

GENERAL NOTES

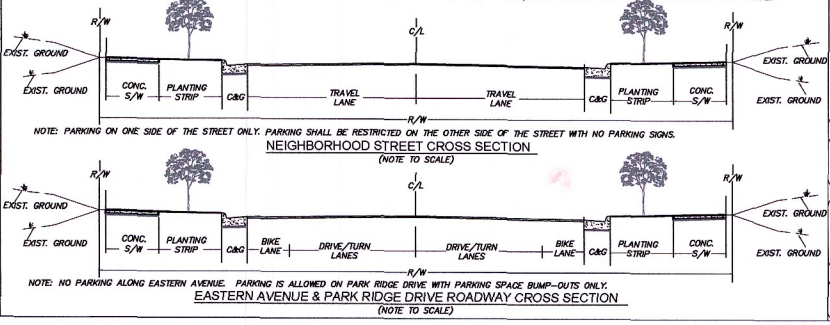
OWNERS:
 TMP 0560-00-00-000A2 Foothills Crossing Inc. 322 EAST MAIN STREET, SUITE 202 CHARLOTTEVILLE, VA 22902 REZONING ACREAGE: 15.46 AC EXISTING ZONING: R-1
 TMP 0560-00-00-057C0 ROUTE 240 HOLDINGS LLC PO BOX 1467 CHARLOTTEVILLE, VA 22902 REZONING ACREAGE: 5.38 AC EXISTING ZONING: R-1
 TMP 0560-00-00-057B2 DAILY, EDMUND J & CHRISTOPHER DAILY & CYNTHIA DAILY DICANIO 236 NASSAU BOULEVARD GARDEN CITY PARK, NY 13049 REZONING ACREAGE: 11.72 AC EXISTING ZONING: R-1
 TMP 056A-01-00-06000 ROUTE 240 HOLDINGS LLC PO BOX 1467 CHARLOTTEVILLE, VA 22902 REZONING ACREAGE: 2.23 AC EXISTING ZONING: R-2
 TMP 056A-01-00-06100 ROUTE 240 HOLDINGS LLC C/O REDLIGHT MANAGEMENT OR MAIN STREET HOLDINGS PO BOX 1467 CHARLOTTEVILLE, VA 22902 REZONING ACREAGE: 3.24 AC EXISTING ZONING: LI

DEVELOPER: RIVERBEND DEVELOPMENT, INC. 455 SECOND STREET SE, SUITE 400 CHARLOTTEVILLE, VA 22903
ENGINEER: COLLINS ENGINEERING 200 GARRETT ST, SUITE K CHARLOTTEVILLE, VA 22902
TOTAL PROJECT AREA: TMP 0560-00-00-000A2 (including R/W): 15.46 AC
 TMP 0560-00-00-057C0 (including R/W): 5.38 AC
 TMP 0560-00-00-057B2: 11.72 AC
 TMP 056A-01-00-06200 (including R/W): 2.13 AC
 TMP 056A-01-00-06100 (PART OF): 3.24 AC
PROPOSED ZONING: R-6 ZONING
SETBACKS: DEVELOPMENT SHALL CONFORM TO THE SETBACKS FOR R-6 ZONING IN ACCORDANCE WITH SECTION 4.19 OF THE ALB. CO. ZONING ORDINANCE.
TOPOGRAPHY: TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUBAUSH, GALE & ASSOCIATES & LOUISA AERIAL SURVEYS, JANUARY 2007. BOUNDARY INFORMATION PROVIDED BY ROUBAUSH, GALE & ASSOCIATES.
DATUM: NAVD 1988
BUILDING TYPE: A MINIMUM OF 50% OF THE PROPOSED LOTS WILL BE SINGLE FAMILY DETACHED HOUSES. SINGLE FAMILY ATTACHED (SFA) UNITS AND TOWNHOUSES MAY BE CONSTRUCTED IN THE AREAS ADJACENT TO PARK RIDGE DRIVE AND THE EASTERN CONNECTOR ROADWAY. A MINIMUM OF 10% OF THE UNITS SHALL BE SFA OR TOWNHOUSE UNITS.
DENSITY: MAXIMUM NUMBER OF PROPOSED UNITS SHALL NOT EXCEED 180 UNITS.
CIVIC AREA: 20,000 SF MINIMUM RECREATION AREA. THE FACILITIES CONTAINED WITHIN THE CIVIC AREA SHALL BE DETERMINED DURING THE SITE PLAN OR SUBDIVISION PROCESS, BUT MAY INCLUDE FACILITIES SUCH AS A TOT LOT, CLUBHOUSE, RECREATIONAL FIELD, PICNIC AREA, PLAZA/ COMMUNITY MEETING SPACE, AND/OR SPORTS COURT, OR COMBINATION THEREOF.
UTILITIES: COUNTY WATER AND SEWER
FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 53003C0229D DATED FEBRUARY 4, 2005.

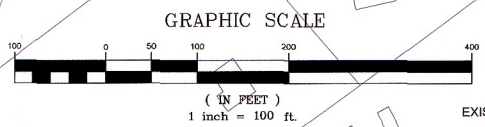
- NOTES:**
1. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS. SEE CROSS SECTIONS ON THIS APPLICATION PLAN FOR THE DESIGN OF THE STREETS.
 2. EXACT LOCATION OF NEIGHBORHOOD STREETS AND ALLEYS WITHIN THE LIMITS OF THE REZONING SHALL BE DETERMINED DURING THE SITE PLAN OR SUBDIVISION PROCESS.
 3. ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES AND SIDEWALKS IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS.
 4. PARKING FOR THE PROPOSED DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 18.4.12. EACH PRELIMINARY SITE AND SUBDIVISION PLAN WILL INCLUDE A PARKING AND LOADING NEEDS STUDY FOR THE PROPOSED DEVELOPMENT SHOWN IN THE PRELIMINARY PLAN.
 5. THE PROPOSED DEVELOPMENT SHALL INCLUDE A CIVIC AREA LOCATED IN THE APPROXIMATE LOCATION AS SHOWN ON THE APPLICATION PLAN. ACTIVE RECREATIONAL AND/OR MEETING AREAS SHALL BE PROVIDED WITHIN THE PROPOSED CIVIC AREA. THE CIVIC AREA SHALL BE CONNECTED TO THE CROZET TRAIL NETWORK THROUGH THE SIDEWALKS AND TRAILWAYS PROPOSED WITH THIS DEVELOPMENT AS SHOWN ON THE APPLICATION PLAN.
 6. 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. THE PROPOSED DEVELOPMENT SHALL HAVE A MINIMUM OF 25% OPEN SPACE.
 7. A MASTER STORMWATER MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO ALBEMARLE COUNTY FOR REVIEW AND APPROVAL, PRIOR TO THE APPROVAL OF THE FIRST INITIAL SITE PLAN OR SUBDIVISION PLAN. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE LOCATED OUTSIDE OF THE WATER PROTECTION BUFFER AREAS.
 8. THERE ARE NO PRESERVED SLOPES LOCATED ON THE PROPERTY. THE MANAGED SLOPES ARE SHOWN AND LABELED ON THE APPLICATION PLAN.
 9. BUILDINGS SHALL BE ORIENTED TOWARD PUBLIC STREETS.
 10. THIS PROJECT SHALL BE DEVELOPED IN A MINIMUM OF 3 PHASES AND MAXIMUM OF 2 PHASES.
 11. A GROUP MAILBOX LOCATION SHALL BE PROVIDED WITHIN THE CIVIC AREA.
 12. GARAGES SHALL BE STEPPED BACK A MINIMUM OF 3 FEET FROM THE FRONT OF THE PRIMARY RESIDENCE FOR SINGLE FAMILY UNITS TO MEET RELEGATED PARKING REQUIREMENTS.
 13. THE PROPOSED ROADWAY NETWORK SHALL BE AN IRREGULAR GRID PATTERN. CUL-DE-SACS SHALL NOT BE UTILIZED UNLESS IT IS NOT FEASIBLE TO CONNECT STREETS DUE TO EXISTING ENVIRONMENTALLY SENSITIVE AREAS, STORMWATER MANAGEMENT FACILITIES, STEEP TERRAIN, GRADE SEPARATIONS, AND/OR STREET DESIGN REQUIREMENTS THAT PROHIBIT A GRID FORM OR CONNECTIONS AS DETERMINED BY THE DIRECTOR OF PLANNING IN CONSULTATION WITH VDOT, FIRE/RESCUE, AND COUNTY ENGINEERS WHEN APPROPRIATE.

LEGEND

- PARCELS PART OF THE REZONING
- PRIMITIVE TRAILWAY
- 100' WATER PROTECTION BUFFER
- PROPOSED LOCATION OF CIVIC SPACE
- MANAGED SLOPES
- PROPOSED GREENWAY



ZMA Foothills Daily Property Rezoning
 Submitted Type
 Reviewed and Approved by the
 Community Development Department
 Date of 3/16/16 February 8, 2017
 File# ZMA 2016-00005
 Glenn K. Edwards
 Signature



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

REVISIONS

DATE	DESCRIPTION
02/16/16	INITIAL SUBMITTAL
03/16/16	REVISED TO ADDRESS COUNTY COMMENTS
07/19/16	REVISED TO ADDRESS COUNTY COMMENTS
01/03/17	UPDATED PARCEL NUMBERS FOR PROPERTIES BASED ON LATEST RECORD PLAN

FOOTHILLS CROSSING ZONING MAP AMENDMENT
APPLICATION PLAN
 WHITEHALL MAGISTERIAL DISTRICT

FEBRUARY 16, 2016
 SCALE 1" = 100'
 SHEET 1 OF 1