

GRANGER DEVELOPMENT

INITIAL SITE PLAN & PRELIMINARY PLAT

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO:

LOCATION: INTERSECTION SUNSET AVE EXTENDED & JEFFERSON RIDGE DRIVE
ALBEMARLE COUNTY - CHARLOTTESVILLE, VA

EXISTING USE: VACANT LAND

PROPOSED USE: RESIDENTIAL DEVELOPMENT
169 LOTS (200 DWELLING UNITS)

TOTAL ACREAGE: 68.96 ACRES

OWNER: STRIBLING HOLDINGS, LLC
PO BOX 1467
CHARLOTTESVILLE, VA 22902

DEVELOPER: RIVERBEND DEVELOPMENT, INC
455 SECOND STREET SE, SUITE 201
CHARLOTTESVILLE, VA 22902
CONTACT: ALAN TAYLOR
EMAIL: ALAN@RIVERBENDDEV.COM
PHONE: 434-245-4970

SURVEYOR: ROUDABUSH, GALE & ASSOCIATES, INC
999 SECOND STREET, SE
CHARLOTTESVILLE, VA 22902

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
CONTACT: SCOTT COLLINS
EMAIL: SCOTT@COLLINS-ENGINEERING.COM
PHONE: 434-293-3719

PARCEL INFORMATION:

TMP: 07600-00-00-02400

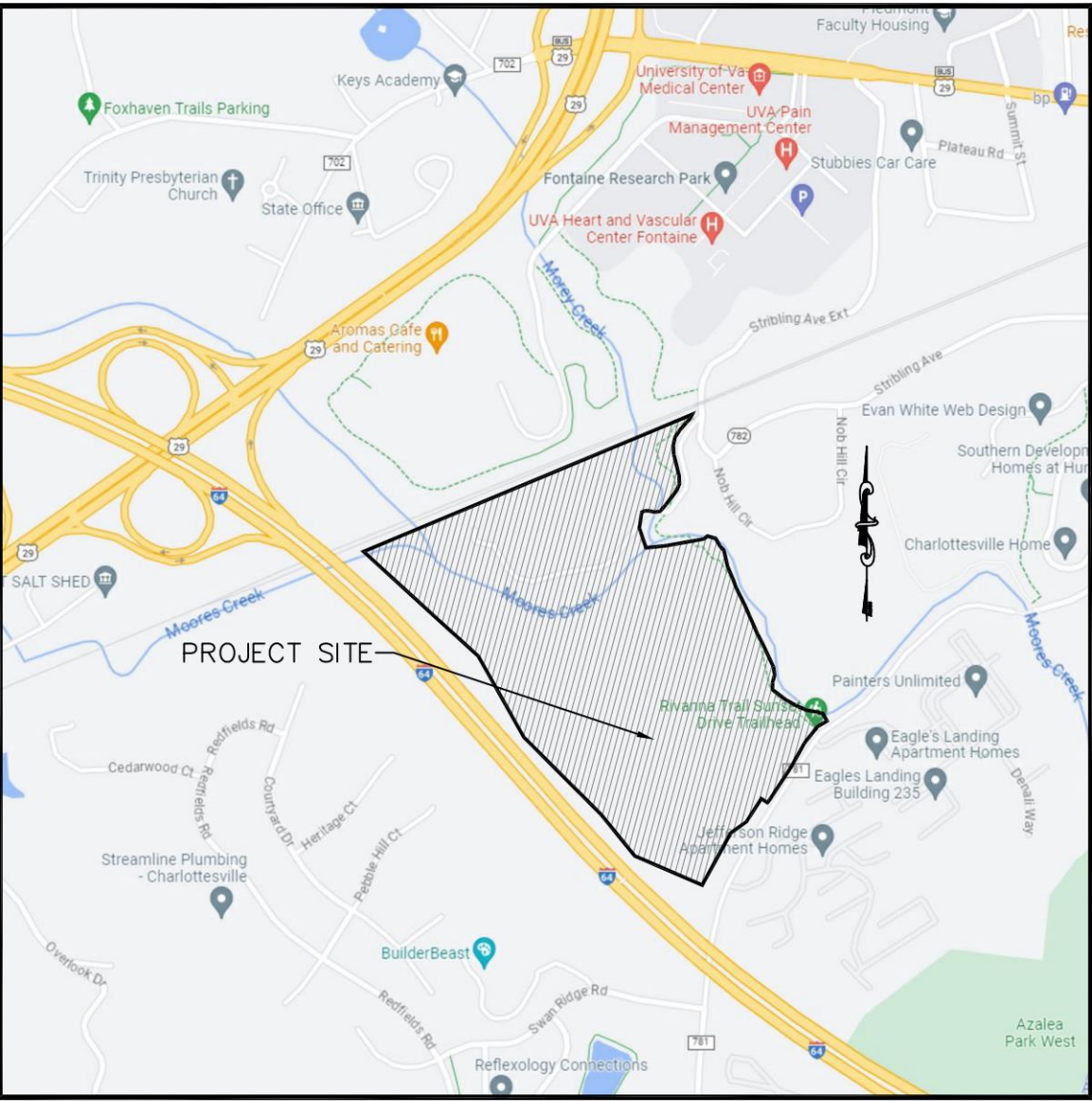
ACREAGE: 68.96 ACRES

DB/PG: 3556/525

ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)



SHEET LAYOUT
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 2000'

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NOTE: CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS, THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

- 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 VDOL. CONTACT VDOL 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.

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



COLLINS ENGINEERING

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

PROJECT

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE

COVER

JOB NO.

202198

SCALE

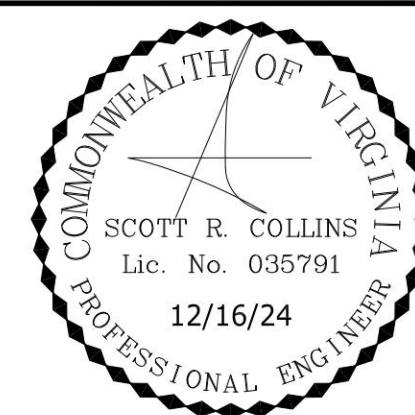
1" = 150'

SHEET NO.

1

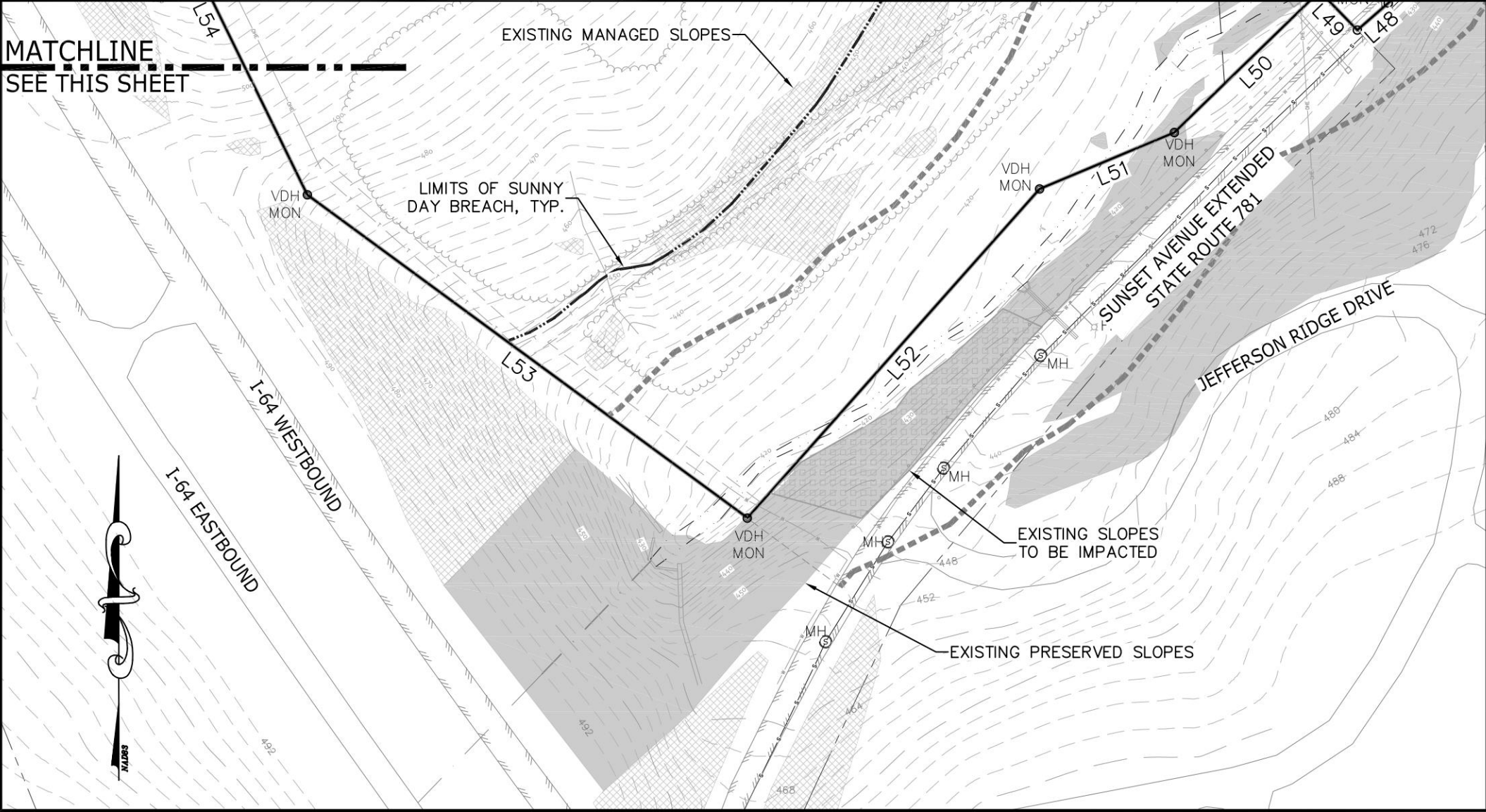
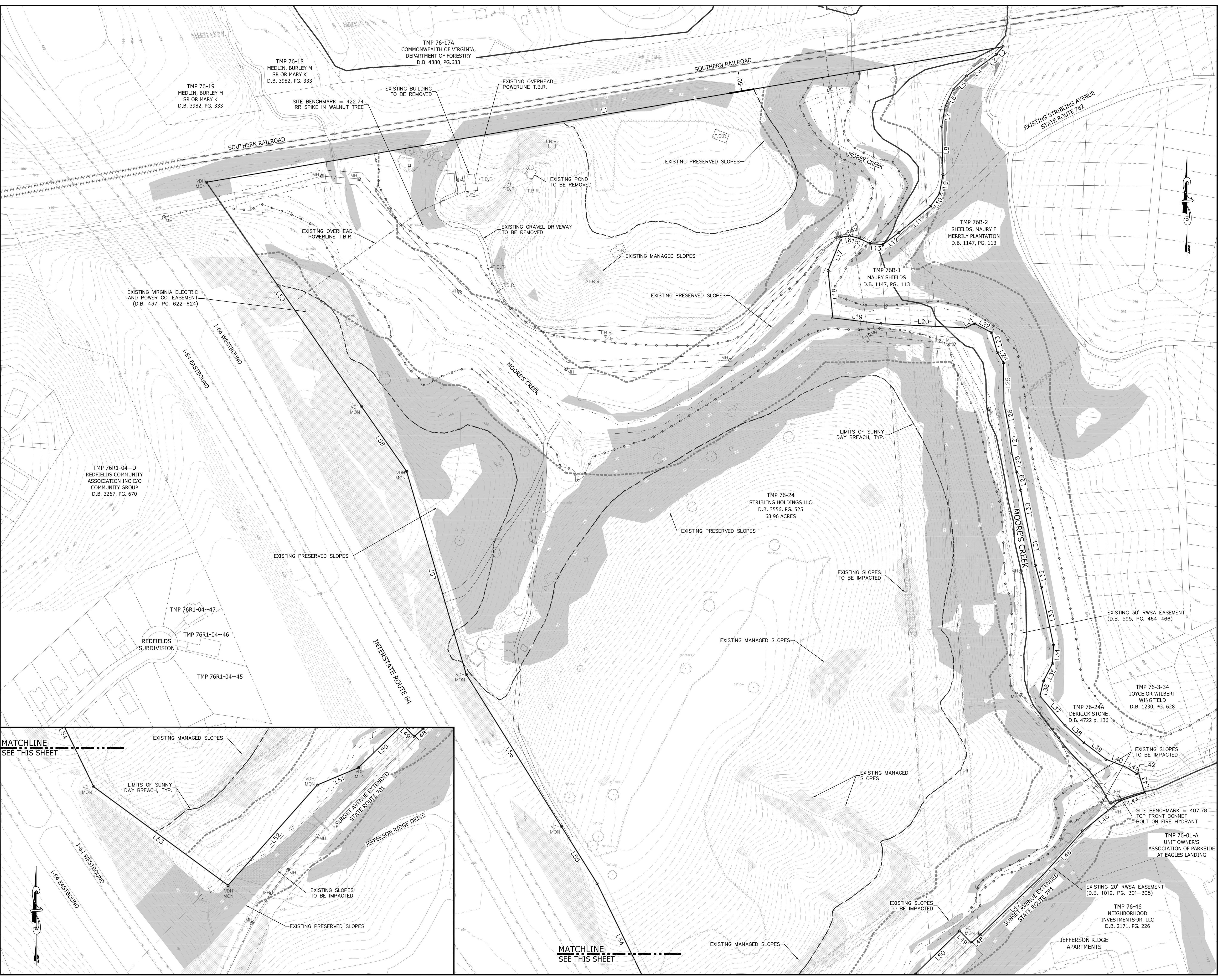
REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24



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GENERAL NOTES:			FIRE DEPARTMENT NOTES			SITE NOTES			GRADING & DRAINAGE NOTES		
OWNER:	STRIBLING HOLDINGS, LLC PO BOX 1467 CHARLOTTEVILLE, VA 22902	DEVELOPER:	RIVERBEND DEVELOPMENT, INC 455 SECOND STREET SE, SUITE 201 CHARLOTTEVILLE, VA 22902	1.	VSPF 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 OF A MATERIAL HARMONIOUS WITH THE GUARD SERVICE.	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.	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.		
ENGINEER:	COLLINS ENGINEERING, INC 100 GARRETT STREET, SUITE K CHARLOTTEVILLE, VA 22902	SURVEYOR:	ROUDABUSH, GALE & ASSOCIATES 999 SECOND STREET SE CHARLOTTEVILLE, VA 22902	2.	VSPF 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.	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 5-3 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.	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.		
LOCATION OF PROJECT: PROPERTY INFO:	INTERSECTION OF SUNSET AVE EXTENDED & JEFFERSON RIDGE DRIVE TWP 07600-00-00-024000 DEED BOOK 3555, PAGE 525 68.96 ACRES			3.	VSPF 506.1.2-AN ELEVATOR BOX MAY BE REQUIRED. CONTRACTOR SHALL CONSULT WITH THE FIRE MARSHALL DURING THE CONSTRUCTION AND PERMIT REVIEW PROCESS.	3.	EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH APPLICABLE CODE SECTIONS, INCLUDING BUT NOT LIMITED TO SEC. 872 (b)(2) AND SEC. 932. DUMPSTERS SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.	3.	CONCRETE SHALL NOT BE PLACED UNTIL THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.		
ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICTS - AIRPORT IMPACT AREA, DAM INUNDATION ZONE, ENTRANCE CORRIDOR, FLOOD HAZARD, MANAGED STEEP SLOPES & PRESERVED STEEP SLOPES			4.	VSPF 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTEVILLE 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.	4.	ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED.	4.	CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.		
BOUNDARY & TOPO:	BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SITE WAS PROVIDED BY ROUDABUSH, GALE & ASSOCIATES IN MARCH, 2011 AND THE SITE WAS FIELD VERIFIED BY COLLINS ENGINEERING IN JUNE, 2023.			5.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	5.	ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.	5.	CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.		
USGS DATUM:	NAVD 1988			6.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	6.	ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 3% OR LESS.	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.		
EXISTING USE:	VACANT			7.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	7.	ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.	7.	ALL EXISTING GRANITE CURB SHALL REMAIN THE PROPERTY OF THE CITY OF CHARLOTTEVILLE. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.		
EXISTING VEGETATION:	MOSTLY WOODED LOT WITH HARDWOOD TREES. THIS PROPERTY IS NOT LOCATED WITHIN AN ALBEMARLE COUNTY AGRICULTURAL OR FORESTAL DISTRICT.			8.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	8.	ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.	8.	STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONSTRUCTION TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER. 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.		
BURIAL SITES:	(c) CEMETERY EXISTS ON THE PROPERTY - SEE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE CEMETARY. THE CEMETERY SHALL REMAIN ON THE PROPERTY AND UNDISTURBED WITH THE PROPOSED DEVELOPMENT.			9.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	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".	9.	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.		
STEEP SLOPES:	BOTH PRESERVED AND MANAGED STEEP SLOPES EXIST ON THE PROPERTY. SEE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE STEEP SLOPES.			10.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	10.	RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.	10.	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.		
WATERSHED:	MOORES CREEK WATERSHED			11.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	11.	ALL SITE AND BUILDING CONSTRUCTION SHALL MEET 2006 IBC SECTION 3409 REQUIREMENTS FOR ACCESSIBILITY AND VA USB3 103.3 FOR CHANGE OF OCCUPANCY.	11.	DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.		
STREAM BUFFER:	100' WPO STREAM BUFFER EXIST ON THE PROPERTY. SEE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.			12.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	12.	PRIOR TO SERVING PARKING SPACES SHALL BE INSTALLED, THE BUILDING PLANS MUST MEET THE REQUIREMENTS OF BOTH THE 2012 VA CONSTRUCTION CODE (VCC 1007.1 & 2015 VCC 1009.1, BOTH REQUIRE AN ACCESSIBLE MEANS OF EGRESS FOR THE BUILDING.	12.	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.		
FLOODPLAIN:	A 100 YEAR FLOODPLAIN IS LOCATION ON THIS SITE PER FEMA MAP ID 51003C0269D, DATED FEBRUARY 4, 2005. IN ADDITION, THERE IS A SUNNY DAY DAM BREACH INUNDATION ZONE THAT EXIST ON THE PROPERTY. SEE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE FLOODPLAIN AND DAM BREACH ZONE WITHIN THE PROPERTY.			13.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	13.	PER ADA 209.2.6 OF THE 2012 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".	13.	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.		
DAM INUNDATION ZONE:	THIS PROPERTY IS LOCATED WITHIN A STATE DAM INUNDATION ZONE FOR THE RAGGED MOUNTAIN DAM. THE HAZARD CLASSIFICATION FOR THIS DAM IS A HIGH HAZARD CLASSIFICATION. THE PROPOSED DEVELOPMENT WILL NOT CHANGE THE OVERALL CLASSIFICATION OF THE EXISTING DAM. A PORTION OF THE PROPOSED LOTS ARE WITHIN THE DAM INUNDATION ZONE FOR THE PMF BREACH; HOWEVER, ALL BUILDABLE AREAS SHALL BE OUTSIDE OF THE SUNNY DAY DAM BREACH INUNDATION ZONE. SEE GRADING & DRAINAGE PLAN SHEET FOR THE PROPOSED LOTS WITHIN THE LIMITS OF THE SUNNY DAY BREACH INUNDATION ZONE.			14.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	14.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	14.	ALL PIPES, DIPS 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.		
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 AT LEAST 20' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT.			15.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	15.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	15.	ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS. CLASS B RIP RAP MODIFICATION IS ALLOWED FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' IF APPROVED BY THE CITY ENGINEER.		
INGRESS/EGRESS:	THE ENTRANCE TO THE DEVELOPMENT SHALL CONNECT TO THE EXISTING SUNSET AVE EXTENDED.			16.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	16.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	16.	REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.		
SIGNAGE:	PROPOSED SIGNAGE FOR THE DEVELOPMENT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION.			17.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	17.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	17.	ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.		
PROPOSED USE:	200 TOTAL RESIDENTIAL DWELLING UNITS SINGLE-FAMILY DETACHED UNITS: 24 LOTS SINGLE-FAMILY ATTACHED VILLA UNITS: 38 LOTS SINGLE-FAMILY ATTACHED TOWNHOUSE UNITS: 76 LOTS TWO-FAMILY ATTACHED UNITS: 31 LOTS (62 UNITS)			18.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	18.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	18.	ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.		
DENSITY:	PARKS & GREEN SYSTEM (ZERO DUA): 35.6 ACRES x 0 DUA = 0 UNITS NEIGHBORHOOD DENSITY RESIDENTIAL (6 DUA): 33.92 ACRES x 6 DUA = 203 UNITS PROPOSED NUMBER OF RESIDENTIAL DWELLING UNITS = 200 UNITS TOTAL NET DENSITY: 200 UNITS / 33.92 ACRES = 5,896 DUA			19.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	19.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	19.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
BUILDING HEIGHTS:	TOTAL GROSS DENSITY: 200 UNITS / 68.96 ACRES = 2.90 DUA THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE 3 STORIES (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 40 FEET. FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPCACK SHALL BE 15 FEET.			20.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	20.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	20.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
SETBACKS:	FRONT YARD = 5' MIN. & 25' MAX. SIDE YARD = 5' MIN. & NO MAX. (10' MIN. BUILDING SEPARATION) REAR YARD = 10' MIN. & NO MAX.			21.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	21.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	21.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
RETAINING WALLS: BUFFERS:	RETAINING WALLS ARE PROPOSED WITH THIS DEVELOPMENT. SEE GRADING & DRAINAGE PLAN SHEETS FOR WALL LOCATIONS. A 30' LANDSCAPE BUFFER IS PROPOSED AROUND THE PERIMETER OF THE PROPERTY. THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLAN A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATURAL TO VIRGINIA. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFER AREAS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING MAY BE ALLOWED WITHIN THE BUFFER AREAS; HOWEVER, ANY DISTURBANCES WITHIN THE BUFFER AREAS SHALL BE REPLANTED. PLANTINGS WITHIN THE BUFFER AREAS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.			22.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	22.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	22.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
OPEN SPACE:	COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE & THE BUFFERS AROUND THE PERIMETER OF THE PROJECT SITE. TOTAL OPEN SPACE REQUIRED: 68.96 ACRES x 25% = 17.24 ACRES TOTAL OPEN SPACE PROPOSED = 1,853,977 SF (42.56 ACRES) NOTE: THE PROPOSED OPEN SPACE AREAS MAY BE EXTENDED DURING THE DESIGN PHASE TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE ADDITIONAL RECREATIONAL ACTIVITIES, UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES. THE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT FOR THE PUBLIC ACCESS AND MAINTENANCE EASEMENT AREAS AS SHOWN ON THE SITE PLAN AND RECORDED WITH THE SUBDIVISION PLAN.			23.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	23.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	23.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
LANDSCAPING:	LANDSCAPING IS PROPOSED WITH THIS PLAN AND SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9.			24.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	24.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	24.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
RECREATION & AMENITY AREAS:	THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, A TOT LOT, A DOG PARK, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN AND BE IN ACCORDANCE WITH SECTION 4.4 OF THE ALBEMARLE COUNTY CODE. AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. TOTAL RECREATIONAL/AMENITY SPACE REQUIRED: 200 DWELLING UNITS x 200 SF = 40,000 SF (0.918 ACRES)			25.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	25.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	25.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
LIGHTING:	NO LIGHTING IS PROPOSED WITH THIS PLAN.			26.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	26.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	26.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
TRASH:	EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER.			27.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	27.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	27.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
PARKING:	PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.			28.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	28.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	28.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
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				36.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	36.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	36.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
				37.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	37.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	37.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
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				45.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	45.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	45.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
				46.	VSPF 506.2-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.	46.	PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 3% OR LESS. SLOPES OVER 3% WILL REQUIRE A RAMP.	46.	ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE TO BE REMOVED SHALL BE RECONNECTED INTO NEW PIPE, WHERE APPLICABLE.		
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PLAN LEGEND

- LIMITS PROJECT BOUNDARY
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100YR FEMA FLOODPLAIN
- LIMITS OF SUNNY DAY DAM BREACH
- [Pattern] EXISTING ALBEMARLE COUNTY MANAGED SLOPES
- [Pattern] EXISTING ALBEMARLE COUNTY PRESERVED SLOPES
- [Pattern] IMPACTS TO EXISTING SLOPES WITHIN THE DEVELOPMENT
- T.B.R. EXISTING ITEM TO BE REMOVED

Parcel Line Table		
Line #	Length	Direction
L1	1958.53	N80° 20' 43.48"E
L2	24.60	S40° 58' 25.78"W
L3	33.08	S53° 43' 10.44"W
L4	55.83	S54° 24' 01.92"W
L5	45.86	S45° 15' 37.83"W
L6	45.29	S25° 19' 36.11"W
L7	49.49	S9° 24' 41.47"W
L8	116.86	S1° 18' 14.07"E
L9	47.56	S10° 14' 17.75"W
L10	38.37	S35° 24' 11.82"W
L11	98.34	S50° 26' 10.77"W
L12	48.99	S53° 00' 24.07"W
L13	31.26	N85° 18' 09.18"W
L14	28.11	N64° 02' 13.72"W
L15	25.30	N75° 12' 18.77"W
L16	19.13	S80° 29' 03.37"W
L17	87.45	S22° 04' 08.52"W
L18	115.50	S5° 40' 46.00"E
L19	117.15	S83° 10' 46.00"E
L20	206.25	S87° 10' 46.00"E
L21	23.10	N61° 49' 14.00"E
L22	47.22	S61° 57' 39.17"E
L23	50.23	S16° 39' 08.67"E
L24	29.21	S30° 32' 52.70"E
L25	97.52	S0° 35' 45.45"E
L26	63.93	S11° 04' 15.65"E
L27	59.27	S6° 47' 13.04"E
L28	46.77	S13° 24' 26.97"E
L29	45.87	S13° 24' 26.97"E
L30	92.69	S10° 58' 52.39"E
L31	92.69	S10° 58' 52.39"E
L32	54.98	S15° 23' 09.35"E
L33	143.61	S11° 53' 42.01"E
L34	44.64	S3° 15' 40.57"W
L35	47.62	S27° 16' 59.59"W
L36	37.31	S13° 06' 07.74"W
L37	94.33	S40° 05' 09.40"E
L38	59.40	S47° 59' 25.47"E
L39	68.97	S53° 04' 12.12"E
L40	51.86	S68° 40' 21.19"E
L41	28.91	S58° 36' 19.07"E
L42	6.61	S77° 26' 09.19"E
L43	47.74	S17° 15' 06.16"E
L44	63.27	S71° 38' 17.36"W
L45	115.68	S51° 00' 00.93"W
L46	140.50	S42° 02' 37.23"W
L47	212.55	S46° 15' 01.27"W
L48	30.35	S48° 58' 22.57"W
L49	40.00	N44° 10' 51.00"W
L50	149.84	S45° 49' 09.40"W
L51	108.00	S67° 13' 48.77"W
L52	325.28	S41° 36' 53.12"W
L53	403.74	N53° 43' 41.00"W
L54	296.40	N26° 04' 14.78"W
L55	163.38	N32° 05' 53.63"W
L56	434.32	N32° 00' 54.75"W
L57	512.83	N16° 21' 21.69"W
L58	192.45	N34° 50' 16.19"W
L59	660.07	N34° 40' 07.34"W

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

CE

COLLINS ENGINEERING

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

PROJECT

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE

JOB NO.

202198

SCALE

1" = 100'

SHEET NO.

4

REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

DATE

12/16/24

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

Lic. No. 035791

12/16/24

PROFESSIONAL ENGINEER

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LOT AREA CHART					
LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)	LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	2,737	1,882	86	14,426	11,433
2	2,475	2,088	87	12,480	9,720
3	2,789	2,418	88	11,970	9,275
4	2,697	2,343	89	11,970	9,275
5	4,195	3,091	90	13,062	10,245
6	3,653	2,624	91	13,298	10,455
7	2,214	1,884	92	12,237	9,542
8	2,212	1,882	93	12,744	10,020
9	2,212	1,882	94	5,065	3,907
10	2,212	1,882	95	3,734	3,278
11	2,212	1,882	96	3,529	3,077
12	3,016	2,138	97	3,428	2,977
13	3,177	2,226	98	4,544	3,452
14	1,400	1,100	99	4,540	3,448
15	1,400	1,100	100	3,403	2,953
16	1,400	1,100	101	3,400	2,950
17	1,400	1,100	102	3,398	2,948
18	1,400	1,100	103	4,527	3,437
19	4,028	2,813	104	4,523	3,433
20	2,088	1,368	105	3,390	2,940
21	1,440	1,140	106	3,387	2,937
22	1,440	1,140	107	3,359	2,909
23	1,440	1,140	108	6,187	4,881
24	2,937	2,048	109	3,019	2,154
25	2,700	1,875	110	2,039	1,708
26	1,980	1,650	111	2,046	1,716
27	1,980	1,650	112	2,046	1,716
28	1,980	1,650	113	2,790	1,950
29	1,980	1,650	114	2,790	1,950
30	1,980	1,650	115	2,046	1,716
31	2,667	1,821	116	2,046	1,716
32	3,439	2,452	117	2,046	1,716
33	2,200	1,870	118	2,883	2,028
34	2,200	1,870	119	2,883	2,028
35	2,200	1,870	120	2,046	1,716
36	3,100	2,210	121	2,046	1,716
37	3,758	2,719	122	2,046	1,716
38	2,332	1,995	123	2,790	1,950
39	2,417	2,079	124	2,790	1,950
40	2,356	2,016	125	2,046	1,716
41	3,982	2,899	126	2,046	1,716
42	3,191	2,232	127	2,046	1,716
43	1,934	1,603	128	2,046	1,716
44	1,893	1,562	129	4,001	3,074
45	3,094	2,155	130	2,679	1,830
46	3,012	2,099	131	1,708	1,377
47	1,870	1,540	132	1,676	1,346
48	1,870	1,540	133	1,672	1,342
49	3,207	2,361	134	1,672	1,342
50	4,065	3,014	135	2,204	1,464
51	3,132	2,678	136	2,508	1,708
52	3,175	2,722	137	1,672	1,342
53	3,317	2,864	138	1,672	1,342
54	5,633	4,299	139	1,672	1,342
55	5,204	4,034	140	2,280	1,525
56	4,152	3,687	141	2,280	1,525
57	3,852	3,386	142	1,672	1,342
58	3,551	3,085	143	1,672	1,342
59	4,465	3,324	144	1,672	1,342
60	2,623	1,748	145	1,672	1,342
61	1,400	1,100	146	2,280	1,525
62	1,400	1,100	147	2,280	1,525
63	1,400	1,100	148	1,672	1,342
64	1,400	1,100	149	1,672	1,342
65	2,569	1,705	150	1,672	1,342
66	4,482	3,342	151	1,675	1,345
67	3,354	2,896	152	3,462	2,427
68	3,561	3,102	153	3,783	2,679
69	5,643	4,454	154	1,786	1,453
70	13,071	10,171	155	1,703	1,372
71	13,696	10,629	156	1,665	1,335
72	15,749	12,438	157	1,673	1,342
73	13,610	10,447	158	1,725	1,394
74	19,199	15,349	159	1,825	1,491
75	11,386	8,608	160	3,296	2,230
76	13,881	10,870	161	4,902	3,706
77	12,561	9,763	162	3,113	2,661
78	13,815	10,856	163	3,016	2,565
79	15,698	12,543	164	3,000	2,550
80	15,698	12,543	165	3,800	2,805
81	13,702	10,742	166	3,800	2,805
82	15,296	12,158	167	3,000	2,550
83	16,777	13,480	168	3,000	2,550
84	16,122	12,891	169	4,217	3,182
85	15,059	11,986			

TMP 76R1-04--D
REDFIELDS COMMUNITY
ASSOCIATION INC C/O
COMMUNITY GROUP
D.B. 3267, PG. 670

TMP 76R1-04--47
REDFIELDS
SUBDIVISION

TMP 76R1-04--46

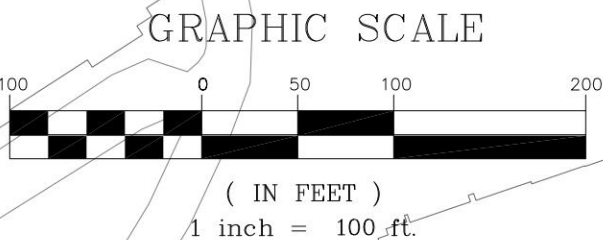
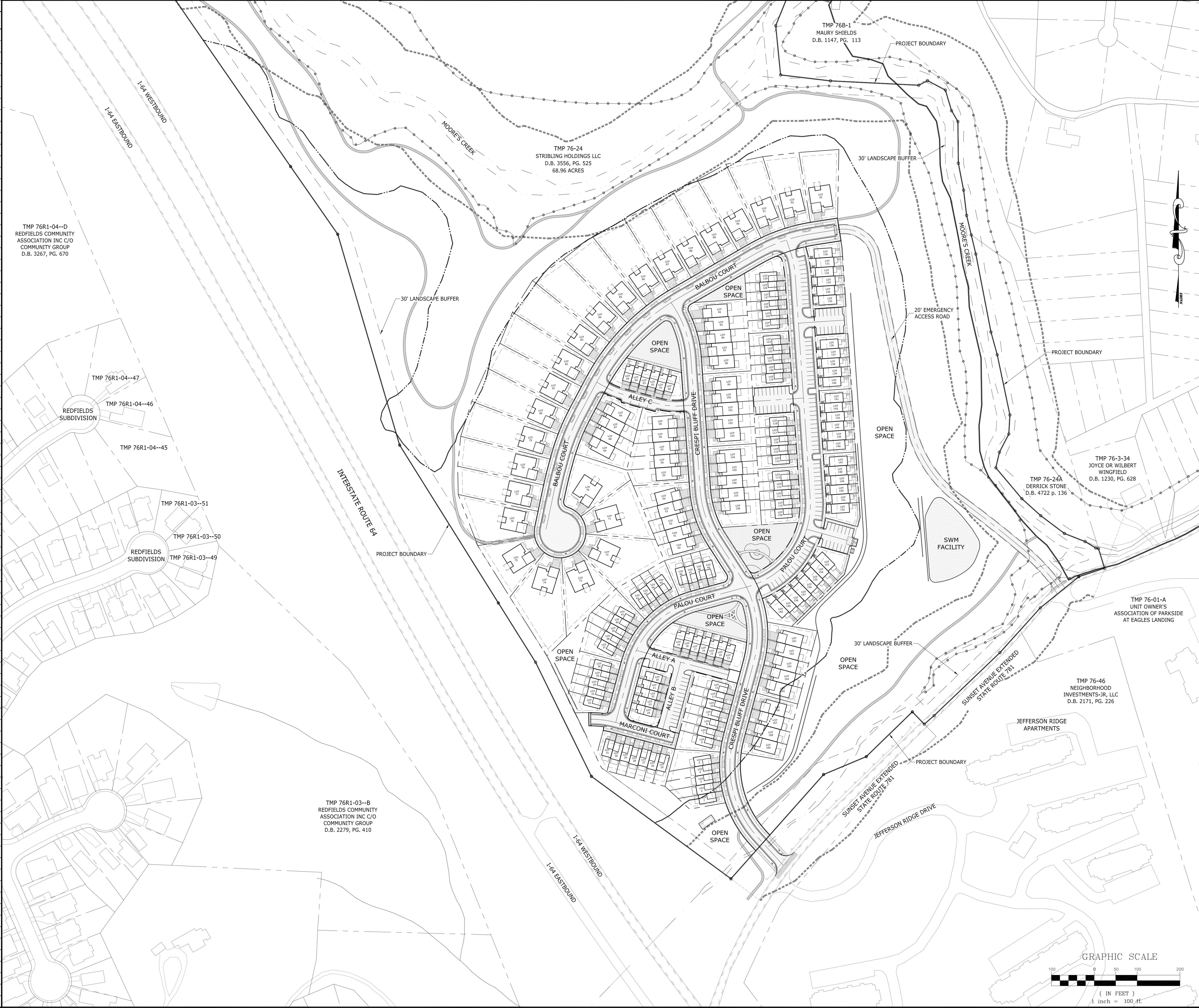
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TMP 76R1-03--51
REDFIELDS
SUBDIVISION

TMP 76R1-03--50

TMP 76R1-03--49

TMP 76R1-03--B
REDFIELDS COMMUNITY
ASSOCIATION INC C/O
COMMUNITY GROUP
D.B. 2279, PG. 410



CE

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

PROJECT

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE

OVERALL DEVELOPMENT PLAN

JOB NO.
202198

SCALE
1" = 100'

SHEET NO.
5

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS
Lic. No. 035791

12/16/24

PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

DATE

12/16/24

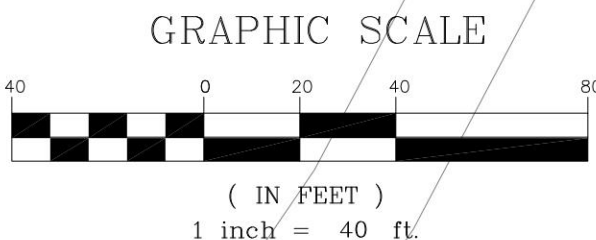
REVISION DESCRIPTION

PRELIMINARY SITE PLAN - 1ST SUBMISSION

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MATCHLINE
SEE SHEET 7

- SITE PLAN NOTE LEGEND (*SEE NOTES & DETAILS)
- A TIE-IN TO EXISTING ROAD ASPHALT PAVEMENT
 - B PROPOSED VDOT STD. CG-2 CURB*
 - C PROPOSED VDOT STD. CG-6 CURB*
 - D PROPOSED VDOT STD. ROLL TOP CURB*
 - E PROPOSED VDOT STD. CG-12 RAMP
 - F PROPOSED 5' CONCRETE SIDEWALK*
 - G PROPOSED 6' CONCRETE SIDEWALK*
 - H PROPOSED PEDESTRIAN TRAIL
 - I PROPOSED 6' PLANTING STRIP
 - J PROPOSED RETAINING WALL (MAX. HEIGHT = 6')
 - K PROPOSED VDOT STD. CG-9B ENTRANCE
 - L PROPOSED VDOT STD. CG-9D ENTRANCE
 - M PROPOSED PRIVATE DRIVEWAY (12' WIDE x 18' DEEP MIN. FROM ROW)
 - N PROPOSED PRIVATE DRIVEWAY (16' WIDE x 18' DEEP MIN. FROM ROW)
 - O PROPOSED UNMARKED ON-STREET PARKING (8' WIDE x 20' LONG)
 - P PROPOSED GARAGE
 - Q PROPOSED STOP SIGN
 - R PROPOSED STREET SIGN
 - S PROPOSED 'NO PARKING - FIRE LANE' SIGN
 - T PROPOSED DECK/SUNROOM
 - U PROPOSED CONCRETE STEPS
 - V PROPOSED MAILBOX CLUSTER BOX UNITS
 - W PROPOSED DUMPSTER & DUMPSTER PAD w/ ENCLOSURE*



CE

PROJECT
JOB NO.
202198

SCALE
1" = 40'

SHEET NO.
6

COLLINS ENGINEERING

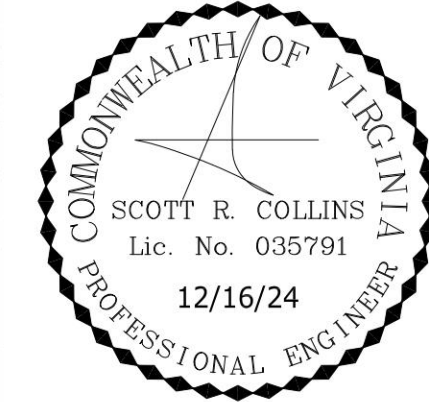
200 GARRETT STREET, SUITE K. - CHARLOTTEVILLE, VA 22902 - 434.293.3719

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

LAYOUT PLAN

REVISIONS

DATE	REVISION DESCRIPTION
12/16/24	PRELIMINARY SITE PLAN - 1ST SUBMISSION



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- SITE PLAN NOTE LEGEND (*SEE NOTES & DETAILS)
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 - B PROPOSED VDOT STD. CG-2 CURB*
 - C PROPOSED VDOT STD. CG-6 CURB*
 - D PROPOSED VDOT STD. ROLL TOP CURB*
 - E PROPOSED VDOT STD. CG-12 RAMP
 - F PROPOSED 5' CONCRETE SIDEWALK*
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 - T PROPOSED DECK/SUNROOM
 - U PROPOSED CONCRETE STEPS
 - V PROPOSED MAILBOX CLUSTER BOX UNITS
 - W PROPOSED DUMPSTER & DUMPSTER PAD w/ ENCLOSURE*

MATCHLINE
SEE SHEET 6



COLLINS ENGINEERING

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

PROJECT

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE

LAYOUT PLAN

JOB NO.

202198

SCALE

1" = 40'

SHEET NO.

7

REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

COMMONWEALTH OF VIRGINIA

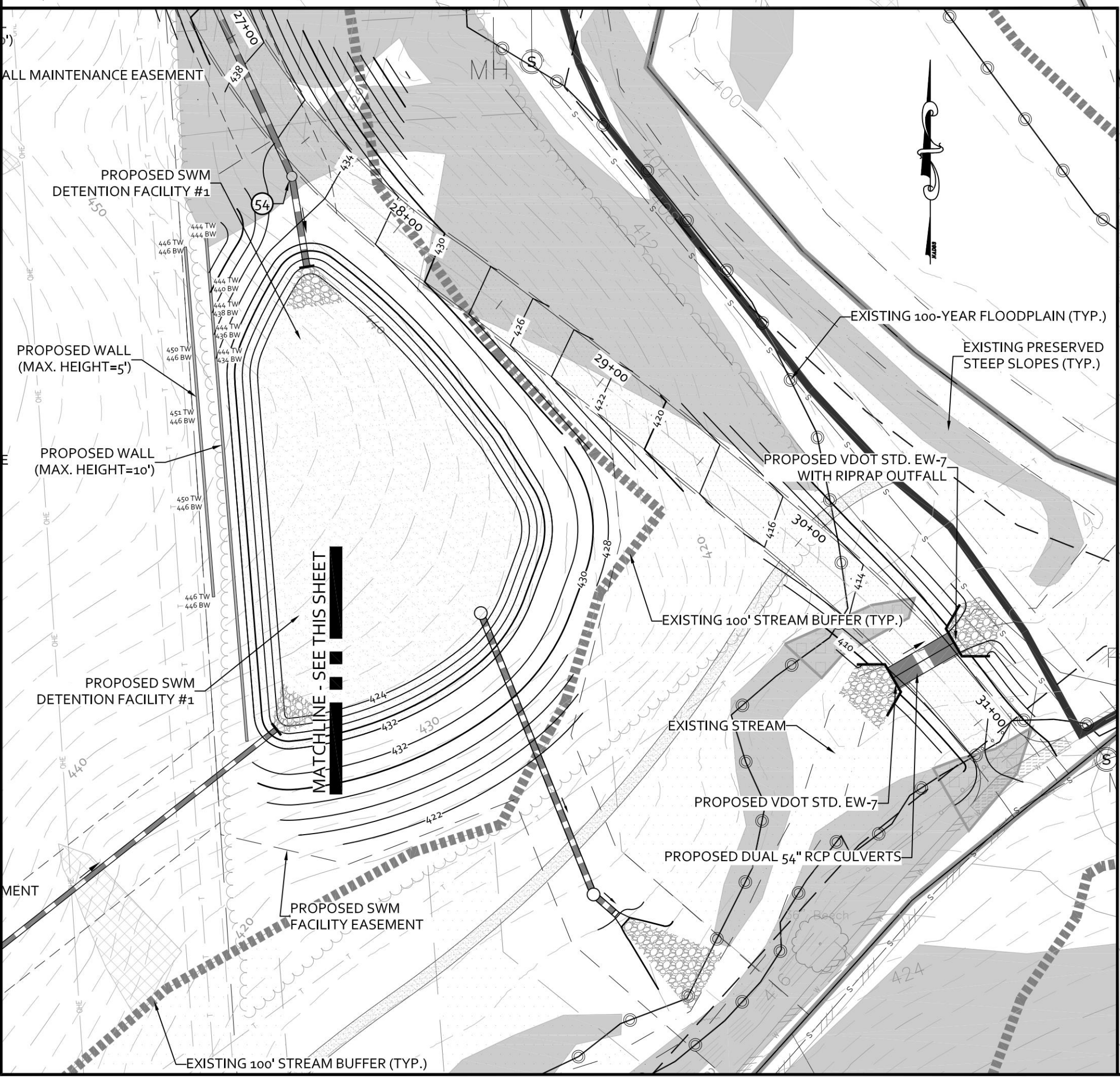
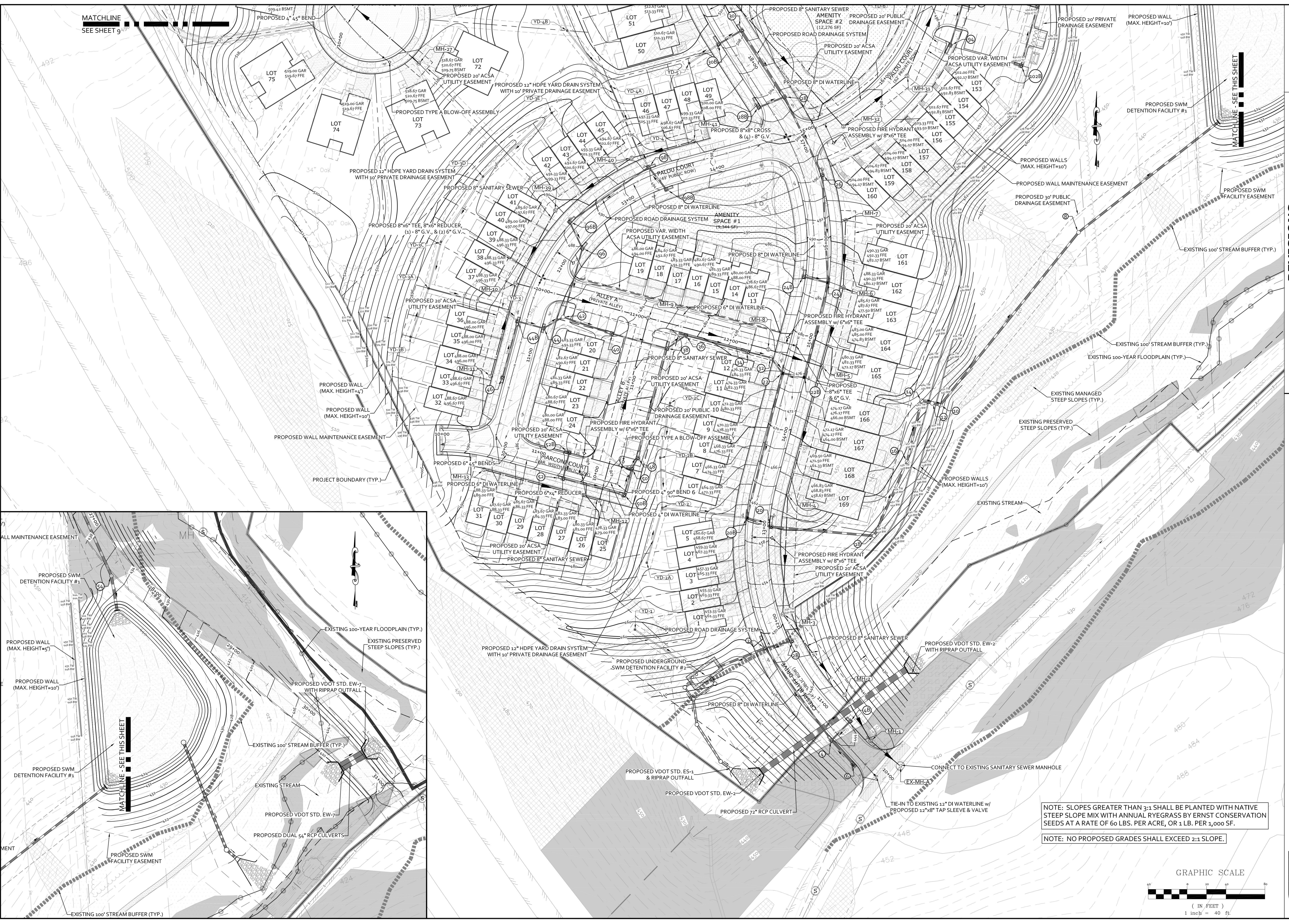
SCOTT R. COLLINS

Lic. No. 035791

12/16/24

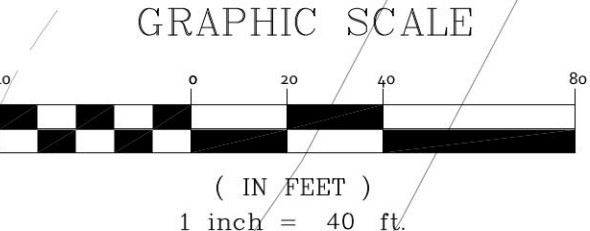
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NOTE: SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.

NOTE: NO PROPOSED GRADES SHALL EXCEED 2:1 SLOPE.



COLLINS ENGINEERING

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

PROJECT

GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE

GRADING, DRAINAGE, & UTILITY PLAN

JOB NO.

202198

SCALE

1" = 40'

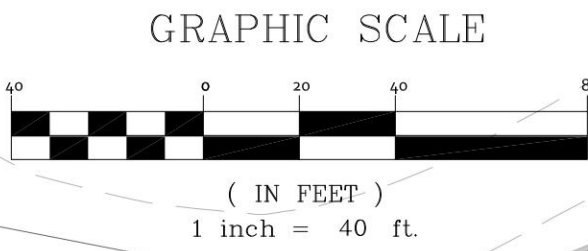
SHEET NO.

8

REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

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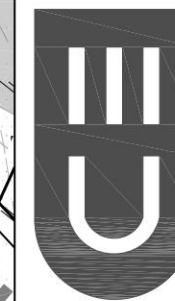
NOTE: NO PROPOSED GRADES SHALL EXCEED 2:1 SLOPE.



REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

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



PROJECT
GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET TITLE
GRADING, DRAINAGE, & UTILITY PLAN

JOB NO. 202198
SCALE 1" = 40'
SHEET NO. 9

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

GRADING

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

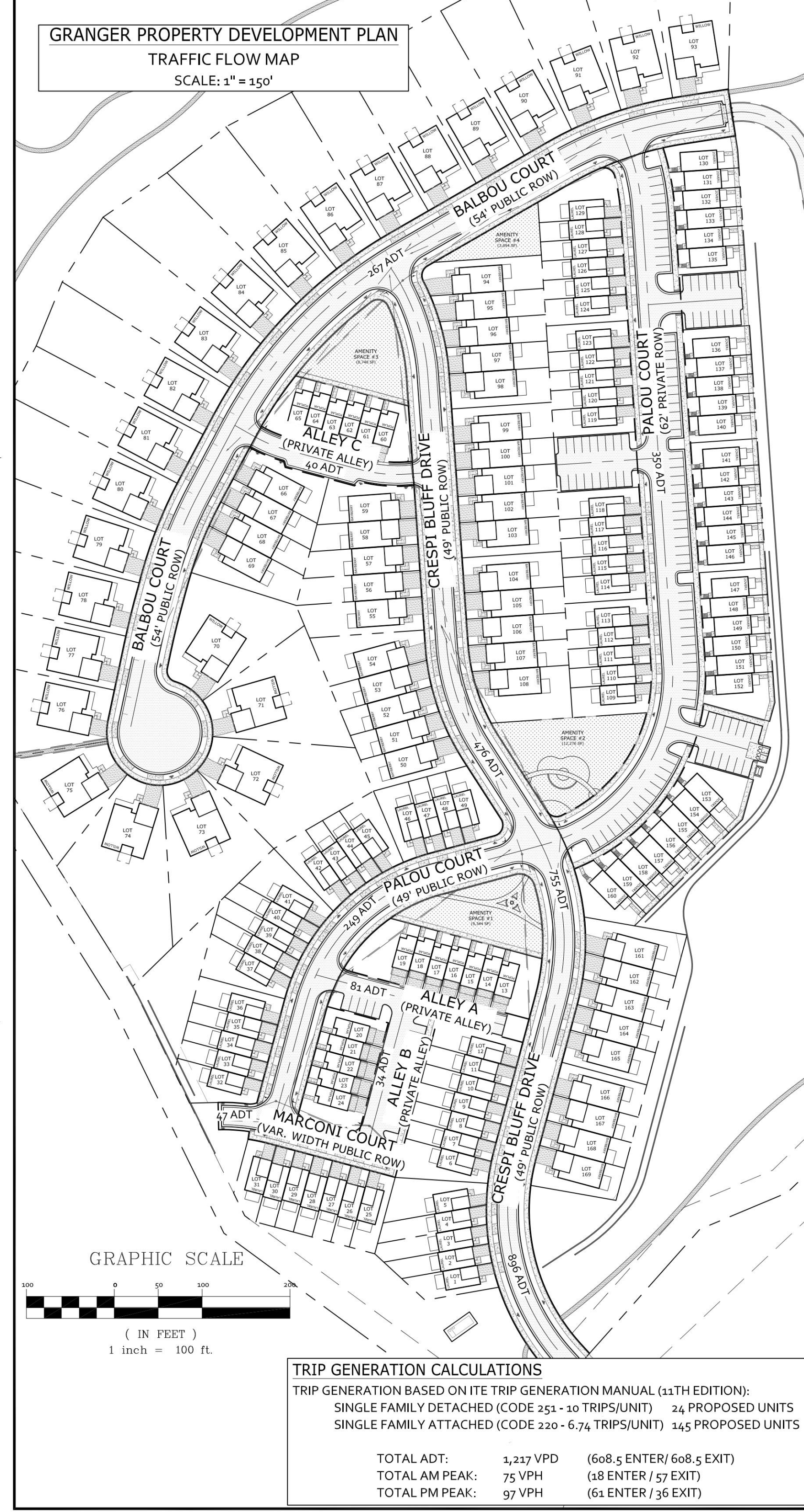
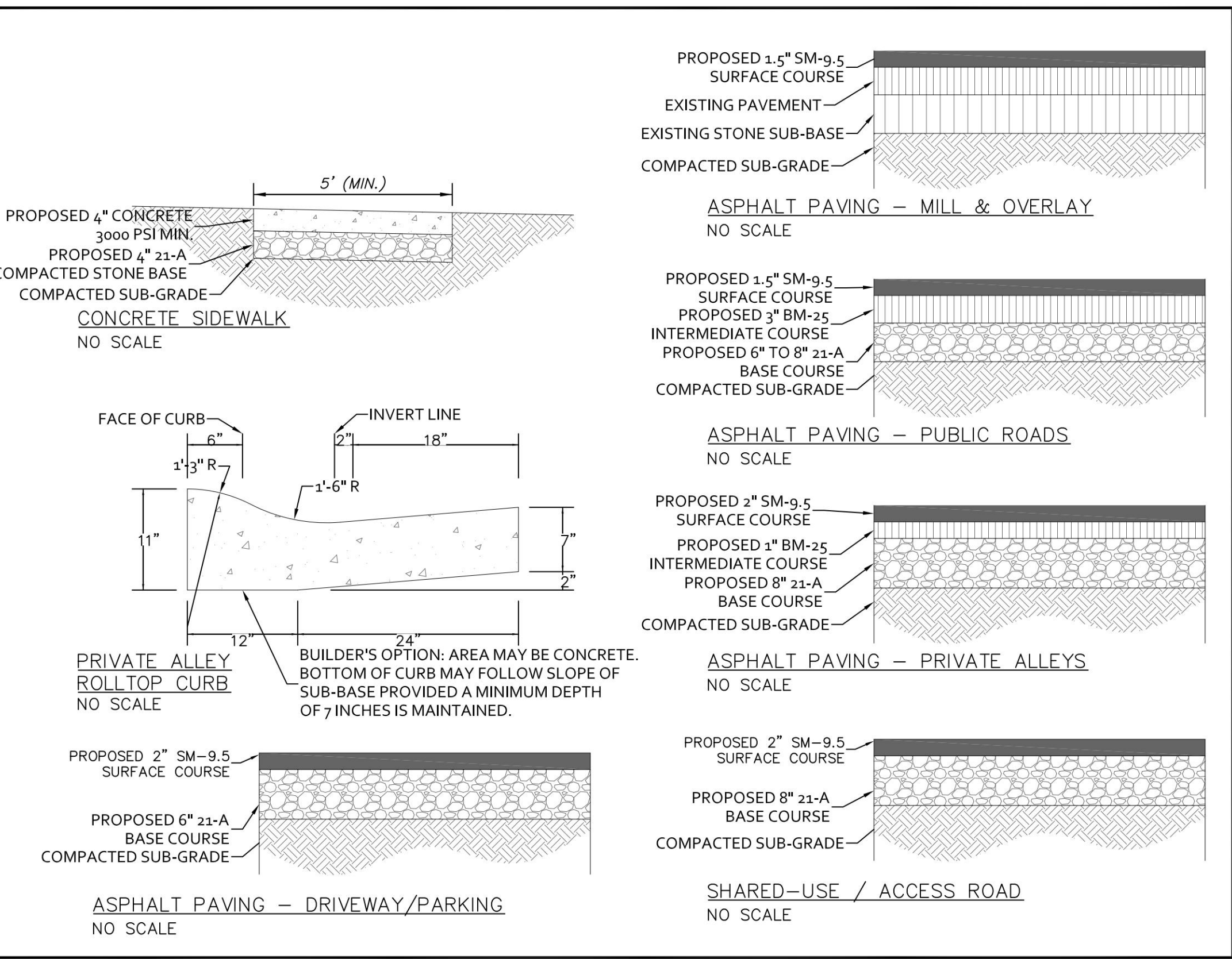
1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CO-1 OR CO-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20)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

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE
2. SS VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD
3. OF CORRECTION.
4. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
5. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III
6. OF PAVEMENT.
7. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT
8. THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60
9. DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
10. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
11. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
12. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
13. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
14. ENDS, ENCHAMENTS, CRACKS, OR OTHER DEFECTS SHALL BE REPAIRED PRIOR TO THE START OF ROADWAY TRAFFIC. CAPACITY OF
15. TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. UNLESS THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY
16. PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREET'S RIGHT OF WAY.

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REALITY OF THE FIELD. WHERE THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THIS PERMIT AND THE VERIFICATION OF THE FIELD, THE FIELD SHALL PREVAIL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED CURB-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNED IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

1. ACTUAL PAVEMENT DESIGNS SHOULD BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL.
2. A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
3. THE SM-12.5A MAX LIFT THICKNESS IS 2", THE ADDITIONAL LIFTS MUST BE PLACED 1 YEAR APART PER APPENDIX III OF THE 2018 VDOT PAVEMENT DESIGN GUIDE.

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. CBR'S SHALL BE PERFORMED DURING CONSTRUCTION AND THE INFORMATION PROVIDED TO THE DESIGN ENGINEER TO CONFIRM THE PAVEMENT DESIGN FOR THE DEVELOPMENT.



Pavement Design																
Location	ADT	ICV	Design ADT	CBR	RF= 1.0											
					SSV	Dr	Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Crespi Bluff Drive	896	0	896	4	4	14.38	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	8	0.6	14.63
Marconi Court	47	0	47	4	4	4.12	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	13.43
Palou Court	350	0	350	4	4	11.10	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	13.43
Bailboa Court	267	0	267	4	4	10.16	SM-9.5	1.5	2.25	BM-25	3	2.15	21A	6	0.6	13.43
Alley A	81	0	81	4	4	6.01	SM-9.5	2	2.25	BM-25	0	2.15	21A	8	0.6	9.30
Alley B	34	0	34	4	4	2.99	SM-9.5	2	2.25	BM-25	0	2.15	21A	8	0.6	9.30
Alley C	40	0	40	4	4	3.56	SM-9.5	2	2.25	BM-25	0	2.15	21A	8	0.6	9.30

STREET SECTION DETAIL NOTES:

1. SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
2. STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS AND FIRE AND RESCUE STANDARDS TO ALLOW ADEQUATE WIDTH TRAVELWAY AND PARKING ON ONE SIDE OF THE ROADWAYS. SEE SITE PLAN SHEETS FOR NO PARKING SIGNAGE ON ONE-SIDE OF ROADWAY.
3. UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECT VOLUMES OF TRAFFIC ON THE PROPOSED ROADWAYS ARE GREATER THAN 1,000 VPD.

PAVEMENT DESIGN NOTES:
1. PAVEMENT DESIGN FOR NEW SUBDIVISION STREETS SHALL BE DEVELOPED USING THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA AND BASED ON THE 2018 VDOT PAVEMENT DESIGN GUIDE.
2. ACTUAL PAVEMENT DESIGNS SHOULD 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.
3. A 1 INCH BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
4. THE SM-32.5A MAX LIFT THICKNESS IS 2", THE ADDITIONAL LIFTS MUST BE PLACED 1 YEAR APART PER APPENDIX H OF THE 2018 VDOT PAVEMENT DESIGN GUIDE.

VDOT NOTES:

1. A TEMPORARY TRAFFIC CONTROL PLAN (TTC) IS REQUIRED TO OBTAIN A PERMIT TO WORK WITHIN VDOT RIGHT OF WAY. THE TTC SHALL BE PREPARED BY AN AASHTO WORK ZONE CERTIFIED DESIGNER. A CERTIFICATION CARD AND A VERIFICATION NUMBER IS REQUIRED ON THE TTC SUBMITTAL. SEE VDOT'S WEBSITE FOR ADDITIONAL INFORMATION.
2. THE STANDARD DRAWINGS CONTAINED IN THE VDOT ROAD & BRIDGE STANDARDS ARE SIGNED AND SEALED ENGINEERING DRAWINGS THAT ARE COPYRIGHTED MATERIALS OF VDOT AND THE COMMONWEALTH OF VIRGINIA. VDOT PROVIDES TO OFFER THE STANDARD DRAWINGS IN A SECURE ELECTRONIC FORMAT AND EACH STANDARD IS AVAILABLE ON THEIR WEBSITE. THIS PLAN SPECIFIES THE USE OF THE ROAD & BRIDGE STANDARDS.

Before installation of the Splash Block, or any rain diverting accessory, make sure the grade around the foundation slopes away from the house. There should be a 6 inch fall in the first 10 feet from the house.

Patent-pending cut-out to allow for fitment of downspout with low clearance of elbow

10 Feet

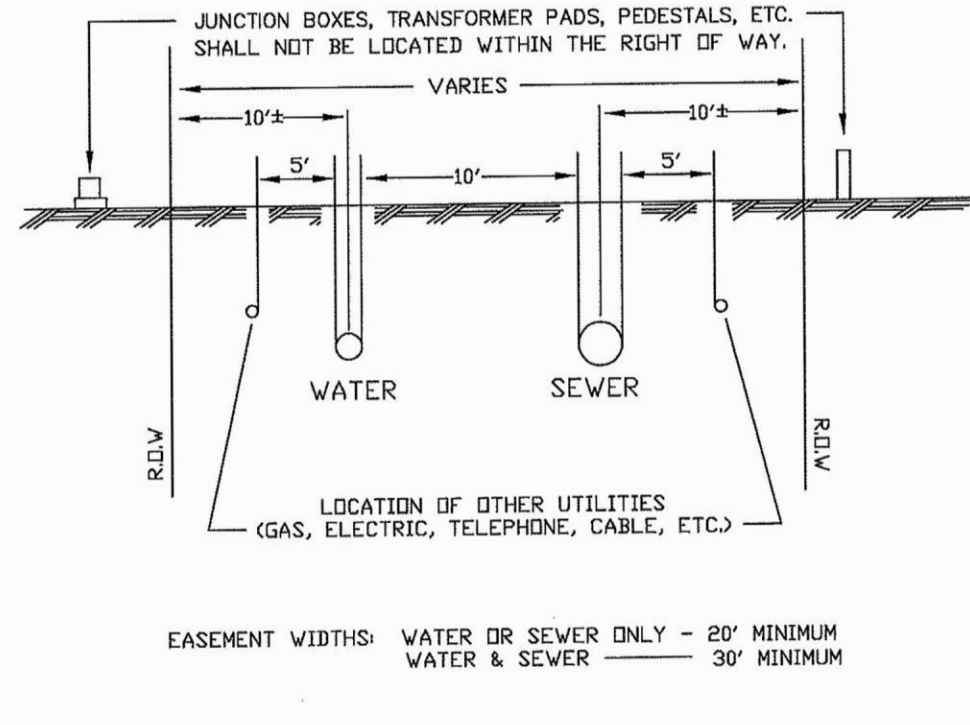
6 in

Water directing chevron pattern reduces washout

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Hole for landscape spike at front of splashblock allows it to be secured to ground

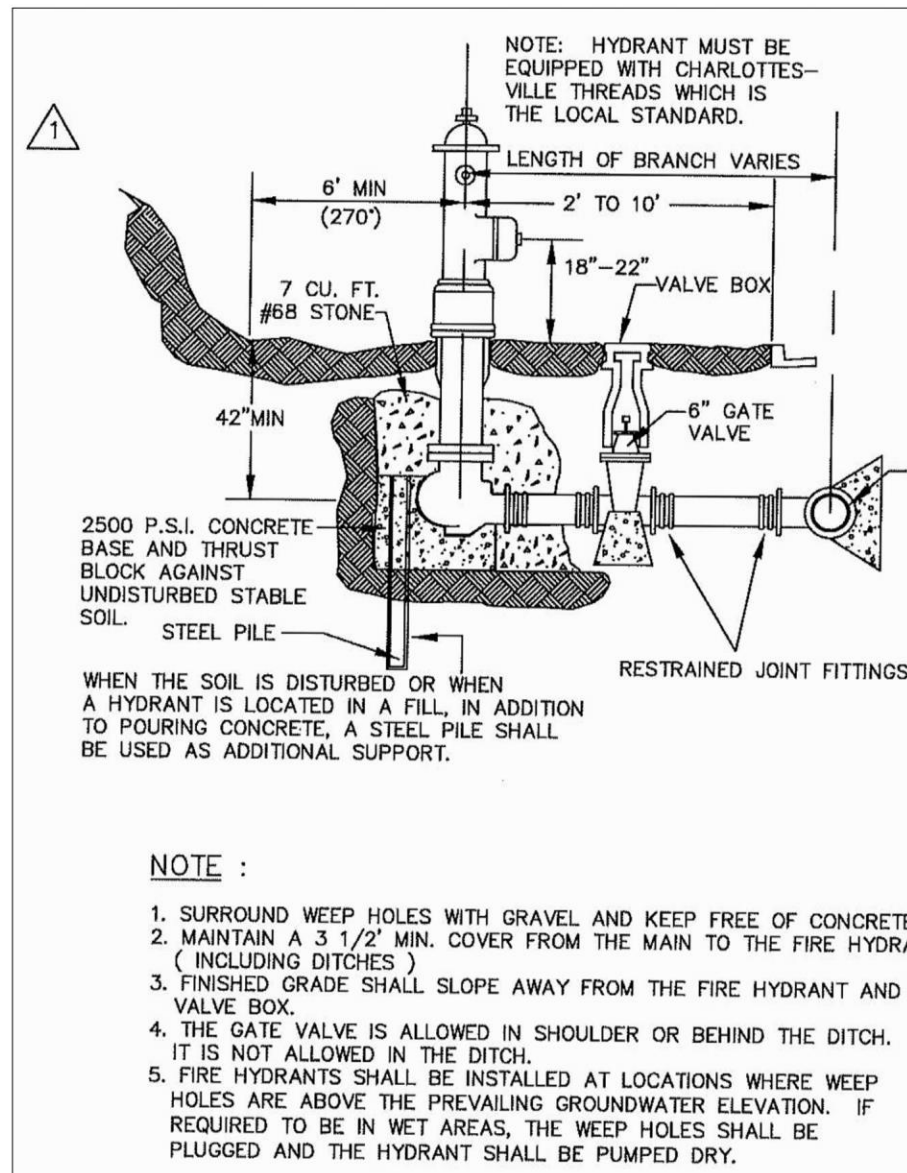


UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT
90° TO THE RIGHT OF WAY.

NTS
ETC. M

FIG. 9-1

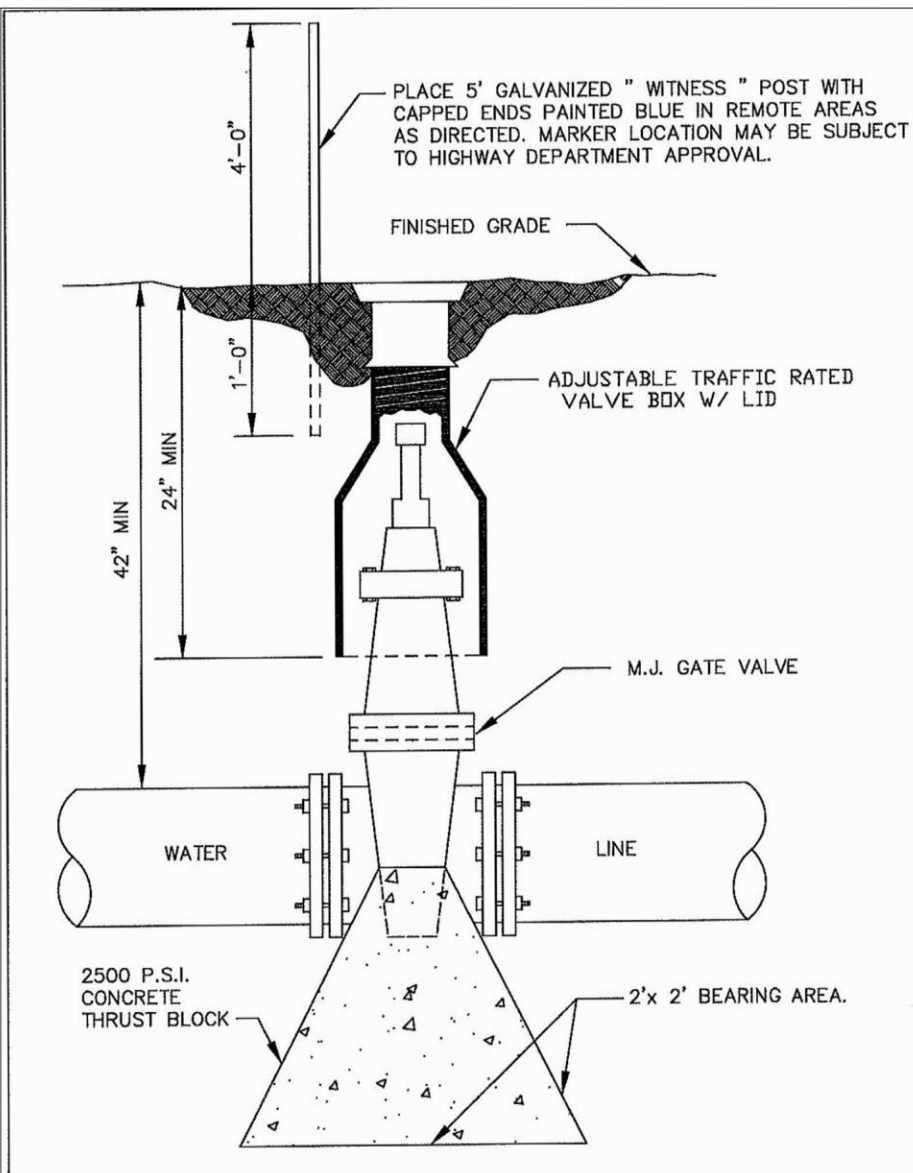
TD-1



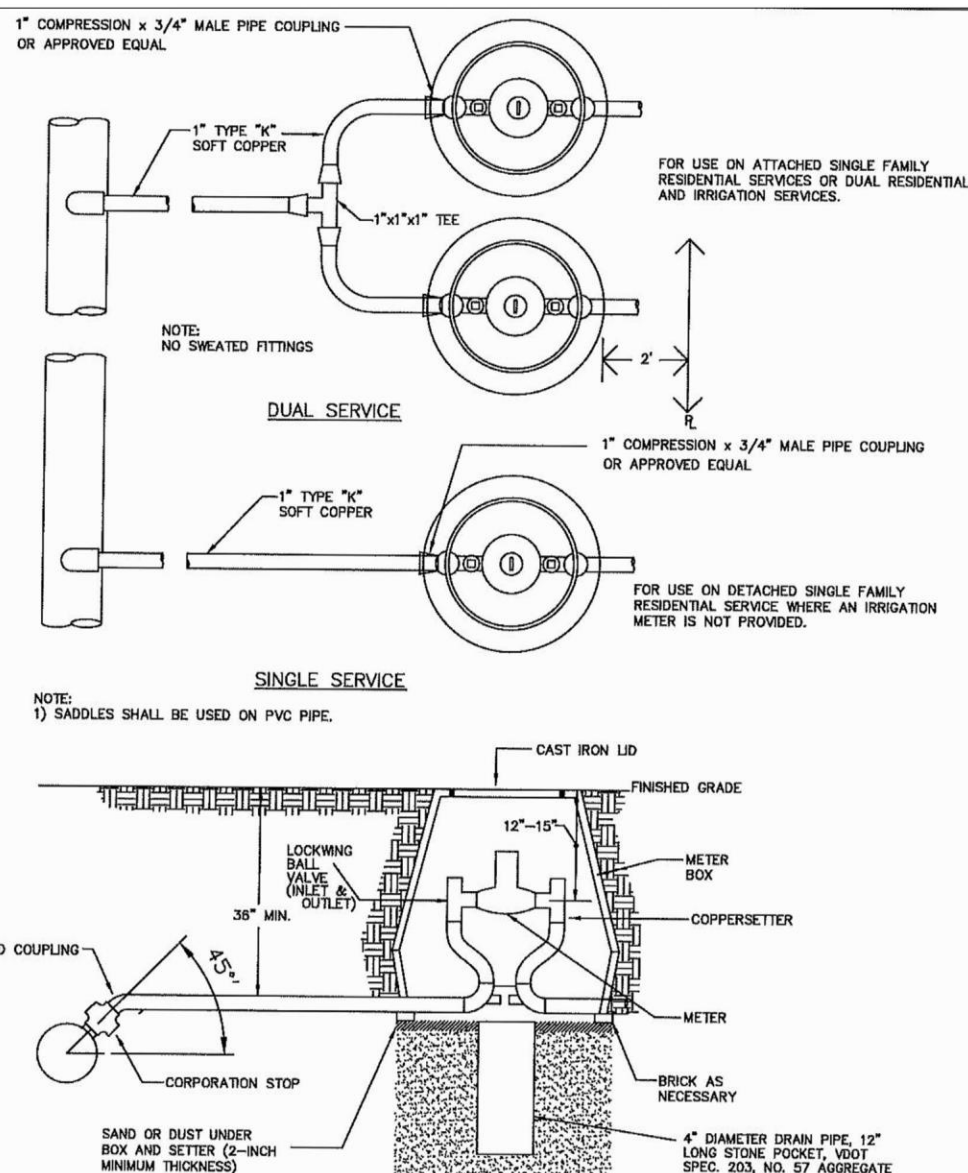
N.T.S.
FIG. 10

FIG. 4-4

TD-8

TS
W-5

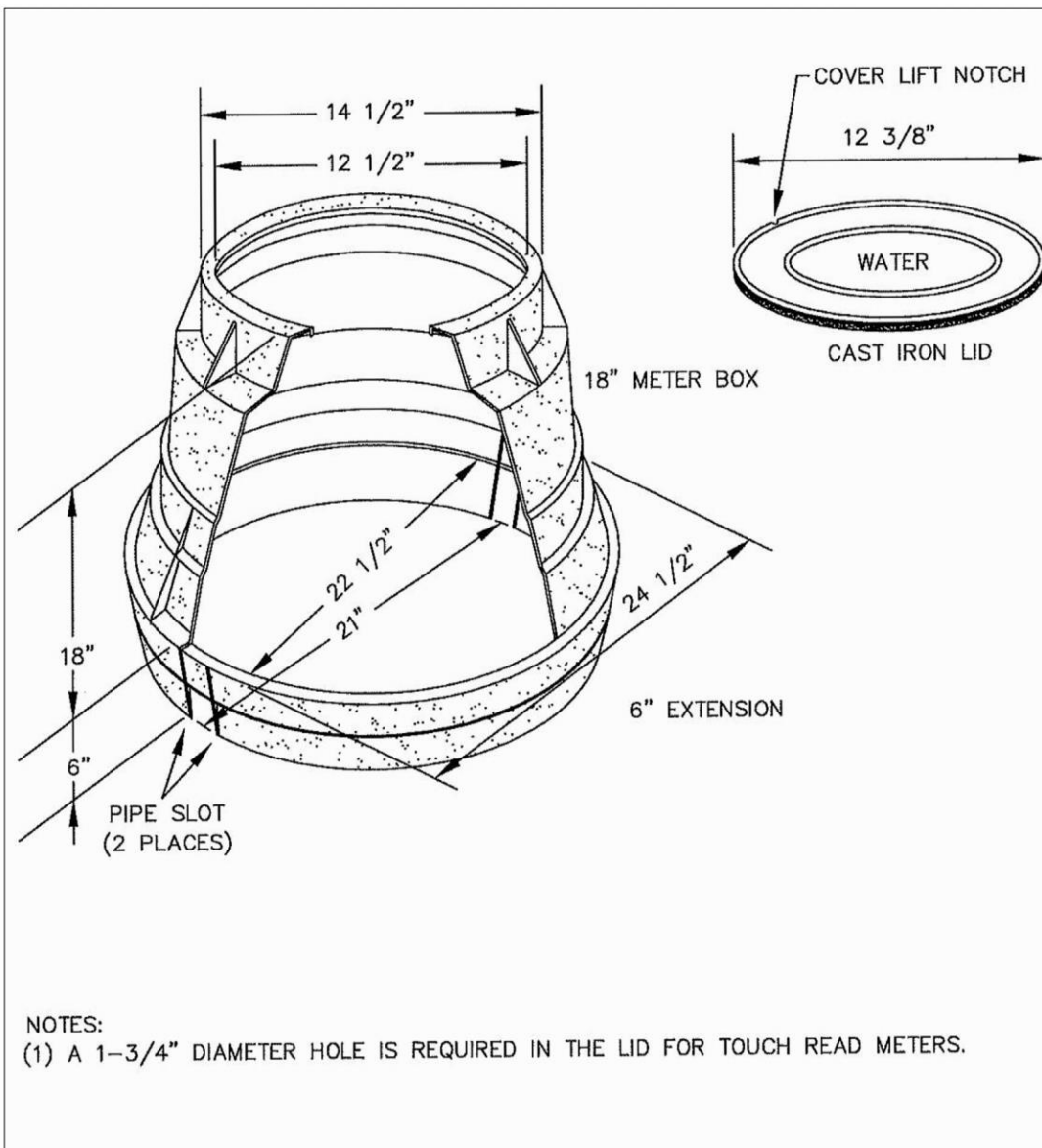
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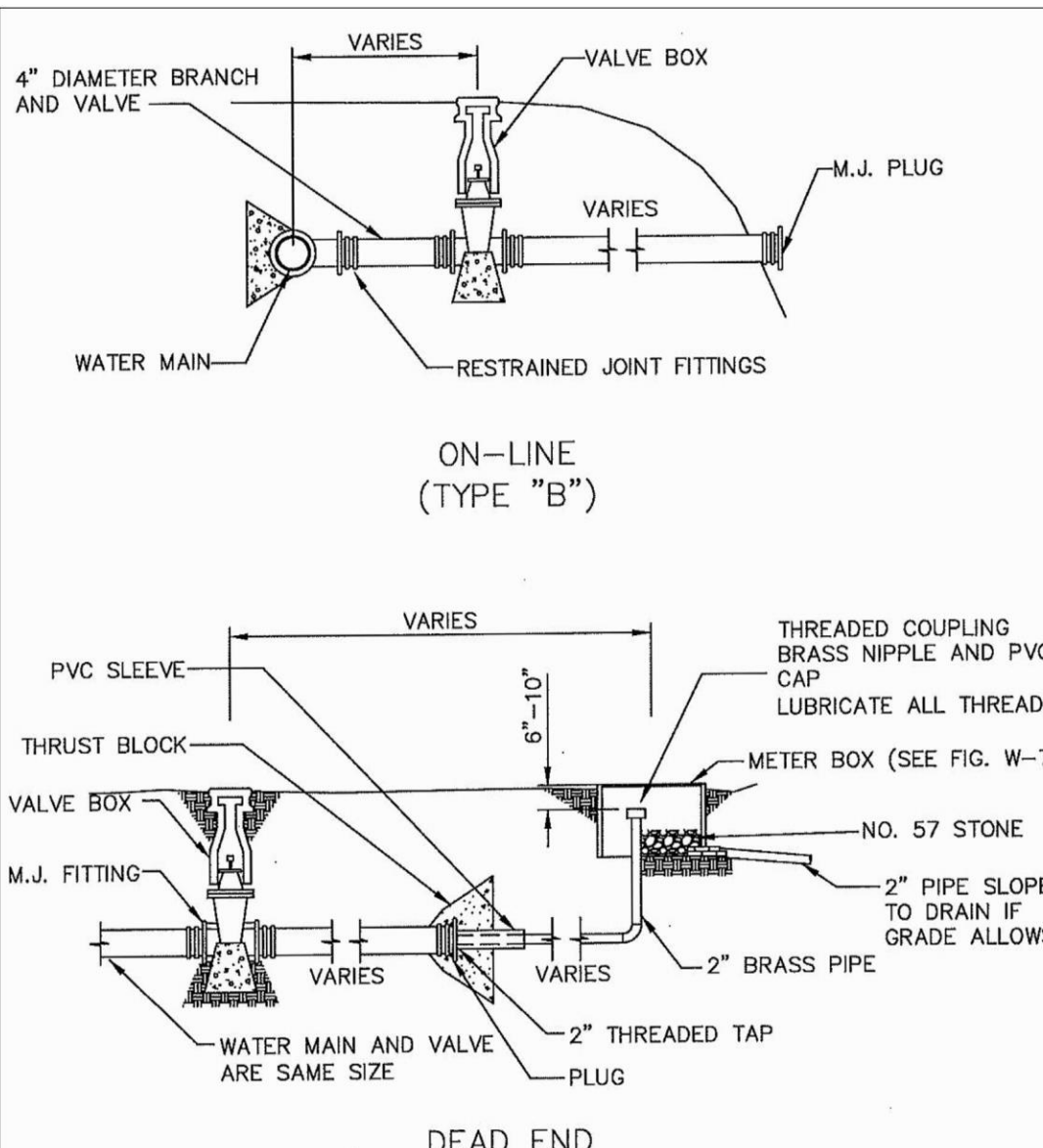
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FIG. W-

TD-10

NTS
FIG. W-1

TD-13



BLOW-UP

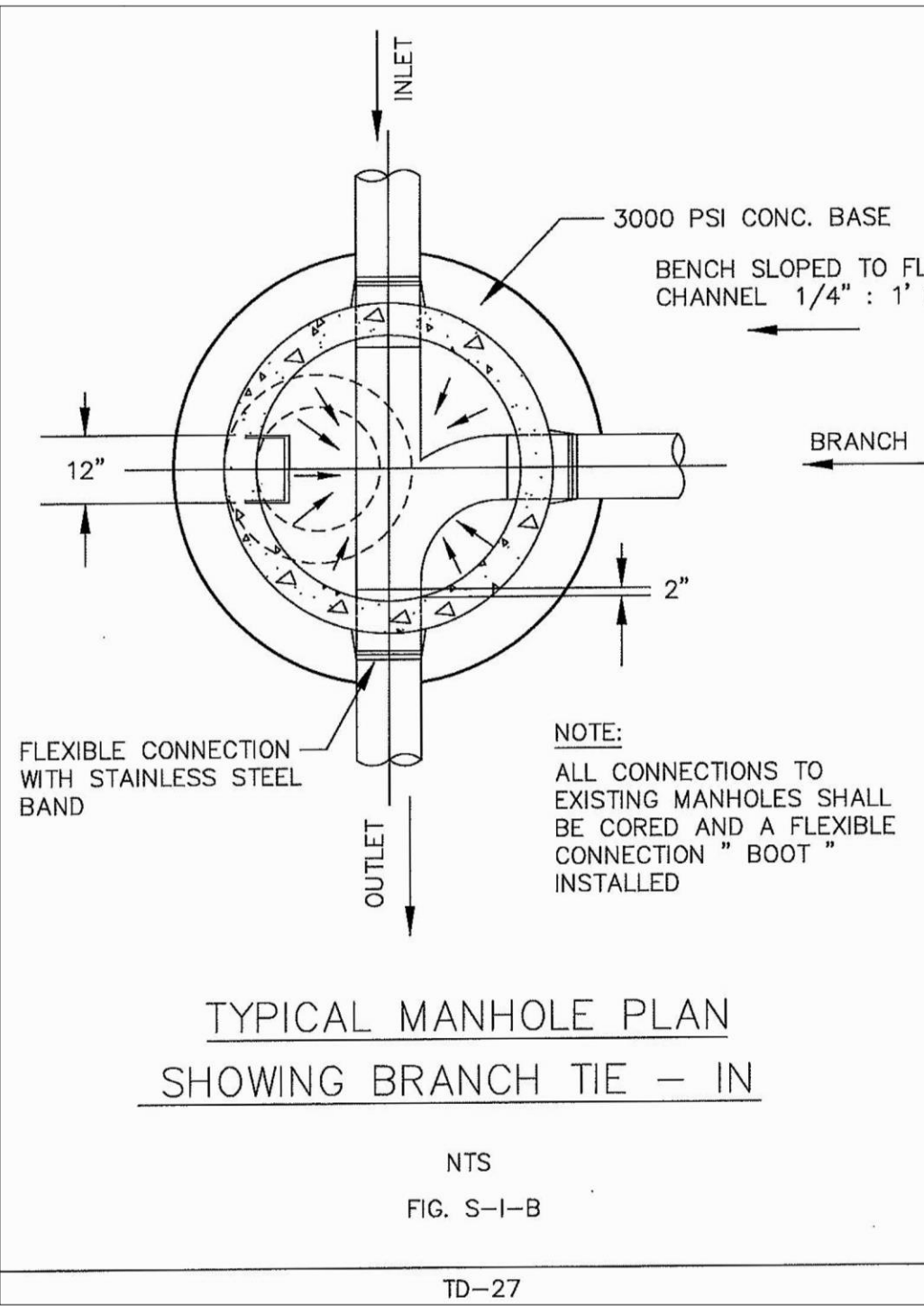
— BELOW —

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TD-19

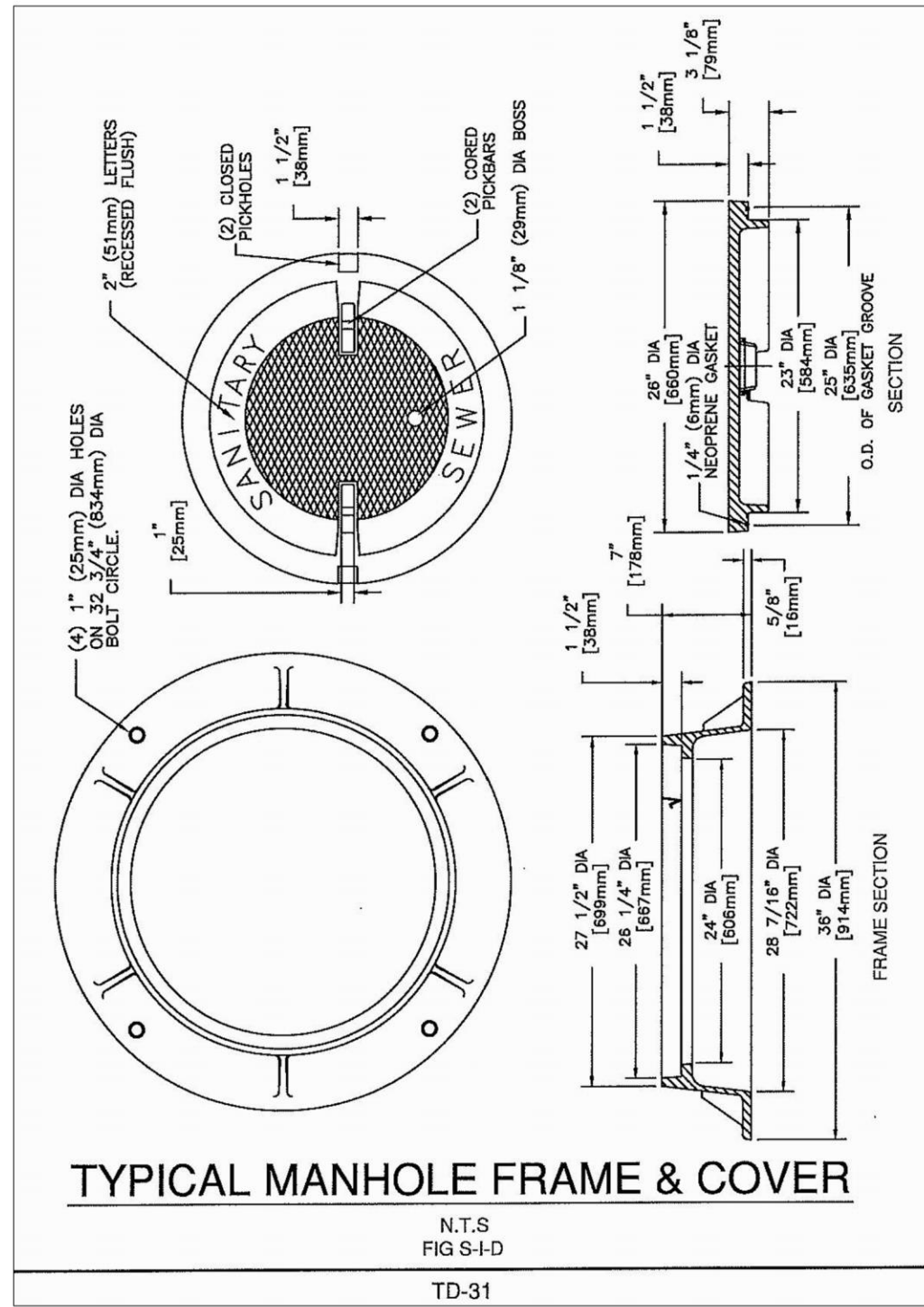
GENERAL WATER & SEWER CONDITIONS (September 14, 2021)

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7000).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SEWER LATERALS AND WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 1, 2004 (SENATE BILL 387), WHICH AMENDS THE SAFE DRINKING WATER ACT.
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.
17. A DEED OF EASEMENT AND EASEMENT PLAN FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.



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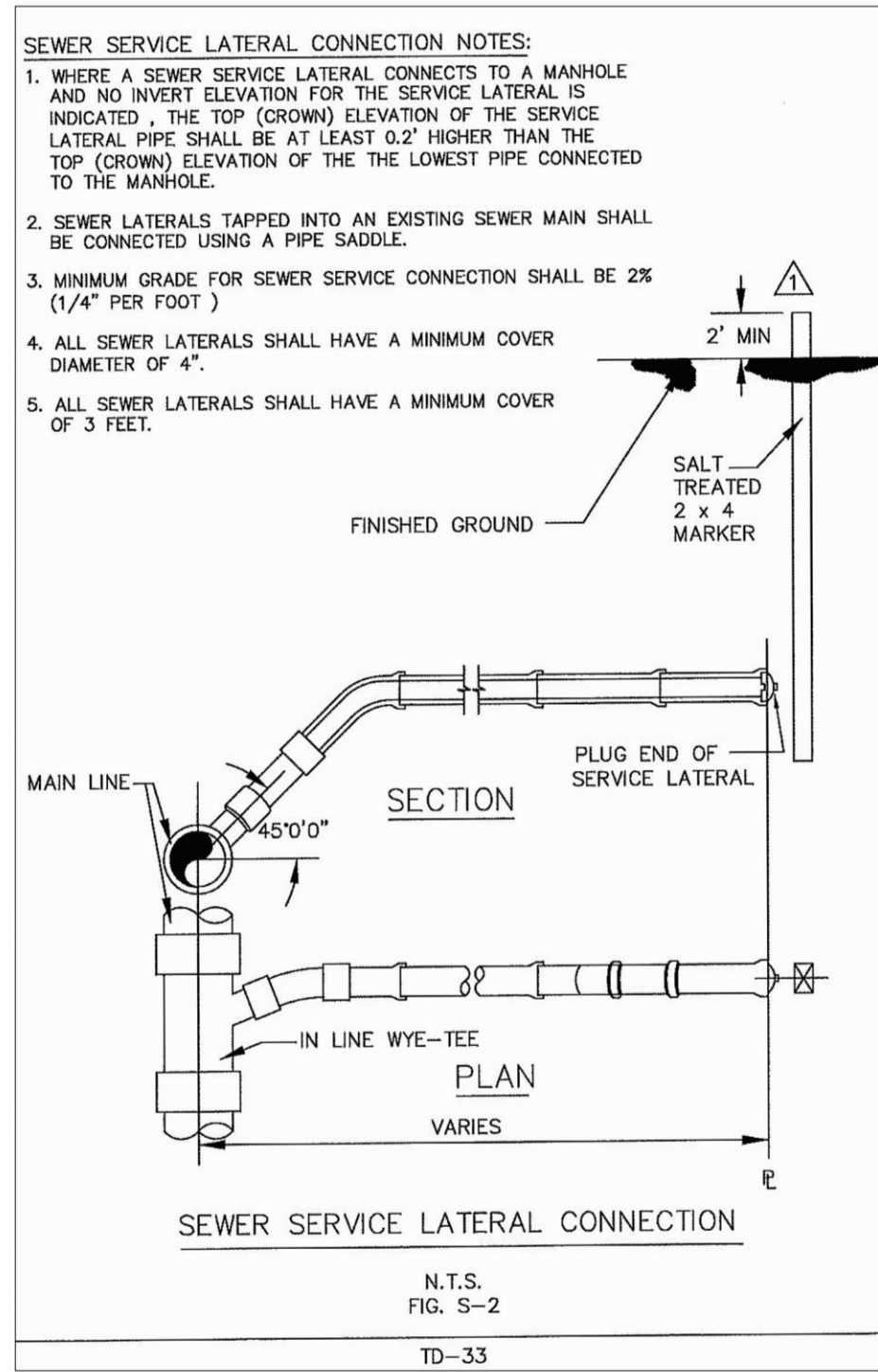
FIG. S



N.T.S

FIG S-1-D

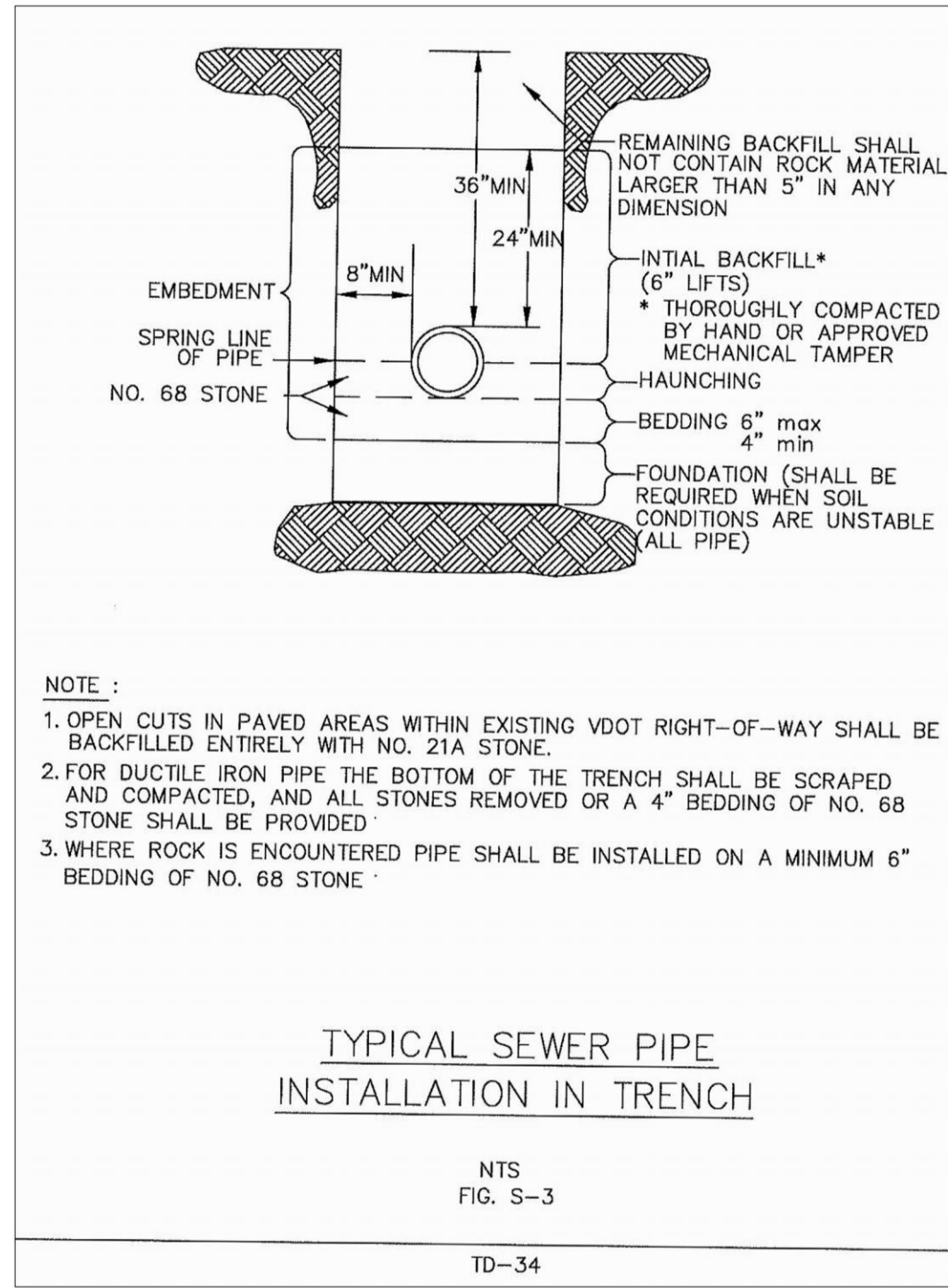
FD-31



N.T.S.

FIG. S-2

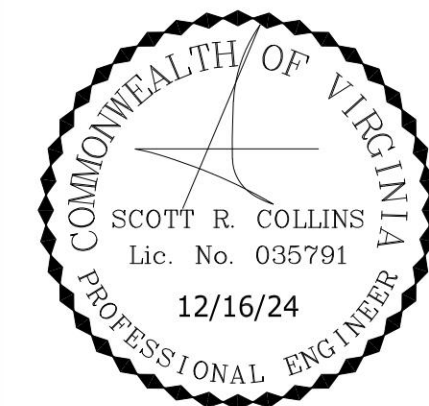
TD-33



NTS

FIG. S-

TD-36



REVISIONS

REVISION DESCRIPTION	DATE
PRELIMINARY SITE PLAN - 1ST SUBMISSION	12/16/24

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



PROJECT
GRANGER DEVELOPMENT - INITIAL SITE PLAN & PRELIMINARY PLAT
SHEET TITLE
TRAIL NETWORK EXHIBIT

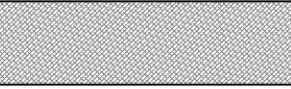
JOB NO.	202198
SCALE	1" = 100'
SHEET NO.	13

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TRAIL NETWORK LEGEND



APPROXIMATE LOCATION OF PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO COUNTY



APPROXIMATE LOCATION OF AREA RESERVED FOR FUTURE DEDICATION OF A PUBLIC ACCESS AND MAINTENANCE EASEMENT FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL



PROPOSED 20' WIDE EMERGENCY ACCESS ROAD
NOTE: PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO THE COUNTY



PROPOSED 10' WIDE CLASS A TYPE2 MULTI-USE TRAIL
NOTE: PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO THE COUNTY



PROPOSED 5' WIDE CLASS B PRIMITIVE TRAIL
NOTE: TRAIL WILL BE NATURAL SURFACE AND SHALL BE MAINTAINED BY HOA

