PAVING LEGEND
SEE SHEET 6 FOR DETAILS AND SECTIONS

- = ALLEY ROADWAY PAVING
- = PUBLIC ROADWAY WIDENING (BERKMAR DRIVE AND WOODBURN ROAD)
- = AREAS OF MILL & OVERLAY
- = CONCRETE SIDEWALK
- = ASPHALT TRAIL
- = ASPHALT DRIVEWAY
- = AREAS OF DRY ROLLTOP CURB
- = OPEN SPACE AREA

NO PARKING SIGN LEGEND FOR LAYOUT PLAN

NO PARKING ANY TIME

NO PARKING ANY TIME

NO PARKING ANY TIME

NOTE:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL SURVEY ALL EXISTING ASPHALT AND CONCRETE CURB/SIDEWALKS AT THE CONNECTIONS POINTS, ENTRANCES, AND TIE-IN CONNECTIONS WITH NEW CONSTRUCTION TO ENSURE THE TIE-IN CONNECTIONS MEET DESIGN AND ADA REQUIREMENTS. CONTRACTOR TO PROVIDE THE EXISTING CONDITION INFORMATION TO THE DESIGN ENGINEER PRIOR TO INSTALLING ANY FINAL CURBING, CONCRETE, OR ASPHALT SO THE DESIGN ENGINEER CAN REVIEW AND APPROVE THE STAKE-OUT MAPPING OR INSPECT THE CONCRETE FORMS IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. (P) REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
8. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
10. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE HOA. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE DEVELOPMENT.
11. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.
12. ALL PRIVATE YARD DRAINS SHALL HAVE A 10' PRIVATE DRAINAGE EASEMENT.
13. IF THE EXISTING RWSA WATERLINES REQUIRE REPLACEMENT OR MAINTENANCE, THE PLAYGROUND EQUIPMENT AND TOT LOT FENCING MAY BE REMOVED BY RWSA. REPLACEMENT OR RE-INSTALLING OF THE TOT LOT EQUIPMENT AND FENCING WILL BE THE RESPONSIBILITY OF THE HOA.

TMP 45-73
HINES, ZELDA MAE OR WILLIE LEE HINES
DB. 1056, PG. 607

TMP 45-74A
WEBER, LEWIS A LIVING TRUST

TMP 45-72
RIVANNA WATER & SEWER AUTHORITY
D.B. 768, PG. 277

TMP 45-71
RIVANNA WATER & SEWER AUTHORITY
D.B. 768, PG. 277

TMP 45-68C2
2.710 AC
(APPROX)

TMP 45-68E
2.211 AC
(APPROX)

TMP 45-69B1
WOOD, HUNTER W REVOCABLE TRUST
D.B. 5302, PG. 48

TMP 45-80
RIDGEWOOD MOTEL & MANOR LP
ZONING: B6
D.B. 5163, PG. 405

TMP 45-68C
CHARLOTTESVILLE REALTY CORP
D.B. 1439, PG. 196

TMP 45-68C1
MALLOY PROPERTIES III LLC

TMP 45-68D1
COMMONWEALTH OF VIRGINIA VDOT RIGHT OF WAY SECTION
ZONING: C1 COMMERCIAL
DB.1754, PG.514

TMP 45-68
AMATO, SANDRA P; CHRISTOPHER B GLEASON & HUNTER W WOOD, TRUSTEES
D.B. 5376, PG. 608

TMP 45-45112B

MATCHLINE - SEE THIS SHEET

WOODBURN ROAD
STATE ROUTE 659
40' R/W

BERKMAR DRIVE
STATE ROUTE 1403
50' PUBLIC R/W

PERSEUS LANE
(28' PRIVATE ACCESS EASEMENT)

TAURUS LANE

OPEN SPACE A
RECREATIONAL
AREA = 1.113 AC

OPEN SPACE B
RECREATIONAL
AREA = 0.111 AC

OPEN SPACE C
RECREATIONAL
AREA = 0.042 AC

BUILDING #1
24 UNITS

BUILDING #2
16 UNITS

BUILDING #3
14 UNITS

LOT 35

TOT LOT

ACCESS ESMT

131' LENGTH OF DEAD END AT ALLEY

SIGHT DISTANCE=390'

SIGHT DISTANCE=155' (TO END OF ROAD)

SIGHT DISTANCE=200'

DISTANCE TO NEAREST INTERSECTION = 2,145' WOODBROOK DRIVE

DISTANCE TO NEAREST INTERSECTION = 1,460' (HILTON HEIGHTS ROAD)

NOTE: OVERLAY MAY HAVE TO CONTINUE OVER THE ENTIRE ROADWAY AT CERTAIN SECTIONS WITH THE LANE EXPANSION TO ENURE POSITIVE DRAINAGE DOWN WOODBURN LANE

12' GATE ENTRANCE TO ALLOW LARGE CONSTRUCTION VEHICLE ENTRY INTO OPEN SPACE & FENCE POSTS MUST STRADDLE THE WATERLINE. NO POSTS CAN BE DRILLED OVER ANY RWSA UTILITY.

PROPOSED FENCE WITH GATE

NOTE: (*) DENOTES AFFORDABLE DWELLING UNIT. A TOTAL OF 8 ARE REQUIRED FOR THE PROJECT FOR THE PROPOSED BONUS DENSITY INCREASE AND A TOTAL OF 8 AFFORDABLE UNITS HAVE BEEN PROVIDED. NOTE, THE AFFORDABLE UNITS SHALL COMPLY WITH THE STANDARDS LISTED UNDER 18-2.4.5(b) OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

NOTE: ADU DRIVEWAYS WILL BE 12' MIN. IN WIDTH. MARKET RATE UNITS WILL HAVE AN 18' WIDE DRIVEWAY. ALL DRIVEWAYS SHALL BE A MINIMUM OF 18' LONG FROM THE ACCESS EASEMENT TO THE FACE OF THE GARAGE.

NOTE: ALL STREETS WITHIN THE DEVELOPMENT SHALL BE MARKED WITH NO PARKING SIGNS ON BOTH SIDES OF THE ROADWAY.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOT AREA TABULATION

LOT NUMBER	LOT AREA (SF)	BUILDABLE AREA (SF)	LOT NUMBER	LOT AREA (SF)	BUILDABLE AREA (SF)
1	2622	1681	19	2331	1346
2	1829	1410	20	1711	1210
3	1361	1035	21	1357	958
4	1401	1000	22	1355	955
5	1743	1243	23	1356	956
6	1750	1250	24	1440	1019
7	1785	1283	25	1479	1080
8	1837	1333	26	1862	1363
9	2952	1813	27	4308	1718
10	3029	1891	28	3767	1346
11	1954	1454	29	1420	1020
12	1556	1156	30	1413	1013
13	1550	1150	31	1407	1007
14	1544	1144	32	1401	1001
15	1538	1138	33	1742	1242
16	1532	1132	34	2776	1576
17	1904	1403	35	75534	47146
18	2375	1439			

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	2760.66'	40.23'	20.11'	0°50'06"	S41°47'54"W	40.23'
C5	5755.50'	141.11'	70.56'	1°24'17"	S41°30'49"W	141.10'
C6	2760.66'	435.08'	217.99'	9°01'48"	S36°51'58"W	434.63'

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
01/09/23

REVISIONS

DATE	REVISION DESCRIPTION
6/27/22	INITIAL SUBMISSION TO ALBEMARLE COUNTY
12/9/22	REVISED PER AGENCY COMMENTS RECEIVED
01/9/23	REVISED PLAN TO ADDRESS ACSA AND RWSA COMMENTS

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

PROJECT: VICTORIAN HEIGHTS FINAL SITE PLAN
SHEET: LAYOUT PLAN

JOB NO. 202196
SCALE 1" = 30'
SHEET NO. 3

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