

AIRPORT INDUSTRIAL COMPLEX SELF-STORAGE FACILITY INITIAL SITE PLAN

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO:

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

EXISTING USE: VACANT LAND

PROPOSED USE: SELF-STORAGE FACILITY

TOTAL ACREAGE: 2.46 ACRES

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

DEVELOPER: BREEDEN CONSTRUCTION
228 N LYNNHAVEN ROAD, SUITE 108
VIRGINIA BEACH, VA 23452

SURVEYOR: LINCOLN SURVEYING
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
CONTACT: SCOTT COLLINS
EMAIL: SCOTT@COLLINS-ENGINEERING.COM
PHONE: 434-293-3719

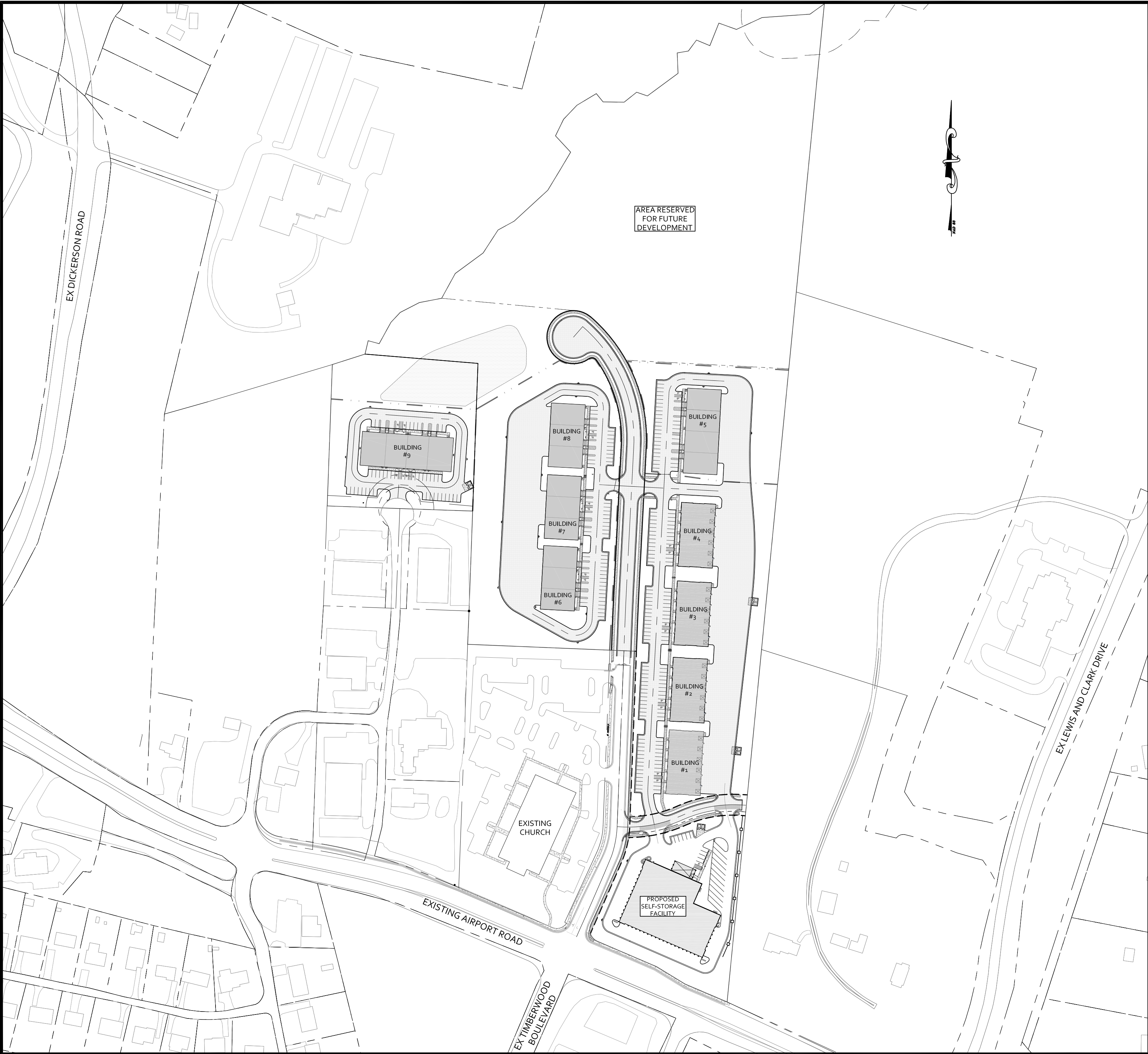
PARCEL INFORMATION:

TMP: 03200-00-00-01700

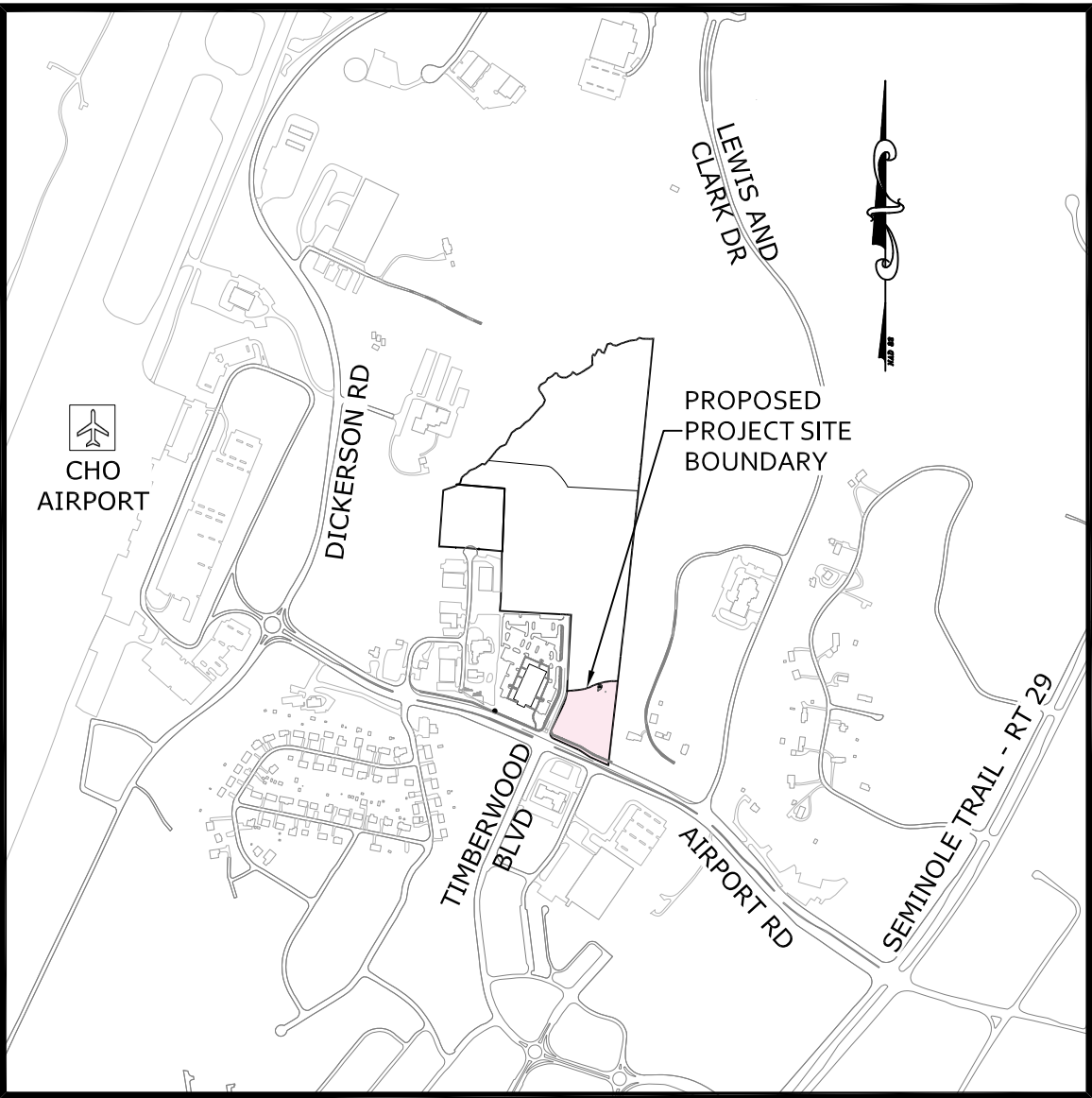
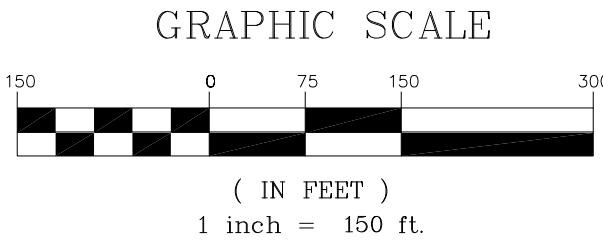
ACREAGE: PORTION OF 28.06 ACRES (2.46 ACRES THIS SITE PLAN)

D.B./PG: 1745/696

ZONING: LI (LIGHT INDUSTRIAL)



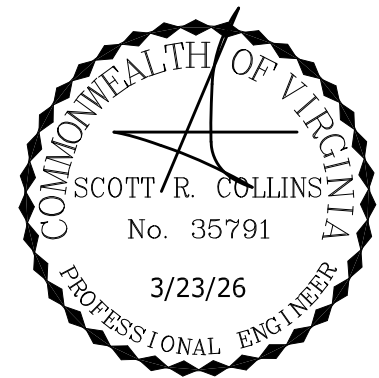
SHEET LAYOUT
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 1,000'

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11	STORMWATER MANAGEMENT PLAN
11	TOTAL SHEETS

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



REVISIONS

REVISION DESCRIPTION	
DATE	03/23/26
INITIAL SITE PLAN	

COLLINS ENGINEERING

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



AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

COVER

JOB NO.
102036
SCALE
AS SHOWN
SHEET NO.
1

GENERAL NOTES:

OWNER/DEVELOPER: SIX STAR ASSOCIATES, LLC
P.O. BOX 5548
CHARLOTTESVILLE, VA 22905
COLLINS ENGINEERING, INC.
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
CONTACT: (434) 293-3719 (SCOTT@COLLINS-ENGINEERING.COM)
BREEDEN CONSTRUCTION

DEVELOPER: 218 N LYNNHAVEN ROAD, SUITE 108
VIRGINIA BEACH, VA 23452
LINCOLN SURVEYING
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901

LOCATION OF PROJECT: INTERSECTION OF AIRPORT ROAD & TIMBERWOOD BOULEVARD
PROPERTY INFO: TMP 03200-00-00-03700 (PORTION OF 28.06 AC)
TOTAL ACREAGE: 29.58 ACRES (TOTAL PROPERTY) - ACREAGE OF INITIAL SITE PLAN: 2.46 ACRES
ZONING: LIGHT INDUSTRIAL (LI) PER APPROVED REZONING ZMA19880003. THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CONDITIONS FROM THE APPROVED ZMA198800003.

ENTRANCE CORRIDOR (EC)
AIRPORT IMPACT AREA (AIA)
MANAGED & PRESERVED STEEP SLOPES

BOUNDARY & TOPO: NOTE: A SPECIAL USE PERMIT WILL BE REQUIRED FOR THE SELF-STORAGE USE ON THE PROPERTY BOUNDARY AND TOPOGRAPHY HAVE BEEN PROVIDED BY LINCOLN SURVEYING, JUNE OF 2025. THE ALTA FOR THIS PROPERTY WAS PROVIDED BY FORESIGHT SURVEYING IN JANUARY OF 2026. SITE WAS FIELD VERIFIED BY COLLINS ENGINEERING IN JUNE OF 2025.

USGS DATUM:
EXISTING VEGETATION: VACANT
EXISTING USE: SEE EXISTING CONDITIONS SHEET FOR ADJACENT OWNERS INFO.
ADJACENT OWNERS: SELF-STORAGE FACILITY
PROPOSED USE: 2-STORY BUILDING + 91,287 GROSS SF

FLOOR AREA TO LOT COVERAGE RATIO: 30,429 SF / 2.46 AC = 0.28
PHASING: SITE CONSTRUCTION SHALL BE COMPLETED IN 1 PHASE FOR THE SELF-STORAGE FACILITY
BUILDING/LOT SETBACKS: FRONT: 10' MINIMUM AND NO MAXIMUM
SIDE: NONE (20' MIN. BUILDING SEPARATION)
REAR: NONE (10' MIN. BUILDING SEPARATION)

MAXIMUM HEIGHT ALLOWED: MAXIMUM HEIGHT = 65 FEET
NOTE: FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET
PROPOSED SELF STORAGE FACILITY HEIGHT = 3 STORIES
WATERSHED: SOUTH FORK RIVANNA RIVER & NORTH FORK RIVANNA RIVER (JACOBS RUN)
FLOODPLAIN: THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS PER FEMA FLOOD INSURANCE RATE MAP#31003C, PANEL #01020D DATED FEBRUARY 4, 2005

STREAM BUFFER: THERE IS NO STREAM BUFFER LOCATED WITHIN THE PROJECT LIMITS
PUBLIC WATER SUPPLY RESERVOIR: THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED
DAM BREAK INUNDATION: THE SITE IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE
STEEP SLOPES: MANAGED AND PRESERVED STEEP SLOPES ARE LOCATED WITHIN THE OVERALL LIMITS OF THE PROPERTY, HOWEVER, NO STEEP SLOPES ARE LOCATED WITHIN THE 2.46 ACRE LIMITS OF THIS INITIAL SITE PLAN. - SEE THE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE STEEP SLOPES ON THE PROPERTY. THERE WERE NO CEMETERIES FOUND ON THE PROJECT SITE DURING THE FIELD INVESTIGATION OR SURVEY OF THE PROPERTY.

BURIAL SITES: COUNTY WATER & SEWER
UTILITIES: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.
FIRE & RESCUE: THE PROPOSED DEVELOPMENT SHALL CONNECT TO THE EXISTING TIMBERWOOD BOULEVARD OFF AIRPORT ROAD FROM A PROPOSED ACCESS ROAD BEING INSTALLED BY THE DEVELOPERS OF THE AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX.

INGRESS/EGRESS: SEE SITE PLAN FOR LAND TO BE DEDICATED PUBLIC RIGHT-OF-WAY
LAND DEDICATED TO PUBLIC USE: SIGNAGE: PROPOSED SIGNAGE FOR THE DEVELOPMENT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION.

TRASH: A DUMPSTER IS LOCATED ON THE PROPERTY FOR TRASH, SEE THE SITE PLAN FOR THE LOCATION.
RETAINING WALLS: NO RETAINING WALLS ARE PROPOSED WITH THIS PLAN, HOWEVER RETAINING WALLS WITH A MAXIMUM HEIGHT OF 10' IS ALLOWED IF ASBUILT CONDITIONS REQUIRE THEM OR FUTURE PHASES NECESSITATE WALLS.

RECREATION: N/A
LIGHTING: PROPOSED LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.8 & SECTION 4.17 OF THE ZONING ORDINANCE. SEE LIGHTING PLAN ON SHEETS 9 & 10.
LANDSCAPING: PROPOSED LANDSCAPING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. SEE LANDSCAPING PLAN ON SHEETS 7 & 8.

UTILITIES: THE DEVELOPMENT SHALL BE SERVED WITH PUBLIC WATER AND SEWER
STORMWATER MANAGEMENT: THE DEVELOPMENT PLAN FOR THE AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX INCLUDES A STORMWATER MANAGEMENT FACILITY THAT PROVIDES BOTH WATER QUALITY AND WATER QUANTITY FOR THE PROPOSED DEVELOPMENT OF THIS 2.46 ACRE PARCEL.

OUTDOOR STORAGE: ANY OUTDOOR STORAGE USE MUST COMPLY WITH THE REQUIREMENTS OF SECTION 5.1.52. THE LARGER PARKING AREA IS FUTURE RV PARKING. THE OWNER WILL GO THROUGH THE ALBEMARLE COUNTY PROCESS AT A FUTURE TIME FOR THE APPROVAL OF RV PARKING WITHIN THIS AREA. THIS IS ALSO NOTED ON THE SITE PLAN.

PAVED PARKING AND CIRCULATION AREA: 34,700 SF

IMPERVIOUS AREAS	
PROPOSED BUILDINGS =	30,429 SF
PROPOSED SIDEWALKS =	1,150 SF
PROPOSED ROADS & PARKING AREAS =	34,700 SF
TOTAL IMPERVIOUS AREA =	66,279 SF

TRAFFIC GENERATION CALCULATIONS	
TRIP GENERATION CALCULATIONS BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)	
LIGHT INDUSTRIAL BUILDINGS (CODE 310 - 4.87 TRIPS / 1,000 SF)	
PROPOSED BUILDINGS = 133,900 GROSS SF	
TOTAL ADT: 653 VPD	(326.5 ENTER / 326.5 EXIT)
TOTAL AM PEAK: 99 VPH	(87 ENTER / 12 EXIT)
TOTAL PM PEAK: 87 VPH	(12 ENTER / 75 EXIT)

PARKING CALCULATIONS	
PARKING PROVIDED IS IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR INDUSTRIAL USES.	
REQUIRED	
1 SPACE PER MAXIMUM # OF STORAGE SPACES ACCESSED/HOUR	
6% x (30,429 x 1 UNIT/650 SF) x 3 FLOORS = 9 SPACES	
PROPOSED	
11 SPACES (INCLUDING 1 ADA VAN ACCESSIBLE HANDICAP SPACE) AND 10 FUTURE RV PARKING SPACES	

DEMOLITION NOTES

- PRIOR TO DEMOLITION AND CONSTRUCTION, A FIRE PREVENTION PLAN MEETING MUST OCCUR AND A FIRE PREVENTION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
- THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL INTEGRITY OF EXISTING STORM SEWER STRUCTURES TO REMAIN AND REPLACE TOPS AS NECESSARY; THIS SHALL BE REFLECTED IN THE CONTRACTOR BID.
- ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.
- UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.
- EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOF DRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.
- EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.
- ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
- BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

FIRE DEPARTMENT NOTES

- PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
- PREFIRE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.
- A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
- AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. ALBEMARLE FIRE AND RESCUE CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
- ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- FIRE HYDRANTS, FIRE PUMP TEST HEADS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 1,500 GALLONS PER MINUTE.
- LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FT RADIUS OF Maturity OF THE LANDSCAPING.
- FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINEATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY. FIRE APPARATUS ROADS 20' TO 16' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
- THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
- HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT CONNECTIONS AND FOR STANDPIPES AND SPRINKLERS AND SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FT WHERE APPROVED BY THE FIRE CODE OFFICIAL.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
- NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING.
- WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- CUTTING AND WELDING-OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
- FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING A VEHICLE LOADING OF 85,000 POUNDS UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

CONSTRUCTION FIRE PREVENTION NOTES

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

BUILDING CODE NOTES:

- RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTED WALLS REQUIRE RDP INSPECTIONS, OTHER WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
- ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANS1 A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
- WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
- ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOU. CONTACT VDOU FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x131.
- ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER 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 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.
- NOTE, DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED.

SITE NOTES

- PROPOSED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF BEHIND THE PARAPET OF THE PROPOSED BUILDINGS OR ON THE GROUND. MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF A BUILDING OR STRUCTURE SHALL BE FULLY SCREENED BEHIND A WALL OR OTHER SOLID ENCLOSURE, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT, SUCH WALL TO BE CONSTRUCTED OF A MATERIAL HARMONIOUS WITH THE FACADE OF THE BUILDING OR STRUCTURE. MECHANICAL EQUIPMENT LOCATED ON THE GROUND SHALL BE FULLY SCREENED FROM VIEW FROM ALL PUBLIC RIGHTS-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN S-3 SCREEN SHALL BE PROVIDED, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT. THE SCREENING MATERIALS SHALL BE LOCATED IN SUCH A MANNER TO MOST EFFECTIVELY REFLECT NOISE AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.
- EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
- ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED. THIS APPLIES TO ALL SIDEWALKS OUTSIDE OF THE VDOT RIGHT OF WAY.
- ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
- ALL SIDEWALK CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
- ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
- RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
- ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.
- PER 502.6 OF THE 20210 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
- PER ADA 502.4, PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
- PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
- PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
- ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
- HANDICAP PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
- ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

- ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7003) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE, AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.
- CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
- WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER.
- CONTRACTOR SHALL EXERCISE CARE TO ENSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY STANDARDS.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- THE ADJUSTMENT OF ALL MANHOLE TOPES, WATER VALVE BOXES, GAS VALVE BOXES, AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
- ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
- A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
- MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3'.
- MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.
- AT ALL UTILITY CROSSINGS A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY SEWER LINE.
- CONTRACTOR SHALL VERIFY ALL UTILITY TIE-IN CONNECTIONS TO EXISTING OR UNDER CONSTRUCTION INFRASTRUCTURE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AND THE PROPOSED UTILITIES.
- GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
- SIGNS AND MARKINGS TO DELINEATE FIRE LANES, AS DESIGNATED BY THE FIRE OFFICIAL, SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
- ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
- A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
- ALL PROPOSED SANITARY SEWER IS PUBLIC.
- THE TYPE K COPPER WATER SERVICE LATERALS ARE ON THE PRIVATE SIDE OF THE METER. THE PUBLIC PORTION OF THE WATER SERVICE WILL BE IN ACCORDANCE WITH THE ACSA STANDARD DETAILS.
- A PRESSURE REDUCING VALVE (PRV) AND AN RPZ BACKFLOW DEVICE ARE REQUIRED AT EACH BUILDING.
- AN RWSA INSPECTOR IS REQUIRED FOR ALL WATERLINE TIE INS AND WORK WITHIN 10' OF RWSA UTILITIES.
- RWSA WILL REQUIRE AN RWSA INSPECTOR ON SITE FOR THE PROPOSED 12" WATERLINE TAP, WITH THREE (3) DAYS NOTICE. RWSA WILL REVIEW THE T.S.&V., DISINFECTION, AND PRESSURE TESTS.
- ALL FIRE HOSE THREADS SHALL BE C&O TYPE.
- ARB: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

SITE PLAN LEGEND

EXISTING CONDITIONS & DEMOLITION		PROPOSED	
EXISTING RIGHT-OF-WAY		PROPOSED PROJECT BOUNDARY	PROPOSED SIGN
EXISTING BUILDING		PROPOSED CONTOUR	PROPOSED LIGHT POLE
EXISTING ASPHALT PAVEMENT		PROPOSED CURB	PROPOSED BIKE RACK
EXISTING CONCRETE		PROPOSED RIGHT-OF-WAY DEDICATION AREA	PROPOSED STORM SEWER PIPE
EXISTING CONTOURS		PROPOSED BUILDING	PROPOSED STORM SEWER STRUCTURE
EXISTING CURBING		EXISTING BUILDING	PROPOSED SANITARY SEWER LATERAL
EXISTING VEGETATION		PROPOSED ASPHALT	PROPOSED FIRE & WATER LINE
EXISTING FIRE HYDRANT		PROPOSED CONCRETE	PROPOSED WATER METER
EXISTING SANITARY SEWER MANHOLE		PROPOSED PAVERS	PROPOSED GASLINE
EXISTING STORM SEWER STRUCTURE		PROPOSED SEGMENTED RETAINING WALL	PROPOSED UNDERGROUND POWER
EXISTING POWER POLE			
LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE			
EXISTING CONCRETE CURB, SIDEWALK, AND/OR ASPHALT PAVEMENT TO BE REMOVED			
EXISTING ASPHALT PAVEMENT FOR MILL & OVERLAY			
EXISTING VEGETATION TO BE REMOVED			
EXISTING WATERLINE			
EXISTING SANITARY SEWER PIPE			
EXISTING STORM SEWER PIPE			
EXISTING OVERHEAD ELECTRIC			
EXISTING UNDERGROUND ELECTRIC			
EXISTING GASLINE			
EXISTING UTILITIES TO BE REMOVED			

GRADING & DRAINAGE NOTES

- ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
- CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
- ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK, AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PERMIT WILL BE MADE FOR THIS WORK.
- DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
- EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE, OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
- DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
- CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS, AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
- ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- A MINIMUM OF 18" VERTICAL & 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
- ALL PUBLIC STORM SEWER SHALL BE RCP OR HDPE & SHALL HAVE A MINIMUM OF 45" DIAMETER WITH A MINIMUM SLOPE OF 0.50% WITHIN THE R/W.
- ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS. AND IN ACCORDANCE WITH SECTION 403.3, THE CROSS SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 2%. ADDITIONALLY, ANY CHANGE IN LEVEL GREATER THAN 4" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
- CONTRACTOR SHALL INSTALL, AND MODIFY AS NECESSARY THE EXISTING RETAINING WALLS BEING UTILIZED, AND ENSURE HANDRAILS AND GUARDRAILS ARE LOCATED ON ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT COUNTY & STATE REQUIREMENTS. 42" GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2022 VA CONSTRUCTION CODE 1003 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
- FINAL DESIGN OF THE BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
- DURING CONSTRUCTION THE ACTUAL WALL HEIGHTS MAY VARY FROM THE EXISTING & DESIGN ELEVATIONS. THE CONTRACTOR SHALL CONSULT A PROFESSIONAL LICENSED STRUCTURAL ENGINEER FOR THE CONSTRUCTION OF ANY RETAINING WALL. DESIGNS ARE NOT FURNISHED BY COLLINS ENGINEERING AND ALL FINAL DESIGNS OF THE RETAINING WALLS SHALL BE PROVIDED TO COLLINS ENGINEERING PRIOR TO CONSTRUCTION FOR VERIFICATION. WALL DESIGN SHALL INCORPORATE ALL SITE PLANNETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
- CONTRACTOR SHALL GRADE THE AREAS SURROUNDING THE PROPOSED BUILDINGS SUCH THAT RUNOFF DRAINS AWAY FROM IT, ENSURING POSITIVE DRAINAGE AT ALL TIMES. PATIOS, SIDEWALKS AND PAVEMENT SHALL BE SLOPED AWAY FROM THE BUILDING WITH A MAXIMUM 4" PER 1' CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROADS AND PAVEMENT LOCATED WITHIN THE PROPERTY LIMITS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE PARKING LOT. THE SITE SHALL HAVE POSITIVE DRAINAGE THROUGHOUT AND SHALL DIRECT RUNOFF TO PROPOSED OR EXISTING DRAINAGE STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL TIE-IN CONNECTIONS FOR THE PARKING LOTS TO THE EXISTING ROADS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB, ROADWAY & PAVEMENT CONNECTIONS TO EXISTING ROADS, PRIOR TO ANY CONCRETE OR PAVEMENT BEING PLACED.
- CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL PARKING LOTS, SANITARY SEWER CLEANOUTS, WATER METERS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF CURBING, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. FOUNDATION PLANTINGS SHALL BE PLANTED IN THE FRONT OF THE BUILDING, OUTSIDE THE LIMITS OF THE SIGHT DISTANCE. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
- CONTRACTOR TO REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS AND REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
- CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL REVEGETATION BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR 1 LB. PER 1,000 SF.
- NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
- HANDRAILS SHALL BE INSTALLED ON ALL ADA RAMPS AND STEPS WITHIN THE SITE. HANDRAILS/GUARDRAILS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
- WALLS A-H ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.

REVISIONS

REVISION DESCRIPTION	DATE	INITIAL
INITIAL SITE PLAN	03/23/26	

DATE

03/23/26

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AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

GENERAL PROJECT NOTES

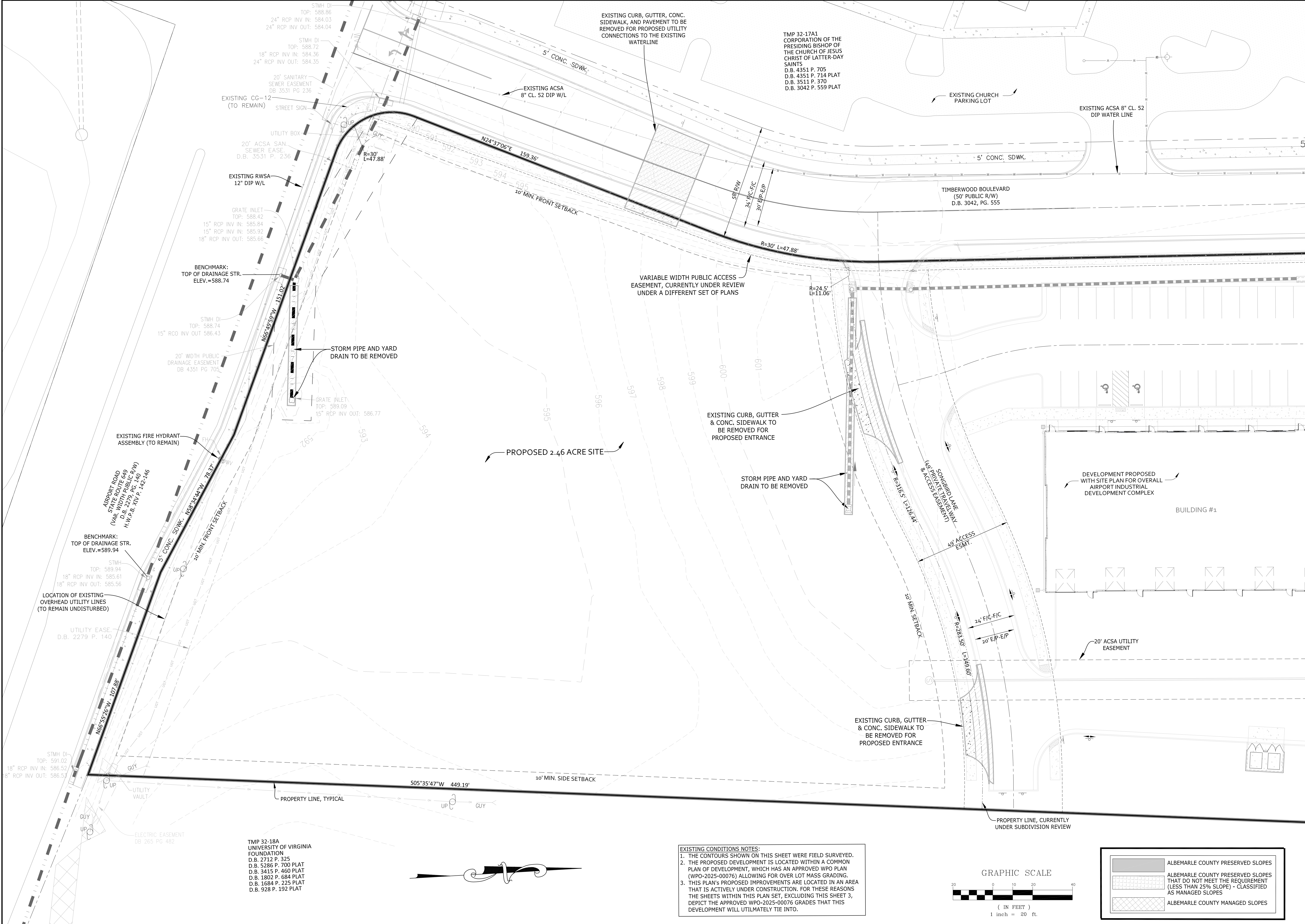
PROJECT SHEET

JOB NO. 102036

SCALE N/A

SHEET NO. 2

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PROJECT

AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET

3

JOB NO.

102036

SCALE

1"=20'

SHEET NO.

3

REVISIONS

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CE

SCOTT R. COLLINS

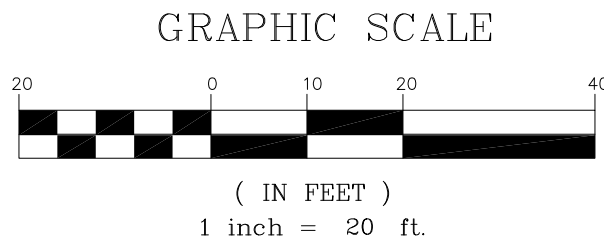
PROFESSIONAL ENGINEER

3/23/26

No. 35791

EXISTING CONDITIONS NOTES:

1. THE CONTOURS SHOWN ON THIS SHEET WERE FIELD SURVEYED.
2. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A COMMON PLAN OF DEVELOPMENT, WHICH HAS AN APPROVED WPO PLAN (WPO-2025-00076) ALLOWING FOR OVER LOT MASS GRADING.
3. THIS PLAN'S PROPOSED IMPROVEMENTS ARE LOCATED IN AN AREA THAT IS ACTIVELY UNDER CONSTRUCTION. FOR THESE REASONS THE SHEETS WITHIN THIS PLAN SET, EXCLUDING THIS SHEET 3, DEPICT THE APPROVED WPO-2025-00076 GRADES THAT THIS DEVELOPMENT WILL UTILMATELY TIE INTO.



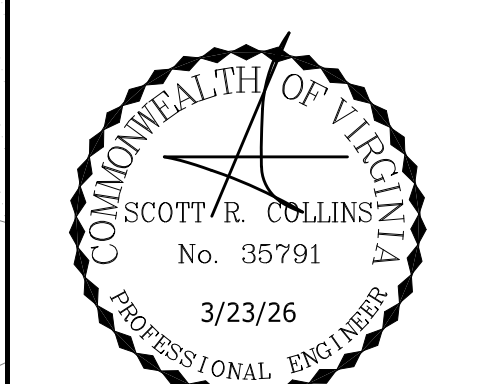
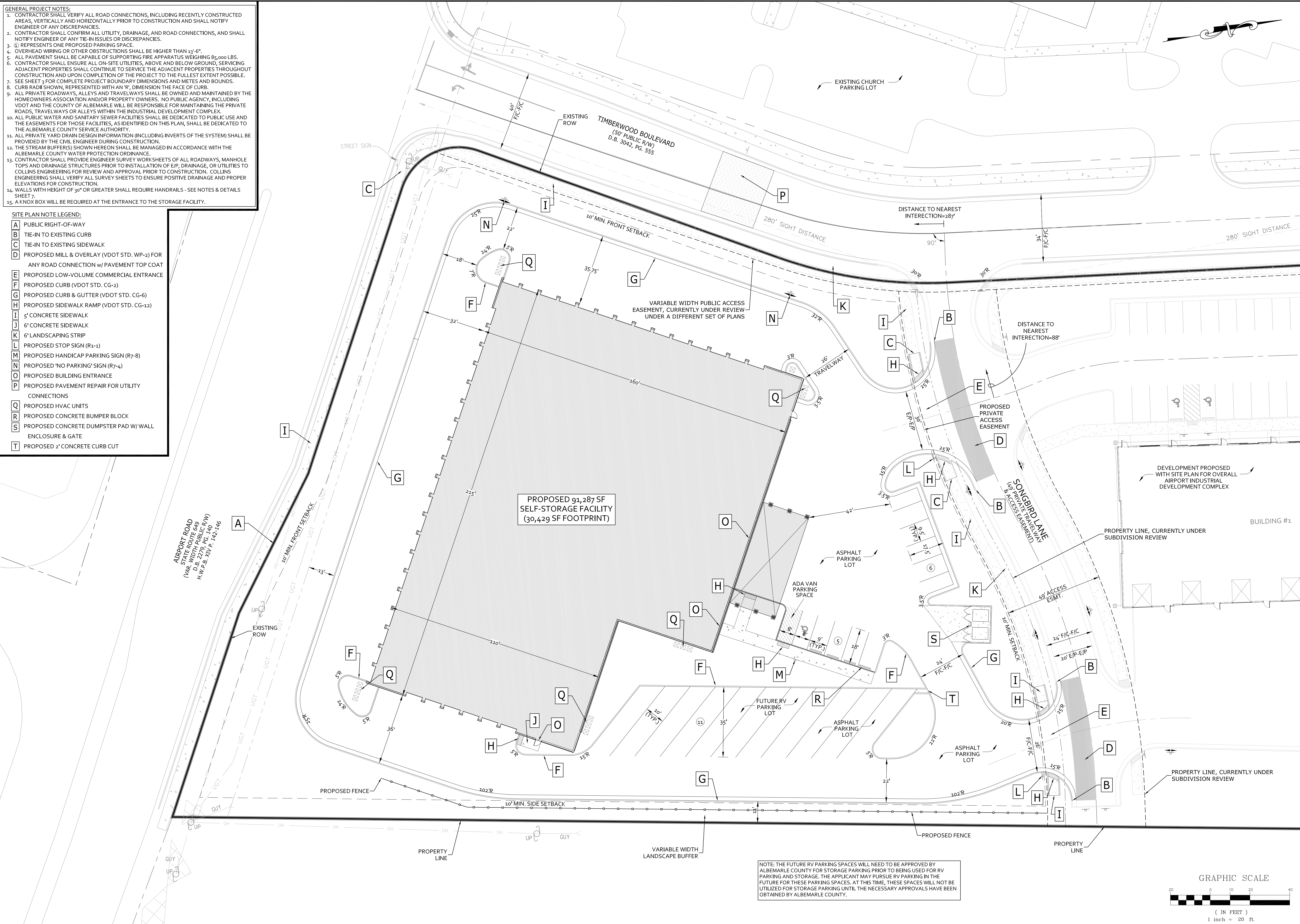
	ALBEMARLE COUNTY PRESERVED SLOPES
	ALBEMARLE COUNTY PRESERVED SLOPES THAT DO NOT MEET THE REQUIREMENT (LESS THAN 25% SLOPE) - CLASSIFIED AS MANAGED SLOPES
	ALBEMARLE COUNTY MANAGED SLOPES

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- GENERAL PROJECT NOTES:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
 3. ③ REPRESENTS ONE PROPOSED PARKING SPACE.
 4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
 5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
 6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
 7. SEE SHEET 3 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
 8. CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
 9. ALL PRIVATE ROADWAYS, ALLEYS AND TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE ROADS, TRAVELWAYS OR ALLEYS WITHIN THE INDUSTRIAL DEVELOPMENT COMPLEX.
 10. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.
 11. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
 12. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
 13. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
 14. WALLS WITH HEIGHT OF 30" OR GREATER SHALL REQUIRE HANDRAILS - SEE NOTES & DETAILS SHEET 7.
 15. A KNOX BOX WILL BE REQUIRED AT THE ENTRANCE TO THE STORAGE FACILITY.

SITE PLAN NOTE LEGEND:

- A PUBLIC RIGHT-OF-WAY
B TIE-IN TO EXISTING CURB
C TIE-IN TO EXISTING SIDEWALK
D PROPOSED MILL & OVERLAY (VDOT STD. WP-2) FOR ANY ROAD CONNECTION w/ PAVEMENT TOP COAT
E PROPOSED LOW-VOLUME COMMERCIAL ENTRANCE
F PROPOSED CURB (VDOT STD. CG-2)
G PROPOSED CURB & GUTTER (VDOT STD. CG-6)
H PROPOSED SIDEWALK RAMP (VDOT STD. CG-12)
I 5' CONCRETE SIDEWALK
J 6' CONCRETE SIDEWALK
K 6' LANDSCAPING STRIP
L PROPOSED STOP SIGN (R1-1)
M PROPOSED HANDICAP PARKING SIGN (R7-8)
N PROPOSED 'NO PARKING' SIGN (R7-4)
O PROPOSED BUILDING ENTRANCE
P PROPOSED PAVEMENT REPAIR FOR UTILITY CONNECTIONS
Q PROPOSED HVAC UNITS
R PROPOSED CONCRETE BUMPER BLOCK
S PROPOSED CONCRETE DUMPSTER PAD W/ WALL ENCLOSURE & GATE
T PROPOSED 2' CONCRETE CURB CUT

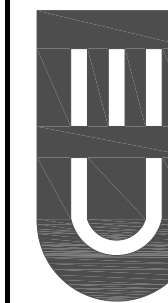


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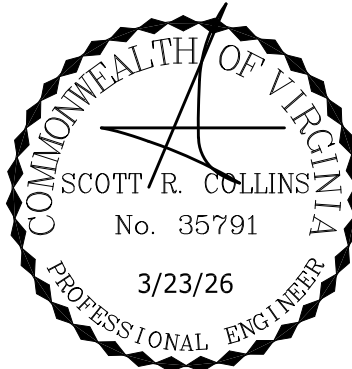
PROJECT AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET

SITE PLAN

JOB NO.	102036
SCALE	1"=20'
SHEET NO.	4

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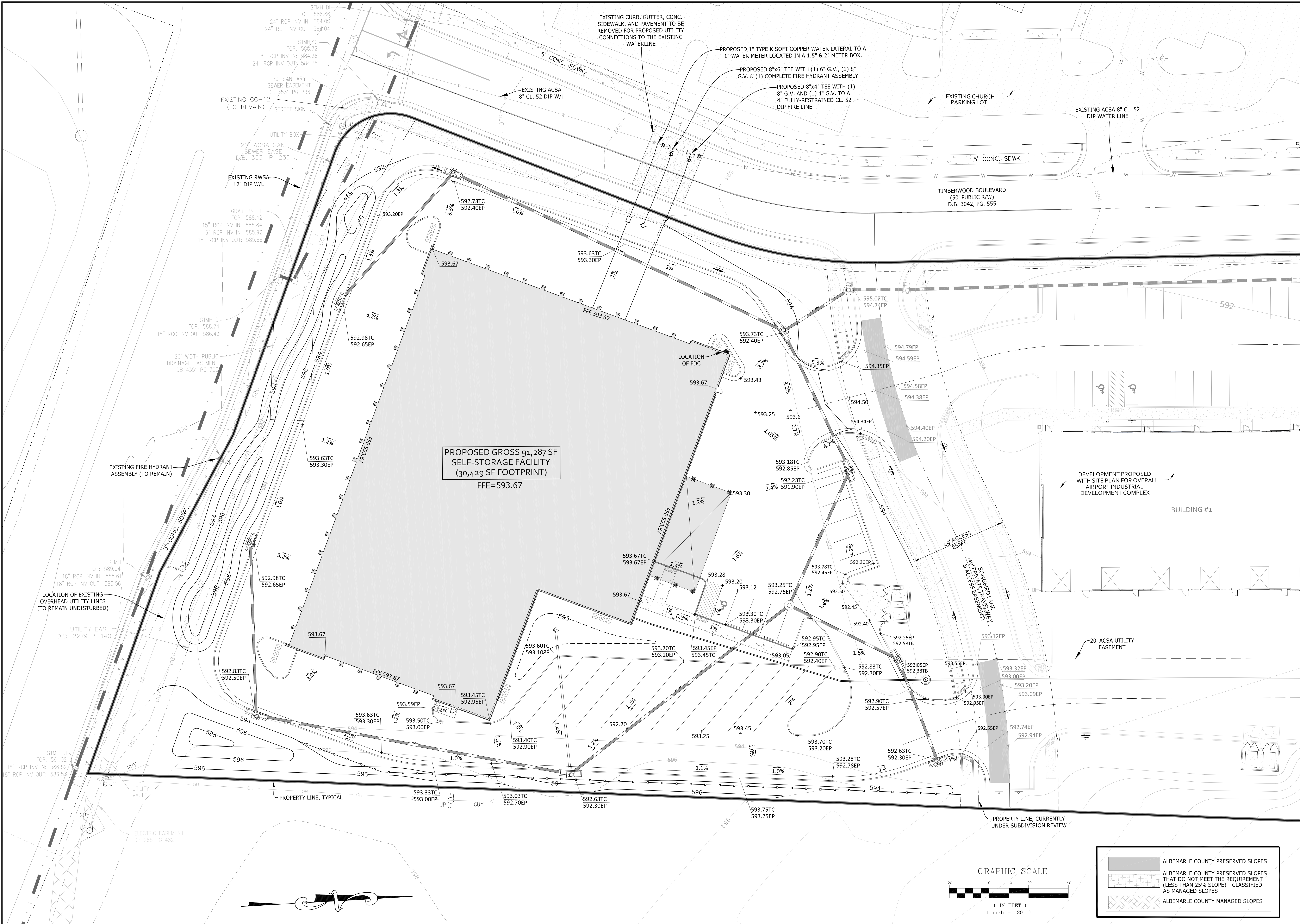
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PROJECT AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

GRADING & UTILITY PLAN

JOB NO.
102036
SCALE
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SHEET NO.
5

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ROADWAY CONSTRUCTION

GENERAL CONSTRUCTION NOTES

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

GRADING

- THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
- ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

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

PAVEMENT

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

ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 3:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER TO BE ACHIEVED.
- PAVED, RIP-RAP, OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29CFEAP1926).

GENERAL CONSTRUCTION - INSPECTIONS

NOTE- MANDATORY INSPECTIONS ARE REQUIRED AT THE FOLLOWING PHASES:

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

VDOT NOTES:

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

PAVEMENT DESIGN NOTES:

- PAVEMENT DESIGN FOR NEW SUBDIVISION STREETS SHALL BE DEVELOPED USING THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA AND MUST BE BASED ON IN PLACE MATERIAL AT THE TIME OF CONSTRUCTION.
 - ACTUAL PAVEMENT DESIGNS SHOULD BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL. CBRs SHALL BE PERFORMED DURING CONSTRUCTION AND THE INFORMATION PROVIDED TO THE DESIGN ENGINEER TO CONFIRM THE PAVEMENT DESIGN FOR THE DEVELOPMENT.
 - A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
 - THE SM-12.5A MAX LIFT THICKNESS IS 2", THE ADDITIONAL LIFTS MUST BE PLACED 1 YEAR APART PER APPENDIX III OF THE 2018 VDOT PAVEMENT DESIGN GUIDE.
- STREET SECTION DETAIL NOTES:**
- SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
 - STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS AND FIRE & RESCUE STANDARDS TO ALLOW ADEQUATE TRAVELWAY WIDTHS AND PARKING ON ONE SIDE OF THE ROADWAYS. SEE SITE PLAN SHEETS FOR NO PARKING SIGNAGE ON ONE SIDE OF ROADWAYS.
 - UD-1 UNDERDRAINS ARE REQUIRED WHEN THE PROJECT TRAFFIC VOLUMES ON THE PROPOSED ROADWAYS ARE GREATER THAN 1,000 VPD.

RIVANNA WATER & SEWER AUTHORITY (RWSA)

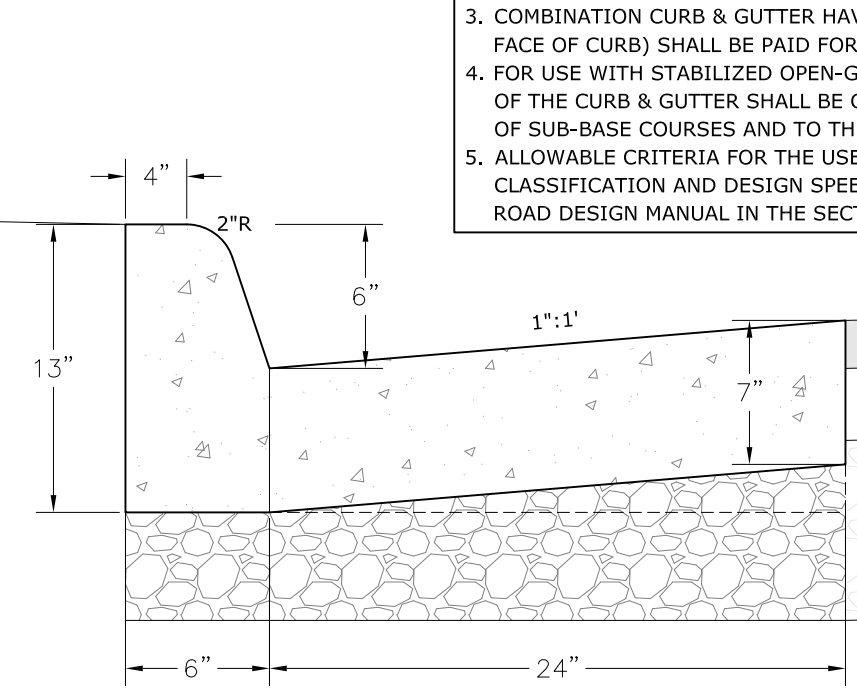
GENERAL WATER & SANITARY SEWER NOTES

LAST REVISED: DECEMBER 2023

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF THE GENERAL WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS - VERSION 1.0, ADOPTED IN DECEMBER 2015, EXCEPT AS MODIFIED BELOW OR MODIFIED IN SPECIAL NOTES.
- RWSA SHALL APPROVE ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH RWSA PRIOR TO THE START OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MDS UTILITY (1-800-552-7003).
- RWSA ENGINEER (BYRON VESPA AT (424) 977-9390 EXT. 120) SHALL BE NOTIFIED THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK IS SUBJECT TO INSPECTION BY RWSA STAFF. NO TIE-INS TO THE EXISTING SYSTEM SHALL BE MADE WITHOUT COORDINATION WITH AND THE PRESENCE OF RWSA STAFF. NO WORK SHALL BE CONDUCTED ON RWSA FACILITIES ON WEEKENDS OR HOLIDAYS WITHOUT SPECIAL WRITTEN PERMISSION FROM RWSA.
- FOR SANITARY SEWER LINE CONSTRUCTION: RWSA MAY REQUIRE BYPASS PUMPING FOR TIE-INS TO THE EXISTING SYSTEM. ALL DOGHOUSE MANHOLES MUST BE PRESSURE-TESTED BEFORE A CONNECTION IS MADE TO THE SYSTEM.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS FROM DATA AVAILABLE AT THE TIME OF DESIGN AND IS NOT NECESSARILY COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES. BOTH SURFACE AND SUBSURFACE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE CONTRACTOR SHALL USE DUE DILIGENCE TO PROTECT ALL UTILITIES AND STRUCTURES FROM DAMAGE AT ALL TIMES, WHETHER SHOWN ON THE PLANS OR NOT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL NOT BE PERMITTED IN THE RWSA EASEMENT UNLESS PERMITTED OTHERWISE BY RWSA IN WRITING.
- NO BLASTING SHALL BE PERMITTED WITHIN 100 FEET OF RWSA FACILITIES WITHOUT WRITTEN PERMISSION AND RWSA APPROVAL OF THE BLASTING PLAN. GROUND MONITORING DURING BLASTING AND A PIPE-BLAST SURVEY MAY BE REQUIRED. FOR BLASTING WITHIN 100 FEET OF ANY OPERATIVE RWSA SEWERLINES, BYPASS PUMPING AND/OR PRE- AND POST-CTCY MAY BE REQUIRED. RWSA MAY ALSO REQUIRE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT THE PROPOSED BLASTING WILL NOT DAMAGE ANY RWSA FACILITIES. DAMAGE TO ANY UTILITIES DUE TO BLASTING SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL OBSERVE MINIMUM SEPARATION REQUIREMENTS FOR UTILITY CROSSINGS. WHEN A CROSSING IS MADE UNDER AN EXISTING FACILITY, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE EXISTING PIPE. THE AREA OF THE CROSSING SHALL BE BACKFILLED WITH COMPACTED 57 STONE TO THE SPRINGLINE OF THE EXISTING PIPE.
- NEW WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED, CHLORINATED, FLUSHED AND HAVE WATER SAMPLES APPROVED PRIOR TO MAKING ANY PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM. APPROVED METHODS OF FILLING AND FLUSHING NEW WATER MAINS WILL BE REQUIRED TO PREVENT ANY CONTAMINATION OF THE PUBLIC WATER SYSTEM.
- ALL EASEMENTS FOR NEW RWSA FACILITIES SHALL BE RECORDED PRIOR TO PLACING THE NEW FACILITIES INTO SERVICE.
- NO PERMANENT STRUCTURAL FACILITIES WILL BE PERMITTED IN THE RWSA EASEMENT. THIS INCLUDES BUILDING OVERHANGS, RETAINING WALLS, FOOTERS FOR ANY STRUCTURE, DRAINAGE STRUCTURES, ETC.
- TREES ARE NOT PERMITTED IN THE RWSA EASEMENT.

CURB & GUTTER DETAIL

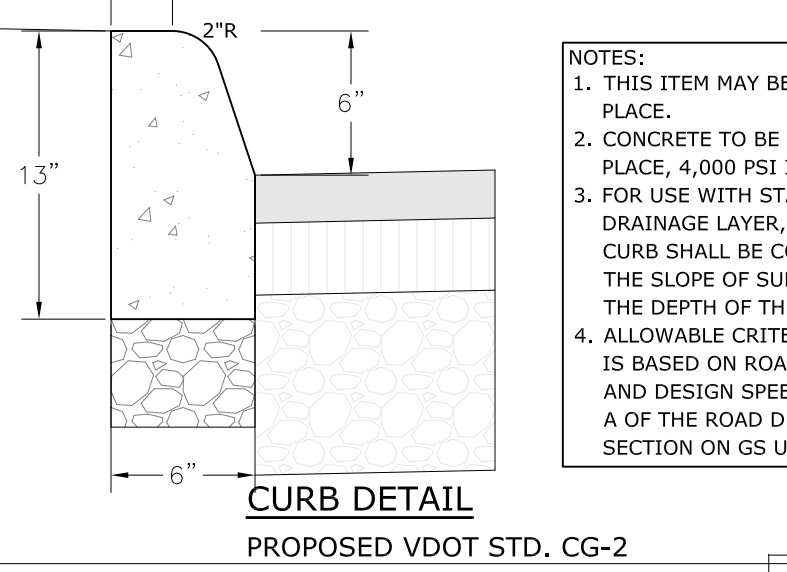
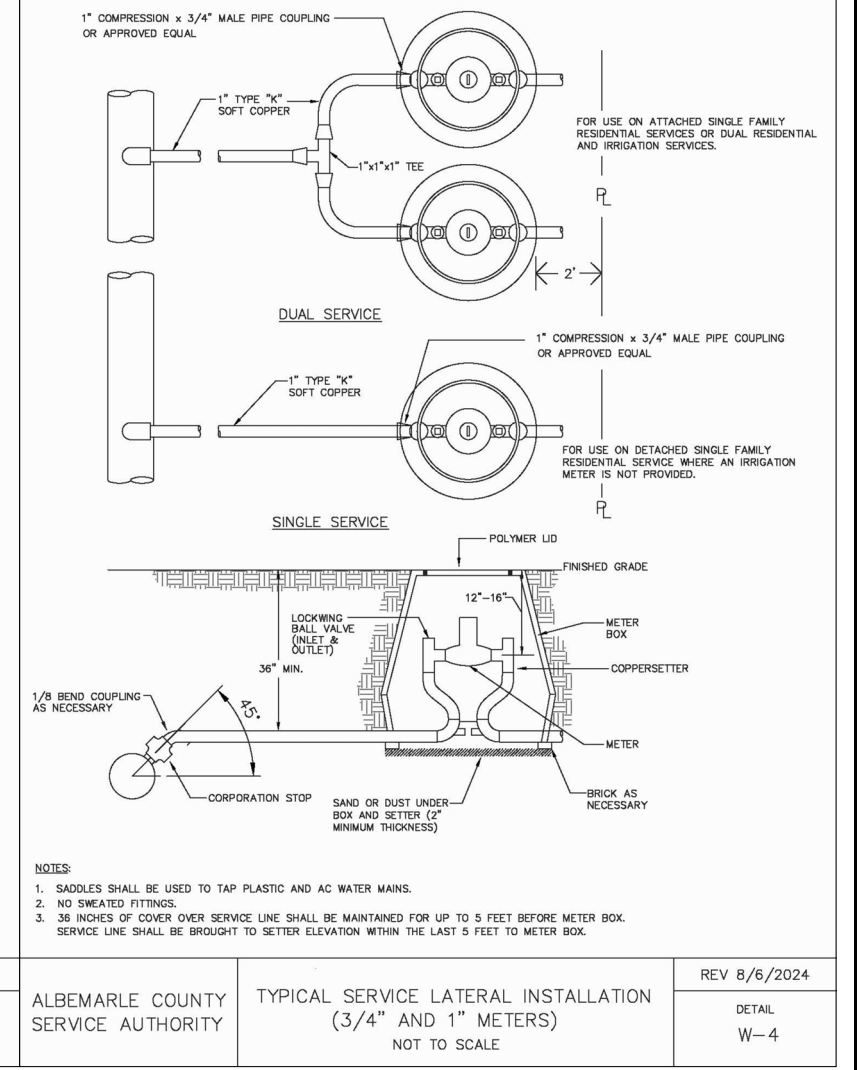
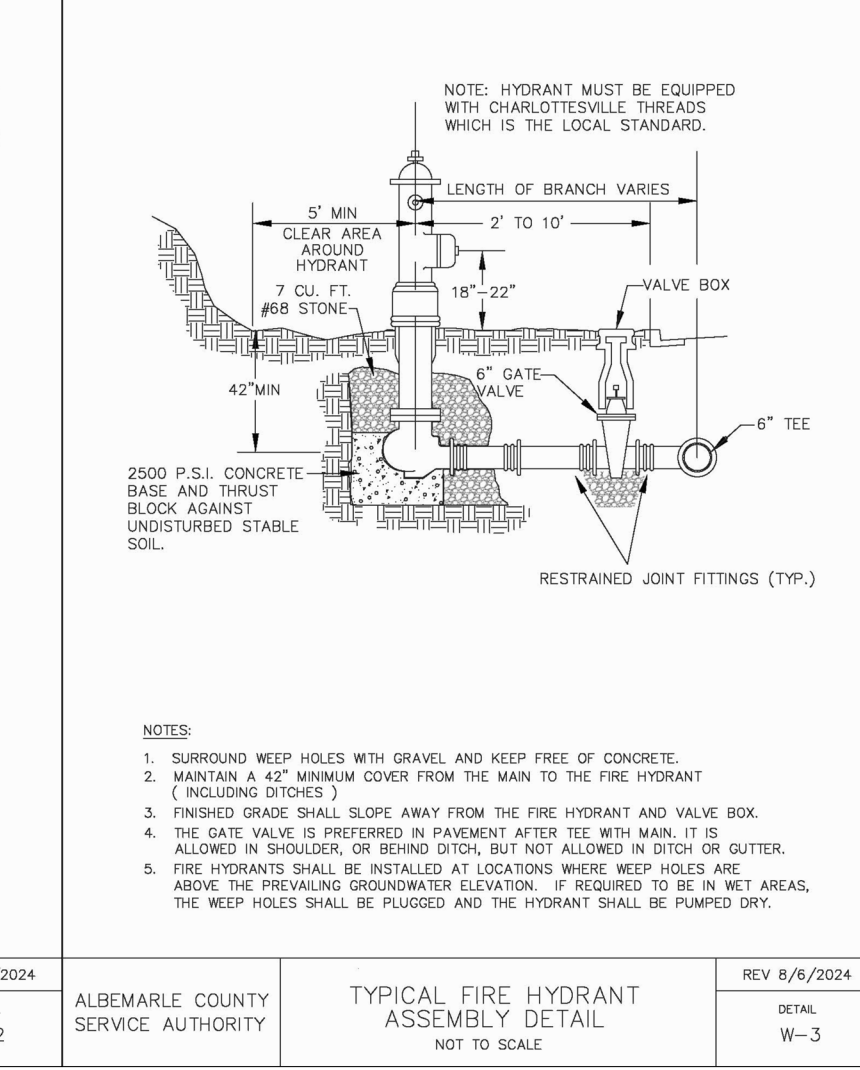
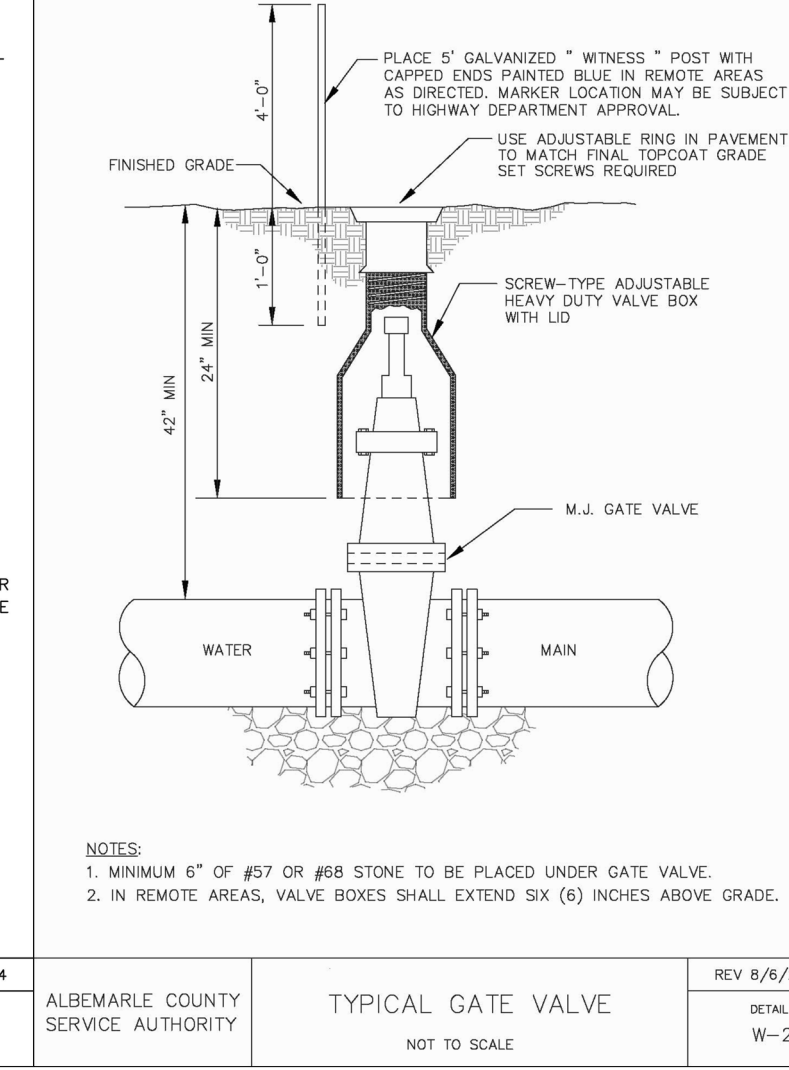
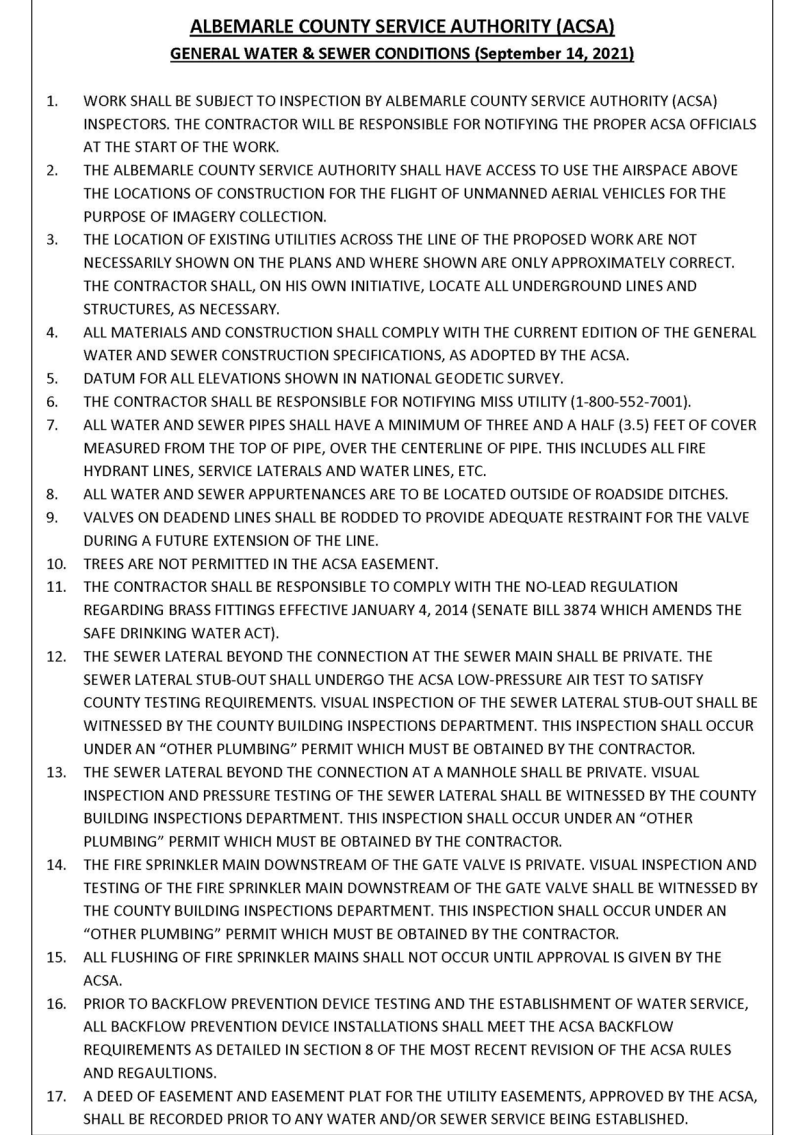
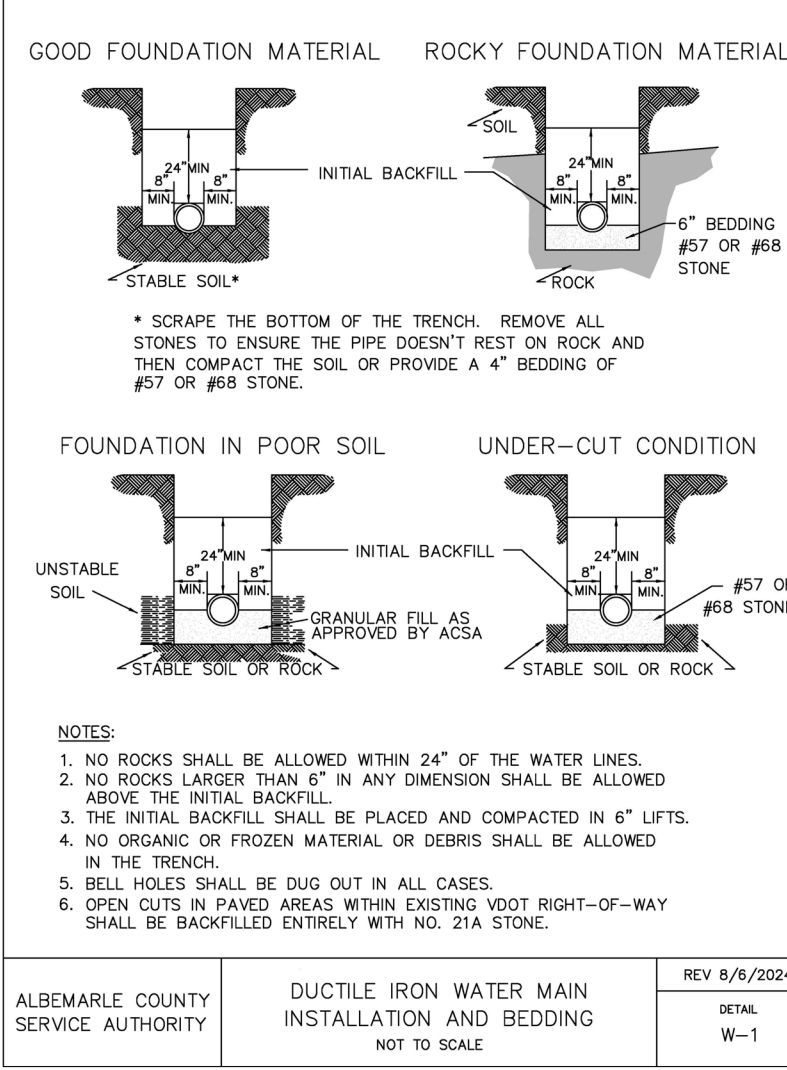
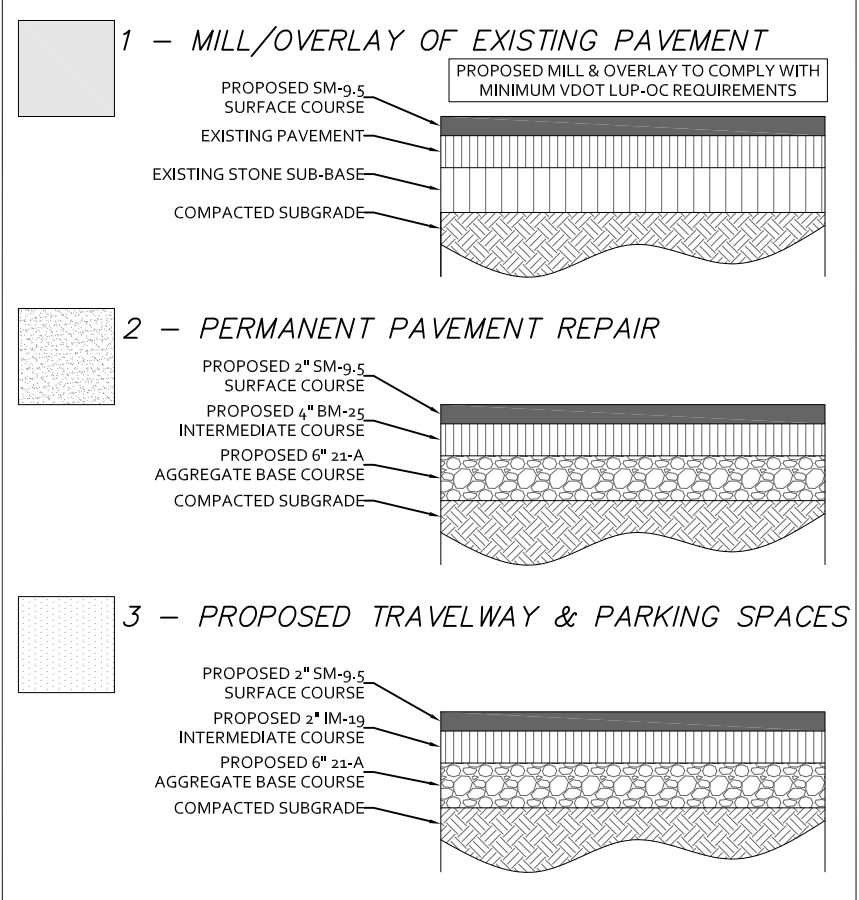
PROPOSED VDOT STD. CG-6



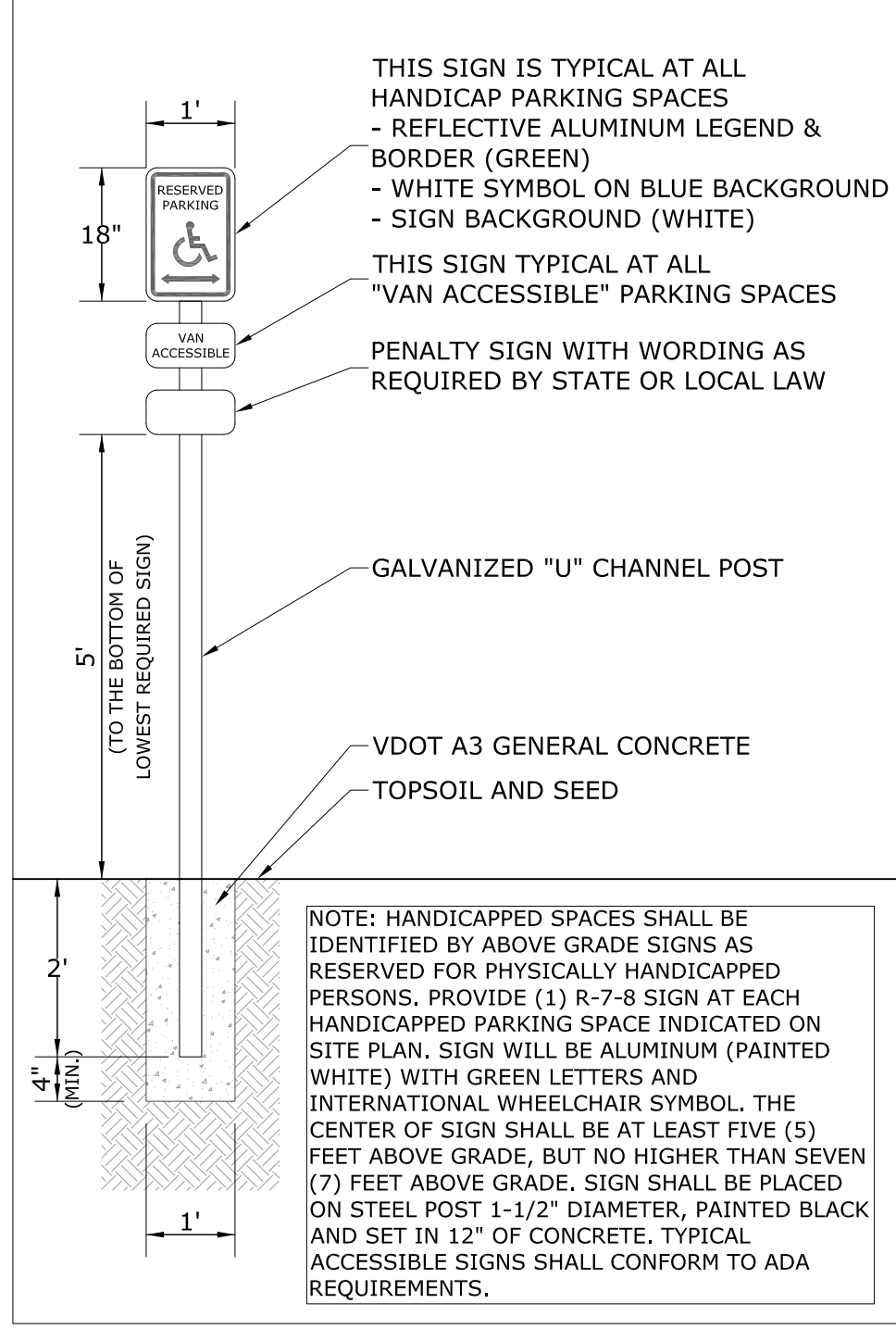
NOTES:

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

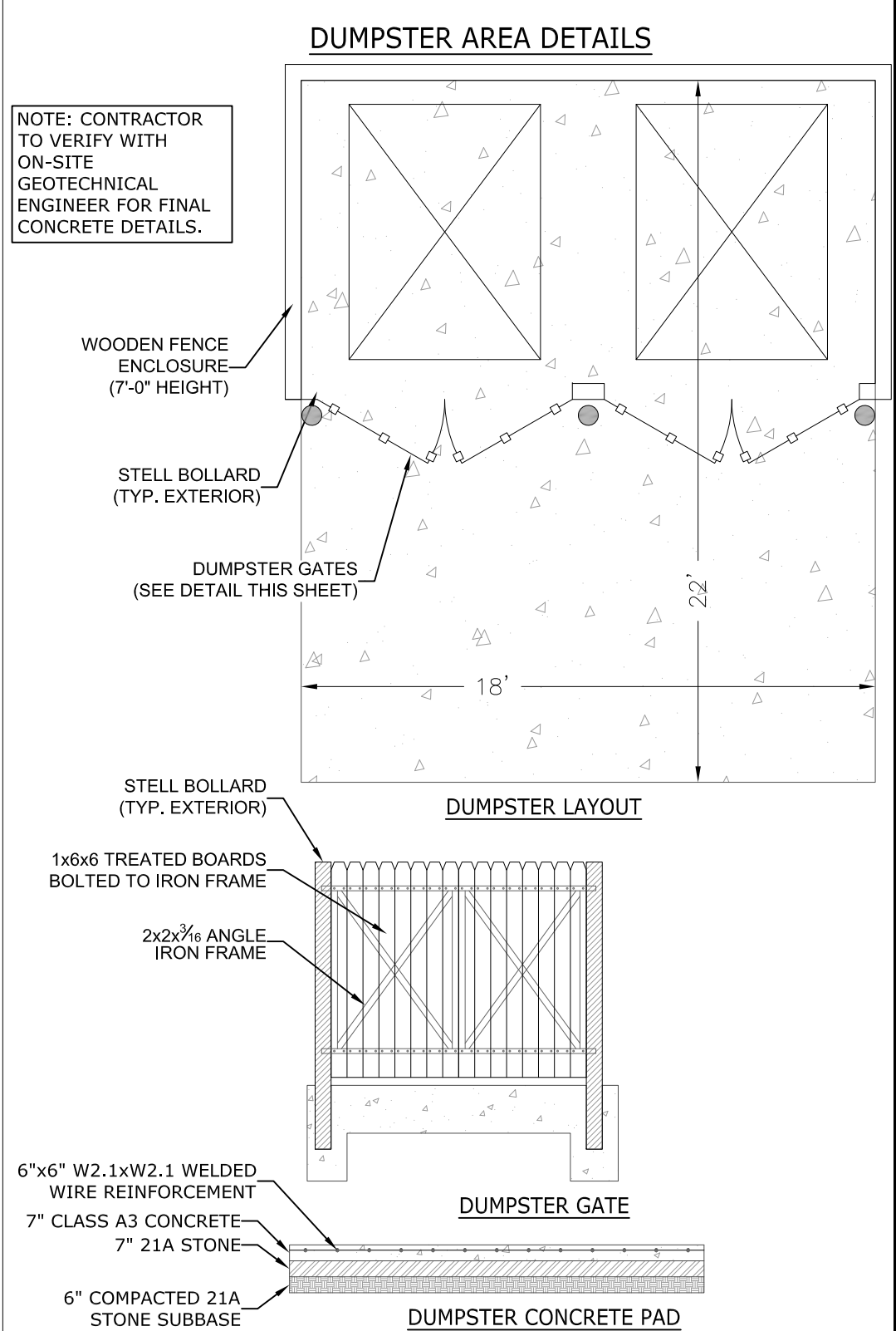
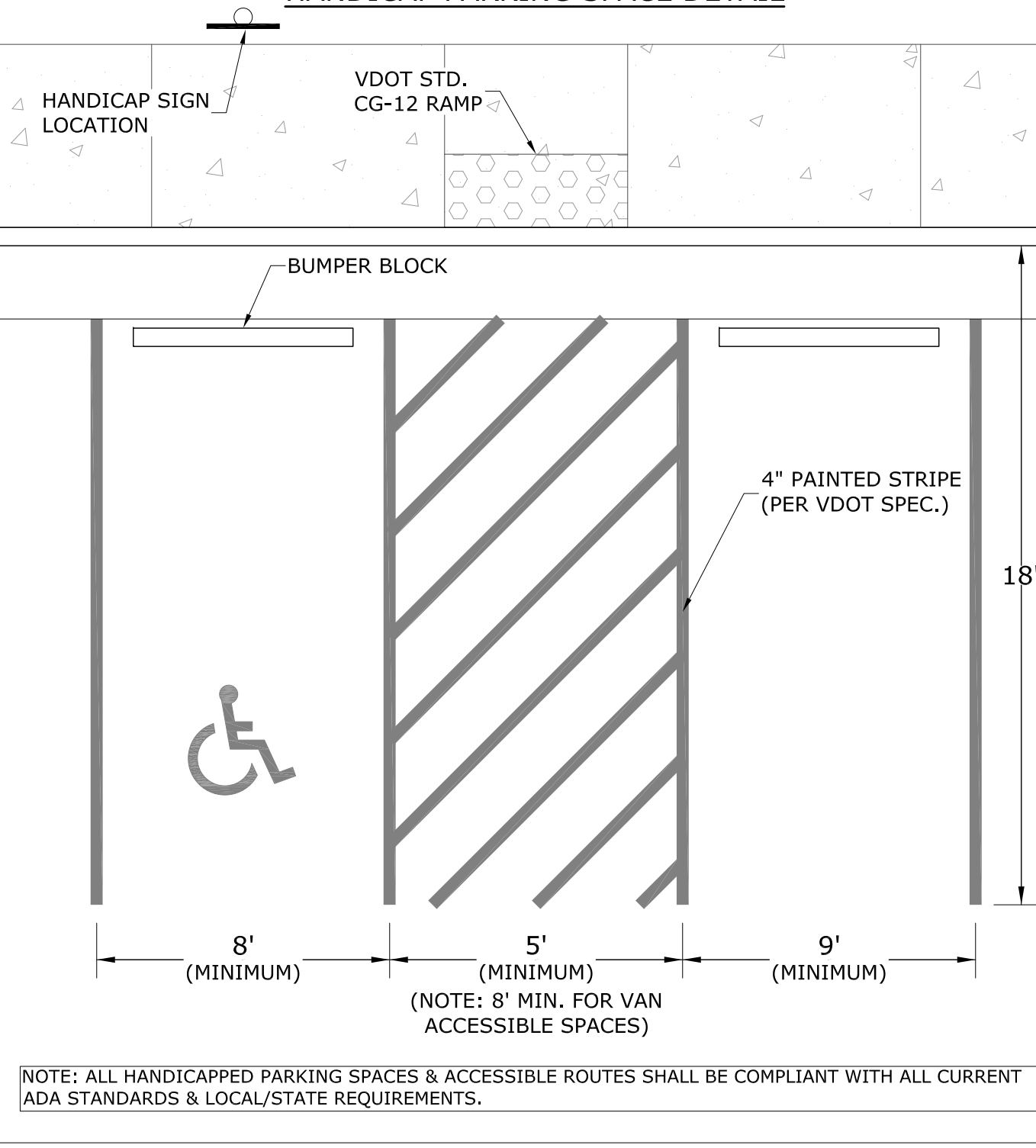
PAVEMENT DESIGN



HANDICAP PARKING SIGN DETAIL



HANDICAP PARKING SPACE DETAIL



COLLINS ENGINEERING

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

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN	03/23/26

NOTES & DETAILS

PROJECT	SHEET
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY	102036
SCALE	AS SHOWN
SHEET NO.	6

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

3/23/26

PROFESSIONAL ENGINEER

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LANDSCAPING PLAN LEGEND:

- | | | |
|----|----|-----|
| TC | AR | UA |
| LS | GT | AB |
| MV | MG | IG |
| SB | IV | AGK |

REVISIONS

DATE	REVISION DESCRIPTION
03/23/26	INITIAL SITE PLAN

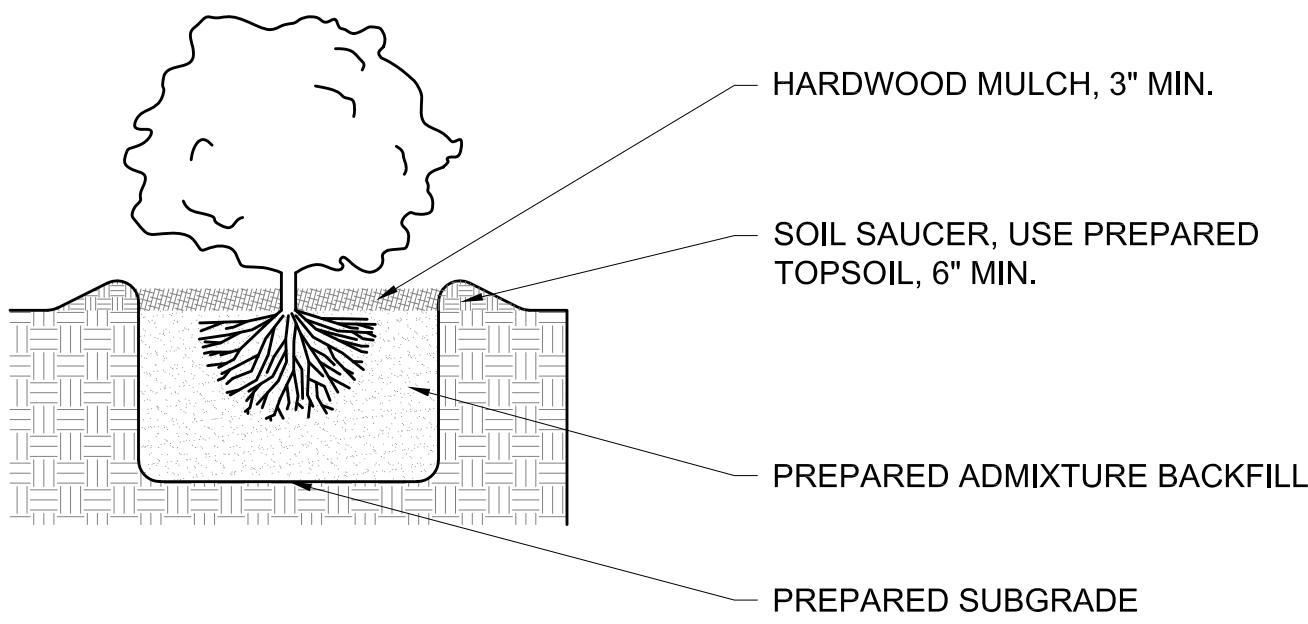
CE COLLINS ENGINEERING

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

PROJECT: AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY
SHEET: LANDSCAPE PLAN

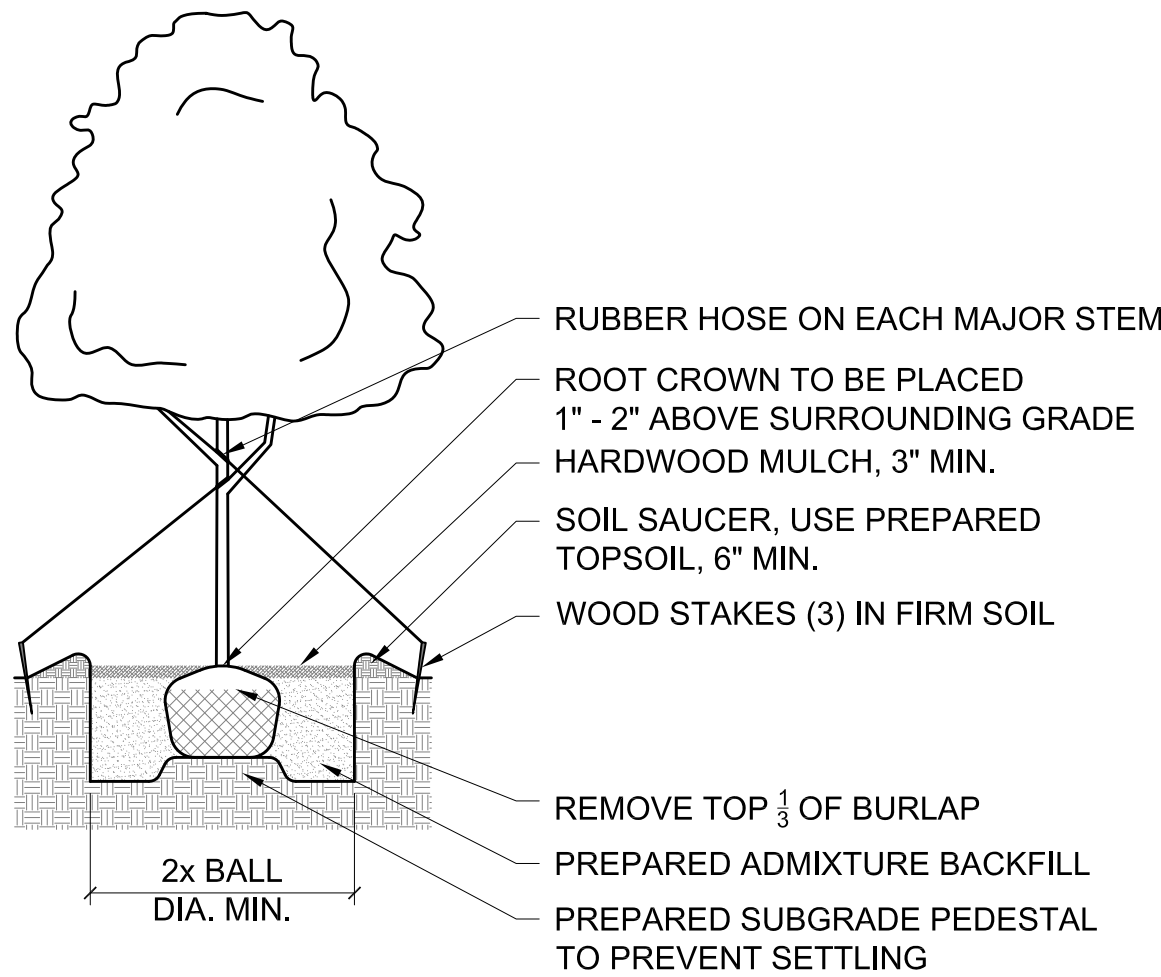
JOB NO.	102036
SCALE	1"=20'
SHEET NO.	7

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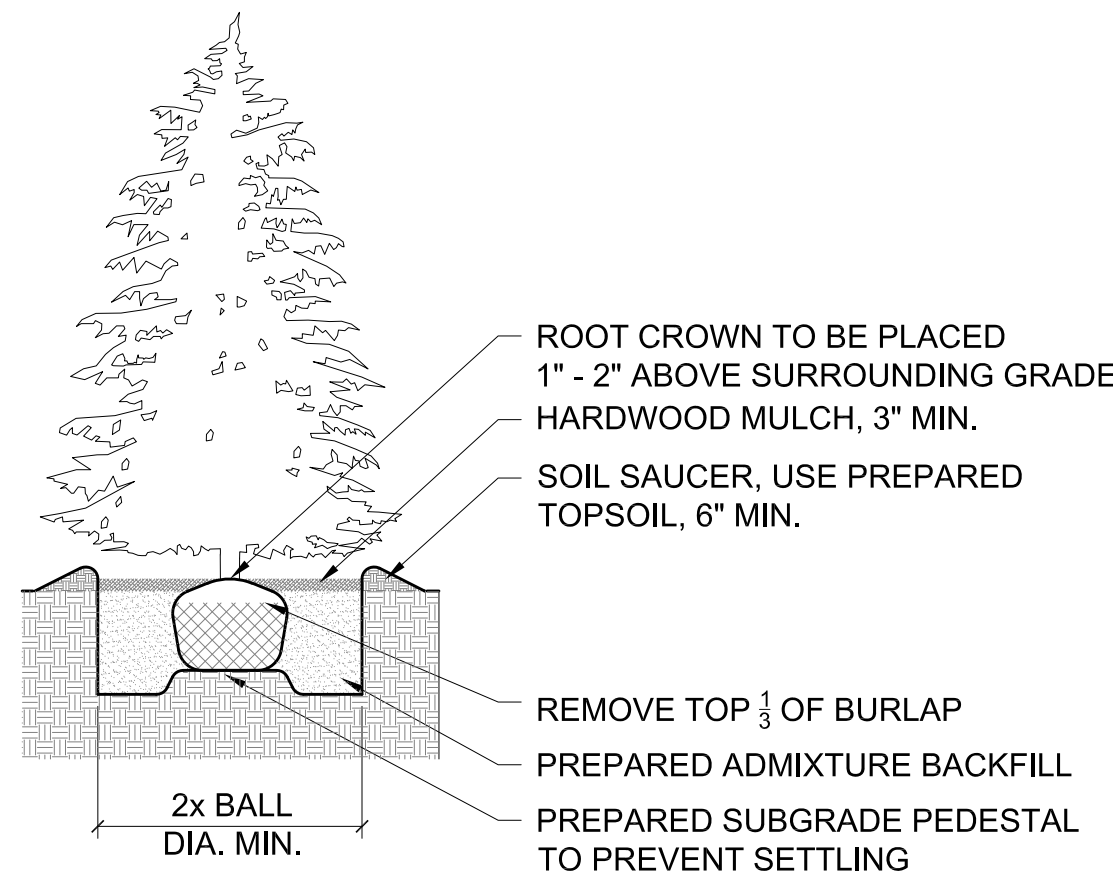
SHRUB PLANTING

SCALE: $\frac{1}{2}$ " = 1' - 0"



DECIDUOUS TREE PLANTING

SCALE: $\frac{1}{4}$ " = 1' - 0"



EVERGREEN TREE PLANTING

SCALE: $\frac{1}{4}$ " = 1' - 0"

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY (10 YR)	QUANTITY	TOTAL COVERAGE
TREES						
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 1/2" CAL	397	7	2779
GT	GLEDISTA TRIACANTHOS VA. INERMIS 'SUNCOLE'	SUNBURST HONEYLOCUST	2 1/2" CAL	424	4	1696
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3 1/2" CAL	535	9	4815
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	2 1/2" CAL	249	4	996
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	2 1/2" CAL	249	7	1743
ORNAMENTAL FLOWERING TREES						
AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4-5' HT	130	6	780
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4-5' HT	79	13	1027
EVERGREEN TREES						
IG	ILEX OPACA 'GREENLEAF'	GREEN LEAF AMERICAN HOLLY	4-5' HT	44	14	616
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	4-5' HT	54	22	1188
SHRUBS						
AGK	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	3 GAL		77	
SB	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GAL		88	
IV	ILEX VOMITORIA 'SCHILLINGS'	SCHILLING'S DWARF YAUPOON HOLLY	3 GAL		117	
TOTAL:						15640

LANDSCAPE TABULATION

STREETS

AIRPORT RD:
REQUIRED STREET TREES:
367 DIVIDED BY 50 =
TOTAL TREES PROPOSED:

367'
1 LARGE SHADE TREE EVERY 50' PER SIDE
7 LARGE SHADE TREES
9 LARGE SHADE TREES

TIMBERWOOD BLVD:
REQUIRED STREET TREES:
270 DIVIDED BY 50 =
TOTAL TREES PROPOSED:

270'
1 LARGE SHADE TREE EVERY 50' PER SIDE
5 LARGE SHADE TREES
7 LARGE SHADE TREES

PARKING

REQUIRED LANDSCAPING:
PARKING AREA PHASE:
PARKING AREA LANDSCAPING:

5% OF TOTAL PARKING AND VEHICLE CIRCULATION AREA
110,420 SQ. FT. @ 5% = 5,521 SQ. FT. REQUIRED
5,783 SQ. FT. PROVIDED

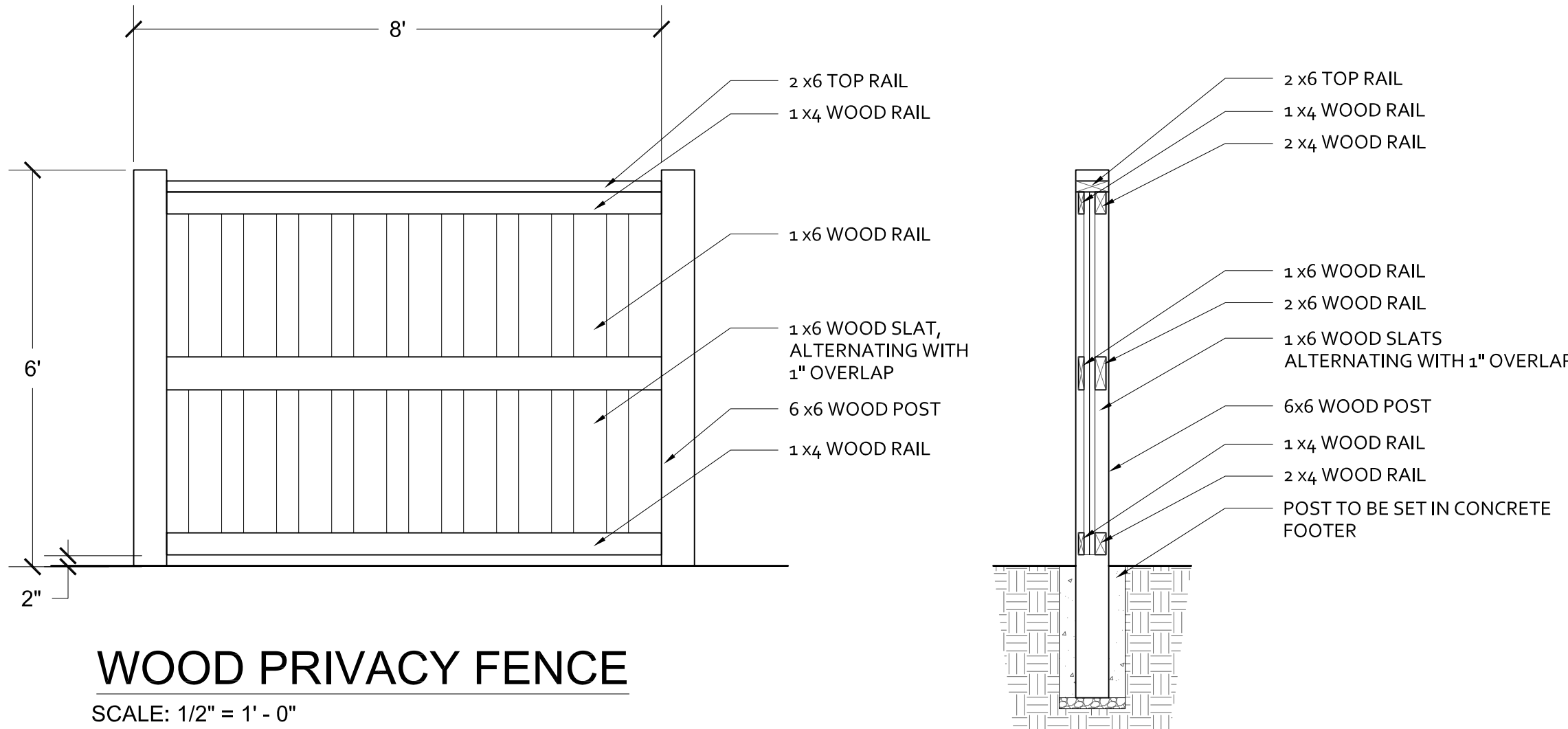
REQUIRED LANDSCAPING:
TOTAL PROPOSED SPACES:
REQUIRED PARKING AREA LANDSCAPING:
TOTAL PARKING AREA LANDSCAPING:

1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
22 SPACES
2 LARGE OR MEDIUM SHADE TREES
8 LARGE SHADE TREES

CANOPY

10% CANOPY REQUIREMENT FOR PROJECT
TOTAL SITE AREA:
10% CANOPY REQUIREMENT:
PROPOSED LANDSCAPE CANOPY:

106,671 SQ. FT.
10,667 SQ. FT.
15,640 SQ. FT.



WOOD PRIVACY FENCE

SCALE: 1/2" = 1' - 0"

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

- The following items shall be shown on the plan:**
 - ☐ Trees to be saved;
 - ☐ Limits of clearing (outside dripline of trees to be saved);
 - ☐ Location and type of protective fencing;
 - ☐ Grade changes requiring tree wells or walls;
 - ☐ Proposed trenching or tunneling beyond the limits of clearing.
- Markings:**
 - ☐ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
 - ☐ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
- Pre-Construction Conference:**
 - ☐ Tree preservation and protection measures shall be reviewed with the contractor on site.
- Equipment Operation and Storage:**
 - ☐ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
- Soil Erosion and Stormwater Detention Devices:**
 - ☐ Such devices shall not adversely affect trees to be saved.
- Fires:**
 - ☐ Fires are not permitted within 100 feet of the dripline of trees to be saved.
- Stock Materials:**
 - ☐ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
- Protective Fencing:**
 - ☐ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - ☐ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
- Tree Wells:**
 - ☐ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
- Tree Walls:**
 - ☐ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.
- Trenching and Tunneling:**
 - ☐ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
- Cleanup:**
 - ☐ Protective fencing shall be the last items removed during the final cleanup.
- Damaged Trees:**
 - ☐ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE _____ 3/9/2023 (DATE)
CONTRACT PURCHASER SIGNATURE _____ (DATE) 5/1/06 Page 1 of 1

LANDSCAPING NOTES:

CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. PROPERTY LINE SERVES AS LIMITS OF CONSTRUCTION.

NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LA AND TREE ARBORIST IF ANY OCCUR.

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.

ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.

ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).

CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY. BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.

LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.

PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.

MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDEDHARDWOOD.

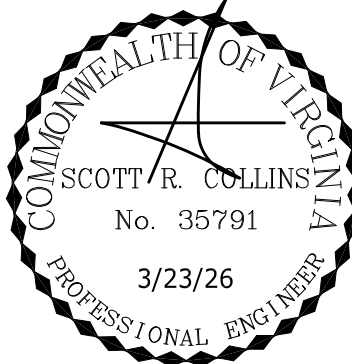
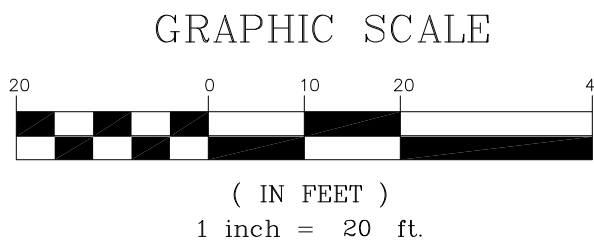
CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.

ALL STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CURRENT OWNER, OR APARTMENT LANDSCAPING AND MAINTENANCE STAFF/CONTRACTORS.

NOTES:

- STREET TREES REQUIRED BY SECTION 32.7.9.5. OF THE ALBEMARLE COUNTY ZONING ORDINANCE ALONG SALAMANDER STREET ARE BEING PROVIDED ON THE ROAD PLANS (SUB201800115). STREET TREES ALONG ARCHER DRIVE HAVE BEEN INSTALLED PER THE APPROVED PLAN (SUB201700117).
- ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSRYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF THE DEVELOPMENT.
- 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.
- ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER/ APARTMENT MAINTENANCE & LANDSCAPING STAFF, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
- LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREAS BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. HVAC UNITS SHALL BE LOCATED ON THE ROOFS OF THE APARTMENT BUILDINGS AND SCREENED WITH PARAPETS AND ROOF LINES TO SHIELD THE UNITS AND ELIMINATE VISIBILITY FROM THE ENTRANCE CORRIDOR.



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN

DATE
03/23/26

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

CE

PROJECT
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

LANDSCAPE NOTES AND DETAILS

SHEET

JOB NO.

102036

SCALE

AS SHOWN

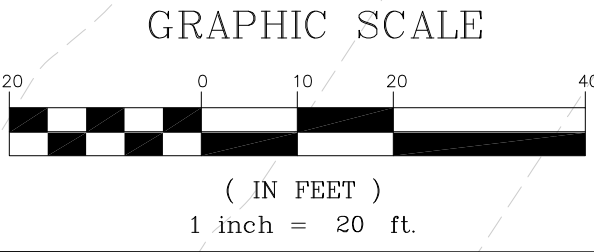
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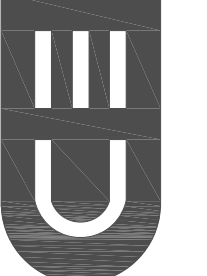
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Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts		
	11	GBM-A09-830-T3M	Single	GARDCO GEOFORM GBM WALL	WM1	1.000	5777	38.7		
	2	OFF-S-A01-830-T4M	Single	GARDCO OPTIFORM-S T4M SINGLE	AL1	1.000	6626	41.88		
	3	OFF-S-A01-830-T5M	Back-Back	GARDCO OPTIFORM-S T5M BACK TO BACK	AL2	1.000	6415	41.88		

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Ground	Illuminance	Fc	1.23	5.0	0.0	N.A.
Parking 1	Illuminance	Fc	1.91	2.6	1.4	1.36
Parking 2	Illuminance	Fc	1.75	2.5	1.3	1.35
Parking 3	Illuminance	Fc	2.03	3.1	1.0	2.03



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

PROJECT
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

JOB NO.
102036

SCALE
1"=20'

SHEET NO.
9

REVISIONS

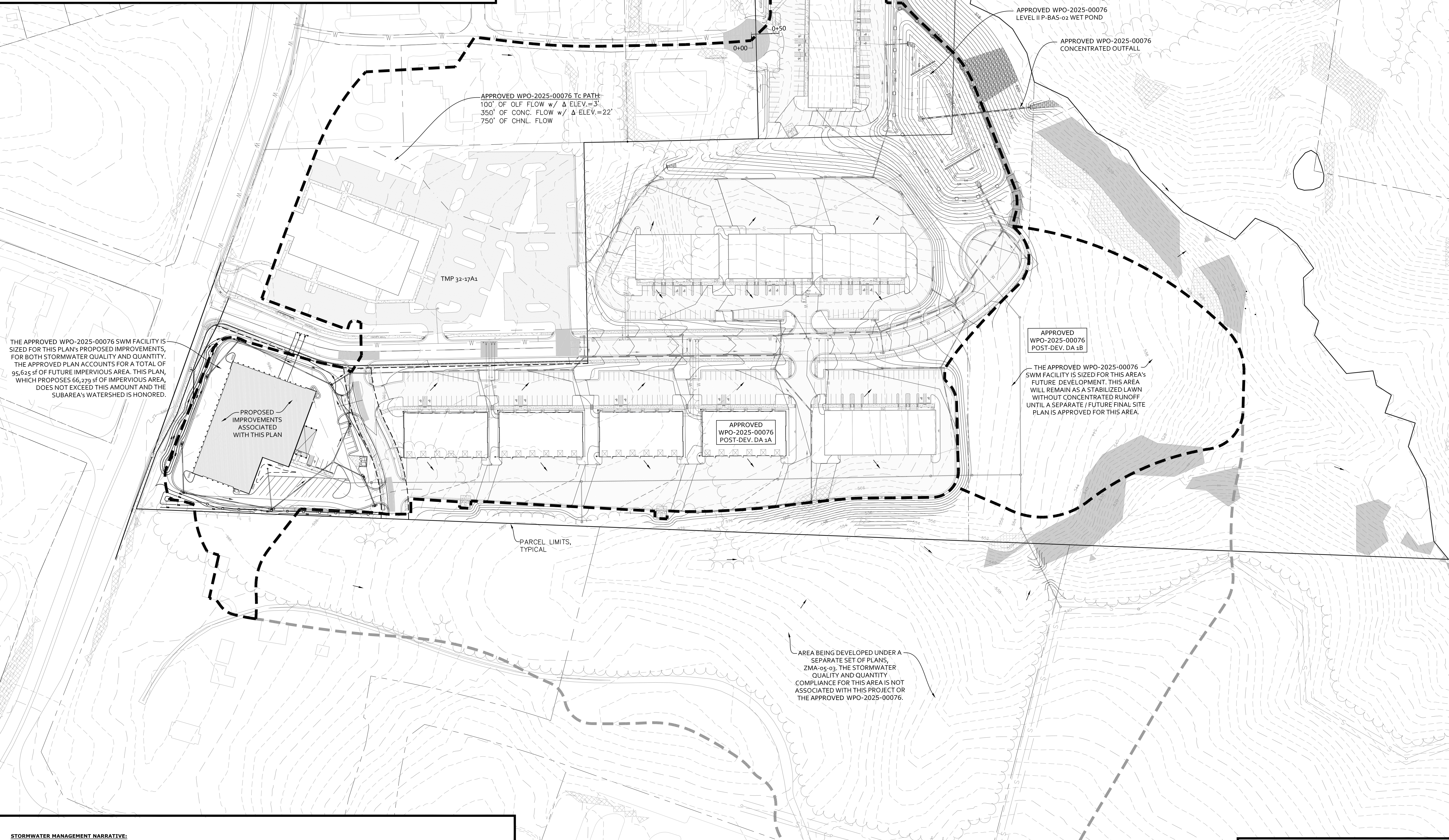
DATE	REVISION DESCRIPTION
03/23/26	INITIAL SITE PLAN

**SCOTT R. COLLINS**
No. 35791
3/23/26
PROFESSIONAL ENGINEER

LIGHTING PLAN

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CHANNEL AND FLOOD PROTECTION SUMMARIES			
Method of 9VAC25-875-600 Channel Protection Compliance		Method of 9VAC25-875-600 Limits of Analysis for Channel Protection	
Method of 9VAC25-875-600 Flood Protection Compliance		Method of 9VAC25-875-600 Limits of Analysis for Flood Protection	
Section B.3.a (Energy Balance)	N/A (Energy Balance Satisfied)	Section C.2.b (10-yr. Post Flow < Pre Flow)	N/A (10-yr. Post Flow < Pre Flow Satisfied)



STORMWATER MANAGEMENT NARRATIVE

OVERVIEW

THE STORMWATER MANAGEMENT (SWM) REQUIREMENTS FOR THIS PROJECT HAVE PREVIOUSLY BEEN MET WITH THE APPROVED WPO-2025-00076. THIS PROJECT IS LOCATED WITHIN THE AIRPORT INDUSTRIAL COMPLEX COMMON PLAN OF DEVELOPMENT, WHERE A WET POND WILL BE CONSTRUCTED TO TREAT BOTH STORMWATER QUALITY AND STORMWATER QUANTITY. THIS APPROVED POND REPLACES THE EXISTING FACILITY (COUNTY FACILITY ID 0435.01), AND A NUTRIENT CREDIT PURCHASE HAS BEEN MADE WITH WPO-2025-00076. THESE MEASURES WERE DESIGNED WITH THE PROPOSED SELF-STORAGE DEVELOPMENT IN MIND.

WATER QUALITY SUMMARY

THIS SWM PLAN DOES NOT REQUIRE ANY ADDITIONAL STORMWATER QUALITY TREATMENT. THIS PROPOSED PLAN IS IN GENERAL ACCORD WITH THE APPROVED WPO-2025-00076. THE PROPOSED IMPERVIOUS AREAS AND LIMITS OF DISTURBANCE DOES NOT EXCEED THE APPROVED WPO-2025-00076's ALLOTTED THRESHOLDS FOR FUTURE DEVELOPMENT.

WATER QUANTITY SUMMARY

THIS SWM PLAN DOES NOT REQUIRE ANY ADDITIONAL STORMWATER QUANTITY TREATMENT. THIS PROPOSED PLAN IS IN GENERAL ACCORD WITH THE APPROVED WPO-2025-00076. THE PROPOSED IMPERVIOUS AREAS DO NOT ECLIPSE THE APPROVED WPO-2025-00076'S ALLOTTED THRESHOLD, AND THE SUBAREA DRAINING TO THE APPROVED POND IS HONORED.

CHANNEL PROTECTION WAS MET FOR THIS SITE WITH THE APPROVED WPO-2025-00076 VIA 9VAC25-875-600, SUBSECTION B.3.a (ENERGY BALANCE). THE LIMITS OF ANALYSIS TERMINATES AT THE POND'S NEW OUTFALL SINCE SUBSECTION B.3.a WAS SATISFIED IN WPO-2025-00076. FLOOD PROTECTION COMPLIANCE WAS MET IN THE APPROVED WPO-2025-00076 VIA 9VAC25-875-600 SUBSECTION C.2.b (10-yr PEAK POST-DEV. FLOW < 10-yr. PEAK PRE-DEV. FLOW). THE LIMITS OF ANALYSIS ENDS AT THE OUTFALL HERE TOO, SINCE SUBSECTION C.2.b WAS SATISFIED.

IN SUMMARY, THE PROPOSED DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE APPROVED WPO-2025-00076, WHICH WAS DESIGNED WITH THIS DEVELOPMENT IN MIND

WATERSHED SUMMARY						
	CN	T _c , hrs.	Area, ac.	1-year Flow, cfs	2-year Flow, cfs	10-year Flow, cfs
DA 1A (Post-Dev.)	84	0.21	25.33			
DA 1B (Post-Dev.)	74	0.10	4.23	1.33	8.90	45.66
	83		29.56			

General Construction notes for Stormwater Management Plans	
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/or 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.

	
COLLINS ENGINEERING	
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719	
PROJECT AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY	
JOB NO. 102036	SHEET
SCALE 1"=80'	
SHEET NO.	
11	
STORMWATER MANAGEMENT PLAN	
REVISIONS	
DATE	REVISION DESCRIPTION
03/23/26	INITIAL SITE PLAN