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TEL: 434.295.3524 FAX: 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
5/6/2019  
DRAWN BY  
Z. DAHL  
DESIGNED BY  
A. ALLISON  
CHECKED BY  
J. HASH  
SCALE  
N.A.

TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA  
COVER

JOB NO.  
43266  
SHEET NO.  
C0.0

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# UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL

## INITIAL SITE PLAN SUBMISSION COUNTY OF ALBEMARLE, VIRGINIA

5/6/2019

### SITE DATA:

TAX MAP PARCEL: 03200-00-00-01800 & 03200-00-00-01850

PARCEL AREA: 25.92 AC

LIMITS OF DISTURBANCE: 6.40 ACRES

ZONING: PD-IP (Cat. I or II)

OVERLAY DISTRICT: ENTRANCE CORRIDOR (EC).

SOURCE OF BOUNDARY AND TOPOGRAPHY: TIMMONS GROUP  
28 IMPERIAL DRIVE  
STAUNTON, VA 24401  
TELEPHONE: 540-885-0920  
CONTACT: PAUL HUBER, L.S.  
PAUL.HUBER@TIMMONS.COM

SURVEY CONDUCTED: MARCH 2019  
DATUM: HORIZONTAL: NAD83(NA2011) VIRGINIA STATE GRID SOUTH  
VERTICAL: NAVD86 VIA GPS RTK OBSERVATIONS

REQUIRED BUILDING SETBACKS: LOOP ROAD: 10 FT MINIMUM  
30 FT MAXIMUM  
SIDE & REAR: 20 FT

PROVIDED BUILDING SETBACKS: LOOP ROAD: 20.57 FT  
SIDE & REAR: 68.77 FT (SIDE), 206.81(REAR)

BUILDING HEIGHT: 32' (MAX)  
15' (AVERAGE)

BUILDING SQUARE FOOTAGE: 71,848 SF

PROPOSED USE: MEDICAL REHABILITATION FACILITY

TOTAL IMPERVIOUS AREA (WITHIN PROJECT LIMITS): 3.51 ACRES

KNOX BOX REQUIRED: CONTACT ALBEMARLE COUNTY FIRE MARSHALL OFFICE FOR LOCATION.

WETLAND IMPACTS: WETLAND IMPACTS TO BE PERMITTED BY LAND OWNER

UTILITIES: ACSA

DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

PARKING REQUIRED (PER HOSPITAL): (70+10 FUTURE) BEDS = 2 SPACE/BED = 180 SPACES  
20% OF SPACES TO BE ADA ACCESSIBLE = 32 SPACES  
TOTAL SPACES REQUIRED = 180

TOTAL PARKING PROVIDED: 128 REGULAR SPACES  
32 ADA ACCESSIBLE (10 VAN)  
TOTAL PROVIDED SPACES = 180 SPACES

SPECIAL FLOOD HAZARD AREA INFORMATION:  
SPECIAL FLOOD HAZARD AREA (FLOODPLAIN):  
YES [ ] NO [X]

TRIP GENERATION INFORMATION:  
60-BED HOSPITAL USING ITE LAND USE CODE 610, ITE TRIP GENERATION MANUAL 10TH EDITION

DAILY TRIPS: 1,788  
AM PEAK HOURS: 147 TRIPS (106 ENTER, 41 EXIT)  
PM PEAK HOURS: 151 TRIPS (42 ENTER, 109 EXIT)



VICINITY MAP

1"=2000'

### DEVELOPER:

ENCOMPASS HEALTH  
3600 GRANDVIEW PARKWAY, SUITE 200  
BIRMINGHAM, AL 35243  
CONTACT: ELIZABETH MANN  
TELEPHONE: (205) 970-7850

### OWNER:

UNIVERSITY OF VIRGINIA FOUNDATION  
P.O. BOX 400218  
CHARLOTTESVILLE, VA 22904  
CONTACT: TODD MARSHALL  
TELEPHONE: (434) 924-2569

### ENGINEER OF RECORD:

TIMMONS GROUP  
608 PRESTON AVE., SUITE 200  
CHARLOTTESVILLE, VA 22903  
CONTACT: JOHN HASH, P.E.  
TELEPHONE: (434) 327-1691

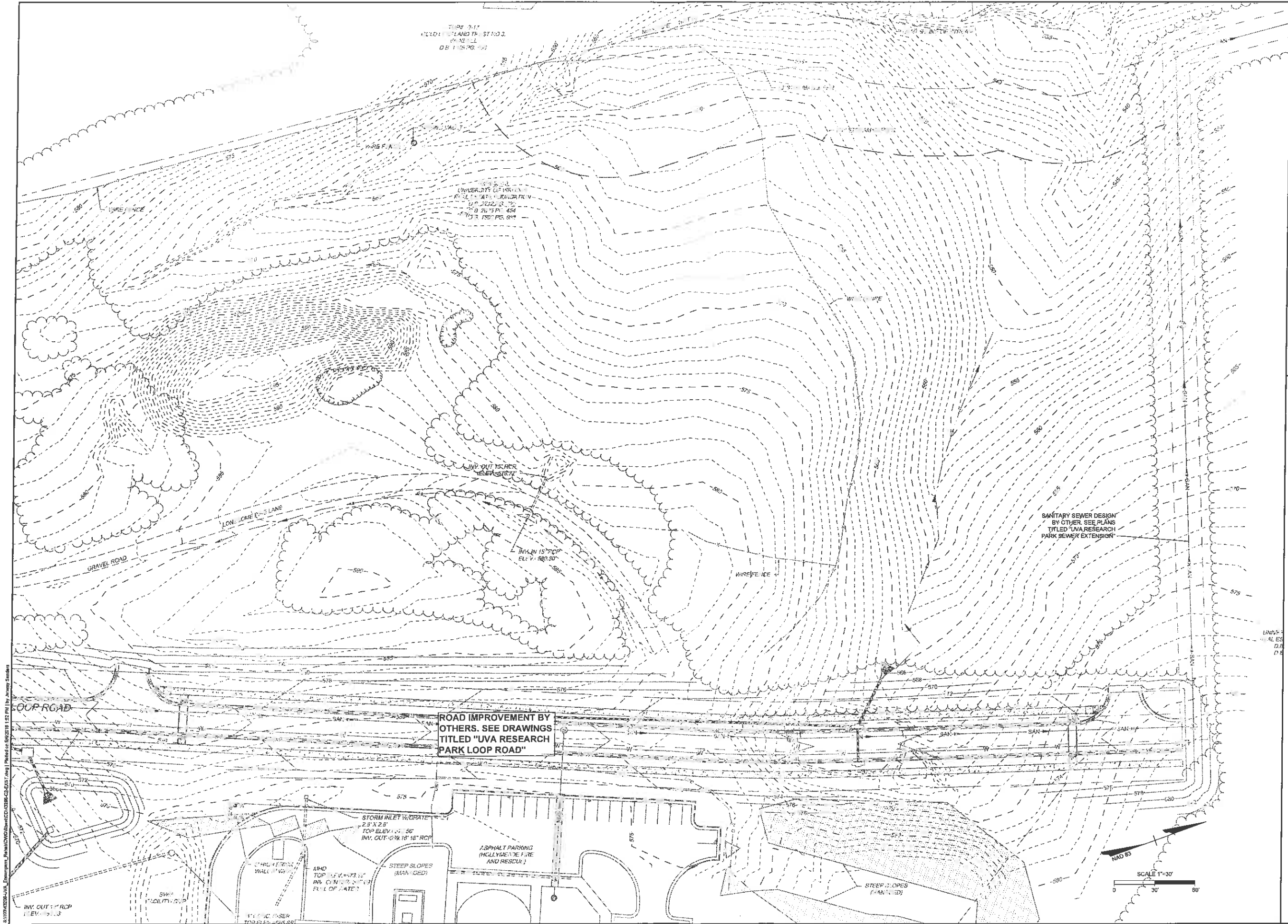
### Sheet List Table

| Sheet Number | Sheet Title                      |
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| C1.1         | NOTES & DETAILS                  |
| C1.2         | NOTES & DETAILS                  |
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| C6.0         | PROPOSED LANDSCAPE PLAN          |
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| L2.1         | LANDSCAPE PLAN                   |
| L3.0         | LANDSCAPE NOTES AND DETAILS      |

# OF SHEETS =27

### SIGNATURE PANEL:

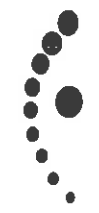
| DEPARTMENT OF COMMUNITY DEVELOPMENT   | APPROVAL | DATE |
|---------------------------------------|----------|------|
| PLANNING & ZONING                     |          |      |
| ENGINEERING                           |          |      |
| INSPECTIONS                           |          |      |
| ARCHITECTURAL REVIEW BOARD            |          |      |
| DEPARTMENT OF FIRE AND RESCUE         |          |      |
| ALBEMARLE COUNTY SERVICE AUTHORITY    |          |      |
| VIRGINIA DEPARTMENT OF TRANSPORTATION |          |      |
| HEALTH DEPARTMENT                     |          |      |



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| REVISION DESCRIPTION | DATE |
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|                      |      |
|                      |      |



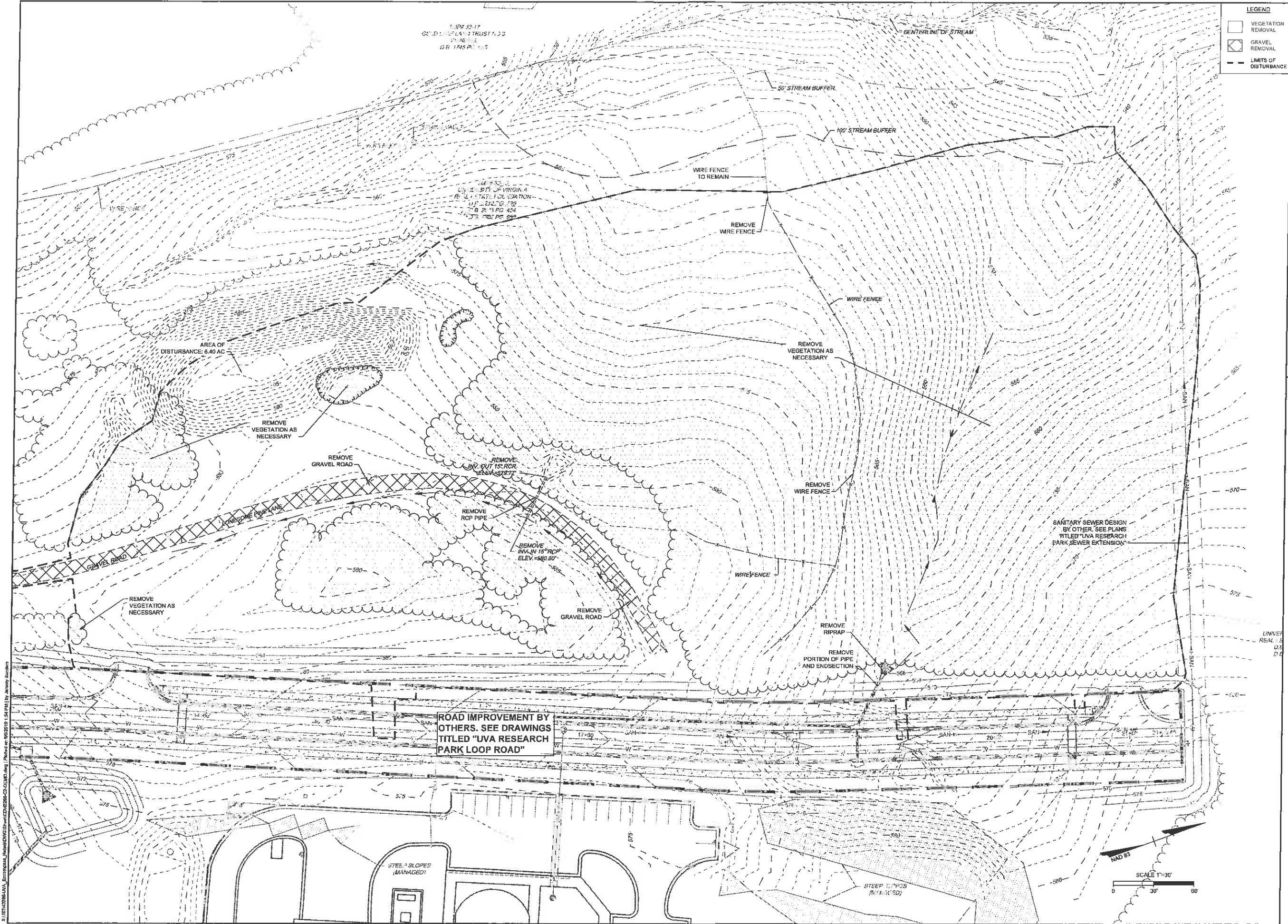
# TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

108 NO.  
43266  
SHEET NO.  
C2.0

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LEGEND  
□ VEGETATION REMOVAL  
▣ GRAVEL REMOVAL  
--- LIMITS OF DISTURBANCE



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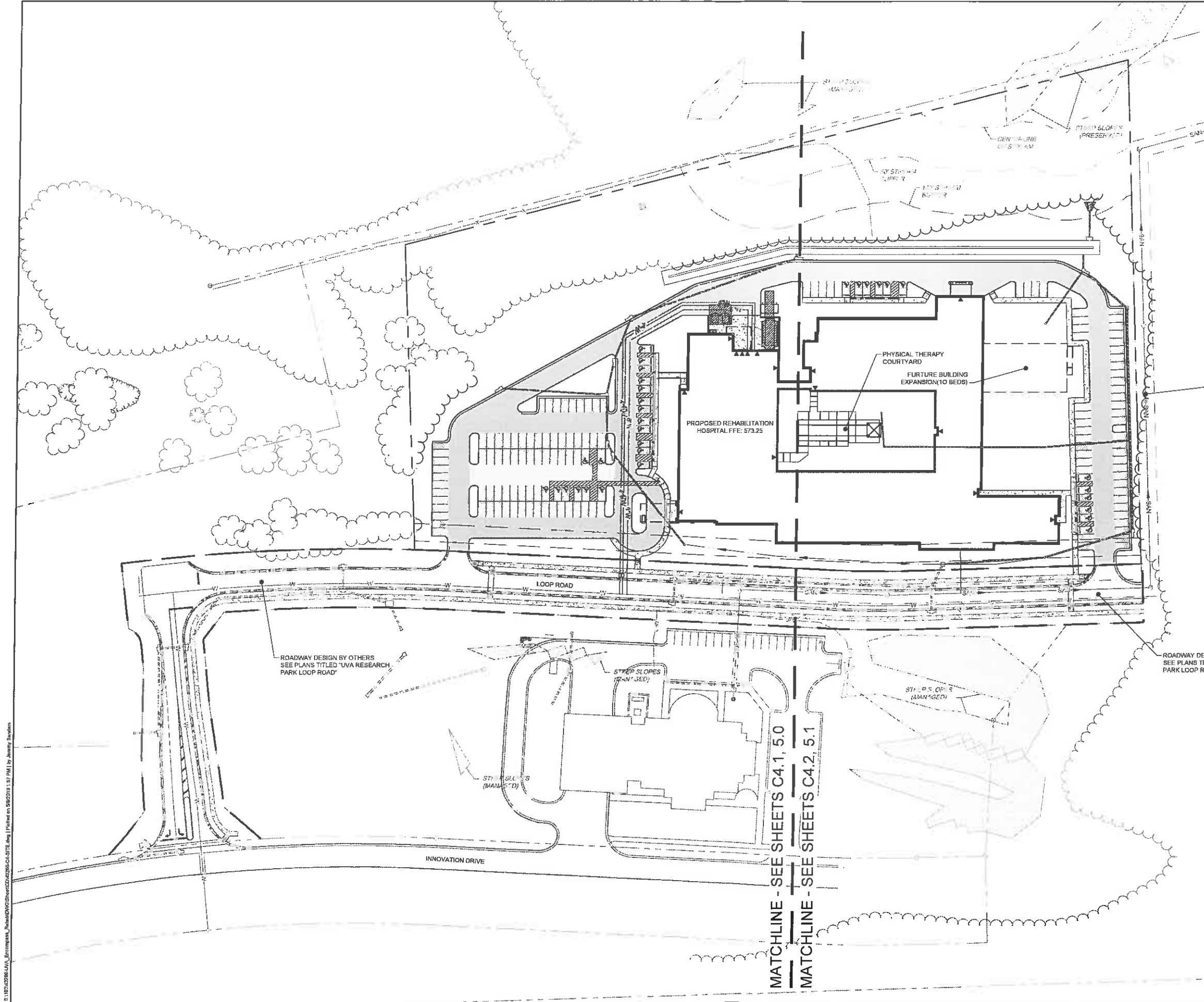
| REVISION DESCRIPTION |            |
|----------------------|------------|
| DATE                 |            |
| 5/6/2019             |            |
| DRAWN BY             | Z. DAHL    |
| DESIGNED BY          | A. ALLISON |
| CHECKED BY           | J. HASH    |
| SCALE                | 1" = 30'   |

# TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA  
DEMOLITION PLAN

105 NO.  
43266  
SHEET NO.  
C2.1

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**LEGEND:**

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

**SCALE 1"=50'**

**NAD 83**

# TIMMONS GROUP

## UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL ALBEMARLE COUNTY, VA OVERALL PLAN

109 NO.  
43266  
SHEET NO.  
C4.0

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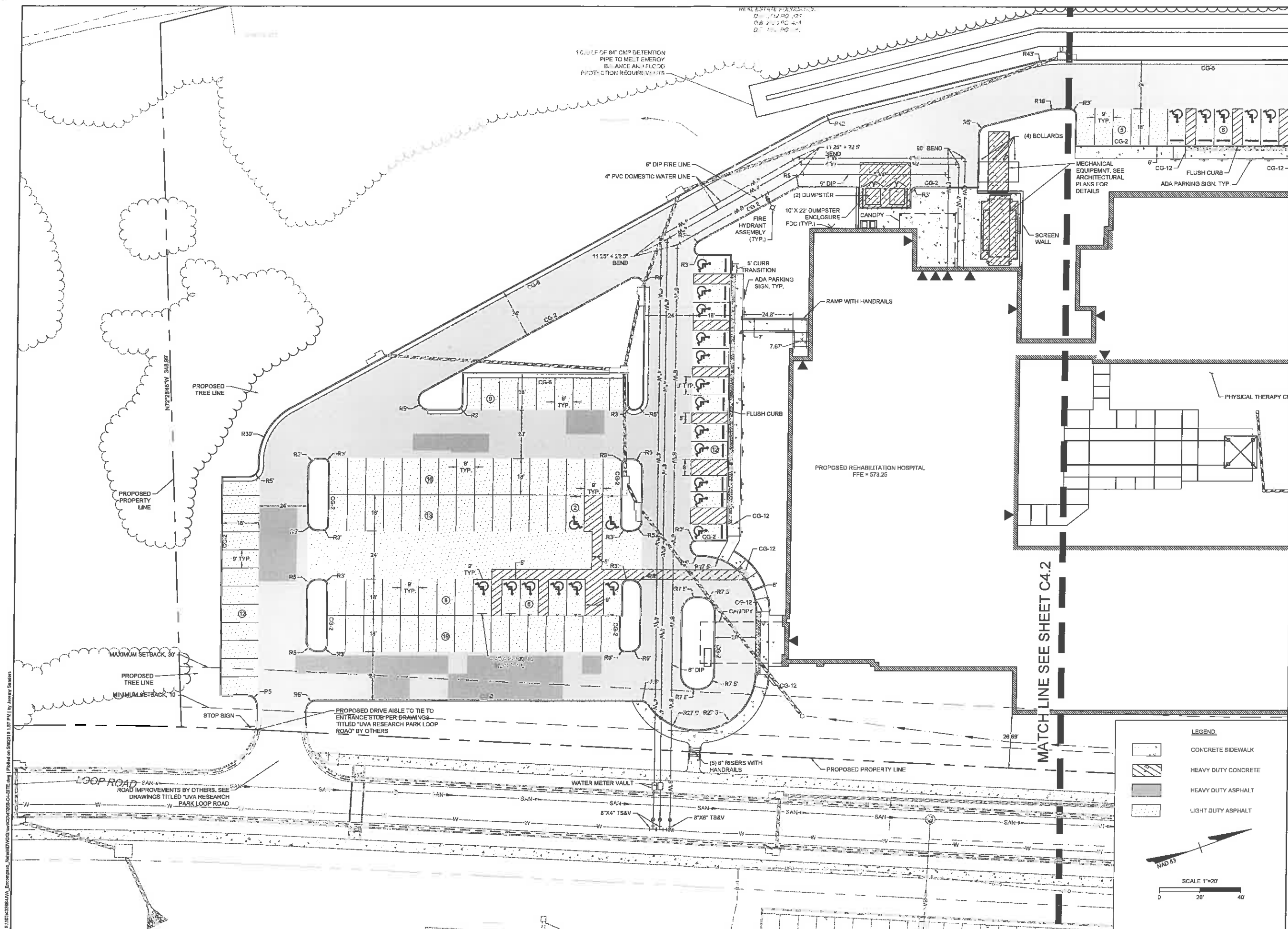
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| REVISION DESCRIPTION | DATE       |
|----------------------|------------|
| DATE                 | 5/6/2019   |
| DRAWN BY             | Z. DAHL    |
| DESIGNED BY          | A. ALLISON |
| CHECKED BY           | J. HASH    |
| SCALE                | 1" = 50'   |



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10.0 LF OF 84" CM2 DETENTION  
PIPE TO MELT ENERGY  
BALANCE AND FLOOD  
PROTECTION REQUIREMENTS

**YOUR VISION ACHIEVED THROUGH OURS.**

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA  
LAYOUT & UTILITIES PLAN

JOB NO.  
43266  
SHEET NO.  
C4.1

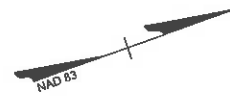
| REVISION DESCRIPTION |  | DATE        |
|----------------------|--|-------------|
|                      |  | DATE        |
|                      |  | 5/6/2019    |
|                      |  | DRAWN BY    |
|                      |  | Z. DAHL     |
|                      |  | DESIGNED BY |
|                      |  | A. ALLISON  |
|                      |  | CHECKED BY  |
|                      |  | J. HASH     |
|                      |  | SCALE       |
|                      |  | 1" = 20'    |

**TIMMONS GROUP** 

MATCHLINE SEE SHEET C4.2

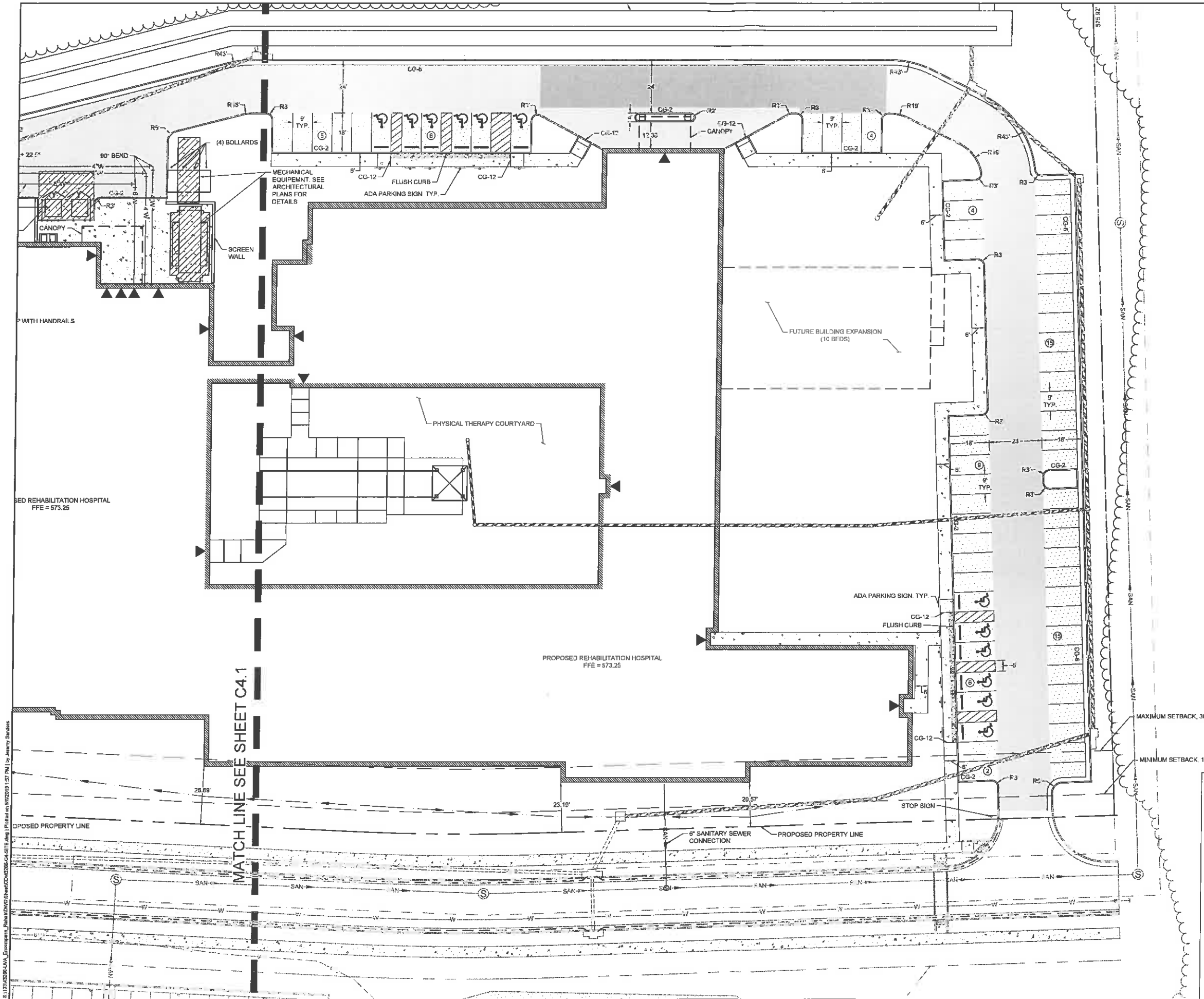
**LEGEND:**

- |                                                                                       |                     |
|---------------------------------------------------------------------------------------|---------------------|
|  | CONCRETE SIDEWALK   |
|  | HEAVY DUTY CONCRETE |
|  | HEAVY DUTY ASPHALT  |
|  | LIGHT DUTY ASPHALT  |



SCALE 1"=20'

A horizontal number line with arrows at both ends. There are three major tick marks labeled 0, 20, and 40. The line is divided into two equal segments by the tick mark at 20.



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| REVISION DESCRIPTION | DATE     |
|----------------------|----------|
|                      | 5/6/2019 |
| Z. DAHL              |          |
| A. ALLISON           |          |
| J. HASH              |          |
| SCALE                | 1" = 20' |

# TIMMONS GROUP

## UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL ALBEMARLE COUNTY, VA LAYOUT & UTILITIES PLAN

JOB NO.  
43266  
SHEET NO.  
C4.2

**LEGEND**

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

NAD 83

SCALE 1"=20'

0 20' 40'

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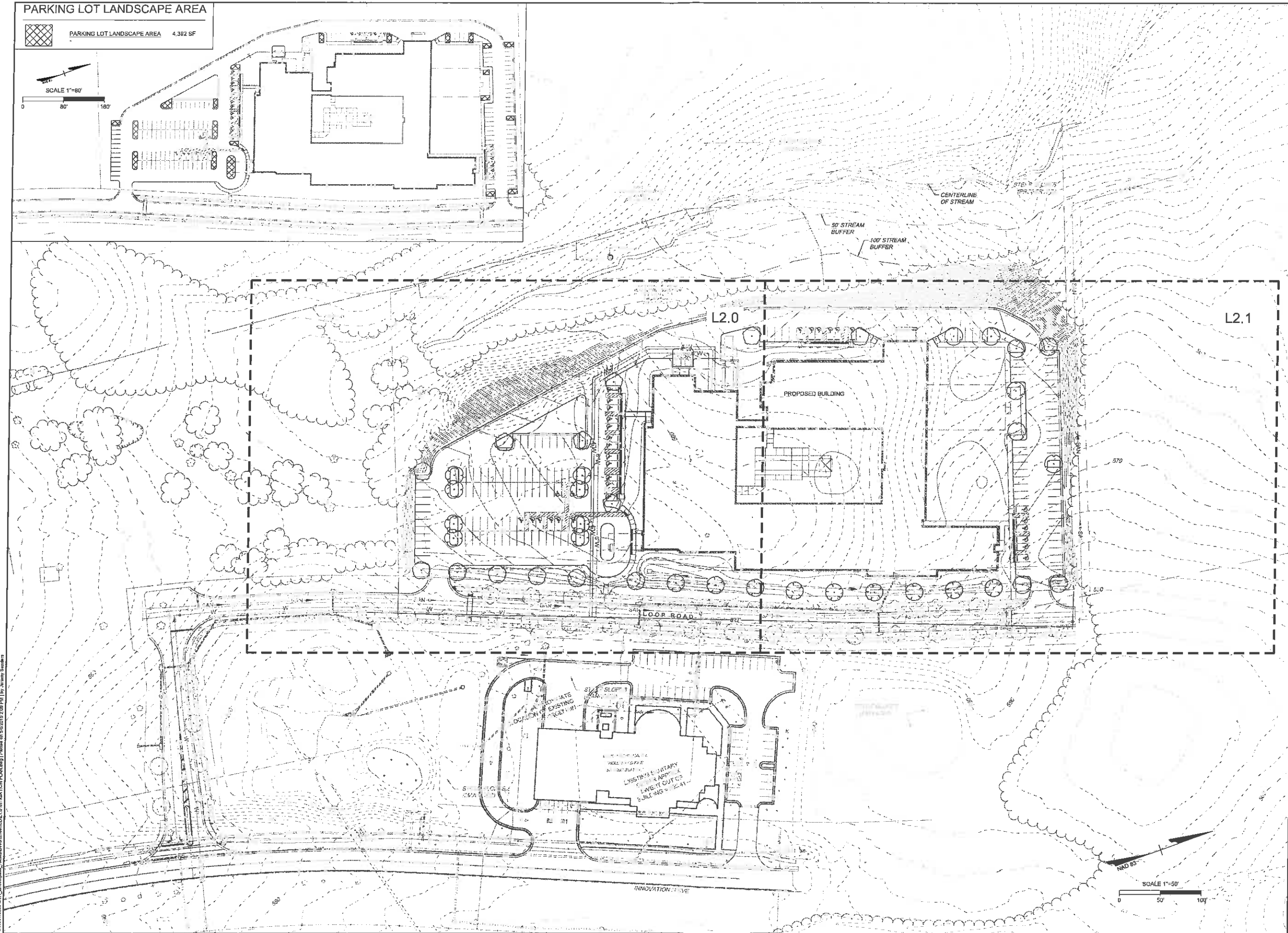
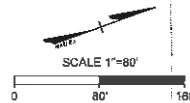






|                                                                                   |                                   |          |
|-----------------------------------------------------------------------------------|-----------------------------------|----------|
|  | <u>PARKING LOT LANDSCAPE AREA</u> | 4,392 SF |
|-----------------------------------------------------------------------------------|-----------------------------------|----------|

PARKING LOT LANDSCAPE AREA 4,382 SF



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DATE \_\_\_\_\_

DATE  
5/6/2016

M. RACHNE

DESIGNED BY

M. RACHNE

CHECKED BY \_\_\_\_\_

F. RANLUC

 $1'' = 50'$ 

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL

ALBEMARLE COUNTY VA

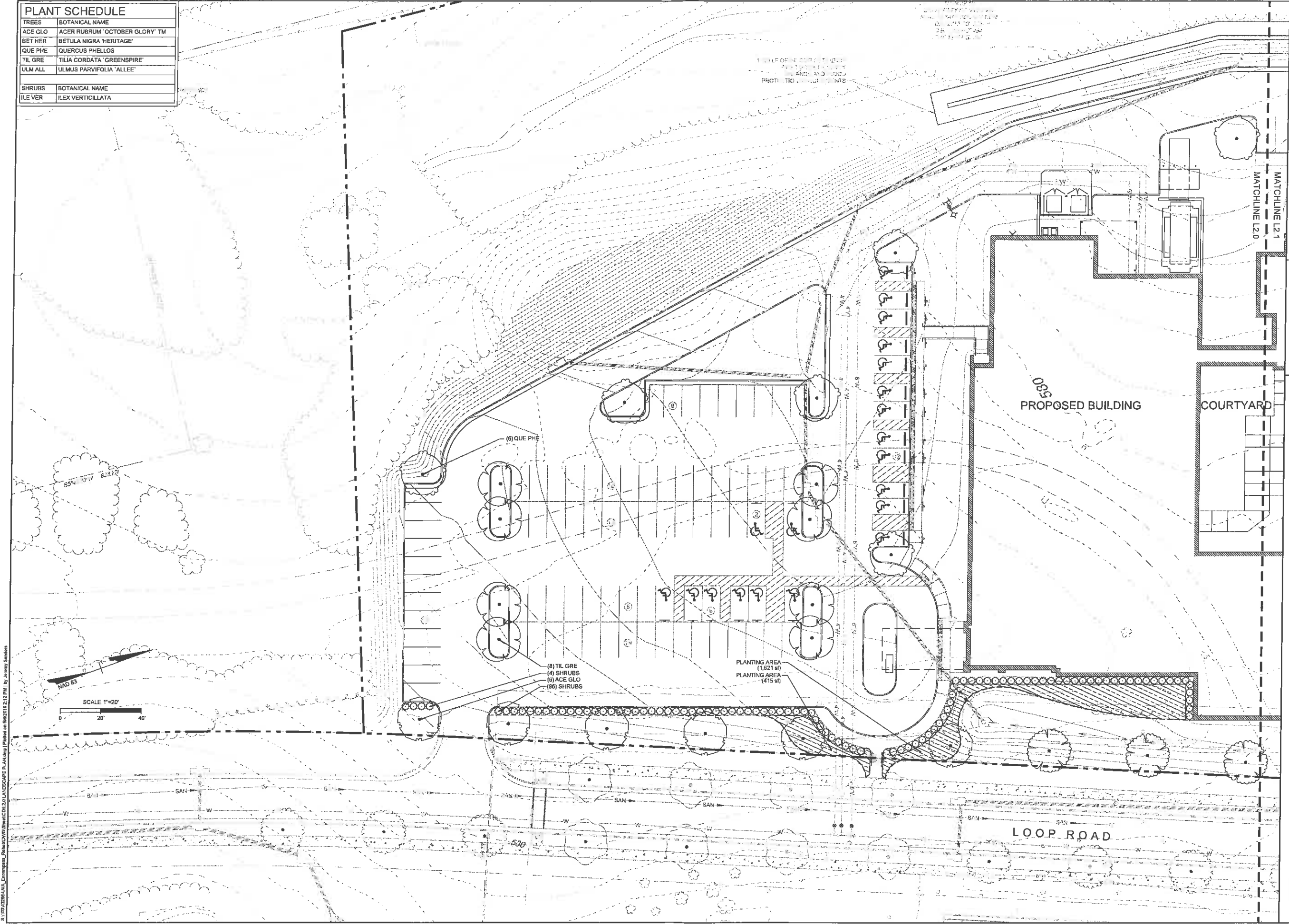
ALBEMARLE COUNTY, VA  
OVERALL LANDSCAPE PLAN

JOB NO.  
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SHEET NO.  
L1.0

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| PLANT SCHEDULE |                                |
|----------------|--------------------------------|
| TREES          | BOTANICAL NAME                 |
| ACE GLO        | ACER RUBRUM 'OCTOBER GLORY' TM |
| BET HER        | BETULA NIGRA 'HERITAGE'        |
| QUE PHE        | QUERCUS PHELLOS                |
| TIL GRE        | TILIA CORDATA 'GREENSPIRE'     |
| ULM ALL        | ULMUS PARVIFOLIA 'ALLEE'       |
| SHRUBS         | BOTANICAL NAME                 |
| ILEX VER       | ILEX VERTICILLATA              |



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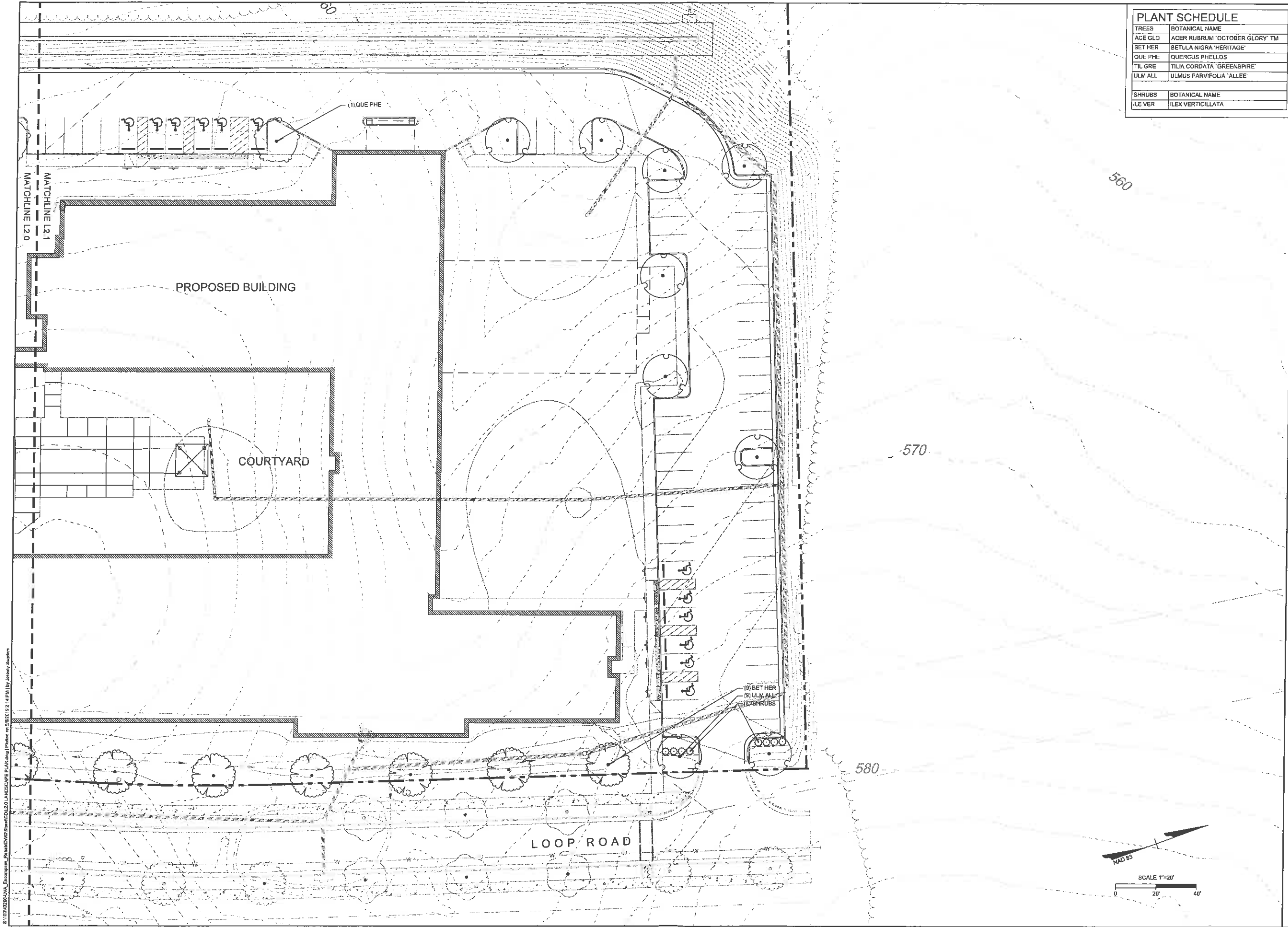
UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA  
LANDSCAPE PLAN

JOB NO.  
43266

SHEET NO.  
L2.0

S:\UTL\0806\UVA\_Encompass\_Rehabilitation\CD\LANDSCAPE PLAN.dwg [Plotted on 5/20/2019 2:12 PM] by Jeremy Sanders

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| PLANT SCHEDULE |                                |
|----------------|--------------------------------|
| TREES          | BOTANICAL NAME                 |
| ACE GLO        | ACER RUBRUM 'OCTOBER GLORY' TM |
| BET HER        | BETULA NIGRA 'HERITAGE'        |
| QUE PHE        | QUERCUS PHELLOS                |
| TIL GRE        | TILIA CORDATA 'GREENSPIRE'     |
| ULM ALL        | ULMUS PARVIFOLIA 'ALLEE'       |
| SHRUBS         | BOTANICAL NAME                 |
| I/LE VER       | ILEX VERTICILLATA              |

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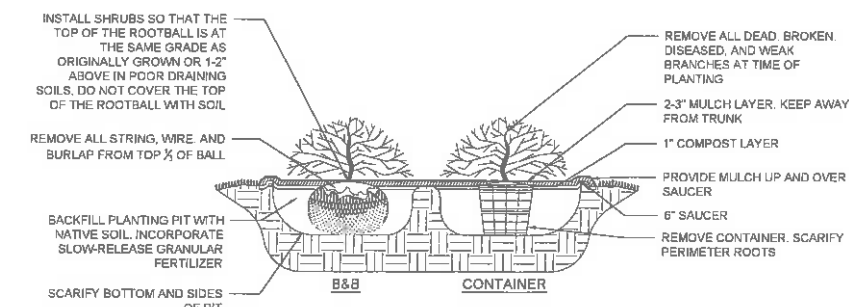
**TIMMONS GROUP**

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBERMARLE COUNTY, VA  
LANDSCAPE PLAN

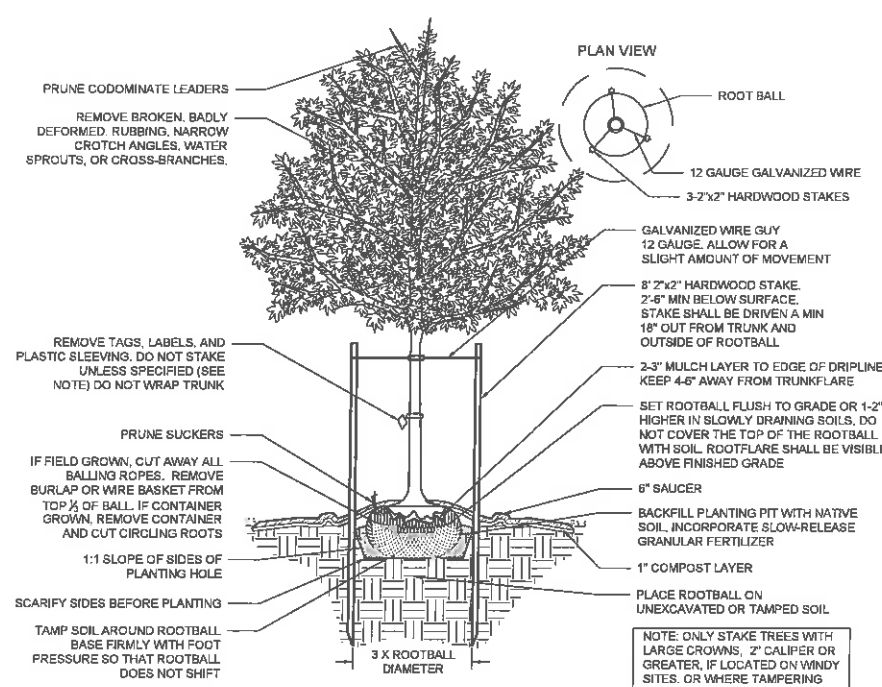
JOB NO.  
43266  
SHEET NO.  
L2.1

| REVISION DESCRIPTION |            |
|----------------------|------------|
| DATE                 |            |
| 5/5/2019             |            |
| DRAWN BY             | M. RACHNER |
| DESIGNED BY          | M. RACHNER |
| CHECKED BY           | F. HANCOCK |
| SCALE                | 1" = 20'   |

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1 SHRUB PLANTING  
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED  
NOT TO SCALE

PLANT SCHEDULE

| TREES   | QTY | BOTANICAL NAME               | COMMON NAME                  | MIN. INSTALLED SIZE | CANOPY | TOTAL |
|---------|-----|------------------------------|------------------------------|---------------------|--------|-------|
| ACE GLO | 6   | ACER RUBRUM 'OCTOBER GLORY'™ | OCTOBER GLORY MAPLE          | 2.5" CAL.           | 367 SF | 2382  |
| BET HER | 9   | BETULA NIGRA 'HERITAGE'      | HERITAGE RIVER BIRCH         | 2.5" CAL.           | 387 SF | 3573  |
| QUE PHE | 7   | QUERCUS PHELLOS              | WILLOW OAK                   | 2.5" CAL.           | 370 SF | 2590  |
| TIL GRE | 8   | TILIA CORDATA 'GREENSPIRE'   | GREENSPIRE LITTLELEAF LINDEN | 2.5" CAL.           | 250 SF | 1982  |
| ULM ALL | 9   | ULMUS PARVIFOLIA 'ALLEE'     | ALLEE LACEBARK ELM           | 2.5" CAL.           | 388 SF | 3294  |
| SHRUBS  | QTY | BOTANICAL NAME               | COMMON NAME                  | MIN. INSTALLED SIZE | ROOT   |       |
| ILE VER | 78  | ILEX VERTICILLATA            | WINTERBERRY                  | 24" HT / 5 PRD.     | 3 GAL  |       |

STREET TREE PLANTING REQUIREMENTS

\* per Sec. 32.7.9.5 of the Albemarle County Code.

| REQUIREMENT            | YARD LENGTH | CALCULATIONS        | REQUIRED | PROVIDED |
|------------------------|-------------|---------------------|----------|----------|
| 1 LARGE TREE PER 50 LF | 827 LF      | 827/50 = 16.5 TREES | 17 TREES | 17 TREES |

PARKING LOT LANDSCAPE REQUIREMENTS

\* per Sec. 32.7.9.6 of the Albemarle County Code.

| REQUIREMENT                                     | AMOUNT     | CALCULATIONS            | REQUIRED       | PROVIDED       |
|-------------------------------------------------|------------|-------------------------|----------------|----------------|
| 5% OF THE PAVED PARKING AREA IS TO LANDSCAPED   | 80,546 SF  | 80,546 x .05 = 4,027 SF | 4,027 SF       | 4,382 SF       |
| 1 LRG. OR MED. SHADE TREE PER 10 PARKING SPACES | 180 SPACES | 180/10 = 18 SHADE TREES | 16 SHADE TREES | 22 SHADE TREES |

TREE CANOPY REQUIREMENTS

\* per Sec. 32.7.9.8 of the Albemarle County Code.

| REQUIREMENT                                     | SITE AREA  | CALCULATIONS             | REQUIRED  | PROVIDED                                                 |
|-------------------------------------------------|------------|--------------------------|-----------|----------------------------------------------------------|
| 10% OF THE SITE IS TO BE COVERED BY TREE CANOPY | 368,615 SF | 368,615 / 10 = 36,862 SF | 38,862 SF | 13,831 SF (PROPOSED) + 99,838 SF (EXISTING) = 113,669 SF |

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH: DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

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DESIGNED BY  
M. RACHNER  
CHECKED BY  
F. HANCOCK  
SCALE  
N/A

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL  
ALBEMARLE COUNTY, VA

LANDSCAPE NOTES AND DETAILS

JOB NO.  
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SHEET NO.  
13.0