HOLLY HILLS DEVELOPMENT

INITIAL SITE PLAN

RIVANNA MAGISTERIAL DISTRICT

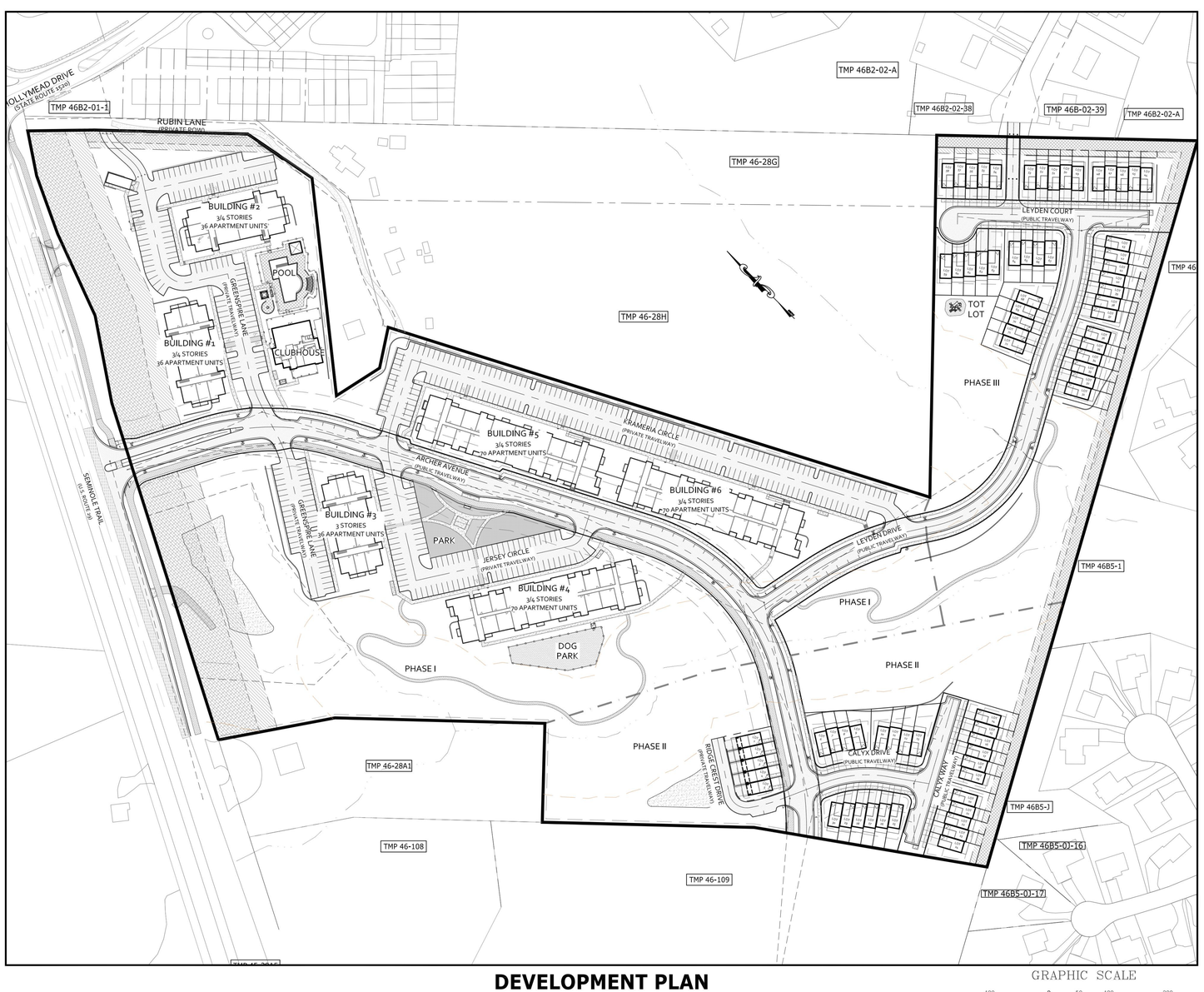
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO

LOCATION:	SEMINOLE TRAIL, SOUTH OF HOLLYMEAD DRIVE
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL APARTMENT BUILDINGS
TOTAL ACREAGE:	30.821 ACRES
DEVELOPER:	STONEY POINT DEVELOPMENT GROUP 200 GARRETT STREET, SUITE O CHARLOTTESVILLE, VA 22902 DOMINION REALTY LPARTNERS, LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601
SURVEYOR:	LINCOLN SURVEYING 632 BERKMAR CIRCLE CHARLOTTESVILLE, VA 22901
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902

PARCEL INFO

OWNER:	BIRCKHEAD, FRANCES B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL 1313-B E MARKET STREET CHARLOTTESVILLE, VA 22902
TMP:	04600-00-00-028B0
ADDRESS:	2947 SEMINOLE TRAIL
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.97 ACRES
TMP:	04600-00-00-028I0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	1.63 ACRES
TMP:	04600-00-00-028K0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.53 ACRES
TMP:	04600-00-00-028J0
ADDRESS:	N/A
DB/PG:	WB128/719
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	13.84 ACRES
OWNER:	OLD PALMYRA HOTEL, LLC 2121 WISTERIA DRIVE CHARLOTTESVILLE, VA 22911
TMP:	04600-00-00-028F0
ADDRESS:	2986 RUBIN LANE
DB/PG:	4693/632
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	1.27 ACRES
TMP:	04600-00-00-028L0
ADDRESS:	2931 RUBIN LANE
DB/PG:	4693/642
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	0.88 ACRES
OWNER:	WALL, REBECCA 200 MAYFIELD LANE WAYNESBORO, VA 22980
TMP:	04600-00-00-028E0
ADDRESS:	N/A
DB/PG:	5194/159
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	2.61 ACRES
OWNER:	ZOULIS, CYNTHIA THERAPHIA 8309 COLEBROOK ROAD RICHMOND, VA 23227
TMP:	04600-00-00-028A0
ADDRESS:	N/A
DB/PG:	650/507
ZONING:	PRD (PLANNED RESIDENTIAL)
ACREAGE:	5.09 ACRES



DEVELOPMENT PLAN

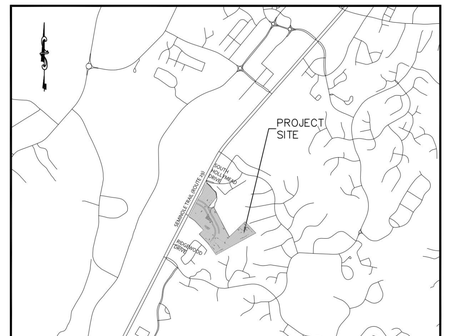
SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.



VICINITY MAP

SCALE: 1" = 2,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES
2A	REZONING & SPECIAL EXCEPTION
3	EXISTING CONDITIONS
4	OVERALL DEVELOPMENT PLAN
4A	SITE PLAN
4B	SITE PLAN
4C	SITE PLAN
4D	SITE PLAN
5A	UTILITY PLAN
5B	UTILITY PLAN
5C	UTILITY PLAN
5D	UTILITY PLAN
5E	OFFSITE UTILITY PLAN
6A	GRADING & DRAINAGE PLAN
6B	GRADING & DRAINAGE PLAN
6C	GRADING & DRAINAGE PLAN
6D	GRADING & DRAINAGE PLAN
7	ROAD PROFILES
8	ROAD PROFILES
9	ROAD PROFILES
10	NOTES & DETAILS
11	NOTES & DETAILS
12	SIGHT DISTANCE PROFILES
13	SIGHT DISTANCE PROFILES
14	SIGHT DISTANCE PROFILES
15	PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY
16	POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY
17	PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUALITY
18	POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUALITY
30	TOTAL SHEETS

TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 11TH EDITION - 390 TOTAL PROPOSED DWELLING UNITS
318 APARTMENT UNITS (CODE 221)
72 TOWNHOUSE UNITS (CODE 220)

TOTAL ADT:	1,929 VPD	(964.5 ENTER / 964.5 EXIT)
TOTAL AM PEAK:	146 VPH	(34 ENTER / 112 EXIT)
TOTAL PM PEAK:	161 VPH	(99 ENTER / 62 EXIT)

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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: COVER

JOB NO. 232220

SCALE: AS SHOWN

SHEET NO. 1

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

GENERAL PROJECT NOTES:

OWNERS:

04600-00-00-028A0 ZOULIS, THERAPHIA CYNTHIA & PETER A 8309 COLEBROOK ROAD CHARLOTTESVILLE, VA 22902	04600-00-00-028B0, 04600-00-00-028I00, 04600-00-00-028K0, & 04600-00-00-028J0 BIRCKHEAD, FRANCIS B & WILLARD HOWARD BIRCKHEAD FAMILY TRUST ETAL 1312-B EAST MARKET STREET CHARLOTTESVILLE, VA 22902
04600-00-00-028F0 OLD PALMYRA HOTEL LLC 2121 WISTERIA DRIVE CHARLOTTESVILLE, VA 22911	04600-00-00-028E0 WALL, REBECCA 200 MAYFIELD LANE WAYNESBORO, VA 22980

DEVELOPER:

STONEY POINT DEVELOPMENT GROUP & 200 GARRETT STREET, SUITE O CHARLOTTESVILLE, VA 22902	DOMINION REALTY PARTNERS LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601

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

TAX MAP & ZONING:

46-28A (5.09 AC) D.B. 650, PG. 507 PRD (RESIDENTIAL)	46-28B (2.97 AC) W.B.128, PG. 719 PRD (RESIDENTIAL)	46-28E (2.61 AC) D.B. 5194, PG. 159 PRD (RESIDENTIAL)	46-28F (1.27 AC) D.B. 4693, PG. 632 PRD (RESIDENTIAL)
46-28I (1.63 AC) W.B.128, PG. 719 PRD (RESIDENTIAL)	46-28J (13.84 AC) W.B.128, PG. 719 PRD (RESIDENTIAL)	46-28K (2.53 AC) W.B.128, PG. 719 PRD (RESIDENTIAL)	46-28L (0.881 AC) D.B. 4693, PG. 642 PRD (RESIDENTIAL)

TOTAL PROJECT AREA: 30.821 ACRES

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD) - (ZMA2023-00012 - APPROVED BY THE BOS ON 6/5/2024)
NOTE: THE PROPERTIES SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS - MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT, & AIRPORT IMPACT AREA OVERLAY DISTRICT. THIS PROPERTY IS ALSO SUBJECT TO A SPECIAL EXCEPTION REQUEST (SE2023-00044) APPROVED ON 6/5/2024 - MODIFICATION TO THE STEPBACK REQUIREMENT.

TOPOGRAPHY: BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN AUGUST, 2023. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023. TOPOGRAPHIC SURVEY IS FROM LINCOLN SURVEYING, JANUARY 2024.

EXISTING VEGETATION: MOSTLY WOODED

DATUM: NAVD 1988

BURIAL SITES: NO KNOWN CEMETERIES ON THE PROPERTIES

GROSS/NET DENSITY: ALLOWABLE DENSITY (PER APPROVED REZONING) = 10 DUA (MIN) & 13 DUA (MAX) / 320 UNITS (MIN) & 410 UNITS (MAX)

PROPOSED UNITS:
PHASE I - 318 APARTMENT UNITS
PHASE II - 30 TOWNHOUSE UNITS
PHASE III - 42 TOWNHOUSE UNITS
TOTAL = 390 DWELLING UNITS

PROPOSED DENSITY (GROSS): 12.65 DUA

PROPOSED USES: PHASE I - 318 APARTMENT UNITS TOTAL (204 - ONE BEDROOM UNITS & 114 - TWO-THREE BEDROOM UNITS)
BUILDING #1 - 3/4 STORIES (36 APARTMENT UNITS)
BUILDING #2 - 3/4 STORIES (36 APARTMENT UNITS)
BUILDING #3 - 3 STORIES (36 APARTMENT UNITS)
BUILDING #4 - 3/4 STORIES (70 APARTMENT UNITS)
BUILDING #5 - 3/4 STORIES (70 APARTMENT UNITS)
BUILDING #6 - 3/4 STORIES (70 APARTMENT UNITS)
PHASE II - 30 TOWNHOUSE UNITS TOTAL
PHASE III - 42 TOWNHOUSE UNITS TOTAL

PHASING: THIS DEVELOPMENT MAY BE CONSTRUCTED IN 3 DIFFERENT PHASES.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE AND AS APPROVED BY THE ALBEMARLE COUNTY ZONING DEPARTMENT FOR THE PARKING REDUCTION WITHIN THE APARTMENT COMPLEX. OVERALL ALLOWABLE PARKING REDUCTION (PER PARKING REDUCTION REQUEST) IS 20%.

PARKING REQUIRED:
PHASE I
(1.5) PARKING SPACES PER 1-BEDROOM UNIT = 1.5 * 204 UNITS = 306 PARKING SPACES
(2) PARKING SPACES PER 2 OR 3 BEDROOM UNIT = 2 * 114 UNITS = 228 PARKING SPACES
TOTAL PARKING SPACES REQUIRED (PER ZONING ORDINANCE) = 534 PARKING SPACES
NOTE: THIS REFLECTS A 15% PARKING REDUCTION. OVERALL, A 20% PARKING REDUCTION WAS APPROVED DUE TO THE AVAILABILITY OF TRANSIT AND ACCESS TO SURROUNDING SERVICE AREAS.

PHASES II & III
(2) PARKING SPACES PER UNIT = 2 * 72 UNITS = 144 PARKING SPACES
(1) GUEST SPACE PER 4 UNITS = 72 UNITS / 4 = 18 PARKING SPACES
TOTAL PARKING SPACES REQUIRED (PER ZONING ORDINANCE) = 162 PARKING SPACES

PARKING PROVIDED:
469 SURFACE PARKING SPACES (INCLUDING 16 HANDICAP SPACES)
144 GARAGE & DRIVEWAY PARKING SPACES
20 ON STREET GUEST PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 633 PARKING SPACES TOTAL

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (1) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT TO THE EAVE OF THE ROOFS.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: SOUTH FORK RIVANNA RIVER WATERSHED

STREAM BUFFER: 100' WPO STREAM BUFFER EXIST ON THE PROPERTY ALONG ANY PERENNIAL STREAMS- SEE SHEET 3 FOR THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

PRESERVED/MANAGED SLOPES: BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE EXISTING CONDITIONS FOR THE LOCATION OF THE STEEP SLOPES.

FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.

AGRICULTURAL/FOREST DISTRICT: NONE

INGRESS/EGRESS: THE ENTRANCE TO THE PROPERTY IS PROPOSED ALONG ROUTE 29. IN ADDITION, THE SITE SHALL CONNECT TO ARCHER AVENUE EXTENDED AT THE SOUTHERN BOUNDARY. THERE IS ALSO A PROPOSED PEDESTRIAN/ BICYCLE CONNECTION TO RUBIN LANE AND A FUTURE EMERGENCY ACCESS CONNECTION TO DERBY LANE.

BUILDING HEIGHTS: NO MINIMUM HEIGHT AND 4 STORIES MAXIMUM HEIGHT (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET.
PROPOSED BUILDING HEIGHT TO EAVE OF THE ROOF: 29' - 10" +/-
NOTE: IF EAVE HEIGHTS EXCEED 30' IN HT., THEN THE ROADWAY OR TRAVELWAY WILL PROVIDE A 26' MIN. FIRE LANE FROM F/C-F/C.
NOTE: A SPECIAL EXCEPTION REQUEST (SE2023-00044) WAS APPROVED FOR RELIEF OF THE REQUIRED 15' STEPBACK FOR BUILDINGS GREATER THAN 3 STORIES OR 40' IN HEIGHT.

SETBACKS: BUILDING SETBACKS:
5' MIN. & 30' MAX. FRONT YARD BUILDING SETBACK
5' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
20' MIN. & NO MAX. REAR YARD BUILDING SETBACK

PARKING SETBACKS:
5' MIN. FRONT YARD PARKING SETBACK
6' MIN. SIDE YARD PARKING SETBACK
6' MIN. REAR YARD PARKING SETBACK

BUILDING FOOTPRINT: NO MINIMUM OR MAXIMUM BUILDING FOOTPRINTS. BUILDING FOOTPRINTS ARE SUBJECT TO COMPLIANCE WITH THE BUILDING ENVELOPES AS SHOWN ON THE APPROVED ZMA APPLICATION PLAN.

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

PUBLIC STREETS & TRAVELWAYS: CURB & GUTTER

BUILDING ARCHITECTURE: BUILDINGS AND HOUSES SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. THE BUILDING MATERIALS PALETTE SHALL INCLUDE BRICK AND HARDY PLANK, OR SIMILAR QUALITY MATERIALS.

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

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT COMPLIES WITH VA DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS.

FIRE FLOW: CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A) - FACTOR = 1.5
GROSS GROUND FLOOR AREA = 4,617 SF GROSS FLOOR AREA OF OTHER FLOORS = 36,932 SF
TOTAL GROSS BUILDING AREA = 41,549 SF
REQUIRED ISO FIRE FLOW = 3,657 NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLERS) = 1,750 GPM

IMPERVIOUS AREAS:

	PHASE I	PHASE II	PHASE III
ROADS & PARKING	181,800 SF	25,224 SF	43,367 SF
SIDEWALK & CONCRETE	40,150 SF	3,488 SF	9,335 SF
BUILDINGS	112,950 SF	29,720 SF	41,420 SF
TOTAL	334,900 SF	58,432 SF	94,122 SF

DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, A FIRE PREVENTION PLAN MEETING MUST OCCUR AND A FIRE PREVENTION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
3. THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
4. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL INTEGRITY OF EXISTING STORM SEWER STRUCTURES TO REMAIN AND REPLACE TOPS AS NECESSARY; THIS SHALL BE REFLECTED IN THE CONTRACTOR BID.
5. ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.
6. UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.
7. EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.
8. EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.
9. ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
10. BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

FIRE DEPARTMENT NOTES

1. VSFP 1408.1 PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. VSFP 1408.2 PREFIRE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
5. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
6. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
7. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
8. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
10. ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
11. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 1,500 GALLONS PER MINUTE.
15. FIRE LINES - A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND A PRESSURE TEST INSPECTION BY THE FIRE MARSHAL'S OFFICE.
21. LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.
22. VSFPC 503.3-FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY. FIRE APPARATUS ROADS 20' TO 26' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
23. VSFPC 505.1-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
24. VSFPC 507.5.1.1-HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FT WHERE APPROVED BY THE FIRE CODE OFFICIAL.
25. VSFPC 503.2.1-OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.
26. VSFPC 3312.1-AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
27. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
28. VSFPC 310.3; 310.5-NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING. SHOULD ANYONE FROM THE FIRE MARSHAL'S OFFICE WITNESS SMOKING/VAPING WITHIN THE CONSTRUCTION SITE, HE OR SHE MAY REQUEST A 24 HOUR STOP WORK ORDER FROM THE CITY BUILDING OFFICIAL.
29. VSFPC 3304.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
30. VSFPC 3304.6-CUTTING AND WELDING-OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
31. VSFPC 3315.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
32. VSFPC 3310.1-REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

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 VDOLI. CONTACT VDOLI 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.
9. DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED. BUILDER SHALL PLAN ACCORDINGLY.

COMMON OPEN SPACE:
25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE GREEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, TOT LOTS, A DOG PARK, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE. NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT. SEE SHEET 4 FOR OPEN SPACE ANALYSIS FOR THIS PROPOSED DEVELOPMENT.

BUFFERS & LANDSCAPING:
1. ROUTE 29 BUFFER: A 100' WIDE FORESTED BUFFER SHALL BE MAINTAINED ALONG ROUTE 29. A 30' PORTION OF THE BUFFER (ADJACENT TO THE DEVELOPMENT AREA) MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT, AND SHALL BE REPLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS. THE BUFFER MAY BE REDUCED OR MODIFIED IN THE LOCATION OF THE EXISTING VDOT STORMWATER MANAGEMENT FACILITY. LANDSCAPING WILL BE ADDED AROUND THE SWM FACILITY AS PERMITTED BY COUNTY, VDOT, AND DEQ REGULATIONS.
2. 20' PERIMETER UNDISTURBED BUFFER: A 20' NATURAL UNDISTURBED BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. ANY PORTION OF THE PERIMETER BUFFER THAT IS NOT CURRENTLY WOODED SHALL BE PLANTED AND SCREENED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.
3. 10' PERIMETER LANDSCAPING BUFFER: AN ADDITIONAL 10' LANDSCAPING BUFFER SHALL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. THIS BUFFER WILL BE ADJACENT TO THE 20' PERIMETER UNDISTURBED BUFFER. THE 10' LANDSCAPING BUFFER MAY BE WITHIN THE REAR YARD SETBACKS OF THE DEVELOPMENT. GRADING AND RETAINING WALLS ARE PERMITTED WITHIN THE LANDSCAPING BUFFER AREA. FENCING MAY ALSO BE INSTALLED WITHIN THE LANDSCAPING PERIMETER BUFFER (BETWEEN THE PERIMETER LANDSCAPING BUFFER AND THE PERIMETER UNDISTURBED BUFFER). ALL BUFFER PLANTINGS IN THIS AREA SHALL BE A MIXTURE OF DECIDUOUS AND EVERGREEN PLANTS AND SHALL BE PLANTED IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.

NOTE: ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE PERIMETER LANDSCAPING BUFFER AREAS AND WITHIN 30' OF THE ROUTE 29 BUFFER. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE PERIMETER LANDSCAPING BUFFER AREA. UTILITY CROSSINGS ARE PERMITTED WITHIN THE PERIMETER UNDISTURBED BUFFER AREAS. ALL BUFFERS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

SITE NOTES

1. CONTRACTOR SHALL OBTAIN A TEMPORARY STREET CLOSURE PERMIT FOR CLOSURE OF SIDEWALKS, PARKING SPACES & ROADWAYS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION IN THESE EXISTING AREAS.
2. PROPOSED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF BEHIND THE PARAPET OF THE PROPOSED BUILDINGS. MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF A BUILDING OR STRUCTURE SHALL BE HIDDEN BEHIND A WALL OR OTHER SOLID ENCLOSURE, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OR SUCH EQUIPMENT, SUCH WALL TO BE CONSTRUCTED OF A MATERIAL HARMONIOUS WITH THE FACADE OF THE BUILDING OR STRUCTURE. MECHANICAL EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC RIGHTS-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN S-3 SCREEN SHALL BE PROVIDED, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT. THE SCREENING MATERIALS SHALL BE LOCATED IN SUCH A MANNER TO MOST EFFECTIVELY REFLECT NOISE AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.
3. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH APPLICABLE CODE SECTIONS. DUMPSTERS SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
4. ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED.
5. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
6. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
7. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
8. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
9. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.
10. RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
11. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET 2006 IBC SECTION 3409 REQUIREMENTS FOR ACCESSIBILITY AND VA USBC 103.3 FOR CHANGE OF OCCUPANCY.
12. PRIOR TO BUILDING PERMIT APPROVAL, THE BUILDING PLANS MUST MEET THE REQUIREMENTS OF BOTH THE 2012 VA CONSTRUCTION CODE (VCC) 1007.1 & 2015 VCC 1009.1 BOTH REQUIRE TWO ACCESSIBLE MEANS OF EGRESS FOR EACH BUILDING.
13. BUILDING FOUNDATIONS SHALL MEET THE REQUIREMENTS OF THE 2012 OR 2015 VA CONSTRUCTION CODE 1808.7.2 "FOUNDATION SETBACK FROM DESCENDING SLOPES".
14. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
15. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
16. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
17. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
18. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
19. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
20. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS 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 UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.
3. NO BUILDING OR WALL FOUNDATION SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY STORM, SANITARY, WATER, OR GAS LINE. ANY COST INCURRED FOR REMOVING, RELOCATIONS, OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE.
4. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS 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 WITH 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.
6. CONTRACTOR SHALL EXERCISE CARE TO ENSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
8. THE ADJUSTMENT OF ALL MANHOLE TOPES, WATER VALVE BOXES, GAS VALVE BOXES, AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
9. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
10. ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
11. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
12. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3'.
13. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.
14. AT ALL UTILITY CROSSINGS A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY SEWER LINE.
15. CONTRACTOR SHALL CONTACT IRENE PETERSON OF CHARLOTTESVILLE GAS ONCE CONSTRUCTION HAS BEGUN (434-970-3812.)
16. CONTRACTOR SHALL VERIFY ALL UTILITY TIE-IN CONNECTIONS TO EXISTING OR UNDER CONSTRUCTION INFRASTRUCTURE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED UTILITIES.
17. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
18. SIGNS AND MARKINGS TO DELINEATE FIRE LANES, AS DESIGNATED BY THE FIRE OFFICIAL, SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
19. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
20. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
21. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
22. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
23. PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.
24. ALL CURB & GUTTER MUST BE INSTALLED AND FINAL GRADE MUST BE WITHIN 6" PRIOR TO THE INSTALLATION OF ANY GAS MAIN.

GRADING & DRAINAGE NOTES

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND 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. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. ½" PREMOLDED 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 STEP ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM UNLESS MORE STRINGENT REQUIREMENTS DICTATE OTHERWISE.
6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK, AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PERMIT WILL BE MADE FOR THIS WORK.
7. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER.
8. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
9. 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.
10. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. 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 AS NOTED ON THE PLANS IS REQUIRED.
12. 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.
13. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
14. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
15. CLASS I RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' IF APPROVED BY THE CITY ENGINEER.
16. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
17. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
18. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
19. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.
20. BUILDING AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC STORM, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTEGRAL PART OF THE UTILITY SYSTEM.
21. MINIMUM DEPTH OF COVER FOR STORM SEWER SHALL BE 3'.
22. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
23. ALL PUBLIC STORM SEWER SHALL BE RCP OR HDPE & SHALL HAVE A MINIMUM OF 15" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
24. ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS. AND IN ACCORDANCE WITH SECTION 403.3, THE CROSS SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 2% . ADDITIONALLY, ANY CHANGE IN LEVEL GREATER THAN ½" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
25. CONTRACTOR SHALL INSTALL, AND MODIFY AS NECESSARY THE EXISTING RETAINING WALLS BEING UTILIZED, AND ENSURE HANDRAILS AND GUARDRAILS ARE LOCATED ON ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT CITY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2012 VA CONSTRUCTION CODE 1013 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
26. FINAL DESIGN OF THE BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
27. DURING CONSTRUCTION THE ACTUAL WALL HEIGHTS MAY VARY FROM THE EXISTING & DESIGN ELEVATIONS. THE CONTRACTOR SHALL CONSULT A PROFESSIONAL LICENSED STRUCTURAL ENGINEER FOR THE CONSTRUCTION OF ANY RETAINING WALL. DESIGNS ARE NOT FURNISHED BY COLLINS ENGINEERING AND ALL FINAL DESIGNS OF THE RETAINING WALLS SHALL BE PROVIDED TO COLLINS ENGINEERING PRIOR TO CONSTRUCTION FOR VERIFICATION. WALL DESIGN SHALL INCORPORATE ALL SITE PLANIMETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
28. CONTRACTOR SHALL GRADE THE AREAS SURROUNDING THE PROPOSED BUILDINGS SUCH THAT RUNOFF DRAINS AWAY FROM IT, ENSURING POSITIVE DRAINAGE AT ALL TIMES. PATIOS, SIDEWALKS AND PAVEMENT SHALL BE SLOPED AWAY FROM THE BUILDING WITH A MAXIMUM ¼" PER 1' CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROUTES AND PERVIOUS LANDSCAPING SHALL BE SLOPED A MINIMUM OF ½" PER 1' FOR THE INITIAL 10' WHERE LOCATED WITHIN THE PROPERTY LIMITS.
29. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE PARKING LOT. THE SITE SHALL HAVE POSITIVE DRAINAGE THROUGHOUT AND SHALL DIRECT RUNOFF TO PROPOSED OR EXISTING DRAINAGE STRUCTURES.
30. CONTRACTOR SHALL VERIFY ALL TIE-IN CONNECTIONS FOR THE PARKING LOTS TO THE EXISTING ROADS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB, ROADWAY & PAVEMENT CONNECTIONS TO EXISTING ROADS, PRIOR TO ANY CONCRETE OR PAVEMENT BEING PLACED.
31. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL PARKING LOTS, SANITARY SEWER CLEANOUTS, WATER METERS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF CURBING, 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.
32. ALL STORM DRAIN LINES LOCATED WITHIN PUBLIC CITY RIGHT OF WAY SHALL BE CONSTRUCTED WITH CLASS III RCP AND SHALL HAVE A MINIMUM DIAMETER OF 15" WITH A MINIMUM SLOPE OF 0.50%.
33. ALL STORM DRAIN LINES ON PRIVATE PROPERTY, SHALL BE CLASS III RCP OR HDPE WITH MINIMUM STONE BED REQUIREMENTS.
34. CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. FOUNDATION PLANTINGS SHALL BE PLANTED IN THE FRONT OF THE BUILDING, OUTSIDE THE LIMITS OF THE SIGHT DISTANCE. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
35. CONTRACTOR TO REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS AND REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
36. CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET.

SITE PLAN LEGEND

EXISTING CONDITIONS & DEMOLITION

- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CONTOURS
- EXISTING CURBING
- EXISTING VEGETATION
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER STRUCTURE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE
- PORTION OF EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT FOR MILL & OVERLAY
- EXISTING CONCRETE SIDEWALK ALONG SOUTH 1ST STREET TO BE REMOVED
- EXISTING CURBING TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED
- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER PIPE
- EXISTING STORM SEWER PIPE
- OHE — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- GAS — EXISTING GASLINE
- EXISTING UTILITIES TO BE REMOVED

PROPOSED

- PROPOSED PROJECT BOUNDARY
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED RIGHT-OF-WAY DEDICATION AREA
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE CROSSWALK
- PROPOSED PATIO/DECK
- PROPOSED SEGMENTED RETAINING WALL
- PROPOSED LOCATION OF POTHOLE FOR UTILITY INSTALLATION WITHIN CITY ROW
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BIKE RACK
- PROPOSED STORM SEWER PIPE
- PROPOSED YARD DRAINAGE SYSTEM
- PROPOSED STORM SEWER STRUCTURE
- S — S — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- W — W — PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- GAS — PROPOSED GASLINE
- UGP — PROPOSED UNDERGROUND POWER

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
07/01/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: GENERAL PROJECT NOTES

JOB NO. 232220

SCALE N/A

SHEET NO. 2

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

June 27, 2024

Steven Blaine
Woods Rogers Vandeveer & Black
123 East Main Street, 5th Floor
Charlottesville, VA 22902

RE: ZMA202300012 Holly Hills Action Letter

Dear Mr. Blaine,

On June 5, 2024, the Board of Supervisors took action on the above noted Zoning Map Amendment on Tax Map Parcel Numbers 046000000028A0; 046000000028B0; 046000000028I0; 046000000028J0; 046000000028K0; 046000000028E0; 046000000028F0 and 046000000028L0 in the Rivanna District.

The Zoning Map Amendment was approved by the Board's adoption of the attached Ordinance No. 24-A(11).

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved ZONING MAP AMENDMENT; and**
- **approval of and compliance with a SITE PLAN.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

Cc: Scott Collins
Collins Engineering
scott@collins-engineering.com

Dominion Realty Partners, LLC
101 N. 5th Street, Suite B
Richmond VA 23219
mcampbell@drp-llc.com

Peter Zoulis & Cythia Zoulis
8309 Colebrook Rd
Richmond VA 23227

ORDINANCE NO. 24-A(11)
ZMA 2023-00012

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCELS 04600-00-00-028A0, 04600-00-00-028B0, 04600-00-00-028E0, 04600-00-00-028F0, 04600-00-00-028I0, 04600-00-00-028J0, 04600-00-00-028K0, AND 04600-00-00-028L0

WHEREAS, an application was submitted to rezone Parcels 04600-00-00-028A0, 04600-00-00-028B0, 04600-00-00-028E0, 04600-00-00-028F0, 04600-00-00-028I0, 04600-00-00-028J0, 04600-00-00-028K0, and 04600-00-00-028L0 from R-1 Residential to Planned Residential Development (PRD); and

WHEREAS, on April 9, 2024, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2023-00012;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2023-00012 and their attachments, including the Project Narrative last revised December 18, 2023 and the information presented at the public hearings, any written comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code § 18-19.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2023-00012 with the Project Narrative entitled "Holly Hills Zoning Map Amendment Application Narrative," last revised on December 18, 2023.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a meeting held on June 5, 2024.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	Y	___
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Mr. Pruitt	Y	___

County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext. 3226

June 27, 2024

Steven Blaine
Woods Rogers Vandeveer & Black
123 East Main Street, 5th Floor
Charlottesville, VA 22902
steven.blaine@wrvblaw.com

RE: SE202300044 Holly Hills Stepback Waiver Action Letter

Dear Mr. Blaine,

On June 5, 2024, the Board of Supervisors took action on the above noted Special Exception on Tax Map Parcel Numbers 046000000028A0; 046000000028B0; 046000000028I0; 046000000028J0; 046000000028K0; 046000000028E0; 046000000028F0 and 046000000028L0 in the Rivanna District.

The Special Exception was approved by the Board's adoption of the attached Resolution.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved SPECIAL EXCEPTION.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

Cc: Scott Collins
Collins Engineering
scott@collins-engineering.com

Old Palmyra Hotel LLC
2121 Wisteria Dr
Charlottesville VA 22911

Frances B. and Willard Howard Birkhead Family Trust
1312 B East Market St
Charlottesville VA 22902

RESOLUTION TO APPROVE SE2023-00044
HOLLY HILLS STEPBACK WAIVER

WHEREAS, upon consideration of the staff reports prepared for SE2023-00044 Holly Hills Stepback Waiver and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-4.19, 18-8.2, and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed waiver:

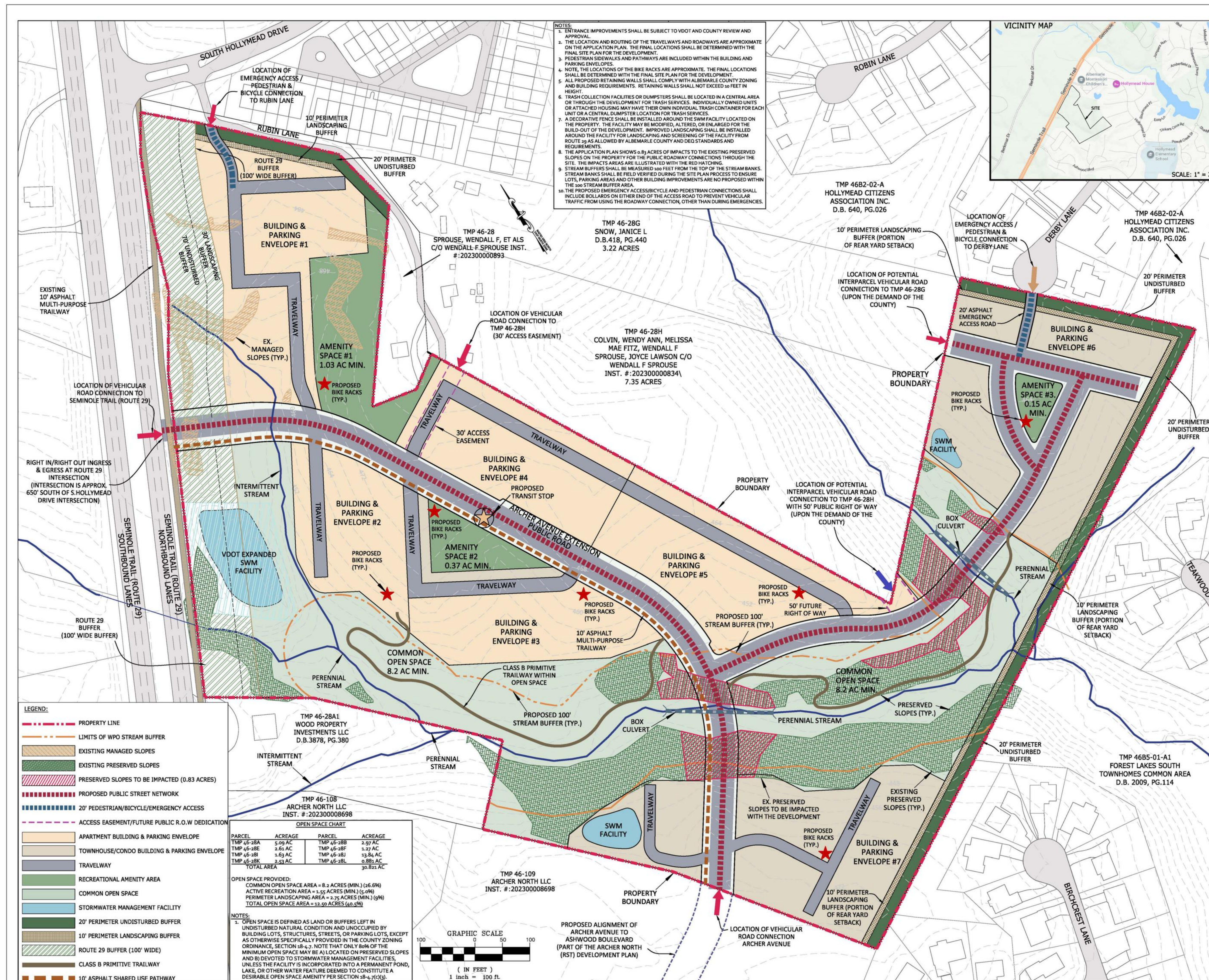
(i) would be consistent with the intent and purposes of the planned development district under the particular circumstances, and satisfy all other applicable requirements of County Code § 18-8;
(ii) would be consistent with planned development design principles; and
(iii) would not adversely affect the public health, safety, or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to waive the 15-foot stepback requirement of County Code § 18-4.19.5 on Parcels 04600-00-00-028A0, 04600-00-00-028B0, 04600-00-00-028E0, 04600-00-00-028F0, 04600-00-00-028I0, 04600-00-00-028J0, 04600-00-00-028K0, and 04600-00-00-028L0.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a meeting held on June 5, 2024.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	Y	___
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Mr. Pruitt	Y	___



NOTES:
1. ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
2. THE LOCATION AND ROUTING OF THE TRAVELWAYS AND ROADWAYS ARE APPROXIMATE ON THE APPLICATION PLAN. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
3. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
4. NOTE, THE LOCATIONS OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
5. ALL PROPOSED RETAINING WALLS SHALL COMPLY WITH ALBEMARLE COUNTY ZONING AND BUILDING REQUIREMENTS. RETAINING WALLS SHALL NOT EXCEED 10 FEET IN HEIGHT.
6. TRASH COLLECTION FACILITIES OR DUMPSTERS SHALL BE LOCATED IN A CENTRAL AREA OR THROUGH THE DEVELOPMENT FOR TRASH SERVICES. INDIVIDUALLY OWNED UNITS OR ATTACHED HOUSING MAY HAVE THEIR OWN INDIVIDUAL TRASH CONTAINER FOR EACH UNIT OR A CENTRAL DUMPSTER LOCATION FOR TRASH SERVICES.
7. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE SWM FACILITY LOCATED ON THE PROPERTY. THE FACILITY MAY BE MODIFIED, ALTERED, OR ENLARGED FOR THE BUILD-OUT OF THE DEVELOPMENT. IMPROVED LANDSCAPING SHALL BE INSTALLED AROUND THE FACILITY FOR LANDSCAPING AND SCREENING OF THE FACILITY FROM ROUTE 29 AS ALLOWED BY ALBEMARLE COUNTY AND DEQ STANDARDS AND REQUIREMENTS.
8. THE APPLICATION PLAN SHOWS 0.83 ACRES OF IMPACTS TO THE EXISTING PRESERVED SLOPES ON THE PROPERTY FOR THE PUBLIC ROADWAY CONNECTIONS THROUGH THE SITE. THE IMPACTS AREAS ARE ILLUSTRATED WITH THE RED HATCHING.
9. STREAM BUFFERS SHALL BE MEASURED 100 FEET FROM THE TOP OF THE STREAM BANKS. STREAM BANKS SHALL BE FIELD VERIFIED DURING THE SITE PLAN PROCESS TO ENSURE LOTS, PARKING AREAS AND OTHER BUILDING IMPROVEMENTS ARE NO PROPOSED WITHIN THE 100 STREAM BUFFER AREA.
10. THE PROPOSED EMERGENCY ACCESS/BICYCLE AND PEDESTRIAN CONNECTIONS SHALL INCLUDE BOLLARDS ON EITHER END OF THE ACCESS ROAD TO PREVENT VEHICULAR TRAFFIC FROM USING THE ROADWAY CONNECTION, OTHER THAN DURING EMERGENCIES.

OPEN SPACE CHART

PARCEL	ACREAGE	PARCEL	ACREAGE
TMP 46-28A	5.09 AC	TMP 46-28B	2.97 AC
TMP 46-28E	2.61 AC	TMP 46-28F	1.27 AC
TMP 46-28I	1.63 AC	TMP 46-28J	13.84 AC
TMP 46-28K	2.53 AC	TMP 46-28L	0.881 AC
TOTAL AREA			30.821 AC

OPEN SPACE PROVIDED:
COMMON OPEN SPACE AREA = 8.2 ACRES (MIN.) (26.6%)
ACTIVE RECREATION AREA = 1.55 ACRES (MIN.) (5.0%)
PERIMETER LANDSCAPING AREA = 2.75 ACRES (MIN.) (9%)
TOTAL OPEN SPACE AREA = 12.50 ACRES (40.5%)

NOTES:
1. OPEN SPACE IS DEFINED AS LAND OR BUFFERS LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 18-4.7(c)(3).

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

REVISIONS	
DATE	DESCRIPTION
09/18/23	INITIAL SUBMITTAL
12/18/23	RESUBMITTAL TO ALBEMARLE COUNTY

HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)
PLANNED RESIDENTIAL DEVELOPMENT
APPLICATION PLAN
RIVANNA MAGISTERIAL DISTRICT

DATE SEPTEMBER 18, 2023
SCALE 1" = 100'
SHEET 1 OF 4

GENERAL NOTES

OWNERS:
04600-00-00-028A0
ZOULIS, THERAPHIA CYNTHIA & PETER A
8309 COLEBROOK ROAD
CHARLOTTESVILLE, VA 22902

04600-00-00-028B0, 04600-00-00-028I00, 04600-00-00-028K0, & 04600-00-00-028J0
BIRCKHEAD, FRANCIS B & WILLARD HOWARD
BIRCKHEAD FAMILY TRUST ETAL
1312-B EAST MARKET STREET
CHARLOTTESVILLE, VA 22902

04600-00-00-028F0 & 04600-00-00-028L0
OLD PALMYRA HOTEL LLC
2121 WISTERIA DRIVE
CHARLOTTESVILLE, VA 22911

04600-00-00-028E0
WALL, REBECCA
200 MAYFIELD LANE
WAYNESBORO, VA 22980

DEVELOPER: STONEY POINT DEVELOPMENT GROUP & DOMINION REALTY PARTNERS LLC
200 GARRETT STREET, SUITE O, CHARLOTTESVILLE, VA 22902
501 FAYETTEVILLE STREETS, SUITE 100, RALEIGH, NC 27601

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

TAX MAP & ZONING:

46-28A (5.09 ACRES) D.B. 650, PG. 507 R-1 RESIDENTIAL	46-28B (2.97 ACRES) W.B.128, PG. 719 R-1 RESIDENTIAL	46-28E (2.61 ACRES) D.B. 5194, PG. 159 R-1 RESIDENTIAL	46-28F (1.27 ACRES) D.B. 4693, PG. 632 R-1 RESIDENTIAL
46-28I (1.63 ACRES) W.B.128, PG. 719 R-1 RESIDENTIAL	46-28J (13.84 ACRES) W.B.128, PG. 719 R-1 RESIDENTIAL	46-28K (2.53 ACRES) W.B.128, PG. 719 R-1 RESIDENTIAL	46-28L (0.881 ACRES) D.B. 4693, PG. 642 R-1 RESIDENTIAL

TOTAL PROJECT AREA: 30.821 ACRES

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
NOTE: THE PROPERTIES SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS - MANAGED SLOPES OVERLAY DISTRICT, PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR OVERLAY DISTRICT, & AIRPORT IMPACT AREA OVERLAY DISTRICT.

TOPOGRAPHY: BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN AUGUST, 2023. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023. TOPOGRAPHIC SURVEY IS FROM ALBEMARLE COUNTY GIS DATA SURVEY.

DATUM: NAVD 1988

BURIAL SITES: NO KNOWN CEMETERIES ON THE PROPERTIES

GROSS/NET DENSITY: OVERALL GROSS & NET DENSITY CALCULATIONS (BASED ON THE ALBEMARLE COUNTY GIS COMPREHENSIVE PLAN MAPS):
PRIVATE OPEN SPACE (ZERO DUA): 10.291 ACRES x 0 DUA = 0 UNITS (MIN. & MAX.)
URBAN DENSITY DENSITY RESIDENTIAL (6.01-34 UNITS/ACRE) x 20.53 ACRES= 123 UNITS (MIN.) & 698 UNITS (MAX.)
OVERALL ALLOWABLE DENSITY: 123 UNITS (MIN.) & 698 UNITS (MAX.)

TOTAL PROPOSED UNITS WITH REZONING: 320 UNITS (MIN.) & 410 UNITS (MAX.)
TOTAL PROPOSED GROSS DENSITY: 10 DUA (MIN.) & 13 DUA (MAX.)
TOTAL PROPOSED NET DENSITY: 15 DUA (MIN.) & 20 DUA (MAX.)

ALLOWABLE USES: THE PERMITTED USES FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH SECTION 19.3.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR A PRD DISTRICT. THE REZONING PROPOSES A MIXTURE OF SINGLE FAMILY ATTACHED (TOWNHOUSE) UNITS, MULTI-FAMILY CONDOMINIUMS, AND MULTI-FAMILY APARTMENT UNITS.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (1) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT TO THE EAVE OF THE ROOFS.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: SOUTH FORK RIVANNA RIVER WATERSHED

STREAM BUFFER: 100' WPO STREAM BUFFER EXIST ON THE PROPERTY ALONG ANY PERENNIAL STREAMS- SEE SHEETS 1 & 3 FOR THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

PRESERVED/MANAGED SLOPES: BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE SHEETS 1 & 3 FOR THE LOCATION OF THE STEEP SLOPES.

FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.

INGRESS/EGRESS: THE ENTRANCE TO THE PROPERTY IS PROPOSED ALONG ROUTE 29. IN ADDITION, THE SITE SHALL CONNECT TO ARCHER AVENUE EXTENDED AT THE SOUTHERN BOUNDARY AND TO RUBIN LANE ALONG THE NORTHERN BOUNDARY. THERE IS ALSO A PROPOSED EMERGENCY ACCESS CONNECTION AND PEDESTRIAN/ BICYCLE CONNECTION TO DERBY LANE.

BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 48 FEET.
NOTE: 1. APPURTENANCES INCLUDING PERGOLAS, TRELLISES, AND STAIRWELLS FOR ROOFTOP ACCESS MAY EXTEND TO A HEIGHT OF 54' FOR THE ROOFTOP ACCESSORIES.
2. A SPECIAL EXCEPTION REQUEST HAS BEEN SUBMITTED WITH THIS APPLICATION FOR RELIEF OF THE 15' STEPBACK REQUIREMENT FOR BUILDINGS THAT ARE GREATER THAN 3 STORIES OR 40' IN HEIGHT.

SETBACKS: BUILDING SETBACKS:
5' MIN. & 30' MAX. FRONT YARD BUILDING SETBACK
5' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
20' MIN. & NO MAX. REAR YARD BUILDING SETBACK

PARKING SETBACKS:
5' MIN. FRONT YARD PARKING SETBACK
6' MIN. SIDE YARD PARKING SETBACK
6' MIN. REAR YARD PARKING SETBACK

BUILDING ARCHITECTURE: BUILDINGS AND HOUSES SHALL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES, PROJECTIONS, AND OTHER ELEMENTS THAT WILL CREATE A COHESIVE APPEARANCE AND WILL PROVIDE ARTICULATED FEATURES AND DETAILING TO ADD VISUAL INTEREST AND ELIMINATE BLANK WALLS. THE BUILDING MATERIALS PALETTE SHALL INCLUDE BRICK AND HARDY PLANK, OR SIMILAR QUALITY MATERIALS.

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, 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 WILL MEET STATE REQUIREMENTS AND MAY INCLUDE A NUMBER OF BMP PRACTICES, SUCH AS BIOFILTERS, STORMWATER RETENTION PONDS, WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

BUFFERS & LANDSCAPING:
1. ROUTE 29 BUFFER: A 100' WIDE FORESTED BUFFER SHALL BE MAINTAINED ALONG ROUTE 29. A 30' PORTION OF THE BUFFER (ADJACENT TO THE DEVELOPMENT AREA) MAY BE DISTURBED FOR GRADING WITHIN THE DEVELOPMENT, AND SHALL BE REPLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS. THE BUFFER MAY BE REDUCED OR MODIFIED IN THE LOCATION OF THE EXISTING VDOT STORMWATER MANAGEMENT FACILITY. LANDSCAPING WILL BE ADDED AROUND THE SWM FACILITY AS PERMITTED BY COUNTY, VDOT, AND DEQ REGULATIONS.
2. 20' PERIMETER UNDISTURBED BUFFER: A 20' NATURAL UNDISTURBED BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. ANY PORTION OF THE PERIMETER BUFFER THAT IS NOT CURRENTLY WOODED SHALL BE PLANTED AND SCREENED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.
3. 10' PERIMETER LANDSCAPING BUFFER: AN ADDITIONAL 10' LANDSCAPING BUFFER SHALL BE PROVIDED ALONG THE EASTERN AND NORTHERN BOUNDARIES ADJACENT TO THE EXISTING HOLLYMEAD AND FOREST LAKES NEIGHBORHOODS, AS SHOWN ON THE APPLICATION PLAN. THIS BUFFER WILL BE ADJACENT TO THE 20' PERIMETER UNDISTURBED BUFFER. THE 10' LANDSCAPING BUFFER MAY BE WITHIN THE REAR YARD SETBACKS OF THE DEVELOPMENT. GRADING AND RETAINING WALLS ARE PERMITTED WITHIN THE LANDSCAPING BUFFER AREA. FENCING MAY ALSO BE INSTALLED WITHIN THE LANDSCAPING PERIMETER BUFFER (BETWEEN THE PERIMETER LANDSCAPING BUFFER AND THE PERIMETER UNDISTURBED BUFFER). ALL BUFFER PLANTINGS IN THIS AREA SHALL BE A MIXTURE OF DECIDUOUS AND EVERGREEN PLANTS AND SHALL BE PLANTED IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS FOR BUFFER PLANTINGS.

NOTE: ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE PERIMETER LANDSCAPING BUFFER AREAS AND WITHIN 30' OF THE ROUTE 29 BUFFER. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE PERIMETER LANDSCAPING BUFFER AREA. UTILITY CROSSINGS ARE PERMITTED WITHIN THE PERIMETER UNDISTURBED BUFFER AREAS. ALL BUFFERS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

COMMON OPEN SPACE: 25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. PEDESTRIAN PATHWAYS MAY BE INSTALLED THROUGHOUT THE GREEN SPACE AREAS. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, TOT LOTS, A DOG PARK, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND IN ACCORDANCE WITH SECTION 4.16 OF THE ALBEMARLE COUNTY CODE. NOTE, AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.

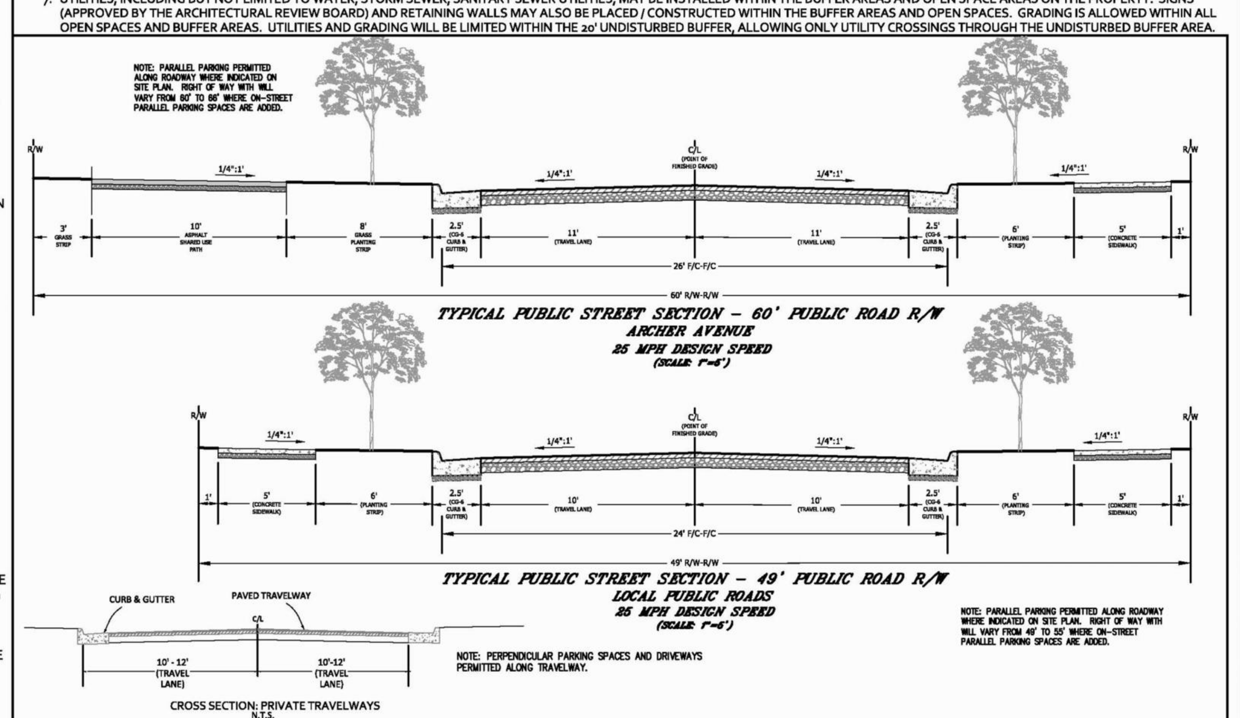
AFFORDABLE HOUSING: A MINIMUM OF 15% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED BELOW:

FOR-RENT AFFORDABLE DWELLING UNITS:
A. RENTAL RATES: THE NET RENT FOR EACH RENTAL HOUSING UNIT WHICH WILL QUALIFY AS AN AFFORDABLE DWELLING UNIT ("FOR-RENT AFFORDABLE DWELLING UNIT") WILL NOT EXCEED HUD'S AFFORDABILITY STANDARD OF THIRTY PERCENT (30%) OF THE INCOME OF A HOUSEHOLD MAKING EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED BY HUD FROM TIME TO TIME). IN EACH SUBSEQUENT CALENDAR YEAR, THE MONTHLY NET RENT FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT MAY BE INCREASED UP TO THREE PERCENT (3%). THE TERM "NET-RENT" MEANS THAT THE RENT DOES NOT INCLUDE TENANT-PAID UTILITIES OR HOMEOWNERS ASSOCIATION FEES. THE REQUIREMENT THAT THE RENTS FOR SUCH FOR-RENT AFFORDABLE DWELLING UNITS MAY NOT EXCEED THE MAXIMUM RENTS ESTABLISHED IN THIS SECTION WILL APPLY FOR A PERIOD OF TEN (10) YEARS FOLLOWING THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE COUNTY FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, OR UNTIL THE UNITS ARE SOLD AS LOW OR MODERATE COST UNITS QUALIFYING AS SUCH UNDER EITHER THE VHDA, FARMERS HOME ADMINISTRATION, OR HOUSING AND URBAN DEVELOPMENT, SECTION 8, WHICHEVER COMES FIRST (THE "AFFORDABLE TERM").
B. CONVEYANCE OF INTEREST: ALL DEEDS CONVEYING ANY INTEREST IN THE FOR-RENT AFFORDABLE DWELLING UNITS DURING THE AFFORDABLE TERM WILL CONTAIN LANGUAGE RECITING THAT SUCH UNIT IS SUBJECT TO THE TERMS OF THIS SECTION. IN ADDITION, ALL CONTRACTS PERTAINING TO A CONVEYANCE OF ANY FOR-RENT AFFORDABLE DWELLING UNIT, OR ANY PART THEREOF, DURING THE AFFORDABLE TERM WILL CONTAIN A COMPLETE AND FULL DISCLOSURE OF THE RESTRICTIONS AND CONTROLS ESTABLISHED BY THIS SECTION. AT LEAST THIRTY (30) DAYS PRIOR TO THE CONVEYANCE OF ANY INTEREST IN ANY FOR-RENT AFFORDABLE DWELLING UNIT DURING THE AFFORDABLE TERM, THE THEN-CURRENT OWNER WILL NOTIFY THE COUNTY IN WRITING OF THE CONVEYANCE AND PROVIDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE POTENTIAL GRANTEE, AND STATE THAT THE REQUIREMENTS OF THIS SECTION HAVE BEEN SATISFIED.
C. REPORTING RENTAL RATES: DURING THE AFFORDABLE TERM, WITHIN THIRTY (30) DAYS OF EACH RENTAL OR LEASE TERM FOR EACH FOR-RENT AFFORDABLE DWELLING UNIT, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE HOUSING OFFICE A COPY OF THE RENTAL OR LEASE AGREEMENT FOR EACH SUCH UNIT RENTED THAT SHOWS THE RENTAL RATE FOR SUCH UNIT AND THE TERM OF THE RENTAL OR LEASE AGREEMENT. IN ADDITION, DURING THE AFFORDABLE TERM, THE APPLICANT OR ITS SUCCESSOR WILL PROVIDE TO THE COUNTY, IF REQUESTED, ANY REPORTS, COPIES OF RENTAL OR LEASE AGREEMENTS, OR OTHER DATA PERTAINING TO RENTAL RATES AS THE COUNTY MAY REASONABLY REQUIRE.

FOR-SALE AFFORDABLE DWELLING UNITS:
THE OWNER MAY MEET THE AFFORDABLE HOUSING REQUIREMENT BY CONSTRUCTING AFFORDABLE DWELLING UNITS. FOR PURPOSES OF THIS SECTION, "AFFORDABLE DWELLING UNIT" SHALL MEAN ANY UNIT AFFORDABLE TO HOUSEHOLDS WITH INCOMES LESS THAN EIGHTY PERCENT (80%) OF THE AREA MEDIAN INCOME (AS DETERMINED FROM TIME TO TIME BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT) SUCH THAT HOUSING COSTS CONSISTING OF PRINCIPAL, INTEREST, REAL ESTATE TAXES AND HOMEOWNERS INSURANCE (PIT) DO NOT EXCEED THIRTY PERCENT (30%) OF THE GROSS HOUSEHOLD INCOME; PROVIDED, HOWEVER; THAT IN NO EVENT SHALL THE SELLING PRICE FOR SUCH AFFORDABLE UNITS BE MORE THAN SIXTY-FIVE PERCENT (65%) OF THE APPLICABLE VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA) MAXIMUM SALES PRICE / LOAN LIMIT FOR FIRST-TIME HOMEBUYER PROGRAMS AT THE BEGINNING OF THE 180-DAY PERIOD, HEREOF (THE "VHDA LIMIT"). THE OWNER SHALL IMPOSE BY CONTRACT THE RESPONSIBILITY HEREIN OF CONSTRUCTING AND SELLING THE AFFORDABLE DWELLING UNITS TO ANY SUBSEQUENT OWNER OR DEVELOPER OF THE PROPERTY (OR ANY PORTION THEREOF). SUCH SUBSEQUENT OWNER(S) AND/OR DEVELOPER(S) SHALL SUCCEED TO THE OBLIGATIONS OF THE OWNER UNDER THIS SECTION; AND THE "OWNER" SHALL REFER TO SUCH SUBSEQUENT OWNER(S) AND/OR DEVELOPER(S), AS APPLICABLE.

TRACKING: EACH SITE PLAN(S) WILL DESIGNATE THE AFFORDABLE UNITS ON THE PLAN(S).

NOTES:
1. THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
2. EXACT LOCATION OF TRAVELWAYS AND ROADWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
3. ALL TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR BY THE APARTMENT COMPLEX MANAGEMENT SERVICES.
4. ALL ROADWAYS AND ROADWAY FRONTAGE IMPROVEMENTS SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
5. INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE DEVELOPMENT SHALL CONNECT THE COMMON OPEN SPACES PROVIDING A PEDESTRIAN NETWORKS THROUGH THE DEVELOPMENT AS SHOWN ON THE APPLICATION PLAN. THE SIDEWALKS AND PATHWAYS SHALL MEET VDOT AND ALBEMARLE COUNTY STANDARDS.
6. THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.
7. UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, STORM SEWER, SANITARY SEWER UTILITIES, MAY BE INSTALLED WITHIN THE BUFFER AREAS AND OPEN SPACE AREAS ON THE PROPERTY. SIGNS (APPROVED BY THE ARCHITECTURAL REVIEW BOARD) AND RETAINING WALLS MAY ALSO BE PLACED / CONSTRUCTED WITHIN THE BUFFER AREAS AND OPEN SPACES. GRADING IS ALLOWED WITHIN ALL OPEN SPACES AND BUFFER AREAS. UTILITIES AND GRADING WILL BE LIMITED WITHIN THE 20' UNDISTURBED BUFFER, ALLOWING ONLY UTILITY CROSSINGS THROUGH THE UNDISTURBED BUFFER AREA.



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

REVISIONS	
DATE	DESCRIPTION
09/18/23	INITIAL SUBMITTAL
12/18/23	RESUBMITTAL TO ALBEMARLE COUNTY

HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)
PLANNED RESIDENTIAL DEVELOPMENT
GENERAL PROJECT NOTES & DETAILS
RIVANNA MAGISTERIAL DISTRICT

DATE SEPTEMBER 18, 2023
SCALE N/A
SHEET 2 OF 4

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
07/01/24
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN
SHEET TITLE: REZONING & SPECIAL EXCEPTION

JOB NO. 232220
SCALE N/A
SHEET NO. 2A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

HOLLYMEAD DRIVE

TMP 46B2-01--1
HOLLYMEAD TOWN CENTER OWNERS ASSOCIATION, INC.
D.B. 640 P. 26
D.B. 531 P. 307 PLAT

TMP 46B2-01-12-E
D.B. 4400 P. 488

TMP 46B2-01-12-D
BEVERLY L. ROBINSON
D.B. 3400 P. 296

TMP 46B2-01-12-C
D.B. 3225 P. 588

TMP 46B2-01-12-B
LAMARON MUZ
INST.#2022-3882

TMP 46B2-01-12-A
D.B. 4400 P. 488

TMP 46B2-01-11-F
D.B. 3189 P. 633

TMP 46B2-01-11-E
NATHON ANNARELLA &
D.B. 4662 P. 305
D.B. 4662 P. 310

TMP 46B2-01-11-D
ZACHARY DAVID SMITH &
D.B. 5442 P. 317

TMP 46B2-01-11-C
D.B. 712 P. 395

TMP 46B2-01-11-B

TMP 46B2-01-11-A

TMP 46B2-01-10-A
DYLAN MICHAEL SPADE &
INST.#2022-2896

TMP 46B2-01-10-B
LESCO INCORPORATED
D.B. 712 P. 395

RUBIN LANE
20' PRIVATE R.O.W. (DB 327, PG 117)

111.165'
N45° 44' 54.97"W

258.159'
N43° 32' 02.08"W

D.B. 298 P. 470 (EX.8)
D.B. 326 P. 91 (EX.5A) (EX.7A)
D.B. 327 P. 117 (EX.7A)
D.B. 347 P. 103 (EX.5A) (EX.7A)
D.B. 392 P. 29 (EX.8) (EX.5A) (EX.7A)
D.B. 414 P. 234 (EX.8) (EX.5A)
D.B. 462 P. 473 (EX.8) (EX.16) (EX.5A) (EX.7A)
D.B. 555 P. 568 (EX.8) (EX.9A) (EX.7A)

EXISTING GRAVEL TO BE DEMOLISHED

TMP 46-28F
1.272 ACRES

EXISTING STRUCTURES TO BE DEMOLISHED

130.711'
N16° 40' 18.01"W

EXISTING MANAGED SLOPES (TYP.)

TMP 46-28C
JANICE SNOW
W.B. 63 P. 427
D.B. 418 P. 440
D.B. 326 P. 92 PLAT

EXISTING LOT LINE TO BE VACATED (TYP.)

DI
481.78
IN: 24" RCP 477.99 (NORTH)
OUT: 30" RCP 477.82 (SOUTH)

S49° 53' 36.15"E
318.066'

EXISTING OVERHEAD ELECTRIC TO REMAIN

DRAINAGE EASEMENT
D.B. 868 P. 74 (EX.13)
D.B. 1052 P. 665 (EX.13)
H.W.P.B. XV P. 385-269 (EX.13)

TMP 46-28
0.846 ACRES

EXISTING LOT LINE TO BE VACATED (TYP.)

EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING MANAGED SLOPES (TYP.)

N38° 35' 45.95"E
367.835'

S56° 55' 01.81"W
69.880'

TMP 46-28H
ESTATE OF FRANKLIN RUEBEN SPROUSE
WILL INST.2023-770
W.B. 157 P. 233
W.B. 149 P. 745
D.B. 471 P. 409
D.B. 347 P. 103, 104 PLAT

EXISTING ROUTE 29 STORM DRAINAGE OUTFALL

48" RCP

INV 465.41

BENCHMARK
TOP OF STORM
ELEV. = 481.43

INTERMITTENT STREAM

TMP 46-28I
1.607 ACRES
TRACT 3

EXISTING TREELINE (TYP.)

N56° 55' 01.81"E
3.930'

N36° 07' 29.98"E
46.040'

86.000'
N77° 42' 47.57"W

S77° 42' 47.57"E
14.248'

EXISTING GRAVEL TO BE DEMOLISHED

284.189'
N27° 31' 38.80"W

PROPERTY BOUNDARY

DRAINAGE EASEMENT
D.B. 4719 P. 198 (EX.14)
H.W.P.B. XV P. 399-400

S16° 22' 48.10"W
105.315'

EXISTING STRUCTURES TO BE DEMOLISHED

TMP 46-28L
0.885 ACRES
TRACT 8

N41° 36' 42.80"E
105.315'

S49° 09' 28.19"E
207.700'

668.560'
N27° 36' 27.72"W

TMP 46-28B
2.434 ACRES
TRACT 2

EXISTING STRUCTURES TO BE DEMOLISHED

S77° 40' 56.38"E
296.580'

N46° 23' 56.09"E
531.647'

150.000'
S34° 44' 09.60"W

S27° 29' 51.96"W
110.810'

BEGIN EXISTING STORM DEMO AND REROUTING

EXISTING LOT LINE TO BE VACATED (TYP.)

EXISTING LOT LINE TO BE VACATED (TYP.)

EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING TREELINE (TYP.)

EXISTING TREELINE (TYP.)

S13° 45' 16.18"W
448.157'

S18° 28' 11.81"W
497.451'

EXISTING STREAM CENTERLINE (INTERMITTENT STREAM)

TMP 46-28E
2.611 ACRES
TRACT 6

TMP 46-28K
2.531 ACRES
TRACT 5

EXISTING LOT LINE TO BE VACATED (TYP.)

EXISTING FENCELINE (TYP.)

AREA OF DEMOLITION (CURB, GUTTER, STORM SEWER, PATHWAY) FOR PROPOSED TURN LANE AND ENTRANCE IMPROVEMENTS

SEMINOLE TRAIL (ROUTE 29) PUBLIC R.O.W.

INV 460.16
30" RCP

EXISTING ROUTE 29 STORM DRAINAGE OUTFALL

N11° 53' 11.26"W
618.313'

EXISTING VDOT STORMWATER MANAGEMENT BASIN

D.B. 4919 P. 487 (EX.15)
D.B. 4712 P. 82 (EX.15)
H.W.P.B. XV P. 339-344 (EX.15)

INTERMITTENT STREAM

EXISTING 100' STREAM BUFFER

RISER
458.48
2'-8" ORIFICE 453.61
5'-8" SLOT 456.77
OUT: 18" RCP 446.08

18" RCP

INV 443.64

EXISTING FENCELINE (TYP.)

EXISTING LOT LINE TO BE VACATED (TYP.)

EXISTING 100' STREAM BUFFER

EXISTING PRESERVED SLOPES (TYP.)

429.262'
N60° 14' 46.00"W

INV 446.88

60" RCP

TMP 46-28J
13.872 ACRES
TRACT 4

TMP 46-28A
5.083 ACRES
TRACT 1

EXISTING PRESERVED SLOPES (TYP.)

EXISTING 100' STREAM BUFFER

S55° 42' 41.28"E
198.858'

S43° 30' 22.02"E
352.601'

PERENNIAL STREAM

PROPERTY BOUNDARY

END EXISTING STORM DEMO AND REROUTING

EXISTING ROUTE 29 STORM DRAINAGE OUTFALL

EXISTING PRESERVED SLOPES (TYP.)

N39° 25' 10.88"E
366.925'

166.076'
S46° 29' 27.42"W

S43° 36' 19.85"E
355.414'

S35° 21' 51.89"E
396.679'

TMP 46--28A1
WOOD PROPERTY INVESTMENTS, LLC
D.B. 3878 P. 380
D.B. 650 P. 509 PLAT

TMP 46--108
SEMINOLE TRAIL, LLC
D.B. 5228 P. 557
D.B. 527 P. 180 PLAT

TMP 46--109
SEMINOLE TRAIL, LLC
D.B. 5228 P. 553
D.B. 527 P. 180 PLAT

TMP 46B2--02--38
S. MEGHAN DITMAR-CRIDER
D.B. 3551 P. 352
D.B. 531 P. 307 PLAT

LOT 38
ADDITION ONE
SECTION TWO
HOLLYMEAD

DERBY LANE
S.R. 1528
PUBLIC R.O.W.

TMP 46B2--02--39
BARRY K. MORRIS &
LISA A. MEYER
D.B. 2801 P. 726
D.B. 531 P. 307 PLAT

LOT 39
ADDITION ONE
SECTION TWO
HOLLYMEAD

OPEN SPACE
ADDITION ONE
SECTION TWO
HOLLYMEAD

TMP 46B2--02--A
HOLLYMEAD CITIZENS ASSOCIATION, INC.
D.B. 640 P. 26
D.B. 531 P. 307 PLAT

437.695'
N43° 48' 03.41"W

607.548'
S46° 04' 42.80"W

OPEN SPACE
BLOCK H
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--P
FOREST LAKES COMMUNITY ASSOCIATION, INC.
D.B. 2009 P. 110
D.B. 1729 P. 206 PLAT

PERENNIAL STREAM

PROPERTY BOUNDARY

N61° 09' 21.62"E
1288.923'

COMMON AREA
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--1
FOREST LAKES COMMUNITY ASSOCIATIN, INC.
D.B. 3531 P. 198
D.B. 3531 P. 201 PLAT

COMMON AREA
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--J
FOREST LAKES COMMUNITY ASSOCIATIN, INC.
D.B. 2009 P. 110
D.B. 1675 P. 248 PLAT
D.B. 1642 P. 383 PLAT

TMP 46B5--0J-16
RYAN NEIL MACHPHERSON &
SHARIN APOSTOLOU MACHPHERSON
INST.#2022-6431
INST.#2023-2415
D.B. 1642 P. 383 PLAT

LOT 16
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--0J-17
RONALD W. BLEAU &
ANNE P. BLEAU
INST.#2022-3328
D.B. 1675 P. 248 PLAT

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

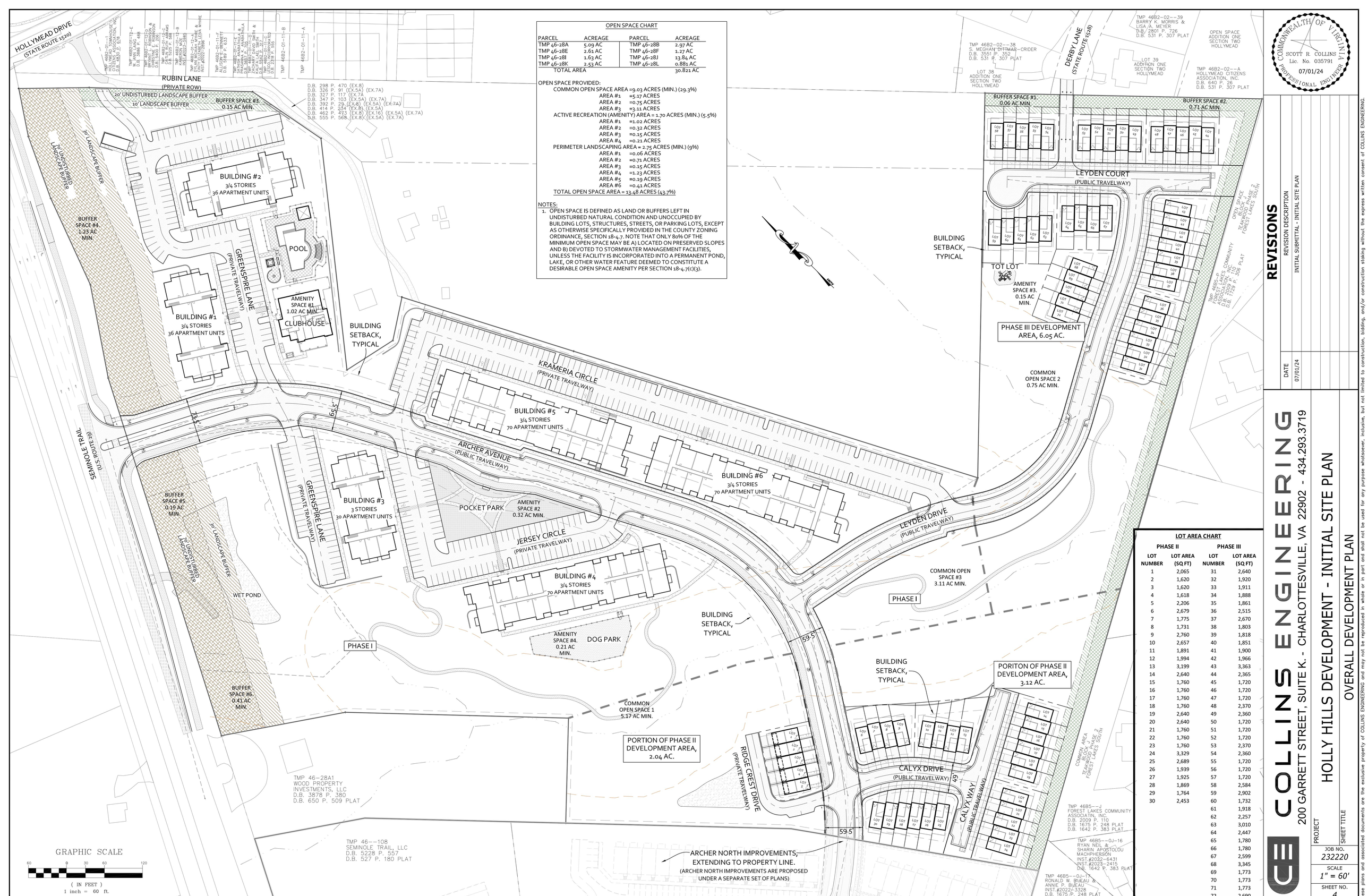
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
EXISTING CONDITIONS

JOB NO. 232220
SCALE 1" = 60'
SHEET NO. 3

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



OPEN SPACE CHART

PARCEL	ACREAGE	PARCEL	ACREAGE
TMP 46-28A	5.09 AC	TMP 46-28B	2.97 AC
TMP 46-28E	2.61 AC	TMP 46-28F	1.27 AC
TMP 46-28I	1.63 AC	TMP 46-28J	13.84 AC
TMP 46-28K	2.53 AC	TMP 46-28L	0.881 AC
TOTAL AREA			30.821 AC

OPEN SPACE PROVIDED:

COMMON OPEN SPACE AREA =9.03 ACRES (MIN.) (29.3%)
- AREA #1 =5.17 ACRES
- AREA #2 =0.75 ACRES
- AREA #3 =3.11 ACRES

ACTIVE RECREATION (AMENITY) AREA = 1.70 ACRES (MIN.) (5.5%)
- AREA #1 =1.02 ACRES
- AREA #2 =0.32 ACRES
- AREA #3 =0.15 ACRES
- AREA #4 =0.21 ACRES

PERIMETER LANDSCAPING AREA = 2.75 ACRES (MIN.) (9%)
- AREA #1 =0.06 ACRES
- AREA #2 =0.71 ACRES
- AREA #3 =0.15 ACRES
- AREA #4 =1.23 ACRES
- AREA #5 =0.19 ACRES
- AREA #6 =0.41 ACRES

TOTAL OPEN SPACE AREA = 13.48 ACRES (43.7%)

NOTES:
1. OPEN SPACE IS DEFINED AS LAND OR BUFFERS LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 18-4.7(c)(3).

LOT AREA CHART

PHASE II LOT NUMBER	PHASE II LOT AREA (SQ.FT)	PHASE III LOT NUMBER	PHASE III LOT AREA (SQ.FT)
1	2,065	31	2,640
2	1,620	32	1,920
3	1,620	33	1,911
4	1,618	34	1,888
5	2,206	35	1,861
6	2,679	36	2,515
7	1,775	37	2,670
8	1,731	38	1,803
9	2,760	39	1,818
10	2,657	40	1,851
11	1,891	41	1,900
12	1,994	42	1,966
13	3,199	43	3,363
14	2,640	44	2,365
15	1,760	45	1,720
16	1,760	46	1,720
17	1,760	47	1,720
18	1,760	48	2,370
19	2,640	49	2,360
20	2,640	50	1,720
21	1,760	51	1,720
22	1,760	52	1,720
23	1,760	53	2,370
24	3,329	54	2,360
25	2,689	55	1,720
26	1,939	56	1,720
27	1,925	57	1,720
28	1,869	58	2,584
29	1,764	59	2,902
30	2,453	60	1,732
		61	1,918
		62	2,257
		63	3,010
		64	2,447
		65	1,780
		66	1,780
		67	2,599
		68	3,345
		69	1,773
		70	1,773
		71	1,773
		72	2,690

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: OVERALL DEVELOPMENT PLAN

JOB NO. 232220
SCALE 1" = 60'
SHEET NO. 4

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

SITE PLAN NOTE LEGEND:

- A TIE-IN TO EXISTING CURB
- B PROPOSED VDOT STD. CG-2 CURB
- C PROPOSED VDOT STD. CG-6 CURB
- D TIE INTO EXISTING PAVEMENT
- E PROPOSED VDOT STD. CG-12 RAMP
- F PROPOSED RETAINING WALL (RIVER RED COLOR OR EQUAL)
- G PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- H PROPOSED CONCRETE SIDEWALK
- I PROPOSED STOP SIGN
- J PROPOSED STREET SIGN
- K PROPOSED PUBLIC RIGHT-OF-WAY (8' ARCHER AVE. PLANTING STRIP ADJACENT TO ASPHALT PED. PATH, OTHERWISE 6' PLANTING STRIP)
- L PROPOSED PARKING SPACE (9' x 18' OR 9'x16' WITH 2' GRASS OVERHANG)
- M PROPOSED ON-STREET PARKING SPACE (8' x 20')
- N PROPOSED DRIVEWAY (NOTE: ALL DRIVEWAYS SHALL BE A 12'W x 18' MIN. DEEP FROM ROW, UNLESS OTHERWISE NOTED)
- O PROPOSED CONCRETE STEPS
- P PROPOSED BUILDING ENTRANCE
- Q PROPOSED MILL & OVERLAY (VDOT STD. WP-2) ON EXISTING RTE 29 TURN LANE
- R PROPOSED HANDICAP PARKING SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED 'NO PARKING - FIRE LANE' SIGN
- U PROPOSED CG-9D ENTRANCE
- V PROPOSED PARKING & BUILDING SETBACKS (SEE SHEET 1 FOR MIN. DISTANCES)
- W PROPOSED 2' WIDE ADA DETECTABLE SURFACE ACROSS 7.5' x 30' BUS CONC. BOARDING PLATFORM
- X PROPOSED BUS STOP w/ SHELTER & BENCH - SHELTER SHALL MEET CAT DESIGN STANDARDS
- Y PROPOSED SPEED LIMIT SIGN

NOTES:
1. 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.
2. WALLS WITH HEIGHT OF 36" OR GREATER SHALL REQUIRE HANDRAILS - SEE NOTES & DETAILS SHEET.
3. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOW BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
4. MECHANICAL EQUIPMENT FOR THE APARTMENT BUILDINGS AND CLUBHOUSE SHALL BE SCREENED WHEN LOCATED WITHIN THE ENTRANCE CORRIDOR.

GENERAL PROJECT 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. (-) 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 EXISTING CONDITIONS FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
8. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
9. 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.
10. 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 VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
11. 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.
12. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY. THE ONSITE SANITARY SEWER IS A PRIVATE UTILITY AND NO EASEMENTS ARE REQUIRED.
13. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
14. THE TRASH COMPACTOR AREA SHALL ALSO INCLUDE A RECYCLING BIN FOR THE APARTMENT COMPLEX.
15. SEE FINAL SITE PLAN FOR DESIGN OF THE CONCRETE STEPS AND RAMPS.

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. A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED FOR THE WORK LOCATED WITHIN VDOT RIGHT-OF-WAY. THE TMP SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.

HOLLYMEAD DRIVE (STATE ROUTE 1520)

TMP 46B2-01--1 HOLLYMEAD TOWNHOUSE CITIZENS ASSOCIATION, INC. D.B. 4830 P. 678

TMP 46B2-01-12-E M. ANN LAING D.B. 3886 P. 488

TMP 46B2-01-12-D BRYANT L. ROBINSON & CHRISTINE E. ROBINSON D.B. 5400 P. 206

TMP 46B2-01-12-C CAITLIN RUTH ABRAMS D.B. 5225 P. 588

TMP 46B2-01-12-B KAMERON MIZE INST.#2023-5985

TMP 46B2-01-12-A DYLAN MICAIAH MYHRE & CINTY ELIZABETH LEIVA MYHRE INST.#2022-2896

TMP 46B2-01-11-F ALLISON E. BENNETT D.B. 5189 P. 633

TMP 46B2-01-11-E SATHISH JANABATHULA & PRASANNA K. JABATHULA D.B. 5657 P. 705

TMP 46B2-01-11-D ZACHARY DAVID SMITH & KALIFA LAEL SMITH D.B. 5542 P. 317

TMP 46B2-01-11-C LESCO, INCORPORATED D.B. 2318 P. 535

TMP 46B2-01-11-A

TMP 46B2-01-11-B

D.B. 298 P. 470 (EX.8)
D.B. 326 P. 91 (EX.5A) (EX.7A)
D.B. 327 P. 117 (EX.7A
D.B. 347 P. 103 (EX.5A) (EX.7A)
D.B. 392 P. 29 (EX.8) (EX.5A) (EX.7A)
D.B. 414 P. 234 (EX.8) (EX.5A)
D.B. 462 P. 473 (EX.8) (EX.16) (EX.5A) (EX.7A)
D.B. 555 P. 568 (EX.8) (EX.5A) (EX.7A)

RUBIN LANE (PRIVATE ROW)

PROPOSED LANDSCAPE BUFFER AREA

PROPOSED PEDESTRIAN/BICYCLE CONNECTION w/ REMOVABLE BOLLARDS COMPATIBLE w/KNOX BOX LOCKING SYSTEM

PROPOSED TRASH COMPACTOR 6' HIGH BRICK ENCLOSURE w/ 12' x 14' CONCRETE APRON

BUILDING #2 3/4 STORIES (36 UNITS)

(6' CONC. S/W)

EXISTING PEDESTRIAN PATH

CONTRACTOR TO REMOVE EXISTING ENTRANCE ON ROUTE 29 & CONNECT THE PEDESTRIAN PATH & CG-6 WITH NEW CG-6 & ASPHALT PEDESTRIAN PATH

70' UNDISTRUBED LANDSCAPE BUFFER

30' LANDSCAPE BUFFER

SEMINOLE TRAIL (U.S. ROUTE 29)

PROPOSED FIRE PIT

PROPOSED POOL

PROPOSED PERGOLA & GRILLING STATION

POOL

PROPOSED FENCE

PROPOSED POOL BATHROOMS & MAINTENANCE BUILDING

CLUBHOUSE

PROPOSED MAIL KIOSK

GREENSPIRE LANE (PRIVATE TRAVELWAY)

BUILDING #1 3/4 STORIES (36 UNITS)

MATCHLINE SEE SHEET 4B

PROPOSED 30' ACCESS EASEMEMNT

KRAMERIA CIRCLE (PRIVATE TRAVELWAY)

TIE-IN TO EXISTING ASPHALT PEDESTRIAN PATHWAY

PROPOSED VDOT STD. MS-2 RAISED GRASS MEDIAN

ARCHER AVENUE (PUBLIC TRAVELWAY)

SIGHT DISTANCE=248'

SIGHT DISTANCE=268'

SIGHT DISTANCE=280'

SIGHT DIST.=390' (50 mph DESIGN SPEED)

DISTANCE TO NEAREST INTERSECTION (HOLLYMEAD DR/E) = 634'

MATCHLINE SEE SHEET 4B

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

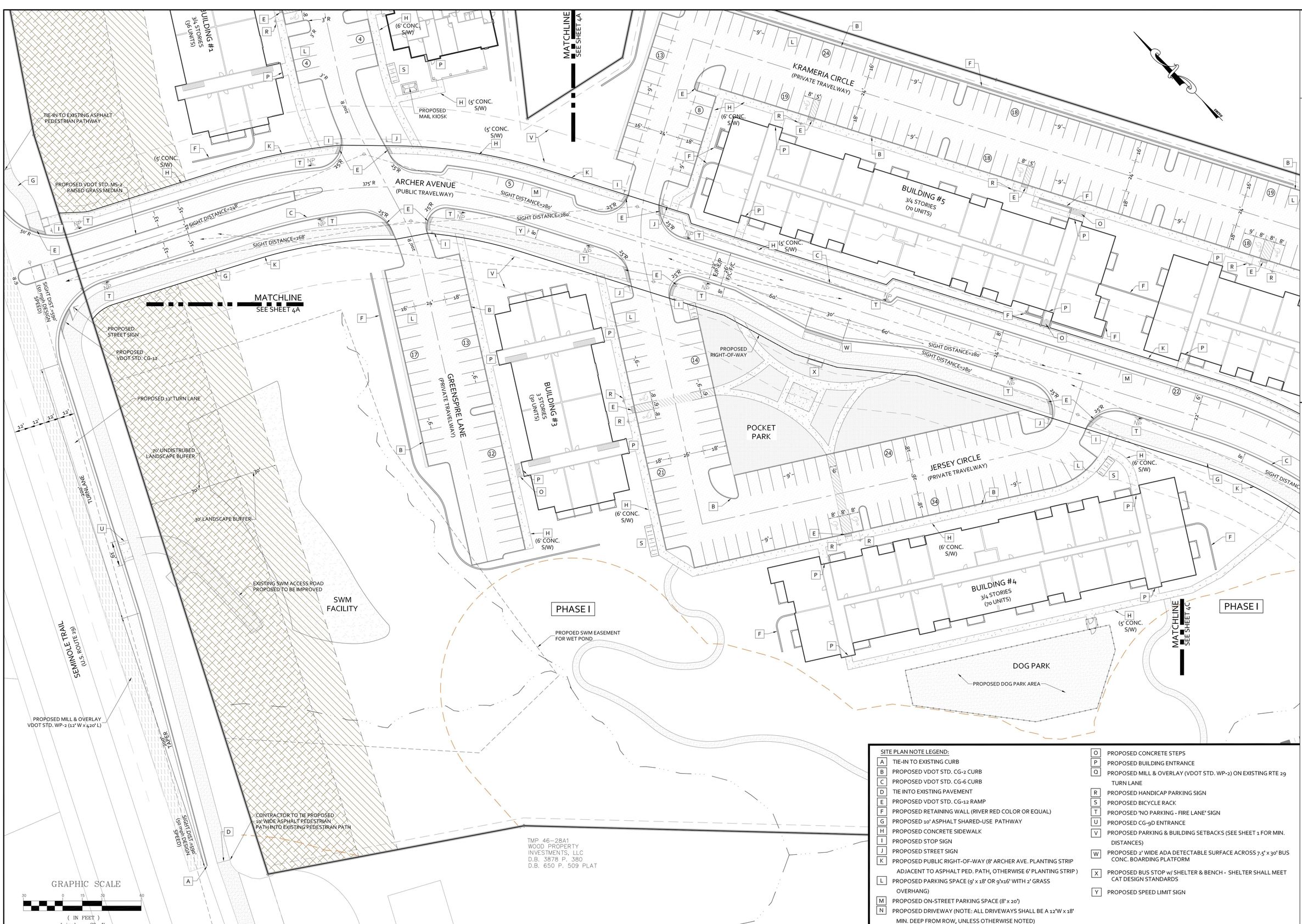
DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN
SHEET TITLE: SITE PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 4A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



SITE PLAN NOTE LEGEND:

- A TIE-IN TO EXISTING CURB
- B PROPOSED VDOT STD. CG-2 CURB
- C PROPOSED VDOT STD. CG-6 CURB
- D TIE INTO EXISTING PAVEMENT
- E PROPOSED VDOT STD. CG-12 RAMP
- F PROPOSED RETAINING WALL (RIVER RED COLOR OR EQUAL)
- G PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- H PROPOSED CONCRETE SIDEWALK
- I PROPOSED STOP SIGN
- J PROPOSED STREET SIGN
- K PROPOSED PUBLIC RIGHT-OF-WAY (8' ARCHER AVE. PLANTING STRIP ADJACENT TO ASPHALT PED. PATH, OTHERWISE 6' PLANTING STRIP)
- L PROPOSED PARKING SPACE (9' x 18' OR 9'x16' WITH 2' GRASS OVERHANG)
- M PROPOSED ON-STREET PARKING SPACE (8' x 20')
- N PROPOSED DRIVEWAY (NOTE: ALL DRIVEWAYS SHALL BE A 12'W x 18' MIN. DEEP FROM ROW, UNLESS OTHERWISE NOTED)
- O PROPOSED CONCRETE STEPS
- P PROPOSED BUILDING ENTRANCE
- Q PROPOSED MILL & OVERLAY (VDOT STD. WP-2) ON EXISTING RTE 29 TURN LANE
- R PROPOSED HANDICAP PARKING SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED 'NO PARKING - FIRE LANE' SIGN
- U PROPOSED CG-9D ENTRANCE
- V PROPOSED PARKING & BUILDING SETBACKS (SEE SHEET 1 FOR MIN. DISTANCES)
- W PROPOSED 2' WIDE ADA DETECTABLE SURFACE ACROSS 7.5' x 30' BUS CONC. BOARDING PLATFORM
- X PROPOSED BUS STOP w/ SHELTER & BENCH - SHELTER SHALL MEET CAT DESIGN STANDARDS
- Y PROPOSED SPEED LIMIT SIGN

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

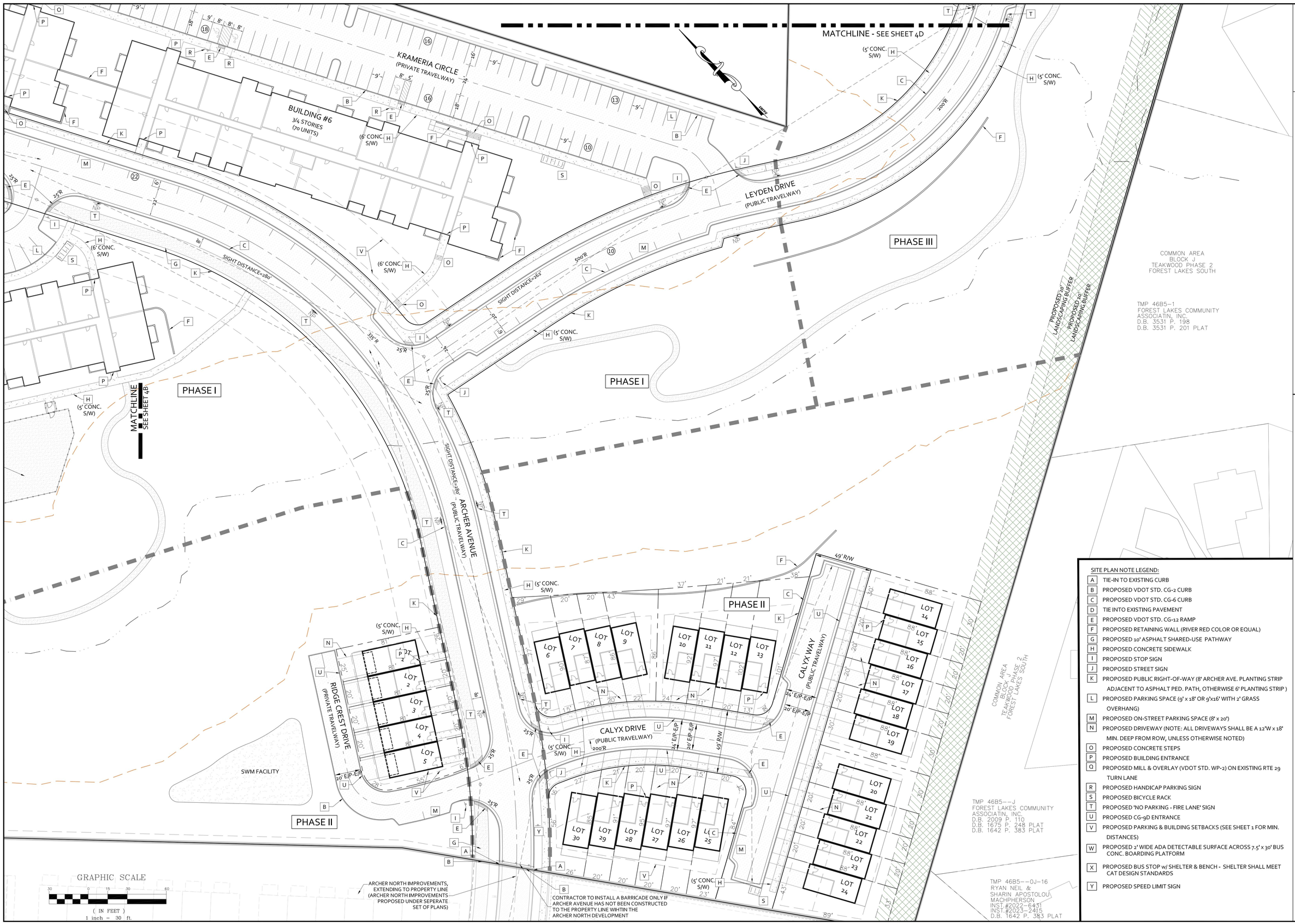
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: SITE PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 4B

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

SITE PLAN NOTE LEGEND:

- A TIE-IN TO EXISTING CURB
- B PROPOSED VDOT STD. CG-2 CURB
- C PROPOSED VDOT STD. CG-6 CURB
- D TIE INTO EXISTING PAVEMENT
- E PROPOSED VDOT STD. CG-12 RAMP
- F PROPOSED RETAINING WALL (RIVER RED COLOR OR EQUAL)
- G PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- H PROPOSED CONCRETE SIDEWALK
- I PROPOSED STOP SIGN
- J PROPOSED STREET SIGN
- K PROPOSED PUBLIC RIGHT-OF-WAY (8' ARCHER AVE. PLANTING STRIP ADJACENT TO ASPHALT PED. PATH, OTHERWISE 6' PLANTING STRIP)
- L PROPOSED PARKING SPACE (9' x 18' OR 9'x16' WITH 2' GRASS OVERHANG)
- M PROPOSED ON-STREET PARKING SPACE (8' x 20')
- N PROPOSED DRIVEWAY (NOTE: ALL DRIVEWAYS SHALL BE A 12'W x 18' MIN. DEEP FROM ROW, UNLESS OTHERWISE NOTED)
- O PROPOSED CONCRETE STEPS
- P PROPOSED BUILDING ENTRANCE
- Q PROPOSED MILL & OVERLAY (VDOT STD. WP-2) ON EXISTING RTE 29 TURN LANE
- R PROPOSED HANDICAP PARKING SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED 'NO PARKING - FIRE LANE' SIGN
- U PROPOSED CG-9D ENTRANCE
- V PROPOSED PARKING & BUILDING SETBACKS (SEE SHEET 1 FOR MIN. DISTANCES)
- W PROPOSED 2' WIDE ADA DETECTABLE SURFACE ACROSS 7.5' x 30' BUS CONC. BOARDING PLATFORM
- X PROPOSED BUS STOP w/ SHELTER & BENCH - SHELTER SHALL MEET CAT DESIGN STANDARDS
- Y PROPOSED SPEED LIMIT SIGN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
SITE PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 4C

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

SITE PLAN NOTE LEGEND:

- A TIE-IN TO EXISTING CURB
- B PROPOSED VDOT STD. CG-2 CURB
- C PROPOSED VDOT STD. CG-6 CURB
- D TIE INTO EXISTING PAVEMENT
- E PROPOSED VDOT STD. CG-12 RAMP
- F PROPOSED RETAINING WALL (RIVER RED COLOR OR EQUAL)
- G PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- H PROPOSED CONCRETE SIDEWALK
- I PROPOSED STOP SIGN
- J PROPOSED STREET SIGN
- K PROPOSED PUBLIC RIGHT-OF-WAY (8' ARCHER AVE. PLANTING STRIP ADJACENT TO ASPHALT PED. PATH, OTHERWISE 6' PLANTING STRIP)
- L PROPOSED PARKING SPACE (9' x 18' OR 9'x16' WITH 2' GRASS OVERHANG)
- M PROPOSED ON-STREET PARKING SPACE (8' x 20')
- N PROPOSED DRIVEWAY (NOTE: ALL DRIVEWAYS SHALL BE A 12'W x 18' MIN. DEEP FROM ROW, UNLESS OTHERWISE NOTED)
- O PROPOSED CONCRETE STEPS
- P PROPOSED BUILDING ENTRANCE
- O PROPOSED MILL & OVERLAY (VDOT STD. WP-2) ON EXISTING RTE 29 TURN LANE
- R PROPOSED HANDICAP PARKING SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED 'NO PARKING - FIRE LANE' SIGN
- U PROPOSED CG-9D ENTRANCE
- V PROPOSED PARKING & BUILDING SETBACKS (SEE SHEET 1 FOR MIN. DISTANCES)
- W PROPOSED 2' WIDE ADA DETECTABLE SURFACE ACROSS 7.5' x 30' BUS CONC. BOARDING PLATFORM
- X PROPOSED BUS STOP w/ SHELTER & BENCH - SHELTER SHALL MEET CAT DESIGN STANDARDS
- Y PROPOSED SPEED LIMIT SIGN

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

TMP 46B2-02--38
S. MEGHAN DITTMAR-CRIDER
D.B. 3551 P. 352
D.B. 531 P. 307 PLAT

LOT 38
ADDITION ONE
SECTION TWO
HOLLYMEAD

DERBY LANE
(STATE ROUTE 1528)
PUBLIC R.O.W.

PROPOSED PEDESTRIAN/BICYCLE CONNECTION w/ REMOVABLE BOLLARDS COMPATIBLE w/KNOX BOX LOCKING SYSTEM

LOT 39
ADDITION ONE
SECTION TWO
HOLLYMEAD

OPEN SPACE
ADDITION ONE
SECTION TWO
HOLLYMEAD

TMP 46B2-02--A
HOLLYMEAD CITIZENS
ASSOCIATION, INC.
D.B. 640 P. 26
D.B. 531 P. 307 PLAT

PROPOSED 20' LANDSCAPING BUFFER

PROPOSED 10' LANDSCAPING BUFFER

EMERGENCY ACCESS CONNECTION

LOT 58 | LOT 57 | LOT 56 | LOT 55 | LOT 54

LOT 53 | LOT 52 | LOT 51 | LOT 50 | LOT 49

LOT 48 | LOT 47 | LOT 46 | LOT 45 | LOT 44

LEYDEN COURT
(PUBLIC TRAVELWAY)

49' R/W
24' E/P-E/P
20' E/P-E/P

30'R

20'R

(5' CONC. S/W)

LOT 59 | LOT 60 | LOT 61 | LOT 62 | LOT 63

LOT 64 | LOT 65 | LOT 66 | LOT 67

LOT 43 | LOT 42 | LOT 42 | LOT 40 | LOT 39 | LOT 38 | LOT 37

TOT LOT

LOT 68 | LOT 69 | LOT 70 | LOT 71 | LOT 72

LOT 36 | LOT 35 | LOT 34 | LOT 33 | LOT 32 | LOT 31

PROPOSED 20' LANDSCAPING BUFFER

PROPOSED 10' LANDSCAPING BUFFER

OPEN SPACE
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5-P
FOREST LAKES COMMUNITY
ASSOCIATION, INC.
D.B. 2009 P. 110
D.B. 1729 P. 306 PLAT

MATCHLINE - SEE SHEET 4C

KRAMERIA CIRCLE
(PRIVATE TRAVELWAY)

BUILDING #6
3/4 STORIES
(70 UNITS)

(6' CONC. S/W)

(5' CONC. S/W)

200'R

PHASE I
PHASE III

SCOTT R. COLLINS
Lic. No. 035791
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: SITE PLAN

JOB NO. 232220

SCALE 1" = 30'

SHEET NO. 4D

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

D.B. 298 P. 470 (EX.8)
D.B. 326 P. 91 (EX.5A) (EX.7A)
D.B. 327 P. 117 (EX.7A) (EX.7A)
D.B. 347 P. 103 (EX.5A) (EX.7A)
D.B. 392 P. 29 (EX.8) (EX.5A) (EX.7A)
D.B. 414 P. 234 (EX.8) (EX.5A)
D.B. 462 P. 473 (EX.8) (EX.16) (EX.5A) (EX.7A)
D.B. 555 P. 568 (EX.8) (EX.5A) (EX.7A)

TMP 46-28G
JANICE SNOW
W.B. 63 P. 427
D.B. 418 P. 440
D.B. 326 P. 92 PLAT

NOTES:
1. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
2. THE TYPE K COPPER WATER SERVICE LATERALS ARE ON THE PRIVATE SIDE OF THE METER. THE PUBLIC PORTION OF THE WATER SERVICE WILL BE IN ACCORDANCE WITH THE ACSA STANDARD DETAILS.

PROPERTY BOUNDARY

BUILDING #2
3/4 STORIES
(26 UNITS)
LOCATION OF RPZ ON DOMESTIC WATERLINE, DDCA ON THE FIRELINE, AND PRV ON THE DOMESTIC WATERLINE (ALL WITHIN BUILDING)
(P) 2" TYPE K COPPER WATER SERVICE LATERAL
(P) 2" WATER METER VAULT
(P) 6" SDR 26 PVC SAN. LAT. CLEANOUT
FDC
(P) 6" D.I. FIRE LINE
(P) 8"X6" TEE 6" G.V.
(P) 8"X4" TEE 4" G.V.
(P) FIRE HYDRANT ASSEMBLY W/8"-90° BEND, 8" G.V., 8"x6" REDUCER
(P) 8"X4" TEE 4" G.V.
(P) 8"X6" TEE 6" G.V.
(P) 2" WATER METER VAULT
(P) 2" TYPE K COPPER WATER SERVICE LATERAL
(P) 6" D.I. FIRE LINE
FDC
LOCATION OF RPZ ON DOMESTIC WATERLINE, DDCA ON THE FIRELINE, AND PRV ON THE DOMESTIC WATERLINE (ALL WITHIN BUILDING)
(P) 6" SDR 26 PVC SAN. LAT. CLEANOUT

POOL
CLUBHOUSE
PROPOSED 8" SDR 26 PVC PUBLIC SANITARY SEWER
GREENSPIRE LANE (PRIVATE TRAVELWAY)
WATERLINE 2 8" D.I. WATERLINE
BUILDING #1 3/4 STORIES (36 UNITS)
FDC
(P) 4" SDR 26 PVC SAN. LAT. CLEANOUT

MATCHLINE
SEE SHEET 5B

KRAMERIA CIRCLE
(PRIVATE TRAVELWAY)
(P) 2" TYPE K COPPER WATER SERVICE LATERAL
(P) 1" WATER METER FOR CLUBHOUSE
(P) 8"X6" TEE 6" G.V.
(P) 8"X4" TEE 4" G.V.
(P) 8"-22.5° BEND
(P) 6" SDR 26 PVC SAN. LAT. CLEANOUT
(P) 8"X6" TEE 6" G.V.
(P) 8"X6" TEE 8" G.V.
(P) 8"X3" TEE 3" G.V.
(P) 1" CORP. STOP & 1" COPPER SERVICE LINE
ARCHER AVENUE
(PUBLIC TRAVELWAY)
(P) 6" D.I. FIRE LINE
LOCATION OF RPZ ON DOMESTIC WATERLINE, DDCA ON THE FIRELINE, AND PRV ON THE DOMESTIC WATERLINE (ALL WITHIN BUILDING)
BUILDING #5
3/4 STORIES
(70 UNITS)
FDC
(P) 2" TYPE K COPPER WATER SERVICE LATERAL
(P) 2" WATER METER VAULT
(P) 8"X4" TEE 4" G.V.
(P) FIRE HYDRANT ASSEMBLY W/6"X6" TEE AND 6" G.V.
(P) 6"-45° BEND
WATERLINE 1 8" D.I. WATERLINE
WATERLINE 1 8" D.I. WATERLINE
(P) FIRE HYDRANT ASSEMBLY W/8"X6" TEE AND 6" G.V.
(P) 2" WATER METER VAULT
(P) 2" TYPE K COPPER WATER SERVICE LATERAL
LOCATION OF RPZ ON DOMESTIC WATERLINE, DDCA ON THE FIRELINE, AND PRV ON THE DOMESTIC WATERLINE (ALL WITHIN BUILDING)
(P) 6" SDR 26 PVC SAN. LAT. CLEANOUT
(P) 6" D.I. FIRE LINE
FDC
WATERLINE 3 6" D.I. WATERLINE
(P) VAR. WIDTH ACSA PUBLIC WATERLINE EASEMENT INST.#_____
(P) RELOCATE EXISTING 12" D.I. WATERLINE FOR PROPOSED STORM SEWER
WATERLINE 5 12" D.I. WATERLINE
GREENSPIRE LANE (PRIVATE TRAVELWAY)
BUILDING #3 3 STORIES (30 UNITS)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
UTILITY PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 5A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

MATCHLINE SEE SHEET 5A

NOTES:
1. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
2. THE TYPE K COPPER WATER SERVICE LATERALS ARE ON THE PRIVATE SIDE OF THE METER. THE PUBLIC PORTION OF THE WATER SERVICE WILL BE IN ACCORDANCE WITH THE ACSA STANDARD DETAILS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
UTILITY PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 5B

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

MATCHLINE SEE SHEET 5C



COLLINS ENGINEERING

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

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

COMMONWEALTH OF VIRGINIA
SCOTT B. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
UTILITY PLAN

JOB NO.: 232220
SCALE: 1" = 30'
SHEET NO.: 5C

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



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

REVISIONS	
DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

COMMONWEALTH OF VIRGINIA
SCOTT B. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
UTILITY PLAN

SHEET NO. 5D | SCALE 1" = 30' | JOB NO. 232220

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

(P) 8" D.I. WATERLINE

PHASE I
PHASE III

64

LEYDEN DRIVE
(PUBLIC TRAVELWAY)

66

(P) 20' ACSA PUBLIC
WATERLINE EASEMENT
INST.#_____

MH14

MH15

30+00

29+00

NP

RANT ASSEMBLY
E AND 6" G.V.

MH13

28+00

(P) 20' ACSA PUBLIC
SANITARY EASEMENT
INST.#_____

MATCHLINE
SEE SHEET 5C

MH7

MH6

MH5

11+00

20+00

COMMON AREA
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--1
FOREST LAKES COMMUNITY
ASSOCIATION, INC.
D.B. 3531 P. 198
D.B. 3531 P. 201 PLAT

PROJECT BOUNDARY

(P) 20' ACSA PUBLIC
SANITARY EASEMENT
INST.#_____

19+00

18+00

PROPOSED 8" SDR 26 PVC
PUBLIC SANITARY SEWER

MH4

17+00

16+00

MH3

15+00

14+00

MH2

13+00

MH1

12+00

MATCHLINE
SEE THIS SHEET

VC
RY SEWER

MH8

12+00

PHASE I
PHASE III
PHASE II

23+00

24+00

(P) 20' ACSA PUBLIC
SANITARY EASEMENT
INST.#_____

(P) 20' ACSA PUBLIC
WATERLINE EASEMENT
INST.#_____

142

(P) TYPE A BLOW-OFF ASSEMBLY

142B

MH2

MH1

MATCHLINE
SEE THIS SHEET

MAINTAIN MIN. 3' OF COVER
OVER PROPOSED SANITARY
SEWER

(P) CONNECT PROPOSED SANITARY
SEWER TO EXISTING EXMH01
CONTRACTOR TO DETERMINE
DEPTH OF EXISTING SANITARY
SEWER

EXMH01

EX. 8" SAN. SWR

EX. 8" SAN. SWR

COMMON AREA
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5--J
FOREST LAKES COMMUNITY
ASSOCIATIN, INC.
D.B. 2009 P. 110
D.B. 1675 P. 248 PLAT
D.B. 1642 P. 383 PLAT

TMP 46B5--0J-16
RYAN NEIL MACHPHERSON &
SHARIN APOSTOLOU MACHPHERSON
INST.#2022-6431
INST.#2023-2415
D.B. 1642 P. 383 PLAT

LOT 16
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
OFFSITE UTILITY PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 5E

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

RUBIN LANE
20' PRIVATE R.O.W.

SEMINOLE TRAIL
U.S. ROUTE 29
PUBLIC R.O.W.
D.B. 968 P. 274 (EX.13) H.W.P.B. X P. 268-269 (EX.15)
D.B. 968 P. 521 H.W.P.B. II P. 46
D.B. 527 P. 278
D.B.

RETAINING WALL K
RETAINING WALL O
RETAINING WALL B
RETAINING WALL A
RETAINING WALL L
RETAINING WALL N
RETAINING WALL C
RETAINING WALL F
RETAINING WALL E
RETAINING WALL I

D.B. 298 P. 470 (EX.8)
D.B. 326 P. 91 (EX.5A) (EX.7A)
D.B. 327 P. 117 (EX.7A)
D.B. 347 P. 103 (EX.5A) (EX.7A)
D.B. 392 P. 29 (EX.8) (EX.5A) (EX.7A)
D.B. 414 P. 234 (EX.8) (EX.5A)
D.B. 462 P. 473 (EX.8) (EX.16) (EX.5A) (EX.7A)
D.B. 555 P. 568 (EX.8) (EX.5A) (EX.7A)

TMP 46-28G
JANICE SNOW
W.B. 63 P. 427
D.B. 418 P. 440
D.B. 326 P. 92 PLAT

TW 501
BW 496

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

DI
481.78
IN: 24" RCP 477.99 (NORTH)
OUT: 30" RCP 477.83 (SOUTH)

BUILDING #2
3/4 STORIES
(36 UNITES)
FFE=492.67
BSMT=482.00

POOL
FFE=478.67

CLUBHOUSE
CLUBHOUSE
FFE=477.33

GREENSPIRE LANE
(PRIVATE TRAVELWAY)

TW 486
BW 476.5

TW 488
BW 478

TW 486
BW 474

TW 488
BW 480

TW 482
BW 476

MATCHLINE
SEE SHEET 6B

BUILDING #1
3/4 STORIES
(36 UNITES)
FFE=477.33
BSMT=466.67

ARCHER AVENUE
(PUBLIC TRAVELWAY)

KRAMERIA CIRCLE
(PRIVATE TRAVELWAY)

BUILDING #5
3/4 STORIES
(60 UNITES)
FFE=476.00
BSMT=465.33

BUILDING #3
3 STORIES
(30 UNITES)
FFE=466.33

TW 461
BW 454

TW 460

DRAINAGE EASEMENT
D.B. 14718 P. 198 (EX.14)
H.W.P.B. XV P. 390-400

48" RCP INV. 465.41

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NOTES:

1. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.
2. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
3. HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
4. WALLS A-J ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.
5. WALLS K-U ARE SEGMENTAL RETAINING WALLS. SEE NOTES FOR DETAILS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
GRADING PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 6A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

MATCHLINE SEE SHEET 6A

BUILDING #1
3/4 STORIES
(36 UNITS)
FFE=477.33
BSMT=466.67

RETAINING WALL A

ARCHER AVENUE
(PUBLIC TRAVELWAY)

TW 488
BW 480
RETAINING WALL P

KRAMERIA CIRCLE
(PRIVATE TRAVELWAY)

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

TW 482
BW 476

RETAINING WALL C

RETAINING WALL F

BUILDING #5
3/4 STORIES
(60 UNITS)
FFE=476.00
BSMT=465.33

TW 480
BW 476

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

TW 477
BW 472

TW 474
BW 470

TW 471
BW 468

RETAINING WALL E

RETAINING WALL I

RETAINING WALL G

PROPOSED RAMP WITH HANDRAILS

BUILDING #3
3 STORIES
(30 UNITS)
FFE=466.33

GREENSPIRE LANE
(PRIVATE TRAVELWAY)

TW 461
BW 454

RETAINING WALL N

TW 460
BW 450

POCKET PARK

JERSEY CIRCLE
(PRIVATE TRAVELWAY)

TW 460
BW 445

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, AND GUARDRAIL SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

(P) VAR. WIDTH STORMWATER MANAGEMENT FACILITY, ACCESS AND MAINTENANCE EASEMENT INST.#_____

SWM FACILITY

RISER 458.48
OUT: 18" RCP
446.00

18" RCP

INV 443.64

INV 446.88
60" RCP

BUILDING #4
3/4 STORIES
(60 UNITS)
FFE=460.67
BSMT=450.00

RETAINING WALL D

DOG PARK

MATCHLINE SEE SHEET 6C

SEMINOLE TRAIL
U.S. ROUTE 29
PUBLIC R.O.W.

D.B. 4919 P. 487 (EX.15)
D.B. 4712 P. 62 (EX.15)
N.W.P.B. XV P. 339

GRAPHIC SCALE
30 15 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NOTES:

1. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.
2. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
3. HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
4. WALLS A-J ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.
5. WALLS K-U ARE SEGMENTAL RETAINING WALLS. SEE NOTES FOR DETAILS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
GRADING PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 6B

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

MATCHLINE A - SEE THIS SHEET

MATCHLINE - SEE SHEET 6D

MATCHLINE SEE SHEET 6B

BUILDING #6
3/4 STORIES
(60 UNITS)
FFE=467.67
BSMT=457.00

BUILDING #4
3/4 STORIES
(60 UNITS)
FFE=460.67
BSMT=450.00

KRAKATOA CIRCLE
(PRIVATE TRAVELWAY)

JERSEY CIRCLE
(PRIVATE TRAVELWAY)

LEYDEN DRIVE
(PUBLIC TRAVELWAY)

ARCHER AVENUE
(PUBLIC TRAVELWAY)

RIDGE CREST DRIVE
(PRIVATE TRAVELWAY)

CALYX DRIVE
(PUBLIC TRAVELWAY)

CALYX WAY
(PUBLIC TRAVELWAY)

UNDERGROUND DETENTION

RETAINING WALL I

RETAINING WALL G

RETAINING WALL H

RETAINING WALL J

RETAINING WALL D

RETAINING WALL Q

RETAINING WALL R

PROPOSED RAMP WITH HANDRAILS

PROPOSED STREAM CROSSING IN 50' PUBLIC DRAINAGE EASEMENT

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

DOG PARK

SWM FACILITY

COMMON AREA
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46-109
SEMINOLE TRAIL, LLC
D.B. 5228 P. 553
D.B. 527 P. 180 PLAT

TMP 46B5--(
RYAN NEIL MA
SHARIN APOST
INST.#2022-64
INST.#2023-24
D.B. 1642 P.

PHASE I
PHASE II
PHASE III

NOTES:

1. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.
2. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
3. HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
4. WALLS A-J ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.
5. WALLS K-U ARE SEGMENTAL RETAINING WALLS. SEE NOTES FOR DETAILS.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
GRADING PLAN

JOB NO.
232220

SCALE
1" = 30'

SHEET NO.
6C

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

NOTES:

1. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.
2. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
3. HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
4. WALLS A-J ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.
5. WALLS K-O ARE SEGMENTAL RETAINING WALLS. SEE NOTES FOR DETAILS.

DERBY LANE
STATE ROUTE 1528
PUBLIC R.O.W.

TIE IN EMERGENCY ACCESSWAY TO EXISTING DERBY LANE (PUBLIC ROAD)

LOT 38 ADDITION ONE SECTION TWO HOLLYMEAD

LOT 39 ADDITION ONE SECTION TWO HOLLYMEAD

SECTION TWO HOLLYMEAD

TMP 46B2-02--A
HOLLYMEAD CITIZENS ASSOCIATION, INC.
D.B. 640 P. 26
D.B. 531 P. 307 PLAT

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

RETAINING WALL U

LEYDEN COURT
(PUBLIC TRAVELWAY)

RETAINING WALL T

RETAINING WALL S

RETAINING WALL H

(P) SEGMENTED RETAINING WALL WITH SAFETY RAILING, SEE NOTES SHEET FOR DETAILS. MANUFACTURER: EAGLE BAY, DIAMOND PRO. COLOR: JAMES RIVER

TOT LOT

UNDERGROUND DETENTION

KRAMERIA CIRCLE
(PRIVATE TRAVELWAY)

OPEN SPACE
BLOCK J
TEAKWOOD PHASE 2
FOREST LAKES SOUTH

TMP 46B5-P
FOREST LAKES COMMUNITY ASSOCIATION, INC.
D.B. 2009 P. 110
D.B. 1729 P. 306 PLAT

PROPOSED STREAM CROSSING IN 40' PUBLIC DRAINAGE EASEMENT

MATCHLINE - SEE SHEET 6C

PHASE I
PHASE III

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: GRADING PLAN

JOB NO. 232220
SCALE 1" = 30'
SHEET NO. 6D

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

ARCHER AVENUE

(PUBLIC ROAD - DESIGN SPEED=30 MPH)

NOTES:
1. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTION 303.04(h).
2. CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208, OR 249 RESPECTIVELY; OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 OR 26, PER VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTIONS 302.03(a)2G "BACKFILLING".
3. ALL FILL TO BE PLACED AT 95% COMPACTION.
4. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER SANITARY SEWER MAINS.
5. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER WATERLINE MAINS.
6. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN STORM SEWER AND WATERLINE.
7. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE.

VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

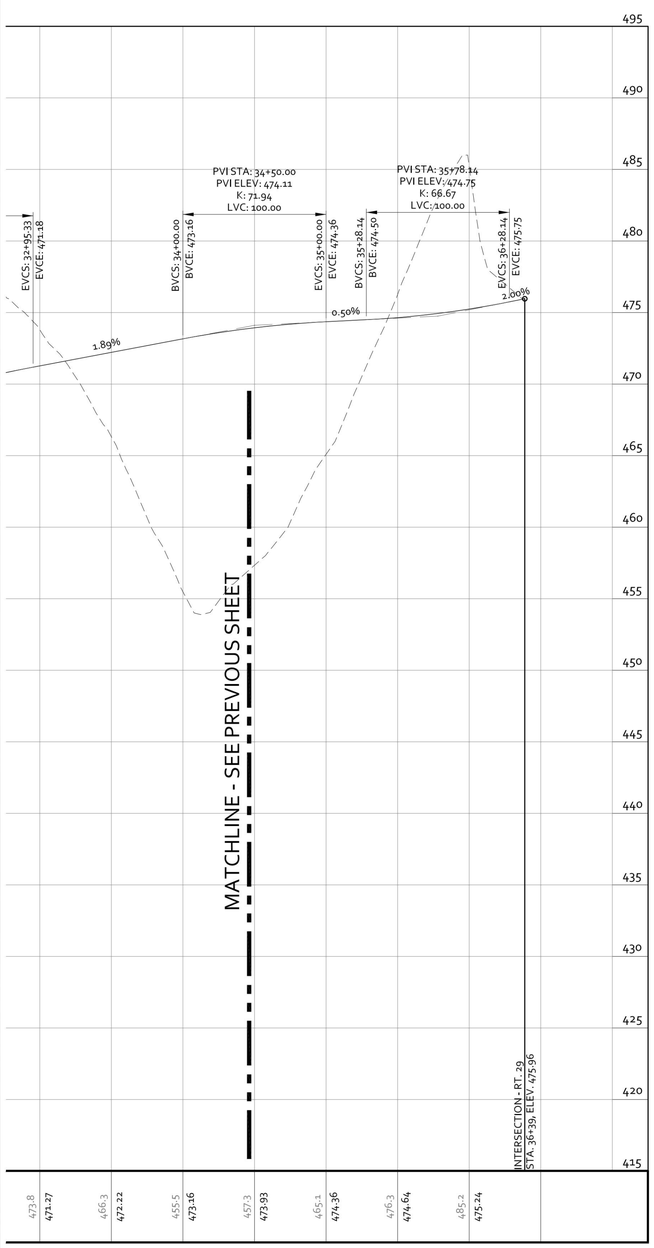
SHEET TITLE: ROAD PROFILES

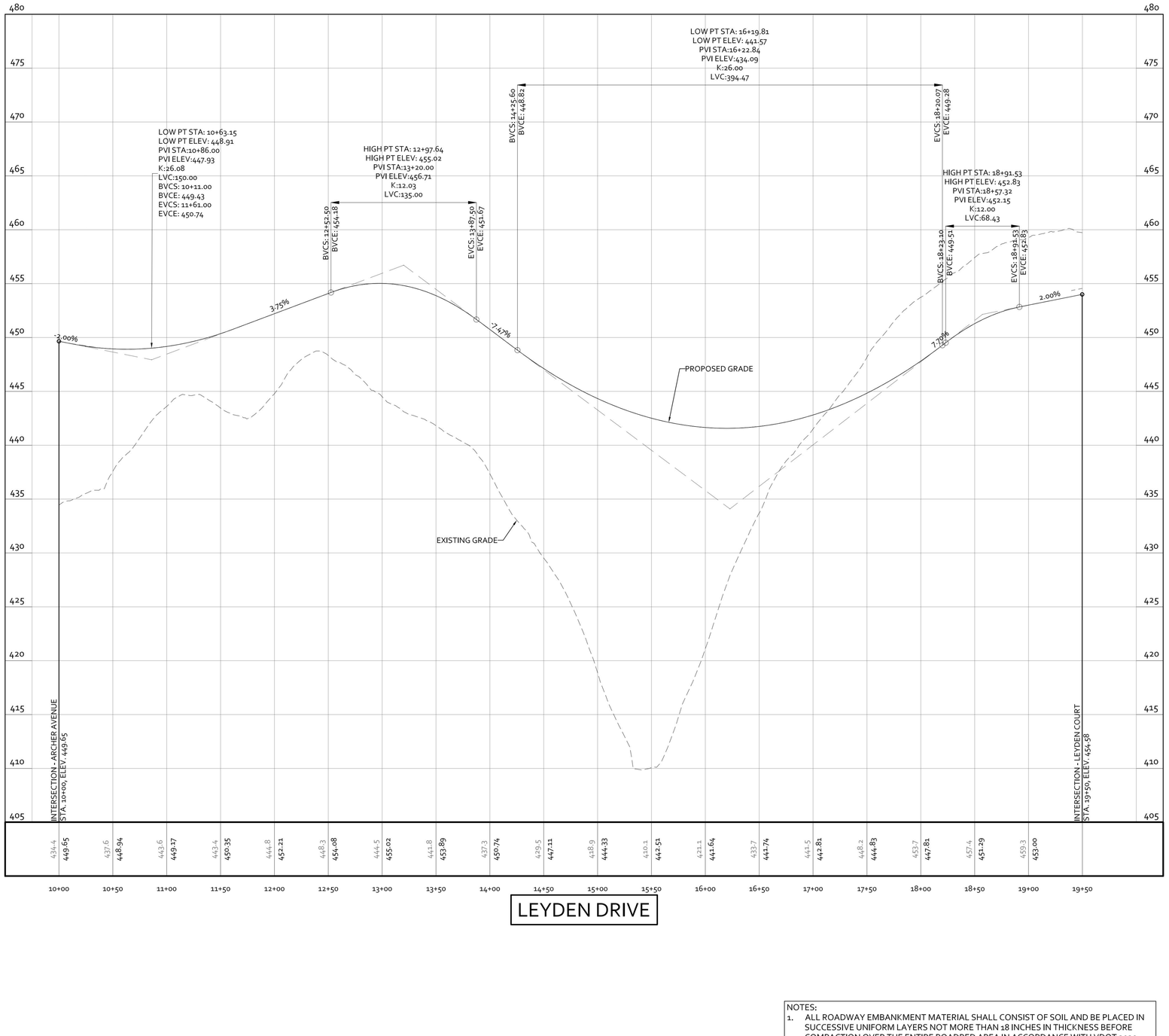
JOB NO. 232220

SCALE V: 1" = 5' H: 1" = 50'

SHEET NO. 7

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.





VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:
1. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTION 303.04(h).
2. CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208, OR 249 RESPECTIVELY; OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 OR 26, PER VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTIONS 302.03(a)2G "BACKFILLING".
3. ALL FILL TO BE PLACED AT 95% COMPACTION.
4. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER SANITARY SEWER MAINS.
5. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER WATERLINE MAINS.
6. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN STORM SEWER AND WATERLINE.
7. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

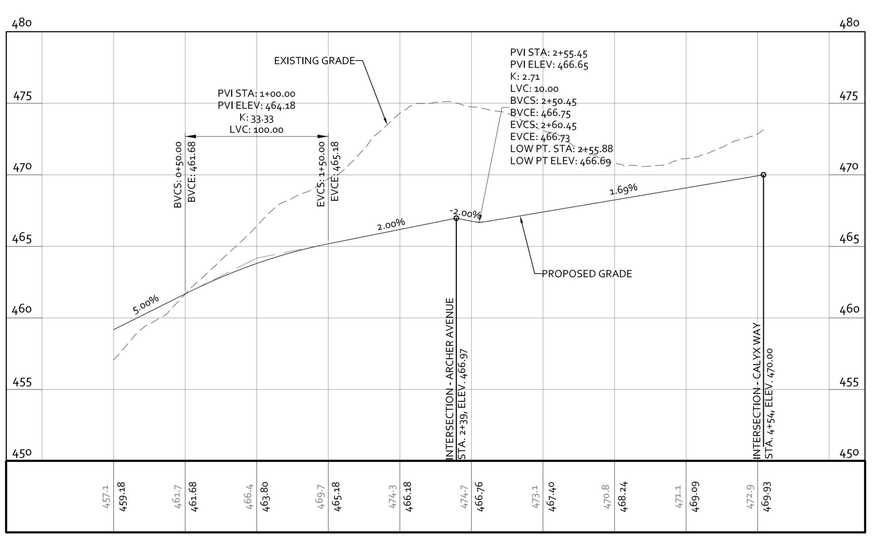
SHEET TITLE
ROAD PROFILES

JOB NO.
232220

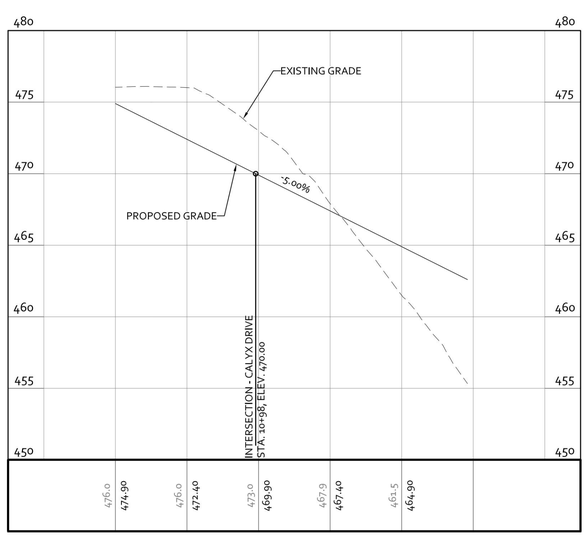
SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
8

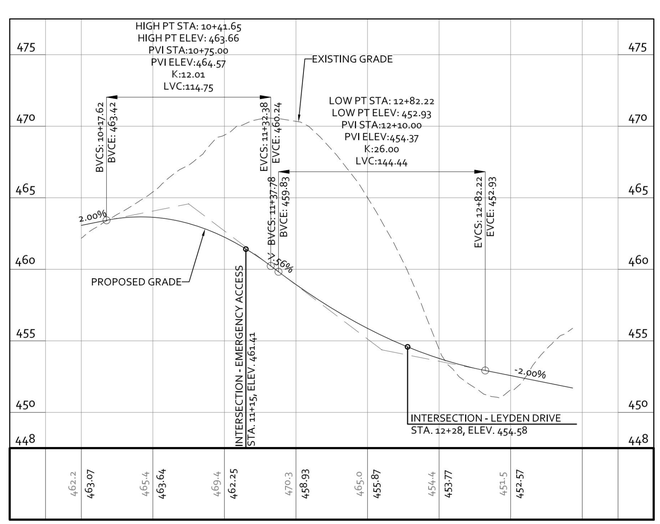
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



RIDGE CREST DRIVE - CALYX DRIVE



CALYX WAY



LEYDEN COURT

VERTICAL GRAPHIC SCALE

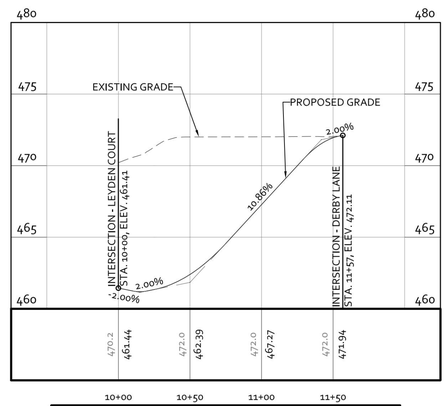
5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



EMERGENCY ACCESS ROAD

NOTES:
1. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTION 303.04(h).
2. CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208, OR 249 RESPECTIVELY; OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 OR 26, PER VDOT 2020 ROAD AND BRIDGE SPECIFICATIONS, SECTIONS 302.03(a)2G "BACKFILLING".
3. ALL FILL TO BE PLACED AT 95% COMPACTION.
4. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER SANITARY SEWER MAINS.
5. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER WATERLINE MAINS.
6. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN STORM SEWER AND WATERLINE.
7. MINIMUM 1.5' OF VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

	REVISION DESCRIPTION	DATE
	INITIAL SUBMITTAL - INITIAL SITE PLAN	07/01/24

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

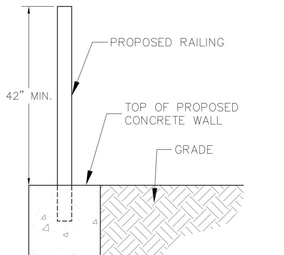
SHEET TITLE
ROAD PROFILES

JOB NO.
232220

SCALE
V: 1" = 5'
H: 1" = 50'

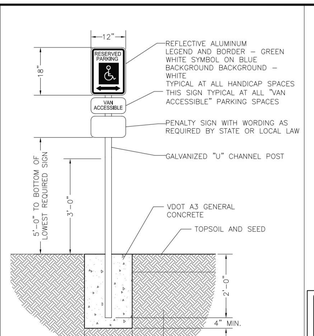
SHEET NO.
9

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



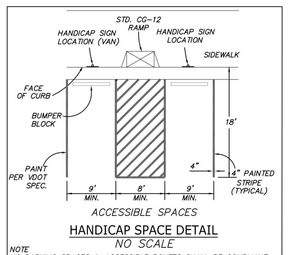
WALL RAIL FASTENING DETAIL
NOT TO SCALE

NOTE: RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN PLAN. WALLS REQUIRED INSPECTIONS AS OUTLINED IN THE USBC. FINAL STRUCTURAL WALL DESIGN TO BE SUBMITTED WITH STRUCTURAL ENGINEERING PLANS.



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

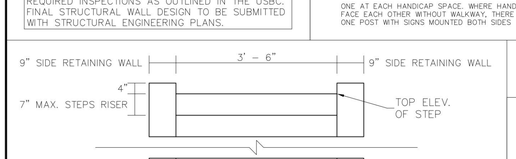


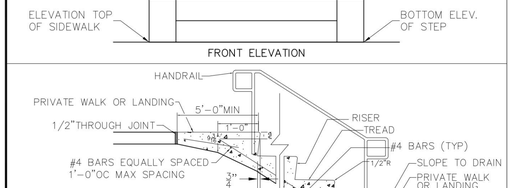
HANDICAP SPACE DETAIL
NO SCALE

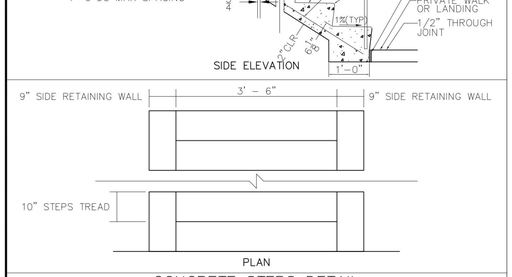
NOTE
HC PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT W/ ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS



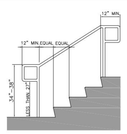
HANDICAPPED PARKING SIGNS
NO SCALE







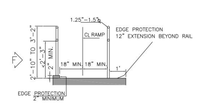
CONCRETE STEPS DETAIL
NOT TO SCALE



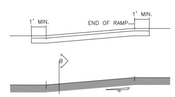
ELEVATION A



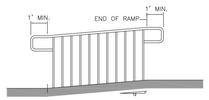
SECTION B



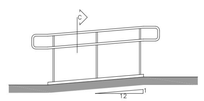
SECTION C



ELEVATION D



ELEVATION E

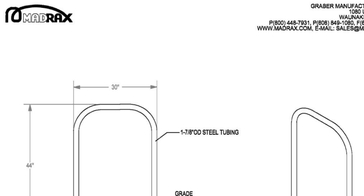


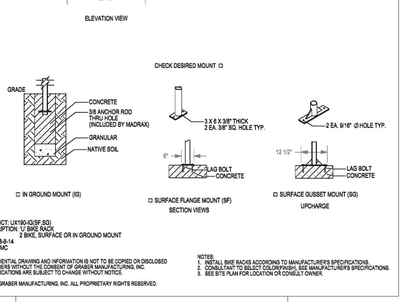
ELEVATION F

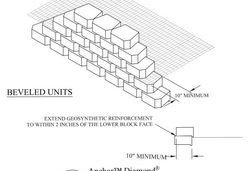
RAMPS - NOTES:
- The maximum slope of a ramp that serves any exitway, provides access for persons with disabilities, or is in the path of travel shall be 1' rise in 12' of horizontal run. (sec 1133b.5.3)
- The cross slope of ramp surfaces shall be no greater than 1:50. (1/4" per ft) (sec 1133b.5.3.1)
- The width of ramps shall be as required for stairways and exits. (sec 1133b.5.2 fig 1 11b-38 & 39)
- Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60". (sec 1133b.5.2)
- All other pedestrian ramps serving primary entrances shall have a minimum width of 48". (sec 1133b.5.2)
- Landings shall be provided at the top and bottom of each ramp. (sec 1133b.5.4.1 fig 11b-38 & 39)
- Intermediate landings shall be provided at intervals not exceeding 30" of vertical rise and at each change of direction. (sec 1133b.5.4.1 fig 11b-38 & 39)
- Top landings shall be not less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. (sec 1133b 5.4.2 fig 11b-38 & 39)
- Doors in any position shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open. (sec 1133b.5.4.3 fig 11b-38 & 39)
- The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps. (sec 1133b.5.4.4 fig 11b-39)
- At bottom and intermediate landings, the width shall be at least the same as required for the ramp. (sec 1133b.5.4.5 fig 11b-38 & 39)
- Intermediate landing at a change of direction in excess of 30 degrees and bottom landings shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. (sec 1133b.5.4.6 fig 11b-38 & 39)
- Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60". (sec 1133b.5.4.7 fig 11b-38)
- Ramp landings are not considered in determining the maximum horizontal distance of each ramp. (fig. 11b-38 & 39)
- Handrails are required on ramps that provide access if the ramp slope exceeds 1' rise in 20' of horizontal run. (sec 1133b.5.5.1)
- Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1' beyond the top and bottom of the ramp, and the ends shall be resumed. (sec 1133b.5.5.1 fig 11b-27 (b) & (c)
- The grip portion of handrails shall be not less than 1-1/4" nor more than 1-1/2", or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. handrails shall not rotate within their fittings. (sec 1133b.5.5.1 fig 11b-36)
- Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. (sec 1133b.5.5.1 fig 11b-36)
- Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. (sec 1133b.5.5.1 fig 11b-36)
- Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". (sec 1133b.5.5.1 fig 11b-36)
- Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length, the ramp shall comply with one of the following requirements: (sec 1133b.5.6 fig 11b-27(b) & (c))
  a. A guide curb a minimum of 2" in height shall be provided at each side of the ramp;
  b. A wheel guide rail shall be provided, centered 3" ± 1" above the surface of the ramp.
- Outdoor ramps and their approaches shall be designed and constructed so that water will not accumulate on walking surfaces. (1133b.5.8)

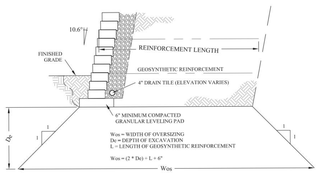
TYPICAL HANDRAILS AT RAMPS
DETAILS & DRAWINGS PER ADA REGULATIONS – AMERICANS WITH DISABILITIES ACT 1994
NOT TO SCALE

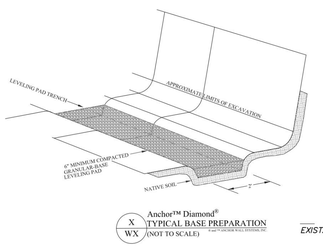
MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEK DRIVE
WAUNAKEE, WI 53597
P:(800) 448-7931, P:(608) 849-1060, F:(608) 849-1061
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



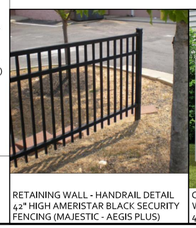








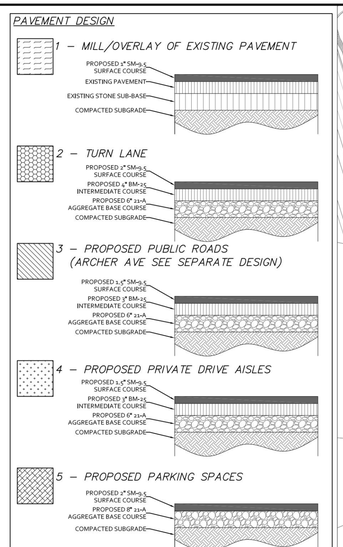
SEGMENTED WALL DETAIL
DIAMOND PRO (TAN)
NOT TO SCALE

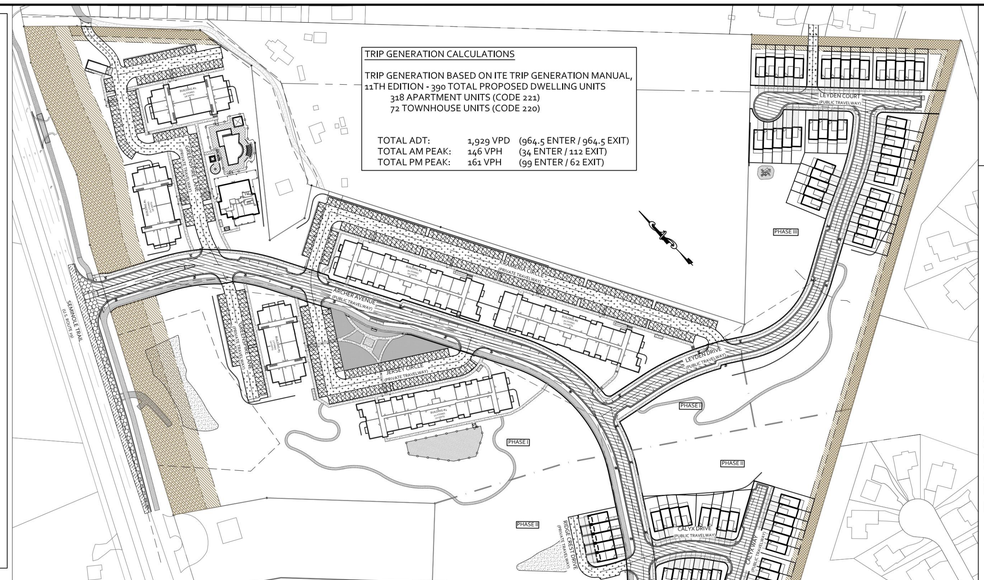


RETAINING WALL - HANDRAIL DETAIL
42" HIGH AMERISTAR BLACK SECURITY FENCING (MAJESTIC - AEGIS PLUS)



CLUBHOUSE HVAC SCREENING FENCE
WHITE VINYL FENCING
42" HIGH MIN.

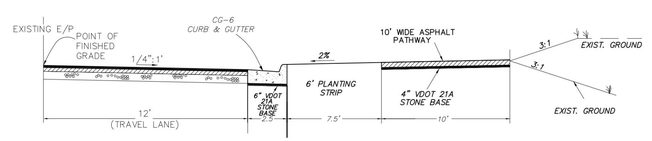




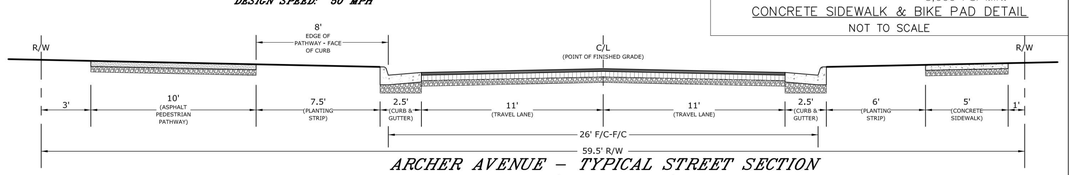
Pavement Design RF= 1.0

Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Archer Avenue	2400	2	2420	4	4	**17.83**	SM-9.5	1.5	2.25	BM-25	5	2.15	21A	7	0.6	**18.33**
Leyden Drive	283	2	303	4	4	**10.60**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Leyden Court	162	2	182	4	4	**8.83**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Calyx Drive	169	2	189	4	4	**8.96**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Calyx Way	74	2	94	4	4	**6.53**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Ridge Crest Drive	34	2	54	4	4	**4.60**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Greenspire Lane	409	2	429	4	4	**11.81**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Krameria Circle	636	2	656	4	4	**13.29**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**
Jersey Circle	400	2	420	4	4	**11.74**	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	**13.43**

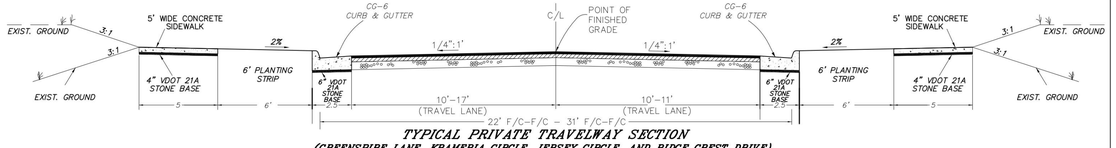
NOTE: PAVEMENT DESIGN FOR NEW SUBDIVISION STREETS SHALL BE DEVELOPED USING THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA AND MUST BE BASED ON IN PLACE MATERIAL AT THE TIME OF CONSTRUCTION. ACTUAL PAVEMENT DESIGN SHALL BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL. CBRS SHALL BE PERFORMED DURING CONSTRUCTION AND THE INFORMATION PROVIDED TO THE DESIGN ENGINEER TO CONFIRM THE PAVEMENT DESIGN FOR THE DEVELOPMENT.



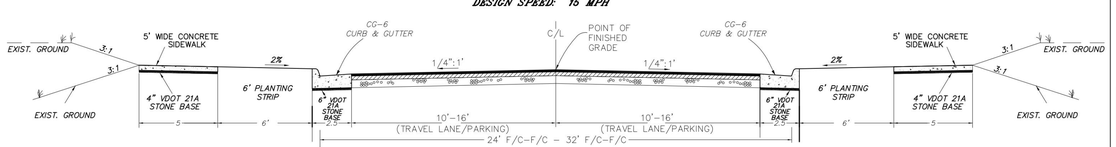
RT. 29 TURN LANE WITH SHARED USE PATHWAY MODIFICATION
(PROPOSED PUBLIC ROAD)
DESIGN SPEED: 30 MPH



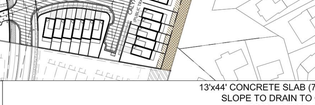
ARCHER AVENUE – TYPICAL STREET SECTION
59.5' PUBLIC ROAD R/W
25 MPH DESIGN SPEED



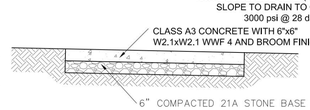
TYPICAL PRIVATE TRAVELWAY SECTION
(GREENSPIRE LANE, KRAMERIA CIRCLE, JERSEY CIRCLE, AND RIDGE CREST DRIVE)
(PROPOSED PRIVATE TRAVELWAY)
DESIGN SPEED: 15 MPH



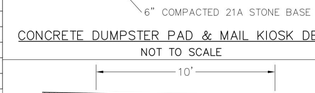
TYPICAL PUBLIC ROAD SECTION
(CALYX DRIVE, CALYX WAY, LEYDEN DRIVE, AND LEYDEN COURT)
(PROPOSED PUBLIC ROAD)
DESIGN SPEED: 25 MPH



CONCRETE DUMPSTER PAD & MAIL KIOSK DETAIL
NOT TO SCALE



ASPHALT PEDESTRIAN PATHWAY DETAIL
CLASS A – TYPE 1 LOW–MAINTENANCE
NOT TO SCALE



CONCRETE SIDEWALK & BIKE PAD DETAIL
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

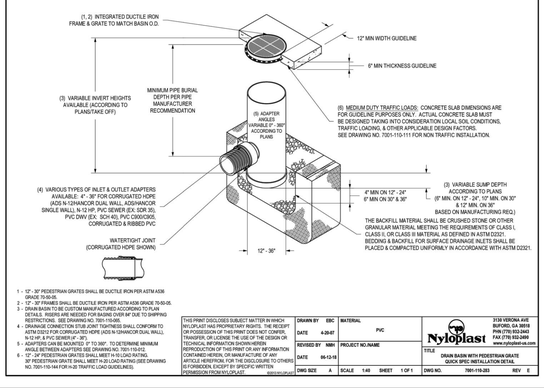
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN
SHEET TITLE: NOTES & DETAILS

JOB NO. 232220
SCALE N/A
SHEET NO. 10

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - ADAPTER RINGS ARE NEEDED FOR BASINS OVER 48" ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 96" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED AT TO ANY 7.5° INCREMENTS TO DETERMINE MINIMUM INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF).
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

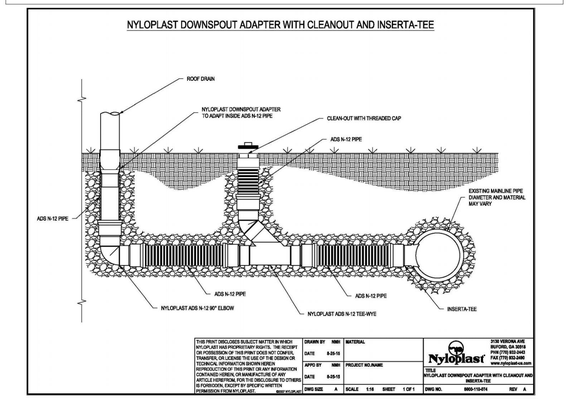
DRAWN BY	EBC	MATERIAL	PVC
DATE	4-20-07		
REVISED BY	MBH	PROJECT NO./NAME	
DATE	06-13-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-203 REV E

NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE



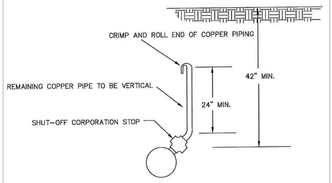
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	MBH	MATERIAL	
DATE	9-28-10		
APPD BY	MBH	PROJECT NO./NAME	
DATE	9-28-10		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

Nyloplast — 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE

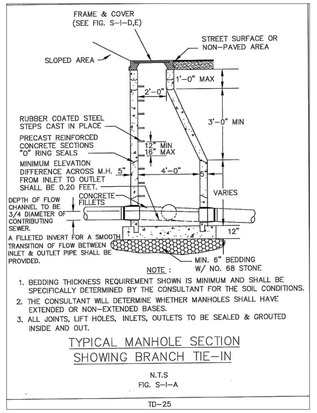
DWG NO. 9000-110-074 REV A



TYPICAL SERVICE TAP ABANDONMENT

NTS
FIG. W-6B

TD-11



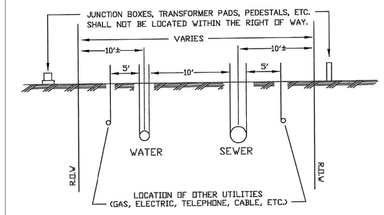
NOTE :

1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL 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 SECTION SHOWING BRANCH TIE–IN

N.T.S
FIG. S-I-A

TD-25



EASEMENT WIDTHS: WATER OR SEWER ONLY – 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

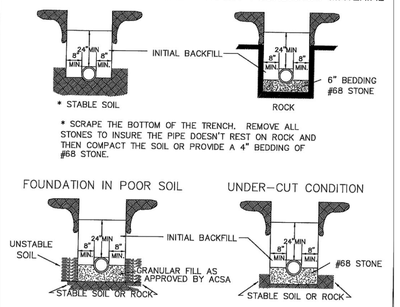
* SEE PART 3, PARAGRAPH D; SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

TD-1



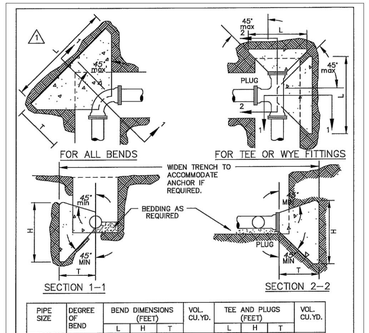
NOTE :

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



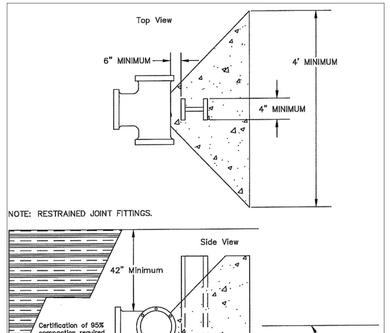
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.28				
	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



TYPICAL THRUST BLOCK IN FILL AREA

NTS
FIG. W-3B

TD-5

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

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

TYPICAL GATE VALVE

NTS
FIG. W-5

TD-9

NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR–IN–PLACE VAULTS SHALL BE 4".
3. MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
4. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (1 1/2" METER)

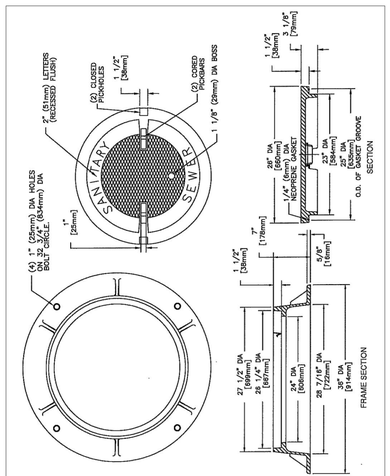
NTS
FIG. W-7B

TD-15

TYPICAL BLOW–OFF ASSEMBLY

NTS
FIG. W-8

TD-19



TYPICAL MANHOLE PLAN SHOWING BRANCH TIE – IN

NTS

FIG. S–I–B

TD-27

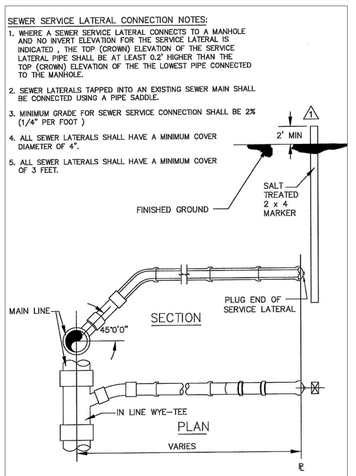
TYPICAL MANHOLE FRAME & COVER

N.T.S
FIG S-I-D

TD-31

SEWER SERVICE LATERAL CONNECTION NOTES:

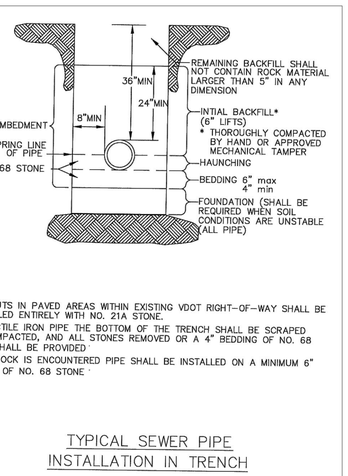
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. MINIMUM GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT)
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER DIAMETER OF 4".
5. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 3 FEET.



SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S–2

TD-33



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

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL – INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

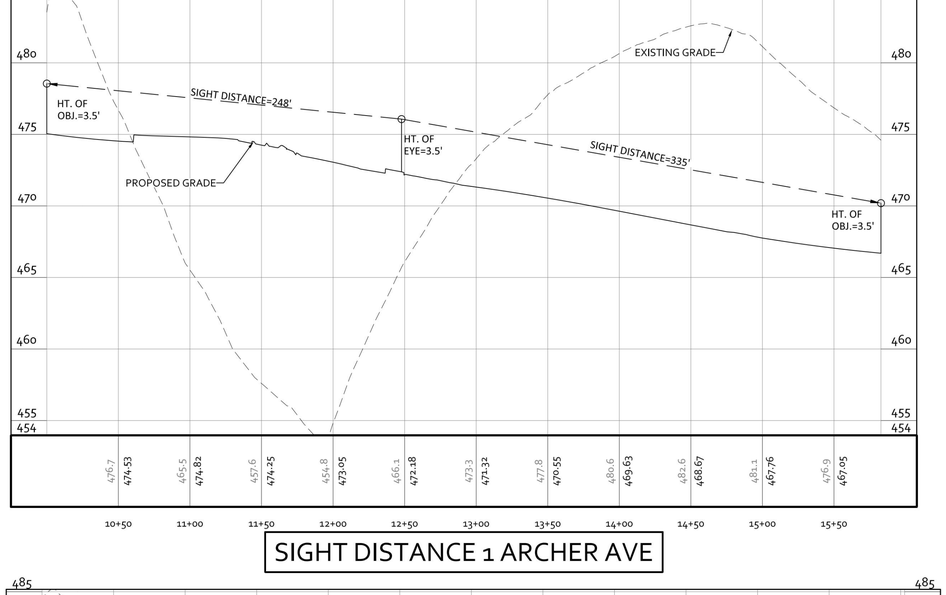
SHEET TITLE: NOTES & DETAILS

JOB NO. 232220

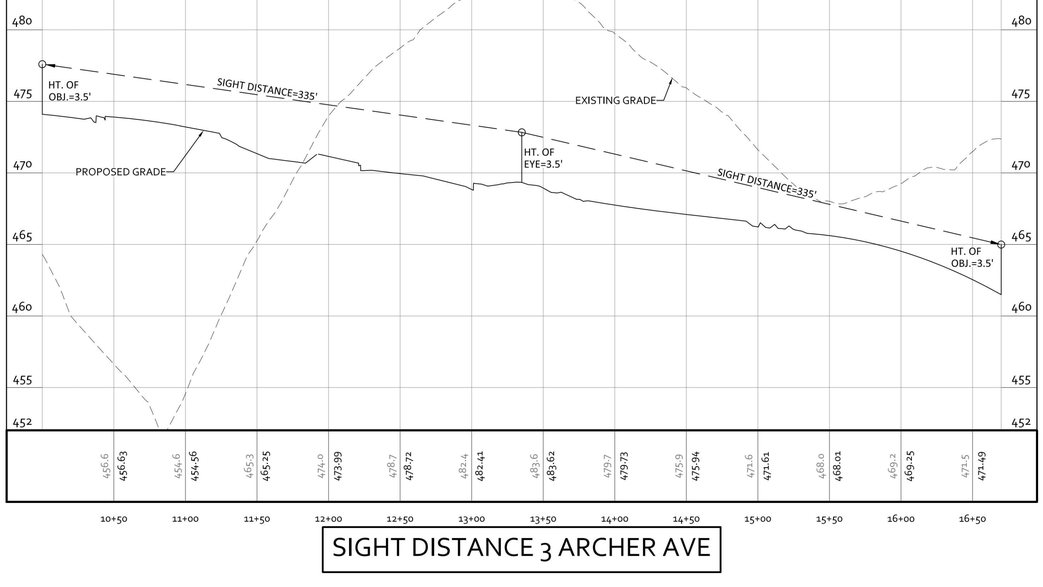
SCALE N/A

SHEET NO. 11

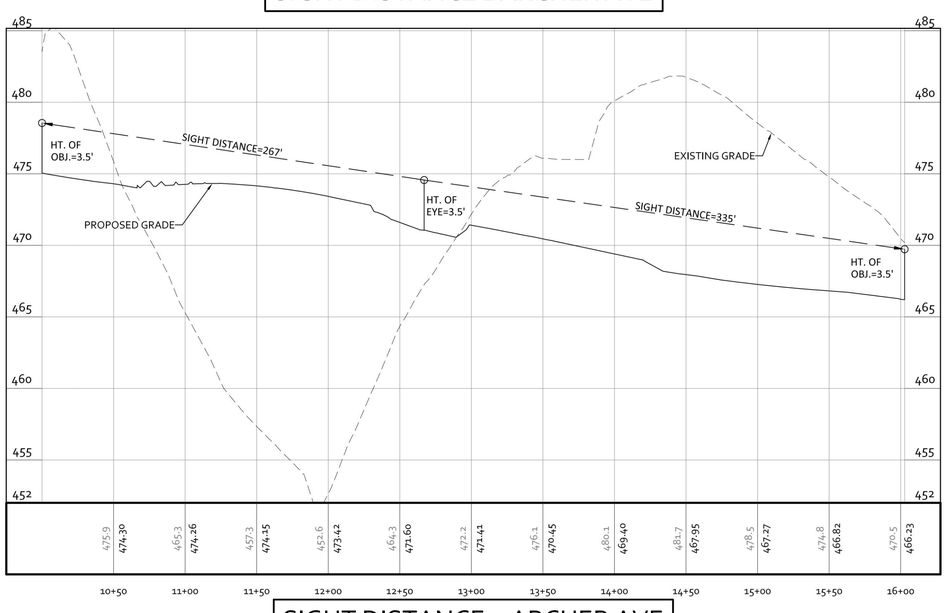
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



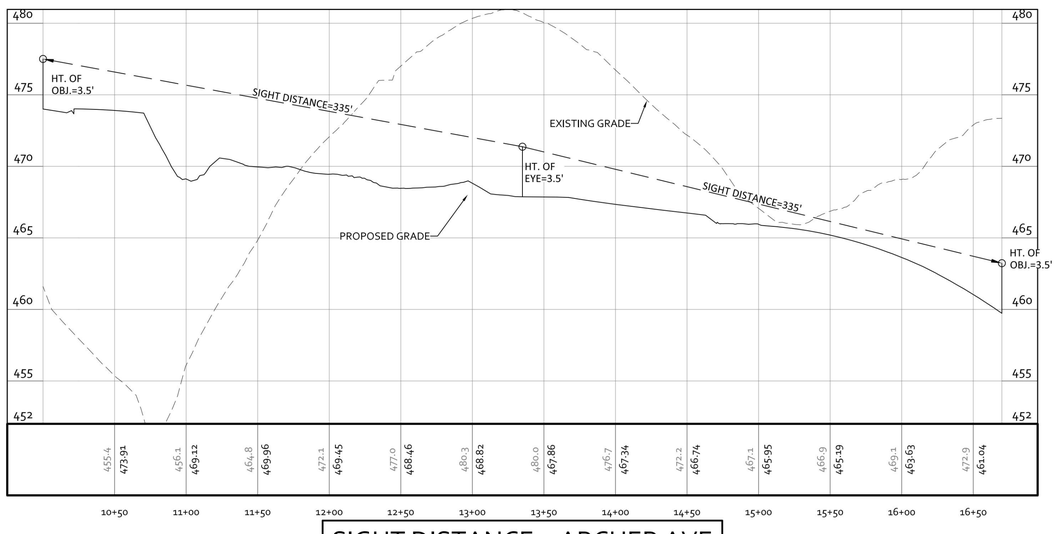
SIGHT DISTANCE 1 ARCHER AVE



SIGHT DISTANCE 3 ARCHER AVE



SIGHT DISTANCE 2 ARCHER AVE



SIGHT DISTANCE 4 ARCHER AVE

VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

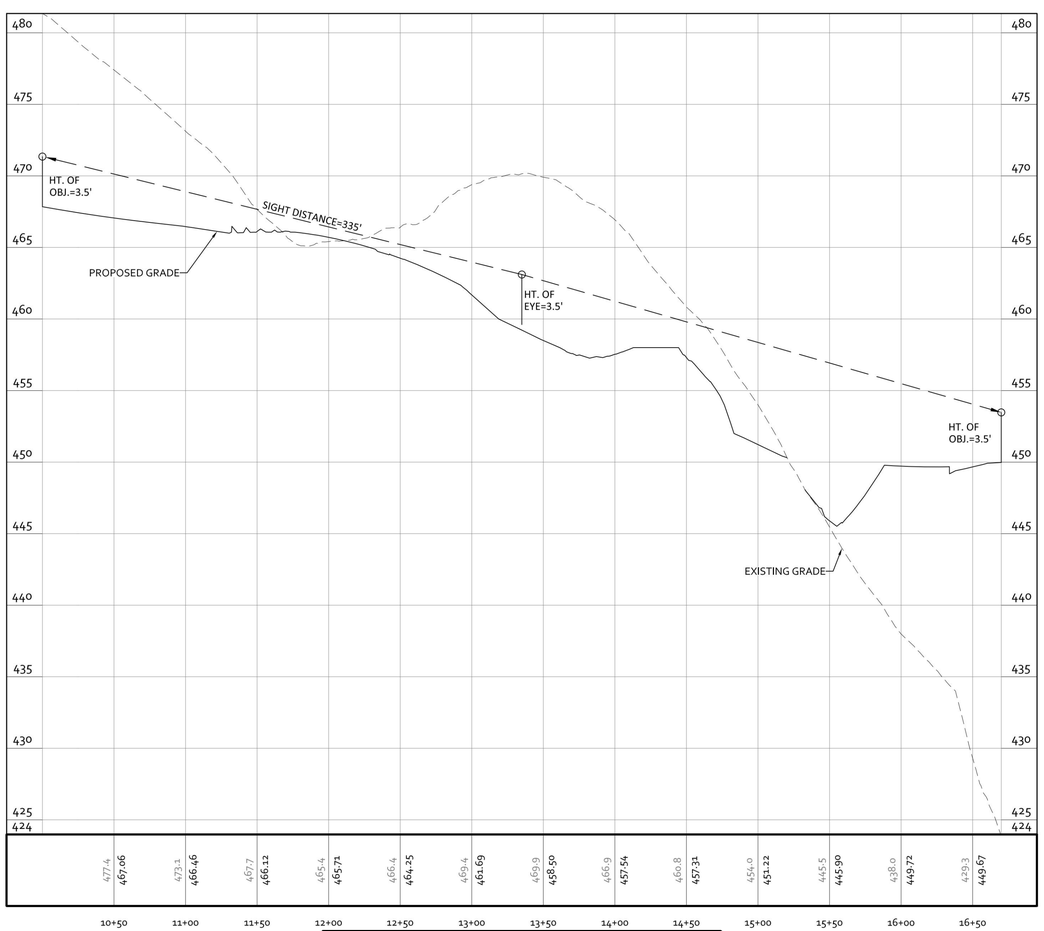
SHEET TITLE
SIGHT DISTANCE PROFILES

JOB NO.
232220

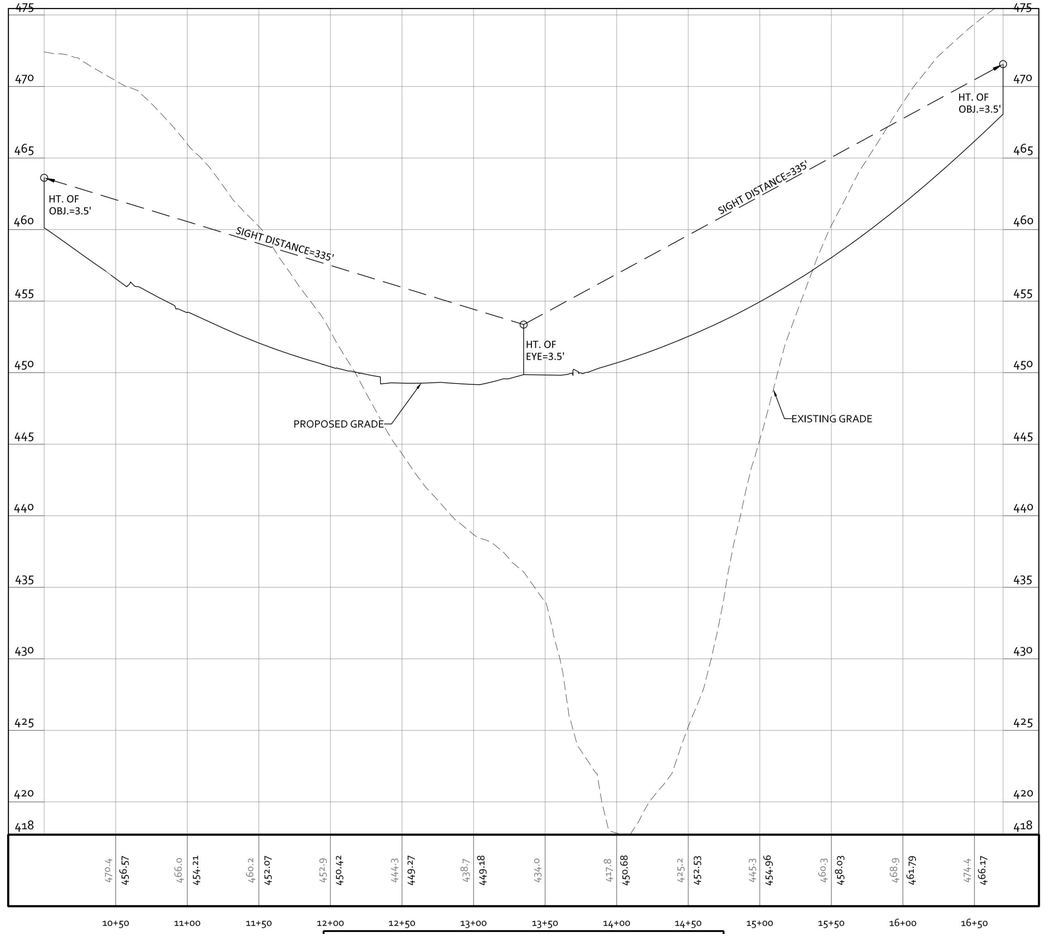
SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
12

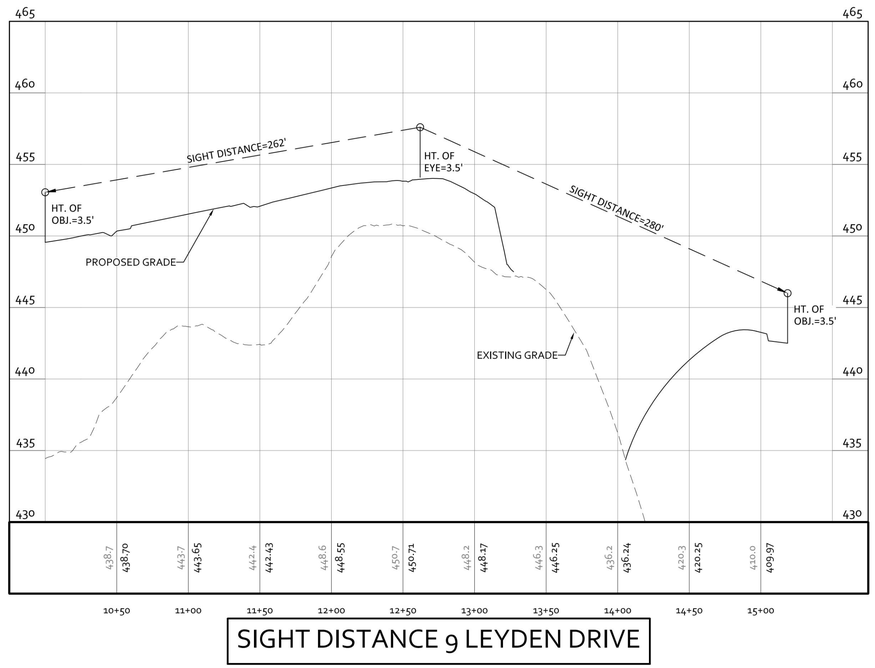
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



SIGHT DISTANCE 5 ARCHER AVE



SIGHT DISTANCE 6 ARCHER AVE



SIGHT DISTANCE 9 LEYDEN DRIVE

VERTICAL GRAPHIC SCALE

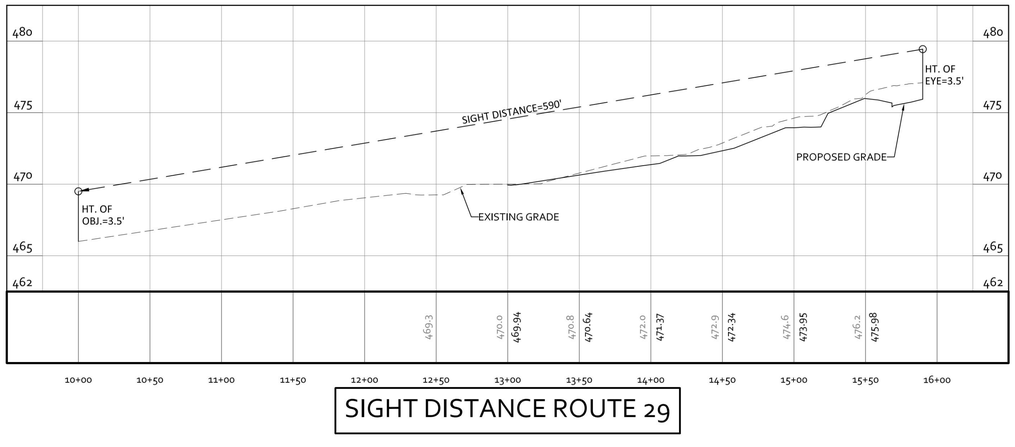
5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SIGHT DISTANCE ROUTE 29

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
SIGHT DISTANCE PROFILES

JOB NO.
232220

SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
13

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

SIGHT DISTANCE 7 ARCHER AVE

SIGHT DISTANCE 8 ARCHER AVE

SIGHT DISTANCE 10 LEYDEN COURT

VERTICAL GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SCOTT R. COLLINS
Lic. No. 035791
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT
HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE
SIGHT DISTANCE PROFILES

JOB NO.
232220

SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
14

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

100 0 100 200 FEET

SCALE: 1"=100'

Point of Analysis	Method of 9VAC25-870-66 Channel Protection Compliance	Method of 9VAC25-870-66 Limits of Analysis for Channel Protection	Method of 9VAC25-870-66 Flood Protection Compliance	Method of 9VAC25-870-66 Limits of Analysis for Flood Protection
1	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)
2	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)
3	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)

POINT OF ANALYSIS #1 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 1A (Pre-Dev.)	72	0.10	10.90	13.03	19.56	43.01
DA 1B (Pre-Dev.)	60	0.25	5.55	1.19	2.75	9.15
	68		16.45	14.22	22.31	52.16

POINT OF ANALYSIS #2 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 2 (Pre-Dev.)	59	0.19	3.59	0.84	1.97	6.48

POINT OF ANALYSIS #3 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 3 (Pre-Dev. Full Buildout Analysis)	55		1.96	0.32	0.64	2.01

SEMINOLE TRAIL (ROUTE 29, NORTHBOUND) VAR. WIDTH PUBLIC R/W

SEMINOLE TRAIL (ROUTE 29, SOUTHBOUND) VAR. WIDTH PUBLIC R/W

HOLLYMEAD DRIVE VAR. WIDTH PUBLIC R/W

ROBIN LANE VAR. WIDTH PUBLIC R/W

DERBY LANE VAR. WIDTH PUBLIC R/W

REDWING LANE VAR. WIDTH PUBLIC R/W

TEAKWOOD COVE VAR. WIDTH PUBLIC R/W

TEAKWOOD DRIVE VAR. WIDTH PUBLIC R/W

CRICKLEWOOD COURT VAR. WIDTH PUBLIC R/W

BIRCHCREST LANE VAR. WIDTH PUBLIC R/W

COUNTY DEFINED MANAGED STEEP SLOPES, TYP.

COUNTY DEFINED PRESERVED STEEP SLOPES, TYP.

100' WPO BUFFER, TYPICAL

PROJECT LIMITS, TYPICAL

EXISTING SWM FACILITY TO BE IMPROVED IN THE POST-DEV. STATE

PRE-DEV. DA 1A
(RUNOFF FLOWING TO THE EXISTING SWM FACILITY)

PRE-DEV. DA 1B
(RUNOFF DIRECTED TO THE EX. SWM FACILITY IN THE POST-DEV. STATE WITH ITS IMPROVEMENTS)

100' OF OLF w/ Δ ELEV.=2' & 290' OF CONC. FLOW w/ Δ ELEV.=46'

100' OF OLF w/ Δ ELEV.=4' & 325' OF CONC. FLOW w/ Δ ELEV.=36'

PRE-DEV. DA 2
(RUNOFF UPLAND OF THE STREAM BUFFER, TO BE DEVELOPED IN THE POST-DEV. STATE)

PRE-DEV. DA 3
(RUNOFF UPLAND OF THE STREAM BUFFER, TO BE DEVELOPED IN THE POST-DEV. STATE)

100' OF OLF w/ Δ ELEV.=7' & 100' OF CONC. FLOW w/ Δ ELEV.=20'

100' OF OLF w/ Δ ELEV.=4' & 325' OF CONC. FLOW w/ Δ ELEV.=36'

PRE-DEV. DA 4
(RUNOFF UPLAND OF THE STREAM BUFFER, TO BE DEVELOPED IN THE POST-DEV. STATE)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY

JOB NO. 232220

SCALE 1"=100'

SHEET NO. 15

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

100 0 100 200 FEET

SCALE: 1"=100'

Point of Analysis	Method of 9VAC25-870-66 Channel Protection Compliance	Method of 9VAC25-870-66 Limits of Analysis for Channel Protection	Method of 9VAC25-870-66 Flood Protection Compliance	Method of 9VAC25-870-66 Limits of Analysis for Flood Protection
1	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)
2	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)
3	Section B.3.a (Energy Balance)	N/A (Energy Balance Satisified)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)

POINT OF ANALYSIS #1 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 1 (Post-Dev.)	82	0.23	16.45	3.49	4.09	34.21

POINT OF ANALYSIS #2 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 2 (Post-Dev.)	81	0.16	3.59	0.16	1.86	5.88

POINT OF ANALYSIS #3 WATERSHED SUMMARY

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 3 (Post-Dev. Analysis)	65	0.10	1.45	0.08	0.38	0.95
	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 3 (Full Buildout Analysis)	86	0.10	1.96	0.04	0.37	1.99

Stormwater Quantity-
Post-Development Impervious Area Summary

Subarea 1	
Existing Roads & Sidewalks (Before Rte. 29 Widening)	136,425 sf
Existing Roads & Sidewalks (Associated with Widening)	43,000 sf
Proposed Roads & Parking	126,175 sf
Proposed Sidewalk & Conc.	28,550 sf
Proposed Buildings & Pool Area	83,300 sf
	417,450 sf
Subarea 2	
Proposed Roads & Parking	51,075 sf
Proposed Sidewalk & Concrete	10,100 sf
Proposed Buildings	19,850 sf
Future Phase 2 Impervious Area	4,600 sf
	85,625 sf
Subarea 3	
Proposed Roads & Parking	4,550 sf
Proposed Sidewalk & Concrete	1,500 sf
	6,050 sf
Subarea 3 - Full Buildout Analysis	
Proposed Roads & Parking	4,550 sf
Proposed Sidewalk & Concrete	1,500 sf
Future Phase 2 Impervious Areas	61,000 sf
	67,050 sf

INITIAL SITE PLAN STORMWATER MANAGEMENT NARRATIVE:

OVERVIEW
THIS PROJECT IS A MASTER PLANNED DEVELOPMENT THAT INCLUDES THREE PHASES. THIS INITIAL SITE PLAN ILLUSTRATES STORMWATER QUANTITY AND QUALITY TREATMENT FOR ALL THREE PROPOSED PHASES. NOTE, SEPARATE WPO PLAN REVIEWS WILL BE PROVIDED.

IN GENERAL, THIS INITIAL SITE PLAN PROPOSES FOUR SWM FACILITIES. A LEVEL II WET POND WILL TREAT SUBAREA 1, AN UNDERGROUND DETENTION (UGD) SYSTEM WILL TREAT SUBAREAS 2 & 4 AND A DRY DETENTION BASIN WILL TREAT SUBAREA 3. ALONG WITH THESE THREE SWM FACILITIES, A NUTRIENT CREDIT PURCHASE WILL BE PROVIDED.

WATER QUALITY SUMMARY
THIS INITIAL SITE PLAN PROVIDES WATER QUALITY TREATMENT FOR THE FULL BUILDOUT OF THE MASTER PLANNED DEVELOPMENT (I.e. PROPOSED PHASES 1-3). THE MASTER PLANNED DEVELOPMENT REQUIRES A TOTAL PHOSPHOROUS REMOVAL RATE OF 22.20 lbs/yr. THIS PHOSPHORUS REMOVAL RATE REQUIREMENT WILL BE MET THROUGH THE USE OF TWO BEST MANAGEMENT PRACTICES.

A LEVEL II WET POND IS PROPOSED AND WILL TREAT THE LARGEST AND MOST IMPERVIOUS SUBAREA, SUBAREA 1. SUBAREA 1 INCLUDES ROUTE 29 DRAINAGE. ROUTE 29 WAS WIDEN IN RECENT YEARS. TO MITIGATE THE IMPACTS FROM THE WIDENING AND THE ASSOCIATED ROUTE 29 IMPROVEMENTS, A WET POND WAS CONSTRUCTED. THIS WET POND WILL BE IMPROVED WITH THE PROJECT, AS ILLUSTRATED ON THIS SHEET, AND WILL CONTINUE TO TREAT ITS ROUTE 29 RUNOFF. THE IMPROVED WET POND WILL ALSO TREAT A PORTION OF THIS PROJECT's PHASE 1 DEVELOPMENT. THE WET POND WAS SIZED FOR BOTH STORMWATER QUALITY AND QUANTITY, AND ANALYZED THE PRE-DEVELOPMENT CONDITIONS AS IF THE ROUTE 29 WIDENING WAS A NEW DEVELOPMENT. IN OTHER WORDS, THE VRRM SPREADSHEET, ITS CORRESPONDING WET POND TREATMENT VOLUME AND THE 9VAC25-870-66 COMPUTATIONS ANALYZED THE RECENTLY WIDEN ROUTE 29 AS IF IT WAS NEW IMPERVIOUS AREA. THIS STRATEGY ENSURES THE LEVEL II WET POND IS NOT UNDERSIZED FOR THE ROUTE 29 WIDENING, AND WILL PROVIDE THE NECESSARY STORMWATER QUALITY AND QUANTITY TREATMENT FOR BOTH ROUTE 29 AND THE PROPOSED PHASE 1 DEVELOPMENT. THE IMPROVED LEVEL II WET POND WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 17.90 lbs/yr.

THE SECOND BEST MANAGEMENT PRACTICE THAT WILL BE IMPLEMENTED IS THE PURCHASING OF NUTRIENT CREDITS. THE REMAINING PHOSPHOROUS REMOVAL RATE BALANCE OF 4.30 lbs/yr. (22.20-17.90) WILL BE MITIGATED THROUGH A NUTRIENT CREDIT PURCHASE. THE NUTRIENT CREDIT PURCHASE WILL BE MADE PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT, AND WILL BE ASSOCIATED WITH THIS PROJECT's WPO PLAN.

WATER QUANTITY SUMMARY
THE PROPOSED INITIAL SITE PLAN CONTAINS FOUR CONCENTRATED OUTFALLS IN THE POST-DEVELOPMENT STATE. THESE FOUR CONCENTRATED OUTFALLS ARE SHOWN ON THIS SHEET, AND ARE LABELED POINT OF ANALYSIS (POA) #1, 2, 3 AND 4. SUBAREA 1 DRAINS TO POA #1, SUBAREA 2 DRAINS TO POA #2, SUBAREA 3 DRAINS TO POA #3 AND SUBAREA 4 DRAINS TO POA #4.

SUBAREA 1 RECEIVES STORMWATER QUANTITY TREATMENT VIA ATTENUATION IN THE IMPROVED LEVEL II WET POND DESCRIBED ABOVE. THIS FACILITY IS NAMED WET POND #1. SUBAREAS 2 & 4 RECEIVE ATTENUATION IN PROPOSED UGD SYSTEM #2 & #4, AND SUBAREA 3 IS DETAINED IN DETENTION BASIN #3.

CHANNEL PROTECTION IS MET FOR ALL FOUR POINTS OF ANALYSES (POA #1, 2, 3 AND 4) VIA 9VAC25-870-66, SUBSECTION B.3.a (ENERGY BALANCE). THE LIMITS OF ANALYSES TERMINATE AT THE FOUR POINTS OF ANALYSES SINCE SUBSECTION B.3.a IS SATISFIED. THE FLOOD PROTECTION FOR ALL FOUR POINTS OF ANALYSES IS MET VIA 9VAC25-870-66, SUBSECTION C.2.b (10-yr PEAK POST-DEV. FLOW < 10-yr. PEAK PRE-DEV. FLOW). THE LIMITS OF ANALYSES END AT THE OUTFALLS SINCE SUBSECTION C.2.b IS SATISFIED.

PLEASE NOTE, THE BULK OF THE PROPOSED DEVELOPMENT IS CAPTURED IN SUBAREAS 1, 2, 3 & 4 WHERE ITS RUNOFF IS ATTENUATED. ALSO, WHERE PROPOSED IMPROVEMENTS & LAND COVER CHANGES OCCUR OUTSIDE OF SUBAREAS 1-4, THE AREAS ARE DISCONNECTED AND ARE RELEASED IN A SHEET FLOW MANNER THAT IS NOT CONCENTRATED.

SEMINOLE TRAIL (ROUTE 29, NORTHBOUND) VAR. WIDTH PUBLIC R/W

SEMINOLE TRAIL (ROUTE 29, SOUTHBOUND) VAR. WIDTH PUBLIC R/W

HOLLYMEAD DRIVE VAR. WIDTH PUBLIC R/W

ROBIN LANE VAR. WIDTH PUBLIC R/W

DERBY LANE VAR. WIDTH PUBLIC R/W

COUNTY DEFINED MANAGED STEEP SLOPES, TYP.

100' OF OLF w/ Δ ELEV.=2', 75' OF CONC. FLOW=4' & 950' OF CHNL. FLOW

POST-DEV. DA 1

PROJECT LIMITS, TYPICAL

PROPOSED WET POND #1 IS SIZED FOR THE PROPOSED PHASE 1 DEVELOPMENT + ROUTE 29

100' OF OLF w/ Δ ELEV.=6', 80' OF CONC. FLOW=8' & 515' OF CHNL. FLOW

PROPOSED UGD SYSTEM #4

PROPOSED UGD SYSTEM #2

POST-DEV. DA 4

POA #4

POST-DEV. DA 2

POA #1

POA #2

100' WPO BUFFER, TYPICAL

COUNTY DEFINED PRESERVED STEEP SLOPES, TYP.

POA #3

PROPOSED DETENTION BASIN #3

POST-DEV. DA 3

TEAKWOOD COVE VAR. WIDTH PUBLIC R/W

TEAKWOOD DRIVE VAR. WIDTH PUBLIC R/W

WPO 202300057 'SUBAREA 2' (NOT PART OF THIS PROJECT)

CRICKLEWOOD COURT VAR. WIDTH PUBLIC R/W

BIRCHCREST LANE VAR. WIDTH PUBLIC R/W

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

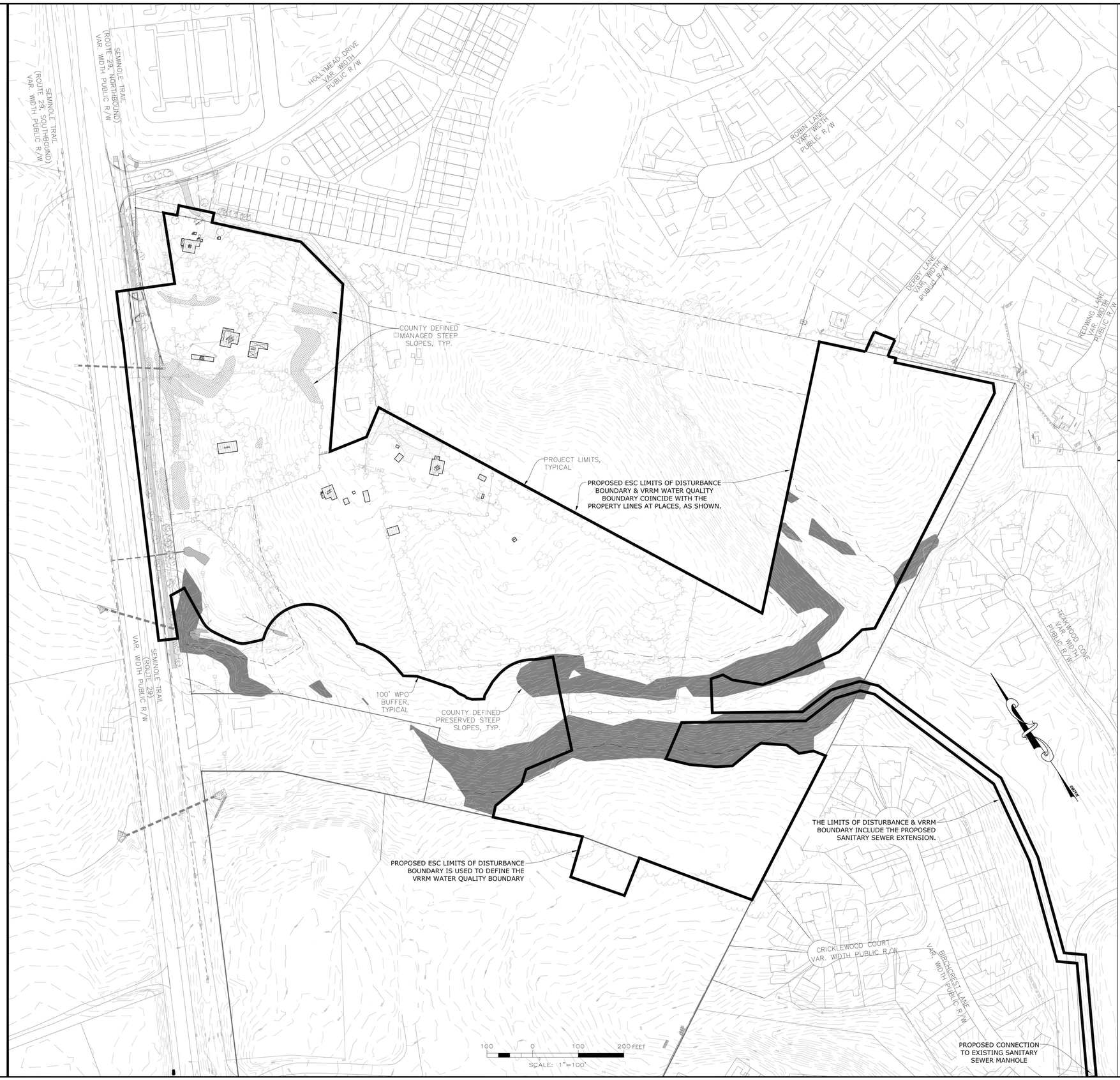
SHEET TITLE: POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUANTITY

JOB NO. 232220
SCALE 1"=100'
SHEET NO. 16

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

WATER QUALITY NOTES:

1. THIS SHEET HAS BEEN INCLUDED WITH THE SET TO DEPICT THE PRE-DEVELOPMENT CONDITIONS WITH THE PROPOSED LIMITS OF DISTURBANCE OVERLAID ONTO IT.
2. THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) CALCULATIONS UTILIZE THE 'NEW DEVELOPMENT' COMPLIANCE SPREADSHEET, WHICH SOLELY ANALYZES THE POST-DEVELOPMENT PROJECT. THIS SPREADSHEET IS APPLICABLE TO THIS PROJECT SINCE THE SITE IN THE PRE-DEVELOPMENT STATE IS LARGELY UNDEVELOPED, AS SHOWN ON THIS SHEET.
3. PLEASE SEE THE FOLLOWING SHEET FOR THE POST-DEVELOPMENT STATE, ALONG WITH ITS LAND COVER.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUALITY

JOB NO. 232220

SCALE 1"=100'

SHEET NO. 17

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Stormwater Quality- Full Buildout

Impervious Area Summary

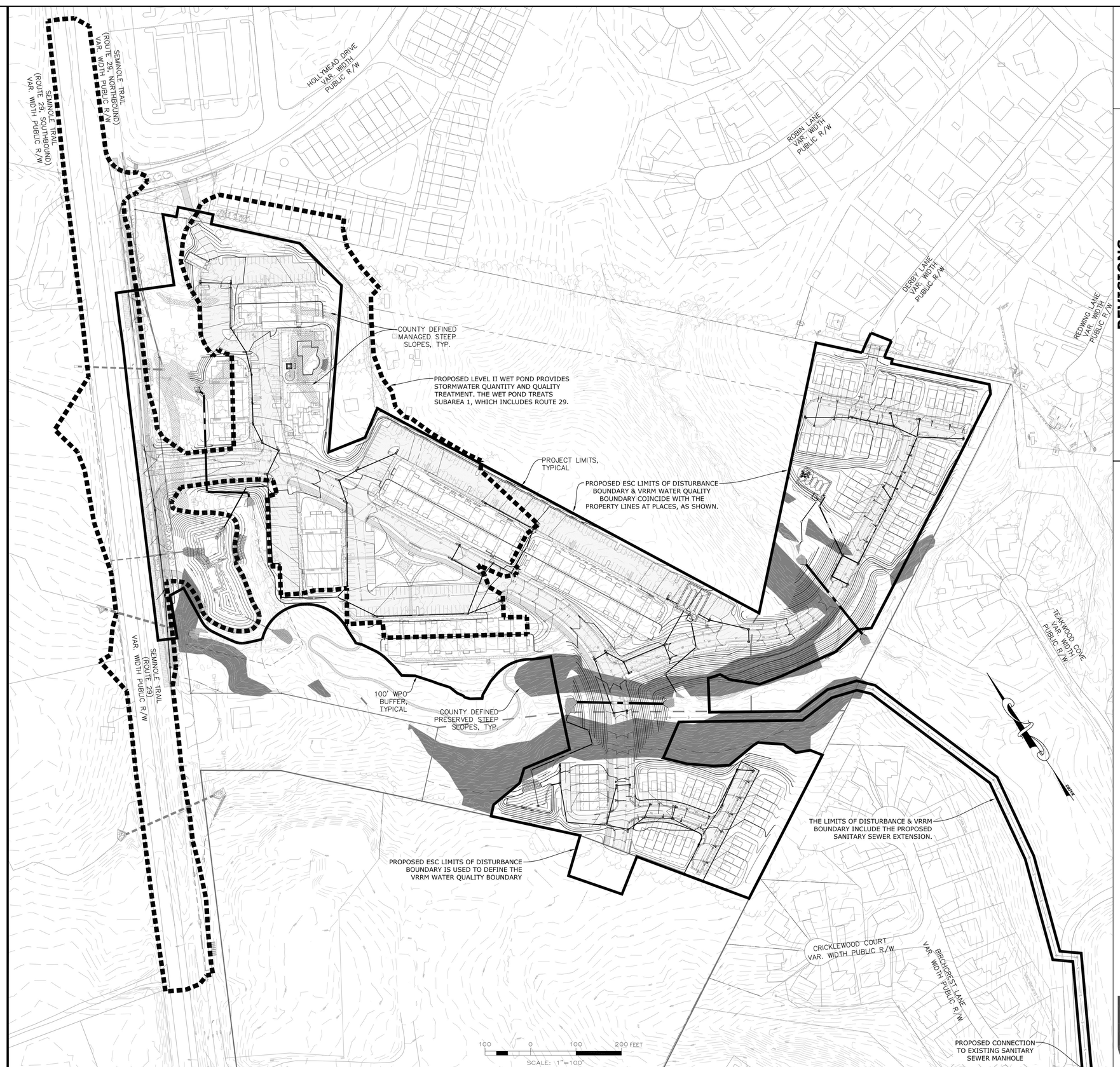
Existing Roads & Sidewalks	43,000 sf
Proposed Roads & Parking	181,800 sf
Proposed Sidewalk & Concrete	40,150 sf
Proposed Buildings	112,950 sf
Future Phase II Impervious Areas	65,625 sf
Future Phase III Impervious Areas	91,125 sf
	534,650 sf

VRRM Ground Cover

Managed Turf	14.01 ac.
Impervious Area	12.27 ac.
	26.28 ac.

WATER QUALITY NOTES:

1. THIS INITIAL SITE PLAN ILLUSTRATES HOW WATER QUALITY REQUIREMENTS CAN BE MET FOR THE FULL BUILDOUT OF THE MASTER PLANNED DEVELOPMENT. ALTERNATE BMPs MAY BE PROPOSED, PROVIDED THEY MEET MINIMUM COUNTY AND STATE REQUIREMENTS. A SEPARATE WPO PLAN(s) WILL BE REQUIRED FOR CONSTRUCTION.
2. THE LAYOUTS SHOWN ON THIS SHEET ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE. FINAL SITE PLAN AND WPO PLAN APPROVALS ARE REQUIRED FOR CONSTRUCTION.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
07/01/24

REVISIONS

DATE	REVISION DESCRIPTION
07/01/24	INITIAL SUBMITTAL - INITIAL SITE PLAN

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

PROJECT: HOLLY HILLS DEVELOPMENT - INITIAL SITE PLAN

SHEET TITLE: POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN - QUALITY

JOB NO. 232220

SCALE 1"=100'

SHEET NO. 18

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.