

ARCHER NORTH - PHASE II

INITIAL SITE PLAN (SDP2025_____) & PRELIMINARY SUBDIVISION PLAT (SUB2025_____)

RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO

LOCATION: INTERSECTION OF RIDGEWOOD DRIVE AND
SEMINOLE TRAIL (ROUTE 29)

EXISTING USE: RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL ACREAGE: 19.51 ACRES

DEVELOPER: ARCHER NORTH, LLC
PO BOX 22
CHARLOTTESVILLE, VA 22902

SURVEYOR: LINCOLN SURVEYING
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 2290

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

PARCEL INFO

TMP: 04600-00-00-10800 (3.95 ACRES)
04600-00-00-109Ro (8.01 ACRES)
04600-00-00-109Ho (0.588 ACRES)
04600-00-00-109Go (0.242 ACRES)

OWNER: ARCHER NORTH, LLC
PO BOX 22
CHARLOTTESVILLE, VA 22902

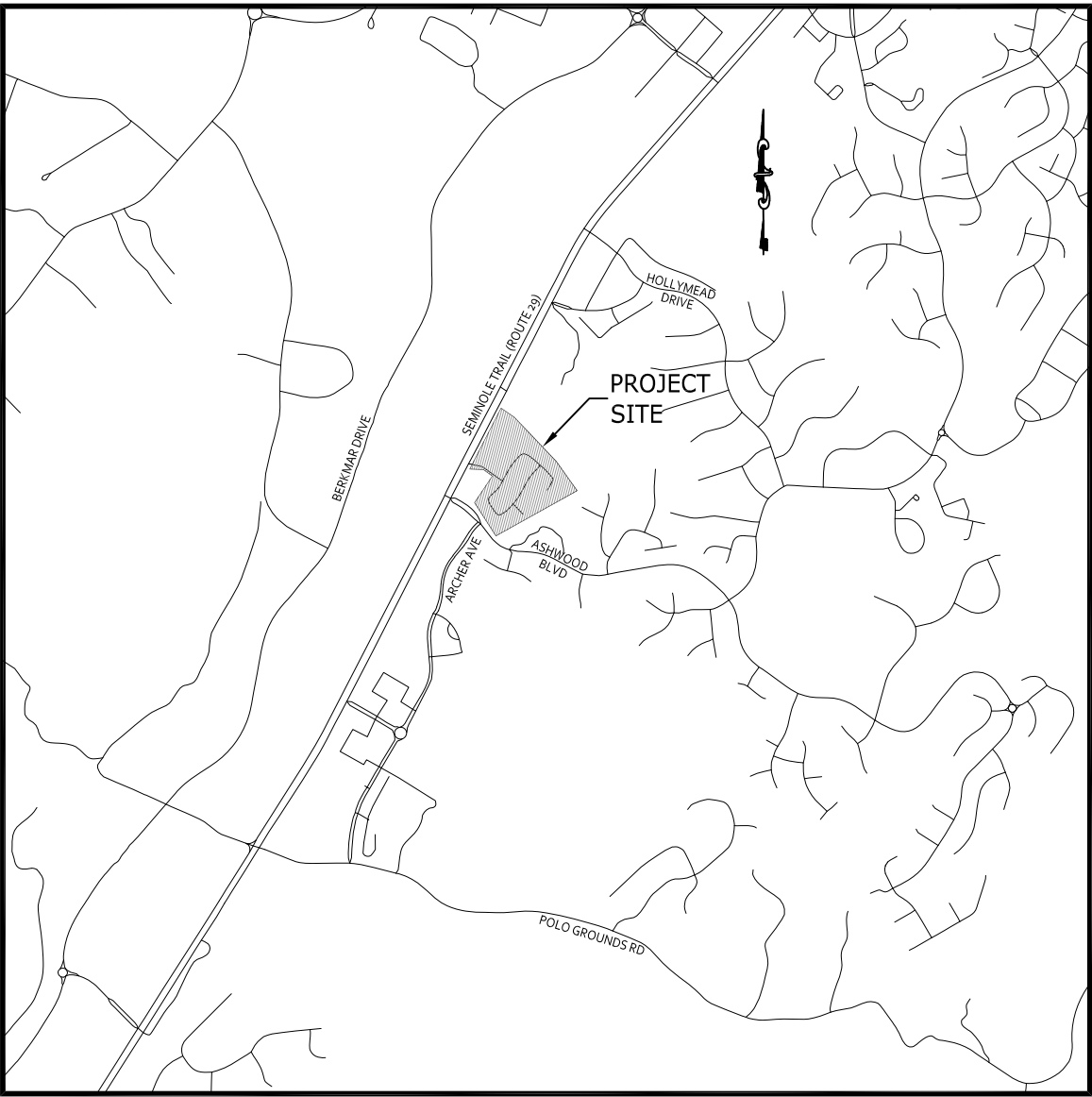
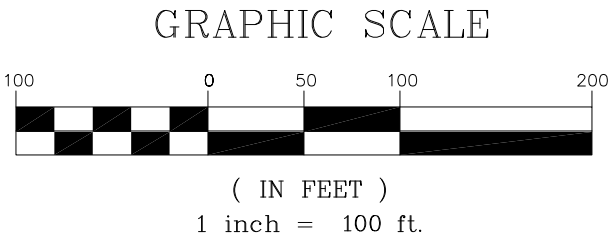
RECORDATION: INSTRUMENT NO: 202500003640

ZONING: PLANNED RESIDENTIAL DEVELOPMENT
PER ZMA202300014 & SE202000003
AIRPORT IMPACT AREA
ENTRANCE CORRIDOR
MANAGED & PRESERVED STEEP SLOPES

ACREAGE: 12.79 ACRES (TOTAL FOR PHASE II)



DEVELOPMENT PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'

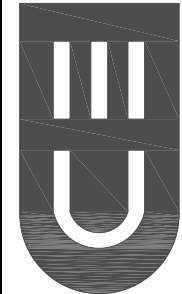
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APPROVALS		DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNER/ZONING		
ENGINEER		
INSPECTIONS		
ARB		
DEPARTMENT OF FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		

REVISIONS

REVISION DESCRIPTION	
DATE	8/29/25
INITIAL PLAN SUBMITTAL	

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

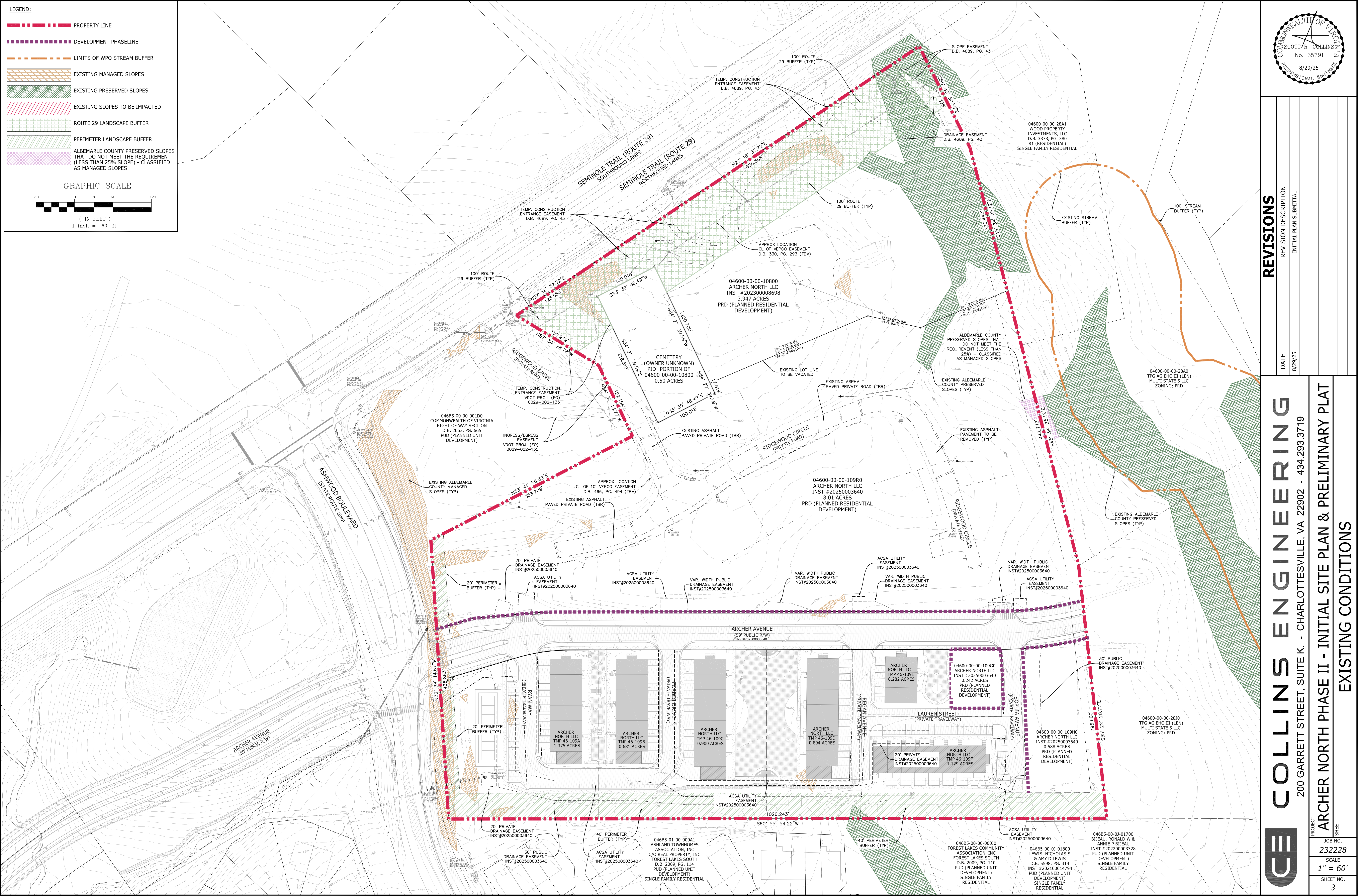


ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

COVER

JOB NO.
232228
SCALE
1"=100'
SHEET NO.
1

<div>GENERAL NOTES:</div> <div><div><div>OWNER/DEVELOPER:</div><div>04500-00-00-10800 ARCHER NORTH, LLC PO BOX 1467 CHARLOTTESVILLE, VA 22902</div></div><div><div>ENGINEER:</div><div>COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902</div></div><div><div>TAX MAP & ZONING:</div><div><div>TMP 46-00-00-10800 3.95 ACRES RECORDATION INFORMATION: INST NO: 202300008668 (TMP 46-108) & 202500003640 (TMP 46-109, 46-109G, & 46-109H) ZONING: PLANNED RESIDENTIAL DEVELOPMENT (ALL 4 PARCELS)</div><div><div>TMP 46-00-00-109R0 8.01 ACRES RECORDATION INFORMATION: INST NO: 202300008668 (TMP 46-108) & 202500003640 (TMP 46-109, 46-109G, & 46-109H) ZONING: PLANNED RESIDENTIAL DEVELOPMENT (ALL 4 PARCELS)</div><div><div>TMP 46-00-00-109G0 0.242 ACRES RECORDATION INFORMATION: INST NO: 202300008668 (TMP 46-108) & 202500003640 (TMP 46-109, 46-109G, & 46-109H) ZONING: PLANNED RESIDENTIAL DEVELOPMENT (ALL 4 PARCELS)</div><div><div>TMP 46-00-00-109H0 0.588 ACRES RECORDATION INFORMATION: INST NO: 202300008668 (TMP 46-108) & 202500003640 (TMP 46-109, 46-109G, & 46-109H) ZONING: PLANNED RESIDENTIAL DEVELOPMENT (ALL 4 PARCELS)</div></div></div></div><div><div>TOTAL PROJECT AREA:</div><div>19.51 ACRES PHASE I = 295,470 SF (6.72 AC) PHASE II = 553,187 SF (12.79 AC) - NOTE, PHASE II WILL BE CONSTRUCTED IN (1) PHASE.</div></div><div><div>EXISTING ZONING:</div><div>PLANNED RESIDENTIAL DEVELOPMENT (PRD) PER APPROVED REZONING ZMA2020-00007, ZMA202300014, & S202000003 - SEE ACTION LETTERS ON SHEET 2A. NOTE: THE PROJECT SHALL STILL COMPLY WITH EXISTING OVERLAY DISTRICTS - ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, MANAGED STEEP SLOPES, & PRESERVED STREET SLOPES DISTRICTS.</div></div><div><div>TOPOGRAPHY:</div><div>BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY LINCOLN SURVEYING. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023.</div></div><div><div>DATUM:</div><div>NAVD 1983/2011 SOUTH ZONE</div></div><div><div>BURIAL SITES:</div><div>A EXISTING CEMETERY IS LOCATED ON THE TMP 46-108 PROPERTY. THE ACREAGE ASSOCIATED WITH THE CEMETERY IS 0.50 ACRES.</div></div><div><div>GROSS/NET DENSITY:</div><div>APPROVED ZMA DEVELOPMENT PLAN: 302 RESIDENTIAL UNITS (MAX.) - ZMA 2023-00014 302 UNITS/19.51 ACRES = 15.48 UNITS PER ACRE GROSS RESIDENTIAL DENSITY 302 UNITS/18.60 ACRES = 16.24 UNITS PER ACRE NET RESIDENTIAL DENSITY PHASE I 78 UNITS/6.72 ACRES = 11.61 UNITS PER ACRE GROSS RESIDENTIAL DENSITY 78 UNITS/6.72 ACRES = 11.61 UNITS PER ACRE NET RESIDENTIAL DENSITY PHASE II (THIS PLAN) 224 UNITS/12.79 ACRES = 17.51 UNITS PER ACRE GROSS RESIDENTIAL DENSITY 224 UNITS/11.88 ACRES = 18.86 UNITS PER ACRE NET RESIDENTIAL DENSITY</div></div><div><div>ALLOWABLE USES:</div><div>THE PERMITTED USES FOR THIS DEVELOPMENT SHALL BE CONSISTENT WITH SECTION 19.3.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR A PRD DISTRICT. THE REZONING PROPOSES A MIXTURE OF SINGLE FAMILY ATTACHED (TOWNHOUSE) UNITS, MULTI-FAMILY CONDOMINIUMS, AND MULTI-FAMILY APARTMENT UNITS.</div></div><div><div>PROPOSED USE:</div><div><div><div>TOWNHOUSE UNITS (2 AND 3 BEDROOM UNITS) ATTACHED MULTI-FAMILY CONDO UNITS (2 AND 3 BEDROOM UNITS) APARTMENT UNITS (MIXTURE OF 1 BEDROOM AND 2 BEDROOM UNITS) TOTAL UNITS</div><div>PHASE I 4 UNITS 74 UNITS</div><div>PHASE II 26 UNITS 138 UNITS 60 UNITS</div><div>TOTAL 30 UNITS 212 UNITS 60 UNITS</div></div></div></div><div><div>AFFORDABLE HOUSING:</div><div>A MINIMUM OF 20% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED IN THE APPROVED REZONING PLAN (SEE ZMA2023-14, FOR ADDITIONAL AFFORDABILITY REQUIREMENTS). SEE SHEETS 4-8 FOR LOCATION OF THE PROPOSED AFFORDABLE UNITS.</div></div><div><div>PARKING:</div><div><div>PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. PARKING REQUIRED - TWO (2) OFF-STREET PARKING SPACES FOR EACH DWELLING UNIT + ONE (1) PARKING SPACE PER 4 MULTI-FAMILY UNITS FOR GUESTS 60 APARTMENT UNITS x 1.5 SPACES PER UNIT = 90 PARKING SPACES 232 MULTI-FAMILY CONDOMINIUM UNITS x 2 SPACES PER UNIT = 424 PARKING SPACES 30 TOWNHOUSE UNITS x 3 SPACES PER UNIT = 60 PARKING SPACES 242 TOTAL ATTACHED DWELLING UNITS / 4 = 61 GUEST SURFACE PARKING SPACES TOTAL REQUIRED SPACES = 635 PARKING SPACES</div><div>PARKING PROVIDED: 226 GARAGE SPACES + 226 DRIVEWAY SPACES = 452 SPACES SURFACE PARKING SPACES = 183 SPACES TOTAL PROPOSED PARKING SPACES = 635 SPACES (INCLUDING (5) ADA SPACES AND (1) VAN ACCESSIBLE ADA SPACES)</div></div></div><div><div>FIRE & RESCUE:</div><div>THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (4) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT TO THE EAVE OF THE ROOFS.</div></div><div><div>UTILITIES:</div><div>COUNTY WATER AND SEWER</div></div><div><div>WATERSHED:</div><div>SOUTH FORK RIVANNA RIVER WATERSHED</div></div><div><div>STREAM BUFFER:</div><div>THERE ARE NO 100' WPO STREAM BUFFER ON THE PROPERTY. THERE IS AN EXISTING PERENNIAL STREAM ADJACENT TO THE PROPERTY WITHIN THE LOCATION OF THE STREAM BUFFER. THESE BUFFERS SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.</div></div><div><div>PRESERVED/MANAGED SLOPES:</div><div>BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE EXISTING CONDITIONS SHEET 3 FOR THE LOCATION OF THE STEEP SLOPES.</div></div><div><div>FLOODPLAIN:</div><div>THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 53003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK INUNDATION ZONES LOCATED ON THE PROPERTY.</div></div><div><div>INGRESS/EGRESS:</div><div>A MAIN ENTRANCE TO THE PROPERTY IS PROPOSED ALONG ROUTE 29, WHICH WILL BE A RIGHT IN/RIGHT OUT ENTRANCE. IN ADDITION, THE SITE SHALL CONNECT TO ASHWOOD BLVD AT THE SOUTHERN BOUNDARY WITH A FULL MOVEMENT INTERSECTION.</div></div><div><div>BUILDING HEIGHTS:</div><div>THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET. THE END UNIT ON EACH ROW OF TOWNHOUSES /CONDO UNITS THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) OR ANY TOWNHOUSE/CONDO UNITS THAT BACK UP TO THE ASHLAND TOWNHOMES SHALL NOT EXCEED THREE FLOORS. ALL OTHER UNITS MAY EITHER BE 3 STORY UNITS OR 4 STORY UNITS.</div></div><div><div>SETBACKS:</div><div>FRONT: 5' FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. (FRONT LOADING GARAGES MUST BE SET BACK 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE ROW). SIDE: 9 FEET (SIDE LOADING GARAGES MUST BE SET BACK 4 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY) REAR: 20 FEET MIN.</div></div><div><div>HEIGHT:</div><div>MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES WITH A BUILDING HEIGHT NOT TO EXCEED 48 FEET NOTES: 1. APPURTENANCES INCLUDING PERGOLAS, TRELLISES, AND STAIRWELLS FOR ROOFTOP ACCESS MAY EXTEND TO A HEIGHT OF 54' FOR THE ROOFTOP ACCESSORIES.) 2. PER THE APPROVED SPECIAL EXCEPTION (SE 2020-00003), THE STEPBACK REQUIREMENT IS WAIVED FOR THE FOURTH STORY OF THE PROPOSED BUILDINGS. 3. THE END UNIT ON EACH ROW OF TOWNHOUSES /CONDO UNITS THAT IS CLOSEST TO ASHLAND TOWNHOUSES SHALL NOT EXCEED THREE FLOORS. ALL OTHER UNITS MAY EITHER BE 3 STORY UNITS OR 4 STORY UNITS.</div></div><div><div>STORMWATER MANAGEMENT:</div><div>THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS - SEE V5MP PLAN.</div></div><div><div>BUFFERS & LANDSCAPING:</div><div>ROUTE 29 BUFFER: A 100' WIDE BUFFER SHALL BE MAINTAINED ALONG ROUTE 29. THE BUFFER SHALL BE MAINTAINED IN THE NATURAL CONDITION, EXCEPT FOR THE APPROVED DISTURBANCES TO THE BUFFER NECESSARY FOR THE ENTRANCE IMPROVEMENTS. PERIMETER BUFFER: A 20' NATURAL PERIMETER BUFFER SHALL BE MAINTAINED ALONG THE EASTERN BOUNDARY (ADJACENT TO ASHWOOD BLVD.), AND A 40' NATURAL PERIMETER BUFFER SHALL BE MAINTAINED ALONG THE SOUTHERN BOUNDARY (ADJACENT TO THE FOREST LAKES NEIGHBORHOOD). NOTE: THE APPLICANT SHALL REPLANT ALL DISTURBED AREAS WITH A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THESE BUFFERS AREAS, WITH THE EXCEPTION OF SIGNS (APPROVED BY ALBEMARLE COUNTY), UTILITIES, GRADING (INCLUDING RETAINING WALLS), FENCES, DOG PARKS, PEDESTRIAN PATHWAYS, AND SWM FACILITIES. ALL PLANTINGS WILL CONFORM TO CURRENT ANS STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE BUFFER AREAS AS NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS. UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE BUFFER AREAS. ALL BUFFERS SHALL MEET THE STANDARDS IN SECTION 32.7.9.7 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.</div></div><div><div>COMMON OPEN SPACE:</div><div>25% OPEN SPACE SHALL BE PROVIDED WITH THE PROJECT. COMMON OPEN SPACE SHALL INCLUDE THE AMENITY AREAS, GREEN SPACE, AND THE BUFFERS AROUND THE PERIMETER OF THE PROJECT. THE ACTIVE RECREATION AREAS ENVISION GRASS FIELDS, A TOT LOT, A DOG PARK, FIRE PIT, AND/OR MEETING/CIVIC SPACES. ALL AMENITIES SHALL BE IN ACCORDANCE WITH SECTION 18.4.16 OF THE ALBEMARLE COUNTY CODE.</div></div><div><div>NOTE: AMENITIES MAY BE SUBSTITUTED TO MEET THE RECREATIONAL REQUIREMENTS. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 60% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. (SEE SHEET 4 FOR THE OPEN SPACE ANALYSIS AND RECREATIONAL SPACE CALCULATIONS).</div></div><div><div>TRASH:</div><div>EACH TOWNHOUSE AND CONDO UNIT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER AND ALL TRASH SHALL BE COLLECTED BY A DRIVING DUMPSTER SERVICE. A DUMPSTER WITH A DUMPSTER ENCLOSURE IS LOCATED IN THE PARKING LOT FOR THE APARTMENT UNITS.</div></div><div><div>NEEDED FIRE FLOW CALCULATION: CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A) FACTOR = 1.5 TOTAL GROUND FLOOR AREA = 9,710 SF TOTAL AREAS OF OTHER FLOORS = 14,565 SF TOTAL BUILDING AREA = 24,275 SF REQUIRED ISO FIRE FLOW = 2850 SF NEEDED FIRE FLOW (60% REDUCTION FOR AUTOMATIC SPRINKLERS) = 1,500 AVAILABLE FIRE FLOW ON SITE: AVAILABLE FIRE FLOW IS 2,054 GPM AT 48 PSI.</div></div><div data-cs="2" data-kind="parent"><div>DEMOLITION NOTES</div><div><div><div>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.</div><div>2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.</div><div>3. THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.</div><div>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.</div><div>5. ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.</div><div>6. UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED ON THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.</div><div>7. EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.</div><div>8. EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.</div><div>9. ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.</div><div>10. BUILDINGS BEING DEMOLISHED, WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.</div></div></div><div><div>FIRE DEPARTMENT NOTES</div><div><div><div>1. PROGRAM SUPERINTENDENT, THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.</div><div>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 BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREPARE PLANS.</div><div>3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.</div><div>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 DAMAGING THE LOCK AND DOOR SYSTEM.</div><div>5. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.</div><div>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.</div><div>7. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.</div><div>8. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.</div><div>9. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.</div><div>10. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 1,500 GALLONS PER MINUTE.</div><div>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 ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.</div><div>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"</div><div>13. THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.</div><div>14. 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.</div><div>15. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.</div><div>16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.</div><div>17. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.</div><div>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.</div><div>19. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.</div><div>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.</div><div>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.</div><div>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.</div></div></div><div><div>CONSTRUCTION FIRE PREVENTION NOTES</div><div><div><div>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.</div><div>2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.</div><div>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 VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.</div><div>4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.</div><div>5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.</div><div>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.</div><div>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.</div><div>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.</div></div></div><div><div>BUILDING CODE NOTES:</div><div><div><div>1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTED WALLS REQUIRE RDP INSPECTIONS, OTHER WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.</div><div>2. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANS111.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.</div><div>3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.</div><div>4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.</div><div>5. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOL. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x331.</div><div>6. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER 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.</div><div>7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S).</div><div>8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.</div></div></div></div><div data-cs="2" data-kind="parent"><div>SITE NOTES</div><div><div><div>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 RIGHTS-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN 5'-3' SCREEN SHALL BE PROVIDED, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT. THE SCREENING MATERIALS SHALL BE LOCATED IN SUCH A MANNER TO MOST EFFECTIVELY REFLECT NOISE AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.</div><div>2. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.</div><div>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.</div><div>4. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.</div><div>5. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.</div><div>6. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.</div><div>7. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.</div><div>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".</div><div>9. RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.</div><div>10. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.</div><div>11. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.3, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".</div><div>12. PER ADA 502.4, PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.</div><div>13. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.</div><div>14. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.</div><div>15. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.</div><div>16. HANDICAP PARKING SPACES SHALL BE 8'x20', EXCEPT AS NOTED.</div><div>17. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.</div></div></div><div><div>UTILITY NOTES</div><div><div><div>1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.</div><div>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 (1-800-552-7000) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE, AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.</div><div>3. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.</div><div>4. 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.</div><div>5. 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.</div><div>6. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.</div><div>7. 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.</div><div>8. ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.</div><div>9. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.</div><div>10. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3'.</div><div>11. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.</div><div>12. 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.</div><div>13. 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.</div><div>14. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.</div><div>15. 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.</div><div>16. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.</div><div>17. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.</div><div>18. ALL PROPOSED SANITARY SEWER IS PUBLIC.</div><div>19. 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.</div><div>20. A PRESSURE REDUCING VALVE (PRV) AND AN RPZ BACKFLOW DEVICE ARE REQUIRED AT EACH BUILDING.</div><div>21. AN RWSA INSPECTOR IS REQUIRED FOR ALL WATERLINE TIE INS AND WORK WITHIN 10' OF RWSA UTILITIES.</div><div>22. 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.&V., DISINFECTION, AND PRESSURE TESTS.</div><div>23. ALL FIRE HOSE THREADS SHALL BE C&O TYPE.</div><div>24. ARB: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.</div></div></div><div data-cs="2" data-kind="parent"><div>GRADING & DRAINAGE NOTES</div><div><div><div>1. 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.</div><div>2. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.</div><div>3. 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.</div><div>4. 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.</div><div>5. 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.</div><div>6. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.</div><div>7. 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.</div><div>8. 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.</div><div>9. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.</div><div>10. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.</div><div>11. A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.</div><div>12. ALL PUBLIC STORM SEWER SHALL BE RCP OR HDPE & SHALL HAVE A MINIMUM OF 15" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.</div><div>13. 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" SHALL HAVE BE RAMMED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.</div><div>14. 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.</div><div>15. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2023 VA CONSTRUCTION CODE 1023 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".</div><div>16. 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.</div><div>17. 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 PLAN METRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.</div><div>18. 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 2" PER 4' CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROUTES AND PVIOUS LANDSCAPING SHALL BE SLOPED A MINIMUM OF 1" PER 1' FOR THE INITIAL 10' WHERE LOCATED WITHIN THE PROPERTY LIMITS.</div><div>19. 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.</div><div>20. 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.</div><div>21. 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.</div><div>22. CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. FOUNDATION PLANTINGS SHALL BE PLANTED IN THE FRONT OF THE BUILDING, OUTSIDE THE LIMITS OF THE SIGHT DISTANCE. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.</div><div>23. 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.</div><div>24. 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.</div><div>25. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.</div><div>26. HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".</div><div>27. WALLS A-H ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.</div></div></div></div><div data-cs="2" data-kind="parent"><div>REVISIONS</div><div><div>REVISION DESCRIPTION</div><div>INITIAL PLAN SUBMITTAL</div><div>DATE</div><div>8/29/25</div></div></div><div data-cs="2" data-kind="parent"><div>COLLINS ENGINEERING</div><div><div>PROJECT</div><div>200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719</div><div>SHEET</div><div>232228</div><div>SCALE</div><div>N/A</div><div>SHEET NO.</div><div>2</div></div></div><div data-cs="2" data-kind="parent"><div>ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT</div><div>GENERAL PROJECT NOTES</div></div><div data-cs="2" data-kind="parent"><div>COMMONWEALTH OF VIRGINIA</div><div>SCOTT R. COLLINS</div><div>No. 35791</div><div>8/29/25</div><div>PROFESSIONAL ENGINEER</div></div><div data-cs="2" data-kind="parent"><div>These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.</div></div></div></div></div></div></div></div></div></div>



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ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

EXISTING CONDITIONS

REVISIONS	
DATE	REVISION DESCRIPTION
8/29/25	INITIAL PLAN SUBMITTAL

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ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

EXISTING CONDITIONS

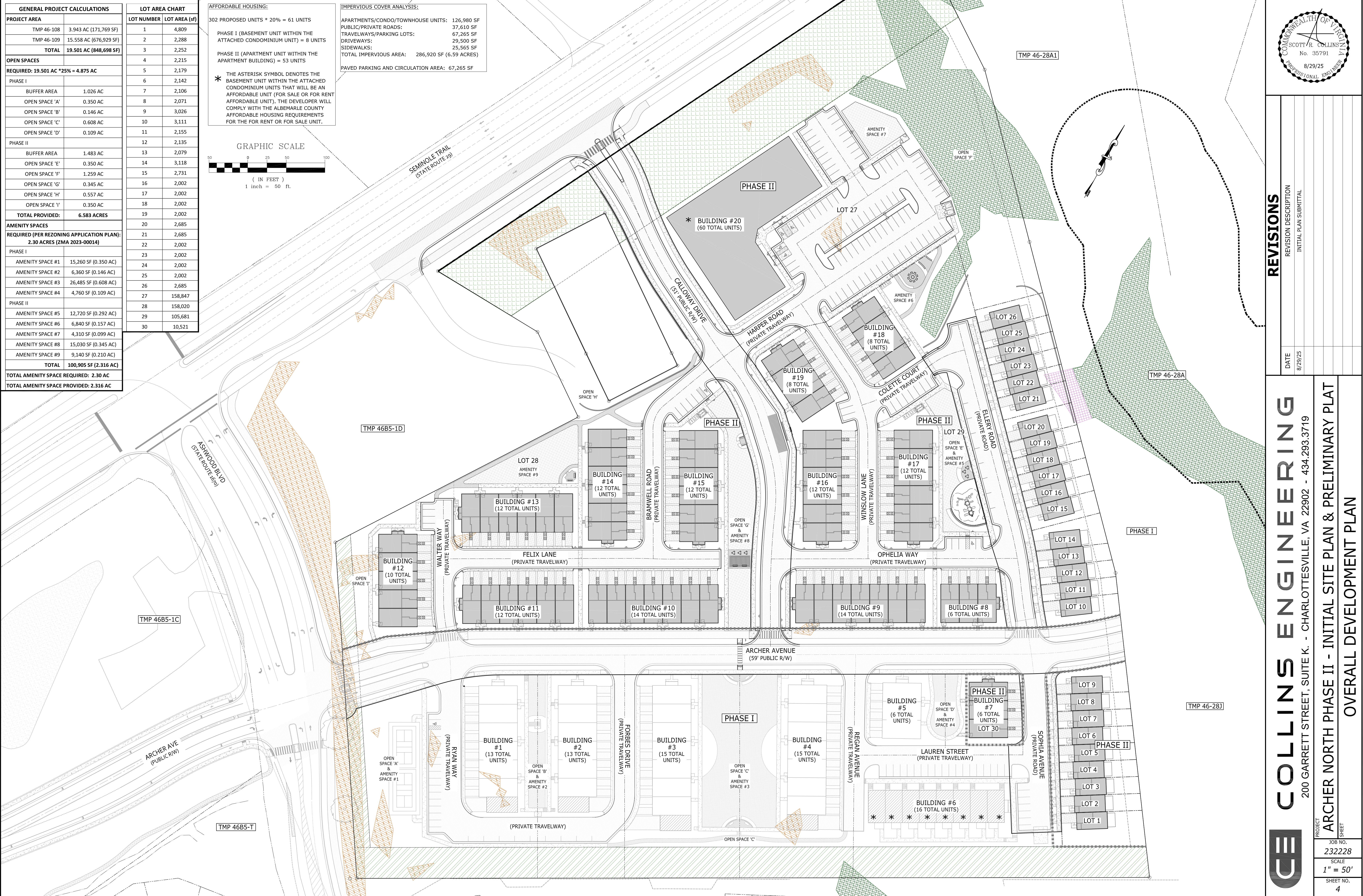
PROJECT SHEET

JOB NO. 232228

SCALE 1" = 60'

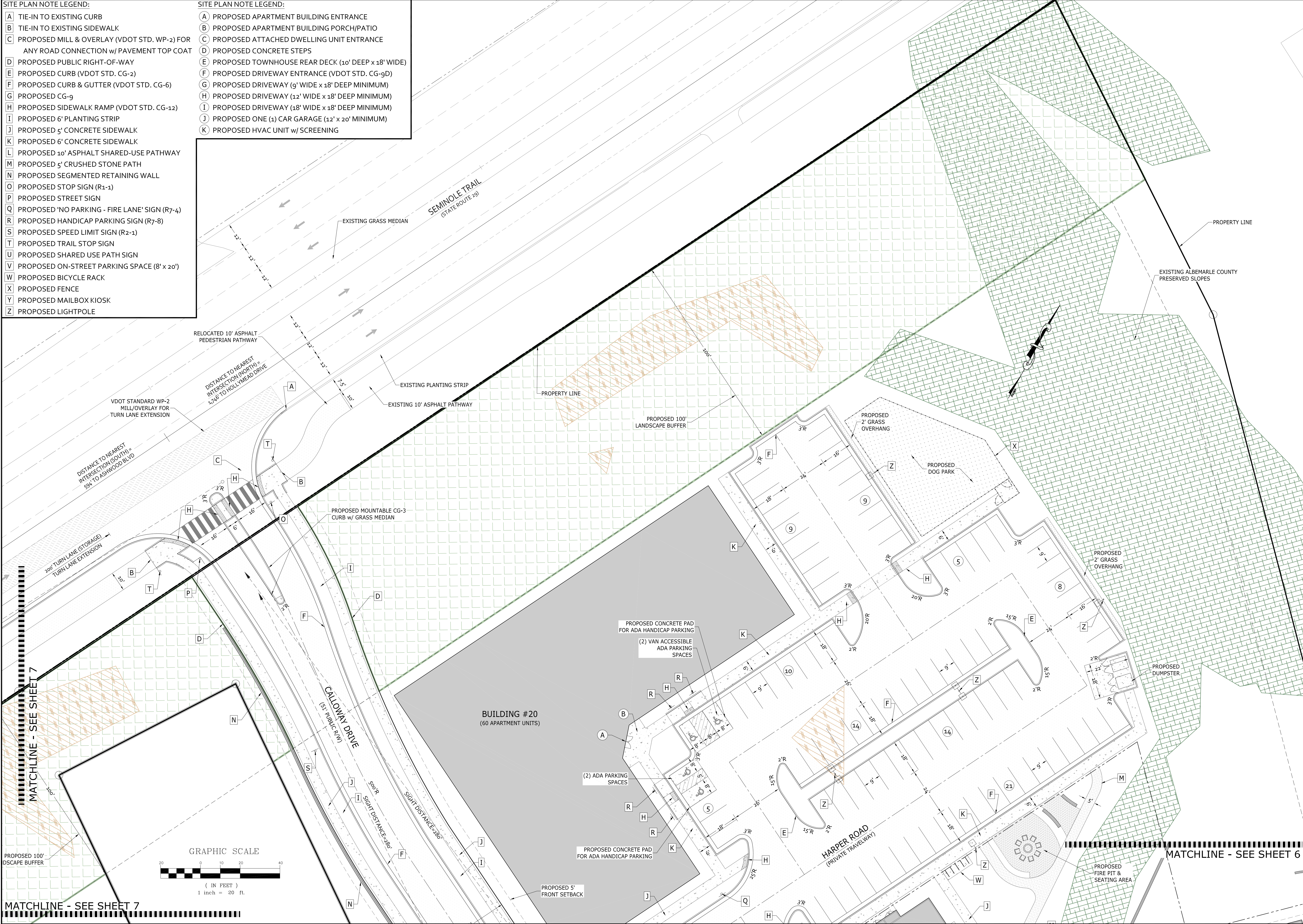
SHEET NO. 3

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- SITE PLAN NOTE LEGEND:
- A TIE-IN TO EXISTING CURB
 - B TIE-IN TO EXISTING SIDEWALK
 - C PROPOSED MILL & OVERLAY (VDOT STD. WP-2) FOR ANY ROAD CONNECTION w/ PAVEMENT TOP COAT
 - D PROPOSED PUBLIC RIGHT-OF-WAY
 - E PROPOSED CURB (VDOT STD. CG-2)
 - F PROPOSED CURB & GUTTER (VDOT STD. CG-6)
 - G PROPOSED CG-9
 - H PROPOSED SIDEWALK RAMP (VDOT STD. CG-12)
 - I PROPOSED 6' PLANTING STRIP
 - J PROPOSED 5' CONCRETE SIDEWALK
 - K PROPOSED 6' CONCRETE SIDEWALK
 - L PROPOSED 10' ASPHALT SHARED-USE PATHWAY
 - M PROPOSED 5' CRUSHED STONE PATH
 - N PROPOSED SEGMENTED RETAINING WALL
 - O PROPOSED STOP SIGN (R1-1)
 - P PROPOSED STREET SIGN
 - Q PROPOSED 'NO PARKING - FIRE LANE' SIGN (R7-4)
 - R PROPOSED HANDICAP PARKING SIGN (R7-8)
 - S PROPOSED SPEED LIMIT SIGN (R2-1)
 - T PROPOSED TRAIL STOP SIGN
 - U PROPOSED SHARED USE PATH SIGN
 - V PROPOSED ON-STREET PARKING SPACE (8' x 20')
 - W PROPOSED BICYCLE RACK
 - X PROPOSED FENCE
 - Y PROPOSED MAILBOX KIOSK
 - Z PROPOSED LIGHTPOLE

- SITE PLAN NOTE LEGEND:
- A PROPOSED APARTMENT BUILDING ENTRANCE
 - B PROPOSED APARTMENT BUILDING PORCH/PATIO
 - C PROPOSED ATTACHED DWELLING UNIT ENTRANCE
 - D PROPOSED CONCRETE STEPS
 - E PROPOSED TOWNHOUSE REAR DECK (10' DEEP x 18' WIDE)
 - F PROPOSED DRIVEWAY ENTRANCE (VDOT STD. CG-9D)
 - G PROPOSED DRIVEWAY (9' WIDE x 18' DEEP MINIMUM)
 - H PROPOSED DRIVEWAY (12' WIDE x 18' DEEP MINIMUM)
 - I PROPOSED DRIVEWAY (18' WIDE x 18' DEEP MINIMUM)
 - J PROPOSED ONE (1) CAR GARAGE (12' x 20' MINIMUM)
 - K PROPOSED HVAC UNIT w/ SCREENING



COLLINS ENGINEERING

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

PROJECT
ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAN

SHEET
5

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL PLAN SUBMITTAL	8/29/25

CE

232228

SCALE
1" = 20'

SHEET NO.
5

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

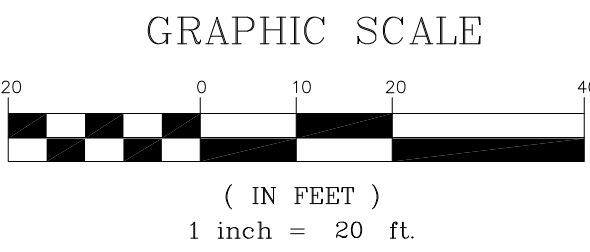
8/29/25

PROFESSIONAL ENGINEER

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- SITE PLAN NOTE LEGEND:**
- A TIE-IN TO EXISTING CURB
 - B TIE-IN TO EXISTING SIDEWALK
 - C PROPOSED MILL & OVERLAY (VDOT STD. WP-2) FOR ANY ROAD CONNECTION w/ FINAL PAVEMENT TOP COAT
 - D PROPOSED PUBLIC RIGHT-OF-WAY
 - E PROPOSED CURB (VDOT STD. CG-2)
 - F PROPOSED CURB & GUTTER (VDOT STD. CG-6)
 - G PROPOSED CONCRETE APRON (VDT STD. CG-9)
 - H PROPOSED SIDEWALK RAMP (VDOT STD. CG-12)
 - I PROPOSED 6' PLANTING STRIP
 - J PROPOSED 5' CONCRETE SIDEWALK
 - K PROPOSED 6' CONCRETE SIDEWALK
 - L PROPOSED 10' ASPHALT SHARED-USE PATHWAY
 - M PROPOSED 5' CRUSHED STONE PATH
 - N PROPOSED SEGMENTED RETAINING WALL
 - O PROPOSED STOP SIGN (R1-1)
 - P PROPOSED STREET SIGN
 - Q PROPOSED 'NO PARKING - FIRE LANE' SIGN (R7-4)
 - R PROPOSED HANDICAP PARKING SIGN (R7-8)
 - S PROPOSED SPEED LIMIT SIGN (R2-1)
 - T PROPOSED TRAIL STOP SIGN
 - U PROPOSED SHARED USE PATH SIGN
 - V PROPOSED ON-STREET PARKING SPACE (8' x 20')
 - W PROPOSED BICYCLE RACK
 - X PROPOSED FENCE
 - Y PROPOSED MAILBOX KIOSK
 - Z PROPOSED LIGHTPOLE
-
- A PROPOSED APARTMENT BUILDING ENTRANCE
 - B PROPOSED APARTMENT BUILDING PORCH/PATIO
 - C PROPOSED ATTACHED DWELLING UNIT ENTRANCE
 - D PROPOSED CONCRETE STEPS
 - E PROPOSED TOWNHOUSE REAR DECK (10' DEEPx18' WIDE)
 - F PROPOSED DRIVEWAY ENTRANCE (VDOT STD. CG-9D)
 - G PROPOSED DRIVEWAY (9' WIDE x 18' DEEP MINIMUM)
 - H PROPOSED DRIVEWAY (12' WIDE x 18' DEEP MINIMUM)
 - I PROPOSED DRIVEWAY (18' WIDE x 18' DEEP MINIMUM)
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PROJECT
ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

JOB NO.
232228

SCALE
1" = 20'

SHEET NO.
6

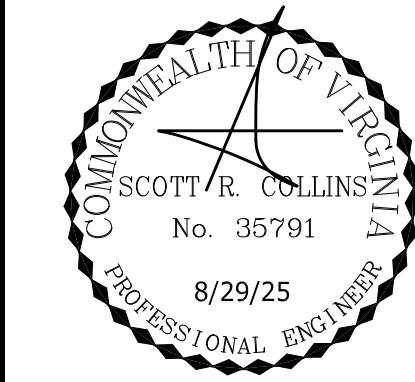
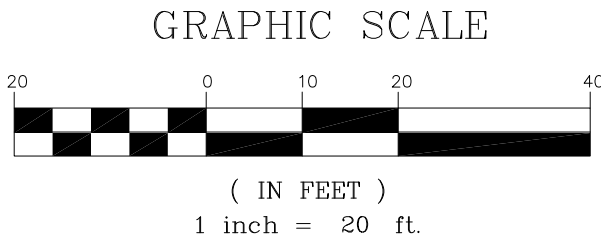
REVISIONS

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PROJECT
ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

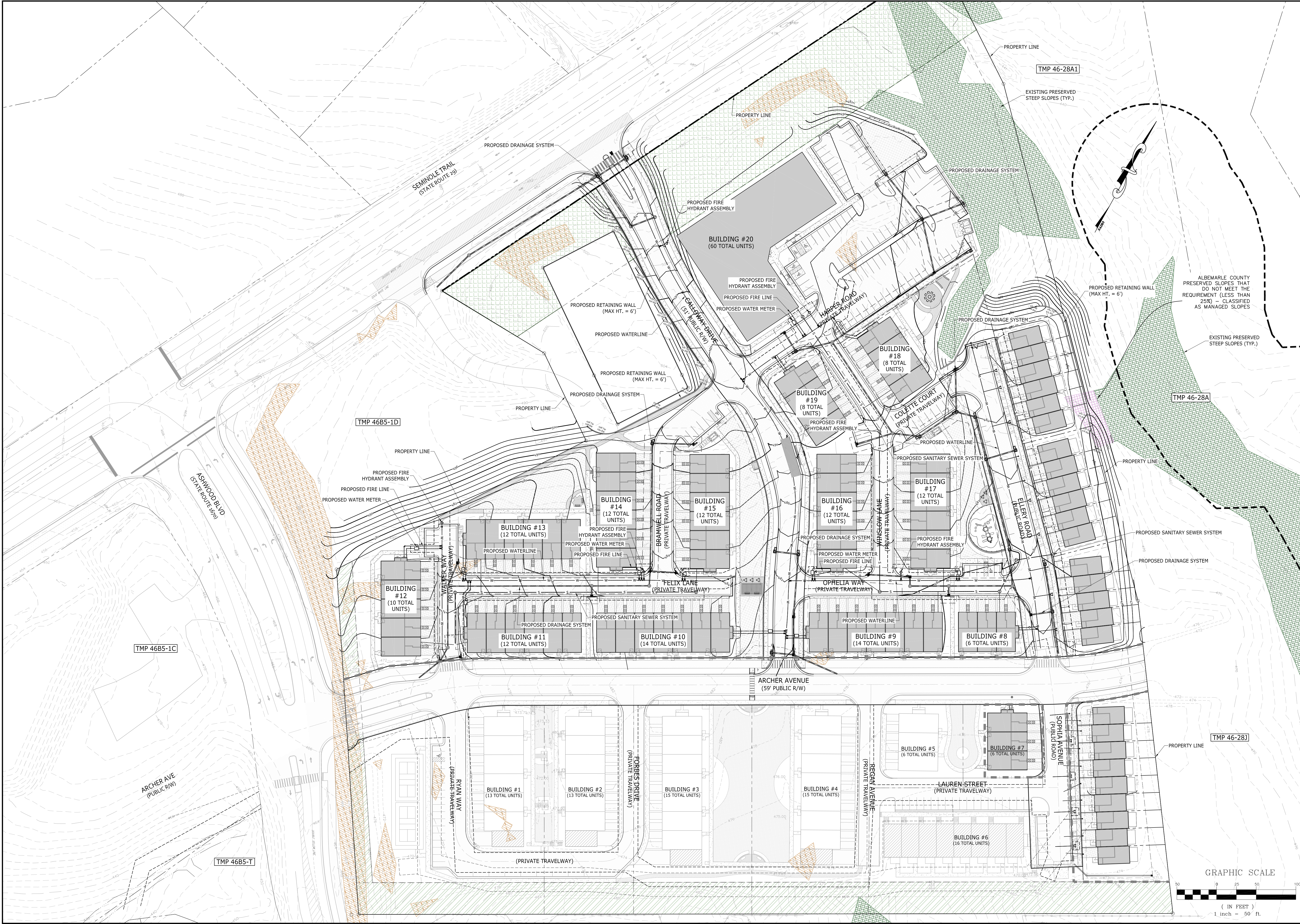
SHEET
SITE PLAN

JOB NO.
232228

SCALE
1" = 20'

SHEET NO.
8

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PROJECT

ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

UTILITY, GRADING & DRAINAGE PLAN

SHEET

JOB NO.

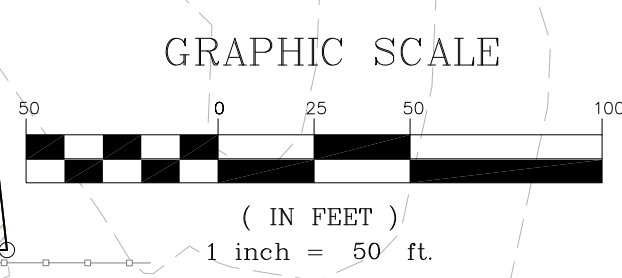
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SCALE

SHEET NO.

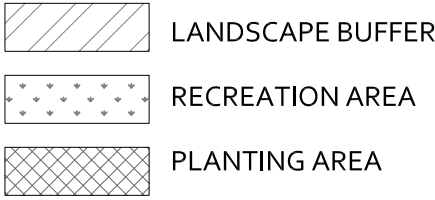
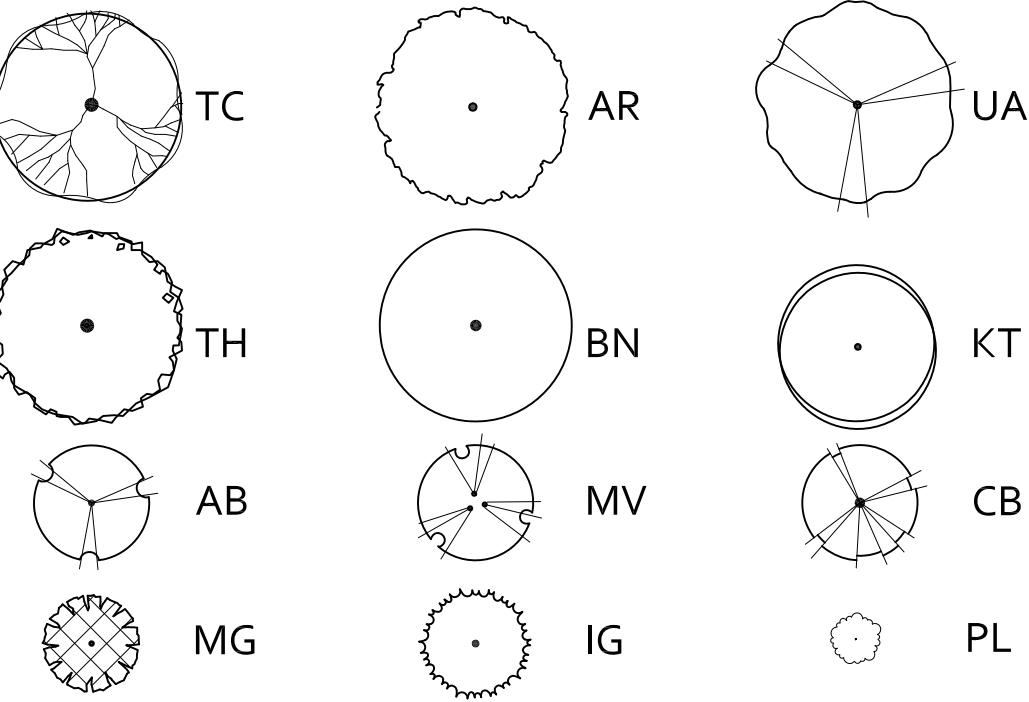
9

1" = 50'



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LANDSCAPING PLAN LEGEND:

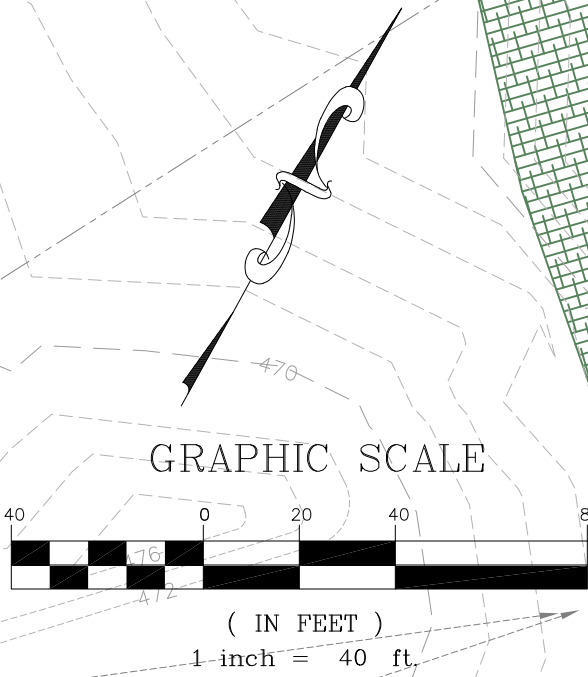


LANDSCAPING NOTES

ALL PLANTINGS SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE BACK OF CURB OR PEDESTRIAN PATH. CARE SHOULD BE TAKEN TO ENSURE THAT LARGER PLANTING STRIPS DO NOT PUSH PEDESTRIAN CROSSING AREAS BACK FROM THE INTERSECTIONS BY REQUIRING A LARGER CURB RADIUS. TREES, VEGETATION, AND OTHER OBJECTS SHALL BE SPACED SO THAT THE SITE DISTANCE TRIANGLE FOR INTERSECTION SITE DISTANCE OR STOPPING SIGHT DISTANCE IS FREE OF ANY OBSTRUCTIONS THAT MAY BLOCK THE DRIVER'S VIEW OF POTENTIAL CONFLICTING VEHICLES OR PEDESTRIANS. TO MAINTAIN SIGHT LINES, TREES, VEGETATION AND OTHER OBJECTS SHALL BE RESTRICTED FROM CORNERS FOR DISTANCES OF 30 FEET ON ALL SIDES MEASURED FROM THE END OF CURB RETURN RADII PER B (1) - 44 RDM.

CARE SHOULD BE TAKEN TO ENSURE TREES HAVE SPACE FOR ADEQUATE ROOT DEVELOPMENT AND DO NOT DAMAGE CURB OR SIDEWALK UPON REACHING ADULT STAGE OF ITS LIFE.

LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.



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ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

LANDSCAPE PLAN

PROJECT	JOB NO.
232228	SCALE
1" = 40'	SHEET NO.
10	

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ROADWAY CONSTRUCTION
GENERAL CONSTRUCTION NOTES

- CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (26-3932) 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 PG-1-2.
- 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-2 OR CD-3 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-4/5) 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 RCP-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.

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 (29CFEPPART1926).

GENERAL CONSTRUCTION - 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.

VDOT NOTES:

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

PAVEMENT DESIGN NOTES:

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

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

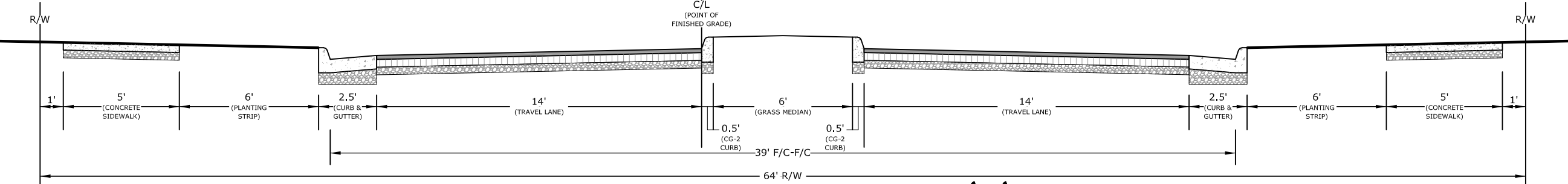
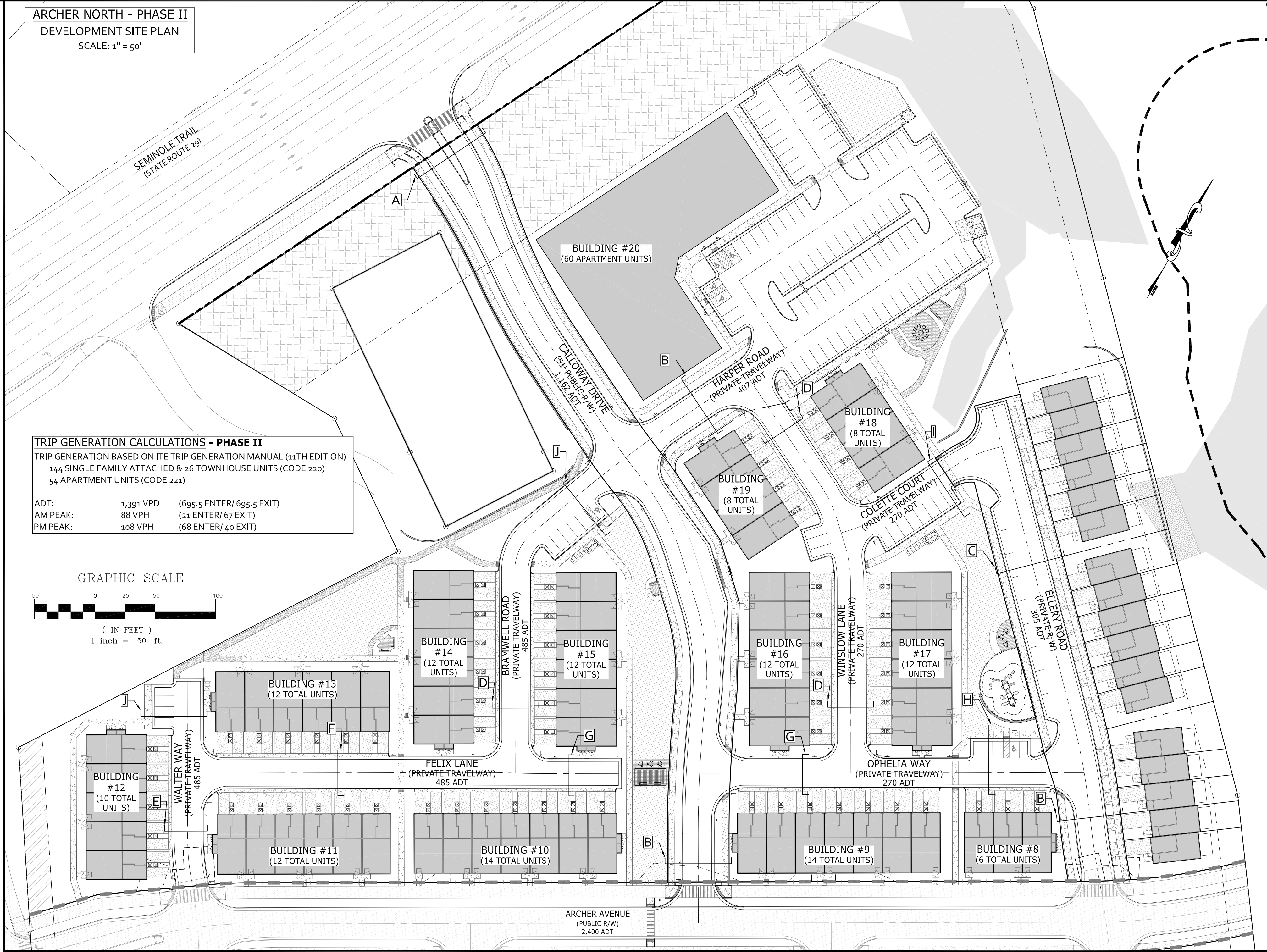
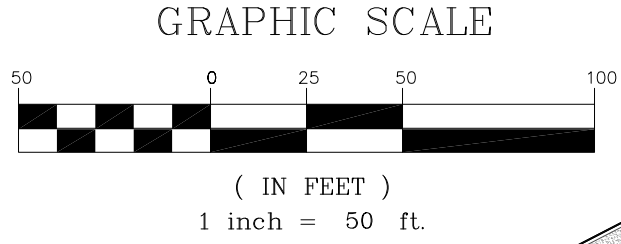
ARCHER NORTH - PHASE II
DEVELOPMENT SITE PLAN

SCALE: 1" = 50'

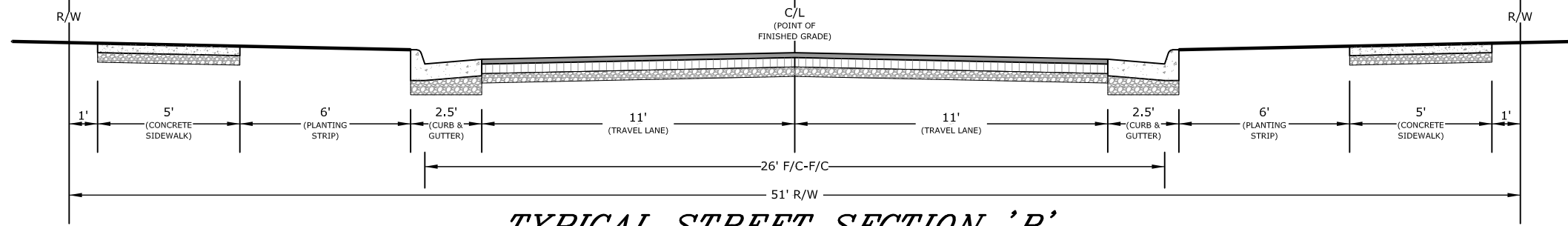
TRIP GENERATION CALCULATIONS - PHASE II

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)
144 SINGLE FAMILY ATTACHED & 26 TOWNHOUSE UNITS (CODE 220)
54 APARTMENT UNITS (CODE 221)

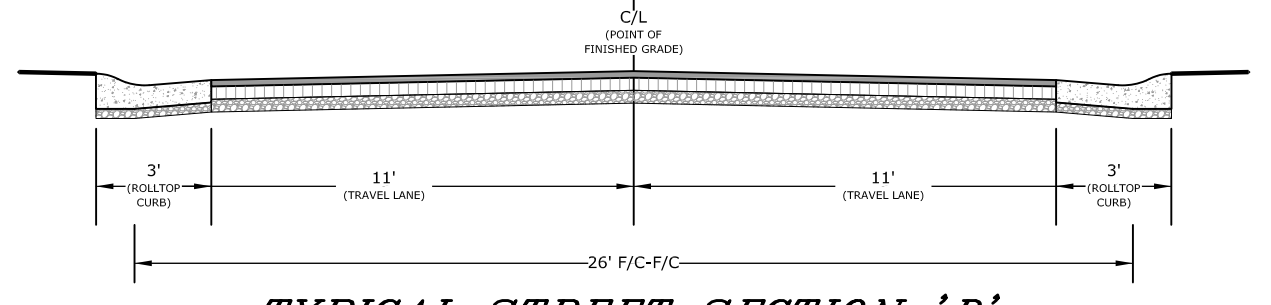
ADT:	1,391 VPD	(695.5 ENTER/ 695.5 EXIT)
AM PEAK:	88 VPH	(21 ENTER/ 67 EXIT)
PM PEAK:	108 VPH	(68 ENTER/ 40 EXIT)



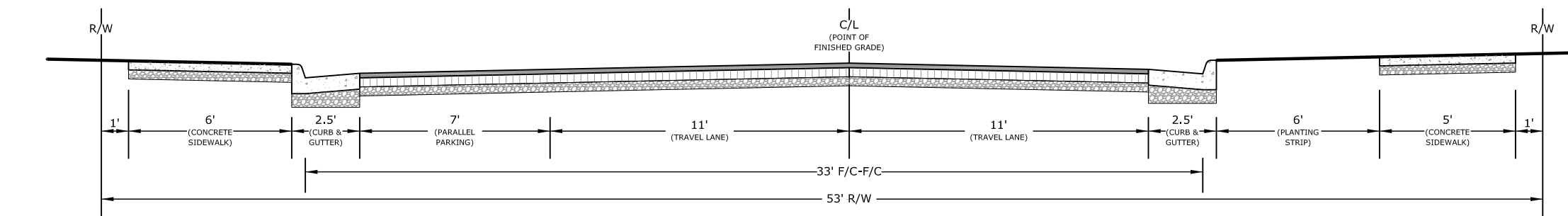
TYPICAL STREET SECTION 'A'
64' PUBLIC ROAD R/W (CALLOWAY DRIVE)
25 MPH DESIGN SPEED
(SCALE: 1"=5')



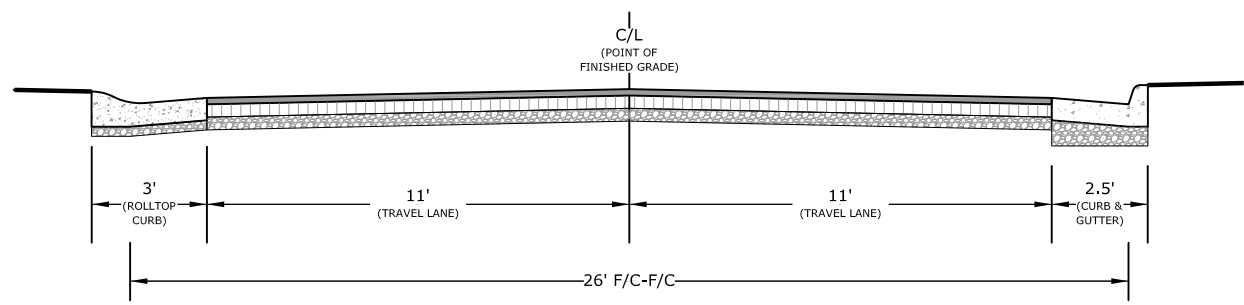
TYPICAL STREET SECTION 'B'
51' PUBLIC ROAD R/W (CALLOWAY DRIVE), 51' PRIVATE TRAVELWAY (HARPER ROAD), & 51' PRIVATE ROAD (ELLERY ROAD)
25 MPH DESIGN SPEED
(SCALE: 1"=5')



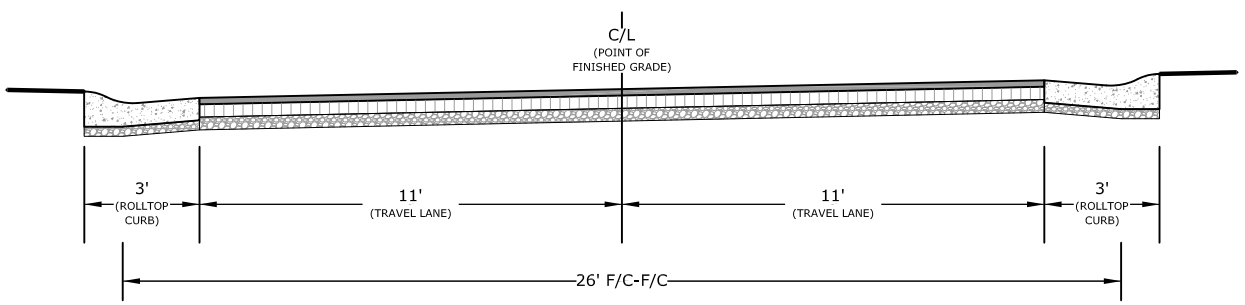
TYPICAL STREET SECTION 'D'
PRIVATE TRAVELWAY ACCESS EASEMENT (BRAMWELL ROAD/WINSLOW LANE)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



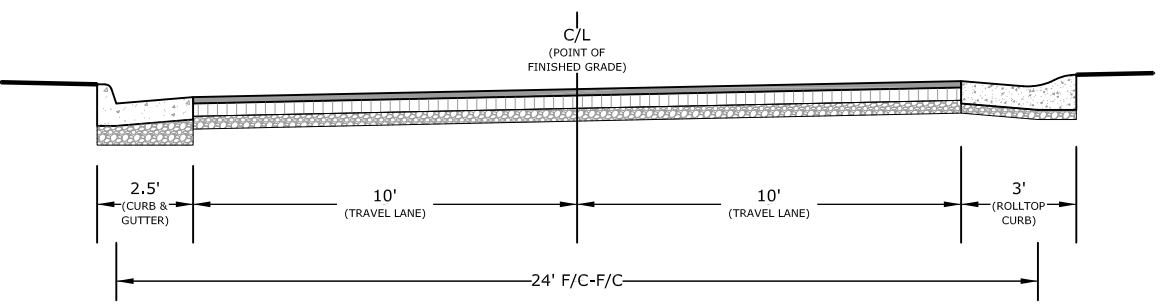
TYPICAL STREET SECTION 'C'
53' PRIVATE ROAD R/W (ELLERY ROAD)
25 MPH DESIGN SPEED
(SCALE: 1"=5')



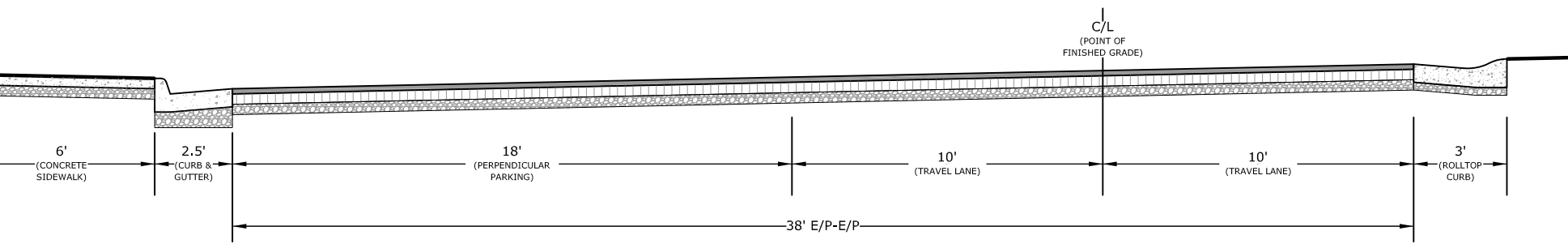
TYPICAL STREET SECTION 'E'
PRIVATE TRAVELWAY ACCESS EASEMENT (WALTER WAY)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



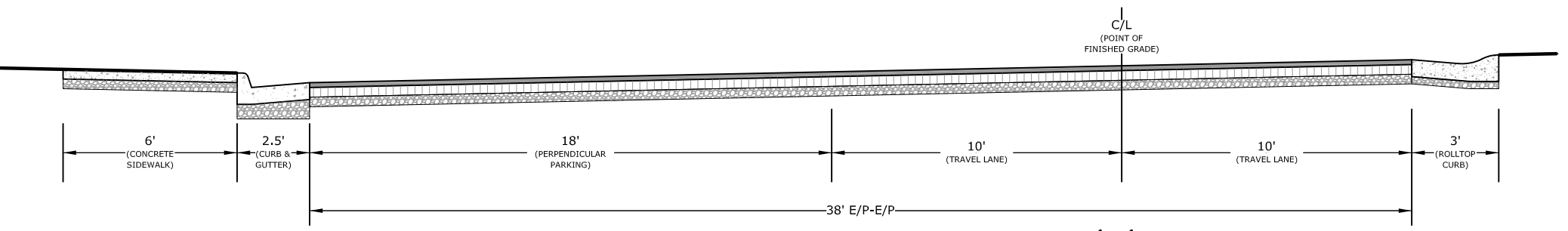
TYPICAL STREET SECTION 'F'
PRIVATE TRAVELWAY ACCESS EASEMENT (FELIX LANE)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



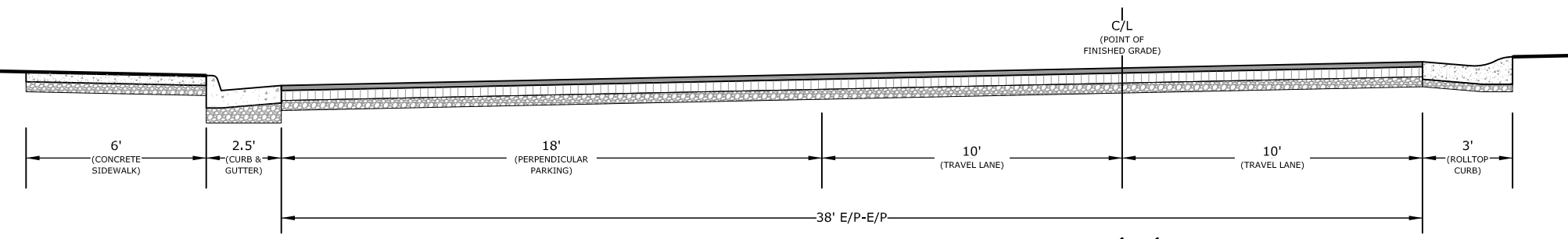
TYPICAL STREET SECTION 'G'
PRIVATE TRAVELWAY ACCESS EASEMENT (FELIX LANE/OPHELIA WAY)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



TYPICAL STREET SECTION 'H'
PRIVATE TRAVELWAY ACCESS EASEMENT (OPHELIA WAY)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



TYPICAL STREET SECTION 'I'
PRIVATE TRAVELWAY ACCESS EASEMENT (COLETTE COURT)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



TYPICAL STREET SECTION 'J'
PRIVATE TRAVELWAY ACCESS EASEMENT (WALTER WAY/BRAMWELL ROAD)
15 MPH DESIGN SPEED
(SCALE: 1"=5')



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL PLAN SUBMITTAL	8/29/25

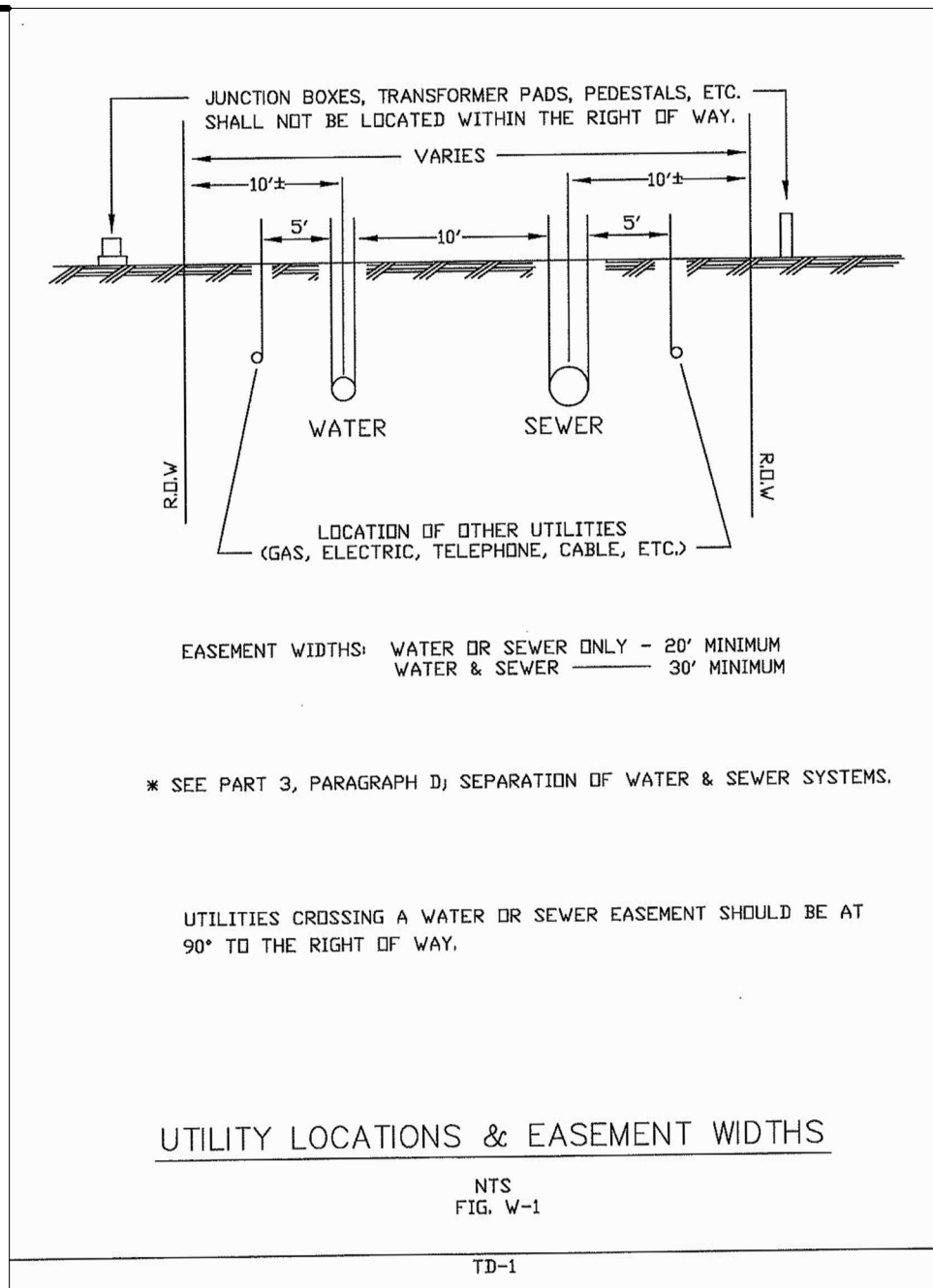
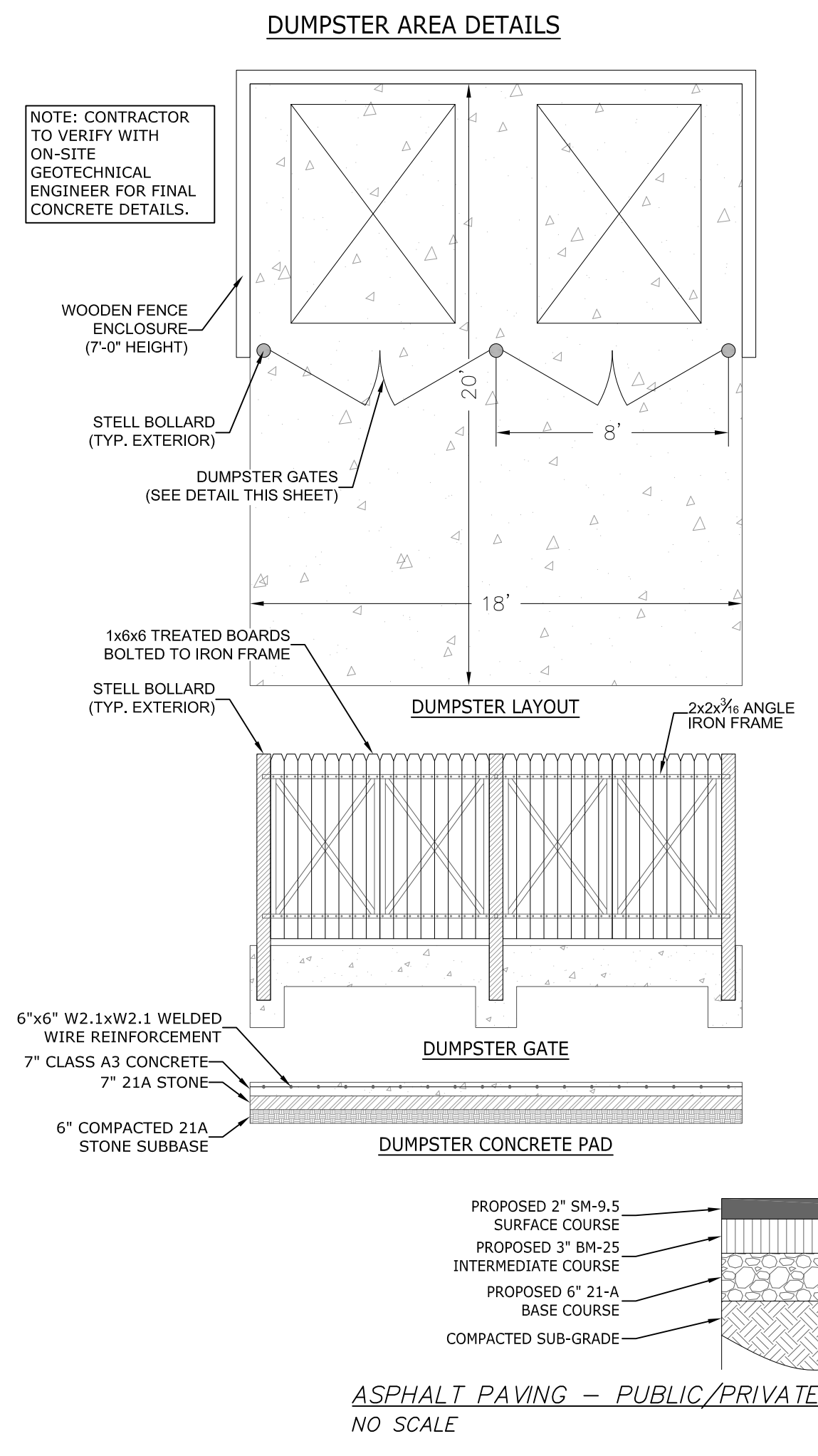
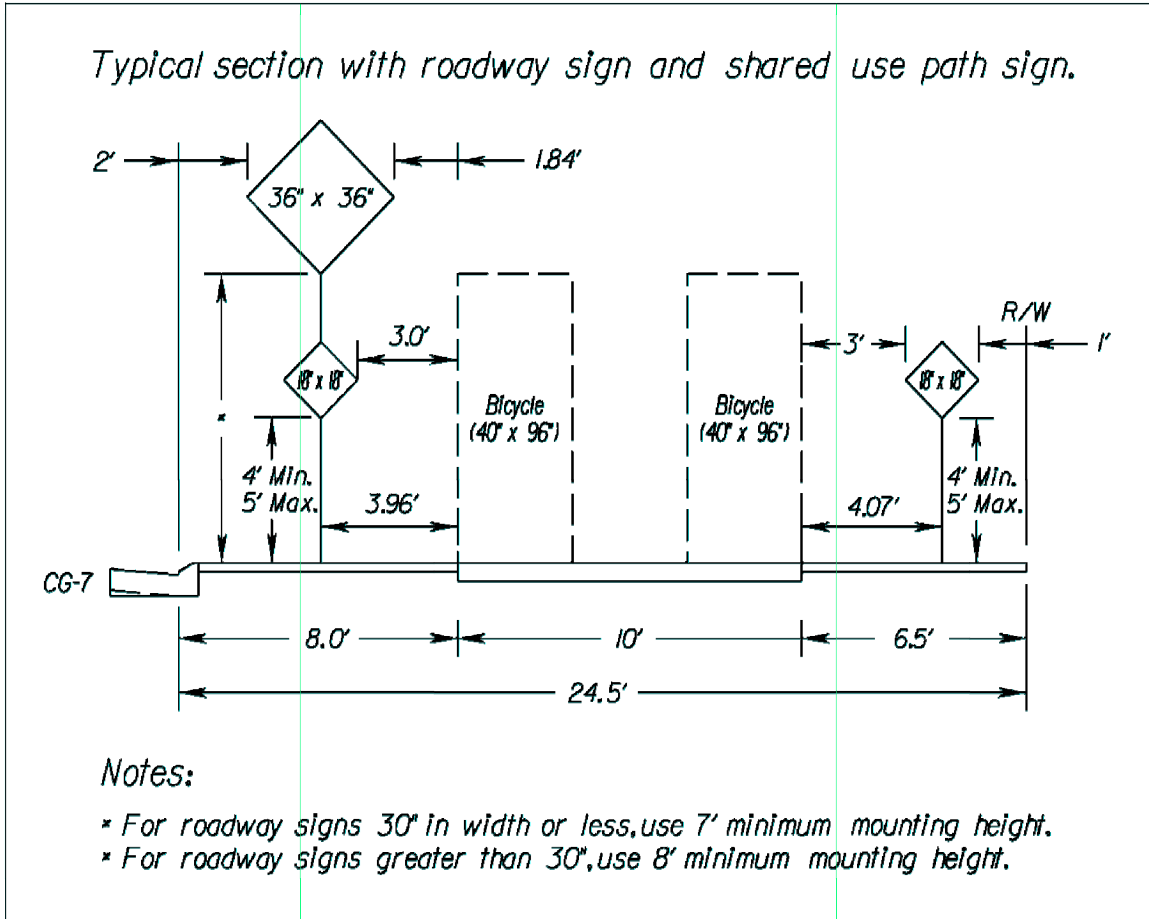
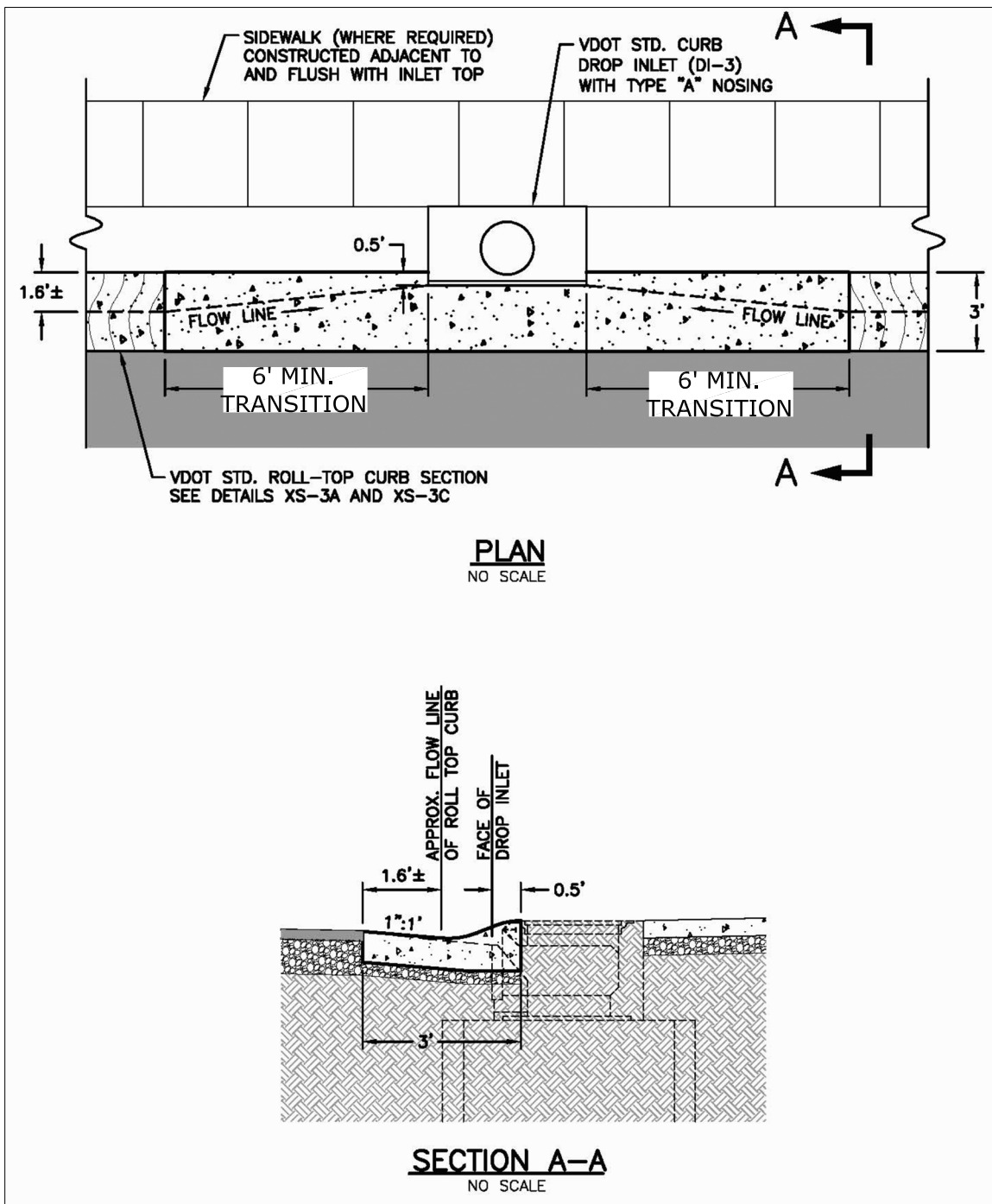
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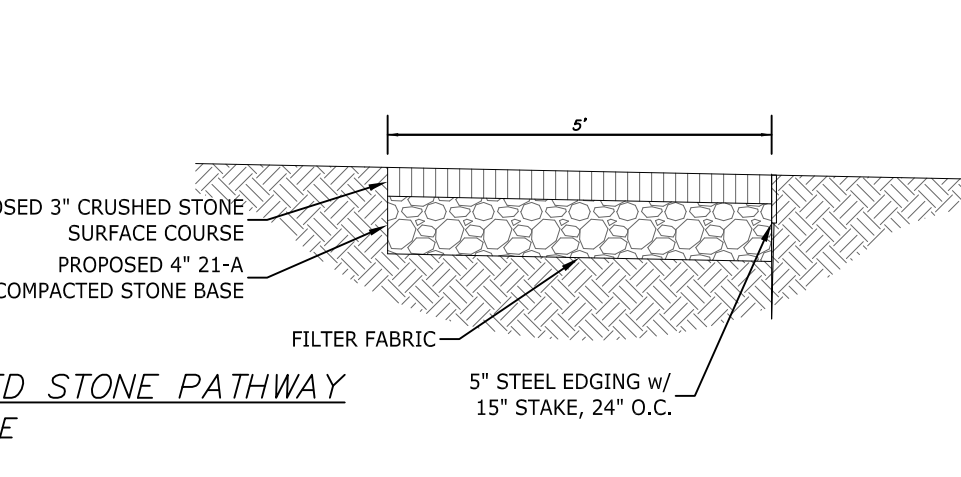
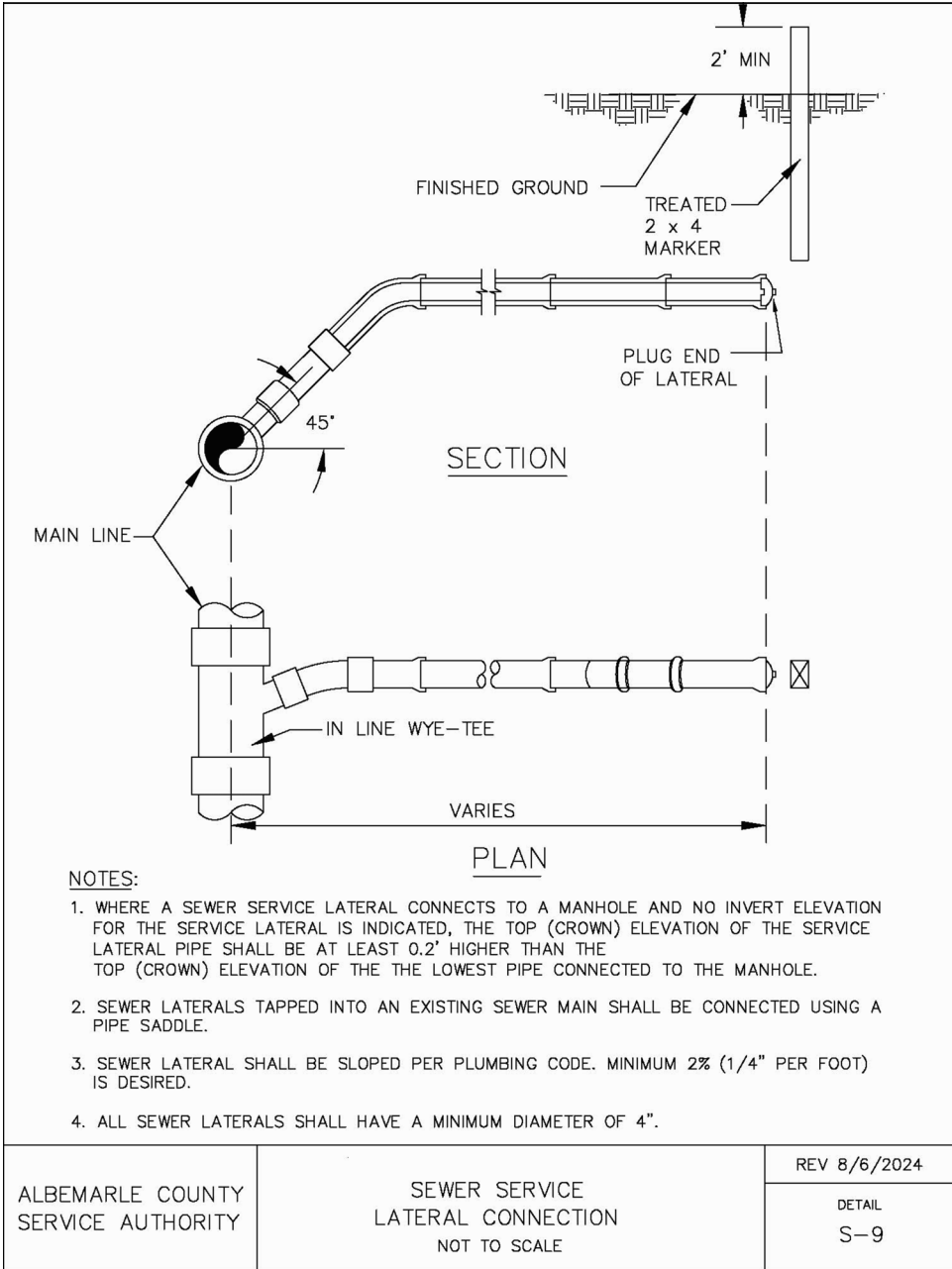
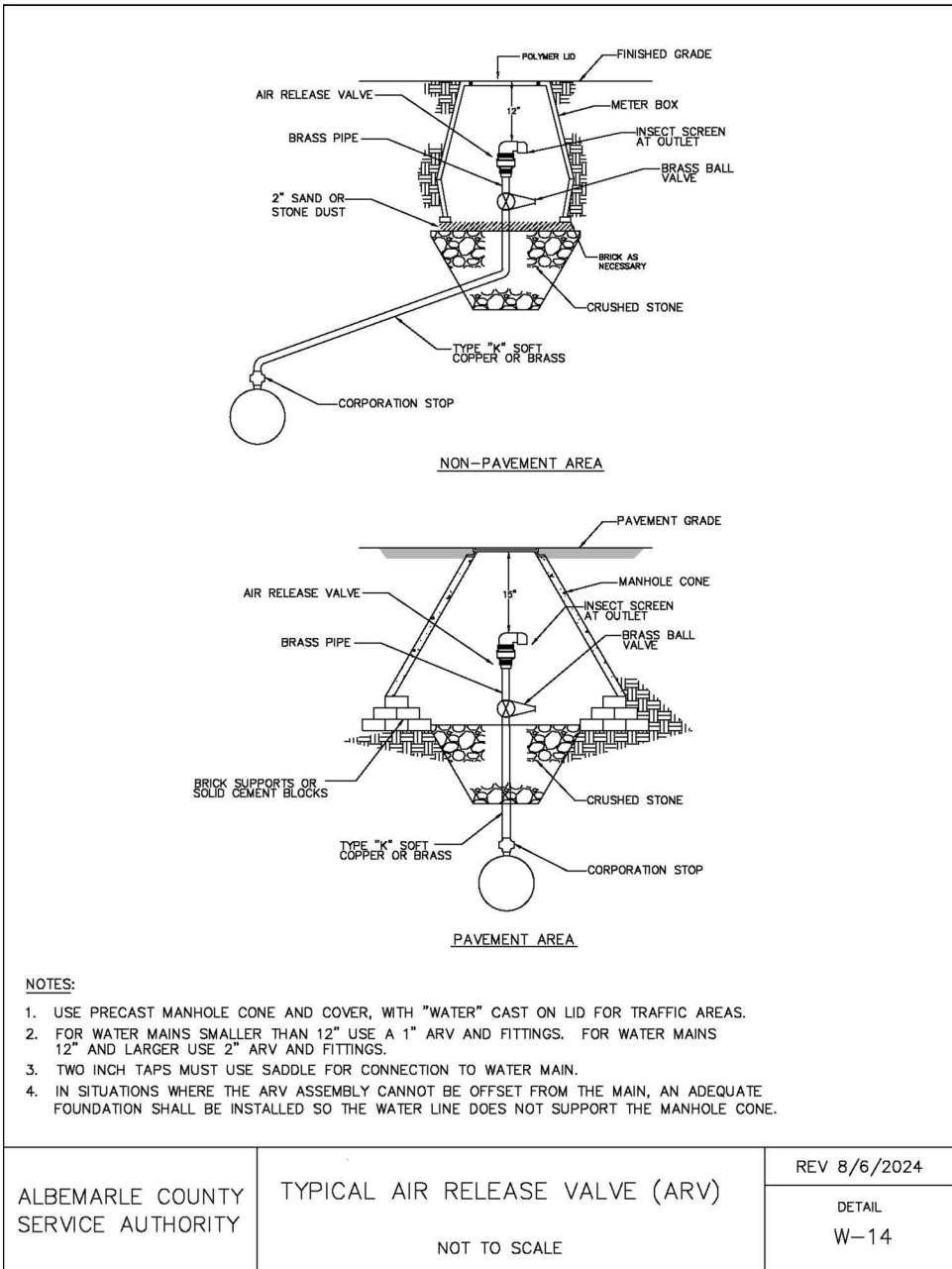
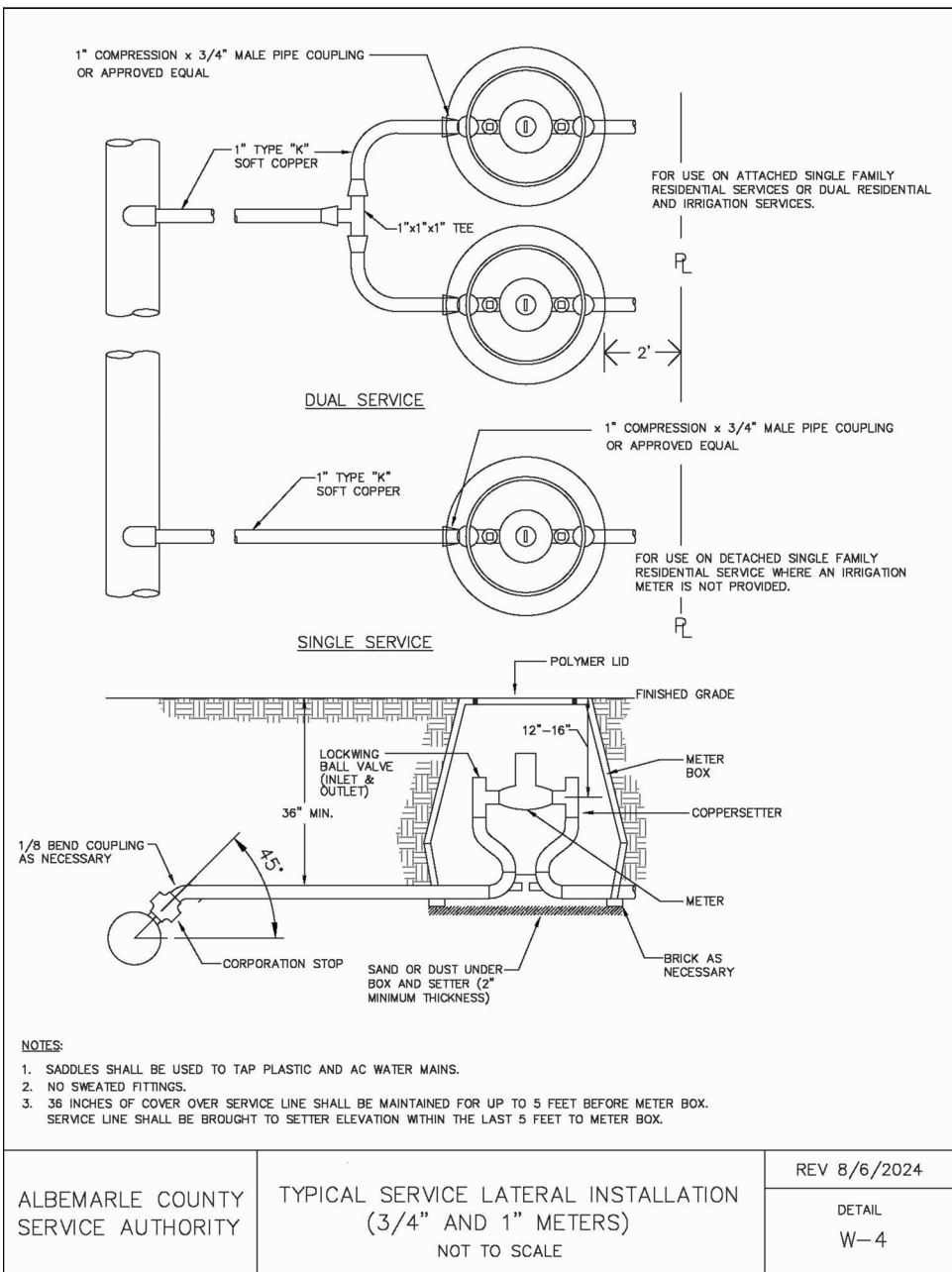
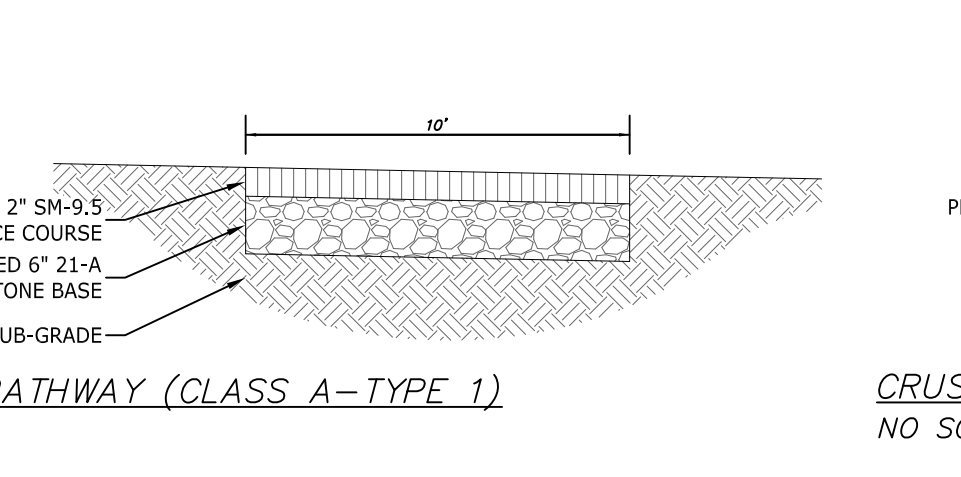
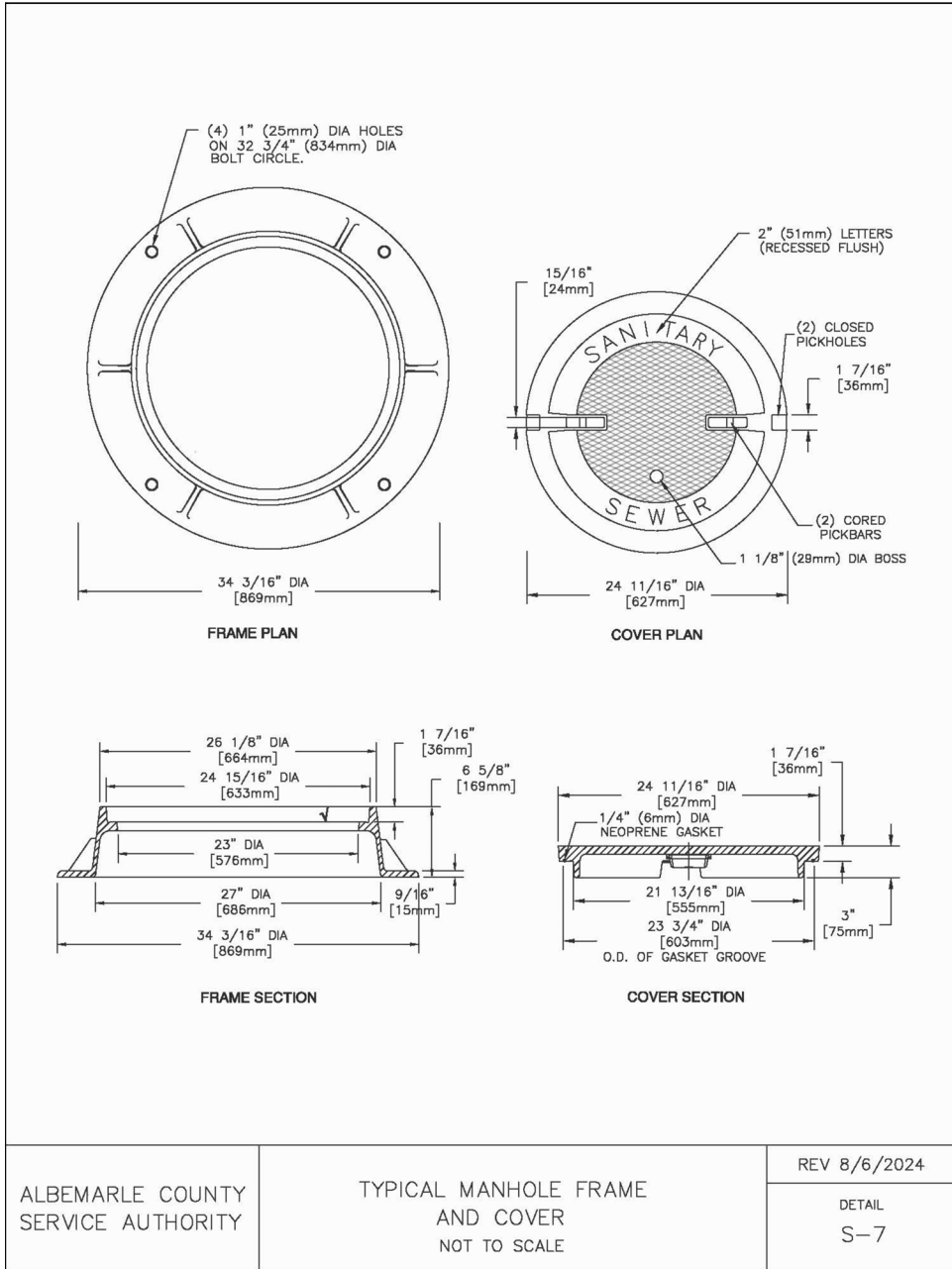
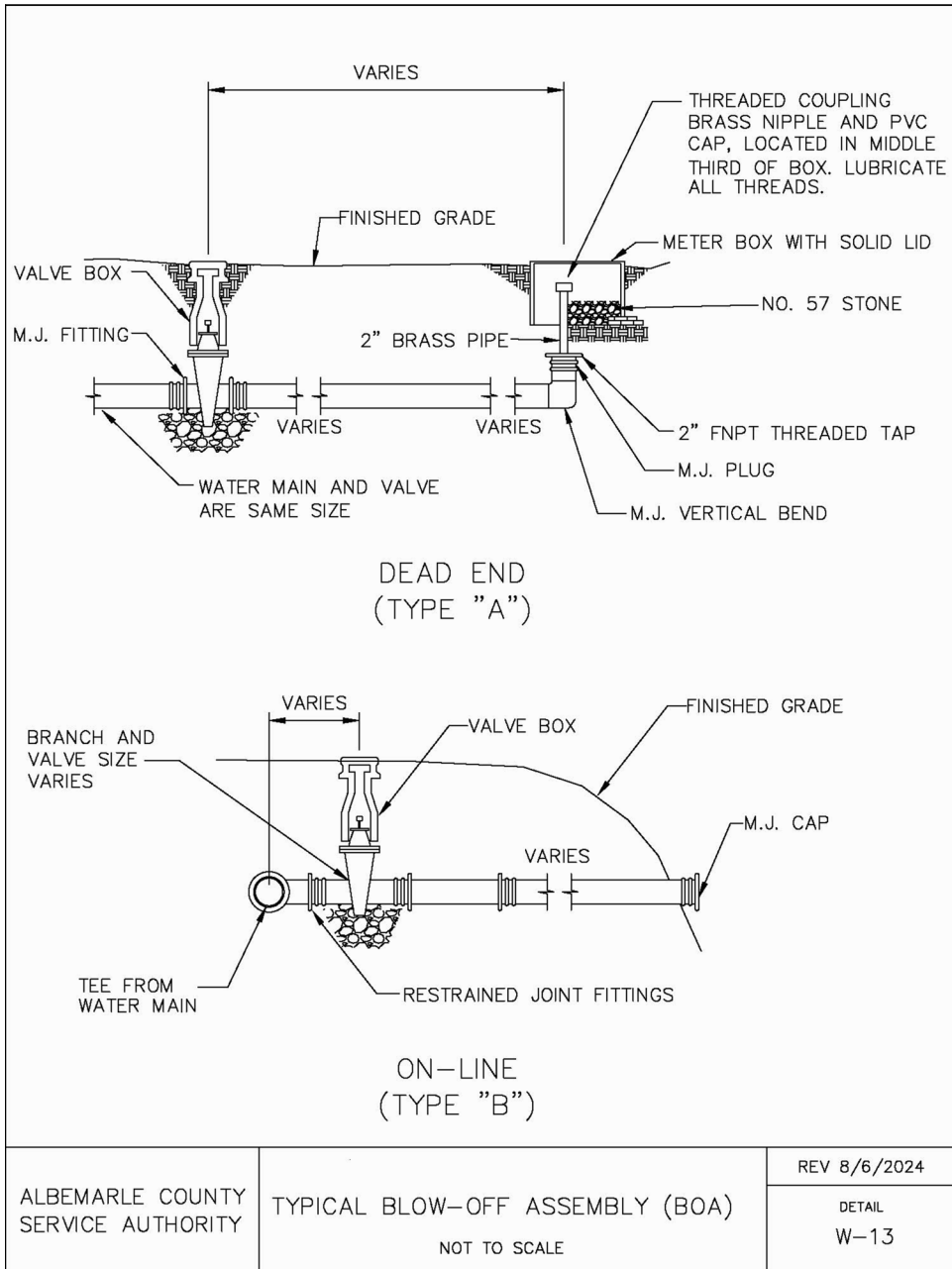
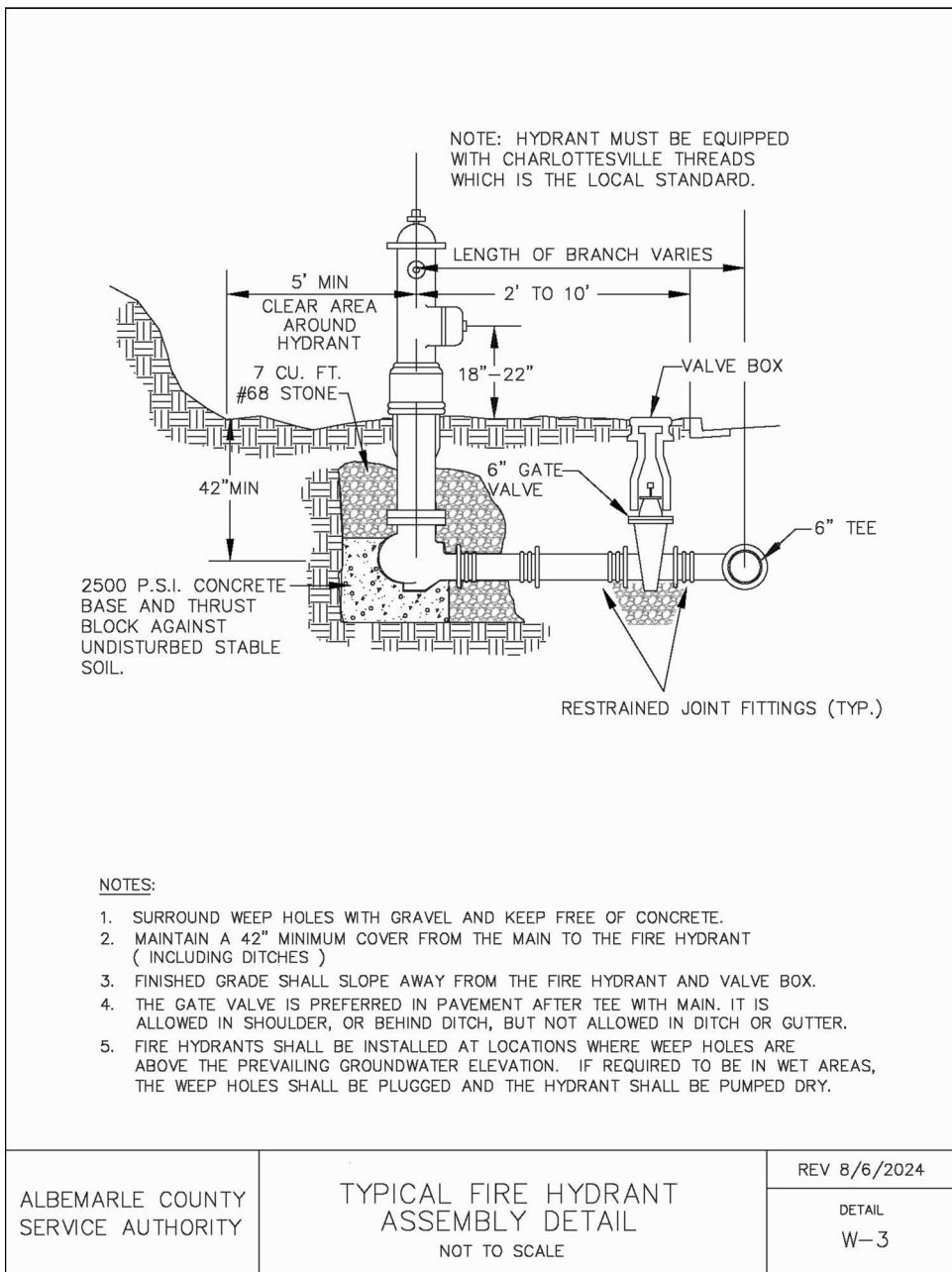
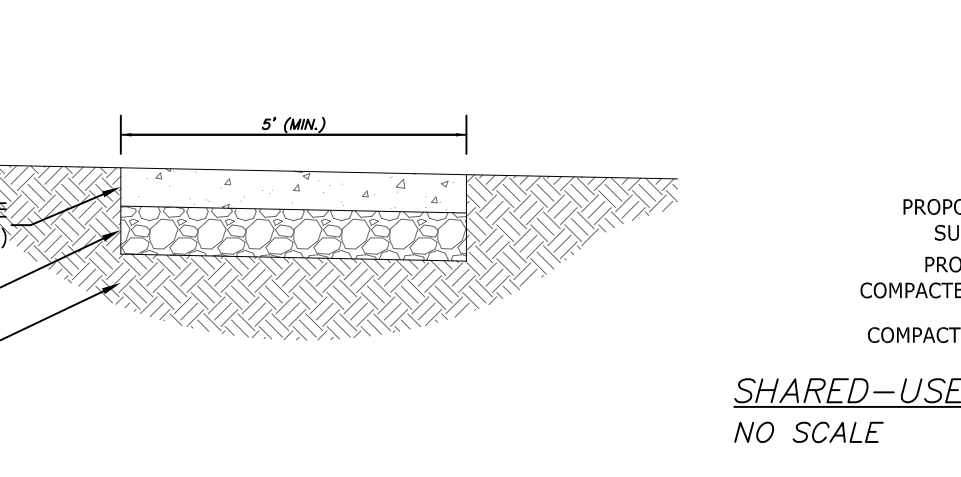
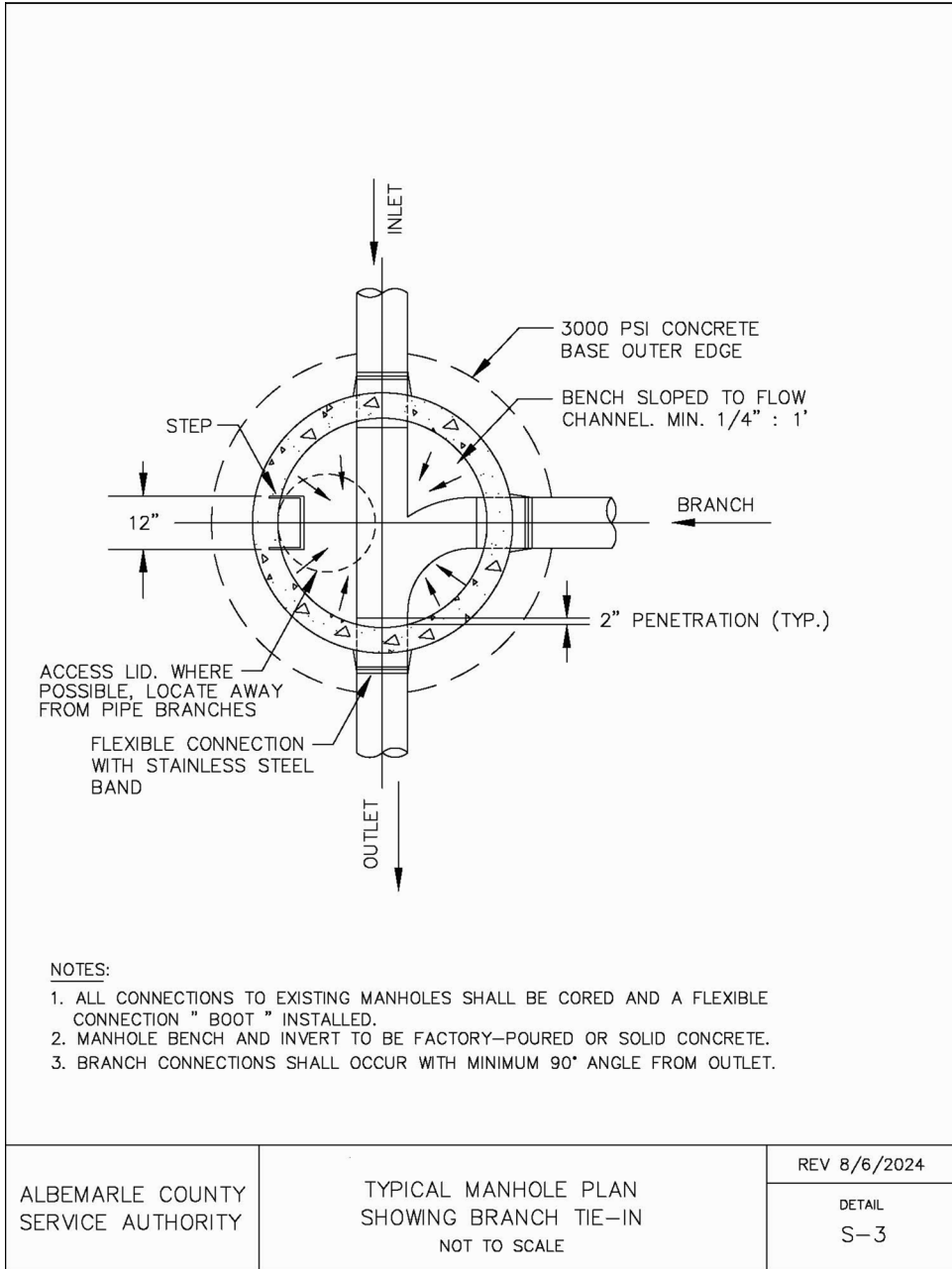
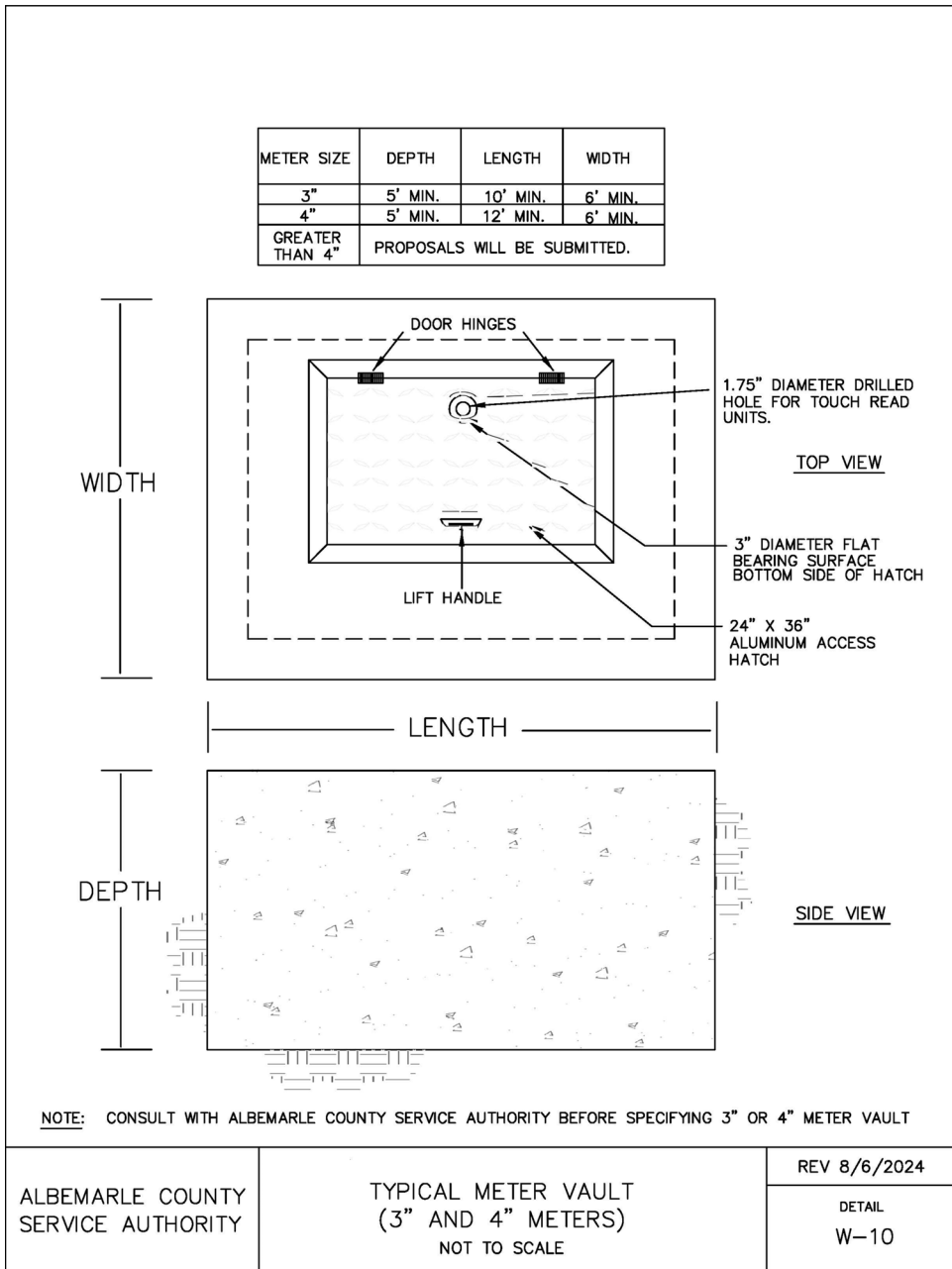
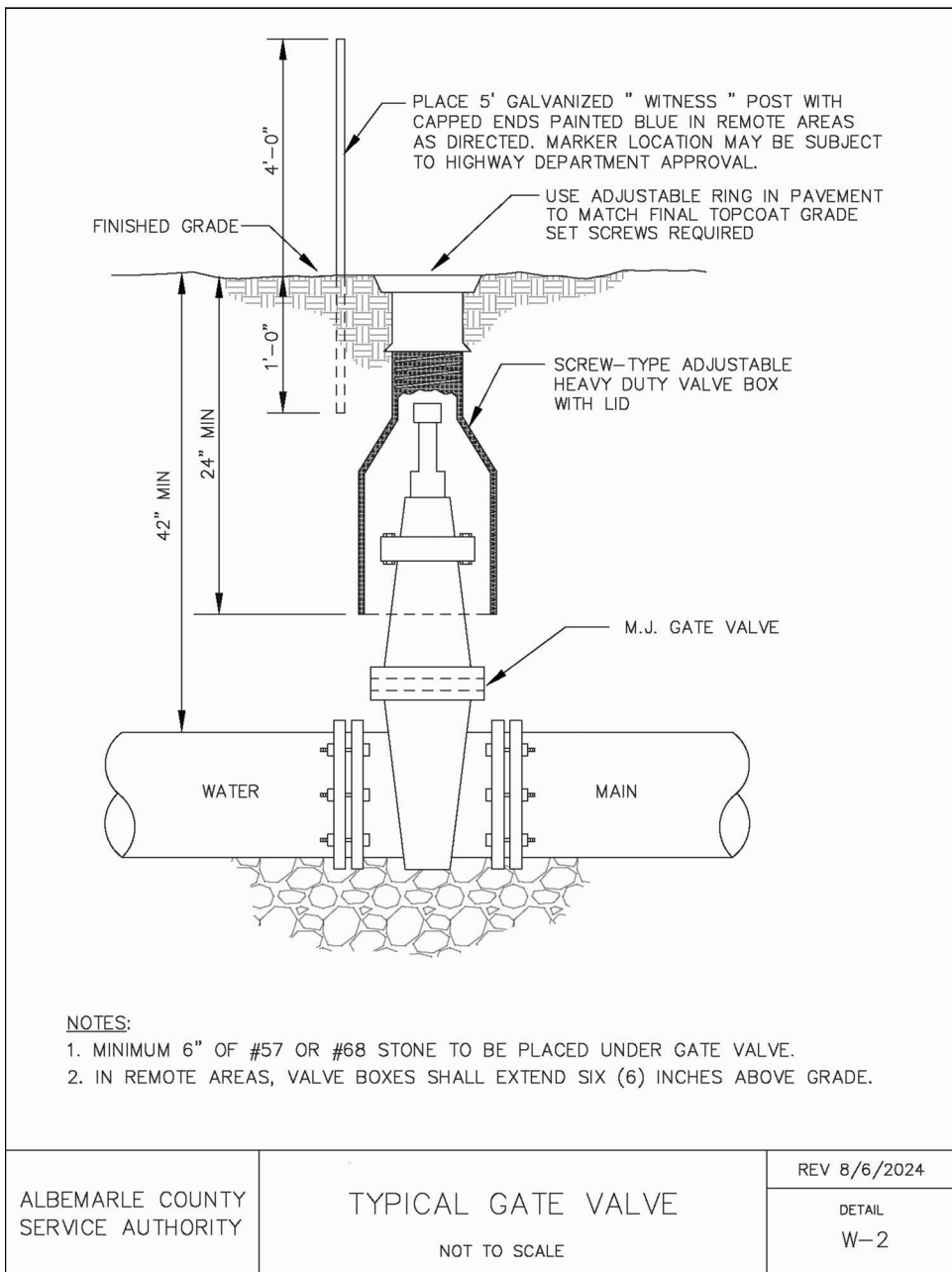
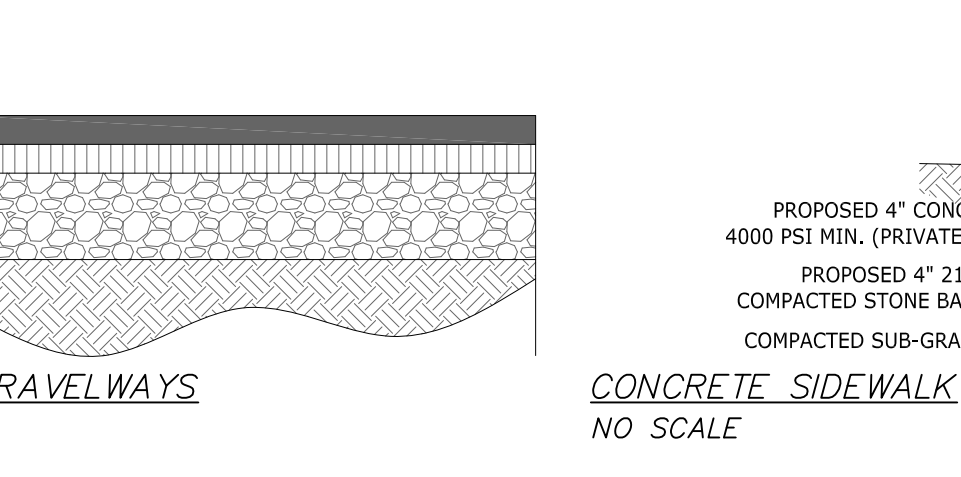
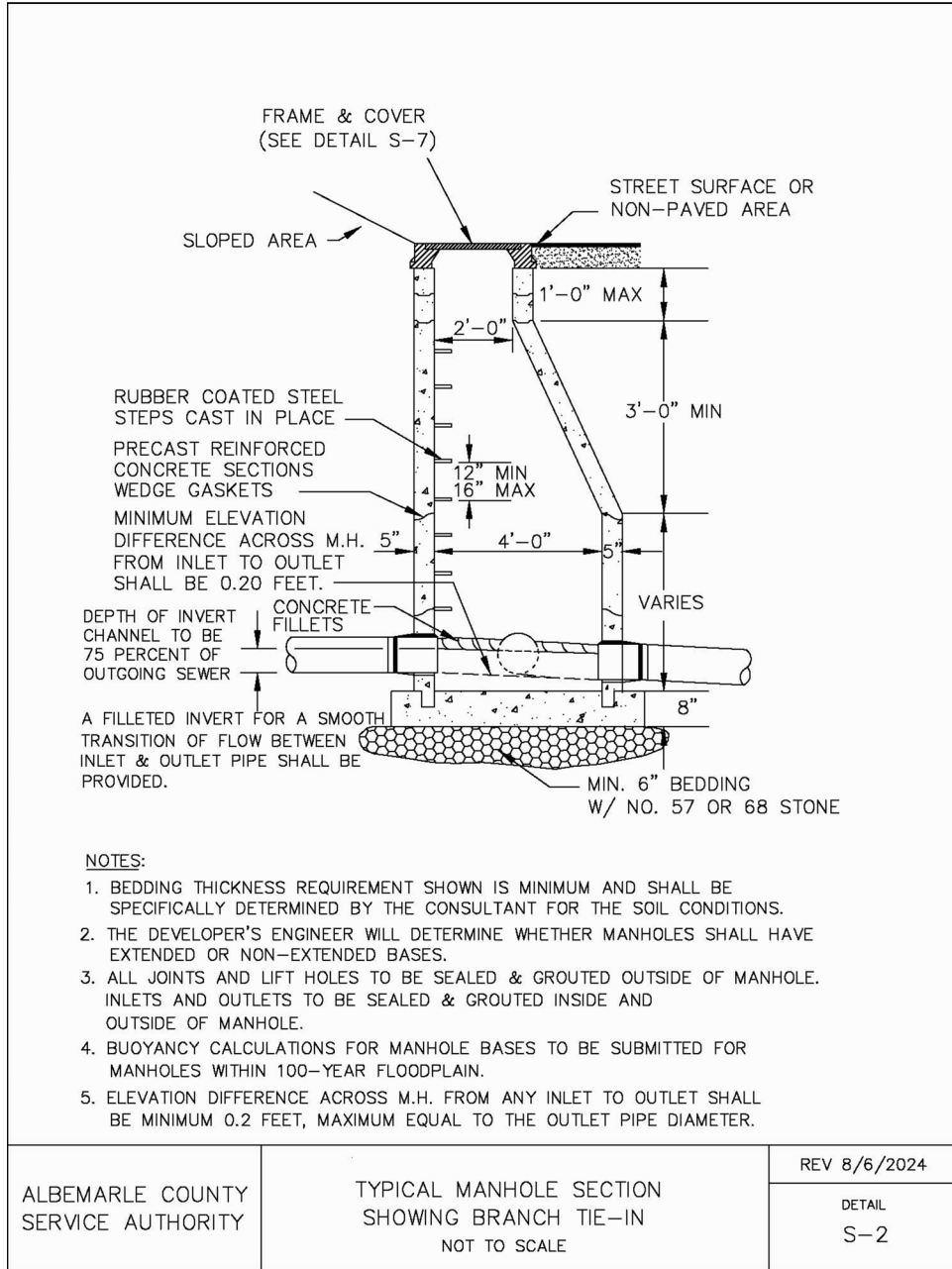
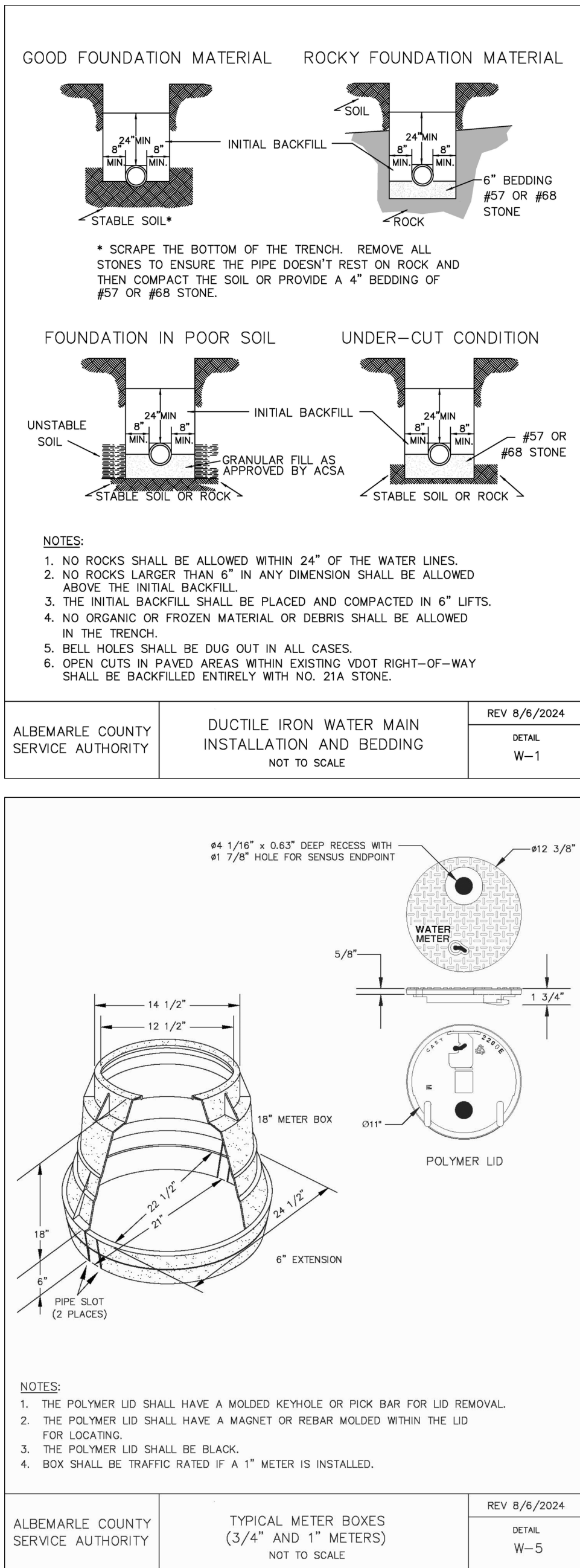
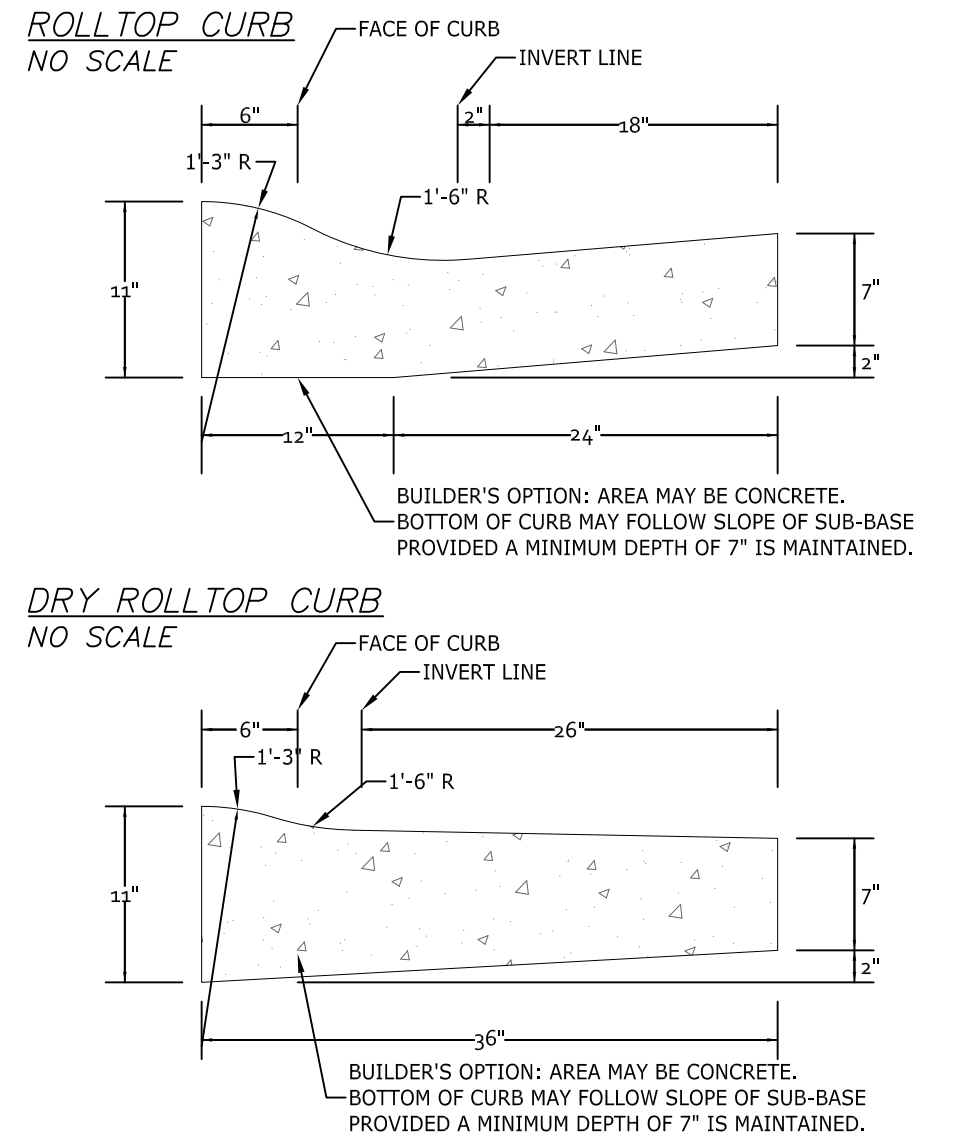
ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

NOTES & DETAILS

JOB NO.	232228
SCALE	AS SHOWN
SHEET NO.	11



- ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA)**
GENERAL WATER & SEWER CONDITIONS (September 14, 2021)
- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
 - THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
 - THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
 - DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
 - ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
 - ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
 - VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
 - TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
 - THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
 - THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
 - ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
 - PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.
 - A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.



SCOTT R. COLLINS
No. 35791
8/29/25
PROFESSIONAL ENGINEER

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL PLAN SUBMITTAL	8/29/25

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ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

NOTES & DETAILS

PROJECT

ARCHER NORTH PHASE II - INITIAL SITE PLAN & PRELIMINARY PLAT

SHEET

232228

SCALE

AS SHOWN

SHEET NO.

12