

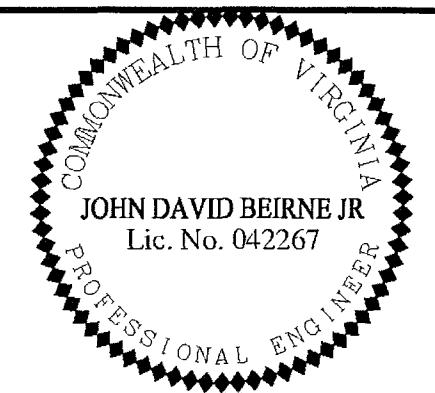
ABBREVIATIONS					
AFF	ABOVE FINISHED FLOOR	HB	HORIZONTAL BEND	RT	RIGHT
AHD	AHEAD	HC	HANDICAP	R/W	RIGHT OF WAY
ARV	AIR RELEASE VALVE	HDPE	HIGH DENSITY POLYTHELENE	SAN	SANITARY SEWER
BC	BACK OF CURB	HK	HOOK	SBL	SOUTH BOUND LANE
BF	BLIND FLANGE	HWL	HIGH WATER LEVEL	SD	STORM DRAIN
BFF	BASEMENT FINISHED FLOOR	ID	INNER DIAMETER	SDMH	STORM DRAIN MANHOLE
BM	BENCH MARK	INV	INVERT	SL	SLUDGE
BK	BACK	IPF	IRON PIPE FOUND	SQ	SQUARE
BOV	BLOW OFF VALVE	IRF	IRON PIN FOUND	S.S.	STAINLESS STEEL
BW	BOTTOM OF WALL	IRS	IRON PIN SET	SSMH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	JB	JUNCTION BOX	STA	STATION
CG	CURB & GUTTER	LAT	LATERAL	STD	STANDARD
CIP	CAST IRON PIPE	LF	LINEAR FEET	STL	STEEL
CL	CENTER LINE	LP	LAMP POST	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBA	TO BE ABANDONED
CO	CLEAN OUT	LWL	LOW WATER LEVEL	TBR	TO BE REMOVED
CONC	CONCRETE	MF	MONUMENT FOUND	TC	TOP OF CURB
COR	BOUNDARY LINE CORNER	MH	MANHOLE	TSV	TAPPING SLEEVE AND VALVE
CPP	CORRUGATED PLASTIC PIPE	NBL	NORTH BOUND LANE	TW	TOP OF WALL
CY	CUBIC YARDS	NC	NORMALLY CLOSED	TYP	TYPICAL
DI	DROP INLET	NF	NAIL FOUND	UG	UNDERGROUND
DIA	DIAMETER	NO	NORMALLY OPEN	UGT	UNDERGROUND TELEPHONE
DIP	DUCTILE IRON PIPE	NS	NAIL SET	UGU	UNDERGROUND UTILITY
EF	EACH FACE	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	NTS	NOT TO SCALE	VB	VERTICAL BEND
ELEC	ELECTRIC	OC	ON CENTER	VHD	VEHICLES PER DAY
EOP	EDGE OF PAVEMENT	PE	POLYETHYLENE	W	WATER
EOTL	EDGE OF TRAVEL LANE	PF	PLANT FLOW	WAS	WASTE ACTIVATED SLUDGE
EQPT	EQUIPMENT	PGL	PROFILE GRADE LINE	WL	WATER LINE
EW	EACH WAY	PP	POWER POLE	WM	WATER METER
EX OR EXIST	EXISTING	PROP	PROPOSED	WSE	WATER SURFACE ELEVATION
FF	FINISHED FLOOR	PRV	PRESSURE RELIEF VALVE	WT	WATERTIGHT
FH	FIRE HYDRANT	PS	PLANTED STONE FOUND	WWF	WOVEN WIRE FABRIC
FM	FORCE MAIN	PVC	POLYVINYL CHLORIDE	XING	CROSSING
FL	FLOURIDE	PVMT	PAVEMENT	YDS	YARDS
FOC	FACE OF CURB	RAS	RETURN ACTIVATED SLUDGE	YH	YARD HYDRANT
GALV	GALVANIZED	RCP	REINFORCED CONCRETE PIPE		
GV	GATE VALVE	REQ'D	REQUIRED		

NOTES:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM THOSE SHOWN.
2. ALL SYMBOLS AND ABBREVIATIONS SHOWN MAY NOT BE USED.

EX	SYMBOL LEGEND	NEW	EXISTING	LINETYPE LEGEND	NEW
	AIR RELEASE VALVE		---	BUILDING OVERHEAD	---
	BENCHMARK/FFE		---	ADJACENT PROPERTY LINE	---
	BLOW OFF VALVE		--- R/W ---	ADJACENT RIGHT-OF-WAY	--- R/W ---
	BOLLARD		---	BOUNDARY PROPERTY LINE	---
	BORE HOLE		---	BOUNDARY RIGHT-OF-WAY	--- R/W ---
	BUILDING COLUMN		---	BUILDING SETBACK	---
	BUSH		~~~~~	BUSH LINE	~~~~~
	CABLE BOX		OHCT --- OHCT	CATV OVERHEAD	---
	CEMETERY		UGCT --- UGCT	CATV UNDER GROUND	---
	CONIFEROUS TREE		--- DRN ---	DRAIN	--- DRN ---
	DECIDUOUS TREE		OHT --- OHT	TELEPHONE OVERHEAD	---
	DRAINAGE INLET GRATE		UGT --- UGT	TELEPHONE UNDER GROUND	---
	DRILL HOLE		> > >	DITCH CENTER LINE	--->--->--->---
	ELECTRIC METER BOX		---	EASEMENT - CONSTRUCTION AND GRADING	---
	ELECTRIC PANEL BOX		---	EASEMENT - SLOPE	---
	ELECTRIC PEDESTAL		---	EASEMENT - SANITARY SEWER	---
	ELECTRIC MAN HOLE		---	EASEMENT - STORM	---
	FIRE DEPARTMENT CONNECTION		---	EASEMENT - STORMWATER MANAGEMENT	---
	FIRE HYDRANT		---	EASEMENT - UTILITIES	---
	FLAG POLE		---	EASEMENT - WATER	---
	GAS MAN HOLE		--- OF ---	EFFLUENT OUTFALL	---
	GAS METER		OHE --- OHE	ELECTRIC OVERHEAD	---
	GAS VALVE		UGE --- UGE	ELECTRIC UNDER GROUND	--- UGE --- UGE ---
	GENERATOR		* * * * *	FENCE BARBED WIRE	--- * * * * * ---
	GROUND LIGHT		o --- o --- o --- o ---	FENCE CHAIN LINK	--- o --- o --- o --- o ---
	GUY POLE		o --- o --- o --- o ---	FENCE WOOD	--- o --- o --- o --- o ---
	HANDICAPPED PARKING		o --- o --- o --- o ---	FENCE WOVEN WIRE	--- o --- o --- o --- o ---
	HEAT PUMP		---	GAS UNDER GROUND	---
	IRON PIN		GAS --- GAS	GRAVEL	---
	LIGHT POLE		---	GUARD RAIL	---
	MAILBOX		/// /// ///	PAVEMENT ASPHALT	---
	MONITORING WELL		PF	PLANT FLOW	--- PF ---
	MONUMENT FOUND		+	RAILROAD CENTERLINE	---
	MONUMENT SET		RAS	RETURN ACTIVATED SLUDGE	--- RAS ---
	PANEL POINT		---	ROAD CENTERLINE	---
	POWER METER		FM --- FM	SANITARY FORCEMAIN	--- FM ---
	POWER POLE		SAN --- SAN	SANITARY SEWER	--- SAN ---
	ROAD SIGN		SL	SLUDGE	--- SL ---
	SANITARY CLEAN OUT		---	STORM SEWER	---
	SANITARY SEWER MAN HOLE		---	STREAM CENTERLINE	---
	SIGN		TOB --- TOB	TOP OF BANK	--- TOB --- TOB ---
	SPRINKLER HEAD		---	TOPO MAJOR CONTOUR	---
	STORM DRAIN MAN HOLE		---	TOPO MINOR CONTOUR	---
	TRAFFIC LIGHT POLE		~~~~~	TREELINE	~~~~~
	TELEPHONE MAN HOLE		OHU --- OHU	UTILITY OVERHEAD	---
	TELEPHONE PEDESTAL		UGU --- UGU	UTILITY UNDER GROUND	---
	TELEPHONE POLE		WAS	WASTE ACTIVATED SLUDGE	--- WAS ---
	TELEPHONE JUNCTION BOX		W --- W --- W	WATER LINE	--- W --- W --- W ---
	TEST PIT		BW --- BW --- BW	WATER LINE - BACKWASH	--- BW --- BW --- BW ---
	TRAFFIC CONTROL BOX		---	WATER LINE - COLD	--- CW --- CW --- CW ---
	TRAFFIC JUNCTION BOX		D --- D --- D	WATER LINE - DRAIN	--- D --- D --- D ---
	TRAVERSE		FBW --- FBW --- FBW ---	WATER LINE - FILTER BACKWASH WASTE	--- FBW --- FBW ---
	UTILITY MARKER POST		FE --- FE --- FE ---	WATER LINE - FILTER EFFLUENT	--- FE --- FE --- FE ---
	UTILITY POLE		FW --- FW --- FW ---	WATER LINE - FILTERED	--- FW --- FW --- FW ---
	VENT PIPE		---	WATER LINE - HOT	--- HW --- HW --- HW ---
	WATER MAN HOLE		NPW	WATER LINE - NON-POTABLE	--- NPW ---
	WATER METER		WP --- WP --- WP ---	WATER LINE - PRIVATE	--- WP --- WP --- WP ---
	WATER SURFACE ELEVATION		RAW --- RAW --- RAW ---	WATER LINE - RAW	--- RAW --- RAW ---
	WATER VALVE		---	WATER LINE - REVISED	--- RWL ---
	WELL		---	WETLAND LIMITS	---
	YARD GRATE		---		

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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB
DRAWN BY: KTM
DIHR BY: HFW



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: ABBREVIATIONS AND LEGEND	DRAWING NUMBER: C-2
DIHR BY: HFW	FILE NAME: 904002C_ND-1.dwg	SHEET NUMBER: 2 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A
	DATE: 10/17/19	

GENERAL CONSTRUCTION NOTES FOR SITE PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR, THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND CONTROL SEDIMENT REGULATIONS. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS FOR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
- ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
- BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.2B.
- ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
- BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00A.M. TO 9:00 P.M.
- BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
- THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
- TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
- PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
- MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIRED IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

MISCELLANEOUS NOTES

- BASED ON GRAPHIC DETERMINATION, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY, AND AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 51003C0278D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- THIS PROPERTY IS SERVED BY PUBLIC WATER THROUGH ALBEMARLE COUNTY SERVICE AUTHORITY.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
- THE COORDINATES AND ELEVATIONS SHOWN ARE TIED TO THE STATE PLANE COORDINATE SYSTEM.
- HORIZONTAL DATUM: VIRGINIA STATE PLANE SOUTH ZONE NAD83
- VERTICAL DATUM: NAVD88

GENERAL UTILITY NOTES

- CONTACT MISS UTILITY AT 1-800-552-7001 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
- ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO DIG TEST PITS IN ADVANCE OF TRENCHING IN ORDER TO DETERMINE THE EXACT LOCATION AND ELEVATION AT CROSSINGS. IF A CONFLICT IS DISCOVERED, NOTIFY WW ASSOCIATES AT (434) 984-2700. PRIOR TO BEGINNING INSTALLATION OF UTILITIES, CONTRACTOR SHALL VERIFY INVERTS AT ALL CONNECTIONS WITH EXISTING UTILITIES PRIOR TO PURCHASING OR ORDERING ANY PRECAST STRUCTURES.
- ALL HYDRANT LOCATIONS TO BE APPROVED BY THE ALBEMARLE COUNTY FIRE MARSHAL PRIOR TO FINAL APPROVAL BY THE COUNTY AND ARE TO BE INSTALLED ACCORDING TO COUNTY STANDARDS.
- ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT SPECIFICATIONS SECTION 302 AND SECTION 232 AND AS SPECIFIED ON THE DRAWINGS.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY, ALBEMARLE COUNTY SERVICE AUTHORITY, AND RIVANNA WATER AND SEWER AUTHORITY TO SECURE ACCEPTANCE OF ALL UTILITIES.
- ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE IN ACCORDANCE WITH VDOT SPECIFICATION SECTION 217.
- NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT. ALL HYDRANT BRANCHES SHALL HAVE A MINIMUM COVER OF 3.0'.
- ALL UTILITIES TO BE PLACED UNDER EXISTING COUNTY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED ON THE PLANS.
- WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES.
- WATER AND SEWER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY SERVICE AUTHORITY AND RIVANNA WATER AND SEWER AUTHORITY WATER AND SEWER CONSTRUCTION SPECIFICATIONS EXCEPT AS SPECIFIED IN GENERAL NOTE 13.
- ALL PRIVATE WATERLINES SHALL BE PVC SCHEDULE 40.
- A 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BETWEEN ALL WATER LINES AND SANITARY SEWER LINES IN ACCORDANCE WITH STATE HEALTH DEPT. STANDARDS.
- 20' WIDE EASEMENTS, CENTERED ON THE PIPELINE AND APPURTENANCES SHALL BE DEDICATED TO THE ALBEMARLE SERVICE AUTHORITY, EXCEPT WHERE THE LINE IS IN A PUBLIC ROAD RIGHT-OF-WAY.
- 3' MIN. SEPARATION REQUIRED BETWEEN WATERLINE AND STORM SEWER CULVERTS OR 6" SEPARATION WHEN WATERLINE IS INSULATED. USE 1/2" THICK THERMA-CEL PIPE INSULATION IN 3"x4" SHEETS AS MANUFACTURED BY NOMACA, INC. OR EQUAL APPROVED BY ALBEMARLE COUNTY SERVICE AUTHORITY. INSULATION TO EXTEND 5' BEYOND CENTERLINE OF CULVERT IN BOTH DIRECTIONS OR 5' BEYOND ENDS OF CULVERT WHEN PARALLEL.
- TOUCH READ METERS ARE BEING USED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY. TO ACCOMMODATE THESE METERS, METER LIDS WILL REQUIRE A 1-3/4" HOLE TAPPED INTO THE CENTER OF THE LID. BLIND TAPS OR PLUGS SHALL BE PROVIDED TO PREVENT DEBRIS FROM ENTERING THE BOX PRIOR TO METER INSTALLATION.
- CERTIFICATION THAT 95% COMPACTION IS OBTAINED SHALL BE PROVIDED FOR ALL FILL AREAS UNDER WATER AND SEWER LINES AND APPURTENANCES. THIS CERTIFICATION SHALL BE SIGNED BY A PROFESSIONAL GEOTECH. THE CERTIFICATION SHALL STATE THE EXACT AREA THAT THE CERTIFICATION APPLIES TO.
- CONTRACTOR SHALL BE INFORMED AND SHALL COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ANY COSTS TO COVER LINES OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COMPLY WITH NO LEAD REGULATIONS FOR WATER INFRASTRUCTURE.
- ALL JOINTS ON PROPOSED WATERLINE SHALL BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS AND PER ACSA STANDARDS AND SPECIFICATIONS.

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALBEMARLE COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND APPROVED PLAN.
- EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.
- ALL INTERNAL STREETS AND PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED, EXCEPT WHERE OTHERWISE NOTED.
- EARTH SWALES AND STORM SEWER CONNECTIONS SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING CLEARING AND GRUBBING.
- ALL ON SITE IMPROVEMENTS ARE SUBJECT TO INSPECTION UNDER ALBEMARLE COUNTY CODES.
- ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
- ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO CURRENT PLUMBING CODE.

- CONTRACTOR TO VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICT EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK.
- THE INSTALLATION OF HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES AND HANDICAPPED RAMPS SHALL COMPLY WITH THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" ISSUED BY THE DEPARTMENT OF JUSTICE ON SEPT. 15, 2010, OR THE LATEST EDITION. HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL NOT EXCEED 2% GROSS SLOPE. HANDICAPPED RAMPS SHALL BE INSTALLED AS SHOWN ON THESE PLANS AND AS REQUIRED TO MEET THE LATEST ADA STANDARDS AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION NOTES

- THE CONTRACTOR SHALL OBTAIN THE FOLLOWING PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS: ALBEMARLE COUNTY LAND DISTURBANCE PERMITS, VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT, AND ALBEMARLE COUNTY BUSINESS LICENSE. CONTRACTOR SHALL PROVIDE ALL NECESSARY FORMS AND FEES FOR OBTAINING THE PERMITS, INCLUDING APPLICATION FEES AND REQUIRED BONDING COSTS.
- ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
- THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES.
- CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY ALBEMARLE COUNTY CODE.
- VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT: PREPARE STORMWATER POLLUTION PREVENTION PLAN, SECURE VSMMP PHASE I LAND CLEARING GENERAL PERMIT AND PAY PERMIT APPLICATION FEE TO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT DEQ - RICHMOND FOR ADDITIONAL INFORMATION. TELEPHONE NUMBER: (804) 698-4000.
- ACCESSIBLE PARKING SPACES AND ACCESS ISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS ISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE.
- ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
- ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- A KNOX BOX WILL BE REQUIRED FOR THE PROPOSED BUILDING. LOCATION SHALL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

GENERAL NOTES

- ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
- ALL STREETS OUTSIDE PUBLIC RIGHTS-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER GAS, ELECTRIC, TELEPHONE, CABLE, ETC. ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
- PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 5 FOOT SEPARATION FROM PUBLIC WATER MAINS AND SANITARY SEWER.
- CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS.
- ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION 1926 PART P AND OTHER APPLICABLE OSHA REQUIREMENTS.
- THESE PLANS AND PROFILES AND ALL THE NEW CONSTRUCTION WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED ALBEMARLE COUNTY SERVICE AUTHORITY'S GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, ANY AMENDMENTS THEREOF AND THE STANDARDS AND SPECIFICATIONS OF VDOT.
- SAFETY SLABS ARE REQUIRED IN ALL STRUCTURES GREATER THAN 12' IN HEIGHT.
- SURFACE DRAINAGE: COMPLETELY DRAIN CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.
- SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT OUTLET OR PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.
- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- ALL PIPES SHOWN AS HOPE ON PLANS SHALL CONFORM TO ASHTO M294 (TYPE S) SMOOTH WALL INTERIOR PIPE. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND ROAD AND BRIDGE SPECIFICATIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.

- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE CURRENT EDITION OF THE "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND THE VIRGINIA SUPPLEMENT.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING HIS WORK INCLUDING EXISTING TOPOGRAPHY. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS OR TOPOGRAPHIC SURVEY PLAN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN ORDER TO DETERMINE THE COURSE OF ACTION NECESSARY TO CORRECT FOR SUCH DISCREPANCY. FAILING TO NOTIFY THE OWNER AND SECURING SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE.

GENERAL WATER & SEWER CONDITIONS

- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
- THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
- VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
- TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
- THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN 'OTHER PLUMBING PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

STORMWATER NARRATIVE

STORMWATER DETENTION FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE PERMANENT NORTH SWM FACILITY LOCATED IN THE COSTCO PARKING LOT. DETAILS FOR THE FACILITY ARE PROVIDED ON THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023 AND WPO# 2013-89. AN ASSUMED POST DEVELOPED IMPERVIOUS COVER OF 90% WAS UTILIZED IN THE DESIGN OF THE UNDERGROUND DETENTION SYSTEM FOR BLOCK D.

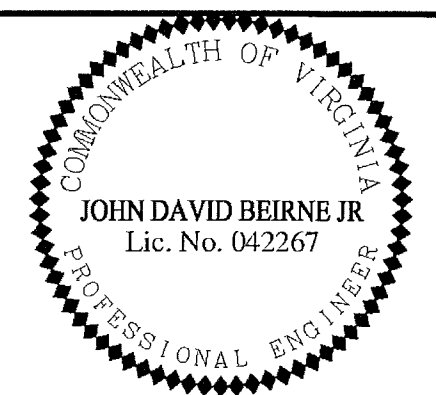
STORMWATER QUALITY FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE STORMFILTER AND VORTECHS UNITS CONSTRUCTED AS PART OF THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023. THE SITE IS GRANDFATHERED PER 9VAC25-870-48 AND MEETS THE WATER QUALITY REQUIREMENTS OF PART II C SET FORTH IN 9VAC25-870-98. PER PART II C THE STORMFILTER AND VORTECHS UNITS PROVIDE A POLLUTANT REMOVAL RATE OF 60% AND THE FILTERRAS PROVIDE A POLLUTANT REMOVAL RATE OF 74%.

STONEFIELD BUILD OUT SUMMARY

USE IN BLOCK (GLA OR UNITS)	THIS SUBMISSION		PREVIOUS SUBMISSIONS		SUBMISSIONS TO DATE	
	RETAIL	NON RETAIL	RETAIL	NON RETAIL	RETAIL	NON RETAIL
A	0	0	50,224	14,000	0	50,224
B	0	0	33,836	6,500	0	33,836
C	0	0	57,701	111,595	0	57,701
D	0	0	234	0	209	0
BLOCK GROUP 1 TOTAL	0	0	234	141,761	209	141,761
E (BLOCK GROUP 2)	0	0	0	0	250	0
F	0	0	149,964	0	0	149,964
G	0	0	14,700	22,880	0	14,700
BLOCK GROUP 3 TOTAL	0	0	164,664	22,880	0	164,664
STONEFIELD TOTAL	0	0	234	306,425	459	306,425

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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: GENERAL NOTES	DRAWING NUMBER: C-3
DIHR BY: HFW	FILE NAME: 904002C_ND-2.dwg	SHEET NUMBER: 3 of 11
WWA NUMBER: 219040.02	DISCIPLINE: CIVIL	DATE: 10/17/19
	SCALE: H: N/A V: N/A	

EARTHWORK REQUIREMENTS

1. GENERAL

1.1 DEFINITIONS

- 1.1.1 **HARD MATERIALS:** WEATHERED ROCK, DENSE CONSOLIDATED DEPOSITS, OR CONGLOMERATE MATERIALS WHICH ARE NOT INCLUDED IN THE DEFINITION OF "ROCK" BUT WHICH USUALLY REQUIRE THE USE OF HEAVY EXCAVATION EQUIPMENT, RIPPER TEETH, OR JACK HAMMERS FOR REMOVAL.
- 1.1.2 **ROCK:** SOLID HOMOGENEOUS INTERLOCKING CRYSTALLINE MATERIAL WITH FIRMLY CEMENTED, LAMINATED, OR FOLIATED MASSES OR CONGLOMERATE DEPOSITS, NEITHER OF WHICH CAN BE REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING, DRILLING AND THE USE OF EXPANSION JACKS OR FEATHER WEDGES, OR THE USE OF BACKHOE-MOUNTED PNEUMATIC HOLE PUNCHERS OR ROCK BREAKERS; ALSO LARGE BOULDERS, BURIED MASONRY, OR CONCRETE OTHER THAN PAVEMENT EXCEEDING 1/2 CUBIC YARD IN VOLUME. REMOVAL OF HARD MATERIAL WILL NOT BE CONSIDERED ROCK EXCAVATION BECAUSE OF INTERMITTENT DRILLING AND BLASTING THAT IS PERFORMED MERELY TO INCREASE PRODUCTION.
- 1.1.3 **COHESIVE MATERIALS:** MATERIALS ASTM D 2487 CLASSIFIED AS GC, SC, ML, CL, MH, AND CH. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIVE ONLY WHEN THE FINES HAVE A PLASTICITY INDEX GREATER THAN ZERO.
- 1.1.4 **COHESIONLESS MATERIALS:** MATERIALS ASTM D 2487 CLASSIFIED AS GW, GP, SW, AND SP. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIONLESS ONLY WHEN THE FINES HAVE PLASTICITY INDEX OF ZERO.

1.2 CRITERIA FOR BIDDING

- 1.2.1 **BASE BIDS ON THE ELEVATIONS AS INDICATED.**
- 1.2.2 **ROCK EXCAVATION SHALL BE UNCLASSIFIED. ALL EARTHWORK EXCAVATION SHALL BE PERFORMED TO THE INDICATED ELEVATIONS.**
- 1.2.3 **BLASTING WILL BE PERMITTED ON THIS PROJECT AS SPECIFIED HEREIN.**
- 1.2.4 **REMOVE MATERIAL IN AN APPROVED MANNER, AND PROVIDE EXCAVATION SUPPORT STRUCTURES AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM-385-1-1, SECTION 25.**
- 1.2.5 **ROCK EXCAVATION, AS DEFINED HEREIN, MAY EXIST ON THIS PROJECT. ROCK EXCAVATION SHALL BE PERFORMED AS UNCLASSIFIED EXCAVATION TO THE INDICATED ELEVATIONS.**

- 1.3 **PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE; EXCESS FOOT OR VEHICULAR TRAFFIC; OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY FENCES, BARRICADES, OR GUARDS AS REQUIRED TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.**

- 1.4 **BURNING: NOT ALLOWED ON THIS PROJECT.**

2. PRODUCTS

- 2.1 **SOIL MATERIALS:** FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS AT THE SPECIFIED LOCATION. THE MAXIMUM PARTICLE DIAMETER FOR PIPE BACKFILL MATERIAL LOCATED LESS THAN 1-FOOT ABOVE THE PIPE CROWN SHALL BE 1-INCH.
- 2.1.1 **COMMON FILL:** APPROVED, UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION.
- 2.1.2 **BACKFILL AND FILL MATERIAL:** ASTM D 2487, CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC, ML, MH, CL WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 50, MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 25. MOISTURE CONTENT SHALL BE WITHIN ±3% AND IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- 2.1.3 **SELECT MATERIAL:** ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- 2.1.4 **PIPE BEDDING MATERIAL:** VDOT NO. 57 COARSE AGGREGATE.
- 2.1.5 **AGGREGATE FILL:** VDOT NO. 5 OR NO. 57 COARSE AGGREGATE.
- 2.1.6 **RIPRAP:** CLASS I DRY RIPRAP AS DEFINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP", UNLESS OTHERWISE NOTED.
- 2.2 **BORROW:** OBTAIN BORROW MATERIALS REQUIRED IN EXCESS OF THOSE FURNISHED FROM EXCAVATIONS FROM SOURCES OFF THE OWNER'S PROPERTY. PROVIDE AND SUBMIT SOIL CLASSIFICATION TESTING TO ENSURE BORROW MATERIALS MEET THE REQUIREMENTS OF THIS SPECIFICATION.

3. EXECUTION

3.1 CLEARING

- 3.1.1 **REMOVE FROM THE SITE TREES, STUMPS, ROOTS, BRUSH, SHRUBS, DOWN TIMBER, ROTTEN WOOD, RUBBISH, OTHER VEGETATION, AS WELL AS FENCES AND INCIDENTAL STRUCTURES NECESSARY TO ALLOW FOR NEW CONSTRUCTION.**
- 3.1.2 **CLEARING WORK SHALL BE RESTRICTED TO AREA WITHIN "CONSTRUCTION LIMITS/LIMITS OF CLEARING" SPECIFIED IN THIS SECTION AND AS INDICATED ON THE DRAWINGS.**
- 3.1.3 **UNDISTURBED STUMPS AND ROOTS, A MINIMUM OF 5 FEET BELOW FINISHED GRADE AND NOT LOCATED UNDER OR WITHIN 10 FEET OF ANY STRUCTURE, MAY BE LEFT IN PLACE. TOPS OF STUMPS LEFT IN PLACE SHALL NOT BE MORE THAN 6 INCHES ABOVE ORIGINAL GRADE.**

3.2 GRUBBING

- 3.2.1 **GRUB AREAS WITHIN AND TO A POINT 10 FEET OUTSIDE OF ALL STRUCTURES, AREAS TO RECEIVE FILL WHERE FINISHED GRADE WILL BE LESS THAN 3 FEET ABOVE EXISTING GRADE, CUT AREAS WHERE FINISHED GRADE WILL BE LESS THAN 2 FEET BELOW EXISTING GRADE, TRANSITIONAL AREAS BETWEEN CUT AND FILL, AND ANY AREA TO RECEIVE CONTROL FILL.**
- 3.2.2 **REMOVE FROM THE GROUND TO A DEPTH OF 24 INCHES ALL STUMPS, ROOTS 1/2-INCH DIAMETER AND LARGER, ORGANIC MATERIAL, AND DEBRIS.**
- 3.2.3 **USE ONLY HAND METHODS FOR GRUBBING INSIDE THE DRIP LINES OF TREES THAT ARE TO REMAIN.**

3.4 CONSTRUCTION/CLEARING LIMITS

- 3.4.1 **THE CONTRACTOR SHALL NOT DISTURB ANY AREAS OUTSIDE THE CONSTRUCTION LIMITS INDICATED ON THE DRAWINGS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ENGINEER.**
- 3.4.2 **NO CLEAR-CUTTING OF TIMBER SHALL BE PERMITTED WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL MAKE SELECT CUTTING OF TREES, TAKING THE SMALLEST TREES FIRST, THAT ARE MANDATORY FOR THE CONSTRUCTION OF THE UTILITY LINE. THE ENGINEER'S DECISION SHALL BE FINAL ON DETERMINATION OF WHICH TREES ARE TO BE CUT.**

3.5 CLEAN UP DEBRIS RESULTING FROM SITE CLEARING OPERATIONS CONTINUOUSLY WITH THE PROGRESS OF THE WORK.

3.6 REMOVE DEBRIS FROM THE SITE IN SUCH A MANNER AS TO PREVENT SPILLAGE. KEEP PAVEMENT AND AREAS ADJACENT TO SITE CLEAN AND FREE FROM MUD, DIRT, AND DEBRIS AT ALL TIMES.

3.7 SURFACE PREPARATION

- 3.7.1 **STRIPPING:** STRIP EXISTING TOPSOIL, WHEN PRESENT, TO A DEPTH OF 6 INCHES WITHOUT CONTAMINATION BY SUBSOIL MATERIAL. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIAL AND LOCATE CONVENIENT TO FINISH GRADING AREA.
- 3.7.2 **UNSUITABLE MATERIAL:** REMOVE UNSUITABLE SOIL MATERIALS, WASTE MATERIAL, VEGETATION, DEBRIS, DECAYED VEGETABLE MATTER, SOD, AND MULCH FROM THE CONSTRUCTION SITE. DISPOSE OF THE UNSUITABLE MATERIAL OFF THE OWNER'S PROPERTY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

3.8 PROTECTIONS

- 3.8.1 **PROTECTION SYSTEMS:** PROVIDE SHORING, BRACING, AND SHEETING AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM-385-1-1, SECTION 25. SHEETING AND SHORING DESIGN SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN VIRGINIA.

3.8.2 SITE DRAINAGE: PROVIDE FOR THE COLLECTION AND DISPOSAL OF SURFACE AND SUBSURFACE WATER ENCOUNTERED DURING CONSTRUCTION.

- 3.8.2.1 **SURFACE DRAINAGE:** COMPLETELY DRAIN THE CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.

- 3.8.2.2 **SUBSURFACE DRAINAGE:** CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT THE OUTLET OF PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.

3.9 EXCAVATION

- 3.9.1 **EXCAVATE TO THE ELEVATIONS AND DIMENSIONS INDICATED AND AS SPECIFIED IN THIS SECTION. REUSE EXCAVATED MATERIALS THAT MEET THE SPECIFIED REQUIREMENTS FOR THE MATERIAL TYPE REQUIRED AT THE INTENDED LOCATION. WHEN SOIL NOT MEETING THE REQUIREMENTS SPECIFIED IN THIS SECTION ARE ENCOUNTERED DURING EXCAVATION, REMOVE THE UNSUITABLE SOIL MATERIAL AND REPLACE WITH SELECT MATERIAL AS SPECIFIED IN THIS SECTION. REMOVAL AND DISPOSAL OF UNSUITABLE SOIL MATERIAL AND PLACEMENT AND COMPACTION OF SELECT MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.**

- 3.9.2 **KEEP EXCAVATIONS FREE FROM WATER. EXCAVATE SOIL DISTURBED OR WEAKENED BY THE CONTRACTOR'S OPERATIONS, AND SOILS SOFTENED OR MADE UNSUITABLE FOR SUBSEQUENT CONSTRUCTION DUE TO EXPOSURE TO WEATHER. REFILL WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. UNLESS SPECIFIED OTHERWISE, REFILL EXCAVATIONS CUT BELOW INDICATED DEPTH WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. SIDE SLOPES WHEN ALLOWED SHALL BE PROTECTED WITH 6-MIL POLYETHYLENE SHEETING.**

- 3.9.3 **PIPE TRENCHES:** EXCAVATE TO THE DIMENSIONS INDICATED AND AS SPECIFIED HEREIN. TRENCHES IN PUBLIC ROADWAYS SHALL BE EXCAVATED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. WHERE ROCK IS ENCOUNTERED, EXCAVATE AND REMOVE ROCK TO A MINIMUM DEPTH OF 6 INCHES BELOW THE PIPE INVERT. GRADE BOTTOM OF TRENCHES TO PROVIDE UNIFORM SUPPORT FOR EACH SECTION OF PIPE AFTER PIPE BEDDING PLACEMENT.

- 3.9.4 **UNSUITABLE SUBGRADE SOIL MATERIALS:** SUBGRADES WHICH ARE DETERMINED TO BE UNSUITABLE FOR BEARING NEW EQUIPMENT, STRUCTURES, OR PIPING, SHALL HAVE THE UNSUITABLE SUBGRADE SOIL MATERIALS REMOVED AND DISPOSED OF, AND REPLACED WITH SELECT MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

3.10 FILLING AND BACKFILLING: FILL AND BACKFILL TO ELEVATIONS AND DIMENSIONS INDICATED. COMPACT EACH LIFT BEFORE PLACING OVERLAYING LIFT.

- 3.10.1 **COMMON FILL PLACEMENT:** PROVIDE FOR GENERAL SITE, IN GREEN OPEN SPACE AREAS. PLACE IN 6-INCH LIFTS. COMPACT AREAS NOT ACCESSIBLE TO ROLLERS OR COMPACTORS WITH MECHANICAL HAND TAMPERS. AERATE MATERIAL EXCESSIVELY MOISTENED BY RAIN TO A SATISFACTORY MOISTURE CONTENT. PROVIDE A SMOOTH FINISH SURFACE BY BLADING, ROLLING WITH A SMOOTH ROLLER, OR BOTH.

- 3.10.2 **BACKFILL AND FILL MATERIAL PLACEMENT:** PROVIDE FOR UNDER PAVEMENT, BUILDINGS & OTHER STRUCTURAL COMPONENTS. PLACE IN 6-INCH LIFTS. PLACE BACKFILL MATERIAL ADJACENT TO STRUCTURES AS THE STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES. PLACE BACKFILL AND FILL MATERIALS TO 5 FEET OUTSIDE OF STRUCTURES.

- 3.10.3 **SELECT MATERIAL PLACEMENT:** PROVIDE UNDER ALL STRUCTURES AND CONCRETE SLABS IN TOP 6 INCH. SELECT MATERIALS SHALL BE PROVIDED FROM APPROVED BORROW AREAS. IN ADDITION, PROVIDE STONE WHERE INDICATED ON THE DRAWINGS. PLACE IN 6-INCH LIFTS. BACKFILL ADJACENT TO STRUCTURES SHALL BE PLACED AS STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES.

- 3.10.4 **TRENCH BACKFILLING:** BACKFILL AS RAPIDLY AS CONSTRUCTION, TESTING, AND ACCEPTANCE OF WORK PERMITS. PLACE AND COMPACT INITIAL BACKFILL AND BACKFILL MATERIALS IN 6-INCH LIFTS TO THE TOP OF THE TRENCH. TRENCHES IN PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.

- 3.10.5 **BEDDING REQUIREMENTS:** EXCEPT AS SPECIFIED OTHERWISE IN THE INDIVIDUAL PIPING SECTIONS, PROVIDE BEDDING FOR BURIED PIPING IN ACCORDANCE WITH AWWA C600, TYPE 4, EXCEPT AS SPECIFIED HEREIN. PLASTIC PIPING SHALL HAVE BEDDING MATERIAL FROM BENEATH THE PIPE INVERT TO THE SPRING LINE OF THE PIPE. PROVIDE A MINIMUM BEDDING DEPTH OF 4 INCHES BENEATH THE PIPE INVERT. WHERE ROCK IS ENCOUNTERED, PROVIDE A MINIMUM BEDDING DEPTH OF 6 INCHES BENEATH THE PIPE INVERT.

3.11 COMPACTION: EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY. DETERMINE IN-PLACE DENSITY OF THE EXISTING SUBGRADE; IF REQUIRED DENSITY EXISTS, NO COMPACTION OF THE EXISTING SUBGRADE WILL BE REQUIRED.

- 3.11.1 **GENERAL SITE:** COMPACT UNDERNEATH AREAS DESIGNATED FOR VEGETATION AND AREAS OUTSIDE THE 10-FOOT LINE OF STRUCTURES TO 98% OF ASTM D 698.

- 3.11.2 **STRUCTURES AND CONCRETE SLABS:** COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698.

- 3.11.3 **PIPE TRENCHES:** COMPACT FILL, BACKFILL, AND SELECT MATERIALS PLACED IN PIPE TRENCHES TO 98% OF ASTM D 698.

- 3.11.4 **ADJACENT AREAS:** COMPACT AREAS WITHIN 10 FEET OF STRUCTURES TO 98% OF ASTM D 698.

- 3.11.5 **PAVED AREAS:** COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698. IN ADDITION TO THE SPECIFIED COMPACTION REQUIREMENTS, FILL AND BACKFILL MATERIALS SHALL BE COMPACTED TO DEVELOP A CALIFORNIA BEARING RATIO (CBR) OF 10.

3.12 RIPRAP: RIPRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP." GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL RIPRAP.

3.13 DISPOSITION OF SURPLUS MATERIAL: WASTE UNSUITABLE SOIL MATERIALS OFF THE OWNER'S PROPERTY AS DIRECTED BY THE OWNER AND WW ASSOCIATES IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

3.14 FIELD QUALITY CONTROL: THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING FIRM TO PROVIDE ALL SOIL TESTING REQUIRED FOR THIS PROJECT.

- 3.14.1 **SAMPLING:** TAKE THE NUMBER AND SIZE OF SAMPLES REQUIRED TO PERFORM THE FOLLOWING TESTS.

- 3.14.2 **TESTING:** PERFORM ONE OF EACH OF THE REQUIRED TESTS FOR EACH MATERIAL USED. PROVIDE ADDITIONAL TESTS FOR EACH SOURCE CHANGE AND AS REQUESTED BY WW ASSOCIATES.

- 3.14.2.1 **FILL AND BACKFILL:** TEST FILL AND BACKFILL MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 423 FOR LIQUID LIMIT AND ASTM D 424 FOR PLASTIC LIMITS; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.



- 3.14.2.2 **SELECT MATERIAL:** TEST SELECT MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.

- 3.14.2.3 **DENSITY TESTS:** TEST SOIL DENSITY IN ACCORDANCE ASTM D 2922 AND ASTM D 3017. TEST EACH LIFT AT RANDOMLY SELECTED LOCATIONS EVERY 500 SQUARE FEET OF EXISTING GRADE IN FILLS FOR STRUCTURES AND CONCRETE SLABS, EVERY 500 SQUARE FEET FOR OTHER FILL AREAS, EVERY 1,000 SQUARE FEET OF SUBGRADE IN CUT, AND EVERY 250 LINEAR FEET FOR PIPE LINE INSTALLATION (MINIMUM ONE TEST PER PIPE LINE), AND ADDITIONAL TESTS AS REQUESTED BY WW ASSOCIATES.

NOTE:

ALL EARTHWORK AND SITE WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS

M:\219040 Block D-1 Stonerfield Site Plan\219040.02 Initial Site Plan\904002C_ND-3.dwg

										DESIGNED BY: JDB DRAWN BY: KTM DHR BY: HFW	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA TITLE: EARTHWORK REQUIREMENTS	SET REV. NO. - DRAWING NUMBER: C-4 SHEET NUMBER: 4 of 11
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE	WVA NUMBER: 219040.02	FILE NAME: 904002C_ND-3.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A	DATE: 10/17/19

TO: Gerald Gazou
FROM: Wayne Cillenberg, Director of Planning
DATE: May 14, 2011
RE: Albemarle Place (Stonefield) Preliminary Site Plan, March 21, 2011

Determinations Under Section 8.5.5.3
Section 8.5.5.3 of the Zoning Ordinance allows the Director of Planning to allow a site plan to vary from an approved general development plan or code of development in the Neighborhood Model District #4, among other provisions, if the Director determines that the variation is in general accord with the purpose and intent of the approved application plan and code.

Dear Mr. Text:
On November 13, 2013, the Board of Supervisors approved the above noted NMD zoning application subject to the application plan dated October 21, 2013, code of development dated October 21, 2013 and attached proffer dated November 13, 2013. Please refer to these documents for any future applications and requests on this property.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully occur until all applicable approvals have been received and conditions have been met. This includes:
- compliance with applicable PROFFERS;
- compliance with conditions of any applicable SPECIAL USE PERMITS;
- approval of and compliance with applicable SITE PLANS and SUBDIVISIONS; and
- approval of a ZONING COMPLIANCE CLEARANCE.

Before proceeding with further use of this property or otherwise you have questions regarding the above-noted action, please contact Rebecca Roggensack at 296-8832.
Sincerely,
Wayne Cillenberg
Director of Planning

Albemarle Place EAP, LLC
C/O Tom Gallagher
7200 Westcott Ave.
Bedford, MD 20814
Albemarle Place EAP LLC
P O Box 528
Columbus GA 30602

Albemarle Place/Stonefield
PROFFER FORM
Date: March 13, 2012
ZMA # 2011-00007 Albemarle Place/Stonefield
Tax Map and Parcel Numbers: 061W0-03-00-019A0, 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, and 061W0-03-00-02500

65.034 Acres zoned Neighborhood Model District (NMD) to be rezoned to Neighborhood Model District (NMD)
Albemarle Realty (E&A), LLC, a South Carolina limited liability company is the owner of two parcels of land that were subdivided from tax map parcel 061W0-03-00-019B0, which parcels are shown as "Lot D2", containing 5,487 acres, and "Lot D3", containing 1,010 acres, each on a plat entitled "Plan Showing Subdivision of Stonefield, Jack Joast Magisterial District, Albemarle County, Virginia," dated July 15, 2011, last revised November 10, 2011, prepared by W.W. Associates, which plan is of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4135, page 215 (the "Subdivision Plan").

Albemarle Realty (E&A), LLC, a Delaware limited liability company, is the fee simple owner (the "Owner") of tax map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and the residual portion of tax map parcel 061W0-03-00-019B0 that were not conveyed to either Albemarle Realty (E&A), LLC or The Haven at Stonefield, LLC. For the purposes of this proffer, Albemarle Place EAP, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as the "Owner".

The map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and the residual portion of tax map parcel 061W0-03-00-019B0 (including the lots created there from pursuant to the Subdivision Plan) (collectively, the "Property"), as the subject of zoning map amendment application number ZMA 2011-00007 originally submitted as "Albemarle Place Proffer Amendment," which application name has been revised to "Stonefield".

Pursuant to Section 23.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily certifies the conditions listed in this proffer statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is acknowledged that the conditions are reasonable.

The Albemarle Place/Stonefield project was originally approved by the County Board of Supervisors on October 22, 2003 as ZMA 2003-007, along with proffers from the prior owner (dated October 22, 2003), and a Code of Development prepared by The Cox Company dated October 15, 2003 (with Exhibit A to the Code of Development last revised July 8, 2010) (the "Code of Development"). The Code of Development included an application plan (the "Application Plan"). The improvements proposed for the Property are collectively referred to as the "Project".

The term "Owner" as referenced herein shall include within its meaning the owner of record and successors in interest. The term "Application Plan" refers to Exhibit A. The term "Code of Development" refers to Exhibit B. The proffers dated October 22, 2003 that were approved with ZMA 2003-007 were amended by proffers dated July 23, 2010 that were approved with ZMA 2009-003 by the County Board of Supervisors on August 4, 2010, and by proffers dated August 5, 2011 that were approved with ZMA 2011-0006 by the County Board of Supervisors on September 7, 2011. These proffers amend and supersede the proffers accepted in conjunction with the approval of ZMA 2003-007, ZMA 2009-003, and ZMA 2011-0004.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffer.

I. Phasing of Improvements: The Owner shall phase development of the Project as follows:
A. Phase 1: Phase 1 of the Project shall be composed of Blocks A, B, C and D as shown on the Application Plan, and as shown in more detail on Exhibit A-1 attached herein ("Phase 1"), and shall include street and utility improvements to serve the planned building improvements contained within Phase 1. As part of Phase 1, the Owner shall design and construct District Avenue (formerly known as Albemarle Place Boulevard and as Fourth Street/Cedar Hill Road, "District Avenue") from Hydraulic Road to the point where District Avenue connects with the new planned western entrance to the Sperry Marine facility in the location shown on the Application Plan, and as shown in more detail on Exhibit A-1. This first phase of District Avenue shall include all supporting utility infrastructure on each street and shall be completed prior to issuance of a final certificate of occupancy for any buildings within Blocks A, B, C and D. Construction of the first phase of District Avenue shall be deemed complete when it is constructed in conformance with the plans approved by Albemarle County or by the Virginia Department of Transportation ("VDOT"), as applicable, and in any event the County Engineer has approved it for vehicular travel. No more than three hundred twenty thousand dollars (\$300,000) of the total project cost of one hundred seventy (170) dwelling units may be constructed within the Project until the remainder of District Avenue is constructed to the new planned intersection with U.S. Route 29 as shown on the Application Plan. Notwithstanding anything to the contrary contained in this Phase 1 of the Application Plan, notwithstanding anything to the contrary contained in this Phase 1 of the Application Plan, the Owner shall be permitted to utilize portions of the Phase 2 land (as shown on Exhibit A-1) for the installation of infrastructure to serve the Phase 1 building improvements to be constructed in Blocks A, B, C and D.

B. Phase 2: Phase 2 of the Project shall be composed of Blocks E, F and G as shown on the Application Plan and as shown in more detail on Exhibit A-1 ("Phase 2"), and shall include street and utility improvements to serve the planned building improvements contained within Phase 2. As part of Phase 2, the Owner shall design and construct District Avenue from the point where it connects with the new planned western entrance to the Sperry Marine facility north and east through Blocks K, L and O to the new planned intersection with U.S. Route 29 as shown on the Application Plan and as shown in more detail on Exhibit A-1. This second phase of District Avenue shall include all supporting utility infrastructure on each street and shall be completed prior to issuance of a final certificate of occupancy for any buildings within Blocks E, F and G. Construction of the second phase of District Avenue shall be deemed complete when it is constructed in conformance with the plans approved by Albemarle County or by the VDOT, as applicable, and in any event the County Engineer has approved it for vehicular travel. Notwithstanding anything to the contrary contained in this Paragraph 1B, the Owner shall be permitted to utilize portions of the Phase 2 land (as shown on Exhibit A-1) for the installation of infrastructure to serve the Phase 1 building improvements to be constructed in Blocks A, B, C and D.

9. Reservation and Dedication of Land for Regional Route 29 and Hydraulic Road Intersection Improvements: The Owner shall reserve for the future dedication to the Commonwealth of Virginia certain land on the Property in the County for certain short-term transportation improvements for the Route 29 and Hydraulic Road intersection (the "Short-Term Transportation Improvements") as follows: (a) the land shown as "Parcel A" (5.51 acres) on the plat of Park Hazards and Associates dated March 3, 2009, last revised March 25, 2010, which plat is attached hereto as Exhibit H, and (b) any portions of the parcels shown as "Parcel One Future Right of Way 1,117 S.F.," "Parcel Two Future Right of Way 2,070 S.F.," "Parcel Four Future Right of Way 1,600 S.F.," and "Parcel Five Future Right of Way 790 S.F.," on the Official Map adopted by the County on December 2, 2009, a copy of which Official Map is attached hereto as Exhibit I, that are required by VDOT for the Short-Term Transportation Improvements (collectively, the "Short-Term Transportation Improvements Dedication Area"), provided, however, that the subdivision plats depicting the Short-Term Transportation Improvements Dedication Area are subject to final approval by the County Department of Community Development and that the precise boundaries and size of the Short-Term Transportation Improvements Dedication Area may be adjusted accordingly.

10. Off-site Improvements in the County at the Northwest Quadrant of the Hydraulic Road/Route 29 Intersection: The engineering, plans and construction documents for off-site improvements in the County shall be submitted with the first final site plan for Phase 1 of the Project.

11. Off-site Improvements in the County at the Northeast Quadrant of the Hydraulic Road/Route 29 Intersection: The engineering, plans and construction documents for off-site improvements in the County shall be submitted with the first final site plan for Phase 1 of the Project.

12. Commonwealth Drive Connection: Upon demand of the County, but no earlier than the issuance of a building permit for any building within Block F, the Owner shall reserve right-of-way along the northern edge of the parking lot in Block F of the Property for a future street connection to Commonwealth Drive through the "Cemetary Property" (TM 61W-3-18). The future connection will be a two-lane facility.

13. Other "Super Block" Street Connections: The Owner shall reserve land and grant construction and permanent easement easements or right-of-way to the County for the purposes of future construction (by others) of inter-parallel street connections within the "Super Block" at the following locations: Henric Street (formerly known as First Street) (to west of Commonwealth Drive), Blackland Lane (formerly known as Third Street) (to west of Commonwealth Drive), District Avenue (formerly known as Cedar Hill Road Extended) (in Block F north to "Cemetary Property"), District Avenue (formerly known as Fourth Street)

14. Substituted Transportation Improvements:
A. In lieu of constructing the improvements referenced in Paragraph 9(B) herein, which Paragraph 9(B) refers to certain off-site improvements in the County for certain short-term transportation improvements for the Route 29 and Hydraulic Road intersection (the "Short-Term Transportation Improvements") as follows: (a) the land shown as "Parcel A" (5.51 acres) on the plat of Park Hazards and Associates dated March 3, 2009, last revised March 25, 2010, which plat is attached hereto as Exhibit H, and (b) any portions of the parcels shown as "Parcel One Future Right of Way 1,117 S.F.," "Parcel Two Future Right of Way 2,070 S.F.," "Parcel Four Future Right of Way 1,600 S.F.," and "Parcel Five Future Right of Way 790 S.F.," on the Official Map adopted by the County on December 2, 2009, a copy of which Official Map is attached hereto as Exhibit I, that are required by VDOT for the Short-Term Transportation Improvements (collectively, the "Short-Term Transportation Improvements Dedication Area"), provided, however, that the subdivision plats depicting the Short-Term Transportation Improvements Dedication Area are subject to final approval by the County Department of Community Development and that the precise boundaries and size of the Short-Term Transportation Improvements Dedication Area may be adjusted accordingly.

15. In the event the Owner elects to contribute cash toward the Substituted Transportation Improvements (the "Owner's Contribution") in lieu of constructing the Paragraph 9(B) Improvements, the following terms shall apply:
1. The Owner shall notify the County's Director of Community Development (the "Director") in writing of its election within sixty (60) days after the execution of the first final site plan for Phase 1 of Stonefield (the "Notice"). The Owner shall also send a copy of the Notice to the City Development Services Manager at the same time it is sent to the Director.

2. The submission of the Notice to the Director shall suspend the deadline for the Owner to construct the Paragraph 9(B) improvements in Paragraph 9(B) to the City, if applicable.

3. The amount of the Owner's Contribution to the Substituted Transportation Improvements Project shall be subject to a written agreement between the Owner and the City (the "City/City Agreement"). Within ten (10) days after final execution of the City Agreement, the Owner shall provide a copy of the City Agreement to the Director.

4. Within six (6) months after the Notice is sent to the Director, or within sixty (60) days after execution of the City Agreement, whichever is later to occur, the Owner shall contribute a portion of the Owner's Contribution to the City in the amount of One Million Dollars (\$1,000,000), less any amounts credited by the City and VDOT to the Owner for planning and design work on the Paragraph 9(B) Improvements (the "Net Contribution"). The Net Contribution may be in the form of cash or in the form of credit toward a bank approved by the City.

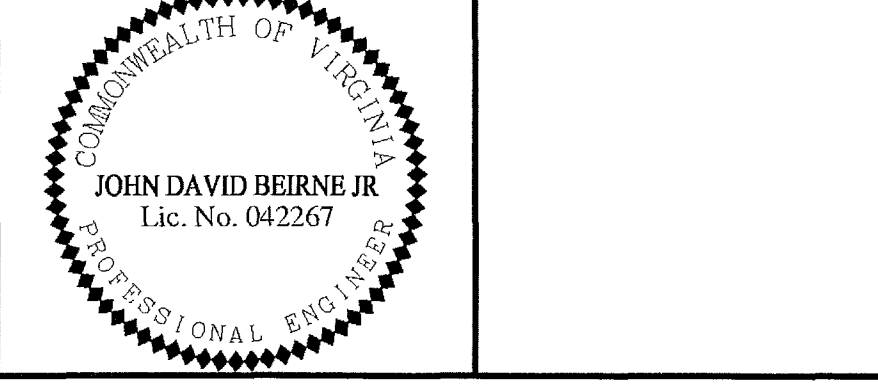
5. In the event that the Substituted Improvements Project is terminated, or has not otherwise been completed (as described herein) within thirty-six (36) months after the City receives the Net Contribution (which thirty-six (36) month period may be extended by mutual agreement of the Charlottesville City Manager and the Albemarle County Executive), and upon the City's refunding of the Net Contribution to the Owner pursuant to the City Agreement, the Owner shall forward funds equal to Five Hundred Thousand Dollars (\$500,000) to the County for funding transportation improvements in the vicinity of the U.S. Route 29/Hydraulic Road intersection identified in the County's Capital Improvements Program. In the event such funds have not been expended by the County for the stated purposes within ten (10) years from the date the funds were contributed to the County, all unexpended funds shall be refunded to the Owner. Construction of the Substituted Improvements Project shall be deemed complete when the improvements are accepted by the appropriate public entity or are bonded for the entity's acceptance.

6. Notwithstanding the provisions of Paragraph 14(B) herein, upon the City's receipt of the Net Contribution, the Owner shall be relieved of any obligation to construct the Paragraph 9(B) Improvements.

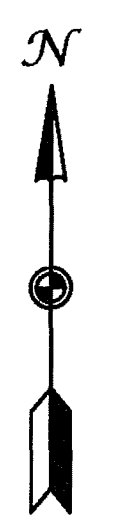
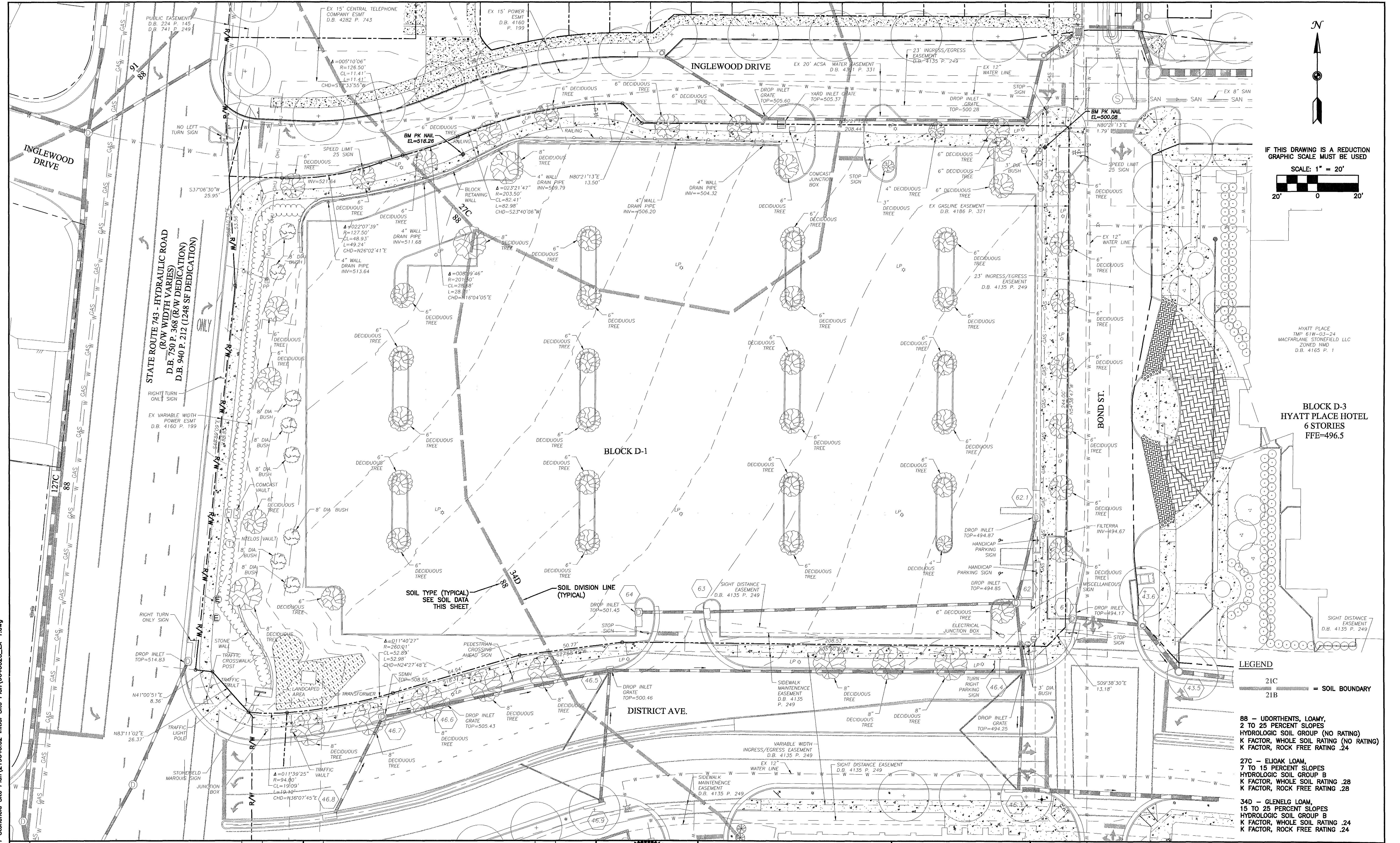
WITNESS the following signatures:
ALBEMARLE PLACE EAP, LLC, a Delaware limited liability company
By: [Signature]
ALBEMARLE REALTY (E&A), LLC, a South Carolina limited liability company
By: [Signature]
Original Proffer: Amendment: X

THE HAVEN AT STONEFIELD, LLC
A South Carolina limited liability company
By: [Signature]
Principal Name: [Name]
Title: President
Original Proffer: Amendment: X

MA\219040 Block D-1 Stonefield Site Plan\219040.02 Initial Site Plan\904002C_ND-4.dwg



MA:219040 Block D-1 Stonefield Site Plan\219040.02 Initial Site Plan\904002C_EX-1.dwg



IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

HYATT PLACE
TMP 61W-03-24
MACFARLANE STONEFIELD LLC
ZONED NMD
D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

- LEGEND**
- 21C = SOIL BOUNDARY
 - 21B = SOIL BOUNDARY
 - 88 - UDORTHENTS, LOAMY, 2 TO 25 PERCENT SLOPES
HYDROLOGIC SOIL GROUP (NO RATING)
K FACTOR, WHOLE SOIL RATING (NO RATING)
K FACTOR, ROCK FREE RATING .24
 - 27C - ELIOAK LOAM, 7 TO 15 PERCENT SLOPES
HYDROLOGIC SOIL GROUP B
K FACTOR, WHOLE SOIL RATING .28
K FACTOR, ROCK FREE RATING .28
 - 34D - GLENELG LOAM, 15 TO 25 PERCENT SLOPES
HYDROLOGIC SOIL GROUP B
K FACTOR, WHOLE SOIL RATING .24
K FACTOR, ROCK FREE RATING .24

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: EXISTING CONDITIONS	DRAWING NUMBER: C-6
DHR BY: HFV	FILE NAME: 904002C_EX-1.dwg	SHEET NUMBER: 6 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	DATE: 10/17/19
SCALE: H: 1"=20' V: N/A		

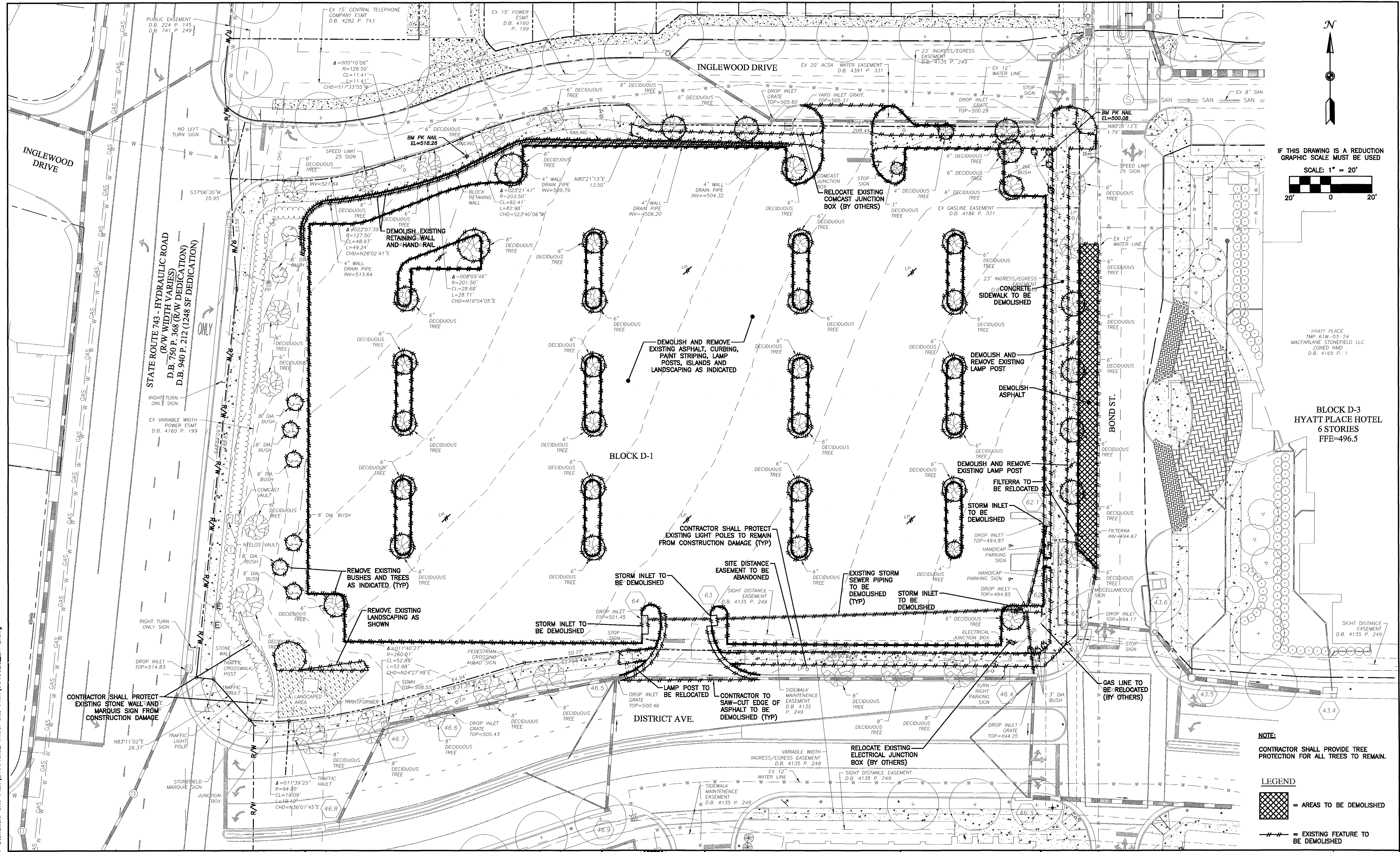


IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

HYATT PLACE
TMP 61W-03-24
MACFARLANE STONEFIELD LLC
ZONED NMD
D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

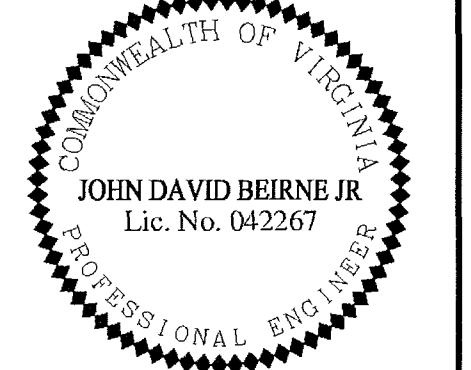


NOTE:
CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN.

LEGEND
 = AREAS TO BE DEMOLISHED
 = EXISTING FEATURE TO BE DEMOLISHED

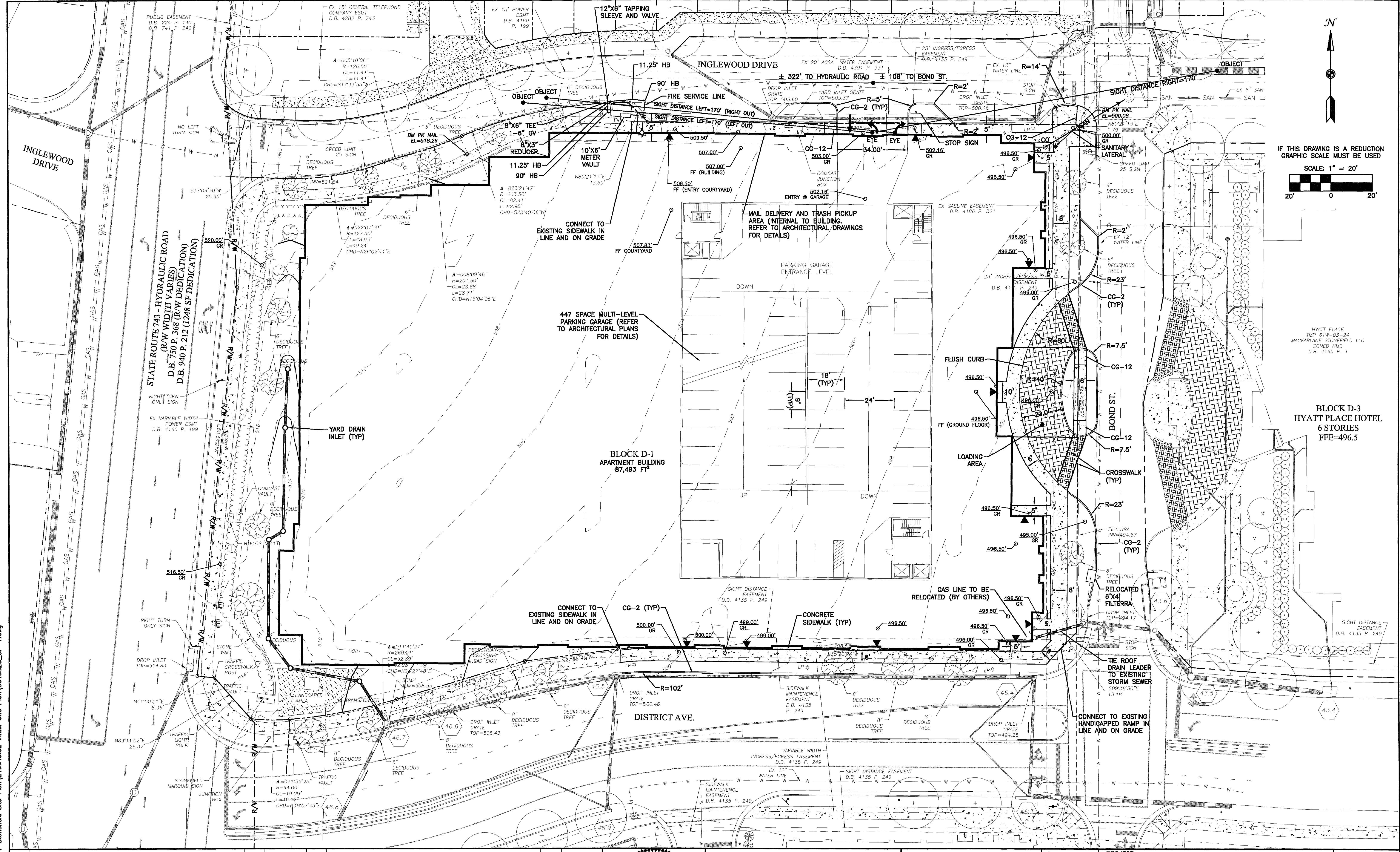
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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: DEMOLITION PLAN	DRAWING NUMBER: C-7
DIHR BY: HFW	FILE NAME: 904002C_EX-2.dwg	SHEET NUMBER: 7 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	DATE: 10/17/19
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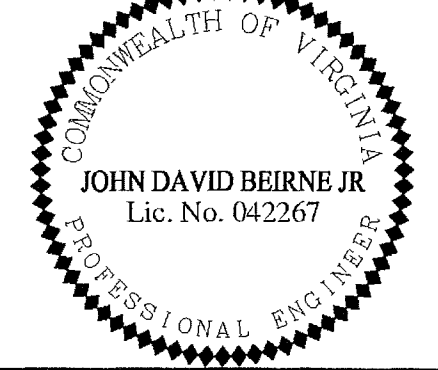


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GRAPHIC SCALE MUST BE USED
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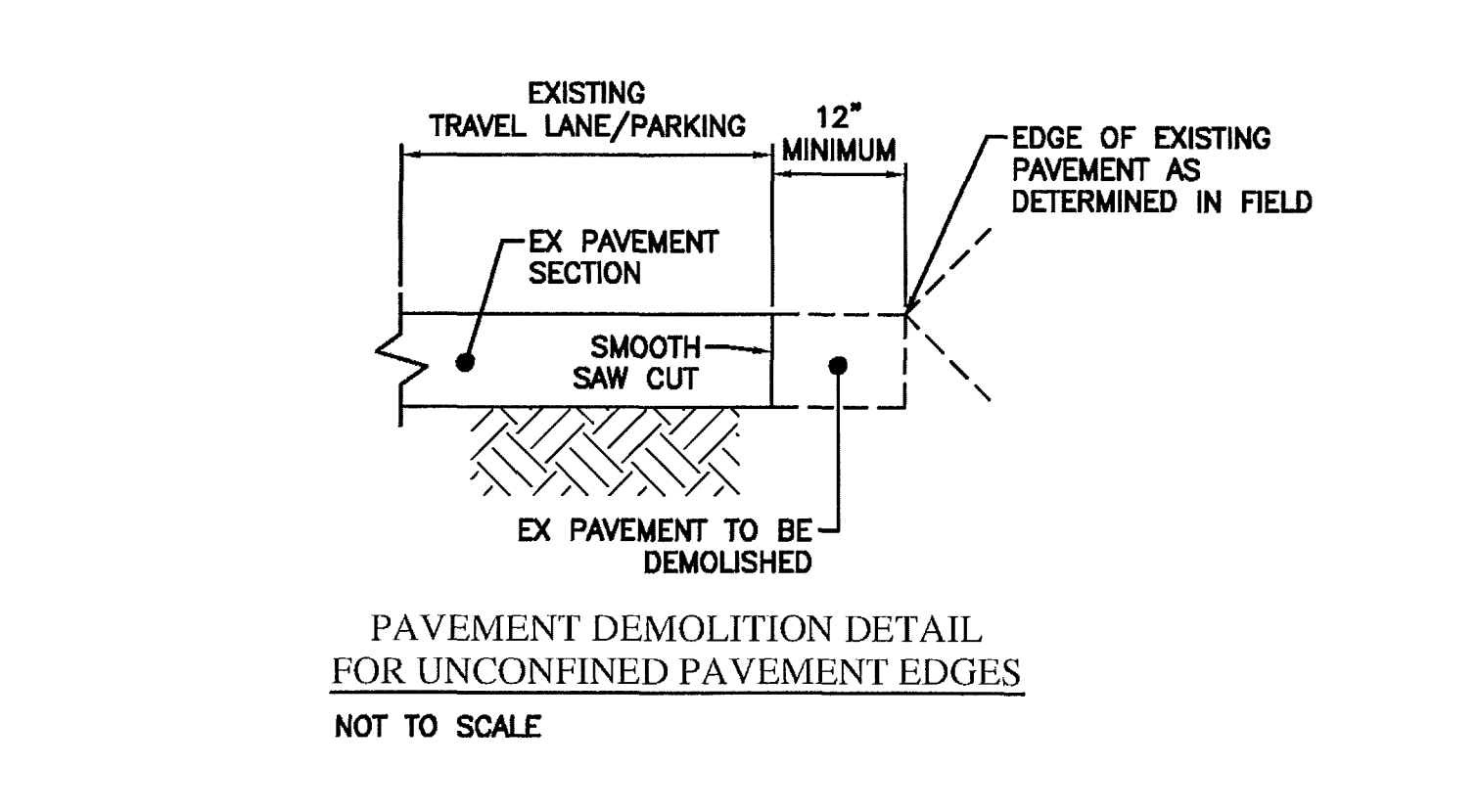
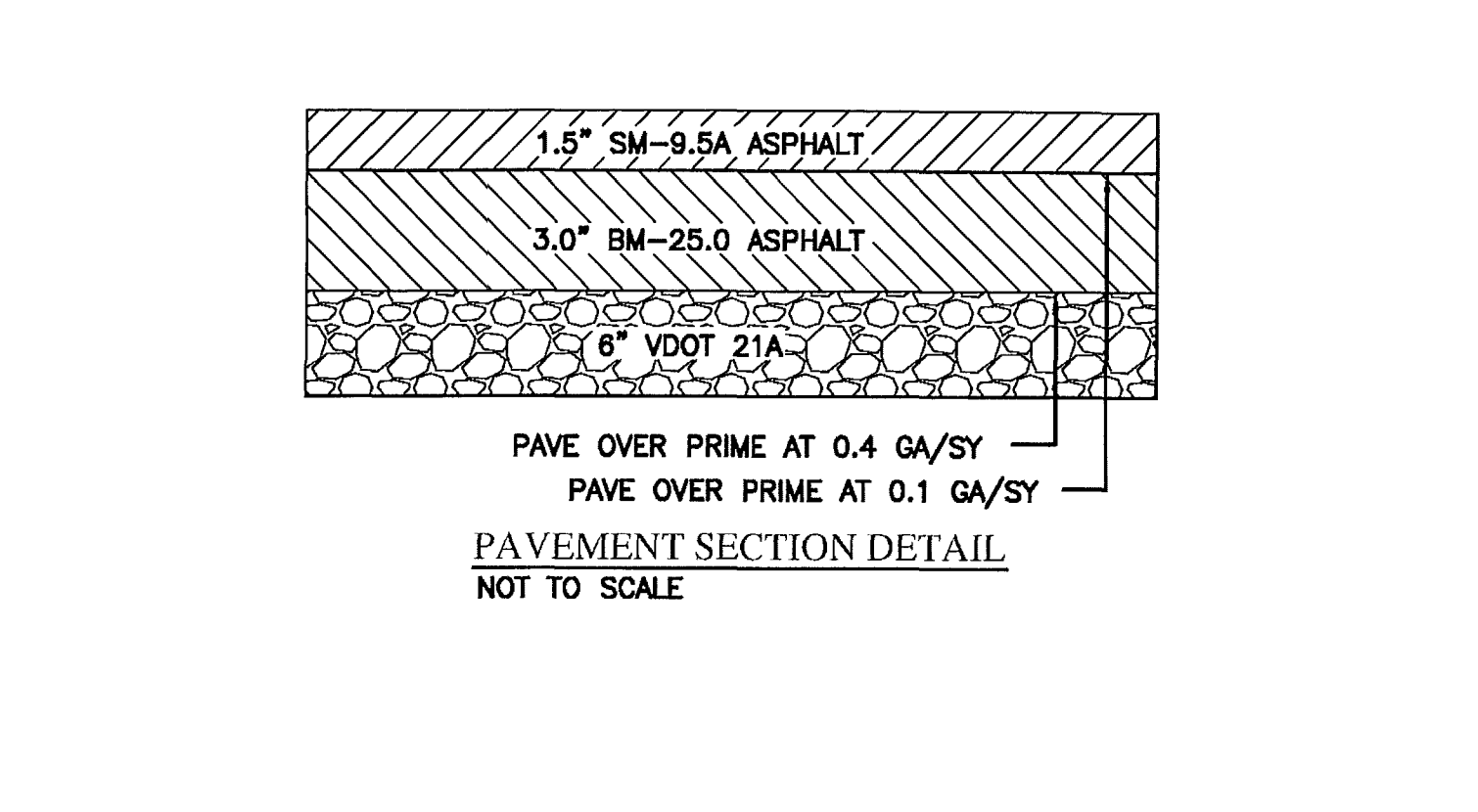
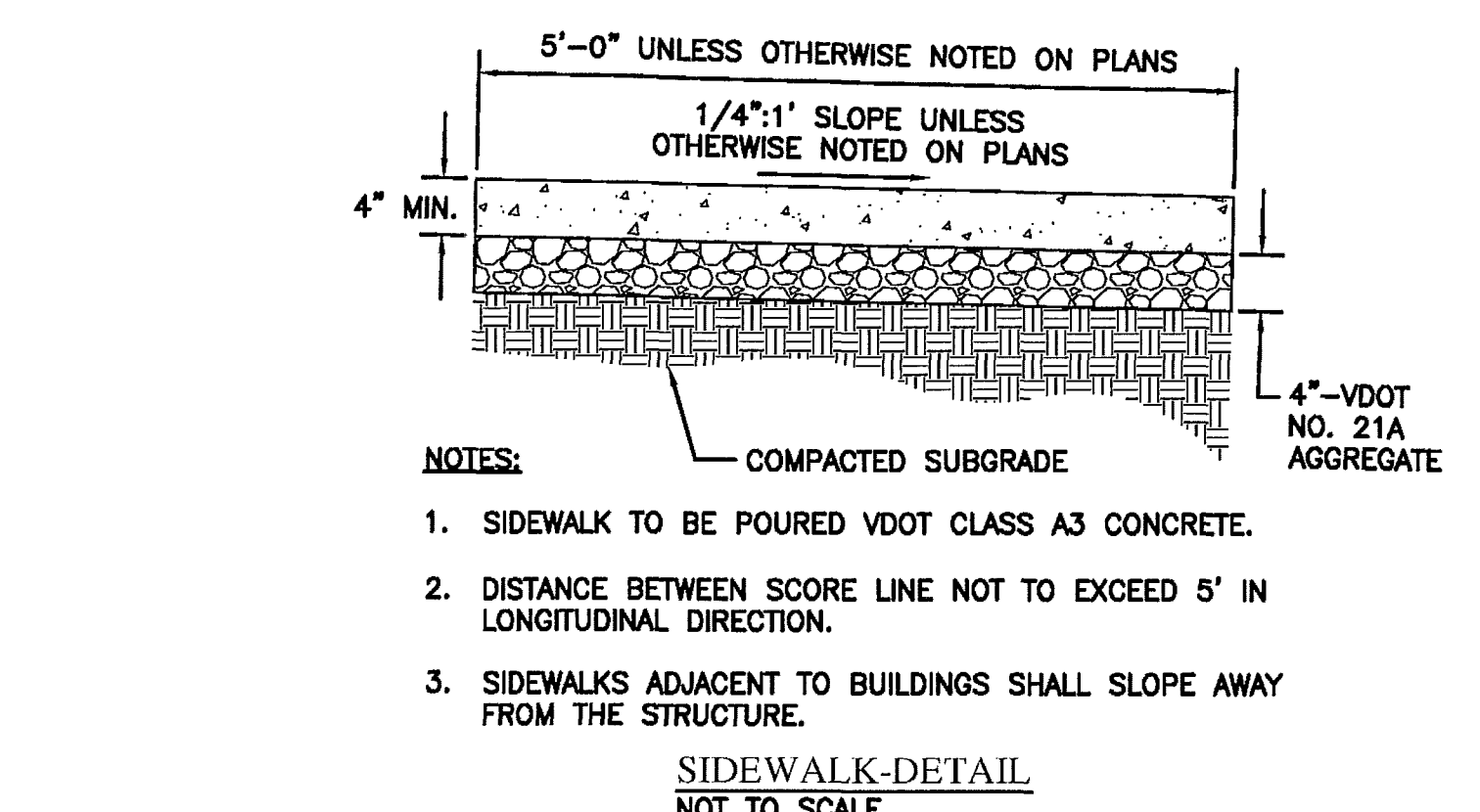
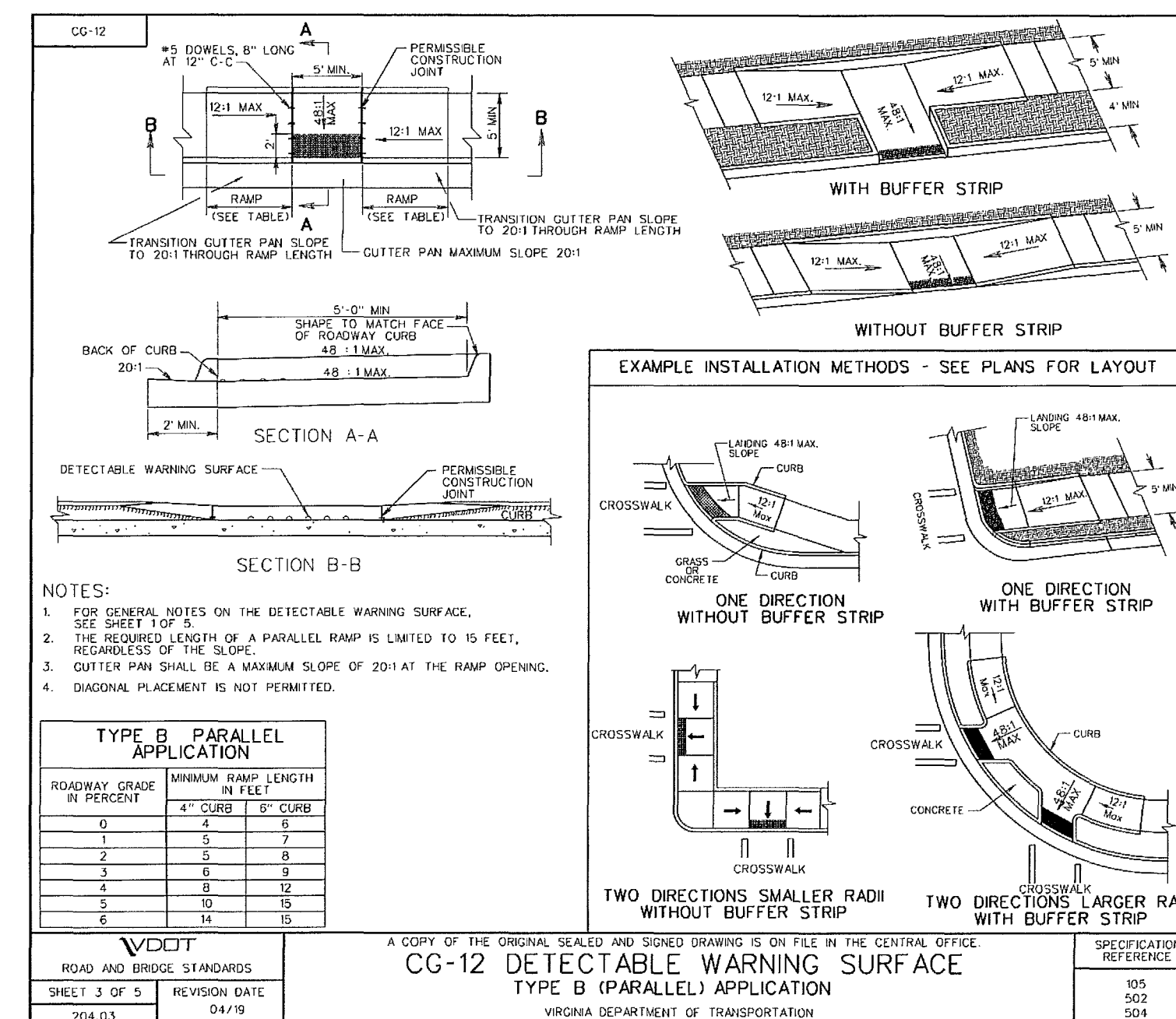
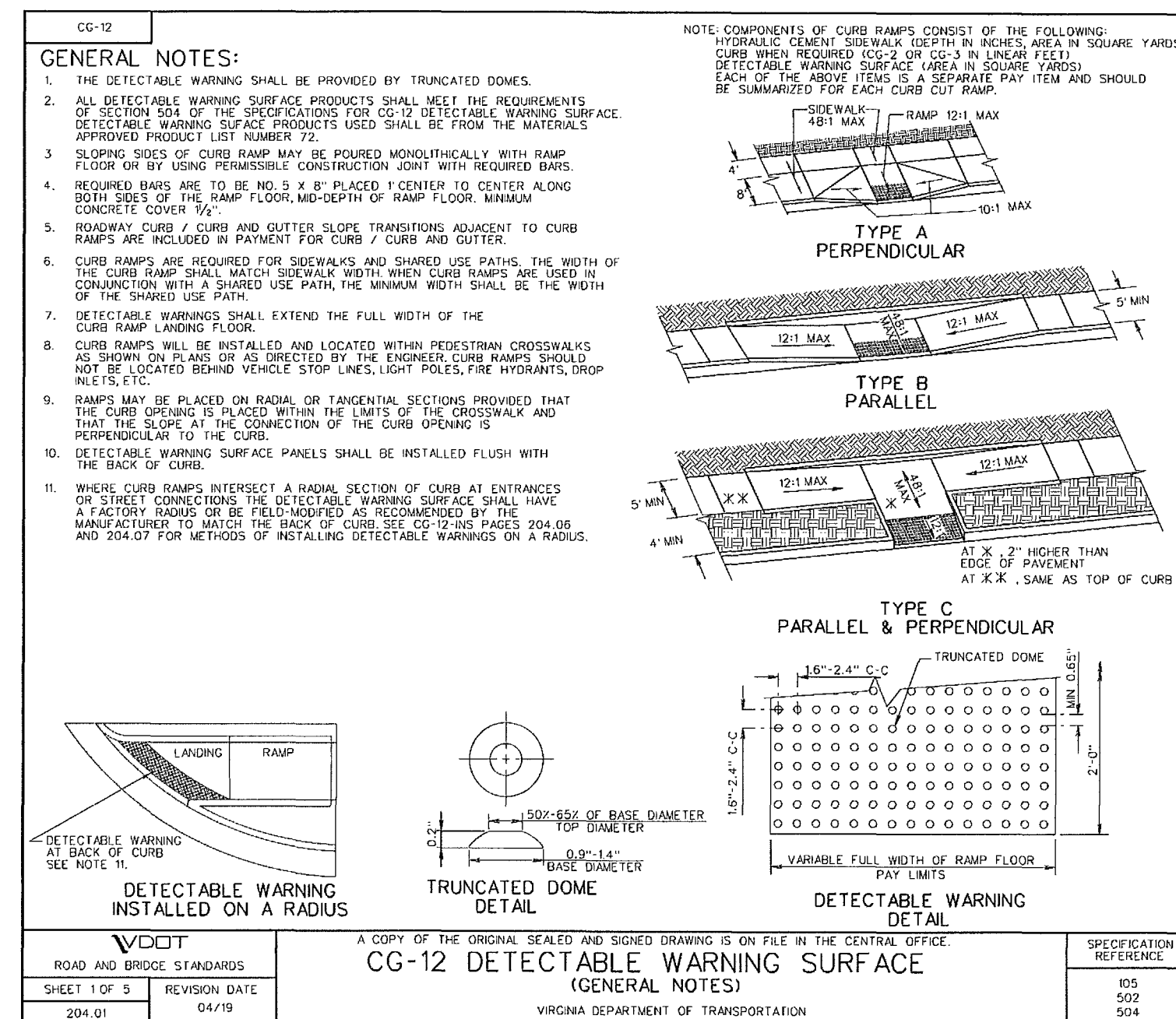
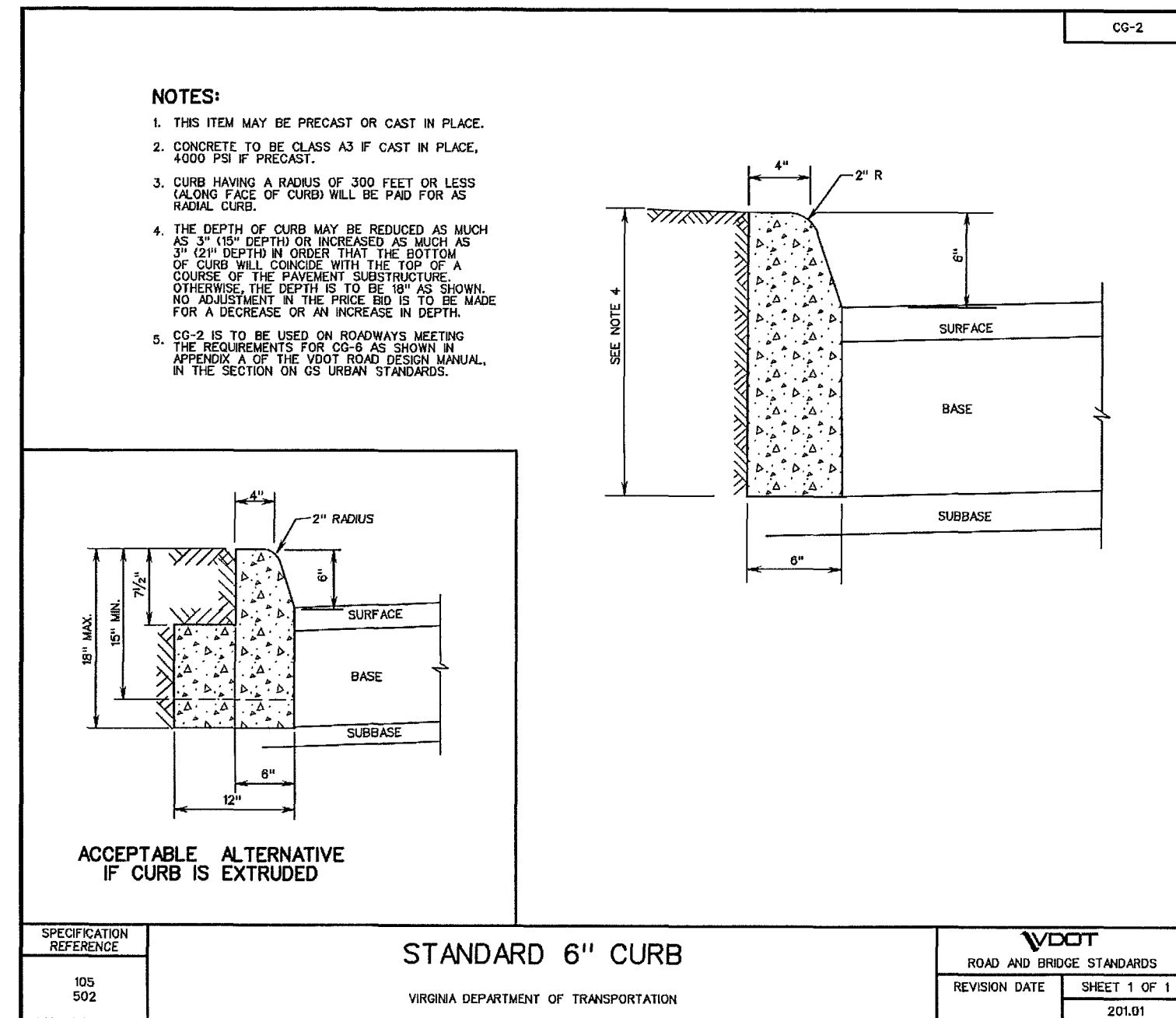
HYATT PLACE
TMP 61W-03-24
MACFARLANE STONEFIELD LLC
ZONED RMD
D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

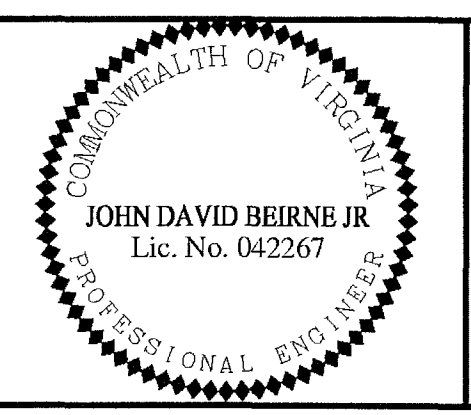


DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: SITE LAYOUT PLAN	DRAWING NUMBER: C-8
DIHR BY: HFW	FILE NAME: 904002C_SP-1.dwg	SHEET NUMBER: 8 of 11
WWA NUMBER: 219040.02	DISCIPLINE: CIVIL	DATE: 10/17/19
	SCALE: H: 1"=20' V: N/A	



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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

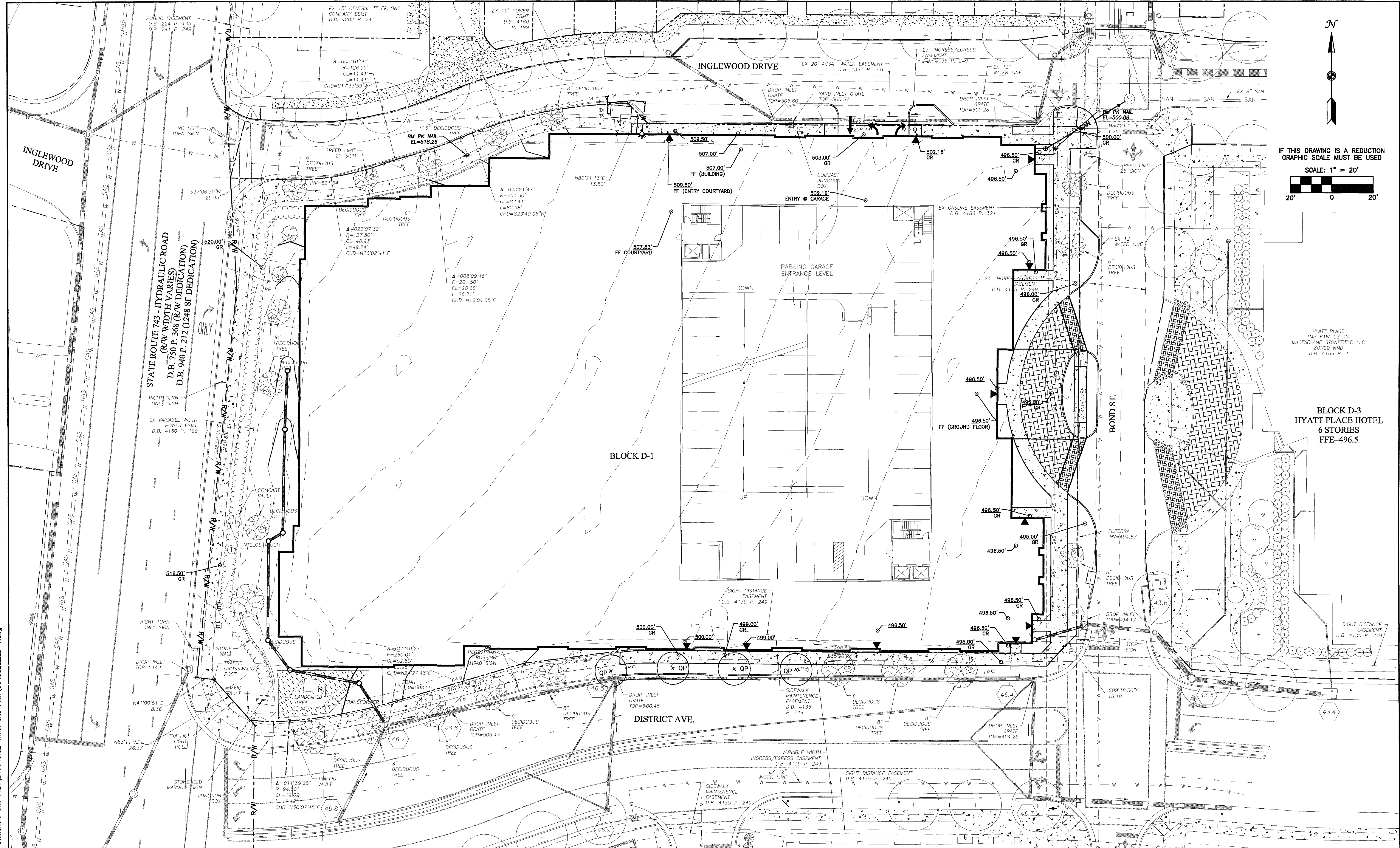


W ASSOCIATES
ENGINEERS SURVEYORS PLANNERS

PO Box 4119 Lynchburg, VA 24502 Phone: 434.316.6880
3000 Avenue Square Pl Charlottesville, VA 22901 Phone: 434.984.2700
www.wassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: DETAILS	DRAWING NUMBER: C-9
DIHR BY: HFV	FILE NAME: 904002C_ND-5.dwg	SHEET NUMBER: 9 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A
DATE: 10/17/19		

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GRAPHIC SCALE MUST BE USED

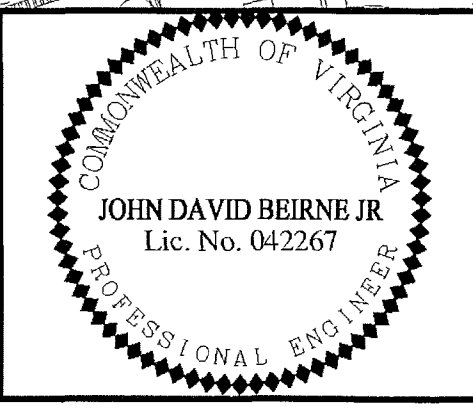
SCALE: 1" = 20'

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HYATT PLACE
TMP 61W-03-24
MACFARLANE STONEFIELD LLC
ZONED NMD
D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



STONEFIELD BLOCK D-1
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

W ENGINEERS
W SURVEYORS
W PLANNERS
ASSOCIATES

PO Box 4119 3040 Avenue Square Pl.
Lynchburg, VA 24002 Charlottesville, VA 22904
Phone: 434.316.6280 Fax: 434.984.7200
www.wvassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: LANDSCAPING PLAN	DRAWING NUMBER: C-10
DIHR BY: HFV	FILE NAME: 904002C_LS-1.dwg	SHEET NUMBER: 10 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	SCALE: H: 1"=20' V: N/A
	DATE: 10/17/19	

TREE PROTECTION

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING CONSTRUCTION.
- LIMITS OF CLEARING AND GRADING SHALL BE NO CLOSER THAN THE OUTSIDE DRIP-LINE, BUT NOT LESS THAN 5 FEET FROM THE TRUNK OF THE TREES TO BE PRESERVED.
- ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
- HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED.
- ALL TEMPORARY EROSION CONTROL MEASURES AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE COORDINATED SO TO NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
- FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED.
- TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIP LINE OF TREES TO BE PRESERVED AND PROTECTED. TREE PROTECTION FENCING SHALL BE INSTALLED ACCORDING TO THE DETAILS HEREIN AND THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED BY THE COUNTY ENGINEER THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
- ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENTATION CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
- SOILS WHICH HAVE BEEN COMPACTED OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL THE SOIL IS LOOSENEED.
- ANY AUTHORIZED ROOT PRUNING, BRANCH PRUNING OR OTHER TREE PROTECTION MEASURES SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR FORESTER.
- TREE PROTECTION MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEANUP.
- SEE EROSION SEDIMENTATION CONTROL PLAN FOR TREE PROTECTION FENCING DETAILS.

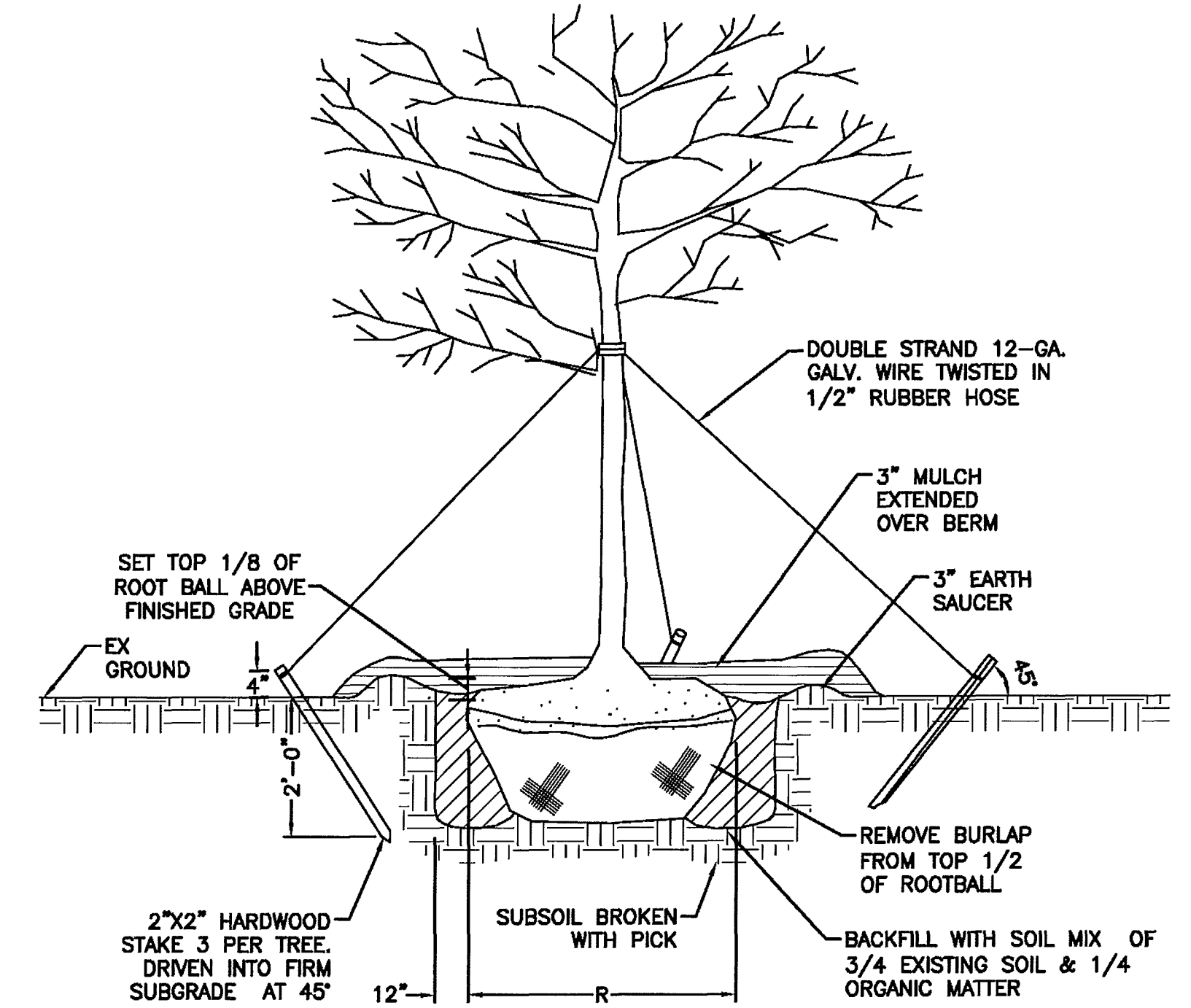
GENERAL LANDSCAPING NOTES:

- LANDSCAPE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND HAVE ALL UTILITIES LOCATED BEFORE BEGINNING ANY DIGGING.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS-FREE CONDITION UNTIL PROJECT HAS BEEN ACCEPTED BY OWNER.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN, INCLUDING PLANT MATERIAL FOR OWNERS APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY ENGINEER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE PROTECTION AREAS.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME. IN THE EVENT OF A PLANT QUANTITY DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.
- ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO HORTUS THIRD (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN).
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM SUFFICIENTLY DEVELOPED TO RETAIN ITS SHAPE WHEN REMOVED.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED, AND SHALL BE GROWN FROM THE NURSERY WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED. PRUNING OF LEADERS OF TREES IMPROPERLY GROWN FOR THE INTENT OF THE DESIGN SHALL BE REJECTED. NO PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION EXCEPT FOR PRUNING OF BROKEN LIMBS DUE TO HANDLING. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT AND DURING ONSITE STORAGE. ROOTBALLS/ CONTAINERIZED PLANTS ARE TO BE THOROUGHLY WATERED DAILY IN THE MORNING. UNDER NO CIRCUMSTANCES ARE TREES TO BE STORED ONSITE FOR MORE THAN ONE WEEK.
- NTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN LEAF.
- TREES SHALL BE LOCATED A MINIMUM OF 4' FROM BUILDING WALLS, RETAINING WALLS AND SIDEWALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS, IF NECESSARY. CONTRACTOR SHALL ENSURE THAT TREES REMAIN UPRIGHT FOR THE DURATION OF GUARANTEE PERIOD. STAKING AND GUYING SHALL NOT POSE ANY SAFETY HAZARD.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.

- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF THE CONTRACT PERIOD. CONTRACTOR SHALL REPLACE GUARANTEED PLANTS AT THE END OF THE GUARANTEE PERIOD OR CLOSEST PLANTING SEASON.
- THE CONTRACTOR SHALL POWER TILL THE ENTIRE PLANTING AREA TO A DEPTH OF 8" BEFORE PLANTING. ADD SOIL AMENDMENTS AS RECOMMENDED BY SOIL TEST AND DETAILS.
- PLANTING BACKFILL MIXTURE SHALL BE THREE PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART ORGANIC COMPOST MIX. EXISTING TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5.
- REMOVE ALL BINDING MATERIALS BEFORE PLANTING. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
- TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, AND MANEUVERED ONCE IN IT, BY LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARD THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
- THE TREE OR SHRUB PIT SHALL BE BACKFILLED HALFWAY INITIALLY WITH APPROVED SOIL MIXTURE AND TAMPED FIRMLY. ALL ROPES AROUND THE ROOTBALL SHALL BE CUT, WIRE BASKETS ARE TO BE CUT/REMOVED HALF OF THE DEPTH OF THE BALL AND THE BURLAP OR BALL WRAP IS TO BE PULLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BACKFILL SOILS SHALL NOT COVER THE TOP OF THE ROOTBALL.
- A SOIL INOCULANT CONTAINING MYCORRHIZAE AND ROOT BIOSTIMULANTS SHALL BE ADDED AFTER COMPLETION OF THE BACKFILLING. CONTRACTOR SHALL PROVIDE FERTILIZER APPLIED AT THE TIME OF PLANTING PER SOIL TEST SPECIFICATIONS USING A SLOW-RELEASE NATURAL FERTILIZER.
- MULCH MATERIAL SHALL BE AGED (6 MON MIN) SHREDDED HARDWOOD MULCH OR APPROVED EQUAL MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
- AFTER PLANTING, EVENLY SPREAD 3-4" OF SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS AND PULL BACK MULCH FROM PLANT STEM OR TREE TRUNK A DISTANCE OF 2" MIN. UNDER NO CIRCUMSTANCES IS THE TRUNK TO BE BURIED IN ANY DEPTH OF MULCH. IF NOTICED IN A POST-CONSTRUCTION VISIT, CONTRACTOR CAN BE ASKED TO RE-VISIT THE SITE AND FIX THE MULCH ACCORDINGLY.
- ALL PLANTS SHALL BE THOROUGHLY WATERED WITHIN 24-HOURS OF PLANTING.
- ALL SLOPES 3:1 OR STEEPER SHALL BE PLANTED WITH GROUND COVER PLANTINGS AND/OR VINES IN ACCORDANCE WITH TABLE 3.37-C OF THE VESCH (UNLESS OTHERWISE PROVIDED IN THE LANDSCAPE PLAN).
- 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.

PLANTING NOTES:

- THE CONTRACTOR SHALL PROVIDE MATERIALS, LABOR AND EQUIPMENT TO COMPLETE LANDSCAPE WORK AS SHOWN ON THE PLANS AND PER THE PLANTS SECTION OF THE SPECIFICATIONS.
- PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLAN LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL EXHIBITING A SPINDLY OR LOP-SIDED HABIT OR OTHER FEATURE THAT DETRACT FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED.
- PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT UTILITY COMPANY AND VERIFY THE CORRECT LOCATION OF UNDERGROUND UTILITIES WITHIN THE LANDSCAPED AREA PRIOR TO INSTALLATION OF PLANT MATERIAL. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATES SHIFTING OF THE PLANT MATERIAL, LANDSCAPE ARCHITECT IS TO BE CONSULTED PRIOR TO RELOCATION.
- OBTAIN APPROVAL FROM OWNER BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
- PLANT BEDS AND TREE PITS SHALL HAVE A GRANULAR PRE-EMERGENT WEED CONTROL APPLIED PER MANUFACTURER'S RECOMMENDATION PRIOR TO MULCHING.
- PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, TURF AND STRUCTURES. DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS. TURF AREAS DISTURBED BY PLANTING OR GRADING OPERATIONS SHALL BE FINE GRADED AND SEEDED OR SODDED. DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM PROJECT AND CLEANED UP.
- PLANT FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT.
- PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON DRAWING.
- 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.
- LOW MAINTENANCE GROUND COVER (NOT GRASS) SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.



NOTE:
THIS DETAIL FOR DECIDUOUS AND EVERGREEN TREES OVER 12' IN HEIGHT
GUYING DETAIL FOR LARGE TREES
NOT TO SCALE

PLANT SCHEDULE & GRAPHIC SYMBOL KEY FOR EXISTING LANDSCAPE

Symb	Total QTY	Botanical Name	Common Name	Type	Size	Spacing	Remarks	Canopy @ 10-Yr (sf)	Canopy Total (sf)
AG	2	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	8'	As Shown	Ornamental (Flowering)	130	260
PA	4	Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B&B	2 1/2" cal	As Shown	Shade	479	1,916
GT	3	Gleditsia triacanthos var. inermis 'Skyline'	Thornless Honeylocust	B&B	3 1/2" cal	As Shown	Shade	541	1,623
QP	13	Quercus phellos 'QPSTA'	Hightower Willow Oak	B&B	2 1/2" cal	As Shown	Shade	419	5,447
TOTAL CANOPY OF TREES AND SHRUBS IN EXISTING LANDSCAPE									8,246

PLANT SCHEDULE & GRAPHIC SYMBOL KEY FOR NEW LANDSCAPE

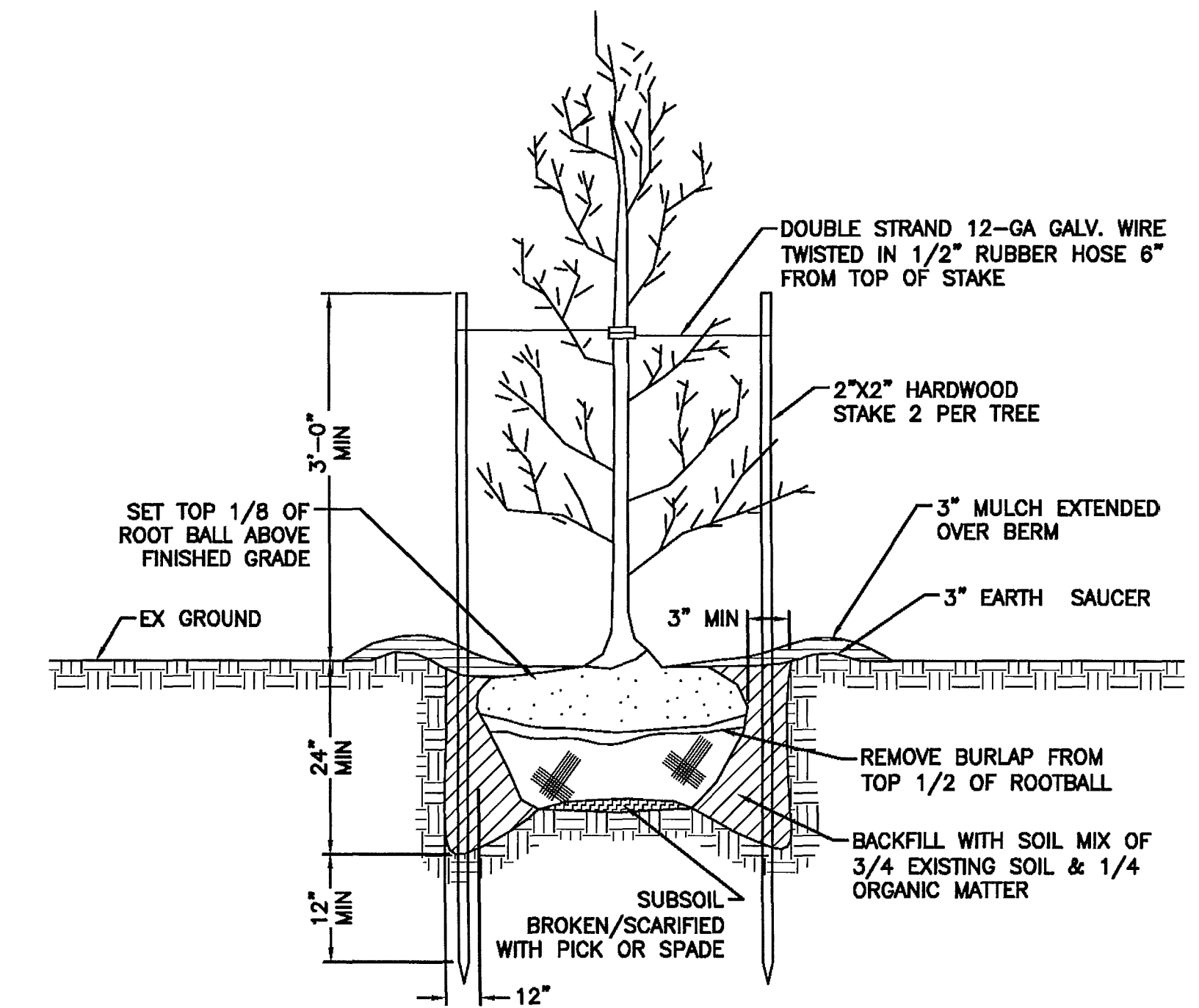
Symb	Total QTY	Botanical Name	Common Name	Type	Size	Spacing	Remarks	Canopy @ 10-Yr (sf)	Canopy Total (sf)
QP	4	Quercus phellos 'QPSTA'	Hightower Willow Oak	B&B	2 1/2" cal	As Shown	Shade	419	1,676
TOTAL CANOPY OF TREES AND SHRUBS IN NEW LANDSCAPE									1,676

NOTE:

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.

LANDSCAPE TABULATIONS

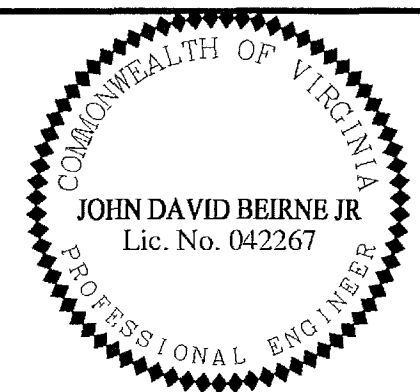
TREE COVERAGE:	
PROJECT AREA:	108,028 Ft ²
PERCENT OF TREE COVER REQUIRED:	10%
CANOPY COVER REQUIRED:	10,803 Ft ²
CANOPY PROVIDED:	10,922 Ft ²



NOTE:
THIS DETAIL FOR EVERGREEN AND DECIDUOUS TREES UNDER 12' IN HEIGHT.
PLANTING AND STAKING DETAIL
NOT TO SCALE

M:\219040 Block D-1 Stonerfield Site Plan\219040.02 Initial Site Plan\904002C_LS-2.dwg

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: KTM	TITLE: LANDSCAPING DETAILS AND NOTES	DRAWING NUMBER: C-11
DHR BY: HFW	FILE NAME: 904002C_LS-2.dwg	SHEET NUMBER: 11 of 11
WVA NUMBER: 219040.02	DISCIPLINE: CIVIL	DATE: 10/17/19
	SCALE: H: N/A V: N/A	