

PROJECT SITE INFO

LOCATION: SEMINOLE TRAIL, SOUTH OF HOLLYMEAD DRIVE
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL APARTMENT BUILDINGS
 PROPOSED TOTAL ACREAGE: 30.821 ACRES
 DEVELOPER: STONY POINT DEVELOPMENT GROUP
 200 GARRETT STREET, SUITE O
 CHARLOTTESVILLE, VA 22902
 DOMINION REALTY PARTNERS, LLC
 501 FAYETTEVILLE STREET, SUITE 100
 RALEIGH, NC 27601
 LINCOLN SURVEYING
 632 BERKMAR CIRCLE
 CHARLOTTESVILLE, VA 22901
 COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K
 CHARLOTTESVILLE, VA 22902

SURVEYOR:

COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K
 CHARLOTTESVILLE, VA 22902

PARCEL INFO

OWNER: BIRCKHEAD, FRANCES B & WILLARD HOWARD
 BIRCKHEAD FAMILY TRUST ET AL
 1313-B E MARKET STREET
 CHARLOTTESVILLE, VA 22902

TMP: 04600-00-00-028B0
 ADDRESS: 2947 SEMINOLE TRAIL
 DB/PG: WB128/719
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 2.97 ACRES

TMP: 04600-00-00-028B0
 ADDRESS: N/A
 DB/PG: WB128/719
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 1.63 ACRES

TMP: 04600-00-00-028K0
 ADDRESS: N/A
 DB/PG: WB128/719
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 2.53 ACRES

TMP: 04600-00-00-028J0
 ADDRESS: N/A
 DB/PG: WB128/719
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 1.84 ACRES

OWNER: OLD PALMYRA HOTEL, LLC
 2123 WISTERIA DRIVE
 CHARLOTTESVILLE, VA 22911
 TMP: 04600-00-00-028F0
 ADDRESS: 2986 RUBIN LANE
 DB/PG: 4693/632
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 1.27 ACRES

TMP: 04600-00-00-028L0
 ADDRESS: 2933 RUBIN LANE
 DB/PG: 4693/642
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 0.88 ACRES

OWNER: WALL, REBECCA
 200 MAYFIELD LANE
 WAYNESBORO, VA 22980
 TMP: 04600-00-00-028E0
 ADDRESS: N/A
 DB/PG: 5194/159
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 2.61 ACRES

OWNER: ZOULIS, CYNTHIA THERAPIA
 8309 COLEBROOK ROAD
 RICHMOND, VA 23227
 TMP: 04600-00-00-028A0
 ADDRESS: N/A
 DB/PG: 660/507
 ZONING: PRD (PLANNED RESIDENTIAL)
 ACREAGE: 5.09 ACRES

ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD) - (ZMA2023-00012 - APPROVED BY THE BOS ON 5/5/2024)
 NOTE: THE PROPERTIES SHOWN STILL COMPLY WITH EXISTING ZONING
 OVERLAY DISTRICTS. PRESERVED SLOPES OVERLAY DISTRICT,
 PRESERVED SLOPES OVERLAY DISTRICT, ENTRANCE CORRIDOR
 OVERLAY DISTRICT, & AIRPORT IMPACT AREA OVERLAY DISTRICT.
 THIS PROPERTY IS ALSO SUBJECT TO A SPECIAL EXCEPTION REQUEST
 (SE2023-00044) APPROVED ON 6/5/2024 - MODIFICATION TO THE
 STEPBACK REQUIREMENT.

TOPOGRAPHY: BOUNDARY SURVEY PREPARED BY LINCOLN SURVEYING IN AUGUST, 2023, FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2023.
 TOPOGRAPHIC SURVEY IS FROM LINCOLN SURVEYING, JANUARY 2024.

EXISTING VEGETATION: MOSTLY WOODED

DATUM: NAVD 1988

BURIAL SITES: NO KNOWN CEMETERIES ON THE PROPERTIES

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: SOUTH FORK RIVANNA RIVER WATERSHED

STREAM BUFFER: 100' WPO STREAM BUFFER EXIST ON THE PROPERTY ALONG ANY
 PERENNIAL STREAMS- SEE SHEET 3 FOR THE LOCATION OF THE STREAM
 BUFFER. THESE BUFFERS SHALL BE MANAGED IN
 ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION
 ORDINANCE.

PRESERVED/MANAGED SLOPES: BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE
 PROPERTY - SEE PLAN SHEET FOR THE LOCATION OF THE STEEP
 SLOPES.

FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY
 PER FEMA MAP ID 51005C0280D DATED FEBRUARY 4, 2005. IN
 ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREAK
 INUNDATION ZONES LOCATED ON THE PROPERTY.

AGRICULTURAL/FOREST DISTRICT: NONE

HOLLY HILLS DEVELOPMENT

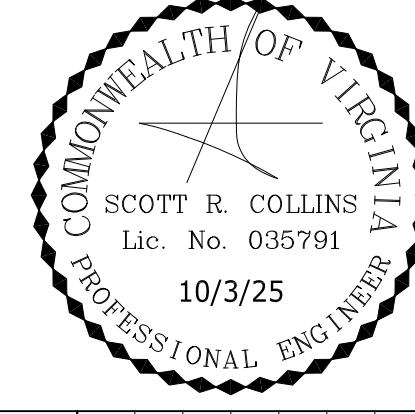
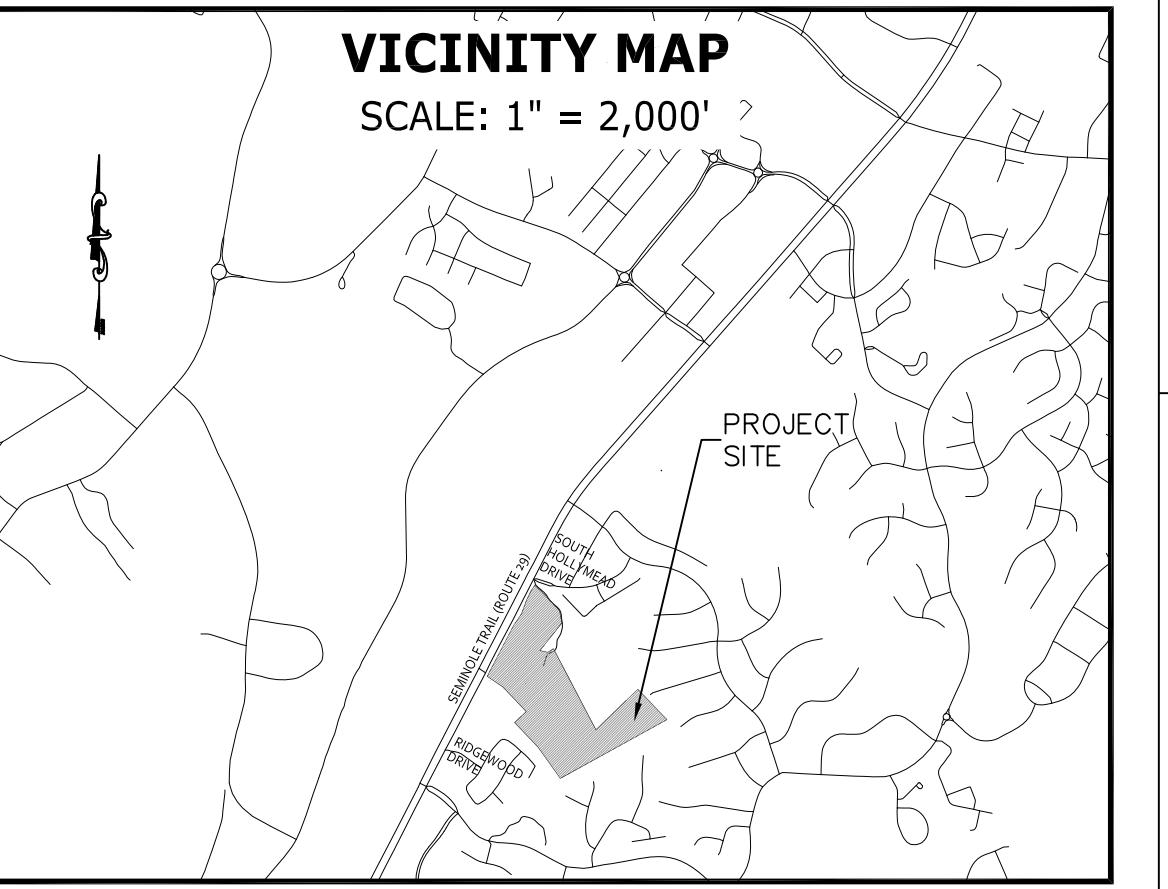
SANITARY SEWER EXTENSION PLAN

PHASE II & III FINAL SITE PLAN (SDP202400055)

APPROVED PHASE I FINAL SITE PLAN (SDP202400051)

APPROVED FINAL ROAD PLAN (SUB202400159)

RIVANNA MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA



REVISIONS
 REVISION DESCRIPTION
 SANITARY UTILITY PLAN

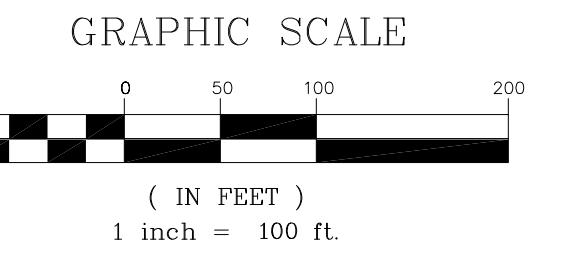
COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719
 PROJECT
 HOLLY HILLS DEVELOPMENT - SANITARY SEWER EXTENSION PLAN
 SHEET TITLE
 COVER

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DEVELOPMENT PLAN

SCALE: 1" = 100'



JOB NO. 232220
 SCALE AS SHOWN
 SHEET NO. 1

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	SANITARY SEWER EXTENSION PLAN
3	SANITARY SEWER EXTENSION PROFILE, NOTES, DETAILS
3	TOTAL SHEETS



REVISIONS

REVISION DESCRIPTION
SANITARY UTILITY PLAN

COLLINS ENGINEERING

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

PROJECT HOLLY HILLS DEVELOPMENT - SANITARY SEWER EXTENSION PROFILE, NOTES, DETAILS

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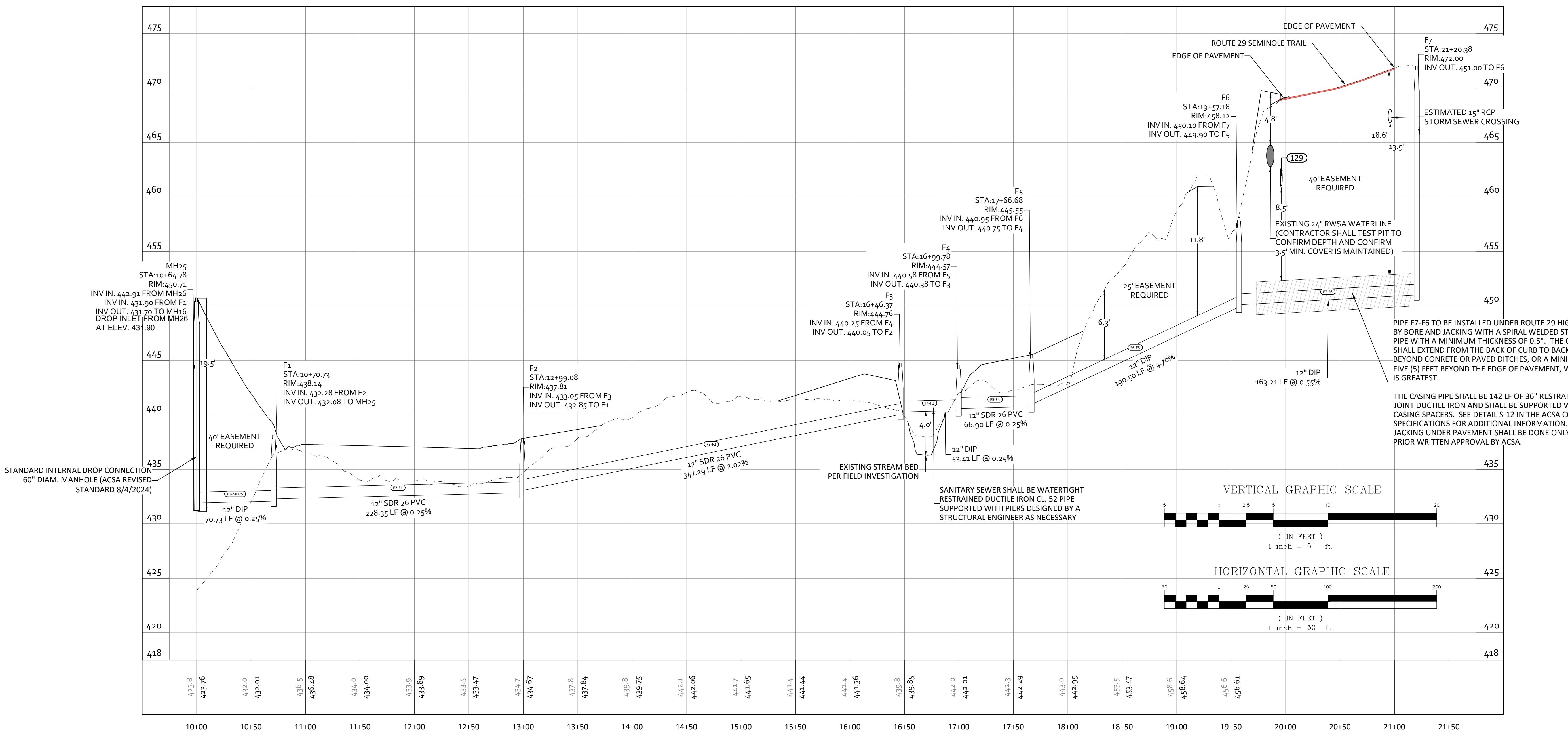
JOB NO. 232220

SCALE: V: 1" = 5'

H: 1" = 50'

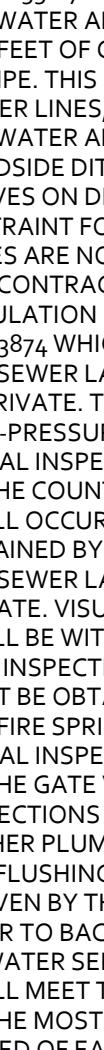
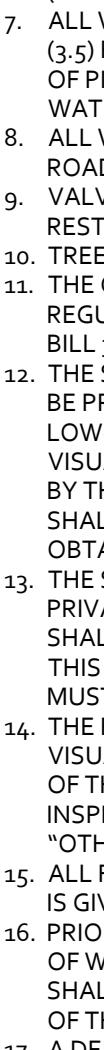
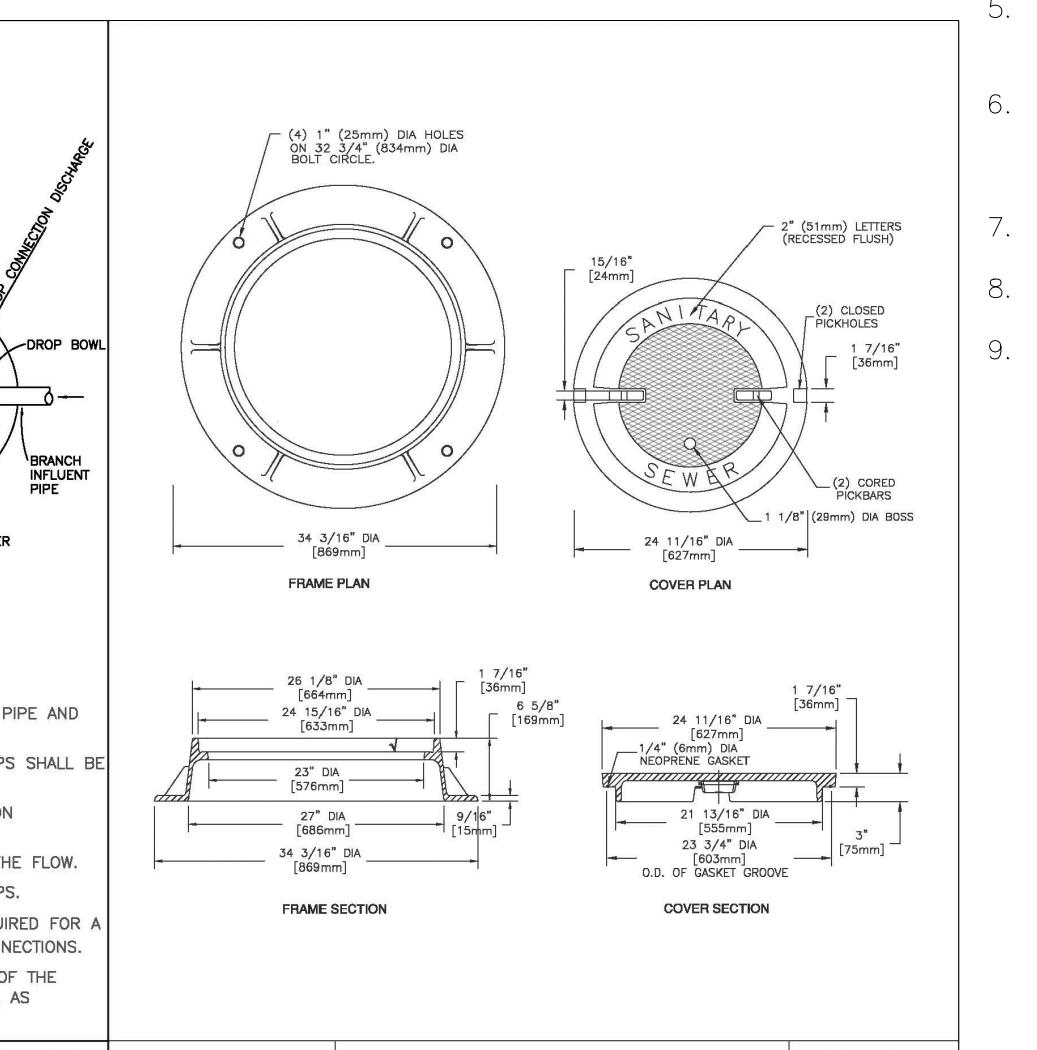
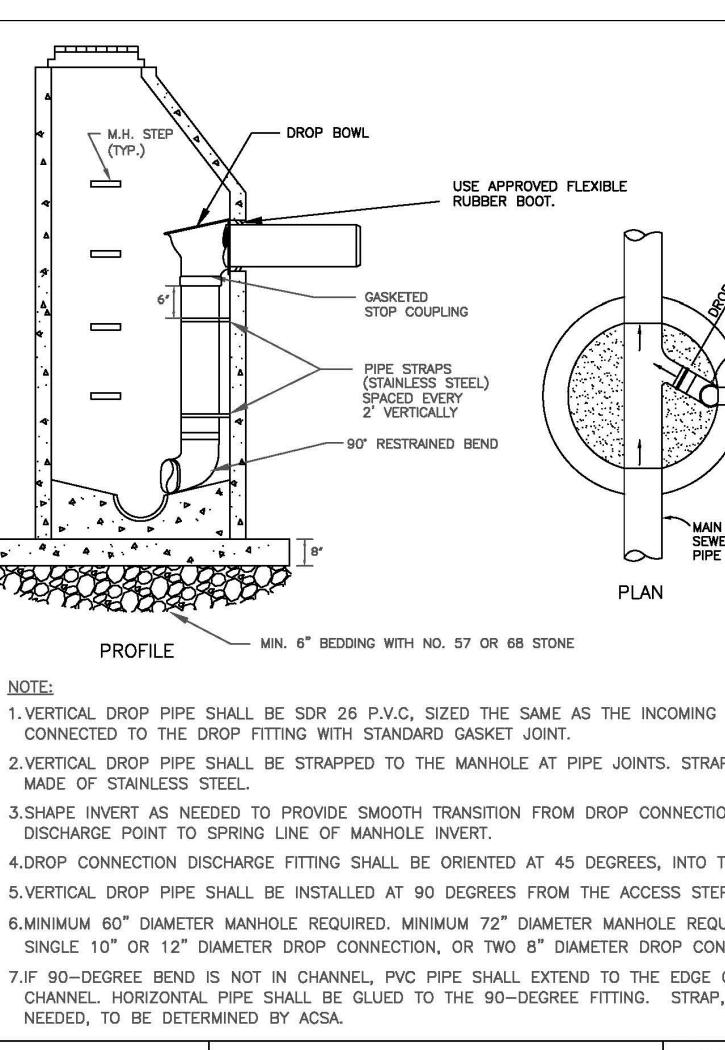
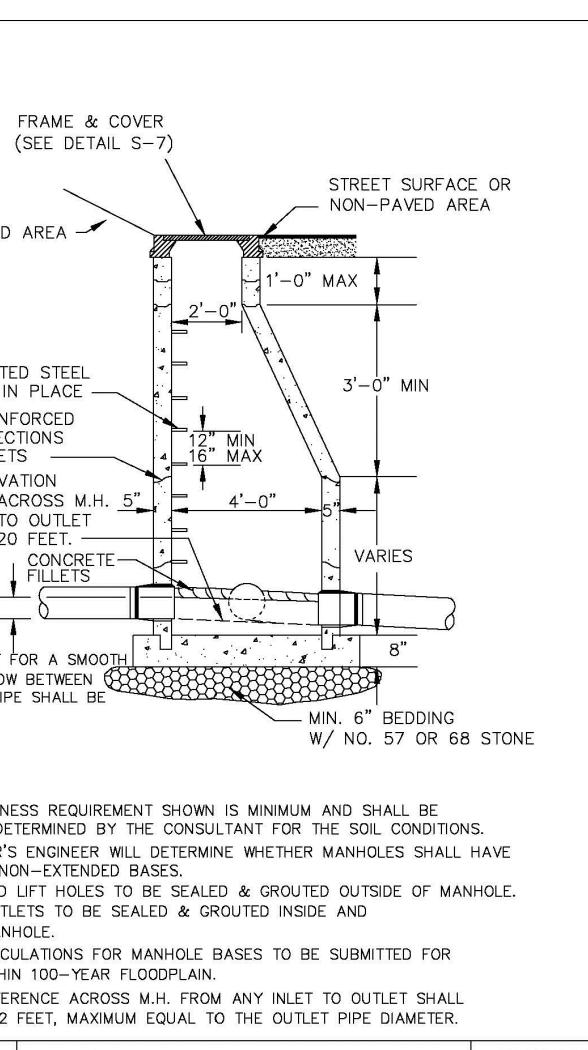
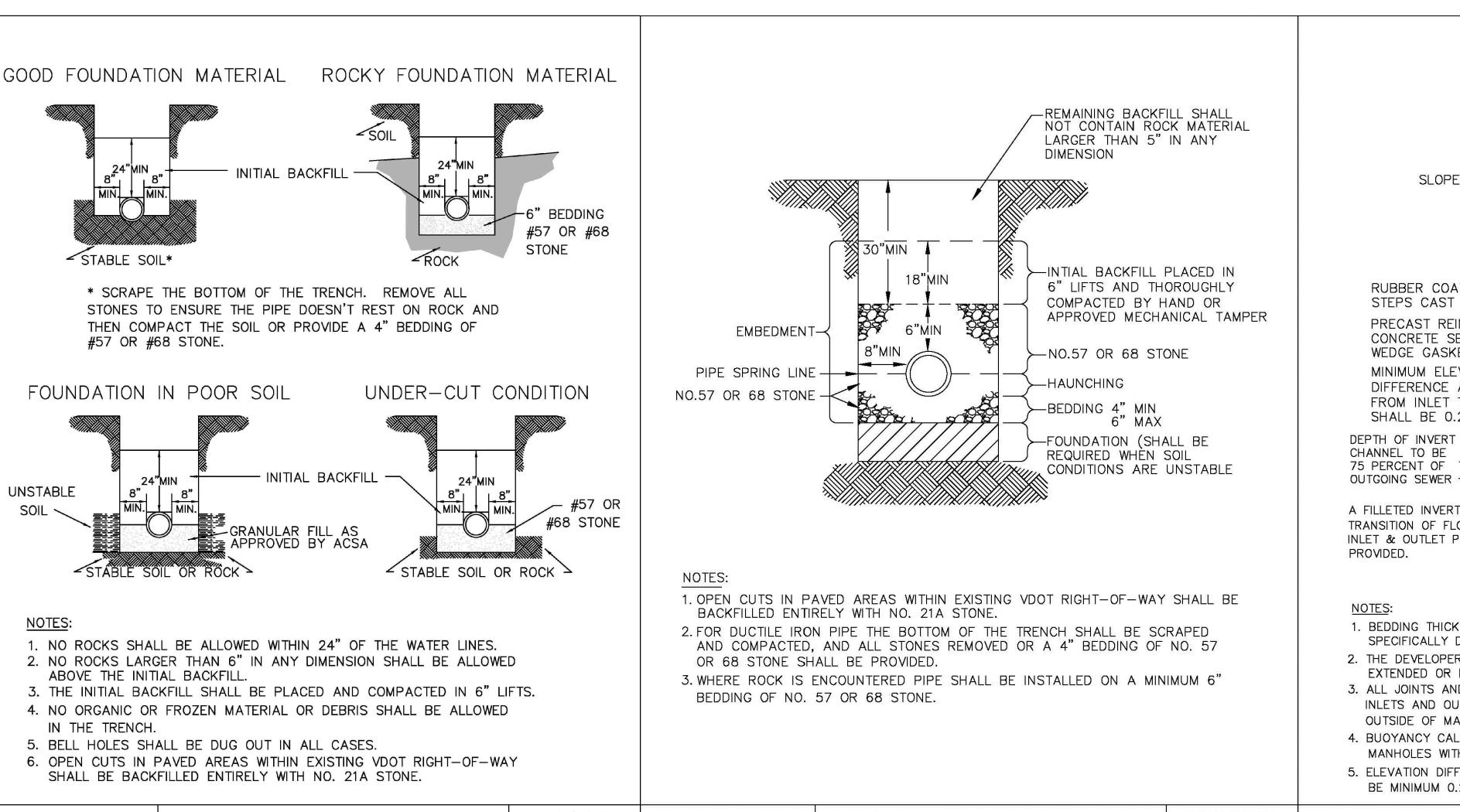
SHEET TITLE

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BLASTING NOTES

- BLASTING, WHERE REQUIRED, SHALL BE DONE WITH CARE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION AND BY SKILLED AND EXPERIENCED BLASTERS. A BLASTING PERMIT MUST BE OBTAINED FROM THE ALEBEMARLE COUNTY FIRE PREVENTION OFFICE PRIOR TO COMMENCING THE WORK.
- ALL FEDERAL, STATE, AND LOCAL REGULATIONS GOVERNING CONSTRUCTION SAFETY SHALL BE ADHERED TO AND ANY VIOLATION OF SUCH REGULATIONS SHALL BE DEEMED THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER.
- PRECAUTIONS SHALL BE TAKEN TO PREVENT INJURY TO PERSONS AND DAMAGE TO PROPERTY. NO BLASTING SHALL BE DONE WITHIN TWENTY-FIVE (25) FEET OF ANY COMPLETED WORK OR ADJACENT TO ANY OTHER STRUCTURES UNLESS PROPER PRECAUTIONS ARE TAKEN. ENDS OF UTILITY LINES ADJACENT TO THE BLASTING AREA SHALL BE COVERED TO AVOID DEBRIS AND DAMAGE.
- PROPER NOTIFICATION SHALL BE GIVEN TO THE ALEBEMARLE COUNTY SERVICE AUTHORITY AND THE PUBLIC PRIOR TO THE COMMENCEMENT OF BLASTING OPERATIONS.
- BLASTING ON SATURDAYS, SUNDAYS, AND HOLIDAYS WILL BE PERMITTED ONLY WITH SPECIAL WRITTEN PERMISSION FROM THE ALEBEMARLE COUNTY SERVICE AUTHORITY.
- WHENEVER BLASTING WILL BE UNDERTAKEN IN THE VICINITY OF AN EXISTING UTILITY, IT SHALL ONLY BE DONE WITH DIRECT "ONSITE" SUPERVISION OF THE AUTHORITY. ANY DAMAGE AS A RESULT OF BLASTING OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES 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).

- WORK SHALL BE SUBJECT TO INSPECTION BY ALEBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
- THE ALEBEMARLE 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.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK IS 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.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
- 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 THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF THE 3.5' COVER.
- VALVES ON DEAD-END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
- TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 387), WHICH AMENDS THE SAFE DRINKING WATER ACT).
- THE SEWER LATERAL BEYOND THE CONNECTION TO 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.
- 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.
- 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 CONTRACTOR.
- PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.
- A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.

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