

172 South Pantops Drive
Charlottesville, VA 22911

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DominionEng.com

February 28, 2018

Paty Saternye
Senior Planner
Albemarle County Community Development Department
Planning Services
401 McIntire Road
Charlottesville, Virginia 22902

**75RE: Cascadia – Blocks 1-3 (Towne District) Final Site Plan - SDP 2014-00075 -
Variation Request Letter for Block 1 Permitted Uses**

Dear Paty,

Please consider the attached revised Site Plan Sheets 1, 2 and 6 and this revised letter of justification as our formal request to vary Table A – Uses Permitted by Block on Page 9 of the Code of Development (COD) to include single-family detached as a permitted use within Block 1. The developer is proposing to change from 8 duplex units on Lots 259-266 to 8 single family detached units on the same lots with no adjustments to the plat or infrastructure.

- 1) The referenced Site Plan is currently approved with 20% Single Family Detached product, or 24 out of 120 units in Blocks 1-3. The current market trend is for SFD, and the variation would increase the mix to 32 out of 120 units, or 26.7% SFD. The COD envisioned less overall detached product in Blocks 1-3, so the relatively low percentage still achieves that goal.
- 2) There will be no change in the density, the site infrastructure or platted lot lines to make the change. In fact, the revision will be barely noticeable since the revision incorporates 3' side yards.
- 3) The COD does call out for taller buildings in Block 1, prescribing a maximum height of 50 feet. The Single Family Detached Units will be 2 stories-high while the duplex units were a 1-1/2 story-high product.

We thank you for taking the time to review this request. Please let me know if you have any questions or require additional information.

Very truly yours,

Michael Myers, P.E.

Attachments
Cc: Charlie Armstrong
Keith Lancaster

LETTER OF REVISION FOR
CASCADIA - BLOCKS 1 - 3

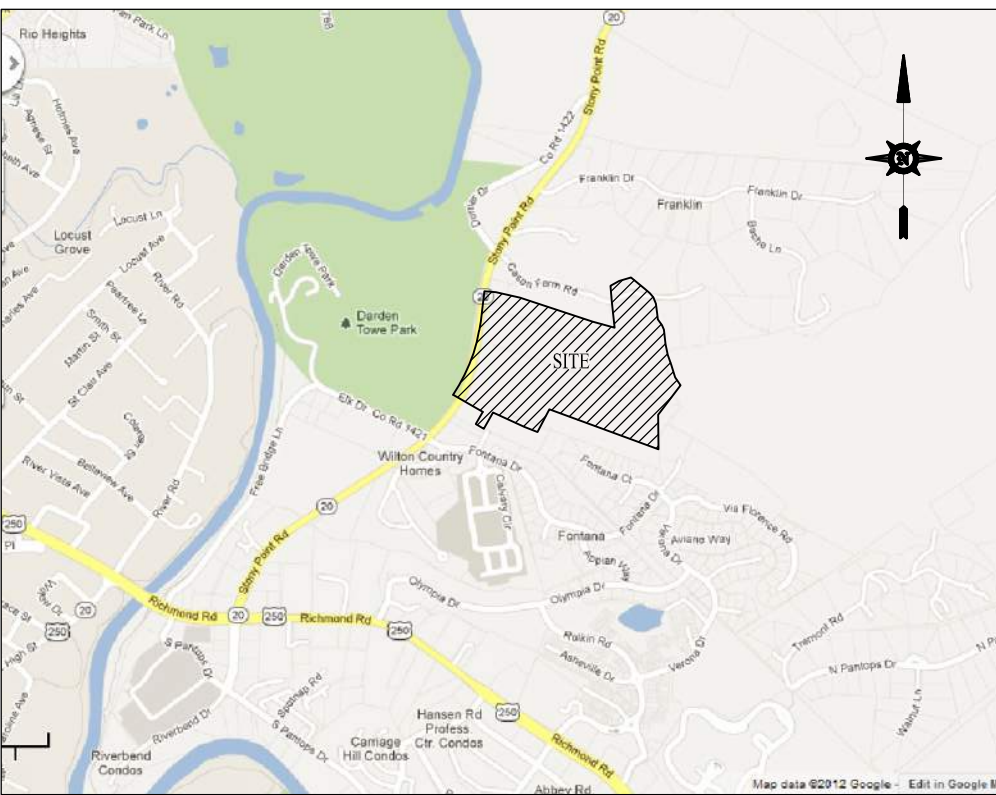
TM 62, PARCEL 25
TM 78, PARCELS 59 & 59A

TM 78E, PARCEL H1

RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP

SCALE: 1" = 2000'

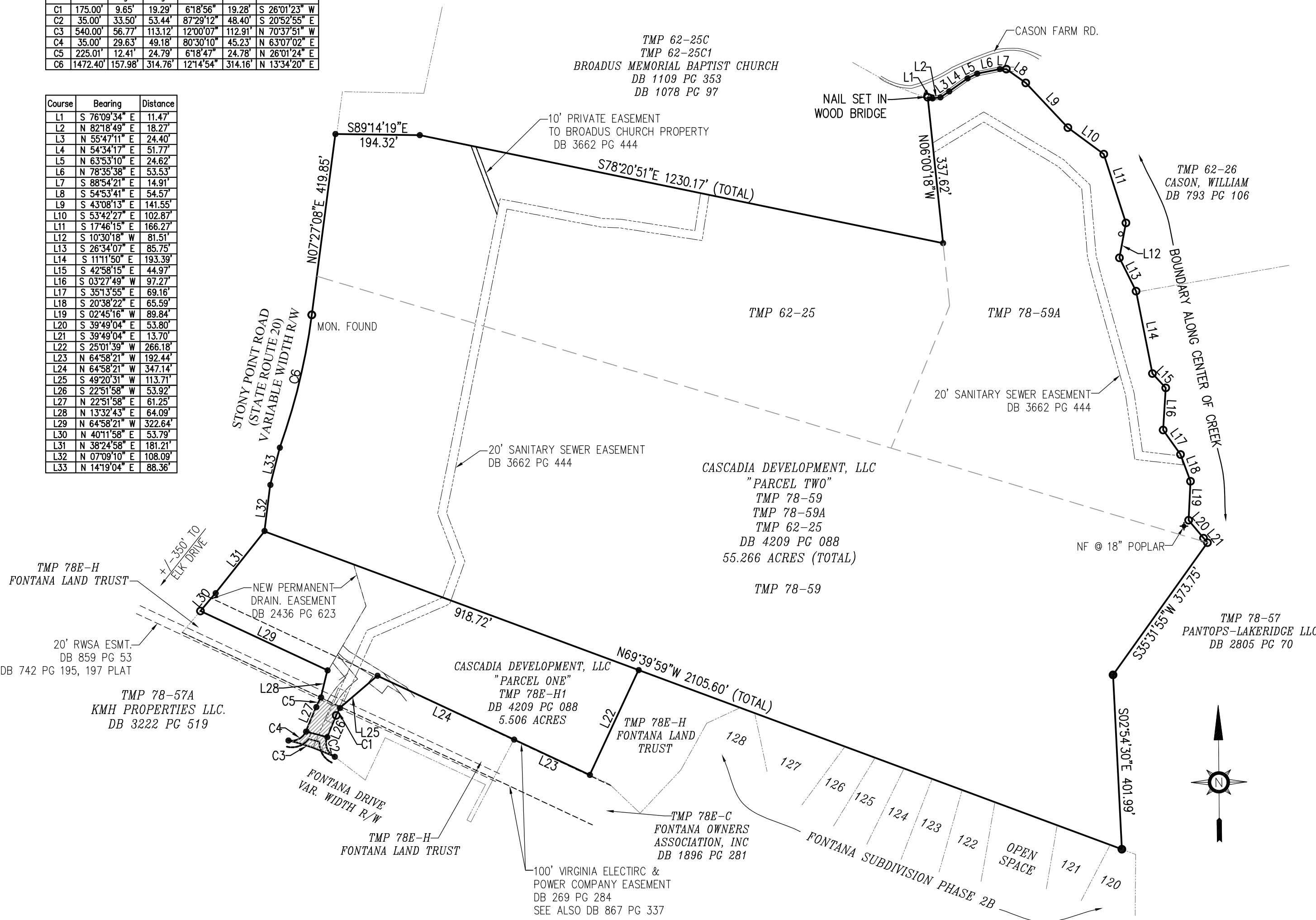


PARCEL OVERVIEW

SCALE: 1" = 200'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	175.00'	9.65'	19.29'	61°56'	19.28'	S 26°01'23" W
C2	35.00'	33.50'	53.44'	87°59'12"	48.40'	S 20°52'55" E
C3	540.00'	56.77'	113.12'	12°00'07"	112.91'	N 70°37'51" W
C4	35.00'	29.63'	49.18'	80°02'01"	45.24'	N 63°07'02" E
C5	225.01'	12.41'	24.79'	61°47'	24.78'	N 26°01'24" E
C6	1472.40'	157.98'	314.78'	121°45'	314.18'	N 13°34'20" E

Course	Bearing	Distance
L1	S 76°09'34" E	11.47'
L2	N 82°16'40" E	18.27'
L3	N 55°47'11" E	24.40'
L4	N 54°34'17" E	51.77'
L5	N 63°53'10" E	24.62'
L6	N 78°05'36" E	53.53'
L7	S 88°54'21" E	14.91'
L8	S 54°53'41" E	54.57'
L9	S 43°09'13" E	141.55'
L10	S 53°42'27" E	102.87'
L11	S 17°46'15" E	168.27'
L12	S 10°20'18" W	81.51'
L13	S 26°34'07" E	85.75'
L14	S 11°11'50" E	193.39'
L15	S 42°56'15" E	144.97'
L16	S 03°27'49" W	97.27'
L17	S 30°13'55" E	89.16'
L18	S 20°08'22" E	65.59'
L19	S 02°45'16" W	89.84'
L20	S 39°49'04" E	53.80'
L21	S 39°49'04" E	13.70'
L22	S 25°01'59" W	266.18'
L23	N 64°58'21" W	192.44'
L24	N 64°58'21" W	147.14'
L25	S 49°20'51" W	113.71'
L26	S 22°51'58" W	53.92'
L27	N 22°51'58" E	61.25'
L28	N 13°32'43" E	64.09'
L29	N 64°58'21" W	322.64'
L30	N 40°11'58" E	53.72'
L31	N 38°24'58" E	181.21'
L32	N 07°09'10" E	108.09'
L33	N 14°19'04" E	88.39'



SHEET INDEX

- (SP1 Cover Sheet
SP2 Notes, Abbreviations, & Legend
SP3 Road Sections & Code of Development Tables
SP4 Existing Conditions
SP5 Subdivision Overview
SP5A Building Block Plan / Phasing Plan
SP6 Site Plan
SP7 Site Plan
SP8 Site Plan
SP9 Site Plan
SP10 Road and Waterline Plan - Cascadia Drive
SP11 Road and Waterline Plan - Delphi Lane
SP12 Road and Waterline Plan - Marietta Drive
SP13 Road and Waterline Plan - Delphi Drive
SP14 Road and Waterline Plan - Terrace Lane
SP15 Road and Waterline Plan - Terrace Lane
SP16 Private Road and Waterline Plan - Knoll Lane
SP16A State Route 20 Road Improvements
SP17 Storm Sewer Profiles
SP18 Storm Sewer Profiles
SP19 Storm Sewer Profiles
SP20 Storm Sewer Profiles
SP21 Storm Sewer Calculations
SP22 Storm Sewer Drainage Areas
SP23 Storm Sewer Drainage Areas
SP24 Sanitary Sewer Profiles
SP25 Sanitary Sewer Profiles
SP26 Landscape Plan
SP27 Landscape Plan
SP28 Landscape Plan
SP29 Landscape Plan
SP30 Landscape Plan
SP31 Sewer Lateral Detail/Sched.
SP31A Proffers/Sight Dist. Profile
SP32 Details
SP33 Details
SP34 Details / Hydrant Flow Calculations
SP34A Details

SIGNATURE BLOCK

DATE

PLANNER _____

ENGINEER _____

ALBEMARLE COUNTY SERVICE AUTHORITY _____

ARCHITECTURAL REVIEW BOARD _____

BUILDING OFFICIAL _____

VIRGINIA DEPARTMENT OF TRANSPORTATION _____

FIRE AND RESCUE _____

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

1. The following items shall be shown on the plans:
a. Trees to be saved.
b. Limits of clearing (outside dripline of trees to be saved).
c. Location and type of protective fencing.
d. Grade changes requiring new walls or walls.
e. Proposed trenching or tunneling beyond the limits of clearing.

2. Markings:
a. All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
b. No grading shall begin until the tree marking has been inspected and approved by a County Inspector.

3. Pre-Construction Conference:
a. Tree preservation and protection measures shall be reviewed with the contractor on site.

4. Equipment Operation and Storage:
a. Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.

5. Soil Erosion and Stormwater Detention Devices:
a. Such devices shall not adversely affect trees to be saved.

6. Fences:
a. Fences are not permitted within 100 feet of the dripline of trees to be saved.

7. Toxic Materials:
a. Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.

8. Protective Fencing:
a. Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
b. Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.

9. Tree Wells:
a. When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.

10. Tree Walls:
a. When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.

11. Trenching and Tunneling:
a. When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.

12. Clearing:
a. Protective fencing shall be the last items removed during the final cleanup.

13. Damaged Trees:
a. Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE _____ (DATE) 12/2/14

CONTRACT PURCHASER SIGNATURE _____ (DATE) 12/2/14

5/1/05 Page 1 of 1

DOMINION
Engineering

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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
Lic. No. 33028
01/19/18
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE	NO.
	SIGNATURE SUBMISSION	09/18/15	
Δ	MINOR SITE PLAN AMENDMENT	09/03/16	
Δ	MINOR SITE PLAN AMENDMENT	11/14/17	
Δ	VARIATION REQUEST	02/28/18	

FILE NAME: 78-59-TMP-CASCADIA-PS
SCALE: As Shown

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
MFM

LETTER OF REVISION FOR
CASCADIA - BLOCKS 1-3
RIVANNA DISTRICT, ALBEMARLE COUNTY, VA
SHEET TITLE: COVER SHEET

DOM. PROJECT NO: 14.0039

INDEX TITLE:
SP1

SHEET NO: 1 OF 38

DATE: 9/18/15

SITE DATA & GENERAL NOTES

ABBREVIATIONS

LEGEND

SITE DATA

OWNER

CASCADIA DEVELOPMENT, LLC.
170 SOUTH PANTOPS DRIVE
CHARLOTTEVILLE, VA 22911

DEVELOPER

CASCADIA DEVELOPMENT, LLC.
170 SOUTH PANTOPS DRIVE
CHARLOTTEVILLE, VA 22903

LEGAL REFERENCE & SOURCE OF TITLE

DB 4209-088

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY SURVEY: DOMINION ENGINEERING

SOURCE OF TOPOGRAPHY: LOUISA AERIAL SURVEYS 03/12/03. FIELD VERIFIED BY DOMINION ENGINEERING 11/21/14.

THIS PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD PLAIN. IT APPEARS TO LIE IN ZONE X
AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP #51003C02287D DATED FEBRUARY 4, 2005

THIS PROPERTY IS NOT LOCATED WITHIN A RESERVOIR WATERSHED.

BENCHMARK(S): TOP OF EXISTING SANITARY MANHOLE "EX-1" ON SOUTH END OF SITE = 393.94

WATER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE: ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: NMD (ZMA2002-004)

Table D – Lot Regulations (in feet)

Unit Type	Lot Width	Front Build–To Line	Minimum Setbacks	
			Side	Rear
Single Family	60+	15–30	5	10
Single Family	≤ 60	10–30	3	10
Townhouse	16'–35'	5–25	3	10
Multi–Family	N/A	1–15	4	15
Mixed Use	N/A	1–15	4	15
Non–Residential	N/A	1–15	4	15

Table E – Maximum Building Heights

Blocks 1 & 3	50 Feet
Block 2	38 Feet
Blocks 4–7	38 Feet

TABLE B – BLOCK AREAS AND USE DENSITY PER CODE OF DEVELOPMENT

Block	Estimated Block Size (in Acres)	Min./Max Square Footages and Densities by Use by Block			
		Min. Residential Dwelling Units	Max. Residential Dwelling Units	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.
Block 1	10.27	10	40	3,9	5,000
Block 2	14.51	75	150	10,3	0
Block 3	4.40	10	70	15,9	0
Block 4	1.83	0	10	5,5	2,000
Block 5	2.23	5	20	9,0	0
Block 6	19.57	25	65	3,3	0
Block 7	7.63	25	65	8,2	0

PROPOSED BLOCK AREAS AND USE DENSITY

Block	Proposed Block Size (in Acres)	Square Footages and Densities by Use by Block		
		Residential Dwelling Units	Residential Density per Acre	Non-Residential Sq. Ft.
Block 1	9.27	10	1.08	5,000
Block 2	15.07	96	6,4	0
Block 3	4.29	14	3,26	0

GROSS RESIDENTIAL DESINITY: 4.19 UNIT/ACRE (AREA USED TO COMPUTE DENSITY DOES NOT INCLUDE BLOCKS 4–7)

PROPOSED ADT: 1200 VPD (120 LOTS x 10) + 55 VPD (5,000 SF. OFFICE) = 1255 VPD

CURRENT USE: VACANT

PROPOSED USE: TOWNHOMES (52 UNITS), SINGLE FAMILY DETACHED (32 UNITS), SINGLE FAMILY DUPLEX (36), OFFICE/COMMERCIAL (5,000 SF)

LAND SCHEDULE:	PRE-DEVELOPMENT (SF)	%	POST-DEVELOPMENT (SF)	%
RESIDENTIAL LOTS	0	0	10.08 ACRES	35.2
PUBLIC R/W (INTERNAL)	0	0	6.40 ACRES	22.4
PRIVATE ALLEY R/W	0	0	0.17 ACRES	0.6
COMMERCIAL LOT	0	0	0.45 ACRES	1.6
OPEN SPACE/PARKS	60,772 ACRES	100	11.53 ACRES	40.2
TOTAL	28.63 ACRES	100%	28.63 ACRES	100%

IMPERVIOUS AREAS:

ROADS/PARKING AREAS: 2.990 ACRES
CONCRETE WALKS: 1.012 ACRE
PROPOSED BUILDINGS: 4.482 ACRES
DRIVEWAYS: 1.093 ACRES
TOTAL IMPERVIOUS AREA: 9.577 ACRES

PARKING TABULATION FOR SINGLE FAMILY:

REQUIRED PARKING: 2 SPACES PER UNIT
68 UNITS X 2 SPACES PER UNIT = 136 SPACES
136 PARKING SPACES PROVIDED

PARKING TABULATION FOR TOWNHOUSES:

REQUIRED PARKING: 2 SPACES PER UNIT PLUS 1 SPACE PER 4 UNITS FOR GUEST PARKING
52 TOWNHOUSES X 2 SPACES + 52 TOWNHOUSES X (1 SPACE/4 UNITS) =
117 PARKING SPACES REQUIRED

TOTAL PROVIDED PARKING FOR TOWNHOUSES:

52 UNITS X 2 GARAGE SPACES = 104 + 6 OFF STREET PARKING SPACES = 110*
*PARKING REQUIREMENT IS MET WITH ON STREET PARKING AVAILABLE ON ONE SIDE OF THE STREET ON TERRACE LN. AND MARIETTA DR.

PARKING TABULATION FOR OFFICE / COMMERCIAL SPACE:

REQUIRED PARKING: 20 SPACES FOR OFFICE/COMMERCIAL ALBEMARLE COUNTY ZONING ORDINANCE.
20 PARKING SPACES PROVIDED

OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

GENERAL CONSTRUCTION NOTES:

- 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 materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer, or designee, it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe–Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL CONSTRUCTION NOTES FOR STREETS:

- Construction inspection of all proposed roads within the development will be made by the County. The contractor must notify the Department of Community Development (296–5832) 48 hours in advance of the start of construction.
- Upon completion of fine grading and preparation of the roadbed subgrade, the contractor shall have CBR tests performed on the subgrade soil. Three (3) copies of the test results shall be submitted to the County. If a subgrade soil CBR of 10 or greater is not obtainable, a revised pavement design shall be made by the design engineer and submitted with the test results for approval.
- Surface drainage and pipe discharge must be retained within the public right-of-way or within easements prior to acceptance by the County. All drainage outfall easements are to be extended to a boundary line or a natural watercourse.
- Guardrail locations are approximate. Exact length, location and appropriate end treatments will be field verified at the time of construction. Additional guardrail may be required at locations not shown when, in the opinion of the County Engineer, or designee, it is deemed necessary. When guardrail is required, it shall be installed four (4) feet offset from the edge of pavement to the face of guardrail, and roadway shoulder widths shall be increased to seven (7) feet.
- Where urban cross sections are installed, all residential driveway entrances shall conform to VDOT CG–9(A, B or C).
- Where rural cross sections are installed, all residential driveway entrances shall conform to VDOT standard PE–1.
- Compliance with the minimum pavement width, shoulder width and ditch sections, as shown on the typical pavement section detail, shall be strictly adhered to.
- Road plan approval for subdivisions is subject to final subdivision plat validation. Should the final plat for this project expire prior to signing and recordation, then approval of these plans shall be null and void.
- All signs or other regulatory devices shall conform with the Virginia Manual for Uniform Traffic Control Devices and the Albemarle County Road Naming and Property Numbering Ordinance and Manual.
- Traffic control or other regulatory signs or barricades shall be installed by the developer when, in the opinion of the County Engineer, or designee, they are deemed necessary in order to provide safe and convenient access.
- The speed limits to be posted on speed limit signs are 5 mph below the design speed, or as determined by VDOT for public roads.
- VDOT standard CD–1 or CD–2 cross-drains under to be installed under the subbase material at all cut and fill transitions and grade sag points as shown on the road profiles.
- A video camera inspection is required for all storm sewers and culverts that are deemed inaccessible to VDOT or County inspections. The video inspection shall be conducted in accordance with VDOT's video camera inspection procedure and with a VDOT or County inspector present.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS:

- The plan approving authority must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
- All erosion and sediment control measures will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia Regulations VR 625–02-00 Erosion and Sediment Control Regulations.
- All erosion and sediment control measures are to be placed prior to or as the first step in clearing.
- A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
- Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.
- The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
- During dewatering operations, water will be pumped into an approved filtering device.
- The contractor shall inspect all erosion control measures periodically and after each runoff producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.
- All fill material to be taken from an approved, designated borrow area.
- All waste materials shall be taken to an approved waste area. Earth fill shall be inert materials only, free of roots, stumps, wood, rubbish, and other debris.
- Borrow or waste areas are to be reclaimed within 7 days of completion per Zoning Ordinance section 5.1.28.
- All inert materials shall be transported in compliance with section 13–301 of the Code of Albemarle.
- Borrow, fill or waste activity involving industrial–type power equipment shall be limited to the hours of 7:00am to 9:00pm.
- Borrow, fill or waste activity shall be conducted in a safe manner that maintains lateral support, or order to minimize any hazard to persons, physical damage to adjacent land and improvements, and damage to any public street because of slides, sinking, or collapse.
- The developer shall reserve the right to install, maintain, remove or convert to permanent stormwater management facilities where applicable all erosion control measures required by this plan regardless of the sole of any lot, unit, building or other portion of the property.
- Temporary stabilization shall be temporary seeding and mulching. Seeding is to be at 75 lbs/acre, and in the months of September to February to consist of 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 approval by the County erosion control inspector.
- Permanent stabilization shall be lime and fertilizer, permanent seeding, and mulch. Agricultural grade limestone shall be applied at 90lbs/1000sf, incorporated into the top 4–6 inches of soil. Fertilizer shall be applied at 1000lbs/acre and consist of a 10–20–10 nutrient mix. Permanent seeding shall be applied at 180lbs/acre and consist of 95% Kentucky 31 or Tall Fescue and 0–5% Perennial Ryegrass or Kentucky Bluegrass. Straw mulch is to be applied at 80lbs/100sf. Alternatives are subject to approval by the County erosion control inspector.
- Maintenance: All measures are to be inspected weekly and after each rainfall. Any damage or clogging to structural measures is to be repaired immediately. Silt traps are to be cleaned when 50% of the wet storage volume is filled with sediment. All seeded areas are to be reseeded when necessary to achieve a good stand of grass. Silt fence and diversion dykes which are collecting sediment to half their height must be cleaned and repaired immediately.
- All temporary erosion and sediment control measures are to be removed within 30 days of final site stabilization, when measures are no longer needed, subject to approval by the County erosion control inspector.
- This plan shall be void if the owner does not obtain a permit within 1 year of the date of approval. (Water Protection Ordinance section 17–204G.)
- Permanent vegetation shall be installed on all denuded areas within nine (9) months after the date the land disturbing activity commences. (Water Protection Ordinance section 17–207B)

GENERAL

ABAN ABANDON(ED)	MAX MAXIMUM
ADJ ADJUST	MIN MINIMUM
AHD AHEAD	MON MONUMENT CONCRETE
APRX APPROXIMATE	NIC NOT IN CONTRACT
BC BACK OF CURB	NTS NOT TO SCALE
BFE BASEMENT FLOOR ELEVATION	OC ON CENTER
BIT BITUMINOUS	OH OVERHEAD
BK BACK	PE POLYETHYLENE
BM BENCHMARK	PERF PERFORATED
BS BOTTOM OF SLOPE	PROP PROPOSED
CB CATCH BASIN	PRVD PROVIDED
CG12 ACCESSIBLE CURB RAMP	PWW PAVED WATER WAY
CL CENTER LINE	RCP REINFORCED CONCRETE PIPE
CL CHAIN LINK	REM REMOVE
COMP CORRUGATED METAL PIPE	REQD REQUIRED
CONC CONCRETE	RET RETAIN
CY CUBIC YARDS	RT RIGHT
C/C CENTER TO CENTER	R/W RIGHT OF WAY
C&G CURB AND GUTTER	R&D REMOVE AND DISPOSE
DIA DIAMETER	R&R REMOVE & RESET
EL ELEVATION	SD SIGHT DISTANCE
ELEV ELEVATION	SQ SQUARE
ES END SECTION	STA STATION
EW END WALL	SW SIDEWALK
EX EXISTING	SWEL SOLID WHITE EDGE LINE
EXIST EXISTING	SWLL SOLID WHITE LANE LINE
FDN FOUNDATION	TBA TO BE ABANDONED
FFE FINISHED FLOOR ELEVATION	TBR TO BE REMOVED
GTG GRADE TO DRAIN	TC TOP OF CURB
IFIRON FOUND	TS TOP OF SLOPE
IS IRON SET	TYP TYPICAL
LA LANDSCAPE AREA	UG UNDERGROUND
LOD LIMIT OF DISTURBANCE	VESCHVA E&S CONTROL HANDBOOK
LF LINEAR FEET	YDS YARDS
LT LEFT	

UTILITY

ARV AIR RELEASE VALVE	MH MANHOLE
BOA BLOW OFF ASSEMBLY	PVC POLYVINYL CHLORIDE
CO CLEANOUT	RIM RIM ELEVATION
CTV CABLE TELEVISION	SAN SANITARY
DI DROP INLET	SCC STORMWATER CONVEYANCE CHANNEL
DIP DUCTILE IRON PIPE	SD STORM
ELEC ELECTRIC	STR DRAINAGE STRUCTURE
FH FIRE HYDRANT	TSV TAPPING SLEEVE & VALVE
FM FORCE MAIN	UP UTILITY POLE
F&C FRAME AND COVER	WL WATER LINE
F&G FRAME AND GRATE	WM WATER METER
GT GREASE TRAP	WW WATER VALVE
GV GATE VALVE	6"V 6" VALVE
HDPE HIGH DENSITY POLYETHYLENE	
INV INVERT	

CONTRACTOR'S COORDINATION RESPONSIBILITIES

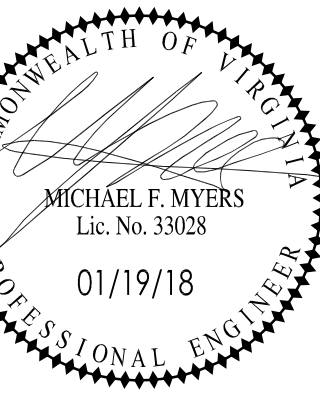
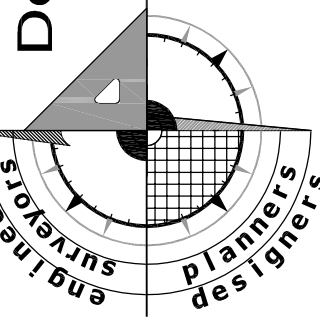
- THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
- ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
- THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC, ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICTS EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK.
- THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED INCLUDING UTILITY POLES.
- CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY ALBEMARLE COUNTY CODE.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL WETLAND PERMIT REQUIREMENTS, IF A PERMIT EXISTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

EXIST	PROP

EXIST	PROP

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

Dominion
Engineering



REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	NO.
	SIGNATURE SUBMISSION	09/18/15	
	MINOR SITE PLAN AMENDMENT	09/03/16	
	MINOR SITE PLAN AMENDMENT	11/14/17	
	VARIATION REQUEST	02/28/18	
	FILE NAME:	SCALE:	
	75-59-WP-01-CASCADIA-SP	As Shown	

LETTER OF REVISION FOR
CASCADIA – BLOCKS 1–3
RIVANNA DISTRICT, ALBEMARLE COUNTY, VA
SHEET TITLE: NOTES, ABBREVIATIONS, & LEGEND

DOM. PROJECT NO:14.0039

INDEX TITLE:

SP2

SHEET NO: 2 OF 38

DATE: 12/01/14

