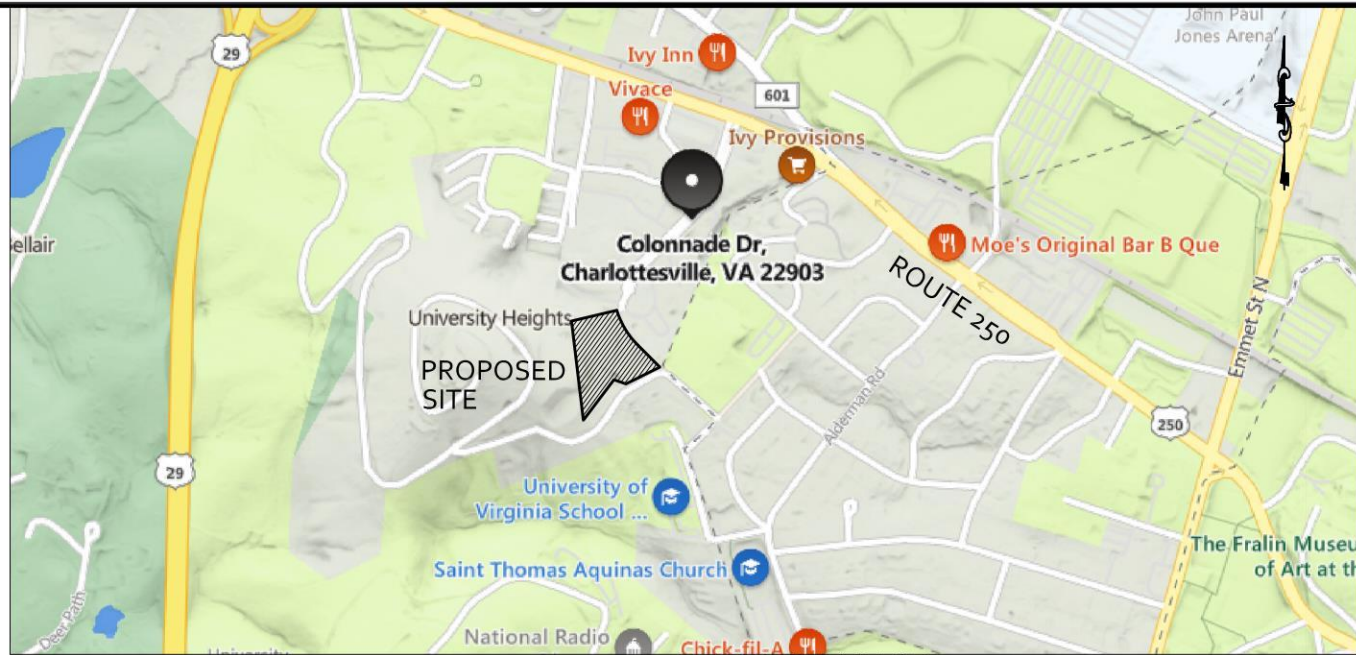


SKYLINE RIDGE APARTMENTS

INITIAL SITE PLAN

JACK JOUETT MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 1000



REVISIONS

DATE	REVISION DESCRIPTION
6/06/22	INITIAL SITE PLAN SUBMISSION

COLLINS ENGINEERING

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

SKYLINE RIDGE INITIAL SITE PLAN

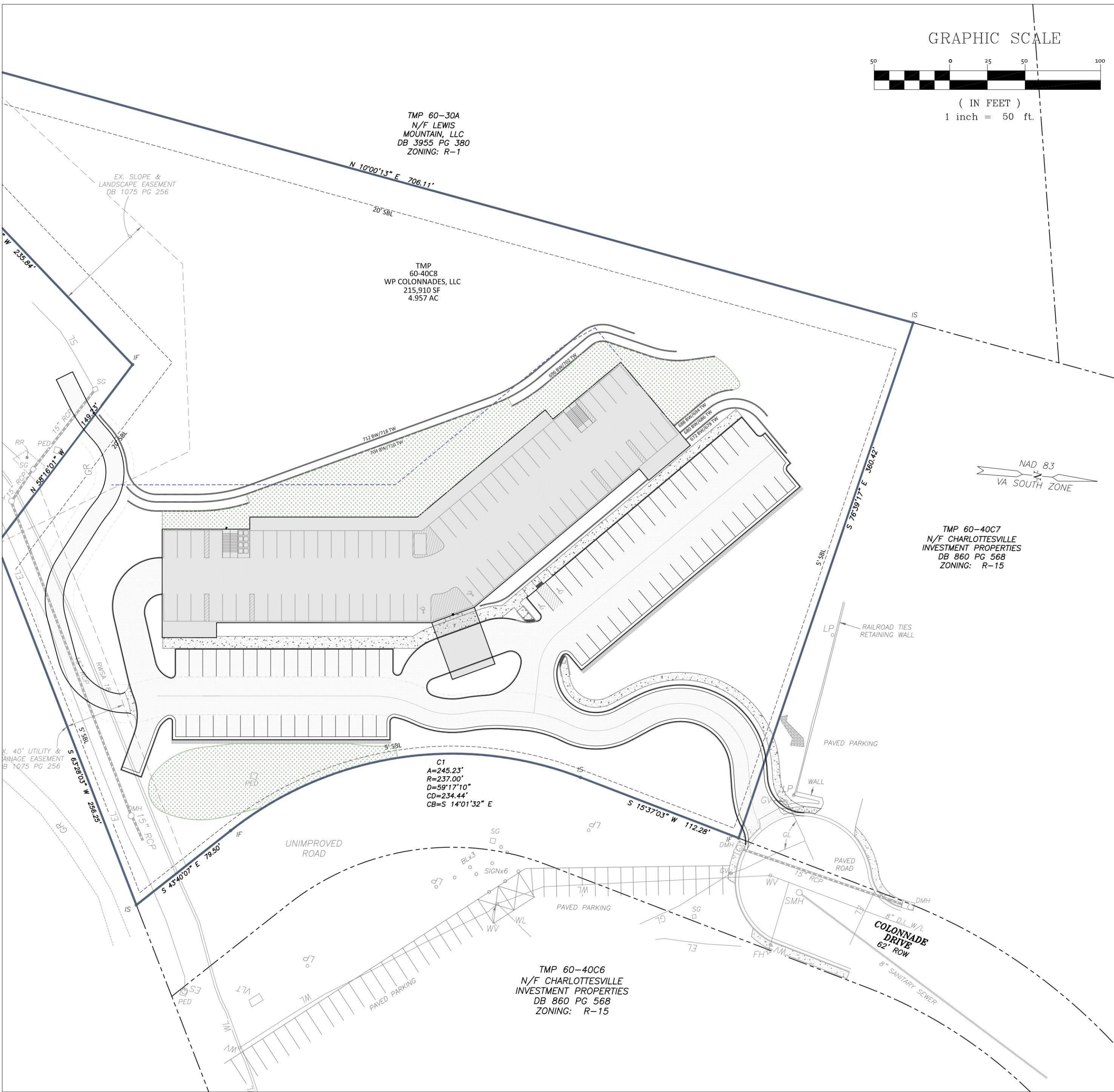
COVER

PROJECT	SHEET
JOB NO. 202200	
156' x 80'	
SHEET NO. 1	

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GENERAL NOTES

OWNERS:	TMP 06000-00-00-040C8 WP COLONNADES LLC 224 14TH NW CHARLOTTESVILLE, VA 22903
DEVELOPER:	WOODARD PROPERTIES 224 14TH NW CHARLOTTESVILLE, VA 22903
ENGINEER:	COLLINS ENGINEERING 200 GARRETT ST, SUITE K CHARLOTTESVILLE, VA 22902
TAX MAP:	TMP 06000-00-00-040C8 D.B. 4546, PG. 61 4.96 ACRES
ZONING:	R15 - (ZMA-2023-00012: APPROVED BY THE BOS ON JUNE 1ST, 2022), AND CONTAINING THE FOLLOWING: MANAGED AND PRESERVED STEEP SLOPES OVERLAY DISTRICT & AIRPORT IMPACT AREA OVERLAY DISTRICT
TOTAL PROJECT AREA:	4.96 ACRES
PROPOSED USE:	96 MULTI-FAMILY RESIDENTIAL APARTMENT UNITS (INCLUDING 11 AFFORDABLE DWELLING UNITS) (11) AFFORDABLE ONE BEDROOM UNITS (85) ONE BEDROOM W/ DEN UNITS
PROPOSED DENSITY:	96 RESIDENTIAL MULTI-FAMILY UNITS WITHIN 4.96 ACRES DENSITY = 15 DUA / 4.96 ACRES = 74 UNITS BONUS DENSITY FOR AFFORDABLE HOUSING (30% DENSITY INCREASE) 74 DUA x 30% = 96 UNITS (74 MARKET RATE DWELLING UNITS + 11 MARKET RATE DWELLING UNITS) ALLOWABLE DENSITY: 15 DUA x 4.96 ACRES x 30% BONUS DENSITY INCREASE = 96 TOTAL UNITS
OPEN SPACE:	NO DEDICATED OPEN SPACE IS REQUIRED WITH THIS DEVELOPMENT. THERE IS NO LAND PROPOSED TO BE DEDICATED OR RESERVED FOR PUBLIC USE ON THE PROPERTY.
BUILDING HEIGHTS:	NO MINIMUM HEIGHT AND 65' MAXIMUM HEIGHT. NOTE, BUILDINGS GREATER THAN 3 STORIES OR 40 FEET IN HEIGHT MUST STEP BACK A MINIMUM OF 15 FEET AFTER THE 3RD STORY OR A SPECIAL EXCEPTION REQUEST MUST BE APPROVED. A SPECIAL EXCEPTION REQUEST HAS BEEN REQUESTED FOR THE SETBACK REQUIREMENT FOR THIS PROJECT. PROPOSED BUILDING: 5 STORY + BASEMENT BUILDING HEIGHTS (TOP OF ROOF) = 62' +/- BUILDING HEIGHT (EAVE OF ROOF) = 62' +/-
SETBACKS:	FRONT: 5' MINIMUM SETBACK (18' MIN. FROM R/W OR EDGE OF SIDEWALK TO GARAGE) & 25' MAXIMUM SETBACK SIDE: 5' +/- FOR EACH FOOT THE DWELLING EXCEEDS 35' ADJACENT TO ZONED RESIDENTIAL OTHER THAN R-10 AND R-15, RURAL AREAS, OR MONTICELLO HISTORIC DISTRICT) & NO MAXIMUM SETBACK. NOTE: 10' MIN. BUILDING SEPARATION. REAR: 20' MINIMUM SETBACK & NO MAXIMUM SETBACK
BUILDING FOOTPRINT:	BUILDING FOOTPRINTS IS APPROXIMATELY 26,355 SF.
LOT SIZE:	2,178 SF MINIMUM LOT SIZE AND NO MAXIMUM LOT SIZE
STREETS:	CURB & GUTTER FOR PRIVATE TRAVELWAYS
WATERSHED:	THE PROPERTY IS LOCATED WITHIN THE NON-WATER SUPPLY WATERSHED AREA OF THE MEADOW CREEK WATERSHED
AGRICULTURAL/FORESTAL DISTRICT:	NONE
TOPOGRAPHY & SURVEY:	TOPOGRAPHY AND BOUNDARY WERE FIELD SURVEYED BY ROUDABUSH, GALE & ASSOCIATES IN MAY 2021. TOPOGRAPHY AND FIELD CONDITIONS WERE VERIFIED BY COLLINS ENGINEERING, MAY 2022.
DATUM:	NAVD 1988
EXISTING VEGETATION:	THE SITE WAS PARTIALLY CLEARED AND GRADED IN 1996 WITH SOME INFRASTRUCTURE INSTALLED, INCLUDING SOME UTILITY PIPING AND EROSION CONTROL MEASURES. THE PROPERTY HAS SINCE STABILIZED AND TREES AND VEGETATION CURRENTLY COVER THE SITE.
LIGHTING:	LIGHTING - ALL PROPOSED LUMINARIES WILL MEET THE OUTDOOR LIGHTING STANDARDS SPECIFIED IN SECTION 4.17 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. THE FINAL SITE PLAN WILL INCLUDE A LIGHTING PLAN THAT COMPLIES WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.
PHASING:	THE PROJECT SHALL BE COMPLETED IN ONE PHASE.
RECREATION:	THE BUILDING WILL PROVIDE RECREATIONAL AMENITIES. IN ADDITION, A COURTYARD/PLAZA/FIRE PIT AREA IS PROPOSED WITH THE DEVELOPMENT ALONG WITH A DOG PARK. THE TOTAL RECREATIONAL AMENITIES PROVIDED WITH THE PROJECT: PLAZA/COURTYARD/FIRE PIT: 11,075 SF DOG PARK: 5,160 SF MEETING SPACE WITHIN BUILDING: 3,300 SF TOTAL RECREATIONAL AMENITY SPACE PROVIDED: 19,535 SF TOTAL RECREATIONAL AMENITIES REQUIRED: 19,200 SF
PARKING:	RESIDENTIAL PARKING REQUIREMENTS: (1.4) PARKING SPACES PER EACH ONE BEDROOM UNIT = 96 ONE-BEDROOM UNITS x 1.5 = 144 PARKING SPACES REQUIRED TOTAL NUMBER OF PARKING SPACES REQUIRED: 144 PARKING SPACES TOTAL NUMBER OF PARKING SPACES PROVIDED: OFF-STREET SURFACE PARKING SPACES (INCLUDING 4 VAN ACCESSIBLE ADA HANDICAP SPACES): 144 SPACES TOTAL NUMBER OF SPACES PROVIDED: 144 PARKING SPACES
BURIAL SITES:	NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS SECTION OF THE DEVELOPMENT.
PRESERVED/MANAGED SLOPES:	THERE ARE EXISTING PRESERVED AND MANAGED SLOPES ON THIS PORTION OF THE PROPERTY AS SHOWN ON SHEET 2 AND SHEET 4. THE MANAGED SLOPES AS SHOWN ON THE PLAN, AS THEY WERE ORIGINALLY PRESERVED SLOPES BUT WERE APPROVED FOR IMPACTS WITH ZMA 2021-00012. THE IMPACTS OF THE PRESERVED SLOPES ARE NOW SHOWN AS MANAGED SLOPES, PER THE ALBEMARLE COUNTY ORDINANCE.
FLOODPLAIN:	THERE IS NO 100-YR FLOODPLAIN LOCATED IN THE SUBJECT PROPERTY PER FEMA MAP ID 51003C0226D, DATED FEBRUARY 4, 2005. THERE ARE NO STATE OR FEDERAL DAM BREACH INUNDATION ZONES LOCATED ON THE PROPERTY, AND THERE ARE NO STREAM BUFFERS ON THE SUBJECT PROPERTY.
RETAINING WALLS:	RETAINING WALLS ARE PROPOSED WITH THE DEVELOPMENT, SEE THE GRADING & UTILITY PLAN SHEET FOR THE PROPOSED RETAINING WALL DESIGNS. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN HEIGHT AND SHALL CONFORM WITH ALBEMARLE COUNTY STANDARDS.
LANDSCAPING:	A LANDSCAPING PLAN FOR THE APARTMENT DEVELOPMENT SHALL BE INCLUDED WITH THE FINAL SITE PLAN. THE LANDSCAPING PLAN SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE.
TRASH SERVICE:	TRASH RECEPTACLE BINS SHALL BE LOCATED WITHIN THE PARKING GARAGE OF THE PROPOSED BUILDING AND SHALL BE EMPTIED ON A WEEKLY BASIS BY A PRIVATE TRASH MANAGEMENT COMPANY.
UTILITIES:	ALBEMARLE COUNTY WATER AND SEWER
IMPERVIOUS AREAS/LAND AREAS:	TRAVELWAYS/PARKING: 36,220 SF (0.83 ACRES) - (17%) SIDEWALKS: 4,350 SF (0.10 ACRES) - (2%) BUILDINGS: 26,355 SF (0.61 ACRES) - (12%) RECREATIONAL AREA: 16,235 SF (0.37 ACRES) - (8%) LOT AREA/LANDSCAPING: 156,400 SF (3.05 ACRES) - (61%) TOTAL: 4.96 AC
TOTAL IMPERVIOUS COVER:	1.54 ACRES (31%)
TOTAL RECREATIONAL AREA & OPEN SPACE AREA:	3.42 ACRES (69%)
PAVED PARKING AND VEHICULAR CIRCULATION AREA:	36,220 SF
AFFORDABLE HOUSING:	AFFORDABLE HOUSES TO BE PROVIDED IN ACCORDANCE WITH THE ALBEMARLE COUNTY BONUS DENSITY REGULATIONS. TOTAL PROPOSED AFFORDABLE UNITS: 11 UNITS
STORMWATER MANAGEMENT:	THE STORMWATER FOR THE PROPOSED DEVELOPMENT SHALL INCLUDE THE INSTALLATION OF UNDERGROUND DETENTION FACILITIES AND DRY RETENTION AREAS TO MEET LOCAL AND STATE STORMWATER MANAGEMENT REQUIREMENTS. NUTRIENT CREDITS WILL BE PURCHASED WITH THE PROPOSED DEVELOPMENT TO MEET WATER QUALITY REQUIREMENTS.
NEEDED FIRE FLOW CALCULATION:	CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A) FACTOR = 1.5 TOTAL GROUND FLOOR AREA = 26,355 SF TOTAL AREAS OF OTHER FLOORS = 39,000 SF TOTAL BUILDING AREA: 65,355 SF REQUIRED ISO FIRE FLOW = 3,700 SF NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLER) = 1,850
AVAILABLE FIRE FLOW ONSITE:	AVAILABLE FIRE FLOW AT HYDRANT LOCATED ALONG COLONNADE DRIVE IS 2,158 GPM AT 18 PSI.



NOTES:

1. ALL PROPOSED UTILITY EASEMENTS SHALL BE DEDICATED TO PUBLIC USE OR PRIVATE USE .
2. ROADWAYS SHALL BE PRIVATE TRAVELWAYS. SEE NOTES & DETAILS. FOR MORE DETAIL, ON THE PROPOSED TRAVELWAY CROSS SECTION.
3. ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION, CODE 220 WAS USED FOR THE DEVELOPMENT
PROPOSED 96 DWELLING UNITS
ADT RATE - 7.32 VPD PER DU = 702 ADT (351 ENTER/ 351 EXIT)
AM PEAK RATE - 0.46 VPD PER DU = 44 VPD (30 ENTER/ 14 EXIT)
PM PEAK RATE - 0.56 VPD PER DU = 54 VPD (34 ENTER/ 20 EXIT)

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	NOTES & DETAILS
5	TOTAL SHEETS

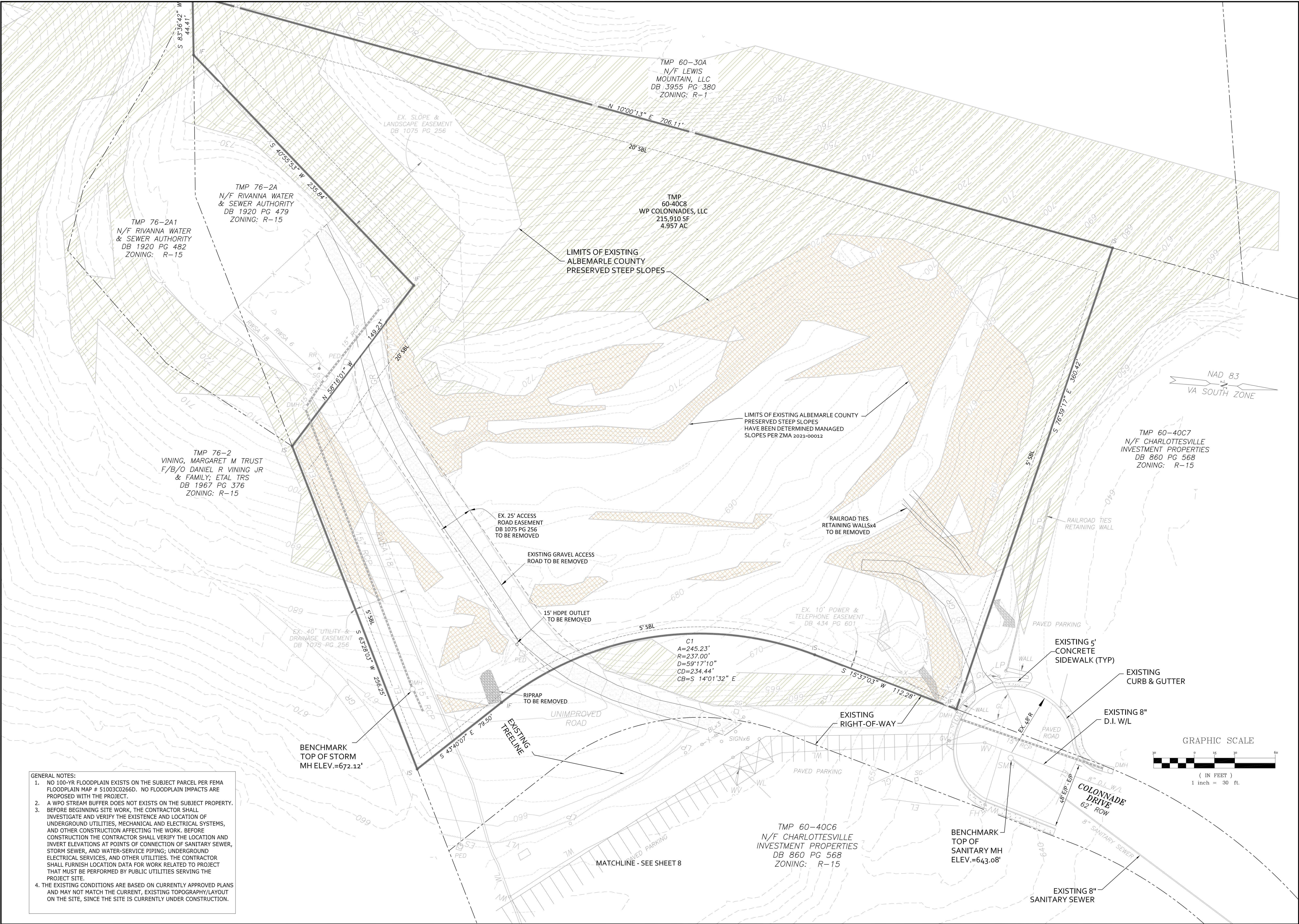
LEGEND

	EDGE OF PAVEMENT		EXISTING CONTOUR
	CURB		PROPOSED CONTOUR
	PROPOSED ASPHALT PAVEMENT		PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX
	EXISTING VEGETATIVE/ LANDSCAPE BUFFER		PROPOSED SPOT ELEVATION TW DENOTES TOP OF WALL BW DENOTES BOTTOM OF WALL
	GREENWAY BUFFER		
	PROPOSED EASEMENT, VARIOUS WITH EACH SHEET		
	DROP INLET & STRUCTURE NO.		PRESERVED STEEP SLOPES
	DRAINAGE PIPE		MANAGED STEEP SLOPES
	BENCH MARK		PEDESTRIAN AND VEHICLE ACCESS
	VDOT STANDARD STOP SIGN		PROPOSED CONCRETE
	PROPOSED HANDICAP PARKING SPACE STRIPING		PROPOSED & EXISTING GUARDRAIL PROPOSED FENCE
	PROPOSED ASPHALT STRIPING (DIRECTING		100 YR. FLOODPLAIN

BUILDING CODE NOTES:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEER DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
2. ACCESSIBLE PARKING, ACCESSIBLE, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC A117.1-2009 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL PIPING SERVING THE PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
5. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1988; MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOL. CONTACT VDOL FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-662-3850 x331.
6. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAINS. THE ALBEMARLE COUNTY FIRE BUILDING DEPARTMENT PERFORMS TESTING OF THE FIRE LINES. THE AGS WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBD. THIS INCLUDES BUILDING SEWERS, BUILDING WATER AND FIRE LINES BETWEEN THE BUILDING AND THE STREET.
8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	



- GENERAL NOTES:
1. NO 100-YR FLOODPLAIN EXISTS ON THE SUBJECT PARCEL PER FEMA FLOODPLAIN MAP # 510030266D. NO FLOODPLAIN IMPACTS ARE PROPOSED WITH THE PROJECT.
 2. A WPO STREAM BUFFER DOES NOT EXISTS ON THE SUBJECT PROPERTY.
 3. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES. THE CONTRACTOR SHALL FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING THE PROJECT SITE.
 4. THE EXISTING CONDITIONS ARE BASED ON CURRENTLY APPROVED PLANS AND MAY NOT MATCH THE CURRENT, EXISTING TOPOGRAPHY/LAYOUT ON THE SITE, SINCE THE SITE IS CURRENTLY UNDER CONSTRUCTION.

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMISSION	6/06/22

COLLINS ENGINEERING

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

SKYLINE RIDGE INITIAL SITE PLAN

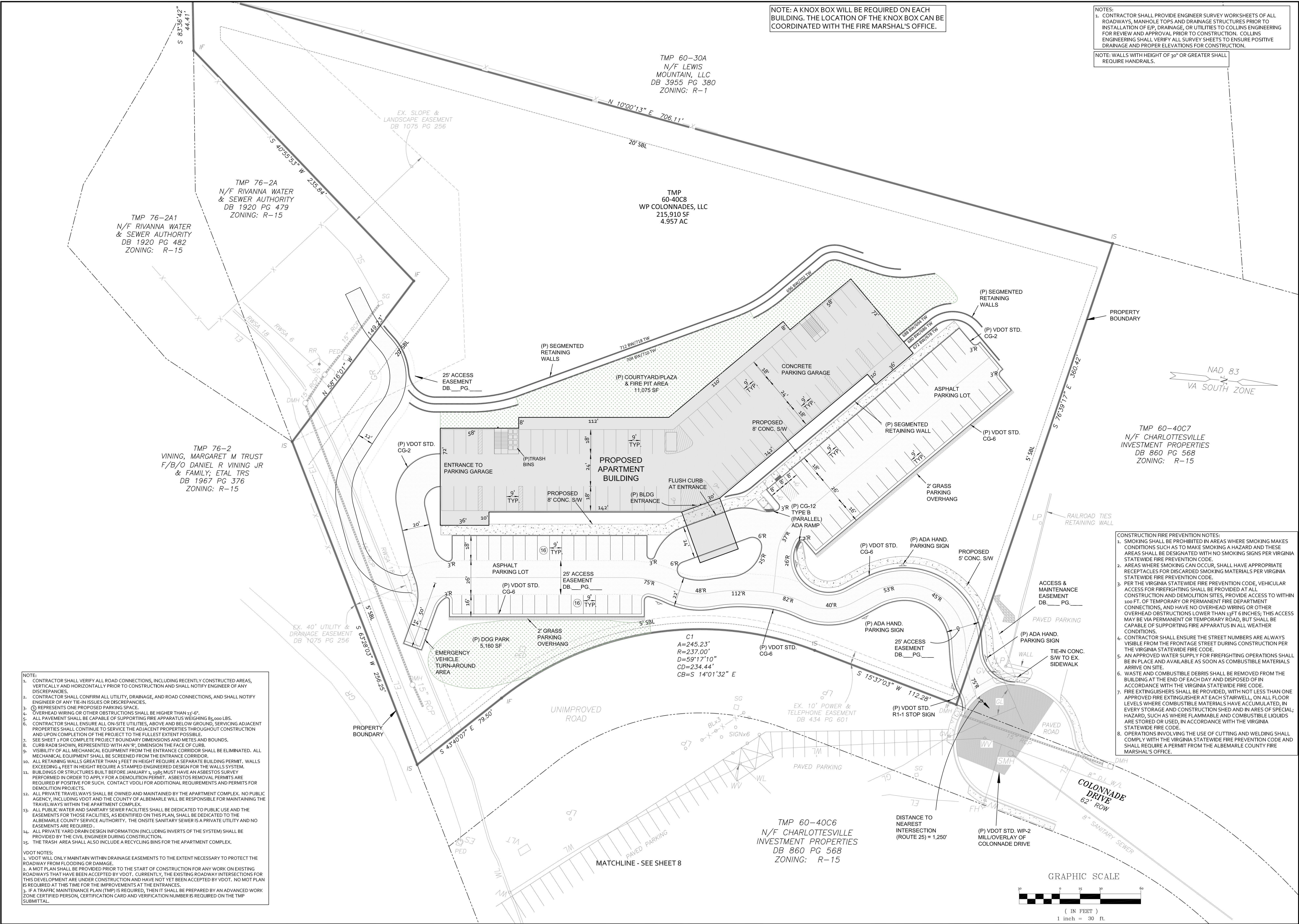
EXISTING CONDITIONS

PROJECT	JOB NO.
	202200
	SCALE
	1"=30'
	SHEET NO.
	2

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NOTE:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. (P) REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
8. CURB RADI SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
10. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
11. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOT FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
12. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE APARTMENT COMPLEX. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE APARTMENT COMPLEX.
13. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY. THE ONSITE SANITARY SEWER IS A PRIVATE UTILITY AND NO EASEMENTS ARE REQUIRED.
14. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
15. THE TRASH AREA SHALL ALSO INCLUDE A RECYCLING BINS FOR THE APARTMENT COMPLEX.

VDOT NOTES:
1. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
2. A MOT PLAN SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION FOR ANY WORK ON EXISTING ROADWAYS THAT HAVE BEEN ACCEPTED BY VDOT. CURRENTLY, THE EXISTING ROADWAY INTERSECTIONS FOR THIS DEVELOPMENT ARE UNDER CONSTRUCTION AND HAVE NOT YET BEEN ACCEPTED BY VDOT. NO MOT PLAN IS REQUIRED AT THIS TIME FOR THE IMPROVEMENTS AT THE ENTRANCES.
3. IF A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED, THEN IT SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.



NOTE: A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

NOTES:
1. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
NOTE: WALLS WITH HEIGHT OF 30" OR GREATER SHALL REQUIRE HANDRAILS.

CE

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PROJECT

2022200

JOB NO.

SHEET

3

SHEET NO.

SCALE

1"=30'

SITE PLAN

SKYLINE RIDGE INITIAL SITE PLAN

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMISSION	6/06/22

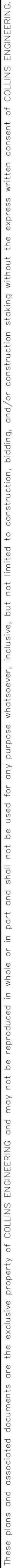
COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS, P.E.

No. 35791

06/06/22

PROFESSIONAL ENGINEER



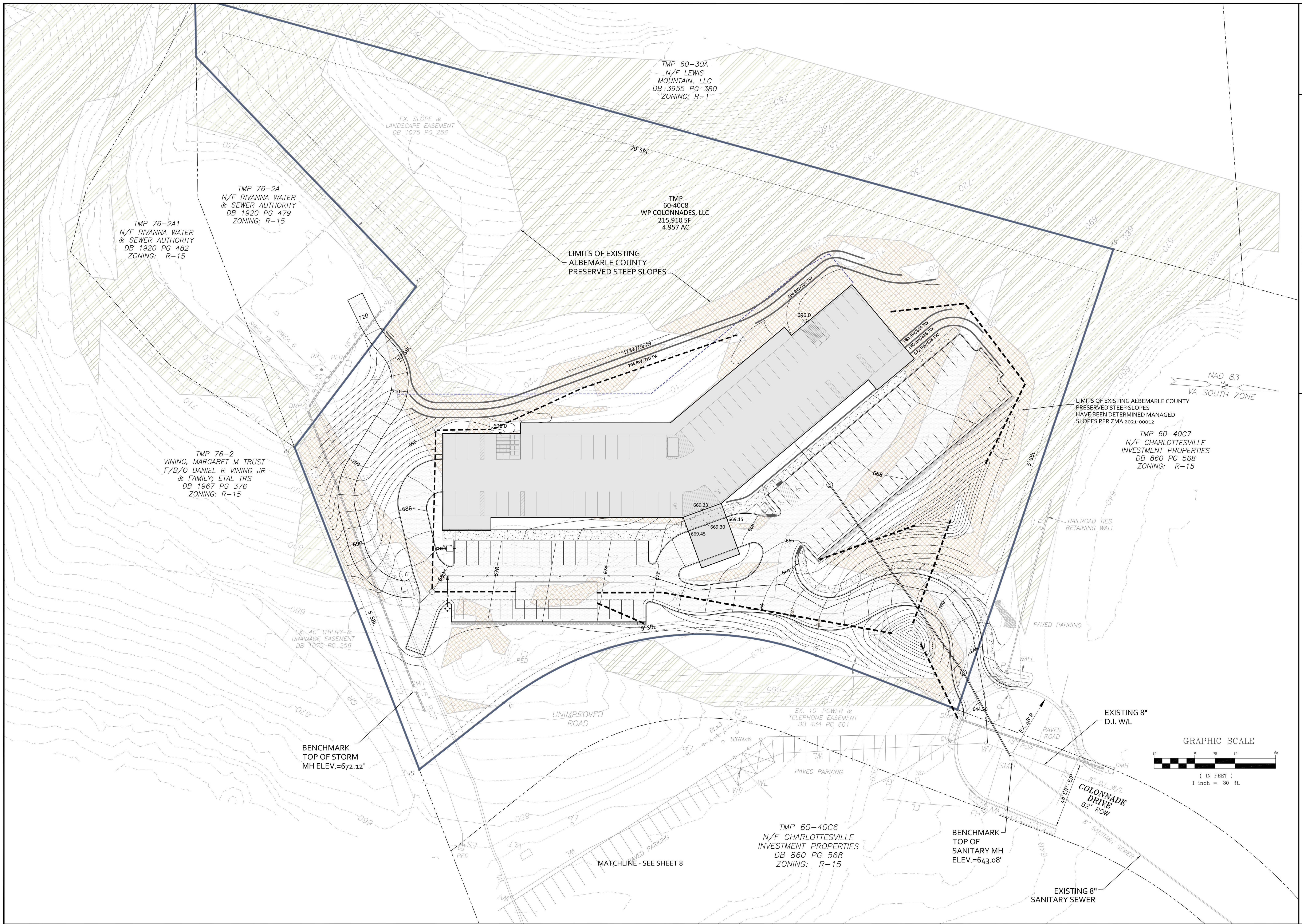
DATE	REVISION DESCRIPTION
6/06/22	INITIAL SITE PLAN SUBMISSION

DATE	REVISION DESCRIPTION
6/06/22	INITIAL SITE PLAN SUBMISSION

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

GRADING & UTILITY PLAN

PROJECT	SHEET
JOB NO. 202200	
SCALE 1"=30'	
SHEET NO. 4	



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

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.

ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.

iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.

iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAYING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAYING COURSE AS SOON AS POSSIBLE.

vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

vii. 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.

viii. 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.

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 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 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 TRANSPORTAION 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.

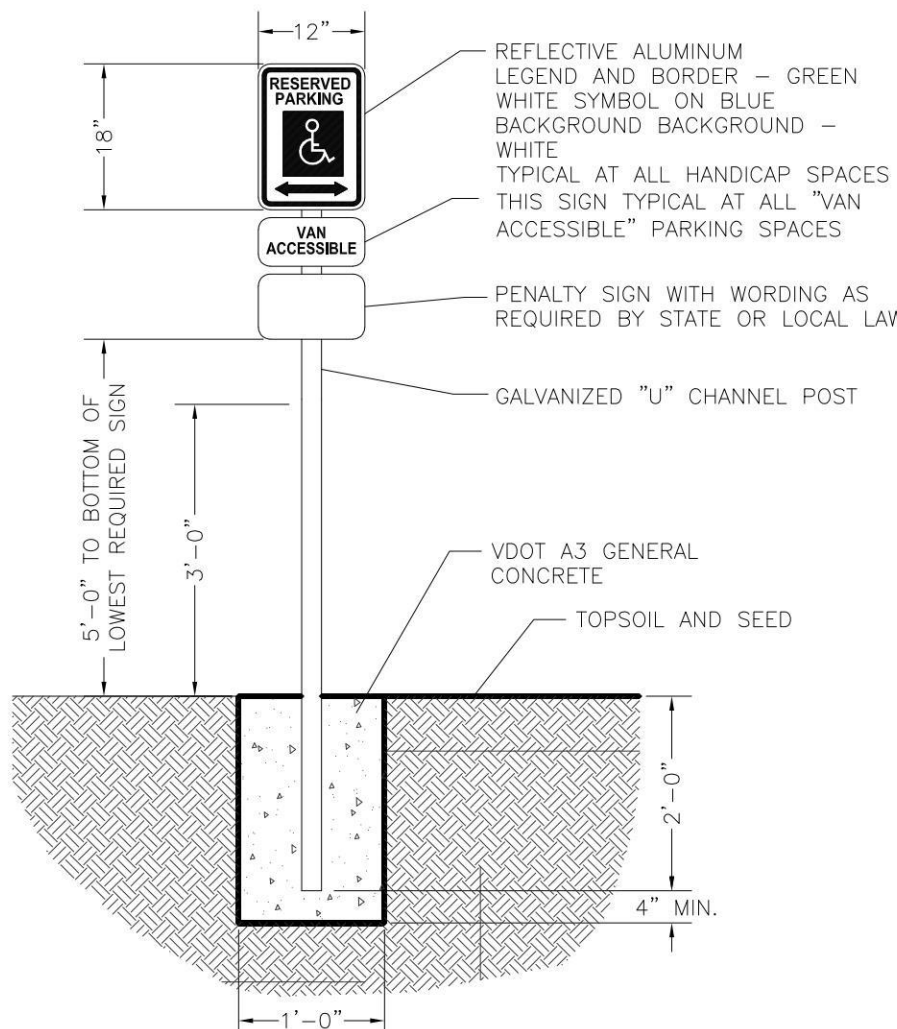
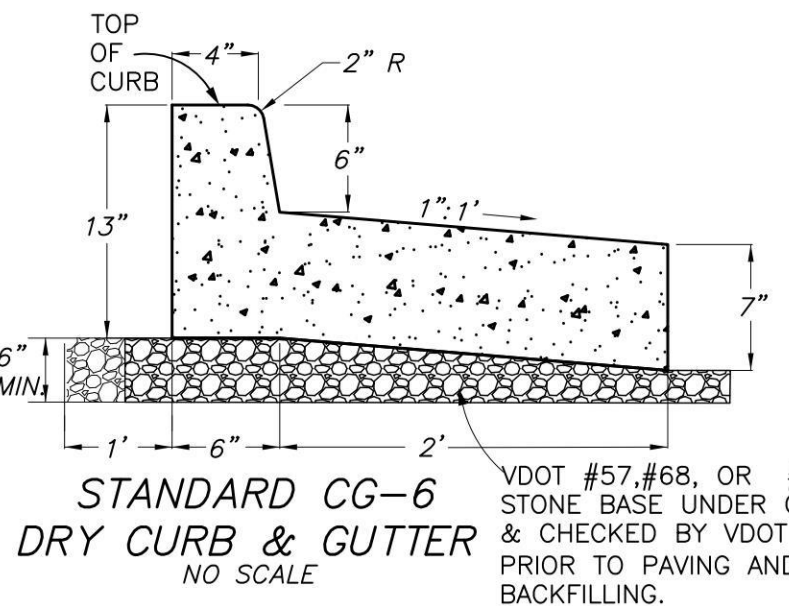
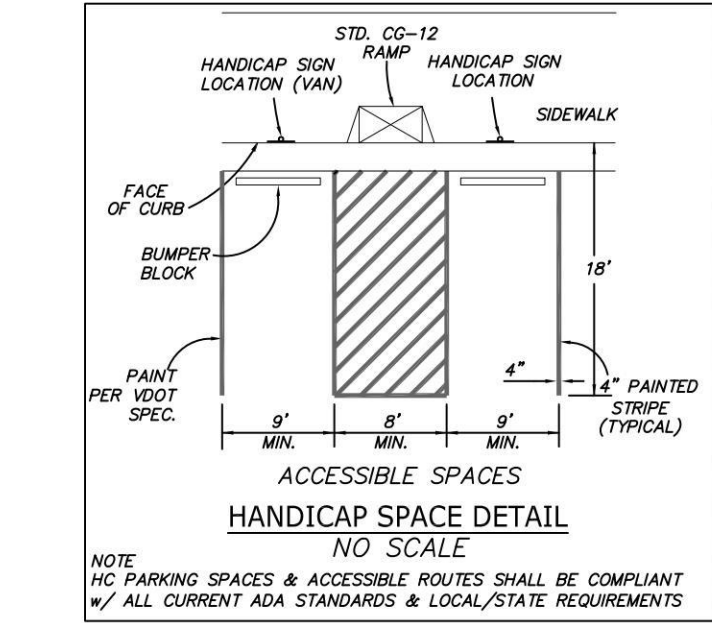
PAVEMENT

- 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.

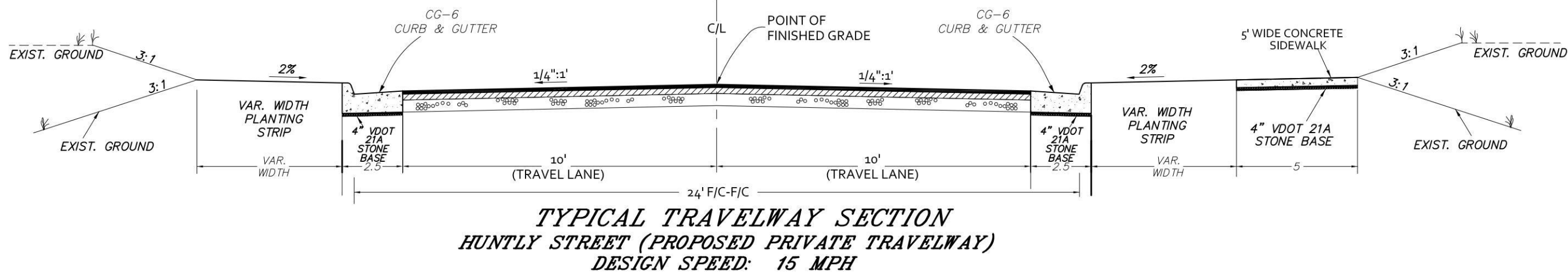
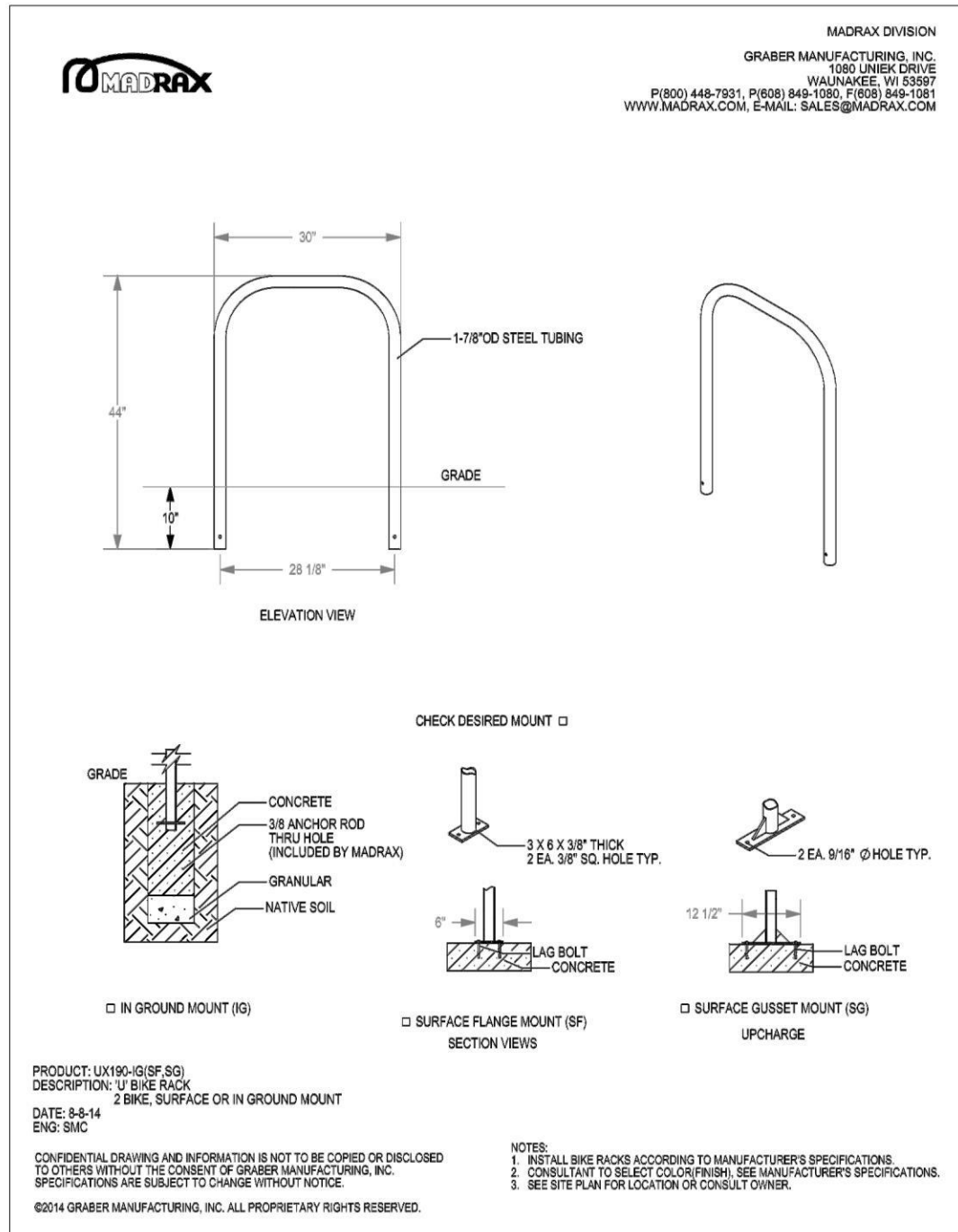
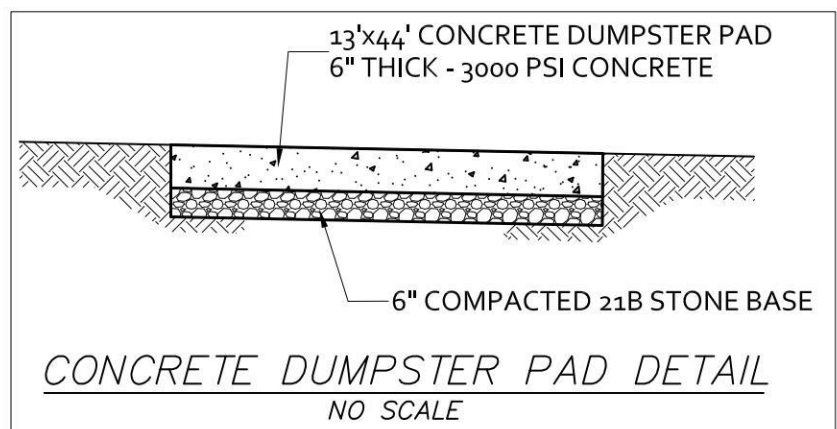
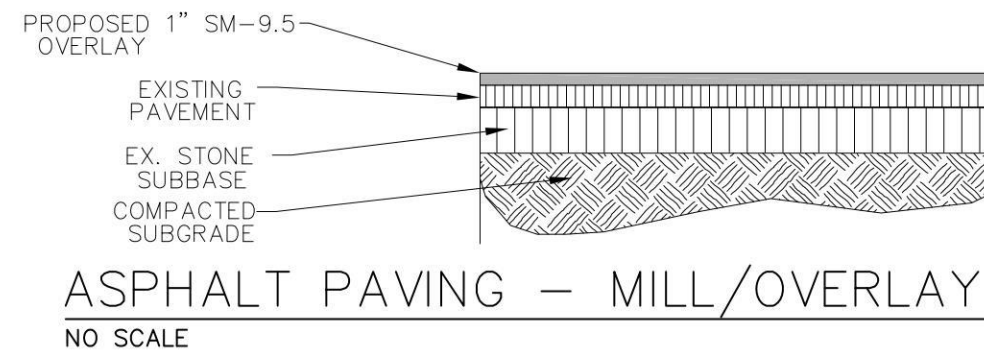
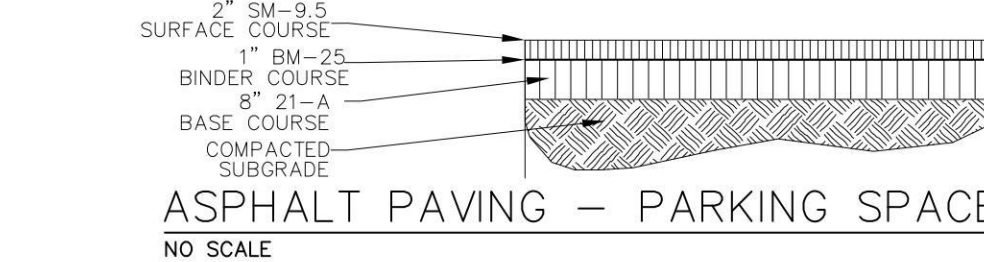
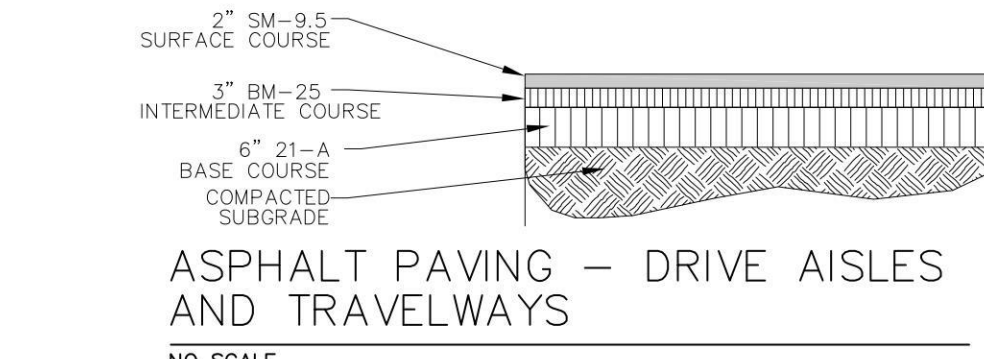
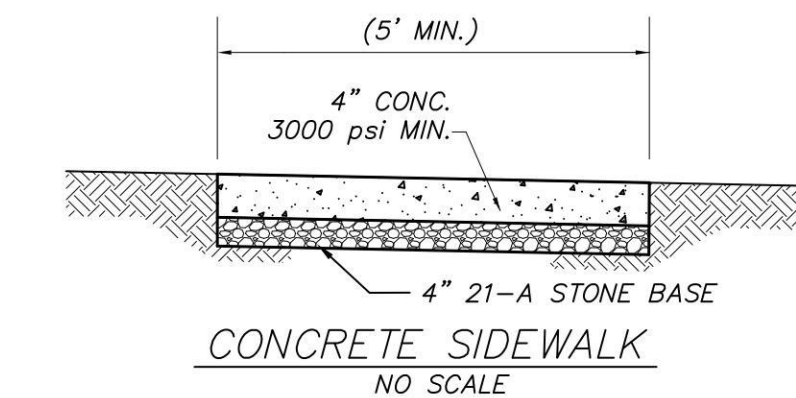
ALBEMARLE COUNTY

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, SEEDDED, 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).



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
ONE AT EACH HANDICAP SPACE, WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMISSION	6/06/22

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

PROJECT
JOB NO.
202200
SCALE
AS SHOWN
SHEET NO.
5

SKYLINE RIDGE INITIAL SITE PLAN

NOTES & DETAILS

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