CROZET SELF STORAGE

INITAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

OCTOBER 25, 2021

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL(S) 05600-00-00-03200 AND 05600-00-00-032A0
YOUSEF LC
5717 BROWNSVILLE ROAD
CHARLOTTESVILLE, VA 22903

TOTAL PARCEL AREA: 2.56 ACRES (PARCELS 5600-32 AND 5600-32A0 COMBINED)

LIMITS OF DISTURBANCE: 2.05 ACRES

ZONING: HIGHWAY COMMERCIAL (HC)

MAGISTERIAL DISTRICT: WHITE HALL

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: BASED ON FIELD SURVEY BY JENNING STEPHENSON P.C. DATED 1/29/21.

VERTICAL DATUM REFERENCE: NAVD 88

UTILITIES: PUBLIC WATER AND PRIVATE SEWER

DRAINAGE DISTRICT: STOCKTON CREEK SUPPLY WATERSHED

ZONING SITE REQUIREMENTS:

USE
CURRENT: COMMERCIAL BUSINESSES
PROPOSED: 90,000 SF 3-STORY SELF-STORAGE BUILDING

SETBACKS
FRONT: 10' MINIMUM FROM PUBLIC STREET RIGHT-OF-WAY (CROZET AVE. AND ROCKFISH GAP TPKE)
SIDE AND REAR: 10' MINIMUM FROM PUBLIC STREET (CROZET AVE. AND ROCKFISH GAP TPKE)

BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT: 65 FT (HIGHWAY COMMERCIAL DISTRICT)

PARKING
REQUIRED PARKING:

INDUSTRIAL USE: 1 SPACE PER EMPLOYEE + 1 SPACE / 500 SF OPEN TO PUBLIC
(1 SPACE X 2 EMPLOYEES) + ((1 SPACE/500 SF) X (6000 SF)) = 14 SPACES

TOTAL PARKING REQUIRED: 14 SPACES

PARKING PROVIDED: 14 SPACES (2 ADA VAN SPACES)

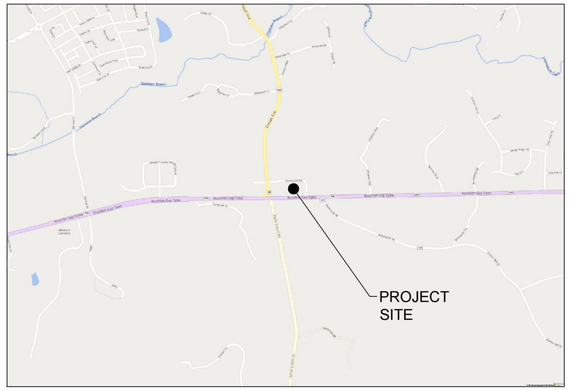
IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA: 0.45 ACRES
PROPOSED IMPERVIOUS AREA: 1.01 ACRES

NOTES:
1. LANDSCAPING SHALL BE PROVIDED PURSUANT TO SECTION 32.7.9 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES.
2. SITE LIGHTING SHALL BE PROVIDED PURSUANT TO SECTION 4.17 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES.

ZONING NOTES
1. FINAL DESIGN OF THE RETAINING WALLS MUST BE SUBMITTED AND IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE BUILDING DIVISION PRIOR TO APPROVAL OF THE VSMP APPLICATION.

VEHICLE TRIP GENERATION

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR TOTAL
Proposed Development										
Mini Warehouse	151	90,000	SF	136	5	4	9	7	8	15
TOTAL				136	5	4	9	7	8	15



VICINITY MAP
SCALE 1":1000'

OWNER:
YOUSEF LC
5717 BROWNSVILLE ROAD
CHARLOTTESVILLE, VA 22903

DEVELOPER:
MERCHANTS RETAIL PARTNERS, LLC
2801 HIGHWAY 280 SOUTH, SUITE 345
BIRMINGHAM, AL 35223
CONTACT: ANDREW LEWIS
PHONE: 205-329-3934

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, P.E.
TELEPHONE: 434-327-1690

Sheet List Table

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~~C3.0~~	~~EROSION AND SEDIMENT CONTROL NOTES AND DETAILS~~
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TOTAL NUMBER OF SHEETS: 10

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
E911		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
VIRGINIA DEPARTMENT OF HEALTH		
ARCHITECTURAL REVIEW BOARD		

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
10-25-2021
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 10/25/2021
DRAWN BY K. FLYNN
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE N/A

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
COVER

JOB NO. 48757
SHEET NO. C0.0

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LEGEND

ROADS

- STORM PIPE & STRUCTURE NO.
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- BENCH MARK
- CLEARING LIMITS
- — — 200 — — — EXISTING CONTOUR
- ——— 200 ——— PROPOSED CONTOUR
- + 240.5 EXISTING SPOT ELEVATION
- TC 240.5 PROPOSED SPOT ELEVATION
- (1) PARKING COUNT

SEWER

- EXISTING SANITARY SEWER

WATER

- EXISTING WATER LINE

GRADING

TC = TOP OF CURB
BC = BACK OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

COUNTY OF ALBEMARLE
Department of Community Development

Construction Record Drawings (As-built) for VSMP

The following is a list of information required on construction record drawings for stormwater facilities (reference Water Protection Ordinance 17-422). *It is preferable that the construction record drawing be prepared by someone other than the designer. Please do not provide design drawings as construction record drawings.*

A. A signed and dated professional seal of the preparing engineer or surveyor.
B. The name and address of the firm and individual preparing the drawings on the title sheet.
C. The constructed location of all items associated with each facility, and the inspection records to verify proper dimensions, materials and installation. The items include, but are not limited to the following:
1. **Inspection Records** and photographs for pipe trenches and bedding, including underdrains.
2. **Video Pipe Inspection** for any pipes which are not accessible or viewable.
3. **Updated Location** with geo-coordinates of all facilities.
4. **Verified Drainage Area maps** for the drainage area treated, and for drainage to the facilities.
5. **Current physical and topographic survey** for all earthen structures. Ponds should include a survey of the pond bottom. Surveys should verify pond volumes are per design. Corrections may be required for alterations from the design.
6. **Plants, location and type**.
7. **Plans and profiles for all culverts, Pipes, Risers, Weirs and Drainage Structures** - Display the installed type of drainage structures, culvert/pipe size, weirs, materials, inlets or end treatment(s), inlet and outlet protection, alignment and invert elevations compared to design.
8. **Computations:** For significant deviations from design, provide sealed computations verifying that the as-built condition is equivalent or better than design.
9. **Ditch Lines** - Display the constructed location of all ditch lines and channels, including typical sections and linings.
10. **Easements** - Show all platted easements with dead book references labeled. Facilities and drainage must be within platted easements. Provide copies of recorded documents.
11. **Guardrail, fences or other safety provisions** - Display the constructed location of all safety provisions; fences, guardrail, including the type, length and applied end treatments, compared to design.
12. **Material layers** – biofilter media, stone layers, sand layers, keyways and cores must be verified as to material types and depths. Include inspection reports, boring or test pit reports and materials certifications. Biofilter media must be an approved state mix.
13. **Access roads** – show location of access roads, surface treatment, drainage, etc, as applicable.
14. **Compaction reports** are required to verify fill compaction in dams.
15. **Manufacturers certifications** for proprietary BMP's certifying proper installation and functioning.

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY .
17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
24. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
29. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-03.
30. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
31. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AND ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
35. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

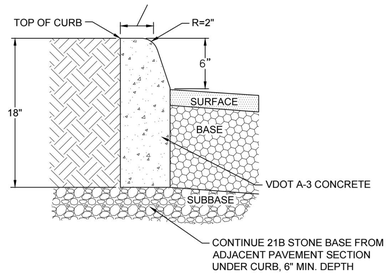
1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER LINES, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

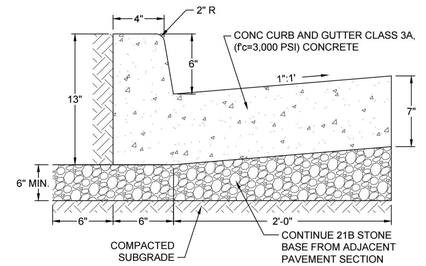
1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

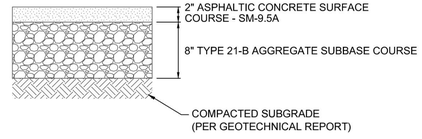
1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.



VDOT STANDARD CG-2 CURB
No Scale

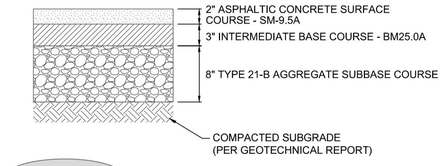


VDOT STANDARD CG-6 CURB & GUTTER
No Scale



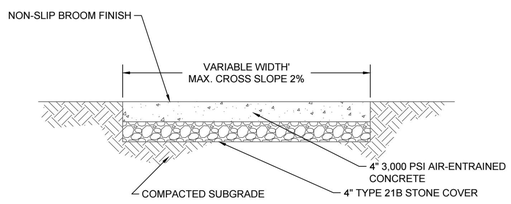
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale

CLINT W. SHIFFLETT
Lic. No. 54380
10-25-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE 10/25/2021
DRAWN BY K. FLYNN
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE N/A

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 48757
SHEET NO. C1.0

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PB-1

GENERAL

1. METHOD "A" PIPE BEDDING SHALL BE USED FOR ALL TYPES OF PIPE CULVERTS WITHIN THE MINIMUM & MAXIMUM HEIGHT OF COVER RANGE NOTED IN THE STANDARD PC-1 TABLES UNLESS OTHERWISE NOTED ON THE PLANS.
2. H = HEIGHT OF COVER MEASURED FROM TOP OF CULVERT TO FINISHED GRADE.
3. b = EXCAVATION DEPTH AS SHOWN ON PLANS OR TO FIRM BEARING SOIL.

CIRCULAR PIPE

1. D = OUTSIDE DIAMETER OF PIPE.
2. d = INSIDE DIAMETER OF PIPE.
3. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   X = D WHERE S ≤ 30° OR LESS.
   X = 30" WHERE S > 30° AND GREATER.
4. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
5. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
6. BEDDING MATERIAL AND CLASS I BACKFILL MATERIAL MAY BE ELIMINATED FOR SHOULDER SLOT INLET EP-13 OUTLET PIPES INSTALLATIONS.

ELLIPTICAL PIPE

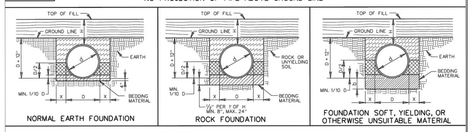
1. S_1 = OUTSIDE SPAN DIMENSION OF PIPE.
2. S_2 = INSIDE SPAN DIMENSION OF PIPE.
3. R = OUTSIDE RISE DIMENSION OF PIPE.
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   X = 12" WHERE S_2 IS 12" OR LESS.
   X = 30" WHERE S_2 IS 13" OR GREATER
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.

PIPE ARCH

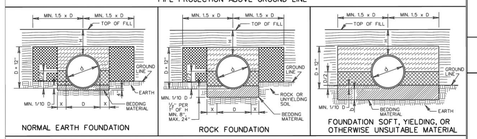
1. S = SPAN DIMENSION OF PIPE.
2. R = RISE DIMENSION OF PIPE.
3. B = SEE PC-1 TABLE FOR APPLICABLE PIPE MATERIAL
4. x = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   x = 12" WHERE S_2 IS 12" OR LESS.
   x = 30" WHERE S_2 IS 13" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 33" OR LESS AND HEIGHT OF COVER 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S IS 33" OR LESS AND HEIGHT OF COVER 15' OR LESS.

SPECIFICATION REFERENCE	INSTALLATION OF PIPE CULVERTS & STORM SEWERS GENERAL NOTES	VDOT ROAD AND BRIDGE STANDARDS
302 303	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: — SHEET 1 OF 1: 107.00
PB-1		

NO PROJECTION OF PIPE ABOVE GROUND LINE



PIPE PROJECTION ABOVE GROUND LINE



BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR PLASTIC PIPE : CLASS I BACKFILL MATERIAL PLACED DIRECTLY OVER PIPE AND 6" MINIMUM CLASS I BACKFILL MATERIAL OR 12"-30" CLASS I BACK FILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

EMBANKMENT

REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

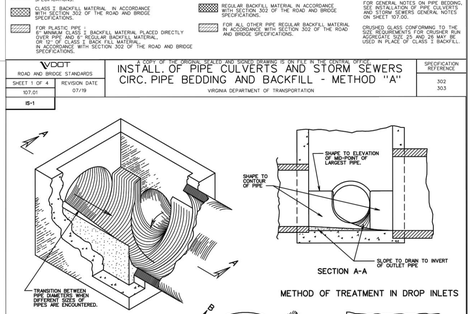
FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

NOTES:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

VDOT ROAD AND BRIDGE STANDARDS	INSTALL OF PIPE CULVERTS AND STORM SEWERS CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"	SPECIFICATION REFERENCE
SHEET 1 OF 1: 107.01	REVISION DATE: 07/19	302 303
	VIRGINIA DEPARTMENT OF TRANSPORTATION	
IS-1		



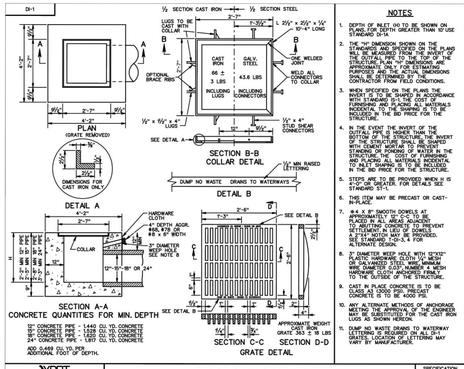
NOTE:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES LISTED IN THE TABLE WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DEFINED IN THIS DRAWING SHALL BE CONSIDERED AS INCIDENTAL TO CONCRETE STRUCTURE IN CLASS VI EXCEPT THAT 50% OF CORSE AGGREGATE MAY BE USED IN LIEU OF FINE AGGREGATE. THE CONCRETE SURFACE SHALL BE LEFT SMOOTH BY BRUSH OR HAND TROWELING. NONE OF THE CORSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY AS TO THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

VDOT ROAD AND BRIDGE STANDARDS	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	SPECIFICATION REFERENCE
SHEET 1 OF 1: 106.08	REVISION DATE:	302
	VIRGINIA DEPARTMENT OF TRANSPORTATION	

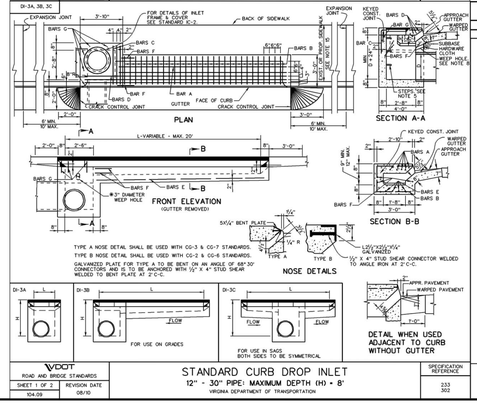
DI-1



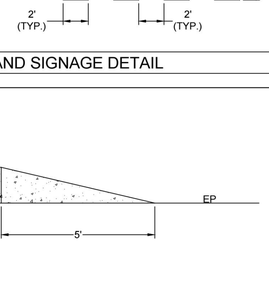
NOTES

1. DEPTH OF INLET ON TO BE SHOWN ON PLANS FOR DEPTH GREATER THAN 10' USE STANDARD DI-1A.
2. THE "H" DIMENSION SHOWN ON THE STANDARD AND SPECIFIED ON THE PLANS MAY BE INCREASED FROM THE PLAN VALUE BY PLACING ADDITIONAL CONCRETE IN THE STRUCTURE. ALL "H" DIMENSIONS ARE APPROXIMATE. EXACT DIMENSIONS ARE APPROXIMATE ONLY FOR ESTIMATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
3. WHEN SPECIFIED ON THE PLANS, THE INVERT OF THE OUTFALL PIPE SHALL BE FORMED AND POURED IN ACCORDANCE WITH FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE WORK SHALL BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS SHOWN THAN THE BOTTOM OF THE STRUCTURE, THE INVERT SHALL BE FORMED AND POURED SLOPED WITH CEMENT MORTAR TO PREVENT STANDING OR PONDING OF WATER IN THE STRUCTURE. FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE WORK SHALL BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
5. STEPS ARE TO BE PROVIDED WHEN IT IS SHOWN ON THE PLANS. FOR DETAILS SEE STANDARD ST-1.
6. INLET TOP MAY BE PRECAST OR CAST-IN-PLACE.
7. 4 x 8" SMOOTH DOWELS AT APPROXIMATELY 12"-0" C-C TO BE PLACED IN THE TOP OF WALLS AS PLACED PLACED ANGLED TO PREVENT SETTLEMENT IN LIEU OF DOWELS, BAR STEPS MAY BE USED. SEE ST-1 FOR STEP DETAILS. NOT AS A ALTERNATE DESIGN.
8. 3" DIAMETER WEEP HOLE WITH ST-2(2)" PLASTIC HARDWARE CLOTH (½" MESH GALVANIZED STEEL WIRE) MINIMUM 144 SQUARE INCHES OF OPENING. HARDWARE CLOTH ANCHORED FIRMLY TO THE OUTSIDE OF THE STRUCTURE.
9. CAST IN PLACE CONCRETE IS TO BE CLASS A3 OR HIGHER.
10. ANY ALTERNATE METHODS OF ANCHORAGE MEETING THE SUBSTANCE OF THE DOWELING MAY BE SUBSTITUTED FOR THE CAST IRON LUGS AS SHOWN HEREON.
11. DUMP NO WASTE DRAINS TO WATERWAY LETTERING OF ROUGHLY 1½" MIN. RAISED LETTERING OR ROUGHLY LETTERING MAY VARY BY MANUFACTURER.

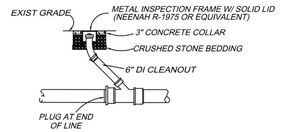
VDOT ROAD AND BRIDGE STANDARDS	STANDARD DROP INLET 12" - 24" PIPE: MAXIMUM DEPTH (H) = 10'	SPECIFICATION REFERENCE
SHEET 1 OF 1: 104.01	REVISION DATE:	233 302
DI-3A, 3B, 3C	VIRGINIA DEPARTMENT OF TRANSPORTATION	



VDOT ROAD AND BRIDGE STANDARDS	STANDARD CURB DROP INLET 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8'	SPECIFICATION REFERENCE
SHEET 1 OF 2: 104.09	REVISION DATE: 08/10	233 302
	VIRGINIA DEPARTMENT OF TRANSPORTATION	



BOLLARD DETAIL
No Scale



CLEANOUT DETAIL
No Scale

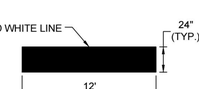
SIGNAGE NOTES:

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.

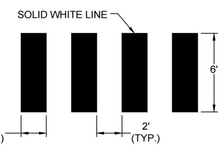


STD. R1-1

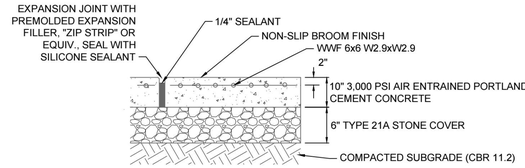
NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING



STOP BAR DETAIL
NO SCALE

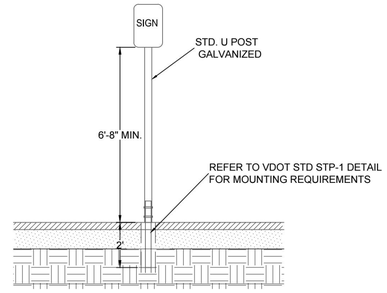


STRIPING AND SIGNAGE DETAIL
No Scale

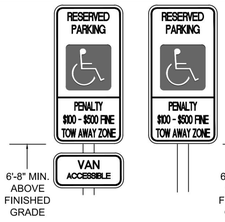


DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



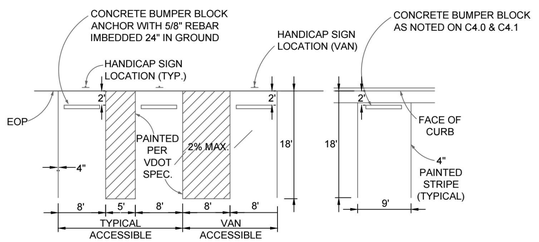
SIGN AND POST DETAIL
No Scale



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

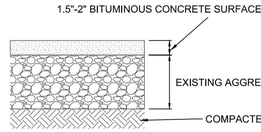
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

PARKING SIGNS FOR THE DISABLED
No Scale



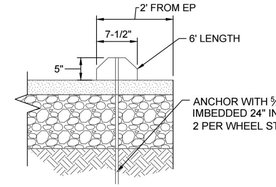
TYPICAL PARKING SPACE DETAILS
No Scale

CURB TRANSITION DETAIL
No Scale



MILL AND OVERLAY SEQUENCE:
REMOVE EXISTING ASPHALT , COMPACT AND ROLL TEST EXISTING BASE COURSE. THEN PLACE NEW ASPHALT SURFACE.

MILL AND OVERLAY PAVEMENT SECTION
No Scale



PRECAST CONCRETE WHEEL STOP
No Scale

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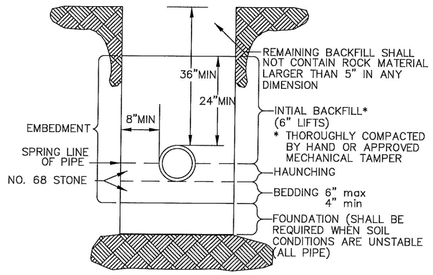
DATE: 10/25/2021
DRAWN BY: K. FLYNN
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 48757
SHEET NO. C1.1

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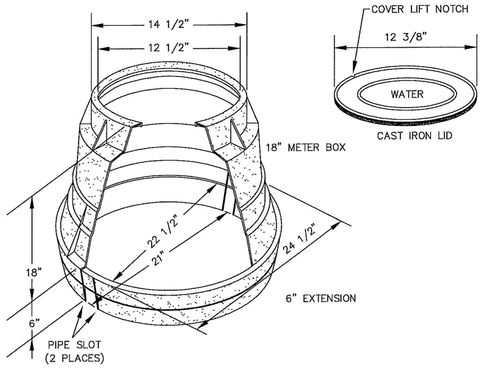


NOTE :

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

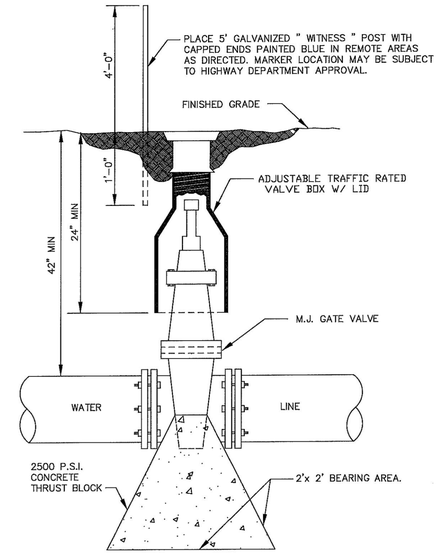
NTS
FIG. S-3



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

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

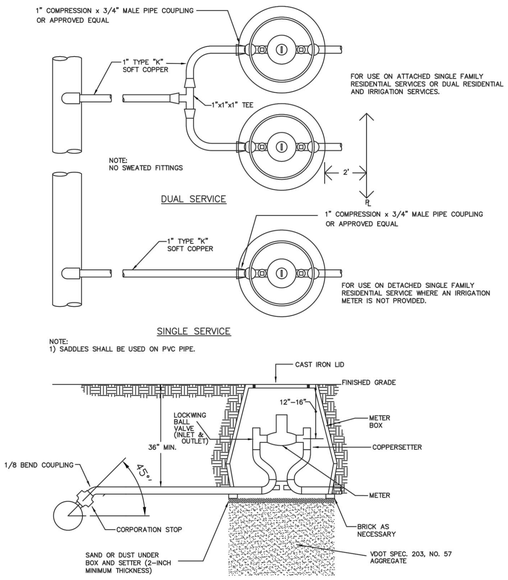
NTS
FIG. W-7



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

TYPICAL GATE VALVE

NTS
FIG. W-5



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

NTS
FIG. W-6A

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COMMONWEALTH OF VIRGINIA

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DRAWN BY: K. FLYNN
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

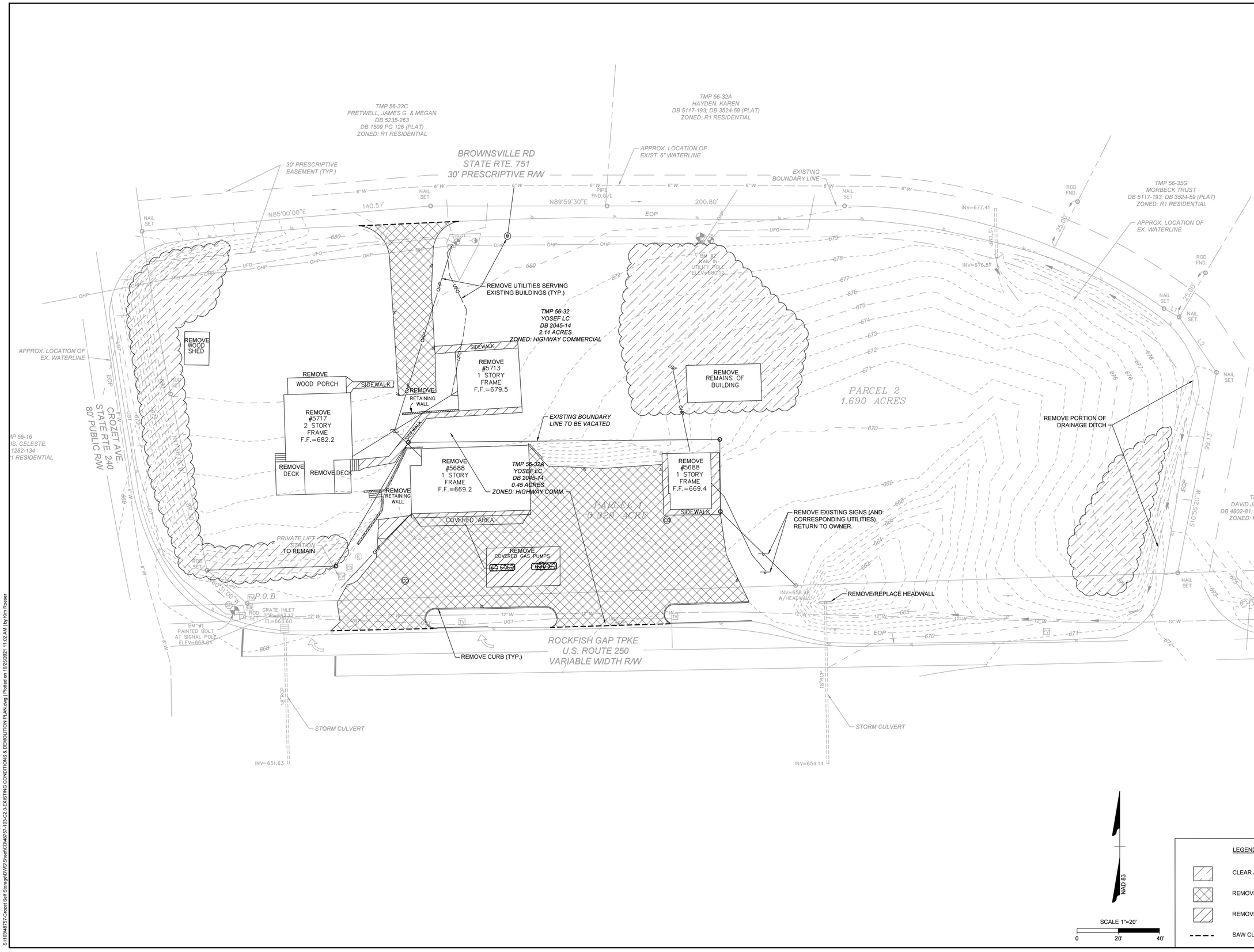
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ALBEMARLE COUNTY, VIRGINIA
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CLINT W. SHIFFLETT
Lic. No. 54380
10-25-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE
10/25/2021

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
1"=20'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA

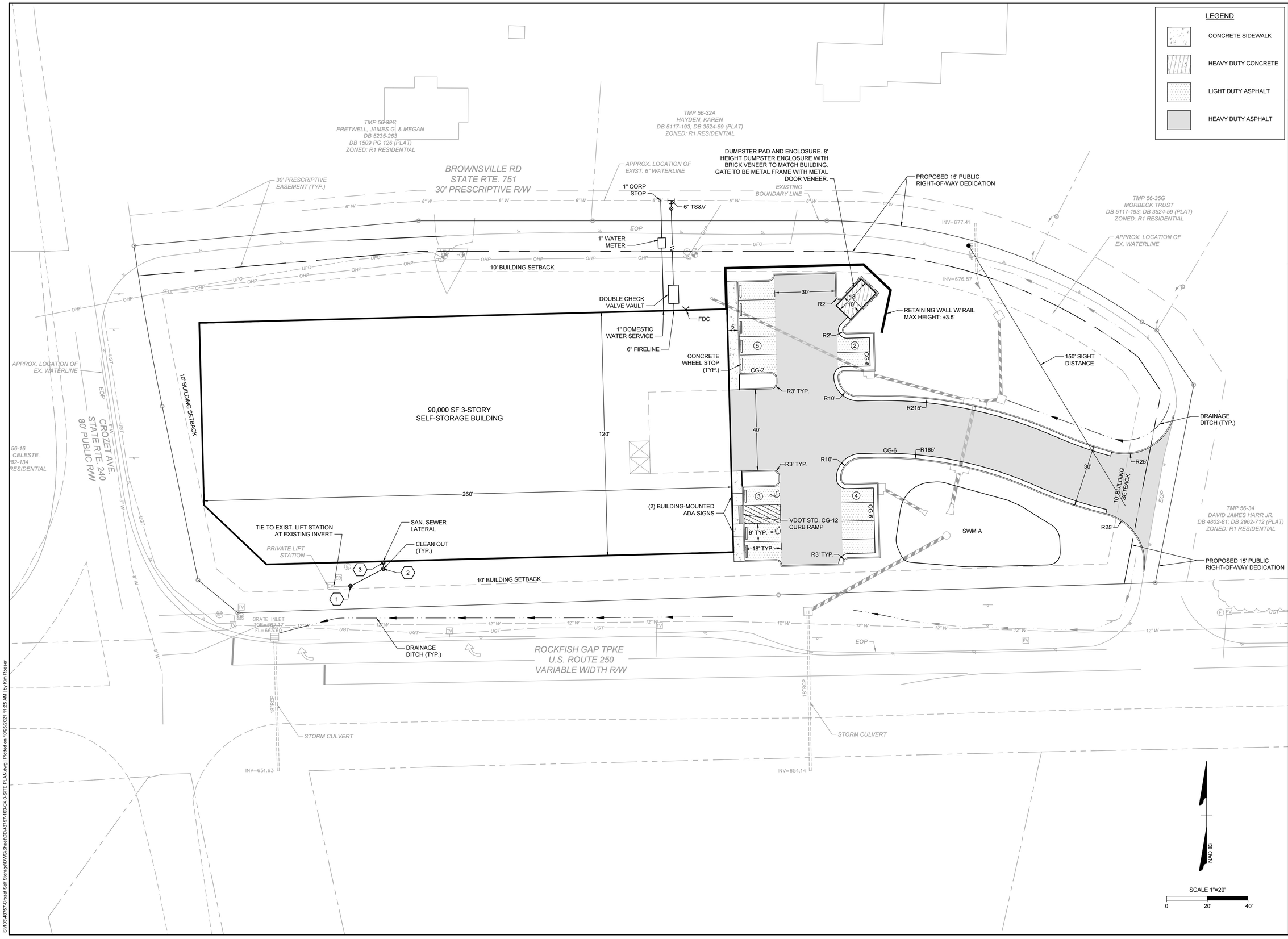
EXISTING CONDITIONS & DEMOLITION PLAN

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DATE

DATE 10/25/2021
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DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE 1" = 20'

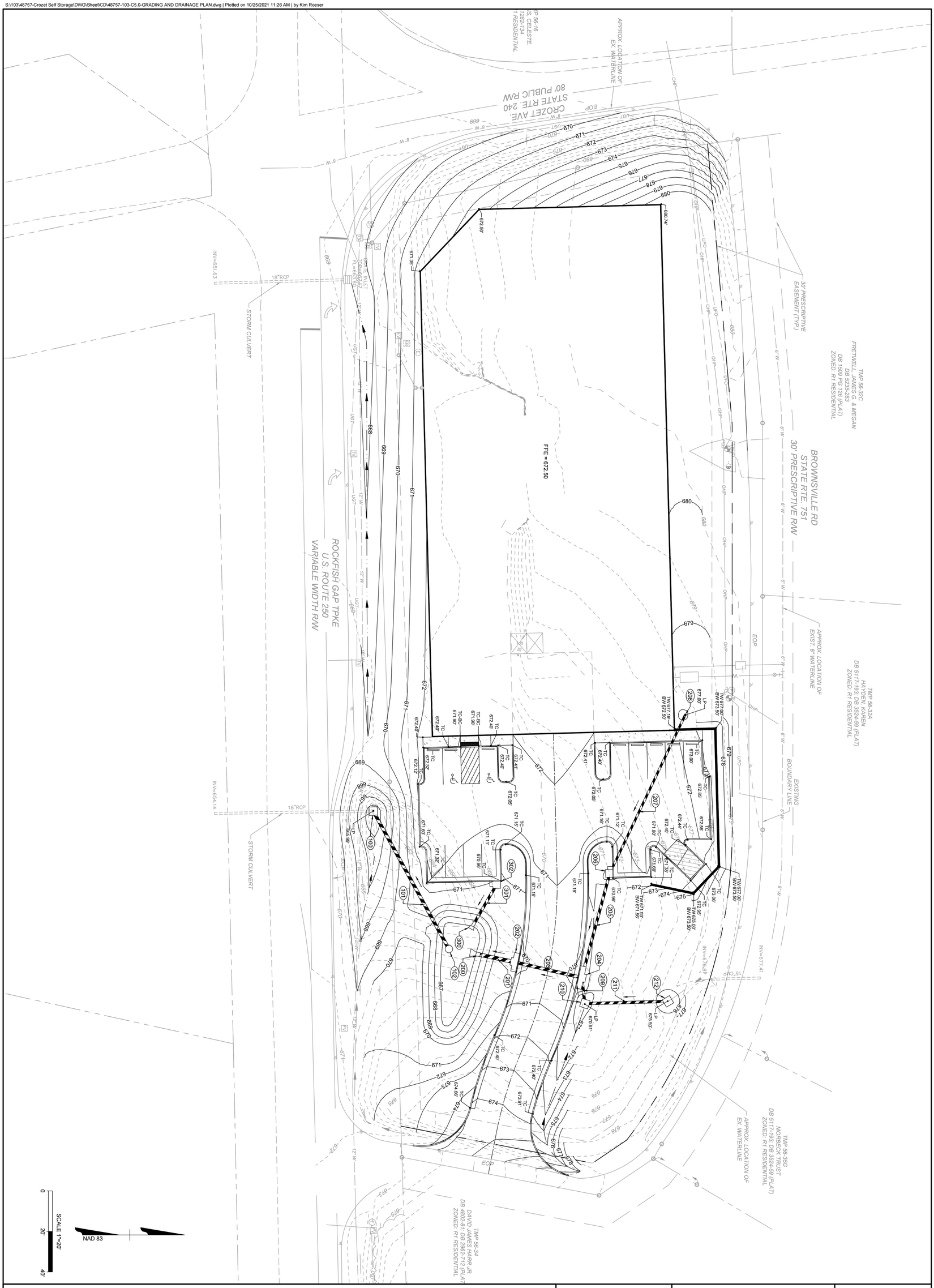
CROZET SELF STORAGE

ALBEMARLE COUNTY, VIRGINIA

LAYOUT AND UTILITY PLAN

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SHEET NO. C4.0

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10-25-2021

CROZET SELF STORAGE

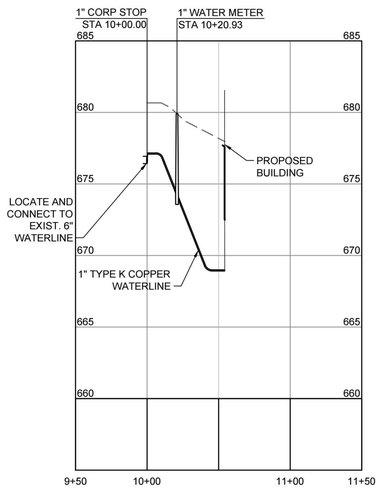
ALBEMARLE COUNTY, VIRGINIA

GRADING AND DRAINAGE PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.0	48757	1"=20'	C. SHIFFLETT	C. SHIFFLETT	K. FLYNN	10/25/2021

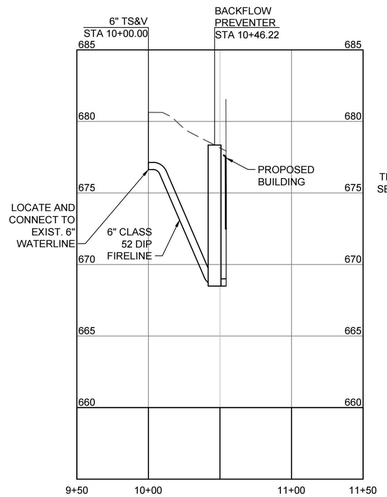
DATE	REVISION DESCRIPTION

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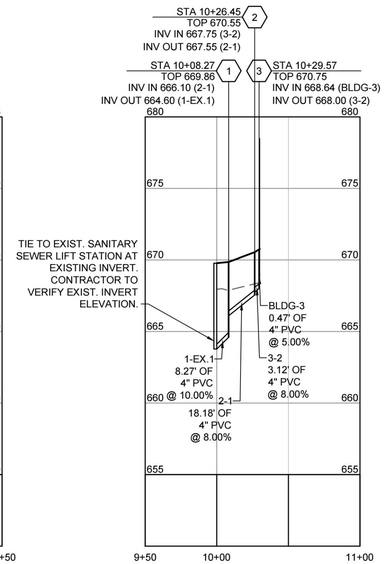
1" DOMESTIC WATERLINE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



6" FIRE LINE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SANITARY STR EX.1 - BLDG

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

5
0
0 50
PROFILE SCALE

CLINT W. SHIFFLETT
Lic. No. 54380
10-25-2021
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REVISION	DESCRIPTION	DATE

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DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1"=50'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
UTILITY PROFILES

JOB NO. 48757
SHEET NO. C7.1

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PLANT SCHEDULE	
TREES	BOTANICAL NAME
NYS SYL	NYSSA SYLVATICA
PLA OCC	PLATANUS OCCIDENTALIS
QUE PHE	QUERCUS PHELLOS
TIL GSP	TILIA CORDATA 'GREENSPIRE'
EVERGREEN TREE	BOTANICAL NAME
ILE SAT	ILEX OPACA 'SATYR HILL'
JUN EAS	JUNIPERUS VIRGINIANA
FLOWERING TREES	BOTANICAL NAME
CER FOR	CERCIS CANADENSIS `FOREST PANSY` TM
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
FOT GAR	FOTHERGILLA GARDENII
ILE BUR	ILEX CORNUTA 'BURFORDII NANA'
ILE GLA	ILEX GLABRA
ILE WIN	ILEX VERTICILLATA
ITE NLA	ITEA VIRGINICA 'LITTLE HENRY'
GROUND COVERS	BOTANICAL NAME
HYP CAL	HYPERICUM CALYCINUM

BROWNSVILLE RD
STATE RTE. 751
30' PRESCRIPTIVE R/W

CROZET AVE.
STATE RTE 240
80' PUBLIC R/W

ROCKFISH GAP TPKE
U.S. ROUTE 250
VARIABLE WIDTH R/W

EXISTING BOUNDARY LINE

(11) ILE SAT
(10) ILE BUR
(3) NYS SYL
(12) ITE NLA
(11) ILE BUR
(5) CER FOR
(11) ILE SAT
(1) MAG SWE
(27) ILE BUR
(16) ILE WIN
(45) HYP CAL
(2) QUE PHE
(14) ILE GLA
(68) HYP CAL
(6) MAG SWE
(5) NYS SYL
(47) HYP CAL
(2) QUE PHE
(79) HYP CAL
(28) ILE GLA
(3) CER FOR
(1) JUN EAS
(11) ITE NLA
(3) JUN EAS
(2) CER FOR
(7) ILE BUR
(7) ITE NLA
(5) TIL GSP
(5) FOT GAR
(14) ITE NLA
(2) CER FOR
(5) FOT GAR
(6) COR FLO
(17) ILE BUR
(4) COR FLO
(13) PLA OCC
(5) COR FLO

STORM CULVERT
STORM CULVERT

NAD 83

SCALE 1"=20'
0 20' 40'

S:\110\48757\Crozet Self Storage\DWG\Sheet\CD\48757-103-L1.0-LANDSCAPE PLAN.dwg | Plotted on 10/25/2021 11:31 AM | by Kim Roeser

FRANK W. HANCOCK III
COMMONWEALTH OF VIRGINIA
No. 1467
LANDSCAPE ARCHITECT
10/21/2021

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DATE

DATE
10/01/2021

DRAWN BY
F. HANCOCK

DESIGNED BY
F. HANCOCK

CHECKED BY
F. HANCOCK

SCALE
1" = 20'

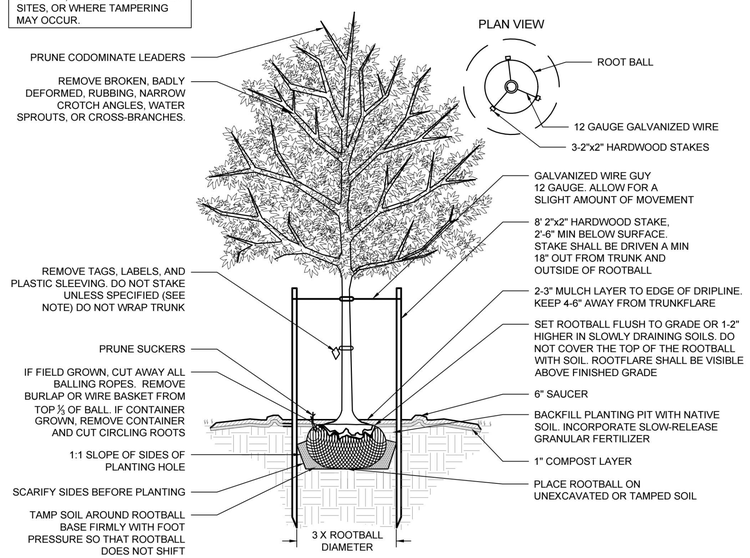
CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
LANDSCAPE PLAN

JOB NO.
48757

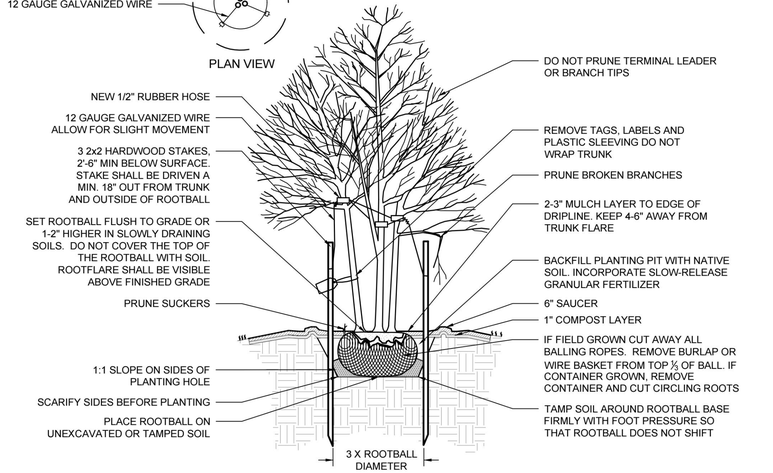
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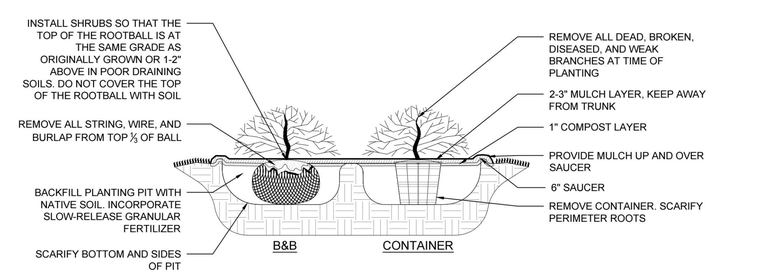
NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.



1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



2 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	canopy (sf)
NYS SYL	8	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B	1,216
PLA OCC	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3.5" CAL.	B&B	19,175
QUE PHE	4	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	2,105
TIL GSP	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3.5" CAL.	B&B	1,645
EVERGREEN TREE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ILE SAT	22	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	6`-7` HT.	B&B	1,232
JUN EAS	4	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6` HT.	B&B	64
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
CER FOR	12	CERCIS CANADENSIS `FOREST PANSY` TM	FOREST PANSY REDBUD	6`-8` HT.	B&B	1,488
COR FLO	15	CORNUS FLORIDA	EASTERN DOGWOOD	6`-8` HT.	B&B	1,860
MAG SWE	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6`-8` HT.	B&B	791
						TOTAL = 29,576
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
FOT GAR	10	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT./SPRD.	CONTAINER	48" o.c.
ILE BUR	72	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT./SPRD.	CONTAINER	48" o.c.
ILE GLA	42	ILEX GLABRA	INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	48" o.c.
ILE WIN	16	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	48" o.c.
ITE NLA	44	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	18"-24" HT./SPRD.	CONTAINER	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
HYP CAL	286	HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	4" POT	CONTAINER	18" o.c.

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS
*** per Albemarle County ARB DESIGN GUIDELINES**

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
ROCKFISH GAP TPKE	470 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	470/35 = 13.4	13 LARGE TREES	13 LARGE TREES 15 FLOWERING TREES
CROZET AVE	167 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	167/35 = 4.7	5 LARGE TREES	5 LARGE TREES 6 FLOWERING TREES

LANDSCAPING OF PARKING AREAS
*** per Albemarle County ARB DESIGN GUIDELINES**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. SHADE TREE PER 10 PARKING SPACES	14 PARKING SPACES	14/10 = 1.4	1 LG. SHADE TREE	2 LARGE SHADE TREES

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS
*** per Sec. 32.7.9.6 of the Albemarle County Code**

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% GROSS PARKING AREA	6,922 SF	6,922 x .05 = 346 SF	346 SF	710 SF

TREE COVER CALCULATIONS
*** per Sec. 32.7.9.8 of the Albemarle County Code**

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
2.56 AC (GROSS SITE AREA)	10% COVER	2.56 AC x .1 = 0.256 AC = 11,151 SF	11,151 SF	29,576 SF

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
10/21/2021

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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 10/01/2021
DRAWN BY F. HANCOCK
DESIGNED BY F. HANCOCK
CHECKED BY F. HANCOCK
SCALE 1"=50'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
LANDSCAPE NOTES AND DETAILS

JOB NO. 48757
SHEET NO. L2.0

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