FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

County SDP Number Pending
TAX MAP 76, PARCEL 46AA
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
(10)	(10)	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	x^spot	SPOT ELEVATION
311.5 TC x	x^tcw	TOP OF CURB ELEVATION
311.5 TW x	x^tow	TOP OF WALL ELEVATION
311.5 BW x	x^bow	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
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RD	RD	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	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/DEVELOPER

5th Street Forest LLC
250 W Main Street, Suite 201
Charlottesville, VA 22902

PLAN PREPARATION

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

ZONING

Neighborhood Model District
In accordance with the Application Plan and the Code of Development of ZMA2019-00003, approved by the Board of Supervisors on October 7, 2020. Special exception to waive the requirement for a Neighborhood Model District to have a minimum of two housing types approved by the Board of Supervisors on October 7, 2020.
Overlays: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed

SDP2020-00066 Albemarle Business Campus - Initial Site Plan granted conditonal administrative approval on December 18, 2020.

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

SOURCE OF TITLE

DB 5531 PG 570
DB 5519 PG 331
DB 5145 PG 626 (76-46A & 76-54)
DB 3039 PG 209 (76-46F)
DB 5519 PG 331

SETBACKS & STEPBACKS

Per approved ZMA201900003, setbacks & stepbacks are provided as follows:

SETBACKS	BLOCK 1
Front	5' Min
Side	5' Min
Rear	None

STEPBACKS	BLOCK 1
Front	None

BUILDING HEIGHT

Per approved ZMA201900003, building heights and stories are as follows:

	Block 5
Stories*	1 Min - 3 Max
Height	45' Max

*Minimum and maximum building story ranges provided are for above grade stories.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & utilities survey provided by:
Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018
Topographic survey with two (2) foot contours provided by:
Terra Engineering & Land Solutions, August 22, 2007, revised November 4, 2009

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0269D), this property is not located within a Zone AE 100-year floodplain.

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.

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance.

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 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).

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.

EXISTING USE

Forest

PROPOSED USE

Multifamily (128 units)

15% of total dwelling units, or 20 units, to be designated as affordable. See approved ZMA2019-00003 Code of Development.

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0%
Pavement	0 SF	0%
Sidewalk	0 SF	0%
Open Space	221,720 SF	100%
Total=	221,720 SF	(5.09 ac.)

PROPOSED	Area	%
Building	48,325 SF	21.8%
Pavement	67,098 SF	30.3%
Sidewalk	16,030 SF	7.2%
Open space	90,267 SF	40.7%
Total=	221,720 SF	(5.09 ac.)

PARKING SCHEDULE

Multifamily, 1- & 2-bedroom units
1-bedroom units, 1.50 spaces/unit
(38) 1-bedroom units * 1.50 = 57 spaces
2-bedroom units, 2 spaces/unit
(90) 2-bedroom units * 2.00 = 180 spaces
REQUIRED: 237 spaces
PROVIDED: 208 spaces
32 bicycle parking spaces provided

GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
13. Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09 and the 2015 Virginia Construction Code.
14. 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.
15. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.

ITE Trip Generation

Block 1			AM			PM			Daily Total
Use Description	ITE	Qty	In	Out	Total	In	Out	Total	
Multifamily (Mid-Rise)	221	128 Units	12	34	46	34	22	56	696

GREENSPACE & AMENITIES

Greenspace & amenities shall comply with conditions of approved ZMA20190003. 20% of Block 1's area shall be in greenspace and amenities and 20% of Blocks 2-5's area shall be in greenspace and amenities.
Block 1 Amenities: 44,257 SF required. 46,226 SF provided.

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.

FIRE MARSHAL NOTES

A knoxbox is required for each structure. Location to be coordinated with the fire marshal's office staff.

FIRE FLOW

Total estimated fire flow at existing hydrant on Country Green Road is 1,244 gpm. AWWA Q20 calculation not provided, indicating insufficient pressure drop for Q20 at time of testing.

VDOT NOTES

1. VDOT will only maintain within drainage easements to the extent necessary to protect the roadway from flooding or damage.
2. A Traffic Maintenance Plan (TMP) is required to obtani a permit to work within VDOT RIght of Way. The TMP shall be prepared by an Advanced Work Zone Certified person, certification card and verification number is required on the TMP submittal.
3. Pavement designs for areas and entrances in the R/W 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.

VICINITY MAP SCALE : 1"=1000'

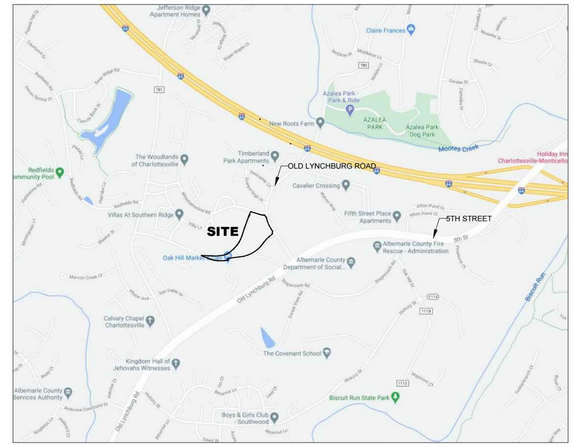


IMAGE PROVIDED BY GOOGLE MAPS

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APPROVALS

Current Development Planner — Date
Current Development Engineer — Date
Architectural Review Board — Date
Fire Official — Date
Building Official — Date
Albemarle County Service Authority — Date
Virginia Department of Transportation — Date

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
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COMMONWEALTH OF VIRGINIA
JUSTIN T. SHIMP
Lic. No. 45183
FOR REVIEW
PROFESSIONAL ENGINEER

FINAL SITE DEVELOPMENT PLAN
ALBEMARLE BUSINESS CAMPUS: BLOCK 1
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05 [INITIAL SDP]
REVISION:
2021.07.26 [FINAL SDP]

FILE NO.
18.004

COVER

C1

Original Proffers ___X___
Amendment _____

PROFFER STATEMENT

ZMA Number and Name:	2019-00003 Albemarle Business Campus
Parcel ID Numbers:	07600-00-00-05400, 07600-00-00-046A0, and 07600-00-00-046F0 (portion)
Owners:	5th Street Forest LLC and Region Ten Community Services Board, Inc.
Date of Proffer Signature:	September 14th, 2020

10.17 acres to be rezoned from R-2 Residential to Neighborhood Model District
2.88 acres to be rezoned from R-10 Residential to Neighborhood Model District
0.58 acres to be rezoned from Commercial Office to Neighborhood Model District
Total: 13.63 acres to be rezoned to Neighborhood Model District

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5th Street Forest LLC, a Virginia limited liability company is the owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0, and is the contract purchaser of a 0.58 acre portion of Tax Parcel 07600-00-00-046F0 (collectively, the "Property"), which together are the subject of rezoning application ZMA No. 2019-00003, a project known as "Albemarle Business Campus" (the "Project"). Region Ten Community Services Board, Inc. is the current owner of Tax Parcel 07600-00-00-046F0. 5th Street Forest LLC and Region Ten Community Services Board, Inc. are hereinafter collectively referred to as the "Owner."

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below, which shall be applied to the Property if it is rezoned to the requested Neighborhood Model District (NMD). These conditions are proffered as a part of the requested rezoning and the Owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature(s) below. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

1. **INFRASTRUCTURE IMPROVEMENTS:**
   a. Prior to the issuance of certificate of occupancy for any building with a use that solely or collectively (with other existing uses on the Property) would generate more than 487 vehicle trips per day, the Owner shall contribute Five Hundred Thousand Dollars ($500,000.00) as a cash contribution (the "Cash Contribution") to Albemarle County's Capital Improvement Program (CIP) fund.

   b. Prior to or concurrent with the Cash Contribution payment, the Owner shall dedicate for public use a portion of the Property, as shown on the "Single-Lane Roundabout Exhibit" prepared by Shimp Engineering, dated March 18, 2019 with a revision date of March 16, 2020 (the "Roundabout Exhibit"), attached hereto.

2. **TRIP GENERATION:** Daily and peak hour vehicular trips shall be noted on all site plans and zoning clearances on the Property. Site plans and zoning clearances on the Property must contain a note that itemizes each proposed use, and if applicable, each previously approved use that is expected to continue, with its affiliated daily and peak vehicular trips. Neither a site plan nor a zoning clearance shall be issued if the combined uses on the Property are estimated to generate a number of daily vehicular trips exceeding 3,200 or a number of peak hour trips exceeding 509. Trip generation numbers shall be derived from the then-current edition of the Institute of Transportation Engineers Trip Generation Manual and shall account for internal trip capture for mixed-use developments, as determined by the Director of Community Development or the Director's designee.

3. **PERFORMANCE AGREEMENT**: The Owner shall develop the Property and the Project in accord with the terms and conditions of that certain Performance Agreement between Albemarle County, the Albemarle County Economic Development Authority, and 5th Street Forest LLC, dated April 15, 2020 (the "Performance Agreement"), as it may be amended in the future pursuant to the terms and conditions thereof.

(Signature Pages Immediately Follow)

WITNESS the following signatures:

OWNER:

Owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0:

5TH STREET FOREST LLC,
a Virginia limited liability company

By: KJR
Kyle Redinger, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 14th day of September 2020 by Kyle Redinger, Manager of Albemarle Land Development LLC.

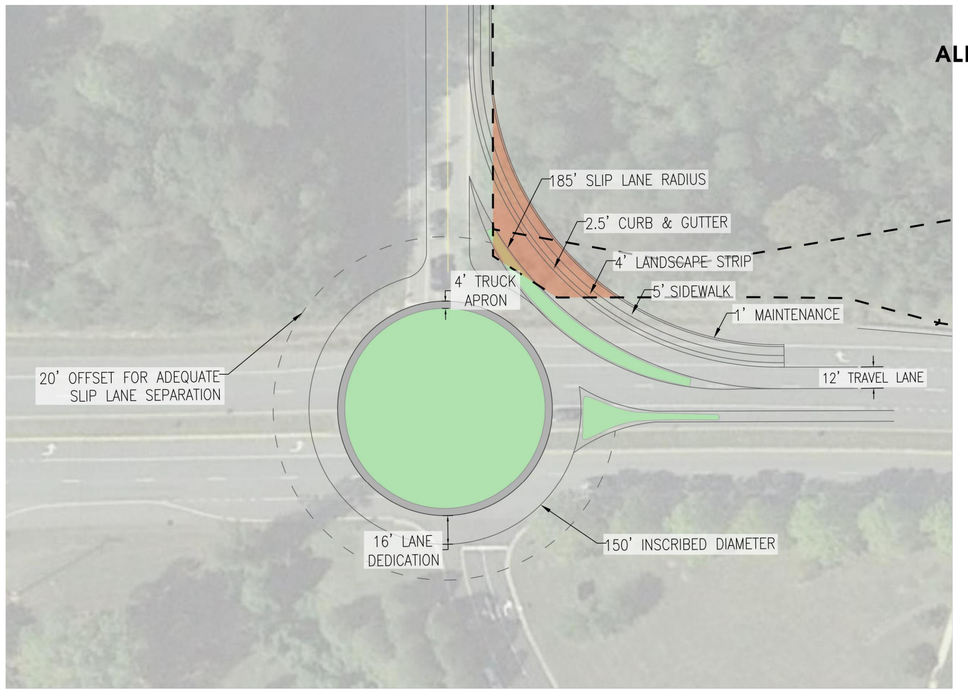
My Commission expires: 06/30/2021 Seandelle Korte
Notary Public

SEANDELLE RENEE KORTE
Notary Public
Commonwealth of Virginia
Registration No. 358491
My Commission Expires Jun 30, 2021

Owner of Tax Parcel 07600-00-00-046F0:

REGION TEN COMMUNITY SERVICES BOARD, INC.,
a Virginia corporation

By: Lisa Beitz
Lisa Beitz, Executive Director



40 0 40 80 120
Graphic Scale: 1"=40'

ZONING MAP AMENDMENT
ZMA201900003

ALBEMARLE BUSINESS CAMPUS
SINGLE-LANE ROUNDABOUT EXHIBIT
Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.

Key
- Area on project property that may be required for roundabout improvements
- Parcel boundary

TMP(s) 76-46A, 76-54, Portion of 76-46F

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
REVISED 16 MARCH 2020

project: 18.004

SHIMP ENGINEERING, P.C.

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COMMONWEALTH OF VIRGINIA
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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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18.004

APPROVED ZMA201900003 PROFFERS

C2

d. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be severable and the remainder of this Agreement shall continue in full force and effect.

e. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall constitute one and the same instrument.

f. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without reference to conflicts of law principles.

g. **Project Exhibit.** The Project Exhibit is not a site plan for the Project, but is intended to show the general locations of items referenced in this Agreement.

2. **DEVELOPER'S OBLIGATIONS**

a. **Rezoning.** The Developer has its modified application for rezoning of the property pending before the Albemarle County Planning Commission. The Developer shall use its best efforts to complete the rezoning from Residential Area (R-10 & R-2) to Neighborhood Model District by July 31, 2020.

b. **Conceptual Plan.** The Developer will submit a conceptual building plan (including a rendering and/or architectural drawings) to the County's Office of Economic Development (EDO) within four (4) weeks of the Zoning Approval. The EDO will have one week to review the plan for approval and concurrence, which shall not be unreasonably withheld.

c. **Governmental Approval & Permitting.** The Developer shall apply for and use its best efforts to obtain all governmental approvals and permits necessary to construct a building or buildings with at least 25,000 square feet of space in which to locate a Primary Business and provide Class A Office Space. In addition to the Rezoning, this includes the approval of a final site plan.

d. **Capacity.** The Developer (including the manager and all members and partners) must demonstrate financial capacity to the County and pass a general background check, both satisfactory to the County. Such proprietary information will be provided subject to a confidentiality agreement from the County in form and substance satisfactory to the Developer. Any information provided subject to such confidentiality agreement shall be exempt from disclosure under the Virginia Freedom of Information Act.

e. **Reserve Space for Primary Business.** The Developer must reserve at least 25,000 square feet of Class A Office Space within Block 2, Block 3, or a combination of the Blocks (the Blocks are shown on the Project Exhibit) as the Developer and the County may agree. This space reservation will continue for 60 months for a Primary Business to occupy

from when the Developer has obtained the later of: (i) site plan approval or (ii) Architectural Review Board approval for a building on either Block with sufficient space. A "Primary Business" is a commercial or industrial entity that produces goods or services locally and generates more than 50% of its sales revenues from outside the Charlottesville Metropolitan Statistical Area (City of Charlottesville and the Counties of Albemarle, Greene, Fluvanna, Nelson, and Buckingham).

f. **Lease to a Primary Business.** Subject to Subsection (e) above, the Developer agrees to lease or sell at least 25,000 of Class A Office Space to a credit worthy Primary Business at a fair market rate or fair market value as the case may be. The Developer and the County agree to bargain in good faith to satisfy this condition.

g. **Enhanced Connectivity.** The Developer will provide enhanced connectivity throughout the site to provide community access from the Project's southern boundary to its northern boundary. Enhanced connectivity will include pathways, paved sidewalks, and raised pedestrian road crossings. The final design must substantially comport with the Project Exhibit.

h. **Dynamic Transport Pick-Up.** The Developer will provide space within the Project for automobile passengers to access for-hire, hailed transport services (i.e. taxicab, transportation network partner, JAUNT vehicle, or otherwise) as shown on the Project Exhibit.

i. **Enhanced Bus Stop**. The Developer must provide an enhanced bus stop along the Project's southern boundary to accommodate public transportation. The stop must include a glass shelter, lighting, adequate seating, and bicycle parking racks. The design and provisions are subject to the County's approval, which cannot be withheld unreasonably.

j. **Bicycle Racks.** The Developer must install bicycle parking racks at all buildings within the Project.

k. **Dog Park.** The Developer shall construct a Dog Park in the location shown on the Project Exhibit unless the Developer and the County agree otherwise.

3. **COUNTY'S OBLIGATIONS.**

a. The County, by and through its Economic Development Office, will create collateral material to provide to its consultant, Retail Strategies, to market retail space in Block 4 of the Project for two years from final approval of the site plan.

b. The County, by and through its Economic Development Office, will co-market the reserved 25,000 square foot space to prospective eligible Primary Business tenants or purchasers and will provide Developer with leads until the space is occupied by a Primary Business or five years from the final site plan approval, whichever occurs sooner.

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FINAL SITE DEVELOPMENT PLAN

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ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05 [INITIAL SDP]

REVISION:
2021.07.26 [FINAL SDP]

FILE NO.
18.004

ALBEMARLE BUSINESS CAMPUS PERFORMANCE AGREEMENT EXCERPT

C3



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°02'41"	1964.86	481.64	242.03	480.43	S69°20'20"W
C2	20°32'06"	502.76	180.19	91.07	179.23	S44°51'01"W
C3	48°40'38"	452.46	384.40	204.66	372.94	S58°59'34"W
C4	29°40'22"	481.31	249.26	127.49	246.49	N81°47'46"W
C5	14°15'06"	578.08	143.79	72.27	143.42	N85°50'49"E
C6	25°23'26"	119.55	52.98	26.93	52.55	N65°58'00"E
C7	15°56'56"	538.87	150.00	75.49	149.52	N45°19'29"E
C8	18°52'24"	401.04	132.10	66.66	131.51	N27°49'16"E
C9	3°01'13"	3044.10	160.47	80.25	160.45	N19°59'49"E
C10	1°07'32"	525.00	10.31	5.16	10.31	N30°16'12"E
C11	7°31'22"	200.00	26.26	13.15	26.24	S76°14'42"E
C12	26°12'51"	601.62	275.26	140.08	272.86	S02°48'46"E
C13	0°28'02"	3044.10	24.82	12.41	24.82	N21°44'27"E
C14	0°53'42"	3044.10	47.55	23.78	47.55	N22°25'19"E

LINE	BEARING	DISTANCE
L1	S65°30'00"W	89.04
L2	S72°02'03"W	53.34
L3	S57°28'58"W	51.57
L4	S56°46'20"W	110.53
L5	S89°47'34"W	42.66
L6	N56°49'31"E	25.00
L7	N87°55'38"W	91.84
L8	S56°49'31"W	51.00
L9	N33°10'29"W	31.31
L10	S02°12'39"W	17.83
L11	S83°12'36"W	176.56
L12	S06°37'57"E	25.00
L13	S83°22'03"W	47.69
L14	N78°31'14"E	30.72
L15	N53°15'37"E	23.02
L16	N18°25'37"E	137.78
L17	N30°49'58"E	14.20
L18	N59°09'56"W	3.82

80 0 80 160 240
Scale: 1"=80'

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COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Lic. No. 45183
FOR REVIEW
PROFESSIONAL ENGINEER

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05 [INITIAL SDP]

REVISION:
2021.07.26 [FINAL SDP]

FILE NO.
18.004

EXISTING CONDITIONS: OVERVIEW

C4

IRON SET
AT 50.00'

N66°57'35"W
94.41'

S87°01'37"E
161.67'

111.67'

T.M. 76-52K
WAYNE P OR VIRGINIA P COLLIER AND
BRUCE V THOMAS
D.B.4457-592
D.B.684-149 PLAT
ZONE: R4 RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
2.44 AC

T.M. 76-52P
RACE, PAUL JR & VALERIE F RACE
D.B.4964-197
D.B.684-149 PLAT
ZONE: R4 RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
1.38 AC

BOUNDARY LINES
ACCORDING TO PLATS
RECORDED IN
D.B.925-236 AND
D.B.5010-420

T.M. 76-46C1
5.52 ACRES
ZONED: R15
OWNER: MOUNTAINWOOD
PROPERTIES, LLC
DB 1615 PG 687
DB 5010 PG 420 PLAT
DB 925 PG 236 PLAT

T.M. 76-46A
5TH STREET FOREST LLC
D.B.5519-331
D.B.5145-626
D.B.4573-270
D.B.4431-372
D.B.3038-88,96,97 PLAT
ZONE: NMD
USE: OPEN
5.09 AC

T.M. 76-52L
SIDDH LLC
D.B.4495-584,588 PLAT
ZONE: R4 RESIDENTIAL
USE: COMMERCIAL
5.43 AC

BOUNDARY OVERLAP 46 SF

S72°20'36"E
41.66'

IRON FOUND
S80°17'47"E 3.78'
FROM CORNER

MANAGED SLOPES

30' PRESCRIPTIVE EASEMENT

VDOT SIGHT DISTANCE ESMT DB 336 PG 618

RCSA 20' WATER ESMT DB 1629 PG 257

STATE ROUTE 875
COUNTRY GREEN ROAD

STATE ROUTE 612
MOUNTAINWOOD ROAD

MATCHLINE

POLE TBR

GUARDRAIL

30 0 30 60 90
Scale: 1"=30'

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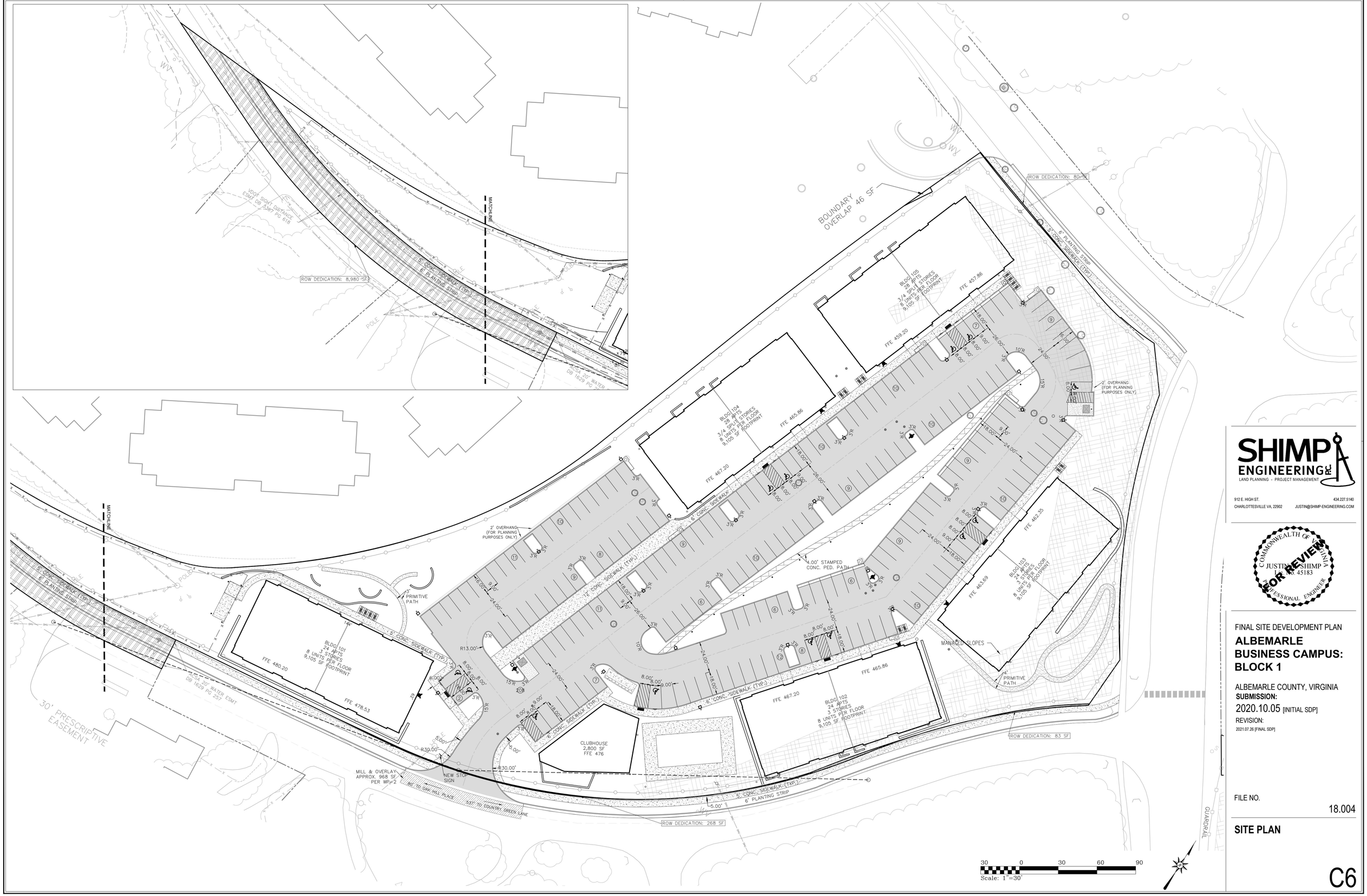
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18.004

EXISTING CONDITIONS & DEMO

C5



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ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

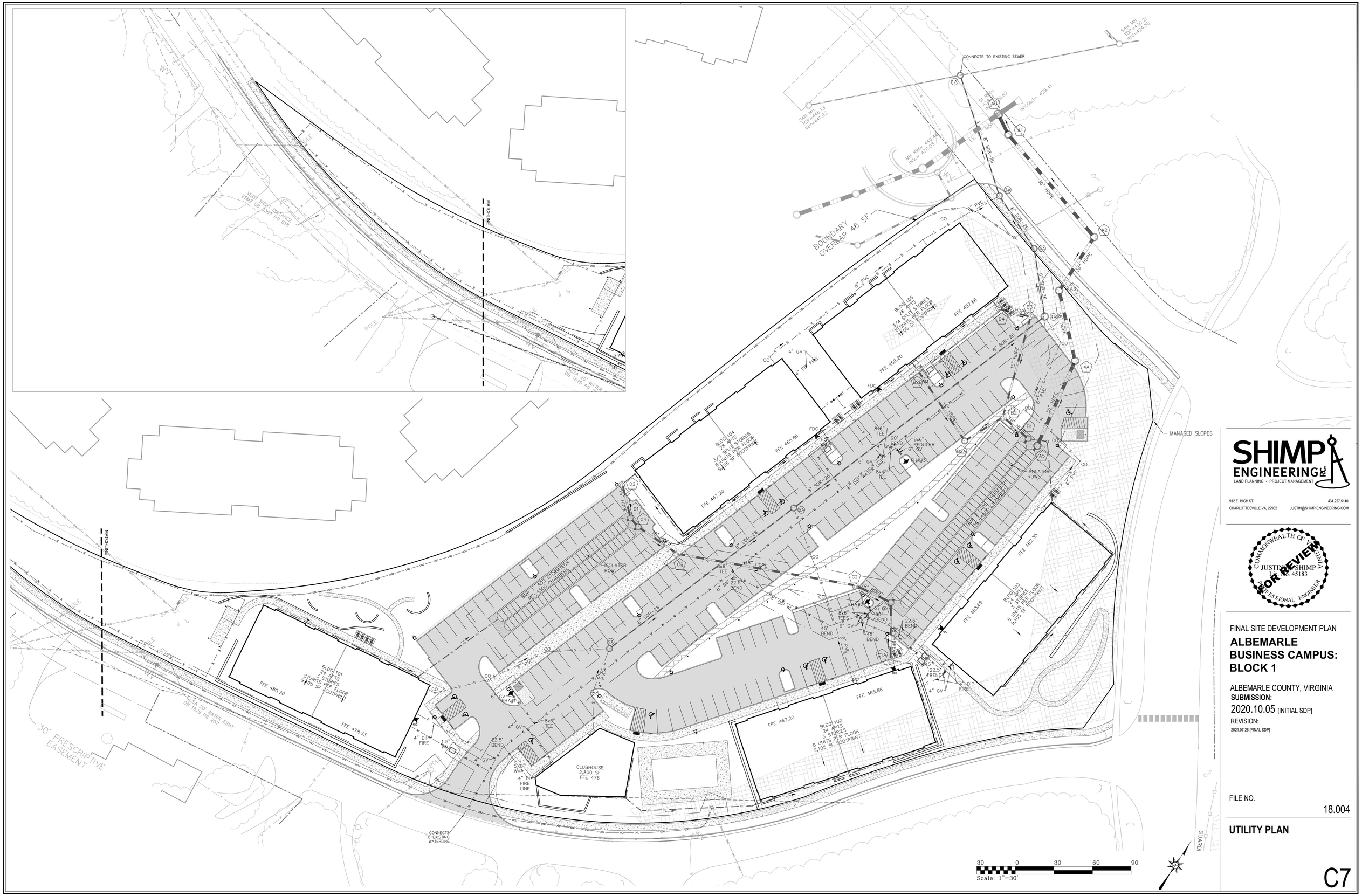
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FILE NO.
18.004

SITE PLAN

C6



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ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

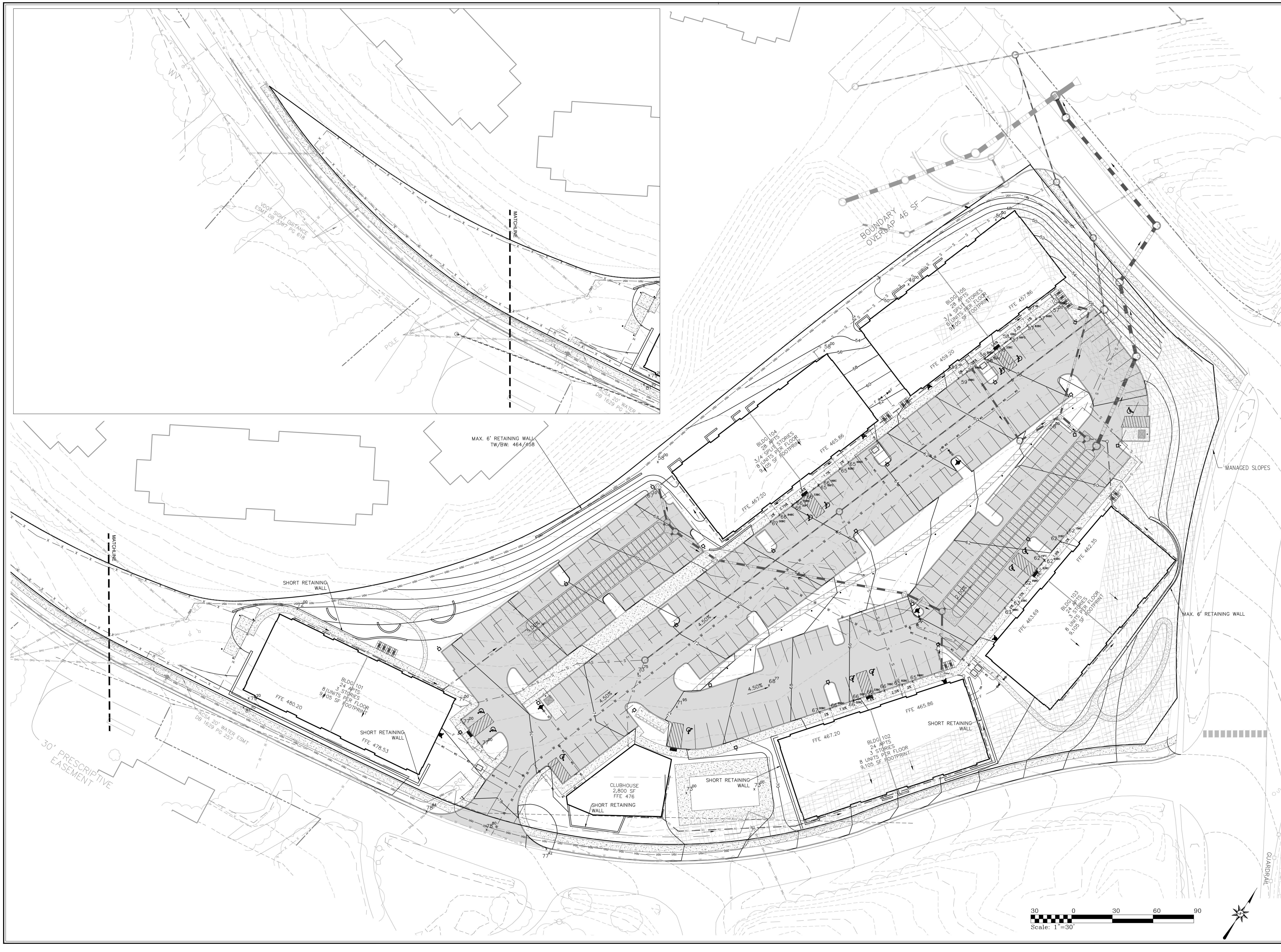
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2021.07.26 [FINAL SDP]

FILE NO.
18.004

UTILITY PLAN

C7



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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.10.05 [INITIAL SDP]

REVISION:

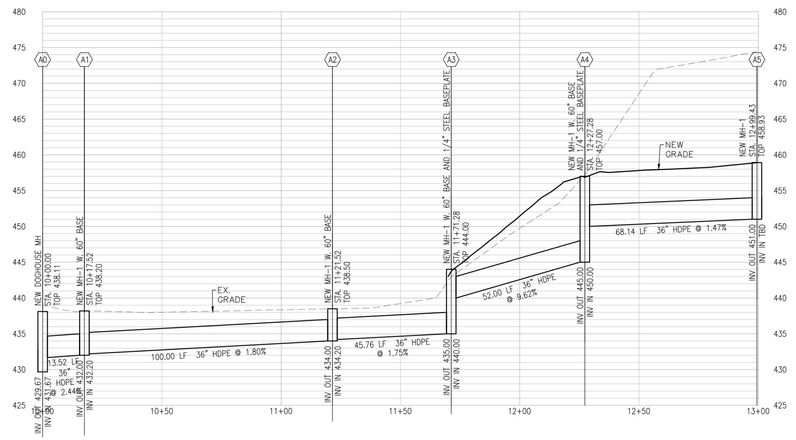
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FILE NO.

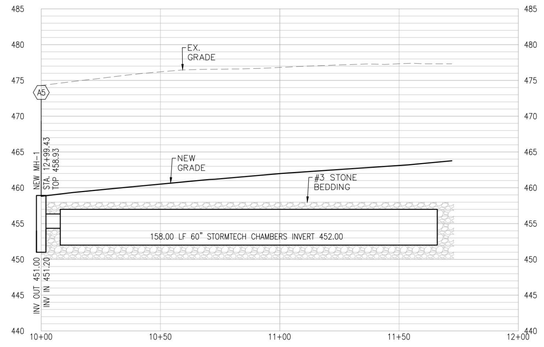
18.004

GRADING PLAN

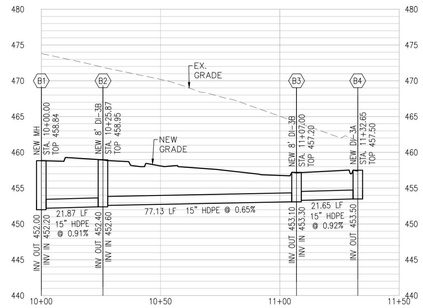
C8



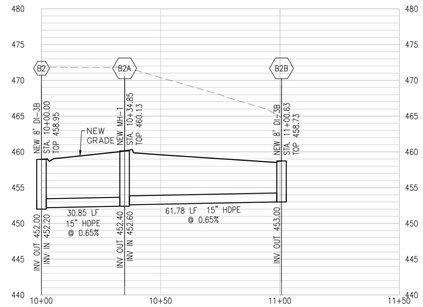
1 C9 STORM SEWER PROFILE A0–A5
HORZ: 1"=30'
VERT: 1"=10'



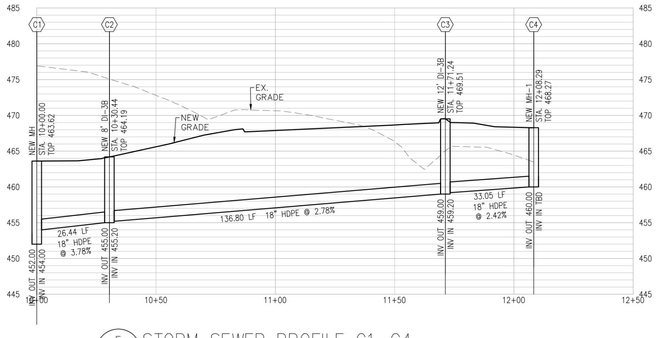
2 C9 STORM SEWER PROFILE: BMP 2
HORZ: 1"=30'
VERT: 1"=10'



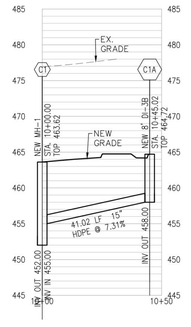
3 C9 STORM SEWER PROFILE B1–B4
HORZ: 1"=30'
VERT: 1"=10'



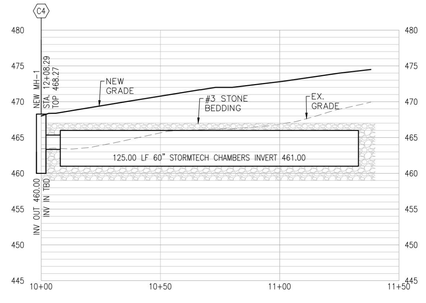
4 C9 STORM SEWER PROFILE B2–B2B
HORZ: 1"=30'
VERT: 1"=10'



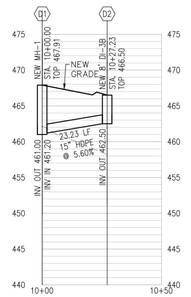
5 C9 STORM SEWER PROFILE C1–C4
HORZ: 1"=30'
VERT: 1"=10'



6 C9 STORM SEWER PROFILE C1–C1A
HORZ: 1"=30'
VERT: 1"=10'



7 C9 STORM SEWER PROFILE: BMP 1
HORZ: 1"=30'
VERT: 1"=10'



8 C9 STORM SEWER PROFILE D1–D2
HORZ: 1"=30'
VERT: 1"=10'

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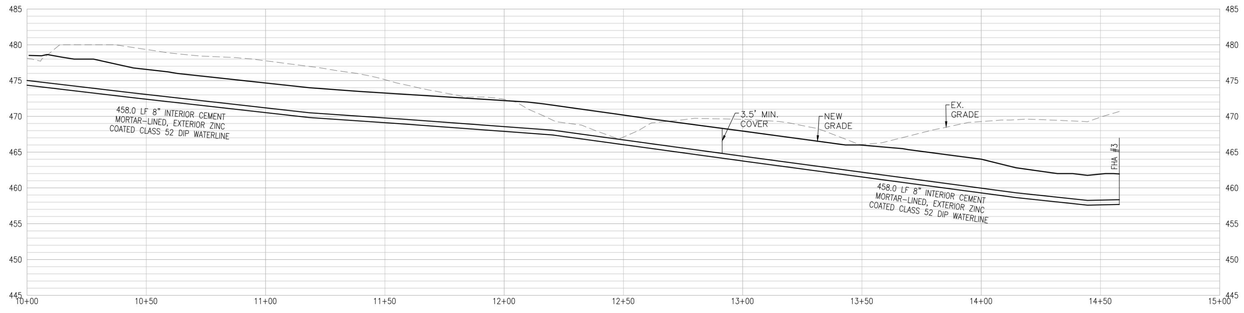
ALBEMARLE BUSINESS CAMPUS: BLOCK 1

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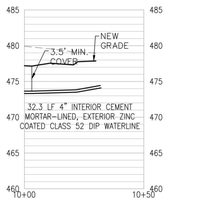
FILE NO.
18.004

STORMWATER PROFILES

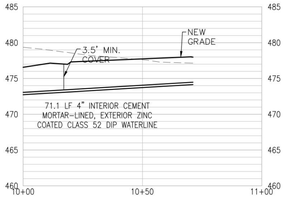
C9



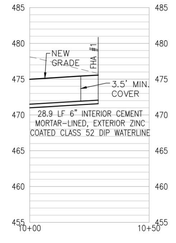
1 C10 WATER MAIN-BRANCH 1
HORZ: 1"=30'
VERT: 1"=10'



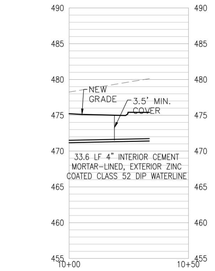
2 C10 BLDG. 101 SERVICE
HORZ: 1"=30'
VERT: 1"=10'



3 C10 BLDG. 101 FIRE
HORZ: 1"=30'
VERT: 1"=10'

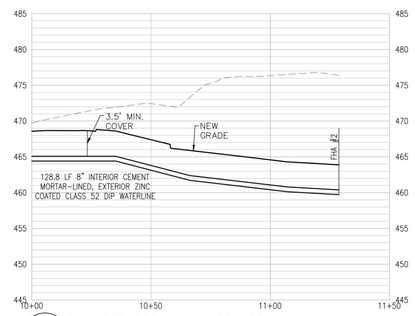


4 C10 HYDRANT 1
HORZ: 1"=30'
VERT: 1"=10'

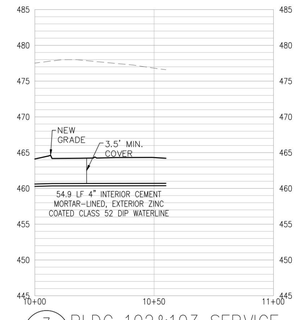


5 C10 CLUBHOUSE FIRELINE
HORZ: 1"=30'
VERT: 1"=10'

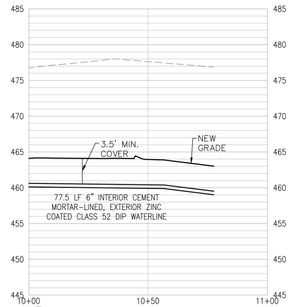
NOTE:
WATER VALVES, METERS, HYDRANTS, & FITTINGS SHOWN ON PLAN VIEW



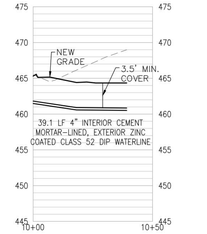
6 C10 WATER MAIN-BRANCH 2
HORZ: 1"=30'
VERT: 1"=10'



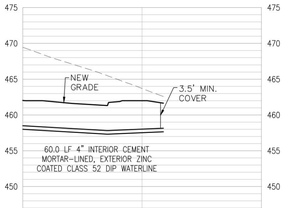
7 C10 BLDG 102&103 SERVICE
HORZ: 1"=30'
VERT: 1"=10'



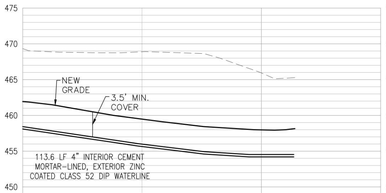
8 C10 BLDG 102&103 FIRELINE
HORZ: 1"=30'
VERT: 1"=10'



9 C10 BLDG 104 SERVICE
HORZ: 1"=30'
VERT: 1"=10'

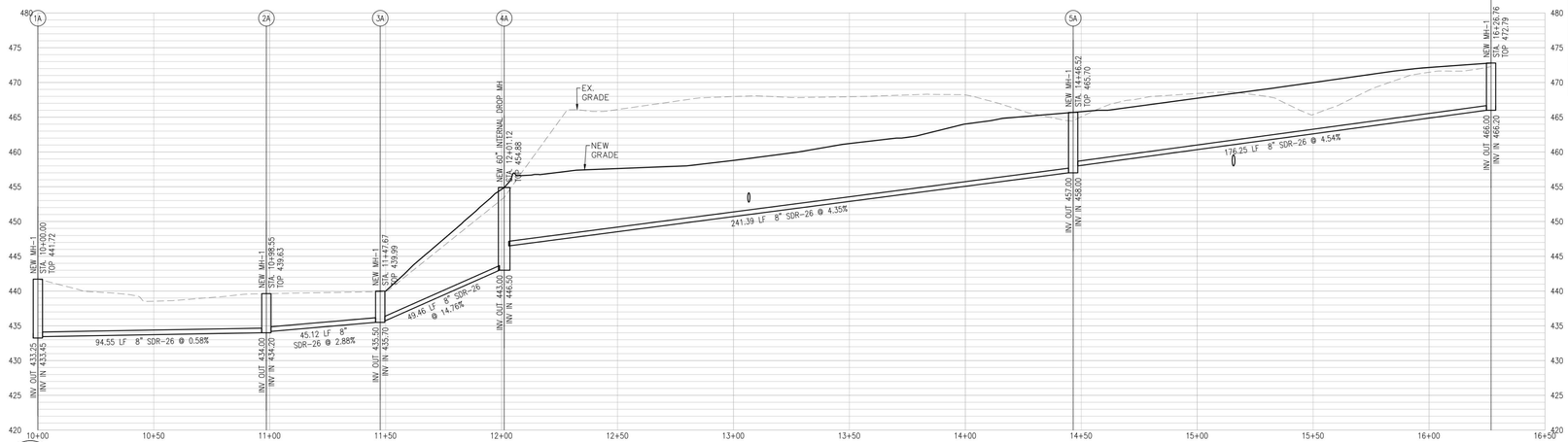


10 C10 BLDG 104&105 FIRE
HORZ: 1"=30'
VERT: 1"=10'

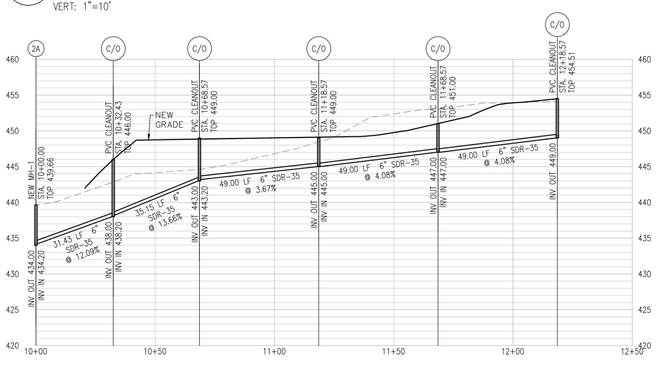


11 C10 BLDG 105 SERVICE
HORZ: 1"=30'
VERT: 1"=10'

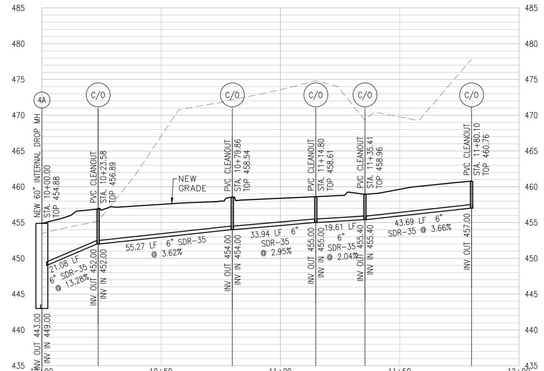
NOTE:
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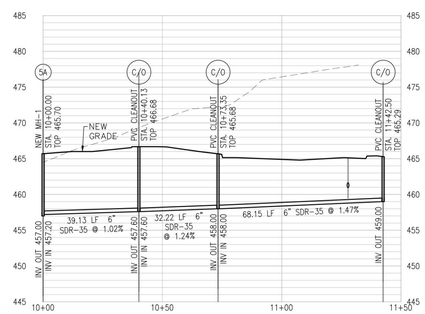
12 C10 SANITARY SEWER MAIN 1A-6A
HORZ: 1"=30'
VERT: 1"=10'



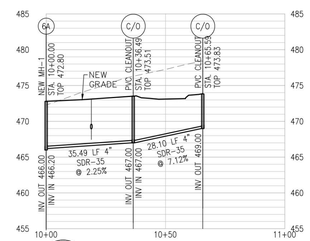
13 C10 BLDG. 104&105 SAN. LATERAL
HORZ: 1"=30'
VERT: 1"=10'



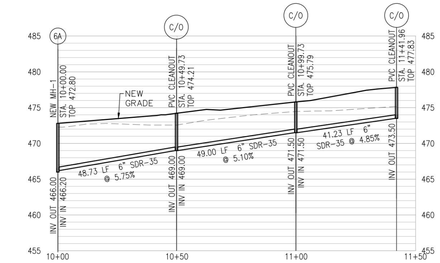
14 C10 BLDG. 103 SAN. LATERAL
HORZ: 1"=30'
VERT: 1"=10'



15 C10 BLDG. 102 SAN. LATERAL
HORZ: 1"=30'
VERT: 1"=10'



16 C10 CLUBHOUSE SAN. LATERAL
HORZ: 1"=30'
VERT: 1"=10'



17 C10 BLDG. 101 SAN. LATERAL
HORZ: 1"=30'
VERT: 1"=10'

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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
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SANITARY SEWER & WATERLINE PROFILES

C10

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA 221,720 SF x 10% = 22,172 SF
CANOPY REQUIRED: 22,172 SF
CANOPY PROVIDED: 28,581 SF

STREET TREES (ENTRANCE CORRIDOR INTERIOR ROAD & SEC. 32.7.9.5):
PORTION OF COUNTRY GREEN ROAD (280 LF) VISIBLE FROM 5TH STREET (ENTRANCE CORRIDOR):
LARGE SHADE TREES (2½" CAL.), 40' O.C.

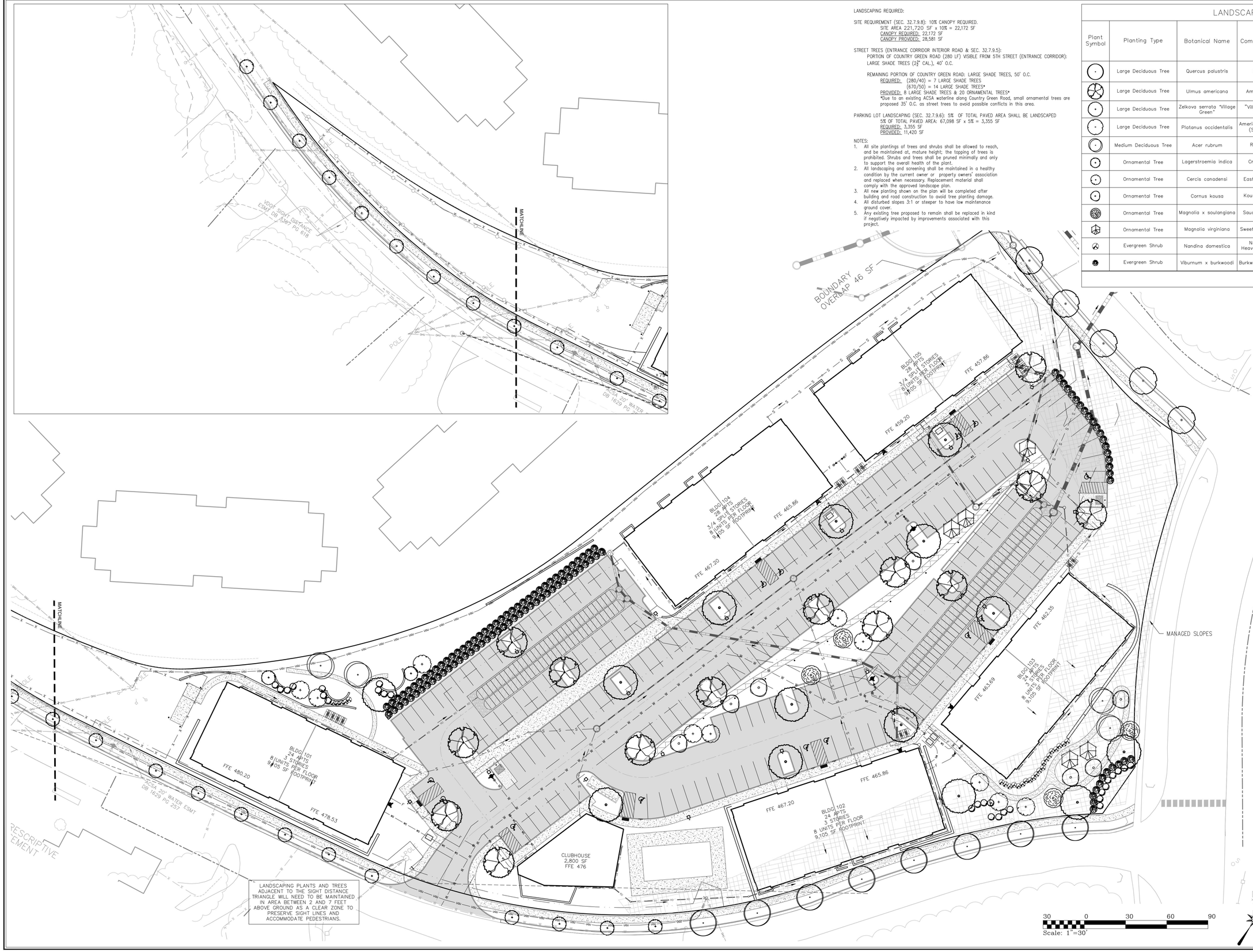
REMAINING PORTION OF COUNTRY GREEN ROAD: LARGE SHADE TREES, 50' O.C.
REQUIRED: (280/40) = 7 LARGE SHADE TREES
(670/50) = 14 LARGE SHADE TREES*
PROVIDED: 8 LARGE SHADE TREES & 20 ORNAMENTAL TREES*
*Due to an existing ACSA waterline along Country Green Road, small ornamental trees are proposed 35' O.C. as street trees to avoid possible conflicts in this area.

PARKING LOT LANDSCAPING (SEC. 32.7.9.6): 5% OF TOTAL PAVED AREA SHALL BE LANDSCAPED
5% OF TOTAL PAVED AREA: 67,098 SF x 5% = 3,355 SF
REQUIRED: 3,355 SF
PROVIDED: 11,420 SF

NOTES:
1. 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.
2. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Quercus palustris	Pin Oak	2½" Cal.	8	31	370	2960
	Large Deciduous Tree	Ulmus americana	American Elm	1½" Cal.	12	22.5	397	4764
	Large Deciduous Tree	Zelkova serrata "Village Green"	"Village Green" Zelkova	1½" Cal.	14	32	452	6328
	Large Deciduous Tree	Platanus occidentalis	American Planetree (Sycamore)	1½" Cal.	5	47	1253	6265
	Medium Deciduous Tree	Acer rubrum	Red Maple	1½" Cal.	4	20	177	708
	Ornamental Tree	Lagerstroemia indica	Crapemyrtle	6–7' Ht.	22	15	77	1694
	Ornamental Tree	Cercis canadensi	Eastern Redbud	6–7' Ht.	10	17	124	1240
	Ornamental Tree	Cornus kousa	Kousa Dogwood	6–7' Ht.	7	15	128	896
	Ornamental Tree	Magnolia x soulangiana	Saucer Magnolia	6–7' Ht.	4	17	145	580
	Ornamental Tree	Magnolia virginiana	Sweetbay Magnolia	6–7' Ht.	5	16	113	565
	Evergreen Shrub	Nandina domestica	Nandina or Heavenly Bamboo	24" Ht.	25	7	17	425
	Evergreen Shrub	Viburnum x burkwoodi	Burkwood Viburnum	24" Ht.	98	8	22	2156
							TOTAL SF:	28581



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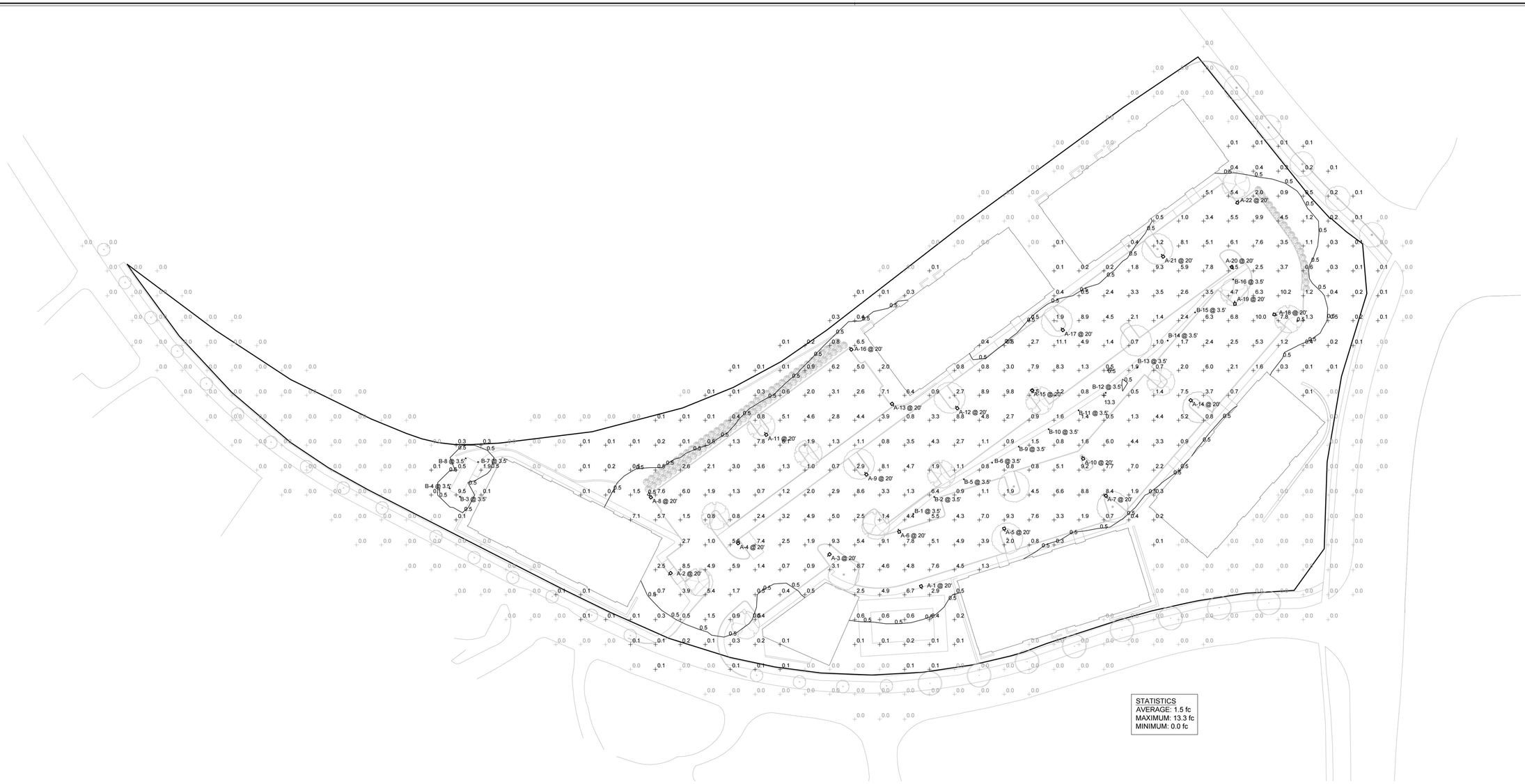
ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA
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LANDSCAPE PLAN

C11

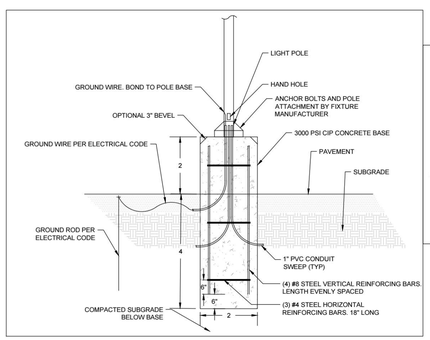


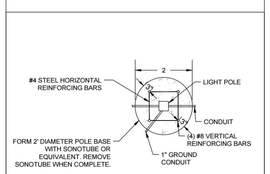
STATISTICS
AVERAGE: 1.5 fc
MAXIMUM: 13.3 fc
MINIMUM: 0.0 fc

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number of Lamps	Filename	Wattage	Light Loss Factor
□	A	22	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T2-BZ-7030	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS AND TYPE II OPTICS, BRONZE PAINTED FINISH	2	PRV-C40-D-UNV-T2-BZ-7030.ies	131.0	1.00
○	B	16	Industrial Lighting Products	BLDT-15WLED-UNIV-4000K	Black aluminum housing, specular reflector, clear plastic enclosure	88 White LED's	BLDT-15WLED-UNIV-4000K.ies	16.5	1.00

Lighting Notes:
1. Pole mounted fixtures shall be mounted at a height of 20' from the finished grade which includes the pole base.
2. Building mounted fixtures shall be mounted at a height of 10'.
3. Pedestrian walkway fixtures shall be mounted at a height of 3.5'.
4. Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.





1 C12 LIGHT POLE BASE DETAILS
1: 30

Scale: 1"=30'

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JUSTIN M. SHIMP
Lic. No. 45183
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FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

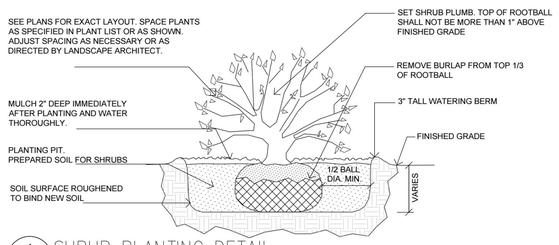
ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05 [INITIAL SDP]
REVISION:
2021.07.26 [FINAL SDP]

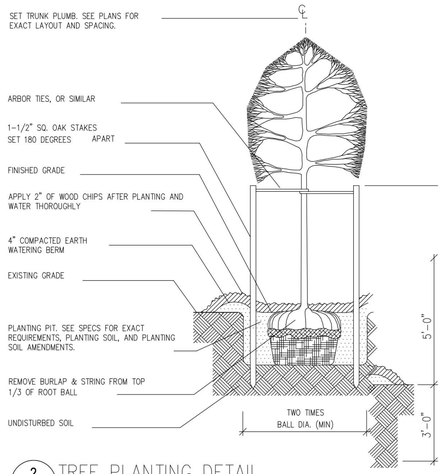
FILE NO.
18.004

LIGHTING PLAN

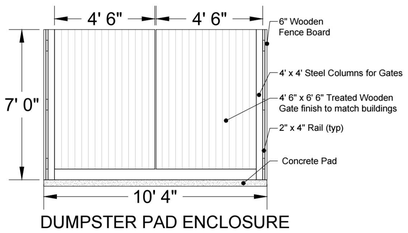
C12



1 C13 SHRUB PLANTING DETAIL
Not To Scale

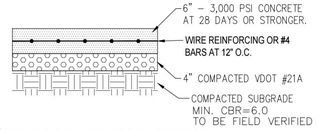


2 C13 TREE PLANTING DETAIL
Not To Scale



DUMPSTER PAD ENCLOSURE

3 C13 DUMPSTER PAD DETAILS
Not To Scale

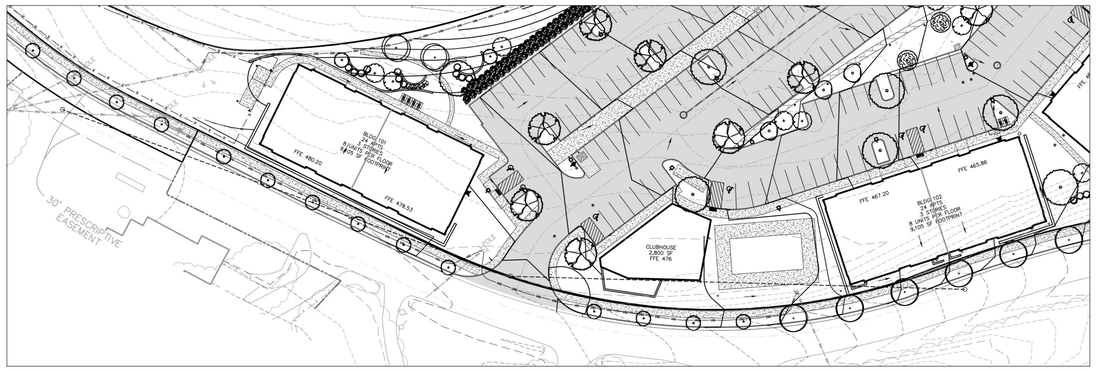


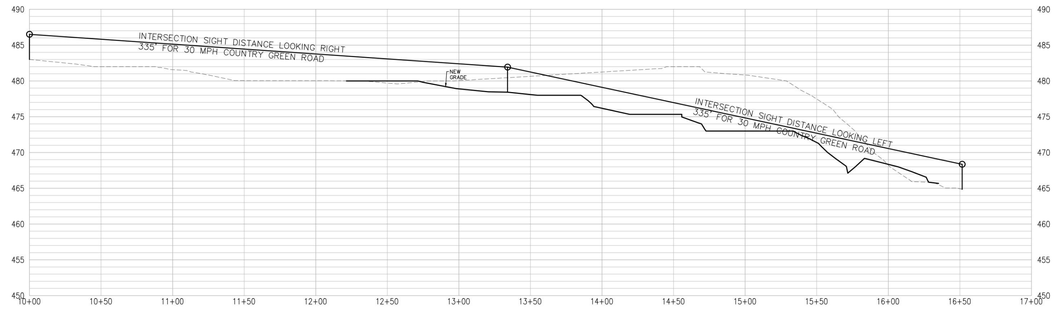
4 C13 DUMPSTER PAD DETAIL
Not To Scale



(To be mounted below accessibility parking sign)

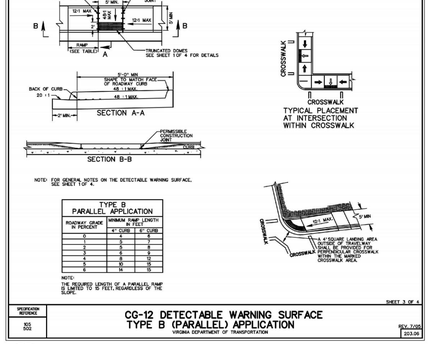
5 C13 HC PARKING SIGN DETAILS
Not To Scale



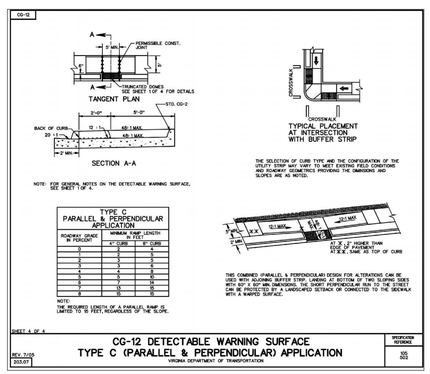


6 C13 INTERSECTION SIGHT DISTANCE PLAN & PROFILE
Plan/Horizontal Scale: 1"=50' Vertical Scale: 1"=10'

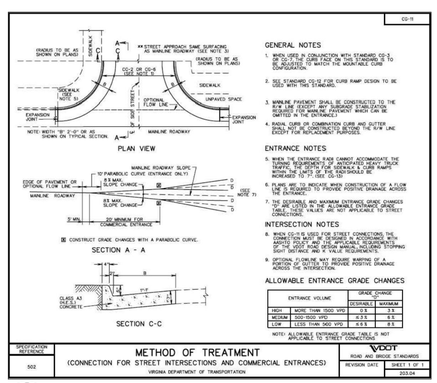
7 C13 CG-12 GENERAL NOTES
Not To Scale



9 C13 CG-12 DETECTABLE WARNING TYPE B
Not To Scale



8 C13 CG-12 DETECTABLE WARNING TYPE C
Not To Scale



10 C13 ENTRANCE DETAIL
Not To Scale

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FINAL SITE DEVELOPMENT PLAN

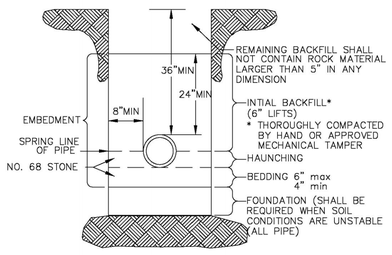
ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05 [INITIAL SDP]
REVISION:
2021.07.26 [FINAL SDP]

FILE NO.
18.004

SITE DETAILS

C13



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

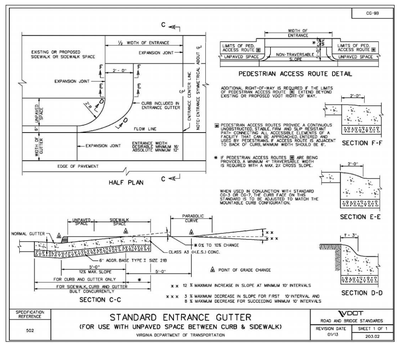
TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

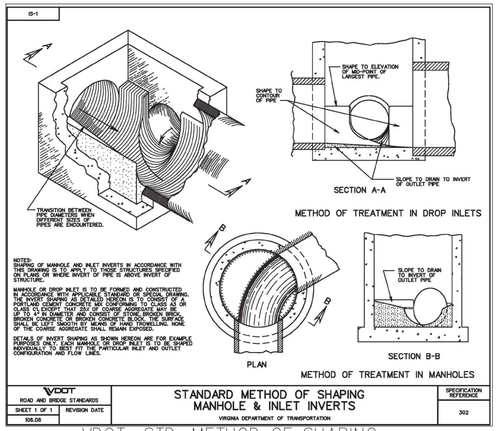
TD-34

1 / C14 ACSA: SEWER PIPE INSTALLATION (TYP.)
NOT TO SCALE

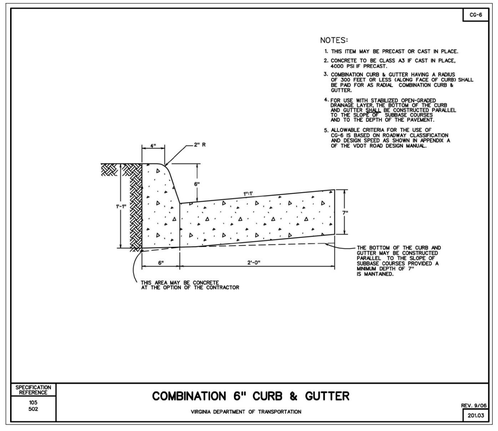
2 / C14 VDOT: CG-7 (ROLL TOP CURB)
NOT TO SCALE



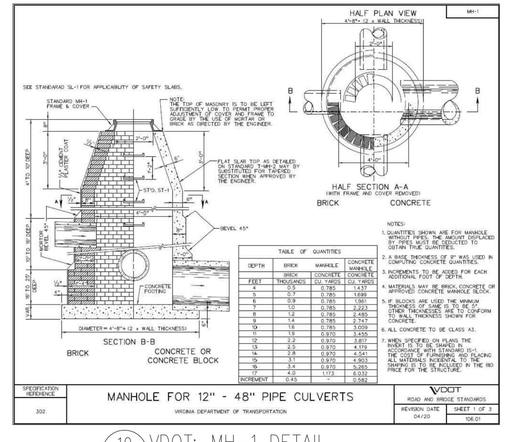
3 / C14 VDOT: CG-9 DRIVEWAY APRON
NOT TO SCALE



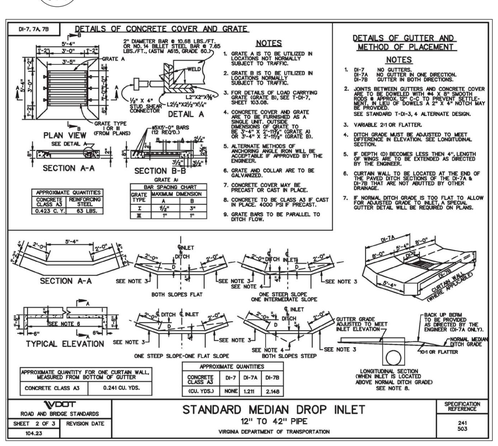
4 / C14 VDOT: STD. METHOD OF SHAPING MANHOLE & INLET INVERTS
NOT TO SCALE



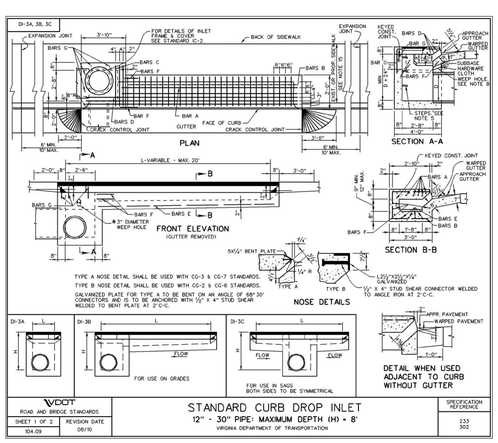
7 / C14 VDOT: CG-6
NOT TO SCALE



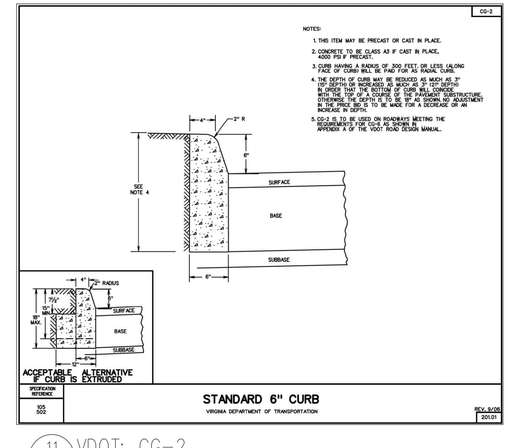
10 / C14 VDOT: MH-1 DETAIL
NOT TO SCALE



5 / C14 VDOT: STD. MEDIAN DROP INLET (DI-7)
NOT TO SCALE

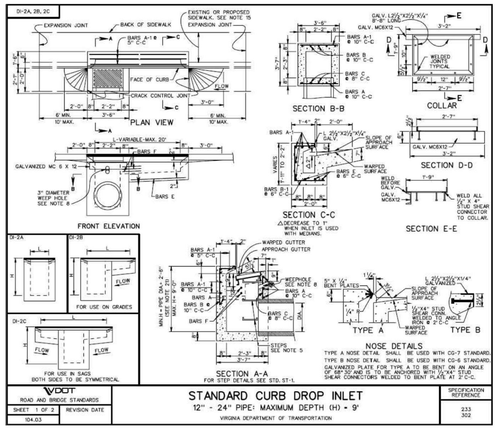


8 / C14 VDOT: STD CURB DROP INLET (DI-3B&DI-3C)
NOT TO SCALE

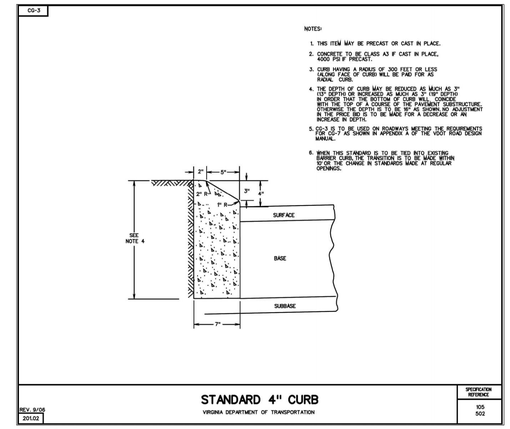


11 / C14 VDOT: CG-2
NOT TO SCALE

6 / C14 VDOT: STD MH FRAME & COVER
NOT TO SCALE



9 / C14 VDOT: STD. CURB DROP INLET (DI-2A)
NOT TO SCALE



12 / C14 VDOT: CG-3
NOT TO SCALE

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FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

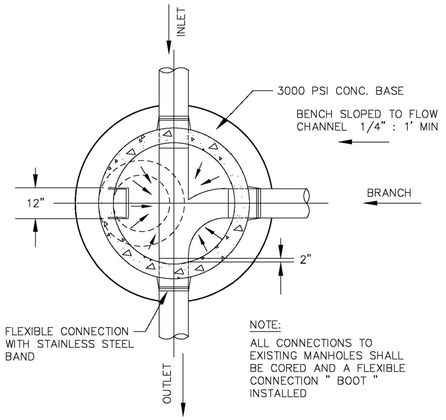
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18.004

SITE & VDOT DETAILS

C14

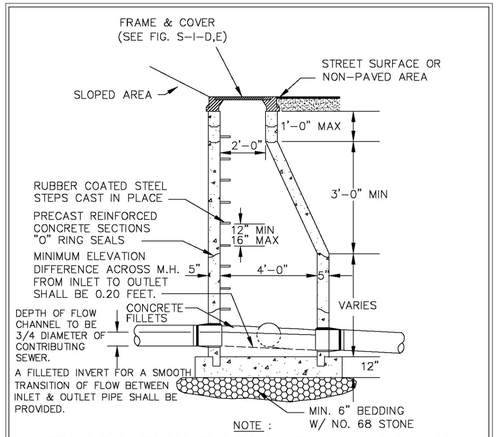


TYPICAL MANHOLE PLAN
SHOWING BRANCH TIE – IN

NTS
FIG. S–I–B

TD–27

1 C15 ACSA: TYPICAL MH TIE IN PLAN VIEW
NOT TO SCALE



NOTE :

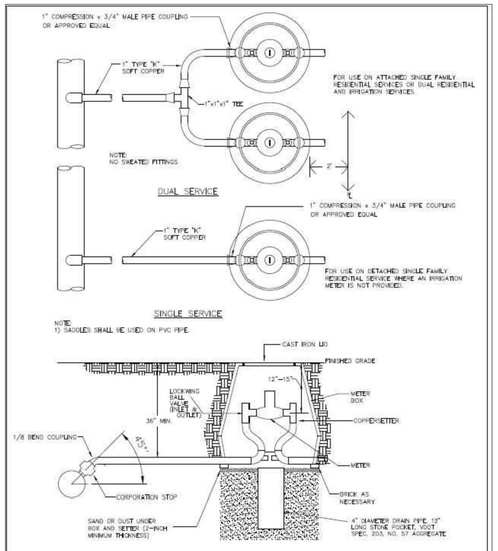
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON–EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION
SHOWING BRANCH TIE–IN

N.T.S
FIG. S–I–A

TD–25

3 C15 ACSA: TYP. MANHOLE SECTION BRANCH TIE–IN
NOT TO SCALE



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

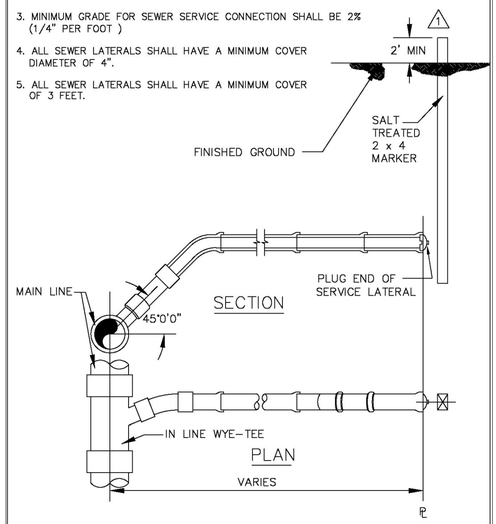
NTS
FIG. W–6A

TD–10

5 C15 ACSA: TYP. SERVICE LATERAL INSTALLATION
NOT TO SCALE

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.

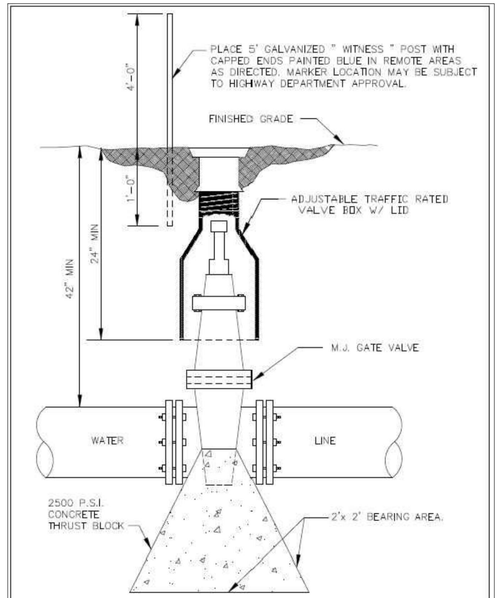


SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S–2

TD–33

7 C15 ACSA: SEWER LATERAL CONNECTION
NOT TO SCALE



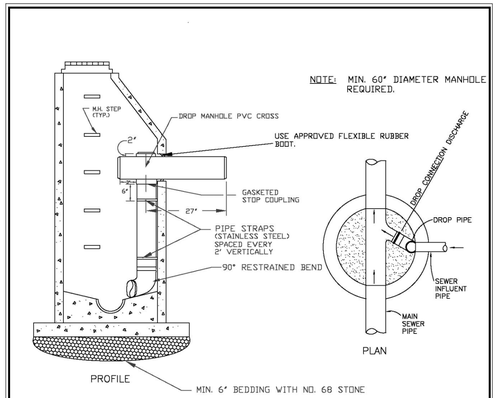
NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W–5

TD–9

2 C15 ACSA: GATE VALVE (TYP.)
NOT TO SCALE



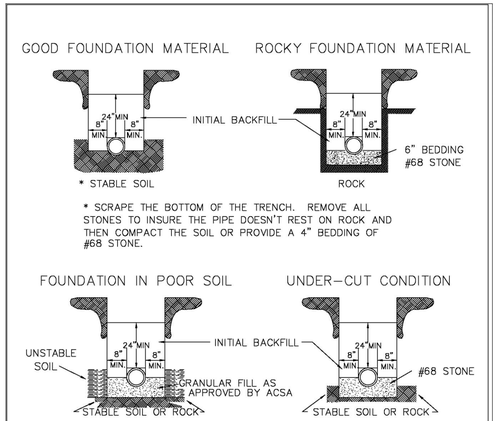
1. HEIGHT OF THE VERTICAL DROP PIPE WILL BE DETERMINED BY THE ACSA, BUT SHALL NOT BE LESS THAN TWO (2) FEET.
2. VERTICAL DROP PIPE SHALL BE SDR 26 P.V.C, SIZED THE SAME AS THE INCOMING PIPE AND CONNECTED TO THE DROP FITTING WITH STANDARD GASKET JOINT.
3. VERTICAL DROP PIPE SHALL BE STRAPPED TO THE MANHOLE AT PIPE JOINTS. STRAPS SHALL BE MADE OF STAINLESS STEEL.
4. SHAPE INVERT AS NEEDED TO PROVIDE SMOOTH TRANSITION FROM DROP CONNECTION DISCHARGE POINT TO SPRING LINE OF MANHOLE INVERT.
5. DROP CONNECTION DISCHARGE FITTING SHALL BE ORIENTED AT 45 DEGREES, INTO THE FLOW.
6. VERTICAL DROP PIPE SHALL BE INSTALLED AT 90 DEGREES FROM THE ACCESS STEPS.
7. MINIMUM 72" DIAMETER MANHOLE REQUIRED FOR A SINGLE 10" OR 12" DIAMETER DROP CONNECTION, OR TWO 8" DIAMETER DROP CONNECTIONS.

STANDARD INTERNAL DROP CONNECTION

N.T.S.
FIG. S–1–C2

TD–30

4 C15 ACSA: INTERNAL DROP CONNECTION
NOT TO SCALE



* 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 :

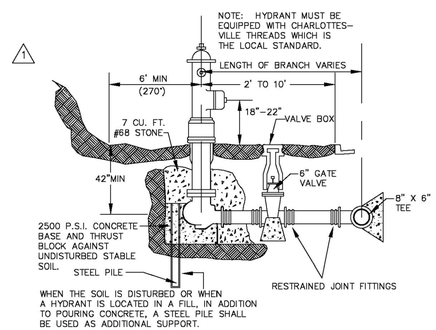
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES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

DUCTILE IRON WATER
PIPE INSTALLATION & BEDDING

NTS
FIG. W–2

TD–2

6 C15 ACSA: DIP INSTALLATION
NOT TO SCALE



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

8 C15 ACSA: FIRE HYDRANT ASSEMBLY
NOT TO SCALE

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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA

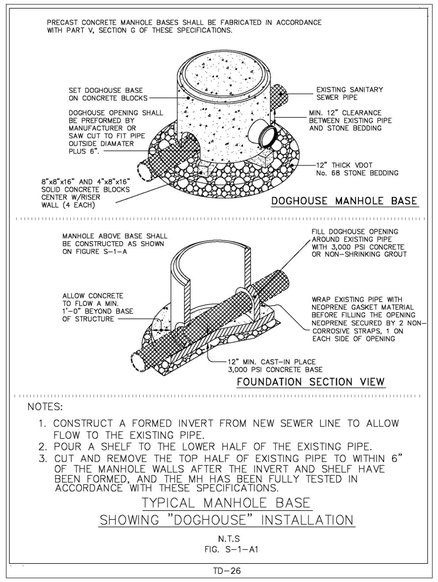
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REVISION:
2021.07.26 [FINAL SDP]

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18.004

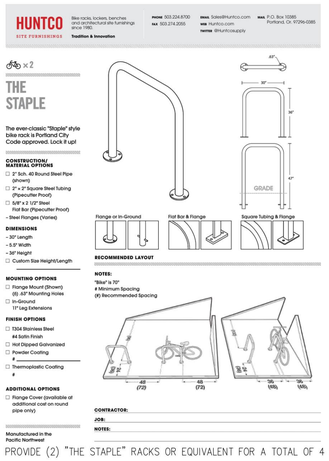
ACSA DETAILS

C15



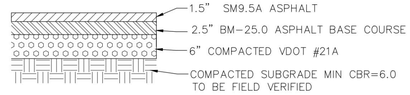
1 C16 ACSA: TYPICAL MH BASE – DOGHOUSE
NOT TO SCALE

2 C16 ACSA: GATE VALVE (TYP.)
NOT TO SCALE

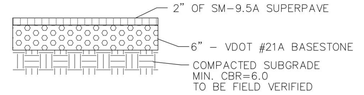


PROVIDE (2) "THE STAPLE" RACKS OR EQUIVALENT FOR A TOTAL OF 4 SPACES.

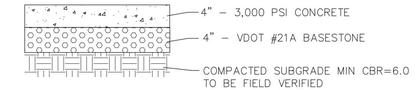
3 C16 BIKE RACK DETAIL
NOT TO SCALE



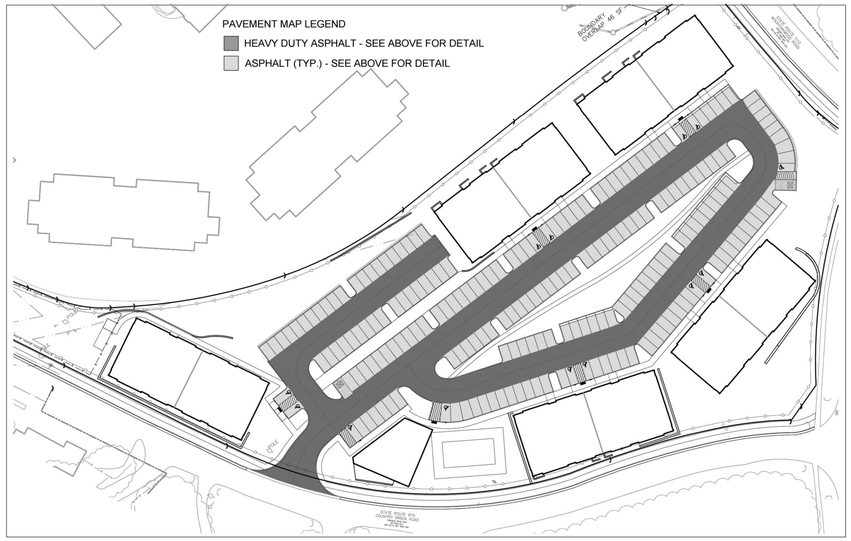
4 C16 HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE



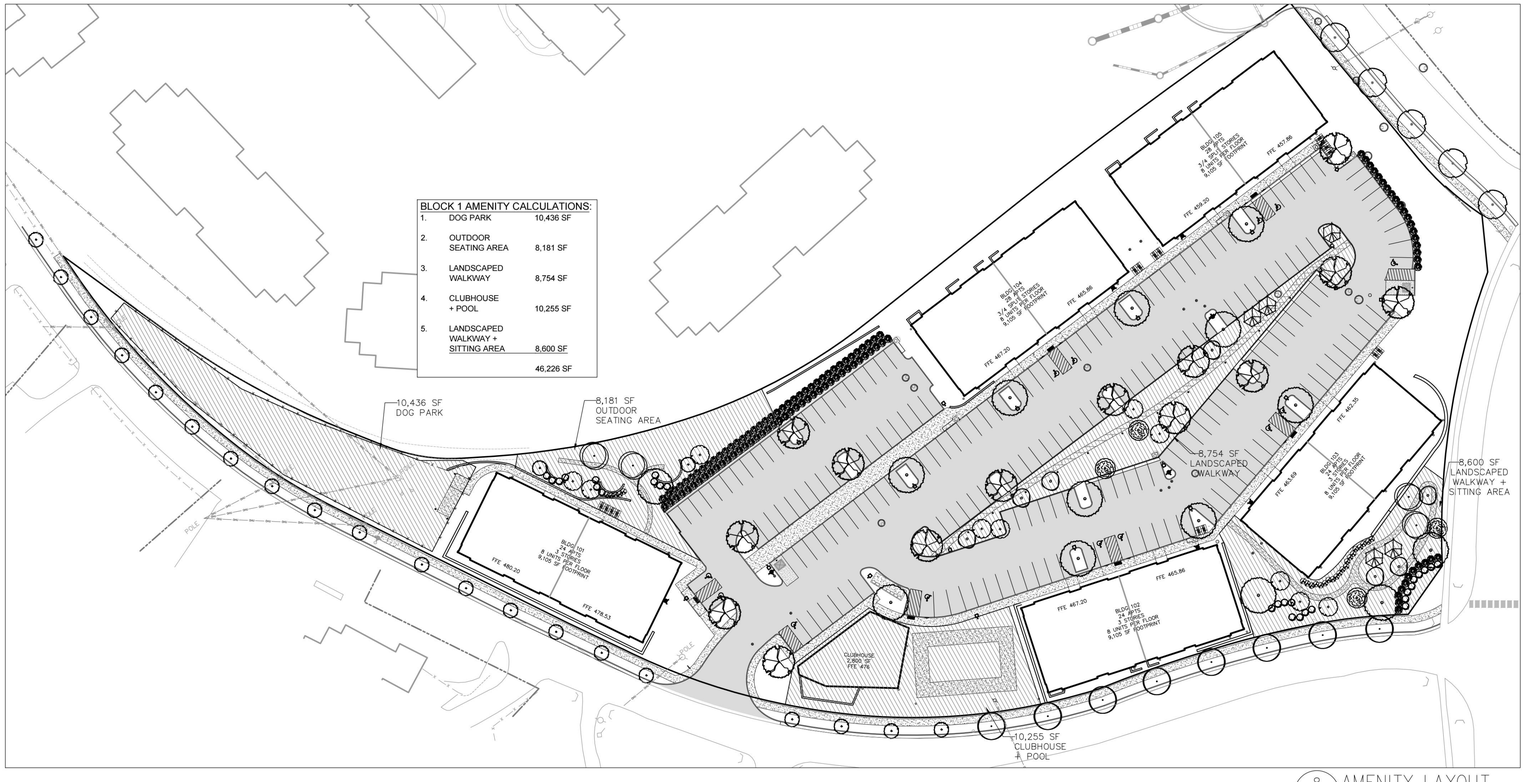
5 C16 TYPICAL PAVEMENT SECTION
NOT TO SCALE



6 C16 TYPICAL SIDEWALK SECTION
NOT TO SCALE



7 C16 PAVEMENT MAP
NOT TO SCALE



8 C16 AMENITY LAYOUT
NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
NO. 045183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 1

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05 [INITIAL SDP]
REVISION:
2021.07.26 [FINAL SDP]

FILE NO.
18.004

SITE & ACSA DETAILS

C16

Typical Traffic Control
Shoulder Closure with Barrier Operation
(Figure TTC-6.2)

NOTES

Guidance:

1. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*

Standard:

2. **On divided highways having a median wider than 8', right and left sign assemblies shall be required.**
3. **Group 2 Channelizing device spacing shall be at the following:**

Group 2 Channelizing Device Spacing								
Location Spacing	Speed Limit (mph)		Location Spacing	Speed Limit (mph)		Location Spacing	Speed Limit (mph)	
	0 -35	36 +		0 -35	36 +		0 -35	36 +
Transition	20'	40'	Travelway	40'	80'	*Construction Access	80'	120'
*Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.								

4. **The minimum length for a shoulder taper shall be 360'[1] on Limited Access highways, and ½ L for all other roadways (see Note 7 of TTC-5 for values of L).**
5. **When the barrier transition slope is on a horizontal alignment, the total offset shall be prorated around the curve in lieu of a straight-line slope.**
6. **End treatment of a barrier in order of preference:**
   a. **Where guardrail exists, attach to barrier with appropriate fixed object attachment.**
   b. **Where cut slope exists, bury barrier into cut slope and provide for drainage as needed.**
   c. **Extend end of barrier until it is beyond the established clear zone (see Figure 2 on Page A-4 in Appendix A for clear zone values).**
   d. **When barrier end is inside the established clear zone, attenuator service Type I or Type II shall be used. Contact L&D Standards/Special Design Section for approved attenuators.**
7. **Barrier panels 8 inches in width and 12 inches in height shall be placed on top of the concrete barrier and spaced on 40' centers along the transition or taper sections and spaced on 80' centers along the parallel or tangent sections. Reflectorized surface shall be fluorescent orange prismatic lens sheeting. The light at the beginning of the barrier run and at the breakpoint where the barrier becomes parallel to the roadway shall be a Type B flashing light. Barrier delineators shall be installed along the traffic side of the concrete barriers. Barrier delinators shall be spaced on 20' centers along the transition or taper sections and spaced on 80' centers[2] in-between the barrier panels approximately 24 inches up from the roadway surface.**

Option:

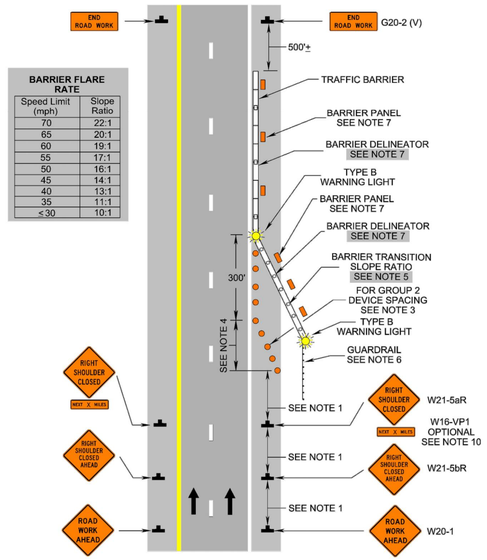
8. The barrier shown in this typical application is an example of one method that may be used to close a shoulder of a long-term project.
9. The RIGHT SHOULDER CLOSED (W21-5aR) sign may be eliminated from all roadways except Limited Access highways.

Guidance:

10. *If drivers cannot see a pull-off area beyond the closed shoulder, information regarding the length of the shoulder closure shall be provided in feet or miles, as appropriate.*
11. *An emergency pull-off area should be provided per Section 6G.18 and Temporary Traffic Control Figure TTC-8.*

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

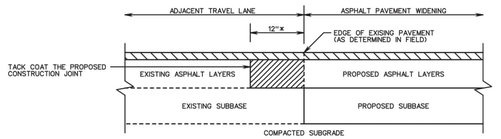
Shoulder Closure with Barrier Operation
(Figure TTC-6.2)



BARRIER FLARE RATE	
Speed Limit (mph)	Slope Ratio
70	22:1
65	20:1
60	19:1
55	17:1
50	16:1
45	14:1
40	13:1
35	11:1
< 30	10:1

2: Revision 2 – 9/1/2019

WP-2



CONSTRUCTION JOINT DETAIL

REMOVE EXISTING ASPHALT LAYERS TO EXISTING SUBBASE AND REPLACE WITH PROPOSED ASPHALT WIDENING LAYERS

PROPOSED MINIMUM 1½ INCH THICK ASPHALT SURFACE COURSE (SEE NOTE 5)

x MINIMUM 12 INCHES, OR GREATER AS NECESSARY TO ABUT THE FULL THICKNESS OF EXISTING ASPHALT LAYERS AS DETERMINED BY CORES (SEE NOTE 3)

NOTES:

1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½ INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315.05(c) OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315.07(a) OF THE SPECIFICATIONS.

VDOT ROAD AND BRIDGE STANDARDS		ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE		315
303.02			

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MAINTENANCE OF TRAFFIC

C17