



DATE	REVISION DESCRIPTION
11/04/24	INITIAL SUBMITTAL - FINAL SITE PLAN

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

TITLE	CITATION

	SITE PLAN
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LOT AREA CHART		
LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	2,701	1,669
2	2,074	1,524
3	2,074	1,524
4	2,086	1,536
5	2,099	1,549
6	2,113	1,563
7	2,054	1,523
8	2,250	1,590
9	3,939	2,372
10	3,678	2,265
11	2,102	1,482
12	2,115	1,494
13	2,127	1,507
14	3,280	1,519
15	3,292	1,532
16	5,160	2,125
17	5,219	2,104
18	3,346	1,586
19	3,089	1,607
20	3,030	1,636
21	3,066	1,672
22	4,771	2,295
23	2,189	1,469
24	1,757	1,427
25	1,757	1,427
26	1,757	1,427
27	2,483	1,666
28	5,457	3,909
29	3,242	2,484
30	3,194	2,437
31	3,320	2,565
32	3,376	2,626
33	4,295	2,916
34	4,326	2,946
35	3,428	2,678
36	3,410	2,660
37	3,372	2,622
38	3,314	2,564
39	4,125	2,777

- SITE PLAN NOTE LEGEND (*SEE NOTES & DETAILS)**

 - ☐ TIE-IN TO EXISTING CURB
 - ☐ PROPOSED VDOT STD. CG-2 CURB*
 - ☐ PROPOSED VDOT STD. CG-6 CURB*
 - ☐ PROPOSED ROLL TOP CURB*
 - ☐ TRANSITION FROM ROLL-FACE CURB TO CG-6 CURB
 - ☐ PROPOSED VDOT STD. CG-12 RAMP (TYPE A)
 - ☐ PROPOSED VDOT STD. CG-12 RAMP (TYPE B)
 - ☐ PROPOSED VDOT STD. CG-9B ENTRANCE
 - ☐ PROPOSED VDOT STD. CG-9D ENTRANCE
 - ☐ PROPOSED PRIVATE DRIVEWAY (12' WIDE x 18' DEEP MIN. FROM ROW)
 - ☐ PROPOSED PRIVATE DRIVEWAY (18' WIDE x 18' DEEP MIN. FROM ROW)
 - ☐ PROPOSED GARAGE
 - ☐ PROPOSED PARKING SPACE (10' WIDE x 18' DEEP)
 - ☐ PROPOSED ON-STREET PARKING SPACE (8' WIDE x 20' LONG)
 - ☐ PROPOSED CONCRETE SIDEWALK*
 - ☐ PROPOSED CONCRETE STEPS
 - ☐ PROPOSED 10' ASPHALT SHARED-USE PATHWAY*
 - ☐ PROPOSED 6' PLANTING STRIP
 - ☐ PROPOSED RETAINING WALL*
 - ☐ PROPOSED DECK/PATIO
 - ☐ PROPOSED MAILBOX CLUSTER BOX UNITS
 - ☐ PROPOSED STOP SIGN
 - ☐ PROPOSED STREET SIGN
 - ☐ PROPOSED 'NO PARKING - FIRE LANE' SIGN
 - ☐ PROPOSED SPEED LIMIT SIGN
 - ☐ PROPOSED HANDICAP PARKING SIGN

SITE PLAN EASEMENT & IMPROVEMENTS LEGEND:

 - ☐ VARIABLE WIDTH PRIVATE PARKING & ACCESS EASEMENT
(INSTRUMENT # _____)
 - ☐ VARIABLE WIDTH PUBLIC EASEMENT (SHARED-USE PATHWAY)
(INSTRUMENT # _____)
 - ☐ VARIABLE WIDTH SIGHT DISTANCE EASEMENT
(INSTRUMENT # _____)
 - ☐ VARIABLE WIDTH VDOT STD. WP-2 MILL & OVERLAY FOR PAVEMENT
WIDENING/PAVEMENT EXTENSION

- | GENERAL PROJECT NOTES: | |
|------------------------|---|
| 1. | CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. |
| 2. | CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES. |
| 3. | Q REPRESENTS ONE PROPOSED PARKING SPACE. |
| 4. | OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 21'-6". |
| 5. | ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS. |
| 6. | CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE. |
| 7. | SEE SHEET 3 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS. |
| 8. | CURB RADIUS SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB. |
| 9. | ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPEE ENGINEER DESIGN FOR THE WALL SYSTEM. |
| 10. | BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH CONTACT. VERIFY ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECT. |
| 11. | ALL PRIVATE ROADWAYS, ALLEYS AND TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE ROADS, TRAVELWAYS OR ALLEYS WITHIN THE DEVELOPMENT. |
| 12. | ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY. |
| 13. | ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION. |
| 14. | THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE. |
| 15. | IN ACCORDANCE WITH CURRENT COUNTY CODE, IF THE DEMARCATED AREA FOR THE CONCRETE BACKYARD PATIOS FOR EACH SINGLE FAMILY UNIT FALLS WITHIN THE REAR YARD SETBACK, IT MAY ONLY BE DEVELOPED AS A PATIO. DECKS AND COVERED PORCHES MAY EXTEND 4' INTO THE REAR YARD SETBACK. |
| 16. | ALL PRIVATE DRIVEWAY ENTRANCES FOR ATTACHED HOMES SHALL BE VDOT STD. CG-9B ENTRANCES & DETACHED HOMES SHALL BE VDOT STD. CG-9D ENTRANCES. |
| 17. | CONTRACTOR SHALL PROVIDE ENGINEERING SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF THE DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION. |
| 18. | WALLS WITH HEIGHT OF 3'-0" OR GREATER SHALL REQUIRE HANDRAILS - SEE NOTES & DETAILS SHEET. |
| 19. | A KNOX BOX WILL BE REQUIRED AT THE ENTRANCE TO THE SHARED-USE PATHWAY FROM BELVEDERE PHASE 10. |
| 20. | THE PROPOSED SHARED USE PATHWAYS WITHIN THE VDOT ROW SHALL BE MAINTAINED BY THE BELVEDERE HOMEOWNERS ASSOCIATION. THE SHARED USE PATHWAY FROM LOT 10 TO PHASE 4 SHALL BE OWNED AND MAINTAINED BY THE BELVEDERE HOMEOWNERS ASSOCIATION. THE SHARED USE PATHWAY FROM THE VDOT ROW TO THE RIVANNA RIVER SHALL BE OWNED AND MAINTAINED BY ALBEMARLE COUNTY. |
| 21. | LATITUDE LONGITUDE COORDINATES FOR TIE-IN CONNECTIONS |
| ⊕ | 38° 04' 37" N, 78° 27' 47" W |
| ⊕ | 38° 04' 36" N, 78° 27' 44" W |

