COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4579
Phone (434) 296-5832 **Fax (434) 972-4126**

MEMORANDUM

TO: Architectural Review Board
FROM: Paty Saternye, Senior Planner
DATE: July 13, 2020
RE: **ARB-2020-24: Spring Hill Village**

The ARB reviewed the Final Site Plan for Spring Hill Village on May 18, 2020 and approved the request with conditions including the following: "Bring side and rear elevations to the ARB for review in a work session or as an "other business" item prior to final approval." The elevations have been resubmitted and the following information is provided in preparation for the "other business" review on July 20.

1. Comment #8 from the May 18 action stated, "*Revise the side elevations of townhouse units 1, 84, and 100 and villa unit 71 to incorporate sufficient detail to eliminate blankness*."
   a. The side elevation of unit 1 shows no additional detail. There is approximately 178', two rows of trees, and a 12' grade change between the EC street and the unit.
   QUESTION: Is there sufficient landscaping between the EC and this unit to mitigate the blankness of this elevation or are architectural changes needed?
   b. The only change to the side elevation of unit 84 is the addition of muntins and framing around each window. There is approximately 71', one row of evergreen trees, a 6' privacy fence along the southern property line, and a 4' grade change between the EC street and the unit.
   QUESTION: Do the privacy fence and landscaping sufficiently mitigate the blankness of this elevation or are architectural changes needed?
   c. The only change to the side elevation of unit 100 is the addition of muntins and framing around each window. There is approximately 77', one large shade tree, and a 7' grade change between the EC street and the unit. Unit 100 is located at the main entrance to the development and the side elevation is prominent.
   QUESTION: Is there sufficient landscaping between the EC and Unit 100 to mitigate its blankness or are architectural changes needed?
   d. The side elevation of unit 71 was revised with the additions of muntins and framing at each window. (Stone added at the front entrance will not be visible from the EC.) There is approximately 175', one row of alternating screening shrubs and evergreen trees, a 6' privacy fence along the southern property line, and a 2' grade change from the EC street to the unit.
   QUESTION: Do the privacy fence and landscaping sufficiently mitigate the blankness or are architectural changes needed?

2. Comment #7 of the May 18 action stated, "*Ensure that the rear elevations for units 1 through 22 show fenestration and architectural details sufficient to establish an appropriate appearance for the EC*." These elevations, not previously submitted for review, show fenestration at each level. Architectural detail is limited, but blankness is not an issue. These units are located along the northern property line, approximately 178' (Unit 1) to 672' (Unit 22) from the EC, with a grade change between the EC and the units ranging from 12' (Unit 1) to 68' (Unit 22). The rear of the units will be visible across the entrance to the adjoining parcel. Although there are screening shrubs and

trees proposed along the northern property line, this landscaping will not screen the rear elevations because of the grade change.
QUESTION: Is the character of these rear elevations appropriate for the EC?

3. Comment #9 of the May 18 action stated, "*Revise the rear elevations of units 64 through 71, and 76 through 83 to incorporate sufficient detail to eliminate blankness."* The only revisions to these elevations is the addition of muntins, framing around each window and a light fixture.
   a. Units 64-71 are located along the southern parcel boundary, between 175' (Unit 71) and 410' (Unit 64) from the EC. There is one row of alternating screening shrubs and evergreen trees, a 6' privacy fence along the southern property line, and a grade change ranging from 2' (Unit 71) to 16' (Unit 64) between the units and the EC street. Although there is limited architectural detail, blankness is not an issue.
   QUESTION: Do the landscaping, screening fence and distance sufficiently mitigate the limited architectural detail of these rear elevations?
   b. Units 76-83 are located near the middle of the development on the far side of the community park. There is approximately 340' (Unit 76) to 421' (Unit 83), and a grade change of 19' (Unit 76) to 34' (Unit 83) between the units and the EC street. Although the townhouses along the EC will block the view of the lower portion of these rear elevations, the grade change will allow the upper half to be visible if not screened by landscaping. Although there is limited architectural detail, blankness is not an issue.
   QUESTION: Do the landscaping and distance sufficiently mitigate the limited architectural detail of these rear elevations?

4. Comment #6 of the May 18 action stated, "*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.*". Elevations have been submitted rather than site sections. The rear elevations for units 1 through 22 are discussed above.
   a. The rear elevations of units 43 through 49 have been submitted for the first time. These elevations are the same as units 64 through 83 discussed above. These units are over 650' from the EC street. The grade change is 58'. Although there is limited architectural detail, blankness is not an issue. The distance from the street, and the intervening development are expected to mitigate the visual impact of these elevations.
   QUESTION: Is there any concern about the appearance of these elevations?
   b. The side elevations of units 6, 11, 16 and 23 have been submitted for the first time. They match units 84 and 100, discussed above. These units are more distant (286' to 683') from the EC and, with the exception of Unit 16, are in a close proximity to other units, which limits their visibility. The grade change from the EC is as much as 67' (Unit 23). Each successive row of townhouses will limit visibility of the next row.
   QUESTION: Is there any concern about the appearance of these elevations?

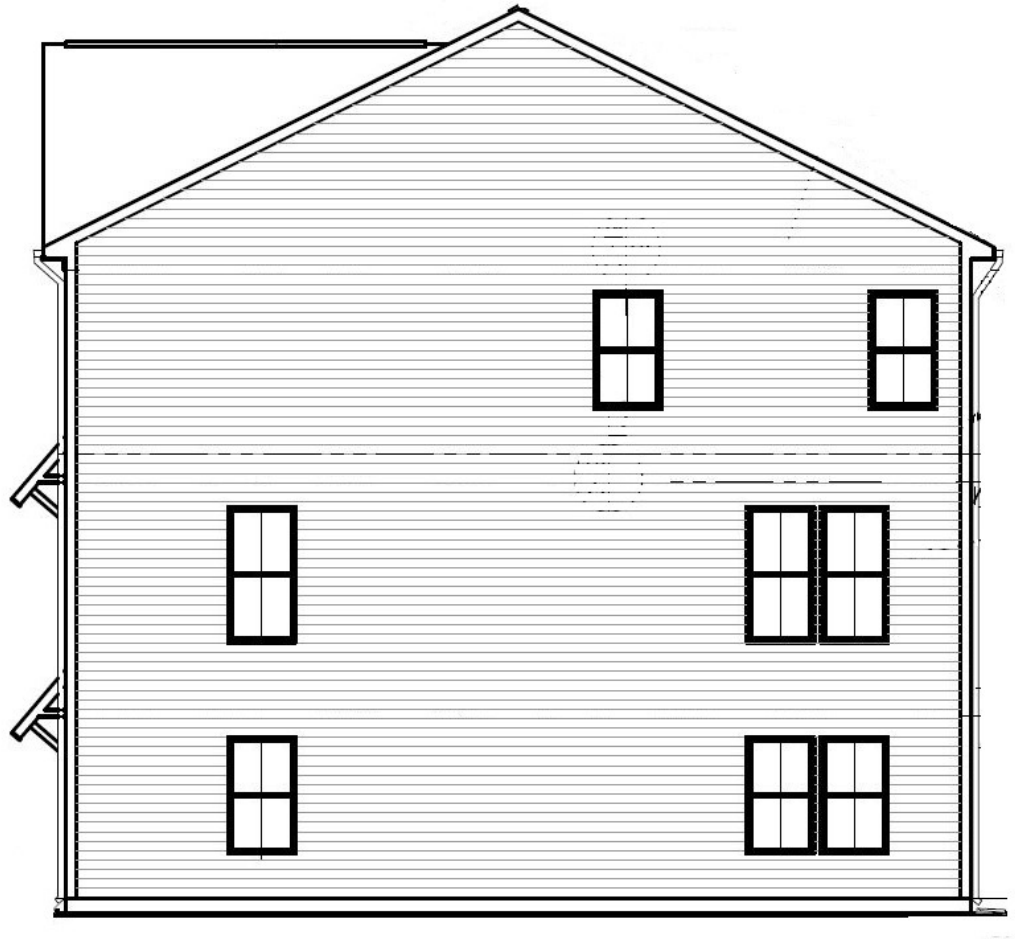
The following additional issues have been noted:

5. Comment #12 of the May 18 action stated, "*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*." The current plan notes the privacy fence as white vinyl. Staff does not recommend approval of a white vinyl fence in the EC.
   QUESTION: Does the ARB agree that white vinyl fence is not appropriate for the EC?

6. Comment #17 of the May 18 action stated, "*Provide frontage planting in a naturalistic pattern rather than in a strictly linear form.*" and comment #18 stated, "*Revise the street trees along the EC to … provide sufficient landscaping area, outside of the utility easements, to ensure they do not conflict with the existing or proposed easements*." The frontage planting still maintains a linear form and the street trees are still shown within a utility easement. Engineering can approve the trees in the SWM easement, but trees cannot be planted on top of the pipes and tree locations should maintain as much distance from the pipes as possible. The naturalistic planting pattern may need to be achieved through variety in spacing rather than varying depth.
   QUESTION: Is the regular spacing of street trees acceptable, or should the spacing be varied to achieve a more informal pattern?

ATTACHMENTS
Applicant's submittal items:
1: Spring Hill Village – ARB Building Elevations
2: Spring Hill Village – ARB Plan

Lot 1: Side Elevation



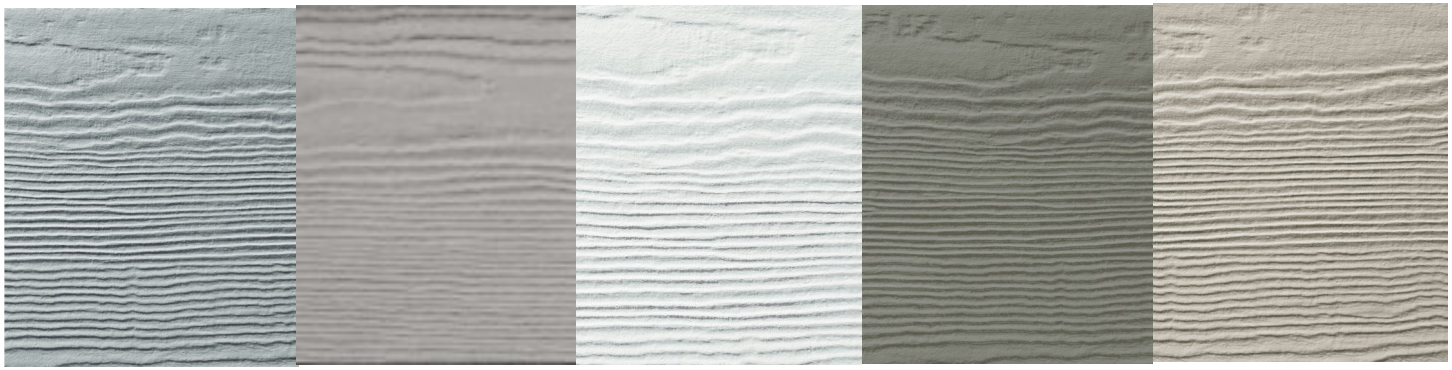
Building Height: 40’

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village
Lots 1-5
Front Elevations
Height = 40'



Lot 5	Lot 4	Lot 3	Lot 2	Lot 1
Perry: 20' width	Hugo ADU: 16' width	Hugo ADU: 16' width	Perry: 20' width	Perry: 20' width
Elev. Q	Elev. H	Elev. J	Elev. P	Elev. M



Light Mist	Pearl Gray	Arctic White	Gray Slate	Cobblestone

Spring Hill Village: Lots 1-22
Townhome Units
Rear Elevations

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Height = 40’



Lot 1: Perry
20’ width

Lot 2: Perry
20’ width

Lot 3: Hugo ADU
16’ width

Lot 4: Hugo ADU
16’ width

Lot 5: Perry
20’ width

Spring Hill Village: Lots 6, 11, 16, 23
Townhome Units
Side Elevations

Height = 40’



Lot 6

Height = 40’



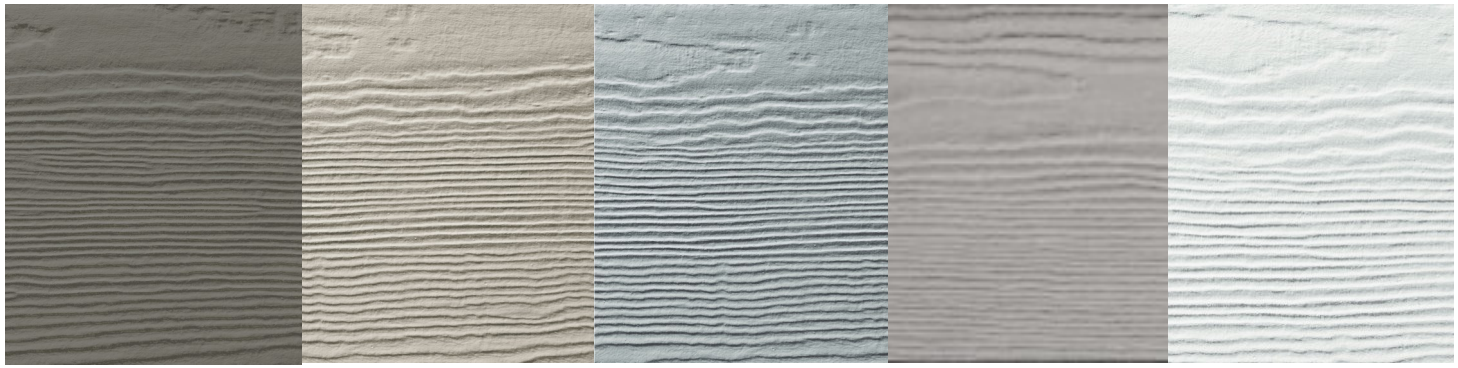
Lot 11

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village
Lots 6-10
Front Elevations
Height = 40'



Lot 10	Lot 9	Lot 8	Lot 7	Lot 6
Perry: 20' width	Hugo ADU: 16' width	Hugo ADU: 16' width	Perry: 20' width	Perry: 20' width
Elev. R	Elev. G	Elev. F	Elev. N	Elev. M



Aged Pewter	Cobblestone	Light Mist	Pearl Gray	Arctic White

Spring Hill Village: Lots 1-22

Townhome Units
Rear Elevations

Height = 40’



Lot 6: Perry
20’ width

Lot 7: Perry
20’ width

Lot 8: Hugo ADU
16’ width

Lot 9: Hugo ADU
16’ width

Lot 10: Perry
20’ width

- Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
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- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village
Lots 11-15
Front Elevations
Height = 40'



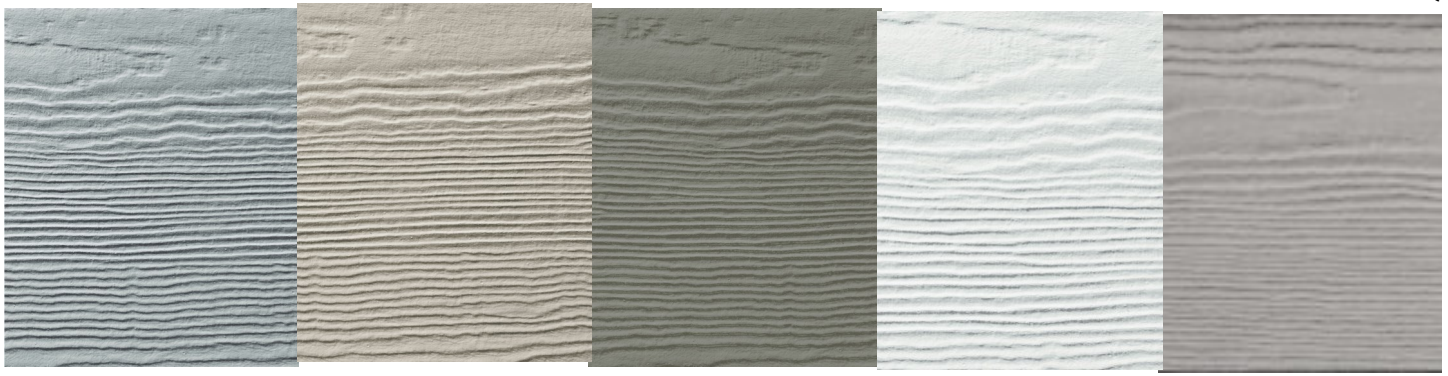
Lot 15
Perry: 20' width
Elev. M

Lot 14
Hugo ADU: 16' width
Elev. J

Lot 13
Hugo ADU: 16' width
Elev. H

Lot 12
Perry: 20' width
Elev. P

Lot 11
Perry: 20' width
Elev. Q



Light Mist

Cobblestone

Gray Slate

Arctic White

Pearl Gray

Spring Hill Village: Lots 1-22

Townhome Units
Rear Elevations

Height = 40’



Lot 11: Perry
20’ width

Lot 12: Perry
20’ width

Lot 13: Hugo ADU
16’ width

Lot 14: Hugo ADU
16’ width

Lot 15: Perry
20’ width

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village: Lots 6, 11, 16, 23
Townhome Units
Side Elevations

Height = 40’



Lot 16

Height = 40’



Lot 23

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village
Lots 16-22
Front Elevations
Height = 40'



Lot 22
Perry: 20' width
Elev. M



Pearl Gray

Lot 21
Perry: 20' width
Elev. N



Gray Slate

Lot 20
Hugo ADU: 16' width
Elev. G



Arctic White

Lot 19
Perry: 20' width
Elev. Q



Cobblestone

Lot 18
Hugo ADU: 16' width
Elev. F



Aged Pewter

Lot 17
Perry: 20' width
Elev. R



Light Mist

Lot 16
Perry: 20' width
Elev N



Arctic White

Spring Hill Village: Lots 1-22

Townhome Units
Rear Elevations

Height = 40’



Lot 16: Perry
20’ width

Lot 17: Perry
20’ width

Lot 18: Hugo ADU
16’ width

Lot 19: Perry
20’ width

Lot 20: Hugo ADU
16’ width

Lot 21: Perry
20’ width

Lot 22: Perry
20’ width

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.



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

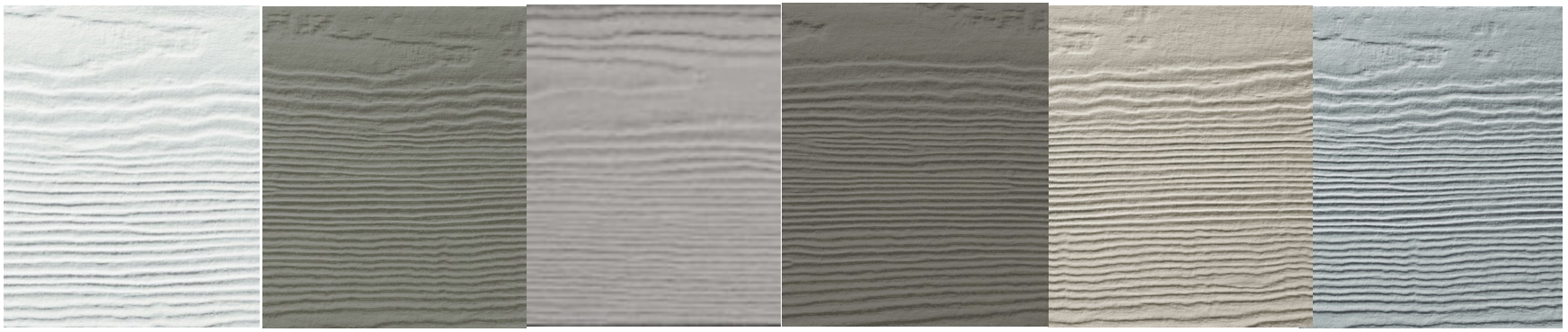
Height: 34' 8 5/8"
Width: 16'

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

Spring Hill Village
Lots 29-33
Front Elevations
Height = 40'



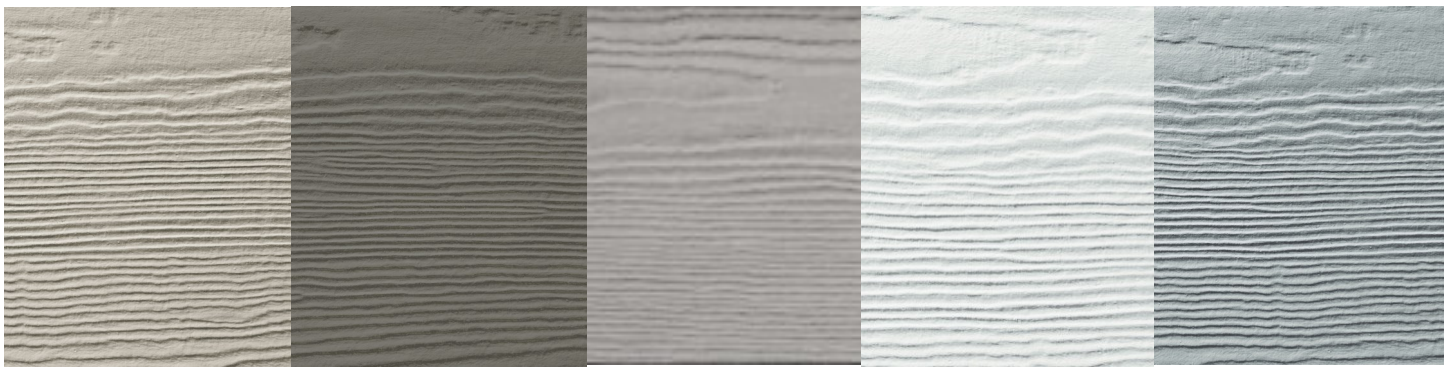
Lot 33
Monroe: 22' width
Elev. G

Lot 32
Monroe: 22' width
Elev. E

Lot 31
Monroe: 22' width
Elev. F

Lot 30
Monroe: 22' width
Elev. E

Lot 29
Monroe: 22' width
Elev. H



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

Spring Hill Village
Lots 34-38
Front Elevations
Height = 40'



Lot 38
Monroe: 22' width
Elev. H

Lot 37
Monroe: 22' width
Elev. E

Lot 36
Monroe: 22' width
Elev. F

Lot 35
Monroe: 22' width
Elev. G

Lot 34
Monroe: 22' width
Elev. H



Gray Slate

Cobblestone

Arctic White

Light Mist

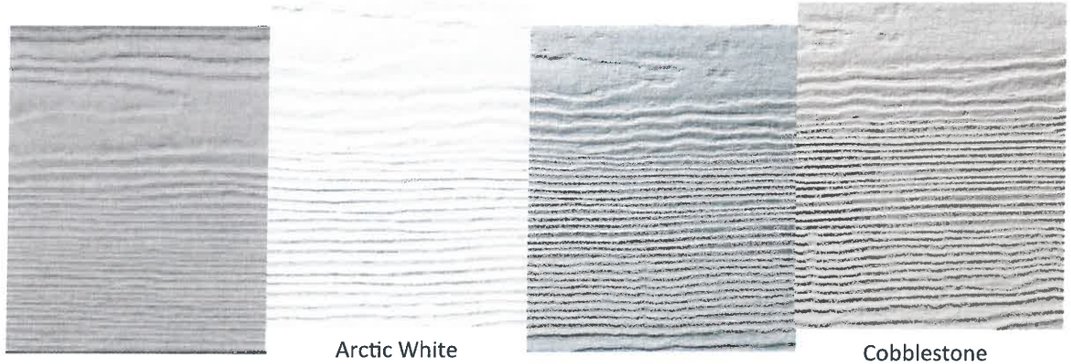
Pearl Gray

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 43-45
Villa Units
Rear Elevations

Height = 29' 5.8"

Height = 20' 5"



Lot 43



Lot 44

Height = 29' 5.8"

Height = 20' 5"



Lot 45

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village: Lots 46-49
Villa Units
Rear Elevations

Height = 29' 5.8"

Height = 20' 5"



Lot 46

Lot 47

Lot 48

Lot 49

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

Spring Hill Village
Lots 50-55
Front Elevations
Height = 40'



Lot 55
Monroe: 22' width
Elev. H

Lot 54
Monroe: 22' width
Elev. E

Lot 53
Monroe: 22' width
Elev. G

Lot 52
Monroe: 22' width
Elev. F

Lot 51
Monroe: 22' width
Elev. E

Lot 50
Monroe: 22' width
Elev. H



Light Mist



Aged Pewter



Cobblestone



Gray Slate



Arctic White



Pearl Gray

Spring Hill Village
Lots 56-60
Front Elevations
Height = 40'



Lot 60
Monroe: 22' width
Elev. E



Gray Slate

Lot 59
Monroe: 22' width
Elev. G



Cobblestone

Lot 58
Monroe: 22' width
Elev. H



Pearl Gray

Lot 57
Monroe: 22' width
Elev. E



Light Mist

Lot 56
Monroe: 22' width
Elev. F



Arctic White

Spring Hill Village: Lots 61-63
Villa Elevations - Front
Marcella Villa Height = 40'



Lot 63

Villa width = 32'

Elev. F



Lot 62

Villa width = 32'

Elev. G



Lot 61

Villa width = 32'

Elev. H



Cobblestone

Arctic White

Pearl Gray

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

29' 5.8"



Spring Hill Village: Lot 64 Side Elevation

29' 5.8"



Spring Hill Village: Lot 67 Side Elevation

29' 5.8"



Lot 64



Lot 65



Lot 66

29' 5.8"



Lot 67

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

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

29' 5.8"



Spring Hill Village: Lot 68 Side Elevation

29' 5.8"



Spring Hill Village: Lot 71 Side Elevation

29' 5.8"



Lot 68



Lot 69



Lot 70

29' 5.8"



Lot 71

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.



Lot 71: Villa (Marcella)
Side Elevation

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

29' 5.8"



Spring Hill Village: Lot 72 Side Elevation

29' 5.8"



Spring Hill Village: Lot 75 Side Elevation

29' 5.8"



Lot 72



Lot 73



Lot 74

29' 5.8"



Lot 75

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

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

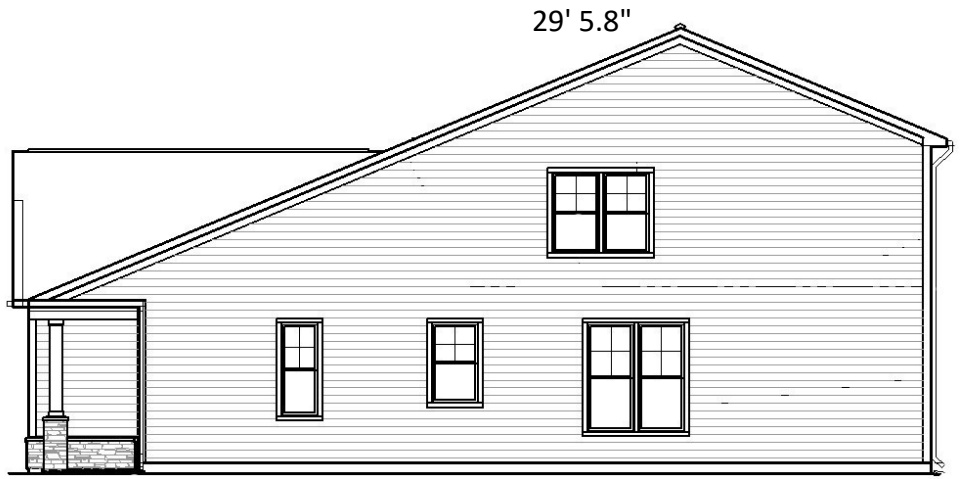
Lot 77

Lot 78

Lot 79

- 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.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

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

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- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.



Lot 84: Townhome (Perry)
Side Elevation



Lot 100: Townhome (Perry)
Side Elevation

Spring Hill Village
Lots 84-88
Front Elevations
Height = 40'

Roof top terraces are an option on the rear elevations of units 84 through 100.



Lot: 84
Elev. N
Perry Width: 20'

Lot: 85
Elev. G
Hugo ADU Width: 16'

Lot: 86
Elev. J
Hugo ADU Width: 16'

Lot: 87
Elev. M
Perry Width: 20'

Lot: 88
Elev. P
Perry Width: 20'



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



Lot 89 Side Elevation



Lot 94 Side Elevation

Spring Hill Village
Lots 89-94
Front Elevations
Height = 40's

Roof top terraces are an option on the rear elevations of units 84 through 100.



Lot: 89
Elev. Q
Perry Width: 20'

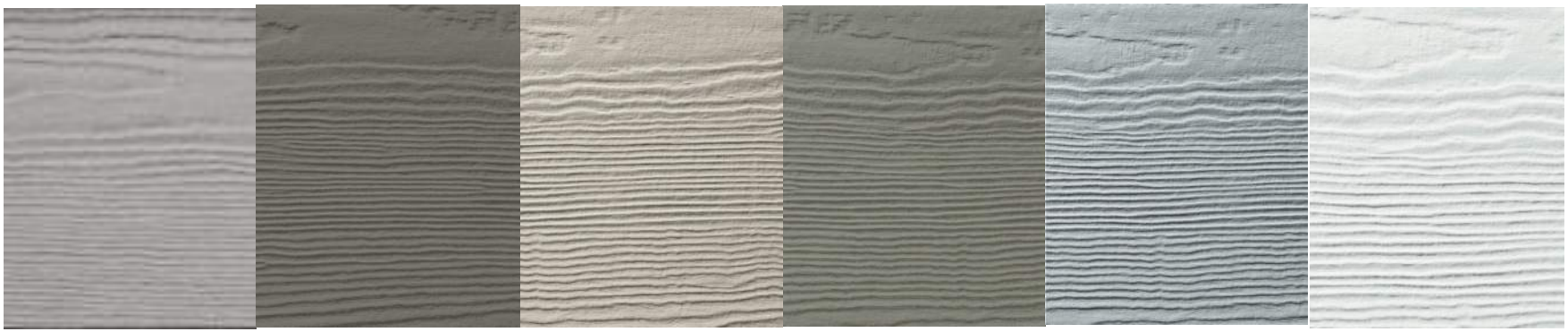
Lot: 90
Elev. M
Perry Width: 20'

Lot: 91
Elev. F
Hugo ADU Width: 16'

Lot: 92
Elev. H
Hugo ADU Width: 16'

Lot: 93
Elev. P
Perry Width: 20'

Lot: 94
Elev. R
Perry Width: 20'



Pearl Gray | Aged Pewter | Cobblestone | Gray Slate | Light Mist | Arc c White



Lot 95 Side Elevation



Lot 100 Side Elevation

Spring Hill Village
Lots 95-100
Front Elevations
Height = 40'



Lot: 95
Elev. N
Perry Width: 20'

Lot: 96
Elev. Q
Perry Width: 20'

Lot: 97
Elev. H
Hugo ADU Width: 16'

Lot: 98
Elev. G
Hugo ADU Width: 16'

Lot: 99
Elev. M
Perry Width: 20'

Lot: 100
Elev. P
Perry Width: 20'



Cobblestone



Aged Pewter



Pearl Gray



Gray Slate



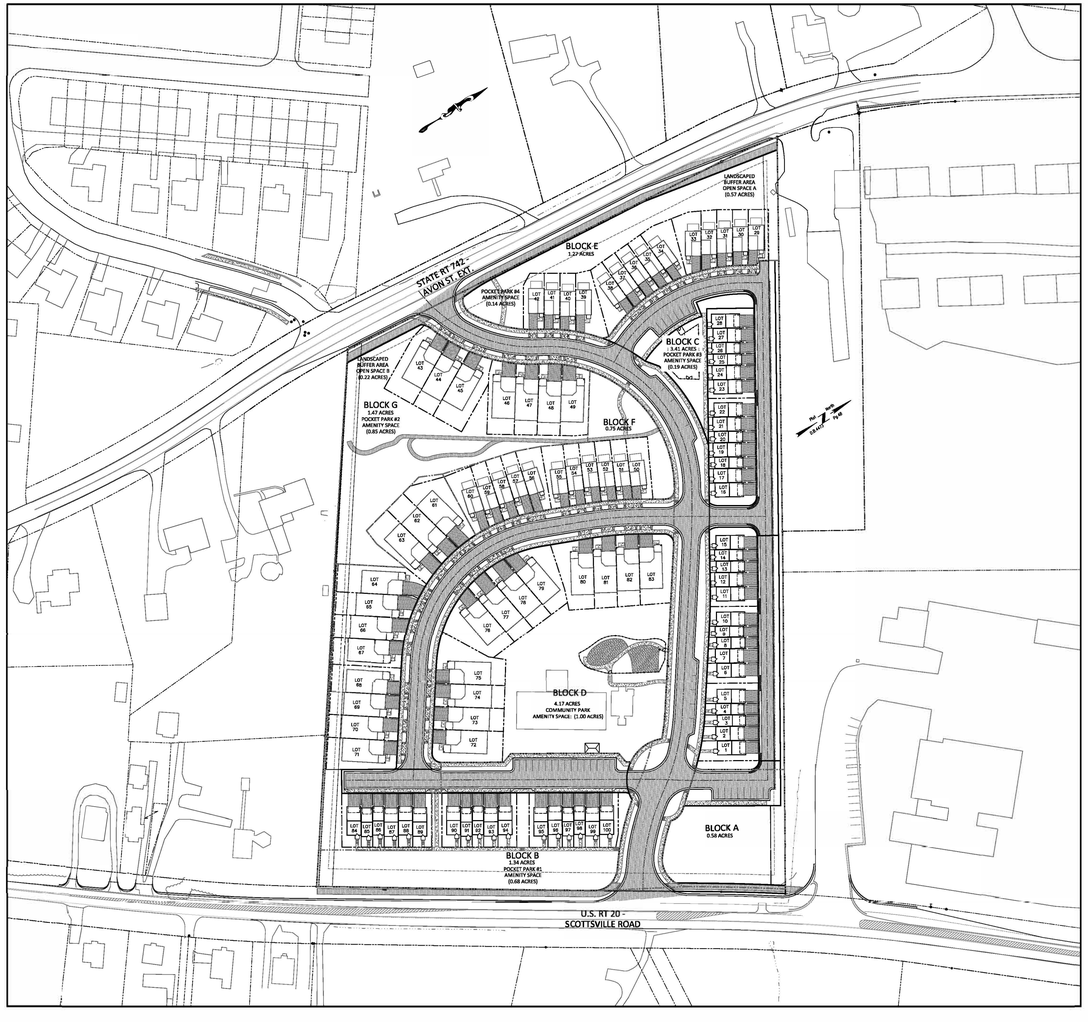
Arctic White

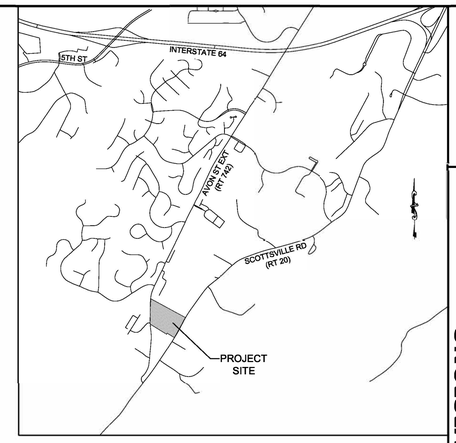


Light Mist

SPRING HILL VILLAGE
ARB PLAN
ARB2020-00024

SCOTTSVILLE DISTRICT - ALBEMARLE COUNTY, VIRGINIA





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

OWNER: STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DRIVE, SUITE 1100
RESTON, VA 20190

DEVELOPER: STANLEY MARTIN HOMES
404 PEOPLE PLACE, SUITE 303
CHARLOTTESVILLE, VA 22911

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

TAX MAP NO.: 090000-00-00-02800 (DB 4571, PG.421)
1776 SCOTTSVILLE ROAD
CHARLOTTESVILLE, VA 22903

TOTAL AREA: 13.00 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. VARIATION #2 TO THE CODE OF DEVELOPMENT AND APPLICATION PLAN IS CURRENTLY UNDER REVIEW. VARIATION #3 APPROVED MAY 20, 2020.

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 = 3.28 ACRES (25.2%)
PARKS AND ACTIVE/PASSIVE RECREATIONAL AREAS PROVIDED:

OPEN SPACE A (BUFFER):	0.06 ACRES
OPEN SPACE B (BUFFER):	0.09 ACRES
OPEN SPACE C (BUFFER/POCKET PARK #4):	0.54 ACRES
OPEN SPACE D (POCKET PARK #3):	0.19 ACRES
OPEN SPACE E (BUFFER):	0.02 ACRES
OPEN SPACE F (POCKET PARK #1):	0.63 ACRES
OPEN SPACE G (BUFFER):	0.10 ACRES
OPEN SPACE H (POCKET PARK #2):	0.83 ACRES
OPEN SPACE I (BUFFER):	0.21 ACRES
OPEN SPACE J (COMMUNITY PARK):	1.00 ACRES

TOTAL PARK AREA PROVIDED: 3.67 ACRES (28.2% 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.

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)

PROPOSED TOWNHOUSE BUILDING HEIGHT= 40' MAXIMUM
PROPOSED VILLA BUILDING HEIGHT= 29' 5.8"MAXIMUM

SETBACKS: RESIDENTIAL:
FRONT: 5' MINIMUM (18' MINIMUM FROM R/W OR EDGE OF SIDEWALK TO GARAGE)
SIDE: 5' SETBACK (MIN. 10' BUILDING SEPARATION) & 8' CORNER LOT SETBACK
REAR: 10' MINIMUM
NON-RESIDENTIAL:
FRONT: 5' MINIMUM (25' FRONT SETBACK FROM ROUTE 20)
SIDE: 5' MINIMUM & 8' CORNER LOT SETBACK
REAR: 15' MINIMUM (25' REAR SETBACK FROM ROUTE 20)

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 JANUARY OF 2020.

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 = 33 SPACES
+ (9) ADDITIONAL SPACES FOR THE FUTURE COMMERCIAL AREA.
TOTAL PARKING SPACES PROVIDED: 233 TOTAL PARKING SPACES FOR RESIDENTIAL UNITS

PHASING: THIS PROPERTY SHALL BE DEVELOPED IN 2 PHASES. ALL RESIDENTIAL PROPERTY SHALL BE DEVELOPED IN PHASE 1, AND THE COMMERCIAL DEVELOPMENT SHALL BE DEVELOPED IN PHASE 2.

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 SHEET 4 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 THIS SHEET AND SHEET 3 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:	5.40 ac.-41.5%
ROADS (R/W):	3.95 ac.-30.3%
OPEN SPACE:	3.67 ac.-28.2%

OFFSITE EASEMENT: OFFSITE EASEMENTS ARE REQUIRED FOR SANITARY SEWER CONNECTION AND ROADWAY CONSTRUCTION. SEE EXISTING CONDITIONS SHEET FOR EXISTING EASEMENT INFORMATION.

AFFORDABLE HOUSING: AFFORDABLE HOUSING SHALL BE PROVIDED IN ACCORDANCE w/ THE PROFFERS. THE SPECIFIC AFFORDABLE UNITS HAVE BEEN IDENTIFIED w/ THIS FINAL SITE PLAN.

NOTE: A VDOT ACCESS MANAGEMENT EXCEPTION HAS BEEN APPROVED FOR THE ROUTE 20 ENTRANCE WITH ITS PROXIMITY TO THE COMMERCIAL ENTRANCE ON THE ADJACENT PROPERTY.

AN 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. ANY CHANGES TO THESE LOCATIONS SHALL BE ACCOMPANIED WITH A LETTER OF REVISION TO ALBEMARLE COUNTY.

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
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 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
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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**

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 Twenty Thousand Four Hundred Sixty and 57/100 dollars ($20,460.57) cash for each new single-family detached dwelling unit. The cash contribution shall be Thirteen Thousand Nine Hundred Thirteen and 18/100 dollars ($13,913.18) 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 Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 29th day of September 2014 by Vito Cetta, Manager of Barracks Heights, LLC, a Virginia limited liability company.

My Commission expires: 10-31-15
Margie K. Collins
#1009801
Notary Public

MARGIE K. COLLINS
NOTARY PUBLIC
REGISTRATION # 1009801
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
10-31-15

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT: SPRING HILL VILLAGE - ARB PLAN

SHEET: PROFFERS

JOB NO. 182157
SCALE N/A
SHEET NO. 1A

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EXISTING R/W LINE

MATCHLINE A - SEE THIS SHEET

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

N06°15'19"E
573.33'

NOTE: EXISTING OVERHEAD LINES TO BE RELOCATED UNDERGROUND AND THE ASSOCIATED POLES WILL BE REMOVED

EXISTING CULVERT TO REMAIN

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
ZONE: R1 RESIDENTIAL

TMP 90-28
STANLEY MARTIN COMPANIES LLC
D.B. 4571 P. 421
D.B. 205 P. 22 PLAT
H.W.P.B.1 P. 35 PLAT
H.W.P.B.4 P 146 PLAT
ZONE: NMD

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

S57°47'36"E 601.74ft

500.00'

N32°10'17"E
115.02ft (r/c)

57.09'

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

EXISTING MOBILE HOME TO BE REMOVED

EXISTING TREELINE (TYP.)

TMP 90-27B
STEVEN W. AND BETTY C. JOHNSON
D.B. 1026 P. 715
D.B. 629 P. 616 PLAT
ZONE: R1 RESIDENTIAL

N53°42'51"W 750.78'(total)

EXISTING SHEDS TO BE REMOVED

EXISTING OVERHEAD POWERLINE AND POLES TO BE REMOVED

EXISTING GRAVEL DRIVEWAY TO BE REMOVED

S52°27'59"E 448.93ft

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

EXISTING STRUCTURE TO BE REMOVED

TMP 90-27A
EDDIE LEE AND MINNIE LEE BEST LIFE ESTATE
D.B. 3728 P. 453
D.B. 320 P. 264 PLAT
ZONE: R1 RESIDENTIAL

TMP 90-26
STEVEN LEVINE AND SHAWNNA PLEDGER
D.B. 2197 P. 388
D.B. 1658 P. 588, 590 PLAT
ZONE: R1 RESIDENTIAL

TMP 90-27
LOT 1A
ROGER SCHICKEDANTZ
D.B. 1244 P. 461
D.B. 629 P. 616 PLAT
D.B. 530 P. 164 PLAT
ZONE: R1 RESIDENTIAL

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

NOTE: EXISTING OVERHEAD LINES TO BE RELOCATED UNDERGROUND AND THE ASSOCIATED POLES WILL BE REMOVED

LIMITS OF PAVEMENT REPLACEMENT / PAVEMENT OVERLAY FOR SOUTHBOUND LANE

EXISTING MANAGED SLOPES (TYP.)

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING OFF-SITE UTILITY EASEMENT
D.B. _____, PG. _____

EXISTING OFF-SITE DRAINAGE EASEMENT
D.B. _____, PG. _____

S33°54'37"W 318.98'

S33°30'20"W 246.36'

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 1148234.683
ELEVATION 527.74

EXISTING CURBING TO BE REMOVED

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

EXISTING NORTHBOUND LANE TO REMAIN

LIMITS OF PAVEMENT REPLACEMENT FOR NEW DRAINAGE PIPE CROSSING

EXISTING DRAINAGE STRUCTURES AND CULVERTS TO BE REMOVED

EXISTING DRAINAGE STRUCTURE 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
ZONE: RURAL

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

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

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

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

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
ZONE: RURAL

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
ZONE: RURAL

MATCHLINE B - SEE THIS SHEET

PLAN SHEET (MATCHLINE A)
SCALE=50'

BENCH MARK IS SURVEY CONTROL POINT17-6, NAIL AND FLASHER
N 3883416.519
E 1148127.577
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
ZONE: LIGHT INDUSTRIAL

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
D.B. 288 P. 347 COMM OF VA
D.B. 279 P. 493 PLAT
ZONE: RURAL

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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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NOTES:
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. (5) 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.
20. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

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.

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
6/12/20

REVISIONS

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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	2,296	1,525	51	1,858	1,528
2	1,552	1,251	52	1,848	1,518
3	1,209	968	53	1,859	1,529
4	1,191	951	54	1,888	1,558
5	2,064	1,353	55	2,510	1,703
6	2,017	1,308	56	2,683	1,835
7	1,402	1,101	57	1,935	1,604
8	1,104	864	58	1,920	1,590
9	1,089	849	59	1,934	1,612
10	1,838	1,169	60	2,775	1,891
11	1,815	1,146	61	4,620	3,456
12	1,321	1,014	62	3,441	2,960
13	1,060	827	63	4,406	3,327
14	1,061	821	64	4,483	3,191
15	2,024	1,186	65	3,501	2,825
16	2,075	1,249	66	3,230	2,545
17	1,319	1,040	67	3,681	2,491
18	1,055	832	68	3,673	2,478
19	1,319	1,040	69	3,102	2,408
20	1,055	832	70	3,110	2,412
21	1,319	1,040	71	4,124	2,788
22	1,715	1,092	72	4,338	3,284
23	1,715	1,092	73	3,127	2,647
24	1,319	1,040	74	3,112	2,632
25	1,055	832	75	4,987	3,837
26	1,055	832	76	4,984	3,898
27	1,319	1,040	77	3,296	2,815
28	1,814	1,170	78	3,319	2,837
29	2,107	1,371	79	4,484	3,493
30	1,700	1,356	80	4,489	3,426
31	1,739	1,408	81	3,187	2,697
32	1,794	1,462	82	3,197	2,725
33	2,663	1,799	83	4,445	2,993
34	2,793	1,882	84	2,007	1,300
35	1,707	1,376	85	1,193	953
36	1,671	1,341	86	1,194	954
37	1,682	1,352	87	1,494	1,194
38	2,844	1,979	88	1,496	1,196
39	2,947	2,081	89	1,979	1,283
40	1,743	1,412	90	1,969	1,275
41	1,709	1,379	91	1,201	967
42	2,190	1,498	92	1,202	962
43	4,726	3,606	93	1,504	1,204
44	3,259	2,781	94	1,976	1,281
45	4,649	3,538	95	1,980	1,278
46	3,744	2,755	96	1,510	1,210
47	3,093	2,613	97	1,209	969
48	3,117	2,636	98	1,210	970
49	3,656	2,694	99	1,514	1,214
50	2,523	1,717	100	1,954	1,282

NOTE: PROPOSED HVAC UNITS SHALL BE ENCLOSED WITH A 4' WHITE VINYL FENCE, SIMILAR TO THE 6' FENCE ALONG THE SOUTHERN PROPERTY LINE.

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS. ALL PROPOSED RETAINING WALLS SHALL BE ANCHOR DIAMOND PRO, COLOR "JAMES RIVER"

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

PROPOSED HVAC UNIT (TYP.)

OPEN SPACE H (0.83 ACRES)

20' LANDSCAPING/FENCE BUFFER

LOYOLA WAY
PROPOSED 49' PUBLIC STREET

PROPOSED 3' DECORATIVE WALL (NOTE: WALLS 3' IN HEIGHT OR LESS DO NOT REQUIRE RETAINING WALL PLANS)

PROPOSED 6' PLANTING STRIP

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT

PROPOSED 5' CONCRETE SIDEWALK

NO PARKING SIGN (TYP)

PROPOSED 10' WALL MAINTENANCE EASEMENT

PROPOSED SWM FACILITY

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS

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

PROPOSED TOT LOT AREA

PROPOSED 6' PLANTING STRIP

PROPOSED SIGHT DISTANCE EASEMENT

AMENITY AREA #1: COMMUNITY PARK SEE LANDSCAPE PLAN FOR DESIGN OF THE COMMUNITY PARK

OPEN SPACE J (1.00 ACRES)

ACTIVE RECREATIONAL GRASS ATHLETE FIELD

PROPOSED GAZEBO

FIRE PIT AREA

PROPOSED LOCATION OF MAILBOX KIOSK FOR CENTRAL MAILBOX LOCATION

PROPOSED 6' WHITE VINYL PRIVACY FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINE SEE DETAIL ON SHEET 10

PROPOSED 20' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

OPEN SPACE G (0.10 ACRES)

PROPOSED VDOT STD. BARRICADE

BERWYN LANE
PROPOSED VAR. WIDTH PRIVATE STREET EASEMENT

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT (TYP.)

OPEN SPACE F (0.63 ACRES)

NOTE: SPRING HILL HOA SHALL MAINTAIN THE 8' ASPHALT SHARED USE PATH AS PART OF THE LANDSCAPING PERMIT

PROPOSED 8' ASPHALT SHARED USE PATH

NOTE: SEE SPRING HILL ROAD PLANS FOR DESIGN INFORMATION FOR THE CONSTRUCTION OF THE ROUTE 20 IMPROVEMENTS (SUB2019-00158)

NOTE: SPEED LIMIT SIGNS WILL BE REQUIRED TO BE INSTALLED UPON REVIEW DURING CONSTRUCTION BY VDOT TRAFFIC ENGINEERING

PROPOSED 6' PLANTING STRIP

PROPOSED STOP BAR (TYP.)

STOP SIGN (TYP.)

PROPOSED CG-6 (TYP)

SIGHT DISTANCE=665'

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

SIGHT DISTANCE=666'

EXISTING PROPERTY BOUNDARY

VARIABLE WIDTH RIGHT OF WAY TO BE DEDICATED FOR THE PROPOSED ROUTE 20 IMPROVEMENTS TOTAL AREA = 0.07 ACRES.

MAILBOX

SIGN

INV IN

INV OUT

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

LOT 54
MATCHLINE A - SEE SHEET 5

PROPOSED 6' PLANTING STRIP

NO PARKING SIGN (TYP)

STREET SIGN (TYP.)

PT: 15+20.45

5' FRONT SETBACK

PC: 14+98.68

PT: 14+94.69

PROPOSED CG-6 (TYP)

PC: 15+49.66

PROPOSED STOP BAR (TYP.)

PT: 15+23.86

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT

PROPOSED CG-12 (TYP.)

STOP SIGN (TYP.)

PT: 16+00.50

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED HVAC UNIT (TYP.)

NO PARKING SIGN (TYP)

10' REAR SETBACK

PC: 11+64.57

5' SIDE SETBACK

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS

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

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED TOT LOT AREA

PROPOSED 6' PLANTING STRIP

PROPOSED SIGHT DISTANCE EASEMENT

BLOCK D
4.16 AC

OPEN SPACE J
(1.00 ACRES)

PROPOSED GAZEBO

FIRE PIT AREA

PROPOSED CG-6 (TYP)

NO PARKING SIGN (TYP)

PROPOSED CG-12 (TYP.)

STREET SIGN (TYP)

SPEED LIMIT SIGN

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED HVAC UNIT (TYP.)

PROPOSED LOCATION OF MAILBOX KIOSK FOR CENTRAL MAILBOX LOCATION

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT (TYP.)

PROPOSED HVAC UNIT (TYP.)

PROPOSED CG-6 (TYP)

PROPOSED CG-12 (TYP.)

STREET SIGN (TYP)

SPEED LIMIT SIGN

PROPOSED 5' CONCRETE SIDEWALK

LIMITS OF PUBLIC ROAD R/W

PROPOSED CG-12 (TYP.)

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT (TYP.)

PROPOSED HVAC UNIT (TYP.)

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED CG-12 (TYP.)

SPEED LIMIT SIGN

NO PARKING SIGN (TYP)

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT (TYP.)

PROPOSED 5' CONCRETE SIDEWALK

10' REAR SETBACK

PROPOSED WALL MAINTENANCE EASEMENT

NOTE: SPRING HILL HOA SHALL MAINTAIN THE 8' ASPHALT SHARED USE PATH AS PART OF THE LANDSCAPING PERMIT

PROPOSED SWM FACILITY

OPEN SPACE F
(0.63 ACRES)

BLOCK B
1.15 AC

PROPOSED 6' PLANTING STRIP

PROPOSED STOP BAR (TYP.)

STOP SIGN (TYP.)

PT: 20+77.71

PROPOSED CG-6 (TYP)

LOYOLA WAY
PROPOSED 30' PRIVATE STREET EASEMENT

PROPOSED CG-6 (TYP)

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

PROPOSED CG-2 (TYP)

PROPOSED WALL MAINTENANCE EASEMENT

STREET SIGN (TYP)

PC: 14+03.70

PROPOSED 30' PRIVATE ALLEY EASEMENT

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS

PROPOSED HVAC UNIT (TYP.)

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

VERY DENSE VEGETATION

PT: 14+61.31

TRANSITION FROM ROLL-FACE CURBING TO CG-6 CURB AT DRAINAGE INLET IN THIS LOCATION (6' MIN. TRANSITION LENGTH)

SIGHT DISTANCE=170'

NO PARKING SIGN (TYP)

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS. ALL PROPOSED RETAINING WALLS SHALL BE ANCHOR DIAMOND PRO, COLOR "JAMES RIVER"

PROPOSED GUARDRAIL

ROLL-FACE CURBING FOR DRIVEWAY ACCESS

PROPOSED CG-2 (TYP)

TRANSITION FROM ROLL-FACE CURBING TO CG-6 CURB AT DRAINAGE INLET IN THIS LOCATION (6' MIN. TRANSITION LENGTH)

PROPOSED HVAC UNIT (TYP.)

PRIVATE ALLEY EASEMENT

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

SPEED LIMIT SIGN

PROPOSED GUARDRAIL

NO PARKING SIGN (TYP)

BERWYN LANE
PROPOSED VAR. WIDTH PRIVATE STREET EASEMENT

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED 20' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

NOTE: SPRING HILL HOA SHALL MAINTAIN THE 8' ASPHALT SHARED USE PATH AS PART OF THE LANDSCAPING PERMIT

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

OPEN SPACE A
(0.06 ACRES)

NOTE: AREA TO BE DEDICATED TO VDOT WITH A FINAL SUBDIVISION PLAT

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±

PROPOSED PUBLIC ROAD R/W

PROPOSED 6' PLANTING STRIP

PROPOSED 8' ASPHALT SHARED USE PATH

PROPOSED CG-12 (TYP.)

PROPOSED CG-6 (TYP)

BLOCK A
0.56 AC

PROPOSED VAR. WIDTH PUBLIC STREET

DAUPHIN DRIVE

SIGHT DISTANCE=280'

SIGHT DISTANCE=280'

PROPOSED CG-6 (TYP)

NO PARKING SIGN (TYP)

STREET SIGN (TYP)

PT: 18+33.45

PROPOSED CG-12 (TYP.)

PT: 14+82.50

STOP SIGN (TYP.)

OPEN SPACE E
(0.02 ACRES)

PRC: 14+64.09

PC: 14+26.93

PT: 19+36.82

PC: 19+60.50

LIMITS OF PUBLIC ROAD R/W

STREET SIGN (TYP)

PROPOSED SIGHT DISTANCE EASEMENT

PROPOSED 5' CONCRETE SIDEWALK

SPEED LIMIT SIGN

PROPOSED CG-12 (TYP.)

PROPOSED HVAC UNIT (TYP.)

PROPOSED 6' CONCRETE SIDEWALK

LIMITS OF PUBLIC ROAD R/W

STREET SIGN (TYP)

PROPOSED CG-12 (TYP.)

PROPOSED SIGHT DISTANCE EASEMENT

PROPOSED 5' CONCRETE SIDEWALK

SPEED LIMIT SIGN

PROPOSED 6' PLANTING STRIP

PROPOSED 8' ASPHALT SHARED USE PATH

PROPOSED CG-6 (TYP)

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT (TYP.)

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED CG-12 (TYP.)

SPEED LIMIT SIGN

PROPOSED HVAC UNIT (TYP.)

PROPOSED WALL MAINTENANCE EASEMENT

10' REAR SETBACK

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

ALLEY

PROPOSED VDOT STD. BARRICADE

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

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6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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: PROPOSED HVAC UNITS SHALL BE ENCLOSED WITH A 4' WHITE VINYL FENCE, SIMILAR TO THE 6' FENCE ALONG THE SOUTHERN PROPERTY LINE.

NOTE: SPRING HILL HOA SHALL MAINTAIN THE 10' ASPHALT SHARED USE PATH AS PART OF THE LANDSCAPING PERMIT

PROPOSED 10' ASPHALT SHARED USE PATH

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

PROPOSED 6' PLANTING STRIP

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

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

ARDEN DRIVE

NOTE: AREA TO BE DEDICATED TO VDOT WITH A FINAL SUBDIVISION PLAT

100' TURN LANE

STOP SIGN (TYP.)

PROPOSED CG-12 (TYP.)

PROPOSED 6' PLANTING STRIP

EXISTING PROPERTY BOUNDARY

PROPOSED CG-6 (TYP.)

100' TAPER

PROPOSED PAVED TURN LANE ALONG AVON STREET EXTENDED

PROPOSED 10' ASPHALT SHARED USE PATH

PROPOSED ASPHALT EDGE OF PAVEMENT

LANDSCAPED BUFFER AREA

PROPOSED 6' WHITE VINYL PRIVACY FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINE SEE DETAIL ON SHEET 10

PROPOSED VAR. WIDTH SWM EASEMENT

PROPOSED SWM FACILITY

PROPOSED 20' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

PROPOSED 5' ASPHALT PATHWAY

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS. ALL PROPOSED RETAINING WALLS SHALL BE ANCHOR DIAMOND PRO, COLOR "JAMES RIVER"

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

OPEN SPACE H
(0.83 ACRES)

20' LANDSCAPING/FENCE BUFFER

PROPOSED 3' DECORATIVE WALL
(NOTE: WALLS 3' IN HEIGHT OR LESS DO NOT REQUIRE RETAINING WALL PLANS)

PROPOSED HVAC UNIT (TYP.)

PROPOSED 6' PLANTING STRIP

NO PARKING SIGN (TYP)

AMENITY AREA #5
ENTRANCE PARK

PROPOSED 5' CONCRETE SIDEWALK

DAUPHIN DRIVE
PROPOSED VAR. WIDTH PUBLIC STREET

PROPOSED PUBLIC R/W

STREET SIGN (TYP)

5' FRONT SETBACK

5' SIDE SETBACK

10' REAR SETBACK

PROPOSED HVAC UNIT (TYP.)

PROPOSED 6' PLANTING STRIP

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 10' ACCESS & MAINTENANCE EASEMENT

PROPOSED WALL MAINTENANCE EASEMENT

PROPOSED SIGHT DISTANCE EASEMENT

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

OPEN SPACE I
(0.21 ACRES)

LOYOLA WAY
PROPOSED 49' PUBLIC STREET

PROPOSED STOP BAR (TYP.)

PROPOSED CG-6 (TYP.)

PROPOSED 6' LANDSCAPE AND MAINTENANCE EASEMENT

PROPOSED CG-12 (TYP.)

PROPOSED 5' CONCRETE SIDEWALK

NO PARKING SIGN (TYP)

STOP SIGN (TYP.)

PROPOSED 6' SIDEWALK

OPEN SPACE D
(0.19 ACRES)

AMENITY AREA #4
DOG PARK
SEE LANDSCAPING PLAN FOR DESIGN OF DOG PARK

SHERIDAN STREET
PROPOSED VAR. WIDTH PRIVATE STREET EASEMENT

PROPOSED 40' PRIVATE STREET EASEMENT

PACIFIC

ALLEY

PROPOSED 20' PRIVATE ACCESS EASEMENT FOR ALLEY

OPEN SPACE C
(0.54 ACRES)

LANDSCAPED BUFFER AREA

PROPOSED 20' LANDSCAPING AND MAINTENANCE EASEMENT TO BE PROVIDED FOR PERIMETER LANDSCAPING BUFFER

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS. ALL PROPOSED RETAINING WALLS SHALL BE ANCHOR DIAMOND PRO, COLOR "JAMES RIVER"

PROPOSED WALL MAINTENANCE EASEMENT

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

PROPOSED 4' WALL MAINTENANCE EASEMENT (LOCATED 5' OFF RETAINING WALL)

LIMITS OF PROPOSED 20' PRIVATE ACCESS EASEMENT FOR ALLEY

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

PROPOSED GUARDRAIL

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

NO PARKING SIGN (TYP.)

SPEED LIMIT SIGN

TIE-IN PROPOSED CG-6 TO EXISTING CURB AT ENTRANCE

VARIABLE WIDTH RIGHT OF WAY TO BE DEDICATED FOR THE PROPOSED ROUTE 742 IMPROVEMENTS TOTAL AREA = 0.123 ACRES.

PROPOSED HVAC UNIT (TYP.)

OPEN SPACE B
(0.09 ACRES)

ROLL-FACE CURBING FOR DRIVEWAY ACCESS

TRANSITION FROM ROLL-FACE CURBING TO CG-6 CURB AT DRAINAGE INLET IN THIS LOCATION (6' MIN. TRANSITION LENGTH)

PROPOSED WALL MAINTENANCE EASEMENT

SIGHT DISTANCE=170'

PROPOSED 30' PRIVATE STREET EASEMENT

PROPOSED HVAC UNIT (TYP.)

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

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

NO PARKING SIGN (TYP)

PROPOSED GUARDRAIL

TRANSITION FROM CG-6 CURB TO ROLL-FACE CURBING

PROPOSED CG-2 (TYP.)

PROPOSED WALL MAINTENANCE EASEMENT

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

PROPOSED 30' PRIVATE ALLEY EASEMENT

NOTE: RETAINING WALLS SHALL REQUIRE BUILDING PERMITS

PROPOSED HVAC UNIT (TYP.)

PROPOSED SEGMENTED RETAINING WALLS w/ HANDRAILS - SEE GRADING SHEETS FOR

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
6/12/20

REVISIONS

	DATE	REVISION DESCRIPTION
	2/3/2020	INITIAL SUBMITTAL
	6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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
6/12/20

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MATCHLINE - SEE SHEET 7

LOYOLA WAY

BERWYN LANE

DAUPHIN DRIVE

PROPOSED VAR. WIDTH PUBLIC STREET

ALLEY

PROPOSED VAR. WIDTH ACSA UTILITY EASEMENT (TYP.)

PROPOSED 8" CL. 52 D.I. WATERLINE

PROPOSED 8" IN-LINE G.V.

PROPOSED A.R.V.

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED WATER SERVICE LATERAL (TYP.)

PROPOSED SANITARY SEWER LATERAL (TYP.)

PROPOSED SANITARY SEWER SERVICE LATERAL (TYP.)

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

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

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x8" TEE

PROPOSED 8"x8" TEE AND (3) - 8" G.V.

PROPOSED TYPE A BLOW-OFF ASSEMBLY

PROPOSED 20' ACSA UTILITY EASEMENT (TYP.)

NOTE: ALL 4-STORY RESIDENTIAL UNITS WILL REQUIRE AN ACSA APPROVED BACKFLOW DEVICE.

NOTE: SANTARY SEWER MANHOLES WITHIN THE ROADWAYS MUST BE INSTALLED WITH THE MANHOLE TOPS FLUSH OR SLIGHTLY LOWER THAN THE PROPOSED TOP OF FINISHED ASPHALT (TYP.)

NOTE: EXISTING OVERHEAD POWER LINES ALONG THE FRONTAGE OF THIS PROPERTY SHALL BE REMOVED AND INSTALLED UNDERGROUND. ALL ASSOCIATED POLES SHALL BE REMOVED.

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

NOTE: SEE OFFSITE SANITARY SEWER PLANS, INCLUDED ON SHEETS 30 & 31 FOR REFERENCE

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

Existing Managed Steep Slopes, only labeled on Ex. Cond. Sheet.

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

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

VERY DENSE VEGETATION

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

NOTE: EXISTING OVERHEAD POWER LINES ALONG THE FRONTAGE OF THIS PROPERTY SHALL BE REMOVED AND INSTALLED UNDERGROUND. ALL ASSOCIATED POLES SHALL BE REMOVED.

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

EXISTING 12" DI WATERLINE

PROPOSED 8" 22.5° BEND

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED 8" CL. 52 D.I. WATERLINE

NOTE: SANTARY SEWER MANHOLES WITHIN THE ROADWAYS MUST BE INSTALLED WITH THE MANHOLE TOPS FLUSH OR SLIGHTLY LOWER THAN THE PROPOSED TOP OF FINISHED ASPHALT (TYP.)

PROPOSED VAR. WIDTH ACSA UTILITY EASEMENT (TYP.)

PROPOSED 6" CL. 52 D.I. WATERLINE

PROPOSED 6" 90° BEND TO FIRE HYDRANT ASSEMBLY

SHERIDAN STREET

DAUPHIN DRIVE

LOYOLA WAY

ALLEY

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

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

PROPOSED SANITARY SEWER LATERAL (TYP.)

PROPOSED VAR. WIDTH ACSA UTILITY EASEMENT (TYP.)

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

NOTE: CONTRACTOR SHALL EXTEND WATER LATERALS TO UNITS

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED WATER SERVICE LATERAL (TYP.)

PROPOSED 20' ACSA UTILITY EASEMENT (TYP.)

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

PROPOSED VAR. WIDTH PRIVATE UTILITY EASEMENT

PROPOSED 10' PRIVATE UTILITY EASEMENT

MATCHLINE - SEE SHEET 6

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

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

NOTE: SANTARY SEWER MANHOLES WITHIN THE ROADWAYS MUST BE INSTALLED WITH THE MANHOLE TOPS FLUSH OR SLIGHTLY LOWER THAN THE PROPOSED TOP OF FINISHED ASPHALT (TYP.)

PROPOSED 8" IN-LINE G.V.

PROPOSED A.R.V.

PROPOSED WATER SERVICE LATERAL (TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY WITH 8"x6" TEE

PROPOSED VAR. WIDTH ACSA

PROPOSED SANITARY

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)

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
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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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LOYOLA WAY

DAUPHIN DRIVE

ALLEY

BERWYN LANE

PROPOSED VAR. WIDTH PRIVATE DRAINAGE EASEMENT

PROPOSED SWM ACCESS & FACILITY EASEMENT

PROPOSED 10' PRIVATE DRAINAGE EASEMENT

PROPOSED WALLS (MAX. HEIGHT=6')

PROPOSED 8" YARD DRAIN SYSTEM

PROPOSED 3' DECORATIVE WALL (NOTE: WALLS 3' IN HEIGHT OR LESS DO NOT REQUIRE RETAINING WALL PLANS)

PROPOSED 10' WALL MAINTENANCE EASEMENT

PROPOSED 20' PUBLIC DRAINAGE EASEMENT

PROPOSED STORM SEWER SYSTEM

PROPOSED YARD DRAIN SYSTEM

PROPOSED DRY SWALE

PROPOSED UNDERGROUND STORMWATER MANAGEMENT DETENTION FACILITY

NOTE: CONTRACTOR TO INSTALL PRIVATE 8" DRAIN LINE FOR ROOF & FOUNDATION DRAINS WITH 10' PRIVATE DRAINAGE EASEMENT

NOTE: CONTRACTOR TO INSTALL PRIVATE 8" DRAIN LINE FOR ROOF & FOUNDATION DRAINS

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.

Private Drainage Easement Width Chart (10' TYP. UNLESS NOTED)

Pipe No.	Size (inches)	Max Depth (feet)	Easement Width Required (feet)	Easement Width Provided (feet)
YD-7C - YD-7B	8	3.50	9.7	**10**
YD-7B - YD-7A	8	3.50	9.7	**10**
YD-7A - STR.27	8	3.50	9.7	**10**
YD-7E - YD-7D	8	3.50	9.7	**10**
YD-7D - YD-7A	8	3.50	9.7	**10**
YD-8C - YD-8B	8	3.50	9.7	**10**
YD-8B - YD-8A	8	3.50	9.7	**10**
YD-8A - STR.48	8	3.50	9.7	**10**
YD-8A - YD-10	8	3.50	9.7	**10**
YD-10 - STR.54	8	3.50	9.7	**10**
YD-12A - YD-12	8	3.17	9.0	**10**
YD-12 - STR.92	8	3.17	9.0	**10**
YD-12B - YD-12	8	3.50	9.7	**10**
YD-13M - YD-13L	8	3.00	8.7	**10**
YD-13L - YD-13K	8	6.25	15.2	**16**
YD-13K - YD-13J	8	6.75	16.0	**16**
YD-13J - YD-13C	8	8.58	19.8	**20**
YD-13P - YD-13O	8	3.67	10.0	**10**
YD-13O - YD-13A	8	8.50	19.7	**20**
YD-13I - YD-13H	8	3.50	9.7	**10**
YD-13H - YD-13G	8	2.67	8.0	**10**
YD-13G - YD-13F	8	3.33	9.3	**10**
YD-13F - YD-13E	8	6.50	15.7	**16**
YD-13E - YD-13D	8	5.83	14.3	**16**
YD-13D - YD-13C	8	8.50	19.7	**20**
YD-13C - YD-13B	8	3.50	9.7	**14**
YD-13B - YD-13A	8	4.83	12.3	**14**
YD-13A - YD-13	12	3.08	9.2	**10**
YD-13 - STR-94	12	3.50	10.0	**10**
YD-13N - YD-13K	8	3.50	9.7	**10**
YD-15B - YD-15A	8	3.67	10.0	**10**
YD-15A - YD-15	8	7.67	18.0	**18**
YD-15 - POND	8	4.00	10.7	**18**
YD-15D - YD-15C	8	2.67	8.0	**10**
YD-15C - YD-15A	8	6.67	16.0	**16**
YD-16C - YD-16B	12	3.50	10.0	**10**
YD-16B - YD-16	12	5.25	13.5	**14**

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
6/12/20

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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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DRAINAGE DESCRIPTIONS

STR. NO.	PIPE INFORMATION DIA. (in.)	LENGTH* (ft.)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET INFORMATION INLET TYPE	Curb Type	SLOT LENGTH	RIM ELEVATION
36							DI-3B	CG-6	8	626.17
35	15	159.59	0.51%	621.92	621.10	RCP				
34							MH	CG-6	-	631.25
33	15	74.04	2.26%	621.00	619.33	RCP				
32							DI-3B	CG-6	10	626.50
31	15	131.17	10.67%	619.00	605.00	RCP				
30							DI-3B	CG-6	12	611.75
29	15	37.02	5.13%	604.00	602.10	RCP				
28							DI-3C	CG-6	6	608.25
27	15	15.67	1.60%	602.00	601.75	RCP				
26							DI-3B	CG-6	6	608.42
25	15	49.86	2.47%	601.33	600.10	RCP				
24							DI-3B	CG-6	4	608.25
23	15	55.62	7.19%	600.00	596.00	RCP				
22							DI-3B	CG-6	8	600.67
21	15	98.58	7.78%	592.00	584.33	RCP				
20							DI-3B	CG-6	10	589.92
19	15	38.02	3.29%	582.75	581.50	RCP				
18							DI-3B	CG-6	12	588.08
17	15	75.76	7.04%	577.83	572.50	RCP				
16							DI-3C	CG-6	6	577.42
15	24	27.79	0.90%	569.75	569.50	RCP				
14							DI-3B	CG-6	10	577.33
13	24	44.70	6.33%	568.75	565.92	RCP				
12							DI-3B	CG-6	8	570.92
11	24	120.50	6.29%	559.00	551.42	RCP				
10							DI-3B	CG-6	10	556.42
9	24	131.35	5.14%	545.50	538.75	RCP				
8							DI-3B	CG-6	10	543.75
7	24	66.86	1.99%	533.00	531.67	RCP				
6							DI-3C	CG-6	6	539.17
5	24	64.02	1.67%	530.17	529.10	RCP				
4							DI-3B	CG-6	6	535.50
3	24	69.03	2.03%	529.00	527.60	RCP				
2							DI-3C	CG-6	10	533.42
1	30	30.89	0.81%	527.50	527.25	RCP				
2B							DI-3B	CG-6	6	534.17
2A	15	45.13	1.66%	529.17	528.42	RCP				
6B							DI-3B	CG-6	14	539.50
6A	15	37.95	2.85%	534.00	532.92	RCP				
8B							DI-3B	CG-6	12	544.00
8A	15	35.22	1.42%	537.25	536.75	RCP				
10B							DI-3B	CG-6	16	556.42
10A	15	27.68	0.63%	549.50	549.33	RCP				
16B							DI-3B	CG-6	8	577.75
16A	15	14.72	2.24%	572.75	572.42	RCP				
30B							DI-3B	CG-6	12	610.92
30A	15	28.62	2.86%	604.92	604.10	RCP				
32B							DI-3B	CG-6	10	626.50
32A	15	27.72	1.52%	619.75	619.33	RCP				
44							DI-1	CG-6	-	641.75
43	15	191.07	0.82%	637.50	635.93	RCP				
42							DI-3B	CG-6	8	640.75
41	15	174.50	1.66%	635.83	632.93	RCP				
40							DI-3B	CG-6	6	637.75
39	15	174.25	2.71%	632.83	628.10	RCP				
38							DI-3B	CG-6	6	633.58
37	15	44.24	4.52%	628.00	626.00	RCP				
48							DI-3B	CG-6	6	609.33
47	15	46.83	0.68%	602.42	602.10	RCP				
46							DI-3B	CG-6	4	608.92
45	15	54.77	3.47%	602.00	600.10	RCP				
54							DI-3B	CG-6	12	544.75
53	15	45.67	1.05%	538.58	538.10	RCP				
52							DI-3B	CG-6	12	545.08
51	15	131.98	3.71%	538.00	533.10	RCP				
50							DI-3B	CG-6	8	539.25
49	15	39.24	6.37%	533.00	530.50	RCP				
66							DI-3B	CG-6	10	595.33
65	15	184.89	11.21%	589.50	568.77	RCP				
64							MH	CG-6	-	574.67
63	15	106.03	10.52%	568.67	557.52	RCP				
62							DI-3B	CG-6	10	562.33
61	15	107.75	12.44%	557.42	544.02	RCP				
60							DI-3B	CG-6	10	549.33
59	15	106.81	9.13%	543.92	534.17	RCP				
58							DI-3B	CG-6	8	539.92
57	15	48.29	4.97%	533.42	531.02	RCP				
56							DI-3C	CG-6	6	538.08
56A	18	120.02	0.54%	530.92	530.27	RCP				
56B							DI-3C	CG-6	8	537.75
56A	15	43.70	0.53%	531.25	531.02	RCP				
58B							DI-1	CG-6	-	538.00
58A	15	34.13	0.67%	533.75	533.52	RCP				
70							DI-3C	CG-6	8	576.17
69	15	28.48	3.16%	571.17	570.27	RCP				
68							DI-3B	CG-6	4	576.17
67	15	15.79	3.17%	570.17	568.77	RCP				
84							DI-3B	CG-6	8	559.50
83	15	28.91	0.52%	552.50	552.35	RCP				
82							DI-3B	CG-6	6	559.00
81	15	96.83	3.17%	552.25	549.18	RCP				
80							DI-3B	CG-6	6	555.00
79	15	44.75	0.51%	549.08	548.85	RCP				
78							MH	CG-6	-	554.58
77	15	77.99	0.51%	548.75	548.35	RCP				
76							DI-3C	CG-6	8	555.00
75	18	43.90	0.52%	548.25	548.02	RCP				
74							MH	CG-6	-	554.25
73	18	56.81	0.56%	547.92	547.60	RCP				
72							MH	CG-6	-	554.25
71	18	19.87	0.86%	547.50	547.33	RCP				
94							DI-3B	CG-6	8	577.00
93	15	85.75	9.13%	570.50	562.67	RCP				
92							DI-3B	CG-6	10	566.58
91	15	37.69	0.61%	560.25	560.02	RCP				
90							DI-3B	CG-6	12	564.08
89	15	75.94	3.16%	559.92	557.52	RCP				
88							DI-1	CG-6	-	562.00
87	15	75.70	1.22%	557.42	556.50	RCP				
98							DI-3B	CG-6	12	544.92
97	15	184.21	4.74%	541.00	532.27	RCP				
96							DI-3B	CG-6	12	536.42
95	15	30.57	0.56%	532.17	532.00	RCP				
106							MH	CG-6	-	536.00
105	36	116.83	0.67%	523.97	523.19	RCP				
104							DI-3B	CG-6	8	531.87
103	36	114.36	0.74%	523.09	522.24	RCP				
102							DI-3C	CG-6	10	529.33
101	42	59.67	0.66%	522.14	521.75	RCP				
112							DI-1	CG-6	-	527.58
111	24	32.80	0.79%	522.50	522.24	RCP				
114							DI-3B	CG-6	16	525.83
113	15	57.45	1.01%	521.58	521.00	RCP				

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
6/12/20

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

SPRING HILL VILLAGE - ARB PLAN

GRADING & DRAINAGE PLAN

PROJECT

JOB NO. 182157

SCALE 1" = 30'

SHEET NO. 9

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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:

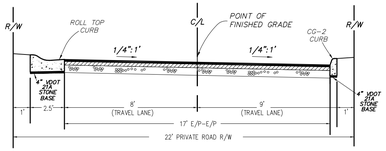
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE 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:

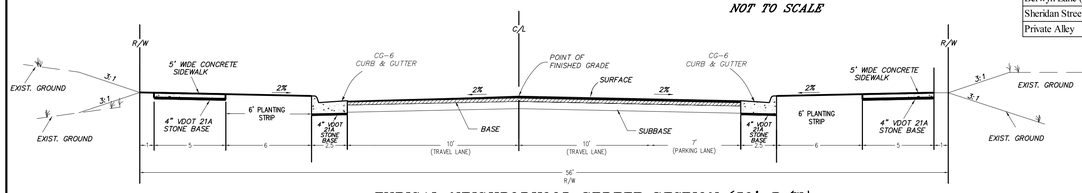
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) 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:

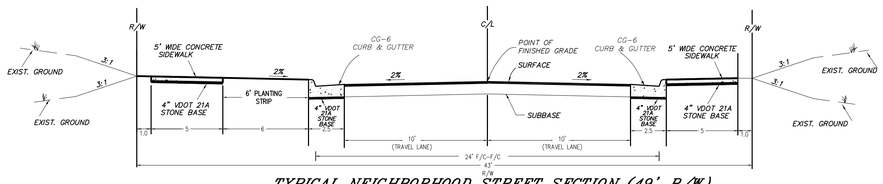
1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, 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.
5. ROUTE 20 PAVING MUST MEET THE EXISTING SECTION AND ALL OTHER PUBLIC STREETS MUST HAVE AN APPROVED PAVEMENT DESIGN PRIOR TO INSTALLATION OF THE STONE BASE.



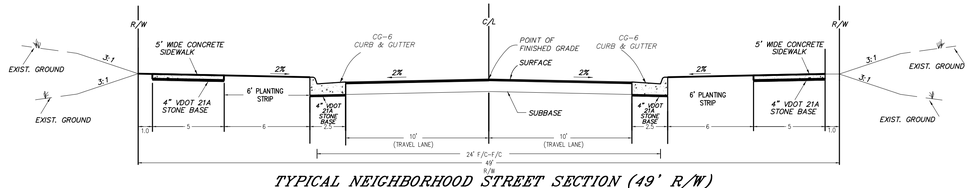
TYPICAL ALLEY SECTION – 22' PRIVATE ROAD
(PRIVATE ALLEY)
15 MPH DESIGN SPEED
NOT TO DESIGN



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



TYPICAL NEIGHBORHOOD STREET SECTION (49' 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



TYPICAL NEIGHBORHOOD STREET SECTION (49' R/W)
LOYOLA WAY (PUBLIC ROAD) AND PORTIONS OF DAUPHIN DRIVE (PUBLIC ROAD) AND SHERIDAN STREET (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

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.

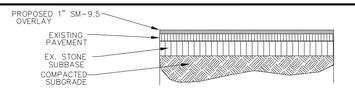
iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

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.

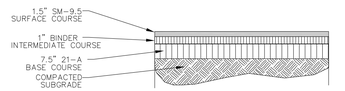
vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

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.

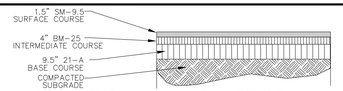
viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



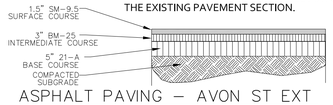
ASPHALT PAVING – MILL/OVERLAY
NO SCALE



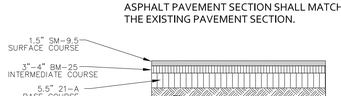
ASPHALT PAVING – PARKING SPACES
NO SCALE



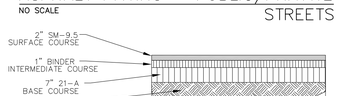
ASPHALT PAVING – ROUTE 20
NO SCALE
*NOTE: THIS IS A MIN. PAVEMENT DESIGN. ASPHALT PAVEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT SECTION.



ASPHALT PAVING – AVON ST EXT TURN LANE
NO SCALE
*NOTE: THIS IS A MIN. PAVEMENT DESIGN. ASPHALT PAVEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT SECTION.



ASPHALT PAVING – PUBLIC/PRIVATE STREETS
NO SCALE

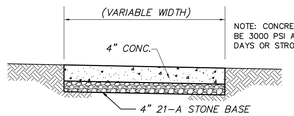


ASPHALT PAVING – ALLEYWAY
NO SCALE



5' ASPHALT PEDESTRIAN TRAIL
NO SCALE

NOTE: THE PROPOSED ROUTE 20 PAVING SECTION SHALL MATCH THE EXISTING SECTION OF ROUTE 20 PAVING ALONG THE PROPOSED ROADWAY IMPROVEMENTS, AND ALL OTHER PROPOSED PUBLIC STREETS MUST HAVE AN APPROVED PAVEMENT DESIGN PRIOR TO INSTALLATION OF THE STONE BASE.



NOTE: CONCRETE SHALL BE 3000 PSI AT 28 DAYS OR STRONGER.

CONCRETE SIDEWALK
NO SCALE

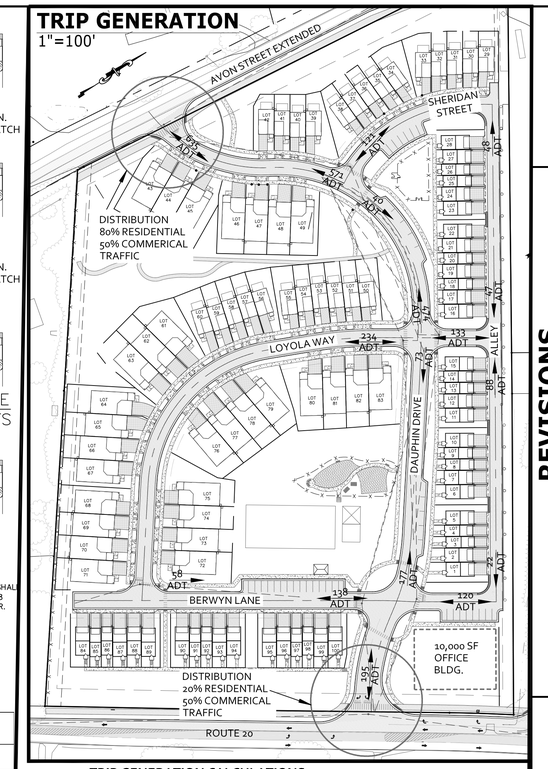
Pavement Design

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**
Sheridan Street (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 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**

TRIP GENERATION

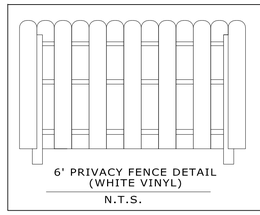
1"=100'



TRIP GENERATION CALCULATIONS

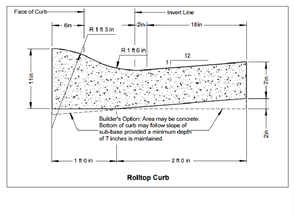
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)
100 MULTIFAMILY HOUSING (LOW-RISE) - CODE 220
10,000 SF COMMERCIAL OFFICE SPACE - CODE 710 (PHASE II)

	RESIDENTIAL	COMMERCIAL (PHASE II)
ADT:	732 VPD (366 ENTER/ 366 EXIT)	98 VPD (49 ENTER/49 EXIT)
AM PEAK:	46 VPH (11 ENTER/ 35 EXIT)	12 (10 ENTER/2 EXIT)
PM PEAK:	56 VPH (36 ENTER/20 EXIT)	12 (2 ENTER/10 EXIT)

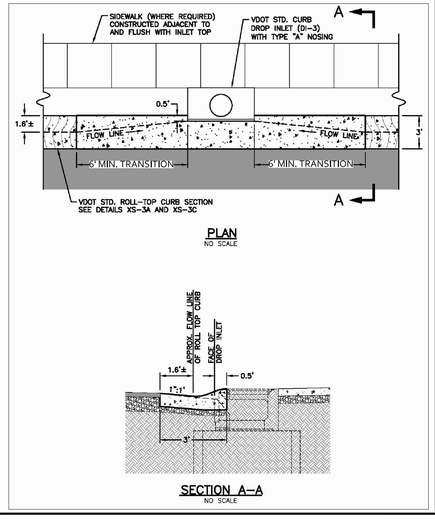


6' PRIVACY FENCE DETAIL
(WHITE VINYL)
N.T.S.



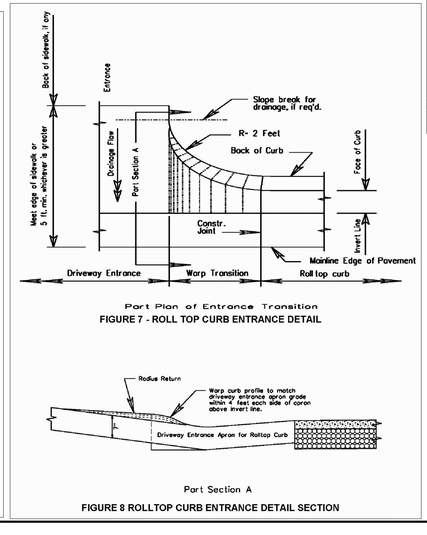


Rolltop Curb



PLAN
NO SCALE

SECTION A-A
NO SCALE

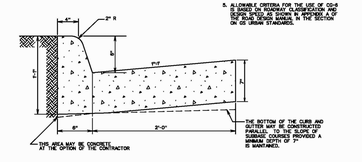


Part Plan of Entrance Transition
FIGURE 7 - ROLL TOP CURB ENTRANCE DETAIL

Part Section A
FIGURE 8 ROLLTOP CURB ENTRANCE DETAIL SECTION

CG-6

NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 6" AT THE TOP OF CURB AND 12" AT THE GUTTER LINE SHALL BE KNOWN COMBINATION CURB & GUTTER.
4. FOR USE WITH STANDARD OPEN-GRADED DRAINAGE INLETS BY ORIENTING THE CURB & GUTTER SO THAT THE GUTTER SLOPE MATCHES THE SLOPE OF THE INLET TOP AND THE CURB SLOPE MATCHES THE SLOPE OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY DESIGN SPEED AND ROADWAY CLASSIFICATION SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.

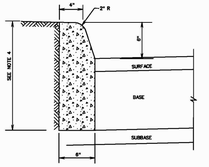


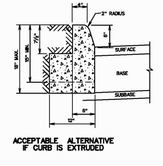
TOP AREA MAY BE CONCRETE AT THE OPTION OF THE CONTRACTOR

SPECIFICATION REFERENCE	COMBINATION 6" CURB AND GUTTER	VDOT ROAD AND BRIDGE STANDARDS
105 303	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: SHEET 1 OF 1 — 301.03

CG-2

NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB WHERE A GUTTER OF 1'0 FEET OR LESS ALONG FACE OF CURB WILL BE PAID FOR AS CURB ONLY.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 2" AT THE OPTION OF THE CONTRACTOR AT ANY POINT ALONG THE LENGTH OF THE CURB, BUT THE TOP OF CURB SHALL CONNECT WITH THE TOP OF A STANDARD CURB AT THE ENDS OF THE REDUCTION. OTHERWISE, THE DEPTH IS TO BE AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED IN SCENARIOS MEETING CRITERIA FOR THE USE OF CG-6 AS BASED ON APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON GS URBAN STANDARDS.





ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

SPECIFICATION REFERENCE	STANDARD 6" CURB	VDOT ROAD AND BRIDGE STANDARDS
105 303	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: SHEET 1 OF 1 — 301.01

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
6/12/20

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

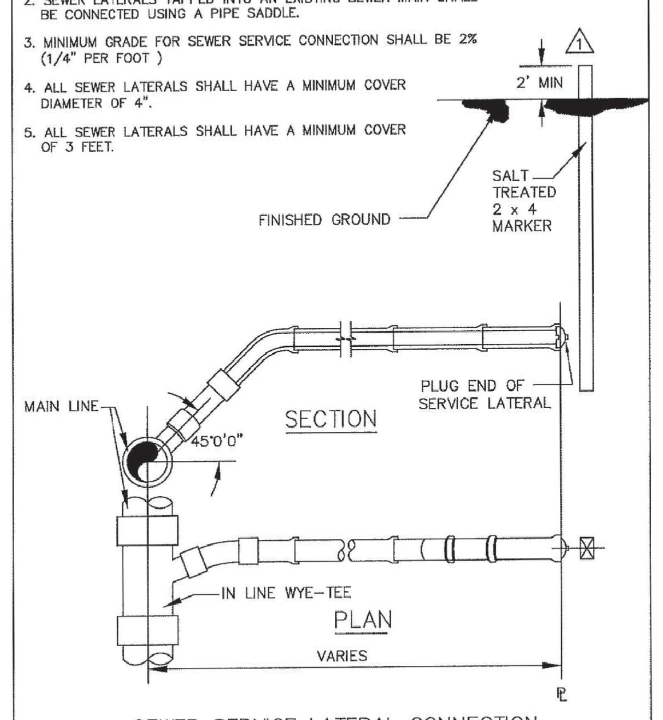
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: SPRING HILL VILLAGE - ARB PLAN
SHEET: NOTES & DETAILS

JOB NO. 182157
SCALE AS SHOWN
SHEET NO. 10

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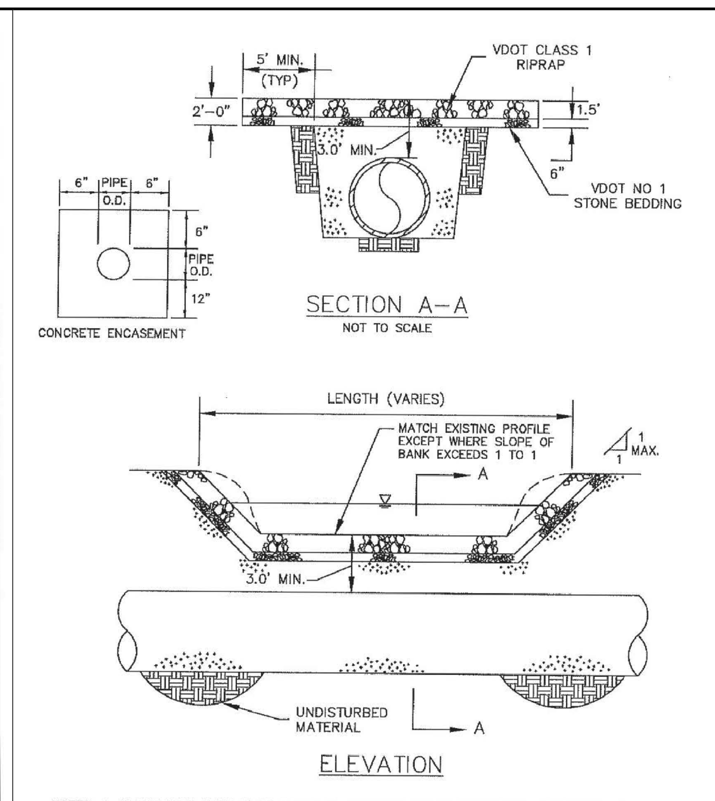
SEWER SERVICE LATERAL CONNECTION NOTES:
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED 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

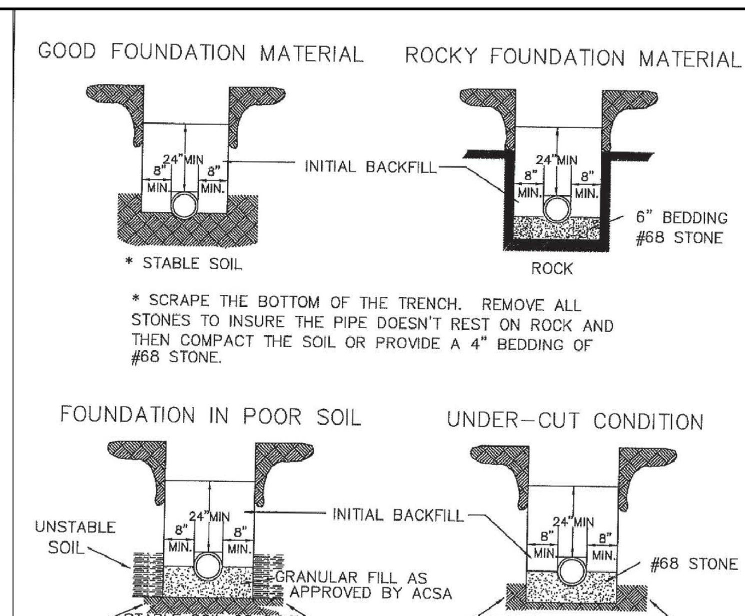


NOTES: 1. WHERE LESS THAN 3' OF COVER IS AVAILABLE BELOW STREAMBED, CONCRETE ENCASEMENT WILL BE REQUIRED.
2. WHEN BEDROCK IS ENCOUNTERED AND COVER EQUALS OR EXCEEDS 3', THE TRENCH SHALL BE BACKFILLED WITH COMPACTED 21A STONE AND TOPPED WITH 18" OF VDOT CLASS 1 RIPRAP.

SEWER
TYPICAL STREAM CROSSING

N.T.S
FIG. S-7

TD-38



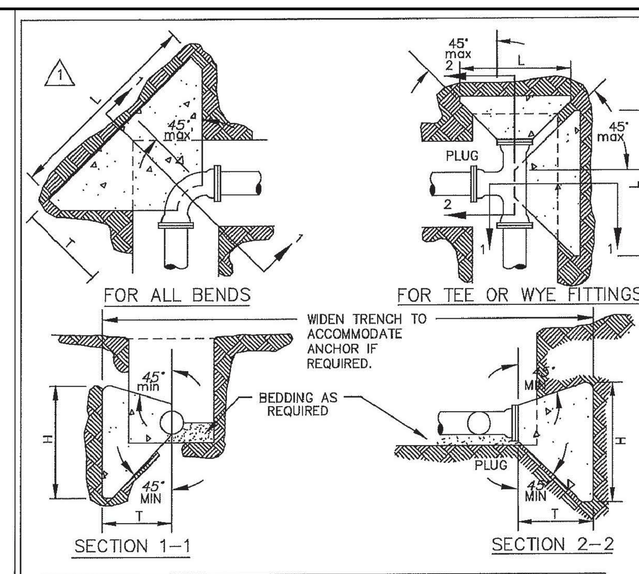
* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

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



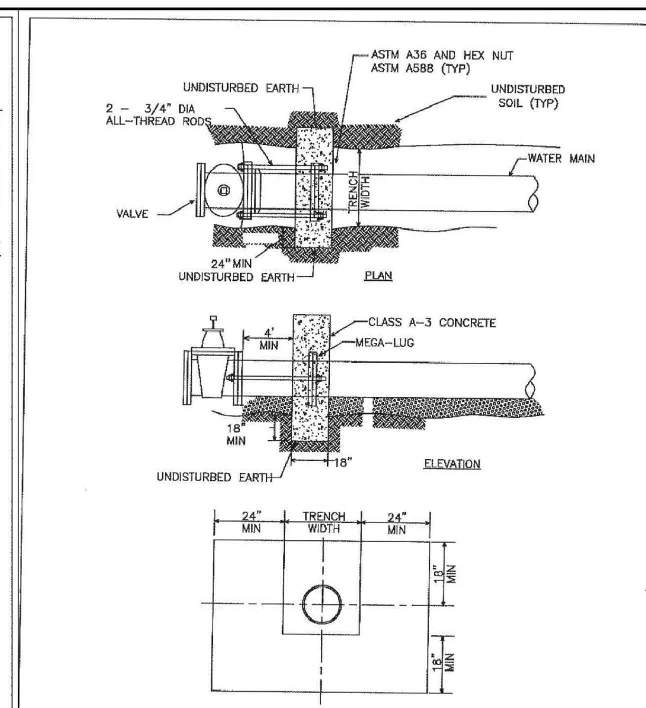
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90 45 22 1/2 11 1/4	2.50 2.00 1.50 1.50	2.50 2.25 2.00 2.00	3.01 2.60 2.52 2.50	0.24 0.15 0.10 0.10	2.00	2.25	2.50	0.15
8"	90 45 22 1/2 11 1/4	3.66 2.66 1.66 1.66	3.16 2.66 2.16 2.16	3.21 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

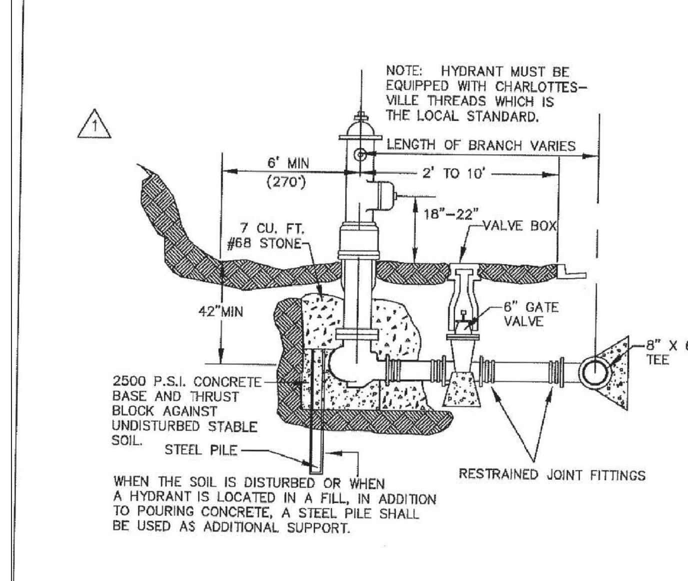


NOTE:
1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING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

CROSS ANCHOR RESTRAINTS FOR VALVES

NTS
Fig. W-3C

TD-6

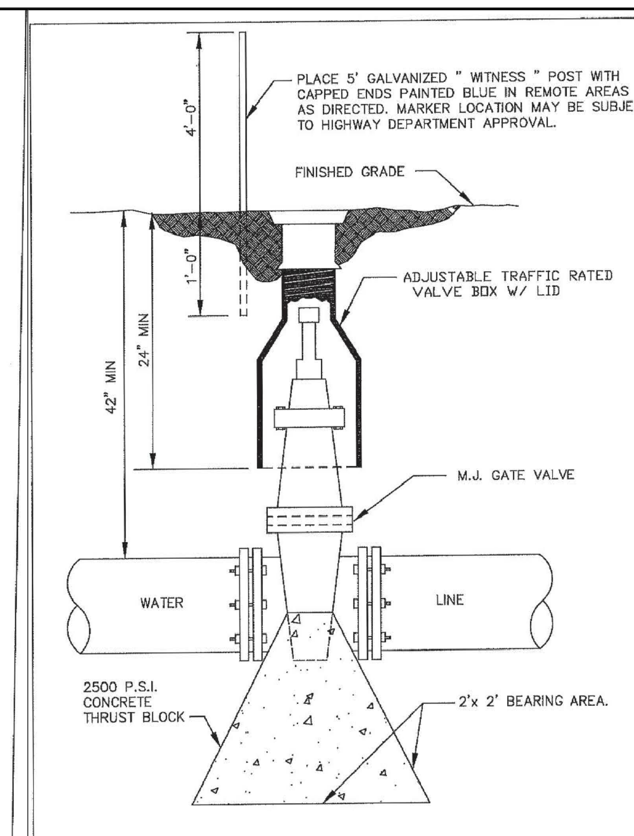


NOTE :
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED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

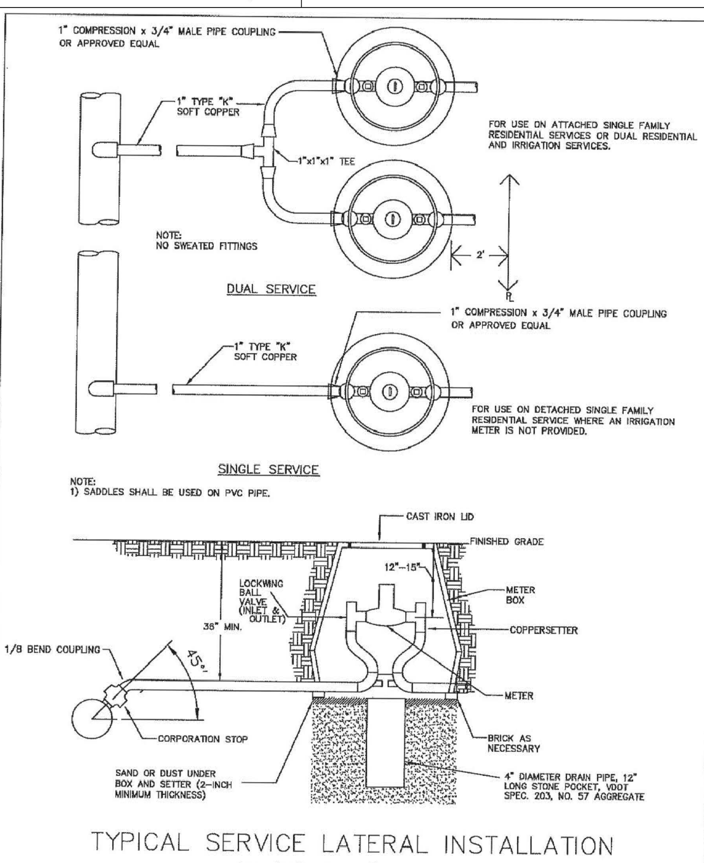


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

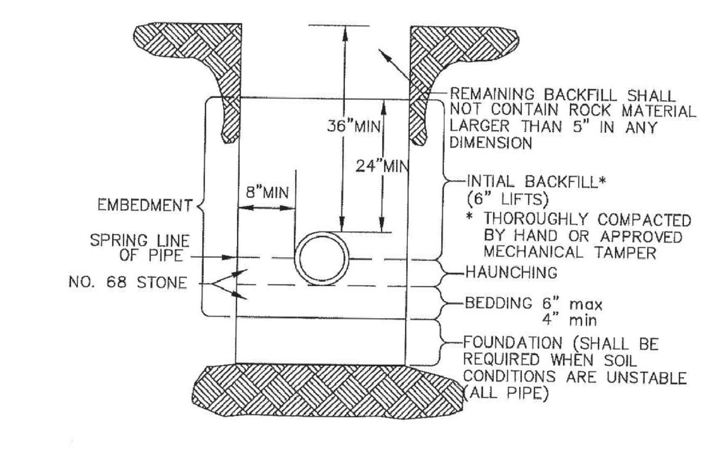
TD-9



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

NTS
FIG. W-6A

TD-10

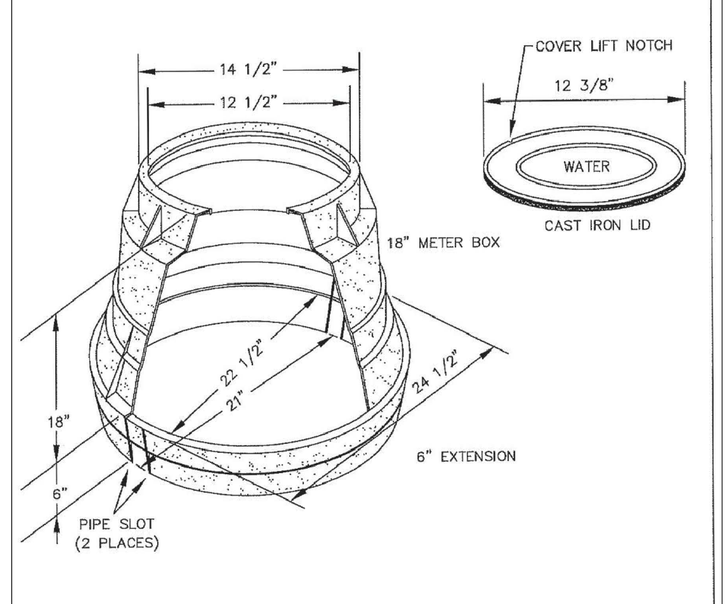


NOTE :
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED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

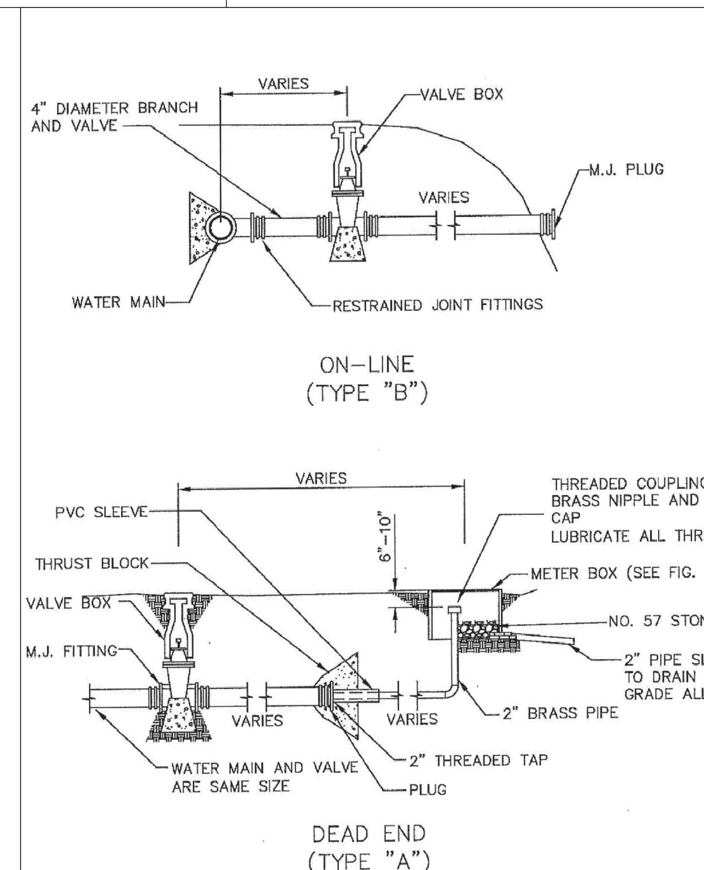


NOTES:
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

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

NTS
FIG. W-7

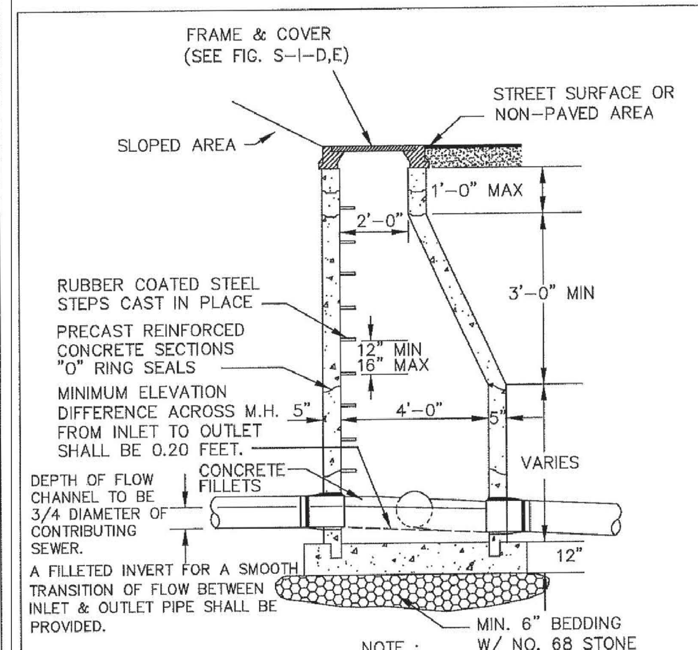
TD-13



TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

TD-19

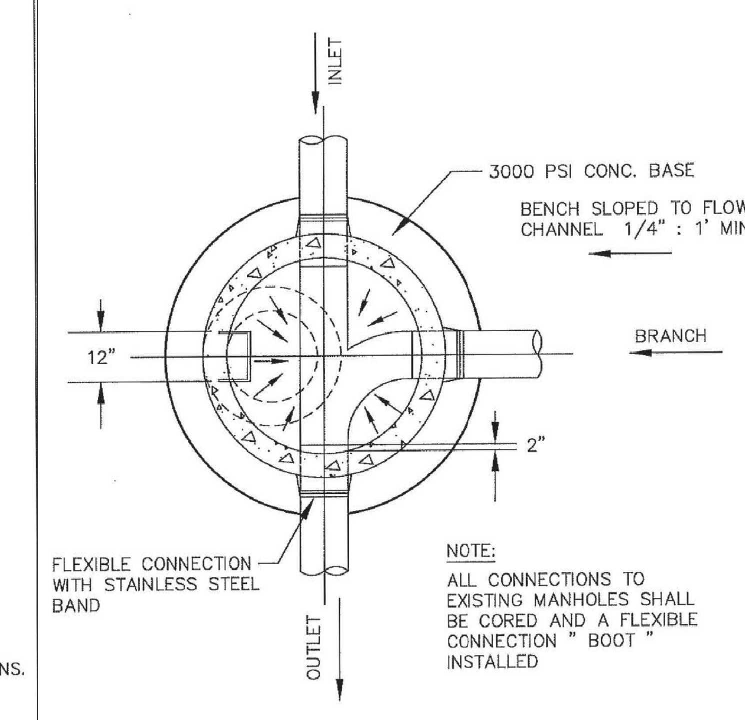


NOTE :
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE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

TYPICAL MANHOLE SECTION
SHOWING BRANCH TIE-IN

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

TD-25

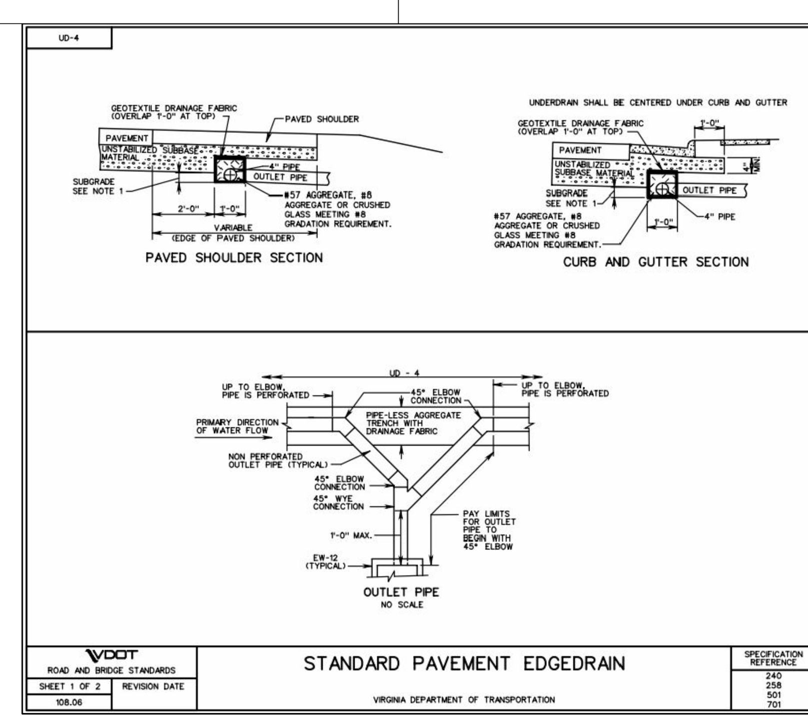


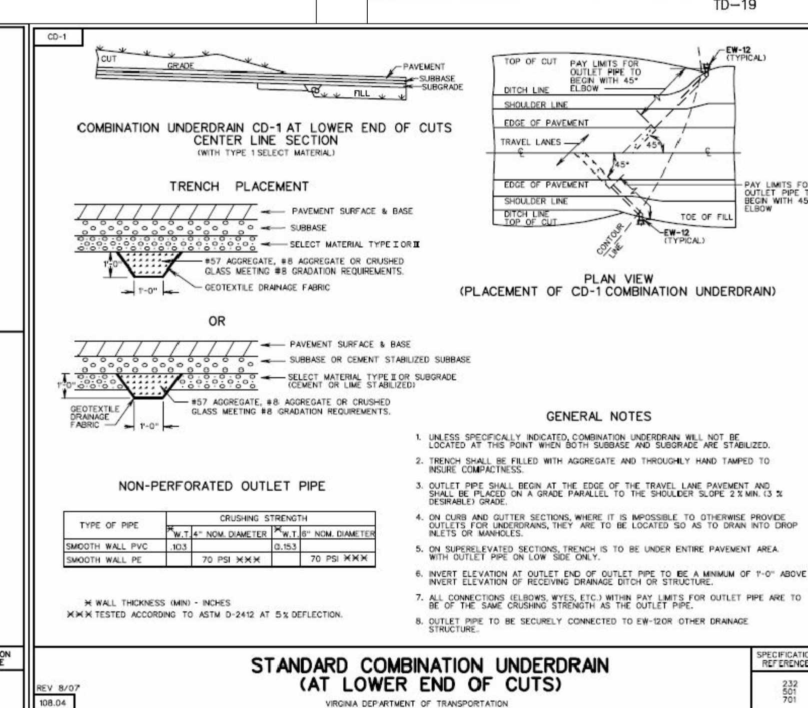
NOTE:
ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A FLEXIBLE CONNECTION " BOOT " INSTALLED

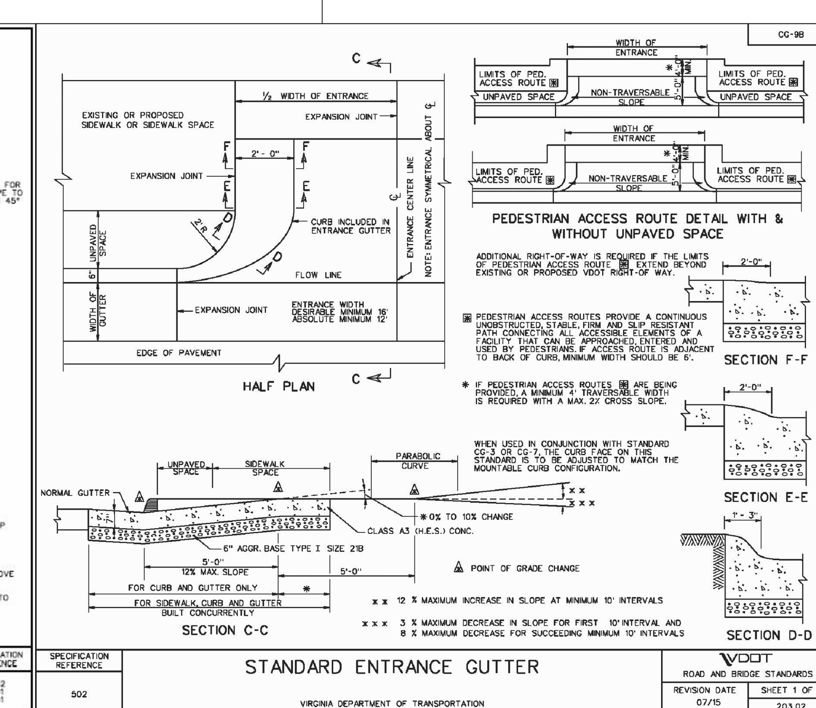
TYPICAL MANHOLE PLAN
SHOWING BRANCH TIE - IN

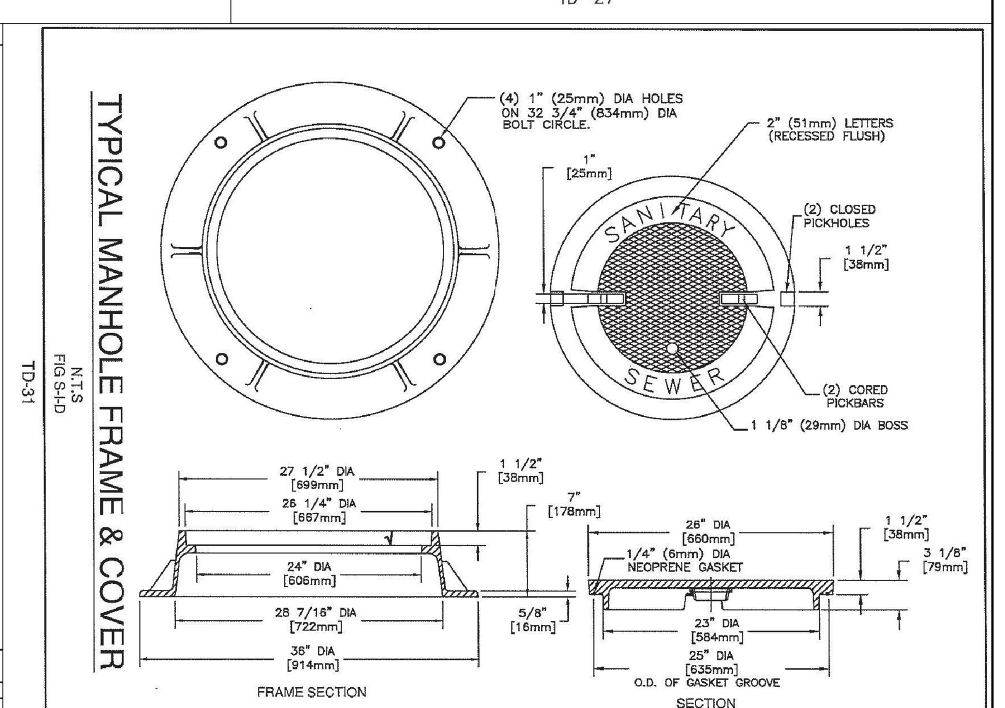
NTS
FIG. S-I-B

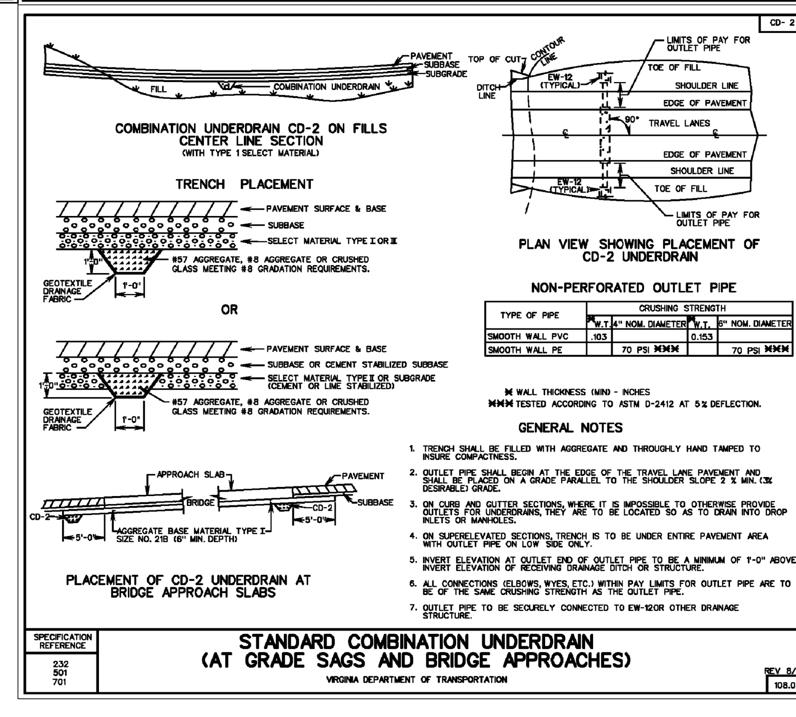
TD-27

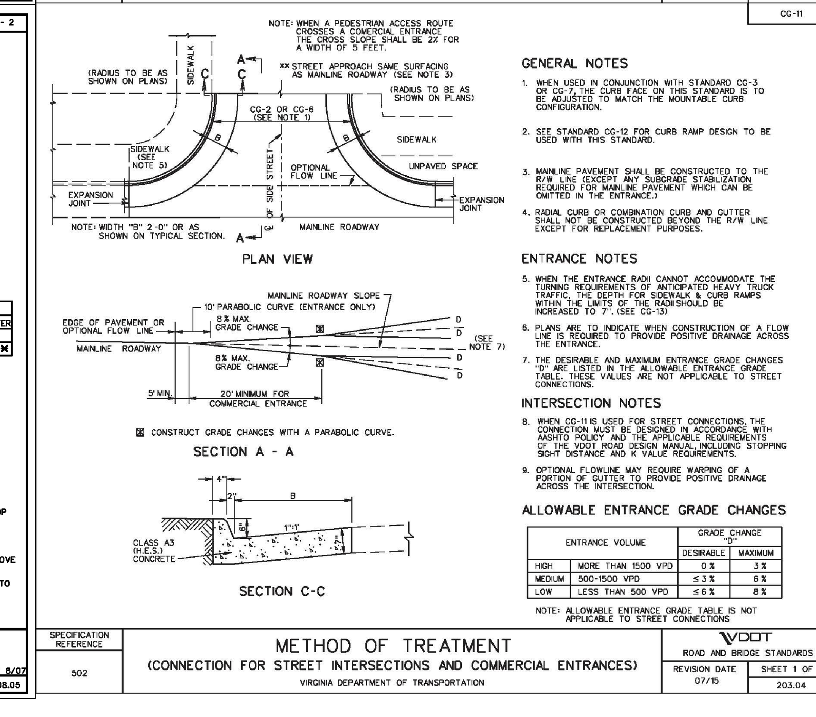


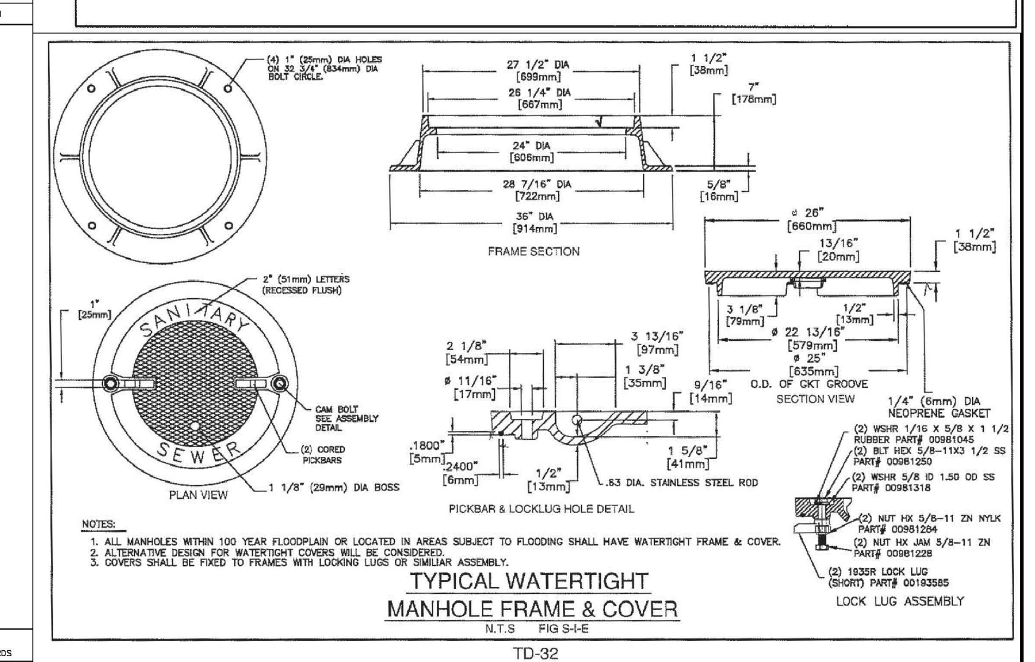












NOTES:
1. ALL MANHOLES WITHIN 100 YEAR FLOODPLAIN OR LOCATED IN AREAS SUBJECT TO FLOODING SHALL HAVE WATERTIGHT FRAME & COVER.
2. ALTERNATIVE DESIGN FOR WATERTIGHT COVERS WILL BE CONSIDERED.
3. COVERS SHALL BE FIXED TO FRAMES WITH LOCKING LUGS OR SIMILIAR ASSEMBLY.

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
6/12/20
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
2/3/2020	INITIAL SUBMITTAL
6/12/2020	REVISED PER ALBEMARLE COUNTY COMMENTS

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

PROJECT
SPRING HILL VILLAGE - ARB PLAN

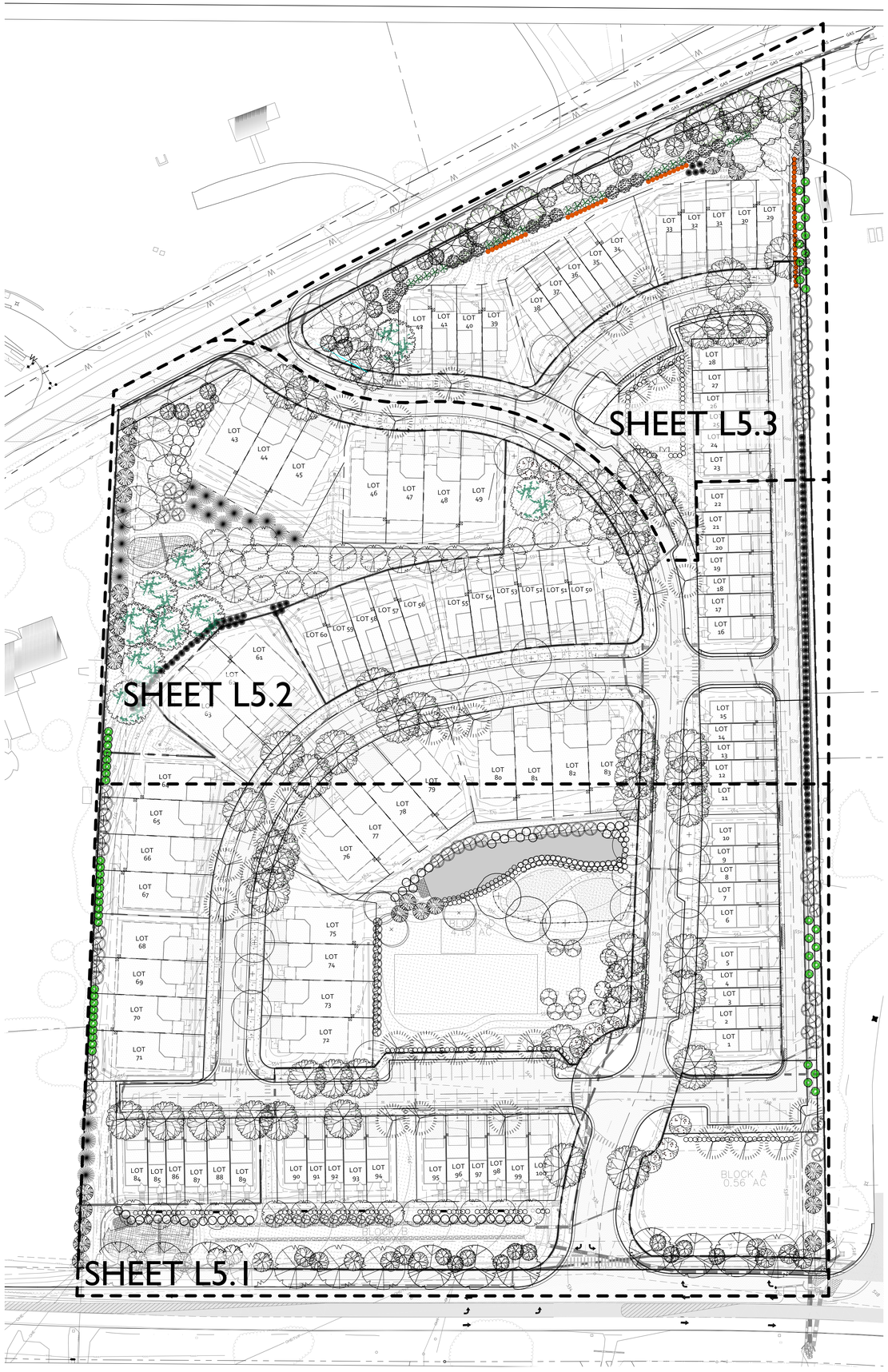
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NOTES & DETAILS

JOB NO.
182157

SCALE
N/A

SHEET NO.
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PLANT SCHEDULE:

Quantity	Latin Name	Common Name	Scheduled Size
20	Acer campestre 'Evelyn' *	'Evelyn' Hedge Maple- 2.5" cal.	2.5" cal.
11	Acer rubrum 'October Glory'	'October Glory' Red Maple- 3.5" cal.	3.5" cal.
23	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2.5" cal.
6	Betula nigra	River Birch- 3.5" cal.	3.5" cal.
2745	Carex stricta	Tussock Sedge	plug 50/flat
3	Celtis occidentalis	Hackberry	2.5" cal.
10	Chionanthus virginicus	Fringe Tree	6-7' ht.
23	Cladrastis kentukea	American Yellowwood- 2.5" cal.	2.5" cal.
19	Cornus florida 'Appalachian Spring'	'Appalachian Spring' Dogwood	6-7' ht.
132	Eutrochium dubium 'Little Joe'	'Little Joe' Pye Weed	1 gal.
21	Hamamelis virginiana	Witch Hazel	6-7' ht.
31	Ilex 'Mary Nell'	'Mary Nell' Holly	4-5'
212	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	3 gal.
23	Ilex x 'Maglan'd'	Oakland Holly	4-5'
49	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	3 gal.
59	Jasminum nudiflorum	Winter Jasmine	3 gal.
20	Juniperus virginiana	Eastern Redcedar	4-5'
98	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Redcedar	4-5'
34	Liquidambar styraciflua 'Rotundiloba'	'Rotundiloba' American Sweetgum	2.5" cal.
3	Magnolia grandiflora 'D.D. Blanchard'	'DD Blanchard' Southern Magnolia	4-5'
15	Magnolia grandiflora 'Little Gem'	'Little Gem' Magnolia	4-5'
5	Magnolia stellata 'Royal Star'	'Royal Star' Magnolia	6-7' ht.
9	Malus x `Prairifire`	'Prairifire' Crabapple	6-7' ht.
48	Myrica cerifera	Southern Wax Myrtle	4-5' ht.
2367	Packera aurea	Golden ragwort	plug
2071	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	1 gal.
9	Platanus x acerifolia 'Bloodgood'	'Bloodgood' London Plane Tree	1.5-1.75" cal.
6	Prunus subhirtella 'Autumnalis'	'Autumnalis' Cherry	6-7' ht.
3	Quercus bicolor	Swamp White Oak	1.5-1.75" cal.
49	Quercus phellos	Willow Oak	2.5" cal.
3	Quercus shumardii	Shumard Oak	1.5-1.75" cal.
9	Quercus shumardii	Shumard Oak- 3.5" cal.	3.5" cal.
52	Thuja x 'Steeplechase'	'Steeplechase' Arborvitae	4-5'
6	Ulmus americana 'Princeton'	'Princeton' Elm- 3.5" cal.	3.5" cal.
108	Viburnum x pragense	Prague Viburnum	3 gal.
10	Viburnum × rhytidophylloides 'Alleghany'	'Alleghany' Viburnum	3 gal.

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.

* CLADRASTIS KENTUKEA AND ACER CAMPESTRE 'EVELYN' PROPOSED AS MEDIUM TREES ALONG PEDESTRIAN PATHWAYS BASED ON THE FOLLOWING ATTRIBUTES: 40' MIN. HEIGHT REQUIREMENT, CLEAR PASSAGE BENEATH CANOPY, URBAN TOLERANCE, SUBSTANTIAL AND BROAD CANOPY, AND EXCEPTIONAL SEASONAL CHARACTERISTICS

CANOPY CALCULATIONS:

Qty	Latin name	Common name	Size	Canopy each sq ft	Total Canopy sq ft
20	Acer campestre 'Evelyn'	Evelyn' Hedge Maple	7-8' ht.	230	4600
11	Acer rubrum 'October Glory'	'October Glory' Red Maple	3.5" cal.	510	5610
23	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2.5" cal.	214	4922
6	Betula nigra	River Birch	3.5" cal.	535	3210
3	Celtis occidentalis	Common Hackberry	2.5" cal.	572	1716
10	Chionanthus virginicus	Fringe Tree	6-7' ht.	125	1250
23	Cladrastis kentukea	American Yellowwood	2.5" cal.	289	6647
19	Cornus florida 'Appalachian Spring'	'Appalachian Spring' Dogwood	6-7' ht.	124	2356
21	Hamamelis virginiana	Witch Hazel	6-7' ht.	113	2373
31	Ilex 'Mary Nell'	'Mary Nell' Holly	4-5'	44	1364
20	Juniperus virginiana	Eastern Redcedar	4-5'	16	320
98	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Redcedar	4-5'	16	1568
34	Liquidambar styraciflua 'Rotundiloba'	'Rotundiloba' American Sweetgum	2.5" cal.	238	8092
3	Magnolia grandiflora 'D.D. Blanchard'	'DD Blanchard' Southern Magnolia	6' ht.	82	246
15	Magnolia grandiflora 'Little Gem'	'Little Gem' Magnolia	6' ht.	82	1230
5	Magnolia stellata 'Royal Star'	Royal Star' Magnolia	6-7' ht.	49	245
9	Malus x `Prairifire`	'Prairifire' Crabapple	6-7' ht.	129	1161
9	Platanus x acerifolia 'Bloodgood'	'Bloodgood' London Plane Tree	2.5" cal.	368	3312
6	Prunus subhirtella 'Autumnalis'	Autumnalis' Cherry	6-7' ht.	77	462
3	Quercus bicolor	Swamp White Oak	1.5-1.75" cal.	382	1146
49	Quercus phellos	Willow Oak	2.5" cal.	419	20531
9	Quercus shumardii	Shumard Oak	3.5" cal.	419	3771
3	Quercus shumardii	Shumard Oak	1.5-1.75" cal.	329	987
52	Thuja x 'Steeplechase'	'Steeplechase' Arborvitae	4-5'	10	520
6	Ulmus americana 'Princeton'	Princeton' Elm	3.5" cal.	535	3210
			TOTAL CANOPY		**80849**

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 = 1.86 acres

LANDSCAPE REQUIREMENTS ALONG STREETS:

Total LF street frontage on Rte. 20 = 655 LF
Required: 1 large tree per 50 LF = 13 trees
Total proposed street trees = 15 trees

Total LF street frontage on Rte. 742 = 670 LF
Required: 1 large tree per 50 LF = 13 trees
Total proposed street trees = 17 trees

LANDSCAPE REQUIREMENTS FOR PARKING AREAS:

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

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

RECREATION REQUIREMENTS:

REQUIRED AMENITIES:

Required recreation area:
200 sf x 100 units=20,000 sf or .5 acres

- 2 tot lots each to include
  - ·1 swings-4 seats
  - ·1 slides
  - ·2 climbers
  - ·1 whirls or buckabouts
  - ·2 benches
-4000 sf of fenced tot lot
-1 half court basketball

PROPOSED AMENITIES:

Active recreation:
-5000 sf tot lot with a total of
  - ·1 swing-4 seats
  - ·2 slides
  - ·4 climbers
  - ·1 inclusive orbit- ADA accessible whirl accomodating several childen
  - ·3 benches, 2 picnic benches
-1 multi sports court- 1800 sf
-1 active recreation field- 6500 sf

Total active recreation area = 13,300 sf or .31 acres

Passive recreation:
Greenway park with path- 37,000 sf or .85 acres
Dog Park- 8276 sf or .19 acres
Linear Park with benches- 29,620 or .68 acres

Total passive recreation = 74,900 sf or 1.7 acres

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SPRING HILL VILLAGE

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JESSICA S. PRIMM
Cert. No. 0406001256
06/22/2020
LANDSCAPE ARCHITECT

SHEET TITLE:

SITE PLANTING KEY PLAN

DRAWN BY: LMD, JSP
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal
2	12.23.2019	County/ARB Submittal
3	05.29.2020	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description
1	06.22.2020	County/ARB Submittal

SCALE: 1"=50'-0"

SHEET NUMBER:

L5.0

LOT 64
6-Prague Viburnum
LOT 65
LOT 66
10-'Steeplechase' Arborvitae
LOT 67
LOT 68
5-Prague Viburnum
LOT 69
10-'Steeplechase' Arborvitae
LOT 70
5-Prague Viburnum
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
4-Willow Oak
4-'Green Mountain' Sugar Maple
6-'Rotundiloba' American Sweetgum
4-'Mary Nell' Holly
7-Southern Wax Myrtle
LOT 76
LOT 77
LOT 78
LOT 79
80
81
2-Willow Oak
5-Southern Wax Myrtle
5-Prague Viburnum
5-Prague Viburnum
7-Southern Wax Myrtle
395-'Shenandoah' Switch Grass
132-'Little Joe' Pye Weed
2367-Golden ragwort
49-'Henry's Garnet' Sweetspire
37-'Shamrock' Inkberry
3-Hackberry
BLOCK D
4.16 AC
3-Swamp White Oak
6-'Autumnalis' Cherry
11-'Shamrock' Inkberry
17-Prague Viburnum
25-'Shamrock' Inkberry
8-'Rotundiloba' American Sweetgum
1-'Green Mountain' Sugar Maple
9-Willow Oak
1-Willow Oak
4-Eastern Redcedar
LOT 94
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
5-'Mary Nell' Holly
7-Prague Viburnum
5-American Yellowwood- 2.5" cal.
19-'Shamrock' Inkberry
16-Southern Wax Myrtle
1609-'Shenandoah' Switch Grass
2146-Tussock Sedge
3-Shumard Oak- 3.5" cal.
5-'Evelyn' Hedge Maple- 2.5" cal.
4-'Princeton' Elm- 3.5" cal.
5-Fringe Tree
5-American Yellowwood- 2.5" cal.
14-Prague Viburnum
20-'Shamrock' Inkberry
13-Southern Wax Myrtle
23-'Shamrock' Inkberry
6-'Appalachian Spring' Dogwood
LOCATION OF STREET TREES BEHIND PEDESTRIAN WALK DICTATED BY VDOT CLEAR ZONE REQUIREMENTS
6-Witch Hazel
3-Shumard Oak- 3.5" cal.
12
LOT 11
9-'Emerald Sentinel' Eastern Redcedar
5-Prague Viburnum
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
7-'Steeplechase' Arborvitae
6-Prague Viburnum
LOT 5
LOT 4
AVOID PLANTING IN CENTERLINE OF SWALE
5-Willow Oak
LOT 2
LOT 1
8-'Green Mountain' Sugar Maple
5-'Royal Star' Magnolia
4-'Steeplechase' Arborvitae
3-'Prairifire' Crabapple
1-Willow Oak
4-'Rotundiloba' American Sweetgum
3-'Prairifire' Crabapple
24-'Shamrock' Inkberry
3-Prague Viburnum
4-'Mary Nell' Holly
BLOCK A
0.56 AC
2-Willow Oak
4-'Appalachian Spring' Dogwood
2-'Princeton' Elm- 3.5" cal.
3-Shumard Oak- 3.5" cal.
4-Witch Hazel

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COMMONWEALTH OF VIRGINIA
JESSICA S. PRIMM
Cert. No. 0406001256
06/22/2020
LANDSCAPE ARCHITECT

SHEET TITLE:

SITE PLANTING PLAN: COMMUNITY PARK AND LINEAR PARK

DRAWN BY: LMD, JSP
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal
2	12.23.2019	County/ARB Submittal
3	05.29.2020	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description
1	06.22.2020	County/ARB Submittal

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.1

LOCATION OF STREET TREES BEHIND PEDESTRIAN WALK DICTATED BY VDOT CLEAR ZONE REQUIREMENTS

'EMERALD SENTINEL' EASTERN REDCEDAR LOCATED IN SINGLE ROW TO FIT BETWEEN PROPOSED RETAINING WALLS

7-Prague Viburnum
10-'Alleghany' Viburnum
3-Witch Hazel
3-'October Glory' Red Maple- 3.5" cal.
5-'Mary Nell' Holly
2-Willow Oak
3-'Green Mountain' Sugar Maple
1-'Bloodgood' London Plane Tree
3-'Prairifire' Crabapple
2-'Rotundiloba' American Sweetgum
3-Shumard Oak
5-Prague Viburnum
11-Eastern Redcedar
5-Eastern Redcedar
67-'Shenandoah' Switch Grass
599-Tussock Sedge
5-American Yellowwood- 2.5" cal.
5-'Evelyn' Hedge Maple- 2.5" cal.
7-'Evelyn' Hedge Maple- 2.5" cal.
8-American Yellowwood- 2.5" cal.
4-Willow Oak
32-'Emerald Sentinel' Eastern Redcedar
7-'Bloodgood' London Plane Tree
6-'Green Mountain' Sugar Maple
4-'Rotundiloba' American Sweetgum
5-'Mary Nell' Holly
5-Prague Viburnum
6-Willow Oak
3-'Steeplechase' Arborvitae
5-'Steeplechase' Arborvitae
3-'Rotundiloba' American Sweetgum
45-'Emerald Sentinel' Eastern Redcedar

LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
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LOT 57
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LOT 22
LOT 21
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LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11

BLOCK C
3.39 AC

BLOCK B
5 AC

SPRING HILL VILLAGE

ALBEMARLE COUNTY , VIRGINIA

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06/22/2020
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SHEET TITLE:

SITE PLANTING PLAN: GREENWAY PARK & GREENWAY ENTRANCE PARK

DRAWN BY: LMD, JSP
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal
2	12.23.2019	County/ARB Submittal
3	05.29.2020	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description
1	06.22.2020	County/ARB Submittal

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.2

3-'DD Blanchard' Southern Magnolia
5-'Appalachian Spring' Dogwood
3-Oakland Holly
3-'Little Gem' Magnolia
5-'Emerald Sentinel' Eastern Redcedar
1-Fringe Tree
3-River Birch- 3.5" cal.
5-Oakland Holly
4-'October Glory' Red Maple- 3.5" cal.
10-Winter Jasmine
1-Fringe Tree
3-'Little Gem' Magnolia
1-'Appalachian Spring' Dogwood
5-Oakland Holly
3-Fringe Tree
10-Winter Jasmine
3-'Little Gem' Magnolia
3-River Birch- 3.5" cal.
5-Oakland Holly
2-'Appalachian Spring' Dogwood
10-Winter Jasmine
3-'Little Gem' Magnolia
1-'Appalachian Spring' Dogwood
5-Oakland Holly
3-Witch Hazel
1-'Bloodgood' London Plane Tree
3-'Little Gem' Magnolia
5-Witch Hazel
3-'Evelyn' Hedge Maple- 2.5" cal.
4-'October Glory' Red Maple- 3.5" cal.
LOCATION OF STREET TREES BEHIND PEDESTRIAN WALK DICTATED BY VDOT CLEAR ZONE REQUIREMENTS
GAS
8-'Mary Nell' Holly
29-Winter Jasmine
13-'Steeplechase' Arborvitae
13-Prague Viburnum
5-Willow Oak
1-'Green Mountain' Sugar Maple
5-'Rotundiloba' American Sweetgum
2-'Rotundiloba' American Sweetgum
2-Willow Oak
53-'Shamrock' Inkberry
2-Willow Oak
7-'Emerald Sentinel' Eastern Redcedar
AVOID PLANTING IN CENTERLINE OF SWALE
LOT 1
LOT 2
LOT 3
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LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
BLOCK E 1.27 AC
BLOCK G 1.47 AC
BLOCK C 3.39 AC
N

SPRING HILL VILLAGE

ALBEMARLE COUNTY, VIRGINIA

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06/22/2020

SHEET TITLE:

SITE PLANTING PLAN: ENTRANCE PARK AND DOG PARK

DRAWN BY: LMD, JSP
CHECKED BY: JSP

ISSUE HISTORY:

No.	Date	Description
1	11.13.2019	County/ARB Submittal
2	12.23.2019	County/ARB Submittal
3	05.29.2020	County/ARB Submittal

REVISION HISTORY:

No.	Date	Description
1	06.22.2020	County/ARB Submittal

SCALE: 1"=20'-0"

SHEET NUMBER:

L5.3