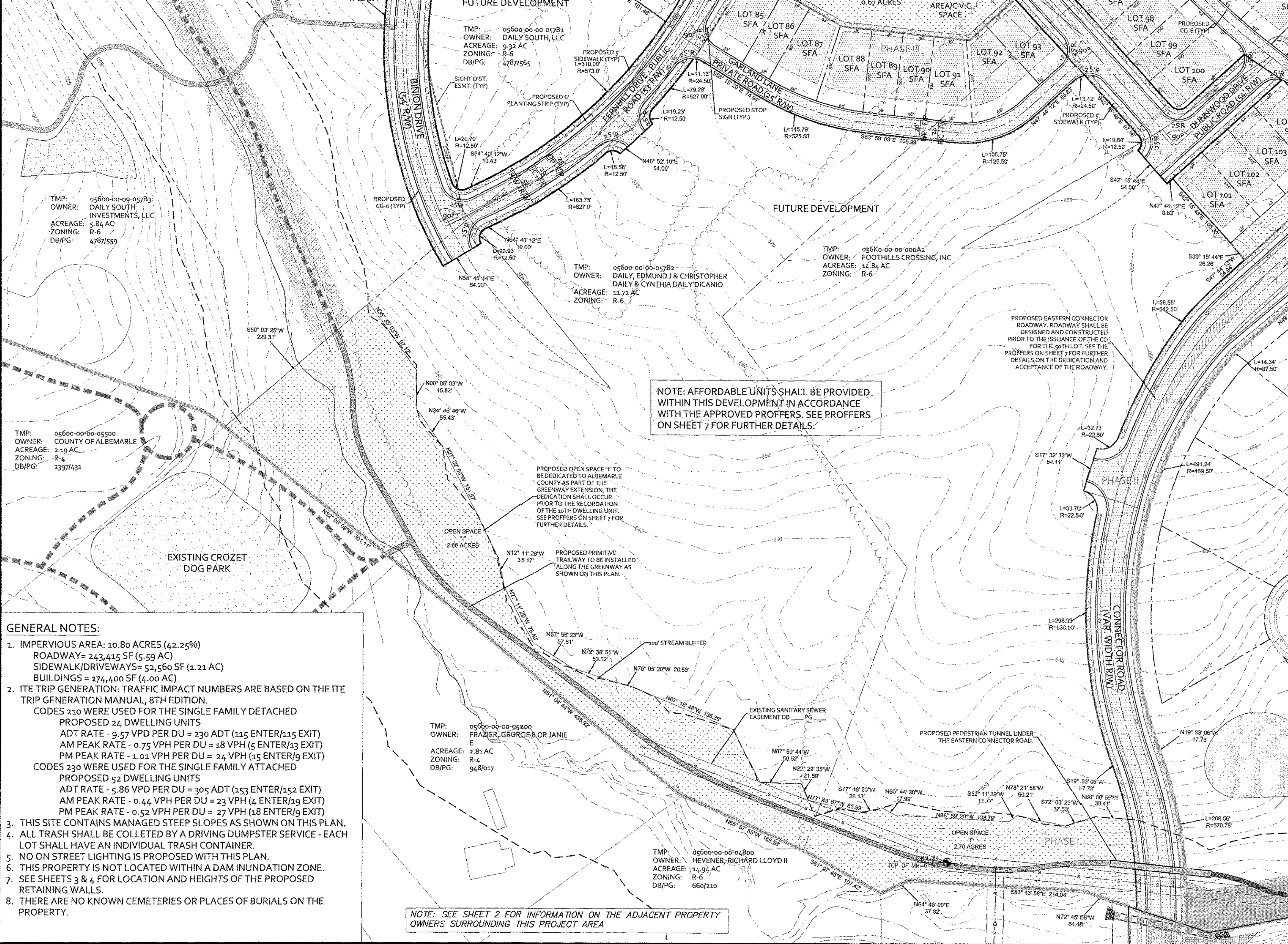


GLENBROOK AT FOOTHILLS - PRELIMINARY SITE & SUBDIVISION PLAN

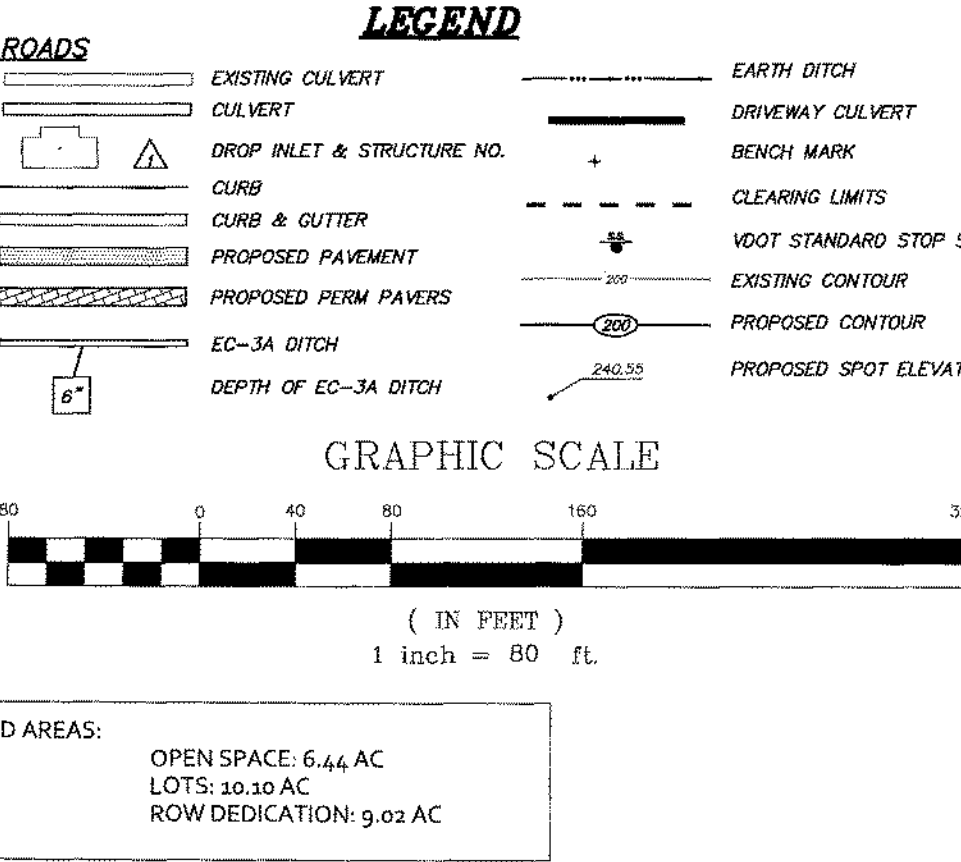
WHITEHALL DISTRICT ALBEMARLE COUNTY, VIRGINIA

LOT NUMBER	LOT AREA	BUILDABLE AREA	LOT NUMBER	LOT AREA	BUILDABLE AREA
61	5,370 SF	3,356 SF	99	4,201 SF	3,360 SF
62	5,568 SF	3,375 SF	100	5,700 SF	4,002 SF
63	5,283 SF	3,282 SF	101	5,028 SF	3,434 SF
64	5,162 SF	3,264 SF	102	4,423 SF	3,365 SF
65	5,026 SF	3,040 SF	103	4,411 SF	3,359 SF
66	4,765 SF	2,998 SF	104	5,034 SF	3,424 SF
67	5,126 SF	3,111 SF	105	6,002 SF	3,359 SF
68	5,863 SF	3,591 SF	106	4,360 SF	3,299 SF
69	5,894 SF	3,536 SF	107	5,074 SF	3,437 SF
70	4,862 SF	2,778 SF	108	4,992 SF	3,362 SF
71	5,768 SF	3,282 SF	109	4,564 SF	3,315 SF
72	6,955 SF	4,671 SF	110	5,378 SF	3,613 SF
73	7,472 SF	5,021 SF	111	5,145 SF	3,513 SF
74	6,309 SF	3,831 SF	112	4,474 SF	3,431 SF
75	11,880 SF	7,243 SF	113	5,169 SF	3,543 SF
76	10,041 SF	6,165 SF	114	5,174 SF	3,561 SF
77	6,253 SF	3,633 SF	115	6,648 SF	4,712 SF
78	8,148 SF	4,590 SF	116	5,758 SF	3,958 SF
79	6,302 SF	3,786 SF	117	5,866 SF	4,715 SF
80	7,530 SF	4,973 SF	118	5,422 SF	4,221 SF
81	8,495 SF	5,709 SF	119	5,568 SF	3,924 SF
82	9,727 SF	6,614 SF	120	5,387 SF	3,759 SF
83	9,983 SF	6,495 SF	121	4,481 SF	3,437 SF
84	6,908 SF	5,154 SF	122	4,509 SF	3,460 SF
85	4,755 SF	3,170 SF	123	5,448 SF	3,837 SF
86	3,746 SF	2,795 SF	124	5,555 SF	3,412 SF
87	5,210 SF	3,415 SF	125	4,559 SF	3,359 SF
88	4,756 SF	3,081 SF	126	6,494 SF	4,459 SF
89	3,821 SF	2,880 SF	127	5,316 SF	3,834 SF
90	3,821 SF	2,872 SF	128	4,297 SF	3,245 SF
91	4,467 SF	3,174 SF	129	4,499 SF	3,432 SF
92	6,180 SF	3,859 SF	130	5,767 SF	4,046 SF
93	4,502 SF	3,065 SF	131	6,411 SF	4,620 SF
94	5,589 SF	3,382 SF	132	5,184 SF	4,151 SF
95	4,863 SF	3,709 SF	133	5,848 SF	4,130 SF
96	5,156 SF	3,557 SF	134	5,412 SF	3,744 SF
97	5,149 SF	3,518 SF	135	4,526 SF	3,432 SF
98	4,357 SF	3,311 SF	136	5,730 SF	3,631 SF



VICINITY MAP
SCALE: 1" = 2000'

Sheet Number	Sheet Title
1	OVERALL LAYOUT PLAN
2	EX. CONDITIONS AND DEMOLITION
3	LAYOUT PLAN
4	UTILITY, GRADING & DRAINAGE PLAN
5	NOTES & DETAILS
6	STORMWATER MANAGEMENT PLAN
7	PROFFERS
7	TOTAL NUMBER OF SHEETS



GENERAL NOTES

OWNERS:	TMP 05600-00-00-057B1 DAILY SOUTH LLC PO BOX 1467 CHARLOTTESVILLE, VA 22902 TOTAL ACRES: 9.335 AC ZONING: R-6	TMP 05600-00-00-057A2 FOOTHILLS CROSSING INC 321 EAST MAIN ST, SUITE 201 CHARLOTTESVILLE, VA 22902 ACREAGE: 14.841 AC ZONING: R-6
DEVELOPER:	TMP 05600-00-00-057D0 ROUTE 240 HOLDINGS LLC PO BOX 1467 CHARLOTTESVILLE, VA 22902 ACREAGE: 12.61 AC ZONING: R-6	TMP 05600-00-00-057B2 DAILY, EDMUND & CHRISTOPHER DAILY & CYNTHIA DAILY DICANIO 326 NASSAU BOULEVARD GARDEN CITY PARK, NY 11040 ACREAGE: 11.739 ZONING: R-6
ENGINEER:	TMP 05600-00-00-057C0 ROUTE 240 HOLDINGS LLC PO BOX 1467 CHARLOTTESVILLE, VA 22902 REZONING ACREAGE: 4.402 AC ZONING: R-6	TMP 05600-00-00-057B3 ROUTE 240 HOLDINGS LLC REDLIGHT MANAGEMENT PO BOX 1467 CHARLOTTESVILLE, VA 22902 ACREAGE: 3.24 AC ZONING: R-6
TOTAL PROJECT AREA:	TMP 05600-00-00-057B1 (portion of): 2.30 AC TMP 05600-00-00-057D0 (portion of): 1.48 AC TMP 05600-00-00-057C0 (portion of): 4.402 AC TMP 05600-00-00-057B2 (portion of): 7.50 AC TMP 05600-00-00-057B3 (portion of): 4.47 AC TMP 05600-00-00-057B4 (portion of): 3.74 AC Reserved r/w (portion of): 2.37 AC TOTAL ACREAGE: 25.56 ACRES	
PROPOSED ZONING:	R-6 ZONING WITH PROFFERS (ZMA 2016-05)	
TOPOGRAPHY:	TOPOGRAPHY PROVIDED BY A COMBINATION OF ROUDABUSH, GALE & ASSOCIATES & LOUISA AERIAL SURVEYS, JANUARY 2007. BOUNDARY INFORMATION PROVIDED BY ROUDABUSH, GALE & ASSOCIATES FROM RECORDED PLAT JULY 2016. TOPO FIELD VERIFIED FEBRUARY, 2017.	
DATUM:	NAVD 1988	
PROPOSED USE:	SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED UNITS 24 SINGLE FAMILY ATTACHED UNITS & 52 SINGLE FAMILY ATTACHED UNITS TOTAL UNITS = 76 UNITS	
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 20% OF THE UNITS SHALL BE SFA OR TOWNHOUSE UNITS.	
DENSITY:	76 UNITS / 25.56 ACRES = 2.97 UNITS / ACRE MAX. NUMBER OF UNITS WITHIN REZONING SHALL NOT EXCEED 180 UNITS.	

SETBACKS:	FRONT - 5' MIN (18' MIN. FROM R/W FOR FRONT LOADED GARAGES) SIDE - 5' MIN REAR - 20' MIN
SUBDIVISION STREETS:	CURB & GUTTER
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'
CIVIC AREA/RECREATION:	20,000 SF MINIMUM RECREATION AREA. THE FACILITIES CONTAINED WITHIN THE CIVIC AREA SHALL BE DETERMINED DURING THE SITEPLAN OR SUBDIVISION PROCESS, BUT MAY INCLUDE FACILITIES SUCH AS A TOT LOT, CLUBHOUSE, RECREATIONAL FIELD, PICKNIC AREA, PLAZA/COMMUNITY MEETING SPACE, AND/OR SPORTS COURT, OR COMBINATION THEREOF. TOTAL RECREATIONAL AREA PROPOSED = 0.67 AC
OPEN SPACE:	REQUIRED OPEN SPACE (25%) = 6.39 ACRES TOTAL OPEN SPACE PROVIDED = 6.44 ACRES (25.2% OPEN SPACE) OPEN SPACE "A" = 0.25 ACRES OPEN SPACE "B" = 0.08 ACRES OPEN SPACE "C" = 0.16 ACRES OPEN SPACE "D" = 2.32 ACRES OPEN SPACE "E" = 0.67 ACRES OPEN SPACE SHALL BE DEDICATED TO THE HOA, WITH EXCEPTION OF OPEN SPACE "F", WHICH WILL BE DEDICATED TO ALBEMARLE COUNTY FOR THE EXTENSION OF THE GREENWAY TRAIL THROUGH THE PROPERTY.
UTILITIES:	COUNTY WATER AND SEWER
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.
FLOODPLAIN:	THERE IS NO FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0229D DATED FEBRUARY 4, 2005.
WATERSHED:	LICKINGHOLE CREEK WATER SUPPLY WATERSHED
AGRICULTURAL/FORESTAL DISTRICT:	NONE
LIGHTING:	NO LIGHTING IS PROPOSED WITH THIS DEVELOPMENT.
PHASING:	SITE SHALL BE DEVELOPED IN (4) PHASES, AS NOTED ON THE PLAN.
BUILDING HEIGHTS:	MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET.
BUILDING SITES:	PARCELS 66 THROUGH 136 MAY NOT BE FURTHER DIVIDED. ONLY (1) DWELLING UNIT PER LOT SHALL BE ALLOWED. EACH PARCEL CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE COUNTY CODE.
BURIAL SITES:	NONE
OFFSITE DISTURBANCE:	NO OFFSITE DISTURBANCES AREA PROPOSED WITH THIS PLAN, EXCEPT FOR THE TIE-IN CONNECTION TO THE SANITARY SEWER WITHIN THE EXISTING UTILITY EASEMENT.
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.
PARKING:	2 OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. ADDITIONAL ON-STREET PARKING SHALL ALSO BE PROVIDED ALONG THE ROADWAYS AS SHOWN ON THE PLAN.

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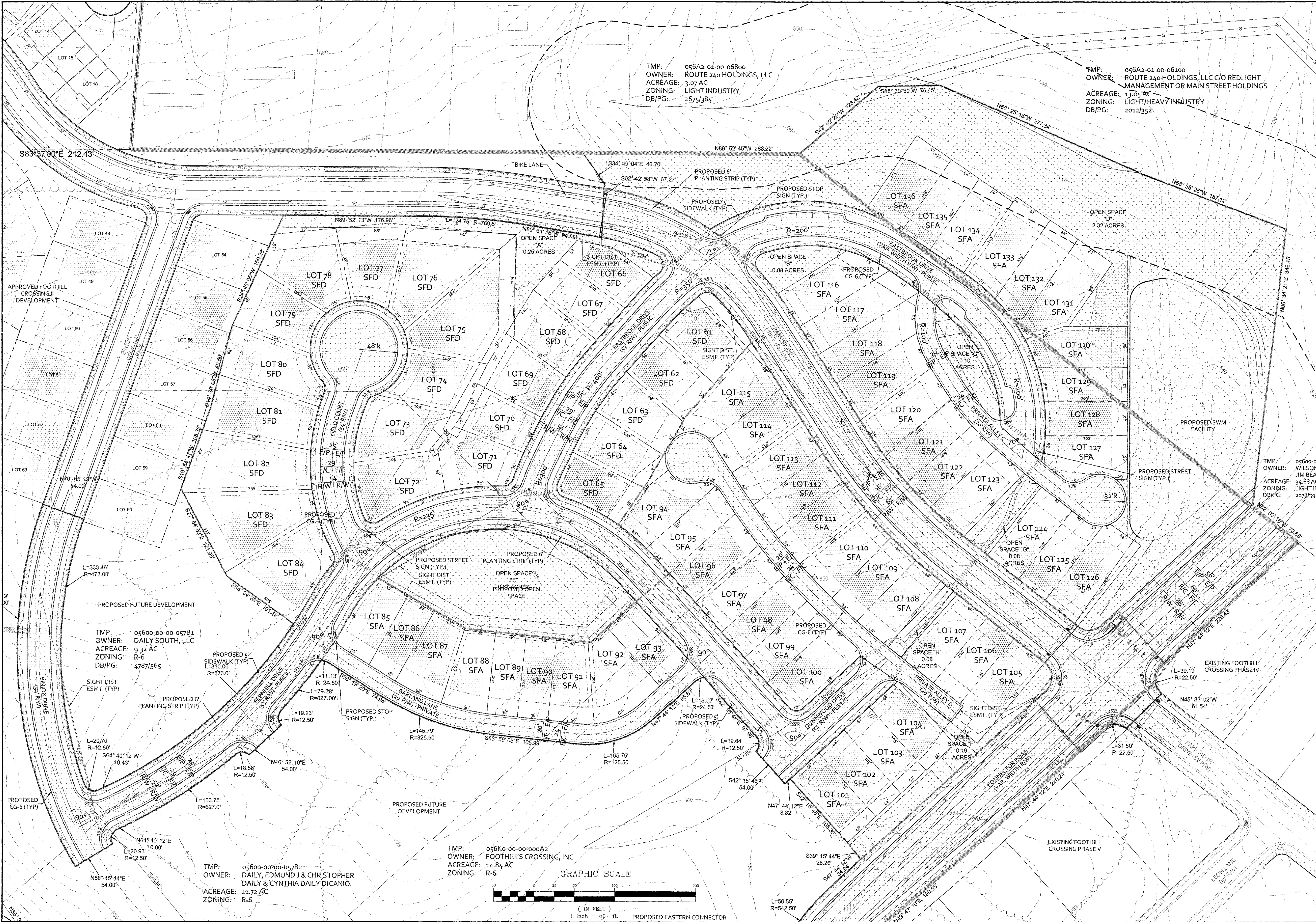
GLENBROOK AT FOOTHILLS PRELIMINARY SITE PLAN & SUBDIVISION PLAN
COVER & LAYOUT PLAN

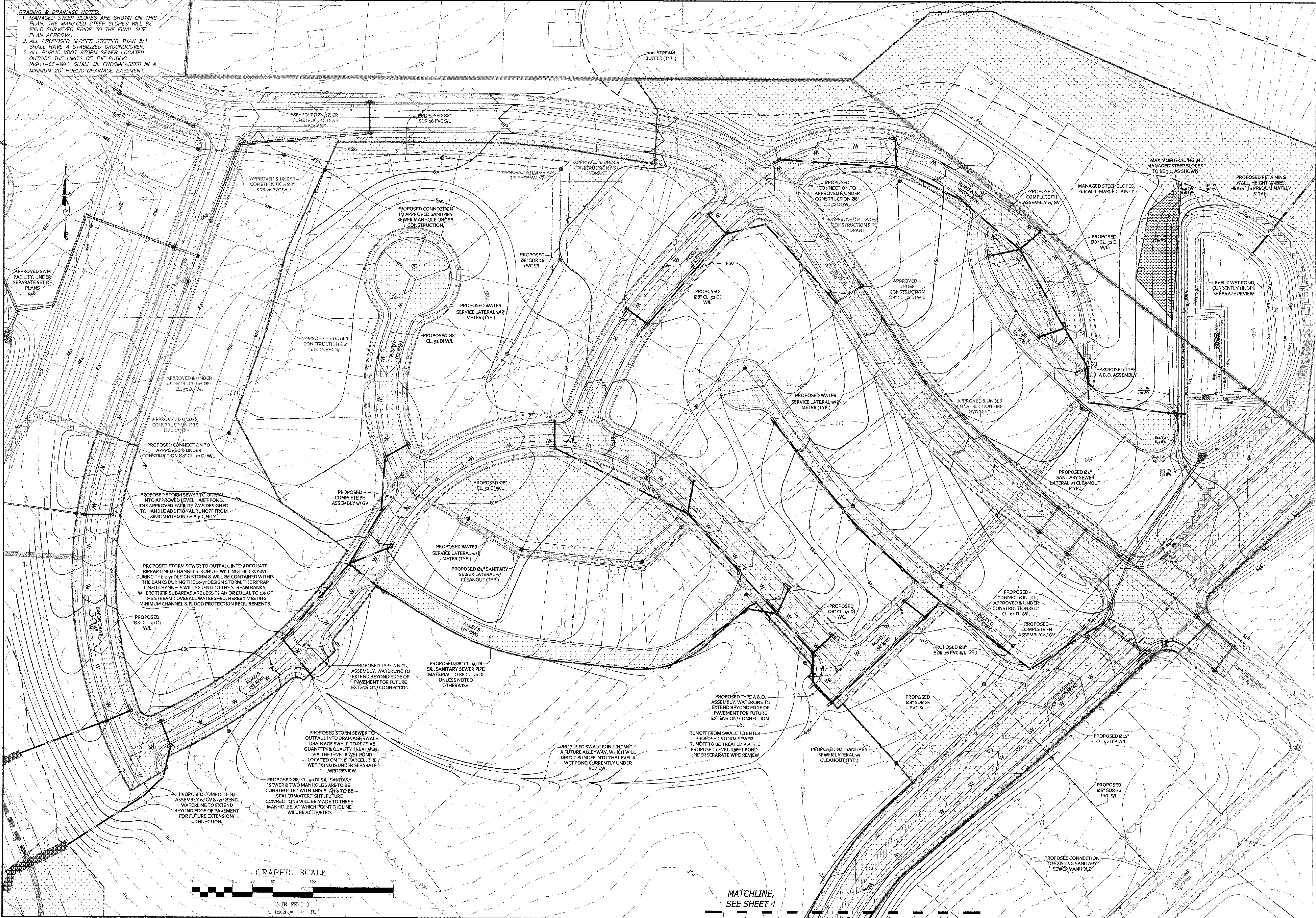
PROJECT	1220066
SHEET NO.	1

REVISIONS

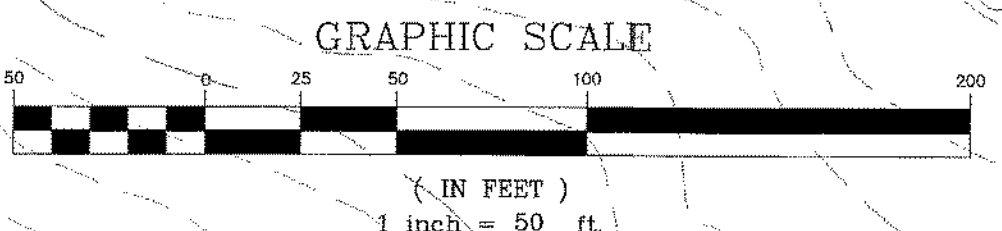
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	3/20/17



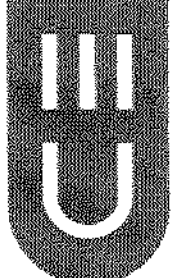




GRADING & DRAINAGE NOTES:
1. MANAGED STEEP SLOPES ARE SHOWN ON THIS PLAN. THE MANAGED STEEP SLOPES WILL BE FIELD SURVEYED PRIOR TO THE FINAL SITE PLAN APPROVAL.
2. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL HAVE A STABILIZED GROUND COVER.
3. ALL PUBLIC VDOT STORM SEWER LOCATED OUTSIDE THE LIMITS OF THE PUBLIC RIGHT-OF-WAY SHALL BE ENCOMPASSED IN A MINIMUM 20' PUBLIC DRAINAGE EASEMENT.



REVISIONS	
REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	3/20/17

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GLENBROOK AT FOOTHILLS PRELIMINARY SITE PLAN & SUBDIVISION PLAT
UTILITY, GRADING & DRAINAGE PLAN

PROJECT	JOB NO.
GLENBROOK AT FOOTHILLS PRELIMINARY SITE PLAN & SUBDIVISION PLAT	122066
SHEET TITLE	SCALE
UTILITY, GRADING & DRAINAGE PLAN	1"=50'
	SHEET NO.
	4

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ALBEMARLE COUNTY
GENERAL CONSTRUCTION NOTES

- 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- 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.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- 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.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

GENERAL CONSTRUCTION NOTES FOR STREETS

- 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.
- 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.
- 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.
- 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.
- WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
- WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
- COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
- 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.
- 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.
- 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.
- 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.
- VDOT STANDARD CD-1 OR CD-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.
- 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:

- 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.
- 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.
- 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.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE:

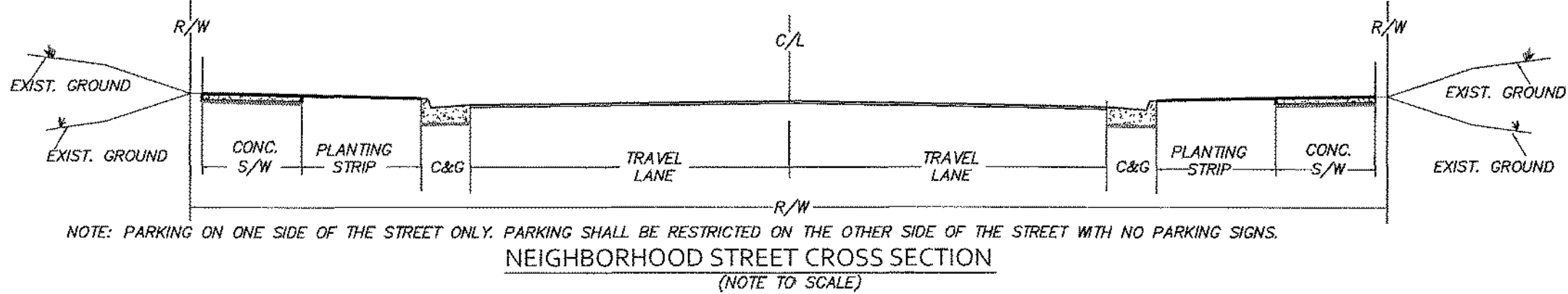
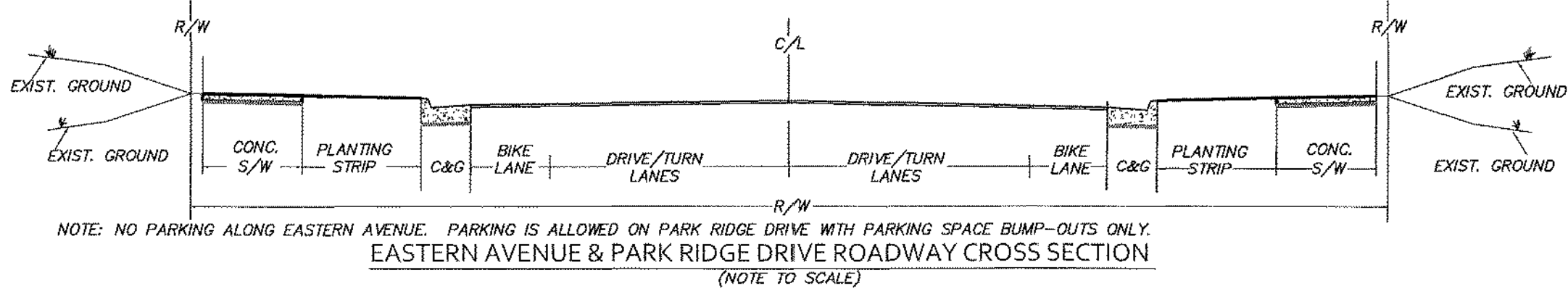
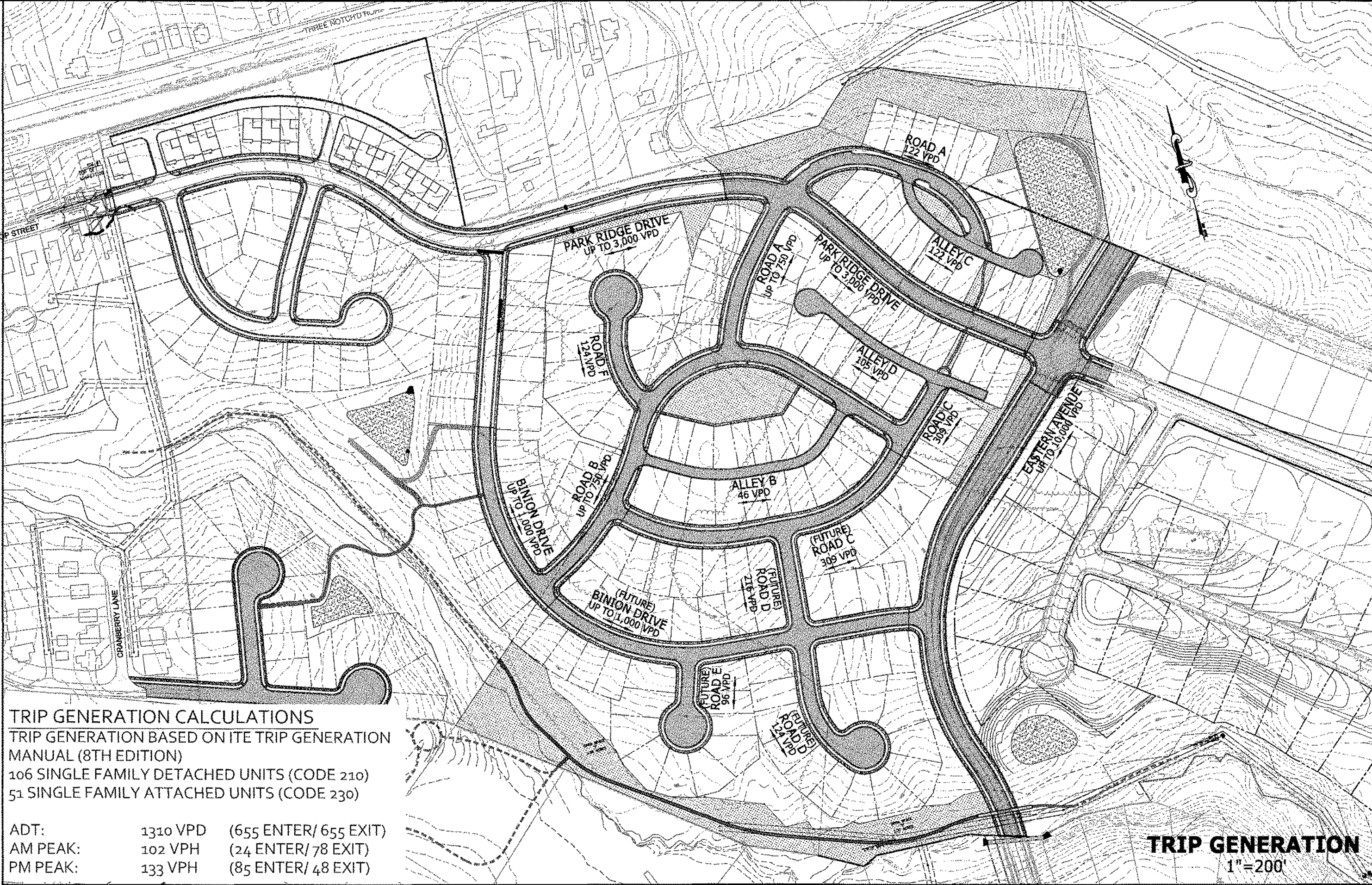
- ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
- STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
- ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
- 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:

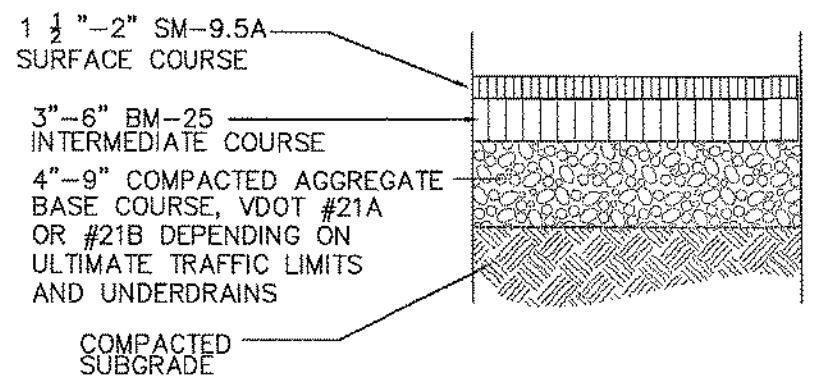
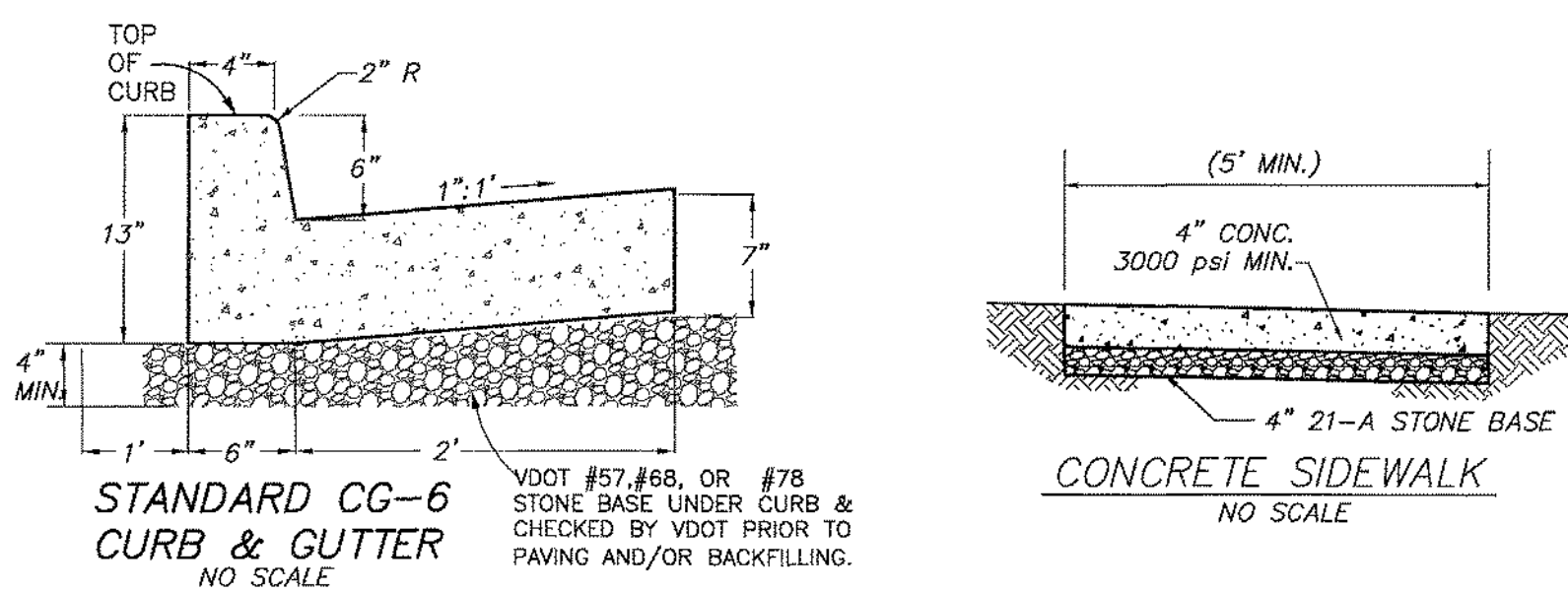
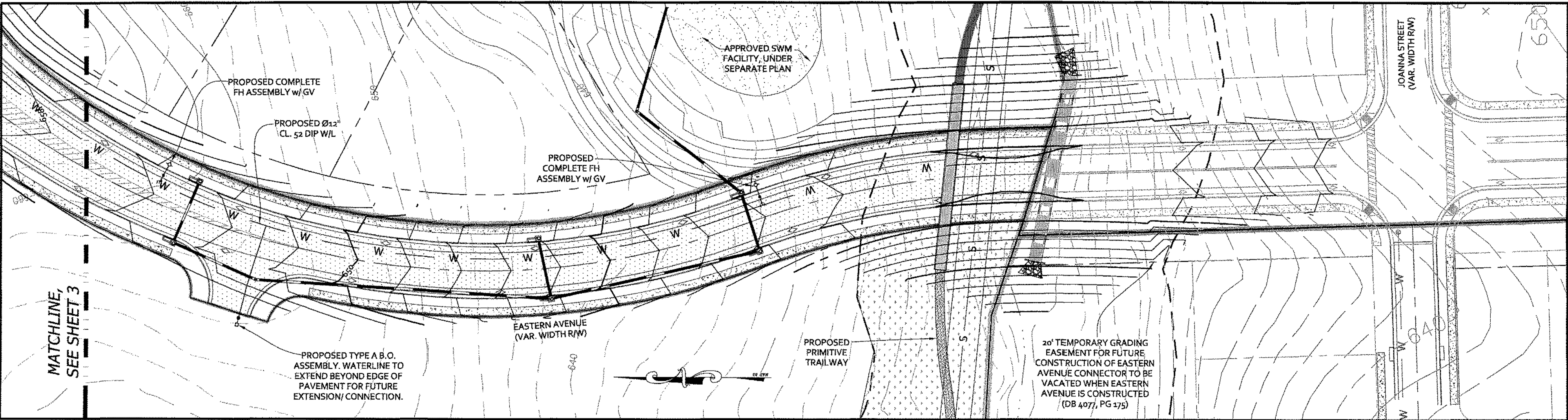
- AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
- SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
- 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.
- 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.
- THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
- BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
- BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- 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.

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

- INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
- INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
- CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
- A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
- 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.
- CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
- 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.
- 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.



UTILITY, GRADING & DRAINAGE PLAN
SCALE 1"=50'



ASPHALT PAVING - ROADS
NO SCALE

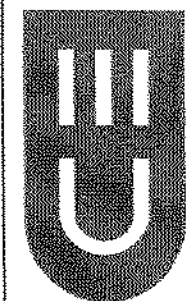


REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	3/20/17

COLLINS ENGINEERING

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



GLENBROOK AT FOOTHILLS PRELIMINARY SITE PLAN & SUBDIVISION PLAT

PROJECT

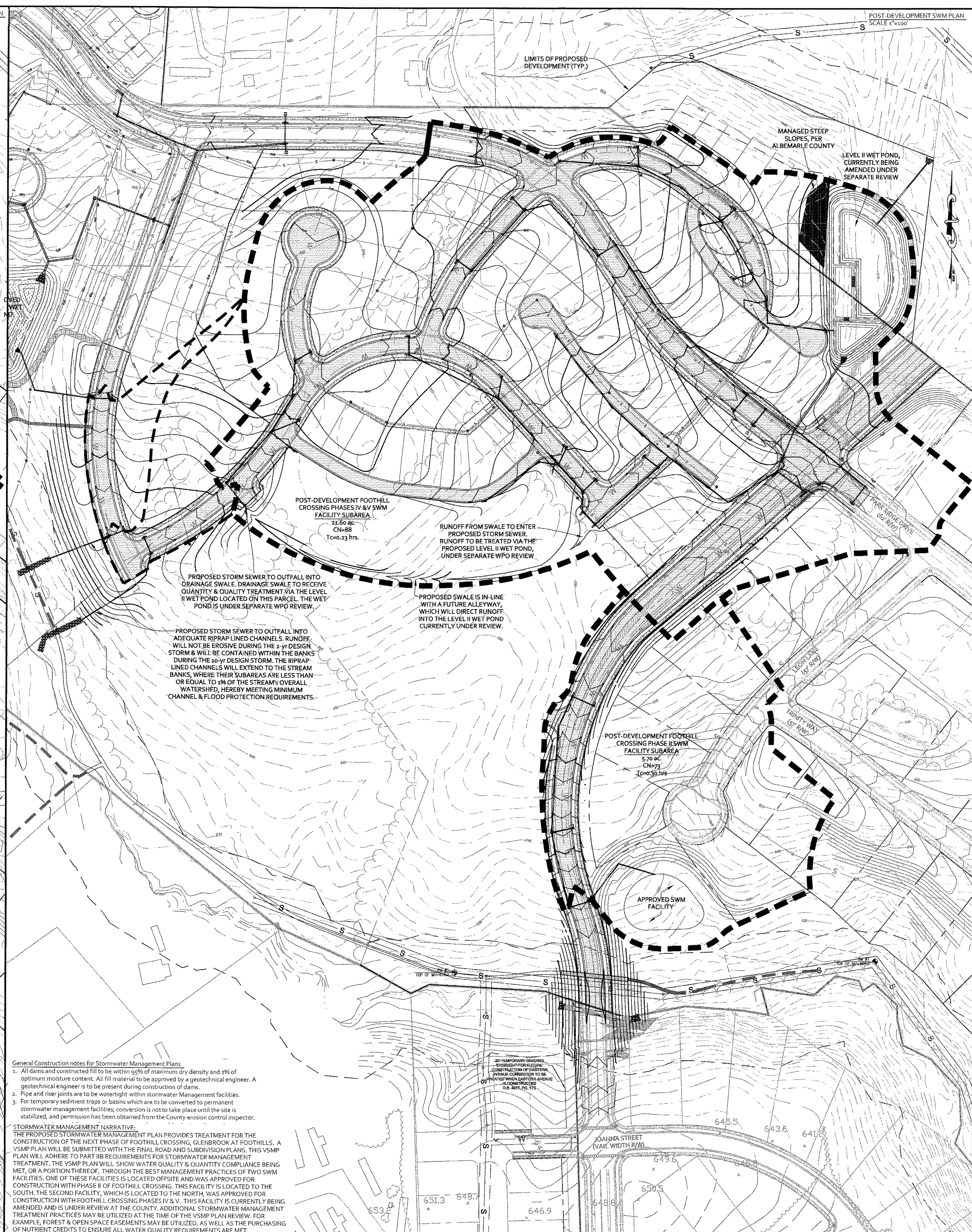
JOB NO.
122066

SCALE
AS SHOWN

SHEET NO.
5

NOTES & DETAILS

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PROFFER STATEMENT

FOOTHILLS CROSSING

Date: January 3, 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 DiCamillo, 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, 05600-00-00-057B2, and 056K0-00-00-000A2) totaling approximately 32.56 acres from R1 Residential (R1) to R6, and a portion of parcel 056A2-01-00-06100, containing 3.24 acres from Light Industrial (LI) to R6.

Total Land Area: 37.93 acres

Pursuant to Sections 53.4 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, 05600-00-00-057B2, 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 reduce the major demands shown on the Application Plan and listed below, as determined by the Director of Planning or his designee:

- Streets shall be interconnected, except where described in Note 13 of the Application Plan
- 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
- Buildings shall be oriented towards public streets as described in Note 9 of the Application Plan. A strip of open spaces 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.

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- 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 interpretation 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 section" 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 have determined that the roadway is safe and convenient for traffic (hereinafter, "completed") prior to issuance of the tenth (10%) 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 fifteenth (50%) 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 1 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 (10%) CO for a single family dwelling within the Project.

Upon the request of the County, but not prior to the issuance of the tenth (10%) 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

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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 (10%) 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, either under 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.

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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 units(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 at lower 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 covenants 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

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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 preceding 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 2016 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 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.

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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 Contribution equal to the total value of: i) Eastern Avenue, and related improvements to be completed by Owner, ii) the Pedestrian Tunnel and iii) the Civic Space improvements, (collectively referred to as the "In-Kind Contribution"). The In-Kind Contribution shall be \$4,297,996.00. This 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
CHRISTOPHER DAILY

By: Edmund J. Daily
EDMUND J. DAILY

By: Cynthia L. Daily DiCamillo
CYNTHIA L. DAILY DICAMILLO

Date: Jan 4, 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 R. Taylor, Authorized Officer
Alan R. Taylor, Authorized Officer

Date: 1/9/2017

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

By: Alan R. Taylor, Authorized Officer
Alan R. Taylor, Authorized Officer

Date: 1/9/2017

OWNER of Tax Map Parcel 056K0-00-00-000A2:
FOOTHILLS CROSSING, INC., a Virginia corporation

By: Alan R. Taylor, Authorized Officer
Alan R. Taylor, Authorized Officer

Date: 1/9/2017

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REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITAL	3/20/17

COLLINS ENGINEERING

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

GLENBROOK AT FOOTHILLS PRELIMINARY SITE PLAN & SUBDIVISION PLAT

PROFFERS

SHEET TITLE

JOB NO.

122066

SCALE

N/A

SHEET NO.

7

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