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

SHEET NO.	DRAWING NO.	TITLE
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9 OF 11	C-9	DETAILS
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11 OF 11	C-11	LANDSCAPING DETAILS AND NOTES

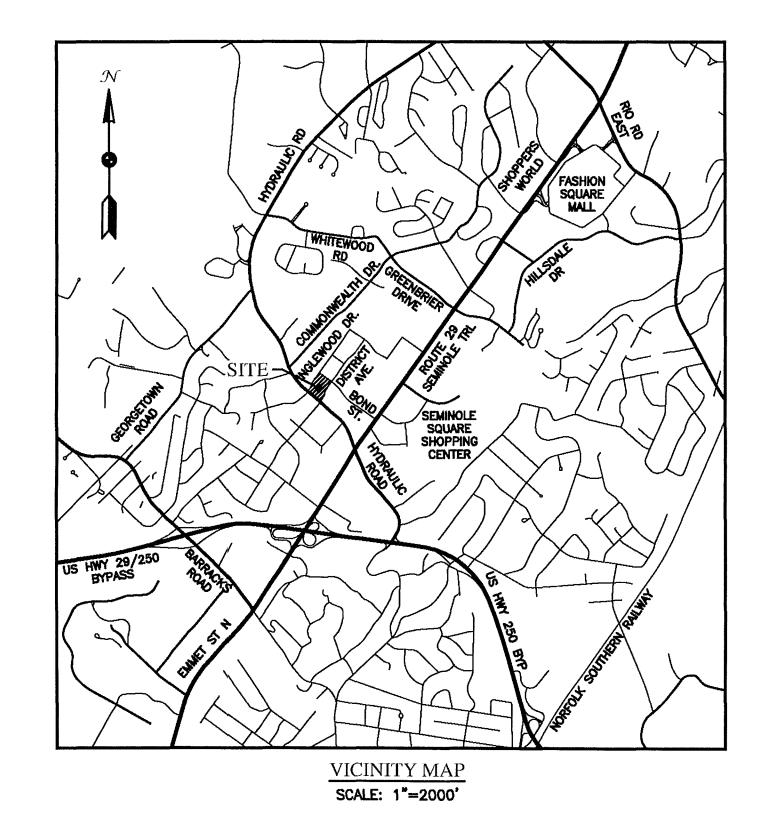
## SOURCE OF TITLE:

THIS IS A PORTION OF THE SAME PROPERTY IDENTIFIED AS TAX MAP PARCEL 61W-3-19A (PARCEL 1) CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER LLC (PREVIOUS OWNED BY ALBEMARLE PLACE EAAP. LLC) BY THAT CERTAIN DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DEED BOOK 4857, PAGES 503-511.

- 1. THE PURPOSE OF THESE PLANS IS TO SHOW THE SITE IMPROVEMENT MODIFICATIONS REQUIRED FOR THE CONSTRUCTION OF A 234 UNIT, RESIDENTIAL APARTMENT BUILDING ON BLOCK D-1 OF STONEFIELD.
- 2. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
- 3. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

## SITE PLAN NOTES:

- 1. REFER TO "STONEFIELD BLOCK G FINAL SITE PLAN AND VSMP PLAN" SDP 2014-00065 AND WPO 2014-00102 FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO GENERAL NOTES AND DETAILS, STORM DRAINAGE AREA MAPS AND CALCULATIONS, AND LANDSCAPING DETAILS AND CALCULATIONS.
- 2. STORMWATER MANAGEMENT FOR THE LAND MASS ENCOMPASSED WITH THIS PLAN ARE PROVIDED WITH THE WPO 2014-00102, WPO 2010-00023, WPO 2013-69 AND SDP 2014-00065. THIS PLAN IS IN CONFORMANCE WITH THOSE REQUIREMENTS FOR QUANTITY AND QUALITY CONTROLS AS WELL AS MS-19.
- 3. PARKING COUNTS HAVE BEEN UPDATED TO REFLECT THESE IMPROVEMENTS.
- 4. PUBLIC WATER & SEWER IS PROVIDED TO THIS SITE THROUGH THE ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA).
- 5. A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED TO ALBEMARLE COUNTY FOR THE IMPROVEMENTS ASSOCIATED WITH THIS SITE. THE PARKING CALCULATIONS PROVIDED ARE BASED ON THIS REQUEST.
- 6. THE SIDEWALK MAINTENANCE AND INGRESS/EGRESS EASEMENTS FOR DISTRICT AVE. WILL BE REVISED UNDER SEPARATE COVER.
- 7. LOADING SPACE FOR THE PROPOSED APARTMENT BUILDING IS PROVIDED WITHIN THE COVERED DROP-OFF AREA ON BOND STREET.



## BLOCKS A-D PARKING REQUIREMENTS:

**EXISTING SHOPPING CENTER:** 

EXISTING HOTEL -GUEST ROOMS: -CONFERENCE ROOMS:

FUTURE C2-1 RETAIL: FUTURE C2-1 HOTEL -GUEST ROOMS:

-CONFERENCE ROOMS:

1,064 SPACES ((236,248 GLA/1,000=236.25), 236.25\*4.5=1,063.12)

55 SPACES (0.40 SPACES/HOTEL ROOM) 24 SPACES (1.790 SF/75 = 23.87)

57 SPACES ((12,567 GLA/1,000=12.57), 12.57\*4.5=56.55)

51 SPACES (0.40 SPACES/HOTEL ROOM) 23 SPACES (1,712 SF/75 = 22.83)

BLOCK D-1 APARTMENTS: 351 SPACES (234 UNITS\*1.5 SPACES/UNIT)

BLOCKS A-D TOTAL PARKING REQUIRED: 1,625 SPACES

BLOCKS A-D PARKING PROVIDED:

EXISTING SPACES: PARKING REMOVED W/SITE PLAN: STRUCTURED PARKING PROVIDED: BLOCKS A-D TOTAL PARKING PROVIDED:

447 SPACES 1,668 SPACES

1,500 SPACES

-279 SPACES

SITE DATA

**OWNER/DEVELOPER:** OCT STONEFIELD PROPERTY OWNER LLC C/O O'CONNOR CAPITAL PARTNERS LLC

535 MADISON AVENUE, 6TH FLOOR NEW YORK, NY 10022 ATTN: OJAS DESAI

EMAIL: ODESAICOCONNORCP.COM

WW ASSOCIATES, INC 3040 AVEMORE SQUARE PLACE CHARLOTTESVILLE, VA 22911 (434) 984-2700 ATTN: HERBERT F. WHITE III, P.E. EMAIL: HWHITEOWWASSOCIATES.NET

THE PROPERTY AS SHOWN ON THIS PLAN IS THE PROPERTY CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER, LLC BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DB 4857, PGS 503-511 AND IS INDICATED AS TAX MAP PARCEL TMP 61W-3-19A.

SOURCE OF BOUNDARY SURVEY: WW ASSOCIATES, INC DATED: MAY 29, 2013

WW ASSOCIATES, INC SOURCE OF TOPOGRAPHY:

BY FIELD SURVEY

PERFORMED ON: SEPTEMBER 20, 2019

ALBEMARLE COUNTY, VA COUNTY, STATE:

MAGISTERIAL DISTRICT: JACK JOUETT

WATER PROTECTION AREA: N/A (NON-WATER SUPPLY WATERSHED)

TAX MAP/PARCEL: TM 61W, PARCEL 3-19A

**ZONING:** NMD (NEIGHBORHOOD MODEL DISTRICT)

OVERLAY DISTRICT: ENTRANCE CORRIDOR & AIRPORT IMPACT

**EXISTING USE:** 

PROPOSED USE: RESIDENTIAL (APARTMENTS)

TRASH: ON-SITE DUMPSTER

YARD REQUIREMENTS: THERE ARE NO MINIMUM OR MAXIMUM LOT WIDTHS OR DEPTH REQUIREMENTS.

PARKING LOT

PROPOSED BUILDING HEIGHT: 88' MAX. (VARIES; 6-7 STORIES)

**BUILDING GROSS AREA:** 87,493 SF

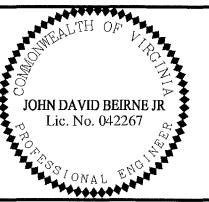
TRAFFIC GENERATION: APARTMENTS (USE 220) (PER ITE TRIP GENERATION 6.65 TRIPS/UNIT/DAY MANUAL, 8TH EDITION)

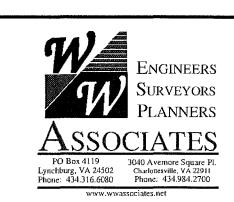
234 UNITS  $\times$  6.65 = 1,556 VPD

BLOCK D1 LAND USE SCHEDULE

TOTAL SITE 2.48 AC. (100%) BUILDING 2.01 AC. (81%) OPEN SPACE 0.29 AC. (12%) OTHER IMPERVIOUS 0.18 AC. (7%)

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WWA NUMBER: 219040.02	FILE NAME: 904002C_CS-1.dwg	DISCIPLINE:	SCALE: H: AS SHOWN V: N/A	DATE: 10/17/19	SHEET NUMBER:
DIHR BY:	TITLE:	COVER S	HEET		C-1
DESIGNED BY:  JDB  DRAWN BY:  KTM		NEFIELD B INITIAL SITI MARLE COU	E PLAN	HA	SET REV. NO.  —  DRAWING NUMBER:

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nitial
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Plan\
Site
Stonefield
D-1
Block
M:\219040

	ADOVE ENVIOLED STACE	115	HODITONITY DENIE		CIOLIT
F	ABOVE FINISHED FLOOR	HB	HORIZONTAL BEND	RT	RIGHT
HD	AHEAD	HC	HANDICAP	R/W	RIGHT OF WAY
?V	AIR RELEASE VALVE	HDPE	HIGH DENSITY POLYETHELENE	SAN	SANITARY SEWER
2	BACK OF CURB	HK	HOOK	SBL	SOUTH BOUND LANE
=	BLIND FLANGE	HWL	HIGH WATER LEVEL	SD	STORM DRAIN
F	BASEMENT FINISHED FLOOR	ID	INNER DIAMETER	SDMH	STORM DRAIN MANHOLE
M	BENCH MARK	INV	INVERT	SL	SLUDGE
	BACK	IPF	IRON PIPE FOUND	SQ	SQUARE
V	BLOW OFF VALVE	IRF	IRON PIN FOUND	S.S.	STAINLESS STEEL
	BOTTOM OF WALL	IRS	IRON PIN SET	SSMH	SANITARY SEWER MANHOLE
ſV	CABLE TELEVISION	JB	JUNCTION BOX	STA	STATION
	CURB & GUTTER	LAT	LATERAL	STD	STANDARD
	CAST IRON PIPE	LF	LINEAR FEET	STL	STEEL
	CENTER LINE	LP	LAMP POST	SW	SIDEWALK
Р	CORRUGATED METAL PIPE	LT	LEFT	TBA	TO BE ABANDONED
	CLEAN OUT	LWL	LOW WATER LEVEL	TBR	TO BE REMOVED
NC	CONCRETE	MF	MONUMENT FOUND	TC	TOP OF CURB
R	BOUNDARY LINE CORNER	MH	MANHOLE	TSV	TAPPING SLEEVE AND VALVE
<b>-</b>	CORRUGATED PLASTIC PIPE	NBL	NORTH BOUND LANE	TW	TOP OF WALL
	CUBIC YARDS	NC	NORMALLY CLOSED	TYP	TYPICAL
	DROP INLET	NF	NAIL FOUND	UG	UNDERGROUND
	DIAMETER	NO	NORMALLY OPEN	UGT	UNDERGROUND TELEPHONE
	DUCTILE IRON PIPE	NS	NAIL SET	UGU	UNDERGROUND UTILITY
	EACH FACE	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
	ELEVATION	NTS	NOT TO SCALE	VB	VERTICAL BEND
CC .	ELECTRIC	OC	ON CENTER	VHD	VEHICLES PER DAY
<b>o</b>	EDGE OF PAVEMENT	PE	POLYETHYLENE	w	WATER
ΓL	EDGE OF TRAVEL LANE	PF	PLANT FLOW	WAS	WASTE ACTIVATED SLUDGE
PΤ	EQUIPMENT	PGL	PROFILE GRADE LINE	WL	WATER LINE
	EACH WAY	PP	POWER POLE	WM	WATER METER
OR EXIST	EXISTING	PROP	PROPOSED	WSE	WATER SURFACE ELEVATION
	FINISHED FLOOR	PRV	PRESSURE RELIEF VALVE	WT	WATERTIGHT
	FIRE HYDRANT	PS	PLANTED STONE FOUND	WWF	WOVEN WIRE FABRIC
	FORCE MAIN	PVC	POLYVINYL CHLORIDE	XING	CROSSING
	FLOURIDE	PVMT	PAVEMENT	YDS	YARDS
C	FACE OF CURB	RAS	RETURN ACTIVATED SLUDGE	YH	YARD HYDRANT
LV	GALVANIZED	RCP	REINFORCED CONCRETE PIPE		
,	GATE VALVE	REQ'D	REQUIRED		

SHEET REVISION

JOHN DAVID BEIRNE JR Lic. No. 042267

NOTES:

1. THE SIZE OF THE SYMBOLS MAY VARY FROM THOSE SHOWN.

2. ALL SYMBOLS AND ABBREVIATIONS SHOWN MAY NOT BE USED.

SHEET REVISION

BY DATE NO.

X	SYMBOL LEGEND	NEW	EXISTING	LINETYPE LEGEND	NEW
R,L	AIR RELEASE VALVE	Ö		BUILDING OVERHEAD	
<b>+</b>	BENCHMARK/FFE	<del>•</del>		ADJACENT PROPERTY LINE	
3	BLOW OFF VALVE	જી		ADJACENT RIGHT-OF-WAY	
D	BOLLARD	•		BOUNDARY PROPERTY LINE	
•	BORE HOLE			BOUNDARY RIGHT-OF-WAY	
	BUILDING COLUMN			BUILDING SETBACK	
	BUSH			BUSH LINE	
.) []	CABLE BOX		—— OHCT—— OHCT——	CATV OVERHEAD	
	CEMETERY		— UGCT— UGCT— UGCT—	CATV UNDER GROUND	
<del> </del>		N/A		DRAIN	——— DRN ———
₹ ?}	CONIFEROUS TREE	<b>☀</b>	DRN ———		DKN -
.5	DECIDUOUS TREE	$\bigcirc$	OHT	TELEPHONE OVERHEAD	
	DRAINAGE INLET GRATE		— UGT—— UGT—— UGT—	TELEPHONE UNDER GROUND	
9	DRILL HOLE	•	>>>	DITCH CENTER LINE	——>——>—
Ð	ELECTRIC METER BOX	<b>①</b>		EASEMENT - CONSTRUCTION AND GRADING	
	ELECTRIC PANEL BOX	$\mathfrak{G}$		EASEMENT - SLOPE	
	ELECTRIC PEDESTAL	E		EASEMENT - SANITARY SEWER	
	ELECTRIC MAN HOLE	<b>(</b>		EASEMENT - STORM	<u> </u>
) }	FIRE DEPARTMENT CONNECTION	<b>Å</b>		EASEMENT - STORMWATER MANAGEMENT	
5	FIRE HYDRANT			EASEMENT - UTILITIES	
<b>&gt;</b>	FLAG POLE	P 0		EASEMENT - WATER	
	GAS MAN HOLE	©	——— OF ———	EFFLUENT OUTFALL	OF
о VI)	GAS METER	GM)	OHE OHE	ELECTRIC OVERHEAD	
	GAS VALVE	•	———— UGE —————	ELECTRIC UNDER GROUND	UGE UGE
1		M [C]			
_	GENERATOR	G •	<del></del>	FENCE BARBED WIRE	
ŧ	GROUND LIGHT	•		FENCE CHAIN LINK	
D	GUY POLE	-W		FENCE WOOD	
1	HANDICAPPED PARKING	گِر		FENCE WOVEN WIRE	<del></del>
1	HEAT PUMP	H	———— GAS ————	GAS UNDER GROUND	
	IRON PIN	0		GRAVEL	
Ì	LIGHT POLE	$\Rightarrow$	0 0 0 0 0 0 0 0 0	GUARD RAIL	
3	MAILBOX	8₹		PAVEMENT ASPHALT	
>	MONITORING WELL	$\Diamond$		PLANT FLOW	PF
•]	MONUMENT FOUND			RAILROAD CENTERLINE	
	MONUMENT SET	•		RETURN ACTIVATED SLUDGE	
<b></b>	PANEL POINT	×		ROAD CENTERLINE	
<b>-</b>	POWER METER	0	FM FM	SANITARY FORCEMAIN	FM
<i>y</i>	POWER POLE	Ø	——————————————————————————————————————	SANITARY SEWER	SAN
<del></del>	ROAD SIGN	<i>~</i>	SL	SLUDGE	SL
)	SANITARY CLEAN OUT	<b>⊕</b>		STORM SEWER	JL -
_		_			
5)	SANITARY SEWER MAN HOLE	S		STREAM CENTERLINE	
<del>, -</del>	SIGN	<del></del>	—— ТОВ —— ТОВ ———	TOP OF BANK	—— ТОВ —— ТОВ —
)	SPRINKLER HEAD	g		TOPO MAJOR CONTOUR	
	STORM DRAIN MAN HOLE	(D)		TOPO MINOR CONTOUR	
	TRAFFIC LIGHT POLE	0		TREELINE	·······································
	TELEPHONE MAN HOLE	Û	——————————————————————————————————————	UTILITY OVERHEAD	
	TELEPHONE PEDESTAL	T	UGU UGU	UTILITY UNDER GROUND	
<del>)</del>	TELEPHONE POLE	$\ominus$		WASTE ACTIVATED SLUDGE	WAS
	TELEPHONE JUNCTION BOX	$\boxtimes$	——— W ——— W ———	WATER LINE	w w w
	TEST PIT	TP	BW BW	WATER LINE - BACKWASH	BW BW BW
	TRAFFIC CONTROL BOX	<b>■</b>		WATER LINE - COLD	— cw — cw — cw
]	TRAFFIC JUNCTION BOX	<u>—</u> Ū	— D — D — D —	WATER LINE - DRAIN	D D D
7	TRAVERSE	٨	——— FBW ——— FBW ———	WATER LINE - BICKWASH WASTE	—— FBW —— FBW —
	UTILITY MARKER POST		— FE — FE — FE —	WATER LINE - FILTER EFFLUENT	FE FE FE
	UTILITY POLE	G O	FW FW	WATER LINE - FILTERED	FW FW FW
	VENT PIPE	0		WATER LINE — HOT	— нw —— нw —— нw
$\langle \rangle$	WATER MAN HOLE	W	NPW	WATER LINE - NON-POTABLE	NPW
ER	WATER METER		WP WP	WATER LINE - PRIVATE	
	WATER SURFACE ELEVATION	$\subseteq$	RAW RAW	WATER LINE - RAW	RAW RAW
v	WATER VALVE	<b>₩′</b>		WATER LINE - REVISED	
-74		_		WETLAND LIMITS	
ý)	WELL	<b>(W)</b>		11212112 2111110	

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

ABBREVIATIONS AND LEGEND

DISCIPLINE: SCALE: CIVIL H: N/A V: N/A

JDB

WWA NUMBER:

WWA NUMBER: FILE NAME: 904002C\_ND-1.dwg

DIHR BY:

SET REV. NO.

DRAWING NUMBER:

SHEET NUMBER:

DATE: SHEET NUMBER: 2 of 11

C-2

- 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.
- 4. 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
- 6. 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.
- 7. 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. 9. 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)

- 1. 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
- 2. 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.
- 3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. 5. 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.
- 6. 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. 7. 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.
- 8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- 9. 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. 10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW
- AREA. 11. 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. 12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF
- COMPLETION PER ZONING ORDINANCE SECTION 5.1.28. 13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
- 14. 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. 15. 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. 16. 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.
- 17. 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.
- 18. 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.
- 19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR 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.
- 20. 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

- 1. 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,
- 2. THIS PROPERTY IS SERVED BY PUBLIC WATER THROUGH ALBEMARLE COUNTY SERVICE AUTHORITY.
- 3. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS
- 4. THE COORDINATES AND ELEVATIONS SHOWN ARE TIED TO THE STATE PLANE COORDINATE SYSTEM.
- 5. HORIZONTAL DATUM: VIRGINIA STATE PLANE SOUTH ZONE NAD83 6. VERTICAL DATUM: NAVD88

## GENERAL UTILITY NOTES

- 1. 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.
- 2. 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
- 3. 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.
- 4. 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.
- 5. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT SPECIFICATIONS SECTION 302 AND SECTION 232 AND AS SPECIFIED ON THE
- 6. 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.
- 7. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE IN ACCORDANCE WITH VDOT SPECIFICATION SECTION 217.
- 8. 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'.
- 9. ALL UTILITIES TO BE PLACED UNDER EXISTING COUNTY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED ON THE PLANS.
- 10. WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER
- 11. 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.
- 12. ALL PRIVATE WATERLINES SHALL BE PVC SCHEDULE 40. 13. 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.
- SHALL BE DEDICATED TO THE ALBEMARLE SERVICE AUTHORITY, EXCEPT WHERE THE LINE IS IN A PUBLIC ROAD RIGHT-OF-WAY. 15. 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

14. 20' WIDE EASEMENTS, CENTERED ON THE PIPELINE AND APPURTENANCES

BOTH DIRECTIONS OR 5' BEYOND ENDS OF CULVERT WHEN PARALLEL. 16. 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.

AUTHORITY. INSULATION TO EXTEND 5' BEYOND CENTERLINE OF CULVERT IN

- 17. 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.
- 18. 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
- 19. CONTRACTOR SHALL COMPLY WITH NO LEAD REGULATIONS FOR WATER INFRASTRUCTURE.
- 20. ALL JOINTS ON PROPOSED WATERLINE SHALL BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS AND PER ACSA STANDARDS AND SPECIFICATIONS.

## SITE PLAN NOTES

ALBEMARLE COUNTY CODES.

- 1. ALL CONSTRUCTION SHALL CONFORM TO ALBEMARLE COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 2. 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. 3. EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.
- 4. ALL INTERNAL STREETS AND PARKING AREAS ARE TO BE PRIVATELY OWNED
- AND MAINTAINED, EXCEPT WHERE OTHERWISE NOTED. 5. EARTH SWALES AND STORM SEWER CONNECTIONS SHALL BE CONSTRUCTED
- IMMEDIATELY FOLLOWING CLEARING AND GRUBBING. 6. ALL ON SITE IMPROVEMENTS ARE SUBJECT TO INSPECTION UNDER
- 7. ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
- 8. ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO CURRENT PLUMBING CODE.

- 9. 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. 10. 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% CROSS 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

#### COORDINATION NOTES

- 1. THE CONTRACTOR SHALL OBTAIN THE FOLLOWING PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS: ALBEMARLE COUNTY LAND DISTURBANCE PERMITS, VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) 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.
- 2. 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.
- 3. THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
- 4. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES.
- 5. CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY ALBEMARLE COUNTY CODE.
- 6. VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT: PREPARE STORMWATER POLLUTION PREVENTION PLAN, SECURE VSMP 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. 7. 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.
- 8. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
- 9. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- 10. A KNOX BOX WILL BE REQUIRED FOR THE PROPOSED BUILDING. LOCATION SHALL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

## **GENERAL NOTES**

SPECIFICATIONS OF VDOT.

- 1. 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.
- 2. ALL STREETS OUTSIDE PUBLIC RIGHTS-OF-WAY ARE TO BE PRIVATELY OWNED 3. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER GAS, ELECTRIC,
- TELEPHONE, CABLE, ETC, ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE 4. 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. 5. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN
- ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS. 6. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
- 7. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION 1926 PART P AND OTHER APPLICABLE OSHA REQUIREMENTS. 8. 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
- 9. SAFETY SLABS ARE REQUIRED IN ALL STRUCTURES GREATER THAN 12' IN HEIGHT. 10. 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. 11. 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.
- 12. 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
- 13. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- 14. ALL PIPES SHOWN AS HDPE ON PLANS SHALL CONFORM TO AASHTO 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.
- 15. 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. 16. 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.

- 17. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE CURRENT EDITION OF THE "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND THE VIRGINIA SUPPLEMENT.
- 18. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
- 19. 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

- 1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
- 2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
- 3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
- 4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION
- SPECIFICATIONS, AS ADOPTED BY THE ACSA. 5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY
- (1-800-552-7001). 7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER
- SERVICE LATERALS AND WATER WATER LINES. ETC. 8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF

THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES,

- ROADSIDE DITCHES. 9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE
- RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE. 10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT)
- 12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- 13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
- 14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE
- 15. 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# 2013-69. 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 9VAC25-870-96. 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

STONEFIELD BUILD OUT SUMMARY									
		THIS SUBMI	SSION	PR	EVIOUS SUBI	MISSIONS	S	UBMISSIONS .	TO DATE
USE IN BLOCK (GLA OR UNITS)	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL
A	0	0	0	50,224	14,000	. 0	50,224	14,000	
В	0	0	0	33,836	6,500	0	33,836	6,500	
С	0	0	0	57,701	111,595	0	57,701	111,595	
D	0	0	234	0	110,000	209	0	110,000	44
BLOCK GROUP 1 TOTAL	0	0	234	141,761	242,095	209	141,761	242,095	44
E (BLOCK GROUP 2)	0	0	0	0	0	250	0	0	25
F	0	: 0	0	149,964	0	0	149,964	. 0	
G	0	0	0	14,700	22,880	0	14,700	22,880	
BLOCK GROUP 3 TOTAL	0	0	0	164,664	22,880	0	164,664	22,880	
STONEFIELD TOTAL	0	0	234	306,425	264,975	459	306,425	264,975	69

DATE NO. SHEET REVISION SHEET REVISION BY DATE





SECIONES DA	DD0 /50T				
DESIGNED BY:  JDB		EFIELD BL NITIAL SITE	_OCK D-1		SET REV. NO.
DRAWN BY: <b>KTM</b>	• •		ITY, VIRGIN	IIA	DRAWING NUMBER:
DIHR BY: <b>HFW</b>	77722.	GENERAL N	OTES		C-3 SHEET NUMBER:
WWA NUMBER: <b>219040.02</b>	FILE NAME: 904002C_ND-2.dwg	DISCIPLINE: CIVIL	SCALE: H: <b>N/A</b> V: <b>N/A</b>	DATE: 10/17/19	

## **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 | 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

- 3.3.1 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.
- 3.3.2 REMOVE FROM THE GROUND TO A DEPTH OF 24 INCHES ALL STUMPS, ROOTS 1/2-INCH DIAMETER AND LARGER, ORGANIC MATERIAL, AND DEBRIS.
- 3.3.3 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.

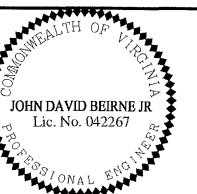
#### 3.9 EXCAVATION

- 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 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.

## OTE:

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

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Valerie Long 321 E. Main St., Suite 400

RE: ZMA201100007 Albemarle Place/Stonefield Proffer Amendment TAX MAP, PARCELS: 061W0-03-00-019A0, 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500

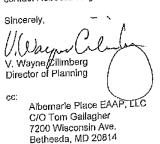
Dear Ms. Long:

The Board of Supervisors approved the above referenced application on March 14, 2012 in accordance with the attached proffers dated March 13, 2012. Please refer to this document 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 begin until all applicable approvals have been received and conditions have been met.

 compliance with applicable PROFFERS; compliance with conditions of any applicable SPECIAL USE PERMIT; approval of and compliance with applicable SITE PLANS and SUBDIVISIONS; and approval of a ZONING COMPLIANCE CLEARANCE.

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Rebecca Ragsdale at 296-5832.



Albemarle Place EAAP LLC P O Box 528 Columbia SC 29202

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#### 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 61W0-03-00-02500

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 "Plat Showing Subdivision of Stoncfield, Jack Jouett Magisterial District, Albemarle County, Virginia" dated July 15, 2011, last revised November 10, 2011, prepared by W.W. Associates, which plat is of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4135, page 215 (the "Subdivision Plat"). The Haven at Stonefield, LLC, a South Carolina limited liability company, is the owner of a parcel of land that was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot F2" containing 7.638 acres, on the Subdivision Plat. For the purposes of these proffers, Albemaric

Albemarle Place EAAP, 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. 061 W0-03-00-02500 and the residual portions of tax map parcel 061 W0-03-00-019R0 that were not conveyed to either Albemarle Realty (E&A), LLC or The Haven at Stonefield, LLC. For the purposes of these proffers, Albemarle Place EAAP, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as (the "Owner").

Place EAAP, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as (the

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

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers 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 2001-007, along with proffers from the prior owner dated October 22, 2003, and a Code of Development prepared by The Cox Company dated

> Original Proffer: Amendment: )

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 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 2001-007 were amended by proffers dated July 23, 2010 that were approved with ZMA 2008-0003 by the County Board of Supervisors on August 4, 2010, and by proffers dated August 5, 2011 that were approved with ZMA 2011-0004 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 2001-007, ZMA 2008-0003, 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 provisions

1. 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 hereto ("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 such 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 seventy thousand (370,000) square feer of commercial space and 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 Paragraph 1A, 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

Original Proffer: Amendment:

north and east through Blocks E, F and G 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 such 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. Notwithstanding anything to the contrary contained in this paragraph IB or in paragraph IA above, final certificates of occupancy may be issued for buildings within Blocks A, B, C, D or E beyond the threshold lovels contained in paragraph 1A, provided that the Owner (i) has constructed at least a temporary road (at standards acceptable to the Director of Community Development) connecting the first phase of District Avenue to the new planned intersection with U.S. Route 29, or (ii) can demonstrate during the site plan review process, through traffic analysis acceptable to the Director of Community Development and VDOT, that additional traffic from such buildings, when aggregated with the traffic generated by the uses for which ertificates of occupancy have been issued for buildings in Phase 1, will not cause the Hydraulic Road/U.S. Route 29 intersection to fall below an acceptable level of service. All final site plans for the Project that include any portion of District Avenue shall include a note reserving the portion of the property comprising District Avenue for future dedication as a public road, and within sixty (60) days after written request for such dedication, the Owner hall dedicate the portion of the property comprising District Avenue for a public road. If the public right-of-way is not dedicated by subdivision plat, the Owner shall be responsible for the cost of a survey and preparing the deed to convey the public right-of-way to the County.

noint where it connects with the new planned western entrance to the Sperry Marine facility

C. Landscape improvements and associated streetscape improvements to serve the planned building improvements contained within each block shall be reviewed at the time of final site plan review for each block. The Project shall have a consistently designed and planted treetscape along Route 29 and Hydraulic Road.

2. Community Development Authority Participation: Upon request by the County, the Owner shall petition for and consent to all tax map parcels used for non-residential purposes participating in a Community Development Authority ("CDA") established pursuant to Section 15.2-5152, et seq. of the Code of Virginia ("Code") to be created for the purpose of implementing Route 29 regional transportation improvements, including but not limited to transportation improvements within the "Super Block" (the geographical area bounded by Route 29, Hydraulie Road, Commonwealth Drive, and Greenbrier Drive) and intersectional improvements associated therewith.

3. Cash Proffer for Route 29 Regional Transportation: The Owner will make a cash contribution to the County for the MPO/29H250 Phase 2 Route 29 regional transportation study in the amount of One Hundred Thousand Dollars (\$100,000.00). The cash contribution

> Original Proffer: Amendment: X

shall be made by the Owner within thirty (30) days upon request by the County. This proffer

4. Cash Proffer for City of Charlottesville Traffic Calming Improvements: The Owner shall contribute Ten Thousand Dollars (\$10,000,00) to the City of Charlottesville for the construction by the City of traffic calming improvements on Swanson Road, Cedar Hill Road and other City streets intersecting Hydraulic Road in the vicinity of Stonefield. The cash contribution shall be made by the Owner within thirty (30) days upon request by the City. If the traffic calming improvements are not implemented by October 15, 2007, all unexpended funds shall be refunded to the Owner. The City constructed the traffic calming improvements, and requested the prior owner of the Property to pay the contribution on November 9, 2005, but there are no immediately available records that such contribution was ever received by the City. Upon evidence of prior payment of such funds that is satisfactory to the County, the requirements of this Paragraph 4 shall be deemed satisfied. In the event the Owner has not produced such evidence to the County by March 31, 2010, the Owner shall contribute the funds to the City within thirty (30) days of a written request from the City, provided that such request is made no sooner than April 1, 2011. At the time such funds are delivered to the City, the Owner shall provide notice of such payment to the

5. Cash Proffer for Charlottesville Area Transit ("CAT") Commercial Corridor "Jitney Service": Upon the request of the County, the Owner shall contribute Twenty Thousand Dollars (\$20,000.00) per annum or an amount equal to twenty percent (20%) of the annual operating and maintenance costs, whichever is less, for a period not to exceed five years for operating and/or maintaining a dedicated "jitney bus" service to retail commercial levelopments, including Stonefield, along the Route 29 Corridor. If the CAT "jitney service" is not placed into operation by the date of issuance of the first occupancy permit for commercial building in Stoneticid, then the Owner shall contribute Seven Thousand Dollars (\$7,000.00) per annum, for a period not to exceed five years, to CAT for costs associated with operating existing CAT bus route(s) that provide service to Stonefield.

6. Cash Proffer for Capital Improvements: The Owner shall contribute One Million Five Hundred Thousand Dollars (\$1,500,000.00) (hereinafter referred to as the "Total Contribution") to the County for the purpose of funding capital improvements related to Stonefield. The contribution shall be paid as follows: (a) Three Hundred and Seventy Five Thousand Dollars (\$375,000.00) shall be contributed to the County within thirty (30) days after the first final site plan or subdivision plat containing residential dwelling units is proved for Stonefield; (b) an additional Three Hundred and Seventy Five Thousan Pollars (\$375,000.00) of the total contribution shall be contributed to the County prior to the issuance of a certificate of occupancy for the first residential dwelling unit in Stonefield, and (c) the remaining Seven Hundred Fifty Thousand Dollars (\$750,000.00) of the Total Contribution shall be paid on a pro rata basis of Three Thousand Dollars (\$3,000.00) per residential dwelling unit at the time certificates of occupancy are issued for the first two hundred fifty (250) dwelling units. No additional contribution shall be required for the next two hundred fifty (250) dwelling units.

> Original Proffer: Amendment: X

If, five (5) years from the date of approval of the first final site plan or subdivision plat for residential dwelling units, the Total Contribution has not been fully paid, the balance of the Total Contribution shall be contributed to the County within thirty (30) days upon request by the County. If this fund has not been exhausted by the County for the stated purpose within five (5) years from the date the last contribution is made, all unexpended funds shall be refunded to the Owner.

In addition to the foregoing, after building permits have been issued for the first five hundred (500) dwelling units within Stonefield, the Owner shall pay to the County Three Thousand Dollars (\$3,000.00) prior to the issuance of a building permit for each new residential dwelling unit thereafter

7. Construction of Frontage improvements on Route 29 and Hydraulic Road: At its expense, the Owner shall plan, design, bond and construct travel lane improvements to be dedicated for public use on its Hydraulic Road and Route 29 frontage. The design shall be submitted with the first site plan for the initial phase of Stonefield. The subject frontage improvements are depicted by Exhibit F, "Short Term Route 29 Transportation improvements." The County may require these improvements to be completed as a prerequisite to the issuance of any certificates of occupancy. The construction of the subject improvements shall be deemed complete when they are constructed in conformance with the plans approved by VDOT and opened to public use as approved by VDOT.

8. Construction of Off-Site Improvements: Upon request by the County or as provided herein, the Owner shall plan, design, bond and construct off-site transportation improvements in the County and the City, as depicted on Exhibit F, "Short Term Route 29 Transportation Improvements". If the improvements are required to be constructed, the County may require these improvements to be completed as a prerequisite to the issuance of any certificates of occupancy. Construction shall be deemed complete when the improvements are constructed in conformance with the plans approved by VDOT and opened to public use as approved by

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

Off-site Improvements in the City at the Northeast Quadrant of the Hydraulic Road/Route 29 Intersection (numbered items 4 and 11 on Exhibit F). The Owner shall submit the engineering, plats and construction documents (the "Plans") for the improvements in the City of Charlottesville to the City of Charlottesville by January 11, 2012. The Owner shall diligently pursue approval of the Plans in the City. If the City does not approve the Plans by July 11, 2012, the Owner shall not be required by this proffer to construct any improvements for which approvals have not been obtained. The Owner shall not be required by this proffer to acquire or otherwise pay for right of way in the City for

Original Proffer: Amendment:

If the improvements are required to be constructed, the Owner shall complete construction of the improvements for which right of way is available within twelve (12) months after the issuance of the first certificate of occupancy within Stonetield. Construction shall be deemed complete when the improvements are constructed in conformance with the plans approved by VDOT and opened to public use as approved by

This Paragraph 8(B) is subject to the terms of Paragraph 14, "Substituted Transportation

9. Reservation and Dedication of land for Regional Route 29 and Hydraulic Roud 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 Route 29/Hydraulic Road Improvements") as follows: (a) the land shown as "Parcel A 6,511 S.F." on the plat of Kirk Hughes 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 9,079 S.F.," "Parcel Four Future Right of Way 1,660 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 Route 29/Hydraulic Road Improvements (collectively, the "Short-Term Improvements Dedication Area"), provided, however, that the subdivision plats depicting the Short-Term 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 Improvements Dedication Area may be adjusted accordingly

The Owner shall dedicate the Short-Term Improvements Dedication Area to the twealth of Virginia in fee simple by October 1, 2010, or within thirty (30) days after the County approves the subdivision plat necessary to dedicate the Short-Term ments Dedication Area, whichever is first to occur. In addition to the dedication of the Short-Term Improvements Dedication Area, the Owner shall dedicate and convey all necessary drainage and construction easements for the Short-Term Route 29/11ydraulic Road provements. If the Short-Term Improvements Dedication Area is not dedicated and conveyed as part of a subdivision plat, the Owner shall pay all costs of surveying and preparing legal documents in a form acceptable to the Office of the Attorney General necessary to dedicate and convey the Short-Term Improvements Dedication Area land.

After dedication and until the subject regional transportation improvements are funded for construction, the Owner shall, at the request of the County, and with the consent of the Commonwealth of Virginia, maintain the Short-Term Improvements Dedication Area land until requested by the County to no longer do so provided the Owner is granted the right to the exclusive use of the land for landscaped open space, a pocket park, temporary parking fencing signage, utilities or other purpose as may be approved with the final site plan for the first phase of Stonefield. Upon being requested by the County to no longer maintain the

> Original Proffer Amendment: X

land, the Owner shall cease all use of the land and remove all improvements established by the Owner that the County requests be removed.

In the event that the adopted design for future public intersection improvements does not require the utilization of all of the Short-Term Improvements Dedication Area land, upon the Owner's request, the residual portion of the dedicated land shall be transferred to the Owner at no expense to the Owner. 'The deed(s) of dedication for the Short-Term Improvements Dedication Area may provide for such conditions.

10. Reservation and Dedication of Additional Land for Route 29 and Hydraulic Road Intersection Improvements: The Owner shall reserve for future dedication to the County, subject to the conditions herein below, certain additional land on the Property for the right of way for future Hydraulic Road and Route 29 related regional transportation improvements (the "Long-Term Route 29/Hydraulic Road Improvements") as follows: (a) the area shown as "Parcel A1 1,432 S.F." on Exhibit H; and (b) any portions of the parcels shown on Exhibit I that were not previously dedicated to the Commonwealth of Virginia for the Short-Term Route 29/Hydraulic Road Improvements pursuant to the Paragraph 9 herein (collectively, the "Long-Term Improvements Dedication Area") provided, however, that the subdivision plats depicting the Long-Term Improvements Dedication Area are subject to final approval by the County Department of Community Development and that the precise boundaries and size of the Long-Term Improvements Dedication Area may be adjusted accordingly.

The Owner shall dedicate the Long-Term Improvements Dedication Area to the County within ninety (90) days after the County's request for such dedication, and such dedication shall include the dedication and conveyance of all necessary drainage and construction easements for the Long-Term Route 29/Hydraulic Road Improvements. If the Long-Term Improvements Dedication Area is not dedicated and conveyed as part of a subdivision plat, the Owner shall pay all costs of surveying and preparing legal documents in a form acceptable to the County Attorney's Office necessary to dedicate and convey the Long-Term Improvements Dedication Area.

Until the Long-Term Improvements Dedication Area land is dedicated, the Owner shall maintain the land and shall retain the right to the exclusive use of the land for landscaped open space, a pocket park, temporary parking, fencing, utilities or other purposes as may be approved with the first final site plan for Phase 1 of Stonefield.

The conditions on the subject reservation and dedication shall be as follows:

(a) In the event that the adopted design for future public intersection improvements does not require the utilization of all of the Long-Term Improvements Dedication Area land, upon request of the Owner the residual portion shall be released by the County from the reservation or, if the land has been dedicated, upon request of the Owner title shall be transferred back to, and for the use of, the Owner at no expense to Owner. The deed(s) of dedication for the Long-Term Improvements Dedication Area may provide for such

> Original Proffer: Amendment: X

(b) The design and construction of the Long-Term Route 29/Hydraulic Road Improvements shall substantially maintain the access, function, and continuity of service of the planned intersection of Swanson Road (Extended) and existing Hydraulic Road into Stonefield at the location of the existing Swanson Road and Hydraulic Road intersection; otherwise

11. Signalization of Hydraulic Road and Route 29 Intersections: The Owner shall be responsible for traffic signalization improvements as follows:

A. The Owner at its expense shall engineer, bond, and construct traffic signalization improvements at the intersection of District Avenue and Hydraulic Road. The traffic signalization improvements at this intersection shall be constructed when the County or VDOT request installation of such, but in any event prior to the issuance of a certificate of occupancy for any building in Blocks A, B, C or D, provided that such signal is warranted by the traffic volumes or is otherwise approved by VDOT.

B. Owner at its expense shall engineer, bond and construct traffic signalization improvements at the intersection of District Avenue and U.S. Route 29. The traffic signalization improvements at this intersection shall be constructed when the County or VDOT request installation of such, but in any event prior to the issuance of a certificate of occupancy for any building in Blocks E, F or G, provided that such signal is warranted by the raffic volumes or is otherwise approved by VDOT, provided that such signal is warranted by the traffic volumes or is otherwise approved by VDOT.

12. Commonwealth Drive Connection: Upon demand of the County, but no earlier than the issuance of a building permit for any building within Block P, the Owner shall reserve rightof-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 "Comdial Property" (TM 61W-3-18). The future connection will be a two lane facility.

Upon the request of the County, the Owner shall engineer, bond and construct both the onsite and the off-site portions of the connection to Commonwealth Drive on the "Comdial Property" provided that easements and acquisition of right-of-way as may be necessary for such construction for the connection through of i-site properties for this improvement have been granted at no cost to the Owner, and the request for such connection through the off-site property is made by the County prior to October 15, 2020. Upon the request of the County, the connection shall be completed by the Owner within twelve (12) months from the date of satisfaction of the conditions as set forth above.

13. Other "Super Black" Street Connectious: The Owner shall reserve land and grant construction and permanent access easements or right of way at no expense to the County for the purposes of future construction (by others) of inter-parcel street connections within the "Super Block" at the following locations; Houston Street (formerly known as First Street) (to west to Commonwealth Drive), Blackbird Lanc (formerly known as Third Street) (to west to Commonwealth Drive), District Avenue (formerly known as Cedar Hill Road Extended) (in Block F north to "Comdial Property"), District Avenue (formerly known as Fourth Street)

Original Proffer:

Amendment: (between Blocks F and G north to "Comdial Property"), Swanson Road Extended (to north to "Sperry Property") and at two additional locations into Sperry Property

The locations for easement or right of way reservation and dedication are as generally depicted on Exhibit A and labeled thereon as "Future Extension." However, the locations and numbers of such inter-parcel street connections may be modified by the Owner upon a variation granted by the County Planning Director. These easement or right of way locations shall be identified, platted and dedicated at the request of the County in conjunction with subsequent site plan applications for Stonefield.

14. Substituted Transportation Improvements.

A. In lieu of constructing the improvements referenced in Paragraph 8(B) herein, which Paragraph 8(B) refers to certain off-site improvements in the City of Charlottesville at the northwest quadrant of the Hydraulic Road/Route 29 intersection, and also other improvements along the City side of Route 29 between Hydraulic Road and Greenbrier Drive, which improvements are collectively hereinafter referred to as the "Paragraph 8(B) Improvements", the Owner may elect, in its sole discretion, and on the terms and conditions contained in this Paragraph 14, to contribute cash to the City for certain transportation improvements in the City known as the "Rte. 29/250 Bypass Interchange Improvement Project" identified as VDOT and City project number 0029-104-248 (the "Substituted

B. In the event the Owner elects to contribute cash toward the Substituted Improvements Project (the "Owner's Contribution") in lieu of constructing the Paragraph 8(B) inprovements, 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 approval 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 submit the Plans (as "Plans" is defined in Paragraph 8(B)) to the City, if applicable.

3. The amount of the Owner's Contribution to the Substituted Improvements Project shall be subject to a written agreement between the Owner and the City (the "City Agreement"). Within ten (10) days after full 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 8(B) Improvements (the "Net Contribution"). The Net Contribution may be in the form of cash or a letter of credit issued by a bank approved by the

> Original Proffer: Amendment: X

City, or a combination thereof. The City Agreement shall set forth the terms of and schedule for draw down of the Net Contribution

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 Alberrarie 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 Improvement Program. In the event such funds have not been expended by the County for the stated nurpose 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

 Notwithstanding the provisions of Paragraph 14(B)(5) herein, upon the City's receipt of the Net Contribution, the Owner shall be relieved of any obligation to construct the Paragraph 8(B) Improvements.

(Signature Pages Immediately Follow)

Original Proffer: Amendment: 2

WITNESS the following signatures:

ALBEMARLE PLACE EAAP, LLC, 35-ZHMELLAN\_

ALBEMARLE REALTY (E&A), LLC, a South Carolina limited liability company

By: Edens Realty, Inc., a South Carolina corporation, its Sole member

> Original Proffer Amendment: X

THE HAVEN AT STONEFIELD, LLC a South Carolina limited liability company

By: Schwar Perelaphent Associal typis manager



COUNTY OF ALBEMARLE

Gerald Gatobu

DATE:

Albemarle Place (Stonefield) Preliminary Site Plan, March 21, 2011

Wayne Cilimberg, Director of Planning

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 if, among other provisions, the director determines that the variation is in general accord with the purpose and intent of the approved application plan and code. The following is an analysis of certain features previously identified or currently being requested to vary from the approved application plan and code as they relate to the current site plan (dated March 21, 2011). Features consistent with the plan and code or variations allowable under Section 8,5.5.3 are so noted.

Theater Location and Relationship to Hydraulic Road (Previously addressed in 5/25/06

The proposed relocation of the theater from the southwest corner of the site to a location along Hydraulic Road east of Cedar Hill Road varies from the application plan that prescribes townhouses along this portion of Hydraulic Road. The intent of the townhouses was to "activate" this edge of the project and provide a visible transition from Hydraulic Road, an Entrance Corridor, to the back of the department store proposed in the application plan. Staff has previously indicated that the applicant needs to demonstrate that the proposed changes will be a suitable design substitute for the townhouse units shown on the application plan, most particularly to the satisfaction of the ARB.

This is an allowable variation provided that all ARB conditions are complied with. Second Floor Uses (Previously addressed in 5/25/06 Variation)

The application plan illustrated uses on both the first floor and upper levels throughout the project. While vertical mixed use would be a positive and desirable feature of this development, it was not a requirement of the application plan and code. Thus, the site plan is considered consistent.

Block A (Previously noted in 9/28/09 Advisory Comments)

Parking lots adjacent to Rt. 29 and Hydraulic Rd. in the initial plan are to be relegated (that is that it is not any closer to the street than the front line of the buildings along the street) and/or screened

Block B (Previously noted in 9/28/09 Advisory Comments)

Parking lots adjacent to Rt. 29 in the initial plan are to be relegated (that is that it is not any closer to the street than the front line of the buildings along the street) and/or screened to the satisfaction

Block C (Previously noted in 9/28/09 Advisory Comments)

Please refer to theater location and relationship to Hydraulic Rd. above. Also, note that the Code of Development says minimum 2 stories (up to 5) except for restaurants, outdoor cases and retail kiosks in Black C.

Note 3/12/07 variation, if still applicable (attached).

4/29/11 Variation Requests:

#s 1, 2 and 3 - Changes to the location, design, layout, size and orientation of each plaza, civic, open and green space are granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented and are permissible as depicted.

#s 4, 5 and 6 - Modifications to allow for the width of sidewalks, planting strips and planters can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to: a minimum sidewalk width of 5' between planting strips/boxes and the interior edge of sidewalks; no parking overhang onto sidewalks in parking lots next to sidewalks; and all planting strips/boxes ocated between edge of street and sidewalk and a minimum of 5'.

#7 - Change to the design of Stonefield Blvd, from a four (4) lane section to a (2) lane section as noted can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer/VDOT approval based on applicable traffic studies.

#8 - Change to the layout and orientation of parking spaces along inglewood Drive such that the spaces are oriented perpendicular to Inglewood cannot be granted as Inglewood will function as a parallel street to the narrowed Stonefield Blvd. (see #7 above) and such parking is not in general accord with the purpose and intent of the approved rezoning for the Albemarle Place street system Parallel parking is desired, but it is possible for angled parking to be considered under County regulations (provided this street is approved as a private street), dependent on the impact of the angled parking to the functionality of the street based on applicable traffic studies.

#9 - Modification of Main St. design to allow curbless sections can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer approval. #10 - Allowance of Stonefield Blvd. as the only road dedicated to public use within the project is an option permitted on pages 28 and 29 of the Code of Development under "Street Classifications" and is subject to review under applicable ordinance provisions.

#11 - Allowance of right-in turn from southbound Rt. 29 into Block B can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer/VDOT approval based on applicable traffic studies. #12 - Modification of the Block D and Block E boundaries is granted consistent with the findings

under Section 8.5.5.3 (c.) as you have presented and is permissible as depicted. #13 - Allowance of six (6) story hotel as long as it is no taller than ninety (90) feet is granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented and is permissible as

#14 - Modification to allow for 5' minimum sidewalks along exterior of rear of some buildings can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to no parking overhang onto sidewalks in parking lots next to sidewalks. #15 - Changes to the width of the buffer area at the western edge of the project property to a

presented subject to compliance with the second paragraph on page 18 of the Code of

Development under "Exterior Landscaping and Visual Impact Mitigation" and any site plan

minimum of 10' can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have

requirements that might be applicable, including screening of objectionable features. 5/13/11 Variation Request:

Replacement of North and South New Main Streets between Buildings D1 and D2 with a single road is granted consistent with the findings under Section 8.5.5.3 (c.) as presented and is permissible

Please note that development under this request is still subject to all other applicable zoning, site plan and building permit provisions and these variations do not supersede those requirements.



Department of Community Developmen Charlottesville, Virginia 22902-459 Phone (434) 296-5832

November 25, 2013

Steven F. Teets, L.S. 7200 Wisconsin Ave #400 Bethesda, Md 20814

RE: ZMA201300009/Albemarle Place/Stonefield Proffer Amendmen TAX MAP 61W/SECTION 3/PARCELS 19A, 19B, 23, 24 and 25

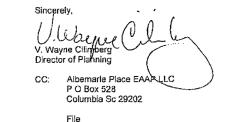
On November 13, 2013, the Board of Supervisors approved the above noted NMD rezoning application subject to the application plan dated October 21, 2013, code of development dated October 21, 2013 and attached proffers dated November 13, 2013. Please refer to these documents for any future applications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

Fax (434) 972-4126

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 may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

 compliance with applicable PROFFERS; compliance with requirements of the CODE OF DEVELOPMENT: approval of and compliance with a SITE PLAN; and approval of a ZONING COMPLIANCE CLEARANCE.

Before proceeding with further use of this property or should you have questions regarding the abovenoted action, please contact Rebecca Ragsdale at 296-5832.



Date: November 13, 2013

ZMA # 2013-00009 Albemarle Place/Stonefield

Albemarle Place/Stonefield

PROFFER FORM AMENDMENT TO PROFFERS

Tax Map and Parcel Numbers: 061W0-03-00-019A0 (as it has been subdivided), 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, and 61W0-03-00-02500 65.034 Acres zoned Neighborhood Model District (NMD) to be rezoned to Neighborhood

Model District (NMD) This instrument amends those certain Proffers dated March, 13, 2012, for ZMA # 2011-00007 Albemarle Place/Stonefield ("ZMA 2011 Proffers"). Except as expressly amended herein, the ZMA 2011 Proffers shall remain unchanged and to the extent that any terms, conditions and

obligations contained in the ZMA 2011 Proffers have not been fully met, such terms, conditions

and obligations shall remain in full force and effect. Albemarle Realty (E&A), LLC, a South Carolina limited liability company, is the owner of a parcel of land that were subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot D2", containing 5.487 acres, each on a plat entitled "Plat Showing Subdivision of Stonefield, Jack Jouett Magisterial District, Albemarle County, Virginia" dated July 15, 2011, last revised November 10, 2011, prepared by W.W. Associates, which plat is of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4135, page 215 (the "Lot D Parcel Subdivision Plat"). The Haven at Stonefield, LLC, a South Carolina limited liability company, is the owner of a parcel of land that was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot E2" containing 7.638 acres, on the Lot D

MacFarlane Stonefield, LLC a Virginia limited liability company, is now the owner of a parcel that also was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot D3", containing 1.010 acres, on the Lot D Parcel Subdivision Plat.

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

herein shall include within its meaning the owner of record and successors in interest.

Tax map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and 061W0-03-00-019B0 (including the lots created there from pursuant to the Lot D



WITNESS the following signatures:

ALBEMARLE PLACE EAAP, LLC, a Delaware limited liability company

ALBEMARLE REALTY (E&A), LLC, a South Carolina limited liability company By: Edens Realty, Inc., a South Carolina corporation, its

Original Proffer:

Amendment: 3

DRAWING NUMBER

SHEET NUMBER:

C-5

5 of 11

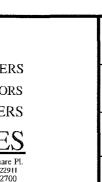
THE HAVEN AT STONEFIELD, LLC a South Carolina limited liability company

MACFARLANE STONEFIELD, LLC

DATE NO. SHEET REVISION SHEET REVISION BY DATE







DESIGNED BY JDB DRAWN BY: **JDB** DIHR BY: HFW WWA NUMBER:

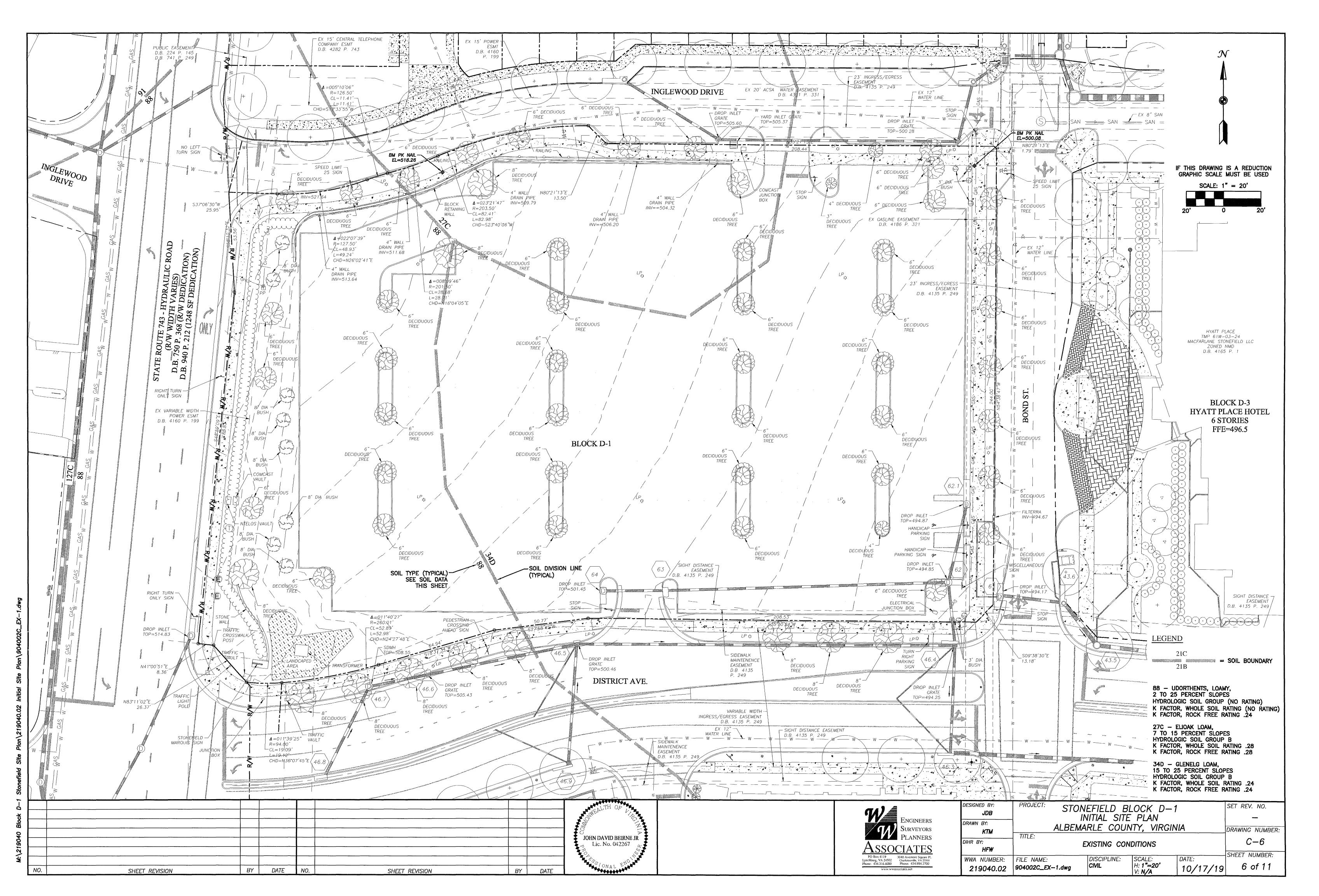
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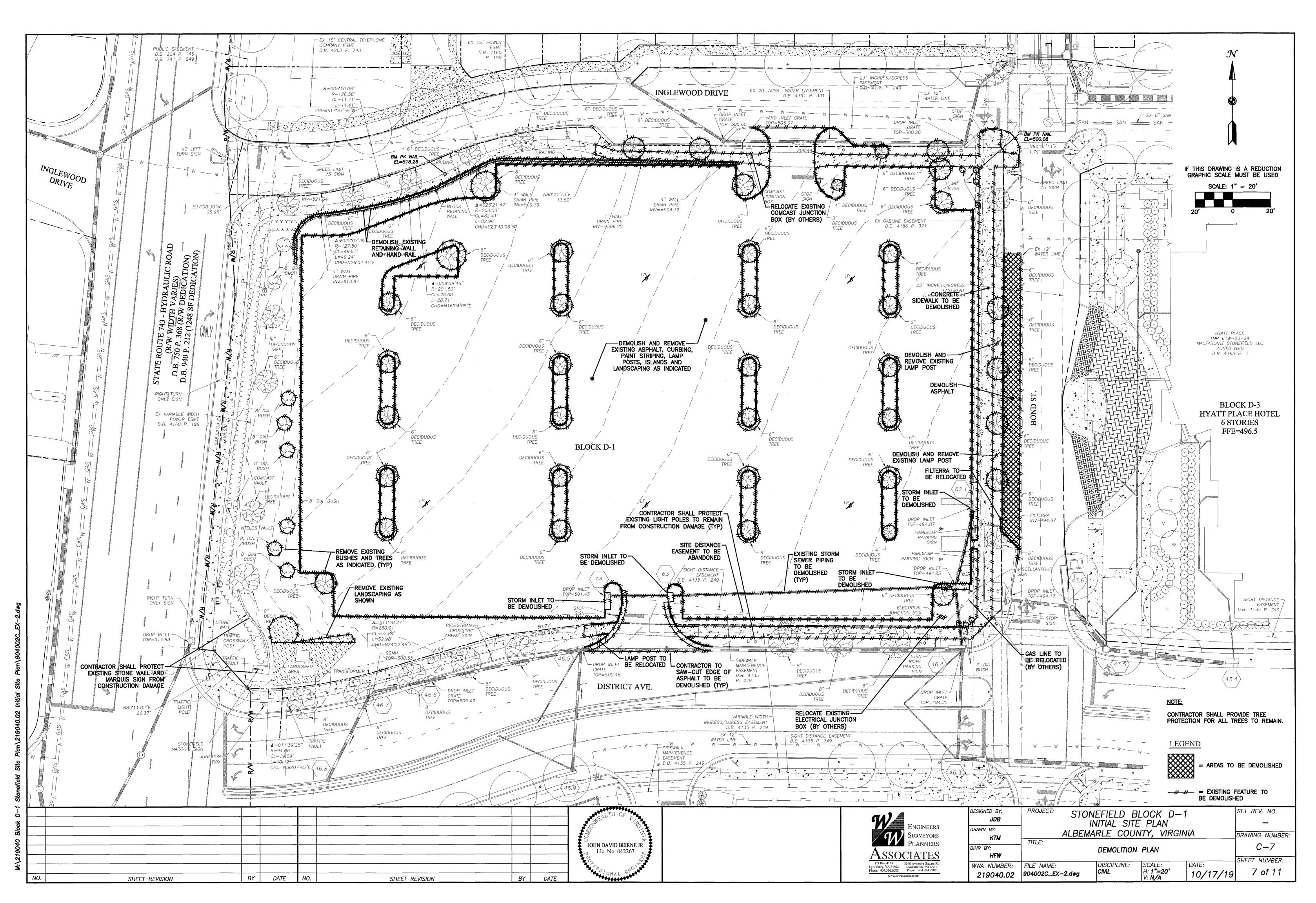
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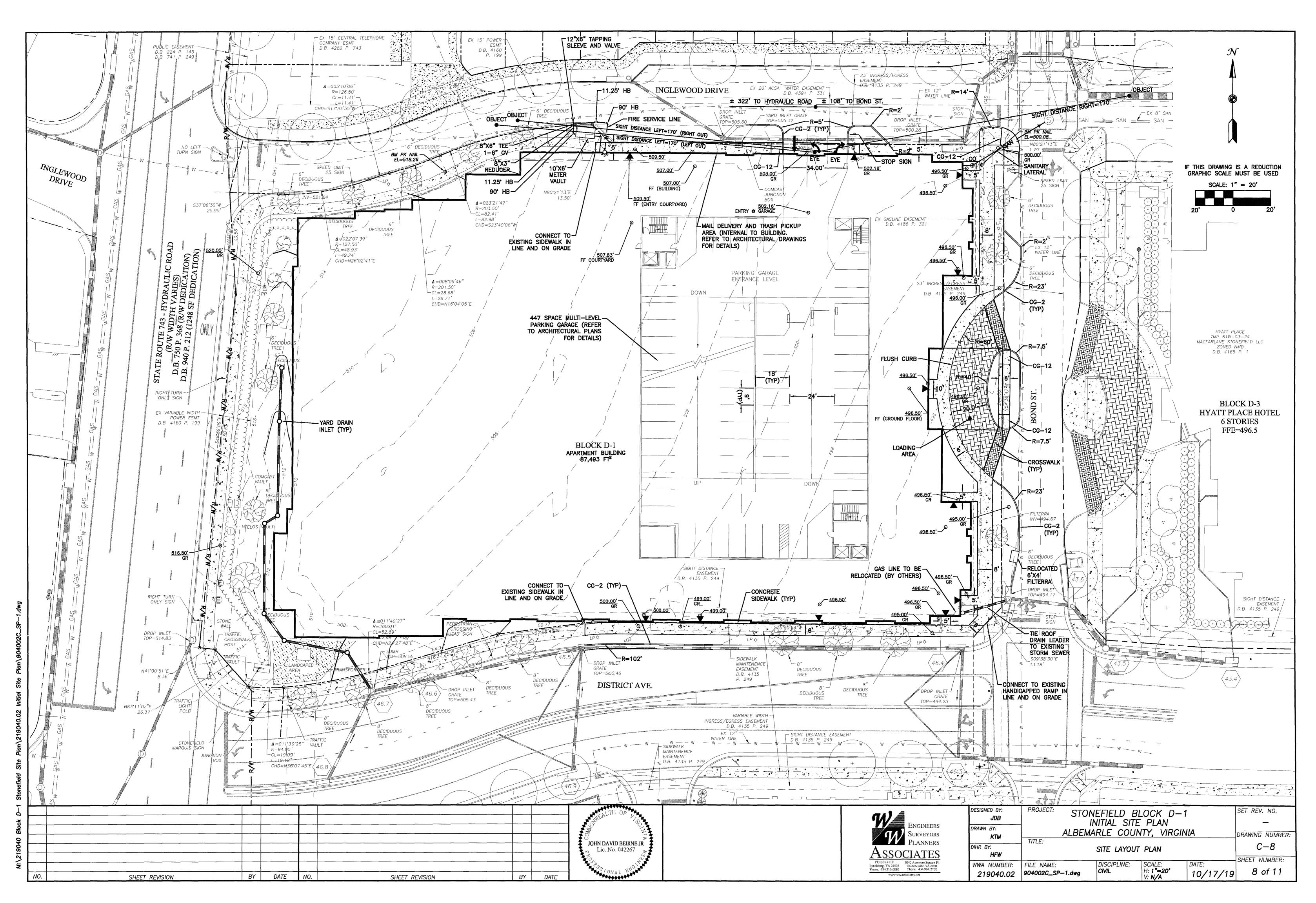
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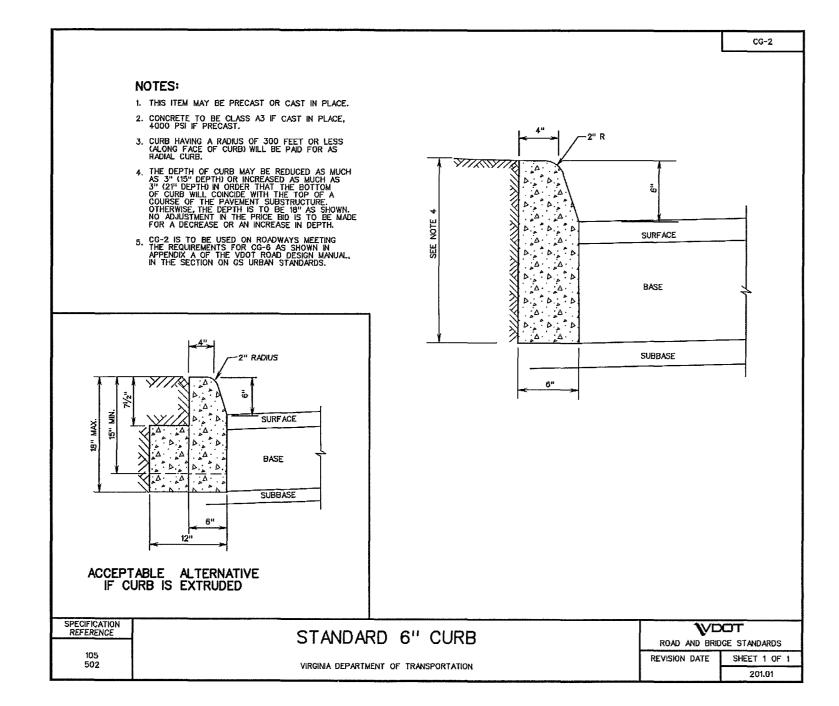
SET REV. NO. STONEFIELD BLOCK D-1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA DISCIPLINE: SCALE: H: AS SHOWN

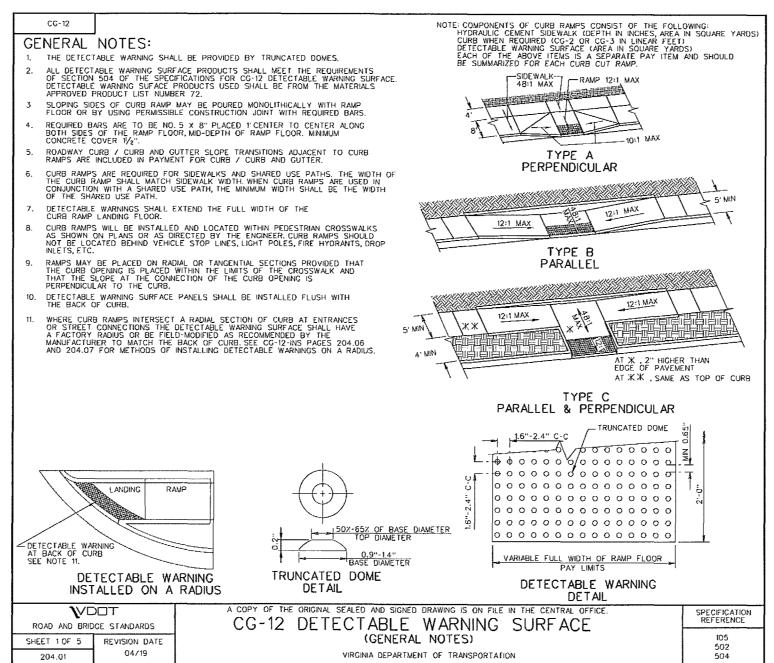


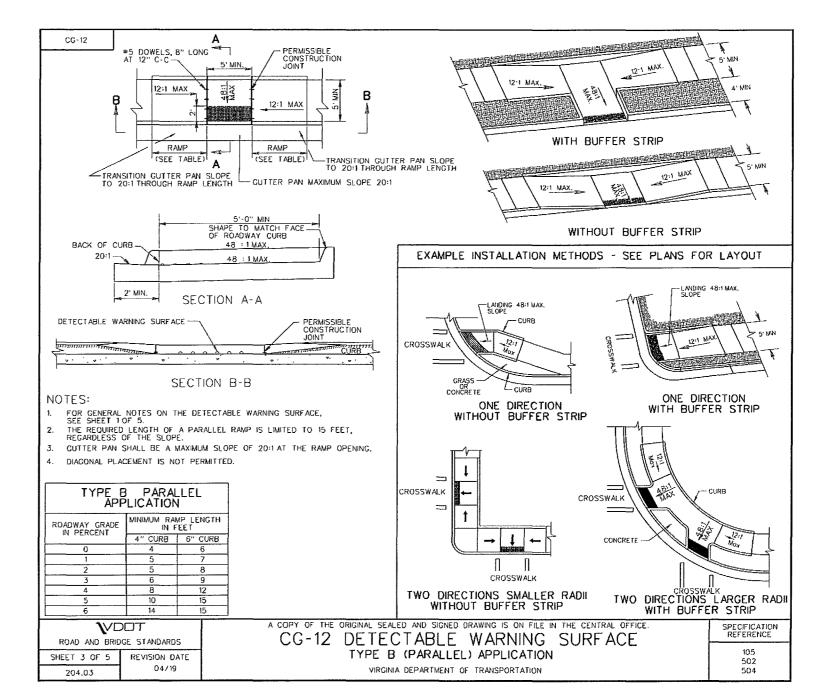


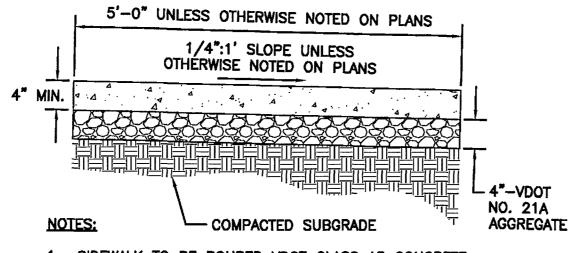






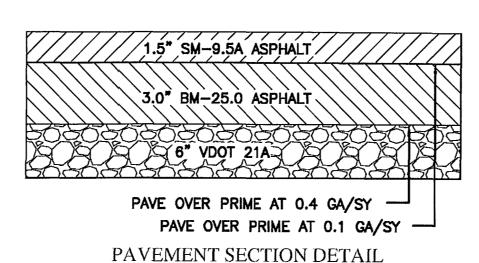




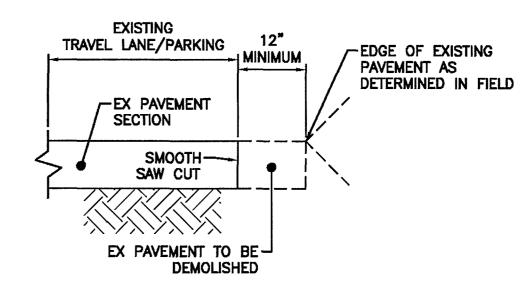


- 1. SIDEWALK TO BE POURED VDOT CLASS A3 CONCRETE.
- 2. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL DIRECTION.
- 3. SIDEWALKS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE STRUCTURE.

SIDEWALK-DETAIL NOT TO SCALE



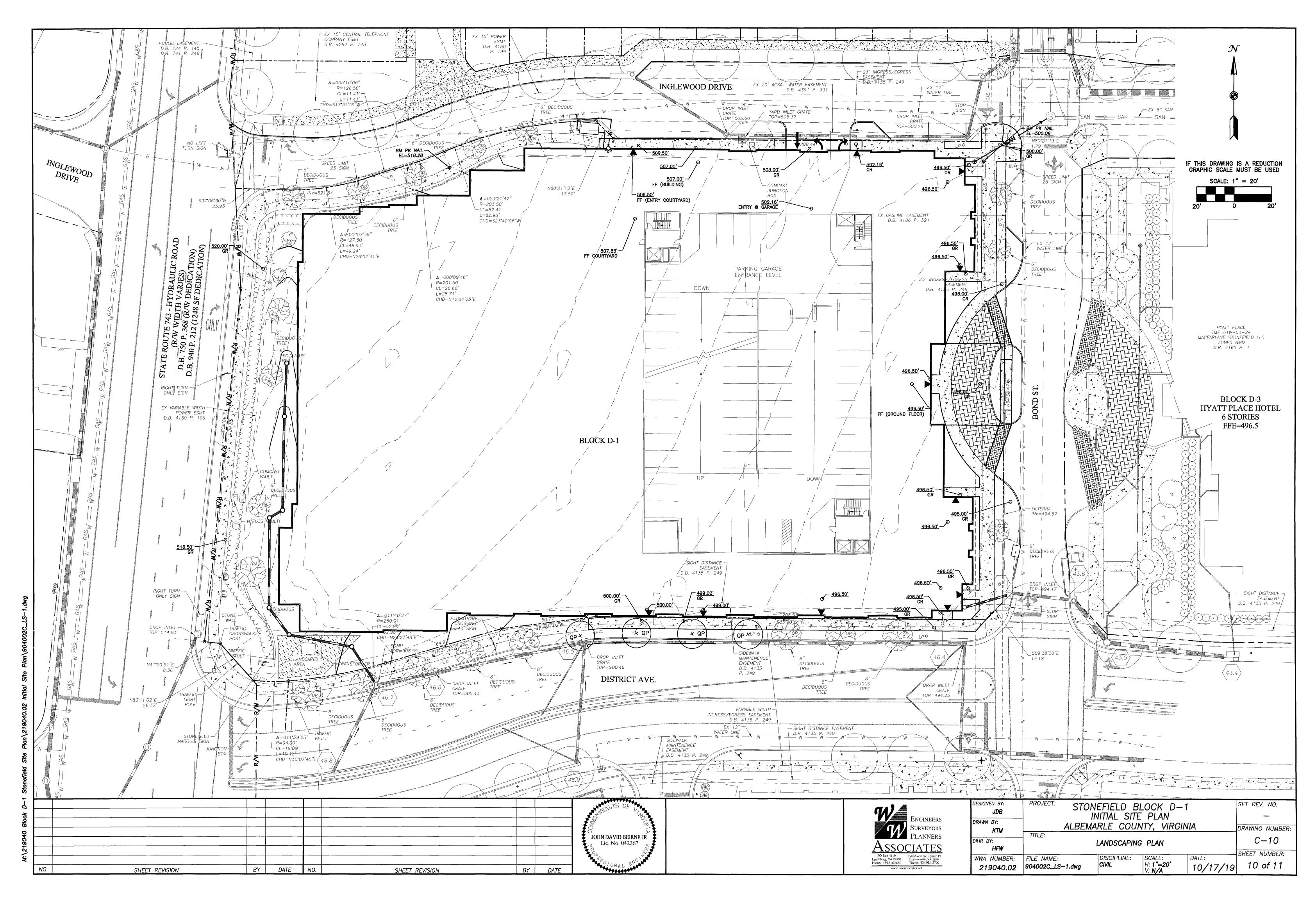
NOT TO SCALE



PAVEMENT DEMOLITION DETAIL FOR UNCONFINED PAVEMENT EDGES

NOT TO SCALE

Stor	
340 Block D-1	ENGINEERS SURVEYORS PLANNERS PLANNERS  DESIGNED BY: JOHN DAVID BEIRNE IR  DESIGNED BY: JOHN DAVID BEIRNE BY: ALBEMARLE COUNTY, VIRGINIA DRAWING NUMBER: TITLE:  DESIGNED BY: JOHN DAVID BEIRNE IR  DESIGNED BY: JOHN DAVID BEIRNE IR  DESIGNED BY: JOHN DAVID BEIRNE IR  TITLE:  DESIGNED BY: JOHN DAVID BEIRNE IR  DESIGNED BY: ALBEMARLE COUNTY, VIRGINIA DESIGNED BY: ALBEMARLE COUNTY AND ALBEMARLE COUNTY AND ALBEMARLE BY
M:\2190	C



- 1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.

  6. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIP LINE OF TREES TO BE
- PRESERVED AND PROTECTED.

  7. 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.

  8. 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.

  9. 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.

  10. SOILS WHICH HAVE BEEN COMPACTED OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND ADDRESS OF TREES TO BE PRESERVED.
- O. 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 LOOSENED.
- 11. ANY AUTHORIZED ROOT PRUNING, BRANCH PRUNING OR OTHER TREE PROTECTION MEASURES SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR FORESTER.
- 12. TREE PROTECTION MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION AND
- SEDIMENTATION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEANUP.

  13. SEE EROSION SEDIMENTATION CONTROL PLAN FOR TREE PROTECTION FENCING DETAILS

## GENERAL LANDSCAPING NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND HAVE ALL UTILITIES LOCATED BEFORE REGINNING ANY DIGGING.
- 2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCILUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS—FREE CONDITION UNTIL PROJECT HAS BEEN ACCEPTED BY OWNER.
- 3. CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN, INCLUDING PLANT MATERIAL FOR OWNERS APPROVAL PRIOR TO INSTALLATION.
- 4. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

  5. 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.

  6. 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.
- 7. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO HORTUS THIRD (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
- 8. 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).
- 9. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
  10. 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.

  11. 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.
- 12. 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.
- 13. 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.

  14. NTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN LEAF.
- 15. 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.

  16. 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
- 17. 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.
- 18. 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.

- 19. 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.
- 20. 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).
- 21. 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.
- 22. 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.

  23. PLANTING BACKFILL MIXTURE SHALL BE THREE PARTS EXISTING TOPSOIL MIXED EVENLY WITH
- 23. 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
- 24. REMOVE ALL BINDING MATERIALS BEFORE PLANTING. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
- 25. 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.).
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. ALL PLANTS SHALL BE THOROUGHLY WATERED WITHIN 24-HOURS OF PLANTING.
- 31. 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).
- 32. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPINGS OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

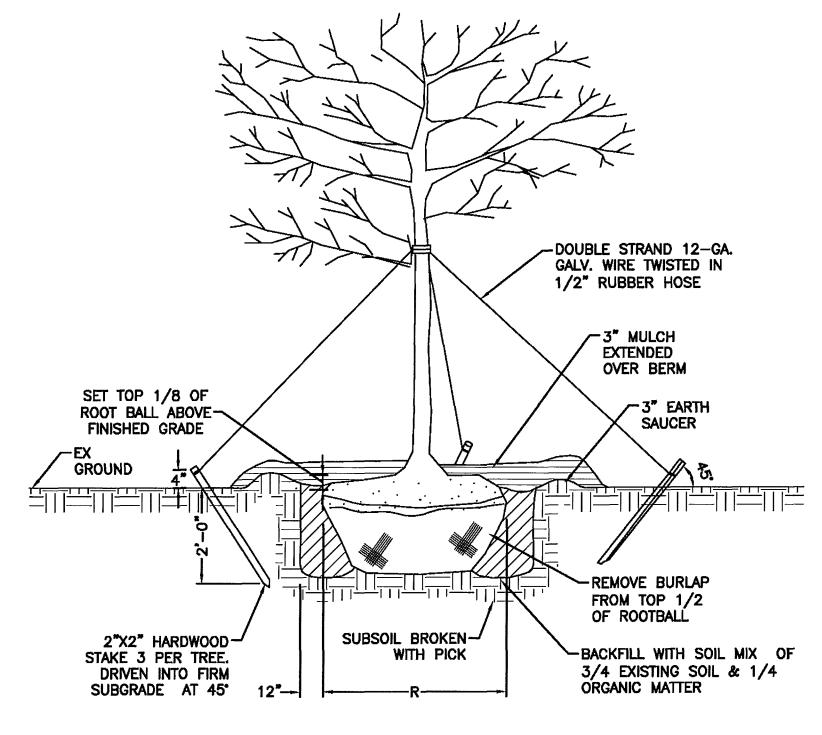
#### PLANTING NOTES:

- 1. 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.
- 2. 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.

  3. PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
- 4. 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.

  5. OBTAIN APPROVAL FROM OWNER BEFORE MAKING ANY SUBSTITUTIONS OR
- CHANGES.

  6. PLANT BEDS AND TREE PITS SHALL HAVE A GRANULAR PRE-EMERGENT WEED CONTROL APPLIED PER MANUFACTURER'S RECOMMENDATION PRIOR TO
- 7. 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.
- 8. PLANT FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT.
- 9. PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON DRAWING.
- 10.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.
- 11.LOW MAINTENANCE GROUND COVER (NOT GRASS) SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

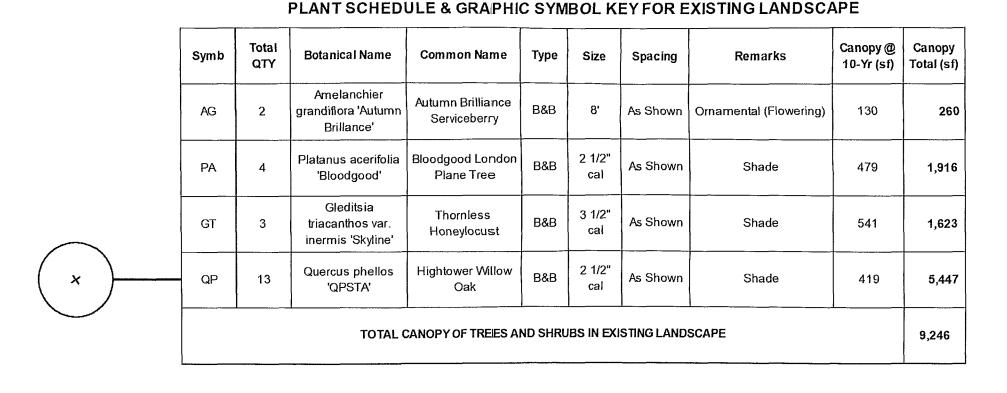


### NOTE

THIS DETAIL FOR DECIDUOUS AND EVERGREEEN TREES OVER 12' IN HEIGHT

GUYING DETAIL FOR LARGE TREES

NOT TO SCALE



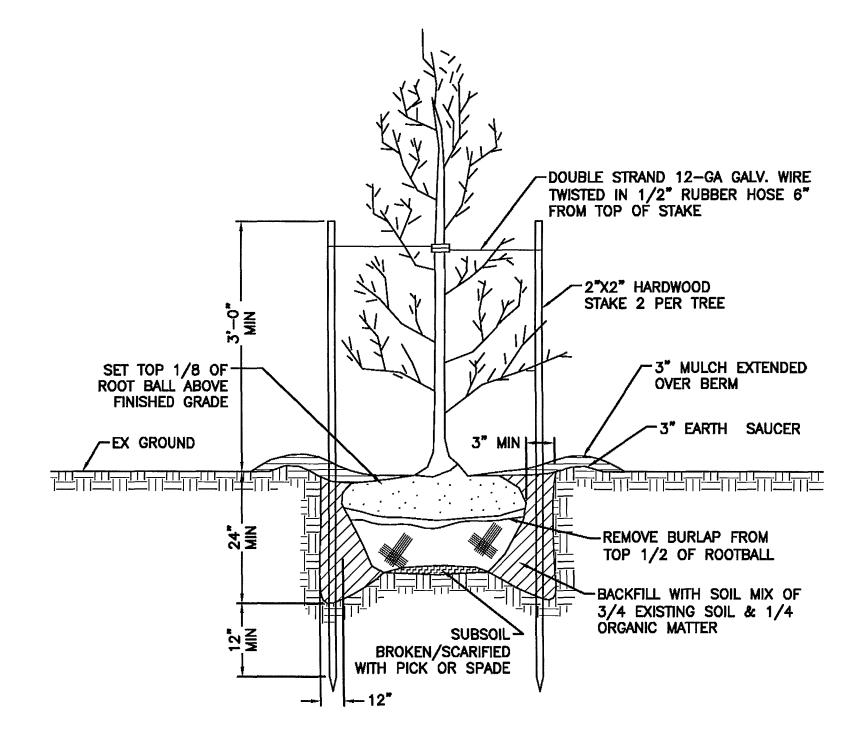
## PLANT SCHEDULE & GRAPHIC SYMBOL KEY FOR NEW LANDSCAPE

	Symb	Total QTY	Botanical Name	Common Name	Туре	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
×			тота	L CANOPY OF TREES	AND SH	RUBS IN N	IEW LANDSCAF	PE		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 <sup>2</sup>				
PERCENT OF TREE COVER REQUIRED:	10%				
CANOPY COVER REQUIRED:	10,803 FT <sup>2</sup>				
CANOPY PROVIDED:	10,922 FT <sup>2</sup>				



<u>NO</u>

THIS DETAIL FOR EVERGREEN AND DECIDUOUS TREES UNDER 12' IN HEIGHT.

PLANTING AND STAKING DETAIL

NOT TO SCALE

W:\219040 Block D-1 Sto

SHEET REVISION BY DATE NO. SHEET REVISION BY DATE





DESIGNED BY: JDB	3 TONEFIELD BLOCK D-1			SET REV. NO.	
DRAWN BY:	INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA				-
ктм	TITLE:	ARLE COU	NIY, VIR	GINIA	DRAWING NUMBER:
DIHR BY: <b>HFW</b>	LANDSCAPING DETAILS AND NOTES				C-11
WWA NUMBER: 219040.02	FILE NAME: 904002C_LS-2.dwg	DISCIPLINE: CIVIL	SCALE: H: <b>N/A</b> V: <b>N/A</b>	DATE: 10/17/1	SHEET NUMBER: