

Date: OCT., 2006
 Scale: 1"=200'
 Designed by: EHB
 Drawn by: RUJ
 Checked by: EHB

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Revision Dates

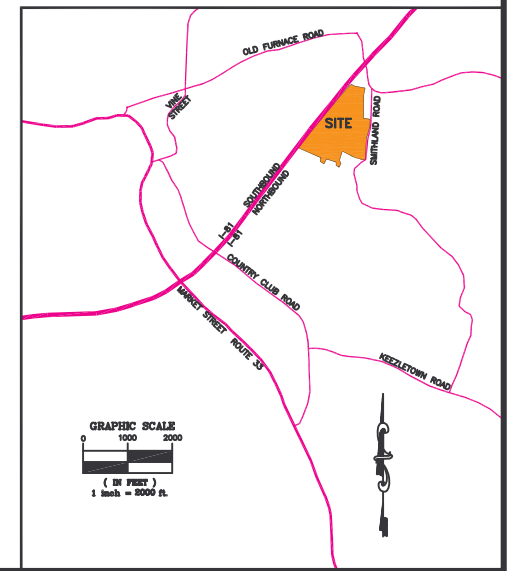
The Quarry ZONING TABLE

Section	Proposed Zoning	Use	Acres	Density or SF	# of Units	Min. Lot Width @Setback	Min. Lot Width	Min. Lot Area	Front Setback	Side Setback	Rear Setback	Min. SF (Heated)	Max. Building Height
I	B-2	Commercial	22.2±	175.0 K SF	-	-	-	-	-	-	-	75'	-
II	R-7	Single Family - Duplex	8.5±	7.0 AC	60	35'	35'	4,000 SF	20'	10'	20'	1,200 SF	35'
III	R-7	Single Family - Detached	25.8±	4.0 AC	102	57'	55'	5,450 SF	20'	10'	20'	1,200 SF	35'
IV	R-7	Mixed Use (Studio Apartments [1/2-1 Bedroom, 1/2-2 Bedroom] over Commercial)	4.4±	6.0 AC + 34.6± S.F. COMMERCIAL	30	-	-	-	-	-	-	700 SF	40'
V	R-7	Multi-Family Garden Condos (2-3 Bedrooms)	8.2±	21.3 AC	132	-	-	-	20'	10'	20'	720 SF	52'
VI	R-7	Townhouses (2-3 Bedrooms)	11.5±	7.1 AC	81	-	-	2,240 SF	30'	10'	25'	1,400 SF	40'
VII	R-7	Commercial (Restaurant) - 100 Seats	2.0±	7.8 K SF	-	-	-	-	-	-	-	3,900 SF	75'
VIII	R-7	Townhouses (2-3 Bedrooms)	17.0±	7.7 AC	130	-	-	2,240 SF	30'	10'	25'	1,400 SF	40'
IX	R-7	Common Space (within R-7)	33.9±	-	-	-	-	-	-	-	-	-	-
IX	R-7	Commercial (Owners' Association Clubhouse)	1.3±	3.0 K SF	-	-	-	-	-	-	-	900 SF	40'
X	R-3R-5	Multi-Family (Student Housing - 4 Bedrooms) (FUTURE DEVELOPMENT)	10.5±	11.8 AC	120	-	-	-	-	-	-	900 SF	52'
XI	R-3R-5	Multi-Family - Mid-Rise Condos (4 Floors, 1-3 Bedrooms) (FUTURE DEVELOPMENT)	2.9±	-	60	-	-	-	-	-	-	600 SF	52'
Total Units:					715								

Property Proposed as B-2:	22.2± AC	
Parking Area	15.8± AC	
Landscaped Area (% of Parking Area)	4.4± AC	(28%)
Total Property Proposed as R-7:	118.0± AC	(29%)
Common Space (including Lake):	33.9± AC	
Lake	4.2± AC	
Total Commercial within R-7:	6.4± AC	(5%)
Total Mixed Use within R-7:	4.4± AC	(4%)
Total Multi-Family within R-7:	10.8± AC	(9%)
Total Townhouse within R-7:	28.4± AC	(24%)
Total Duplex within R-7:	8.5± AC	(7%)
Total Single Family-Detached within R-7:	25.8± AC	(22%)
Total R-7 Units:	535	
Total R-7 Density:	4.5 Units/AC	
Total Green Space within R-7 (including Parks & Lake):	51.4± AC	(44%)
Parks & Playgrounds:	3.1± AC	(3%)
Lake	4.2± AC	(4%)
Property for Future Development of Student Housing:	10.5± AC	120
Property for Future Development of Mid-Rising Condos:	2.9± AC	60

Section	Proposed Zoning	Use	Water Demand - GPD/ Unit or 1K SF	Water/ Sewer Demand
I	B-2	Commercial	175.0 K SF	250
II	R-7	Single Family - Duplex	60 Units	300
III	R-7	Single Family - Detached	102 Units	300
IV	R-7	Mixed Use (Studio Apartments [1/2-1 Bedroom, 1/2-2 Bedroom] over Commercial)	30 Units	300
V	R-7	Multi-Family Garden Condos (2-3 Bedrooms)	132 Units	300
VI	R-7	Townhouses (2-3 Bedrooms)	81 Units	300
VII	R-7	Commercial (Restaurant) - 100 Seats	7.8 K SF	50 per Seat
VIII	R-7	Townhouses (2-3 Bedrooms)	130 Units	300
IX	R-7	Commercial (Owners' Association Clubhouse)	3.0 K SF	500
X	R-3R-5	Multi-Family (Student Housing - 4 Bedrooms) (FUTURE DEVELOPMENT)	120 Units	350
XI	R-3R-5	Multi-Family - Mid-Rise Condos (4 Floors, 1-3 Bedrooms) (FUTURE DEVELOPMENT)	60 Units	300

- COMMERCIAL
- MULTI-FAMILY
- OPEN/Common SPACE
- TOWNHOUSES
- SINGLE FAMILY - ATTACHED
- SINGLE FAMILY - DETACHED
- MIXED-USE
- LAKE
- PARK
- MULTI-FAMILY, MID-RISE
- STUDENT HOUSING
- BICYCLE/FOOT-PATH



PROPOSED RE-ZONING & USE

THE QUARRY
 FALLING CREEK, LLC
 300 HICKMAN ROAD
 CHARLOTTESVILLE, VA 22911

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I	B-2	Commercial	175.0 K SF	250
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V	R-7	Multi-Family Garden Condos (2-3 Bedrooms)	132 Units	300
VI	R-7	Townhouses (2-3 Bedrooms)	81 Units	300
VII	R-7	Commercial (Restaurant) - 100 Seats	7.8 K SF	50 per Seat
VIII	R-7	Townhouses (2-3 Bedrooms)	130 Units	300
IX	R-7	Commercial (Owners' Association Clubhouse)	3.0 K SF	500
X	R-3R-5	Multi-Family (Student Housing - 4 Bedrooms) (FUTURE DEVELOPMENT)	120 Units	350
XI	R-3R-5	Multi-Family - Mid-Rise Condos (4 Floors, 1-3 Bedrooms) (FUTURE DEVELOPMENT)	60 Units	300

Section	Proposed Zoning	Use	Water Demand - GPD/ Unit or 1K SF	Water/ Sewer Demand
II	R-7	Single Family - Duplex	48 Units	300
III	R-7	Single Family - Detached	28 Units	300
IV	R-7	Mixed Use (Studio Apartments [1/2-1 Bedroom, 1/2-2 Bedroom] over Commercial)	30 Units	300
V	R-7	Multi-Family Garden Condos (2-3 Bedrooms)	24 Units	300
VI	R-7	Townhouses (2-3 Bedrooms)	81 Units	300
VII	R-7	Commercial (Restaurant) - 100 Seats	7.8 K SF	50 per Seat
VIII	R-7	Townhouses (2-3 Bedrooms)	15 Units	300
IX	R-7	Commercial (Owners' Association Clubhouse)	0 K SF	0 GPD
X	R-3R-5	Multi-Family (Student Housing - 4 Bedrooms) (FUTURE DEVELOPMENT)	30 Units	350
XI	R-3R-5	Multi-Family - Mid-Rise Condos (4 Floors, 1-3 Bedrooms) (FUTURE DEVELOPMENT)	60 Units	300

Drawing No.
2
 of 4 Sheets

Job No. 1604