CROZET FELLOWSHIP CHURCH

INITIAL SITE PLAN

SDP-2026-_____

SP-2025-00005

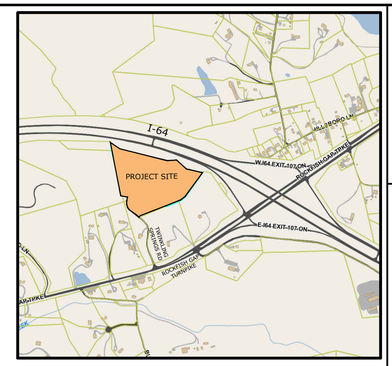
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO:

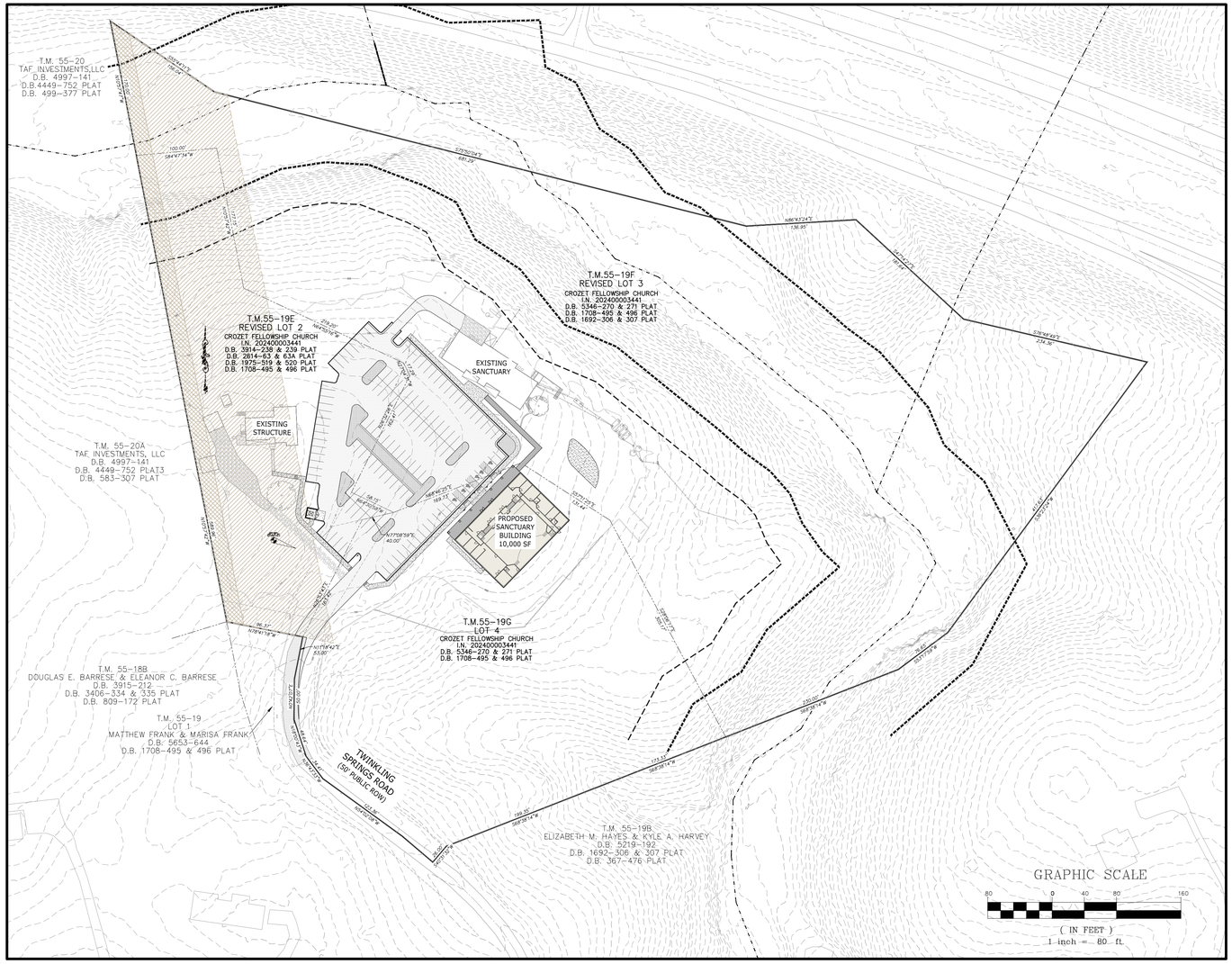
LOCATION:	TWINKLING SPRINGS RD
	ALBEMARLE COUNTY - CROZET, VA
PROPOSED USE:	RURAL AREAS
TOTAL ACREAGE:	16.67 ACRES
OWNER:	CROZET FELLOWSHIP CHURCH
	470 TWINKLING SPRINGS RD
	CROZET, VA 22932
DEVELOPER:	TBD
SURVEYOR:	ROGER W RAY & ASSOCIATES, INC
	663 BERKMAR COURT
	CHARLOTTESVILLE, VA 22901
ENGINEER:	COLLINS ENGINEERING
	200 GARRETT STREET, SUITE K
	CHARLOTTESVILLE, VA 22902
	CONTACT: SCOTT COLLINS
	EMAIL: SCOTT@COLLINS-ENGINEERING.COM
	PHONE: 434-293-3719

PARCEL INFORMATION:

TAX MAP PARCEL:	05500-00-00-019G0
OWNER:	CROZET FELLOWSHIP CHURCH
ACREAGE:	3.88 ACRES
INSTRUMENT NO:	202000008483
ZONING:	RURAL AREAS
TAX MAP PARCEL:	05500-00-00-019F0
OWNER:	CROZET FELLOWSHIP CHURCH
ACREAGE:	10.48 ACRES
INSTRUMENT NO:	202000008483
ZONING:	RURAL AREAS
TAX MAP PARCEL:	05500-00-00-019E0
OWNER:	CROZET FELLOWSHIP CHURCH
ACREAGE:	2.31 ACRES
INSTRUMENT NO:	202000008483
ZONING:	RURAL AREAS



VICINITY MAP
SCALE: 1"=1000'



DEVELOPMENT PLAN
SCALE: 1" = 80'

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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	

County of Albemarle
Community Development Department - Planning

J.T. Newberry
jnewberry2@albemarle.org
Telephone: (434) 296-5832 ext.3470

May 11, 2026, 2026

Chuck Rapp
Collins Engineering
200 Garrett Street
Charlottesville, VA 22902
Chuck@collins-engineering.com

Re: SP-2025-00005 Crozet Fellowship Church

Dear Mr. Rapp,

At its meeting on April 14, 2026, the Albemarle County Planning Commission recommended approval of SP-2025-00006 by a vote of 6:0 (Commissioner Moore absent), with the conditions listed in the staff report and include the changes and conditions suggested by the PC.

Should you have any questions regarding the action, please contact me.

Sincerely,
J.T. Newberry
Senior Planner II
Planning Division

SP20250005 Crozet Fellowship Church- Conditions

Staff recommends approval with the following conditions:

1. Development of the use must be in general accord with the Conceptual Plan titled, "Crozet Fellowship Church Special Use Permit" drawn by Collins Engineering and dated January 26, 2026. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
   a. Location of proposed building and parking envelopes;
   b. Maintain the native vegetation within the WPO stream buffer, along with an additional 50 foot stream/forest buffer;

   Minor modifications to the Conceptual Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. A 20-foot use buffer in accordance with *County Code* § 18-21.7(c) must be established and maintained along the property boundaries. The use buffer area may not be disturbed other than to install screening or landscaping screening.
3. The maximum religious assembly size must not exceed 400 persons.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

REVISIONS

DATE	REVISION DESCRIPTION
10/02/26	INITIAL PLAN SUBMITTAL

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

PROJECT: CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN
SHEET: COVER

JOB NO. 252247
SCALE AS SHOWN
SHEET NO. 1

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GENERAL NOTES:

OWNER:	CROZET FELLOWSHIP CHURCH 470 TWINKLING SPRINGS RD CROZET, VA 22932
ENGINEER:	COLLINS ENGINEERING 200 GARRETT ST, SUITE K CHARLOTTESVILLE, VA 22902
SURVEYOR:	ROGER W RAY & ASSOCIATES, INC 663 BERKMAR COURT CHARLOTTESVILLE, VA 22901
PROPERTY INFO:	TMP 55-19G, TMP 55-19F, TMP 55-19E INSTRUMENT #: 202000008483 PLAT: D.B. 5346, PG. 266-272
ACREAGE:	16.67 ACRES
ZONING:	RURAL AREAS, SPECIAL USE PERMIT SP-2025-00005
BOUNDARY & TOPO:	THE BOUNDARY & SURVEY PROVIDED BY ROGER W RAY & ASSOCIATES INC IN FEBRUARY & JULY 2026.
DATUM:	NAD83
CURRENT USE:	CROZET FELLOWSHIP CHURCH
BURIAL SITES:	THERE WERE NO CEMETERIES FOUND ON SITE DURING THE FIELD INVESTIGATION OR SURVEY OF THE PROPERTY.
STEEP SLOPES:	PRESERVED STEEP SLOPES EXIST ON THE PROPERTY.
WATERSHED:	STOCKTON CREEK
STREAM BUFFER:	100' WPO STREAM BUFFER EXIST ON THE PROPERTY. SEE EXISTING CONDITIONS SHEET FOR THE LOCATION OF THE STREAM BUFFER. THIS BUFFER SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
FLOODPLAIN:	THIS PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON FEMA MAP ID 51003C0240D, DATED FEBRUARY 4, 2005.
DAM INUNDATION ZONE:	THIS PROPERTY IS NOT LOCATED WITHIN A FEDERAL OR STATE DAM INUNDATION ZONE.
WETLANDS:	THERE ARE NO WETLANDS PRESENT ON THE SITE PER FIELD INVESTIGATION. THERE IS AN EXISTING STREAM AT THE BACK OF THE PROPERTY WITH A 100' BUFFER.
AGRICULTURAL/FORESTAL DISTRICT:	NONE
PROPOSED USE:	RURAL AREAS
PHASING:	THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
INGRESS/EGRESS:	ACCESS TO THE PROJECT WILL BE FROM TWINKLING SPRINGS ROAD.
SIGNAGE:	ANY PROPOSED SIGNAGE FOR THE DEVELOPMENT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION.
FIRE & RESCUE:	THIS PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. BUILDING EAVE HEIGHT OF THE STRUCTURE DOES NOT EXCEED 35 FEET.
UTILITIES:	OUTSIDE OF ACSA JURISDICTIONAL AREA. PRIVATE WELL AND SANITARY SEWER TREATMENT SYSTEM ARE PROPOSED.
STORMWATER MANAGEMENT:	A LEVEL II SWALE AND DRY DETENTION BASIN ARE PROPOSED, NUTRIENT CREDITS WILL BE PURCHASED AS NEEDED FOR ADDITIONAL WATER QUALITY COMPLIANCE.
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT FOR ANY STRUCTURE SHALL BE 30', EXCLUSIVE OF ANY STEEPLES, CROSSES, AND CHURCH ARCHITECTURAL DETAILS. THE HEIGHT OF THESE STRUCTURES SHALL CONFORM TO THE ALBEMARLE COUNTY ZONING ORDINANCE REGULATIONS.
SETBACKS:	FRONT YARD = 75' MINIMUM SIDE YARD = 25' MINIMUM REAR YARD = 35' MINIMUM PARKING = 125' MINIMUM BY SPECIAL USE PERMIT
PARKING:	PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. PARKING REQUIRED: 1 PARKING SPACE PER 3 PEWS 400 PEWS: 400/3 = 133 PARKING SPACES PROPOSED PARKING SPACES = 135 SPACES (INCLUDING 6 ACCESSIBLE ADA PARKING SPACES)
LIGHTING:	PROPOSED LIGHTING PLAN SHALL BE INCLUDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.8 & SECTION 4.17 OF THE ZONING ORDINANCE.
LANDSCAPING:	PROPOSED LANDSCAPING PLAN SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
TRASH:	THERE IS A PROPOSED DUMPSTER ON A CONCRETE PAD WITH ENCLOSURE AS SHOWN ON THE SITE PLAN SHEET.
LAND AREAS:	EXISTING BUILDINGS = 1,978 SF PROPOSED BUILDING = 10,000 SF PROPOSED PARKING AND CIRCULATION = 54,186 SF OPEN SPACE = 659,981 SF
IMPERVIOUS AREAS:	BUILDINGS = 11,978 SF PAVED PARKING & CIRCULATION = 54,186 SF TOTAL IMPERVIOUS SITE COVERAGE = 66,164 SF

BUILDING CODE NOTES:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTED WALLS REQUIRE RDP INSPECTIONS, OTHER WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
2. 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.
3. 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.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
5. 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 VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 x131.
6. 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.
7. 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).
8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. 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.
10. 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. 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.
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 HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
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 1,500 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 ENCROACH ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.
12. FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINATE 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 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 FENCE. 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 35, 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 ROADS, 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 STATEWIDE 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 SHED AND IN ARES 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. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
2. 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.
3. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
4. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
5. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
6. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
7. 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'.
8. RAMPS 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.
10. 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".
11. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
12. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
13. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
14. ALL PARKING SPACES SHALL BE 9'X18', EXCEPT AS NOTED.
15. HANDICAP PARKING SPACES SHALL BE 8'X18', EXCEPT AS NOTED.
16. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. 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. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS, AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
7. 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.
8. ALL WATER METER, VALVES, AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.
9. 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.
10. MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 3',
11. MINIMUM DEPTH OF COVER FOR SANITARY SEWER SHALL BE 3'.
12. 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.
13. 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.
14. GATE VALVES SHALL NOT BE CONSTRUCTED WITHIN THE CURBS, GUTTER PANS OR PAVERS.
15. 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.
16. ALL WATERLINE MATERIALS SHALL BE CONSTRUCTED OF CLASS 52 DIP.
17. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
18. ALL PROPOSED SANITARY SEWER IS PUBLIC.
19. 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.
20. A PRESSURE REDUCING VALVE (PRV) AND AN RPZ BACKFLOW DEVICE ARE REQUIRED AT EACH BUILDING.
21. AN RWSA INSPECTOR IS REQUIRED FOR ALL WATERLINE TIE INS AND WORK WITHIN 10' OF RWSA UTILITIES.
22. 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.
23. ALL FIRE HOSE THREADS SHALL BE C&O TYPE.
24. ARB: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

GRADING & DRAINAGE NOTES

1. 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.
2. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
3. 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.
4. 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.
5. 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.
6. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. 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.
8. 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.
9. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
11. 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 A

EXISTING POWER TRANSFORMER TO REMAIN, EXISTING UGE TO BE REROUTED

EXISTING ASPHALT TO BE DEMOLISHED

EXISTING GRAVEL TO REMAIN

EXISTING PROPANE TANK TO REMAIN

EXISTING WELL TO REMAIN

EXISTING STREAM

EXISTING TREELINE

EXISTING ALBEMARLE COUNTY PRESERVED STEEP SLOPES (TYP.)

EXISTING ALBEMARLE COUNTY PRESERVED STEEP SLOPES (TYP.)

EXISTING 100' STREAM BUFFER

50' ADDITIONAL STREAM /FOREST BUFFER

T.M.55-19E
REVISED LOT 2
CROZET FELLOWSHIP CHURCH
I.N. 202400003441
D.B. 3914-238 & 239 PLAT
D.B. 2614-63 & 63A PLAT
D.B. 1975-519 & 520 PLAT
D.B. 1708-495 & 496 PLAT

T.M.55-19F
REVISED LOT 3
CROZET FELLOWSHIP CHURCH
I.N. 202400003441
D.B. 5346-270 & 271 PLAT
D.B. 1708-495 & 496 PLAT
D.B. 1692-306 & 307 PLAT

PROPERTY LINE 219.20' N64°55'16"W

EXISTING UNDERGROUND ELECTRIC (ASSUMED)

N27°04'31"W 17.29'

EXISTING STRUCTURE TO REMAIN

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING CONCRETE TO BE REMOVED

EXISTING STRUCTURE TO REMAIN

EXISTING STRUCTURE TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING TREE TO REMAIN

EXISTING SEWAGE DISPOSAL SYSTEM TO REMAIN (TYP.)

EXISTING ASPHALT TO BE DEMOLISHED

EXISTING GRAVEL TO BE DEMO'D

EXISTING SEWAGE TREATMENT SYSTEM APPROXIMATED FROM SEWER DESIGN PLANS, AND SURVEYED SEWAGE LID TOPS. CONTRACTOR SHALL FIELD LOCATE EXISTING SEWAGE DISPOSAL SYSTEM AND ENSURE NO CONFLICTS WITH PROPOSED WORK. SEWAGE DISPOSAL SYSTEM SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.

EXISTING SEWAGE DISPOSAL SYSTEM TO REMAIN

EXISTING SEWAGE DISPOSAL SYSTEM DISCHARGE PIPE TO REMAIN

EXISTING TREE TO REMAIN

EXISTING UNDERGROUND ELECTRIC (ASSUMED)

EXISTING TREE TO BE DEMO'D (TYP.)

N68°46'25"E 169.73'

EXISTING STRUCTURE TO BE DEMOLISHED

S57°11'25"E 131.44'

EXISTING WELL TO REMAIN

PORTION EXISTING GRAVEL DRIVEWAY TO REMAIN

N10°57'42"W 589.96'

PORTION EXISTING GRAVEL DRIVEWAY TO BE DEMOLISHED

N64°30'58"W 58.15'

EXISTING ASPHALT TO BE DEMOLISHED

N77°08'59"E 40.00'

EXISTING YARD HYDRANT TO BE RELOCATED

EXISTING TREELINE

EXISTING FIBER OPTIC CABLE BOX TO BE RELOCATED

EXISTING WELL TO BE ABANDONED IN ACCORDANCE WITH VDH REQUIREMENTS

EXISTING ROW

EXISTING ROW

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING PROPANE TANK TO BE REMOVED

EXISTING UNDERGROUND ELECTRIC (ASSUMED)

EXISTING GRAVEL DRIVEWAY TO BE DEMOLISHED

T.M.55-19G
LOT 4
CROZET FELLOWSHIP CHURCH
I.N. 202400003441
D.B. 5346-270 & 271 PLAT
D.B. 1708-495 & 496 PLAT

EXISTING TREELINE

EXISTING ROW

EXISTING ASPHALT TO BE DEMOLISHED

N26°53'13"E 163.46'

EXISTING OFFSITE ROADWAY TO REMAIN

96.37' N78°41'18"W

N11°18'42"E 53.00'

EXISTING ROW

EXISTING ROW

EXISTING UNDERGROUND ELECTRIC (ASSUMED)

S28°06'17"E 305.17'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

REVISIONS

DATE	REVISION DESCRIPTION
10/02/26	INITIAL PLAN SUBMITTAL

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

PROJECT
CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN

SHEET
EXISTING CONDITIONS

JOB NO. 252247
SCALE 1" = 20'
SHEET NO. 3

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SITE PLAN NOTES:
1. SEE EXISTING CONDITIONS FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
2. TRASH SHALL BE STORED & COLLECTED IN DUMPSTER SHOWN ON THIS PLAN.
3. CONTRACTOR SHALL VERIFY ALL ROAD, STORM & UTILITY CONNECTIONS VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE.

EXISTING TREELINE TO REMAIN
PROPOSED 125' PARKING BUFFER
EXISTING STRUCTURE TO REMAIN
EXISTING STRUCTURE TO REMAIN
EXISTING STRUCTURE TO REMAIN
EX. RESIDENTIAL BUILDING TO REMAIN
PROPOSED 4 STAIRS
PROJECT PARCEL LIMITS
EXISTING TREE TO REMAIN
EXISTING GRAVEL TO REMAIN
(P) DUMPSTER ENCLOSURE
PROPOSED 20' UNDISTURBED AND/OR PLANTED BUFFER
BENCHMARK: IRON ⊕ CAP SET. ELEVATION=711.01
(P) GRAVEL DRIVE
TMP 55-20A
TAF INVESTMENTS LLC
18.86 ACRES
RURAL AREAS ZONING
EXISTING 50' ROW AND ROAD MAINTENANCE AGREEMENT TO BE ABANDONED
EXISTING TWINKLING SPRINGS ROAD EXISTING PUBLIC ROAD (PORTION) IMPROVE DRIVEWAY WITHIN THE PROPERTY LIMITS
TWINKLING SPRINGS
DISTANCE TO NEAREST INTERSECTION (ROCKFISH GAP TPK) = 1150'
PROJECT PARCEL LIMITS
MATCHLINE - SEE THIS SHEET
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

ASPHALT EDGE OF PAVEMENT (TYP.)
(P) CG-2 (TYP.)
PROPOSED ASPHALT PARKING LOT
2' GRASS OVERHANG
EX. SANCTUARY BUILDING TO REMAIN
EX. 100' STREAM BUFFER
50' ADDITIONAL FORESTED STREAM BUFFER
(P) CG-6
(P) 6' CONC. SIDEWALK
(P) 6' COVERED WALKWAY
(P) ACCESSIBLE PARKING SIGN (TYP.)
(6) ADA PARKING SPACES
(P) CG-12 (TYP.)
PROPOSED SWM FACILITY
COVERED PORTICO
PROPOSED 1-STORY SANCTUARY BUILDING
(P) 5' CONC. SIDEWALK
(P) CG-12 (TYP.)
(P) CG-2 (TYP.)
ASPHALT EDGE OF PAVEMENT (TYP.)
EXISTING 50' ROW AND ROAD MAINTENANCE AGREEMENT TO BE ABANDONED INSIDE PROJECT PARCEL BOUNDARY

MATCHLINE - SEE THIS SHEET
TMP 55-18B
T.M. 55-19 LOT 1 MATTHEW FRANK & MARISA FRANK D.B. 5653-644 D.B. 1708-495 & 496 PLAT
TMP 55-18B BARRESE, DOUGLAS OR ELEANOR 2.196 ACRES RURAL AREAS ZONING
TMP 55-19 FRANK, MATTHEW OR MARISA 3.620 ACRES RURAL AREAS ZONING
EXISTING EDGE OF PAVEMENT
EXISTING 50' ROW
TRANSITION EXISTING 20' WIDE DRIVEWAY TO 24' WIDE AT PROPERTY LINE
EXISTING 50' ROW
TIE INTO EXISTING DRIVEWAY
PROJECT PARCEL LIMITS
20'
UOP
700

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

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

PROJECT: CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN
SHEET: SITE PLAN

JOB NO. 252247
SCALE 1" = 20'
SHEET NO. 4

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UTILITY NOTES:
1. ALL PIPE JOINTS AND PIPE FITTINGS ARE RESTRAINED JOINT/RESTRAINED FITTINGS.
2. REFERENCE ACSA GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS (10.21.2024) FOR ADDITIONAL UTILITY STANDARDS.
3. THE PROPERTY SHALL BE SERVED BY EXISTING WELL AND SEPTIC - PARCEL IS OUTSIDE OF THE JURISDICTIONAL AREA.

EXISTING POWER TRANSFORMER TO REMAIN, EXISTING UGE TO BE REROUTED
EXISTING WELL TO REMAIN AND SERVE EXISTING AND PROPOSED SANCTUARY BUILDINGS
EXISTING PROPANE TANK TO REMAIN
EXISTING TREELINE TO REMAIN
EXISTING ALBEMARLE COUNTY PRESERVED STEEP SLOPES (TYP.)
(P) UNDERGROUND POWER REROUTING
EX. SANCTUARY BUILDING TO REMAIN
EXISTING APPROX. FFE: 701.52
PROPOSED SANITARY CONNECTION TO GREASE TRAP LINE
EXISTING TREE TO REMAIN, PROVIDE TREE PROTECTION FENCING
EXISTING GREASE TRAP TO REMAIN AND SERVE THE NEW BUILDING
(P) STORM SEWER TO CONVEY RUNOFF TO DRY DETENTION BASIN
EXISTING SEWAGE DISPOSAL SYSTEM TO REMAIN AND SERVE THE NEW BUILDING
(P) EXTEND WATER FROM EXISTING WELL TO PROPOSED SANCTUARY BUILDING
PROPOSED SANITARY CONNECTION TO SANITARY TREATMENT SYSTEM
EXISTING SEWAGE DISPOSAL SYSTEM TO REMAIN
EX. RESIDENTIAL BUILDING TO REMAIN
EXISTING APPROX. FFE: 714.00
(P) LEVEL II WATER QUALITY SWALE
(P) YARD DRAIN TO CONVEY STORMWATER TO DRY DETENTION BASIN
PROPOSED DRY DETENTION FACILITY
RISER
PROPOSED 4 STAIRS
PROJECT PARCEL LIMITS
EXISTING WELL TO REMAIN
PROPOSED 20' UNDISTURBED AND/OR PLANTED BUFFER
EXISTING TREE TO REMAIN, PROVIDE TREE PROTECTION FENCING
BENCHMARK: IRON ⌀ CAP SET ELEVATION= 711.01
PROPOSED 125' PARKING BUFFER
TMP 55-20A
TAF INVESTMENTS LLC
18.86 ACRES
RURAL AREAS ZONING
EXISTING 50' ROW AND ROAD MAINTENANCE AGREEMENT TO BE ABANDONED
(P) STORM SEWER TO CONVEY RUNOFF TO DRY DETENTION BASIN
PROPOSED 1-STORY SANCTUARY BUILDING
FFE: 701.67
(P) UNDERGROUND POWER REROUTING
(P) RIPRAP OUTFALL TO EXISTING CHANNEL AND STREAM
EXISTING EXTENDED 50' ROW AND ROAD MAINTENANCE AGREEMENT TO BE ABANDONED INSIDE PROJECT PARCEL BOUNDARY
EXISTING TWINKLING SPRINGS ROAD EXISTING PUBLIC ROAD (PORTION) IMPROVE DRIVEWAY WITHIN THE PROPERTY LIMITS
TWINKLING SPRINGS 50' R.O.W.
MATCHLINE - SEE THIS SHEET

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

MATCHLINE - SEE THIS SHEET
TRANSITION EXISTING 20' DRIVEWAY TO PROPOSED 24' WIDTH
EXISTING EDGE OF PAVEMENT
EXISTING UNDERGROUND ELECTRIC UTILITY LINE
TMP 55-19
FRANK, MATTHEW OR MARISA
3.620 ACRES
RURAL AREAS ZONING
N04°20'07"E
50.00'
TIE INTO EXISTING DRIVEWAY

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

REVISIONS

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

PROJECT: CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN
SHEET: UTILITY & GRADING PLAN

JOB NO. 252247
SCALE 1" = 20'
SHEET NO. 5

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LARGE SHADE TREE
WITH SHRUB PLANTINGS

LARGE SHADE TREE
WITH SHRUB PLANTINGS

EXISTING VEGETATION
ALONG PERIMETER TO
REMAIN

EXISTING APPROX.
FFE: 714.00

EXISTING APPROX.
FFE: 701.52

EXISTING MATURE
TREE TO BE SAVED

SHRUB PLANTINGS ALONG
EACH SIDE OF BIO-RETENTION

EXISTING MATURE
TREE TO BE SAVED

EVERGREEN SHRUBS AROUND
DUMPSTER ENCLOSURE

MEDIUM SHADE TREE
(NARROW CULTIVAR)

MEDIUM SHADE TREE
(NARROW CULTIVAR)

LARGE SHADE TREE
WITH SHRUB PLANTINGS

EXISTING VEGETATION
ALONG PERIMETER TO
REMAIN

N10°57'42"W
589.96'

96.37'
N78°41'

GRAVEL

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
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COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN

SHEET
PRELIMINARY LANDSCAPE PLAN

JOB NO. 252247
SCALE 1" = 20'
SHEET NO. 6

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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.

GRADING

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.

DRAINAGE

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

PAVEMENT

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 (29CFEPART1926).

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.

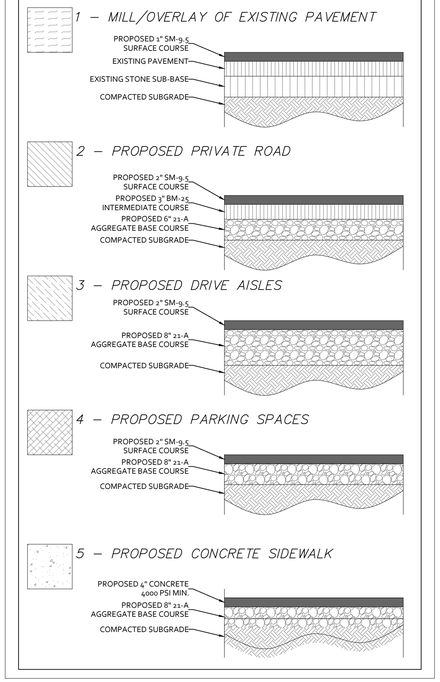
PAVEMENT DESIGN NOTES:

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.

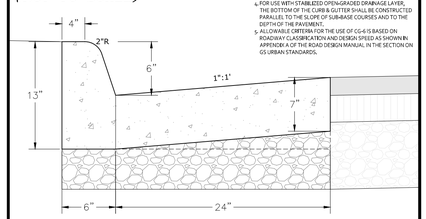
STREET SECTION DETAIL NOTES:

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

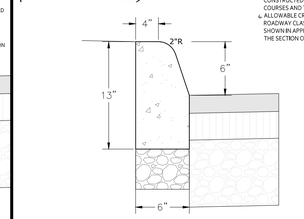


CURB & CUTTER DETAIL
PROPOSED VDOT STD. CG-6
(NOT TO SCALE)



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 CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB & GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
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.

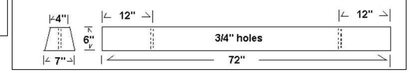
CURB DETAIL
PROPOSED VDOT STD. CG-2
(NOT TO SCALE)



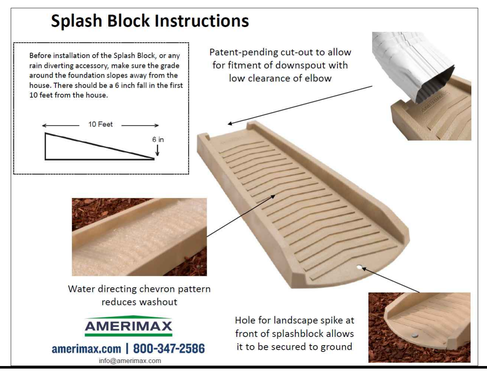
NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
3. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
4. ALLOWABLE CRITERIA FOR THE USE OF CG-2 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.

Concrete Bumper Block

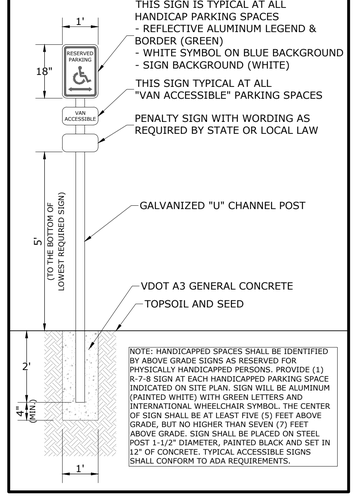
- **Concrete: 4,000 P.S.I., Vibrated**
- **Reinforcing: 2 #4 Rebars, 1.5" from bottom"**
- **72" long, 5" high, 4" wide top, 7&guot wide bottom**
- ***(Not drawn to scale)***



Splash Block Instructions

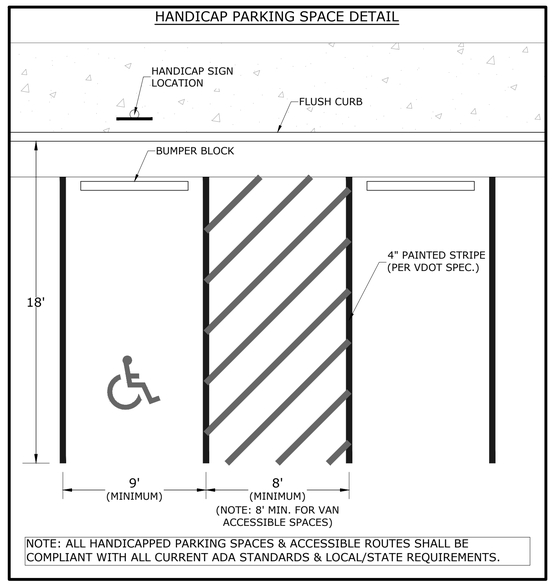


HANDICAP PARKING SIGN DETAIL

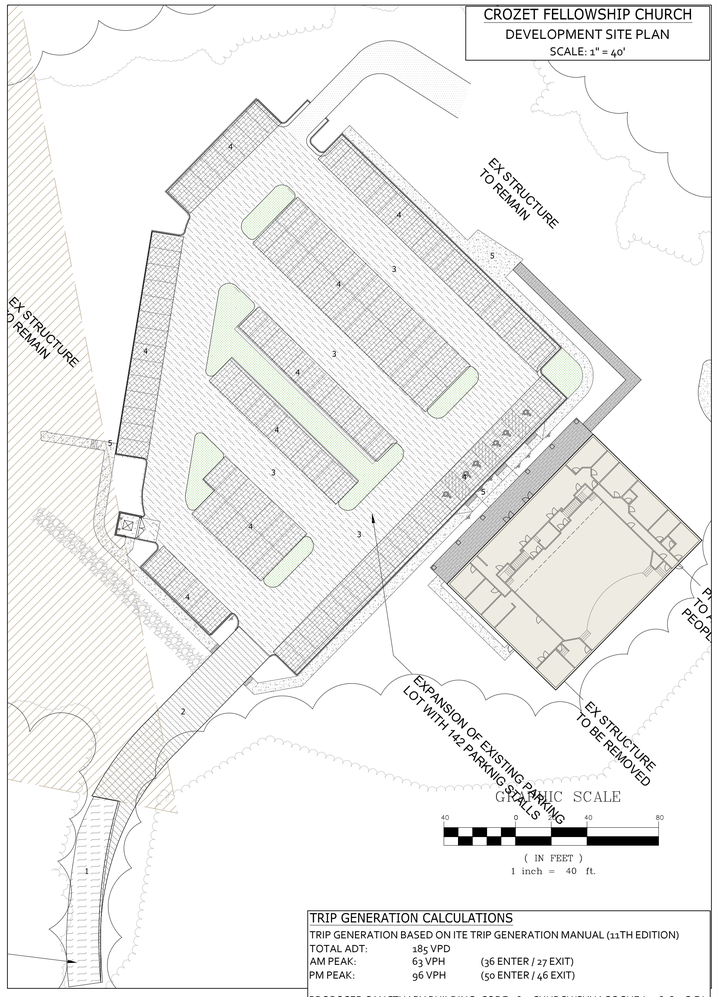


NOTE: HANDICAPPED SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY HANDICAPPED PERSONS. PROVIDE (1) R-7-8 SIGN AT EACH HANDICAPPED PARKING SPACE INDICATED ON SITE PLAN. SIGN WILL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. THE CENTER OF SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GRADE, BUT NO HIGHER THAN SEVEN (7) FEET ABOVE GRADE. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" DIAMETER, PAINTED BLACK AND SET IN 12" OF CONCRETE. TYPICAL ACCESSIBLE SIGNS SHALL CONFORM TO ADA REQUIREMENTS.

HANDICAP PARKING SPACE DETAIL



NOTE: ALL HANDICAPPED PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT WITH ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS.



TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)

TOTAL ADT:	185 VPD	
AM PEAK:	63 VPH	(36 ENTER / 27 EXIT)
PM PEAK:	96 VPH	(50 ENTER / 46 EXIT)

PROPOSED SANCTUARY BUILDING: CODE 560: CHURCH/SYNAGOGUE (14,878.5 S.F.)

ADT:	113 VPD	
AM PEAK:	36 VPH	(22 ENTER / 14 EXIT)
PM PEAK:	56 VPH	(25 ENTER / 31 EXIT)

EXISTING SANCTUARY BUILDING: CODE 560: CHURCH/SYNAGOGUE (8,142 S.F.)

ADT:	62 VPD	
AM PEAK:	20 VPH	(12 ENTER / 8 EXIT)
PM PEAK:	30 VPH	(19 ENTER / 11 EXIT)

EXISTING RESIDENTIAL BUILDING: CODE 210: SINGLE FAMILY DETACHED (1 UNIT)

ADT:	10 VPD	
AM PEAK:	7 VPH	(2 ENTER / 5 EXIT)
PM PEAK:	10 VPH	(6 ENTER / 4 EXIT)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

REVISIONS

DATE	REVISION DESCRIPTION
10/02/26	INITIAL PLAN SUBMITTAL

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

PROJECT: CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN

SHEET: NOTES & DETAILS

JOB NO. 252247
SCALE AS SHOWN
SHEET NO. 7

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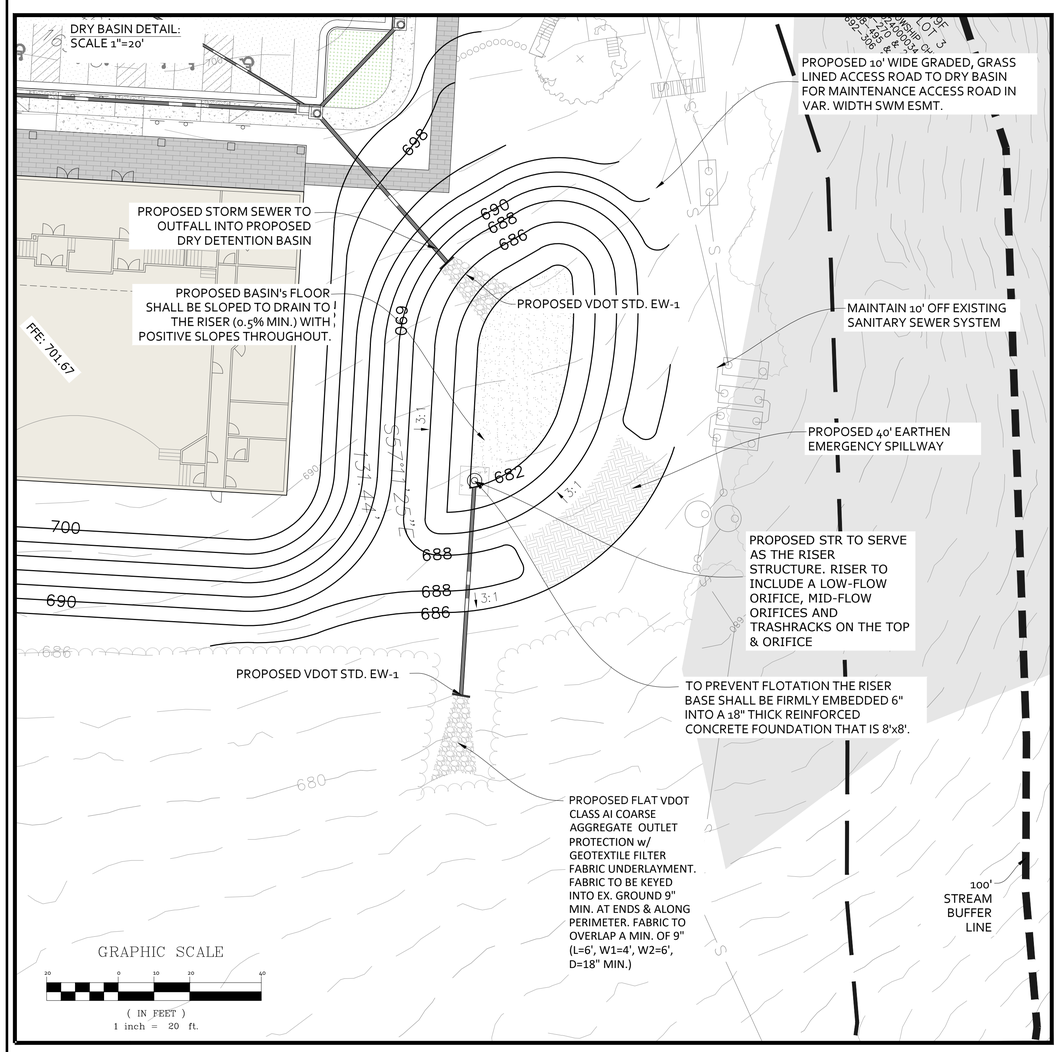
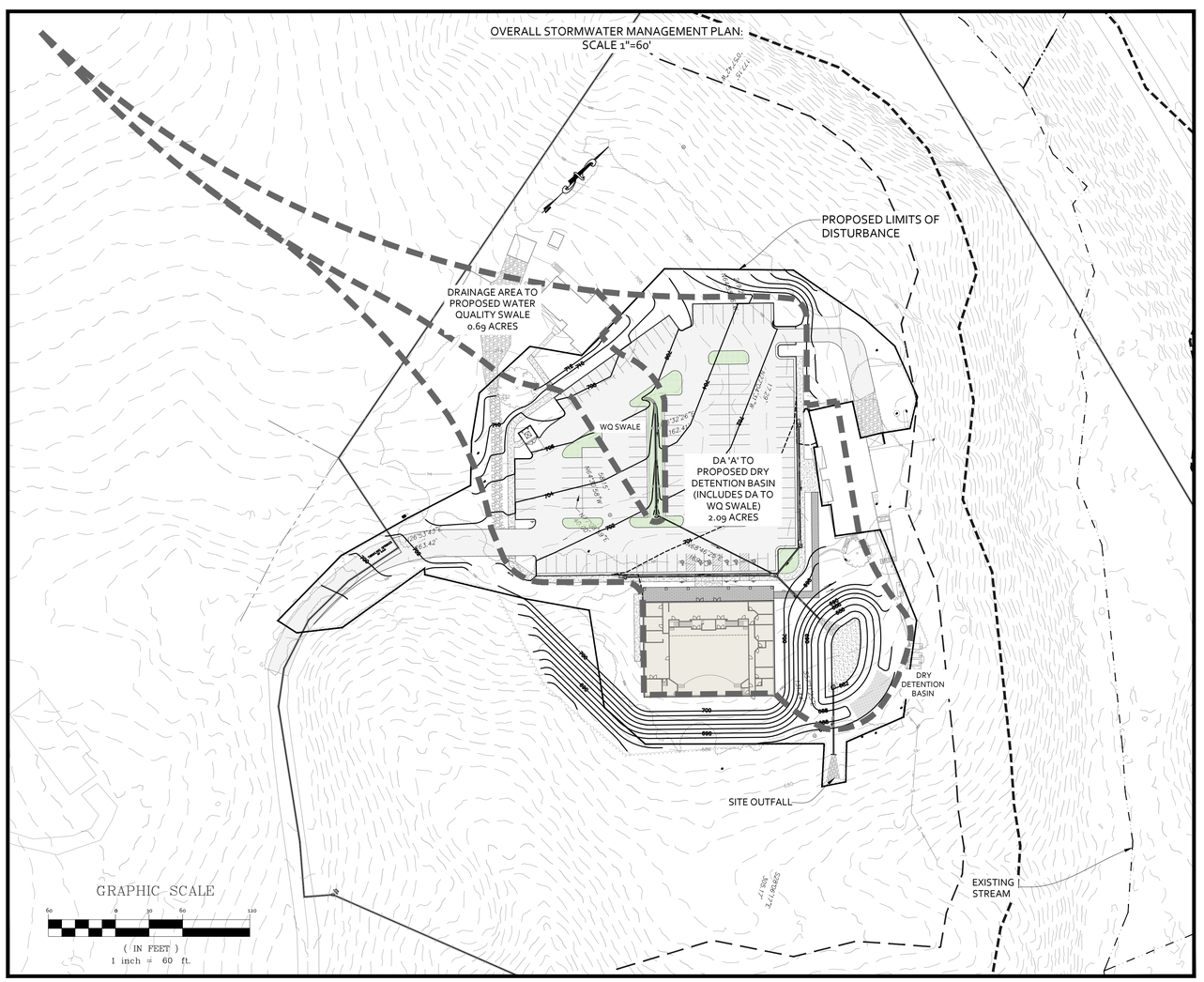
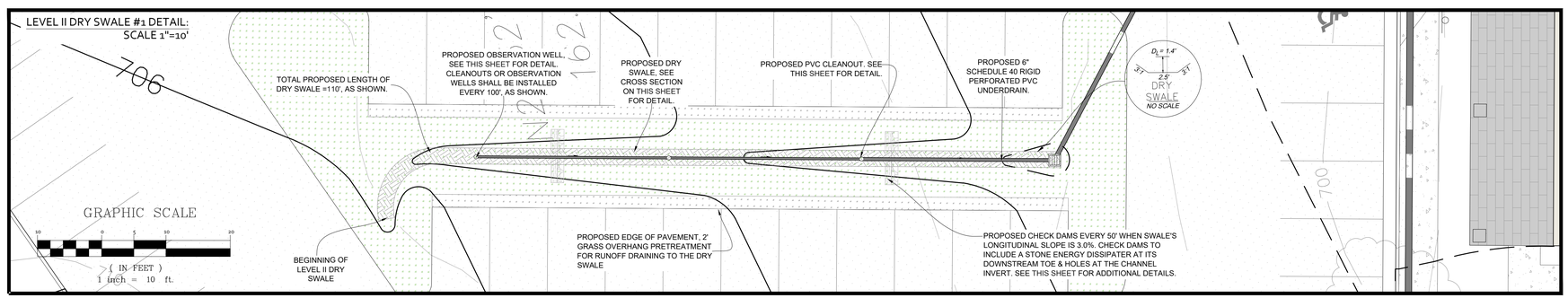
DRY BASIN DETAIL:
SCALE 1"=20'



OVERALL STORMWATER MANAGEMENT PLAN:
SCALE 1"=60'



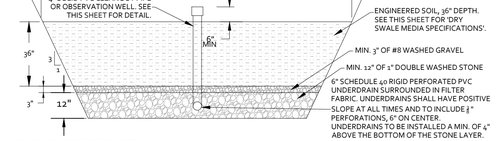
LEVEL II DRY SWALE #1 DETAIL:
SCALE 1"=10'



PROPOSED POST-DEVELOPMENT STORMWATER MANAGEMENT NOTES:

THE SITE STORMWATER RUNOFF SHALL BE TREATED WITH (1) LEVEL II DRY SWALE, AND ONE DRY DETENTION BASIN. UPLAND RUNOFF SHALL BE INTERCEPTED WITHIN THE PARKING LOT ISLAND IN A LEVEL II DRY SWALE, WHICH SHALL CONVEY WITH UNDERDRAINS AND YARD DRAINS TO STORM SEWER. THE PROPOSED STORM SEWER SHALL CAPTURE AND CONVEY SITE RUNOFF TO THE PROPOSED DRY DETENTION BASIN. THE DRY DETENTION BASIN SHALL ATTENUATE SITE RUNOFF BEFORE RELEASING IT TO THE EXISTING SLOPE AND DOWN TO TUCKEDAWAY BRANCH TO THE EAST OF THE SITE.

THE SITE STORMWATER QUALITY TREATMENT SHALL INCLUDE TWO BEST MANAGEMENT PRACTICES, THE LEVEL II DRY SWALE, AND THE PURCHASING OF THE REMAINING REQUIRED NUTRIENT CREDITS, APPROXIMATELY 0.56 LB/YR. ADDITIONAL DETAILS WILL BE PROVIDED WITH THE FINAL SITE PLAN.



DRY SWALE CONSTRUCTION NOTES:
THE CONTRACTOR SHALL TEST FOR THE PRESENCE OF ANY POTENTIAL BEDROCK BENEATH THE LOCATION OF THE PROPOSED DRY SWALE'S FOOTPRINT. THE BOTTOM OF THE DRY SWALE SHALL BE LOCATED A MINIMUM OF 3' ABOVE ANY BEDROCK FOUND. THE CONTRACTOR SHALL NOTIFY COLLINS ENGINEERING IF 2' OF SEPARATION IS NOT POSSIBLE. THE CONTRACTOR SHALL COMPLETE THE BEDROCK TESTING PRIOR TO THE PLACEMENT OF THE DRY SWALE'S STONE BED, AND SHALL DOCUMENT THE RESULTS.

PROPOSED DRY SWALE CROSS SECTION
(NOT TO SCALE)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/02/26

REVISIONS

DATE	REVISION DESCRIPTION
10/02/26	INITIAL PLAN SUBMITTAL

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

CROZET FELLOWSHIP CHURCH - INITIAL SITE PLAN

STORMWATER MANAGEMENT OVERVIEW

PROJECT

SHEET

JOB NO. 252247

SCALE AS SHOWN

SHEET NO. 8

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