GALAXIE FARM - INITIAL SITE PLAN & PRELIMINARY PLAT

SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNERS: TMP 09100-00-00-00900
GALAXIE FARM INVESTMENTS, LLC
600 EAST WATER STREET, SUITE H
CHARLOTTESVILLE, VA 22902

TMP 09100-00-00-01500
GALAXIE FARM INVESTMENTS, LLC
600 EAST WATER STREET, SUITE H
CHARLOTTESVILLE, VA 22902

DEVELOPER: RIVERBEND DEVELOPMENT, INC.
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP: 09100-00-00-00900
D.B. 5445, PG. 50
5.09 ACRES

09100-00-00-01500
D.B. 5445, PG. 54
8.27 ACRES

ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH ENTRANCE CORRIDOR OVERLAY DISTRICT (EC) AND MANAGED & PRESERVED STEEP SLOPES OVERLAY DISTRICT
PRD ZONING WAS APPROVED BY THE BOS ON DECEMBER 4TH, 2019.

TOTAL PROJECT AREA: 09100-00-00-00900 - 5.09 AC.
09100-00-00-01500 - 8.27 AC.
TOTAL = 13.36 AC

PROPOSED USE: 65 TOTAL DWELLING UNITS
(43) SINGLE-FAMILY DETACHED UNITS
(6) TOWNHOUSE UNITS W/ ACCESSORY UNITS (12 UNITS TOTAL)
(10) TOWNHOUSE UNITS
NOTE: THE TYPICAL NUMBER OF BEDROOMS IN THE TH UNITS WILL BE (3) BEDROOMS. THE (6) BASEMENT ACCESSORY UNITS WILL BE 1 BEDROOM UNITS & THE UPPER TH UNITS WILL BE 2 BEDROOM UNITS.
(10) - 3 BEDROOM UNITS, (6) - 2 BEDROOM UNITS, & (6) 1 BEDROOM UNITS
THE SINGLE FAMILY DETACHED UNITS SHALL HAVE (3) OR (4) BEDROOMS.

ALLOWABLE DENSITY: 65 UNITS PER APPROVED PRD REZONING & APPLICATION PLAN
65 TOTAL DWELLING UNITS/13.36 ACRES = DWELLING UNITS/ACRE

PROPOSED DENSITY: 65 DWELLING UNITS/13.36 ACRES = 4.42 DWELLING UNITS/ACRE

OPEN SPACE: REQUIRED: 3.83 ACRES PER APPROVED PRD REZONING & APPLICATION PLAN
PROVIDED = 4.31 AC
OPEN SPACE A: 0.14 ACRES — OPEN SPACE D: 1.25 ACRES
OPEN SPACE B: 0.44 ACRES — OPEN SPACE E: 2.44 ACRES
OPEN SPACE C: 0.04 ACRES
NOTE: OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL OPEN SPACE SHALL BE RESERVED IN A DEED FOR COMMON USE OF LOTS OWNERS IN THE SUBDIVISION.

RECREATION AREA: OPEN SPACES D & E SHALL PROVIDE PASSIVE RECREATIONAL AMENITIES, INCLUDING A WALKING TRAIL ALONG THE STREAM AS SHOWN ON THE SITE PLAN SHEETS. ACTIVE RECREATION SHALL BE PROVIDED WITHIN OPEN SPACE B, INCLUDING A GRASS RECREATIONAL FIELD, MEETING AREA, AND PLAYGROUND EQUIPMENT.
TOTAL RECREATIONAL AREA REQUIRED: 200 SF x 65 UNITS = 13,000 SF (0.30 AC)
TOTAL RECREATIONAL AREA PROVIDED: 19,167 SF (0.44 ACRES)

BUILDING HEIGHTS: NO MINIMUM HEIGHT REQUIREMENT.
MAXIMUM - 35 FEET PER PRD REZONING APPLICATION PLAN

SETBACKS: FRONT SETBACK: 5' MIN.
SIDE SETBACK: 5' MIN.
REAR SETBACK: 20' MIN.
GARAGE SETBACKS: 18' MIN.
NOTE: FRONT LOADED GARAGE UNITS, 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.

SUBDIVISION STREETS: CURB & GUTTER

WATERSHED: MOORES CREEK

AGRICULTURAL/FORESTAL DISTRICT: NONE

TOPOGRAPHY & SURVEY: BOUNDARY AND TOPOGRAPHY INFORMATION WAS PROVIDED BY ROGER RAY & ASSOCIATES, INC IN FEBRUARY, 2020. FIELD VERIFIED BY COLLINS ENGINEERING IN FEBRUARY OF 2021.

DATUM: NAVD 88

EXISTING VEGETATION: PARTIALLY WOODED WITH (2) EXISTING RESIDENTIAL HOUSES

PRESERVED/MANAGED SLOPES: MANAGED AND PRESERVED STEEP SLOPES ARE SHOWN WITHIN THE LIMITS OF THE PROPERTY. SEE EXISTING CONDITIONS SHEET 2 FOR LOCATIONS.

LIGHTING: NO LIGHTING IS PROPOSED.

PARKING: TWO (2) OFF-STREET PARKING SPACES ARE PROVIDED FOR EACH DWELLING UNIT AND (1) OFFSTREET SURFACE PARKING SPACE IS PROPOSED FOR EACH ACCESSORY UNIT. ADDITIONAL PARKING SPACES PROVIDED ALONG THE PROPOSED ROADWAYS.
PARKING REQUIRED:
59 RESIDENTIAL UNITS = 118 PARKING SPACES
6 ACCESSORY UNITS = 6 PARKING SPACES
22 ATTACHED UNITS x (1 PARKING SPACE/4 UNITS) = 6 SPACES
TOTAL PARKING REQUIRED: 130 PARKING SPACES

PARKING PROVIDED:
GARAGE PARKING SPACES: 53 GARAGE PARKING SPACES
DRIVEWAY PARKING SPACES: 65 DRIVEWAY PARKING SPACES
SURFACE PARKING SPACES: 6 SURFACE PARKING SPACES
6 ONSTREET PARKING SPACES: 6 TOTAL ONSTREET SPACES
TOTAL PARKING PROVIDED: 130 SPACES

BUILDING SITES: EACH LOT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

LAND AREAS:

OPEN SPACE:	187,744 SF	4.31 ACRES	(32.3%)
LOTS:	265,375 SF	6.09 ACRES	(48.36%)
ROW DEDICATION:	128,464 SF	2.95 ACRES	(22.1%)

PROPOSED IMPERVIOUS AREAS:

ROADS:	60,634 SF
SIDEWALKS:	21,500 SF
BUILDINGS, PATIOS/DECKS:	108,370 SF
DRIVEWAYS:	22,940 SF
TOTAL IMPERVIOUS AREAS:	233,444 SF (4.9 ACRES)

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS PROPERTY.

FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0426D DATED FEBRUARY 4, 2005.

LANDSCAPING: A LANDSCAPING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. STREET TREES ARE INCLUDED WITH THE LANDSCAPING DESIGN TO INCORPORATE STREET TREES EVERY 40' ALONG THE ROADWAYS.

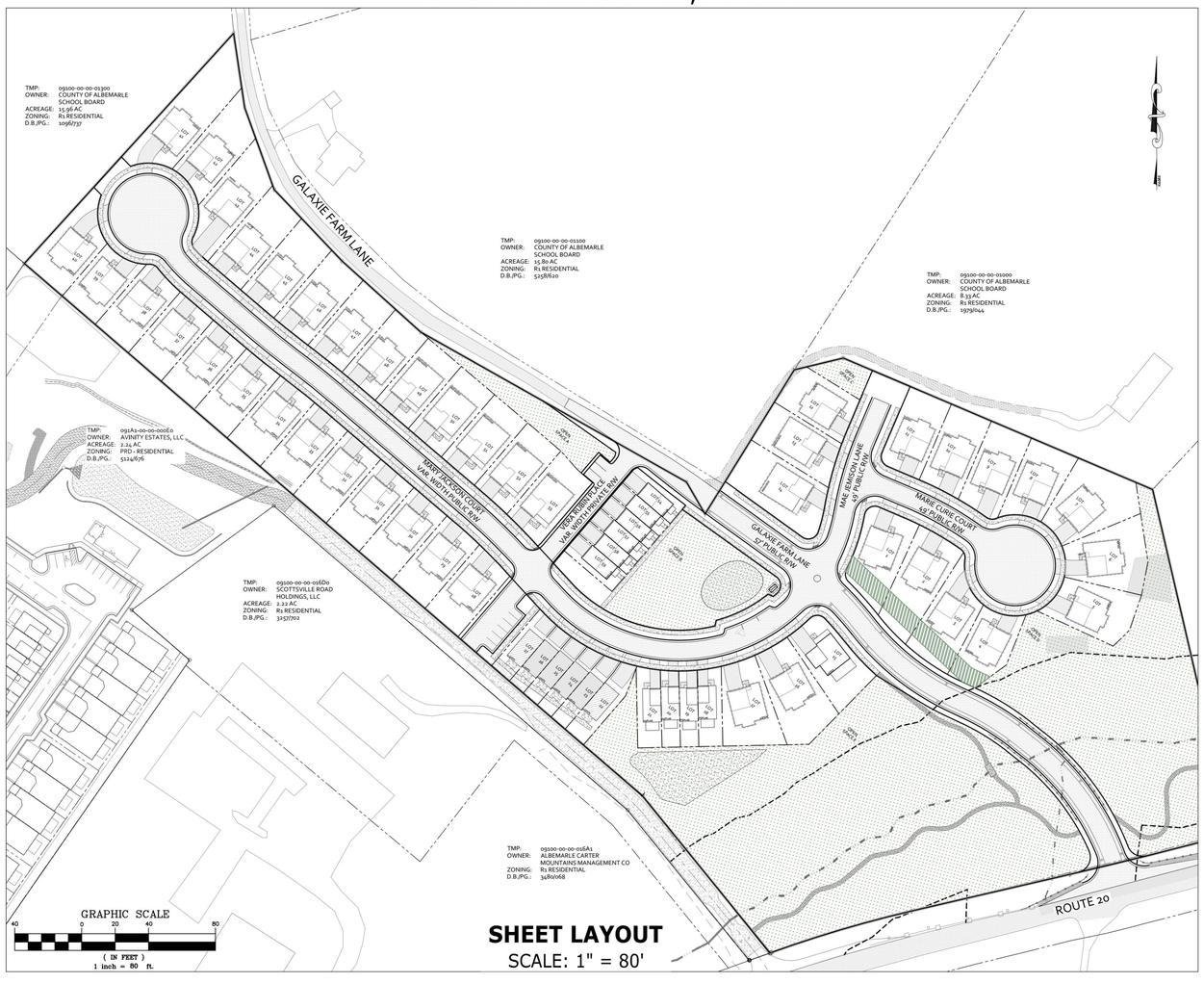
RETAINING WALLS: RETAINING WALLS ARE PROPOSED WITH THIS PROJECT. SEE GRADING & DRAINAGE PLAN FOR WALL LOCATIONS.

TRASH SERVICE: EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER.

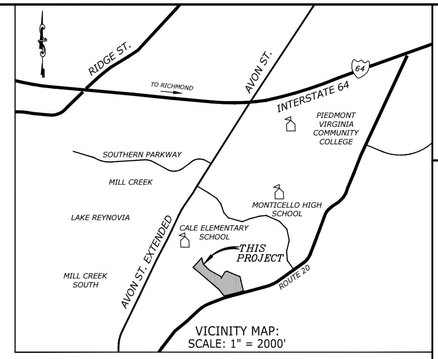
UTILITIES: ALBEMARLE COUNTY WATER & SEWER

AFFORDABLE HOUSING: AFFORDABLE HOUSING TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED PROFFERS.
TOTAL PROPOSED NUMBER OF AFFORDABLE HOUSES: 10 UNITS
SEE LAYOUT SHEETS FOR LOCATION OF AFFORDABLE UNITS.

PHASING: THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.



SHEET LAYOUT
SCALE: 1" = 80'



VICINITY MAP:
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN NOTES, DETAILS, & PROFFERS
7	UTILITY PLAN
8	UTILITY PLAN
9	GRADING & DRAINAGE PLAN
10	GRADING & DRAINAGE PLAN
11	NOTES & DETAILS
12	STORMWATER MANAGEMENT PLAN
12	TOTAL SHEETS

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED ASPHALT PAVEMENT
- EXISTING VEGETATIVE/LANDSCAPE BUFFER
- GREENWAY BUFFER
- PROPOSED EASEMENT
- DROP INLET & STRUCTURE NO.
- DRAINAGE PIPE
- BENCH MARK
- VDOT STANDARD STOP SIGN
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED ASPHALT STRIPING
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- 506.71 TC / 506.21 EP — PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX
- 506.71 TW / 506.21 BW — PROPOSED SPOT ELEVATION TW DENOTES TOP OF WALL BW DENOTES BOTTOM OF WALL
- PRESERVED STEEP SLOPES
- MANAGED STEEP SLOPES
- PEDESTRIAN AND VEHICLE ACCESS
- PROPOSED CONCRETE
- PROPOSED & EXISTING GUARDRAIL
- PROPOSED FENCE
- 100 YR. FLOODPLAIN

TRIP GENERATION CALCULATIONS
SCALE: 1"=100'

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)
43 SINGLE FAMILY DETACHED UNITS (CODE 210)

TOTAL ADT:	406 VPD	(203 ENTER/ 203 EXIT)
TOTAL AM PEAK:	32 VPH	(8 ENTER/ 24 EXIT)
TOTAL PM PEAK:	43 VPH	(27 ENTER/ 16 EXIT)

22 MULTIFAMILY HOUSING (LOW-RISE) - CODE 220

TOTAL ADT:	162 VPD	(81 ENTER/81 EXIT)
AM PEAK:	10 VPH	(3 ENTER /7 EXIT)
PM PEAK:	12 VPH	(8 ENTER/ 4 EXIT)

BURIAL SITES: NO CEMETERIES WERE FOUND DURING A FIELD INVESTIGATION OF THE SITE.

STREAM BUFFERS: THE STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE

BUILDING SITES: LOTS 1–59 SHALL EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1. OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

PRIVATE STREET: VERA RUBIN PLACE IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAY AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.

OFFSITE DISTURBANCE: OFFSITE DISTURBANCE IS PROPOSED WITH THIS PLAN ON THE ADJACENT AVINITY ESTATES PROPERTY, WHICH IS ALSO OWNED BY THE SAME DEVELOPER.

NOTES:
1) THIS PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL AND/OR FORESTAL DISTRICT.
2) ONLY (1) DWELLING PER LOT SHALL BE PERMITTED.
3) STREET TREES SHALL BE PROVIDED ALONG ALL THE PUBLIC STREETS 40' O.C. IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS.
4) THIS PROPERTY IS NOT LOCATED WITHIN A DAM INUNDATION ZONE.
5) ROADWAYS AND PAVED CIRCULATION AREA = 60,634 SF.

GENERAL BUILDING DEPARTMENT NOTES:
1. 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 FIXTURES 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.
2. DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED. THE BUILDER/DEVELOPER SHALL PLAN ACCORDINGLY.
3. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN. WALLS CROSSING LOT LINES REQUIRE AN EASEMENT.
4. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

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	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

REVISION DESCRIPTION	CLIENT PLAN SET
6/7/21	

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: COVER

JOB NO. 202194
SCALE 1"=80'
SHEET NO. 1

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NOTES:

1. THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS, BASED ON FEMA MAP NUMBER 51003C0426D ADOPTED FEBRUARY 4, 2005.
2. TOPOGRAPHY AND BOUNDARY SURVEY PROVIDED BY ROGER W. RAY & ASSOCIATES, INC IN FEBRUARY 2020. TOPOGRAPHY HAS BEEN FIELD VERIFIED IN FEBRUARY 2021.
3. PRESERVED AND MANAGED STEEP SLOPES ARE LOCATED ON THE PROPERTY AS SHOWN. NO PRESERVED STEEP SLOPES ARE IMPACTED WITH THE PROPOSED DEVELOPMENT. MANAGED SLOPES SHALL BE IMPACTED IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS AND REGULATIONS.
4. 100' WPO STREAM BUFFER IS SHOWN.
5. EXISTING WELLS SHALL BE ABANDONED PERMANENTLY IN ACCORDANCE WITH THE VIRGINIA HEALTH DEPARTMENT GUIDELINES AND REQUIREMENTS, AND IN ACCORDANCE WITH 12VAC5-630-450.

	CHORD BEARING	CHORD DISTANCE	LINE RADIUS	LINE LENGTH
C1	S75°40'51"W	149.57'	5689.58	149.57'
C2	S76°48'59"W	25.09'	5689.58	25.09
C3	S73°32'54"W	173.95'	1472.4	174.05'

TMP: 09100-00-00-01000
OWNER: COUNTY OF ALBEMARLE SCHOOL BOARD
ACREAGE: 8.33 AC
ZONING: R1 RESIDENTIAL
D.B./PG.: 1979/044

TMP: 09100-00-00-008B0
OWNER: COUNTY OF ALBEMARLE
ACREAGE: 8.34 AC
ZONING: R1 RESIDENTIAL
D.B./PG.: 1979/044

TMP: 09100-00-00-012A0
OWNER: THOMAS, DANNY B SR
ACREAGE: 0.51 AC
ZONING: R1 RESIDENTIAL
WB/PG.: 276/131

TMP: 09100-00-00-01100
OWNER: COUNTY OF ALBEMARLE SCHOOL BOARD
ACREAGE: 15.80 AC
ZONING: R1 RESIDENTIAL
D.B./PG.: 5258/620

TMP: 09100-00-00-01300
OWNER: COUNTY OF ALBEMARLE SCHOOL BOARD
ACREAGE: 15.96 AC
ZONING: R1 RESIDENTIAL
D.B./PG.: 1096/737

TMP: 091A0-00-00-000B0
OWNER: AVON PROPERTIES, LLC
ACREAGE: 0.83 AC
ZONING: PRD - RESIDENTIAL
D.B./PG.: 4894/228

TMP: 091A1-00-00-000E0
OWNER: AVINITY ESTATES, LLC
ACREAGE: 2.24 AC
ZONING: PRD - RESIDENTIAL
D.B./PG.: 5124/676

TMP: 09100-00-00-016D0
OWNER: SCOTTSVILLE ROAD HOLDINGS, LLC
ACREAGE: 2.22 AC
ZONING: R1 RESIDENTIAL
D.B./PG.: 3257/702

TMP: 09100-00-00-016A1
OWNER: ALBEMARLE CARTER MOUNTAINS MANAGEMENT CO
ZONING: R1 RESIDENTIAL
D.B./PG.: 3480/068

TMP: 09100-00-00-01800
OWNER: WOOD, WENDELL W
ACREAGE: 153.24 AC
ZONING: RURAL
D.B./PG.: 1727/674

EXISTING GRAVEL ROAD TO REMAIN
EXISTING TREELINE
EXISTING POLE AND OVERHEAD POWER LINES TO BE REMOVED
EXISTING COUNTY PRESERVED STEEP SLOPES
EXISTING STREAM
EXISTING 100' STREAM BUFFER
EXISTING BUILDINGS TO BE REMOVED
PROPERTY LINE
EXISTING COUNTY PRESERVED STEEP SLOPES
EXISTING POLE AND OVERHEAD POWER LINES TO BE REMOVED
EXISTING PROPANE TANK TO BE REMOVED
EXISTING SANITARY SEWER TO REMAIN
(E) WELL TO BE ABANDONED
EXISTING CULVERT TO BE REMOVED
LIMITS OF PAVEMENT DEMO
EXISTING PAVED DRIVEWAY TO BE REMOVED
EXISTING GALAXIE FARM LANE ROW TO BE VACATED
20' ROW, 10' PAVEMENT
D.B.198-590,592 PLAT
D.B.219-261 PLAT
D.B.219-357
D.B.619-366, 368 PLAT
PROPERTY LINE
EXISTING PAVED DRIVEWAY TO BE REMOVED
EXISTING BOUNDARY TO BE VACATED
GALAXIE FARM LANE
EXISTING FENCE TO REMAIN
EXISTING TREELINE TO BE REMOVED
EXISTING BOUNDARY TO BE VACATED
PORTION OF EXISTING GUARDRAIL TO BE REMOVED
COUNTY DEFINED MANAGED STEEP SLOPES, TYP.
EXISTING FENCE TO BE REMOVED
EXISTING TREELINE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING TREELINE TO BE REMOVED
EXISTING CHANNEL
EXISTING BUILDINGS TO BE REMOVED
(E) 20' PERMANENT ACSA SANITARY SEWER EASEMENT (D.B.3179-90, 95) PLAT
EXISTING COW BRANCH STREAM
EXISTING GRAVEL DRIVEWAY TO BE REMOVED
EXISTING BUILDINGS TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING 100' STREAM BUFFER
PROPERTY LINE
EXISTING SANITARY SEWER
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING 12" DIP WATERLINE
BENCHMARK TOP OF SEWER MANHOLE ELEV:473.345
ROUTE 20-SCOTTSVILLE ROAD

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

REVISION DESCRIPTION	
CLIENT PLAN SET	6/7/21

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: EXISTING CONDITIONS

JOB NO. 202194
SCALE 1" = 60'
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. ① REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
8. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
10. ALL SFA (TOWNHOUSE) UNITS AND SFD UNITS SHALL HAVE A MINIMUM OF A (1) CAR GARAGE. THE MINIMUM SIZE OF THE GARAGE SHALL BE 12' x 20'. THE AFFORDABLE TH UNITS SHALL HAVE SURFACE PARKING SPACES AND NO GARAGES.
11. 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.
12. 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.
13. 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.
14. 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.
15. ALL PROFFERS SHALL BE ADHERED TO WITH THE DEVELOPMENT OF THE PROJECT. SEE THE REQUIRED PROFFERS ON SHEET 1A.
16. EACH LOT SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER, AS SHOWN ON SHEETS 6 &7.
17. 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.
18. ALL PRIVATE YARD DRAINS SHALL HAVE A 10' PRIVATE DRAINAGE EASEMENT.
19. 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.

LEGEND

- 20' LANDSCAPE BUFFER FOR DOUBLE FRONTAGE LOTS
- OPEN SPACE AREA
- AFFORDABLE TH UNIT & AFFORDABLE ACCESSORY BASEMENT UNIT (2 UNITS)
- AFFORDABLE ACCESSORY BASEMENT UNIT

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

GALAXIE FARM LANE
VAR. WIDTH PUBLIC R/W

STATE ROUTE 20 (80' & VAR. R/W)
SCOTTSVILLE ROAD, MINOR ARTERIAL (AADT=6,400)
DB.288 - 341, D.B.288-352 & HWY P.B.1-54

MARIE CURIE COURT
49' PUBLIC R/W

MAE JEMISON LANE
49' PUBLIC R/W

GALAXIE FARM LANE
57' PUBLIC R/W

GALAXIE FARM LANE

MARY JACKSON COURT
VAR. WIDTH PUBLIC R/W

VERA RUBIN PLACE
VAR. WIDTH PRIVATE R/W

OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E

T.M.91-10
COUNTY OF ALBEMARLE, VIRGINIA
D.B.1979-44,46 & 47 PLAT

T.M.91-1-1E
AVINITY ESTATES,LLC
D.B. 5124-678-A PLAT
D.B.4990-174
D.B.4894-228 PLAT
D.B 558-379 PLAT

T.M.91-16D
SCOTTSVILLE ROAD HOLDINGS,LLC
D.B.3257-702
D.B.3480-44 & 45 PLAT

T.M.91-16A1+

STATE ROUTE 20
(80' & VAR. R/W)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

	REVISION DESCRIPTION	
	CLIENT PLAN SET	6/7/21

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT

SHEET: OVERALL SITE PLAN

JOB NO. 202194
SCALE 1" = 40'
SHEET NO. 3

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GENERAL SITE PLAN 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. SEE SHEET 6 FOR LOT AREAS, TYPICAL BUILDING DIMENSIONS, AND DRIVEWAY/GARAGE MINIMUM WIDTHS AND DEPTHS.

T.M.91-8B
COUNTY OF ALBEMARLE, VIRGINIA
D.B.1979-44,46 & 47 PLAT

FUTURE CONNECTION - RIGHT OF WAY TO BE EXTENDED AND DEDICATED TO THE PROPERTY LINE

MARIE CURIE COURT
49' PUBLIC R/W
R=400'

MAE JEMISON LANE
49' PUBLIC R/W

GALAXIE FARM LANE
57' PUBLIC R/W

GALAXIE FARM LANE
VAR. WIDTH PUBLIC R/W

VERA RUBIN PLACE
VAR. WIDTH PRIVATE STREET R/W

OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22 · LOT 23 · LOT 24 · LOT 25 · LOT 26 · LOT 27 · LOT 28 · LOT 29 · LOT 52 · LOT 53 · LOT 54 · LOT 55 · LOT 56 · LOT 57 · LOT 58 · LOT 59

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 6

TIE INTO EXISTING DRIVEWAY. CONSTRUCTION SHALL BE CONFINED TO THE SUBJECT PROPERTY & PUBLIC RIGHT-OF-WAY, AS SHOWN.

TIE INTO EXISTING GALAXIE FARM LANE. CONSTRUCTION SHALL BE CONFINED TO THE SUBJECT PROPERTY & PUBLIC RIGHT-OF-WAY, AS SHOWN.

COUNTY DEFINED PRESERVED STEEP SLOPES FOUND TO HAVE LESS THAN 25% SLOPES IN FIELD SURVEY

PRESERVED STEEP SLOPES VERIFIED WITH FIELD SURVEY

COUNTY DEFINED PRESERVED STEEP SLOPES

COUNTY DEFINED MANAGED STEEP SLOPES, TYP.

PROPOSED PATIO OR DECK. PATIOS AND DECKS ARE ALLOWED TO ENCROACH INTO THE SETBACK A MAXIMUM OF 4', TYP.

LIMITS OF PROPOSED PUBLIC RIGHT-OF-WAY, TYP.

PROPOSED CG-6, TYP.

PROPOSED CG-12, TYP.

PROPOSED CG-9D ENTRANCE, TYP.

PROPOSED 6' PLANTING STRIP, TYP.

PROPOSED 20' LANDSCAPE BUFFER FOR DOUBLE FRONTAGE LOTS (LOTS 1-4)

20' LANDSCAPING BUFFER TO CONSIST OF A MIXTURE OF EVERGREEN TREES AND SHRUBS WITH SOME DECIDUOUS TREES

EXISTING COW BRANCH STREAM, TYP.

(P) 5' PRIMITIVE TRAILWAY

PROPOSED SPEED LIMIT SIGN

(P) 6' BIKE LANE (TYP)

PROPOSED VDOT STD. GR-2

(P) 4' GRAVEL SHOULDER

PROPOSED STREET SIGN, TYP.

PROPOSED STOP SIGN, TYP.

(P) STOP SIGN, TYP.

(P) 3,500 SF TOT LOT

(P) CENTRAL MAILBOXES

PROPOSED SPEED LIMIT SIGN

PROPOSED 5' WIDE CONC. SIDEWALK, TYP.

(P) 3 ON-STREET PARALLEL PARKING SPACES 8'x20' TYP.

PROPOSED ACTIVE RECREATIONAL OPEN SPACE

(P) ACTIVE RECREATION GRASS FIELD AREA

PROPOSED 'NO PARKING' SIGN, TYP.

(P) STREET TREES TYP.

PROPOSED (6) 10'x18' PARKING SPACES

PROPOSED LOT LINE, TYP.

PROPOSED SWM FACILITY, TYP.

PROJECT BOUNDARY, TYP.

(P) WOODEN BRIDGE AT STREAM CROSSING

EXISTING COW BRANCH STREAM, TYP.

100' WPO BUFFER, TYP.

(P) 5' PRIMITIVE TRAILWAY

PROJECT GUARDRAIL, TYP.

STATE ROUTE 20 (80' R/W VAR. R/W)
SCOTTSVILLE ROAD - MINOR ARTERIAL
(MADT-6400)
DB.288-341 & DB.288-365 & HWY P.B.1-54

TIE INTO EXISTING SCOTTSVILLE ROAD, ROUTE 20.

CONTRACTOR TO MILL & OVERLAY ROUTE 20 TO THE CENTERLINE, TYP. SEE WP-2 DETAIL, SHEET 11

DISTANCE TO NEAREST INTERSECTION: 1740' TO MILL CREEK DRIVE

DISTANCE TO NEAREST INTERSECTION: 1330' TO PEBBLE DRIVE

LEGEND

- 20' LANDSCAPE BUFFER FOR DOUBLE FRONTAGE LOTS
- OPEN SPACE AREA
- AFFORDABLE TH UNIT & AFFORDABLE ACCESSORY BASEMENT UNIT (2 UNITS)
- AFFORDABLE ACCESSORY BASEMENT UNIT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

	REVISION DESCRIPTION	
	CLIENT PLAN SET	6/7/21

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: SITE PLAN

JOB NO. 202194
SCALE 1" = 30'
SHEET NO. 4

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T.M.91-12A
CLAUDE S.SHELHORSE,JR. & VIRGINIA THOMAS SHELHORSE
D.B.1049-86
D.B.521-523 PLAT
D.B.337-255 PLAT

T.M.91-11
SCHOOL BOARD COUNTY OF ALBEMARLE,VIRGINIA
D.B. 5258-620
D.B.1979-46 & 47 PLAT

T.M.91-13
COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
D.B.1033-313
D.B.1033-313
D.B.619-368 PLAT

T.M.91A-B
OPEN SPACE,PHASE IV,AVINITY
AVON PROPERTIES,LLC
D.B.4267-750
D.B.4894-228 PLAT

T.M.91-1-1E
AVINITY ESTATES,LLC
D.B. 5124-678-A PLAT
D.B.4990-174
D.B.4894-228 PLAT
D.B 558-379 PLAT

T.M.91-16D
SCOTTSVILLE ROAD HOLDINGS,LLC
D.B.3257-702
D.B.3480-44 & 45 PLAT

MATCHLINE - SEE SHEET 4

TIE INTO EXISTING DRIVEWAY. CONSTRUCTION SHALL BE CONFINED TO THE SUBJECT PROPERTY & PUBLIC RIGHT-OF-WAY, AS SHOWN.

TIE INTO EXISTING GALAXIE FARM LANE. CONSTRUCTION SHALL BE CONFINED TO THE SUBJECT PROPERTY & PUBLIC RIGHT-OF-WAY, AS SHOWN.

GALAXIE FARM LANE

FUTURE CONNECTION - RIGHT OF WAY TO BE EXTENDED AND DEDICATED TO THE PROPERTY LINE

PROPOSED 5' CONC. S/W (TYP)

LIMITS OF PROPOSED PUBLIC RIGHT-OF-WAY, TYP.

PROPOSED CG-6, TYP.

PROJECT BOUNDARY, TYP.

PROPOSED LOT LINE, TYP.

6' PLANTING STRIP, TYP.

MARY JACKSON COURT
49' PUBLIC R/W

VERA RUBIN PLACE
VAR. WIDTH PRIVATE STREET R/W

45' R/W-R/W

49' R/W-R/W

24' F/C-F/C

20' E/P-E/P

PROPOSED CG-12, TYP.

(P) CG-9D ENTRANCE, TYP.

(P) CG-9D (TYP)

(P) STOP SIGN, TYP.

(P) 'NO PARKING' SIGN, TYP.

(P) STREET TREES TYP.

(P) ACTIVE RECREATION GRASS FIELD AREA

PROPOSED ACTIVE RECREATIONAL OPEN SPACE

OPEN SPACE A

OPEN SPACE B

OPEN SPACE C

(P) 3,600 SF TOT LOT

PROPOSED (6) 10'x18' PARKING SPACES

COUNTY DEFINED MANAGED STEEP SLOPES, TYP.

NOTE: PATIO, DECK, AND OVERHANGS MAY ENCROACH A MAXIMUM OF 4' INTO SETBACK.

LOT 41 · LOT 42 · LOT 43 · LOT 44 · LOT 45 · LOT 46 · LOT 47 · LOT 48 · LOT 49 · LOT 50 · LOT 51 · LOT 52 · LOT 53 · LOT 54 · LOT 55 · LOT 56 · LOT 57 · LOT 58 · LOT 59 · LOT 40 · LOT 39 · LOT 38 · LOT 37 · LOT 36 · LOT 35 · LOT 34 · LOT 33 · LOT 32 · LOT 31 · LOT 30 · LOT 29 · LOT 28 · LOT 27 · LOT 26 · LOT 25 · LOT 24 · LOT 23 · LOT 22 · LOT 12 · LOT 13 · LOT 14

SIGHT DISTANCE=280'

SIGHT DISTANCE=160'

SIGHT DISTANCE=335'

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

SCOTT R. COLLINS
Lic. No. 035791
7/5/21

REVISIONS

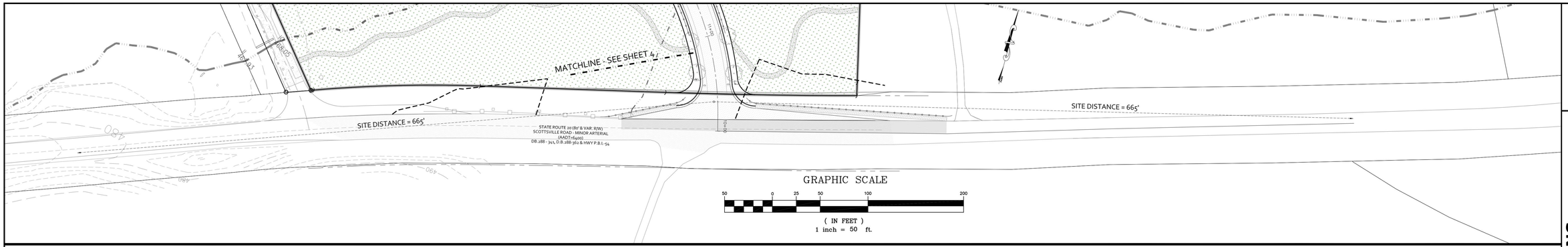
REVISION DESCRIPTION	6/7/21
CLIENT PLAN SET	

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: SITE PLAN

JOB NO. 202194
SCALE 1" = 30'
SHEET NO. 5

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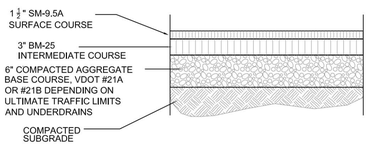


SCOTT R. COLLINS
Lic. No. 035791
7/5/21
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

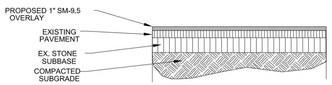
REVISIONS

REVISION DESCRIPTION	
CLIENT PLAN SET	6/7/21

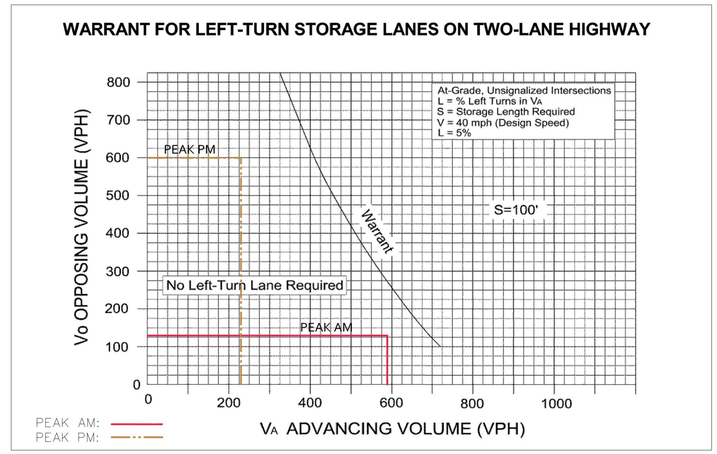
GALAXIE FARM - PRELIMINARY PLAT		
LOT #	LOT AREA	BUILDABLE AREA
1	6,210	3,810
2	6,754	4,474
3	6,075	3,661
4	4,964	3,043
5	5,762	3,397
6	6,605	3,829
7	7,282	4,282
8	5,040	2,886
9	5,470	3,378
10	5,168	3,120
11	5,226	3,177
12	4,980	2,889
13	5,353	3,262
14	7,496	5,065
15	5,832	3,506
16	6,884	4,214
17	6,032	3,465
18	2,662	1,524
19	1,994	1,376
20	2,006	1,387
21	2,742	1,580
22	2,298	1,821
23	2,202	1,584
24	2,067	1,446
25	1,970	1,356
26	1,924	1,313
27	2,456	1,378
28	5,090	3,075
29	5,238	3,195
30	5,244	3,196
31	5,237	3,190
32	5,230	3,184
33	5,221	3,176
34	5,164	3,130
35	5,034	3,022
36	4,992	2,987
37	4,984	2,980
38	5,066	3,055
39	4,386	2,456
40	5,931	3,584
41	8,725	5,738
42	5,767	3,391
43	6,314	3,876
44	5,973	3,760
45	5,686	3,533
46	5,411	3,313
47	5,211	3,148
48	5,094	3,057
49	5,079	3,048
50	5,088	3,056
51	5,098	3,065
52	5,121	3,079
53	5,273	3,320
54	2,006	1,108
55	1,500	998
56	1,500	998
57	1,500	998
58	1,500	998
59	2,025	1,098



ASPHALT PAVING - ROADS
NO SCALE

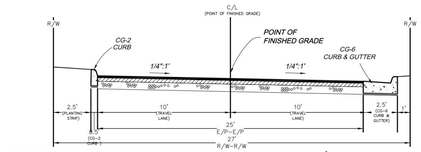


ASPHALT PAVING - MILL/OVERLAY
NO SCALE



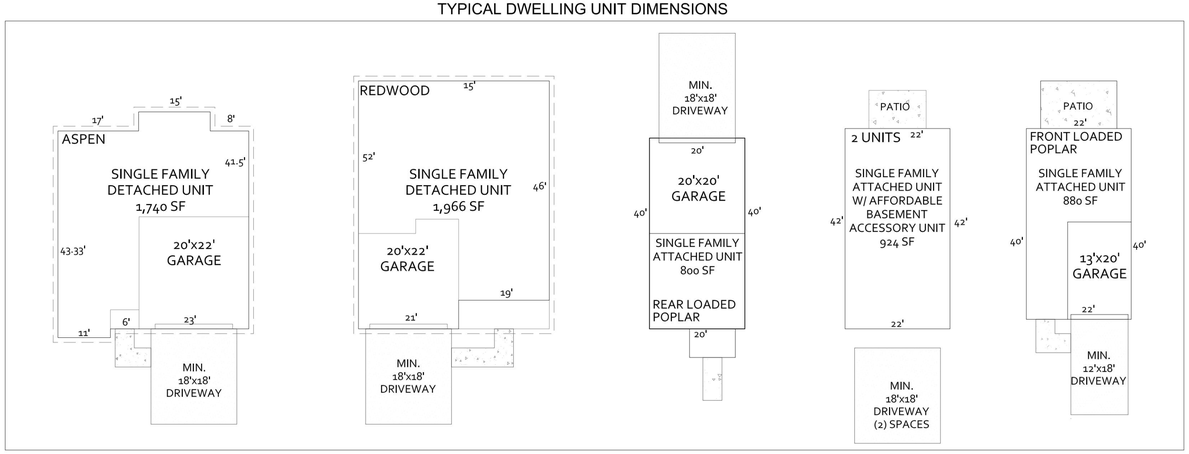
TRAFFIC VOLUMES:
PEAK AM: ADVANCING VOLUME: 590 VPH
OPPOSING VOLUME: 130 VPH

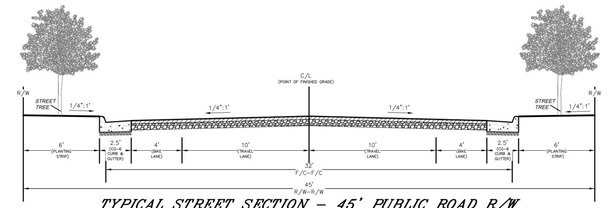
PEAK PM: ADVANCING VOLUME: 230 VPH
OPPOSING VOLUME: 600 VPH



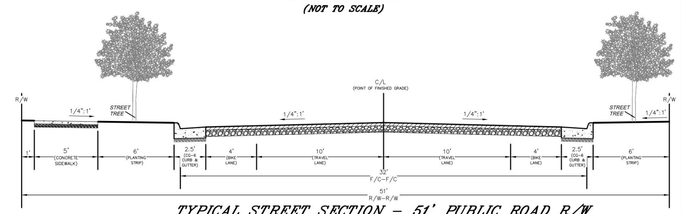
TYPICAL PRIVATE ROAD SECTION – 27' PRIVATE ROAD
(VERA RUBIN PLACE – PRIVATE STREET)
15 MPH DESIGN SPEED
(NOT TO SCALE)

TYPICAL DWELLING UNIT DIMENSIONS

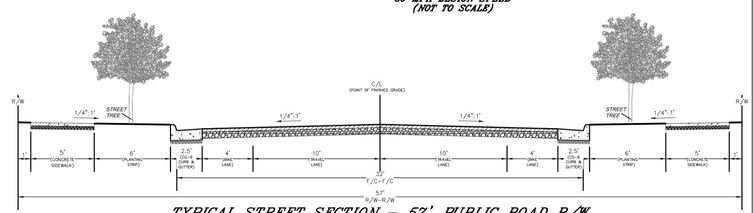




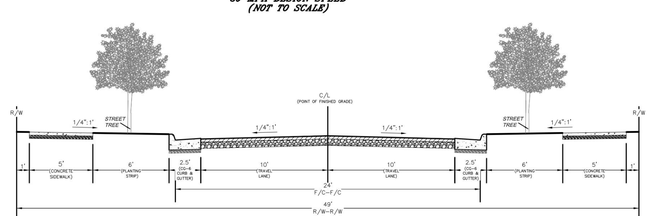
TYPICAL STREET SECTION – 45' PUBLIC ROAD R/W
(GALAXIE FARM LANE – STA. 10+00 TO 14+11)
30 MPH DESIGN SPEED
(NOT TO SCALE)



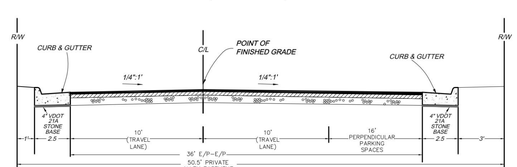
TYPICAL STREET SECTION – 51' PUBLIC ROAD R/W
(GALAXIE FARM LANE – STA. 14+11 TO 15+40)
30 MPH DESIGN SPEED
(NOT TO SCALE)



TYPICAL STREET SECTION – 57' PUBLIC ROAD R/W
(GALAXIE FARM LANE – STA. 15+40 TO 16+82)
30 MPH DESIGN SPEED
(NOT TO SCALE)



TYPICAL STREET SECTION – 49' PUBLIC ROAD R/W
(MARY JACKSON COURT, MAE JEMISON LANE, & MARIE CURIE COURT)
25 MPH DESIGN SPEED
(NOT TO SCALE)



TYPICAL PRIVATE ROAD SECTION – 45' PRIVATE ROAD
(VERA RUBIN PLACE – PRIVATE STREET)
15 MPH DESIGN SPEED
(NOT TO SCALE)

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: SITE NOTES AND DETAILS
JOB NO.: 202194
SCALE: AS SHOWN
SHEET NO.: 6

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GENERAL UTILITY NOTES:
1. ALL PROPOSED SANITARY AND WATERLINE EASEMENTS SHALL BE DEDICATED TO ACSA FOR PUBLIC USE.
2. ALL WATERLINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

T.M.91-8B
COUNTY OF ALBEMARLE, VIRGINIA
D.B.1979-44,46 & 47 PLAT

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

MATCHLINE - SEE SHEET 8

PROPOSED PUBLIC ROAD B
49' PUBLIC R/W

PROPOSED PUBLIC ROAD C
49' PUBLIC R/W

PROPOSED PUBLIC ROAD A
VAR. WIDTH PUBLIC R/W

PROPOSED PRIVATE ROAD
27' PRIVATE R/W

OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E

LOT 1 ASPEN
LOT 2 ASPEN
LOT 3 ASPEN
LOT 4 ASPEN
LOT 5 ASPEN
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13 REDWOOD
LOT 14 REDWOOD
LOT 15 ASPEN
LOT 16 ASPEN
LOT 17 ASPEN
LOT 18 POPLAR
LOT 19 POPLAR
LOT 20 POPLAR
LOT 21 POPLAR
LOT 22 2 UNITS
LOT 23 2 UNITS
LOT 24 2 UNITS
LOT 25 2 UNITS
LOT 26 2 UNITS
LOT 27 2 UNITS
LOT 28 ASPEN
LOT 29 ASPEN
LOT 52 REDWOOD
LOT 53 REDWOOD
LOT 54 POPLAR
LOT 55 POPLAR
LOT 57 POPLAR
LOT 58 POPLAR
LOT 59 POPLAR

PROPOSED 8" G.V. & 8" TYPE A BLOW-OFF ASSEMBLY
PROPOSED 6" G.V. & 6" TYPE A BLOW-OFF ASSEMBLY
PROPOSED 8"x6" TEE, (1) 6" G.V. AND (2) 8" G.V.
PROPOSED 8"x6" TEE, 6" G.V. & COMPLETE FIRE HYDRANT ASSEMBLY
PROPOSED 6" CL. 52 DIP WATERLINE, TYP.
PROPOSED 6" 90° BEND
PROPOSED 8"x8" CROSS, 8"x6" REDUCER, (1) 6" G.V. AND (2) 8" G.V.
PROPOSED 8" SANITARY SEWER, TYP.
PROPOSED 8" CL. 52 DIP WATERLINE, TYP.
PROPOSED PUBLIC ACSA EASEMENT, TYP.
COUNTY DEFINED MANAGED STEEP SLOPES, TYP.
COUNTY DEFINED PRESERVED STEEP SLOPES FOUND TO HAVE LESS THAN 25% SLOPES IN FIELD SURVEY
PRESERVED STEEP SLOPES VERIFIED WITH FIELD SURVEY
COUNTY DEFINED PRESERVED STEEP SLOPES
TIE INTO EXISTING SANITARY SEWER MH
EXISTING SANITARY SEWER, TYP.
100' WPO BUFFER, TYP.
PROJECT BOUNDARY, TYP.

MATCHLINE - SEE SHEET 8

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

REVISIONS

REVISION DESCRIPTION	
CLIENT PLAN SET	6/7/21

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

PROJECT
GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT

SHEET
UTILITY PLAN

JOB NO.
202194

SCALE
1" = 30'

SHEET NO.
7

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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 387, 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.

T.M.91-12A
CLAUDE S.SHELHORSE,JR. & VIRGINIA THOMAS SHELHORSE
D.B.1049-86
D.B.521-523 PLAT
D.B.337-255 PLAT

T.M.91-11
SCHOOL BOARD COUNTY OF ALBEMARLE,VIRGINIA
D.B. 5258-620
D.B.1979-46 & 47 PLAT

T.M.91-13
COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
D.B.1033-313
D.B.1033-313
D.B.619-368 PLAT

T.M.91A-B
OPEN SPACE PHASE IV,AVINITY AVON PROPERTIES,LLC
D.B.3267-750
D.B.4894-228 PLAT

T.M.91-1-1E
AVINITY ESTATES,LLC
D.B. 5124-678-A PLAT
D.B.4990-174
D.B.4894-228 PLAT
D.B 558-379 PLAT

T.M.91-16D
SCOTTSVILLE ROAD HOLDINGS,LLC
D.B.3257-702
D.B.3480-44 & 45 PLAT

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

PROJECT BOUNDARY, TYP.

PROPOSED PUBLIC ROAD C
49' PUBLIC R/W

PROPOSED PRIVATE ROAD
27' PRIVATE R/W

PROPOSED 8" G.V. & 8" TYPE A BLOW-OFF ASSEMBLY

PROPOSED 8" CL. 52 DIP WATERLINE, TYP.

PROPOSED 8"x6" TEE, 6" G.V. & COMPLETE FIRE HYDRANT ASSEMBLY

PROPOSED 8" SANITARY SEWER, TYP.

PROPOSED 6" G.V. & 6" TYPE A BLOW-OFF ASSEMBLY

PROPOSED 6" 90° BEND

PROPOSED 6" CL. 52 DIP WATERLINE, TYP.

PROPOSED 8"x8" CROSS, 8"x6" REDUCER, (1) 6" G.V. AND (2) 8" G.V.

PROPOSED PUBLIC ACSA EASEMENT, TYP.

EXISTING WATER LINE

EXISTING 12" DIP WATER LINE

EXISTING PUBLIC ACSA ESMT.

TIE INTO EXISTING 12" DIP W/L WITH A 12"x8" TEE, (2) 12" G.V. & (1) 8" G.V.

OPEN SPACE A

OPEN SPACE B

OPEN SPACE C

LOT 12

LOT 13

LOT 14

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 57

LOT 58

LOT 59

ASPEN

REDWOOD

POPLAR

2 UNITS

17+00 18+00 19+00 19+07 20+00 21+00 22+00 23+00 23+06

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

SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
7/5/21

REVISIONS

REVISION DESCRIPTION	
CLIENT PLAN SET	6/7/21

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: UTILITY PLAN

JOB NO. 202194
SCALE 1" = 30'
SHEET NO. 8

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NOTE: VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.

MATCHLINE - SEE SHEET 10

PROPOSED RETAINING WALL, MAX. WALL HEIGHT ABOVE FINISHED GRADE=6'

PROPOSED 12" HDPE YARD DRAIN SYSTEM w/ 10' PRIVATE DRAINAGE EASEMENT, TYP.

PROPOSED RETAINING WALL, MAX. WALL HEIGHT ABOVE FINISHED GRADE=3'

PROPOSED 18" YARD DRAIN INLET, TYP.

SLOPES STEEPER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB PER 1,000 SF, UNLESS SPECIFIED OTHERWISE (TYP.)

T.M.91-8B
COUNTY OF ALBEMARLE, VIRGINIA
D.B.1979-44,46 & 47 PLAT

COUNTY DEFINED PRESERVED STEEP SLOPES FOUND TO HAVE LESS THAN 25% SLOPES IN FIELD SURVEY

PRESERVED STEEP SLOPES VERIFIED WITH FIELD SURVEY

PROJECT BOUNDARY, TYP.

100' WPO BUFFER, TYP.

COUNTY DEFINED PRESERVED STEEP SLOPES

PROPOSED RETAINING WALL, MAX. WALL HEIGHT ABOVE FINISHED GRADE=6'

OPEN SPACE A

OPEN SPACE B

OPEN SPACE C

OPEN SPACE D

OPEN SPACE E

LOT 1 GAR=493.10 FFE=493.68
LOT 2 GAR=493.90 FFE=494.48
LOT 3 GAR=494.50 FFE=494.50 BSMT=485.67
LOT 4 GAR=495.75 FFE=496.75 BSMT=485.92
LOT 5 GAR=495.75 FFE=495.75 BSMT=485.92
LOT 6 GAR=495.00 FFE=496.74
LOT 7 GAR=495.00 FFE=496.74
LOT 8 GAR=495.00 FFE=496.74
LOT 9 GAR=495.00 FFE=496.74
LOT 10 GAR=495.00 FFE=496.74
LOT 11 GAR=494.10 FFE=495.26
LOT 12 GAR=494.67 FFE=495.25
LOT 13 GAR=492.67 FFE=493.25
LOT 14 GAR=492.10 FFE=492.68
LOT 15 GAR=488.67 FFE=488.67
LOT 16 GAR=487.67 FFE=487.67
LOT 17 GAR=486.67 FFE=486.67
LOT 18 GAR=486.67 FFE=486.67
LOT 19 GAR=486.67 FFE=486.67
LOT 20 GAR=486.67 FFE=486.67
LOT 21 GAR=486.67 FFE=486.67
LOT 22 GAR=487.25 FFE=487.25
LOT 23 GAR=487.25 FFE=487.25
LOT 24 GAR=488.25 FFE=488.25
LOT 25 GAR=489.25 FFE=489.25
LOT 26 GAR=490.25 FFE=490.25
LOT 27 GAR=491.25 FFE=491.25
LOT 28 GAR=496.00 FFE=496.00
LOT 29 GAR=499.00 FFE=499.58 BSMT=489.75
LOT 52 GAR=499.00 FFE=500.74
LOT 53 GAR=497.00 FFE=499.74
LOT 54 GAR=491.67 FFE=491.67
LOT 55 GAR=491.67 FFE=491.67
LOT 56 GAR=492.33 FFE=492.33
LOT 57 GAR=492.33 FFE=492.33
LOT 58 GAR=493.00 FFE=493.00
LOT 59 GAR=493.00 FFE=493.00

ASPEN
REDWOOD
POPLAR

PROPOSED 8" CLEANOUT, TYP.

PROPOSED 8" HDPE ROOF/ FOUNDATION DRAIN SYSTEM WITHIN 10' PRIVATE DRAINAGE EASEMENT

COUNTY DEFINED MANAGED STEEP SLOPES, TYP.

PROPOSED PUBLIC DRAINAGE EASEMENT, TYP.

PROPOSED RIPRAP LINED OUTFALL TO EXTEND TO STREAM's BANK

PROPOSED SWM FACILITY & MAINTENANCE EASEMENT

PROPOSED SWM FACILITY

VDH CONC. HIGHWAY MONUMENT

PROPOSED CULVERT BENEATH PRIVATE ACCESS ROAD CONNECTION

PROPOSED 8" HDPE ROOF/ FOUNDATION DRAIN SYSTEM LOCATED WITHIN PRIVATE DRAINAGE EASEMENT

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

	REVISION DESCRIPTION	
6/7/21	CLIENT PLAN SET	

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

PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: GRADING & DRAINAGE PLAN
JOB NO. 202194
SCALE 1" = 30'
SHEET NO. 9

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D.B.1049-86
D.B.521-523 PLAT
D.B.337-255 PLAT

T.M.91-11
SCHOOL BOARD COUNTY OF ALBEMARLE,VIRGINIA
D.B. 5258-620
D.B.1979-46 & 47 PLAT

T.M.91-13
COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
D.B.1033-313
D.B.1033-313
D.B.619-368 PLAT

T.M.91A-B
OPEN SPACE,PHASE IV,AVINITY
AVON PROPERTIES,LLC
D.B.3267-750
D.B.4894-228 PLAT

T.M.91-11E
AVINITY ESTATES,LLC
D.B. 5124-678-A PLAT
D.B.4990-174
D.B.4894-228 PLAT
D.B 558-379 PLAT

T.M.91-16D
SCOTTSVILLE ROAD HOLDINGS,LLC
D.B.3257-702
D.B.3480-44 & 45 PLAT

MATCHLINE - SEE SHEET 9

GALAXIE FARM LANE

PROPOSED RETAINING WALL, MAX. WALL HEIGHT ABOVE FINISHED GRADE=3'

PROPOSED RETAINING WALL, MAX. WALL HEIGHT ABOVE FINISHED GRADE=6'

SLOPES STEEPER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB PER 1,000 SF, UNLESS SPECIFIED OTHERWISE (TYP.)

PROPOSED 12" HDPE YARD DRAIN SYSTEM w/ 10' PRIVATE DRAINAGE EASEMENT, TYP.

PROJECT BOUNDARY, TYP.

PROPOSED 18" YARD DRAIN INLET, TYP.

PROPOSED CULVERT BENEATH PRIVATE ACCESS ROAD CONNECTION

PROPOSED 8" HDPE ROOF/FOUNDATION DRAIN SYSTEM LOCATED WITHIN PRIVATE DRAINAGE EASEMENT

PROPOSED 8" CLEANOUT, TYP.

PROPOSED 8" HDPE ROOF/FOUNDATION DRAIN SYSTEM 10' PRIVATE DRAINAGE EASEMENT

PROPOSED PUBLIC DRAINAGE EASEMENT, TYP.

OPEN SPACE A

OPEN SPACE B

OPEN SPACE C

COUNTY DEDICATED MANAGED SLOPES, TYP.

LOT 41 GAR=526.00 FFE=527.16
LOT 42 GAR=524.00 FFE=525.16
LOT 43 GAR=524.00 FFE=524.58
LOT 44 GAR=521.00 FFE=522.16
LOT 45 GAR=517.00 FFE=518.16
LOT 46 GAR=513.33 FFE=514.49
LOT 47 GAR=510.25 FFE=510.83
LOT 48 GAR=507.00 FFE=508.16
LOT 49 GAR=504.67 FFE=506.41
LOT 50 GAR=503.00 FFE=504.74
LOT 51 GAR=501.00 FFE=502.74
LOT 52 GAR=499.00 FFE=500.74
LOT 53 GAR=497.00 FFE=499.74
LOT 54 GAR=491.67 FFE=491.67
LOT 55 GAR=491.67 FFE=491.67
LOT 56 GAR=492.33 FFE=492.33
LOT 57 GAR=492.33 FFE=492.33
LOT 58 GAR=493.00 FFE=493.00
LOT 59 GAR=493.00 FFE=493.00
LOT 40 GAR=526.00 FFE=526.00 BSMT=516.17
LOT 39 GAR=523.25 FFE=523.83 BSMT=514.00
LOT 38 GAR=522.75 FFE=523.33 BSMT=513.5
LOT 37 GAR=520.33 FFE=520.91 BSMT=511.08
LOT 36 GAR=517.00 FFE=517.58 BSMT=507.75
LOT 35 GAR=513.50 FFE=513.50 BSMT=503.67
LOT 34 GAR=509.83 FFE=509.83 BSMT=500.00
LOT 33 GAR=506.33 FFE=506.33 BSMT=496.50
LOT 32 GAR=505.33 FFE=505.91 BSMT=496.08
LOT 31 GAR=503.00 FFE=503.58 BSMT=493.75
LOT 30 GAR=501.00 FFE=501.58 BSMT=491.75
LOT 29 GAR=499.00 FFE=499.58 BSMT=489.75
LOT 28 GAR=496.00 FFE=496.00
LOT 27 GAR=491.25 FFE=491.25
LOT 26 GAR=490.25 FFE=490.25
LOT 25 GAR=489.25 FFE=489.25
LOT 24 GAR=488.25 FFE=488.25
LOT 23 GAR=487.25 FFE=487.25
LOT 22 GAR=487.25 FFE=487.25

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

REVISIONS

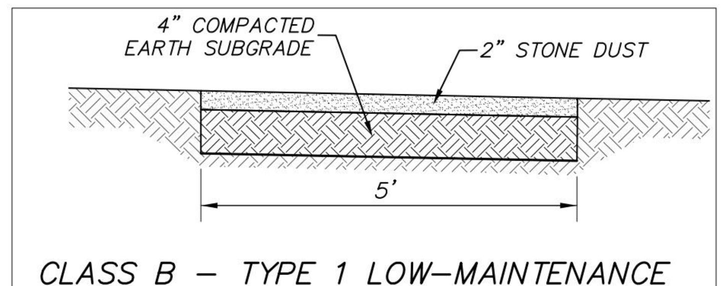
REVISION DESCRIPTION	
CLIENT PLAN SET	6/7/21

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

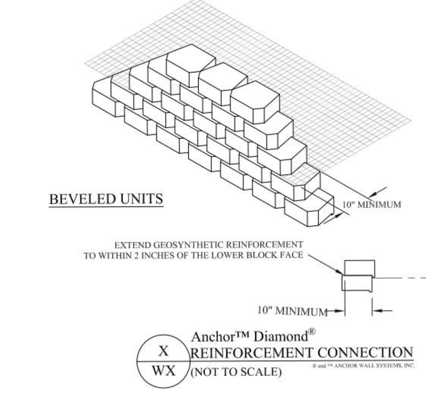
PROJECT: GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT
SHEET: GRADING & DRAINAGE PLAN

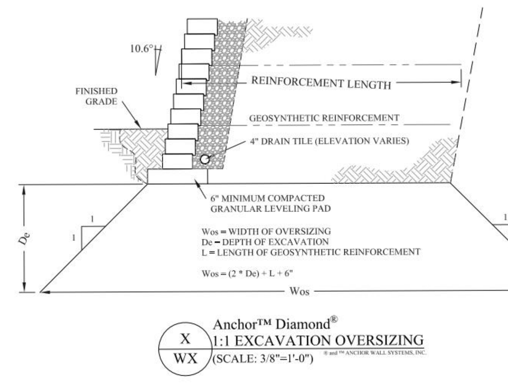
JOB NO. 202194
SCALE 1" = 30'
SHEET NO. 10

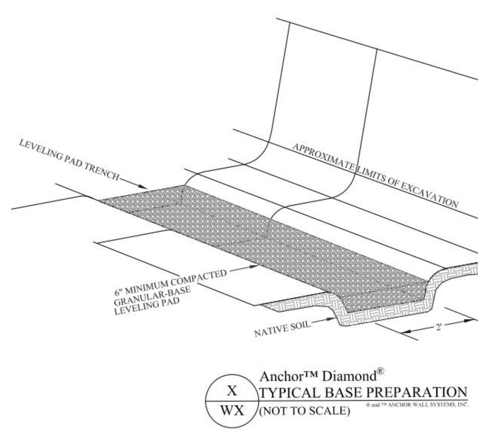
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CLASS B – TYPE 1 LOW-MAINTENANCE PEDESTRIAN PATHWAY DETAIL
NO SCALE

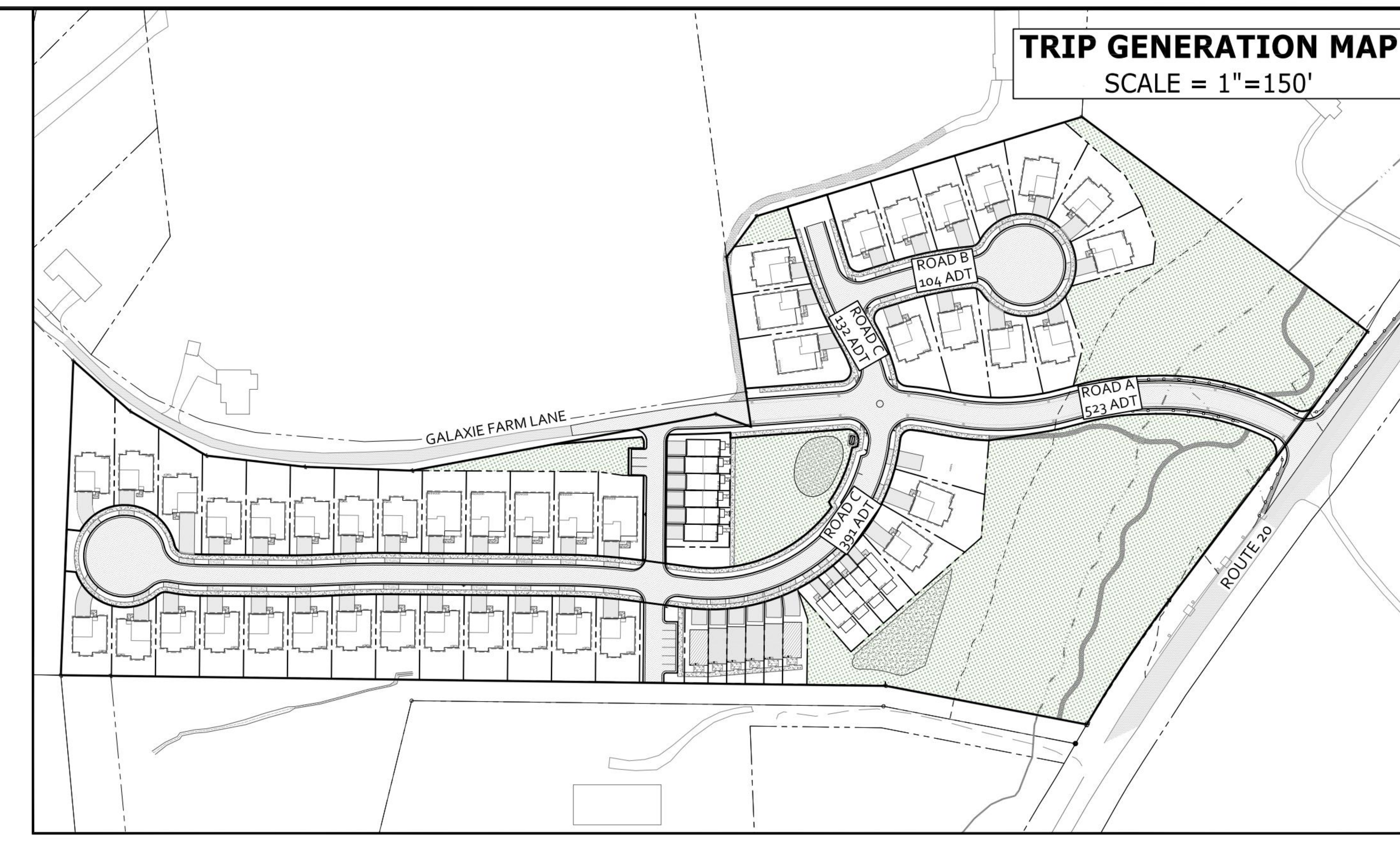


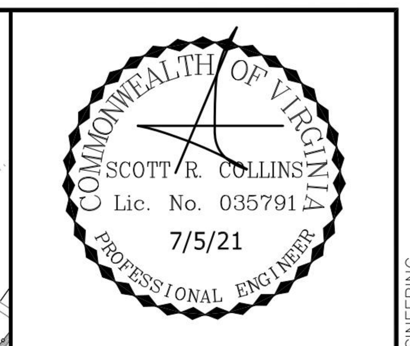




TRIP GENERATION MAP

SCALE = 1"=150'





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.

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.

TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (10TH EDITION)
43 SINGLE FAMILY DETACHED UNITS (CODE 210)
16 SINGLE FAMILY ATTACHED & TOWNHOUSE UNITS (CODE 220)

ADT:	523 VPD	(261 ENTER/ 262 EXIT)
AM PEAK:	39 VPH	(10 ENTER/ 29 EXIT)
PM PEAK:	52 VPH	(32 ENTER/ 20 EXIT)

Pavement Design

RF= 1.0

Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Road A	523	2	543	4	4	**12.63**	SM-9.5	2	2.25	BM-25	4	2.25	21A	4	0.6	**15.90**
Road B	104	2	124	4	4	**7.49**	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	4	0.6	**12.53**
Road C	419	2	439	4	4	**11.89**	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	4	0.6	**12.53**

NOTE: PAVEMENT DESIGN FOR NEW SUBDIVISION STREETS SHALL BE DEVELOPED USING THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA AND MUST BE BASED ON IN PLACE MATERIAL AT THE TIME OF CONSTRUCTION.

ROAD NOTES:

GRADING

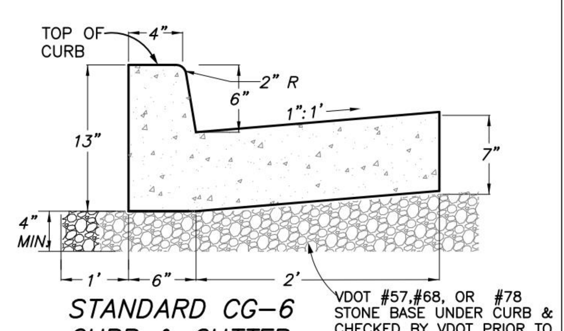
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE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

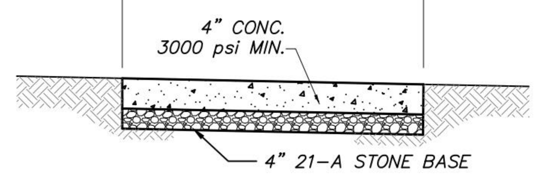
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD–1 OR CD–2 OR UD–4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) 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. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC–250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.



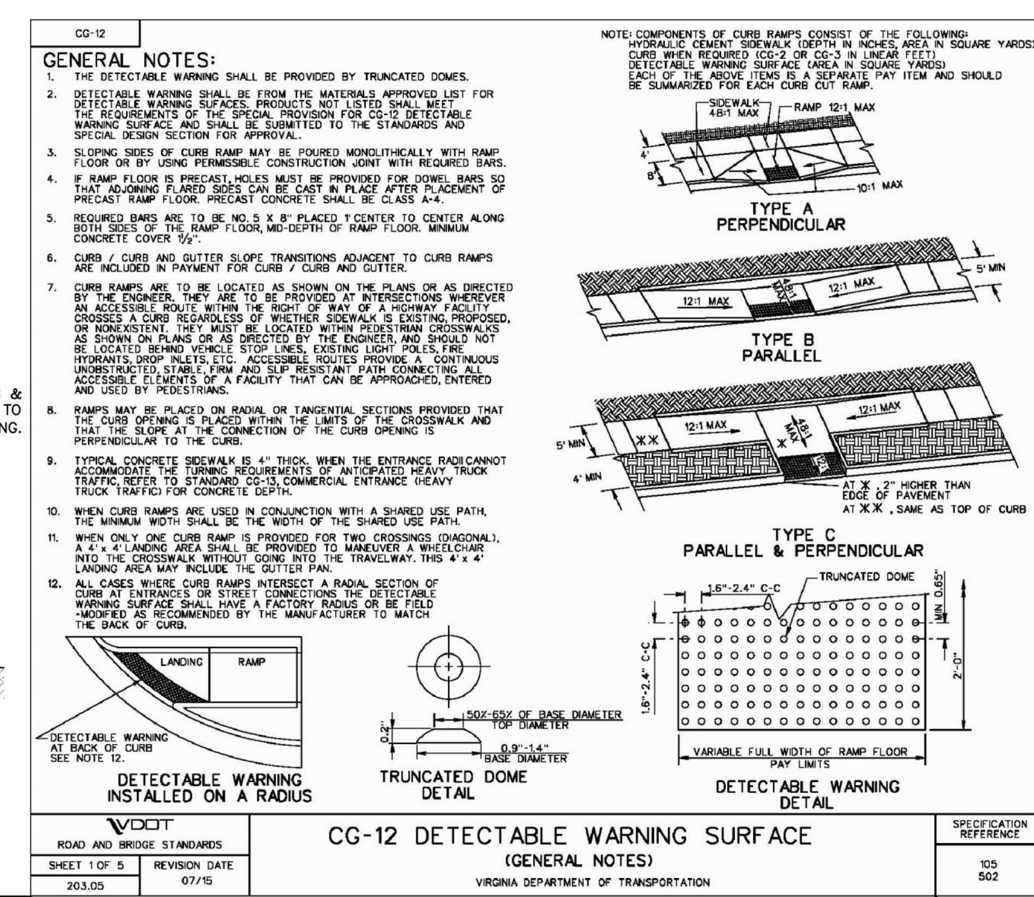
STANDARD CG–6 CURB & GUTTER
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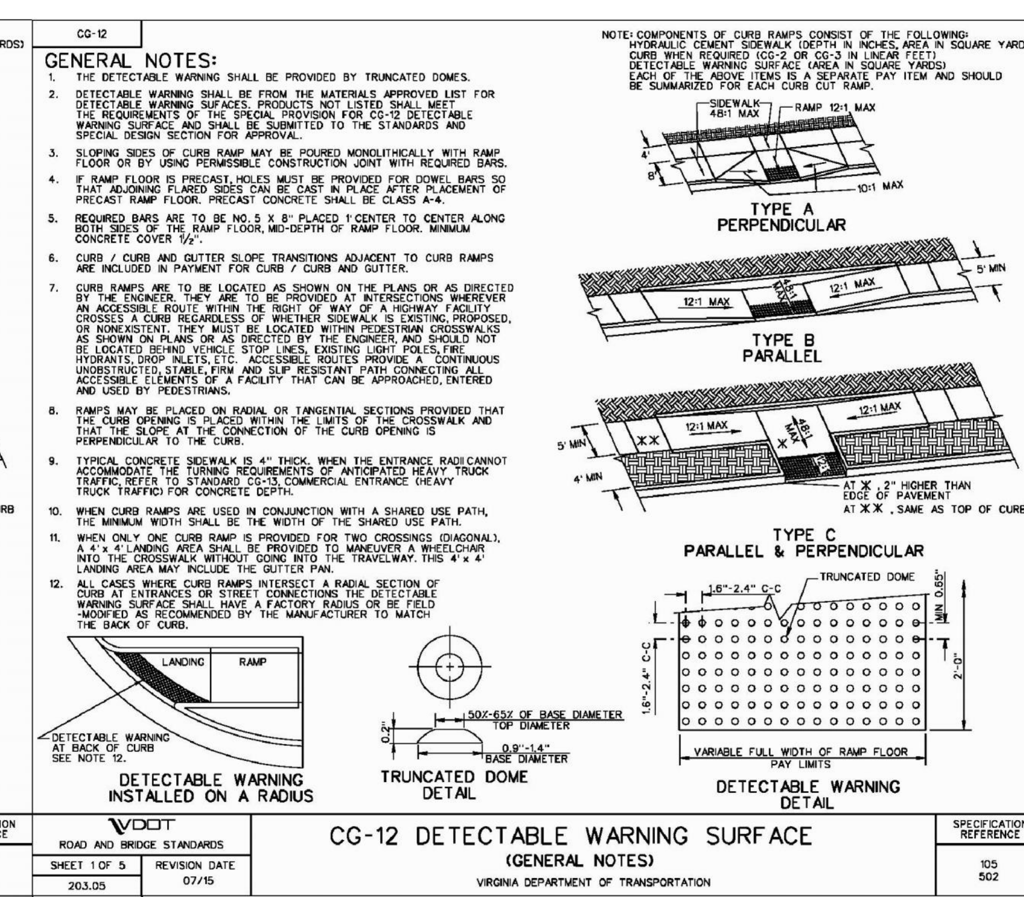


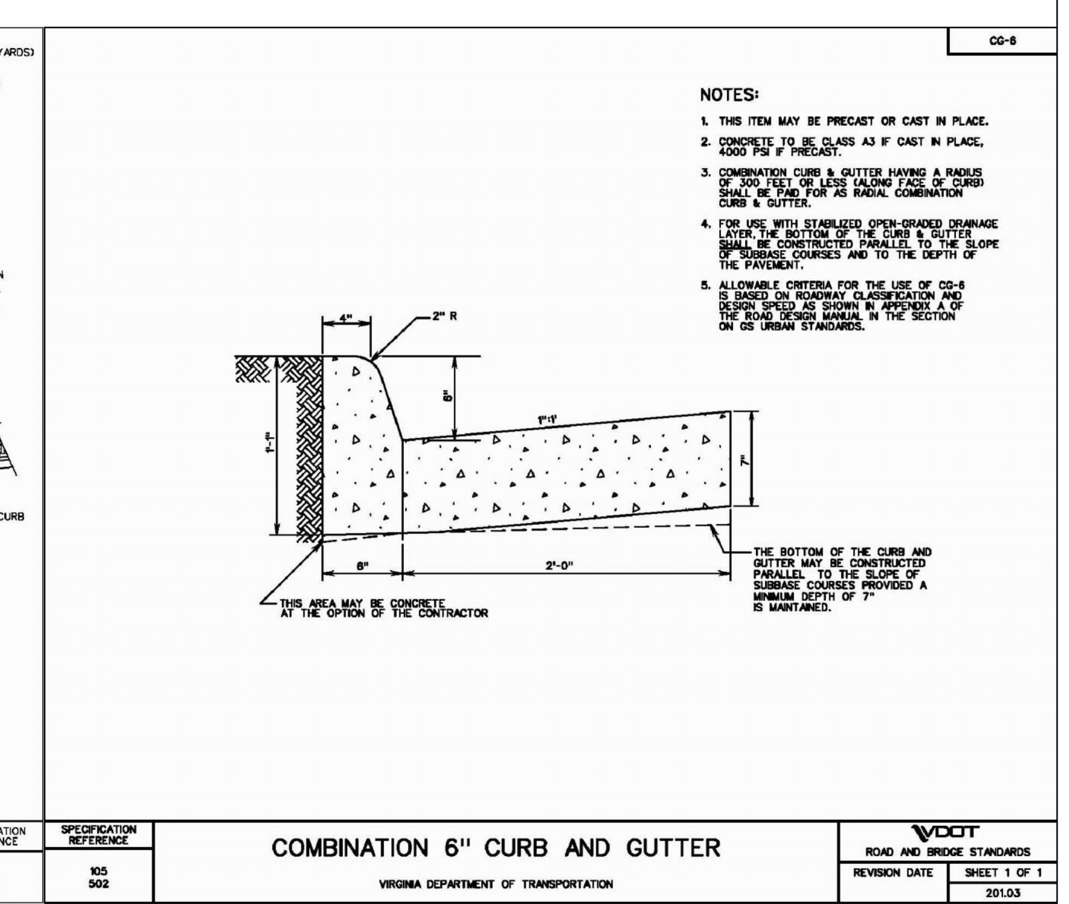
CONCRETE SIDEWALK
NO SCALE

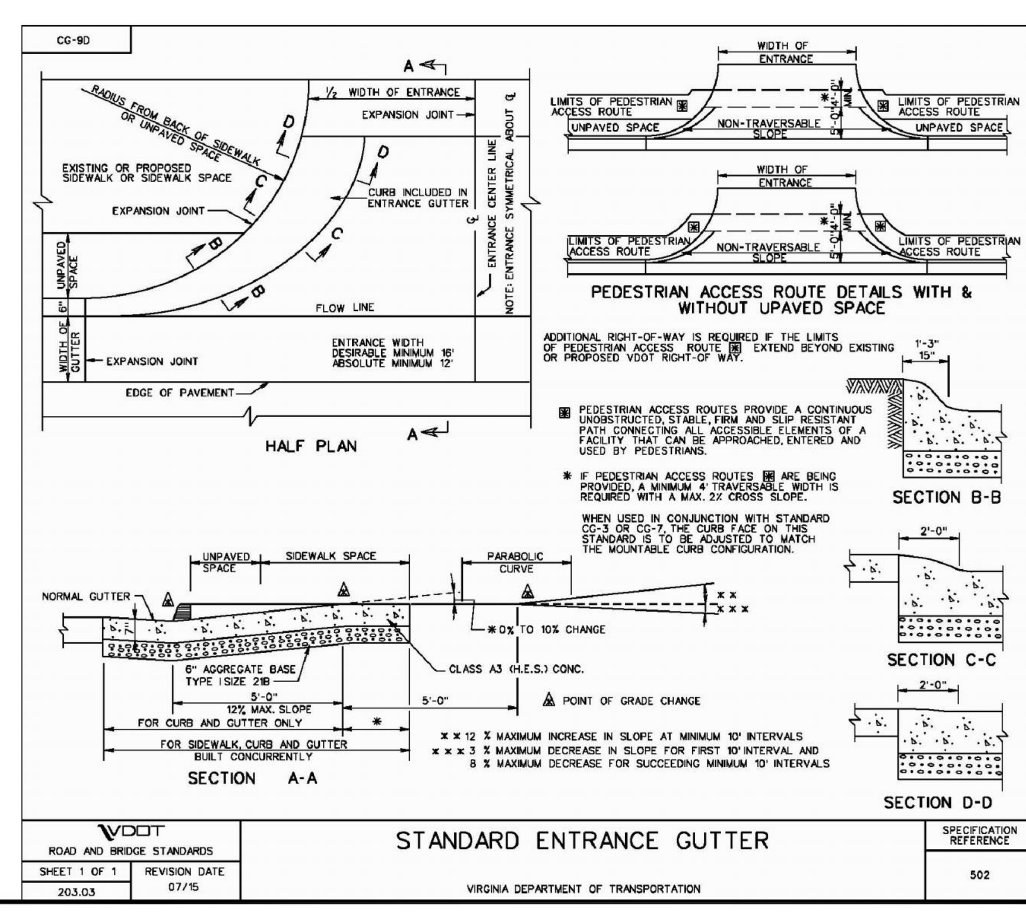
ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES

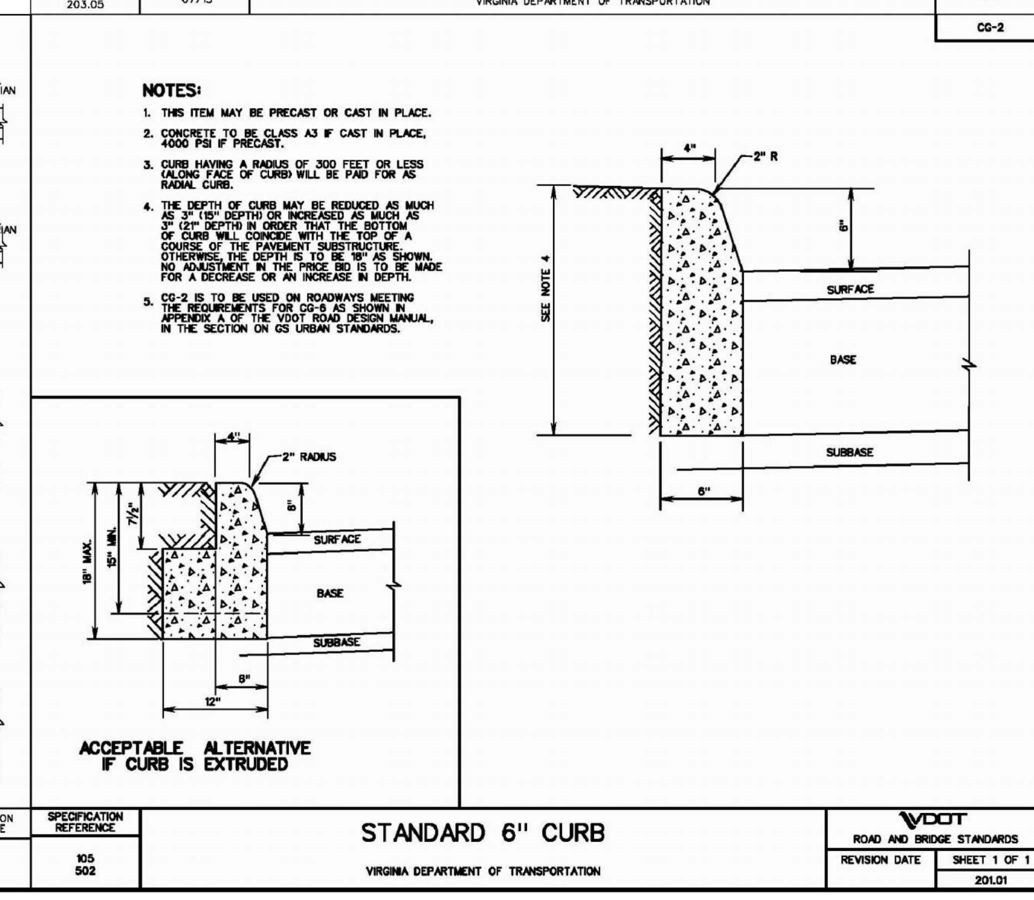
1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT–OF–WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR 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).

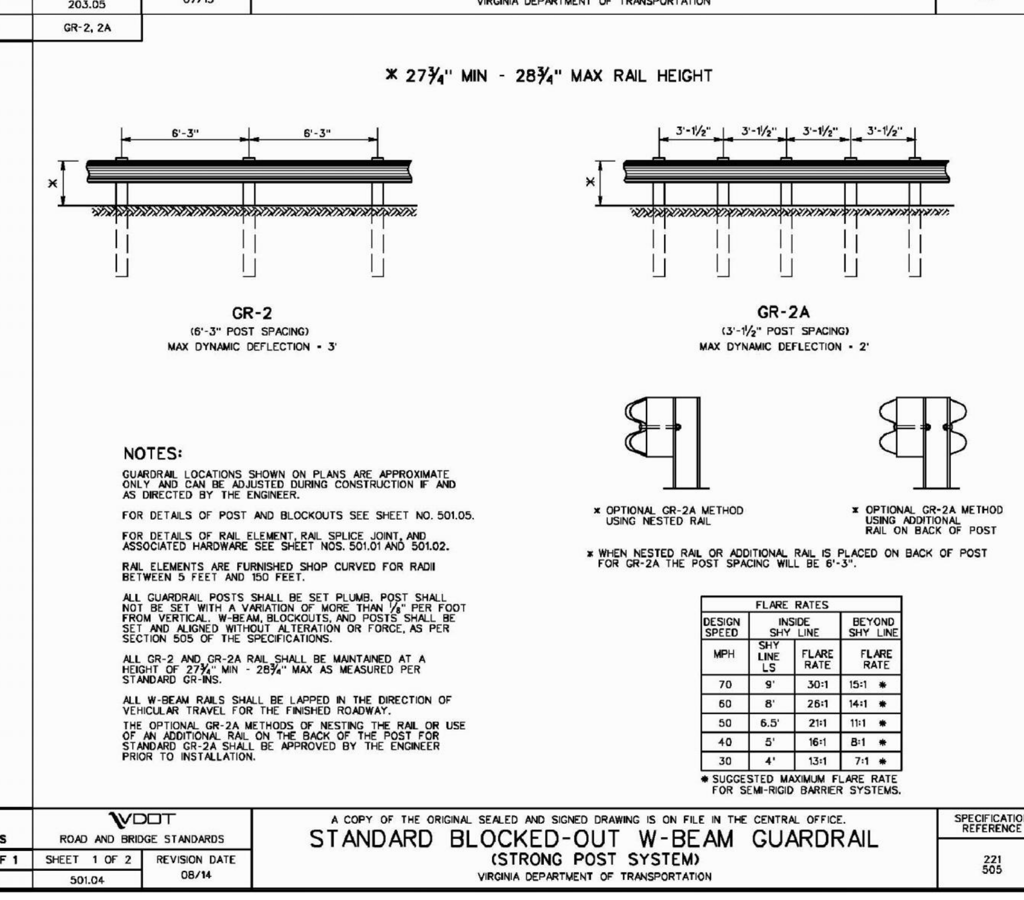


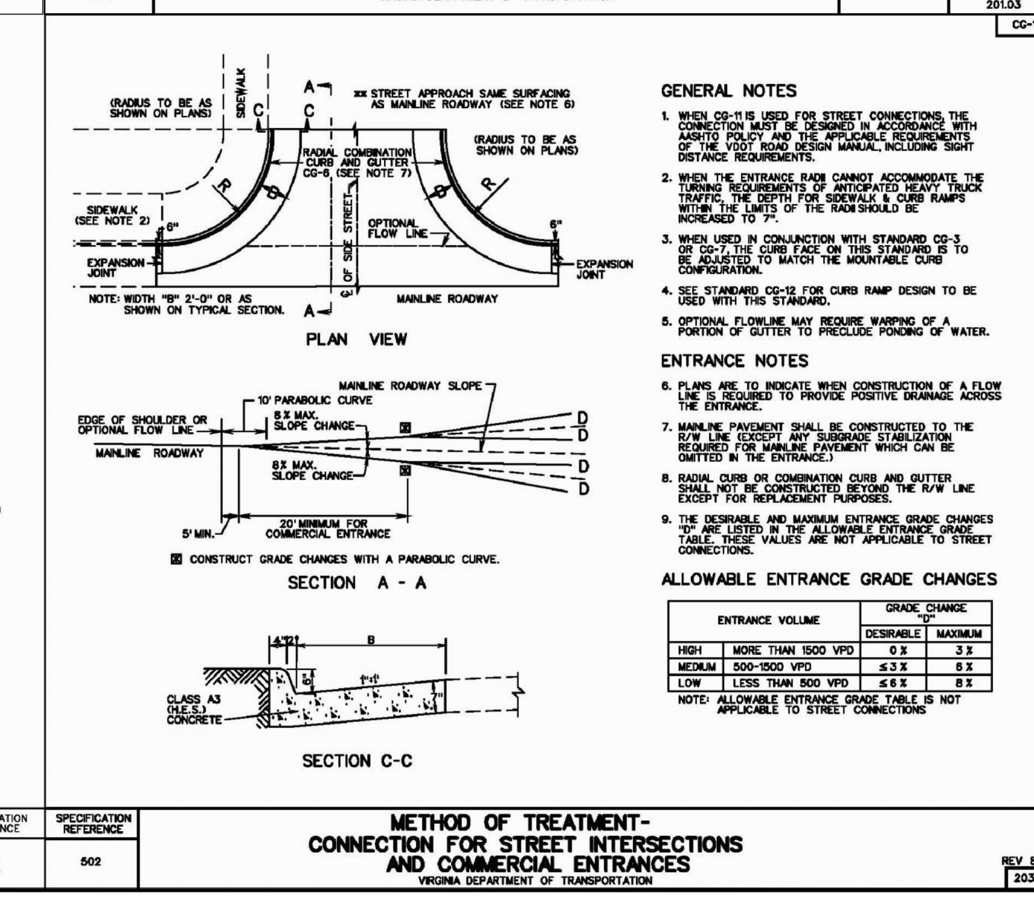












REVISIONS

	REVISION DESCRIPTION
6/7/21	CLIENT PLAN SET

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

PROJECT
GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT

SHEET
NOTES & DETAILS

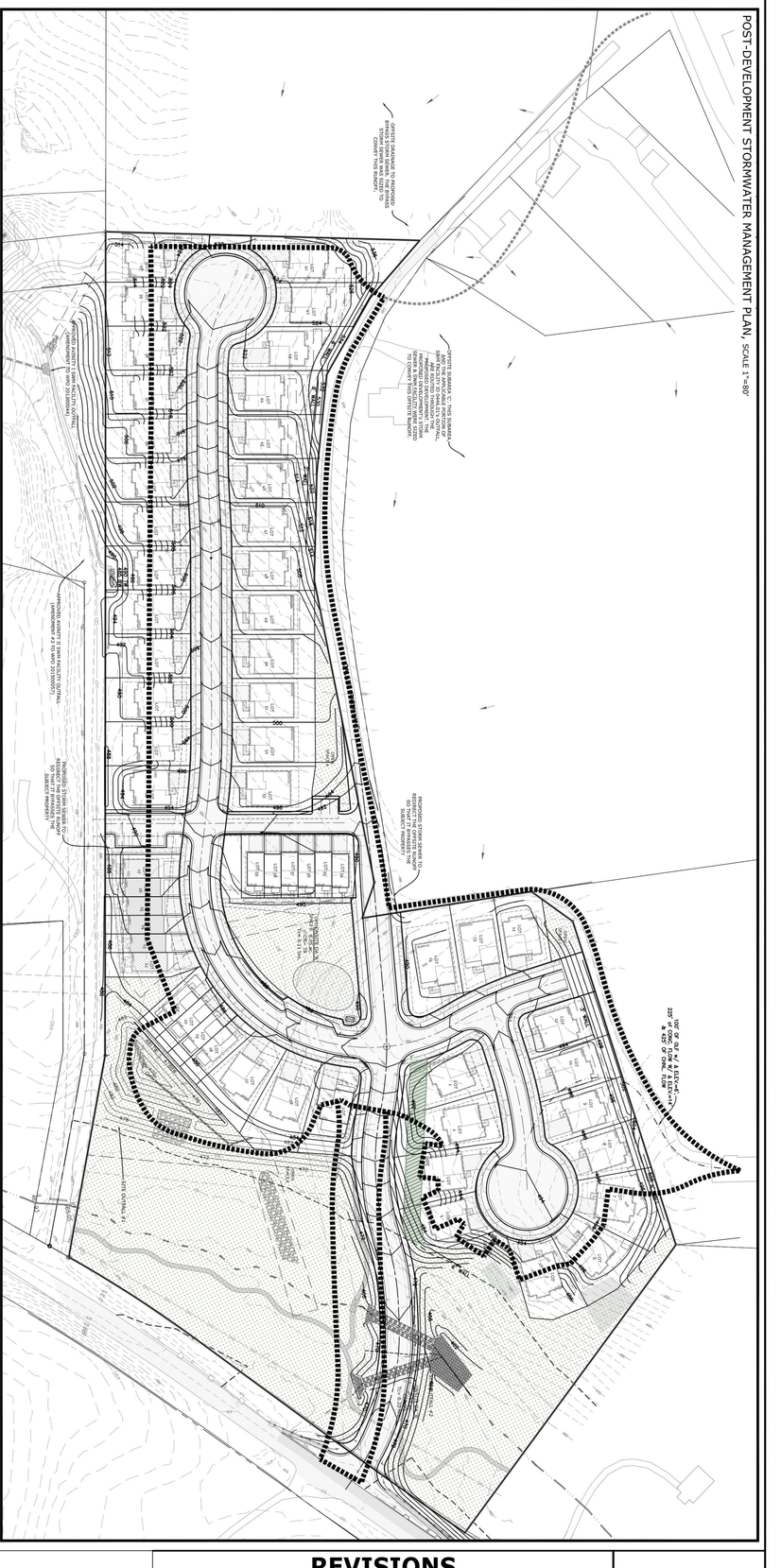
JOB NO.
202194

SCALE
AS SHOWN

SHEET NO.
11

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

REVISIONS

REVISION DESCRIPTION	
6/7/21	CLIENT PLAN SET

COMMONWEALTH OF VIRGINIA
SCOTT A. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
7/5/21

PROJECT
GALAXIE FARM INITIAL SITE PLAN & PRELIMINARY SUBDIVISION PLAT

SHEET
STORMWATER MANAGEMENT PLAN

JOB NO. 202194
SCALE AS SHOWN
SHEET NO. 12

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