

GENERAL NOTES

OWNERS: TMP046B4-00-00-00400
JA-ZAN LIMITED PARTNERSHIP
PO BOX 9035
CHARLOTTESVILLE, VA 22906

DEVELOPER: RIVERBEND DEVELOPMENT
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22902

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

TAX MAP: TMP046B4-00-00-00400
D.B. 3522, PG. 394-212 (PLAT)
3.41 ACRES

ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT) - (ZMA-2021-00006), CONTAINING THE FOLLOWING:
ENTRANCE CORRIDOR OVERLAY DISTRICT, MANAGED STEEP SLOPES OVERLAY DISTRICT, & AIRPORT IMPACT AREA OVERLAY DISTRICT.
THESE OVERLAY DISTRICTS WERE NOT REVISED AS PART OF THE APPROVED ZMA.

TOTAL PROJECT AREA: 3.41 ACRES

PROPOSED USE: 72 MULTI-FAMILY RESIDENTIAL UNITS (ONE AND TWO BEDROOM UNITS)
(36) ONE BEDROOM UNITS
(36) TWO BEDROOM UNITS

PROPOSED DENSITY: 72 RESIDENTIAL MULTI-FAMILY UNITS WITHIN 3.41 ACRES
DENSITY = 72/3.41 ACRES
DENSITY = 21.1 DUA

OPEN SPACE: 25% OPEN SPACE IS PROPOSED WITH THE DEVELOPMENT. THE OPEN SPACE SHALL INCLUDE THE AMENITY AREAS AND BUFFERS
AROUND THE PERIMETER OF THE PROJECT. NO DEDICATED OPEN SPACE IS PROPOSED WITH THE DEVELOPMENT AND THE OPEN
SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

BUILDING HEIGHTS: NO MINIMUM HEIGHT AND 4 STORIES MAXIMUM HEIGHT (65' MAXIMUM HEIGHT). NOTE, A STEPBACK REDUCTION WAIVER REQUEST
HAS BEEN APPROVED FOR THIS PROJECT, REMOVING THE REQUIREMENT OF PROVIDING A MINIMUM STEPBACK OF A PORTION OF THE
BUILDING EXCEEDING 40 FEET IN HEIGHT OR 3 S STORIES.
BUILDING HEIGHTS (TOP OF ROOF) = 48' +/-
BUILDING HEIGHT (TOP OF PERGOLA) = 54' +/-
BUILDING HEIGHT (EAVE OF ROOF) = 48' +/-

SETBACKS: FRONT: 5' MINIMUM SETBACK & 25' MAXIMUM SETBACK
SIDE: 10' MINIMUM SETBACK & NO MAXIMUM SETBACK (10' MIN. BUILDING SEPARATION)
REAR: 20' MINIMUM SETBACK & NO MAXIMUM SETBACK

BUILDING FOOTPRINT: BUILDING FOOTPRINTS = SEE SHEET 3 FOR BUILDING FOOTPRINT SF (BUILDING FOOTPRINTS RANGE FROM 4,865 SF TO 9,710 SF)

LOT SIZE: NO MINIMUM LOT SIZE AND NO MAXIMUM LOT SIZE

STREETS: INTERNAL PRIVATE TRAVELWAYS WITH CURB & GUTTER

WATERSHED: THE PROPERTY IS LOCATED WITHIN THE NON-WATER SUPPLY WATERSHED AREA OF THE NORTH FORK RIVANNA RIVER, POWELL
CREEK

AGRICULTURAL/FORESTAL DISTRICT: NONE

TOPOGRAPHY & SURVEY: TOPOGRAPHY AND BOUNDARY WAS FIELD SURVEYED BY ROUDABUSH, GALE AND ASSOCIATES, OCTOBER 2021. TOPOGRAPHY AND
FIELD CONDITIONS WERE VERIFIED BY COLLINS ENGINEERING, JUNE 2022.

DATUM: NAVD 1988

EXISTING VEGETATION: COMPLETELY CLEARED AND GRADED SITE. THIS AREA HAS BEEN CLEARED AND GRADED WITH THE UTILITY INFRASTRUCTURE
IMPROVEMENTS AND DEVELOPMENT OF THE ADJACENT PROPERTIES.

LIGHTING: LIGHTING - ALL PROPOSED LUMINAIRES WILL MEET THE OUTDOOR LIGHTING STANDARDS SPECIFIED IN SECTION 4.17 OF THE
ALBEMARLE COUNTY ZONING ORDINANCE. THE FINAL SITE PLAN SHALL INCLUDE A LIGHTING PLAN THAT COMPLIES WITH THE
ALBEMARLE COUNTY ZONING ORDINANCE.

PHASING: THIS PROJECT SHALL BE DEVELOPED WITHIN (3) PHASE.

RECREATION: ACTIVE RECREATIONAL AREAS ARE PROPOSED WITHIN THE DEVELOPMENT. THESE AREAS INCLUDE GRASS RECREATIONAL FIELDS, A
TROT LOT, A DOG PARK, AND A MEETING/CIVIC SPACE. ALL THE RECREATIONAL AMENITIES WILL BE IN ACCORDANCE WITH SECTION
4.16 OF THE ALBEMARLE COUNTY CODE. ALL PROJECT AMENITIES SHALL BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING
CERTIFICATE OF OCCUPANCY.
BELOW IS A SUMMARY OF THESE AREAS:
TOTAL LOT AREA: 2,300 SF
GRASS FIELDS: 16,670 SF
DOG PARK: 2,250 SF
CIVIC/MEETING AREA: 1,500 SF
TOTAL RECREATIONAL AMENITIES PROVIDED WITH THE APARTMENT COMPLEX: 22,820 SF

PARKING: RESIDENTIAL PARKING REQUIREMENTS:
1. (2) PARKING SPACES REQUIRED FOR EACH MULTI-FAMILY DWELLING UNIT
72 RESIDENTIAL UNITS x 2 SPACES = 144 SPACES
2. GUEST PARKING SPACES REQUIRED (1 SPACE PER 4 RESIDENTIAL UNITS)
72 RESIDENTIAL UNITS x 1 SPACE / 4 UNITS = 18 PARKING SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED: 162 PARKING SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED:
1. 72 GARAGE PARKING SPACES
2. 72 DRIVEWAY PARKING SPACES
3. 13 PERPENDICULAR GUEST PARKING SPACES & 5 PARALLEL GUEST PARKING SPACES
TOTAL NUMBER OF SPACES PROVIDED: 162 PARKING SPACES

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS SECTION OF THE DEVELOPMENT.

PRESERVED/MANAGED SLOPES: THERE ARE EXISTING MANAGED SLOPES ON THIS PORTION OF THE PROPERTY AS SHOWN ON SHEET 2. IMPACTS TO THE
MANAGED SLOPES SHALL BE IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.

FLOODPLAIN: THERE IS NO 100-YR FLOODPLAIN LOCATED IN THE PROPERTY PER FEMA MAP ID 51003C0286D, DATED FEBRUARY 4, 2005. IN
ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREACH INUNDATION ZONES ON THE PROPERTY.

RETAINING WALLS: NO RETAINING WALLS ARE CURRENTLY PROPOSED WITH THE DEVELOPMENT. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN
HEIGHT AND SHALL CONFORM WITH ALBEMARLE COUNTY STANDARDS.

LANDSCAPING: STREET TREES SHALL BE INSTALLED ALONG THE FRONTAGE OF THE EXISTING PUBLIC STREETS. A LANDSCAPING PLAN FOR THE
DEVELOPMENT SHALL BE INCLUDED WITH THE FINAL SITE PLAN. THE LANDSCAPING PLAN SHALL BE IN ACCORDANCE WITH
ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE.

TRASH SERVICE: EACH UNIT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER, AND ALL TRASH SHALL BE COLLECTED BY A DRIVING DUMPSTER SERVICE.

UTILITIES: ALBEMARLE COUNTY WATER AND SEWER

IMPERVIOUS AREAS/LAND AREAS: TRAVELWAYS/PARKING: 39,415 SF (0.90 ACRES) - (26.5%)
SIDEWALKS: 13,300 SF (0.31 ACRES) - (9.0%)
BUILDINGS: 43,800 SF (1.01 ACRES) - (29.5%)
RECREATIONAL AREA: 22,820 SF (0.52 ACRES) - (15.4%)
OPEN SPACE/LANDSCAPING: 29,115 SF (0.69 ACRES) - (19.6%)
TOTAL: 3.41 AC

TOTAL IMPERVIOUS COVER: 2.24 ACRES (65.0%)

TOTAL RECREATIONAL AREA & OPEN SPACE AREA: 1.19 ACRES (35.0%)

PAVED PARKING AND VEHICULAR CIRCULATION AREA: 39,415 SF

AFFORDABLE HOUSING: AFFORDABLE HOUSES TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED ZONING MAP AMENDMENT (ZMA2021-00006).
TOTAL PROPOSED AFFORDABLE UNITS: 15% OF 72 UNITS = 11 UNITS

STORMWATER MANAGEMENT: THE STORMWATER FOR THE PROPOSED DEVELOPMENT SHALL INCLUDE THE INSTALLATION OF UNDERGROUND DETENTION
FACILITY TO DETAIN AND MEET LOCAL AND STATE STORMWATER MANAGEMENT REQUIREMENTS. NUTRIENT CREDITS WILL BE
PURCHASED WITH THE PROPOSED DEVELOPMENT TO MEET WATER QUALITY REQUIREMENTS.

NEEDED FIRE FLOW CALCULATION: CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A)
FACTOR = 1.5
TOTAL GROUND FLOOR AREA = 9,720 SF
TOTAL AREAS OF OTHER FLOORS = 14,565 SF
TOTAL BUILDING AREA: 24,285 SF
REQUIRED ISO FIRE FLOW = 2850 SF
NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLERS) = 1,500

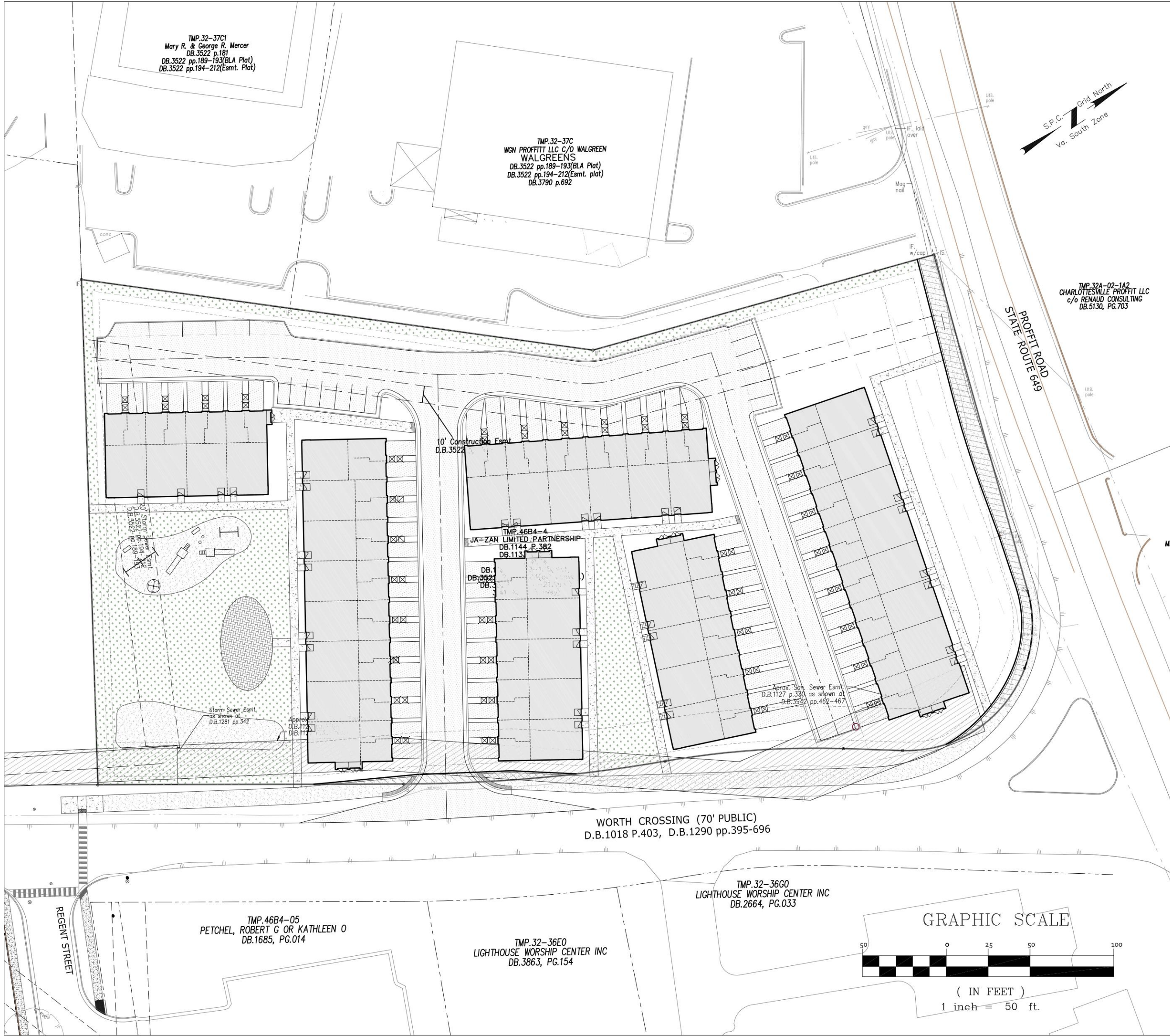
AVAILABLE FIRE FLOW ONSITE: AVAILABLE FIRE FLOW AT HYDRANT LOCATED ALONG WORTH CROSSING IS 2,054 GPM AT 48 PSI.

MAPLEWOOD DEVELOPMENT

INITIAL SITE PLAN

RIVANNA MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA



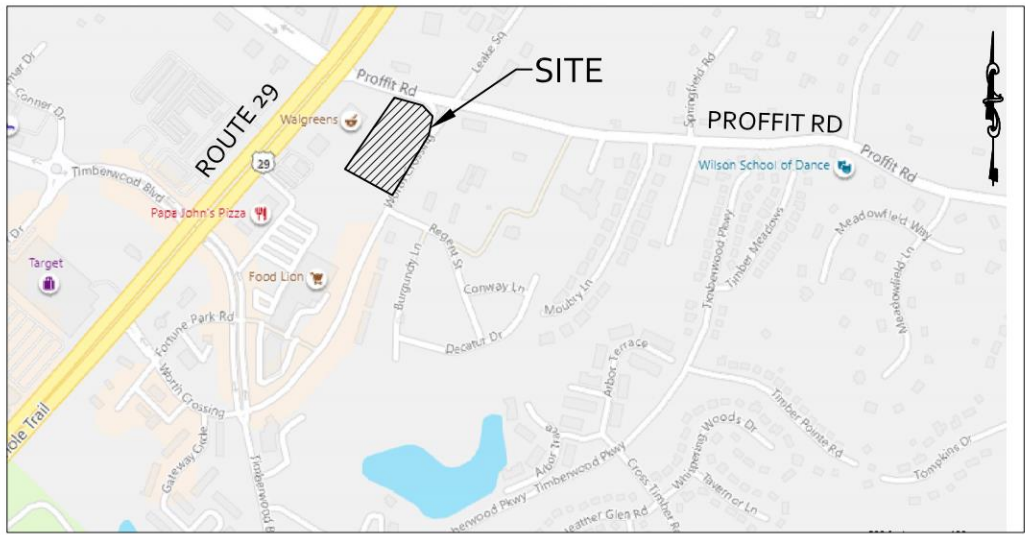
- NOTES:
- ALL PROPOSED UTILITY EASEMENTS SHALL BE DEDICATED TO PUBLIC USE OR PRIVATE USE.
 - ROADWAYS SHALL BE PRIVATE TRAVELWAYS. SEE NOTES & DETAILS FOR MORE DETAIL ON THE PROPOSED TRAVELWAY CROSS SECTIONS.

TRIP GENERATION CALCULATIONS

ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 220 WAS USED FOR THE DEVELOPMENT	
PROPOSED	72 DWELLING UNITS
ADT RATE -	7.32 VPD PER DU = 528 ADT (264 ENTER/ 264 EXIT)
AM PEAK RATE -	0.46 VPD PER DU = 34 VPD (8 ENTER/ 26 EXIT)
PM PEAK RATE -	0.56 VPD PER DU = 41 VPD (16 ENTER/ 15 EXIT)

CONSTRUCTION FIRE PREVENTION NOTES:

- SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13FT 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
- CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
- AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
- WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
- FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL HAZARD, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
- OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	NOTES & DETAILS
5	TOTAL SHEETS

ORDINANCE NO. 22-A(7) ZMA 2021-00006 MAPLEWOOD

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCEL ID 046B4-00-00-00400

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2021-00006 and their attachments, including the application plan last revised on May 6, 2022, the information presented at the public hearing, any comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code §§ 18-19 and 18-33.6, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2021-00006 with the application plan last revised on May 6, 2022.

I, Claudette K. Borgerson, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on June 1, 2022.

Claudette K. Borgerson
Clerk, Board of County Supervisors

Mr. Andrews
Mr. Galloway
Ms. LaPisto-Kirtley
Ms. Mallek
Ms. McKeel
Ms. Price

Aye
Y
Y
Y
Y
Y
Y

Nay

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED ASPHALT PAVEMENT
- EXISTING VEGETATIVE/ LANDSCAPE BUFFER
- PROPOSED EASEMENT, VARIOUS WITH EACH SHEET
- DRAINAGE PIPE
- BENCH MARK
- VDOT STANDARD STOP SIGN
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED ASPHALT STRIPING (DIRECTING TRAFFIC)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TBC DENOTES TOP BACK OF CURB
- T/B DENOTES TOP OF BOX
- PROPOSED SPOT ELEVATION
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- PRESERVED STEEP SLOPES
- MANAGED STEEP SLOPES
- PEDESTRIAN AND VEHICLE ACCESS
- PROPOSED CONCRETE
- PROPOSED EXISTING GUARDRAIL
- PROPOSED FENCE
- 100 YR. FLOODPLAIN

BUILDING CODE NOTES:

- 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.
- ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2018 VIRGINIA CONSTRUCTION CODE.
- WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
- ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOT. CONTACT VDOT FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x332.
- ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAINS. THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S).
- THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

APPROVALS		DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNER/ZONING		
ENGINEER		
INSPECTIONS		
ARB		
DEPARTMENT OF FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		

REVISIONS

REVISION DESCRIPTION	
INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY	
DATE	07/05/2022

COLLINS ENGINEERING

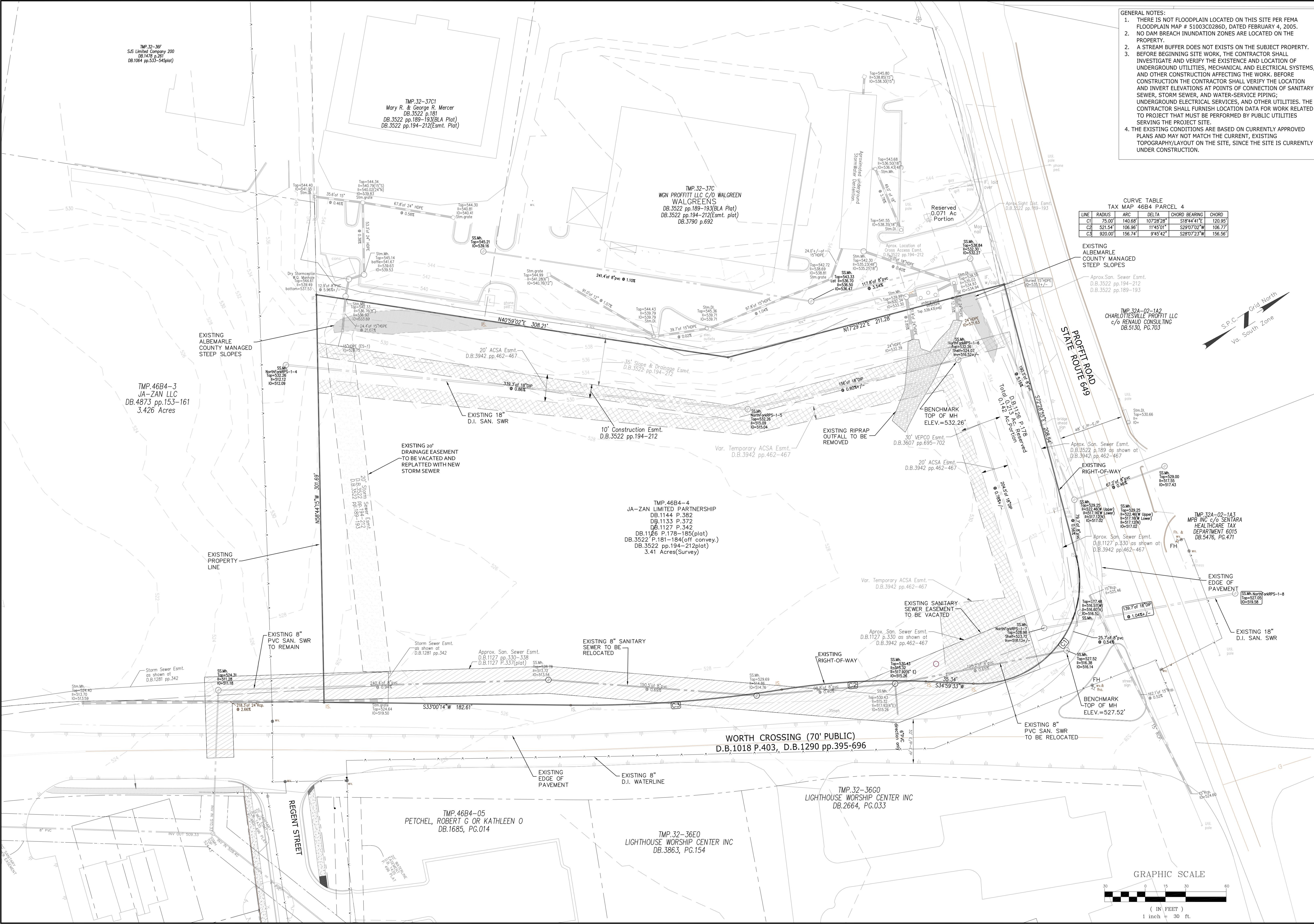
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

MAPLEWOOD DEVELOPMENT - INITIAL SITE PLAN

COVER

PROJECT	JOB NO. 202199
	SCALE 1"=50'
SHEET TITLE	SHEET NO. 1

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GENERAL NOTES:

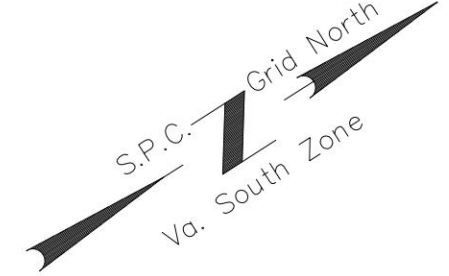
1. THERE IS NOT FLOODPLAIN LOCATED ON THIS SITE PER FEMA FLOODPLAIN MAP # 51003C02860, DATED FEBRUARY 4, 2005.
2. NO DAM BREACH INUNDATION ZONES ARE LOCATED ON THE PROPERTY.
3. A STREAM BUFFER DOES NOT EXIST ON THE SUBJECT PROPERTY.
4. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES. THE CONTRACTOR SHALL FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING THE PROJECT SITE.
5. THE EXISTING CONDITIONS ARE BASED ON CURRENTLY APPROVED PLANS AND MAY NOT MATCH THE CURRENT, EXISTING TOPOGRAPHY/LAYOUT ON THE SITE, SINCE THE SITE IS CURRENTLY UNDER CONSTRUCTION.

CURVE TABLE
TAX MAP 46B4 PARCEL 4

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	75.00'	140.68'	107°28'28"	S18°44'41"E	120.95'
C2	521.54'	106.96'	11°45'01"	S29°07'02"W	108.77'
C3	920.00'	156.74'	9°45'42"	S28°07'23"W	156.56'

EXISTING ALBEMARLE COUNTY MANAGED STEEP SLOPES

Aprox. San. Sewer Esmt.
D.B.3522 pp.194-212
D.B.3522 pp.189-193



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY	07/05/2022

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

MAPLEWOOD DEVELOPMENT - INITIAL SITE PLAN

EXISTING CONDITIONS

PROJECT	JOB NO.
202199	
SCALE	SHEET NO.
1"=30'	2

[illegible]

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2000 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

MAPLEWOOD DEVELOPMENT - INITIAL SITE PLAN

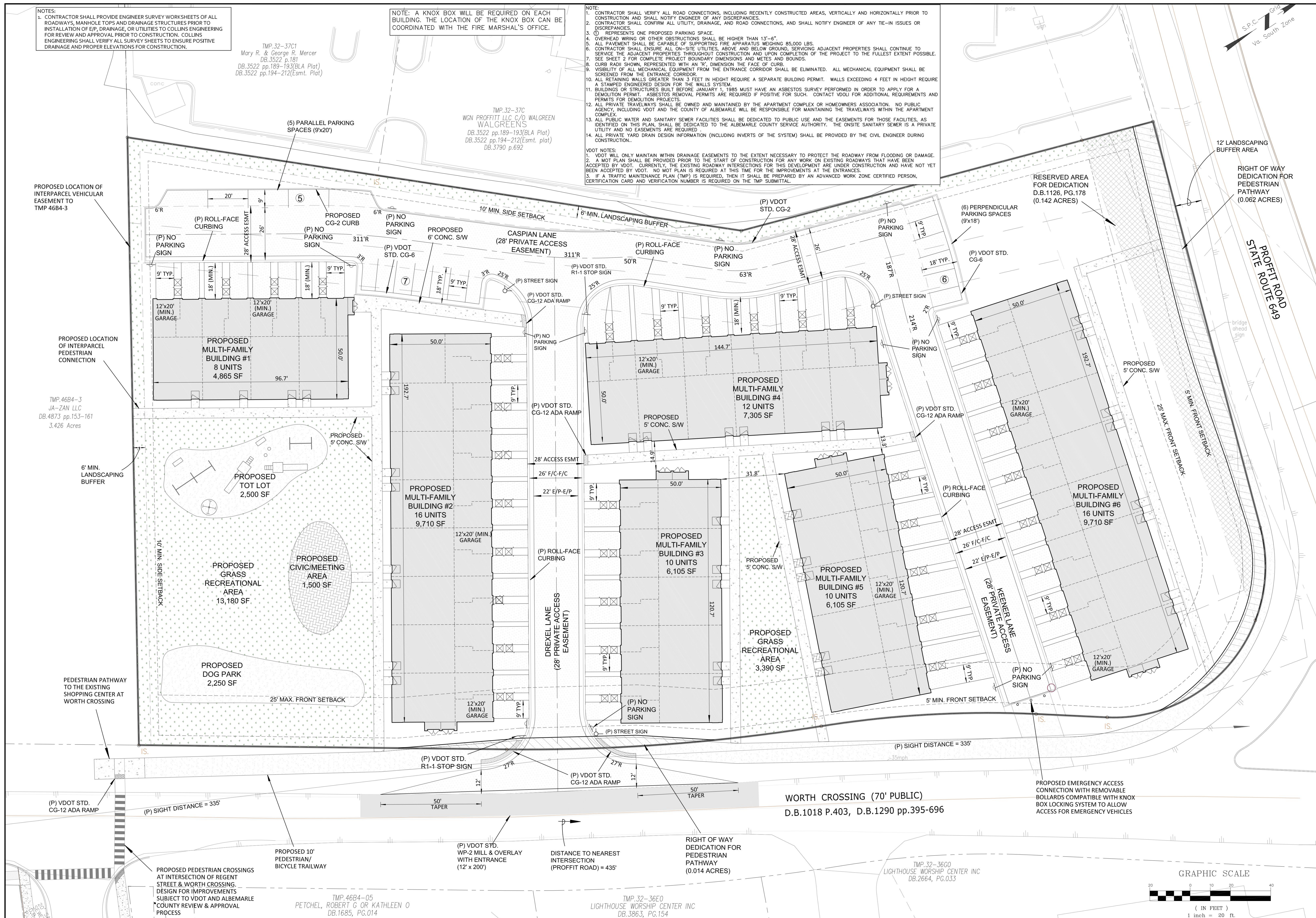
LAYOUT PLAN

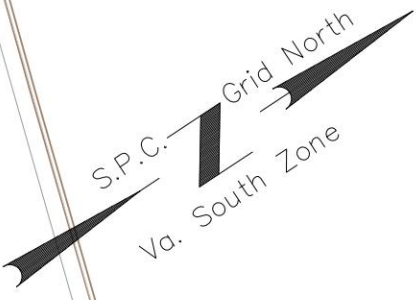
SHEET TITLE

JOB NO.
202199

SCALE
 $1''=30'$

SHEET NO.
3

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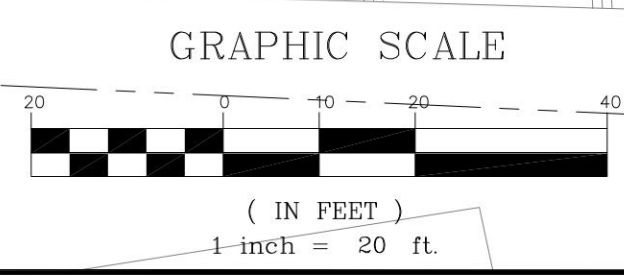
REVISIONS

DATE	REVISION DESCRIPTION
07/05/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

COLLINS ENGINEERING

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

MAPLEWOOD DEVELOPMENT - INITIAL SITE PLAN
GRADING, DRAINAGE & UTILITY PLAN



PROJECT	JOB NO.
	202199
	SCALE
	1"=30'
	SHEET NO.
	4

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1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL. THE SUBGRADE SHALL BE RECONSTRUCTED TO MEET THE REQUIRED CBR.
3. SURFACE DRAINAGE AND TIE-INS TO EXISTING DRAINAGE MUST BE DESIGNED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFF FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHEN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CD-9(A), B OR C).
6. WHEN RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDED, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS ON OTHER ROADWAYS MUST CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS UNDER TO BE INSTALLED BELOW THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

GRADING:

1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHOD OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

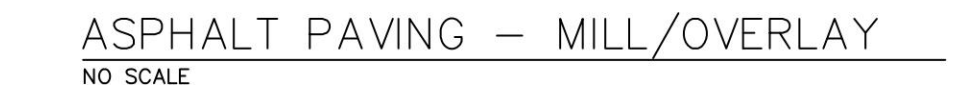
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CO-1 OR CO-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO REQUEST FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.



1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL), WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNER, 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).

- i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
- ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
- iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
- iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
- v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.
- vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
- vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
- viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROAD AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 220 WAS USED FOR THE DEVELOPMENT

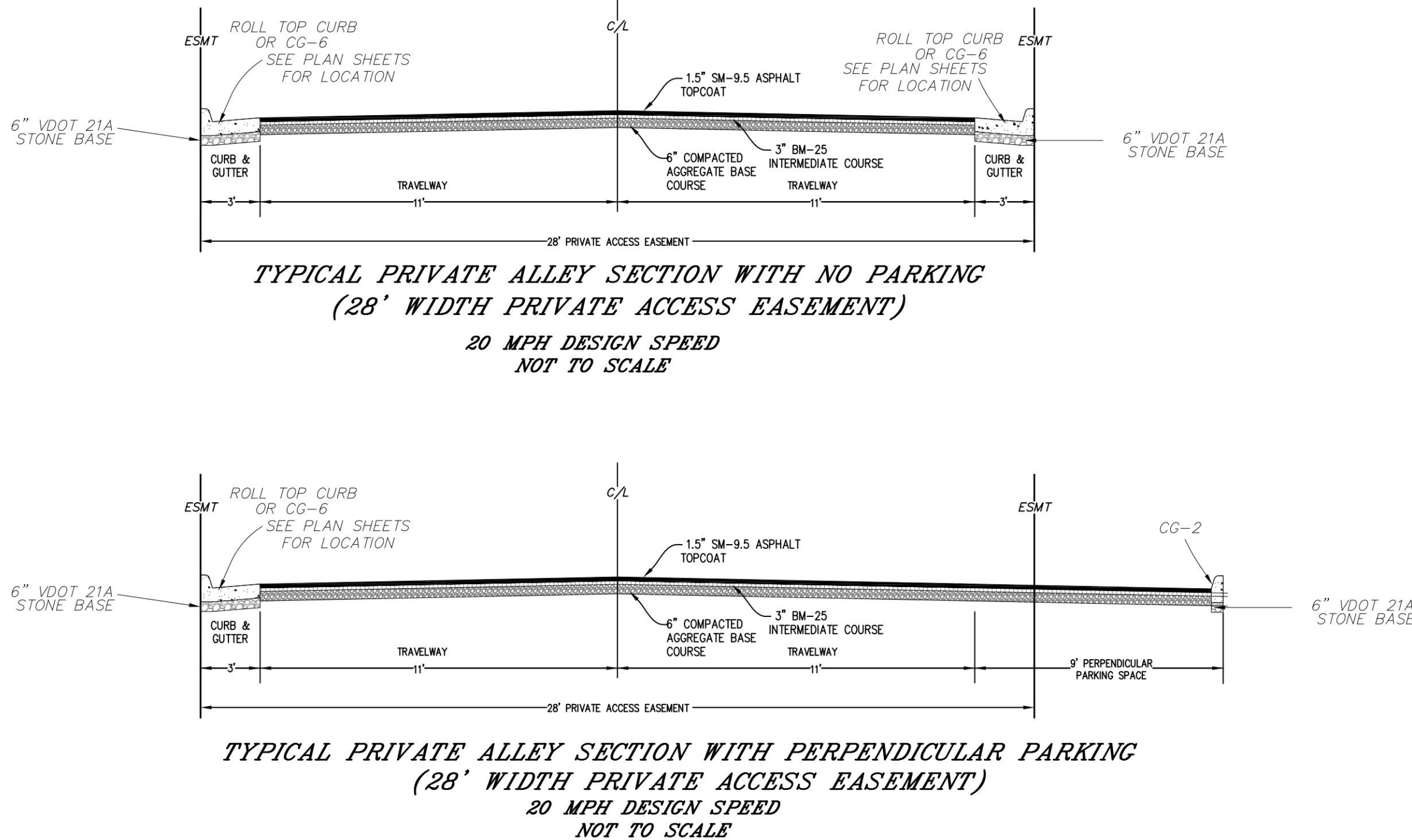
PROPOSED	72 DWELLING UNITS
ADT RATE -	7.32 VPD PER DU = 528 ADT (264 ENTER/ 264 EXIT)
AM PEAK RATE -	0.46 VPD PER DU = 34 VPD (8 ENTER/ 26 EXIT)
PM PEAK RATE -	0.56 VPD PER DU = 41 VPD (26 ENTER/ 15 EXIT)

Pavement Design																
RF= 1.0																
Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Private Alleys	528	2	548	5	5	12.33	SM-9.5	1.5	2.25	BM-25	3	2.25	21A	6	0.6	13.73

NTS

NOTES:

1. SEE PAVEMENT DESIGN CHART ON THIS SHEET FOR ROADWAY DEPTH REQUIREMENTS
2. STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY AND FIRE AND RESCUE STANDARDS & WILL PROVIDE ADEQUATE WIDTHS.



DATE	REVISION DESCRIPTION
07/05/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

MAPLEWOOD DEVELOPMENT - INITIAL SITE PLAN

NOTES AND DETAILS

PROJECT	SHEET TITLE
	JOB NO. 202199
	SCALE AS NOTED
	SHEET NO. 5