

PROJECT SITE INFO

LOCATION:	SEMINOLE TRAIL, SOUTH OF HOLLYMEAD DRIVE
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL APARTMENT BUILDINGS
TOTAL ACREAGE:	30.82± ACRES
DEVELOPER:	STONY POINT DEVELOPMENT GROUP 200 GARRETT STREET, SUITE O CHARLOTTEVILLE, VA 22902 DOMINION REALTY PARTNERS, LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601
SURVEYOR:	LINCOLN SURVEYING 632 BERKMAR CIRCLE CHARLOTTEVILLE, VA 22901
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTEVILLE, VA 22902
PARCEL INFO	
OWNER:	BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL 1313-B E MARKET STREET CHARLOTTEVILLE, VA 22902
TMP:	04600-00-00-028B0
ADDRESS:	2947 SEMINOLE TRAIL
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.97 ACRES
TMP:	04600-00-00-028L0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	1.63 ACRES
TMP:	04600-00-00-028K0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.53 ACRES
TMP:	04600-00-00-028J0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	13.84 ACRES
OWNER:	OLD PALMYRA HOTEL, LLC 2121 WISTERIA DRIVE CHARLOTTEVILLE, VA 22911
TMP:	04600-00-00-028F0
ADDRESS:	2986 RUBIN LANE
DB/PG:	4693/632
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	1.27 ACRES
TMP:	04600-00-00-028I0
ADDRESS:	2931 RUBIN LANE
DB/PG:	4693/642
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	0.88 ACRES
OWNER:	WALL, REBECCA 200 MAYFIELD LANE WAYNESBORO, VA 22980
TMP:	04600-00-00-028E0
ADDRESS:	N/A
DB/PG:	5194/559
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.61 ACRES
OWNER:	ZOULIS, CYNTHIA THERAPHIA 8309 COLEBROOK ROAD RICHMOND, VA 23227
TMP:	04600-00-00-028A0
ADDRESS:	N/A
DB/PG:	650/507
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	5.09 ACRES
ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) - (ZMA2023-00012 - APPROVED BY THE BOB ON 6/5/2024) NOTE: THE PROPERTIES SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS - MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT, & AIRPORT IMPACT AREA OVERLAY DISTRICT. THIS PROPERTY IS ALSO SUBJECT TO A SPECIAL EXCEPTION REQUEST (SE2023-00044) APPROVED ON 6/5/2024 - MODIFICATION TO THE STEPBACK REQUIREMENT.
TOPOGRAPHY:	BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN AUGUST, 2023. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023. TOPOGRAPHIC SURVEY IS FROM LINCOLN SURVEYING, JANUARY 2024.
EXISTING VEGETATION:	MOSTLY WOODED
DATUM:	NAVD 1988
BURIAL SITES:	NO KNOWN CEMETERIES ON THE PROPERTIES
UTILITIES:	COUNTY WATER AND SEWER
WATERSHED:	SOUTH FORK RIVANNA RIVER WATERSHED
STREAM BUFFER:	100' WPO STREAM BUFFER EXIST ON THE PROPERTY ALONG ANY PERENNIAL STREAMS- SEE SHEET 3 FOR THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
PRESERVED/MANAGED SLOPES:	BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE PLAN SHEET FOR THE LOCATION OF THE STEEP SLOPES.
FLOODPLAIN:	THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.
AGRICULTURAL/FOREST DISTRICT:	NONE

HOLLY HILLS DEVELOPMENT

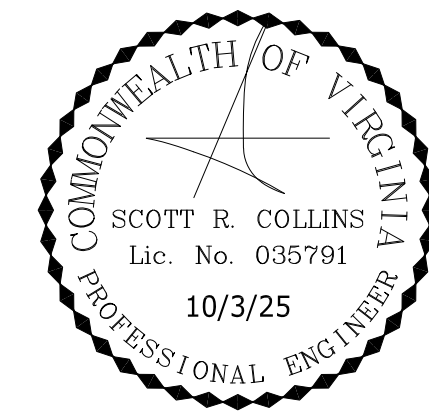
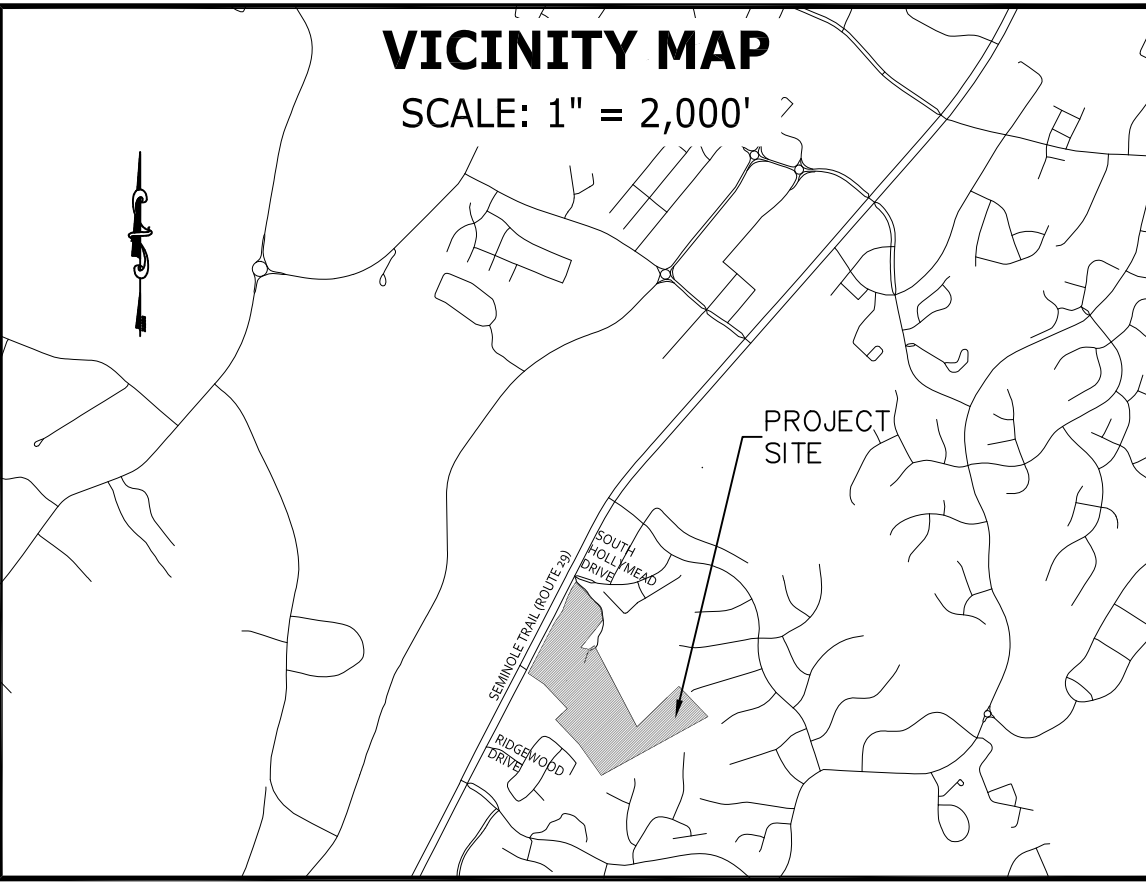
SANITARY SEWER EXTENSION PLAN

PHASE II & III FINAL SITE PLAN (SDP202400055)

APPROVED PHASE I FINAL SITE PLAN (SDP202400051)

APPROVED FINAL ROAD PLAN (SUB202400159)

RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



REVISIONS

REVISION DESCRIPTION	DATE
SANITARY UTILITY PLAN	10/03/25

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTEVILLE, VA 22902 - 434.293.3719

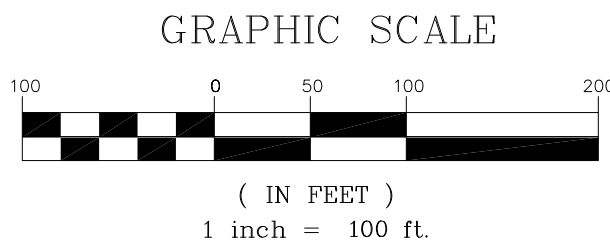
PROJECT
HOLLY HILLS DEVELOPMENT - SANITARY SEWER EXTENSION PLAN
SHEET TITLE

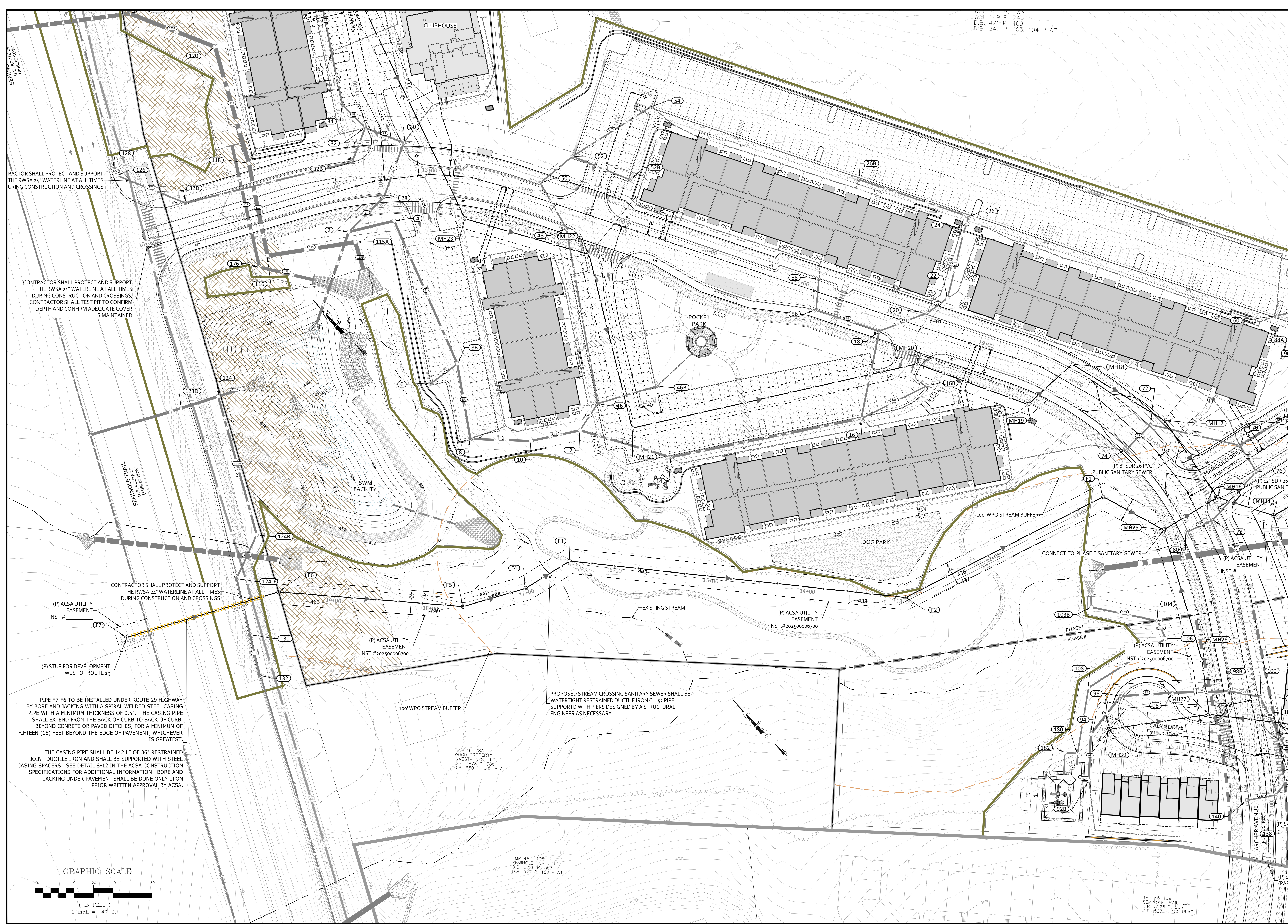
COVER

JOB NO. 232220
SCALE AS SHOWN
SHEET NO. 1



DEVELOPMENT PLAN
SCALE: 1" = 100'





COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

Lic. No. 035791

10/3/25

PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
SANITARY UTILITY PLAN	10/03/25

COLLINS ENGINEERING

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

PROJECT

HOLLY HILLS DEVELOPMENT - SANITARY SEWER EXTENSION PLAN

SHEET TITLE

SANITARY SEWER EXTENSION PLAN

JOB NO.

232220

SCALE

1" = 40'

SHEET NO.

2

CE

COLLINS ENGINEERING

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REVISIONS

REVISION DESCRIPTION
SANITARY UTILITY PLAN

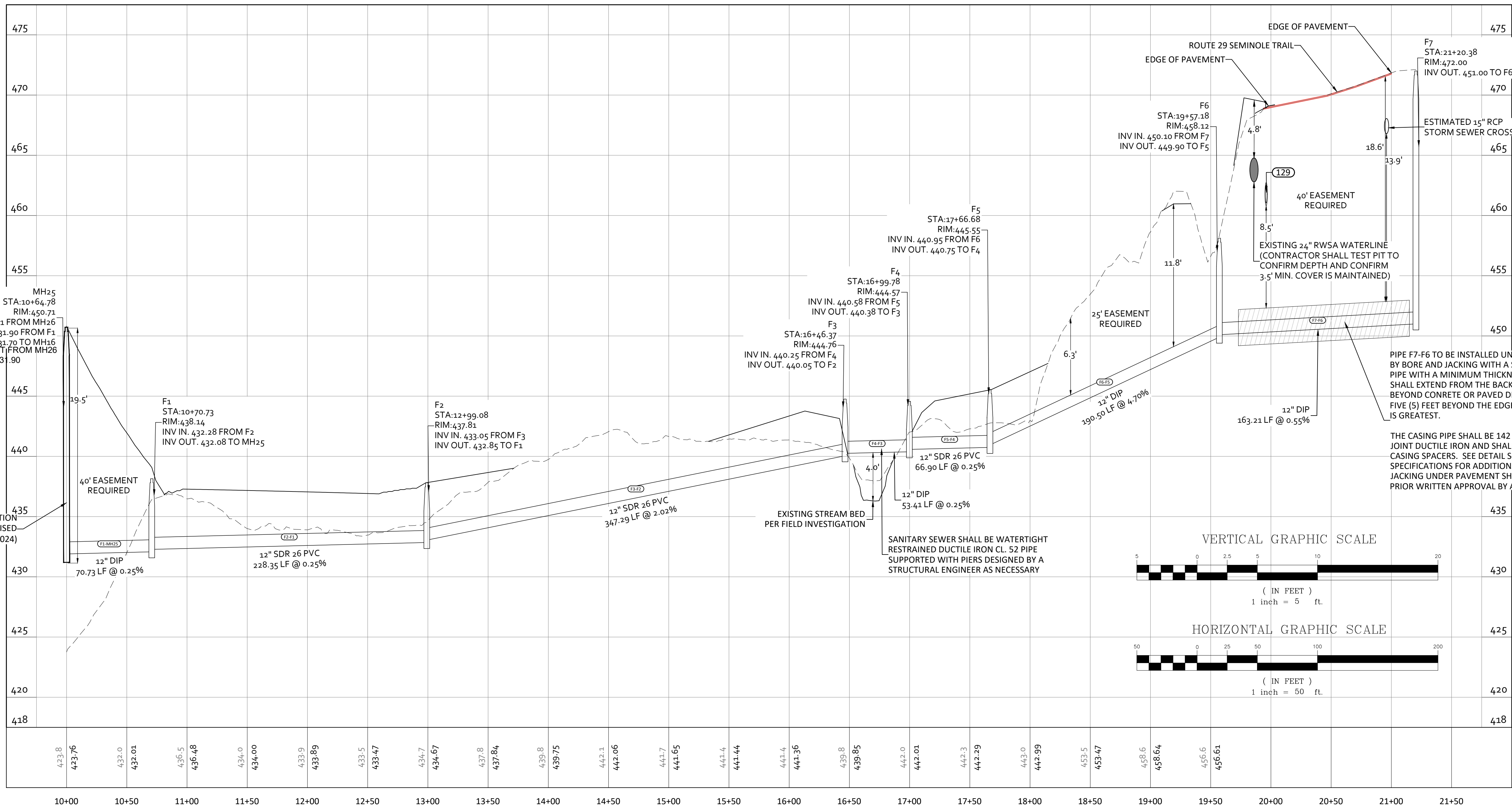
DATE
10/03/25

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

HOLLY HILLS DEVELOPMENT - SANITARY SEWER EXTENSION PLAN

SANITARY SEWER EXTENSION PROFILE, NOTES, DETAILS

PROJECT
SHEET TITLE
JOB NO.
232220
SCALE
V: 1" = 5'
H: 1" = 50'
SHEET NO.
3



SANITARY EXTENSION WEST

BLASTING NOTES

- BLASTING, WHERE REQUIRED, SHALL BE DONE WITH CARE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION AND BY SKILLED AND EXPERIENCED BLASTERS. A BLASTING PERMIT MUST BE OBTAINED FROM THE ALBEMARLE COUNTY FIRE PREVENTION OFFICE PRIOR TO COMMENCING THE WORK.
- ALL FEDERAL, STATE, AND LOCAL REGULATIONS GOVERNING CONSTRUCTION SAFETY SHALL BE ADHERED TO AND ANY VIOLATION OF SUCH REGULATIONS SHALL BE DEEMED THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER.
- PRECAUTIONS SHALL BE TAKEN TO PREVENT INJURY TO PERSONS AND DAMAGE TO PROPERTY. NO BLASTING SHALL BE DONE WITHIN TWENTY-FIVE (25) FEET OF ANY COMPLETED WORK OR ADJACENT TO ANY OTHER STRUCTURES UNLESS PROPER PRECAUTIONS ARE TAKEN. ENDS OF UTILITY LINES ADJACENT TO THE BLASTING AREA SHALL BE COVERED TO AVOID DEBRIS AND DAMAGE.
- PROPER NOTIFICATION SHALL BE GIVEN TO THE ALBEMARLE COUNTY SERVICE AUTHORITY AND THE PUBLIC PRIOR TO THE COMMENCEMENT OF BLASTING OPERATIONS.
- BLASTING ON SATURDAYS, SUNDAYS, AND HOLIDAYS WILL BE PERMITTED ONLY WITH SPECIAL WRITTEN PERMISSION FROM THE ALBEMARLE COUNTY SERVICE AUTHORITY.
- WHENEVER BLASTING WILL BE UNDERTAKEN IN THE VICINITY OF AN EXISTING UTILITY, IT SHALL ONLY BE DONE WITH DIRECT "ONSITE" SUPERVISION OF THE AUTHORITY. ANY DAMAGE AS A RESULT OF BLASTING OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

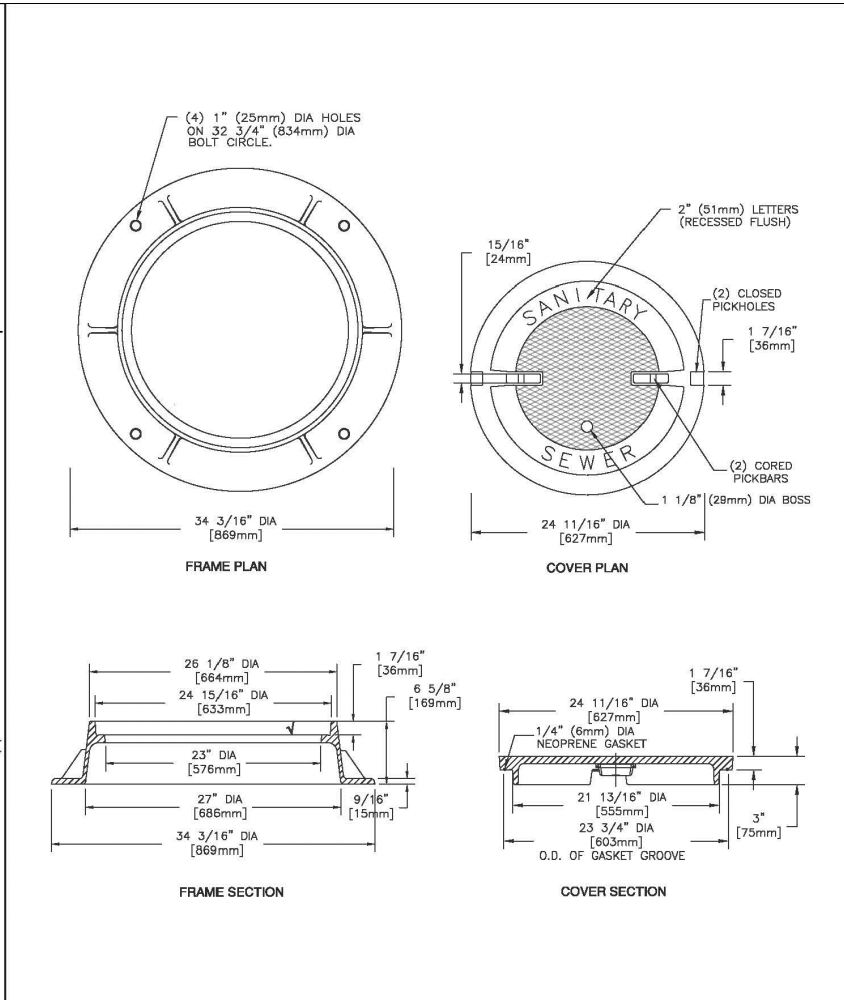
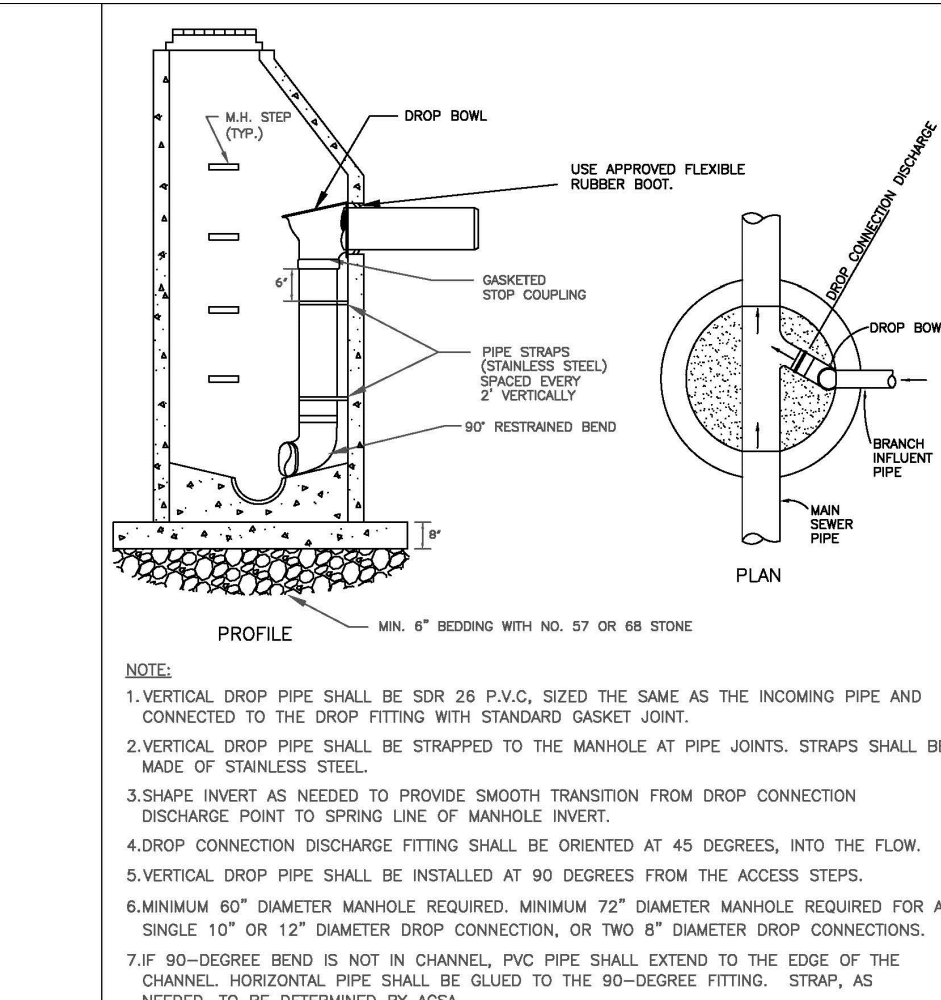
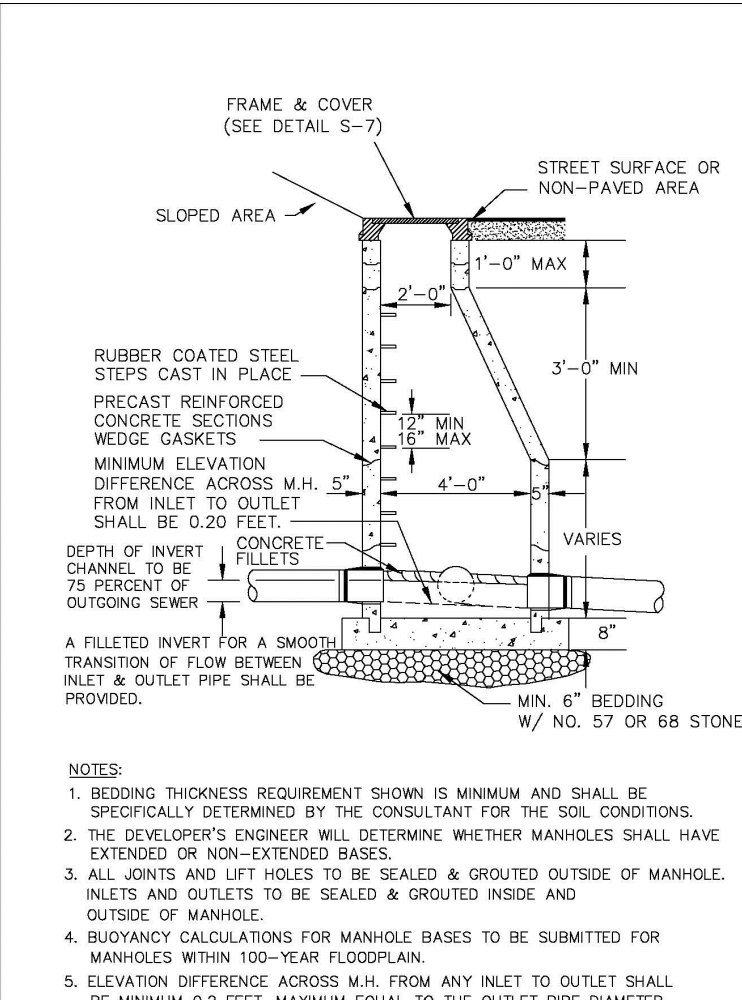
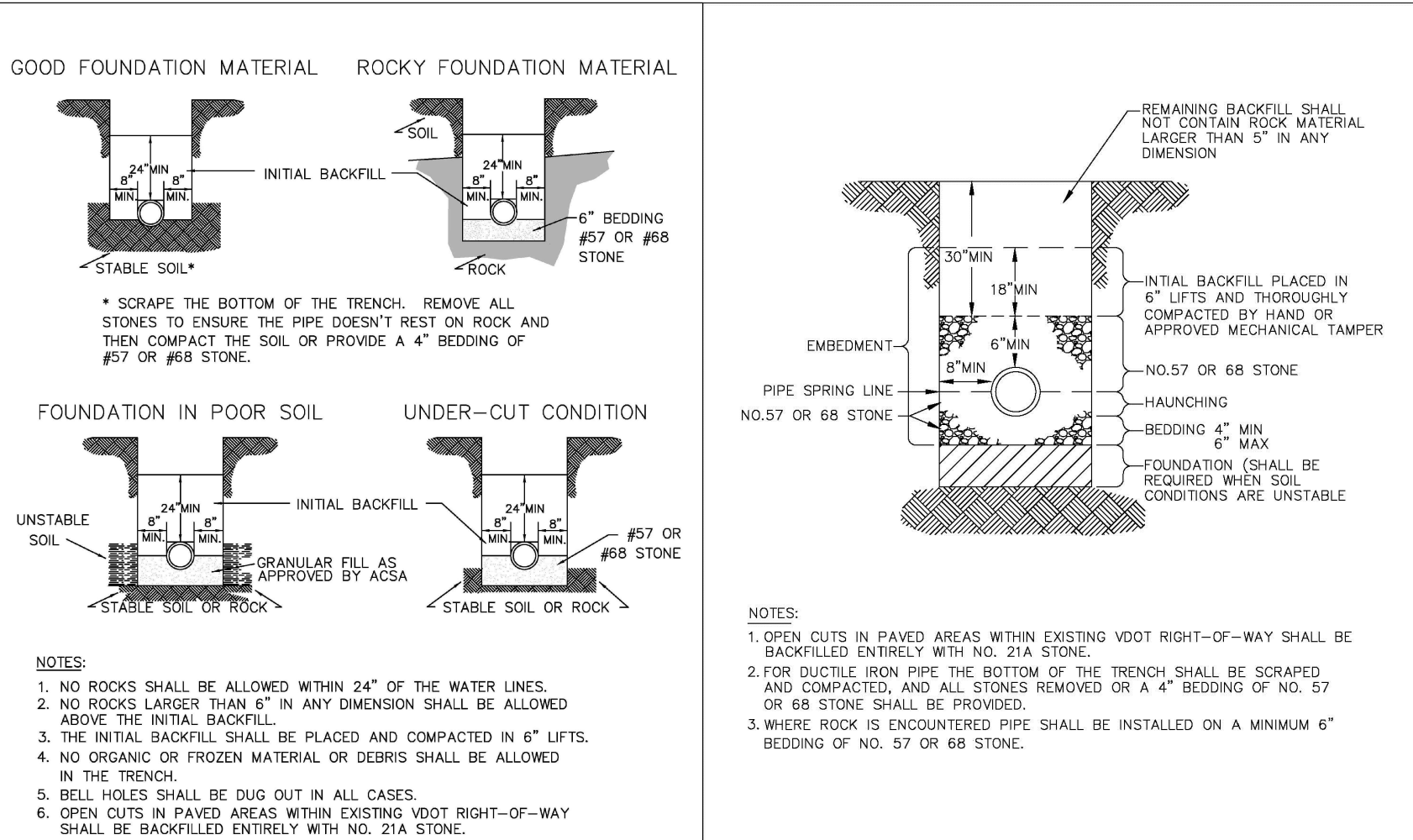
General Construction Notes

- 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 designer, 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).

ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA)

GENERAL WATER & SEWER CONDITIONS (September 14, 2021)

- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
- THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7000).
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
- VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
- TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874, WHICH AMENDS THE SAFE DRINKING WATER ACT).
- SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
- PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.
- A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.



ALBEMARLE COUNTY SERVICE AUTHORITY	DUCTILE IRON WATER MAIN INSTALLATION AND BEDDING NOT TO SCALE	REV 8/6/2024 SHEET W-1	ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL SEWER PIPE INSTALLATION IN TRENCH NOT TO SCALE	REV 8/6/2024 SHEET S-1	ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN NOT TO SCALE	REV 8/6/2024 SHEET S-2	ALBEMARLE COUNTY SERVICE AUTHORITY	STANDARD INTERNAL DROP CONNECTION NOT TO SCALE	REV 8/6/2024 SHEET S-4	ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE FRAME AND COVER NOT TO SCALE	REV 8/6/2024 SHEET S-7
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