INITIAL SITE DEVELOPMENT PLAN

GALAXIE FARM TOWNHOMES

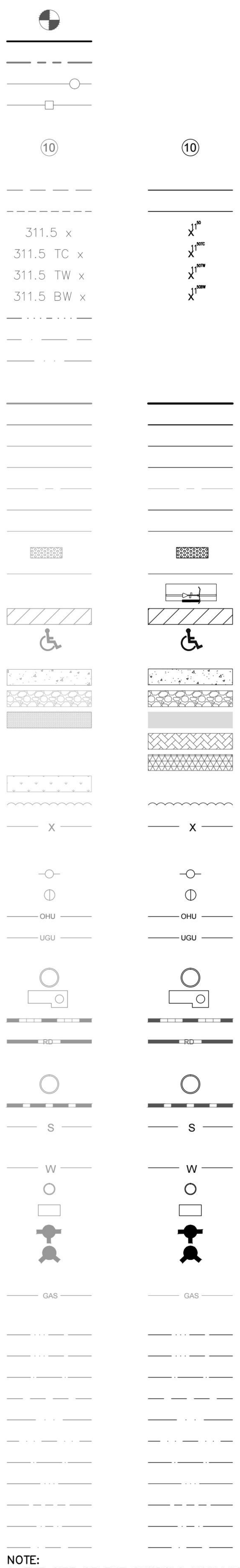
SDP NUMBER PENDING

TAX MAP 91, PARCEL 9 & 15

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING NEW DESCRIPTION



BOUNDARIES
BENCHMARK
SITE PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK
PARKING SETBACK
SITE TEXT
PARKING COUNT
TOPOGRAPHY
INDEX CONTOUR
INTERVAL CONTOUR
SPOT ELEVATION
TOP OF CURB ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
STREAM
STREAM BUFFER
100 YEAR FLOODPLAIN
BUILDING
BUILDING
RETAINING WALL
STAIRS
EDGE OF PAVEMENT
ROAD CENTERLINE
FRONT OF CURB
BACK OF CURB
CG-12 TRUNCATED DOME
SIDEWALK
BIKE PARKING
HANDICAP ACCESSIBLE AISLE
HANDICAP PARKING
MATERIAL
CONCRETE
RIPRAP
ASPHALT
EC-2 MATTING
EC-3 MATTING
WETLAND
TREELINE
FENCE
UTILITY
UTILITY POLE
GUY WIRE
OVERHEAD UTILITY
UNDERGROUND UTILITY
STORM
STORM MANHOLE
DROP INLET
STORM SEWER
ROOF DRAIN
SANITARY
SANITARY MANHOLE
SANITARY SEWER MAIN
SANITARY SEWER LATERAL
WATER
WATER LINE
WATER METER
WATER METER VAULT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
GAS
GAS LINE
EASEMENTS
CONSTRUCTION
GRADING
ACCESS
SIGHT DISTANCE
UTILITY
STORMWATER FACILITY MAINTENANCE
STORMWATER ACCESS
DRAINAGE
SANITARY
WATERLINE
GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER

Tax Map 91 Parcel 15
Jasper L Haynes & Mallie P Haynes
P.O. Box 422
Charlottesville, VA 22902

Tax Map 91 Parcel 9
David S. Witmer & Anna Marie Witmer
444 Rookwood Dr.
Charlottesville, VA 22903

DEVELOPER

Blackbird of Charlottesville LLC
912 East High St
Charlottesville, VA 22902

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

Planned Residential Development
ZMA201800012 approved by the Board of Supervisors on December 4, 2019.
This site contains areas which lie in the steep slopes overlay district.

Onsite steep slopes are shown in this plan and include both managed and preserved steep slopes.

No preserved steep slopes shall be disturbed with this plan.

MAGISTERIAL DISTRICT

Scottsville

SOURCE OF TITLE

Tax map 91 Parcel 15: DB 859-143
DB 619-368 Plat
Tax map 91 Parcel 9: DB 2294-204, 207 Plat

SETBACKS

1. For front loaded garages, the porch or building face shall be a minimum of 3 feet closer to the street as measured from the face of the garage door.
2. For those units that (1) do not front Roads “A2” or “B”, and (2) are located in Block 2, utilizing Private Road “E”, shall have a minimum front setback of 3 feet from the right-of-way of Private Road “E”. All other units shall have a minimum front setback of 5 feet, per Section 4.19 of the Zoning Ordinance.
3. All rear yards (except those adjoining Road “E”) shall have a minimum setback of 20 feet.
4. Structures along Road “E” shall have a minimum rear setback of 5 feet.

BUILDING HEIGHT

Per approved ZMA201800012, maximum building height shall be 35'.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Roger W. Ray & Associates, Inc. February 27, 2020

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0426D), effective date February 4, 2005 shows this property is not within zone AE and no portion of the property lies within the 100-year flood plain.

RESERVOIR WATERSHED

This site is within the Moores Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

LANDSCAPE

Landscape shall comply with Section 4.32.7.9 of the Albemarle County Zoning Ordinance.

GENERAL CONSTRUCTION NOTES

1. Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (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 the 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 acheived.
6. Paved, rip-rap or stabilization amt 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).

GENERAL WATER & SEWER NOTES

1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 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.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

ITE Trip Generation

			AM			PM			Daily Total
Use Description	ITE	Qty	In	Out	Total	In	Out	Total	
Multifamily (Mid-Rise)	221	23 Dwelling Units	4	12	16	9	4	13	124

EXISTING USE

Single Family Residential

PROPOSED USE

Residential Use - 23 Multifamily (Townhomes)

LAND USE SCHEDULE

TOTAL GALAXIE FARM

EXISTING	Area	%
Building	0.10 AC	0.7%
Pavement	0.50 AC	3.6%
Sidewalk	0 AC	0.0%
Open Space	13.10 AC	95.7%
Total=	13.70 AC	100.0%

PROPOSED	Area	%
Building	1.94 AC	14.2%
Pavement	2.95 AC	21.5%
Sidewalk	0.51 AC	3.7%
Total Impervious	5.40 AC	39.4%
Open space	8.70 AC	60.6%
Total=	13.70 AC	100.0%

GALAXIE FARM TOWNHOMES

EXISTING	Area	%
Building	0.05 AC	2.00%
Pavement	0.05 AC	2.00%
Sidewalk	0 AC	0.0%
Open Space	2.35 AC	96.0%
Total=	2.45 AC	100.0%

PROPOSED	Area	%
Building	0.43 AC	17.5%
Pavement	0.64 AC	26.1%
Sidewalk	0.15 AC	5.9%
Total Impervious	1.22 AC	49.5%
Open space	1.23 AC	50.5%
Total=	2.45 AC	100.0%

PARKING SCHEDULE

Multifamily: 2 spaces/unit, 23 units
= 46 parking spaces required
= 46 parking spaces provided
includes 1 HC space
Guest spaces: 1 guest space/4 units, 23 units
= 5 guest spaces required
= 5 guest spaces provided

GENERAL NOTES

1. For front loaded garages, the porch or building face shall be a minimum of 3 feet closer to the street as measured from the face of the garage door.
2. For those units that (1) do not front Roads “A2” or “B2”, and (2) are located in Block 2, utilizing Private Road “E”, shall have a minimum front setback of 3 feet from the right-of-way of Private Road “E”. All other units shall have a minimum front setback of 5 feet, per Section 4.19 of the Zoning Ordinance.
3. All Blocks except 7 and 8 may be used for residential uses as noted by the unit types listed above.
4. All rear yards (except those adjoining Road “E”) shall have a minimum setback of 20 feet.
5. Structures along Road “E” shall have a minimum rear setback of 5 feet.
6. No structures or lots shall be permitted in the stream buffer or on preserved slopes. No preserved slopes within the development shall be disturbed.
7. As applicable, retaining walls within the development shall meet the design standards required for the disturbance of managed slopes in Section 30.7.5 of the Zoning Ordinance.
8. Total allowable residential units shall be 65.
9. Road “C” is shown as a possible future connection to Tax Map Parcel 91-13 to be extended and dedicated upon demand of the County.
10. Road “B1” is shown as a possible future connection to Tax Map Parcel 91-10 to be extended and dedicated upondemand of the County.
11. 25% of the required stormwater quality treatment shall be provided onsite.

CONSTRUCTION - MAINTENANCE OF ACCESS

During construction, full access for the existing properties which utilize Galaxie Farm Lane shall be maintained.
Refer to VSMP plan WPO2020-00037 for details on maintenance of access during construction.

SUBDIVISION NOTES

1. This property does not lie in a dam break inundation zone.
2. There are no known places of burial in the property.
3. This property is not within an Albermale County and/or City of Charlottesville water supply watershed or an agricultural-forestal district.
4. Stream buffers are shown on plan.
5. Parcel [15 & 9] and the residue of [91-15, & 91-09] each contain building site that complies with section 4.2.1 of the Albemarle County Zoning Ordinance.

GENERAL CONSTRUCTION NOTES FOR PUBLIC ROADS

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. Construction inspection of all proposed roads within the development will be made by the County. The contractor must notify the Department of Engineering (296-5861) 48 hours in advance of the start of construction.
3. All materials and construction methods shall conform to current specifications and standards of VDOT. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
4. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and must be installed prior to any clearing, grading or other construction.
5. 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.
6. All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 4:1 or better are to be achieved.
7. Surface drainage and pipe discharge must be retained within the public right-of-way or within easements prior to acceptance by VDOT. All drainage outfall easements are to be extended to a boundary line or a natural watercourse. The contractor shall field verify the length of all storm drainage pipe.
8. Guardrail locations are approximate. Exact length, location and appropriate end treatments will be field determined at the time of construction. Additional guardrail may be required at locations not shown when, in the opinion of VDOT, the Director of Engineering, or the Director's 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.
9. Where urban cross sections are installed, all residential driveway entrances shall conform to VDOT CG-9(A,B or C).
10. Where rural cross sections are installed, all residential driveway entrances shall conform to VDOT standard PE-1.
11. Paved, rip-rap or stabilization mat lined ditch may be required to stabilize a drainage channel when, in the opinion of VDOT, the Director of Engineering, or the Director's designee, it is deemed necessary.
12. A minimum clear zone of ten (10) feet from the edge of pavement shall be maintained on all residential subdivision streets. Additional clear zone may be required depending on the category of road design.
13. Compliance with the minimum pavement width, shoulder width and ditch sections, as shown on the typical pavement section detail, shall be strictly adhered to. The cross slope shall be maintained as shown on the plans. Exceptions will not be allowed.
14. All required signs (stop, street name, speed limit signs, etc.) are to be furnished and installed by the developer prior to acceptance. Signs and their installation shall conform to "Albemarle County Road Naming and Property Numbering Ordinance and Manual" and the Virginia Manual for Uniform Traffic Control Devices. The locations of all signs are shown on the plans. The developer shall be responsible for maintenance of the signs until the roads have been accepted into the state secondary road system. The speed limits to be posted on speed limit signs are to be determined by VDOT prior to acceptance. The speed limit is to be posted 5mphbelow the design speed.
15. Road plan approval 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.
16. Traffic control or other regulatory signs or barricades shall be installed by the developer when, in the opinion of the Director of Engineering, or the Director’s designee, they are deemed necessary in order to provide safe and convenient access.
17. Use VDOT standard CD-1 or CD-2 underdrains under the subbase material at all cut and fill transitions and grade sag points.
18. A video camera inspection is required for all storm sewers and culverts that are deemed inaccessible to VDOT inspections and are to be accepted into VDOT's maintenance program and ownership. The video inspection shall be conducted in accordance with VDOT's video camera inspection procedure and with a VDOT and/or County inspector present. In addition, if high-density polyethylene (HDPE) pipe or pipe system is installed, the contractor and a representative from the pipe manufacturer should hold a preconstruction meeting for installation training. The pipe manufacturer should spend a minimum of two hours on the job site during the initial pipe installation.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

VICINITY MAP

SCALE : 1"=1000'

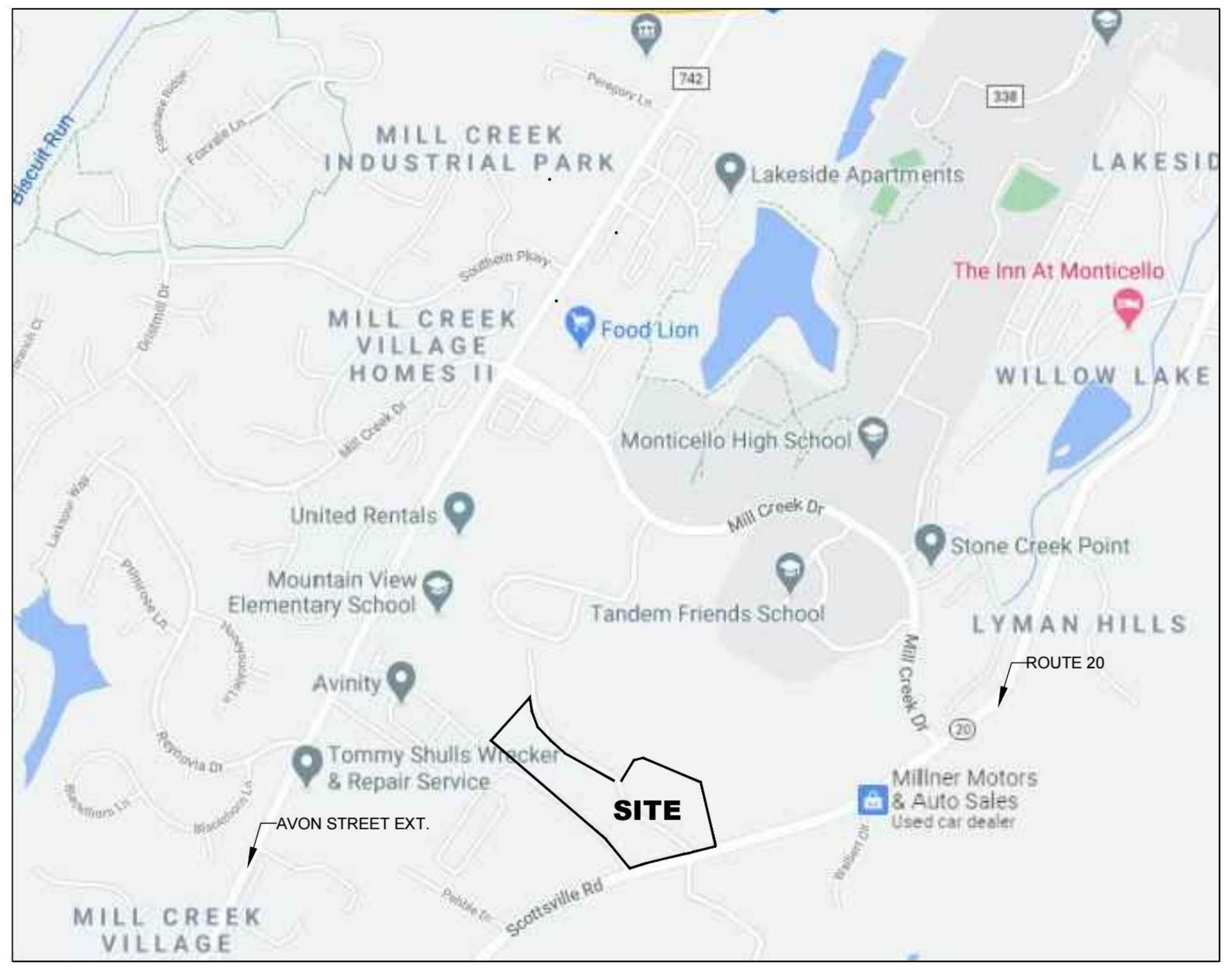


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 COVER
C2 EXISTING CONDITIONS: OVERVIEW
C3 SITE PLAN: OVERVIEW
C4 GRADING & UTILITY PLAN: OVERVIEW
C5 SITE PLAN
C6 GRADING & UTILITY PLAN
C7 LANDSCAPE PLAN

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FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

GALAXIE FARM TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.11.09

REVISION:

FILE NO.
18.025

COVER

C1

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	1°30'22"	5689.58	149.57	74.79	149.57	S75°40'51"W
C2	0°15'10"	5689.58	25.09	12.55	25.09	S76°48'59"W
C3	6°46'23"	1472.40	174.05	87.13	173.95	S73°32'54"W

50 0 50 100 150
Scale: 1"=50'

![SHIMP ENGINEERING P.C.]

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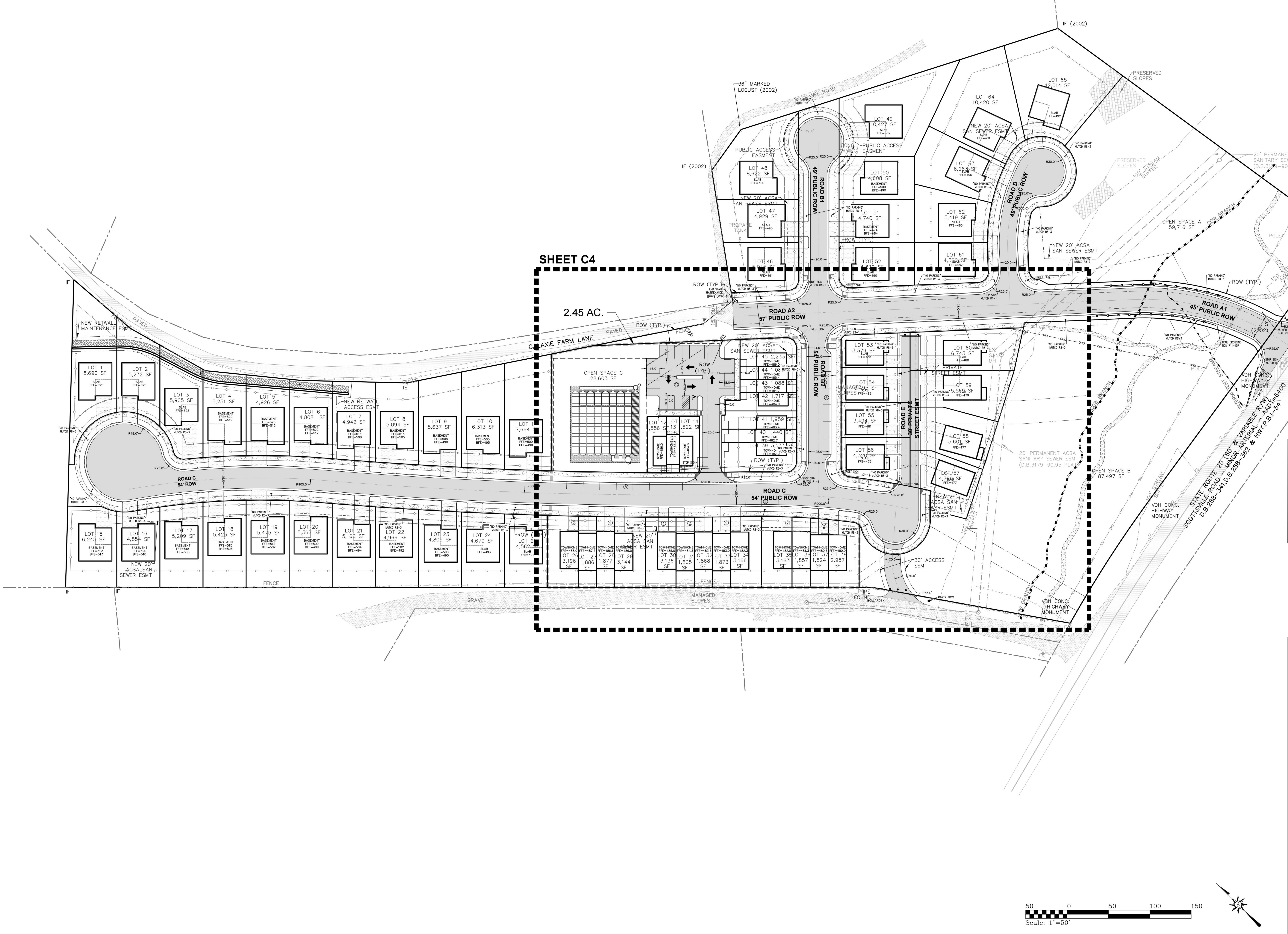
EXISTING CONDITIONS

C2



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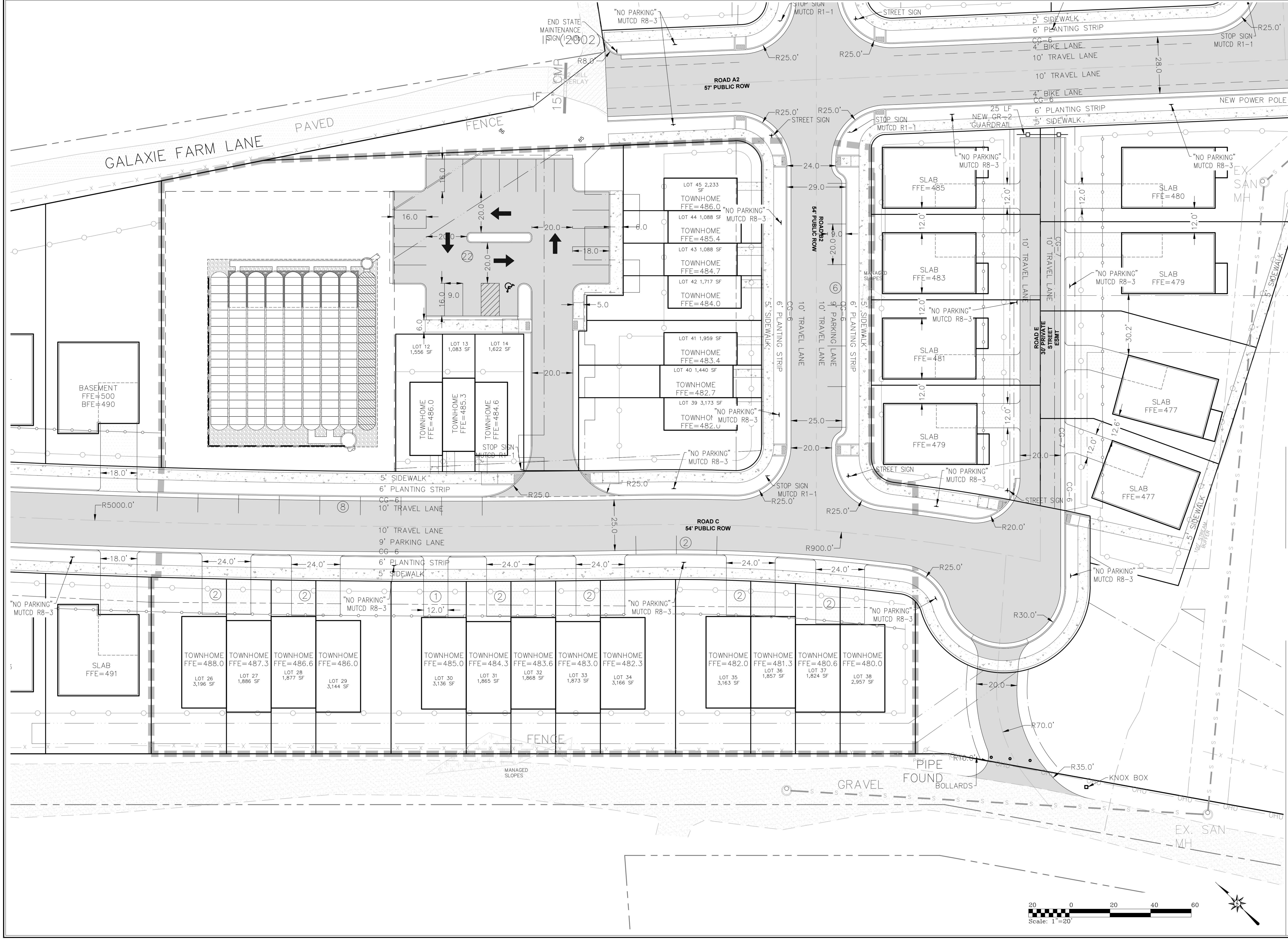
GALAXIE FARM SITE PLAN: OVERVIEW

C3



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SITE PLAN: TOWNHOMES

C4

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GALAXIE FARM TOWNHOMES

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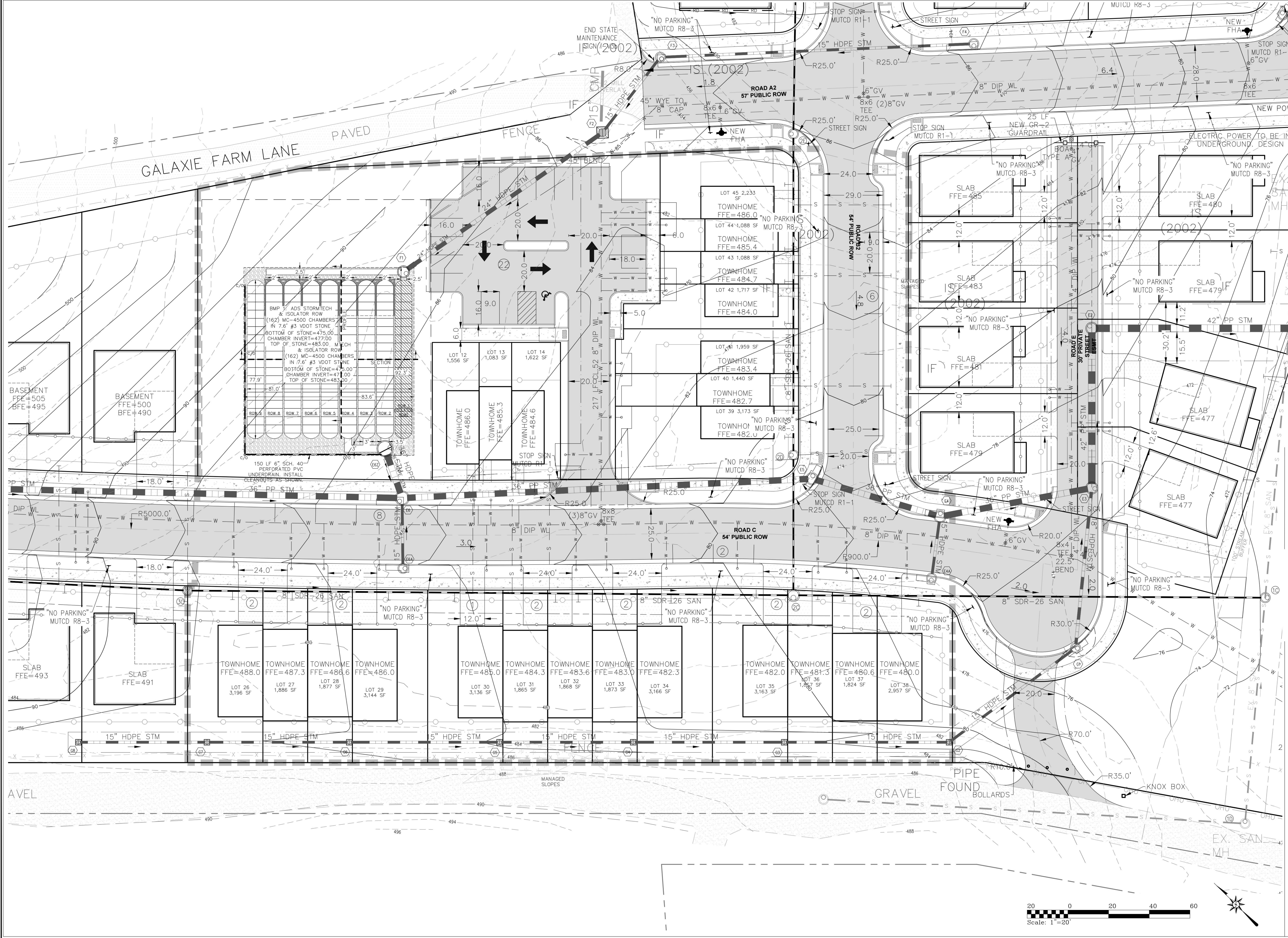
GALAXIE FARM GRADING & UTILITY PLAN: OVERVIEW

C5


GALAXIE FARM LANE
PAVED
FENCE
ROAD A2 57' PUBLIC ROW
ROAD B2 54' PUBLIC ROW
ROAD C 54' PUBLIC ROW
ROAD D 30' PRIVATE STREET ESMT
END STATE MAINTENANCE SIGN
IS (2002)
IF
"NO PARKING" MUTCD R8-3
STOP SIGN MUTCD R1-1
STREET SIGN
NEW FHA
15" HDPE STM
24" HDPE STM
36" PP STM
42" PP STM
8" DIP WL
8" SDR-26 SAN
217 LF CL52 8" DIP WL
45° BEND
22.5° BEND
8x6 TEE
6"GV
(2)8"GV
(3)8"GV
8x8 TEE
8x4 TEE Red.
45° WYE TO 8" CAP
NEW POWER POLE
25 LF NEW GR-2 GUARDRAIL
ELECTRIC POWER TO BE INSTALLED UNDERGROUND. DESIGN PENDING.
103 LF CLASS I RIP-RAP OVER NONWOVEN FILTER FABRIC
BMP 1: ADS STORMTECH & ISOLATOR ROW (162) MC-4500 CHAMBERS IN 7.6' #3 VDOT STONE BOTTOM OF STONE=475.00 CHAMBER INVERT=477.00 TOP OF STONE=483.00
150 LF 6" SCH. 40 PERFORATED PVC UNDERDRAIN. INSTALL CLEANOUTS AS SHOWN.
LOT 45 2,233 SF TOWNHOME FFE=486.0
LOT 44 1,088 SF TOWNHOME FFE=485.4
LOT 43 1,088 SF TOWNHOME FFE=484.7
LOT 42 1,717 SF TOWNHOME FFE=484.0
LOT 41 1,959 SF TOWNHOME FFE=483.4
LOT 40 1,440 SF TOWNHOME FFE=482.7
LOT 39 3,173 SF TOWNHOME FFE=482.0
LOT 12 1,556 SF TOWNHOME FFE=486.0
LOT 13 1,083 SF TOWNHOME FFE=485.3
LOT 14 1,622 SF TOWNHOME FFE=484.6
TOWNHOME FFE=488.0 LOT 26 3,196 SF
TOWNHOME FFE=487.3 LOT 27 1,886 SF
TOWNHOME FFE=486.6 LOT 28 1,877 SF
TOWNHOME FFE=486.0 LOT 29 3,144 SF
TOWNHOME FFE=485.0 LOT 30 3,136 SF
TOWNHOME FFE=484.3 LOT 31 1,865 SF
TOWNHOME FFE=483.6 LOT 32 1,868 SF
TOWNHOME FFE=483.0 LOT 33 1,873 SF
TOWNHOME FFE=482.3 LOT 34 3,166 SF
TOWNHOME FFE=482.0 LOT 35 3,163 SF
TOWNHOME FFE=481.3 LOT 36 1,857 SF
TOWNHOME FFE=480.6 LOT 37 1,824 SF
TOWNHOME FFE=480.0 LOT 38 2,957 SF
SLAB FFE=485
SLAB FFE=483
SLAB FFE=481
SLAB FFE=479
SLAB FFE=480
SLAB FFE=479
SLAB FFE=477
SLAB FFE=477
BASEMENT FFE=505 BFE=495
BASEMENT FFE=500 BFE=490
SLAB FFE=493
SLAB FFE=491
MANAGED SLOPES
PIPE FOUND
BOLLARDS
KNOX BOX
GRAVEL
EX. SAN MH
EX. 8" SAN
100' STREAM BUFFER
R25.0'
R30.0'
R70.0'
R35.0'
R5000.0'
R900.0'
24.0'
25.0'
20.0'
18.0'
12.0'
Scale: 1"=20'
20 0 20 40 60

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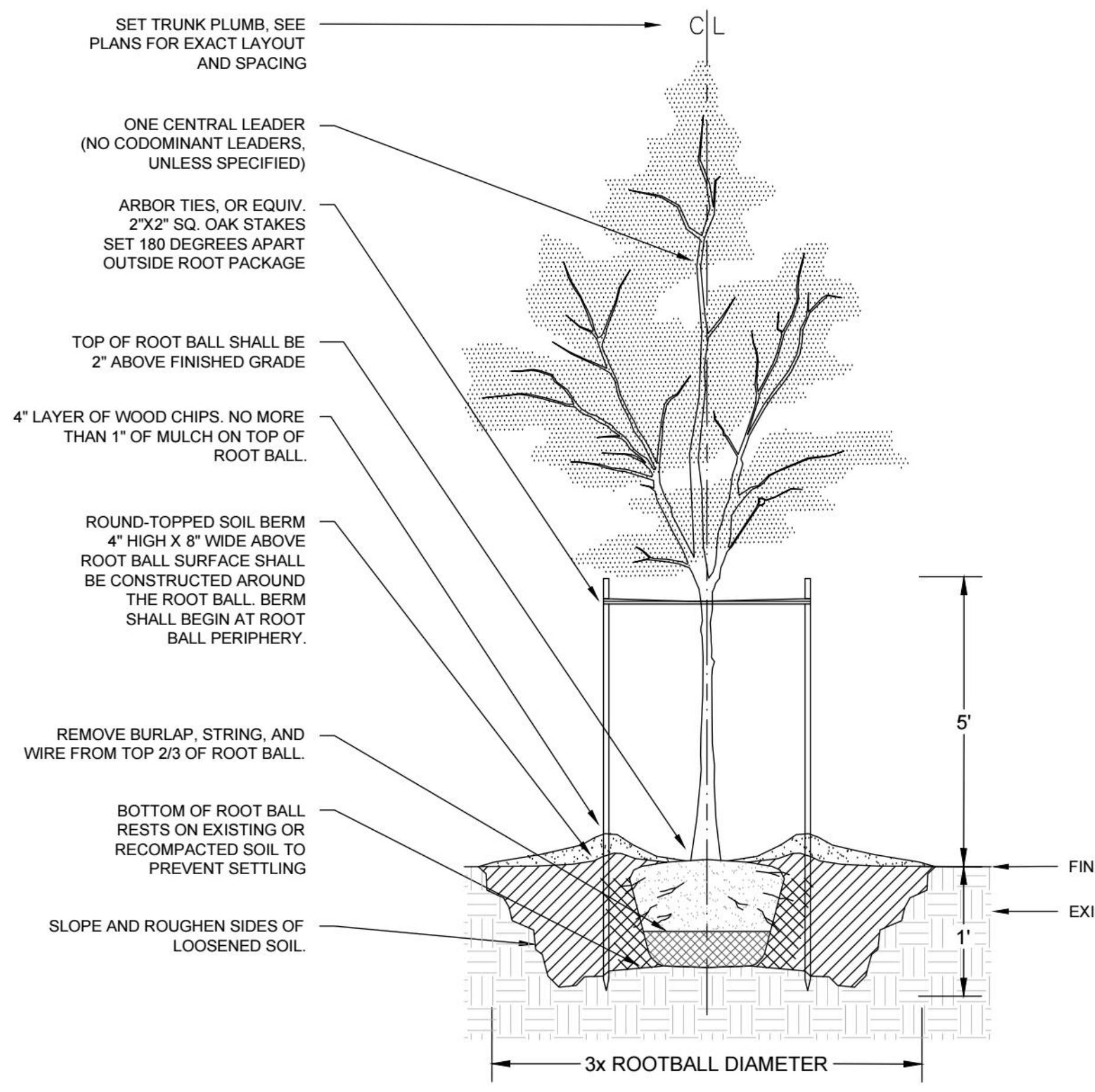
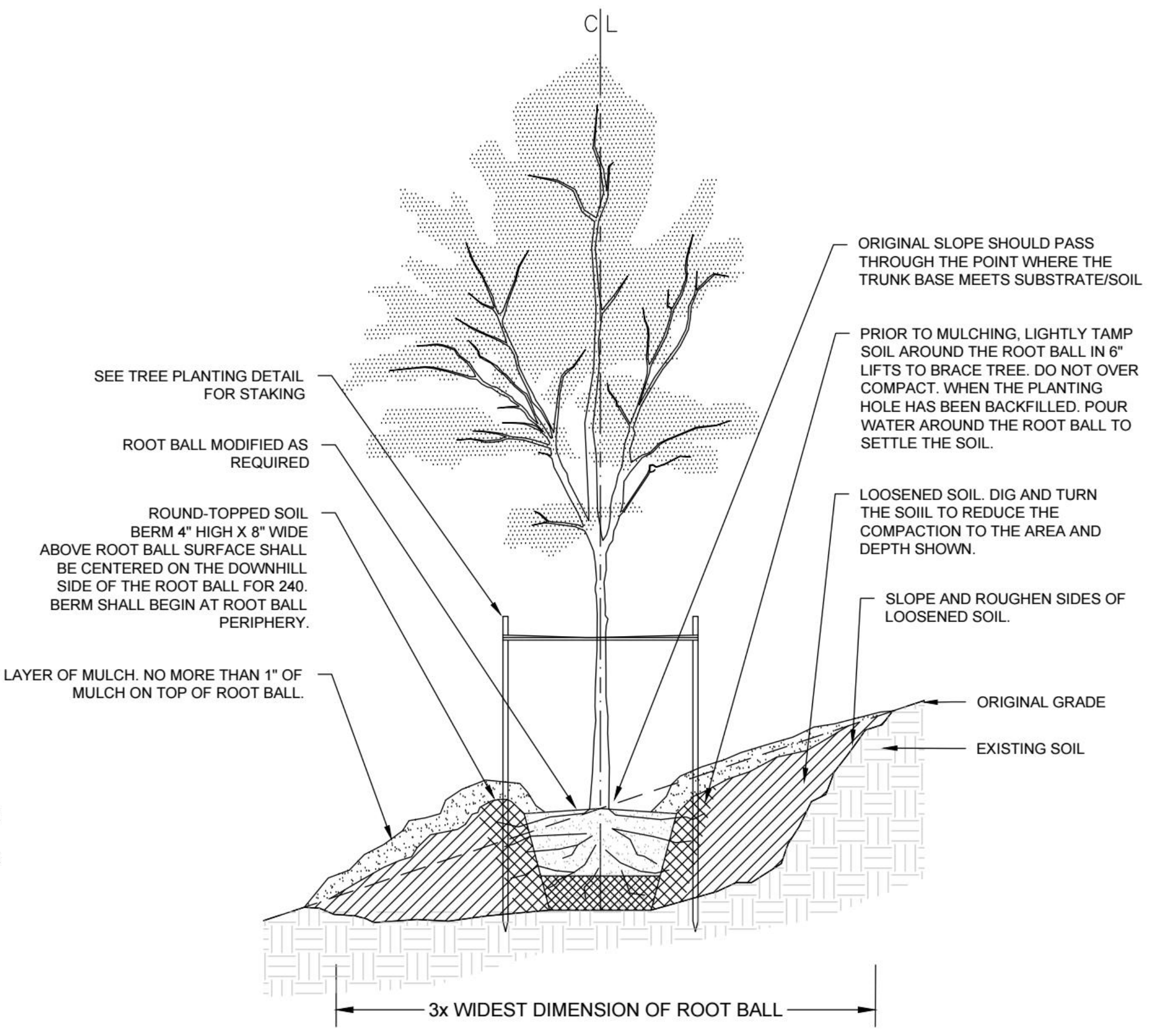
GRADING & UTILITY PLAN

C6


SET TRUNK PLUMB, SEE PLANS FOR EXACT LAYOUT AND SPACING
C L
ONE CENTRAL LEADER (NO CODOMINANT LEADERS, UNLESS SPECIFIED)
ARBOR TIES, OR EQUIV. 2"X2" SQ. OAK STAKES SET 180 DEGREES APART OUTSIDE ROOT PACKAGE
TOP OF ROOT BALL SHALL BE 2" ABOVE FINISHED GRADE
4" LAYER OF WOOD CHIPS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
REMOVE BURLAP, STRING, AND WIRE FROM TOP 2/3 OF ROOT BALL.
BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL TO PREVENT SETTLING
SLOPE AND ROUGHEN SIDES OF LOOSENED SOIL.
5'
1'
FINISHED GRADE
EXISTING GRADE
3x ROOTBALL DIAMETER

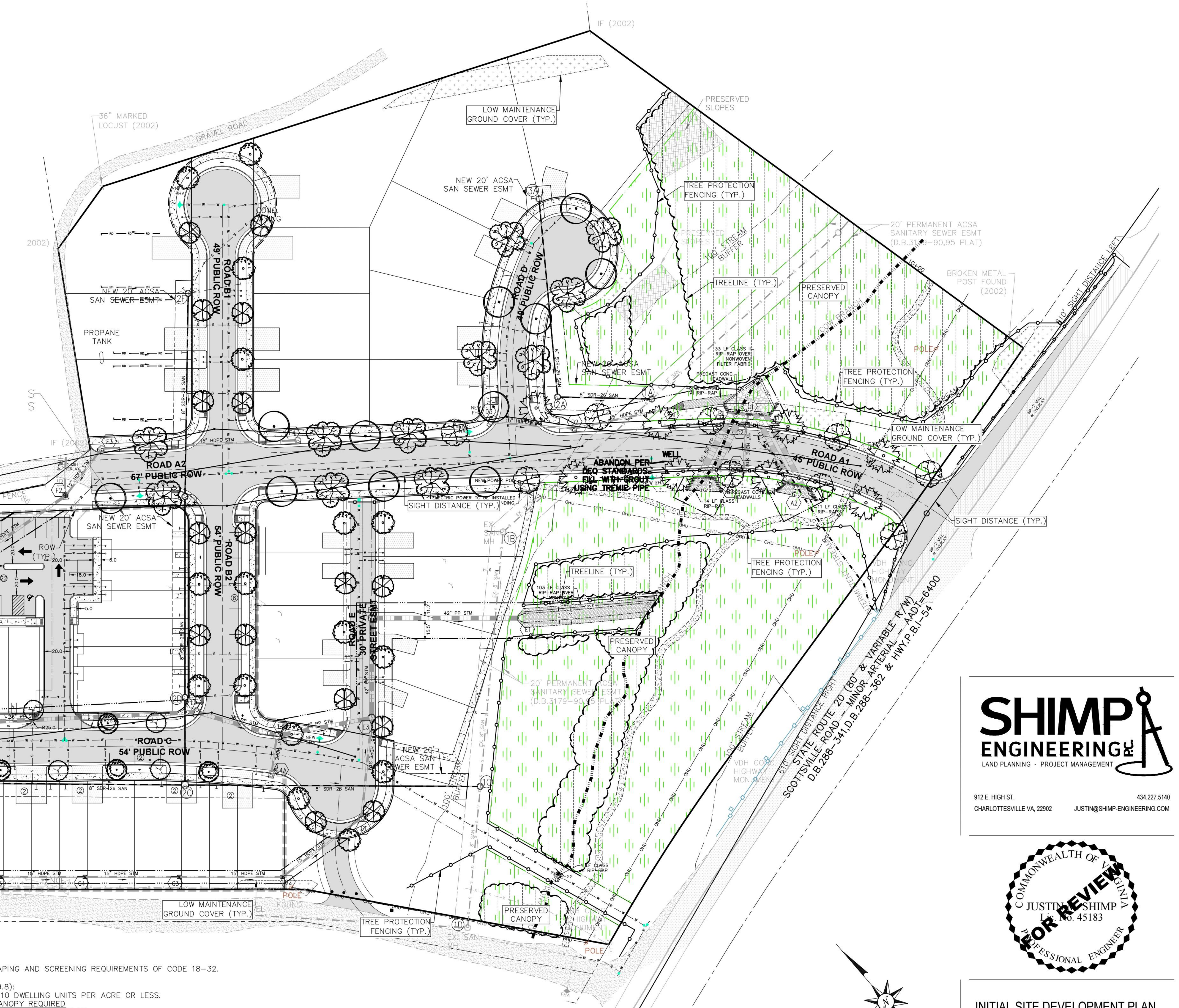
1 / C7 TREE PLANTING DETAIL

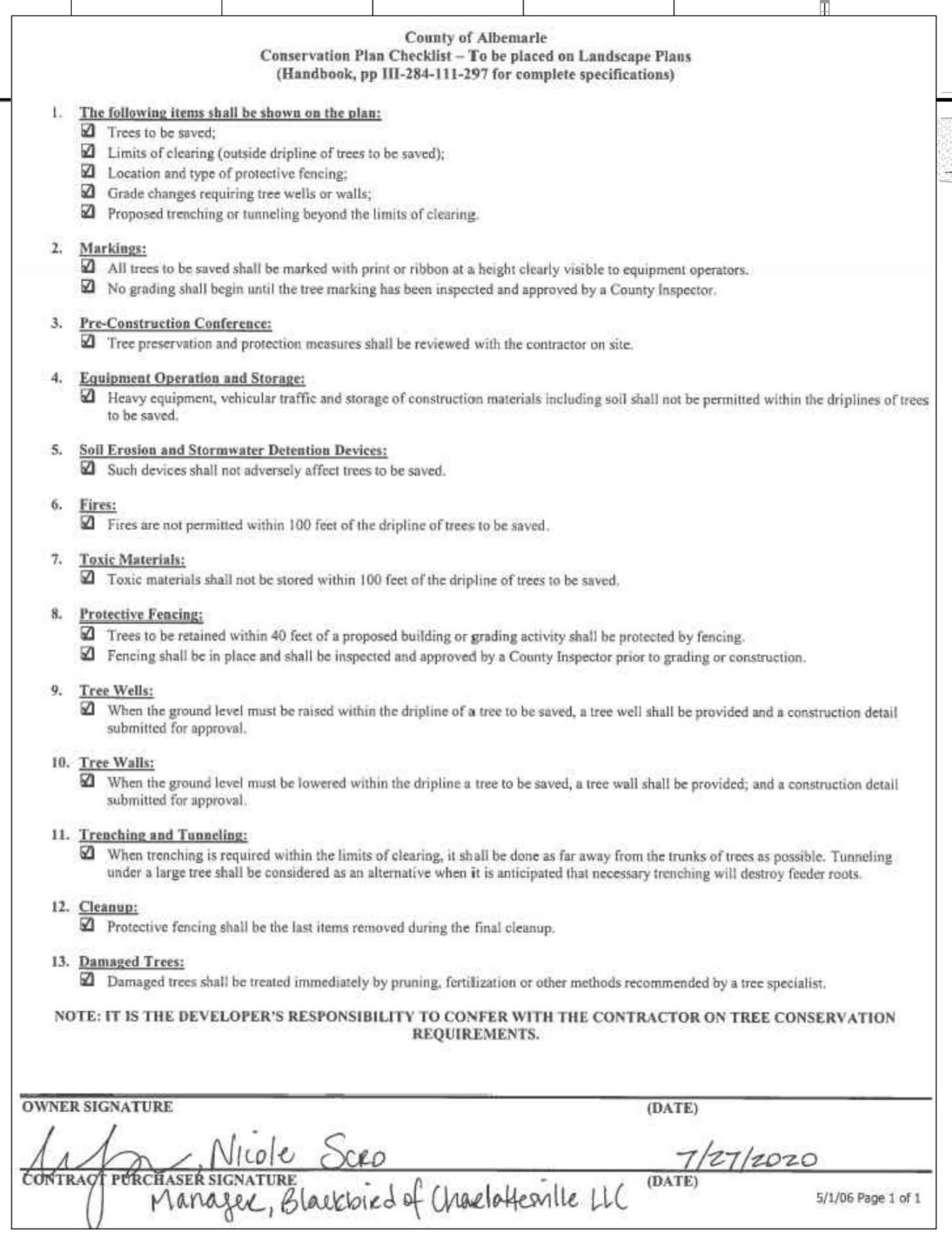
Not To Scale


C L
SEE TREE PLANTING DETAIL FOR STAKING
ROOT BALL MODIFIED AS REQUIRED
ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL
PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED. POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
LOOSENED SOIL. DIG AND TURN THE SOIIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
SLOPE AND ROUGHEN SIDES OF LOOSENED SOIL.
ORIGINAL GRADE
EXISTING SOIL
3x WIDEST DIMENSION OF ROOT BALL

2 / C7 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)

Not To Scale


ROAD A1 45' PUBLIC ROW
ROAD A2 67' PUBLIC ROW
ROAD B1 49' PUBLIC ROW
ROAD B2 54' PUBLIC ROW
ROAD C 54' PUBLIC ROW
ROAD D 49' PUBLIC ROW
ROAD E 30' PRIVATE STREET ESMT
GALAXIE FARM LANE
GRAVEL ROAD
NEW 20' ACSA SAN SEWER ESMT
LOW MAINTENANCE GROUND COVER (TYP.)
TREE PROTECTION FENCING (TYP.)
PRESERVED CANOPY
PRESERVED SLOPES
TREELINE (TYP.)
SIGHT DISTANCE (TYP.)
20' PERMANENT ACSA SANITARY SEWER ESMT
BROKEN METAL POST FOUND (2002)
36" MARKED LOCUST (2002)
PROPANE TANK
ABANDON PER DEQ STANDARDS. FILL WITH GROUT USING TREMIE PIPE
WELL
BMP 1: ADS STORMTECH & ISOLATOR ROW (162) MC-4500 CHAMBERS IN 7.6' #3 VDOT STONE
100' STREAM BUFFER
POLE
STATE ROUTE 20 (80' & VARIABLE R/W) SCOTTSVILLE ROAD – MINOR ARTERIAL – AADT=6400 D.B.288-341,D.B.288-362 & HWY.P.B.I–54



County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE **(DATE)**

Nicole Scro 7/27/2020

CONTRACT PURCHASER SIGNATURE **(DATE)**

Manager, Blackbird of Charlottesville LLC

5/1/06 Page 1 of 1

3 / C7 CONSERVATION CHECKLIST

NTS

LANDSCAPING NOTES:

THIS PLAN SATISFIES THE MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS OF CODE 18–32.

TREE CANOPY REQUIREMENT (SEC 18–32.7.9.8):
20% FOR RESIDENTIAL DENSITY AT 10 DWELLING UNITS PER ACRE OR LESS.
13.70 ACRES x 0.20 = 2.74 AC CANOPY REQUIRED
PROVIDED: 1.00 AC OF PRESERVED WOODED AREA, PLUS
1.30 AC OF MITIGATION PLANTING AREA IN STREAM BUFFER
BONUS CANOPY OF 25% FOR PRESERVED (18–32.7.9.8): 1.00 x 1.25 = 1.25 AC
+32868 SF INTERIOR STREETSCAPE CANOPY PROVIDED = 0.75 AC
+1.00 ACRES OF FORESTED AREA IN OPEN SPACE PARCELS A & B
TOTAL = 3.30 AC CANOPY PROVIDED

INTERIOR STREETSCAPE REQUIREMENT (SEC 18–32.7.9.5):
1 MEDIUM SHADE TREE PER 40' OF NEW ROAD FRONTAGE (ON BOTH SIDES OF ROAD):
LENGTH ALONG ROAD: 670 + 410 + 920 + 150 = 2150 LF
(2150 LF X 2) / 40 = 108 MEDIUM STREET TREES REQUIRED
112 STREET TREES PROVIDED

ENTRANCE CORRIDOR STREETSCAPE REQUIREMENT:
1 LARGE SHADE TREE PER 40' OF NEW ROAD FRONTAGE VISIBLE FROM E.C.
ROADS A1 AND D ARE VISIBLE FROM ENTRANCE CORRIDOR. FOR THESE ROADS, LARGE STREET TREES PLANTED AT 2.5" CALIPER ARE PROVIDED. THESE LARGE TREES REPLACED THE MEDIUM STREET TREES AND ARE INCLUDED IN THE TOTAL CALCULATIONS ABOVE.

NOTES:
1. CONTRACTOR TO APPLY 4' DIAMETER OF 3" MULCH BEDDING MULCH BEDDING AROUND ALL PROPOSED TREES. ALL OTHER LANDSCAPED AREAS SHALL BE SODDED.
2. 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.
3. CALIPER OF TREE MUST BE MEASURED 6" ABOVE THE GROUND WHEN PLANTED.
4. LANDSCAPING CANOPY TAKEN FROM 10–YR GROWTH.
5. TREE SPECIES CAN BE SUBSTITUTED WITH OTHER MEDIUM SHADE TREES FROM THE ALBEMARLE COUNTY APPROVED PLANTING LIST BASED ON COST AND AVAILABILITY. CONTRACTOR SHALL ENSURE A MINIMUM OF 4 SEPARATE GENUS AND SPECIES TREES ARE SELECTED. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER BEFORE SUBSTITUTIONS.
6. ALL NEW PLANTINGS SHOWN ON THE PLAN WILL BE COMPLETED WITHIN 6 MONTHS AFTER ROAD AND HOUSE CONSTRUCTION ARE COMPLETED TO AVOID TREE PLANTING DAMAGE.
7. ALL DISTURBED SLOPES 3:1 OR STEEPER TO HAVE LOW MAINTENANCE GROUND COVER.
8. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE FINAL SITE PLAN APPROVED LANDSCAPE PLAN.

LOW MAINTENANCE GROUND COVER:
SOUTHEAST NATIVE GRASS SEED MIX (AMERICAN MEADOWS INC.)
For slopes steeper than 3:1 grade, Mix the following seeds at 30 lbs/acre each, along with EC–2 Matting (Total application rate of 150 lb/acre):
Virginia Wildrye (Elymus virginicus), Little Bluestem Grass (Schizachyrium scoparium), Purpletop (Tridens flavus), Broomsedge (Andropogon virginicus), and Indian Grass (Sorghastrum nutans).

50 0 50 100 150
Scale: 1"=50'

INTERIOR STREET TREE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Caliper	Quantity	Total Height (ft) in 10 Yrs	Canopy SF	Total Canopy SF
✹	Large Shade Tree	Quercus coccinea	Scarlet Oak	2.5"	8	33	419	3352
❀	Large Shade Tree	Tilia tomentosa "Green Mountain"	"Green Mountain" Silver Linden	2.5"	10	27	322	3220
⊙	Large Shade Tree	Ulmnus Americana & cvs.	American Elm	2.5"	11	27	464	5104
❀	Large Shade Tree	Fraxinus pennsylvanica & cvs.	Green Ash	2.5"	11	39	672	7392
◎	Medium Shade Tree	Acer saccharum "Goldspire"	"Goldspire" Sugar Maple	1.5"	20	30	177	3540
○	Medium Shade Tree	Carpinus betulus	European Hornbeam	1.5"	20	21	177	3540
○	Medium Shade Tree	Cercidiphyllum japonicum	Katsuratree	1.5"	16	28	222	3552
⊛	Medium Shade Tree	Sassafras albidum	Common Sassafras	1.5"	16	24	198	3168
▨	Low Maintenance Ground Cover	Southeast Native Grass Seed Mix @ 150 lb/ac			0.2 ac: 30 lbs		0	0
				TOTAL:	112		TOTAL SF:	32868

SHIMP ENGINEERING P.C.
LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST.
CHARLOTTESVILLE VA, 22902
434.227.5140
JUSTIN@SHIMP-ENGINEERING.COM

JUSTIN M. SHIMP
Lic. No. 45183
FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

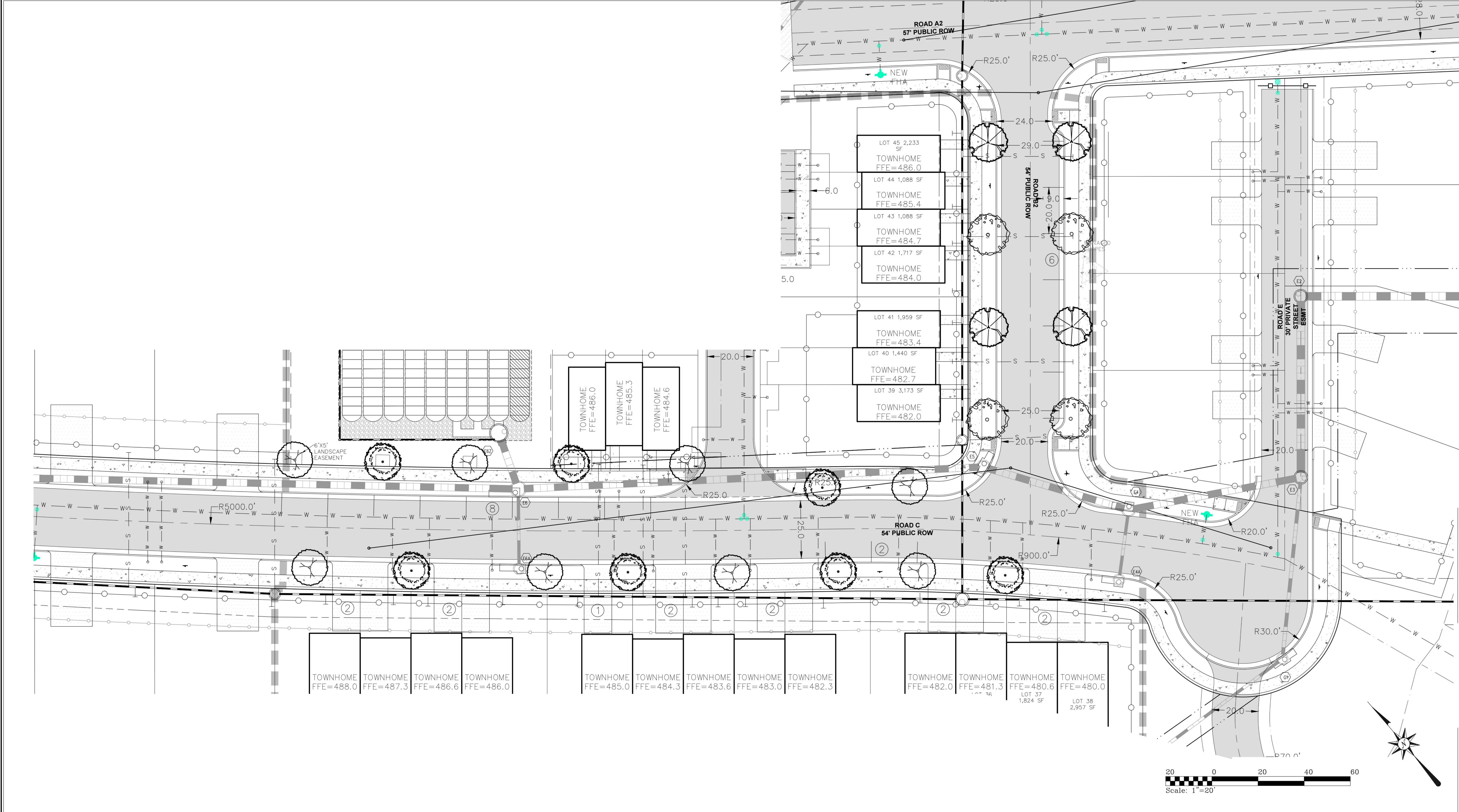
GALAXIE FARM TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.11.09
REVISION:

FILE NO.
18.025

LANDSCAPING PLAN: OVERVIEW

C7



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+1.00 ACRES OF FORESTED AREA IN OPEN SPACE PARCELS A & B
TOTAL = 3.30 AC CANOPY PROVIDED

INTERIOR STREETSCAPE REQUIREMENT (SEC 18–32.7.9.5) – TOWNHOMES:
1 MEDIUM SHADE TREE PER 40' OF NEW ROAD FRONTAGE (ON BOTH SIDES OF ROAD):
LENGTH ALONG ROAD: 337 LF
(515 LF X 2) / 40 = 16 MEDIUM STREET TREES REQUIRED
23 STREET TREES PROVIDED

NOTES:
1. CONTRACTOR TO APPLY 4' DIAMETER OF 3" MULCH BEDDING MULCH BEDDING AROUND ALL PROPOSED TREES. ALL OTHER LANDSCAPED AREAS SHALL BE SODDED.
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⊛	Medium Shade Tree	Carpinus betulus	European Hornbeam	1.5"	8	21	177	1416
⊙	Medium Shade Tree	Cercidiphyllum japonicum	Katsuratree	1.5"	4	28	222	888
⊗	Medium Shade Tree	Sassafras albidum	Common Sassafras	1.5"	4	24	198	792
				TOTAL:	23		TOTAL SF:	4335

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INITIAL SITE DEVELOPMENT PLAN

GALAXIE FARM TOWNHOMES

ALBEMARLE COUNTY, VIRGINIA
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LANDSCAPING PLAN

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