



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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 = 160 SPACES
20% OF SPACES TO BE ADA ACCESSIBLE = 32 SPACES
TOTAL SPACES REQUIRED = 160

TOTAL PARKING PROVIDED: 128 REGULAR SPACES
32 ADA ACCESSIBLE (10 VAN)
TOTAL PROVIDED SPACES = 160 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

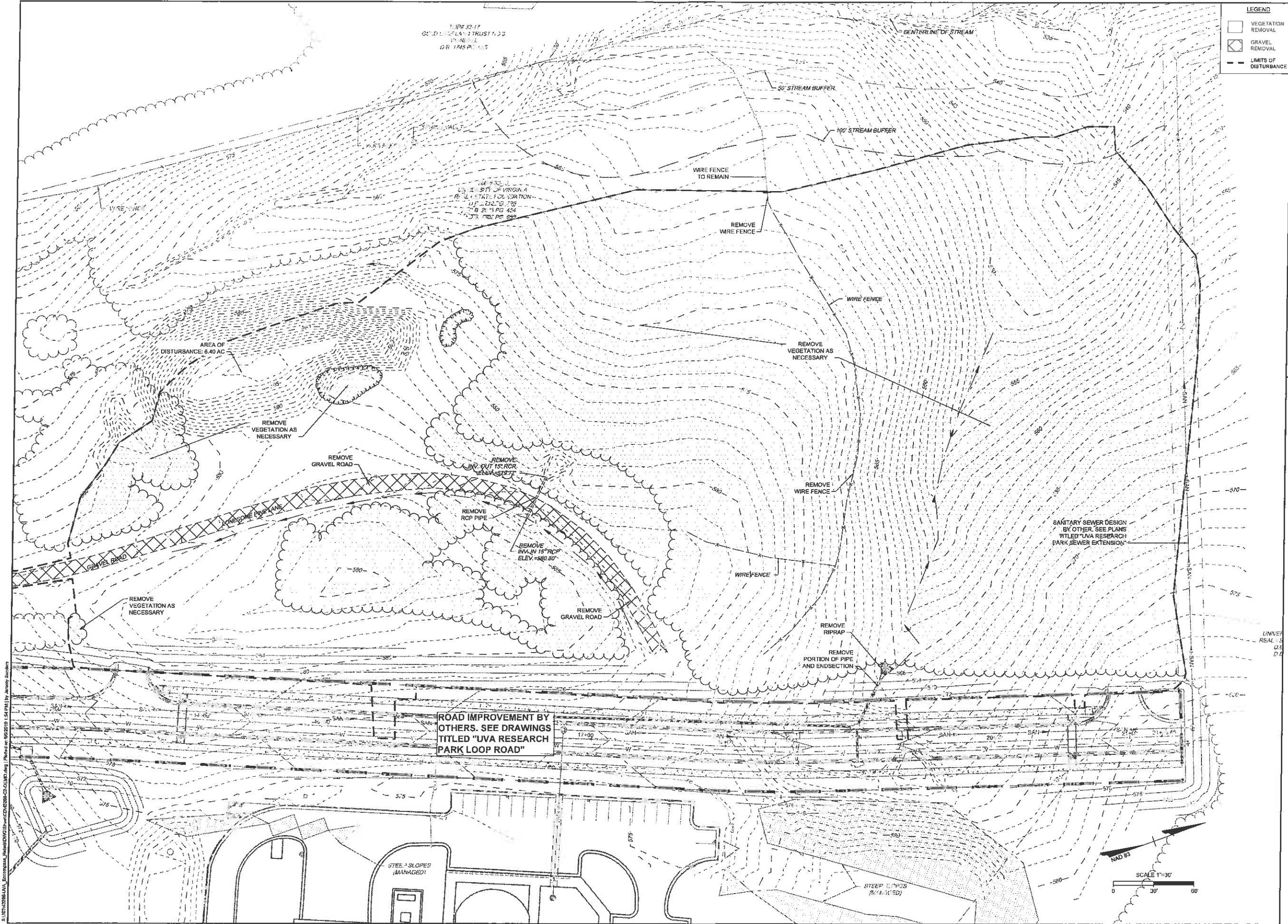
Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C1.3	NOTES & DETAILS
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	PROPOSED LAYOUT & UTILITIES PLAN
C3.1	PROPOSED LAYOUT & UTILITIES PLAN
C3.2	PROPOSED LAYOUT & UTILITIES PLAN
C3.3	PROPOSED LAYOUT & UTILITIES PLAN
C4.0	OVERALL PLAN
C4.1	LAYOUT & UTILITIES PLAN
C4.2	LAYOUT & UTILITIES PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING SHOT SPOTS PLAN
C5.3	GRADING SHOT SPOTS PLAN
C6.0	PROPOSED LANDSCAPE PLAN
C6.1	PROPOSED LANDSCAPE PLAN
C6.2	PROPOSED LANDSCAPE PLAN
C6.3	PROPOSED LANDSCAPE PLAN
L1.0	OVERALL LANDSCAPE PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS

OF SHEETS =27

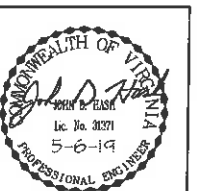
SIGNATURE PANEL:

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



LEGEND

- VEGETATION REMOVAL
- GRAVEL REMOVAL
- LIMITS OF DISTURBANCE



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REVISION DESCRIPTION	DATE
	5/16/2019
DRAWN BY	Z. DAHL
DESIGNED BY	A. ALLISON
CHECKED BY	J. HASH
SCALE	1" = 30'

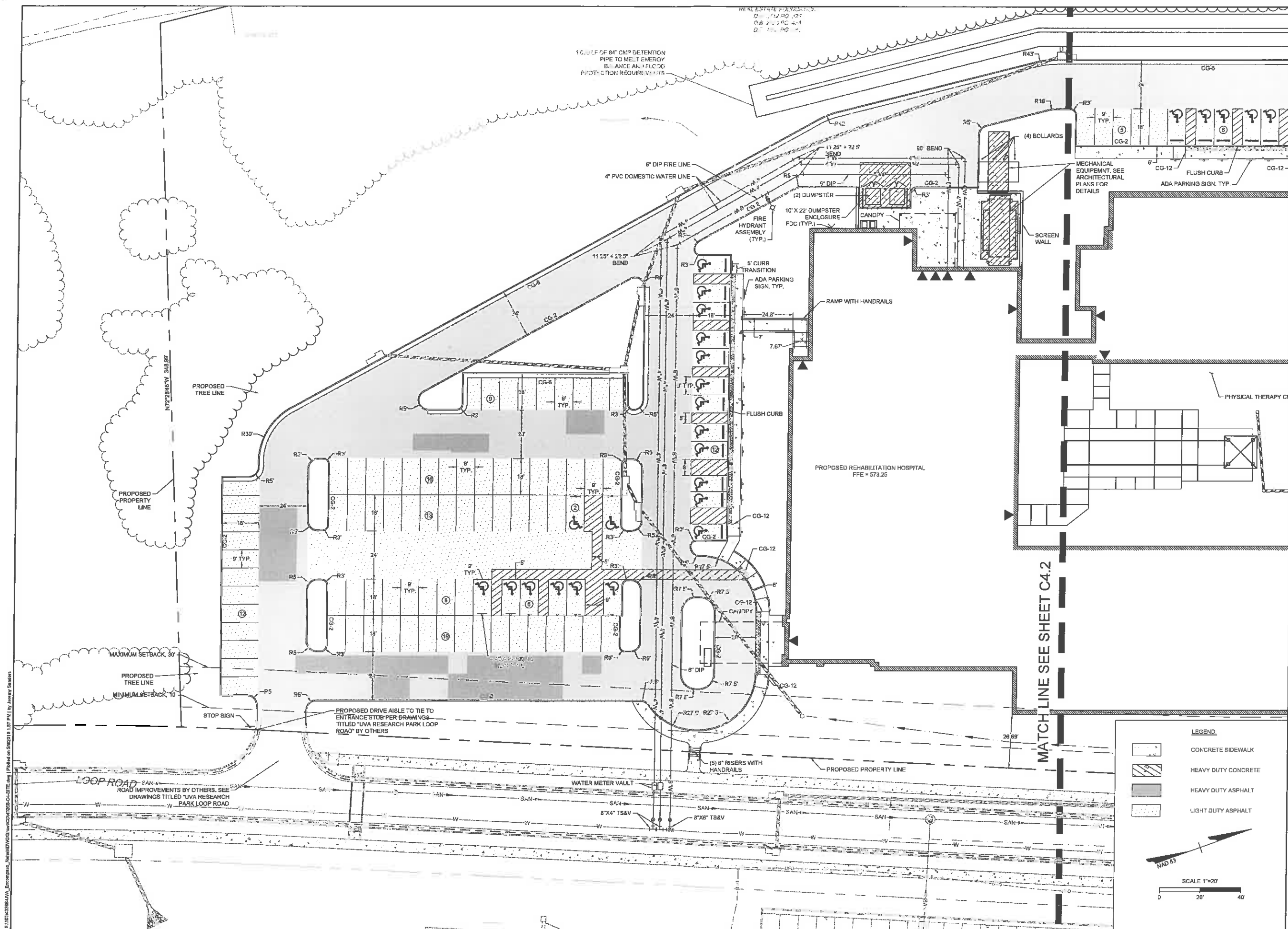
TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA

DEMOLITION PLAN

JOB NO.
43266
SHEET NO.
C2.1

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

6" DIP FIRE LINE
4" PVC DOMESTIC WATER LINE

$$R^3 \text{---} \text{---} R^5$$

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a video screen. The screen displays a target (a small circle) and a starting point (a small circle). The subject's hand is positioned at the starting point. The distance between the starting point and the target is 10 cm. The subject is instructed to move their hand from the starting point to the target. The video screen is positioned 40 cm from the subject's hand. The video screen displays a target (a small circle) and a starting point (a small circle). The subject's hand is positioned at the starting point. The distance between the starting point and the target is 10 cm. The subject is instructed to move their hand from the starting point to the target. The video screen is positioned 40 cm from the subject's hand.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

PROPOSED REHABILITATION HOSPITAL
FFE = 573.25

MATCH LINE SEE SHEET C4.2

LEGEND:

SCALE 1"=20'

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UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA

LAYOUT & UTILITIES PLAN

JOB NO.
43266
SHEET NO.
C4.1

DRAWN BY
Z. DAHL

DESIGNED BY
J. ALLISON

CHECKED BY
J. HASH

SCALE
1" = 20'

DESIGNED BY
J. ALLISON

CHECKED BY

J. HASH

SCALE

$$1'' = 20'$$

71

III

1

1

AN

PL

RIES

Count	171
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CHARLES W. UT

ALBEM 818

YOU

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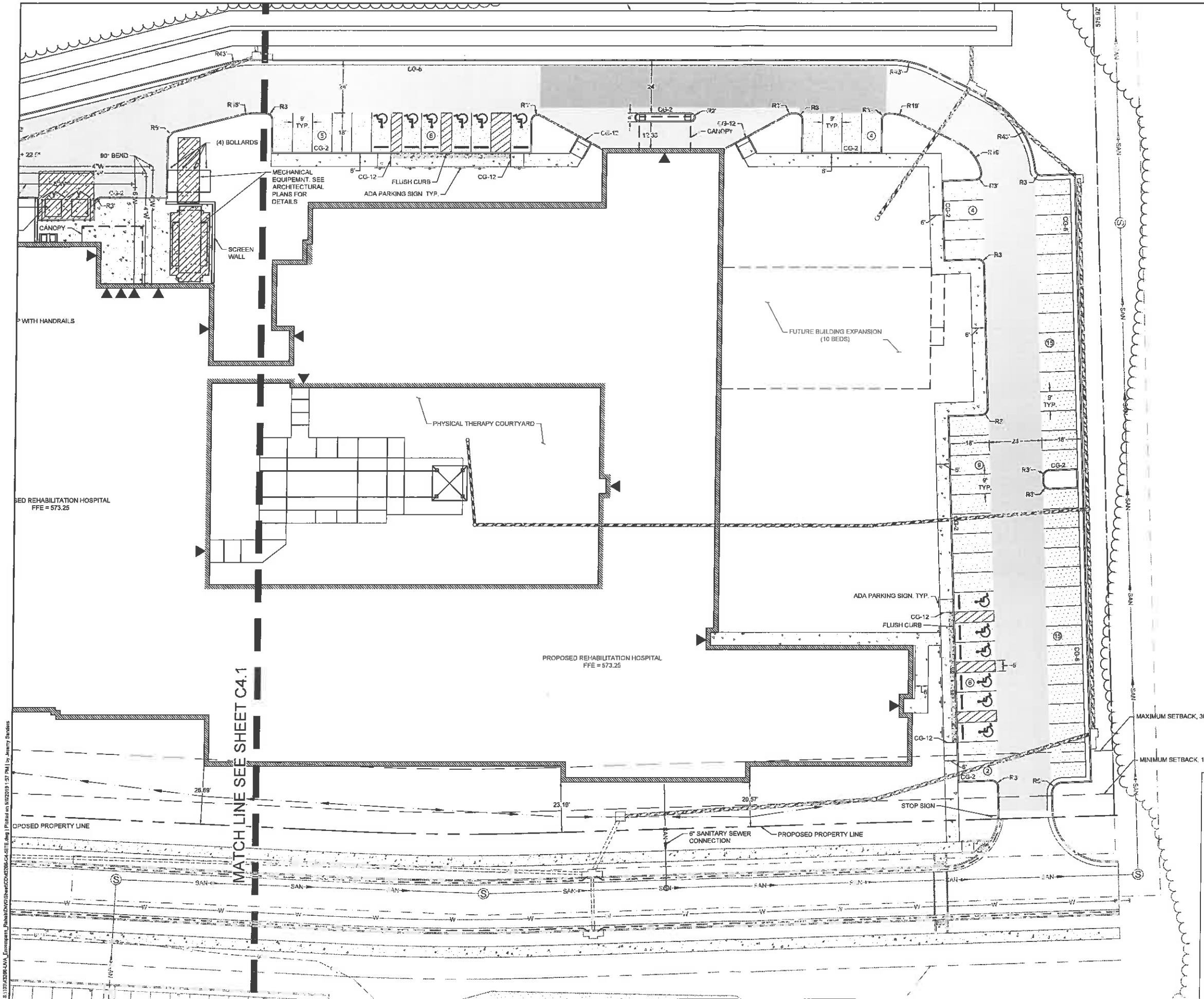
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DB NO.	3766
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5266
SHEET NO.

4.1

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
 5/6/2019
 DRAWN BY
 Z. DAHL
 DESIGNED BY
 A. ALLISON
 CHECKED BY
 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

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

TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
ALBEMARLE COUNTY, VA
GRADING & DRAINAGE PLAN

JOB NO.
43266
SHEET NO.
C5.0

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PARKING LOT LANDSCAPE AREA

PARKING LOT LANDSCAPE AREA 4,392 SF

SCALE 1"=80'

0 80' 160'

L2.0

L2.1

PROPOSED BUILDING

LOOP ROAD

RENOVATION DRIVE

CENTERLINE OF STREAM

50' STREAM BUFFER

100' STREAM BUFFER

SCALE 1"=50'

0 50' 100'

TIMMONS GROUP

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL

ALBEMARLE COUNTY, VA

OVERALL LANDSCAPE PLAN

JOB NO.
43266
SHEET NO.
L1.0

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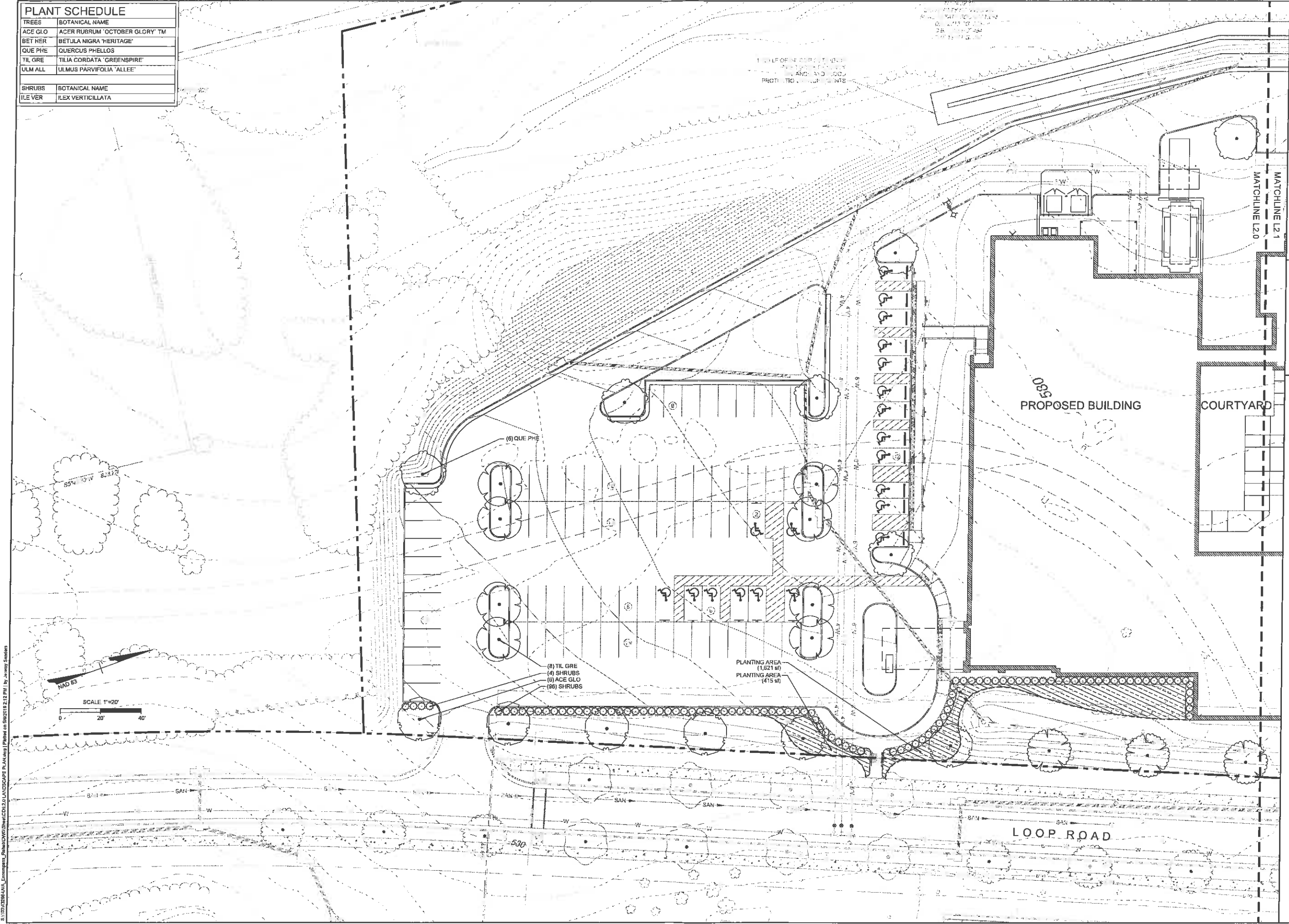
YOUR VISION ACHIEVED THROUGH CLARE.

DATE	REVISION DESCRIPTION
5/6/2019	

DRAWN BY
M. RACHNER
DESIGNED BY
M. RACHNER
CHECKED BY
F. HANCOCK
SCALE
1" = 50'

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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



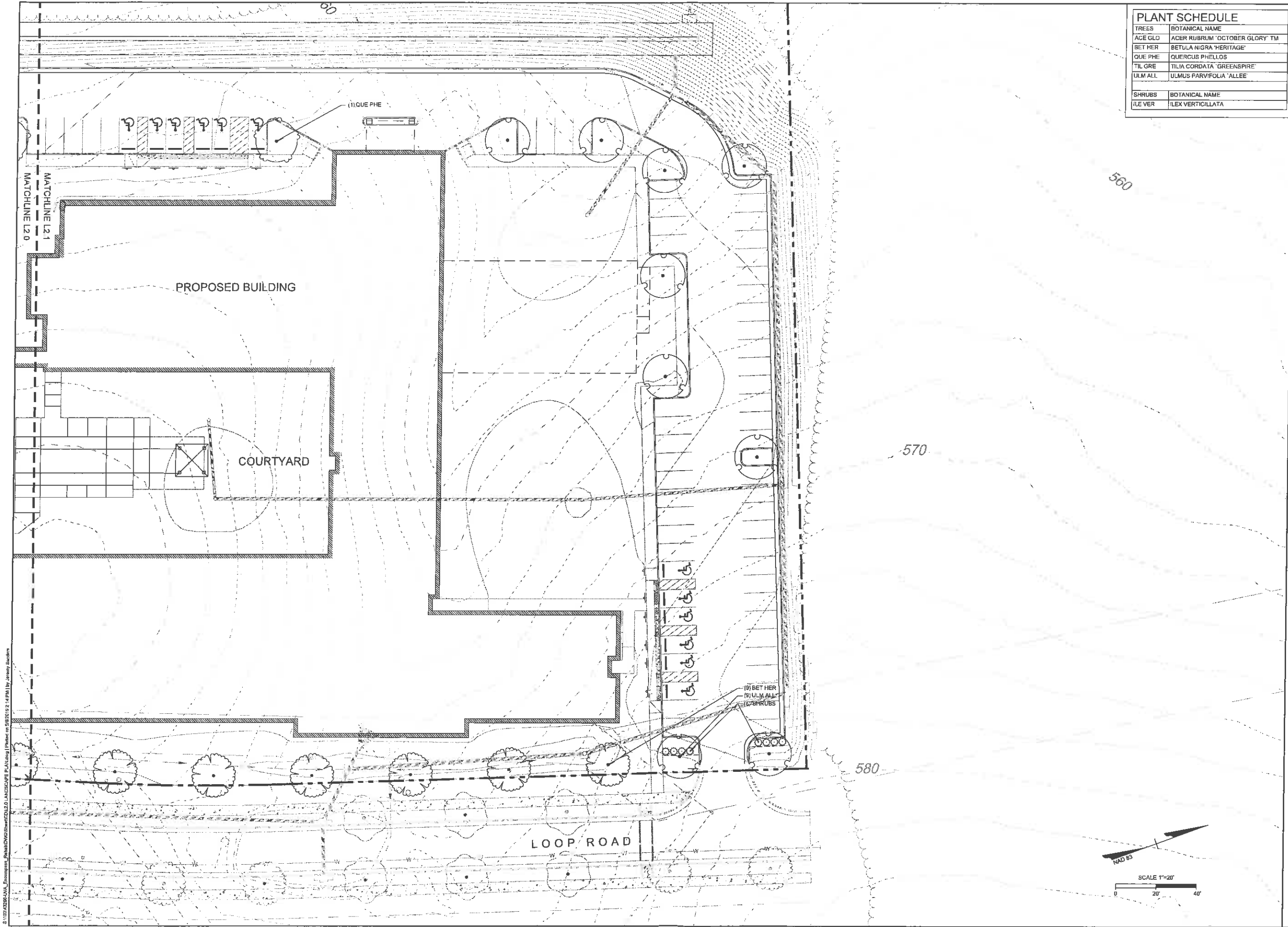
TIMMONS GROUP
 UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL
 ALBEMARLE COUNTY, VA
 LANDSCAPE PLAN

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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

ALBEMARLE COUNTY, VA

LANDSCAPE PLAN

UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL

DATE
5/5/2019

DRAWN BY
M. RACHNER

DESIGNED BY
M. RACHNER

CHECKED BY
F. HANCOCK

SCALE
1" = 20'

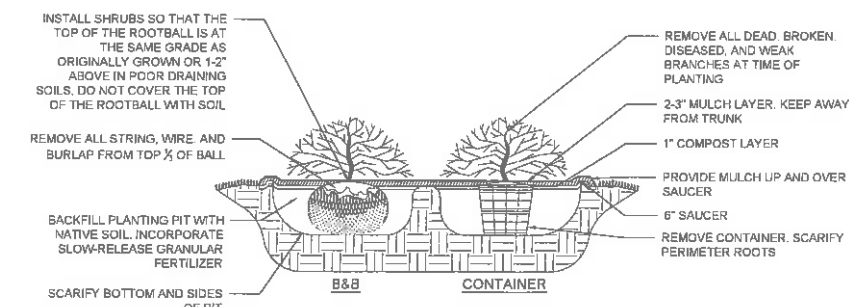
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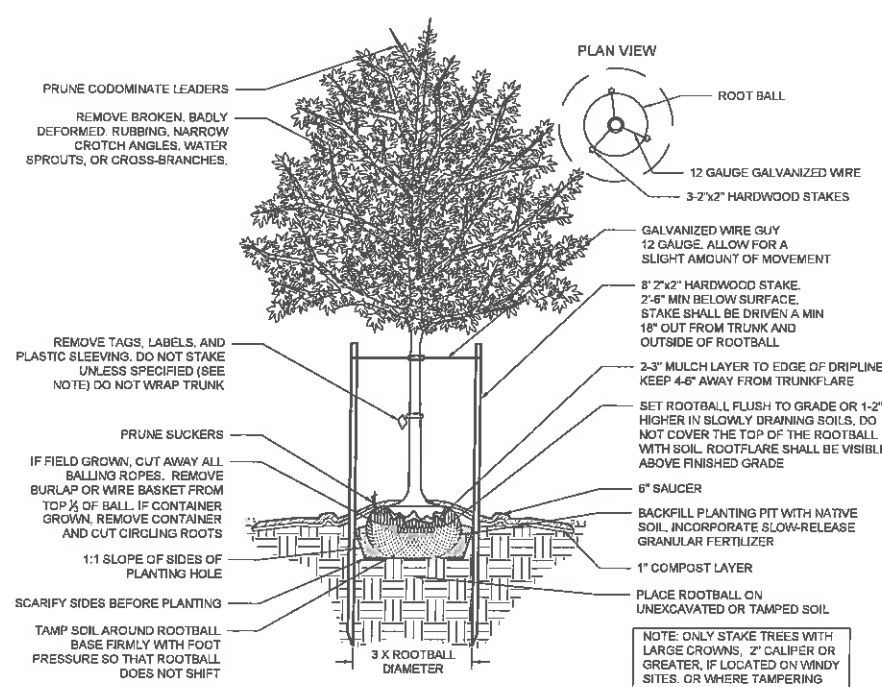
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1 SHRUB PLANTING
NOT TO SCALE



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 / 5PRD.	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	18 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	36,862 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.

THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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DATE
5/6/2019
DRAWN BY
M. RACHNER
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.
43266
SHEET NO.
1.3.0