

HOLLYMEAD FLEX OFFICE DEVELOPMENT INITIAL SITE PLAN (SDP2025-____) RIO MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO:

LOCATION: INTERSECTION OF AIRPORT ROAD & TIMBERWOOD BOULEVARD
ALBEMARLE COUNTY - CHARLOTTESVILLE, VA

EXISTING USE: VACANT LAND

PROPOSED USE: LIGHT INDUSTRIAL FLEX-OFFICE SPACE

TOTAL ACREAGE: 29.58 ACRES

OWNER/DEVELOPER: SIX STAR ASSOCIATES, LLC
P.O. BOX 5548
CHARLOTTESVILLE, VA 22905
CONTACT: HUNTER WOOD
EMAIL: ulcwww2@embarqmail.com
PHONE: 434-975-3334

SURVEYOR: LINCOLN SURVEYING
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901

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: 03200-00-00-01700

ACREAGE: 28.06 ACRES

D.B./PG: 1745/696

ZONING: LI (LIGHT INDUSTRIAL)

TMP: 03200-00-00-017E3

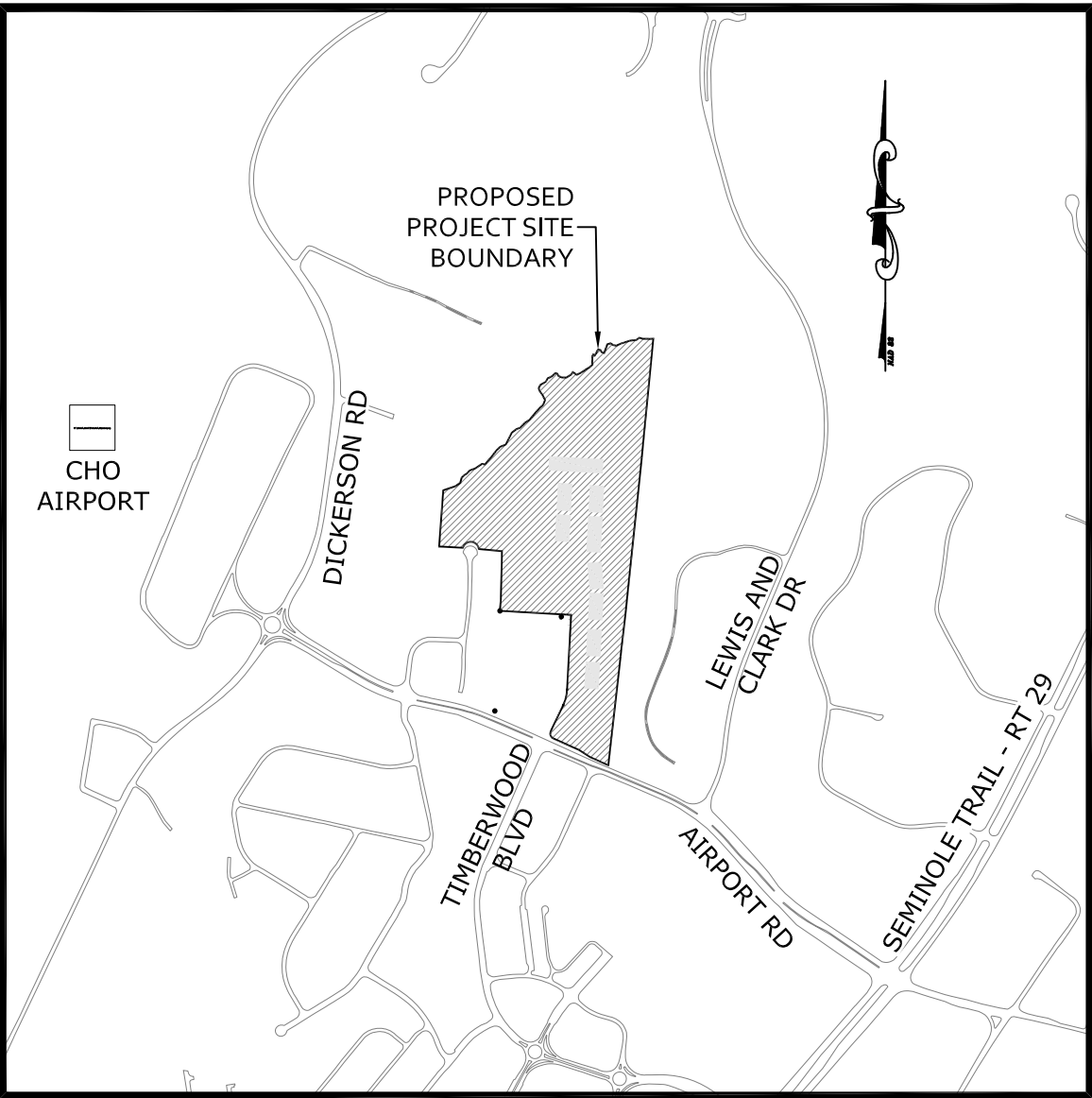
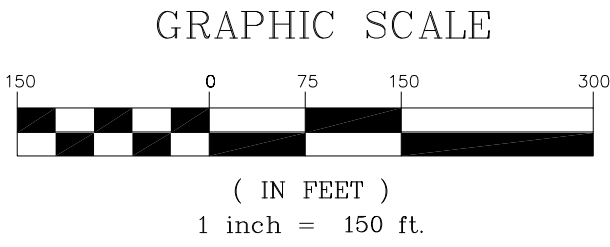
ACREAGE: 1.52 ACRES

D.B./PG: 1745/696

ZONING: LI (LIGHT INDUSTRIAL)



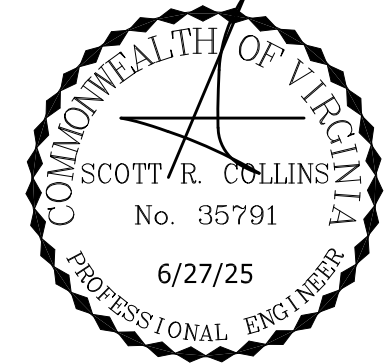
SHEET LAYOUT
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 1,000'

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



REVISIONS

REVISION DESCRIPTION	
INITIAL SITE PLAN - 1ST SUBMISSION	
DATE	6/27/25

COLLINS ENGINEERING

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

HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

COVER



PROJECT	JOB NO.
	102036
	SCALE
	AS SHOWN
	SHEET NO.
	1

GENERAL NOTES:

OWNER/DEVELOPER:	SIX STAR ASSOCIATES, LLC P.O. BOX 5548 CHARLOTTESVILLE, VA 22905
ENGINEER:	COLLINS ENGINEERING, INC 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902 CONTACT: (434) 293-3719 (SCOTT@COLLINS-ENGINEERING.COM)
SURVEYOR:	LINCOLN SURVEYING 633 BERKMAR CIRCLE CHARLOTTESVILLE, VA 22901
LOCATION OF PROJECT:	INTERSECTION OF AIRPORT ROAD & TIMBERWOOD BOULEVARD
PROPERTY INFO:	TMP 03200-00-00-03700 (28.06 AC) TMP 03200-00-00-037E3 (1.52 AC)
TOTAL ACREAGE:	29.58 ACRES
ZONING:	LIGHT INDUSTRIAL (LI)
BOUNDARY & TOPO:	OVERLAY DISTRICTS: ENTRANCE CORRIDOR (EC) AIRPORT IMPACT AREA (AIA) MANAGED & PRESERVED STEEP SLOPES BOUNDARY AND TOPOGRAPHY ARE A COMPOSITION OF INFORMATION PROVIDED FROM COMMONWEALTH LAND SURVEYING, LINCOLN SURVEYING AND COUNTY GIS. COMMONWEALTH LAND SURVEYING INFORMATION IS FROM APRIL OF 2010 AND LINCOLN SURVEYING INFORMATION IS FROM JUNE OF 2025. SITE WAS FIELD VERIFIED BY COLLINS ENGINEERING IN JUNE OF 2025.
USGS DATUM:	NAD 83 (9994)
EXISTING VEGETATION:	MOSTLY WOODED
EXISTING USE:	VACANT
ADJACENT OWNERS:	SEE EXISTING CONDITIONS SHEET FOR ADJACENT OWNERS INFO.
PROPOSED USE:	FLEX OFFICE SPACE (B) 1-STORY BUILDINGS = 100,000 GROSS SF (2) 1-STORY BUILDINGS w/ BASEMENT = 82,400 GROSS SF TOTAL = 182,400 GROSS SF

FLOOR AREA TO LOT COVERAGE RATIO:	141,200 SF / 29.58 AC = 0.109
PHASING:	SITE CONSTRUCTION SHALL BE COMPLETED IN (3 OR 4) PHASES
BUILDING/LOT SETBACKS:	FRONT: 30' MINIMUM AND NO MAXIMUM SIDE: NONE (10' MIN. BUILDING SEPARATION) REAR: NONE (10' MIN. BUILDING SEPARATION)
MAXIMUM HEIGHT:	3 STORIES AND SHALL NOT EXCEED 40 FEET NOTE: FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET
WATERSHED:	SOUTH FORK RIVANNA RIVER & NORTH FORK RIVANNA RIVER (JACOBS RUN)
FLOODPLAIN:	THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS PER FEMA FLOOD INSURANCE RATE MAP #51003C, PANEL #0140D DATED FEBRUARY 4, 2005
STREAM BUFFER:	THERE IS NO STREAM BUFFER LOCATED WITHIN THE PROJECT LIMITS
PUBLIC WATER SUPPLY RESERVOIR:	THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED
DAM BREAK INUNDATION:	THE SITE IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE
STEEP SLOPES:	MANAGED AND PRESERVED STEEP SLOPES ARE WITHIN THE LIMITS OF THE PROJECT SITE - SEE THE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE STEEP SLOPES ON THE PROPERTY.

BURIAL SITES:	THERE WERE NO CEMETERIES FOUND ON THE PROJECT SITE DURING THE FIELD INVESTIGATION OR SURVEY OF THE PROPERTY.
UTILITIES:	COUNTY WATER & SEWER
FIRE & RESCUE:	THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.
INGRESS/EGRESS:	THE PROPOSED DEVELOPMENT SHALL CONNECT AND EXTEND EXISTING TIMBERWOOD BOULEVARD OFF AIRPORT ROAD
LAND DEDICATED TO PUBLIC USE:	NO LAND IS PROPOSED TO BE DEDICATED OR RESERVED FOR PUBLIC USE
SIGNAGE:	PROPOSED SIGNAGE FOR THE DEVELOPMENT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION.
TRASH:	DUMPSTERS ARE PROPOSED ON SITE - SEE SITE PLAN SHEET FOR LOCATIONS
RETAINING WALLS:	RETAINING WALLS ARE PROPOSED WITH THIS PROJECT - SEE GRADING & DRAINAGE PLAN FOR WALL LOCATIONS & HEIGHTS.
RECREATION:	N/A
LIGHTING:	PROPOSED LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.8 & SECTION 4.17 OF THE ZONING ORDINANCE. A LIGHTING PLAN SHALL BE INCLUDED WITH THE FINAL SITE PLAN.
LANDSCAPING:	PROPOSED LANDSCAPING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. A LANDSCAPING PLAN SHALL BE INCLUDED WITH THE FINAL SITE PLAN.
UTILITIES:	THE DEVELOPMENT SHALL BE SERVED WITH PUBLIC WATER AND SEWER
FIRE FLOW/BUILDING CALCULATIONS:	CLASS 3 OR 4 - NONCOMBUSTIBLE, CONSTRUCTION FACTOR = 0.8 TOTAL GROSS BUILDING AREA = 48,000 SF FOR BUILDING 9 (INCLUDES BASEMENT AREA THAT IS NOT PART OF THE ISO NFF CALCULATIONS) OCCUPANCY C-2 COMBUSTIBLE, FACTOR = 0.85 REQUIRED ISO FIRE FLOW = 2,000 GPM NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLER) = 1,000 GPM MINIMUM NEEDED FIRE FLOW PER IFC SEC. 8105.2 = 1,500 GPM FOR 2 HOURS

STORMWATER MANAGEMENT:	THE PROPOSED PLAN WILL REMOVE EXISTING SWM FACILITY 0435.01 AND REPLACE IT WITH A NEW SWM FACILITY MEETING CURRENT MINIMUM COUNTY AND STATE REQUIREMENTS. A NEW LEVEL II P-BAS-02 WET POND IS ANTICIPATED, BUT IS SUBJECT TO CHANGE. THE NEW SWM FACILITY WILL MEET MINIMUM STORMWATER QUANTITY REQUIREMENTS AND WILL PROVIDE STORMWATER QUALITY TREATMENT. IF THE VSMF PLAN REQUIRES A PHOSPHOROUS REMOVAL IN EXCESS OF WHAT THE NEW SWM FACILITY PROVIDES, ADDITIONAL WATER QUALITY MEASURES WILL BE MADE. ADDITIONAL MEASURES MAY INCLUDED, BUT ARE NOT LIMITED TO, PURCHASING NUTRIENT CREDITS OR PRESERVING OPEN SPACES.
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VEHICLE CIRCULATION AREA:	332,750 SF
OPEN SPACE:	7.0 ACRES

IMPERVIOUS AREAS		LAND AREAS	
PROPOSED BUILDINGS =	141,200 SF	VDOT RIGHT-OF-WAY =	21,680 SF
PROPOSED SIDEWALKS =	23,570 SF	OPEN SPACE =	304,800 SF
PROPOSED ROADS & PARKING AREAS =	332,750 SF	IMPERVIOUS AREA =	497,520 SF
TOTAL IMPERVIOUS AREA =	497,520 SF		824,000 SF

TRAFFIC GENERATION CALCULATIONS
TRIP GENERATION CALCULATIONS BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)
LIGHT INDUSTRIAL BUILDINGS (CODE 110 - 4.87 TRIPS / 1,000 SF)
PROPOSED BUILDINGS = 182,400 GROSS SF
TOTAL ADT: 888 VPD (444 ENTER / 444 EXIT)
TOTAL AM PEAK: 135 VPH (119 ENTER / 16 EXIT)
TOTAL PM PEAK: 119 VPH (17 ENTER / 102 EXIT)

PARKING CALCULATIONS	
PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE	
REQUIRED	PROPOSED
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT	249 PARKING SPACES
4 EMPLOYEES PER OFFICE SPACE = 35 SPACES * 4 = 140 SPACES	(INCLUDING 30 ADA HANDICAP
PLUS 1 SPACE PER 500 SF OPEN TO THE PUBLIC FOR CUSTOMERS	ACCESSIBLE PARKING SPACES)
182,400 GSF x 30% = 54,720 SF / 500 = 109 SPACES	
TOTAL: 249 SPACES REQUIRED	249 SPACES PROPOSED

DEMOLITION NOTES

- 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.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
- 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.
- 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.
- 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.
- 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 REMAINS IN PLACE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 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.
- EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROURED AS SHOWN ON THE ARCHITECTURAL PLANS.
- EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROURED AS PROPOSED ON THE UTILITY PLAN SHEET.
- ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
- BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS OWNERS 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

- 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.
- 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.
- A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
- AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. ALBEMARLE FIRE AND RESCUE 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.
- ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSCTURED 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.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 1,000 GALLONS PER MINUTE.
- 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 ENCRATCH ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.
- FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. 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. FIRE APPARATUS ROADS 20' TO 26' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
- THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
- HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT CONNECTIONS AND FOR STANDPIPES AND SPRINKLERS AND 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.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 35 FEET OF A FIRE HYDRANT.
- 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.
- WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- 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.
- 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.
- 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.

CONSTRUCTION FIRE PREVENTION NOTES

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

BUILDING CODE NOTES:

- RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEER DESIGN ALSO. SEGMENTED WALLS REQUIRE RDP INSPECTIONS, OTHER WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
- ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
- WHERE THE FLOOR 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 FLOOR LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
- ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOIL. CONTACT VDOIL FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-563-3890 x331.
- 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 (ACBD) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBD. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METERS(S)/BUILDING(S).
- THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

SITE NOTES

- 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 SLOD 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.
- EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
- ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED. THIS APPLIES TO ALL SIDEWALKS OUTSIDE OF THE VDOT RIGHT OF WAY.
- ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
- ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
- 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". RAMP'S OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
- ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.
- 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".
- PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
- PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
- PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
- ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
- HANDICAP PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
- ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

- ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR 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 (1-800-552-7003) 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 RULES AND REGULATIONS.
- CONTRACTOR SHALL EXCAVATE TO LOCATE BURED 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.
- WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER.
- CONTRACTOR SHALL EXERCISE CARE TO 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.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- 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.
- ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
- 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.
- MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3'.
- MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.
- 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.
- 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.
- GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
- 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.
- ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
- A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
- ALL PROPOSED SANITARY SEWER IS PUBLIC.
- 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.
- A PRESSURE REDUCING VALVE (PRV) AND AN RP2 BACKFLOW DEVICE ARE REQUIRED AT EACH BUILDING.
- AN RWSA INSPECTOR IS REQUIRED FOR ALL WATERLINE TIE INS AND WORK WITHIN 10' OF RWSA UTILITIES.
- RWSA WILL REQUIRE AN RWSA INSPECTOR ON SITE FOR THE PROPOSED 12" WATERLINE TAP, WITH THREE (3) DAYS NOTICE. RWSA WILL REVIEW THE T.S. 8.v., DISINFECTION, AND PRESSURE TESTS.
- ALL FIRE HOSE THREADS SHALL BE C&O TYPE.
- ARB: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

SITE PLAN LEGEND

PROPOSED

PROPOSED PROJECT BOUNDARY		PROPOSED SIGN	
PROPOSED CONTOUR		PROPOSED LIGHT POLE	
PROPOSED CURB		PROPOSED BIKE RACK	
PROPOSED RIGHT-OF-WAY DEDICATION AREA		PROPOSED STORM SEWER PIPE	
PROPOSED BUILDING		PROPOSED STORM SEWER STRUCTURE	
EXISTING BUILDING		PROPOSED SANITARY SEWER LATERAL	
PROPOSED ASPHALT		PROPOSED FIRE & WATER LINE	
PROPOSED CONCRETE		PROPOSED WATER METER	
PROPOSED PAVERS		GAS	PROPOSED GASLINE
PROPOSED SEGMENTED RETAINING WALL		UGP	PROPOSED UNDERGROUND POWER

EXISTING CONDITIONS & DEMOLITION

EXISTING RIGHT-OF-WAY		LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE	
EXISTING BUILDING		EXISTING CONCRETE CURB, SIDEWALK, AND/OR ASPHALT PAVEMENT TO BE REMOVED	
EXISTING ASPHALT PAVEMENT		EXISTING ASPHALT PAVEMENT FOR MILL & OVERLAY	
EXISTING CONCRETE		EXISTING VEGETATION TO BE REMOVED	
EXISTING CONTOURS		EXISTING WATERLINE	
EXISTING CURBING		EXISTING SANITARY SEWER PIPE	
EXISTING VEGETATION		EXISTING STORM SEWER PIPE	
EXISTING FIRE HYDRANT		EXISTING OVERHEAD ELECTRIC	
EXISTING SANITARY SEWER MANHOLE		EXISTING UNDERGROUND ELECTRIC	
EXISTING STORM SEWER STRUCTURE		EXISTING GASLINE	
EXISTING POWER POLE		EXISTING UTILITIES TO BE REMOVED	

GRADING & DRAINAGE NOTES

- 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.
- CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
- 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.
- 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.
- 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.
- DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL STORM SEWER PIPE JOINTS SHALL BE SEALED AND SEALED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- 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.
- ALL PUBLIC STORM SEWER SHALL BE RCP OR HDPE & SHALL HAVE A MINIMUM OF 45" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
- 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 4" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
- 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 COUNTY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2012 VA CONSTRUCTION CODE 1003.3. THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
- THE 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.
- 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 PLANMETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
- 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 1/4" PER 1' CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROADS AND PAVEMENT LANDSCAPING SHALL BE SLOPED A MINIMUM OF 1/4" PER 1' FOR THE INITIAL 10' WHERE LOCATED WITHIN THE PROPERTY LIMITS.
- 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.
- 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.
- 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.
- 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 SOO 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.
- 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.
- CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET. 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.
- NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
- HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMP AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
- WALLS A-H ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.

EROSION & SEDIMENT CONTROL

LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE		BLANKET MATTING	
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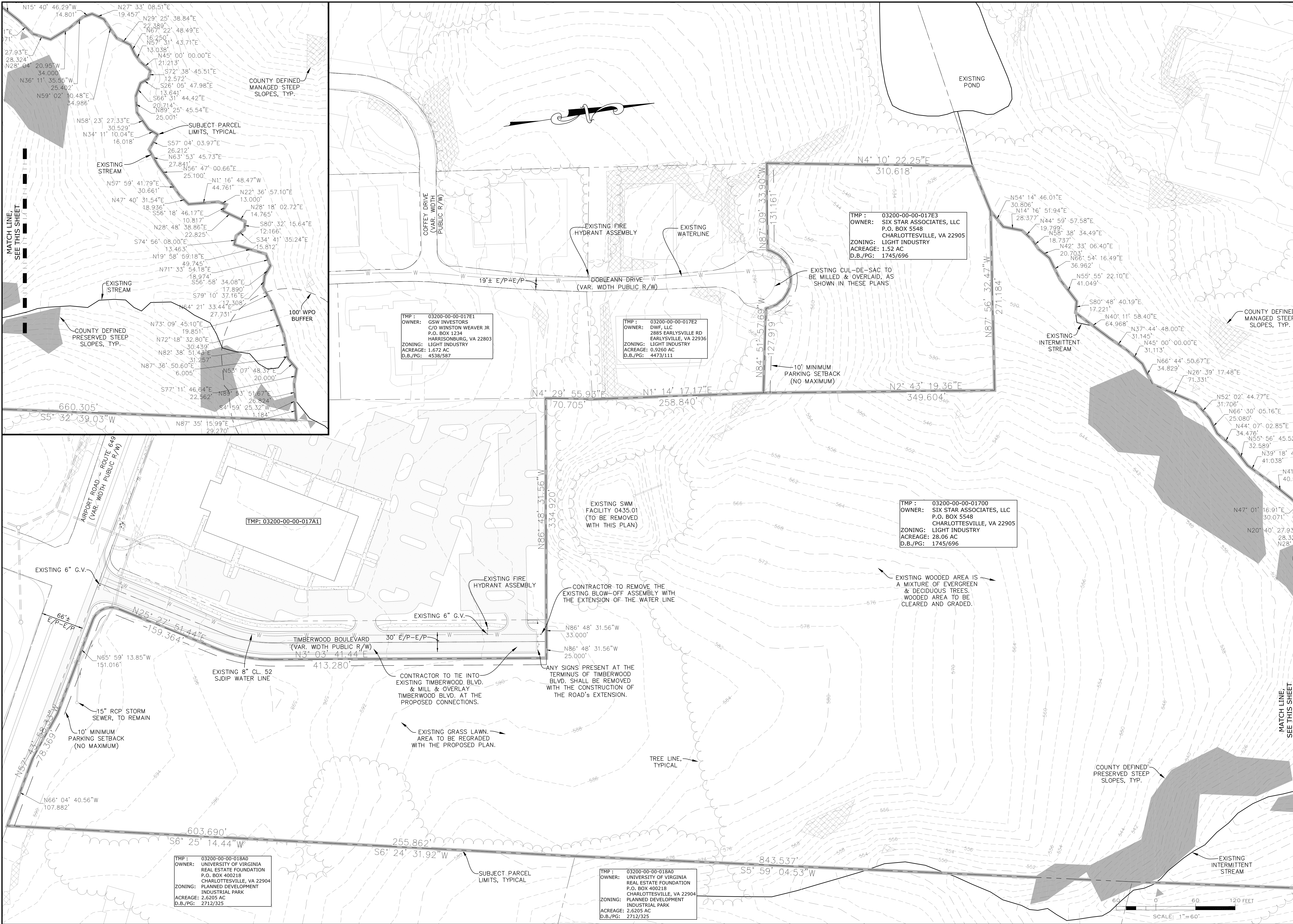
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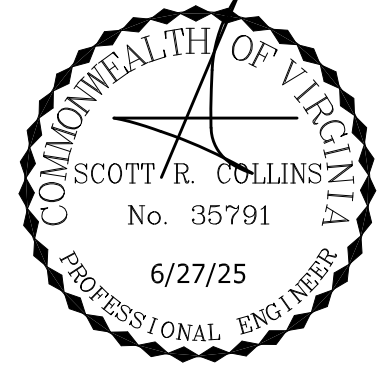
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HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

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COLLINS ENGINEERING

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HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

OVERALL DEVELOPMENT PLAN

PROJECT	JOB NO.
	102036
	SCALE
	1" = 75'
SHEET	SHEET NO.
	4

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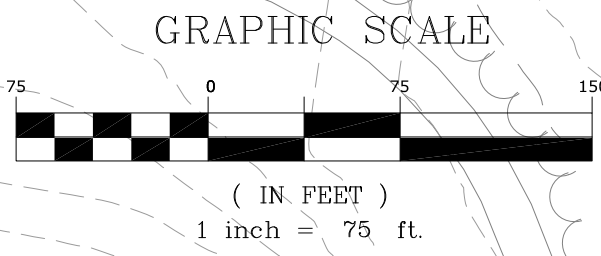
PROJECT BOUNDARY LINE

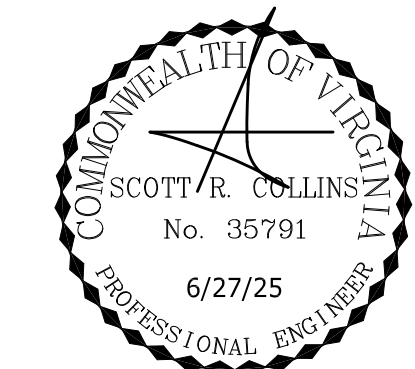
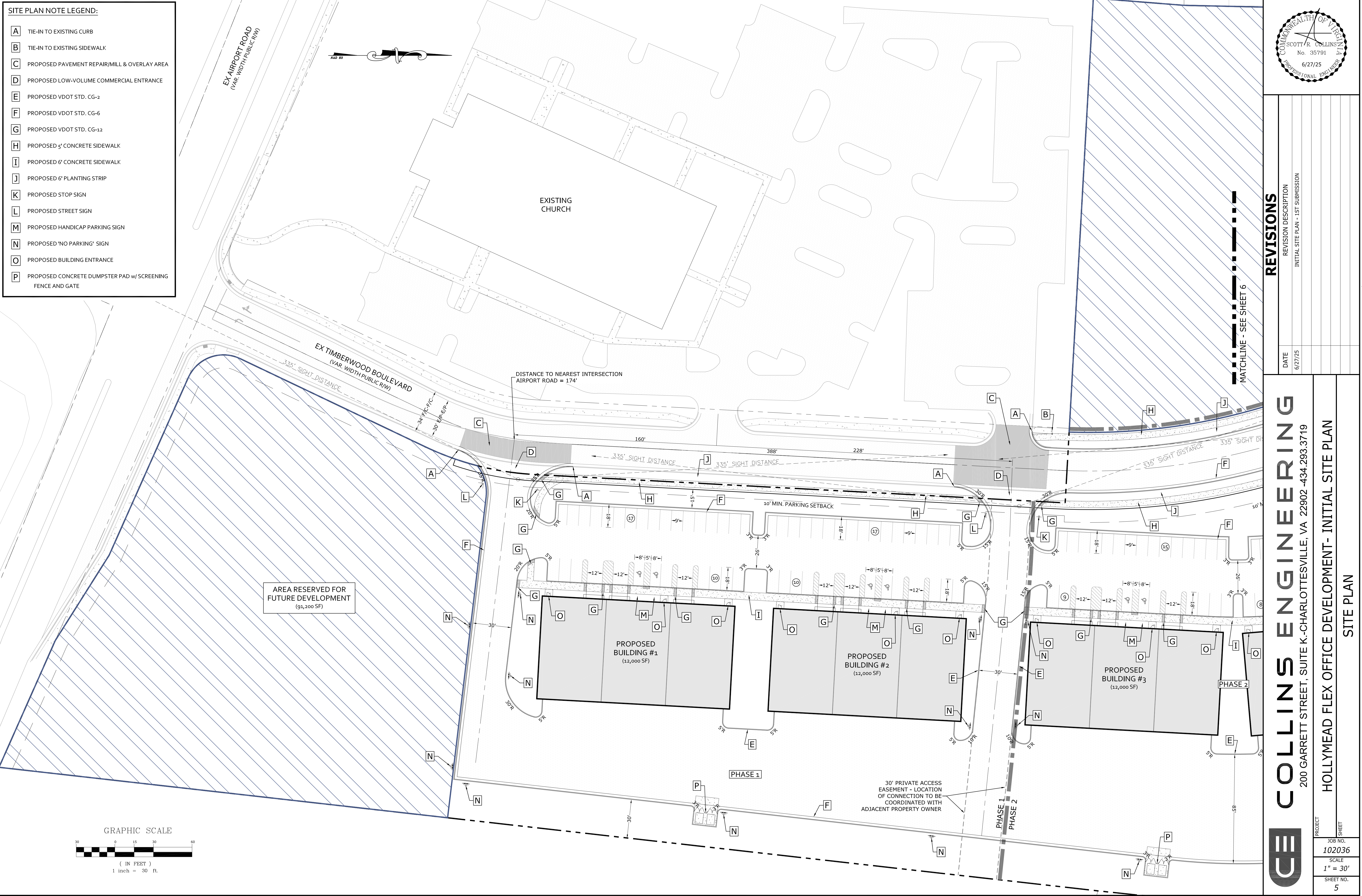
PROPOSED DEVELOPMENT PHASELINE

PROPOSED RIGHT-OF-WAY DEDICATION
AREA FOR FUTURE EXTENSION OF
TIMBERWOOD BOULEVARD

PROPOSED AREA RESERVED FOR FUTURE
DEVELOPMENT

PROPOSED OPEN SPACE AREA

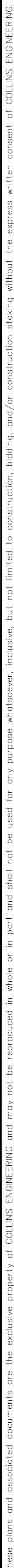




REVISIONS	
DATE	REVISION DESCRIPTION
6/27/25	INITIAL SITE PLAN - 1ST SUBMISSION

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HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN	
SITE PLAN	
PROJECT	JOB NO.
	102036
	SCALE
	1" = 30'
	SHEET NO.
	5

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INITIAL SITE PLAN - 1ST SUBMISSION

6/27/25

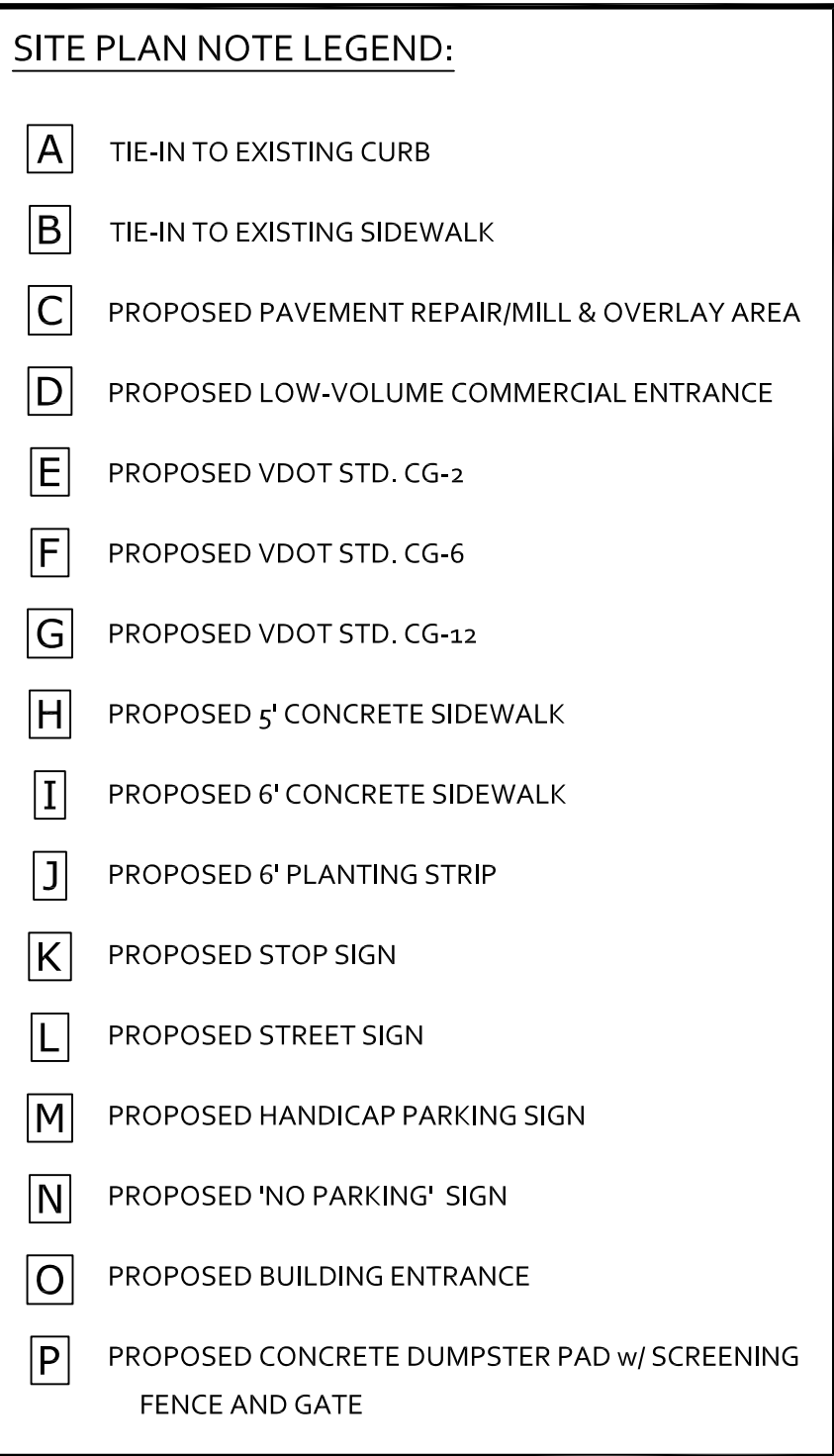
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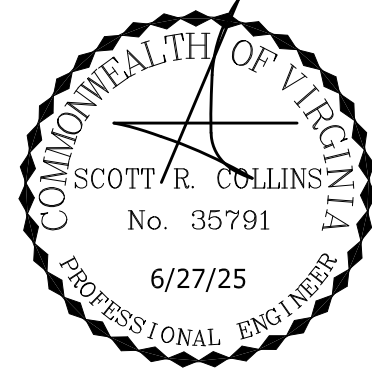
HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

SITE PLAN

SHEET
JOB NO.
102036

SCALE
1" = 30'
SHEET NO.
6





REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN - 1ST SUBMISSION

DATE
6/27/25

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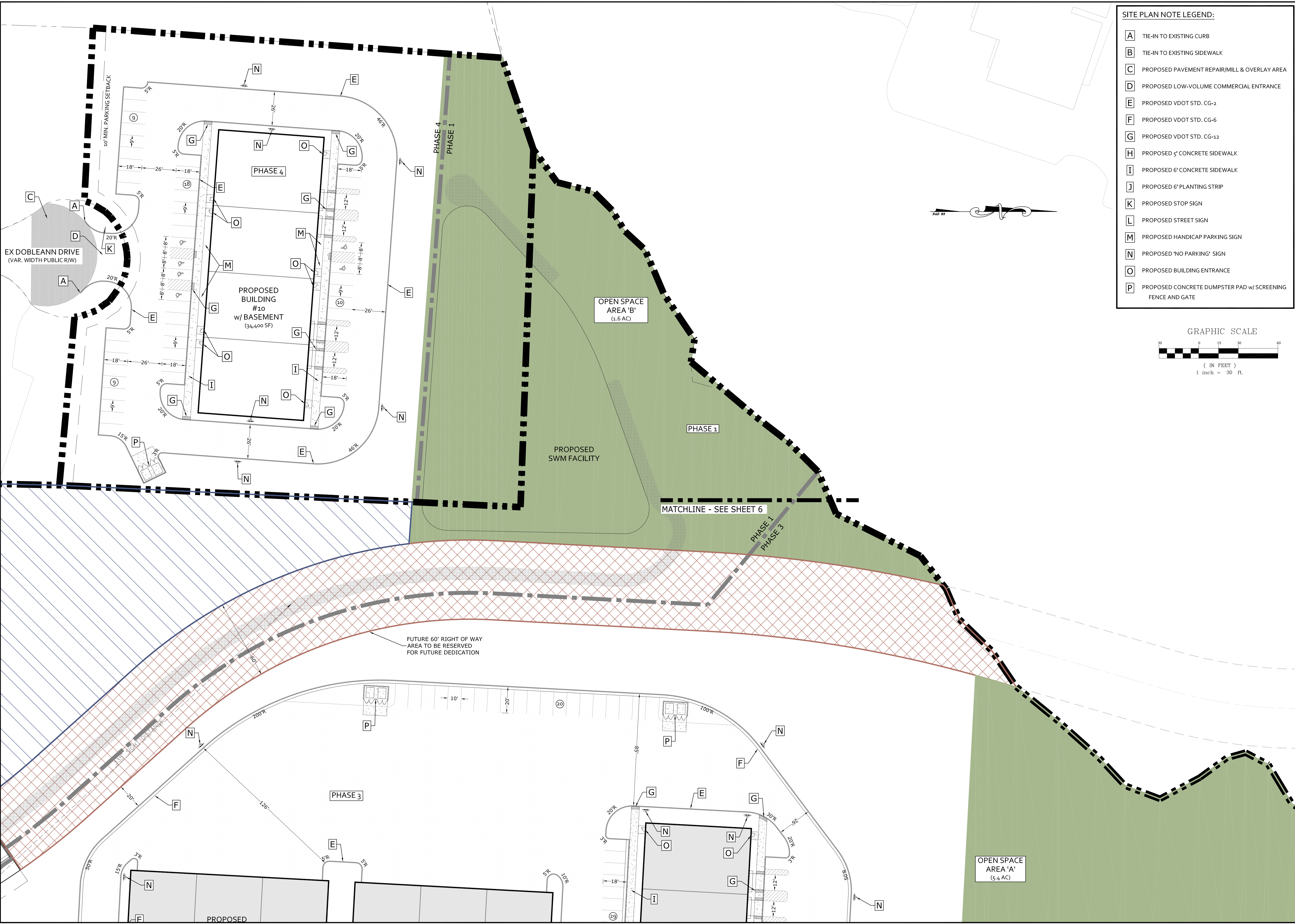
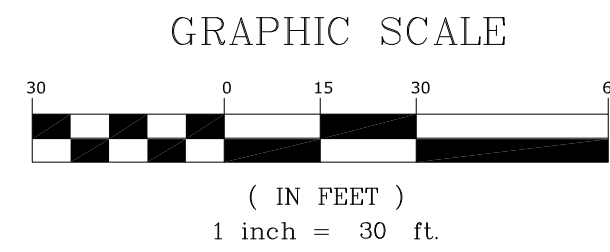
HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

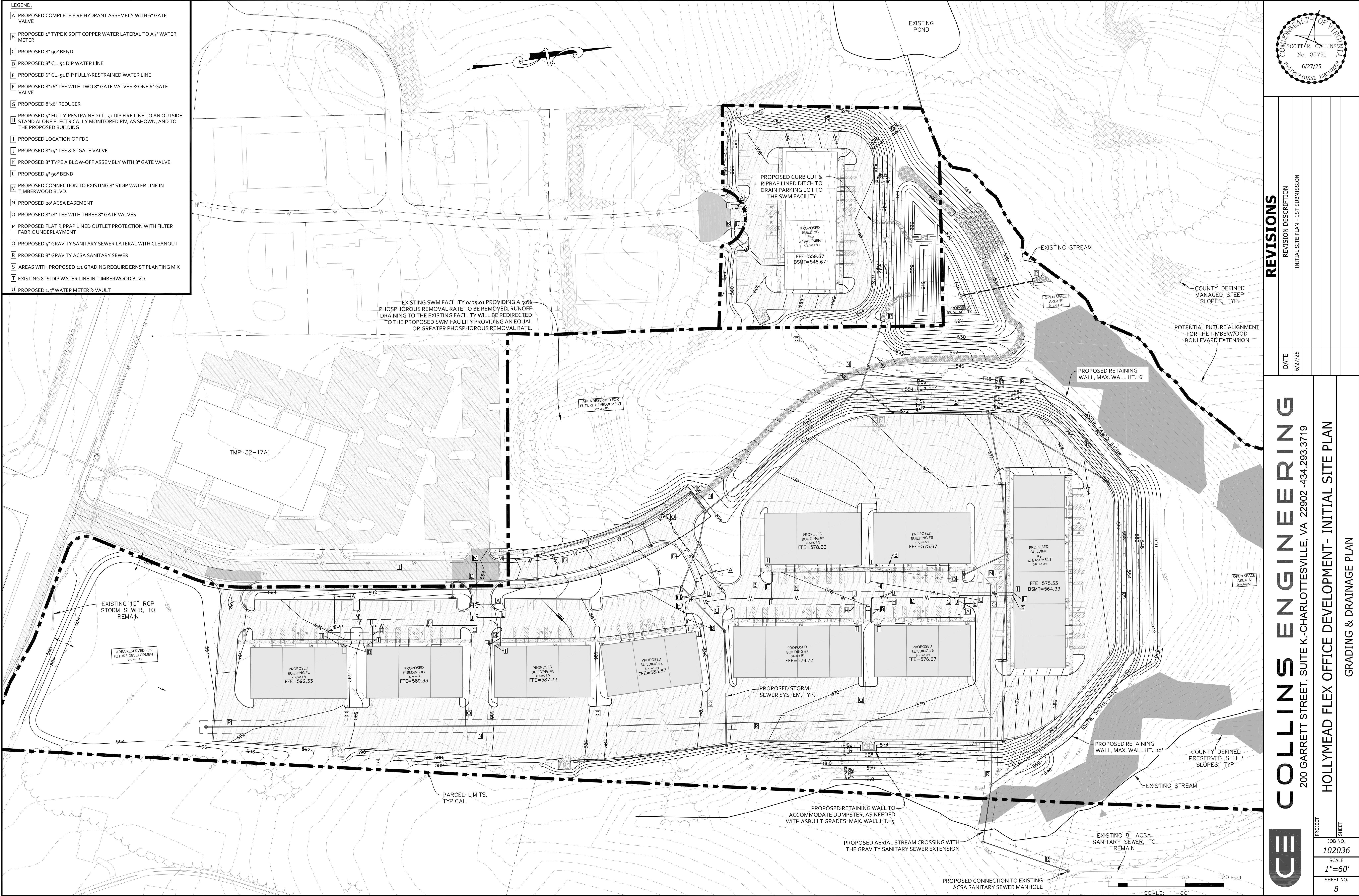
SITE PLAN

PROJECT
JOB NO.
102036
SCALE
1" = 30'
SHEET NO.
7

SITE PLAN NOTE LEGEND:

- A TIE-IN TO EXISTING CURB
- B TIE-IN TO EXISTING SIDEWALK
- C PROPOSED PAVEMENT REPAIR/MILL & OVERLAY AREA
- D PROPOSED LOW-VOLUME COMMERCIAL ENTRANCE
- E PROPOSED VDOT STD. CG-2
- F PROPOSED VDOT STD. CG-6
- G PROPOSED VDOT STD. CG-12
- H PROPOSED 5' CONCRETE SIDEWALK
- I PROPOSED 6' CONCRETE SIDEWALK
- J PROPOSED 6' PLANTING STRIP
- K PROPOSED STOP SIGN
- L PROPOSED STREET SIGN
- M PROPOSED HANDICAP PARKING SIGN
- N PROPOSED 'NO PARKING' SIGN
- O PROPOSED BUILDING ENTRANCE
- P PROPOSED CONCRETE DUMPSTER PAD w/ SCREENING FENCE AND GATE





REVISIONS

REVISION DESCRIPTION	
DATE	INITIAL SITE PLAN - 1ST SUBMISSION
6/27/25	

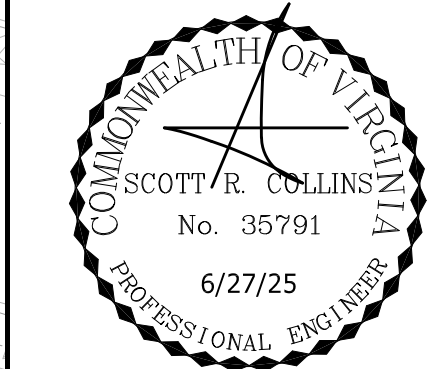
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HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

GRADING & DRAINAGE PLAN

CE

PROJECT	JOB NO.
	102036
	SCALE
	1"=60'
SHEET	SHEET NO.
	8



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ROADWAY CONSTRUCTION NOTES

GENERAL

- 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.
- UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
- 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.
- GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
- WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
- WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
- COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
- 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.
- ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
- TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
- 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.
- VDOT STANDARD CD-1 OR CD-2 CROSS DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
- A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

GRADING

- 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.
- 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.
- 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.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

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

PAVEMENT

- AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
- SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
- TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
- THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
- THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
- BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
- BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- ENCROACHMENT, POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

INSPECTIONS

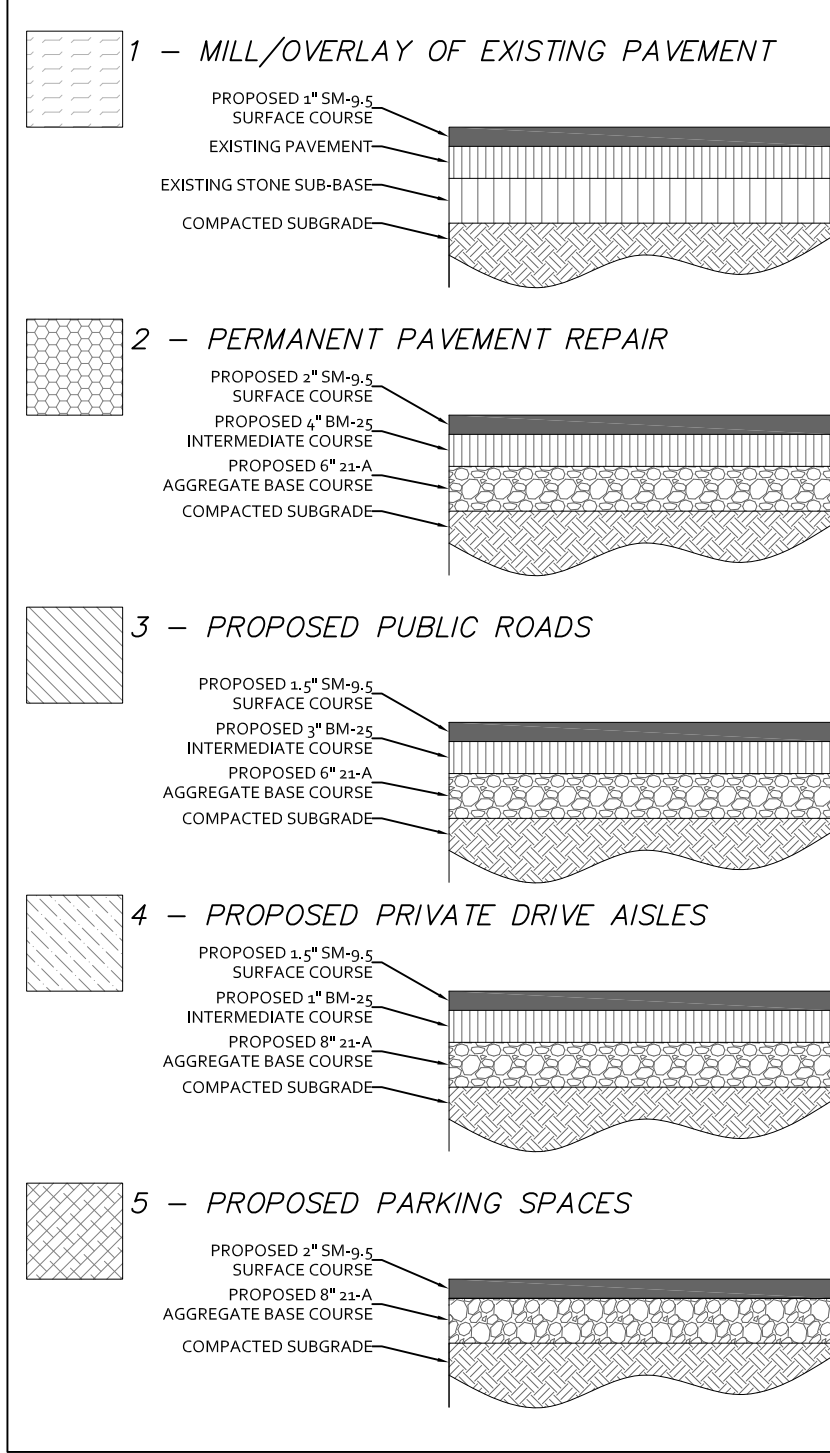
NOTE - MANDATORY INSPECTIONS ARE REQUIRED AT THE FOLLOWING PHASES:

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

ALBEMARLE COUNTY - GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- 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.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER TO BE ACHIEVED.
- PAVED, RIP-RAP, OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFE PART 1926).

PAVEMENT DESIGN

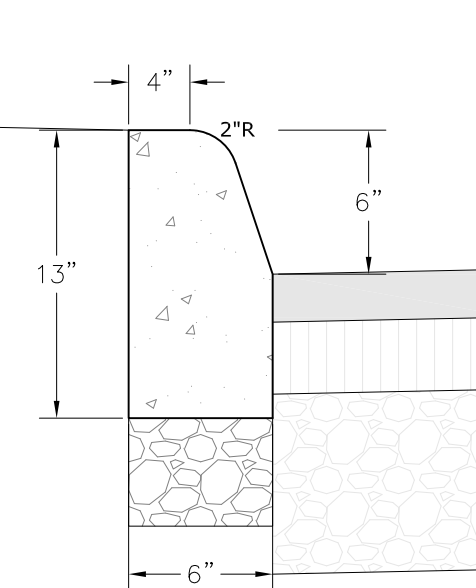


PAVEMENT DESIGN NOTES:

- REFER TO PAVEMENT DESIGN DETAILS FOR ROADWAY DEPTH REQUIREMENTS.
- A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
- 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.
- STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS AND FIRE & RESCUE STANDARDS TO ALLOW ADEQUATE WIDTH TRAVELWAY AND PARKING WHERE INDICATED BY PAVEMENT MARKINGS & SIGNAGE.
- UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECTED VOLUMES OF TRAFFIC ON THE PROPOSED ROADWAYS ARE GREATER THAN 1,000 VPD.
- PAVEMENT DESIGN FOR NEW 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.

CURB DETAIL

PROPOSED VDOT STD. CG-2

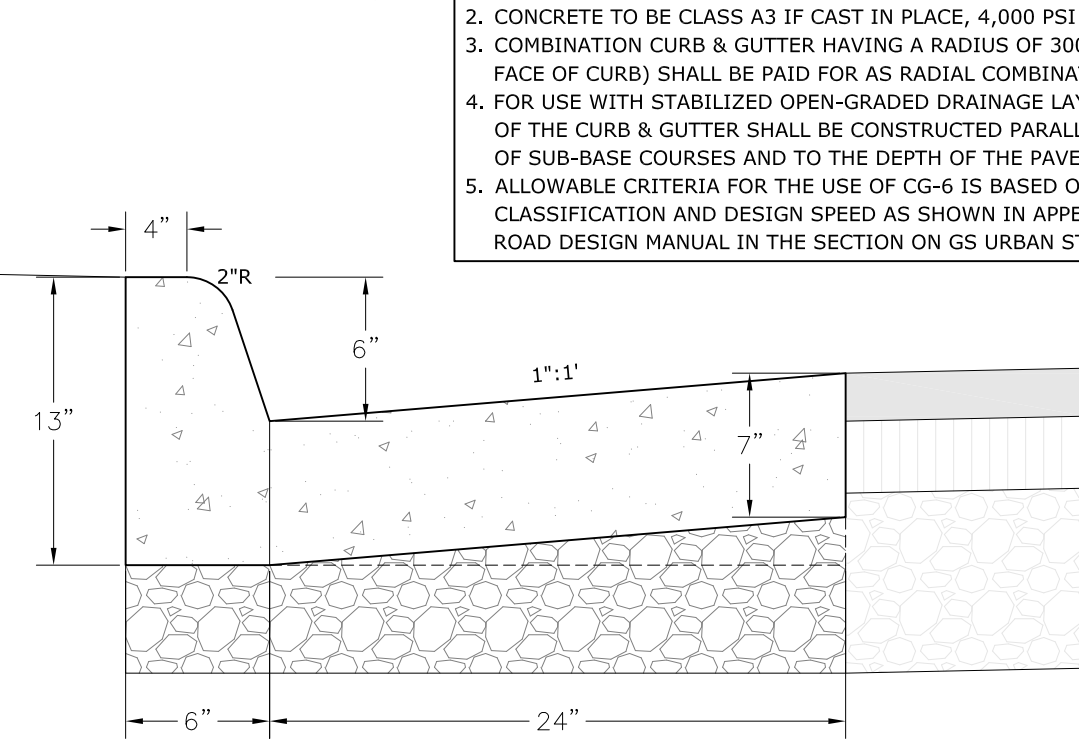


NOTES:

- THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
- CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
- FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
- ALLOWABLE CRITERIA FOR THE USE OF CG-2 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.

CURB & GUTTER DETAIL

PROPOSED VDOT STD. CG-6

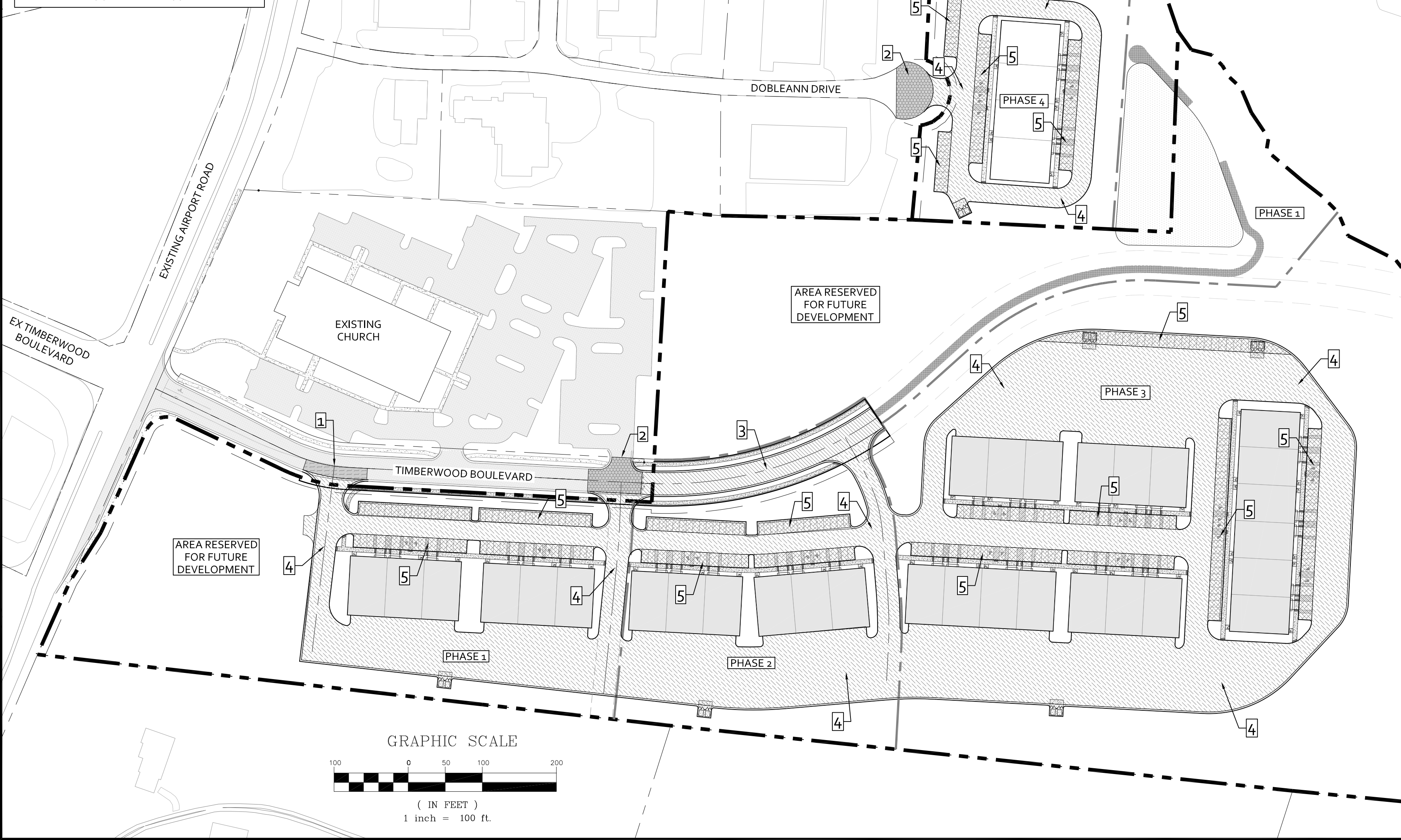


NOTES:

- THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
- CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
- COMBINATION CURB & GUTTER HAVING A RADIUS OF 300' OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION C&G.
- FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB & GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
- ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.

OVERALL DEVELOPMENT PLAN

SCALE: 1" = 100'

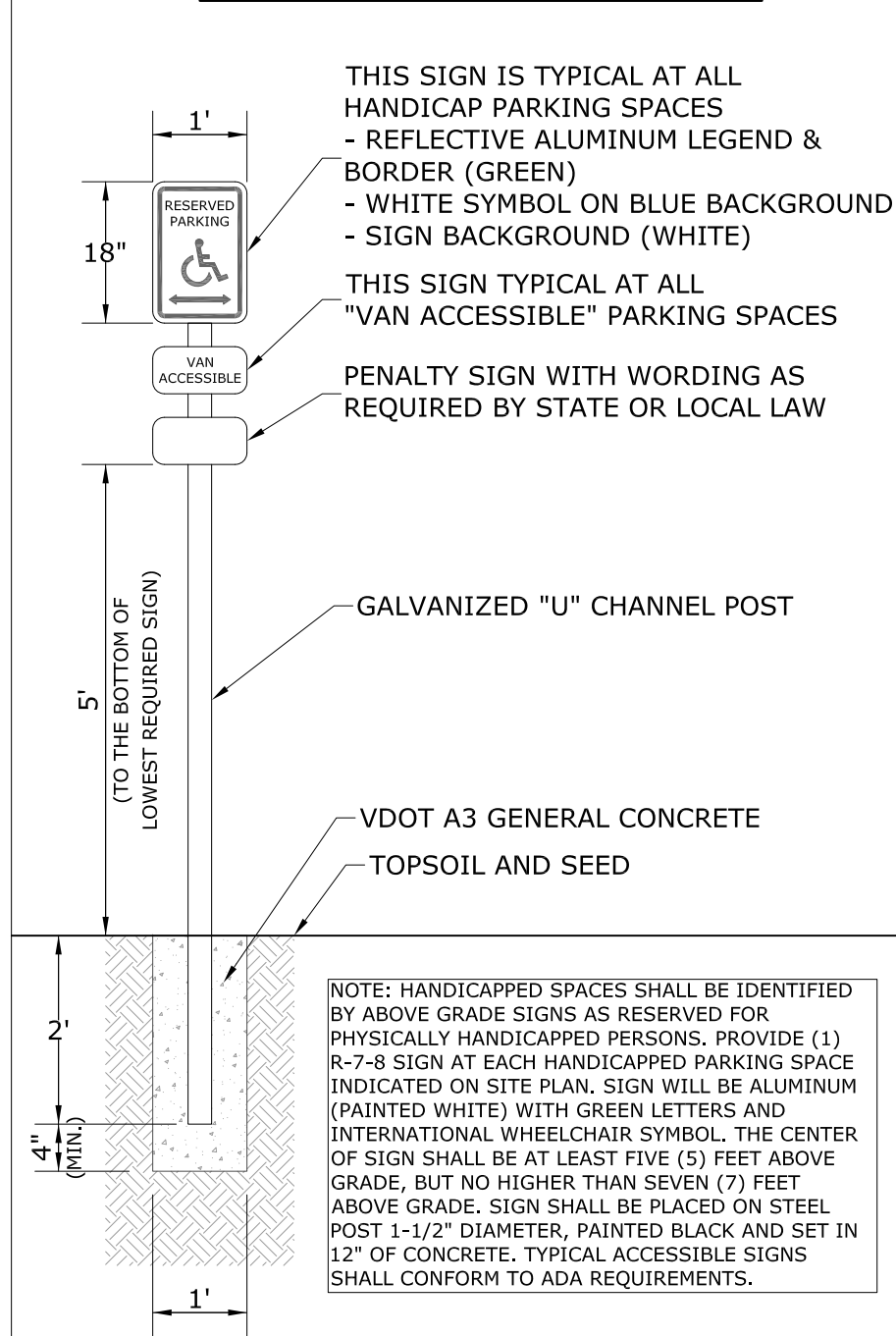


TRIP GENERATION CALCULATIONS

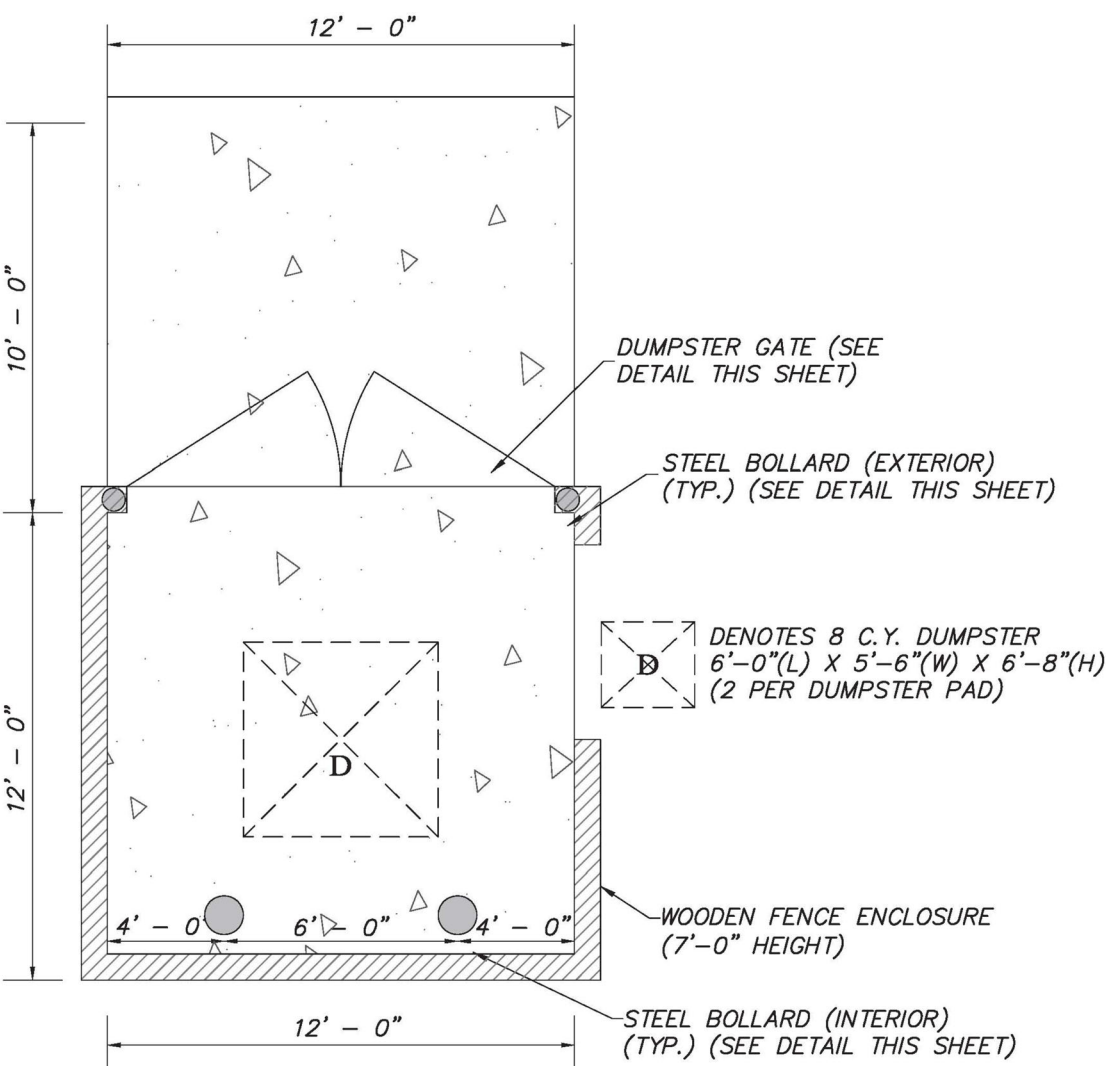
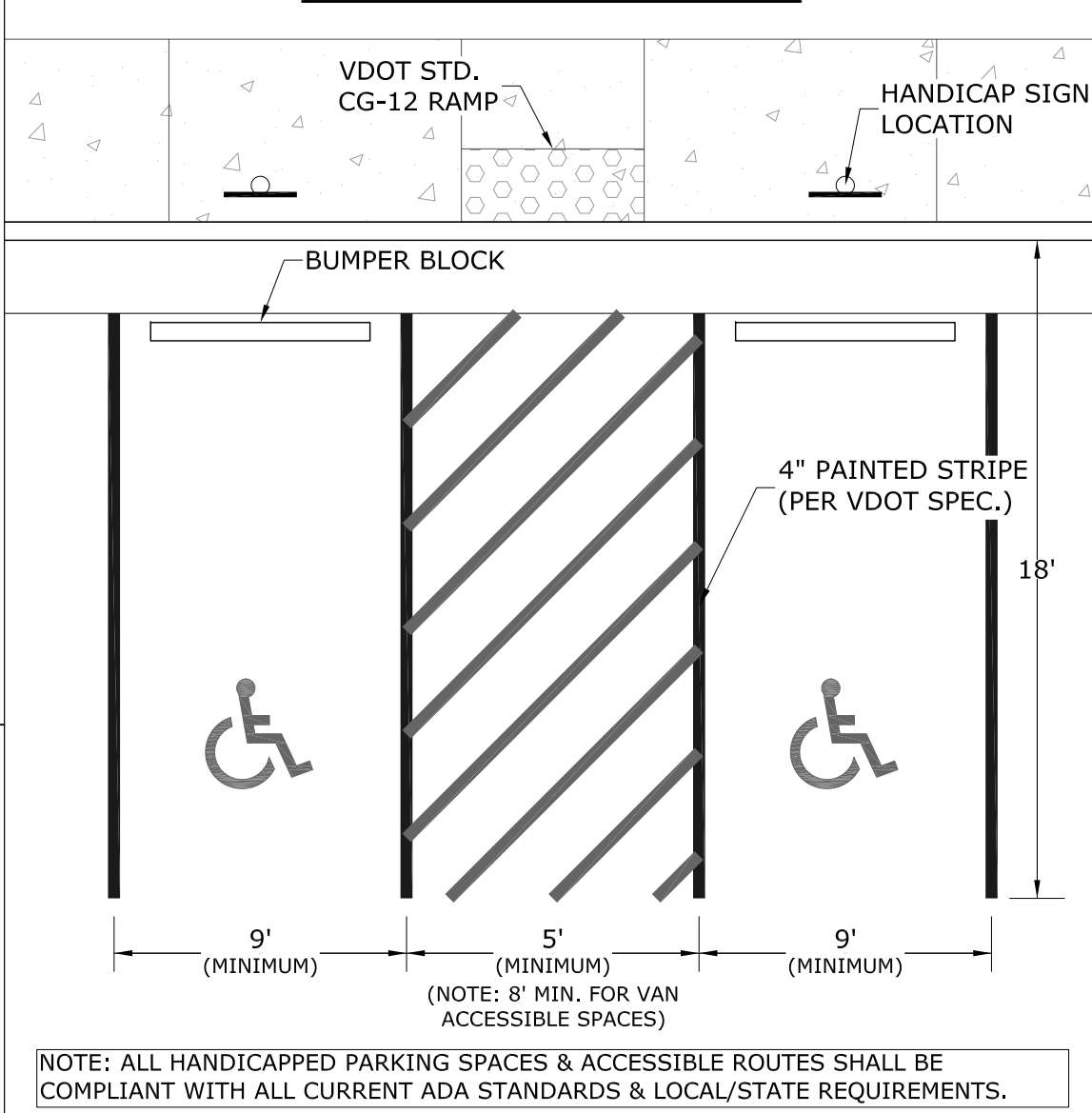
TRIP GENERATION CALCS BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)
LIGHT INDUSTRIAL BUILDINGS (CODE 110 - 4.87 TRIPS / 1,000 SF)
PROPOSED OFFICE BUILDINGS = 182,400 GROSS SF

ADT: 888 VPD (444 ENTER / 444 EXIT)
AM PEAK: 135 VPH (119 ENTER / 16 EXIT)
PM PEAK: 119 VPH (17 ENTER / 102 EXIT)

HANDICAP PARKING SIGN DETAIL

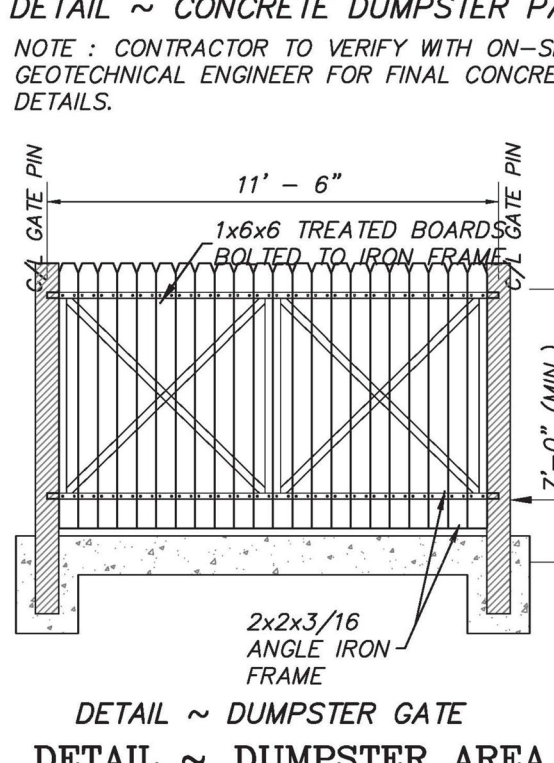


HANDICAP PARKING SPACE DETAIL

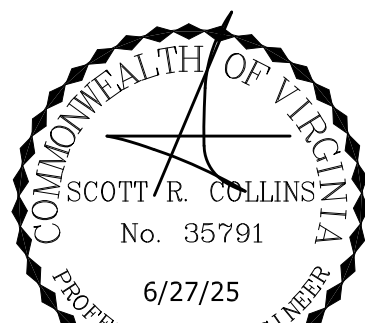


DETAIL ~ CONCRETE DUMPSTER PAD

NOTE - CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.



DETAIL ~ DUMPSTER AREA



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN - 1ST SUBMISSION

DATE
6/27/25

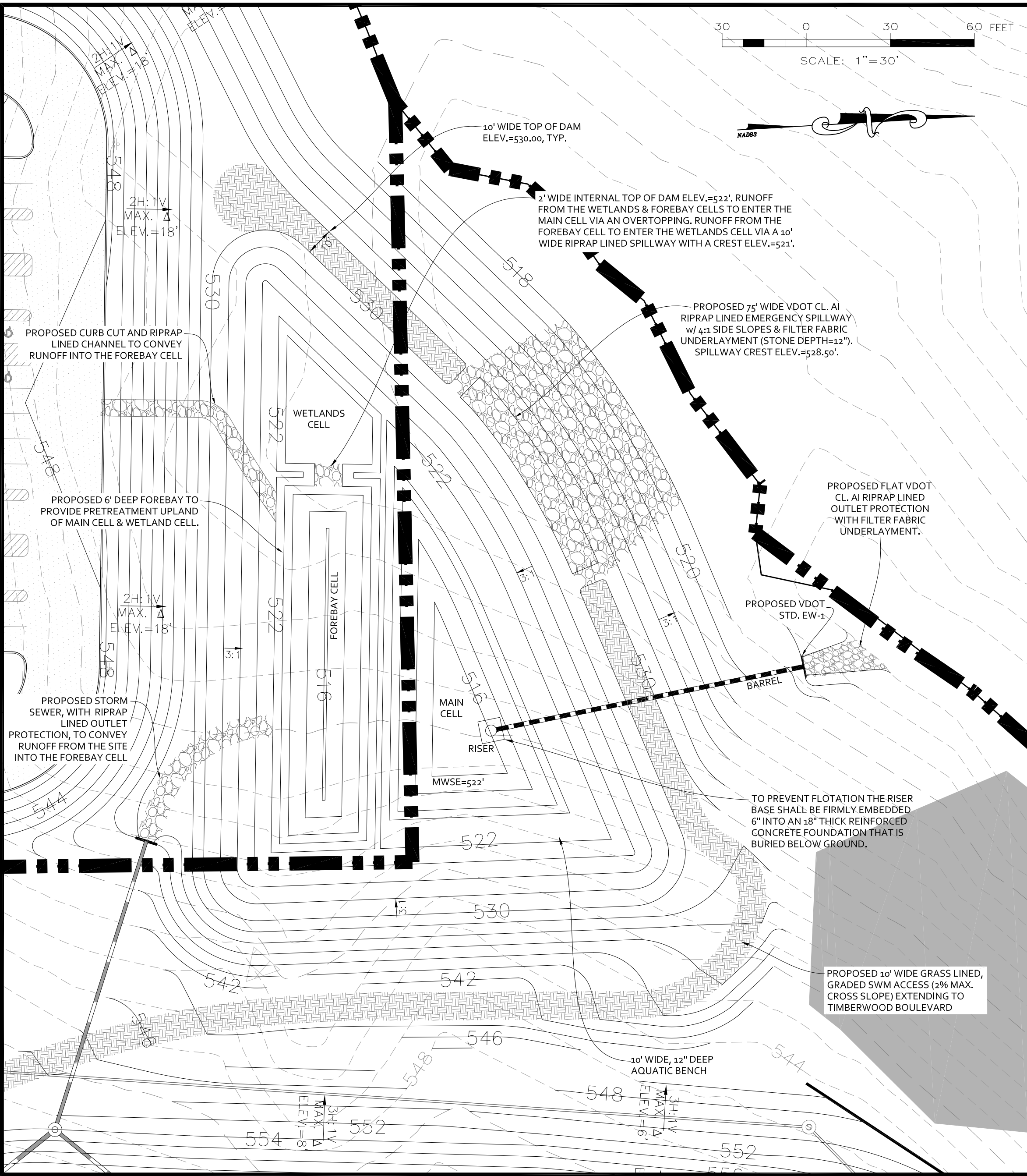
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 434.293.3719

HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

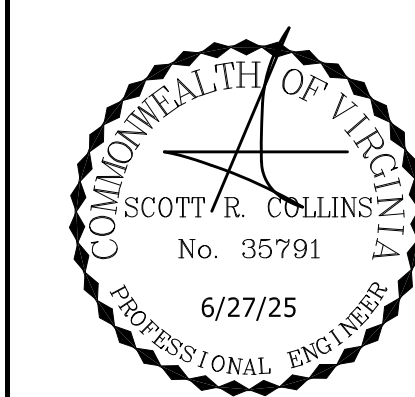
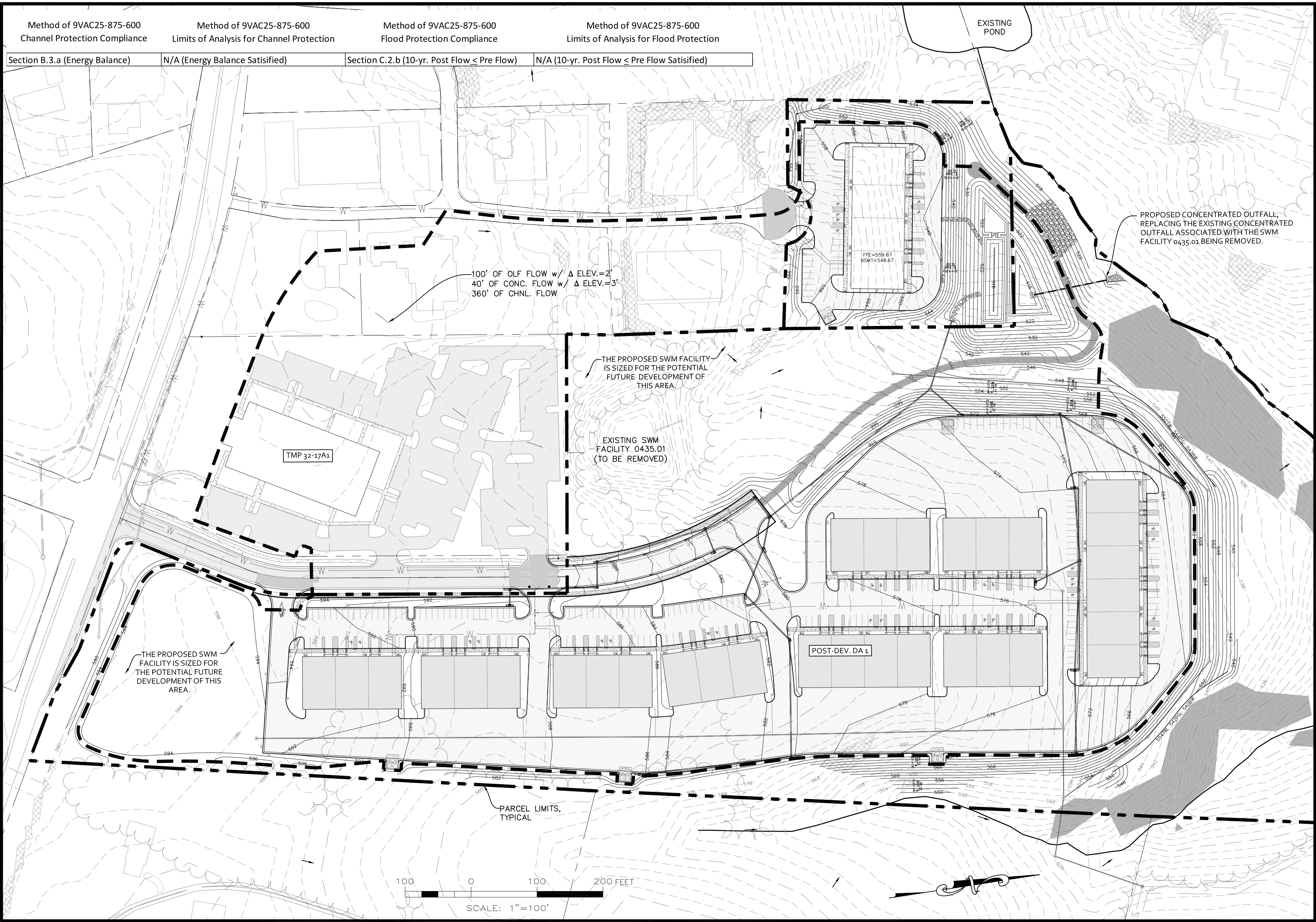
NOTES & DETAILS

JOB NO.
102036
SCALE
AS SHOWN
SHEET NO.
9

CONCEPTUAL STORMWATER MANAGEMENT FACILITY DETAIL



CONCEPTUAL STORMWATER MANAGEMENT PLAN



REVISIONS

DATE	REVISION DESCRIPTION
6/27/25	INITIAL SITE PLAN - 1ST SUBMISSION

COLLINS ENGINEERING

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

HOLLYMEAD FLEX OFFICE DEVELOPMENT- INITIAL SITE PLAN

STORMWATER MANAGEMENT PLAN

JOB NO. 102036

SCALE AS SHOWN

SHEET NO. 10

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General Construction Notes for Stormwater Management Plans

- All dams and constructed fill to be within 95% of maximum dry density and 2% of optimum moisture content. All fill material to be approved by a geotechnical engineer. A geotechnical engineer is to be present during construction of dams.
- Pipe and riser joints are to be watertight within stormwater management facilities.
- For temporary sediment traps or basins which are to be converted to permanent stormwater management facilities, conversion is not to take place until the site is stabilized, and permission has been obtained from the County erosion control inspector.

STORMWATER MANAGEMENT NARRATIVE:

OVERVIEW

THIS CONCEPTUAL STORMWATER MANAGEMENT (SWM) PLAN IS FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY LOCATED IN THE HOLLYMEAD AREA. THE SWM PLAN PROPOSES A NEW FACILITY, AND THE REMOVAL OF AN EXISTING FACILITY (COUNTY FACILITY ID 0435.01). SWM FACILITY 0435.01 IS AN EXTENDED DETENTION BASIN MEETING THE OUTDATED 1999 VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH) REQUIREMENTS. THE NEW FACILITY WILL MEET CURRENT VSMH REGULATIONS, AND WILL TREAT BOTH THE PROPOSED DEVELOPMENT AND THE AREA CURRENTLY BEING TREATED BY SWM FACILITY 0435.01. NOTE, THE EXTENDED DETENTION BASIN MEETING THE 1999 VSMH REQUIREMENTS PROVIDES A 50% PHOSPHOROUS REMOVAL RATE, AND THE ENVISIONED LEVEL II P-BAS-02 WET POND PROVIDES A 75% PHOSPHOROUS REMOVAL RATE.

THE NEW SWM FACILITY WILL TREAT SUBAREA 1, WHICH INCLUDES THE BULK OF THE PROPOSED DEVELOPMENT AND ALL OF THE EXISTING SWM FACILITY'S WATERSHED. IN OTHER WORDS, THE NEW FACILITY WILL BE SIZED TO TREAT TWP 32-17A1. THE PORTION OF TIMBERWOOD BOULEVARD CURRENTLY DRAINING TO FACILITY 0435.01, THE PROPOSED DEVELOPMENT AND THE POTENTIAL FUTURE DEVELOPMENTS ALONG AIRPORT ROAD AND TIMBERWOOD BOULEVARD. THIS WILL ENSURE THE EXISTING DEVELOPMENT WILL CONTINUE TO HAVE ITS WATER QUALITY AND QUANTITY NEEDS MET, MEETING THE ORIGINAL INTENT OF FACILITY 0435.01. NOTE, THE EXTENDED DETENTION BASIN MEETING THE 1999 VSMH REQUIREMENTS PROVIDES A 50% PHOSPHOROUS REMOVAL RATE, AND THE ENVISIONED LEVEL II P-BAS-02 WET POND PROVIDES A 75% PHOSPHOROUS REMOVAL RATE.

WATER QUALITY SUMMARY

IT IS ANTICIPATED THAT THE MAJORITY OF THE WATER QUALITY REQUIREMENTS WILL BE MET VIA THE NEW SWM FACILITY, WHICH IS ENVISIONED TO BE A LEVEL II P-BAS-02 WET POND. THIS SWM FACILITY WILL TREAT A MINIMUM OF 75% OF THE PROJECT'S OVERALL PHOSPHOROUS REMOVAL RATE. ANY REMAINING PHOSPHOROUS REQUIRED TO BE REMOVED THAT IS NOT TREATED VIA THE SWM FACILITY WILL BE MITIGATED THROUGH A NUTRIENT CREDIT PURCHASE.

WATER QUANTITY SUMMARY

THE SUBJECT DEVELOPMENT CONTAINS TWO ONSITE INTERMITTENT STREAMS, WHICH CONVERGE WITHIN THE PROPERTY'S LIMITS, FORMING ONE LARGER STREAM. IN THE PRE-DEVELOPMENT STATE THE RUNOFF FLOWS TO THE TWO INTERMITTENT STREAMS, AND ULTIMATELY THE LARGER DOWN GRADIENT STREAM. IN THE POST-DEVELOPMENT STATE THE VAST MAJORITY OF THE SITE WILL BE CAPTURED AND ITS RUNOFF WILL BE ATTENUATED IN THE PROPOSED SWM FACILITY BEFORE IT IS RELEASED BACK INTO THE STREAMS' SYSTEM THAT WILL REMAIN UNDISTURBED. THE SWM FACILITY WILL REDUCE THE POST-DEVELOPMENT FLOWS TO LEVELS BELOW THE PRE-DEVELOPMENT CONDITIONS, WHILE ALSO MEETING MINIMUM COUNTY AND STATE REQUIREMENTS FOR CHANNEL AND FLOOD PROTECTION. THE PROPOSED SWM FACILITY WILL CREATE ONE CONCENTRATED OUTFALL, WHICH WILL REPLACE THE EXISTING CONCENTRATED OUTFALL FROM SWM FACILITY 0435.01 BEING REMOVED.

RUNOFF FROM SUBAREA 1, SHOWN ON THIS SHEET, IS ANTICIPATED TO COMPLY WITH MINIMUM CHANNEL PROTECTION REQUIREMENTS VIA 9VAC25-875-600, SUBSECTION B.3.a (ENERGY BALANCE), AND ITS LIMITS OF ANALYSIS WILL TERMINATE AT THE SWM FACILITY'S OUTFALL SINCE SUBSECTION B.3.a IS SATISFIED. IT IS ALSO ANTICIPATED THAT THE FLOOD PROTECTION REQUIREMENTS WILL BE MET VIA 9VAC25-875-600, SUBSECTION C.2.b (10-yr. PEAK POST-DEV. FLOW < 10-yr. PEAK PRE-DEV. FLOW). THE LIMITS OF ANALYSIS IS PREDICTED TO END AT THE OUTFALL SINCE SUBSECTION C.2.b IS ENVISIONED TO BE SATISFIED.

PLEASE NOTE, THE BULK OF THE PROPOSED DEVELOPMENT IS CAPTURED IN SUBAREA 1, WHERE THE IMPROVEMENTS ARE ENVISIONED TO BE TREATED VIA AN ONSITE SWM FACILITY.