ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-24: Spring Hill Village**
Review Type	Final Site Plan
Parcel Identification	09000000002800
Location	1776 Scottsville Road
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)
Owner/Applicant	Stanley Martin Companies, LLC/Collins Engineering (Scott Collins)
Magisterial District	Scottsville
Proposal	To construct 100 single-family attached residential units with associated site improvements.
Context	Gropen Signs is located to the north/east of the site. Single-family residences are located along this stretch of the Rt. 20 Entrance Corridor. The east side of Rt. 20 is designated Rural Areas. (Figure 2)
Visibility	The development will be readily visible from the Rt. 20 Entrance Corridor. The site rises westward from an approximate elevation of 530' near Block A at the northeast corner of the property on Rt. 20 to 630' near Block E at the northwest corner on Avon Street. This steady increase in site elevation will make the tops of each successive block of residences visible above the block below it.
ARB Meeting Date	May 18, 2020
Staff Contact	Paty Saternye

PROJECT HISTORY

DATE	APPLICATION	RESULT
1/21/2016	ARB-2015-148	ARB provided comments on the initial site plan for Spring Hill Village.
4/18/2016	ARB-2016-30	ARB provided comments on the final site plan for Spring Hill Village.
11/5/2018	ARB-2018-128	ARB provided comments on the initial site plan for Spring Hill Village Blocks B through G.
5/18/2020	ARB-2020-24	ARB will review the final site plan for Spring Hill Village Blocks B through G.

BACKGROUND

The ARB reviewed initial and final site plans for a Spring Hill Village mixed-use development including attached and detached residential units in 2015 and 2016. That review addressed impacts to both Avon Street Extended and Rt. 20. The ARB approved the final plan, pending staff administrative approval of conditions. A revised plan was not submitted to address those conditions. The Entrance Corridor regulations are not currently being applied to Avon Street Extended., the development was redesigned and the initial site plan in 2018 was reviewed solely for impacts on the Rt. 20 Entrance Corridor. Residential units in the current plan are all attached units.

ANALYSIS

REF	GUIDELINE	8/20/2018 COMMENTS	CURRENT ISSUE	RECOMMENDATION
	Compatibility with significant historic sites*: *Compatibility with the character of the Entrance Corridor			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Submit architectural designs for review. Note for future submittals that the Block A building will need to address EC Guidelines requirements for scale, proportion, massing, detailing, lack of blankness, etc. Remove the footprints of future phase buildings from the plan. A "back of building" appearance will not be appropriate for Block A or Block B elevations facing Rt. 20. Incorporate sufficient fenestration and detailing to eliminate blankness in the side elevations visible from Rt. 20.	This development is located at the southern edge of the County's development area, and the zoning, uses, and building types in the immediate vicinity vary greatly (Figure 2). The Gropen industrial building (Figure 3) is adjacent to the north, single family detached residences are located along Rt. 20 (Figure 4), and there is a landscape of rolling hills along the corridor. Consequently, harmonizing proposed development with the existing character of the corridor can be a challenge. A loose connection to the historic architecture of the area is seen in the use of standard residential building forms, like pitched roofs, grouped windows, architectural elements emphasizing entrances and windows, and masonry materials forming a base with vertical and/or horizontal siding above. Facades of the units are shifted forward/back 2', avoiding a continuous building facade. These elements and the distribution of materials, together with the unit heights and widths, help establish human scale, but there is no strong connection to the historic architecture of the area. The predominant character is that of a contemporary residential development. The material and color for the shingles have been specified as Owen Corning's black asphalt	Provide the product line, and specific color name, for the proposed asphalt shingles. A material sample may be required. Note for future submittals that the Block A building will need to address EC Guidelines requirements for scale, proportion, massing, detailing, lack of blankness, etc.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design			

	solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		shingles. However, the product line and specific color name have not been provided, so the exact appearance is unclear. A building footprint is no longer shown in Block A, since it is a future phase.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			
10	Buildings should relate to their site and the surrounding context of buildings.			
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		Homeowners can choose from two options – one with a front roof terrace, and one without. The primary building material is Hardiplank siding in a range of colors (cobblestone, aged pewter, pearl gray, gray slate, arctic white, light mist) that have been approved for other projects in the ECs. Note that colors are not specified for units, but the applicant has clarified that when both horizontal and vertical siding are used in a single unit, a single color will be used. Masonry is shown as a possible secondary base material. The architect has clarified that the masonry is limited to stone (ProVia Piedmont Limestone) – no brick is proposed. The stone is a mix of tan and brown and has an appropriate appearance.	None.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.		Maximum building height is noted on the site plan cover sheet as 50' for blocks A, B and E, and 40' for the remaining blocks. The "Building	Revise the building elevations to clearly identify overall height of all unit types.
12	Architecture proposed within the Entrance Corridor should use			

	forms, shapes, scale, and materials to create a cohesive whole.		and Residential Heights (MAX.)" note on the same sheet specifies that villa and townhouse unit heights shall not exceed 30'. However, actual heights for units adjacent to Rt. 20 (84-100) are just under 35' and 37' (measured to the midpoint of the roof). Overall heights are not provided and, generally, the elevations have few dimensions and some of the text in the few labels that are provided is backwards and not legible. Drawings have been provided for some elevations of some units. The submitted elevations may also correspond to other units in the development, but this isn't clear from the submittal. Front and rear elevations were not provided for townhouse units 1-22. At 195' away from Rt. 20, these units are expected to be visible across the open Block A, along Dauphin Drive, and across the Gropen parcel where some landscaping exists but does not screen the development. Figure 5 illustrates the view from the Gropen entrance, with grading of the subject parcel visible just beyond the trees. With the 100' grade change across the site, from Rt. 20 to Avon Street Extended, other portions of the site (Blocks E, F, G and the western portions of Blocks C and D) are expected to be visible from the EC. In particular, the upper portions of the elevations of each successive block of residences will be visible above the block below it. A clear understanding of the appearance of each block is needed.	Revise all labels and dimensions on the elevations and building sections to have text that is forward facing. Revise the maximum proposed building height on the site plan cover sheet to match the actual proposed building heights. Clearly indicate an elevation type for each unit. Submit elevations, if not already provided, for the following: • Front elevations of 29-38, 50-63 • Front and rear elevations 1-22 • Rear elevations 43-49 • Side elevations 6, 11, 16, 23 Alternatively, provide site sections showing units/blocks that will have no visibility from Rt. 20. Ensure that the rear elevations for units 1 through 22 show fenestration and architectural details sufficient to establish an appropriate appearance for the EC.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.		Some of the elevations that will be visible from the corridor are significantly lacking in detail. This includes the side elevations for unit 1 in Block C, side elevations in Block B, and the	Revise the side elevations of townhouse units 1, 84, and 100 and villa unit 71 to incorporate sufficient detail to eliminate

			side and rear elevations of the Block D villa units. The topography of the site and the view across the project entrance, Block A, and the Block D community park will allow visibility of the rear of the Block D units. Other Block D units will be visible along the southern property line. Additional architectural detail should be added to sides of townhouse units 1, 84 & 100 and villas 71 since they will be most visible from the EC.	blankness. Revise the rear elevations of units 64 through 71, and 76 through 83 to incorporate sufficient detail to eliminate blankness.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		Blocks are not joined by connecting devices.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.		The townhouses and villas do not have the appearance of typical trademark structures, but it is likely that these designs have been and/or will also be built outside the Spring Hill Village development.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*		The standard window glass note is not included in the architectural drawings.	Provide the standard window glass note in the architectural drawings.
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Indicate on the plan the locations of proposed HVAC equipment. Show on the plan how visibility of this equipment will be eliminated from the Rt. 20 EC. Provide a fence detail in the plan. Indicate size, materials, and colors.	The locations of the HVAC units are not identified on the plans so the need for screening cannot be determined at this time. Of particular concern is the potential for equipment in the side yards of Block B, and the side or rear yards of Blocks C and D. Although the residential units in Block B (Lots 84 through 100) face Rt. 20, which is not usually the location of HVAC units, any mechanical equipment in their side yards could be visible. Also, mechanical equipment in the side or rear yards of Blocks C (Lots 1 through 15) and D (64 through 71 and	Indicate on the plan the locations of proposed HVAC equipment. Show on the plan how visibility of this equipment will be eliminated from the Rt. 20 EC. Revise the site plan to show the wooden privacy fence on the south property line on all sheets. Provide a fence detail in the plan. Indicate size,
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.			
19	Screening devices should be compatible with the design of the			

	buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		76 through 83), could be visible from the EC. A 6' wooden privacy fence is proposed along the southern property line. A 10' landscaping and maintenance easement is provided on the development side of the fence. No fence detail is included in the plan. The privacy fence is not shown consistently throughout the site plan. A fence is shown along the full length of the EC, with what appears to be columns on either side of the entrance, in the landscape plan sheet. However, it is not shown on any other site plan sheet. No label or detail is provided for the fence and it is not shown in the renderings. The fence along the EC is only one of many inconsistencies between the landscape plan and the other pages of the ARB site plan submission. The trail system in Block E, F & G, the unit types and groupings in Blocks F & G and the unit groupings in Block B are inconsistent. These changes also impact the utility locations, which directly impact available locations for landscaping, especially the street trees.	materials, and colors. If a fence is proposed along the EC show it and label it on all site plan sheets, include a fence detail, specify the material, color and manufacturer. Samples may be necessary. Revise the landscape plan to fully coordinate with all aspects of the site plan. Ensure that the unit types, unit locations, driveways, walkways and trails, utilities and utility easements are shown in the same location as on the other site plan sheets.
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	Revise the plan to provide sufficient planting area between the property line along Rt. 20 and the Block A water detention facility, the Block B water detention facility, and the low point adjacent to the Block B facility, all free of utility conflicts.	The above ground stormwater facility in Block B has been moved to the southern border of the parcel and greatly expanded in size from what was shown in the initial site plan. The facility, as currently shown, is not an integrated landscape feature in the site and is expected to have an adverse visual impact on the EC. The easements for the underground stormwater facilities are not shown on the landscape plan sheets. Therefore, it cannot be determined if there is sufficient landscaping area to meet the	Reduce the size of the above ground stormwater facility in Block B and coordinate the landscaping to further mitigate its impacts on the EC. See Recommendation #7 below.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

			landscaping requirements.	
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	Add the standard mechanical equipment note to both the site and architectural plans.	The standard mechanical equipment note has been included in the site plan but is not included in the plans.	Add the standard mechanical equipment note to the architectural plans.
22-31	**Lighting**	None.	No street lighting is proposed in the development.	None.
Landscaping				
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Provide on-site planting area along the EC free of utilities and easements. Provide frontage planting in a naturalistic pattern rather than in a strictly linear form. Clarify the extent of tree removal and tree replacement planned with off-site work along the ECs. Show how an appropriate appearance for the EC will be maintained.	Utilities and utility and drainage easements are not all shown on the landscape plan sheets. Although two shade trees species and two ornamental tree species have been proposed along Rt. 20, the pattern is primarily linear. The quantity of large shade trees must meet the requirement (1 tree for every 35' = xx large shade trees), but the spacing can be altered (and shade and ornamental trees added) to achieve the naturalistic pattern. Medium and small deciduous shade trees, which are 2 ½" caliper in size, have been proposed along the EC and do not meet the minimum requirements. Although the overhead utility lines are not shown on the landscape plan, it appears that the street trees are proposed directly under the utility lines. See current issue 17. The fence shown along the EC in the landscape plan appears to be in very close proximity to the street trees. Large shade trees are provided along interior roads, but 40' spacing is not consistent, as follows: • 2 trees missing from east side and 1 from west side of Berwyn Lane • 2 trees missing form south and west side of Loyola Way	Revise all sheets of the landscape plan to show all existing utilities and utility drainage easements. Ensure all landscaping does not conflict with the utilities or their easements. Provide frontage planting in a naturalistic pattern rather than in a strictly linear form. Revise the street trees along the EC to be large deciduous trees of 3 ½" caliper and provide sufficient landscaping area, outside of the utility easements, to ensure they do not conflict with the existing or proposed easements. See recommendation 17. Ensure that any fence along the EC does not conflict with the location of the street trees. Revise spacing of the large shade trees along the interior roads to meet the 40' on center minimum spacing. Add one
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.			

33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.		Possible locations for the missing trees are: • on east side of unit 71, • on south of the unit 84 driveway, • on north of unit 94 driveway, • on south of unit 95 driveway, • in front of unit 67 (with corresponding shift of tree in front of lot 68), Note that there is a lack of coordination between the landscape plan and the rest of the site plan in reference to units 43 through 60. The unit type, and building grouping is different. Also, throughout the landscape plan, the water lines and water meters are not shown. Both factors make it difficult to determine if landscape guidelines are being met, but locations may be available: • between the intersection with Dauphin Drive and unit 50, • in front of units 51, 52, 54, 56, 57 and 58. The pedestrian pathways between Blocks F & G in the landscape plan do not match the pedestrian ways shown on the rest of the site plan sheets. There are trees, with an average spacing of 25' on center, proposed along most of the pedestrian ways shown on the landscape plan but many of them are not medium shade trees and do not have a minimum caliper of 2 ½". However, some of the shorter trails do not have trees proposed along them and the trail system shown in the landscape plan does not match the trails shown on the rest of the site plan sheets. There are multiple small parking areas dispersed throughout the development. All have large shade trees of 2 ½" caliper spaced 40' along	additional tree to the west side of Berwyn Lane, two trees to the east side of Berwyn Lane and two trees to the south and west side of Loyola Way. See recommendations for #17-19 above. Revise the trees along pedestrian ways to be medium shade trees of 2 ½" caliper and ensure that all portions of the pedestrian ways have trees proposed along them. Coordinate the trail system throughout the site plan and show medium shade trees, of 2 1/2' caliper, every 25'. Revise the landscape plan to show the standard plant health note.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.			
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.			
37	Plant species:			

	a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.		their perimeter. The standard plant health note is not included in the site plan.	
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."			
	***Site Development and layout,* Development pattern**			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	See recommendations at 1-16.	The Block B townhouses (units 83 through 100) are oriented parallel to the EC and front elevations face the street.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to			

	the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.			
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	Provide on the plan top- and bottom -of -wall elevations for the retaining walls. Round proposed contours where they meet the adjacent condition for a more natural appearance.	Retaining walls are proposed along a portion of the northern property line, along the northern portion of Avon Street Extended, between Blocks F and G, between Blocks D and G, at the northern edge of Block B and between the Block B stormwater pond and the southern property line. Along the northern property line there is a single retaining wall that begins approximately 240' from Rt. 20 and is 660' long. This portion of the wall is screened from the northern property line by a line of evergreen trees for the first 135' of its length. At 375' from Rt. 20 a second wall is added. This wall is closer to the property line leaving insufficient width for the screening trees along the property line. At this point, however, the distance from the EC, as well as the screening trees proposed between the terraced walls, limit their visual impact on the EC. "Emerald Sentinel" Eastern Redcedar are proposed between the terraced retaining walls. A large evergreen tree could cause significant damage to the retaining walls. The walls at the northern edges of Block B and between the Block B stormwater pond and the southern property line will be visible from the EC. The wall at the northern edges of Block B	Provide information on the material, color and manufacturer of the retaining walls. A sample may be required. Consider a large evergreen screening shrub between the terraced retaining walls. Round proposed contours for a more natural appearance.

			is 80’ from Route 20 and is 56’ long and 4’ high. The wall between the Block B stormwater pond and the southern property line is 23’ from Route 20 and is 58’ long and 4’ high. Their close proximity to Route 20 increases the effect they may have on the EC. However, insufficient information has been provided to determine if these walls will be coordinated with the landscaping in order to minimize any adverse impacts. No information has been provided on the material, color or manufacturer of the retaining walls, and a sample has not been provided. The other walls in the development are not expected to have a negative impact on the EC. Top- and bottom- of-wall elevations have been provided. Proposed contours are not well rounded in some of the front yards parallel to the EC, at the back of some of the units in Block D near the southern property line, and on one of the corners of the pad site in Block A.	
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	None.	The plan shows no trees to remain.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The size and integration of the above ground stormwater facility in Block B.
2. Overhead utility easement and landscape coordination.
3. Visibility of units further from EC and at higher elevations.
4. Architectural design of the townhouse and villa units and the impact of the rear and side elevations on the EC.
5. Proposed building materials and colors (no specific locations, inconsistency).
6. The fence along the EC: design and the coordination throughout the plan
7. Coordination of the landscape and site plans.

Regarding the Final Site Plan:

Staff recommends approval with the following conditions:

1. Provide the product line, and specific color name, for the proposed asphalt shingles. A material sample may be required.
2. Note for future submittals that the Block A building will need to address EC Guidelines requirements for scale, proportion, massing, detailing, lack of blankness, etc.
3. Revise the building elevations to clearly identify overall height of all unit types.
4. Revise all labels and dimensions on the elevations and building sections to have text that is forward facing.
5. Revise the maximum proposed building height on the site plan cover sheet to match the actual proposed building heights.
6. Clearly indicate an elevation type for each unit. Submit elevations, if not already provided, for the following:
   • Front elevations of 29-38, 50-63
   • Front and rear elevations 1-22
   • Rear elevations 43-49
   • Side elevations 6, 11, 16, 23
   Alternatively, provide site sections showing units/blocks that will have no visibility from Rt. 20.
7. Ensure that the rear elevations for units 1 through 22 show fenestration and architectural details sufficient to establish an appropriate appearance for the EC.
8. Revise the side elevations of townhouse units 1, 84, and 100 and villa unit 71 to incorporate sufficient detail to eliminate blankness.
9. Revise the rear elevations of units 64 through 71, and 76 through 83 to incorporate sufficient detail to eliminate blankness.
10. Provide the standard window glass note in the architectural drawings: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*
11. Indicate on the plan the locations of proposed HVAC equipment. Show on the plan how visibility of this equipment will be eliminated from the Rt. 20 EC.
12. Revise the site plan to show the wooden privacy fence on the south property line on all sheets. Provide a fence detail in the plan. Indicate size, materials, and colors.
13. If a fence is proposed along the EC show it and label it on all site plan sheets, include a fence detail, specify the material, color and manufacturer. Samples may be necessary.
14. Revise the landscape plan to fully coordinate with all aspects of the site plan. Ensure that the unit types, unit locations, driveways, walkways and trails, utilities and utility easements are shown in the same location as on the other site plan sheets.
15. Reduce the size of the above ground stormwater facility in Block B and coordinate the landscaping to further mitigate its impacts on the EC.
16. Add the standard mechanical equipment note to the architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
17. Revise all sheets of the landscape plan to show all existing utilities and utility drainage easements. Ensure all landscaping does not conflict with the utilities or their easements.

18. Provide frontage planting in a naturalistic pattern rather than in a strictly linear form.
19. Revise the street trees along the EC to be large deciduous trees of 3 ½" caliper and provide sufficient landscaping area, outside of the utility easements, to ensure they do not conflict with the existing or proposed easements.
20. Ensure that any fence along the EC does not conflict with the location of the street trees.
21. Revise spacing of the large shade trees along the interior roads to meet the 40' on center minimum spacing. Add one additional tree to the west side of Berwyn Lane, two trees to the east side of Berwyn Lane and two trees to the south and west side of Loyola Way.
22. Revise the trees along pedestrian ways to be medium shade trees of 2 ½" caliper and ensure that all portions of the pedestrian ways have trees proposed along them.
23. Coordinate the trail system throughout the site plan and show medium shade trees, of 2 1/2' caliper, every 25'.
24. Revise the landscape plan to show the standard plant health note: *All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.*
25. Provide information on the material, color and manufacturer of the retaining walls. A sample may be required.
26. Consider a large evergreen screening shrub between the terraced retaining walls.
27. Round proposed contours for a more natural appearance.

ATTACHMENTS
Applicant's submittal items:
1: Spring Hill Village – ARB Narrative
2: Spring Hill Village – ARB Plan
3: Spring Hill Village – ARB Renderings
4: Spring Hill Village – ARB Materials List
5: Spring Hill Village – Stone Veneer Photo
6: Spring Hill Village – ARB Building Elevations and Sections

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
1	Cover Sheet	2/3/2020
2	Proffers	2/3/2020
3	Existing Conditions	2/3/2020
4	Overall Site Plan Layout	2/3/2020
5	Site Plan	2/3/2020
6	Site Plan	2/3/2020
7	Utility Plan	2/3/2020
8	Utility Plan	2/3/2020
9	Grading & Drainage Plan	2/3/2020
10	Grading & Drainage Plan	2/3/2020
11	Notes & Details	2/3/2020
12	Notes & Details	2/3/2020
13	Site Planting Key Plan	2/3/2020
14	Site Planting Plan: Community Park and Linear Park	2/3/2020
15	Site Planting Plan: Greenway Park & Greenway Entrance Park	2/3/2020
16	Site Planting Plan: Entrance Park and Dog Park	2/3/2020
	Spring Hill Village Townhomes: Lot 1 side elevation	4/15/2020
	Spring Hill Village Townhomes: Lot 23-28 front elevation & siding photos	3/10/2020
	Spring Hill Village Townhomes: Lot 34-38 front elevation & siding photos	3/10/2020
	Spring Hill Village Townhomes: Lot 39-42 front elevation & siding photos	3/10/2020
	Spring Hill Village Villas: Lot 64 & 67 side elevations, Lot 64-67 rear elevations	4/15/2020
	Spring Hill Village Villas: Lot 68 & 71 side elevations, Lot 66-71 rear elevations	4/15/2020
	Spring Hill Village Villas: Lot 72 & 75 side elevations, Lot 72-75 rear elevations	4/15/2020
	Spring Hill Village Villas: Lot 76 & 79 side elevations, Lot 76-79 rear elevations	4/15/2020
	Spring Hill Village Villas: Lot 80 & 83 side elevations, Lot 80-83 rear elevations	4/15/2020

	Building Height Diagram: 326 Perry (20’)	4/15/2020
	Building Height Diagram: D25 Hugo (16’)	4/15/2020
	Spring Hill Village Townhomes: Lot 84-88 front elevation without optional front rooftop terrace	4/15/2020
	Spring Hill Village Townhomes: Lot 84-88 front elevation with optional front rooftop terrace	4/15/2020
	Spring Hill Village Townhomes: Lot 84 & 88 side elevations	4/15/2020
	Spring Hill Village Townhomes: Lot 89-94 front elevation without optional front rooftop terrace	3/10/2020
	Spring Hill Village Townhomes: Lot 89-94 front elevation with optional front rooftop terrace	4/15/2020
	Spring Hill Village Townhomes: Lot 89 & 94 side elevations	4/15/2020
	Spring Hill Village Townhomes: Lot 95-100 front elevation without optional front rooftop terrace	4/15/2020
	Spring Hill Village Townhomes: Lot 95-100 front elevation with optional front rooftop terrace	4/15/2020
	Spring Hill Village Townhomes: Lot 95 & 100 side elevations	4/15/2020
	Stone Veneer – ProVia - Piedmont Limestone (Picture)	4/15/2020
	Narrative for project and photos of site	2/3/2020
	Materials list	3/10/2020
	Materials: Stone Veneer – ProVia - Piedmont Limestone; Hardiplank – James Hardie-Arctic White; Hardiplank – James Hardie-Grey Slate Hardiplank – James Hardie-Pearl Grey; Hardiplank – James Hardie-Aged Pewter; Hardiplank – James Hardie-Cobblestone; Hardiplank – James Hardie-Light Mist; Asphalt Shingles-Owning Corning-Black	

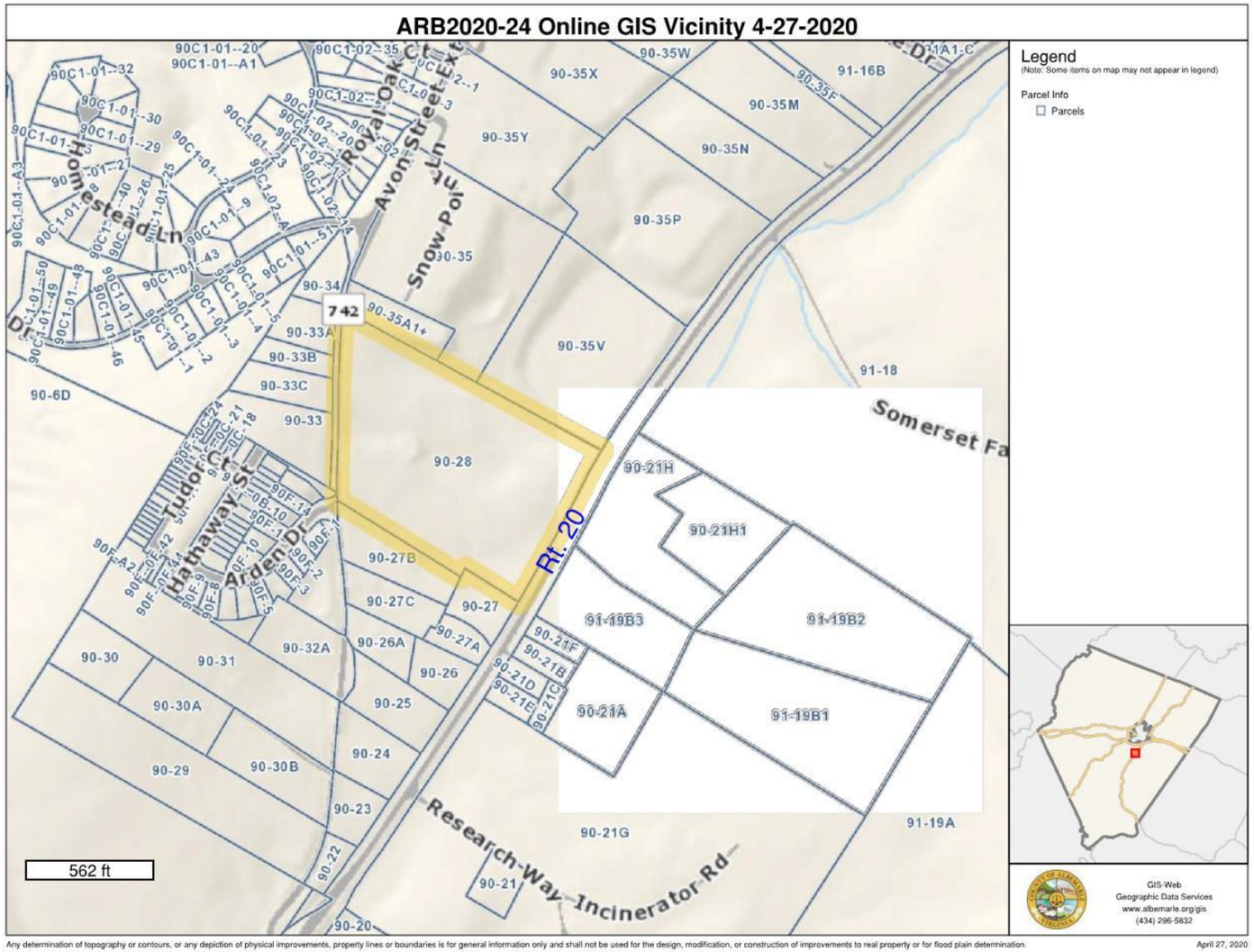


Figure 1: Vicinity



Figure 2: Existing Development in the vicinity.



Figure 3: Gropen - Light Industrial zoned property on the adjoining parcel to the north.



Figure 4: Rural Residential across Route 20.



Figure 5: View of grading of site, as viewed from Gropen entrance.

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832 Fax (434) 972-4126

November 7, 2019

Scott Collins
Collins Engineering
200 Garrett St. Ste. K
Charlottesville, VA 22902

RE: ARB-2018-128: Spring Hill Village Initial Plan
(TM/Parcel 09000000002800)

Dear Mr. Collins,

At its meeting on Monday, November 5, 2018 the Albemarle County Architectural Review Board, by a vote of 5:0, forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval, the following items shall be resolved to the satisfaction of the ARB: None.

- Regarding recommendations on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit: None.

- Regarding the final site plan submittal:
  1. Submit architectural designs for review.
  2. Note for future submittals that the Block A building will need to address EC Guidelines requirements for scale, proportion, massing, detailing, lack of blankness, etc.
  3. Remove the footprints of future phase buildings from the plan.
  4. A "back of building" appearance will not be appropriate for Block A or Block B elevations facing Rt. 20.
  5. Incorporate sufficient fenestration and detailing to eliminate blankness in the side elevations visible from Rt. 20.
  6. Indicate on the plan the locations of proposed HVAC equipment. Show on the plan how visibility of this equipment will be eliminated from the Rt. 20 EC.
  7. Provide a fence detail in the plan. Indicate size, materials, and colors.
  8. Revise the plan to provide sufficient planting area between the property line along Rt. 20
  9. and the Block A water detention facility, the Block B water detention facility, and the low point adjacent to the Block B facility, all free of utility conflicts.
  10. Add the standard mechanical equipment note to both the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
  11. Provide on-site planting area along the EC free of utilities and easements.
  12. Provide frontage planting in a naturalistic pattern rather than in a strictly linear form.
  13. Clarify the extent of tree removal and tree replacement planned with off-site work along the ECs. Show how an appropriate appearance for the EC will be maintained.
  14. Provide on the plan top- and bottom-of-wall elevations for the retaining walls.
  15. Round proposed contours where they meet the adjacent condition for a more natural appearance.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB. Please be certain that your ARB submittal addresses the above-noted issues.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Margaret Maliszewski

Margaret Maliszewski
Chief of Planning/Resource Management
434-296-5832 x3276

cc: Spring Hill Land Development LLC
2635 Bennington Road
Charlottesville, VA 22901

File

COLLINS ENGINEERING
200 GARRETT ST, SUITE K CHARLOTTESVILLE VA 22902
434.293.3719 PH 434.293.2813 FX
www.collins-engineering.com

February 3, 2020

Margaret Maliszewski
County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Springhill Village Final ARB Submittal

The Springhill Village Final ARB Site Plan is hereby submitted for review. The subject parcel, TMP 049000-00-00-02800, was rezoned from R-1 to NMD under ZMA201300017. The Springhill Village site plan was approved in 2016 under SDP201500059. The proposed Springhill Village plan consists of 100 single family attached residential townhouse and villa units. This property is located near the existing intersection of Avon Street Extended and Scottsville Road, Rt 20. This plan proposes amenity parks, active/passive recreational areas, an underground detention facility, and supporting infrastructure.

The existing site is mostly wooded and gently sloping towards Scottsville Rd. There are commercial properties to the north of the site and a residential neighborhood to the west of the property. There are rural residential properties to the east and south of the site. Existing vegetation will be preserved on-site where possible to provide landscaped screening and protect existing slopes. The plan proposes to cover 20% of the site with tree canopy throughout the development. Landscaping plan proposes a row of evergreen trees along the north and south property lines abutting neighboring properties. The open space park areas along Avon Street Extended and Scottsville Rd are heavily landscaped serving as a buffer between the proposed development and the travel lanes.

The development plan spaces the proposed residential units evenly throughout the site at varying elevations to break up the building mass and provide visual interest. The building architectural elevations have been provided to show additional detail compatible with Albemarle County's historic buildings. A proposed landscaping plan has been provided that is compatible with Albemarle County regulations which compensates for the removed vegetation and softens the visual appearance of the development.

Please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins, PE



Photo #1 – Scottsville Rd looking South



Photo #2 – Scottsville Rd looking North



Photo #3 – Avon St Ext looking South



Photo #4 – Avon St Ext looking North

SPRING HILL VILLAGE
ARB PLAN
SCOTTSVILLE DISTRICT - ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER/DEVELOPER: STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DRIVE, STE 1100
RESTON, VA 20190

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

TAX MAP NO.: 09000-00-00-02800 (DB 5207, PG.571)
1776 SCOTTSVILLE ROAD
CHARLOTTESVILLE, VA 22903

TOTAL AREA: 12.63 ACRES

ZONING: NMD – NEIGHBORHOOD MODEL DISTRICT WITH PROFFERS AND CODE OF DEVELOPMENT (ZMA 2013-00017 WITH ENTRANCE CORRIDOR OVERLAY (EC) & STEEP SLOPE OVERLAY)
CODE OF DEVELOPMENT – LAST REVISION DATE: NOVEMBER 8, 2016

PROPOSED USE: RESIDENTIAL DEVELOPMENT – TOTAL 100 RESIDENTIAL LOTS
100 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS (TH AND VILLA UNITS)
FUTURE COMMERCIAL BUILDING (NOT PART OF THIS PLAN)

DENSITY: ALLOWABLE DENSITY PER ZMA APPLICATION PLAN:
TOTAL ALLOWABLE MINIMUM RESIDENTIAL DWELLING UNITS: 80 UNITS
TOTAL ALLOWABLE MAXIMUM RESIDENTIAL DWELLING UNITS: 100 UNITS
MINIMUM NON-RESIDENTIAL GROSS FLOOR AREA = 10,000 SF
MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA = 60,000 SF

OPEN SPACE:

PARKS: MINIMUM AREA REQUIRED FOR PARKS WITHIN DEVELOPMENT = 2.68 ACRES (21%)
AMENITY PARKS AND ACTIVE/PASSIVE RECREATIONAL AREAS PROVIDED:
#1 – COMMUNITY PARK: 1.00 ACRES #4 –DOG PARK: 0.14 ACRES
#2 – LINEAR PARK: 0.64 ACRES #5 –ENTRANCE PARK: 0.13 ACRES
#3 – GREENWAY PARK: 0.85 ACRES
TOTAL AMENITY PARK AREA PROVIDED: 2.76 ACRES
IN ADDITION, 0.77 ACRES OF OPEN SPACE IS PROVIDED FOR ADDITIONAL SCREENING AND BUFFERING ALONG AVON STREET EXTENDED AND THE PERIMETER NORTHERN PROPERTY LINE.
TOTAL OPEN SPACE PROVIDED: 3.53 ACRES (27.9% OPEN SPACE)

OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL OPEN SPACE SHALL BE RESERVED IN A DEED FOR THE COMMON USE OF LOT OWNERS IN THE SUBDIVISION AND NO OPEN SPACE IS PROPOSED TO BE DEDICATED PUBLIC SPACE.

THE PROPOSED PARKS AS LISTED ABOVE ARE A VARIATION FROM THE APPROVED CODE OF DEVELOPMENT, MOST RECENTLY REVISED ON NOVEMBER 8, 216. A NEW VARIATION REQUEST HAS BEEN SUBMITTED WITH THIS SITE PLAN FOR THE PROPOSED PARKS AND AMENITY SPACES.

BUILDING RESIDENTIAL HEIGHTS(MAX.): BLOCK A: MAXIMUM HEIGHT 50 FEET (1-4 STORIES)
BLOCK B: MAXIMUM HEIGHT 50 FEET (1-4 STORIES)
BLOCK C: MAXIMUM HEIGHT 40 FEET (1-3 STORIES)
BLOCK D: MAXIMUM HEIGHT 40 FEET (1-3 STORIES)
BLOCK E: MAXIMUM HEIGHT 50 FEET (1-4 STORIES)
BLOCK F: MAXIMUM HEIGHT 40 FEET (1-3 STORIES)
BLOCK G: MAXIMUM HEIGHT 40 FEET (1-3 STORIES)

NOTE: ABOVE IS THE MAXIMUM ALLOWABLE HEIGHTS FOR THE BUILDINGS IN EACH BLOCK. THE PROPOSED HEIGHTS FOR THE VILLA UNITS AND TOWNHOUSE UNITS SHALL NOT EXCEED 30' IN HEIGHT.

SETBACKS: FRONT: 5' MINIMUM (18' MINIMUM FROM R/W OR EDGE OF SIDEWALK TO GARAGE)
SIDE: 5' – MIN. (10' BUILDING SEPARATION) & 10' CORNER LOT SETBACK & NO MAXIMUM
REAR: 10' MINIMUM, NO MAXIMUM
THE SETBACKS AS LISTED ABOVE ARE A VARIATION FROM THE APPROVED CODE OF DEVELOPMENT, MOST RECENTLY REVISED ON NOVEMBER 8, 216. A NEW VARIATION REQUEST HAS BEEN SUBMITTED WITH THIS SITE PLAN FOR THE PROPOSED SETBACKS LISTED ABOVE.

AFFORDABLE HOUSING: AFFORDABLE HOUSING SHALL BE PROVIDED WITH THIS PROJECT IN ACCORDANCE WITH THE ATTACHED PROFFERS. THE PROPOSED AFFORDABLE HOUSING UNITS WILL BE A TOTAL OF 15% OF THE DWELLING UNITS CONSTRUCTED ONSITE. THE TOTAL NUMBER OF AFFORDABLE HOUSES WITHIN THE DEVELOPMENT SHALL BE 15 UNITS. AN ASTERISK ON THE SITE PLAN DENOTES THE PROPOSED AFFORDABLE UNITS WITHIN THE DEVELOPMENT.

SUBDIVISION STREETS: CURB & GUTTER

WATERSHED: RIVANNA RIVER DRAINAGE DISTRICT – NOTE: THIS SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

AGRICULTURAL/ FORESTAL DISTRICT: NONE

TOPO & SURVEY: THE BOUNDARY LINE AND PARCEL INFORMATION WAS PROVIDED BY ROUDABUSH, GALE AND ASSOCIATES IN MAY OF 2018. THE TOPOGRAPHY INFORMATION IS BASED ON FIELD SURVEY COLLECTED IN JUNE OF 2012 BY LINCOLN SURVEYING. THE PROPERTY IS CURRENTLY BEING SURVEYED FOR UPDATED TOPOGRAPHY FOR THE FINAL SITE PLAN. INFORMATION HAS BEEN FIELD VERIFIED BY COLLINS ENGINEERING IN SEPTEMBER OF 2019.

DATUM: NAD 83

EXISTING VEGETATION: PARTIALLY WOODED WITH (1) RESIDENCE ON THE PROPERTY AND EXISTING GRAVEL DRIVEWAYS.

LIGHTING: NO STREET LIGHTING IS PROPOSED WITH THE DEVELOPMENT.

PARKING: PARKING REQUIRED: 2 SPACES PER UNIT + (1 SPACE PER 4 SFA UNITS)
100 SFA UNITS = 200 OFF-STREET PARKING SPACES
25 ON-STREET/SURFACE PARKING SPACES
TOTAL PARKING SPACES REQUIRED: 225 SPACES

PARKING SPACES PROVIDED (MINIMUM (1) DRIVEWAY SPACE + (1) GARAGE SPACE):
OFF-STREET PARKING SPACES: (2) SPACES PER LOT = 200 SPACES
ON-STREET/SURFACE PARKING SPACES PROVIDED FOR GUEST PARKING = 37 SPACES
+ (9) ADDITIONAL SPACES FOR THE FUTURE COMMERCIAL AREA.
TOTAL PARKING SPACES PROVIDED: 237 TOTAL PARKING SPACES FOR RESIDENTIAL UNITS

PHASING: THIS PROPERTY SHALL BE DEVELOPED WITHIN A MINIMUM OF 2 PHASES. THE RESIDENTIAL PROPERTY SHALL BE DEVELOPED IN 1 OR 2 PHASES AND THE COMMERCIAL DEVELOPMENT SHALL BE DEVELOPED IN A SEPARATE PHASE.

BUILDING SITES: PARCELS 1-100 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

BURIAL SITES: NO KNOWN CEMETERIES EXISTS ON THE PROPERTY.

STREAM BUFFERS: THERE ARE NO WPO 100' STREAM BUFFERS ON THIS PROPERTY. ANY STREAM BUFFER SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

WETLANDS/STREAMS: THERE ARE NO WETLANDS OR STREAMS LOCATED ON THE PROPERTY.

FLOODPLAIN: THE PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO: 51003C0407D, DATED FEBRUARY 4, 2005.

CRITICAL SLOPES: THERE ARE NO PRESERVED SLOPES ON THE PROPERTY. MANAGED SLOPES ARE SHOWN ON THE PROPERTY BASED ON THE ALBEMARLE COUNTY GIS MAPPING FOR THIS PARCEL. THESE MANAGED SLOPES ARE SHOWN ON SHEET 2 AND SHEETS 8&9 AND SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING REQUIREMENTS.

RETAINING WALLS: RETAINING WALLS ARE PROPOSED WITH THE DEVELOPMENT AS SHOWN ON THE SITE PLAN.

LANDSCAPING: STREET TREES ARE PROPOSED ALONG THE NEIGHBORHOOD STREETS IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE & THE APPROVED CODE OF DEVELOPMENT & APPLICATION PLAN.

IN ADDITIONAL, LANDSCAPING BUFFERS SHALL BE PROVIDED ALONG THE BOUNDARY OF THE PROPERTY IN ACCORDANCE WITH THE APPROVED APPLICATION PLAN. SEE THE LANDSCAPING PLAN FOR ADDITIONAL INFORMATION ON THE REQUIRED AND PROPOSED LANDSCAPING BUFFERS.

TRASH: EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER TO BE STORED WITHIN THE GARAGE.

STORMWATER MANAGEMENT: AN UNDERGROUND DETENTION FACILITY IS PROPOSED WITH THE DEVELOPMENT TO ACCOMMODATE THE WATER QUANTITY REQUIREMENTS FOR THE PROJECT. WATER QUALITY SHALL ACCOMPLISHED WITH THE PURCHASE OF NUTRIENT CREDITS. ADDITIONAL MEASURES MAY BE INSTALLED AT THE OUTFALL OF THE STORMWATER MANAGEMENT FACILITIES TO DISSIPATE THE RUN-OFF FROM THE FACILITY.



RECREATION AREA: SEE OPEN SPACE INFORMATION ABOVE.

IMPERVIOUS AREAS:

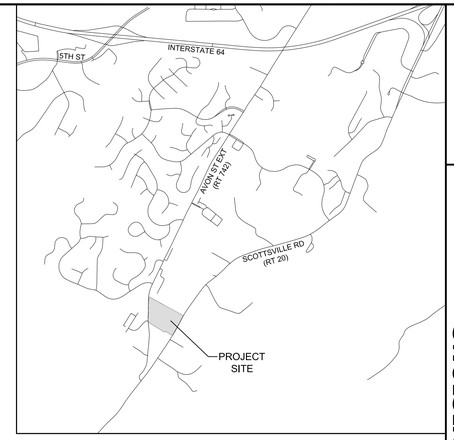
ROADS	2.03 ac.
SIDEWALKS	0.86 ac.
BUILDINGS	2.66 ac.
DRIVEWAYS	0.75 ac.
TOTAL	6.30 AC (50% IMPERVIOUS AREA)

PROPOSED USES:

LOTS:	2.84 ac.	-22.5%
ROADS (R/W):	3.21 ac.	-25.4%
OPEN SPACE:	3.53 ac.	-27.9%
RECREATION AREA:	2.76 ac. (127,625 sf)	-23.2%

OFFSITE EASEMENT: ALL PROPOSED GRADING SHALL BE CONSTRUCTED ON SITE OR WITHIN EXISTING RIGHT-OF-WAY. NO OFFSITE EASEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.

FIRE FLOW: THE PROPOSED DEVELOPMENT MEETS THE REQUIRED FIRE FLOW WITH 1750 GPM FOR A MINIMUM OF 20 PSI PRESSURE.



VICINITY MAP
SCALE: 1" = 2000'

Sheet Number	Sheet Title
1	COVER
1A	PROFFERS
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN LAYOUT
4	SITE PLAN
5	SITE PLAN
6	UTILITY PLAN
7	UTILITY PLAN
8	GRADING & DRAINAGE PLAN
9	GRADING & DRAINAGE PLAN
10	NOTES & DETAILS
11	NOTES & DETAILS
L5.0	SITE PLANTING KEY PLAN
L5.1	SITE PLANTING PLAN: COMMUNITY PARK AND LINEAR PARK
L5.2	SITE PLANTING PLAN: GREENWAY PARK & GRENWAY ENTRANCE PARK
L5.3	SITE PLANTING PLAN: ENTRANCE PARK AND DOG PARK
16	TOTAL NUMBER OF SHEETS

LEGEND

ROADS
EXISTING CULVERT
CULVERT
DROP INLET & STRUCTURE NO.
CURB
CURB & GUTTER
PROPOSED PAVEMENT
EC-3A DITCH
DEPTH OF EC-3A DITCH
EC-2 DITCH
DEPTH OF EC-2 DITCH
EARTH DITCH
DRIVEWAY CULVERT
BENCH MARK
CLEARING LIMITS
200 EXISTING CONTOUR
200 PROPOSED CONTOUR
240.55 VDOT STANDARD STOP SIGN
PROPOSED SPOT ELEVATION

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COLLINS ENGINEERING IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION OR DAMAGES TO THIS PROJECT PRIOR TO ALL FINAL PLAN APPROVALS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN
SHEET: COVER SHEET
JOB NO. 182157
SCALE 1" = 80'
SHEET NO. 1

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PROFFER STATEMENT

ZMA No. 2013-00017, **Spring Hill Village**

Tax Map TMP 09000-00-00-02800

Owner Of Record **Spring Hill Village Holdings, LLC**

Date Of Proffer **September 29, 2014**

Revised December 6, 2015

12.99 Acres to be rezoned from **Residential R 1 to NEIGHORHOOD MODEL DISTRICT (NMD)**

Project Address 1776 Scottsville Road

Contact Person Vito Cetta
1730 Owensfield Drive
Charlottesville, VA 22901
434-531-2192

Magisterial District Scottsville

Vito Cetta is the manager of Spring Hill Village Holdings, LLC and will serve as the owner's representative of Spring Hill Village Holdings, LLC which is the owner of Tax Map and Parcel number TMP 09000-00-00-02800 TMP 09000-00-00-02800 is the subject of rezoning application ZMA No 2013-00017, a project known as Spring Hill Village The term "Owner" as referenced herein shall include within its meaning the owner of record and successors in interest. The "Application Plan", refers to Exhibit A to the Code of Development last revised August 28, 2014

Pursuant to Section 33.7 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above These proffers are part of the requested rezoning and the Owner acknowledges that the conditions are reasonable

1.Affordable Housing. (The Affordable Housing Units will be provided in the form of for sale or rental units) The community could have as few as 80 units and as many as 100 dwelling units The Owner shall provide 15% of the dwelling units constructed as "Affordable Housing Units" within the Project in the form of 2 or 3 story townhouses.

The Albemarle County affordable housing policy defines affordable housing as the following. Affordable Housing, in general terms means safe, decent housing where housing costs do not exceed 30% of the gross household income. Housing costs for homeowners shall include principal, interest, real estate taxes, and homeowner's insurance (PITI) Housing costs for tenants shall be tenant-paid rent and tenant-paid utilities with maximum allowances for utilities to be those adopted by the Housing Office for the Housing Choice Voucher Program
Affordable Housing is defined, for the purpose of this policy, as those houses affordable to the forty percent of the County population that have household incomes at or below 80% of the area median income For 2003, the maximum affordable home for purchase (80% median income) would be $172,000 and maximum housing costs (rent and utilities) for tenants would be $787 (50% median income)

Each Affordable Housing Unit shall be located on a single lot. The Owner shall have offered for rent or sale as provided herein each Affordable Housing Unit within the project. The Owner shall convey the responsibility of constructing the Affordable Housing Units to the subsequent owners of lots designated affordable on the site plans or plats

(A). Rental Rates. The initial net rent for each for-rent Affordable Housing Unit shall not exceed the then-current and applicable maximum net rent rate approved by the County Housing Office In each subsequent calendar year, the monthly net rent for each for-rent Affordable Housing Unit may be increased up to three percent (3%) For purpose of this proffer statement, the term "net rent" means that the rent does not include tenant-paid utilities The requirement that the rents for such for-rent Affordable Housing Units may not exceed the maximum rents established in this paragraph shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each for-rent Affordable Housing Unit, or until the units are sold as low or moderate cost units qualifying as such under either the Virginia Housing Development Authority, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term") The Owner of each Affordable Housing Unit shall, at the request of the Albemarle County Office of Housing, provide written reports documenting rental rates and occupancies of the affordable units

(B.) For Sale. All purchasers of for-sale Affordable Housing Units shall be approved by the Albemarle County Office of Housing or its designee The Owner shall provide the County or its designee 180 days to identify and pre-qualify an eligible purchaser for the Affordable Housing Units The 180 – day period shall commence upon written notice from the Owner that the units will be available for sale This notice shall not be given more than 120 days prior to the anticipated receipt of the certification of occupancy If the County or its designee does not provide a qualified purchaser during this period, the Owner shall have the right to sell the units without any restriction on sales price or income of purchaser If these units are sold, this proffer shall apply to the first sale of each unit. The maximum sales price for Affordable Housing Units (65% of VHDA's Maximum Sales Price for First-time Homebuyers) The calculation currently put the maximum sale price for Affordable Housing Units at $211,250

(C). Conveyance of Interest. All deeds conveying any interest in the for-rent Affordable Housing Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this paragraph 1 In addition, all contracts pertaining to a conveyance of any for-rent Affordable Housing Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by paragraph 1A At least thirty (30) days prior to the conveyance of any interest in any for-rent affordable unit during the Affordable Term, the then-current owner shall notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this paragraph 1C have been satisfied

2. Cash Proffers for Residential Units. Beginning with the thirteenth residential unit for which a building permit is obtained, the Owner shall contribute cash for each new residential unit that is not classified as an Affordable Housing Unit. This cash contribution shall be for the purposes of addressing the fiscal impacts of development on the County's public facilities and infrastructure, i e schools, public safety, libraries, parks and transportation **The cash contribution shall be Four thousand nine hundred eighteen and 0/100 dollars ($4,918) cash for each new single-family detached dwelling unit. The cash contribution shall be Three thousand eight hundred and forty five and 0/100 dollars ($3,845) cash for each single family attached or townhouse dwelling unit.** The cash contribution shall be paid at the time of the issuance of the certificate of occupancy for each new unit in order to be consistent with current state law

Beginning January 1, 2015, the amount of the cash contribution required by this proffer shall be adjusted annually until paid, to reflect any increase or decrease for the proceeding calendar year in the Marshall and Swift Building Cost Index ("MSI") In no event shall any cash contribution amount be adjusted to a sum less than the amount initially established by this proffer The annual adjustment shall be made by multiplying the proffered cash contribution amount for the preceding year by a fraction, the numerator of which shall be the MSI as of December 1 in the preceding calendar year, and the denominator of which shall be the MSI as of December 1 in the year preceding the calendar year most recently ended

3 **Over Lot Grading** The owner shall submit an over-lot grading plan (hereinafter the "Plan") meeting the requirements of this paragraph 3 with the application for each subdivision phase of the Property The plan shall show existing and proposed topographic features The Plan shall be approved by the County Engineer prior to approval of an Erosion and Sediment Control plan. No building permit shall be issued for any dwelling on a lot where the County Engineer has determined the lot grading in not consistent with the approved Plan. The plan shall satisfy the following

a) The Plan shall show all proposed streets, building sites, setbacks, surface drainage, driveways, trails and other features the County Engineer determines are needed to verify that the Plan satisfies the requirements of this proffer
b) The Plan shall be drawn to a scale not smaller than (1) inch equals fifty (50) feet.
c) All proposed grading shall be shown with contour intervals not greater than two (2) feet. All concentrated surface drainage over lots shall be clearly shown with the proposed grading All proposed grading shall be designed to assure that surface drainage can provide adequate relief from the flooding of dwellings in the event a storm sewer fails
d) Graded slopes on lots proposed to be planted with turf grasses (lawns) shall not exceed a gradient of three (3) feet of horizontal distance for each one (1) foot of vertical rise or fall (3 1) Steeper slopes shall be vegetated with low maintenance vegetation as determined to be appropriate by the County's program authority in its approval of an erosion and sediment control plan for the land disturbing activity These steeper slopes shall not exceed a gradient of two (2) feet of horizontal distance for each one (1) foot of vertical rise or fall, unless the County Engineer finds that the grading recommendations for steeper slopes have adequately addressed the impacts.
e) Surface drainage may flow across up to three (3) lots before being collected in a storm sewer or directed to a drainage way outside of the lots
f) No surface drainage across a residential lot shall have more than one-half (1/2) acre of land drainage to it.
g) All drainage from streets shall be carried across lots in a storm sewer to a point beyond the rear of the building site
h) The plan shall demonstrate that an area at least ten (10) feet in width, or to the lot line if it is less than ten (10) feet, from the portion of the structure facing the street, has grades no steeper that ten (10) percent adjacent to possible entrances to dwellings that will not be served by a stairway This area also shall extend from the entrances to the driveways or walkways connecting the dwelling to the street.
i) Any requirement of this proffer may be waived by submitting a request for special exception with the over-lot grading plan If such a request is made, it shall include a justification for the request containing a valid professional seal from a Professional Engineer, Landscape Architect or Land Surveyor In reviewing a waiver request, the County Engineer shall consider whether the alternative proposed by the Owner satisfies the purpose of the requirement to be waved to at least an equivalent degree
j) In the event that the County adopts overlot grading regulations after the date this proffer is approved, any requirement of those regulations that is less restrictive than any requirement of this proffer shall supersede the corresponding requirement of this proffer, subject to the approval of the Director of Community Development.

4. Improvements to Scottsville Rd and Avon Extended
At its sole expense, the Owner shall plan, design, bond and construct the improvements shown on the County approved engineering drawings titled Development Concept Plan, sheet 4 dated 10.21 13 and revised on 8.29 14 as prepared by Alan Franklin PE, for both Scottsville Road and Avon Extended The improvements shall be designed and constructed to the County and VDOT standards, including the design and construction of related drainage, slope and utility easements as applicable These improvements shall be completed and approved by VDOT and the County prior to the first certificate of occupancy for any structure on the Property As part of this process, the dedication to public use shall be completed at the same time The Owner shall obtain approval of all road plans and bond prior to the issuance of the first building permit or first approved subdivision plat, whichever comes first, to ensure that these improvements can be completed in a timely manner The improvements shall be deemed to be complete when they are accepted into the secondary system of highways or the County Engineer determines that the roadway is safe and convenient for travel At its sole expense, the Owner shall make the needed improvements, if any are required, to the portion of the lot immediately adjacent to the site south on Route 20 that may be needed as a result of widening Route 20 Should these improvements require a retaining wall and / or a reworking of stairs, these improvements shall be reviewed by the County Architectural Review Board, since Route 20 in an Entrance Corridor road

This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. These proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land

WITNESS the following signature

SPRING HILL VILLAGE HOLDING, LLC

By _____
Vito Cetta, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to wit.

The foregoing instrument was acknowledged before me this 30 day of June 2014 by Vito Cetta, Manager of Barracks Heights, LLC, a Virginia limited liability company

My Commission expires 5-31-2018

Diane E. Collier
Notary Public

DIANE E COLLIER
Notary Public
Commonwealth of Virginia
271608
My Commission Expires May 31, 2018

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

SPRING HILL VILLAGE - ARB PLAN

PROFFERS

PROJECT

SHEET

JOB NO. 182157

SCALE N/A

SHEET NO. 1A

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EXISTING R/W LINE

MATCHLINE A - SEE THIS SHEET

N06°15'19"E 573.33'

TMP 90-35A1
ANG HOLDINGS LLC
D.B. 1026 P. 715
D.B. 657 P. 234 PLAT

EXISTING CULVERT TO REMAIN

C1

EXISTING MANAGED SLOPES (TYP.)

TMP 90-27C
MINTER, JAMES T. OR LISA A.
D.B. 1149 P. 133
D.B. 629 P. 616 PLAT
D.B. 554 P. 441 PLAT

TMP 90-28
STANLEY MARTIN COMPANIES LLC
D.B. 5207 P. 571
D.B. 205 P. 22 PLAT
H,W,P,B,1 P. 35 PLAT
H,W,P,B,4 P 146 PLAT

N53°42'51"W 750.79'(calc)

EXISTING MOBILE HOME TO BE REMOVED

TMP 90-27B
STEVEN W. AND BETTY C. JOHNSON
D.B. 1026 P. 715
D.B. 629 P. 616 PLAT

EXISTING TREELINE (TYP.)

EXISTING SHEDS TO BE REMOVED

EXISTING OVERHEAD POWERLINE AND POLES TO BE REMOVED

EXISTING GRAVEL DRIVEWAY TO BE REMOVED

TMP 90-35V
RONAYNE, LLC
D.B. 4719 P. 402
D.B. 4473 P. 48 PLAT
D.B. 440 P. 198 PLAT

S52°27'57"E 448.92'

EXISTING STRUCTURE TO BE REMOVED

EXISTING STRUCTURE TO BE REMOVED

TMP 90-21A
EDDIE LEE AND MINNIE LEE BEST LIFE ESTATE
D.B. 3728 P. 453
D.B. 320 P. 264 PLAT

TMP 90-26
STEVEN LEVINE AND SHAWNNA PLEDGER
D.B. 2197 P. 388
D.B. 1658 P. 588, 590 PLAT

TMP 90-27
LOT 1A
ROGER SCHICKEDANTZ
D.B. 1244 P. 461
D.B. 629 P. 616 PLAT
D.B. 530 P. 164 PLAT

EXISTING STAIRS TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING ROADSIDE DITCH

EXISTING PAINT LINES TO BE REMOVED WITH TURNLANE IMPROVEMENTS

EXISTING EDGE OF PAVEMENT

LIMITS OF PAVEMENT REPLACEMENT / PAVEMENT OVERLAY FOR SOUTHBOUND LANE

EXISTING MANAGED SLOPES (TYP.)

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

S33°54'37"W 318.98'

S33°30'20"W 246.36'

BENCH MARK IS CHARLOTTESVILLE GIS ROUSE-SIRINE STATION 105
N 3882993.340
E 11482334.683
ELEVATION 527.75

EXISTING CURBING TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING NORTHBOUND LANE TO REMAIN

LIMITS OF PAVEMENT REPLACEMENT FOR NEW DRAINAGE PIPE CROSSING

EXISTING DRAINAGE STRUCTURES AND CULVERTS TO BE REMOVED

TMP 90-21E
EDDIE LEE AND MINNIE LEE BEST LIFE ESTATE
D.B. 3716 P. 243
D.B. 325 P. 367 PLAT

TMP 90-21D
JERRY LEE AND DEBORAH B. BEST
D.B. 3767 P. 332
D.B. 325 P. 367 PLAT

TMP 90-21B
STEPHEN B. HENRY
D.B. 2816 P. 287
D.B. 338 P. 36, 37 PLAT

TMP 90-21F
WILBUR R. AND EVA M. SHIFFLETT
D.B. 1934 P. 718,720 PLAT

TMP 90-19
JULIAN P. BATTEN, JR
D.B. 1717 P. 33
D.B. 1350 P. 226, 227 PLAT

TMP 90-21H
DOROTHY B. HUNT
D.B. 3289 P. 68, 71 PLAT
D.B. 1717 P. 31
D.B. 1350 P. 226, 227 PLAT

TMP 90-21H
DOROTHY B. HUNT
D.B. 3289 P. 68, 71 PLAT
D.B. 1717 P. 31
D.B. 1350 P. 226, 227 PLAT

TMP 90-35
DUANE E. AND ROWENA M. SNOW
D.B. 702 P. 792
D.B. 657 P. 234 PLAT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCHLINE B - SEE THIS SHEET

PLAN SHEET (MATCHLINE A)
SCALE=50'

BENCH MARK IS SURVEY CONTROL POINT 17-6, NAIL AND FLASHER
N 3883416.519
E 11481275.577
ELEVATION 649.10

EXISTING CULVERT TO BE REPLACED

EXISTING R/W LINE

MATCHLINE A - SEE THIS SHEET

PLAN SHEET (MATCHLINE B)
SCALE=50'

MATCHLINE B - SEE THIS SHEET

TMP 90-35P
BETTY LEE PROPERTIES, LLC
D.B. 4195 P. 182
D.B. 976 P. 474, 477 PLAT
D.B. 928 P. 237 PLAT

TMP 90-18
WENDELL W. WOOD
D.B. 1727 P. 674, 677 PLAT
D.B. 1707 P. 582
D.B. 1571 P. 245, 246 PLAT

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN

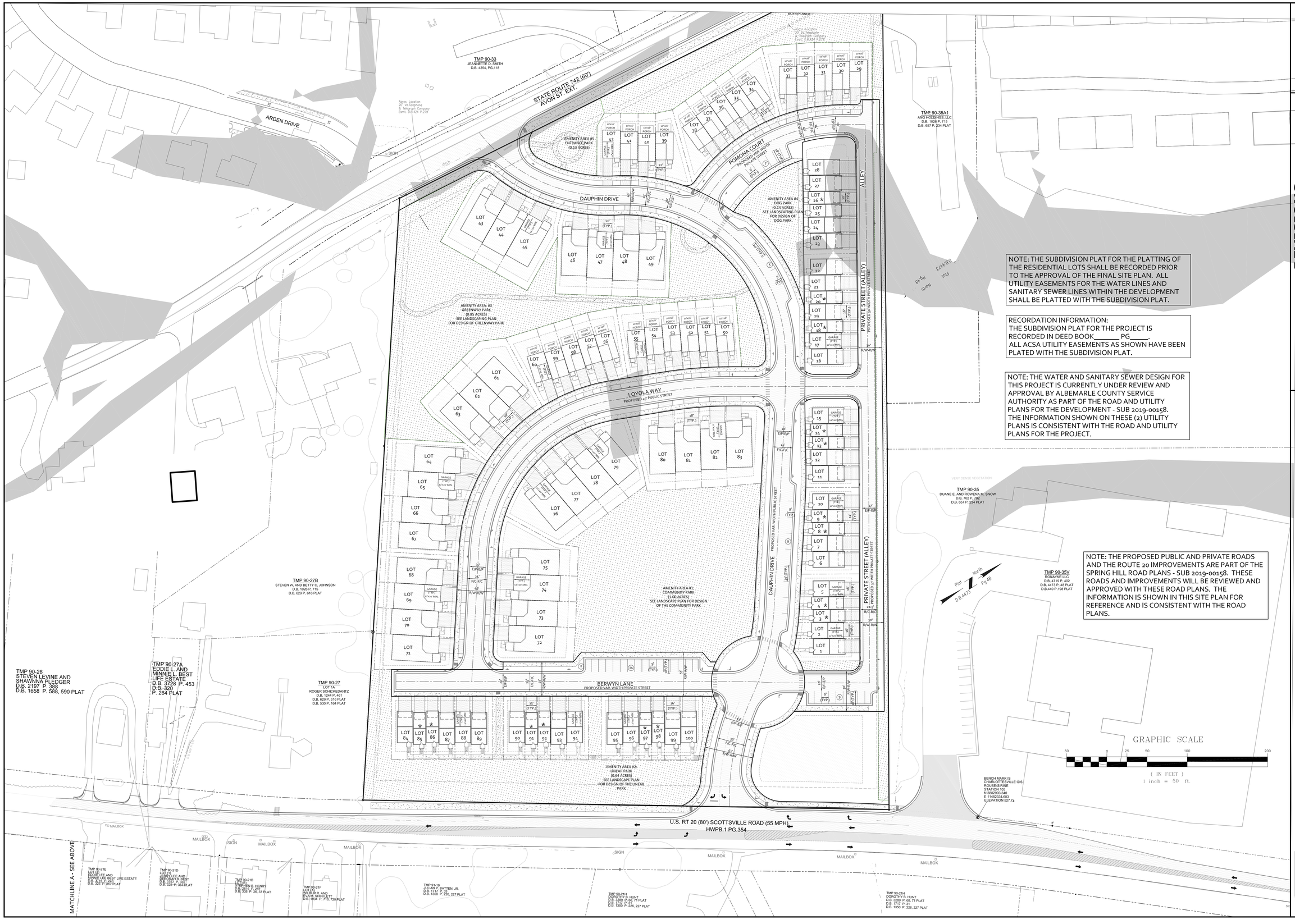
SHEET: EXISTING CONDITIONS

JOB NO. 182157

SCALE 1" = 50'

SHEET NO. 2

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NOTE: THE SUBDIVISION PLAT FOR THE PLATTING OF THE RESIDENTIAL LOTS SHALL BE RECORDED PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN. ALL UTILITY EASEMENTS FOR THE WATER LINES AND SANITARY SEWER LINES WITHIN THE DEVELOPMENT SHALL BE PLATTED WITH THE SUBDIVISION PLAT.

RECORDATION INFORMATION:
THE SUBDIVISION PLAT FOR THE PROJECT IS RECORDED IN DEED BOOK_____ PG_____.
ALL ACSA UTILITY EASEMENTS AS SHOWN HAVE BEEN PLATED WITH THE SUBDIVISION PLAT.

NOTE: THE WATER AND SANITARY SEWER DESIGN FOR THIS PROJECT IS CURRENTLY UNDER REVIEW AND APPROVAL BY ALBEMARLE COUNTY SERVICE AUTHORITY AS PART OF THE ROAD AND UTILITY PLANS FOR THE DEVELOPMENT - SUB 2019-00158. THE INFORMATION SHOWN ON THESE (2) UTILITY PLANS IS CONSISTENT WITH THE ROAD AND UTILITY PLANS FOR THE PROJECT.

NOTE: THE PROPOSED PUBLIC AND PRIVATE ROADS AND THE ROUTE 20 IMPROVEMENTS ARE PART OF THE SPRING HILL ROAD PLANS - SUB 2019-00158. THESE ROADS AND IMPROVEMENTS WILL BE REVIEWED AND APPROVED WITH THESE ROAD PLANS. THE INFORMATION IS SHOWN IN THIS SITE PLAN FOR REFERENCE AND IS CONSISTENT WITH THE ROAD PLANS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

PROJECT
SPRING HILL VILLAGE - ARB PLAN

SHEET
OVERALL SITE PLAN

JOB NO.
182157

SCALE
1" = 30'

SHEET NO.
3

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LOT NUMBER	LOT AREA (SF)	BUILDABLE AREA (SF)	LOT NUMBER	LOT AREA (SF)	BUILDABLE AREA (SF)
1	2,864	1,518	51	1,824	1,388
2	2,026	1,263	52	1,797	1,358
3	1,571	978	53	2,178	1,310
4	1,852	980	54	4,300	3,424
5	2,709	1,366	55	3,326	2,686
6	2,654	1,321	56	4,060	2,805
7	1,853	1,113	57	4,091	2,871
8	1,968	873	58	3,355	2,714
9	1,450	858	59	4,217	2,992
10	2,554	1,182	60	4,228	3,009
11	2,546	1,159	61	3,328	2,753
12	1,773	1,434	62	3,447	2,806
13	1,421	836	63	5,218	3,745
14	1,422	830	64	4,710	3,424
15	2,749	1,050	65	3,654	3,016
16	2,846	1,134	66	3,380	2,742
17	1,770	1,030	67	3,854	2,686
18	1,416	824	68	3,841	2,686
19	1,770	1,030	69	3,841	2,605
20	1,416	824	70	3,245	2,605
21	1,770	1,030	71	4,308	3,026
22	2,301	1,081	72	4,582	2,970
23	2,301	1,081	74	3,388	2,743
24	1,770	1,030	74	3,364	2,724
25	1,416	824	75	4,376	3,169
26	1,416	824	76	4,068	3,389
27	1,770	1,030	77	3,732	3,009
28	3,728	1,823	78	3,627	2,984
29	2,210	1,502	79	4,084	3,012
30	1,798	1,351	80	4,016	2,871
31	1,798	1,351	81	3,380	2,742
32	1,852	1,059	82	3,377	2,736
33	2,947	1,428	84	1,665	3,012
34	3,082	1,374	84	2,156	1,310
35	1,764	1,323	95	1,281	962
36	1,715	1,274	86	1,281	962
37	1,713	1,272	87	1,605	1,204
38	2,854	1,902	88	2,178	1,301
39	3,001	2,042	99	2,170	1,388
40	1,841	1,366	90	1,605	1,204
41	1,790	1,351	91	1,281	962
42	2,251	1,59	92	1,281	962
43	2,508	1,601	93	1,612	1,212
44	1,875	1,434	94	2,178	1,334
45	1,841	1,059	95	2,182	1,334
46	1,869	1,428	96	1,612	1,217
47	2,474	1,573	97	1,296	974
48	2,383	1,050	98	1,297	975
49	1,798	1,351	99	1,623	1,226
50	1,859	1,366	100	2,117	1,325

TMP 90-27B
STEVEN W. AND BETTY C. JOHNSON
D.B. 1026 P. 715
D.B. 629 P. 616 PLAT

PROPOSED 6' WOODEN PRIVACY FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINE

PROPOSED 10' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

TMP 90-27
LOT 1A
ROGER SCHICKEDANTZ
D.B. 1244 P. 461
D.B. 629 P. 616 PLAT
D.B. 530 P. 164 PLAT

SEE LANDSCAPING PLAN FOR DESIGN OF GREENWAY PARK

PROPOSED OPEN SPACE (1.02 AC)

LOYOLA WAY
PROPOSED 49' PUBLIC STREET

MATCHLINE A - SEE SHEET 5

PROPOSED 6' PLANTING STRIP

PROPOSED CG-6 (TYP)

PROPOSED CG-12 (TYP.)

6' PLANTING STRIP (TYPICAL)

PROPOSED SEGMENTED RETAINING WALLS w/ HANDRAILS - SEE GRADING SHEETS FOR FINAL WALL HEIGHTS AND DIMENSIONS (TYP.)

PROPOSED 5' CONCRETE SIDEWALK

DAUPHIN DRIVE
PROPOSED VAR. WIDTH PUBLIC STREET

BLOCK D
4.31 AC

PROPOSED OPEN SPACE (1.00 AC)

AMENITY AREA #1:
COMMUNITY PARK
(1.00 ACRES)
SEE LANDSCAPE PLAN FOR DESIGN OF THE COMMUNITY PARK

BERWYN LANE
PROPOSED VAR. WIDTH PRIVATE STREET

PROPOSED OPEN SPACE (0.64 AC)

AMENITY AREA #2:
LINEAR PARK
(0.64 ACRES)
SEE LANDSCAPE PLAN FOR DESIGN OF THE LINEAR PARK

BLOCK B

BLOCK A
0.60 AC

PHASE II -
FUTURE
COMMERCIAL
BUILDING PARCEL

PROPOSED 8' CONCRETE SIDEWALK

NOTE: SEE SPRING HILL ROAD AND UTILITY PLAN FOR DESIGN OF ROUTE 20 IMPROVEMENTS

PROPOSED 6' PLANTING STRIP

PROPOSED 4' GRASS UTILITY STRIP

5' CONCRETE SIDEWALK

CG-6 CURB

U.S. RT 20 (80') SCOTTSVILLE ROAD (55 MPH)
HWPB.1 PG.354

PRIVATE STREET (ALLEY)
PROPOSED 30' WIDTH PRIVATE STREET

TMP 90-35
DUANE E. AND ROWENA M. SNOW
D.B. 702 P. 792
D.B. 657 P. 234 PLAT

VERY DENSE VEGETATION

NO PARKING SIGN (TYP)

STREET SIGN (TYP)

STOP SIGN (TYP.)

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

PROPOSED CG-2 (TYP)

ROLL-FACE CURBING FOR DRIVEWAY ACCESS

PROPOSED OPEN SPACE (0.02 AC)

EXTEND CG-6 CURB THROUGH INTERSECTION AND TIE-IN WITH EXISTING PAVEMENT

TIE-IN CG-6 CURB TO EXISTING CURB - MATCH EXISTING GRADE

BENCH MARK IS
CHARLOTTESVILLE GIS
ROUSE-SIRINE
STATION 105
N 3882993.340
E 11482334.683
ELEVATION 527.7±

Plat North Pg.48
D.B.4473

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SCOTT R. COLLINS
No. 35791
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN
SHEET: LAYOUT PLAN

JOB NO. 182157
SCALE 1" = 30'
SHEET NO. 4

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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.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. ① 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. THE ASTERISK (*) NEXT TO THE LOT NUMBER INDICATES THAT THE UNIT SHALL BE AN AFFORDABLE UNIT. THE LOCATION OF THE AFFORDABLE UNITS MAY CHANGE DURING CONSTRUCTION, BUT A MINIMUM OF 15 AFFORDABLE UNITS SHALL BE PROVIDED WITH THIS PROJECT.
11. ALL SFA (TOWNHOUSE) UNITS SHALL HAVE A MINIMUM OF A (1) CAR GARAGE. THE MINIMUM SIZE OF THE GARAGE SHALL BE 12' x 20'.
12. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
13. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
14. ALL PRIVATE ROADS, STREETS, AND ALLEYS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE STREETS, ROADS, AND ALLEYS WITHIN THE NEIGHBORHOOD.
15. 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.
16. ALL PROFFERS SHALL BE ADHERED TO WITH THE DEVELOPMENT OF THE PROJECT. SEE THE REQUIRED PROFFERS ON SHEET 1A.
17. EACH LOT SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER, AS SHOWN ON SHEETS 6 &7.
18. DECKS MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED YARD, PROVIDED THAT NO SUCH FEATURE SHALL BE LOCATED CLOSER THAN SIX (6) FEET TO ANY LOT LINE.
19. ALL PRIVATE YARD DRAINS SHALL HAVE A 10' PRIVATE DRAINAGE EASEMENT.

TMP 90-33
JEANNETTE D. SMITH
D.B. 4254, PG.118

STATE ROUTE 742 (60')
AVON ST. EXT.

ARDEN DRIVE

PROPOSED 4' GRASS UTILITY STRIP

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED SEGMENTED RETAINING WALLS w/ HANDRAILS - SEE GRADING SHEETS FOR FINAL WALL HEIGHTS AND DIMENSIONS (TYP.)

LANDSCAPED BUFFER AREA

PROPOSED OPEN SPACE (0.58 AC)

TIE-IN PROPOSED CG-12 TO EXISTING CURB AT ENTRANCE

NO PARKING SIGN (TYP)

TMP 90-35A1
ANG HOLDINGS, LLC
D.B. 1026 P. 715
D.B. 657 P. 234 PLAT

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

PROPOSED 5' CONCRETE SIDEWALK

AMENITY AREA #5 ENTRANCE PARK (0.13 ACRES)

STOP SIGN (TYP.)

PROPOSED CG-12 (TYP.)

PROPOSED CG-6 (TYP.)

STREET SIGN (TYP)

POMONA COURT
PROPOSED VAR WIDTH PRIVATE STREET

PROPOSED 6' SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

AMENITY AREA #4 DOG PARK (0.14 ACRES) SEE LANDSCAPING PLAN FOR DESIGN OF DOG PARK

PROPOSED OPEN SPACE (0.14 AC)

ALLEY

PROPOSED 13' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

ROLL-FACE CURBING FOR DRIVEWAY ACCESS

PROPOSED ASPHALT EDGE OF PAVEMENT

PROPOSED PAVED TURN LANE ALONG AVON STREET EXTENDED

DAUPHIN DRIVE

PROPOSED 6' WOODEN PRIVACY FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINE

PROPOSED 10' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

PROPOSED SEGMENTED RETAINING WALLS w/ HANDRAILS - SEE GRADING SHEETS FOR FINAL WALL HEIGHTS AND DIMENSIONS (TYP.)

PROPOSED 5' ASPHALT PATHWAY

PROPOSED 3' CONCRETE SIDEWALK

AMENITY AREA: #3 GREENWAY PARK (0.85 ACRES) SEE LANDSCAPING PLAN FOR DESIGN OF GREENWAY PARK

PROPOSED OPEN SPACE (1.02 AC)

MATCHLINE A - SEE SHEET 4

PROPOSED 6' PLANTING STRIP

LOYOLA WAY
PROPOSED 49' PUBLIC STREET

6' PLANTING STRIP (TYPICAL)

PROPOSED CG-12 (TYP.)

PRIVATE STREET (ALLEY)
PROPOSED 30' WIDTH PRIVATE STREET

PROPOSED SEGMENTED RETAINING WALLS w/ HANDRAILS - SEE GRADING SHEETS FOR FINAL WALL HEIGHTS AND DIMENSIONS (TYP.)

PROPOSED CG-2 (TYP)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

	DATE	REVISION DESCRIPTION
	2/3/2020	INITIAL SUBMITTAL

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN

SHEET: LAYOUT PLAN

JOB NO. 182157

SCALE 1" = 30'

SHEET NO. 5

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

MATCHLINE - SEE SHEET 7

LOYOLA WAY
PROPOSED 49' WIDTH PUBLIC STREET

BERWYN LANE
PROPOSED VAR. WIDTH PRIVATE STREET

DAUPHIN DRIVE
PROPOSED VAR. WIDTH PUBLIC STREET

PRIVATE ALLEY

U.S. RT 20 (80') SCOTTSVILLE ROAD (55 MPH)
HWPB.1 PG.354

PROPOSED 8" IN-LINE G.V.
PROPOSED 8" SDR-26 PVC SANITARY SEWER (TYP.)
PROPOSED 8" CL. 52 D.I. WATERLINE
PROPOSED WATER SERVICE LATERAL (TYP.)
PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE
PROPOSED SANITARY SEWER LATERAL (TYP.)
PROPOSED SANITARY SEWER SERVICE LATERAL (TYP.)
PROPOSED 20' UTILITY EASEMENT (TYP.)
PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x8" TEE
PROPOSED 8"x8" TEE (2) - 8" G.V.
PROPOSED 8"x8" TEE & (2) - 8" G.V.
PROPOSED TYPE A BLOW-OFF ASSEMBLY
PROPOSED 6" G.V.
PROPOSED 6" CL. 52 D.I. WATERLINE
PROPOSED 8"x8" TEE AND (2) - 8" G.V.
PROPOSED 8"x6" REDUCER

MH-11 MH-12 MH-13 MH-20 MH-21 MH-22 MH-23 MH-24 MH-25 MH-26 MH-27

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18
LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71
LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83
LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100

NOTE: THE WATER AND SANITARY SEWER DESIGN FOR THIS PROJECT IS CURRENTLY UNDER REVIEW AND APPROVAL BY ALBEMARLE COUNTY SERVICE AUTHORITY AS PART OF THE ROAD AND UTILITY PLANS FOR THE DEVELOPMENT - SUB 2019-00158. THE INFORMATION SHOWN ON THESE (2) UTILITY PLANS IS CONSISTENT WITH THE ROAD AND UTILITY PLANS FOR THE PROJECT.

NOTE: THE SUBDIVISION PLAT FOR THE PLATTING OF THE RESIDENTIAL LOTS SHALL BE RECORDED PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN. ALL UTILITY EASEMENTS FOR THE WATER LINES AND SANITARY SEWER LINES WITHIN THE DEVELOPMENT SHALL BE PLATTED WITH THE SUBDIVISION PLAT.

RECORDATION INFORMATION:
THE SUBDIVISION PLAT FOR THE PROJECT IS RECORDED IN DEED BOOK_____ PG_____.
ALL ACSA UTILITY EASEMENTS AS SHOWN HAVE BEEN PLATED WITH THE SUBDIVISION PLAT.

NOTE: MH-11 IS THE END OF THE SPRING HILL VILLAGE OFF-SITE SANITARY SEWER EXTENSION PLANS

NOTE: SEE OFFSITE SANITARY SEWER PLANS

BENCH MARK IS
CHARLOTTESVILLE GIS
ROUSE-SIRINE
STATION 105
N 3882993.340
E 11482334.683
ELEVATION 527.7±

TMP 90-27B
STEVEN W. AND BETTY C. JOHNSON
D.B. 1026 P. 715
D.B. 629 P. 616 PLAT

TMP 90-27
LOT 1A
ROGER SCHICKEDANTZ
D.B. 1244 P. 461
D.B. 629 P. 616 PLAT
D.B. 530 P. 164 PLAT

TMP 90-35
DUANE E. AND ROWENA M. SNOW
D.B. 702 P. 792
D.B. 657 P. 234 PLAT

Plat D.B.4473 Pg.48 North

VERY DENSE VEGETATION
3 frame sheds
VDH. MON.
Aproximate Va Public Service Esmt. D.B.221 P.305
Tv. Pole
Phone Pole
Elec Pole
Elec &Phone Pole
Post Comm. Vault & Fiber optic
OHE OHTV OHE/TV/P OHT
SIGN
MAILBOX
INV IN
INV OUT
GRAVEL
ASPHALT
69 T-9
63

REVISIONS

	REVISION DESCRIPTION	DATE
	INITIAL SUBMITTAL	2/3/2020

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

PROJECT
SPRING HILL VILLAGE - ARB PLAN

SHEET
UTILITY PLAN

JOB NO. 182157
SCALE 1" = 30'
SHEET NO. 6

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NOTES:
1. CONTRACTOR SHALL VERIFY ALL TIE-IN ROAD CONNECTIONS TO ANY ROAD EXISTING OR UNDER CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR PROPOSED ROADS, EDGE OF PAVEMENT. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT E/P AND ROADWAY TIE-INS TO EXISTING ROADS, PRIOR TO ANY CONCRETE OR PAVEMENT BEING PLACED.
2. CONTRACTOR SHALL VERIFY E/P ELEVATIONS ADJACENT TO THE SANITARY SEWER MANHOLES TO ENSURE THAT MANHOLE TOPS ARE CONSISTENT WITH THE ADJACENT PROPOSED CURB ELEVATIONS.
3. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
4. ALL PROPOSED SANITARY AND WATERLINE EASEMENTS SHALL BE DEDICATED TO ACSA FOR PUBLIC USE.
5. ALL WATERLINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

TMP 90-33
JEANNETTE D. SMITH
D.B. 4254, PG.118

EXISTING 12" DI WATERLINE

CONTRACTOR SHALL REPAIR ROADWAY

TIE-IN TO EXISTING 12" DI WATERLINE WITH PROPOSED 12"x8" T.S. & V.

STATE ROUTE 742 (60')
AVON ST. EXT.

ARDEN DRIVE

PROPOSED 8" 22.5° BEND

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED 8" CL. 52 D.I. WATERLINE

DAUPHIN DRIVE
PROPOSED VAR. WIDTH PUBLIC STREET

PROPOSED 8" SDR-26 PVC SANITARY SEWER (TYP.)

PROPOSED SANITARY SEWER LATERAL (TYP.)

PROPOSED 8"x6" TEE (1) - 8" G.V., (1) - 6" G.V.

PROPOSED 6" 90° BEND TO FIRE HYDRANT ASSEMBLY

PROPOSED 6" CL. 52 D.I. WATERLINE

POMONA COURT
PROPOSED VAR. WIDTH PRIVATE STREET

NOTE: CONTRACTOR SHALL EXTEND WATER-LATERALS TO UNITS

PROPOSED WATER SERVICE LATERAL (TYP.)

PROPOSED SANITARY SEWER LATERAL (TYP.)

PRIVATE STREET

PROPOSED 8" SDR-26 PVC SANITARY SEWER (TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

MATCHLINE - SEE SHEET 6

PROPOSED 8" IN-LINE G.V.

PROPOSED 8"x8" TEE (2) - 8" G.V.

PROPOSED 8" SDR-26 PVC SANITARY SEWER (TYP.)

PROPOSED 8" CL. 52 D.I. WATERLINE

LOYOLA WAY
PROPOSED 49' WIDTH PUBLIC STREET

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED WATER SERVICE LATERAL (TYP.)

PROPOSED SANITARY SEWER LATERAL (TYP.)

PRIVATE ALLEY

TMP 90-35A1
ANG HOLDINGS, LLC
D.B. 1026 P. 715
D.B. 657 P. 234 PLAT

S16°40'02"W 119.33'(tie line)

MH-13 MH-14 MH-15 MH-16 MH-17 MH-18 MH-19 MH-24 MH-25 MH-26 MH-27

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83

NOTE: THE WATER AND SANITARY SEWER DESIGN FOR THIS PROJECT IS CURRENTLY UNDER REVIEW AND APPROVAL BY ALBEMARLE COUNTY SERVICE AUTHORITY AS PART OF THE ROAD AND UTILITY PLANS FOR THE DEVELOPMENT - SUB 2019-00158. THE INFORMATION SHOWN ON THESE (2) UTILITY PLANS IS CONSISTENT WITH THE ROAD AND UTILITY PLANS FOR THE PROJECT.

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN
SHEET: UTILITY PLAN

JOB NO. 182157
SCALE 1" = 30'
SHEET NO. 7

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MATCHLINE - SEE SHEET 9

LOYOLA WAY

BERWYN LANE

DAUPHIN DRIVE

ALLEY

PROPOSED WALL (MAX. HEIGHT=6')

PROPOSED YARD DRAIN SYSTEM

PROPOSED STORM SEWER SYSTEM

PROPOSED DRY SWALE

PROPOSED UNDERGROUND STORMWATER MANAGEMENT DETENTION FACILITY

NOTE: CONTRACTOR TO INSTALL PRIVATE 12" DRAIN LINE FOR ROOF & FOUNDATION DRAINS

PROPOSED WALL (MAX. HEIGHT=4')

TMP 90-27B
STEVEN W. AND BETTY C. JOHNSON
D.B. 1026 P. 715
D.B. 629 P. 616 PLAT

TMP 90-27
LOT 1A
ROGER SCHICKEDANTZ
D.B. 1244 P. 461
D.B. 629 P. 616 PLAT
D.B. 530 P. 164 PLAT

TMP 90-35
DUANE E. AND ROWENA M. SNOW
D.B. 702 P. 792
D.B. 657 P. 234 PLAT

U.S. RT 20 (80') SCOTTSVILLE ROAD (55 MPH)
HWPB.1 PG.354

BENCH MARK IS
CHARLOTTESVILLE GIS
ROUSE-SIRINE
STATION 105
N 3882993.340
E 11482334.683
ELEVATION 527.7±

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

SCOTT R. COLLINS
No. 35791
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

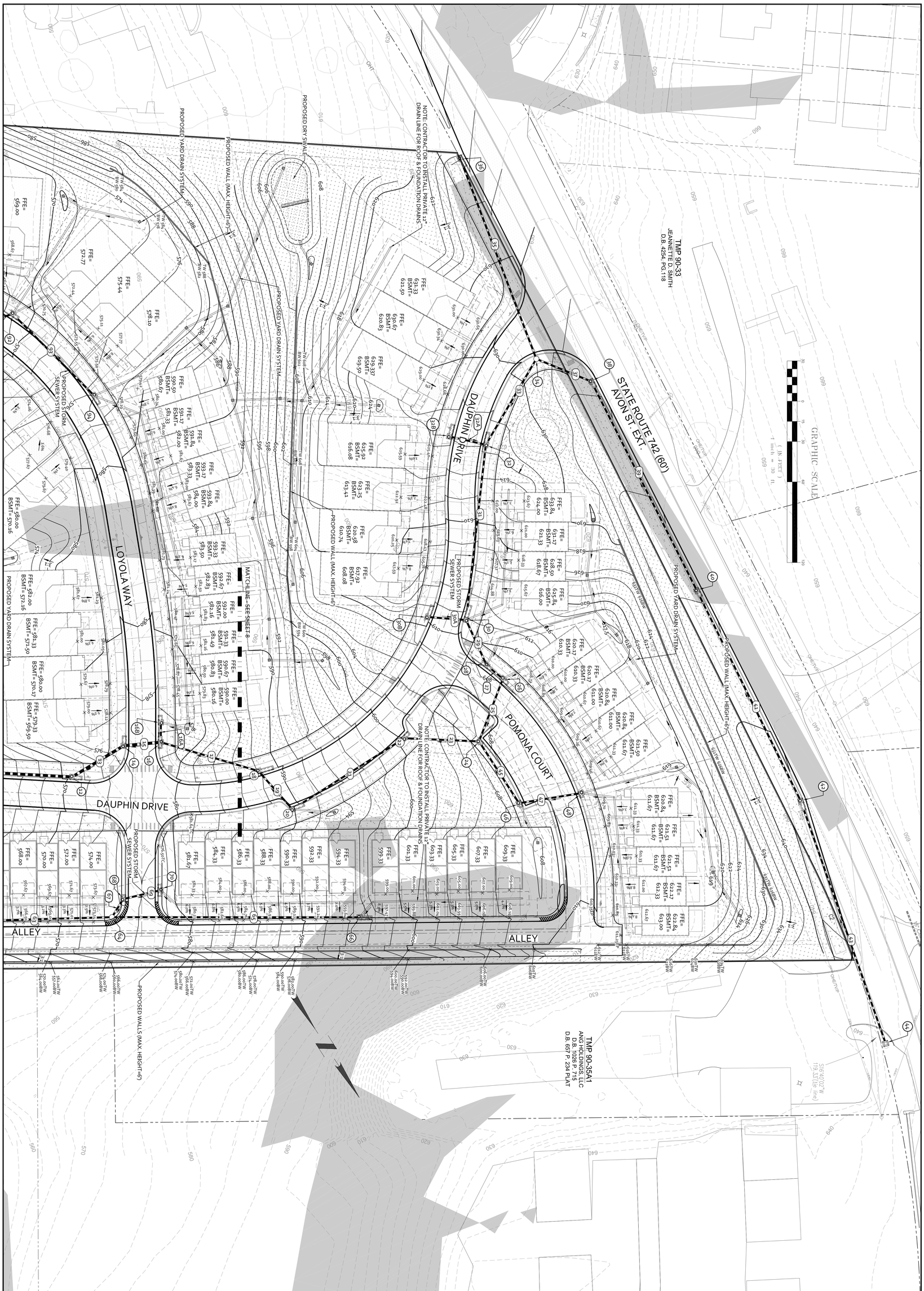
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: SPRING HILL VILLAGE - ARB PLAN

SHEET: GRADING & DRAINAGE PLAN

JOB NO. 182157
SCALE 1" = 30'
SHEET NO. 8

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COLLINS ENGINEERING

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

PROJECT	SPRING HILL VILLAGE - ARB PLAN
JOB NO.	182157
SCALE	1" = 30'
SHEET	GRADING & DRAINAGE PLAN
SHEET NO.	9

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
REGISTERED PROFESSIONAL ENGINEER

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GENERAL CONSTRUCTION NOTES FOR STREETS

1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296–5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG–9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE–1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD–1 OR CD–2 CROSS–DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

ROAD NOTES

GRADING:

1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE:

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD–1 OR CD–2 OR UD–4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTAION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

PAVEMENT:

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.

ALBEMARLE COUNTY
GENERAL CONSTRUCTION NOTES

1. *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.*
2. *ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.*
3. *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.*
4. *ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.*
5. *THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.*
6. *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.*
7. *ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.*
8. *UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE–CLASS III.*
9. *ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).*

NOTE: MANDATORY INSPECTIONS AT THE FOLLOWING PHASES ARE REQUIRED FOR ROADS THAT ARE PROPOSED TO BE STATE MAINTAINED:

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.

ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.

iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.

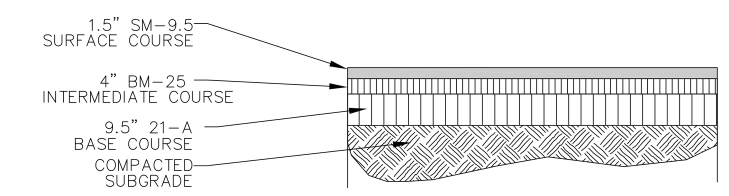
iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.

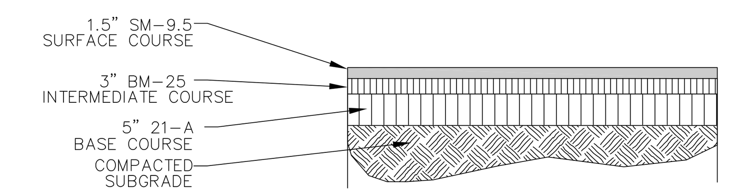
vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

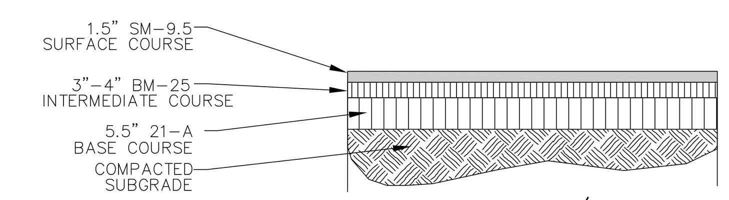
viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



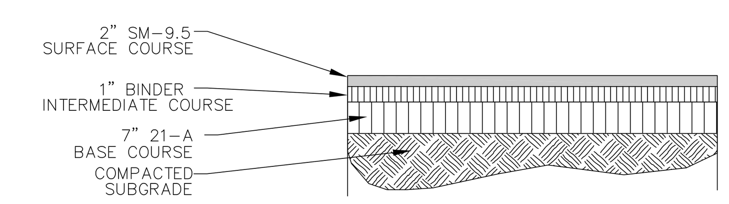
ASPHALT PAVING – ROUTE 20
NO SCALE



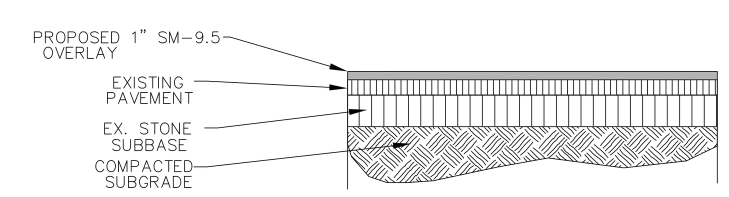
ASPHALT PAVING – AVON ST EXT TURN LANE
NO SCALE



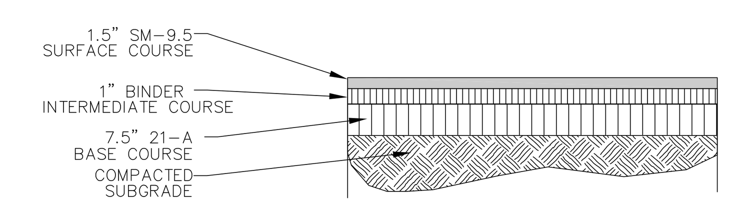
ASPHALT PAVING – PUBLIC/PRIVATE STREETS
NO SCALE



ASPHALT PAVING – ALLEYWAY
NO SCALE



ASPHALT PAVING – MILL/OVERLAY
NO SCALE



ASPHALT PAVING – PARKING SPACES
NO SCALE

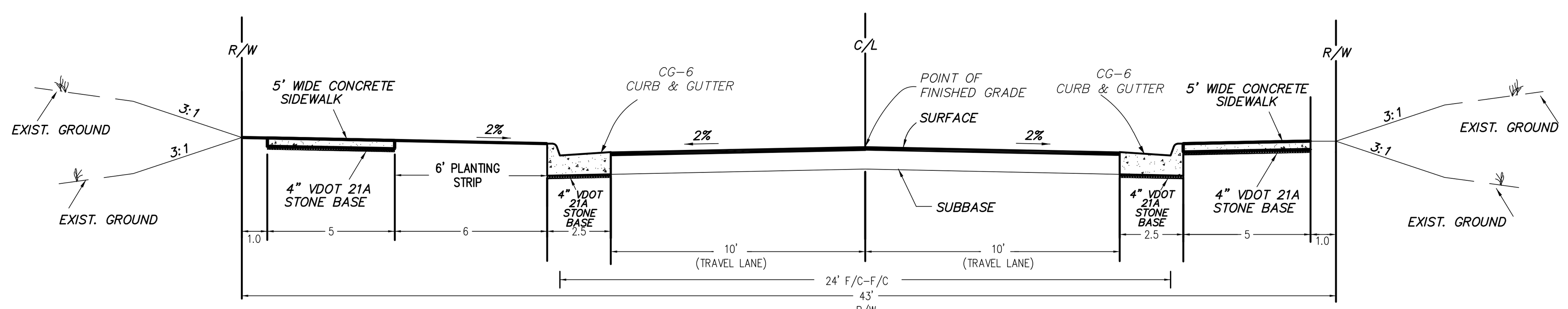
TRIP GENERATION
1"=100'



TRIP GENERATION CALCULATIONS

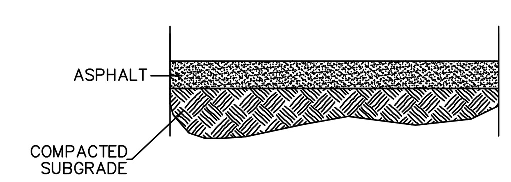
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (8TH EDITION)
100 SINGLE FAMILY ATTACHED AND DETACHED UNITS - CODE 210

ADT:	944 VPD (472 ENTER/ 472 EXIT)
AM PEAK:	74 VPH (19 ENTER/ 55 EXIT)
PM PEAK:	99 VPH (62 ENTER/ 37 EXIT)

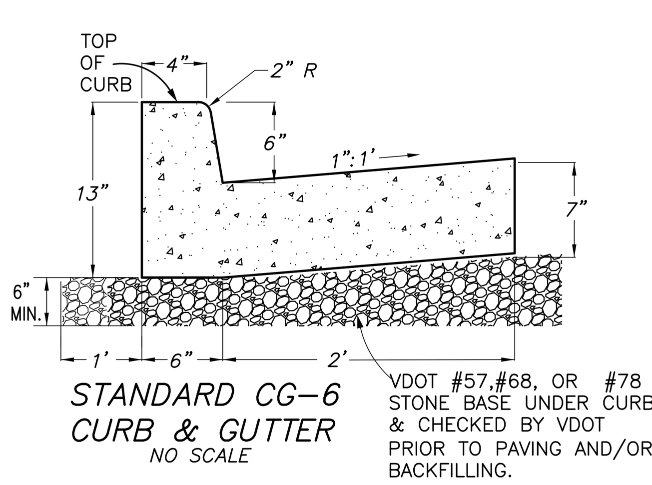


TYPICAL NEIGHBORHOOD STREET SECTION (43' R/W)
BERWYN LANE (PRIVATE ROAD)
GS–SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH
ON–STREET BUMP–OUT PARKING ONLY
NOTE: RIGHT–OF–WAY WILL WIDEN IN LOCATIONS OF THE BUMP–OUT PARKING SPACES

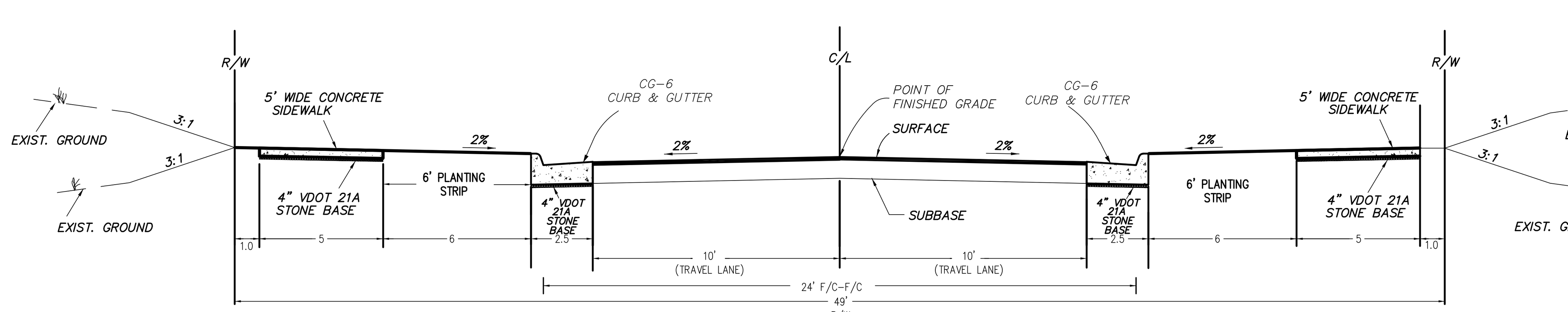
NOTE: BERWYN LANE SHALL HAVE PERPENDICULAR PARKING SPACES 9'x18' PARKING SPACES



5' ASPHALT PEDESTRIAN TRAIL
NO SCALE

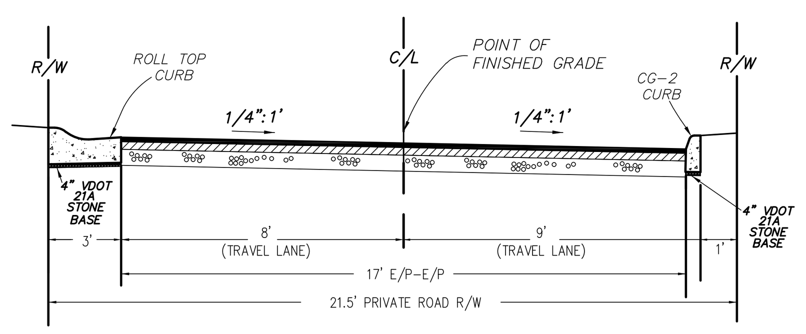


STANDARD CG–6 CURB & GUTTER
NO SCALE

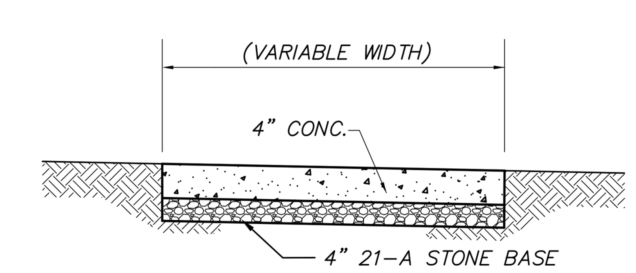


TYPICAL NEIGHBORHOOD STREET SECTION (49' R/W)
LOYOLA WAY AND PORTIONS OF DAUPHIN DRIVE (PUBLIC ROADS)
PORTIONS OF POMONA COURT (PRIVATE ROAD)
GS–SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH
ON–STREET BUMP–OUT PARKING ONLY
NOTE: RIGHT–OF–WAY WILL WIDEN IN LOCATIONS OF THE BUMP–OUT PARKING SPACES

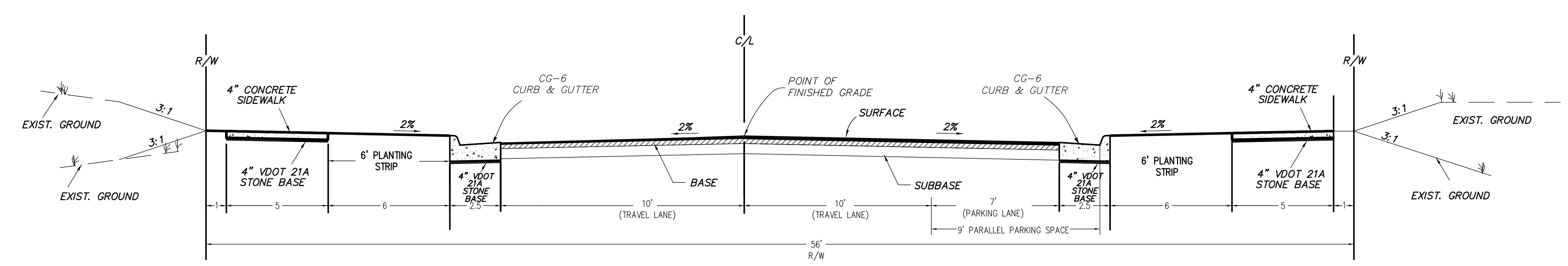
NOTE: PAMONA COURT SHALL HAVE PERPENDICULAR PARKING SPACES 9'x18' PARKING SPACES



TYPICAL PRIVATE ROAD (ALLEY) SECTION – 21.5' PRIVATE ROAD
(PRIVATE ALLEY)
15 MPH DESIGN SPEED
NOT TO SCALE



CONCRETE SIDEWALK
NO SCALE



TYPICAL NEIGHBORHOOD STREET SECTION (56' R/W)
PORTIONS OF DAUPHIN DRIVE (PUBLIC ROAD)
GS–SSAR RESIDENTIAL & MIXED USE SUBDIVISION STREET DESIGN SPEED: 25 MPH
ON–STREET BUMP–OUT PARKING ONLY

Pavement Design

RF= 1.0

Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Dauphin Drive (Public Road)	944	2	964	4	4	**14.63**	SM-9.5	1.5	2.25	BM-25	4	2.25	21A	5.5	0.6	**15.68**
Loyola Way (Public Road)	283	2	303	4	4	**10.60**	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	5.5	0.6	**13.43**
Berwyn Lane (Private Road)	302	2	322	4	4	**10.81**	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	5.5	0.6	**13.43**
Pomona Court (Private Road)	217	2	237	4	4	**9.75**	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	5.5	0.6	**13.43**
Private Street (Alley)	264	2	284	4	4	**10.38**	SM-9.5	2	2.25	BM-25	1	2.25	21A	7	0.6	**10.95**

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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

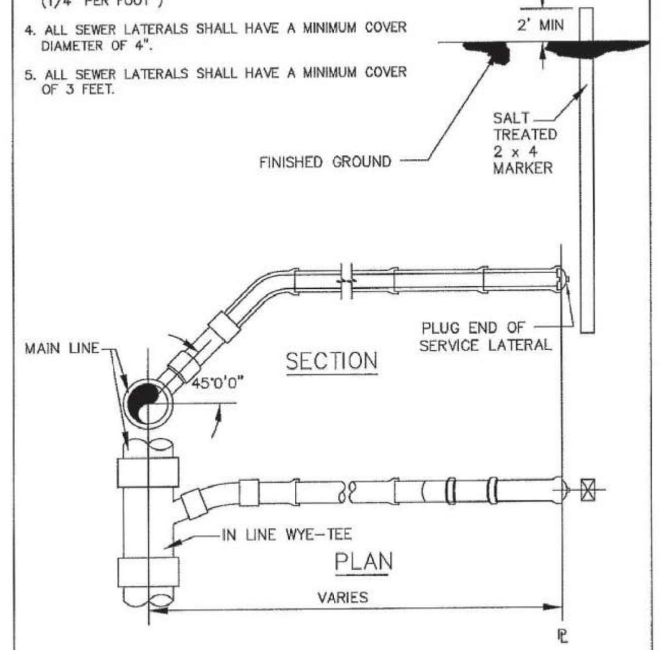
PROJECT
SPRING HILL VILLAGE - ARB PLAN

SHEET
NOTES & DETAILS

JOB NO. 182157
SCALE AS SHOWN
SHEET NO. 10

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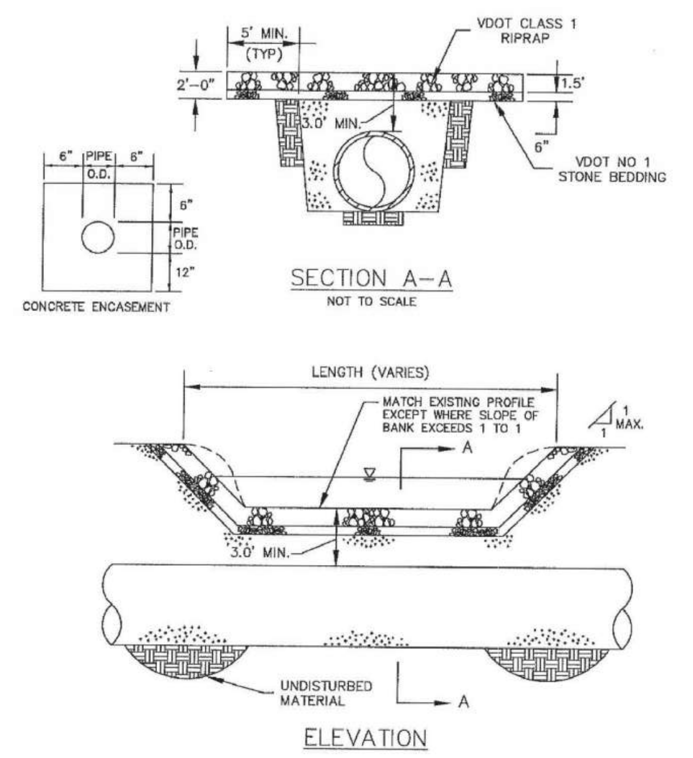
SEWER SERVICE LATERAL CONNECTION NOTES:
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED, THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. MINIMUM GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT)
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER DIAMETER OF 4".
5. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 3 FEET.



SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S-2

TD-33

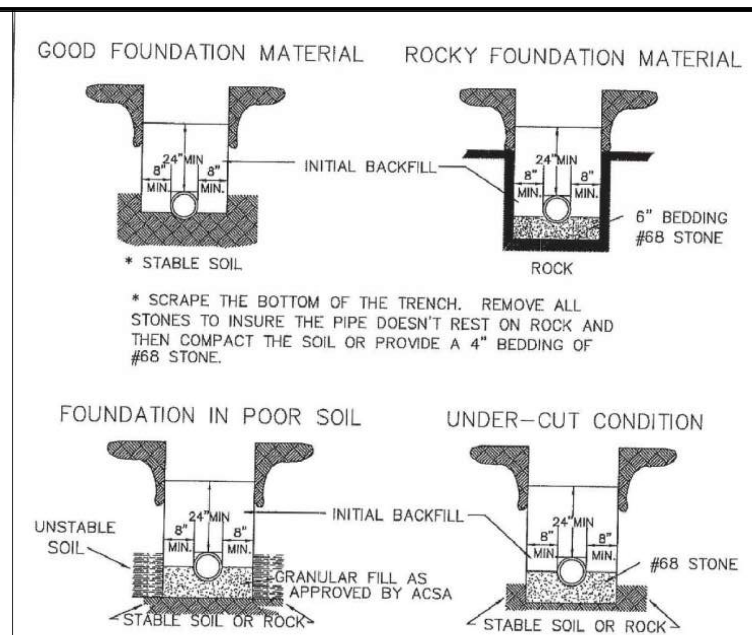


NOTES: 1. WHERE LESS THAN 3' OF COVER IS AVAILABLE BELOW STREAMBED, CONCRETE ENCASEMENT WILL BE REQUIRED.
2. WHEN BEDROCK IS ENCOUNTERED AND COVER EQUALS OR EXCEEDS 3', THE TRENCH SHALL BE BACKFILLED WITH COMPACTED 21A STONE AND TOPPED WITH 18" OF VDOT CLASS 1 RIPRAP.

SEWER
TYPICAL STREAM CROSSING

N.T.S
FIG. S-7

TD-38



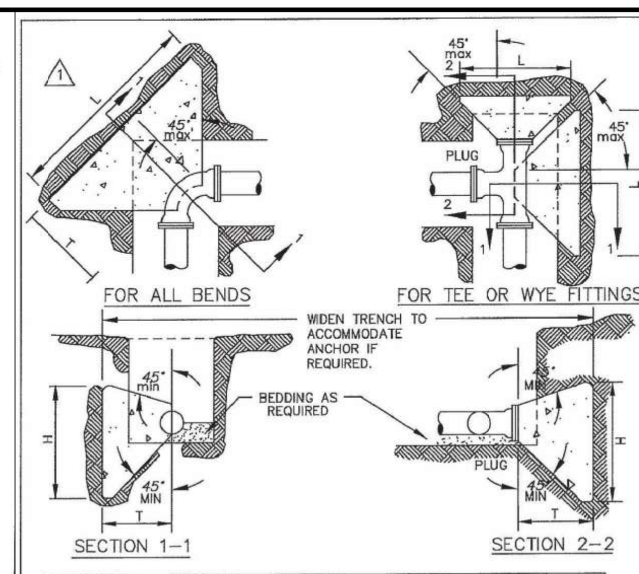
* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

NOTE :
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER
PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2

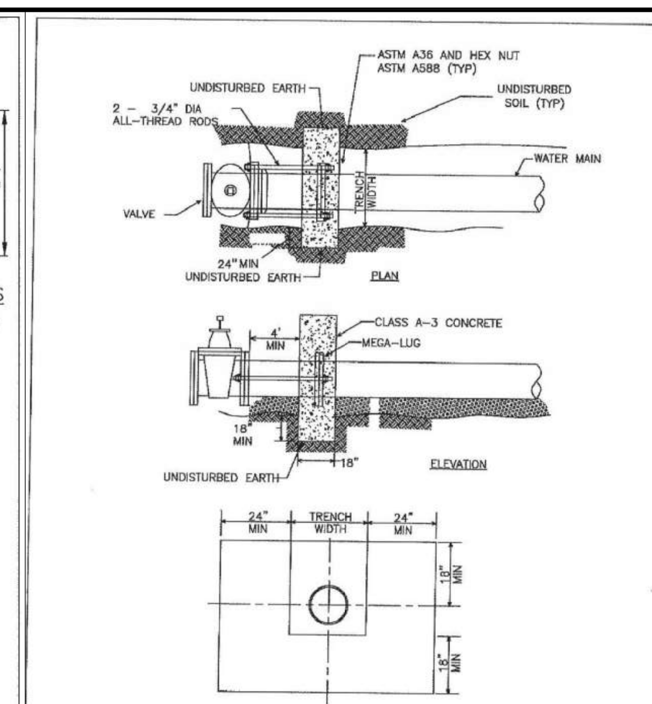


PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90 45 22 1/2 11 1/4	2.50 2.00 1.50 1.50	2.50 2.25 2.00 2.00	3.01 2.60 2.52 2.50	0.24 0.15 0.10 0.10	2.00	2.25	2.50	0.15
8"	90 45 22 1/2 11 1/4	3.66 2.66 1.66 1.66	3.16 2.66 2.16 2.16	3.21 2.77 2.69 2.67	0.48 0.26 0.13 0.13	3.16	2.91	2.66	0.32
10" & 12"	90 45 22 1/2 11 1/4	4.83 3.33 2.33 1.83	3.83 3.58 2.58 2.33	3.42 2.95 2.86 2.84	0.83 0.43 0.24 0.18	3.83	4.00	2.83	0.52

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.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3
TD-3

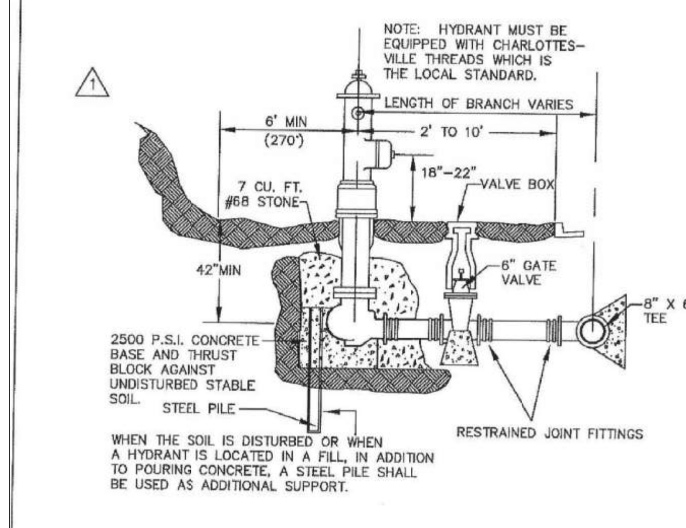


NOTE:
1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING CONSTRUCTION, THE COLLAR DIMENSIONS SHALL INCREASE ACCORDINGLY.

CROSS ANCHOR RESTRAINTS FOR VALVES

NTS
Fig. W-3C

TD-6

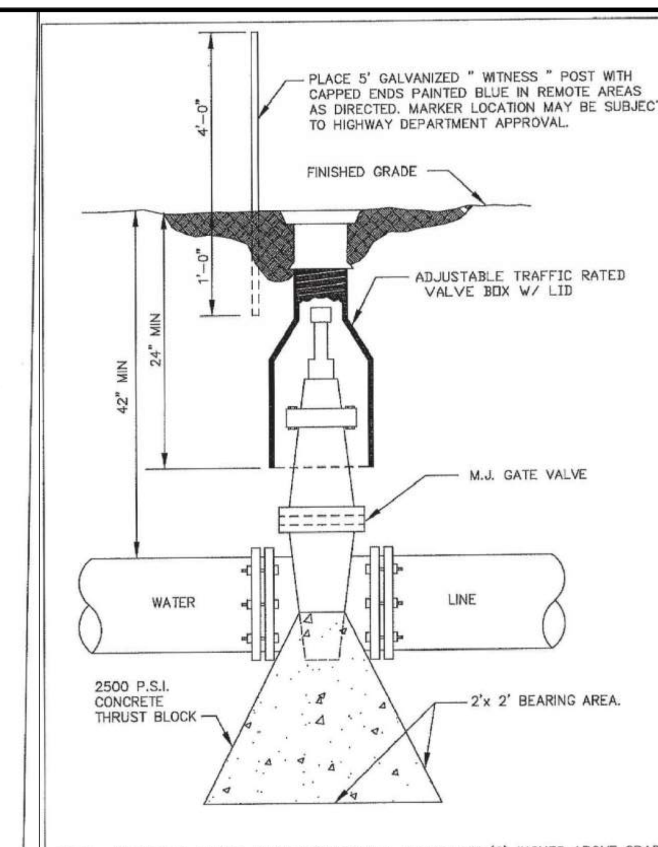


NOTE :
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED 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.

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4

TD-8

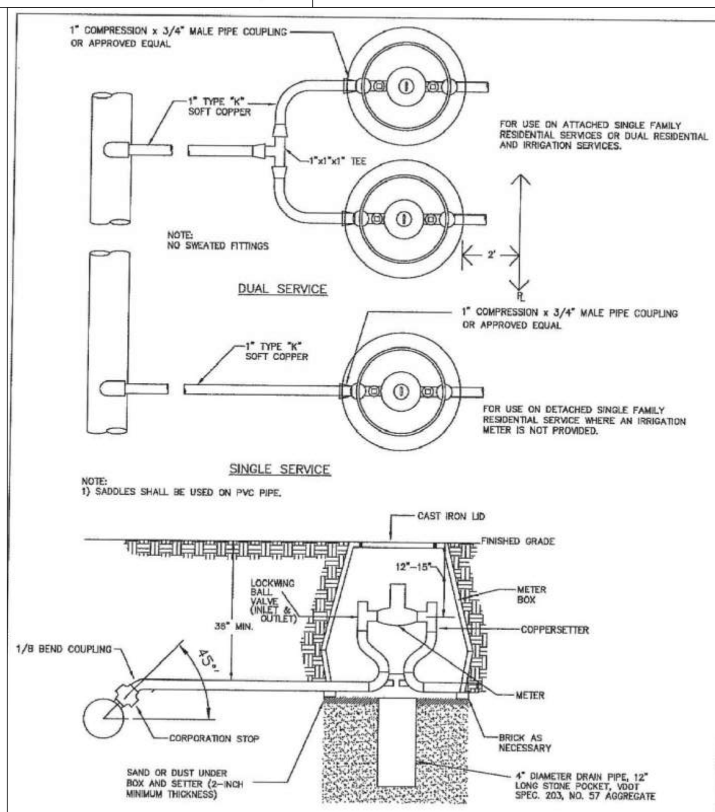


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

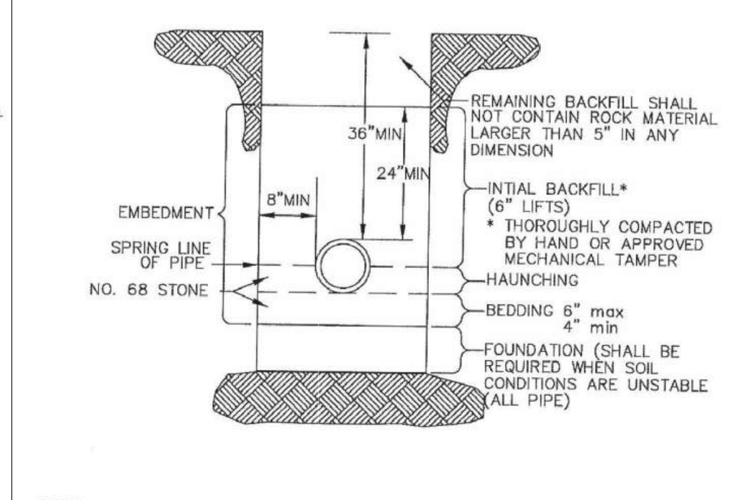
TD-9



TYPICAL SERVICE LATERAL INSTALLATION
(5/8" & 1" METERS)

NTS
FIG. W-6A

TD-10

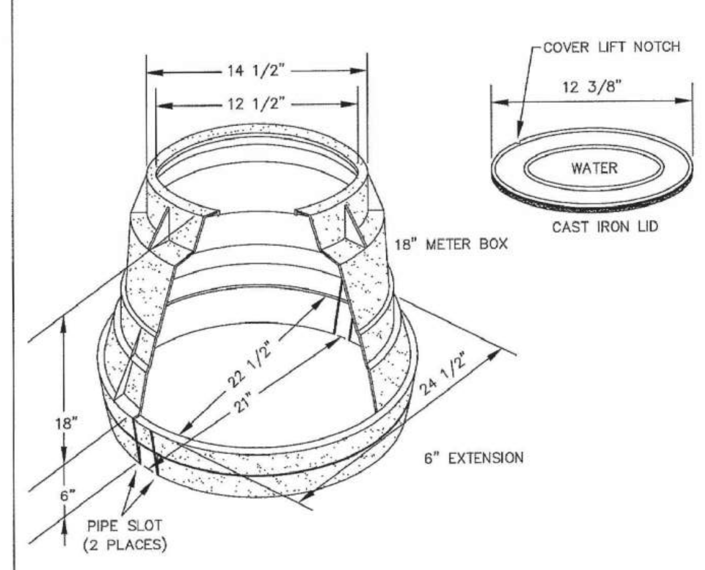


NOTE :
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED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

TYPICAL SEWER PIPE
INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-34

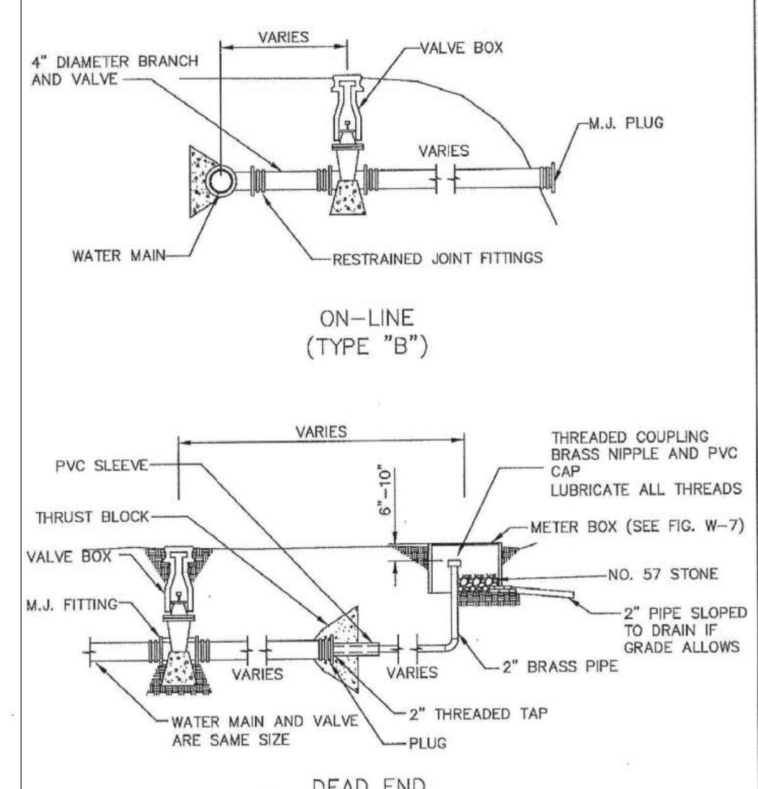


NOTES:
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

TYPICAL METER BOXES
(5/8"-1" METERS)

NTS
FIG. W-7

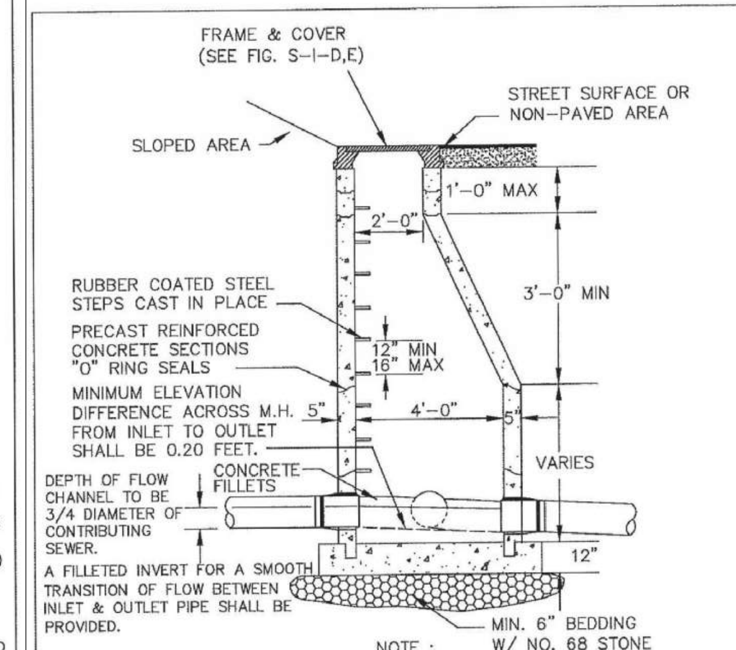
TD-13



TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

TD-19

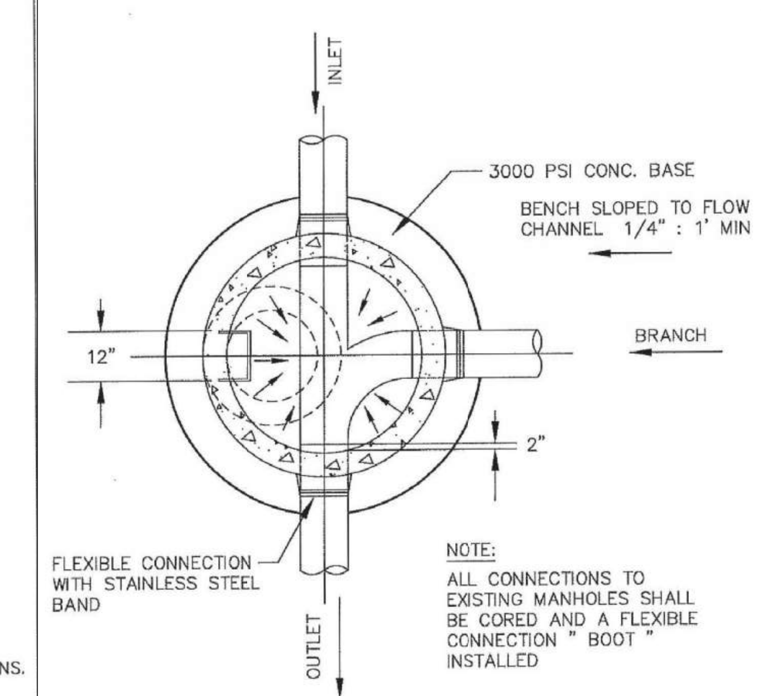


NOTE :
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION
SHOWING BRANCH TIE-IN

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

TD-25

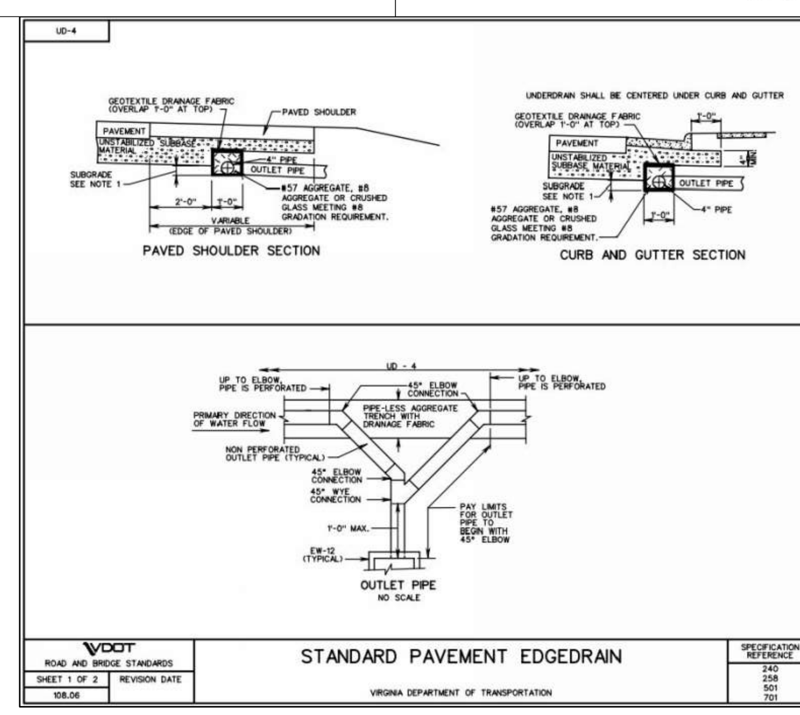


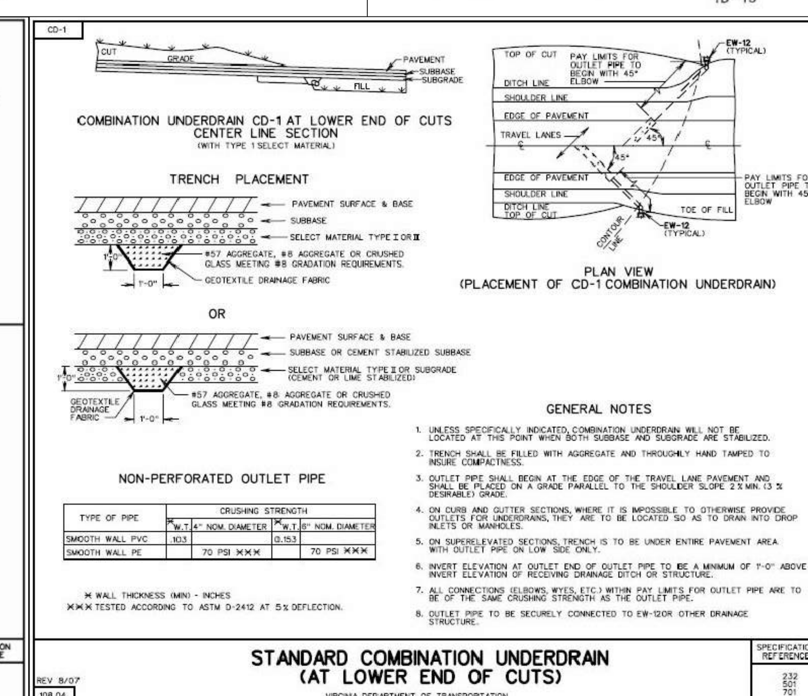
NOTE:
ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A FLEXIBLE CONNECTION " BOOT " INSTALLED

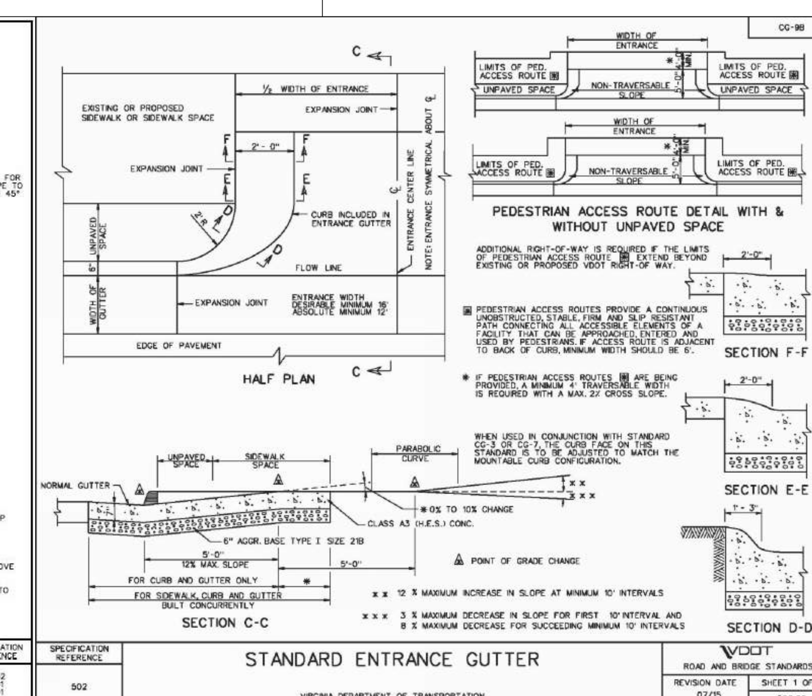
TYPICAL MANHOLE PLAN
SHOWING BRANCH TIE - IN

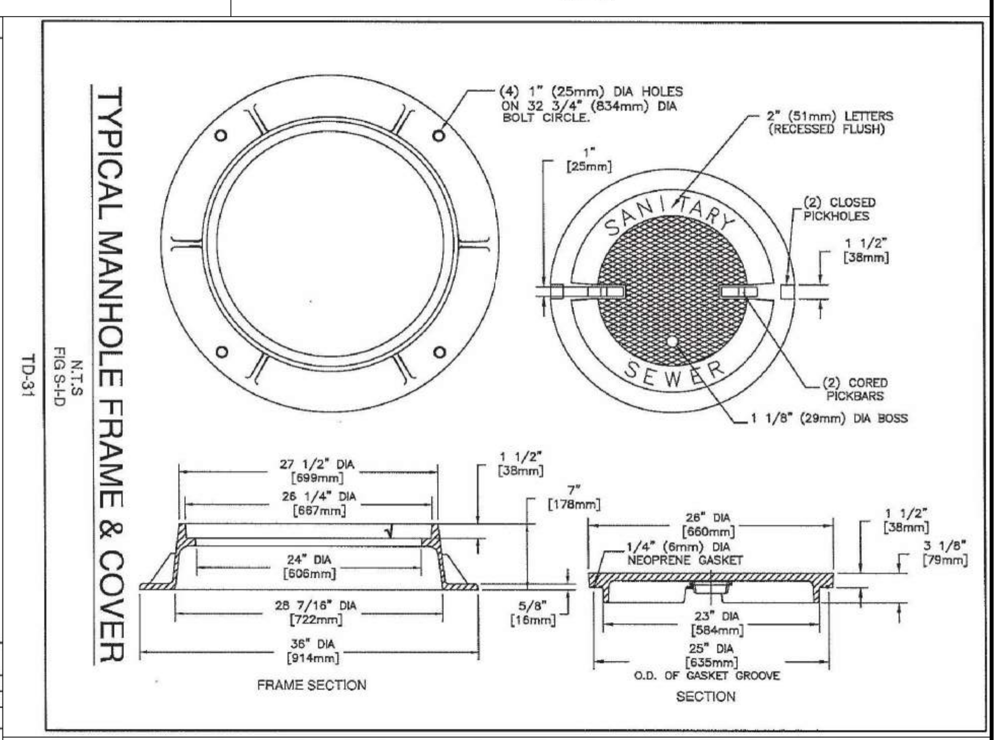
NTS
FIG. S-I-B

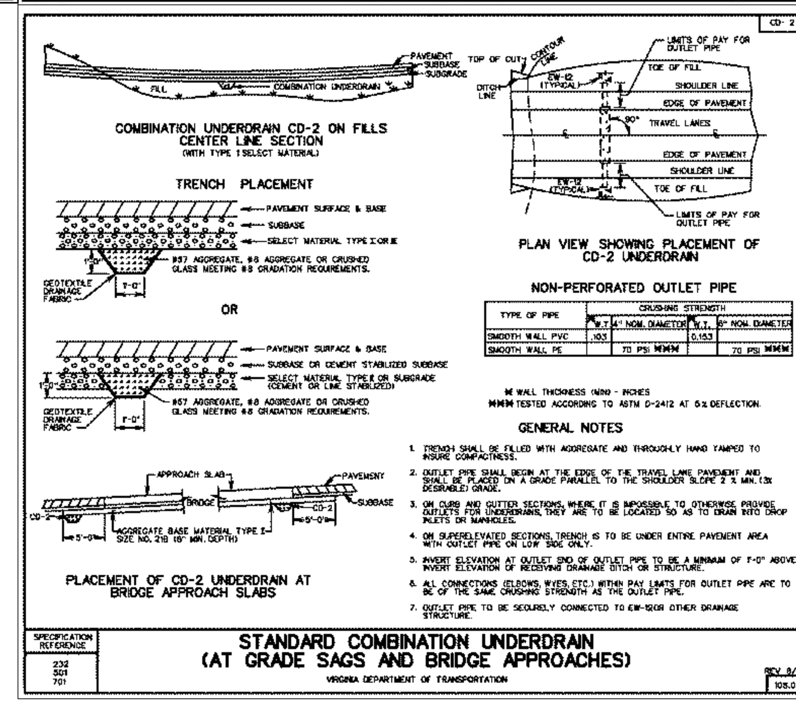
TD-27

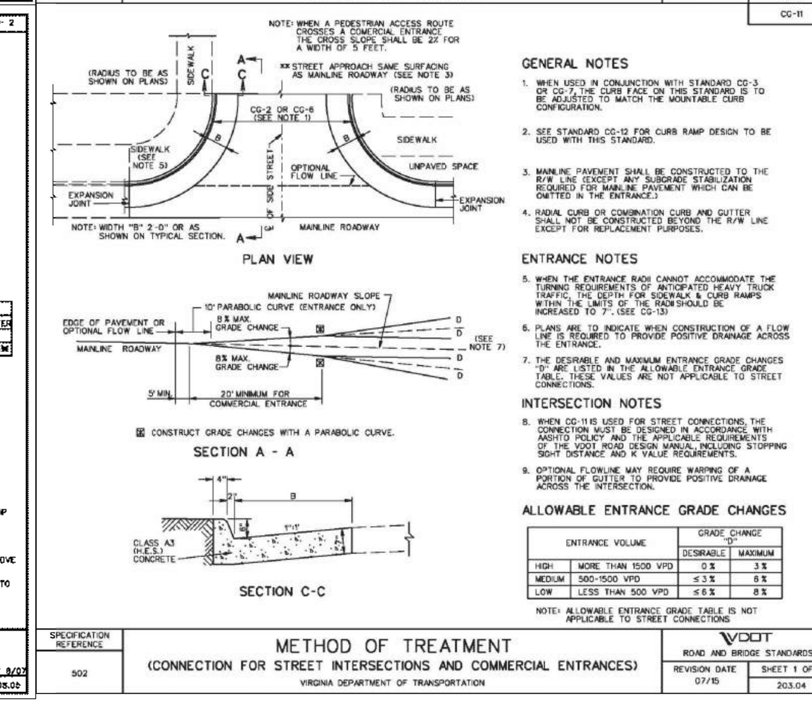


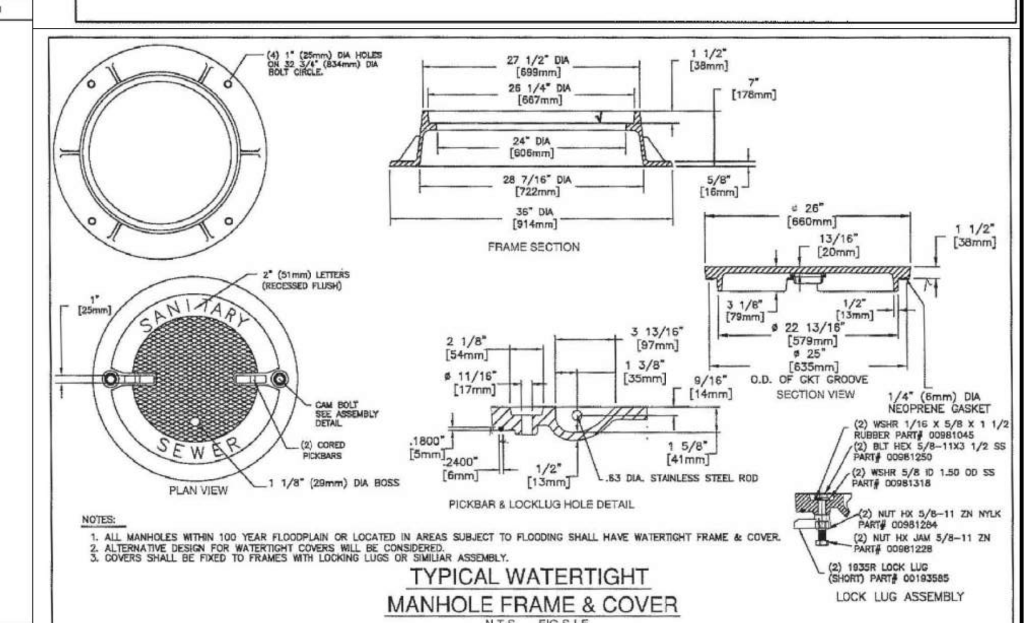












TYPICAL WATERTIGHT
MANHOLE FRAME & COVER
N.T.S FIG S-I-E

TD-32

ACSA GENERAL WATER & SEWER CONDITIONS (JUNE 27, 2019)
1. 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.
2. 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.
3. 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.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. 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.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. 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).
12. THE 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.
13. 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.
14. 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.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL

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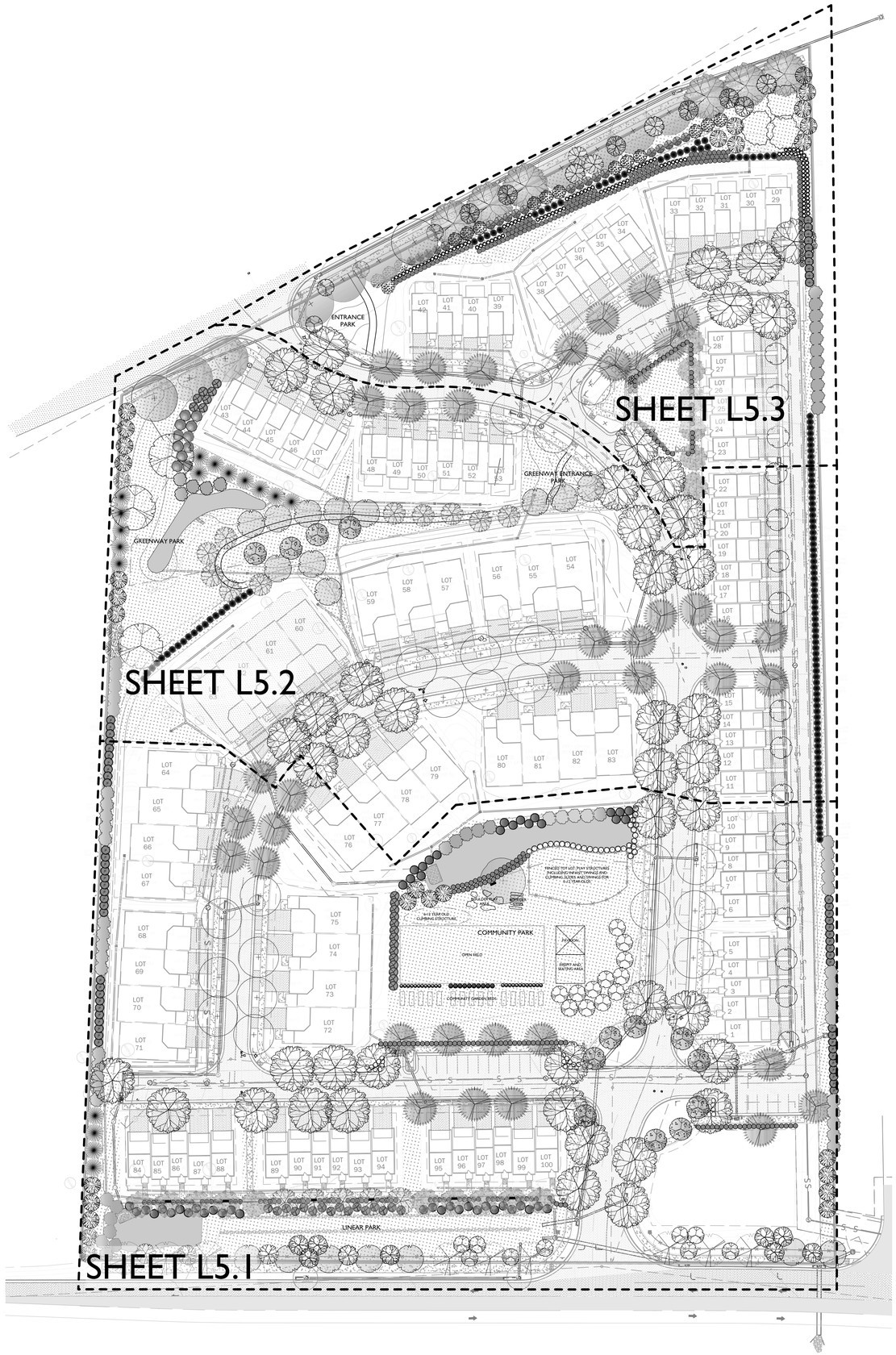
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
SPRING HILL VILLAGE - ARB PLAN

SHEET
NOTES & DETAILS

JOB NO.
182157
SCALE
N/A
SHEET NO.
11

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PLANT SCHEDULE:

Quantity	Latin Name	Common Name	Scheduled Size
9	Acer campestre 'Evelyn'	'Evelyn' Hedge Maple	2.5" cal.
11	Acer rubrum 'October Glory'	'October Glory' Red Maple	3.5" cal.
25	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2.5" cal.
6	Betula nigra	River Birch	3.5" cal.
7519	Carex stricta	Tussock Sedge	plug 50/flat
15	Cercis canadensis	Eastern Redbud	6-7' ht.
8	Chionanthus virginicus	Fringe Tree	6-7' ht.
18	Cladrastis kentukea	American Yellowwood	2.5" cal.
15	Cornus florida 'Appalachian Spring'	'Appalachian Spring' Dogwood	6-7' ht.
131	Eutrochium dubium 'Little Joe'	'Little Joe' Pye Weed	1 gal.
16	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' Ginkgo	2.5" cal.
31	Ilex 'Mary Nell'	'Mary Nell' Holly	4-5'
224	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	3 gal.
20	Ilex x 'Magland'	Oakland Holly	4-5'
31	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	3 gal.
168	Jasminum nudiflorum	Winter Jasmine	3 gal.
17	Juniperus virginiana	Eastern Redcedar	4-5'
127	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Redcedar	4-5'
119	Juniperus virginiana 'Taylor'	'Taylor' Eastern Red Cedar	4-5'
16	Koelreuteria paniculata	Golden Rain Tree	2.5" cal.
39	Liquidambar styraciflua 'Rotundiloba'	'Rotundiloba' American Sweetgum	2.5" cal.
3	Magnolia grandiflora 'D.D. Blanchard'	'DD Blanchard' Southern Magnolia	4-5'
16	Magnolia grandiflora 'Little Gem'	'Little Gem' Magnolia	4-5'
68	Magnolia virginiana	Sweet Bay Magnolia	4-5'
13	Malus x 'Prairifire'	'Prairifire' Crabapple	6-7' ht.
48	Myrica cerifera	Southern Wax Myrtle	4-5'
2366	Packera aurea	Golden ragwort	plug
2249	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	1 gal.
17	Perovskia atriplicifolia	Russian Sage	1 gal.
12	Prunus cerasus 'Montmorency'	'Montmorency' Sour Cherry	6-7' ht.
13	Prunus subhirtella 'Autumnalis'	'Autumnalis' Cherry	6-7' ht.
1	Quercus bicolor	Swamp White Oak	2" cal.
45	Quercus phellos	Willow Oak	2.5" cal.
3	Quercus shumardii	Shumard Oak	2" cal.
51	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	3 gal., 15-18" sp.
60	Thuja x 'Steeplechase'	'Steeplechase' Arborvitae	4-5'
10	Vaccinium 'Pink Lemonade'	'Pink Lemonade' Blueberry	3 gal.
24	Vaccinium x 'Sunshine Blue'	'Sunshine Blue' Blueberry	3 gal.
37	Viburnum x pragense	Prague Viburnum	4-5'
11	Viburnum × rhytidophylloides 'Alleghany'	'Alleghany' Viburnum	4-5'

CANOPY CALCULATIONS:

Qty	Latin name	Common name	Size	Canopy each sq ft	Total Canopy sq ft
9	Acer campestre 'Evelyn'	'Evelyn' Hedge Maple	2.5" cal.	230	2070
11	Acer rubrum 'October Glory'	'October Glory' Red Maple	3.5" cal.	510	5610
25	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2.5" cal.	214	5350
6	Betula nigra	River Birch	3.5" cal.	535	3210
15	Cercis canadensis	Eastern Redbud	6-7' ht.	124	1860
8	Chionanthus virginicus	Fringe Tree	6-7' ht.	125	1000
18	Cladrastis kentukea	American Yellowwood	2.5" cal.	289	5202
15	Cornus florida 'Appalachian Spring'	'Appalachian Spring' Dogwood	6-7' ht.	124	1860
16	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' Ginkgo	2.5" cal.	17	272
31	Ilex 'Mary Nell'	'Mary Nell' Holly	4-5'	44	1364
17	Juniperus virginiana	Eastern Redcedar	4-5'	16	272
127	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Redcedar	4-5'	16	2032
119	Juniperus virginiana 'Taylor'	'Taylor' Eastern Red Cedar	4-5'	16	1904
16	Koelreuteria paniculata	Golden Rain Tree	2.5" cal.	380	6080
39	Liquidambar styraciflua 'Rotundiloba'	'Rotundiloba' American Sweetgum	2.5" cal.	238	9282
3	Magnolia grandiflora 'D.D. Blanchard'	'DD Blanchard' Southern Magnolia	4-5'	82	246
16	Magnolia grandiflora 'Little Gem'	'Little Gem' Magnolia	4-5'	82	1312
68	Magnolia virginiana	Sweet Bay Magnolia	4-5'	113	7684
13	Malus x 'Prairifire'	Prairifire' Crabapple	6-7' ht.	129	1677
12	Prunus cerasus 'Montmorency'	'Montmorency' Sour Cherry	6-7' ht.	77	924
13	Prunus subhirtella 'Autumnalis'	'Autumnalis' Cherry	6-7' ht.	77	1001
1	Quercus bicolor	Swamp White Oak	3.5" cal.	382	382
45	Quercus phellos	Willow Oak	2.5" cal.	419	18855
3	Quercus shumardii	Shumard Oak	3.5" cal.	419	1257
60	Thuja x 'Steeplechase'	'Steeplechase' Arborvitae	4-5'	10	600
				TOTAL CANOPY	79236
				TOTAL CANOPY	1.8 acres

TREE CANOPY CALCULATIONS:

Construction area = 12.63 acres
Units = 100
Density = 8 units/acre
Minimum tree canopy 20%

Total site area : 12.63 acres
Open space: 3.65 acres
Area requiring tree canopy = 12.63 - 3.65 = 8.98 acres

Tree canopy: 20% x 8.98 acres = 1.8 acres
Total proposed tree canopy = 1.8 acres

LANDSCAPE REQUIREMENTS FOR PARKING AREAS:

Total parking spaces = 32
Required: 1 interior tree per 10 spaces = 3
Total proposed interior trees = 6

Total paved parking/circulation area = 10,423 sq ft
Required: 5% of total to be planted = 521 sq ft
Total planted area proposed = 786 sq ft

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SPRING HILL VILLAGE

ALBEMARLE COUNTY , VIRGINIA

SHEET TITLE:

SITE PLANTING KEY PLAN

DRAWN BY: LMD
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description

SCALE: 1"=50'-0"

SHEET NUMBER:

L5.0

7-'Steeplechase' Arborvitae
5-Sweet Bay Magnolia
6-'Rotundiloba' American Sweetgum
10-'Steeplechase' Arborvitae
7-'Green Mountain' Sugar Maple
4-'Mary Nell' Holly
14-Prague Viburnum
7-Southern Wax Myrtle
5-Sweet Bay Magnolia
37-'Shamrock' Inkberry
1-Swamp White Oak
394-'Shenandoah' Switch Grass
131-'Little Joe' Pye Weed
2366-Golden ragwort
5-Sweet Bay Magnolia
5-Southern Wax Myrtle
2-Willow Oak
31-Henry's Garnet' Sweetspire
7-'Emerald Sentinel' Eastern Redcedar
6-'Princeton Sentry' Ginkgo
5-Sweet Bay Magnolia
10-'Steeplechase' Arborvitae
FENCED TOT LOT: PLAY STRUCTURES INCLUDING INFANT SWINGS AND CLIMBING, SLIDES, AND SWINGS FOR 5-12 YEAR OLDS
BOULDER PLAY AREA
BOULDER STEPS
6-12 YEAR OLD CLIMBING STRUCTURE
12-'Montmorency' Sour Cherry
COMMUNITY PARK
PAVILION
OPEN FIELD
FIREPIT AND SEATING AREA
12-'Sunshine Blue' Blueberry
10-'Pink Lemonade' Blueberry
12-'Sunshine Blue' Blueberry
6-'Green Mountain' Sugar Maple
2-Willow Oak
5-Sweet Bay Magnolia
COMMUNITY GARDEN BEDS
41-'Shamrock' Inkberry
10-'Gro-Low' Fragrant Sumac
7-'Rotundiloba' American Sweetgum
2-'Prairifire' Crabapple
2-Willow Oak
10-'Steeplechase' Arborvitae
3-'Prairifire' Crabapple
8-Willow Oak
9-'Gro-Low' Fragrant Sumac
2-Willow Oak
1-'Prairifire' Crabapple
5-Sweet Bay Magnolia
3-'Rotundiloba' American Sweetgum
3-'Prairifire' Crabapple
6-'Gro-Low' Fragrant Sumac
4-Eastern Redcedar
9-'Gro-Low' Fragrant Sumac
22-'Shamrock' Inkberry
4-'Mary Nell' Holly
7-Sweet Bay Magnolia
4-Willow Oak
5-Golden Rain Tree
1650-'Shenandoah' Switch Grass
6598-Tussock Sedge
14-Southern Wax Myrtle
18-'Shamrock' Inkberry
5-Eastern Redbud
LINEAR PARK
16-Prague Viburnum
25-'Shamrock' Inkberry
5-Golden Rain Tree
15-Southern Wax Myrtle
25-'Shamrock' Inkberry
4-'Appalachian Spring' Dogwood
5-'Mary Nell' Holly
3-'Evelyn' Hedge Maple
5-American Yellowwood
3-Fringe Tree
5-'Appalachian Spring' Dogwood
5-'Autumnalis' Cherry
3-'Evelyn' Hedge Maple
3-'Evelyn' Hedge Maple
4-'Autumnalis' Cherry
2-American Yellowwood

LOT 64 · LOT 65 · LOT 66 · LOT 67 · LOT 68 · LOT 69 · LOT 70 · LOT 71 · LOT 72 · LOT 73 · LOT 74 · LOT 75 · LOT 76 · LOT 77 · LOT 78 · LOT 79 · LOT 80 · LOT 81 · LOT 82 · LOT 83 · LOT 84 · LOT 85 · LOT 86 · LOT 87 · LOT 88 · LOT 89 · LOT 90 · LOT 91 · LOT 92 · LOT 93 · LOT 94 · LOT 95 · LOT 96 · LOT 97 · LOT 98 · LOT 99 · LOT 100 · LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13

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SPRING HILL VILLAGE

ALBEMARLE COUNTY, VIRGINIA

SHEET TITLE:

SITE PLANTING PLAN: COMMUNITY PARK AND LINEAR PARK

DRAWN BY: LMD
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.1

3-'October Glory' Red Maple
2-Willow Oak
7-Prague Viburnum
3-Shumard Oak
11-'Alleghany' Viburnum
8-Eastern Redcedar
5-Sweet Bay Magnolia
5-'Mary Nell' Holly
205-'Shenandoah' Switch Grass
921-Tussock Sedge
GREENWAY PARK
5-Eastern Redbud
5-Eastern Redcedar
21-'Emerald Sentinel' Eastern Redcedar
5-'Mary Nell' Holly
3-American Yellowwood
5-Sweet Bay Magnolia
3-'Steeplechase' Arborvitae
3-'Rotundiloba' American Sweetgum
3-'Green Mountain' Sugar Maple
DOG PARK
5-American Yellowwood
5-Eastern Redbud
GREENWAY ENTRANCE PARK
3-American Yellowwood
4-'Prairifire' Crabapple
6-'Green Mountain' Sugar Maple
10-'Rotundiloba' American Sweetgum
4-Willow Oak
6-Willow Oak
4-Willow Oak
58-'Emerald Sentinel' Eastern Redcedar
4-'Princeton Sentry' Ginkgo
3-'Princeton Sentry' Ginkgo
FENCED TOT LOT: PLAY STRUCTURES INCLUDING INFANT SWINGS AND CLIMBING, SLIDES, AND SWINGS FOR

LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
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LOT 12
LOT 11
LOT 10
LOT 9
LOT 8

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SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA

SHEET TITLE:
SITE PLANTING PLAN: GREENWAY PARK & GREENWAY ENTRANCE PARK

DRAWN BY: LMD
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal

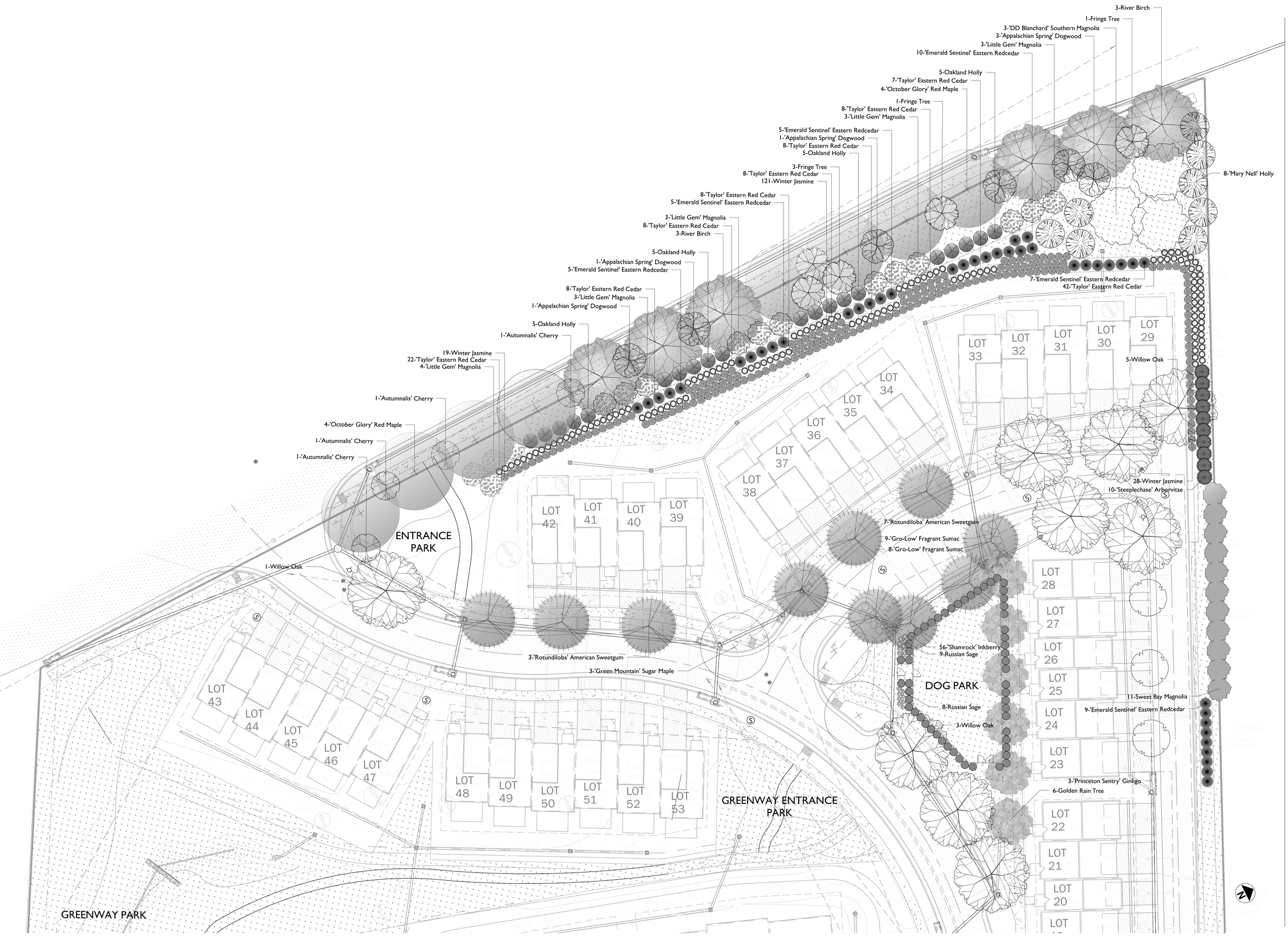
REVISION HISTORY:

No.	Date	Description

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.2



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SPRING HILL VILLAGE

ALBEMARLE COUNTY, VIRGINIA

SHEET TITLE:

SITE PLANTING PLAN: ENTRANCE PARK AND DOG PARK

DRAWN BY: LMD
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.3

Spring Hill Village
3-D Views

Albemarle County, Virginia
February 03, 2020

COOPER CARRY

Model Views



Model Views



Model Views



Model Views



Model Views



Model Views



Spring Hill Village – Townhomes and Villas
Stanley Martin Homes

Material Table		
Feature	**Color**	**Material**
Siding	Various	Hardiplank (mfg: James Hardie) Board & Batten Stone Veneer (mfg: ProVia)
Fascia / Trim	White	Aluminum
Doors	Brown	Fiberglass
Windows	White	Vinyl
Shingle Roof	Black	Asphalt (Owens Corning)
Shed Roof	Black	Metal

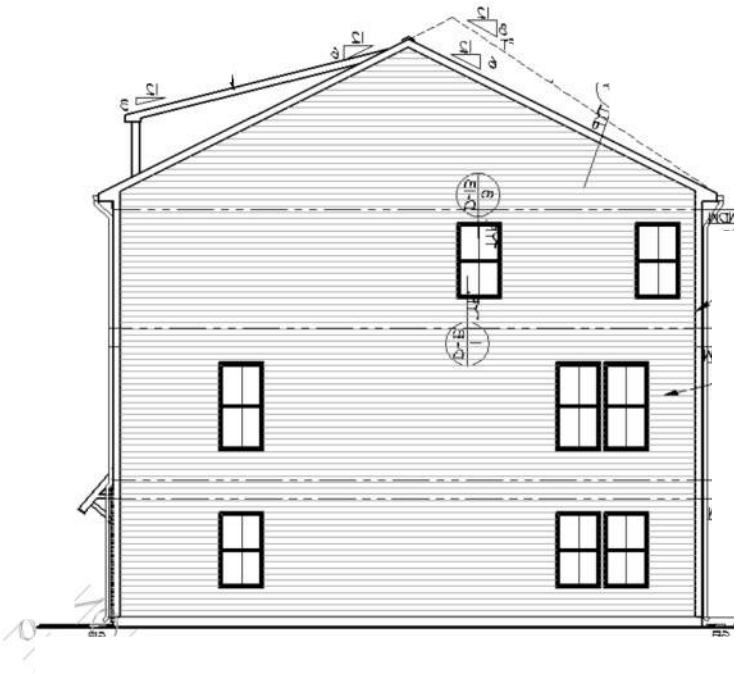
Siding Colors: Project Palette
Artic White
Grey Slate
Pearl Grey
Aged Pewter
Cobblestone
Light Mist

Spring Hill Village

Ext. Stone Veneer – Piedmont Limestone



Lot 1 Side Elevation





Lot: 28 P

Height: 34' 8 5/8" Width: 20'

Lot: 27 M

Height: 34' 8 5/8" Width: 20'

Lot: 26 G

Height: 34' 8 5/8"
Width: 16'

Lot: 25 H

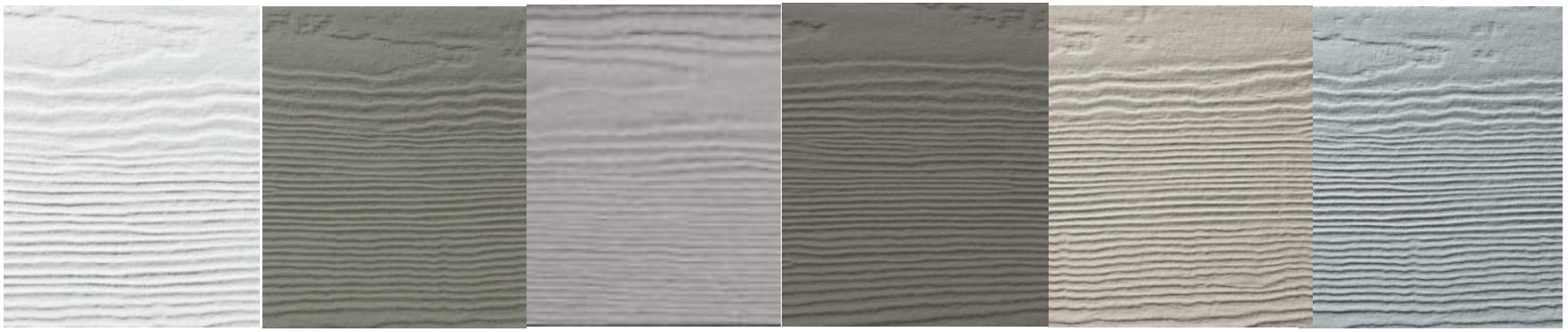
Height: 34' 8 5/8"
Width: 16'

Lot: 24 Q

Height: 34' 8 5/8" Width: 20'

Lot: 23 N

Height: 34' 8 5/8" Width: 20'



Arctic White

Gray Slate

Pearl Gray

Aged Pewter

Cobblestone

Light Mist



H

38

E

37

F

36

G

35

H

34



Gray Slate

Cobblestone

Arctic White

Light Mist

Pearl Gray

Spring Hill Village 39-42 Elevations



E H G F

42 41 40 39



Pearl Gray



Arctic White



Light Mist

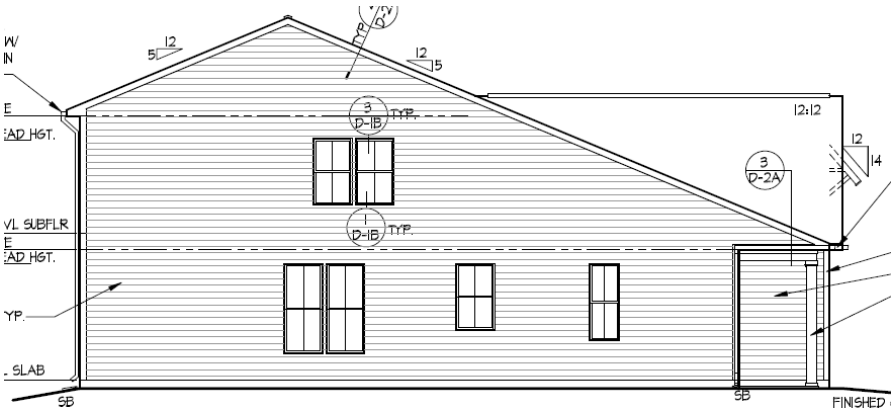


Cobblestone

Spring Hill Village: Lots 64-67
Villa Units
Side and Rear Elevations



Spring Hill Village: Lot 64
Side Elevation



Spring Hill Village: Lot 67
Side Elevation

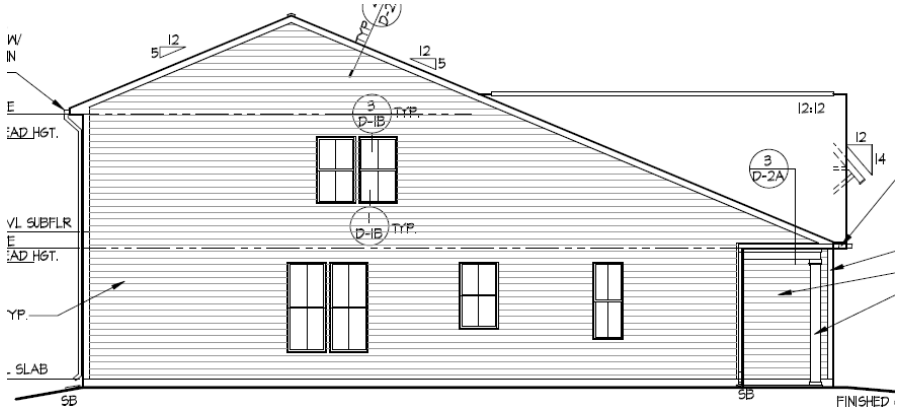


Lot 64 Lot 65 Lot 66 Lot 67

Spring Hill Village: Lots 68-71
Villa Units
Side and Rear Elevations



Spring Hill Village: Lot 68
Side Elevation



Spring Hill Village: Lot 71
Side Elevation



Lot 68 Lot 69 Lot 70 Lot 71

Spring Hill Village: Lots 72-75
Villa Units
Side and Rear Elevations



Spring Hill Village: Lot 72
Side Elevation



Spring Hill Village: Lot 75
Side Elevation



Lot 72 Lot 73 Lot 74 Lot 75

Spring Hill Village: Lots 76-79
Villa Units
Side and Rear Elevations



Spring Hill Village: Lot 76
Side Elevation



Spring Hill Village: Lot 79
Side Elevation

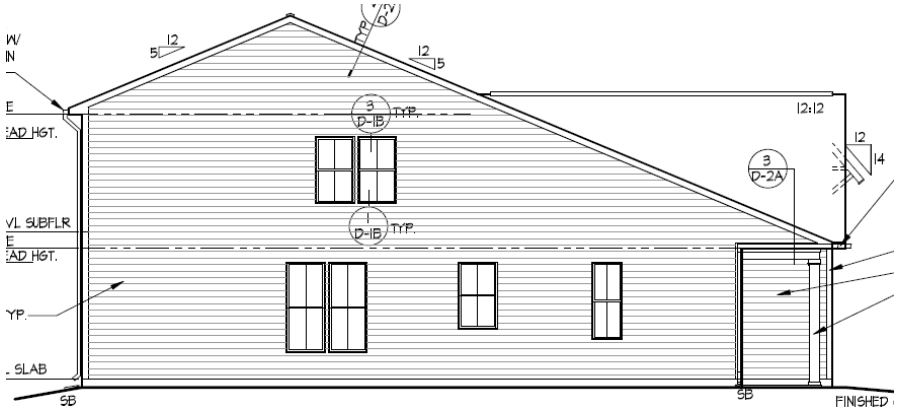


Lot 76 Lot 77 Lot 78 Lot 79

Spring Hill Village: Lots 80-83
Villa Units
Side and Rear Elevations



Spring Hill Village: Lot 80
Side Elevation



Spring Hill Village: Lot 83
Side Elevation



Lot 80 Lot 81 Lot 82 Lot 83

Spring Hill Village 84-88 <u>without</u> Optional Front Rooftop Terraces



Lot: 84 N Width: 20' Lot: 85 G Width: 16' Lot: 86 J Width: 16' Lot: 87 M Width: 20' Lot: 88 P Width: 20'



Cobblestone Gray Slate Pearl Gray Arctic White Light Mist

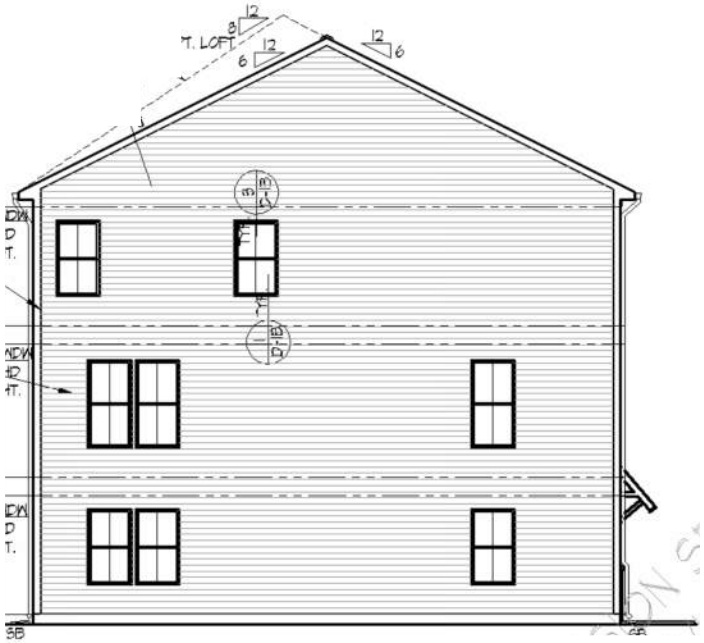
Spring Hill Village 84-88 <u>with</u> Optional Front Rooftop Terraces



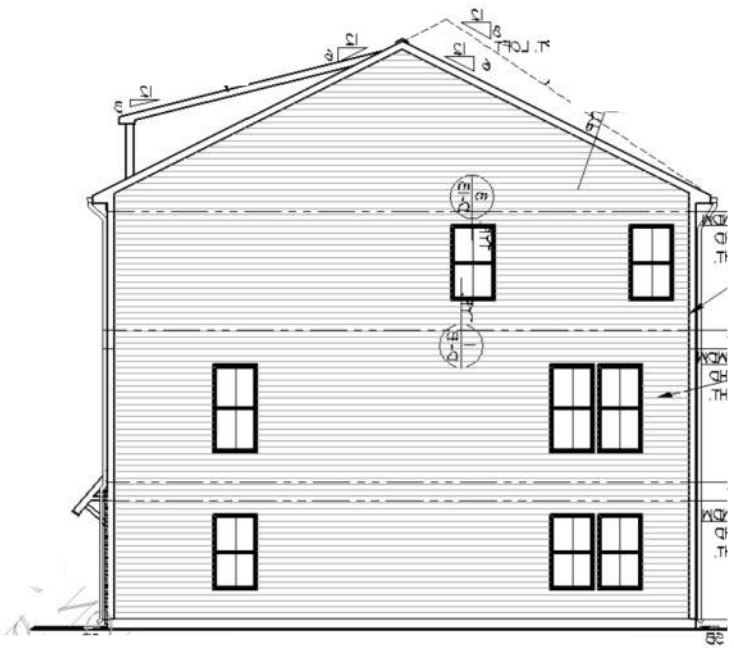
Lot: 84 N Width: 20' Lot: 85 G Width: 16' Lot: 86 J Width: 16' Lot: 87 M Width: 20' Lot: 88 P Width: 20'



Cobblestone Gray Slate Pearl Gray Arctic White Light Mist



Lot 84 Side Elevation

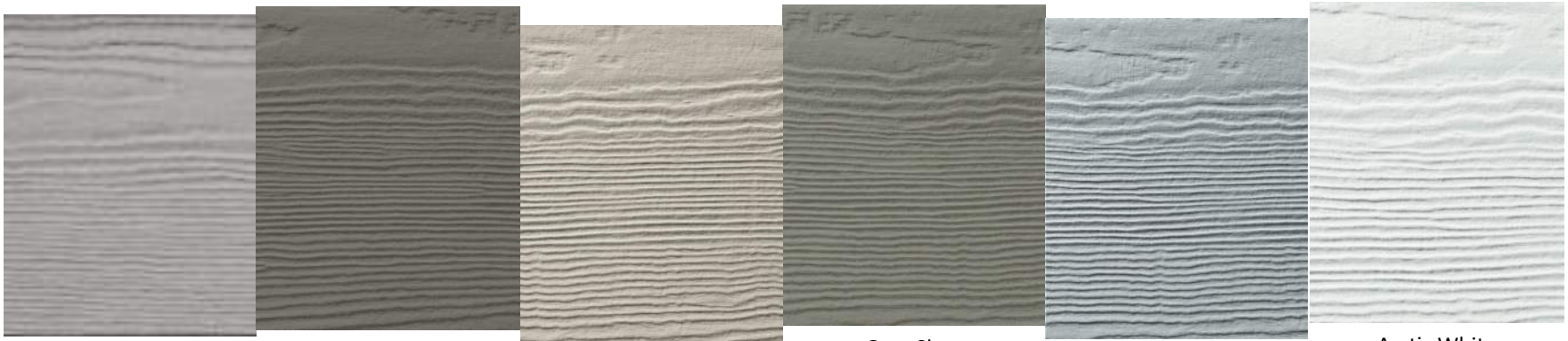


Lot 88 Side Elevation

Spring Hill Village 89-94 <u>without</u> Optional Front Rooftop Terraces



Lot: 89 Q Width: 20' | Lot: 90 M Width: 20' | Lot: 91 F Width: 16' | Lot: 92 H Width: 16' | Lot: 93 P Width: 20' | Lot: 94 R Width: 20'

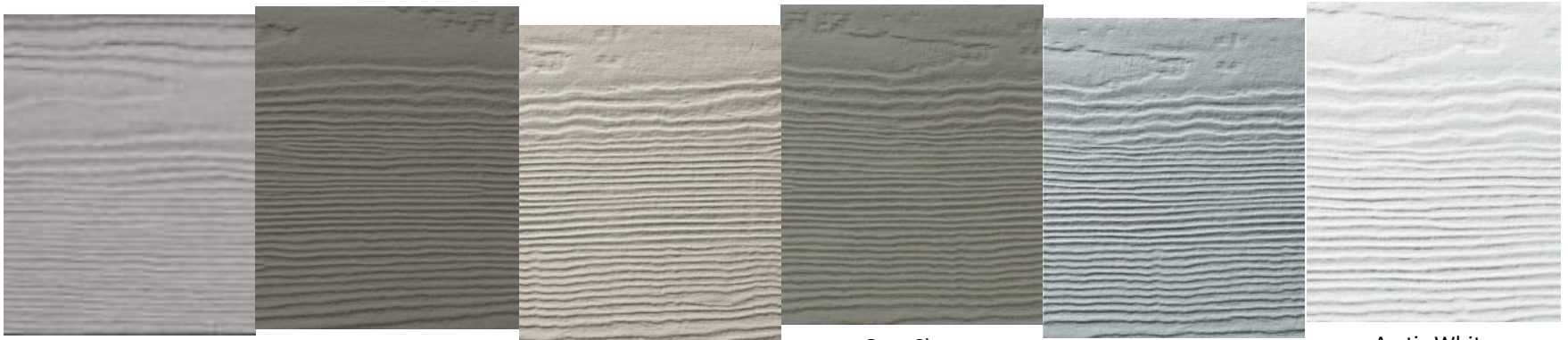


Pearl Gray | Aged Pewter | Cobblestone | Gray Slate | Light Mist | Arctic White

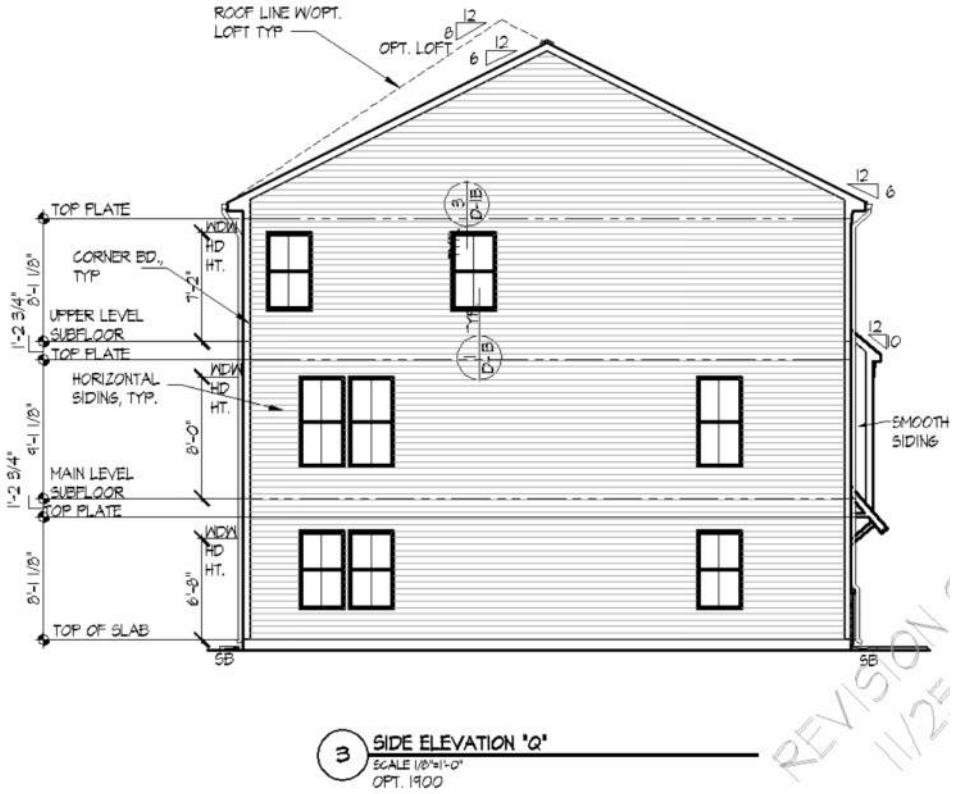
Spring Hill Village 89-94 <u>with</u> Optional Front Rooftop Terraces

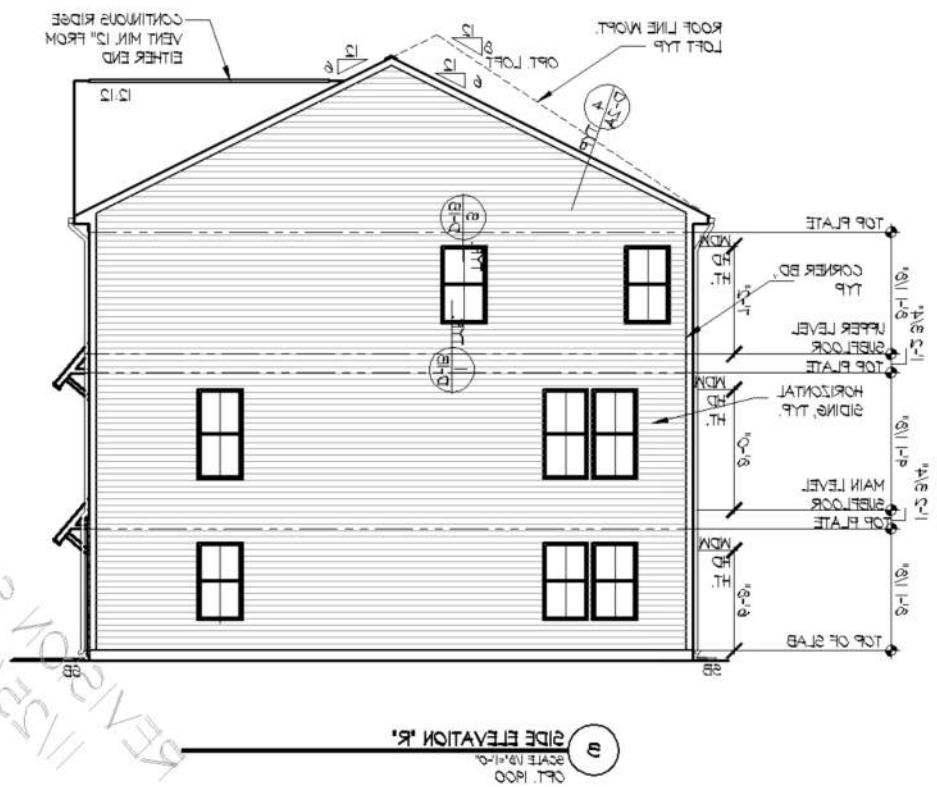


Lot: 89 Q Width: 20' Lot: 90 M Width: 20' Lot: 91 F Width: 16' Lot: 92 H Width: 16' Lot: 93 P Width: 20' Lot: 94 R Width: 20'



Pearl Gray | Aged Pewter | Cobblestone | Gray Slate | Light Mist | Arctic White





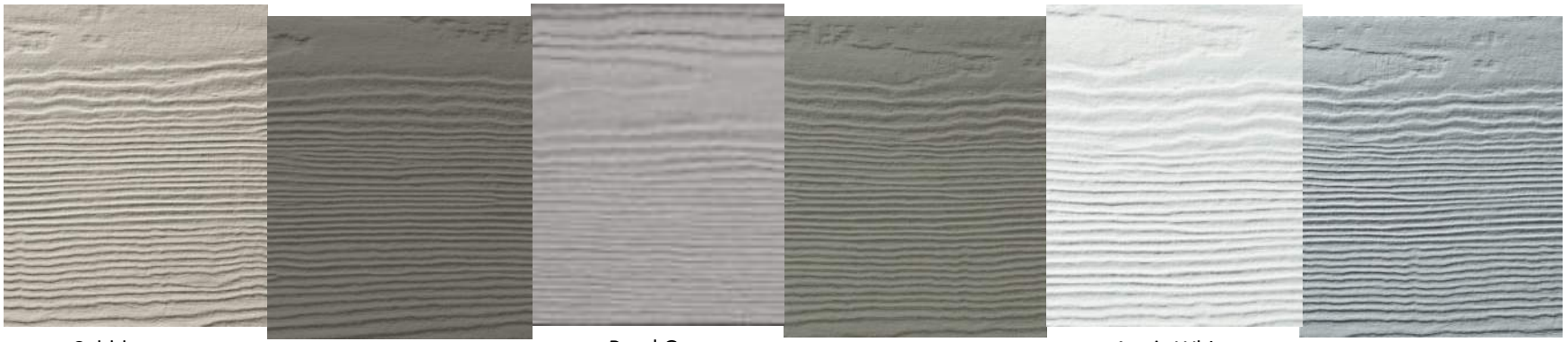
Lot 89 Side Elevation

Lot 94 Side Elevation

Spring Hill Village Model Row <u>without</u> Optional Front Rooftop Terraces



Lot: 95 N Width: 20' Lot: 96 Q Width: 20' Lot: 97 H Width: 16' Lot: 98 G Width: 16' Lot: 99 M Width: 20' Lot: 100 P Width: 20'

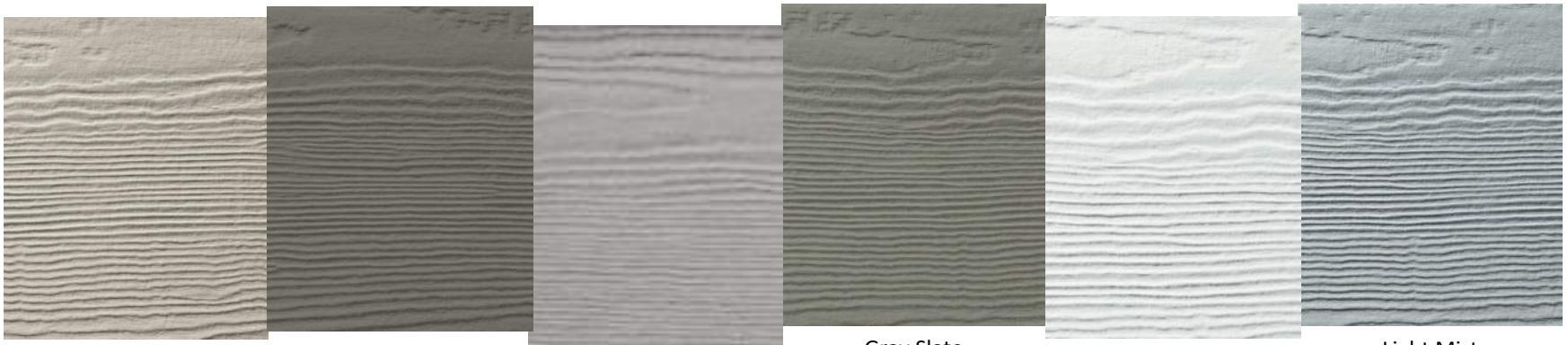


Cobblestone | Aged Pewter | Pearl Gray | Gray Slate | Arctic White | Light Mist

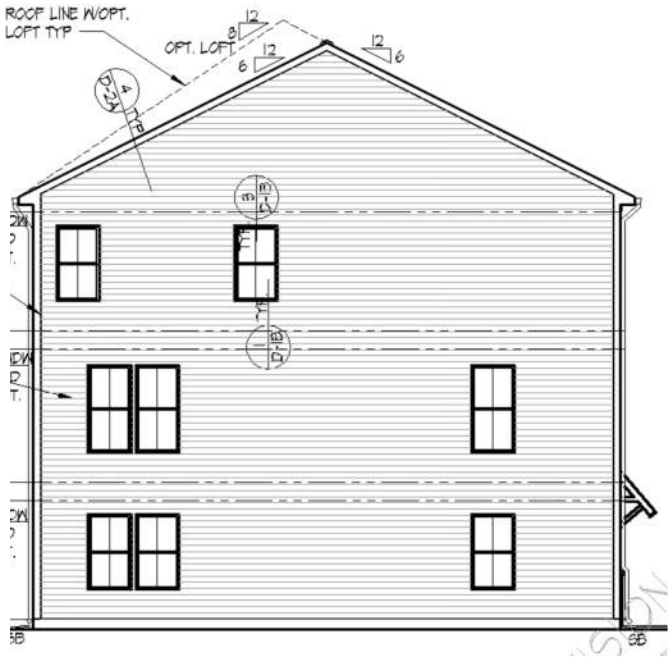
Spring Hill Village Model Row <u>with</u> Optional Front Rooftop Terraces



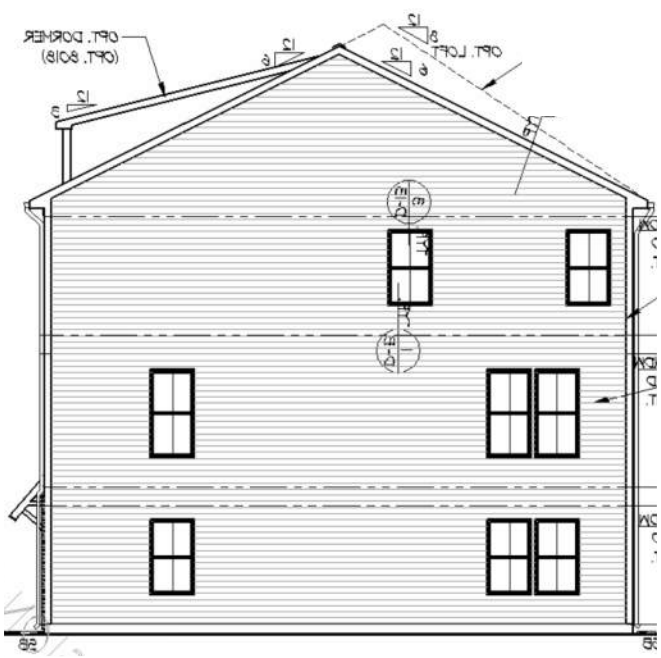
Lot: 95 N Width: 20' Lot: 96 Q Width: 20' Lot: 97 H Width: 16' Lot: 98 G Width: 16' Lot: 99 M Width: 20' Lot: 100 P Width: 20'



Cobblestone | Aged Pewter | Pearl Gray | Gray Slate | Arctic White | Light Mist



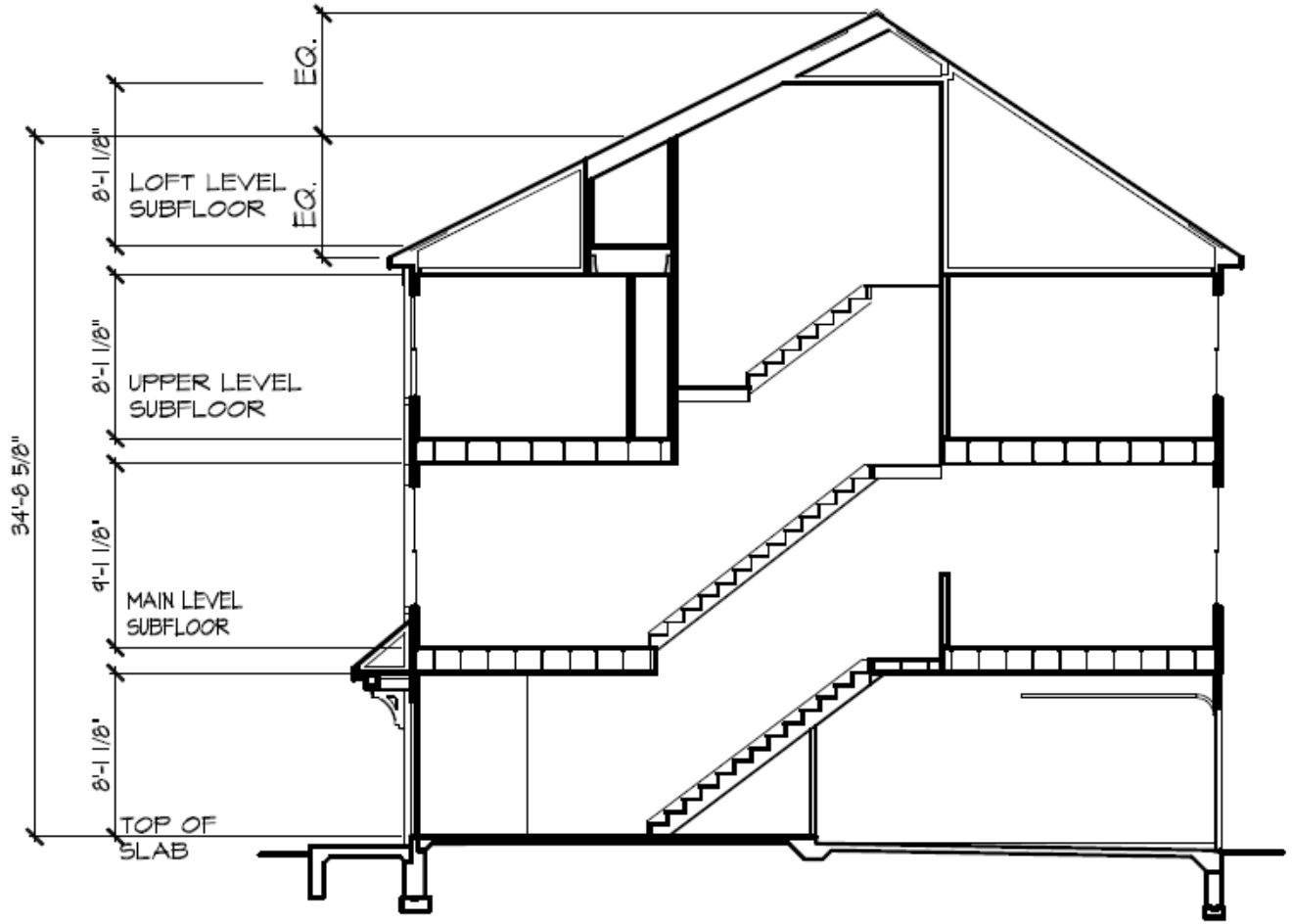
Lot 95 Side Elevation



Lot 100 Side Elevation

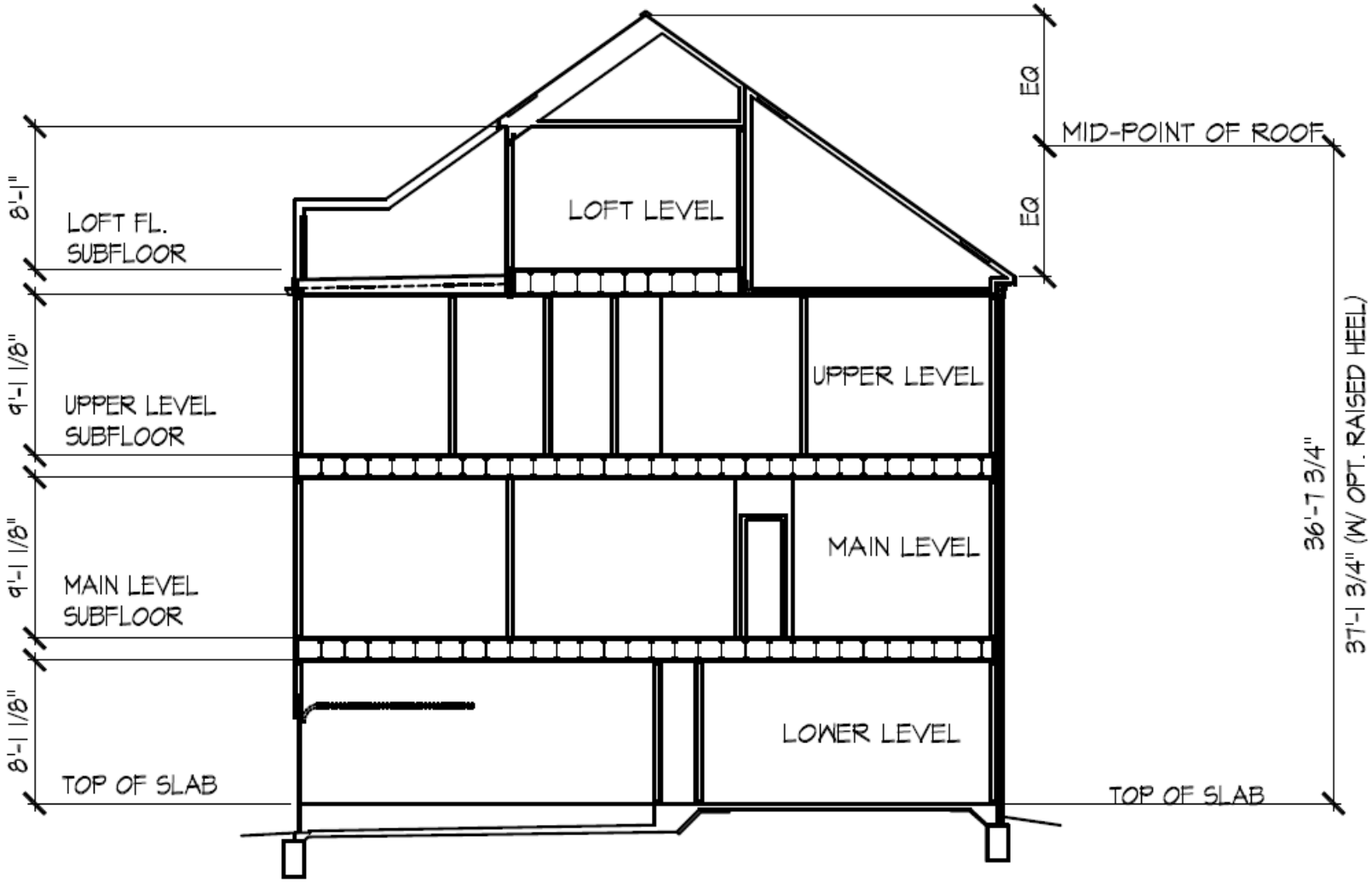
Building Height: 326 Perry (20')

BUILDING HEIGHT DIAGRAM



SECTION W/OPT. LOFT

BUILDING HEIGHT DIAGRAM



ELEVATION SHOWN W/ OPT. LOFT & RAISE HEEL TRUSS (HIGHEST ROOF)