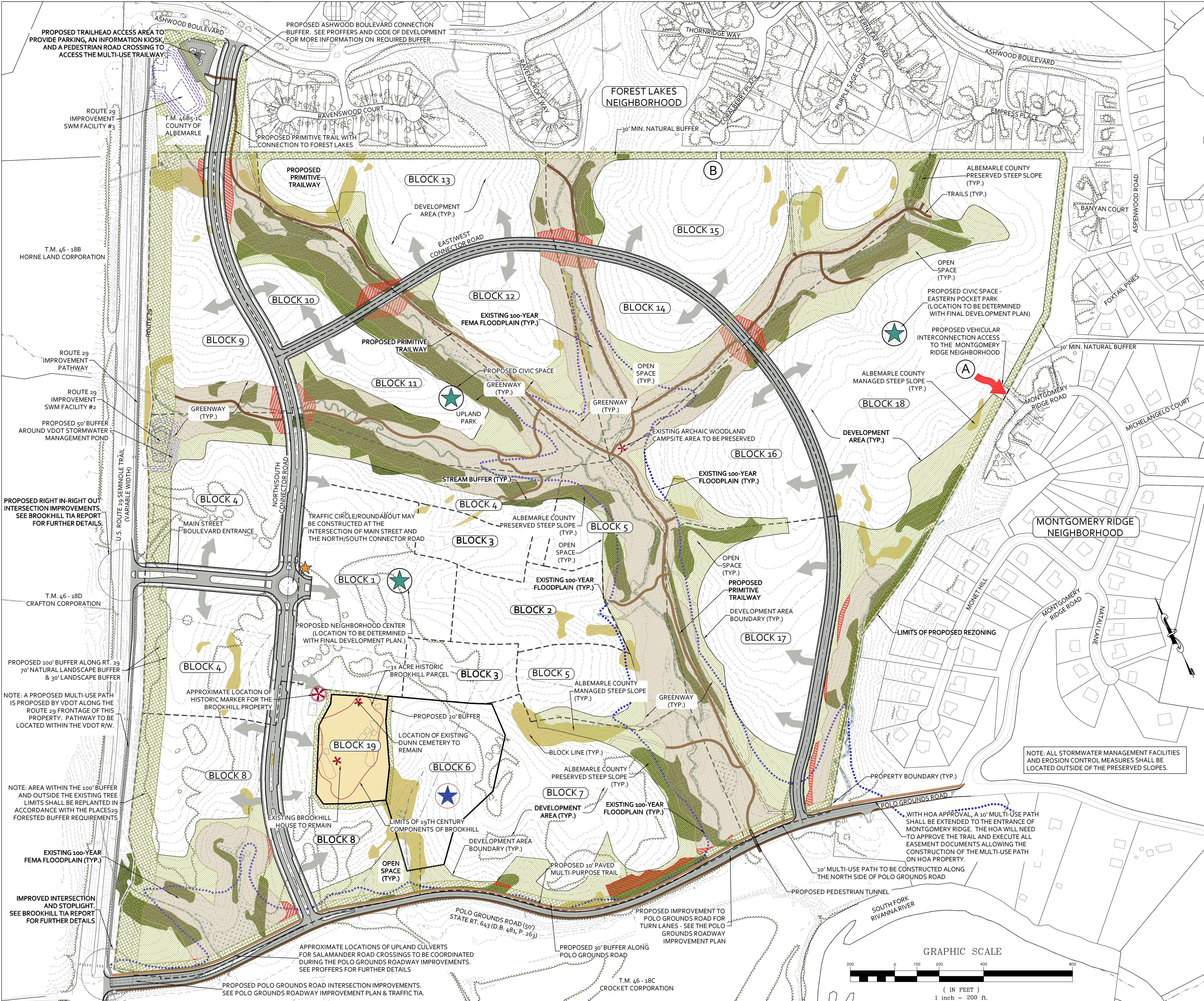




GENERAL NOTES

OWNERS:	TMP 04600-00-00-01800 HAUGH, CHARLES R & E.J. OGLESBY JR, TRUSTEES 435 PARK ST CHARLOTTEVILLE, VA 22901	TMP 04600-00-00-01840 HAUGH, CHARLES R & ELIZABETH ANN OGLESBY H. 2575 SEMINOLE TRAIL CHARLOTTEVILLE, VA 22902
DEVELOPER:	TMP 04600-00-00-01900 CROCKETT CORPORATION C/O HAUGH & HELVIN 435 PARK ST CHARLOTTEVILLE, VA 22901	
ENGINEER:	RIVERBEND DEVELOPMENT, INC. 455 SECOND STREET SE, SUITE 400 CHARLOTTEVILLE, VA 22903	
TAX MAP & ZONING:	04600-00-00-01800 D.B. 731, PG. 690 R-1 RESIDENTIAL	04600-00-00-01840 D.B. 731, PG. 690 R-1 RESIDENTIAL
TOTAL PROJECT AREA:	04600-00-00-01800 D.B. 731, PG. 690 04600-00-00-01840 D.B. 731, PG. 690 04600-00-00-01900 D.B. 731, PG. 690	42.55 AC. 27.29 AC. 207.65 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 DAY BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.
- NOTES:
- SEE CODE OF DEVELOPMENT FOR DETAILS ON THE PROPOSED STREETS AND STREET CROSS SECTIONS FOR THE BROOKHILL DEVELOPMENT.
 - EXACT LOCATION OF NEIGHBORHOOD ROADWAY, ALLEYS, AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
 - ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS. ALL TREES SHALL BE MAINTAINED BY THE HOA. NO CONSTRUCTION TRAFFIC SHALL ACCESS THE PROPERTY FROM MONTGOMERY RIDGE OR FOREST LAKES.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONNECTION POINT (A) ON THE APPLICATION PLAN SHALL BE A FULL VEHICULAR INTERCONNECTION TO MONTGOMERY RIDGE. CONNECTION POINT (B) SHALL ONLY BE A PEDESTRIAN/BICYCLE ACCESS CONNECTION.
 - 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		PRESERVED SLOPES
	VEGETATIVE BUFFER		MANAGED SLOPES
	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		

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTEVILLE, VA 22902

LPDA
LAND PLANNING & DESIGN ASSOCIATES

RIVERBEND DEVELOPMENT

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