

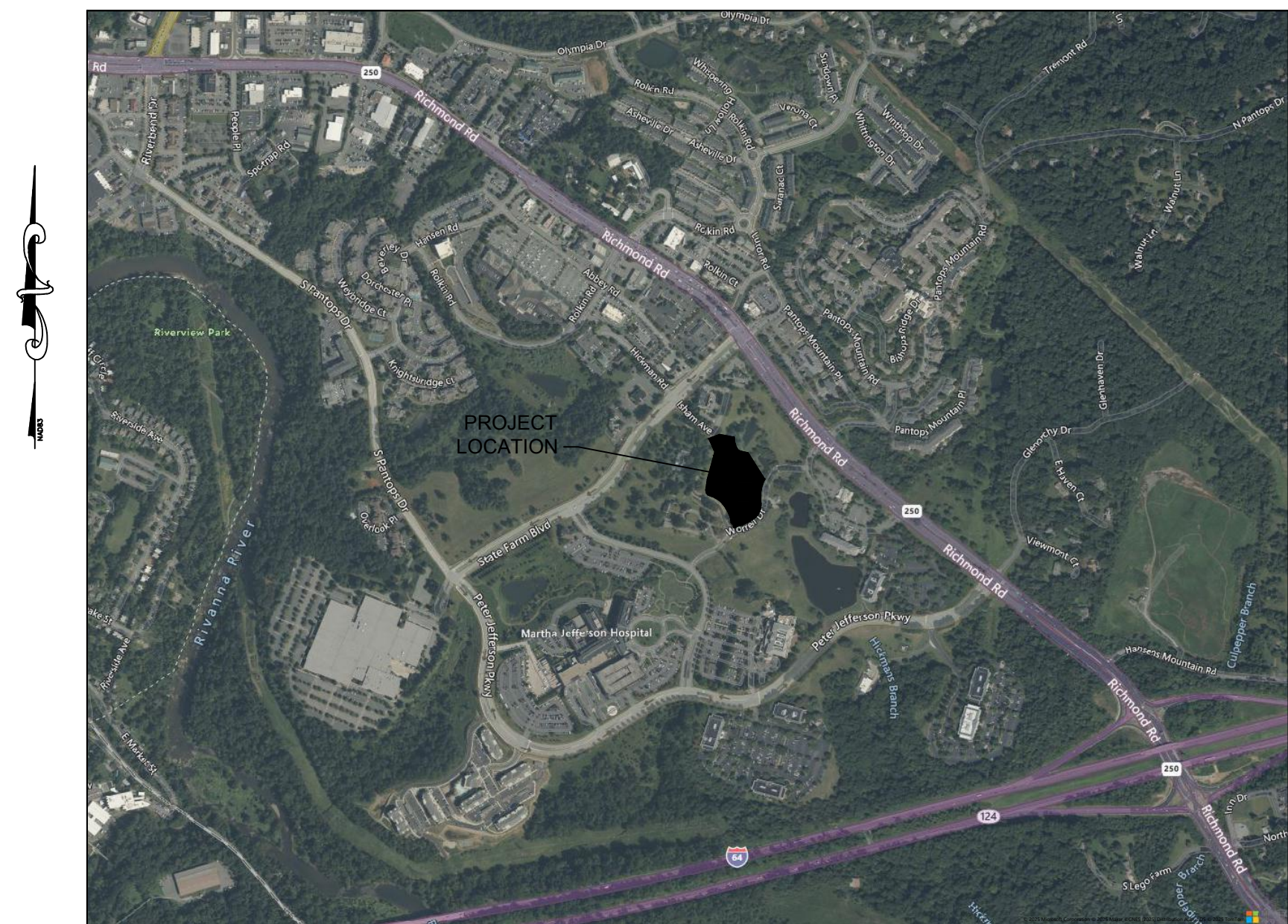
GASTRO HEALTH CLINIC

INITIAL SITE PLAN

SDP-2025-XXX

ALBEMARLE COUNTY, VIRGINIA
10/27/2025

SITE DATA:							
TAX MAP PARCEL AND OWNER INFO:	WORRELL LAND & DEVELOPMENT P O BOX 5386 CHARLOTTESVILLE VA, 22905						
PARCEL ID:	07800-00-00-020C8						
TOTAL SITE AREA:	3.94 ACRES						
LIMITS OF DISTURBANCE:	3.00 ACRES						
EXISTING IMPERVIOUS AREA:	0.00 ACRES						
PROPOSED IMPERVIOUS AREA:	1.56 ACRES						
SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:	LINCOLN SURVEYING 632 BERKMAR CIRCLE CHARLOTTESVILLE, VA 24901 (434) 974-1417 CONDUCTED:						
HORIZONTAL DATUM REFERENCE:	NAD83, VIRGINIA STATE GRID, SOUTH ZONE						
VERTICAL DATUM REFERENCE:	NAVD88						
UTILITIES:	WATER: ACSA; SANITARY SEWER: ACSA						
WATERSHED:	MIDDLE RIVANNA RIVER						
CURRENT USE:	VACANT						
PROPOSED USE:	HEALTHCARE FACILITY						
ZONING:	PLANNED DEVELOPMENT MIXED COMMERCIAL						
OVERLAY DISTRICT:	ENTRANCE CORRIDOR STEEP SLOPES - MANAGED						
MAGISTERIAL DISTRICT:	SCOTTSVILLE DISTRICT						
SETBACKS:	<table> <tr> <td>FRONT:</td><td>10' MINIMUM, 30' MAXIMUM</td></tr> <tr> <td>SIDE:</td><td>PER BUILDING CODE</td></tr> <tr> <td>REAR:</td><td>PER BUILDING CODE</td></tr> </table>	FRONT:	10' MINIMUM, 30' MAXIMUM	SIDE:	PER BUILDING CODE	REAR:	PER BUILDING CODE
FRONT:	10' MINIMUM, 30' MAXIMUM						
SIDE:	PER BUILDING CODE						
REAR:	PER BUILDING CODE						
PROPOSED SQUARE FOOTAGE:	20,000 SF						
PROPOSED BUILDING HEIGHT:	29 FT						
PROPOSED PARKING SPACES:	80 SPACES						
PARKING REQUIRED:	ONE SPACE PER 250 SF GROSS AREA = 80 SPACES						
REQUIRED ADA SPACES:	4 SPACES						
PROVIDED ADA SPACES:	6 SPACES						
WETLANDS: THERE ARE NO WETLAND IMPACTS PROPOSED WITH THIS PROJECT.							
FLOODPLAIN: THIS PROPERTY IS NOT LOCATED WITHIN ANY IDENTIFIED FLOODPLAIN.							
STEEP SLOPES: THERE ARE MANAGED AND PRESERVED STEEP SLOPES LOCATED WITHIN THE PARCEL AS SHOWN ON SHEET C1.0 AND C5.0.							



VICINITY MAP

SCALE: 1" = 1,000'

OWNER:

WORRELL LAND & DEVELOPMENT
PO BOX 5386
CHARLOTTESVILLE, VA 22905

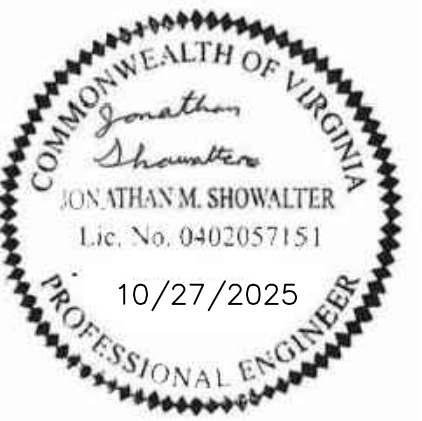
ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
434-327-1681
JONATHAN.SHOWALTER@TIMMONS.COM

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C2.0	DEMOLITION PLAN
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L4.0	LIGHTING PLAN

TOTAL: 14 SHEETS

<u>SIGNATURE PANEL:</u>	
	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNING & ZONING	
ENGINEERING	
INSPECTIONS	
ARCHITECTURAL REVIEW BOARD	
DEPARTMENT OF FIRE AND RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.



<i>A. FLINT</i>
DESIGNED BY
<i>S. KIRBY</i>
CHECKED BY
<i>J. SHOWALTER</i>
SCALE
N/A

TIMMONS GROUP

GASPRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA
COVER

JOB NO.
72357

SHEET NO.
C0.0

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GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
- LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
- VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC. PRIOR TO CONSTRUCTION.
- UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
- ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROOVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
- IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
- ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
- ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
- DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTRACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
- CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES.
- THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
- VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
- VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
- A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
- THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
- THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
- A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
- ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
- CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
- APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR THE ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY.
- GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
- ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
- WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 2'0" TRANSITION ON EACH SIDE OF THE INLET. (N/A)
- CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
- ALL NEW MATERIALS ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2021 UNIFORM STATEWIDE BUILDING CODE, 2021 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-17.
- THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
- HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
- ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY.
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY, WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
- ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- 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 (IBID) 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.
- CONTACT ACSA 3 DAYS PRIOR TO ESTABLISHING A CONNECTION TO THE ACSA WATER MAIN.

ALBEMARLE COUNTY ENGINEERING 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.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST 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 ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNER, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
- 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.
- ALL WATER LINES, SEWER LINES, STORM DRAINS, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE LOCATED ON PRIVATE PROPERTY MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

- BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

CONSTRUCTION RECORD DRAWINGS NOTES

- CONTRACTOR SHALL PROVIDE ALL INFORMATION REQUIRED FOR CONSTRUCTION RECORD DRAWINGS:

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

- ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
- PIPE AND RISER JOINTS ARE TO BE WATER-TIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
- FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES, CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

ALBEMARLE COUNTY FIRE PREVENTION NOTES

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

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE EROSION OR WASH AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
- ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
- BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
- ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
- BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
- BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, IN ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
- THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
- TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/1000SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000 LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180 LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80 LBS/1000SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
- THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WITHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204C.)
- PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING FOURTEEN (14) CALENDAR DAYS. STABILIZATION MUST BE COMPLETED WITHIN THE PERIOD OF TIME DETERMINED BY THE ADMINISTRATOR. IN ARID, SEMIARID, AND DROUGHT-STRIKEN AREAS WHERE INITIATING VEGETATIVE STABILIZATION MEASURES IMMEDIATELY IS IN INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE IMPOSED AS SPECIFIED BY THE ADMINISTRATOR. (WATER PROTECTION ORDINANCE SECTION 17 - 405.6.h)

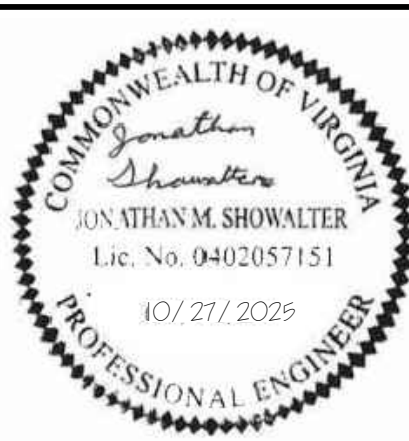
ACSA GENERAL WATER AND SEWER CONDITIONS:

- 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 DEAD END 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.
- THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- 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.

VDOT CHARLOTTESVILLE RESIDENCY GENERAL NOTES AND DETAILS

- ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, ROAD AND BRIDGE STANDARDS AND VIRGINIA WORK AREA PROTECTION MANUAL.
- LAND USE PERMITS (LUP) SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT-OF-WAY (INCLUDING ACCESS).
- VDOT REQUIRES NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES. PLEASE CONTACT THE APPROPRIATE PERMIT OFFICE IN WHICH YOUR PROPOSED ACTIVITIES ARE TO OCCUR.
- APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT-OF-WAY.
- WORK ZONES - REQUESTS FOR THE IMPLEMENTATION OF TEMPORARY LANE AND SHOULDER CLOSURES ON INTERSTATE, LIMITED ACCESS PRIMARY ROUTES, AND HIGH VOLUME SECONDARY ROUTES MUST BE ENTERED INTO THE VDOT LANE CLOSURE ADVISORY MANAGEMENT SYSTEM (LCAMS) BY 12:00 PM ON THURSDAY THE WEEK BEFORE THE WORK IS TO TAKE PLACE FOR APPROVAL. CONTACT THE WORK ZONE COORDINATOR AT 540-717-4121 FOR QUESTIONS AND ASSISTANCE. ALL LANE/SHOULDER CLOSURES REQUIRING LCAMS APPROVAL SHALL BE ENTERED INTO VA TRAFFIC. LANE/SHOULDER CLOSURES ON PRIMARY AND MAJOR SECONDARY ROUTES MUST ALSO BE ENTERED IN VA TRAFFIC. MAJOR SECONDARY ROUTES ARE DEFINED AS THOSE LISTED IN THE RICHMOND DISTRICT RECOMMENDED WORK HOURS DOCUMENT. JUST PRIOR TO THE FIRST CONE GOING DOWN, USERS MUST CONTACT THE TOC AT 540-332-9500 TO ACTIVATE THE WORK ZONE AND WHEN THE LAST CONE HAS BEEN PICKED UP TO DEACTIVATE THE WORK ZONE.
- PERMITTEE MUST NOTIFY VIRGINIA DEPARTMENT OF TRANSPORTATION TOC WHEN THERE IS A CRASH IN A WORK ZONE AT 540-332-9500 PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONSULT THE DEVELOPER'S ENGINEERING CONSULTANT AND VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE DEVELOPER'S ENGINEERING CONSULTANT IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" AT 811. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.
- THE PERMITTEE OR THEIR AGENT MUST CONTACT THE VDOT CUSTOMER SERVICE CENTER AT 1-800-367-7623 A MINIMUM OF 48 HOURS PRIOR TO INITIATING ANY PLANNED EXCAVATION WITHIN 1,000 FEET OF A SIGNALIZED INTERSECTION AND/OR NEAR VDOT ITS INFRASTRUCTURE EXCAVATION MAY PROCEED ONLY AFTER THE VDOT REGIONAL UTILITY LOCATION AGENT HAS NOTIFIED THE PERMITTEE THAT THE UTILITY MARKING HAS BEEN COMPLETED. ADDITIONAL INFORMATION CAN BE FOUND AT: HTTP://WWW.VIRGINIAVDOT.ORG/BUSINESS/RESOURCES/IIIM/TE-383_REQUEST_FOR_MARKING_VDOT_UTILITY_LOCATION.PDF "MISS UTILITY" DOES NOT LOCATE VDOT UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OF PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION.
- DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RE-SUBMITTED TO VDOT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION ALONG WITH DRAINAGE CALCULATIONS WHEN APPROPRIATE.
- VDOT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.
- VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION HAS NOT STARTED.
- PRELIMINARY DESIGN OF THE PAVEMENT STRUCTURE FOR ALL SUBDIVISION STREETS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA. THE COMPLETED DESIGN WORKSHEET APPENDIX IV SHALL BE INCLUDED WITH THE INITIAL PLAN SUBMITTAL FOR EACH PROPOSED PAVEMENT SECTION UTILIZING THE PREDICTED SOIL SURVEY VALUE SHOWN IN APPENDIX I OF THE PAVEMENT DESIGN GUIDE OR AS REPORTED IN A GEOTECHNICAL ANALYSIS OF THE ON-SITE SOILS.
- A COPY OF THE COMPLETE CBR REPORT SHALL BE SUBMITTED TO VDOT IN CONJUNCTION WITH FINAL PAVEMENT DESIGNS. ALL PAVEMENT DESIGN RECOMMENDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.
- ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
- UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE DEVELOPER OR HIS DESIGNEE, WHICH MAY BE THE CONTRACTOR, SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER AND NOTIFY VDOT. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS.
- THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS SHALL BE DETERMINED AT TIME OF SUBGRADE INSPECTION. VIDEO INSPECTION OF ACCESSIBLE OUTLET LOCATIONS, MAINLINE LONGITUDINAL CONNECTIONS, AND LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS, CROSS DRAINS, EDGE DRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 501 OF THE ROAD AND BRIDGE SPECIFICATIONS AND VIRGINIA TEST METHOD 108 - POST INSTALLATION INSPECTION OF UNDERDRAINS, CROSSDRAINS, AND EDGE DRAINS.
- VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S). CONTACT VDOT FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S).
- THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
- VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY ASPHALT CONCRETE SURFACE COURSE(S). CONTACT VDOT FOR INSPECTION OF THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
- A LICENSED GEOTECHNICAL ENGINEER OR HIS DESIGNEE SHALL ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR PAVEMENT STRUCTURES TO STATE ACCEPTANCE.
- VDOT SHALL BE PROVIDED DOCUMENTATION BY A LICENSED GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE OF THE STREET. CORES ARE TO BE OBTAINED VERIFYING PAVEMENT THICKNESS UNLESS OTHERWISE DIRECTED BY VDOT. THE PERMIT INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO THE CORE SAMPLES BEING TAKEN.
- ALL STORM SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL, ROAD AND BRIDGE STANDARDS, AND LIMS.
- ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP IS REQUIRED ON ALL UNITS.
- ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI) UNLESS OTHERWISE SPECIFIED.
- ALL SIDEWALK PATCHES SHOWN AS PAVED ON PLANS ARE TO BE PAVED IN ACCORDANCE WITH THE STANDARD TYPICAL SECTION AS SHOWN ON THE PLANS. ANY ADDITIONAL PAVING OF THE DITCHES, OTHER THAN THOSE SHOWN ON THE ROAD PLANS WILL BE DETERMINED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.
- ROAD & BRIDGE SPECIFICATIONS SECTION 302, DRAINAGE STRUCTURES ADDRESSES POST INSTALLATION VISUAL/VIDEO CAMERA INSPECTION OF STORM SEWER PIPES AND PIPE CULVERTS. INSPECTION FREQUENCY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR AS NECESSITATED BY THE ENGINEER. VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD (VTM) 123, POST INSTALLATION INSPECTION OF BURIED STORM SEWER PIPE AND PIPE CULVERTS.
- A CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING OR HOME CONSTRUCTION ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.
- ALL ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA:
 - ALL DRIVEWAY ENTRANCES AND ENTRANCE CULVERTS SHALL CONFORM TO PE-1 PRIVATE ENTRANCE STANDARDS UNLESS OTHERWISE APPROVED BY VDOT. NO ENTRANCE CULVERTS ARE TO BE INSTALLED WITHIN FIVE (5) FEET OF A PROPERTY CORNER.
 - VDOT STANDARD CG-9D ENTRANCES SHALL BE USED WHEN AN ENTRANCE IS REQUIRED IN CURB AND GUTTER NEIGHBORHOODS UNLESS OTHERWISE APPROVED BY VDOT.
- DRY GUTTER IS NOT ALLOWED IN VDOT RIGHT OF WAY EXCEPT AS SHOWN ON VDOT'S ENTRANCE STANDARD DETAILS.
- THE DEVELOPER SHALL FURNISH AND INSTALL STOP SIGNS AND STOP BARS AT STREET INTERSECTIONS AND ALL REGULATORY SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS MUST BE INSTALLED ON VDOT STANDARD STP-1 SIGN POSTS.
- INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTING SHALL BE PROVIDED BY AND AT THE SOLE EXPENSE OF OTHERS. VDOT WILL ALLOW LIGHTING WITHIN THE RIGHT OF WAY BY LAND USE PERMIT (LUP) ONLY. LIGHTING ON CURB SECTIONS SHALL BE PLACED BEHIND THE CURB AND PREFERABLY BEHIND THE SIDEWALK. FOR SHOULDER SECTIONS, THE POLE SHALL BE PLACED A MINIMUM OF 10' FROM EDGE OF PAVEMENT AND BEHIND THE DITCH LINE. ALL LIGHTING PROPOSED WITHIN THE RIGHT OF WAY MUST BE DESIGNED IN ACCORDANCE WITH THE AASHTO GUIDE FOR ROADWAY LIGHTING AND SHALL MEET THE CURRENT ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) STANDARDS.
- TRAFFIC SIGNALS REQUIRE AN INDIVIDUAL LAND USE PERMIT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS. DESIGN PLANS MUST BE PREPARED AND SUBMITTED TO VDOT BY A LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL. THIS INCLUDES THE FOUNDATION DESIGN AND ANY EQUIPMENT ASSOCIATED WITH THE COMPLETED TRAFFIC SIGNAL. ALL EQUIPMENT MUST BE APPROVED BY VDOT. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATING ANY SIGNAL STRUCTURAL COMPONENTS.
- SOIL STABILIZATION IS REQUIRED WITHIN 7 DAYS FOR ALL AREAS WHERE CLEARING, GRADING, EXCAVATION OR OTHER LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WHERE LAND DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED FOR AN ANTICIPATED DURATION OF GREATER THAN 7 DAYS, OR UPON COMPLETION OF GRADING OPERATIONS FOR A SPECIFIED AREA. SOIL STABILIZATION SHALL BEGIN AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE SEVEN DAYS FOLLOWING THE DAY WHEN LAND DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASED.
- NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHT OF WAYS, OR ON RIGHT OF WAYS INTENDED TO BE MAINTAINED BY VDOT UNLESS SAID STRUCTURES ARE SHOWN ON CONSTRUCTION PLANS APPROVED BY VDOT OR SUCH STRUCTURES ARE COVERED BY A VDOT LUP (OR BY A LETTER OF INTENT FROM THE RESIDENT ADMINISTRATOR/RESIDENT ENGINEER TO ISSUE SAID PERMIT AT THE TIME OF STATE ACCEPTANCE).
- VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.

NOTE: ANY CHANGES TO THIS DOCUMENT AFTER BIDDING THAT ARE REQUIRED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT SHALL APPLY.



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DRAWN BY	A. FLINT
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	N/A

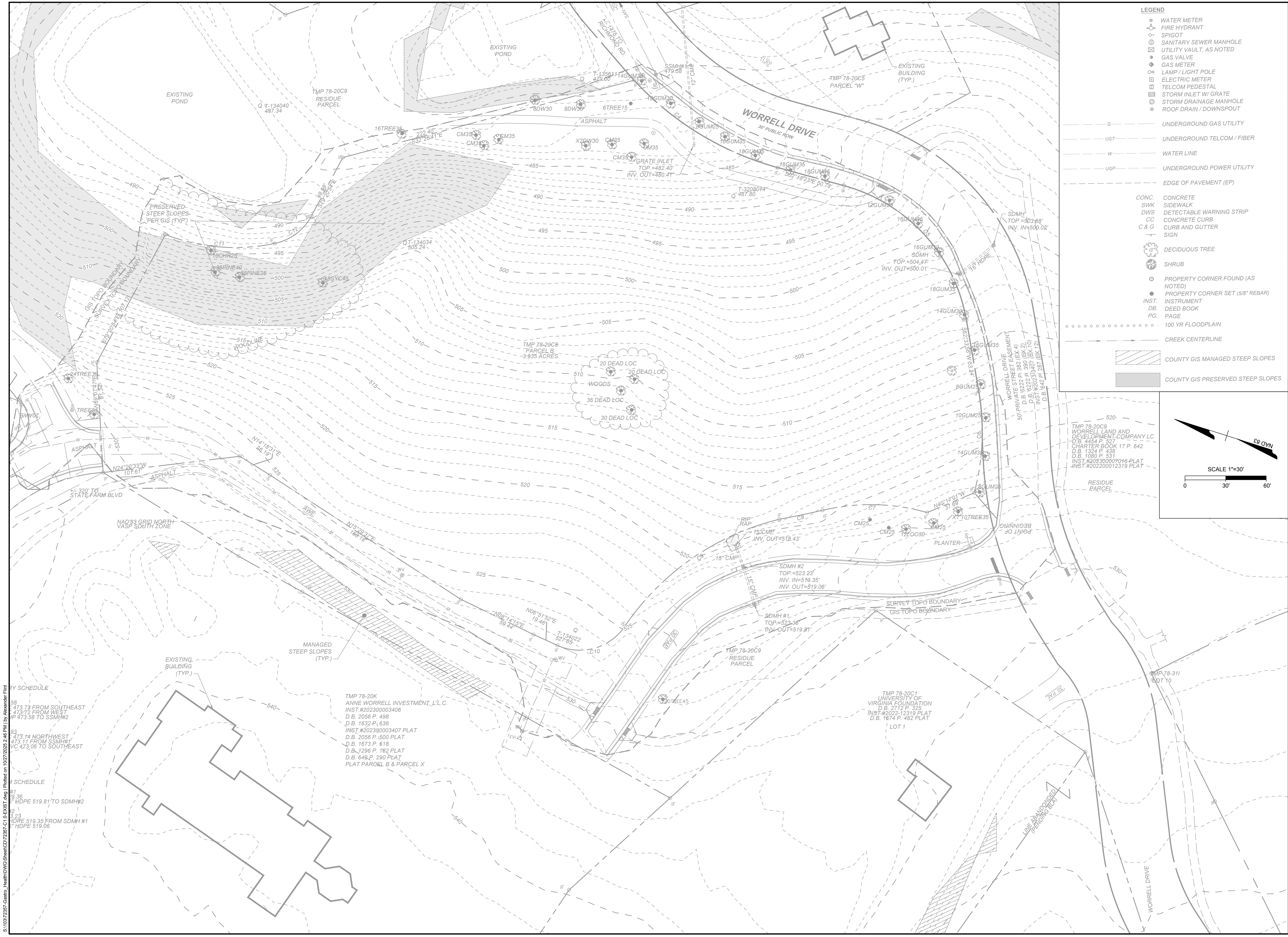
GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA

NOTES & DETAILS

JOB NO.
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SHEET NO.
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RY SCHEDULE
58 473.73 FROM SOUTHEAST
473.72 FROM WEST
IF 473.58 TO SSMH#2
93 473.14 NORTHWEST
473.11 FROM SSMH#1
VC 473.06 TO SOUTHEAST
Y SCHEDULE
#1 519.81 TO SDMH#2
#2 519.35 FROM SDMH#1
#3 519.06

TMP 78-20K
ANNE WORRELL INVESTMENT, L.L.C.
INST.#202300003406
D.B. 2056 P. 498
D.B. 1632 P. 636
INST.#202300003407 PLAT
D.B. 2056 P. 500 PLAT
D.B. 1673 P. 519
D.B. 1296 P. 182 PLAT
D.B. 648 P. 290 PLAT
PLAT PARCEL B & PARCEL X

TMP 78-20C1
UNIVERSITY OF
VIRGINIA FOUNDATION
D.B. 2712 P. 325
INST.#2022-12319 PLAT
D.B. 1674 P. 482 PLAT
LOT 1

TMP 78-20C9
WORRELL LAND AND
DEVELOPMENT COMPANY LC
D.B. 4454 P. 527
CHARTER BOOK 17 P. 642
D.B. 1324 P. 438
D.B. 1080 P. 531
INST.#202300007016 PLAT
INST.#202200012319 PLAT

●

WATER METER

⊕

FIRE HYDRANT

⊙

SPIGOT

⊙

SANITARY SEWER MANHOLE

⊙

UTILITY VAULT, AS NOTED

⊙

GAS VALVE

⊙

GAS METER

⊙

LAMP / LIGHT POLE

⊙

ELECTRIC METER

⊙

TELCOM PEDESTAL

⊙

STORM INLET W/ GRATE

⊙

STORM DRAINAGE MANHOLE

⊙

ROOF DRAIN / DOWNSPOUT

G

UGT

W

CONC.

CONCRETE

SWK

SIDEWALK

DWS

DETECTABLE WARNING STRIP

CC

CONCRETE CURB

C & G

CURB AND GUTTER

SIGN

⊙

DECIDUOUS TREE

⊙

SHRUB

⊙

PROPERTY CORNER FOUND (AS NOTED)

●

PROPERTY CORNER SET (5/8" REBAR)

INST.

INSTRUMENT

DB.

DEED BOOK

PG.

PAGE

.....

100 YR FLOODPLAIN

CREEK CENTERLINE

▨

COUNTY GIS MANAGED STEEP SLOPES

▨

COUNTY GIS PRESERVED STEEP SLOPES

0

30'

60'

0

30'

60'

LEGEND

UNDERGROUND GAS UTILITY

UNDERGROUND TELCOM / FIBER

WATER LINE

UNDERGROUND POWER UTILITY

EDGE OF PAVEMENT (EP)

CONCRETE

SIDEWALK

DETECTABLE WARNING STRIP

CONCRETE CURB

CURB AND GUTTER

SIGN

DECIDUOUS TREE

SHRUB

PROPERTY CORNER FOUND (AS NOTED)

PROPERTY CORNER SET (5/8" REBAR)

INSTRUMENT

DEED BOOK

PAGE

100 YR FLOODPLAIN

CREEK CENTERLINE

COUNTY GIS MANAGED STEEP SLOPES

COUNTY GIS PRESERVED STEEP SLOPES

COMMONWEALTH OF VIRGINIA

Shawalter

JOSEPH M. SHOWALTER

Lic. No. 0402057151

10/21/2025

PROFESSIONAL ENGINEER

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DATE

10/27/2025

DRAWN BY

A. FLINT

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

1" = 30'

TIMMONS GROUP

GASTRO HEALTH

COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS PLAN

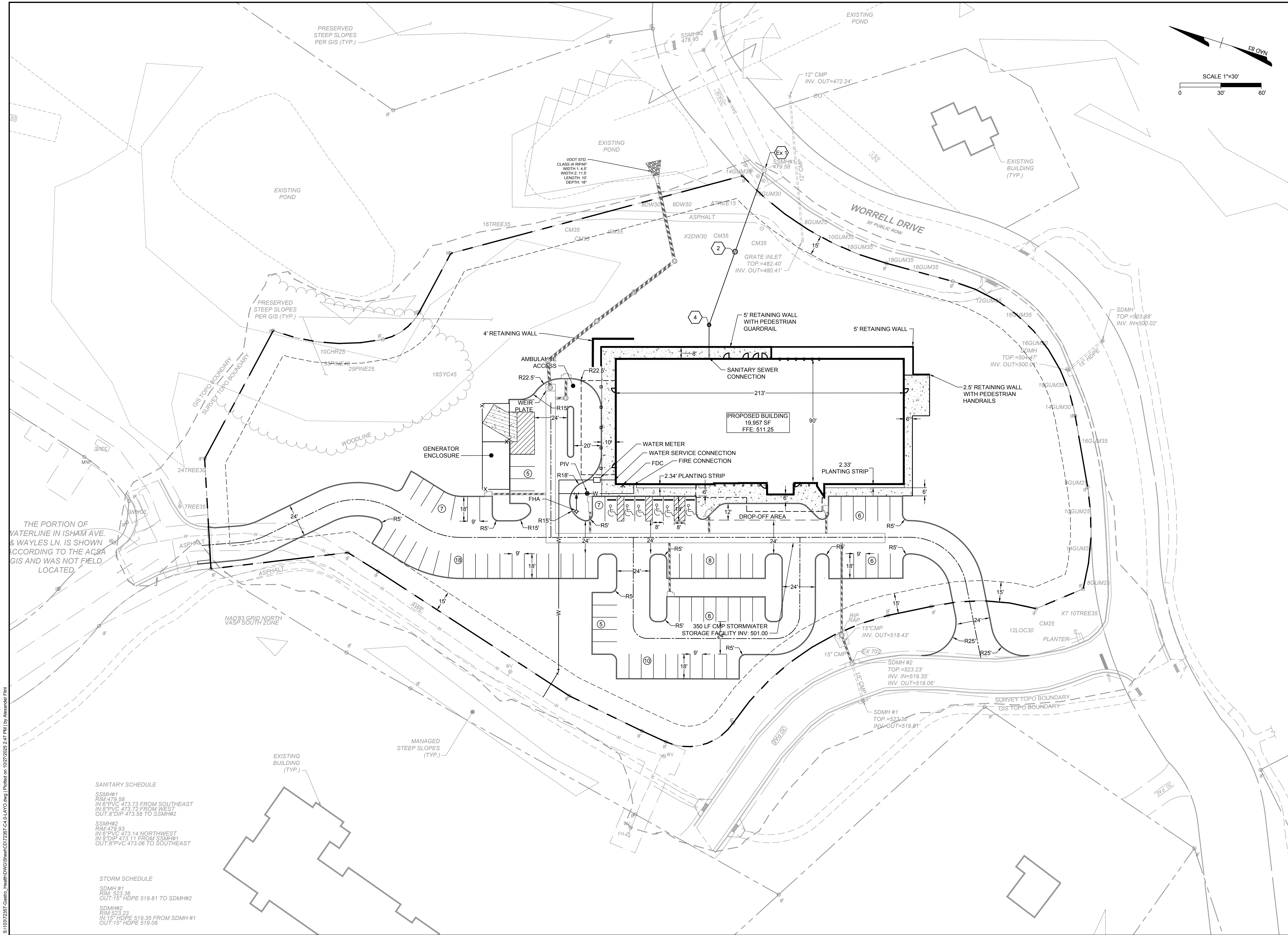
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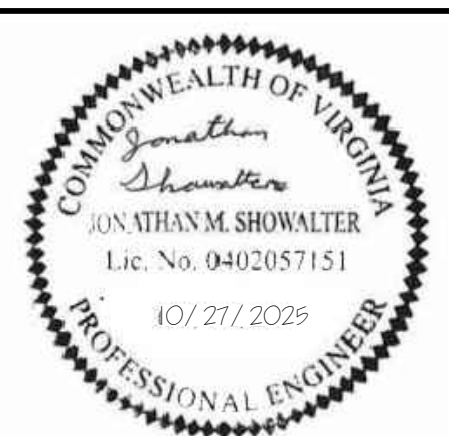
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SANITARY SCHEDULE
SSMH#1
RIM: 479.58
IN: 6" PVC 473.73 FROM SOUTHEAST
IN: 8" PVC 473.72 FROM WEST
OUT: 8" DIP 473.58 TO SSMH#2
SSMH#2
RIM: 478.93
IN: 6" PVC 473.14 NORTHWEST
IN: 8" DIP 473.11 FROM SSMH#1
OUT: 8" PVC 473.06 TO SOUTHEAST

STORM SCHEDULE
SDMH #1
RIM: 523.36
OUT: 15" HDPE 519.81 TO SDMH#2
SDMH#2
RIM: 523.23
IN: 15" HDPE 519.35 FROM SDMH#1
OUT: 15" HDPE 519.06



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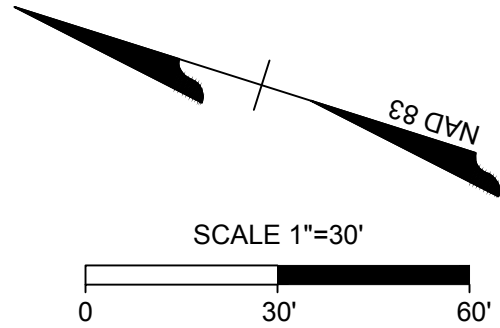
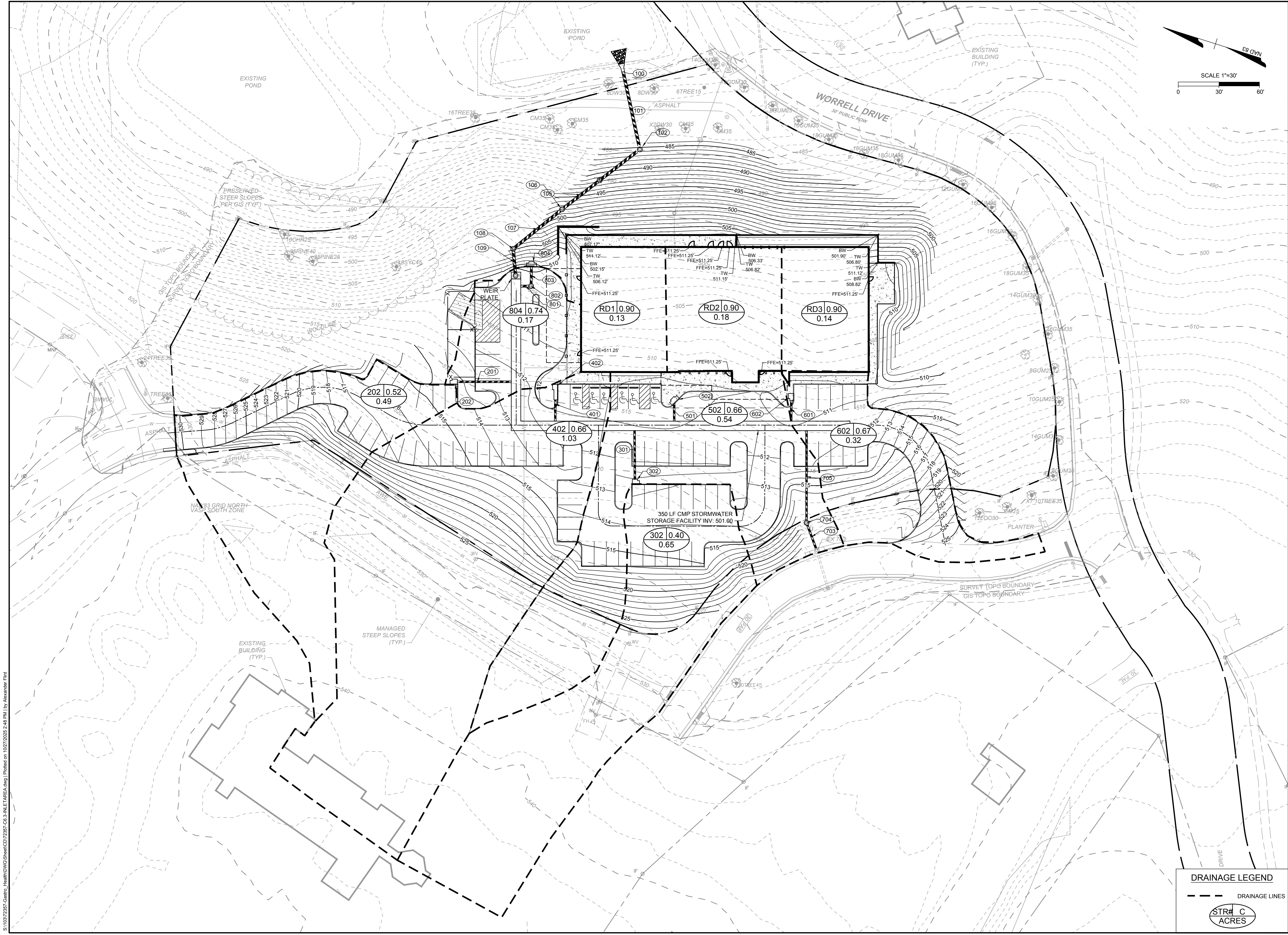
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DATE
10/27/2025
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A. FLINT
DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
1" = 30'

TIMMONS GROUP
GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA
SITE LAYOUT PLAN

JOB NO.
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COMMONWEALTH OF VIRGINIA
Jonathan
JONATHAN M. SHOWALTER
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10/21/2025
PROFESSIONAL ENGINEER

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DATE	10/27/2025
DRAWN BY	A. FLINT
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	

REVISION DESCRIPTION	
DATE	
DRAWN BY	A. FLINT
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	

TIMMONS GROUP

GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA
INLET DRAINAGE AREA PLAN

JOB NO.
72357
SHEET NO.
C5.1

DRAINAGE LEGEND

DRAINAGE LINES

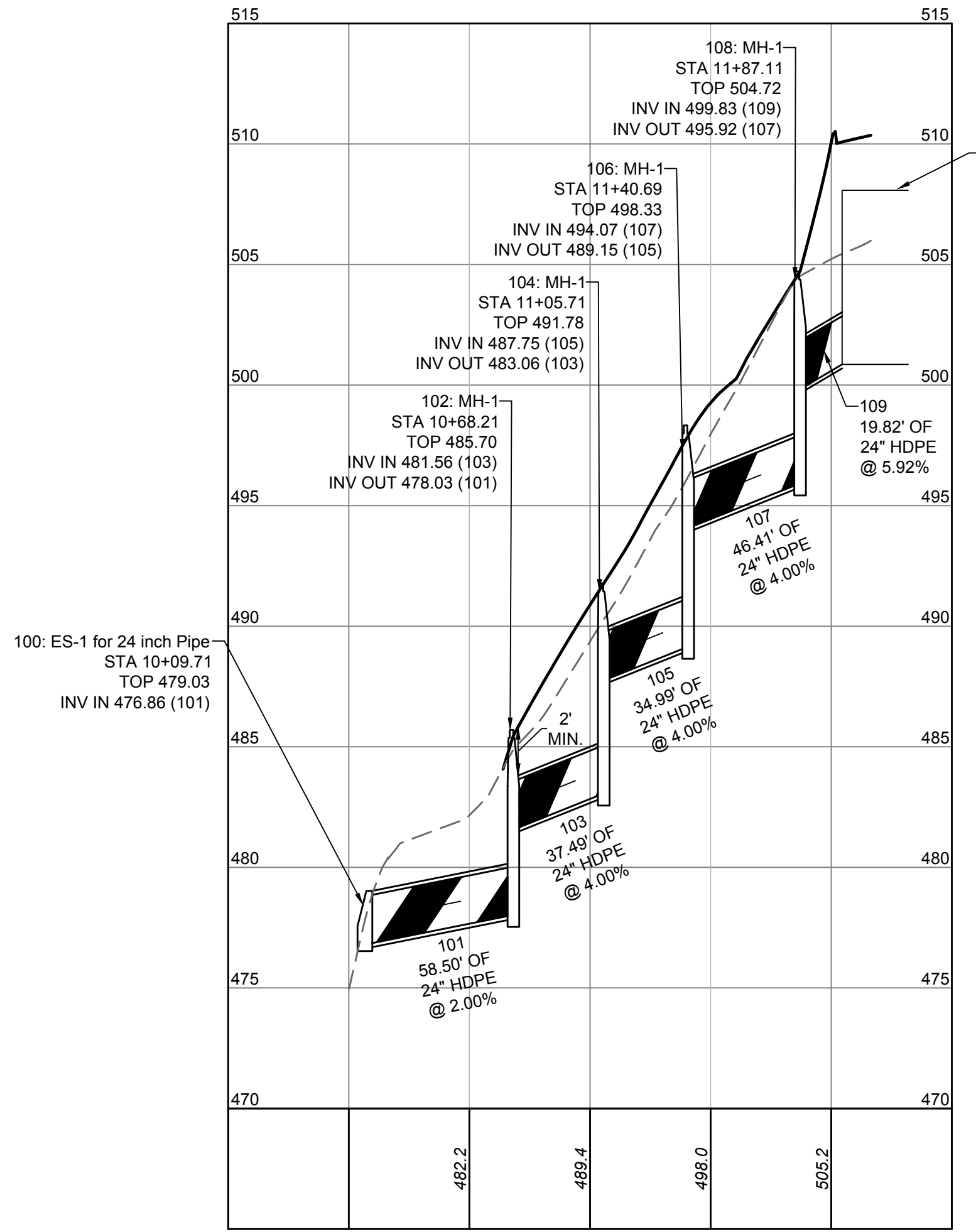
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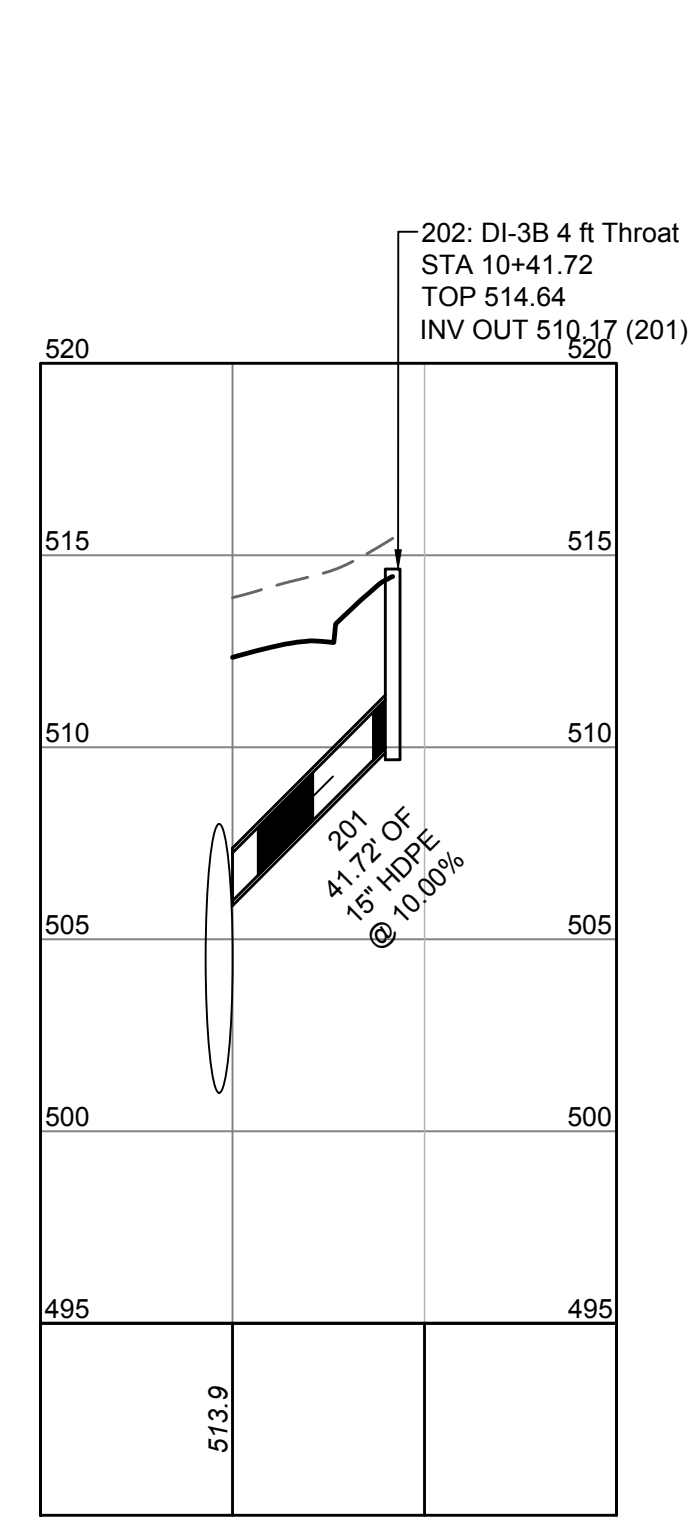
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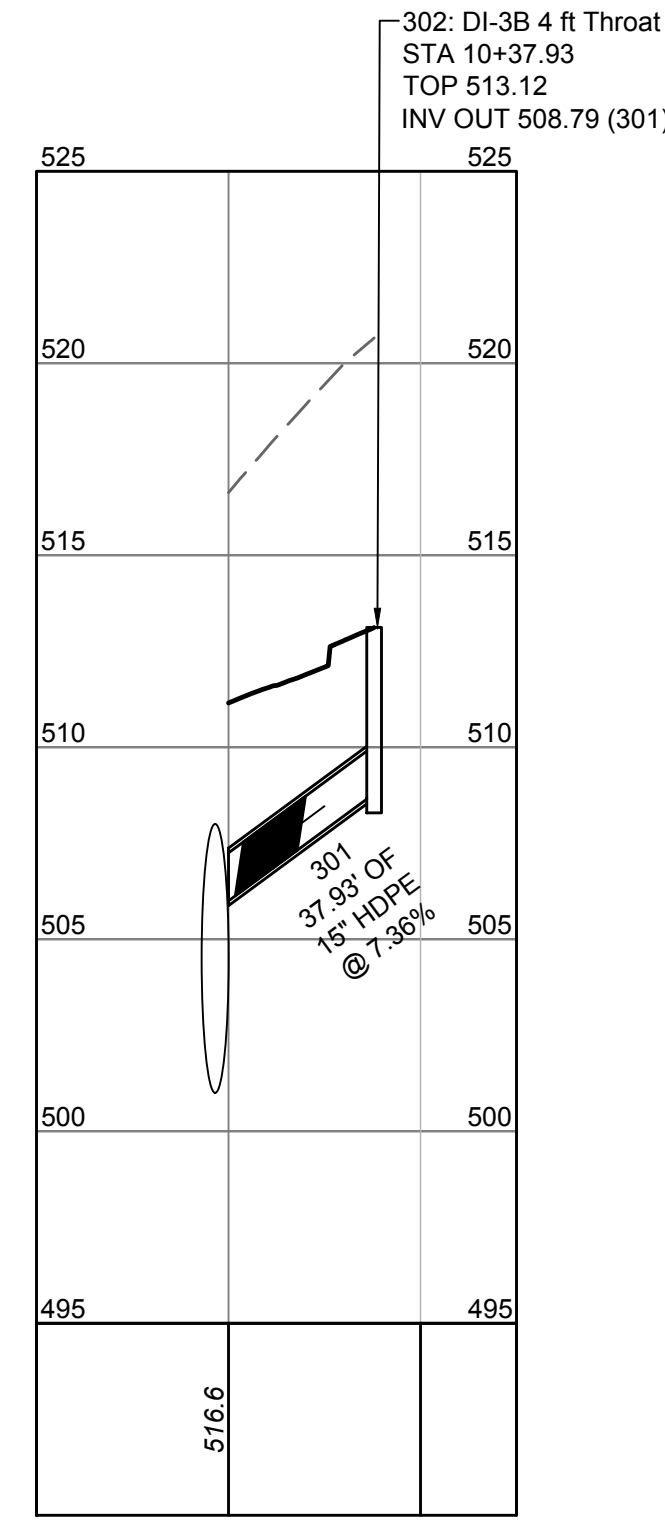
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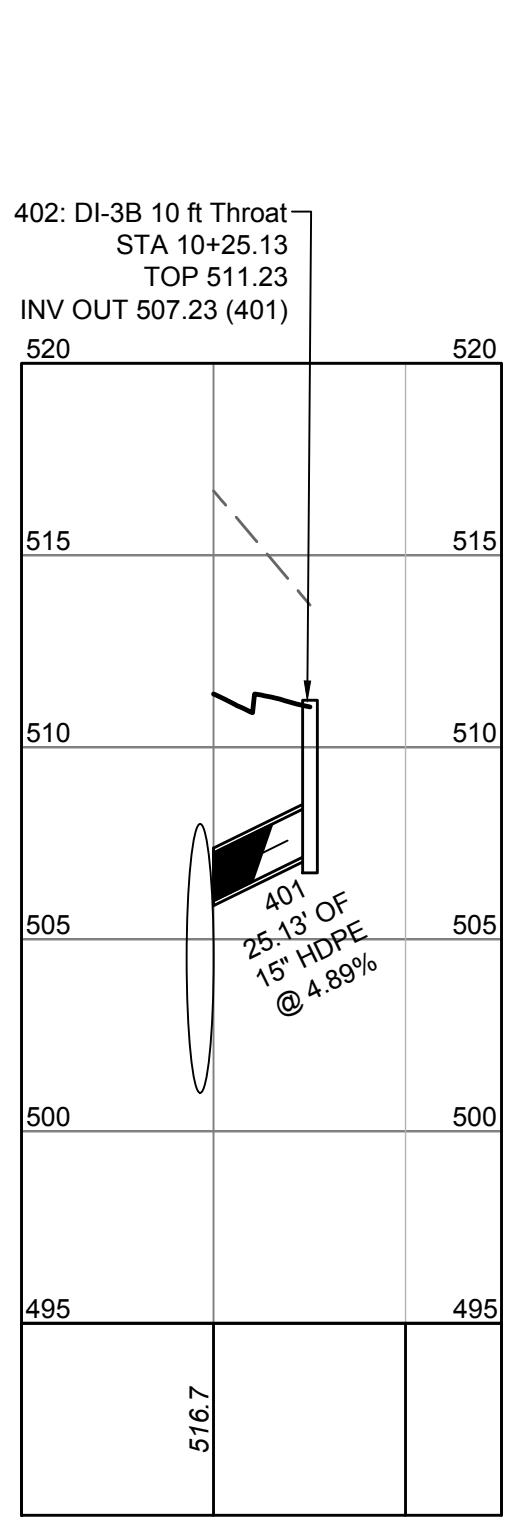
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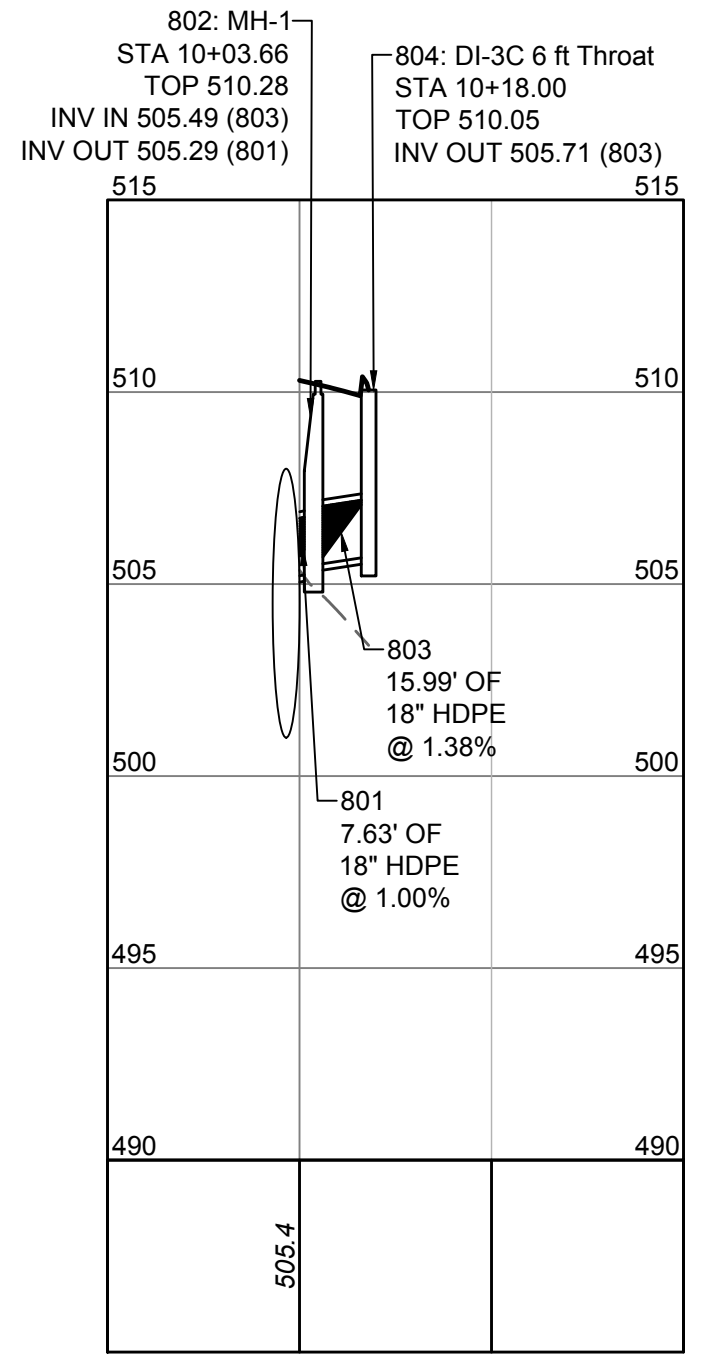
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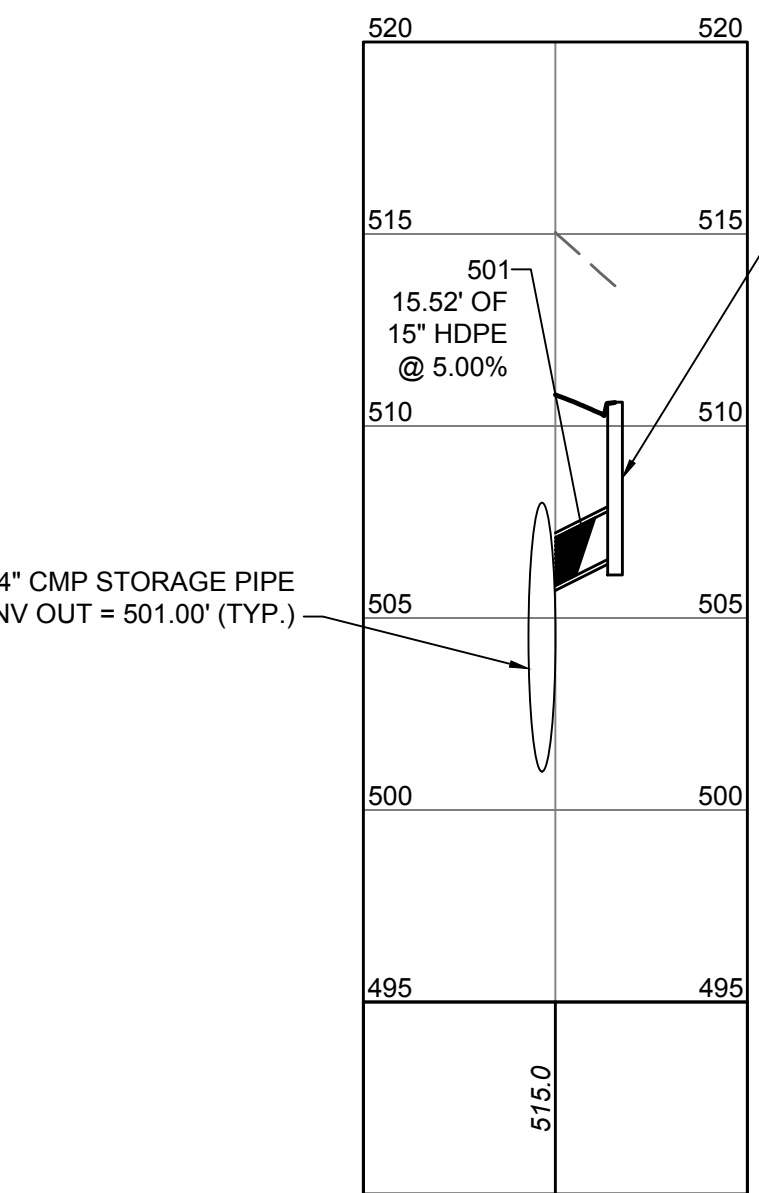
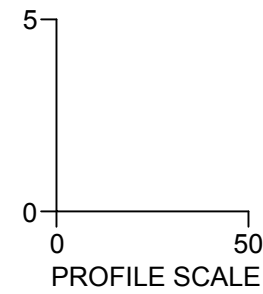
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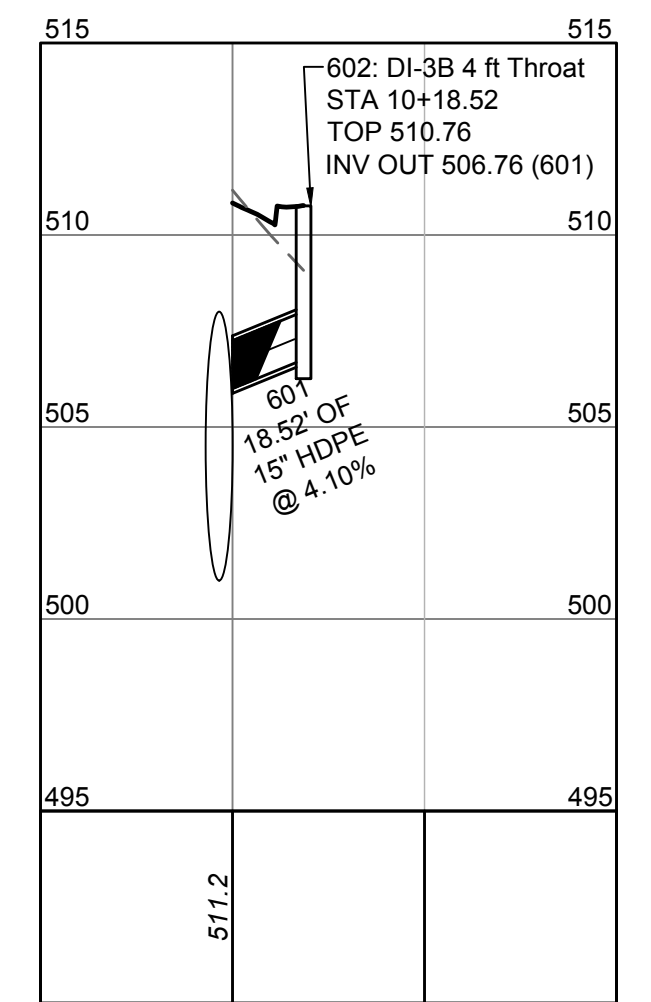
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VERT SCALE: 1"=5'



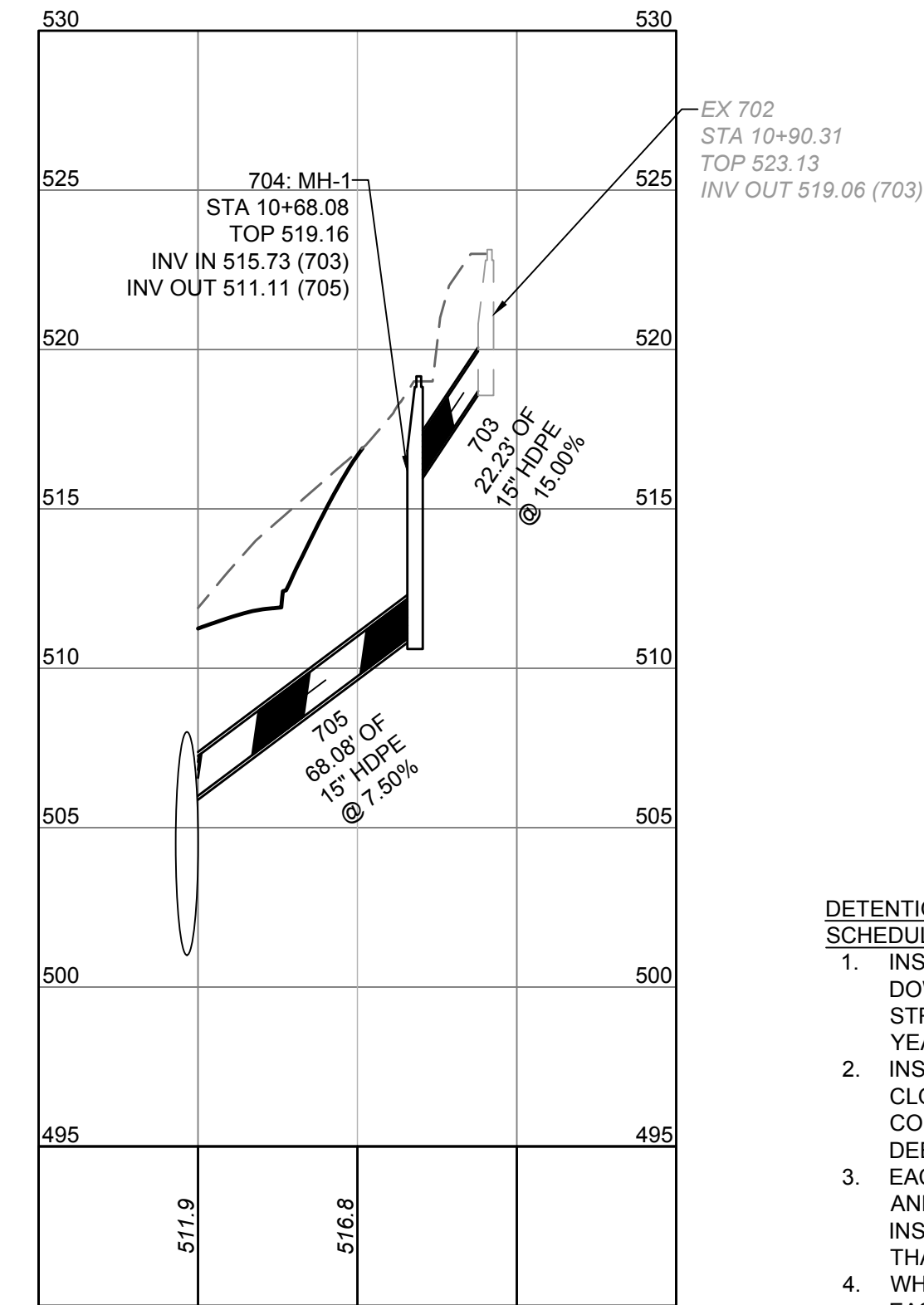
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STORM 500 PROFILE
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VERT SCALE: 1"=5'

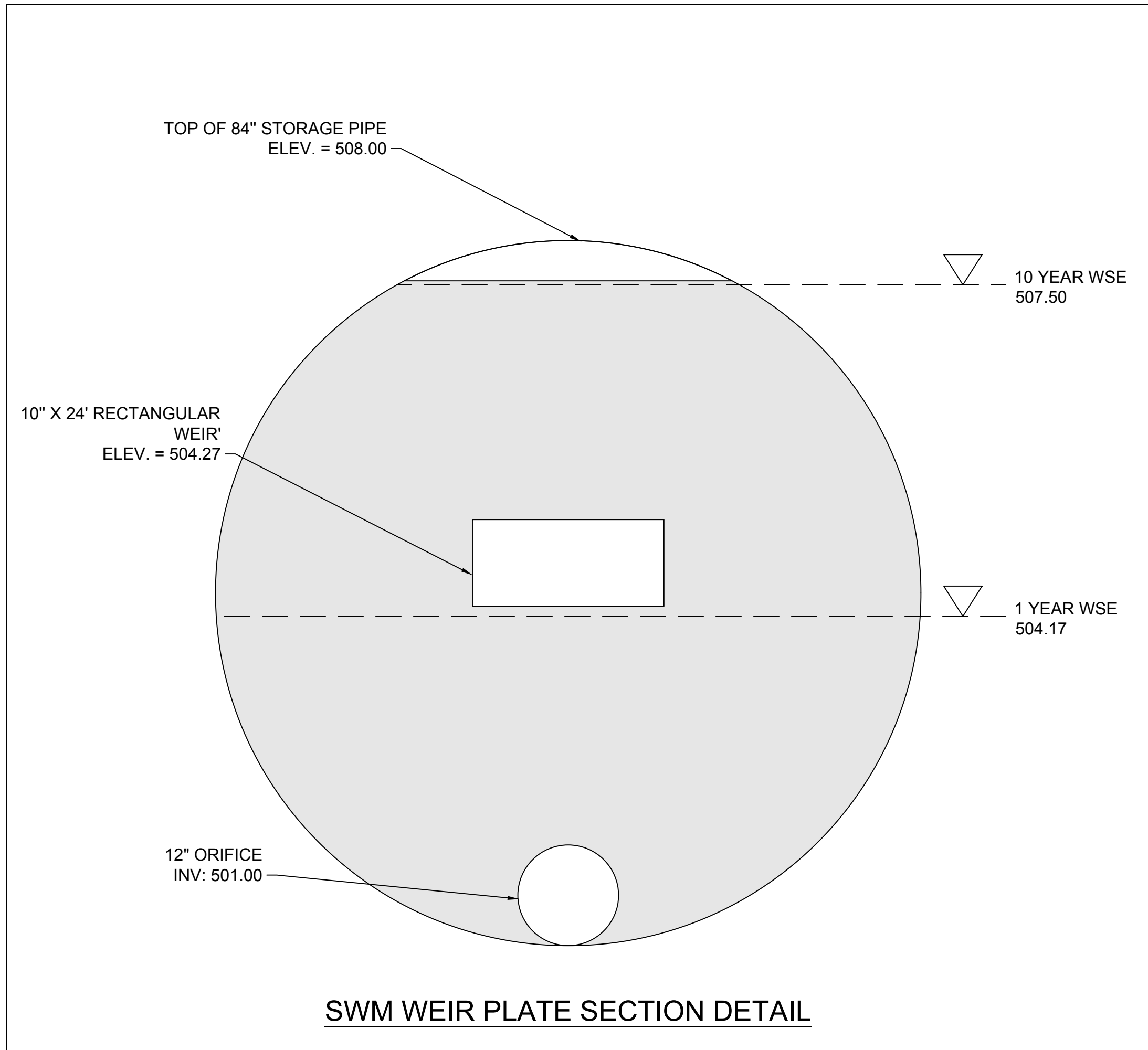


STORM 600 PROFILE
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VERT SCALE: 1"=5'



STORM 700 PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

- DETENTION SYSTEMS INSPECTION/MAINTENANCE SCHEDULE:**
1. INSPECT PIPE SYSTEM BOTH UPSTREAM AND DOWNSTREAM OF WEIR PLATE CONTROL STRUCTURE FOR SEDIMENT BUILDUP ON A YEARLY BASIS.
 2. INSPECT WEIR PLATE CONTROL STRUCTURE FOR CLOGGED ORIFICES ON A YEARLY BASIS. IF ANY CONTROL ORIFICES ARE CLOGGED, REMOVE DEBRIS.
 3. EACH DETENTION PIPE SHALL BE CLEANED OUT ANNUALLY, OR MORE FREQUENTLY IF ANNUAL INSPECTION/CLEANING SHOWS MORE SEDIMENT THAN ANTICIPATED.
 4. WHILE NOT REQUIRED TO BE INCLUDED IN THE EASEMENT, FEATURES SUCH AS DOWN SPOUTS, ROOF LEADERS CONVEYANCES, ROOF PEAKS, YARD INLETS, ETC. ARE STILL SUBJECT TO INSPECTION AND ENFORCEMENT UNDER THE VSMP PROGRAM FROM COMPLIANCE.



SWM WEIR PLATE SECTION DETAIL



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DRAWN BY	A. FLINT
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	N/A

TIMMONS GROUP

GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA

STORM PROFILES

JOB NO.
72357

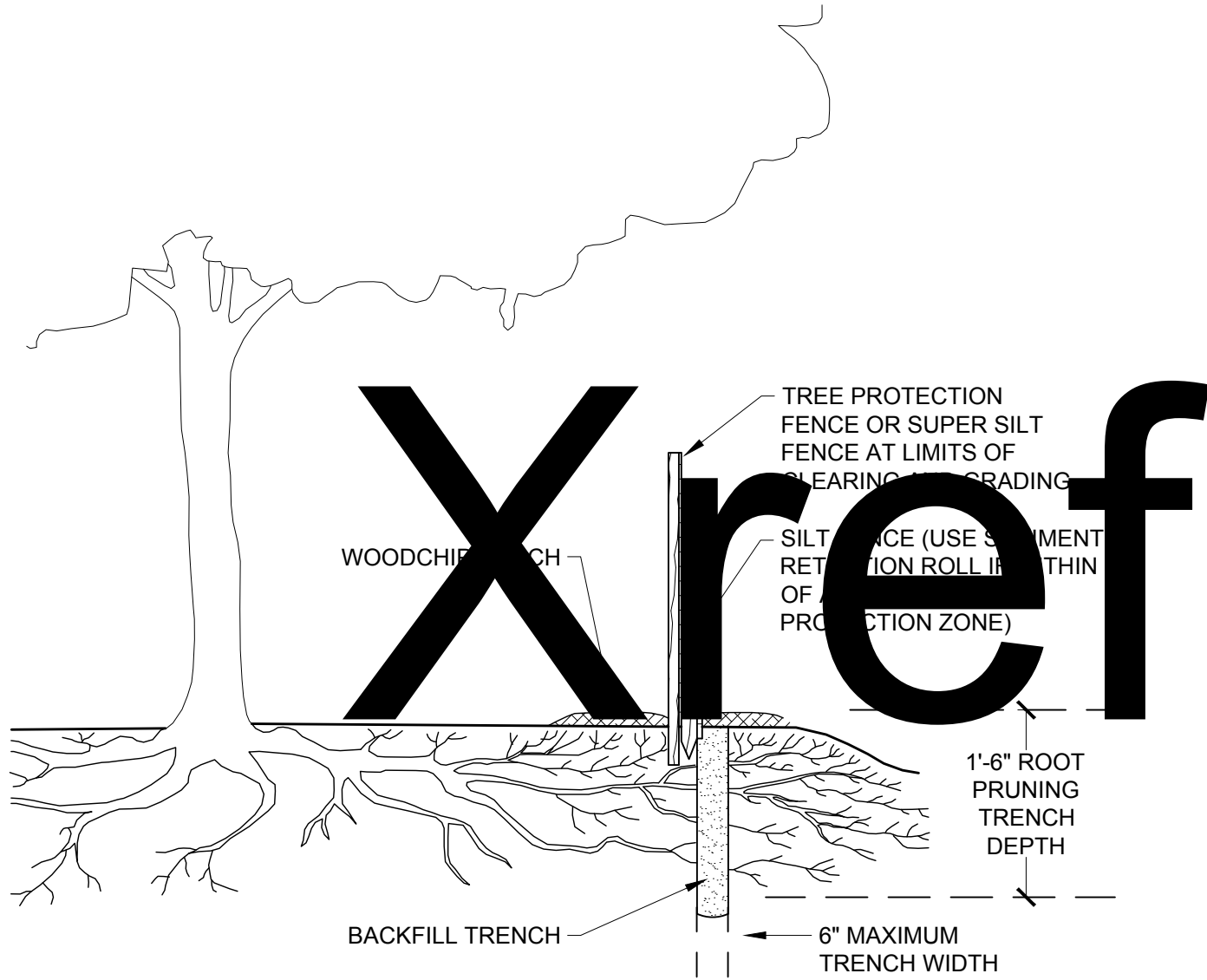
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TREE INVENTORY AN ANALYSIS

TREE TAG NO.	BOTANICAL NAME	COMMON NAME	CAL. D.B.H. (in.)*	TRUNK AREA (sq. in.)	CRZ DIAMETER (FT)	SAVE OR REMOVE	NOTES
1	Liquidambar styraciflua	Sweetgum	14	12.83	28	SAVE	STREET TREE
2	Liquidambar styraciflua	Sweetgum	18	21.21	36	SAVE	STREET TREE
3	Liquidambar styraciflua	Sweetgum	8	4.19	16	SAVE	STREET TREE
4	Liquidambar styraciflua	Sweetgum	10	6.54	20	SAVE	STREET TREE
5	Liquidambar styraciflua	Sweetgum	18	21.21	36	SAVE	STREET TREE
6	Liquidambar styraciflua	Sweetgum	18	21.21	36	SAVE	STREET TREE
7	Liquidambar styraciflua	Sweetgum	18	21.21	36	SAVE	STREET TREE
8	Liquidambar styraciflua	Sweetgum	12	9.42	24	SAVE	STREET TREE
9	Liquidambar styraciflua	Sweetgum	16	16.76	32	SAVE	STREET TREE
10	Liquidambar styraciflua	Sweetgum	16	16.76	32	SAVE	STREET TREE
11	Liquidambar styraciflua	Sweetgum	18	21.21	36	SAVE	STREET TREE
12	Liquidambar styraciflua	Sweetgum	14	12.83	28	SAVE	STREET TREE
13	Liquidambar styraciflua	Sweetgum	16	16.76	32	SAVE	STREET TREE
14	Liquidambar styraciflua	Sweetgum	8	4.19	16	SAVE	STREET TREE
15	Liquidambar styraciflua	Sweetgum	10	6.54	20	SAVE	STREET TREE
16	Liquidambar styraciflua	Sweetgum	14	12.83	28	SAVE	STREET TREE
17	Liquidambar styraciflua	Sweetgum	8	4.19	16	SAVE	STREET TREE
18	Koelreuteria paniculata	Goldenraintree	10	6.54	20	SAVE	CODOMINANT LEADERS
19	Lagerstroemia indica	Crape Myrtle	8	4.19	16	SAVE	
20	Gleditsia triacanthos	Honeylocust	12	9.42	24	SAVE	
21	Lagerstroemia indica	Crape Myrtle	8	4.19	16	REMOVE	
22	Lagerstroemia indica	Crape Myrtle	8	4.19	16	REMOVE	
23	Dead	Dead	20	26.18	40	REMOVE	DEAD
24	Dead	Dead	36	84.82	72	REMOVE	DEAD
25	Dead	Dead	23	34.62	46	REMOVE	DEAD
26	Dead	Dead	30	58.90	60	REMOVE	DEAD
27	Lagerstroemia indica	Crape Myrtle	8	4.19	16	REMOVE	
28	Lagerstroemia indica	Crape Myrtle	8	4.19	16	REMOVE	
29	Lagerstroemia indica	Crape Myrtle	8	4.19	16	REMOVE	
30	Cornus florida	Flowering dogwood	8	4.19	16	REMOVE	Codominant Leaders
31	Cornus florida	Flowering dogwood	6	28.27	12	SAVE	
32	Cornus florida	Flowering dogwood	8	50.27	16	SAVE	
33	Cornus florida	Flowering dogwood	8	50.27	16	SAVE	
34	Lagerstroemia indica	Crape Myrtle	6	28.27	12	SAVE	
35	Lagerstroemia indica	Crape Myrtle	6	28.27	12	SAVE	
36	Lagerstroemia indica	Crape Myrtle	6	28.27	12	SAVE	



1 TREE PROTECTION FENCE & ROOT PRUNING
3/4" = 1'-0"

NOTE:
AFFIX TO TREE PROTECTION FENCING AND LOCATE AT A MINIMUM OF 50 FT. INTERVALS.



2 TREE PROTECTION: BILINGUAL SIGN
3" = 1'-0"

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION

DATE

10/27/2025

DRAWN BY
C. MYERS

DESIGNED BY
C. MYERS

CHECKED BY
C. OLDAKER

SCALE
AS SHOWN

TIMMONS GROUP

GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA

TREE PRESERVATION NOTES AND DETAILS

JOB NO.
72357

SHEET NO.
L1.1

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1. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA), PARTICULARLY WITH REGARDS TO SITE, GROWTH, AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE. CONTRACTOR TO INSURE ALL PLANT MATERIAL CONFORM TO NATIONAL AND LOCAL BUILDING CODES AND ORDINANCES.
2. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE.
3. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIALS FROM THE SITE.
4. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND DO NOT CONSTITUTE A GUARANTEE.
5. SUBSTITUTIONS REQUIRE WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND MAY REQUIRE FURTHER APPROVALS FROM THE RESPONSIBLE JURISDICTION.
6. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION.
7. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE, PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
9. DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
10. ALL SHRUB PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE SHRUB ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISH GRADE. ALL PLANT SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS.
11. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 24" HIGHER THAN FINISH GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISH GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREES ROOT BALL.
12. THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFFSITE.
13. THE TOPSOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC THE TOPSOIL FOR THE TREES, SHRUBS AND PLANTER SHALL CONSIST OF A MINIMUM OF 3" EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED, AND FREE OF CLAY, A MINIMUM OF 1 1/2 MUSHROOM COMPOST, OR OTHER APPROVED ORGANIC MATERIAL, OR IMPORTED NEW LOAMY TOPSOIL AND 10% COW MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
15. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANT PITS ARE WELL DRAINED, THE LANDSCAPE CONTRACTOR WITHOUT COST TO THE OWNER WILL REPLACE ALL PLANT MATERIAL, WHICH IS AFFECTED BY POOR DRAINAGE.
16. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE GRASS. ALL OLD GRASS AND GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. NEW TOPSOIL OF A MINIMUM 4" IS TO BE PLACED OVER THE AREAS TO BE SOODED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT THE MODULUS OF 2" HIGHER THAN FINISH GRADE. THE TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING OF THE SEED. THE SEED IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
17. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
18. THE TREES AND SHRUBS ARE TO BE PLANTED WITH THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTS ARE TO BE PROPERLY WATERED AND BACKFILLED DURING THE PLANTING. ALL CARE MUST BE TAKEN TO ENSURE THAT THE PLANTS ARE UPRIGHT, A PLANT'S BEST SIDE IS EXPOSED TO THE POINT OF THE PLANTS GREATEST VISIBILITY.
19. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICE TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
20. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS.
21. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED. MULCH SHALL BE SHREDDED HARDWOOD 3" IN SIZE. MULCH COLOR AND TEXTURE SHALL BE CONSISTENT IN ALL BEDS.
22. PLANT ALL TREES AT FOUR (4) FEET FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE TO VEHICLES.
23. DIG THE TREE PIT AT LEAST ONE (1) FOOT WIDER THAN THE ROOT BALL AND EQUAL TO THE BALL'S VERTICAL DIMENSION SO THE TOP OF THE ROOT BALL WILL BE FLUSH WITH THE GROUND LEVEL.
24. ESPECIALLY IN AREAS WHERE CONSTRUCTION ACTIVITY HAS COMPACTED THE SOIL, THE BOTTOM OF THE PIT SHOULD BE SCARIFIED OR LOOSENED WITH A PICKAX OR SHOVEL.
25. BACKFILL FOR ENTIRE PARKING ISLANDS AND PLANTING AREAS SHOULD BE WITH THE SITE'S EXISTING SOIL HOWEVER, IF SOIL IS HARD, COMPACTED FILL DIRT, THE SOIL IN THE ENTIRE PARKING ISLANDS AND PLANTING AREAS SHOULD BE IMPROVED WITH ORGANIC MATTER AND THE GROUND WORKED SO THAT IT CAN BE MORE EASILY PLANTED. ALL ROOTS MUST BE COMPLETELY COVERED. PLANT MATERIAL SHOULD BE THOROUGHLY WATERED AFTER INSTALLATION.
26. HERBACEOUS EMBANKMENT PLANTINGS SHOULD BE LIMITED TO 10 INCHES IN HEIGHT.
27. PLANTS SHALL NOT BLOCK MAINTENANCE ACCESS TO STRUCTURES WITH TREES OR SHRUBS.
28. ALL PLANTING AREAS SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE FREE OF CONSTRUCTION MATERIALS. EXCESSIVE ROCK AND GRAVEL OR COMPACTION SHALL BE ADDRESSED PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL.

PRE-CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
3. PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"; IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF UNAVAILABILITY TO THE OWNERS REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
4. PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

1. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z601.1 "AMERICAN STANDARD FOR NURSERY STOCK."
2. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.
3. MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR PARTIAL DECOMPOSITION.
4. TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

1. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE RELEASE OF THE PLANNING DEPARTMENT AND MATERIALS INSPECTION. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE OWNERS REPRESENTATIVE.
2. ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT COVERED BY THIS WARRANTY.
3. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.



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PARKING LOT LANDSCAPE SCHEDULES:

ALBEMARLE COUNTY - PARKING LOT PLANTING				
CODE	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
SEC. 32.7.9.6(a)	AN AREA OF AT LEAST 5% OF THE PAVED PARKING AND VEHICLE CIRCULATION AREAS SHALL BE LANDSCAPED	34,424 SF * 0.05 = 1,721.2 SF	1,722 SF	4,370 SF
SEC. 32.7.9.6(b)	ONE LARGE OR MEDIUM SHADE TREE PER TEN PARKING SPACES	80 SPACES / 10 = 8 TREES	8 SHADE TREES	14 SHADE TREES

PLANT SCHEDULE - PARKING LOT 1								
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	10-YEAR CANOPY COVER (SF)	TOTAL COVERAGE (SF)	
CANOPY TREES								
BET DUR	6	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	1.5" CAL.	B&B	397	2,382	
NYSS WIL	8	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	1.5" CAL.	B&B	123	984	
DECIDUOUS SHRUBS								
ARO LSC	32	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	12" HT./SPRD.	CONTAINER	13	416	
HYP PRO	87	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	12" HT./SPRD.	CONTAINER	6	522	
						TOTAL:	4,304	

STREET TREE AND FRONTAGE LANDSCAPE SCHEDULES:

ALBEMARLE COUNTY - PARKING LOT PLANTING				
CODE	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
SEC. 32.7.9.5(d)	ONE LARGE STREET TREE SHALL BE REQUIRED FOR EVERY 50 FEET OF STREET FRONTAGE.	195 LF / 50 = 3.9	4 TREES	4 TREES

PLANT SCHEDULE - TREE SCREENING AND STREET FRONTAGE								
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	10-YEAR CANOPY COVER (SF)	TOTAL COVERAGE (SF)	
CANOPY TREES								
QUE PAL	4	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL.	B&B	370	1,480	
EVERGREEN SHRUBS								
MYR DON	48	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	12" HT./SPRD.	CONTAINER	44	2,112	
						TOTAL:	3,592	

ENTRY CORRIDOR ADDITIONAL SCREENING:

PLANT SCHEDULE - ENTRY CORRIDOR SCREENING								
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	10-YEAR CANOPY COVER (SF)	TOTAL COVERAGE (SF)	
CANOPY TREES								
CAR GBR	7	CARYA GLABRA	PIGNUT HICKORY	1.5" CAL.	B&B	61	427	
CAR OVA	9	CARYA OVATA	SHAGBARK HICKORY	1.5" CAL.	B&B	72	648	
QUE PAL	7	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL.	B&B	370	2,590	
QUE CHE	4	QUERCUS PRINUS	CHESTNUT OAK	1.5" CAL.	B&B	154	616	
EVERGREEN TREES								
JUN EAS	18	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6" HT.	B&B	79	1,422	
PIN TAE	10	PINUS TAEDA	LOBLOLLY PINE	6" HT.	B&B	207	2,070	
DECIDUOUS SHRUBS								
HAM VIR	17	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	12" HT./SPRD.	CONTAINER	113	1,921	
PHY OPF	25	PHYSOCARPUS OPULIFOLIUS	NINEBARK	12" HT./SPRD.	CONTAINER	20	500	
VIB MAP	19	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	12" HT./SPRD.	CONTAINER	9	171	
EVERGREEN SHRUBS								
ILE JIM	27	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	12" HT./SPRD.	CONTAINER	41	1,107	
MYR DON	8	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	12" HT./SPRD.	CONTAINER	44	352	
						TOTAL:	11,824	

TREE COVER SCHEDULES:

ALBEMARLE COUNTY - EXISTING TREE COVER CALCULATIONS			
IDENTIFIED SPECIES / STAND	QTY	CANOPY COVERAGE (20-YEAR GROWTH)	TOTAL COVERAGE (SF)
LARGE DECIDUOUS TREES			
GLEDITSIA TRIACANTHOS VAR. INERMIS	1	541	541
LIQUIDAMBAR STYRACIFLUA	17	272	4,624
ORNAMENTAL TREES			
CORNUS FLORIDA	2	124	248
LAGERSTROEMIA INDICA	7	77	539
EXISTING TREE STANDS			
TREE STAND "A"		10,944	10,944
		TOTAL:	16,896

TREE COVER CALCULATIONS (SEC. 32.7.9.8)			
		AREA (SQ. FT.)	CODE REF. / NOTE
LINE 1	GROSS SITE AREA (GSA)	171,454.00	SEC. 32.7.9.8(c)
LINE 2	EXCLUSIONS	15,000.00	SEC. 32.7.9.8(c)(3)
LINE 3	ADJUSTED GROSS SITE AREA (AGSA)	156,454.00	LINE 1 - LINE 2
		REQUIRED	PROVIDED
LINE 4	TREE COVER REQUIRED	10.00%	25.90% SEC. 32.7.9.8(a)(1)
LINE 5	TREE COVER REQUIRED (SF)	15,645.40	40,840.00 LINE 3 * LINE 4
TREE COVER CALCULATIONS			
LINE 6	EX. TREE COVER TO BE PRESERVED	16,896.00	SEC. 32.7.9.8(e)
LINE 7	10-YR GROWTH FACTOR	1.25	SEC. 32.7.9.8(e)(2)
LINE 8	TOTAL COVER BY CONSERVATION	21,120.00	LINE 6 * LINE 7
TREE COVER CALCULATIONS			
LINE 9	TREE COVER BY PLANTING	19,720.00	SEC. 32.7.9.8(b)
LINE 10	TOTAL TREE COVER PROVIDED	40,840.00	LINE 8 + LINE 9



THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION

DATE

DATE
10/27/2025

DRAWN BY
A. FLINT

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 30'

JOB NO.
72357

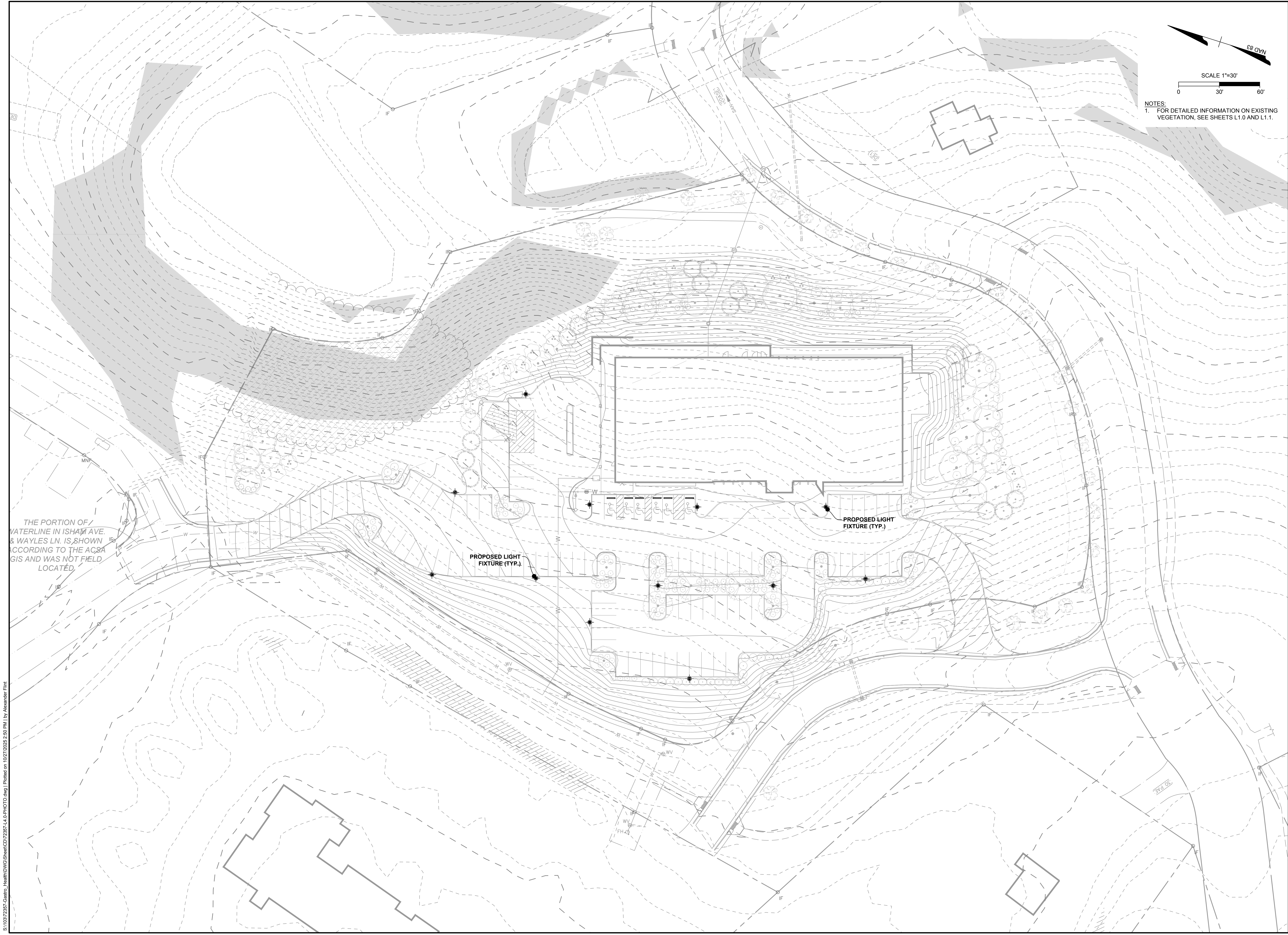
SHEET NO.
L3.1

TIMMONS GROUP

GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA
SCHEDULES AND CALCULATIONS

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NOTES:
1. FOR DETAILED INFORMATION ON EXISTING VEGETATION, SEE SHEETS L1.0 AND L1.1.

SCALE: 1"=30'

0 30' 60'

NAD 83

COMMONWEALTH OF VIRGINIA
Professional Engineer
JONATHAN SHOWALTER
Lic. #02057151
10/21/2025
NOT FOR CONSTRUCTION

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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1" = 30'

TIMMONS GROUP

GASTRO HEALTH
COUNTY OF ALBEMARLE, VIRGINIA
LIGHTING PLAN

JOB NO.
72357
SHEET NO.
L4.0