INITIAL SITE PLAN

EERING

FOR ANY PURPOSE WITHOUT PRIOR WRITTEN
FOR CONSTRUCTION PURPOSES

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, VIRGINIA (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
    F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
    G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
    H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
    I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE VIRGINIA GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.000ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2020)

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE AND UTILITY NOTES

(Rev.2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS
8. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

LIGHTING NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.: V192076
DRAWN BY: MEG / PM
CHECKED BY: RTY
DATE: 09/30/2021
CAD I.D.: SDP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-102

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-SDP-0----->LAYOUT: C-102 - GENERAL NOTES
PM

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK ——LOW——LOW——

LIMIT OF DISTURBANCE ——LOD——LOD——

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
——— – – ———	ONSITE PROPERTY LINE / R.O.W. LINE	——— – – ———
——— – – ———	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	——— – – ———
— — — — —	EASEMENT LINE	— — — — —
- - - - - - - - - -	SETBACK LINE	— — — — —
═══	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL TRANSITION DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
○	UTILITY POLE	○
	TYPICAL LIGHT	
☼	ACORN LIGHT	☼
	TYPICAL SIGN	
X	PARKING COUNTS	X
—170— -169-	CONTOUR LINE	190 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 BC 515.55 MATCH EX (518.02 ±)
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
—SL—	SANITARY SEWER LATERAL	—SL—
—W—	UNDERGROUND WATER LINE	—W—
—E—	UNDERGROUND ELECTRIC LINE	—E—
—G—	UNDERGROUND GAS LINE	—G—
—OH—	OVERHEAD WIRE	—OH—
—T—	UNDERGROUND TELEPHONE LINE	—T—
—C—	UNDERGROUND CABLE LINE	—C—
= = = = = =	STORM SEWER	▬ ▭ ▬ ▭ ▬
—S—	SANITARY SEWER MAIN	—S—
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
⊗ WM	WATER METER	◑
WV ⋈	WATER VALVE	●
□	GAS VALVE	□
⊠	GAS METER	⊠
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	GRATE INLET	
	CURB INLET	
○	CLEAN OUT	○
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

PROPOSED EASEMENT LEGEND

CSE DIM	COMMON SHARED
IE DIM	INGRESS-EGRESS
PA DIM	PUBLIC ACCESS
PU DIM	PUBLIC UTILITY
SAN DIM	SANITARY SEWER
SI DIM	SIGHT DISTANCE
STM DIM	STORM DRAIN
- VAR	VARIABLE WIDTHS
W DIM	WATER

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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SDP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

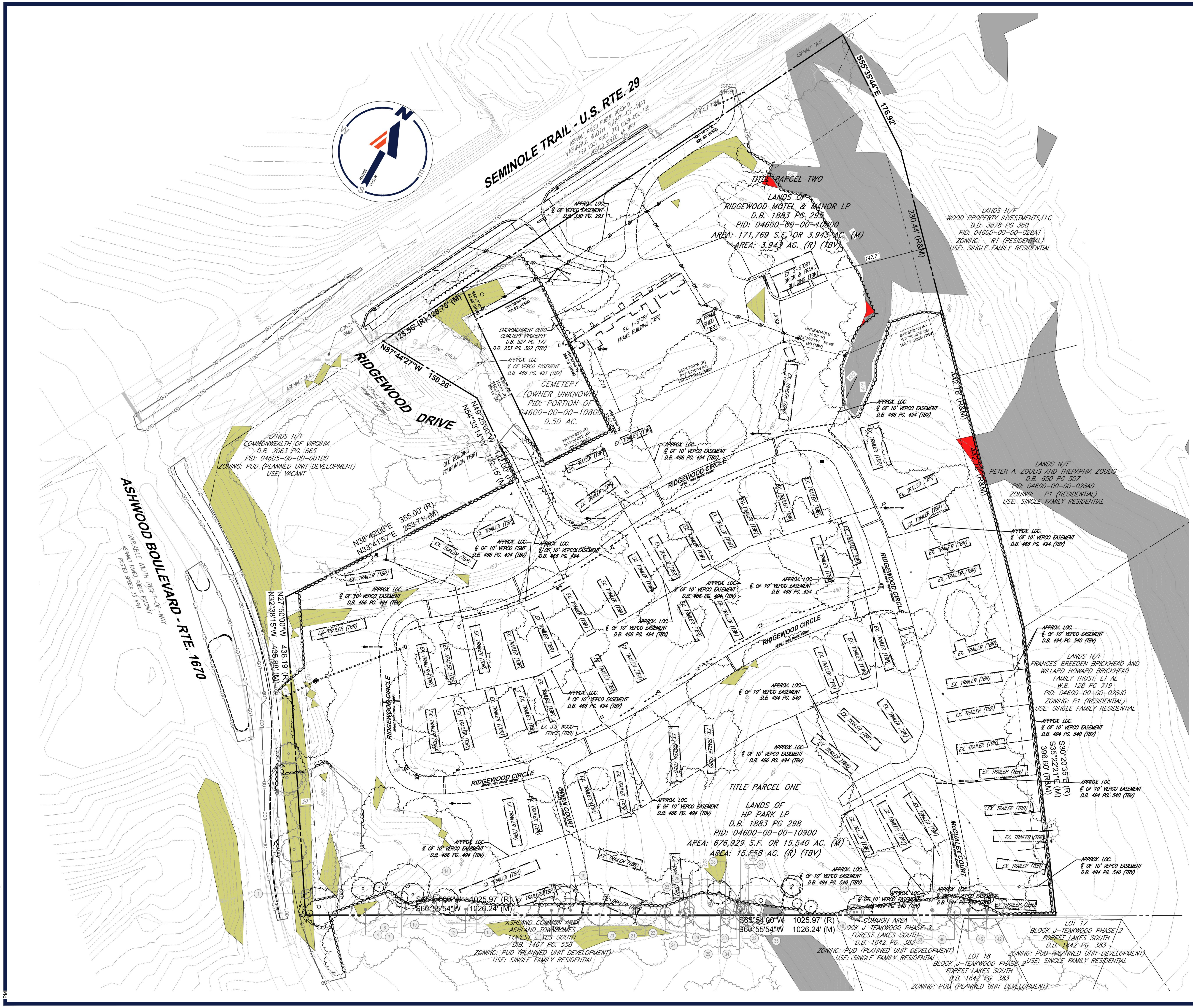
GENERAL NOTES AND LEGEND

SHEET NUMBER:

C-103

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-SDP-0----->LAYOUT: C-103 NOTES
PM



DEMOLITION NOTES:

1. ALTA/NSPS LAND TITLE SURVEY
   ENTITLED "RST DEVELOPMENT"
   PROVIDED BY: BOHLER
   12825 WORLDGATE DRIVE SUITE 700 HERNDON, VA 20170
   DATE: 08/05/2019
   DATUM VCS NAD83/2011 SOUTH ZONE
   ELEVATIONS: ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS

2. ADDITIONAL INFORMATION OUTSIDE OF PROPERTY BOUNDARY IS BASED ON ALBEMARLE COUNTY GIS.

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
– – – – – – – –	EASEMENT LINE
═ ═ ═ ═ ═ ═	CONCRETE CURB & GUTTER
◄ ═ ═ ═ ○	UTILITY POLE WITH LIGHT
■ ═ ═ ═ ○	POLE LIGHT
■◄	TRAFFIC LIGHT
∂	UTILITY POLE
☐	TYPICAL LIGHT
☼	ACORN LIGHT
– – –▽– – –	TYPICAL SIGN
△ X	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
———SL———	SANITARY SEWER LATERAL
———W———	UNDERGROUND WATER LINE
———E———	UNDERGROUND ELECTRIC LINE
———G———	UNDERGROUND GAS LINE
———OH———	OVERHEAD WIRE
———T———	UNDERGROUND TELEPHONE LINE
———C———	UNDERGROUND CABLE LINE
= = = = = = =	STORM SEWER
———S———	SANITARY SEWER MAIN
♁	HYDRANT
(S)	SANITARY MANHOLE
(D)	STORM MANHOLE
⊗ WM	WATER METER
WV ⋈	WATER VALVE
□	GAS VALVE
☒	GAS METER

60 30 15 0 60

1"= 60'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

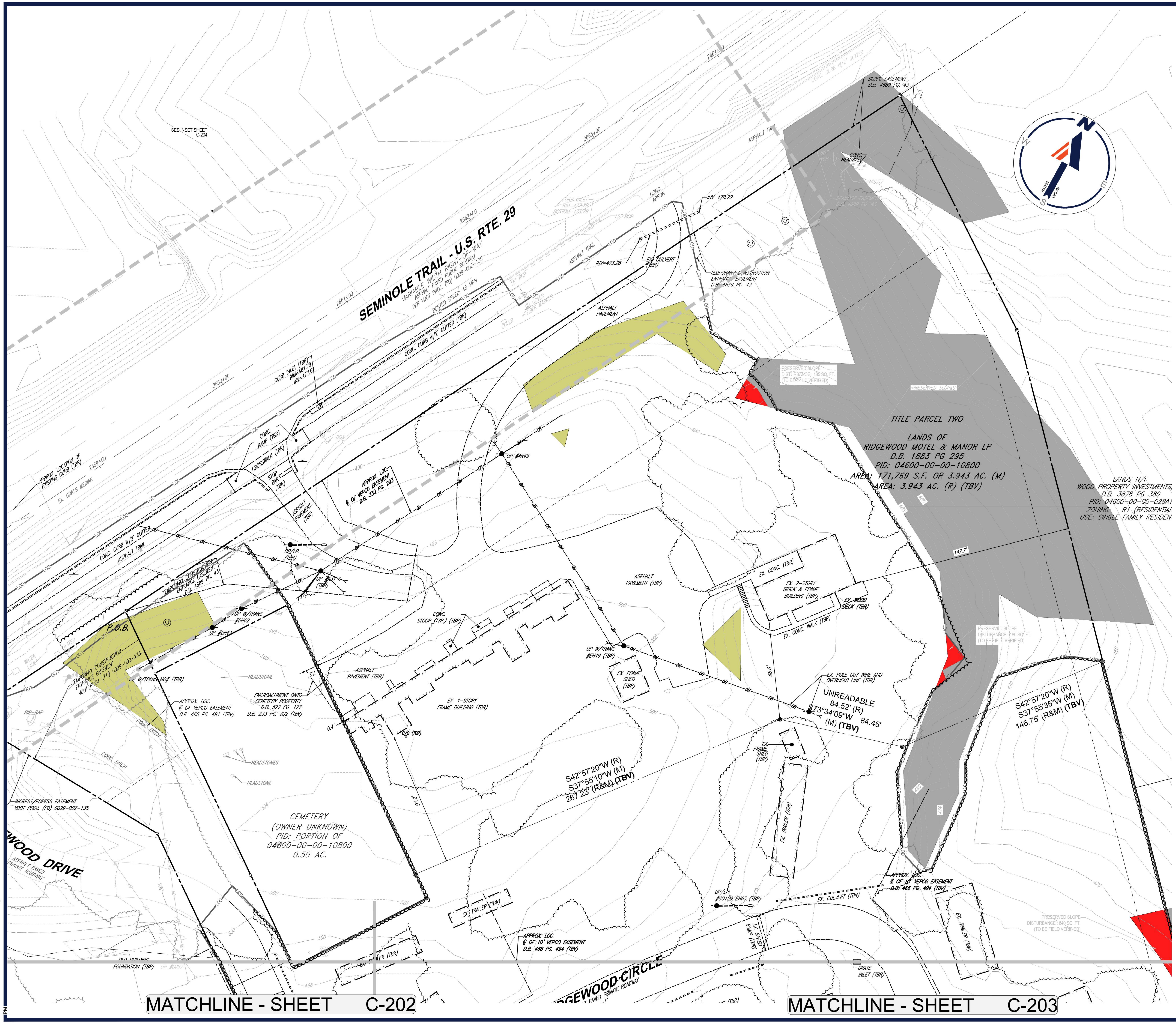
SHEET TITLE:

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 09/30/2021


SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (F0) 0029-002-135
POSTED SPEED: 45 MPH
SEE INSET SHEET C-204
2659+00
2660+00
2661+00
2662+00
2663+00
2664+00
APPROX. LOCATION OF EXISTING CURB (TBR)
EX. GRASS MEDIAN
CURB INLET (TBR) RIM=481.79 INV=477.61
CONC. CURB W/2' GUTTER (TBR)
CONC. CURB W/2' GUTTER
ASPHALT TRAIL
CONC. RAMP (TBR)
CROSSWALK (TBR)
STOP BAR (TBR)
ASPHALT PAVEMENT (TBR)
APPROX. LOC. ℄ OF VEPCO EASEMENT D.B. 330 PG. 293
UP #AR49
UR/LP (TBR)
UP #A31 (TBR)
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
P.O.B.
UP W/TRANS #DH62
UP #DH61
CONC. STOOP (TYP.) (TBR)
CURB INLET RIM=477.79 BOTTOM=473.79
15" RCP
COVER
FIBER MARKER
CONC. APRON
INV=470.72
INV=473.28
EX. CULVERT (TBR)
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
ASPHALT PAVEMENT
SLOPE EASEMENT D.B. 4689 PG. 43
CONC. HEADWALL
60" RCP
INV=446.57
DRAINAGE EASEMENT D.B. 4689 PG. 43
PRESERVED SLOPE DISTURBANCE : 185 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPES
TITLE PARCEL TWO
LANDS OF RIDGEWOOD MOTEL & MANOR LP
D.B. 1883 PG 295
PID: 04600-00-00-10800
AREA: 171,769 S.F. OR 3.943 AC. (M)
AREA: 3.943 AC. (R) (TBV)
LANDS N/F WOOD PROPERTY INVESTMENTS,
D.B. 3878 PG 380
PID: 04600-00-00-028A
ZONING: R1 (RESIDENTIAL
USE: SINGLE FAMILY RESIDEN
147.7'
N
E
S
W
NAD83
ASPHALT PAVEMENT (TBR)
EX. CONC. (TBR)
EX. 2-STORY BRICK & FRAME BUILDING (TBR)
EX. WOOD DECK (TBR)
EX. CONC. WALK (TBR)
PRESERVED SLOPE DISTURBANCE : 180 SQ. FT. (TO BE FIELD VERIFIED)
UP W/TRANS #EH49 (TBR)
EX. FRAME SHED (TBR)
66.6'
EX. POLE GUY WIRE AND OVERHEAD LINE (TBR)
UNREADABLE 84.52' (R)
S73°34'09"W 84.46' (M) (TBV)
S42°57'20"W (R)
S37°55'35"W (M)
146.75' (R&M) (TBV)
S42°57'20"W (R)
S37°55'10"W (M)
267.23' (R&M) (TBV)
EX. FRAME SHED (TBR)
EX. TRAILER (TBR)
UP/LP #G0129 EH65 (TBR)
EX. CULVERT (TBR)
APPROX. LOC. ℄ OF 10' VEPCO EASEMENT D.B. 466 PG. 494 (TBV)
EX. SPEED BUMP (TBR)
GRATE INLET (TBR)
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
RIDGEWOOD CIRCLE
ASPHALT PAVED PRIVATE ROADWAY
WATER VAULT
RIP-RAP
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT VDOT PROJ. (F0) 0029-002-135
UP W/TRANS NO# (TBR)
APPROX. LOC. ℄ OF VEPCO EASEMENT D.B. 466 PG. 491 (TBV)
HEADSTONE
HEADSTONES
ENCROACHMENT ONTO CEMETERY PROPERTY D.B. 527 PG. 177 D.B. 233 PG. 302 (TBV)
ASPHALT PAVEMENT (TBR)
EX. 1-STORY FRAME BUILDING (TBR)
C/O (TBR)
0.4'
7.2'
91.2'
CONC. DITCH
INGRESS/EGRESS EASEMENT VDOT PROJ. (F0) 0029-002-135
CEMETERY (OWNER UNKNOWN) PID: PORTION OF 04600-00-00-10800 0.50 AC.
ASHWOOD DRIVE
ASPHALT PAVED PRIVATE ROADWAY
OLD BUILDING FOUNDATION (TBR)
UP #DJ97
EX. TRAILER (TBR)
LOD
OH
13
MATCHLINE - SHEET C-202
MATCHLINE - SHEET C-203

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_24788\V192076-DMP-0----LAYOUT: C-201 - DMP

DEMOLITION NOTES:

1. ALTA/NSPS LAND TITLE SURVEY
ENTITLED "RST DEVELOPMENT"
PROVIDED BY: BOHLER
12825 WORLDGATE DRIVE SUITE 700 HERNDON, VA 20170
DATE: 08/05/2019
DATUM VCS NAD83/2011 SOUTH ZONE
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HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
– – – – – – – –	EASEMENT LINE
═ ═ ═ ═ ═ ═	CONCRETE CURB & GUTTER
◄– – – –○	UTILITY POLE WITH LIGHT
■– – – –○	POLE LIGHT
■◄	TRAFFIC LIGHT
∂	UTILITY POLE
☐	TYPICAL LIGHT
☼	ACORN LIGHT
– – –▽– – –	TYPICAL SIGN
△ X	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
– – – –SL– – – –	SANITARY SEWER LATERAL
– – – –W– – – –	UNDERGROUND WATER LINE
– – – –E– – – –	UNDERGROUND ELECTRIC LINE
– – – –G– – – –	UNDERGROUND GAS LINE
– – – –OH– – – –	OVERHEAD WIRE
– – – –T– – – –	UNDERGROUND TELEPHONE LINE
– – – –C– – – –	UNDERGROUND CABLE LINE
= = = = = = = =	STORM SEWER
– – – –S– – – –	SANITARY SEWER MAIN
♉	HYDRANT
(S)	SANITARY MANHOLE
(D)	STORM MANHOLE
⊗ WM	WATER METER
WV ⋈	WATER VALVE
☐	GAS VALVE
☒	GAS METER

30 15 7.5 0 30
1"= 30'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

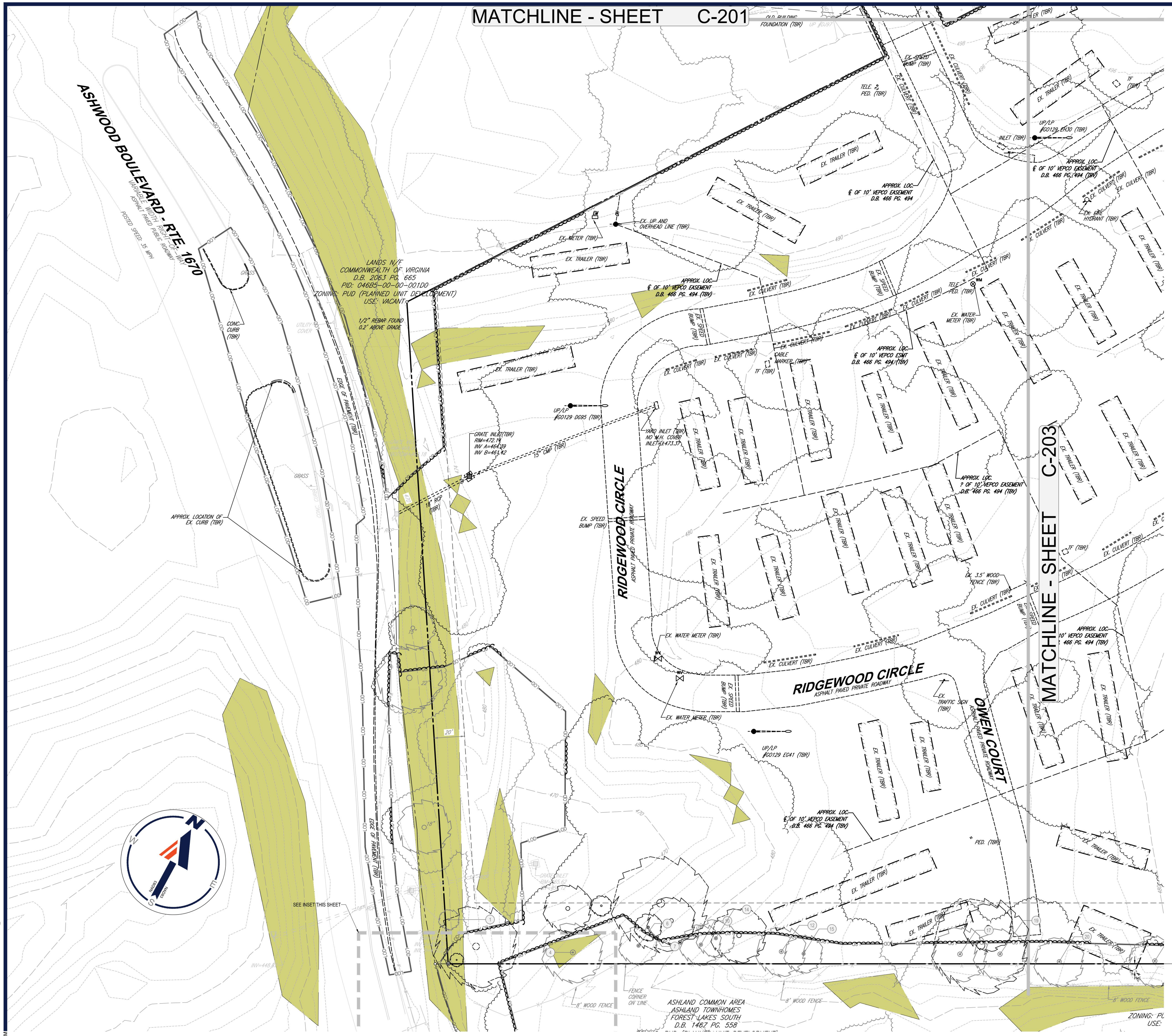
SHEET TITLE:

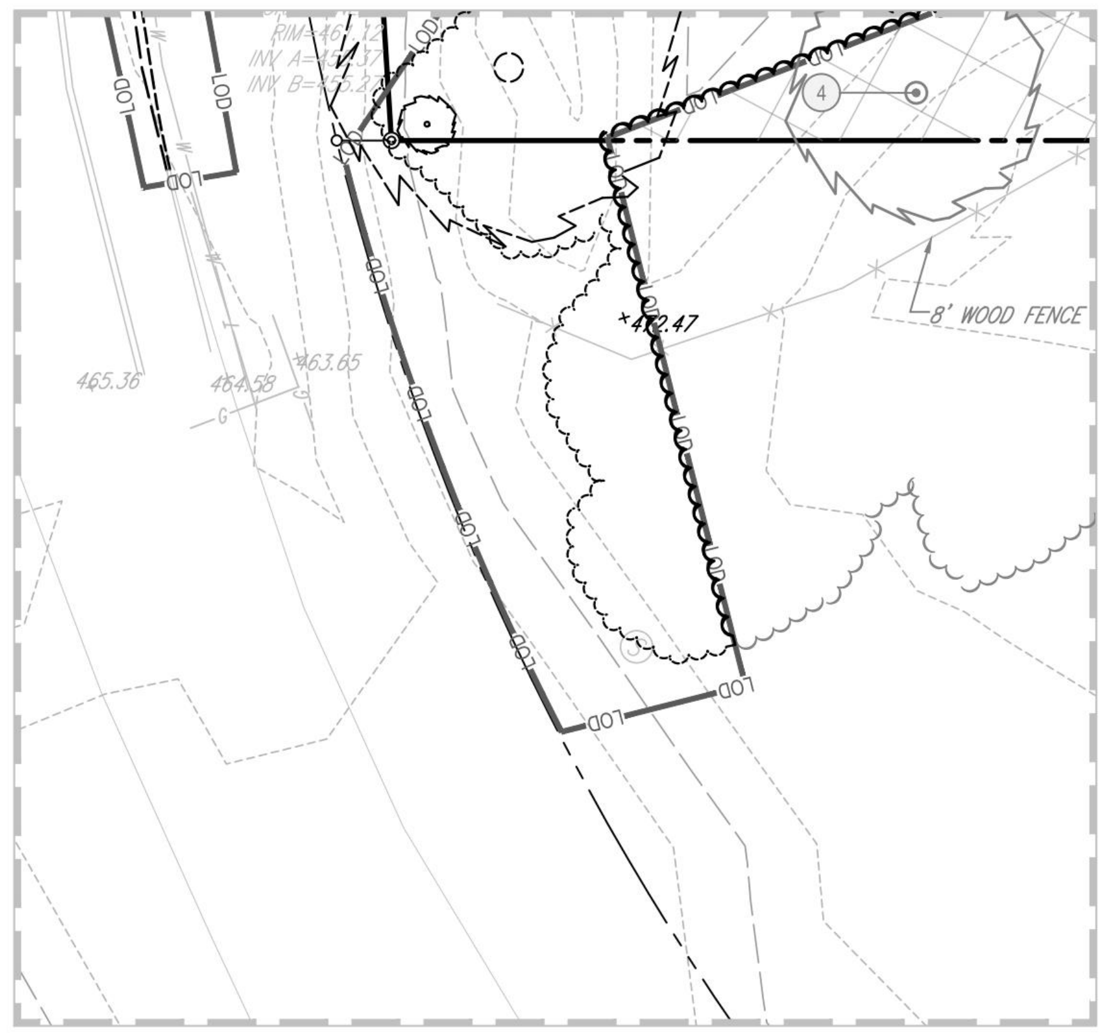
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 09/30/2021





DEMOLITION NOTES:

1. ALTA/NSPS LAND TITLE SURVEY
ENTITLED "RST DEVELOPMENT"
PROVIDED BY: BOHLER
12825 WORLDGATE DRIVE SUITE 700 HERNDON, VA 20170
DATE: 08/05/2019
DATUM VCS NAD83/2011 SOUTH ZONE
ELEVATIONS: ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS

2. ADDITIONAL INFORMATION OUTSIDE OF PROPERTY BOUNDARY IS BASED ON ALBEMARLE COUNTY GIS.

HATCH LEGEND

🟨	MANAGED SLOPES
⬜	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
- - - - - - - -	EASEMENT LINE
═ ═ ═ ═ ═	CONCRETE CURB & GUTTER
●- - - -○	UTILITY POLE WITH LIGHT
■- - - -○	POLE LIGHT
■	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
☼	ACORN LIGHT
- - -▽- - -	TYPICAL SIGN
△ X	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
——SL——	SANITARY SEWER LATERAL
——W——	UNDERGROUND WATER LINE
——E——	UNDERGROUND ELECTRIC LINE
——G——	UNDERGROUND GAS LINE
——OH——	OVERHEAD WIRE
——T——	UNDERGROUND TELEPHONE LINE
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= = = = = =	STORM SEWER
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	HYDRANT
(S)	SANITARY MANHOLE
(D)	STORM MANHOLE
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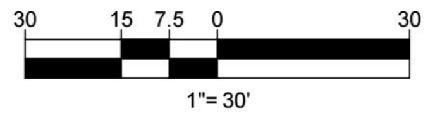
☐	GAS VALVE
☒	GAS METER



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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

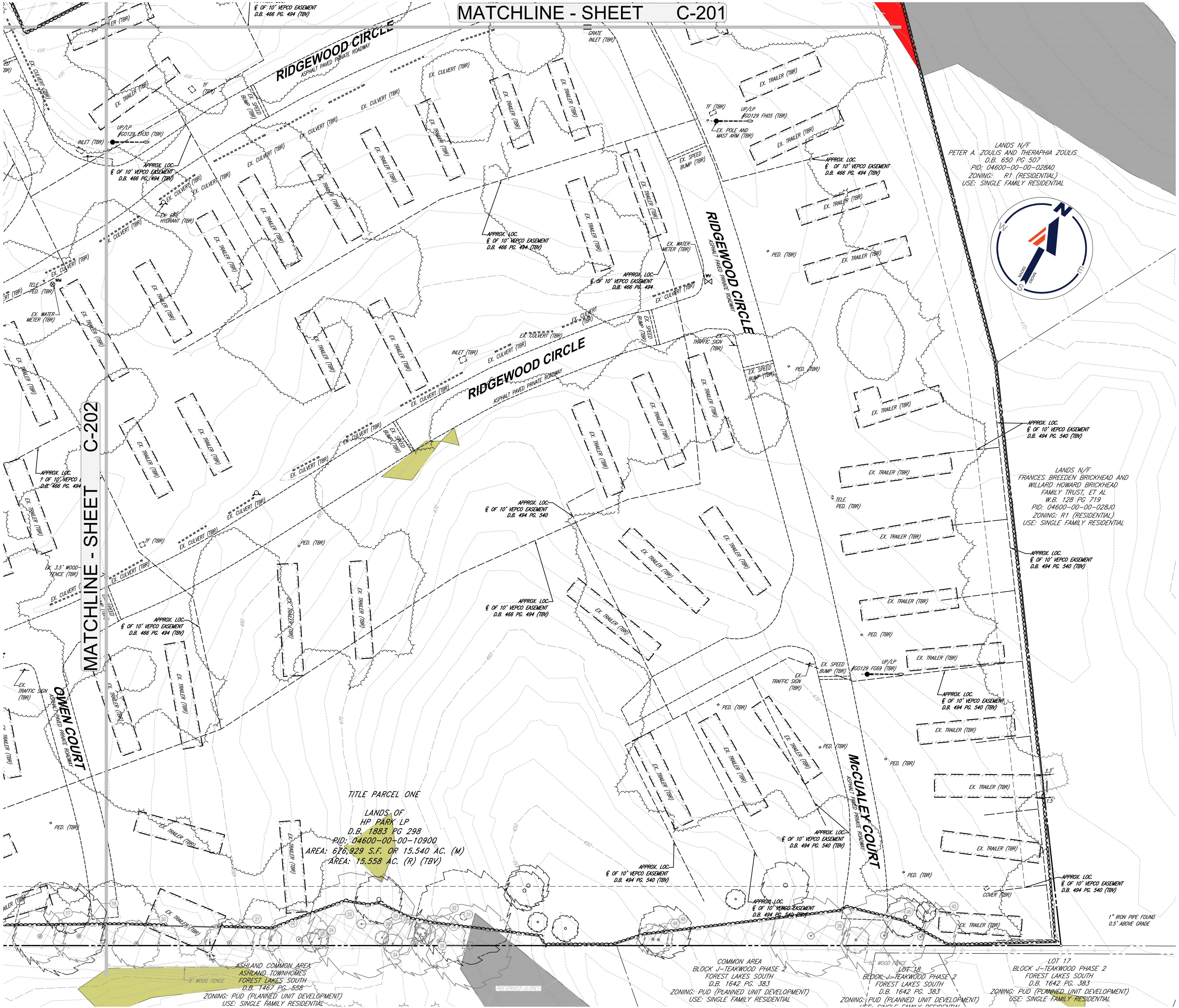
BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C-202

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-201
MATCHLINE - SHEET C-202
RIDGEWOOD CIRCLE
ASPHALT PAVED PRIVATE ROADWAY
OWEN COURT
McCUALEY COURT
EX. TRAILER (TBR)
EX. CULVERT (TBR)
APPROX. LOC. ℄ OF 10' VEPCO EASEMENT D.B. 466 PG. 494 (TBV)
APPROX. LOC. ℄ OF 10' VEPCO EASEMENT D.B. 494 PG. 540 (TBV)
EX. SPEED BUMP (TBR)
PED. (TBR)
TRAFFIC SIGN (TBR)
EX. WATER METER (TBR)
EX. FIRE HYDRANT (TBR)
UP/LP #G0129 FH05 (TBR)
EX. POLE AND MAST ARM (TBR)
INLET (TBR)
GRATE INLET (TBR)
TF (TBR)
EX. 3.5' WOOD FENCE (TBR)
LANDS N/F PETER A. ZOULIS AND THERAPHIA ZOULIS D.B. 650 PG 507 PID: 04600-00-00-028A0 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
LANDS N/F FRANCES BREEDEN BRICKHEAD AND WILLARD HOWARD BRICKHEAD FAMILY TRUST, ET AL W.B. 128 PG 719 PID: 04600-00-00-028J0 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
TITLE PARCEL ONE
LANDS OF HP PARK LP D.B. 1883 PG 298 PID: 04600-00-00-10900 AREA: 676,929 S.F. OR 15.540 AC. (M) AREA: 15.558 AC. (R) (TBV)
ASHLAND COMMON AREA ASHLAND TOWNHOMES FOREST LAKES SOUTH D.B. 1467 PG. 558 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: SINGLE FAMILY RESIDENTIAL
8' WOOD FENCE
PRESERVED SLOPES
COMMON AREA BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH D.B. 1642 PG. 383 ZONING: PUD (PLANNED UNIT DEVELOPMENT)
LOT 18 BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH D.B. 1642 PG. 383 ZONING: PUD (PLANNED UNIT DEVELOPMENT)
LOT 17 BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH D.B. 1642 PG. 383 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: SINGLE FAMILY RESIDENTIAL
1" IRON PIPE FOUND 0.5' ABOVE GRADE
COVER (TBR)
N

DEMOLITION NOTES:

1. ALTA/NSPS LAND TITLE SURVEY
   ENTITLED "RST DEVELOPMENT"
   PROVIDED BY: BOHLER
   12825 WORLDGATE DRIVE SUITE 700 HERNDON, VA 20170
   DATE: 08/05/2019
   DATUM VCS NAD83/2011 SOUTH ZONE
   ELEVATIONS: ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS

2. ADDITIONAL INFORMATION OUTSIDE OF PROPERTY BOUNDARY IS BASED ON ALBEMARLE COUNTY GIS.

HATCH LEGEND

🟩	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
– – – – – – – –	EASEMENT LINE
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◄═══○	UTILITY POLE WITH LIGHT
■═══○	POLE LIGHT
■◄	TRAFFIC LIGHT
ϱ	UTILITY POLE
☐	TYPICAL LIGHT
☼	ACORN LIGHT
---▽---	TYPICAL SIGN
△ X	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
———SL———	SANITARY SEWER LATERAL
———W———	UNDERGROUND WATER LINE
———E———	UNDERGROUND ELECTRIC LINE
———G———	UNDERGROUND GAS LINE
———OH———	OVERHEAD WIRE
———T———	UNDERGROUND TELEPHONE LINE
———C———	UNDERGROUND CABLE LINE
=========	STORM SEWER
———S———	SANITARY SEWER MAIN
♈	HYDRANT
(S)	SANITARY MANHOLE
(D)	STORM MANHOLE
⊗ WM	WATER METER
WV ⋈	WATER VALVE
☐	GAS VALVE
☒	GAS METER

30 15 7.5 0 30

1"= 30'

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PROJECT No.: V192076
DRAWN BY: MEG / PM
CHECKED BY: RTY
DATE: 09/30/2021
CAD I.D.: DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

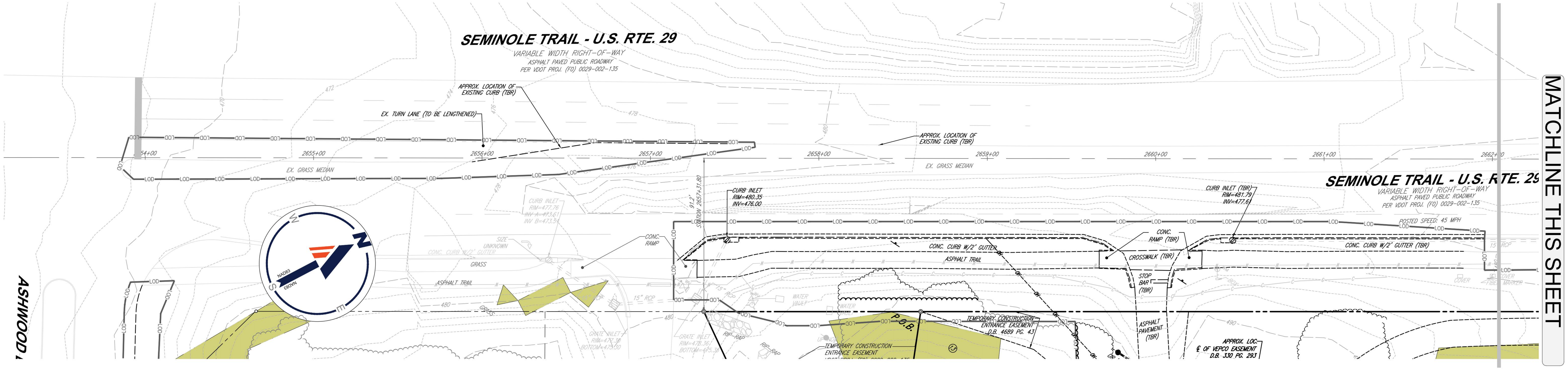
SHEET TITLE:

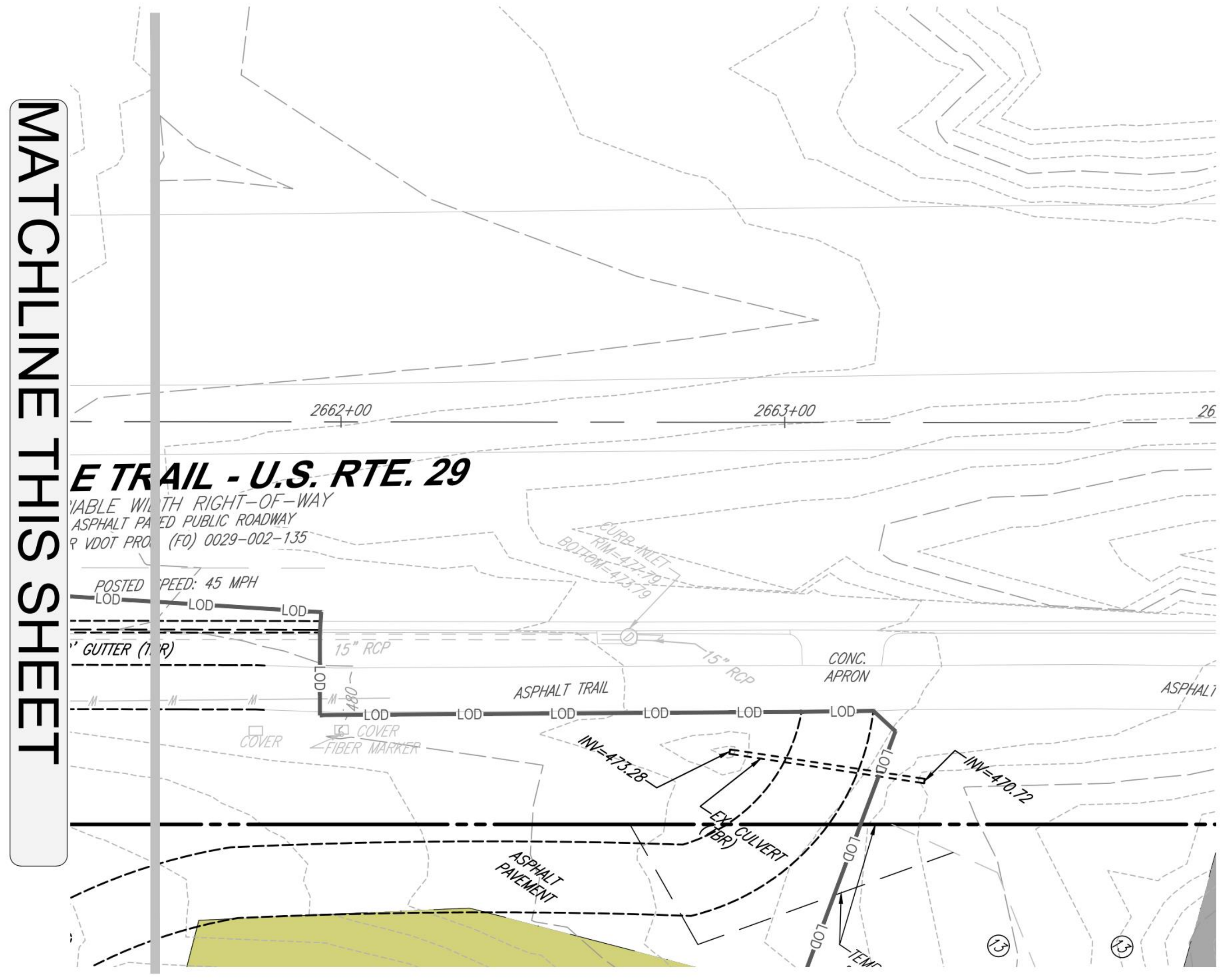
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-203

ORG. DATE - 09/30/2021


SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (F0) 0029-002-135
APPROX. LOCATION OF EXISTING CURB (TBR)
EX. TURN LANE (TO BE LENGTHENED)
2655+00
2656+00
2657+00
2658+00
2659+00
2660+00
2661+00
2662+00
EX. GRASS MEDIAN
LOD
472
474
476
478
480
490
CURB INLET RIM=477.76 INV A=473.61 INV B=473.51
SIZE UNKNOWN
CONC. CURB W/2' GUTTER
GRASS
ASPHALT TRAIL
CONC. RAMP
15" RCP
91.2'
STATION 2657+31.80
CURB INLET RIM=480.35 INV=476.00
WATER VAULT
GRATE INLET RIM=477.30 BOTTOM=475.30
GRATE INLET RIM=478.36 BOTTOM=475.30
RIP-RAP
P.O.B.
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT
13
CURB INLET (TBR) RIM=481.79 INV=477.61
CONC. RAMP (TBR)
CROSSWALK (TBR)
STOP BAR (TBR)
ASPHALT PAVEMENT (TBR)
CONC. CURB W/2' GUTTER (TBR)
APPROX. LOC. ℄ OF VEPCO EASEMENT D.B. 330 PG. 293
POSTED SPEED: 45 MPH
COVER
FIBER MARKER
ASHWOOD
N
E
S
W
NAD83
MATCHLINE THIS SHEET



DEMOLITION NOTES:

1. ALTA/NSPS LAND TITLE SURVEY
   ENTITLED "RST DEVELOPMENT"
   PROVIDED BY: BOHLER
   12825 WORLDGATE DRIVE SUITE 700 HERNDON, VA 20170
   DATE: 08/05/2019
   DATUM VCS NAD83/2011 SOUTH ZONE
   ELEVATIONS: ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS

2. ADDITIONAL INFORMATION OUTSIDE OF PROPERTY BOUNDARY IS BASED ON ALBEMARLE COUNTY GIS.

HATCH LEGEND

🟩	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
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■- - - -○	POLE LIGHT
■	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
☼	ACORN LIGHT
- - ▽ - -	TYPICAL SIGN
△ X	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
- - - SL - - -	SANITARY SEWER LATERAL
- - - W - - -	UNDERGROUND WATER LINE
- - - E - - -	UNDERGROUND ELECTRIC LINE
- - - G - - -	UNDERGROUND GAS LINE
- - - OH - - -	OVERHEAD WIRE
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= = = = = =	STORM SEWER
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	HYDRANT
(S)	SANITARY MANHOLE
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30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

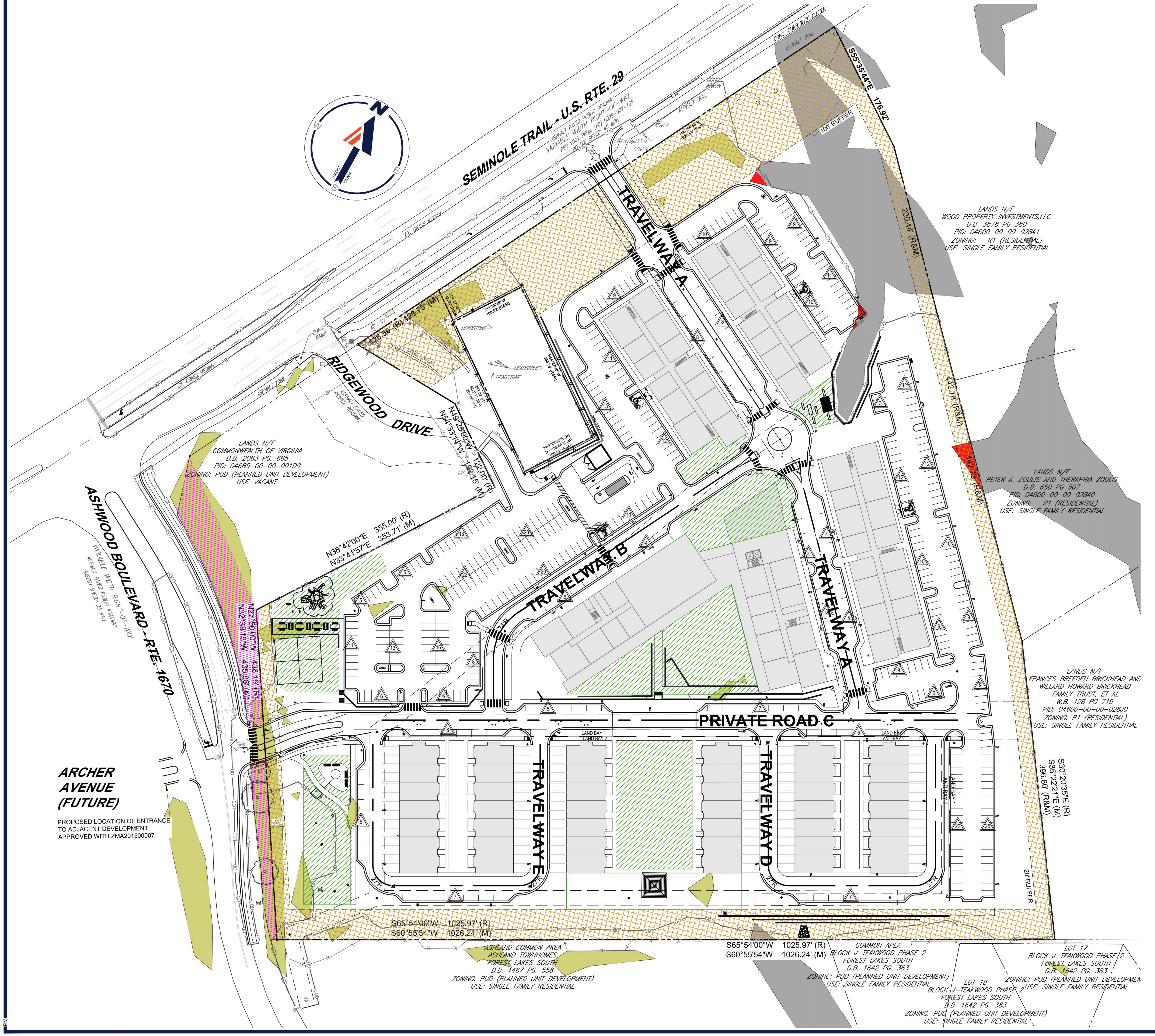
SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C-204

ORG. DATE - 09/30/2021

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_24788\V192076-DMP-0---->LAYOUT: C-204 - DMP
PM



SITE DATA

ADDRESS		SEMINOLE TRAIL AND RIDGEWOOD DRIVE CHARLOTTESVILLE, ALBEMARLE COUNTY, VA
OWNER / DEVELOPER		SEMINOLE TRAIL, LLC C/O RST DEVELOPMENT, LLC 168 BUSINESS PARK DR, SUITE 200. VIRGINIA BEACH, VA 23462
PIN		PID 04600-00-00-10900 15.56 AC PID 04600-00-00-10800 3.95 AC
ZMA NUMBER		ZMA2020-00007
JURISDICTION		ALBEMARLE COUNTY
MAGISTERIAL DISTRICT		RIVANNA MAGISTERIAL DISTRICT
ZONING		PLANNED RESIDENTIAL DEVELOPMENT (PRD)
EXISTING USE		RESIDENTIAL
PROPOSED USE		MULTI-FAMILY RESIDENTIAL
SITE AREA		19.51 AC
BUILDING AREA		98,105 SF
BUILDING AREA PERCENTAGE OF SITE AREA		11.53%
UNITS		
	APARTMENTS	254
	2 OVER 2 TOWNHOME	72
	3 STORY TOWNHOME	6
GROSS RESIDENTIAL DENSITY		17.02 UNITS PER AC
NET RESIDENTIAL DENSITY		17.85 UNITS PER AC
MAXIMUM BUILDING HEIGHT		65 FEET ALLOWED
PROP. IMPERVIOUS COVER OF SITE AREA		11.18 AC (57%)
PROP. OPEN SPACE		6.29 AC (32%)
PROP. RECREATIONAL AREAS		2.05 AC (89,100 SF) (11%)
PARKING REQUIRED		LAND BAY 1: (96 UNITS X 1.5 SPACES/UNIT) 144 SPACES (158 UNITS X 2.0 SPACES/UNIT) 316 SPACES LAND BAY 2: (78 UNITS X X 2.0 SPACES /UNIT) 156 SPACES (78 UNITS X 1/4 GUEST SPACES) 20 SPACES TOTAL: 636
PARKING PROVIDED		LAND BAY 1: 460 SPACES LAND BAY 2: 182 SPACES TOTAL PROVIDED 642
	HANDICAP	8 SPACES
REQUIRED BUILDING SETBACKS		
	FRONT YARD (SEMINOLE TRAIL)	5 FEET
	SIDE YARDS (EAST AND WEST PROPERTY LINES)	5 FEET
	REAR YARD (SOUTH PROPERTY LINE)	20 FEET
PROVIDED BUILDING SETBACKS		
	FRONT YARD(SEMINOLE TRAIL)	149 FEET
	SIDE YARDS (EAST AND WEST PROPERTY LINES)	EAST: 119.3 FEET WEST 181.9 FEET
	REAR YARD (SOUTH PROPERTY LINE)	87.6 FEET
PROVIDED LAND BUFFERS		
	FRONT YARD (SEMINOLE TRAIL)	100 FEET
	SIDE YARDS (EAST AND WEST PROPERTY LINES)	20 FEET
	REAR YARD (SOUTH PROPERTY LINE)	40 FEET

HATCH LEGEND

▨	PROP BUILDING (SEE ARCH DRAWINGS)	☐	STANDARD DUTY ASPHALT PAVEMENT
▨	FUTURE PROPOSED RIGHT OF WAY	▨	VEGETATIVE BUFFER
▨	PROPOSED RECREATIONAL AREA	🟩	MANAGED SLOPES
■	PRESERVED SLOPES	🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

60 30 15 0 60

1" = 60'

BOHLER//

SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

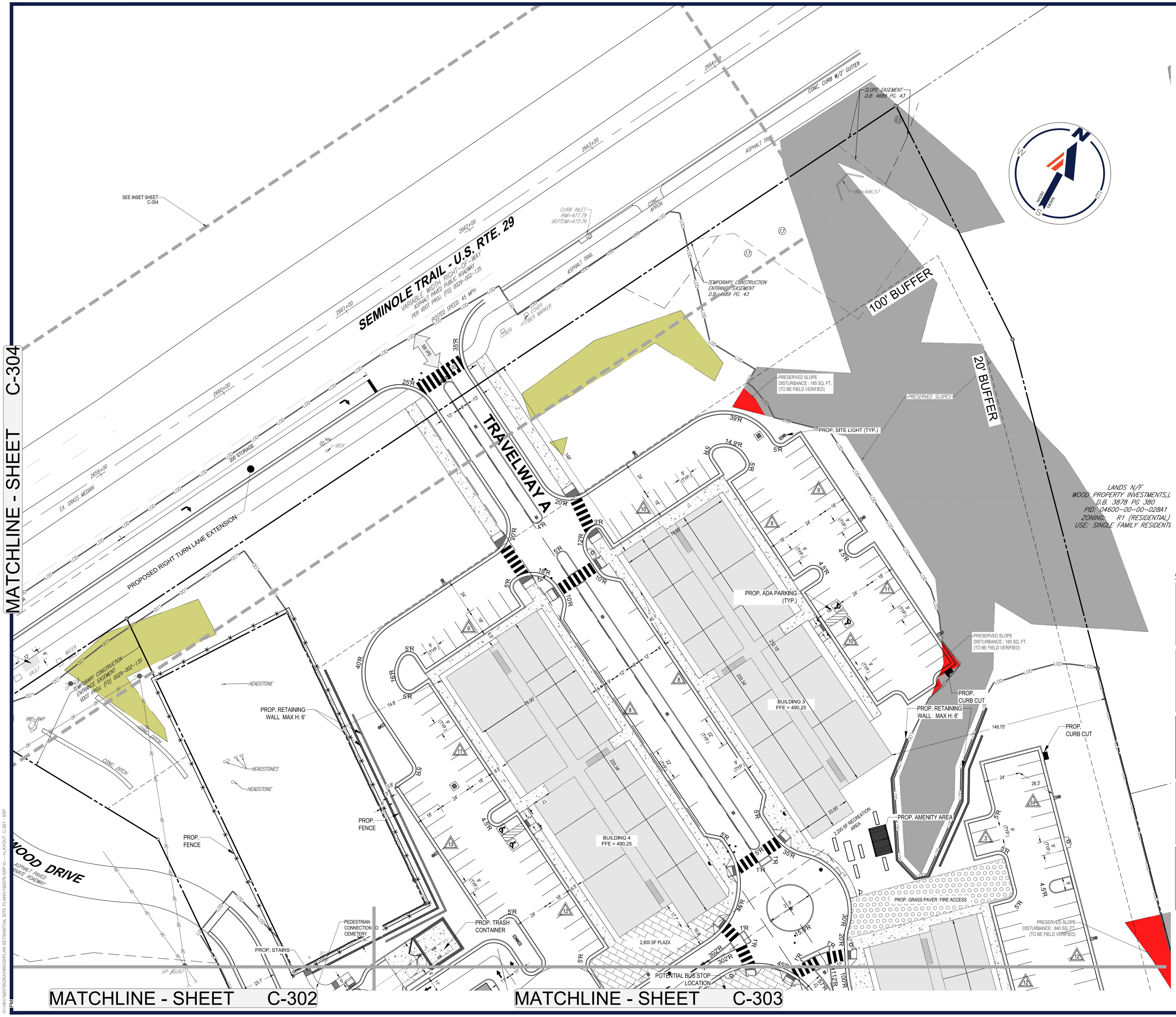
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-300

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-304
MATCHLINE - SHEET C-302
MATCHLINE - SHEET C-303
SEE INSET SHEET C-304
SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
PER VDOT PROJ. (FO) 0029-002-135
POSTED SPEED: 45 MPH
EX. GRASS MEDIAN
PROPOSED RIGHT TURN LANE EXTENSION
200' STORAGE
ASPHALT TRAIL
CONC. CURB W/2' GUTTER
CURB INLET RIM=477.79 BOTTOM=473.79
CONC. APRON
SLOPE EASEMENT D.B. 4689 PG. 43
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT VDOT PROJ. (FO) 0029-002-135
TRAVELWAY A
100' BUFFER
20' BUFFER
PRESERVED SLOPES
PRESERVED SLOPE DISTURBANCE : 185 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPE DISTURBANCE : 180 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
PROP. SITE LIGHT (TYP.)
PROP. ADA PARKING (TYP.)
BUILDING 3 FFE = 490.25
BUILDING 4 FFE = 490.25
PROP. RETAINING WALL MAX H: 6'
PROP. CURB CUT
PROP. AMENITY AREA
2,250 SF RECREATION AREA
PROP. GRASS PAVER FIRE ACCESS
2,800 SF PLAZA
POTENTIAL BUS STOP LOCATION
PROP. TRASH CONTAINER
PROP. FENCE
PROP. STAIRS
PEDESTRIAN CONNECTION TO CEMETERY
HEADSTONE
HEADSTONES
CONC. DITCH
RIP-RAP
WATER VAULT
ASHWOOD DRIVE
ASPHALT PAVED PRIVATE ROADWAY
LANDS N/F WOOD PROPERTY INVESTMENTS,L D.B. 3878 PG 380 PID: 04600-00-00-028A1 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTI
2659+00
2660+00
2661+00
2662+00
2663+00
2664+00
N
1"= 30'
30 15 7.5 0 30

HATCH LEGEND

⬜	PROP BUILDING (SEE ARCH DRAWINGS)	⬜	STANDARD DUTY ASPHALT PAVEMENT
▨	CONCRETE SIDEWALK	▨	CONCRETE PAVEMENT
▨	FUTURE PROPOSED RIGHT OF WAY	▨	PAVER
⬛	PRESERVED SLOPES	🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)
🟨	MANAGED SLOPES		

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

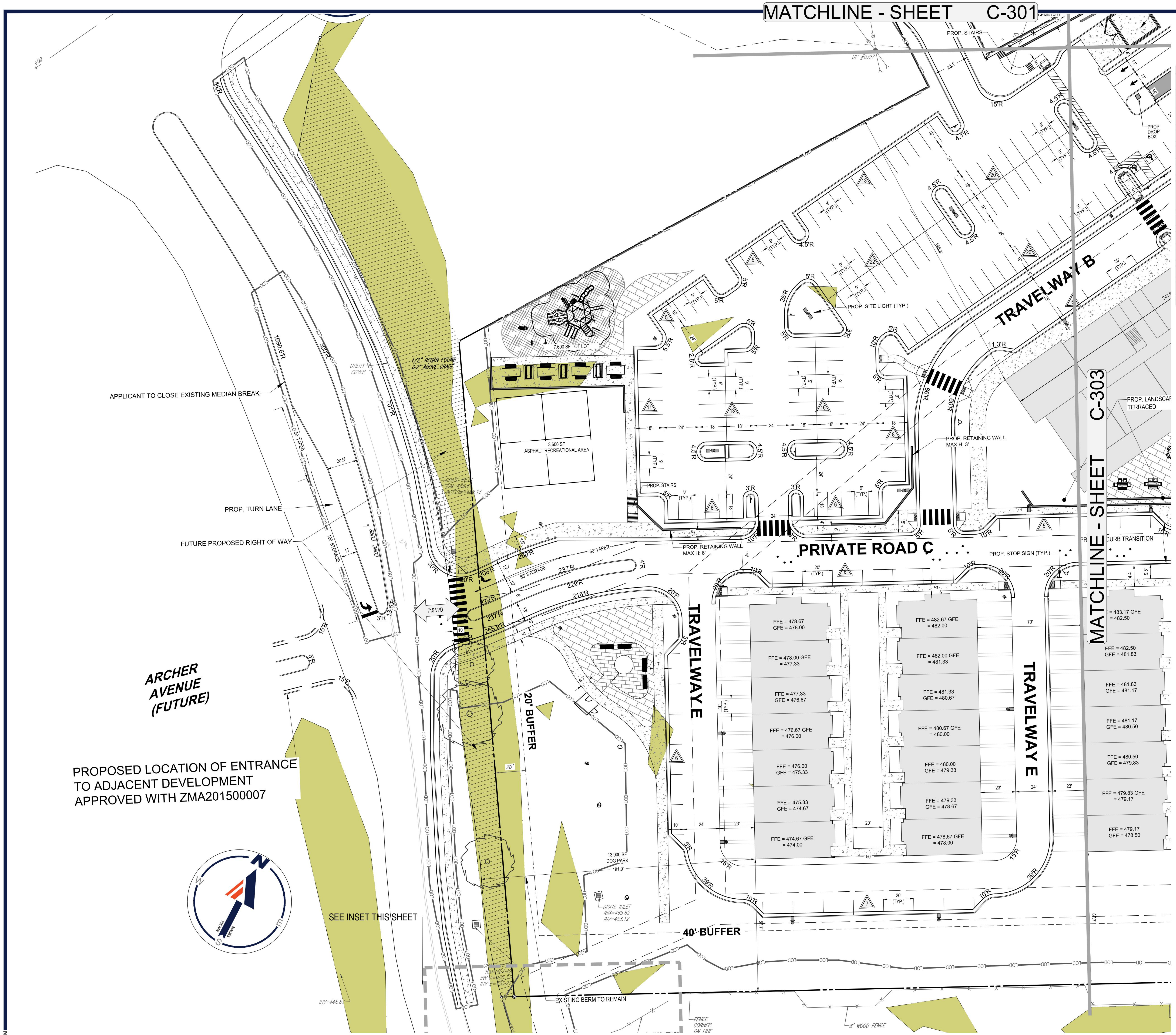
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 09/30/2021



MATCHLINE - SHEET C-301
MATCHLINE - SHEET C-303
PROP. STAIRS
TRAVELWAY B
PRIVATE ROAD C
TRAVELWAY E
TRAVELWAY E
ARCHER AVENUE (FUTURE)
APPLICANT TO CLOSE EXISTING MEDIAN BREAK
PROP. TURN LANE
FUTURE PROPOSED RIGHT OF WAY
1/2" REBAR FOUND 0.2' ABOVE GRADE
UTILITY COVER
GRATE INLET RIM=466.61 BOTTOM=460.18
1690.6'R
300'R
701'R
50' TAPER
100' STORAGE
CONC. CURB
20.5'
11'
715 VPD
63' STORAGE
7,600 SF TOT LOT
3,600 SF ASPHALT RECREATIONAL AREA
PROP. STAIRS
PROP. SITE LIGHT (TYP.)
PROP. RETAINING WALL MAX H: 3'
PROP. RETAINING WALL MAX H: 6'
PROP. LANDSCAPE TERRACED
PROP. STOP SIGN (TYP.)
CURB TRANSITION
PROP DROP BOX
20' BUFFER
40' BUFFER
13,900 SF DOG PARK
GRATE INLET RIM=465.62 INV=458.12
SEE INSET THIS SHEET
PROPOSED LOCATION OF ENTRANCE TO ADJACENT DEVELOPMENT APPROVED WITH ZMA201500007
EXISTING BERM TO REMAIN
FENCE CORNER ON LINE
8' WOOD FENCE
INV=448.87
FFE = 478.67 GFE = 478.00
FFE = 478.00 GFE = 477.33
FFE = 477.33 GFE = 476.67
FFE = 476.67 GFE = 476.00
FFE = 476.00 GFE = 475.33
FFE = 475.33 GFE = 474.67
FFE = 474.67 GFE = 474.00
FFE = 482.67 GFE = 482.00
FFE = 482.00 GFE = 481.33
FFE = 481.33 GFE = 480.67
FFE = 480.67 GFE = 480.00
FFE = 480.00 GFE = 479.33
FFE = 479.33 GFE = 478.67
FFE = 478.67 GFE = 478.00
= 483.17 GFE = 482.50
= 482.50 GFE = 481.83
= 481.83 GFE = 481.17
= 481.17 GFE = 480.50
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= 479.17 GFE = 478.50
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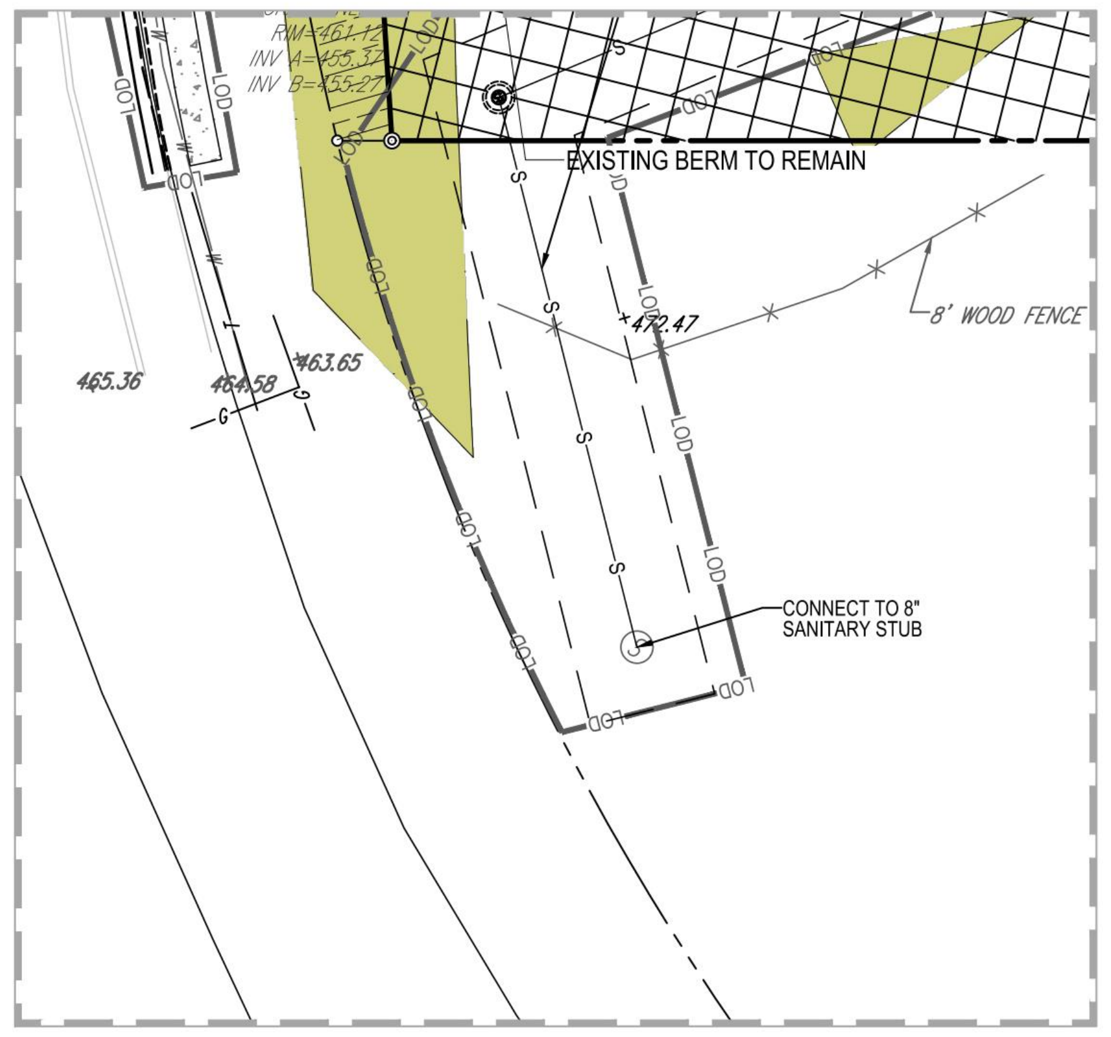

HATCH LEGEND

▨	PROP BUILDING (SEE ARCH DRAWINGS)	☐	STANDARD DUTY ASPHALT PAVEMENT
▨	CONCRETE SIDEWALK	▨	CONCRETE PAVEMENT
▨	FUTURE PROPOSED RIGHT OF WAY	▨	PAVER
🟩	MANAGED SLOPES		

30 15 7.5 0 30

1"= 30'

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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

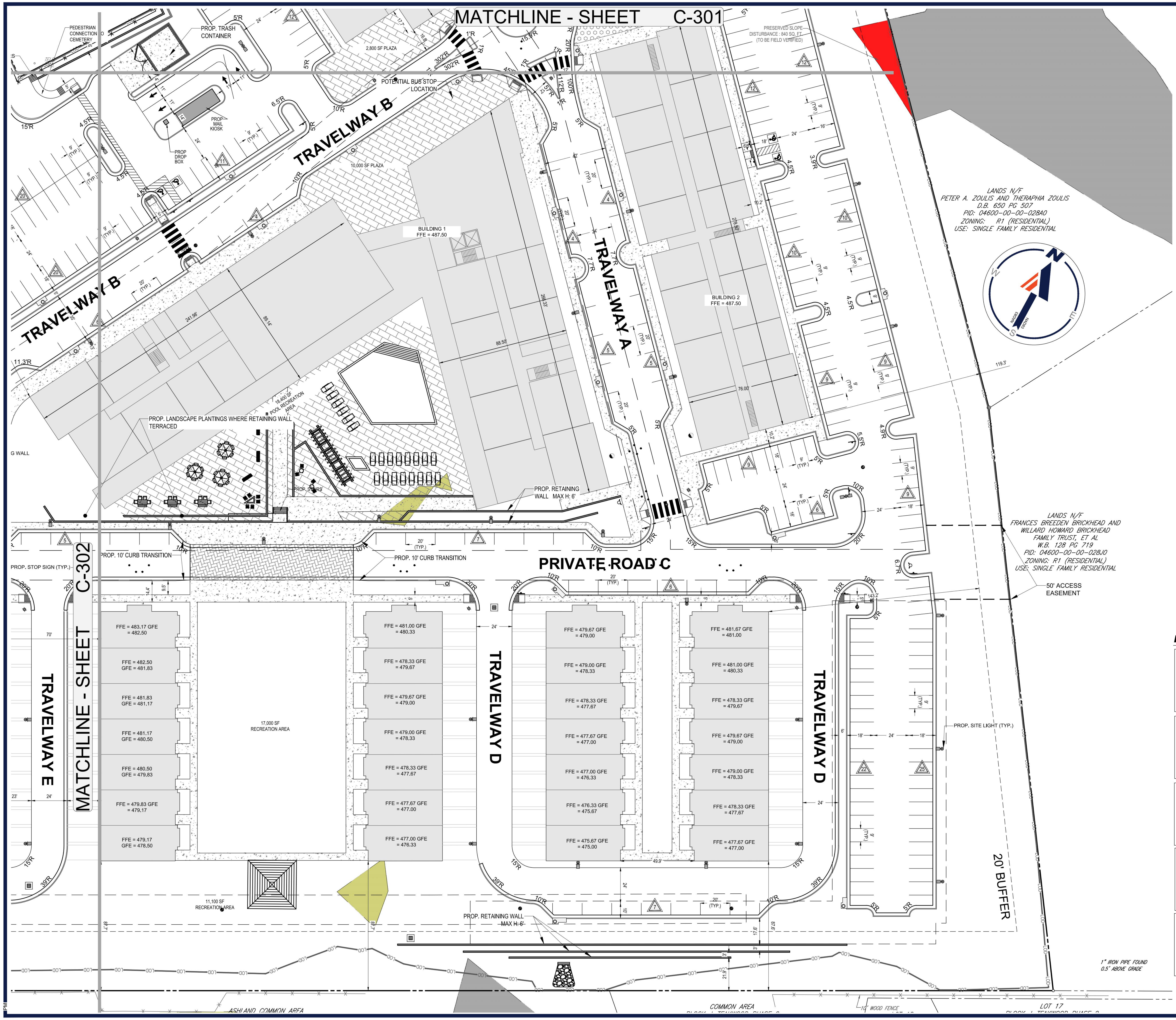
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

ORG. DATE - 09/30/2021



MATCHLINE - SHEET C-301
MATCHLINE - SHEET C-302
PEDESTRIAN CONNECTION TO CEMETERY
PROP. TRASH CONTAINER
2,800 SF PLAZA
POTENTIAL BUS STOP LOCATION
PROP. MAIL KIOSK
PROP. DROP BOX
TRAVELWAY B
TRAVELWAY B
10,000 SF PLAZA
BUILDING 1
FFE = 487.50
TRAVELWAY A
BUILDING 2
FFE = 487.50
18,400 SF POOL RECREATION AREA
PROP. LANDSCAPE PLANTINGS WHERE RETAINING WALL TERRACED
PROP. STAIRS
PROP. RETAINING WALL MAX H: 6'
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
LANDS N/F
PETER A. ZOULIS AND THERAPHIA ZOULIS
D.B. 650 PG 507
PID: 04600-00-00-028A0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
LANDS N/F
FRANCES BREEDEN BRICKHEAD AND
WILLARD HOWARD BRICKHEAD
FAMILY TRUST, ET AL
W.B. 128 PG 719
PID: 04600-00-00-028J0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
50' ACCESS EASEMENT
PROP. 10' CURB TRANSITION
PROP. 10' CURB TRANSITION
PROP. STOP SIGN (TYP.)
PRIVATE ROAD C
TRAVELWAY E
TRAVELWAY D
TRAVELWAY D
17,000 SF RECREATION AREA
11,100 SF RECREATION AREA
FFE = 483.17 GFE = 482.50
FFE = 482.50 GFE = 481.83
FFE = 481.83 GFE = 481.17
FFE = 481.17 GFE = 480.50
FFE = 480.50 GFE = 479.83
FFE = 479.83 GFE = 479.17
FFE = 479.17 GFE = 478.50
FFE = 481.00 GFE = 480.33
FFE = 478.33 GFE = 479.67
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
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FFE = 476.33 GFE = 475.67
FFE = 475.67 GFE = 475.00
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FFE = 478.33 GFE = 479.67
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
PROP. SITE LIGHT (TYP.)
PROP. RETAINING WALL MAX H: 6'
20' BUFFER
1" IRON PIPE FOUND 0.5' ABOVE GRADE
COMMON AREA
ASHLAND COMMON AREA
LOT 17
WOOD FENCE

HATCH LEGEND

PROP BUILDING (SEE ARCH DRAWINGS)	STANDARD DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK	CONCRETE PAVEMENT
FUTURE PROPOSED RIGHT OF WAY	PAVER
PRESERVED SLOPES	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)
MANAGED SLOPES	

30 15 7.5 0 30

1"= 30'

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PROJECT No.: V192076
DRAWN BY: MEG / PM
CHECKED BY: RTY
DATE: 09/30/2021
CAD I.D.: SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

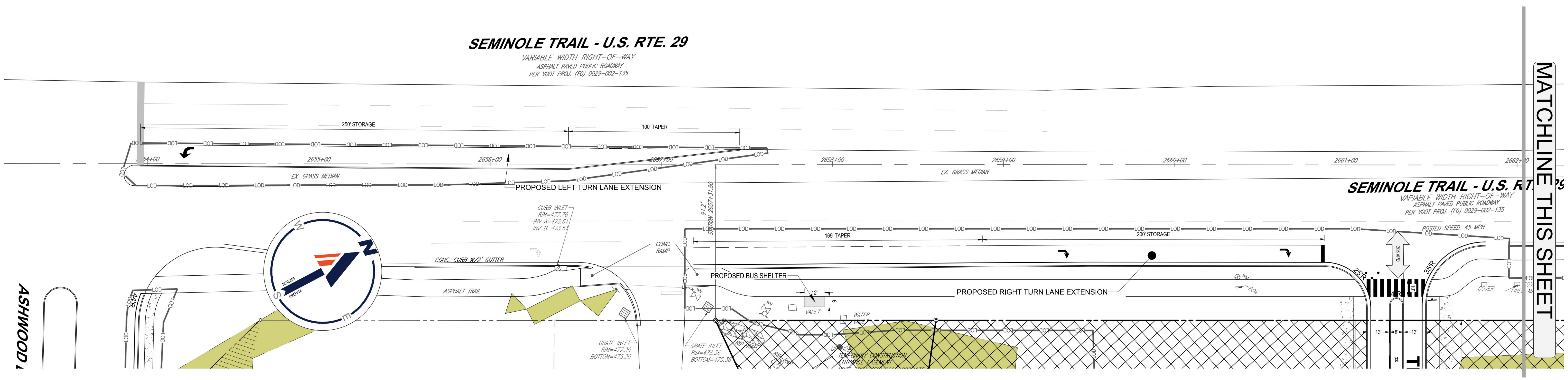
SHEET TITLE:

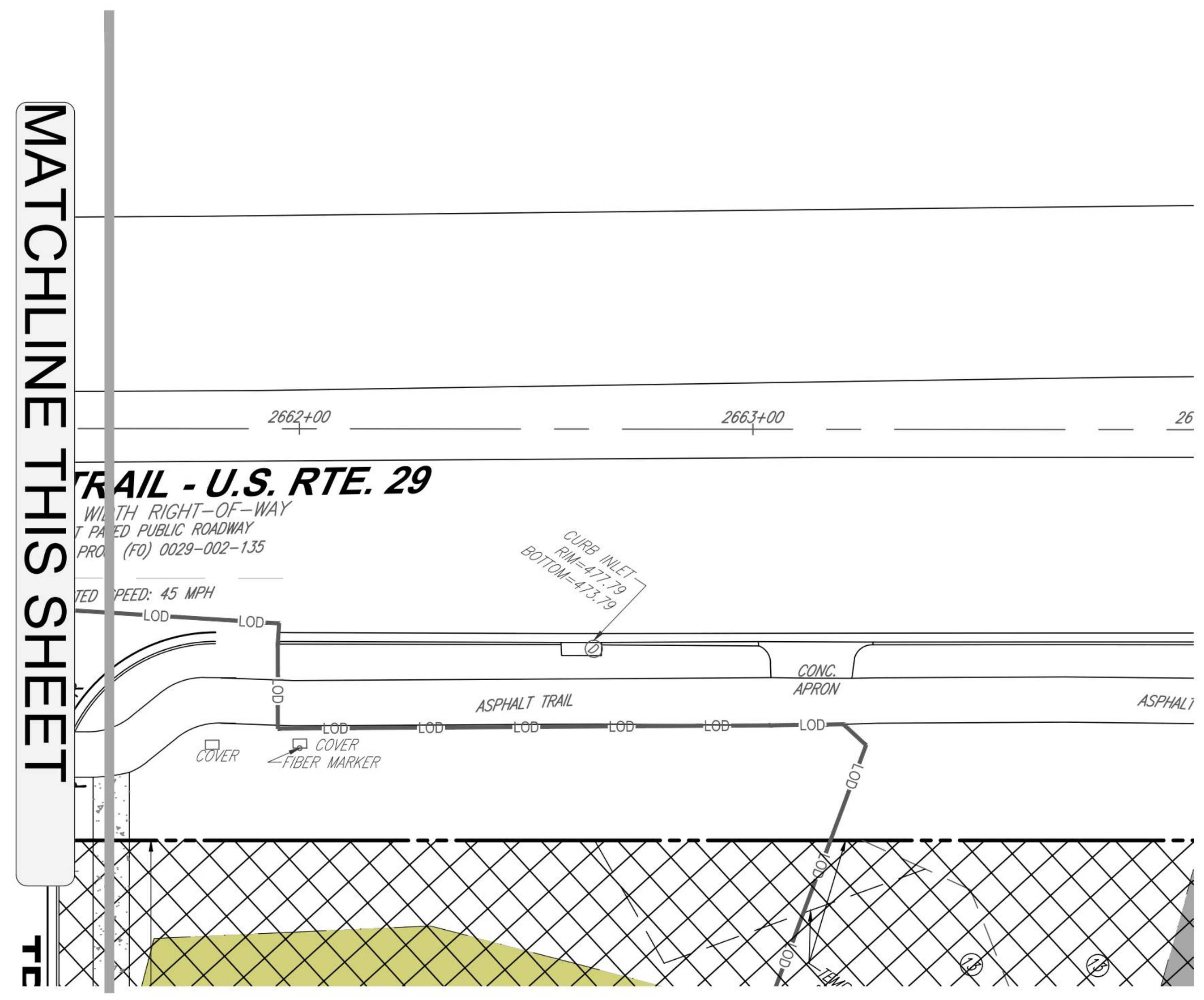
SITE PLAN

SHEET NUMBER:
C-303

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-SSP-0---->LAYOUT: C-303 - SSP
PM





HATCH LEGEND

▨	PROP BUILDING (SEE ARCH DRAWINGS)	☐	STANDARD DUTY ASPHALT PAVEMENT
▨	CONCRETE SIDEWALK	▨	CONCRETE PAVEMENT
▤	FUTURE PROPOSED RIGHT OF WAY	▩	VEGETATIVE BUFFER
▧	PAVER	■	MANAGED SLOPES

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
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CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

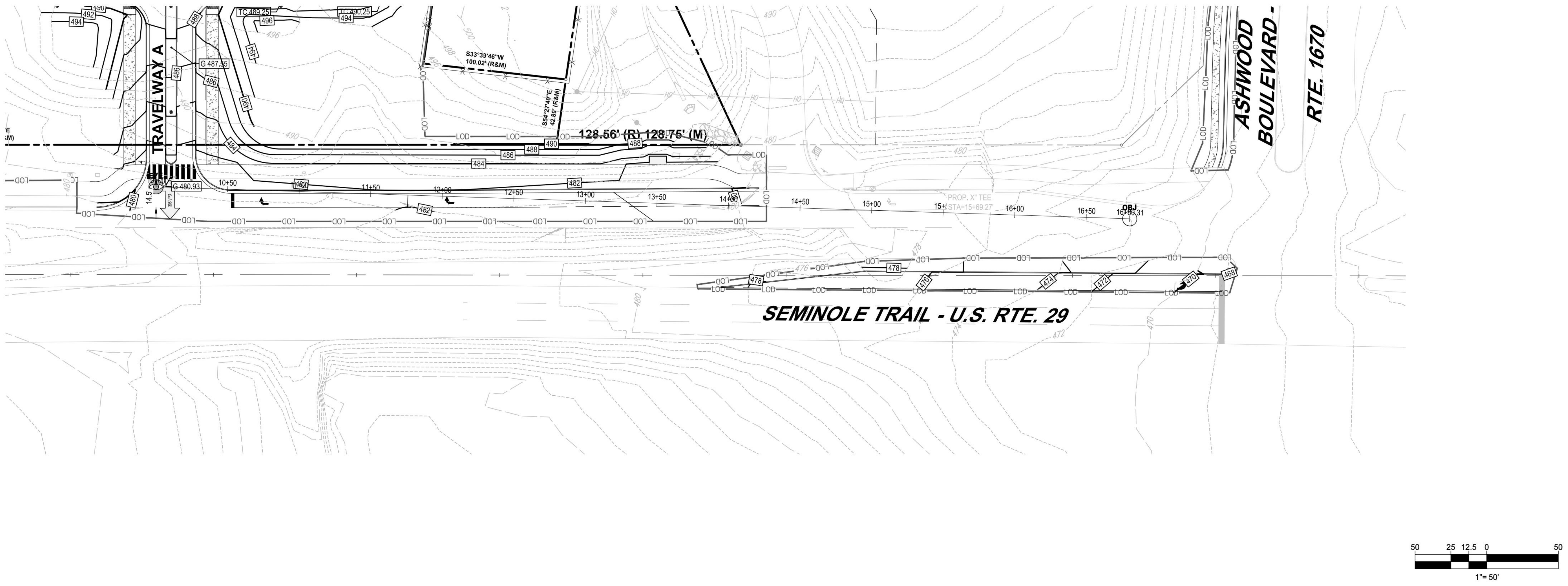
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

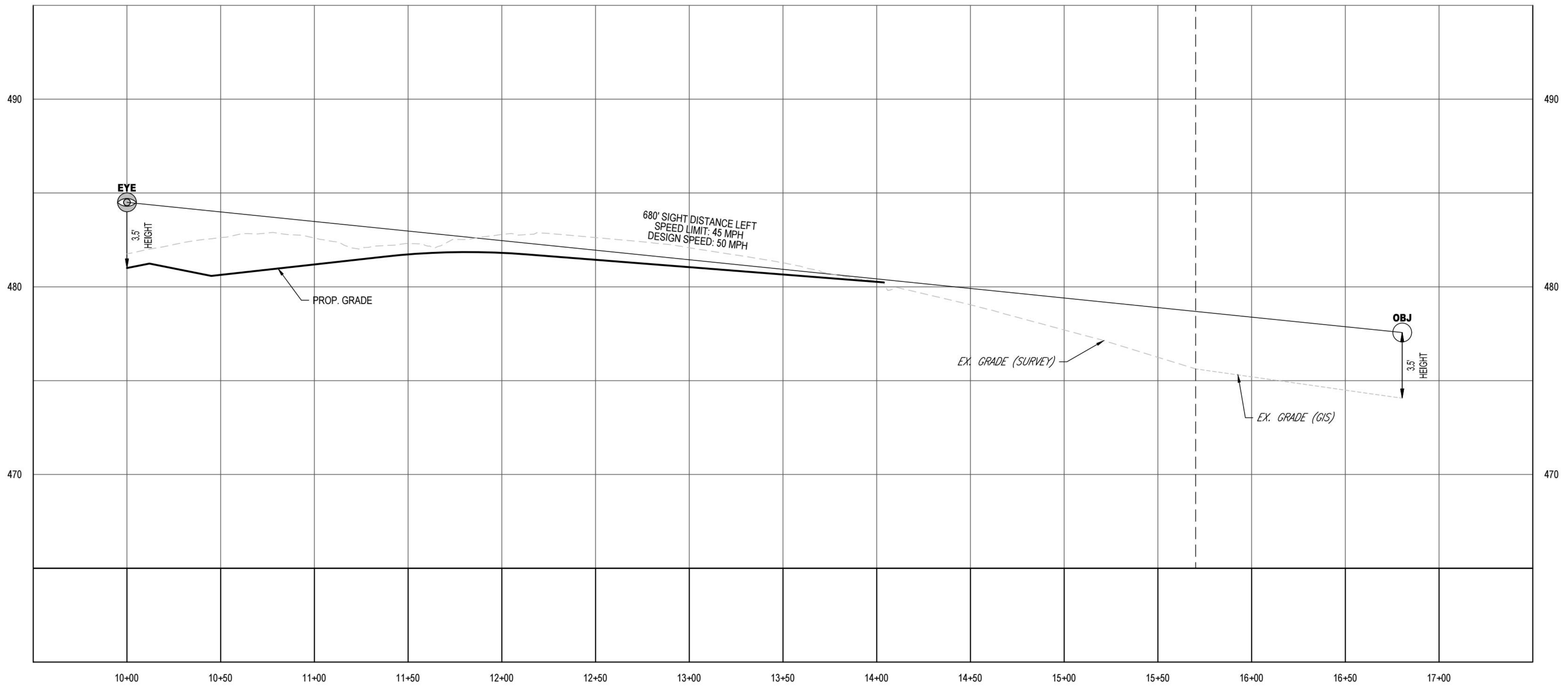
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-304

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-SSP-0---->LAYOUT: C-304 - SSP
PM





NORTH BOUND SEMINOLE TRAIL (RT 29) AND ROAD A SIGHT DISTANCE

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	STLD - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

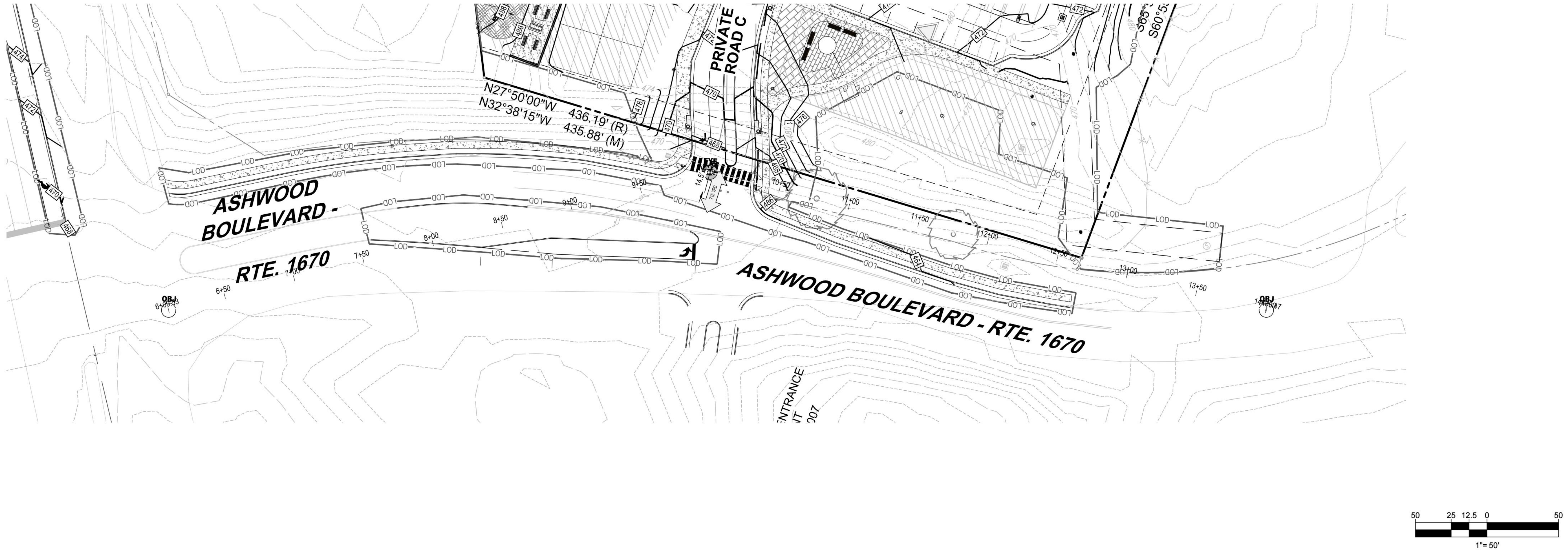
SHEET TITLE:

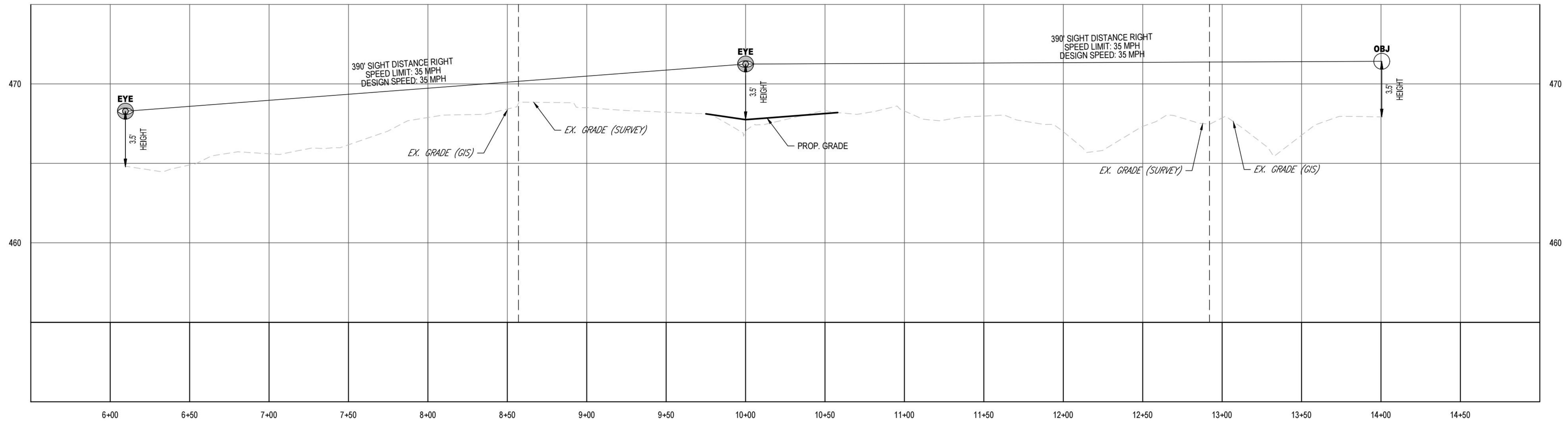
SIGHT DISTANCE PLAN AND PROFILE

SHEET NUMBER:

C-305

ORG. DATE - 09/30/2021





ASHWOOD BLVD AND ROAD C SIGHT DISTANCE

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	STLD - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

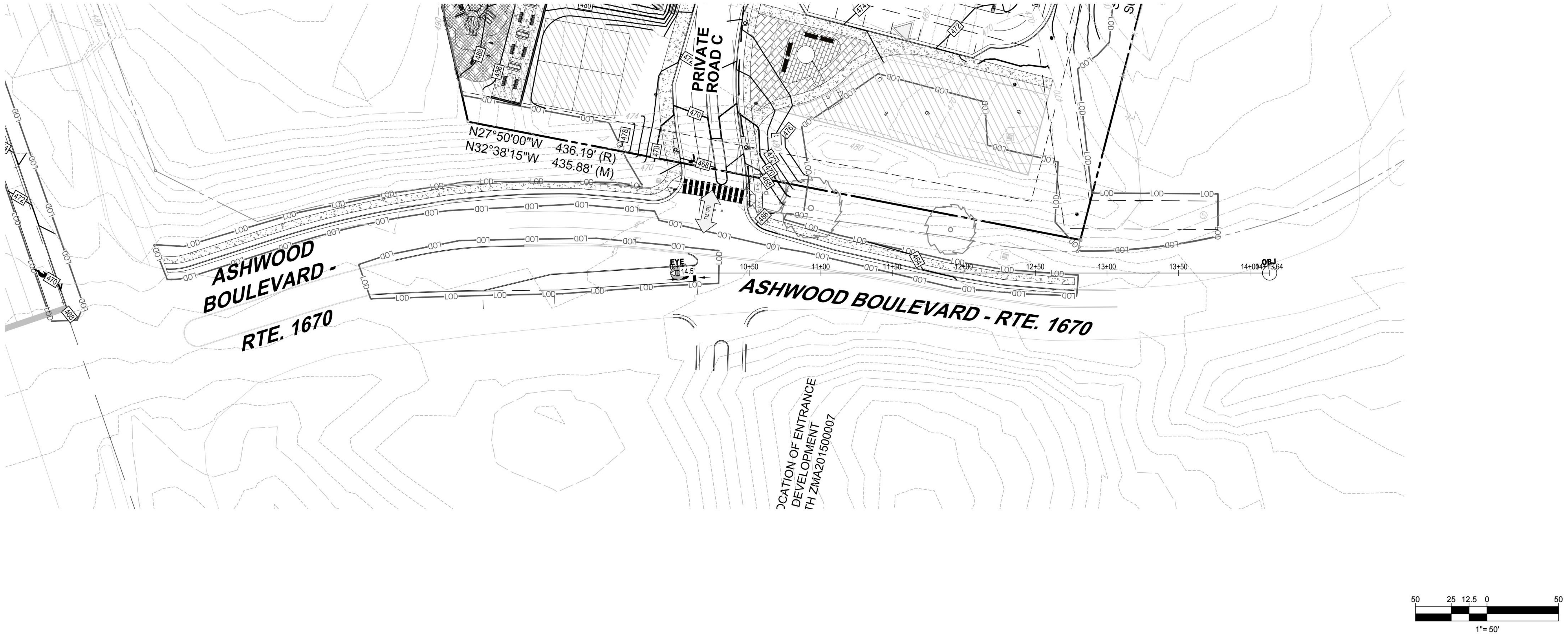
SHEET TITLE:

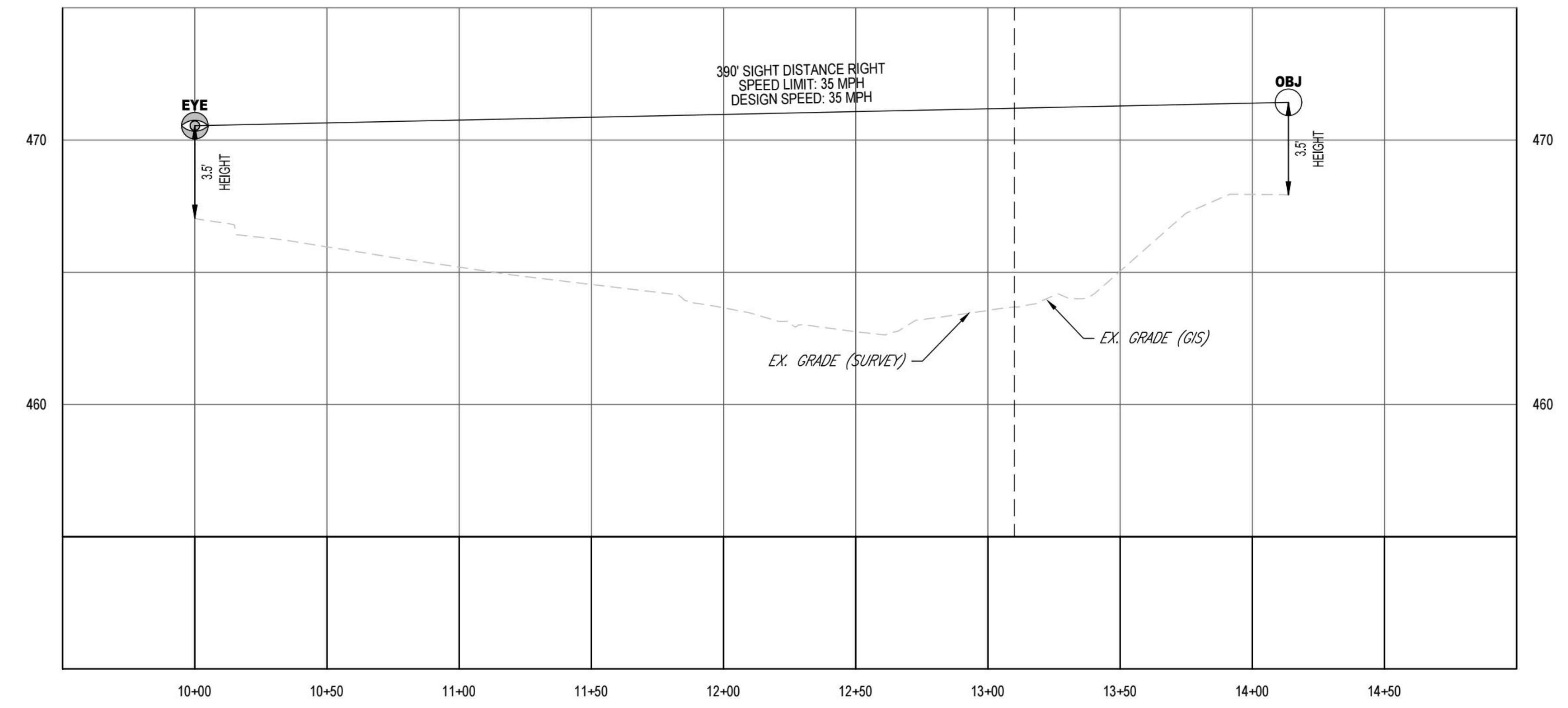
SIGHT DISTANCE PLAN AND PROFILE

SHEET NUMBER:

C-306

ORG. DATE - 09/30/2021





ASHWOOD BLVD. AND ROAD C TURN LANE SIGHT DISTANCE

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_33692\V192076-STLD-0----->LAYOUT: C-307 - STLD
PM

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CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	STLD - 0

PROJECT:

INITIAL
SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

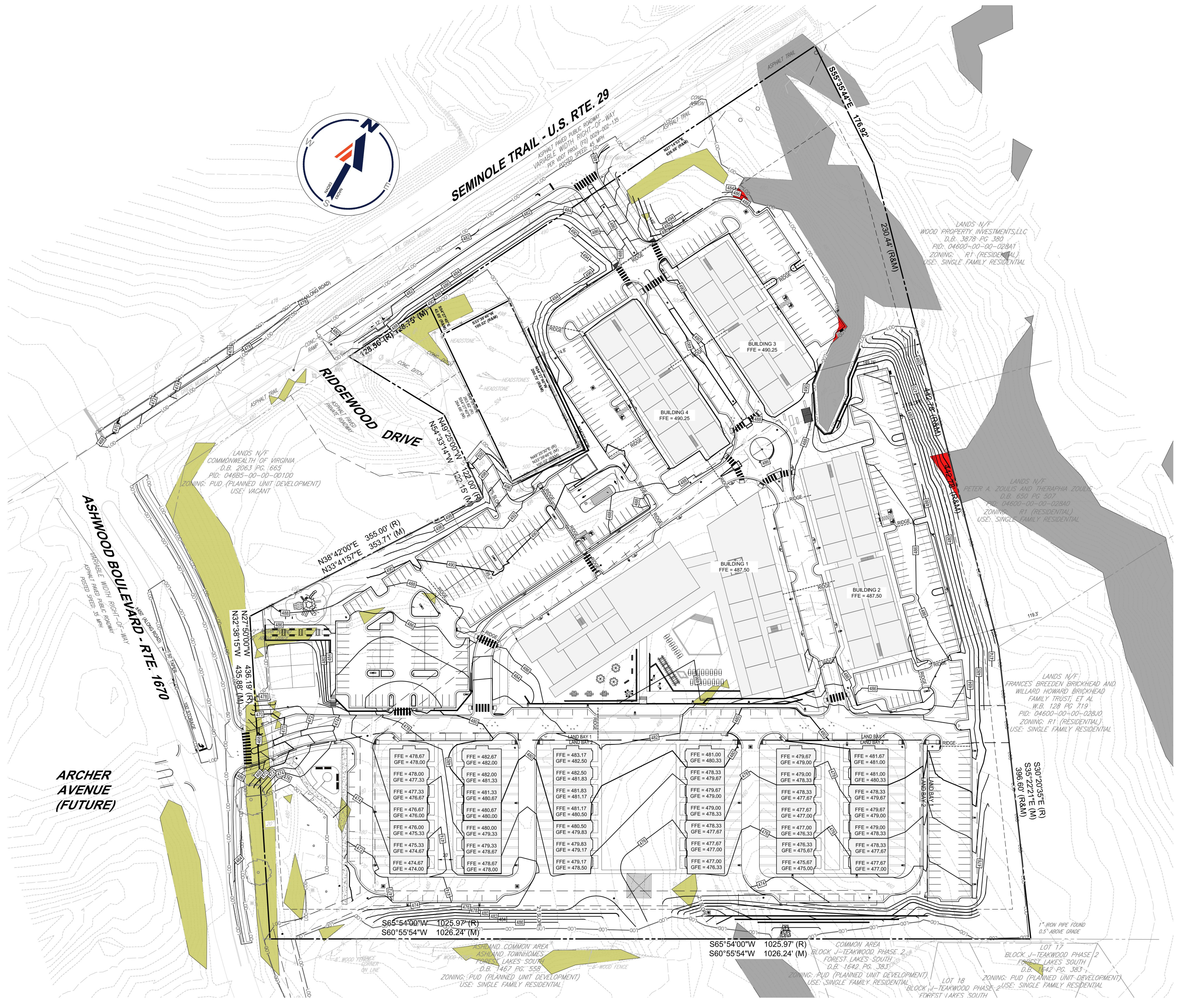
SHEET TITLE:

SIGHT DISTANCE
PLAN AND
PROFILE

SHEET NUMBER:

C-307

ORG. DATE - 09/30/2021


SEMINOLE TRAIL - U.S. RTE. 29
ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY
POSTED SPEED 45 MPH
RIDGEWOOD DRIVE
ASHWOOD BOULEVARD - RTE. 1670
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
POSTED SPEED 35 MPH
ARCHER AVENUE (FUTURE)
BUILDING 1 FFE = 487.50
BUILDING 2 FFE = 487.50
BUILDING 3 FFE = 490.25
BUILDING 4 FFE = 490.25
LANDS N/F COMMONWEALTH OF VIRGINIA D.B. 2063 PG. 665 PID: 046B5-00-00-001D0 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: VACANT
LANDS N/F WOOD PROPERTY INVESTMENTS,LLC D.B. 3878 PG 380 PID: 04600-00-00-028A1 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
LANDS N/F PETER A. ZOULIS AND THERAPHIA ZOULIS D.B. 650 PG 507 PID: 04600-00-00-028A0 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
LANDS N/F FRANCES BREEDEN BRICKHEAD AND WILLARD HOWARD BRICKHEAD FAMILY TRUST, ET AL W.B. 128 PG 719 PID: 04600-00-00-028J0 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
ASHLAND COMMON AREA ASHLAND TOWNHOMES FOREST LAKES SOUTH D.B. 1467 PG. 558 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: SINGLE FAMILY RESIDENTIAL
COMMON AREA BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH D.B. 1642 PG. 383 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: SINGLE FAMILY RESIDENTIAL
LOT 17 BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH D.B. 1642 PG. 383 ZONING: PUD (PLANNED UNIT DEVELOPMENT) USE: SINGLE FAMILY RESIDENTIAL
LOT 18 BLOCK J-TEAKWOOD PHASE 2 FOREST LAKES SOUTH
S55°35'44"E 176.92'
230.44' (R&M)
S65°54'00"W 1025.97' (R)
S60°55'54"W 1026.24' (M)
S30°20'35"E (R)
S35°22'21"E (M)
396.60' (R&M)
N27°50'00"W 436.19' (R)
N32°38'15"W 435.88' (M)
N38°42'00"E 355.00' (R)
N33°41'57"E 353.71' (M)
N49°25'00"W 122.00' (R)
N54°33'14"W 122.15' (M)
128.56' (R)
LAND BAY 1
LAND BAY 2
RIDGE
FFE = 478.67 GFE = 478.00
FFE = 478.00 GFE = 477.33
FFE = 477.33 GFE = 476.67
FFE = 476.67 GFE = 476.00
FFE = 476.00 GFE = 475.33
FFE = 475.33 GFE = 474.67
FFE = 474.67 GFE = 474.00
FFE = 482.67 GFE = 482.00
FFE = 482.00 GFE = 481.33
FFE = 481.33 GFE = 480.67
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FFE = 478.67 GFE = 478.00
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FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
FFE = 477.00 GFE = 476.33
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
FFE = 477.00 GFE = 476.33
FFE = 476.33 GFE = 475.67
FFE = 475.67 GFE = 475.00
FFE = 481.67 GFE = 481.00
FFE = 481.00 GFE = 480.33
FFE = 480.33 GFE = 479.67
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
1" IRON PIPE FOUND 0.3' ABOVE GRADE
119.3'
N
S
E
W

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

60 30 15 0 60
1"= 60'

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SITE CIVIL AND CONSULTING ENGINEERING
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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	GDP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

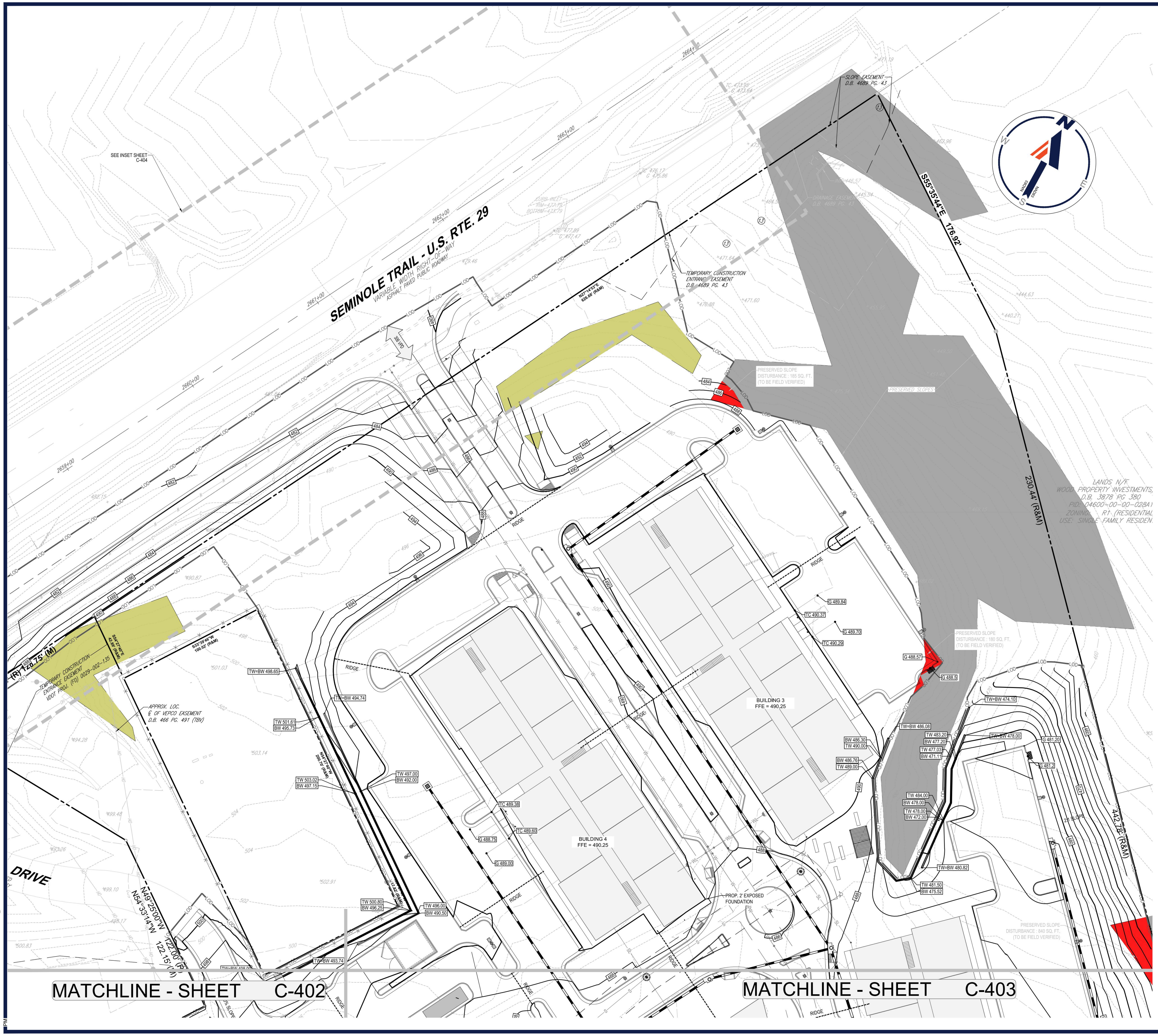
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

OVERALL GRADING PLAN

SHEET NUMBER:
C-400

ORG. DATE - 09/30/2021


SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
SEE INSET SHEET C-404
SLOPE EASEMENT D.B. 4689 PG. 43
DRAINAGE EASEMENT D.B. 4689 PG. 43
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
S55°35'44"E 176.92'
230.44' (R&M)
442.78' (R&M)
PRESERVED SLOPE DISTURBANCE : 185 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPES
PRESERVED SLOPE DISTURBANCE : 180 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
LANDS N/F
WOOD PROPERTY INVESTMENTS,
D.B. 3878 PG 380
PID: 04600-00-00-028A1
ZONING: R1 (RESIDENTIAL
USE: SINGLE FAMILY RESIDEN
BUILDING 3
FFE = 490.25
BUILDING 4
FFE = 490.25
RIDGE
PROP. 2' EXPOSED FOUNDATION
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT VDOT PROJ. (F0) 0029-002-135
(R) 128.75' (M)
S54°27'40"E 42.89' (R&M)
S33°39'46"W 100.02' (R&M)
APPROX. LOC. ℄ OF VEPCO EASEMENT D.B. 466 PG. 491 (TBV)
N49°25'00"W 122.00' (R)
N54°33'14"W 122.15' (M)
DRIVE
TW=BW 498.65
TW=BW 494.74
TW=BW 474.10
TW=BW 478.00
TW=BW 486.08
TW=BW 480.82
TW=BW 493.74
G 489.84
TC 490.37
G 489.70
TC 490.29
G 488.57
G 488.5
MATCHLINE - SHEET C-402
MATCHLINE - SHEET C-403

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

30 15 7.5 0 30

1"= 30'

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TRANSPORTATION SERVICES

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	GDP - 0

PROJECT:

INITIAL
SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

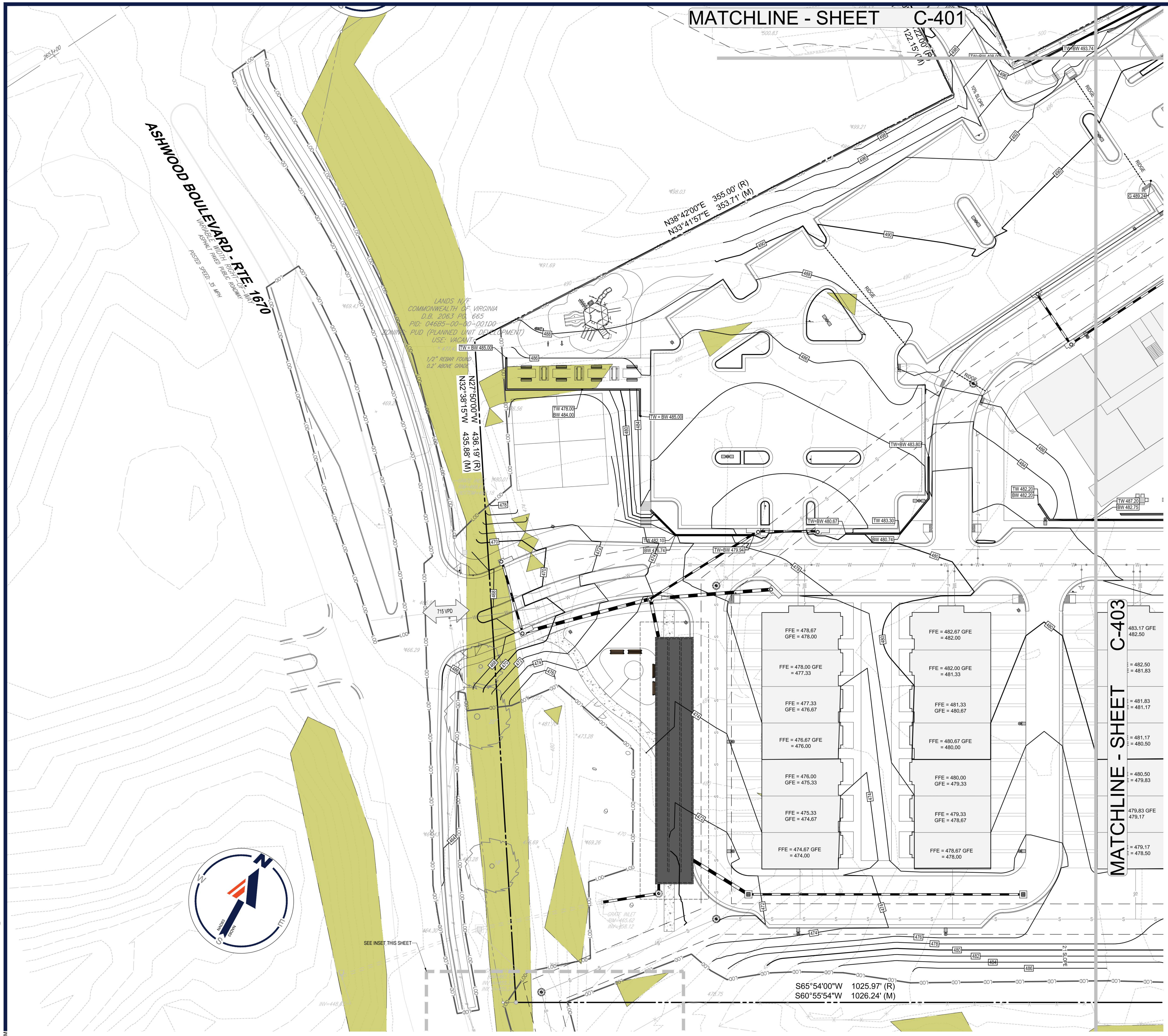
SHEET TITLE:

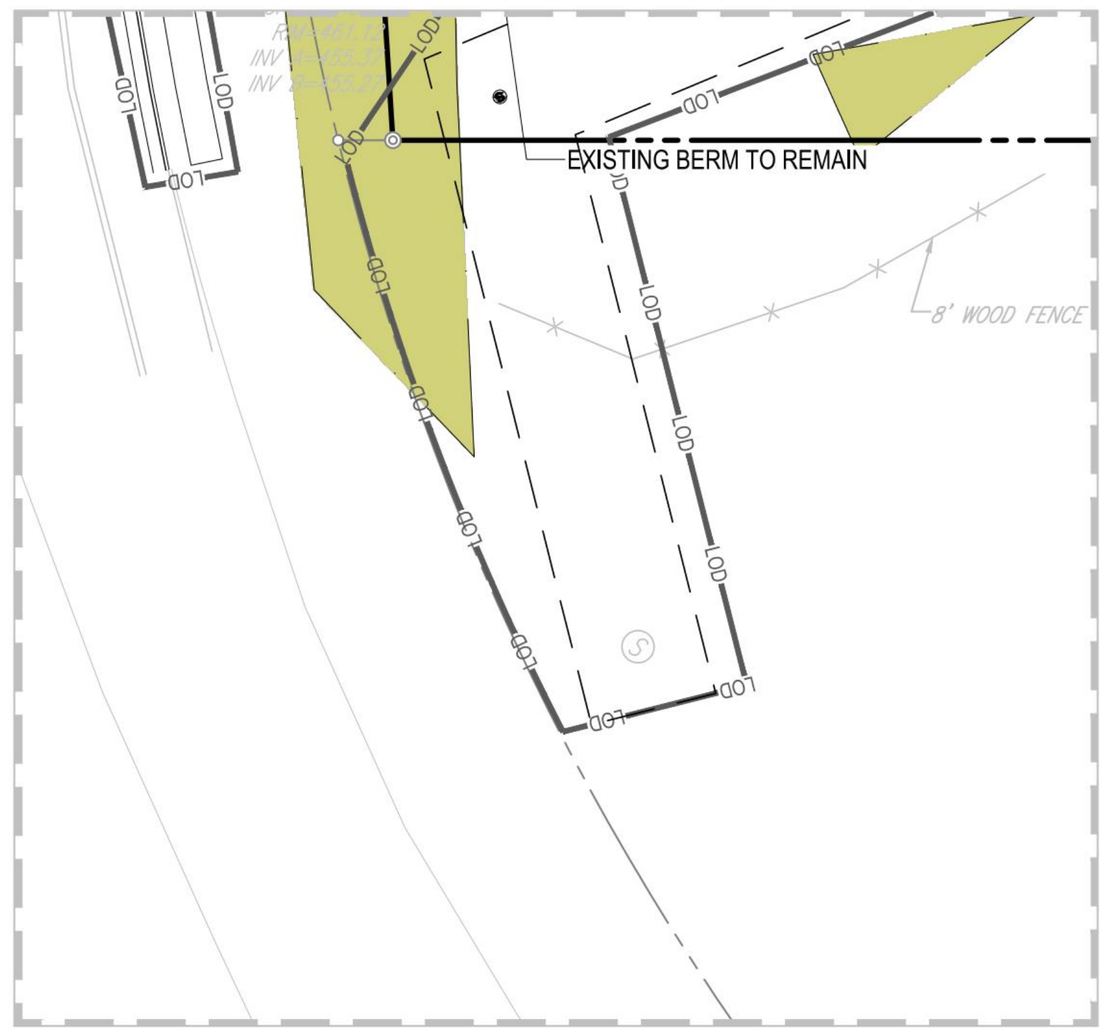
GRADING PLAN

SHEET NUMBER:

C-401

ORG. DATE - 09/30/2021





HATCH LEGEND

🟩	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
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CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	GDP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

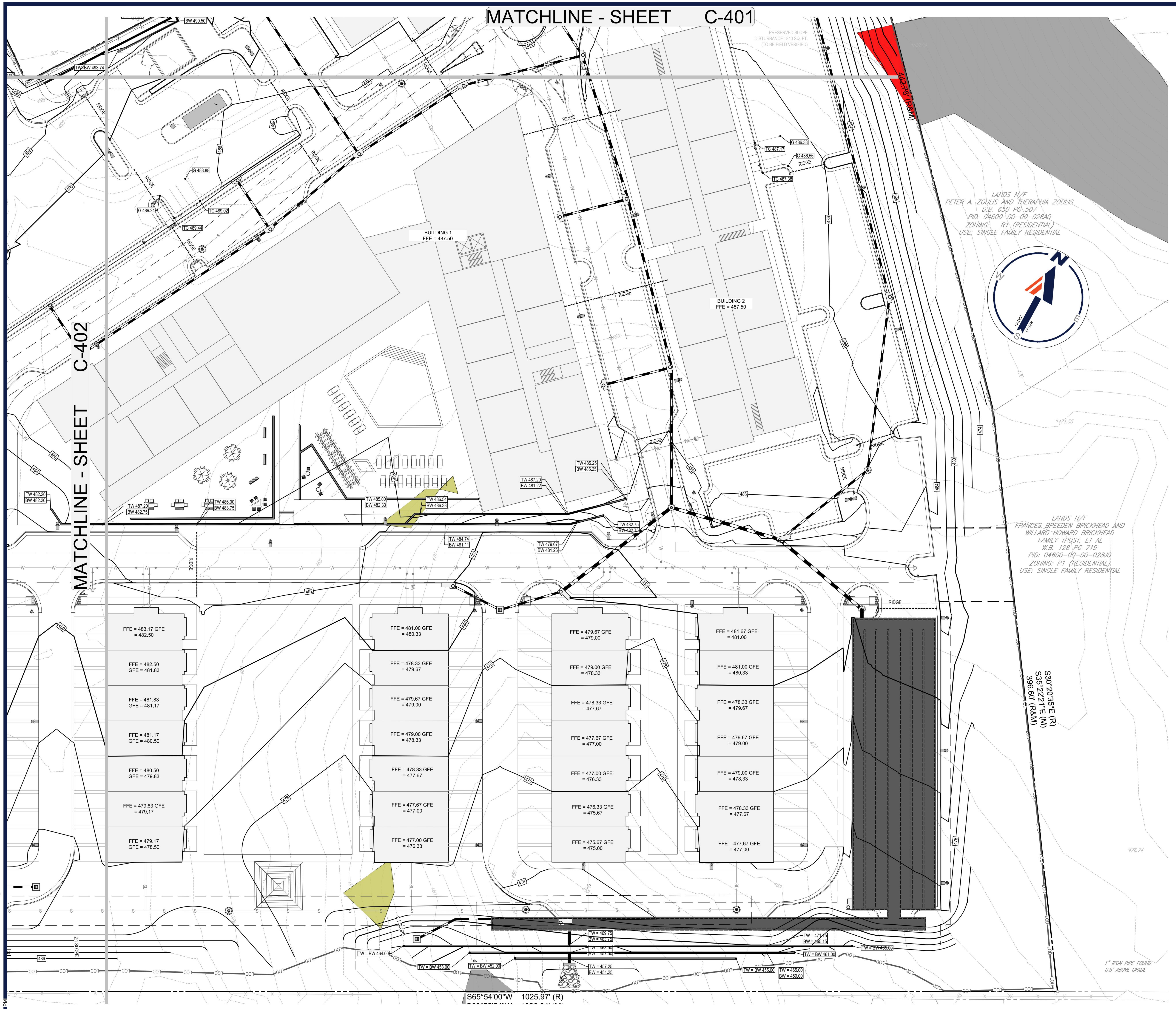
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:
C-402

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-401
MATCHLINE - SHEET C-402
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
442.78' (R&M)
LANDS N/F
PETER A. ZOULIS AND THERAPHIA ZOULIS
D.B. 650 PG 507
PID: 04600-00-00-028A0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
BUILDING 1
FFE = 487.50
BUILDING 2
FFE = 487.50
TW 493.74
BW 490.50
G 488.88
G 489.24
TC 489.02
TC 489.44
G 486.38
TC 487.17
G 486.56
TC 487.38
RIDGE
TW 482.20
BW 482.20
TW 487.20
BW 482.75
TW 486.00
BW 483.75
TW 485.00
BW 482.33
TW 486.54
BW 486.33
TW 487.20
BW 481.22
TW 485.25
BW 485.25
TW 484.74
BW 481.11
TW 482.75
BW 482.75
TW 479.67
BW 481.26
LANDS N/F
FRANCES BREEDEN BRICKHEAD AND
WILLARD HOWARD BRICKHEAD
FAMILY TRUST, ET AL
W.B. 128 PG 719
PID: 04600-00-00-028J0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
S30°20'35"E (R)
S35°22'21"E (M)
396.60' (R&M)
FFE = 483.17 GFE = 482.50
FFE = 482.50 GFE = 481.83
FFE = 481.83 GFE = 481.17
FFE = 481.17 GFE = 480.50
FFE = 480.50 GFE = 479.83
FFE = 479.83 GFE = 479.17
FFE = 479.17 GFE = 478.50
FFE = 481.00 GFE = 480.33
FFE = 478.33 GFE = 479.67
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
FFE = 477.00 GFE = 476.33
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
FFE = 477.00 GFE = 476.33
FFE = 476.33 GFE = 475.67
FFE = 475.67 GFE = 475.00
FFE = 481.67 GFE = 481.00
FFE = 481.00 GFE = 480.33
FFE = 478.33 GFE = 479.67
FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
2:1 SLOPE
TW = BW 464.00
TW = BW 458.00
TW = BW 452.00
TW = 469.75
BW = 463.75
TW = 463.50
BW = 457.50
TW = 457.25
BW = 451.25
TW = 471.15
BW = 465.15
TW = BW 465.00
TW = BW 461.00
TW = BW 455.00
TW = 465.00
BW = 459.00
1" IRON PIPE FOUND 0.5' ABOVE GRADE
S65°54'00"W 1025.97' (R)
LOD
N

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	GDP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

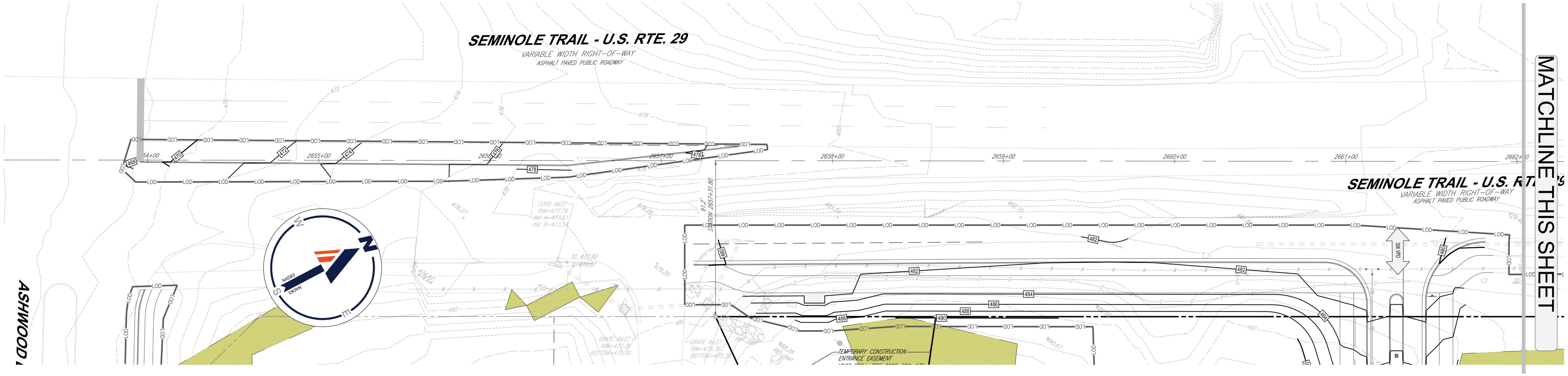
SHEET TITLE:

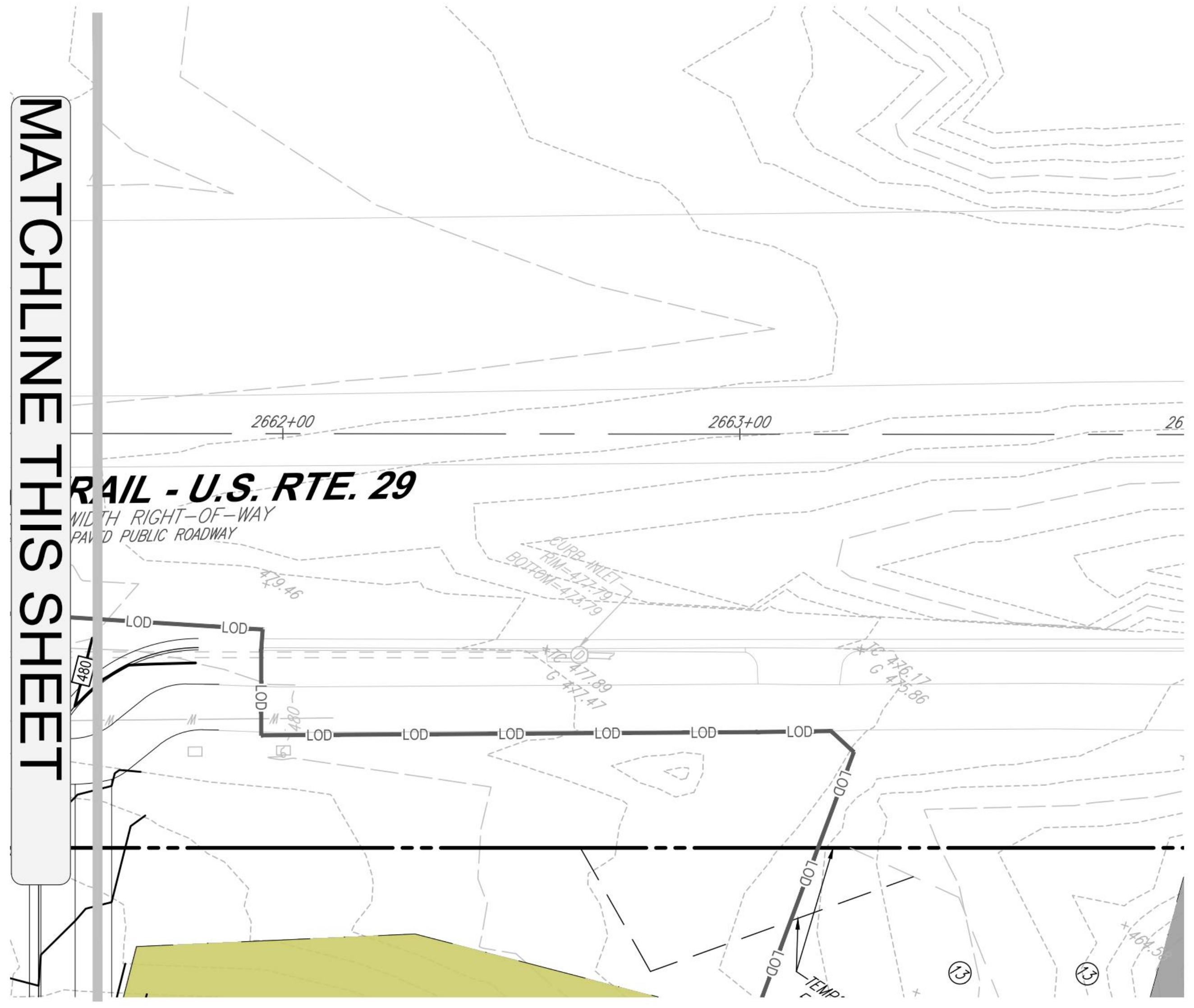
GRADING PLAN

SHEET NUMBER:
C-403

ORG. DATE - 09/30/2021

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_33692\V192076-GDP-0---->LAYOUT: C-403 - GDP
PM


SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
2654+00
2655+00
2657+00
2658+00
2659+00
2660+00
2661+00
2662+00
SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
MATCHLINE THIS SHEET
ASHWOOD
LOD
482
484
486
488
490
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT
NAD83
N



HATCH LEGEND

🟩	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

30 15 7.5 0 30

1"= 30'

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	SSP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

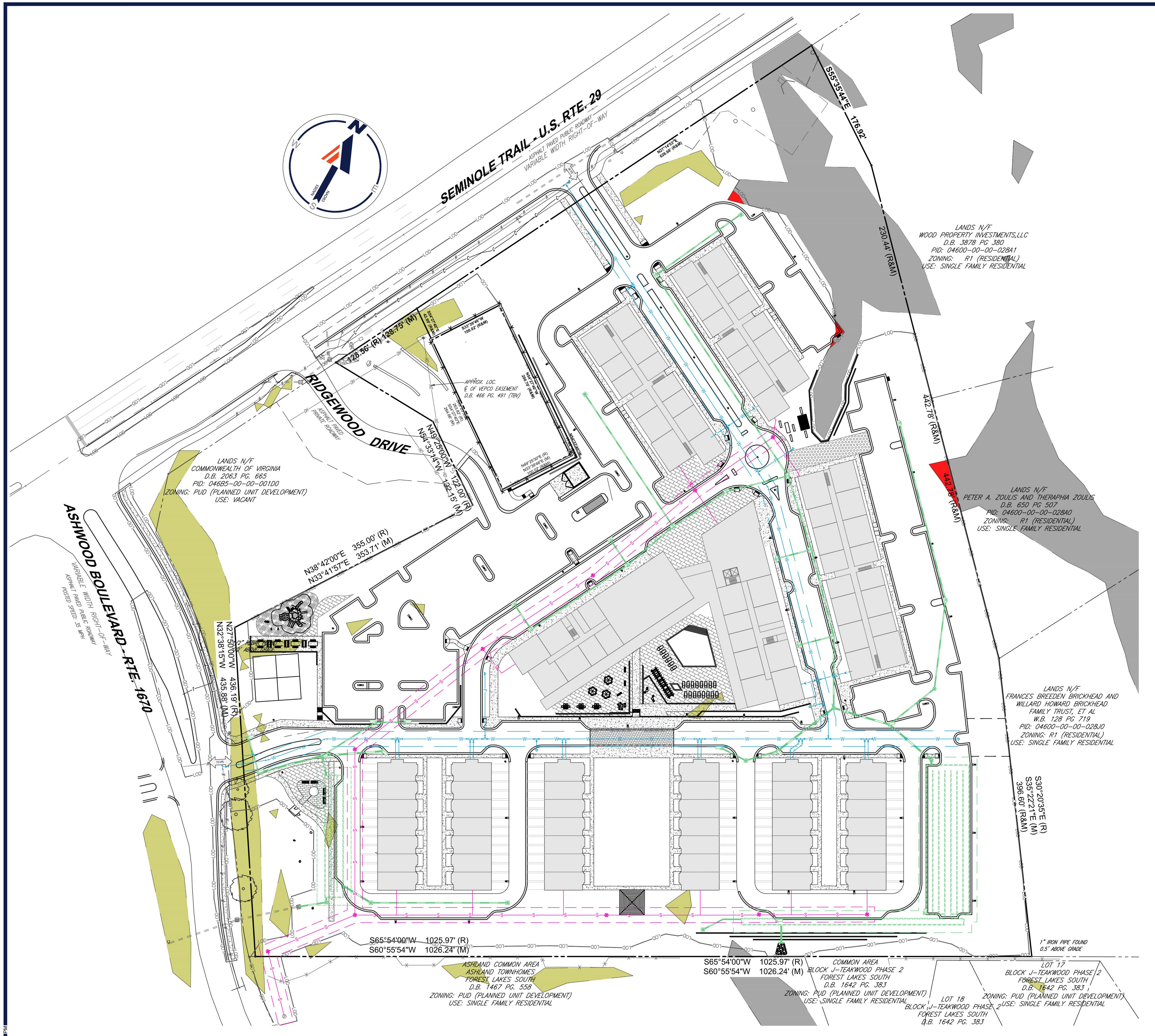
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-404

ORG. DATE - 09/30/2021



HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
—SL—	SANITARY SEWER LATERAL	—SL—
—W—	UNDERGROUND WATER LINE	—W—
—E—	UNDERGROUND ELECTRIC LINE	—E—
—G—	UNDERGROUND GAS LINE	—G—
—OH—	OVERHEAD WIRE	—OH—
—T—	UNDERGROUND TELEPHONE LINE	—T—
—C—	UNDERGROUND CABLE LINE	—C—
= = = =	STORM SEWER	▬ ▬ ▬
—S—	SANITARY SEWER MAIN	—S—
♉	HYDRANT	♉
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
WV ⋈	WATER VALVE	●
□	GAS VALVE	□
☒	GAS METER	☒
▷	TYPICAL END SECTION	▷
⋗ OR ▯	HEADWALL OR ENDWALL	⋗ OR ▯
▣	YARD INLET	▣
▣	CURB INLET	▣
○	CLEAN OUT	○
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
◩	TEST PIT	◩

60 30 15 0 60
1"= 60'

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LAND SURVEYING
PROGRAM MANAGEMENT
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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	UTP-0

PROJECT:

**INITIAL
SITE PLAN**

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

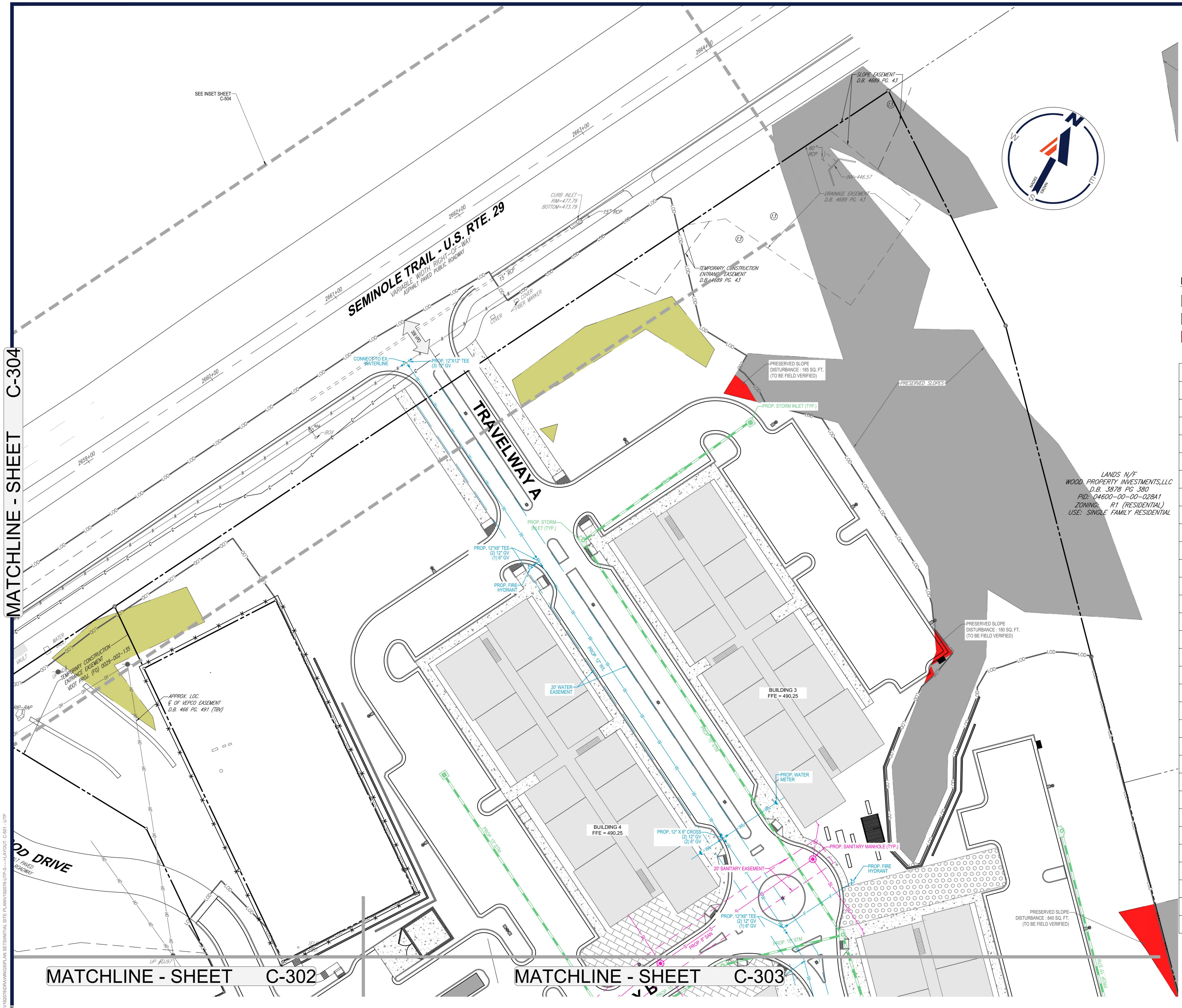
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

**OVERALL
UTILITY
PLAN**

SHEET NUMBER:
C-500

ORG. DATE - 09/30/2021


SEMINOLE TRAIL - U.S. RTE. 29
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
SEE INSET SHEET C-504
TRAVELWAY A
SLOPE EASEMENT D.B. 4689 PG. 43
DRAINAGE EASEMENT D.B. 4689 PG. 43
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT D.B. 4689 PG. 43
CURB INLET RIM=477.79 BOTTOM=473.79
15" RCP
60" RCP
INV=446.57
PRESERVED SLOPE DISTURBANCE : 185 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPE DISTURBANCE : 180 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
PRESERVED SLOPES
PROP. STORM INLET (TYP.)
CONNECT TO EX. WATERLINE
PROP. 12"X12" TEE (3) 12" GV
PROP. 12"X6" TEE (2) 12" GV (1) 6" GV
PROP. FIRE HYDRANT
20' WATER EASEMENT
PROP. 12" WL
PROP. WATER METER
PROP. 12" X 6" CROSS (2) 12" GV (2) 6" GV
20' SANITARY EASEMENT
PROP. SANITARY MANHOLE (TYP.)
PROP. 8" SAN
PROP. 15" STM
BUILDING 3 FFE = 490.25
BUILDING 4 FFE = 490.25
LANDS N/F WOOD PROPERTY INVESTMENTS,LLC D.B. 3878 PG 380 PID: 04600-00-00-028A1 ZONING: R1 (RESIDENTIAL) USE: SINGLE FAMILY RESIDENTIAL
TEMPORARY CONSTRUCTION ENTRANCE EASEMENT VDOT PROJ. (F0) 0029-002-1.35
APPROX. LOC. ℄ OF VEPCO EASEMENT D.B. 466 PG. 491 (TBV)
OD DRIVE
2659+00
2660+00
2661+00
2662+00
2663+00
2664+00
LOD
N
MATCHLINE - SHEET C-304
MATCHLINE - SHEET C-302
MATCHLINE - SHEET C-303

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
- - - - - -	STORM SEWER	▬ ▬ ▬
S	SANITARY SEWER MAIN	S
♁	HYDRANT	♁
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
⋈ WV	WATER VALVE	●
☐	GAS VALVE	☐
☒	GAS METER	☒
⊏	TYPICAL END SECTION	⊏
OR	HEADWALL OR ENDWALL	OR
▦	YARD INLET	▦
▭	CURB INLET	▭
○	CLEAN OUT	○
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
▚	TEST PIT	▚

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	UTP-0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

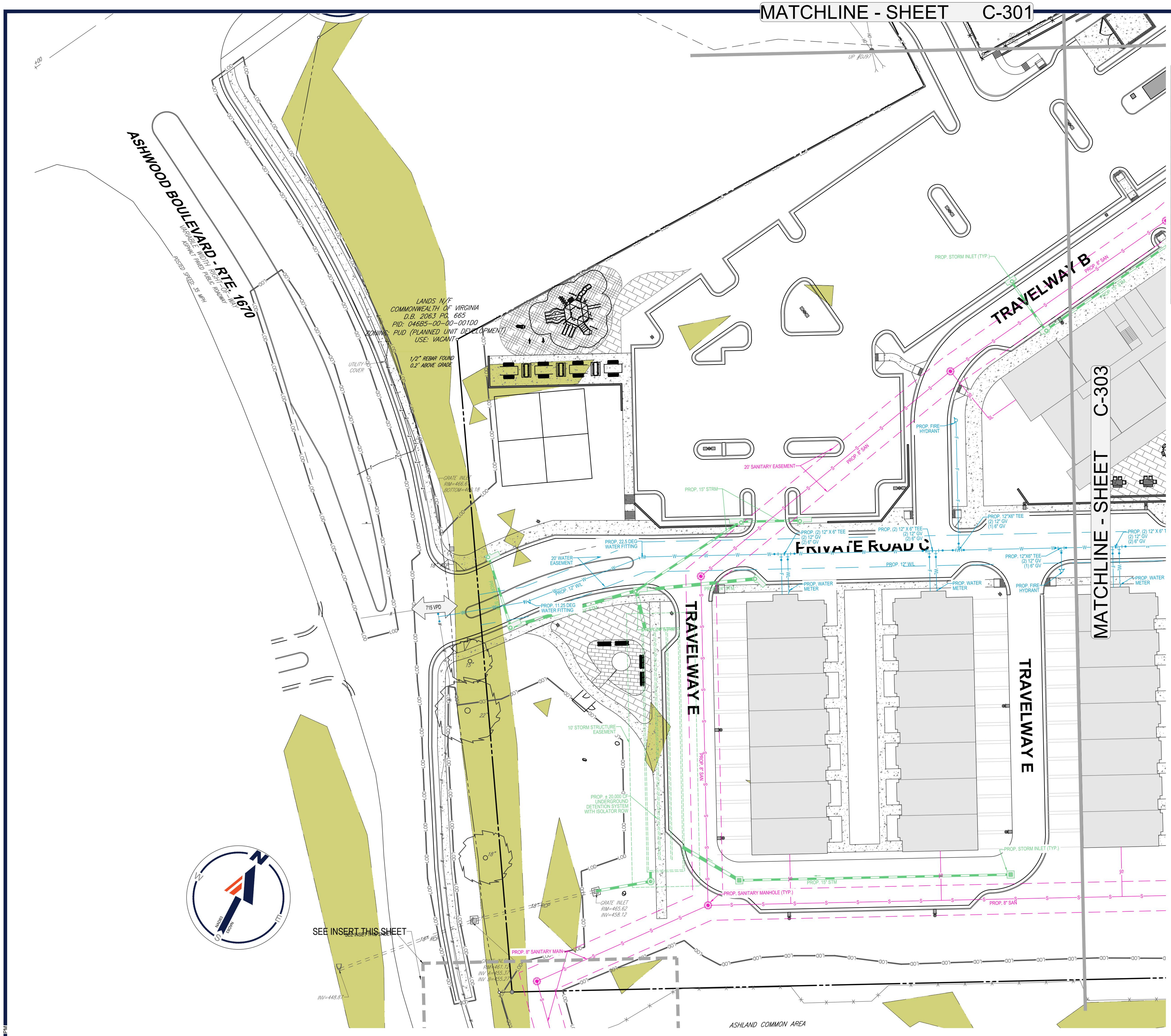
SHEET TITLE:

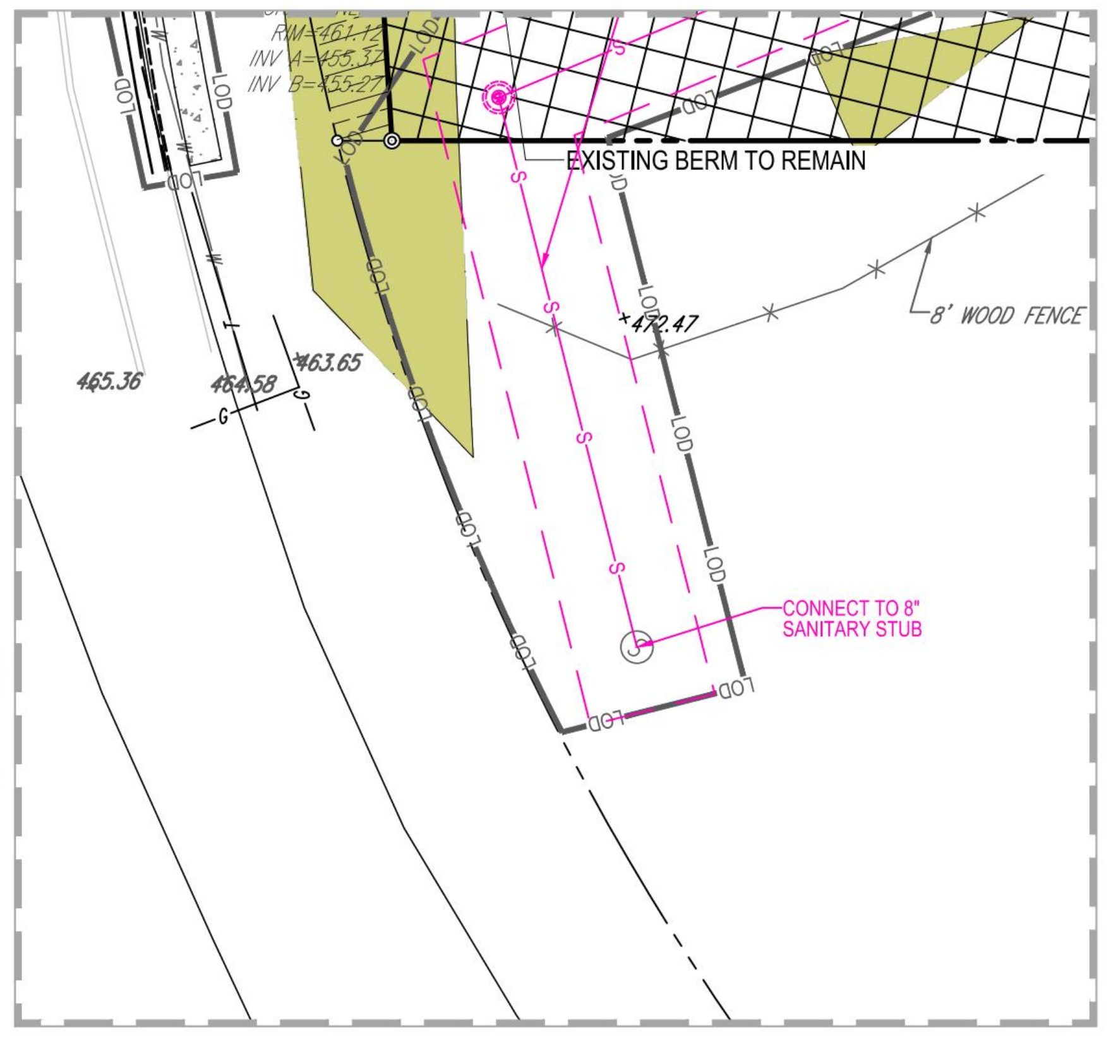
UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 09/30/2021





HATCH LEGEND

🟩	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
WM ⊗	WATER METER	◑
WV ⋈	WATER VALVE	●
☐	GAS VALVE	☐
☒	GAS METER	☒
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
○	CLEAN OUT	○
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
	TEST PIT	

30 15 7.5 0 30

1"= 30'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	UTP-0

PROJECT:

INITIAL
SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

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09/20/2021

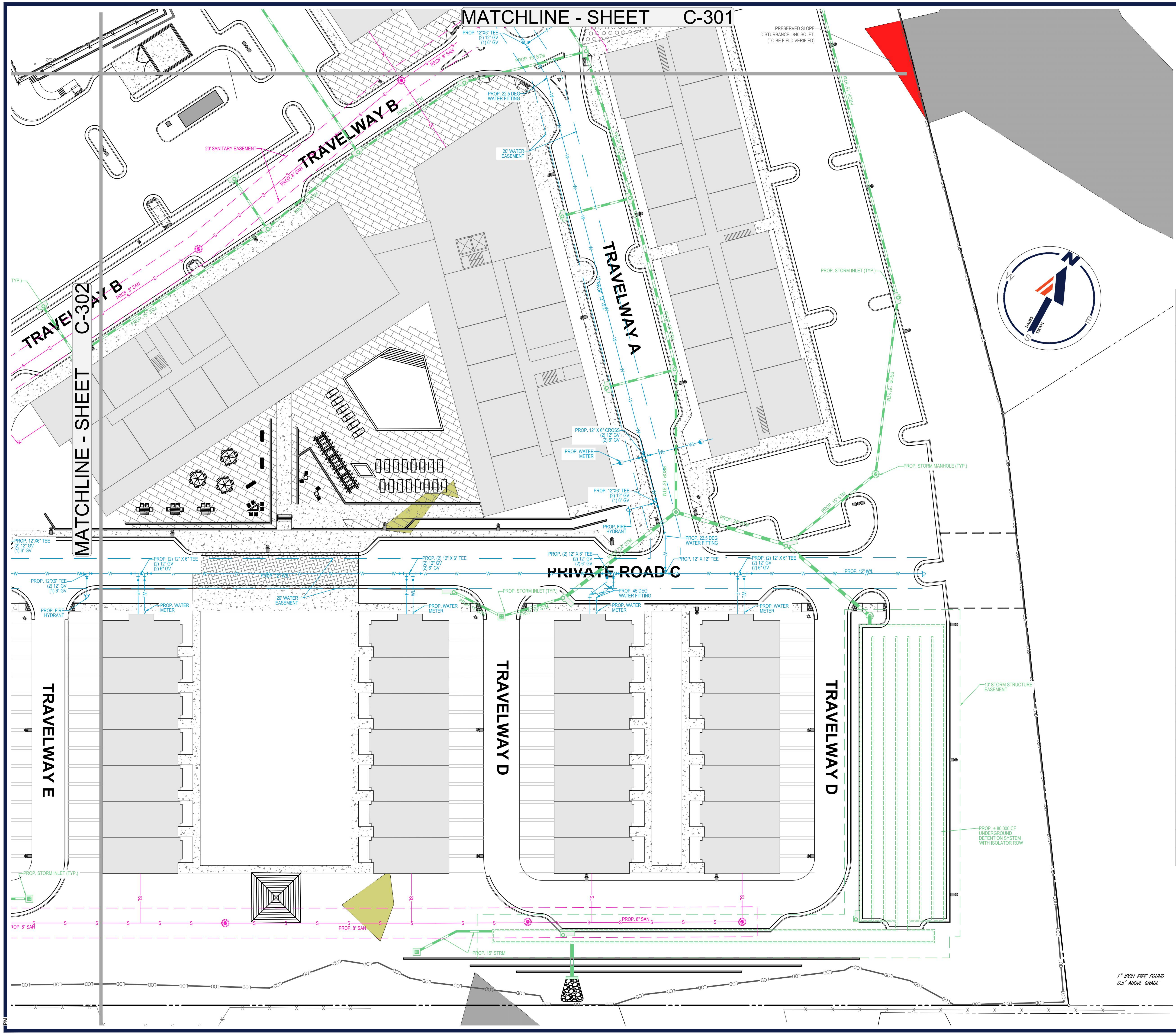
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-502

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-301
MATCHLINE - SHEET C-302
PRESERVED SLOPE DISTURBANCE : 840 SQ. FT. (TO BE FIELD VERIFIED)
PROP. 12"X6" TEE (2) 12" GV (1) 6" GV
PROP. 8" SAN
PROP. 15" STM
PROP. 22.5 DEG WATER FITTING
20' WATER EASEMENT
20' SANITARY EASEMENT
TRAVELWAY B
TRAVELWAY A
PROP. 12" W/L
PROP. 18" STM
PROP. STORM INLET (TYP.)
PROP. 12" X 6" CROSS (2) 12" GV (2) 6" GV
PROP. WATER METER
PROP. FIRE HYDRANT
PROP. STORM MANHOLE (TYP.)
PROP. 24" STM
PROP. 22.5 DEG WATER FITTING
PROP. 12" X 12" TEE
PROP. (2) 12" X 6" TEE (2) 12" GV (2) 6" GV
PROP. 45 DEG WATER FITTING
PRIVATE ROAD C
PROP. 12" W/L
TRAVELWAY E
TRAVELWAY D
TRAVELWAY D
10' STORM STRUCTURE EASEMENT
PROP. ± 80,000 CF UNDERGROUND DETENTION SYSTEM WITH ISOLATOR ROW
PROP. 8" SAN
PROP. 15" STRM
LOD
1" IRON PIPE FOUND 0.5" ABOVE GRADE
N

HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
—SL—	SANITARY SEWER LATERAL	—SL—
—W—	UNDERGROUND WATER LINE	—W—
—E—	UNDERGROUND ELECTRIC LINE	—E—
—G—	UNDERGROUND GAS LINE	—G—
—OH—	OVERHEAD WIRE	—OH—
—T—	UNDERGROUND TELEPHONE LINE	—T—
—C—	UNDERGROUND CABLE LINE	—C—
- - - - -	STORM SEWER	🟩
—S—	SANITARY SEWER MAIN	—S—
⚲	HYDRANT	⚲
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
⋈ WV	WATER VALVE	●
☐	GAS VALVE	☐
☒	GAS METER	☒
▷	TYPICAL END SECTION	▷
⋟ OR	HEADWALL OR ENDWALL	⋟ OR
▦	YARD INLET	▦
⊡	CURB INLET	⊡
○	CLEAN OUT	○
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
⊛	MONITORING WELL	⊛
◩	TEST PIT	◩

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	UTP-0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
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Phone: (804) 893-8200
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RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

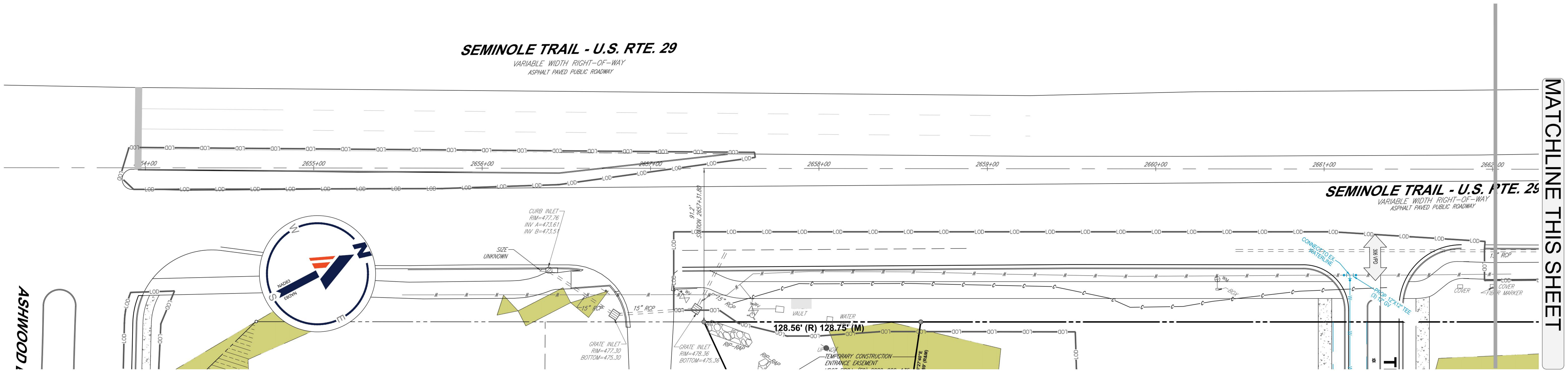
UTILITY PLAN

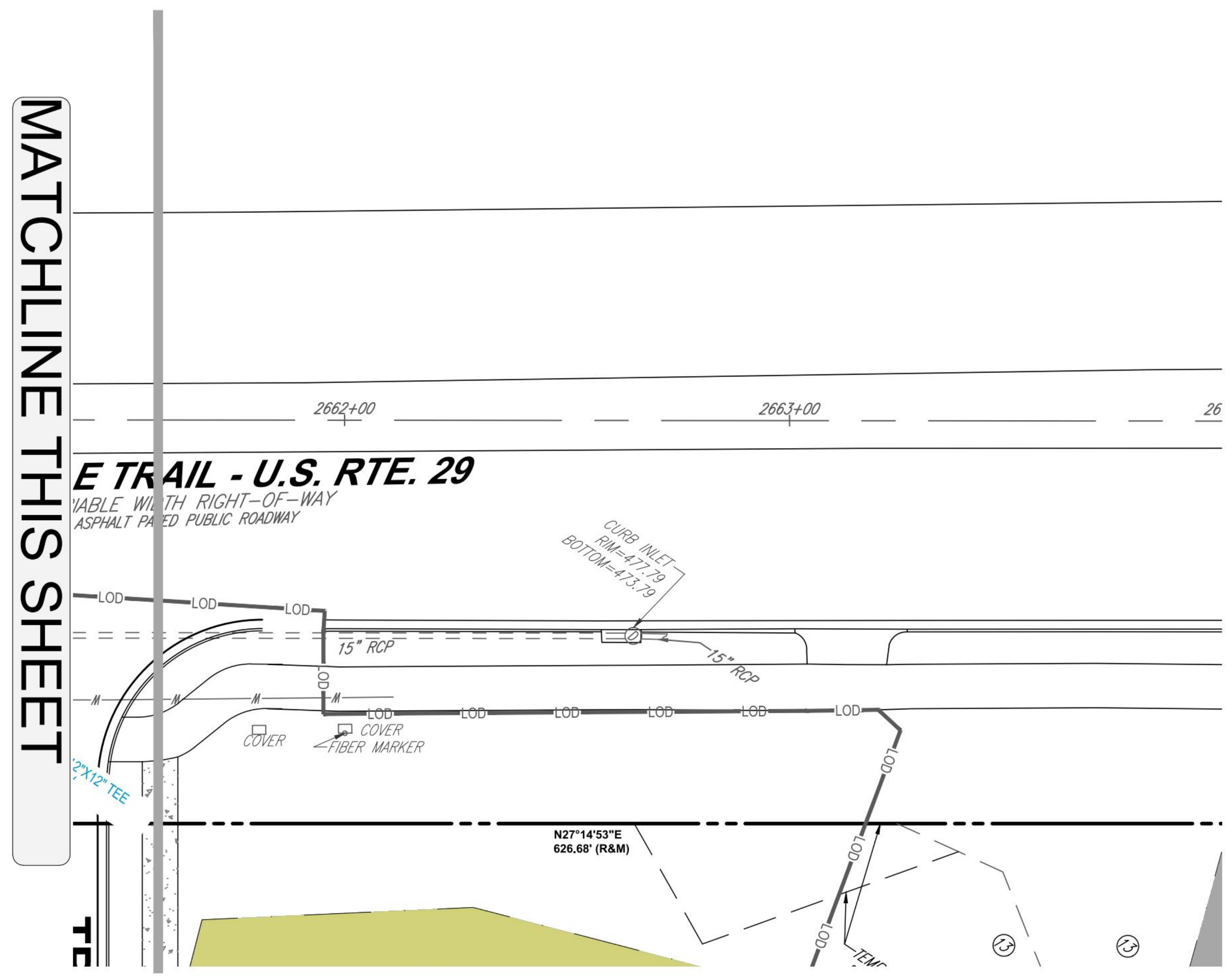
SHEET NUMBER:

C-503

ORG. DATE - 09/30/2021

Sep 19, 2021 H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-UTP-0.---->LAYOUT: C-503 - UTP
PM





HATCH LEGEND

🟨	MANAGED SLOPES
▨	PRESERVED SLOPES
🟥	PRESERVED SLOPE DISTURBANCE (ONLY IN AREAS FOUND TO BE LESS STEEP WITH DATA FROM A FIELD RUN SURVEY)

UTILITY LEGEND

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OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
= = = = = =	STORM SEWER	▬
S	SANITARY SEWER MAIN	S
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
WV ⋈	WATER VALVE	●
☐	GAS VALVE	☐
☒	GAS METER	☒
▷	TYPICAL END SECTION	▷
OR	HEADWALL OR ENDWALL	OR
▦	YARD INLET	▦
	CURB INLET	
○	CLEAN OUT	○
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EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
▚	TEST PIT	▚

30 15 7.5 0 30
1"= 30'

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PROJECT:

INITIAL
SITE PLAN

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ALBEMARLE COUNTY, VA

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Phone: (804) 893-8200

VA@BohlerEng.com

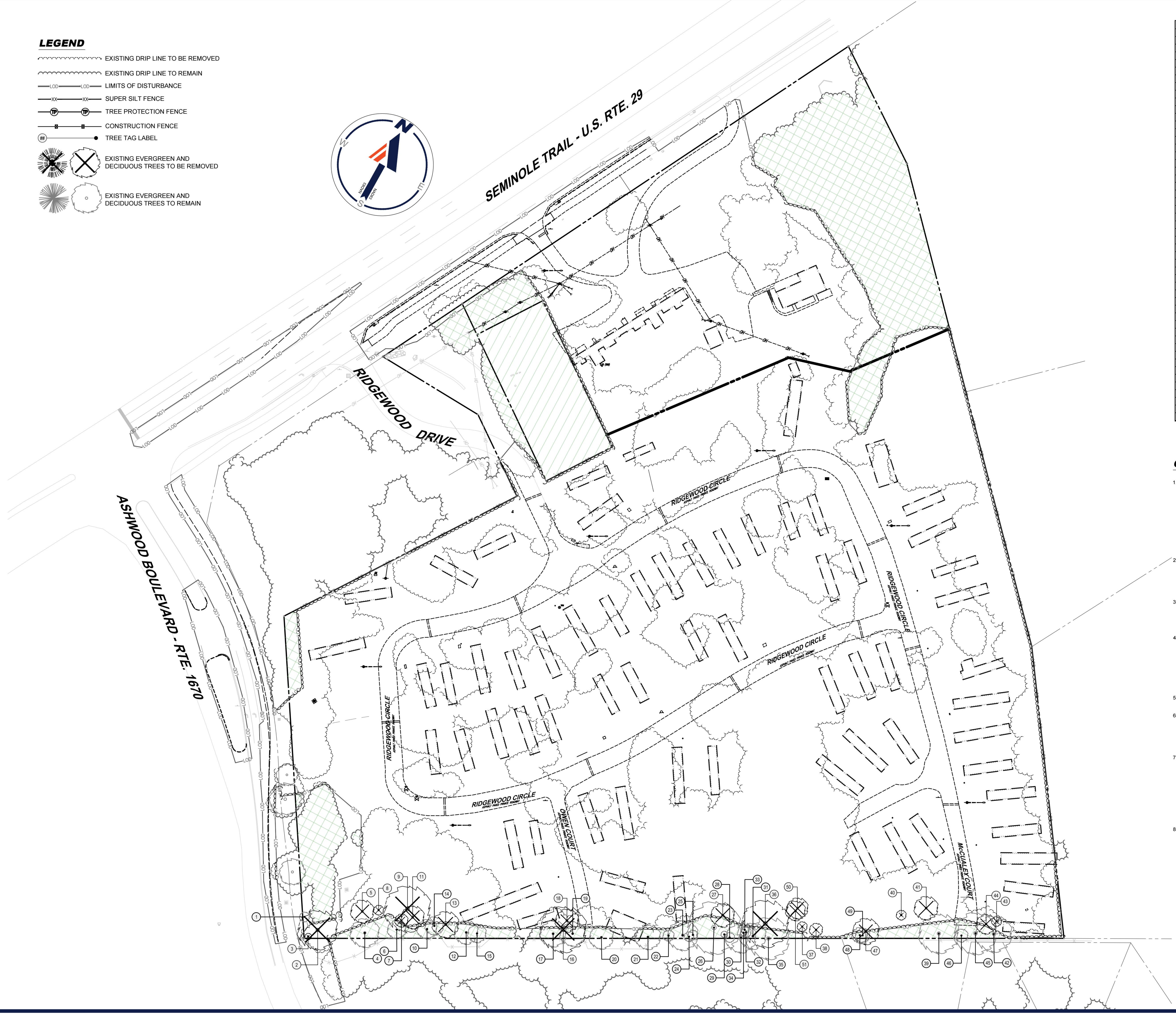
COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:
C-504

ORG. DATE - 09/30/2021



LEGEND

EXISTING DRIP LINE TO BE REMOVED
EXISTING DRIP LINE TO REMAIN
LOD — LIMITS OF DISTURBANCE
XX — SUPER SILT FENCE
TP — TREE PROTECTION FENCE
CONSTRUCTION FENCE
— TREE TAG LABEL
EXISTING EVERGREEN AND DECIDUOUS TREES TO BE REMOVED
EXISTING EVERGREEN AND DECIDUOUS TREES TO REMAIN

TREE INVENTORY TABLE

Tree #	Tree Species	Tree Size DBH
Tree 1	Black Locust	9" PRESERVE
Tree 2	Red Oak	36" REMOVE
Tree 3	Red Maple	6" REMOVE
Tree 4	Red Oak	26" PRESERVE
Tree 5	Red Oak	19" REMOVE
Tree 6	White Oak	14" PRESERVE
Tree 7	White Oak	12" REMOVE
Tree 8	Red Oak	8" REMOVE
Tree 9	Red Oak	40" REMOVE
Tree 10	Red Oak	18" PRESERVE
Tree 11	Red Oak	19" REMOVE
Tree 12	Red Oak	20" PRESERVE
Tree 13	Red Oak	24" REMOVE
Tree 14	Red Oak	14" PRESERVE
Tree 15	Red Maple	14" PRESERVE
Tree 16	Red Oak	41" REMOVE
Tree 17	White Oak	22" PRESERVE
Tree 18	White Oak	19" REMOVE
Tree 19	White Oak	21" PRESERVE
Tree 20	Beech	20" PRESERVE
Tree 21	Beech	22" PRESERVE
Tree 22	White oak	10" PRESERVE
Tree 23	Red Oak	28" PRESERVE
Tree 24	Red Oak	9" PRESERVE
Tree 25	Red Oak	8" PRESERVE
Tree 26	White Oak	50" PRESERVE
Tree 27	Poplar	20" REMOVE
Tree 28	Beech Tree	10" PRESERVE
Tree 29	Hickory	4" PRESERVE
Tree 30	White Oak	28" PRESERVE
Tree 31	Black gum	24" PRESERVE
Tree 32	Locust	10" PRESERVE
Tree 33	Maple	7" PRESERVE
Tree 34	Maple	5" PRESERVE
Tree 35	Oak	38" PRESERVE
Tree 36	Poplar	39" REMOVE
Tree 37	Poplar	9" REMOVE
Tree 38	Poplar	12" REMOVE
Tree 39	Oak	36" PRESERVE
Tree 40	Poplar	9" REMOVE
Tree 41	Poplar	19" REMOVE
Tree 42	Oak	32" PRESERVE
Tree 43	Hickory	9" REMOVE
Tree 44	Beech	18" REMOVE
Tree 45	Red oak	38" PRESERVE
Tree 46	Hickory	11" PRESERVE
Tree 47	Poplar	24" REMOVE
Tree 48	Poplar	14" PRESERVE
Tree 49	Poplar	13" PRESERVE
Tree 50	Poplar	19" REMOVE
Tree 51	Poplar	18" REMOVE

TREE SURVEY PERFORMED ON JUNE 9TH, 2021 BY ISA CERTIFIED ARBORIST NICHOLAS T. GEORGAS (MA-5061A)
HANDHELD GPS UTILIZED TO COLLECT LOCATION POINTS WITH ACCURACY OF 5-12' REPORTED UNDERNEATH TREE CANOPY

GENERAL TREE PROTECTION NOTES

1. PRIOR TO ANY LAND DISTURBANCE, PROTECTIVE BARRIERS, SUCH AS SUPER SILT FENCE A, WELDED WIRE FENCE SHALL BE ERECTED ALONG THE TREE PRESERVATION AREA OF ANY TREE, OR ALONG THE LIMITS OF CLEARING AND GRADING OF ANY GROUP OF TREES, AS APPLICABLE, TO BE PRESERVED. PROTECTIVE BARRIERS SHALL REMAIN SO ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. NO GRADE CHANGES OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. NO CONSTRUCTION TRAFFIC, PARKING OF VEHICLES, OR DISPOSAL OF LIQUIDS IS PERMITTED WITHIN THE TREE PRESERVATION AREA AND ALL PROTECTIVE BARRIERS ARE RECOMMENDED TO DISPLAY TREE PROTECTION SIGNAGE, INSTALLED AT A MINIMUM OF ONE SIGN EVERY FIFTY (50) FEET.
2. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A TRENCHER OR SIMILAR EQUIPMENT ALIGNED RADIALLY TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERTWINED ROOTS OF ADJACENT TREES. THIS EFFORT SHALL TAKE PLACE AND BE COMPLETE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
3. WITHIN FOUR HOURS OF ANY SEVERANCE OF ROOTS, ALL TREE ROOTS THAT HAVE BEEN EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY AND COVERED TEMPORARILY WITH MOIST PEAT MOSS, MOIST BURLAP, OR OTHER MOIST BIODEGRADABLE MATERIAL TO KEEP THEM FROM DRYING OUT UNTIL PERMANENT COVER CAN BE INSTALLED.
4. PRIOR TO COMPLETION OF PHASE 1 EROSION AND SEDIMENT CONTROL CONSTRUCTION ACTIVITY, HAZARD TREES SHALL BE IDENTIFIED BY AN URBAN FORESTER, CERTIFIED ARBORIST, OR LANDSCAPE ARCHITECT, MARKED WITH PAINT, SAW CUT, AND REMOVED. TREES THAT BECOME HAZARD TREES FOLLOWING PHASE 1 EROSION AND SEDIMENT CONTROL CONSTRUCTION ACTIVITY SHALL ALSO BE MARKED WITH PAINT, SAW CUT, AND REMOVED PRIOR TO BOND RELEASE. TREE STUMPS LOCATED WITHIN AREAS OF EXISTING CANOPY AND VEGETATION TO BE PRESERVED OR CONSERVED ON OPEN SPACE PARCELS SHALL BE LEFT INTACT.
5. NO TOXIC MATERIALS, INCLUDING PETROLEUM PRODUCTS, SHALL BE STORED WITHIN 100 FEET OF THE TREE PRESERVATION AREA.
6. SEDIMENT, RETENTION, AND DETENTION BASINS SHALL NOT BE LOCATED WITHIN THE TREE PRESERVATION AREA. SUCH BASINS SHALL NOT DISCHARGE DIRECTLY INTO THE TREE PRESERVATION AREA UNLESS THE DISCHARGE IS TRANSITIONED BACK TO SHEET FLOW PRIOR TO ENTERING THE TREE PRESERVATION AREA OR IS DISCHARGED INTO AN ADEQUATE NATURAL CHANNEL.
7. REMOVAL OF TREES WITHIN THE TREE PRESERVATION AREA IS PROHIBITED EXCEPT UNDER SPECIFIC PERMISSION OF THE COUNTY EXCEPT AS NECESSARY TO ACCOMMODATE FOREST MANAGEMENT TECHNIQUES, PERFORMED BY OR RECOMMENDED BY A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST, THAT ARE NECESSARY TO PROTECT OR ENHANCE THE VIABILITY OF THE CANOPY. SUCH MANAGEMENT TECHNIQUES MAY INCLUDE, WITHOUT LIMITATION, SUCH ACTIONS AS PRUNING AND THE REMOVAL OF VINES, INVASIVE SPECIES, TREES UPROOTED OR DAMAGED BY EXTREME WEATHER CONDITIONS, AND TREES OR LIMBS THAT ARE DISEASED, INSECT-INFESTED, DEAD, OR ARE CONSIDERED A HAZARD TO LIFE OR PROPERTY
8. ALL FINAL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, ACCORDING TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (A300 (PART 1) – PRUNING). ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING. FLUSH CUTS ARE UNACCEPTABLE.

HATCH LEGEND

EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 79,712 SF
COUNTED TOWARD TREE CANOPY REQUIREMENTS

EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 21,840 SF
NOT COUNTED TOWARD TREE CANOPY REQUIREMENTS

60 30 15 0 60
1"= 60'

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CAD I.D.:	DMP - 0

PROJECT:

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RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

OVERALL TREE PRESERVATION PLAN

SHEET NUMBER:

C-700

ORG. DATE - 09/30/2021

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

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

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

09/17/2021

OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

5/1/06 Page 1 of 1

Stresses of Construction

Trees may appear to be inanimate objects, but they are living organisms that are constantly involved in the process of respiration, food processing, and growth. Construction activities expose trees to a variety of stresses resulting in injury ranging from superficial wounds to death. An understanding of these stresses is helpful in planning for tree protection.

1. Surface Impacts: Natural and man-related forces exerted on the tree above the ground can cause significant damage to trees.

   a. Wind damage - Removal of some trees from groups will expose those remaining to greater wind velocities. Trees tend to develop anchorage where it is most needed. Isolated trees develop anchorage rather equally all around, with stronger root development on the side of the prevailing winds. The more a tree is protected from the wind, the less secure is its anchorage. The result of improper thinning is often wind-thrown trees. Selective removal in favor of a single tall tree may also create a lightning hazard.

   b. Excessive pruning - Unprotected trees are often "topped" or carelessly pruned to prevent interference with utility wires or buildings. If too many branches are cut, the tree may not be able to sustain itself. If the pruning is done without considering the growth habit, the tree may lose all visual appeal. If the branches are not pruned correctly, decay may set in.

   c. Trunk damage - Tree trunks are often nicked or scarred by trucks and construction equipment. Such superficial wounds provide access to insects and disease.

2. Root Zone Impacts: Disturbing and delicate relationship between soil, roots, and the rest of the tree can damage or kill a tree. The roots of an existing tree are established in an area where essential materials (water, oxygen, and nutrients) are present. The mass of the root system is the correct size to balance the intake of water from the soil with the transpiration of water from the leaves.

   a. Raising the grade as little as 6 inches can retard the normal exchange of air and gases. Roots may suffocate due to lack of oxygen, or be damaged by toxic gases and chemicals released by soil bacteria.

   b. Raising the grade may also elevate the water table. This can cause drowning of the deeper roots.

   c. Lowering the grade is not usually as damaging as raising it. However, even shallow cuts of 6 to 8 inches will remove most of the topsoil, removing some feeder roots and exposing the rest to drying and freezing.

   d. Deep cuts may sever a large portion of the root system, depriving the tree of water and increasing the chance of wind-throw.

   e. Lowering the grade may lower the water table, inducing drought. This is a problem in large roadway cuts or underdrain installations.

   f. Trenching or excavating through a tree's root zone can eliminate as much as 40 percent of the root system. Trees suffering such damage usually die within 2 to 5 years.

   g. Compaction of the soil within the drip line (even a few feet beyond the drip line) of a tree by equipment operation, materials storage, or paving can block off air and water from roots.

   h. Construction chemicals or refuse disposed of in the soil can change soil chemistry or be toxic to trees. Most damage to trees from construction activities is due to the invisible root zone stresses.

Site Planning for Tree Protection

1. If lot size allows, select trees to be saved before siting the building. No tree should be destroyed or altered until the design of buildings and utility systems is final.

2. Critical areas, such as flood plains, steep slopes, and wetlands, should be left in their natural condition or only partially developed as open space.

3. Locate roadways to cause the least damage to valuable stands. Follow original contours, where feasible, to minimize cuts and fills.

4. Minimize trenching by locating several utilities in the same trench. Excavations for basements and utilities should be kept away from the drip line of trees.

5. Construction material storage areas and worker parking should be noted on the site plan, and located where they will not cause compaction over roots.

6. When retaining existing trees in parking areas, leave enough ground ungraded beyond the drip line of the tree to allow for its survival.

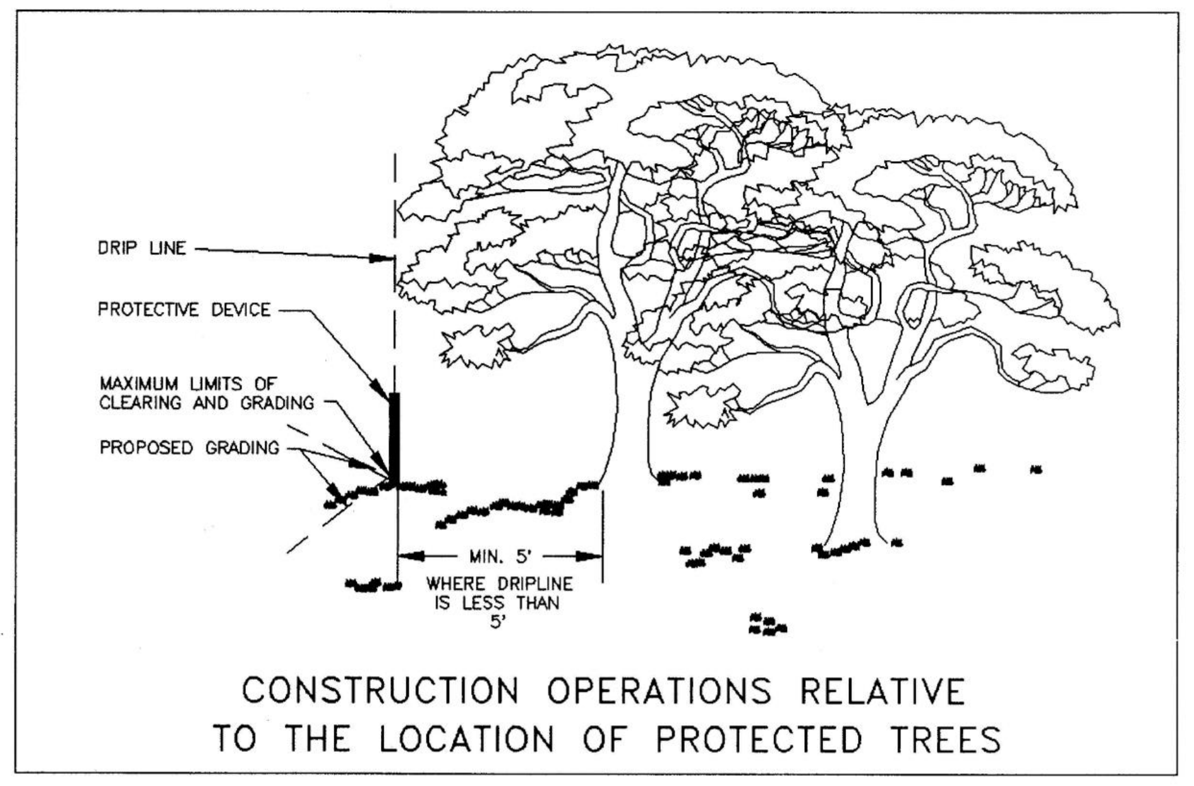
7. Locate erosion and sediment control measures at the limits of clearing and not in wooded areas, to prevent deposition of sediment within the drip line of trees being preserved. Sediment basins should be constructed in the natural terrain, if possible, rather than in locations where extensive grading and tree removal will be required.

Specifications

1. Groups of trees and individual trees selected for retention shall be accurately located on the plan and designated as "tree(s) to be saved." Individual specimens that are not part of a tree group shall also have their species and diameter noted on the plan.

2. At a minimum, the limits of clearing shall be located outside the drip line of any tree to be retained and, in no case, closer than 5 feet to the trunk of any tree (Plate 3.38-1).

3. Marking: Prior to construction and before the preconstruction conference, individual trees and stands of trees to be retained within the limits of clearing shall be marked at a height visible to equipment operators. According to the Virginia Department of Forestry, a diagonal slash of brightly colored paint approximately 8 to 10 inches in length is a common practice in areas where an accidental or purposeful alteration of the proper markings is a concern. In most situations, such as an area which is supposed to receive formal landscaping, a surveyor's ribbon or a similar material applied at a reasonable height encircling the tree will suffice.


DRIP LINE
PROTECTIVE DEVICE
MAXIMUM LIMITS OF CLEARING AND GRADING
PROPOSED GRADING
MIN. 5' WHERE DRIPLINE IS LESS THAN 5'

CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

Source: Public Facilities Manual, Vol. III, Fairfax Co., Va., 1976 Plate 3.38-1

4. Pre-Construction Conference: During any preconstruction conference, tree preservation and protection measures should be reviewed with the contractor as they apply to that specific project.

5. Equipment Operation and Storage: Heavy equipment, vehicular traffic, or stockpiles of any construction materials (including topsoil) shall not be permitted within the drip line of any tree to be retained. Trees being removed shall not be felled, pushed or pulled into trees being retained. Equipment operators shall not clean any part of their equipment by slamming it against the trunks of trees to be retained.

6. Fires: Fires shall not be permitted within 100 feet from the drip line of any trees to be retained. Fires shall be limited in size to prevent adverse effects on trees, and kept under surveillance.

7. Storage and Disposal of Toxic Materials: No toxic materials shall be stored closer than 100 feet to the drip line of any trees to be retained. Paint, acid, nails, gypsum board, wire, chemicals, fuels, and lubricants shall not be disposed of in such a way as to injure vegetation.

8. Fencing and Armoring (Plate 3.38-2): Any device may be used which will effectively protect the roots, trunk and tops of trees retained on the site. However, trees to be retained within 40 feet of a proposed building or excavation shall be protected by fencing. Personnel must be instructed to honor protective devices. The devices described are suggested only, and are not intended to exclude the use of other devices which will protect the trees to be retained.

   a. Snow Fence - Standard 40-inch high snow fence shall be placed at the limits of clearing on standard steel posts set 6 feet apart.

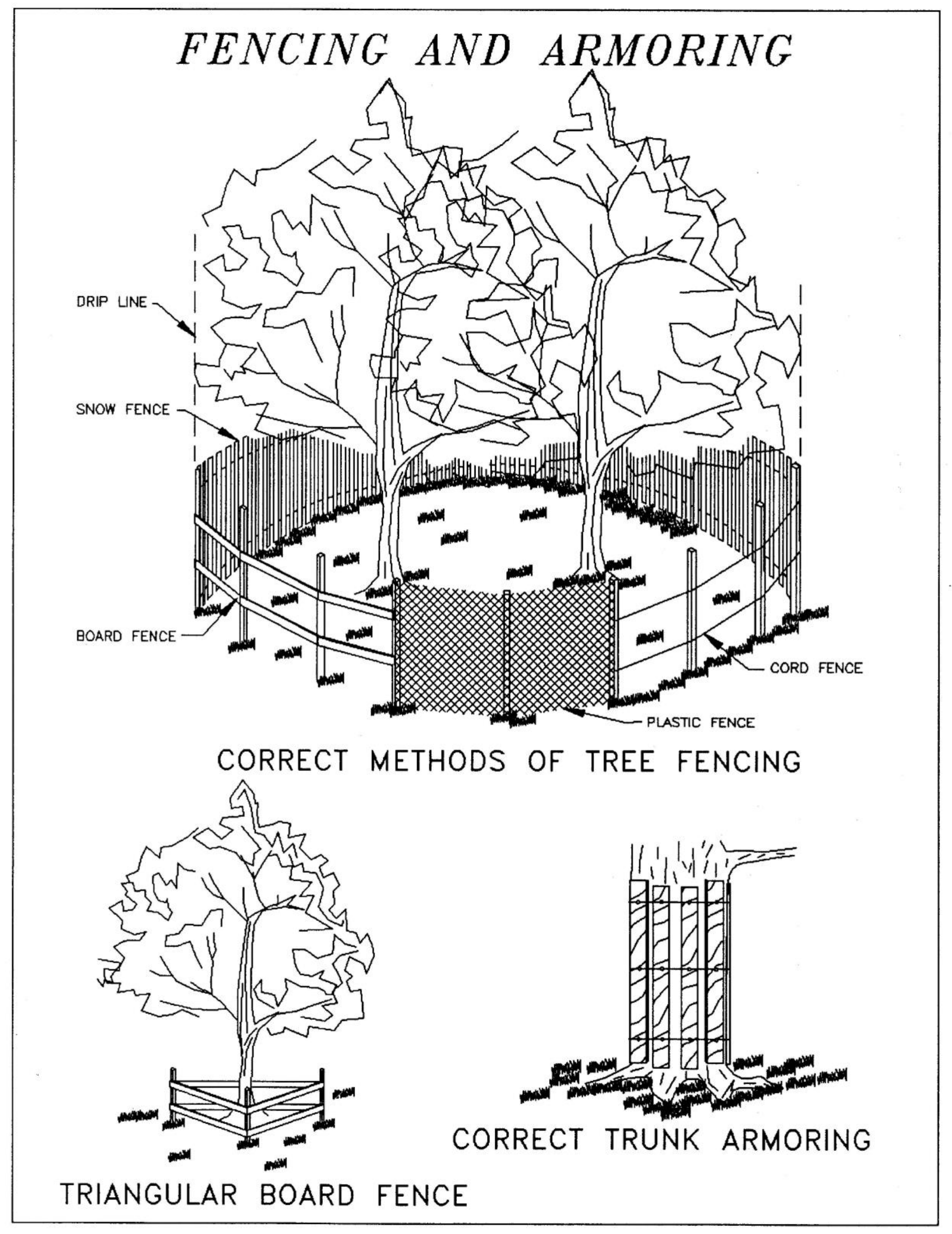
   b. Board Fence - Board fencing consisting of 4-inch square posts set securely in the ground and protruding at least 4 feet above the ground shall be placed at the limits of clearing with a minimum of two horizontal boards between posts. If it is not practical to erect a fence at the drip line, construct a triangular fence nearer the trunk. The limits of clearing will still be located at the drip line, since the root zone within the drip line will still require protection.

   c. Cord Fence - Posts with a minimum size of 2 inches square or 2 inches in diameter set securely in the ground and protruding at least 4 feet above the ground shall be placed at the limits of clearing with two rows of cord 1/4-inch or thicker at least 2 feet apart running between posts with strips of colored surveyor's flagging tied securely to the string at intervals no greater than 3 feet.

   d. Plastic Fencing - 40-inch high "international orange" plastic (polyethylene) web fencing secured to conventional metal "T" or "U" posts driven to a minimum depth of 18 inches on 6-foot minimum centers shall be installed at the limits of clearing. The fence should have the following minimum physical qualities:

Tensile yield:	Average 2,000 lbs. per 4-foot width (ASTM D638)
Ultimate tensile yield:	Average 2,900 lbs. per 4-foot width (ASTM D638)
Elongation at break (%):	Greater than 1000% (ASTM D638)
Chemical resistance:	Inert to most chemicals and acids

   e. Earth Berms - Temporary earth berms shall be constructed according to specifications for a TEMPORARY DIVERSION DIKE (Std. & Spec. 3.9) with the base of the berm on the tree side located along the limits of clearing. Earth berms may not be used for this purpose if their presence will conflict with drainage patterns.



Source: Va. DSWC Plate 3.38-2

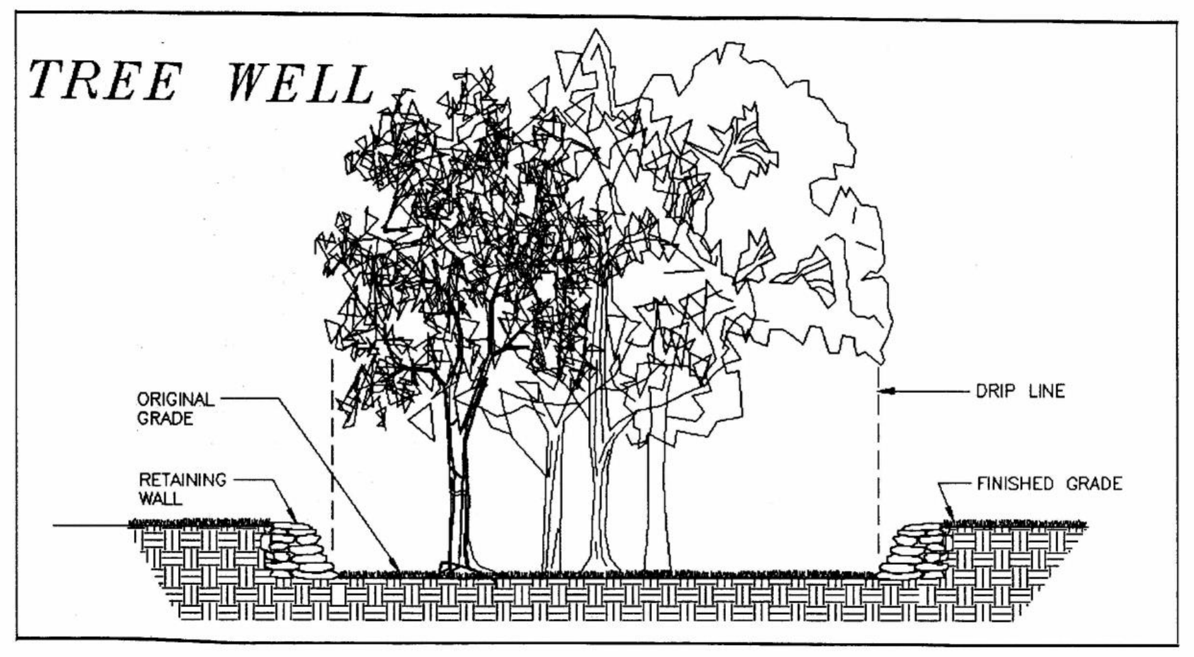
   f. Additional Trees - Additional trees may be left standing as protection between the trunks of the trees to be retained and the limits of clearing. However, in order for this alternative to be used, the trunks of the trees in the buffer must be no more than 6 feet apart to prevent passage of equipment and material through the buffer. These additional trees shall be reexamined prior to the completion of construction and either be given sufficient treatment to ensure survival or be removed.

   g. Trunk Armoring - As a last resort, a tree trunk can be armored with burlap wrapping and 2-inch studs wired vertically no more than 2 inches apart to a height of 5 feet encircling the trunk. If this alternative is used, the root zone within the drip line will still require protection. Nothing should ever be nailed to a tree.

Fencing and armoring devices shall be in place before any excavation or grading is begun, shall be kept in good repair for the duration of construction activities, and shall be the last items removed during the final cleanup after the completion of the project.

9. Raising the grade: When the ground level must be raised around an existing tree or tree group, the following considerations shall be made and steps taken to adequately care for the affected tree.

   a. A well may be created around the tree(s) slightly beyond the drip line to retain the natural soil in the area of the feeder roots (Plate 3.38-3).



Source: Va. DSWC Plate 3.38-3

   b. In the case of an individual tree, when the above alternative is not practical or desirable, the following method is recommended to ensure survival of the tree (Plate 3.38-4).

      1) Before making the fill, remove the green vegetation, sod, leaf litter, and other organic matter from beneath the tree or trees to a distance of 3 feet beyond the drip line and loosen the surface soil to a depth of approximately 3 inches without damaging the roots.

      2) Apply fertilizer in the root area of the tree to be retained. Fertilizer formulations and application rates and methods shall conform to the guidelines provided in Table 3.38-A.

      3) The dry well shall be constructed so as to allow for tree trunk diameter growth. A space of at least 1 foot between the tree trunk and the well wall is adequate for large, old, slow-growing trees. Clearance for younger trees shall be at least 2 feet.

      4) The well shall be high enough to bring the top just above the level of the proposed fill. The well wall shall taper slightly away from the tree trunk at a rate of 1 inch per foot of wall height.

      5) The well wall shall be constructed of large stones, brick, building tile, concrete blocks, or cinder blocks with care being taken to ensure that ample openings are left through the wall of the well to allow for free movement of air and water. Mortar shall only be used near the top of the well and only above the porous fill.

      6) Drain lines composed of 4-inch, high-quality drain tiles shall begin at the lowest point inside the well and extend outward from the tree trunk in a wheel-and-spoke pattern with the trunk as the hub. These radial drain lines shall slope away from the well at a rate of 1/8 inch per foot. The circumferential line of tiles should be located beneath the drip line of the tree. Vertical tiles or pipes shall be placed over the intersections of the two tile systems if a fill of more than 2 feet is contemplated. These vertical tiles shall be held in place with stone fill. Tile joints shall be tight. A few radial tiles shall extend beyond each intersection and shall slope sharply downward to ensure good drainage.

      7) Tar paper or its approved equivalent shall be placed over the tile and/or pipe joints to prevent clogging, and large stone shall be placed around and over drain tiles and/or pipes for protection.

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PROJECT No.: V192076
DRAWN BY: MEG / PM
CHECKED BY: RTY
DATE: 09/30/2021
CAD I.D.: DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

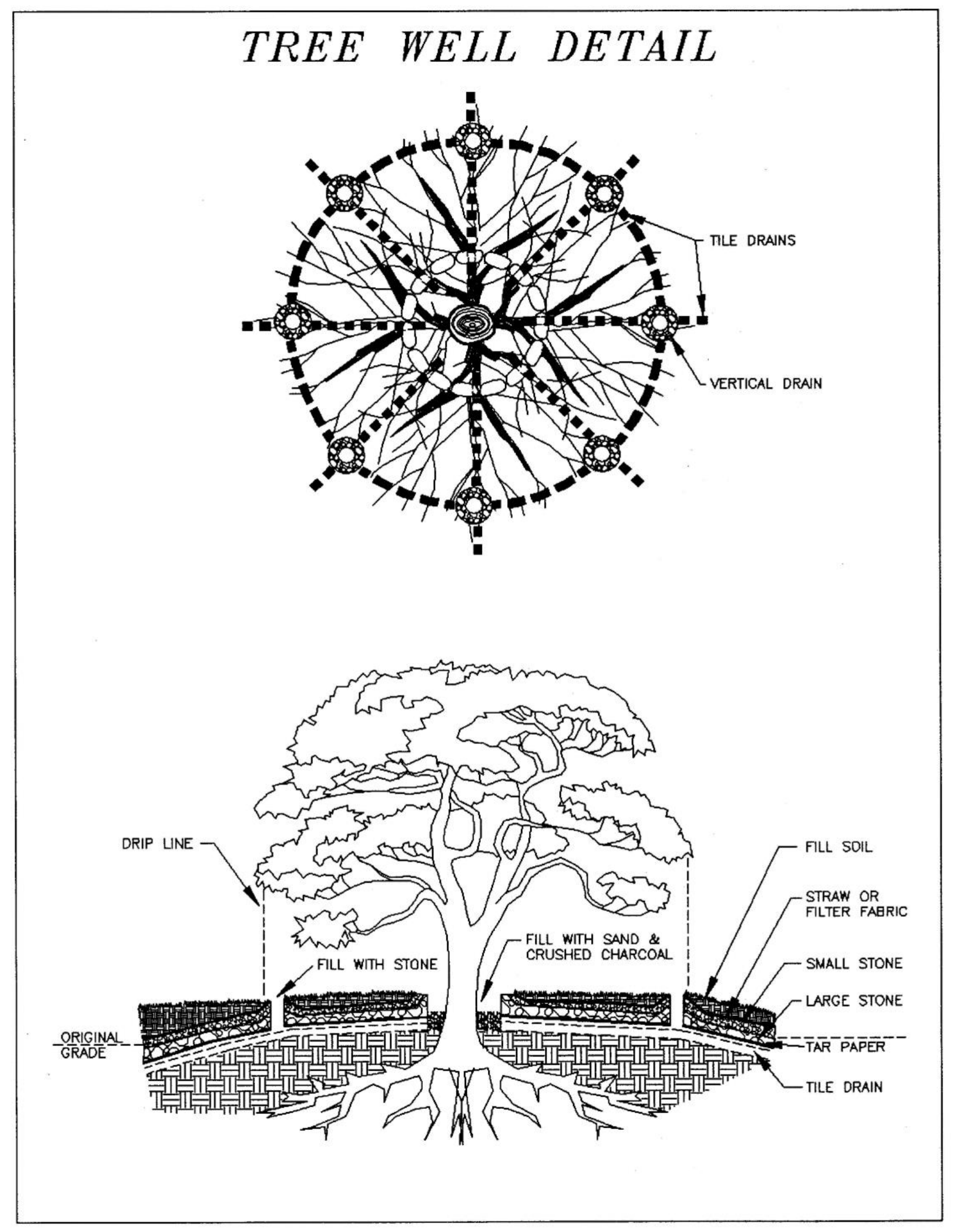
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:
TREE PRESERVATION NOTES & DETAILS

SHEET NUMBER:
C-701

ORG. DATE - 09/30/2021

TREE WELL DETAIL



Source: Adapted from Tree Maintenance, 5th ed., Pirone, 1978. Plate 3.38-4

8) A layer of 2- to 6-inches of stone shall be placed over the entire area under the tree from the well outward at least as far as the drip line. For fills up to 2-feet deep, a layer of stone 8- to 12-inches thick should be adequate. A thicker layer of this stone, not to exceed 30 inches, will be needed for deeper fills.

9) A layer of 3/4-inch to 1-inch stone covered by straw, fiber-glass mat or a manufactured filter fabric shall be used to prevent soil from clogging the space between stones. Cinders shall not be used as fill material.

10) Filling shall be completed with porous soil such as topsoil until the desired grade is reached. This soil shall be suitable to sustain specified vegetation.

11) To prevent clogging of the drain lines, crushed stone shall be placed inside the dry well over the openings of the radial tiles. Vertical tiles shall also be filled with crushed rock and may also be covered with a screen.

12) To prevent anyone from falling into the dry well and leaves and debris from accumulating there, the area between the trunk and the well wall shall either be covered by an iron grate or filled with a 50-50 mixture of crushed charcoal and sand. (This will also prevent rodent infestation and mosquito breeding.)

c. Where water drainage through the soil is not a problem, coarse gravel in the fill may be substituted for the tile. This material has sufficient porosity to ensure air drainage. Instead of the vertical tiles or pipes in the system, stones, crushed rock, and gravel may be added so that the upper level of these porous materials slants toward the surface in the vicinity below the drip line (Plate 3.38-5).

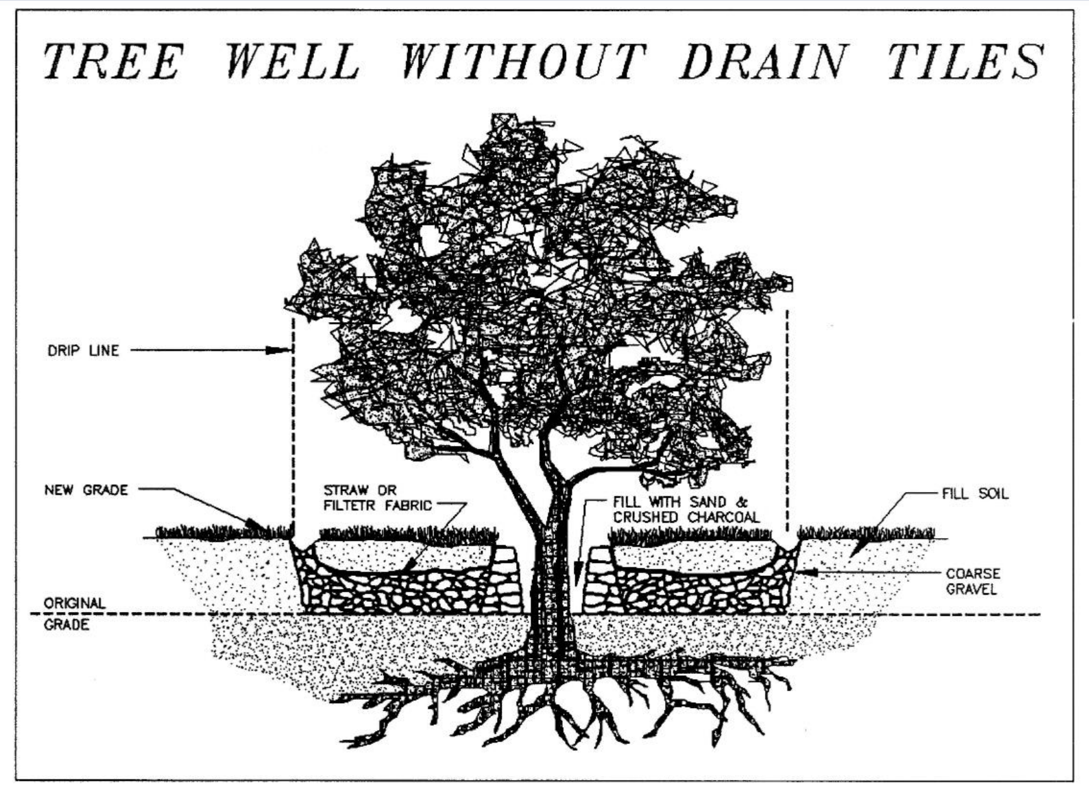
d. Raising the grade on only one side of a tree or group of trees may be accomplished by constructing only half of one of these systems.

10. Lowering the grade: Trees shall be protected from harmful grade cuts by the construction of a tree wall (Plate 3.38-6).

a. Following excavation, all tree roots that are exposed and/or damaged shall be trimmed cleanly, painted with tree paint, and covered with moist peat moss, burlap, or other suitable material to keep them from drying out.

b. The wall shall be constructed of large stones, brick, building tile, or concrete block or cinder block in accordance with the detail in Plate 3.38-6.

TREE WELL WITHOUT DRAIN TILES



Source: Va. DSWC Plate 3.38-5

c. Backfill with peat moss or other organic material or with topsoil to retain moisture and aid in root development.

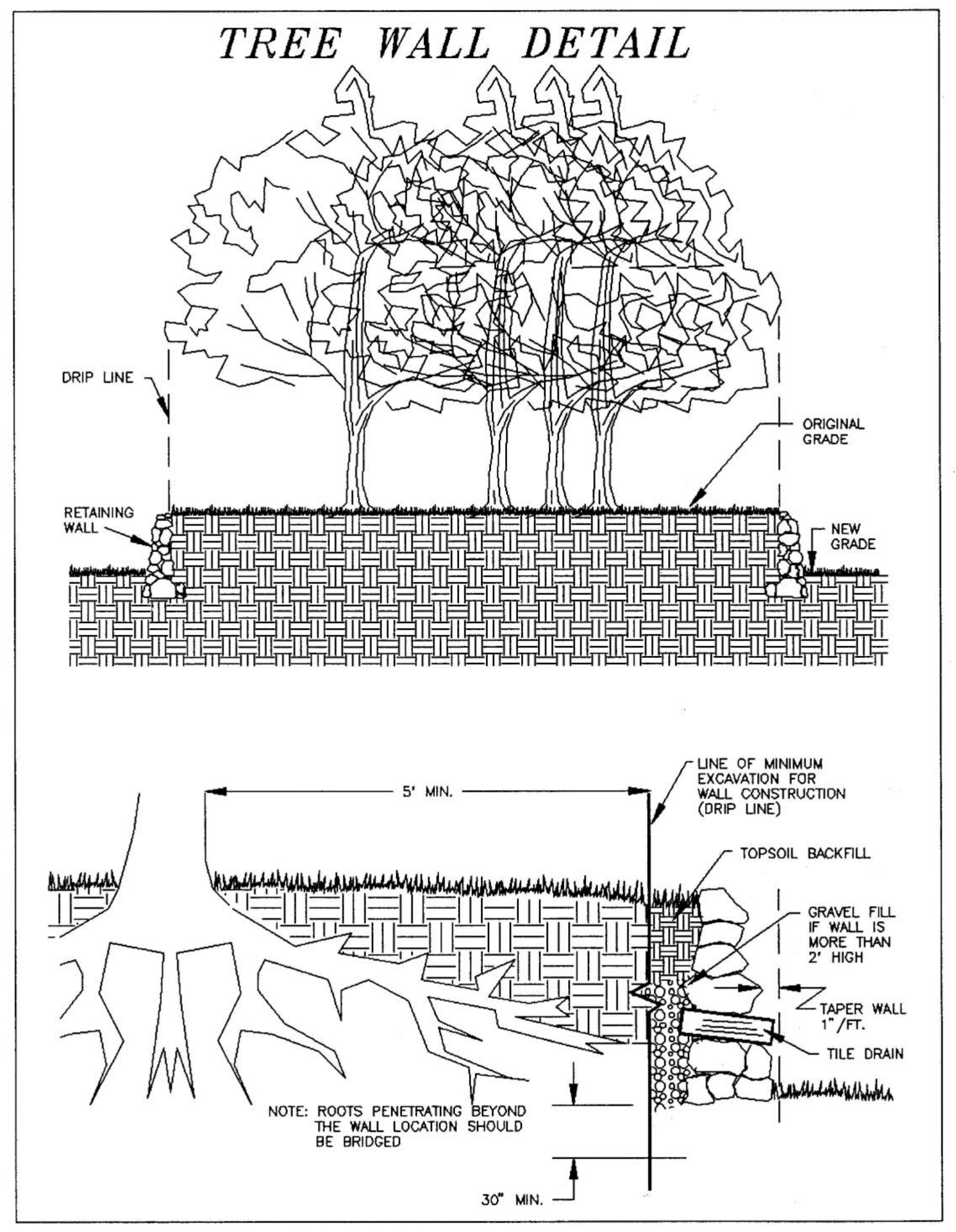
d. Apply fertilizer and water thoroughly. Fertilizer formulations and application rates and methods shall conform to the guidelines provided in Table 3.38-A.

e. Prune the tree crown, reducing the leaf surface in proportion to the amount of root loss.

f. Provide drainage through the wall so water will not accumulate behind the wall.

g. Lowering the grade on only one side of a tree or group of trees may be accomplished by constructing only half of this system.

TREE WALL DETAIL


DRIP LINE
ORIGINAL GRADE
RETAINING WALL
NEW GRADE
5' MIN.
LINE OF MINIMUM EXCAVATION FOR WALL CONSTRUCTION (DRIP LINE)
TOPSOIL BACKFILL
GRAVEL FILL IF WALL IS MORE THAN 2' HIGH
TAPER WALL 1"/FT.
TILE DRAIN
NOTE: ROOTS PENETRATING BEYOND THE WALL LOCATION SHOULD BE BRIDGED
30" MIN.

Source: Adapted from Trees for Architecture and the Landscape, Zion, 1968. Plate 3.38-6

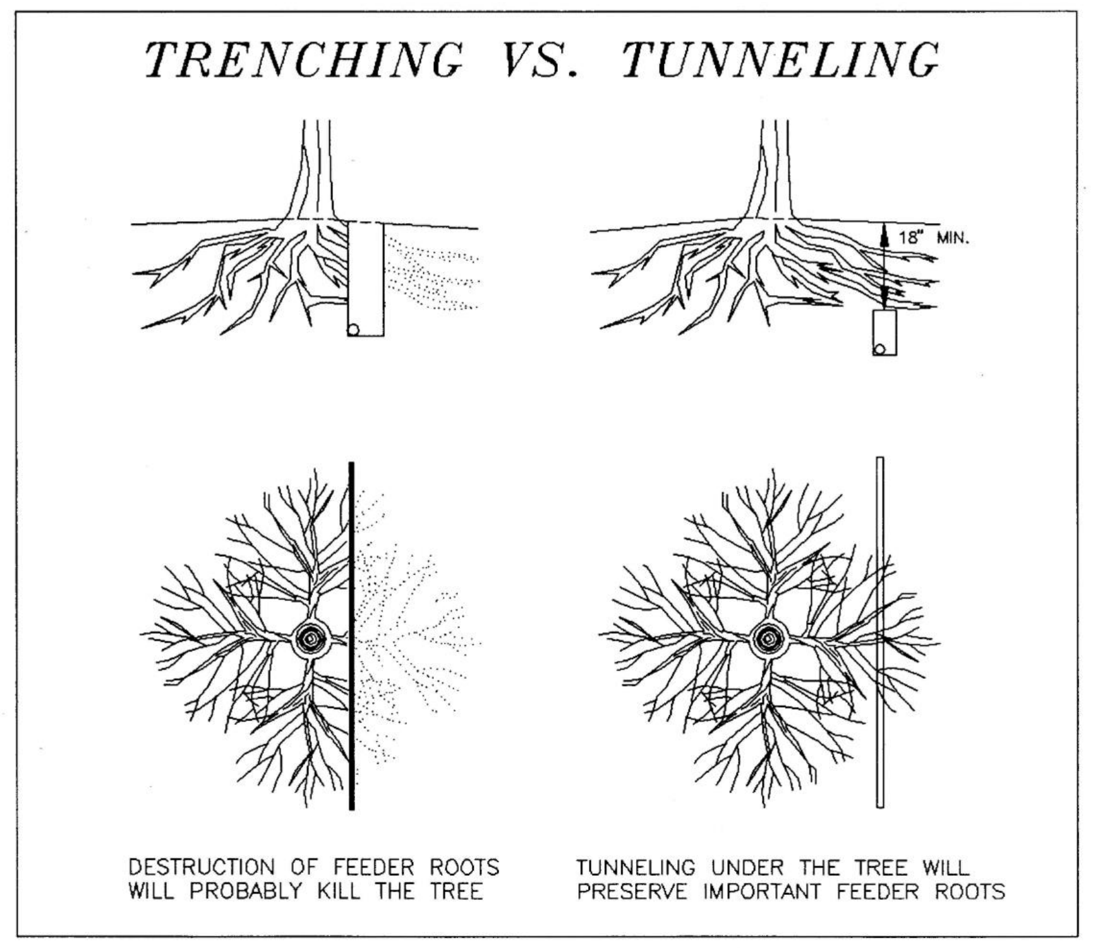
11. Trenching and Tunnelling:

a. Trenching shall be done as far away from the trunks of trees as possible, preferably outside the branches or crown spreads of trees, to reduce the amount of root area damaged, or killed by trenching activities.

b. Wherever possible, trenches should avoid large roots or root concentrations. This can be accomplished by curving the trench or by tunnelling under large roots and areas of heavy root concentration.

c. Tunnelling is more expensive initially, but it usually causes less soil disturbance and physiological impact on the root system (Plate 3.38-7). The extra cost may offset the potential cost of tree removal and replacement should the tree die.

TRENCHING VS. TUNNELING


18" MIN.
DESTRUCTION OF FEEDER ROOTS WILL PROBABLY KILL THE TREE
TUNNELING UNDER THE TREE WILL PRESERVE IMPORTANT FEEDER ROOTS

Source: Tree Maintenance, Pirone, 1979. Plate 3.38-7

Tunnelling is almost always preferred over the trenching method. The tunnel should be 18 inches or greater below the ground surface and should not be located under the center of the tree (an off-center tunnel has the least impact on the roots).

d. Roots shall not be left exposed to the air. They shall be covered with soil as soon as possible or protected and kept moistened with wet burlap or peat moss until the trench or tunnel can be filled.

e. The ends of damaged and cut roots shall be cut off smoothly and protected by painting promptly with a tree-wound dressing.

f. Trenches and tunnels shall be filled as soon as possible. Air spaces in the soil shall be avoided by careful filling and tamping.

g. Peat moss or other suitable material shall be added to the fill material as an aid to inducing and developing new root growth.

h. The tree shall be mulched and fertilized to conserve moisture, stimulate new root growth, and enhance general tree vigor.

i. If a large amount of the root system has been damaged and killed, the crown leaf surface shall be proportionately reduced to balance the reduced root system. This may be accomplished by pruning 20 to 30 percent of the crown foliage. If roots are cut during the winter, pruning shall be accomplished before the next growing season. If roots are cut during the growing season, pruning shall be done immediately.

12. Removal and Replacement of Damaged Trees: Should a tree intended and marked to be retained be damaged seriously enough that survival and normal growth are not possible, the tree shall be removed. If replacement is desirable and/or required, the replacement tree shall be of the same or similar species, 2-inch to 2½-inch (minimum) caliper balled and burlapped nursery stock. However, today, with the aid of a "tree spade," the same caliper tree may be required as a replacement.

13. Clean-Up: Clean-up after a construction project can be a critical time for tree damage. Trees protected throughout the development operation are often destroyed by carelessness during the final clean-up and landscaping. Fences and barriers shall be removed last, after everything else is cleaned-up and carried away.

14. Maintenance: In spite of precautions, some damage to protected trees may occur. In such cases, the following maintenance guidelines should be followed:

a. Soil Aeration - If the soil has become compacted over the root zone of any tree, the ground shall be aerated by punching holes with an iron bar. The bar shall be driven 1-foot deep and then moved back and forth until the soil is loosened. This procedure shall be repeated every 18 inches until all of the compacted soil beneath the crown of the tree has been loosened.

b. Repair of Damage

1) Any damage to the crown, trunk, or root system of any tree retained on the site shall be repaired immediately.

2) Whenever major root or bark damage occurs, remove some foliage to reduce the demand for water and nutrients.

3) Damaged roots shall immediately be cut off cleanly inside the exposed or damaged area. Cut surfaces shall be painted with approved tree paint, and moist peat moss, burlap, or top-soil shall be spread over the exposed area.

4) To treat bark damage, carefully cut away all loosened bark back into the undamaged area, taper the cut at the top and bottom, and provide drainage at the base of the wound (Plate 3.38-8).

5) All tree limbs damaged during construction or removed for any other reason shall be cut off above the collar at the preceding branch junction (Plate 3.38-8).

6) Care for serious injuries shall be prescribed by a forester or a tree specialist.

c. Fertilization: Broadleaf trees that have been stressed or damaged shall receive a heavy application of fertilizer to aid their recovery.

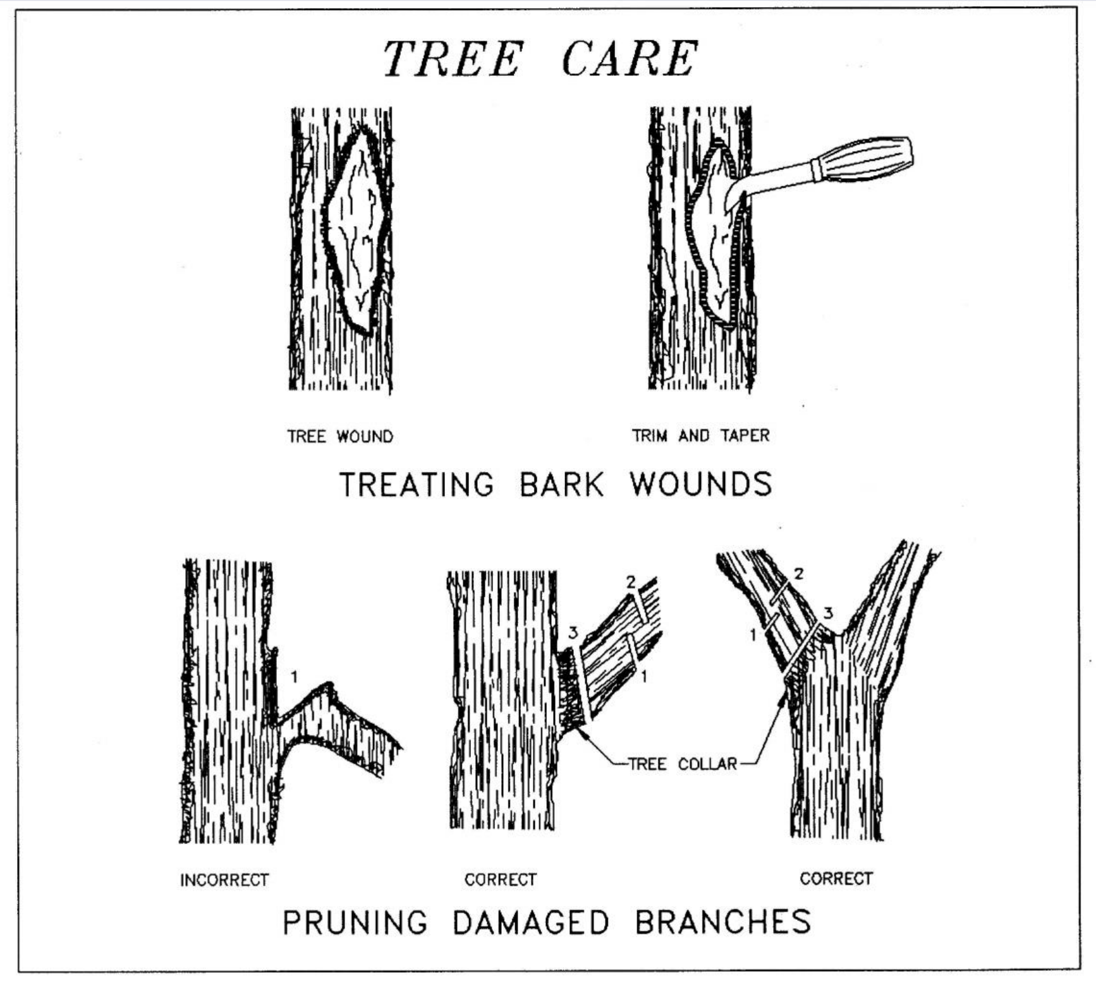
1) Trees shall be fertilized in the late fall (after October 1) or the early spring (from the time frost is out of the ground until May 1). Fall applications are preferred, as the nutrients will be made available over a longer period of time.

2) Fertilizer shall be applied to the soil over the feeder roots (see Plate 3.38-9). In no case should it be applied closer than 3 feet to the trunk.

The root system of conifers extends some distance beyond the drip line. Increase the area to be fertilized by one fourth the area of the crown.

3) Fertilizer shall be applied using approved fertilization methods and equipment.

TREE CARE

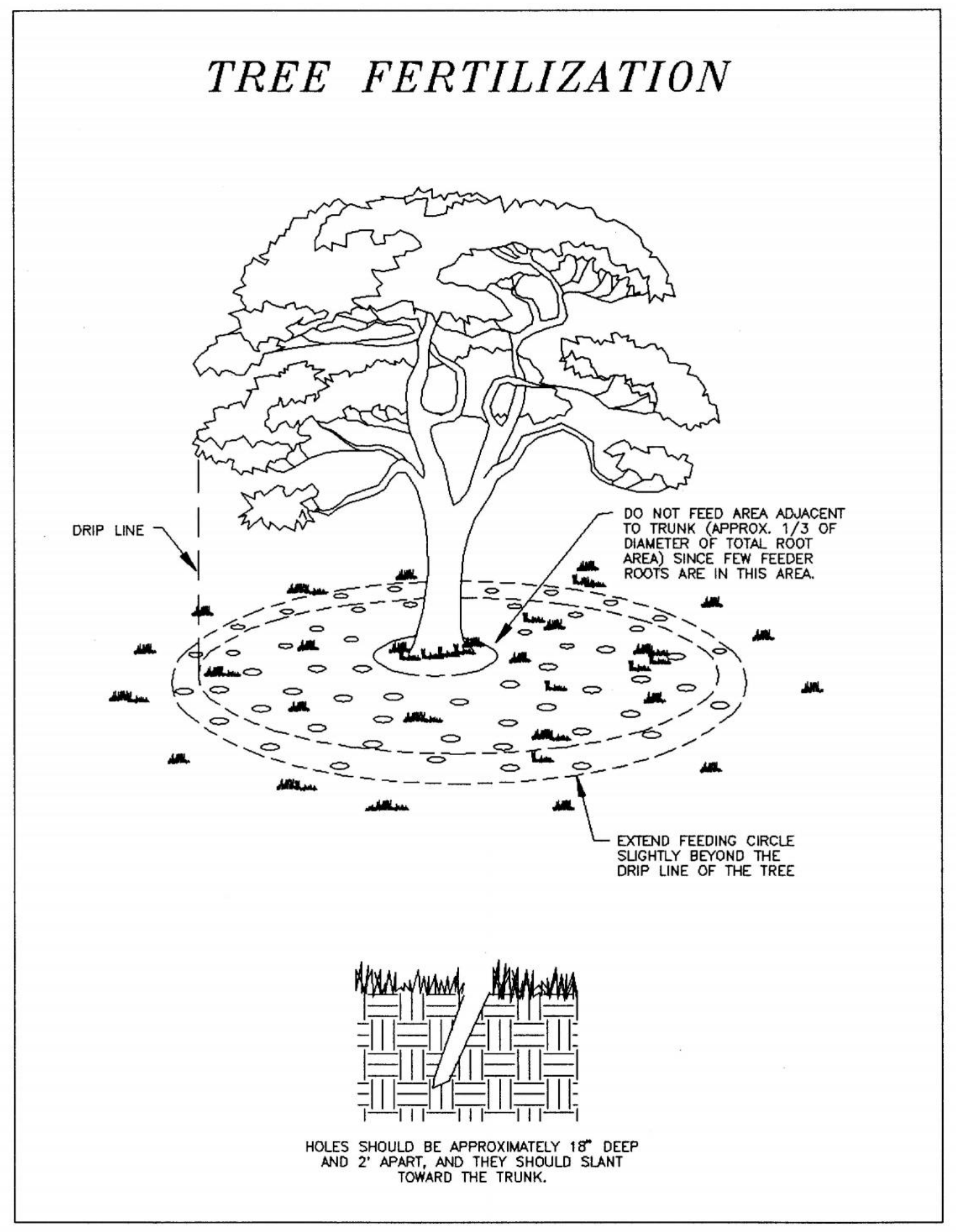


Source: Public Facilities Manual, Vol. III, Fairfax Co., Va., 1976. Plate 3.38-8

4) Formulations and application rates shall conform to the guidelines given in Table 3.38-A.

Maintain a ground cover of organic mulch around trees that is adequate to prevent erosion, protect roots, and hold water.

TREE FERTILIZATION


DRIP LINE
DO NOT FEED AREA ADJACENT TO TRUNK (APPROX. 1/3 OF DIAMETER OF TOTAL ROOT AREA) SINCE FEW FEEDER ROOTS ARE IN THIS AREA.
EXTEND FEEDING CIRCLE SLIGHTLY BEYOND THE DRIP LINE OF THE TREE
HOLES SHOULD BE APPROXIMATELY 18" DEEP AND 2' APART, AND THEY SHOULD SLANT TOWARD THE TRUNK.

Source: Tree Maintenance, Pirone, 1979. Plate 3.38-9

TABLE 3.38-A
TREE FERTILIZATION FOR PROTECTION FROM CONSTRUCTION ACTIVITY

TREE TYPE	SPECIAL CONDITIONS	APPLICATION RATE & METHOD		FORMULATION
Broad-Leaf Deciduous	Greater than 6 inches dbh* except American Beeches and Crabapples	Normal	2-4 lbs. per inch dbh; broadcast	Commercial 10-8-6 or 10-6-4
		Grade Change	4-5 lbs. per inch dbh; broadcast	Commercial 10-6-4
	Smaller than 6 inches dbh, including all American Beeches and Crabapples	Normal	1-2 lbs. per inch dbh; broadcast	Commercial 10-8-6 or 10-6-4
		Grade Change	2-3 lbs. per inch dbh; broadcast	Commercial 10-6-4
Narrow-Leaf Evergreen	Greater than 6 inches dbh, located in groups	2-4 lbs per 100 sq. ft. of bed area; broadcast		Commercial 10-6-4
	Greater than 6 inches dbh, single specimens in open area	2 lbs. per inch dbh; broadcast		Commercial 10-6-4
	Smaller than 6 inches dbh	5 lbs. per 100 sq. ft. of bed area; incorporated into soil		Tankage or Cottonseed Meal
Broad-leaf Evergreen	Where nitrogen in soil is sufficient	Liberal quantities incorporated into soil and applied as mulch		Acid Peat Moss or Rotted Oak Leaf Mold
	Where additional nitrogen is necessary	Also add 5 lbs. per 100 sq. ft. of bed area incorporated into soil		Tankage or Cottonseed Meal

* dbh : Diameter at breast height (4.5 feet above ground level).

Source: Information taken from Tree Maintenance, P. P. Pirone, 1978.

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CHECKED BY:	RTY
DATE:	09/30/2021
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PROJECT:

INITIAL SITE PLAN

FOR

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PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
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ALBEMARLE COUNTY, VA

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9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

SHEET TITLE:

TREE PRESERVATION NOTES & DETAILS

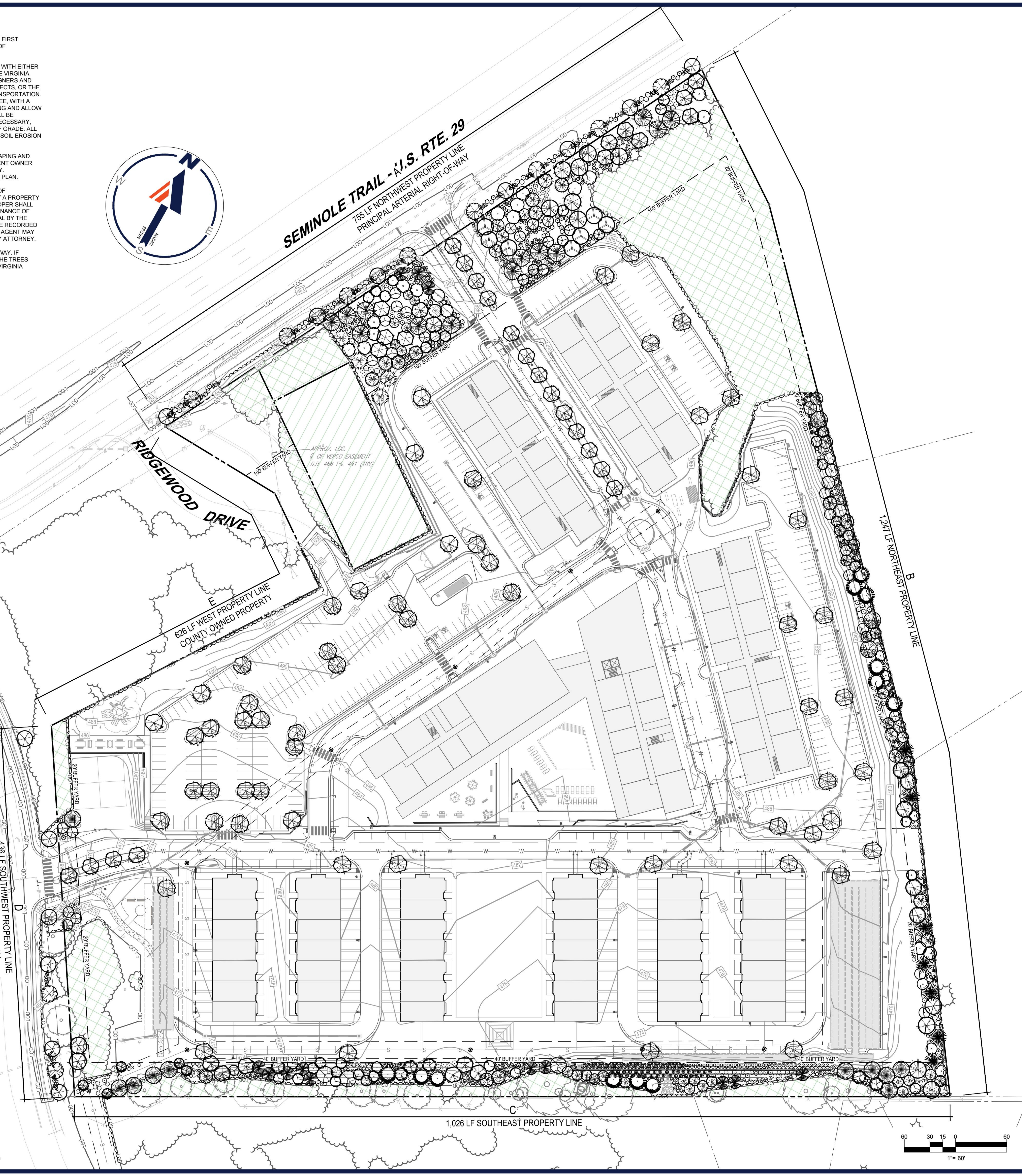
SHEET NUMBER:

C-702

ORG. DATE - 09/30/2021

LANDSCAPE NOTES

1. A.TIMING OF INSTALLATION. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. METHOD OF INSTALLATION. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
3. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
4. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP. IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
5. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.


N
SEMINOLE TRAIL - U.S. RTE. 29
755 LF NORTHWEST PROPERTY LINE
PRINCIPAL ARTERIAL RIGHT-OF-WAY
100' BUFFER YARD
20' BUFFER YARD
RIDGEWOOD DRIVE
APPROX. LOC. OF VEPCO EASEMENT D.B. 466 PG. 491 (TBV)
626 LF WEST PROPERTY LINE
COUNTY OWNED PROPERTY
ASHWOOD BOULEVARD - RTE. 1670
436 LF SOUTHWEST PROPERTY LINE
LOCAL ROAD RIGHT-OF-WAY
1,247 LF NORTHEAST PROPERTY LINE
40' BUFFER YARD
1,026 LF SOUTHEAST PROPERTY LINE
LOD
60 30 15 0 60
1"= 60'

LEGEND

EXISTING DRIP LINE TO REMAIN

LOD LOD LIMITS OF DISTURBANCE

EXISTING EVERGREEN AND DECIDUOUS TREES TO REMAIN

HATCH LEGEND

▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 79,712 SF
COUNTED TOWARD TREE CANOPY REQUIREMENTS

▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 21,840 SF
NOT COUNTED TOWARD TREE CANOPY REQUIREMENTS

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_33692\V192076-LSP-0----->LAYOUT: C-703 - LSP
PM

ONSITE LANDSCAPE SCHEDULE

KEY	QTY.	CAT.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.	CANOPY	TOTAL CANOPY
SHADE TREES								
AHB	2	MEDIUM	AESCULUS CARNEA	RED HORSECHESTNUT	1 1/2 -1 3/4" CAL. / 8'	B+B	151	302
BN	7	LARGE	BETULA NIGRA	MULTI STEM RIVER BIRCH	1 1/2 -1 3/4" CAL. / 8'	B+B	397	2,779
CB	11	MEDIUM	CARPINUS BETULUS	EUROPEAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	177	1,947
CCA	1	SMALL	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	129	129
CJK	6	MEDIUM	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA	1 1/2 -1 3/4" CAL. / 8'	B+B	222	1,332
CLK	3	SMALL	CLADRASTIS KENTUKEA	YELLOWWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B	289	867
FSY	9	LARGE	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2 -1 3/4" CAL. / 8'	B+B	327	2,943
GD	3	LARGE	GYMNOCLADUS DIOCUS	KENTUCKY COFFEETREE	1 1/2 -1 3/4" CAL. / 8'	B+B	570	1,710
GTI	23	LARGE	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/2 -1 3/4" CAL. / 8'	B+B	424	9,752
LS1	4	LARGE	LIQUIDAMBER STYRACIFLUA	SWEETGUM	1 1/2 -1 3/4" CAL. / 8'	B+B	249	996
NS	3	LARGE	NYSSA SYLVATICA	SOURGUM OR TUPELO	1 1/2 -1 3/4" CAL. / 8'	B+B	123	369
PLO	5	LARGE	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2 -1 3/4" CAL. / 8'	B+B	1,253	6,265
QP2	29	LARGE	QUERCUS PALUSTRIS	PIN OAK	1 1/2 -1 3/4" CAL. / 8'	B+B	370	10,730
QPH2	31	LARGE	QUERCUS PHELLOS	WILLOW OAK	1 1/2 -1 3/4" CAL. / 8'	B+B	370	11,470
SA	6	MEDIUM	SASSAFRAS ALBIDUM	SASSAFRAS	1 1/2 -1 3/4" CAL. / 8'	B+B	197	1,182
SJR	3	MEDIUM	SOPHORA JAPONICA "REGENT"	REGENT JAPANESE PAGODATREE	1 1/2 -1 3/4" CAL. / 8'	B+B	397	1,191
TCG	4	LARGE	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1 1/2 -1 3/4" CAL. / 8'	B+B	249	996
SUBTOTAL:	150						SUBTOTAL:	54,960
ORNAMENTAL TREES								
AC2	6	SMALL	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2 -1 3/4" CAL. / 8'	B+B	130	780
CC	8	SMALL	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2 -1 3/4" CAL. / 8'	B+B	124	992
CK	6	SMALL	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B	128	768
CPY	5	SMALL	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	1 1/2 -1 3/4" CAL. / 8'	B+B	145	725
MV	6	SMALL	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B	113	678
MXS	10	SMALL	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B	145	1,450
OV	5	SMALL	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	99	495
SUBTOTAL:	46						SUBTOTAL:	5,888
EVERGREEN TREES								
CAG	7	LARGE	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	8' HT.	B+B	41	287
CJY	9	MEDIUM	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8' HT.	B+B	123	1,107
CLY	15	MEDIUM	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.	B+B	23	345
CT	13	MEDIUM	CHAMAECYPARIS LAWSONIANA	LAWSON FALSECYPRESS	8' HT.	B+B	143	1,859
IO	5	SMALL	ILEX OPACA	AMERICAN HOLLY	8' HT.	B+B	56	280
IXF2	11	SMALL	ILEX X FOSTERI	FOSTER'S HOLLY	8' HT.	B+B	16	176
IXN	14	SMALL	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	8' HT.	B+B	44	616
JV	9	SMALL	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT.	B+B	16	144
PIAB	12	LARGE	PICEA ABIES	NORWAY SPRUCE	8' HT.	B+B	41	492
PS	9	LARGE	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B+B	118	1,062
PSL	4	LARGE	PINUS SYLVESTRIS	SCOTCH PINE	8' HT.	B+B	90	360
PT	10	LARGE	PINUS THUNBERGIANA	JAPANESE BLACK PINE	8' HT.	B+B	143	1,430
PTAE	13	LARGE	PINUS TAEDA	LOPLOLLY PINE	8' HT.	B+B	207	2,691
TOE	15	SMALL	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	8' HT.	B+B	10	150
TPG	6	SMALL	THUJA PLICATA 'GREEN GIANT	GREEN GIANT' ARBORVITAE	8' HT.	B+B	7	42
SUBTOTAL:	152						SUBTOTAL:	11,041
DECIDUOUS SHRUBS								
AAB	35	NA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18-24" HT.	#3 CAN	7	245
CA	55	NA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18-24" HT.	#3 CAN	16	880
CAS	13	NA	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	18-24" HT.	#3 CAN	28	364
CFL	28	NA	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	18-24" HT.	#3 CAN	26	728
CSK	18	NA	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	18-24" HT.	#3 CAN	72	1,296
HQSQ	13	NA	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	18-24" HT.	#3 CAN	16	208
HV	12	NA	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	18-24" HT.	#3 CAN	23	276
IV	30	NA	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	18-24" HT.	#3 CAN	64	1,920
RAGL	70	NA	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	18-24" HT.	#3 CAN	33	2,310
VD5	31	NA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18-24" HT.	#3 CAN	31	961
SUBTOTAL:	305						SUBTOTAL:	9,188
EVERGREEN SHRUBS								
ICBUR	80	NA	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	18-24" HT.	#3 CAN	57	4,560
ICC	21	NA	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	18-24" HT.	#3 CAN	16	336
IGS	95	NA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18-24" HT.	#3 CAN	23	2,185
JCH	56	NA	JUNIPERUS CHINENSIS 'HETZII'	HETZ JUNIPER	18-24" HT.	#3 CAN	11	616
MAQ	12	NA	MAHONIA AQUIFOLIUM 'COMPACTUM'	COMPACT OREGON GRAPEHOLLY	18-24" HT.	#3 CAN	2	24
MYC	30	NA	MYRICA CERIFERA	WAX MYRTLE	18-24" HT.	#3 CAN	44	1,320
RM	27	NA	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	18-24" HT.	#3 CAN	13	351
RPJM	23	NA	RHODODENDRON CAROLINIANA X PJM	PJM RHODODENDRON	18-24" HT.	#3 CAN	13	299
TBR	125	NA	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18-24" HT.	#3 CAN	28	3,500
VR5	27	NA	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	18-24" HT.	#3 CAN	64	1,728
SUBTOTAL:	496						SUBTOTAL:	14,919

OFFSITE LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
AROG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
UAP	10	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2-3" CAL. / 12-14'	B+B
SUBTOTAL:	23				
DECIDUOUS SHRUBS					
HV	18	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	3-4' HT. & SPREAD	B+B
RAGL	30	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	12-18" HT. & SPREAD	#1 CAN
SBG	70	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18" HT. & SPREAD	#3 CAN
SUBTOTAL:	118				
EVERGREEN SHRUBS					
ICC	60	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30" HT. & SPREAD	#3 CAN
MYC	9	MYRICA CERIFERA	WAX MYRTLE	4'-5' HT. & SPREAD	B+B
VR5	21	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5' MIN.	B+B
SUBTOTAL:	90				

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-703

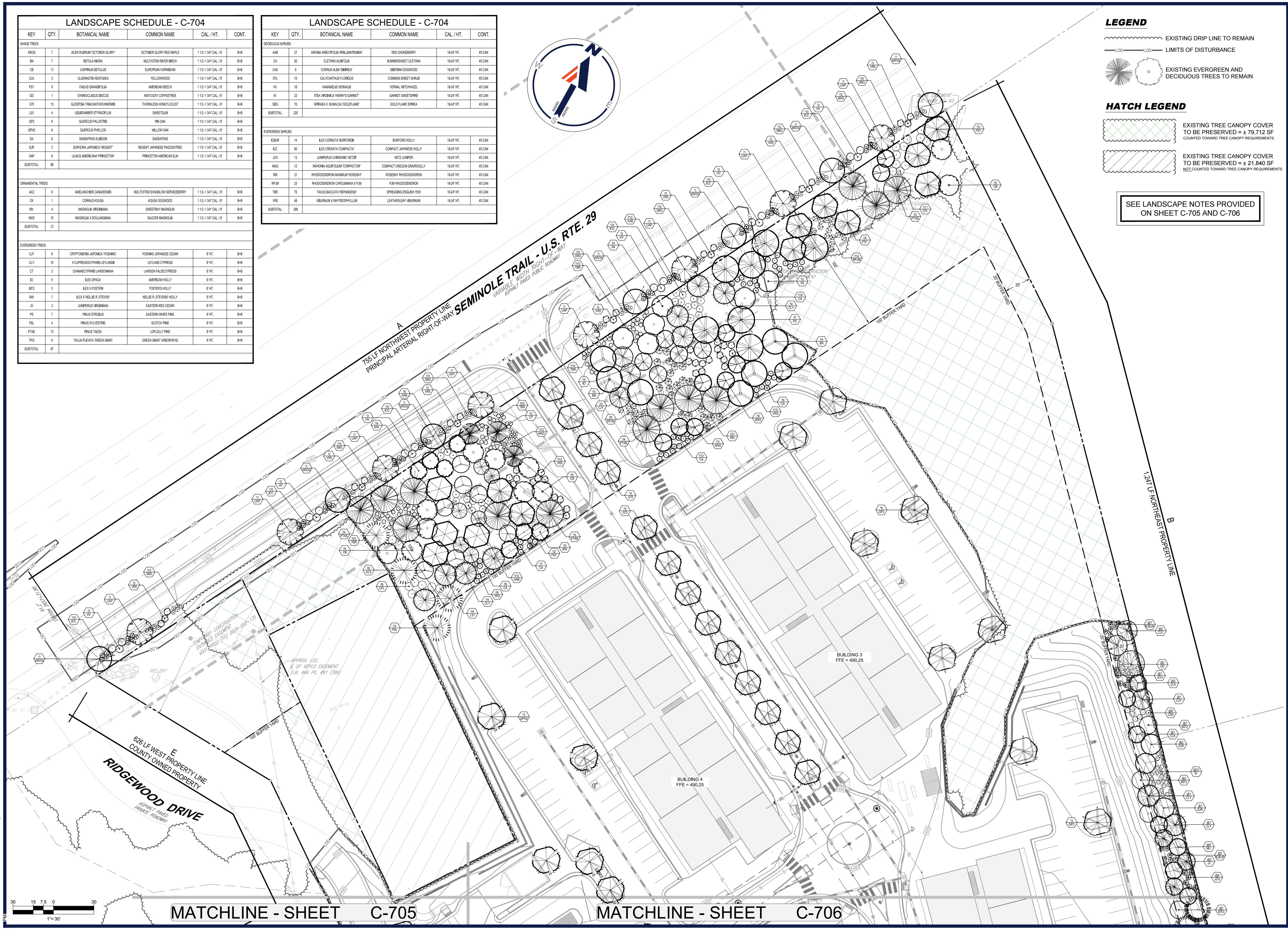
ORG. DATE - 09/30/2021

LANDSCAPE SCHEDULE - C-704

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 1/2 -1 3/4" CAL. / 8'	B+B
BN	7	BETULA NIGRA	MULTI STEM RIVER BIRCH	1 1/2 -1 3/4" CAL. / 8'	B+B
CB	11	CARPINUS BETULUS	EUROPEAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B
CLK	3	CLADRASTIS KENTUKEA	YELLOWWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B
FSY	9	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2 -1 3/4" CAL. / 8'	B+B
GD	1	GYMNOCLADUS DIOCUS	KENTUCKY COFFEETREE	1 1/2 -1 3/4" CAL. / 8'	B+B
GTI	13	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/2 -1 3/4" CAL. / 8'	B+B
LS1	4	LIQUIDAMBER STYRACIFLUA	SWEETGUM	1 1/2 -1 3/4" CAL. / 8'	B+B
QP2	8	QUERCUS PALUSTRIS	PIN OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
QPH2	6	QUERCUS PHELLOS	WILLOW OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
SA	6	SASSAFRAS ALBIDUM	SASSAFRAS	1 1/2 -1 3/4" CAL. / 8'	B+B
SJR	3	SOPHORA JAPONICA “REGENT”	REGENT JAPANESE PAGODATREE	1 1/2 -1 3/4" CAL. / 8'	B+B
UAP	8	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	86				
ORNAMENTAL TREES					
AC2	6	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	1 1/2 -1 3/4" CAL. / 8'	B+B
CK	1	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B
MXS	10	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	21				
EVERGREEN TREES					
CJY	6	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8' HT.	B+B
CLY	10	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.	B+B
CT	3	CHAMAECYPARIS LAWSONIANA	LAWSON FALSECYPRESS	8' HT.	B+B
IO	5	ILEX OPACA	AMERICAN HOLLY	8' HT.	B+B
IXF2	3	ILEX X FOSTERI	FOSTER'S HOLLY	8' HT.	B+B
IXN	7	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	8' HT.	B+B
JV	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT.	B+B
PS	7	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B+B
PSL	4	PINUS SYLVESTRIS	SCOTCH PINE	8' HT.	B+B
PTAE	13	PINUS TAEDA	LOPLOLLY PINE	8' HT.	B+B
TPG	6	THUJA PLICATA 'GREEN GIANT	GREEN GIANT' ARBORVITAE	8' HT.	B+B
SUBTOTAL:	67				

LANDSCAPE SCHEDULE - C-704

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
DECIDUOUS SHRUBS					
AAB	27	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18-24" HT.	#3 CAN
CA	55	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18-24" HT.	#3 CAN
CAS	8	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	18-24" HT.	#3 CAN
CFL	19	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	18-24" HT.	#3 CAN
HV	18	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	18-24" HT.	#3 CAN
IV	23	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	18-24" HT.	#3 CAN
SBG	70	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	18-24" HT.	#3 CAN
SUBTOTAL:	220				
EVERGREEN SHRUBS					
ICBUR	14	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	18-24" HT.	#3 CAN
ICC	60	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	18-24" HT.	#3 CAN
JCH	13	JUNIPERUS CHINENSIS 'HETZII'	HETZ JUNIPER	18-24" HT.	#3 CAN
MAQ	12	MAHONIA AQUIFOLIUM 'COMPACTUM'	COMPACT OREGON GRAPEHOLLY	18-24" HT.	#3 CAN
RM	21	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	18-24" HT.	#3 CAN
RPJM	23	RHODODENDRON CAROLINIANA X PJM	PJM RHODODENDRON	18-24" HT.	#3 CAN
TBR	75	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18-24" HT.	#3 CAN
VR5	48	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	18-24" HT.	#3 CAN
SUBTOTAL:	266				



LEGEND

- EXISTING DRIP LINE TO REMAIN
- LOD LIMITS OF DISTURBANCE
- EXISTING EVERGREEN AND DECIDUOUS TREES TO REMAIN

HATCH LEGEND

- ▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 79,712 SF
  COUNTED TOWARD TREE CANOPY REQUIREMENTS
- ▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 21,840 SF
  NOT COUNTED TOWARD TREE CANOPY REQUIREMENTS

SEE LANDSCAPE NOTES PROVIDED ON SHEET C-705 AND C-706

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
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DATE:	09/30/2021
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PROJECT:

**INITIAL
SITE PLAN**

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

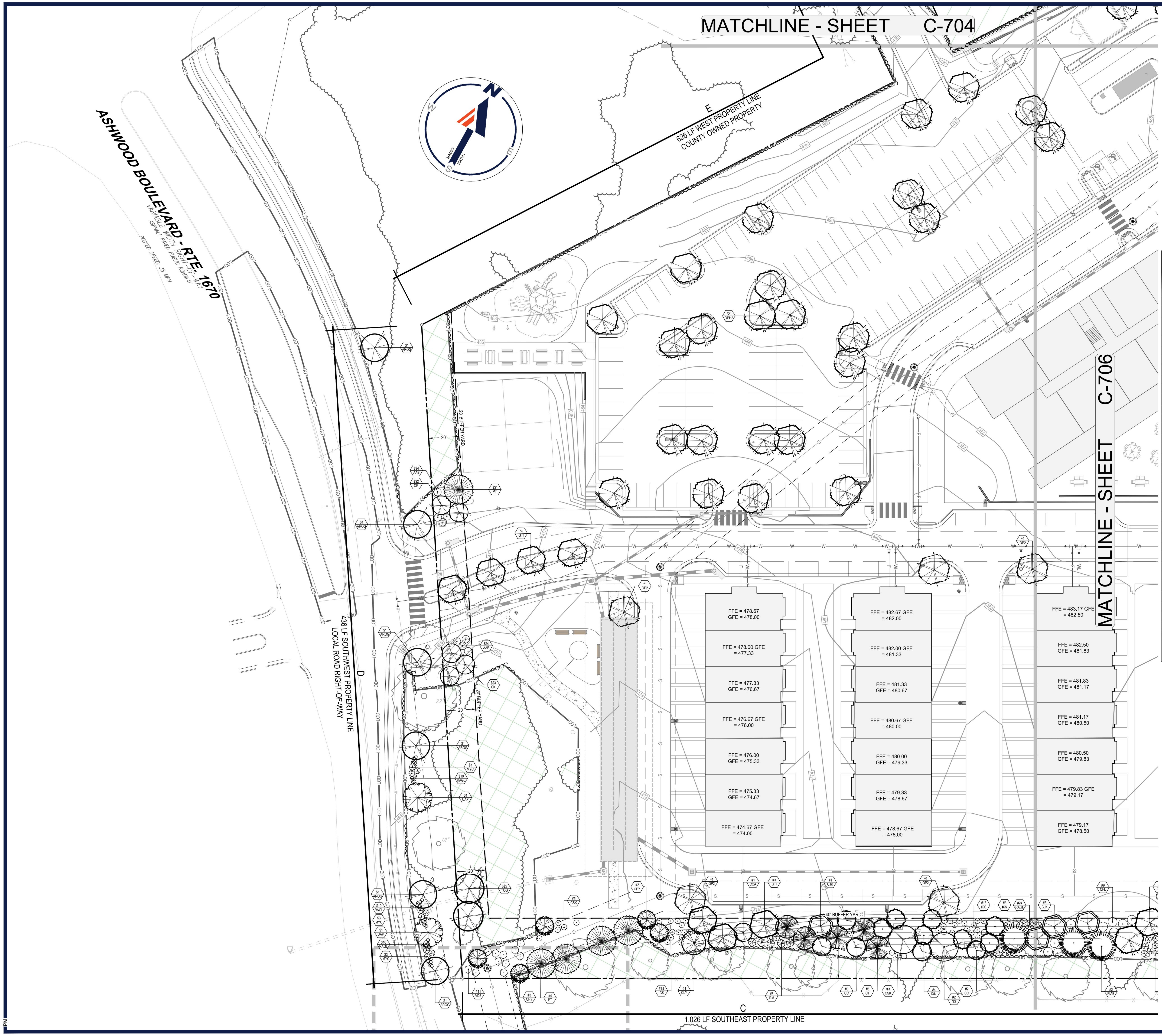
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:
C-704

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-704
ASHWOOD BOULEVARD - RTE. 1670
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
POSTED SPEED: 35 MPH
E
626 LF WEST PROPERTY LINE
COUNTY OWNED PROPERTY
20' BUFFER YARD
D
436 LF SOUTHWEST PROPERTY LINE
LOCAL ROAD RIGHT-OF-WAY
MATCHLINE - SHEET C-706
FFE = 478.67 GFE = 478.00
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FFE = 479.17 GFE = 478.50
40' BUFFER YARD
C
1,026 LF SOUTHEAST PROPERTY LINE

LANDSCAPE NOTES

1. A.TIMING OF INSTALLATION. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. METHOD OF INSTALLATION. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
3. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
4. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP. IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
5. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

LANDSCAPE SCHEDULE - C-705

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 1/2 -1 3/4" CAL. / 8'	B+B
CCA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B
CJK	1	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA	1 1/2 -1 3/4" CAL. / 8'	B+B
GTI	7	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/2 -1 3/4" CAL. / 8'	B+B
NS	2	NYSSA SYLVATICA	SOURGUM OR TUPELO	1 1/2 -1 3/4" CAL. / 8'	B+B
QP2	4	QUERCUS PALUSTRIS	PIN OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
QPH2	22	QUERCUS PHELLOS	WILLOW OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1 1/2 -1 3/4" CAL. / 8'	B+B
UAP	2	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	47				
ORNAMENTAL TREES					
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2 -1 3/4" CAL. / 8'	B+B
CK	5	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B
CPY	5	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	15				
EVERGREEN TREES					
CLY	1	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.	B+B
CT	5	CHAMAECYPARIS LAWSONIANA	LAWSON FALSECYPRESS	8' HT.	B+B
IXN	7	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	8' HT.	B+B
PIAB	1	PICEA ABIES	NORWAY SPRUCE	8' HT.	B+B
PT	5	PINUS THUNBERGIANA	JAPANESE BLACK PINE	8' HT.	B+B
SUBTOTAL:	19				
DECIDUOUS SHRUBS					
AAB	8	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18-24" HT.	#3 CAN
CSK	8	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	18-24" HT.	#3 CAN
RAGL	51	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	18-24" HT.	#3 CAN
VD5	11	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18-24" HT.	#3 CAN
SUBTOTAL:	78				
EVERGREEN SHRUBS					
IGS	32	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18-24" HT.	#3 CAN
MYC	9	MYRICA CERIFERA	WAX MYRTLE	18-24" HT.	#3 CAN
RM	6	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	18-24" HT.	#3 CAN
SUBTOTAL:	47				

LEGEND

- 〰 EXISTING DRIP LINE TO REMAIN
- —LOD—LOD— LIMITS OF DISTURBANCE
- ✳ ○ EXISTING EVERGREEN AND DECIDUOUS TREES TO REMAIN

HATCH LEGEND

- ▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 79,712 SF
  COUNTED TOWARD TREE CANOPY REQUIREMENTS
- ▨ EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 21,840 SF
  NOT COUNTED TOWARD TREE CANOPY REQUIREMENTS

30 15 7.5 0 30
1"= 30'

BOHLER//

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

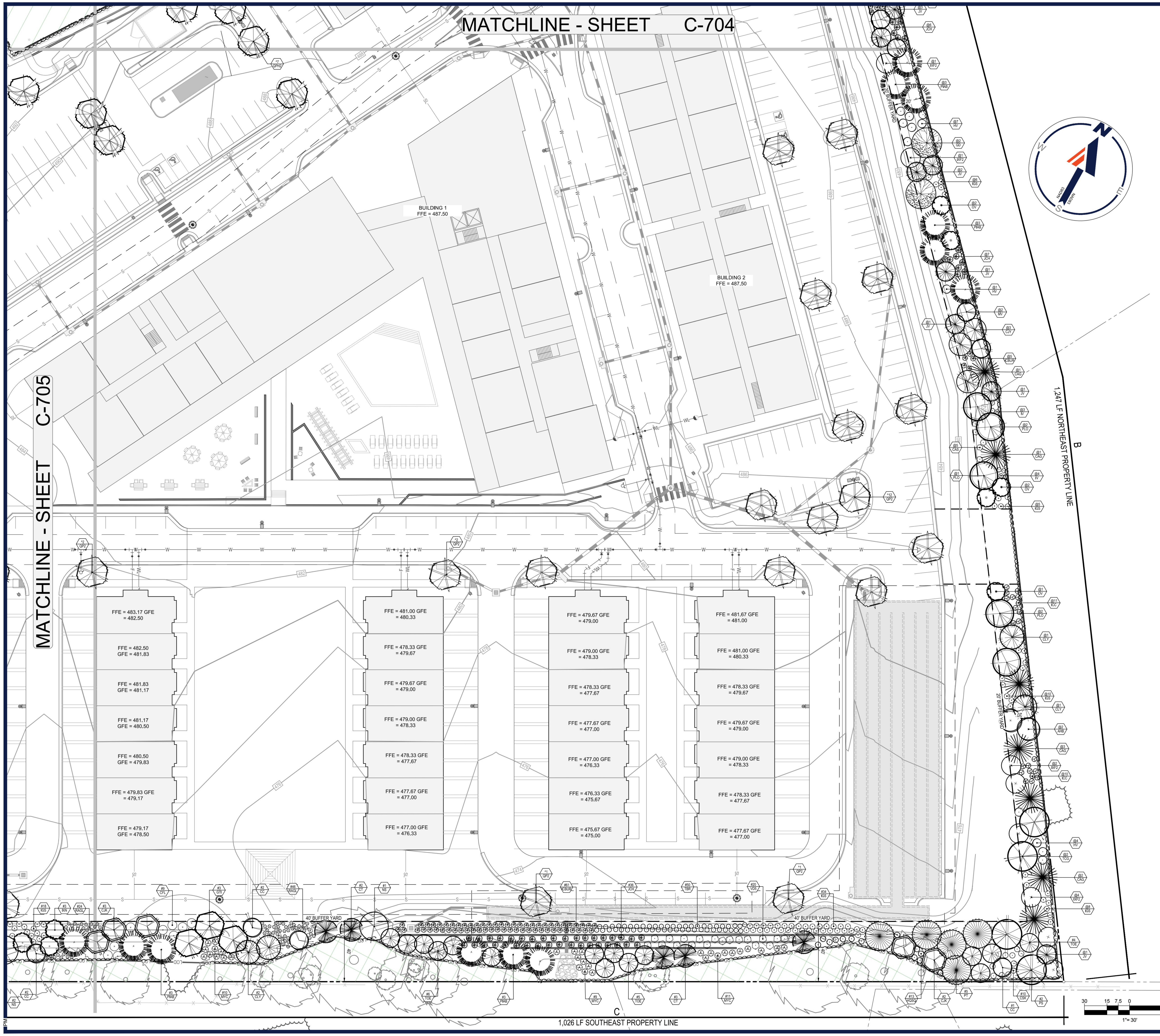
RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
C-705

ORG. DATE - 09/30/2021


MATCHLINE - SHEET C-704
MATCHLINE - SHEET C-705
BUILDING 1
FFE = 487.50
BUILDING 2
FFE = 487.50
1,247 LF NORTHEAST PROPERTY LINE
B
1,026 LF SOUTHEAST PROPERTY LINE
C
40' BUFFER YARD
40' BUFFER YARD
20' BUFFER YARD
FFE = 483.17 GFE = 482.50
FFE = 482.50 GFE = 481.83
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FFE = 477.67 GFE = 477.00
@4 HV
@2 TCG
@2 CAG
@4 IXF2
@8 IGS
#4 TOE
@1 JV
N

LANDSCAPE NOTES

1. A.TIMING OF INSTALLATION. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. METHOD OF INSTALLATION. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
3. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
4. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP. IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
5. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

LANDSCAPE SCHEDULE - C-706

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
AHB	2	AESCULUS CARNEA	RED HORSECHESTNUT	1 1/2 -1 3/4" CAL. / 8'	B+B
CJK	5	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA	1 1/2 -1 3/4" CAL. / 8'	B+B
GD	2	GYMNOCLADUS DIOCUS	KENTUCKY COFFEETREE	1 1/2 -1 3/4" CAL. / 8'	B+B
GTI	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/2 -1 3/4" CAL. / 8'	B+B
NS	1	NYSSA SYLVATICA	SOURGUM OR TUPELO	1 1/2 -1 3/4" CAL. / 8'	B+B
PLO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2 -1 3/4" CAL. / 8'	B+B
QP2	17	QUERCUS PALUSTRIS	PIN OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
QPH2	3	QUERCUS PHELLOS	WILLOW OAK	1 1/2 -1 3/4" CAL. / 8'	B+B
TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	40				
ORNAMENTAL TREES					
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2 -1 3/4" CAL. / 8'	B+B
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B
OV	5	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B
SUBTOTAL:	10				
EVERGREEN TREES					
CAG	7	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	8' HT.	B+B
CJY	3	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8' HT.	B+B
CLY	4	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.	B+B
CT	5	CHAMAECYPARIS LAWSONIANA	LAWSON FALSECYPRESS	8' HT.	B+B
IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	8' HT.	B+B
JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT.	B+B
PIAB	11	PICEA ABIES	NORWAY SPRUCE	8' HT.	B+B
PS	2	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B+B
PT	5	PINUS THUNBERGIANA	JAPANESE BLACK PINE	8' HT.	B+B
TOE	15	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	8' HT.	B+B
SUBTOTAL:	66				
DECIDUOUS SHRUBS					
CAS	5	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	18-24" HT.	#3 CAN
CFL	9	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	18-24" HT.	#3 CAN
CSK	10	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	18-24" HT.	#3 CAN
HQSQ	13	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	18-24" HT.	#3 CAN
HV	12	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	18-24" HT.	#3 CAN
IV	7	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	18-24" HT.	#3 CAN
RAGL	49	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	18-24" HT.	#3 CAN
VD5	20	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18-24" HT.	#3 CAN
SUBTOTAL:	125				
EVERGREEN SHRUBS					
ICBUR	66	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	18-24" HT.	#3 CAN
ICC	21	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	18-24" HT.	#3 CAN
IGS	63	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18-24" HT.	#3 CAN
JCH	43	JUNIPERUS CHINENSIS 'HETZII'	HETZ JUNIPER	18-24" HT.	#3 CAN
MYC	30	MYRICA CERIFERA	WAX MYRTLE	18-24" HT.	#3 CAN
TBR	50	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18-24" HT.	#3 CAN
SUBTOTAL:	273				

LEGEND

︵︵︵︵	EXISTING DRIP LINE TO REMAIN
—LOD—LOD—	LIMITS OF DISTURBANCE
✳ ○	EXISTING EVERGREEN AND DECIDUOUS TREES TO REMAIN

HATCH LEGEND

▩	EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 79,712 SF COUNTED TOWARD TREE CANOPY REQUIREMENTS
▨	EXISTING TREE CANOPY COVER TO BE PRESERVED = ± 21,840 SF NOT COUNTED TOWARD TREE CANOPY REQUIREMENTS

30 15 7.5 0 30
1"= 30'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL
SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

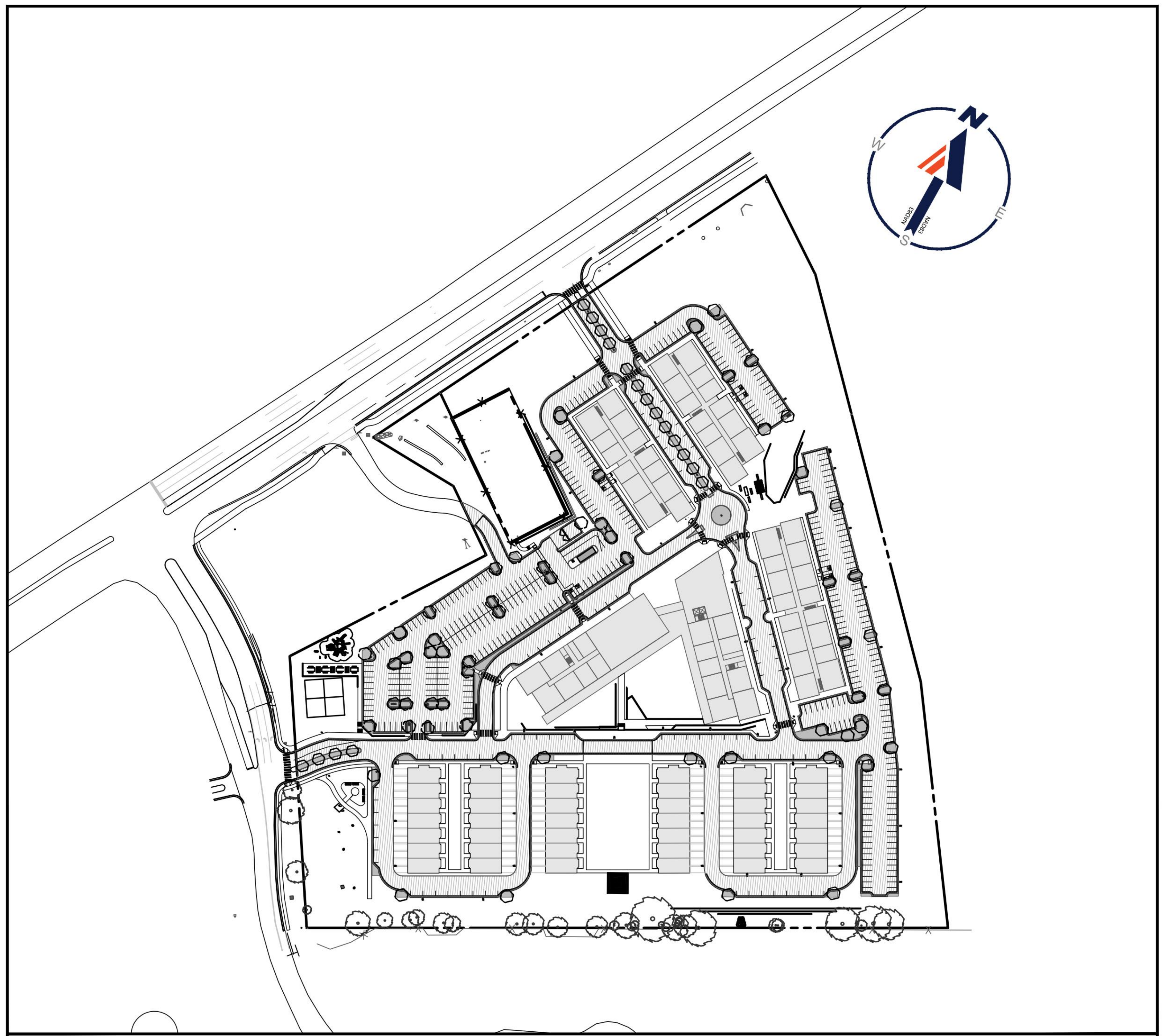
COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
C-706

ORG. DATE - 09/30/2021



LEGEND

▨	PARKING LOT AND VEHICULAR CIRCULATION AREA
▩	INTERIOR PARKING LOT AREA
	INTERIOR PARKING LOT TREES

150 75 37.5 0 150

1"=150'

ONSITE LANDSCAPE SCHEDULE

KEY	QTY.	CAT.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.	CANOPY	TOTAL CANOPY
SHADE TREES								
AHB	2	MEDIUM	AESCULUS CARNEA	RED HORSECHESTNUT	1 1/2 -1 3/4" CAL. / 8'	B+B	151	302
BN	7	LARGE	BETULA NIGRA	MULTI STEM RIVER BIRCH	1 1/2 -1 3/4" CAL. / 8'	B+B	397	2,779
CB	11	MEDIUM	CARPINUS BETULUS	EUROPEAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	177	1,947
CCA	1	SMALL	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	129	129
CJK	6	MEDIUM	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA	1 1/2 -1 3/4" CAL. / 8'	B+B	222	1,332
CLK	3	SMALL	CLADRASTIS KENTUKEA	YELLOWWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B	289	867
FSY	9	LARGE	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2 -1 3/4" CAL. / 8'	B+B	327	2,943
GD	3	LARGE	GYMNOCLADUS DIOCUS	KENTUCKY COFFEETREE	1 1/2 -1 3/4" CAL. / 8'	B+B	570	1,710
GTI	23	LARGE	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/2 -1 3/4" CAL. / 8'	B+B	424	9,752
LS1	4	LARGE	LIQUIDAMBER STYRACIFLUA	SWEETGUM	1 1/2 -1 3/4" CAL. / 8'	B+B	249	996
NS	3	LARGE	NYSSA SYLVATICA	SOURGUM OR TUPELO	1 1/2 -1 3/4" CAL. / 8'	B+B	123	369
PLO	5	LARGE	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2 -1 3/4" CAL. / 8'	B+B	1,253	6,265
QP2	29	LARGE	QUERCUS PALUSTRIS	PIN OAK	1 1/2 -1 3/4" CAL. / 8'	B+B	370	10,730
QPH2	31	LARGE	QUERCUS PHELLOS	WILLOW OAK	1 1/2 -1 3/4" CAL. / 8'	B+B	370	11,470
SA	6	MEDIUM	SASSAFRAS ALBIDUM	SASSAFRAS	1 1/2 -1 3/4" CAL. / 8'	B+B	197	1,182
SJR	3	MEDIUM	SOPHORA JAPONICA "REGENT"	REGENT JAPANESE PAGODATREE	1 1/2 -1 3/4" CAL. / 8'	B+B	397	1,191
TCG	4	LARGE	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1 1/2 -1 3/4" CAL. / 8'	B+B	249	996
SUBTOTAL:	150						SUBTOTAL:	54,960
ORNAMENTAL TREES								
AC2	6	SMALL	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2 -1 3/4" CAL. / 8'	B+B	130	780
CC	8	SMALL	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2 -1 3/4" CAL. / 8'	B+B	124	992
CK	6	SMALL	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2 -1 3/4" CAL. / 8'	B+B	128	768
CPY	5	SMALL	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	1 1/2 -1 3/4" CAL. / 8'	B+B	145	725
MV	6	SMALL	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B	113	678
MXS	10	SMALL	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	1 1/2 -1 3/4" CAL. / 8'	B+B	145	1,450
OV	5	SMALL	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2 -1 3/4" CAL. / 8'	B+B	99	495
SUBTOTAL:	46						SUBTOTAL:	5,888
EVERGREEN TREES								
CAG	7	LARGE	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	8' HT.	B+B	41	287
CJY	9	MEDIUM	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8' HT.	B+B	123	1,107
CLY	15	MEDIUM	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.	B+B	23	345
CT	13	MEDIUM	CHAMAECYPARIS LAWSONIANA	LAWSON FALSECYPRESS	8' HT.	B+B	143	1,859
IO	5	SMALL	ILEX OPACA	AMERICAN HOLLY	8' HT.	B+B	56	280
IXF2	11	SMALL	ILEX X FOSTERI	FOSTER'S HOLLY	8' HT.	B+B	16	176
IXN	14	SMALL	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	8' HT.	B+B	44	616
JV	9	SMALL	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT.	B+B	16	144
PIAB	12	LARGE	PICEA ABIES	NORWAY SPRUCE	8' HT.	B+B	41	492
PS	9	LARGE	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B+B	118	1,062
PSL	4	LARGE	PINUS SYLVESTRIS	SCOTCH PINE	8' HT.	B+B	90	360
PT	10	LARGE	PINUS THUNBERGIANA	JAPANESE BLACK PINE	8' HT.	B+B	143	1,430
PTAE	13	LARGE	PINUS TAEDA	LOPLOLLY PINE	8' HT.	B+B	207	2,691
TOE	15	SMALL	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	8' HT.	B+B	10	150
TPG	6	SMALL	THUJA PLICATA 'GREEN GIANT	GREEN GIANT' ARBORVITAE	8' HT.	B+B	7	42
SUBTOTAL:	152						SUBTOTAL:	11,041
DECIDUOUS SHRUBS								
AAB	35	NA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18-24" HT.	#3 CAN	7	245
CA	55	NA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18-24" HT.	#3 CAN	16	880
CAS	13	NA	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	18-24" HT.	#3 CAN	28	364
CFL	28	NA	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	18-24" HT.	#3 CAN	26	728
CSK	18	NA	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	18-24" HT.	#3 CAN	72	1,296
HQSQ	13	NA	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	18-24" HT.	#3 CAN	16	208
HV	12	NA	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	18-24" HT.	#3 CAN	23	276
IV	30	NA	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	18-24" HT.	#3 CAN	64	1,920
RAGL	70	NA	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	18-24" HT.	#3 CAN	33	2,310
VD5	31	NA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18-24" HT.	#3 CAN	31	961
SUBTOTAL:	305						SUBTOTAL:	9,188
EVERGREEN SHRUBS								
ICBUR	80	NA	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	18-24" HT.	#3 CAN	57	4,560
ICC	21	NA	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	18-24" HT.	#3 CAN	16	336
IGS	95	NA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18-24" HT.	#3 CAN	23	2,185
JCH	56	NA	JUNIPERUS CHINENSIS 'HETZII'	HETZ JUNIPER	18-24" HT.	#3 CAN	11	616
MAQ	12	NA	MAHONIA AQUIFOLIUM 'COMPACTUM'	COMPACT OREGON GRAPEHOLLY	18-24" HT.	#3 CAN	2	24
MYC	30	NA	MYRICA CERIFERA	WAX MYRTLE	18-24" HT.	#3 CAN	44	1,320
RM	27	NA	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	18-24" HT.	#3 CAN	13	351
RPJM	23	NA	RHODODENDRON CAROLINIANA X PJM	PJM RHODODENDRON	18-24" HT.	#3 CAN	13	299
TBR	125	NA	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18-24" HT.	#3 CAN	28	3,500
VR5	27	NA	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	18-24" HT.	#3 CAN	64	1,728
SUBTOTAL:	496						SUBTOTAL:	14,919

OFFSITE LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
AROG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
UAP	10	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2-3" CAL. / 12-14'	B+B
SUBTOTAL:	23				
DECIDUOUS SHRUBS					
HV	18	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	3-4' HT. & SPREAD	B+B
RAGL	30	RHUS AROMATICA "GRO-LOW'	GRO-LOW SUMAC	12-18" HT. & SPREAD	#1 CAN
SBG	70	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18" HT. & SPREAD	#3 CAN
SUBTOTAL:	118				
EVERGREEN SHRUBS					
ICC	60	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30" HT. & SPREAD	#3 CAN
MYC	9	MYRICA CERIFERA	WAX MYRTLE	4'-5' HT. & SPREAD	B+B
VR5	21	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5' MIN.	B+B
SUBTOTAL:	90				

(D) LANDSCAPING ALONG STREETS
SECTION 32.7.9.5

ADJACENT ROAD NAME AND TYPE	ASHWOOD BOULEVARD - VA RTE. 1670 (LOCAL ROAD) SOUTHWEST
TOTAL LINEAR FEET	436 LF

DESCRIPTION	REQUIRED	PROVIDED
LARGE TREES (1/50) X 436	9	*8
SHRUBS (1/5) X 436	88	*39

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	8	8	8	100%	100%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
EVERGREEN	LARGE TREE	0	0	0	0	0%	0%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
TOTAL		*0	8	8	8	100%	
DECIDUOUS	SHRUB	0	30	30	39	77%	
EVERGREEN	SHRUB	0	9	9		23%	
TOTAL		*0	39	39	39	100%	

"$" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

(D) LANDSCAPE BUFFER
REQUIRED PER ZMA2020-00007

ADJACENT PROPERTY LINE	ASHWOOD BOULEVARD - VA RTE. 1670 (LOCAL ROAD) SOUTHWEST
TOTAL LINEAR FEET	436 LF

DESCRIPTION	REQUIRED	PROVIDED
BUFFER YARD WIDTH	20'	20'
TREES	NA	*8
SHRUBS	NA	*8

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	2	2	7	25%	88%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	5	5		63%	
EVERGREEN	LARGE TREE	0	1	1	1	12%	12%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
TOTAL		*0	8	8	8	100%	
DECIDUOUS	SHURB	0	8	8	8	100%	
EVERGREEN	SHRUB	0	0	0		0%	
TOTAL		*0	8	8	8	100%	

"$$" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

LANDSCAPING WITHIN A PARKING AREA
SECTION 32.7.9.6

PARKING LOT AREA AND # OF SPACES	243,858 SF AND 487 SPACES
PARKING LOT LANDSCAPE REQUIREMENT	5%

DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE AREA 243,858 SF X 5%	12,193 SF	22,164 SF (9.09%)
TREES (1/10) X 487 SPACES	49	77

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	77	77	77	100%	100%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
EVERGREEN	LARGE TREE	0	0	0	0	0%	0%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
TOTAL		0	77	77	77	100%	
DECIDUOUS	SHURB	0	0	0	0	0%	
EVERGREEN	SHRUB	0	0	0		0%	
TOTAL		0	0	0	0	0%	

"^" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

TREE CANOPY
SECTION 32.7.9.8

TOTAL SITE AREA	849,856 SF OR 19.51 AC
PROPOSED LAND USE	RESIDENTIAL 20+ UNITS PER ACRE
MINIMUM TREE CANOPY	10%
TREE CANOPY REQUIRED (849,856 SF X 10%)	84,986 SF

DESCRIPTION	SQUARE FEET	ACRES
EXISTING CANOPY TO BE PRESERVED	79,712 SF	1.83 AC
PROPOSED CANOPY	95,996 SF	2.20 AC
TOTAL CANOPY PROVIDED	**175,708 (20.12%)**	**4.03**

(A) LANDSCAPING ALONG STREETS
SECTION 32.7.9.5

ADJACENT ROAD NAME AND TYPE	SEMINOLE TRAIL - US RTE. 29 (PRINCIPAL ARTERIAL) NORTHWEST
TOTAL LINEAR FEET	755 LF

DESCRIPTION	REQUIRED	PROVIDED
LARGE TREES (1/50) X 755	16	*15
SHRUBS (1/5) X 755	152	*169

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	15	15	15	100%	100%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
EVERGREEN	LARGE TREE	0	0	0	0	0%	0%
	MEDIUM TREE	0	0	0		0%	
	SMALL TREE	0	0	0		0%	
TOTAL		*0	15	15	15	100%	
DECIDUOUS	SHURB	0	88	88	169	52%	
EVERGREEN	SHRUB	0	81	81		48%	
TOTAL		*0	169	169	169	100%	

"!" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

(A) LANDSCAPE BUFFER
REQUIRED PER ZMA2020-00007

ADJACENT PROPERTY LINE	SEMINOLE TRAIL - US RTE. 29 (PRINCIPAL ARTERIAL) NORTHWEST
TOTAL LINEAR FEET	755 LF

DESCRIPTION	REQUIRED	PROVIDED
BUFFER YARD WIDTH	100'	100'
TREES	NA	*110
SHRUBS	NA	*259

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	20	20	54	19%	49%
	MEDIUM TREE	0	17	17		15%	
	SMALL TREE	0	17	17		15%	
EVERGREEN	LARGE TREE	0	24	24	56	22%	51%
	MEDIUM TREE	0	14	14		13%	
	SMALL TREE	0	18	18		16%	
TOTAL		*0	110	110	110	100%	
DECIDUOUS	SHURB	0	101	101	259	39%	
EVERGREEN	SHRUB	0	158	158		61%	
TOTAL		*0	259	259	259	100%	

"!!" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

(B) LANDSCAPE BUFFER
REQUIRED PER ZMA2020-00007

ADJACENT PROPERTY LINE	NORTHEAST
TOTAL LINEAR FEET	1,247 LF

DESCRIPTION	REQUIRED	PROVIDED
BUFFER YARD WIDTH	20'	20'
TREES	NA	*72
SHRUBS	NA	*144

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	10	10	29	14%	40%
	MEDIUM TREE	0	5	5		7%	
	SMALL TREE	0	14	14		19%	
EVERGREEN	LARGE TREE	0	13	13	43	18%	60%
	MEDIUM TREE	0	10	10		14%	
	SMALL TREE	0	20	20		28%	
TOTAL		*0	72	72	72	100%	
DECIDUOUS	SHRUB	0	55	55	144	38%	
EVERGREEN	SHRUB	0	89	89		62%	
TOTAL		*0	144	144	144	100%	

"@" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

(C) LANDSCAPE BUFFER
REQUIRED PER ZMA2020-00007

ADJACENT PROPERTY LINE	SOUTHEAST
TOTAL LINEAR FEET	1,026 LF

DESCRIPTION	REQUIRED	PROVIDED
BUFFER YARD WIDTH	40'	40'
TREES	NA	*81
SHRUBS	NA	*390

TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	9	9	29	11%	36%
	MEDIUM TREE	0	6	6		8%	
	SMALL TREE	0	14	14		17%	
EVERGREEN	LARGE TREE	0	17	17	52	21%	64%
	MEDIUM TREE	0	13	13		16%	
	SMALL TREE	0	22	22		27%	
TOTAL		*0	81	81	81	100%	
DECIDUOUS	SHRUB	0	141	141	390	36%	
EVERGREEN	SHRUB	0	249	249		64%	
TOTAL		*0	390	390	390	100%	

"#" SYMBOLS INDICATE SPECIES USED TO FULFIL THIS REQUIREMENT

*EXISTING TREES & SHRUBS TO REMAIN WITHIN THIS BUFFER YARD HAVE NOT BEEN INCLUDED IN THIS CALCULATION.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.: V192076
DRAWN BY: MEG / PM
CHECKED BY: RTY
DATE: 09/30/2021
CAD I.D.: DMP - 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

LANDSCAPE COMPLIANCE

SHEET NUMBER:
C-708

ORG. DATE - 09/30/2021

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
- 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
- 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
- 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15
- 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBER STYRACIFLUA
LIRIODENDRON TULIPIFERA
PLATANUS X ACERIFOLIA
POPULOUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

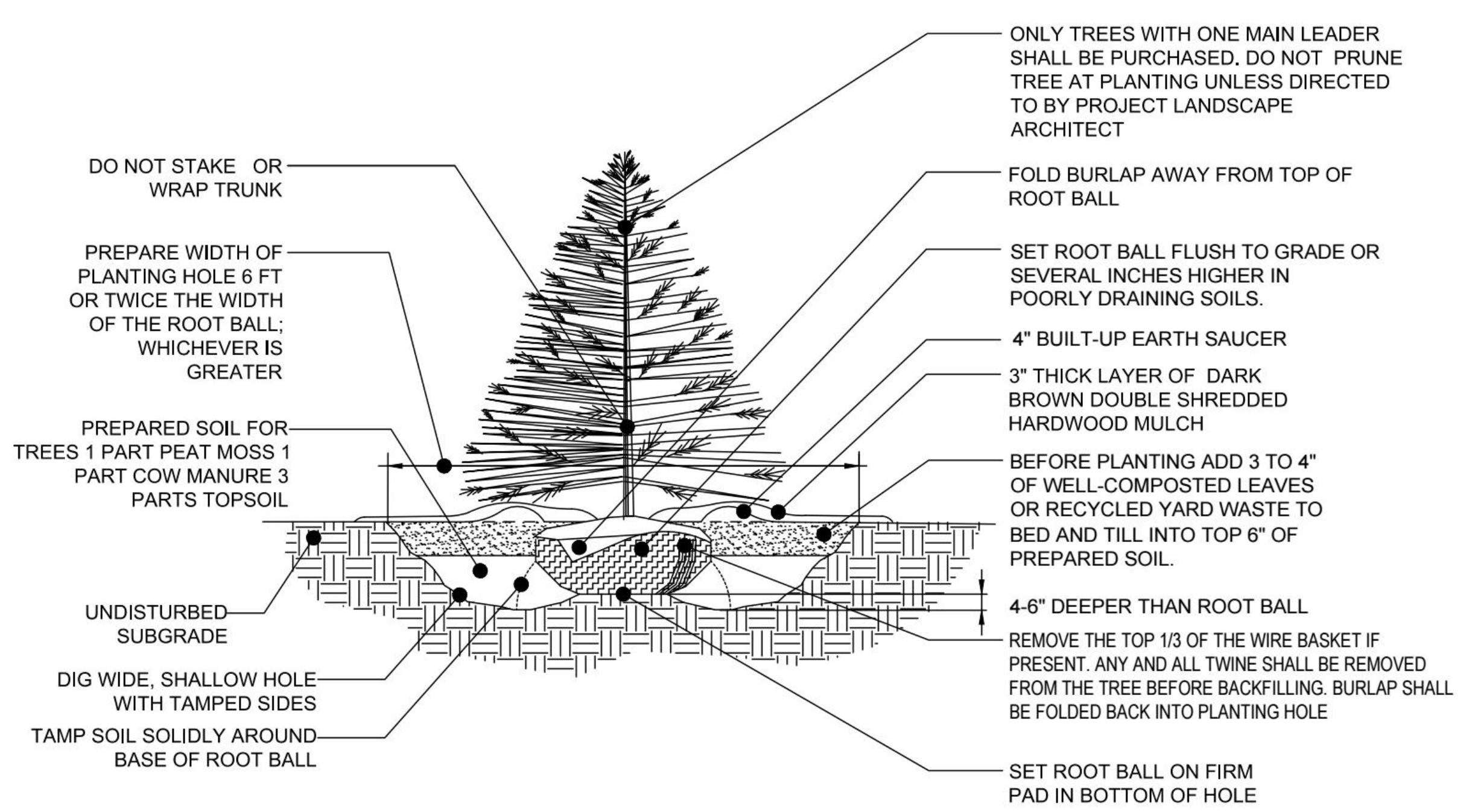
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

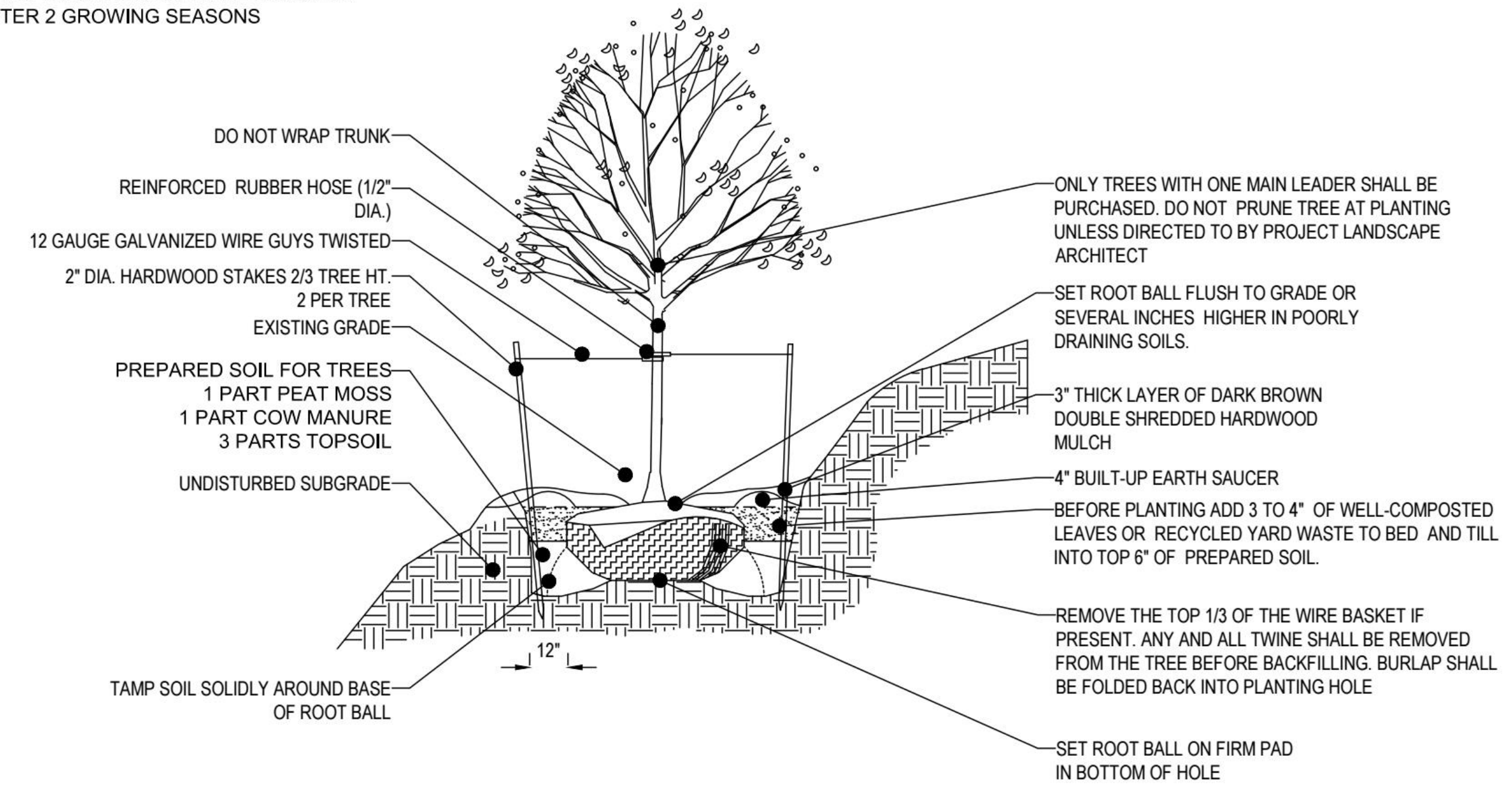

DO NOT STAKE OR WRAP TRUNK
PREPARE WIDTH OF PLANTING HOLE 6 FT OR TWICE THE WIDTH OF THE ROOT BALL; WHICHEVER IS GREATER
PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL
UNDISTURBED SUBGRADE
DIG WIDE, SHALLOW HOLE WITH TAMPED SIDES
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT
FOLD BURLAP AWAY FROM TOP OF ROOT BALL
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
4" BUILT-UP EARTH SAUCER
3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
4-6" DEEPER THAN ROOT BALL
REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL BE FOLDED BACK INTO PLANTING HOLE
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

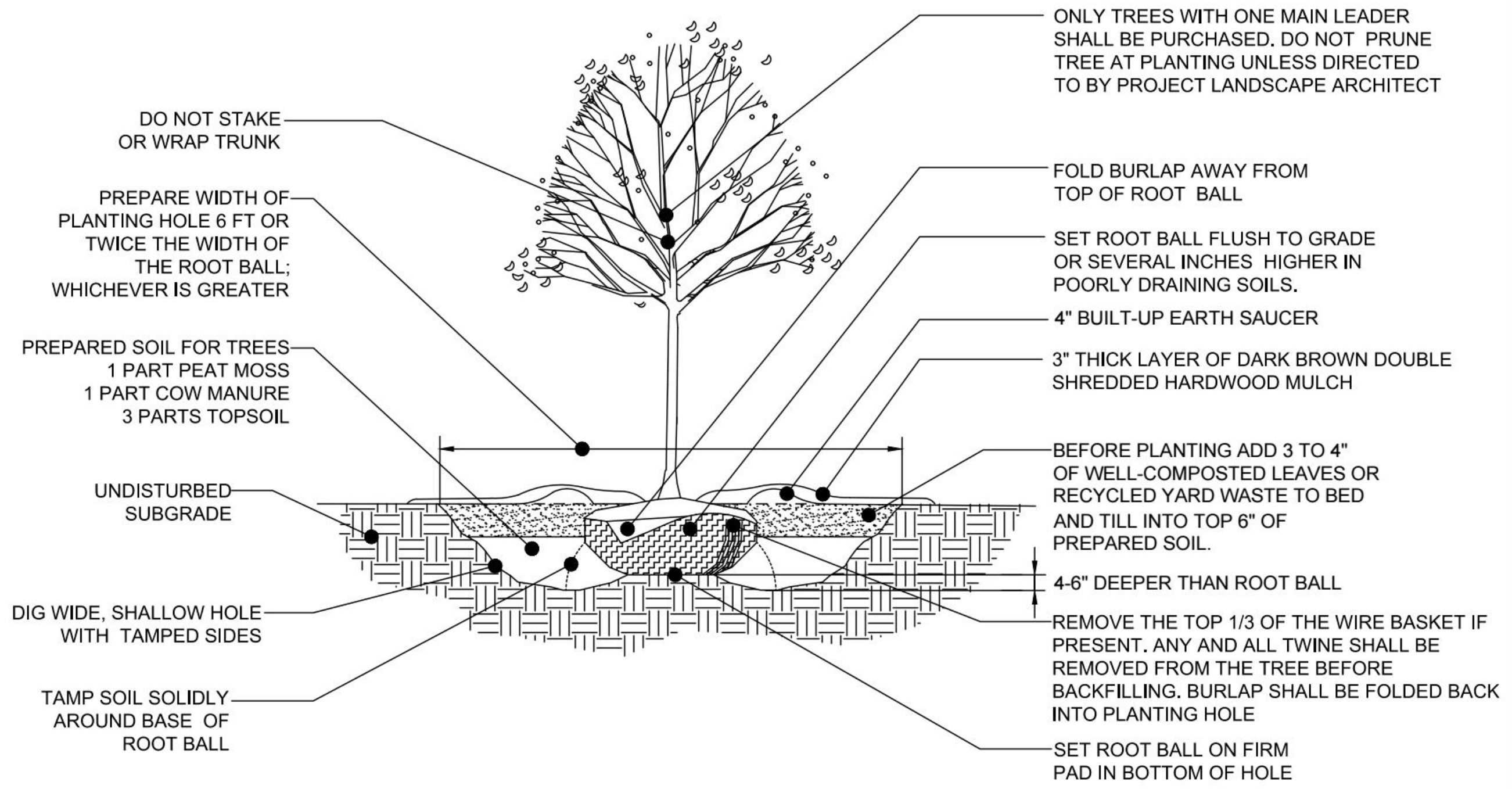
NOT TO SCALE

NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS


DO NOT WRAP TRUNK
REINFORCED RUBBER HOSE (1/2" DIA.)
12 GAUGE GALVANIZED WIRE GUYS TWISTED
2" DIA. HARDWOOD STAKES 2/3 TREE HT. 2 PER TREE
EXISTING GRADE
PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL
UNDISTURBED SUBGRADE
12"
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH
4" BUILT-UP EARTH SAUCER
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL BE FOLDED BACK INTO PLANTING HOLE
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

TREE PLANTING ON SLOPE DETAIL

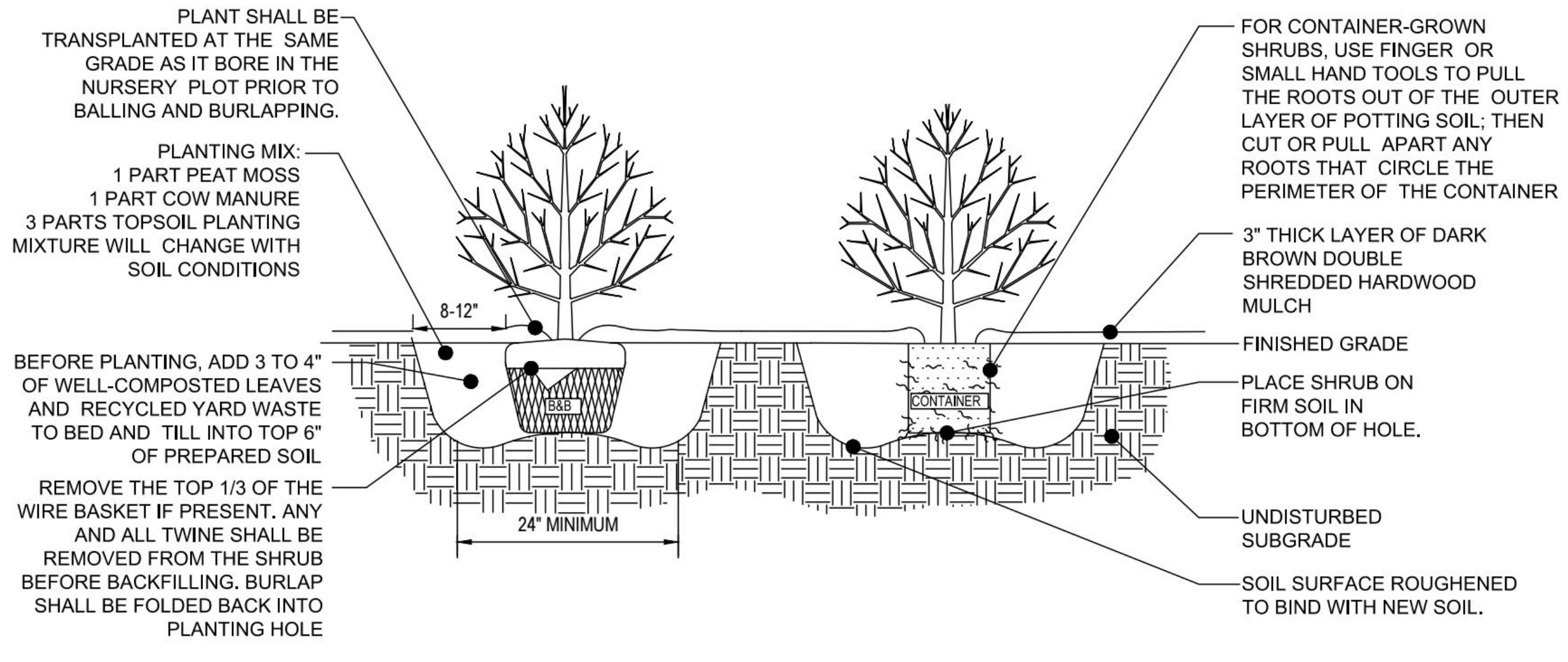
NOT TO SCALE


DO NOT STAKE OR WRAP TRUNK
PREPARE WIDTH OF PLANTING HOLE 6 FT OR TWICE THE WIDTH OF THE ROOT BALL; WHICHEVER IS GREATER
PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL
UNDISTURBED SUBGRADE
DIG WIDE, SHALLOW HOLE WITH TAMPED SIDES
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT
FOLD BURLAP AWAY FROM TOP OF ROOT BALL
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
4" BUILT-UP EARTH SAUCER
3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
4-6" DEEPER THAN ROOT BALL
REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL BE FOLDED BACK INTO PLANTING HOLE
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

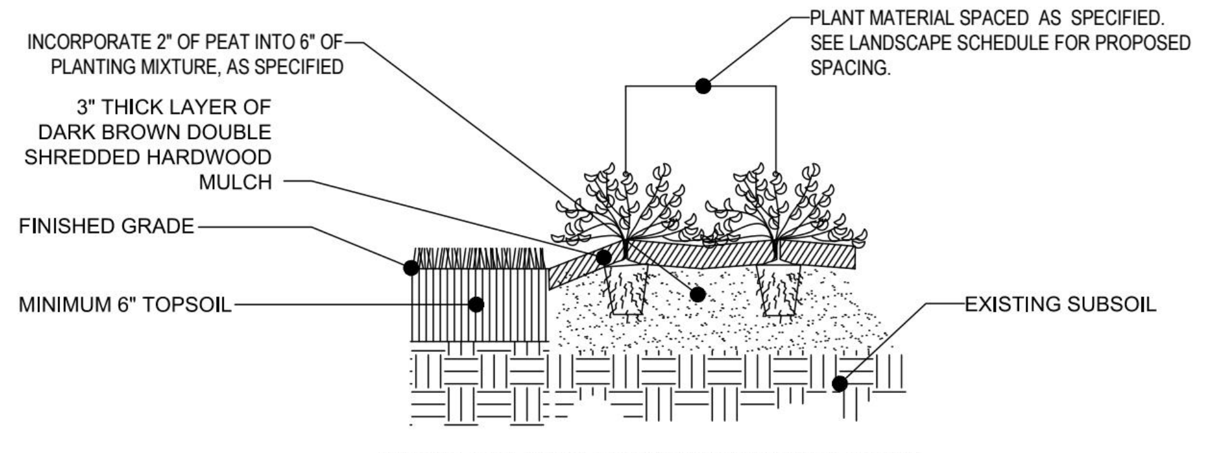
NOT TO SCALE


PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IT BORE IN THE NURSERY PLOT PRIOR TO BALLING AND BURLAPPING.
PLANTING MIX: 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL PLANTING MIXTURE WILL CHANGE WITH SOIL CONDITIONS
8-12"
BEFORE PLANTING, ADD 3 TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL
REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED FROM THE SHRUB BEFORE BACKFILLING. BURLAP SHALL BE FOLDED BACK INTO PLANTING HOLE
B&B
24" MINIMUM
CONTAINER
FOR CONTAINER-GROWN SHRUBS, USE FINGER OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER
3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH
FINISHED GRADE
PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE.
UNDISTURBED SUBGRADE
SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL.

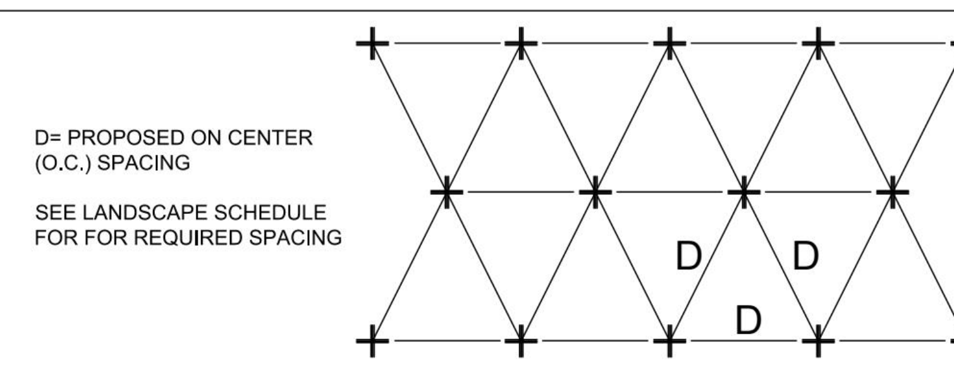
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE


INCORPORATE 2" OF PEAT INTO 6" OF PLANTING MIXTURE, AS SPECIFIED
3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH
FINISHED GRADE
MINIMUM 6" TOPSOIL
PLANT MATERIAL SPACED AS SPECIFIED. SEE LANDSCAPE SCHEDULE FOR PROPOSED SPACING.
EXISTING SUBSOIL

TYPICAL PERENNIAL AND GROUND COVER PLANTING


D= PROPOSED ON CENTER (O.C.) SPACING
SEE LANDSCAPE SCHEDULE FOR FOR REQUIRED SPACING
D
D
D

TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. MATERIAL:
   - 1.1. SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE SPECIFIED COMPOSITION:
     - 1.1.1. 80% - TURF TYPE TALL FESCUE SEED
     - 1.1.2. 10% - KENTUCKY BLUEGRASS SEED
     - 1.1.3. 10% - ANNUAL RYE GRASS SEED
   - 1.2. INSTALLATION RATES:
     - 1.2.1. SEED: LAWN SEED SHOULD BE APPLIED AT A RATE OF 7 LBS/1,000 SF
     - 1.2.2. LIME: AGRICULTURAL OR PELLETIZED LIME SHOULD BE APPLIED AT SPECIFIED RATE ACCORDING TO SOIL ANALYSIS OR 2,000 LBS PER ACRE (46 LBS/1,000 SF) IF NO SOIL ANALYSIS IS PERFORMED.
     - 1.2.3. FERTILIZER: COMMERCIAL GRADE 12-20-12 SHOULD BE APPLIED AT A RATE OF 250 LBS PER PER ACRE (5.8 LBS/ 1,000 SF)
     - 1.2.4. LIQUID OR DRY LIME: LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY APPLIED AT A RATE OF 80LBS PER ACRE IN AREAS OF ACIDIC SOILS TO ASSURE GERMINATION AND INITIAL ESTABLISHMENT.
     - 1.2.5. MULCH: WHEAT, OAT, OR BARLEY STRAW MULCH SHALL BE APPLIED AT A RATE OF 80 LBS PER 1,000 SF. DO NOT INSTALL MULCH SO THICK THAT IT COMPLETELY COVERS THE GROUND. TOPSOIL SHOULD BE VISIBLE THROUGH THE STRAW LAYER.
2. EXECUTION AND PREPARATION:
   - 2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL. ALL INSTALLATION AREAS SHOULD BE PREPARED TO AGRICULTURAL STANDARD RECOMMENDED BY THE DEPARTMENT OF AGRICULTURE WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED. AGRICULTURAL LIME OR PELLETIZED LIME SHOULD BE ADDED DURING THE GROUND PREPARATION STAGE AT THE RATE RECOMMENDED ACCORDING TO SOIL ANALYSIS.
   - 2.2. ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING BY METHOD OF SPRAYING OR TILLAGE. A NON-SELECTIVE HERBICIDE CAN BE SPRAYED ONE MONTH PRIOR TO PLANTING TO KILL ALL WEEDS AND UNDESIRABLE PLANTS THAT MAY COMPETE WITH THE NEW SEEDLINGS. TILLAGE CAN BE PERFORMED AT LEAST 4 WEEKS PRIOR TO PLANTING AND AGAIN 2 WEEKS AFTER THE INITIAL TILLAGE. THE TILLAGE PROCEDURE CAN BE ADVANTAGEOUS IF LARGE AMOUNTS OF ORGANIC DEBRIS ARE PRESENT ON THE INSTALLATION AREAS.
   - 2.3. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
   - 2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER, TURF ROLLER, OR SIMILAR DEVICE TO FIRM THE SEEDBED. THIS PROCESS HELPS ACHIEVE THE DESIRED FIRMNESS. SOIL SHOULD BE FIRMED TO 85% OF COMPACTION.
3. INSTALLATION:
   - 3.1. STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
   - 3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY TO HOLD AND AGITATE SEED EVENLY IN A CYCLONE OR DROP PATTERN. HYDROSEEDING MAY ALSO BE PERFORMED WITH THE ENGINEER/ARCHITECT'S APPROVAL.
   - 3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS TO ENSURE AN EVEN COVERAGE OF SEED.
   - 3.4. LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED TO AREAS WITH ACIDIC SOILS TO ASSIST THE SEED GERMINATION AND VEGETATION GROWTH DURING THE FIRST 90 DAYS. LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY AT A RATE OF 80LBS PER ACRE.
   - 3.5. FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS AT THE RECOMMENDED RATE DETERMINED BY THE INITIAL SOIL ANALYSIS. IF NO SOIL ANALYSIS IS AVAILABLE EVENLY APPLY 12-20-12 STARTER FERTILIZER AT A RATE OF 250LBS PER ACRE (5.8LBS/1000 SQUARE FEET).
   - 3.6. A ROLLED EROSION CONTROL PRODUCT CAN BE APPLIED OVER THE TOP OF SEED IN STEEP SLOPE SITUATIONS TO HELP PREVENT SEED FROM WASHING AND REINFORCE VEGETATION THROUGH ESTABLISHMENT. (FOLLOW REC PRODUCT MANUFACTURER RECOMMENDATIONS.)
4. MAINTENANCE
   - 4.1. FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NO NATURAL RAIN EVENTS HAVE OCCURRED WITHIN 2 WEEKS OF SEEDING. AFTER SEED GERMINATION HAS OCCURRED AND PLANTS ARE VISIBLE THE FREQUENCY OF IRRIGATION CAN BE CUT BACK WITH HEAVIER APPLICATION RATES.
   - 4.2. REPAIR ALL SEED WASHINGS AND EROSION.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	DMP - 0

PROJECT:

INITIAL SITE PLAN

— FOR —

RST RESIDENCES

PROPOSED LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

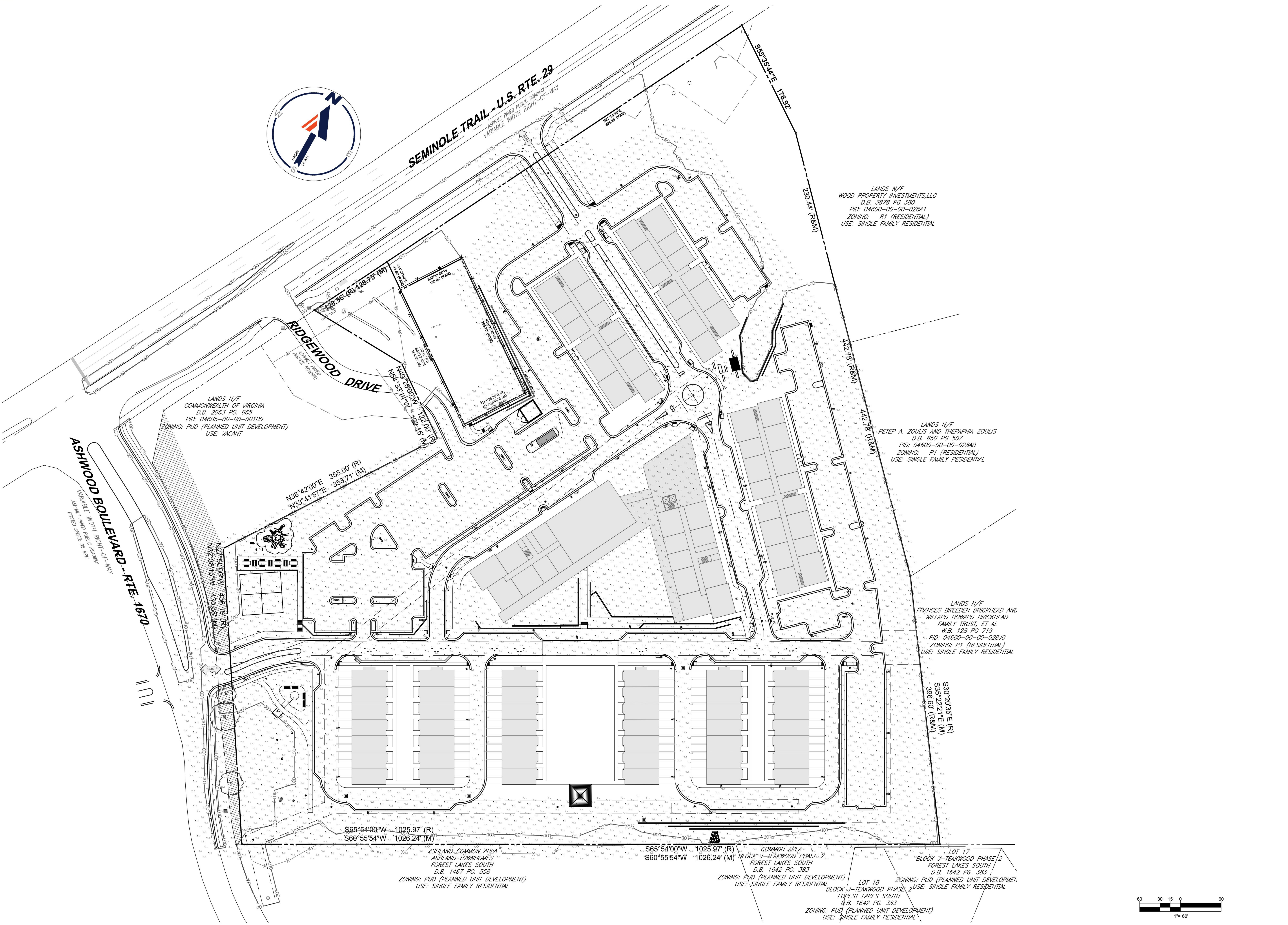
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

C-709

ORG. DATE - 09/30/2021

Sep 19, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_33692\V192076-LSP-0----->LAYOUT: C-708 - LSP
PM



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LAND SURVEYING
PROGRAM MANAGEMENT
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PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER//

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com

RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

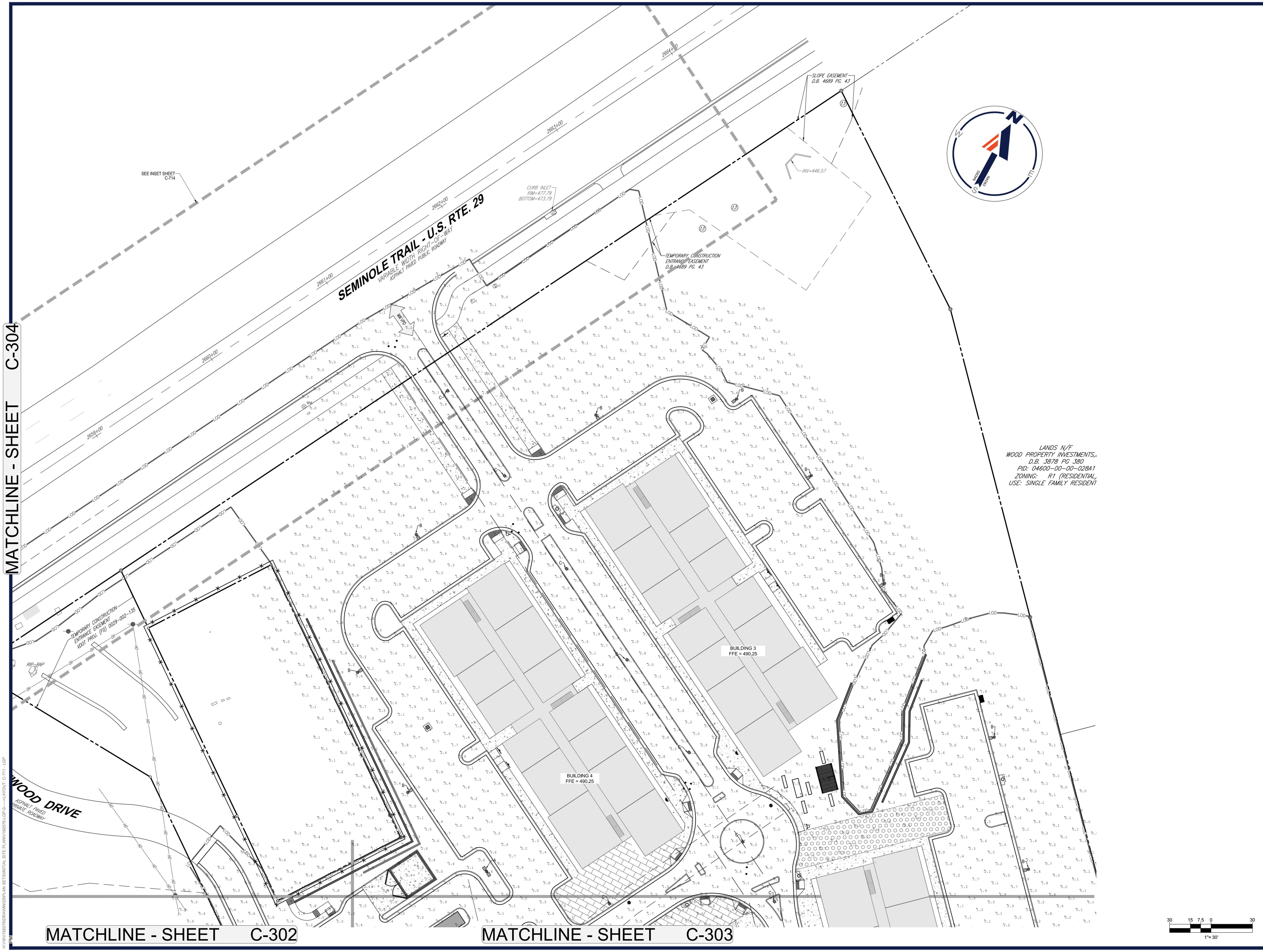
LIGHTING PLAN

SHEET NUMBER:

C-710

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-LGP-0----->LAYOUT: C-710 - LGP
PM



Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\V192076-LGP-0---->LAYOUT: C-711 - LGP
PM

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	V192076
DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	LGP-0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

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SHEET NUMBER:
C-711

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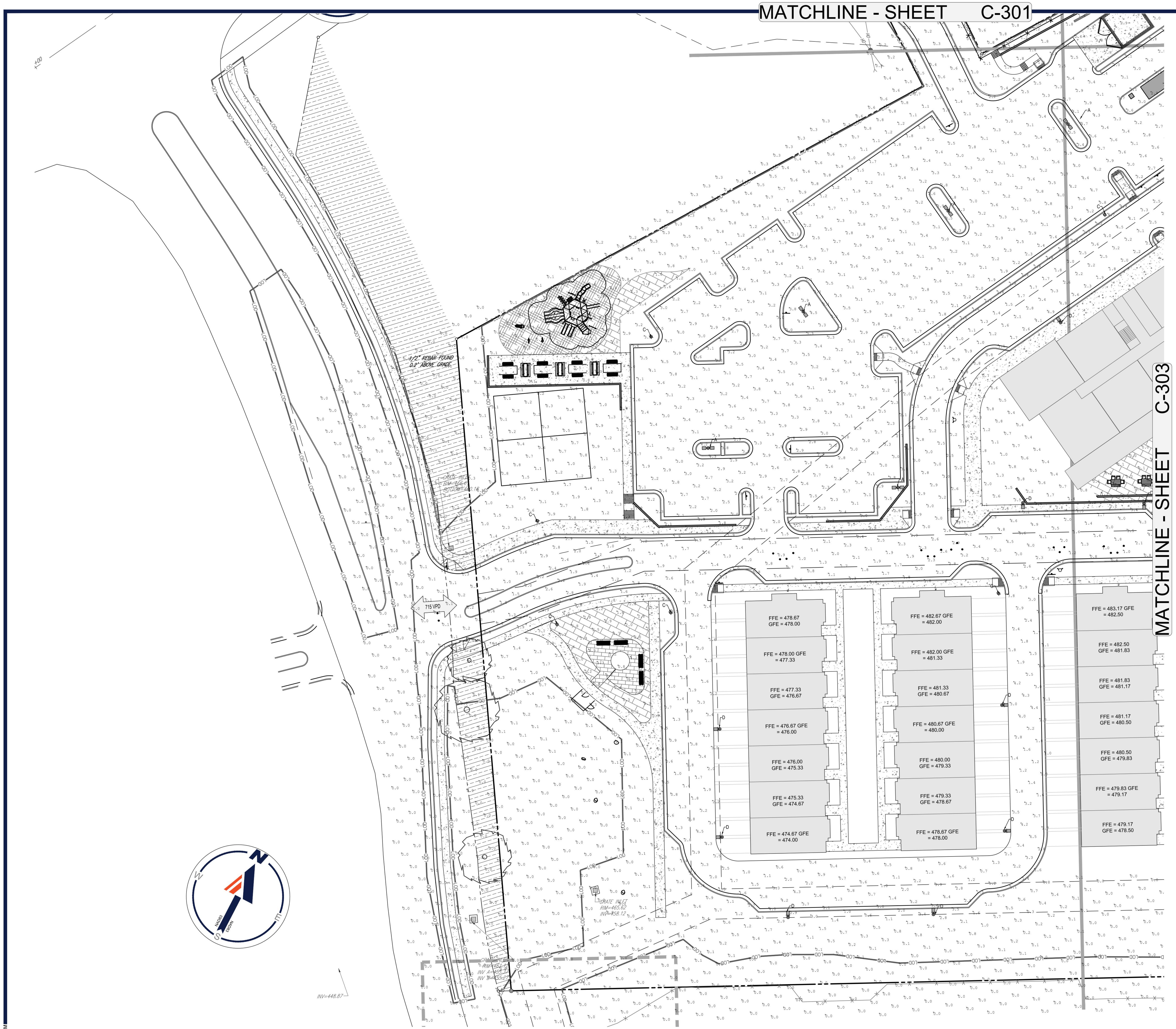
MATCHLINE - SHEET C-301
MATCHLINE - SHEET C-303
1/2" REBAR FOUND 0.2' ABOVE GRADE
GRATE INLET RIM=466.61 BOTTOM=460.18
715 VPD
GRATE INLET RIM=465.62 INV=458.12
GRATE INLET RIM=461.12 INV A=455.37 INV B=455.27
INV=448.87
LOD
FFE = 478.67 GFE = 478.00
FFE = 478.00 GFE = 477.33
FFE = 477.33 GFE = 476.67
FFE = 476.67 GFE = 476.00
FFE = 476.00 GFE = 475.33
FFE = 475.33 GFE = 474.67
FFE = 474.67 GFE = 474.00
FFE = 482.67 GFE = 482.00
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FFE = 478.67 GFE = 478.00
FFE = 483.17 GFE = 482.50
FFE = 482.50 GFE = 481.83
FFE = 481.83 GFE = 481.17
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FFE = 479.17 GFE = 478.50
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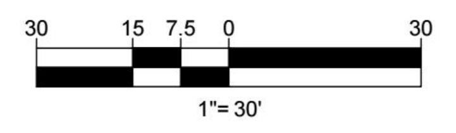

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COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/20/2021
PROFESSIONAL ENGINEER

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-712

ORG. DATE - 09/30/2021

Sep 19, 2021
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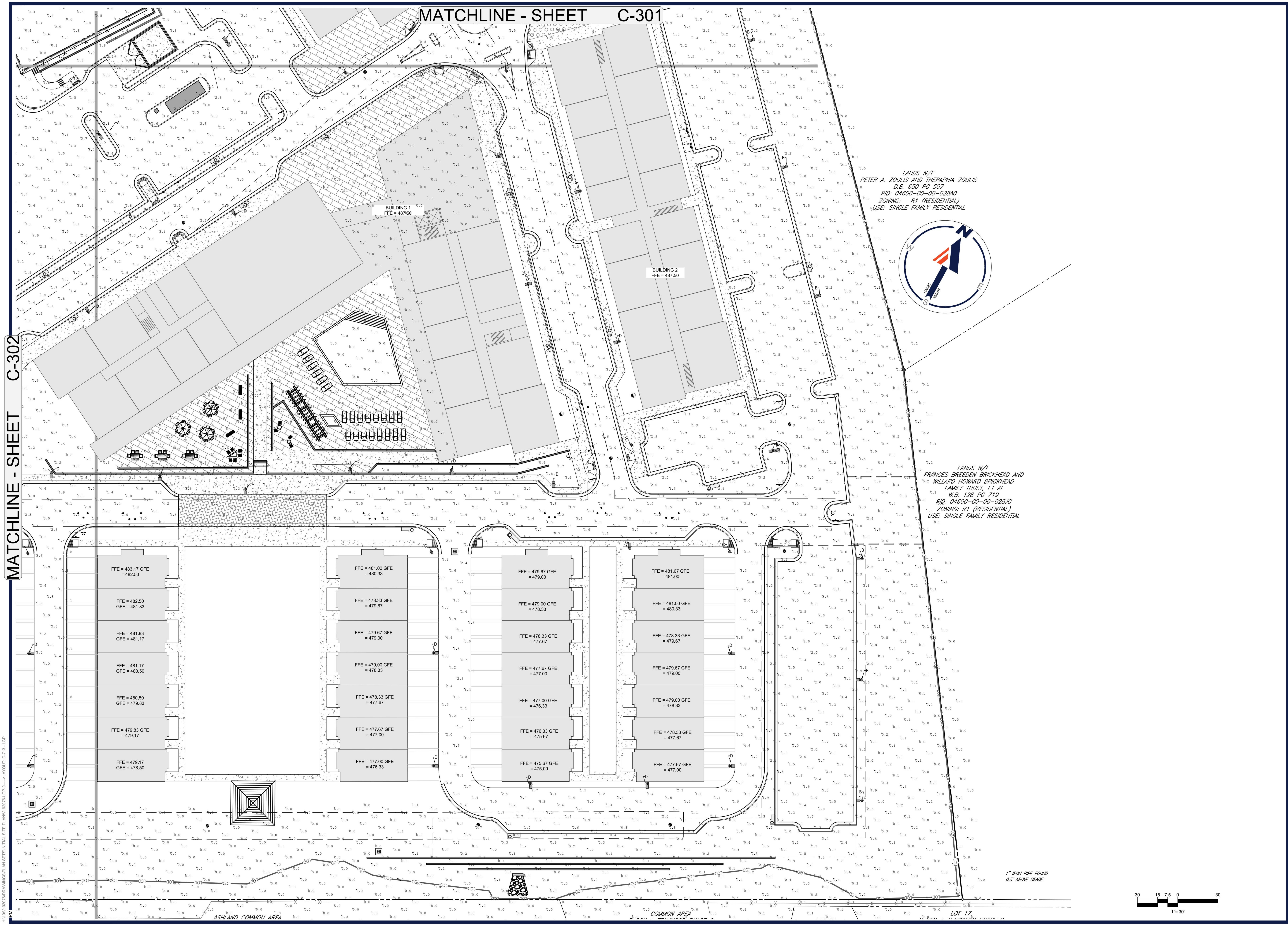
PM


MATCHLINE - SHEET C-301
MATCHLINE - SHEET C-302
BUILDING 1
FFE = 487.50
BUILDING 2
FFE = 487.50
LANDS N/F
PETER A. ZOULIS AND THERAPHIA ZOULIS
D.B. 650 PG 507
PID: 04600-00-00-028A0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
N
E
S
W
NAD83
LANDS N/F
FRANCES BREEDEN BRICKHEAD AND
WILLARD HOWARD BRICKHEAD
FAMILY TRUST, ET AL
W.B. 128 PG 719
PID: 04600-00-00-028J0
ZONING: R1 (RESIDENTIAL)
USE: SINGLE FAMILY RESIDENTIAL
FFE = 483.17 GFE = 482.50
FFE = 482.50 GFE = 481.83
FFE = 481.83 GFE = 481.17
FFE = 481.17 GFE = 480.50
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FFE = 479.67 GFE = 479.00
FFE = 479.00 GFE = 478.33
FFE = 478.33 GFE = 477.67
FFE = 477.67 GFE = 477.00
LOD
B
C
D
1" IRON PIPE FOUND
0.5' ABOVE GRADE
ASHLAND COMMON AREA
COMMON AREA
LOT 17
30
15
7.5
0
30
1"= 30'

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RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

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C-713

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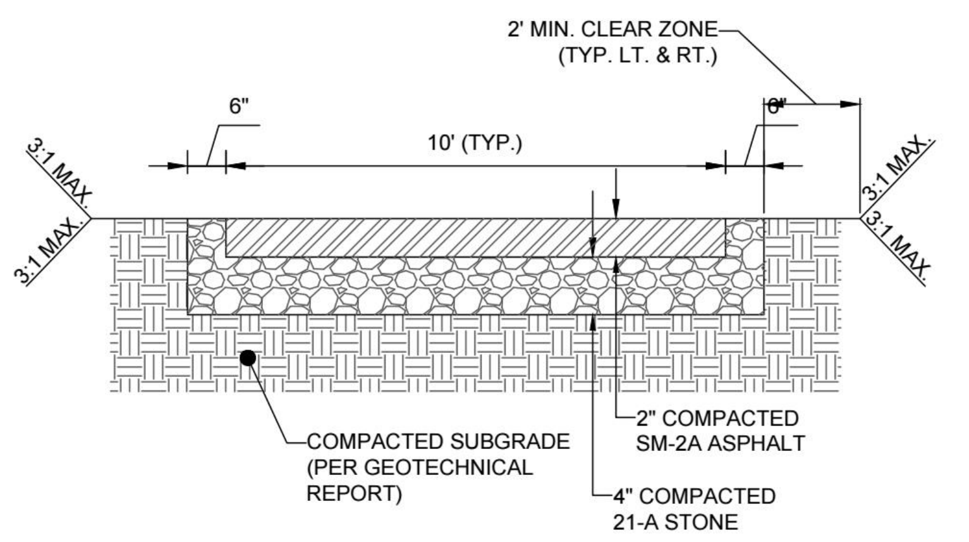


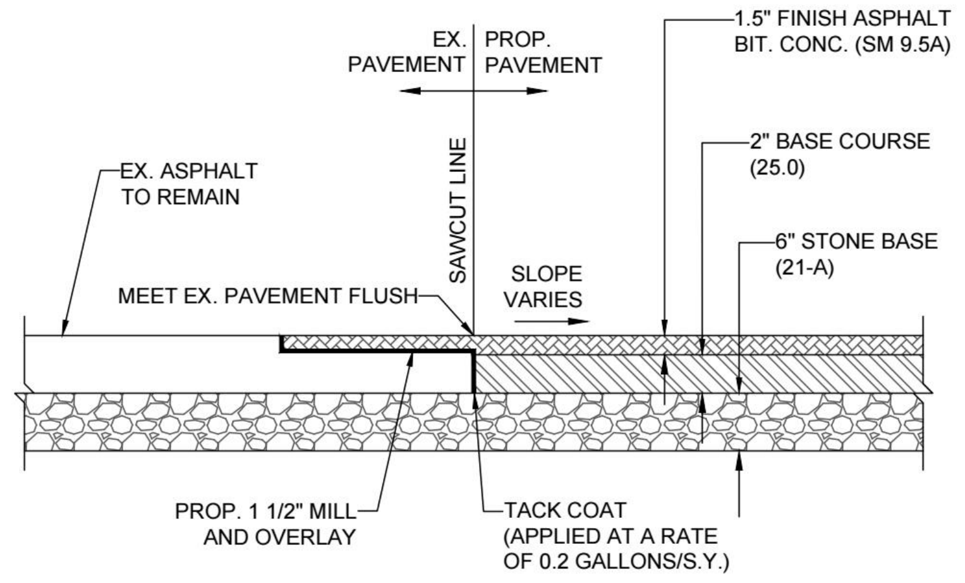
2' MIN. CLEAR ZONE (TYP. LT. & RT.)
6"
10' (TYP.)
6"
3:1 MAX.
3:1 MAX.
3:1 MAX.
3:1 MAX.
COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT)
2" COMPACTED SM-2A ASPHALT
4" COMPACTED 21-A STONE

NOTE:

1. TRAIL CROSS SLOPE NOT TO EXCEED 2.00%.

ASPHALT TRAIL DETAIL

NOT TO SCALE

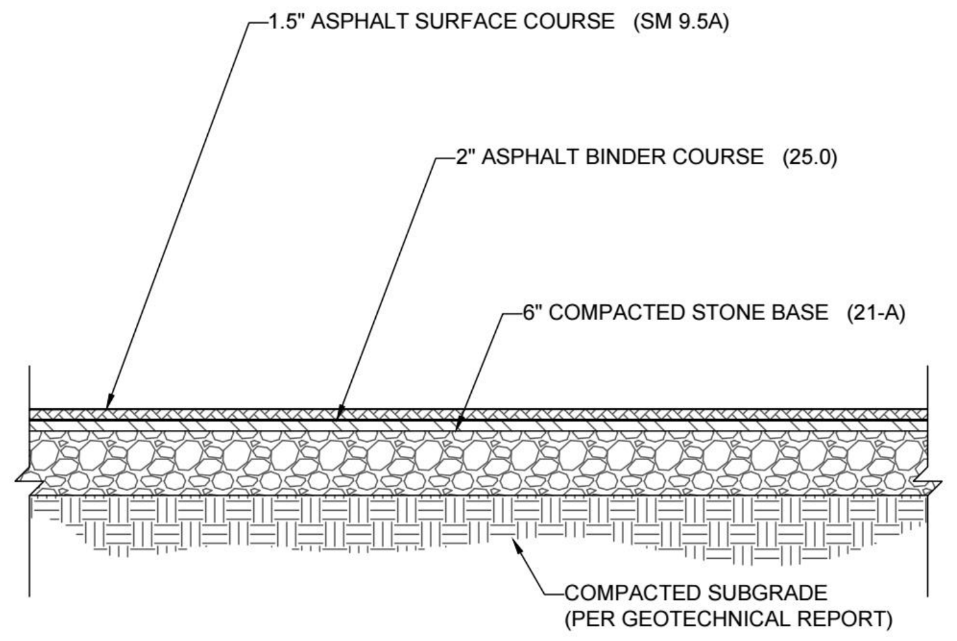


NOTE:

1. SECTION SHOWN IS BASED ON AN ASSUMED CBR OF 5. FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

PAVEMENT WIDENING DETAIL

NOT TO SCALE



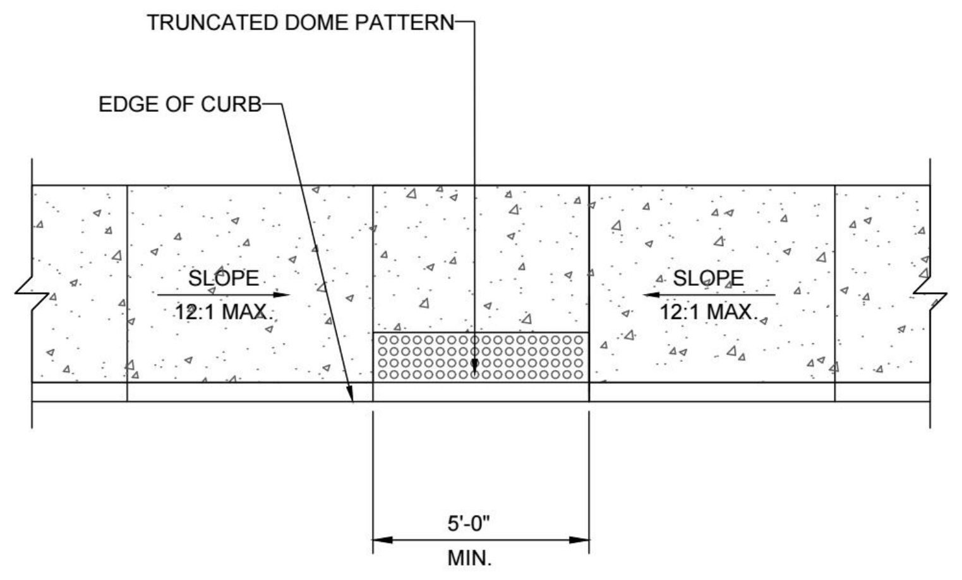
1.5" ASPHALT SURFACE COURSE (SM 9.5A)
2" ASPHALT BINDER COURSE (25.0)
6" COMPACTED STONE BASE (21-A)
COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT)

NOTE:

1. SECTION SHOWN IS BASED ON AN ASSUMED CBR OF 5. FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

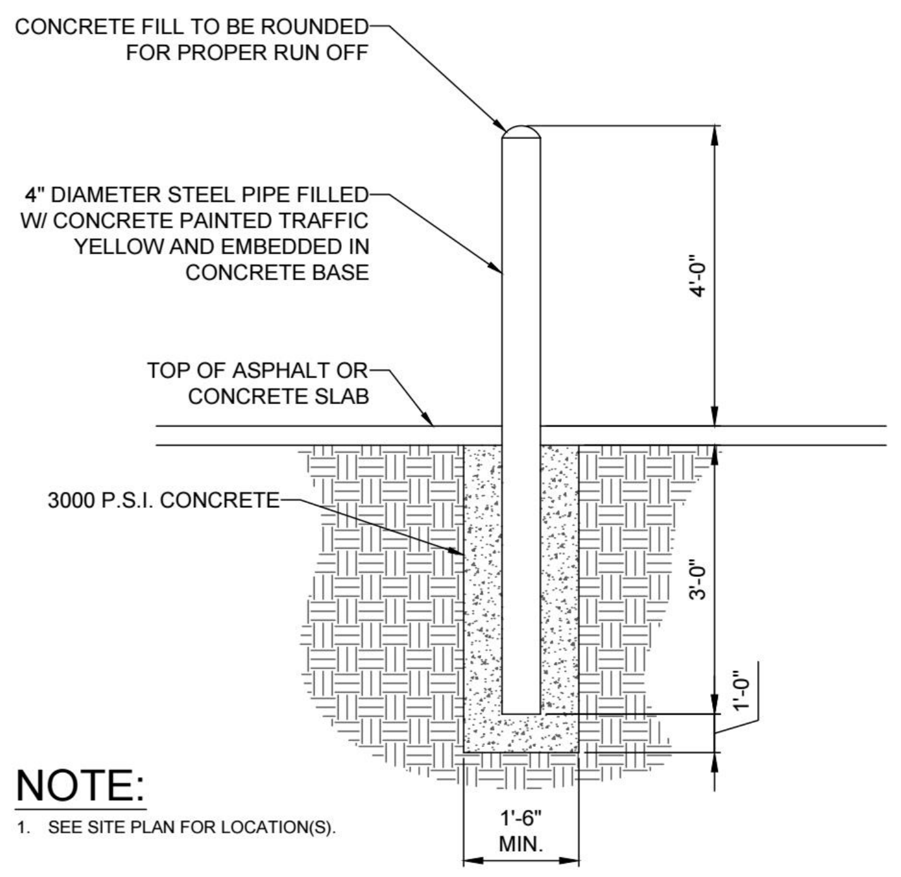


NOTE:

ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE



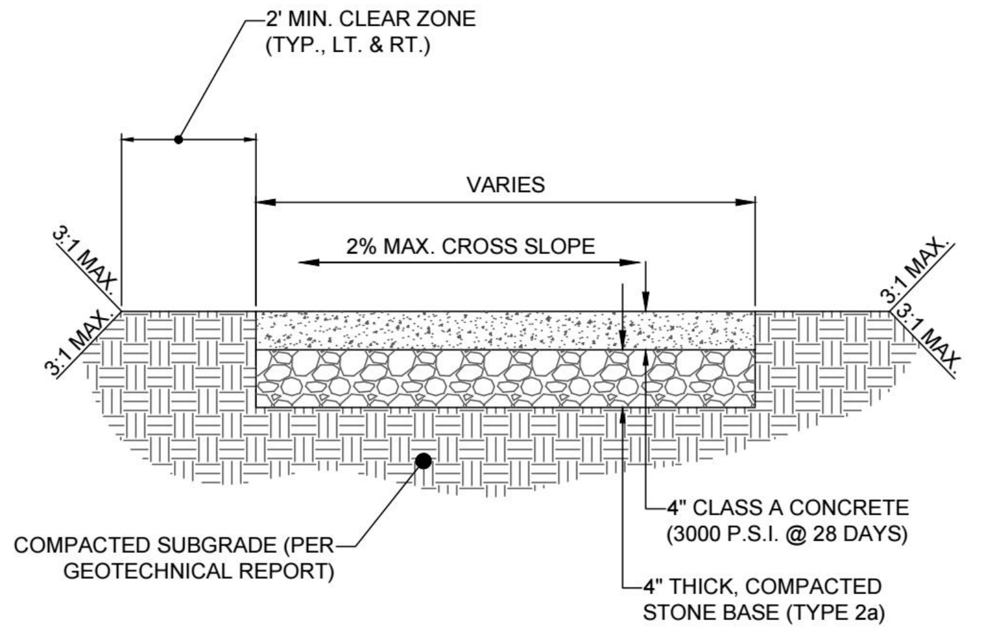
CONCRETE FILL TO BE ROUNDED FOR PROPER RUN OFF
4" DIAMETER STEEL PIPE FILLED W/ CONCRETE PAINTED TRAFFIC YELLOW AND EMBEDDED IN CONCRETE BASE
TOP OF ASPHALT OR CONCRETE SLAB
3000 P.S.I. CONCRETE
4'-0"
3'-0"
1'-0"
1'-6" MIN.

NOTE:

1. SEE SITE PLAN FOR LOCATION(S).

BOLLARD DETAIL

NOT TO SCALE



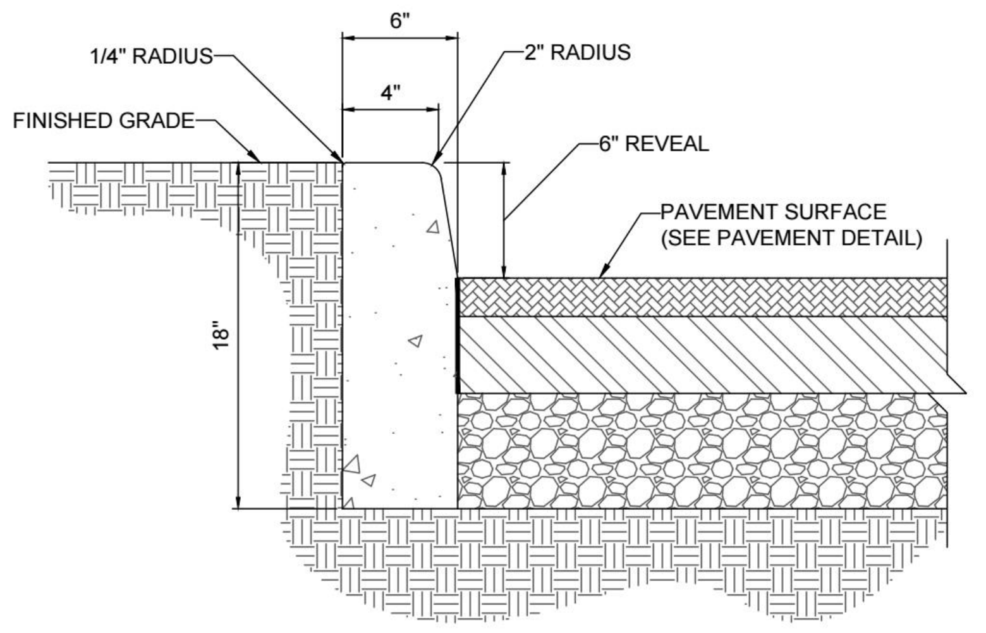
2' MIN. CLEAR ZONE (TYP., LT. & RT.)
VARIES
2% MAX. CROSS SLOPE
3:1 MAX.
3:1 MAX.
3:1 MAX.
3:1 MAX.
COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT)
4" CLASS A CONCRETE (3000 P.S.I. @ 28 DAYS)
4" THICK, COMPACTED STONE BASE (TYPE 2a)

NOTE:

1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

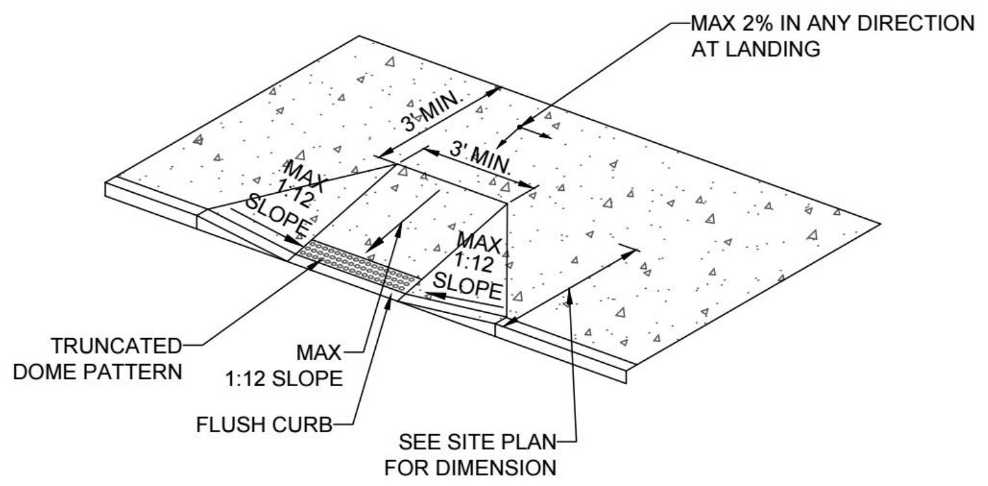
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



NOTES:

1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.
2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
3. CONCRETE TO BE CLASS A3 IF CAST IN PLACE OR 4000 P.S.I. IF PRECAST.



NOTE:

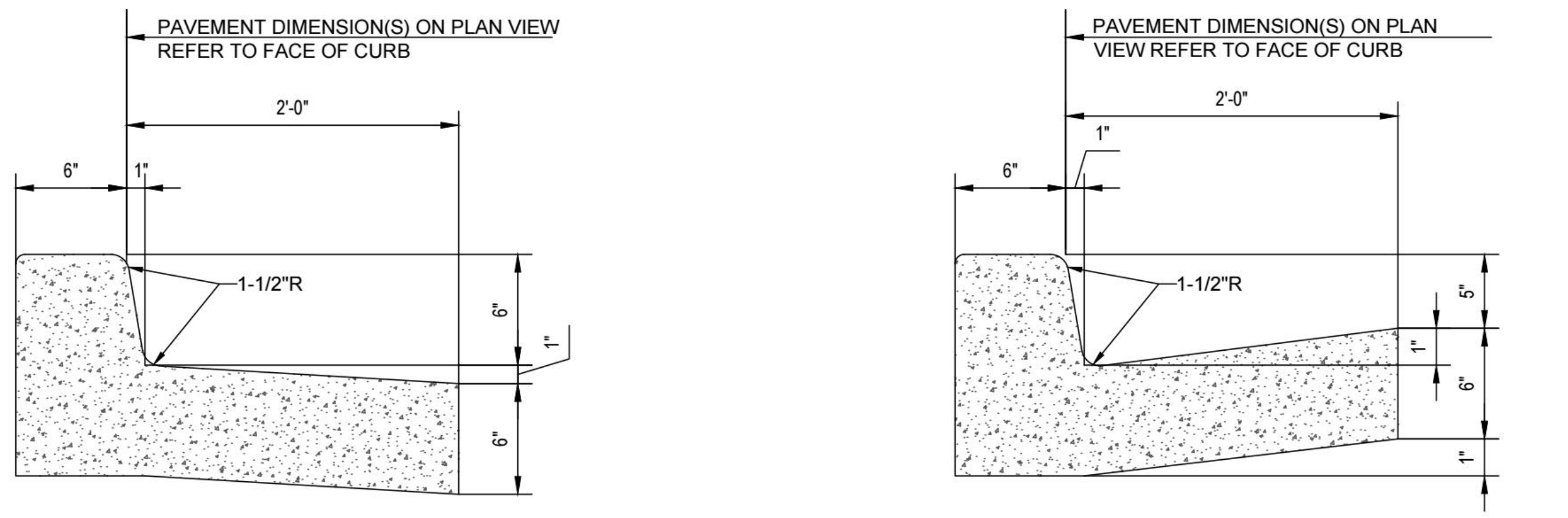
1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

HEADER CURB DETAIL

NOT TO SCALE

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE



PAVEMENT DIMENSION(S) ON PLAN VIEW REFER TO FACE OF CURB
2'-0"
6"
1"
1-1/2"R
6"
1"
6"
PAVEMENT DIMENSION(S) ON PLAN VIEW REFER TO FACE OF CURB
2'-0"
1"
6"
1-1/2"R
5"
1"
6"
1"

SPILL CURB & GUTTER

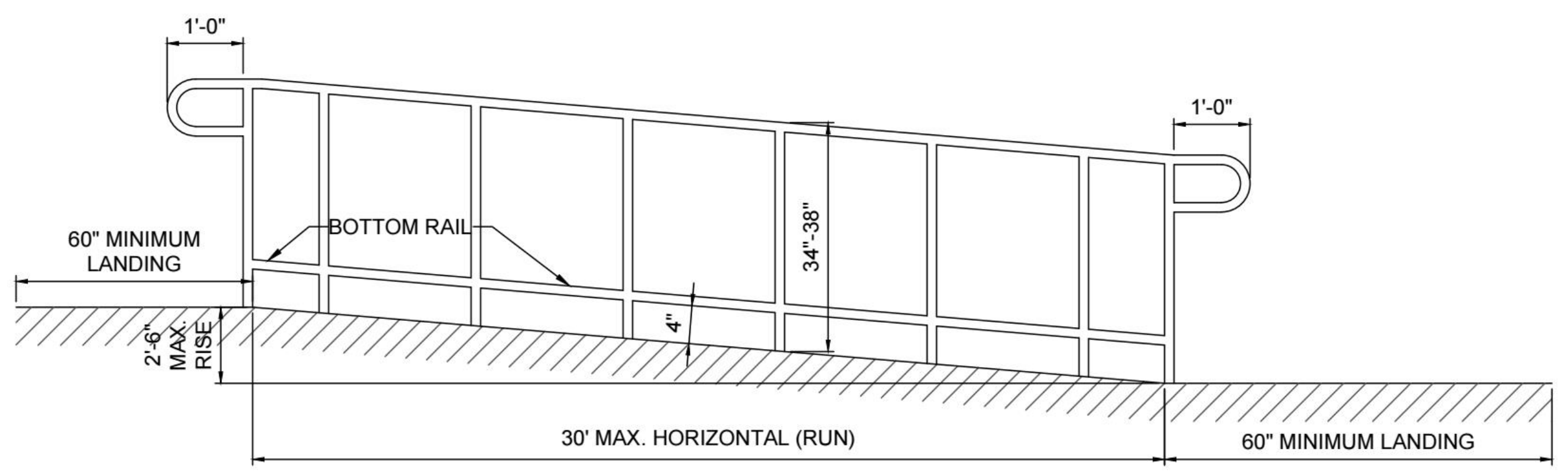
COLLECTOR CURB & GUTTER

NOTES:

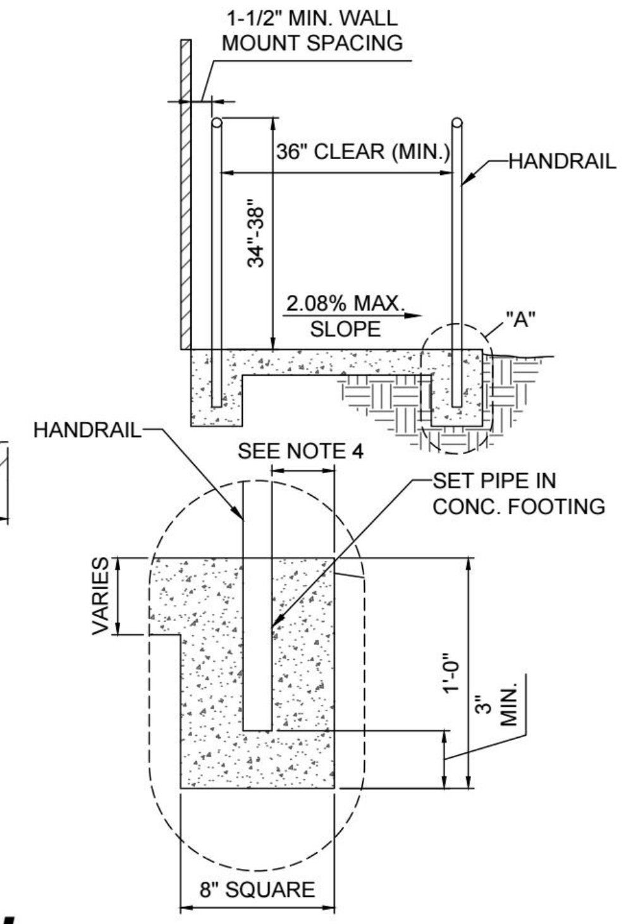
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



ELEVATION



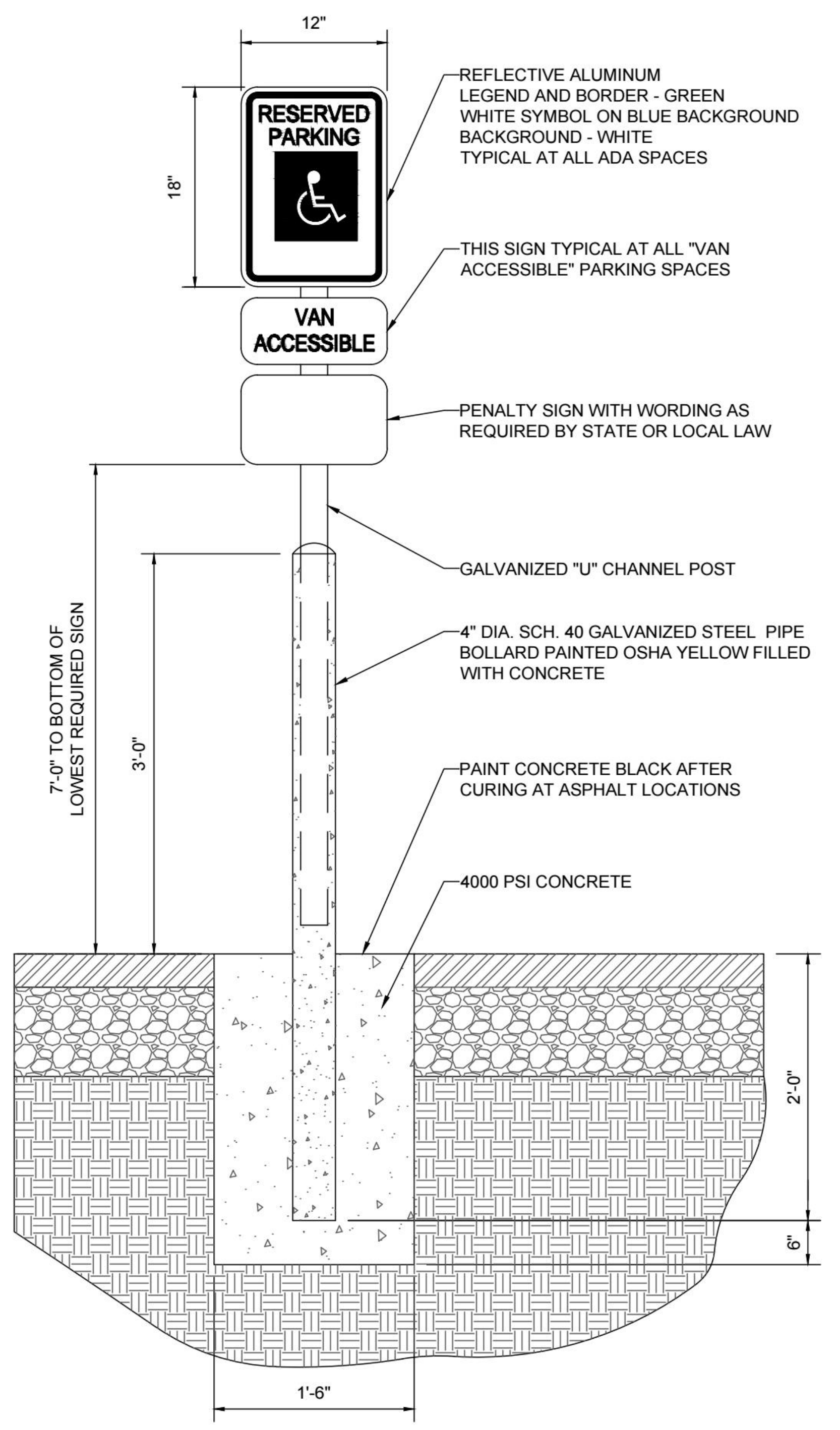
DETAIL "A"

NOTES:

1. RAMPS AND HANDRAILS TO BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES.
2. HANDRAILS WITH CIRCULAR CROSS SECTIONS SHALL BE 1.25" TO 2" OUTSIDE DIAMETER.
3. NON-CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER OF 4" TO 6.25" AND A MAXIMUM CROSS SECTION DIMENSION OF 2.25". (SEE ADA GUIDELINES)
4. SIDEWALK TO EXTEND 4" BEYOND OUTSIDE OF RAILING WHEN A BOTTOM RAIL IS PROVIDED OR 12" BEYOND WHEN NO BOTTOM RAIL IS PROVIDED.

TYPICAL ADA RAMP AND HANDRAIL DETAIL

NOT TO SCALE



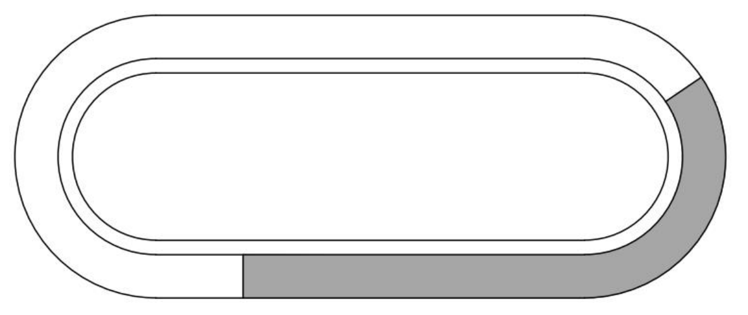
12"
18"
RESERVED PARKING
VAN ACCESSIBLE
REFLECTIVE ALUMINUM LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE TYPICAL AT ALL ADA SPACES
THIS SIGN TYPICAL AT ALL "VAN ACCESSIBLE" PARKING SPACES
PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW
GALVANIZED "U" CHANNEL POST
4" DIA. SCH. 40 GALVANIZED STEEL PIPE BOLLARD PAINTED OSHA YELLOW FILLED WITH CONCRETE
PAINT CONCRETE BLACK AFTER CURING AT ASPHALT LOCATIONS
4000 PSI CONCRETE
7'-0" TO BOTTOM OF LOWEST REQUIRED SIGN
3'-0"
2'-0"
6"
1'-6"

NOTE:

ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

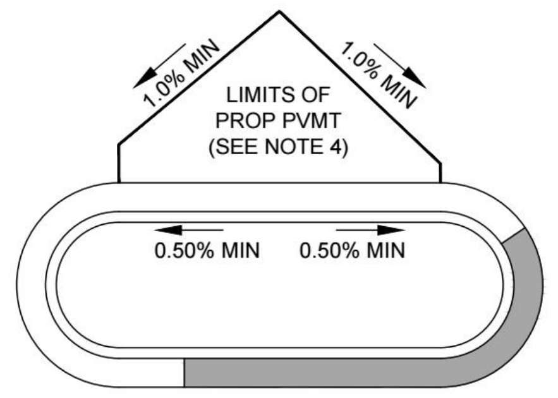
BOLLARD MOUNTED ADA PARKING SIGN DETAIL

NOT TO SCALE



EXAMPLE ONE

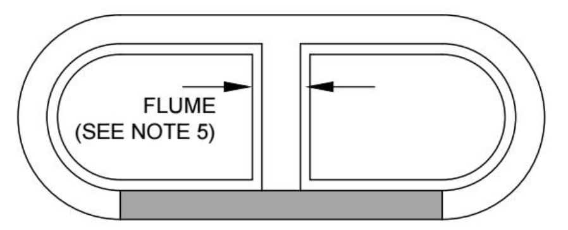
NOT TO SCALE



EXAMPLE TWO

NOT TO SCALE

EXAMPLE 3



EXAMPLE THREE

NOT TO SCALE

NOTES:

1. CONTRACTOR TO INSTALL CURB AND GUTTER AT ELEVATION OF EXISTING PAVEMENT (ELEVATION AT EDGE OF GUTTER PAN MATCHES ELEVATION AT EXISTING PAVEMENT, UNLESS PLANS AND/OR SCHEMATICS INDICATE DIFFERENTLY.

2. CONTRACTOR TO PROVIDE GUTTER PANS (COLLECTOR/SPILL) PER GRADING PLAN. SHADED GUTTER PAN REPRESENTS FULL SPILL SECTION, NON-SHADED IS COLLECTOR. CONTRACTOR TO PROVIDE 3 FOOT TRANSITIONS BETWEEN SPILL AND COLLECTOR SECTIONS.

3. PLAN INTENT IS TO PROVIDE A MINIMUM SLOPE OF 0.50% ALONG COLLECTOR CURB. IF FIELD CONDITIONS AND/OR PLAN REPRESENTATION DOES NOT PROVIDE MINIMUM SLOPE REQUIREMENTS, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO POURING CURB AND GUTTER. BOHLER SHALL BE HELD HARMLESS FOR ANY CURB AND GUTTER POURED THAT DOES NOT MEET MINIMUM REQUIREMENTS.

4. IN THOSE SITUATIONS WHERE RE-GRADING OF PARKING AND PAVEMENT REMOVAL IS NECESSARY (SEE EXAMPLE 2), THE CONTRACTOR IS TO VERIFY THAT THE RESULTANT GRADIENT AT THE HIGH SIDE OF THE ISLAND PROVIDES 1% PAVEMENT SLOPE, PER PLAN INTENT.

5. IN ISLANDS WHERE FLUMES ARE INDICATED, THE CONTRACTOR SHALL PROVIDE A FLAT BOTTOMED FLUME AT THE SPECIFIED WIDTH. MINIMUM FLUME SLOPE SHALL BE 0.50%.

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RYAN YAUGER
Lic. No. 0402056625
09/20/2021

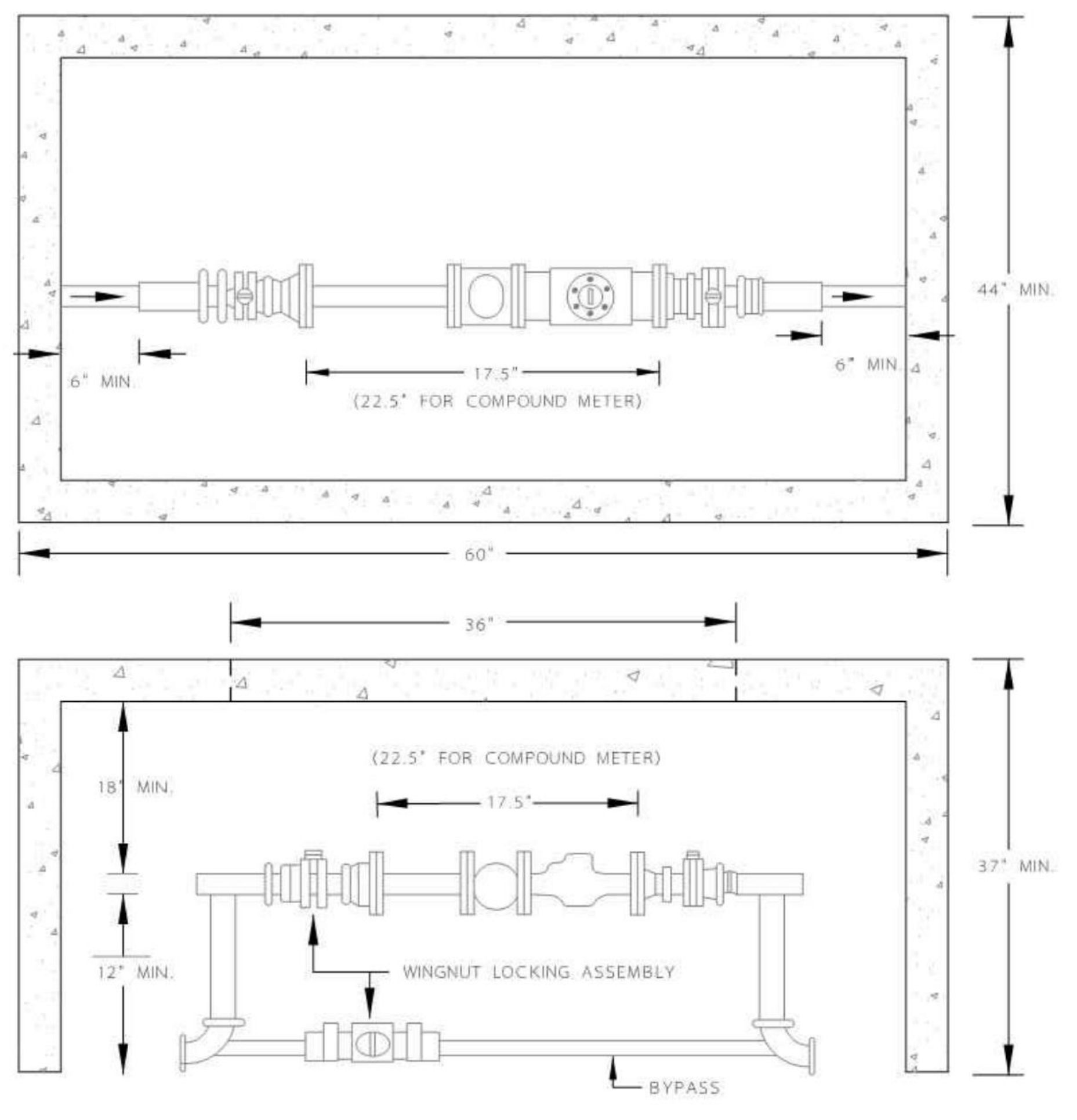
SHEET TITLE:

CONSTRUCTION DETAILS SHEET

SHEET NUMBER:

C-901

ORG. DATE - 09/30/2021



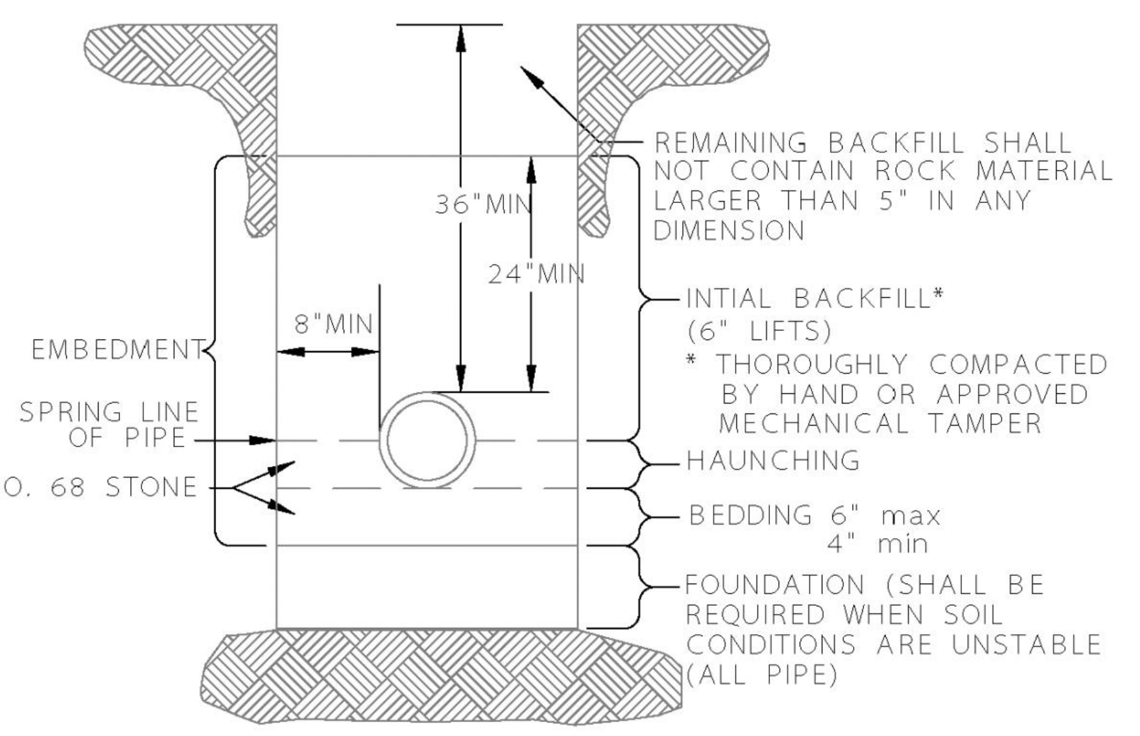
NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (2" METER)

NTS
FIG. W-7C

TD-13


REMAINING BACKFILL SHALL NOT CONTAIN ROCK MATERIAL LARGER THAN 5" IN ANY DIMENSION
36"MIN
24"MIN
8"MIN
INITIAL BACKFILL*
(6" LIFTS)
* THOROUGHLY COMPACTED BY HAND OR APPROVED MECHANICAL TAMPER
EMBEDMENT
SPRING LINE OF PIPE
NO. 68 STONE
HAUNCHING
BEDDING 6" max 4" min
FOUNDATION (SHALL BE REQUIRED WHEN SOIL CONDITIONS ARE UNSTABLE (ALL PIPE)

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

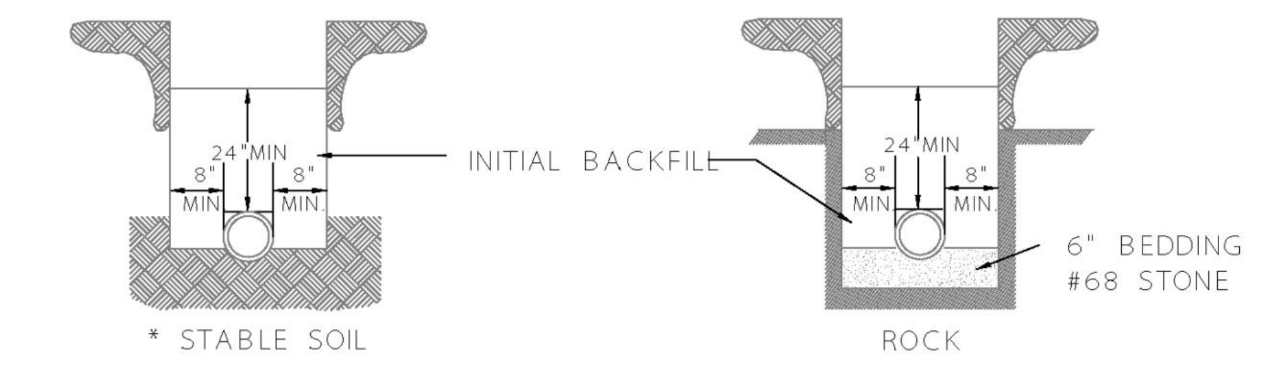
TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-28

GOOD FOUNDATION MATERIAL

ROCKY FOUNDATION MATERIAL



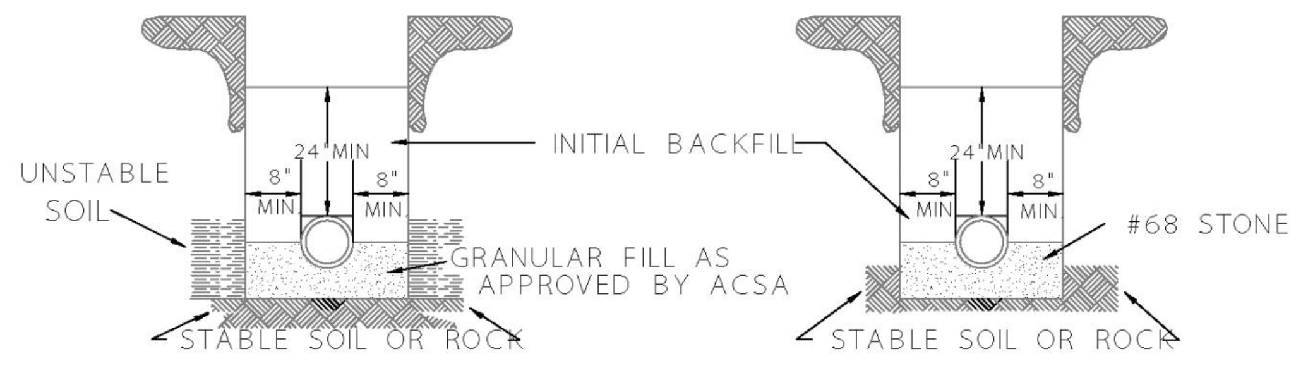
* STABLE SOIL

ROCK

* 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.

FOUNDATION IN POOR SOIL

UNDER-CUT CONDITION



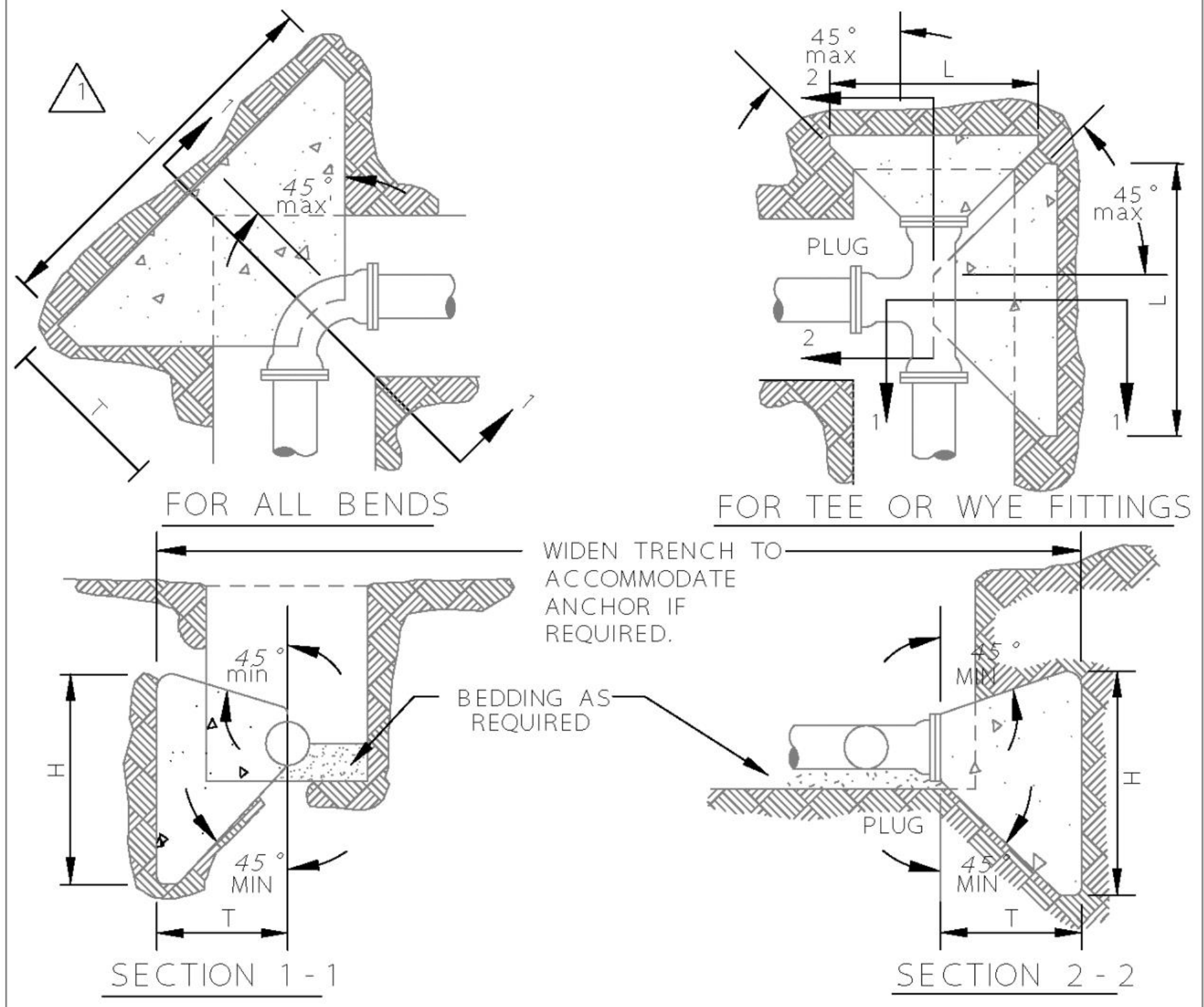
NOTE :

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

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2



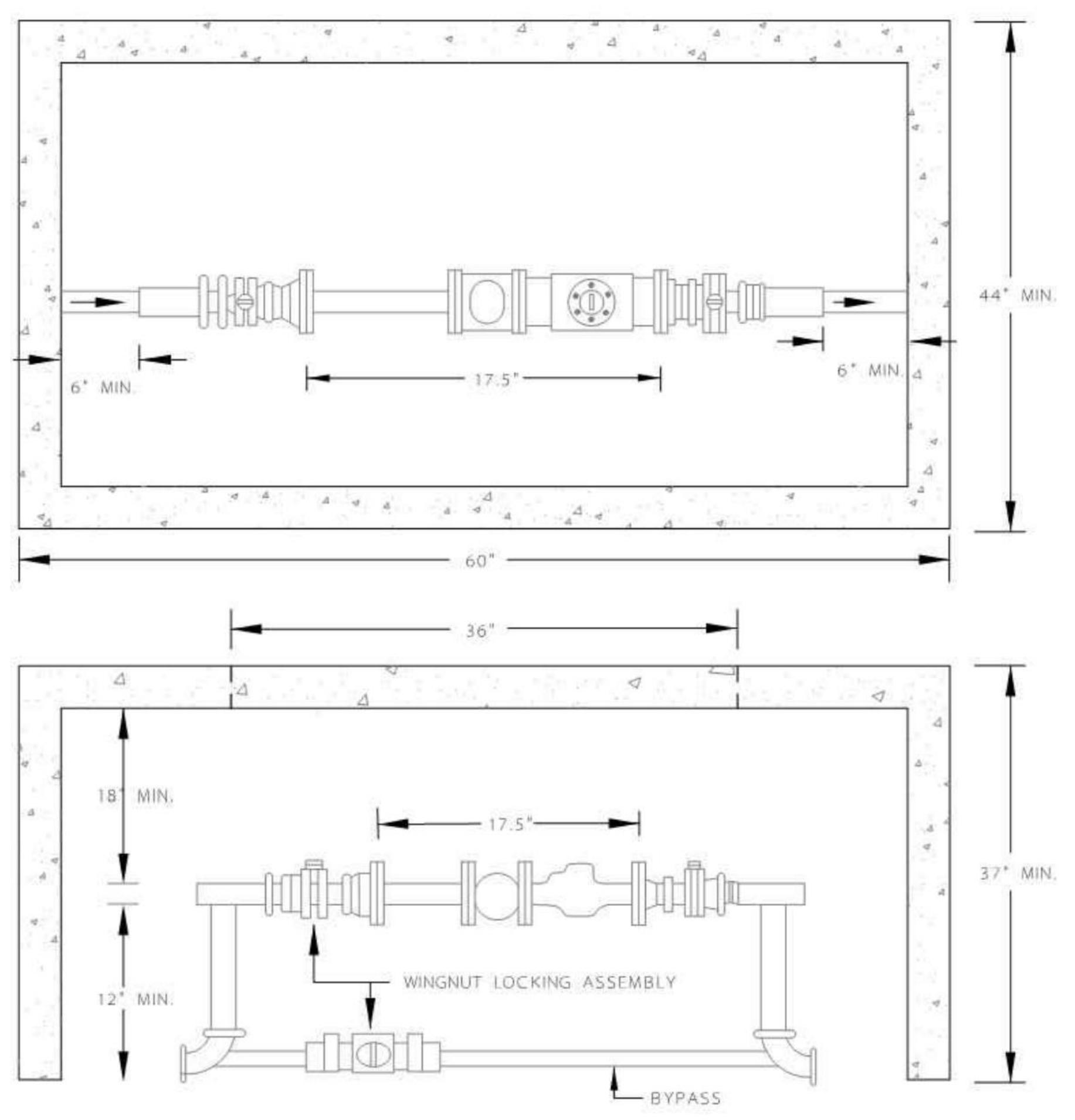
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET)			VOL. CU.YD.	TEE AND PLUGS (FEET)			VOL. CU.YD.
		L	H	T		L	H	T	
4" & 6"	90 45 22 1/2 11 1/4	2.50 2.00 1.50 1.50	2.50 2.25 2.00 2.00	3.01 2.60 2.52 2.50	0.24 0.15 0.10 0.10	2.00	2.25	2.50	0.15
8"	90 45 22 1/2 11 1/4	3.66 2.66 1.66 1.66	3.16 2.66 2.16 2.16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

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHAN SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

TD-3



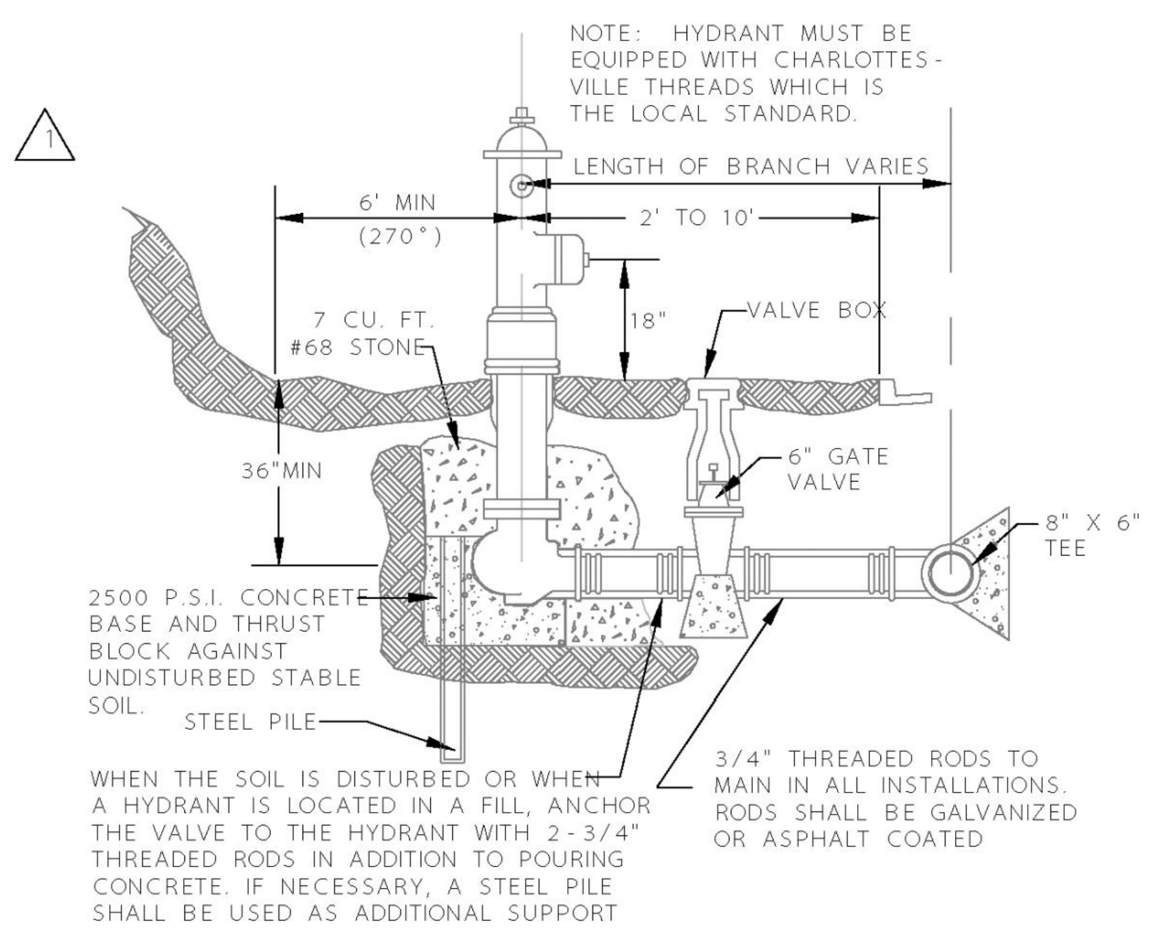
NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (1 1/2" METER)

NTS
FIG. W-7B

TD-12


NOTE: HYDRANT MUST BE EQUIPPED WITH CHARLOTTESVILLE THREADS WHICH IS THE LOCAL STANDARD.
LENGTH OF BRANCH VARIES
6' MIN (270")
2' TO 10'
7 CU. FT. #68 STONE
18"
VALVE BOX
36"MIN
6" GATE VALVE
8" X 6" TEE
2500 P.S.I. CONCRETE BASE AND THRUST BLOCK AGAINST UNDISTURBED STABLE SOIL.
STEEL PILE
WHEN THE SOIL IS DISTURBED OR WHEN A HYDRANT IS LOCATED IN A FILL, ANCHOR THE VALVE TO THE HYDRANT WITH 2-3/4" THREADED RODS IN ADDITION TO POURING CONCRETE. IF NECESSARY, A STEEL PILE SHALL BE USED AS ADDITIONAL SUPPORT
3/4" THREADED RODS TO MAIN IN ALL INSTALLATIONS. RODS SHALL BE GALVANIZED OR ASPHALT COATED

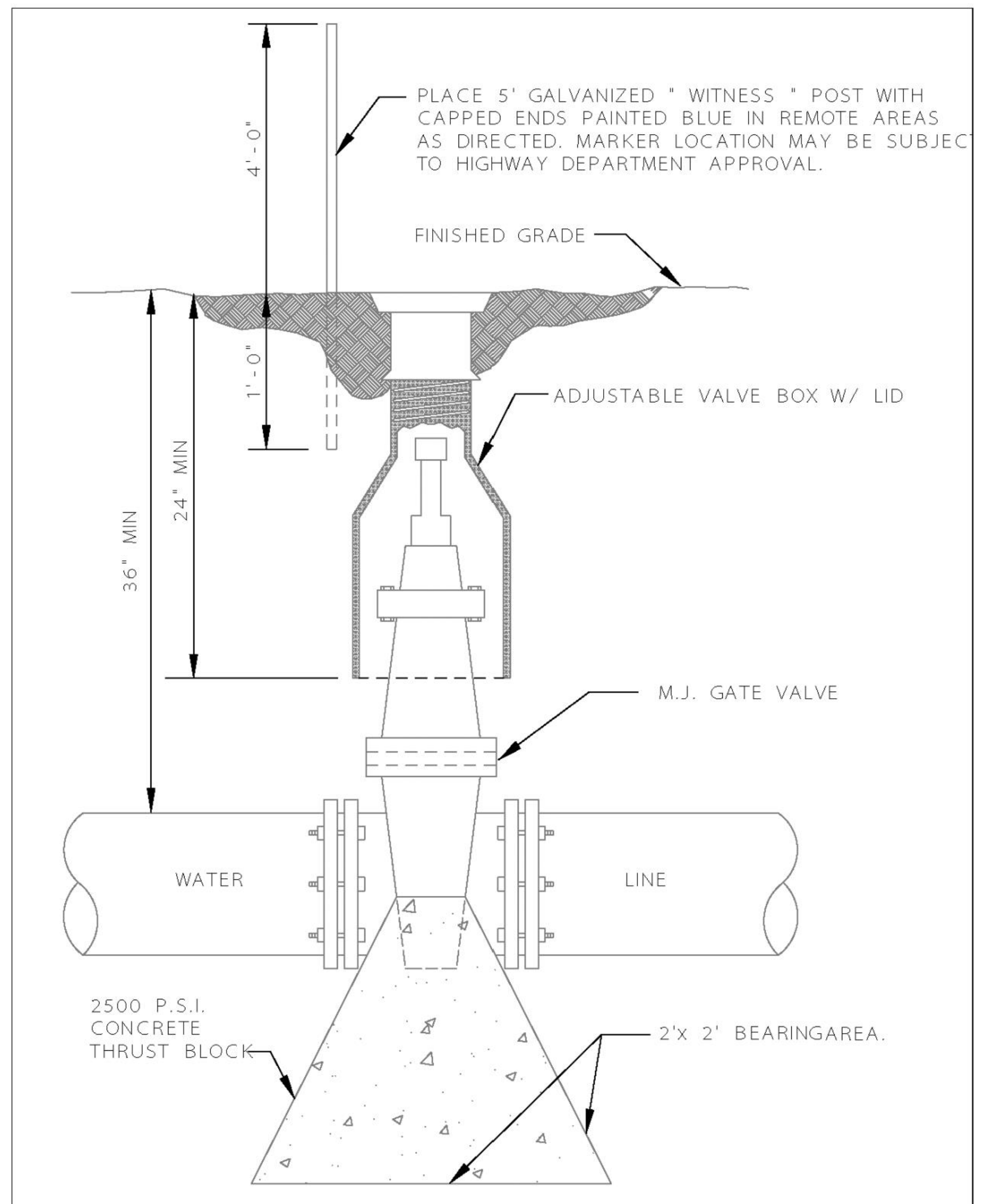
NOTE :

1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3' 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-7

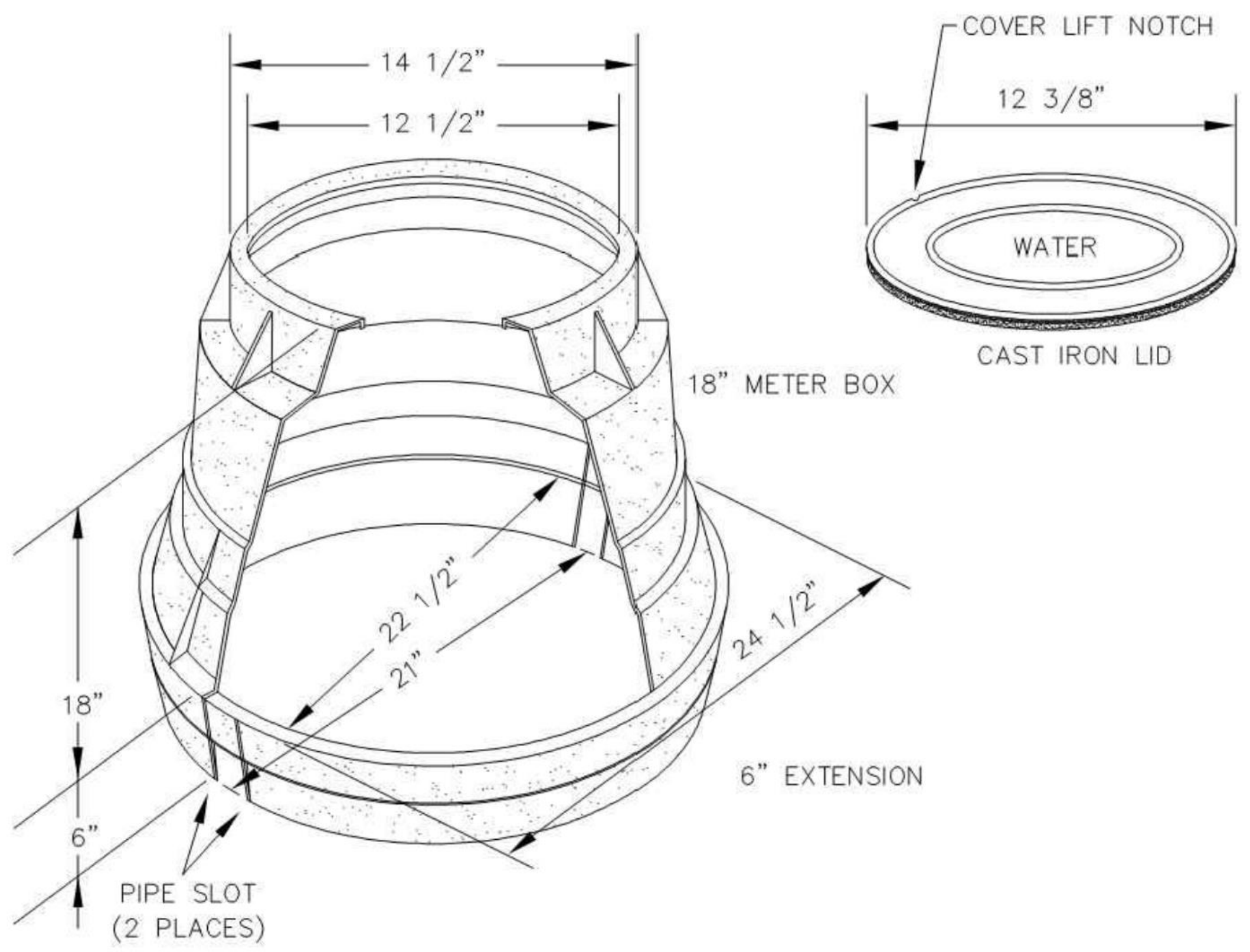

4'-0"
PLACE 5' GALVANIZED " WITNESS " POST WITH CAPPED ENDS PAINTED BLUE IN REMOTE AREAS AS DIRECTED. MARKER LOCATION MAY BE SUBJEC TO HIGHWAY DEPARTMENT APPROVAL.
FINISHED GRADE
1'-0"
ADJUSTABLE VALVE BOX W/ LID
24" MIN
36" MIN
M.J. GATE VALVE
WATER
LINE
2500 P.S.I. CONCRETE THRUST BLOCK
2'x 2' BEARINGAREA.

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

TYPICAL GATE VALVE

NTS
FIG. W-5

TD-8



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

TYPICAL METER BOXES (5/8"–1" METERS)

NTS
FIG. W-7

TD-10

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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DRAWN BY:	MEG / PM
CHECKED BY:	RTY
DATE:	09/30/2021
CAD I.D.:	- 0

PROJECT:

INITIAL SITE PLAN

FOR

RST RESIDENCES

PROPOSED
LOCATION

SEMINOLE TRAIL
AND ASHWOOD BLVD.
CHARLOTTESVILLE, VA 22911
ALBEMARLE COUNTY, VA

BOHLER

9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
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RYAN YAUGER
Lic. No. 0402056625
09/20/2021

SHEET TITLE:

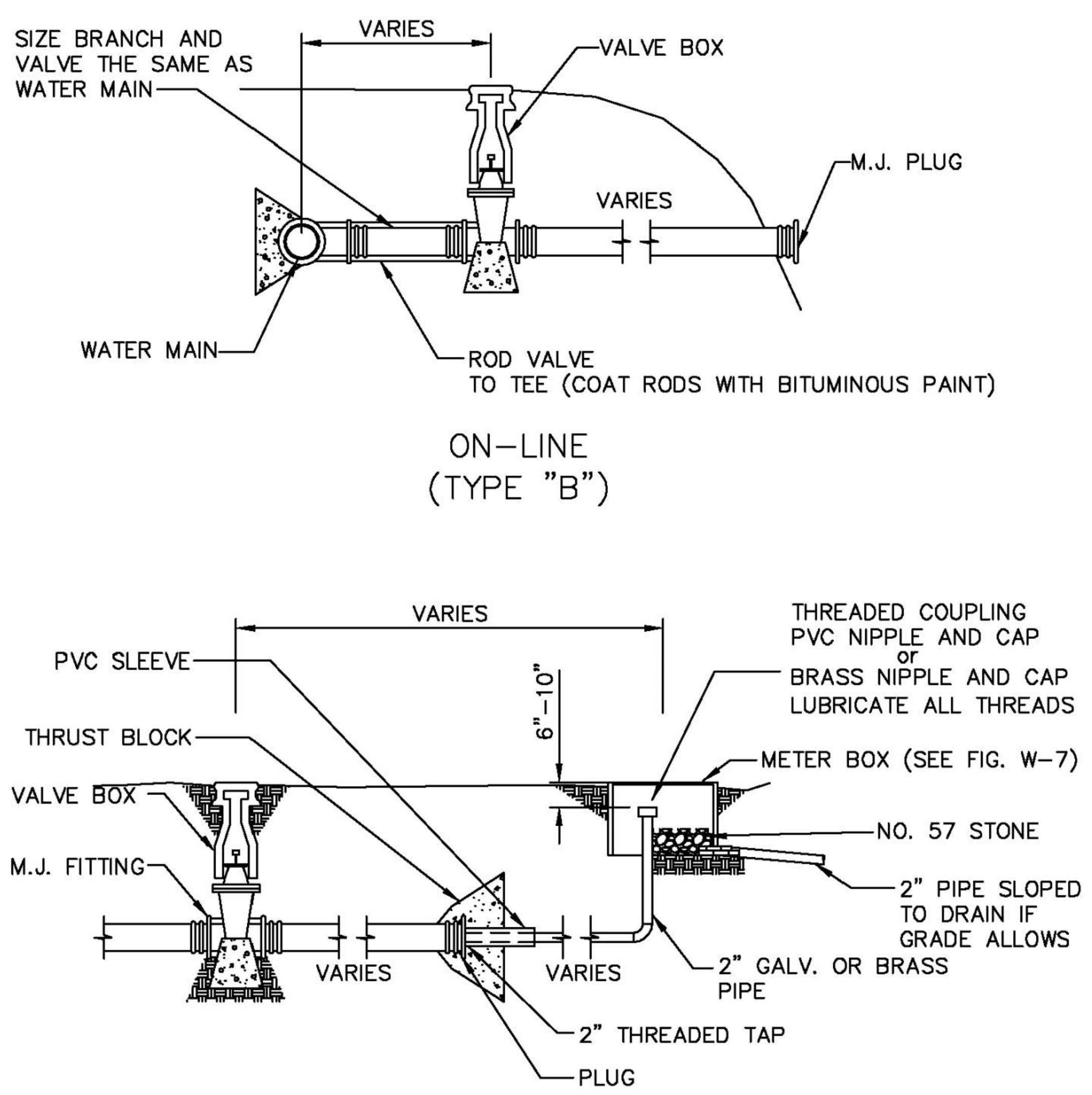
CONSTRUCTION DETAILS SHEET

SHEET NUMBER:

C-902

ORG. DATE - 09/30/2021

Sep 19, 2021
H:\19\V192076\DRAWINGS\PLAN SETS\INITIAL SITE PLAN\192076-SDP-0----LAYOUT: C-902 ALBEMARLE COUNTY DETAILS

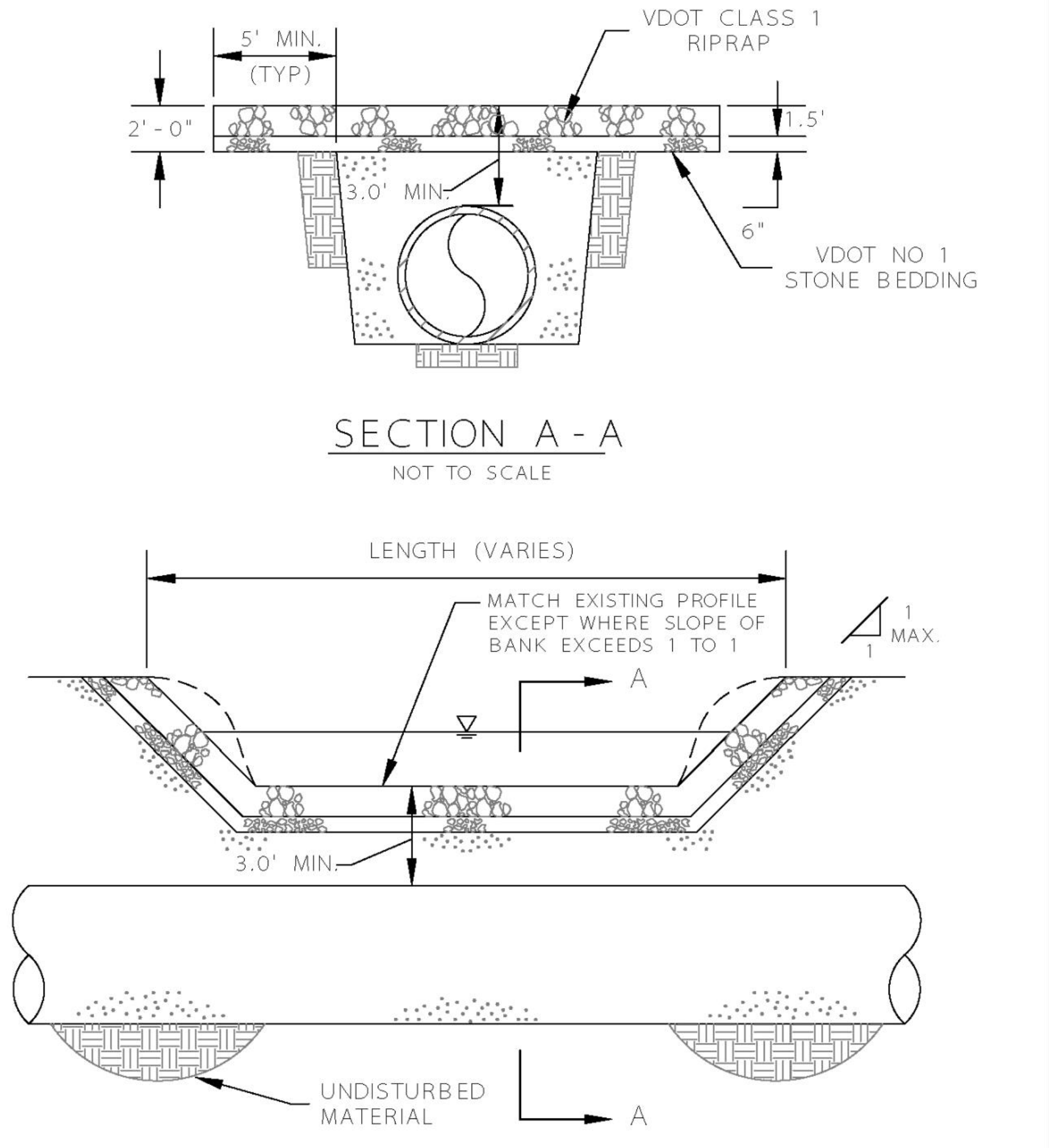

SIZE BRANCH AND VALVE THE SAME AS WATER MAIN
VARIES
VALVE BOX
M.J. PLUG
VARIES
WATER MAIN
ROD VALVE TO TEE (COAT RODS WITH BITUMINOUS PAINT)
ON-LINE (TYPE "B")
VARIES
PVC SLEEVE
6"-10"
THREADED COUPLING PVC NIPPLE AND CAP or BRASS NIPPLE AND CAP LUBRICATE ALL THREADS
THRUST BLOCK
METER BOX (SEE FIG. W-7)
VALVE BOX
NO. 57 STONE
M.J. FITTING
2" PIPE SLOPED TO DRAIN IF GRADE ALLOWS
VARIES
VARIES
2" GALV. OR BRASS PIPE
2" THREADED TAP
PLUG

DEAD END
(TYPE "A")

TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

TD-16



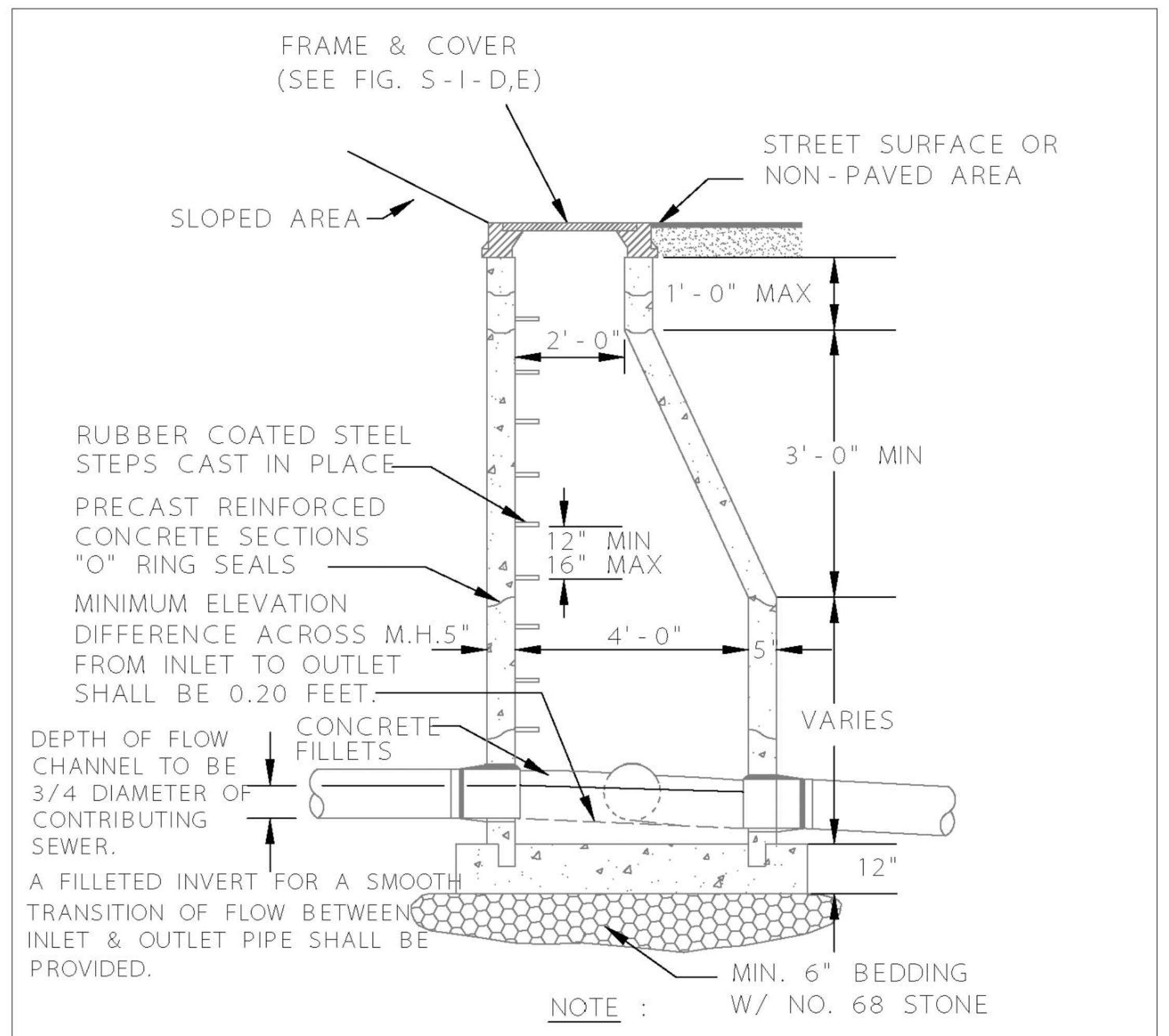
ELEVATION

NOTE: WHEN BEDROCK IS ENCOUNTERED AND COVER EQUALS OR EXCEEDS 3', THE TRENCH SHALL BE BACKFILLED WITH COMPACTED 21A STONE AND TOPPED WITH 18" OF VDOT CLASS 1 RIPRAP.

WATER
TYPICAL STREAM CROSSING

NTS
FIG. W-12

TD-20


FRAME & COVER (SEE FIG. S-I-D,E)
STREET SURFACE OR NON-PAVED AREA
SLOPED AREA
1'-0" MAX
2'-0"
3'-0" MIN
RUBBER COATED STEEL STEPS CAST IN PLACE
PRECAST REINFORCED CONCRETE SECTIONS "O" RING SEALS
12" MIN 16" MAX
MINIMUM ELEVATION DIFFERENCE ACROSS M.H. SHALL BE 0.20 FEET
FROM INLET TO OUTLET
5"
4'-0"
5"
CONCRETE FILLETS
VARIES
DEPTH OF FLOW CHANNEL TO BE 3/4 DIAMETER OF CONTRIBUTING SEWER.
A FILLETED INVERT FOR A SMOOTH TRANSITION OF FLOW BETWEEN INLET & OUTLET PIPE SHALL BE PROVIDED.
12"
MIN. 6" BEDDING W/ NO. 68 STONE

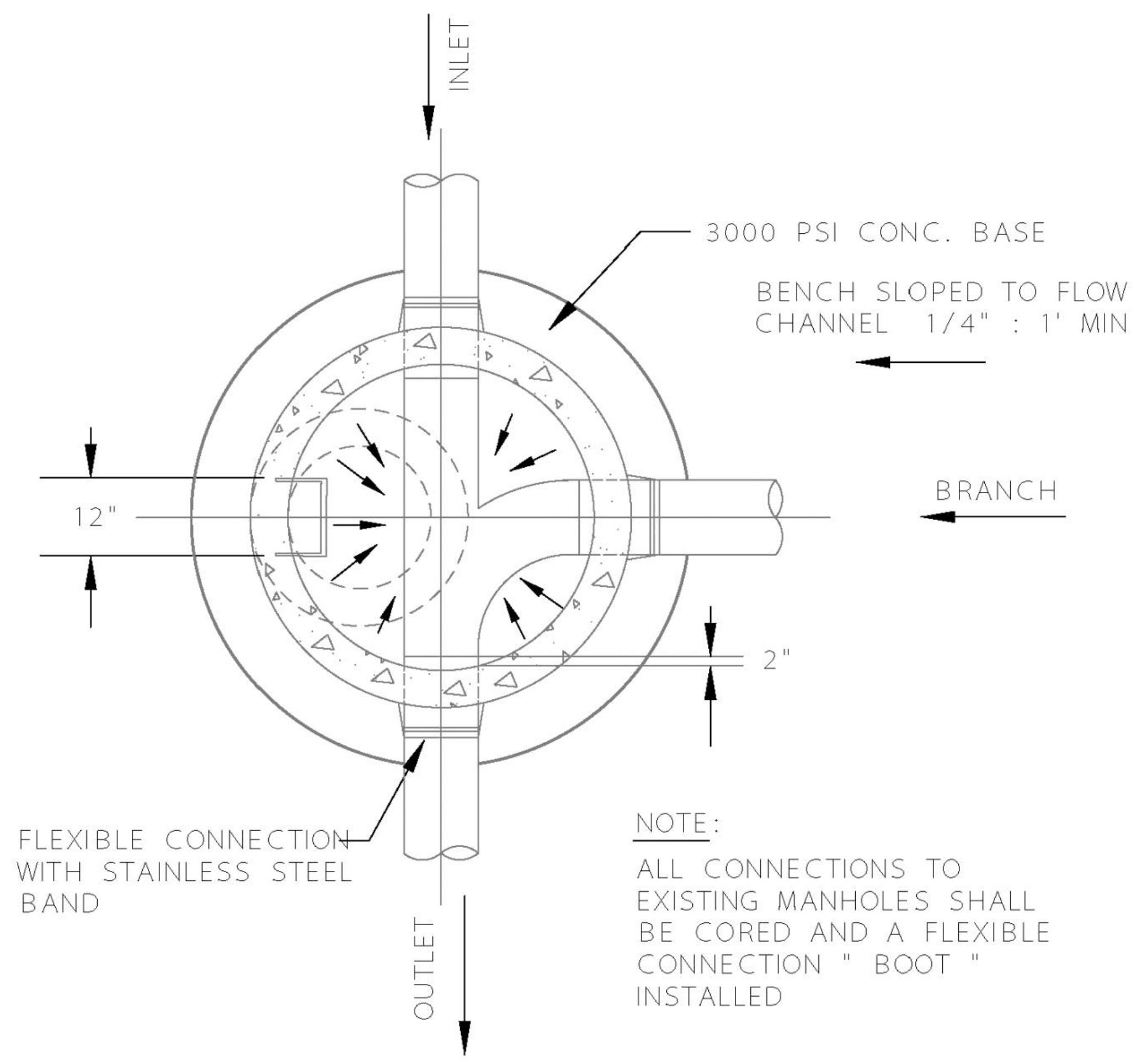
NOTE :

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-21

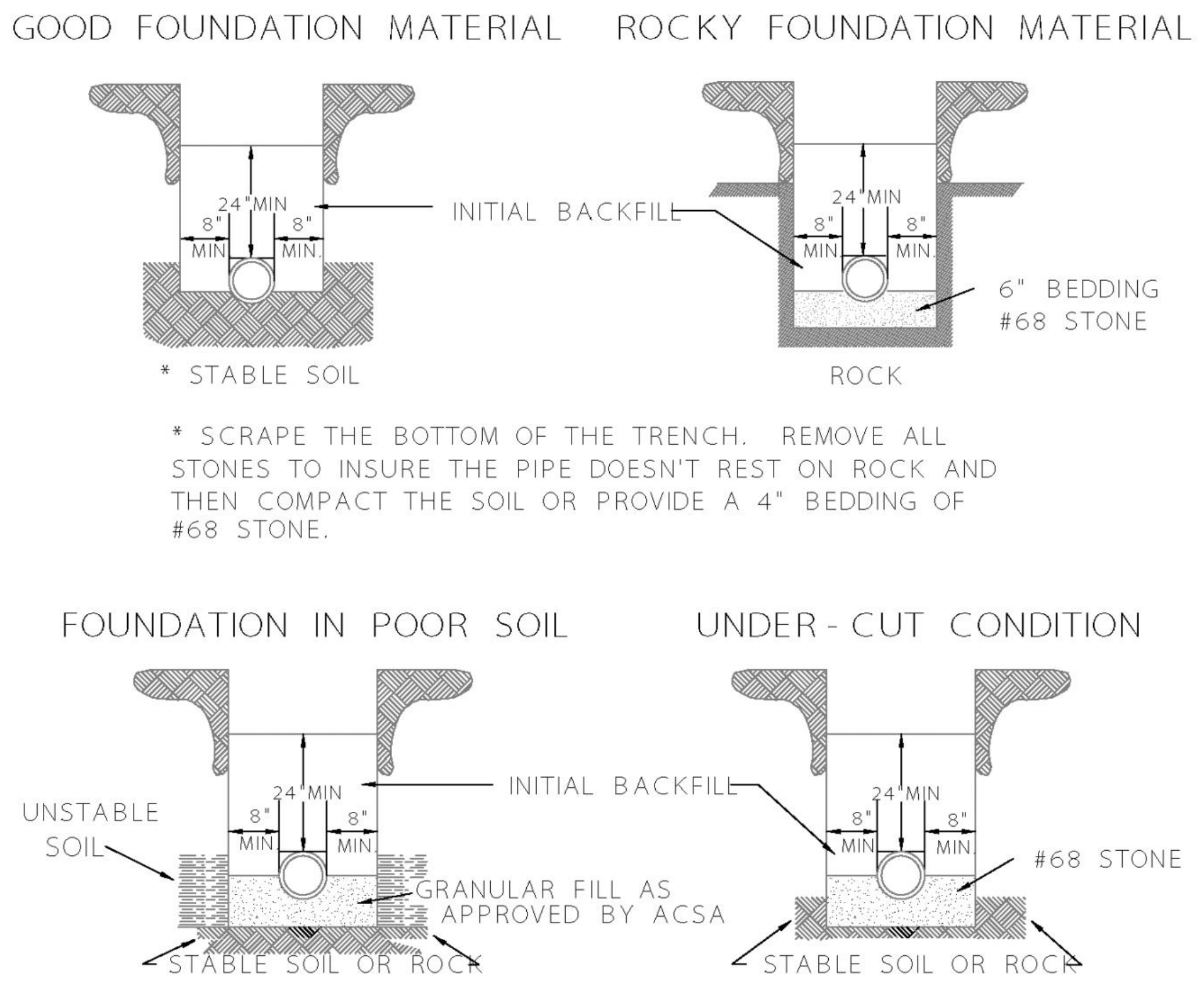

INLET
3000 PSI CONC. BASE
BENCH SLOPED TO FLOW CHANNEL 1/4" : 1' MIN
BRANCH
12"
2"
FLEXIBLE CONNECTION WITH STAINLESS STEEL BAND
OUTLET

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

TYPICAL MANHOLE PLAN
SHOWING BRANCH TIE - IN

NTS
FIG. S-I-B

TD-23



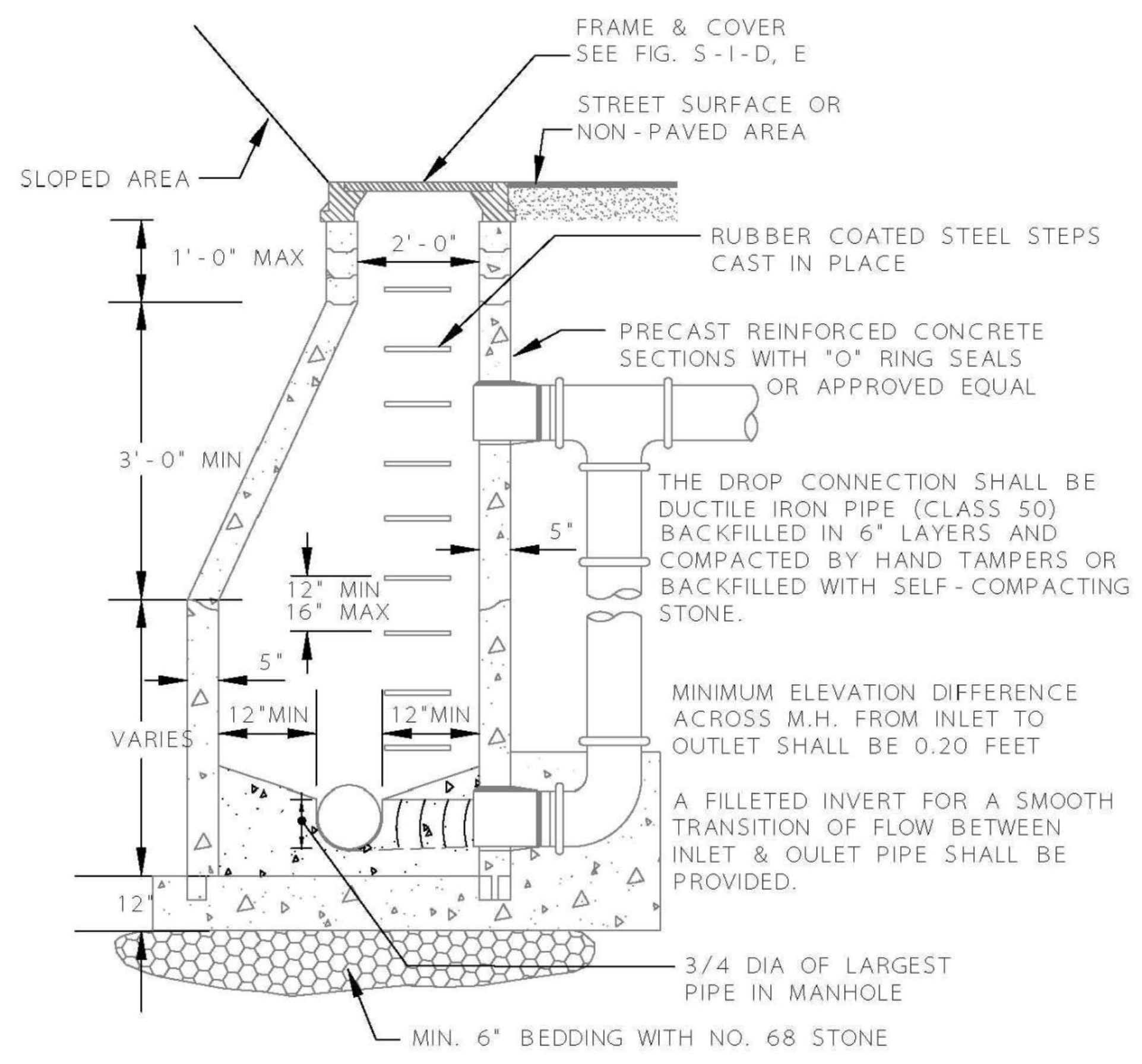
NOTE :

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


FRAME & COVER SEE FIG. S-I-D, E
STREET SURFACE OR NON-PAVED AREA
SLOPED AREA
1'-0" MAX
2'-0"
RUBBER COATED STEEL STEPS CAST IN PLACE
PRECAST REINFORCED CONCRETE SECTIONS WITH "O" RING SEALS OR APPROVED EQUAL
3'-0" MIN
5"
THE DROP CONNECTION SHALL BE DUCTILE IRON PIPE (CLASS 50) BACKFILLED IN 6" LAYERS AND COMPACTED BY HAND TAMPERS OR BACKFILLED WITH SELF-COMPACTING STONE.
12" MIN 16" MAX
5"
VARIES
12"MIN
12"MIN
MINIMUM ELEVATION DIFFERENCE ACROSS M.H. FROM INLET TO OUTLET SHALL BE 0.20 FEET
A FILLETED INVERT FOR A SMOOTH TRANSITION OF FLOW BETWEEN INLET & OULET PIPE SHALL BE PROVIDED.
12"
3/4 DIA OF LARGEST PIPE IN MANHOLE
MIN. 6" BEDDING WITH NO. 68 STONE

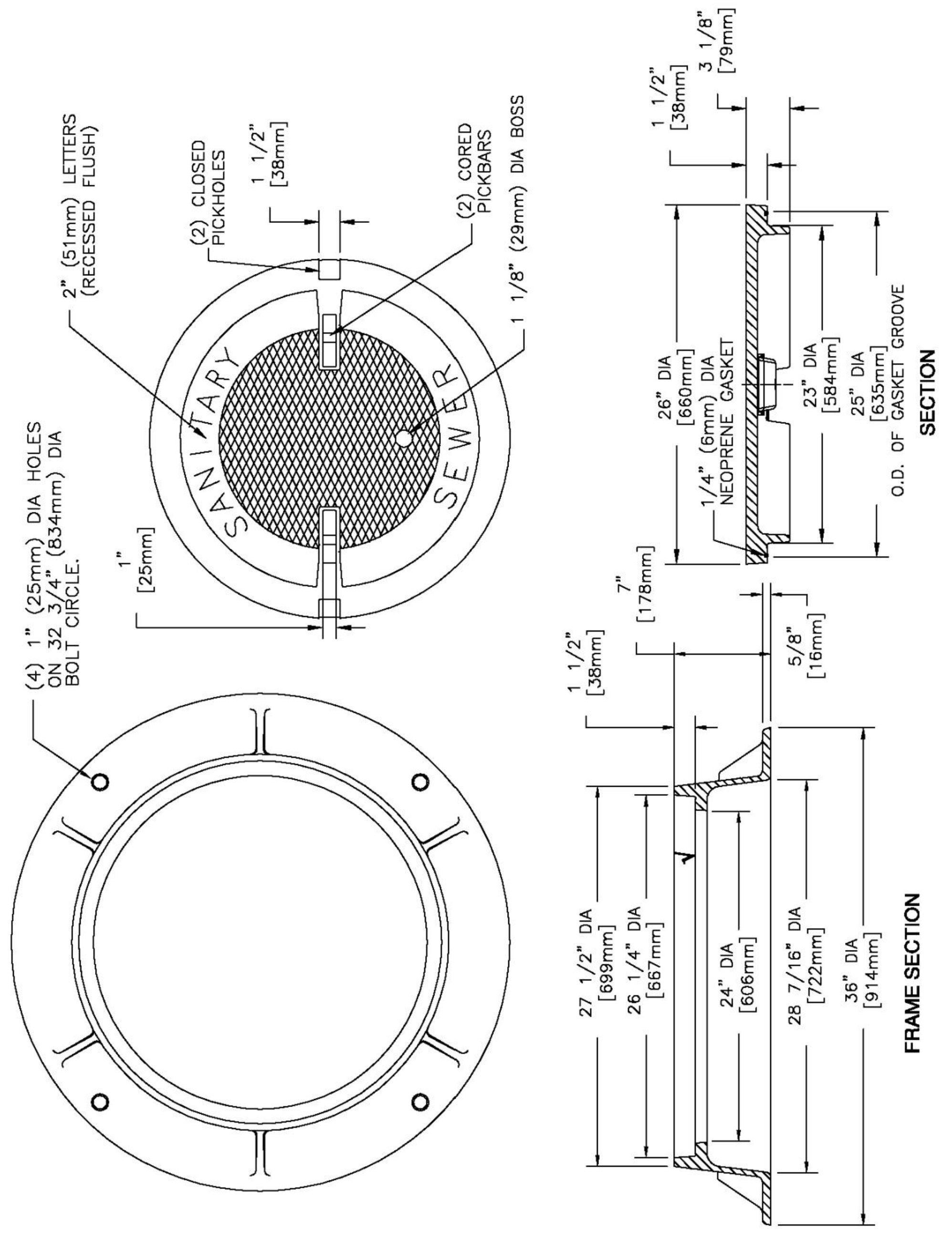
NOTES:

1. BEDDING THICKNESS REQUIREMENTS SHOWN ARE MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT SHALL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.
4. SPECIAL CONSIDERATION SHALL BE GIVEN FOR ENTRANCE DESIGN ON SEWERS WITH STEEP SLOPES.

TYPICAL MANHOLE WITH DROP CONNECTION

NTS
FIG. S-I-C

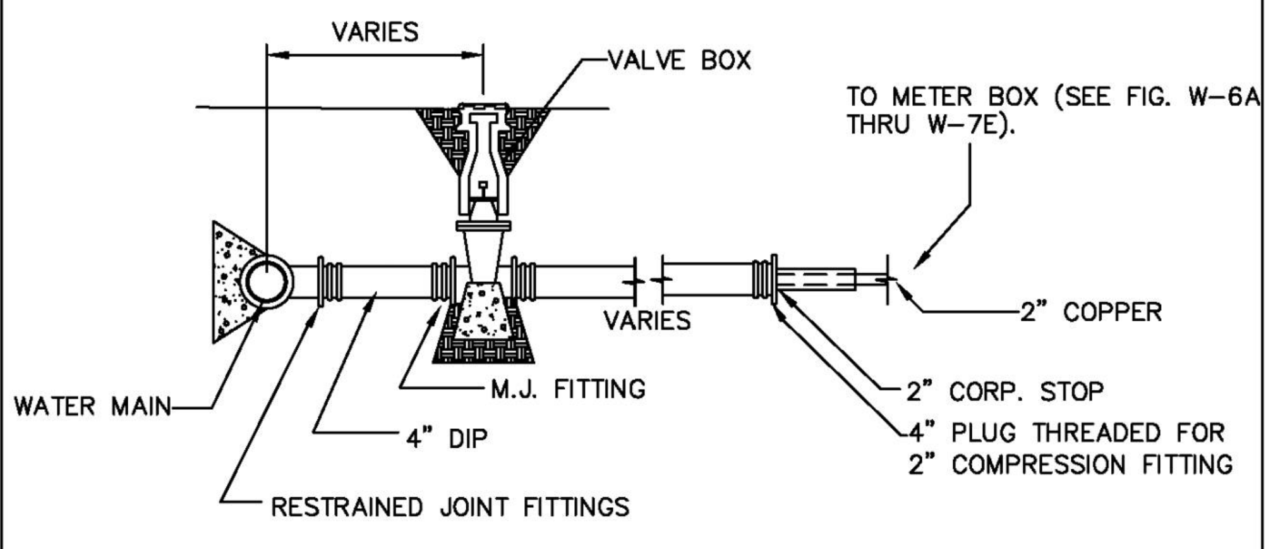
TD-24



TYPICAL MANHOLE FRAME & COVER

N.T.S
FIG S-I-D

TD-25


VARIES
VALVE BOX
TO METER BOX (SEE FIG. W-6A THRU W-7E).
VARIES
2" COPPER
WATER MAIN
M.J. FITTING
4" DIP
2" CORP. STOP
4" PLUG THREADED FOR 2" COMPRESSION FITTING
RESTRAINED JOINT FITTINGS

NOTES:

- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
- SERVICE LINE TO CONNECT AT MAIN WITH X"x4" TEE.
- REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
- REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
- NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- USE 2500 P.S.I. CONCRETE.

LARGE METER SERVICE LINE

NTS
FIG. W-6C

TD-12

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09/20/2021

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SHEET NUMBER:

C-903

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