INITIAL SITE DEVELOPMENT PLAN

MONTCLAIR

TAX MAP 56 PARCEL 91A
and a portion of TAX MAP 56E PARCEL 2
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
10	10	PARKING COUNT
510	10	INDEX CONTOUR
508	12	INTERVAL CONTOUR
311.5 x	11.50	SPOT ELEVATION
311.5 TC x	TC 11.20 BC 11.00	TOP OF CURB/BOTTOM OF CURB ELEVATION
311.5 TW x	TW 11.50	TOP OF WALL ELEVATION
311.5 BW x	BW 11.00	BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
	OHE	OVERHEAD ELECTRIC
	UGE	UNDERGROUND ELECTRIC
	FO	FIBER OPTIC
	A1	STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
		DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
RD	RD	ROOF DRAIN
	1A	SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
W	W	WATER LINE
WS	WS	WATER SERVICE LINE
		WATER METER (WM>1",WM<1")
WV	WV	WATER METER VALVE
FHA	FHA	FIRE HYDRANT
FDC	FDC	FIRE DEPARTMENT CONNECTION
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER/DEVELOPER

Tax Map 56 Parcel 91A:
White Gate LLC
P.O. Box 6156
Charlottesville, VA 22906

Tax Map 56E Parcel 2:
Highlands West LP
P.O. Box 6156
Charlottesville, VA 22906

ZONING

Tax Map 56 Parcel 91A:
NMD, Entrance Corridor, Steep Slopes - Managed, Steep Slopes - Preserved
ZMA202000012 (Montclair) was approved on February 21, 2024

Tax Map 56E Parcel 2 (split zoning):
LI (2.50 acres): Entrance Corridor, Steep Slopes - Managed, Steep Slopes - Preserved
NMD (2.82 acres): Entrance Corridor, Steep Slopes - Managed, Steep Slopes - Preserved
ZMA202000012 (Montclair) was approved on February 21, 2024

DISTRICT

White Hall Magisterial District

CODE OF DEVELOPMENT PER ZMA202000012

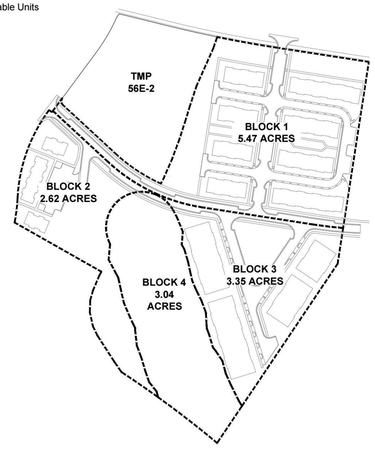
The Montclair Code of Development, last revised on April 13, 2023, was approved on February 21, 2024 and shall characterize the form of development on this site.

EXISTING USE

Vacant land and vacant house and barn

PROPOSED USE

Neighborhood Model District as per ZMA202000012 (Montclair)
74 Market Rate Units
14 Affordable Units



RESIDENTIAL DENSITY

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	TOTAL
Block Area	5.47 ac	2.62 ac	3.35 ac	3.04 ac	14.48 ac
Min. Res. Units Required	28 Units	8 Units	10 Units	—	46 Units
Max. Res. Units Required	85 Units	16 Units	21 Units	—	122 Units
Proposed Res. Units	52 Units	16 Units	20 Units	—	88 Units
Max. Block Density	18 DUA	6 DUA	6 DUA	—	8.4 DUA
Proposed Block Density	10 DUA	6 DUA	6 DUA	—	6.1 DUA

GREENSPACE & AMENITIES

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	TOTAL
Block Area	5.47 ac	2.62 ac	3.35 ac	3.04 ac	14.48 ac
Amenity Area Min. Required	5,000 SF	1,049 SF	1,800 SF	132,422 SF	140,271 SF
Amenity Area Proposed	32,000 SF	16,900 SF	18,500 SF	132,422 SF	199,822 SF
Green Space Min. Required	5,000 SF	1,049 SF	1,800 SF	132,422 SF	140,271 SF
Green Space Proposed	62,850 SF	57,500 SF	19,154 SF	136,820 SF	276,324 SF

LOT and BUILDING REGULATIONS

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
Building Height				
Stories	1 Min - 3 Max	1 Min - 3 Max	1 Min - 3 Max	-
Height	45'	45'	45'	-
Max Single-Family Residential Building Footprint	1,500 SF	2,000 SF	2,500 SF	-
Setbacks				
Front	5' Min	5' Min	5' Min	-
Side	5' Min	5' Min	5' Min	-
Rear	5' Min	5' Min	5' Min	-

LAND USE SCHEDULE

Existing	SF	AC	%
Building	10,395	0.24	1.6%
Pavement	17,920	0.41	2.8%
Concrete	300	0.01	0.0%
Impervious Total	28,615	0.66	4.5%
Turf	449,700	10.32	71.3%
Woods	152,826	3.51	24.2%
Site Total	631,141	14.49	100.0%

Proposed	SF	AC	%
Building	102,970	2.36	16.3%
Pavement	132,405	3.04	21.0%
Concrete	25,573	0.59	4.1%
Impervious Total	260,948	5.99	41.3%
Turf	300,603	6.90	47.6%
Woods	69,590	1.60	11.0%
Site Total	631,141	14.49	100.0%

PARKING SCHEDULE

REQUIRED PARKING: Per Albemarle County Zoning Ordinance Sec. 4.12.6:
Residential = $\frac{2 \text{ Spaces}}{\text{Unit}}$ x 88 Units = 176 Spaces Required.

PARKING PROVIDED:

Block 1:	52 Residential Units	
	Garage Spaces	104
	Off-Street Guest Spaces	10
	On-Street Guest Spaces	41
Block 2:	16 Residential Units	
	Off-Street Spaces	27
	On-Street Guest Spaces	27
Block 3:	20 Residential Units	
	Garage Spaces	40
	On-Street Guest Spaces	15
Total Parking Spaces Provided:		264

Note: In accordance with the approved Code of Development for this Neighborhood Model District, the minimum required parking may be provided on-site off-street, on-street, or in a parking lot so long as the minimum number of parking spaces is provided within the NMD. Any off-site parking spaces provided must be within 350' of the building or area containing the use affiliated with the parking area.

LIGHTING & SIGNAGE

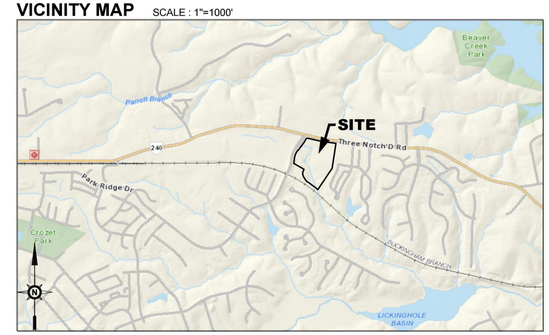
Lighting and Signage are not included with this initial site plan submittal Any lighting and signage provided on a final site development plan shall be provided in accordance with Albemarle County Zoning Ordinance Sections 4.15 and 4.17 and with the latest edition of the MUTCD Guidelines.

STEEP SLOPES

Preserved slopes are not present on the property. Managed slopes are shown on Sheet CXX with labels showing which slopes are to be disturbed.

VICINITY MAP

SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET
C2 EXISTING BOUNDARY
C3 EXISTING CONDITIONS & DEMOLITION
C4 PROPOSED BOUNDARY
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C6 SITE LAYOUT - NORTH AREA
C7 SITE LAYOUT - SOUTH AREA
C8 GRADING & UTILITIES - WEST AREA
C9 GRADING & UTILITIES - NORTH AREA
C10 GRADING & UTILITIES - SOUTH AREA
C11 LANDSCAPE PLAN - WEST AREA
C12 LANDSCAPE PLAN - NORTH AREA
C13 LANDSCAPE PLAN - SOUTH AREA

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COMMONWEALTH OF VIRGINIA
JUSTIN K. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

DESIGNED BY
JKS

CHECKED BY
Justin Shimp, P.E.

INITIAL SITE DEVELOPMENT PLAN
MONTCLAIR

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.05.06
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1) 2024.05.06 (first submittal)

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20.014

COVER SHEET

C1



Note: Existing boundary to be vacated between points (A) and (B).

BOUNDARY CURVE DATA

VE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	510.00'	69.67'	7°49'38"	N 06°47'55" E	69.62'
2	450.00'	264.43'	33°40'07"	N 19°43'10" E	260.65'
3	520.00'	113.79'	12°32'16"	N 30°17'05" E	113.56'
4	35.00'	48.71'	79°44'04"	N 63°52'59" E	44.87'
5	2899.73'	333.52'	6°35'24"	N 53°26'12" W	333.34'

ADJOINING PROPERTY OWNERS

TMP	LOT	OWNER	INSTRUMENT	ZONING	ACREAGE
56E-2A	N/A	N/F PETCHEL, KATHLEEN O AND ROBERT G	DB 1693 PG 655	LIGHT INDUSTRIAL	1.48
56-91B	N/A	N/F BARNES-CROZET LLC	DB 4216 PG 175 DB 3324 PG 533 DB 1884 PG 165	NEIGHBORHOOD MODEL DISTRICT	?
56J--02-123	123	N/F MORALES, MARIA GLENDA L & VICTORINO B	DB 4692 PG 566	NEIGHBORHOOD MODEL DISTRICT	0.12
56J--02-122	122	N/F SANG WEON LEE MIN HEE KANG	DB 4783 PG 288	NEIGHBORHOOD MODEL DISTRICT	0.10
56J--02-121	121	N/F HODGE, TIMOTHY J & CHRISTY R	DB 4690 PG 134	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-120	120	N/F ROSALES, JASON A & TIFFANY D	INST 202200011793	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-119	119	N/F HUCHINSON, KELLY	DB 4710 PG 390	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-118	118	N/F HENDERSON, JACQUELYN	DB 4613 PG 207	NEIGHBORHOOD MODEL DISTRICT	0.12
56J--02-117	117	N/F IRELAND, BRYAN W & MARISA K	INST 202300005039	NEIGHBORHOOD MODEL DISTRICT	0.13
56J--02-116	116	N/F CARFAGNO, KERRIE & JOHN	DB 4544 PG 339	NEIGHBORHOOD MODEL DISTRICT	0.16
56J--02-A	N/A	N/F WICKHAM POND COMMUNITY ASSOCIATION	DB 4452 PG 267	NEIGHBORHOOD MODEL DISTRICT	4.06

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MONTCLAIR

ALBEMARLE COUNTY, VIRGINIA
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EXISTING BOUNDARY

C2



BOUNDARY CURVE DATA

VE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	510.00'	69.67'	7°49'38"	N 06°47'55" E	69.62'
2	450.00'	264.43'	33°40'07"	N 19°43'10" E	260.65'
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56-91B	N/A	N/F BARNES-CROZET LLC	DB 4216 PG 175 DB 3324 PG 533 DB 1884 PG 165	NEIGHBORHOOD MODEL DISTRICT	?
56J--02-123	123	N/F MORALES, MARIA GLENDA L & VICTORINO B	DB 4692 PG 566	NEIGHBORHOOD MODEL DISTRICT	0.12
56J--02-122	122	N/F SANG WEON LEE MIN HEE KANG	DB 4783 PG 288	NEIGHBORHOOD MODEL DISTRICT	0.10
56J--02-121	121	N/F HODGE, TIMOTHY J & CHRISTY R	DB 4690 PG 134	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-120	120	N/F ROSALES, JASON A & TIFFANY D	INST 202200011793	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-119	119	N/F HUCHINSON, KELLY	DB 4710 PG 390	NEIGHBORHOOD MODEL DISTRICT	0.11
56J--02-118	118	N/F HENDERSON, JACQUELYN	DB 4613 PG 207	NEIGHBORHOOD MODEL DISTRICT	0.12
56J--02-117	117	N/F IRELAND, BRYAN W & MARISA K	INST 202300005039	NEIGHBORHOOD MODEL DISTRICT	0.13
56J--02-116	116	N/F CARFAGNO, KERRIE & JOHN	DB 4544 PG 339	NEIGHBORHOOD MODEL DISTRICT	0.16
56J--02-A	N/A	N/F WICKHAM POND COMMUNITY ASSOCIATION	DB 4452 PG 267	NEIGHBORHOOD MODEL DISTRICT	4.06

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EXISTING CONDITIONS & DEMOLITION PLAN

C3

PARK RIDGE DRIVE
VARIABLE WIDTH R/W

LOT 76
LOT 75
LOT 74
LOT 73
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88

30' PRIVATE ACCESS EASEMENT

TMP 56E-2A

NMD ZONING
LI ZONING

TMP 56E-2
(RESIDUE)
N/P HIGHLANDS WEST LP
DB 1693 PG 649
DB 1439 PG 229
DUAL ZONED LI/NMD
2.69 AC

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

LI ZONING
NMD ZONING

100' LANDSCAPE BUFFER PER NMD ZONING

THREE NOTCHED ROAD (STATE ROUTE 240)
VARIABLE WIDTH R/W

COMMON OPEN SPACE (1.01 ACRES)

LOT 68
LOT 69
LOT 67
LOT 70
LOT66
LOT 71
LOT 65
LOT 72
LOT64
LOT 63

LOT 58
LOT 59
LOT 57
LOT 60
LOT 56
LOT 61
LOT 55
LOT 62
LOT 54
LOT 53

COMMON OPEN SPACE (4.90 ACRES)

STREAM BUFFER AND CONSERVATION AREA AS PER NMD ZONING

CSX RAILROAD
80' R/W

LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40

COMMON OPEN SPACE (0.34 ACRES)

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

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

COMMON OPEN SPACE (0.31 ACRES)

7' SIDEWALK ACCESS EASEMENT

LOT 17
LOT 18
LOT 24
LOT 19
LOT 25
LOT 20
LOT 26
LOT 21
LOT 27
LOT 22
LOT 28
LOT 23
LOT 29
LOT 30
LOT 31
LOT 32

TMP 56-91B

COMMON OPEN SPACE (0.24 ACRES)

7' SIDEWALK ACCESS EASEMENT

COMMON OPEN SPACE (0.06 ACRES)

LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33

COMMON OPEN SPACE (0.03 ACRES)

RE-CONSTRUCT WICKHAM WAY WITH REVERSE CURVE AS REQUIRED

WICKHAM WAY
62' R/W

TMP 56J--02-A

WICKHAM POND SUBDIVISION PHASE II

TMP 56J--02-116
TMP 56J--02-117
TMP 56J--02-118
TMP 56J--02-119
TMP 56J--02-120
TMP 56J--02-121
TMP 56J--02-122
TMP 56J--02-123

NAD 83
VA SOUTH ZONE

50 0 50 100 150
Scale: 1"=50'

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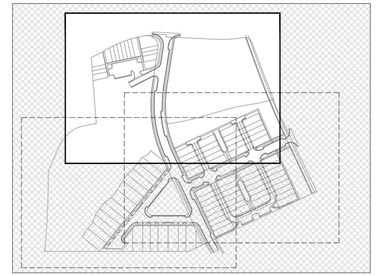
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PROPOSED BOUNDARY

C4



WEST AREA
1" = 300'

PARK RIDGE DRIVE
VARIABLE WIDTH R/W

WICKHAM WAY EXTENDED
(62' RIGHT-OF-WAY)

NMD ZONING
LI ZONING

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

10' MULTI-USE PATH PER NMD ZONING

TMP 56E-2
(RESIDUE)
N/F HIGHLANDS WEST LP
DB 1693 PG 649
DB 1439 PG 229
DUAL ZONED LI/NMD

2.69 AC

P 56E-2A

LOT 84 LOT 83 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78 LOT 77
LOT 76 LOT 75 LOT 74 LOT 73
LOT 85 LOT 86 LOT 87 LOT 88

6' CONCRETE SIDEWALK
5' CONCRETE SIDEWALK
CG-2 (TYP.)
CG-6 (TYP.)
6' PLANTING STRIP (TYP.)
27 SPACES @ 9' x 18'
63.00'
27.00'
128.00'
36.00'
24.00'
22.00'
29.00'
R33'
R25'
R10'
R15'
(9)-8'x20' SPACES
(14)-8'x20' SPACES

30' PRIVATE ACCESS EASEMENT

COMMON OPEN SPACE (4.90 ACRES)

COMMON OPEN SPACE (1.01 ACRES)

LI ZONING
NMD ZONING
IF

100' LANDSCAPE BUFFER PER NMD ZONING

PRIVATE ROAD A (30' EASEMENT)
PRIVATE ROAD B (30' EASEMENT)

LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 67 LOT66 LOT 65 LOT64 LOT 63
LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 57 LOT 56 LOT 55 LOT 52
LOT 1

64.00'
20'
14'
R10'
110.00'
120.00'
4.50'
17.50'
2.00'
42.00'
18.50'
20.00'

(4)-8'x20' SPACES
(6)-8'x20' SPACES

30 0 30 60 90
Scale: 1"=30'

NAD 83
VA SOUTH ZONE

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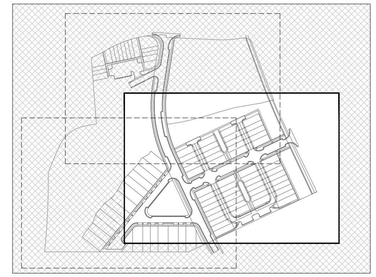
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SITE LAYOUT - WEST AREA

C5



NORTH AREA
1" = 300'

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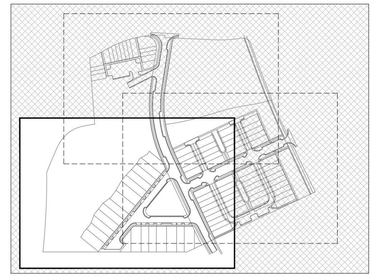
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SITE LAYOUT
- NORTH AREA

C6

Scale: 1"=30'

NAD 83 VA SOUTH ZONE



SOUTH AREA
1" = 300'

CSX RAILROAD
80' R/W

MH-4J
INV. OUT = 612.69

COMMON OPEN SPACE (4.90 ACRES)

STREAM BUFFER AND CONSERVATION AREA AS PER NMD ZONING

COMMON OPEN SPACE (1.01 ACRES)

(14)-8'x20' SPACES

(9)-8'x20' SPACES

R28'

R10'

64.00'

20'

14'

PRIVATE ROAD A
(30' EASEMENT)

5' CONCRETE SIDEWALK

110.00'

LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53

18.50'
4.50'
20.50'

6' PLANTING STRIP (TYP.)

(6)-8'x20' SPACES

PUBLIC ROAD
(62' RIGHT-OF-WAY)

2 SPACES

66.00'

42.00'

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32

198.00'

LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40

192.00'

224.00'

71.42'

29.00'
22.00'

PRIVATE ROAD C
(43' RIGHT-OF-WAY)

(7)-8'x20' SPACES

COMMON OPEN SPACE (0.34 ACRES)

WICKHAM WAY EXTENDED
(62' RIGHT-OF-WAY)

(19)-8'x20' SPACES

PRIVATE ROAD D
(43' RIGHT-OF-WAY)

5' CONCRETE SIDEWALK

COMMON OPEN SPACE (0.06 ACRES)

COMMON OPEN SPACE (0.03 ACRES)

LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33

128.00'

96.00'

7' SIDE ACCES EASEM

RE-CONSTRUCT WICKHAM WAY WITH REVERSE CURVE AS REQUIRED

WICKHAM WAY
62' R/W

TMP 56J--02-A

WICKHAM POND SUBDIVISION PHASE II

TMP 56J--02-116
TMP 56J--02-117
TMP 56J--02-118
TMP 56J--02-119
TMP 56J--02-120
TMP 56J--02-121
TMP 56J--02-122
TMP 56J--02-123

30 0 30 60 90
Scale: 1"=30'

NAD 83
VA SOUTH ZONE

SHIMP ENGINEERING P.C.
LAND PLANNING - PROJECT MANAGEMENT

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COMMONWEALTH OF VIRGINIA
JUSTIN K. SHIMP
No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

DESIGNED BY
JKS

CHECKED BY
Justin Shimp, P.E.

INITIAL SITE DEVELOPMENT PLAN

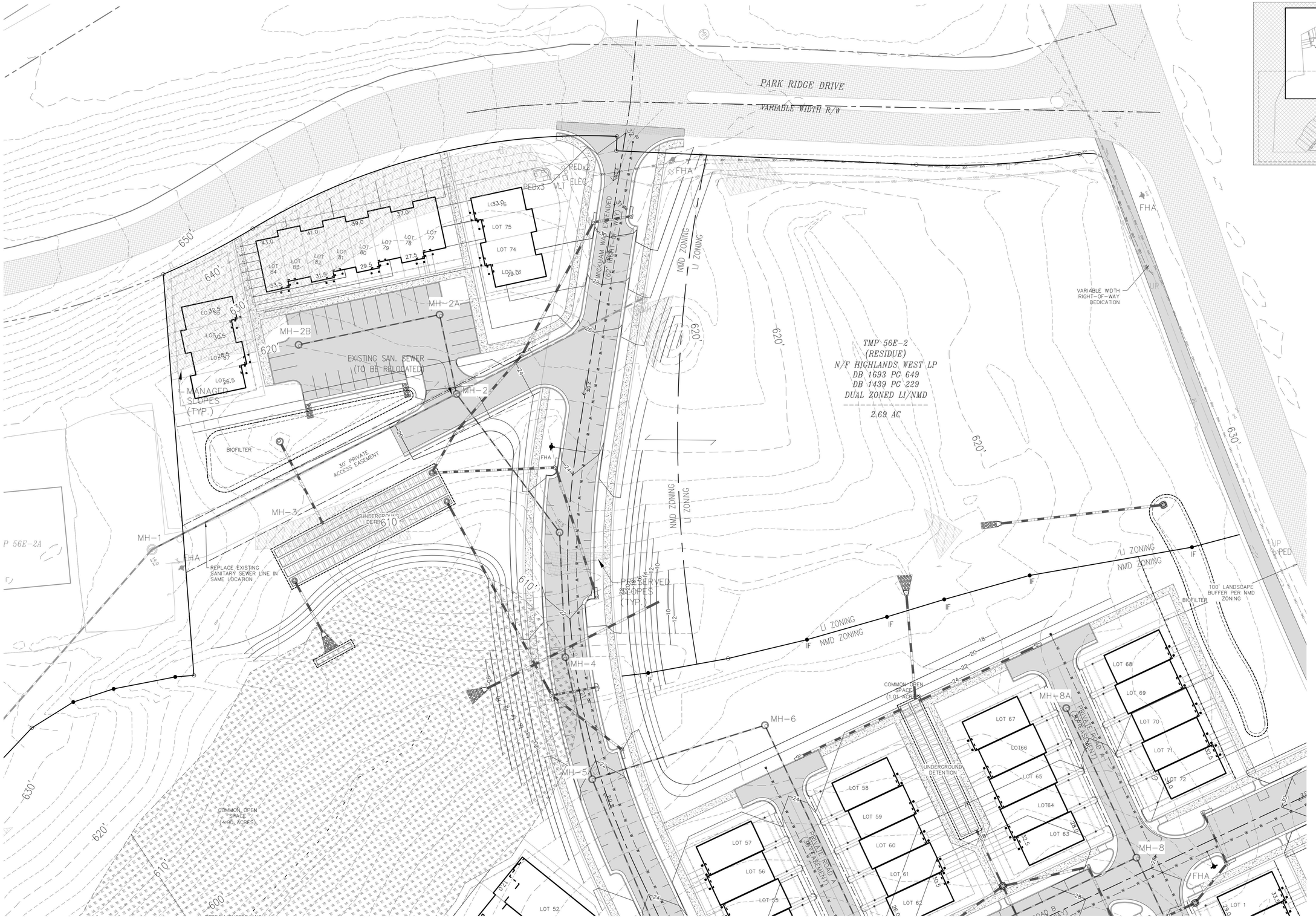
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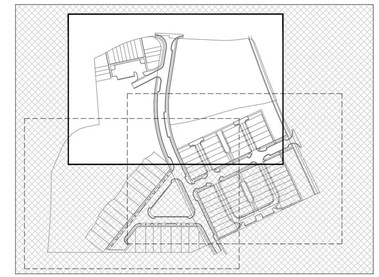
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SITE LAYOUT
- SOUTH AREA

C7





WEST AREA
1" = 300'

Scale: 1"=30'

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GRADING & UTILITIES - WEST AREA

C8



NORTH AREA
1" = 300'

30 0 30 60 90
Scale: 1"=30'

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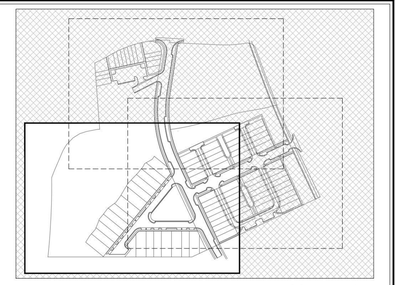
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GRADING & UTILITIES - NORTH AREA

C9



SOUTH AREA
1" = 300'

MH-4
MH-5
MH-6
MH-5A
MH-7
MH-5B
MH-5C
MH-5D
MH-5B1
MH-4
INV. OUT = 612.69
CSX RAILROAD
80' R/W
UP
COMMON OPEN SPACE (4.90 ACRES)
STREAM BUFFER AND CONSERVATION AREA AS PER NMD ZONING
COMMON OPEN SPACE (1.01 ACRES)
UNDERGROUND DETENTION
PRIVATE ROAD A (50' R/W EASEMENT)
PUBLIC ROAD A (50' R/W)
PRIVATE ROAD C (43' RIGHT-OF-WAY)
PRIVATE ROAD D (43' RIGHT-OF-WAY)
UNDERGROUND DETENTION
COMMON OPEN SPACE (0.34 ACRES)
COMMON OPEN SPACE (0.08 ACRES)
COMMON OPEN SPACE (0.03 ACRES)
FHA
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 17
LOT 18
LOT 19
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
7' SIDE ACCES EASEM
CONNECT TO EXISTING WATER LINE LINE ON WICKHAM WAY
RE-CONSTRUCT WICKHAM WAY WITH REVERSE CURVE AS REQUIRED
WICKHAM WAY
62' R/W
WICKHAM POND SUBDIVISION PHASE II
TMP 56J--02-A
TMP 56J--02-116
TMP 56J--02-117
TMP 56J--02-T18
TMP 56J--02-T19
TMP 56J--02-120
TMP 56J--02-121
TMP 56J--02-122
TMP 56J--02-123
620'
630'
610'
600'
640'

30 0 30 60 90
Scale: 1"=30'

NAD 83
VA SOUTH ZONE

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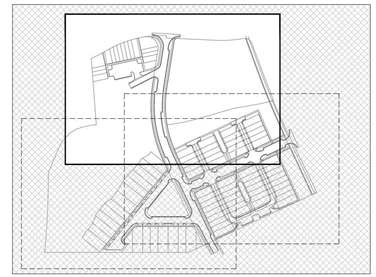
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GRADING & UTILITIES - SOUTH AREA

C10



WEST AREA
1" = 300'

LEGEND:

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ORNAMENTAL TREE
- SCREENING TREE
- SCREENING SHRUB

PARK RIDGE DRIVE
VARIABLE WIDTH R/W

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

WICKHAM WAY EXTENDED (64' RIGHT-OF-WAY)

NMD ZONING
LI ZONING

TMP 56E-2
(RESIDUE)
N/F HIGHLANDS WEST LP
DB 1693 PG 649
DB 1439 PG 229
DUAL ZONED LI/NMD
2.69 AC

P 56E-2A

LOT 76 LOT 75 LOT 74 LOT 73 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88

COMMUNITY RECREATION AREA BY OWNER

STORMWATER TREATMENT (BIOFILTER) PLANTING AREA

30' PRIVATE ACCESS EASEMENT

PRESERVED SLOPES (TYP.)

COMMON OPEN SPACE (4.90 ACRES)

COMMON OPEN SPACE (1.01 ACRES)

PRIVATE ROAD A (30' EASEMENT)

PRIVATE ROAD B (30' EASEMENT)

ROOF DRAIN TO UNDERGROUND QUALITY TREATMENT (BIOFILTER) PLANTING AREA

EXISTING CEDAR TREES (TO BE LOCATED AND SAVED WHERE POSSIBLE)

LOT 1 LOT 52 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT64 LOT 65 LOT66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72

650' 640' 630' 620' 610' 600' 630'

Scale: 1"=30'

NAD 83
VA SOUTH ZONE

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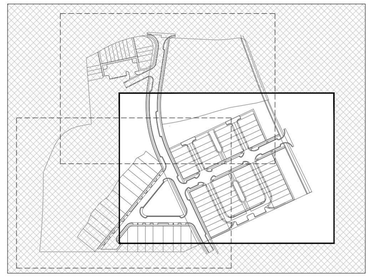
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LANDSCAPING & AMENITIES - WEST AREA

C11





NORTH AREA
1" = 300'

LEGEND:

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ORNAMENTAL TREE
- SCREENING TREE
- SCREENING SHRUB

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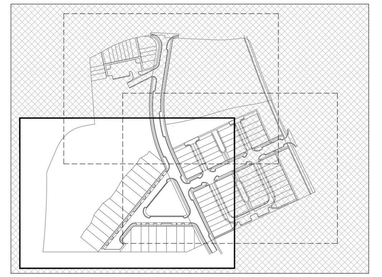
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LANDSCAPING & AMENITIES- NORTH AREA

C12

30 0 30 60 90
Scale: 1" = 30'

NAD 83 VA SOUTH ZONE



SOUTH AREA
1" = 300'

LEGEND:

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ORNAMENTAL TREE
- SCREENING TREE
- SCREENING SHRUB

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LANDSCAPING & AMENITIES - SOUTH AREA

C13

Scale: 1"=30'

NAD 83 VA SOUTH ZONE