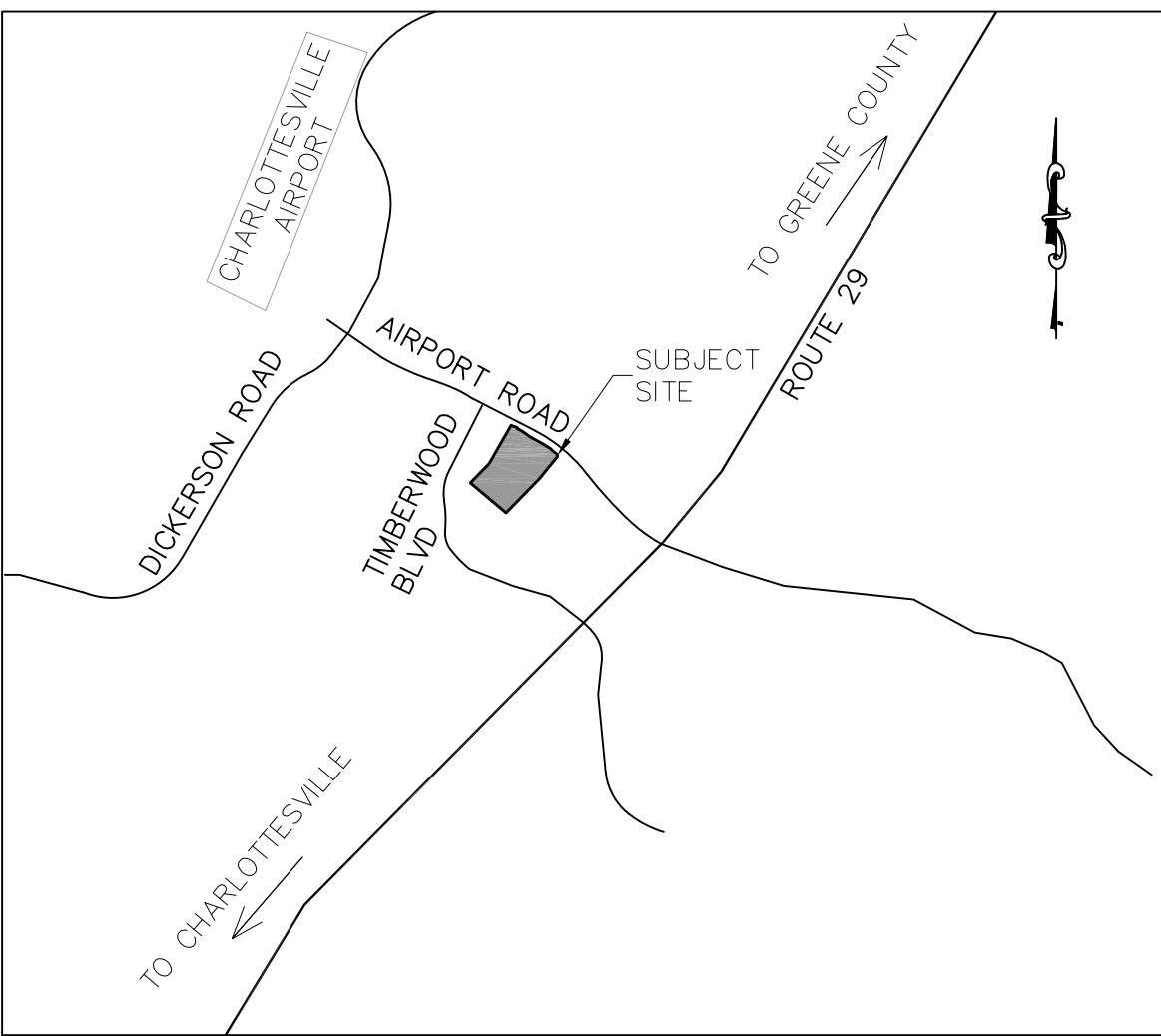


MICROAIRE BUILDING EXPANSION

INITIAL SITE PLAN

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

PROJECT SITE INFO:

LOCATION: 3590 GRAND FORKS BOULEVARD
ALBEMARLE COUNTY - CHARLOTTESVILLE, VA

EXISTING USE: INDUSTRIAL BUILDING - MICROAIRE SURGICAL
PROPOSED USE: INDUSTRIAL BUILDING - EXPANSION

TOTAL ACREAGE: 9.36 ACRES

OWNER/DEVELOPER: MICROAIRE SURGICAL INSTRUMENTS, LLC
3590 GRAND FORKS BOULEVARD
CHARLOTTESVILLE, VA 22911

CONTACT:
EMAIL:
PHONE:

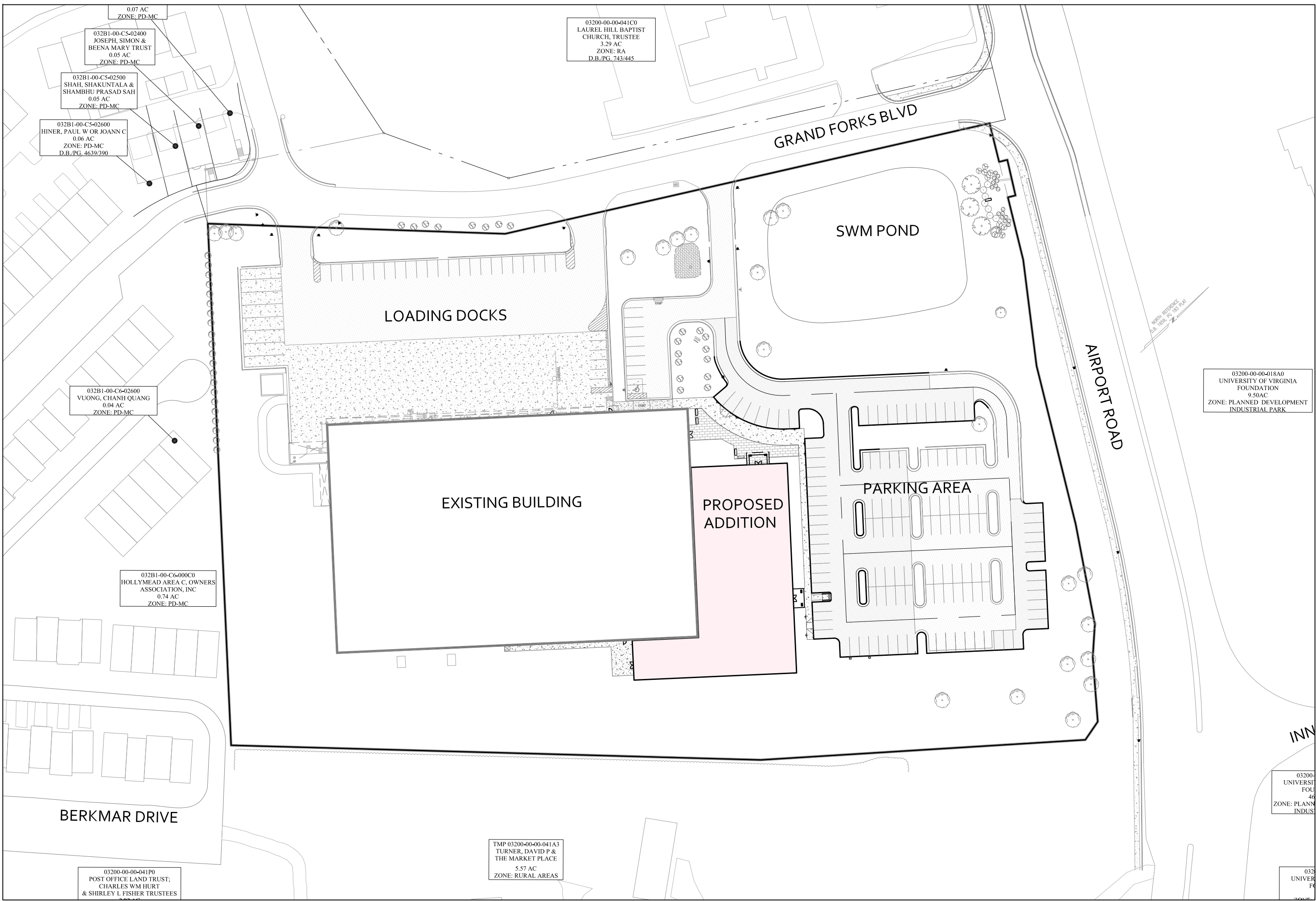
SURVEYOR: KIRK HUGHES AND ASSOCIATES
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902

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: 03200-00-00-041D2
D.B. 4020, PG. 569, 573 (PLAT)
D.B. 1659, PG. 179, 183 (PLAT)
D.B. 2378, PG. 427

ACREAGE: 9.365 ACRES
ZONING: LIGHT INDUSTRY (LI)



SHEET LAYOUT
SCALE: 1" = 80'

- 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 ENGINEERED DESIGN ALSO. SEGMENTAL WALLS REQUIRE RDP INSPECTIONS, OTHERS WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
 - ACCESSIBLE PARKING SPACES, ACCESSIBLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
 - 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.
 - 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 VDOL. CONTACT VDOL FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x131.
 - 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 MAINS. 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. 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). THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
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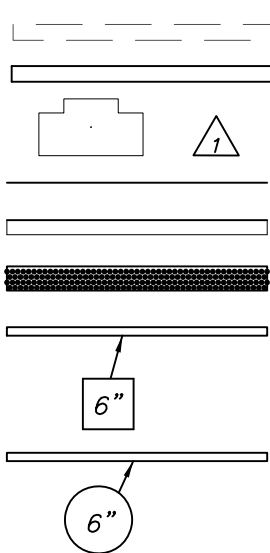
FIRE FLOW / BUILDING CALCULATIONS:

THE DEVELOPMENT WILL BE SERVED WITH PUBLIC WATER AND SEWER. IN ACCORDANCE WITH A FIRE HYDRANT FLOW TEST PERFORMED BY ACSA ON 8/21/25, THE AWWA Q20 CALCULATED FLOW IS 3,402 GPM. THE COMPUTED NEEDED FIRE FLOW FOR THE DEVELOPMENT, BASED ON ISO CALCULATIONS IS 1,500 GPM.

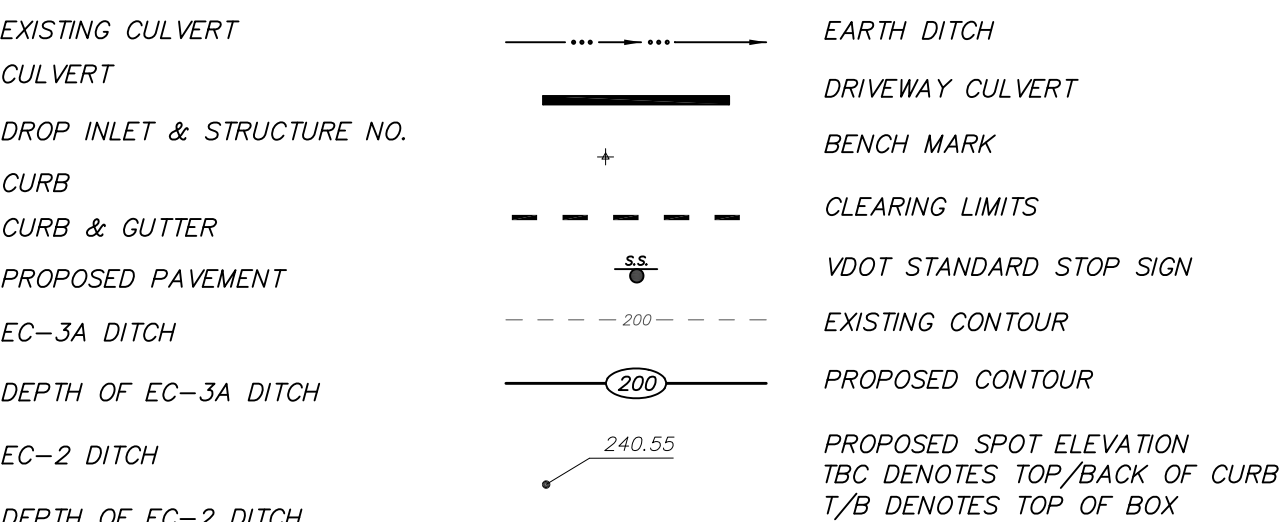
CURRENT OWNER/DEVELOPER
MICROAIRE SURGICAL INSTRUMENTS, LLC
3590 GRAND FORKS BLVD
CHARLOTTESVILLE, VA 22911

PROJECT ENGINEER
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.
CHARLOTTESVILLE, VIRGINIA, 22902
PHONE: (434) 293-3719

ROADS



LEGEND



REVISIONS

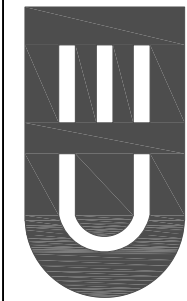
REVISION DESCRIPTION	DATE
INITIAL SITE PLAN	08/25/25

COLLINS ENGINEERING

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

MICROAIRE BUILDING EXPANSION - INITIAL SITE PLAN

COVER



PROJECT	JOB NO.
	122076
	SCALE
	AS NOTED
	SHEET NO.
	1

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OWNER:	03200-00-00-041D2 MICROAIRE SURGICAL INSTRUMENTS, LLC 3590 GRAND FORKS BLVD CHARLOTTESVILLE, VA 22931
ENGINEER:	COLLINS ENGINEERING 200 GARRETT ST. SUITE K, CHARLOTTESVILLE, VA 22902 TELEPHONE: (434)293-3719 FAX: (434)293-2813 CONTACT: MR. SCOTT COLLINS, P.E. EMAIL: scott@collins-engineering.com
TAX MAP NO.:	03200-00-00-041D2 (D.B. 4020) PG. 569)
AREA:	ORIGINAL 9.36 AC., PROPOSED 9.25 AC. WITH BERKMAR DRIVE ROW EXPANSION
ZONING:	LIGHT INDUSTRIAL NOTE: THE PROPERTY IS SUBJECT TO THE FOLLOWING OVERLAY DISTRICTS - ENTRANCE CORRIDOR (EC), AIRPORT IMPACT AREA (AIA), & STEEP SLOPES MANAGED OVERLAY DISTRICT
EXISTING/PROPOSED USE:	EXISTING 73,000 ± MANUFACTURING/WAREHOUSE FACILITY PROPOSED 20,000 ± WAREHOUSE BUILDING ADDITION
BUILDING HEIGHTS:	MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 40 FEET
SETBACKS:	FRONT - 10' MINIMUM AND NO MAXIMUM SIDE AND REAR - IF ADJACENT TO COMMERCIAL OR INDUSTRIAL ZONES THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE BUILDING CODE. IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT: (i) NO PORTION OF ANY STRUCTURE, EXCLUDING SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEET FROM THE DISTRICT BOUNDARY; AND (ii) NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE DISTRICT BOUNDARY. NO MAXIMUM SETBACK.
SUBDIVISION STREETS:	CURB & GUTTER
WATERSHED:	POWELL CREEK WATERSHED - SOUTHERN PORTION OF SITE NORTH FORK RIVANNA (BELOW WATER INTAKE) WATERSHED - NORTHERN PORTION OF SITE
AGRICULTURAL/FORESTAL DISTRICT:	NONE
TOPO & SURVEY:	TOPOGRAPHY AND BOUNDARY PROVIDED BY LICENSED LAND SURVEYOR KIRK HUGHES & ASSOCIATES IN FEBRUARY, 2022. SURVEY UPDATED IN MAY, 2018 AND FIELD VERIFIED IN JULY, 2025 BY COLLINS ENGINEERING.
DATUM:	NAD 83
EXISTING VEGETATION:	TREES AND SHRUBS SURROUNDING EXISTING BUILDING AND PARKING LOT.
CRITICAL SLOPES:	STEEP SLOPES IN ACCORDANCE WITH THE COUNTY GIS MAPPING, MANAGED STEEP SLOPES EXIST ON THE PARCEL. ALSO PER THE COUNTY GIS MAPPING, NO PRESERVED STEEP SLOPES EXIST ON THE PROPERTY.
FLOODPLAIN:	FEMA MAP NO: 51003C0140D, PANEL NO: 0140D, DATE: 2/4/05 NOTE: THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS.
LIGHTING:	THE SITE HAS EXISTING PARKING LOT LIGHTS AND BUILDING LIGHTS THAT SHALL REMAIN. PARKING LOT LIGHT POLES MAY BE RELOCATED AS NECESSARY.
RETAINING WALLS:	NO RETAINING WALLS ARE PROPOSED WITH THE DEVELOPMENT.
MECHANICAL/ HVAC EQUIPMENT:	MECHANICAL EQUIPMENT TO BE LOCATED ON TOP OF THE BUILDING AND HIDDEN FROM THE VIEW FROM THE ENTRANCE CORRIDOR ALONG AIRPORT ROAD.
TRASH COLLECTION:	EXISTING DUMPSTER LOCATED ON THE SOUTH SIDE OF THE BUILDING
ADJACENT PROPERTY OWNERS:	SEE EXISTING CONDITIONS, SHEET 3
PHASING:	NONE
UTILITIES:	PUBLIC WATER & SEWER
SITE ACCESS:	THIS SITE CURRENTLY HAS AN EXISTING ACCESS FROM THE PRIVATE ROAD, GRAND FORKS BLVD.
PARKING:	REQUIRED: WAREHOUSE - (1) SPACE PER EMPLOYEE PLUS (1) SPACE PER 500 SF OF FLOOR AREA OPEN TO THE PUBLIC REQUIRED: WAREHOUSE - TOTAL NUMBER OF EMPLOYEES ONSITE DURING SHIFT CHANGE: 300 EMPLOYEES (MINIMUM) COMPANY - TOTAL NUMBER OF EMPLOYEES ONSITE FOR MONTHLY COMPANY MEETING: 140 EMPLOYEES (MAXIMUM) AREA OPEN TO THE PUBLIC: 0 SF TOTAL PARKING SPACES REQUIRED = 140 SPACES PROPOSED: 8 - EXISTING LOADING SPACES 32 - EXISTING SPACES TO REMAIN AT LOADING DOCK AND EX. BLDG 42 - EXISTING SPACES TO REMAIN IN EASTERN PARKING LOT 92 - PROPOSED NEW SPACES 174 - TOTAL SPACES PROVIDED WITH 6 ACCESSIBLE SPACES
LANDSCAPING:	A LANDSCAPING PLAN IS PROPOSED WITH THE INITIAL SITE PLAN, SEE SHEET 7. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 32-7-9.
STORMWATER MANAGEMENT FACILITY:	THERE IS AN EXISTING STORMWATER MANAGEMENT FACILITY LOCATED AT THE NORTHWEST CORNER OF THE SITE, WHICH WILL REMAIN. THIS EXISTING FACILITY IS A DRY RETENTION POND AND CURRENTLY TREATS THE EXISTING RUN-OFF FROM THE SITE AND PROVIDES DETENTION FOR THE RUN-OFF. THE POND WILL BE CONVERTED TO A LEVEL 1 WET POND WHICH WILL PROVIDE WATER QUALITY AND WATER QUANTITY CONTROL FOR THE SITE.

1. PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THIS PERSON SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT ALL REQUIREMENTS ARE CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. PREPARE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREPARE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL REVIEW AND APPROVE ANY CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREPARE PLANS.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. 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 THE NEED FOR A LOCK AND/OR KEY.
5. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
6. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5' FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
7. APPROVED WAREHOUSES FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
8. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
9. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
10. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 5,500 GALLONS PER MINUTE.
11. LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCROACH OR OBSTRUCT THE 20 FT RADIUS ON MATURITY OF THE LANDSCAPING.
12. 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".
13. THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
14. STANDPIPE AND STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT CONNECTIONS AND FOR STANDPIPES AND SPRINKLERS 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.
15. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6-INCHES.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
17. NEARBY VEHICLES SHALL BE MOVED TO AN AREA WHERE CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
18. 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.
19. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
20. 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.
21. 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.
22. 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.

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

1. 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 RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN 5'- 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. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
3. 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.
4. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
5. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
6. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
7. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
8. 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. ALL RAMP OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
10. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.
11. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 503.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
12. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 502. SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
13. PER ADA 503.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
14. PER ADA 506.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
15. ALL PARKING SPACES SHALL BE 8'x18'; EXCEPT AS NOTED.
16. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
17. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR 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 30 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR 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.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNER, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. 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.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS UNDER ARE TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

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. UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL-VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER TO BE ACHIEVED.
6. PAVED, RIP-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. UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR 1926).

1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13 FT 6 INCHES, THIS ACCESS MAY BE VEHICULAR OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE AS SOON AS AVAILABLE AND AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER PER 1000 SQ. FT. OF FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL, HAZARD, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

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

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE \$SV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACT BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE II, OR IN PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENT FOR SURFACE COURSE SHALL BE AGGREGATE 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.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACT BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT R-250 @ 0.3 GAL/SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAVELER SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY USE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

NOTE - MANDATORY INSPECTIONS ARE REQUIRED AT THE FOLLOWING PHASES:

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

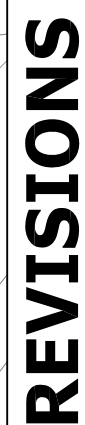


DATE 08/25/20

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

PROJECT

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DATE	REVISION DESCRIPTION
08/25/25	INITIAL SITE PLAN

COLLINS ENGINEERING

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MICROAIRE BUILDING EXPANSION - INITIAL SITE PLAN

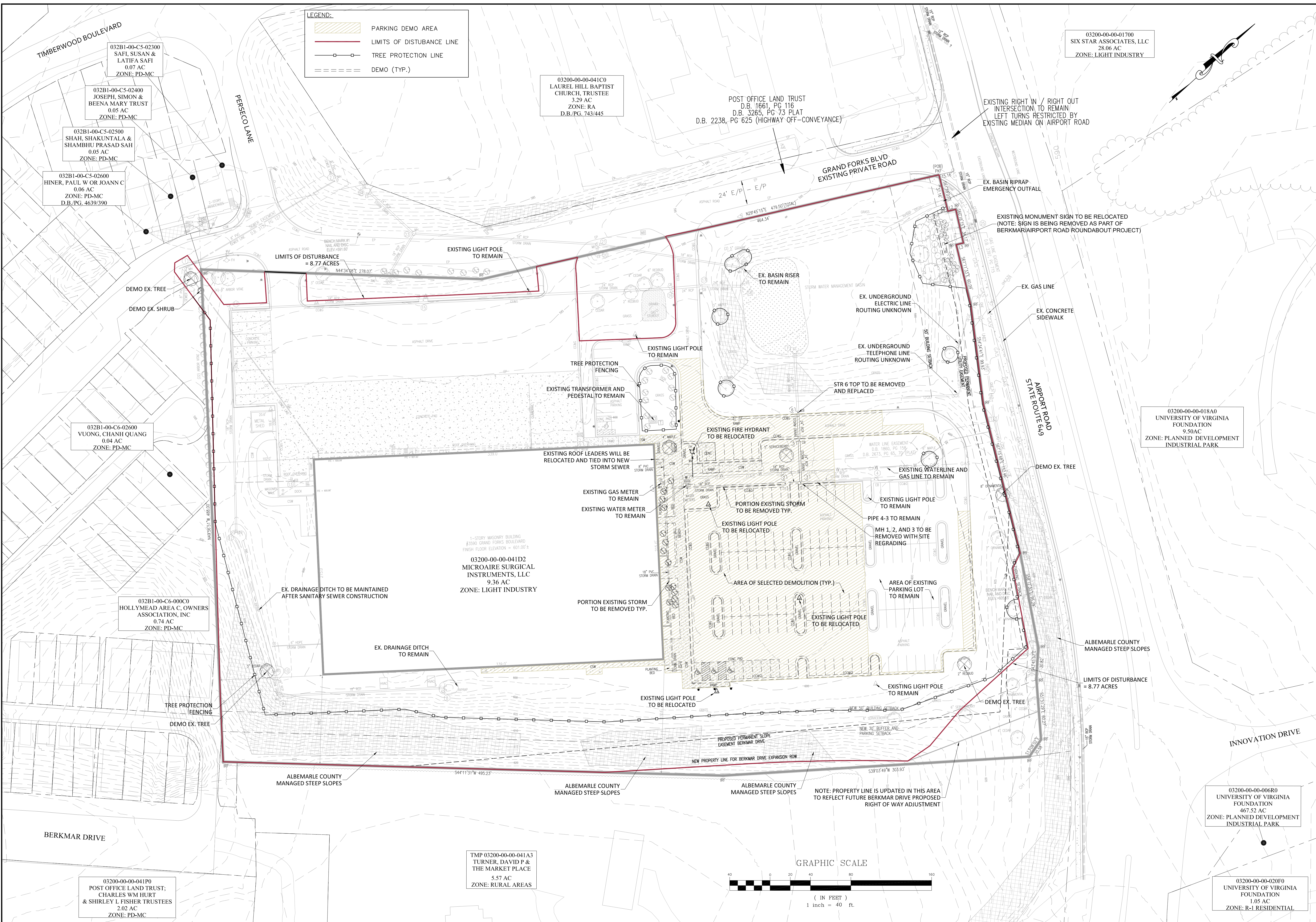
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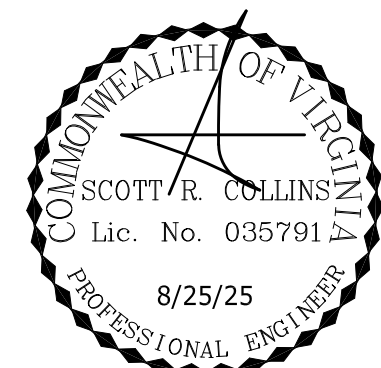
JOB NO.
122076

SCALE
1"=40'

SHEET NO.
3

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REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN	08/25/25

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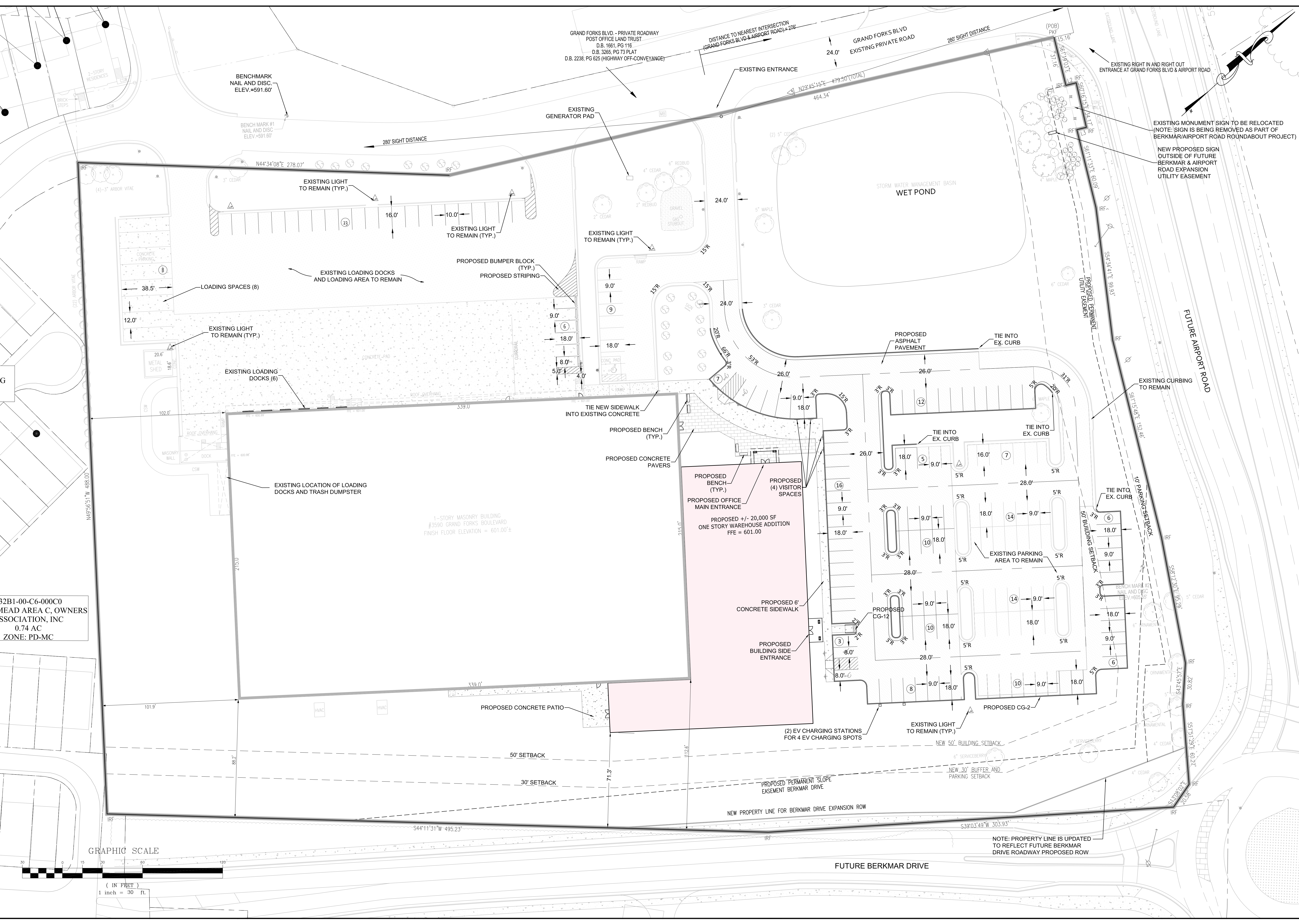
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MICROAIRE BUILDING EXPANSION - INITIAL SITE PLAN

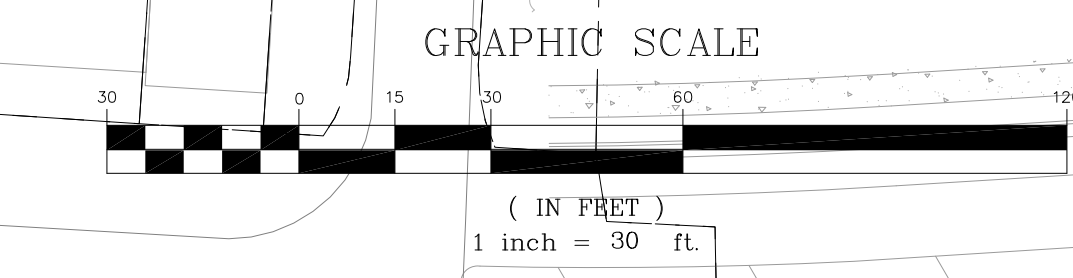
SITE PLAN

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

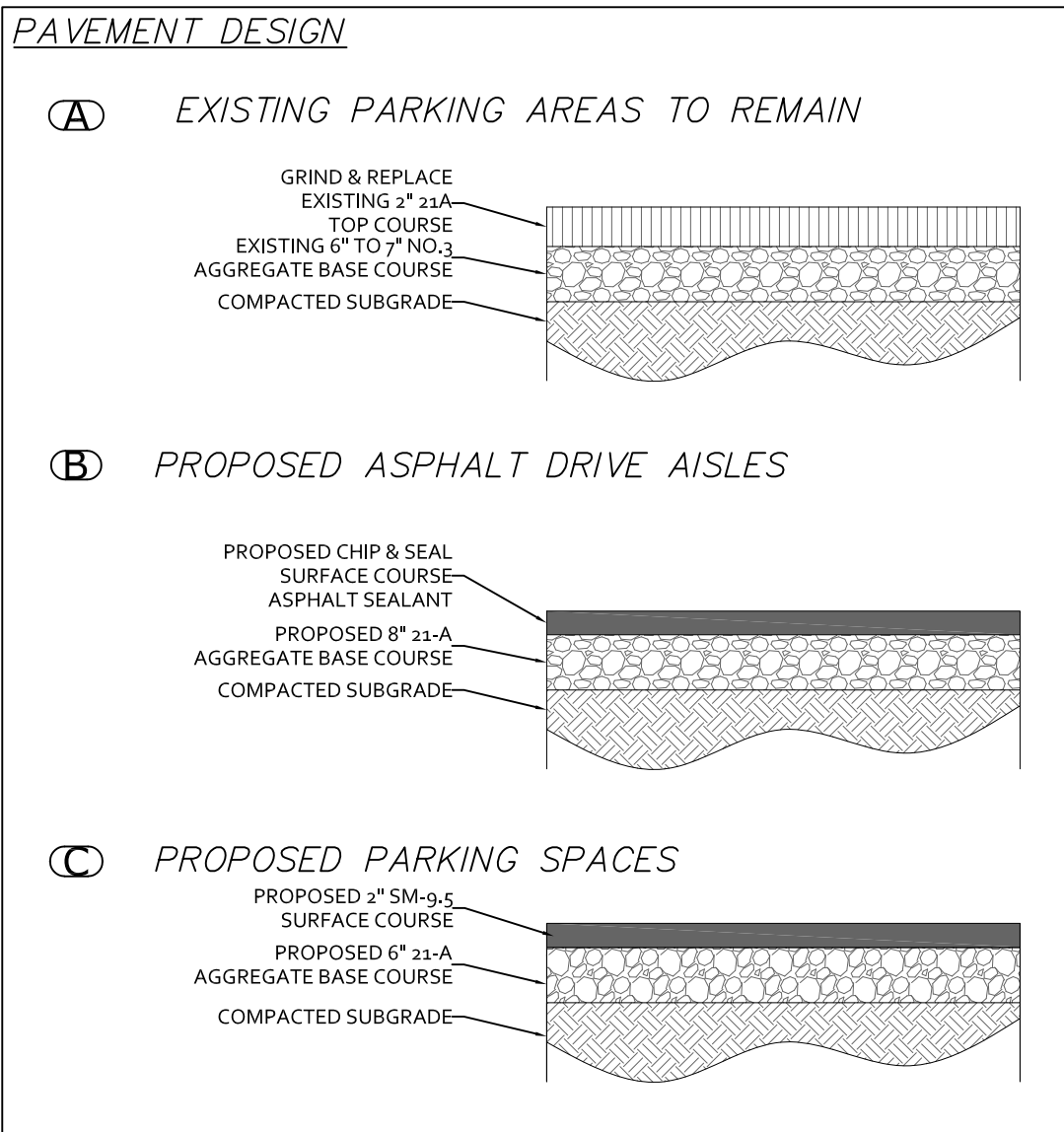
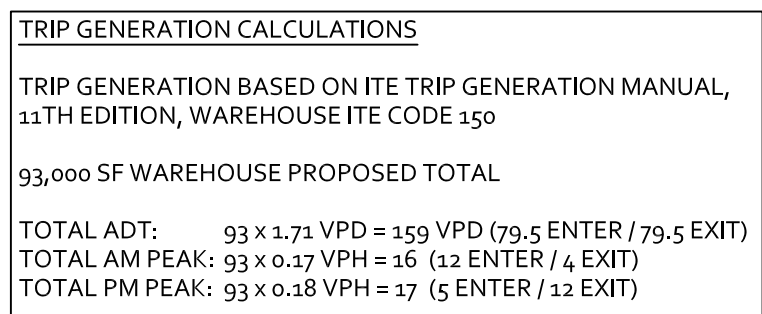
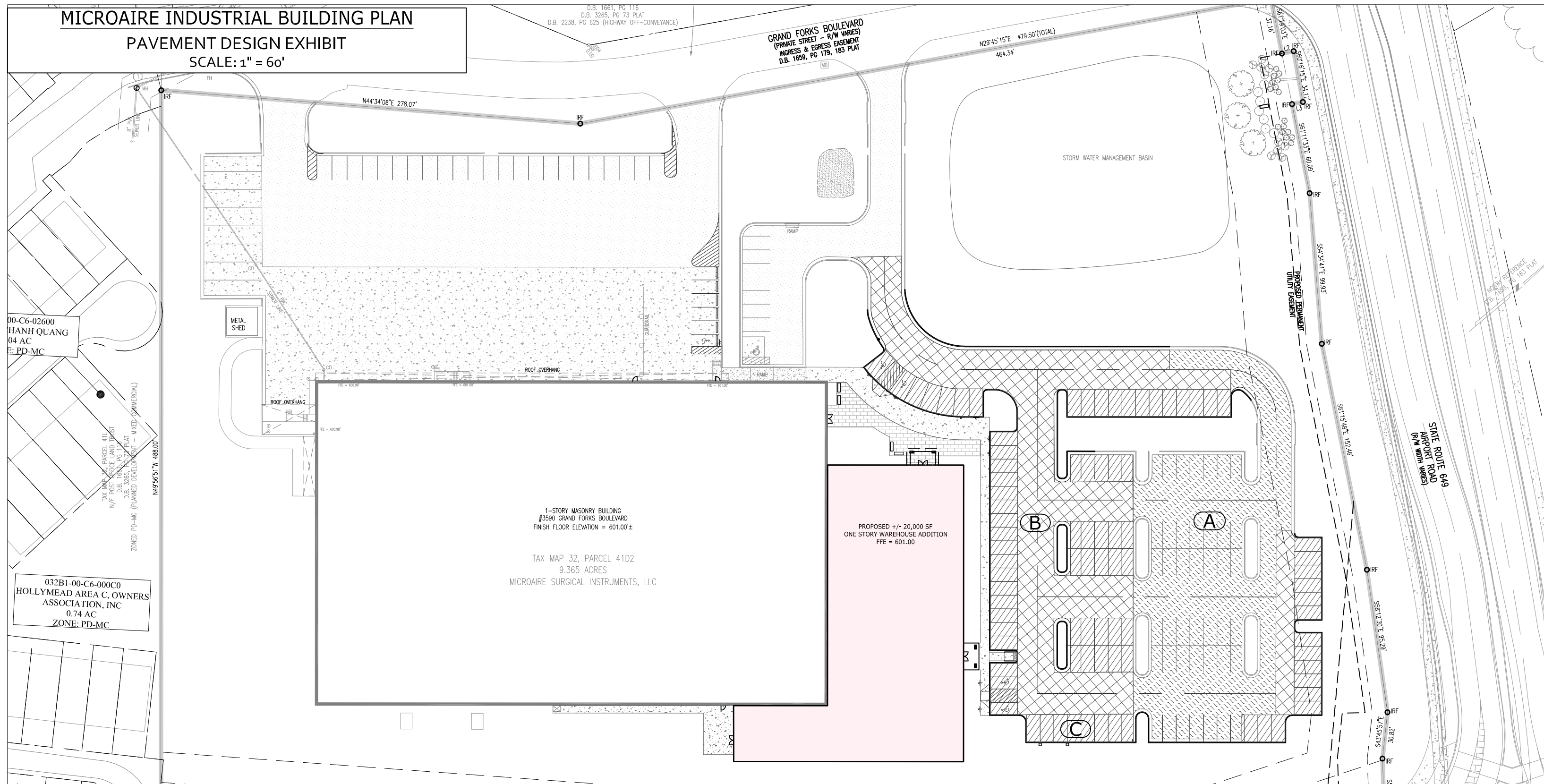
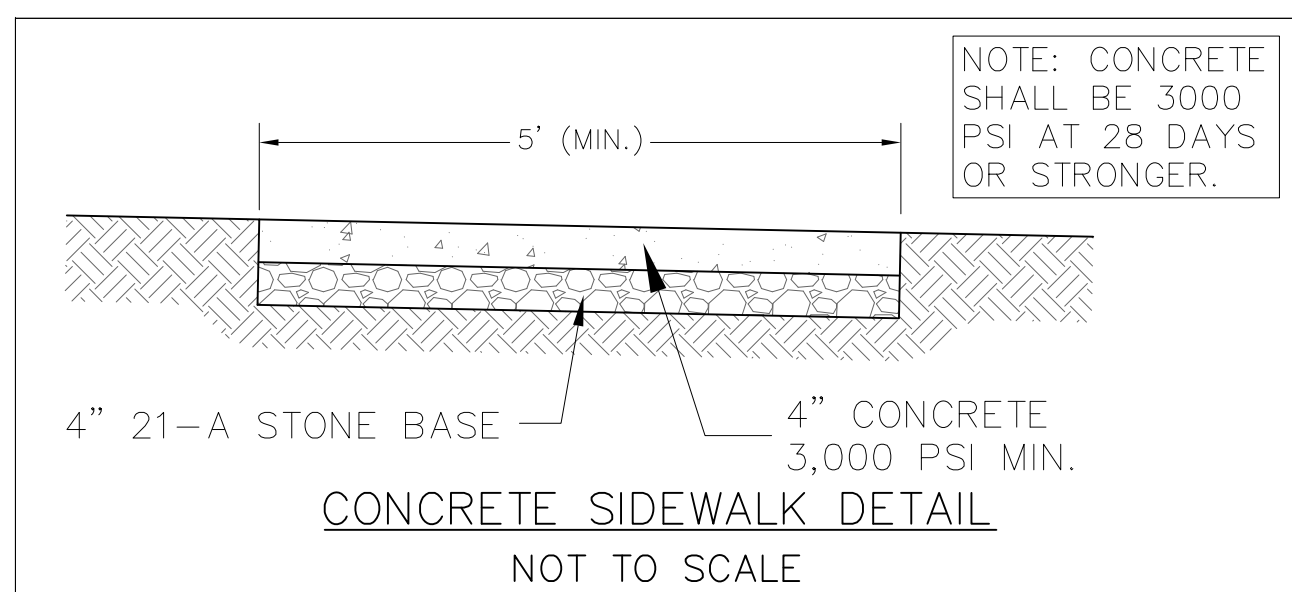
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32B1-00-C6-000C0
HEAD AREA C, OWNERS
SSOCIATION, INC
0.74 AC
ZONE: PD-MC



NOTE: PROPERTY LINE IS UPDATED
TO REFLECT FUTURE BERKMAR
DRIVE ROADWAY PROPOSED ROW



GENERAL

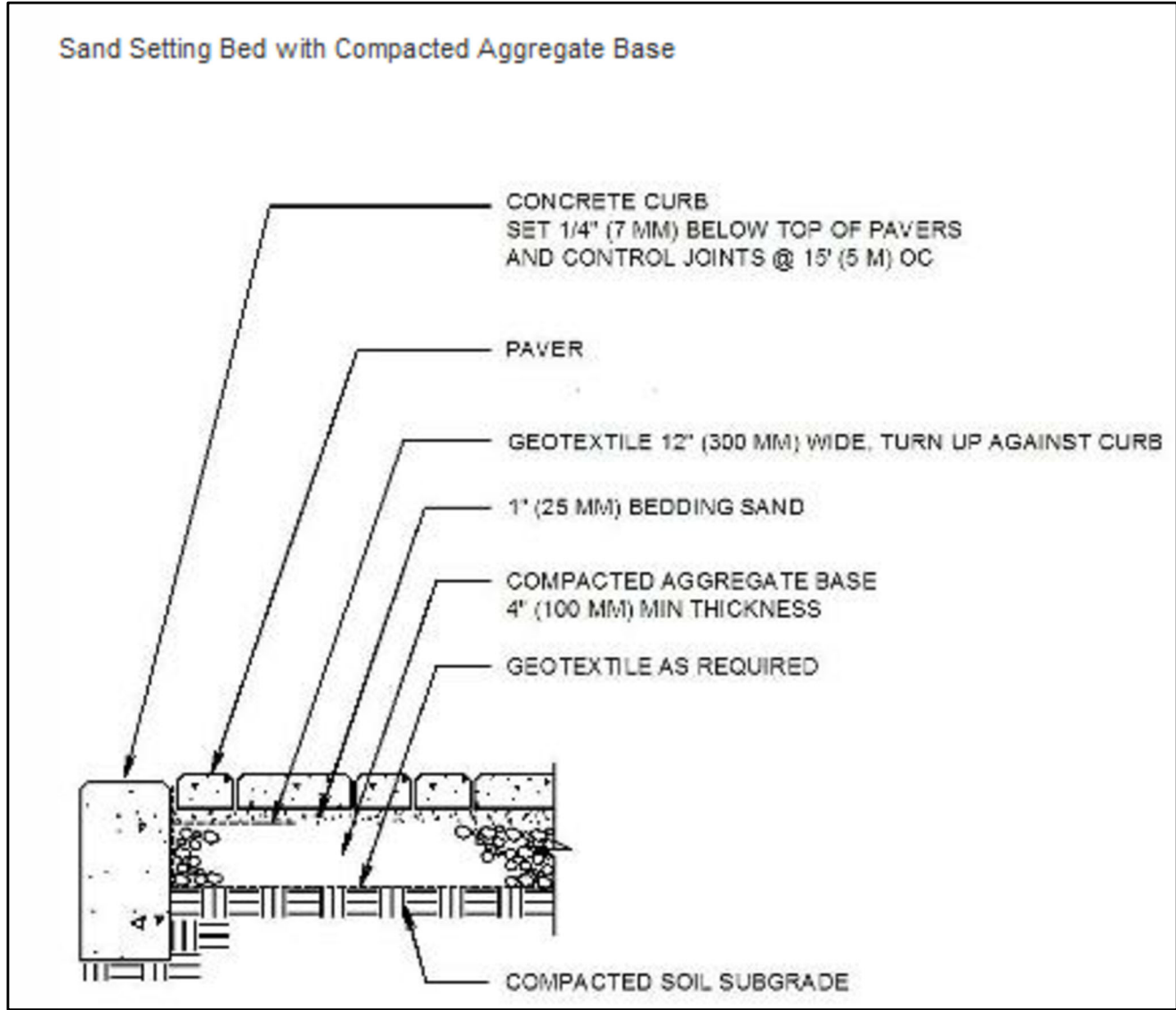
1. CONTRACTOR SHALL OBTAIN A VDOT WORK PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE VDOT RIGHT OF WAY.
2. VDOT TO REVIEW AND APPROVE THE PERMIT AND MAINTENANCE OF TRAFFIC PLAN PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE VDOT RIGHT OF WAY.
3. ERECTION AND PROTECTION OF DUMPSTERS SHALL COMPLY WITH APPLICABLE COUNTY REQUIREMENTS. DUMPSTERS SHALL BE SCREENED SO NOT BE VISIBLE FROM RIGHT-OF-WAY.
4. ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED.
5. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5', EXCEPT WHERE NOTED ON THE SITE PLAN.
6. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES 2% OR LESS.
7. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
8. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE BUILDING.
9. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
10. RAMPES OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
11. PER 203.6.5 OF THE 2020 ADA DESIGN STANDARDS, ALL HANDICAP PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.2.4, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
12. PER ADA 502.4, PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
13. PER ADA 406.2.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
14. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
15. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
16. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
17. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.
18. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
19. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-INS ISSUES OR DISCREPANCIES.
20. (1) REPRESENTS ONE PROPOSED PARKING SPACE.
21. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
22. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 8,000 LBS.
23. SEE SHEET "F" FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
24. CURB RADIi SHOWN, REPRESENTED WITH AN "R", DIMENSION THE FACE OF CURB.
25. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE LAND OWNER. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE DEVELOPMENT.
26. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
27. SEE FINAL SITE PLAN FOR DESIGN OF THE CONCRETE STEPS AND RAMPS.
28. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF EP, 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.
29. WALLS WITH HEIGHT OF 38" OR GREATER SHALL REQUIRE HANDRAILS - SEE NOTES & DETAILS SHEET.
30. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

VIRGINIA DEPARTMENT OF TRANSPORTATION

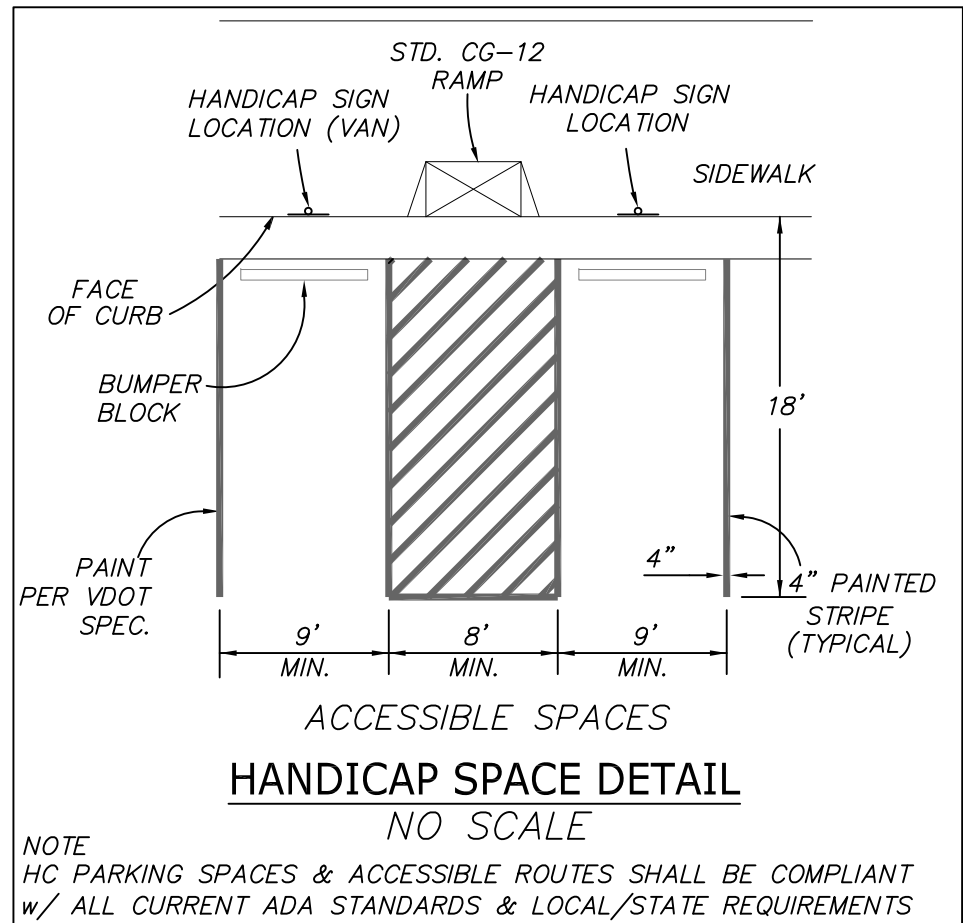
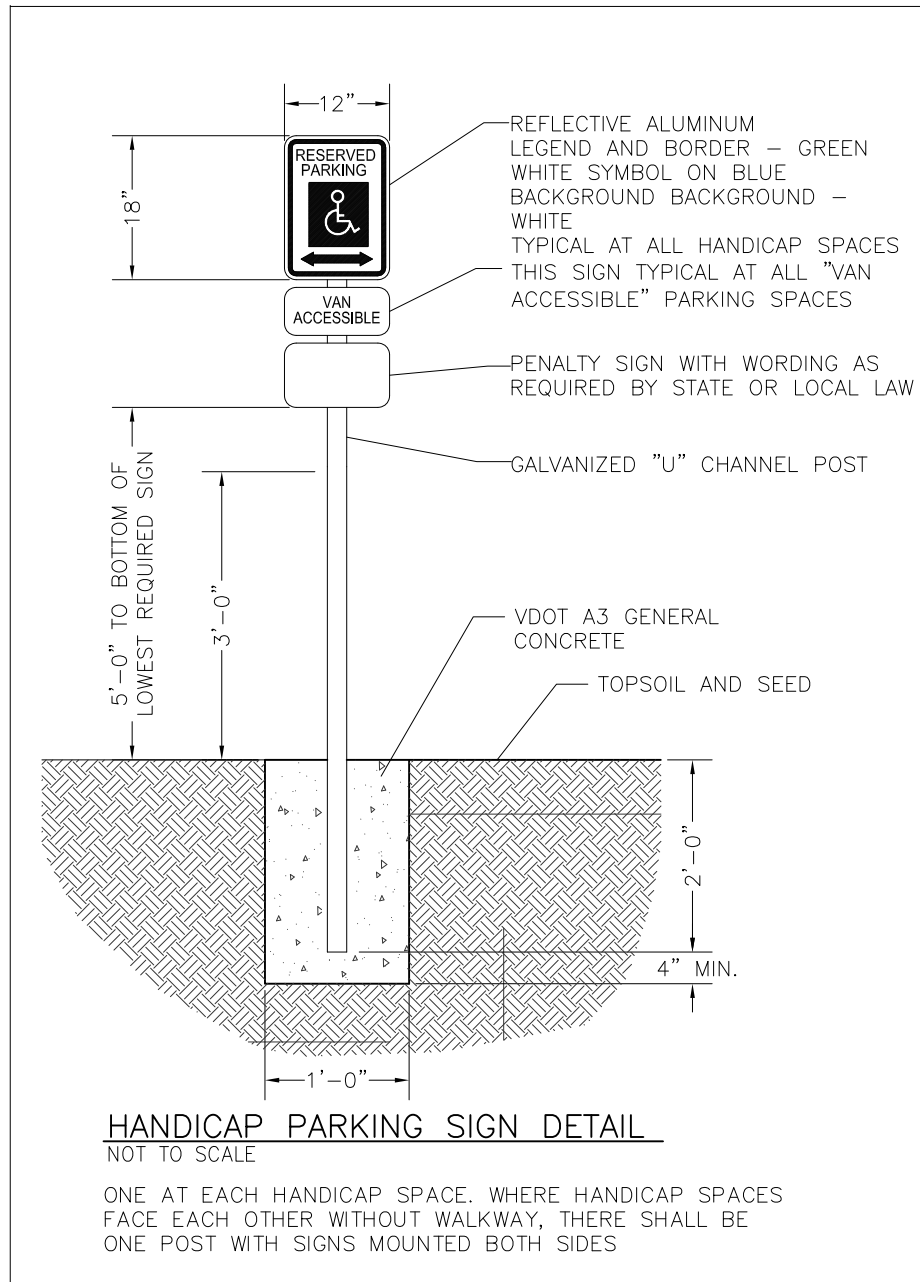
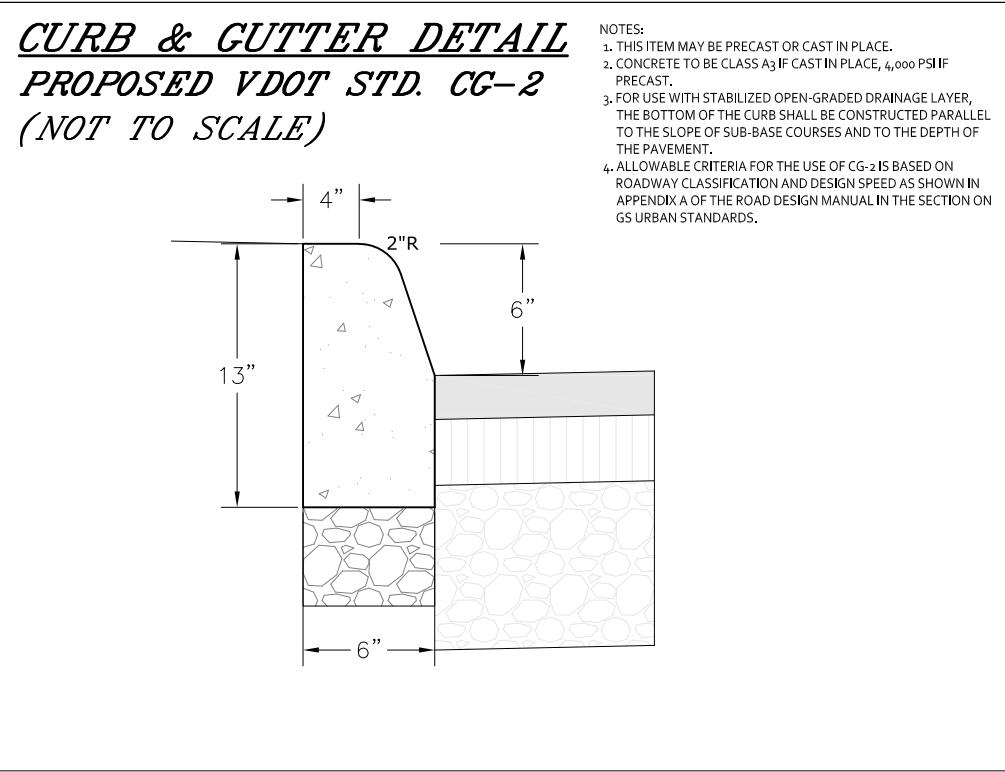
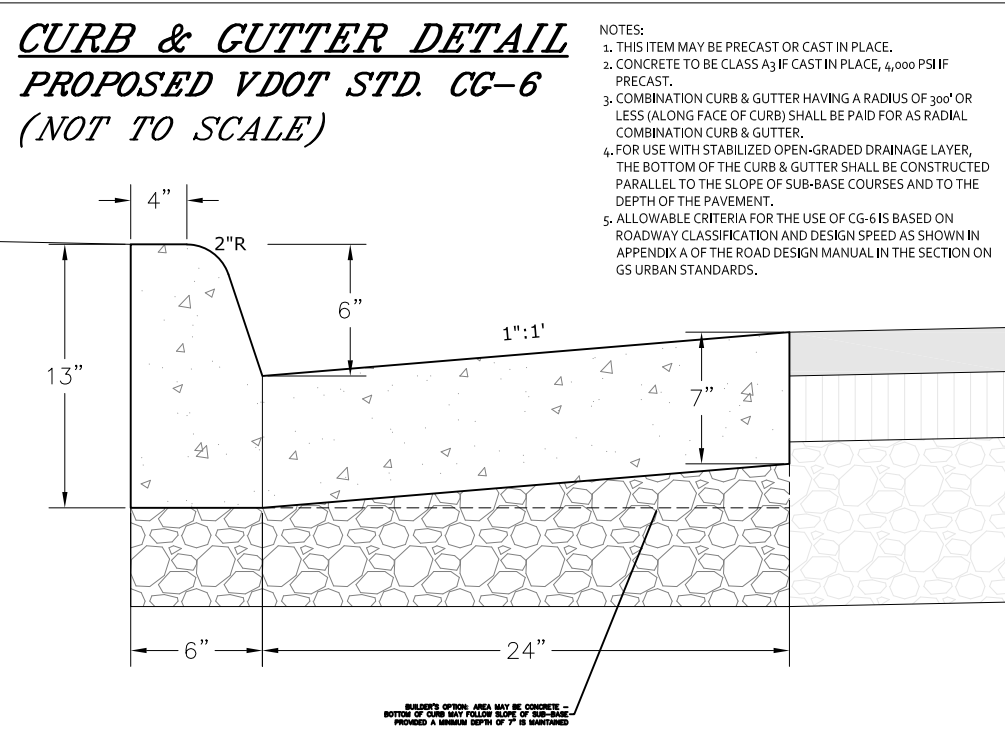
1. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
2. A MOT PLAN SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION FOR ANY WORK ON EXISTING ROADWAYS THAT ARE UNDER CONSTRUCTION AND HAVE NOT YET BEEN ACCEPTED BY VDOT. NO MOT PLAN IS REQUIRED AT THIS TIME FOR THE IMPROVEMENTS AT THE ENTRANCES.
3. IF A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED, THEN IT SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.
4. ACCESS FOR LOCAL TRAFFIC AND EMERGENCY VEHICLES WILL NEED TO BE MAINTAINED AT ALL TIMES FOR WORK WITHIN THE RIGHT OF WAY.
5. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE SHALL BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE APARTMENT COMPLEX MANAGEMENT COMPANY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGHT LINES.
6. TREES THAT LINE SIDEWALKS OR PARK PATHWAYS, OR WITHIN SIGHT DISTANCE TRIANGLES SHOULD HAVE LIMBS AND BRANCHES BASED TO A MINIMUM OF EIGHT FEET (8') ABOVE FINISH GRADE. STREET CURBS THAT LINE STRIPS THAT HAVE BRANCHES AND LIMBS RAISED GRADUALLY FROM EIGHT FEET (8') AT THE CURB TO FOURTEEN FEET (14') OVER TRAVEL LANES.

CONSTRUCTION FIRE PREVENTION NOTES

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



Splash Block Instructions



LANDSCAPE NOTES

1. CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING SERVE AS LIMITS OF CONSTRUCTION.
2. NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LA AND TREE ARBORIST IF ANY OCCUR.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
4. ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.
5. ALL PLANTS HAVING A QUANTITY GREATER THAN ONE (1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
6. CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
7. LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
8. PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
9. MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDED HARDWOOD.
- 10.CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.
- 11.ALL STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LANDSCAPE TABULATION
SITE AREA CANOPY
REQUIREMENT:

10% OF PROJECT SITE AREA REQUIRED
9.36 ACRES (407,920 SQ. FT)
10% OF SITE = 40,792 SQ. FT OF TREE CANOPY REQUIRED

1,191 SF EXISTING CANOPY TO BE PRESERVED
44,192 SF OF PROPOSED CANOPY
45,383 SF OF TOTAL TREE CANOPY PROVIDED

STREETS

REQUIREMENT: 1 LARGE SHADE TREE EVERY 50' OR 1 MEDIUM SHADE TREE EVERY 40' ALONG GRAND FORKS BLVD
1 LARGE SHADE TREE EVERY 35' ALONG AIRPORT RD PER ENTRANCE CORRIDOR REQUIREMENTS

AIRPORT RD: 487 LF OF ROAD FRONTAGE
487/ 50' = 14 TREES REQUIRED
3 LARGE SHADE TREES EXISTING
11 LARGE SHADE TREES PROPOSED
14 LARGE SHADE TREES PROVIDED

GRAND FORKS BLVD: 639 LF OF ROAD FRONTAGE
639/ 50' = 13 TREES REQUIRED
13 LARGE SHADE TREES PROPOSED

PARKING

REQUIREMENT: 5% OF TOTAL PARKING & CIRCULATION AREA

PARKING AREA #1: 28,430 SF
28,430 * 5% = 1,421 SF REQUIRED
1,649 SF PROPOSED

PARKING AREA #2: 58,085 SF
28,430 * 5% = 2,904 SF REQUIRED
3,854 SF PROPOSED

REQUIREMENT: 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES

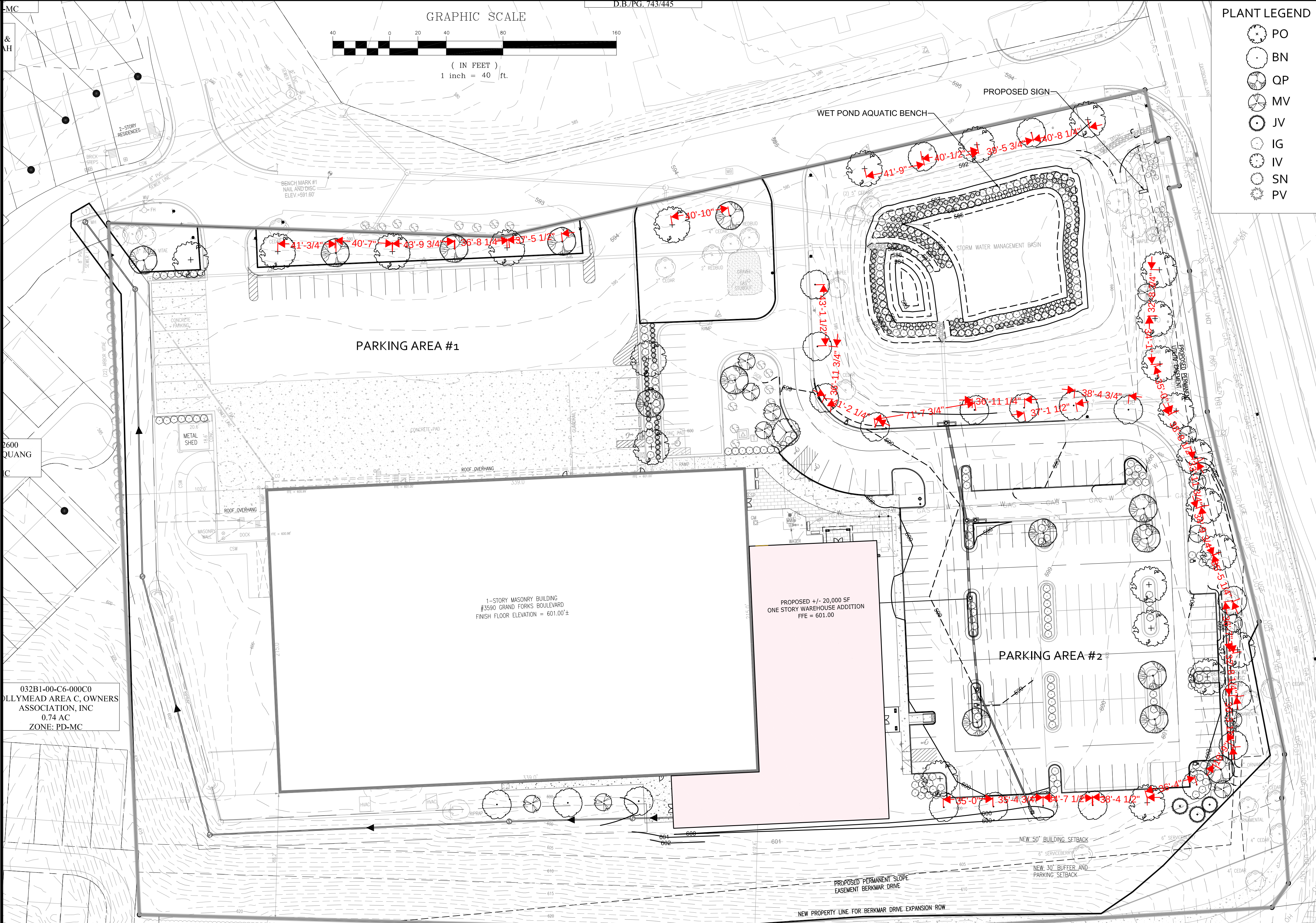
PARKING AREA #1: 47 PARKING SPACES
5 SHADE TREE REQUIRED
5 SHADE TREES PROPOSED

PARKING AREA #2: 128 PARKING SPACES
13 SHADE TREE REQUIRED
13 SHADE TREES PROPOSED

PLANT SCHEDULE

SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	TOTAL SITE	
					QUANTITY	COVERAGE (sf)
TREES						
BN	BETULA NIGRA	RIVER BIRCH	3 1/2" cal.	397	21	8,337
QP	QUERCUS PALUSTRIS	PIN OAK	2 1/2" cal.	370	14	5,180
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3 1/2" cal.	1253	23	28,819
UNDERSTORY TREES						
PY	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-7' ht.	113	16	1,808
EVERGREEN TREES						
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-7' ht.	16	3	48
SHRUBS & GRASSES						
IG	ILEX GLABRA	INKBERRY HOLLY	3-GAL		183	0
IV	ILEX VERTICILLATA	WINTERBERRY	3-GAL		47	
PV	PANICUM VIRGATUM	SWITCHGRASS	1-GAL		139	
SN	SORGHASTRUM NUTANS	INDIAN GRASS	1-GAL		56	
EXISTING CANOPY						1,191
TOTAL CANOPY						45,383

NOTE: ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT, THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.



PLANT LEGEND

- PO
- BN
- QP
- MV
- JV
- IG
- IV
- SN
- PV

REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN

DATE
08/25/25

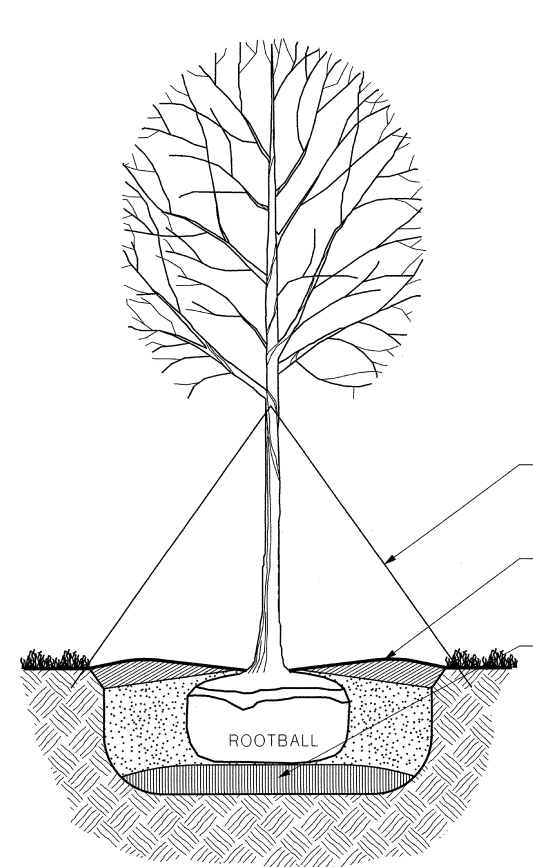
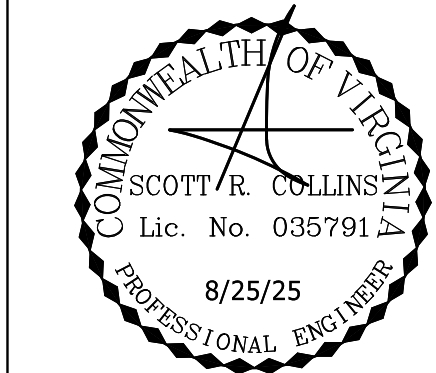
COLLINS ENGINEERING

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

MICROAIRE BUILDING EXPANSION - INITIAL SITE PLAN

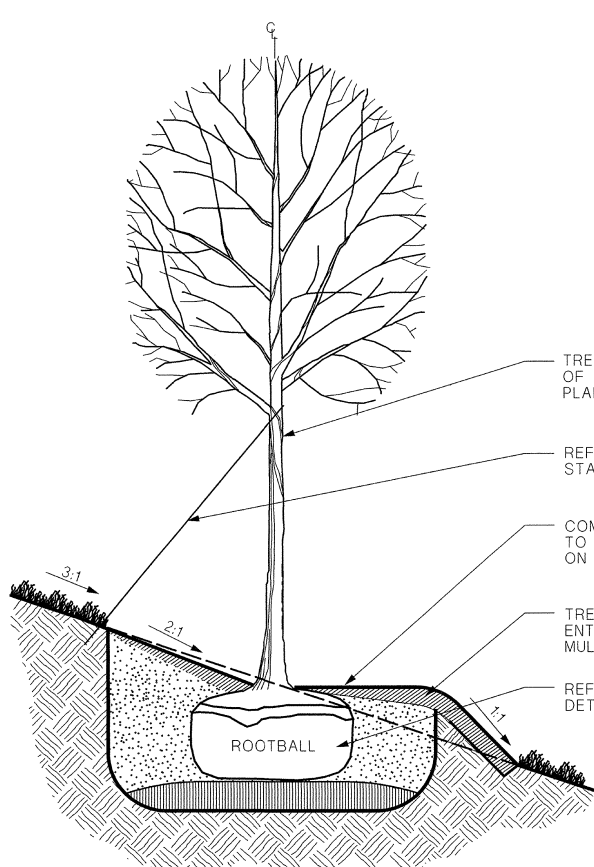
LANDSCAPING PLAN

PROJECT
JOB NO.
122076
SCALE
1"=40'
SHEET NO.
7



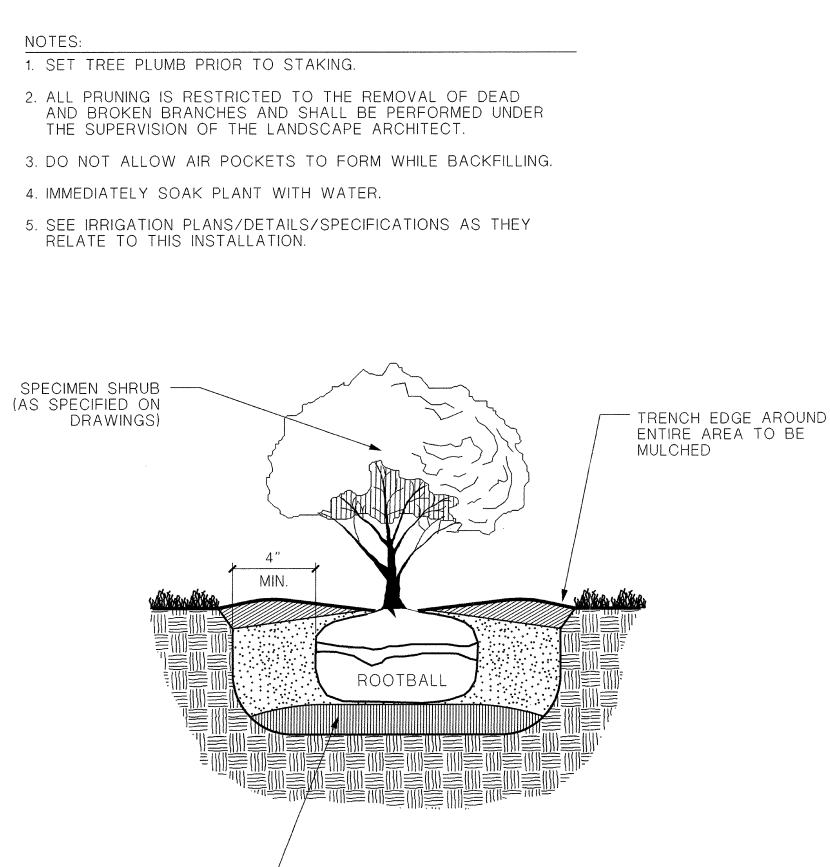
NOTES:
1 SET TREE PLUMB PRIOR TO STAKING.
ALL PRUNING IS RESTRICTED TO THE REMOVAL OF DEAD AND BROKEN BRANCHES AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

1 TREE PLANTING
SECTION



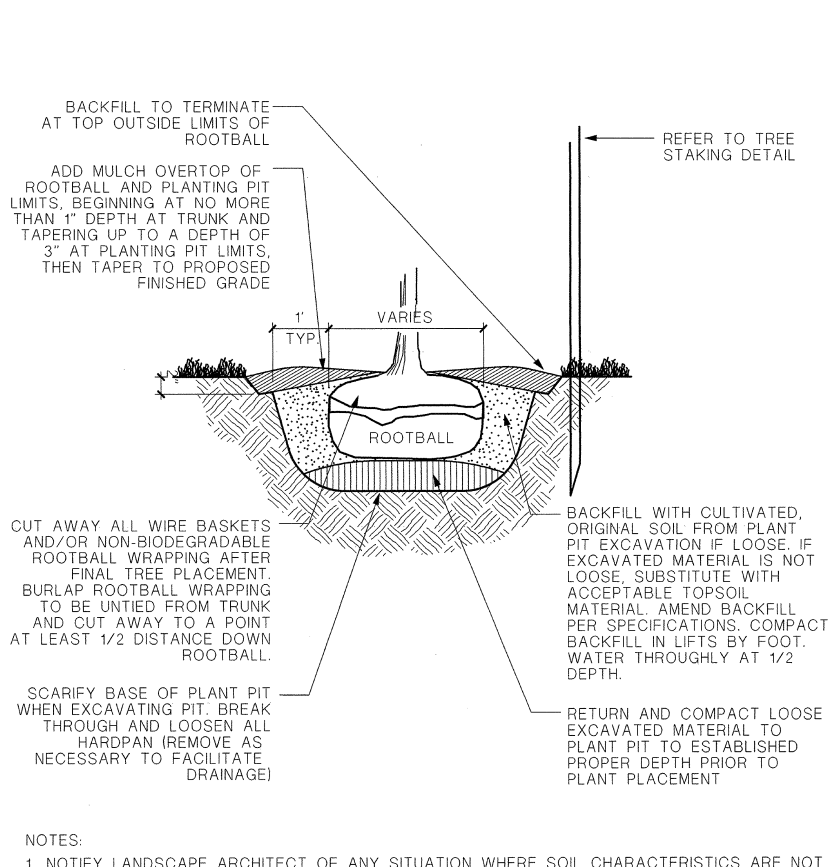
NOTES:
1 SET TREE PLUMB PRIOR TO STAKING.
2 ALL PRUNING IS RESTRICTED TO THE REMOVAL OF DEAD AND BROKEN BRANCHES AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

2 TREE PLANTING ON SLOPE
SECTION



NOTES:
1 SET TREE PLUMB PRIOR TO STAKING.
2 ALL PRUNING IS RESTRICTED TO THE REMOVAL OF DEAD AND BROKEN BRANCHES AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

3 SHRUB PLANTING
SECTION



NOTES:
1. NOTIFY LANDSCAPE ARCHITECT OF ANY SITUATION WHERE SOIL CHARACTERISTICS ARE NOT AGREEABLE TO THESE PLANTING CRITERIA OR WHERE CONDITIONS RAISE CONCERNS IN TERMS OF PLANT SURVIVABILITY OR WARRANTY.
2. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT DAMAGE EXPOSED BY, OR INCURRED DURING, PLANTING PROCESS.

4 ROOTBALL PIT
SECTION

