LINE AND GRADE
Civil Engineering

SPECIAL EXCEPTION REQUEST (SE-2026-00015)

TO: Current Planner
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: Revised August 14, 2026
First Submission May 29, 2026

RE: Living Earth Sanctuary
Special Exception Request – Parking Lot Design

PROJECT DETAILS

Applicant:	Living Earth School | Hub Knott
Consultant:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	Living Earth Sanctuary
Short Description:	Special Exception to Parking Lot Design Requirements
Proposed Site:	

PROPERTY DETAILS

Parcel ID Number:	10100000002000
Short Parcel ID:	101-20
Total Acres:	100.68
Owner:	Hardware LLC
Contact:	Hub Knott, Director of Living Earth School
Magisterial District:	Samuel Miller
Zoning:	Rural Areas
Proffered:	No, but conditions based on SP202400022
Overlays:	Dam Inundation Zone, Flood Hazard, Natural Heritage Area
Comprehensive Plan Area:	Rural Area 4
Comprehensive Plan Use:	Rural Area
Surrounding Uses:	North – Forest zoned RA and single-family zoned RA East – Forest zoned RA and single-family zoned RA South – Forest zoned RA and single-family zoned RA West – Forest zoned RA and single-family zoned RA

EXECUTIVE SUMMARY

This exception request is to modify the surfacing material, curb and gutter requirements, and proposed maximum slope in the parking lots and access aisles proposed in the "Welcome Area" and "Staff Residence Area" during the initial phase of the Living Earth Sanctuary project (see Initial Site Plan documents for more information on what is proposed). During this first phase, the proposed parking lots will be used by students and staff for a day camp and small group workshops. The exception request is proposed to minimize the visual and environmental impact of the parking area by limiting the development footprint on site and choosing materials that better integrate with the surroundings.

On behalf of The Living Earth School, we hereby request an exception to parking lot design requirements set forth in Section 4.12.15, subsections A, C, and G.

EXCEPTION TO PARKING LOT DESIGN REQUIREMENTS

The minimum design requirements for off-street parking areas consisting of four or more parking spaces are outlined in Section 4.12.15. Per subsection A, all parking areas shall be surfaced. The required surface materials are not explicitly stated but are typically asphalt. The applicant requests to instead use gravel, either with or without geogrid support cells depending on the slope and frequency of use in certain areas. In addition, the applicant requests that the designated overflow parking area remain as turf grass.

Per subsection C of 4.12.15, the maximum grade of parking spaces, loading spaces, and access aisles abutting parking or loading spaces shall not exceed 5% in any direction. The applicant requests to adjust the requirement such that parking spaces shall not exceed 7% in any direction on this site.

Per subsection G of 4.12.15, curbs shall be established at the edges of parking areas or access aisles in all commercial or institutional developments requiring eight or more parking spaces. Gutters shall be required where necessary to control or direct stormwater runoff. The applicant requests to remove the requirement for curb and gutter, and to instead use earthen conveyance channels or other methods to either redirect stormwater or to dissipate it to sheet flow.

BASIS FOR EXCEPTION

According to Section 4.12.2(c), the design requirements in section 4.12.15 may be modified or waived. The design requirements for surface materials, parking space grade, and curb and gutter in parking areas are not seen as necessary in this instance given the traffic demand expected for the first phase and the rural nature of the site. Images 1 and 2, below, depict existing conditions characteristic of the proposed staff residence and welcome areas, where parking is primarily proposed. These images provide context for the nature of the site, as well as a sense of the broader landscape surrounding the site.



Image 1 – Site of staff residence area at The Living Earth Sanctuary.



Image 2 – Site of proposed welcome area at The Living Earth Sanctuary.

This project aims to place emphasis on the natural environment and limit disturbance to the maximum extent possible. Increasing the maximum grade of the parking area will minimize site impact and aid in the preservation of the surrounding natural areas, which are vital to the success of the organization's educational programming and the coherence to their principle of environmental stewardship. The Welcome Area has limited flat areas available that are outside of the Water Protection Ordinance (WPO) Buffer. The existing grades in this area range from about 7-20%. Parking is proposed alongside the road rather than in a traditional parking lot in order to preserve the viewshed of the stream and natural features on the site and to minimize the disturbance of natural features. The road connects through the site perpendicular to the existing slope, therefore achieving a 5% parking slope with this layout would not be feasible. A traditional parking lot within the site would be required, and would become the centerpiece of the Welcome Area, which is counter to the goals of Living Earth Sanctuary. Proposed slopes are a maximum of 7%.

The parking areas and access aisles to be used daily in the Welcome Area are proposed to be either permeable pavers or gravel with geogrid reinforcing. Gravel surfacing alone is only requested in the Staff Residence Area[1] and in the access road through the site (aside from the first 100 ft from the entrance off of Red Hill Road, which will be asphalt). The overflow parking area within the Welcome Area is proposed as turf grass. This difference in material for the overflow parking area will help to visually distinguish it from the main parking, as it is preferred that visitors use the upper parking area for the majority of daily events.

Instead of curb and gutter, alternative methods of capturing or directing stormwater will be used to ensure that stormwater does not wash out or collect in the parking area or accessways. Conveyance channels and permeable surfaces are currently planned, which are more consistent with the rural areas. Images 3 and 4 illustrate the proposed conditions.

[1] Note that the staff residence area currently only proposes 3 parking spaces – one per bedroom in the proposed house. It is included in this SE request in case the proposed number of parking spaces increases to 4 and triggers the requirements of 4.12.15

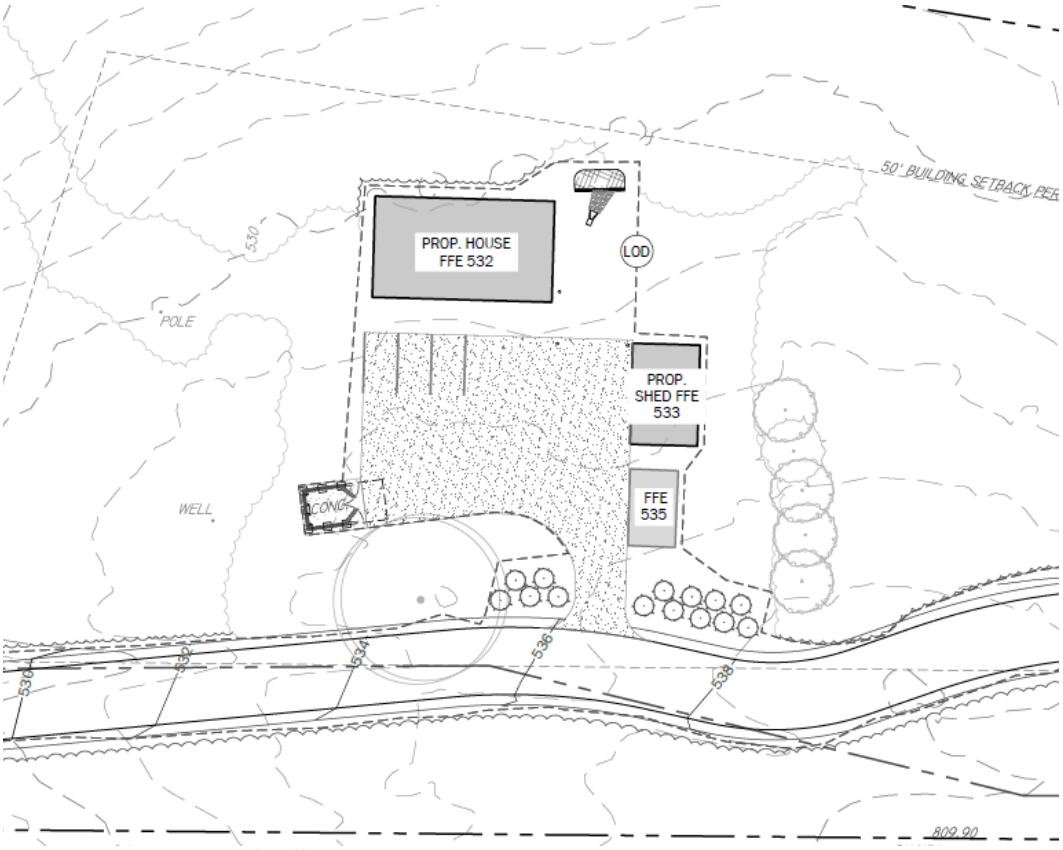

Image 3 – Proposed layout of staff residence area at The Living Earth Sanctuary.

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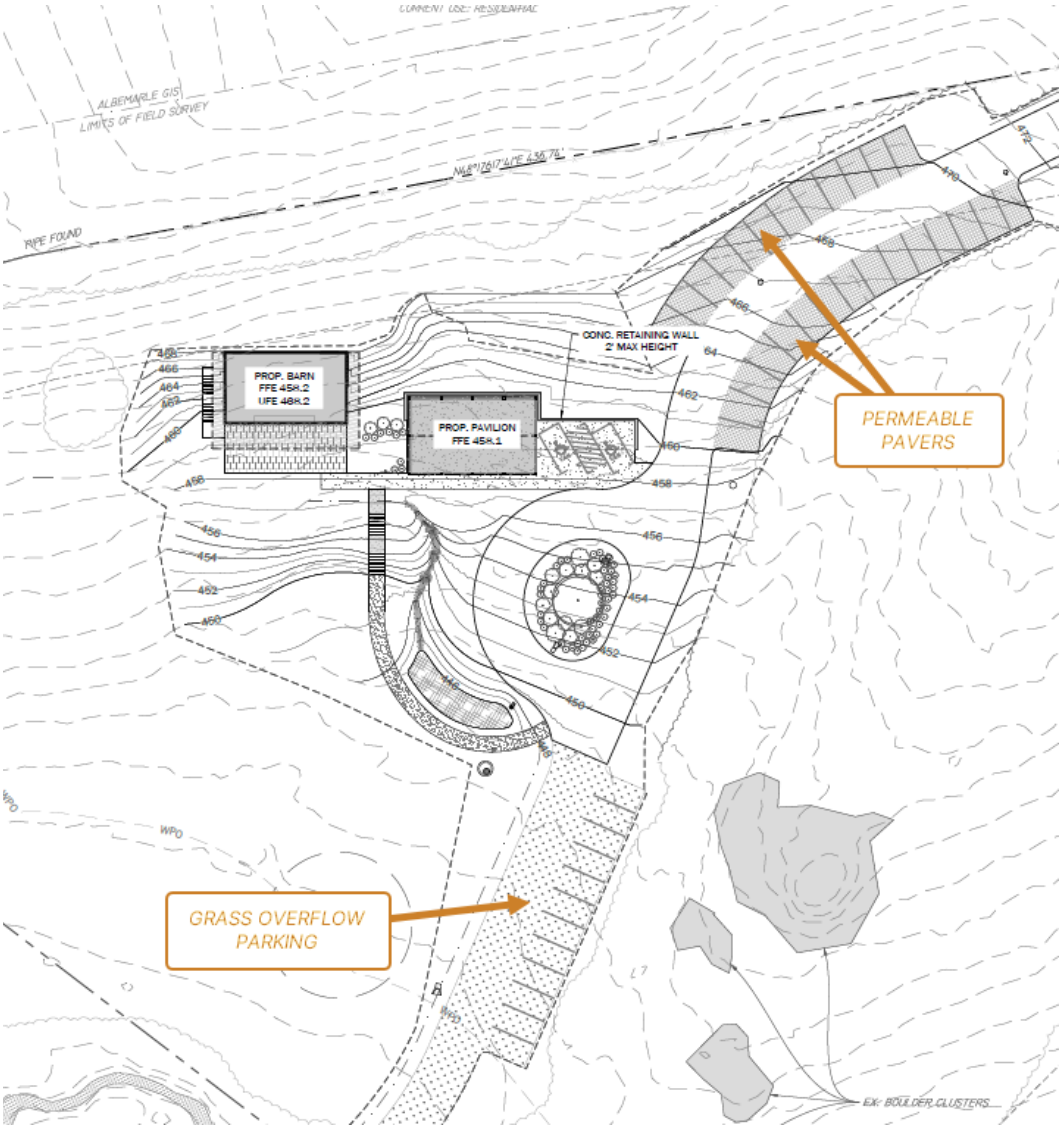

Image 4 – Proposed layout of welcome area at The Living Earth Sanctuary. Note the upper two parking lots are planned to be permeable pavers, and the lower overflow lot will be turf grass.

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LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

PROJECT SUMMARY

NAME OF PROJECT: LIVING EARTH SANCTUARY

PROJECT ADDRESS: 3626 RED HILL ROAD
CHARLOTTESVILLE, VA 22903

DEVELOPMENT TYPE: DAY CAMP, BOARDING CAMP (BY SPECIAL USE PERMIT)

PROJECT NARRATIVE: **PROPOSED CONSTRUCTION OF FACILITIES TO SUPPORT AN EDUCATIONAL DAY CAMP AND CAMPGROUNDS. THIS INITIAL PHASE OF DEVELOPMENT INCLUDES STAFF RESIDENCE AND A DAY CAMP WELCOME AREA.**

PLANNING HISTORY: SP202400022, SE202400031

APPLICANT/OWNER:

CONTACT: LIVING EARTH SCHOOL
HUB KNOTT
ADDRESS: 1724 ALLIED ST, SUITE 2-B
CHARLOTTESVILLE, VA 22903
PHONE: 434-981-0595
EMAIL: HUB.K@LIVINGEARTHVA.ORG

ENGINEER OF RECORD:

CONTACT: LINE AND GRADE CIVIL ENGINEERING
KENDRA MOON, PE
ADDRESS: 222 WEST SOUTH STREET
CHARLOTTESVILLE, VA 22902
PHONE: 434-262-0169
EMAIL: KMOON@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:

SOURCE: ROGER W RAY & ASSOC., INC.
HORIZONTAL DATUM: NAD83 - VA SOUTH
VERTICAL DATUM: NAVD88
CONTACT: BRIAN S. RAY

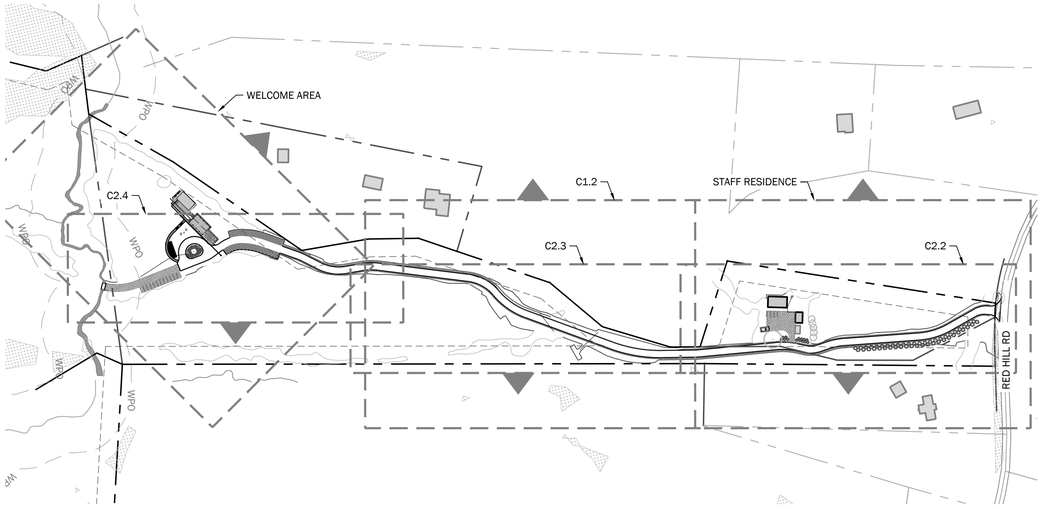
ADDRESS: 663 BERKMAR COURT
CHARLOTTESVILLE, VA 22901
PHONE: 434-293-3195
EMAIL: BRIAN@RAYSURVEYING.COM

DATE: MARCH 4, 2026*
**AN UPDATE TO THE SURVEYED BOUNDARY WAS PROVIDED BY RAY SURVEYING ON APRIL 15, 2026*

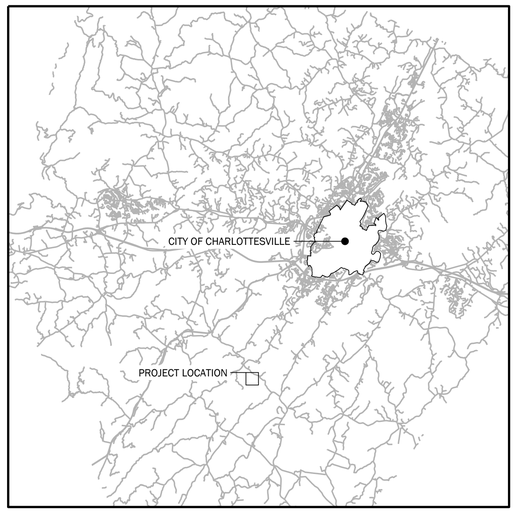
PARCELS:

PARCEL ID: TMP 101-19, 101-20, 101-20C
OWNER: HARDWARE LLC
CONTACT: HUB KNOTT
ZONED: RURAL AREAS
MAG. DISTRICT: SAMUEL MILLER DISTRICT
WATER PROTECTION ORDINANCE BUFFER, NATURAL HERITAGE AREA,
OVERLAYS: DAM INUNDATION ZONE, FLOOD HAZARD OVERLAY, CRITICAL SLOPES
PROFFERS: NONE
LEGAL AREA: 287.130 AC

PROPOSED SITE PLAN REQUIREMENTS	ALLOWED OR REQ'D
BUILDING HEIGHT:	
MAX HEIGHT ALLOWED =	35 FT
EXISTING BUILDING HEIGHT =	10 FT
PROPOSED BUILDING HEIGHT =	20 FT
SETBACKS:	
MIN FRONT BUILDING SETBACK =	75 FT
SIDE BUILDING SETBACK* =	50 FT
REAR BUILDING SETBACK* =	50 FT
**PROPOSED PER SP202400022*	
BUILDING FOOTPRINTS:	
EXISTING BUILDINGS	322 SF
PROPOSED BUILDINGS	5,044 SF
LAND USE:	
DAY CAMP	2.06 AC / 90,000 SF
STAFF RESIDENCE (3 BEDROOM, 1,600 SF RESIDENTIAL BUILDING)	0.27 AC / 12,000 SF
PARKING REQUIRED:	
SEE SHEET C0.2	
TREE CANOPY COVER:	
SEE SHEET C0.2	



KEY MAP
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 20,000'



LOCATION MAP
SCALE: 1" = 500'

DESIGN INFORMATION:

DISTURBANCE AREA: 3.64 AC (158,718 SF)
PROPOSED IMPERVIOUS AREA: 65,938 SF
12 DIGIT HUC CODE: -- 020802031202
SOUTH FORK HARDWARE RIVER

UTILITY OWNERS:

GAS:	N/A
WATER:	PRIVATE
STORM SEWER:	PRIVATE
SANITARY SEWER:	PRIVATE

SHEET INDEX

Sheet Number	Sheet Title
C0.0	Title Sheet
C0.1	General Notes
C0.2	Legend and Calculations
C1.0	Existing Conditions and Demolition Plan
C1.1	Existing Conditions and Demolition Plan
C1.2	Existing Conditions and Demolition Plan
C2.0	Site Plan
C2.1	Site Plan
C2.2	Road Layout and Grading Plan
C2.3	Road Layout and Grading Plan
C2.4	Road Layout and Grading Plan
C3.0	Grading Plan
C3.1	Grading Plan
C4.0	Utility Plan
C4.1	Utility Plan
15	TOTAL SHEETS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT DATE

DEPARTMENT OF ENGINEERING DATE

DEPARTMENT OF ZONING DATE

FIRE MARSHAL DATE

ALBEMARLE COUNTY SERVICE AUTHORITY DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

TITLE SHEET

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1 - 05/29/2026
INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C0.0

L+G PROJECT NUMBER: 2509002

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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.

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, RESTORATIE 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 COUNTY OF ALBEMARLE. 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 COUNTY OF ALBEMARLE 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 COUNTY OF ALBEMARLE 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 COUNTY OF ALBEMARLE 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.

BUILDING DEPARTMENT:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTAL WALLS REQUIRE RDP INSPECTIONS, OTHERS WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
2. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
3. ALL WATER LINES, SEWER LINES, STORM DRAINAGE, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE LOCATED ON PRIVATE PROPERTY MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
4. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
5. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
6. ALL FIRE HOSE THREADS SHALL BE C & O TYPE. ADD THE FOLLOWING NOTE: A KNOX BOX WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS INSTALLED OUTSIDE OF ENTRANCE THAT CONTAINS THE ANNUNCIATOR PANEL.

4

GENERAL NOTES

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 05/29/2026 INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C0.1

L+G PROJECT NUMBER: 2509002

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LEGEND

PROPOSED		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	
	100-YR FLOODPLAIN	100-YR
	REGULATORY FLOODWAY	FW FW
	WETLAND	
	WATER BODY	
	TREELINE	
	TREE / SHRUB	
	REGULATED STEEP SLOPES	
	CONCRETE	
	BMP/SWM	
	RIPRAP	

ABBREVIATIONS

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

1 SP APPROVAL LETTER CONDITIONS

RESOLUTION TO APPROVE SP202400022
LIVING EARTH SCHOOL

WHEREAS, upon consideration of the staff report prepared for SP202400022 Living Earth School, the recommendation of the Planning Commission and the information presented at the public hearing on March 11, 2025, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-10.2.2(20), 18-5.1.05, and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the zoning district, with the applicable provisions of Albemarle County Code § 18-5.1.05, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400022 Living Earth School, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on June 4, 2025.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Mr. Pruitt	Y	

SP202400022 LIVING EARTH SCHOOL- Conditions

1) Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan prepared by Shimp Engineering, PC, titled "Living Earth Sanctuary," revised 27 February 2025 (hereinafter "Concept Plan"). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Concept Plan:

a) General location of structures, camping areas, and activity areas as shown on Sheet 2 of the Concept Plan;

b) Access-road cross section as shown on Sheet 5 of the Concept Plan

Minor modifications, with the approval of the Zoning Administrator and the Director of Planning, to the Concept Plan that do not otherwise conflict with the elements listed above, may be made to ensure compliance with all applicable laws.

2) Vegetated forest cover on the site must be managed in general accord with sheet 6 of the Concept Plan.

3) For up to eight weeks each year, an overnight Summer Camp is permitted on the site during June, July, and August ("Summer Camp Season"). Summer Camp attendance must not exceed 250 campers on the site at any one time.

4) Outside of the Summer Camp season, camp attendance must not exceed 100 participants (excluding staff) on the site at any one time. Overnight camping is permitted only as part of a scheduled program run by the operators of the camp. The site must not be used as a commercial campground.

5) Programs or events on the site for up to 200 participants (excluding staff or contractors) must occur no more than 12 times per calendar year. Events on the site for more than 200 participants must occur no more than six times per calendar year, and the maximum number of attendees (excluding staff or contractors) for those events is 500 persons. For any event with more than 200 attendees, all attendees in excess of 200 must arrive and depart the site in shuttle vans or buses rather than individual vehicles.

6) The existing crossing of White Oak Creek must be removed. The replacement crossing must span the stream bed. The vehicle weight capacity of the crossing requires County approval prior to approval of a final site development plan.

7) Existing stone walls and foundations on the site must not be removed or dismantled during development of the site or operation of the camp use.

8) Health Department approval is required for all well and septic facilities prior to issuance of a Zoning Clearance.

9) Fire/Rescue approval of an emergency-access plan for the site is required prior to issuance of a Zoning Clearance.

10) Outdoor lighting is limited to full cut-off fixtures, shielded to reflect light away from all abutting properties.

11) Outdoor sound amplification is permitted only in the Main Camp Area and Welcome Area shown on the Conceptual Plan. In the Welcome Area, outdoor sound amplification is not permitted between the hours of 9 p.m. and 9 a.m.

12) Campfires on the site must occur only in constructed fire rings whose location has been approved by the County.

a) All fires must be attended by camp staff from lighting until complete extinguishment.

b) A fire extinguisher must be maintained at the site of each active fire.

c) Fire rings must have a clear zone without trees within 25 feet of the edge of the fire ring.

d) Campfires may be prohibited when atmospheric conditions or local circumstances make such fires hazardous, as determined by the Fire Marshal.

2 SE APPROVAL LETTER

RESOLUTION TO APPROVE SE2024-000031
LIVING EARTH SCHOOL

WHEREAS, upon consideration of the staff reports prepared for SE2024-000031 Living Earth School Special Exception and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code § 18-4.2.5(a), the Albemarle County Board of Supervisors hereby finds that alternatives proposed by the developer or subdivider would satisfy the intent and purposes of Albemarle County Code § 18-4.2 to at least an equivalent degree, and that the proposed special exception:

1. would not be detrimental to the public health, safety or welfare, to the orderly development of the area, or to adjacent properties; and
2. would not be contrary to sound engineering practices.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby grants the proposed special exception to modify the disturbance of critical slopes requirements otherwise required by County Code § 18-4.2.5(a), provided that the area of land disturbance on critical slopes not exceed the disturbed slopes shown on the "Living Earth School Critical Slopes Exhibit" prepared by Shimp Engineering, P.C.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on June 4, 2025.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Mr. Pruitt	Y	

PARKING NEEDS ASSESSMENT

TO: Current Planner
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: May 29, 2026

RE: Living Earth Sanctuary
Parking Needs Assessment

INTRODUCTION

This document is meant to accompany the Initial Site Plan submission for the Living Earth Sanctuary (LES) to detail the specific parking needs of the proposed day camp at 3626 Red Hill Road (TMPs 101-19, 101-20, and 101-20C). This first phase of the LES site is proposed to provide a Welcome Area with an outdoor pavilion and a small barn for day camps with approximately 25-30 staff members and adult workshops for approximately 20 people.

The proposed use does not fit under a scheduled use per Zoning Ordinance Chapter 18 Section 4.12.6. Therefore, per section 4.12.7a, a total number of spaces should be provided that is sufficient to accommodate the vehicles of all employees plus those of all persons who may be expected to visit the same at any one time.

PROPOSED SITE OPERATIONS

The Welcome Area on site is intended to be used for day camp operations with 25-30 staff members, adult workshops with about 20 people, and small gatherings (with shuttle services provided if attendees are anticipated to exceed available parking on site). The proposed uses of the site will not coincide, as day camp operations will typically be in the summer, Monday through Friday from 9-4. Workshops will occur outside of these hours either in evenings or weekends, and a few events may occur throughout the year on weekends when workshops are not scheduled.

A future expansion of the site and its operations is anticipated further into the site across White Oak Creek. The site operations included herein are for the first phase Welcome Area only.

PROPOSED PARKING

There are 32 parking spaces proposed, including 2 handicap spaces, within the parking area intended for daily use. A drop-off loop is provided for parents dropping their children off at camp so that they do not typically need to utilize parking spaces on site. In addition, there are 12 overflow parking spaces located in a gravel lot that are intended for infrequent use.

The proposed plan accommodates the most common daily parking demand for 30 summer camp staff members and provides an overflow lot for the rare occasion more parking is needed for parents or small events.

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA				WEEKDAY TRAFFIC					
USE DESCRIPTION*	ITE CODE	UNITS	QTY OF UNITS	VEHICLES PER DAY	AM PEAK HOUR ADJACENT STREET TRAFFIC % IN	% OUT	IN	OUT	TOTAL TRIPS
PRIVATE SCHOOL (K-12)	532	STUDENTS	100.00	248	63%	37%	57	34	91

*NOTE THE ITE DATA THAT THESE ARE BASED OFF OF IS LIMITED, AND USES DO NOT ENTIRELY CORRESPOND TO SITE OPERATIONS

FIRE CALCS

Building	SF	Height (ft)	VS (CF)	CCN	OHC	WS (Water Supply, cf)	GPM
Makers Barn	1344	20	26880	1.5	7	5760	250
Pavilion	1500	16	24000	1.5	7	5143	250
Staff Residence	1600	20	32000	1.5	7	6857	250

Note: 10,000 gallons are to be provided by fire rescue at 250 GPM. Therefore, additional on-site water storage is not needed.

LANDSCAPE AND CANOPY CALCULATIONS

SITE AREA	12507383	SF
	287.13	AC
CANOPY REQ'D FOR COMMERCIAL (10%)	1250738	SF

SOURCE	PLANTING/SPECIES	BOTANICAL NAME	QTY	SIZE	10 YEAR CANOPY AREA	TOTAL 10 YR CANOPY AREA
Preserved Tree Canopy	Varies	Varies	-	*VARIES*	*VARIES*	8,864,024 SF

*NOTE: CONSISTENT WITH CONDITION 2 OF SP2024-00022, FOREST COVER WILL BE MANAGED IN GENERAL ACCORD WITH SHEET 6 OF THE SP CONCEPT PLAN, WHEREIN 203.49 ACRES OF EXISING FOREST ARE TO BE PROTECTED AND PRESERVED.

CANOPY AREA REQUIRED =	1,250,738 SF
CANOPY AREA PROVIDED =	8,864,024 SF

LEGEND AND CALCULATIONS

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 05/29/2026 INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C0.2

L+G PROJECT NUMBER: 2509002

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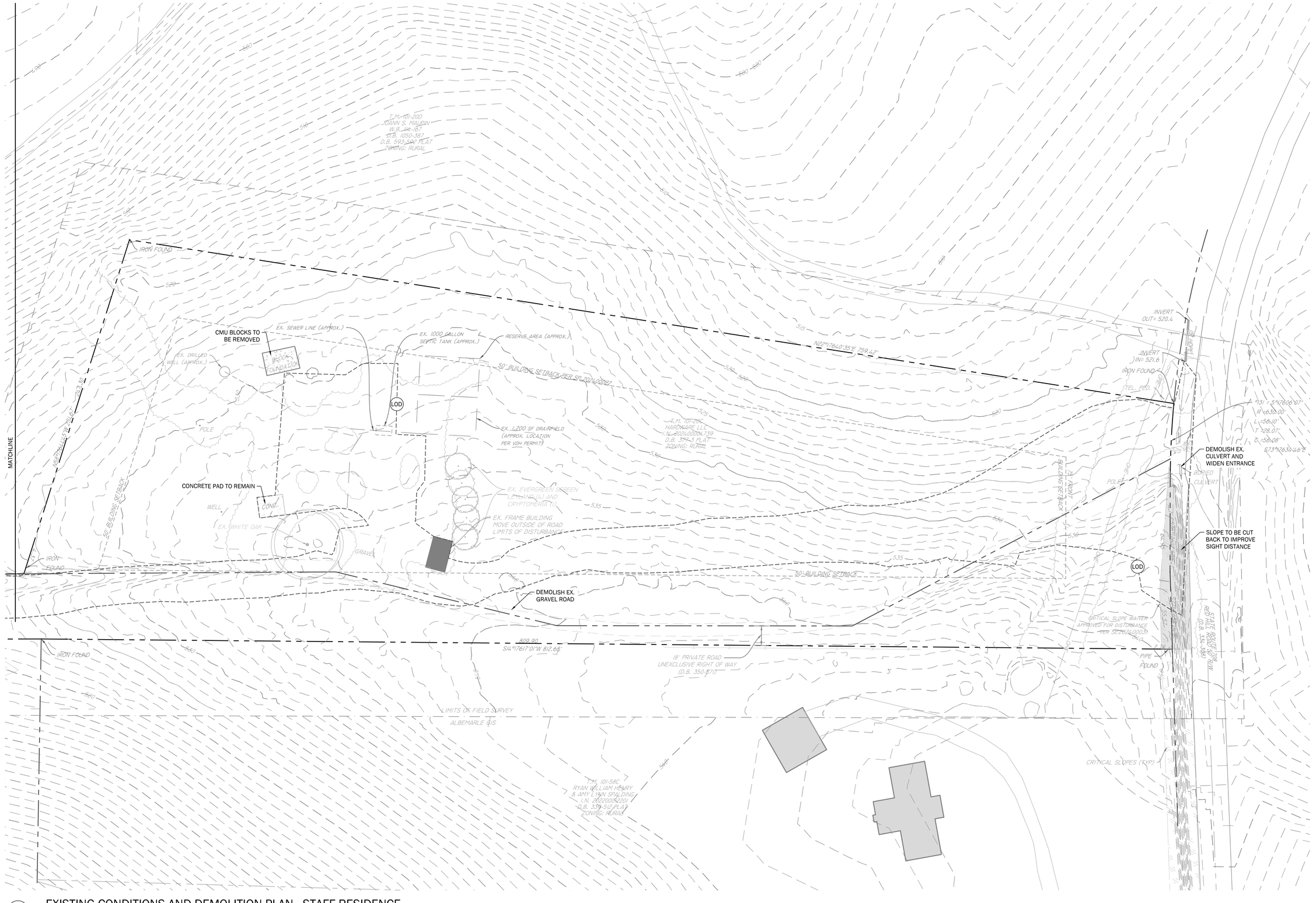

1 EXISTING CONDITIONS AND DEMOLITION PLAN - STAFF RESIDENCE

1" = 30': 0 30 60

EXISTING CONDITIONS AND DEMOLITION PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

4

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 05/29/2026 INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C1.0

L+G PROJECT NUMBER: 2509002

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1 EXISTING CONDITIONS AND DEMOLITION PLAN - MIDDLE

1" = 30': 0 30 60

EXISTING CONDITIONS AND DEMOLITION PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
LIC. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION

1: 05/29/2026
INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C1.1

L+G PROJECT NUMBER: 2509002

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1 EXISTING CONDITIONS AND DEMOLITION PLAN - WELCOME AREA

1" = 30': 0 30 60

EXISTING CONDITIONS AND DEMOLITION PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
PROFESSIONAL ENGINEER

SUB No./DESCRIPTION
1: 05/29/2026 INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C1.2

L+G PROJECT NUMBER: 2509002

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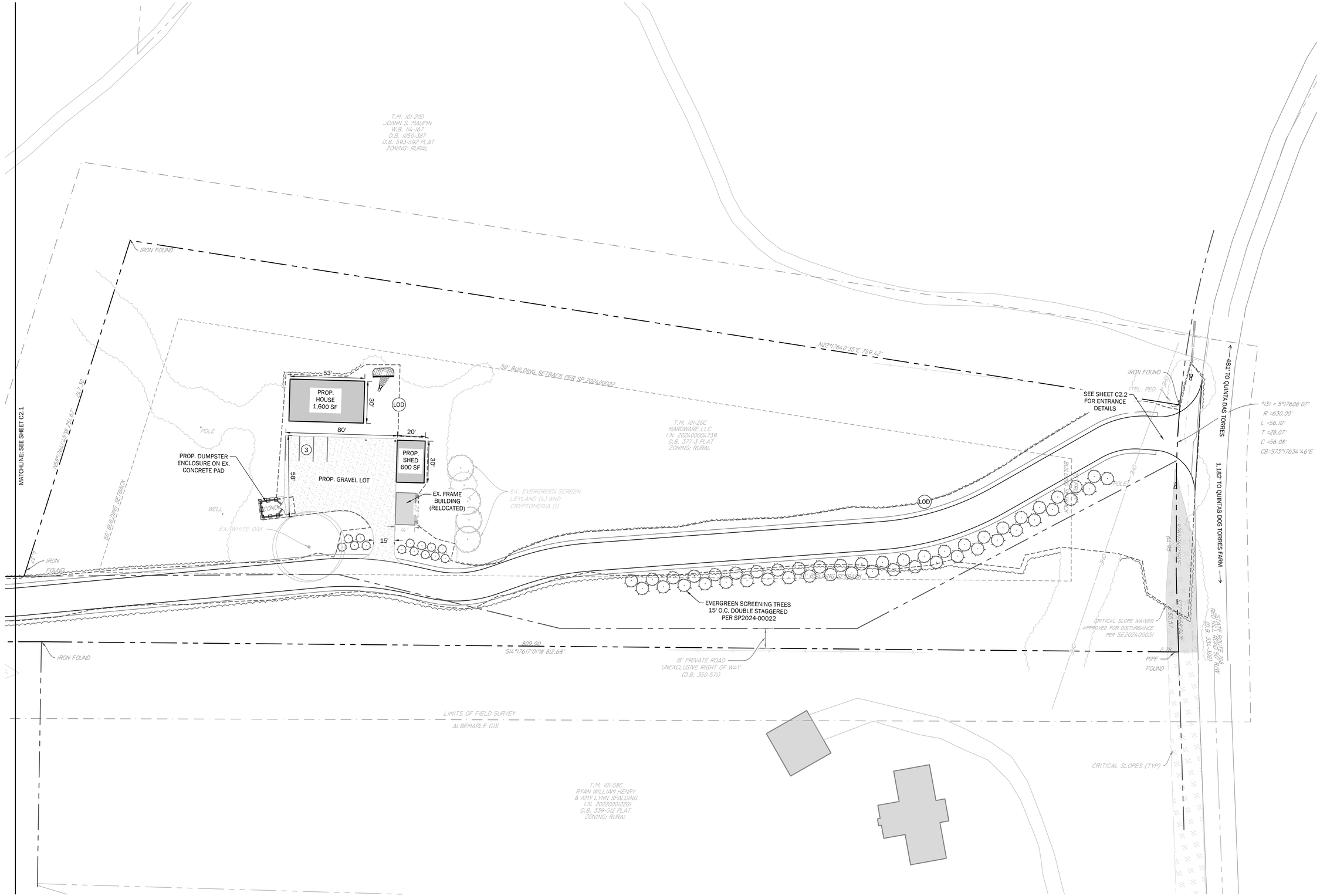

1 SITE PLAN - STAFF RESIDENCE
1" = 30': 0 30 60

SITE PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
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SUB No./DESCRIPTION
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LINE AND GRADE
Civil Engineering

C2.0

L+G PROJECT NUMBER: 2509202

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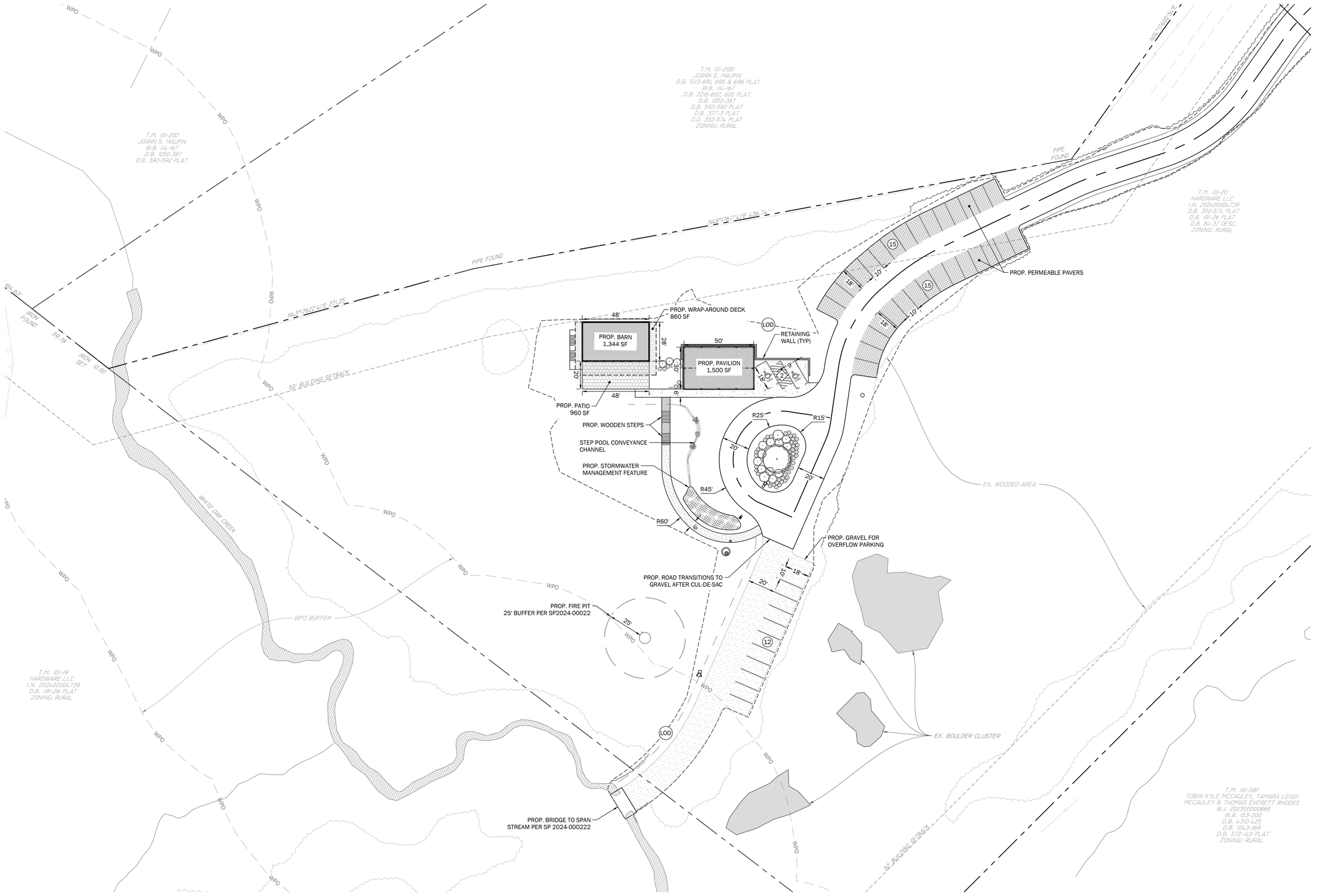

1 SITE PLAN - WELCOME AREA

1" = 30': 0 30 60

SITE PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
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Civil Engineering

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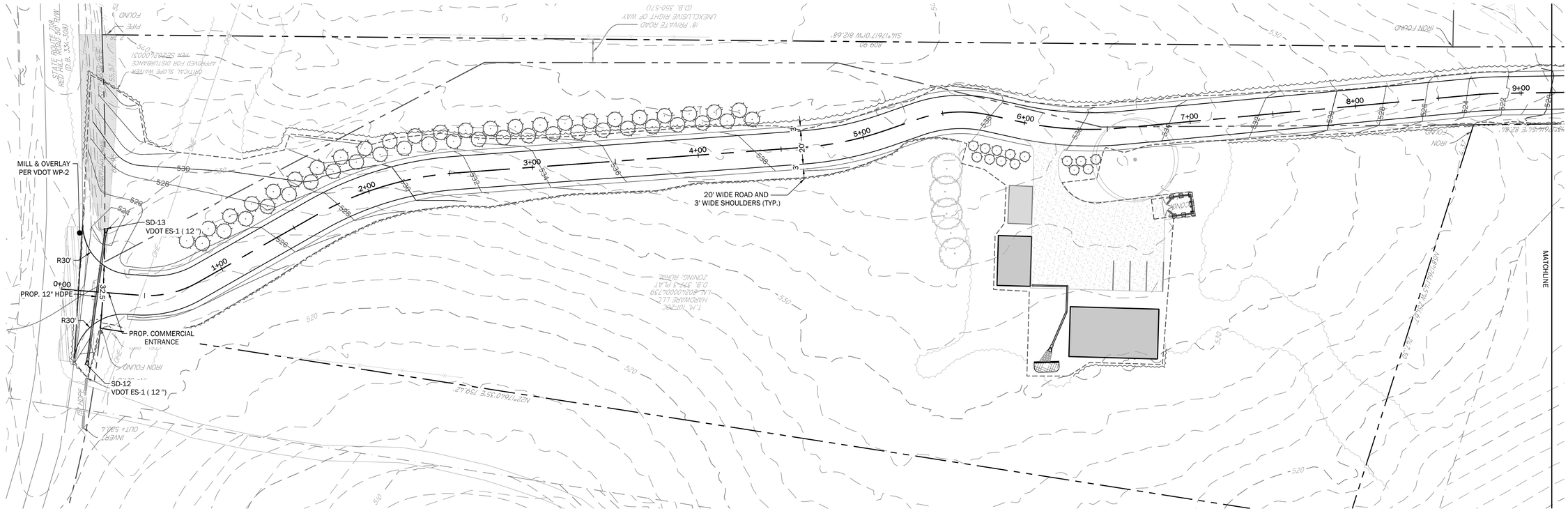
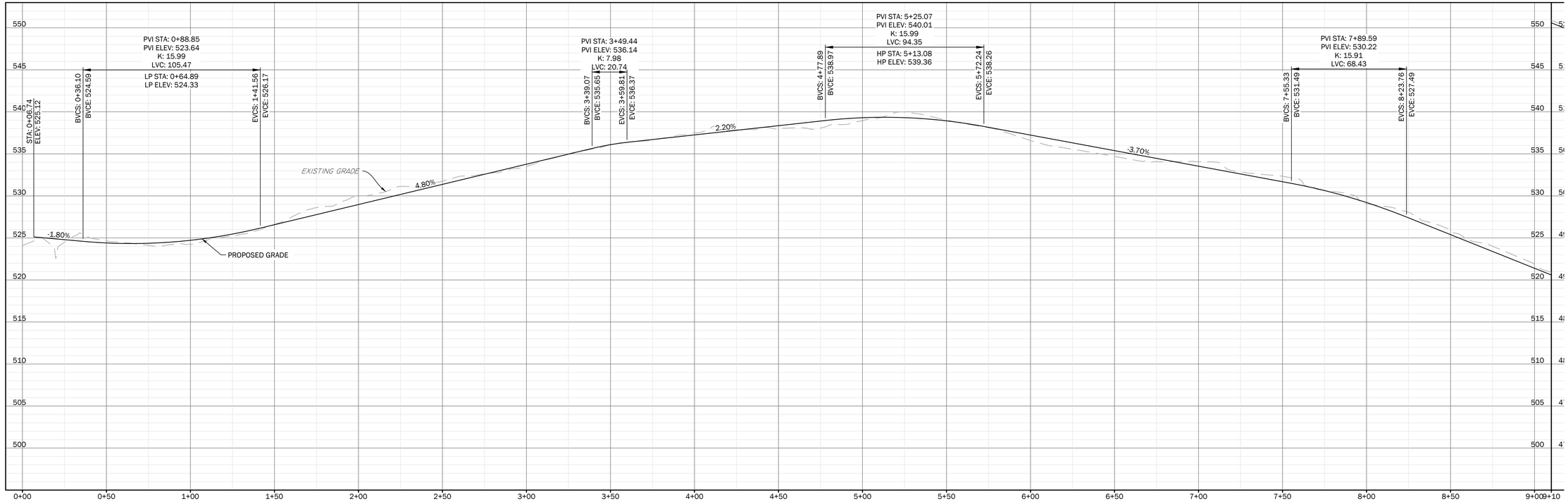


1 SITE PLAN (ROAD) - ENTRANCE

1" = 30': 0 30 60



2 ROAD PROFILE

H: 1" = 30': 0 30 60
V: 1" = 6': 0 6 12

ROAD LAYOUT AND GRADING PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
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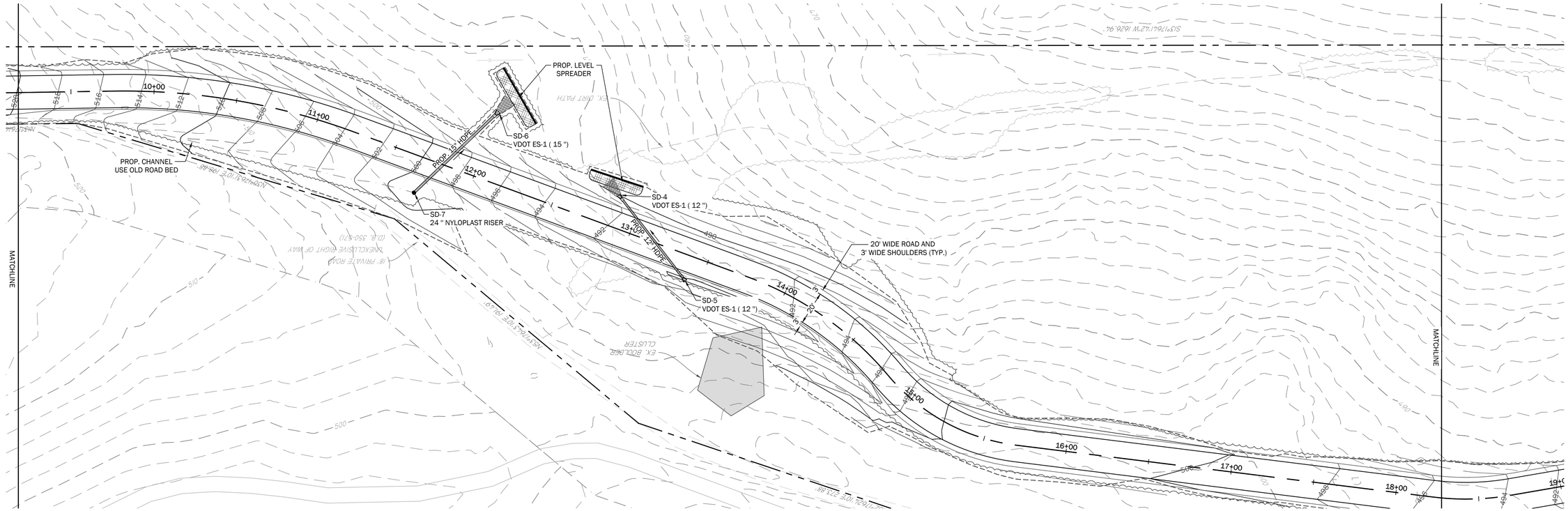
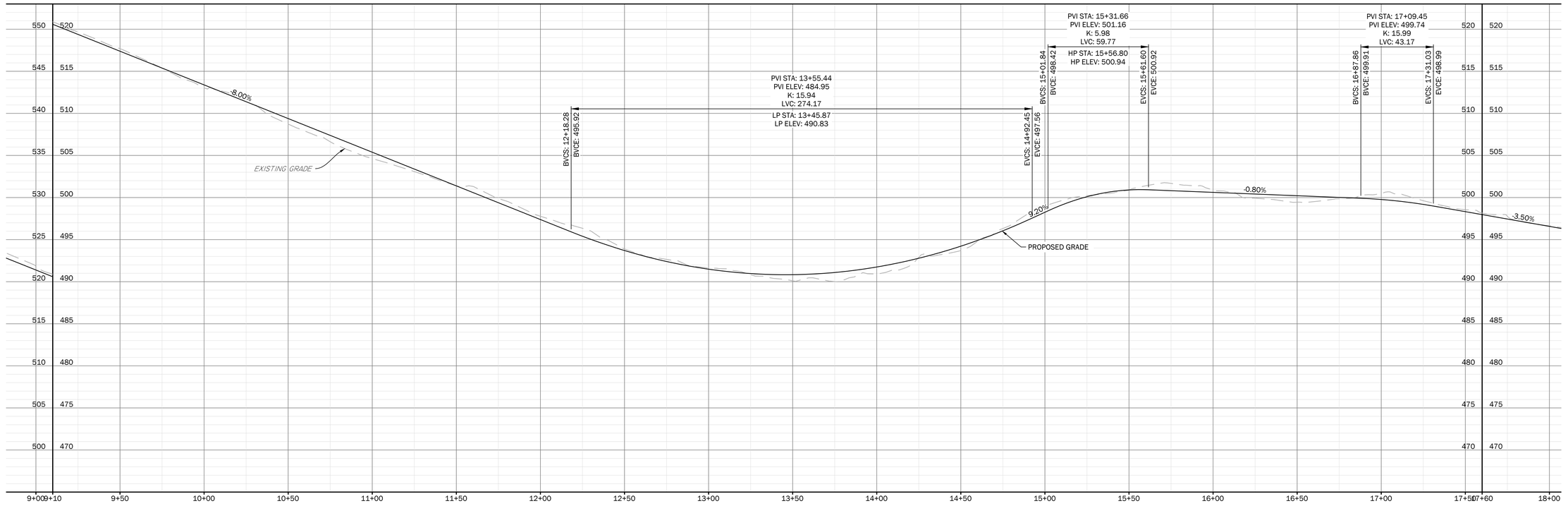


1 SITE PLAN (ROAD) - MIDDLE

1" = 30': 0 30 60



2 ROAD PROFILE

H: 1" = 30': 0 30 60
V: 1" = 6': 0 6 12

ROAD LAYOUT AND GRADING PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

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05/29/2026
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LINE AND GRADE
Civil Engineering

C2.3

L+G PROJECT NUMBER: 2509002

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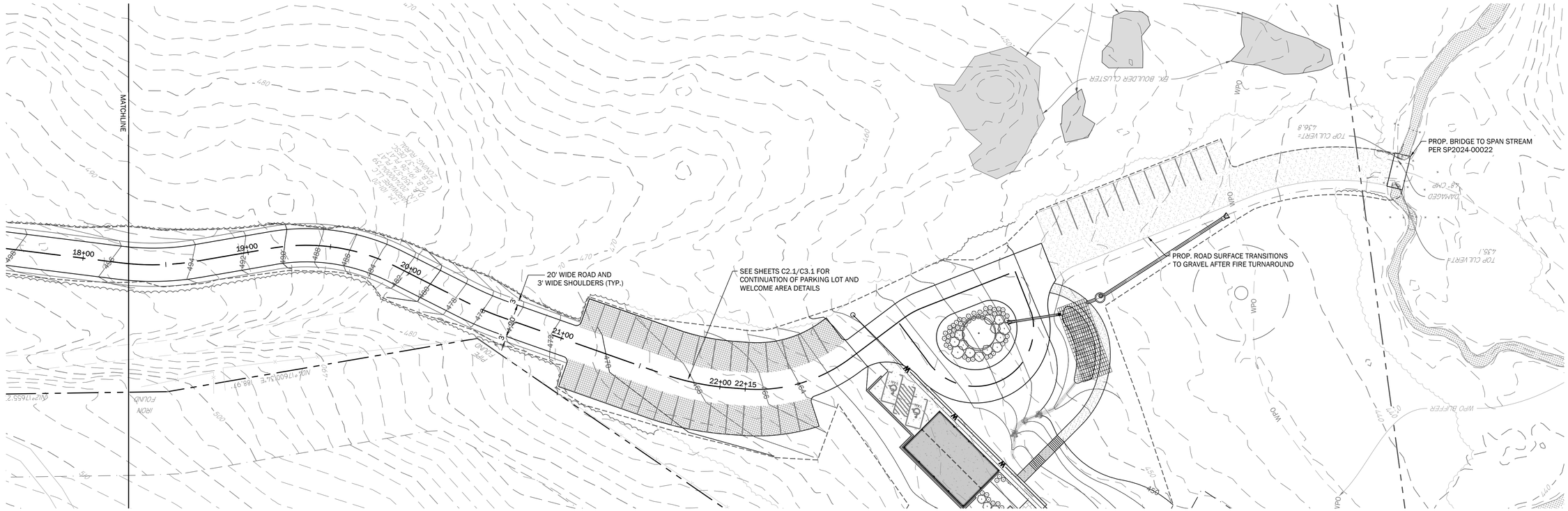
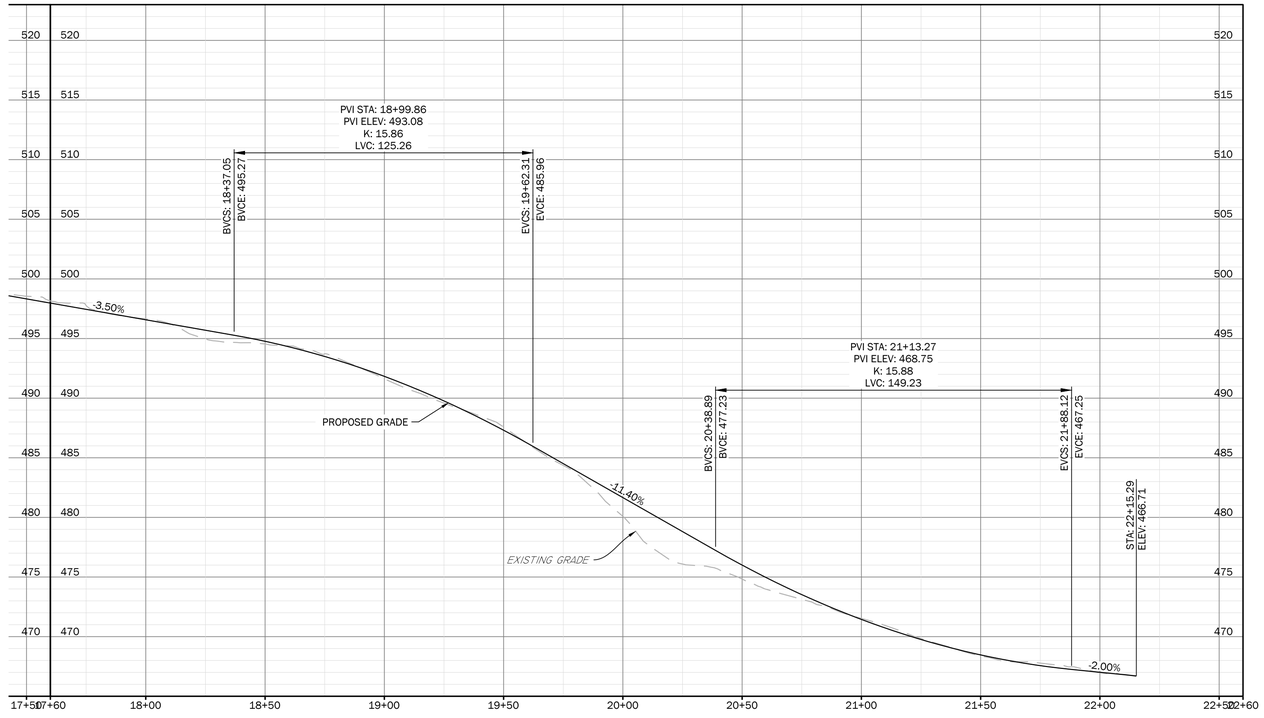


1 SITE PLAN (ROAD) - WELCOME AREA

1" = 30': 0 30 60



2 ROAD PROFILE

H: 1" = 30': 0 30 60
V: 1" = 6': 0 6 12

ROAD LAYOUT AND GRADING PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
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INITIAL SUBMISSION

LINE AND GRADE
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C2.4

L+G PROJECT NUMBER: 2509002

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1 GRADING PLAN - STAFF RESIDENCE

1" = 30': 0 30 60

GRADING PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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LINE AND GRADE
Civil Engineering

C3.0

L+G PROJECT NUMBER: 2509002

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1 GRADING PLAN - WELCOME AREA

1" = 30': 0 30 60

GRADING PLAN

LIVING EARTH SANCTUARY

INITIAL SITE PLAN

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05/29/2026
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LINE AND GRADE

Civil Engineering

C3.1

L+G PROJECT NUMBER: 2509002

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1 UTLITY PLAN - STAFF RESIDENCE

1" = 30': 0 30 60

UTILITY PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
05/29/2026
KENDRA G. MOON
Lic. No. 0402063650
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SUB No./DESCRIPTION
1: 05/29/2026 INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C4.0

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1 UTILITY PLAN - WELCOME AREA

1" = 30': 0 30 60

UTILITY PLAN

LIVING EARTH SANCTUARY
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

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Civil Engineering

C4.1

L+G PROJECT NUMBER: 2509002