GLENBROOK AT FOOTHILLS - PHASE IV

INITIAL SITE PLAN & PRELIMINARY PLAT

WHITEHALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER: GLENBROOK LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

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

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

TAX MAP NO.: 1. 056A2-01-00-062RO (INST. #:202200012613) - 2.162 ACRES
2. 056K0-00-03-11800 THROUGH 056K0-00-03-12000 (INST. #:202200012613) - 0.09 ACRES
3. EXISTING RIGHT-OF-WAY (PLATTED/ NOT YET DEDICATED) - 0.03 ACRES

TOTAL AREA: 2.162 AC. (PHASE IV) + 0.18 AC. (LOTS 116,117,&118) + 0.012 AC. (PORTION OF OPEN SPACE H WITHIN PHASE III)
2.354 ACRES

ZONING: R-6 ZONING (CLUSTER DEVELOPMENT) WITH PROFFERS (ZMA 2016-05) & (ZMA2021-15), WITH MANAGED SLOPES OVERLAY DISTRICT AND ENTRANCE CORRIDOR OVERLAY DISTRICT.
NOTE: TMP 56A2-1-62R IS SUBJECT TO THE APPLICATION PLAN AND PROFFERS ASSOCIATED WITH ZMA2016-00005 AND ZMA2021-00015.

PROPOSED USE: PHASE IV (THIS PHASE)
SINGLE FAMILY ATTACHED TOWNHOUSE UNITS = 12 UNITS
TWO FAMILY ATTACHED DWELLING UNITS WITH FEE SIMPLE LOT = 14 LOTS (28 UNITS)
(NOTE#1: THE TWO FAMILY ATTACHED DWELLING UNITS INCLUDE (27) AFFORDABLE UNITS)
(NOTE#2: TYPICAL NUMBER OF BEDROOMS FOR EACH TWO FAMILY ATTACHED DWELLING UNITS SHALL BE (2) OR (3) BEDROOMS, EXCEPT FOR THE (14) 1-BEDROOM RENTAL UNITS WITHIN THE BASEMENT UNIT OF THE TWO FAMILY ATTACHED UNIT)
PHASE III (PORTION OF PHASE III WITHIN THIS SITE PLAN) - LOTS 116, 117, & 118
SINGLE FAMILY ATTACHED TOWNHOUSE UNIT = 1 UNIT
TWO FAMILY ATTACHED DWELLING UNITS WITH FEE SIMPLE LOT = 2 LOTS (4 UNITS)
(NOTE#1: TYPICAL NUMBER OF BEDROOMS FOR EACH TWO FAMILY ATTACHED DWELLING UNITS SHALL BE (2) OR (3) BEDROOMS, EXCEPT FOR THE (14) 1-BEDROOM RENTAL UNITS WITHIN THE BASEMENT UNIT OF THE TWO FAMILY ATTACHED UNIT)

DENSITY: PHASE IV DEVELOPMENT: 41 UNITS / 2.162 ACRES = 19.0 DUA
OVERALL ALLOWABLE DENSITY FOR REZONING PARCELS = 180 UNITS
PHASE I = 84 UNITS WITHIN REZONING AREA (23.887 ACRES)
PHASE IIA = 7 UNITS WITHIN REZONING AREA (0.875 ACRES)
PHASE IIB = 48 UNITS WITHIN REZONING AREA (12.88 ACRES)
PHASE IV = 41 UNITS WITHIN REZONING AREA (2.162 ACRES)
TOTAL DENSITY: 180 UNITS / 39.804 ACRES = 4.52 DUA

BUILDING TYPE: PHASE IV IS EXCEPT TO THE REQUIRED BUILDING TYPES PER THE REZONING APPLICATION PLAN.
PHASE IV PROPOSES 41 SINGLE FAMILY ATTACHED AND TWO-FAMILY SINGLE FAMILY ATTACHED UNITS.

OPEN SPACE: OVERALL REQUIRED OPEN SPACE FOR REZONING (25%) = 39.804 ACRES x 25% = 9.951 ACRES
TOTAL OPEN SPACE PROVIDED
PHASE I: 5.8 ACRES
PHASE IIA: 0.0 ACRES
PHASE IIB: 0.947 ACRES
PHASE IV: 0.576 ACRES (PLUS 0.012 ACRES WITHIN PHASE III) - THIS PHASE
OPEN SPACE G: 0.282 ACRES
OPEN SPACE H: 0.306 ACRES
PREVIOUS GREENWAY DEDICATION: 2.70 ACRES
TOTAL OPEN SPACE PROVIDED: 10.023 ACRES

OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EXCEPTION OF THE GREENWAY OPEN SPACE, WHICH IS DEDICATED TO ALBEMARLE COUNTY.

RECREATION AREA: NO CIVIC OR RECREATION SPACE IS REQUIRED OR PROPOSED WITHIN THIS PHASE OF THE PROJECT.

PRESERVED/MANAGED SLOPES: NO PRESERVED SLOPES OR MANAGED SLOPES ARE SHOWN WITHIN THE LIMITS OF THIS PHASE ON THE PROPERTY.

BUILDING HEIGHTS: MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET (PER ZONING ORDINANCE)
NOTE: TOWNHOUSE UNITS:3 STORIES (EAVE MAX. HEIGHT = 30 FEET)- POPLAR UNITS (800 SF FOOTPRINT)
TWO FAMILY ATTACHED UNITS: 3 STORIES (EAVE MAX. HEIGHT = 30 FEET) -2 OVER 1 UNIT (925 SF FOOTPRINT)

SETBACKS: FRONT: MIN. 5' (18' MINIMUM FROM R/W OR EDGE OF SIDEWALK TO GARAGE)
MAXIMUM - 25' MAXIMUM SETBACK
SIDE: MINIMUM - 5 FEET, UNLESS THE BUILDING SHARES A COMMON WALL
MAXIMUM - NONE
BUILDING SEPARATION: 10 FEET, UNLESS THE BUILDING SHARES A COMMON WALL
REAR: 20' MINIMUM AND NO MAXIMUM
NOTE: A SPECIAL EXCEPTION REQUEST HAS BEEN SUBMITTED WITH THE PRELIMINARY SITE PLAN TO ESTABLISH A 10' REAR BUILDING SETBACK FROM THE EDGE OF THE ALLEY EASEMENT FOR THE LOTS FRONTING PARK RIDGE DRIVE.

SUBDIVISION STREETS: CURB & GUTTER

UTILITIES: COUNTY WATER & SEWER

WATERSHED: LICKINGHOLE CREEK WATER SUPPLY WATERSHED

AGRICULTURAL/ FORESTAL DISTRICT: NONE

TOPO & SURVEY: TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH, GALE AND ASSOCIATES AND LOUISA AERIAL SURVEYS INC., JANUARY 2007. GRADED AREAS WERE FIELD SURVEYED IN 2023. THE UPDATED BOUNDARY LINE INFORMATION WAS SURVEYED AND PROVIDED BY ROUDABUSH, GALE AND ASSOCIATES IN OCTOBER 2023. INFORMATION FIELD VERIFIED BY COLLINS ENGINEERING IN OCTOBER OF 2023.

DATUM: NAD 83

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

LIGHTING: NO LIGHTING IS PROPOSED

PARKING: REQUIRED PARKING:
1. (2) OFF-STREET PARKING REQUIRED FOR EACH UNIT SFA UNIT:
14 UNITS x 2 SPACES = 28 SPACES
2. (2) PARKING SPACES REQUIRED FOR EACH 2-BEDROOM SFA TWO-FAMILY UNIT:
16 UNITS x 2 SPACES = 32 SPACES
3. (1.5) PARKING SPACES REQUIRED FOR EACH 1-BEDROOM TWO-FAMILY UNIT:
16 UNITS x 1.5 SPACES = 24 SPACES
3. GUEST PARKING (1 SPACE / 4 SFA/MULTI-FAMILY UNITS):
46 UNITS x 1 SPACE/4 UNITS = 12 SPACES
TOTAL REQUIRED PARKING: 96 SPACES

TOTAL PARKING PROVIDED (SFA & TWO-FAMILY ATTACHED UNITS):
48 GARAGE/DRIVEWAY PARKING SPACES
23 OFF-STREET PARKING SPACES (INCLUDING 1 ADA HANDICAP SPACE)
25 ADDITIONAL OVERFLOW SPACES FROM PHASE III DEVELOPMENT
TOTAL PROVIDED: 96 SPACES
NOTE #1: ON-STREET PARKING SHALL BE PROVIDED ON ONE SIDE OF THE STREET WHERE INDICATED ON SITE PLAN. NO PARKING SIGNS WILL BE SHOWN ON THE FINAL SITE PLAN DESIGNATING AREAS FOR ON-STREET PARKING AND WHERE THE ON-STREET PARKING IS PROHIBITED.
NOTE #2: BETWEEN PHASE III & PHASE IV, THERE ARE 61 OFF-STREET PARKING SPACES, REQUIRING A TOTAL OF (3) ADA HANDICAP PARKING SPACES. (2) HANDICAP SPACES ARE PROVIDED IN PHASE III AND (1) HANDICAP SPACE IS PROVIDED IN PHASE IV.

AFFORDABLE HOUSING: TO BE ACCOMMODATED AS NOTED IN THE PROFFERS. SEE SHEET 2 FOR ADDITIONAL DETAILS. SEE SHEET 4 FOR LOCATION OF PROPOSED 27 AFFORDABLE HOUSING UNITS.

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

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

RETAINING WALLS: THERE ARE NO RETAINING WALLS PROPOSED WITH THIS PHASE OF THE DEVELOPMENT.

LANDSCAPING: STREET TREES ARE PROPOSED ALONG THE NEIGHBORHOOD STREETS IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE AND IN ACCORDANCE WITH CHAPTER 14. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPING PLAN FOR THIS PHASE OF THE DEVELOPMENT.

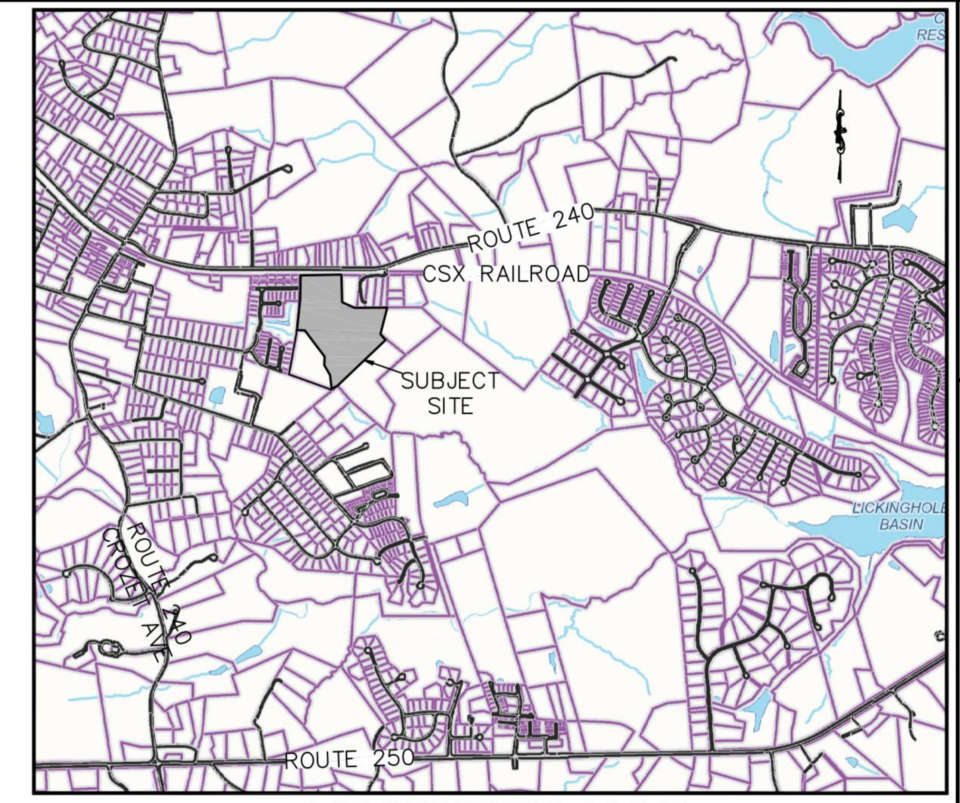
BUILDING SITES: EACH PARCEL CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1. OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

STREAM BUFFERS/FLOODPLAIN: THIS SUBJECT PROPERTY IS LOCATED IN ZONE X. THERE IS NO 100-YEAR FLOODPLAIN LIMITS ON THE SUBJECT PARCELS, PER FEMA MAPS 51003C0228D & 51003C0229D; FEBRUARY 4, 2005. THERE ARE NO STREAM BUFFERS LOCATED WITHIN THIS PHASE OF THE DEVELOPMENT. THIS PROJECT IS NOT LOCATED WITHIN A DAM INUNDATION ZONE.

OFFSITE DISTURBANCE: NO OFFSIDE DISTURBANCE IS PROPOSED WITH THIS PLAN.

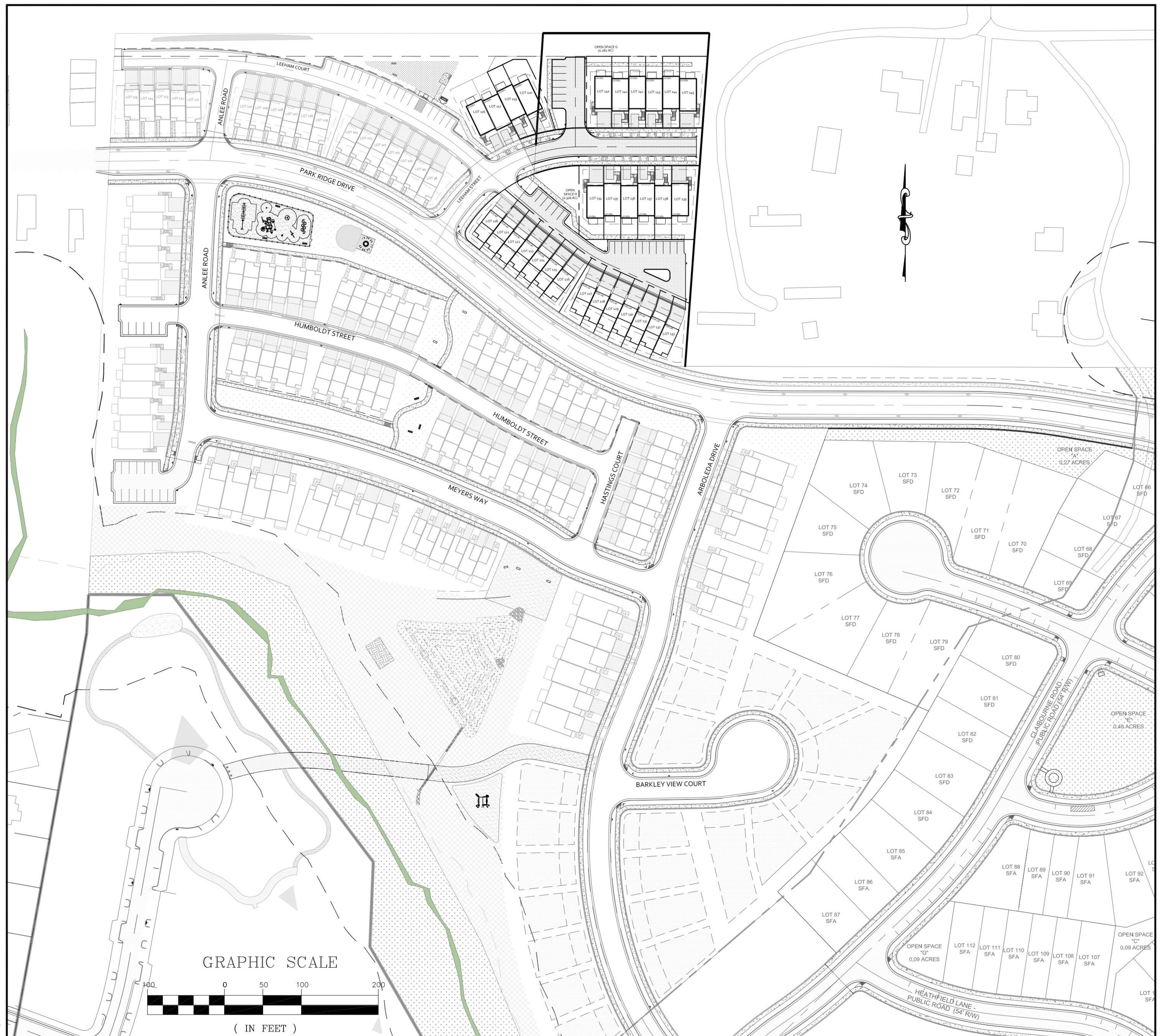
TRASH: EACH LOT & UNIT ON THE LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER FOR COLLECTION SERVICE.

PAVED PARKING AND CIRCULATION: 13,305 SF



VICINITY MAP
SCALE: 1" = 1000'

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
10/16/23
PROFESSIONAL ENGINEER



SHEET LAYOUT
SCALE: 1" = 100'

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

TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)

46 MULTIFAMILY HOUSING (LOW-RISE) UNITS (CODE 220)

TOTAL ADT:	336 VPD	(168 ENTER/168 EXIT)
AM PEAK:	21 VPH	(5 ENTER / 16 EXIT)
PM PEAK:	26 VPH	(17 ENTER/ 9 EXIT)

LEGEND

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

BUILDING CODE NOTES:
1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
2. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
5. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x131.
6. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S).
8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

FIRE FLOW / BUILDING CALCULATIONS:
WATER/SEWER: THE DEVELOPMENT WILL BE SERVED WITH PUBLIC WATER AND SEWER. THE WATER PRESSURE FOR THE DEVELOPMENT IS 2850 GPM AT 60 PSI.
ISO CALCULATIONS: THE MAXIMUM REQUIRED FIRE FLOW FOR THE PROPOSED USE, BASED ON ISO CALCULATIONS, IS 1250 GPM.

IMPERVIOUS AREAS:

Proposed Roadway	17,820 sf
Proposed Sidewalk	5,715 sf
Proposed Driveways	5,760 sf
Proposed Residences	31,500 sf
Proposed Emergency Access	0
	60,795 sf

LAND AREAS:
PHASE III:
LOTS: 0.167 ACRES
ROW: 0.115 ACRES
OPEN SPACE: 0.012 ACRES

PHASE IV:
LOTS: 1.343 ACRES (62.2%)
ROW: 0.243 ACRES (11.2%)
OPEN SPACE: 0.576 ACRES (26.6%)

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

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

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

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PROFFER STATEMENT

FOOTHILLS CROSSING

Date: February 6, 2017

ZMA #: 2016-05

Tax Map Parcel #: 056A2-01-00-06200, 05600-00-00-057C0, 05600-00-00-057B2, 056A2-01-00-06100, and 056K0-00-00-000A2 (the "Property")

Owner(s) of Record: Route 240 Holdings, LLC; Edmund J. Daily, Christopher Daily & Cynthia Daily DiCanio; Route 240, LLC; and Foothills Crossing, INC.

Rezone parcel 056A2-01-00-06200 totaling approximately 2.13 acres from R2 Residential (R2) to R6 Residential (R6), and rezone three parcels (05600-00-00-57C0, 05600-30-00-057B2, and 056K0-00-00-000A2) totaling approximately 32.56 acres from R1 Residential (R1) to R6, and a portion of parcel 056A2-01-00-6100, containing 3.24 acres from Light Industrial (LI) to R6.

Total Land Area: 37.93 acres

Pursuant to Sections 33.4 and 33.7 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed herein below which shall be applied to Foothills Crossing (hereinafter the "Property") if the Zoning Map Amendment (hereinafter the "ZMA") is approved by the County of Albemarle (the "County"). These conditions are proffered as a part of the requested ZMA and it is agreed that: (1) the ZMA itself gives rise to the need for the conditions, and (2) such conditions have a reasonable relation to the rezoning requested.

The term "Owner" as referenced herein shall mean the owner(s) of record and successors in interest of parcels 056A2-01-00-06200, 05600-00-00-057C0, 05500-00-00-057B2, 056K0-00-00-000A2, and a portion of 056A2-01-00-06100.

The Application Plan shall refer to that certain Application Plan prepared by Collins Engineering February 16, 2016 last revised January 3, 2017 (the "Application Plan"). Future development of the Property shall be in general accord with the Application Plan. To be in general accord with the Application Plan, the development and use shall reflect the major elements shown on the Application Plan and listed below, as determined the Director of Planning or his designee:

a) Streets shall be interconnected, except where described in Note 13 of the Application Plan.
b) There shall be a mixture of housing types and maximum number of units as described in building type and density in the General Notes section of the Application Plan.
c) Buildings shall be oriented towards public streets as described in Note 9 of the Application Plan. A strip of open space shall be provided along the Eastern Avenue Connector Road and Park Ridge Street, where necessary, to provide additional landscape buffering of any rear yards abutting the open space where backs of buildings are visible from the street.

d) The Greenway trail system shall include a connection to this phase of the Foothill Crossings Neighborhood and a connection to Crozet Park.

The headings of the proffers and conditions set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpreation of any provisions of the proffers.

1. Park Ridge Street Road Construction and Dedication.

The Owner shall cause to be constructed a two lane road in the general location of the road identified as Park Ridge Street ("Park Ridge") on the Application Plan. Park Ridge will be an "avenue sections" in design, with bike lanes, parking, sidewalks, street trees, and curb and gutter. Park Ridge shall be constructed, bonded and ready to be recommended by the Albemarle County Board of Supervisors for acceptance into the public system, and the County Engineer shall save determined that the roadway is safe and convenient for traffic (hereinafter, "completed") prior to issuance of the tenth (10th) certificate of occupancy (herein after "CO") within the Property. Once the Owner completes Park Ridge and within sixty (60) days after the written request of the County, the Owner shall dedicate Park Ridge as a public road.

2. Eastern Avenue Connector Road Construction and Dedication.

The Owner shall cause to be constructed a two lane road in the general location of the road identified as Eastern Avenue Connector Roadway ("Eastern Avenue") on the Application Plan. Eastern Avenue will be an "avenue section" in design, with bike lanes, parking, sidewalks, street trees, and curb and gutter. Eastern Avenue shall be constructed, bonded and ready to be recommended by the Albemarle County Board of Supervisors for acceptance into the public system, and the County Engineer shall have determined that the roadway is safe and convenient for traffic (hereinafter, "completed") prior to issuance of the fiftieth (50th) CO within the Property. Once the Owner completes Eastern Avenue and within sixty (60) days after the written request of the County, the Owner shall dedicate Eastern Avenue as a public road.

3. Greenway Trails.

A. Construction and Dedication of Greenway Trails.
A primitive trail network, consistent with the County's design standards for a Class B-type I primitive nature trail, shall be established within the Greenway. The installation of the trail shall not preclude the future conversion, by others, of the trail to Class A-paved trail standards. The general location of the trail network is shown on the Application Plan, however exact trail locations shall be determined based on site conditions. Installation of the trail network shall be completed prior to issuance of approval of the tenth (10th) CO for a single family dwelling within the Project.

Upon the request of the County, but not prior to the issuance of the tenth (10th) CO 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 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.

B. Bike and Pedestrian Tunnel
Pursuant to approval by VDOT and the County, the Owner shall construct a bike and pedestrian tunnel (herein after the "Pedestrian Tunnel") along the trail network as it passes underneath Eastern Avenue. The Tunnel design shall be submitted for review with the roadway plans for Eastern Avenue. Installation of the Tunnel shall be completed prior to issuance of approval of the tenth (10th) CO for a single family dwelling within the Project.

4. Community Civic Space.

The Owner shall provide not less than 20,000 square feet of land within the Project for a Civic Space in the general location identified on the Application Plan. The Civic Space shall be substantially completed prior to the issuance of approval of the tenth (10th) CO within the Project Parks and Civic Spaces shall be conveyed to, and maintained by the Owner's Association. The Owner shall pay the cost of subdividing and conveying the Parks and Civic Spaces to the Owner's Association.

5. Cash Proffer for Capital Improvements Projects.

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 at the time of this zoning amendment 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 5, the number of units allowed by right under the R-1 Residential zoning is thirty five (35) single-family detached units. A "market rate" unit is any single-family detached unit in the Project that is not either a For-Sale Affordable Housing Unit or For -Rent Affordable Unit as described in Proffer 6. The cash contributions shall be Seven Thousand Three Hundred Thirty Three Dollars and Eighteen Cents ($7,333.18) for each single family detached dwelling unit, other than a constructed For-Sale Affordable Dwelling Unit within the Project qualifying as such under Proffer 6. In other words, the cash contribution for market rate single family units shall begin after a building permit for the 35th market rate single family unit is issued and prior to the Owner obtaining a building permit for the 36th market rate single family unit. The cash contributions shall be Five Thousand Four Hundred Forty Seven Dollars and Fifty Seven Cents ($5,447.57) for each single family attached dwelling unit, other than a constructed For-Sale Affordable Housing Unit or a For Rent Affordable Housing Unit within the Project qualifying as such under Proffer 6. The cash contributions shall be Seven Thousand Four Hundred Nineteen Dollars and Ninety One Cents ($7,419.91) for each multifamily dwelling unit, other than a constructed For Sale Affordable Housing Unit or For Rent Affordable Housing Unit within the Project qualifying as such under Proffer 6.

6. Affordable Housing.

The Owner shall provide affordable housing equal to fifteen percent (15%) of the total number residential units constructed on the Property. For example, if one hundred (100) total units are constructed in the Project, fifteen (15) units, or their equivalent, are required to satisfy this Proffer 6. The Owner or its successors in interest reserve the right to meet the affordable housing objective through a variety of housing types, or through cash contributions, as more particularly described in sections 6A, 6B and 6C 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 no more than sixty five percent (65%) of Virginia Housing and Development Authority's ("VHDA") maximum sales price for first time home-buyer program. 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).

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 6, ("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 6B, the term "net rent" means that the rent does not include tenant-paid utilities. The requirement that the rents for such for-rents for such For-Rent Affordable Housing Units may not exceed the maximum rents established in this paragraph 6B 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 this subparagraph (2). 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

Amended PROFFER STATEMENT

FOOTHILLS CROSSING

Date: March 28, 2022

ZMA#: 2021-0015

Parcel ID #: 056A2-01-00-06200

Owner of Record: Glenbrook LLC

Rezone Parcel ID # 056A2-01-00-06200, totaling approximately 1.89 acres, from R-6 Residential to R-6 Residential.

Total Land Area: 1.89 acres

The owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature(s) on this document.

The Proffer Statement for Foothills Crossing, ZMA 2016-05, dated February 6, 2017, and approved by the Albemarle County Board of Supervisors on February 8, 2017, shall remain in full effect, except that the development of Parcel ID # 056A2-01-00-06200 (the "Property") shall be in accord with the Application Plan prepared by Collins Engineering dated February 16, 2016 and last revised on February 18, 2022, exempting the Property from the Building Type requirements of ZMA 2016-05.

[Signature page follows]

controls established by this paragraph 6B. 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 6B(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. The total cash contribution due to Albemarle County as noted above shall be based on the total number of affordable units built in the Project.

7. Cost Index.

Beginning January 1 of each year following the approval of this rezoning, the amount of each cash contribution required by Proffers 5 and 6 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 ("MSI") for masonry walls in the Mid-Atlantic. The annual adjustment shall be made by multiplying the proffered cash contribution 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 Seven Thousand Three Hundred and Thirty Three Dollars and Eighteen Cents ($7,333.18) x 2018 MSI/2017 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 7 (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 and Thirty Three Dollars and Eighteen Cents ($7,333.18) per single family detached dwelling unit and Five Thousand Four Hundred and Forty Seven Dollars and Fifty Seven Cents ($5,447.57) per single family attached dwelling unit and Seven Thousand Four Hundred and Nineteen Dollars and Ninety One Cents ($7,419.91) per multifamily dwelling unit under Proffer 5 or Twenty-Four Thousand and Three Hundred Seventy Five Dollars ($24,375.00) per affordable dwelling unit under Proffer 6 (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.

8. 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 have been a total Cash Contributions equal to the value of: i) Eastern Avenue, and related improvements to be completed by Owner, ii) the Pedestrian Tunnel and iii) the Greenway Trail improvements, (collectively referred to as the "In-kind Contribution"). The In-Kind Contribution shall be One Million Two Hundred Thousand Dollars ($1,200,000.00). The In-kind Contribution reflects the value of the improvements that the Owner has committed to make pursuant to these proffers that are for the benefit of the public. 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 the aforementioned credits 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.

The undersigned Owner(s) hereby proffer that the use and development of the Property shall be in conformance with the proffers and conditions herein above, and these proffers shall supersede all other proffers and conditions made prior hereto. 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.

WITNESS the following signature:

OWNERS of Tax Map Parcel 05600-00-00-057B2:

By: _____
CHRISTOPHER DAILY

By: _____
EDMUND J. DAILY

By: _____
CYNTHIA L. DAILY DICANIO

Date: Feb 6 2017

OWNER of Tax Map Parcel 05600-00-00-057C0 & 056A2-01-00-06200:
ROUTE 240 HOLDINGS, LLC, a Virginia limited liability company

By: _____
ALAN TAYLOR, MANAGER AUTHORIZED OFFICER

Date: Feb 8, 2017

OWNER of Tax Map Parcel 056A2-01-00-06100:
ROUTE 240, LLC, a Virginia limited liability company

By: _____
ALAN TAYLOR, MANAGER AUTHORIZED OFFICER

Date: Feb 8, 2017

OWNER of Tax Map Parcel 056K0-00-00-0000A2:
FOOTHILLS CROSSING, INC., a Virginia corporation

By: _____
ALAN TAYLOR, MANAGER AUTHORIZED OFFICER

Date: Feb 8, 2017

3383587_8

The undersigned Owner(s) hereby proffer that the use and development of the Property shall be in conformance with the proffers and conditions herein above. 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

WITNESS the following signature:

OWNER of Parcel ID # 056A2-01-00-06200:

Glenbrook, LLC, a Virginia limited liability company

By: Riverbend Development, Inc.

Its: President

By: _____
Alan R. Taylor

Its: President

Date: 3/29/2022

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/16/23

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

PROJECT: GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT

SHEET: PROFFERS

JOB NO. 112066

SCALE N/A

SHEET NO. 2

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THREE NOTCH'D
ROAD-ROUTE 240

CSX RAILROAD

MANAGED STEEP SLOPES

20' PRIVATE DRAINAGE EASEMENT INST. #:202200012613 TO BE VACATED

S89°59'55"W 555.42'

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

EXISTING LOT LINES FOR LOTS 116-120 (INST. #:202200012613) TO BE VACATED

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613 TO BE VACATED

N89° 59' 55"E 59.85'

S89°59'59"W 216.08'

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613

134.47'

BM #1
TOP OF MH=671.09

20' ACSA UTILITY EASEMENT INST. #:202200012613 TO BE VACATED

20' ACSA UTILITY EASEMENT INST. #:202200012613 TO BE VACATED

N64° 12' 55"E 23.04'

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613 TO BE VACATED

N03° 39' 13"E 29.86'

0.12 AC. PORTION OF GLENBROOK PHASE III TO BE DEDICATED TO TMP-56A2-01-62R SEE GLENBROOK AT FOOTHILLS PHASE III SITE PLAN AMENDMENT #1

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613 TO BE VACATED

PORTION OF 20' ACSA UTILITY EASEMENT INST. #:202200012613 TO BE VACATED

OVERHEAD ELECTRIC LINE TO BE RELOCATED

EXISTING LOTS (TYP.) INST. #:202200012613

EXISTING R/W INST. #:202200012613 TO BE VACATED

GLENBROOK AT FOOTHILLS, PHASE III

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613

S25° 47' 05"E 140.22'

TMP: 056A2-01-00-062R0
OWNER: GLENBROOK, LLC
ACREAGE: 2.162 AC.
ZONING: R-6 RESIDENTIAL
INSTRUMENT #: 202200012613
USE: VACANT RESIDENTIAL

10' PRIVATE DRAINAGE EASEMENT INST. #:202200012613

20' ACSA UTILITY EASEMENT INST. #:202200012613

EXISTING SANITARY SEWER TO REMAIN

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

58.12'

L=16.35, R=85.50

VAR. WIDTH UTILITY, DRAINAGE, & ACCESS EASEMENT INST. #:202200012613 TO BE VACATED

N03° 39' 13"E 13.41'

L=107.55, R=85.50

L=38.86, R=214.50

0.12 AC. PORTION OF TMP-56A2-01-62R TO BE DEDICATED TO GLENBROOK PHASE III SEE GLENBROOK AT FOOTHILLS PHASE III SITE PLAN AMENDMENT #1

N37° 37' 19"E 115.14'

EXISTING STORM SEWER TO BE REMOVED

L=13.57, R=21.50

EXISTING FIRE HYDRANT TO REMAIN

GLENBROOK AT FOOTHILLS, PHASE IV

N51° 06' 21"W 89.26'

EXISTING STORM SEWER TO REMAIN

EXISTING WATER SERVICES TO REMAIN

TMP: 056K0-00-03-000B0
OWNER: GLENBROOK, LLC
ACREAGE: 0.429 AC.
ZONING: R-6 RESIDENTIAL
INSTRUMENT #: 202200012613
USE: OPEN SPACE

EXISTING CURBING AT ROADWAY INTERSECTION TO BE REMOVED

GLENBROOK AT FOOTHILLS, PHASE III

ANLEE ROAD

HUMBOLDT STREET

MEYERS COURT

ARBOLEDA DRIVE

20' ACSA UTILITY EASEMENT INST. #:202200012613

L=208.701, R=519.500
D=023.0177

N89° 53' 07"W 13.71'

S89°53'07"E 366.76'

S04°09'39"W 433.59'

EXISTING 20' ACSA SANITARY SEWER EASEMENT D.B. 5075, PG. 664

056A2-01-00-06300
UNION MISSION
BAPTIST
CHURCH
0.40 ACRES
ZONING: R-2
RESIDENTIAL
D.B. 371 PG. 553

056A2-01-00-06400
UNION MISSION
BAPTIST
CHURCH
1.00 ACRES
ZONING: R-2
RESIDENTIAL
D.B. 159 PG. 294

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

N22°44'13"E 730.07'
537.48'

NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS, BASED ON FEMA MAP NUMBER 51003C0229D ADOPTED FEBRUARY 4, 2005.
2. TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH & GALE AND LOUISA AERIAL SURVEYS. THE BOUNDARY LINE INFORMATION IS PROVIDED BY ROUDABUSH, GALE & ASSOCIATES IN OCTOBER 2023. TOPOGRAPHY WAS UPDATED IN OCTOBER 2023 WITH FIELD SURVEY AND HAS BEEN FIELD VERIFIED IN OCTOBER 2023.
3. NO PRESERVED STEEP SLOPES ARE LOCATED ON THE PROPERTY. THE MANAGED STEEP SLOPE IS LABELED.
4. 100' WPO STREAM BUFFER IS SHOWN. THE 100' WPO STREAM BUFFER IS BASED ON THE FIELD SURVEY OF THE EXISTING STREAM. THE STREAM WAS LOCATED BY ROUDABUSH, GALE & ASSOCIATES.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/16/23

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

PROJECT
GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT

SHEET
EXISTING CONDITIONS

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

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EX. 12" D.I. RWSA WATER LINE

20' RWSA WATER EASEMENT
D.B.612, PG.547

CSX RAILROAD

OPEN SPACE A
0.422 ACRES

PROPOSED 10' ADDITION TO
EXISTING RWSA WATERLINE EASEMENT

NOTE: ONLY RWSA APPROVED LANDSCAPING IS ALLOWED TO BE PLANTED WITHIN THE 9.5' LANDSCAPE AND MAINTENANCE EASEMENT WHICH IS LOCATED OVER AN EXISTING RWSA WATERLINE EASEMENT

PROPOSED VAR. WIDTH LANDSCAPING BUFFER PLANTING EASEMENT

'NO PARKING-FIRE LANE' SIGNS SHALL BE INSTALLED EVERY 150' ALONG BOTH SIDES OF LEEHAM ST

OPEN SPACE G
(0.282 AC)

5' CONCRETE SIDEWALK (TYP.)

PROPOSED 6' LANDSCAPING BUFFER PLANTING EASEMENT

PROPOSED 8' HIGH WOODEN FENCE - NATURAL STAIN
SEE DETAIL, THIS SHEET

DOG PARK
AMENITY AREA
PHASE III

10' TYP.

VDOT STD. CG-12 (TYP.)

(P) MAIL KIOSK

5' CONCRETE SIDEWALK (TYP.)

6' CONCRETE SIDEWALK (TYP.)

LIMITS OF PHASE IV
LIMITS OF PHASE III

20' REAR SETBACK

DECK/ PORCH (TYP.)

2OVER1

LOT 116 ** | LOT 117 ** | LOT 119 ** | LOT 120 **

'NO PARKING-FIRE LANE' SIGNS SHALL BE INSTALLED EVERY 150' ALONG BOTH SIDES OF LEEHAM ST

25' MAX. FRONT SETBACK

LOT 140 ** | LOT 141 ** | LOT 142 ** | LOT 143 ** | LOT 144 ** | LOT 145 **

VDOT STD. BRANCH TYPE TURN-AROUND INTERSECTION FOR MAINTENANCE & FIRE/RESCUE SERVICES

6' PLANTING STRIP (TYP.)

5' MIN. FRONT SETBACK

LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98

POPLAR

LEEHAM STREET
PUBLIC ROAD (49' R/W)
GLENBROOK - PHASE III

LEEHAM STREET
PUBLIC ROAD (49' R/W)

S.D. = 155'

S.D. = 280'

F/C-F/C

R/W-R/W

VDOT STD. CG-9D DRIVEWAY ENTRANCE

VDOT STD. CG-6 CURB & GUTTER

5' CONCRETE SIDEWALK (TYP.)

NO PARKING - FIRE LANE SIGN (TYP.)

(P) STREET SIGN (TYP.)

VDOT STD. R1-1 STOP SIGN (TYP.)

VDOT STD. CG-6 (TYP.)

OPEN SPACE H
(0.306 AC)

LOT 134 * | LOT 135 ** | LOT 136 ** | LOT 137 ** | LOT 138 ** | LOT 139 **

VDOT STD. CG-12 (TYP.)

6' CONCRETE SIDEWALK (TYP.)

LOT 118 | LOT 121 | LOT 122 | LOT 123 | LOT 124 | LOT 125 | LOT 126

8'x18' DECK (TYP.)

LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133

(P) FIRE PIT AND SEATING AREA

81°

DISTANCE TO NEAREST INTERSECTION (ARBOLEDA DRIVE AND PARK RIDGE DRIVE) = 400'

SIGHT DISTANCE EASEMENT INST.#202200012613

4' BIKE LANE (TYP.)

6' PLANTING STRIP (TYP.)

5' CONC. SIDEWALK (TYP.)

PARK RIDGE DRIVE
PUBLIC ROAD (61' R/W)
INST.#202200012613

EX. 5' CONCRETE SIDEWALK (TYP.)

PROPOSED R/W (TYP.)

ROLL-FACED CURBING - SEE DETAIL, SHEET 6

LOT NUMBER	LOT AREA (sf)
116	2,853
117	2,123
118	2,291
119	2,156
120	3,026
121	1,597
122	1,611
123	1,608
124	1,616
125	1,625
126	2,200
127	2,257
128	1,719
129	1,747
130	1,761
131	1,720
132	1,734
133	2,830
134	3,065
135	2,112
136	2,111
137	2,111
138	2,112
139	3,176
140	3,058
141	2,046
142	2,046
143	1,925
144	2,046
145	3,083

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTES:
1. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
2. IN ACCORDANCE WITH CURRENT COUNTY CODE, IF THE DEMARCATED AREA FOR THE CONCRETE BACKYARD PATIOS FOR EACH SINGLE FAMILY UNIT FALLS WITHIN THE REAR YARD SETBACK, IT MAY ONLY BE DEVELOPED AS A PATIO. NOTE, DECKS AND COVERED PORCHES MAY EXTEND 4' INTO THE REAR YARD SETBACK.
3. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEER DESIGN.
4. ALL WATERLINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

AFFORDABLE HOUSING NOTE:
* THE ASTERISK SYMBOL DENOTES THE BASEMENT UNIT WITHIN THE TWO-FAMILY ATTACHED UNIT THAT WILL BE AN AFFORDABLE UNIT (FOR SALE OR FOR RENT AFFORDABLE UNIT). THE DEVELOPER WILL COMPLY WITH THE ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS FOR THE FOR RENT OR FOR SALE UNIT.

** THE DOUBLE ASTERISK SYMBOL DENOTES BOTH THE BASEMENT UNIT AND UPPER UNIT WITHIN THE TWO-FAMILY ATTACHED UNIT WILL BE AFFORDABLE UNITS (FOR SALE OR FOR RENT AFFORDABLE UNIT). THE DEVELOPER WILL COMPLY WITH THE ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS FOR THE FOR RENT OR FOR SALE UNIT.



PROPOSED 8' WOODEN PRIVACY FENCE
COLOR: NATURAL STAIN

CONSTRUCTION FIRE PREVENTION NOTES:
1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13FT 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN ARES OF SPECIAL; HAZARD, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/16/23

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

PROJECT
GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT

SHEET
SITE PLAN

JOB NO.
112066

SCALE
1" = 20'

SHEET NO.
4

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20' RWSA WATER EASEMENT
D.B.612, PG.547

PROPOSED 10' ADDITION TO
EXISTING RWSA WATERLINE EASEMENT

CSX RAILROAD

OPEN SPACE A
0.422 ACRES

OPEN SPACE G

DOG PARK
AMENITY AREA
PHASE III

(P) FIRE PIT AND
SEATING AREA

LOT 116
LOT 117
LOT 119
LOT 120
LOT 140
LOT 141
LOT 142
LOT 143
LOT 144
LOT 145
LOT 134
LOT 135
LOT 136
LOT 137
LOT 138
LOT 139
LOT 118
LOT 121
LOT 122
LOT 123
LOT 124
LOT 125
LOT 126
LOT 127
LOT 128
LOT 129
LOT 130
LOT 131
LOT 132
LOT 133

2OVER1
POPLAR

683.67 GAR
684.33 FFE
685.00 GAR
685.67 FFE
677.33 GAR
678.00 FFE
678.00 GAR
678.67 FFE
678.67 GAR
679.33 FFE
679.33 GAR
680.00 FFE
680.00 GAR
680.67 FFE
680.67 GAR
681.33 FFE
681.33 GAR
682.00 FFE
681.67 GAR
682.33 FFE

LEEHAM STREET
PUBLIC ROAD (49' R/W)

LEEHAM STREET
PUBLIC ROAD (49' R/W)
GLENBROOK - PHASE III

OPEN
SPACE H

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

T STREET
D (30' R/W)

678.67 FFE
668.50 BSMT
679.33 FFE
669.17 BSMT
679.67 FFE
669.81 BSMT
679.00 FFE
669.14 BSMT
678.33 FFE
668.47 BSMT

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SCOTT R. COLLINS
Lic. No. 035791
10/16/23
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

PROJECT
GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT

SHEET
GRADING & UTILITY PLAN

JOB NO. 112066
SCALE 1" = 20'
SHEET NO. 5

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GENERAL CONSTRUCTION NOTES FOR STREETS:

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

ROAD NOTES:

GRADING

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

DRAINAGE

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

PAVEMENT

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

ALBEMARLE COUNTY
GENERAL CONSTRUCTION NOTES

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

Table 4: Pavement Design (VDOT Pavement Design Guide)

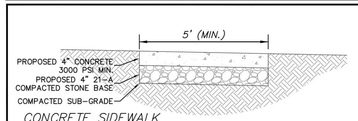
Pavement Design

RF= 1.0

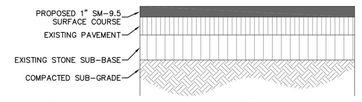
Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Park Ridge Drive	4000	0	4000	5	5	19.25	SM-12.5	3	2.25	BM-25	5	2.15	21B	9	0.6	22.90
Arboleda Drive	1000	0	1000	5	5	14.43	SM-9.5	2	2.25	BM-25	3	2.15	21A	8	0.6	15.75
Barkley View Court	57	0	57	5	5	4.46	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	13.43
Meyers Way	103	0	103	5	5	6.52	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	13.43
Humboldt Street	308	0	308	5	5	10.33	SM-9.5	2	2.25	BM-25	1	2.15	21A	7	0.6	10.85
Anlee Road	469	0	469	5	5	11.79	SM-9.5	2	2.25	BM-25	3	2.15	21A	6	0.6	14.55
Leeham Street	350	0	350	5	5	10.77	SM-9.5	2	2.25	BM-25	3	2.15	21A	6	0.6	14.55
Leeham Court	132	0	132	5	5	7.38	SM-9.5	2	2.25	BM-25	1	2.15	21A	7	0.6	10.85
Hastings Court	133	0	133	5	5	7.41	SM-9.5	2	2.25	BM-25	1	2.15	21A	7	0.6	10.85

Note: Contractor to bore any existing pavement being utilized and coordinate with VDOT on upgrades to geometric design standards to ensure the above specifications are met and are in accordance with their standards.

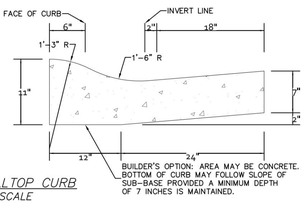
PAVEMENT DESIGN NOTES:
1. ACTUAL PAVEMENT DESIGNS SHOULD BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL.
2. A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
3. THE SM-12.5A MAX LIFT THICKNESS IS 2", THE ADDITIONAL LIFTS MUST BE PLACED 1 YEAR APART PER APPENDIX III OF THE 2018 VDOT PAVEMENT DESIGN GUIDE.



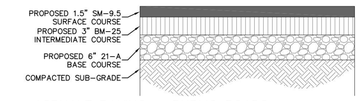
CONCRETE SIDEWALK
NO SCALE



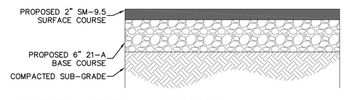
ASPHALT PAVING - MILL & OVERLAY
NO SCALE



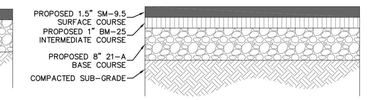
ROLLTOP CURB
NO SCALE



ASPHALT PAVING - PUBLIC ROADS
NO SCALE



ASPHALT PAVING - DRIVEWAY
NO SCALE



ASPHALT PAVING - PRIVATE ALLEYS
NO SCALE

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

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.
vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.

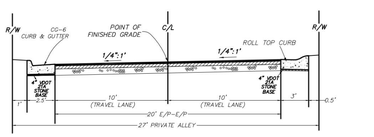


TRIP GENERATION CALCULATIONS

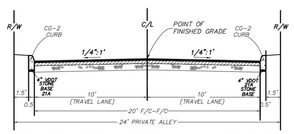
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)

46 MULTIFAMILY HOUSING (LOW-RISE) UNITS (CODE 220)

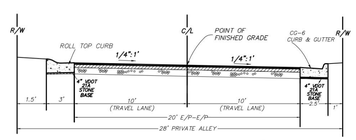
TOTAL ADT:	336 VPD	(168 ENTER/168 EXIT)
AM PEAK:	21 VPH	(5 ENTER / 16 EXIT)
PM PEAK:	26 VPH	(17 ENTER/ 9 EXIT)



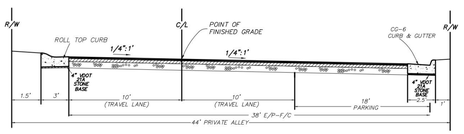
TYPICAL PRIVATE ALLEY SECTION - 27' PRIVATE ALLEY
HASTINGS COURT- PRIVATE ALLEY
15 MPH DESIGN SPEED
NOT TO SCALE



TYPICAL PRIVATE ALLEY SECTION - 24' PRIVATE ALLEY
ANLEE ROAD (STA. 10+00-11+50) - PRIVATE ALLEY
15 MPH DESIGN SPEED
NOT TO SCALE

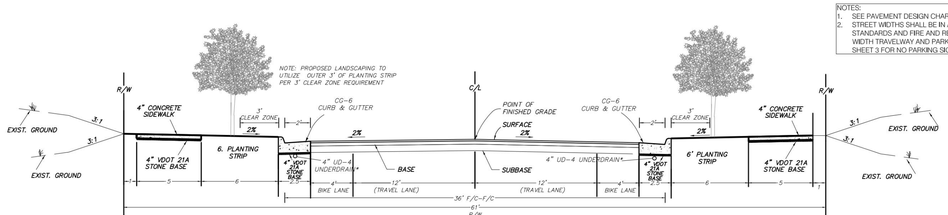


TYPICAL PRIVATE ALLEY SECTION - 28' PRIVATE ALLEY
LEEHAM COURT (STA. 10+00-12+60 & 14+20-15+00) - PRIVATE ALLEY
15 MPH DESIGN SPEED
NOT TO SCALE

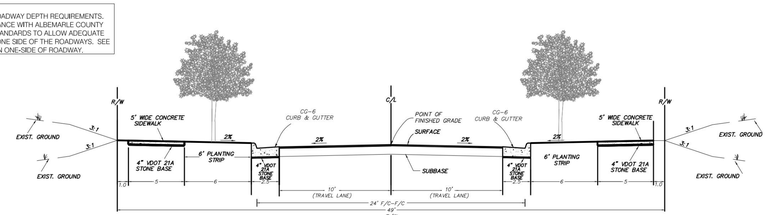


TYPICAL PRIVATE ALLEY SECTION w/ PARKING - 44' PRIVATE ALLEY
LEEHAM COURT (STA. 12+60-14+20) - PRIVATE ALLEY
15 MPH DESIGN SPEED
NOT TO SCALE

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



TYPICAL NEIGHBORHOOD STREET SECTION (61' R/W)
PARK RIDGE DRIVE (PUBLIC ROAD)
GS-SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 30 MPH
*NOTE: UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECTED VOLUMES OF TRAFFIC ON THE PROPOSED ROADWAYS ARE GREATER THAN 1000 VPD



TYPICAL NEIGHBORHOOD STREET SECTION (49' R/W)
LEEHAM STREET (PUBLIC ROAD)
GS-SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH
NOTE: NO ON-STREET PARKING PROPOSED.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/16/23

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

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

PROJECT: GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT
SHEET: NOTES & DETAILS
JOB NO. 112066
SCALE: AS SHOWN
SHEET NO. 6

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OVERALL SWM PLAN FINAL
FUTURE BUILDOUT
SCALE 1"=200'

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

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

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

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

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

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

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

GLENBROOK
PHASE 2

APPROVED FOOTHILL PHASE IV
Tc

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

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

OPEN SPACE "I"
2.70 ACRES

OPEN SPACE "J"
0.70 ACRES
GREENWAY AREA RESERVED FOR
DEDICATION UPON DEMAND OF THE COUNTY

Outflow Summary: (2-Year Storm Event) APPROVED

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

Outflow Summary: (10-Year Storm Event) APPROVED

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

Watershed Summary for DA 1A:

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

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

DA #1A Final Buildout Impervious Area Summary

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

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

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

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

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

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

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

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

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/16/23

REVISIONS

DATE	REVISION DESCRIPTION
10/16/23	INITIAL SITE PLAN AND PRELIMINARY PLAT - 1ST SUBMISSION

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

PROJECT
GLENBROOK AT FOOTHILLS PHASE IV - INITIAL SITE PLAN & PRELIM. PLAT

SHEET
STORMWATER MANAGEMENT PLAN

JOB NO.
112066

SCALE
AS SHOWN

SHEET NO.
7

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