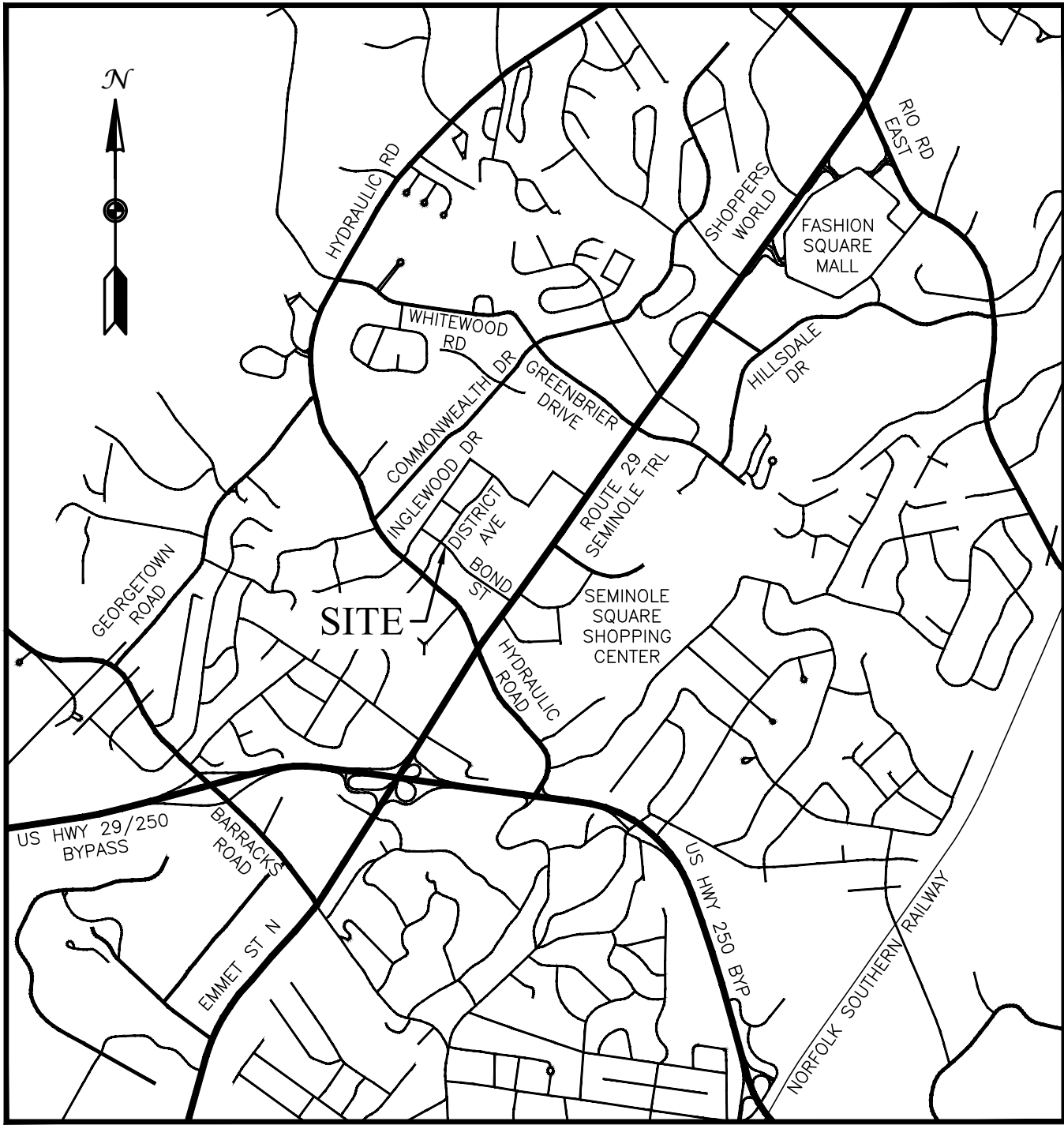


STONEFIELD TOWNCENTER
BLOCK C2-I
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

DRAWING No.	TITLE
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EARTHWORK REQUIREMENTS
C-4	PROFFERS
C-5	ABBREVIATIONS AND LEGEND
C-6	EXISTING CONDITIONS & DEMOLITION PLAN
C-7	SITE LAYOUT PLAN
C-8	DETAILS



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

OWNER/DEVELOPER:	OCT STONEFIELD PROPERTY OWNER LLC C/O O'CONNOR CAPITAL PARTNERS LLC 535 MADISON AVENUE, 6TH FLOOR NEW YORK, NY 10022 ATTN: OJAS DESAI EMAIL: ODESAI@OCONNORCP.COM
ENGINEER:	WW ASSOCIATES, INC 3040 AVERMORE SQUARE PLACE CHARLOTTESVILLE, VA 22911 (434) 984-2700 ATTN: JOHN D. BEIRNE, JR., P.E. EMAIL: JBEIRNE@WWASSOCIATES.NET

SOURCE OF TITLE:
THE PROPERTY AS SHOWN ON THIS PLAN IS THE PROPERTY CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER, LLC BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DB 4857, PGS 503-511 AND IS INDICATED AS TAX MAP PARCEL TMP 61W-3-19A.

SOURCE OF BOUNDARY SURVEY:	WW ASSOCIATES, INC DATED: MAY 29, 2013
SOURCE OF TOPOGRAPHY:	WW ASSOCIATES, INC BY FIELD SURVEY PERFORMED ON: SEPTEMBER 20, 2019
COUNTY, STATE:	ALBEMARLE COUNTY, VA
MAGISTERIAL DISTRICT:	JACK JOUETT
WATER PROTECTION AREA:	N/A (NON-WATER SUPPLY WATERSHED)
TAX MAP/PARCEL:	TM 61W, PARCEL 3-19A
ZONING:	NMD (NEIGHBORHOOD MODEL DISTRICT)
OVERLAY DISTRICT: AREA	ENTRANCE CORRIDOR & AIRPORT IMPACT
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL (APARTMENTS)
TRASH:	ON-SITE DUMPSTER
YARD REQUIREMENTS:	THERE ARE NO MINIMUM OR MAXIMUM LOT WIDTHS OR DEPTH REQUIREMENTS.

PROPOSED BUILDING HEIGHT:	90' MAX. (7 STORIES)
BUILDING GROSS AREA:	36,400 SF
TRAFFIC GENERATION: (PER ITE TRIP GENERATION MANUAL, 8TH EDITION)	APARTMENTS (USE 220) 6.65 TRIPS/UNIT/DAY 112 UNITS x 6.65 = 745 VPD

BLOCK C2-1 LAND USE SCHEDULE

TOTAL SITE	1.046 AC. (100%)
BUILDING	0.836 AC. (79.92%)
OPEN SPACE	0.069 AC. (6.60%)
OTHER IMPERVIOUS	0.141 AC. (13.48%)

SOURCE OF TITLE:

THIS IS A PORTION OF THE SAME PROPERTY IDENTIFIED AS TAX MAP PARCEL 61W-3-19A (PARCEL 1) CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER LLC (PREVIOUS OWNED BY ALBEMARLE PLACE EAAP, LLC) BY THAT CERTAIN DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DEED BOOK 4857, PAGES 503-511.

SITE PLAN NOTES:

- THE PURPOSE OF THESE PLANS IS TO SHOW THE SITE IMPROVEMENT MODIFICATIONS REQUIRED FOR THE CONSTRUCTION OF A 7 STORY, 112 UNIT, RESIDENTIAL APARTMENT BUILDING ON BLOCK C2-1 OF STONEFIELD CONSISTING OF A 2 STORY PARKING GARAGE AND 5 STORIES OF RESIDENTIAL.
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
- EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.
- PARKING COUNTS HAVE BEEN UPDATED TO REFLECT THESE IMPROVEMENTS.
- PUBLIC WATER & SEWER IS PROVIDED TO THIS SITE THROUGH THE ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA).
- PARKING GARAGE SHALL BE DESIGNED SO THAT NO LIGHT IS PROJECTING OUTSIDE THE STRUCTURE.
- REFER TO "STONEFIELD TOWN CENTER FINAL SITE PLAN AMENDMENT" AND "STONEFIELD BUILDING C1-IV FINAL SITE PLAN AMENDMENT" FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO GENERAL NOTES AND DETAILS, STORM DRAINAGE AREA MAPS AND CALCULATIONS, AND LANDSCAPING DETAILS AND CALCULATIONS.
- STORMWATER MANAGEMENT FOR THE AREA ENCOMPASSED WITH THIS PLAN ARE PROVIDED WITH WPO 2010-00023, WPO 2013-69, SDP 2011-00047, WPO 2011-00055, AND WPO 2011-00036. THIS PLAN IS IN CONFORMANCE WITH THOSE REQUIREMENTS FOR QUANTITY AND QUALITY CONTROLS AS WELL AS MS-19.
- THIS SITE IS NOT LOCATED IN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

BLOCKS A, B, C, & D3 PARKING REQUIREMENTS:

EXISTING SHOPPING CENTER: 1,064 SPACES ((236,248 GLA/1,000=236.25), 236.25*4.5=1,063.12)

EXISTING HOTEL
-GUEST ROOMS: 55 SPACES (0.40 SPACES/HOTEL ROOM)
-CONFERENCE ROOMS: 24 SPACES (1,790 SF/75 = 23.87)

C2-1 APARTMENTS: 196 SPACES (112 UNITS*1.75 SPACES/UNIT=196)

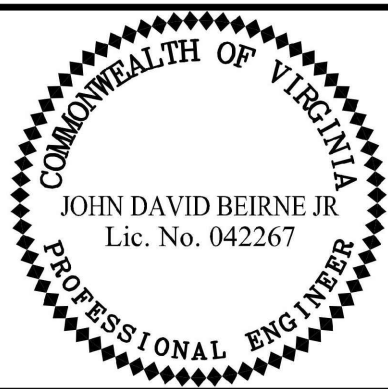
PARKING REQUIRED: 1,339 SPACES

BLOCKS A, B, C, & D3 PARKING PROVIDED:

EXISTING SPACES: 1,221 SPACES
PARKING REMOVED W/SITE PLAN: -6 SPACES
STRUCTURED PARKING PROVIDED: 160 SPACES

PARKING PROVIDED: 1,375 SPACES

(BLOCKS D1 & D2 ARE SELF PARKED AND WERE NOT INCLUDED WITH THE PARKING CALCULATIONS.)



DESIGNED BY: JDB	PROJECT: STONEFIELD TOWNCENTER BLOCK C2-I INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: DSB	TITLE: COVER SHEET	DRAWING NUMBER: C-1
DIHR BY: HFW	WVA NUMBER: 221020.04	FILE NAME: 102004C_CS-1.dwg
	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A
		DATE: 11/19/2021

(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

- GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

- MISCELLANEOUS NOTES

- ### GENERAL UTILITY NOTES

- ### SITE PLAN NOTES

- ### COORDINATION NOTES

- ### GENERAL NOTES

17. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE CURRENT EDITION OF THE "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND THE VIRGINIA SUPPLEMENT.
18. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING HIS WORK INCLUDING EXISTING TOPOGRAPHY. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS OR TOPOGRAPHIC SURVEY PLAN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN ORDER TO DETERMINE THE COURSE OF ACTION NECESSARY TO CORRECT FOR SUCH DISCREPANCY. FAILING TO NOTIFY THE OWNER AND SECURING SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE.

GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER WATER LINES, ETC.
8. ALL WATER AND SEWER APPEARANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. THE INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTION DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING' PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING' PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING' PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

STORMWATER NARRATIVE

STORMWATER DETENTION FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE PERMANENT UNDERGROUND SOUTH SWM FACILITY LOCATED IN THE PARKING LOT BEHIND BUILDINGS B-III AND C2-II. DETAILS FOR THE FACILITY ARE PROVIDED ON THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN WPO# 2010-00023. AN ASSUMED POST DEVELOPED IMPERVIOUS COVER OF 90% WAS UTILIZED IN THE DESIGN OF THE UNDERGROUND DETENTION SYSTEM FOR BLOCKS A THROUGH C.

STORMWATER QUALITY FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE STORMFILTER AND VORTECHS UNITS CONSTRUCTED AS PART OF THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN WP# 2010-00023. THE SITE IS GRANDFATHERED PER 9VAC25-870-48 AND MEETS THE WATER QUALITY REQUIREMENTS OF PART II C SET FORTH IN 9VAC25-870-96 PER PART II C THE STORMFILTER AND VORTECHS UNITS PROVIDE A POLLUTANT REMOVAL RATE OF 60% AND THE FILTERRAS PROVIDE A POLLUTANT REMOVAL RATE OF 74%.

STONEFIELD BUILD OUT SUMMARY				THIS SUBMISSION			PREVIOUS SUBMISSIONS			SUBMISSIONS TO DATE		
USE IN BLOCK (GLA OR UNITS)	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL			
A	0	0	0	50,224	14,000	0	50,224	14,000	0			
B	0	0	0	33,836	6,500	0	33,836	6,500	0			
C	0	0	0	112	57,701	111,595	0	57,701	111,595			
D	0	0	0	0	2,073	110,000	436	2,073	110,000			
BLOCK GROUP 1 TOTAL	0	0	0	112	143,834	242,095	436	143,834	242,095			
E (BLOCK GROUP 2)	0	0	0	0	0	0	250	0	250			
F	0	0	0	149,964	0	0	149,964	0	0			
G	0	0	0	14,700	22,880	0	14,700	22,880	0			
BLOCK GROUP 3 TOTAL	0	0	0	164,664	22,880	0	164,664	22,880	0			
STONEFIELD TOTAL	0	0	0	112	308,498	264,975	686	308,498	264,975			

[illegible]

M:\221020 OCP Stonefield Block C2-\221020.04 Initial Site Plan\102004C_ND-2.dwg

EARTHWORK REQUIREMENTS

1.GENERAL

1.1 DEFINITIONS

- 1.1.1 HARD MATERIALS: WEATHERED ROCK, DENSE CONSOLIDATED DEPOSITS, OR CONGLOMERATE MATERIALS WHICH ARE NOT INCLUDED IN THE DEFINITION OF "ROCK" BUT WHICH USUALLY REQUIRE THE USE OF HEAVY EXCAVATION EQUIPMENT, RIPPER TEETH, OR JACK HAMMERS FOR REMOVAL.
- 1.1.2 ROCK: SOLID HOMOGENEOUS INTERLOCKING CRYSTALLINE MATERIAL WITH FIRMLY CEMENTED, LAMINATED, OR FOLIATED MASSES OR CONGLOMERATE DEPOSITS, NEITHER OF WHICH CAN BE REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING, DRILLING AND THE USE OF EXPANSION JACKS OR FEATHER WEDGES, OR THE USE OF BACKHOE-MOUNTED PNEUMATIC HOLE PUNCHERS OR ROCK BREAKERS; ALSO LARGE BOULDERS, BURIED MASONRY, OR CONCRETE OTHER THAN PAVEMENT EXCEEDING ½ CUBIC YARD IN VOLUME. REMOVAL OF HARD MATERIAL WILL NOT BE CONSIDERED ROCK EXCAVATION BECAUSE OF INTERMITTENT DRILLING AND BLASTING THAT IS PERFORMED MERELY TO INCREASE PRODUCTION.
- 1.1.3 COHESIVE MATERIALS: MATERIALS ASTM D 2487 CLASSIFIED AS GC, SC, ML, CL, MH, AND CH. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIVE ONLY WHEN THE FINES HAVE A PLASTICITY INDEX GREATER THAN ZERO.
- 1.1.4 COHESIONLESS MATERIALS: MATERIALS ASTM D 2487 CLASSIFIED AS GW, GP, SW, AND SP. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIONLESS ONLY WHEN THE FINES HAVE PLASTICITY INDEX OF ZERO.
- 1.2 CRITERIA FOR BIDDING
- 1.2.1 BASE BIDS ON THE ELEVATIONS AS INDICATED.
- 1.2.2 ROCK EXCAVATION SHALL BE UNCLASSIFIED. ALL EARTHWORK EXCAVATION SHALL BE PERFORMED TO THE INDICATED ELEVATIONS.
- 1.2.3 BLASTING WILL BE PERMITTED ON THIS PROJECT AS SPECIFIED HEREIN.
- 1.2.4 REMOVE MATERIAL IN AN APPROVED MANNER, AND PROVIDE EXCAVATION SUPPORT STRUCTURES AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM-385-1-1, SECTION 25.
- 1.2.5 ROCK EXCAVATION, AS DEFINED HEREIN, MAY EXIST ON THIS PROJECT. ROCK EXCAVATION SHALL BE PERFORMED AS UNCLASSIFIED EXCAVATION TO THE INDICATED ELEVATIONS.

- 1.3 PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE; EXCESS FOOT OR VEHICULAR TRAFFIC; OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY FENCES, BARRICADES, OR GUARDS AS REQUIRED TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

- 1.4 BURNING: NOT ALLOWED ON THIS PROJECT.

2. PRODUCTS

- 2.1 SOIL MATERIALS: FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS AT THE SPECIFIED LOCATION. THE MAXIMUM PARTICLE DIAMETER FOR PIPE BACKFILL MATERIAL LOCATED LESS THAN 1-FOOT ABOVE THE PIPE CROWN SHALL BE 1-INCH.
- 2.1.1 COMMON FILL: APPROVED, UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION.
- 2.1.2 BACKFILL AND FILL MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC, ML, MH, CL WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 50, MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 25. MOISTURE CONTENT SHALL BE WITHIN ±3% AND IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- 2.1.3 SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- 2.1.4 PIPE BEDDING MATERIAL: VDOT NO. 57 COARSE AGGREGATE.
- 2.1.5 AGGREGATE FILL: VDOT NO. 5 OR NO. 57 COARSE AGGREGATE.
- 2.1.6 RIPRAP: CLASS I DRY RIPRAP AS DEFINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP", UNLESS OTHERWISE NOTED.
- 2.2 BORROW: OBTAIN BORROW MATERIALS REQUIRED IN EXCESS OF THOSE FURNISHED FROM EXCAVATIONS FROM SOURCES OFF THE OWNER'S PROPERTY. PROVIDE AND SUBMIT SOIL CLASSIFICATION TESTING TO ENSURE BORROW MATERIALS MEET THE REQUIREMENTS OF THIS SPECIFICATION.

3.EXECUTION

3.1 CLEARING

- 3.1.1 REMOVE FROM THE SITE TREES, STUMPS, ROOTS, BRUSH, SHRUBS, DOWN TIMBER, ROTTEN WOOD, RUBBISH, OTHER VEGETATION, AS WELL AS FENCES AND INCIDENTAL STRUCTURES NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
- 3.1.2 CLEARING WORK SHALL BE RESTRICTED TO AREA WITHIN "CONSTRUCTION LIMITS/LIMITS OF CLEARING" SPECIFIED IN THIS SECTION AND AS INDICATED ON THE DRAWINGS.
- 3.1.3 UNDISTURBED STUMPS AND ROOTS, A MINIMUM OF 5 FEET BELOW FINISHED GRADE AND NOT LOCATED UNDER OR WITHIN 10 FEET OF ANY STRUCTURE, MAY BE LEFT IN PLACE. TOPS OF STUMPS LEFT IN PLACE SHALL NOT BE MORE THAN 6 INCHES ABOVE ORIGINAL GRADE.

3.2 GRUBBING

- 3.3.1 GRUB AREAS WITHIN AND TO A POINT 10 FEET OUTSIDE OF ALL STRUCTURES, AREAS TO RECEIVE FILL WHERE FINISHED GRADE WILL BE LESS THAN 3 FEET ABOVE EXISTING GRADE, CUT AREAS WHERE FINISHED GRADE WILL BE LESS THAN 2 FEET BELOW EXISTING GRADE, TRANSITIONAL AREAS BETWEEN CUT AND FILL, AND ANY AREA TO RECEIVE CONTROL FILL.
- 3.3.2 REMOVE FROM THE GROUND TO A DEPTH OF 24 INCHES ALL STUMPS, ROOTS ½-INCH DIAMETER AND LARGER, ORGANIC MATERIAL, AND DEBRIS.
- 3.3.3 USE ONLY HAND METHODS FOR GRUBBING INSIDE THE DRIP LINES OF TREES THAT ARE TO REMAIN.

3.4 CONSTRUCTION/CLEARING LIMITS

- 3.4.1 THE CONTRACTOR SHALL NOT DISTURB ANY AREAS OUTSIDE THE CONSTRUCTION LIMITS INDICATED ON THE DRAWINGS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ENGINEER.
- 3.4.2 NO CLEAR-CUTTING OF TIMBER SHALL BE PERMITTED WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL MAKE SELECT CUTTING OF TREES, TAKING THE SMALLEST TREES FIRST, THAT ARE MANDATORY FOR THE CONSTRUCTION OF THE UTILITY LINE. THE ENGINEER'S DECISION SHALL BE FINAL ON DETERMINATION OF WHICH TREES ARE TO BE CUT.

3.5 CLEAN UP DEBRIS RESULTING FROM SITE CLEARING OPERATIONS CONTINUOUSLY WITH THE PROGRESS OF THE WORK.

3.6 REMOVE DEBRIS FROM THE SITE IN SUCH A MANNER AS TO PREVENT SPILLAGE. KEEP PAVEMENT AND AREAS ADJACENT TO SITE CLEAN AND FREE FROM MUD, DIRT, AND DEBRIS AT ALL TIMES.

3.7 SURFACE PREPARATION

- 3.7.1 STRIPPING: STRIP EXISTING TOPSOIL, WHEN PRESENT, TO A DEPTH OF 6 INCHES WITHOUT CONTAMINATION BY SUBSOIL MATERIAL. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIAL AND LOCATE CONVENIENT TO FINISH GRADING AREA.
- 3.7.2 UNSUITABLE MATERIAL: REMOVE UNSUITABLE SOIL MATERIALS, WASTE MATERIAL, VEGETATION, DEBRIS, DECAYED VEGETABLE MATTER, SOD, AND MULCH FROM THE CONSTRUCTION SITE. DISPOSE OF THE UNSUITABLE MATERIAL OFF THE OWNER'S PROPERTY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

3.8 PROTECTIONS

- 3.8.1 PROTECTION SYSTEMS: PROVIDE SHORING, BRACING, AND SHEETING AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM-385-1-1, SECTION 25. SHEETING AND SHORING DESIGN SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN VIRGINIA.

3.8.2 SITE DRAINAGE: PROVIDE FOR THE COLLECTION AND DISPOSAL OF SURFACE AND SUBSURFACE WATER ENCOUNTERED DURING CONSTRUCTION.

- 3.8.2.1 SURFACE DRAINAGE: COMPLETELY DRAIN THE CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.

- 3.8.2.2 SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT THE OUTLET OF PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.

3.9 EXCAVATION

- 3.9.1 EXCAVATE TO THE ELEVATIONS AND DIMENSIONS INDICATED AND AS SPECIFIED IN THIS SECTION. REUSE EXCAVATED MATERIALS THAT MEET THE SPECIFIED REQUIREMENTS FOR THE MATERIAL TYPE REQUIRED AT THE INTENDED LOCATION. WHEN SOIL NOT MEETING THE REQUIREMENTS SPECIFIED IN THIS SECTION ARE ENCOUNTERED DURING EXCAVATION, REMOVE THE UNSUITABLE SOIL MATERIAL AND REPLACE WITH SELECT MATERIAL AS SPECIFIED IN THIS SECTION. REMOVAL AND DISPOSAL OF UNSUITABLE SOIL MATERIAL AND PLACEMENT AND COMPACTION OF SELECT MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

- 3.9.2 KEEP EXCAVATIONS FREE FROM WATER. EXCAVATE SOIL DISTURBED OR WEAKENED BY THE CONTRACTOR'S OPERATIONS, AND SOILS SOFTENED OR MADE UNSUITABLE FOR SUBSEQUENT CONSTRUCTION DUE TO EXPOSURE TO WEATHER. REFILL WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. UNLESS SPECIFIED OTHERWISE, REFILL EXCAVATIONS CUT BELOW INDICATED DEPTH WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. SIDE SLOPES WHEN ALLOWED SHALL BE PROTECTED WITH 6-MIL POLYETHYLENE SHEETING.

- 3.9.3 PIPE TRENCHES: EXCAVATE TO THE DIMENSIONS INDICATED AND AS SPECIFIED HEREIN. TRENCHES IN PUBLIC ROADWAYS SHALL BE EXCAVATED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. WHERE ROCK IS ENCOUNTERED, EXCAVATE AND REMOVE ROCK TO A MINIMUM DEPTH OF 6 INCHES BELOW THE PIPE INVERT. GRADE BOTTOM OF TRENCHES TO PROVIDE UNIFORM SUPPORT FOR EACH SECTION OF PIPE AFTER PIPE BEDDING PLACEMENT.

- 3.9.4 UNSUITABLE SUBGRADE SOIL MATERIALS: SUBGRADES WHICH ARE DETERMINED TO BE UNSUITABLE FOR BEARING NEW EQUIPMENT, STRUCTURES, OR PIPING, SHALL HAVE THE UNSUITABLE SUBGRADE SOIL MATERIALS REMOVED AND DISPOSED OF, AND REPLACED WITH SELECT MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

3.10 FILLING AND BACKFILLING: FILL AND BACKFILL TO ELEVATIONS AND DIMENSIONS INDICATED. COMPACT EACH LIFT BEFORE PLACING OVERLAYING LIFT.

- 3.10.1 COMMON FILL PLACEMENT: PROVIDE FOR GENERAL SITE, IN GREEN OPEN SPACE AREAS. PLACE IN 6-INCH LIFTS. COMPACT AREAS NOT ACCESSIBLE TO ROLLERS OR COMPACTORS WITH MECHANICAL HAND TAMPERS. AERATE MATERIAL EXCESSIVELY MOISTENED BY RAIN TO A SATISFACTORY MOISTURE CONTENT. PROVIDE A SMOOTH FINISH SURFACE BY BLADING, ROLLING WITH A SMOOTH ROLLER, OR BOTH.

- 3.10.2 BACKFILL AND FILL MATERIAL PLACEMENT: PROVIDE FOR UNDER PAVEMENT, BUILDINGS & OTHER STRUCTURAL COMPONENTS. PLACE IN 6-INCH LIFTS. PLACE BACKFILL MATERIAL ADJACENT TO STRUCTURES AS THE STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES. PLACE BACKFILL AND FILL MATERIALS TO 5 FEET OUTSIDE OF STRUCTURES.

- 3.10.3 SELECT MATERIAL PLACEMENT: PROVIDE UNDER ALL STRUCTURES AND CONCRETE SLABS IN TOP 6 INCH. SELECT MATERIALS SHALL BE PROVIDED FROM APPROVED BORROW AREAS. IN ADDITION, PROVIDE STONE WHERE INDICATED ON THE DRAWINGS. PLACE IN 6-INCH LIFTS. BACKFILL ADJACENT TO STRUCTURES SHALL BE PLACED AS STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES.

- 3.10.4 TRENCH BACKFILLING: BACKFILL AS RAPIDLY AS CONSTRUCTION, TESTING, AND ACCEPTANCE OF WORK PERMITS. PLACE AND COMPACT INITIAL BACKFILL AND BACKFILL MATERIALS IN 6-INCH LIFTS TO THE TOP OF THE TRENCH. TRENCHES IN PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.

- 3.10.5 BEDDING REQUIREMENTS: EXCEPT AS SPECIFIED OTHERWISE IN THE INDIVIDUAL PIPING SECTIONS, PROVIDE BEDDING FOR BURIED PIPING IN ACCORDANCE WITH AWWA C600, TYPE 4, EXCEPT AS SPECIFIED HEREIN. PLASTIC PIPING SHALL HAVE BEDDING MATERIAL FROM BENEATH THE PIPE INVERT TO THE SPRING LINE OF THE PIPE. PROVIDE A MINIMUM BEDDING DEPTH OF 4 INCHES BENEATH THE PIPE INVERT. WHERE ROCK IS ENCOUNTERED, PROVIDE A MINIMUM BEDDING DEPTH OF 6 INCHES BENEATH THE PIPE INVERT.

3.11 COMPACTION: EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY. DETERMINE IN-PLACE DENSITY OF THE EXISTING SUBGRADE; IF REQUIRED DENSITY EXISTS, NO COMPACTION OF THE EXISTING SUBGRADE WILL BE REQUIRED.

- 3.11.1 GENERAL SITE: COMPACT UNDERNEATH AREAS DESIGNATED FOR VEGETATION AND AREAS OUTSIDE THE 10-FOOT LINE OF STRUCTURES TO 98% OF ASTM D 698.

- 3.11.2 STRUCTURES AND CONCRETE SLABS: COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698.

- 3.11.3 PIPE TRENCHES: COMPACT FILL, BACKFILL, AND SELECT MATERIALS PLACED IN PIPE TRENCHES TO 98% OF ASTM D 698.

- 3.11.4 ADJACENT AREAS: COMPACT AREAS WITHIN 10 FEET OF STRUCTURES TO 98% OF ASTM D 698.

- 3.11.5 PAVED AREAS: COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698. IN ADDITION TO THE SPECIFIED COMPACTION REQUIREMENTS, FILL AND BACKFILL MATERIALS SHALL BE COMPACTED TO DEVELOP A CALIFORNIA BEARING RATIO (CBR) OF 10.

- 3.12 RIPRAP: RIPRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP." GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL RIPRAP.

3.13 DISPOSITION OF SURPLUS MATERIAL: WASTE UNSUITABLE SOIL MATERIALS OFF THE OWNER'S PROPERTY AS DIRECTED BY THE OWNER AND WW ASSOCIATES IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

3.14 FIELD QUALITY CONTROL: THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING FIRM TO PROVIDE ALL SOIL TESTING REQUIRED FOR THIS PROJECT.

- 3.14.1 SAMPLING: TAKE THE NUMBER AND SIZE OF SAMPLES REQUIRED TO PERFORM THE FOLLOWING TESTS.

- 3.14.2 TESTING: PERFORM ONE OF EACH OF THE REQUIRED TESTS FOR EACH MATERIAL USED. PROVIDE ADDITIONAL TESTS FOR EACH SOURCE CHANGE AND AS REQUESTED BY WW ASSOCIATES.

- 3.14.2.1 FILL AND BACKFILL: TEST FILL AND BACKFILL MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 423 FOR LIQUID LIMIT AND ASTM D 424 FOR PLASTIC LIMITS; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.

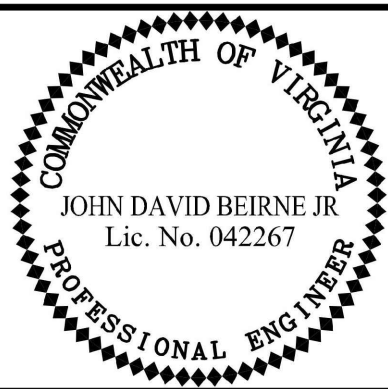
- 3.14.2.2 SELECT MATERIAL: TEST SELECT MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.

- 3.14.2.3 DENSITY TESTS: TEST SOIL DENSITY IN ACCORDANCE ASTM D 2922 AND ASTM D 3017. TEST EACH LIFT AT RANDOMLY SELECTED LOCATIONS EVERY 500 SQUARE FEET OF EXISTING GRADE IN FILLS FOR STRUCTURES AND CONCRETE SLABS, EVERY 500 SQUARE FOR OTHER FILL AREAS, EVERY 1,000 SQUARE FEET OF SUBGRADE IN CUT, AND EVERY 250 LINEAR FEET FOR PIPE LINE INSTALLATION (MINIMUM ONE TEST PER PIPE LINE), AND ADDITIONAL TESTS AS REQUESTED BY WW ASSOCIATES.

NOTE:

ALL EARTHWORK AND SITE WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS

NO.	SHEET REVISION			BY	DATE	NO.	SHEET REVISION		



DESIGNED BY: JDB	PROJECT: STONEFIELD TOWNCENTER BLOCK C2-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA		SET REV. NO. —
DRAWN BY: DSB	TITLE: EARTHWORK REQUIREMENTS		DRAWING NUMBER: C-3
DIHR BY: HFW	WWA NUMBER: 221020.04	FILE NAME: 102004C_ND-2.dwg	DISCIPLINE: CIVIL
		SCALE: H: N/A V: N/A	DATE: 11/19/2021

M:\221020 OCP Stonefield Block C2-I\221020.04 Initial Site Plan\102004C_ND-3.dwg

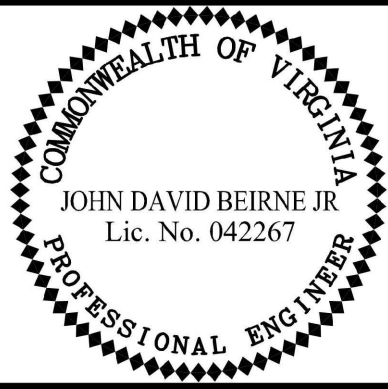
AFF	ABOVE FINISHED FLOOR	CY	CUBIC YARDS	HB	HORIZONTAL BEND	NBL	NORTH BOUND LANE	REQ'D	REQUIRED	TW	TOP OF WALL
AHD	AHEAD	DI	DROP INLET	HC	HANDICAP	NC	NORMALLY CLOSED	RT	RIGHT	TYP	TYPICAL
ARV	AIR RELEASE VALVE	DIA	DIAMETER	HDPE	HIGH DENSITY POLYETHELENE	NF	NAIL FOUND	R/W	RIGHT OF WAY	UG	UNDERGROUND
BC	BACK OF CURB	DIP	DUCTILE IRON PIPE	HK	HOOK	NO	NORMALLY OPEN	SAN	SANITARY SEWER	UGT	UNDERGROUND TELEPHONE
BF	BLIND FLANGE	EF	EACH FACE	HWL	HIGH WATER LEVEL	NS	NAIL SET	SBL	SOUTH BOUND LANE	UGU	UNDERGROUND UTILITY
BFF	BASEMENT FINISHED FLOOR	EL	ELEVATION	ID	INNER DIAMETER	NIC	NOT IN CONTRACT	SD	STORM DRAIN	UON	UNLESS OTHERWISE NOTED
BM	BENCH MARK	ELEC	ELECTRIC	INV	INVERT	NTS	NOT TO SCALE	SDMH	STORM DRAIN MANHOLE	VB	VERTICAL BEND
BK	BACK	EOP	EDGE OF PAVEMENT	IPF	IRON PIPE FOUND	OC	ON CENTER	SL	SLUDGE	VHD	VEHICLES PER DAY
BOV	BLOW OFF VALVE	EOTL	EDGE OF TRAVEL LANE	IRF	IRON PIN FOUND	PE	POLYETHYLENE	SQ	SQUARE	W	WATER
BW	BOTTOM OF WALL	EQPT	EQUIPMENT	IRS	IRON PIN SET	PF	PLANT FLOW	S.S.	STAINLESS STEEL	WAS	WASTE ACTIVATED SLUDGE
CATV	CABLE TELEVISION	EW	EACH WAY	JB	JUNCTION BOX	PGL	PROFILE GRADE LINE	SSMH	SANITARY SEWER MANHOLE	WL	WATER LINE
CG	CURB & GUTTER	EX OR EXIST	EXISTING	LAT	LATERAL	PP	POWER POLE	STA	STATION	WM	WATER METER
CIP	CAST IRON PIPE	FF	FINISHED FLOOR	LF	LINEAR FEET	PROP	PROPOSED	STD	STANDARD	WSE	WATER SURFACE ELEVATION
CL	CENTER LINE	FH	FIRE HYDRANT	LP	LAMP POST	PRV	PRESSURE RELIEF VALVE	STL	STEEL	WT	WATERTIGHT
CMP	CORRUGATED METAL PIPE	FM	FORCE MAIN	LT	LEFT	PS	PLANTED STONE FOUND	SW	SIDEWALK	WWF	WOVEN WIRE FABRIC
CO	CLEAN OUT	FL	FLOURIDE	LWL	LOW WATER LEVEL	PVC	POLYVINYL CHLORIDE	TBA	TO BE ABANDONED	WWTP	WASTE WATER TREATMENT PLANT
CONC	CONCRETE	FOC	FACE OF CURB	MF	MONUMENT FOUND	PVMT	PAVEMENT	TBR	TO BE REMOVED	XING	CROSSING
COR	BOUNDARY LINE CORNER	GALV	GALVANIZED	MH	MANHOLE	RAS	RETURN ACTIVATED SLUDGE	TC	TOP OF CURB	YDS	YARDS
CPP	CORRUGATED PLASTIC PIPE	GV	GATE VALVE	MJ	MECHANICAL JOINT	RCP	REINFORCED CONCRETE PIPE	TSV	TAPPING SLEEVE AND VALVE	YH	YARD HYDRANT

EX	SYMBOL LEGEND	NEW
	AIR RELEASE VALVE	
	BENCHMARK/FFE	
	BLOW OFF VALVE	
	BOLLARD	
	BORE HOLE	
	BUILDING COLUMN	
	BUSH	
	CABLE BOX	
	CEMETERY	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	DRAINAGE INLET GRATE	
	DRILL HOLE	
	ELECTRIC METER BOX	
	ELECTRIC PANEL BOX	
	ELECTRIC PEDESTAL	
	ELECTRIC MAN HOLE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	FLAG POLE	
	GAS MAN HOLE	
	GAS METER	
	GAS VALVE	
	GENERATOR	
	GROUND LIGHT	
	GUY POLE	
	HANDICAPPED PARKING	
	HEAT PUMP	
	IRON PIN	
	LIGHT POLE	
	MAILBOX	
	MONITORING WELL	
	MONUMENT FOUND	
	MONUMENT SET	

EX	SYMBOL LEGEND	NEW
	PANEL POINT	
	POWER METER	
	POWER POLE	
	ROAD SIGN	
	SANITARY CLEAN OUT	
	SANITARY SEWER MAN HOLE	
	SANITARY SEWER VALVE	
	SIGN	
	SPRINKLER HEAD	
	STORM DRAIN MAN HOLE	
	TRAFFIC LIGHT POLE	
	TELEPHONE MAN HOLE	
	TELEPHONE PEDESTAL	
	TELEPHONE POLE	
	TELEPHONE JUNCTION BOX	
	TEST PIT	
	TRAFFIC CONTROL BOX	
	TRAFFIC JUNCTION BOX	
	TRAVERSE	
	UTILITY MARKER POST	
	UTILITY POLE	
	VENT PIPE	
	WATER MAN HOLE	
	WATER METER	
	WATER SURFACE ELEVATION	
	WATER VALVE	
	WELL	
	YARD GRATE	

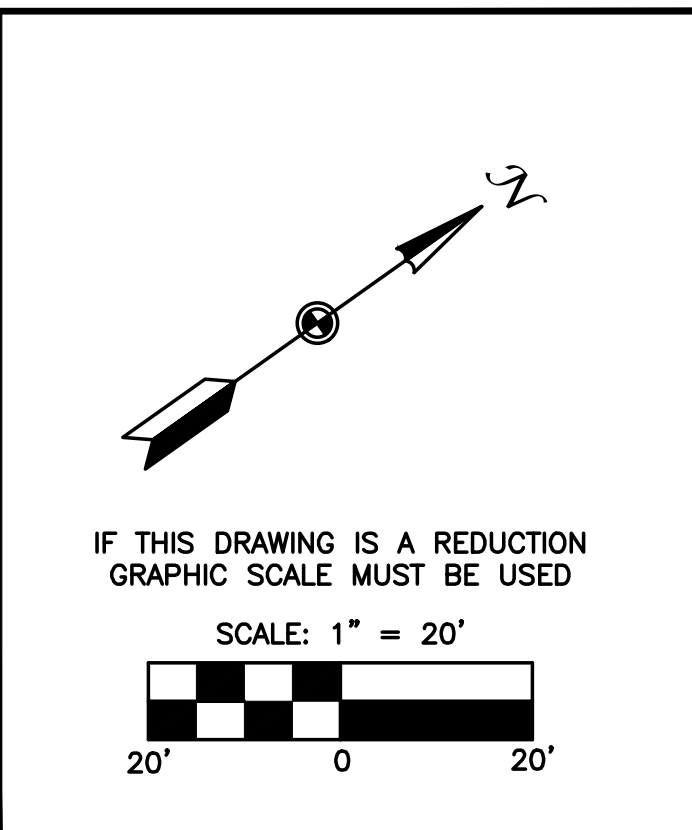
EXISTING	LINETYPE LEGEND	NEW
	BUILDING OVERHEAD	
	ADJACENT PROPERTY LINE	
	ADJACENT RIGHT-OF-WAY	
	BOTTOM OF BANK	
	BOUNDARY PROPERTY LINE	
	BOUNDARY RIGHT-OF-WAY	
	BUILDING SETBACK	
	BUSH LINE	
	CATV OVERHEAD	
	CATV UNDER GROUND	
	TELEPHONE OVERHEAD	
	TELEPHONE UNDER GROUND	
	DITCH CENTER LINE	
	EASEMENT - CONSTRUCTION AND GRADING	
	EASEMENT - SLOPE	
	EASEMENT - SANITARY SEWER	
	EASEMENT - STORM	
	EASEMENT - STORMWATER MANAGEMENT	
	EASEMENT - UTILITIES	
	EASEMENT - WATER	
	EFFLUENT OUTFALL	
	ELECTRIC OVERHEAD	
	ELECTRIC UNDER GROUND	
	FENCE BARBED WIRE	
	FENCE CHAIN LINK	
	FENCE WOOD	
	FENCE WOVEN WIRE	
	FLOOD PLAIN	
	GAS UNDER GROUND	
	GRAVEL	
	GUARD RAIL	
	MIXED LIQUOR	
	PAVEMENT ASPHALT	
	PLANT FLOW	
	PRIMARY CLARIFIER EFFLUENT	

EXISTING	LINE/TYPE LEGEND	NEW
	RAILROAD CENTERLINE	
	RAW SEWAGE FORCE MAIN	
	RETURN ACTIVATED SLUDGE	
	ROAD CENTERLINE	
	SANITARY FORCEMAIN	
	SANITARY SEWER	
	SANITARY SEWER DRAIN	
	SECONDARY CLARIFIER EFFLUENT	
	SLUDGE	
	STORM SEWER	
	STREAM CENTERLINE	
	THICKENED WASTE ACTIVATED SLUDGE	
	TOP OF BANK	
	TOPO MAJOR CONTOUR	
	TOPO MINOR CONTOUR	
	TREELINE	
	UTILITY OVERHEAD	
	UTILITY UNDER GROUND	
	WASTE ACTIVATED SLUDGE	
	WATER LEVEL ELEVATION - MEAN HIGH WATER	
	WATER LEVEL ELEVATION - MEAN LOW WATER	
	WATER LINE	
	WATER LINE - BACKWASH	
	WATER LINE - COLD	
	WATER LINE - DRAIN	
	WATER LINE - FILTER BACKWASH WASTE	
	WATER LINE - FILTER EFFLUENT	
	WATER LINE - FILTERED	
	WATER LINE - HOT	
	WATER LINE - MILL SUPPLY	
	WATER LINE - NON-POTABLE	
	WATER LINE - PRIVATE	
	WATER LINE - RAW	
	WATER LINE - REVISED	
	WETLAND LIMITS	



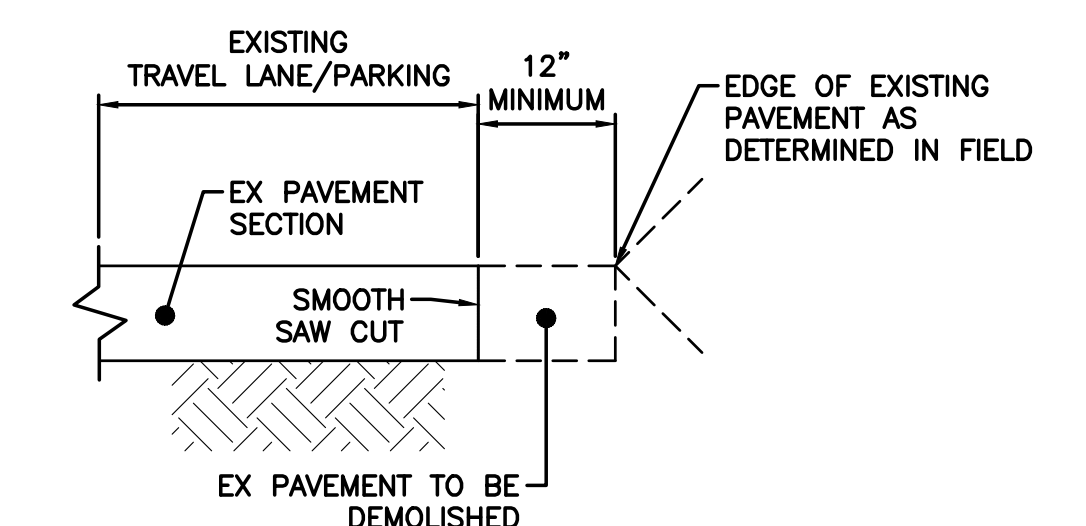
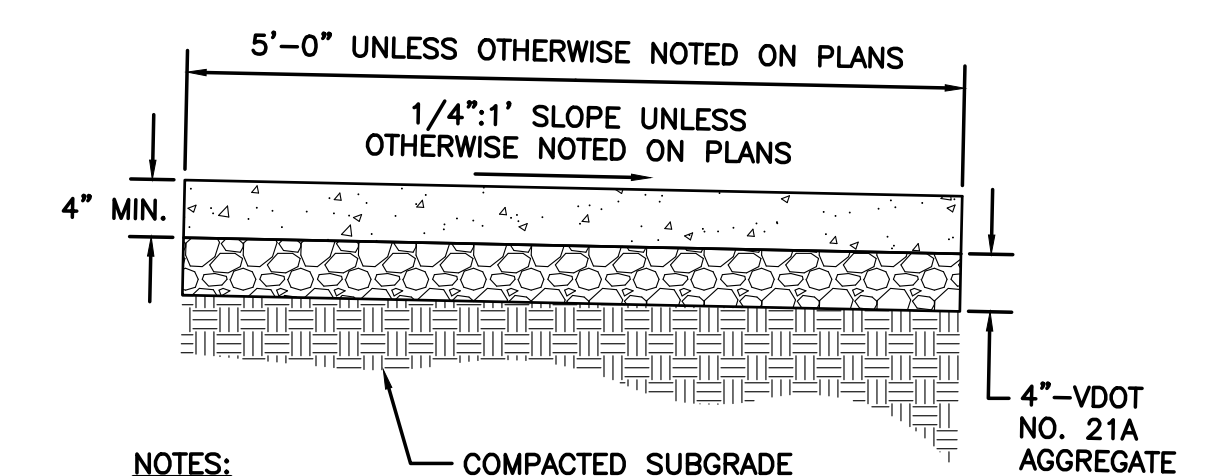
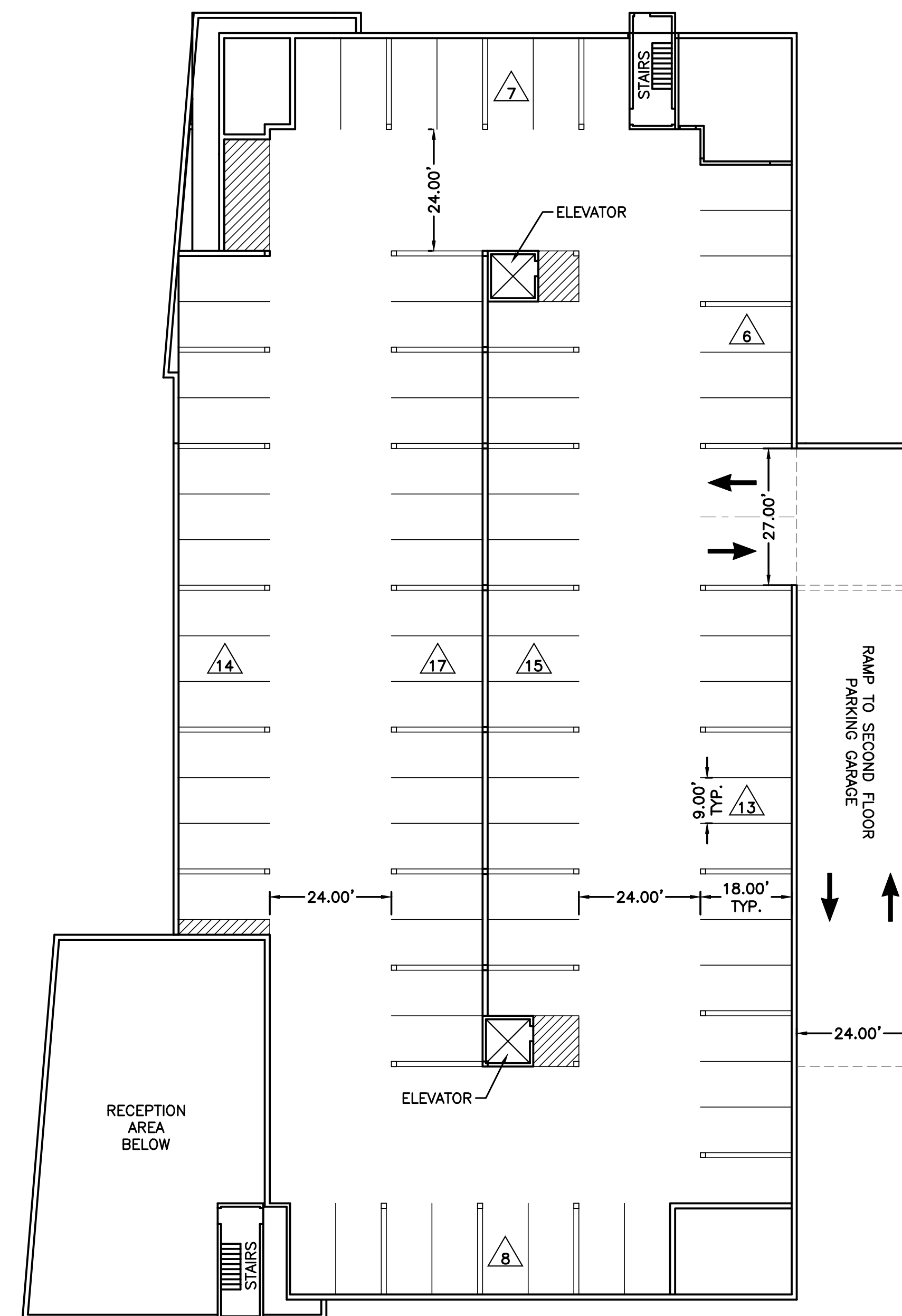
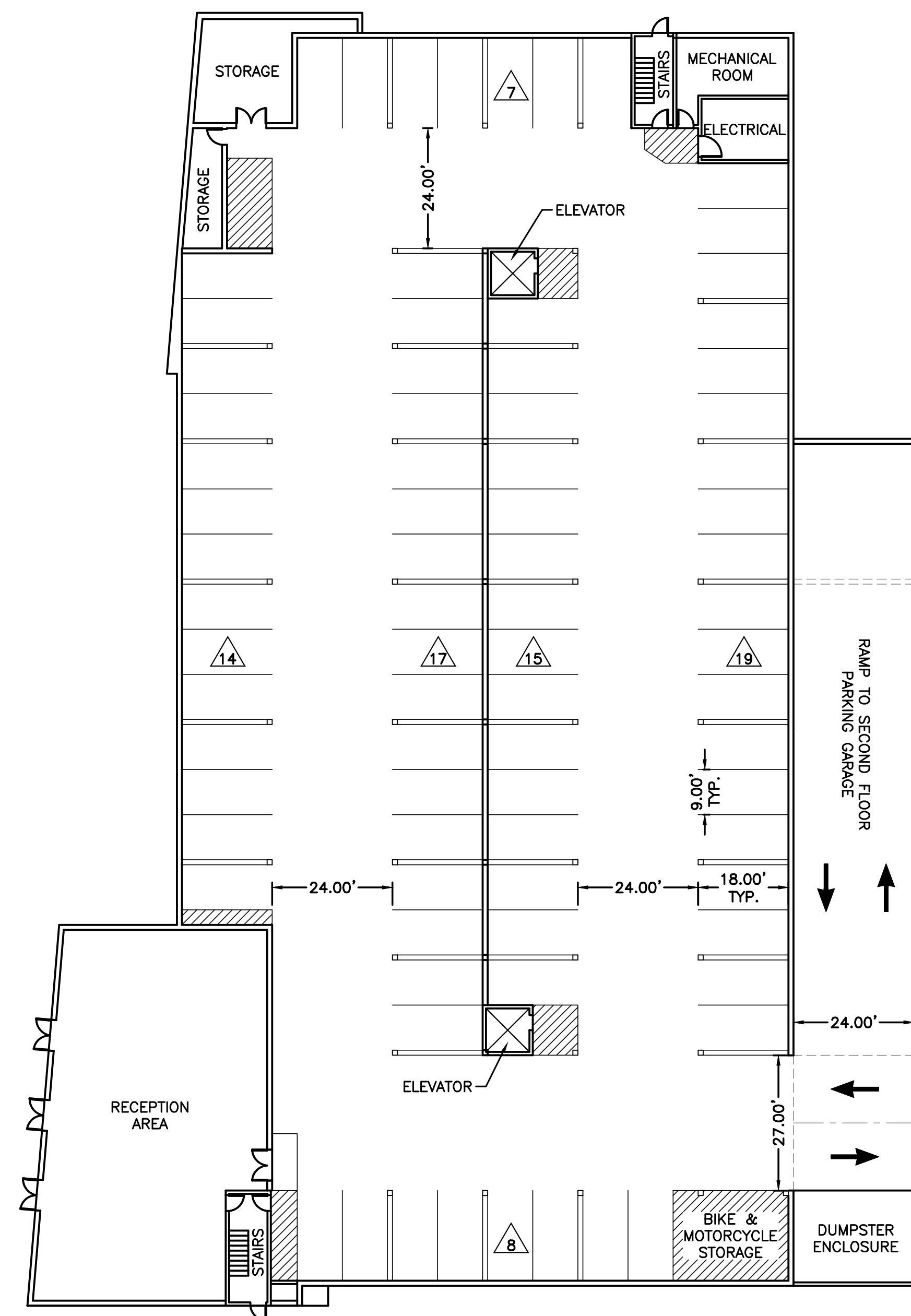
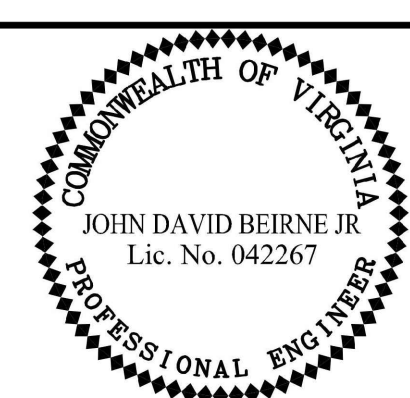
DESIGNED BY: JDB	PROJECT: STONEFIELD TOWNCENTER BLOCK C2-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. -
DRAWN BY: DSB				
DIHR BY: HFV	TITLE: ABBREVIATIONS AND LEGEND			DRAWING NUMBER: C-5
WWA NUMBER: 221020.04	FILE NAME: 102004C_ND-4.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A	DATE: 11/19/2021





BENCH MARK
IRON ROD
ELEVATION = 482.32

[illegible]

[illegible]

DESIGNED BY: JDB	PROJECT: STONEFIELD TOWNCENTER BLOCK C2-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA		SET REV. NO. -
DRAWN BY: DSB			
DIHR BY: HFH	TITLE: DETAILS		DRAWING NUMBER: C-8
WWA NUMBER: 221020.04	FILE NAME: 102004C_DET-1.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A
			DATE: 11/19/2021