KAPPA SIGMA INTERNATIONAL HEADQUARTERS

SITE PLAN AMENDMENT

TMP 91-16A1, 91-16A2, 91-16D (P14)
SDP2007-0008
SCOTTSVILLE MAGISTERIAL DISTRICT, (P2)
COUNTY OF ALBEMARLE, VA

SITE DATA

OWNER :	SCOTTSVILLE ROAD HOLDINGS, LLC 1610 SCOTTSVILLE ROAD CHARLOTTESVILLE, VA 22902
DEVELOPER:	SCOTTSVILLE ROAD HOLDINGS, LLC 1610 SCOTTSVILLE ROAD CHARLOTTESVILLE, VA 22902
PLAN PREPARER:	ROUDABUSH, GALE, & ASSOCIATES 999 SECOND STREET CHARLOTTESVILLE, VA. 22902 (434)-977-0205
MAGISTERIAL DISTRICT:	SCOTTSVILLE MAGISTERIAL DISTRICT
TAX MAP PARCEL No:	09100-00-00-016A1 - 6.141 ACRES (P14) 09100-00-00-016D0 - 2.216 ACRES
TOTAL PARCEL AREA:	8.36 AC
CURRENT USE:	FRATERNAL CLUB (SP2003-00091 / SP2006-00021) (P1)
ZONING:	R-1 RESIDENTIAL ENTRANCE CORRIDOR SCENIC BYWAYS OVERLAY STEEP SLOPE OVERLAY - MANAGED STEEP SLOPE OVERLAY - PRESERVED
BUILDING SETBACKS:	FRONT: 25' MINIMUM SIDE: 15' MINIMUM REAR: 20' MINIMUM
MISS UTILITY TICKET NO:	A330700524-00A
DATUM:	HORIZONTAL NAVD83, VERTICAL NAVD88
WATERSHED:	MOORES CREEK
FLOODPLAIN:	THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0426D, EFFECTIVE FEBRUARY4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
BOUNDARY:	DB 3480 PG 68 DB 3257 PG 702 DB 1080 PG 171 (PLAT)
TOPOGRAPHY:	TOPOGRAPHIC AND/OR PLANIMETRIC DATA SHOWN ON THIS PLAN WAS DERIVED FROM FIELD SURVEY DATA COLLECTED JANUARY 2024.

THE WATER PROTECTION ORDINANCE BUFFER IS LOCATED ON THE SUBJECT PROPERTY

TMP 91-16A1 AND 91-16D ARE NOT LOCATED WITHIN THE AGRICULTURAL-FOREST DISTRICT

TMP 91-16A1 AND 91-16D ARE NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY

EXISTING AREAS:			
	WOODS	1.95	ACRES
	MANAGED TURF	4.49	ACRES
	IMPERVIOUSNESS	1.92	ACRES
	TOTAL DEVELOPMENT AREA	8.36	ACRES

PROPOSED IMPERVIOUS AREA:			
	FOREST / OPEN SPACE	1.95	ACRES
	MANAGED TURF	4.04	ACRES
	IMPERVIOUSNESS	2.37	ACRES
	TOTAL DEVELOPMENT AREA	8.36	ACRES

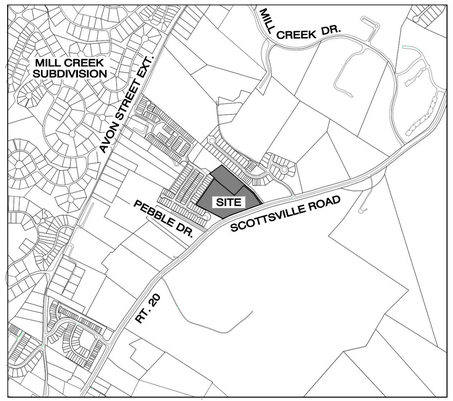
WATERSHED/HUC #:	THIS SITE LIES WITHIN THE MOORES CREEK-RIVANNA WATERSHED H.U.C. 020802040402
STORMWATER MANAGEMENT:	WATER QUALITY WILL BE PROVIDED BY PURCHASING OFFSITE NUTRIENT CREDITS. WATER QUANTITY WILL BE PROVIDED BY EXPANDING A IIC RETENTION BASIN TO SATISFY IIB CHANNEL AND FLOOD PROTECTION.
BENCHMARK:	TOP OF STORM STRUCTURE 12, 503.70'

NO EVIDENCE OF A BURIAL GROUND EXISTS ON THIS SITE.

PHASE 1 (EXISTING BUILDING)		
	BUILDING HEIGHT	3 STORY, 74' TOP OF CUPOLA, 59' TOP OF ROOF, 54' MID-POINT ROOF
	BUILDING AREA:	
	FIRST FLOOR	7,373 SF
	SECOND FLOOR	7,373 SF
	THIRD FLOOR	5,220 SF
	TOTAL GROSS AREA	19,966 SF
	BUILDING USES:	
	ADMINISTRATIVE AREAS	6,079 SF
	CHAPTER MEETING ROOMS	3,270 SF
	MUSEUM/ARCHIVE/LIBRARY	3,831 SF
	SUPPORT FACILITIES	6,786 SF
	TOTAL NET AREA	19,966 SF

PHASE 2 (BUILDING WING)		
	BUILDING HEIGHT	40' TOP OF CUPOLA, 32' TOP OF ROOF
	BUILDING AREA:	
	FIRST FLOOR	2,989 SF
	SECOND FLOOR	3,012 SF
	TOTAL AREA	6,001 SF

EXISTING PARKING:	92 SPACES (53 MARKED, 39 UNMARKED) 88 SPACE FOR PARKING STUDY AREA OF EXISTING AND PROPOSED IMPROVEMENTS ARE IN LINE WITH THE AREAS SHOWN IN TABLE 4 OF THE PARKING STUDY PREPARED FOR SP2003-0091, THEREFORE THERE IS NO ADDITIONAL PARKING NEEDED FOR THE FULL BUILD OUT OF THE PROPERTY.



VICINITY MAP
SCALE: 1"=1000 FEET

LEGEND

EXISTING INTERMEDIATE CONTOUR	332
EXISTING INDEX CONTOUR	300
PROPOSED CONTOUR	452
EXISTING EDGE OF PAVEMENT	EX. EP
PROPOSED EDGE OF PAVEMENT	
EXISTING CURB AND GUTTER	EX. C&G
PROPOSED ROLL CURB AND GUTTER	
EXISTING STORM SEWER	EX. 15" RCP
PROPOSED STORM SEWER	15" HDPE
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
PROPERTY LINE	
SETBACK LINE	
CENTERLINE	
LIMITS OF CLEARING AND/OR GRADING	
EXISTING SPOT ELEVATION	+12.0
PROPOSED SPOT ELEVATION	+12.0
EXISTING SANITARY MANHOLE	
EXISTING STORM DRAIN STRUCTURE	
PROPOSED SANITARY MANHOLE	
PROPOSED STORM DRAIN STRUCTURE	
EXISTING WATERLINE	W
PROPOSED WATERLINE	W
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	W
PROPOSED WATER VALVE	W
PROPOSED WATER METER	
EXISTING REDUCER	W
PROPOSED REDUCER	W
HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD. VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	17
BENCHMARK	
PROPOSED TREE	10 - SW
PROPOSED STREET NAME SIGN	
EXISTING SIGN	
PROPOSED SIGN	
EXISTING TREE LINE	
PROPOSED TREE LINE	

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS SHEET
4. SITE PLAN AMENDMENT
5. UTILITY PROFILE SHEET
6. UTILITY DETAILS
7. LIGHTING & LANDSCAPE PLAN
8. SITE DETAILS

STORMWATER MANAGEMENT COMPLIANCE SUMMARY

THE DEVELOPMENT OF KAPPA SIGMA INTERNATIONAL HEADQUARTERS SITE PLAN AMENDMENT WILL UTILIZE AN EXPANDED RETENTION BASIN TO FACILITATE CHANNEL AND FLOOD PROTECTION. THE PURCHASE OF OFFSITE NUTRIENT CREDITS WILL BE USED TO SATISFY WATER QUALITY REQUIREMENTS.

REGARDING WATER QUALITY ANALYSIS:

9VAC25-870-63. WATER QUALITY DESIGN CRITERIA REQUIREMENTS.

IT IS CALCULATED THAT SOME 2.02 LB. OF PHOSPHORUS REDUCTION IS REQUIRED FOR THIS PROJECT. 1.95 ACRES OF FOREST/OPEN SPACE EASEMENT AND THE REMAINING 2.02 LB. WILL BE PURCHASED FROM A NUTRIENT CREDIT BANK WITHIN THE SAME HUC.

REGARDING WATER QUANTITY ANALYSIS:

COMPLIANCE OF 9VAC25-870.66. B (CHANNEL PROTECTION):

IN ACCORDANCE WITH CHANNEL PROTECTION (SECTION B.) OF 9VAC25-870-66 OF VIRGINIA LAW;

MOST OF THE DEVELOPED SITE FLOWS IN TO AN EXPANDED RETENTION POND AND INTO COWS BRANCH STREAM. THE PROJECT SATISFIES SECTION 3 OF THE CHANNEL PROTECTION CODE BY PROVIDING THE ENERGY BALANCE EQUATION TO THE NATURAL STORMWATER CONVEYANCE SYSTEM. THE EXPANDED RETENTION POND FURTHER ATTENUATES THE ROUTED 1-YR AND 2-YR DESIGN STORMS BELOW THE EXITSING ROUTED, RETENTION POND.

COMPLIANCE OF 9VAC25-870-66.C (FLOOD PROTECTION):

IN REFERENCE TO FLOOD PROTECTION (SECTION C.);

MOST OF THE DEVELOPED SITE FLOWS IN TO AN EXPANDED RETENTION POND AND INTO COWS BRANCH STREAM. DUE TO LOCALIZED FLOODING, THE PROJECT SATISFIES SECTION 2B OF THE FLOOD PROTECTION CODE BY RELEASING THE POSTDEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT AT A RATE THAT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. DOWNSTREAM STORMWATER CONVEYANCE SYSTEMS DO NOT REQUIRE ANY ADDITIONAL ANALYSIS TO SHOW COMPLIANCE WITH FLOOD PROTECTION CRITERIA IF THIS OPTION IS UTILIZED. THE EXPANDED RETENTION POND FURTHER ATTENUATES THE ROUTED 10-YR DESIGN STORMS BELOW THE EXITSING ROUTED, RETENTION POND.

NOTE: THE EXISTING RETENTION BASIN CURRENTLY OVERTOPS THE EXISTING BERM OF 480.27'. THE EXISTING RETENTION BASIN STORAGE HAS BEEN ARTIFICIALLY INCREASED SO THAT A 100-YR ELEVATION COULD BE OBTAINED.

APPROVALS

DEPARTMENT	SIGNATURE	DATE
ENGINEERING		
PLANNING/ZONING		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
ARCHITECTURAL REVIEW BOARD		
BUILDING INSPECTIONS		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
RIVANNA WATER AND SEWER AUTHORITY		
INFORMATION SERVICES		

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205
WWW.ROUDABUSH.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

DRAFTER:	HR
DESIGNER:	DG
PRODUCTION:	JT

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
COVER SHEET

DATE:	12 JUNE 24
SCALE:	AS SHOWN
SUB:	- - - -
FILE:	----

SHEET: 1 OF 8

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GENERAL CONSTRUCTION NOTES

PLAN NOTES

1. THE OWNER MAY ACT AS THE PROJECT MANAGER OR DESIGNATE A PROJECT MANAGER TO ACT AS OWNER'S REPRESENTATIVE DURING THIS PROJECT. CONTRACTOR SHALL REPORT DIRECTLY TO THIS PROJECT MANAGER UNLESS OTHERWISE DIRECTED.
2. THE DESIGNER HAS CONDUCTED NO STUDIES DESIGNED TO DISCOVER THE PRESENCE OF ANY HAZARDOUS SUBSTANCES ON THIS PROPERTY AND ASSUMES NO RESPONSIBILITY OR LIABILITY RESULTING FROM THE PRESENCE ON ANY SUCH SUBSTANCE.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THIS WORK AND PAY ALL ASSOCIATED FEES. THIS INCLUDES ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THESE PLANS AS WELL AS LOCAL, STATE, AND FEDERAL POLICIES.
4. CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES SUBSTITUTIONS, ALTERATIONS, VARIATIONS OR UNUSUAL CONDITIONS ENCOUNTERED OR IMPLEMENTED WHILE ENGAGED ON THIS PROJECT. THESE RECORDS SHALL BE IN THE FORM OF “REDLINES”. “REDLINES” SHALL REFER TO THE CONTRACTOR'S HAND ANNOTATIONS USING RED COLORED PEN/PENCIL TO DEPICT ACTUAL CHANGE, SUBSTITUTION, OR CONDITION.
5. PAVED OR RIP RAP DITCH MAY BE REQUIRED WHEN, IN THE OPINION OF THE VSMP AUTHORITY OR PROJECT MANAGER, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
6. PAVED OR RIP RAP DITCH MAY BE REQUIRED WHEN, IN THE OPINION OF THE RESIDENT ENGINEER OR HIS 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, LATEST EDITION, AND SHALL BE PROVIDED BY THE CONTRACTOR.
8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS (LATEST EDITION) AND THE VDOT ROAD AND BRIDGE SPECIFICATIONS (LATEST EDITION).

EARTHWORK, DRAINAGE, & SITE CONDITIONS

1. RETAININNG WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN. REFEER TO INSPECTIONS AS OUTLINED IN USBC.
2. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1; STABILIZE SLOPES AS NECESSARY TO ESTABLISH VEGETATION AND PREVENT EROSION.
3. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL.
4. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
5. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO APPLICABLE LOCAL ORDINANCES AND VDOT ROAD & BRIDGE STANDARDS (LATEST EDITION) UNLESS OTHERWISE STATED WITHIN THE PLANS..
6. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE PROJECT MANAGER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.
8. IN THE EVENT THAT GRADING AS SHOWN ON THE PLANS IS NOT FEASIBLE, CONTRACTOR SHALL ADVISE THE PROJECT MANAGER AND ENGINEER BEFORE FINAL GRADING COMPLETION FOR ADVICE AND CONSENT.

UTILITY SYSTEMS

1. THE PROPERTIES ALONG THE PROPOSED RIGHT-OF-WAY(S) SHALL BE SERVED BY PUBLIC SEWER AND WATER.
2. ALL WATERLINE, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE LOCATED ON THE PRIVATE PROPERTY MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
3. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
4. THESE PLANS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES IN ADVANCE OF WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE CONFLICTS FROM EXISTING UTILITIES.
5. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE LOCATED AT THE CROSSING. BACKFILL SHALL BE CAREFULLY PLACED AND THOROUGHLY COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT. ANY UTILITIES REMOVED, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND WORKMANSHIP REQUIRED BY UTILITY PROVIDER.
6. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE PROJECT MANAGER PRIOR TO THE INTERRUPTION OF ANY EXISTING SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY OCCUR WITH THE KNOWLEDGE AND PERMISSION OF THE SERVICE'S OWNER OR AUTHORITY.
7. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
7. ANY FIRE HYDRANT INSTALLED, BUT NOT YET PROPERLY CONNECTED, TESTED AND PLACED INTO OPERATION BY THE WATER AUTHORITY OF RECORD, SHALL BE "BAGGED" (COVERED AND TAGGED AS INOPERABLE) TO AVOID CONFUSION DURING EMERGENCY EVENTS.
8. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL KEEP A “REDLINE” SET OF PLANS DOCUMENTING ALL SUCH AS-BUILT REVISIONS.
9. WHERE THE FLOOD LEVEL RIMS OF THE PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES 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 A 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.

DRAINAGE SYSTEMS

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS TO SPECIFIC AND CONTROLLED OUTFALL LOCATIONS, AS NOTED ON THE PLANS, IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROLS.
3. ANY TEMPORARY DRAINAGE STRUCTURES CONNECTING TO A STORM SEWER SYSTEM WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
4. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
5. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR UNLESS NEGOTIATED OTHERWISE BEFORE PROJECT BIDDING; AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
6. ALL STORM SEWER PIPES, MANHOLES AND DROP INLETS SHALL BE CLEARED OF DEBRIS, STONE AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
7. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL STORM DRAINS, UNDER DRAINS, CROSS DRAINS, INLETS AND PIPES SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH VDOT STANDARDS WITH NO DEFICIENCIES RECOMMENDED FOR CORRECTION BY A CERTIFIED INSPECTOR PRIOR TO CLAIM FOR FINAL PAYMENT BY THE CONTRACTOR. PIPE VIDEOS AND SUMMARY FINDINGS TABLE SHALL BE PRESENTED TO THE PROJECT MANAGER.
8. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
9. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE ROUTED USING MATERIALS APPROVED BY THE ENGINEER, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER AND THE PROJECT MANAGER.
10. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.

CONCRETE & ASPHALT

1. ALL FORMS SHALL BE INSPECTED BY THE PROJECT MANAGER OR HIS REPRESENTATIVE BEFORE ANY CONCRETE IS PLACED. THE PROJECT MANAGER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND/OR REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. 1/2” PRE-MOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE IMMEDIATELY ADJACENT. SCORINGS SHALL BE PROVIDED AT 6' INTERVALS BETWEEN EXPANSION JOINTS.
5. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT AND A SMOOTH TRANSITION TO ANEW SHALL BE MADE.
6. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
7. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.
8. SEAL (TACK) COAT SHALL BE APPLIED IMMEDIATELY BEFORE ASPHALT IS PLACED AND SHALL EXTEND ALONG THE VERTICAL EDGE OF CURBING UP TO THE ELEVATION OF THE TOP OF THE ASPHALT LAYER.

TRAFFIC & SIGNAGE

1. ALL “NO PARKING” REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE PROJECT MANAGER.
2. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND/OR FLAG PERSONS TO INSURE THE SAFETY OF ITS WORKERS AND THE PUBLIC. TRAFFIC CONTROL SHALL BE DONE WITH THE KNOWLEDGE AND PERMISSION FROM VDOT.
3. CONTRACTOR SHALL MAINTAIN SAFE AND PASSABLE PUBLIC ACCESS TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
4. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING BY THE PROPER AUTHORITY, THE WORK SHALL BE COORDINATED AND PERFORMED IN A MANNER SO THAT ALL EXISTING FIRE HYDRANTS SHALL BE OPERATIONAL AND ACCESSIBLE AT ALL TIMES DURING THE WORK.

CONTRACTOR RESPONSIBILITIES REGARDING ADA COMPLIANCE

1. CONTRACTORS SHALL PERFORM WITH REQUIRED CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) COMPONENTS AND ACCESSIBLE ROUTES WITHIN THE SITE. THESE CONSTRUCTED PRODUCTS, AS THE CONTRACTOR LEAVES THEM, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, INCLUDING REVISIONS OR UPDATES. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE(S) FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE OR EXIT, MUST COMPLY WITH THESE ADA OR ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. HANDICAP PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4” PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
   - 1.2. RAMPS (CONCRETE OR OTHERWISE) - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4” PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
   - 1.4. ACCESSIBLE ROUTE PATH OF TRAVEL - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (ENCROACHMENTS SUCH AS CAR OVERHANGS OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) FOLLOWING THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4” PER FOOT OR NOMINALLY 2.08%) FOR CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), RAMP SPECIFICATIONS (ABOVE) MUST BE ADHERED TO. MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. RAMPS MUST HAVE ADA HAND RAILS AND “LEVEL” LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4” PER FOOT OR NOMINALLY 2.08%) FOR POSITIVE DRAINAGE.
   - 1.5. DOORWAYS ALONG ACCESSIBLE ROUTES - MUST HAVE A “LEVEL” LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4” PER FOOT OR NOMINALLY 2.08%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICCANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
   - 1.6. IF PROJECT INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF THAT WORK. IMPROVEMENTS PLACED BY THE CONTRACTOR MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
   - 1.7. CONTRACTOR SHALL VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
2. CONTRACTOR IS URGED TO REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE AFTER FORMS ARE SET AND PRIOR TO COMMENCEMENT OF CONSTRUCTION OR IMPROVEMENTS.

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN AN 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 PIPES 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).

ALBEMARLE COUNTY GENERAL CONSTRUCTION NOTES FOR STREETS

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 TEST 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.
3. 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.
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 OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9 (A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
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 RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL 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 5MPH 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 UNDER 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.

ACSA 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).
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF THE GENERAL WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS - VERSION 1.0, ADOPTED IN DECEMBER 2015, EXCEPT AS MODIFIED BELOW OR MODIFIED IN SPECIAL NOTES.
3. RWSA SHALL APPROVE ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH RWSA PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
5. RWSA ENGINEER (VICTORIA FORT AT (434) 977-2970 EXT. 205) SHALL BE NOTIFIED THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
6. ALL WORK IS SUBJECT TO INSPECTION BY RWSA STAFF. NO TIE-INS TO THE EXISTING SYSTEM SHALL BE MADE WITHOUT COORDINATION WITH AND THE PRESENCE OF RWSA STAFF. NO WORK SHALL BE CONDUCTED ON RWSA FACILITIES ON WEEKENDS OR HOLIDAYS WITHOUT SPECIAL WRITTEN PERMISSION FROM RWSA.
7. FOR SANITARY SEWER LINE CONSTRUCTION: RWSA MAY REQUIRE BYPASS PUMPING FOR TIE-INS TO THE EXISTING SYSTEM. ALL DOGHOUSE MANHOLES MUST BE PRESSURE-TESTED BEFORE A CONNECTION IS MADE TO THE SYSTEM.
8. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS FROM DATA AVAILABLE AT THE TIME OF DESIGN AND IS NOT NECESSARILY COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES, BOTH SURFACE AND SUBSURFACE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE CONTRACTOR SHALL USE DUE DILIGENCE TO PROTECT ALL UTILITIES AND STRUCTURES FROM DAMAGE AT ALL TIMES, WHETHER SHOWN ON THE PLANS OR NOT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
9. EROSION AND SEDIMENT CONTROL FACILITIES SHALL NOT BE PERMITTED IN THE RWSA EASEMENT WITHOUT SPECIAL WRITTEN PERMISSION FROM RWSA. NO GRADING SHALL BE PERMITTED IN THE RWSA EASEMENT UNLESS PERMITTED OTHERWISE BY RWSA IN WRITING.
10. NO BLASTING SHALL BE PERMITTED WITHIN 100 FEET OF RWSA FACILITIES WITHOUT WRITTEN PERMISSION AND RWSA APPROVAL OF THE BLASTING PLAN. GROUND MONITORING DURING BLASTING AND A PRE-BLAST SURVEY MAY BE REQUIRED. FOR BLASTING WITHIN 100 FEET OF ANY OPERATIVE RWSA SEWERLINES, BYPASS PUMPING AND/OR PRE- AND POST-CCTV MAY BE REQUIRED. RWSA MAY ALSO REQUIRE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT THE PROPOSED BLASTING WILL NOT DAMAGE ANY RWSA FACILITIES. DAMAGE TO ANY UTILITIES DUE TO BLASTING SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL OBSERVE MINIMUM SEPARATION REQUIREMENTS FOR UTILITY CROSSINGS. WHEN A CROSSING IS MADE UNDER AN EXISTING FACILITY, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE EXISTING PIPE. THE AREA OF THE CROSSING SHALL BE BACKFILLED WITH COMPACTED 57 STONE TO THE SPRINGLINE OF THE EXISTING PIPE.
12. NEW WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED, CHLORINATED, FLUSHED AND HAVE WATER SAMPLES APPROVED PRIOR TO MAKING ANY PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM. APPROVED METHODS OF FILLING AND FLUSHING NEW WATER MAINS WILL BE REQUIRED TO PREVENT ANY CONTAMINATION OF THE PUBLIC WATER SYSTEM.
13. ALL EASEMENTS FOR NEW RWSA FACILITIES SHALL BE RECORDED PRIOR TO PLACING THE NEW FACILITIES INTO SERVICE.
14. NO PERMANENT STRUCTURAL FACILITIES WILL BE PERMITTED IN THE RWSA EASEMENT. THIS INCLUDES BUILDING OVERHANGS, RETAINING WALLS, FOOTERS FOR ANY STRUCTURE, DRAINAGE STRUCTURES, ETC.
15. TREES ARE NOT PERMITTED IN THE RWSA EASEMENT.

ACSA 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 LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES 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. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT 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.
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.
16. PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGAULTIONS
17. A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.

CONTRACTOR'S RECORD DRAWING REQUIREMENTS:

CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES SUBSTITUTIONS, ALTERATIONS, VARIATIONS OR UNUSUAL CONDITIONS ENCOUNTERED OR IMPLEMENTED WHILE ENGAGED ON THIS PROJECT. THESE RECORDS SHALL BE IN THE FORM OF “REDLINES”. “REDLINES” SHALL REFER TO THE CONTRACTOR'S HAND ANNOTATIONS USING RED COLORED PEN/PENCIL TO DEPICT ACTUAL CHANGE, SUBSTITUTION, OR CONDITION.

PRIOR TO CONTRACTOR REQUESTING PARTIAL OR FULL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN UP-TO-DATE CONTRACTOR'S RECORD DRAWING. SPECIFICALLY, THIS SET OF PLANS, ISSUED TO THE CONTRACTOR AS FINAL CONSTRUCTION DRAWINGS, SHALL BEAR THE “REDLINE” MARKINGS LISTED BELOW AS WELL AS THE CONTRACTOR (AGENT OR SUPERINTENDENT) SIGNATURE AND CERTIFICATION BELOW:

- REDLINES SHOULD ALWAYS BE ACCURATE NEAT, LEGIBLE, DATED AND REASONABLY SCALED
- ADD LARGE RED LETTERS TO TITLE SHEET WITH 'CONTRACTOR'S RECORD DRAWING' INCLUDING CONTRACTOR'S NAME, DATE, AND OTHER RELEVANT INFORMATION
- CONTRACTOR'S REPRESENTATIVE OR SUPERINTENDENT SHALL INITIAL EACH SHEET. IF A SHEET HAS NOT BEEN CHANGED AT ALL OR NO MARK HAS BEEN ADDED, LABEL THE SHEET ONLY 'NO CHANGES'
- IF A SHEET HAS BEEN CHANGED OR MODIFICATIONS HAVE BEEN ADDED, LABEL IT 'REVISED'
- USE WRITTEN EXPLANATION TO DESCRIBE CHANGES. REFER TO SPECIFIC ACTIONS INSTEAD OF REFERENCING CHANGE ORDER NUMBERS OR RELATED DOCUMENTS
- USE CLEAR LETTERING
- NEVER REMOVE OLD VALUES OR DETAILS, JUST REDLINE OR “X” THROUGH THEM. IF THERE IS NO ROOM FOR THE NEW VALUE, YOU CAN GO TO THE SIDE AND REDLINE THE REPLACEMENT VALUE.
- PROVIDE THE REDLINE DETAILS OF CHANGES OR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO FABRICATION, ERECTION, INSTALLATION, LOCATION, SIZING, MATERIAL, DIMENSION, ADDITIONS, RELOCATIONS, SUBSTITUTIONS, ETC
- BE SPECIFIC WHEN MAKING NOTES TO UNDERGROUND UTILITIES, SHOWING EXACT LOCATION, DEPTH, AND MATERIAL USED (EXAMPLE: SEWER LATERALS)
- PROVIDE ALL NECESSARY INFORMATION OF CONTRACTOR'S DESIGNED SYSTEMS OR SUBSTITUTIONS
- CROSS OUT ANY PLAN REFERENCE TO “APPROVED EQUAL” AND REPLACE WITH ANY SPECIFIC INFORMATION OF VARIANCE USED DURING THE CONSTRUCTION PROCESS
- ANY CHANGES IN INVERT ELEVATIONS, GRADE MODIFICATIONS, SLOPES, AND RELATED INFORMATION ON PIPING UTILITIES, EARTHWORK, ETC. SHALL BE REDLINED.
- RECORD ALL UNEXPECTED OBSTRUCTIONS, COMPLICATING FACTORS, UNSUITABLE CONDITIONS FOUND IN THE PROJECT AREA INCLUDING ROCK, UNUSUAL TOPSOIL CONDITIONS, BURIED DEBRIS, ETC.
- ATTACH OR INCLUDE ANY SHOW DRAWINGS OR SUPPLEMENTAL INFORMATION TO THE CONTRACTOR'S RECORD DRAWING
- CHANGES MADE AS A RESULT OF ANY REGULATORY OR OWNER INSPECTION PROCESS

CERTIFICATION STATEMENT:

THIS HAND-MARKED SET OF DRAWINGS HAS BEEN “REDLINED” TO PROVIDE ACCURATE DETAILED RECORD OF ANY SUBSTANTIVE CHANGES TO THE APPROVED DESIGN DRAWINGS. ANY ITEM NOT “REDLINED” ON THIS PLAN SET OR SUBSEQUENT PAGES SHOULD BE CONSIDERED TO BE “CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AS SHOWN”.

NAME ________ TITLE ________ DATE ________

FOR: ____ (CONTRACTOR)

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205
WWW.ROUDABUSH.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMNETS

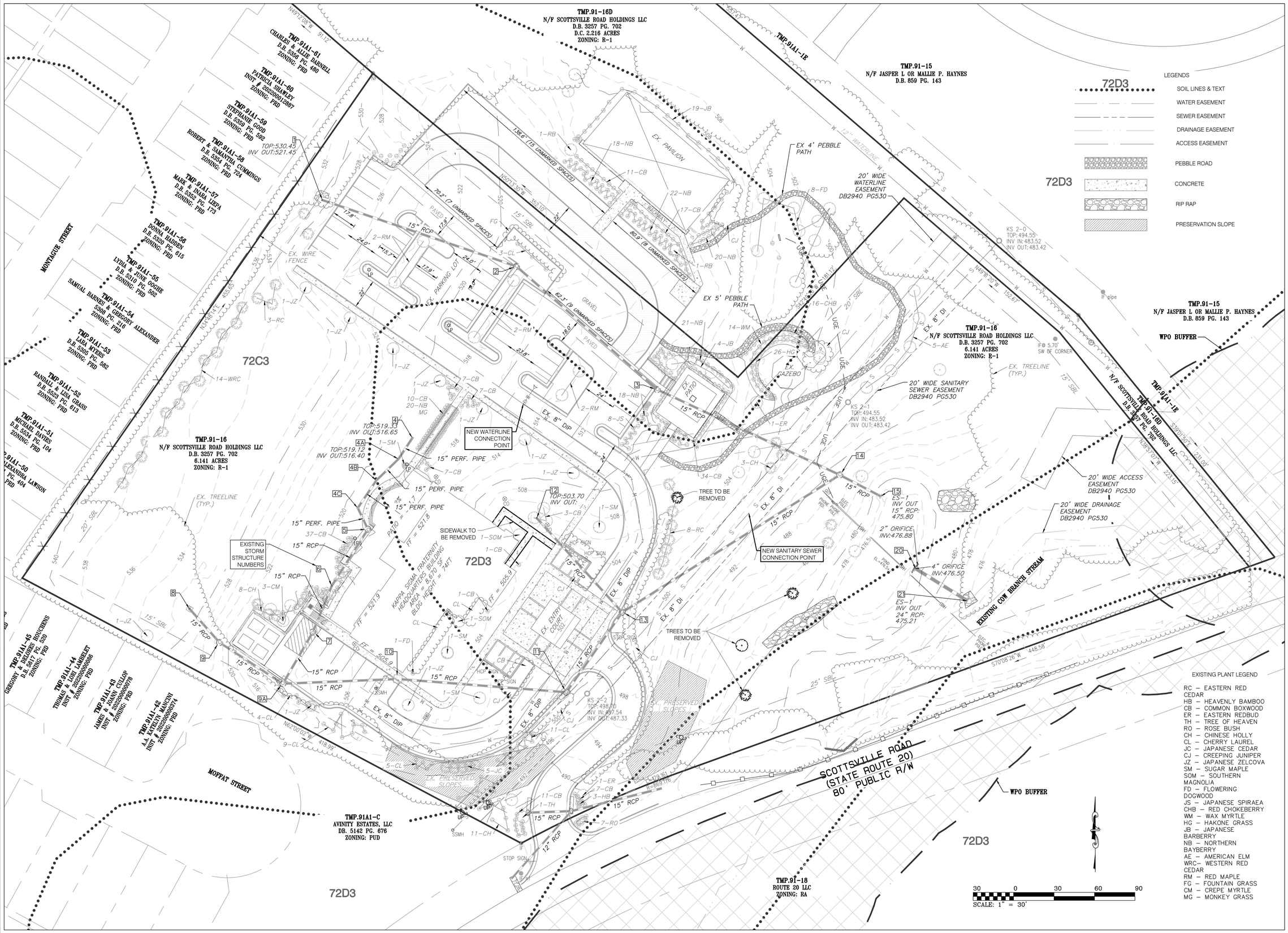
DRAFTER:	HR
DESIGNER:	DG
PRODUCTION:	JT

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
GENERAL NOTES

DATE:	12 JUNE 24
SCALE:	AS SHOWN
SUB:	- - - -
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COMMONWEALTH OF VIRGINIA
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KAPPA SIGMA INTERNATIONAL HEADQUARTERS
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ALBEMARLE COUNTY, VA
EXISTING CONDITIONS SHEET

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SUB:	- - - -
FILE:	----

SHEET: 3 OF 8

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NOTE: A FUTURE VEHICULAR AND PEDESTRIAN CONNECTION SHALL BE PROVIDED TO ADJACENT PARCELS TO THE NORTH AND SOUTH. THE EXACT ALIGNMENT WILL BE DETERMINED THROUGH SOUND ENGINEERING PRACTICES.

THE NEEDED FIRE FLOW FOR THE BUILDING EXPANSION IS 1,500 GPM

THE AVAILABLE FIRE FLOW FOR THE BUILDING EXPANSION IS 2,500 GPM

FIRE PREVENTION NOTES:

1. AS FOUND IN THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ESTABLISH A WRITTEN FIRE PREVENTION PLAN AND IDENTIFY SOMEONE TO SERVE AS THE FIRE PREVENTION SUPERINTENDENT TO ENSURE SITE COMPLIANCE WITH THE PLAN.
2. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING IS A HAZARD, AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
4. CONTRACTOR SHALL ENSURE THE STREET NAMES AND BUILDING NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, SAFE AND EFFICIENT VEHICULAR ACCESS FOR FIREFIGHTING AND EMERGENCY OPERATIONS SHALL BE PROVIDED AND MAINTAINED AT ALL CONSTRUCTION AND DEMOLITION SITES. THIS INCLUDES PROVISION OF THE REQUIRED UNOBSTRUCTED ACCESS WIDTHS, A SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS OF UP TO 75,000 LBS. IN ALL WEATHER CONDITIONS, FREE OF OVERHEAD OBSTRUCTIONS FROM 13 FT. 6 INCHES AND BELOW. PROVIDE ACCESS TO FIRE DEPARTMENT CONNECTIONS WITHIN 100 FEET OF WATER SUPPLY HYDRANTS AND MUST PROVIDE FOR AERIAL ACCESS NO CLOSER THAN 15 FT. AND NO MORE THAN 30 FT. FROM THE ACCESS ROAD TO BUILDINGS OVER 30 FEET TALL. THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD AS LONG AS THE CONDITIONS LISTED, AND THEY ARE PROPERLY IDENTIFIED/MARKED.
6. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE WITH UNOBSTRUCTED ACCESSIBILITY AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
7. 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.
8. 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; HAZARDS, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
9. 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.

TMP.91A1-61 CHARLES & ALLIE DABNELL D.B. 3352 PG. 486 ZONING: PRD
TMP.91A1-60 TRICIA SHAWLEY & 2022001012867 ZONING: PRD
TMP.91A1-59 STEPHANIE GOOD D.B. 5351 PG. 592 ZONING: PRD
TMP.91A1-58 ROBERT & SAMANTHA CUMMINGS D.B. 5384 PG. 724 ZONING: PRD
TMP.91A1-57 MARK & INARA LIEPA D.B. 3352 PG. 173 ZONING: PRD
TMP.91A1-56 DONNA HADDEN D.B. 5320 PG. 615 ZONING: PRD
TMP.91A1-55 LYDIA & JUNE OOHE D.B. 5310 PG. 502 ZONING: PRD
TMP.91A1-54 SAMUAL BARNES & GREGORY ALEXANDER D.B. 5308 PG. 216 ZONING: PRD
TMP.91A1-53 LARA MYERS D.B. 5305 PG. 582 ZONING: PRD
TMP.91A1-52 RANDALL & LISA GRASS D.B. 3352 PG. 617 ZONING: PRD
TMP.91A1-51 MICHAEL DAVIES D.B. 5536 PG. 104 ZONING: PRD
TMP.91A1-50 KENDRA LAWSON PG. 404 ZONING: PRD
MONTAGUE STREET

TMP.91-16 N/F SCOTTSVILLE ROAD HOLDINGS LLC D.B. 3257 PG. 702 6.141 ACRES ZONING: R-1

TMP.91-16 N/F SCOTTSVILLE ROAD HOLDINGS LLC D.B. 3257 PG. 702 D.C. 2.216 ACRES ZONING: R-1

TMP.91A1-1B

TMP.91-16 N/F SCOTTSVILLE ROAD HOLDINGS LLC D.B. 3257 PG. 702 6.141 ACRES ZONING: R-1

TMP.91-15 N/F JASPER L OR MALLIE P. HAYNES D.B. 859 PG. 143

WPO BUFFER

TMP.91A1-1D N/F SCOTTSVILLE ROAD HOLDINGS LLC D.B. 3257 PG. 702

TMP.91A1-45 GREGORY & DELORES MAUCHENS D.B. 5617 PG. 920 ZONING: PRD
TMP.91A1-44 THOMAS & LORI LAMBERET INST. # 202300000086 ZONING: PRD
TMP.91A1-43 JAMES & JOANN CULLUP INST. # 202300000078 ZONING: PRD
TMP.91A1-42 A.A. KATHRYN MANCINI INST. # 202300000074 ZONING: PRD
MOFFAT STREET

TMP.91A1-C AVINITY ESTATES, LLC DB. 5142 PG. 676 ZONING: PUD
20' ACSA EASEMENT

TMP.91-18 ROUTE 20 LLC ZONING: RA

SCOTTSVILLE ROAD (STATE ROUTE 20) 80' PUBLIC R/W

EX. PAVILION
EX. PARKING LOT
EX. GAZEBO
EX. PATIO
EX. ENTRY COURT
PROP BUILDING WING 2 (PHASE 2) FF = 505.9'
KAPPA SIGMA FRATERNITY HEADQUARTERS BUILDING AREA = 8,610 SF BLDG HEIGHT = 74FT
RETENTION BASIN
EX. PRESERVED SLOPES
PAVED
GRAVEL
15" RCP
15' SBL
20' SBL
25' SBL
UGE
OHE
6" G.V.
8"X6" RED
FIRE HYDRANT
90° BEND
8" G.V. FOR FUTURE BUILDING
8"X8" TEE
NO PARKING SIGN
NEW ACSA WATER EASEMENT – 20' CENTERED ON AS-BUILT LOCATION – HEREBY DEDICATED TO THE ACSA
8" CLASS 52 DIP W
REMOVE 8" 90° ELBOW ADD 8"X8" TEE EXTEND 8" CLASS 52 DUCTILE IRON WATERLINE
RETAINING WALL RW-2 OR APPROVED EQUIVALENT
HR-1 HANDRAIL OR APPROVED EQUIVALENT
2.5' MAX HEIGHT KNEE WALL
S-2 (W=5), HR-1
15" PERF. PIPE
TW - 521.7' BW - 517.4'
TW - 521.7' BW - 517.6'
TW - 521.7' BW - 518.3'
TW - 521.7' BW - 516.1'
TW - 521.7' BW - 520.0'
TW - 521.7' BW - 518.8'
TW - 512.0' BW - 509.5'
6" LATERAL
CLEAN OUT
HCP SIGN
STOP SIGN
SSMH
UP
CLASS AI RIP RAP
EXISTING COW BRANCH STREAM
SEE SHEET 9 FOR POND DETAILS
KS 2-0
KS 2-1
KS 2-2
IF pipe
IF @ 5.70' SW OF CORNER
N46°11'45"E 455.63'
N46°13'30"W 397.10'
S54°49'10"W 581.12'
N46°11'20"W 152.67'
S35°01'30"E 234.01'
N35°57'07"W 224.15'
S70°08'26"W 448.58'
N62°00'02"W 418.99'
R=668.76'
L=129.16'

SCALE: 1" = 30'

NO.	DATE	BY	REVISIONS DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

DRAFTER: HR
DESIGNER: DG
PRODUCTION: JT

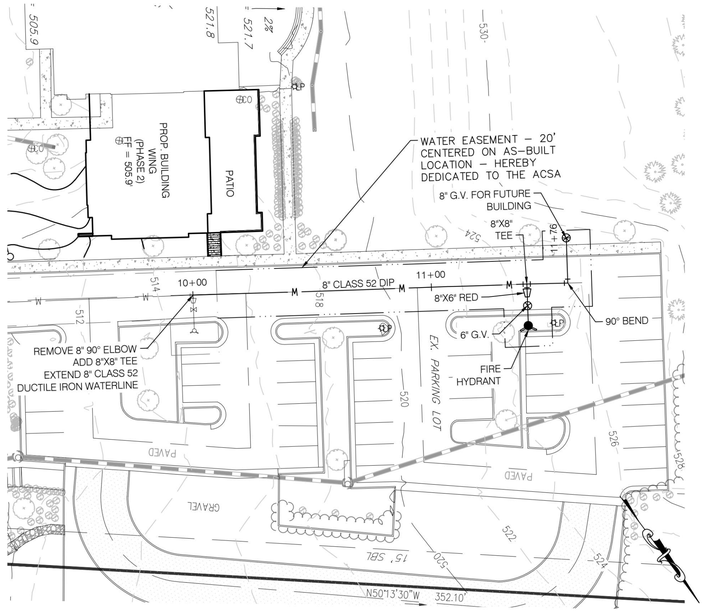
COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

DATE: 12 JUNE 24
SCALE: AS SHOWN
SUB: - - - -
FILE: ----
SHEET: 4 OF 8

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205
WWW.ROUDABUSH.COM

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
SITE PLAN AMENDMENT

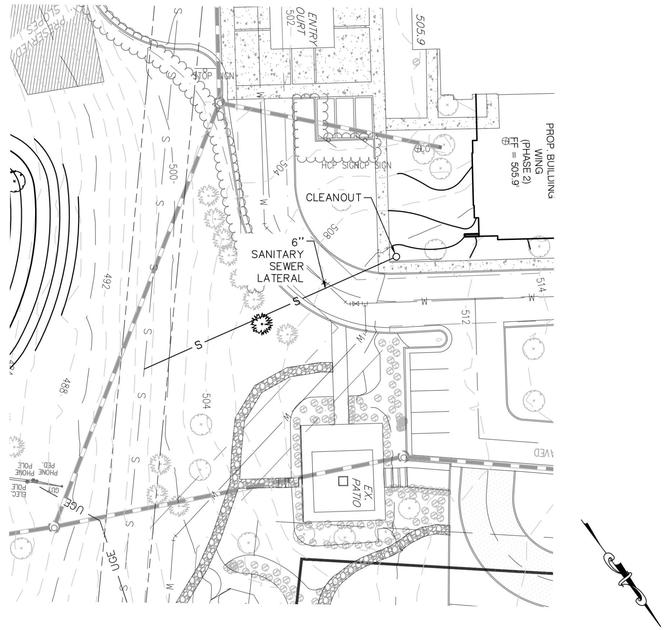
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WATERLINE PLAN

30 0 30 60 90

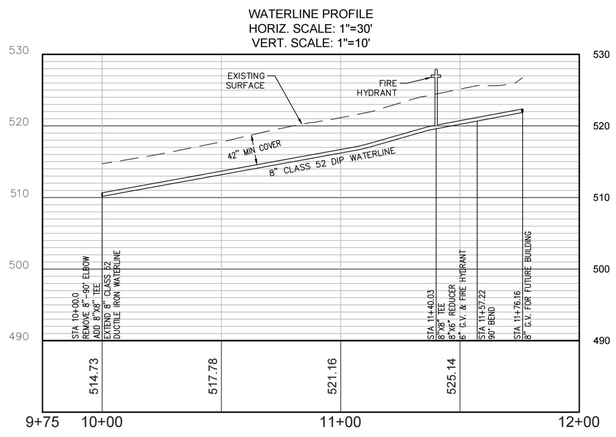
SCALE: 1" = 30'



PRIVATE SANITARY SEWER PLAN

30 0 30 60 90

SCALE: 1" = 30'



WATERLINE PROFILE

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

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DESIGNER:	DG
PRODUCTION:	JT

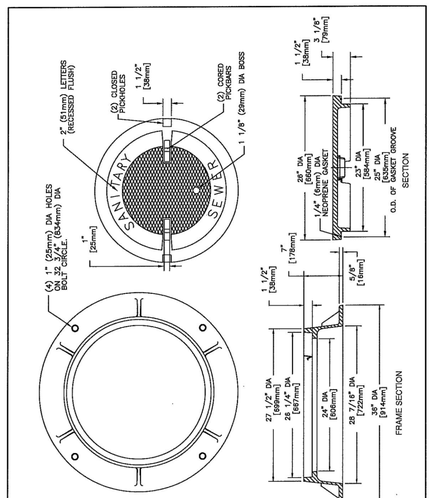
COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
UTILITY PROFILE SHEET

DATE:	12 JUNE 24
SCALE:	AS SHOWN
SUB:	- - - -
FILE:	----

SHEET: 5 OF 8

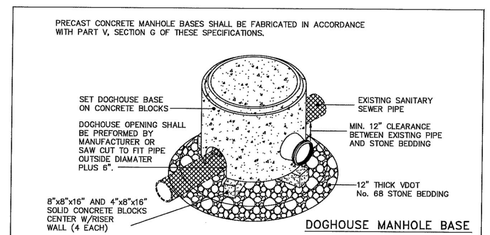
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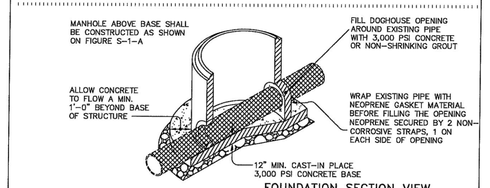
TYPICAL MANHOLE FRAME & COVER

N.T.S
FIG S-I-D

TD-31



DOGHOUSE MANHOLE BASE



FOUNDATION SECTION VIEW

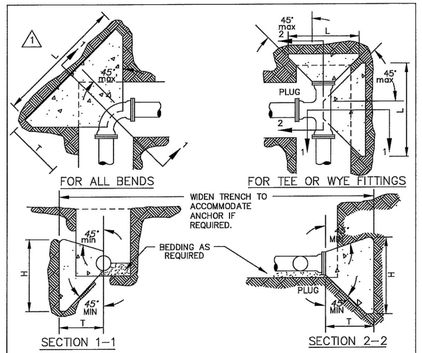
NOTES:

1. CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
2. POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
3. CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MH HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

TYPICAL MANHOLE BASE SHOWING "DOGHOUSE" INSTALLATION

N.T.S
FIG. S-1-A1

TD-26



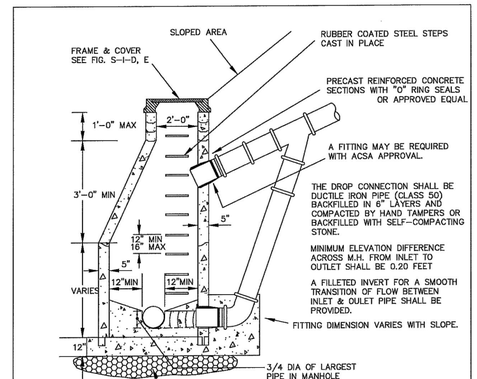
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66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

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

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

TD-3



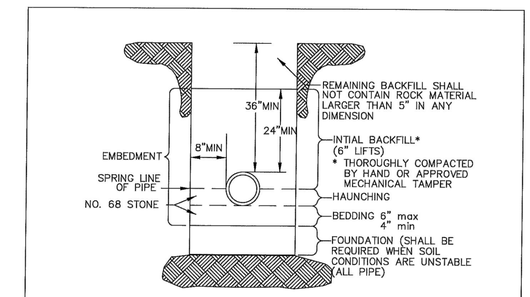
NOTES:

1. BEDDING THICKNESS REQUIREMENTS SHOWN ARE MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT SHALL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE DROP CONNECTION WITH STEEP INCOMING SLOPE

NTS
FIG. S-1-C1

TD-29



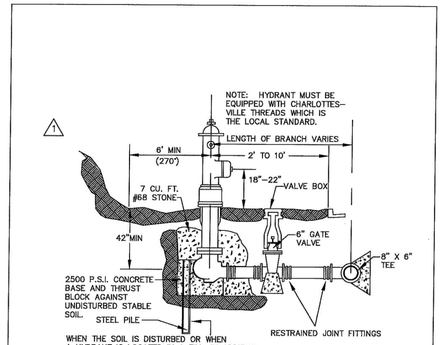
NOTE :

1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED.
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE.

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-34



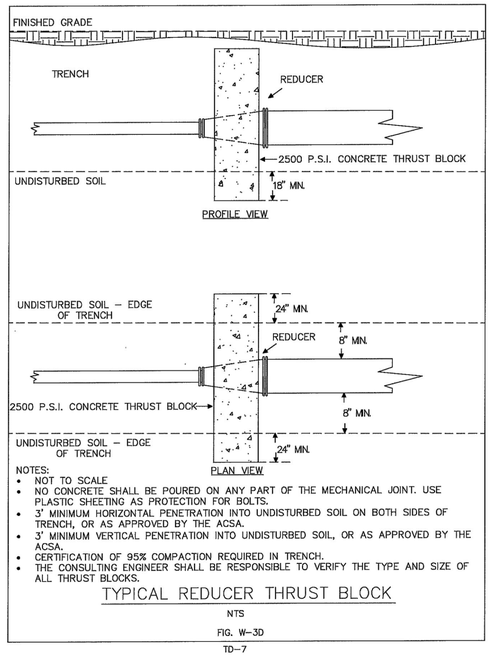
NOTE :

1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4

TD-8



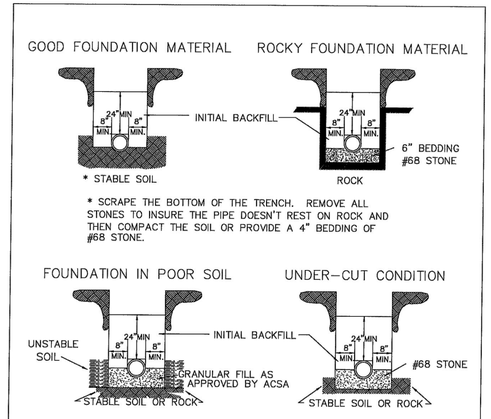
NOTES:

- NOT TO SCALE
- NO CONCRETE SHALL BE POURED ON ANY PART OF THE MECHANICAL JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- 3' MINIMUM HORIZONTAL PENETRATION INTO UNDISTURBED SOIL ON BOTH SIDES OF TRENCH, OR AS APPROVED BY THE ACSA.
- 3' MINIMUM VERTICAL PENETRATION INTO UNDISTURBED SOIL, OR AS APPROVED BY THE ACSA.
- CERTIFICATION OF 95% COMPACTION REQUIRED IN TRENCH.
- THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO VERIFY THE TYPE AND SIZE OF ALL THRUST BLOCKS.

TYPICAL REDUCER THRUST BLOCK

NTS
FIG. W-3D

TD-7



NOTE :

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

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2

ROUDABUSH, GALE & ASSOC., INC.
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999 SECOND ST. SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205
WWW.ROUDABUSH.COM

NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

REVISIONS

DRAFTER:	HR
DESIGNER:	DG
PRODUCTION:	JT

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
UTILITY DETAILS

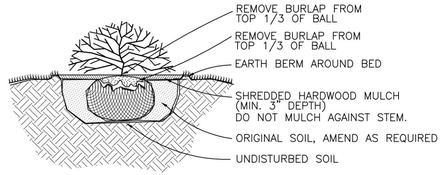
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SHEET: 6 OF 8

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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	3	W	1.000	807	Hinkley	Manor House 1419BK

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.03	3.0	0.0	N.A.	N.A.



NOTE : REMOVE ALL DEAD, BROKEN, DISEASED AND WEAK BRANCHES.

SHRUB PLANTING DETAIL

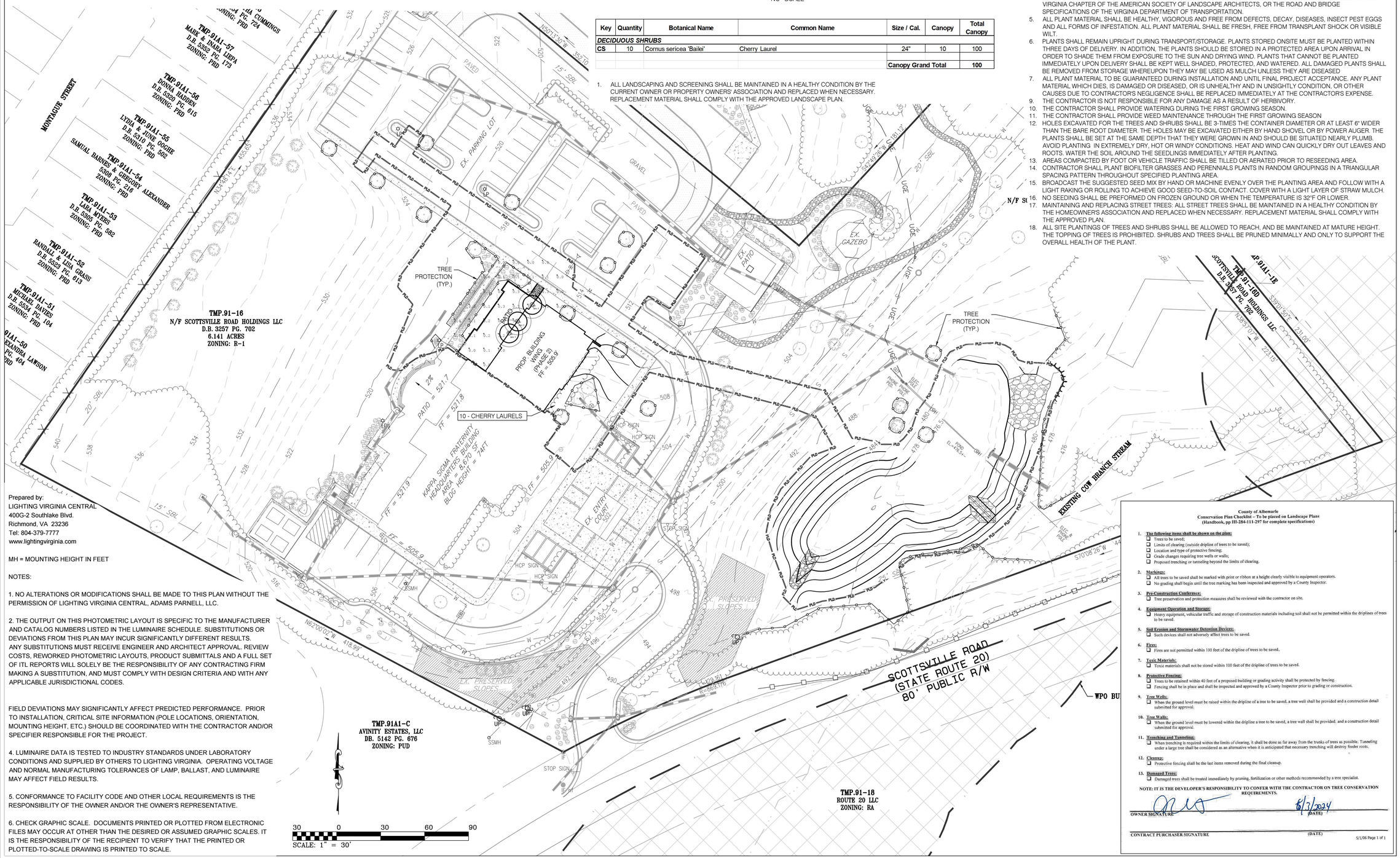
NO SCALE

Key	Quantity	Botanical Name	Common Name	Size / Cal.	Canopy	Total Canopy
DECIDUOUS SHRUBS						
CS	10	Cornus sericea 'Bailei'	Cherry Laurel	24"	10	100
				Canopy Grand Total		**100**

1. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR PROPERTY OWNERS' ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

GENERAL NOTES & MINIMUM STANDARDS

1. TREES SHOWN HEREON WERE SELECTED FROM ALBEMARLE COUNTY'S RECOMMENDED PLANT LIST. SUBSTITUTIONS MUST BE APPROVED BY THE ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE LANDSCAPE ARCHITECT.
2. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONDITIONS IN THE FIELD AND THE APPROVED PLANS.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
5. TREES SHALL BE 1.5" MINIMUM CALIPER MEASURED 6" ABOVE GROUND LEVEL WHEN PLANTED.
6. TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR PHASE THEREOF.
7. TIMING OF INSTALLATION: LANDSCAPING IN BIO-FILTER SHALL BE THE FINAL STEP IN CONVERSION OR CONSTRUCTION AFTER ALL OF THE UPSLOPE AREAS HAVE BEEN STABILIZED.
8. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
5. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT.
6. PLANTS SHALL REMAIN UPRIGHT DURING TRANSPORT/STORAGE. PLANTS STORED ONSITE MUST BE PLANTED WITHIN THREE DAYS OF DELIVERY. IN ADDITION, THE PLANTS SHOULD BE STORED IN A PROTECTED AREA UPON ARRIVAL IN ORDER TO SHADE THEM FROM EXPOSURE TO THE SUN AND DRYING WIND. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT WELL SHADED, PROTECTED, AND WATERED. ALL DAMAGED PLANTS SHALL BE REMOVED FROM STORAGE WHEREUPON THEY MAY BE USED AS MULCH UNLESS THEY ARE DISEASED
7. ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE. ANY PLANT MATERIAL WHICH DIES, IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF HERBIVORY.
10. THE CONTRACTOR SHALL PROVIDE WATERING DURING THE FIRST GROWING SEASON.
11. THE CONTRACTOR SHALL PROVIDE WEED MAINTENANCE THROUGH THE FIRST GROWING SEASON
12. HOLES EXCAVATED FOR THE TREES AND SHRUBS SHALL BE 3-TIMES THE CONTAINER DIAMETER OR AT LEAST 6" WIDER THAN THE BARE ROOT DIAMETER. THE HOLES MAY BE EXCAVATED EITHER BY HAND SHOVEL OR BY POWER AUGER. THE PLANTS SHALL BE SET AT THE SAME DEPTH THAT THEY WERE GROWN IN AND SHOULD BE SITUATED NEARLY PLUMB. AVOID PLANTING IN EXTREMELY DRY, HOT OR WINDY CONDITIONS. HEAT AND WIND CAN QUICKLY DRY OUT LEAVES AND ROOTS. WATER THE SOIL AROUND THE SEEDLINGS IMMEDIATELY AFTER PLANTING.
13. AREAS COMPACTED BY FOOT OR VEHICLE TRAFFIC SHALL BE TILLED OR AERATED PRIOR TO RESEEDING AREA.
14. CONTRACTOR SHALL PLANT BIOFILTER GRASSES AND PERENNIALS PLANTS IN RANDOM GROUPINGS IN A TRIANGULAR SPACING PATTERN THROUGHOUT SPECIFIED PLANTING AREA.
15. BROADCAST THE SUGGESTED SEED MIX BY HAND OR MACHINE EVENLY OVER THE PLANTING AREA AND FOLLOW WITH A LIGHT RAKING OR ROLLING TO ACHIEVE GOOD SEED-TO-SOIL CONTACT. COVER WITH A LIGHT LAYER OF STRAW MULCH.
16. NO SEEDING SHALL BE PREFORMED ON FROZEN GROUND OR WHEN THE TEMPERATURE IS 32°F OR LOWER.
17. MAINTAINING AND REPLACING STREET TREES: ALL STREET TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE HOMEOWNER'S ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED PLAN.
18. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.



Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

MH = MOUNTING HEIGHT IN FEET

NOTES:

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.

2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

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

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

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

OWNER SIGNATURE — (DATE) 6/7/2024

CONTRACT PURCHASER SIGNATURE — (DATE)

5/1/06 Page 1 of 1

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST SE.
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205
WWW.ROUDABUSH.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

DRAFTER:	HR
DESIGNER:	DG
PRODUCTION:	JT

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
LIGHTING & LANDSCAPE PLAN

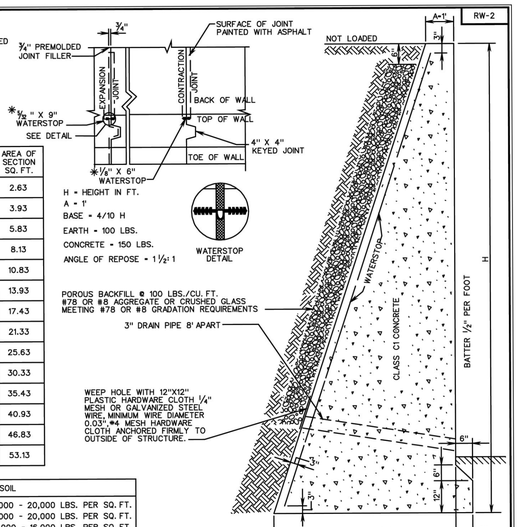
DATE:	12 JUNE 24
SCALE:	AS SHOWN
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SHEET: 7 OF 8

Q:\RGA\TMPRO\23.3958 Kappa Sigma\240612\2 Engineering\DWG\1_Sheets\16. Landscape Plan.dwg, 6/12/2024 1:01:47 PM, DWG To PDF.pc3

✱ WATER STOPS TO BE ELASTOMERIC OR OTHER APPROVED MATERIAL. DIMENSIONS SHOWN ARE ABSOLUTE MINIMUM.

EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 90'.



HEIGHT OF WALL "H" IN FEET	THICKNESS AT TOP "A" IN FEET	THICKNESS AT BASE B=.4H	COMPRESSION AT TOE LBS. PER SQ. FT.	AREA OF SECTION SQ. FT.
2	1'-0"	1'-0"	627	2.63
3	"	1'-2⅜"	1009	3.93
4	"	1'-7¼"	1369	5.83
5	"	2'-0"	1709	8.13
6	"	2'-4¾"	2049	10.83
7	"	2'-9⅝"	2385	13.93
8	"	3'-2⅜"	2720	17.43
9	"	3'-7¼"	3054	21.33
10	"	4'-0"	3386	25.63
11	"	4'-4¾"	3718	30.33
12	"	4'-9⅝"	4050	35.43
13	"	5'-2⅜"	4381	40.93
14	"	5'-7¼"	4712	46.83
15	"	6'-0"	5043	53.13

SAFE BEARING CAPACITY OF SOIL	
ROCK MINIMUM	10,000 - 20,000 LBS. PER SQ. FT.
GRAVEL AND COARSE SAND, WELL CEMENTED	16,000 - 20,000 LBS. PER SQ. FT.
CLAY IN THICK BEDS, ALWAYS DRY	12,000 - 16,000 LBS. PER SQ. FT.
CLAY IN THICK BEDS, MODERATELY DRY	8,000 - 12,000 LBS. PER SQ. FT.
CLAY, SOFT	2,000 - 4,000 LBS. PER SQ. FT.
SAND, DRY, COMPACT, AND WELL CEMENTED	8,000 - 12,000 LBS. PER SQ. FT.
SAND, CLEAN, DRY	4,000 - 8,000 LBS. PER SQ. FT.
ALLUVIAL SOILS, ETC	1,000 - 2,000 LBS. PER SQ. FT.

NOTE:
IF COMPRESSION AT TOE EXCEEDS SAFE BEARING CAPACITY OF SOIL, A SPECIAL FOOTING IS TO BE USED.
DEPTH OF WALL IN GROUND DETERMINED BY CONDITIONS. TO BE NOT LESS THAN 1'-6".

SPECIFICATION REFERENCE
506

CONCRETE GRAVITY RETAINING WALL - LEVEL BACKFILL

VIRGINIA DEPARTMENT OF TRANSPORTATION

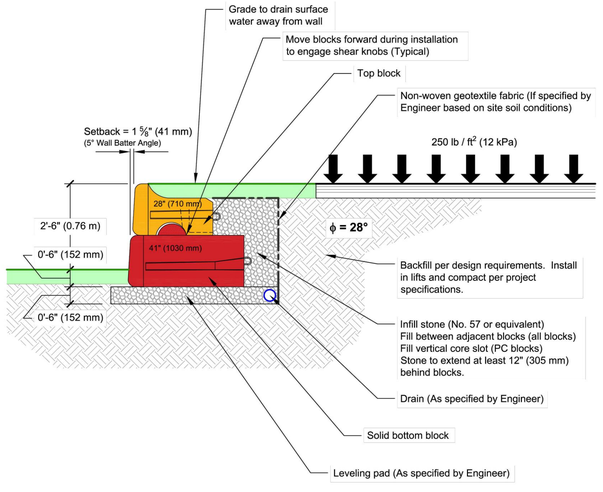
REV 8/07
401.01

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION B | 250 lb/ft² (12 kPa) LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

2 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block

PRELIMINARY
Professional Engineering Design Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	C. Kruger
APPROVED BY:	J. Johnson
DATE:	June 10, 2015
SHEET:	1 of 1

TITLE: **Preliminary Wall Section**
Silty Sand or Clayey Sand, ϕ = 28°
250 lb/ft² (12 kPa) Live Load Surcharge

FILE: B_28_B_41_36_cad.dwg

REDI-ROCK
05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

Submitted by Lighting Virginia-Central

LIGHTING VIRGINIA

Job Name: ROUDABUSH JOB #1

Catalog Number: 1419BK

Notes:

Type: WM

LV - CENTRAL24-41410









MANOR HOUSE

1419BK
MEDIUM WALL MOUNT LANTERN

Manor House is a classic lantern design featuring durable cast aluminum, clear beveled glass panels and a bold Black finish. Select-A-Lite options come standard with both candelabra and medium based sockets.

DETAILS	
FINISH:	Black
MATERIAL:	Aluminum
GLASS:	Clear Beveled
DIMMABLE:	No

DIMENSIONS	
WIDTH:	8.8"
HEIGHT:	18"
WEIGHT:	7lb
BACK PLATE:	4.5"W X 6.5"H
EXTENSION:	10"
TOP TO OUTLET:	13.75"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-10w Med. LED, 60w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	12
CARTON WIDTH:	11
CARTON HEIGHT:	14
CARTON WEIGHT:	9

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Our Estate Collections boast a breadth of fixtures defined by coordinating composition, enduring architecture, and time-honored craftsmanship, designed to meet the needs of expansive properties with extended outdoor living spaces. From the entrance of your driveway to the depths of your backyard, these collections provide cohesive design for stately exteriors.
- Fixture ships with sockets that can either accept candelabra or medium base bulbs
- 2-year finish warranty
- Classic lines and heritage details complement traditional architecture

HINKLEY

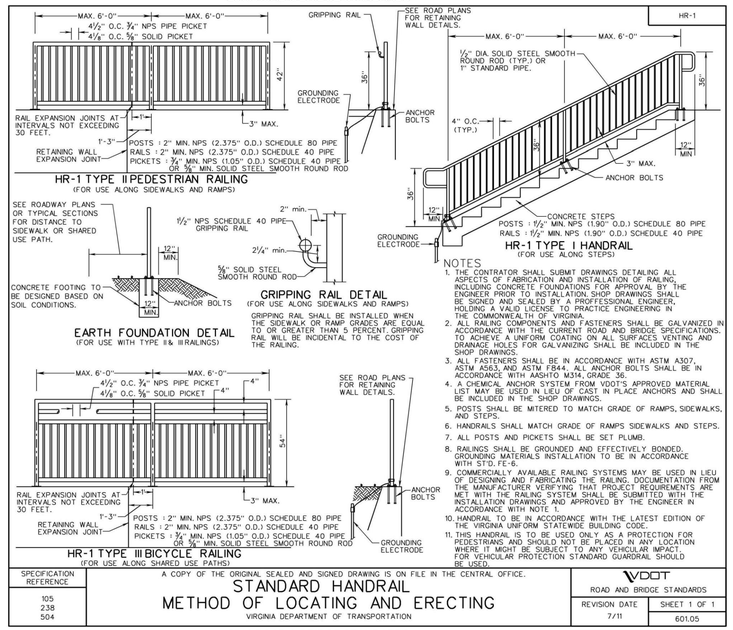
HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

1. ALL OUTDOOR LIGHTING, REGARDLESS OF THE AMOUNT OF LUMENS, SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS
2. EACH OUTDOOR LUMINAIRE SHALL BE FULL CUTOFF

2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE
105 238 504

A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

STANDARD HANDRAIL
METHOD OF LOCATING AND ERECTING

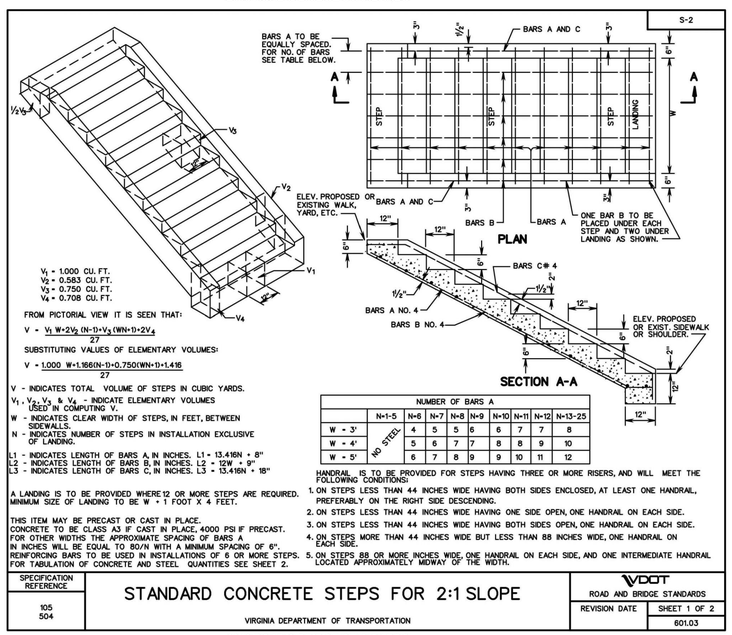
VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT
ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 1
7/11	601.05

2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS



V_1 = 1.000 CU. FT.
V_2 = 0.583 CU. FT.
V_3 = 0.750 CU. FT.
V_4 = 0.708 CU. FT.

FROM PICTORIAL VIEW IT IS SEEN THAT:

$$V = \frac{V_1 W + 2V_2 (N-1) + V_3 (WN+1) + 2V_4}{27}$$

SUBSTITUTING VALUES OF ELEMENTARY VOLUMES:

$$V = \frac{1.000\ W + 1.166(N-1) + 0.750(WN+1) + 1.416}{27}$$

V - INDICATES TOTAL VOLUME OF STEPS IN CUBIC YARDS.
V_1, V_2, V_3 & V_4 - INDICATE ELEMENTARY VOLUMES USED IN COMPUTING V.
W - INDICATES CLEAR WIDTH OF STEPS, IN FEET, BETWEEN SIDEWALLS.
N - INDICATES NUMBER OF STEPS IN INSTALLATION EXCLUSIVE OF LANDING.
L1 - INDICATES LENGTH OF BARS A, IN INCHES. L1 = 13.416N + 8"
L2 - INDICATES LENGTH OF BARS B, IN INCHES. L2 = 12W + 9"
L3 - INDICATES LENGTH OF BARS C, IN INCHES. L3 = 13.416N + 18"

A LANDING IS TO BE PROVIDED WHERE 12 OR MORE STEPS ARE REQUIRED. MINIMUM SIZE OF LANDING TO BE W + 1 FOOT X 4 FEET.

THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
FOR OTHER WIDTHS THE APPROXIMATE SPACING OF BARS A IN INCHES WILL BE EQUAL TO 80/N WITH A MINIMUM SPACING OF 6".
REINFORCING BARS TO BE USED IN INSTALLATIONS OF 6 OR MORE STEPS.
FOR TABULATION OF CONCRETE AND STEEL QUANTITIES SEE SHEET 2.

NUMBER OF BARS A									
		N=1-5	N=6	N=7	N=8	N=9	N=10	N=11	N=12	N=13-25
NO STEEL	W = 3'	4	5	5	6	6	7	7	8
	W = 4'	5	6	7	7	8	8	9	10
	W = 5'	6	7	8	9	9	10	11	12

HANDRAIL IS TO BE PROVIDED FOR STEPS HAVING THREE OR MORE RISERS, AND WILL MEET THE FOLLOWING CONDITIONS:
1. ON STEPS LESS THAN 44 INCHES WIDE HAVING BOTH SIDES ENCLOSED, AT LEAST ONE HANDRAIL, PREFERABLY ON THE RIGHT SIDE DESCENDING.
2. ON STEPS LESS THAN 44 INCHES WIDE HAVING ONE SIDE OPEN, ONE HANDRAIL ON EACH SIDE.
3. ON STEPS LESS THAN 44 INCHES WIDE HAVING BOTH SIDES OPEN, ONE HANDRAIL ON EACH SIDE.
4. ON STEPS MORE THAN 44 INCHES WIDE BUT LESS THAN 88 INCHES WIDE, ONE HANDRAIL ON EACH SIDE.
5. ON STEPS 88 OR MORE INCHES WIDE, ONE HANDRAIL ON EACH SIDE, AND ONE INTERMEDIATE HANDRAIL LOCATED APPROXIMATELY MIDWAY OF THE WIDTH.

SPECIFICATION REFERENCE
105 504

STANDARD CONCRETE STEPS FOR 2:1 SLOPE

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT
ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 2
	601.03

2016 ROAD & BRIDGE STANDARDS

ROUDABUSH, GALE & ASSOC., INC.
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SERVING VIRGINIA SINCE 1956
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REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	4/17/2024	DEG	COUNTY COMMENTS

DRAFTER:	HR
DESIGNER:	DG
PRODUCTION:	JT

COMMONWEALTH OF VIRGINIA
Dustin E. Greene
Lic. No. 55833
06/12/24
PROFESSIONAL ENGINEER

KAPPA SIGMA INTERNATIONAL HEADQUARTERS
SITE PLAN AMENDMENT
ALBEMARLE COUNTY, VA
SITE DETAILS

DATE:	12 JUNE 24
SCALE:	AS SHOWN
SUB:	----
FILE:	----

SHEET: 8 OF 8

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