

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL

INITIAL SITE PLAN SUBMISSION COUNTY OF ALBEMARLE, VIRGINIA

5/6/2019

SITE DATA:

TAX MAP PARCEL: 03200-00-00-01800 & 03200-00-00-01800

PARCEL AREA: 25.92 AC

LIMITS OF DISTURBANCE: 6.40 ACRES

ZONING: PD-IP (Cat. I or II)

OVERLAY DISTRICT: ENTRANCE CORRIDOR (EC).

SOURCE OF BOUNDARY AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
TELEPHONE: 540-885-0920
CONTACT: PAUL HUBER, L.S.
PAUL.HUBER@TIMMONS.COM

SURVEY CONDUCTED: MARCH 2019
DATUM: HORIZONTAL: NAD83(NA2011) VIRGINIA STATE GRID SOUTH
VERTICAL: NAVD88 VIA GPS RTK OBSERVATIONS

REQUIRED BUILDING SETBACKS: LOOP ROAD: 10 FT MINIMUM
30 FT MAXIMUM
SIDE & REAR: 20 FT

PROVIDED BUILDING SETBACKS: LOOP ROAD: 20.57 FT
SIDE & REAR: 88.77 FT (SIDE), 206.81 (REAR)

BUILDING HEIGHT: 32' (MAX)
16' (AVERAGE)

BUILDING SQUARE FOOTAGE: 71,848 SF

PROPOSED USE: MEDICAL REHABILITATION FACILITY

TOTAL IMPERVIOUS AREA (WITHIN PROJECT LIMITS): 3.51 ACRES

KNOX BOX REQUIRED, CONTACT ALBEMARLE COUNTY FIRE MARSHALL OFFICE FOR LOCATION.

WETLAND IMPACTS: WETLAND IMPACTS TO BE PERMITTED BY LAND OWNER

UTILITIES: ACSA

DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

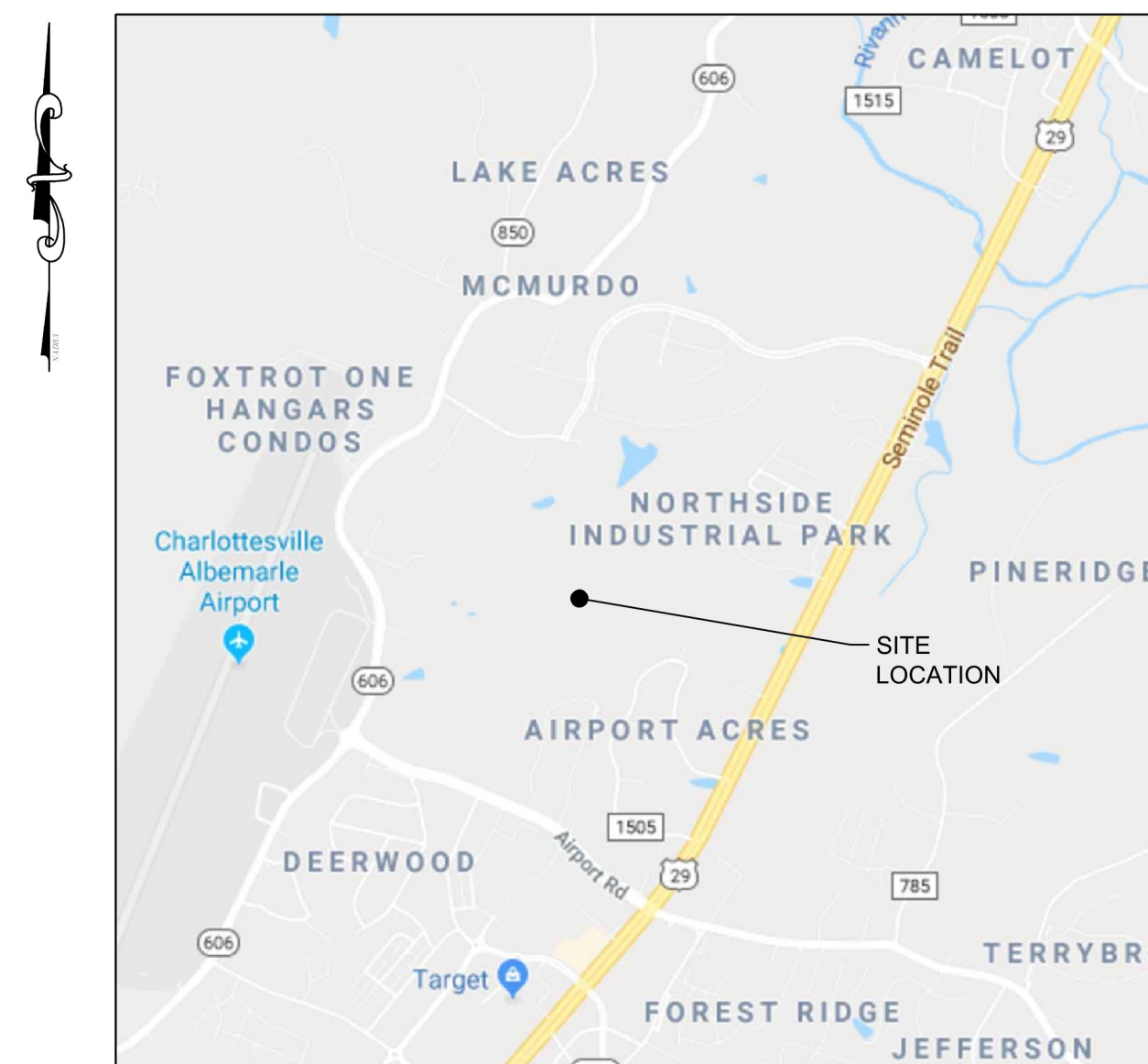
PARKING REQUIRED (PER HOSPITAL): (70+10 FUTURE) BEDS = 2 SPACE/BED = 160 SPACES
20% OF SPACES TO BE ADA ACCESSIBLE = 32 SPACES
TOTAL SPACES REQUIRED = 160

TOTAL PARKING PROVIDED: 128 REGULAR SPACES
32 ADA ACCESSIBLE (10 VAN)
TOTAL PROVIDED SPACES = 160 SPACES

SPECIAL FLOOD HAZARD AREA INFORMATION:
SPECIAL FLOOD HAZARD AREA (FLOODPLAIN)
YES [] NO [X]

TRIP GENERATION INFORMATION:
80-BED HOSPITAL USING ITE LAND USE CODE 610, ITE TRIP GENERATION MANUAL 10TH EDITION

DAILY TRIPS: 1,786
AM PEAK HOURS: 147 TRIPS (106 ENTER, 41 EXIT)
PM PEAK HOURS: 151 TRIPS (42 ENTER, 109 EXIT)



VICINITY MAP

1"=2000'

DEVELOPER:

ENCOMPASS HEALTH
3600 GRANDVIEW PARKWAY, SUITE 200
BIRMINGHAM, AL 35243
CONTACT: ELIZABETH MANN
TELEPHONE: (205) 970-7850

OWNER:

UNIVERSITY OF VIRGINIA FOUNDATION
P.O. BOX 400218
CHARLOTTESVILLE, VA 22904
CONTACT: TODD MARSHALL
TELEPHONE: (434) 924-2569

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JOHN HASH, P.E.
TELEPHONE: (434) 327-1691

Sheet Number	Sheet Title
C0.0	COVER
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C1.3	NOTES & DETAILS
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL PLAN PHASE 1
C3.3	EROSION & SEDIMENT CONTROL PLAN PHASE 2
C4.0	OVERALL PLAN
C4.1	LAYOUT & UTILITIES PLAN
C4.2	LAYOUT & UTILITIES PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING SHOT SPOTS PLAN
C5.3	GRADING SHOT SPOTS PLAN
C6.0	STORMWATER SUMMARY PLAN
C6.1	STORMWATER MANAGEMENT PLAN
C7.0	PROFILES
C7.1	PROFILES
L1.0	OVERALL LANDSCAPE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
L3.1	NOTES AND DETAILS

OF SHEETS =27

SIGNATURE PANEL:

DEPARTMENT OF COMMUNITY DEVELOPMENT,	APPROVAL	DATE
PLANNING & ZONING	_____	_____
ENGINEERING	_____	_____
INSPECTIONS	_____	_____
ARCHITECTURAL REVIEW BOARD	_____	_____
DEPARTMENT OF FIRE AND RESCUE	_____	_____
ALBEMARLE COUNTY SERVICE AUTHORITY	_____	_____
VIRGINIA DEPARTMENT OF TRANSPORTATION	_____	_____
HEALTH DEPARTMENT	_____	_____



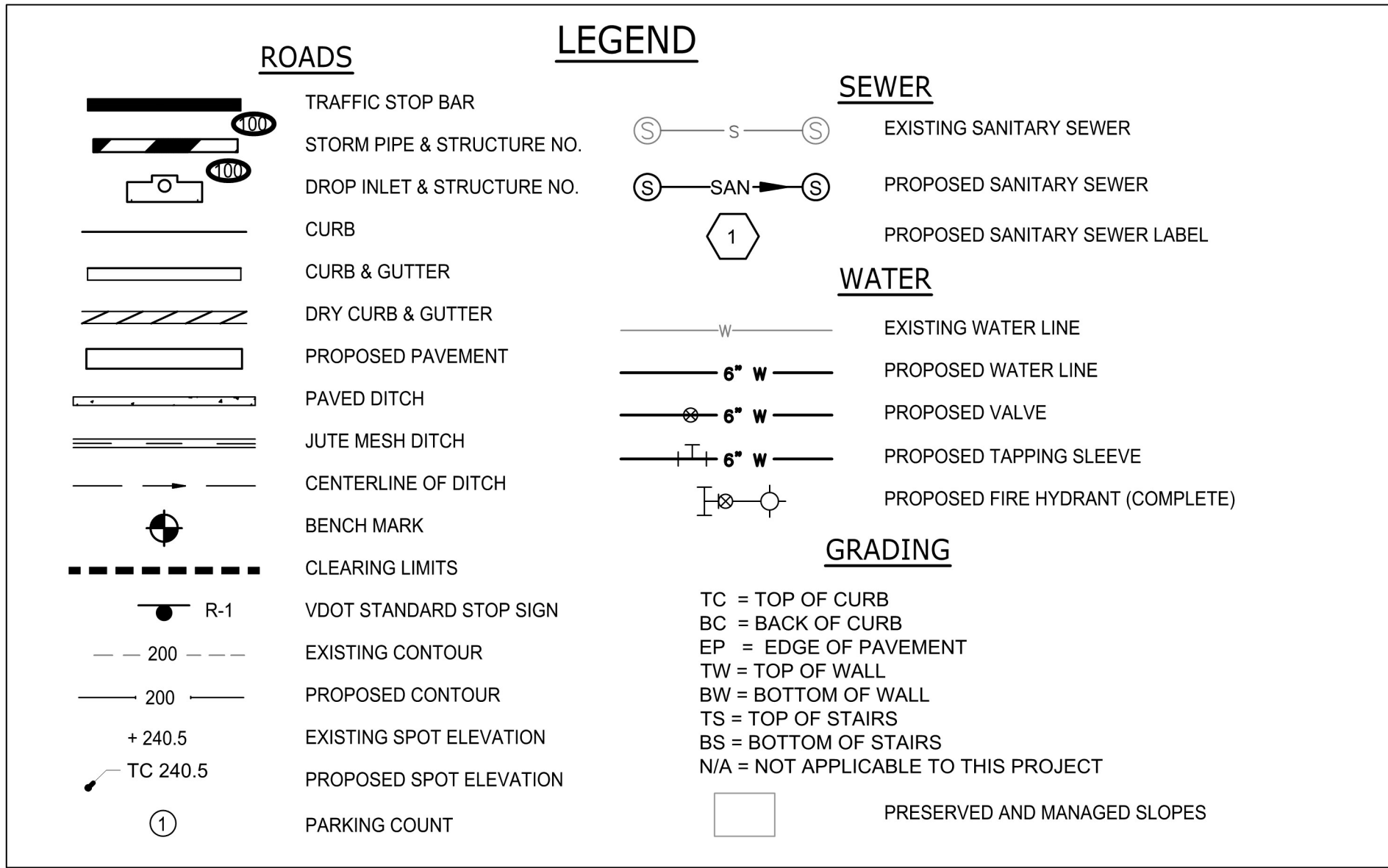
THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434-295-5624 FAX 434-295-5317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 5/6/2019
DRAWN BY: Z. DAHL
DESIGNED BY: A. ALLISON
CHECKED BY: J. HASH
SCALE: N.A.

TIMMONS GROUP
UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
COVER

JOB NO. 43266
SHEET NO. C0.0



GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
- LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
- VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC. PRIOR TO CONSTRUCTION.
- UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
- ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROOVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
- IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
- ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
- ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
- DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
- CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
- THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
- VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
- VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
- A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
- THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
- THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
- A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
- ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
- CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
- APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
- GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
- ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
- WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
- CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
- ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2008 UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
- THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
- HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
- ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY.
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

ALBEMARLE COUNTY ENGINEERING 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.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST 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).

BLASTING NOTES

- BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

- 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.
- PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
- 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 CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

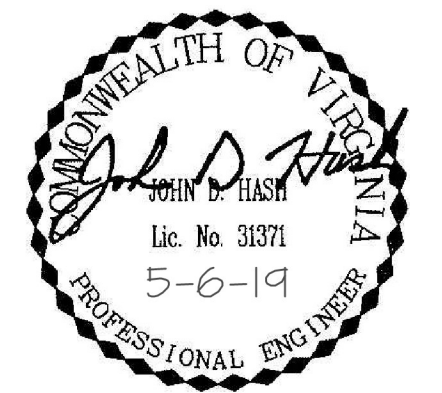
- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- 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.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
- 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.
- BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
- ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
- BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
- BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
- 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.
- 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 OF 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 APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 80LBS/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 APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WITHIN 1 YEAR OF THE DATE OF APPROVAL (WATER PROTECTION ORDINANCE SECTION 17.204G.)
- PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED, (WATER PROTECTION ORDINANCE SECTION 17-207B)

Albemarle County Engineering
Final Plan General Notes
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ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

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).



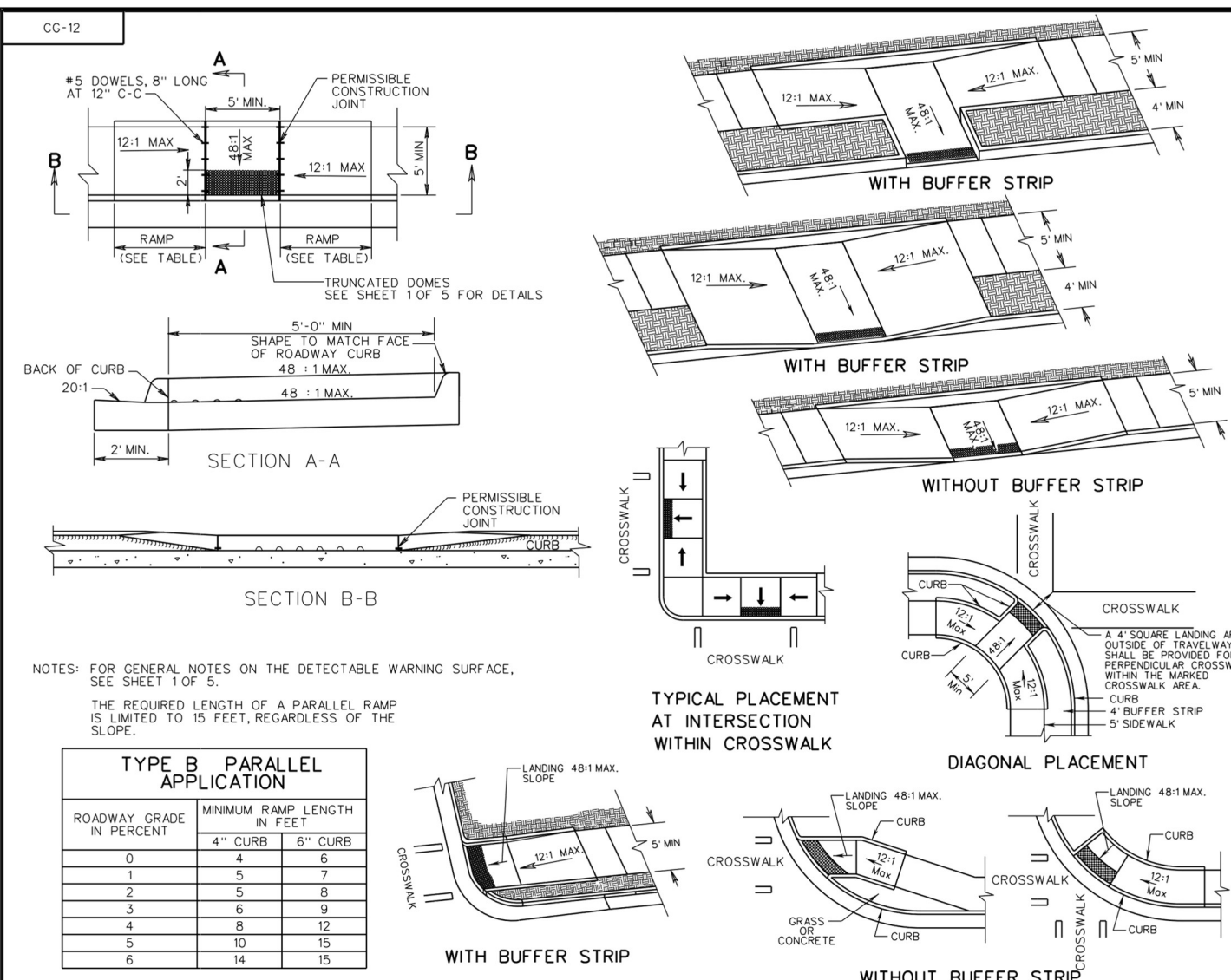
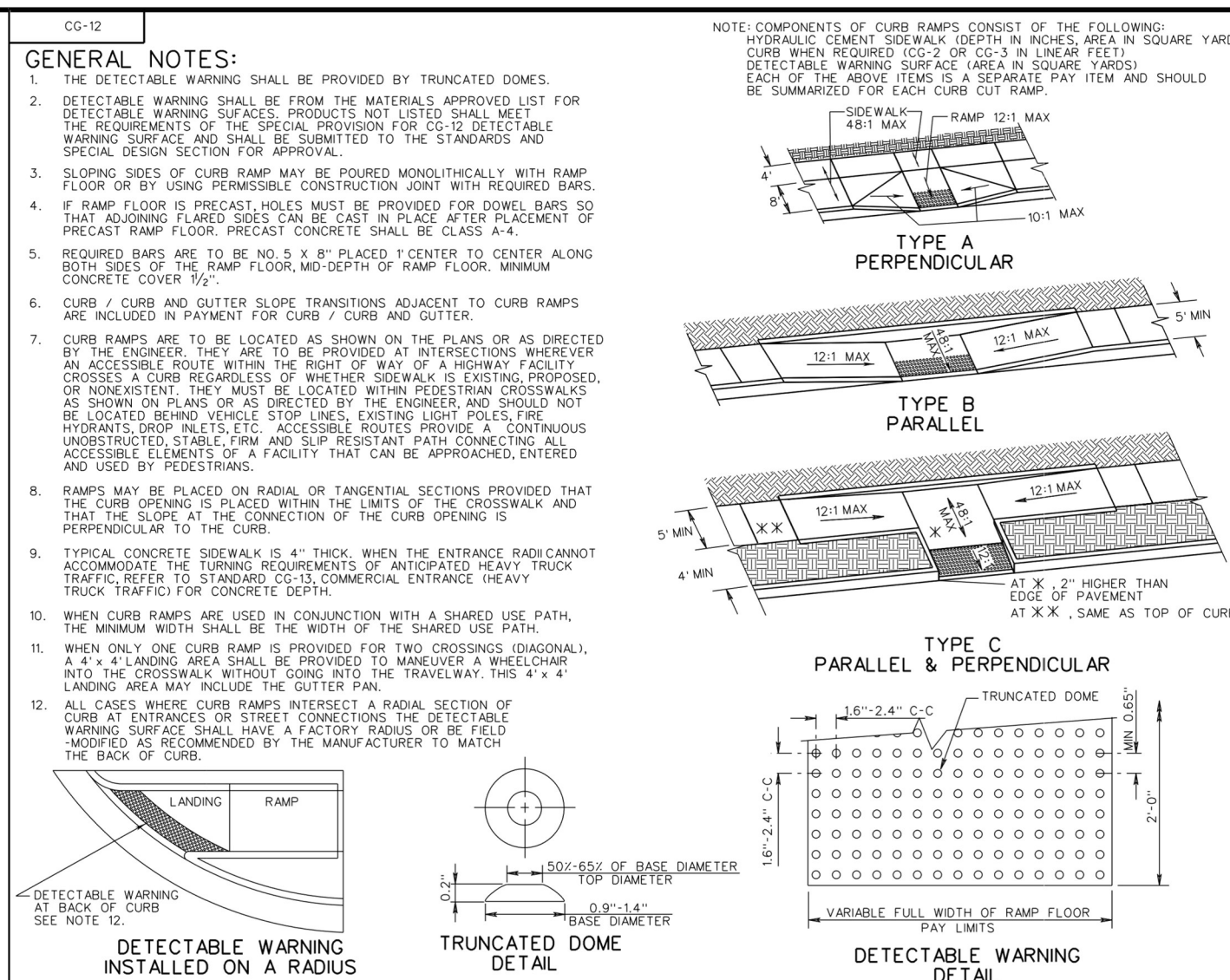
THIS DRAWING PREPARED AT THE
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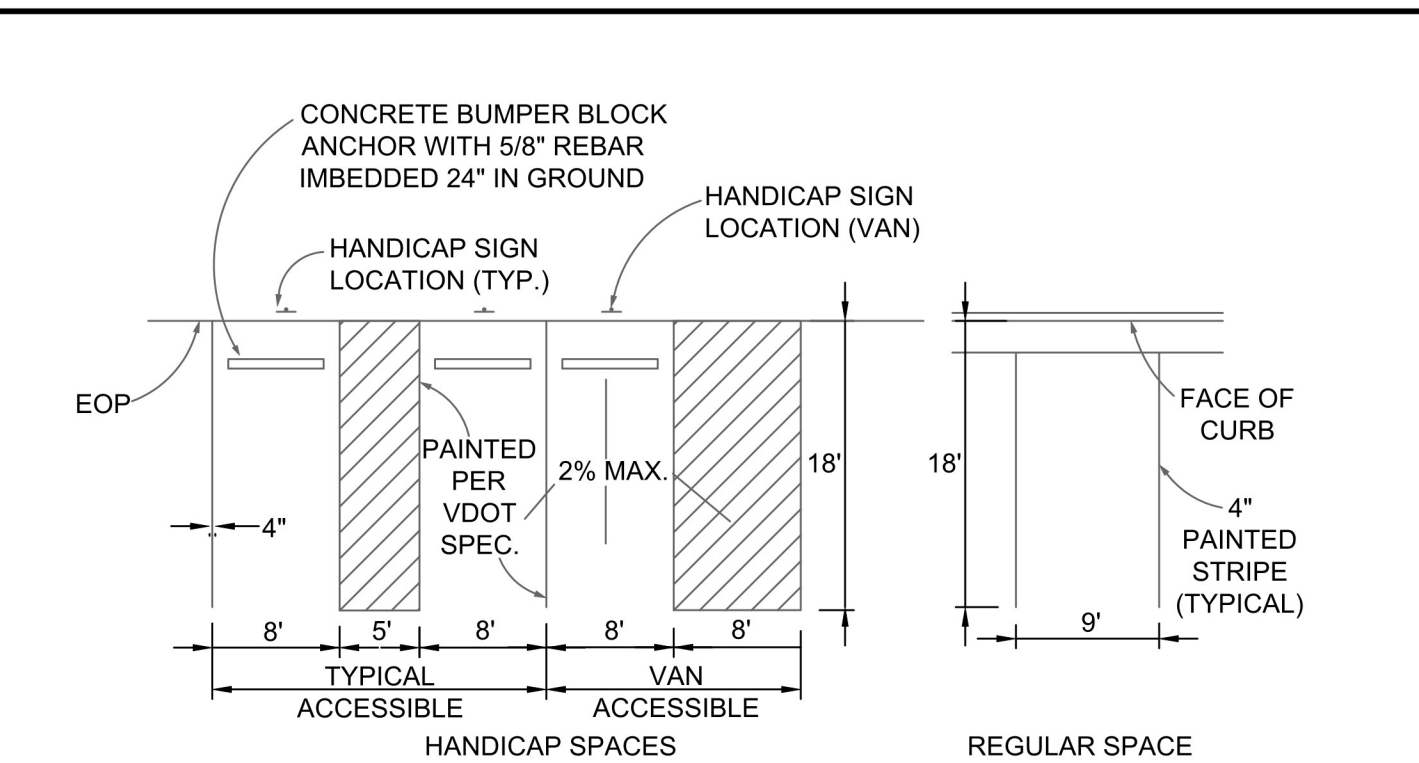
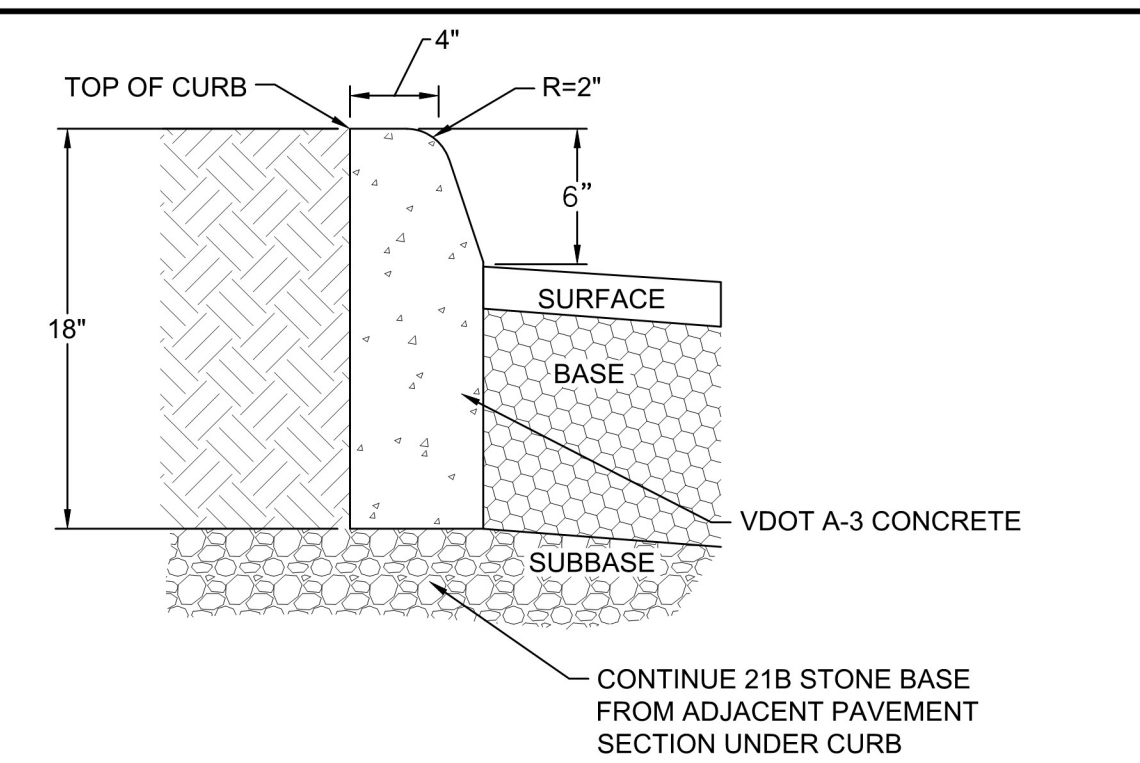
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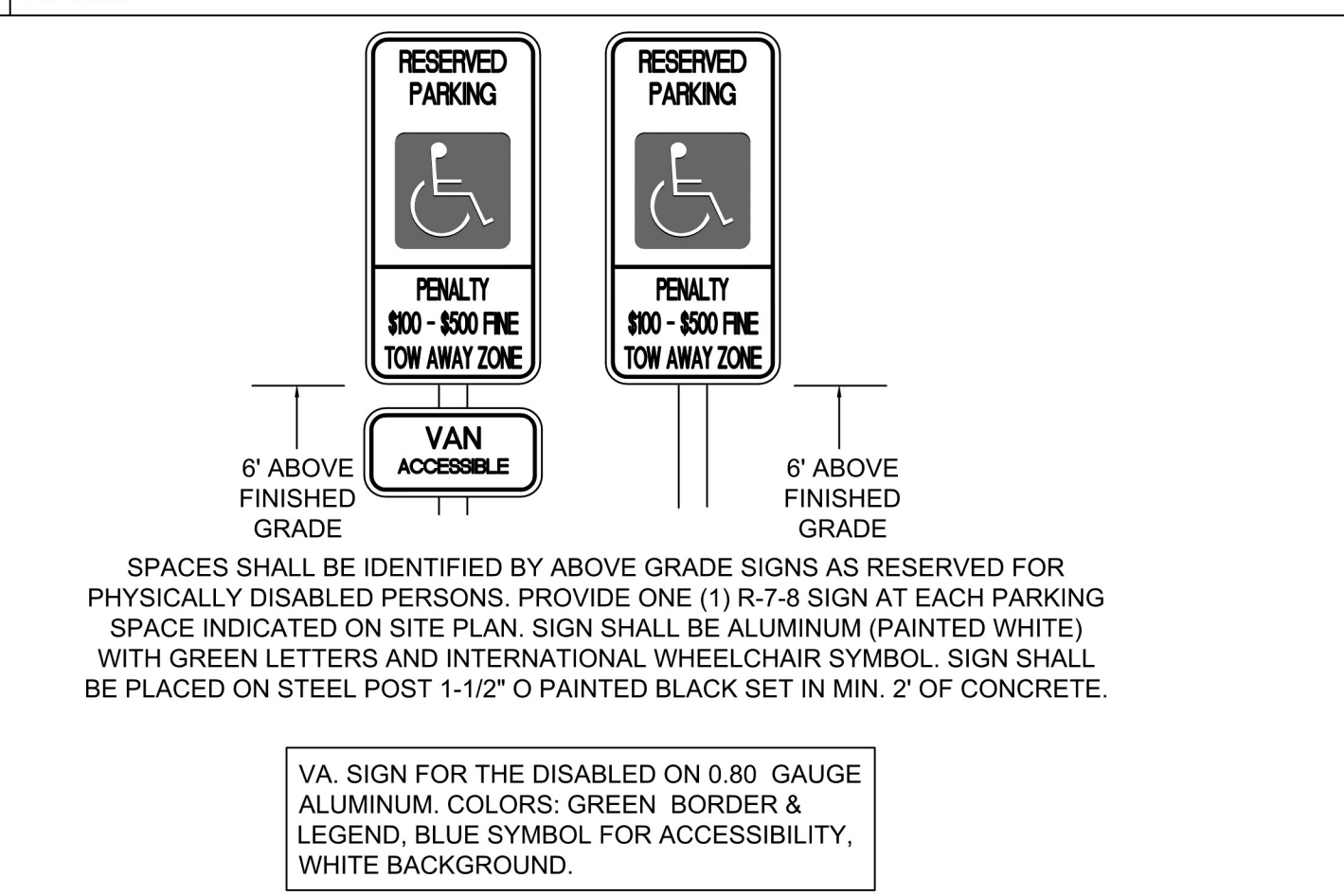
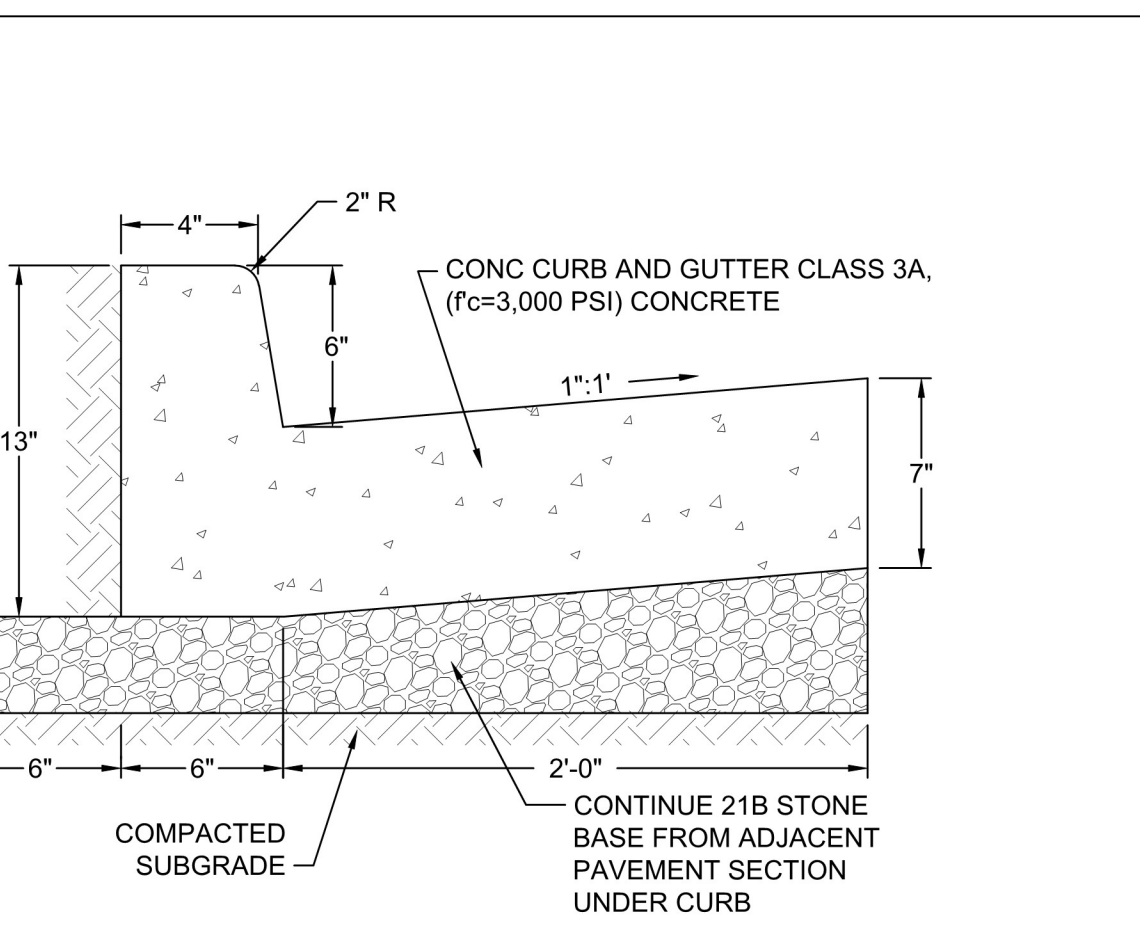
VDOT ROAD AND BRIDGE STANDARDS		CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)		SPECIFICATION REFERENCE	
SHEET 1 OF 5	REVISION DATE	105	105	105	105
2023.05	07/15	105	105	105	105

VDOT ROAD AND BRIDGE STANDARDS		CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION		SPECIFICATION REFERENCE	
SHEET 3 OF 5	REVISION DATE	105	105	105	105
2023.07	07/15	105	105	105	105



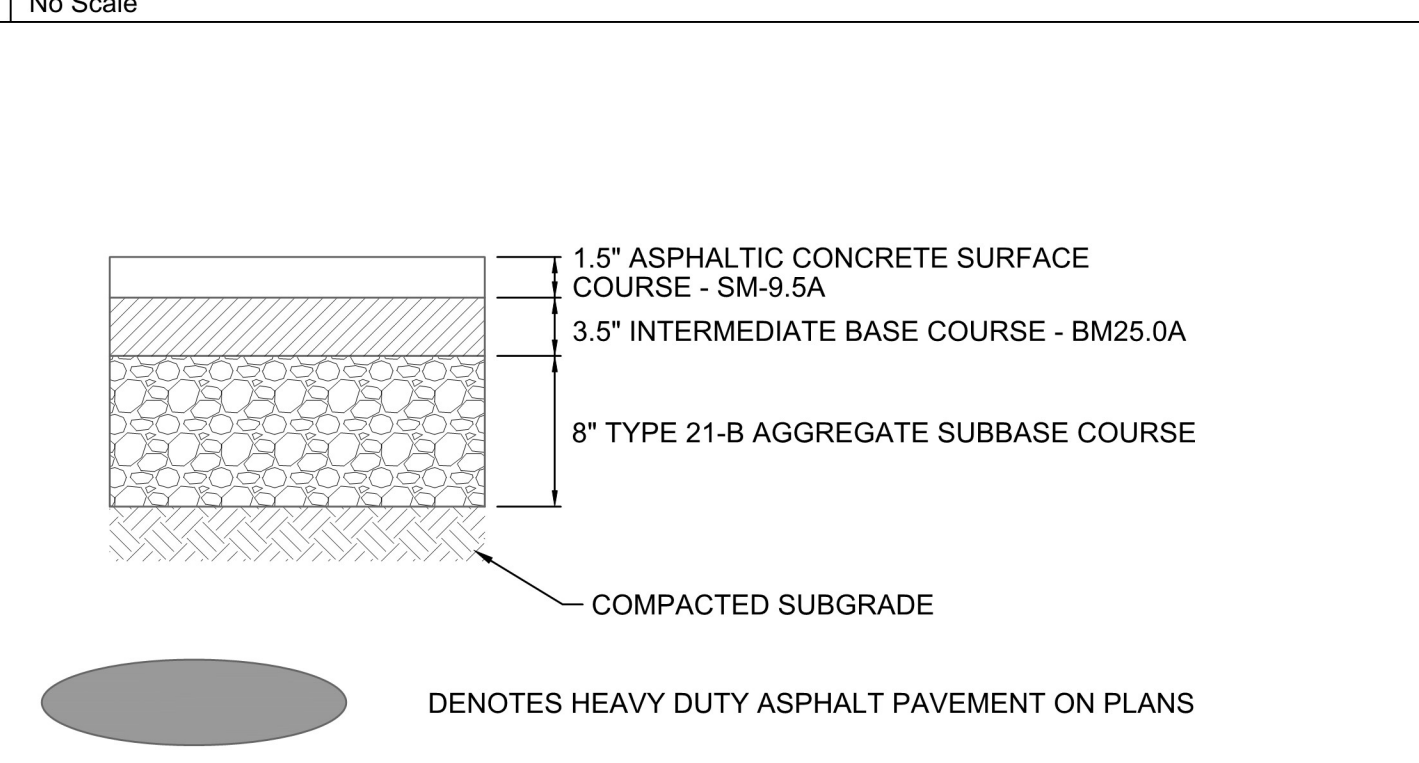
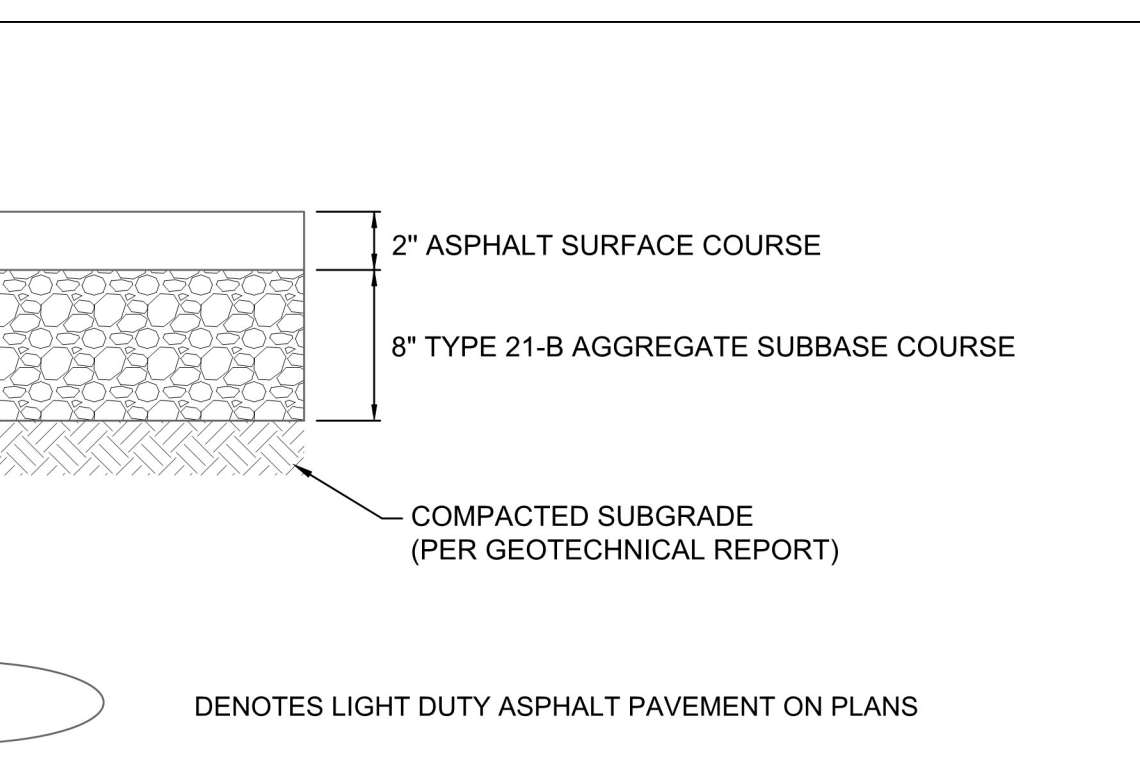
VDOT STANDARD CG-2 CURB
No Scale

TYPICAL PARKING SPACE DETAILS
No Scale



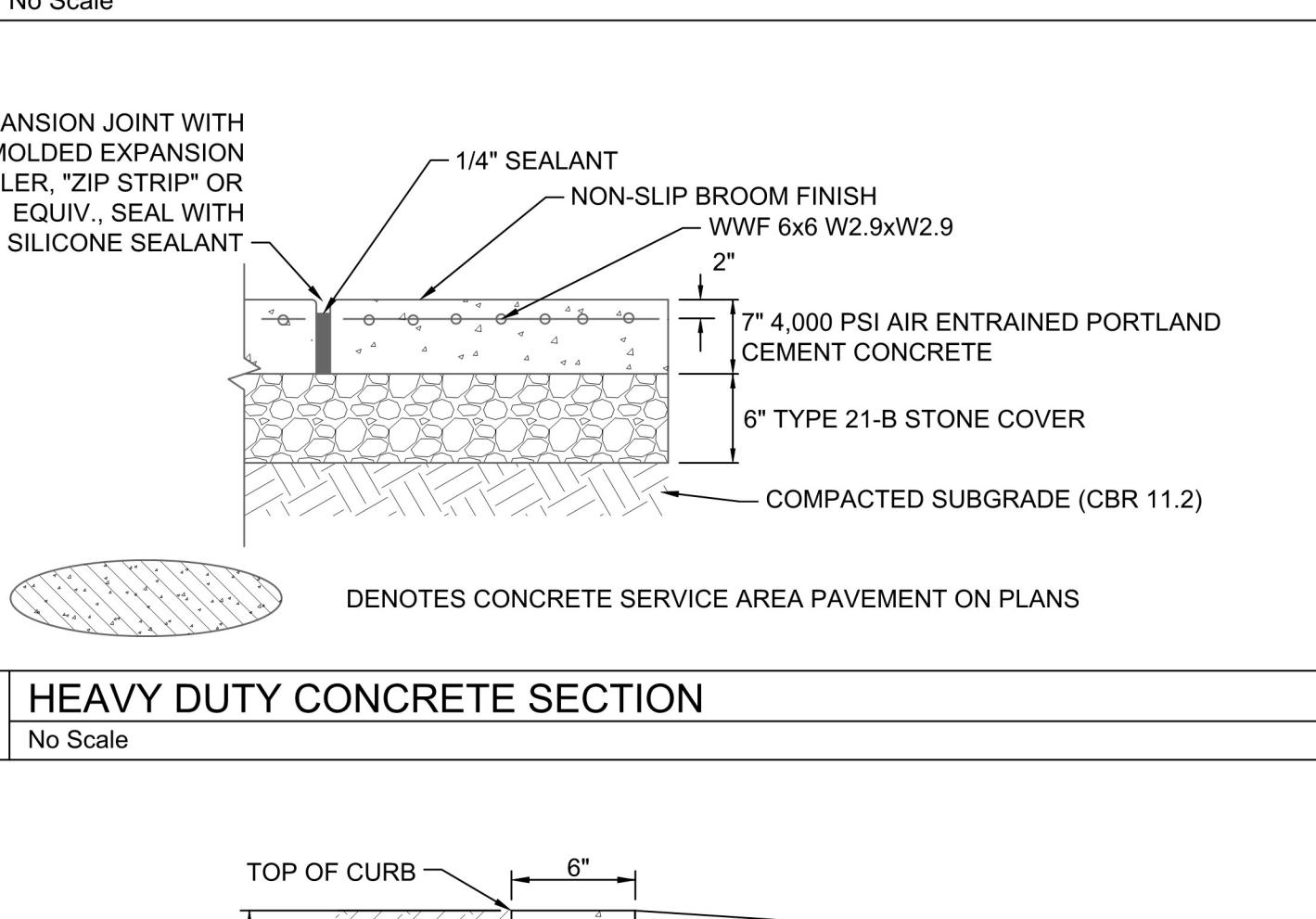
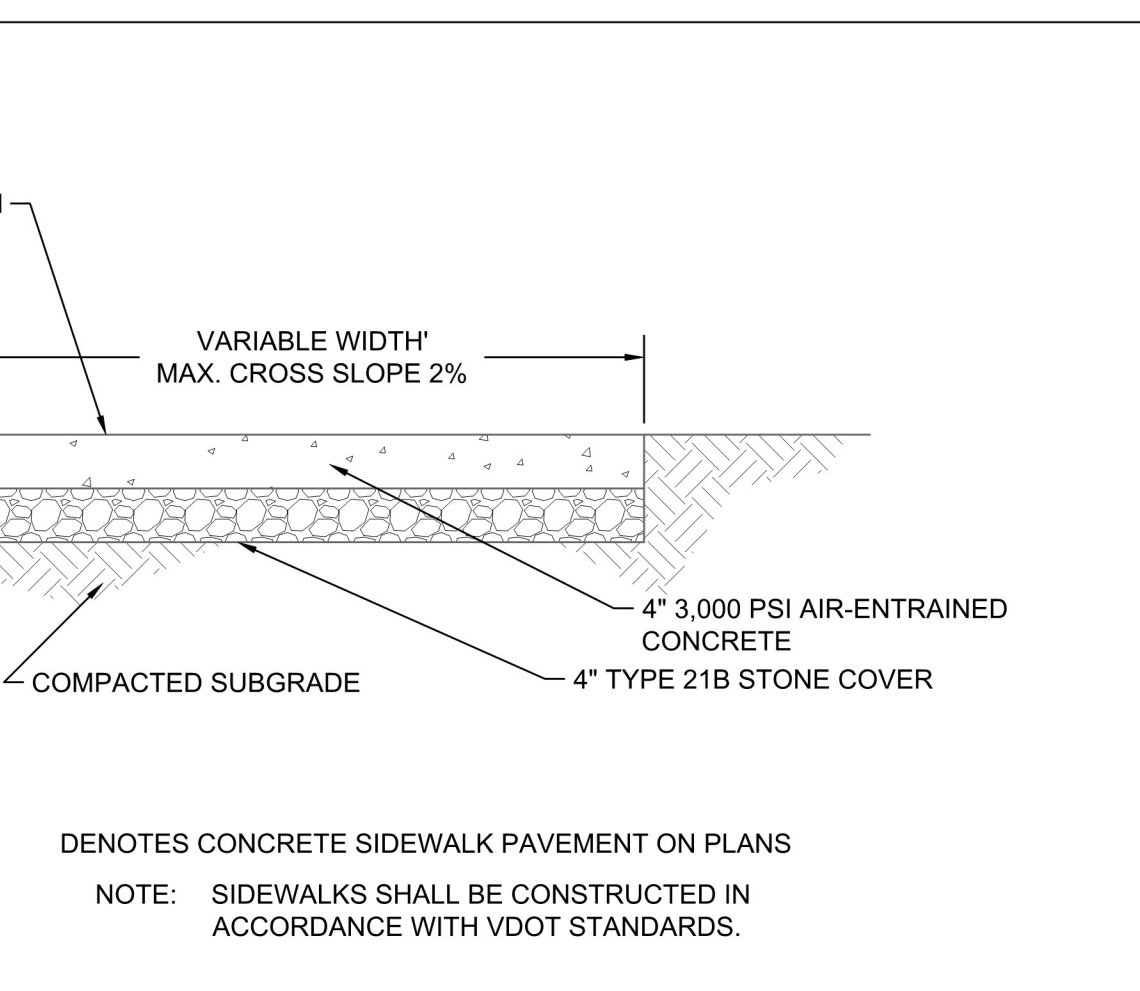
VDOT STANDARD CG-6 CURB & GUTTER
No Scale

PARKING SIGNS FOR THE DISABLED
No Scale



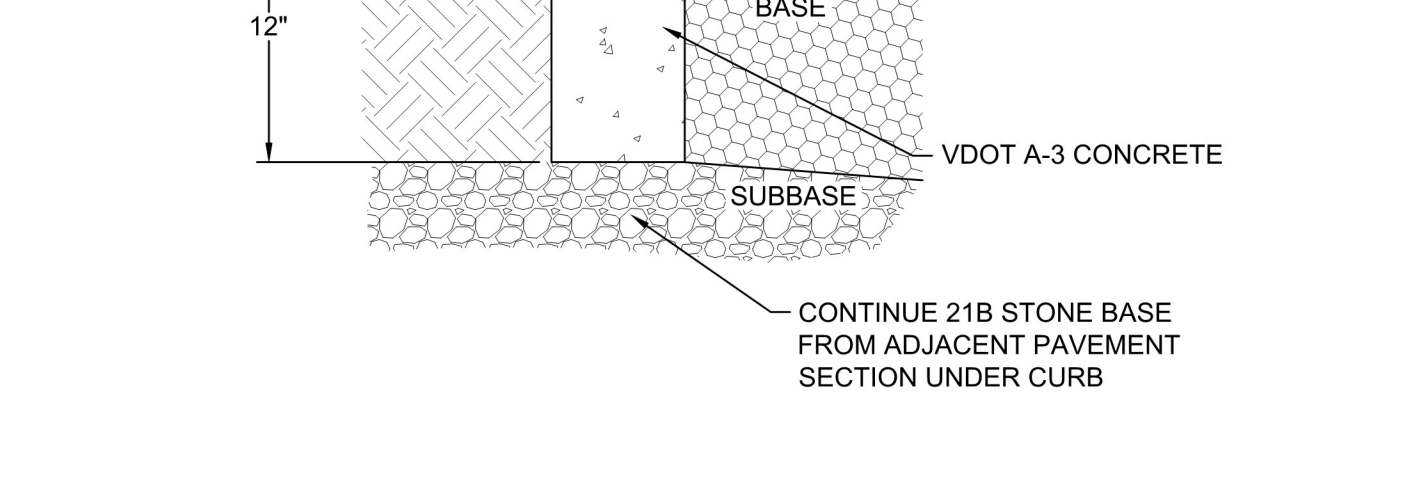
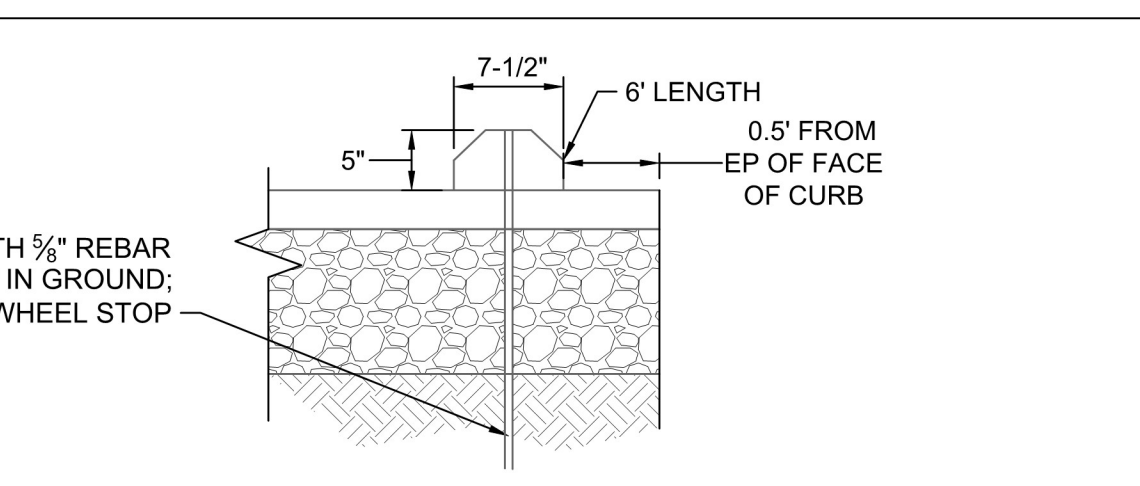
LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



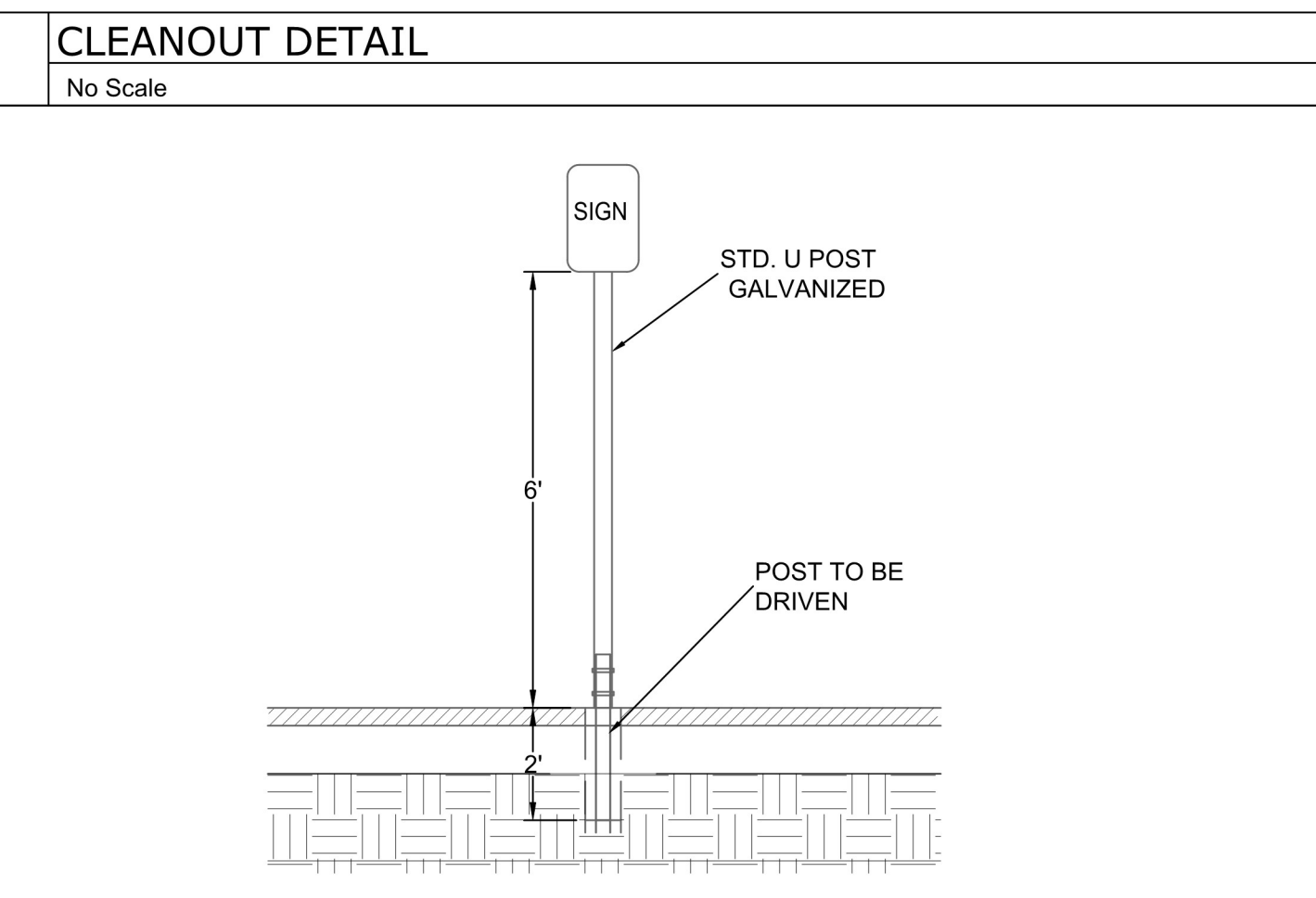
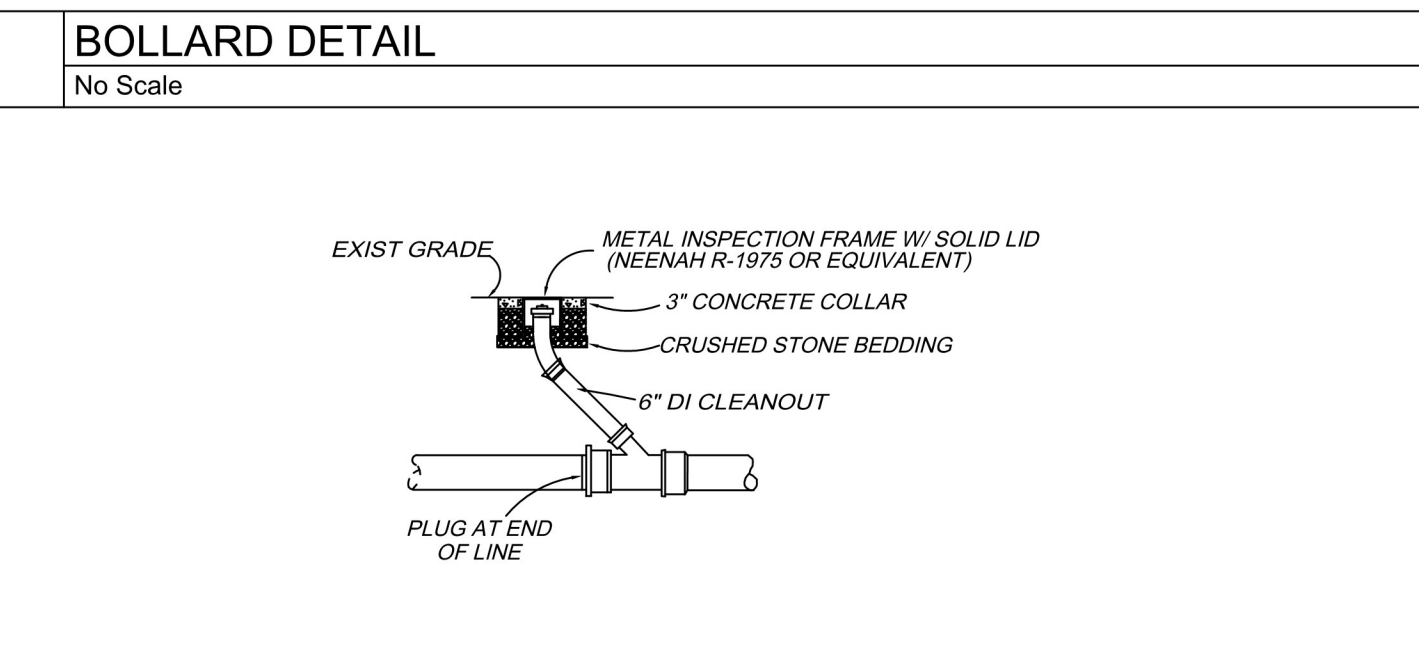
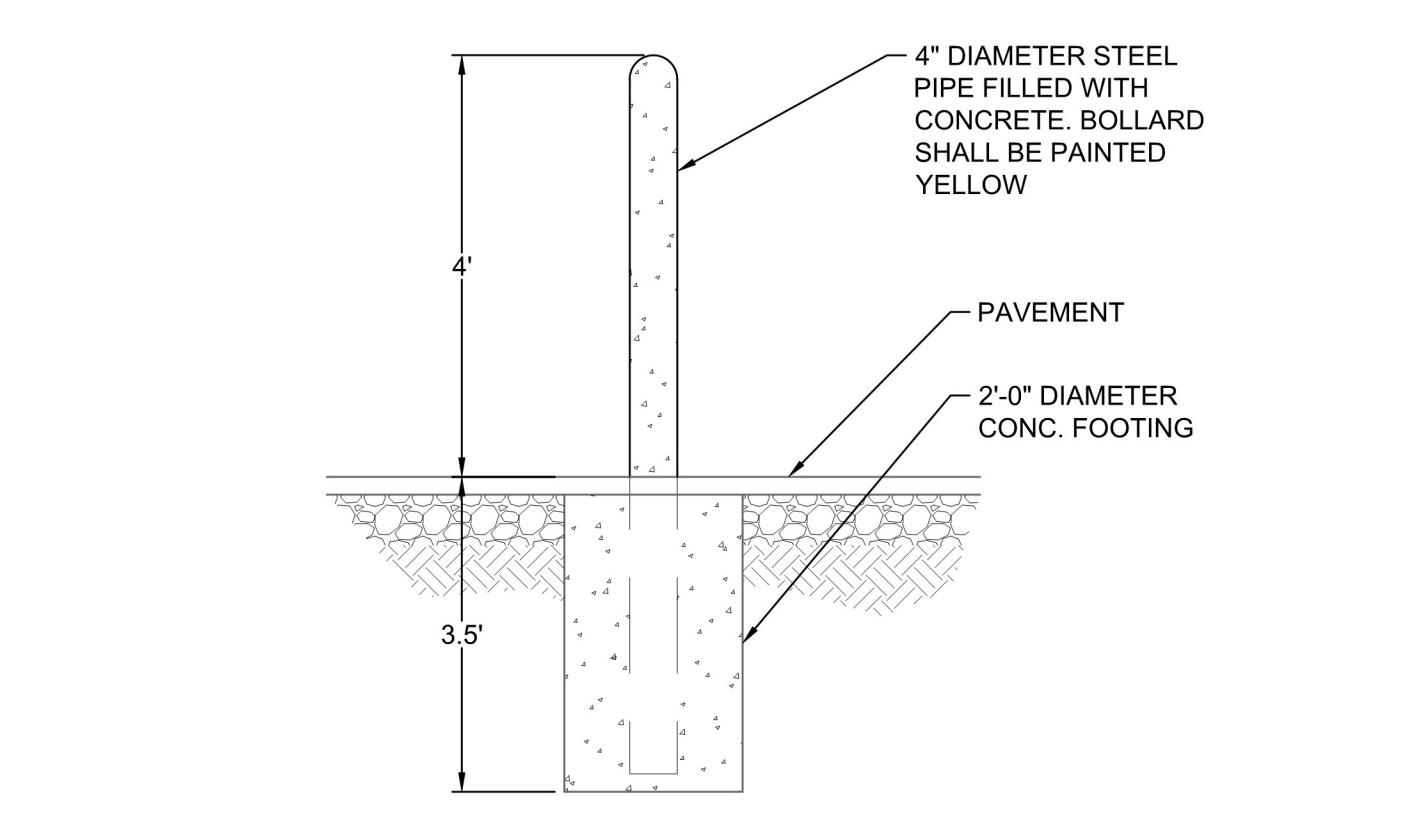
CONCRETE SIDEWALK PAVEMENT SECTION
No Scale

HEAVY DUTY CONCRETE SECTION
No Scale

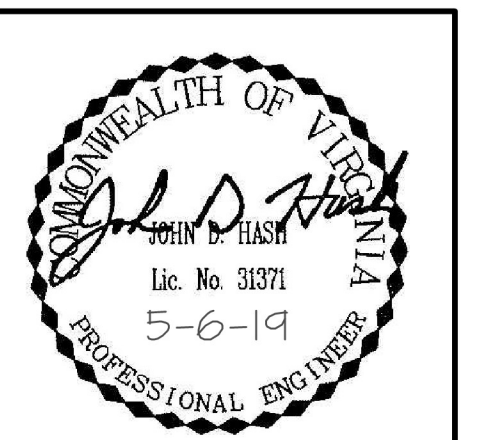


PRECAST CONCRETE WHEEL STOP
No Scale

FLUSH CURB
No Scale



SIGN AND POST DETAIL
No Scale



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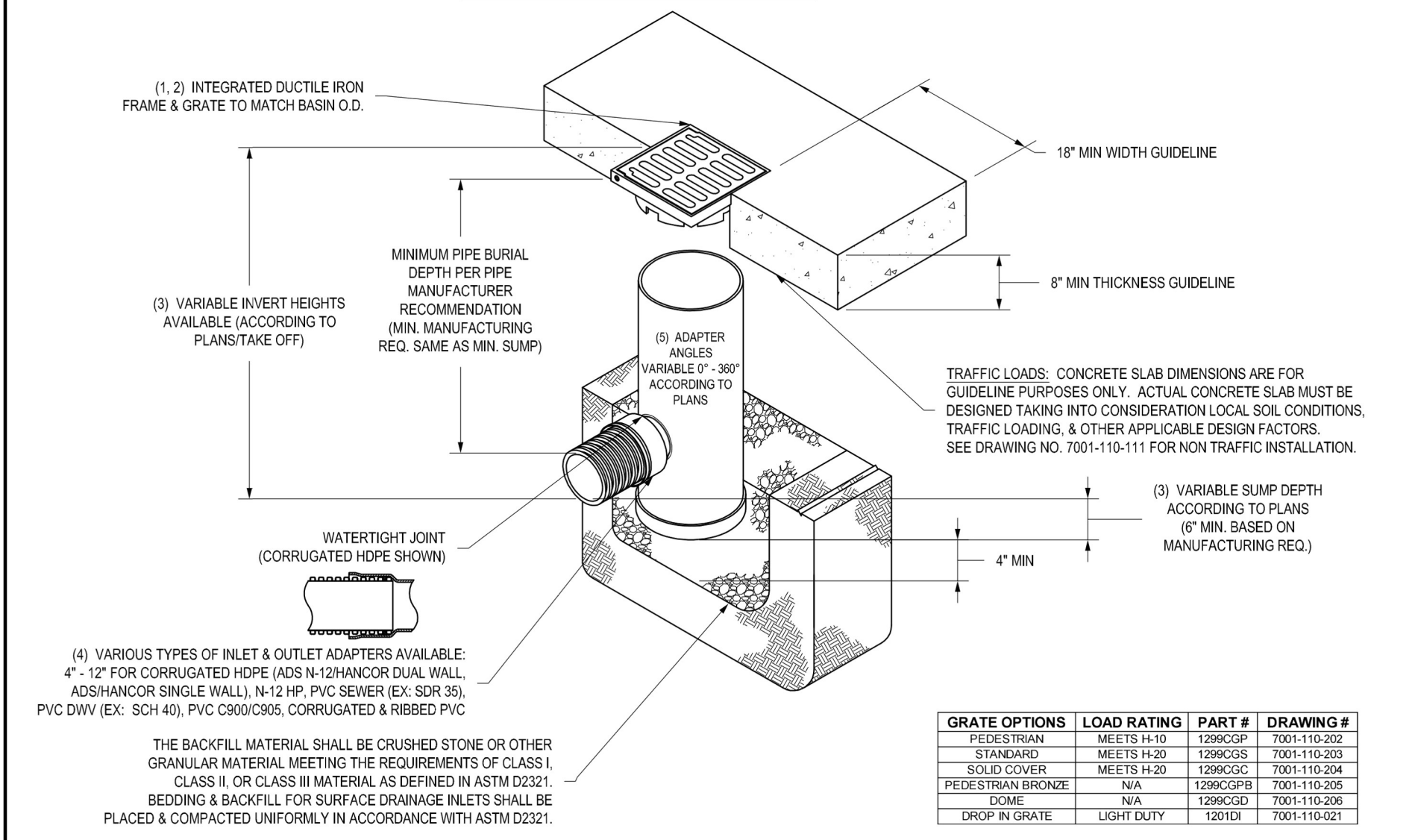
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NOTES & DETAILS

JOB NO.	43266
SHEET NO.	C1.1

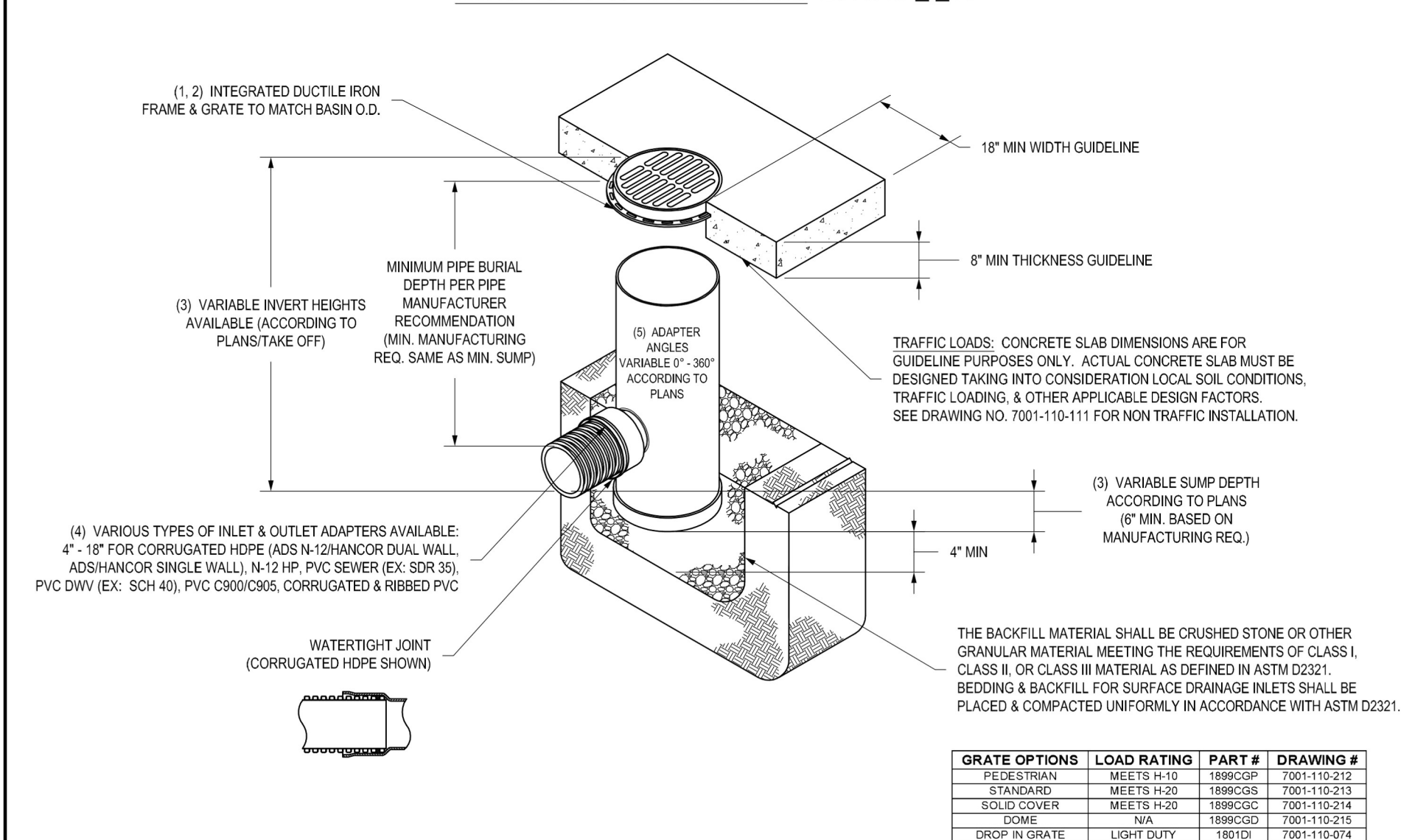
NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	12890GP	7001-110-202
STANDARD	MEETS H-20	12890CS	7001-110-203
SOLID COVER	MEETS H-20	12890SC	7001-110-204
PEDESTRIAN BRONZE	N/A	12890PB	7001-110-205
SOME	N/A	12890SD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201G	7001-110-021

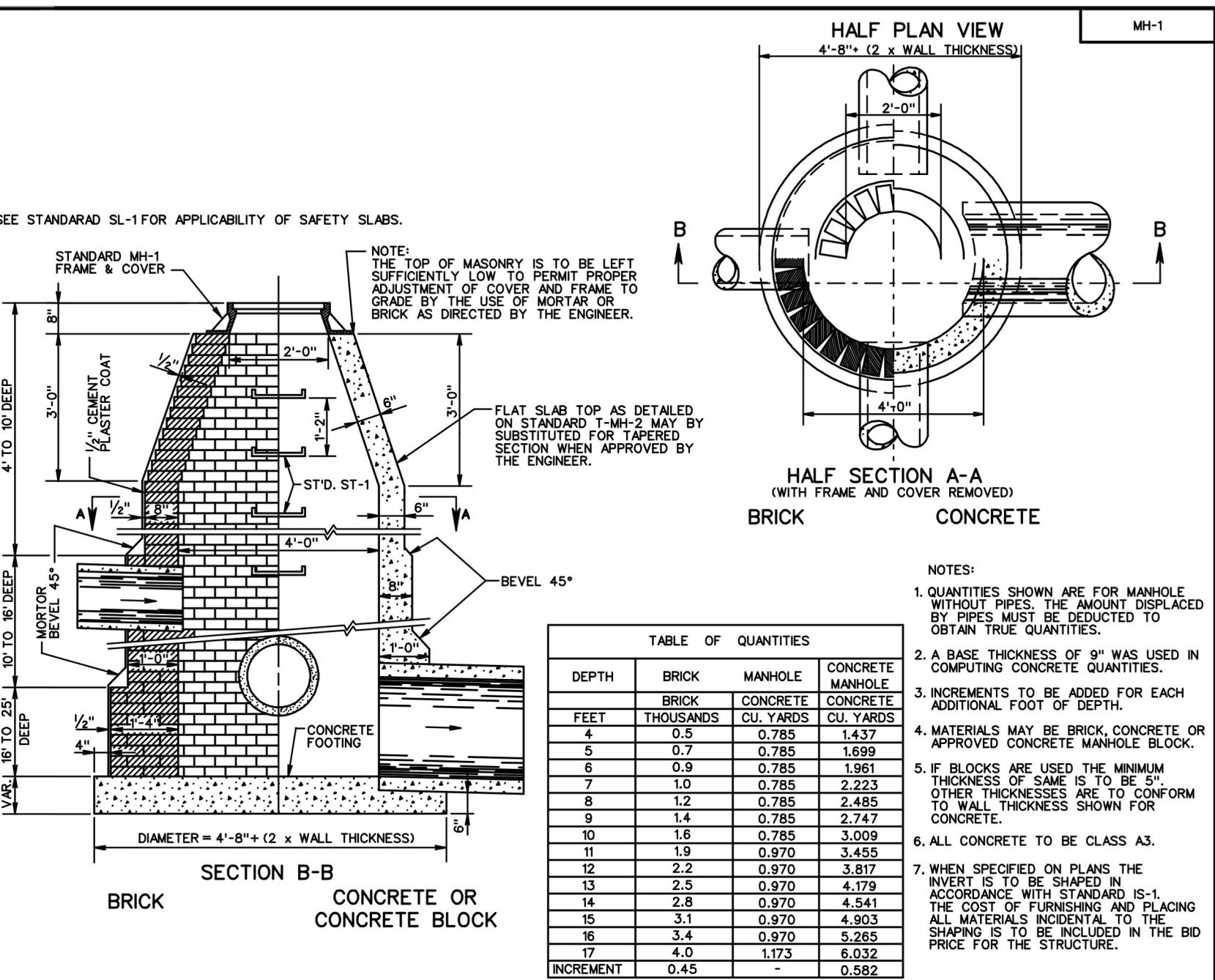
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-095.
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2152 FOR CORRUGATED HDPE (ADS N-12/HANCOCK DUAL WALL), N-12 HP, & PVC SEWER.
 5. ADAPTERS CAN BE MOUNTED ON AN ANGLE UP TO 30°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NYLOPLAST 18" DRAIN BASIN: 2818AG __ X

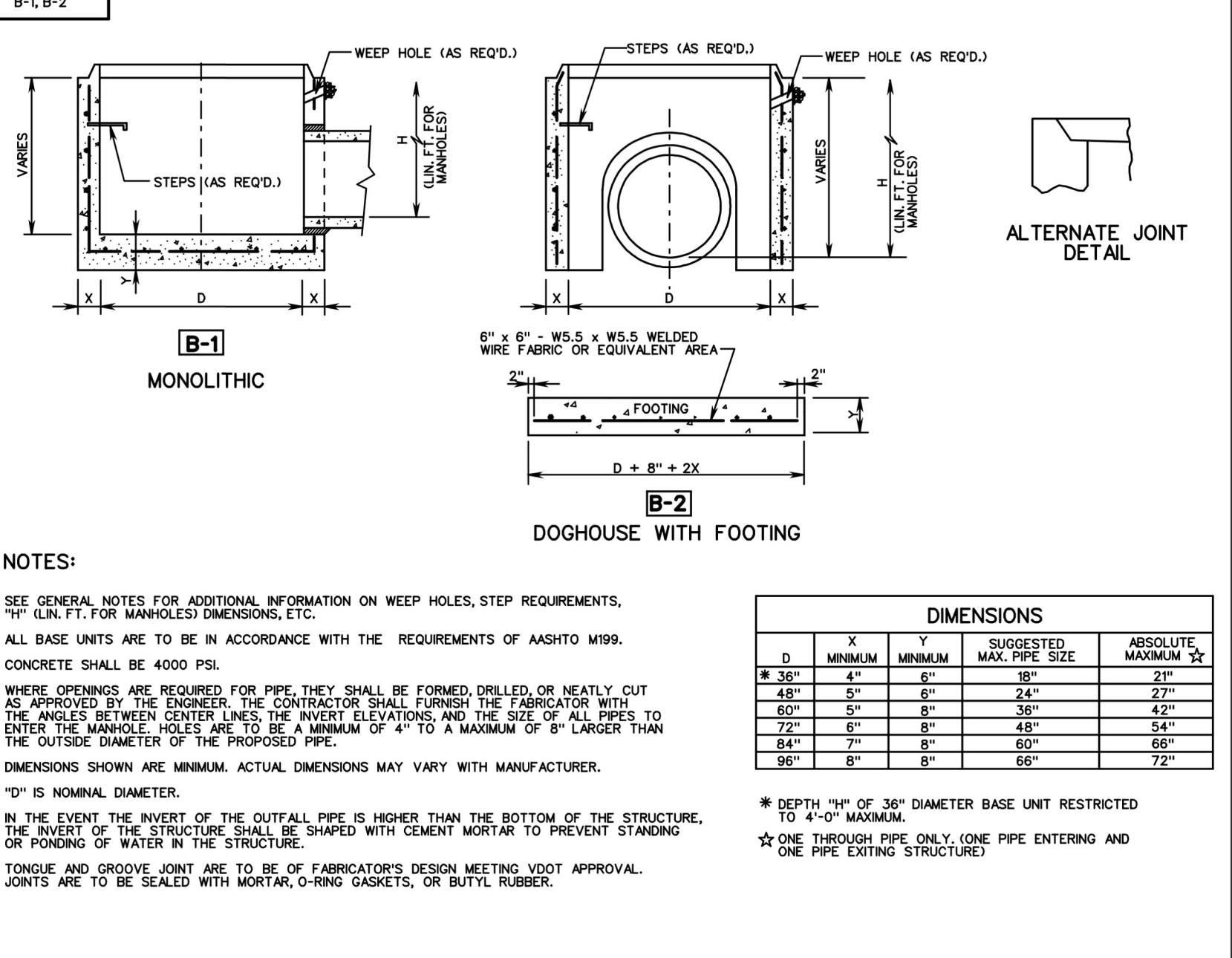


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	12890GP	7001-110-202
STANDARD	MEETS H-20	12890CS	7001-110-203
SOLID COVER	MEETS H-20	12890SC	7001-110-204
PEDESTRIAN BRONZE	N/A	12890PB	7001-110-205
SOME	N/A	12890SD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201G	7001-110-021

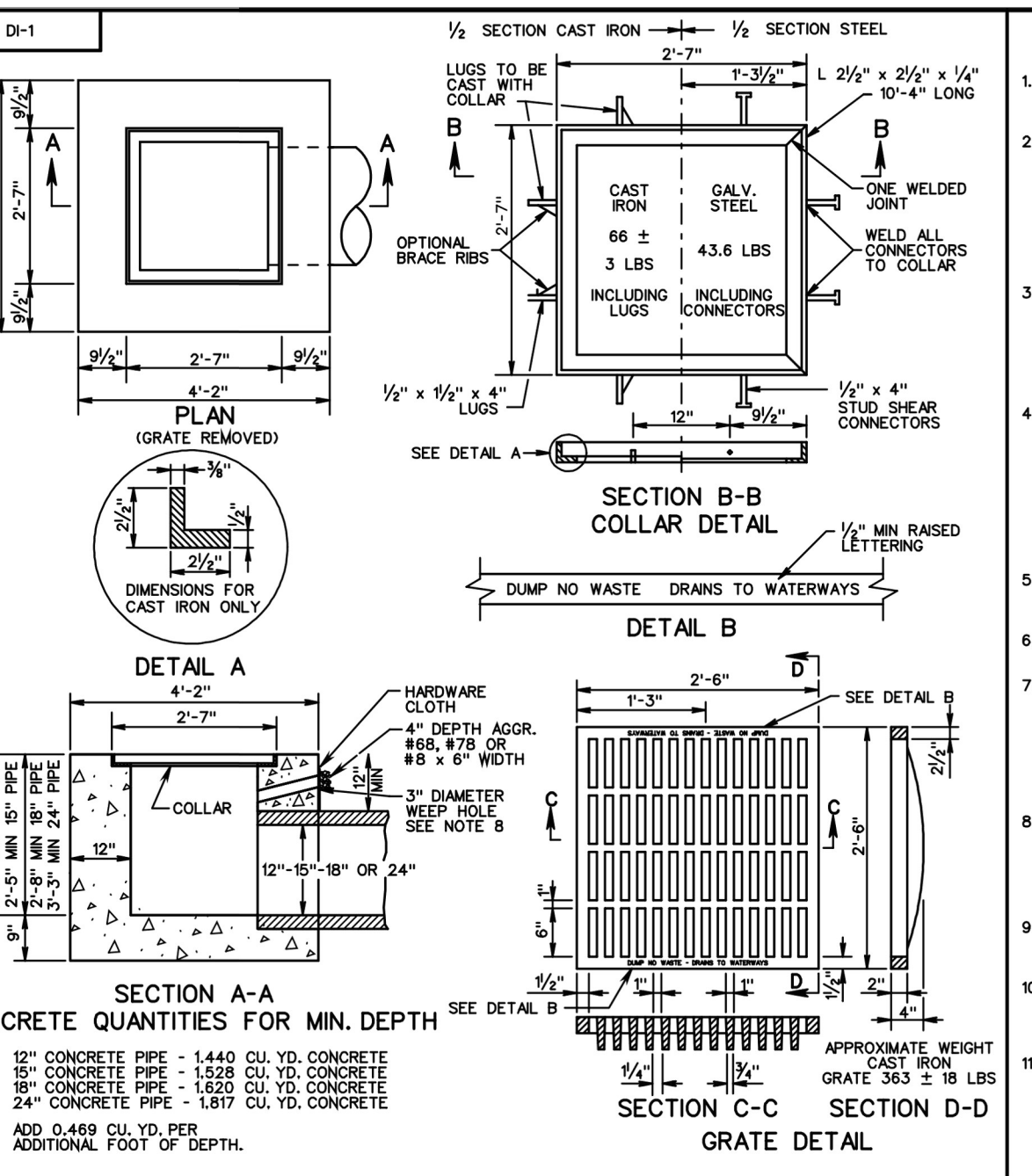
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 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-095.
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2152 FOR CORRUGATED HDPE (ADS N-12/HANCOCK DUAL WALL), N-12 HP, & PVC SEWER.
 5. ADAPTERS CAN BE MOUNTED ON AN ANGLE UP TO 30°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.



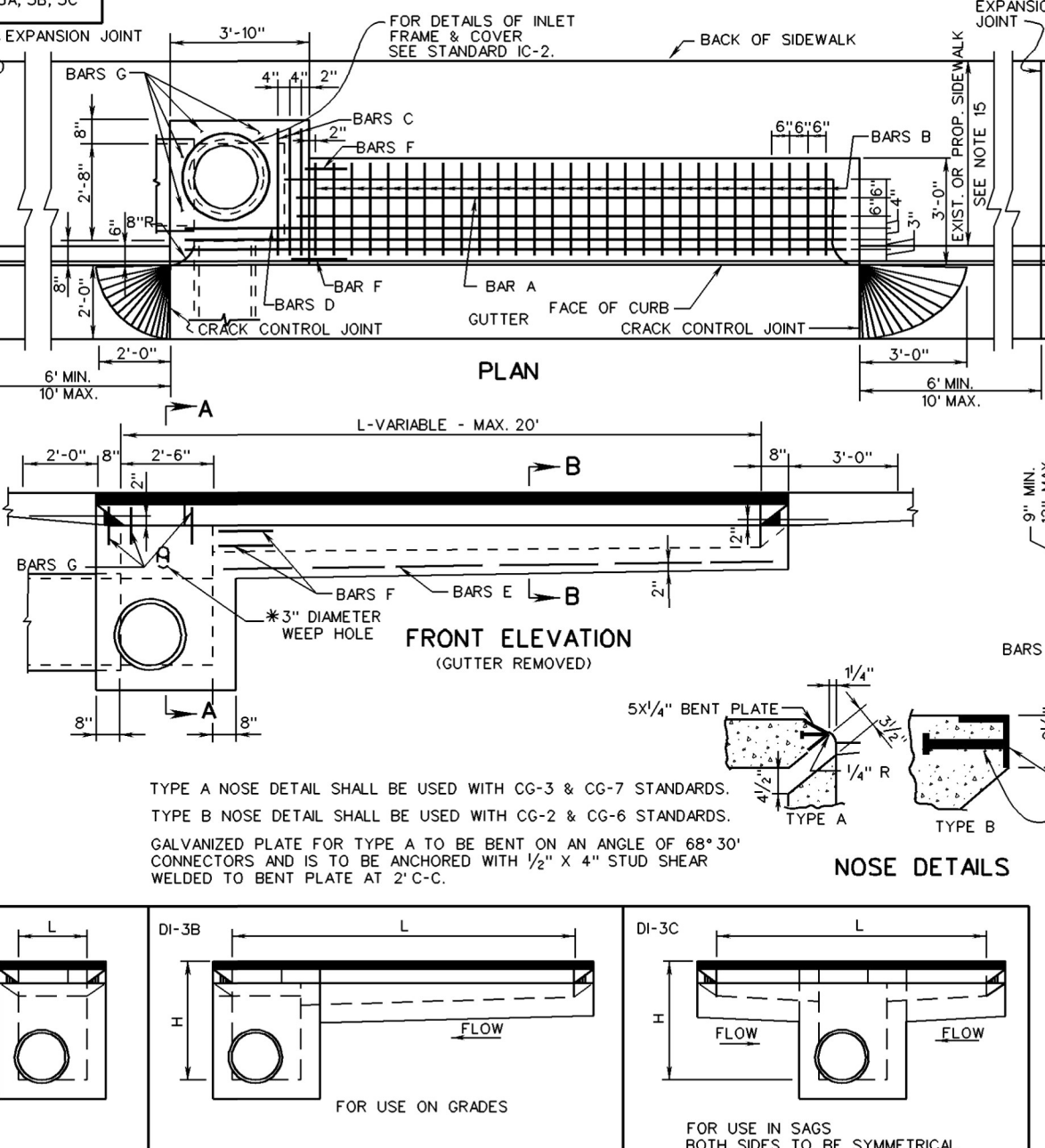
MANHOLE FOR 12" - 48" PIPE CULVERTS
 VIRGINIA DEPARTMENT OF TRANSPORTATION



STANDARD PRECAST BASE UNITS
 VIRGINIA DEPARTMENT OF TRANSPORTATION

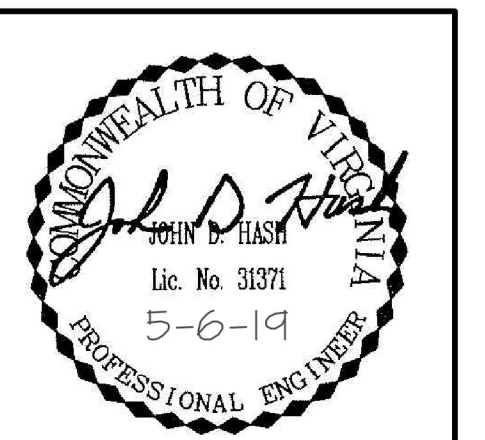


STANDARD DROP INLET
 12" - 24" PIPE; MAXIMUM DEPTH (H) - 10'
 VIRGINIA DEPARTMENT OF TRANSPORTATION



STANDARD CURB DROP INLET
 12" - 30" PIPE; MAXIMUM DEPTH (H) - 8'
 VIRGINIA DEPARTMENT OF TRANSPORTATION

NOTES:
 1. DEPTH OF INLET (H) TO BE SHOWN ON PLANS. FOR DEPTH GREATER THAN 10' USE STANDARD DI-19.
 2. THE "H" DIMENSION SHOWN ON THE STANDARDS AND SPECIFIED ON THE PLANS WILL BE MEASURED FROM THE INVERT OF THE OUTCALL PIPE TO THE TOP OF THE STRUCTURE. PLAN "H" DIMENSIONS ARE APPROXIMATE ONLY FOR ESTIMATING PURPOSES AND THE ACTUAL DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
 3. WHEN SPECIFIED ON THE PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD IS-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHIPPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
 4. IN THE EVENT THE INVERT OF THE OUTCALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE, THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO PREVENT STRANDING OR FLOWING OF WATER IN THE STRUCTURE. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO MEET SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
 5. STEPS ARE TO BE PROVIDED WHEN H IS 4'-0" OR GREATER. FOR DETAILS SEE STANDARD ST-1.
 6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.
 7. #4 x 8" SMOOTH BARS AT APPROXIMATELY 12" C-C TO BE PLACED IN ALL DIRECTIONS TO PREVENT CRACKING. A 2" x 4" NOTCH MAY BE PROVIDED. SEE STANDARD IS-3, 4 FOR ALTERNATE DESIGN.
 8. 3" DIAMETER WEEP HOLE WITH 12"x12" PLASTIC HARDWARE CLOTH. MINIMUM WIRE MESH OR GALVANIZED STEEL WIRE MESH HARDWARE CLOTH ANCHORED FROM TO THE OUTSIDE OF THE STRUCTURE.
 9. CAST IN PLACE CONCRETE IS TO BE CLASS AS (3000 PSI), PRECAST CONCRETE IS TO BE ADOQ P30.
 10. ANY ALTERNATE METHODS OF ANCHORAGE MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THE CAST IRON LUGS AS SHOWN HEREON.
 11. DUMP AND WASTE DRAIN TO WATERWAY LUGS AS SHOWN HEREON.
 12. LETTERING IS REQUIRED ON ALL DI-1 GRATES. LOCATION OF LETTERING MAY VARY BY MANUFACTURER.



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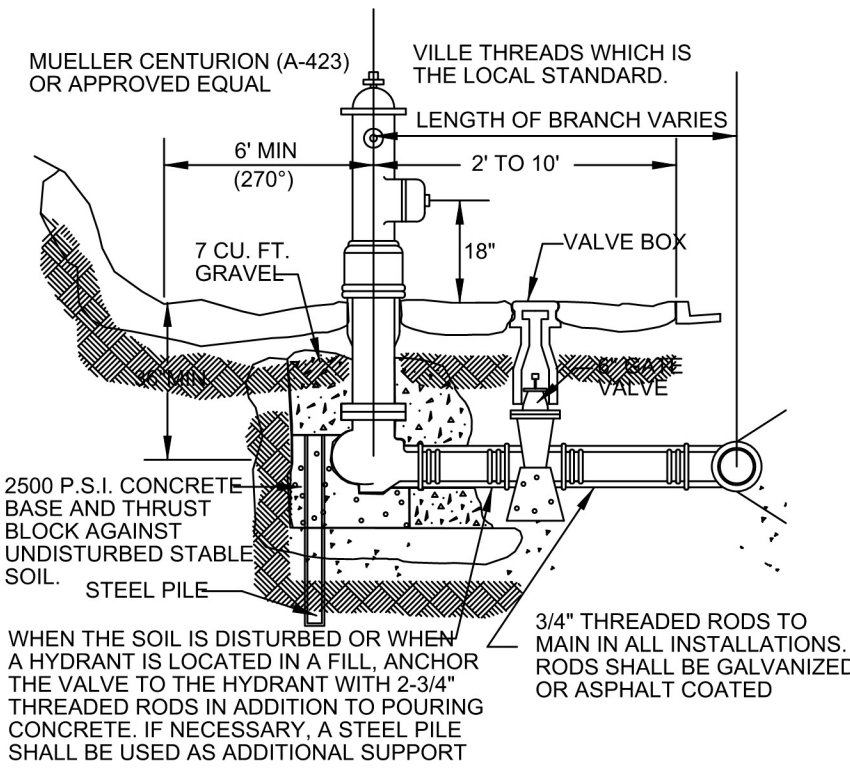
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Z. DAHL
 DESIGNED BY
A. ALLISON
 CHECKED BY
J. HASH
 SCALE
N.A.

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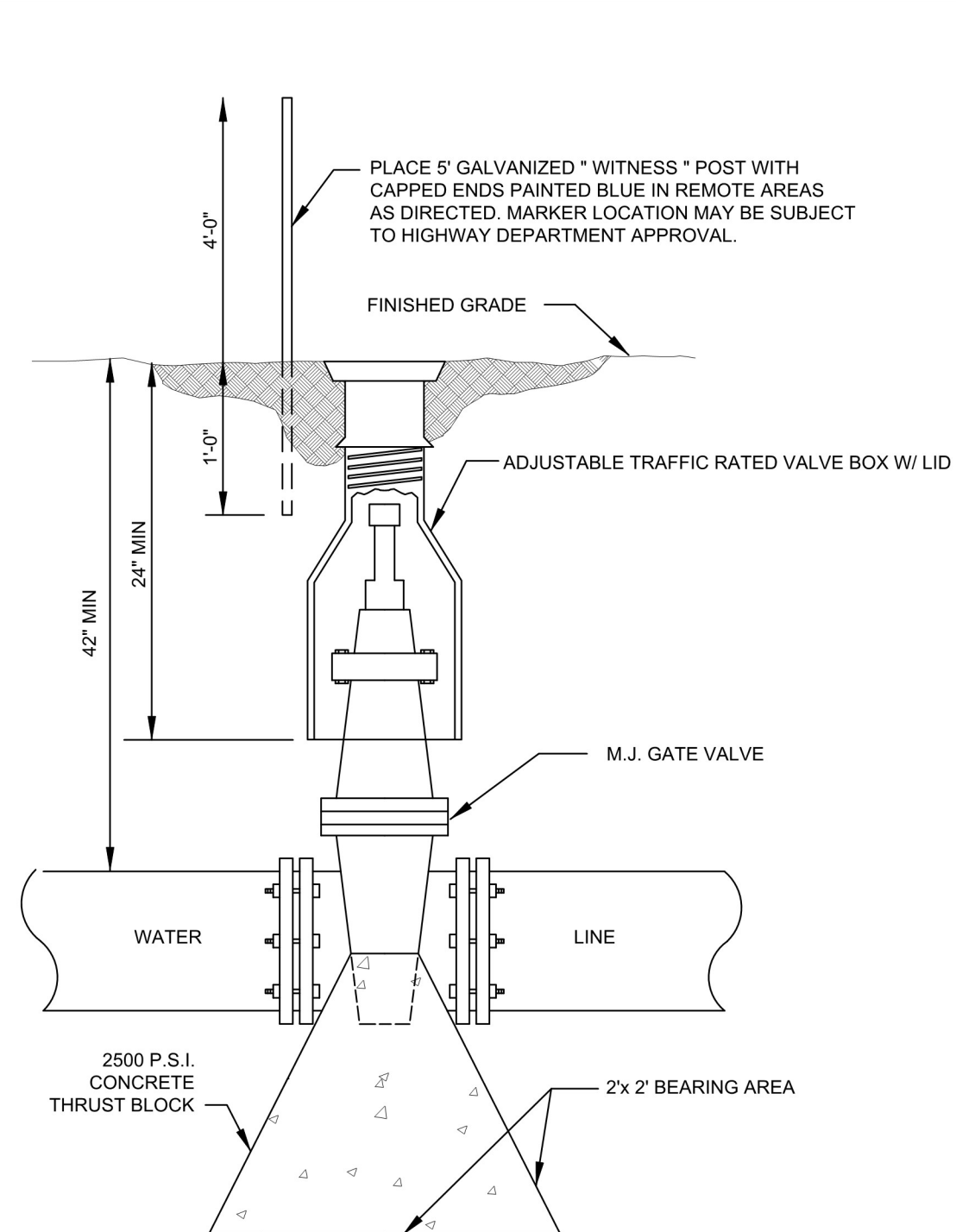


- NOTE:**
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
 2. MAINTAIN A 3" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
 3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
 4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
 5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

KENNEDY GUARDIAN (K-81A) NOTE: HYDRANT MUST BE EQUIPPED WITH CHARLOTTE'S-

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

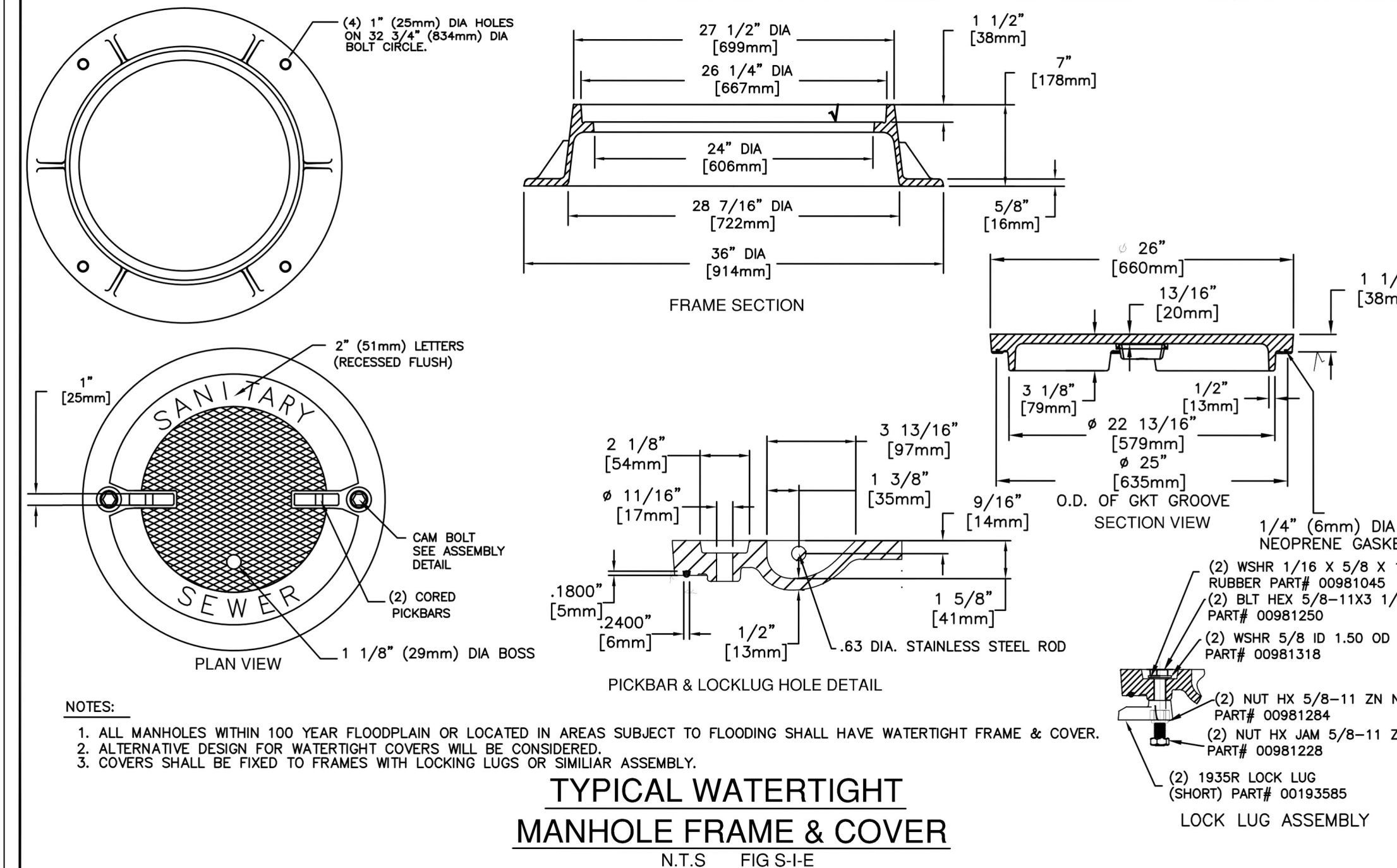
No Scale



NOTE: IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

GATE VALVE (TYP)

No Scale

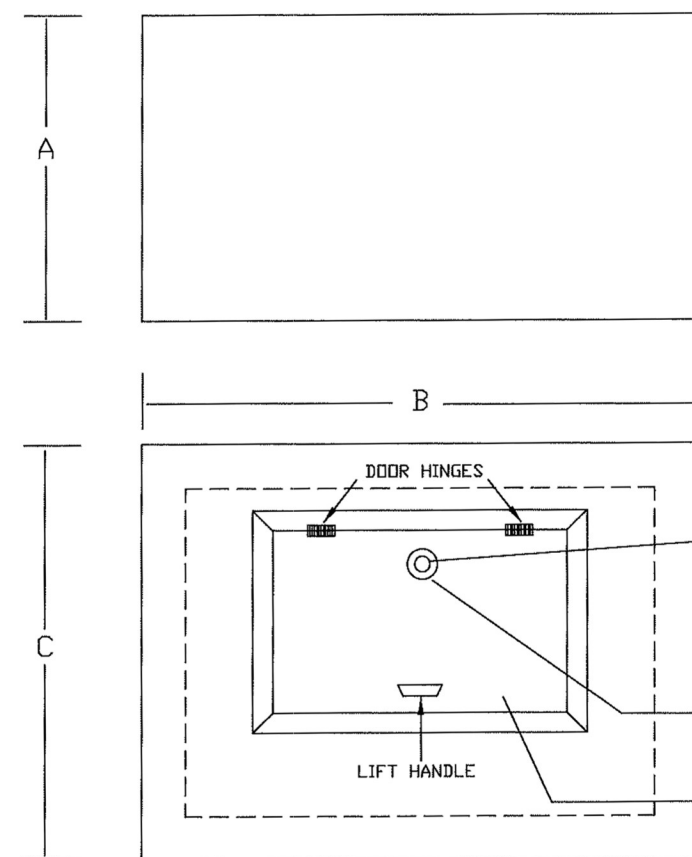


- NOTES:**
1. ALL MANHOLES WITHIN 100 YEAR FLOODPLAIN OR LOCATED IN AREAS SUBJECT TO FLOODING SHALL HAVE WATERTIGHT FRAME & COVER.
 2. ALTERNATIVE DESIGN FOR WATERTIGHT COVERS WILL BE CONSIDERED.
 3. COVERS SHALL BE FIXED TO FRAMES WITH LOCKING LUGS OR SIMILAR ASSEMBLY.

TYPICAL WATERTIGHT MANHOLE FRAME & COVER

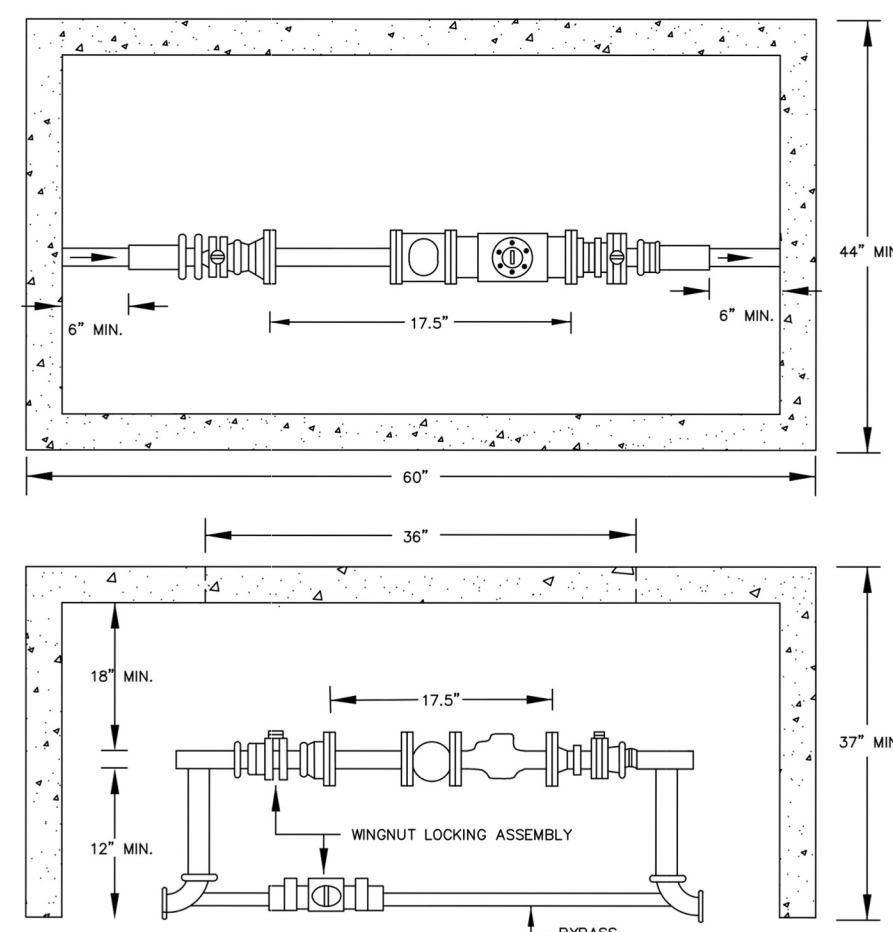
N.T.S. FIG. S-I-E

METER SIZE	DIMENSION A	DIMENSION B	DIMENSION C
1 1/2"	9 1/4"	9 3/4"	9 3/8"
2"	9 1/4"	9 3/4"	9 3/8"
3"	9 1/4"	9 3/4"	9 3/8"
4"	9 1/4"	9 3/4"	9 3/8"



TYPICAL METER VAULT

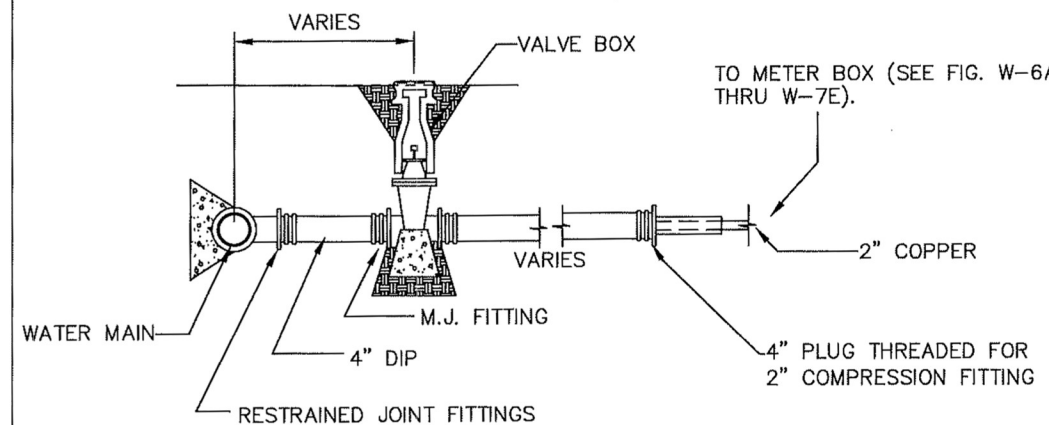
N.T.S. FIG. W-7A



TYPICAL METER VAULT (1 1/2" METER)

N.T.S. FIG. W-7B

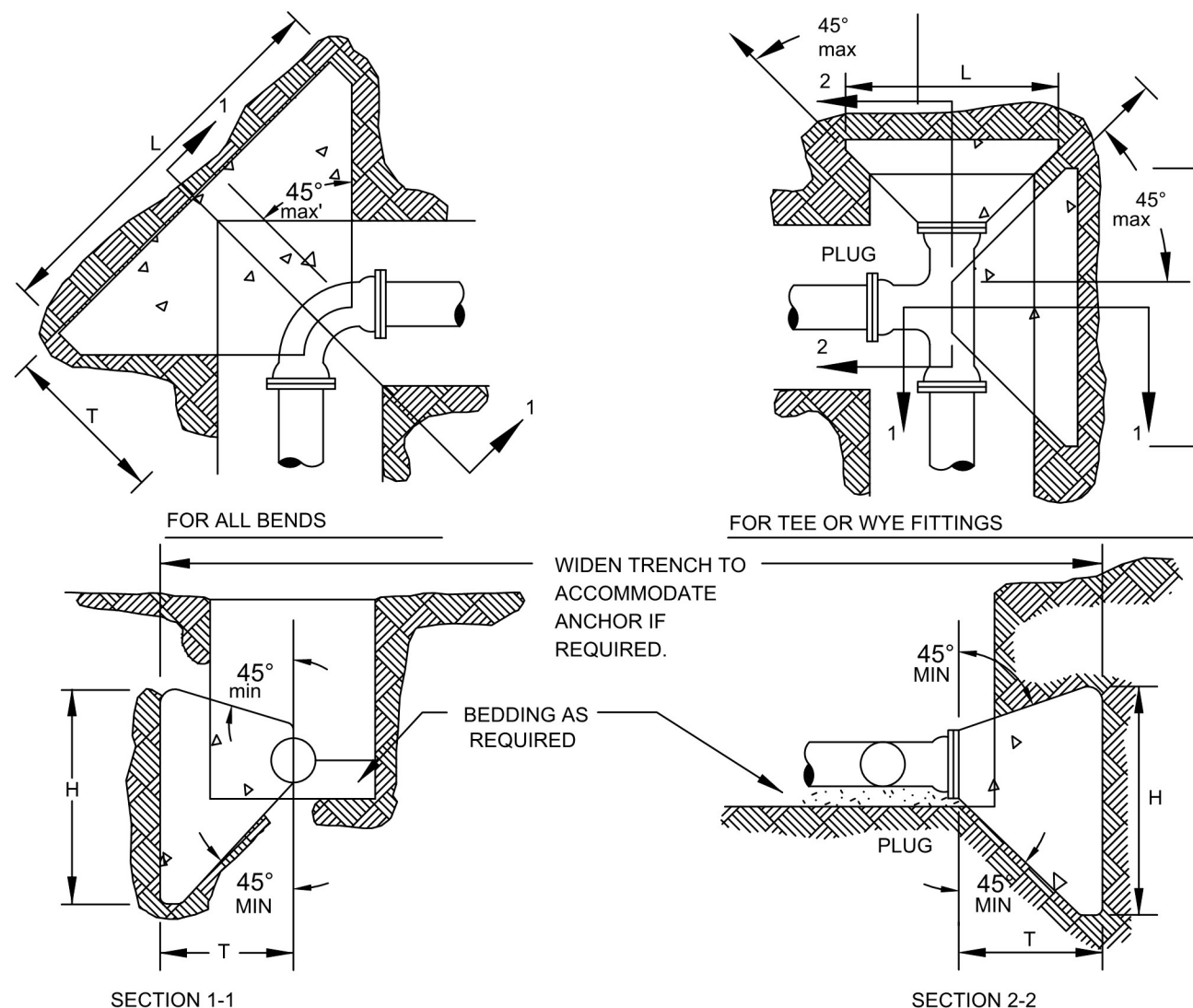
- NOTES:**
1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
 2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONRY BLOCK SHALL BE 8".
 3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.



LARGE METER SERVICE LINE

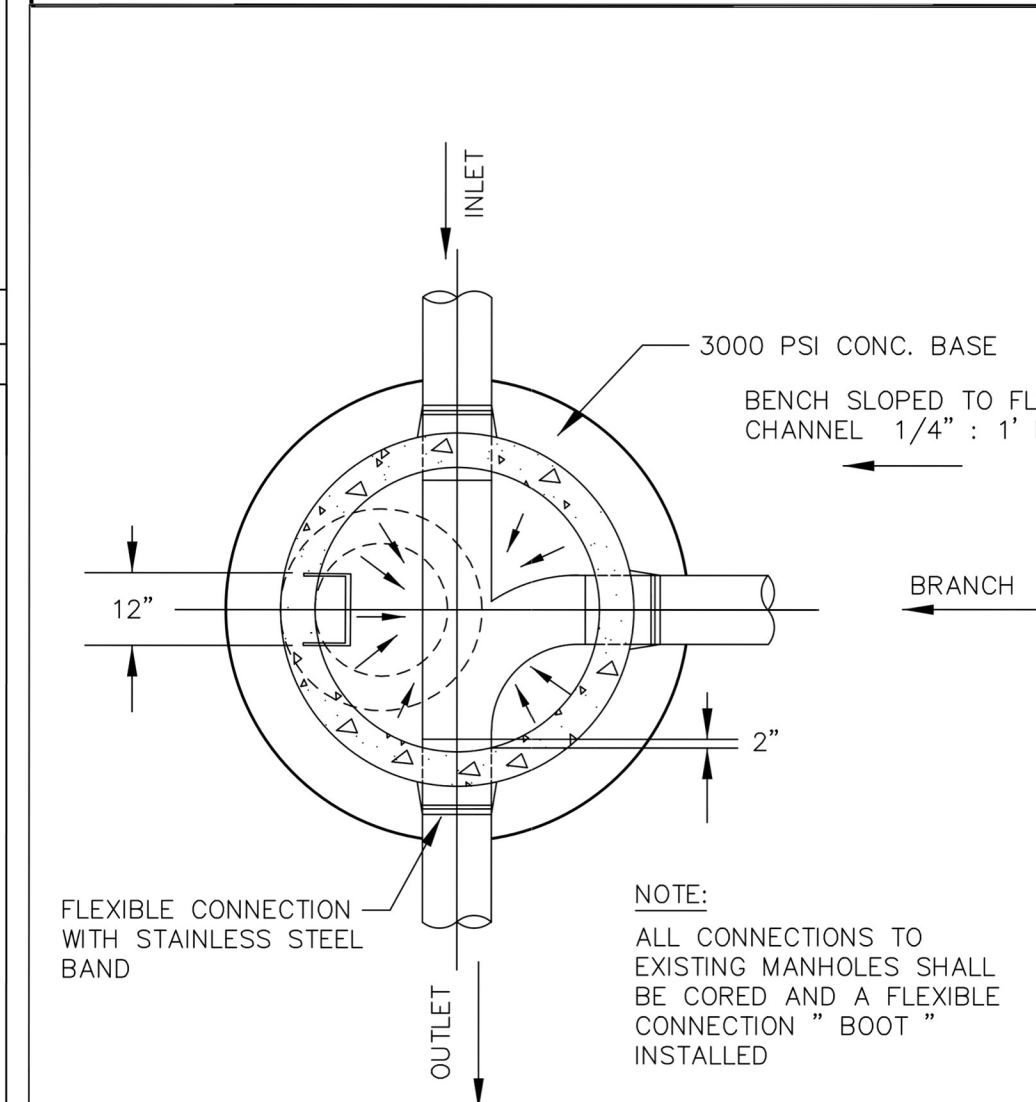
N.T.S. FIG. W-6C

- NOTES:**
- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
 - SERVICE LINE TO CONNECT AT MAIN WITH 4" TEE.
 - REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
 - REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
 - NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
 - USE 2500 P.S.I. CONCRETE.



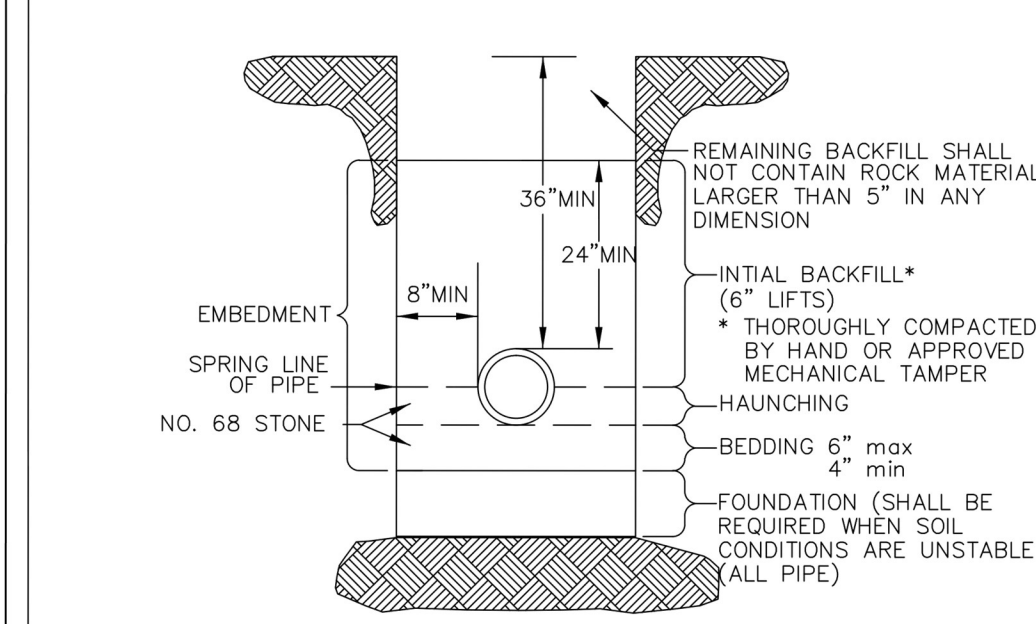
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET)			VOL. CU. YD.	TEE AND PLUGS (FEET)			VOL. CU. YD.
		L	H	T		L	H	T	
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.69	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83	3.83	4.00	2.83	0.52
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.86	0.24				

- CONCRETE THRUST BLOCKS**
- No Scale
1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
 2. USE 2500 P.S.I. CONCRETE.
 3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
 4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.



TYPICAL MANHOLE PLAN SHOWING BRANCH TIE - IN

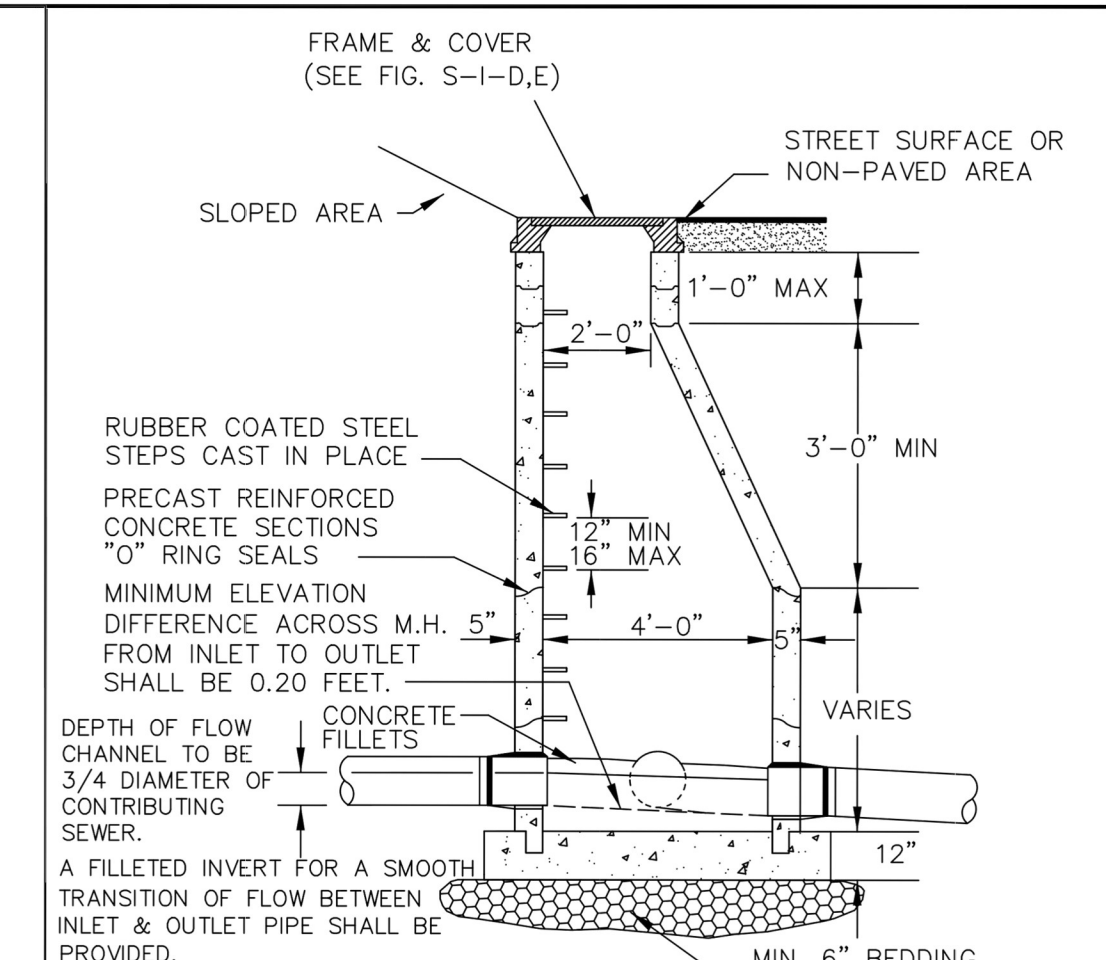
N.T.S. FIG. S-I-B



TYPICAL SEWER PIPE INSTALLATION IN TRENCH

N.T.S. FIG. S-3

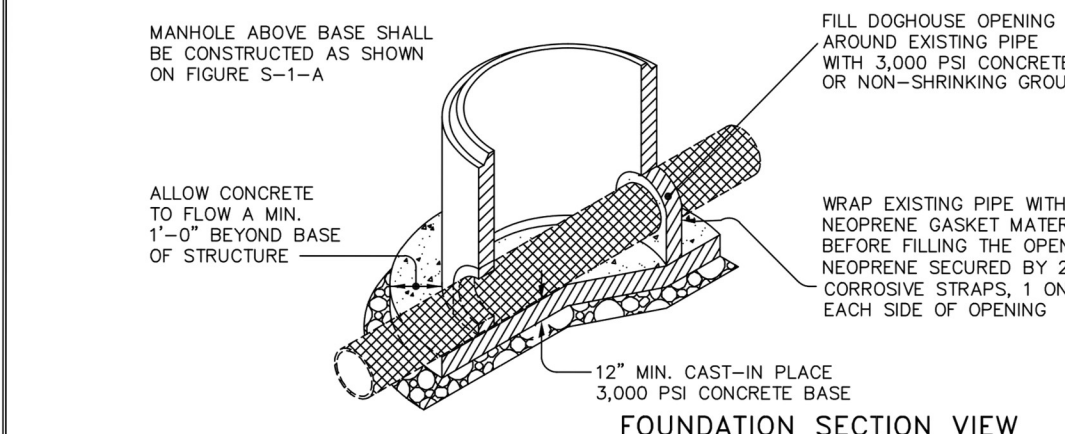
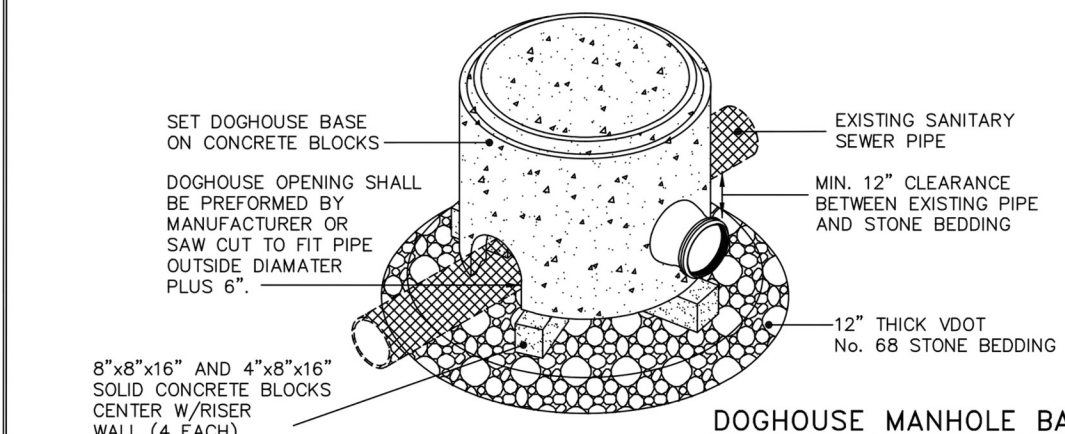
- NOTE:**
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
 2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED.
 3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE.



TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

N.T.S. FIG. S-I-A

PRECAST CONCRETE MANHOLE BASES SHALL BE FABRICATED IN ACCORDANCE WITH PART V, SECTION G OF THESE SPECIFICATIONS.



- NOTES:**
1. CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
 2. POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
 3. CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MH HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

TYPICAL MANHOLE BASE SHOWING "DOGHOUSE" INSTALLATION

N.T.S. FIG. S-1-A1



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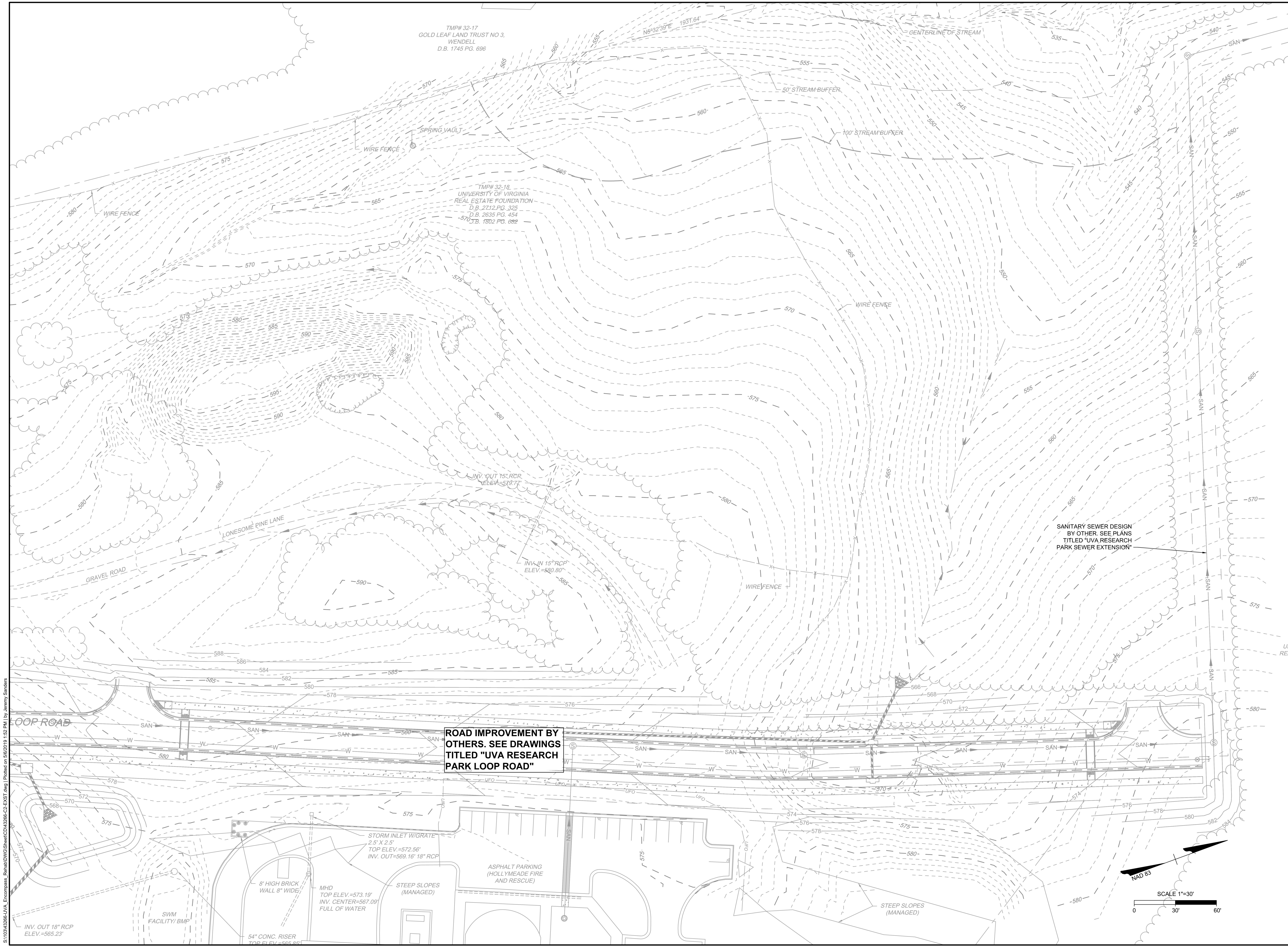
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 DRAWN BY: Z. DAHL
 DESIGNED BY: A. ALLISON
 CHECKED BY: J. HASH
 SCALE: N.A.

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JOB NO. 43266
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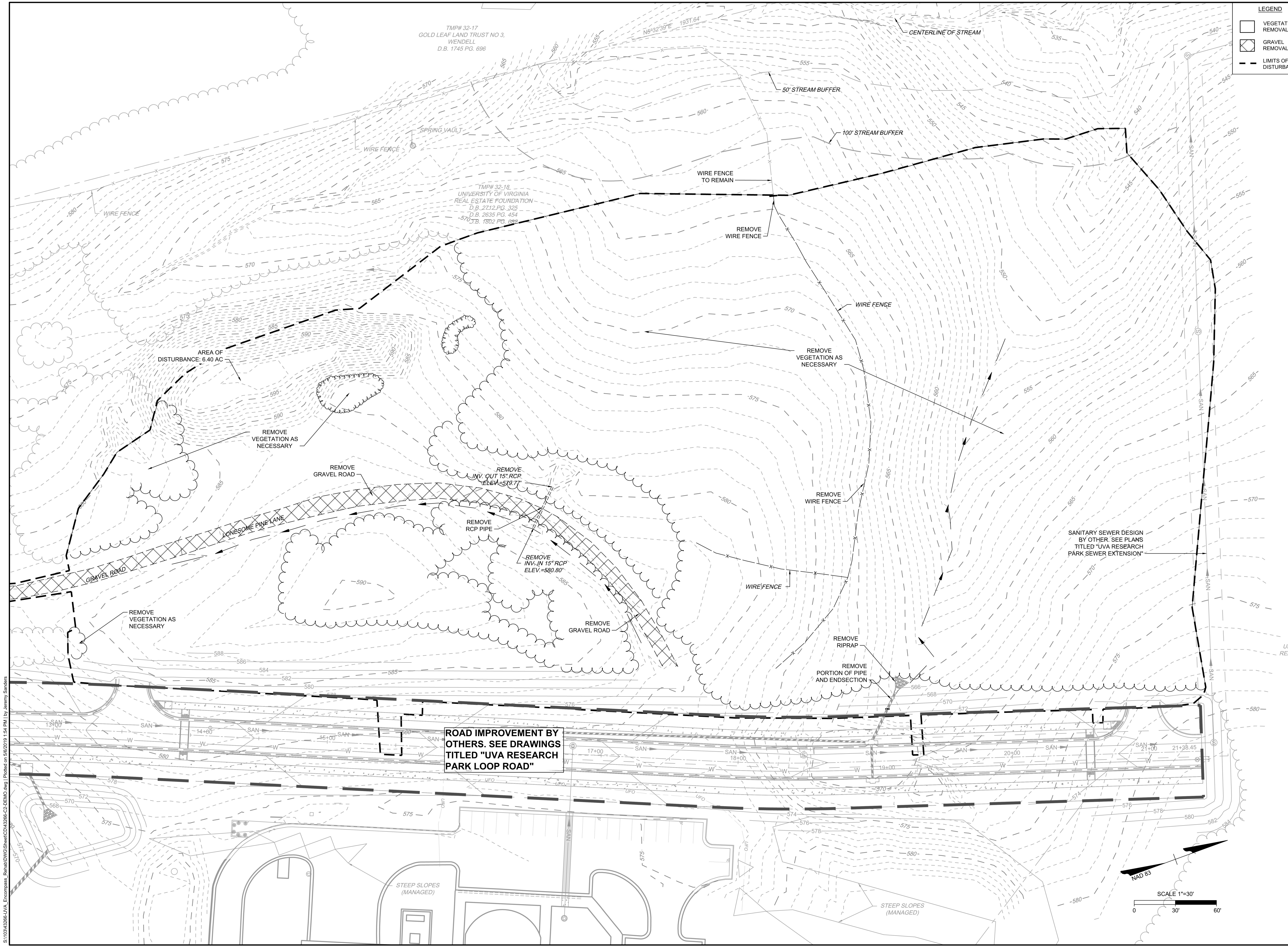
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 Z. DAHL
 DESIGNED BY
 A. ALLISON
 CHECKED BY
 J. HASH
 SCALE
 1" = 30'

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 ALBEMARLE COUNTY, VA
 EXISTING CONDITIONS

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LEGEND

- VEGETATION REMOVAL
- GRAVEL REMOVAL
- LIMITS OF DISTURBANCE



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DATE	5/6/2019
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DESIGNED BY	A. ALLISON
CHECKED BY	J. HASH
SCALE	1" = 30'

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 DEMOLITION PLAN

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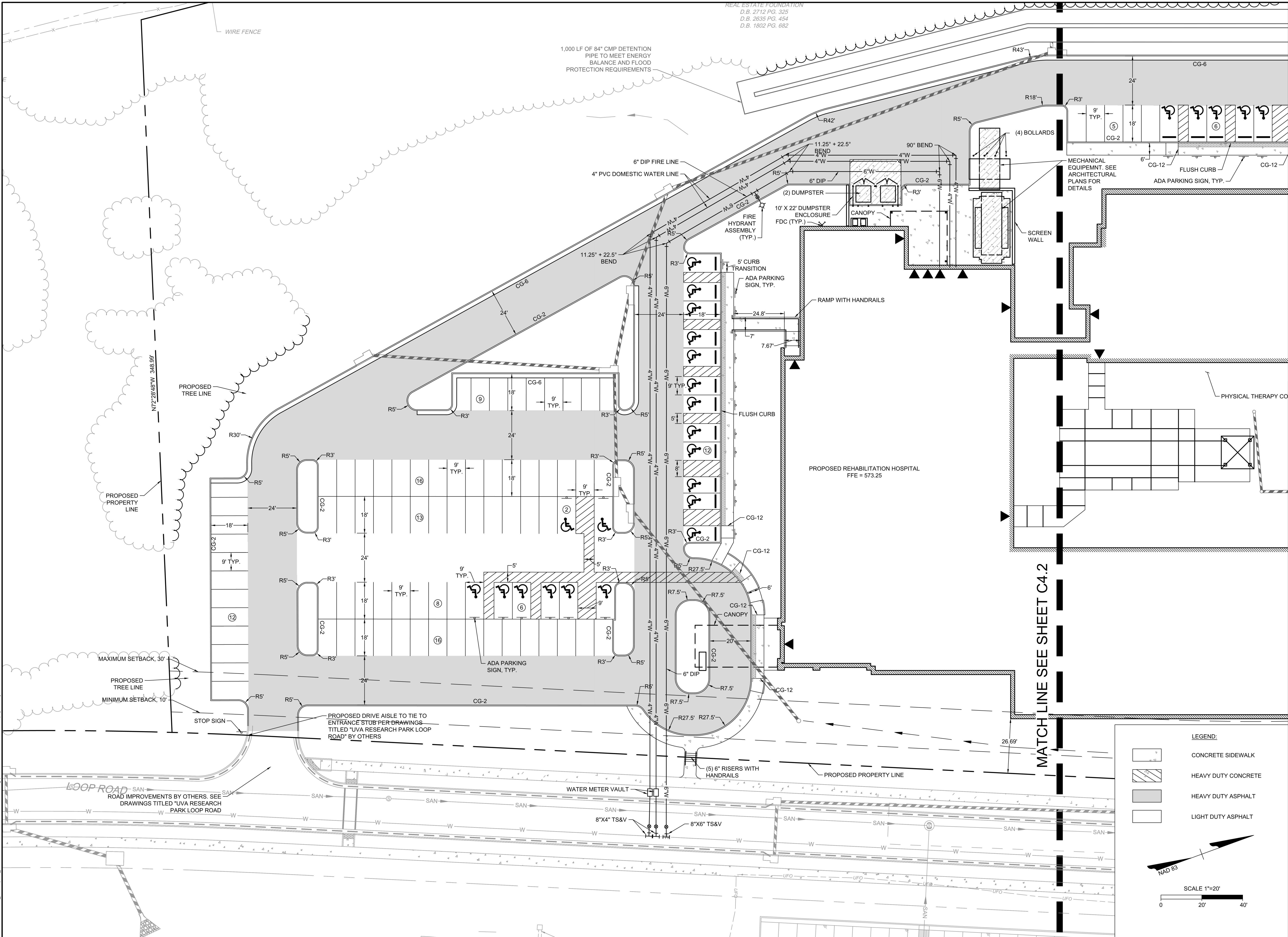
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 SCALE: 1" = 20'

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 ALBEMARLE COUNTY, VA
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LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

SCALE 1"=20'

0 20' 40'

NAD 83

MATCH LINE SEE SHEET C4.2

REAL ESTATE FOUNDATION
 D.B. 2712 PG. 325
 D.B. 2635 PG. 454
 D.B. 1802 PG. 682

1,000 LF OF 84" CMP DETENTION PIPE TO MEET ENERGY BALANCE AND FLOOD PROTECTION REQUIREMENTS

PROPOSED TREE LINE
 PROPOSED PROPERTY LINE
 N72°28'48"W 348.98'

MAXIMUM SETBACK, 30'
 PROPOSED TREE LINE
 MINIMUM SETBACK, 10'

LOOP ROAD - SAN
 ROAD IMPROVEMENTS BY OTHERS. SEE DRAWINGS TITLED "UVA RESEARCH PARK LOOP ROAD" BY OTHERS

PROPOSED DRIVE AISLE TO TIE TO ENTRANCE STUB PER DRAWINGS TITLED "UVA RESEARCH PARK LOOP ROAD" BY OTHERS

WATER METER VAULT
 8"X4" TS&V
 8"X6" TS&V

PROPOSED REHABILITATION HOSPITAL
 FFE = 573.25

PHYSICAL THERAPY CO

REVISION DESCRIPTION

DATE

DATE

5/6/2019

DRAWN BY

Z. DAHL

DESIGNED BY

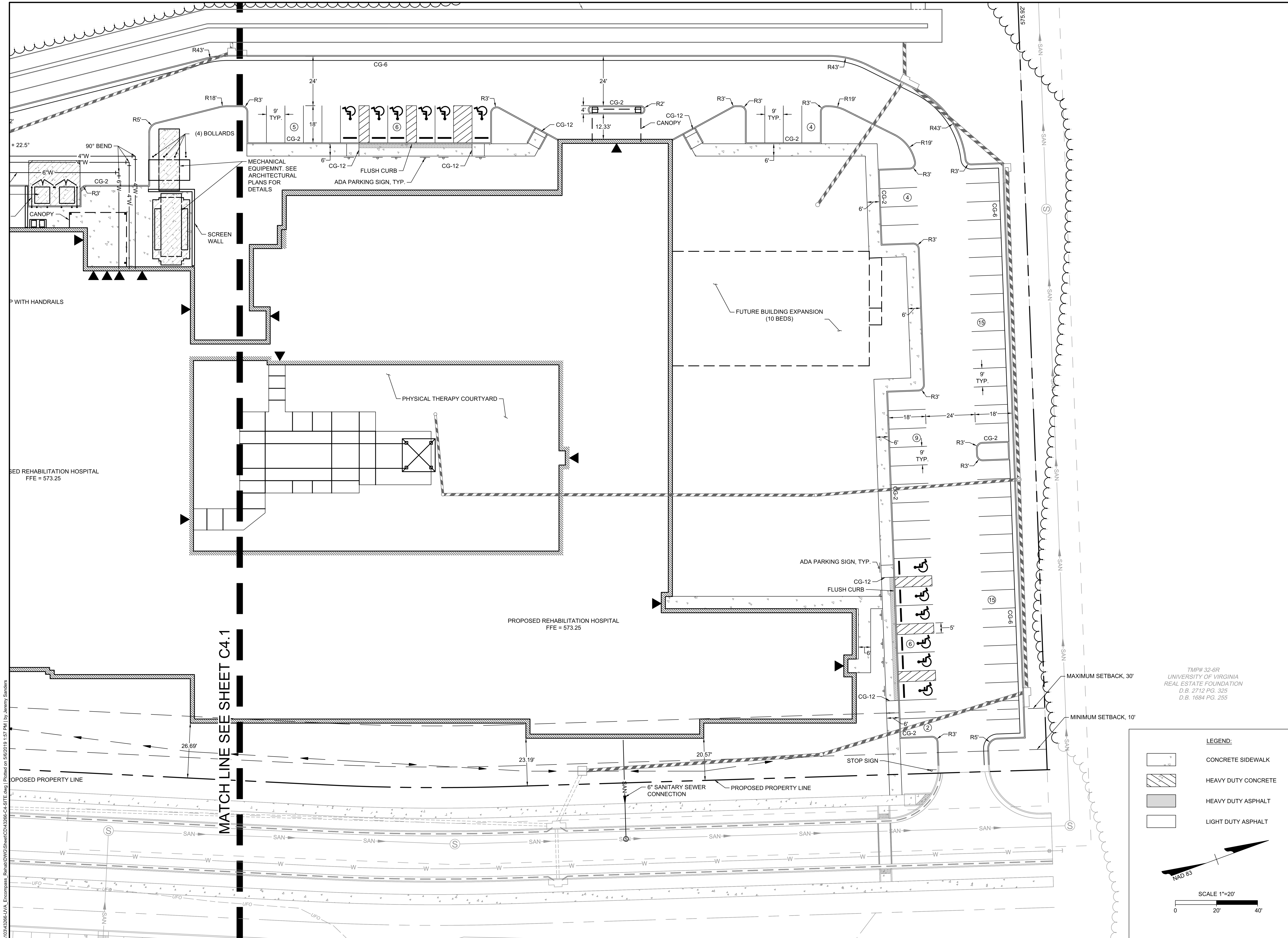
A. ALLISON

CHECKED BY

J. HASH

SCALE

1" = 20'



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	A. ALLISON
	J. HASH
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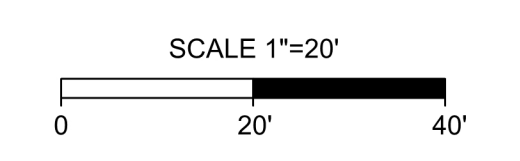
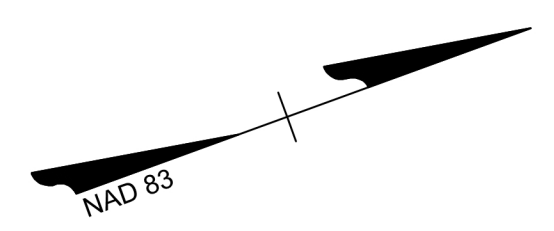
UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
 ALBEMARLE COUNTY, VA
 LAYOUT & UTILITIES PLAN

JOB NO. 43266
 SHEET NO. C4.2

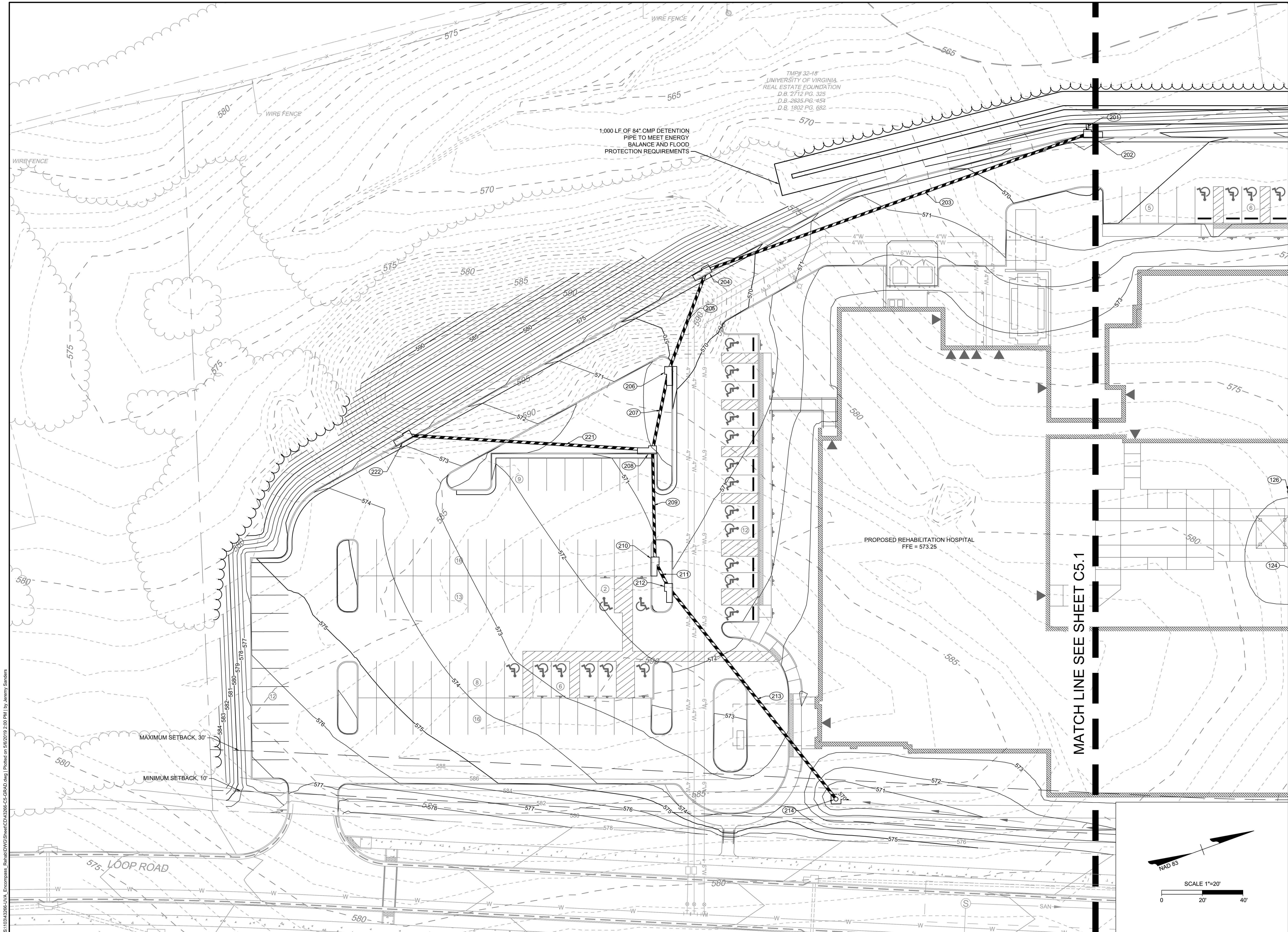
TMP# 32-6R
 UNIVERSITY OF VIRGINIA
 REAL ESTATE FOUNDATION
 D.B. 2712 PG. 325
 D.B. 1684 PG. 255

LEGEND:

	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT



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 DESIGNED BY
 A. ALLISON
 CHECKED BY
 J. HASH
 SCALE
 1" = 20'

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UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
 ALBEMARLE COUNTY, VA
 GRADING & DRAINAGE PLAN

JOB NO.
43266
 SHEET NO.
C5.0

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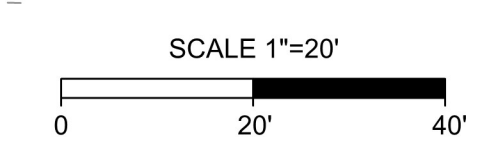
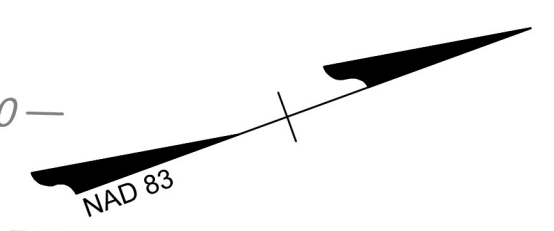
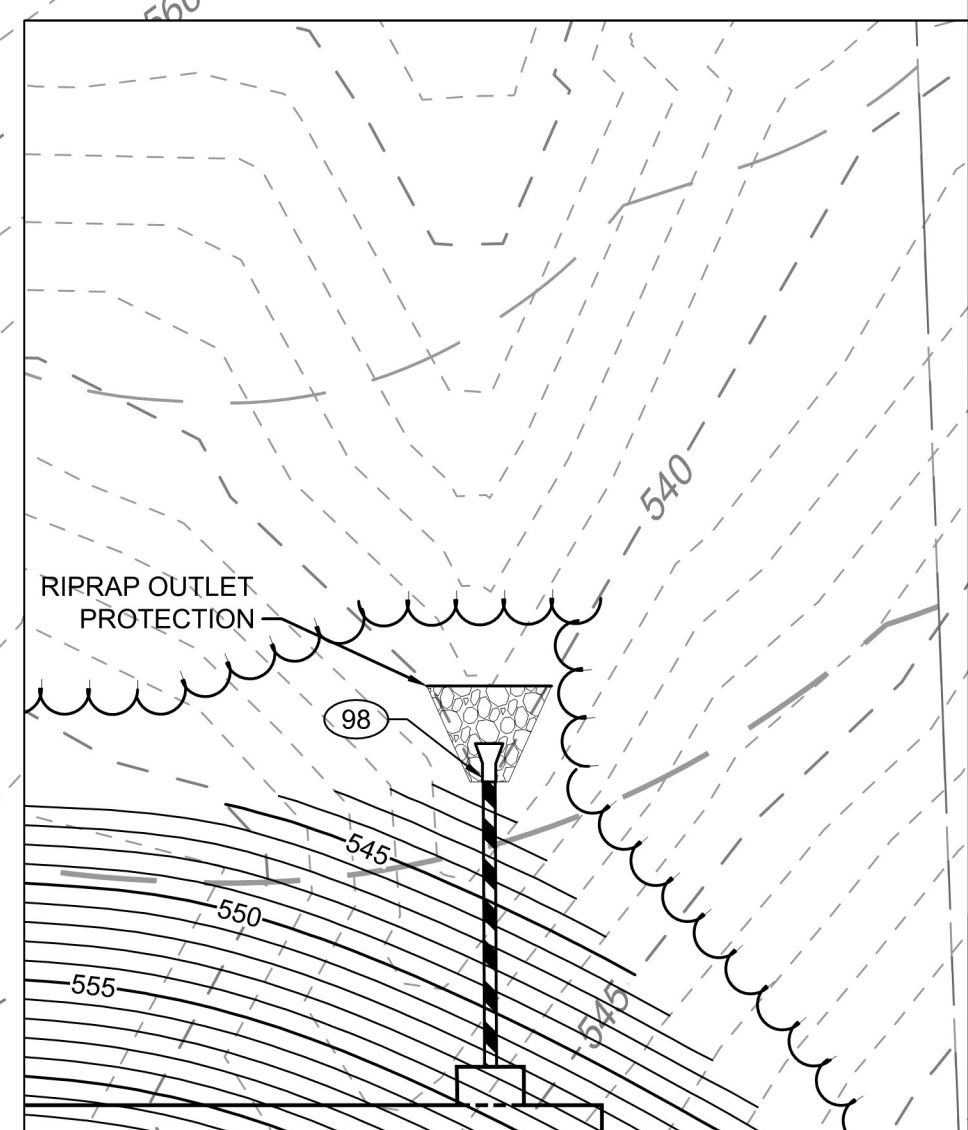
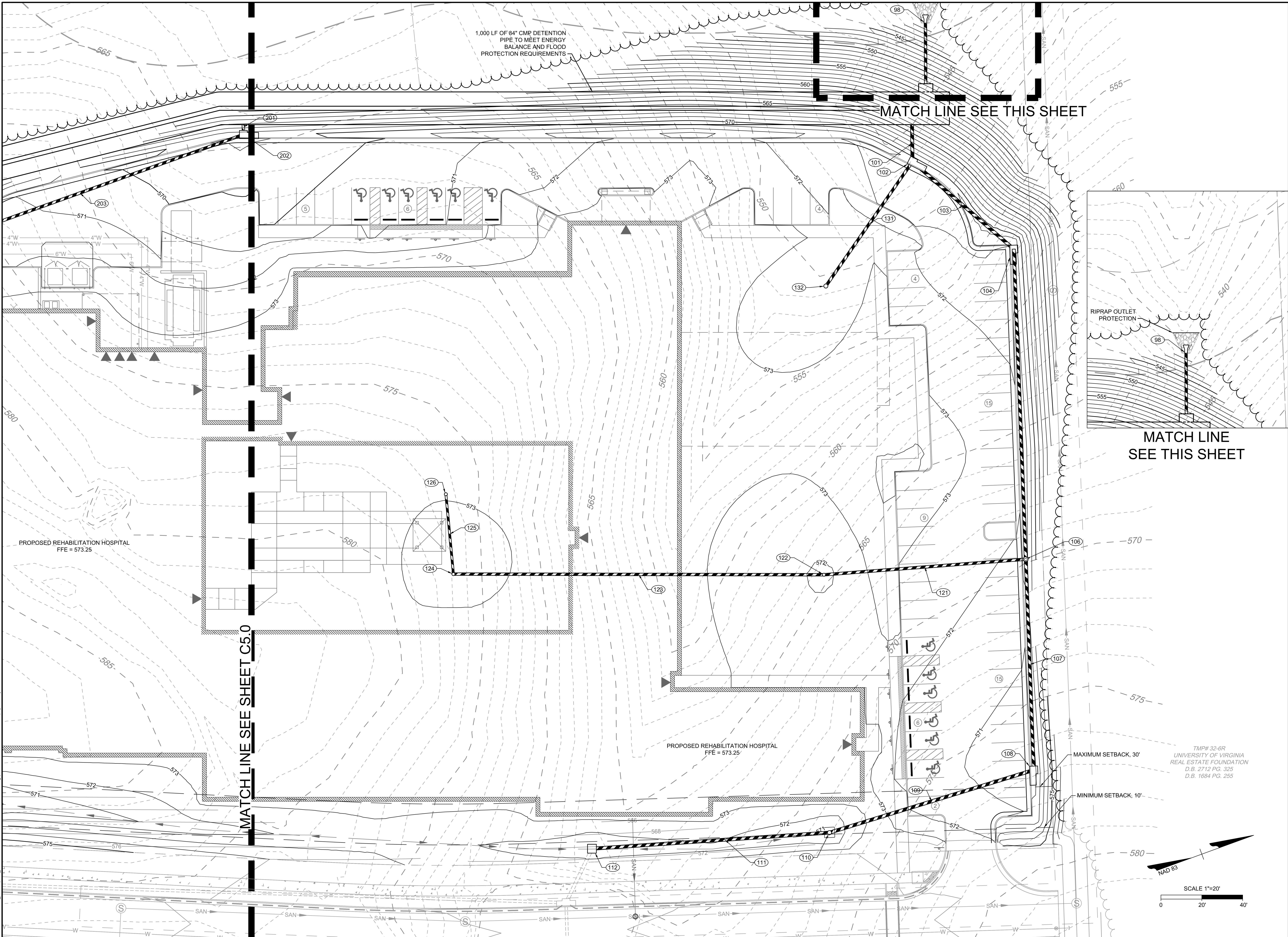
DATE
5/6/2019
DRAWN BY
Z. DAHL
DESIGNED BY
A. ALLISON
CHECKED BY
J. HASH
SCALE
1" = 20'

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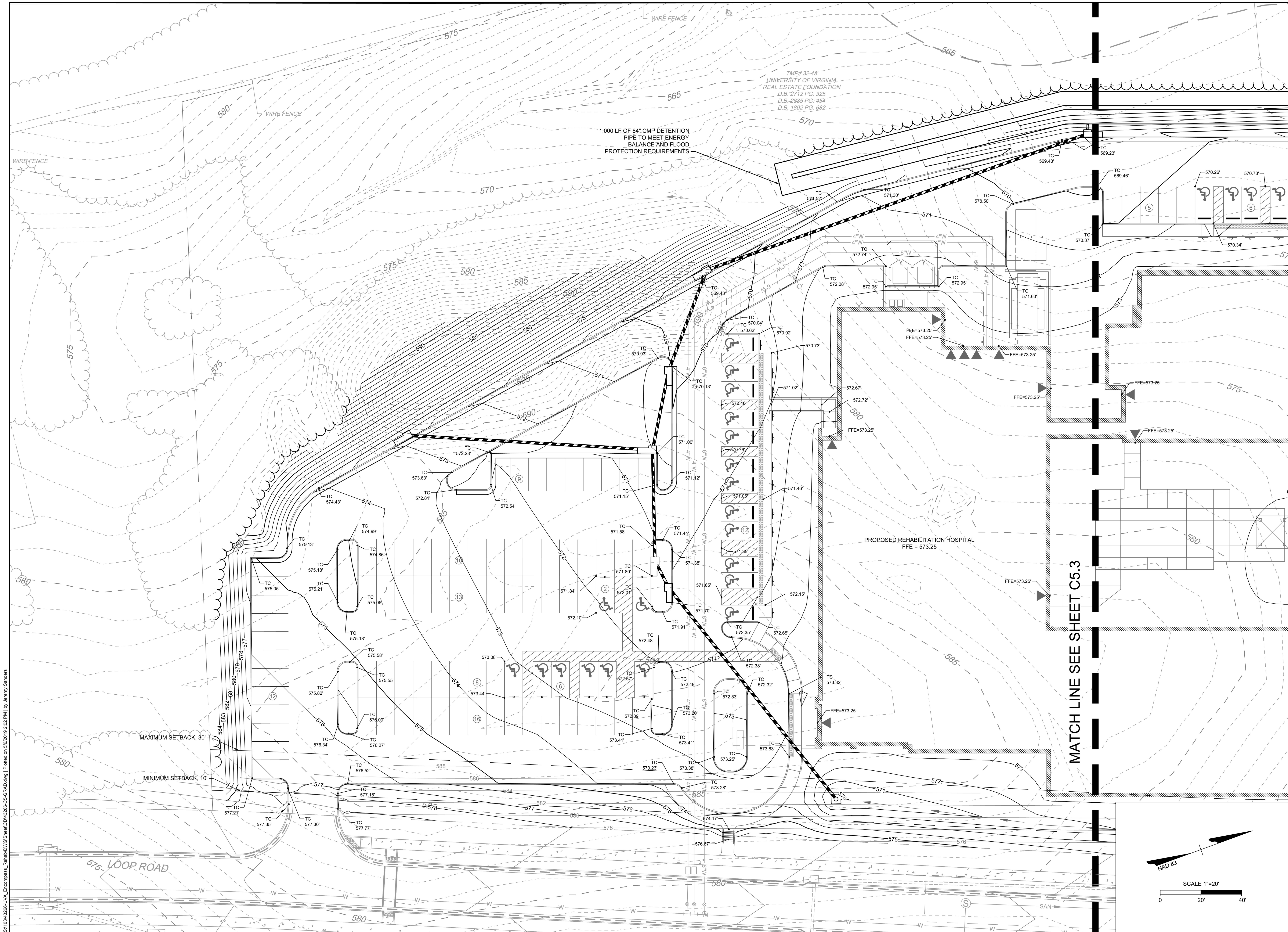
UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
GRADING & DRAINAGE PLAN

JOB NO.
43266
SHEET NO.
C5.1

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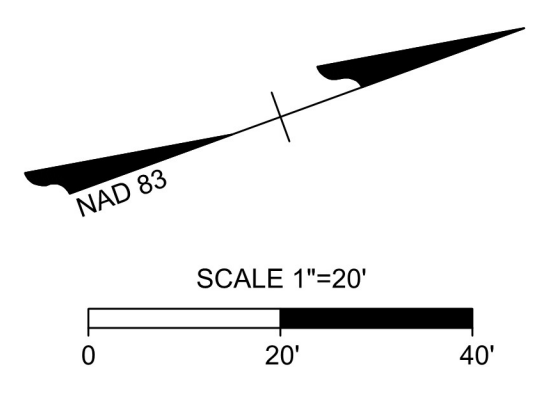
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DATE: 5/6/2019
 DRAWN BY: Z. DAHL
 DESIGNED BY: A. ALLISON
 CHECKED BY: J. HASH
 SCALE: 1" = 20'

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 ALBEMARLE COUNTY, VA
 GRADING SHOT SPOTS PLAN

JOB NO. 43266
 SHEET NO. C5.2



MATCH LINE SEE SHEET C5.3

TMP# 32-18
 UNIVERSITY OF VIRGINIA
 REAL ESTATE FOUNDATION
 D.B. 2712 PG. 325
 D.B. 2635 PG. 454
 D.B. 1802 PG. 682

1,000 LF OF 84" CMP DETENTION
 PIPE TO MEET ENERGY
 BALANCE AND FLOOD
 PROTECTION REQUIREMENTS

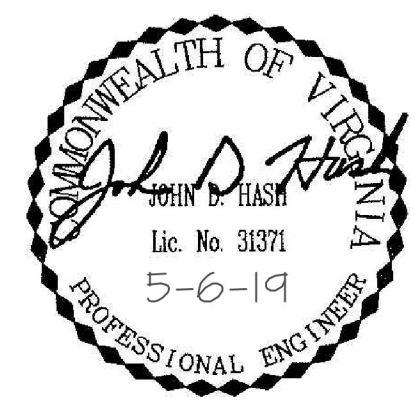
PROPOSED REHABILITATION HOSPITAL
 FFE = 573.25

MAXIMUM SETBACK, 30'

MINIMUM SETBACK, 10'

575 LOOP ROAD

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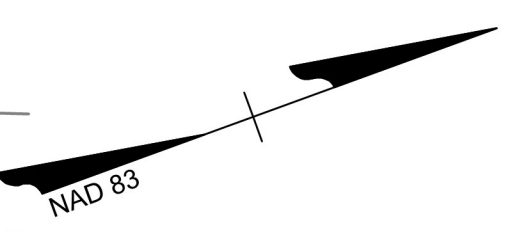
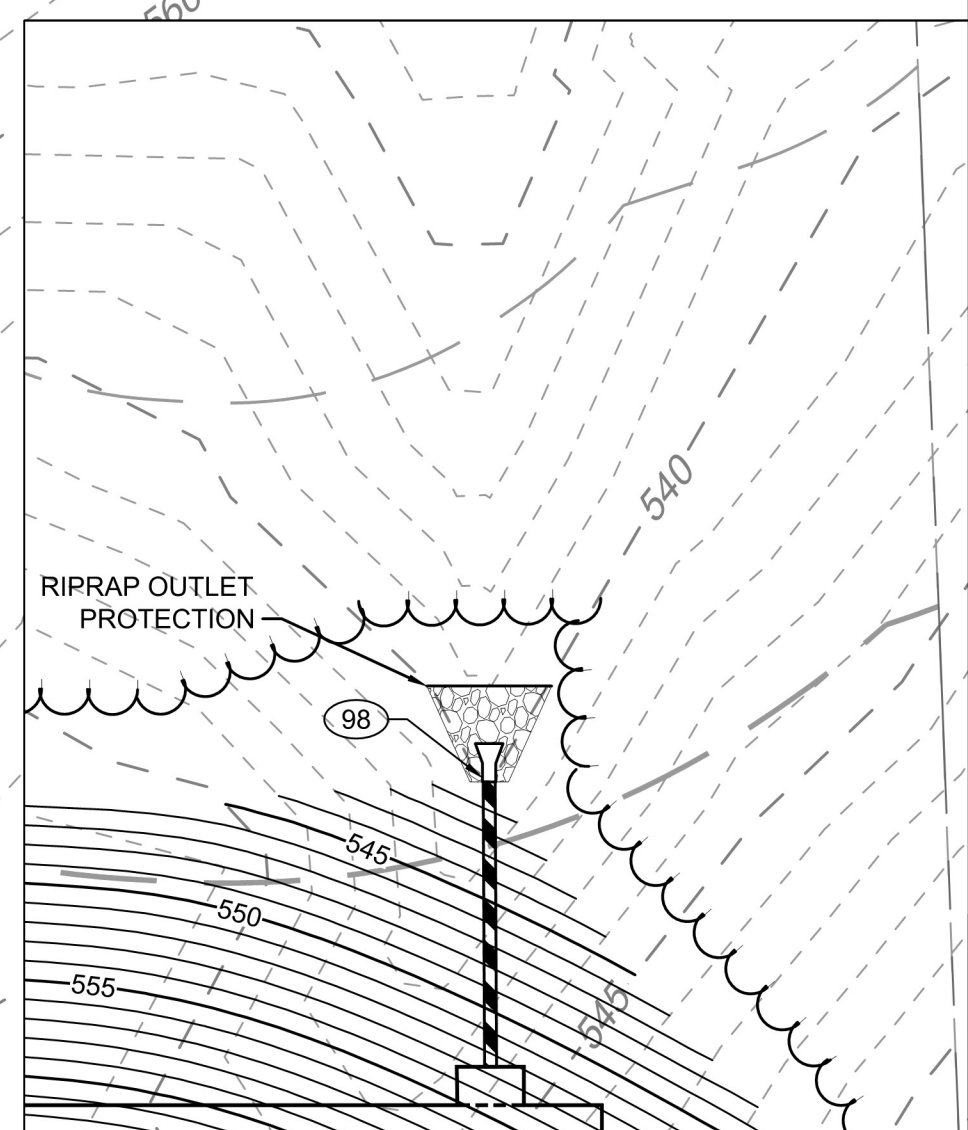
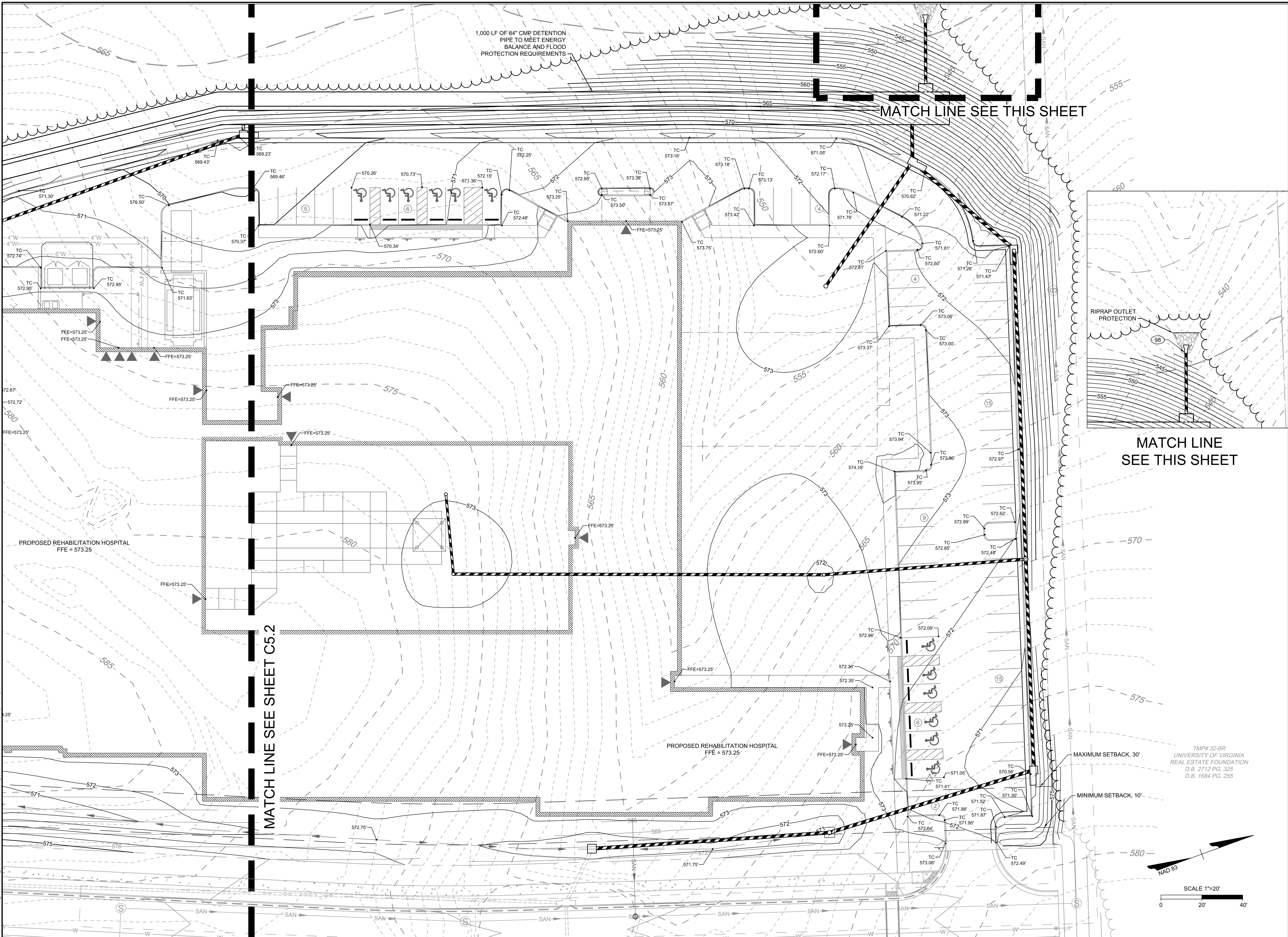
DATE
5/6/2019
DRAWN BY
Z. DAHL
DESIGNED BY
A. ALLISON
CHECKED BY
J. HASH
SCALE
1" = 20'

TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
GRADING SHOT SPOTS PLAN

JOB NO.
43266
SHEET NO.
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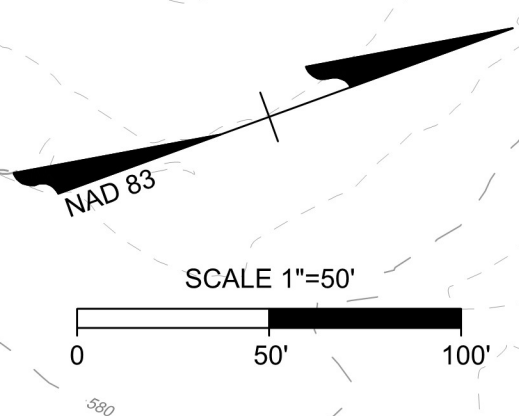
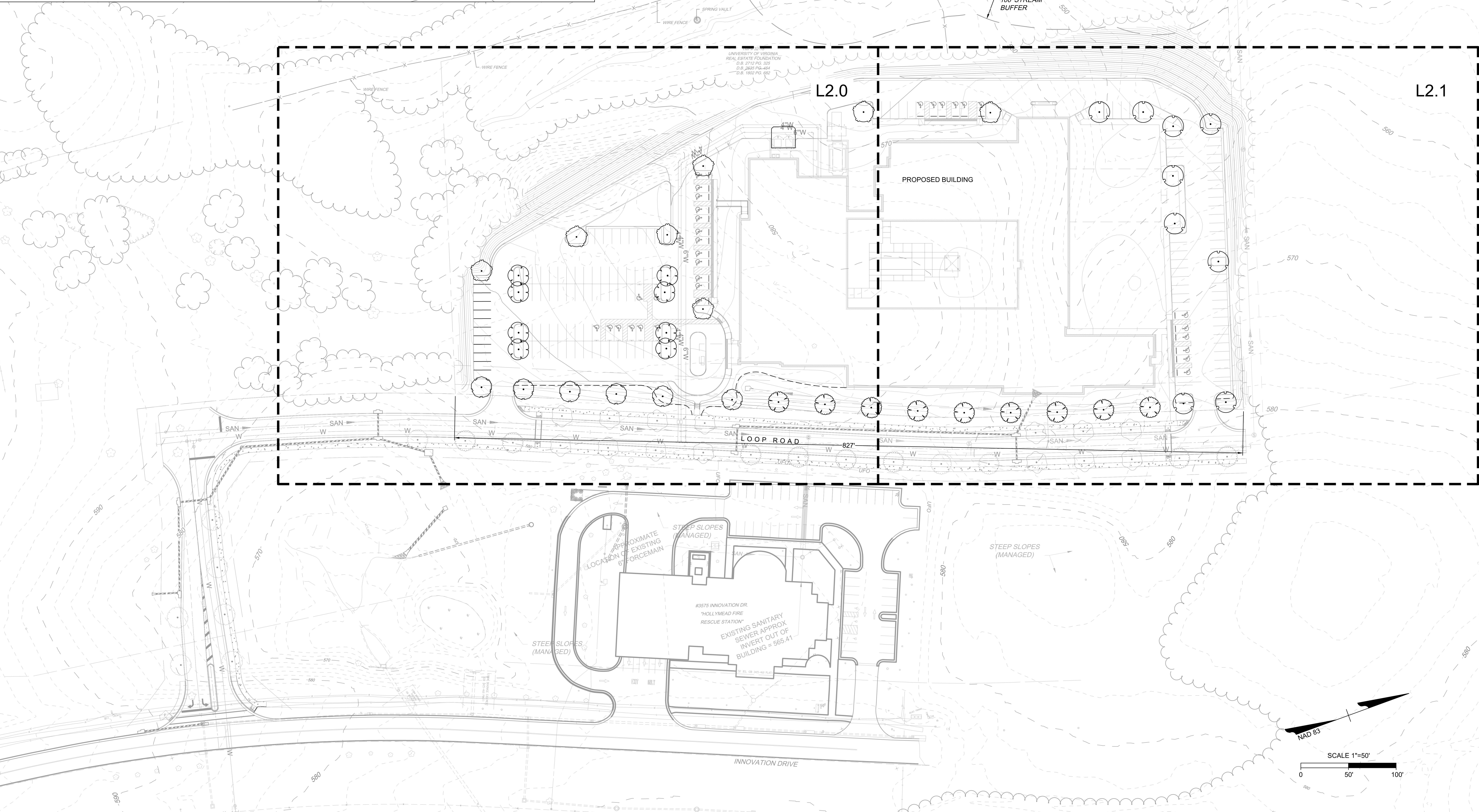
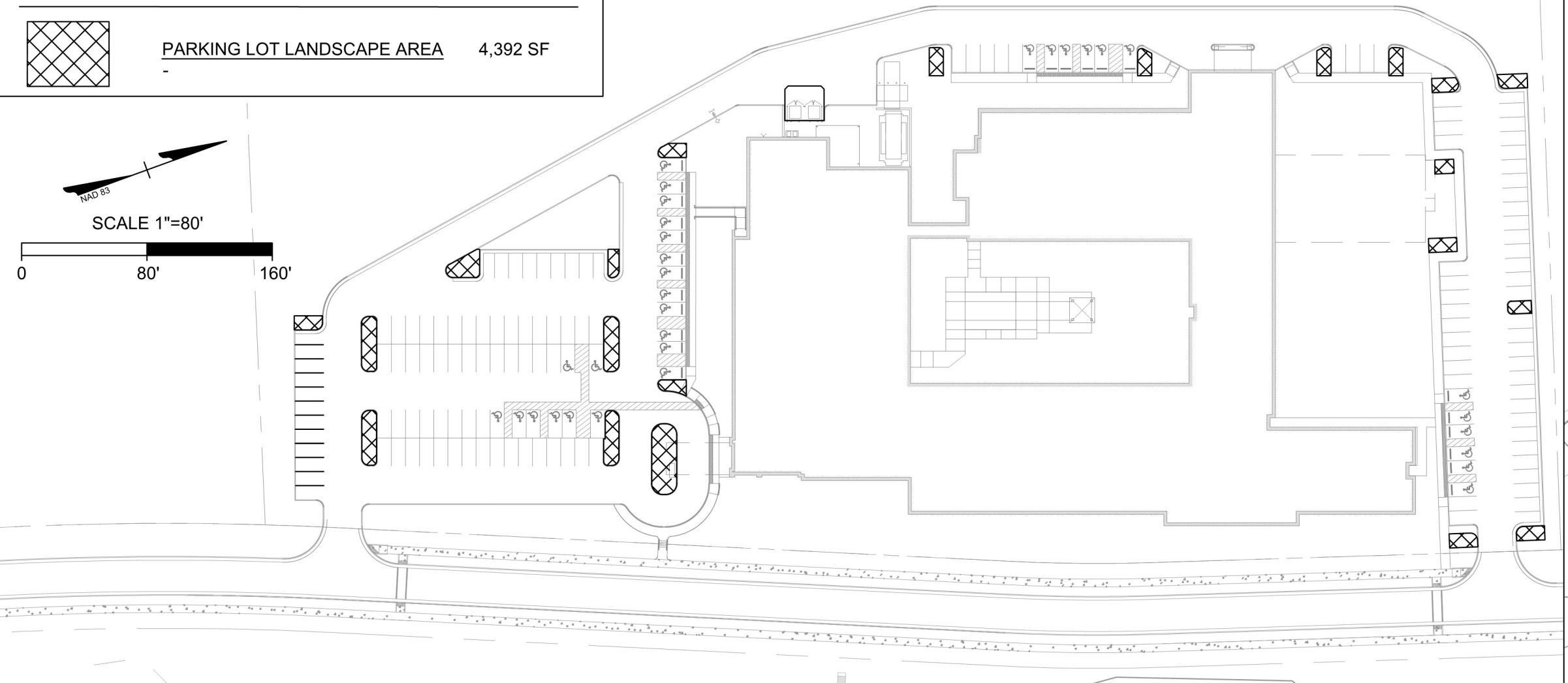
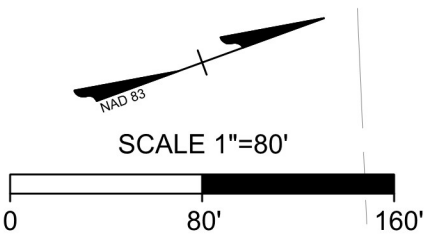


TMP# 32-6R
UNIVERSITY OF VIRGINIA
REAL ESTATE FOUNDATION
D.B. 2712 PG. 325
D.B. 1684 PG. 255

MAXIMUM SETBACK, 30'
MINIMUM SETBACK, 10'

PARKING LOT LANDSCAPE AREA

 PARKING LOT LANDSCAPE AREA 4,392 SF



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M. RACHNER	
M. RACHNER	
F. HANCOCK	
SCALE	
1" = 50'	

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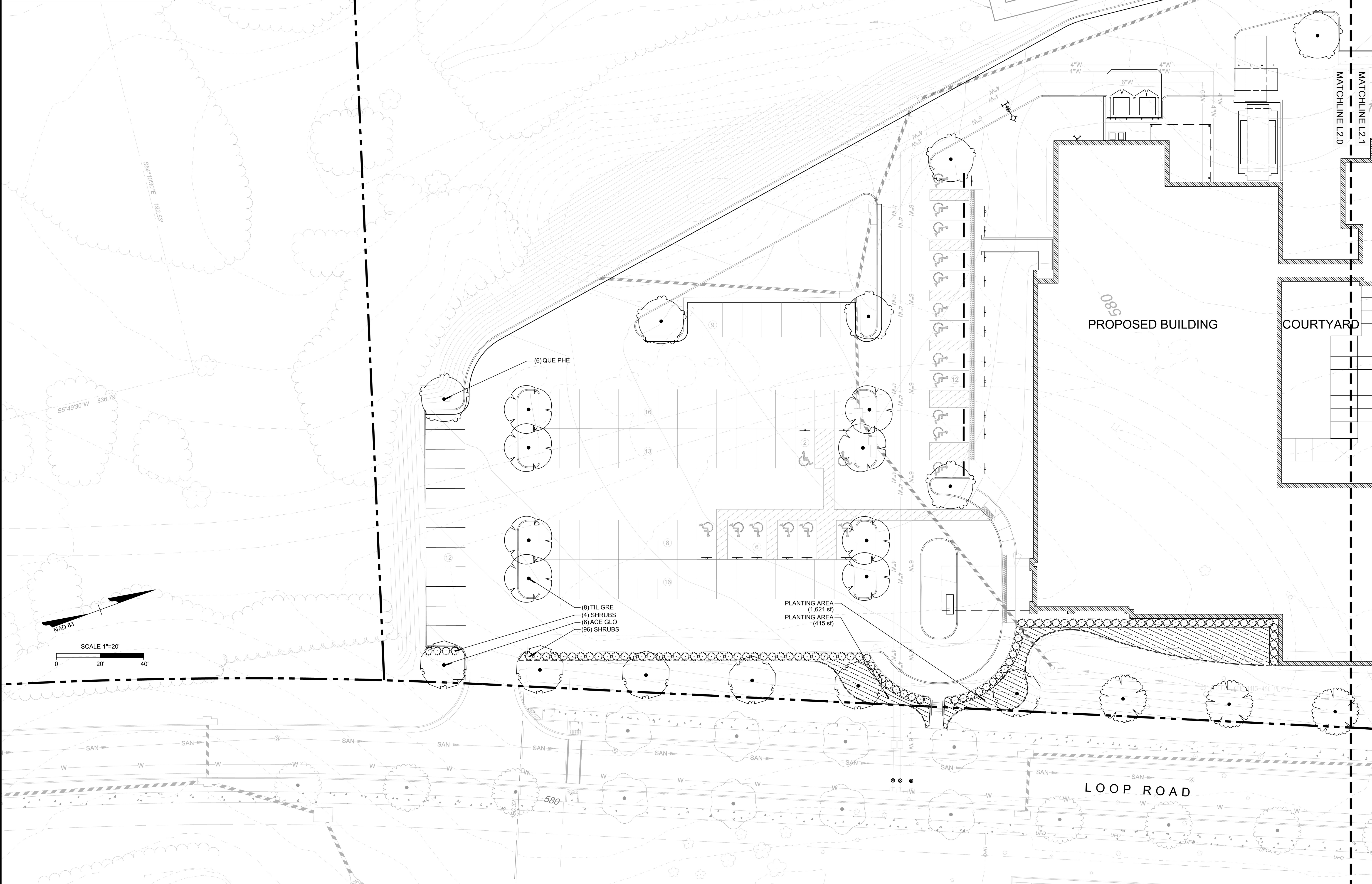
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 ALBEMARLE COUNTY, VA
OVERALL LANDSCAPE PLAN

JOB NO.
43266
 SHEET NO.
L1.0

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S:\10343266-UVA_Encompass_Rehab\DWG\SheetCDL1.0 MITIGATION PLAN.dwg | Printed on 5/6/2019 2:09 PM | by Jeremy Sanders

PLANT SCHEDULE	
TREES	BOTANICAL NAME
ACE GLO	ACER RUBRUM 'OCTOBER GLORY'™
BET HER	BETULA NIGRA 'HERITAGE'
QUE PHE	QUERCUS PHELLOS
TIL GRE	TILIA CORDATA 'GREENSPIRE'
ULM ALL	ULMUS PARVIFOLIA 'ALLEE'
SHRUBS	BOTANICAL NAME
ILE VER	ILEX VERTICILLATA



MP# 52-18
UNIVERSITY OF VIRGINIA
REAL ESTATE FOUNDATION
D.B. 2712 PG. 325
D.B. 2635 PG. 454
D.B. 1802 PG. 682

1,000 LF OF 84" CMP DETENTION
PIPE TO MEET ENERGY
BALANCE AND FLOOD
PROTECTION REQUIREMENTS

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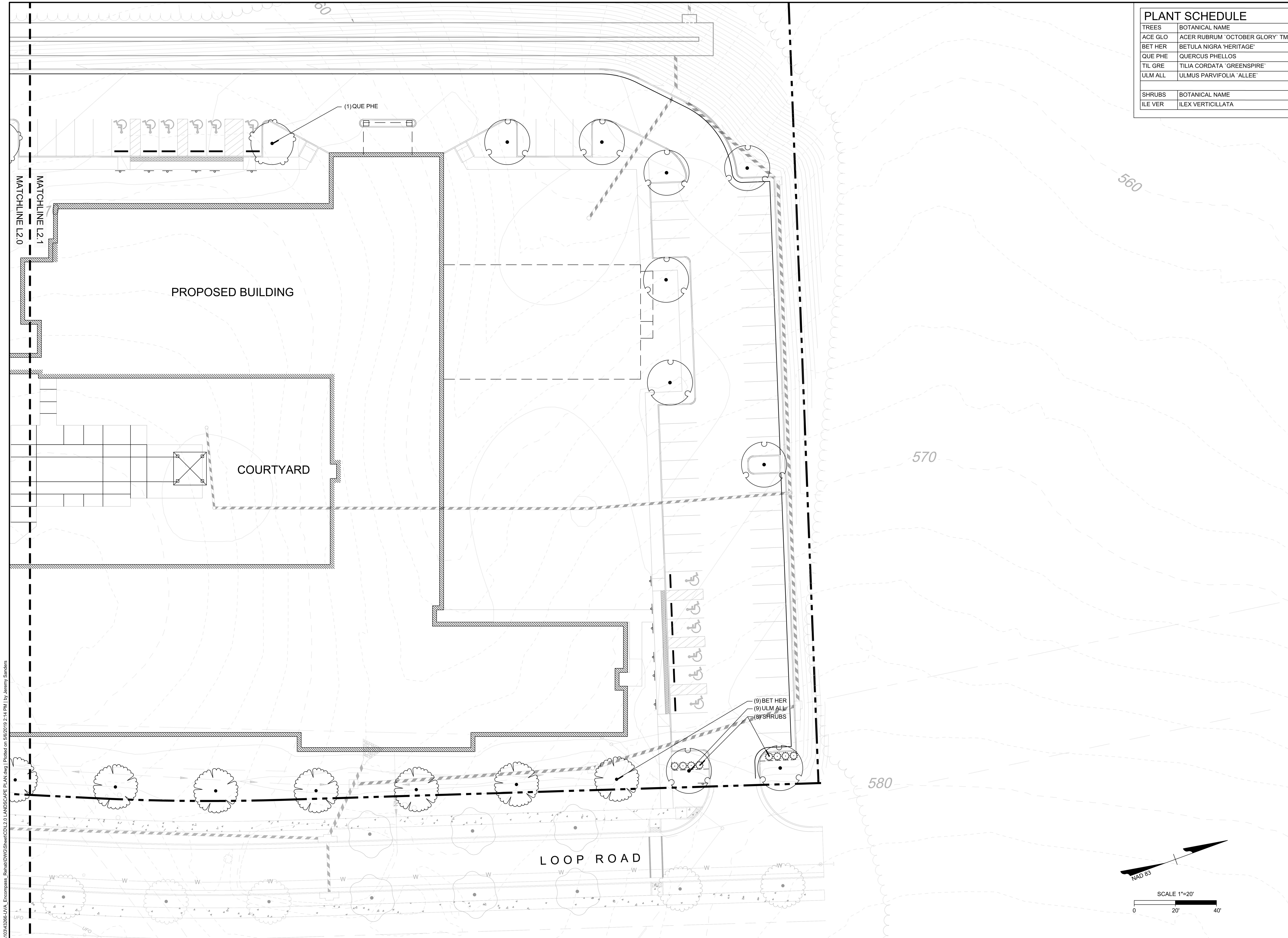
REVISION DESCRIPTION	DATE

DATE
5/6/2019
DRAWN BY
M. RACHNER
DESIGNED BY
M. RACHNER
CHECKED BY
F. HANCOCK
SCALE
1" = 20'

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
LANDSCAPE PLAN

JOB NO.	43266
SHEET NO.	L2.0

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PLANT SCHEDULE	
TREES	BOTANICAL NAME
ACE GLO	ACER RUBRUM 'OCTOBER GLORY'™
BET HER	BETULA NIGRA 'HERITAGE'
QUE PHE	QUERCUS PHELLOS
TIL GRE	TILIA CORDATA 'GREENSPIRE'
ULM ALL	ULMUS PARVIFOLIA 'ALLEE'
SHRUBS	BOTANICAL NAME
ILE VER	ILEX VERTICILLATA

S:\10343266-UVA_Encompass_Rehab\DWG\SheetCDL2.0 LANDSCAPE PLAN.dwg | Printed on 5/6/2019 2:14 PM | by Jeremy Sanders

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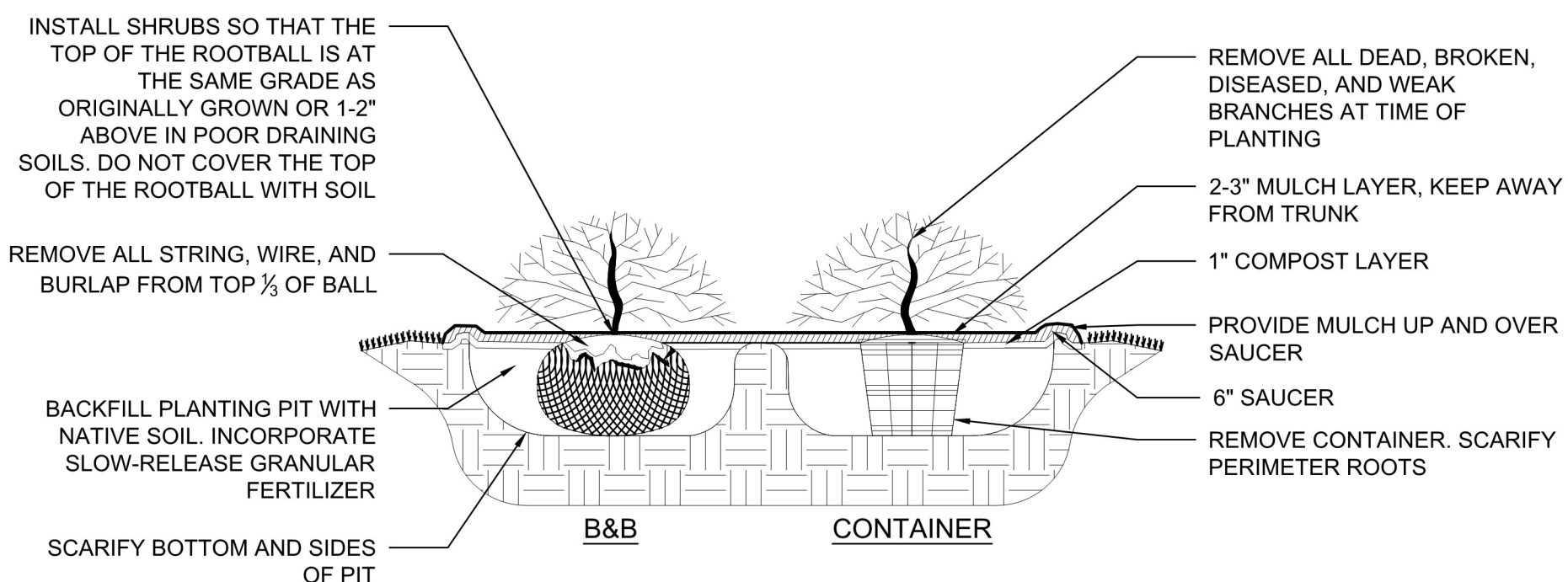
REVISION DESCRIPTION	DATE

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
 ALBEMARLE COUNTY, VA
LANDSCAPE PLAN

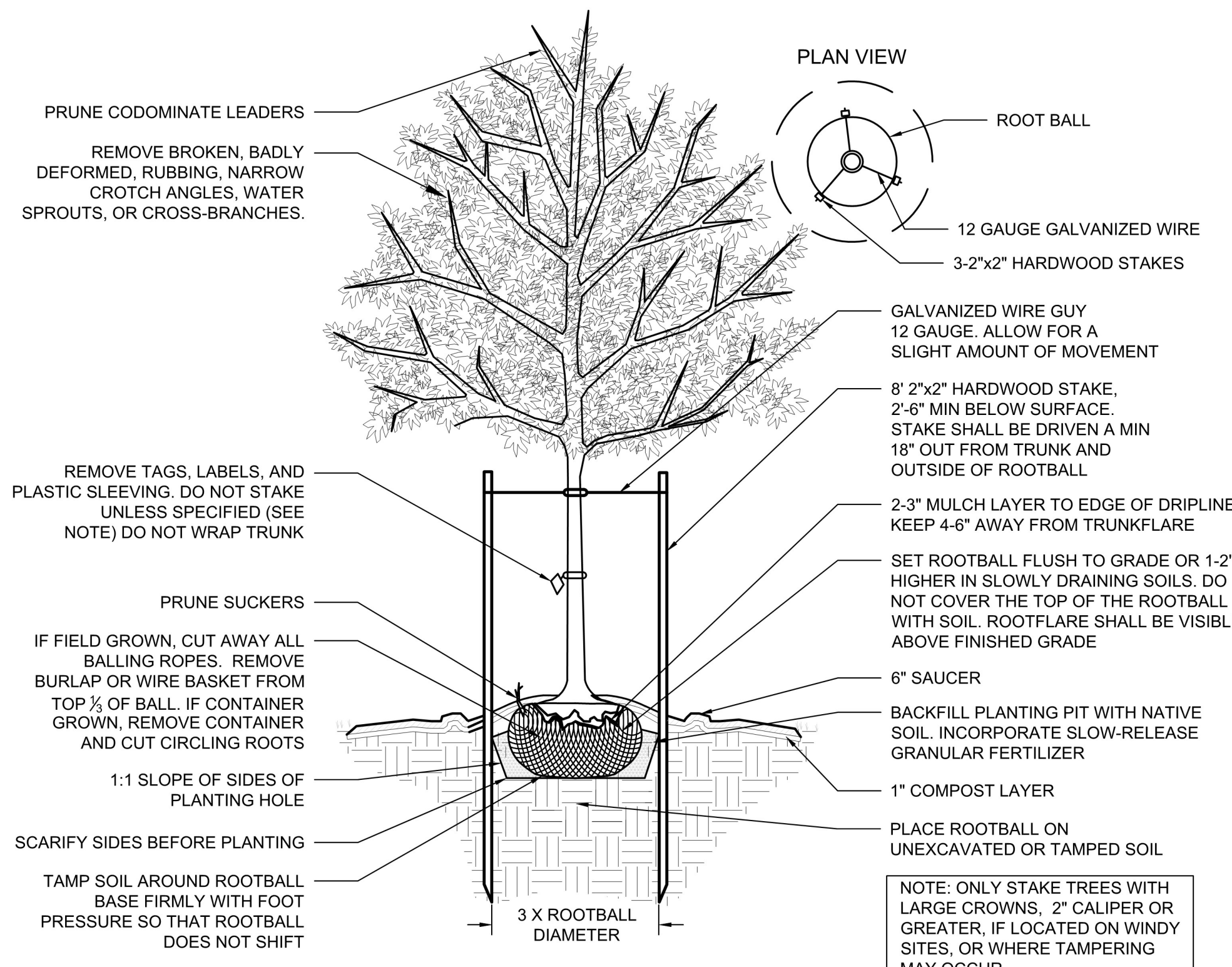
JOB NO.	43266
SHEET NO.	L2.1

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SCALE 1" = 20'



1 SHRUB PLANTING
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	CANOPY	TOTAL
ACE GLO	6	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	2.5" CAL.	397 SF	2382
BET HER	9	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5" CAL.	397 SF	3573
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	370 SF	2590
TIL GRE	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	250 SF	1992
ULM ALL	9	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	2.5" CAL.	366 SF	3294
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ILE VER	78	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	3 GAL	

STREET TREE PLANTING REQUIREMENTS
* per Sec. 32.7.9.5 of the Albemarle County Code.

REQUIREMENT	YARD LENGTH	CALCULATIONS	REQUIRED	PROVIDED
1 LARGE TREE PER 50 LF	827 LF	827/50 = 16.5 TREES	17 TREES	17 TREES

PARKING LOT LANDSCAPE REQUIREMENTS
* per Sec. 32.7.9.6 of the Albemarle County Code.

REQUIREMENT	AMOUNT	CALCULATIONS	REQUIRED	PROVIDED
5% OF THE PAVED PARKING AREA IS TO LANDSCAPED	80,546 SF	80,546 x .05 = 4,027 SF	4,027 SF	4,392 SF
1 LRG. OR MED. SHADE TREE PER 10 PARKING SPACES	160 SPACES	160/10 = 16 SHADE TREES	16 SHADE TREES	22 SHADE TREES

TREE CANOPY REQUIREMENTS
* per Sec. 32.7.9.8 of the Albemarle County Code.

REQUIREMENT	SITE AREA	CALCULATIONS	REQUIRED	PROVIDED
10% OF THE SITE IS TO BE COVERED BY TREE CANOPY	388,615 SF	388,615/.10 = 38,862 SF	38,862 SF	13,831 SF(PROPOSED) + 99,638 SF(EXISTING) = 113,469 SF

GENERAL NOTES

- PRE-CONSTRUCTION**
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
 - PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS
- CONSTRUCTION/INSTALLATION**
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
 - LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.
- INSPECTIONS/GUARANTEE**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
 - ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
 - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 - REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

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REVISION DESCRIPTION	DATE
	5/6/2019

TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
LANDSCAPE NOTES AND DETAILS

JOB NO. 43266
SHEET NO. L3.0

S:\101043266-UVA_Encompass_Rehab\DWG\SheetCDLL3.0 NOTES AND DETAILS.dwg | Plotted on 5/6/2019 2:14 PM | by Jeremy Sanders

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