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RIVANNA FUTURES - LAND BAY 50

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

RELATED APPLICATIONS
SDP-2025-00068
WPO-2025-00058

PROJECT SUMMARY

NAME OF PROJECT: RIVANNA FUTURES

PROJECT ADDRESS: 2055 BOULDERS RD
CHARLOTTESVILLE, VA 22911

DEVELOPMENT TYPE: BY-RIGHT PUBLIC USE

PROJECT NARRATIVE: **THIS PROJECT INCLUDES THE WORK ITEMS DEFINED WITHIN "LAND BAY 50" (LB50) AT THE COUNTY OF ALBEMARLE'S RIVANNA FUTURES PROJECT.**
THIS WORK IS BEING PERFORMED IN LINE WITH THE EXPECTATIONS EXPRESSED BY THE VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP (VEDP) – SPECIFICALLY THE VIRGINIA BUSINESS READY SITES PROGRAM (VBRSP) – WHICH DEVIATES SLIGHTLY FROM TRADITIONAL DEVELOPMENT TRAJECTORIES. THE COUNTY OF ALBEMARLE'S OFFICE OF ECONOMIC DEVELOPMENT HAS BEEN WORKING IN CLOSE COLLABORATION WITH VEDP TO BRING SITES TO MARKET FOR ECONOMIC DEVELOPMENT OPPORTUNITIES – AND IN THE CASE OF THIS PROJECT, THE WORK IS FOR MASS GRADING ONLY. VEDP CAN HELP MATCH PARTNERS WHO NEED LAND WITH OWNERS WHO HAVE LAND AVAILABLE. SUCH IS THE INTENT OF THIS PROJECT – TO HAVE LAND AVAILABLE FOR DEVELOPMENT PARTNERS.

PLANNING HISTORY: **ZMA-2024-000002**

APPLICANT/OWNER:
CONTACT: COUNTY OF ALBEMARLE
BLAKE ABPLANALP
ADDRESS: 401 MCINTIRE ROAD
CHARLOTTESVILLE, VA 22902
PHONE: 434-872-4501, EXT 3244
EMAIL: BABPLANALP@ALBEMARLE.ORG

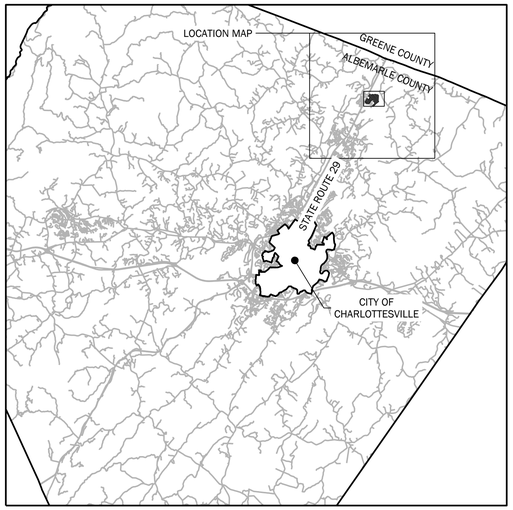
ENGINEER OF RECORD:
CONTACT: LINE AND GRADE CIVIL ENGINEERING
RYAN CHENEY, PE
ADDRESS: 222 WEST SOUTH STREET
CHARLOTTESVILLE, VA 22902
PHONE: 434-262-0169
EMAIL: RCHENEY@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:
SOURCE: FIELD & AERIAL SURVEY (FIELD VERIFIED BY DANIEL HYER, PE 04/18/2025)
HORIZONTAL DATUM: NAD83 VASP SOUTH ZONE
VERTICAL DATUM: NAVD88
CONTACT: LINCOLN SURVEYING
CHRIS KEAN
ADDRESS: 632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901
PHONE: 434-974-1417
EMAIL: CHRIS.KEAN@LINCOLNSURVEYING.COM

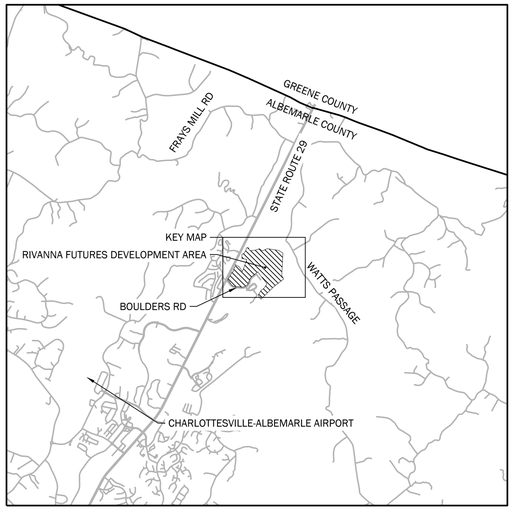
PARCELS:
PARCEL ID: 03300-00-00-001D0, 03300-00-00-00100, 03300-00-00-01000
OWNER: COUNTY OF ALBEMARLE
CONTACT: 401 MCINTIRE RD
CHARLOTTESVILLE, VA 22902
ZONED: LIGHT INDUSTRIAL, RURAL AREAS
MAG. DISTRICT: RIVANNA
OVERLAYS: AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, FLOOD HAZARD, STEEP SLOPES MANAGED & PRESERVED
PROFFERS: ZMA -2024-00002
LEGAL AREA: 116.20 AC, 57.44 AC, 72.14 AC

WATERSHED:
NONE OF THE PROPERTIES WITHIN THE LIMITS OF THIS PLAN ARE LOCATED IN A WATER SUPPLY WATERSHED.

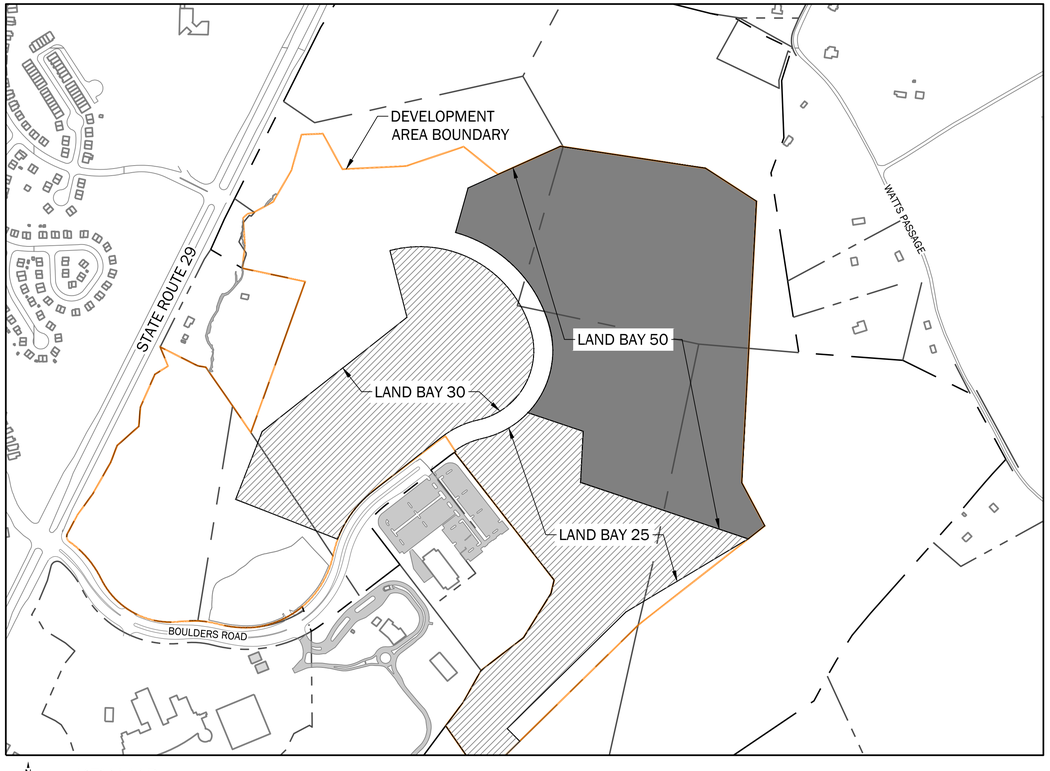
PROPOSED SITE PLAN REQUIREMENTS	ALLOWED OR REQ'D
BUILDING HEIGHT:	
MAX HEIGHT ALLOWED =	65 FT
EXISTING BUILDING HEIGHT =	25 FT
PROPOSED BUILDING HEIGHT (SPECIAL EXCEPTION) =	VARIABLE, MAX 115 FT
SETBACKS:	
MIN FRONT BUILDING SETBACK =	10 FT
MAX FRONT BUILDING SETBACK =	0 FT
SIDE AND REAR MIN BUILDING SETBACK ADJACENT TO RURAL =	50 FT
SIDE AND READ MIN BUILDING SETBACK ADJACENT TO COMMERCIAL =	0 FT
MIN FRONT PARKING SETBACK =	10 FT
MIN SIDE AND REAR PARKING SETBACK =	30 FT
BUILDING FOOTPRINTS:	
EXISTING BUILDINGS	3,550 SF
PROPOSED BUILDINGS	400,000 SF



1 VICINITY MAP
1" = 20000': 0 20000 40000



2 LOCATION MAP
1" = 5000': 0 5000 10000



3 KEY MAP
1" = 400': 0 400 800

DESIGN INFORMATION:

DESIGN MANUALS REFERENCED:
VIRGINIA STORMWATER HANDBOOK v1.1
ALBEMARLE COUNTY DESIGN STANDARDS MANUAL
CLASSIFICATIONS:
DESIGN SPEED: N/A
ADDITIONAL INFORMATION:
DISTURBANCE AREA: 53.37 AC (2,325,000 SF)
PROPOSED IMPERVIOUS AREA: 0 SF
MISS UTILITY TICKET NO.: A511802110, A511802149
12 DIGIT HUC CODE: 020802040303

UTILITY OWNERS:

COMM.:	BRIGHTSPEED, COMCAST
POWER:	RAPPAHANNOCK ELECTRIC COOPERATIVE
GAS:	CHARLOTTESVILLE GAS
WATER:	ALBEMARLE SANITARY AUTHORITY
STORM SEWER:	VDOT, ALBEMARLE, PRIVATE
SANITARY SEWER:	ALBEMARLE SANITARY AUTHORITY

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C1.1	Existing Conditions and Demolition Plan
C1.2	Existing Conditions and Demolition Plan
C1.3	Existing Conditions and Demolition Plan
C2.0	Proposed Overall Map
C2.1	Site Plan
C2.2	Site Plan
C2.3	Site Plan
11	TOTAL SHEETS

TITLE SHEET

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
Lic. No. 042080980
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1 - 10/09/2025
1ST ISP SUBMISSION

LINE AND GRADE
Civil Engineering

C0.0

L+G PROJECT NUMBER: 2501001

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GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (VDOT R&B STDS & SPECS), DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE RULES AND REGULATIONS GOVERNING WATER AND SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR THE PLAN APPROVING AUTHORITY, AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL ORDINANCES, CODES, AND LAWS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, MATERIALS, DIMENSIONS, LOCATIONS, AND EXISTING ELEMENTS TO REMAIN PRIOR TO BEGINNING ANY WORK. IF CONDITIONS VARY FROM WHAT IS REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
3. LOCATION OF EXISTING ELEMENTS SHOWN IN THESE DRAWINGS SHALL BE CONSIDERED RELATIVE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR IF DEEMED CRITICAL FOR PROPER EXECUTION OF THE WORK.
4. SECTION CUTS AND DETAIL CALLOUTS INDICATED IN THE DRAWINGS ARE TYPICAL FOR THE PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AND MAY NOT BE SHOWN EVERYWHERE THEY APPLY.
5. SYMBOLS IN THE DRAWINGS ARE NOT TO SCALE.
6. STATION VALUES REFERENCE CENTERLINE OR CONSTRUCTION BASELINE STATIONING, UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, BUILDING OCCUPANTS, PROPERTY, VEHICLES, AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE WITH OSHA AND ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DAMAGES RESULTING FROM CONSTRUCTION ACTIVITIES.
9. EQUIPMENT AND MATERIALS SHALL BE STORED IN DESIGNATED AREAS WHICH WILL NOT CAUSE HARM OR IMPACTS TO VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEASURES TAKEN TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY IS PARAMOUNT.
10. EQUIPMENT AND MATERIAL STORAGE SHALL NOT ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT OF WAY, OR ADJOINING GROUNDS.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND GROUNDS CAUSED BY THE CARELESSNESS OR NEGLECT OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.
12. DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION READY FOR IMMEDIATE USE, DISTRIBUTED AROUND THE PROJECT, INCLUDING IN TEMPORARY STRUCTURES. EXISTING FIRE HOSE CONNECTIONS SHALL BE ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. MATERIALS AND DEBRIS SHALL NOT BE STORED IN FRONT OF THE CONNECTION, THUS PREVENTING ACCESS. WHEN NECESSARY TO OBSTRUCT ACCESS TO PERFORM THE WORK, THE CONTRACTOR SHALL COORDINATE ACCESS PROCEDURES WITH THE FIRE MARSHALL PRIOR TO PERFORMING WORK.
13. ALL WORK AREAS SHALL BE CLEANED AT THE END OF EACH WORK DAY.
14. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION.
15. ALL WORK SHALL BE LAID OUT PRIOR TO INSTALLATION OF NEW WORK. LAYOUT SHALL BE BASED ON FIELD MEASUREMENTS TO EXISTING ELEMENTS THAT WILL REMAIN IN PLACE AND PROTECTED SURVEY BENCHMARKS. DO NOT START INSTALLATION OF WORK UNTIL LAYOUT IS COMPLETE AND POTENTIAL CONFLICTS HAVE BEEN IDENTIFIED AND ADDRESSED.
16. PROTECTION OF THE WORK: EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST, OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
17. PROTECT EXISTING MATERIALS DURING INSTALLATION OF TEMPORARY CONSTRUCTION AND PROTECTION ELEMENTS. DO NOT DEFACE OR REMOVE EXISTING MATERIALS IF INTENDED TO STAY. ATTACHMENTS OF TEMPORARY PROTECTION TO EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
18. OBTAIN ENGINEER REVIEW AND WRITTEN APPROVAL IN THE FORM OF A CONSTRUCTION CHANGE DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.
19. NOTIFY ENGINEER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIALS OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING OR THAWING OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL DIRECTED BY THE ENGINEER.
20. WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.
21. WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED, CLEANED AND REUSED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIALS THEMSELVES, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE. WHEN CLEANING, MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE BEEN CLEANED AND IDENTIFIED FOR ACCEPTABLE CLEANING LEVELS. AVOID OVER CLEANING TO PREVENT DAMAGE TO EXISTING MATERIALS DURING CLEANING.
22. TEMPORARY MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE FOR REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS, AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
23. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR A PROJECT SPECIFIC LIST OF REQUIRED SUBMITTALS PRIOR TO PROCURING MATERIALS. PROVIDE SUBMITTALS FOR ALL SITE SPECIFIC STRUCTURES, UTILITIES, DEVICES, AND MATERIALS. IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED ON THE PLANS, SUBMITTALS WILL NOT BE REQUIRED FOR THOSE PRODUCTS UNLESS MODIFICATION OF MATERIAL OR INSTALLATION PROCEDURE IS REQUIRED. SUBMITTALS ARE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.
24. CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES TO MARK ALL WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL PRIVATE UTILITIES WITHIN ALL WORK AREAS.
25. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL NOT BE TRIMMED OR CUT WITHOUT THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUB-CONTRACTORS, SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION CONTROL MEASURES, INCLUDING DUST, SPILLS, AND IMPACTS FROM WIND AND RUNOFF.
27. 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 FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 ext 131.

WORK AREA PROTECTION AND MAINTENANCE:

1. CLEARING AND GRUBBING SHALL BE CONFINED TO THE PERMITTED LIMITS OF DISTURBANCE (LOD) AS SHOWN IN THE DRAWINGS. AS DETERMINED BY THE VESMP AUTHORITY, ANY NON-PERMITTED DISTURBANCE OUTSIDE THE LOD SHALL BE MITIGATED AT THE SOLE EXPENSE OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL AMENDMENTS, RESTORATIVE PLANTINGS, ADDITIONAL E&S MEASURES, PERMITTING AND ENGINEERING FEES, AND POLLUTANT REMOVAL CREDIT PURCHASES. THIS INCLUDES IMPACTS ASSOCIATED WITH CONSTRUCTION ACCESS OUTSIDE THE LOD.
2. DISTURBED AREAS NOT RECEIVING PAVEMENT, AND WHERE INDICATED ON PLANS, SHALL RECEIVE TOPSOIL AND PLANTINGS AS NECESSARY TO AFFECT PERMANENT VEGETATIVE COVER. SEED MIX SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, CH. 7, C-SSM-10.
3. CONTRACTOR SHALL NOTIFY PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
4. THE WORK SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES AT THE SOLE EXPENSE OF THE CONTRACTOR. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF BY THE CONTRACTOR AT A PERMITTED DISPOSAL SITE SEPARATE FROM THE WORK SITE.
5. RIGHT-OF-WAY MONUMENTS AND PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY STATE CODE OR ANY ORDINANCE ENACTED BY THE ---. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION AND SEDIMENT CONTROLS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR ADJACENT PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS.
7. CONTRACTOR SHALL CLEAN AND STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL, SEED, FERTILIZER, AND MULCH SHALL BE PLACED IN ACCORDANCE WITH --- STANDARDS ON ALL DISTURBED AREAS, UNLESS OTHERWISE INDICATED ON THE PLANS.
8. FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, AND EROSION AND SEDIMENT CONTROL, REFER TO THE DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, CHAPTER 7.
9. AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES.
10. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS. TEMPORARY CONTROLS SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO PROJECT CLOSEOUT.

CONCRETE AND ASPHALT:

1. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
2. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
3. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH --- STANDARDS.
4. 1/2 " PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
5. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
7. DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES:

1. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL "MISS UTILITY OF VIRGINIA" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
2. THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE. INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES. A PUBLIC UTILITY REPRESENTATIVE/INSPECTOR SHALL BE PRESENT DURING TEST EXCAVATIONS, WHERE REQUIRED.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER OF RECORD. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY COMPANY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. WORK SHALL BE SEQUENCED TO KEEP SERVICE INTERRUPTIONS TO A MINIMUM.
5. CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
6. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
7. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
8. CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
2. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
3. ALL BACKFILL SHALL CONSIST OF CLEAN BORROW FREE OF DELETERIOUS MATERIALS, EXCESSIVE ORGANIC CONTENT, AND TRASH.
4. THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE --- E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED. OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PERMITTED SEPARATELY BY THE CONTRACTOR.
6. PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
7. CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
8. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
9. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
10. ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

1. TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER HAVING JURISDICTION.
2. THE CURRENT VERSIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
3. ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
5. THE CONTRACTOR SHALL COORDINATE WORK TIMES WITH THE OWNER, ENGINEER OF RECORD, AND APPROPRIATE RIGHT-OF-WAY PERMITTING AGENCY. WORK SHALL BE STAGED AND SEQUENCED TO MINIMIZE IMPACTS TO TRAFFIC DURING PEAK TIMES. IF ANY LANE CLOSURES OR ENCROACHMENTS ARE REQUIRED, CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING ENCROACHMENT.
6. IF APPLICABLE, ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
7. WHEN WORK IN AN AREA OF EXCAVATION ADJACENT TO THE TRAVELWAY IS DISCONTINUED FOR A SHORT PERIOD OF TIME, SUCH AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
8. EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
9. CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC, UNLESS A DETOUR PLAN HAS BEEN PREPARED AND APPROVED.
10. IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
11. CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
12. ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
13. INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 6G.25 OF THE WORK AREA PROTECTION MANUAL.
14. USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
15. CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

FIRE PREVENTION:

1. SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
4. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
5. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
6. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
7. VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
8. GASOLINE AND OTHER FLAMMABLE LIQUIDS SHALL BE STORED AND DISPENSED FROM UL LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS' RECOMMENDATIONS.

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES

1. 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.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. 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.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. 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.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ALBEMARLE COUNTY GENERAL STREET CONSTRUCTION NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

ALBEMARLE COUNTY EROSION & SEDIMENT CONTROL NOTES

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAN MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE O SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

GENERAL NOTES

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
Lic. No. 0402060980
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 10/09/2025
1ST ISP SUBMISSION

LINE AND GRADE
Civil Engineering

C0.1

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PROPOSED	LEGEND	EXISTING
S	SANITARY CENTERLINE	S
W	WATER CENTERLINE	W
	STORM SEWER	
GAS	GAS LINE	GAS
UGE	UNDERGROUND POWER	UGE
COMM	UNDERGROUND COMMUNICATIONS	COMM
OVHD	OVERHEAD UTILITY	OVHD
382	CONTOUR LINE	382
	UTILITY POLE	
	CURB / CURB AND GUTTER	
	SPILL CURB WITH TRANSITION AREA	
	DETECTABLE WARNING STRIP	
	ADA ACCESS PATH AND LANDING	
	PAVEMENT MARKING LINE	
12 4	PARKING / ADA PARKING COUNTERS	26 3
	SIGN	
	BUILDING INGRESS / EGRESS SYMBOL	
	BUILDING LINE	
	BUILDING OVERHEAD / PROJECTION	
	WALL	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	ROAD CENTERLINE	
	CHANNEL CENTERLINE	
	BERM CENTERLINE	
LOD	LIMITS OF DISTURBANCE	
	DAM BREAK INUNDATION ZONE: STATE	
	100-YR FLOODPLAIN	100-YR
	REGULATORY FLOODWAY	FW FW
	WATER PROTECTION ORDINANCE BUFFER	WPO
	WETLAND	
	WATER BODY	
	TREELINE	
	TREE / SHRUB	
	PRESERVED/MANAGED/CRITICAL SLOPES	
	CONCRETE	
	BMP/SWM	
	RIPRAP	
	DEVELOPMENT AREA BOUNDARY	

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR RATING	HSG
2C	Albemarle fine sandy loam, 7 to 15% slopes	0.24	C
2D	Albemarle fine sandy loam, 15 to 25% slopes	0.24	C
13C	Catoctin silt loam, 7 to 15% slopes, very stony	0.43	B
13D	Catoctin silt loam, 15 to 25% slopes, very stony	0.43	B
27B	Elioak loam, 2 to 7% slopes	0.28	B
2C	Elioak loam, 7 to 15% slopes	0.28	B
28C3	Elioak clay loam, 7 to 15% slopes, severely eroded	0.17	B
32B	Orenda silt loam, 2 to 7% slopes	0.37	C
32C	Orenda silt loam, 7 to 15% slopes	0.37	C
34C	Glenelg loam, 7 to 15% slopes	0.28	B
34D	Glenelg loam, 15 to 25% slopes	0.24	B
34E	Glenelg loam, 25 to 45% slopes	0.28	B
39E	Hazel loam, 25 to 45% slopes	0.32	B
56B	Meadowville loam, 2 to 7% slopes	0.24	A
83	Colvard fine sandy loam, 0 to 2% slopes	0.24	A
88	Udorthents, loamy 2 to 25% slopes	N/A	N/A

ABBREVIATIONS

AC	ACRES
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
CL	CENTERLINE
CF	CUBIC FEET
CG	CURB AND GUTTER
CONC	CONCRETE
D OR Δ	DELTA ANGLE
DIA	DIAMETER
EC	EDGE OF CONCRETE
EG	EXISTING GRADE
EL/ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FG	FINISHED GRADE
FND	FOUNDATION
GRVL	GRAVEL
HC	HANDICAP
HP	HIGH POINT
ID	INSIDE DIAMETER
IRR	IRRIGATION
INV	INVERT
LAT	LATERAL
LF	LINEAR FEET
LOD	LIMITS OF DISTURBANCE
LP	LOW POINT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
MIN	MINIMUM
ME	MATCH EXISTING
NIC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
O/S	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE / POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
ROW	RIGHT-OF-WAY
SAN	SANITARY SEWER
SCH	SCHEDULE (PIPE WALL THICKNESS)
SD	STORM DRAIN
SF	SQUARE FEET
SMH	SANITARY MANHOLE
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TEMP	TEMPORARY
THT	THROAT
TW	TOP OF WALL
TYP	TYPICAL
WSEL	WATER SURFACE ELEVATION

UTILITY DEMAND:

SEWER FLOW (AVERAGE DAILY DEMAND)				
USE	DESIGN UNIT		QUANTITY	FLOW PER USE (GPD)
Factories	25	GPD/person/8-hr shift	5,200	130,000
			TOTAL AVERAGE FLOW (GPD)	130,000
			PEAK FLOW (AVG FLOW x3, GPD)	390,000
			PEAK FLOW (CFS)	0.603

WATER FLOW (AVERAGE DAILY DEMAND)	
AVERAGE DAILY DEMAND (GPD)	370,000
MAXIMUM DAILY DEMAND (NON-RESIDENTIAL, AVG x1.3, GPD)	481,000
PEAK HOURLY DEMAND (AVG FLOW x2.7, GPD)	999,000

LEGEND

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
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PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 10/09/2025
1ST ISP SUBMISSION

LINE AND GRADE
Civil Engineering

C0.2

L+G PROJECT NUMBER: 2501001

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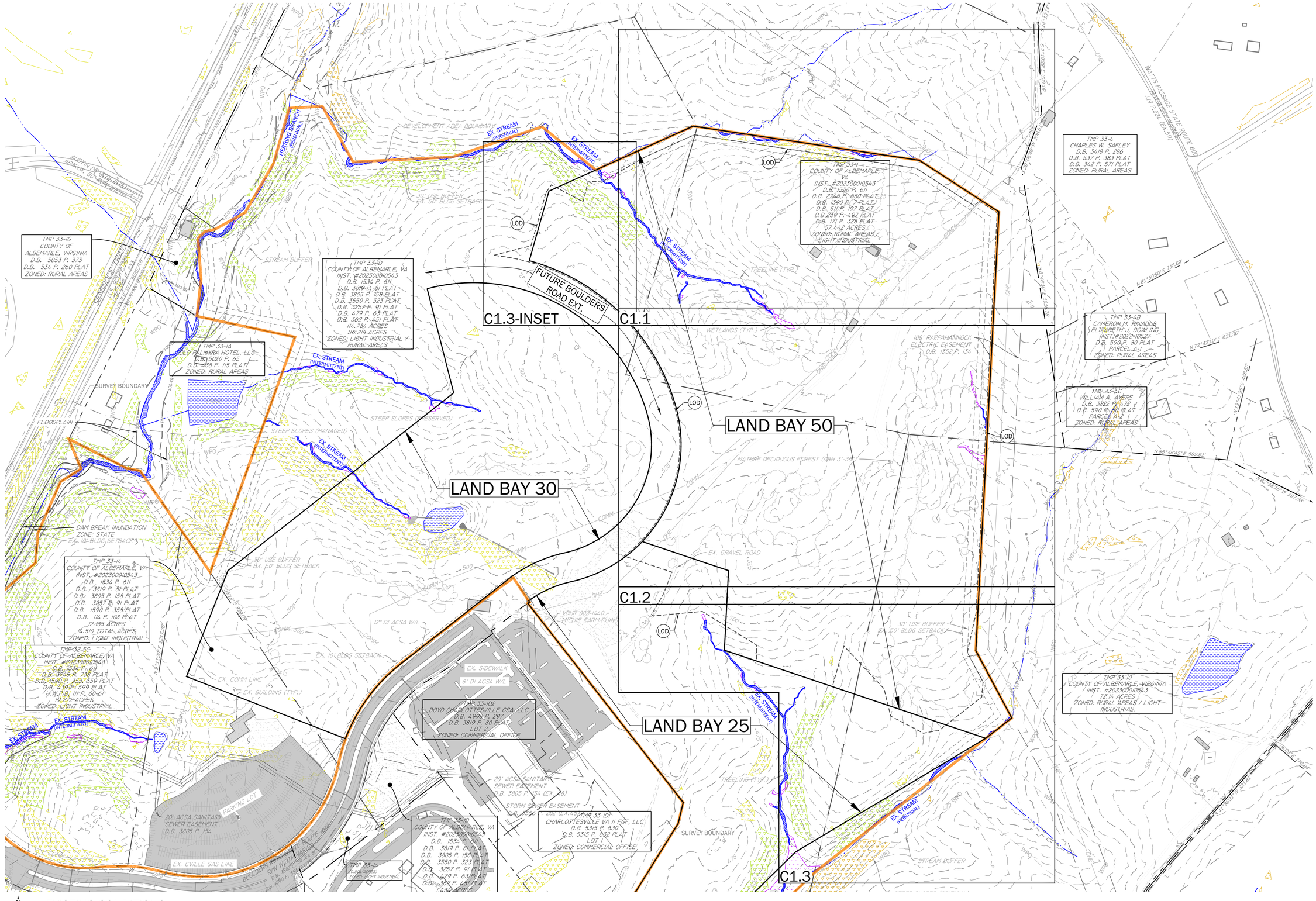

1 EXISTING CONDITIONS
1" = 150': 0 150 300

OVERALL MAP

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
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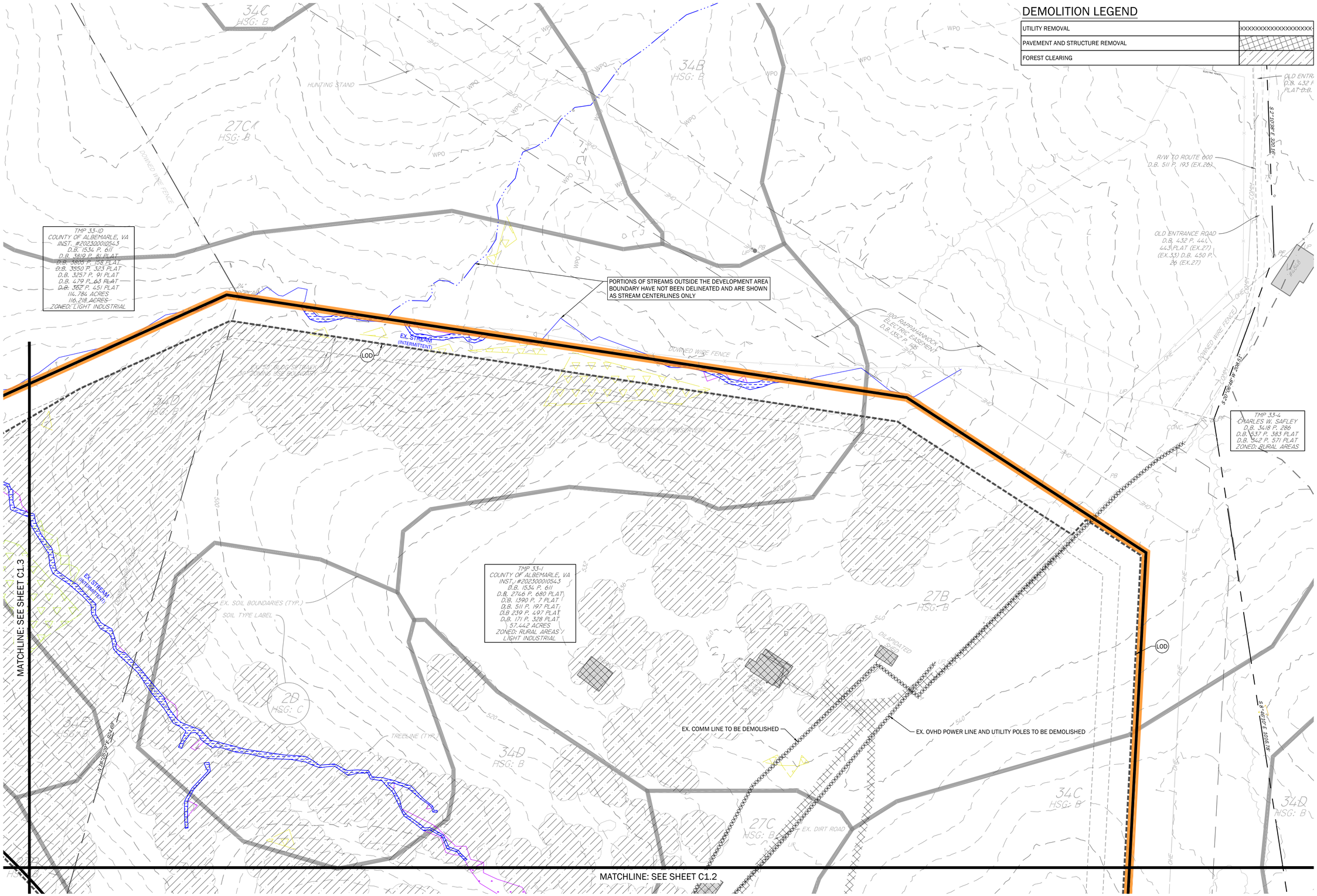

1 EXISTING CONDITIONS

1" = 50': 0 50 100

EXISTING CONDITIONS AND DEMOLITION PLAN

RIVANNA FUTURES - LAND BAY 50

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
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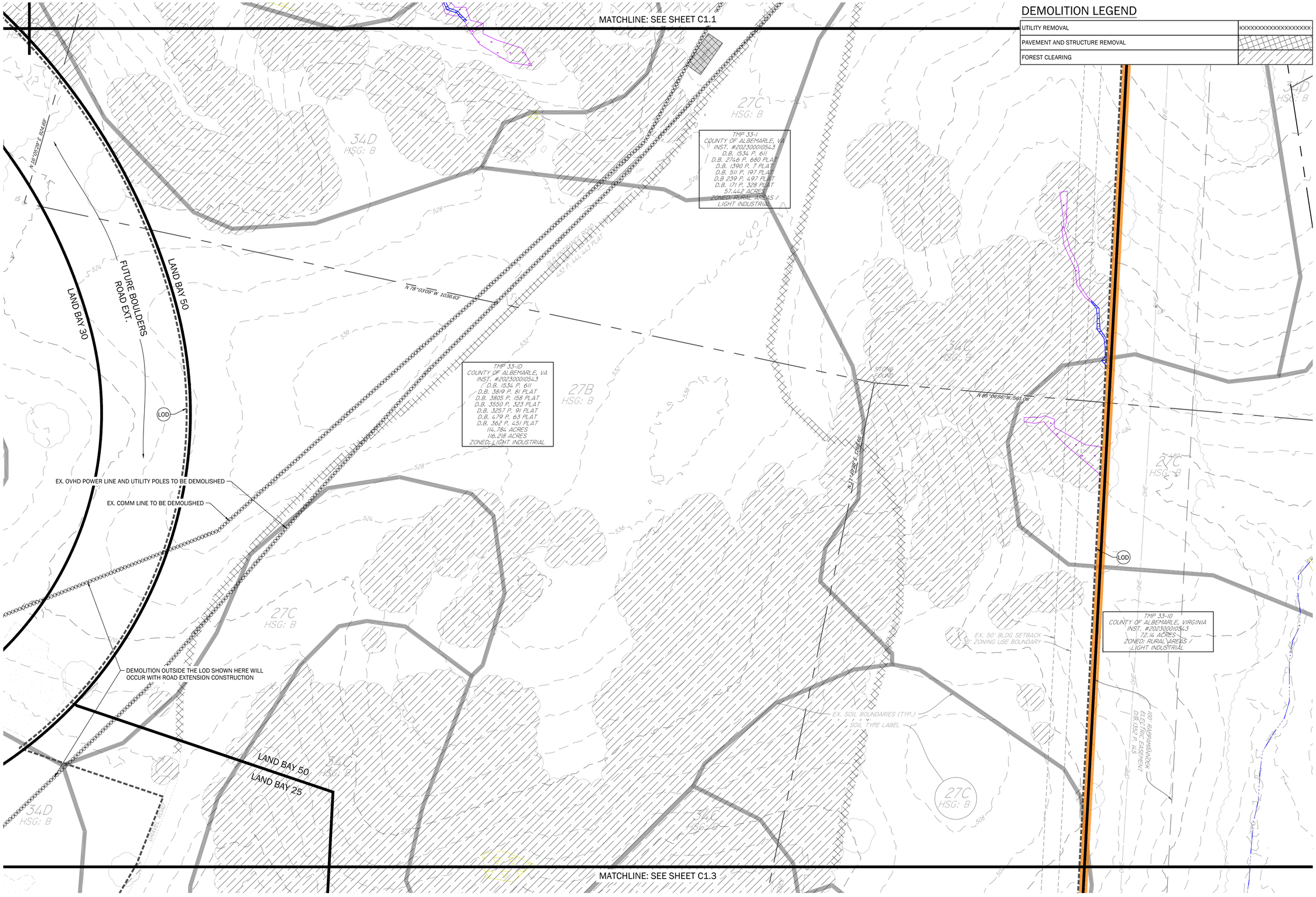

1 EXISTING OVERALL MAP

1" = 50': 0 50 100

EXISTING CONDITIONS AND DEMOLITION PLAN

RIVANNA FUTURES - LAND BAY 50

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
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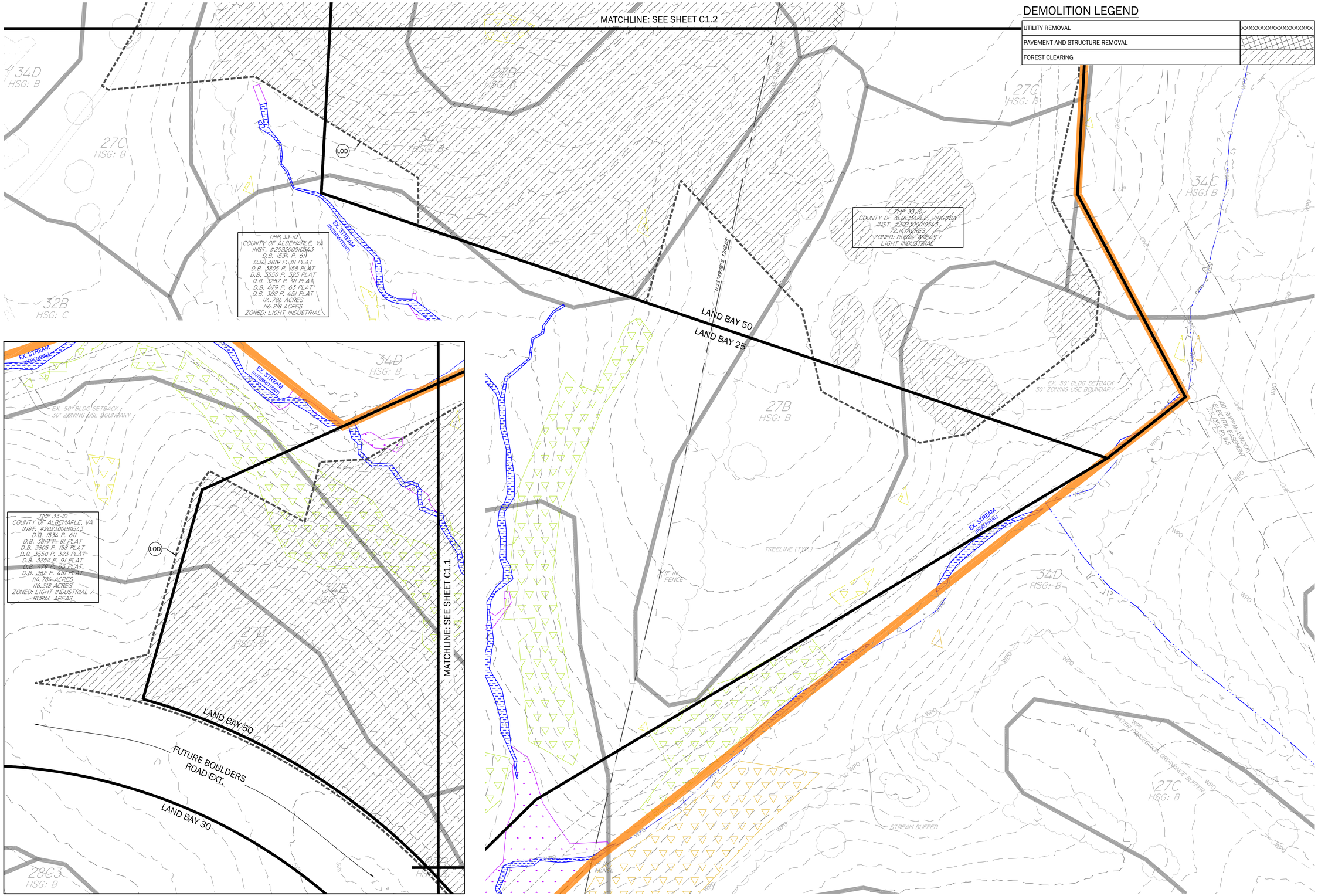
DEMOLITION LEGEND

UTILITY REMOVAL	XXXXXXXXXXXXXXXXXXXX
PAVEMENT AND STRUCTURE REMOVAL	
FOREST CLEARING	



1 EXISTING CONDITIONS
1" = 50': 0 50 100

2 EXISTING CONDITIONS
1" = 50': 0 50 100

EXISTING CONDITIONS AND DEMOLITION PLAN

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
Lic. No. 0402060980
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 10/09/2025 1ST ISP SUBMISSION

LINE AND GRADE
Civil Engineering

C1.3

L+G PROJECT NUMBER: 2501001

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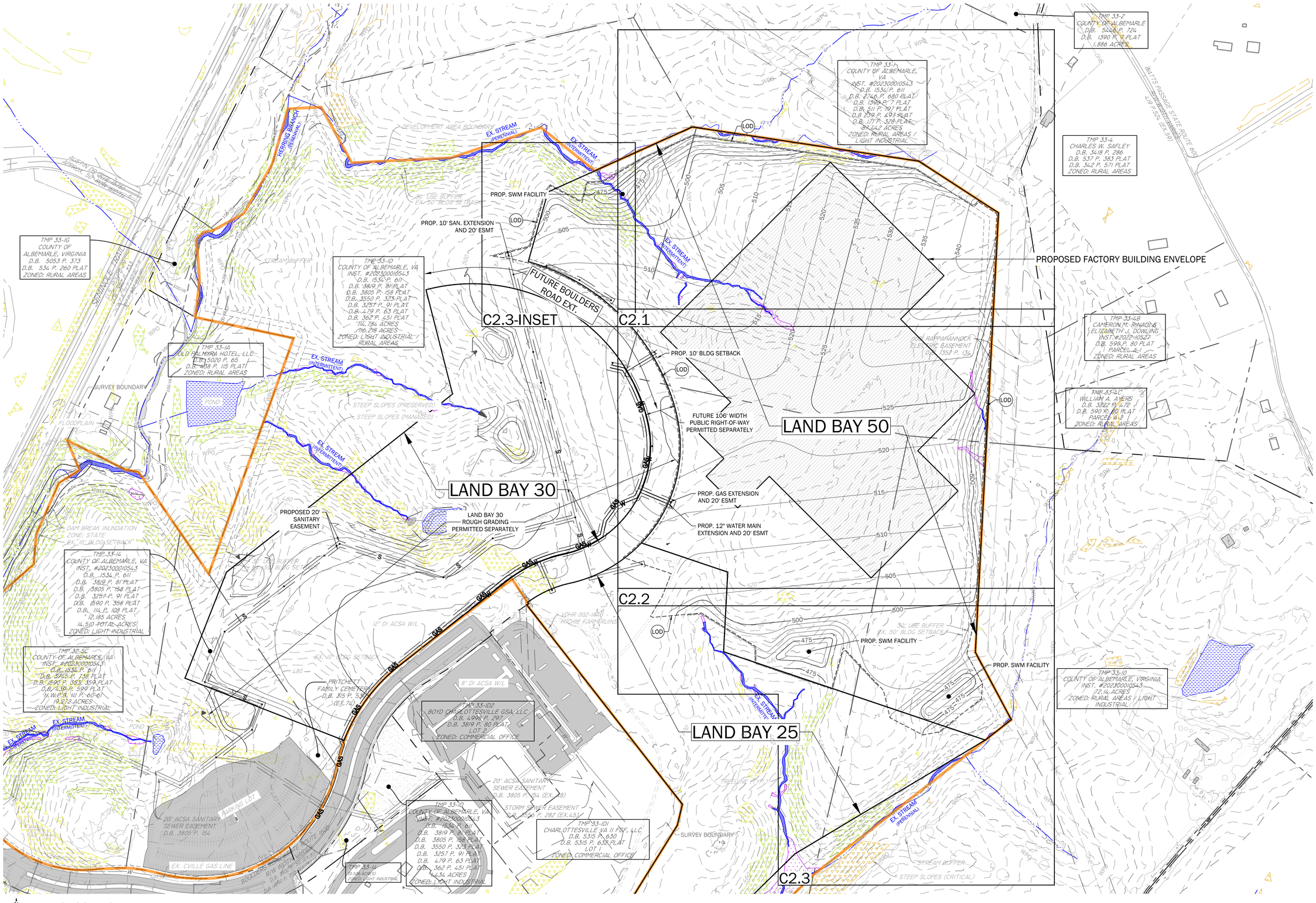

1 PROPOSED OVERALL MAP
1" = 150': 0 150 300

PROPOSED OVERALL MAP

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
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SUB No./DESCRIPTION
1: 10/09/2025 1ST ISP SUBMISSION

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C2.0

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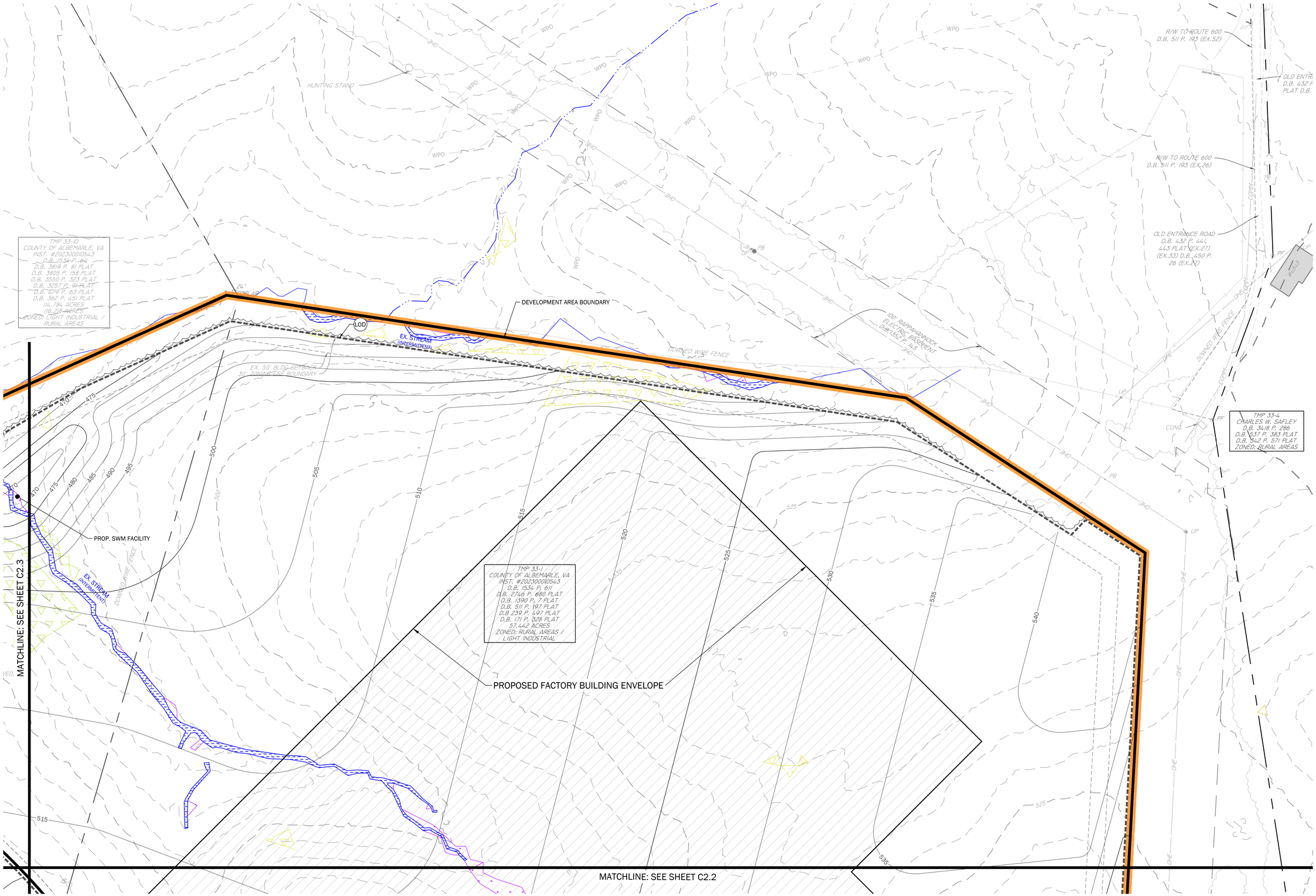

1 SITE PLAN

1" = 50': 0 50 100

SITE PLAN

RIVANNA FUTURES - LAND BAY 50

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
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SUB No./DESCRIPTION
1: 10/09/2025 1ST ISP SUBMISSION

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C2.1

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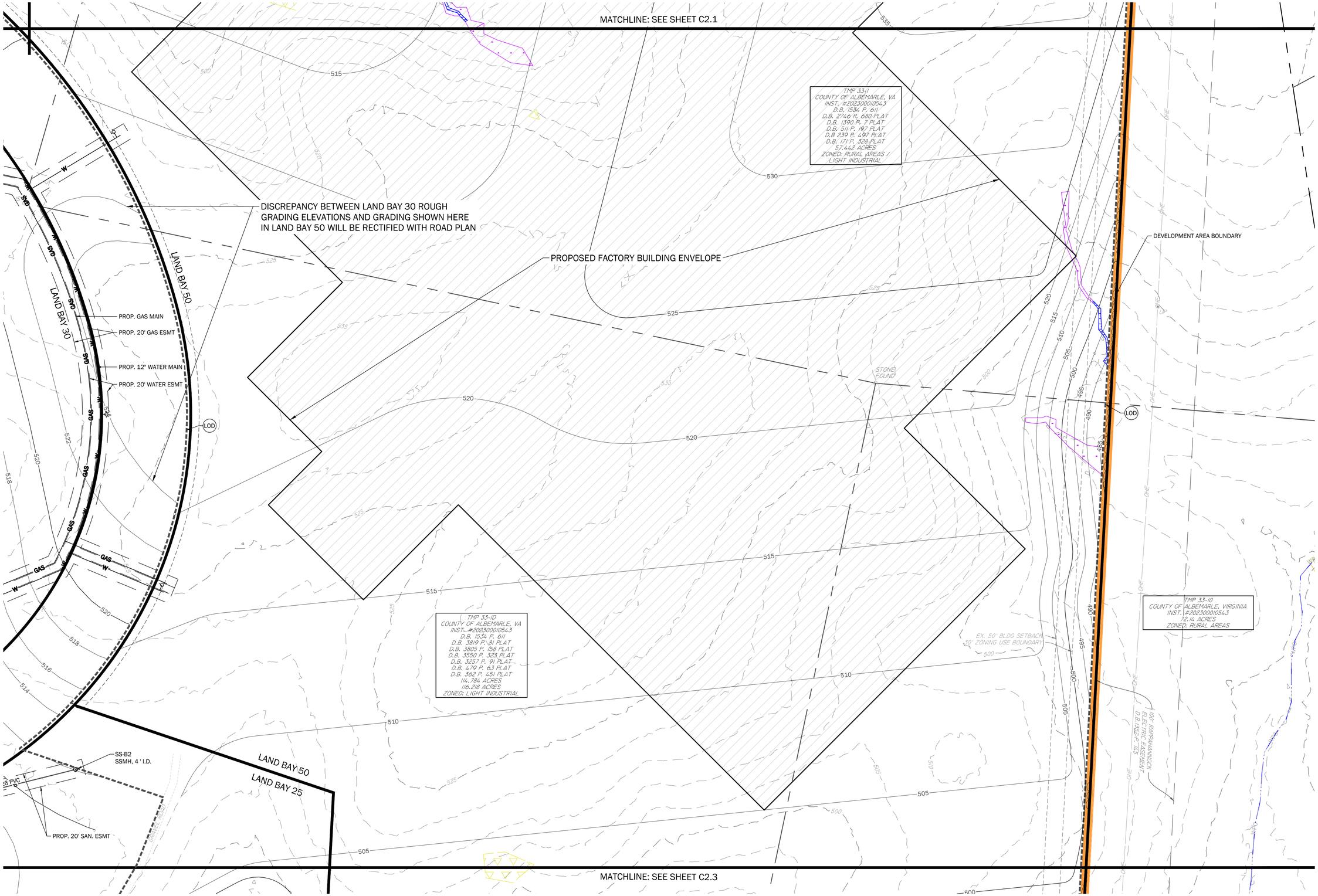

1 SITE PLAN

1" = 50': 0 50 100

SITE PLAN

RIVANNA FUTURES - LAND BAY 50

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
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SUB No.	DESCRIPTION
1:	10/09/2025 1ST ISP SUBMISSION

LINE AND GRADE

Civil Engineering

C2.2

L+G PROJECT NUMBER: 2501001

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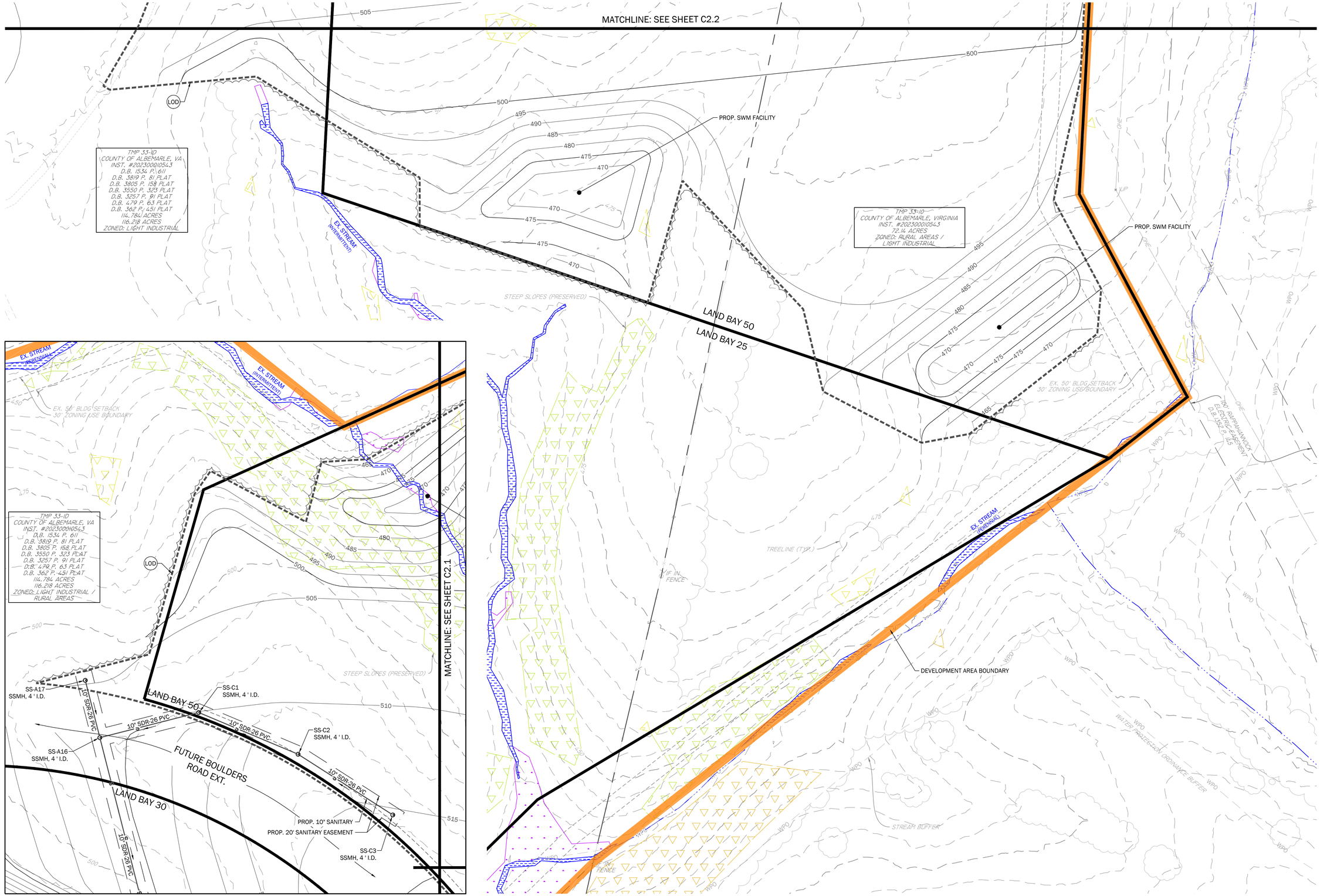

1 SITE PLAN
1" = 50': 0 50 100

2 SITE PLAN
1" = 50': 0 50 100

SITE PLAN

RIVANNA FUTURES - LAND BAY 50
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
10/09/2025
RYAN D. CHENEY
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SUB No./DESCRIPTION
1: 10/09/2025 1ST ISP SUBMISSION

LINE AND GRADE
Civil Engineering

C2.3

L+G PROJECT NUMBER: 2501001