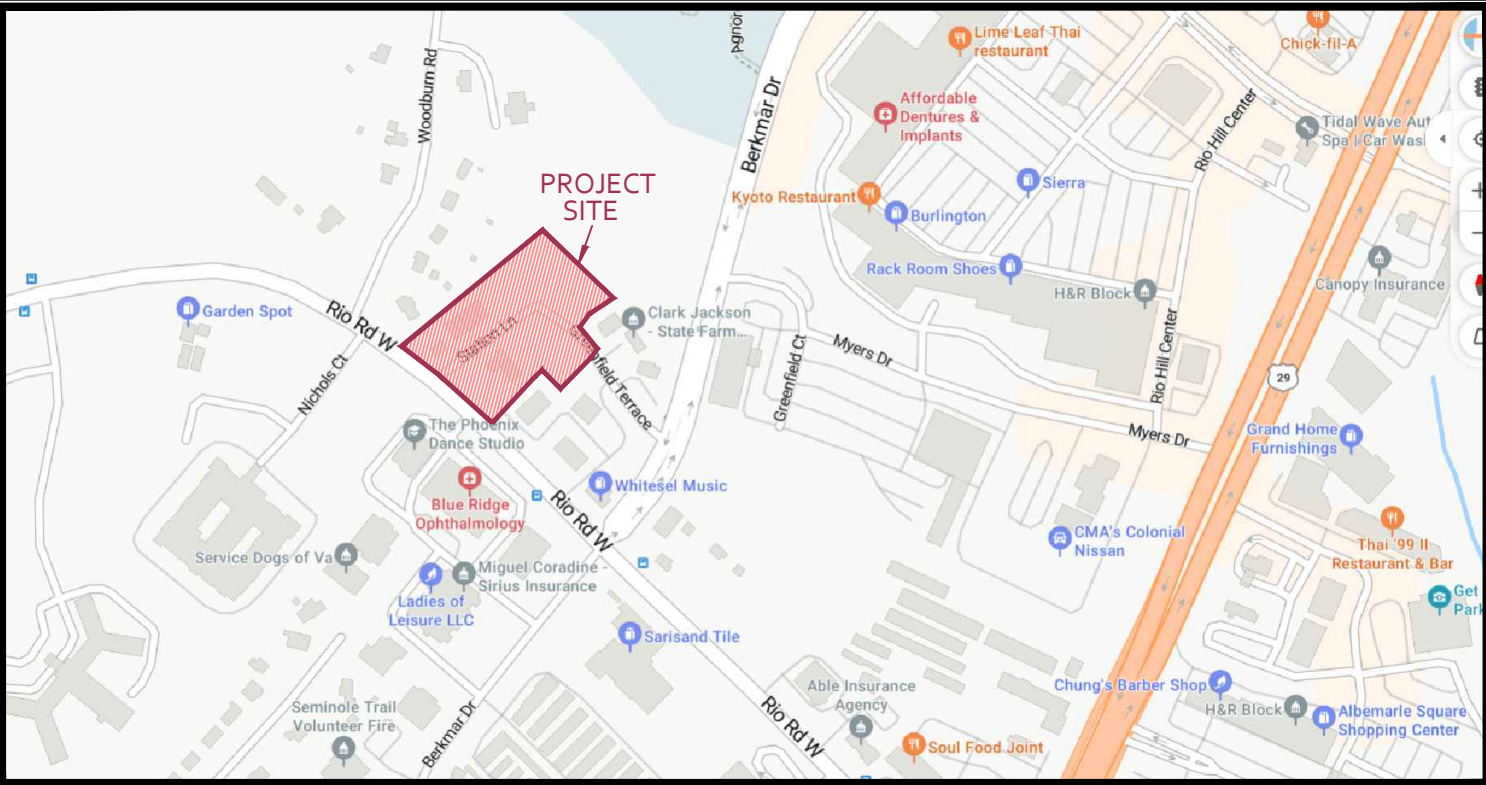
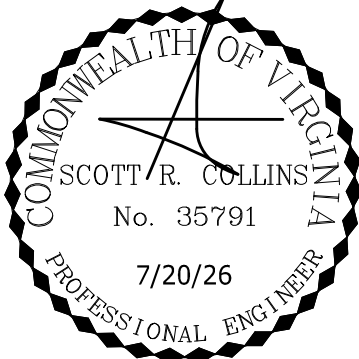


600 RIO ROAD WEST
INITIAL SITE PLAN (SDP2026-_____)
ZONING MAP AMENDMENT (ZMA2025-00001)

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 500'



PROJECT SITE INFO

LOCATION: 600 RIO ROAD WEST

EXISTING USE: RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL ACREAGE: 3.20 ACRES

DEVELOPER: PIEDMONT REALTY HOLDINGS III, LLC
6535 WOODBOURNE LANE
CROZET, VA 22932

SURVEYOR: ROUDABUSH, GALE, AND ASSOCIATES
999 SECOND STREET ST
CHARLOTTESVILLE, VA 22902

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

PARCEL INFO

OWNER: STATION LANE HOLDINGS, LLC
15 NOTTINGHAM DRIVE
ITHACA, NY 14850

TMP: 04500-00-00-16700
INST. #: 202200010365
ZONING: NMD (WITH ZONING MAP AMENDMENT)
ACREAGE: 0.749 ACRES

OWNER: PIEDMONT REALTY HOLDINGS III, LLC
6535 WOODBOURNE LANE
CROZET, VA 22932

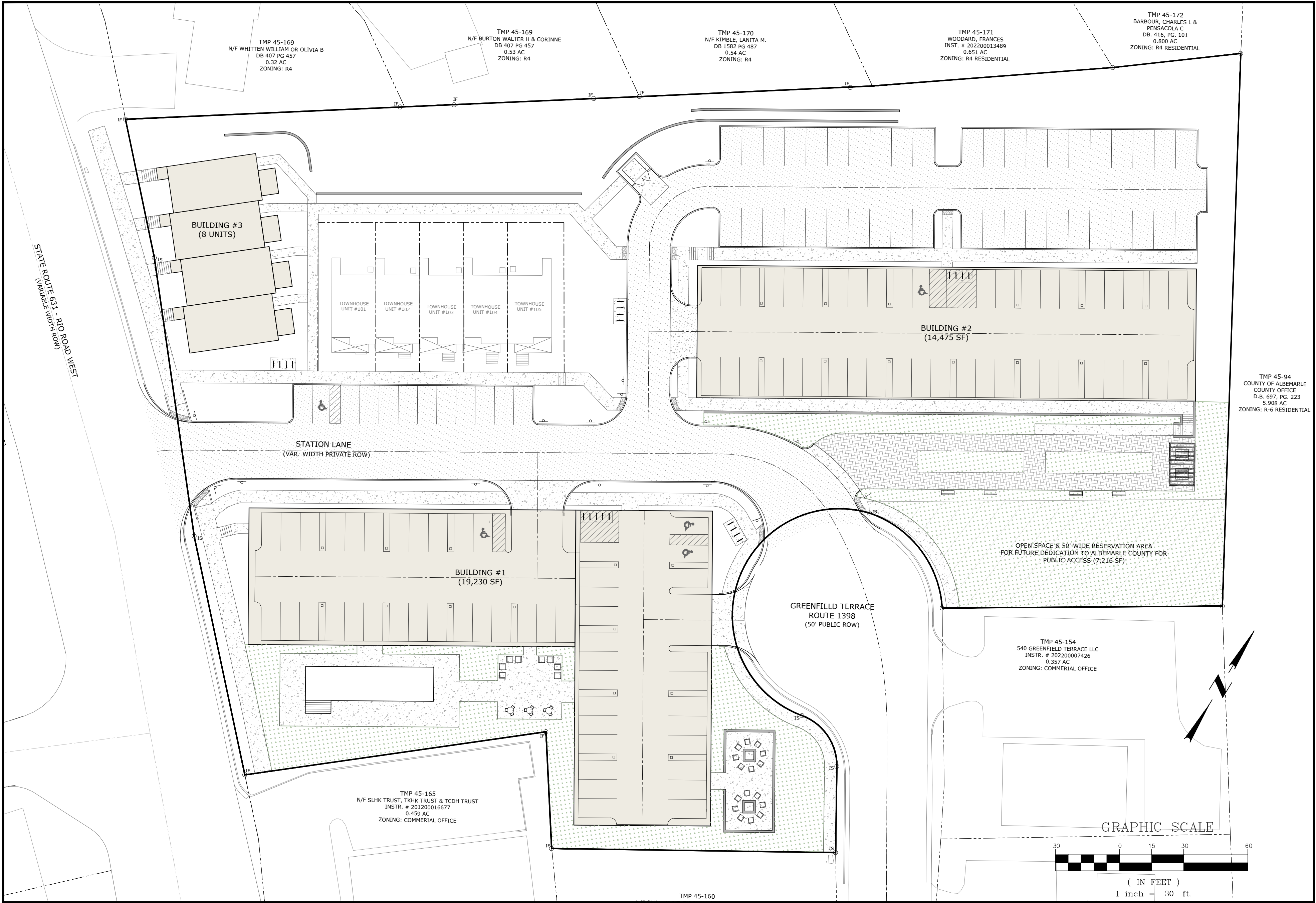
TMP: 04500-00-00-15700
INST. #: 202500001521
ZONING: NMD (WITH ZONING MAP AMENDMENT)
ACREAGE: 0.954 ACRES

OWNER: PIEDMONT REALTY HOLDINGS III, LLC
6535 WOODBOURNE LANE
CROZET, VA 22932

TMP: 04500-00-00-15800
INST. #: 202000014506
ZONING: NMD (WITH ZONING MAP AMENDMENT)
ACREAGE: 1.008 ACRES

OWNER: PIEDMONT REALTY HOLDINGS III, LLC
6535 WOODBOURNE LANE
CROZET, VA 22932

TMP: 04500-00-00-16600
INST. #: 202200009660
ZONING: NMD (WITH ZONING MAP AMENDMENT)
ACREAGE: 0.489 ACRES



DEVELOPMENT PLAN
SCALE: 1" = 30'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES
2A	REZONING & SPECIAL EXCEPTION
3	EXISTING CONDITIONS
4	SITE PLAN
5	UTILITY PLAN
6	GRADING & DRAINAGE PLAN
7	NOTES AND DETAILS
7A	NOTES AND DETAILS
8	ROAD PROFILES
9	STORMWATER MANAGEMENT - QUANTITY
10	STORMWATER MANAGEMENT - QUALITY & UGD DESIGN
11	LANDSCAPE PLAN
12	LANDSCAPE DETAILS
14	TOTAL SHEETS

REVISIONS

REVISION DESCRIPTION	
INITIAL SITE PLAN SUBMITTAL	
DATE	07/20/26

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

600 RIO ROAD WEST - INITIAL SITE PLAN

COVER

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		

PROJECT	JOB NO.
	262275
SHEET	SCALE
	AS SHOWN
	SHEET NO.
	1

GENERAL PROJECT NOTES:

OWNERS:	TMP 45-167 STATION LANE HOLDINGS, LLC 15 NOTTINGHAM DRIVE ITHACA, NY 14850			TMP 45-157, 45-158 & 45-166 PIEDMONT REALTY HOLDINGS III, LLC 6535 WOODBOURNE LANE CROZET, VA 22932		
DEVELOPER:	PIEDMONT REALTY HOLDINGS III, LLC 6535 WOODBOURNE LANE CROZET, VA 22932					
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902					
PROJECT LOCATION:	600 RIO ROAD , CHARLOTTESVILLE VA					
MAGISTERIAL DISTRICT:	RIO DISTRICT					
TAX MAP & ZONING:	TMP 45-157 (0.954 AC) INST. #: 20250001521 ZONING: NMD		TMP 45-158 (1.008 AC) INST. #: 202000014506 ZONING: NMD		TMP 45-166 (0.489 AC) INST. #: 202200009660 ZONING: NMD	
TOTAL PROJECT AREA:	3.20 ACRES					
ZONING:	NEIGHBORHOOD MODEL DISTRICT (NMD), PER ZMA 2025-00001 (WITH PROFFERS) AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 6, 2026. THIS PROPERTY IS ALSO SUBJECT TO (2) SPECIAL EXCEPTIONS (SEE SHEET 2A): 1. SE-2025-00009 (APPROVED ON 5/6/26) - MODIFICATION TO THE MIXTURE OF USES IN THE NMD 2. SE-2025-00008 (APPROVED ON 5/6/26) - MODIFICATION TO MINIMUM AREA REQUIREMENTS FOR AMENITY SPACE THE FOLLOWING ZONING OVERLAY DISTRICTS ALSO APPLY TO THE DEVELOPMENT OF THE PROPERTY: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), ENTRANCE CORRIDOR OVERLAY DISTRICT (ARB), AND STEEP SLOPE OVERLAYDISTRICT.					
TOPOGRAPHY:	BOUNDARY SURVEY PREPARED BY ROUDABUSH, GALE & ASSOCIATES IN DECEMBER, 2023. FIELD VERIFIED BY COLLINS ENGINEERING IN JUNE, 2026. TOPOGRAPHIC SURVEY IS FIELD SURVEY AND AERIAL SURVEY.					
EXISTING VEGETATION:	(5) EXISTING TOWNHOUSES AND AN EXISTING STREET TO REMAIN AND (2) BUILDINGS TO BE REMOVED. THE REMAINING UNDEVELOPED LAND IS HEAVILY WOODED					
DATUM:	NAVD 1988					
BURIAL SITES:	NO KNOWN CEMETERIES ON THE PROPERTIES					
PROPOSED DENSITY:	MAXIMUM ALLOWABLE DENSITY (PER APPROVED REZONING): 153 UNITS (48 DUA) MINIMUM ALLOWABLE DENSITY (PER APPROVED REZONING): 28 UNITS (9 DUA) PROPOSED DENSITY: 153 UNITS BUILDING #1: 80 UNITS & CLUBHOUSE AMENITY SPACE (INCLUDING 17 AFFORDABLE UNITS) BUILDING #2: 60 UNITS (INCLUDING 10 AFFORDABLE UNITS) BUILDING #3: 8 UNITS (2 OVER 1 TWO-FAMILY RESIDENTIAL UNITS - TOWNHOUSE UNIT WITH BASEMENT AFFORDABLE UNIT) TOWNHOUSE UNITS: 5 UNITS					
BUILDING HEIGHTS:	1 STORY MINIMUM HEIGHT AND 5 STORY MAXIMUM HEIGHT, WITH A MAXIMUM BUILDING HEIGHT NOT TO EXCEED 60 FEET. A 1 1/2' BUILDING STEPBACK IS REQUIRED FOR BUILDINGS ABOVE 4 STORIES IN HEIGHT OR ABOVE 50' IN HEIGHT.					
ALLOWABLE USES:	MULTI-FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL UNITS (MAXIMUM 153 RESIDENTIAL UNITS) NON-RESIDENTIAL USES: 0 SF MINIMUM AND 20,000 SF MAXIMUM. PROPOSED RESIDENTIAL UNITS WITH THIS SITE PLAN: 153 UNITS PROPOSED NON-RESIDENTIAL AREA WITH THIS SITE PLAN: 0 SF					
PHASING:	THIS DEVELOPMENT PROPOSES (3) PHASE OF DEVELOPMENT.					
PARKING:	PARKING SHALL BE PROVIDED IN CONFORMANCE WITH APPROVED CODE OF DEVELOPMENT FOR ZMA-2025-00001. PARKING REQUIRED MULTI-FAMILY APARTMENTS = 153 UNITS x 1.3 SPACES/UNIT = 168 SPACES PARKING PROVIDED: 171SPACES (INCLUDING 2 VAN ACCESSIBLE & 5 ADA SPACES) = 171 SPACES					
FIRE & RESCUE:	THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (3) DRIVE LANE ADJACENT TO THE BUILDING SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDING HEIGHT (AT THE EAVE OF THE BUILDING) EXCEEDS 30 FEET AND 20 FEET IF THE BUILDING HEIGHT IS LESS THAN 30 FEET).					
UTILITIES:	PUBLIC WATER AND SEWER					
WATERSHED:	THIS PROPERTY IS LOCATED WITHIN THE NON-WATER SUPPLY WATERSHED AREA (RIVANNA RIVER - MEADOW CREEK).					
STREAM BUFFER:	NONE					
STEEP SLOPES:	MANAGED STEEP SLOPES EXIST ON THE PROPERTY - SEE EXISTING CONDITIONS FOR THE LOCATION OF THE ALBEMARLE COUNTY STEEP SLOPES.					
FLOODPLAIN:	THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C028D DATED FEBRUARY 4, 2005. A PORTION OF THE PROPERTY IS LOCATED WITHIN A STATE DAM BREAK INUNDATION ZONE, AS SHOWN ON THE EXISTING CONDITIONS.					
AGRICULTURAL/FOREST DISTRICT:	NONE					
INGRESS/EGRESS:	THE ENTRANCE TO THE PROPERTY IS PROPOSED ALONG STATION LANE (PRIVATE ROAD) AND GREENFIELD TERRACE (ROUTE 139B). THE ENTRANCE SHALL BE A NEW LOW VOLUME COMMERCIAL ENTRANCE AND SHALL COMPLY WITH ALL VDOT REGULATIONS FOR AN ENTRANCE ONTO AN EXISTING VDOT ROADWAY.					
SETBACKS:	BUILDING SETBACKS: FRONT (PRIMARY STREET): 0' MIN./15' MAX. FRONT (SIDE STREET): 0' MIN./25' MAX. SIDE: 5' MIN. REAR: 10' MIN.					
LOT FRONTAGE:	16' MINIMUM FRONTAGE ON EITHER A PUBLIC OR PRIVATE STREET					
LOT AREA:	1,000 SF MINIMUM LOT AREA & NO MAXIMUM LOT AREA					

BUILDING FOOTPRINTS (MAXIMUM)

MULTI-FAMILY BUILDINGS: 16,000 SF MAX.
 NON-RESIDENTIAL & MIXED USE BUILDINGS: 16,000 SF MAX.
 COMMERCIAL/RETAIL BUILDINGS: 16,000 SF MAX.
 OFFICE/INSTITUTIONAL BUILDINGS: 16,000 SF MAX.

GREENSPACE & AMENITIES: REQUIRED MINIMUM GREENSPACE AREA (27,878 SF) - 20.0% PROPOSED OPEN SPACE #1 = 13,780 SF PROPOSED OPEN SPACE #2 = 8,114 SF PROPOSED OPEN SPACE RESERVATION AREA = 7,216 SF PROPOSED TOTAL OPEN SPACE = 29,110 SF	REQUIRED MINIMUM AMENITY AREA (22,303 SF) - 16% PROPOSED AMENITY AREA #1 = 7,904 SF PROPOSED AMENITY AREA #2 = 6,405 SF PROPOSED AMENITY AREA #3 = 7,813 SF PROPOSED INDOOR AMENITY AREA = 2,250 SF PROPOSED TOTAL AMENITY AREA = 22,378 SF
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RETAINING WALLS: SEE SITE PLAN AND GRADING/DRAINAGE PLAN FOR LOCATION AND HEIGHTS OF RETAINING WALLS.

TRAVELWAYS: CURB/GUTTER FOR STREETS AND TRAVELWAYS

FIRE FLOW: ISO CALCULATIONS/NEEDED FIRE FLOW
CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A)
FACTOR-1.5
EFFECTIVE AREA: 37,500 SF
REQUIRED FIRE FLOW (WITH SPRINKLER SYSTEM): 1,750 GPM
AVAILABLE FIRE FLOW: 2,296 GPM AT 92 PSI

LAND DEDICATED TO PUBLIC USE: SEE APPROVED PROFFERS ON SHEET 3. A 50' WIDE RESERVATION AREA (7,216 SF) FOR FUTURE PUBLIC ACCESS AS SHOWN ON SHEET 4.

LIGHTING: A LIGHTING PLAN SHALL BE PROVIDED WITH THE FINAL SITE PLAN IF ANY LIGHTING OVER 3,000 LUMENS IS PROPOSED ON THE PROPERTY.

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH VA DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. SEE VSPM PLAN FOR FINAL DESIGN OF THE SWM PLAN.
MAXIMUM IMPERVIOUS AREA = 36,150 SF

TRASH SERVICE: A DUMPSTER IS PROPOSED WITH THE PROJECT FOR TRASH COLLECTION FOR THE RESIDENTIAL UNITS.

LANDSCAPING: A LANDSCAPING PLAN SHALL BE PROVIDED WITH THE FINAL SITE PLAN FOR THE PROPOSED LANDSCAPING FOR THE DEVELOPMENT.

BUILDING CODE NOTES:

1. DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED. PLAN ACCORDINGLY.
2. 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 WALL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
3. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
4. 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.
5. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
6. 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 FOR SUCH PROJECTS FROM THE ALBEMARLE COUNTY AND VDO FOR THE ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT [§ 40-26, § 40-28, and § 40-29](#).
7. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAINS (M) 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 CONNECTION.
8. 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).
9. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
10. THIRD PARTY INSPECTORS USED IN LIEU OF BUILDING DEPARTMENT INSPECTORS ARE NOT ALLOWED UNLESS APPROVED BY THE BUILDING OFFICIAL AT THE TIME OF BUILDING PERMIT APPLICATION.
11. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

DEMOLITION NOTES

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

FIRE DEPARTMENT NOTES

1. PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. 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.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. ALBEMARLE FIRE AND RESCUE CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
5. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
6. FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBTSTRUCTED 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.
7. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
8. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
9. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
10. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 5,500 GALLONS PER MINUTE.
11. 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 ENCROUGH ON THE REQUIRED FIVE FT RADIUS OR MATURITY OF THE LANDSCAPING.
12. FIRE LANES SHALL BE A MINIMUM OF 30 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 ROPS 20' TO 26" IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
13. THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
14. HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT CONNECTIONS AND FOR STANDPIPES AND SPRINKLERS AND SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FT WHERE APPROVED BY THE FIRE CODE OFFICIAL.
15. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
17. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
18. NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY ZONE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING.
19. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
20. CUTTING AND WELDING-OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 39 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
21. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
22. REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES, VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT RODS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

CONSTRUCTION FIRE PREVENTION NOTES

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

SITE NOTES

1. PROPOSED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF BEHIND THE PARAPET OF THE PROPOSED BUILDINGS. MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF A BUILDING OR STRUCTURE SHALL BE HIDDEN BEHIND A WALL OR OTHER SOLID ENCLOSURE, EXTENDING NO MORE THAN 12" (32) 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 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.
2. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
3. ALL SEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATE PROPERTY. THIS SHALL APPLY TO ALL SIDEWALKS OUTSIDE OF THE VDOT RIGHT OF WAY.
4. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
5. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
6. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
7. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
8. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE TO VAN POLE SIGNS SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE" RAMPES OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
9. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.
11. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
12. PER ADA 502.4, PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
13. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE CURBS.
14. PER ADA 306.6.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
15. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
16. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
17. 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 CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES BEFORE ANY EXCAVATION PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-553-7900) 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 OF ANY KIND OR COMPENSATION OR SETTLEMENT 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 UTILITY LOCATED 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, GAS, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
- A MINIMUM OF 18" VERTICAL & 30" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES & SANITARY SEWER. A MINIMUM OF 12" VERTICAL AND 5' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL SANITARY AND STORM SEWER.
- 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 38" 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 TO CLASS 5 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 INSPECTION IS REQUIRED FOR ALL WATERLINE TIE INS AND WORK WITHIN 10' OF RWSA UTILITIES.
- RWSA INSPECTION REQUIRE AN RWSA INSPECTION 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.

GRADING & DRAINAGE NOTES

1. ALL MATERIAL INSIDE FORM MATERIAL SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
2. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK, AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JUNCTION. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PERMIT WILL BE MADE FOR THIS WORK.
3. 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.
4. FURNISHING AND INSTALLING CONCRETE AND RIGID PAVEMENT SHALL BE SAU 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.
5. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. 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 ROADS AND DRIVEWAYS SHALL BE MAINTAINED OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
7. 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.
8. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
9. ALL SLOPE AND DRAINAGE SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
10. 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.
11. 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.
12. ALL CONSTRUCTION CROSSING POINTS SHALL MEET ADA ACCESSIBLE STANDARDS, AND IN ADDITION TO THE ADA REQUIREMENTS, THE SLOPES OF THE WALKWAYS SHALL NOT BE STEEPER THAN 28%.
13. ANY CHANGE IN LEVEL GREATER THAN 2" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTIONS 405 OR 406 PER SECTION 303.4.
14. CONTRACTOR SHALL INSTALL, AND MODIFY AS NECESSARY THE EXISTING RETAINING WALLS BEING UTILIZED, AND ENSURE HANDRAILS AND GUARDRAILS ARE LOCATED ON ALL RETAINING WALLS IN COMPLIANCE WITH ALL CURRENT COUNTY & STATE REQUIREMENTS.
15. GUARDRAILS ARE REQUIRED IN ACCORDANCE WITH 2012 VA CONSTRUCTION CODE 103.3 AT THE TOP OF ANY RETAINING WALL WITH A DIFFERENCE IN GRADE EXCEEDING 30".
16. FINISH GRADE OF BUILDING FOUNDATIONS, WALLS, FACADES & THE CORRESPONDING WATERPROOFING SHALL BE COMPLETED BY THE ARCHITECT TO ALLOW FOR THE PROPOSED GRADE CHANGES SHOWN.
17. DURING CONSTRUCTION THE ACTUAL WALL HEIGHTS MAY VARY FROM THE EXISTING & DESIGN ELEVATIONS. THE CONTRACTOR SHALL CONSULT A PROFESSIONAL LICENSED STRUCTURAL ENGINEER FOR THE CONSTRUCTION OF ANY RETAINING WALL. DESIGNS ARE NOT FURNISHED BY COLLINS ENGINEERING AND ALL FINAL DESIGNS OF THE RETAINING WALLS SHALL BE PROVIDED TO COLLINS ENGINEERING PRIOR TO CONSTRUCTION FOR VERIFICATION. DESIGN SHALL INCORPORATE ALL SITE PLANIMETRICS, INCLUDING BUT NOT LIMITED TO ANY VEHICULAR GUARDRAILS, PEDESTRIAN HANDRAILS, PARKING SPACE OVERHANGS AND LANDSCAPING.
18. CONTRACTOR SHALL GRADE THE AREAS SURROUNDING THE PROPOSED BUILDINGS SUCH THAT RUNOFF DRAINS AWAY FROM IT, ENSURING POSITIVE DRAINAGE AT ALL TIMES. PATIOS, SIDEWALKS AND PAVEMENT SHALL BE SLOPED AWAY FROM THE BUILDING WITH A MAXIMUM 2% PER'. CROSS SLOPE WHERE LOCATED WITHIN THE ACCESSIBLE ROUTES AND PERVIOUS LANDSCAPING SHALL BE SLOPED A MINIMUM OF 2% PER' FOR THE INITIAL 10' WHERE LOCATED WITHIN THE PROPERTY LIMITS.
19. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE PARKING LOT. THE SITE SHALL HAVE POSITIVE DRAINAGE THROUGHOUT AND SHALL DIRECT RUNOFF TO PROPOSED OR EXISTING DRAINAGE STRUCTURES.
20. CONTRACTOR SHALL VERIFY ALL TIE-IN CONNECTIONS FOR THE PARKING LOTS TO THE EXISTING ROADS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING ROADS AND/OR CURB AND GUTTER AND THE PROPOSED ROADS, CURB & GUTTER. CONTRACTOR SHALL CONTACT ENGINEER TO INSPECT CURB, ROADWAY & PAVEMENT CONNECTIONS TO EXISTING ROADS, PRIOR TO ANY CONSTRUCTION OF EXISTING DRIVEWAYS.
21. CONTRACTOR SHALL PROVIDE ENGINEERING SURVEY WORKSHEETS OF ALL PARKING LOTS, SANITARY SEWER CLEANSOUTS, 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.
22. CONTRACTOR SHALL GRADE THE SITE TO AVOID STANDING WATER. CONTRACTOR TO PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED AREAS TO UNDISTURBED AREAS. FINISH GRADE SHALL HAVE A CLEAN TOPSOIL. CONTRACTOR SHALL SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. CONTRACTOR TO PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. FOUNDATION PLANTINGS SHALL BE PLANTED IN THE FRONT OF THE BUILDING, OUTSIDE THE LIMITS OF THE SIGHT DISTANCE. CONTRACTOR TO CLEAN THE SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS SHALL BE ESTABLISHED PRIOR TO PROJECT CLOSURE.
23. CONTRACTOR TO REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ADJACENT ROOTS AND BRANCHES AND ALL STUMP REMAINS OF TREES OR BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
24. CONTRACTOR SHALL WORK DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER AND SHALL ENSURE ALL OF THEIR DESIGN REQUIREMENTS ARE MET.
25. 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.
26. NO PROPOSED GRADE SHALL EXCEED 3:1 SLOPE.
27. 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".
28. WALLS ARE PROPOSED CONCRETE RETAINING WALLS, SEE FINAL PLANS FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN.



REVISIONS

REVISION DESCRIPTION	INITIAL SITE PLAN SUBMITTAL
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DATE 07/20/26

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-4342.93.3719

600 RIO ROAD WEST - INITIAL SITE PLAN

GENERAL PROJECT NOTES

PROJECT	SHEET
JOB NO. 262275	
SCALE N/A	
SHEET NO. 2	

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Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owners hereby voluntarily proffer the conditions listed below, which shall be applied to the development of the Property if it is rezoned to the requested zoning district, Neighborhood Model District. These conditions are proffered as a part of the requested rezoning and the Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature below.

1. **RIGHT OF WAY RESERVATION:** For a period of ten (10) years from the date of approval of this rezoning, approximately 7,146 square feet of the Property as shown on Sheet 4 of 10 of the Application Plan, prepared by Shimp Engineering, dated February 17, 2025 and last revised November 21, 2025 shall be reserved for dedication to the County for public access.

- a. The Right of Way Reservation shall be dedicated upon the demand of Albemarle County.
- b. Upon such request for dedication, the Owners agree to dedicate the reserved area to the County at no cost to the County or the Virginia Department of Transportation. The Owners shall be responsible for all costs associated with the dedication including survey work and plat preparation.
- c. If no such request for dedication is made within the 10-year reservation period, the reservation shall expire and be of no further force or effect, and the Owners may use the area in a manner consistent with applicable zoning and regulations.

(Signature Pages Immediately Follow)

PIEDMONT REALTY HOLDINGS III LLC

Owner of Albemarle County Parcel Nos. 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600

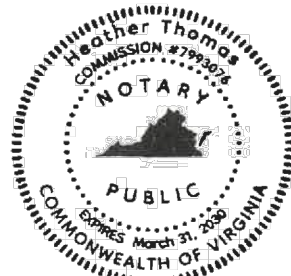
[Signature]

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to wit:

The foregoing instrument was acknowledged before me this 19th day of April, 2026 by Hatim Thomas.

My Commission expires: 3/31/2027

[Signature]
Notary Public



ZMA2025-00001 Proffer Statement 4

and accomplishes the mixture of uses within the neighborhood sought to be achieved by this section to an equivalent degree.” In the case of 600 Rio Rd W, all proposed residential units will be within 1/4 mile of many existing commercial developments. Existing commercial developments include Fashion Square Mall and Albemarle Square with groceries, restaurants, houseware, and clothing retailers. Residents of 600 West Rio will be able to easily access these commercial uses nearby. If there is additional demand for commercial use, it will be permitted as part of the mixed uses (see Code of Development for additional information). However, given the existing high demand for housing, it is better not to require that commercial uses be a part of this particular development. The goal of the NMD to have a mixture of uses in close proximity with residential areas is still achieved due to the existing abundance of commercial development within 1/4 mile of 600 Rio Rd W.

(ii) the waiver or modification is to be consistent with planned development design principles

According to Sec. 8.1, Planned Development Districts are intended to “provide for variety and flexibility in design necessary to implement the various goals and objectives set forth in the comprehensive plan.” They shall “provide for comfort and convenience of residents or visitors...and lessen traffic impacts. Housing, commercial and service facilities, and places of employment shall be related either by physical proximity or by adequate street networks so as to promote these objectives.” All of these design principles are present in the proposed development for 600 Rio Rd W. The residents of the new mixed-use housing will be able to access the many commercial establishments nearby through pedestrian and vehicular connections. The site is located close to US 29/Seminole Trail which leads to numerous other commercial and employment opportunities. Waiving the requirement for mixture of uses on this particular site is in line with the planned development design principle of flexibility while still meeting the overall goals of the comprehensive plan.

(iii) the waiver or modification will not adversely affect the public health, safety or general welfare

Waiving the mixture of uses for 600 Rio Rd W will not adversely affect public health, safety or general welfare. The existing commercial developments include doctors, groceries stores, pharmacies, spas, and salons. People have what they need nearby and housing is a bigger need in this area. Additionally, this project will contribute to pedestrian interconnectivity, as well as green spaces and amenities – all of which will increase the health, safety, and welfare for the general public.

(iv) in the case of the waiver or modification, the public purposes of the original regulation would be satisfied to at least an equivalent degree by the modification

The intent of the NMD is to encourage compact, mixed-use developments within close proximity to one another. Given the abundance of existing commercial developments within 1/4 mile of 600 Rio Rd W, waiving the requirement for mixed uses still satisfies the intent of the original regulation. The project will be a compact residential development directly adjacent to commercial development. Seen holistically, the resulting character will be a combination of compact residential and commercial development.

Development for 600 West Rio Rd maintains the 20% requirement for green space within the site, and will be subject to many commercial establishments.

According to Sec.20A.9.b.4, in acting on a request to reduce the minimum amenity area, the Board shall consider these factors:

- the relationship of the site to adjoining or nearby properties containing amenities;

Nearby amenities include Northside Library, Agnor Elementary School, Fashion Square Mall, and Albemarle County. All of these sites will be accessible from 600 Rio Rd W. In addition, Albemarle County owns the adjacent property TMP 45-94, a five-acre site which could be considered as a site for a new public park. The owner of the proposed development for 600 Rio has met with the county and submitted drawings of a potential easement reservation on TMP 45-157 which could serve as an entrance to the new county park. Providing access through this parcel would significantly minimize costs of entrance development. The owner is very willing to continue the conversation about easement access to a new county park. The currently proposed concept plan preserves the option for this potential entrance easement. If constructed, the park would be a large amenity space directly adjacent to the development at 600 Rio Rd W, minimizing the need for amenity space within the development.

- the proportion of residential uses to nonresidential uses proposed

The site is proposed to allow mixed use residential and commercial development, without a minimum requirement for non-residential development. Please see the attached waiver requesting exception from the mixture of uses requirement.

- the known future uses of the adjoining properties; and

The possible county park on the adjoining parcel (TMP 45-94) would create a significant increase in public amenities. The amenity space that is included with the proposal for 600 Rio Rd W can be a county easement for entrance to the park in the future. The benefit that this 5.91 acre park would provide is much greater than the slight reduction of amenity space from 0.65 acres to 0.51 acres.

- whether a reduction would better achieve the neighborhood model goals of the comprehensive plan

The neighborhood model goals of the comprehensive plan include flexible housing options. Slightly reducing the amenity space requirement on this site will allow for more housing and connectivity to adjacent parcels.

(ii) the waiver or modification is to be consistent with planned development design principles

The planned development design principles aim to create communities that are mixed-use and self-servicing. In conjunction with Albemarle County's Neighborhood Model, both seek to guide development that provides accessible open space for community members to enjoy. The aim of incorporating parks & open space as a principle of the Neighborhood Model is to ensure that

“residents and workers can walk to a public park, experience preserved natural areas, and enjoy public gathering places” (Neighborhood Model Section 2.4). Parks and open space function as spaces for recreation, community and social interaction, and natural experience. A special exception in reducing minimum required area for amenity space from 20% to 16% still remains consistent with the PUD and Neighborhood Model’s intent in creating such spaces for residents, especially in consideration of the county property adjacent to the site.

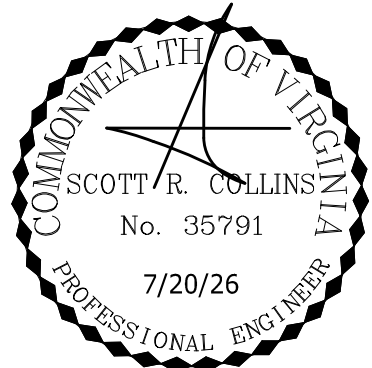
(iii) the waiver or modification will not adversely affect the public health, safety or general welfare

A reduction from 20% to 16% in the amenity requirement will not adversely affect the public health, safety or general welfare of this site’s future residents. This is a very small reduction and as detailed above, there is nearby access to many amenities as well as the adjacent open space on county property.

(iv) in the case of the waiver or modification, the public purposes of the original regulation would be satisfied to at least an equivalent degree by the modification

Following the Neighborhood Model, the development at 600 Rio Rd W is intended to be interconnected, walkable, and provide a mix of housing encourage a diverse community. As a connected, accessible site, the original purpose behind the regulation in minimum amenity space acreage would still be fulfilled. There will be a minimum of 20% green space within the site and it will provide opportunities for connections to nearby amenities.

 COLLINS ENGINEERING 200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902-434.293.3719		PROJECT 600 RIO ROAD WEST - INITIAL SITE PLAN		JOB NO. 262275	
		SHEET REZONING & SPECIAL EXCEPTION		SCALE N/A	
REVISIONS		DATE	REVISION DESCRIPTION		
		07/20/26	INITIAL SITE PLAN SUBMITTAL		



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

DATE
07/20/26

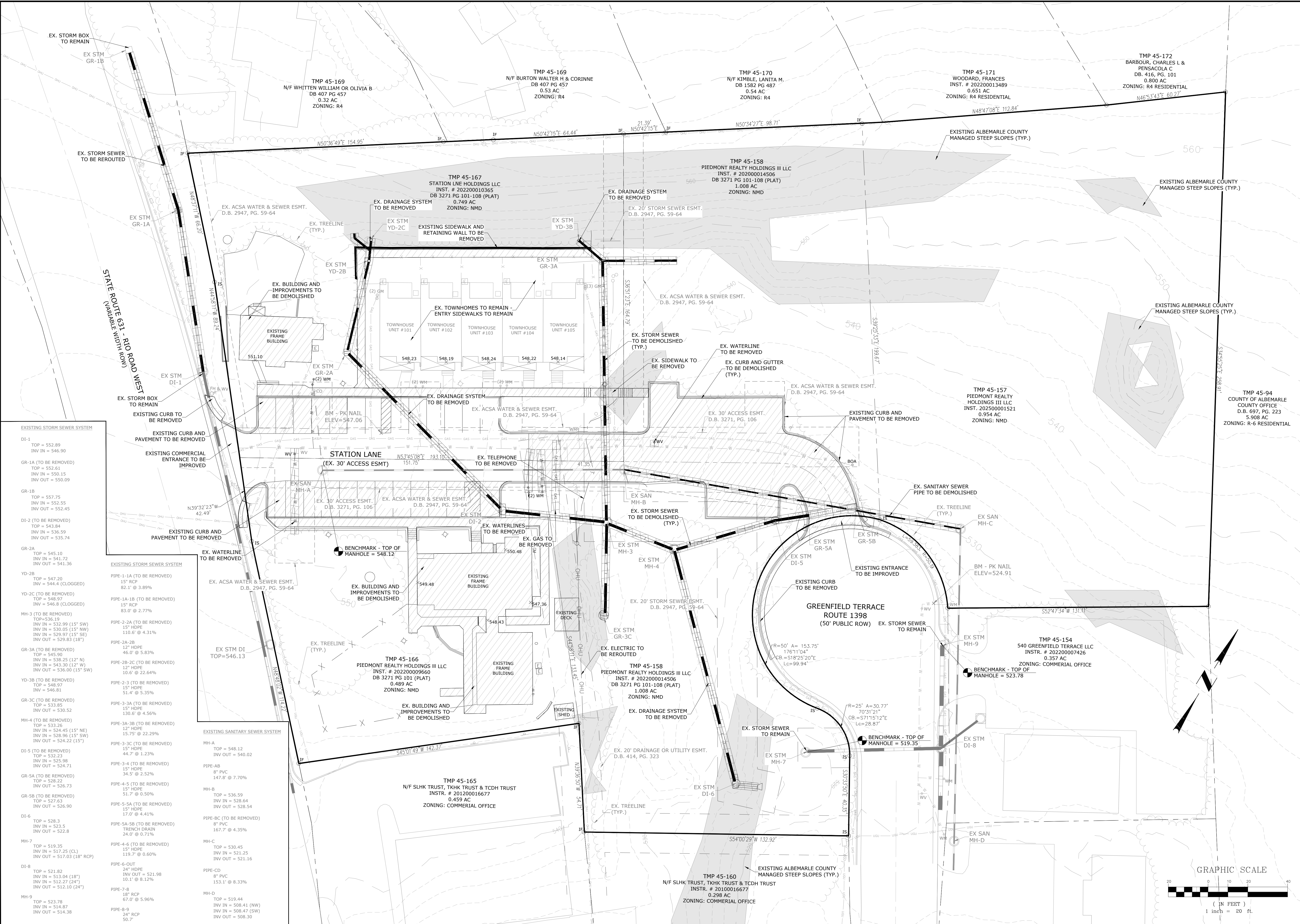
COLLINS ENGINEERING

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

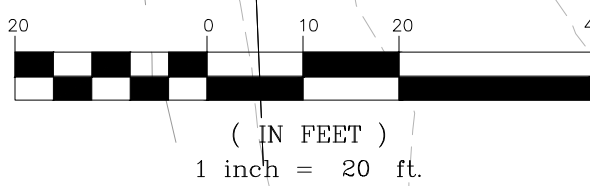
600 RIO ROAD WEST - INITIAL SITE PLAN

EXISTING CONDITIONS

PROJECT
JOB NO.
262275
SCALE
1" = 20'
SHEET NO.
3

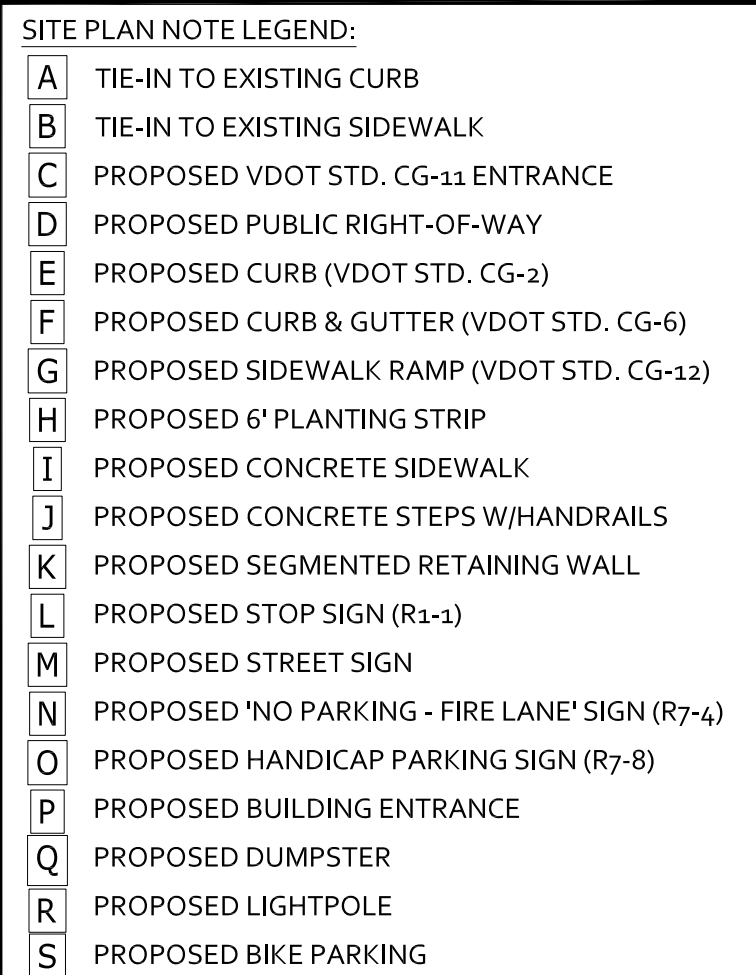


GRAPHIC SCALE

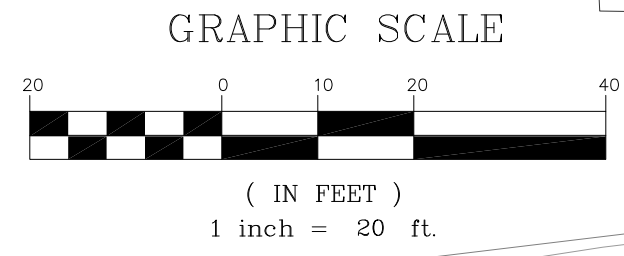


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SITE PLAN

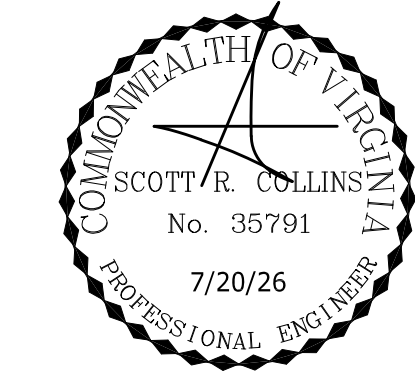


THE DEVELOPER WILL COMPLY WITH THE ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS FOR THE FOR RENT OR FOR SALE UNITS WITHIN THE ATTACHED CONDOMINIUM UNITS AND TH APARTMENT BUILDING UNITS.



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. ① REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 15' - 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 SERVE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. CURB RADI SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
8. ANY RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
9. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 4, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEVELOPMENT PERMIT. ASBESTOS TESTING REQUIREMENTS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOL FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
10. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE OWNER. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE, ARE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS ON THE PROPERTY.
11. 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 AND/OR RWSA AS NOTED.



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

DATE
07/20/26

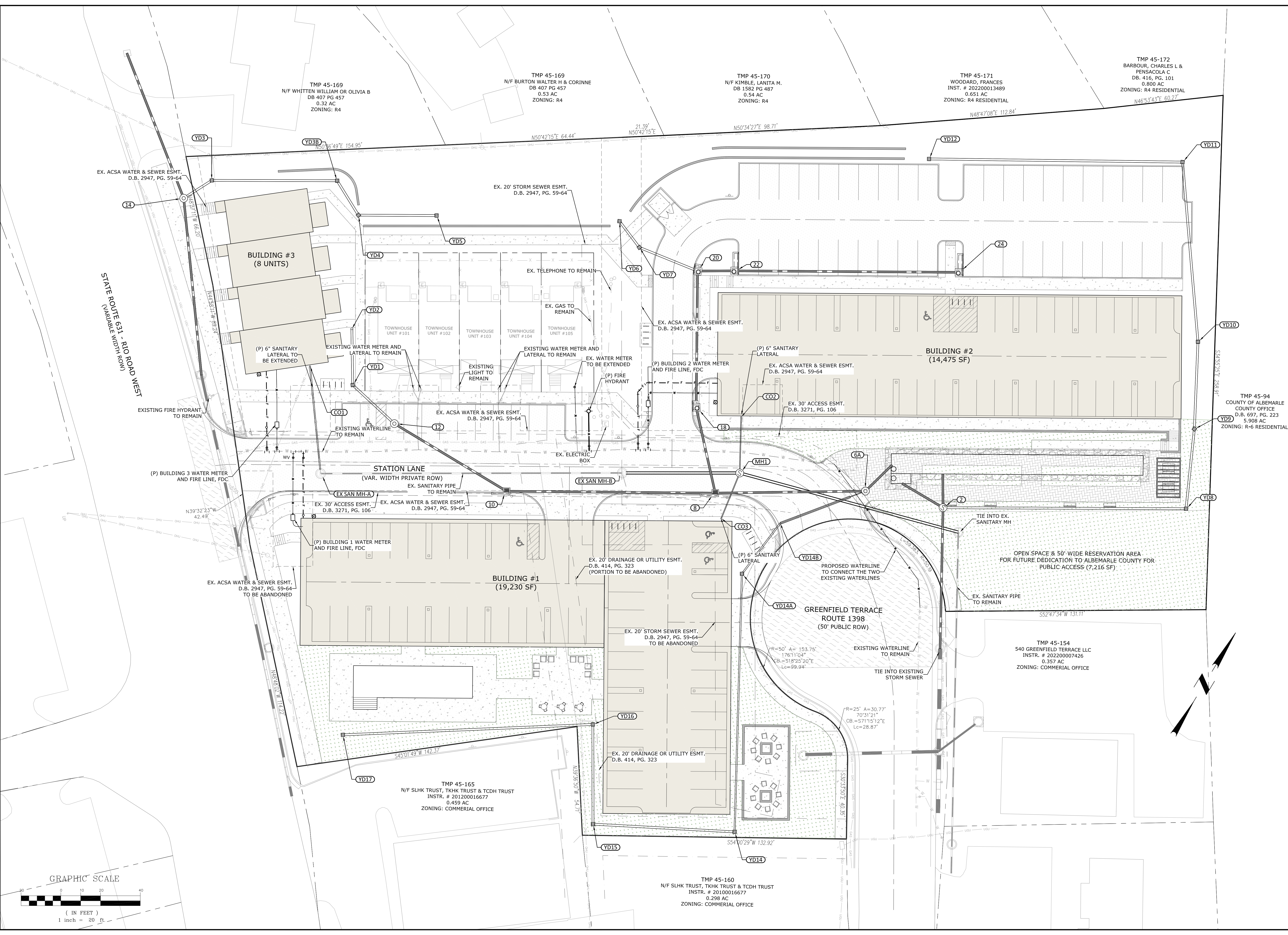
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

600 RIO ROAD WEST - INITIAL SITE PLAN

UTILITY PLAN

PROJECT
JOB NO.
262275
SCALE
1" = 20'
SHEET NO.
5

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TMP 45-169
N/F WHITTEN WILLIAM OR OLIVIA B
DB 407 PG 457
0.32 AC
ZONING: R4

TMP 45-169
N/F BURTON WALTER H & CORINNE
DB 407 PG 457
0.53 AC
ZONING: R4

TMP 45-170
N/F KIMBLE, LANITA M.
DB 1582 PG 487
0.54 AC
ZONING: R4

TMP 45-171
WOODARD, FRANCES
INST. # 202200013489
0.651 AC
ZONING: R4 RESIDENTIAL

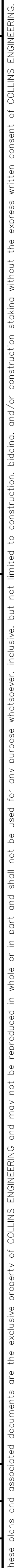
TMP 45-172
BARBOUR, CHARLES L &
PENSACOLA C
DB. 416, PG. 101
0.800 AC
ZONING: R4 RESIDENTIAL

TMP 45-94
COUNTY OF ALBEMARLE
COUNTY OFFICE
D.B. 697, PG. 223
5.908 AC
ZONING: R-6 RESIDENTIAL

TMP 45-154
540 GREENFIELD TERRACE LLC
INSTR. # 202200007426
0.357 AC
ZONING: COMMERCIAL OFFICE

TMP 45-165
N/F SLHK TRUST, TKHK TRUST & TCDH TRUST
INSTR. # 201200016677
0.459 AC
ZONING: COMMERCIAL OFFICE

TMP 45-160
N/F SLHK TRUST, TKHK TRUST & TCDH TRUST
INSTR. # 20100016677
0.298 AC
ZONING: COMMERCIAL OFFICE



REVISION DESCRIPTION	INITIAL SITE PLAN SUBMITTAL
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DATE 07/20/26

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

600 RIO ROAD WEST - INITIAL SITE PLAN

GRADING & DRAINAGE PLAN

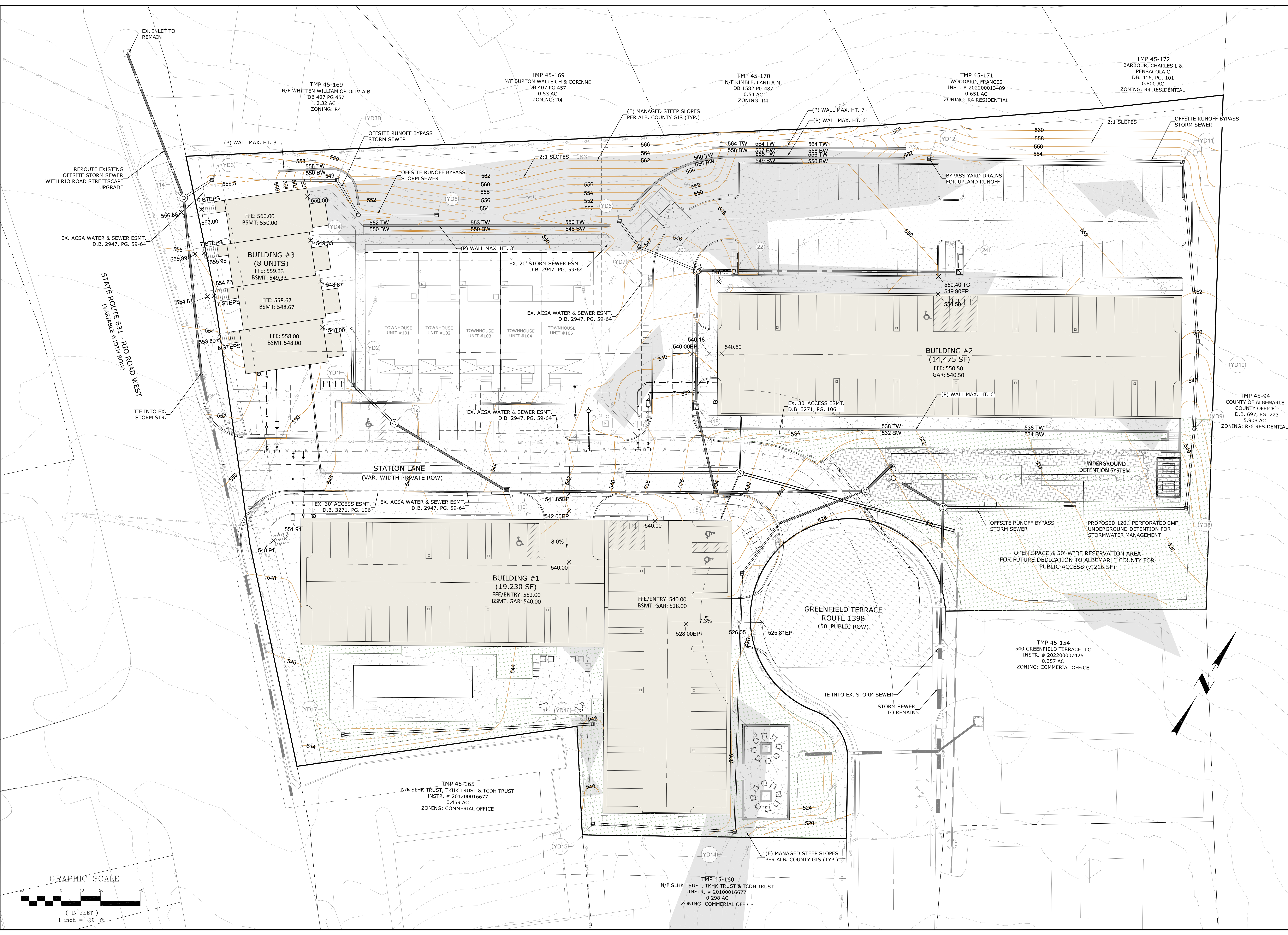
PROJECT

SHEET

JOB NO.
262275

SCALE
 $1'' = 20'$

6



ROADWAY CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

DRAINAGE

1. 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.
2. 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.
3. 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.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

PAVEMENT

1. 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.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. 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.
4. 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.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER TO BE ACHIEVED.
6. 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.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29CFEAPART1926).

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.

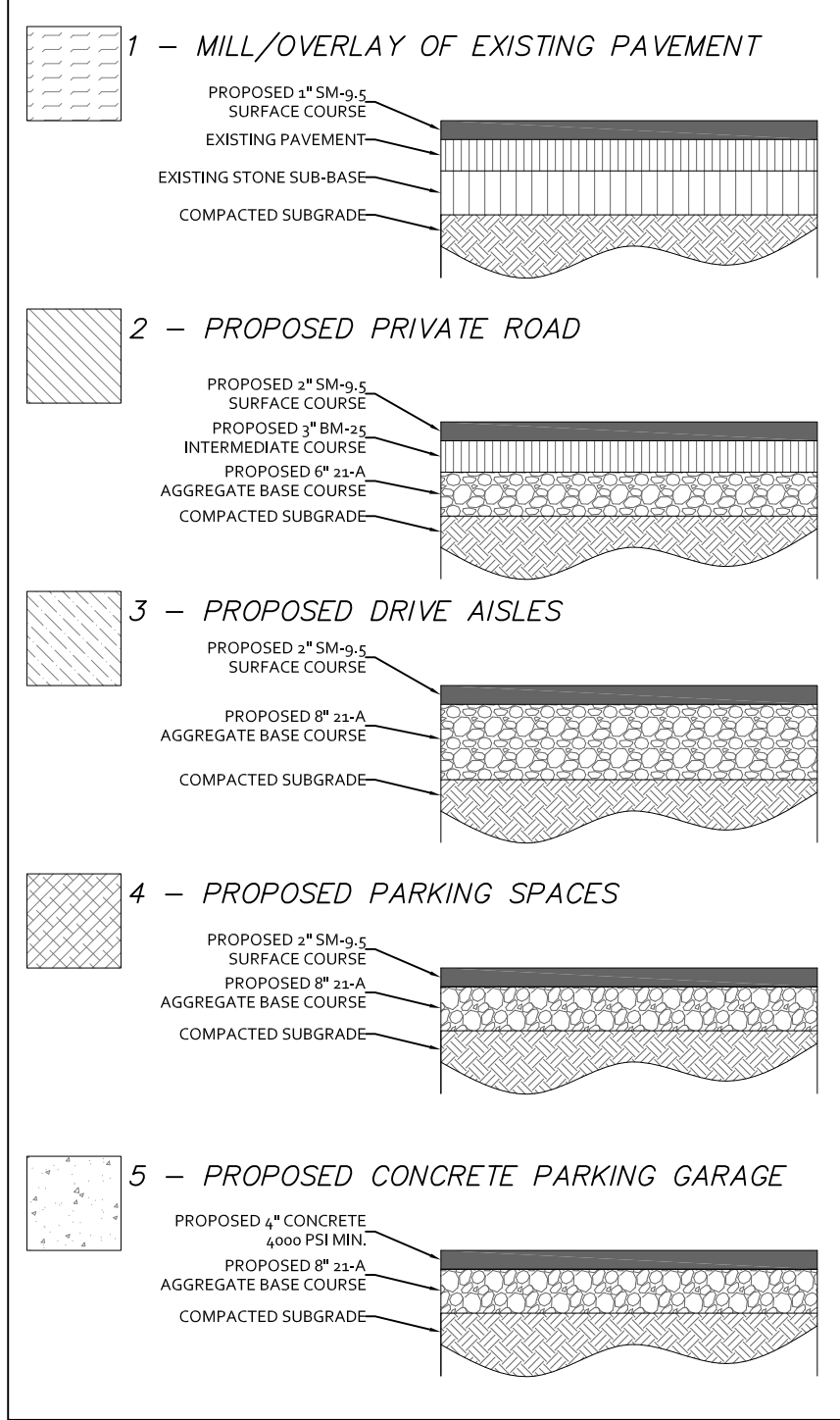
PAVEMENT DESIGN NOTES:

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. CBRs 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 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:

1. SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
2. 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.
3. UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECT TRAFFIC VOLUMES ON THE PROPOSED ROADWAYS ARE GREATER THAN 1,000 VPD.

PAVEMENT DESIGN



TRIP GENERATION CALCULATIONS

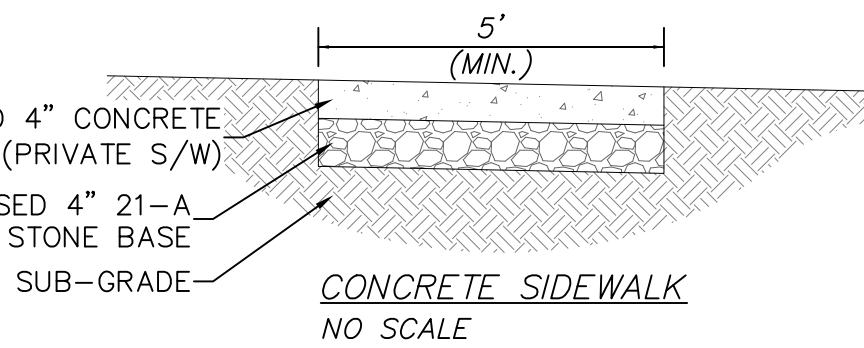
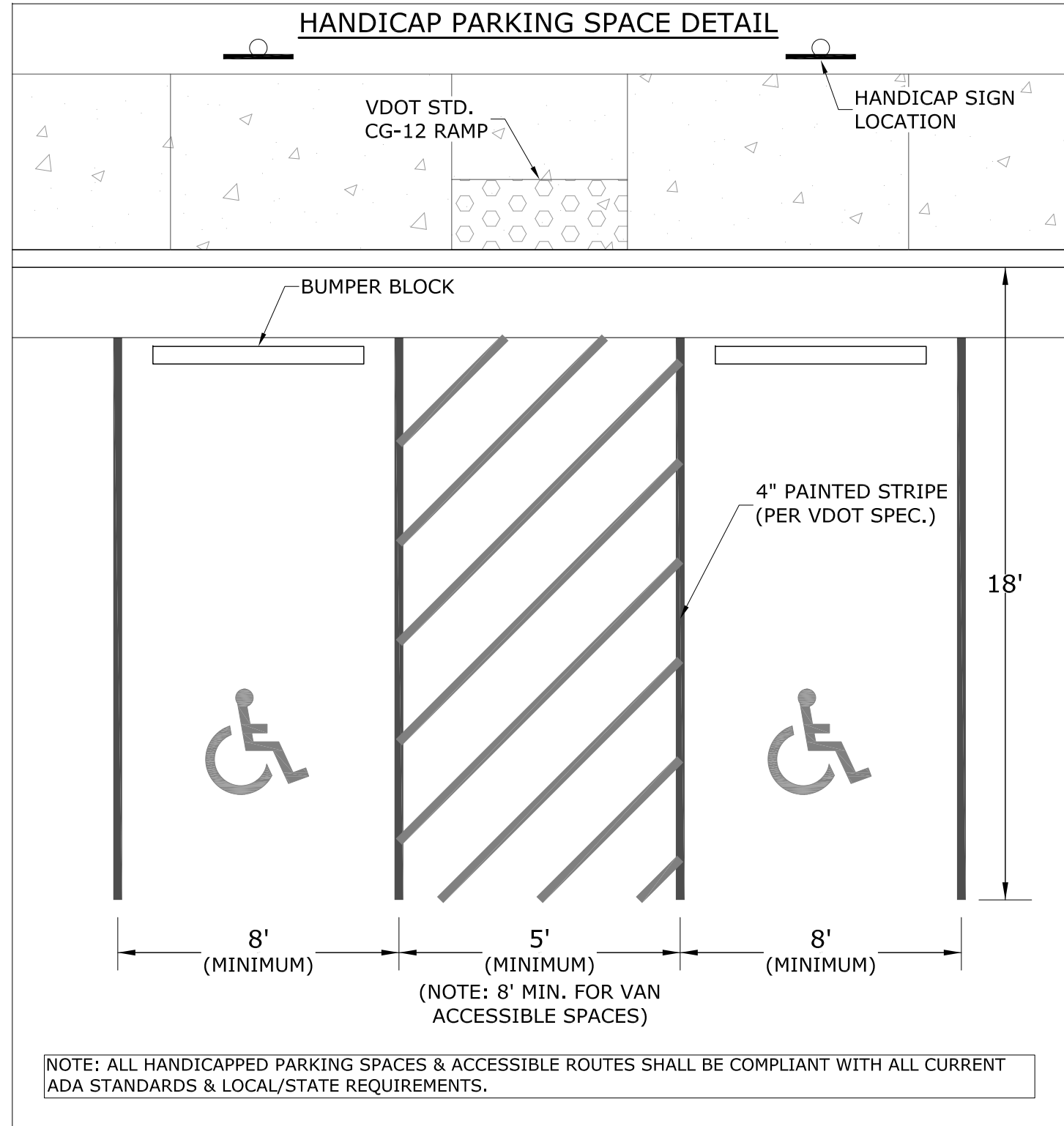
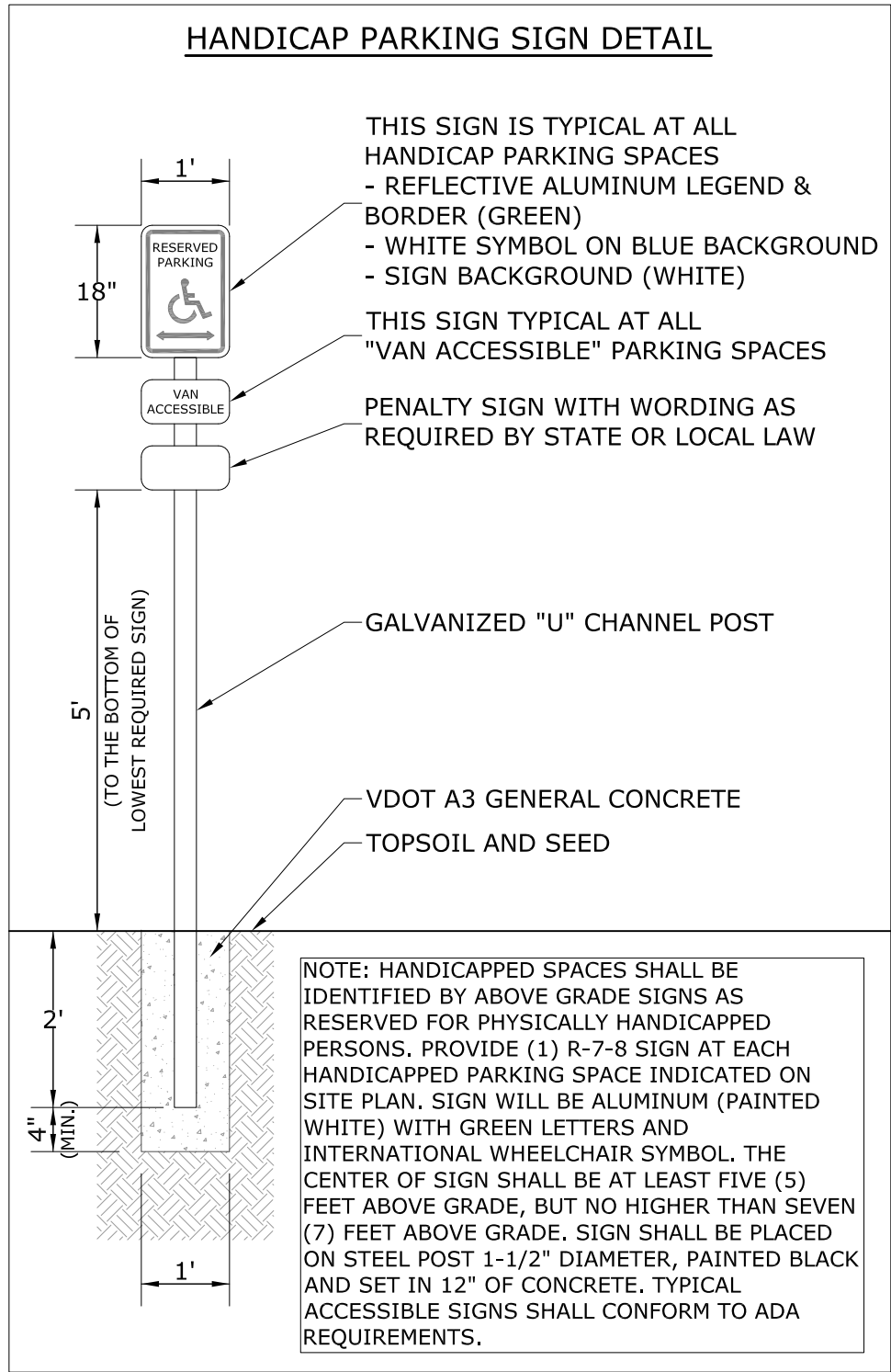
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 11TH EDITION
TOTAL ADT: 724 ADT
TOTAL AM PEAK: 640.8 (147 ENTER / 494 EXIT)
TOTAL PM PEAK: 58.43 (36 ENTER / 23 EXIT)

CODE: 221 (MULTIFAMILY MID-RISE APARTMENT BUILDING)
PROPOSED: 140 DWELLING UNITS
TOTAL ADT: 636 ADT
TOTAL AM PEAK: 340 X 4.54 VPH = 635.6 (146 ENTER / 490 EXIT)
TOTAL PM PEAK: 340 X 0.37 VPH = 51.8 (32 ENTER / 20 EXIT)

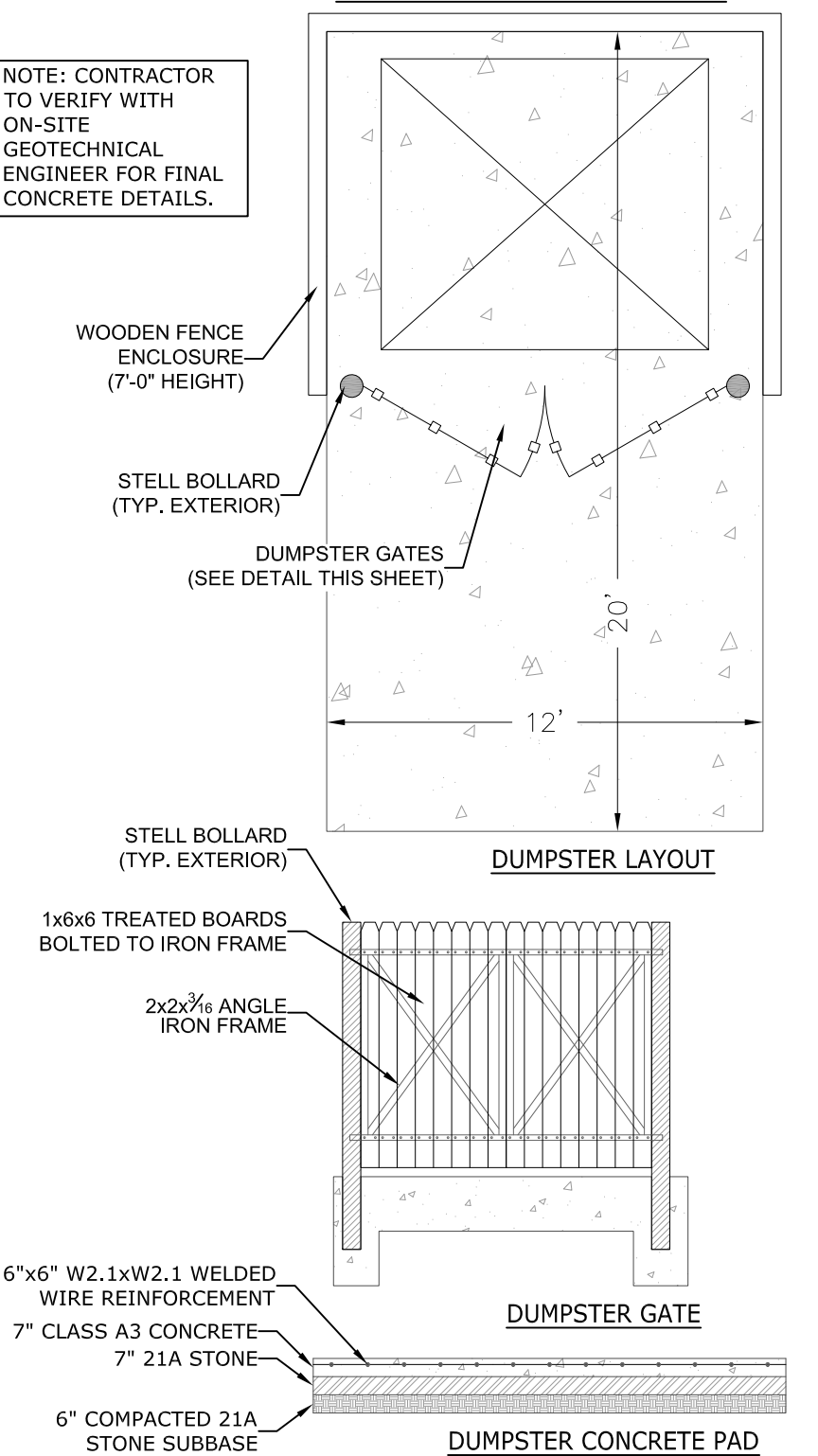
CODE: 220 (MULTIFAMILY LOW-RISE HOUSING)
PROPOSED: 13 DWELLING UNITS
TOTAL ADT: 88 ADT
TOTAL AM PEAK: 23 X 0.4 VPH = 5.2 (3 ENTER / 4 EXIT)
TOTAL PM PEAK: 23 X 0.51 VPH = 6.63 (4 ENTER / 3 EXIT)

Pavement Design

Location	ADT	HCV	Design ADT	CBR	SSV	Dr	RF= 1.0		Surface	h	a	Base	b	a	Sub-base	h	a	Dp
Station Lane	500	5	550	5	5	12.35	SM-9.5	2	1.5	BM-25	3	2.15	21A	6	0.6			13.05



DUMPSTER AREA DETAILS



OVERALL DEVELOPMENT PLAN

SCALE: 1" = 50'

REVISIONS

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07/20/26

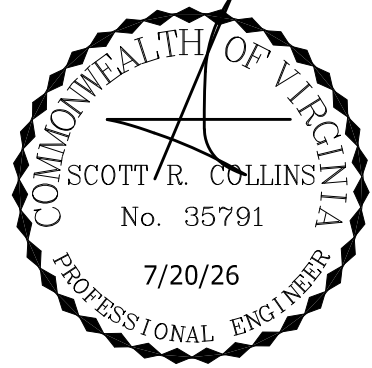
COLLINS ENGINEERING

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

600 RIO ROAD WEST - INITIAL SITE PLAN

NOTES & DETAILS

JOB NO.
262275
SCALE
AS SHOWN
SHEET NO.
7



REVISIONS

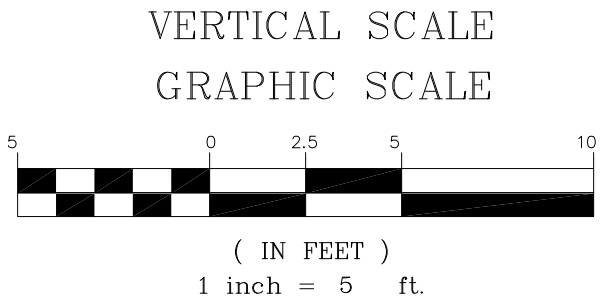
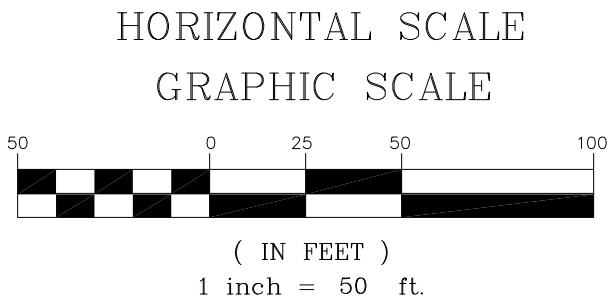
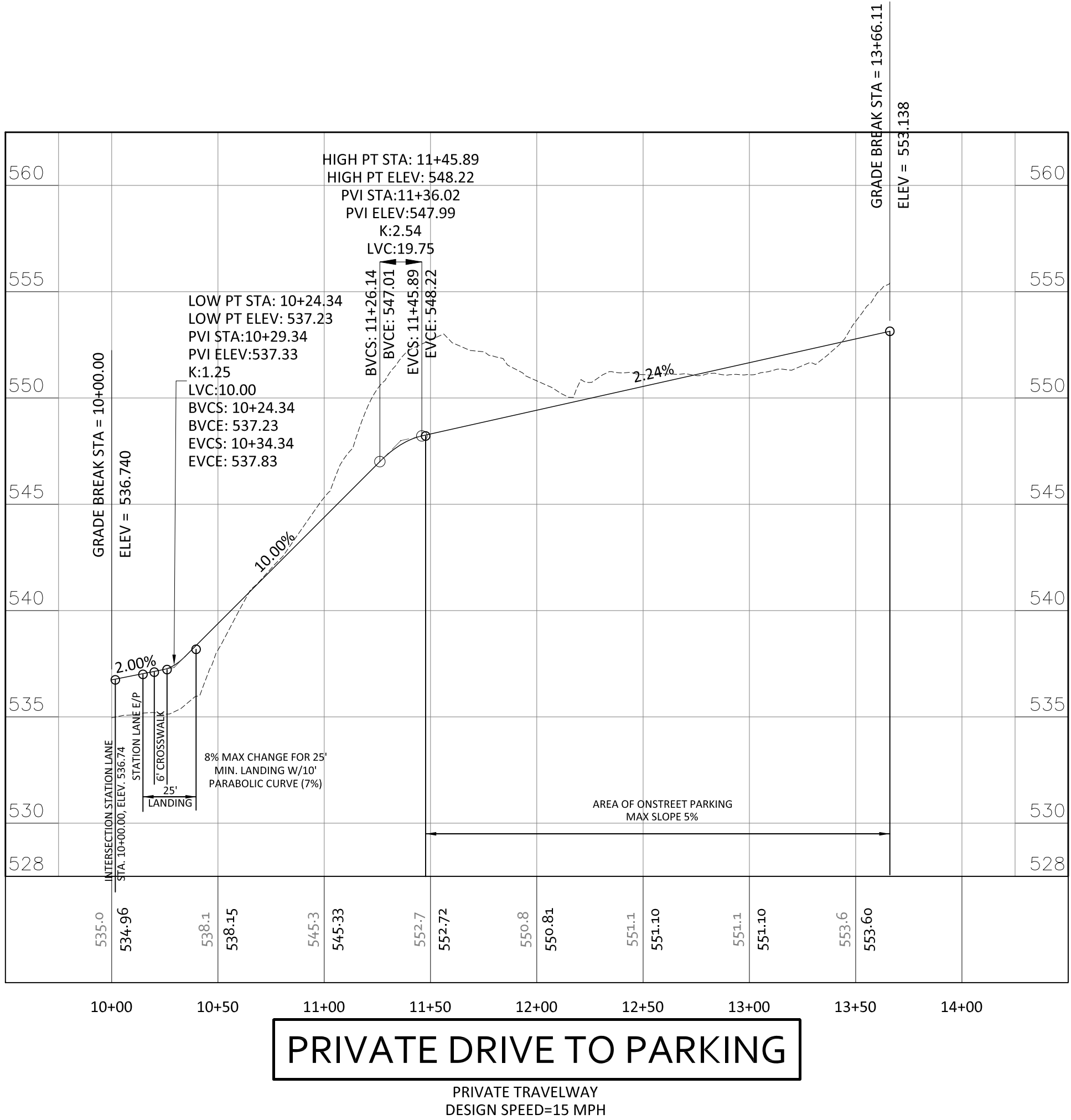
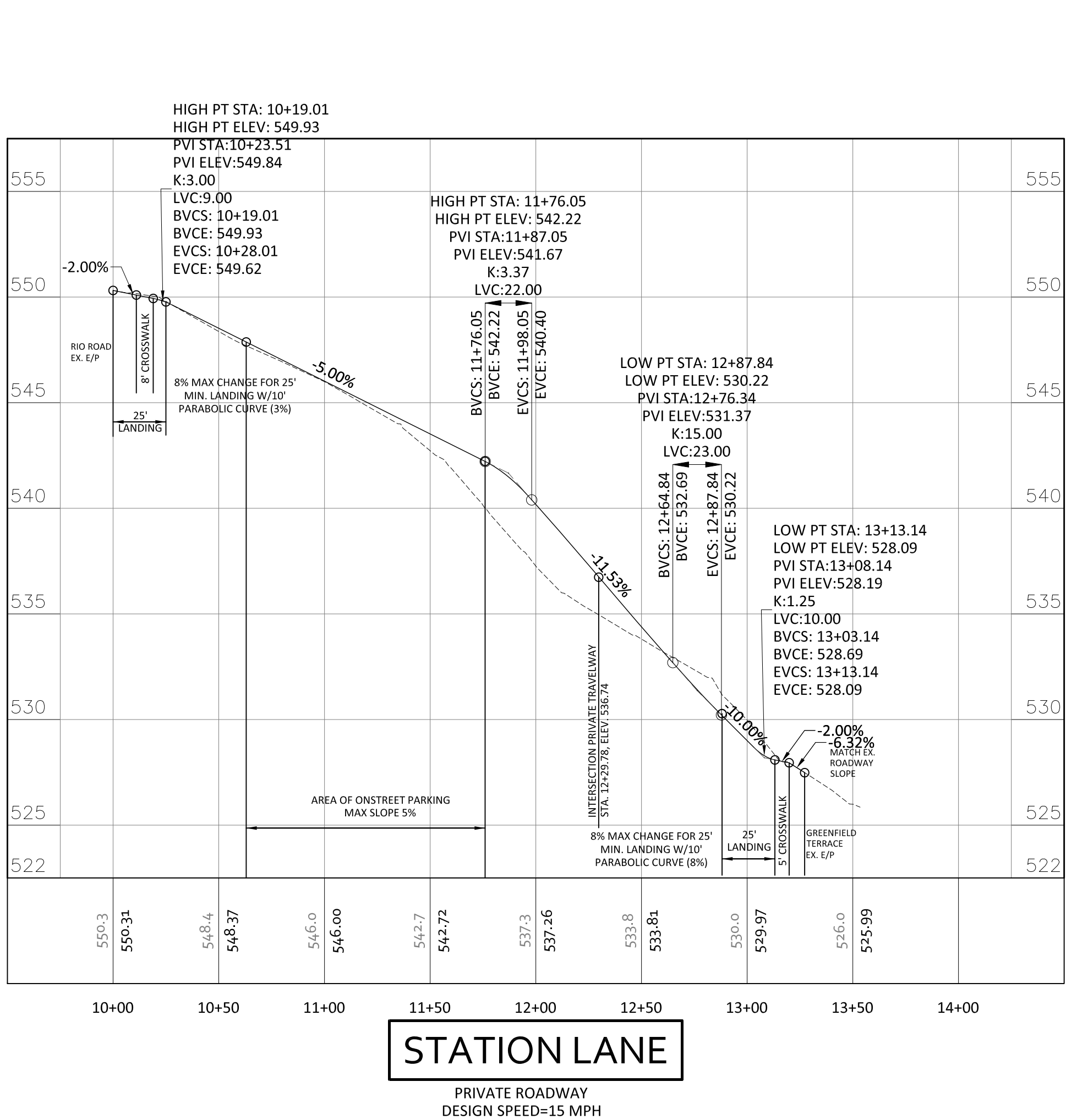
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

600 RIO ROAD WEST - INITIAL SITE PLAN

ROAD PROFILES

PROJECT	JOB NO.
SHEET	262275
SCALE	H: 1"=50'
	V: 1"=5'
SHEET NO.	8



STORMWATER MANAGEMENT NARRATIVE:

OVERVIEW

THIS INITIAL VSPM IS FOR THE PROPOSED 600 RIO ROAD APARTMENTS DEVELOPMENT. THREE NEW RESIDENTIAL MULTIFAMILY BUILDINGS, AND FIVE EXISTING TOWNHOMES, RECREATION AREAS, UPGRADES TO STATION LANE, AND ASSOCIATED INFRASTRUCTURE ARE PROPOSED. STORMWATER TREATMENT IS PROVIDED TO MITIGATE THE IMPACTS FROM THE PROPOSED IMPROVEMENTS. A PROPOSED PERFORATED UNDERGROUND DETENTION SYSTEM SHALL ATTENUATE THE POST-DEVELOPMENT FLOWS FROM THE SITE (POST-DEVELOPMENT DRAINAGE AREA #1). THE UGD SHALL CAPTURE THE PROPOSED 600 RIO ROAD APARTMENT DEVELOPMENT AREA, WHICH IS CONVEYED TO THE UNDERGROUND DETENTION SYSTEM VIA PROPOSED STORM SEWER. THE STORMWATER MANAGEMENT (SWM) PLAN COMPLIES WITH PART IIB SWM REQUIREMENTS.

WATER QUALITY SUMMARY

THIS DEVELOPMENT REQUIRES THE REMOVAL OF **1.42 lbs/yr** OF PHOSPHOROUS. THIS PHOSPHOROUS REMOVAL RATE IS MET THROUGH THE BEST MANAGEMENT PRACTICE OF PURCHASING NUTRIENT CREDITS. A STORMWATER MANAGEMENT CALCULATIONS PACKET WILL BE PROVIDED WITH THE FINAL VSPM FOR THE PROJECT TO INCLUDE ADDITIONAL DETAILS.

WATER QUANTITY SUMMARY

THE PROPOSED DEVELOPMENT ATTENUATES POST-DEVELOPMENT FLOWS FROM THE SITE WITHIN A PERFORATED UNDERGROUND DETENTION SYSTEM. THE SITE'S MAXIMUM PEAK ROUTED FLOW RATE FROM THE ONE-YEAR 24 HOUR STORM MEETS CHANNEL PROTECTION WITH THE PROPOSED ROUTING, VIA 9 VAC 25-870-66, SUBSECTION B.3.a (ENERGY BALANCE). THE LIMITS OF ANALYSIS TERMINATES AT THE UGD OUTFALL SINCE SUBSECTION B.3.a IS SATISFIED. THE ONE-YEAR STORM IS CONVEYED VIA PIPE 9 DIRECTLY TO EXISTING STORM SEWER.

FLOOD PROTECTION IS MET FOR THE SITE WITH THE PERFORATED UNDERGROUND DETENTION SYSTEM ROUTED OUTFLOWS VIA 9 VAC 25-870-66, SUBSECTION C.2.b (10-yr PEAK POST-DEVELOPMENT FLOW IS LESS THAN 10-yr PEAK PRE-DEVELOPMENT FLOW), THE ANALYSIS ENDS AT THE UGD OUTFALL SINCE SUBSECTION C.2.b STATES "DOWNSTREAM STORMWATER CONVEYANCE SYSTEMS DO NOT REQUIRE ANY ADDITIONAL ANALYSIS TO SHOW COMPLIANCE WITH FLOOD PROTECTION CRITERIA IF THIS OPTION IS UTILIZED." THE ROUTED TEN-YEAR STORM IS CONVEYED VIA PROPOSED STORM SEWER TO THE EXISTING STRUCTURE WITHIN GREENFIELD TERRACE AND OUT TO THE EXISTING STORM SEWER SYSTEM.

THE PROPOSED STORMWATER MANAGEMENT PLAN IMPROVES THE SITE'S EXISTING SITE CONDITION WITH THE CAPTURE OF, ROUTING WITHIN THE UGD, AND CONVEYANCE OF ON-SITE AND ADJACENT OFF-SITE RUNOFF TO EXISTING STORM SEWER.

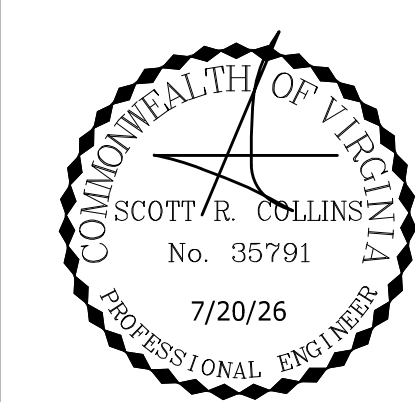
PRE-DEVELOPMENT STORMWATER QUANTITY

WATERSHED SUMMARY- For Point of Analysis 'A'

	CN	Tc, hrs.	Area, ac.	1-year Flow, cfs	10-year Flow, cfs
DA 1 (Pre-Dev.)	65	0.17	3.02	1.65	7.70
DA 2A Bypass (Pre-Dev.)	64	0.21	2.95	1.24	6.51
DA 2B Bypass (Pre-Dev.)	91	0.10	0.23	0.74	1.61
				3.63	15.81

DA 1 (Post-Dev.)	86	0.19	2.72	0.36	7.38
DA 2 Bypass (Post-Dev.)	65	0.20	3.48	1.84	8.37
				2.20	15.75

POST-DEVELOPMENT STORMWATER QUANTITY



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600 RIO ROAD WEST - INITIAL SITE PLAN

STORMWATER MANAGEMENT - QUANTITY

PROJECT

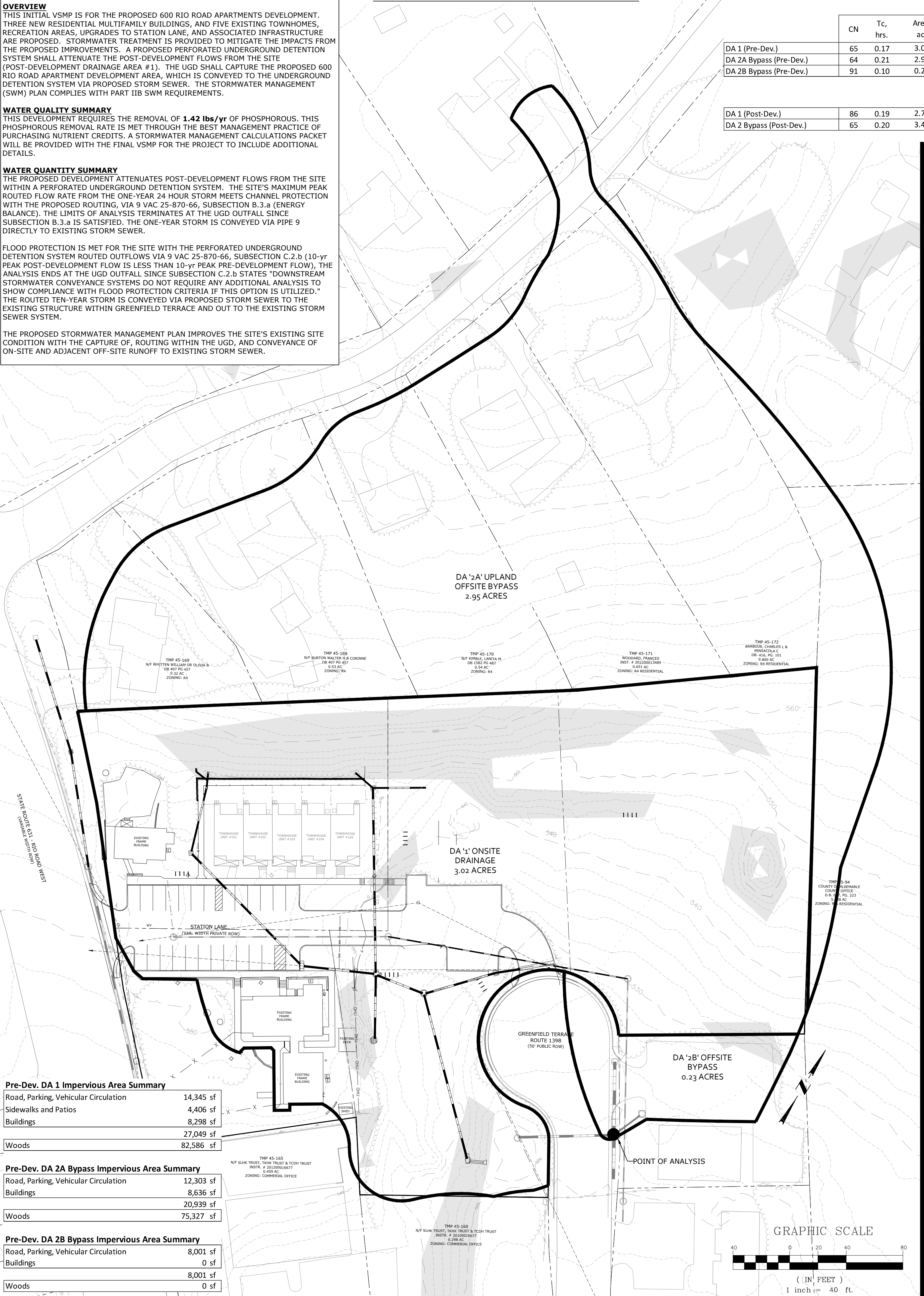
SHEET

JOB NO.
262275

SCALE
1" = 40'

SHEET NO.
9

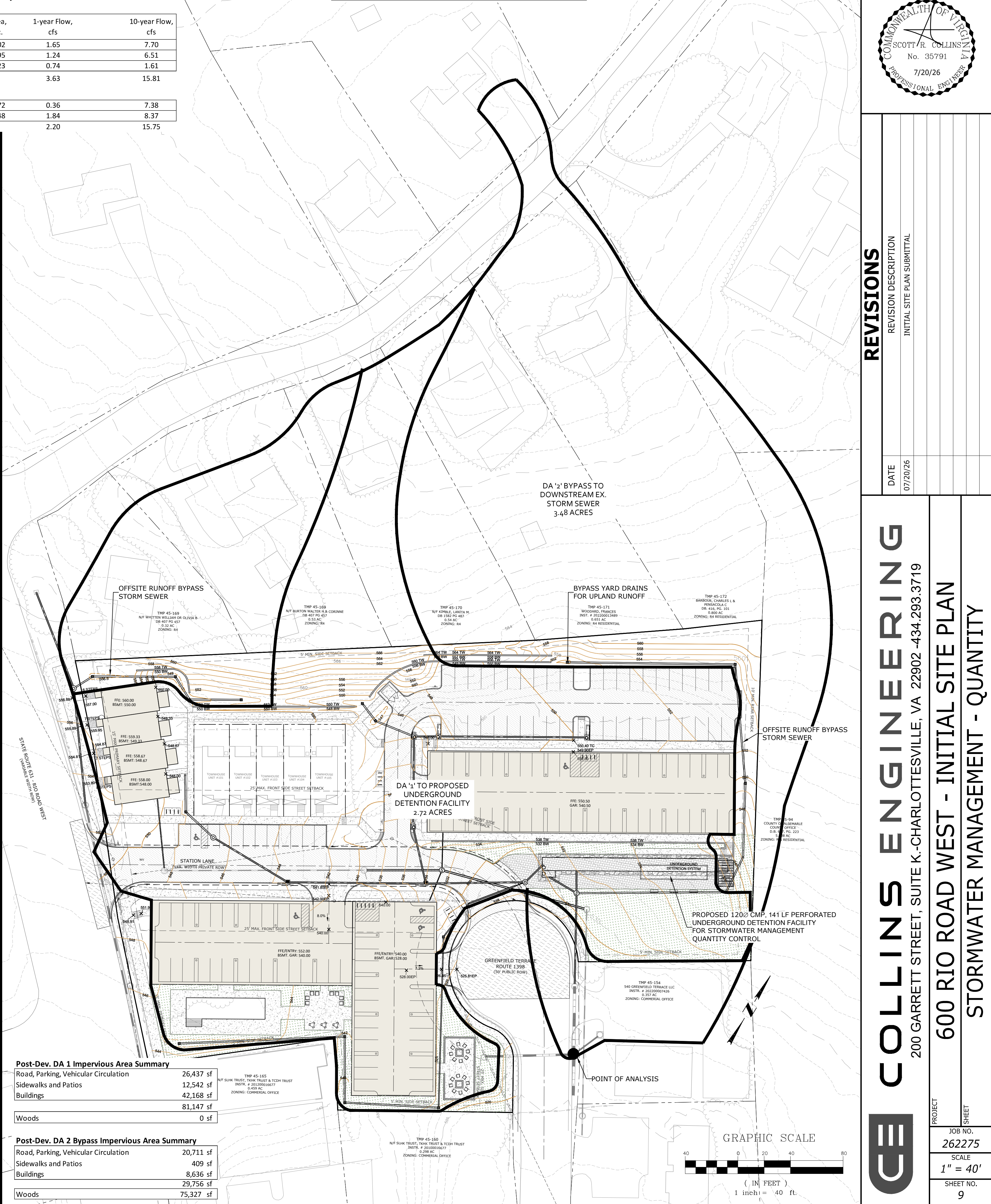
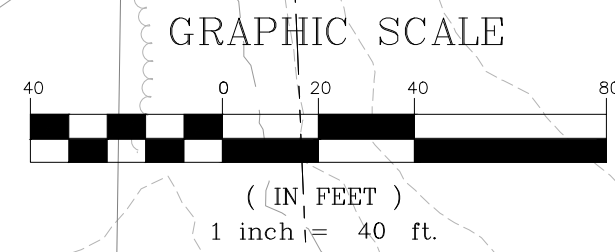
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Pre-Dev. DA 1 Impervious Area Summary	
Road, Parking, Vehicular Circulation	14,345 sf
Sidewalks and Patios	4,406 sf
Buildings	8,298 sf
Woods	27,049 sf
	82,586 sf

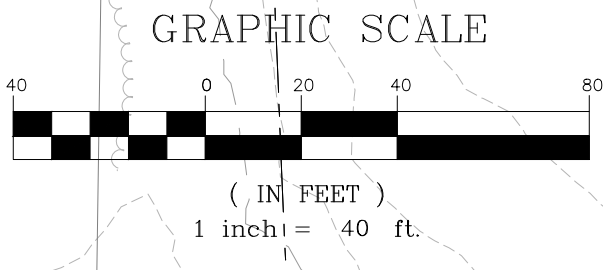
Pre-Dev. DA 2A Bypass Impervious Area Summary	
Road, Parking, Vehicular Circulation	12,303 sf
Buildings	8,636 sf
	20,939 sf
Woods	75,327 sf

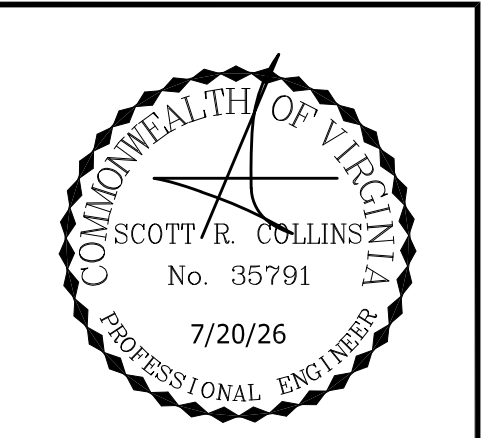
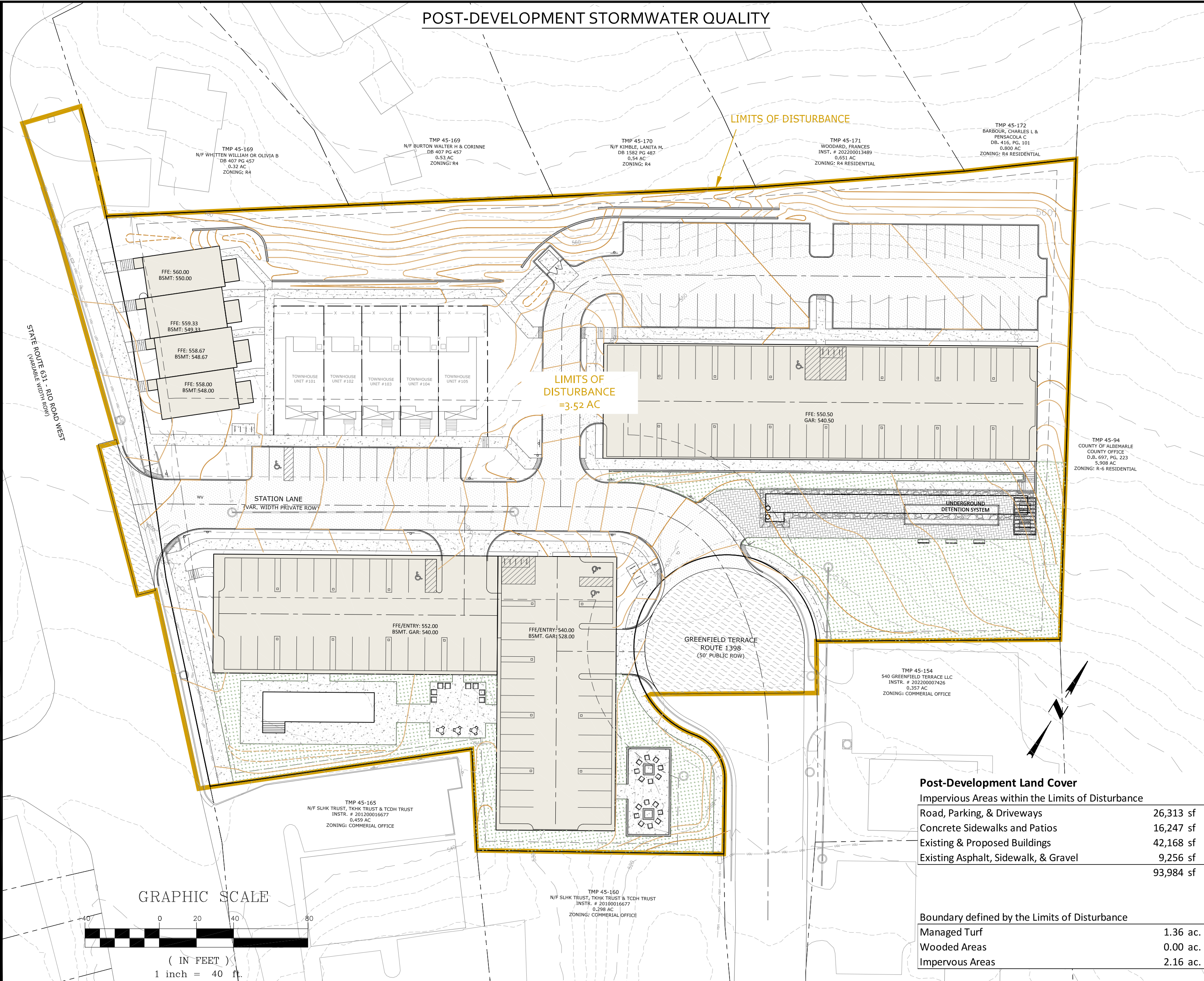
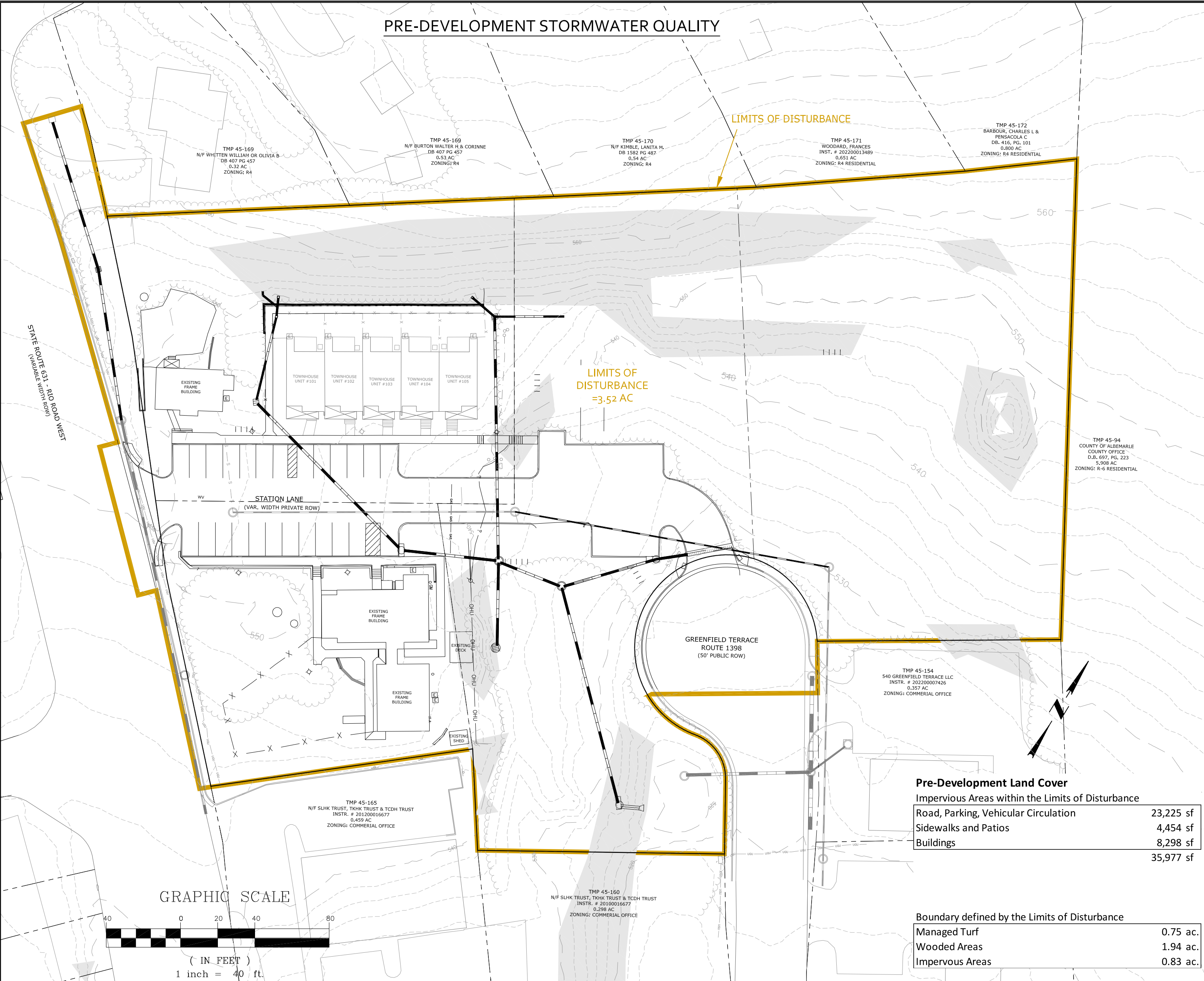
Pre-Dev. DA 2B Bypass Impervious Area Summary	
Road, Parking, Vehicular Circulation	8,001 sf
Buildings	0 sf
	8,001 sf
Woods	0 sf



Post-Dev. DA 1 Impervious Area Summary	
Road, Parking, Vehicular Circulation	26,437 sf
Sidewalks and Patios	12,542 sf
Buildings	42,168 sf
Woods	81,147 sf
	0 sf

Post-Dev. DA 2 Bypass Impervious Area Summary	
Road, Parking, Vehicular Circulation	20,711 sf
Sidewalks and Patios	409 sf
Buildings	8,636 sf
	29,756 sf
Woods	75,327 sf





REVISIONS	
DATE	REVISION DESCRIPTION
07/20/26	INITIAL SITE PLAN SUBMITTAL

COLLINS ENGINEERING

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

600 RIO ROAD WEST - INITIAL SITE PLAN

STORMWATER MANAGEMENT - QUALITY & UGD DESIGN

PROJECT	JOB NO.
15787	262275
	SCALE
	AS NOTED
	SHEET NO.
	10

UNDERGROUND DETENTION SYSTEM (UGD) REQUIREMENTS

CONTRACTOR REQUIREMENTS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER OF ANY VARIANCE FROM THE PLAN.
- REFER TO THE APPROVED FINAL SITE PLAN FOR ANY DETAILED SITE INFORMATION.
- ALL WORK SHALL BE COORDINATED WITH OTHER PARTIES.
- MINOR FIELD ADJUSTMENTS MAY BE NECESSARY DUE TO SITE CONDITIONS. MAJOR ADJUSTMENTS MUST BE APPROVED BY THE DESIGNER.

GENERAL CONSTRUCTION SEQUENCE NARRATIVE

- THE CONTRACTOR SHALL ASSEMBLE CONSTRUCTION MATERIALS ON-SITE, MAKING SURE THEY MEET DESIGN SPECIFICATIONS AND ARE PREPARED AT STAGING AREAS WHEN POSSIBLE.
- THE CONTRACTOR SHALL CLEAR AND STRIP THE PROJECT AREA IF REQUIRED TO THE DESIRED SUB-GRADE.
- CONTRACTOR SHALL EXCAVATE THE TRENCH.
- THE TRENCH FOR THE UGD SYSTEM SHALL EXTEND 1' BEYOND THE PIPES' SPRINGLINES.
- CONTRACTOR SHALL WRAP THE EXCAVATED TRENCH WITH A 6 OUNCE FILTER FABRIC CLOTH, IN ACCORDANCE WITH AASHTO SPECIFICATION #6.5.3, A FOUNDATION BENEATH THE TRENCH'S FILTER CLOTH, PIPE AND SIDE BACKFILL SHALL BE CAPABLE OF SUPPORTING THE LOADS ACTING UPON THEM.
- TRENCH TO INCLUDE A 4" #3 STONE BED AT 95% COMPACTION BENEATH THE STORM PIPES.
- CONTRACTOR SHALL INSTALL THE UGD DETENTION SYSTEM, INCLUSIVE OF THE OUTFALLS AND ALL OF THE ASSOCIATED STRUCTURES.
- TRENCH SHALL BE BACKFILLED WITH #57 STONE IN 1' LIFTS AND SHALL EXTEND 12" VERTICALLY ABOVE THE CROWN OF THE PIPES.
- THE TOP OF THE #57 STONE SHALL BE COVERED WITH A 6 OUNCE FILTER FABRIC CLOTH, OVERLAPPING THE PREVIOUSLY INSTALLED CLOTH THAT SURROUNDS THE BOTTOM AND SIDES OF THE TRENCH.
- SUITABLE FILL REACHING THE FINISHED GRADE SHALL BE APPLIED ABOVE THE TOP LAYER'S FILTER CLOTH, MEETING MINIMUM PIPE MANUFACTURER'S COVER REQUIREMENTS TO PREVENT FLOATATION AND ENSURING PIPE INTEGRITY IS MAINTAINED. A MINIMUM COVER OF 18" IS REQUIRED ABOVE THE CROWN OF THE DETENTION SYSTEM'S PIPES. THE MINIMUM 12" OF #57 STONE ABOVE THE CROWN OF THE PIPES CAN BE PART OF THE MINIMUM 18" OF COVER.
- SEE THE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL UNDERGROUND DETENTION SYSTEM REQUIREMENTS.

INSPECTIONS DURING CONSTRUCTION:

CONSTRUCTION INSPECTIONS ARE CRITICAL TO ENSURE THE UNDERGROUND DETENTION SYSTEM IS PROPERLY BUILT. BECAUSE THE TIMING OF THE INSTALLATION IS DICTATED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER, COUNTY INSPECTOR AND CONTACT REPRESENTATIVE PRIOR TO INSTALLATION, CONTACT, OR AN EQUIVALENT PIPE MANUFACTURER, SHALL BE CONTACTED WELL AHEAD OF THE CONSTRUCTION START DATE TO ENSURE ADEQUATE LEAD TIME FOR MATERIALS AND DELIVERY. MULTIPLE SITE VISITS AND INSPECTIONS ARE REQUIRED TO BE SCHEDULED BY THE CONTRACTOR, WITH THE ENGINEER, COUNTY INSPECTOR & PIPE MANUFACTURER, DURING THE FOLLOWING STAGES OF THE UNDERGROUND DETENTION SYSTEM CONSTRUCTION PROCESS:

- PRE-CONSTRUCTION MEETING
- INITIAL SITE PREPARATION (INCLUDING INSTALLATION OF PROJECT EBS CONTROLS)
- EXCAVATION/GRADING (E.G., INTERMEDIATE ELEVATIONS)
- WHEN THE DETENTION PIPE SUBGRADE IS READY FOR PIPE CONSTRUCTION, BUT BEFORE STONE BEDDING IS INSTALLED.
- AFTER STONE BEDDING IS PLACED AND COMPACTED, BUT PRIOR TO PIPE INSTALLATION.
- AT THE TIME OF THE PIPE INSTALLATION
- AFTER PIPE INSTALLATION, BUT PRIOR TO PLACING BACKFILL & FILL OVER THE SYSTEM.
- FINAL INSPECTION (DEVELOP A PUNCH LIST FOR FACILITY ACCEPTANCE)

PLEASE ALSO SEE BELOW, UNDER FACILITY MAINTENANCE, FOR REQUIRED INSPECTIONS AFTER INSTALLATION IS COMPLETE.

INSPECTIONS & MAINTENANCE AFTER CONSTRUCTION:

THE FOLLOWING MAINTENANCE TASKS SHALL BE PERFORMED BY THE CONTRACTOR IN THE FIRST YEAR FOLLOWING THE INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM.

- FOR THE FIRST YEAR FOLLOWING CONSTRUCTION, THE SITE SHALL BE INSPECTED BY THE CONTRACTOR QUARTERLY AND AFTER STORM EVENTS THAT EXCEED 1/2 INCH OF RAINFALL.
- THE CONTRACTOR SHALL LOOK FOR BARE OR ERODING AREAS IN THE CONTRIBUTING DRAINAGE AREA AND AROUND THE UNDERGROUND DETENTION SYSTEM AND MAKE SURE THEY ARE IMMEDIATELY STABILIZED. CONTRACTOR SHALL SPOT RESEED AS NECESSARY AND ENSURE ADEQUATE SITE COVERAGE IS PROVIDED WITHIN THE FIRST YEAR. AT THE QUARTERLY INSPECTIONS, AND AFTER EACH RAINFALL EVENT IN EXCESS OF 1", THE CONTRACTOR SHALL PERFORM THE ANNUAL MAINTENANCE TASKS DESCRIBED BELOW IN #3.

AFTER THE FIRST YEAR THE OWNER SHALL PERFORM FOLLOW-UP INSPECTIONS ANNUALLY, AND AFTER EACH SIGNIFICANT RAINFALL EVENT.

- A SPRING MAINTENANCE INSPECTION AND CLEANUP SHALL BE CONDUCTED ANNUALLY. THE MAINTENANCE PROGRAM FOR THE UNDERGROUND DETENTION SYSTEM SHALL INCLUDE CLEANING IT ANNUALLY OF TRASH, DEBRIS & SEDIMENT AND ENSURING THE INTEGRITY OF THE TRASH RACKS AND OUTFALL & INLET PIPES. THE OWNER SHALL ENSURE THE SYSTEM IS OPERATING AS INTENDED AND IS NOT CLOGGED OR DAMAGED. THE OWNER SHALL IMMEDIATELY CLEAN & REPAIR THE FACILITY AS NECESSARY AND SHALL PAY SPECIAL ATTENTION TO THE INLET AND OUTLET LOCATIONS. THE ACCESS MANHOLES SHALL BE USED FOR INSPECTION AND MAINTENANCE.

StormRax™
ROUND SERIES TRASH RACK
CONCRETE MANHOLE
STANDARD 60 INCH RACK SHOWN
DIMENSIONS IN INCHES
(OR EQUIVALENT)

PLAN SIDE VIEW ISOMETRIC

StormRax™ Round Series for Concrete Manhole

Part No.	Dim A	Dim B	Dim C	Min ID	Min OD
RS-24	17 1/2	14 1/2	28	24	30
RS-36	27 1/2	14 1/2	40 1/2	36	43
RS-48	27 1/2	18	54	48	57
RS-60	27 1/2	18 1/2	66 1/2	60	70

Plastic Solutions, Inc.
P.O. Box 4386, Winchester, VA 22604
226 McChes Rd., Winchester, VA 22603
(877) 877-5727 phone
(540) 722-2219 fax
http://www.plastic-solution.com

CUSTOMER: PROJECT: DATE: DRAWN BY: APP'D BY: DETAIL:

CONCRETE STRUCTURE DIMENSIONS
INSIDE STRUCTURE DIMENSION
OUTSIDE STRUCTURE DIMENSION

AVAILABLE OPTIONS
CROSS BRACING FOR OVERHANG
HOPE ANTI-VORTEX PLATE

General Construction notes for Stormwater Management Plans

- All dams and constructed fill to be within 95% of maximum dry density and 2% of optimum moisture content. All fill material to be approved by a geotechnical engineer. A geotechnical engineer is to be present during construction of dams.
- Pipe and riser joints are to be watertight within stormwater management facilities.
- For temporary sediment traps or basins which are to be converted to permanent stormwater management facilities; conversion is not to take place until the site is stabilized, and permission has been obtained from the County erosion control inspector.

Isometric Section Elevation

DEBRIS CAGE

PLASTIC SOLUTIONS, INC.

P.O. Box 4386
Winchester VA 22604
(877) 877-5727
www.plastic-solution.com

Ø120" WEIR PLATE DETAIL
(UNDERGROUND DETENTION SYSTEM)
SCALE: 1"=5'

MANUFACTURE / INSTALL ONE (1) Ø12" HIGH-FLOW ORIFICE IN THE STEEL WEIR PLATE AT THE TOP OF THE WEIR PLATE (INVERT ELEVATION=525.50')

10-yr PEAK WSE=526.43
1-yr PEAK WSE=521.43

ELEV.=526.50' (TOP OF PIPE)
ELEV.=525.50' (BOTTOM OF PIPE)

REINFORCED 12 GA. STEEL PLATE

INSTALL STATE APPROVED TRASH RACKS ON ALL ORIFICES, TYPICAL. SEE FINAL VMP FOR THE WEIR PLATE'S TRASHRACK DETAIL, OR EQUIVALENT.

NOTE: WEIR PLATE TO BE SECURELY BOLTED, OR SIMILARLY FASTENED, TO THE DETENTION SYSTEM.

MANUFACTURE / INSTALL ONE (1) Ø2.5" LOW-FLOW ORIFICE IN THE STEEL WEIR PLATE AT THE LOW POINT OF THE DETENTION SYSTEM (INVERT ELEVATION=525.50')

UGD TRENCH DETAIL SECTION A-A NTS

TOP OF SOIL 3'-0" MIN. 6 OUNCE NONWOVEN FILTER FABRIC TO OVERLAP A MINIMUM OF 12" 3'-0" MIN. BACKFILL MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCH ZONE WITH A HAND SHOVEL OR BY ANOTHER EFFECTIVE MEANS.

TOP OF STONE SUBGRADE 1' MIN. 120" PERFORATED CMP, TYP. 16" ± TRENCH WIDTH

#57 STONE BACKFILL 18" ± STONE BEDDING (9" MIN.)

COMPACTED #57 STONE BEDDING (9" MIN.)

UNDERGROUND DETENTION SYSTEM GENERAL NOTES:

- STATE APPROVED TRASH RACKS SHALL BE INSTALLED ON ALL ORIFICES OPENINGS. SEE DETAILS ON THIS SHEET, OR EQUIVALENT, FOR DESIGN.
- ANY RETAINING WALLS AND FOUNDATIONS CONSTRUCTED IN THE VICINITY OF THE UNDERGROUND DETENTION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND A GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL HIRE A THIRD PARTY GEOTECHNICAL ENGINEER TO ENSURE THE STRUCTURAL FILL & UGD SYSTEM'S STONE BACKFILL ARE STRUCTURALLY SOUND. GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE CONSTRUCTION OF THE FILL AREAS AND DURING THE CORE SAMPLING.
- THE ADJACENT PUBLIC SIDEWALK & ROADWAYS SHALL SERVE AS ACCESS TO THE UNDERGROUND DETENTION SYSTEM.
- CONTACT COLLINS ENGINEERING (434.293.3719) REGARDING ANY QUESTIONS CONCERNING THE UNDERGROUND DETENTION SYSTEM.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TEST-DIG AT THE EXISTING INLETS & OUTFALLS TO CONFIRM THE INVERTS AND TO ENSURE THE PROPOSED GRADES CAN BE ACHIEVED. CONTRACTOR SHALL CONTACT COLLINS ENGINEERING OF ANY DISCREPANCIES IN THE HORIZONTAL OR VERTICAL ALIGNMENT PRIOR TO ORDERING AND CONSTRUCTION.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR CONSTRUCTION INDUSTRY (29 CFR PART 1926).



DATE	07/20/26
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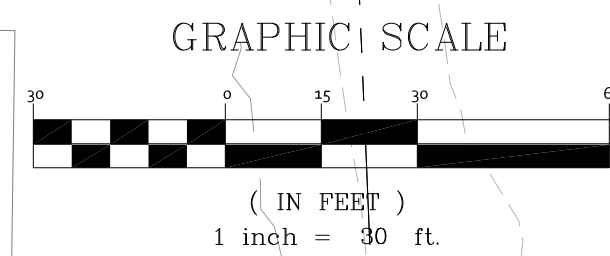
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-4342.293.3719

LANDSCAPE PLAN

JOB NO.
262275

SCALE
 $1'' = 30'$

SHEET NO.
11



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

1. **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.
2. **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.
3. **Pre-Construction Conference:**

☒ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **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.
5. **Soil Erosion and Stormwater Detention Devices:**

☒ Such devices shall not adversely affect trees to be saved.
6. **Fires:**

☒ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**

☒ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **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.
9. **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.
10. **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.
11. **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.
12. **Cleanup:**

☒ Protective fencing shall be the last items removed during the final cleanup.
13. **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

7/20/2026

(DATE)

CONTRACT PURCHASER SIGNATURE

(DATE)

5/1/06 Page 1 of 1

NOTES:

1. 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 (SUB201900117).
2. 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.
3. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF THE DEVELOPMENT.
4. 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.
5. 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.
6. 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.

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.

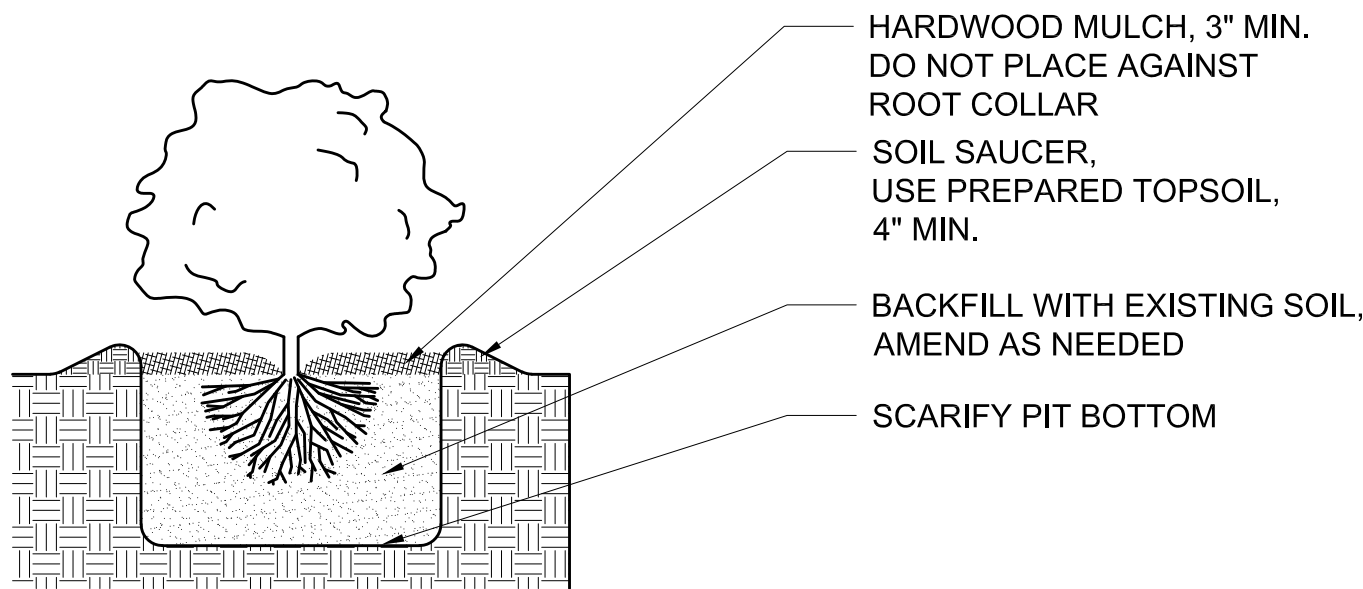
PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.

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.

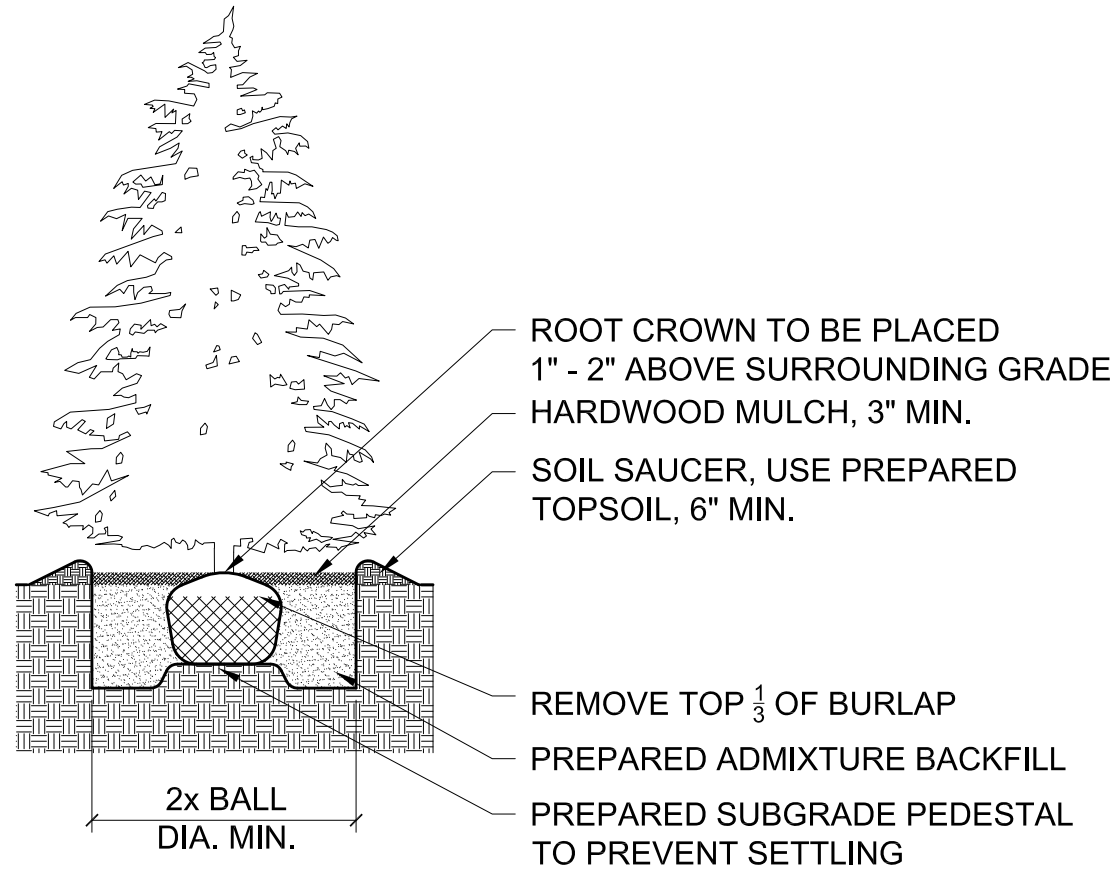
ALL STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CURRENT OWNER, OR APARTMENT LANDSCAPING AND MAINTENANCE STAFF/CONTRACTORS.

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.



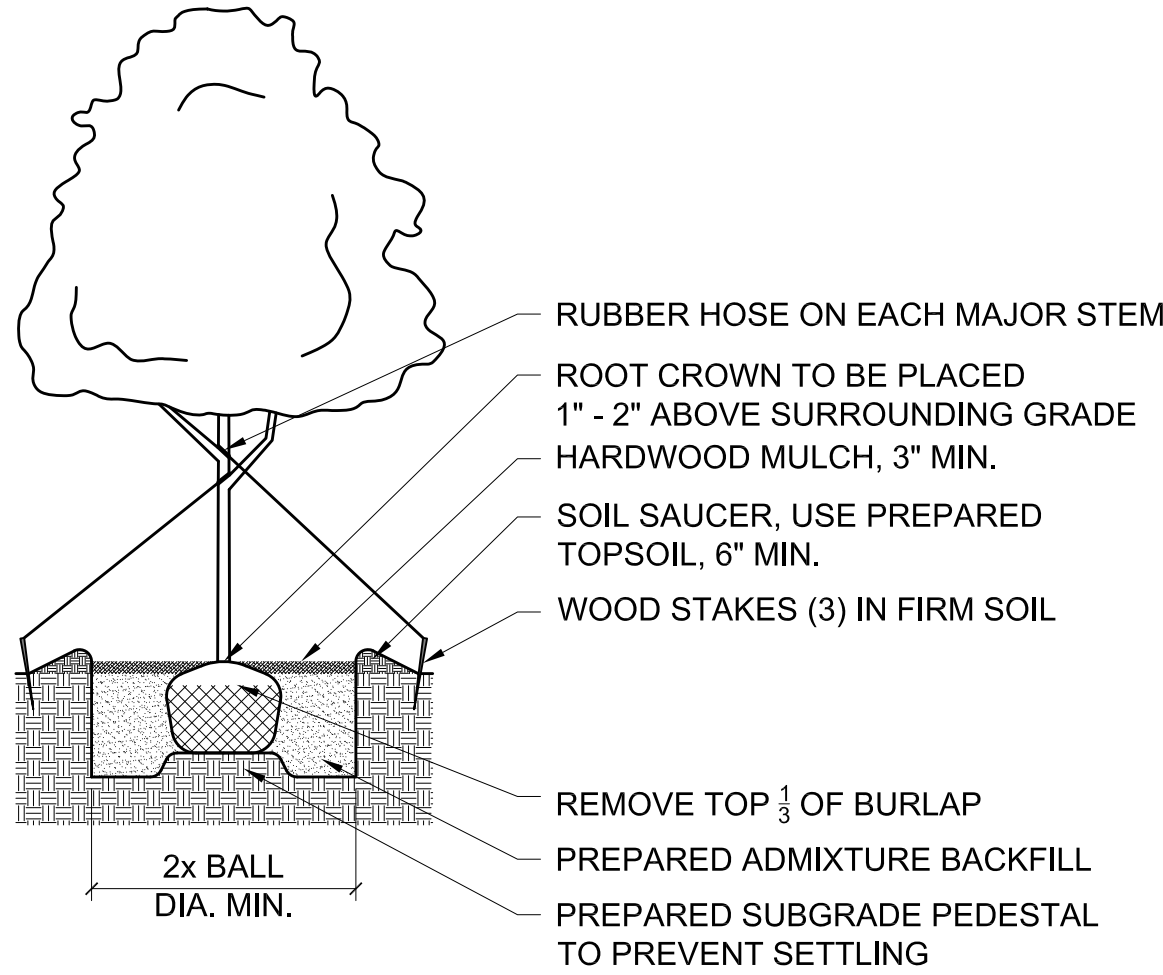
SHRUB PLANTING

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



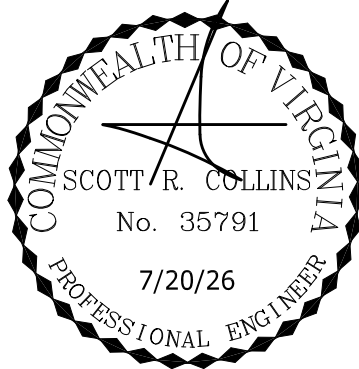
EVERGREEN TREE PLANTING

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



DECIDUOUS TREE PLANTING

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



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMITTAL	07/20/26

COLLINS ENGINEERING

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

600 RIO ROAD WEST - INITIAL SITE PLAN

LANDSCAPE PLAN



PROJECT	JOB NO.
	262275
	SCALE
	1" = 30'
SHEET	SHEET NO.
	12

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