

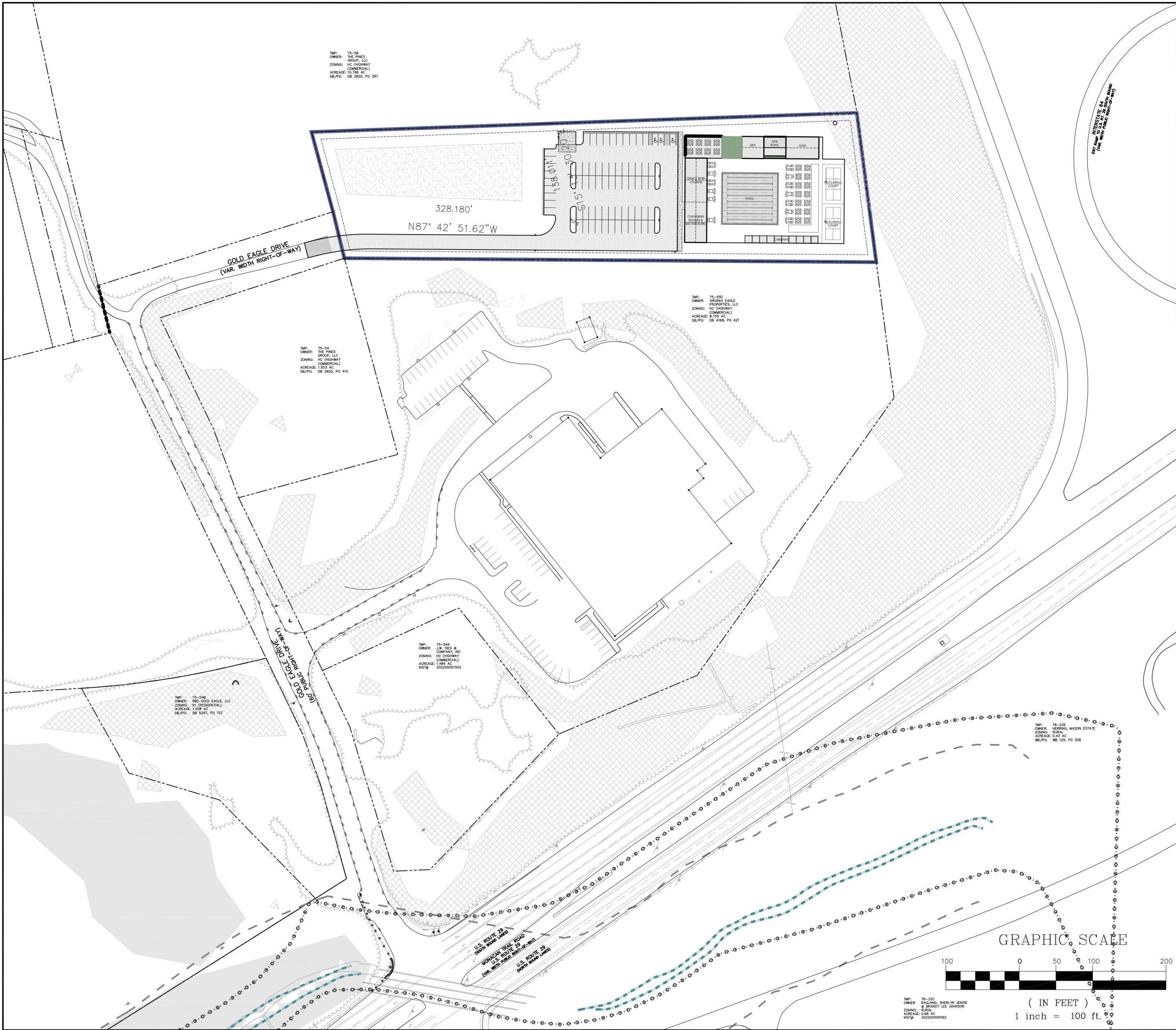
GOLD EAGLE POOL AND HEALTH CLUB

INITIAL SITE PLAN

SAMUEL MILLER MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA

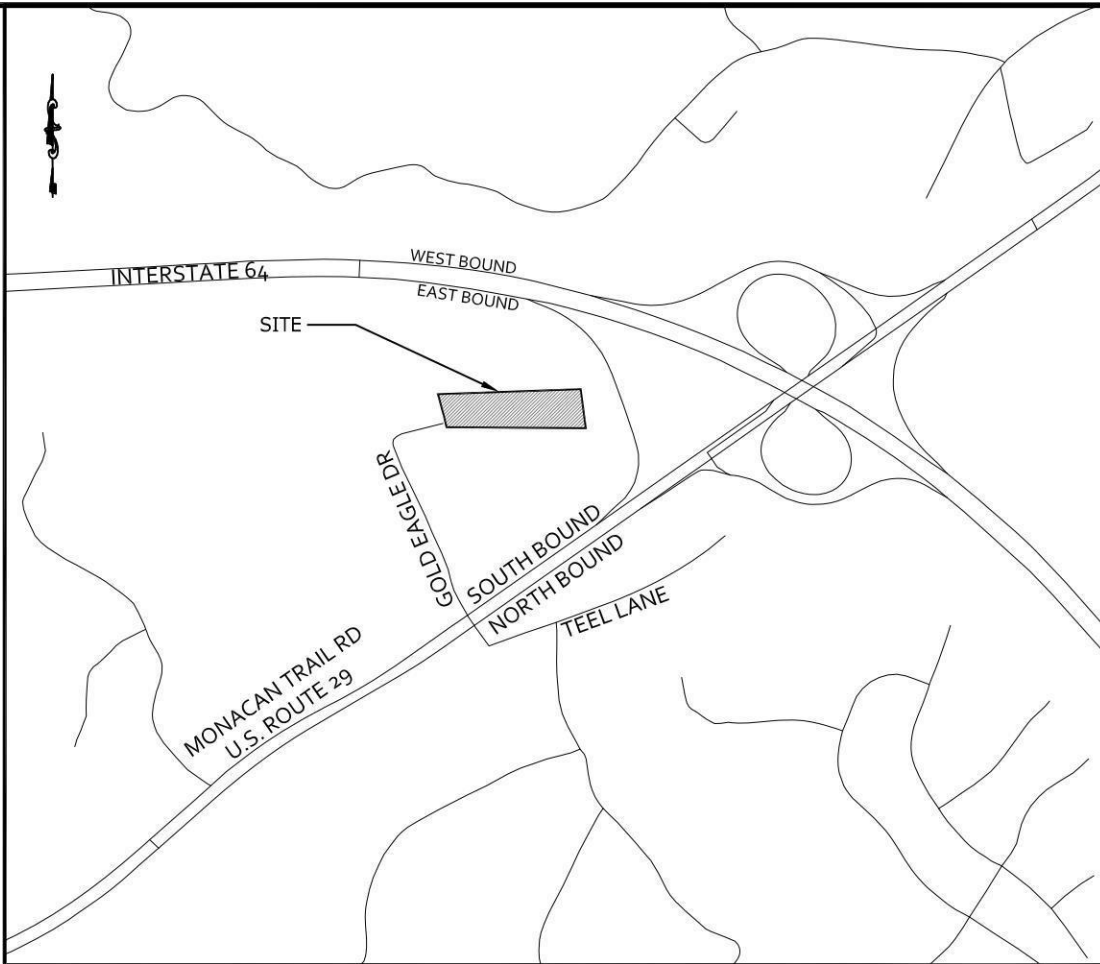
GENERAL NOTES

OWNERS:	TMP 07500-00-00-055Co J.W. SIEG & CO. INC. P.O. BOX 298 CHARLOTTESVILLE, VA 22902	
	TMP 07500-00-00-05500 J W SIEG & COMPANY INC. P.O. BOX 298 CHARLOTTESVILLE, VA 22902	
DEVELOPER:	DEREK SIEG P.O. BOX 298 CHARLOTTESVILLE, VA 22903	
ENGINEER:	COLLINS ENGINEERING 200 GARRETT ST, SUITE K CHARLOTTESVILLE, VA 22902	
TAX MAP:	TMP 07500-00-00-055Co D.B. 929, PG. 036 0.90 ACRES	TMP 07500-00-00-05500 D.B. 692, PG. 483 2.27 ACRES
TOTAL PROJECT AREA:	3.17 ACRES	
ZONING:	HC COMMERCIAL ZONING (HIGHWAY COMMERCIAL). THE PROPERTY IS ALSO SUBJECT TO THE FOLLOWING OVERLAY DISTRICTS : MANAGED STEEP SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT (EC), AND AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA).	
TOPO & SURVEY:	BOUNDARY SURVEY PROVIDED BY ROUDABUSH, GALE, & ASSOCIATES IN AUGUST 2020. TOPO IS FIELD SURVEY PERFORMED BY LINCOLN SURVEYING IN 2013, AND UPDATED BY ROUDABUSH, GALE, AND ASSOCIATED IN AUGUST 2020. THE TOPO HAS BEEN FIELD VERIFIED BY COLLINS ENGINEERING IN NOVEMBER 2022.	
DATUM:	NAD83, NAVD 88	
EXISTING CONDITIONS:	(2) WOODED LOTS WITH AN OLD DRIVEWAY AND REMNANTS OF AN OLD STRUCTURE	
PROPOSED USE:	POOL AND HEALTH CLUB POOL (5,445 SF) AND A CONCRETE POOL DECK AREA (10) OPEN AIR CABANAS (TOTAL 1,000 SF) CHANGING ROOMS/BATHROOMS & CONCEERGE LOUNGE & SNACK BAR (3, 450 SF) COVERED PORCH AREA (1,460 SF) SPA & GYM FACILITY (3,150 SF) (2) PICKLEBALL/SPORT COURTS	
ALLOWABLE DENSITY:	N/A - THIS IS A COMMERCIAL DEVELOPMENT	
PROPOSED DENSITY:	N/A - THIS IS A COMMERCIAL DEVELOPMENT	
OPEN SPACE:	N/A/ - NO REQUIRED OPEN SPACE WITH THIS PROJECT	
BUILDING HEIGHTS:	PROPOSED (1) STORY BUILDINGS, 20 FEET TO 25 FEET MAXIMUM IN HEIGHT. MAXIMUM ALLOWABLE HEIGHT IS 65 FEET, AND THE STRUCTURES WILL NOT EXCEED 65 FEET. NOTE: BUILDING HEIGHTS THAT ARE OVER 40 FEET OR 3 STORIES SHALL PROVIDE A STEPBACK PER SECTION 4.20.	
SETBACKS:	FRONT SETBACK: 10' BLDG. MINIMUM FROM R/W OR EXTERIOR EDGE OF SIDEWALK IF SIDEWALK IS OUTSIDE R/W. 30' BLDG. MAXIMUM FROM R/W OR EXTERIOR EDGE OF SIDEWALK IF SIDEWALK IS OUTSIDE R/W. 10' MINIMUM FOR OFF-STREET PARKING OR LOADING SPACES FROM ANY PUBLIC STREET R/W. NOTE: THE MAXIMUM 30' BUILDING SETBACK DOES NOT APPLY TO THIS PROJECT, BECAUSE THE LOT IS ABUTTING A PRINCIPAL ARTERIAL HIGHWAY / INTERSTATE. BASED ON THE ZONING ORDINANCE, THE MAXIMUM SETBACKS DO NOT APPLY TO A PARCEL ABUTTING A HIGHWAY OR INTERSTATE. SIDE & REAR SETBACK: MINIMUM: IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT: (I) NO PORTION OF ANY STRUCTURE, EXCLUDING SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEET FROM THE DISTRICT BOUNDARY; AND (II) NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DISTRICT BOUNDARY. IF THE ABUTTING LOT IS ZONED COMMERCIAL OR INDUSTRIAL, ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE. MAXIMUM: NONE STEPBACKS: FRONT - FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET. SIDE & REAR: NONE	
BUILDING FOOTPRINT:	NO MINIMUM OR MAXIMUM BUILDING FOOTPRINTS.	
PRIVATE TRAVELWAYS:	ROADSIDE DITCH ENTRANCE PRIVATE TRAVELWAY AND CURB & GUTTER PARKING LOT	
UTILITIES:	CURRENT DESIGN: WELL / SEPTIC FACILITIES ONSITE. THE POOL AND HEALTH CLUB WILL CONNECT TO THE PUBLIC WATER AND PUBLIC SEWER SYSTEM FOR THE SIEG DEVELOPMENT, WHEN THE INFRASTRUCTURE IS INSTALLED. NOTE: WATER DEMANDS FOR THE POOL FACILITY AND HEALTH CLUB: 1,250 GPD (BASED ON HEALTH DEPARTMENT APPLICATION FOR THIS PROJECT). THE TOTAL ACREAGE OF THE SITE IS 3.17 ACRES. ALBEMARLE COUNTY ALLOWS BY-RIGHT USES FOR WELL AND SEPTIC, PROVIDED THAT THE USE DOES NOT INVOLVE WATER CONSUMPTION EXCEEDING 400 GALLONS PER SITE ACRE PER DAY. THE SITE ACREAGE IS 3.17 ACRES. THE ALLOWABLE WATER USAGE IS 3.17 ACRES x 400 GPD/ ACRE = 1,268 GPD. THE PROJECT WATER DEMANDS ARE 1,250 GPD; THEREFORE, THIS PROJECT MEETS THE REQUIREMENTS FOR A BY-RIGHT DEVELOPMENT WITH AN ONSITE WELL & SEPTIC SYSTEM.	
WATERSHED:	THE PROPERTY IS LOCATED WITHIN THE NON-WATER SUPPLY WATERSHED AREA (MOORES CREEK WATERSHED)	
AGRICULTURAL/FORESTAL DISTRICT:	NONE	
LIGHTING:	ALL PROPOSED LUMINARIES WILL MEET THE OUTDOOR LIGHTING STANDARDS SPECIFIED IN SECTION 4.17 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. THE FINAL SITE PLAN INCLUDES A LIGHTING PLAN THAT COMPLIES WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.	
PHASING:	THE PROJECT WILL BE DEVELOPED AS ONE PHASE.	
RECREATION:	N/A - NO REQUIRED RECREATION WITH THIS PROJECT	
PARKING:	COMMERCIAL PARKING REQUIREMENTS: POOL: 1 SPACE PER 125 SF OF WATER SURFACE = 1 SPACE / 125 SF x 5,445 SF WATER = 44 REQUIRED PARKING SPACES SPA/GYM : 1 SPACE PER 125 SF OF BLDG = 1 SPACE/125 SF x 2,700 SF = 22 REQUIRED PARKING SPACES PICKLEBALL COURTS : 2 SPACES PER COURT = 2 SPACES/COURT x 2 COURTS = 4 SPACES TOTAL PARKING REQUIRED: 70 SPACES (INCLUDING (3) ADA HANDICAP PARKING SPACES) TOTAL NUMBER OF PARKING SPACES PROVIDED: 70 SPACES (INCLUDING (3) ADA HANDICAP PARKING SPACES)	
BURIAL SITES:	NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS SECTION OF THE DEVELOPMENT.	
PRESERVED/MANAGED SLOPES:	THERE IS A SMALL PORTION OF AN EXISTING MANAGED SLOPES ON THIS PORTION OF THE PROPERTY AS SHOWN ON SHEET 2. THESE SLOPES SHALL BE DEVELOPED IN ACCORDANCE WITH ALBEMARLE COUNTY REGULATIONS FOR MANAGED SLOPES.	
FLOODPLAIN:	THERE IS NO FLOODPLAIN LOCATED ON THIS SITE, PER FEMA MAP ID 51003C0280D, DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREACH INUNDATION ZONES LOCATED ON THE PROPERTY, OR ANY STREAM BUFFERS.	
RETAINING WALLS:	NO RETAINING WALLS ARE PROPOSED WITH THE DEVELOPMENT.	
LANDSCAPING:	A LANDSCAPING PLAN SHALL BE PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 22.7.9, AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD DURING THE SITE PLAN PROCESS.	
TRASH SERVICE:	A PROPOSED DUMPSTER AND DUMPSTER ENCLOSURE ARE PROPOSED ON THE SITE FOR TRASH SERVICE FOR THE POOL / SPA.	
IMPERVIOUS AREAS/LAND AREAS:	TRAVELWAYS/PARKING LOT: 33,440 SF (0.77 ACRES) - (24%) SIDEWALKS: 10,020 SF (0.02 ACRES) - (3%) BUILDINGS & FACILITIES: 30,575 SF (0.70 ACRES) - (22%) LANDSCAPING/OPEN SPACE: 73,060 SF (1.68 ACRES) - (53%) TOTAL: 3.17 AC	
PAVED PARKING AND VEHICULAR CIRCULATION AREA:	129,900 SF	
STORMWATER MANAGEMENT:	THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTION, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES TO MEET STATE REQUIREMENTS WITH A PROPOSED BIO-FILTER SWM FACILITY.	
NEEDED FIRE FLOW CALCULATION:	N/A, THE STRUCTURES ARE LESS THAN 5,000 SF IN SIZE AND DO NOT REQUIRE FIRE SPRINKLER SYSTEMS OR FIRE FLOW REQUIREMENTS	
AVAILABLE FIRE FLOW ONSITE:	N/A, NO AVAILABLE WATER ONSITE AT THIS TIME. UTILITIES WILL BE INSTALLED WITHIN THE COMMUNITY IN THE FUTURE WITH THE PROPOSED REZONING AND DEVELOPMENT PLAN FOR THE SURROUNDING PROPERTIES.	



LAYOUT PLAN
SCALE: 1" = 100'

- BUILDING CODE NOTES:**
1. 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.
 2. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
 3. 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.
 4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
 5. 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 x131.
 6. 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 MAIN(S). 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.
 7. 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).
 8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.



VICINITY MAP
SCALE: 1" = 1,000'

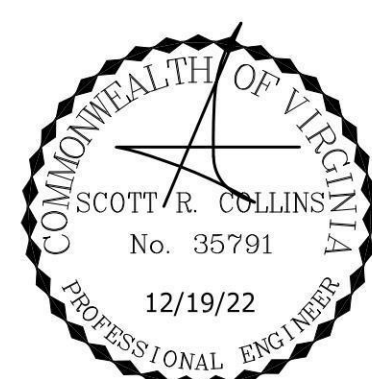
Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY, GRADING, & DRAINAGE PLAN
5	NOTES & DETAILS
5	TOTAL NUMBER OF SHEETS

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED ASPHALT PAVEMENT
- EXISTING VEGETATIVE/ LANDSCAPE BUFFER
- GREENWAY BUFFER
- PROPOSED EASEMENT, VARIOUS WITH EACH SHEET
- DROP INLET & STRUCTURE NO.
- DRAINAGE PIPE
- BENCH MARK
- VDOT STANDARD STOP SIGN
- PROPOSED HANDICAP PARKING SPACE STRIPING
- PROPOSED ASPHALT STRIPING (DIRECTING TRAFFIC)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- T/B 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

- NOTES:**
1. ALL PROPOSED UTILITY EASEMENTS SHALL BE DEDICATED TO PUBLIC USE OR PRIVATE USE .
 2. ROADWAYS SHALL BE PRIVATE TRAVELWAYS. SEE NOTES & DETAILS FOR MORE DETAIL ON THE PROPOSED TRAVELWAY CROSS SECTIONS.
 3. ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 492 & 495 WERE USED FOR THE DEVELOPMENT
PROPOSED 11,355 SF POOL FACILITY & 2,700 HEALTH CLUB (GYM/SPA)
ADT RATE - 28.82 VPD PER ksf = 405 ADT (203 ENTER/ 202 EXIT)
AM PEAK RATE - 0.46 VPD PER DU = 26 VPD (13 ENTER/ 13 EXIT)
PM PEAK RATE - 0.36 VPD PER DU = 34 VPD (16 ENTER/ 18 EXIT)

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 PLAN SUBMITTAL	
DATE	
12/19/22	

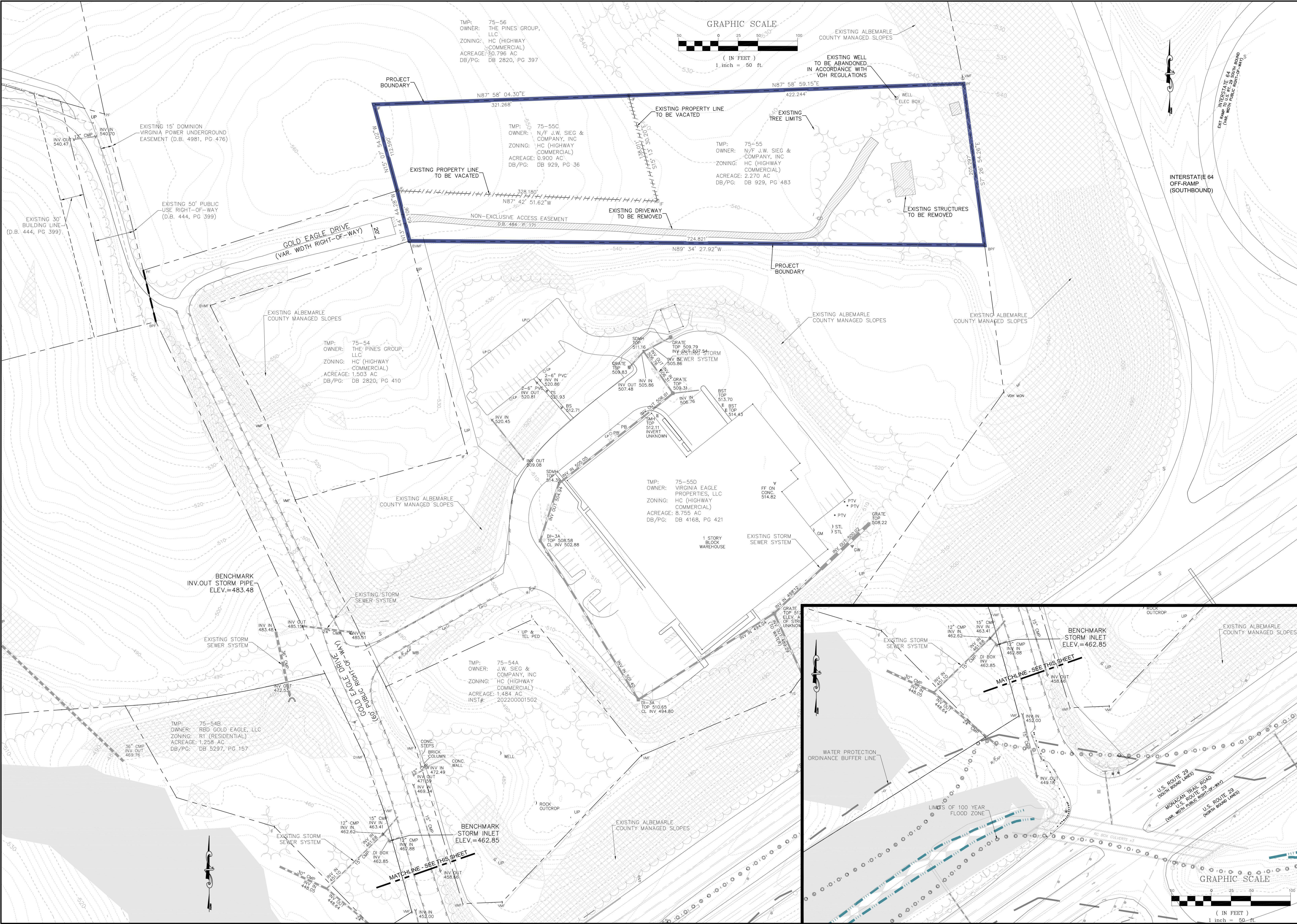
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200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

GOLD EAGLE POOL & HEALTH CLUB - INITIAL SITE PLAN

COVER

PROJECT	JOB NO.
SHEET	202191
	SCALE
	AS SHOWN
	SHEET NO.
	1



CE

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PROJECT

GOLD EAGLE POOL & HEALTH CLUB - INITIAL SITE PLAN

SHEET

EXISTING CONDITIONS

JOB NO.

202191

SCALE

1"=50'

SHEET NO.

2

REVISIONS

DATE	REVISION DESCRIPTION
12/19/22	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

12/19/22

PROFESSIONAL ENGINEER

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CONSTRUCTION FIRE PREVENTION NOTES:

1. 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.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. 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 13 FT 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. 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.
7. 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.
8. 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.

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. MECHANICAL EQUIPMENT FOR THE PROPOSED DEVELOPMENT IS LOCATED ON THE ROOF AND SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.

NOTE: A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

NOTE: CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.

- NOTES:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
 3. Ø REPRESENTS ONE PROPOSED PARKING SPACE.
 4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
 5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
 6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
 7. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
 8. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
 9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
 10. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
 11. 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. CONTACT VDOT FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
 12. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE APARTMENT COMPLEX. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE APARTMENT COMPLEX.
 13. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
 14. THE TRASH DUMPSTER SHALL ALSO INCLUDE A RECYCLING BIN FOR THE POOL FACILITY AND SPA.

- VDOT NOTES:
1. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
 2. A MOT PLAN SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION FOR ANY WORK ON EXISTING ROADWAYS THAT HAVE BEEN ACCEPTED BY VDOT. CURRENTLY, THE EXISTING ROADWAY INTERSECTIONS FOR THIS DEVELOPMENT ARE UNDER CONSTRUCTION AND HAVE NOT YET BEEN ACCEPTED BY VDOT. NO MOT PLAN IS REQUIRED AT THIS TIME FOR THE IMPROVEMENTS AT THE ENTRANCES.
 3. IF A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED, THEN IT SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.

TMP: 75-56
OWNER: THE PINES GROUP, LLC
ZONING: HC (HIGHWAY COMMERCIAL)
ACREAGE: 10.796 AC
DB/PG: DB 2820, PG 397

TMP: 75-54
OWNER: THE PINES GROUP, LLC
ZONING: HC (HIGHWAY COMMERCIAL)
ACREAGE: 1.503 AC
DB/PG: DB 2820, PG 410



REVISIONS

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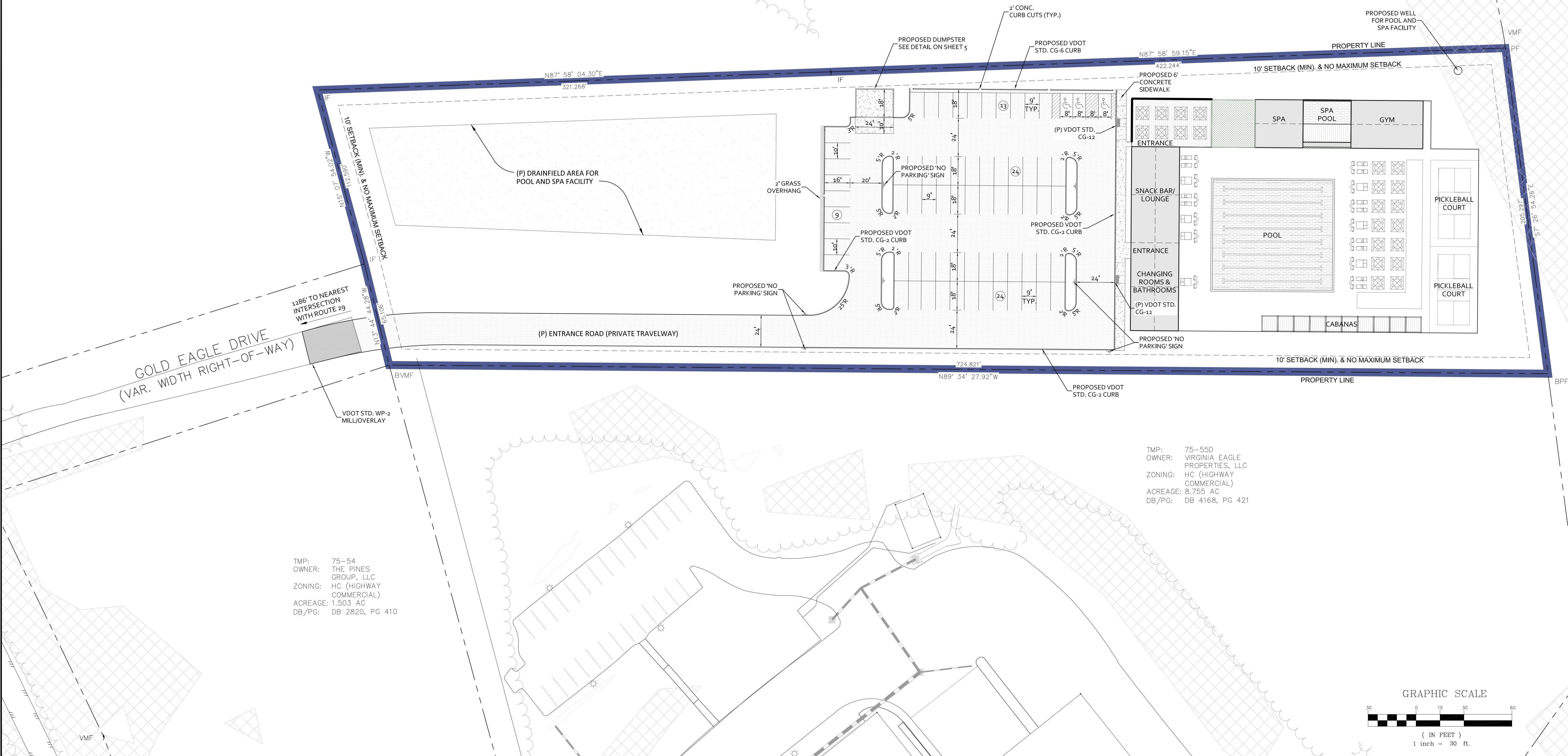
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200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

GOLD EAGLE POOL & HEALTH CLUB - INITIAL SITE PLAN

SITE PLAN

PROJECT	JOB NO.
202191	202191
SHEET	SCALE
3	1"=30'
	SHEET NO.
	3

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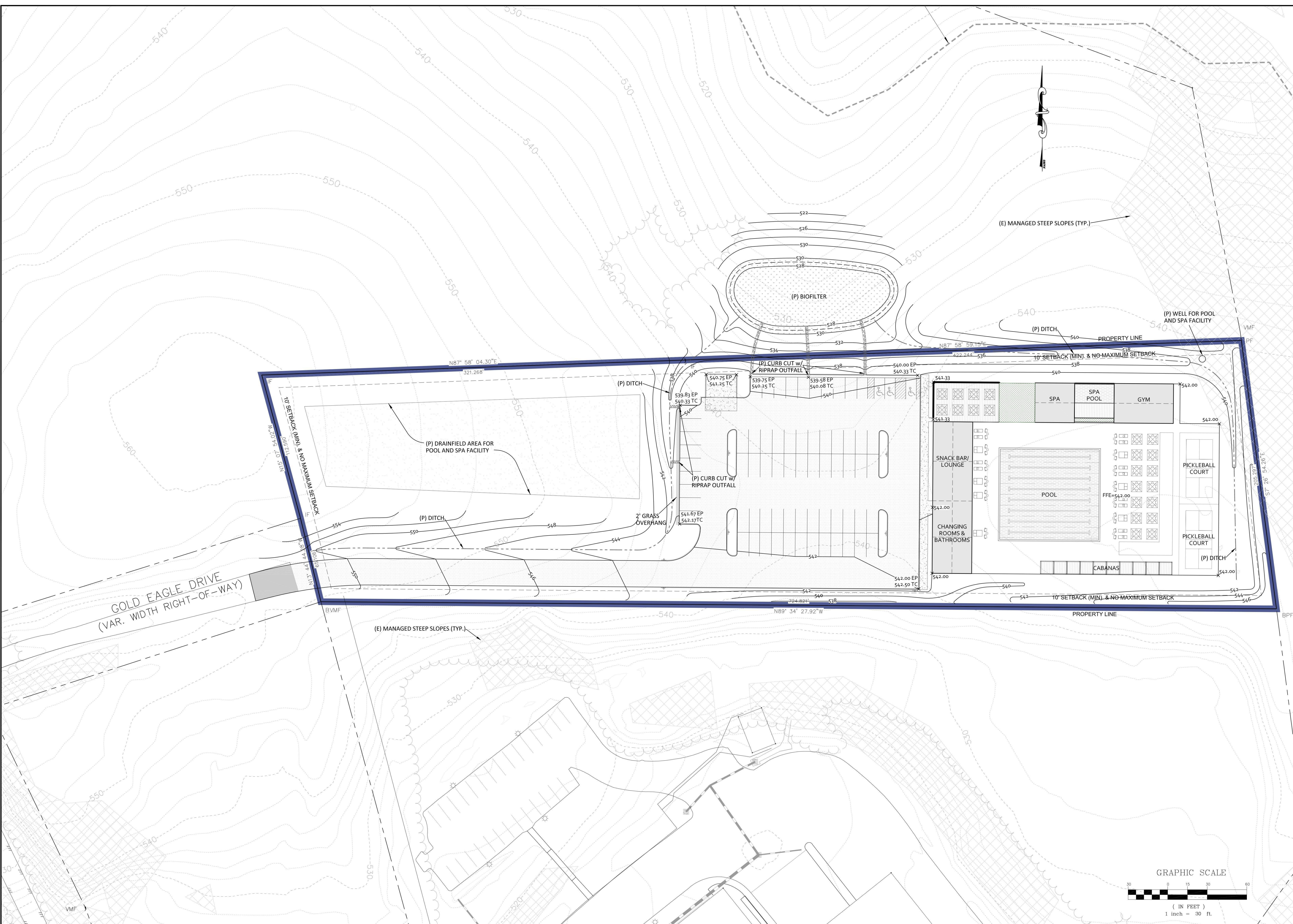
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GOLD EAGLE POOL & HEALTH CLUB - INITIAL SITE PLAN

GRADING & DRAINAGE PLAN

PROJECT G	SHEET
	JOB NO. 202191
	SCALE 1"=30'
	SHEET NO. 4

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GENERAL CONSTRUCTION NOTES FOR PUBLIC STREETS

1. PRIOR TO 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. 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.
3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
4. 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.
5. 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.
6. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL-VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 4:1 OR BETTER ARE TO BE ACHIEVED.
7. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED 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. THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF ALL STORM DRAINAGE PIPE.
8. 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 VDOT, THE DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
9. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CD-9(A, B OR C).
10. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
11. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED TO STABILIZE A DRAINAGE CHANNEL WHEN, IN THE OPINION OF VDOT, THE DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY.
12. A MINIMUM CLEAR ZONE OF (10) FEET FROM THE EDGE OF PAVEMENT SHALL BE MAINTAINED ON ALL RESIDENTIAL SUBDIVISION STREETS. ADDITIONAL CLEAR ZONE MAY BE REQUIRED DEPENDING ON THE CATEGORY OF ROAD DESIGN.
13. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO. THE CROSS SLOPE SHALL BE MAINTAINED AS SHOWN ON THE PLANS. EXCEPTIONS WILL NOT BE ALLOWED.
14. ALL REQUIRED SIGNS (STOP, STREET NAME, SPEED LIMIT SIGNS, ETC.) ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER PRIOR TO ACCEPTANCE. SIGNS AND THEIR INSTALLATION SHALL CONFORM TO "ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL" AND THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES. THE LOCATIONS OF ALL SIGNS ARE SHOWN ON THE PLANS. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SIGNS UNTIL THE ROADS HAVE BEEN ACCEPTED INTO THE STATE SECONDARY ROAD SYSTEM. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE TO BE DETERMINED BY VDOT PRIOR TO ACCEPTANCE. THE SPEED LIMIT IS TO BE POSTED 50MPH BELOW THE DESIGN SPEED.
15. ROAD PLAN APPROVAL IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDEATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
16. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
17. VDOT STANDARD CD-1 OR CD-2 UNDERDRAINS UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS.
18. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTION AND ARE TO BE ACCEPTED INTO VDOT'S MAINTENANCE PROGRAM AND OWNERSHIP. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT AND/OR COUNTY INSPECTOR PRESENT. IN ADDITION, IF HIGH-DENSITY POLYETHYLENE (HDPE) PIPE OR PIPE SYSTEM IS INSTALLED, THE CONTRACTOR AND A REPRESENTATIVE FROM THE PIPE MANUFACTURER SHOULD SPEND A CONSTRUCTION MEETING FOR INSTALLATION TRAINING. THE PIPE MANUFACTURER SHOULD SPEND A MINIMUM OF TWO HOURS ON THE JOB SITE DURING THE INITIAL PIPE INSTALLATION.

ROAD NOTES

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 METHODS 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.

DRAINAGE:

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD-1 OR CD-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.

PAVEMENT:

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 SUBMIT 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.

Albemarle County
Public Road Acceptance Procedure

The processing and inspection of public roads is administered by VDOT. The County is not involved in this process until the road is ready for acceptance. When the road is ready for acceptance, provide the following items to the County.

1. Inspection Request and fee
A form and fee are required for each project as indicated on plans or bonds, or as requested for board resolution if smaller phases or individual roads are recommended for acceptance.
 2. As-built plan approved by VDOT, and copies of all recorded drainage easements, sight easements, and right-of-way plats. Plats should be copies of the actual recorded documents from the Clerk's office.
An as-built plan prepared in accordance with the County's As-Built Road Plan Policy is required. VDOT does not always follow this paperwork or policy, but for bond releases, especially where VDOT has not yet accepted the road, the minimum requirements of this policy must be met, if only to ensure that all improvements are in right-of-way and easements.
 3. Written documentation of acceptance from VDOT for the entire roadway or for completed items.
Formally, this is sent directly to the county on an AM-4.3 from VDOT, when VDOT requests that the Board of Supervisors pass a resolution of acceptance. After the resolution of acceptance is sent to VDOT, it is usually about six weeks before actual acceptance takes place, and VDOT issues a formal memo to the county with the road additions and new route numbers. This final notification is needed for bond release. For partial bond releases prior to this, some correspondence from VDOT for items inspected and approved is necessary. This is usually in the form of letters approving compaction reports, CBR's, pavement cores, pipe video, or other items where partial release is sought. A final punchlist inspection report from VDOT can be used for a partial bond release, but only if outstanding items are not too broad. If the punchlist is not official, and only a courtesy review, it carries much less weight. In any case, if there are problems meeting the eligibility or occupancy minimums, and it is not known how long improvements may sit, or need replacement, partial releases may not be possible.
- Even if a bond release is not requested, an inspection from the County is required for any County items, such as the street name signs, and any sidewalks or amenities that the County required but VDOT will not maintain. This final inspection by the County must be performed before the road can be recommended to the Board of Supervisors for a resolution of public acceptance. County bond releases (or partial releases) will be considered on public roads for all portions approved by VDOT. In addition to 1-3 above, the following items are required to be submitted for bond releases to be considered:

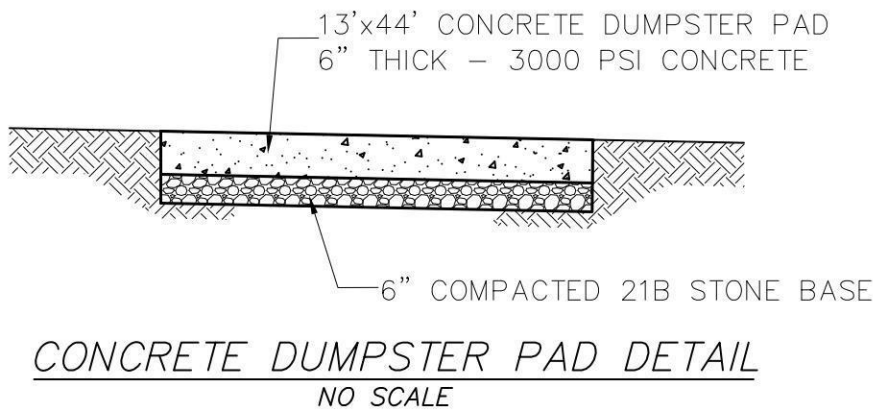
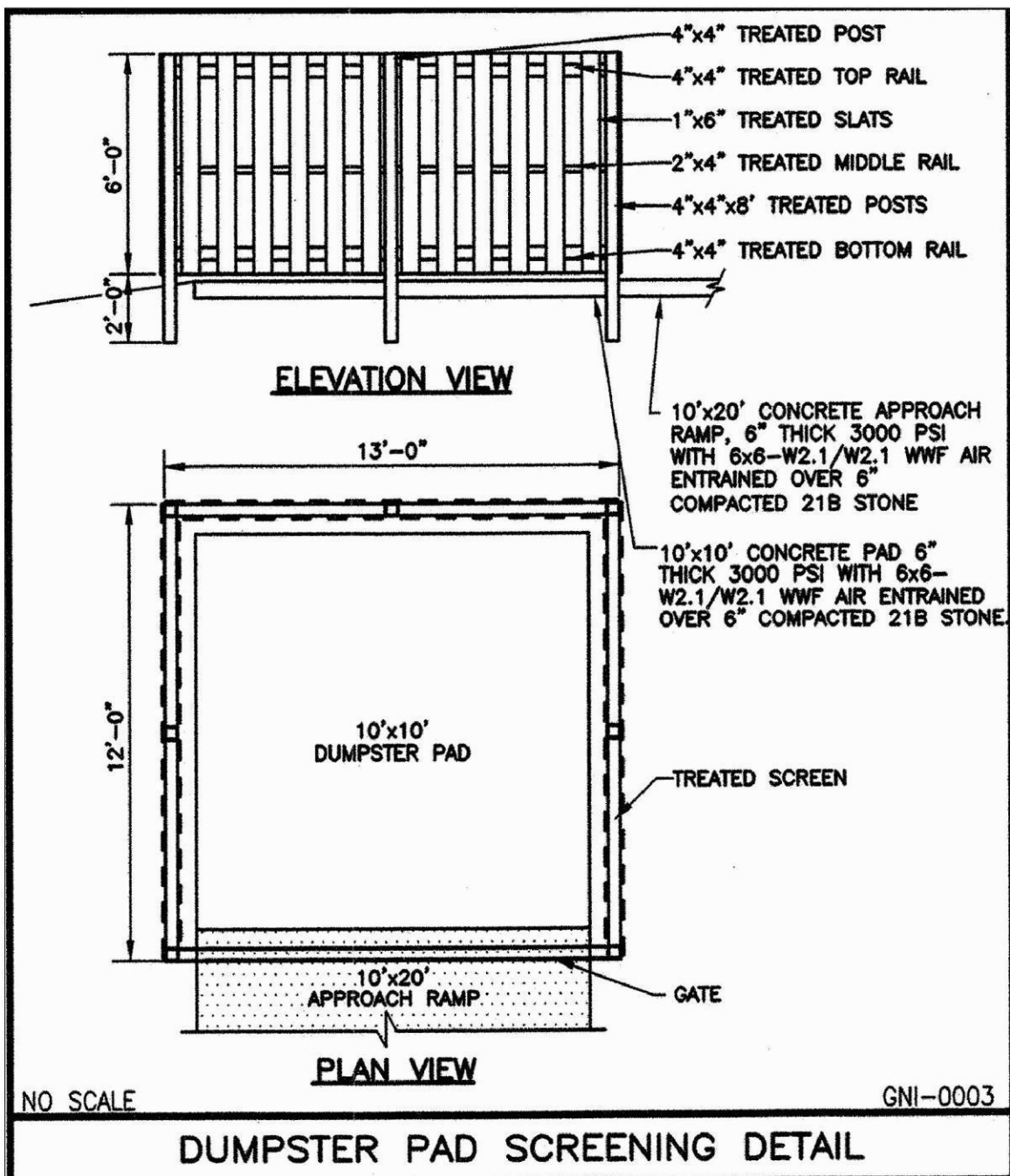
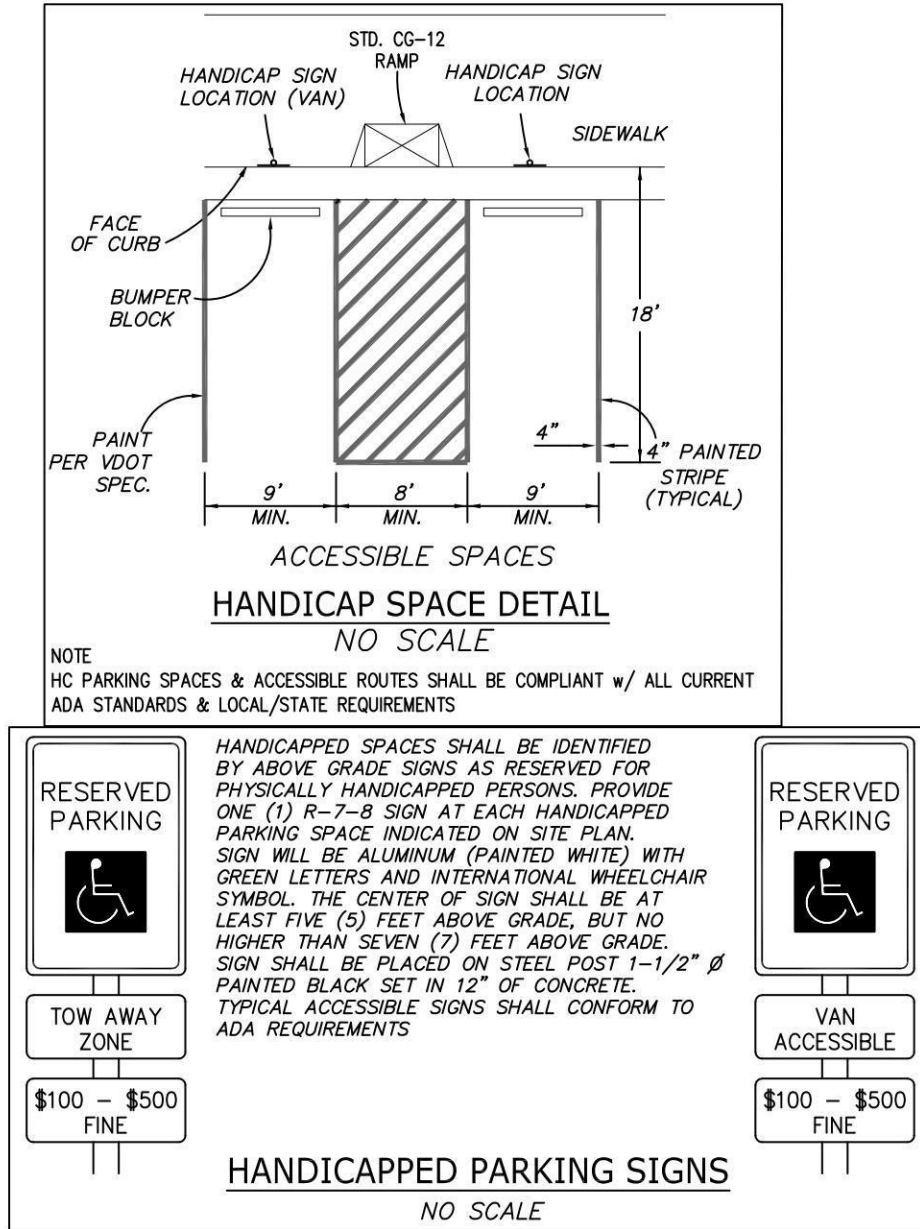
4. Signed and sealed letter from a professional engineer listing and certifying that completed improvements are built according to plan.
Please do not e-mail or fax copies of this letter. An original signature and certifying seal are required. Please do not use qualifying statements such as "it appeared", or "to the best of my knowledge", or "generally in accord". Improvements were either built to plan, or they were not. As-built measurements, construction inspections, and other field verifications should be cited and included. Tolerances should be noted. The items not built according to plan must be listed, with explanations. Deviation in pavement materials and thicknesses must be listed. If street trees or sidewalks, or other items were moved, or added, this should be noted. If drainage changed, by addition or deletion of culverts, inlets, or re-alignments of pipes or grades, this should be verified by revised computations and attached to the letter. If there are omissions or omissions, these should be listed. Graphics are helpful. In short, please provide more than a statement of opinion or assurance. Please demonstrate that the improvements and construction have been inspected, investigated and documented, and are certified in detail, and county staff will not be in the position of discovering discrepancies and deficiencies in the field.
5. Certificate of Completion
This form must be received for release of a bond. It is available on the county website. In the case of reductions, a letter listing the outstanding items that need to be completed before signing the certification is acceptable. It must be signed by the owner. This form says all subdivision improvements have been completed. It also says that all construction conforms to approved plans and any discrepancies have been approved by the County. This means the as-built plans have been approved by VDOT, and they have agreed to any discrepancies, which should be documented in acceptance correspondence or punchlists.

ALBEMARLE COUNTY
GENERAL CONSTRUCTION NOTES

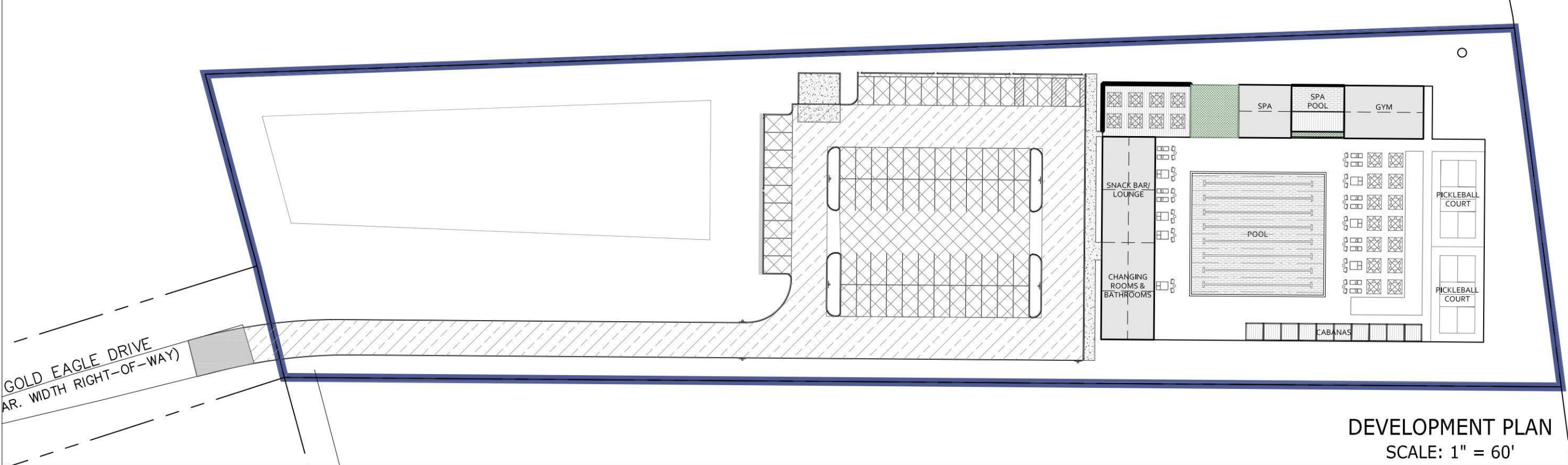
1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT 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 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).

NOTE: MANDATORY INSPECTIONS AT THE FOLLOWING PHASES ARE REQUIRED FOR ROADS THAT ARE PROPOSED TO BE STATE MAINTAINED:

- 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 ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



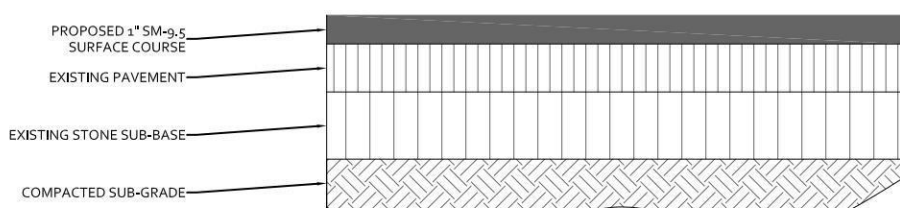
TRIP GENERATION CALCULATIONS	
ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 492 & 495 WERE USED FOR THE DEVELOPMENT.	
PROPOSED - 11,355 SF POOL FACILITY & 2,700 HEALTH CLUB (GYM/SPA)	
ADT RATE -	28.82 VPD PER ksf = 405 ADT (203 ENTER/ 202 EXIT)
AM PEAK RATE -	0.46 VPD PER DU = 26 VPD (13 ENTER/ 13 EXIT)
PM PEAK RATE -	0.56 VPD PER DU = 36 VPD (16 ENTER/ 18 EXIT)



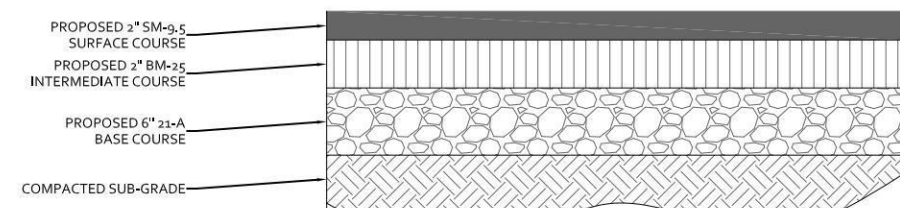
PAVEMENT LEGEND	
	HEAVY DUTY ASPHALT PAVING - PROPOSED TRAVELWAY
	LIGHT DUTY ASPHALT PAVING - PARKING LOT & PARKING SPACES
	ASPHALT PAVING - MILL & OVERLAY

PAVEMENT DESIGN

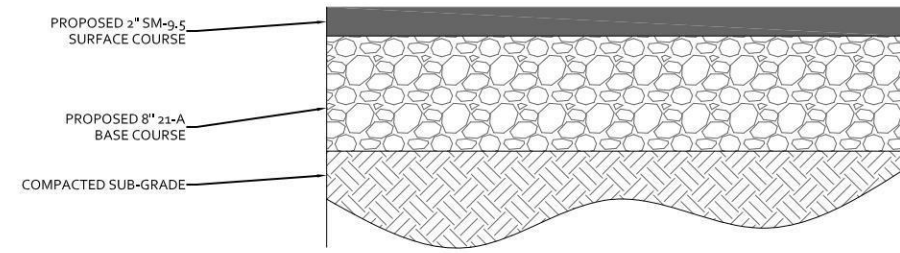
ASPHALT PAVING SECTIONS



ASPHALT PAVING - MILL & OVERLAY
NO SCALE

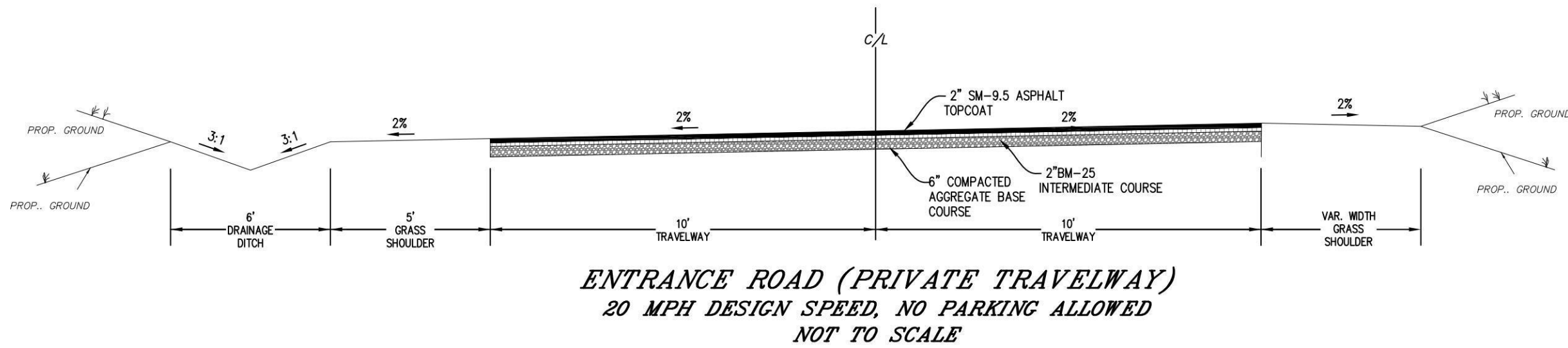


ASPHALT PAVING - ENTRANCE TRAVELWAY (HEAVY DUTY)
NO SCALE



ASPHALT PAVING - PARKING LOTS (LIGHT DUTY)
NO SCALE

TYPICAL ROAD SECTIONS



- 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.

NOTE: CONCRETE SHALL BE 3000 psi AT 28 DAYS OR STRONGER.

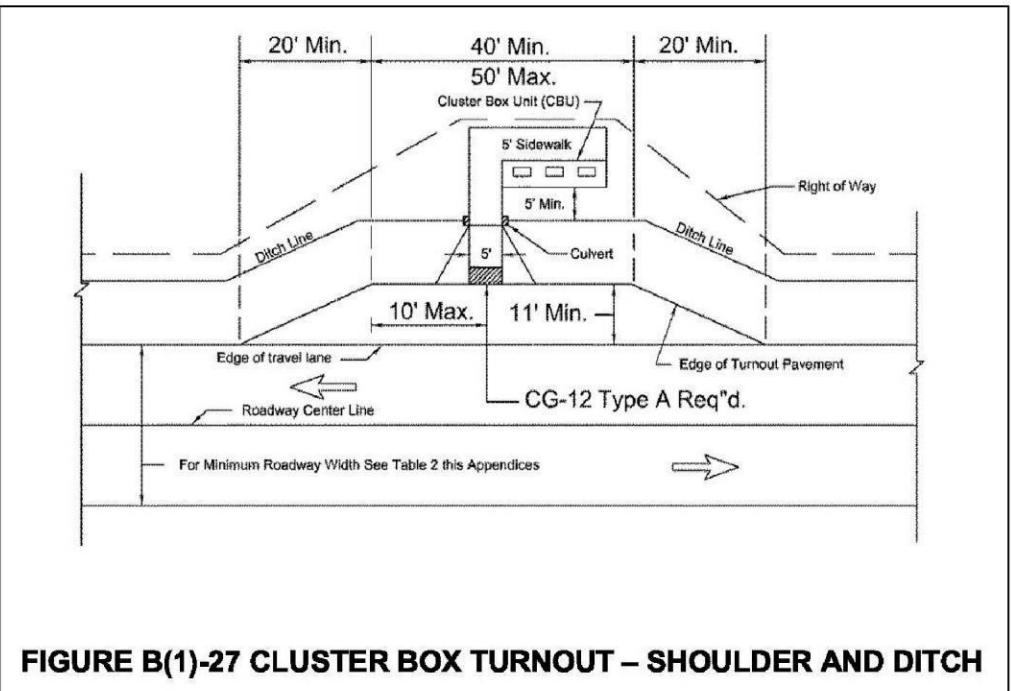
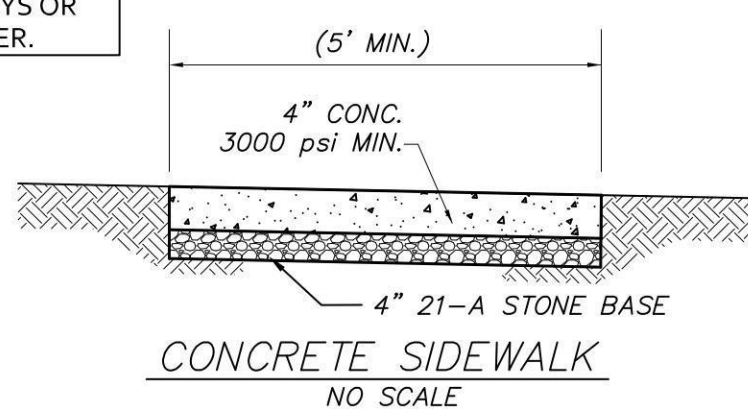


FIGURE B(1)-27 CLUSTER BOX TURNOUT - SHOULDER AND DITCH

REVISIONS

REVISION DESCRIPTION	INITIAL PLAN SUBMITTAL
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DATE	12/19/22
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COLLINS ENGINEERING

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

GOLD EAGLE POOL & HEALTH CLUB - INITIAL SITE PLAN

NOTES & DETAILS

PROJECT	202191
SCALE	AS SHOWN
SHEET NO.	5

