a Site Development Plan

Submittal Requirements Checklist

Part A: Applicant, Contact and Parcel Information

Project Name: BROOKHILL - BLOCKS 9-11

Tax map and parcel(s): 45-194B **Physical street address:** ARCHER AVENUE

Contact Person: SCOTT COLLINS

Business Name: COLLINS ENGINEERING

Address 200 GARRETT STREET, SUITE K City CHARLOTTESVILLE State VA Zip 22902

Daytime Phone (434) 293-3719 Fax # (____) _____ E-mail scott@collins-engineer

Part B: Submittal Requirements

Important:Submittal packages must contain 8 collated copies of all information unless otherwise indicated.

A. Written description of the proposal

☑ Provide a description of the proposal. Identify changes from the preliminary submittal. Indicate specifically how each ARB comment from the preliminary review has been addressed. If there are no changes proposed, then explain why.

☑ Explain how the proposal is compatible with the surrounding area and the Entrance Corridor.

B. Site plan showing the following *(drawn to the scale of 1"=20', clearly legible and folded)*:

☑ Location(s) of proposed building(s) on the site.

☑ Location of proposed parking, travelways, walkways and other improvements.

☑ Mechanical equipment, trash containers, loading and service areas, other similar features and improvements, and associated screening.

☑ Existing and proposed topography drawn with contour intervals of 5-feet or less, and with sufficient off-site topography to describe prominent and pertinent off-site features and physical characteristics, but in no case less than 50-feet outside of the site.

☑ Location and size of existing and proposed utilities and easements. Identify type of utility and extent of easement.

☑ Stormwater management plan.

☑ Location of retaining walls indicating top and bottom elevations, maximum wall height, and proposed materials, with material and color samples.

☑ Sheet number, total number of sheets, date of the drawing, date and description of the latest revision, and contact information for the firm preparing the drawings in the title block on all drawings. For revised drawings, clearly identify revisions made.

C. Landscape plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

☑ Proposed landscaping that meets or exceeds the requirements outlined in the ARB guidelines.

☑ Existing landscaping to be removed. Include the location, size, and species.

☑ Landscape key including all landscape symbols and a description of what they represent.

☑ Location of existing and proposed tree lines and tree save areas.

☑ Location of existing natural features.

☑ Location of individual trees of 6-inch caliper or greater and all significant groups of trees indicated by botanical name and caliper.

☑ Location and height of above-ground utilities and associated easements, and location of below-ground utilities and associated easements.

☑ Stormwater facilities.

☑ Provide a signed, tree conservation checklist with all checklist items drawn on the landscape plans.

☑ Include tree protection fencing and limits of work on the landscape, grading and E&S plans.

D. Lighting plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

☑ Location of all proposed building and site lighting.

☑ Lighting schedule identifying all proposed light fixtures, poles and brackets.

☑ Manufacturer's cut sheets illustrating proposed lighting fixtures and information on illumination type, intensity, style, shielding, color, finish, and installation height.

☑ Photometric plan addressing all fixtures and indicating that lighting does meet the requirements of Section 4.17 of the Zoning Ordinance.

☑ Coordination of lighting with landscaping and other site elements.

E. Appearance of the building(s) *(architectural elevations, color perspective sketches, site sections)*:

☑ Dimensioned architectural elevations of the proposed building(s). **Elevations must be drawn to the scale of 1/8"=1'-0".** Include a building materials schedule and key on the elevation drawings. Submittal of elevations that are not visible from the Entrance Corridor may be required to clarify the overall building design.

☑ Site sections that clarify proposed changes in topography and illustrate the visibility of the proposed development from the Entrance Corridor. Site sections shall indicate the finish floor elevation(s) and roof height(s) relative to the natural elevations along the Entrance Corridor.

☑ One set of all building materials / colors.

☑ A floor plan adequate to show exterior walls, windows and doors.

F. Additional material

☑ Provide labeled, color, 8-½" x 11" photographs of the site as seen from both directions on the Entrance Corridor.

☑ Color perspective images (for example: sketches, renderings, photosimulations, etc.) that show the proposed development as seen from the Entrance Corridor are often useful for gaining a clear understanding of the proposal. The ARB may require such images in certain cases when other submitted documents do not answer all questions of building form, building details, materials, context, topography, and/or visibility.

☑ Any additional material that is necessary to address comments made by the ARB at the preliminary review with a memo itemizing how each of the preliminary comments have been addressed.

☑ The applicant is welcome to submit any additional material that will make the final site development review more productive. Drawings or other submittal items that clarify topography, visibility, utilities, landscaping, or other unique or unusual conditions are welcome.

Part C: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- All information in this checklist is required, unless specifically waived by the ARB, prior to processing a final site development plan review by the ARB. Additional submittal materials may be required, depending on the proposal.
- Only complete application packages will be scheduled for ARB review. The application package is not complete without this checklist, completed, signed, and included with the required submittal materials indicated on the checklist.

In representing the above referenced firm submitting this application for review, I hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached plans contain all information required by this checklist.

Scott R. Collins

Signature of person completing checklist

Date

Printed Name / Title

Daytime phone number of Signatory

County of Albemarle Department of Planning and Community Development
401 McIntire Road, Charlottesville, VA 22902-4596
(434) 296-5832 Tel www.albemarle.org revised 10/24/2014



Photo #1 – South of the Brookhill Development Entrance



Photo #2 – South of the Brookhill Development Entrance



Photo #3 – Route 29 looking at proposed site of Blocks 9-11 development



Photo #4 – Route 29 looking at proposed site of Blocks 9-11 development

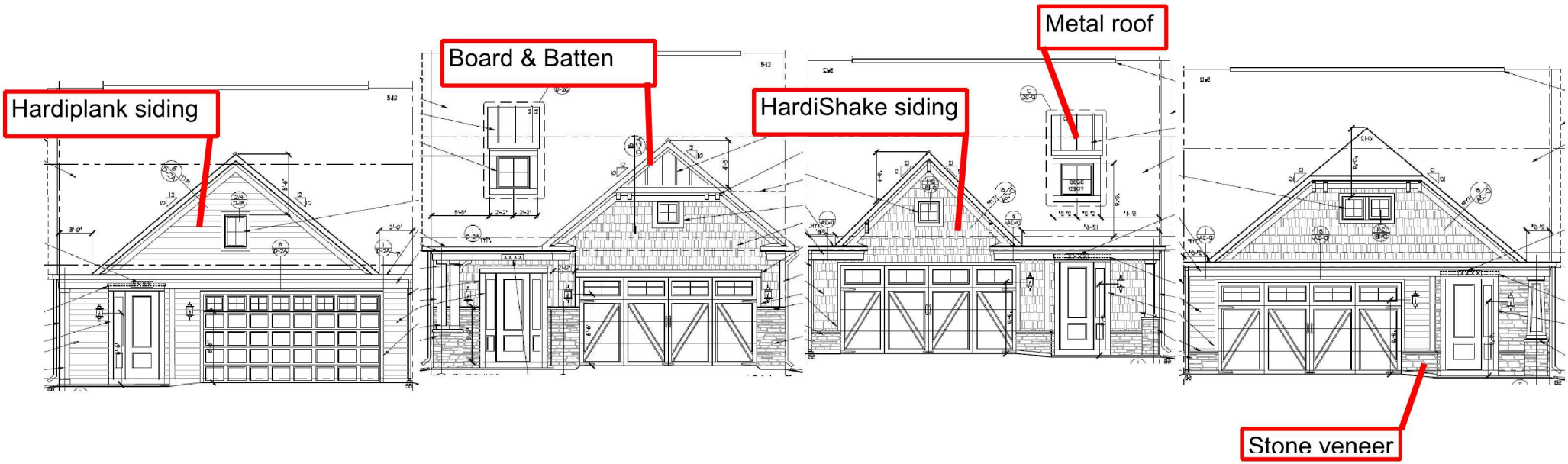


Photo #5 – North of the Brookhill Development Entrance



Photo #6 – North of the Brookhill Development Entrance





** THE SAME COLORS WILL NOT BE USED FOR ADJACENT UNITS.

** HVAC units and similar will be screened to comply with this requirement: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Brookhill Villas
Stanley Martin Homes

Material Table		
Feature	**Color**	**Material**
Siding	Various	Hardiplank / HardiShake / Board & Batton / Stone Veneer
Fascia / Trim	White	Aluminum
Doors	Brown	Fiberglass
Windows	White	Vinyl
Roof	Onyx	Asphalt Shingles

Siding Colors
Timberbark
Night Grey
Sandstone Beige
Grey Slate
Rich Expresso
Heathered Moss
Khaki Brown

Brookhill Block 9 (Villas): Lots 1-4
Side, Front and Rear Elevations



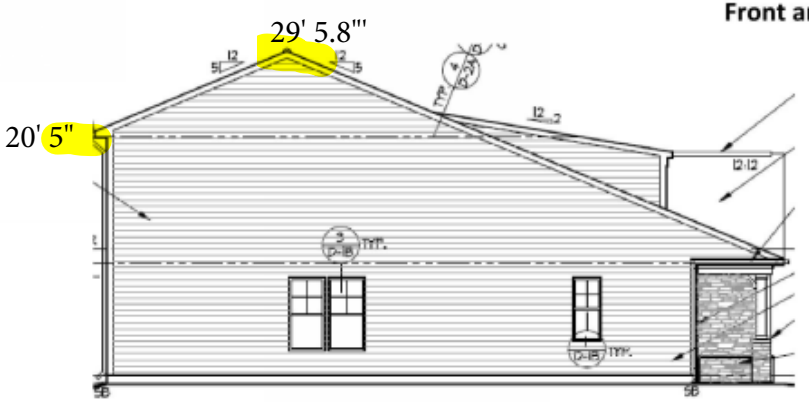
Brookhill Block 9: Lot 1
Side Elevation



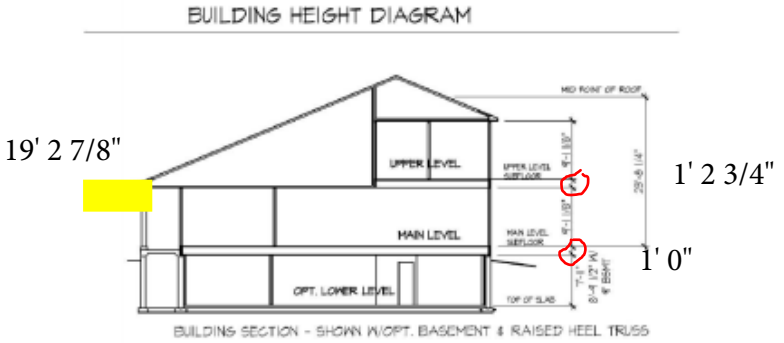
Lot 1 Lot 2 Lot 3 Lot 4



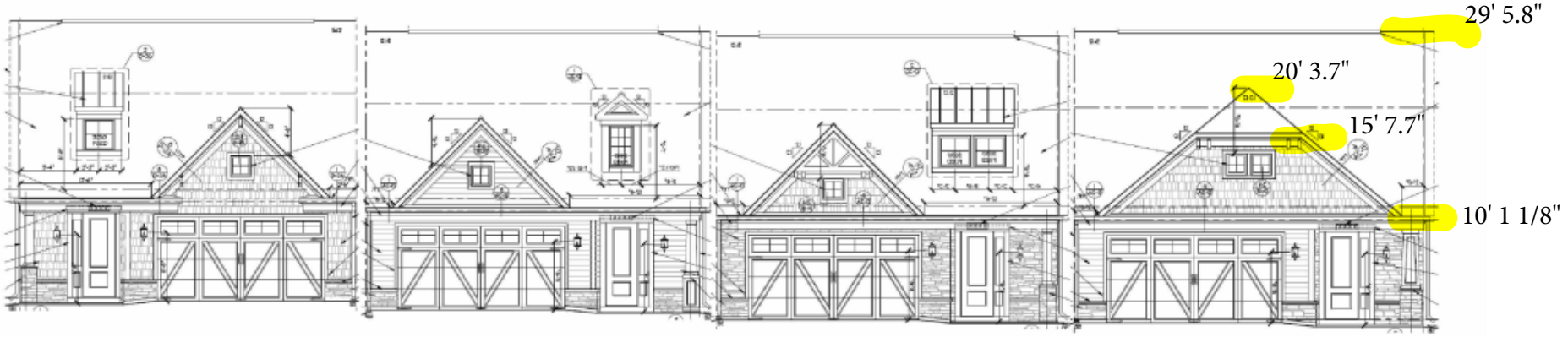
Brookhill Block 9 (Villas): Lots 5-8
Front and Side Elevations



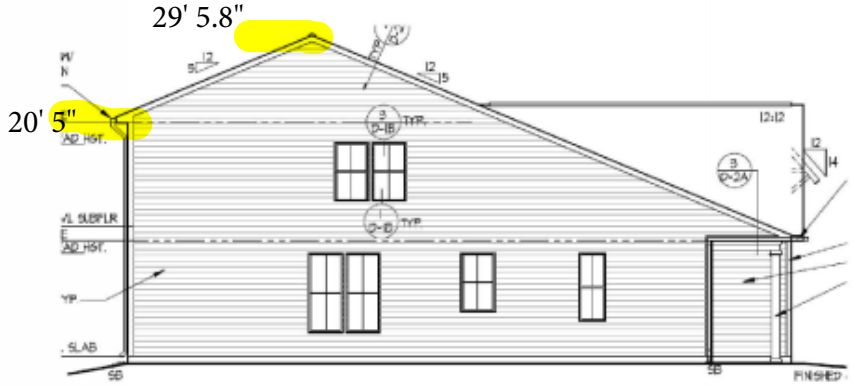
Brookhill Block 9: Lot 5
Side Elevation



Brookhill Block 9: Villa Height



Brookhill Bock 9 (Villas): Lots 20-23
Side and Rear Elevations



Brookhill Block 9: Lot 20
Side Elevation



Lot 23 Lot 22 Lot 21 Lot 20

Brookhill Block 9 (Villas): Lots 24-29
Rear Elevations



Lot 26 Lot 25 Lot 24



Lot 29 Lot 28 Lot 27

Brookhill Block 9 (Villas): Lots 30-33
Side and Rear Elevations

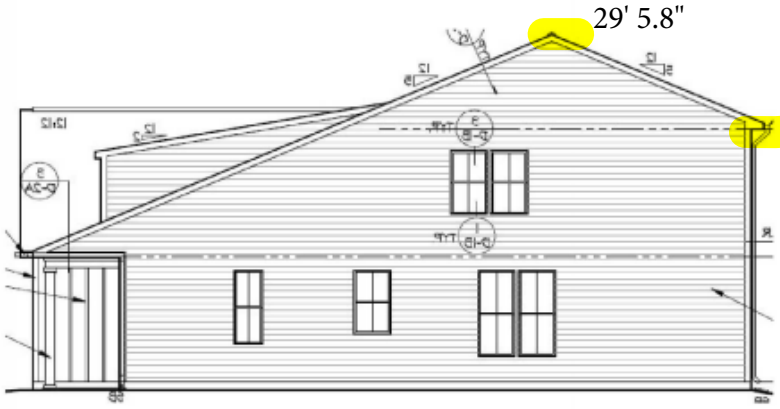


Brookhill Block 9: Lot 33
Side Elevation



Lot 33 Lot 32 Lot 31 Lot 30

Brookhill Block 9 (Villas): Lots 30-33
Side and Rear Elevations



Brookhill Block 9: Lot 33
Side Elevation



Lot 33 Lot 32 Lot 31 Lot 30

BROOKHILL - BLOCK 9

ARB PLAN

RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNERS: TMP 04600-00-00-019B4
CROCKETT CORPORATION
C/O HAUGH & HELVIN
435 PARK ST
CHARLOTTESVILLE, VA 22901

DEVELOPER: RIVERBEND DEVELOPMENT, INC.
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP: 04600-00-00-019B4
D.B. 5011, PG. 370
162.75 ACRES

TOTAL PROJECT AREA: 04600-00-00-019B4 - 162.75 AC. (PORTION OF)
BLOCK 9 - 10.99 AC

PROPOSED USE: 33 TOWNHOUSE (VILLA) UNITS

ALLOWABLE DENSITY: BLOCK 9: 19 UNITS (MIN.) TO 57 UNITS (MAX.)

PROPOSED DENSITY: BLOCK 9: 33 UNITS

REQUIRED SPACE:

	CIVIC/PARK	GREENWAY	OPEN SPACE	BUFFERS	TOTAL GREEN SPACE
B9	0	1.8 ACRES	0	2.8 ACRES	4.6 ACRES

OPEN SPACE PROVIDED:

	CIVIC/PARK	GREENWAY	OPEN SPACE	BUFFERS	TOTAL GREEN SPACE
B9	0	2.47 ACRES	0.95 ACRES	2.49 ACRES	5.91 ACRES

BUILDING HEIGHTS: NO MINIMUM HEIGHT REQUIREMENT.
MAXIMUM - 3 STORIES / 40 FEET

SETBACKS: NEIGHBORHOOD DENSITY RESIDENTIAL - BLOCK 5 TO BLOCK 19
FRONT SETBACK: 8' MIN. & 25' MAX.
PORCH SETBACK: 5' MIN & 25' MAX.
SIDE SETBACK: 5' MIN & NO MAX.
SIDE, CORNER LOT SETBACK: 5' MIN. & NO MAX.
REAR SETBACK: 10' MIN. & NO MAX.
GARAGE SETBACKS: 18' MIN.

SUBDIVISION STREETS: CURB & GUTTER

WATERSHED: SOUTH FORK RIVANNA RIVER

AGRICULTURAL/FORESTAL DISTRICT: NONE

TOPOGRAPHY & SURVEY: TOPOGRAPHY WAS COMPILED FROM SURVEY BY LINCOLN SURVEYING AND BELL LAND SURVEYS, JANUARY 2015. BOUNDARY INFORMATION WAS COMPILED BY LINCOLN SURVEYING ON MARCH 7, 2015. FIELD VERIFIED BY COLLINS ENGINEERING IN NOVEMBER OF 2019.

DATUM: NAVD 1988

EXISTING VEGETATION: MOSTLY WOODED.

PRESERVED/MANAGED SLOPES: PRESERVED AND MANAGED STEEP SLOPES ARE SHOWN WITHIN THE LIMITS OF THE PROPERTY. SEE EXISTING CONDITIONS SHEET FOR LOCATIONS.

LIGHTING: NO LIGHTING IS PROPOSED.

PHASING: THIS BLOCK SHALL BE DEVELOPED AS ONE (1) PHASE

RECREATION: UPLAND PARK (CIVIC SPACE #2)
1. OUTDOOR PLAZA AND MEETING AREA
2. TOT LOT PLAYGROUND AREA
3. OPEN RECREATIONAL AREA
4. HARD SURFACE PLAY COURT SUCH AS A BASKETBALL COURT, TENNIS COURT, OR SPORT COURT
5. MINIMUM 5 SPACES FOR PARKING
6. TRAIL CONNECTION TO THE GREENWAY TRAILS

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

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS BLOCK AREA.

FLOODPLAIN: THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, A DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.

LANDSCAPING: A LANDSCAPING PLAN IS PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. STREET TREES ARE INCLUDED WITH THE LANDSCAPING DESIGN TO INCORPORATE STREET TREES EVERY 40' ALONG THE ROADWAYS.

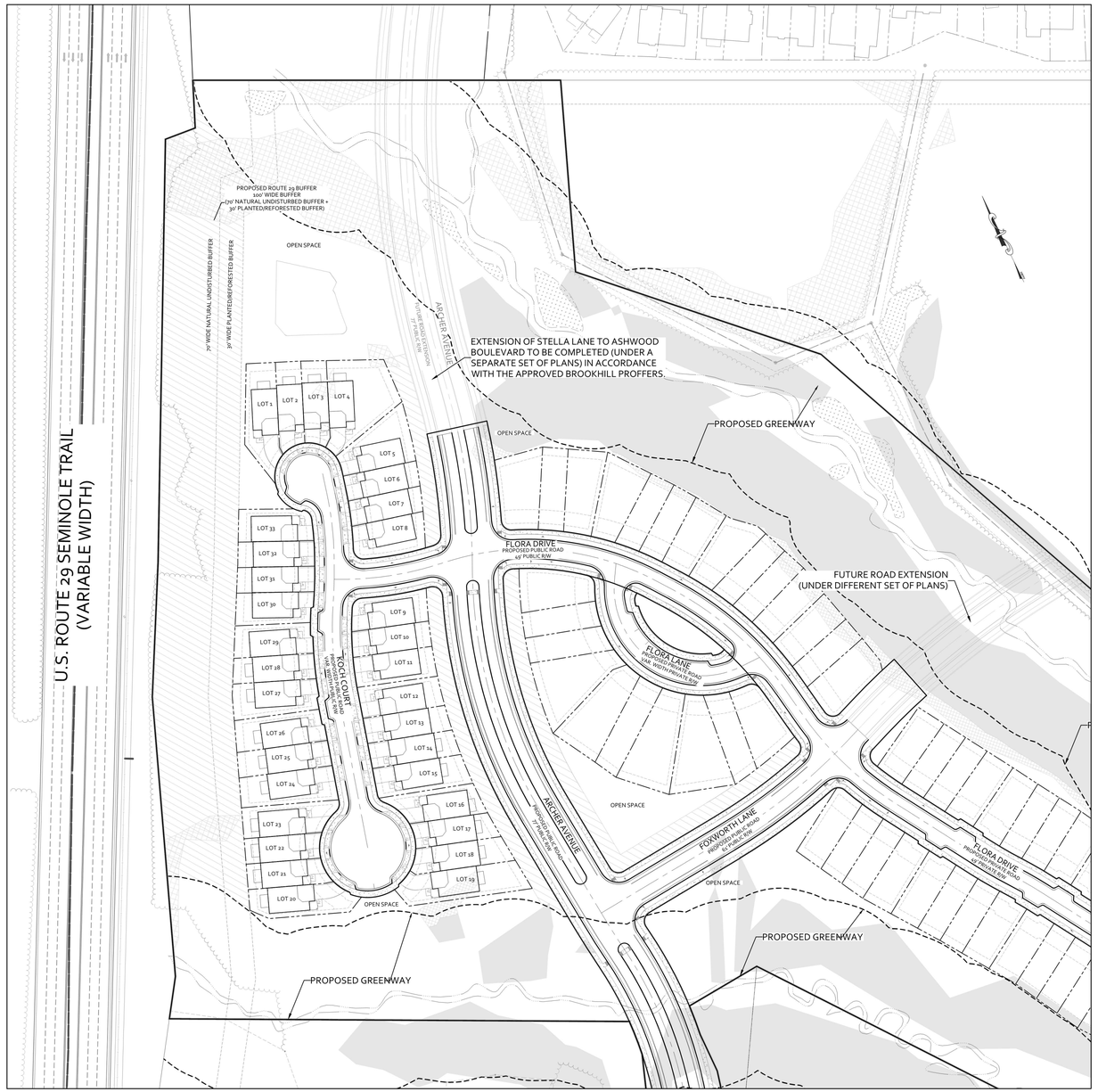
LAND AREAS: OPEN SPACE: 0.95 ACRES (8.6%)
LOTS: 3.01 ACRES (27.4%)
ROW DEDICATION: 1.67 ACRES (15.2%)

PROPOSED IMPERVIOUS AREAS:

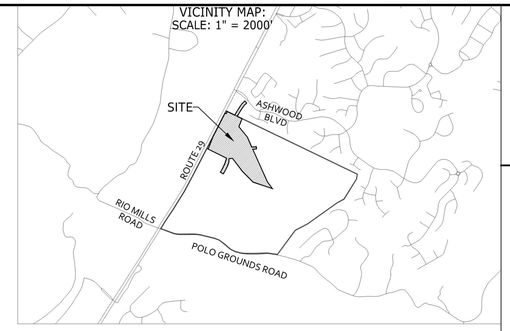
ROADS & SIDEWALK:	58,532 SF
BUILDINGS, PATIOS/DECKS:	65,377 SF
DRIVEWAYS:	17,933 SF
TOTAL IMPERVIOUS AREAS:	141,842 SF (3.26 ACRES)

RETAINING WALLS: RETAINING WALLS ARE PROPOSED WITH THIS PROJECT. SEE GRADING & DRAINAGE PLAN FOR WALL LOCATIONS.

TRASH: EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER.



SHEET LAYOUT
SCALE: 1" = 80'



Sheet List Table	
Sheet Number	Sheet Title
1	COVER
1A	PROFFERS
1B	PROFFERS
2	OVERALL MASTER PLAN
3	OVERALL BLOCK PLAN
4	EXISTING CONDITIONS
5	LAYOUT PLAN
6	UTILITY PLAN
7	GRADING & DRAINAGE PLAN
8	LANDSCAPING PLAN
9	LANDSCAPING PLAN
10	SITE SECTION MAP
11	SITE SECTION PROFILES
13	TOTAL SHEETS

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
- VDOT STANDARD STOP SIGN
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- 240.55 PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/21/2020
REVISED PER ALBEMARLE COUNTY COMMENTS	4/16/2020

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

PROJECT: BROOKHILL BLOCK 9 - ARB PLAN
SHEET TITLE: COVER

JOB NO. 182150
SCALE 1"=80'
SHEET NO. 1

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Original Proffers _____
Amendment ___X___

Brookhill

PROFFER STATEMENT

Date: April 18, 2019
ZMA No. 201800011 Brookhill
Tax Map and Parcel Number(s): **04600-00-00-018A0, 04600-00-00-01800, 04600-00-00-019A1, 04600-00-00-019A2, 04600-00-00-019B1, 04600-00-00-019B3, and 04600-00-00-019B4**
Tax Map and Parcel Number(s) High School Site: 04600-00-00-018B0 and 04600-00-00-018D0

This proffer statement shall amend and supersede the original proffer statement for Brookhill, ZMA 201500007, approved on November 9, 2016.

Owner(s) of Record: **CHARLES R. HAUGH & ELIZABETH ANN OGLESBY HAUGH; CHARLES R. HAUGH, & E. J. OGLESBY, JR., TRUSTEES; CROCKETT CORPORATION, a VIRGINIA CORPORATION; HORNE LAND CORPORATION, a VIRGINIA CORPORATION; CRAFTON CORPORATION, a VIRGINIA CORPORATION AND BROOKHILL APARTMENTS, LLC**

Approximately **277.5** acres zoned **NMD (Neighborhood Model District)**

CHARLES R. HAUGH & ELIZABETH ANN OGLESBY HAUGH are the owners of Tax Map Parcel **04600-00-00-018A0**; **CHARLES R. HAUGH & E. J. OGLESBY, JR. TRUSTEES** are the owners of Tax Map Parcel **04600-00-00-01800; BROOKHILL APARTMENTS, LLC** is the owner of Tax Map Parcel **04600-00-00-019B1; and CROCKETT CORPORATION** is the owner of Tax Map Parcels **04600-00-00-019A1, 04600-00-00-019A2, 04600-00-00-019B3, and 04600-00-00-019B4;** all of the owners of such parcels are referred to herein, collectively as the "Owner" and the parcels are referred to herein as the "Property". **HORNE LAND CORPORATION** is the owner of Tax Map Parcel **04600-00-00-018B0** and **CRAFTON CORPORATION** is the owner of Tax Map Parcel **04600-00-00-018D0.** The Property is the subject of the rezoning application identified by Albemarle County (the "County") as "ZMA 2015-007" for a project known as "Brookhill"(the "Project"), which includes the application plan prepared by Collins Engineering entitled, "Brookhill Neighborhood Model District (NMD) Application Plan," last revised September 16, 2016 (the "Application Plan"), and a Code of Development entitled the "Brookhill Neighborhood Model Code of Development," approved on November 9, 2016 by the Albemarle County Board of Supervisors and revised for variations #1 and #2 on September 5, 2018 (the "Code of Development"). Capitalized terms, not otherwise defined in these Proffers, shall have the same definitions as set forth in either the Code of Development or the Application Plan.

Pursuant to Section 33 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the proposed rezoning, and the Owner acknowledges that the conditions are reasonable.

1. Transportation Improvements.

A. Polo Grounds Road Improvements. Pursuant to road plans approved by the Virginia Department of Transportation ("VDOT"), the Owner shall construct all intersection and turn lane improvements, including improvements to the horizontal alignment, vertical alignment and cross-section of Polo Grounds Road ("Polo Grounds Road Improvements"). The Polo Grounds Road Improvements shall be completed in two phases. Owner shall begin construction of Phase I, as

depicted on the Figure A, Brookhill Traffic Phasing Plan ("Traffic Phasing Plan"), prior to the issuance of a building permit ("Permit") for the first (1st) dwelling within the Project, and the Phase I Polo Grounds Road Improvements shall be substantially completed prior to issuance of either i) a Permit for the fiftieth (50th) dwelling (other than an Assisted Living, nursing home, rest home or convalescent facility) within the Project, or ii) a certificate of occupancy for any units within a multi-family dwelling within the Project. Phase IV, as depicted on the Traffic Phasing Plan, shall be completed prior to issuance of any Permit for a dwelling (other than a multi-family dwelling, Assisted Living, nursing home, rest home or convalescent facility) within Blocks 14-18 of the Project. The Polo Grounds Road Improvements shall be designed and constructed to applicable VDOT standards, including, without limitation, VDOT's Geometric Design. The Polo Grounds Road Improvements shall be determined to be substantially completed by: i) the Albemarle County Engineer, or its designee, or ii) when they are constructed, inspected and the VDOT construction bond is released, or iii) a VDOT official otherwise confirms that they are substantially complete.

Pursuant to approval by VDOT, Polo Grounds Road Improvements shall include salamander tunnels, shown conceptually in Figure B, ("Salamander Crossing Exhibit"). Maintenance of the salamander tunnels shall be the responsibility of the Owner, and a maintenance agreement shall be established and approved by VDOT during the VDOT review of the road plans for the Polo Grounds Road Improvements.

B. Route 29 Intersection Improvements. Pursuant to road plans approved by VDOT, the Owner shall construct all intersection and turn lane improvements along Route 29, conceptually depicted on the Application Plan ("Route 29 Intersection Improvements"). The Route 29 Intersection Improvements shall be substantially completed prior to issuance of either i) a Permit for the fiftieth (50th) dwelling (other than an Assisted Living, nursing home, rest home or convalescent facility) within the Project or ii) a certificate of occupancy for any units within a multi-family dwelling within the Project, whichever occurs first. The Route 29 Intersection Improvements shall be designed and constructed to applicable VDOT standards, including, without limitation, VDOT's Geometric Design. The Route 29 Intersection Improvements shall be determined to be substantially completed by: i) the Albemarle County Engineer, or its designee, or ii) when they are constructed, inspected and the VDOT construction bond is released, or iii) a VDOT official otherwise confirms that they are substantially complete.

C. Ashwood Boulevard Connection. Pursuant to road plans approved by VDOT and a temporary construction easement and maintenance agreement approved by the County, the Owner shall construct the Ashwood Boulevard Connection, as conceptually depicted with improvements and landscaping shown on Exhibit C, Ashwood Boulevard Connection ("Ashwood Boulevard Connection"). The Ashwood Boulevard Connection, which includes a pedestrian connection, shall be bonded prior to road plan approval and substantially completed prior to: i) the issuance of the five hundredth (500th) Permit for a dwelling (other than a multi-family dwelling, Assisted Living, nursing home, rest home or convalescent facility) or ii) the issuance of the eight hundredth (800th) Permit for any dwelling type within the Project, whichever first occurs. In any event, Owner shall have completed the Ashwood Boulevard Connection prior to the completion of the western extension of Ashwood Boulevard to Berkmar Drive Extension.

Until such time as the County determines to submit the Ashwood Boulevard Connection for public dedication, the Owner shall be responsible for all maintenance, repairs, bonding and insurance of the Ashwood Boulevard Connection. The Owner shall submit a temporary construction easement and maintenance agreement that is acceptable to the County prior to approval of road plans for Phase I roadway improvements. The Owner's improvements shall be dedicated, together with the County-owned right-of-way at such time as the County determines to submit the Ashwood

Boulevard Connection for public dedication. The Ashwood Boulevard Connection shall be determined to be substantially completed by: i) the Albemarle County Engineer, or its designee or ii) when it is constructed, inspected and VDOT has accepted the Ashwood Connection for dedication, or iii) a VDOT official otherwise confirms that they are substantially complete.

D. Rio Mills Road Connection. Within six (6) months after written request by the County, the Owner shall dedicate to the County, by General Warranty Deed and without consideration, fee simple title to a parcel of land for a public road connection, including right-of-way and granting of easements, from Rio Mills Road to the Berkmar Drive Extension in the approximate location shown on Exhibit D, Rio Mills Roadway Connection ("Rio Mills Road Connection").

Substantial completion of the Rio Mills Road Connection by VDOT is anticipated prior to December 31, 2023. If VDOT is unable to complete the Rio Mills Road Connection by December 31, 2023 and permission is granted to the Owner by VDOT and the County, the Owner shall be responsible for the construction the Rio Mills Road Connection pursuant to road plans approved by VDOT, in the approximate location shown on Exhibit D, Rio Mills Roadway Connection ("Rio Mills Road Connection"). The Rio Mills Road Connection, if constructed by the Owner, shall be substantially completed prior to December 31, 2027. The Rio Mills Road Connection shall be determined to be substantially completed by: i) the Albemarle County Engineer, or its designee or ii) when it is constructed, inspected and VDOT has accepted the Rio Mills Connection for dedication, or iii) a VDOT official otherwise confirms that they are substantially complete.

The Credit for In-Kind Contributions, as referenced in Proffer 6, shall be increased to $31,086,662.86 if the Owner completes the construction of the Rio Mills Road Connection.

E. Transit Stop. The Owner shall construct a Transit Stop within the general location shown as a proposed Transit Stop on the Application Plan (the "Transit Stop"). The Transit Stop shall be designed and constructed in coordination with, and approval by the County Director of Community Development and Regional Transit Authority (if in place) and shall incorporate a shelter, including a rest bench, pedestrian access, and signage equal to or better than the current transit stops for Charlottesville Area Transit (CAT). The Transit Stop shall be installed and completed concurrently with the installation of surrounding roads and sidewalks within Block 1. The Transit Stop and above referenced features shall be dedicated to public use, or the Owner shall grant an easement as necessary to allow for the public access and usage of such facilities.

F. Public Transit Operating Expenses. Within sixty (60) days of transit services to the Property having commenced by CAT, a regional transit authority, or other provider of transit service selected by the County, the Owner shall contribute Fifty Thousand Dollars ($50,000) to the County to be used for operating expenses relating to transit service to the Property; and Owner shall contribute Fifty Thousand Dollars ($50,000) to the County each year thereafter for a period of nine (9) additional years, such that the cash contributed to the County pursuant to this Proffer 1G, shall not exceed Five Hundred Thousand Dollars ($500,000). The monetary contribution in years two (2) through ten (10) shall be paid by the anniversary date of the first contribution and each such contribution shall be conditioned upon transit service being provided to the Property during the twelve (12) month period prior to such contribution.

G. Construction Traffic Management. The Owner shall establish Construction Entrances to the Property in locations as approved by the County and VDOT as part of the Erosion and Sediment Control Plan and Site Plan process. During the period in which all roads will be constructed within the Property (and until completion), construction traffic shall be required to use the Construction

Entrances as designated in the approved Erosion and Sediment Control Plan. The Owner shall prohibit such construction traffic from entering the Project via Ashwood Boulevard and Montgomery Ridge Road. Once the roads are completed and dedicated for public use the Owner shall no longer have the authority or responsibility to regulate traffic thereon.

H. Road Improvements, Generally. The road improvements listed in paragraph 1C (the "Road Improvements") above shall be constructed in accordance with road plans submitted by the Owner and approved by VDOT, and shall be dedicated to public use. All of the Road Improvements shall be designed and constructed to applicable VDOT standards, including, without limitation, VDOT's Geometric Design.

I. Polo Grounds Road Railroad Overpass. Within ninety (90) days after the request by the County and the approval by VDOT, Owner shall cause to be installed, at Owners expense, a traffic signal at the Polo Grounds Road and Norfolk Southern Railroad Overpass. If, within ten (10) years after the date of issuance of the first (1st) CO for a single-family dwelling within the Project, the County has not so requested, (or VDOT has not approved the traffic signal within that time period) the Owner shall be relieved of any obligation to install a traffic signal.

2. Trails, Parks and Civic Spaces. The Owner shall provide the following improvements within the property:

A. Trail Network. A primitive trail network (the "Trail Network"), consistent with the County's design standards for a Class B- type 1 primitive nature trail, shall be established within the Greenway as described within the Code of Development. The general location of the Trail Network is shown on the Application Plan; however exact trail locations shall be determined by the Owner based on site conditions and in coordination with the County. Installation of the Trail Network shall commence concurrently with the site work for the first Block developed within the Project and the entire trail network shall be substantially completed prior to issuance of the five hundredth (500th) Permit for a dwelling (other than a Multi-family dwelling, Assisted Living, nursing home, rest home or convalescent facility) within the Project. The Trail Network shall be determined to be substantially completed by the Albemarle County Engineer, or its designee.

Upon written request by the County, but not prior to the issuance of the five hundredth (500th) Permit for a dwelling within the Project, the Owner shall dedicate to the County an easement for public use over the Greenway area, as shown on the Application Plan. Prior to the County's request to dedicate such easement, the Owner may dedicate portions of the Greenway by easement concurrently with one or more subdivision plats for areas lying adjacent to the Greenway; provided however, that Owner may reserve in such easements, rights of access for grading, utilities and maintenance. Each subdivision plat shall depict the Greenway area to be dedicated and shall bear a notation that the Greenway area is dedicated for public use. If, at the time the County requests dedication of the Greenway, any part of the Greenway that has not been dedicated by subdivision plat, shall be (within six (6) months of such request) at Owner's cost, surveyed, platted and recorded with one or more deeds of easement dedication.

Pursuant to signage plan approval by the Rivanna Water and Sewer Authority (the "RWSA"), the Owner shall install signage along the Trail Network within the Dam Break Inundation Zone designating evacuation routes. Signage shall be installed as the Trail Network is established.

B. Parks and Civic Spaces. The Owner shall provide not less than 3.2 acres of land within the Project for Parks and Civic Spaces as described in the Code of Development and generally shown on the Application Plan. Each Park or Civic Space shall be substantially completed prior to the issuance

of the fortieth (40th) CO for a residential dwelling unit in the Block in which it is located. Parks and Civic Spaces shall be conveyed to and maintained by the Owner's Association.

3. Cash Proffer for Capital Improvements Projects.

A. The Owner shall contribute cash on a per "market-rate" dwelling unit basis in excess of the number of units that are allowed by right under the zoning in existence prior to the approval of this ZMA 2015-007 for the purposes of addressing the fiscal impacts of development on the County's public facilities and infrastructure, i.e., schools, public safety, libraries, parks and transportation. For the purposes of this Proffer 3, the number of units allowed by right under the R-1 Residential zoning is two hundred sixty-nine (269) single-family detached units. A "market rate" unit is any dwelling unit in the Project that is not either a For-Sale Affordable Housing Unit or For -Rent Affordable Unit as described in Proffer 4 ("Market Rate Unit"). The cash contributions shall be Seven Thousand Three Hundred and Thirty-three and 18/100 Dollars ($7,333.18) for each single family detached Market Rate Unit, other than a constructed For-Sale Affordable Dwelling Unit within the Project qualifying as such under Proffer 4. In other words, the cash contribution for market rate single family units shall begin after the issuance of a CO for the 269th single family dwelling unit and prior to the issuance of a CO for the 270th single family dwelling unit. The cash contributions for each single family attached Market Rate Unit shall be Five Thousand Four Hundred and Forty-seven and 57/100 Dollars ($5,447.57), other than a constructed For-Sale Affordable Housing Unit or a For Rent Affordable Housing Unit within the Project qualifying as such under Proffer 4. The cash contributions for each multifamily Market Rate Unit shall be Seven Thousand Four Hundred Nineteen and 91/100 Dollars ($7,419.91), other than a constructed For Sale Affordable Housing Unit or For Rent Affordable Housing Unit within the Project qualifying as such under Proffer 4.

4. Affordable Housing.

The Owner shall provide affordable housing equal to fifteen percent (15%) of the total number of residential units constructed on the Property. For example, if one thousand (1000) total units are constructed in the Project, one hundred fifty (150) units, or their equivalent, are required to be provided to satisfy this Proffer 4, subject to paragraph 4C. The Owner or its successors in interest reserve the right to meet the affordable housing objective through a variety of housing types, including but not limited to for sale units, rental units, accessory units and Carriage Units, ("Affordable Units") or through cash contributions, as more particularly described in sections 4A, 4B and 4C below.

A. For-Sale Affordable Housing Units. All purchasers of the For-Sale Affordable Housing Units, (defined below) shall be approved by the Albemarle County Housing Office or its designee. "For-Sale Affordable Housing Units" shall be dwelling units offered for sale at prices for which households with incomes less than eighty percent (80%) of the area median income may qualify, and shall not exceed sixty-five percent (65%) of VHDA's Maximum Sales Price for first-time homebuyers. The Owner shall provide the County or its designee a period of one hundred twenty (120) days to identify and prequalify an eligible purchaser For-Sale Affordable Housing Units. The one hundred twenty (120) day period shall commence upon written notice from the Owner that the unit(s) shall be available for sale. This notice shall not be given more than ninety (90) days prior to receipt of the Certificate of Occupancy for the applicable For-Sale Affordable Housing Unit; the County or its designee may then have thirty (30) days within which to provide a qualified purchaser for such For-Sale Affordable Housing Unit. If the County or its designee does not provide a qualified purchaser during the one hundred twenty (120) day period, the Owner shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). Carriage Units, as defined in the Code, shall not exceed twenty-five percent (25%) of the total Affordable Units.

B. For-Rent Affordable Housing Units.

(1) Rental Rates. The initial net rent for each rental housing unit for which Owner seeks qualification for the purposes of this Proffer 4, ("For-Rent Affordable Housing Unit") shall not exceed the then-current and applicable maximum net rent rate approved by the Albemarle County Housing Office. In each subsequent calendar year, the monthly net rent for each For-Rent Affordable Housing Unit may be increased up to three percent (3%). For purpose of this Proffer 4B, the term "net rent" means that the rent does not include tenant-paid utilities. The requirement that the rents for such For-Rent Affordable Housing Units may not exceed the maximum rents established in this paragraph 4B shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Housing Unit, or until the units are sold as low or moderate cost units qualifying as such under either the Virginia Housing Development Authority, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term").

(2) Conveyance of Interest. All deeds conveying any interest in the For-Rent Affordable Housing Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of paragraph 4B. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Housing Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this paragraph 4B. At least thirty (30) days prior to the conveyance of any interest in any For-Rent Affordable Housing Unit during the Affordable Term, the then-current Owner shall notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this paragraph 4B(2) have been satisfied.

(3) Reporting Rental Rates. During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Housing Unit, the then-current Owner shall provide to the Albemarle County Housing Office a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the then-current Owner shall provide to the County, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as the County may reasonably require.

C. Cash in lieu of Constructing Affordable Dwelling Units.
In lieu of constructing For-Sale, or For-Rent Affordable Dwelling Units for fifteen percent (15%) of the total number of Units, the Owner has the option to make a cash contribution to Albemarle County for the affordable housing program in the amount of Twenty-Four Thousand and Three Hundred Seventy Five Dollars ($24,375.00) (the "Affordable Housing Cash Proffer") for each such unit as follows: the Owner shall exercise the option to make, and thereby shall pay the Affordable Housing Cash Proffer to the County, if the Affordable Housing requirement has not been proportionally met otherwise, in four (4) installments; after an inspection and prior to the issuance of approval of a CO for each of the two hundredth (200th), five hundredth (500th), eight hundredth (800th), and one thousandth (1000th) dwelling unit within the Project. The total Cash in lieu contribution due to Albemarle County at each of the four (4) payment periods as noted above shall be calculated based on the total number of Certificates of Occupancy issued for Market Rate and Affordable Housing Units.

5. Cost Index.

Beginning January 1 of each year following the approval of ZMA 2015-007, the amount of each cash contribution required by Proffers 3 and 4 (collectively, the "Cash Contributions" and individually "Cash Contribution") shall be adjusted annually until paid, to reflect any increase or decrease for the proceeding calendar year in the Marshall and Swift Building Cost Index for masonry walls in the Mid-Atlantic ("MSI"). The annual adjustment shall be made by multiplying the proffered Cash Contributions amount due for the preceding year by a fraction, the numerator of which shall be the MSI as of December 1 in the preceding calendar year, the denominator of which shall be the MSI as of December 1 in the year preceding the calendar year most recently ended (the "Annual Percentage Change"). By way of example, the first annual adjustment shall be $7,333.18 x 2017 MSI/2016 MSI. Each annual adjustment shall be based on the amount of the proffered Cash Contribution due for the immediately preceding year based on the formula contained in this Proffer 5 (the amount derived from such formula shall be referred to hereinafter as the "Cash Contribution Due"), provided, however, in no event shall the Cash Contribution amount paid by the Owner be less than Seven Thousand Three Hundred Thirty-three and 18/100 Dollars $7,333.18 per single family detached Market Rate Unit and Five Thousand Four Hundred Forty-seven and 57/100 Dollars $5,447.57 per single family attached Market Rate Unit and Seven Thousand Four Hundred Nineteen and 91/100 Dollars $7,419.91 per multifamily Market Rate Unit under Proffer 3 or Twenty-Four Thousand and Three Hundred Seventy Five Dollars $24,375.00 per affordable dwelling unit under Proffer 4 (the "Minimum Cash Contribution"). The Annual Percentage Change shall be calculated each year using the Cash Contribution Due, even though it may be less than the Minimum Cash Contribution, HOWEVER, the amount paid by the Owner shall not be less than the Minimum Cash Contribution. For each cash contribution that is being paid in increments, the unpaid incremental payments shall be correspondingly adjusted each year.

6. Credit For In-Kind Contributions.

Notwithstanding the provisions of these Proffers to the contrary, the Owner's obligation to pay Cash Contributions shall not commence until the number of units, to which such Cash Contributions apply have been completed that results in what would otherwise have been a total Cash Contribution equal to the total value of: i) the Elementary School Site, and related improvements to be completed by Owner, ii) the High School Site, iii) the Polo Grounds Road Improvements, iv) Route 29 Intersection Improvements, v) Ashwood Boulevard Connection, and vi) the Trail Network, (collectively referred to as the "In-kind Contribution"). The In-Kind Contribution amount shall be $28,336,662.00. The In-kind Contribution reflects the value of the improvements that the Owner has committed to make in these proffers that are for the benefit of the public. In other words, the Owner shall not be required to pay any per unit Cash Contributions until the time of the issuance of the building permit for a new unit completed after applying a credit for the In-kind Contribution. In the event that the Project is completed prior to the balance of the In-kind Contribution being exhausted, any remaining balance of the In-kind Contribution may not be applied for any other project or development.

7. Elementary School Site.

Within one year after written request by the County, but in no event earlier than one year after the date of issuance of the first (1st) CO issued for a dwelling within the Project, the Owner shall dedicate to the County, by General Warranty Deed and without consideration, fee simple title to a parcel of land for a public elementary school of, as shown on Figure E: Brookhill School Sites Exhibit and labeled "Elementary School Site" (the " Elementary School Site"). The Elementary School site shall not be less than seven (7) acres, and shall abut a publicly-dedicated right of way. The Elementary School Site shall be a graded and compacted pad site with water, sewer and electricity utility connections constructed to the edge of the parcel to accommodate an elementary school according to standards of the County School Division's Building

Services Department. At the option of the County, and in lieu of the construction of a school, a public park may be established by the County on the Elementary School Site.

8. Public High School or Institutional Use Site.

Within one year after written request by the County, the Owner shall dedicate to the County, by General Warranty Deed and without consideration, fee simple title to a parcel of land for a public high school, and/or such other use as the County may determine suitable, of not less than fifty (50) acres abutting a publicly-dedicated right of way, as shown on Figure E: Brookhill Schools Sites Exhibit and labeled "High School Site" (the "High School Site"). The High School Site shall be conveyed as-is, without any improvements or warranty as to suitability.

9. Historic Resources.

A. National Register of Historic Places Eligibility. The existing Brookhill dwelling is eligible for the National Register of Historic Places. Owner shall address any adverse impact to this designation as part of the Section 106 Review under the National Historic Preservation Act of 1966 (NHPA), which is administered by the Virginia Department of Historic Resources (DHR).

B. Cemetery Delineation. Owner shall i) delineate any cemeteries encountered within the Project on the site plan or subdivision plat for the area to be developed which contains such cemetery or cemeteries, and ii) submit a treatment plan for any such cemetery for approval by the County Director of Community Development, or its designee at the plan or plat review.

C. Greenway Area Woodlands Camp. There shall be no land disturbance by Owner or by any of its licensees, or successors of the Woodlands Camp located in the Greenway Area and identified in the Phase I Historic Resources Study for the Project.

This Proffer Statement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

[Signature Pages to Follow]

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT
BROOKHILL BLOCK 9 - ARB PLAN
SHEET TITLE
PROFFERS

JOB NO. 182150
SCALE N/A
SHEET NO. 1A

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WITNESS the following signature:

OWNERS of Tax Map Parcel 04600-00-00-018A0:

By: _____
CHARLES R. HAUGH

By: _____
ELIZABETH ANN OGLESBY HAUGH

Date: May 8, 2019

OWNERS of Tax Map Parcel 04600-00-00-01800:

By: _____
CHARLES R. HAUGH, TRUSTEE

By: _____
DOUGLAS B. OGLESBY, TRUSTEE

Date: 5-8-19

OWNER of Tax Map Parcel 04600-00-00-019B4, 04600-00-00-019B3, 04600-00-00-019A1, 04600-00-00-019A2:
CROCKETT CORPORATION, a Virginia corporation

By: Ann O. Haugh, President
Ann O. Haugh, Its President

Date: May 8, 2019

OWNER of Tax Map Parcel 04600-00-00-018B0:
HORNE LAND CORPORATION, a Virginia corporation

By: Ann O. Haugh, President
Ann O. Haugh, Its President

Date: May 8, 2019

OWNER of Tax Map Parcel 04600-00-00-018D0:
CRAFTON CORPORATION, a Virginia corporation

By: Ann O. Haugh, President
Ann O. Haugh, Its President

Date: May 8, 2019

OWNER of Tax Map Parcel 04600-00-00-019B1:
BROOKHILL APARTMENTS, LLC, a Virginia limited liability company

By: CDG Holdings, LLC, Managing Member
By: Haystack Corporation, Manager

By: _____
Andrew J. McGinty, Its President

Date: 5/23/2019

BROOKHILL INVESTMENTS, LLC, a Virginia limited liability company (Contract Purchaser)

By: River Bend Management, Inc., Manager

By: _____
Alan R. Taylor, Its President

Date: 5/24/19

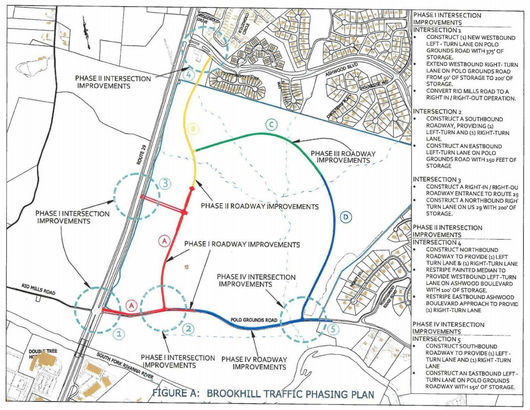


FIGURE A: BROOKHILL TRAFFIC PHASING PLAN

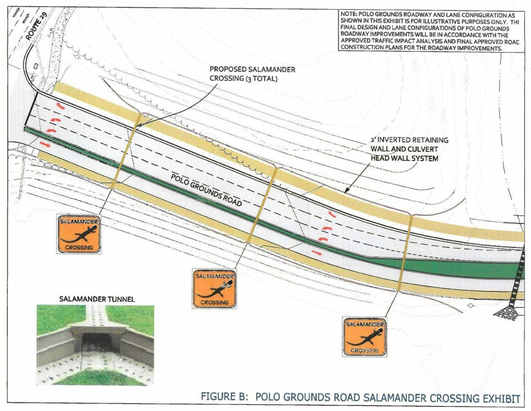


FIGURE B: POLO GROUNDS ROAD SALAMANDER CROSSING EXHIBIT

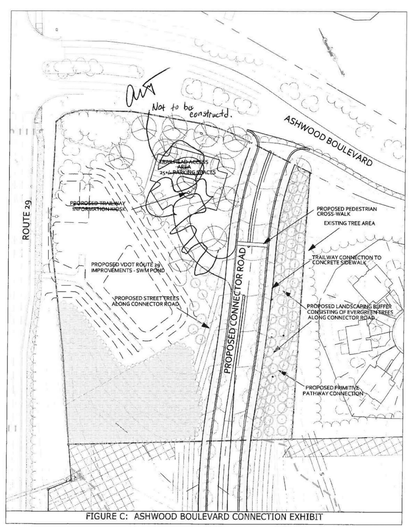


FIGURE C: ASHWOOD BOULEVARD CONNECTION EXHIBIT

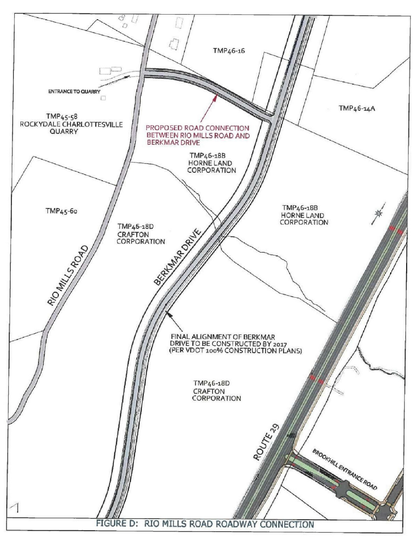


FIGURE D: RIO MILLS ROAD ROADWAY CONNECTION

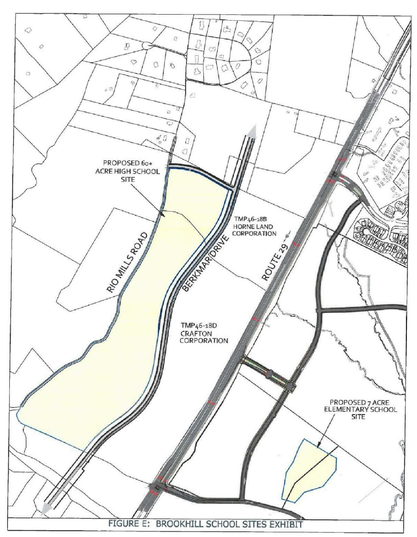


FIGURE E: BROOKHILL SCHOOL SITES EXHIBIT

ORDINANCE NO. 19-A(9)
ZMA 2018-00011 BROOKHILL PROFFER AMENDMENT

AN ORDINANCE TO AMEND THE PROFFERS APPROVED WITH ZMA 2015-00007 FOR TAX PARCELS 04600-00-00-018A0, 04600-00-00-01800, 04600-00-00-019A1, 04600-00-00-019A2, 04600-00-00-019B1, 04600-00-00-019B2, AND 04600-00-00-019B4

WHEREAS, the application to amend the proffers that were approved with ZMA 2015-00007 for Tax Parcels 04600-00-00-018A0, 04600-00-00-01800, 04600-00-00-019A1, 04600-00-00-019A2, 04600-00-00-019B1, 04600-00-00-019B3, and 04600-00-00-019B4 (collectively, the "Property") is identified as ZMA 2018-00011, Brookhill Proffer Amendment ("ZMA 2018-11"); and

WHEREAS, ZMA 2018-11 proposes to amend Proffer Numbers 1D, 1H, 6, and 8 of the Proffers that were approved in conjunction with ZMA 2015-07 due to VDOT's planned construction of the Rio Mills Road connector road, specifically, to reflect that the developer will be responsible for the construction of the Rio Mills Road Connection only if VDOT does not do so, to reduce the value of the credit for in-kind contributions that are available to the developer, and to reduce the acreage of the high school or institutional use site that the developer is required to dedicate in fee simple to the County from 60 acres to 50 acres; and

WHEREAS, on November 14, 2018, the Albemarle County Board of Supervisors waived the Planning Commission and Board of Supervisors public hearing requirements pursuant to the applicant's request and County Code § 18-33.15.A(1)(a); and

WHEREAS, staff recommends approval of ZMA 2018-11.

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the staff report prepared for ZMA 2018-11 and its attachments, including the proposed amended proffers, the information presented at the public hearing, the material and relevant factors in Virginia Code § 15.2-2284, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2018-11 with the proffers dated April 18, 2019.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a meeting held on July 17, 2019.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Y	Aye	Nay
Mr. Dill	Y	Y	
Mr. Gallaway		Y	
Ms. Mallek		Y	
Ms. McKeel		Y	
Ms. Palmer		Y	
Mr. Randolph		Y	

RESOLUTION OF SUPPORT
FOR RIO MILLS CONNECTOR TO BERKMAR EXTENDED ALIGNMENT

WHEREAS, Albemarle County included a connection from Rio Mills Road to the new Berkmar Drive Extended in the Places 29 Master Plan as a priority road improvement; and

WHEREAS, Albemarle County approved the accumulation of Telefee funds in the Secondary Six Year Plan to be designated to the construction of this Connector road; and

WHEREAS, the Commonwealth Transportation Board approved the remainder of funding necessary to complete the connector road to be awarded to Albemarle County through the Smart Scale program based on Albemarle County's 2016 Grant application; and

WHEREAS, the Virginia Department of Transportation worked extensively with Albemarle County staff, Albemarle County Schools Division, and the developer of Brookhill on the proposed alignment of the connector road; and

WHEREAS, the Virginia Department of Transportation received public comments on the preliminary design and alignment at advertised Public Hearings on October 9, 10, and 11, 2018; and

WHEREAS, the public comments received by the Virginia Department of Transportation supported the proposed alignment of the new connector road.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle County Board of Supervisors hereby fully endorses and supports the proposed alignment as presented by the Virginia Department of Transportation for the Rio Mills to Berkmar Drive Connector; and

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby respectfully requests the Commonwealth Transportation Board to approve the proposed alignment for design and construction.

I, Claudette K. Borgerson, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County by a vote of six to zero, as recorded below, at a meeting held on July 17, 2019.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Dill	Y	
Mr. Gallaway	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Ms. Palmer	Y	
Mr. Randolph	Y	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS 14
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	1/21/2020
REVISED PER ALBEMARLE COUNTY COMMENTS	4/16/2020

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

PROJECT: BROOKHILL BLOCK 9 - ARB PLAN
SHEET TITLE: PROFFERS

JOB NO. 182150
SCALE N/A
SHEET NO. 1B

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NOT TO BE CONSTRUCTED

PROPOSED TRAILHEAD ACCESS AREA TO PROVIDE PARKING, AN INFORMATION KIOSK, AND A PEDESTRIAN ROAD CROSSING TO ACCESS THE MULTI-USE TRAILWAY

ASHWOOD BOULEVARD

PROPOSED ASHWOOD BOULEVARD CONNECTION BUFFER. SEE PROFFERS AND CODE OF DEVELOPMENT FOR MORE INFORMATION ON REQUIRED BUFFER

ROUTE 29 IMPROVEMENT SWM FACILITY #3

T.M. 46B5-1C COUNTY OF ALBEMARLE

RAVENSWOOD COURT

RAVENSCROFT WAY

PROPOSED PRIMITIVE TRAIL WITH CONNECTION TO FOREST LAKES

FOREST LAKES NEIGHBORHOOD

THORNRIDGE WAY

COLLEGEVIEW PLACE

PURPLE SAGE COURT

FERN LEA ROAD

ASHWOOD BOULEVARD

EMPRESS PLACE

30' MIN. NATURAL BUFFER

PROPOSED PRIMITIVE TRAILWAY

BLOCK 13

DEVELOPMENT AREA (TYP.)

EAST/WEST CONNECTOR ROAD

BLOCK 10

BLOCK 12

BLOCK 14

BLOCK 15

ALBEMARLE COUNTY PRESERVED STEEP SLOPE (TYP.)

TRAILS (TYP.)

OPEN SPACE (TYP.)

PROPOSED CIVIC SPACE - EASTERN POCKET PARK (LOCATION TO BE DETERMINED WITH FINAL DEVELOPMENT PLAN)

PROPOSED VEHICULAR INTERCONNECTION ACCESS TO THE MONTGOMERY RIDGE NEIGHBORHOOD

BANYAN COURT

ASPENWOOD ROAD

FOXTAIL PINES

30' MIN. NATURAL BUFFER

T.M. 46 - 18B HORNE LAND CORPORATION

ROUTE 29

BLOCK 9

EXISTING 100-YEAR FEMA FLOODPLAIN (TYP.)

PROPOSED PRIMITIVE TRAILWAY

ROUTE 29 IMPROVEMENT PATHWAY

BLOCK 11

PROPOSED CIVIC SPACE

GREENWAY (TYP.)

OPEN SPACE (TYP.)

GREENWAY (TYP.)

UPLAND PARK

GREENWAY (TYP.)

ROUTE 29 IMPROVEMENT SWM FACILITY #2

PROPOSED 50' BUFFER AROUND VDOT STORMWATER MANAGEMENT POND

ALBEMARLE COUNTY MANAGED STEEP SLOPE (TYP.)

BLOCK 18

MONTGOMERY RIDGE ROAD

MICHELANGELO COURT

DEVELOPMENT AREA (TYP.)

EXISTING ARCHAIC WOODLAND CAMPSITE AREA TO BE PRESERVED

BLOCK 16

EXISTING 100-YEAR FLOODPLAIN (TYP.)

STREAM BUFFER (TYP.)

PROPOSED RIGHT IN-RIGHT OUT INTERSECTION IMPROVEMENTS. SEE BROOKHILL TIA REPORT FOR FURTHER DETAILS.

U.S. ROUTE 29 SEMINOLE TRAIL (VARIABLE WIDTH)

BLOCK 4

MAIN STREET BOULEVARD ENTRANCE

NORTH/SOUTH CONNECTOR ROAD

TRAFFIC CIRCLE/ROUNDABOUT MAY BE CONSTRUCTED AT THE INTERSECTION OF MAIN STREET AND THE NORTH/SOUTH CONNECTOR ROAD

BLOCK 4

ALBEMARLE COUNTY PRESERVED STEEP SLOPE (TYP.)

BLOCK 5

BLOCK 3

OPEN SPACE (TYP.)

EXISTING 100-YEAR FLOODPLAIN (TYP.)

BLOCK 1

OPEN SPACE (TYP.)

PROPOSED PRIMITIVE TRAILWAY

DEVELOPMENT AREA BOUNDARY (TYP.)

BLOCK 2

BLOCK 17

LIMITS OF PROPOSED REZONING

MONTGOMERY RIDGE NEIGHBORHOOD

MONET HILL

MONTGOMERY RIDGE ROAD

MATISSE LANE

T.M. 46 - 18D CRAFTON CORPORATION

PROPOSED NEIGHBORHOOD CENTER (LOCATION TO BE DETERMINED WITH FINAL DEVELOPMENT PLAN.)

BLOCK 4

3± ACRE HISTORIC BROOKHILL PARCEL

BLOCK 3

BLOCK 5

ALBEMARLE COUNTY MANAGED STEEP SLOPE (TYP.)

GREENWAY (TYP.)

PROPOSED 100' BUFFER ALONG RT. 29 70' NATURAL LANDSCAPE BUFFER & 30' LANDSCAPE BUFFER

APPROXIMATE LOCATION OF HISTORIC MARKER FOR THE BROOKHILL PROPERTY

NOTE: A PROPOSED MULTI-USE PATH IS PROPOSED BY VDOT ALONG THE ROUTE 29 FRONTAGE OF THIS PROPERTY. PATHWAY TO BE LOCATED WITHIN THE VDOT R/W.

PROPOSED 20' BUFFER

BLOCK 19

LOCATION OF EXISTING DUNN CEMETERY TO REMAIN

BLOCK 6

BLOCK LINE (TYP.)

ALBEMARLE COUNTY PRESERVED STEEP SLOPE (TYP.)

BLOCK 8

BLOCK 7

DEVELOPMENT AREA (TYP.)

EXISTING 100-YEAR FLOODPLAIN (TYP.)

NOTE: AREA WITHIN THE 100' BUFFER AND OUTSIDE THE EXISTING TREE LIMITS SHALL BE REPLANTED IN ACCORDANCE WITH THE PLACES29 FORESTED BUFFER REQUIREMENTS.

EXISTING BROOKHILL HOUSE TO REMAIN

LIMITS OF 19TH CENTURY COMPONENTS OF BROOKHILL

BLOCK 8

DEVELOPMENT AREA BOUNDARY (TYP.)

EXISTING 100-YEAR FEMA FLOODPLAIN (TYP.)

OPEN SPACE (TYP.)

PROPOSED 10' PAVED MULTI-PURPOSE TRAIL

WITH HOA APPROVAL, A 10' MULTI-USE PATH SHALL BE EXTENDED TO THE ENTRANCE OF MONTGOMERY RIDGE. THE HOA WILL NEED TO APPROVE THE TRAIL AND EXECUTE ALL EASEMENT DOCUMENTS ALLOWING THE CONSTRUCTION OF THE MULTI-USE PATH ON HOA PROPERTY.

10' MULTI-USE PATH TO BE CONSTRUCTED ALONG THE NORTH SIDE OF POLO GROUNDS ROAD

PROPOSED PEDESTRIAN TUNNEL

SOUTH FORK RIVANNA RIVER

IMPROVED INTERSECTION AND STOPLIGHT. SEE BROOKHILL TIA REPORT FOR FURTHER DETAILS

POLO GROUNDS ROAD (50') STATE RT. 643 (D.B. 481, P. 263)

PROPOSED IMPROVEMENT TO POLO GROUNDS ROAD FOR TURN LANES - SEE THE POLO GROUNDS ROADWAY IMPROVEMENT PLAN

APPROXIMATE LOCATIONS OF UPLAND CULVERTS FOR SALAMANDER ROAD CROSSINGS TO BE COORDINATED DURING THE POLO GROUNDS ROADWAY IMPROVEMENTS. SEE PROFFERS FOR FURTHER DETAILS

PROPOSED POLO GROUNDS ROAD INTERSECTION IMPROVEMENTS. SEE POLO GROUNDS ROADWAY IMPROVEMENT PLAN & TRAFFIC TIA.

PROPOSED 30' BUFFER ALONG POLO GROUNDS ROAD

T.M. 46 - 18C CROCKET CORPORATION

NOTE: ALL STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES SHALL BE LOCATED OUTSIDE OF THE PRESERVED SLOPES.

PROPERTY BOUNDARY (TYP.)

POLO GROUNDS ROAD

Community Development Department
File# ZMA2015-007
Approved by the Board of Supervisors
Date Nov 9th, 2016
Signature Planner

GRAPHIC SCALE

200 0 200 400 800

(IN FEET)
1 inch = 200 ft.

VICINITY MAP: SCALE: 1" = 2000'

SITE

ROUTE 29

ASHWOOD BLVD

RIO MILLS ROAD

POLO GROUNDS ROAD

GENERAL NOTES

OWNERS: TMP 04600-00-00-01800 HAUGH, CHARLES R. & E.J. OGLESBY JR, TRUSTEES 435 PARK ST CHARLOTTESVILLE, VA 22901

TMP 04600-00-00-018A0 HAUGH, CHARLES R. & ELIZABETH ANN OGLESBY H. 2572 SEMINOLE TRAIL CHARLOTTESVILLE, VA 22902

TMP 04600-00-00-01900 CROCKETT CORPORATION C/O HAUGH & HELVIN 435 PARK ST CHARLOTTESVILLE, VA 22901

DEVELOPER: RIVERBEND DEVELOPMENT, INC. 455 SECOND STREET SE, SUITE 400 CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING 200 GARRETT ST, SUITE K CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING:	04600-00-00-01800	04600-00-00-018A0	04600-00-00-01900
	D.B. 731, PG. 690	D.B. 1333, PG. 450	D.B. 731, PG. 690
	R-1 RESIDENTIAL	R-1 RESIDENTIAL	ZONE: R-1 RESIDENTIAL

TOTAL PROJECT AREA:		
04600-00-00-01800	-	42.55 AC.
04600-00-00-018A0	-	27.29 AC.
04600-00-00-01900	-	207.66 AC.
		277.50 AC. TOTAL

PROPOSED ZONING: NEIGHBORHOOD MODEL DISTRICT

TOPOGRAPHY: TOPOGRAPHY WAS COMPILED FROM SURVEY BY LINCOLN SURVEYING AND BELL LAND SURVEYS, JANUARY 2015. BOUNDARY INFORMATION WAS COMPILED BY LINCOLN SURVEYING ON MARCH 7, 2015.

DATUM: NAVD 1988

UTILITIES: COUNTY WATER AND SEWER

FLOODPLAIN: THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, A DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.

NOTES:

1. SEE CODE OF DEVELOPMENT FOR DETAILS ON THE PROPOSED STREETS AND STREET CROSS SECTIONS FOR THE BROOKHILL DEVELOPMENT.
2. EXACT LOCATION OF NEIGHBORHOOD ROADWAY, ALLEYS, AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
3. ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS. ALL TREES SHALL BE MAINTAINED BY THE HOA.
4. NO CONSTRUCTION TRAFFIC SHALL ACCESS THE PROPERTY FROM MONTGOMERY RIDGE OR FOREST LAKES.
5. THE IMPROVEMENTS TO POLO GROUNDS ROAD AND THE CONNECTION OF THE EAST/WEST CONNECTOR ROAD TO POLO GROUNDS ROAD BOTH REQUIRE FILLING WITHIN THE FLOODPLAIN. A SPECIAL USE PERMIT SHALL BE PROCESSED FOR THE MODIFICATIONS TO THE FLOODPLAIN.
6. PARKING FOR THE PROPOSED BROOKHILL DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 18-4.12. EACH PRELIMINARY SITE AND SUBDIVISION PLAT WILL INCLUDE A PARKING AND LOADING NEEDS STUDY FOR THE PROPOSED DEVELOPMENT SHOWN IN THE PRELIMINARY PLAN.
7. ALL DEVELOPMENT SHALL HAVE FINISHED FLOOR ELEVATIONS HIGHER THAN THE SUNNY DAY BREACH INUNDATION ELEVATION, AND DWELLING UNITS BELOW THE PMP INUNDATION ELEVATION WILL BE PART OF THE FEDERAL EMERGENCY MANAGEMENT SAFETY ACTION PLAN.
8. THE PROPOSED DEVELOPMENT SHALL INCLUDE A MINIMUM OF (3) CIVIC AREAS, AS SHOWN ON THE APPLICATION PLAN. SEE THE CODE OF DEVELOPMENT FOR A DESCRIPTION OF THE AMENITIES PROVIDED IN EACH PROPOSED CIVIC AREA.
9. 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.
10. CONNECTION POINT Ⓐ ON THE APPLICATION PLAN SHALL BE A FULL VEHICULAR INTERCONNECTION TO MONTGOMERY RIDGE. CONNECTION POINT Ⓑ SHALL ONLY BE A PEDESTRIAN/BICYLE ACCESS CONNECTION.
11. UNIFORM SIGNAGE SHALL BE INSTALLED ALONG THE TRAILWAYS TO IDENTIFY AND DELINEATE BOTH THE PUBLIC AND SEMI-PUBLIC ROUTES AND FACILITIES ON THE SITE.

LEGEND

- GREENWAY
- VEGETATIVE BUFFER
- OPEN SPACE
- GREENWAY IMPACTS & PRESERVED SLOPE IMPACTS
- WETLANDS
- PARCEL WITHIN BROOKHILL ENCOMPASSING THE BROOKHILL HISTORIC HOUSE & THE 19TH CENTURY COMPONENTS OF BROOKHILL
- PRIMITIVE TRAILWAY
- PROPOSED TRANSIT STOP - TO BE INCLUDED WITHIN OR ADJACENT TO THE NEIGHBORHOOD CENTER. FINAL LOCATION TO BE COORDINATED WITH TRANSIT SERVICE.
- EXISTING 100 YR FLOODPLAIN
- STREAMS
- LOCATION OF HISTORIC RESOURCE TO BE PRESERVED
- PROPOSED LOCATION OF CIVIC SPACE
- 10' MULTI-USE PATH
- PROPOSED LOCATION OF HISTORIC MARKER
- PROPOSED ELEMENTARY SCHOOL SITE
- PRESERVED SLOPES
- MANAGED SLOPES

REVISIONS

DATE	DESCRIPTION
06/15/15	INITIAL SUBMITTAL
09/21/15	REVISED PLAN
05/16/16	REVISED PLAN PER COMMENTS ON THE REZONING
09/16/16	REVISED PLAN PER COMMENTS ON THE REZONING
09/16/16	REVISED PLAN FINAL COUNTY COMMENTS AND PLANNING COMMISSION MEETING

BROOKHILL ZONING MAP AMENDMENT PLAN
APPLICATION PLAN
RIVANNA MAGISTERIAL DISTRICT

JUNE 15, 2015

SCALE 1" = 200'

SHEET 1 OF 1

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

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

PROJECT: BROOKHILL BLOCK 9 - ARB PLAN

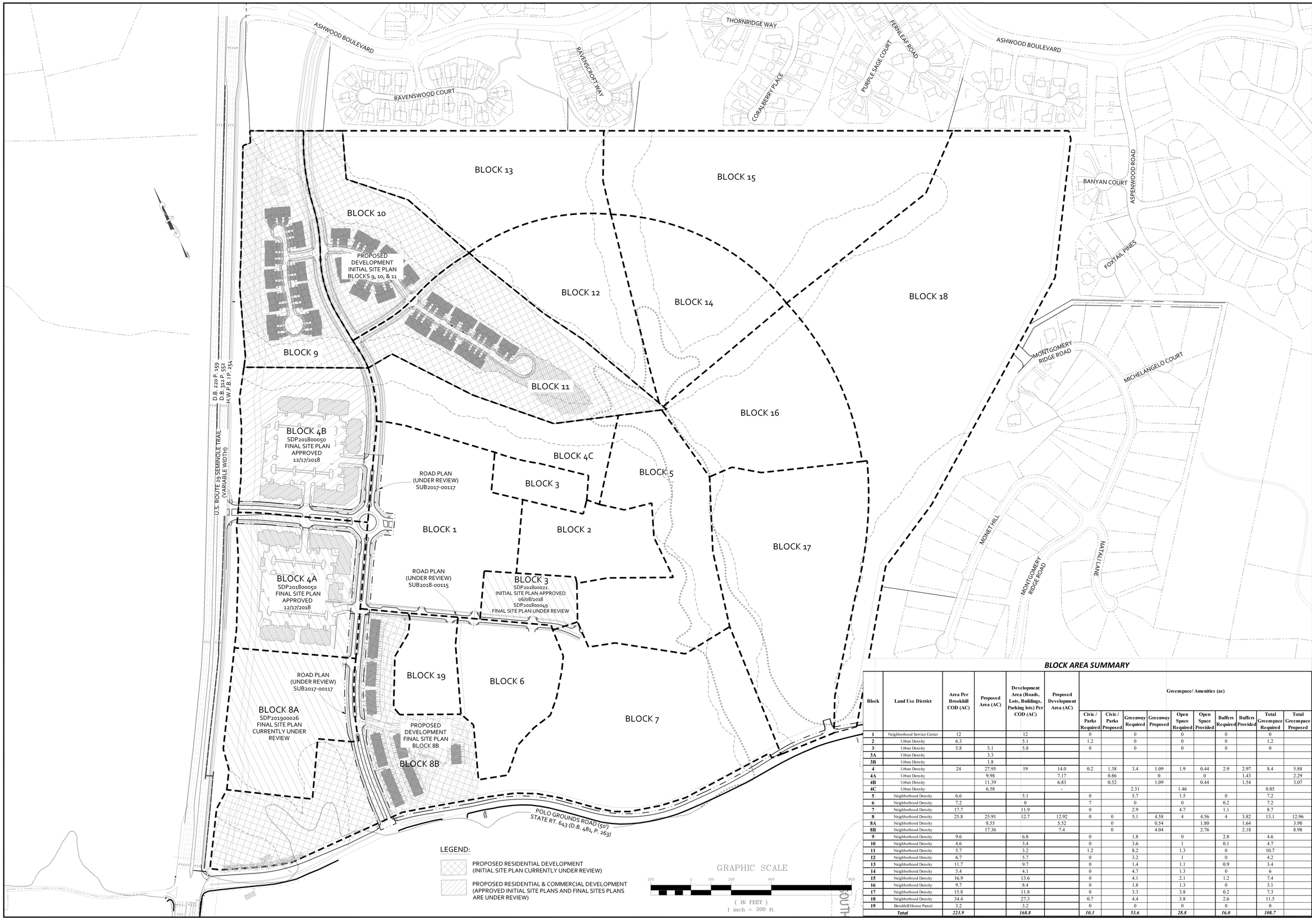
SHEET TITLE: APPROVED BROOKHILL OVERALL MASTER PLAN

JOB NO. 182150

SCALE N.T.S.

SHEET NO. 2

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BLOCK AREA SUMMARY

Block	Land Use District	Area Per Brookhill COD (AC)	Proposed Area (AC)	Development Area (Roads, Lots, Buildings, Parking lots) Per COD (AC)	Proposed Development Area (AC)	Greenspace/ Amenities (ac)									
						Civic / Parks Required	Civic / Parks Proposed	Greenway Required	Greenway Proposed	Open Space Required	Open Space Provided	Buffers Required	Buffers Provided	Total Greenspace Required	Total Greenspace Proposed
1	Neighborhood Service Center	12		12		0		0		0		0		0	
2	Urban Density	6.3		5.1		1.2		0		0		0		1.2	
3	Urban Density	5.8	5.1	5.8		0		0		0		0		0	
3A	Urban Density		3.3												
3B	Urban Density		1.8												
4	Urban Density	24	27.95	19	14.0	0.2	1.38	3.4	1.09	1.9	0.44	2.9	2.97	8.4	5.88
4A	Urban Density		9.98		7.17		0.86		0		0		1.43		2.29
4B	Urban Density		11.39		6.83		0.52		1.09		0.44		1.54		3.07
4C	Urban Density		6.58		-			2.31		1.46				0.85	
5	Neighborhood Density	6.6		5.1		0		5.7		1.5		0		7.2	
6	Neighborhood Density	7.2		0		7		0		0		0.2		7.2	
7	Neighborhood Density	17.7		11.9		0		2.9		4.7		1.1		8.7	
8	Neighborhood Density	25.8	25.91	12.7	12.92	0	0	5.1	4.58	4	4.56	4	3.82	13.1	12.96
8A	Neighborhood Density		8.55		5.52		0		0.54		1.80		1.64		3.98
8B	Neighborhood Density		17.36		7.4		0		4.04		2.76		2.18		8.98
9	Neighborhood Density	9.6		6.8		0		1.8		0		2.8		4.6	
10	Neighborhood Density	4.6		3.4		0		3.6		1		0.1		4.7	
11	Neighborhood Density	5.7		3.2		1.2		8.2		1.3		0		10.7	
12	Neighborhood Density	6.7		5.7		0		3.2		1		0		4.2	
13	Neighborhood Density	11.7		9.7		0		1.4		1.1		0.9		3.4	
14	Neighborhood Density	5.4		4.1		0		4.7		1.3		0		6	
15	Neighborhood Density	16.9		13.6		0		4.1		2.1		1.2		7.4	
16	Neighborhood Density	9.7		8.4		0		1.8		1.3		0		3.1	
17	Neighborhood Density	15.8		11.8		0		3.3		3.8		0.2		7.3	
18	Neighborhood Density	34.4		27.3		0.7		4.4		3.8		2.6		11.5	
19	Brookhill House Parcel	3.2		3.2		0		0		0		0		0	
	Total	***223.9***		***168.8***		***10.3***		***53.6***		***28.8***		***16.0***		***108.7***	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

	DATE	REVISION DESCRIPTION
	1/21/2020	INITIAL SUBMITTAL
	4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT
BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE
BROOKHILL OVERALL BLOCK PLAN

JOB NO. 182150
SCALE 1"=200'
SHEET NO. 3

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TMP: 04685-00-00-001C0
OWNER: COUNTY OF ALBEMARLE
ACREAGE: 4.75AC
ZONING: PUD
DB/PG: 1973/473

MATCHLINE - SEE THIS SHEET

RAVENSWOOD COURT

TMP: 04685-00-00-000T0
OWNER: FOREST LAKES COMMUNITY ASSOCIATION INC
ACREAGE: 4.12AC
ZONING: PUD
DB/PG: 1973/473

S64° 04' 39.28"E 461.43'

S22° 56' 43.00"W 59.89'

N84° 47' 13.05"W 39.92'

S5° 47' 39.54"W 341.98'

EXISTING STREAM

EXISTING SANITARY SEWER AND 20' SANITARY SEWER EASEMENT

S45° 31' 08.63"E 324.70'

BLOCK 13

EXISTING WETLANDS (TYP.)

S43° 08' 53.25"E 496.68'

70' UNDISTURBED BUFFER AREA

30' LANDSCAPE/REFORESTED BUFFER AREA

PROPOSED GREENWAY, TYP.

BLOCK 12

BLOCK 10

PROJECT BOUNDARY (TYP.)

S64° 22' 38.06"E 169.82'

EXISTING SANITARY SEWER AND 20' SANITARY SEWER EASEMENT

S30° 37' 47.44"E 121.38'

TMP: 04600-00-00-018B0
OWNER: HORNE LAND CORPORATION
ACREAGE: 46.43 AC
ZONING: RURAL
DB/PG: 624/191

U.S. ROUTE 29 SEMINOLE TRAIL (VARIABLE WIDTH)

N69° 55' 21.40"E 239.84'
S19° 55' 21.00"W 295.84'

N19° 21' 14.00"E 370.80'
S19° 21' 14.00"W 370.80'

BLOCK 9

ALBEMARLE COUNTY MANAGED STEEP SLOPES

N21° 14' 14.00"E 351.56'
S68° 31' 14.00"W 351.56'

BLOCK 11

ALBEMARLE COUNTY PRESERVED STEEP SLOPES

LIMITS OF SUNNY DAY DAM BREACH

N16° 16' 00"E 54.66'
S16° 16' 00"W 89.99'

S64° 44' 27.37"E 576.92'
N63° 44' 27.37"W 576.92'

S64° 44' 27.37"E 576.92'

L=38.28', R=538.50'
Δ=4.09
S0° 49' 21.46"W 50.27'

N5° 39' 03.54"E 87.82'

N5° 39' 03.54"E 87.82'

L=43.99', R=461.50'
Δ=5.46
N19° 30' 23.28"E 51.07'

PROPOSED GREENWAY, TYP.

N44° 40' 54.27"W 427.08'

N28° 19' 03.15"W 266.69'

BLOCK 4B
SDP201800034
INITIAL SITE PLAN
APPROVED 05/25/2018
SDP201800050
FINAL SITE PLAN
SUB201800081

L=275.64', R=453.50'
Δ=34.83'

L=231.45', R=519.50'
Δ=25.53'

L=245.44', R=1,545.50'
Δ=9.10'

L=124.59', R=891.50'
Δ=7.74'

BLOCK 2

EXISTING LIMITS OF TREELINE

PROJECT BOUNDARY (TYP.)

S31° 59' 01.45"W 49.86'

N60° 00' 58.55"W 69.00'

N59° 04' 24.86"W 92.95'

BLOCK 1

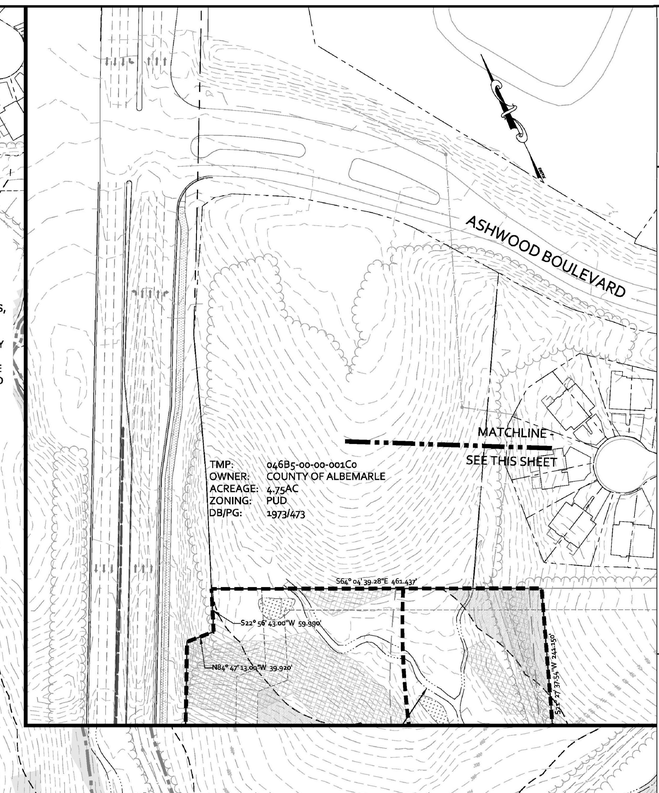
PROPOSED ROAD (CURRENTLY UNDER REVIEW) SDP201700117

EXISTING STREAM

LIMITS OF FEMA APPROVED 100 YR FLOODPLAIN

GENERAL NOTES:
1. NO FLOODPLAIN EXISTS ON THE SUBJECT SITE PER FEMA FLOODPLAIN MAPS # 51003C0280D.
2. A PROPOSED GREENWAY IS SHOWN ON THE SUBJECT PROPERTY.
3. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES. THE CONTRACTOR SHALL FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING THE PROJECT SITE.
4. CONTRACTOR SHALL VERIFY SIZE, TYPE & LOCATION OF EXISTING WATER LINES ON THE SITE.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT
BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE
EXISTING CONDITIONS

JOB NO. 182150
SCALE 1"=100'
SHEET NO. 4

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NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

NOTE: EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

NOTE: 30' PORTION OF THE ROUTE 29 BUFFER MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT, AND SHALL BE REPLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES TO BE APPROVED BY THE DIRECTOR OF PLANNING.

NOTE: SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACR, OR 1 LB PER 1,000 SF.

EXISTING 100' STREAM BUFFER (TYP.)
70' UNDISTURBED BUFFER
30' PLANTED/REFORESTED BUFFER
ROUTE 29 BUFFER
100' WIDE BUFFER ALONG ROUTE 29 TO SCREEN THE DEVELOPMENT. SEE NOTE, THIS SHEET.
PROPOSED WALL (MAX. HT. = 6')
10' REAR SETBACK (TYP.)
PROPOSED WALL (MAX. HT. = 2')
PROPOSED WALL (MAX. HT. = 6')
PROPOSED WALL (MAX. HT. = 3')
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
PROPOSED GARAGE (TYP.)
5' SIDE SETBACK (TYP.)
18' MIN. GARAGE SETBACK (TYP.)
18' (TYP.)
PROPOSED DRIVEWAY (TYP.)
25' MAX. FRONT SETBACK (TYP.)
8' MIN. FRONT SETBACK (TYP.)
(2) PROPOSED PARKING SPACES
(1) PROPOSED PARKING SPACE
NO PARKING SIGN (TYP.)
OPEN SPACE
PROPOSED LOT LINE (TYP.)
PROPOSED 6' PLANTING STRIP
PROPOSED CG-6 CURB (TYP.)
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED CG-9D ENTRANCE (TYP.)
KOCH COURT
PROPOSED PUBLIC ROAD
49' PUBLIC R/W
24' F/C-F/C
49' R/W-R/W
20' E/P-E/P
48'R
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
30' (TYP.)
18' MIN. GARAGE SETBACK (TYP.)
NO PARKING SIGN (TYP.)
PROPOSED WALL (MAX. HT. = 6')
SWM FACILITY
EXISTING 100' STREAM BUFFER (TYP.)
LIMITS OF GREENWAY
OPEN SPACE
PROPOSED WALL (MAX. HT. = 6')
FLORA LANE
PROPOSED PUBLIC ROAD
49' PUBLIC R/W
400'R
STOP SIGN (TYP.)
STREET SIGN (TYP.)
PROPOSED CG-11 ENTRANCE (TYP.)
PROPOSED CG-12 (TYP.)
PROPOSED 4' BIKE LANE
20' LANDSCAPED BUFFER
SPEED LIMIT (TYP.)
DISTANCE TO NEAREST INTERSECTION=490 FEET
SIGHT DISTANCE=335'
ARCHER AVENUE
PROPOSED PUBLIC ROAD
77' PUBLIC R/W
FUTURE ROAD EXTENSION TO ASHWOOD BLVD.
16' E/P-F/C
15' GRASS ISLAND
77' R/W-R/W
PROPOSED CG-2 CURB (TYP.)
PROPOSED SIGHT DISTANCE EASEMENT
PROPOSED LOT LINE (TYP.)
4'
22'
PROPOSED CG-12 (TYP.)
PROPOSED CG-11 ENTRANCE (TYP.)
EXISTING TREELINE (TYP.)
EXISTING STREAM
EXISTING WETLANDS (TYP.)
PROPOSED WALL
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT
BROOKHILL BLOCK 9 - ARB PLAN
SHEET TITLE
LAYOUT

JOB NO. 182150
SCALE 1"=30'
SHEET NO. 5

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

PROJECT	BROOKHILL BLOCK 9 - ARB PLAN
SHEET TITLE	UTILITY PLAN
SCALE	1"=30'
JOB NO.	182150
SHEET NO.	6

REVISIONS

DATE	REVISION DESCRIPTION
1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
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Lic. No. 035079
PROFESSIONAL ENGINEER
4/16/20

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COLLINS ENGINEERING

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

SHEET NO.	SCALE	JOB NO.	PROJECT
7	1"=30'	182150	BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE: GRADING & DRAINAGE PLAN

REVISIONS

DATE	REVISION DESCRIPTION
1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035679
PROFESSIONAL ENGINEER
4/16/20

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NOTE: 30' PORTION OF THE ROUTE 29 BUFFER MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT, AND SHALL BE REPLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES TO BE APPROVED BY THE DIRECTOR OF PLANNING.

ROUTE 29 BUFFER
100' WIDE BUFFER ALONG ROUTE 29 TO SCREEN THE DEVELOPMENT. SEE NOTE, THIS SHEET.

70' UNDISTURBED BUFFER

30' PLANTED/REFORESTED BUFFER

MV (TYP.)

ASL (TYP.)

OS (TYP.)

PT (TYP.)

JV (TYP.)

LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19

KOCH COURT
PROPOSED PUBLIC ROAD
VAR. WIDTH PUBLIC R/W

FLORA LANE
PROPOSED PUBLIC ROAD
49' PUBLIC R/W

ARCHER AVENUE
PROPOSED PUBLIC ROAD
77' PUBLIC R/W

ARCHER AVENUE
FUTURE ROAD EXTENSION TO ASHWOOD BLVD
77' PUBLIC R/W

TREELINE

TREE PROTECTION FENCING

LIMITS OF GREENWAY

OS STREET TREE (TYP.)

IGS (TYP.)

NHD (TYP.)

PAT (TYP.)

CC (TYP.)

UAP (TYP.)

JGO (TYP.)

CFAS (TYP.)

NOTE: ARCHER AVENUE ROAD EXTENSION SHALL BE COMPLETED IN ACCORDANCE WITH THE ZMA PROFFERS.

EXISTING STREAM

EXISTING TREELINE (TYP.)

EXISTING WETLANDS (TYP.)

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

SCOTT R. COLLINS
Lic. No. 035791
4/16/20
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

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1/21/2020	INITIAL SUBMITTAL
4/16/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

COLLINS ENGINEERING

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

PROJECT

BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE

LANDSCAPING PLAN

JOB NO. 182150

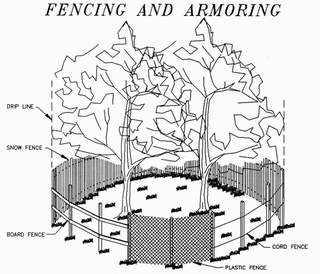
SCALE 1"=30'

SHEET NO. 8

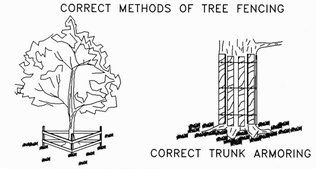
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1992 3.38

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



CORRECT TRUNK ARMORING

TRIANGULAR BOARD FENCE

Source: Va. DSWC Plate 3.38-2

III - 401

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-294-111-297 for complete specifications)

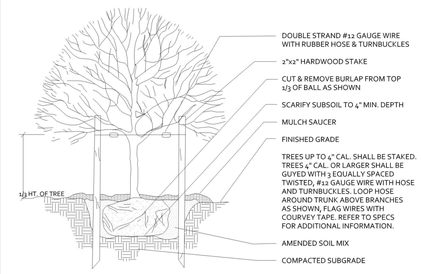
1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ Where the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ Where the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ Where trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

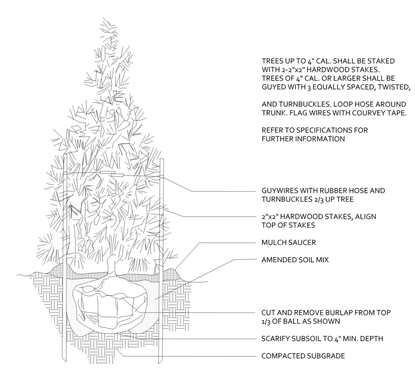
OWNER SIGNATURE 4/16/2020 (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

5/1/06 Page 1 of 1



Tree Planting and Staking Detail
Not To Scale



Evergreen Tree Planting Detail
Not To Scale

PLANT SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CANOPY	TOTAL
CANOPY TREES						
ASL	ACER SACCHARUM 'LEGACY'	LEGACY' SUGAR MAPLE	2-1/2" cal.	15	195	2925
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON' ELM	2-1/2" cal.	4	397	1588
QS	QUERCUS SHUMARDII	SHUMARD OAK	2-1/2" cal.	66	329	21714
UNDERSTORY TREES						
CC	CERCIS CANADENSIS	EASTERN REDBUD	6' ht.	14	124	1736
CFAS	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING' DOGWOOD	6' ht.	14	124	1736
JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4-5' ht.	56	16	896
MV	MAGNOLIA VIRGINIANA	SWEET BAG MAGNOLIA	6' ht.	66	113	7458
PT	PINUS TAEDA	LOBLOLLY PINE	4-5' ht.	19	207	3933
SHRUBS						
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK' INKBERRY	24" min.	200		
JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL' JUNIPER	24" min.	132		
NHD	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF' NANDINA	24" min.	132		
PAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	24" min.	15		
					TOTAL	41986

LANDSCAPING CALCS:

BLOCK 9	10.99 AC
GREENWAY	- 2.47 AC
BUFFERS	- 2.49 AC
TOTAL:	6.03 AC

TOTAL AREA OF DEVELOPMENT FOR LANDSCAPE CALCULATIONS: 6.03 AC
REQUIRED LANDSCAPING: 15% OF 6.03 AC = 0.90 AC
PROPOSED LANDSCAPING: 41,986 SF = 0.96 AC

NOTE:
1. STREET TREES PROVIDED 40' O.C. AND 5'-20' FROM PROPOSED UTILITIES.
2. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
3. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT.
4. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNER'S ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

Conservation Plan Notes:

1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
4/16/20

REVISIONS

REVISION DESCRIPTION	DATE
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REVISED PER ALBEMARLE COUNTY COMMENTS	4/16/2020

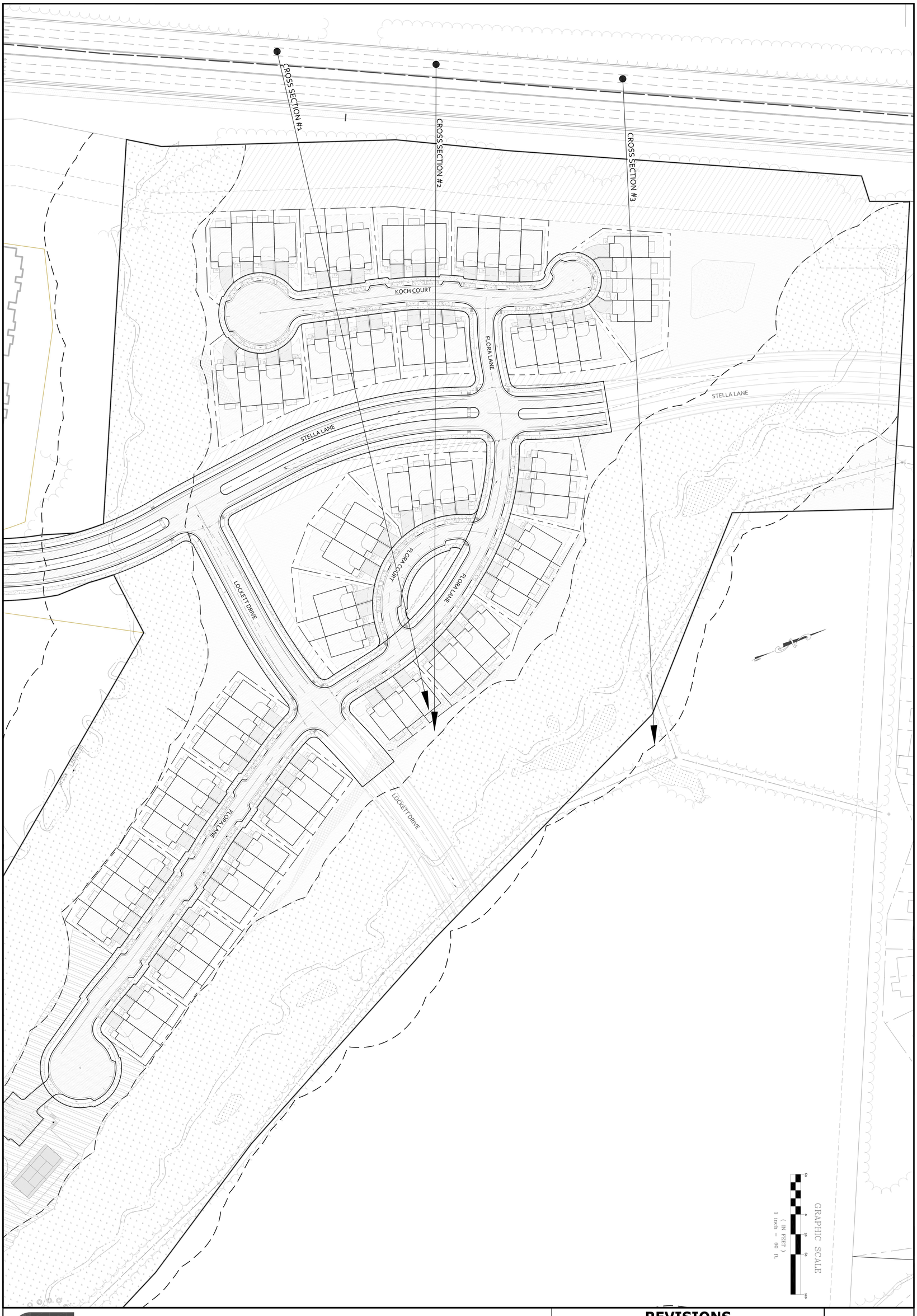
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE
LANDSCAPING PLAN

JOB NO. 182150
SCALE N/A
SHEET NO. 9

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

SHEET NO.	SCALE	JOB NO.	PROJECT
10	1"=60'	182150	BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE: SITE SECTION MAP

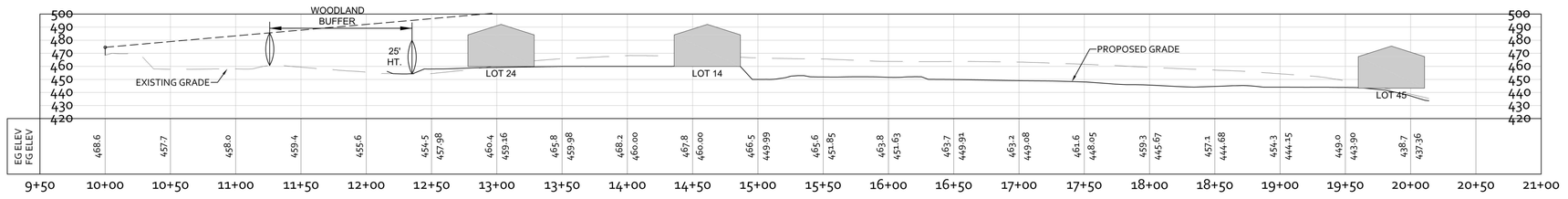
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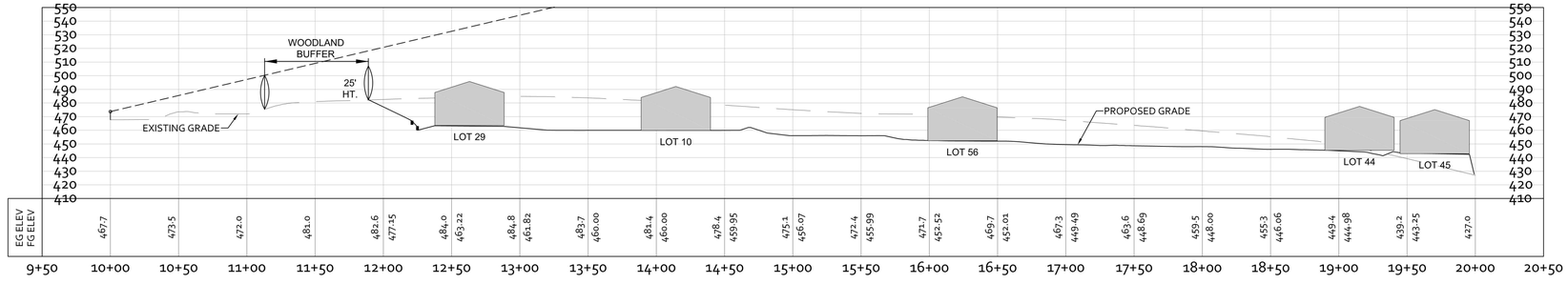
COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
LIC. No. 035079
4/16/20

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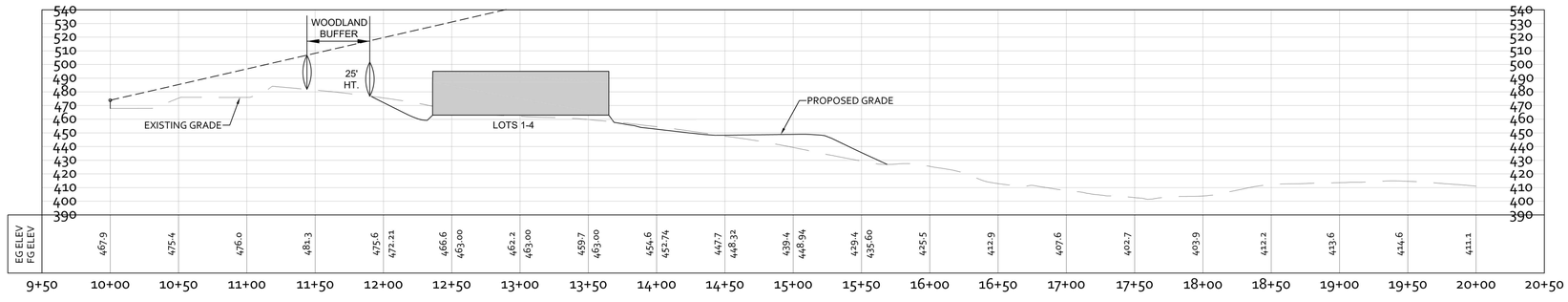
CROSS SECTION #1 PROFILE



CROSS SECTION #2 PROFILE



CROSS SECTION #3 PROFILE



VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
4/16/20
PROFESSIONAL ENGINEER

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

PROJECT: BROOKHILL BLOCK 9 - ARB PLAN

SHEET TITLE: SITE SECTION PROFILES

JOB NO. 182150

SCALE AS SHOWN

SHEET NO. 11

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