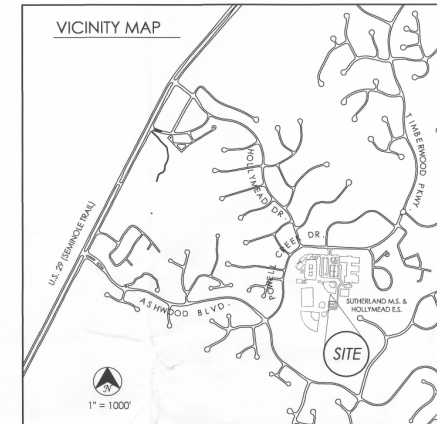


Carson Raymond Field

Northside Cal Ripken League &
County of Albemarle School Board

Minor Site Plan Amendment SDP 2015000

THE COUNTY OF ALBEMARLE, VIRGINIA
RIVANNA MAGISTERIAL DISTRICT



1. Applicant:
Northside Cal Ripken League
Post Office Box 7531
Charlottesville, VA 22906
Tel: 434.960.4150

2. Owner:
County of Albemarle School Board
401 McIntire Road
Charlottesville, VA 22901
Tel: 434.972.4055

3. Engineer:
Woolley Engineering
220 East High Street
Charlottesville, Virginia 22902
Tel: 434.973.0045

4. Source of Information:
County Research and/or Owner provided.
Previous Site Plan (SDP 1993-024)

5. Source of Survey:
Kirk Hughes & Associates (Physical Survey), March, 2015

A.) Horizontal Datum: Virginia state plane coordinate system south zone (NAD 83)

B.) The locations of existing underground utilities are shown in an approximate way only. No underground investigation of utilities was performed. The Contractor shall determine the exact location of all existing utilities before commencing work. The Contractor agrees to be fully responsible for any and all damages which might be occasioned by his or her failure to exactly locate and preserve any and all underground utilities.

Miss utility contact information: Telephone: 1-800-552-7001
Ticket # 8504300719-008

6. Parcel(s) Information:

n/T County of Albemarle School Board
TMP 04681-01-00-00100, 41.07 acres
Current Use: Hollymead Elementary School and Sutherland Middle School
2801 Powell Creek Drive
Deed Book 489, p 379, p 381 (Plat),
Zoning: Planned Unit Development, Educational

Watershed: Powell Creek & South Fork Rivanna River

7. Adjacent Parcels: See Sheet C-2.0 Existing Conditions Exhibit

8. Standards and Specifications:

- A. Virginia Department of Transportation (VDOT)
Road and Bridge Specifications, 1993, 1994.
- B. Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation,
Virginia Erosion and Sediment Control Handbook, 3rd Edition, 1992.
- C. Albemarle County Service Authority, General Water and Sewer Construction Specifications, January 15, 1998.

9. General Construction Notes:

- A. The abbreviation V.D.O.T. made hereafter refers to the Virginia Department of Transportation. The term County refers to the County of Albemarle, Virginia. The abbreviation A.C.S.A. made hereafter refers to the Albemarle County Service Authority. The abbreviation R.W.S.A. made hereafter refers to the Rivanna Water and Sewer Authority.
- B. 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.
- C. All paving, drainage related materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
- D. All materials and construction methods shall conform to current specifications and standards of V.D.O.T. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
- E. 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.
- F. 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.
- G. Paved, (rip-rap) or stabilization mat lined ditch may be required when in the opinion of the Albemarle County Director of Engineering, or the Director's designee, it is deemed necessary in order to stabilize a drainage channel.
- H. All signs or other regulatory devices shall conform with the Virginia Manual for Uniform Traffic Control Devices, latest edition.
- I. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- J. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
- K. Compliance with the minimum pavement width, as shown on the typical pavement/road section detail, shall be strictly adhered to. Exceptions will not be allowed.
- L. Traffic control or other regulatory signs of barricades shall be installed by the developer when, in the opinion of the County Engineer or its designee, they are deemed necessary in order to provide safe and convenient access.

SHEET INDEX

- C-1.0 Cover
- C-2.0 Existing Conditions Exhibit
- C-2.1 Previously Approved Site Plan Exhibit (SDP 1993-024)
- C-3.0 Site Plan
- SL-1.0 Site Photometric Exhibit
- SL-2.0 Site Lighting Plans
- SL-3.0 Site Lighting Details

☐ Filled Box Indicates Drawing Included in Set

SIGNATURE PANEL

Albemarle Co. Dept. of Community Development - Planning Division	Date
Albemarle Co. Dept. of Community Development - Engineering Division	Date
Albemarle Co. Dept. of Community Development - Zoning Division	Date
Albemarle County Division of Fire and Rescue	Date
Albemarle County Building Inspections	Date
Albemarle County Service Authority	Date



WOOLLEY ENGINEERING
Consulting Civil Engineers
220 East High Street
Charlottesville, Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Developer:
Northside Cal Ripken League
Post Office Box 7531
Charlottesville, Virginia
22906

MINOR
SITE PLAN
AMENDMENT

CARSON RAYMOND FIELD
Northside Cal Ripken League
COUNTY OF ALBEMARLE, VIRGINIA

COVER
SHEET

Job Number:
1510



Date:
March 23, 2015

Revision:

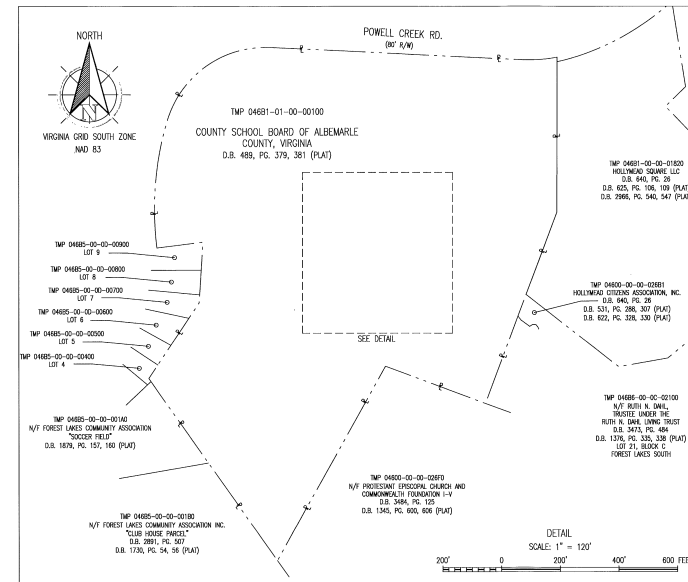
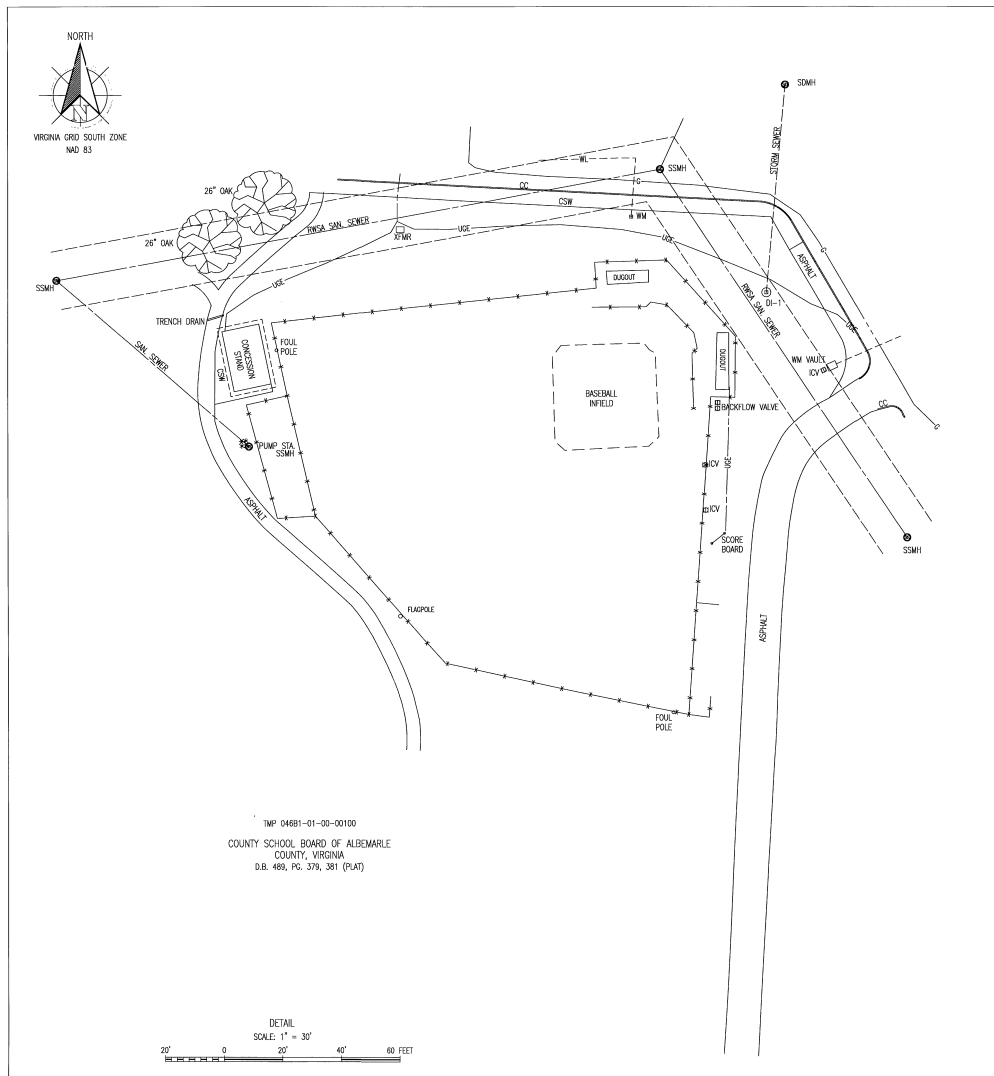
Scale:

As Noted

Sheet No.:

C-1.0

1 of 7



TMP	OWNER (PLAT)	DEED BOOK	PAGE
04681-01-00-00100	REDAI D. AND KAREN M. SADDONS	3050	101
04681-01-00-00100	WILLIAM D. SADDONS	3276	289
04681-01-00-00100	JOHN D. SADDONS	4275	289
04681-01-00-00100	ROBERT W. SADDONS AND JARAL T. SADDONS	4132	177
04681-01-00-00100	WILLIAM D. SADDONS	4132	177
04681-01-00-00100	CHARLEY C. PROCHMAN AND JENNIFER L. PROCHMAN	4309	723

- NOTES:
- 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
 - 2.) THIS PLAT CORRECTLY SHOWS THE GENERAL LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, IF ANY, SITUATED ON THE PROPERTY SHOWN HEREON.
 - 3.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY CONVEYED TO COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA BY DEED RECORDED IN DEED BOOK 489, PAGE 379 AND AS SHOWN ON PLAT RECORDED AT PAGE 381.
 - 4.) PROPERTY LIES WITHIN FLOOD ZONE "X", NOT A F.E.M.A. DEFINED 100-YEAR FLOODPLAIN.
 - 5.) PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD.
 - 6.) TAX MAP AND PARCEL ID: 04681-01-00-00100.
 - 7.) MISS UTILITY TONK # 804303719-009
 - 8.) MISS UTILITY CONTACT TELEPHONE # 1-800-552-7001



PHYSICAL SURVEY
CARSON RAYMOND FIELD
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
MARCH 10, 2015

- LEGEND:
- CC = CONCRETE CURB
 - CSW = CONCRETE SIDEWALK
 - D.B. = DEED BOOK
 - G = UNDERGROUND GAS LINE
 - ICV = IRRIGATION CONTROL VALVE
 - N/F = NOW OR FORMERLY
 - RWSA = RIVANNA WATER AND SEWER AUTHORITY
 - SAN = SANITARY
 - SSMH = STORM DRAIN MANHOLE
 - SSMH = SANITARY SEWER MANHOLE
 - TMP = TAX MAP AND PARCEL
 - USE = UNDERGROUND ELECTRIC LINE
 - WL = WATER LINE
 - WM = WATER METER
 - TRM = TRANSFORMER
 - T = UNKNOWN OR UNIDENTIFIED LOCATION
 - X-X- = FENCE

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS AND PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-0942

FILE: 2015-021, W.D. 2015-021
c:\work\surveys\2015\2015-021\PHYSICAL\2015021-01.DWG

Developer:
Northside Cal Ripken League
Post Office Box 7531
Charlottesville, Virginia
22906

MINOR SITE PLAN AMENDMENT

CARSON RAYMOND FIELD Northside Cal Ripken League COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS EXHIBIT

Job Number:
1510

Date:
March 23, 2015

Revision:

Scale:
As Noted

Sheet No.:

C-2.0



WOOLLEY ENGINEERING
Consulting Civil Engineers
200 East High Street
Charlottesville, Virginia 22902
(800) 570-0842
www.WoolleyEng.com

Developer:
Northside Cal Ripken League
Post Office Box 7531
Charlottesville, Virginia
22906

MINOR
SITE PLAN
AMENDMENT

CARSON RAYMOND FIELD
Northside Cal Ripken League
COUNTY OF ALBEMARLE, VIRGINIA

SITE
PLAN

Job Number:
1510



Date:
March 23, 2015

Revision:

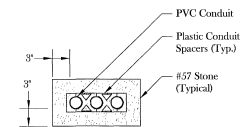
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Sheet No.:

C-3.0

4 of 7

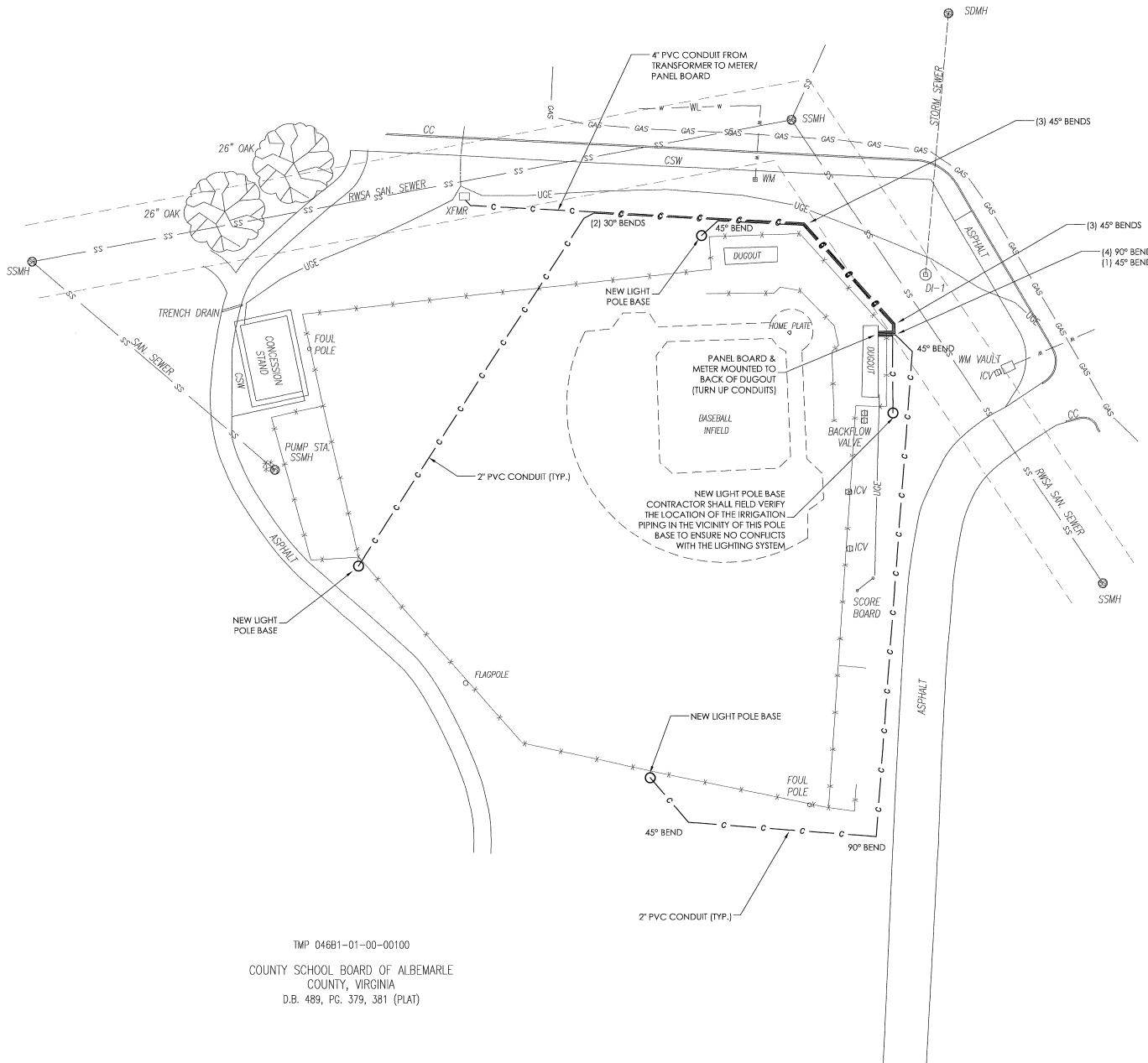
- General Notes:
1. Contractor shall utilize construction safety fence as necessary to prevent pedestrian access to the work areas.
 2. All conduit bends shall be "sweep" bends.
 3. Contractor shall perform all work to the specifications of the Musco lighting system and Dominion Power.
 4. Contractor shall restore all disturbed areas to their original condition upon completion of work.
 5. See sheet SL-2.0 for layout of lighting poles.
 6. Contractor shall coordinate with Musco for panel placement and Dominion Power for meter placement. Conduit installation shall comply with Dominion and Musco specifications.



- Notes:
1. Minimum cover shall be 24"
 2. Grounding shall be installed per Dominion and Musco specification.
 3. See plan for quantities and sizes of ducts.
 4. All conduits shall be schedule 40 PVC rated for electrical use.
 5. Provide pull string in each conduit.
 6. All bends shall be "sweep" bends.

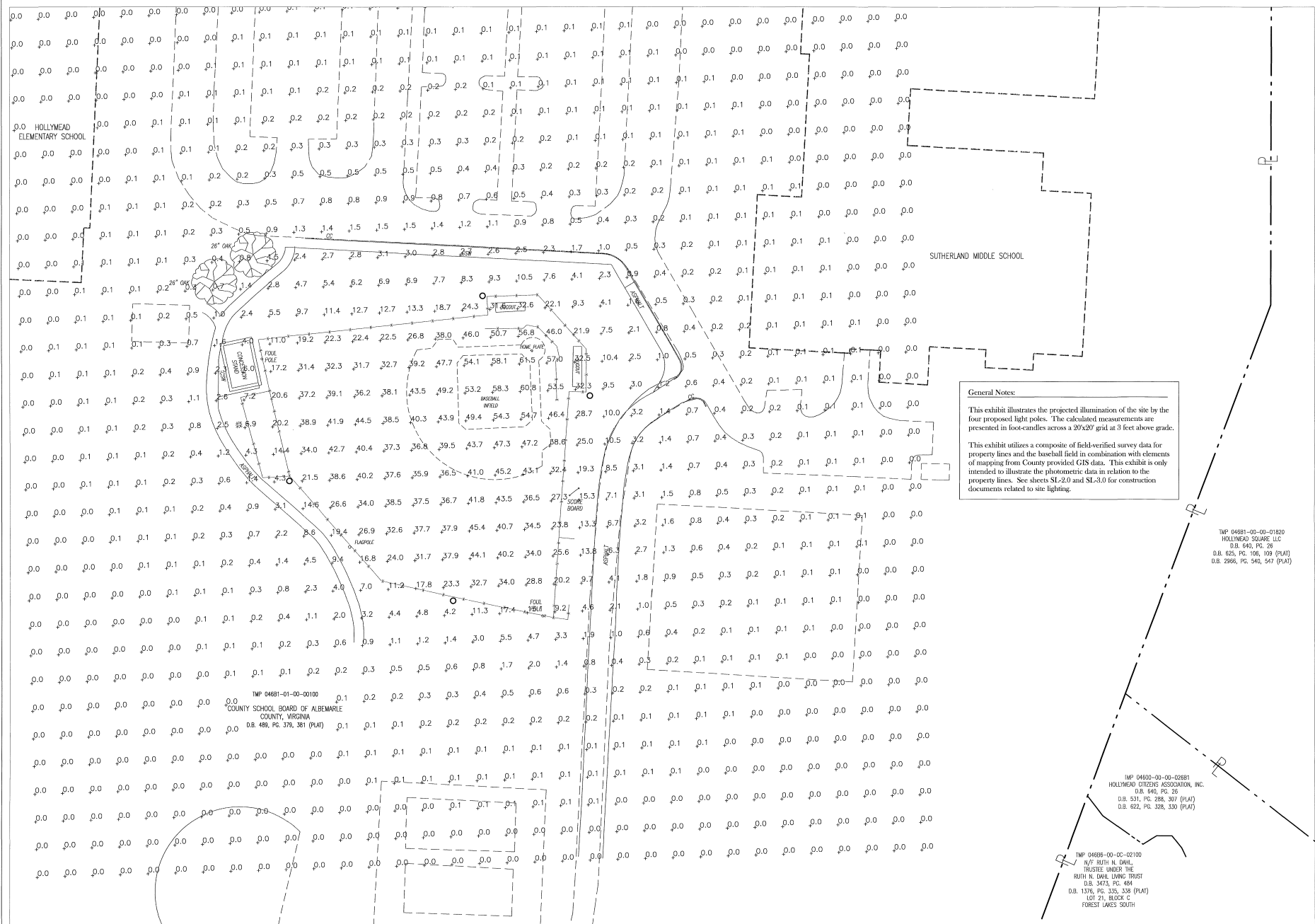
Typical Duct Bank Detail

Not to Scale



TMP 046B1-01-00-00100

COUNTY SCHOOL BOARD OF ALBEMARLE
COUNTY, VIRGINIA
D.B. 489, P.C. 379, 381 (PLAT)



General Notes:

This exhibit illustrates the projected illumination of the site by the four proposed light poles. The calculated measurements are presented in foot-candles across a 30x20 grid at 3 feet above grade.

This exhibit utilizes a composite of field-verified survey data for property lines and the baseball field in combination with elements of mapping from County provided GIS data. This exhibit is only intended to illustrate the photometric data in relation to the property lines. See sheets SL-2.0 and SL-3.0 for construction documents related to site lighting.

TMP 04681-00-00-01820
HOLLYMEAD SQUARE LLC
D.B. 640, PG. 28
D.B. 625, PG. 106, 108 (PLAT)
D.B. 2966, PG. 540, 547 (PLAT)

TMP 04600-00-00-02881
HOLLYMEAD CITIZENS ASSOCIATION, INC.
D.B. 640, PG. 28
D.B. 531, PG. 288, 307 (PLAT)
D.B. 622, PG. 328, 330 (PLAT)

TMP 04688-00-00-02100
N/F RUTH N. DAHL
TRUSTEE UNDER THE
RUTH N. DAHL LIVING TRUST
D.B. 3473, PG. 404
D.B. 1576, PG. 335, 338 (PLAT)
LOT 21, BLOCK C
FOREST LAKES SOUTH

Developer:
Northside Cal Ripken League
Post Office Box 7531
Charlottesville, Virginia
22906

**MINOR
SITE PLAN
AMENDMENT**

CARSON RAYMOND FIELD
Northside Cal Ripken League
COUNTY OF ALBEMARLE, VIRGINIA

**SITE
PHOTOMETRIC
EXHIBIT**

Job Number:
1510



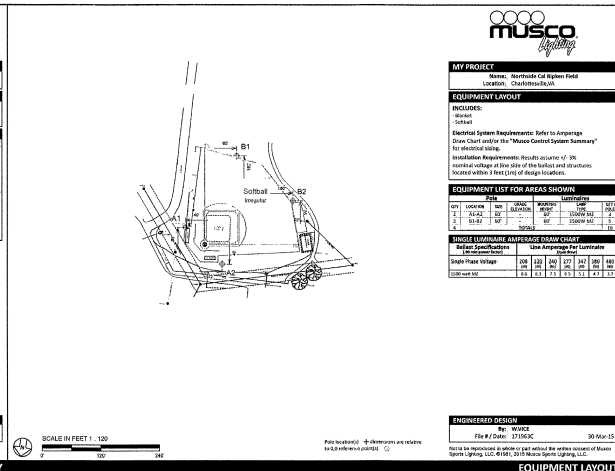
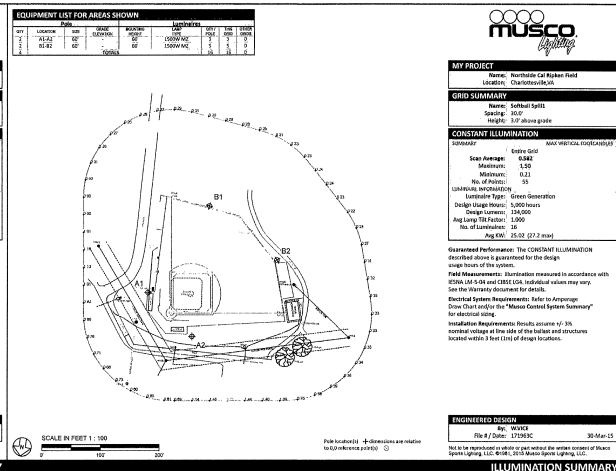
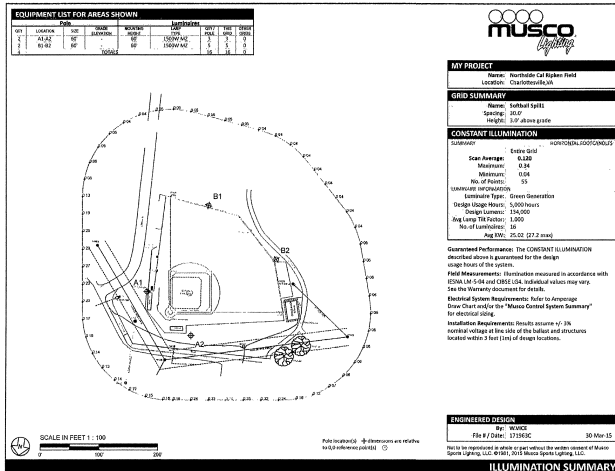
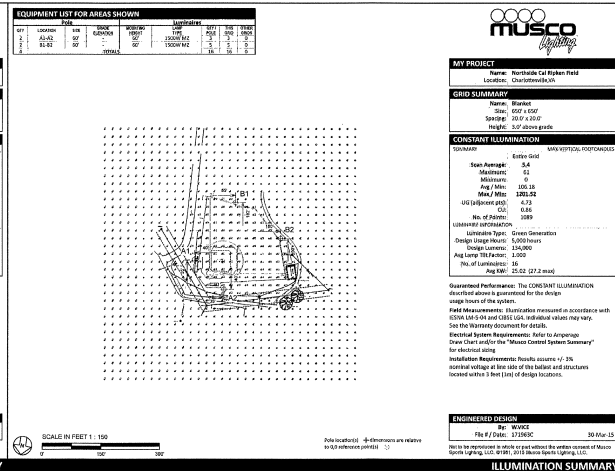
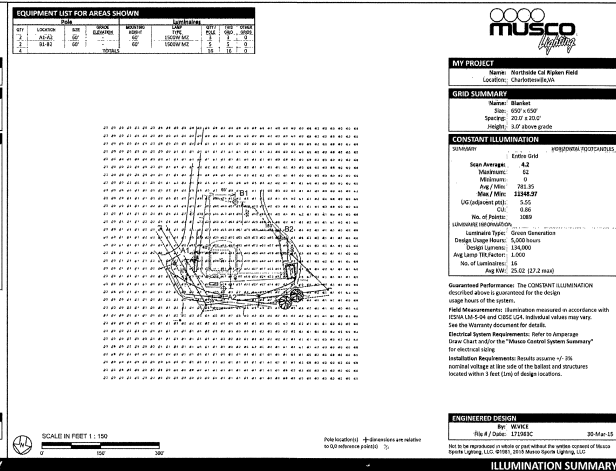
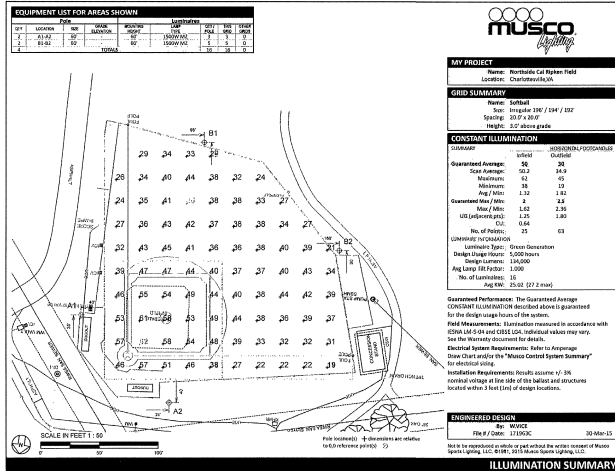
Date:
March 23, 2015

Revision:

Scale: 1" = 30'

Sheet No.:

SL-1.0



CARSON RAYMOND FIELD
Northside Cal Ripken League
COUNTY OF ALBEMARLE, VIRGINIA

Job Number:
1510

March 23, 2015

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SL-3.0

of 7

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 Fax: 303.755.1101
 Email: info@lighting-warehouse.com
 Website: www.lighting-warehouse.com

www.musco-lighting.com