

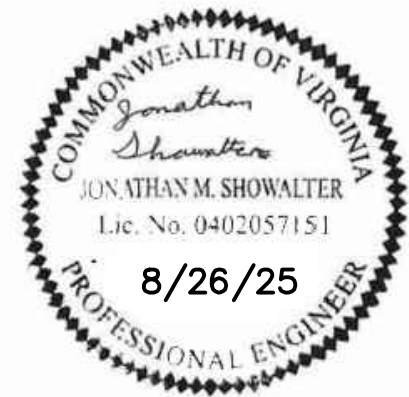
CITY CHURCH MULTI-USE SPACE ADDITION

SITE PLAN

COUNTY OF ALBEMARLE, VIRGINIA

SP2025-000XX

08/26/2025



THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION

DATE

08/26/2025

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SCALE

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

COVER SHEET

JOB NO.
55351

SHEET NO.
C0.0

TAX MAP PARCEL AND OWNER INFO:

PARCEL 06100-00-00-153A1
CITY CHURCH CVILLE, INC
1010 RIO ROAD EAST
CHARLOTTESVILLE, VA 22901

EXISTING ZONING:

R4 - RESIDENTIAL
PROFFERED WITH ZMA-1999-00018
SP202200012

SETBACKS:

FRONT: CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500' IN EACH
DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED
SIDE: 10 FEET

REAR: 20 FEET

PRESENT USE:

CHURCH (± 5,860 SF)

PROPOSED USE:

CHURCH (± 19,000 SF (EX. CHURCH AND ±13,000 SF MULTI USE SPACE))

REQUIRED PARKING:

ASSEMBLY > 100 PERSONS
1 SPACE PER 3 FIXED SEATS OR PER 75 SF OF ASSEMBLY (WHICHEVER IS GREATER)

1 SPACE / 3 FIXED SEATS (320 SEATS) = 107 SPACES
1 SPACE / 75 SF (5,860 SF ASSEMBLY) = 78 SPACES

EXISTING PARKING:

74 SPACES (2 ADA SPACES)

MAXIMUM PARKING:

161 SPACES

PROPOSED PARKING:

131 SPACES

MAGISTERIAL DISTRICT:

RIO

EXISTING AREA:

4.23 ACRES

EXISTING IMPERVIOUS AREA:

1.11 ACRES

PROPOSED IMPERVIOUS AREA:

1.57 ACRES

LIMITS OF DISTURBANCE:

2.14 ACRES

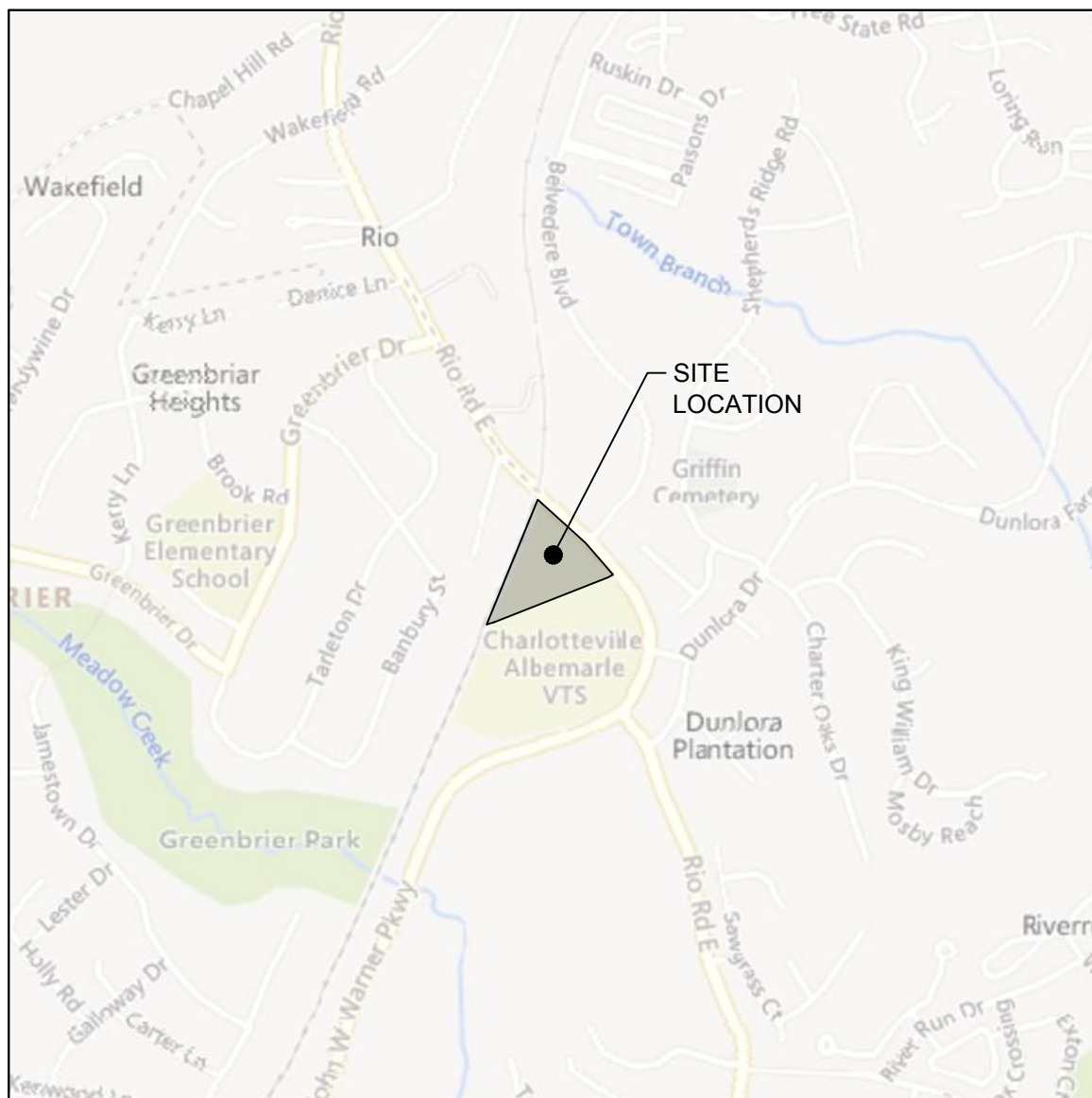
NOTES:

- RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2018 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 MAIN(S).
- THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE, AND THE SPRINKLER LEAD-IN CONNECTION.
- 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 ACPID. 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.

SITE TRIP GENERATION:

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						SUNDAY			
				ADT	AM PEAK HOUR			PM PEAK HOUR			SUNDAY PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
CHURCH	560	320	SEATS	281	13	9	22	14	18	32	72	76	148
TOTAL				281	13	9	22	14	18	32	72	76	148

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL 11TH EDITION (2021)



VICINITY MAP

1"=1000'

DEVELOPER:

CITY CHURCH CVILLE, INC
1010 RIO ROAD EAST
CHARLOTTESVILLE, VA 22901
CONTACT: CHRIS BECKER
CHRIS@CITYCHURCHCVILLE.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, P.E.
TELEPHONE: (434) 295-5624

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Figure 1: Symbols for Plan View. The symbols and their corresponding labels are as follows:

- WATER
- STORM PIPE
- STORM MANHOLE
- DROP INLET & STRUCTURE N
- CURB
- CURB & GUTTER
- LIMITS OF DISTURBANCE
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED SPOUT ELEVATION
- PARKING COUNT

TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
HP = HIGH POINT

**ALBEMARLE COUNTY
FINAL PLAN GENERAL NOTES**

General Construction Notes

1. Prior to any construction within any existing public right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transportation (VDOT). This plan as drawn may not accurately reflect the requirements of VDOT. Where any of the requirements of the permit shall govern.
2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
3. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. 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.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe – Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

JUNE 27, 2019

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7003).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE (3) AND A HALF (3 1/2) 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.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION TO THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

1. 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.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. 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.

1. AS FOUND IN THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ESTABLISH A WRITTEN FIRE PREVENTION PLAN AND IDENTIFY SOMEONE TO SERVE AS THE FIRE PREVENTION SUPERINTENDENT TO ENSURE SITE COMPLIANCE WITH THE PLAN.
2. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING IS A HAZARD, AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. WHERE SMOKING CAN OCCUR SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
4. CONTRACTOR SHALL ENSURE THE STREET NAMES AND BUILDING NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, SAFE AND EFFICIENT VEHICULAR ACCESS FOR FIREFIGHTING AND EMERGENCY OPERATIONS SHALL BE PROVIDED AND MAINTAINED AT ALL CONSTRUCTION AND DEMOLITION SITES. THIS INCLUDES PROVISION OF THE REQUIRED UNOBSTRUCTED ACCESS WIDTHS, A SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS OF UP TO 85,000 LBS. IN ALL WEATHER CONDITIONS, FREE OF OVERHEAD OBSTRUCTIONS FROM 13 FT 6 IN AND BELOW, PROVIDE ACCESS TO DEPARTMENTS AND CONDUITS WITH 100 FEET OF WATER SUPPLY HYDRANTS AND MUST PROVIDER FOR AERIAL ACCESS NO CLOSER THAN 15 FT AND NOT MORE THAN 30 FT FROM THE ACCESS ROAD TO BUILDINGS OVER 30 FEET TALL. THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD AS LONG AS THE CONDITIONS ARE LISTED, AND THEY ARE PROPERLY IDENTIFIED/MARKED.
6. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE WITH UNOBSTRUCTED ACCESSIBILITY AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
7. 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.
8. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE BEEN ACCUMULATED, IN EVER STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL HAZARD SUCH AS WHERE ARE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
9. 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.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. 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.
2. 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.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. 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.
7. 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.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. 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.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIAL SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR 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.
16. 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.
17. 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 REYGRASS 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/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. 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 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL REYGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. 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 CLEARED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH CLOG WITH SEDIMENT SHALL BE REPAIRED IMMEDIATELY. ALL DAMAGED OR CLOGGED MEASURES MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. 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.
21. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDE AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

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.

2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.

4. 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).

5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.

6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC. PRIOR TO CONSTRUCTION.

7. 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 PLANT GRADES AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH STABLE MATERIAL AND IN CONFORMANCE WITH SPECIFICATIONS.

8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS. PRIOR TO TYING IN PRIVATE STORMWATER PIPES, VIDEO INSPECTION OF EXISTING STORMWATER PIPES IS REQUIRED TO CONFIRM CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ALL STORM SYSTEM AT THE END OF THE PROJECT.

9. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. ALL PIPE WITH BE CLASS III RCP OR AS NOTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.

10. IF PRE-CAST UNITS ARE TO BE USED, THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMPS FOR ALL UNITS.

11. ALL CONCRETE SHALL BE AS/AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.

12. 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.

14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON 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.

15. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES.

16. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.

17. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.

18. 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).

19. 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.

21. THE OWNER'S 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).

22. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE, AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.

23. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.

24. 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.

25. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR OBTAINANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY.

26. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.

27. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.

28. 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 20' TRANSITION ON EACH SIDE OF THE INLET.

29. 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.

30. ALL HANDRAILS, OCCUPANT PROTECTION DEVICES ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE LATEST VERSION OF THE UNIFORM STATEWIDE BUILDING CODE, VIRGINIA CONSTRUCTION CODE, STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-03.

31. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.

32. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.

33. 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.

34. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

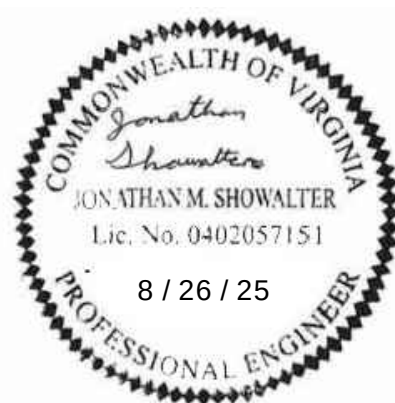
35. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING 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 A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.

36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

37. ALL ROOF STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOL. CONTACT VDOL FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 x131.

38. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE, AND THE SPRINKLER LEAD-IN CONNECTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY PUBLIC UTILITIES DEPARTMENT'S GUIDE 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.

39. CONTACT ACSA 3 DAYS PRIOR TO ESTABLISHING A CONNECTION TO THE ACSA WATER MAIN.



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DESCRIPTION

DATE _____

08/26

DRAWN BY

S. KIRBY

DESIGNED BY

J. KIRBY

References

SCALE

100

SPACE ADDITION

ULTI-USE S

—H ML

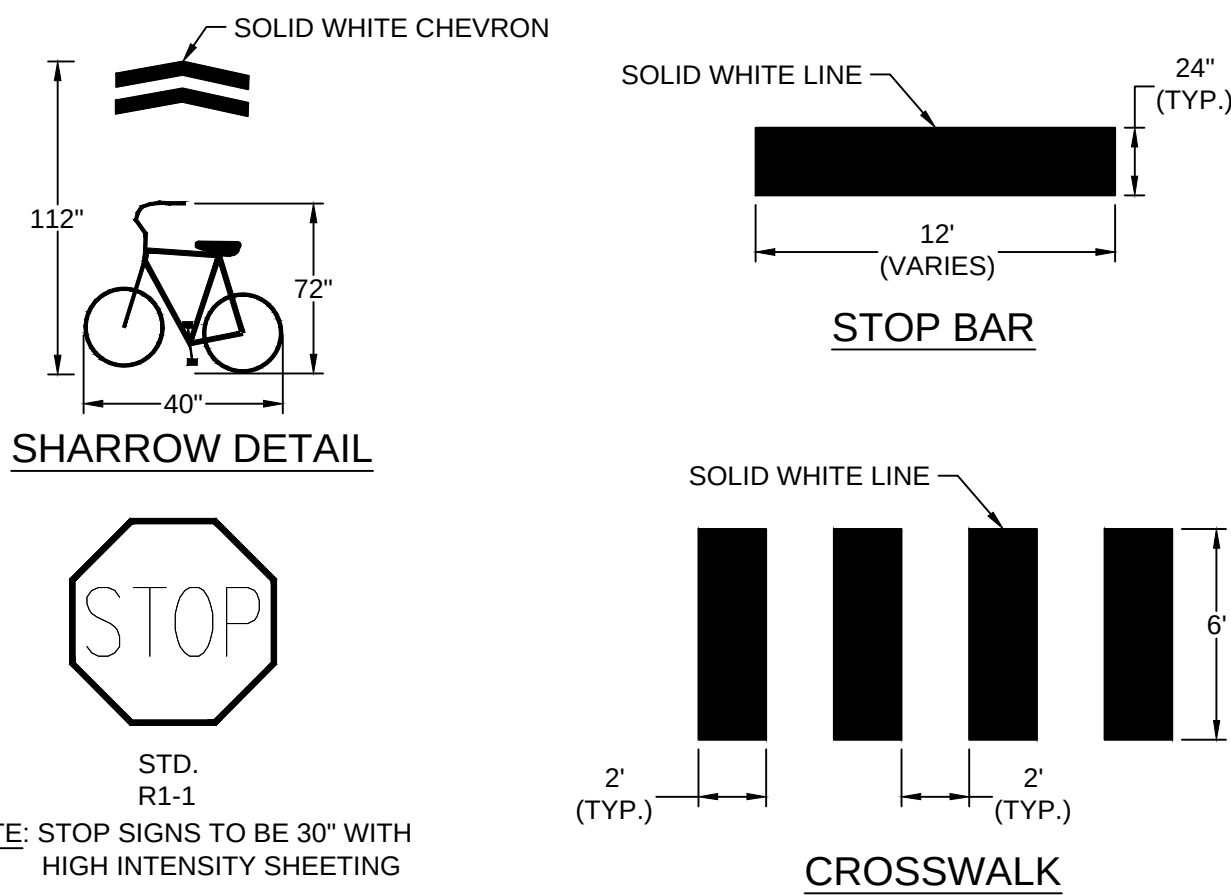
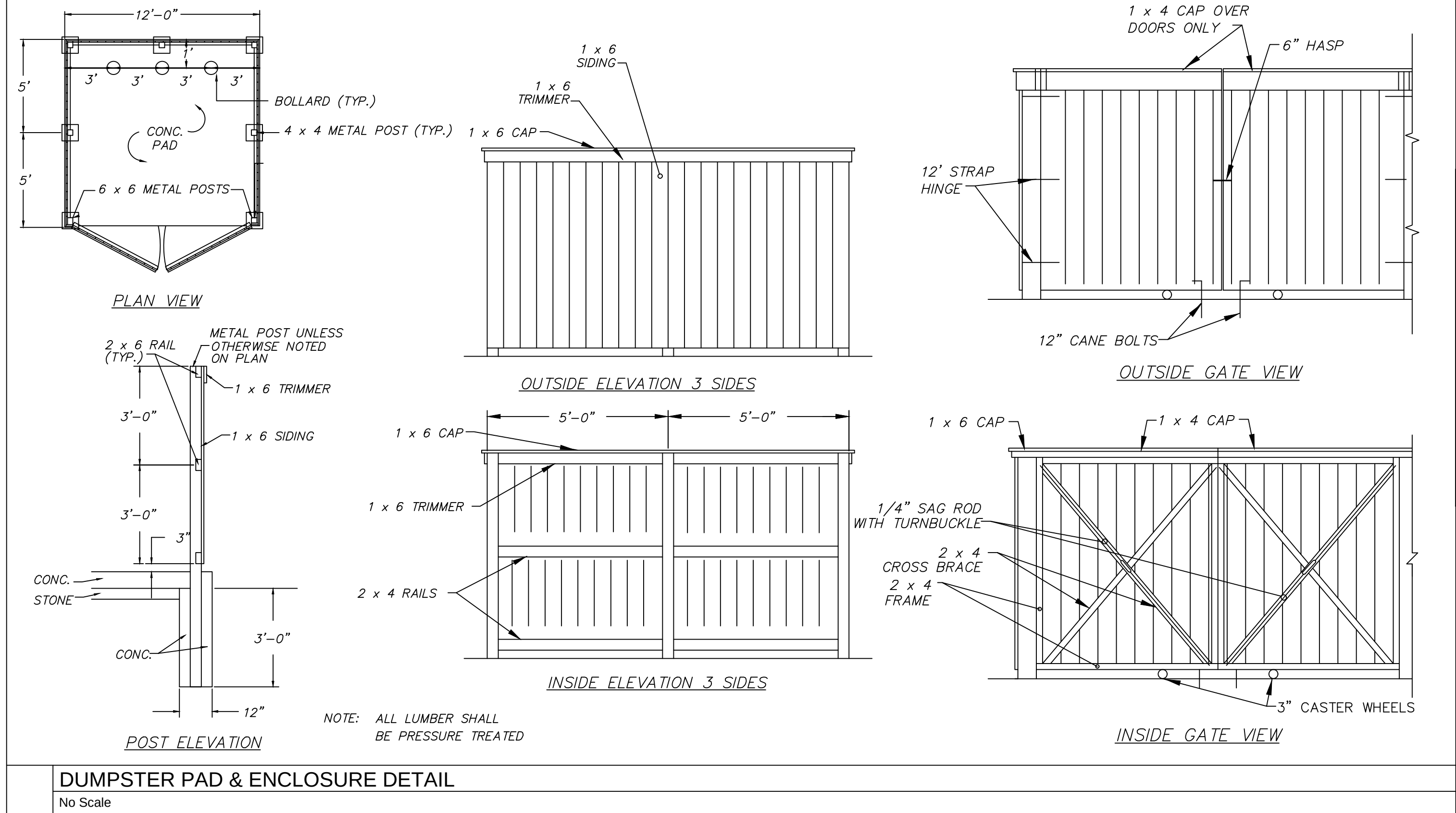
JOB NO.

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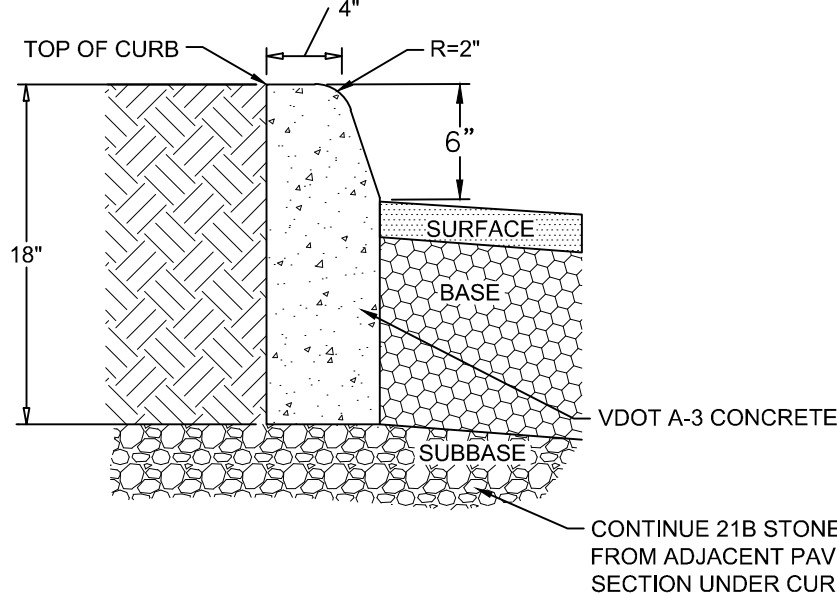
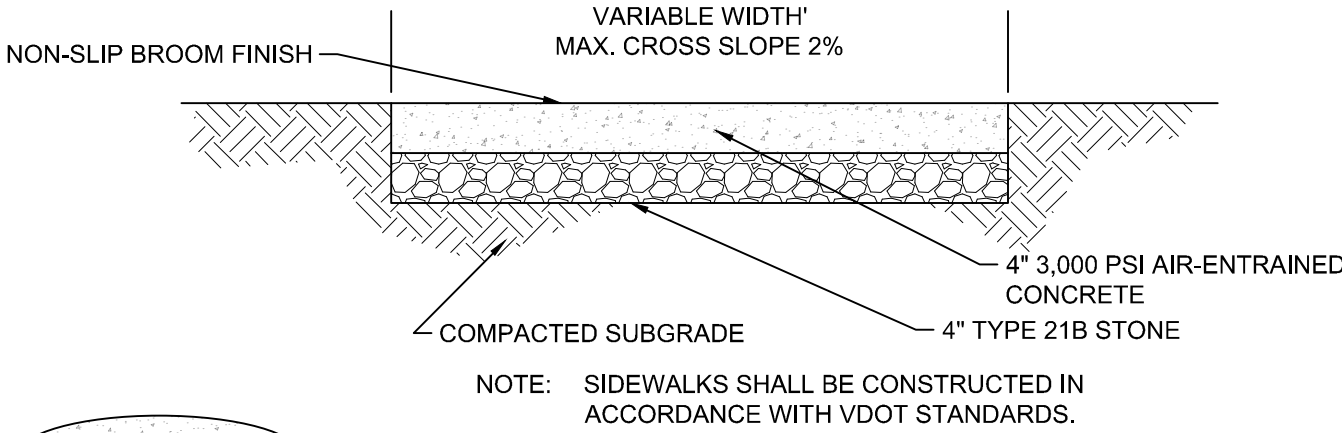
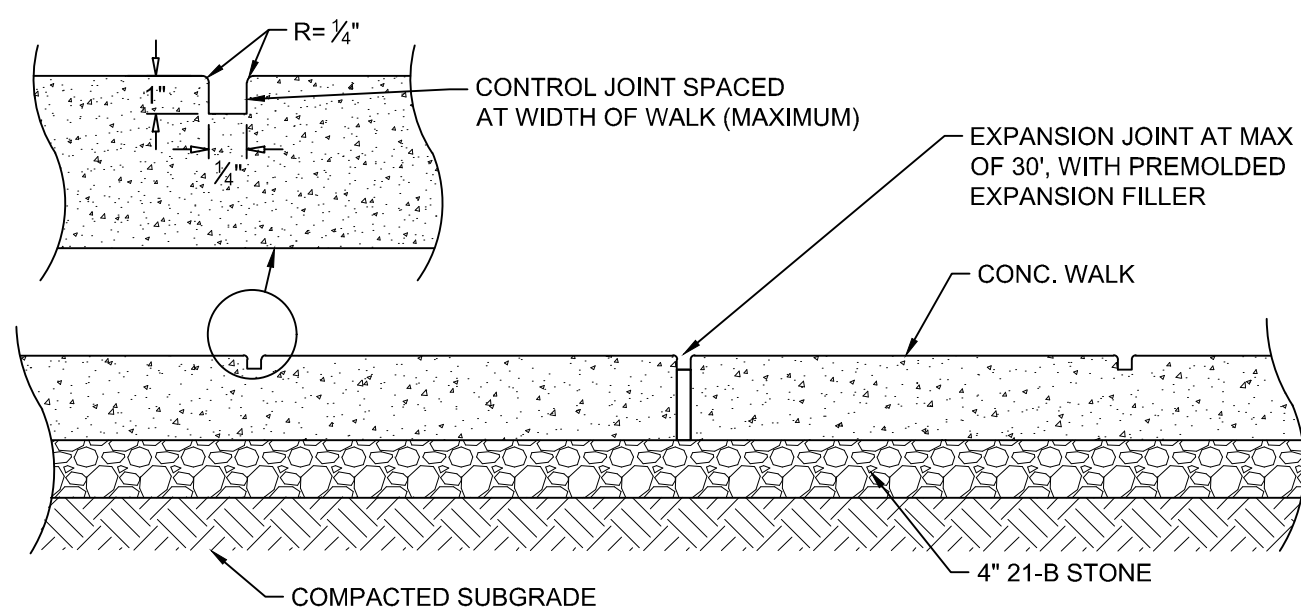
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- NOTES:
- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
D. THE 2000 INTERNATIONAL FIRE CODE.
 - SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
 - ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH A 2" METAL SQUARE TUBE POST AND TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.
 - ALL MARKING DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 246.
A. MARKINGS 6" AND SMALLER SHALL BE VDOT TYPE A PAINT.
B. MARKING LARGER THAN 6" SHALL BE VDOT TYPE B, CLASS 1 (THERMOPLASTIC).

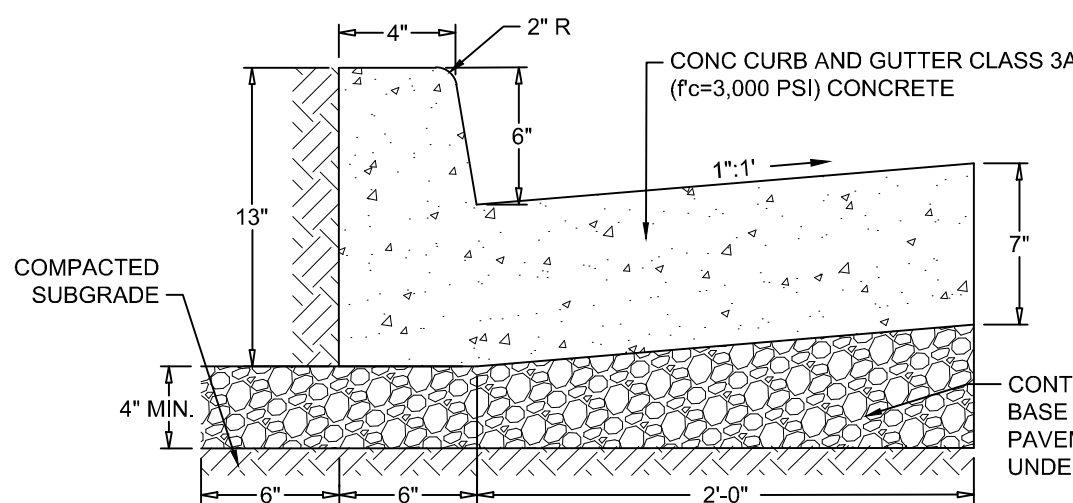
STRIPING AND SIGNAGE DETAIL

No Scale

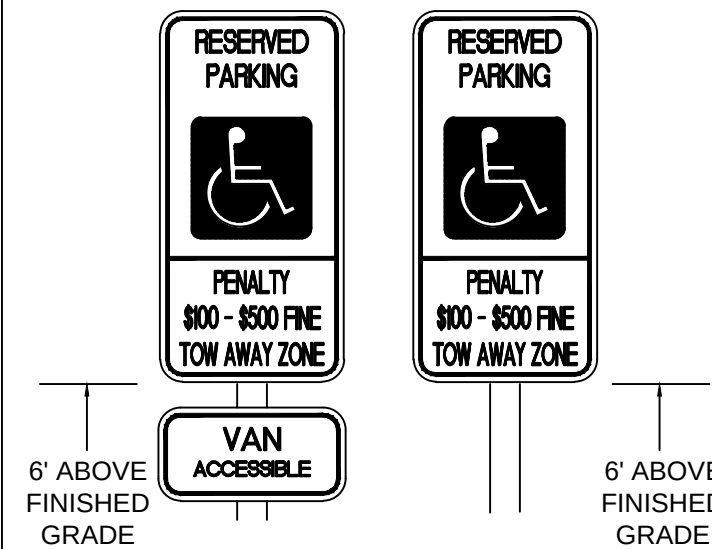


VDOT STANDARD CG-2 CURB

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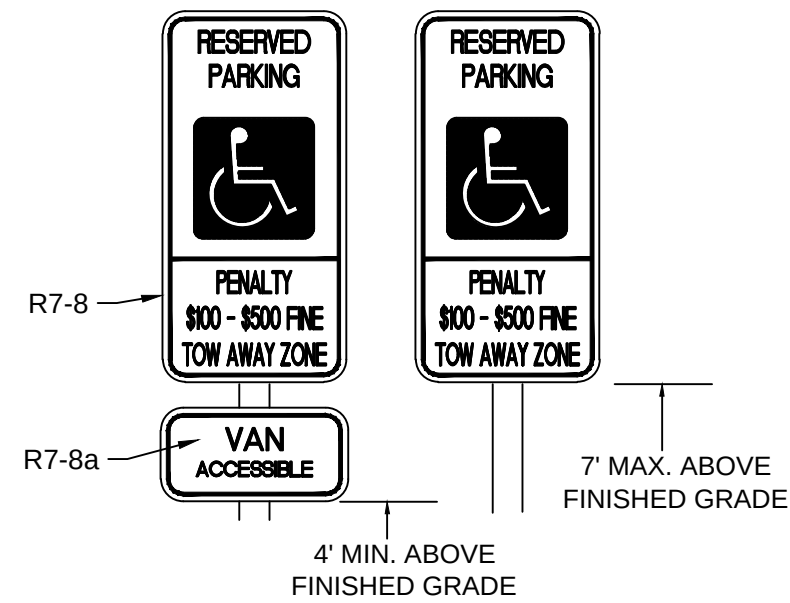
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

ADA PARKING SIGNS

No Scale

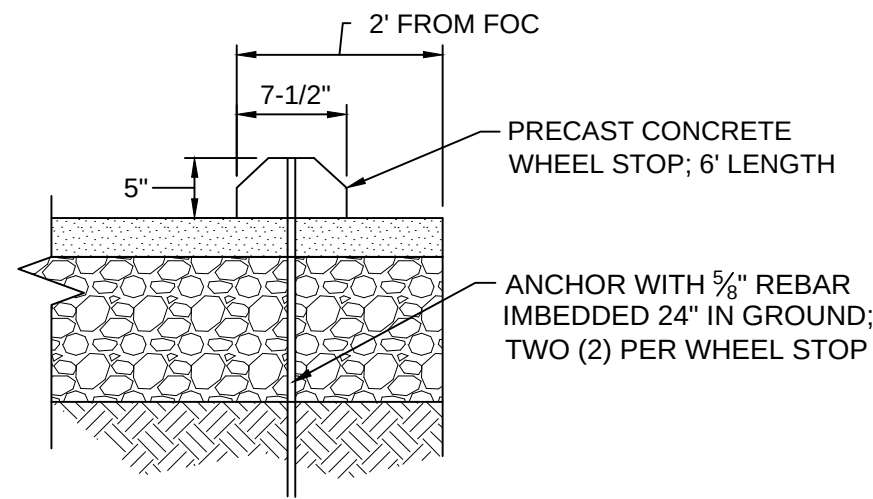


FEDERAL: SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & TEXT, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE 12"x18" R7-8 SIGNS WITH 4" INTERNATIONAL WHEELCHAIR SYMBOL AT EACH PARKING SPACE INDICATED ON SITE PLAN. ON THE SAME SIGN, OR A SEPARATE SIGN BELOW, "PENALTY, \$100-\$500 FINE, TOW AWAY ZONE" MUST BE INCLUDED (VA CODE 36-99.11). BELOW THESE SIGNS, PROVIDE A 12"x6" R7-8a SIGN FOR SPACES IDENTIFIED AS 'VAN' ON THE PLANS. POST SHALL BE 2" SQUARE TUBE WITH TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.

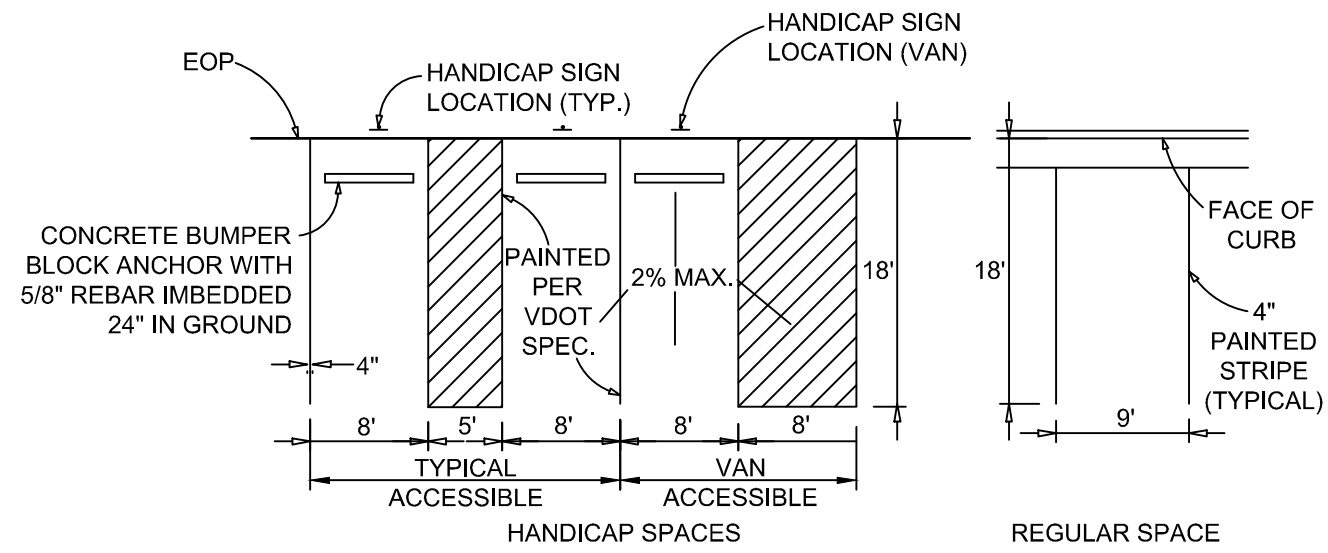
PARKING SIGNS FOR THE DISABLED

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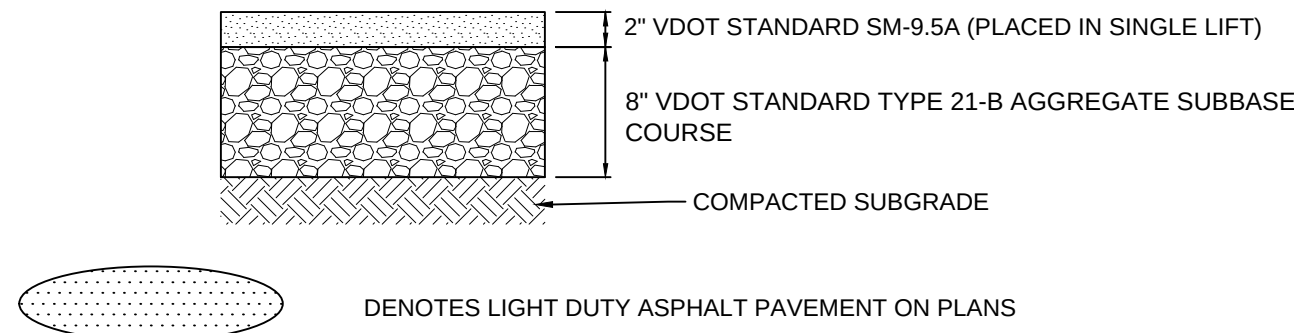
PRECAST CONCRETE WHEEL STOP

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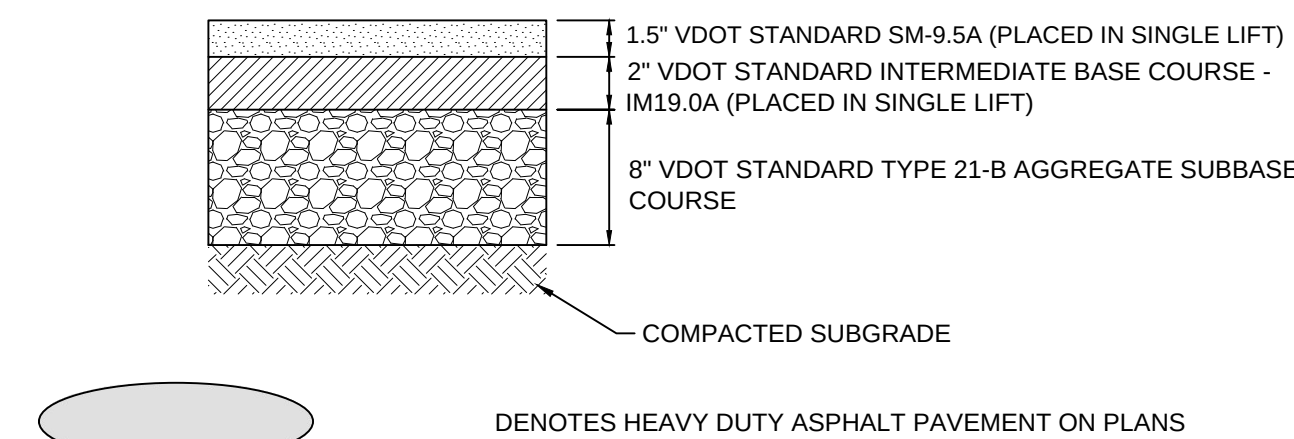
TYPICAL PARKING SPACE DETAILS

No Scale



LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale



HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale



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REVISION DESCRIPTION

DATE

DATE

08/26/2025

DRAWN BY

S. KIRBY

DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

GENERAL NOTES & DETAILS

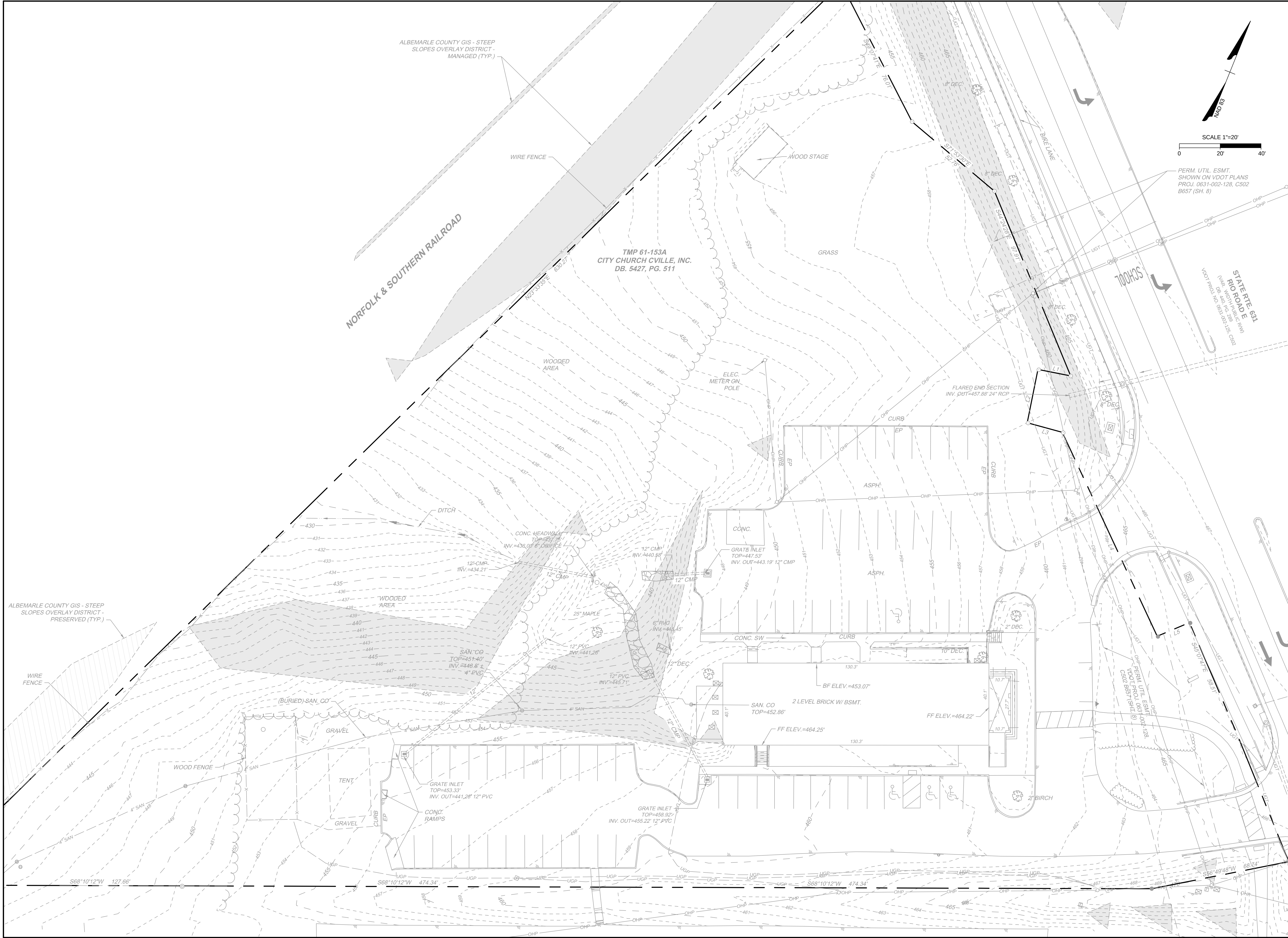
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COMMONWEALTH OF VIRGINIA

Jonathan M. Showalter

Jonathan M. Showalter

Lic. No. 0402057151

8 / 26 / 25

PROFESSIONAL ENGINEER

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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1"=20'

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

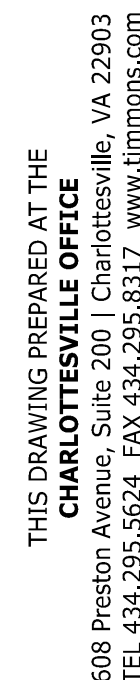
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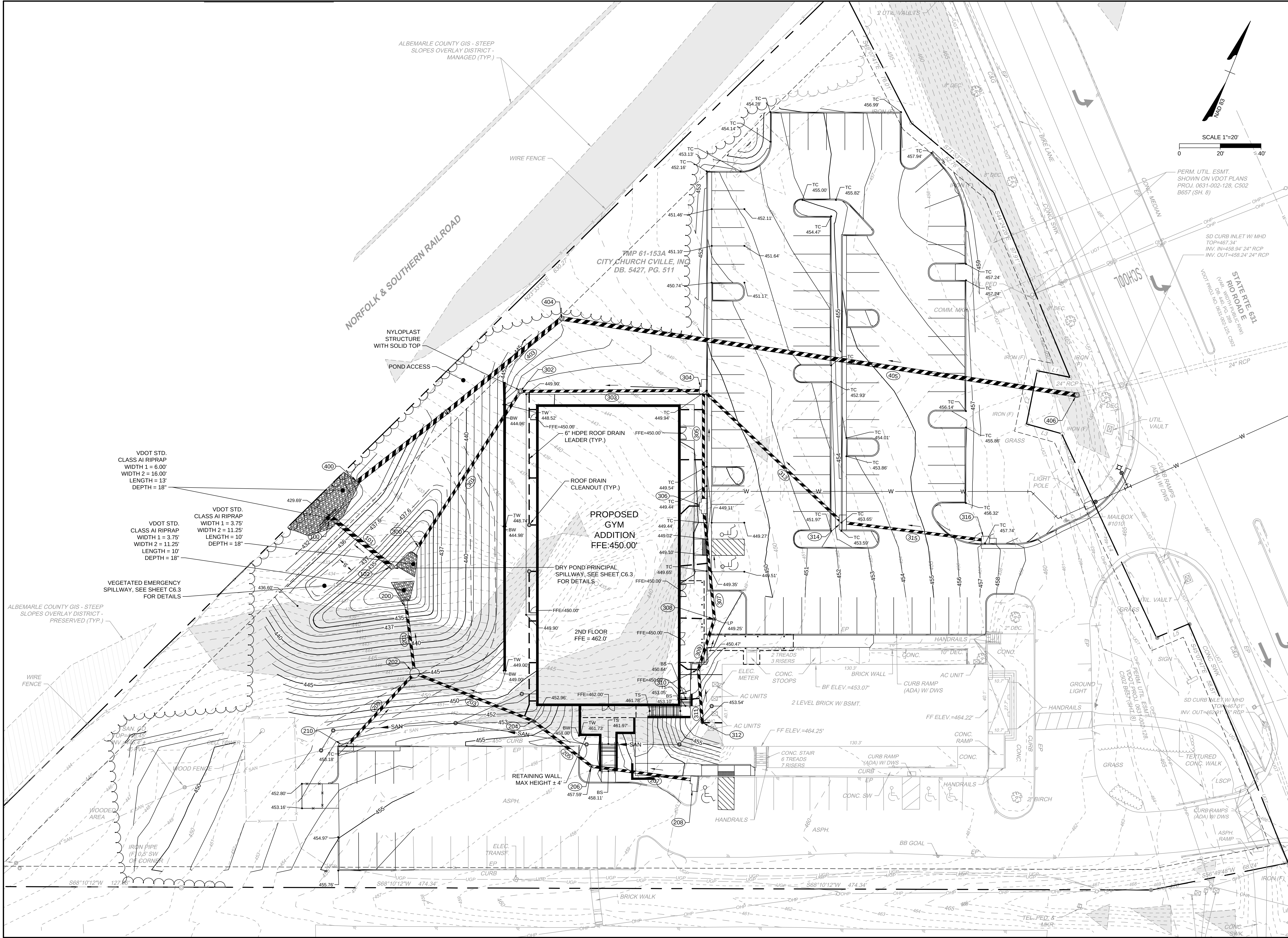
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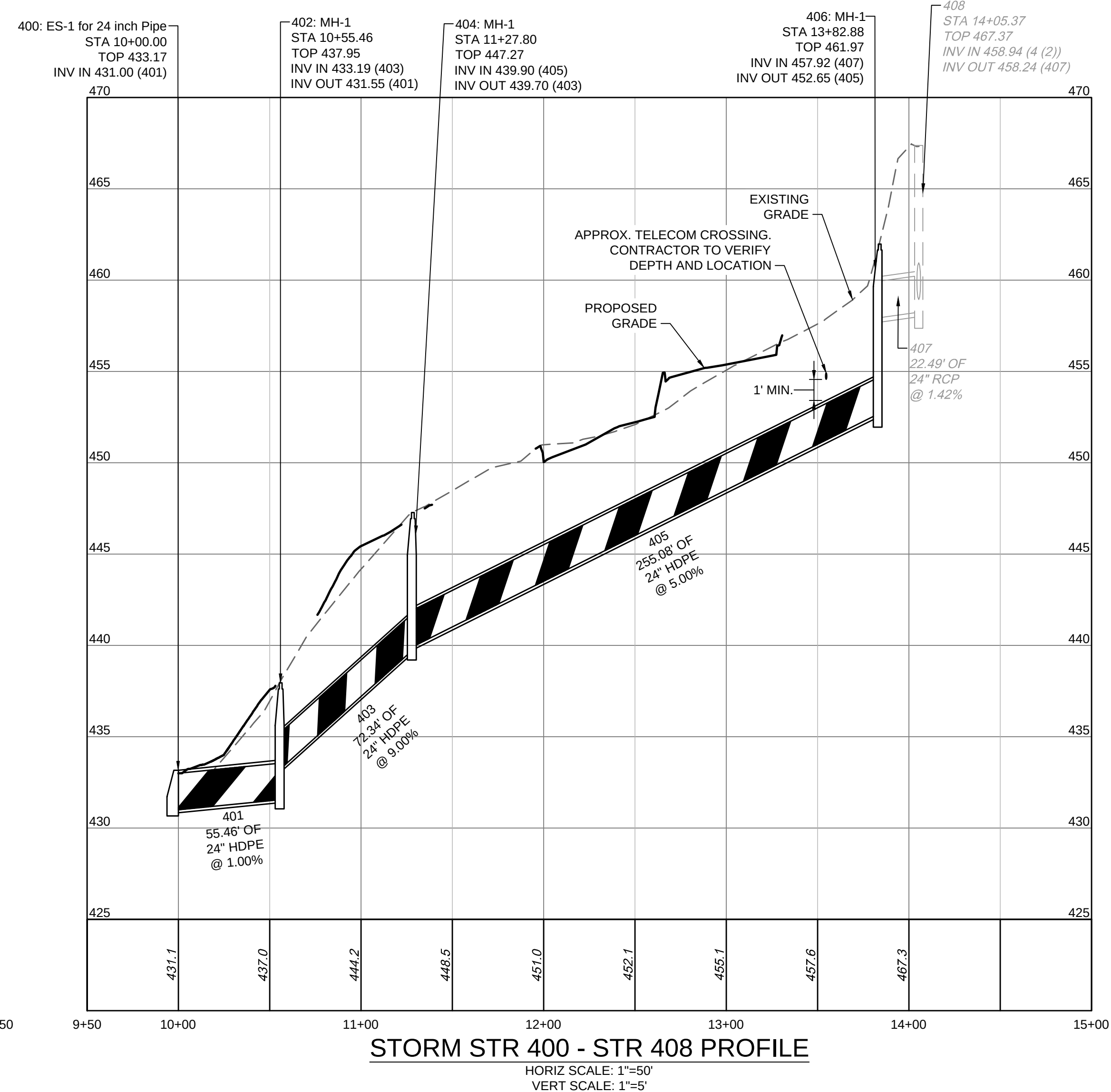
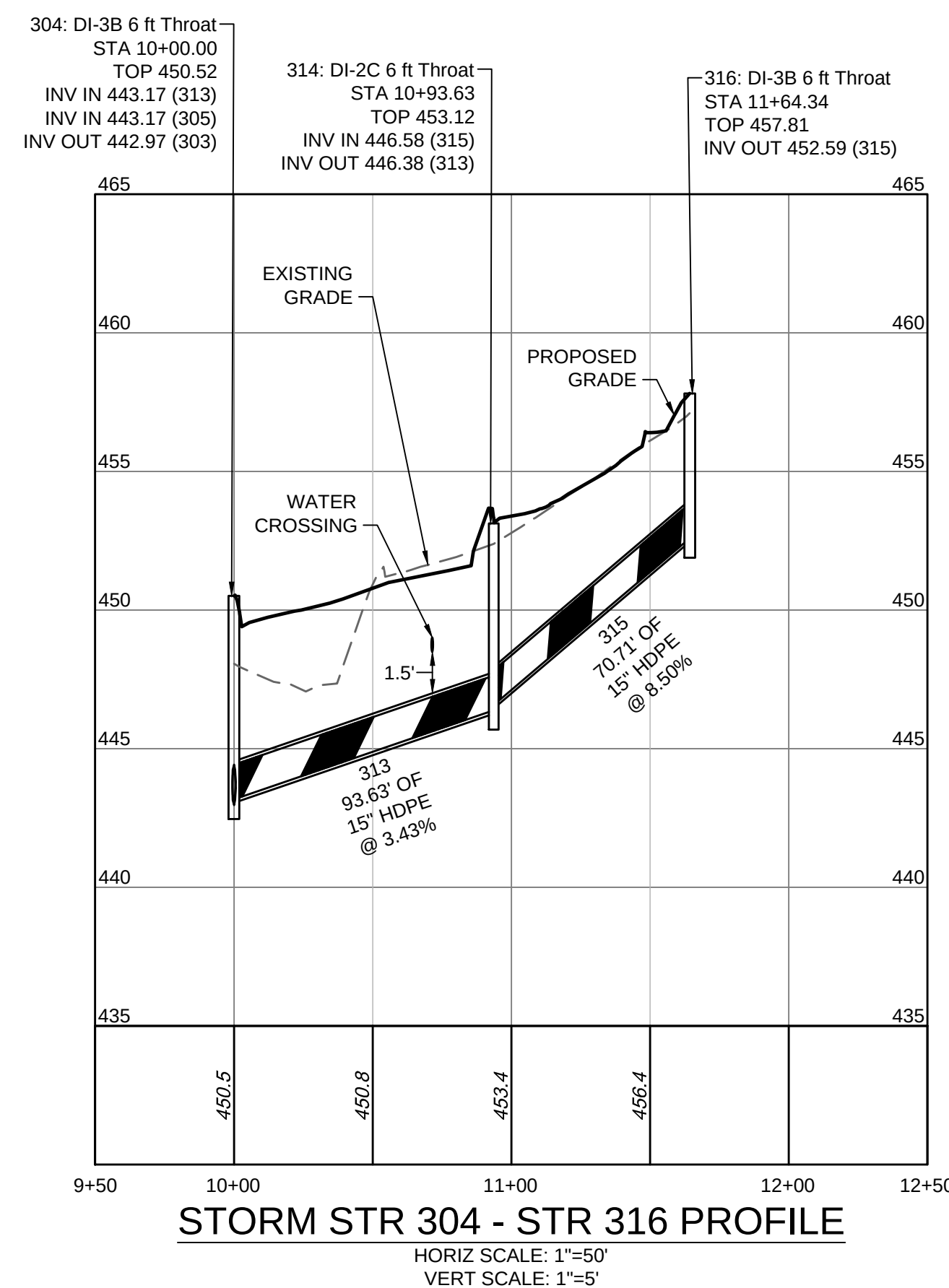
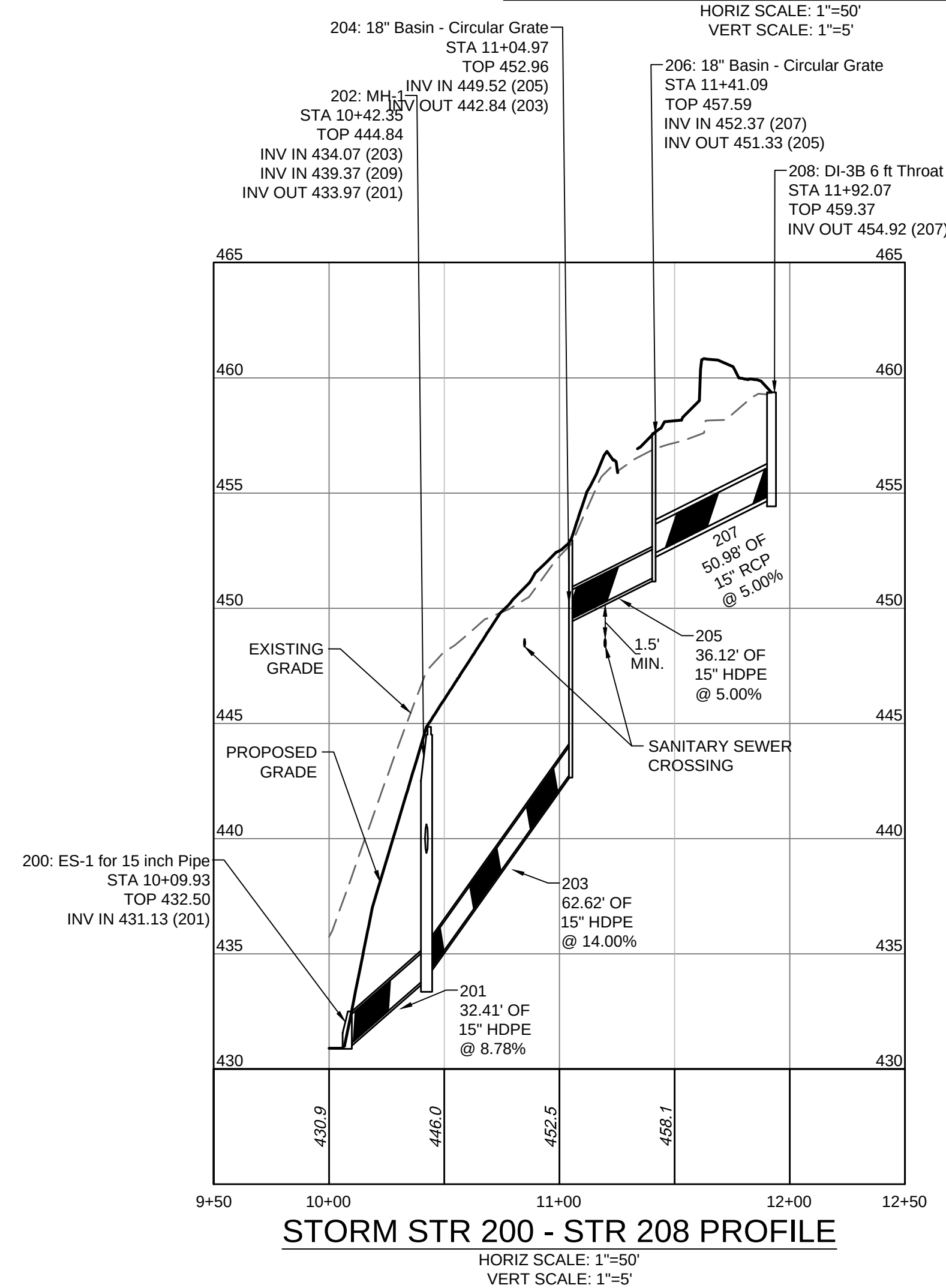
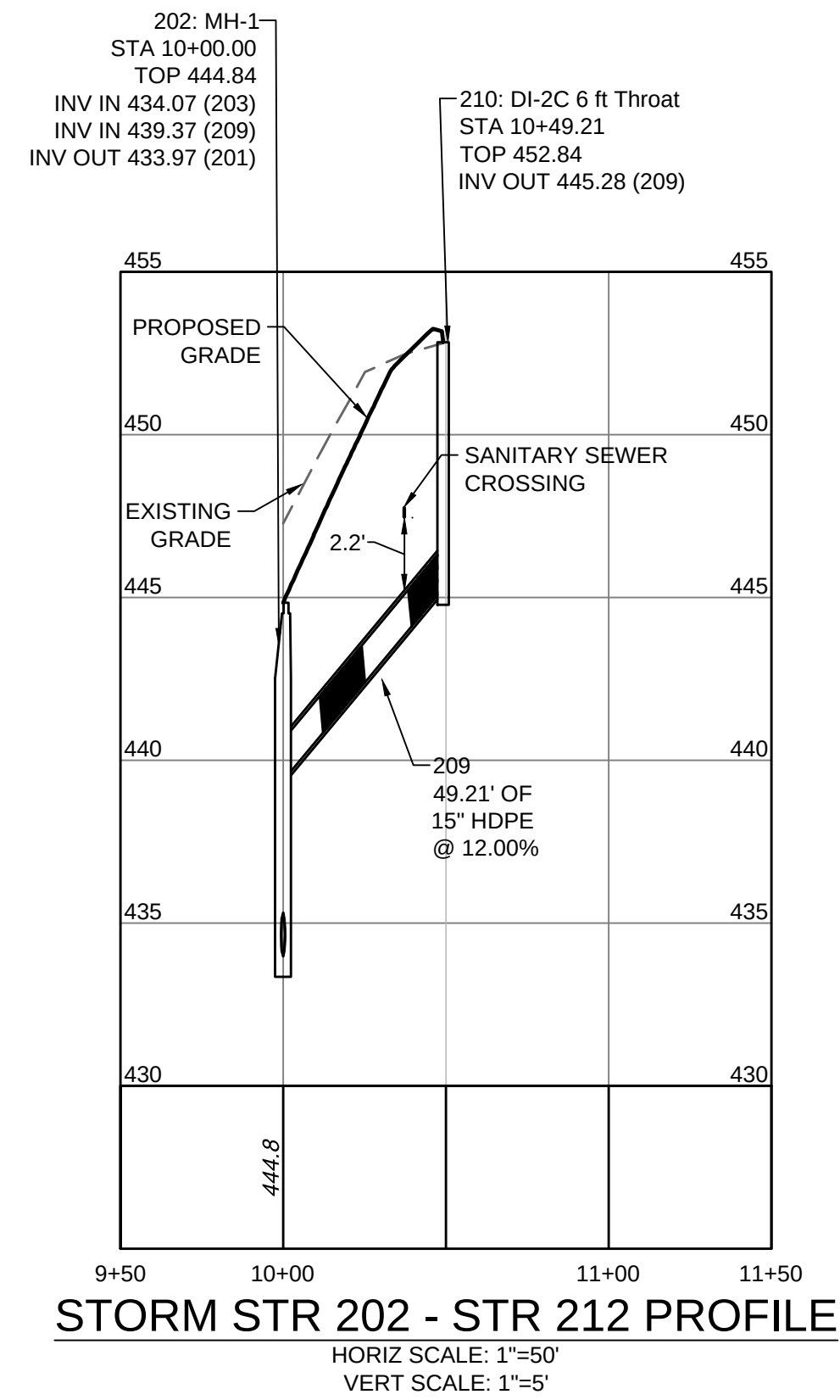
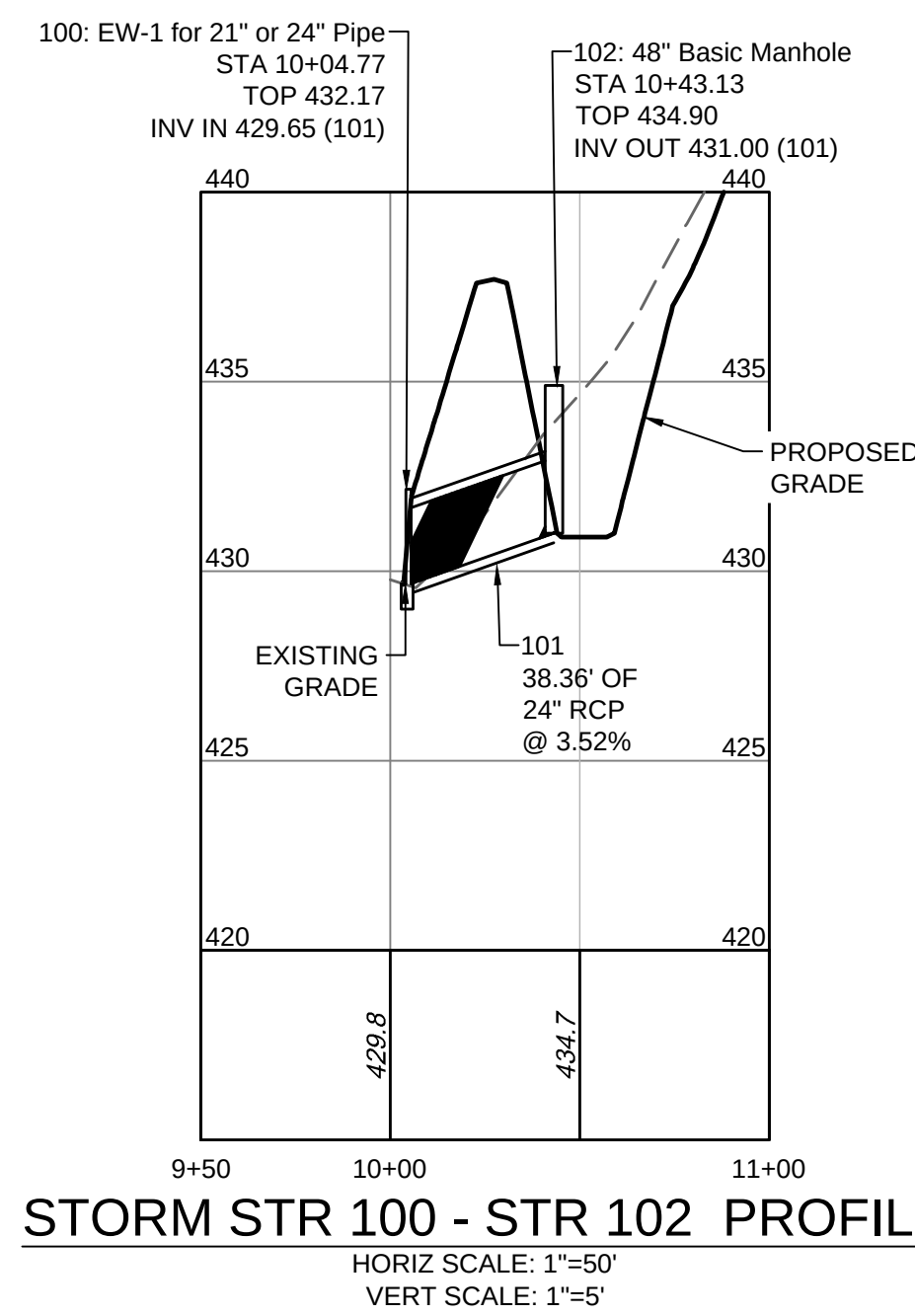
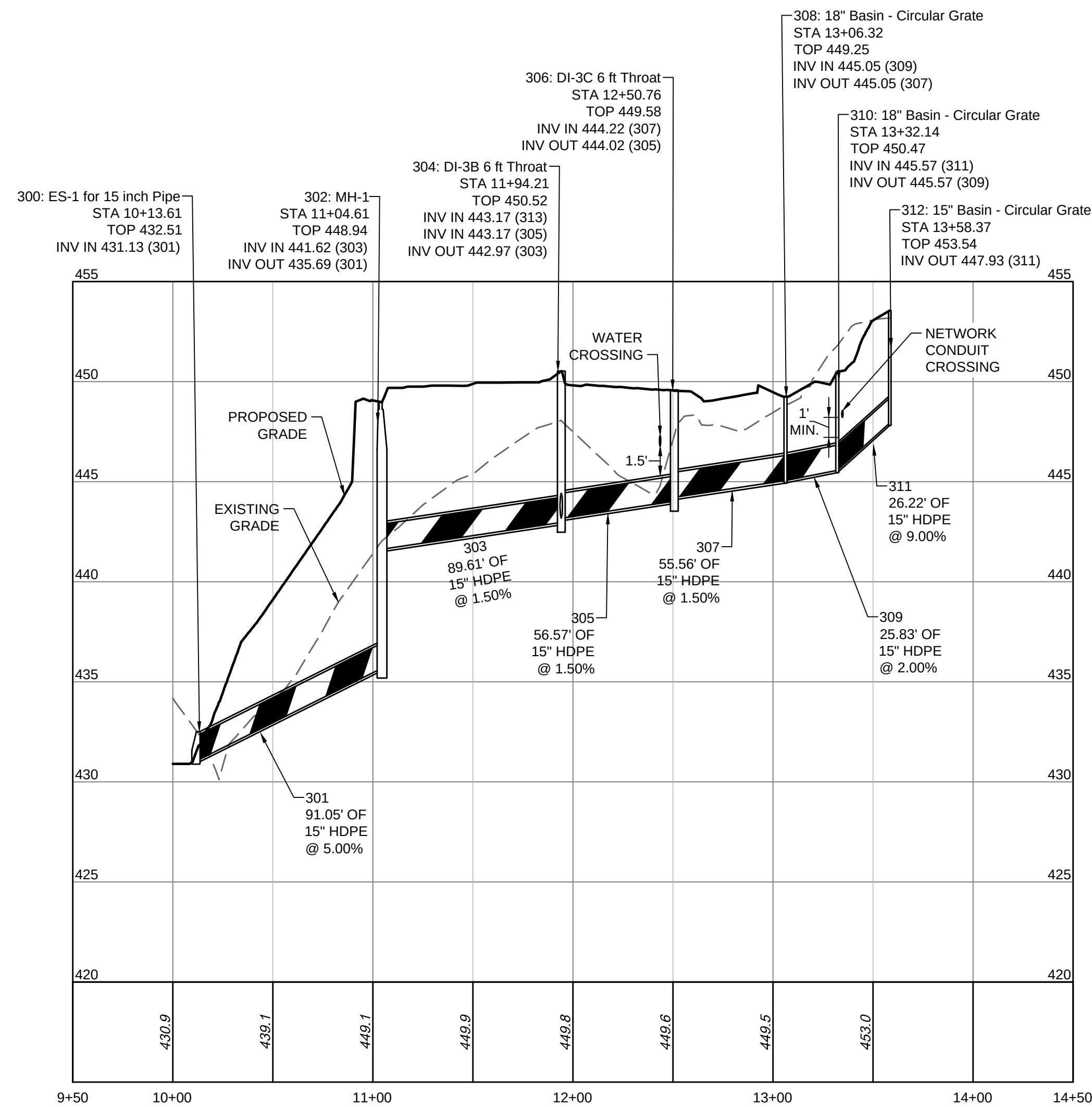
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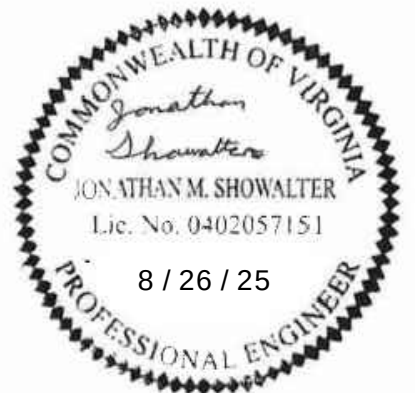
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- NOTES:**
1. A 3" STEEL PLATE SHALL BE INSTALLED IN THE BOTTOM OF ALL DROP MANHOLES WITH A DROP OF 4' OR GREATER.
 2. PROVIDE SAFETY SLABS FOR ALL MANHOLE STRUCTURES WITH HEIGHTS GREATER THAN 12'.
 3. CONTRACTOR SHALL PROVIDE VDOT SL-1 AS REQUIRED PER VDOT SPECIFICATIONS. MANHOLES, JUNCTION BOXES, OR DROP INLETS WITH HEIGHTS GREATER THAN 12 FEET SHALL BE CONSIDERED BY THE CONTRACTOR FOR SAFETY SLABS SHALL BE INCLUDED WITH STRUCTURE SUBMITTALS FOR REVIEW AND APPROVAL OF THE ENGINEER PRIOR TO ORDER OR FABRICATION.



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			08/26/2025	S. KIRBY	S. KIRBY	J. SHOWALTER	AS SHOWN



CITY CHURCH MULTI-USE SPACE ADDITION

ALBEIMARLE COUNTY, VA
STORM PROFILES

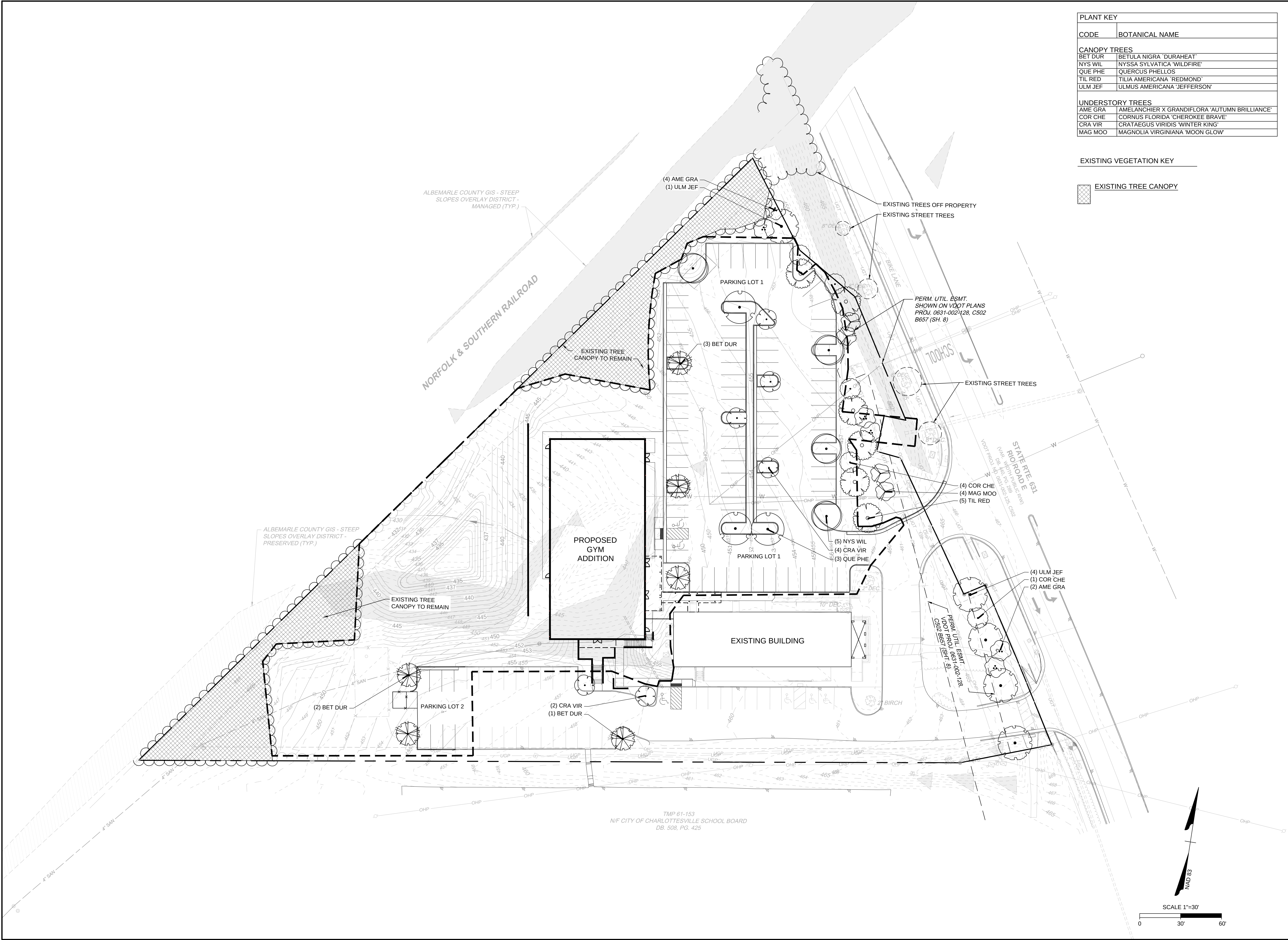
STORM PROFILES

JOB NO.
55351

SHEET NO.
C7.0

SHEET NO.
C7.0

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PLANT KEY	
CODE	BOTANICAL NAME
CANOPY TREES	
BET DUR	BETULA NIGRA 'DURAHEAT'
NYS WIL	NYSSA SYLVATICA 'WILDFIRE'
QUE PHE	QUERCUS PHELLOS
TIL RED	TILIA AMERICANA 'REDMOND'
ULM JEF	ULMUS AMERICANA 'JEFFERSON'
UNDERSTORY TREES	
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
COR CHE	CORNUS FLORIDA 'CHEROKEE BRAVE'
CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'
MAG MOO	MAGNOLIA VIRGINIANA 'MOON GLOW'

EXISTING VEGETATION KEY

EXISTING TREE CANOPY



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DESIGNED BY	M. RACHNER
CHECKED BY	C. OLDAKER
SCALE	1"=30'

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA
LANDSCAPE PLAN

JOB NO.	55351
SHEET NO.	L1.0

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PLANT SCHEDULE							
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	TOTAL
CANOPY TREES							
BET DUR	6	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	2" CAL, 6' MIN HT	B&B OR CONTAINER	464SF	2,784SF
NYS WIL	4	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5" CAL.	B&B	151SF	604SF
QUE PHE	3	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	419SF	1,257SF
TIL RED	6	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3.5" CAL.	B&B	222SF	1,332SF
ULM JEF	5	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	3.5" CAL.	B&B	464SF	2,320SF
							= 8,297SF
UNDERSTORY TREES							
AME GRA	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6' HT.	B&B OR CONTAINER	130SF	780SF
COR CHE	5	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	2" CAL.	B&B OR CONTAINER	124SF	620SF
CRA VIR	6	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B	184SF	1,104SF
MAG MOO	4	MAGNOLIA VIRGINIANA 'MOON GLOW'	SWEET BAY	2" CAL.	B&B	79SF	316SF
							= 2,820SF
							= 11,117SF

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

* per Sec. 32.7.9.6 of the Albemarle County Code.

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% OF GROSS PARKING AREA	49,490SF	49,490 X .05 = 2,474.5	2,475SF	5,762SF

INTERIOR PARKING LOT TREE REQUIREMENTS

* per Sec. 32.7.9.6 of the Albemarle County Code.

PARKING LOT	REQUIREMENT	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	1 LARGE TREE PER 10 PARKING SPACES	88 PARKING SPACES	73/10 = 7.3	8 LARGE TREES	9 LARGE TREES
PARKING LOT 2	1 LARGE TREE PER 10 PARKING SPACES	6 PARKING SPACES	6/10 = 0.6	1 LARGE TREES	2 LARGE TREES

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS

* per Albemarle County ARB DESIGN GUIDELINES

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
RIO ROAD EAST	393 LF	1 LARGE TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	393/35 = 11.2	12 LARGE TREES WITH INTERSPERSED FLOWERING TREES	12 LARGE TREES 15 SMALL TREES

- NOTES:
- LARGE SHADE TREES ALONG ENTRANCE CORRIDOR NEED TO BE 3.5" CALIPER IN SIZE.
 - THE ROAD FRONTAGE LENGTH TOTALS 482.5LF, HOWEVER, 89.5LF WAS SUBTRACTED DUE TO ENTRY DRIVES AND EXISTING TREE CANOPY.

TREE COVER CALCULATIONS

* per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
150,970 SF(GROSS SITE AREA)	10% COVER	150,970 x .1 = 15,097	15,097SF	13,368*1.25 = 16,710(EXISTING) + 9,400SF (PROPOSED) = 35,927.5SF

- NOTES:
- WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
 - ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
 - CONCEPTUAL TREES ARE ESTIMATED AS FOLLOWS: 250SF FOR LARGE SHADE TREES, 100SF FOR SMALL ORNAMENTAL FLOWERING TREES.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 AT 1.800.553.3120 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- 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.
- 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 NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

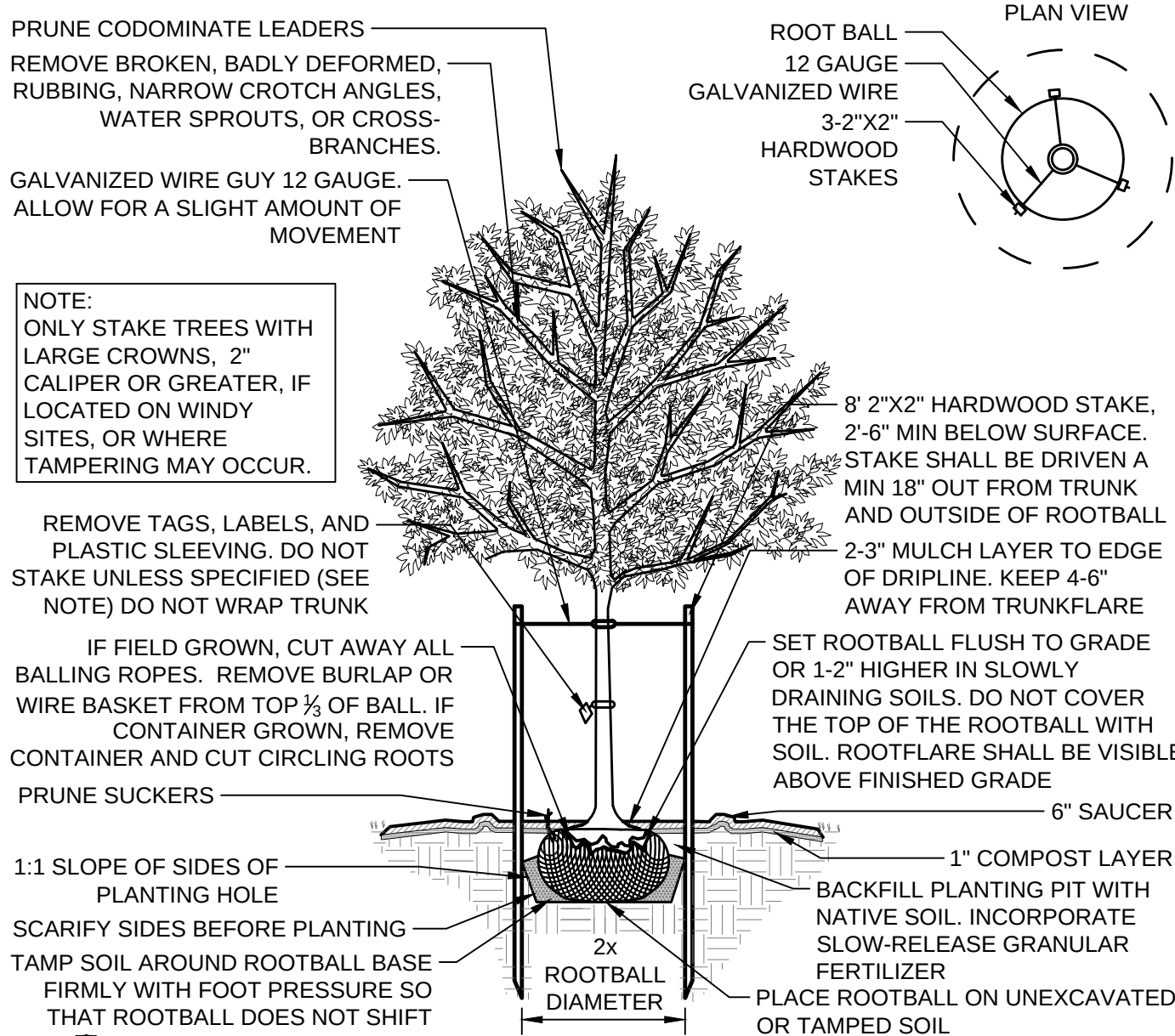
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- 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.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

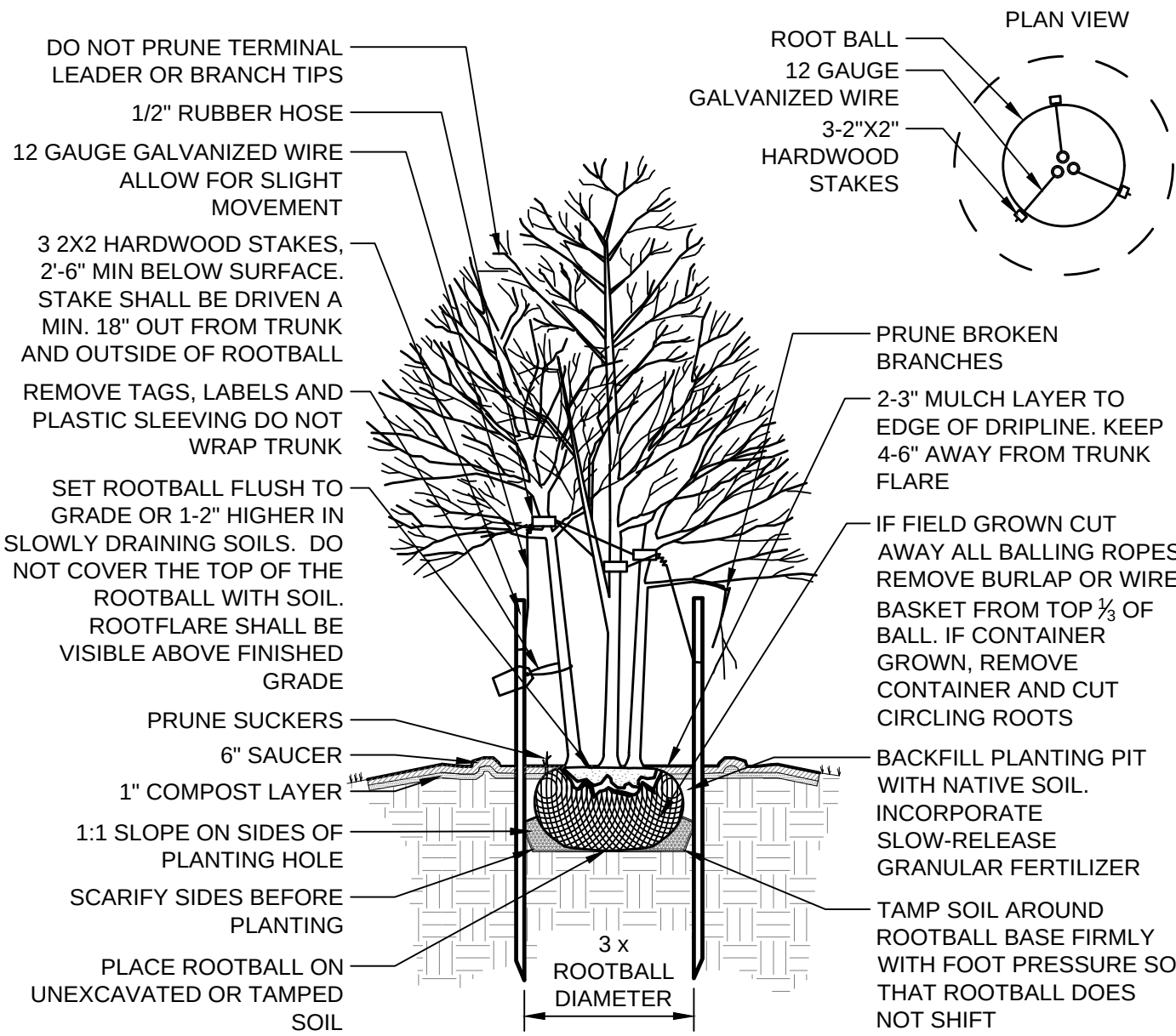
1 GENERAL NOTES AND DETAILS

DETAIL-SCALE



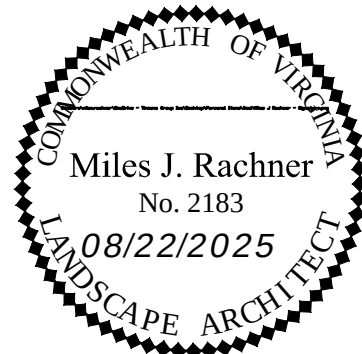
2 DECIDUOUS TREE PLANTING DETAIL

NTS



3 MULTI-STEM TREE PLANTING DETAIL

NTS



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YOUR VISION ACHIEVED THROUGH OURS.

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

LANDSCAPE NOTES AND DETAILS

JOB NO.
55351

SHEET NO.
L2.0

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