

SHIMP ENGINEERING, P.C.
ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT

[illegible]

DEVELOPMENT PLAN FOR
CROCKFORDS, 20, & 21
COUNTY, VIRGINIA

Initial Site Development	05/23/16	Sheet No.	C1 OF 10
OLD TRAIL BL	Scale	File No.	15.020
ALBEMARLE CO			

16:020

DEMO PLAN

AND UTILITIES

AND UTILITIES

AND UTILITIES

PLAN

PLAN

PLAN

SETBACKS

Minimum: 4 Sides or 6/7'

Block 1: Front Min=0' Max=25' Side=0'

Block 2: Front Min=5' Max=25' Side=0'

EXISTING USE

Multi-family & Townhouse Units

1 - 10 Single-Family Units
10 - 2 Bedroom Apartment Units
7 - 2 Bedroom Townhouse Units
1 - 3 Bedroom Apartment Units
100 - 1000 Sq. Ft. Area Density

PROPOSED USE

Multi-family & Townhouse Units

1 - 10 Single-Family Units
10 - 2 Bedroom Apartment Units
7 - 2 Bedroom Townhouse Units
1 - 3 Bedroom Apartment Units
100 - 1000 Sq. Ft. Area Density

GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WHEN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, ANY EXISTING UTILITY, OR ANY EXISTING PUBLIC PLANS OR PLANS AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT, THESE ANY CONSIDERATIONS OF THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.

2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF ANY US LATEST EDITION, UNLESS OTHERWISE NOTED.

3. DESIGN AND CONSTRUCTION MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED DESIGN CONSTRUCTION SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO:

4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.

5. THE MINIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL) WHEN REASONABLY OBTAINABLE. LESSEER SLOPES IF A US LATEST EDITION ARE TO BE AVOIDED.

6. ALL EXISTING UTILITIES ARE TO BE PROTECTED WHEN IN THE SPACES OF THE CULVITY ENGINEER OR DISTURBED. IT IS DEEMED NECESSARY IN ORDER TO SECURE A DRAINAGE CHANNEL.

7. ALL SENSITIVE CROPS SHALL CONFORM WITH THE VEGEATION MANUAL FOR URBAN TRAFFIC CONTROL REVEALS.

8. ALL OFFENSE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.

9. ALL EXISTING FOR UNDERPASS PIPE INSTALLATION MUST COMPLY WITH CIPSA STANDARDS FOR THE CULVITY ENGINEER OR DISTURBED.

10. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS WORK WITHIN RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VEGEATION MANUAL FOR URBAN TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS FOR EXPOSURE AND BRIDGES.

  	WATER EASEMENT ACCESS EASEMENT STORM DRAINAGE EASEMENT
  	TREE LINE FENCE STREAM
 	INTERVAL CONTOUR INDEX CONTOUR
 	STANDARD 8' CURB COMBINATION 8' CURB & GUTTER
     	CONCRETE PAVEMENT / ASPHALT ASPHALT GRASS EC-2 MATING EC-3 MATING WETLAND
   	PARKING COUNT ORIGINAL WALK HANDICAP ACCESSIBLE WALK CO-12 HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

