

AIRPORT INDUSTRIAL COMPLEX SELF-STORAGE FACILITY FINAL 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: 2.479 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 INVESTMENT PROPERTIES, INC.
560 LYNNHAVEN PARKWAY
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

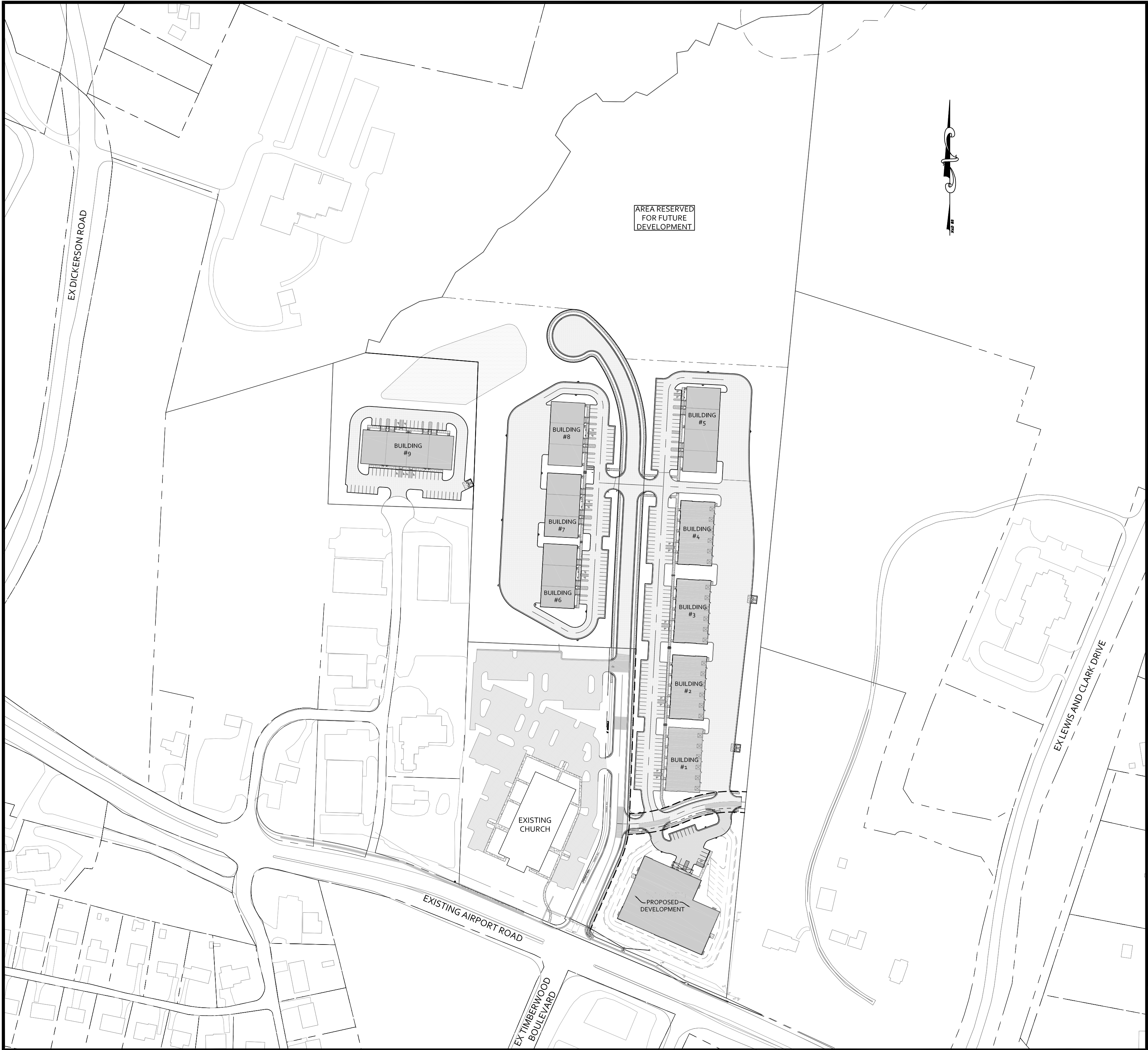
PARCEL INFORMATION:

TMP: 03200-00-00-01700

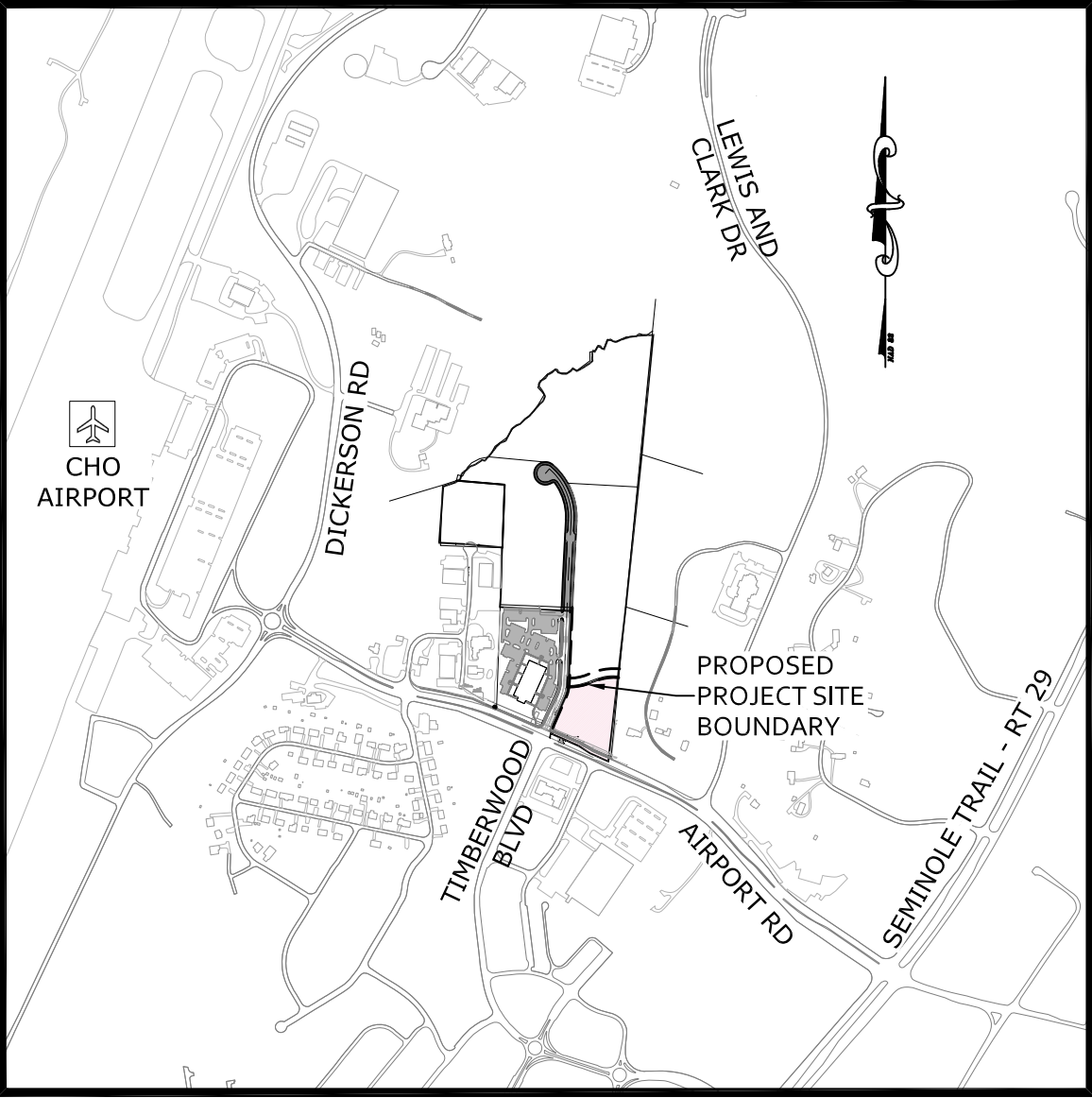
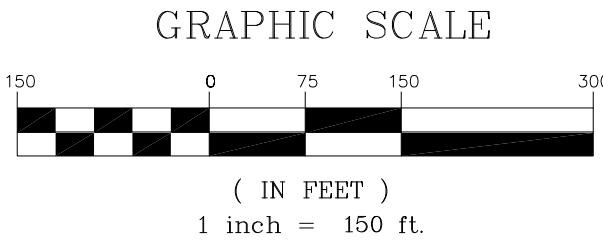
ACREAGE: PORTION OF 28.06 ACRES (2.479 ACRES THIS SITE PLAN)

D.B./PG: 1745/696

ZONING: LI (LIGHT INDUSTRIAL)



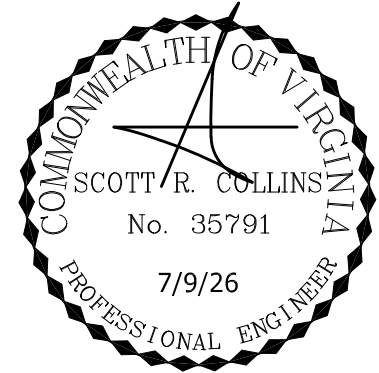
SHEET LAYOUT
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	DRAINAGE MAP
8	DRAINAGE CALCULATIONS
9	NOTES & DETAILS
10	NOTES & DETAILS
11	PROFILES
12	LANDSCAPE PLAN
13	LANDSCAPE NOTES & DETAILS
14	LIGHTING PLAN
15	LIGHTING NOTES & DETAILS
15	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	7/9/26
FINAL 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.
252246
SCALE
AS SHOWN
SHEET NO.
1

GENERAL NOTES:

CURRENT OWNER:	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)
DEVELOPER:	BREEDEN INVESTMENT PROPERTIES, INC. 560 LYNNHAVEN PARKWAY VIRGINIA BEACH, VA 23452 LINCOLN SURVEYING 632 BERKMAR CIRCLE CHARLOTTESVILLE, VA 22901
SURVEYOR:	INTERSECTION OF AIRPORT ROAD & TIMBERWOOD BOULEVARD TMP 93100-000-00-03790 (PORTION OF 18.06 AC) 29.58 ACRES (TOTAL PROPERTY) - ACREAGE OF FINAL SITE PLAN: 2.479 ACRES LIGHT INDUSTRIAL (LI) PER APPROVED REZONING ZMA19880003. THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CONDITIONS FROM THE APPROVED ZMA19880003.
LOCATION OF PROJECT: PROPERTY INFO: TOTAL ACREAGE: ZONING:	OVERLAY DISTRICTS: ENTRANCE CORRIDOR (EC) AIRPORT IMPACT AREA (AIA) MANAGED & PRESERVED STEEP SLOPES 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 MAY OF 2026. NAD 83 (5984) VACANT GRASS FIELD VACANT SEE EXISTING CONDITIONS SHEET FOR ADJACENT OWNERS INFO. SELF-STORAGE FACILITY 3 STORY BUILDING = 93,125 GROSS SF RATIO: 31,042 SF / 2,479 AC = 0.39 SITE CONSTRUCTION SHALL BE COMPLETED IN 1 PHASE FOR THE SELF-STORAGE FACILITY FRONT: 10' MINIMUM AND NO MAXIMUM SIDE: NONE (10' 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 STEEPBACK SHALL BE 15 FEET PROPOSED SELF STORAGE FACILITY HEIGHT AT THE TOWER ELEMENTS IS 42'-0". THE HEIGHT AT THE HIGHEST POINT OF THE MAIN ROOF IS 36'-10". SOUTH FORK RIVANNA RIVER & NORTH FORK RIVANNA RIVER (JACOBS RUN) THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS PER FEMA FLOOD INSURANCE RATE MAP#31003C, PANEL #01a040 DATED FEBRUARY 4, 2005 THERE IS NO STREAM BUFFER LOCATED WITHIN THE PROJECT LIMITS STREAM BUFFER: PUBLIC WATER SUPPLY RESERVOIR: THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR 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 AIRPORT INDUSTRIAL COMPLEX DEVELOPMENT. HOWEVER, NO STEEP SLOPES ARE LOCATED WITHIN THE SUBJECT 2.479 ACRE LIMITS OF THIS FINAL SITE PLAN. THERE WERE NO CEMETERIES FOUND ON THE PROJECT SITE DURING THE FIELD INVESTIGATION OR SURVEY OF THE PROPERTY. THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. NONCOMBUSTIBLE, NON FIRE-RATED CONSTRUCTION. F FACTOR = 0.8 GROSS FLOOR AREA = 93,125 sf; A1 = 62,084 sf OCCUPANCY FACTOR = 1.0; COMBUSTIBILITY CLASS C-3 REQUIRED ISO FIRE FLOW = 3,500 gpm (ROUNDED TO THE NEAREST 250 gpm) REQUIRED ISO FIRE FLOW (WITH 50% REDUCTION FOR AUTOMATIC SPRINKLER) = 1,750 gpm NOTE: THE ACSA CONDUCTED A FIRE HYDRANT FLOW TEST ON 12/14/25. FLOW HYDRANT #11239 RELEASED 1,105 gpm FOR A DURATION OF 1 MINUTES. PRESSURE HYDRANT 12328 EXPERIENCED A 2.25 PSI PRESSURE DROP WHEN HYDRANT #11239 WAS OPENED (87.5-65 psi). THE ACSA COMPUTED AWWA Q20 FLOW WAS 3,999 gpm. THIS COMPUTED AWWA FLOW AT 20 PSI EXCEEDS THE 1,750 gpm ISO NFPA DEMAND. 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. LAND DEDICATED TO PUBLIC USE: SEE SITE PLAN FOR LAND TO BE DEDICATED PUBLIC RIGHT-OF-WAY SIGNAGE: PROPOSED SIGNAGE FOR THE DEVELOPMENT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION. TRASH: TRASH WILL BE LOCATED WITHIN THE BUILDING, AND WILL BE COLLECTED ON A WEEKLY OR BI-WEEKLY BASIS. 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. RECREATION: N/A LIGHTING: PROPOSED LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.8 & SECTION 4.17 OF THE ZONING ORDINANCE. SEE THE LIGHTING PLAN ON SHEETS 14 & 15. LANDSCAPING: PROPOSED LANDSCAPING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. SEE THE LANDSCAPING PLAN ON SHEETS 12 & 13. UTILITIES: THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SEWER. SEE SHEET 5 UTILITIES NOTES #1 FOR THE PROPOSED BUILDING'S FIXTURES. 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 2.479 ACRE PARCEL. OUTDOOR STORAGE: ANY OUTDOOR STORAGE USE MUST COMPLY WITH THE REQUIREMENTS OF SECTION 51.52. THE OWNER WILL GO THROUGH THE ALBEMARLE COUNTY PROCESS AT A FUTURE TIME FOR THE APPROVAL OF ANY RV PARKING WITHIN THIS AREA, IF DESIRED AT A LATER TIME. THIS IS ALSO NOTED ON SHEET 4. PAVED PARKING AND CIRCULATION AREA: 12,475 SF

IMPERVIOUS AREAS	
PROPOSED BUILDINGS =	31,042 SF
PROPOSED SIDEWALKS & CONCRETE=	1,000 SF
PROPOSED ROADS & PARKING AREAS =	13,475 SF
TOTAL IMPERVIOUS AREA =	44,517 SF
TRAFFIC GENERATION CALCULATIONS	
TRIP GENERATION CALCULATIONS BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)	
LIGHT INDUSTRIAL BUILDINGS (CODE 110 - 4.87 TRIPS / 1,000 SF)	
PROPOSED BUILDING = 93,125 GROSS SF	
TOTAL ADT: 454 VPD	(227 ENTER / 227 EXIT)
TOTAL AM PEAK: 69 VPH	(61 ENTER / 8 EXIT)
TOTAL PM PEAK: 63 VPH	(9 ENTER / 52 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 (31,042 x 1 UNIT/650 SF) x 3 FLOORS = 9 SPACES	
PROPOSED	
11 SPACES (INCLUDING 1 ADA VAN ACCESSIBLE HANDICAP SPACE)	

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; ROOFDRAINS 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. A KNOX BOX CONTAINING AN ANNUNCIATOR PANEL INSTALLED OUTSIDE OF THE BUILDING'S ENTRANCE WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS.
- ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSCURED 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 ENCR OACH ON THE REQUIRED FIVE FT RADIUS 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 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 RECEP TACLES 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 ENGINEERING 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 VDOL. CONTACT VDOL FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x131.
- ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER 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, HVAC UNITS, WILL BE LOCATED ON THE GROUND AROUND THE PERIMETER OF THE BUILDING AS SHOWN ON THE SITE PLAN. HVAC UNITS SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING AND SHALL NOT BE VISIBLE FROM PUBLIC RIGHT OF WAY OR ADJACENT PROPERTIES.
- 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 WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
- ALL SIGNING 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".
- RAMP 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 2010 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 VERIFY THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 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 RP2 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		LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE	
EXISTING RIGHT-OF-WAY		EXISTING CONCRETE CURB, SIDEWALK, AND/OR ASPHALT PAVEMENT TO BE REMOVED	
EXISTING BUILDING		EXISTING ASPHALT PAVEMENT FOR MILL & OVERLAY	
EXISTING ASPHALT PAVEMENT		EXISTING VEGETATION TO BE REMOVED	
EXISTING CONCRETE		EXISTING WATERLINE	
EXISTING CONTOURS		EXISTING SANITARY SEWER PIPE	
EXISTING CURBING		EXISTING STORM SEWER PIPE	
EXISTING VEGETATION		EXISTING OVERHEAD ELECTRIC	
EXISTING FIRE HYDRANT		EXISTING UNDERGROUND ELECTRIC	
EXISTING SANITARY SEWER MANHOLE		EXISTING GAS LINE	
EXISTING STORM SEWER STRUCTURE		EXISTING UTILITIES TO BE REMOVED	
EXISTING POWER POLE			
PROPOSED		PROPOSED	
PROPOSED PROJECT BOUNDARY		PROPOSED SIGN	
PROPOSED CONTOUR		PROPOSED LIGHT POLE	
PROPOSED CURB		PROPOSED BIKE RACK	
PROPOSED RIGHT-OF-WAY DEDICATION AREA		PROPOSED STORM SEWER PIPE	
PROPOSED BUILDING		PROPOSED STORM SEWER STRUCTURE	
EXISTING BUILDING		PROPOSED SANITARY SEWER LATERAL	
PROPOSED ASPHALT		PROPOSED FIRE & WATER LINE	
PROPOSED CONCRETE		PROPOSED WATER METER	
PROPOSED PAVERS		PROPOSED GAS LINE	
PROPOSED SEGMENTED RETAINING WALL		PROPOSED UNDERGROUND POWER	
EROSION & SEDIMENT CONTROL		LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE		BLANKET MATTING	
SAFETY FENCE		OUTLET PROTECTION	
CONSTRUCTION ENTRANCE		TEMPORARY SEEDING	
CONSTRUCTION ROAD & STABILIZATION		PERMANENT SEEDING	
SILT FENCE		SODDING	
STORM DRAIN INLET PROTECTION		BLANKET MATTING	
TEMPORARY DIVERSION DIKE		TREE PROTECTION	
TEMPORARY RIGHT-OF-WAY DIVERSION		DUST CONTROL	
SEDIMENT TRAP			

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 15" 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 2012 VA CONSTRUCTION CODE 1003.4 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 PLAN METRICS, 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 1/4" 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 RYEGRASS 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

7/9/26

FINAL SITE PLAN

7/9/26

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

PROJECT

SHEET

CE

COLLINS ENGINEERING

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

252246

N/A

SHEET NO. 2

GENERAL PROJECT NOTES

252246

N/A

SHEET NO. 2

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



G	ACILITY	
---	---------	--

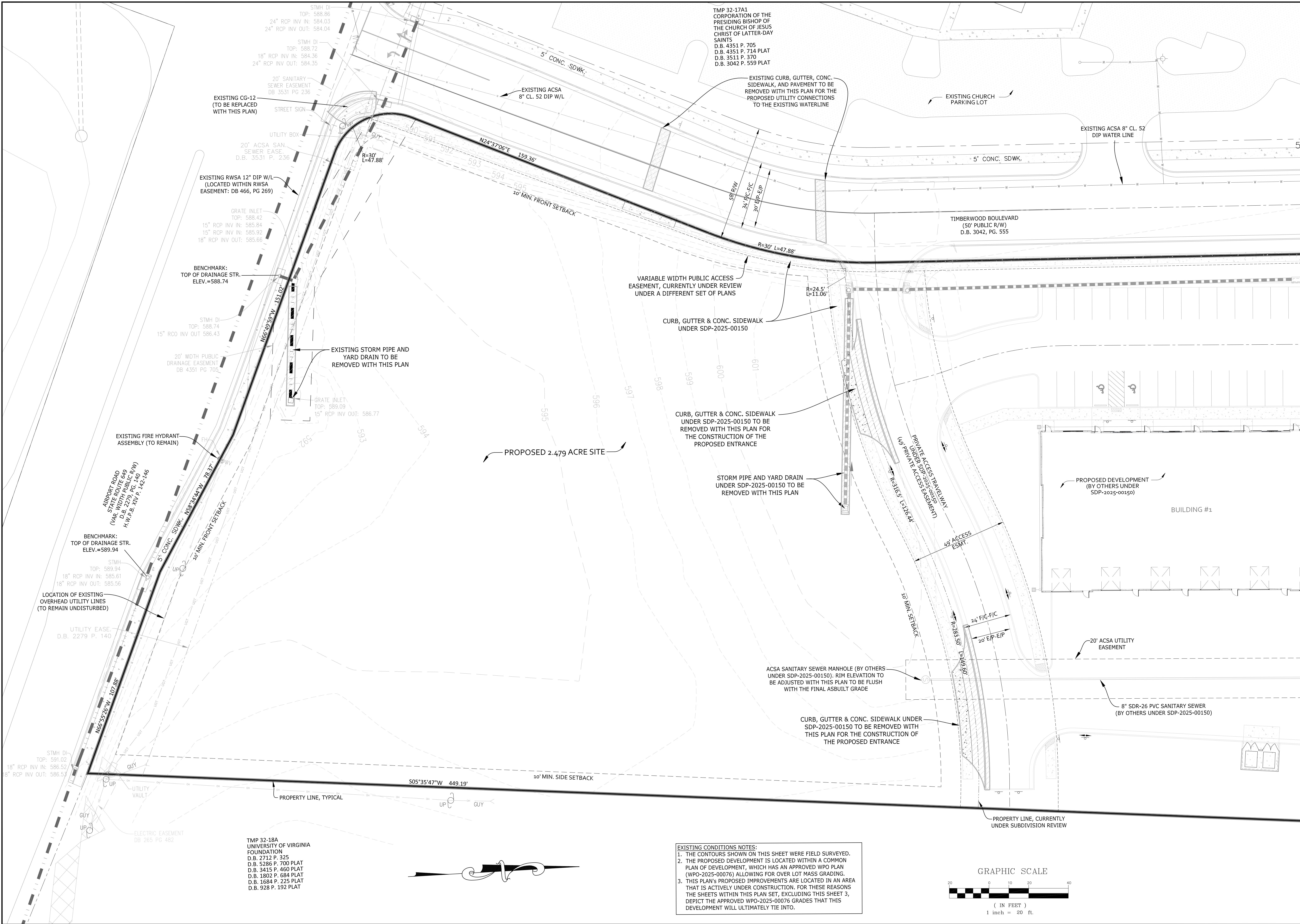
PRIN
34.293.3719
ORAGE FA

GINN
TTESVILLE,
COMPLEX -
DITIONS

NS
EET, SUITE
DEVELOP
EXIST

CO
200 GA
PORT IN

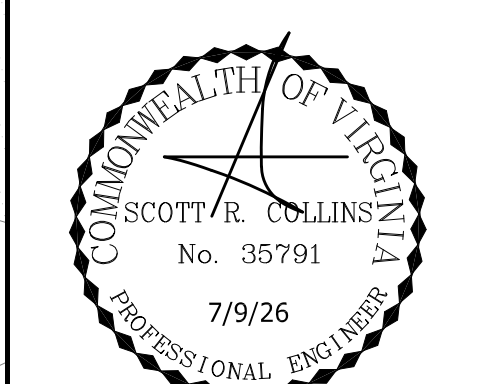
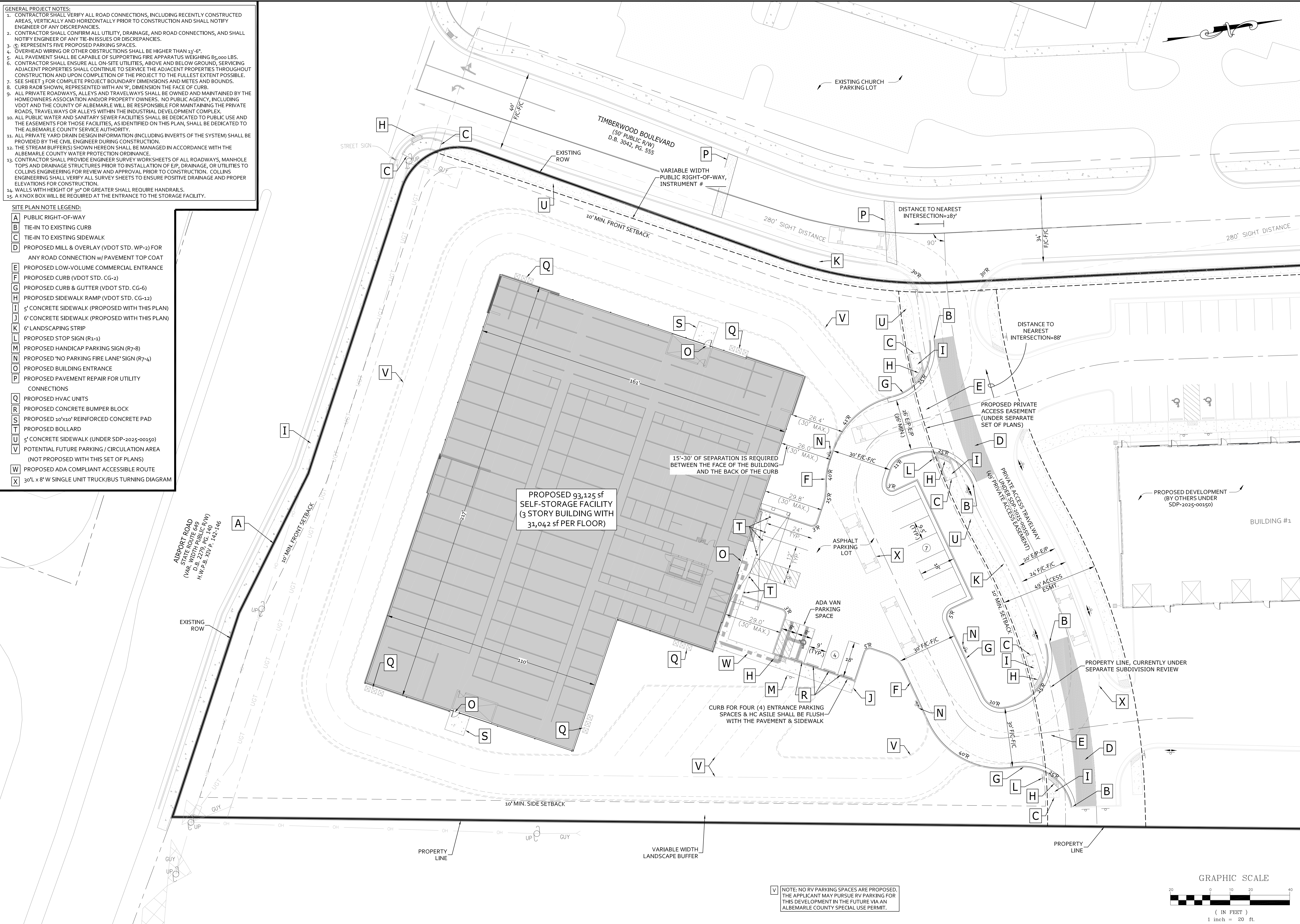
	$1'' \equiv 20'$
	SHEET NO. 3

[illegible]

- 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. 0. REPRESENTS FIVE PROPOSED PARKING SPACES.
 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.
 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 (PROPOSED WITH THIS PLAN)
J 6' CONCRETE SIDEWALK (PROPOSED WITH THIS PLAN)
K 6' LANDSCAPING STRIP
L PROPOSED STOP SIGN (R1-1)
M PROPOSED HANDICAP PARKING SIGN (R7-8)
N PROPOSED 'NO PARKING FIRE LANE' 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 10'x10' REINFORCED CONCRETE PAD
T PROPOSED BOLLARD
U 5' CONCRETE SIDEWALK (UNDER SDP-2025-00150)
V POTENTIAL FUTURE PARKING / CIRCULATION AREA (NOT PROPOSED WITH THIS SET OF PLANS)
W PROPOSED ADA COMPLIANT ACCESSIBLE ROUTE
X 30'L x 8' W SINGLE UNIT TRUCK/BUS TURNING DIAGRAM

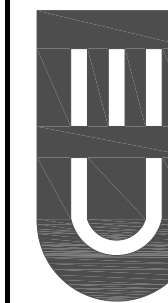


REVISIONS

REVISION DESCRIPTION	
DATE	7/9/26
REVISION	FINAL SITE PLAN

COLLINS ENGINEERING

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



PROJECT AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SITE PLAN

JOB NO.	252246
SCALE	1"=20'
SHEET NO.	4

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



REVISIONS

REVISION DESCRIPTION
FINAL SITE PLAN

DATE
7/9/26

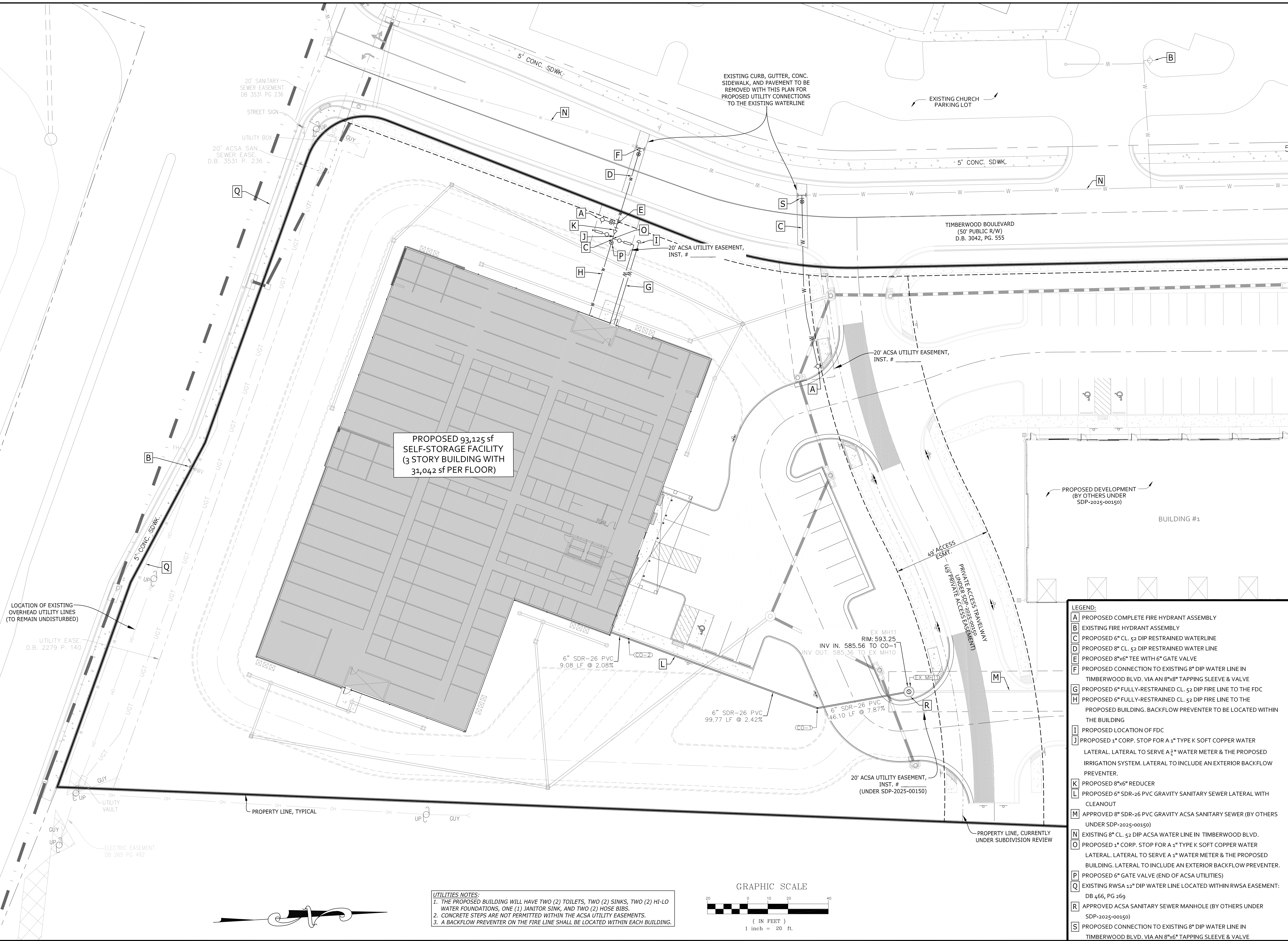
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

CE

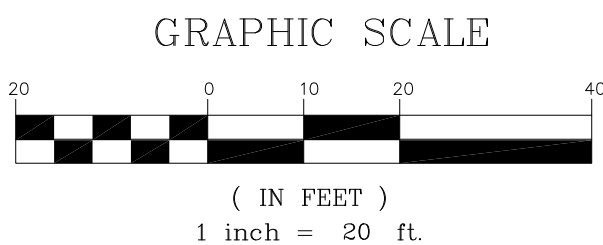
PROJECT
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

JOB NO.
252246
SCALE
1"=20'
SHEET NO.
5

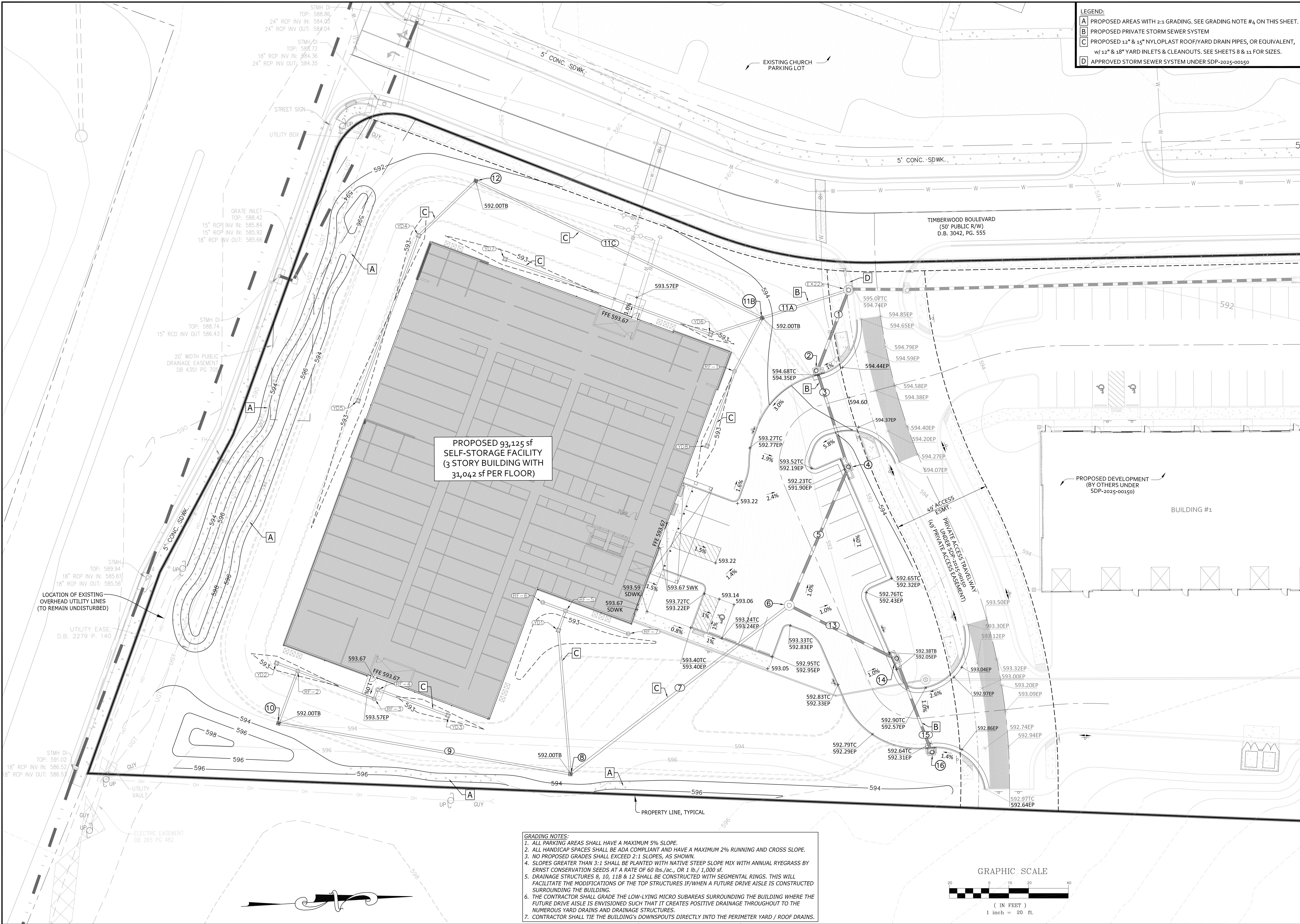
UTILITY PLAN



UTILITIES NOTES:
1. THE PROPOSED BUILDING WILL HAVE TWO (2) TOILETS, TWO (2) SINKS, TWO (2) HI-LO WATER FOUNDATIONS, ONE (1) JANITOR SINK, AND TWO (2) HOSE BIBS.
2. CONCRETE STEPS ARE NOT PERMITTED WITHIN THE ACSA UTILITY EASEMENTS.
3. A BACKFLOW PREVENTER ON THE FIRE LINE SHALL BE LOCATED WITHIN EACH BUILDING.



- LEGEND:
- A PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY
 - B EXISTING FIRE HYDRANT ASSEMBLY
 - C PROPOSED 6" CL. 52 DIP RESTRAINED WATERLINE
 - D PROPOSED 8" CL. 52 DIP RESTRAINED WATER LINE
 - E PROPOSED 8"x6" TEE WITH 6" GATE VALVE
 - F PROPOSED CONNECTION TO EXISTING 8" DIP WATER LINE IN TIMBERWOOD BLVD. VIA AN 8"x8" TAPPING SLEEVE & VALVE
 - G PROPOSED 6" FULLY-RESTRAINED CL. 52 DIP FIRE LINE TO THE FDC
 - H PROPOSED 6" FULLY-RESTRAINED CL. 52 DIP FIRE LINE TO THE PROPOSED BUILDING. BACKFLOW PREVENTER TO BE LOCATED WITHIN THE BUILDING
 - I PROPOSED LOCATION OF FDC
 - J PROPOSED 1" CORP. STOP FOR A 1" TYPE K SOFT COPPER WATER LATERAL. LATERAL TO SERVE A 3/4" WATER METER & THE PROPOSED IRRIGATION SYSTEM. LATERAL TO INCLUDE AN EXTERIOR BACKFLOW PREVENTER.
 - K PROPOSED 8"x6" REDUCER
 - L PROPOSED 6" SDR-26 PVC GRAVITY SANITARY SEWER LATERAL WITH CLEANOUT
 - M APPROVED 8" SDR-26 PVC GRAVITY ACSA SANITARY SEWER (BY OTHERS UNDER SDP-2025-00150)
 - N EXISTING 8" CL. 52 DIP ACSA WATER LINE IN TIMBERWOOD BLVD.
 - O PROPOSED 1" CORP. STOP FOR A 1" TYPE K SOFT COPPER WATER LATERAL. LATERAL TO SERVE A 1" WATER METER & THE PROPOSED BUILDING. LATERAL TO INCLUDE AN EXTERIOR BACKFLOW PREVENTER.
 - P PROPOSED 6" GATE VALVE (END OF ACSA UTILITIES)
 - Q EXISTING RWSA 12" DIP WATER LINE LOCATED WITHIN RWSA EASEMENT: DB 466, PG 269
 - R APPROVED ACSA SANITARY SEWER MANHOLE (BY OTHERS UNDER SDP-2025-00150)
 - S PROPOSED CONNECTION TO EXISTING 8" DIP WATER LINE IN TIMBERWOOD BLVD. VIA AN 8"x6" TAPPING SLEEVE & VALVE



LEGEND:

- A** PROPOSED AREAS WITH ±1% GRADING. SEE GRADING NOTE #4 ON THIS SHEET.
- B** PROPOSED PRIVATE STORM SEWER SYSTEM
- C** PROPOSED 12" & 15" NYLOPLAST ROOF/YARD DRAIN PIPES, OR EQUIVALENT, w/ 12" & 18" YARD INLETS & CLEANOUTS. SEE SHEETS 8 & 11 FOR SIZES.
- D** APPROVED STORM SEWER SYSTEM UNDER SDP-2025-00150

CE

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434-293.3719

PROJECT
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET
6

DATE
7/9/26

REVISION DESCRIPTION
FINAL SITE PLAN

REVISIONS

DATE	REVISION DESCRIPTION
7/9/26	FINAL 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
6

COMMONWEALTH OF VIRGINIA

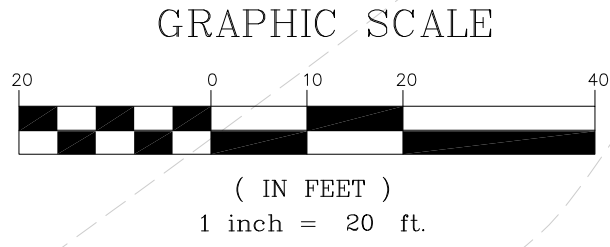
SCOTT R. COLLINS

No. 35791

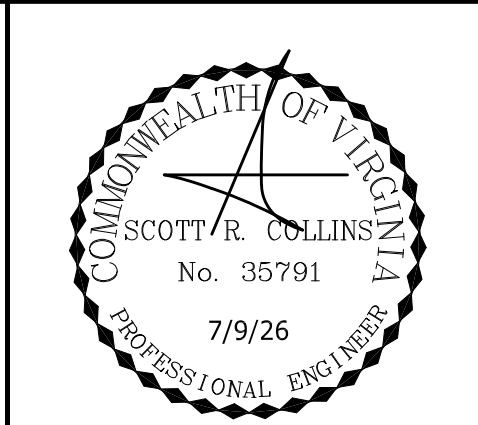
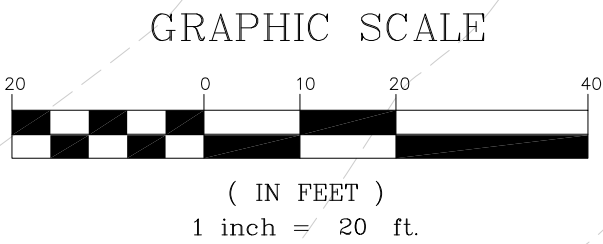
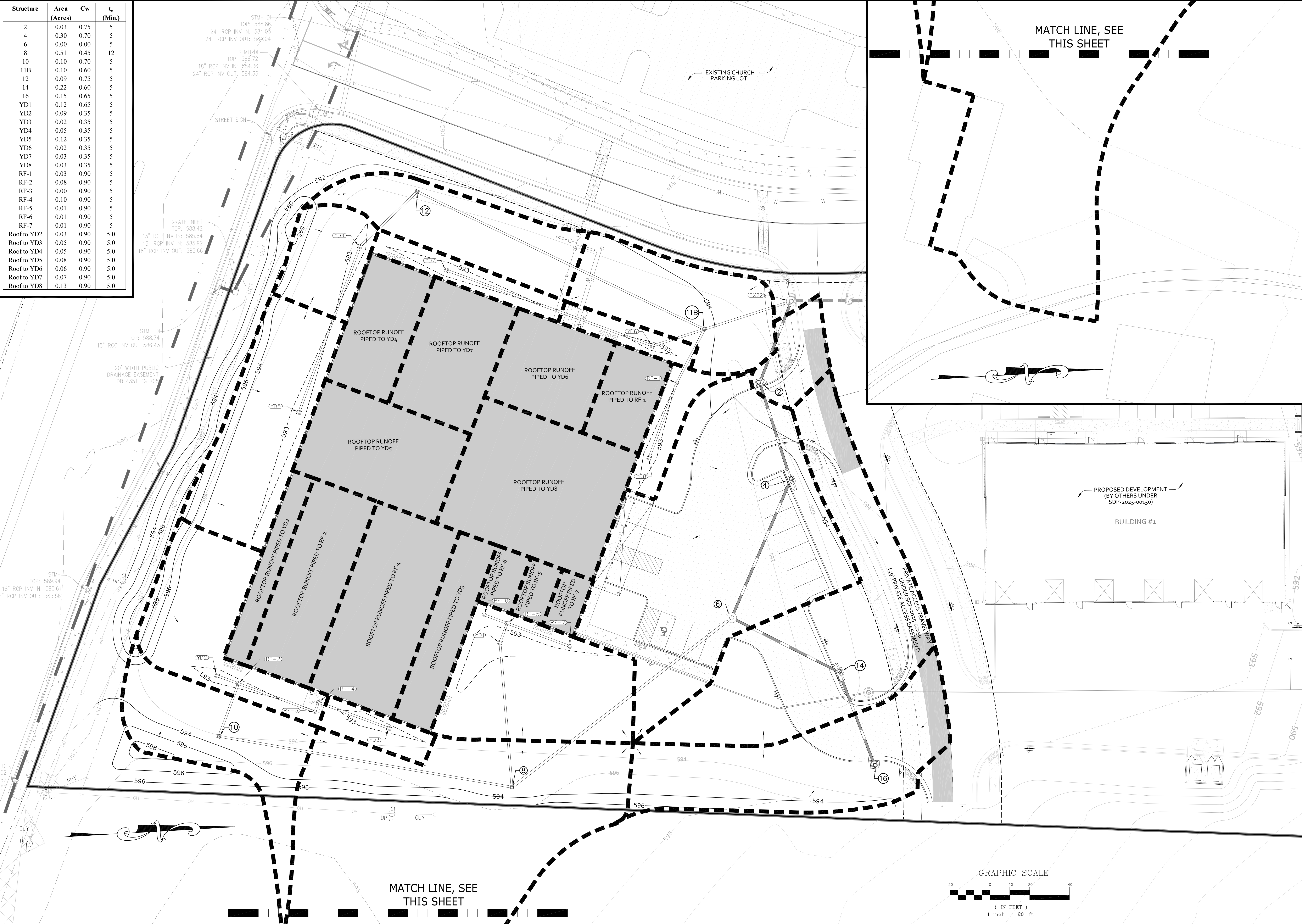
7/9/26

PROFESSIONAL ENGINEER

- GRADING NOTES:**
1. ALL PARKING AREAS SHALL HAVE A MAXIMUM 5% SLOPE.
 2. ALL HANDICAP SPACES SHALL BE ADA COMPLIANT AND HAVE A MAXIMUM 2% RUNNING AND CROSS SLOPE.
 3. NO PROPOSED GRADES SHALL EXCEED 2:1 SLOPES, AS SHOWN.
 4. SLOPES GREATER THAN 3:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 lbs./ac., OR 1 lb./ 1,000 sf.
 5. DRAINAGE STRUCTURES 8, 10, 11B & 12 SHALL BE CONSTRUCTED WITH SEGMENTAL RINGS. THIS WILL FACILITATE THE MODIFICATIONS OF THE TOP STRUCTURES IF/WHEN A FUTURE DRIVE AISLE IS CONSTRUCTED SURROUNDING THE BUILDING.
 6. THE CONTRACTOR SHALL GRADE THE LOW-LYING MICRO SUBAREAS SURROUNDING THE BUILDING WHERE THE FUTURE DRIVE AISLE IS ENVISIONED SUCH THAT IT CREATES POSITIVE DRAINAGE THROUGHOUT TO THE NUMEROUS YARD DRAINS AND DRAINAGE STRUCTURES.
 7. CONTRACTOR SHALL TIE THE BUILDING'S DOWNSPOUTS DIRECTLY INTO THE PERIMETER YARD / ROOF DRAINS.



Structure	Area (Acres)	Cw	t _c (Min.)
2	0.03	0.75	5
4	0.30	0.70	5
6	0.00	0.00	5
8	0.51	0.45	12
10	0.10	0.70	5
11B	0.10	0.60	5
12	0.09	0.75	5
14	0.22	0.60	5
16	0.15	0.65	5
YD1	0.12	0.65	5
YD2	0.09	0.35	5
YD3	0.02	0.35	5
YD4	0.05	0.35	5
YD5	0.12	0.35	5
YD6	0.02	0.35	5
YD7	0.03	0.35	5
YD8	0.03	0.35	5
RF-1	0.03	0.90	5
RF-2	0.08	0.90	5
RF-3	0.00	0.90	5
RF-4	0.10	0.90	5
RF-5	0.01	0.90	5
RF-6	0.01	0.90	5
RF-7	0.01	0.90	5
Roof to YD2	0.03	0.90	5.0
Roof to YD3	0.05	0.90	5.0
Roof to YD4	0.05	0.90	5.0
Roof to YD5	0.08	0.90	5.0
Roof to YD6	0.06	0.90	5.0
Roof to YD7	0.07	0.90	5.0
Roof to YD8	0.13	0.90	5.0



REVISIONS

DATE	REVISION DESCRIPTION
7/9/26	FINAL SITE PLAN

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434-293.3719

PROJECT
AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET
7

DRAINAGE MAP

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

STRUCTURE				DRAINAGE				D	FLOW TYPE
INLET	TYPE	AREA (FT ²)	PERIMETER (FT)	A (ACRES)	C	I (IN/HR)	Q (CFS)		
YD1	12" Nyloplast Yard Inlet	0.43	11.19	0.12	0.65	4.00	0.312	0.53	WEIR FLOW
YD1	12" Nyloplast Yard Inlet	0.43	11.19	0.12	0.65	6.50	0.507	0.73	WEIR FLOW
YD1	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.12	0.65	4.00	0.312	0.87	WEIR FLOW
YD1	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.12	0.65	6.50	0.507	2.31	WEIR FLOW
YD2	12" Nyloplast Yard Inlet	0.43	11.19	0.09	0.35	4.00	0.126	0.29	WEIR FLOW
YD2	12" Nyloplast Yard Inlet	0.43	11.19	0.09	0.35	6.50	0.205	0.40	WEIR FLOW
YD2	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.09	0.35	4.00	0.126	0.46	WEIR FLOW
YD2	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.09	0.35	6.50	0.205	0.64	WEIR FLOW
YD3	12" Nyloplast Yard Inlet	0.43	11.19	0.02	0.35	4.00	0.028	0.11	WEIR FLOW
YD3	12" Nyloplast Yard Inlet	0.43	11.19	0.02	0.35	6.50	0.046	0.15	WEIR FLOW
YD3	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.02	0.35	4.00	0.028	0.17	WEIR FLOW
YD3	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.02	0.35	6.50	0.046	0.23	WEIR FLOW
YD4	12" Nyloplast Yard Inlet	0.43	11.19	0.05	0.35	4.00	0.070	0.20	WEIR FLOW
YD4	12" Nyloplast Yard Inlet	0.43	11.19	0.05	0.35	6.50	0.114	0.27	WEIR FLOW
YD4	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.05	0.35	4.00	0.070	0.31	WEIR FLOW
YD4	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.05	0.35	6.50	0.114	0.43	WEIR FLOW
YD5	12" Nyloplast Yard Inlet	0.43	11.19	0.12	0.35	4.00	0.168	0.35	WEIR FLOW
YD5	12" Nyloplast Yard Inlet	0.43	11.19	0.12	0.35	6.50	0.273	0.49	WEIR FLOW
YD5	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.12	0.35	4.00	0.168	0.56	WEIR FLOW
YD5	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.12	0.35	6.50	0.273	0.77	WEIR FLOW
YD6	12" Nyloplast Yard Inlet	0.43	11.19	0.02	0.35	4.00	0.028	0.11	WEIR FLOW
YD6	12" Nyloplast Yard Inlet	0.43	11.19	0.02	0.35	6.50	0.046	0.15	WEIR FLOW
YD6	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.02	0.35	4.00	0.028	0.17	WEIR FLOW
YD6	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.02	0.35	6.50	0.046	0.23	WEIR FLOW
YD7	12" Nyloplast Yard Inlet	0.43	11.19	0.03	0.35	4.00	0.042	0.14	WEIR FLOW
YD7	12" Nyloplast Yard Inlet	0.43	11.19	0.03	0.35	6.50	0.068	0.19	WEIR FLOW
YD7	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.03	0.35	4.00	0.042	0.22	WEIR FLOW
YD7	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.03	0.35	6.50	0.068	0.31	WEIR FLOW
YD8	12" Nyloplast Yard Inlet	0.43	11.19	0.03	0.35	4.00	0.042	0.14	WEIR FLOW
YD8	12" Nyloplast Yard Inlet	0.43	11.19	0.03	0.35	6.50	0.068	0.19	WEIR FLOW
YD8	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.03	0.35	4.00	0.042	0.22	WEIR FLOW
YD8	12" Nyloplast Yard Inlet - 50% clogged	0.22	5.60	0.03	0.35	6.50	0.068	0.31	WEIR FLOW
8	18" Nyloplast Yard Inlet	0.64	5.40	0.51	0.45	4.00	0.918	1.77	WEIR FLOW
8	18" Nyloplast Yard Inlet	0.64	5.40	0.51	0.45	6.50	1.492	2.45	WEIR FLOW
8	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.51	0.45	4.00	0.918	3.42	WEIR FLOW
8	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.51	0.45	6.50	1.492	9.02	ORIFICE FLOW
10	18" Nyloplast Yard Inlet	0.64	5.40	0.10	0.70	4.00	0.280	0.80	WEIR FLOW
10	18" Nyloplast Yard Inlet	0.64	5.40	0.10	0.70	6.50	0.455	1.11	WEIR FLOW
10	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.10	0.70	4.00	0.280	1.27	WEIR FLOW
10	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.10	0.70	6.50	0.455	1.76	WEIR FLOW
11B	18" Nyloplast Yard Inlet	0.64	5.40	0.10	0.60	4.00	0.240	0.72	WEIR FLOW
11B	18" Nyloplast Yard Inlet	0.64	5.40	0.10	0.60	6.50	0.390	1.00	WEIR FLOW
11B	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.10	0.60	4.00	0.240	1.15	WEIR FLOW
11B	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.10	0.60	6.50	0.390	1.59	WEIR FLOW
12	18" Nyloplast Yard Inlet	0.64	5.40	0.09	0.75	4.00	0.270	0.78	WEIR FLOW
12	18" Nyloplast Yard Inlet	0.64	5.40	0.09	0.75	6.50	0.439	1.08	WEIR FLOW
12	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.09	0.75	4.00	0.270	1.24	WEIR FLOW
12	18" Nyloplast Yard Inlet - 50% clogged	0.32	2.70	0.09	0.75	6.50	0.439	1.72	WEIR FLOW

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology							Curb and Gutter							Inlet			Remarks
Plan Label	VDOT DI type	L, throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, gutter longitudinal slope (ft/ft) *	Sx, lane cross slope (ft/ft)	W, gutter width (ft)	Sw, gutter cross-slope (ft/ft)	Sw/Sx	T, spread at curb (ft)	d, flow depth (ft)	d / h (height of opening, 5.5')	T, spread at inlet (ft)			
4	3C	10.0	left	0.08	0.70	0.056	0.22	0.00	0.22	0.0050	0.02	2.0	0.0833	4.1665	4.33	0.09	0.196	4.48		
			right	0.22	0.70	0.154	0.62	0.00	0.62	0.0050	0.02	2.0	0.0833	4.1665	6.33					
			combined flow							0.8			0.0050	0.01	2.0			0.0833	8.3330	6.31
			combined flow							0.5			0.0050	0.01	2.0			0.0833	8.3330	7.78
14	3C	8.0	left	0.08	0.60	0.048	0.19	0.00	0.19	0.0050	0.01	2.0	0.0833	8.3330	5.45	0.07	0.160	7.32		
			right	0.14	0.60	0.084	0.34	0.00	0.34	0.0050	0.01	2.0	0.0833	8.3330	7.07					
			combined flow							0.5			0.0050	0.01	2.0			0.0833	8.3330	5.45
			combined flow							0.4			0.0050	0.01	2.0			0.0833	8.3330	7.07
16	3C	6.0	left	0.05	0.65	0.033	0.13	0.00	0.13	0.0050	0.01	2.0	0.0833	8.3330	5.45	0.07	0.148	6.78		
			right	0.10	0.65	0.065	0.26	0.00	0.26	0.0050	0.01	2.0	0.0833	8.3330	7.07					
			combined flow							0.4			0.0050	0.01	2.0			0.0833	8.3330	5.45
			combined flow							0.4			0.0050	0.01	2.0			0.0833	8.3330	7.07

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Plan Label		Inlet		VDOT DI type		L, throat length (ft)		Hydrology							Curb and Gutter							Inlet		Remarks	
								A, Drainage area (acres)	C, rational coeff.	CA	Q, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, gutter longitudinal slope (ft/ft) *	Sx, lane cross slope (ft/ft)	W, gutter width (ft)	Sw, gutter cross-slope (ft/ft)	Sw/Sx	T, spread at curb (ft)						
4	3C	10.0	left	0.08	0.70	0.056	0.36	0.00	0.36	0.0050	0.02	2.0	0.0833	4.1665	5.20	0.12	0.270	6.20							
			right	0.22	0.70	0.154	1.00	0.00	1.00	0.0050	0.02	2.0	0.0833	4.1665	7.60										
			combined flow					1.4			0.0050	0.01	2.0	0.0833	8.3330			7.57							
			combined flow					0.9			0.0050	0.01	2.0	0.0833	8.3330			9.33							
14	3C	8.0	left	0.08	0.60	0.048	0.31	0.00	0.31	0.0050	0.01	2.0	0.0833	8.3330	6.54	0.10	0.221	10.11							
			right	0.14	0.60	0.084	0.55	0.00	0.55	0.0050	0.01	2.0	0.0833	8.3330	7.57										
			combined flow					0.9			0.0050	0.01	2.0	0.0833	8.3330			6.54							
			combined flow					0.6			0.0050	0.01	2.0	0.0833	8.3330			8.48							
16	3C	6.0	left	0.05	0.65	0.033	0.21	0.00	0.21	0.0050	0.01	2.0	0.0833	8.3330	6.54	0.09	0.205	9.37							
			right	0.10	0.65	0.065	0.42	0.00	0.42	0.0050	0.01	2.0	0.0833	8.3330	8.48										
			combined flow					0.6			0.0050	0.01	2.0	0.0833	8.3330			6.54							
			combined flow					0.6			0.0050	0.01	2.0	0.0833	8.3330			8.48							

PIPE DESIGN																					
Pipe		Hydrology										Pipe									
Starting Structure	Ending Structure	A, Drainage area (acres)	C, rational coeff.	CA increment	CA sum accumulated	Tc, time of conc. (min)	I, rainfall intensity	Q, flow incr. (cfs)	Qt, total flow	Invert in (ft)	Invert out (ft)	L, throat length (ft)	n, manning's coeff.	S, slope	D, Diameter (in)	Full Flow Capacity (cfs)	V, Velocity (fps)	Flow Time (min)	Remarks		
Pipe run: STR 10 - EX 22																					
10	8	0.10	0.70	0.070	0.271	5.00	6.67	0.47	1.80	588.91	588.17	149.4	0.010	0.0050	12	2.73	3.71	0.67			
8	6	0.51	0.45	0.230	0.605	12.00	5.00	1.15	3.02	588.07	587.37	139.3	0.010	0.0050	15	4.95	4.22	0.55			
6	4	0.00	0.00	0.000	0.835	12.55	4.91	0.00	4.10	587.27	586.89	75.4	0.010	0.0050	15	4.95	4.50	0.28			
4	2	0.30	0.70	0.210	1.045	12.83	4.86	1.02	5.08	586.79	586.26	51.1	0.010	0.0104	15	7.14	6.30	0.14			
2	EX22	0.03	0.75	0.023	1.067	12.96	4.84	0.11	5.17	586.16	585.50	43.9	0.010	0.0150	15	8.57	7.26	0.10			
Pipe run: STR 12 - STR EX22																					
12	11B	0.09	0.75	0.068	0.127	5.00	6.67	0.45	0.85	586.63	585.83	160.0	0.010	0.0050	12	2.73	3.06	0.87			
11B	EX22	0.10	0.60	0.060	0.242	5.87	6.39	0.38	1.55	585.73	585.50	45.8	0.010	0.0050	12	2.73	3.56	0.21			
Pipe run: STR 16 - STR 6																					
16	14	0.15	0.65	0.098	0.098	5.00	6.67	0.65	0.65	588.88	588.50	49.6	0.010	0.0076	15	6.10	3.23	0.26			
14	6	0.22	0.60	0.132	0.230	5.26	6.58	0.87	1.51	588.40	587.37	60.5	0.010	0.0170	15	9.12	5.44	0.19			

GENERAL CONSTRUCTION NOTES

- ## GRADING

- ## DRAINAGE

- ### PAVEMENT

- ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES

- ## GENERAL CONSTRUCTION - INSPECTIONS

NOTE - MANDATORY INSPECTIONS ARE REQUIRED AT THE FOLLOWING PHASES:

- i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
- ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
- iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
- iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
- v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.
- vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
- vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
- viii. 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:

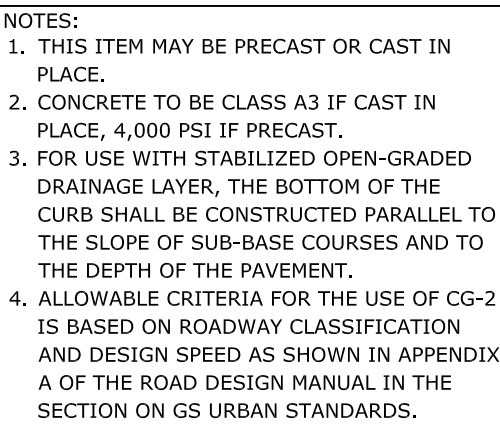
1. A TEMPORARY TRAFFIC CONTROL PLAN (TTC) IS REQUIRED TO OBTAIN A PERMIT TO WORK WITHIN VDOT RIGHT OF WAY. THE TTC SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TTC SUBMITTAL. SEE VDOT'S WEBSITE FOR ADDITIONAL INFORMATION.
2. 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:

1. 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.
2. ACTUAL PAVEMENT DESIGNS SHOULD BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL. CBR'S SHALL BE PERFORMED DURING CONSTRUCTION AND THE INFORMATION PROVIDED TO THE DESIGN ENGINEER TO CONFIRM THE PAVEMENT DESIGN FOR THE DEVELOPMENT.
3. A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
4. THE SM-12.5A MAX FLIT 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:

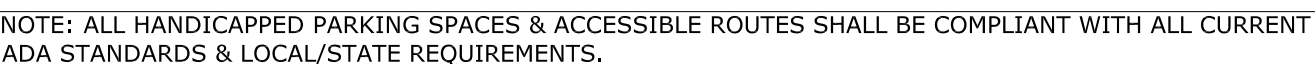
1. SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
2. STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBAMARE COUNTY STANDARDS AND FIRE & RESCUE STANDARDS TO ALLOW ADEQUATE TRAVELWAY WIDTHS AND PARKING ON ONE SIDE OF THE ROADWAYS. SEE SITE PLAN SHEETS FOR NO PARKING SIGNAGE ON ONE SIDE OF ROADWAYS.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



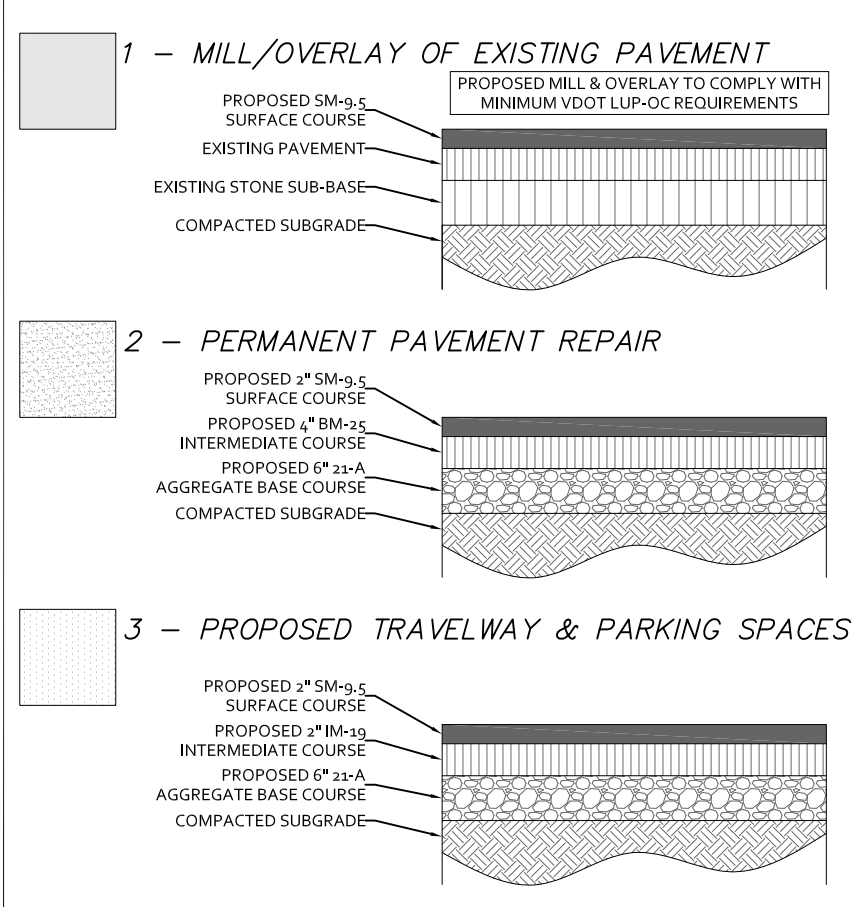
CURB & GUTTER DETAIL

PROPOSED VDOT STD. CG-6

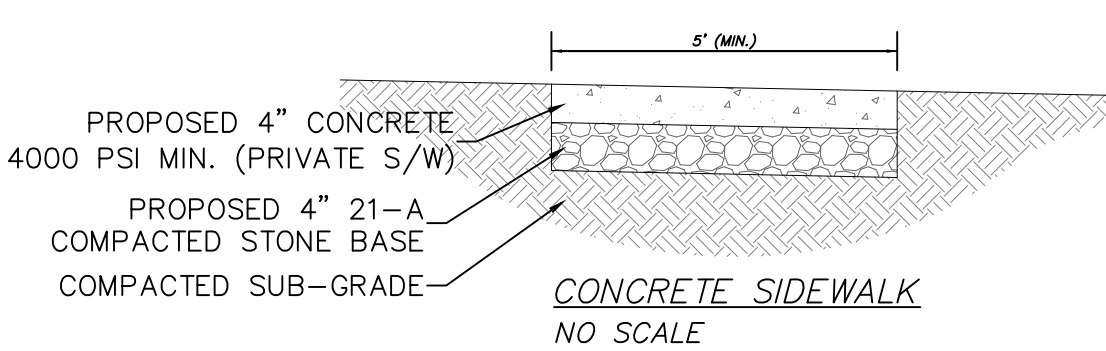
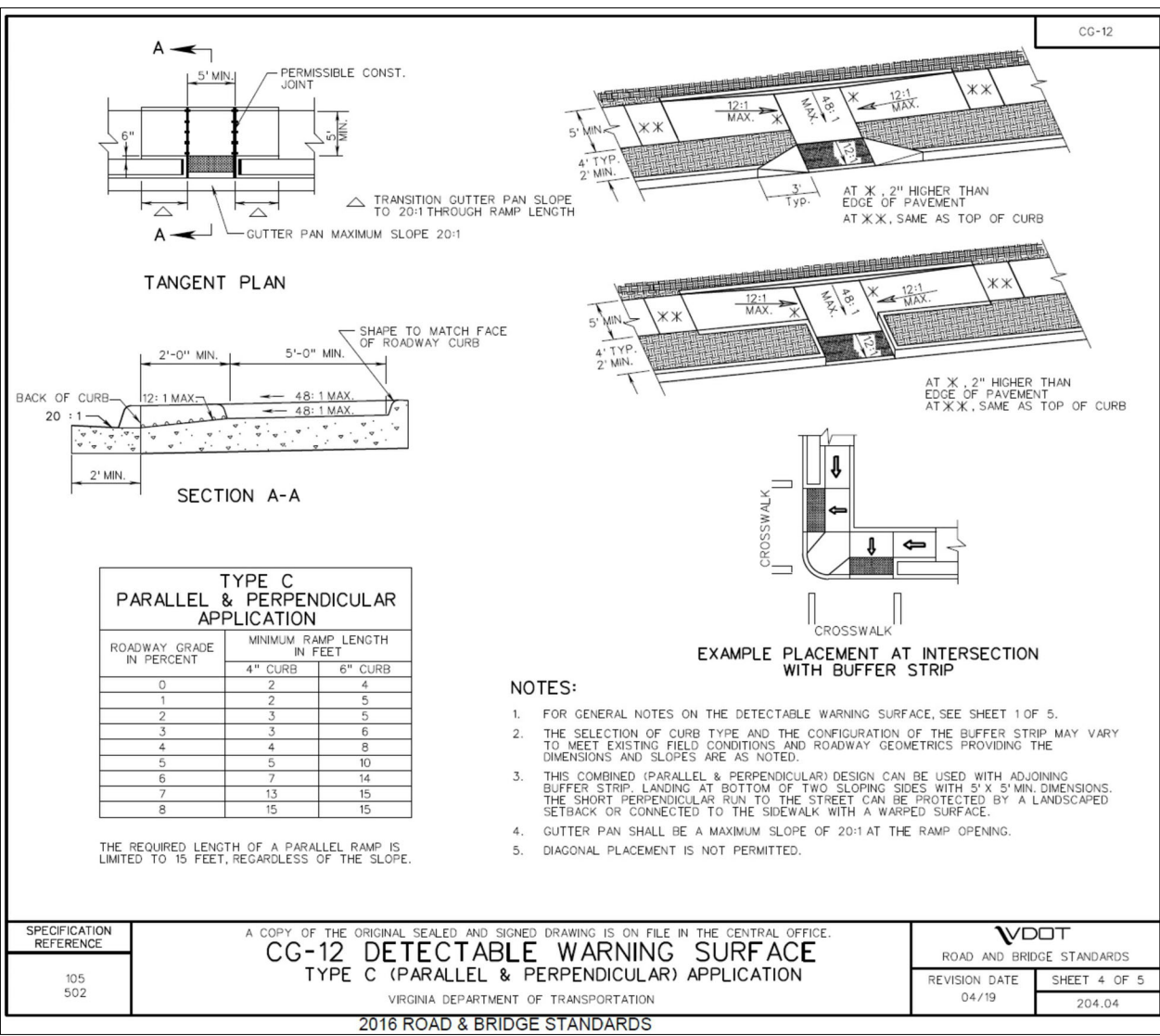
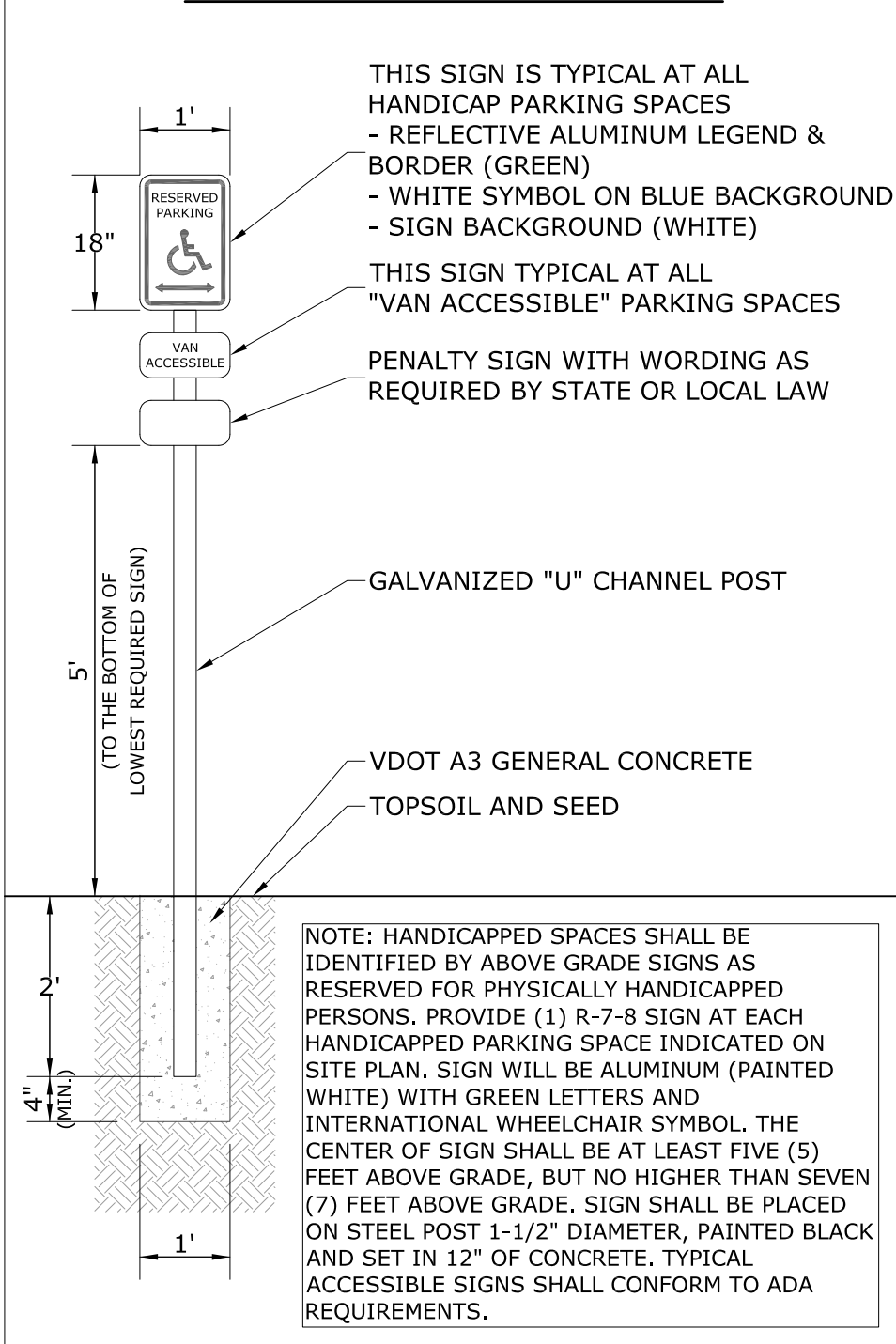
- NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
 2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
 3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300" OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION C&G.
 4. FOR USE WITH STRAINED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB & GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
 5. 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



REVISION DESCRIPTION

FINAL SITE PLAN

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

NOTES & DETAILS

PROJECT AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET

B NO.
2246
SALE

9

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) GENERAL WATER & SEWER CONDITIONS (September 14, 2021)		
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 THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.	
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 (1-800-552-7001).	
7.	ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.	
8.	ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.	
9.	VALVES ON DEADEND 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 AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.	
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.	
16.	PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS MUST MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.	
17.	A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.	

RIVANNA WATER & SEWER AUTHORITY (RWSA) GENERAL WATER & SANITARY SEWER NOTES LAST REVISED: DECEMBER 2023		
1.	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 2025, EXCEPT AS MODIFIED BELOW OR MODIFIED IN SPECIAL NOTES.	
2.	RWSA SHALL APPROVE ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION. A RECONSTRUCTION CONFERENCE SHALL BE HELD WITH RWSA PRIOR TO THE START OF ANY WORK.	
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).	
4.	RWSA ENGINEER (DYON VEGA AT (434) 977-2520 EXT. 370) SHALL BE NOTIFIED THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.	
5.	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.	
6.	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.	
7.	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.	

NOTES: 1. THE POLYMER LID SHALL HAVE A MOLDED KEYHOLE OR PICK BAR FOR LID REMOVAL. 2. THE POLYMER LID SHALL HAVE A MAGNET OR REBAR MOLDED WITHIN THE LID FOR LOCATING. 3. THE POLYMER LID SHALL BE BLACK. 4. BOX SHALL BE TRAFFIC RATED IF A 1" METER IS INSTALLED.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL METER BOXES (3/4" AND 1" METERS) NOT TO SCALE	REV 8/6/2024 DETAIL W-5

NOTES: 1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES. 2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL. 3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS. 4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH. 5. BELL HOLES SHALL BE DUG OUT IN ALL CASES. 6. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.		
ALBEMARLE COUNTY SERVICE AUTHORITY	DUCTILE IRON WATER MAIN INSTALLATION AND BEDDING NOT TO SCALE	REV 8/6/2024 DETAIL W-1

NOTES: 1. MINIMUM 6" OF #57 OR #68 STONE TO BE PLACED UNDER GATE VALVE. 2. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL GATE VALVE NOT TO SCALE	REV 8/6/2024 DETAIL W-2

NOTES: 1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE. 2. MAINTAIN A 42" MINIMUM COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES) 3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX. 4. THE GATE VALVE IS PREFERRED IN PAVEMENT AFTER TEE WITH MAIN; IT IS ALLOWED IN SHOULDER, OR BEHIND DITCH, BUT NOT ALLOWED IN DITCH OR GUTTER. 5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL FIRE HYDRANT ASSEMBLY DETAIL NOT TO SCALE	REV 8/6/2024 DETAIL W-3

NOTES: 1. SADDLES SHALL BE USED TO TAP PLASTIC AND AC WATER MAINS. 2. NO SWEATED FITTINGS. 3. 30 INCHES OF COVER OVER SERVICE LINE SHALL BE MAINTAINED FOR UP TO 5 FEET BEFORE METER BOX. SERVICE LINE SHALL BE BROUGHT TO SETTER ELEVATION WITHIN THE LAST 5 FEET TO METER BOX.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL SERVICE LATERAL INSTALLATION (3/4" AND 1" METERS) NOT TO SCALE	REV 8/6/2024 DETAIL W-4

NOTES: 1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS. 2. THE DEVELOPER'S ENGINEER WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES. 3. ALL JOINTS AND LIFT HOLES TO BE SEALED & GROUTED OUTSIDE OF MANHOLE. INLETS AND OUTLETS TO BE SEALED & GROUTED INSIDE AND OUTSIDE OF MANHOLE. 4. BUOYANCY CALCULATIONS FOR MANHOLE BASES TO BE SUBMITTED FOR MANHOLES WITHIN 100-YEAR FLOODPLAIN. 5. ELEVATION DIFFERENCE ACROSS M.H. FROM ANY INLET TO OUTLET SHALL BE MINIMUM 0.2 FEET, MAXIMUM EQUAL TO THE OUTLET PIPE DIAMETER.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN NOT TO SCALE	REV 8/6/2024 DETAIL S-2

NOTES: 1. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A FLEXIBLE CONNECTION "BOOT" INSTALLED. 2. MANHOLE BENCH AND INVERT TO BE FACTORY-POURED OR SOLID CONCRETE. 3. BRANCH CONNECTIONS SHALL OCCUR WITH MINIMUM 90° ANGLE FROM OUTLET.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE PLAN SHOWING BRANCH TIE-IN NOT TO SCALE	REV 8/6/2024 DETAIL S-3

NOTES: 1. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A FLEXIBLE CONNECTION "BOOT" INSTALLED. 2. MANHOLE BENCH AND INVERT TO BE FACTORY-POURED OR SOLID CONCRETE. 3. BRANCH CONNECTIONS SHALL OCCUR WITH MINIMUM 90° ANGLE FROM OUTLET.		
ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE FRAME AND COVER NOT TO SCALE	REV 8/6/2024 DETAIL S-7

NOTES: 1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED, THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE. 2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE. 3. SEWER LATERAL SHALL BE SLOPED PER PLUMBING CODE. MINIMUM 2% (1/4" PER FOOT) IS DESIRED. 4. ALL SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF 4".		
ALBEMARLE COUNTY SERVICE AUTHORITY	SEWER SERVICE LATERAL CONNECTION NOT TO SCALE	REV 8/6/2024 DETAIL S-9

COLLINS ENGINEERING

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

PROJECT

AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET

NOTES & DETAILS

REVISIONS

DATE	REVISION DESCRIPTION
7/9/26	FINAL SITE PLAN

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

7/9/26

PROFESSIONAL ENGINEER

JOB NO.

252246

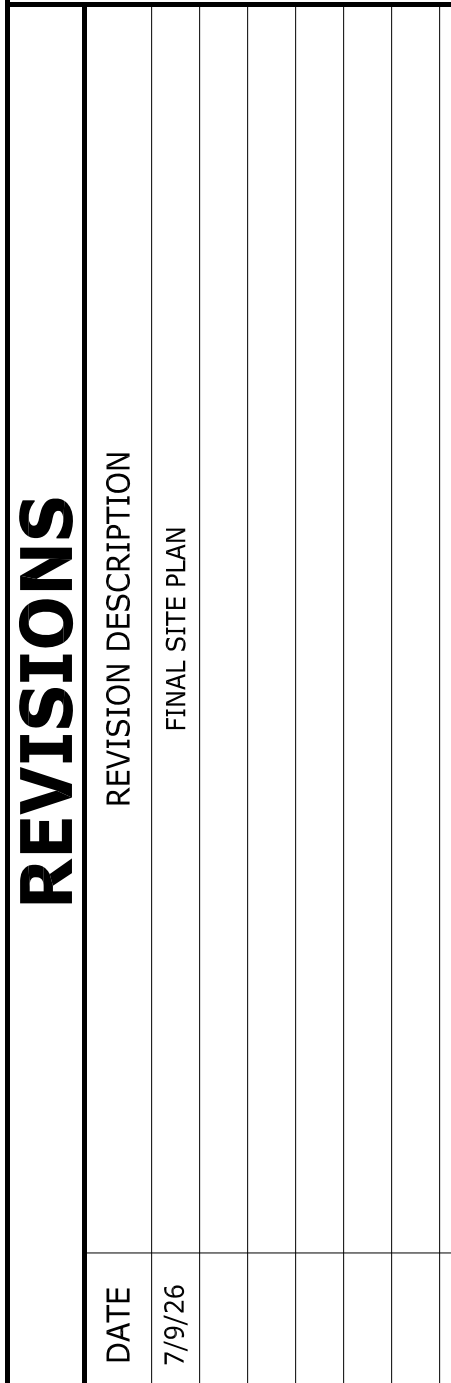
SCALE

AS SHOWN

SHEET NO.

10

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COLLINS ENGINEERING

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

PROJECT

AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

JOB NO.

252246

SCALE

AS SHOWN

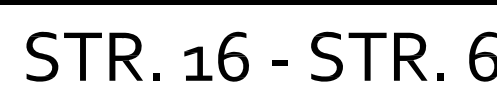
SHEET NO.

11

PROFILES



- STR. 12 - STR. EX22



SANITARY SEWER LATERAL



**VERTICAL
GRAPHIC SCALE**



A vertical graphic scale with a total length of 10 feet. It is divided into five equal segments of 2 feet each. The segments alternate between black and white, starting with a black segment on the left. Numerical labels are placed at the top: 0 at the left end, 2.5 in the middle of the second segment, 5 at the end of the third segment, and 10 at the right end. Below the scale, the text "(IN FEET)" is centered, followed by the conversion "1 inch = 5 ft."

(IN FEET)
1 inch = 5 ft.

**HORIZONTAL
GRAPHIC SCALE**

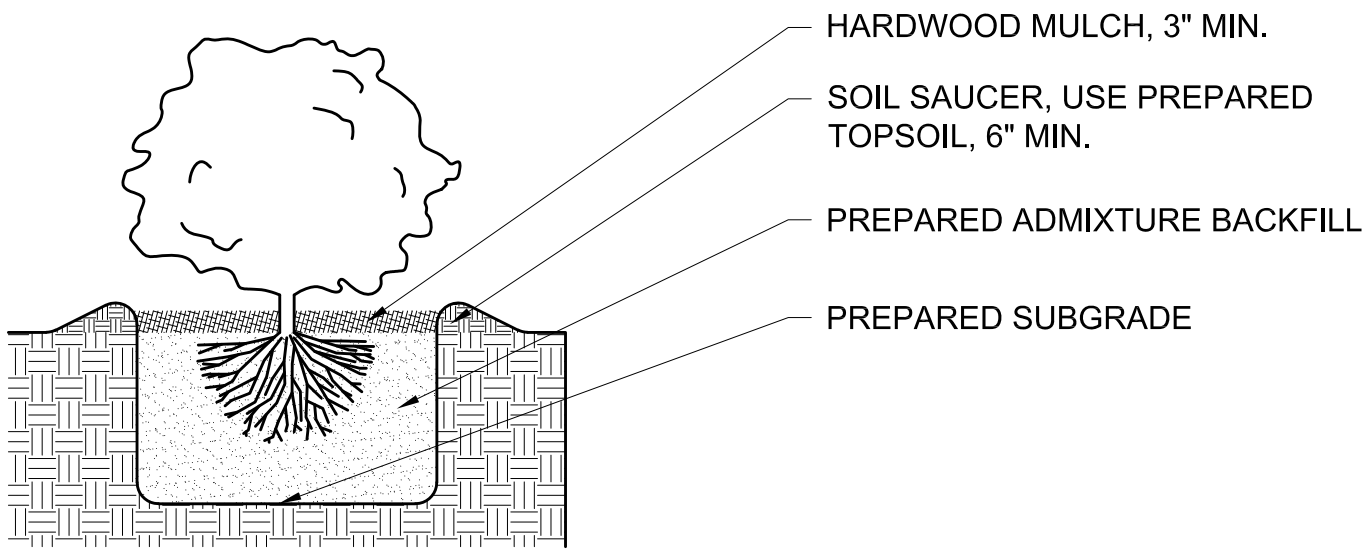


A horizontal graphic scale with a total length of 10 feet. It is divided into five equal segments of 2 feet each. The segments alternate between black and white, starting with a black segment on the left. Numerical labels are placed at the top: 0 at the left end, 2.5 in the middle of the second segment, 5 at the end of the third segment, and 10 at the right end. Below the scale, the text "(IN FEET)" is centered, followed by the conversion "1 inch = 50 ft."

(IN FEET)
1 inch = 50 ft.

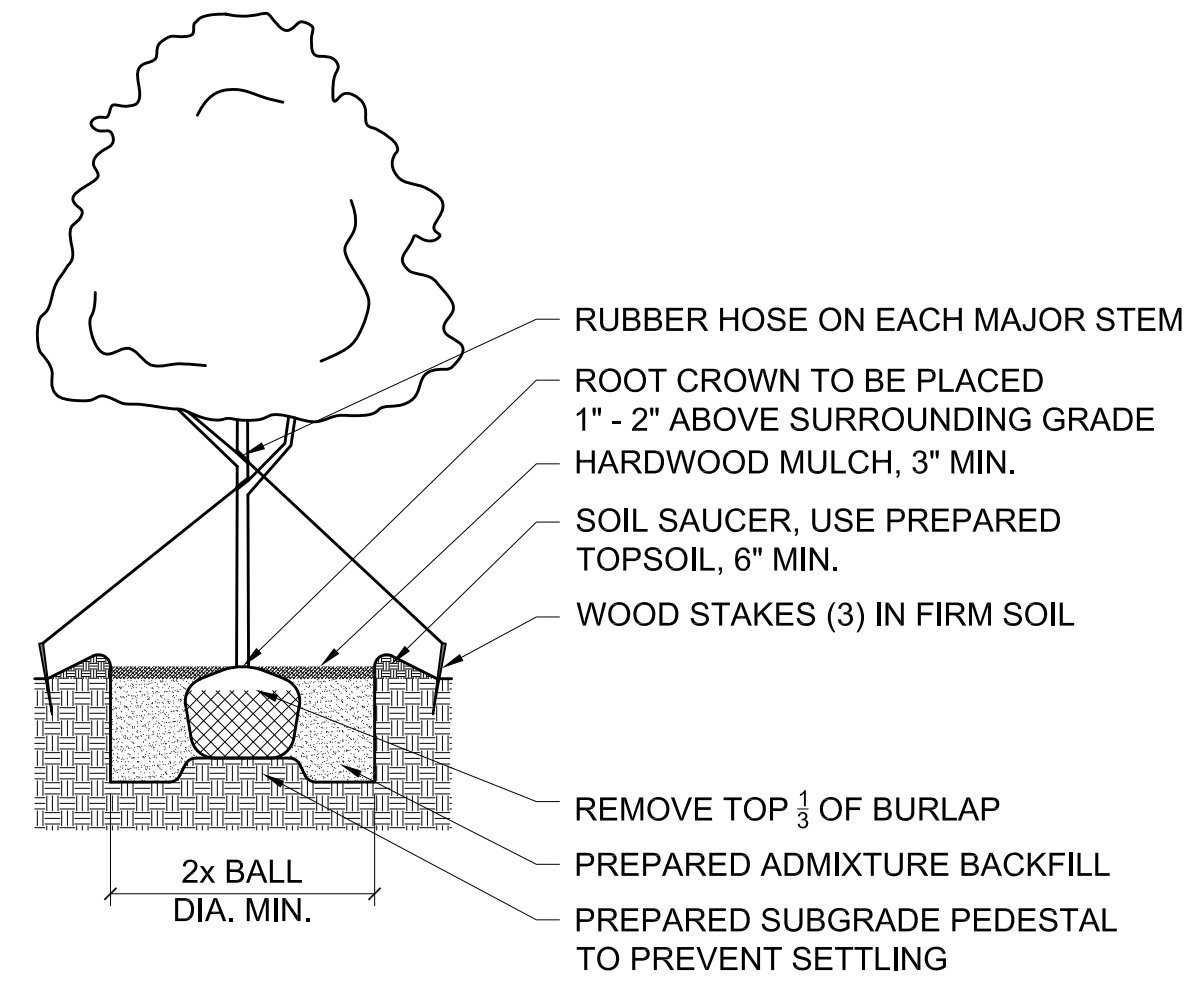






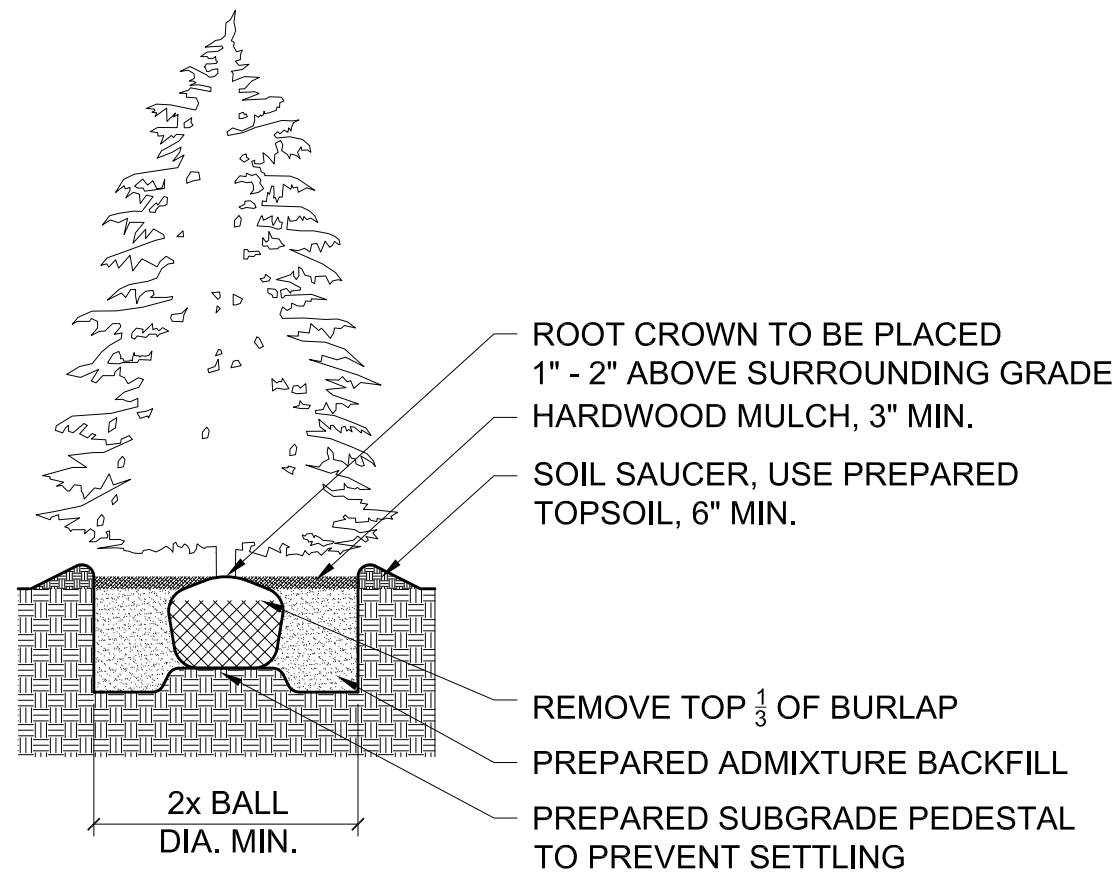
SHRUB PLANTING

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	4	1588
GT	GLEDISTA TRIACANTHOS VA. INERMIS 'SUNCOLE'	SUNBURST HONEYLOCUST	2 1/2" CAL	424	8	3392
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	3 1/2" CAL	249	12	2988
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	2 1/2" CAL	249	5	1245
ORNAMENTAL FLOWERING TREES						
AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-8' HT	130	7	910
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-8' HT	79	8	632
EVERGREEN TREES						
JC	JUNIPERUS CHINENSE 'SPARTAN'	SPARTAN JUNIPER	5'-6' HT.	50	23	1150
IG	ILEX OPACA 'GREENLEAF'	GREEN LEAF AMERICAN HOLLY	5'-6' HT.	44	5	220
PL	PRUNUS LAUROCERASUS 'CHIPKAENSIS'	SKIP LAUREL	5'-6' HT.	10	20	200
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	5'-6' HT.	54	3	162
SHRUBS						
AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	3 GAL		66	
WF	WEIGELA FLORIDA	WINE AND ROSES	3 GAL		44	
SB	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GAL		59	
IG	ILEX GLABRA 'SHAMROCK'	SHAMBROCK INKBERRY	3 GAL		49	
IV	ILEX VOMITORIA 'SCHILLINGS'	SCHILLING'S DWARF YAUPON HOLLY	3 GAL		97	
TOTAL:						12487

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
8 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:
PARKING AREA LANDSCAPING:

5% OF TOTAL PARKING AND VEHICLE CIRCULATION AREA
12,475 SQ. FT. @ 5% = 624 SQ. FT. REQUIRED
1,180 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
11 SPACES
1 LARGE OR MEDIUM SHADE TREES
3 LARGE SHADE TREES

CANOPY

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

107,985 SQ. FT.
10,798 SQ. FT.
12,487 SQ. FT.

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-III-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.
 - Toxic 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 _____ 7/9/2026 (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-SHREDDED HARDWOOD.

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
FINAL SITE PLAN

DATE
7/9/26

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

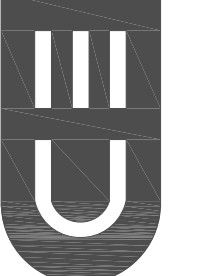
CE

PROJECT: AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY
SHEET: 252246
SCALE: AS SHOWN
SHEET NO. 13

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	OPF-S-A01-830-T4M	Single	GARDCO OPTIFORM-S T4M SINGLE	AL1	1.000	6626	41.88
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Ground	Illuminance	Fc	0.16	3.0	0.0	N.A.	N.A.	
Parking 1	Illuminance	Fc	1.96	2.8	1.2	1.63	2.33	
Parking 2	Illuminance	Fc	1.86	2.6	1.2	1.55	2.17	



**COLLINS ENGINEERING**

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

PROJECT

AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - SELF STORAGE FACILITY

SHEET

14

JOB NO.

252246

SCALE

1"=20'

SHEET NO.

14

REVISIONS

DATE	REVISION DESCRIPTION
7/9/26	FINAL SITE PLAN

DATE

7/9/26

REVISION DESCRIPTION

FINAL SITE PLAN

COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

7/9/26

PROFESSIONAL ENGINEER

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

Site and Area

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, but not limited to construction bidding and/or construction staking with the express written consent of COLLINS ENGINEERING.