

GENERAL NOTES

OWNER/DEVELOPER: CLAUDIUS CROZET PARK, INC.
BOX 171
CROZET, VA 22932

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

TAX MAP NO.: 56A2-01-72 (RA), 56A2-01-72A (RA), & 56A2-04-0A4(R-6)

ZONING: RURAL AREA WITH SPECIAL USE PERMIT (SP-95-43) & R-6. NOTE, TMP56A2-04--A4 IS LOCATED WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT. NOTE, THE PROPERTY SUBJECT TO TWO SPECIAL EXCEPTIONS APPROVED BY THE BOS IN ASSOCIATION WITH SDP2018-00077 AND THESE SPECIAL EXCEPTIONS ARE NOT BEING MODIFIED WITH THIS APPLICATION.

PROFFERS: SEE ALBEMARLE COUNTY PLANNING DEPARTMENT LETTER FOR APPROVED SPECIAL USE PERMIT SP-95-43.

PROJECT AREA: 0.41 AC 56A2-04-0A4
10.73 AC 56A2-01-72
11.67 AC 56A2-01-72A
22.81 AC

PROPERTY SURVEY: SURVEY AND TOPOGRAPHY PROVIDED BY KIRK HUGHES & ASSOCIATES, LAND SURVEYORS AND PLANNERS. SURVEY WAS UPDATED IN JANUARY 2019, AND FIELD CONDITIONS HAVE BEEN VERIFIED BY COLLINS ENGINEERING IN JANUARY 2020.

VERTICAL DATUM: THE TEMPORARY BENCHMARK IS A NAIL SET IN A UTILITY POLE AS SHOWN ON THE DRAWINGS. ASSUMED ELEVATION=500.00'.

HORIZONTAL DATUM: MAGNETIC NORTH AS SHOWN ON A PLAT OF JOHN MCNAIR AND ASSOCIATES, DATED AUGUST 24, 1958, AND RECORDED BY D.B. 343, PG. 382A.

WATERSHED: PROJECT SITE IS LOCATED WITHIN THE SOUTH RIVANNA WATER RIVERSHED.

EXISTING USE: URBAN COMMUNITY PARK WITH A POOL, GRASS RECREATIONAL FIELDS, COMMUNITY CENTER, BASKETBALL COURTS, TENNIS COURTS, SOCCER FIELD, AND BASEBALL/SOFTBALL FIELDS.

PROPOSED USE: SPECIAL USE PERMIT FOR A COMMUNITY CENTER AND SWIM, GOLF, TENNIS OR SIMILAR ATHLETIC FACILITY IN THE RURAL AREA AND IN THE R-6 ZONING DISTRICT. CONSTRUCTION OF A COMMUNITY RECREATION FACILITY, INCLUDING EXERCISE AREA & COMMUNITY MEETING ROOM. (INCLUDES THE REMOVAL OF THE EXISTING COMMUNITY CENTER BUILDING AND POOL BATHHOUSE).
PHASE I - 34,200 +/- GSF (INC. 20,250 EXERCISE AREA & 1,620 MEETING ROOM)
PHASE II - 8 LANE INDOOR POOL (12,600 SF)

SITE ACCESS: ACCESS TO THE PROPERTY AND RECREATION CENTER IS FROM PARK ROAD, WITH A SECOND ACCESS POINT ON PARK ROAD AND THIRD ACCESS FROM INDIGO ROAD.

STEEP SLOPES: THERE ARE EXISTING PRESERVED AND MANAGED STEEP SLOPES ON THE PROJECT SITE, SEE SHEET 2. THESE SLOPES WILL NOT BE IMPACTED WITH THE PROPOSED DEVELOPMENT.

OFFSITE DISTURBANCE: NONE

PHASING THE PROJECT WILL BE CONSTRUCTED IN 1 OR 2 PHASES. PHASE I WILL INCLUDE THE RECREATION FACILITY AND PARKING LOT IMPROVEMENTS. PHASE II WILL INCLUDE THE INDOOR POOL ADDITION (IF IT IS NOT CONSTRUCTED IN PHASE I).

FLOODPLAIN/WPO BUFFERS: THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE PER FEMA MAP PANEL #51003C0229D DATED FEBRUARY 4, 2005. THERE IS A WPO BUFFER ON THE SITE, AS SHOWN ON SHEET 2 AND SHEET 3 OF THE INITIAL SITE, PER ALBEMARLE COUNTY GIS MAPPING. ALSO NOTE THE PARCEL IS OUTSIDE THE LIMITS OF THE FEDERAL & STATE DAM BREAK INUNDATION ZONES PER COUNTY GIS DATA.

SETBACKS: 75' MINIMUM FRONT SETBACK FROM EXISTING PUBLIC STREETS
25' MINIMUM SIDE YARD SETBACK
35' MINIMUM REAR YARD SETBACK

BUILDING HEIGHT: 35' MAXIMUM BUILDING HEIGHT. PROPOSED BUILDING HEIGHT = 32' (2 STORY BLDG)

LIGHTING PLAN: A LIGHTING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR THE BUILDING AND PARKING LOT LIGHTING. THE EXISTING PARKING LOT LIGHTING WILL BE MODIFIED WITH THE FINAL SITE PLAN. LIGHTING SHALL COMPLY WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.

ESTIMATED EMPLOYEES: IT IS ANTICIPATED THAT APPROXIMATELY 25 EMPLOYEES WILL BE NEEDED AT THE LARGEST SHIFT FOR THE PROPOSED RECREATION CENTER.

BUILDING SEPARATION: BUILDING SEPARATION SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODES AND FIRE SAFETY REQUIREMENTS.

FACILITY	BASIS FOR CALCULATION	REQUIRED PARKING SPACES
BASEBALL FIELDS A,B,&C	3 FIELDS @ 20 SPACES/FIELD	60 SPACES
SWIMMING POOL	4,838 SF WATER SURFACE MAIN POOL @ 1/125 SF	39 SPACES
DOG PARK	1 DOG PARK AREA	6 SPACES
KIDS TENNIS COURTS	3 COURTS @ 1 SPACE/COURT	3 SPACES
SOCCER FIELD	1 FIELD @ 24 SPACES/FIELD	24 SPACES
PAVILIONS A & B	4,811 SF @ 1 SPACE/75 SF	64 SPACES
COMMUNITY BUILDING	(DELETED WITH THIS PROJECT)	(46 SPACES (REMOVED))
RECREATION CENTER	20,250 SF @ 1 SPACE/125 SF	162 SPACES
MEETING ROOM	1,620 SF @ 1 SPACE/75 SF	22 SPACES

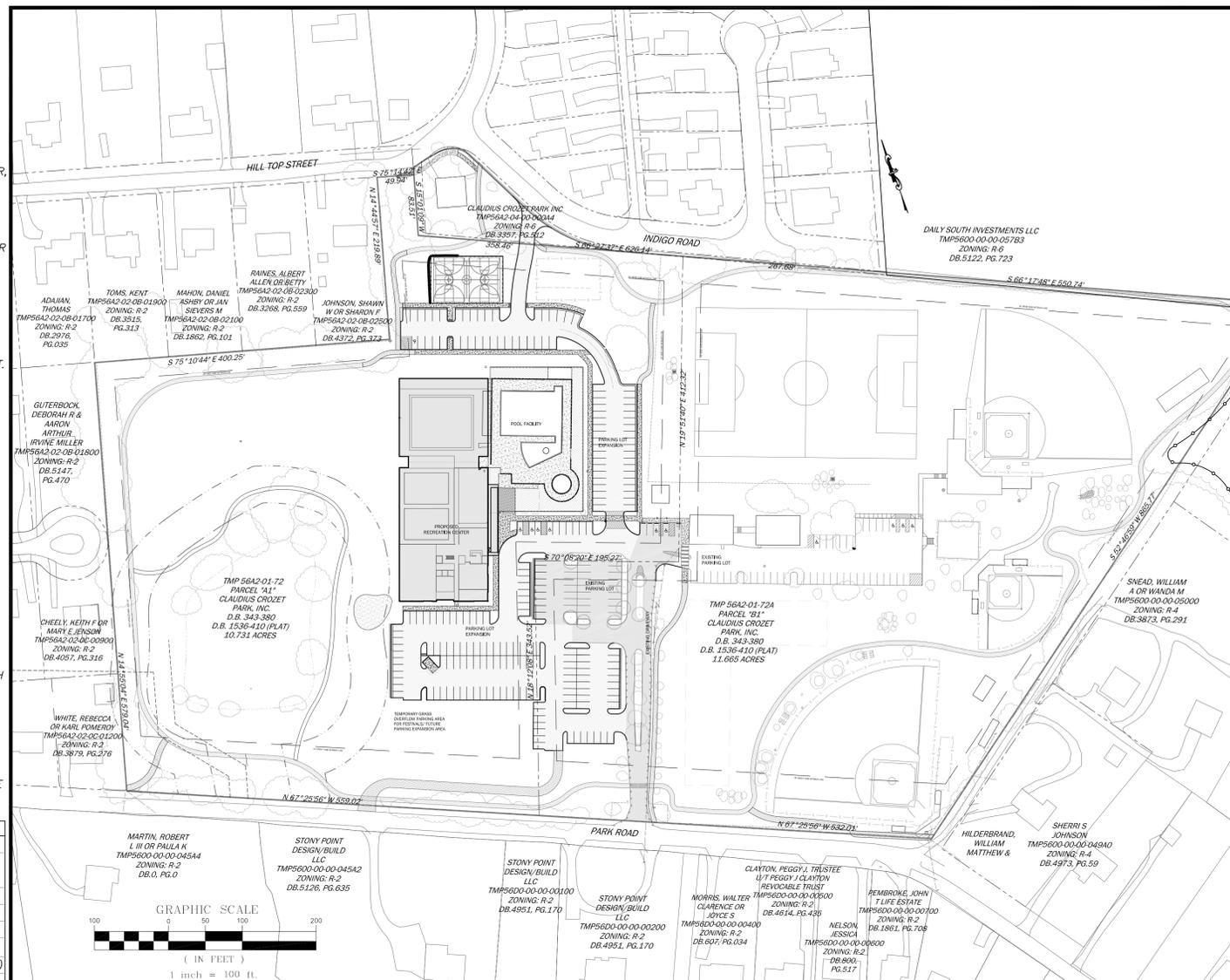
TOTAL PARKING REQUIRED = 380 SPACES
10% REDUCTION FOR URBAN PARK = 380 SPACES - 38 SPACES = 342 SPACES
PARKING PROVIDED: 292 SPACES
SHARED PARKING (APPROVED COOPERATIVE PARKING AGREEMENT)= 50 SPACE REDUCTION

NOTE:
1. ADDITIONAL AREA IS AVAILABLE FOR THE EXPANSION OF THE PARKING AND OVERFLOW PARKING FOR SPECIAL EVENTS.
2. FINAL PARKING ANALYSIS AND PARKING STUDY SHALL BE PROVIDED WITH THE FINAL SITE PLAN TO ENSURE ADEQUATE PARKING FOR PHASE I AND PHASE II.

TRASH COLLECTION A DUMPSTER IS PROPOSED ONSITE, THE DUMPSTER SHALL HAVE A WOODEN ENCLOSURE.

CLAUDIUS CROZET PARK SPECIAL USE PERMIT (SP2020-00016) DEVELOPMENT CONCEPT PLAN

WHITEHALL DISTRICT ALBEMARLE COUNTY, VIRGINIA



SHEET LAYOUT
SCALE: 1" = 100'

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

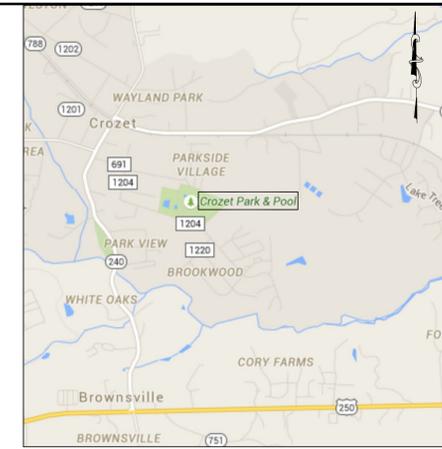
ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED IN THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT FOR THE PROPOSED IMPROVEMENTS ON THE SITE SHALL BE ACCOMMODATED WITH THE PROPOSED WATER QUALITY SWALE AND DRY RETENTION AREA. NUTRIENT CREDITS WILL BE PURCHASED FOR ANY ADDITIONAL WATER QUALITY REQUIREMENTS ON THE SITE. THE PROPOSED WATER QUALITY SWALE AND DRY RETENTION AREA WILL PROVIDE SWM FOR THE INCREASE IN IMPERVIOUS AREA.



VICINITY MAP
SCALE: 1" = 2000'

- PREVIOUS SITE PLANS:**
- SDP 2002-00051 MAJOR SITE PLAN AMENDMENT FOR BALLFIELDS, CONCESSIONS STANDS AND SECOND EXIT ON PARK STREET.
 - LOR FOR DUGOUT ROOFS AND SCORER PLATFORM @ MAJOR FIELD
 - LOR FOR SPEED HUMPS IN FRONT OF POOL HOUSE
 - LOR TO ADD SHED AT POOL
 - SDP 2011-00015 MINOR SITE PLAN AMENDMENT OF SDP2002-00051 FOR THE POOL DOME
 - LOR FOR QUICKSTART TENNIS COURTS
 - SDP 2015-00056 MINOR SITE PLAN AMENDMENT FOR PARKING LOT RENOVATION
 - SDP 2018-00077 MINOR SITE PLAN AMENDMENT FOR ATHLETIC FIELD LIGHTING

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	OVERALL CONCEPTUAL SITE PLAN
4	CONCEPTUAL SITE PLAN
5	CONCEPTUAL SITE PLAN
6	CONCEPTUAL GRADING & DRAINAGE PLAN
7	PEDESTRIAN / BICYCLE / SIDEWALK FACILITIES MAP
7	TOTAL NUMBER OF SHEETS

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- DITCH CENTERLINE
- PROPOSED EASEMENT, OWNERSHIP VARIOUS WITH EACH SHEET
- DRAINAGE PIPE
- BENCH MARK
- SIGN
- PROPOSED HANDICAP PARKING SPACE STRIPING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- T/B DENOTES TOP/BACK OF CURB
- T/B DENOTES TOP OF BOX
- COUNTY DEFINED MANAGED STEEP SLOPES
- PRESERVED STEEP SLOPES TO BE IMPACTED
- PROPOSED CONCRETE
- PROPOSED & EXISTING GUARDRAIL
- PROPOSED FENCE



REVISIONS

DATE	REVISION DESCRIPTION
8/17/20	INITIAL SPECIAL USE PERMIT SUBMITTAL
11/16/20	ADDRESSED COUNTY COMMENTS DATED 10/5/20 AND RESUBMITTAL FOR PC MEETING
05/16/21	UPDATED PLAN BASED ON COMMENTS FROM THE PC MEETING
08/10/21	UPDATES TO THE PLAN PER COMMENTS FROM STAFF ON JULY 23, 2021
10/11/21	FINAL UPDATES TO THE PLAN FOR BOARD OF SUPERVISOR MEETING

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

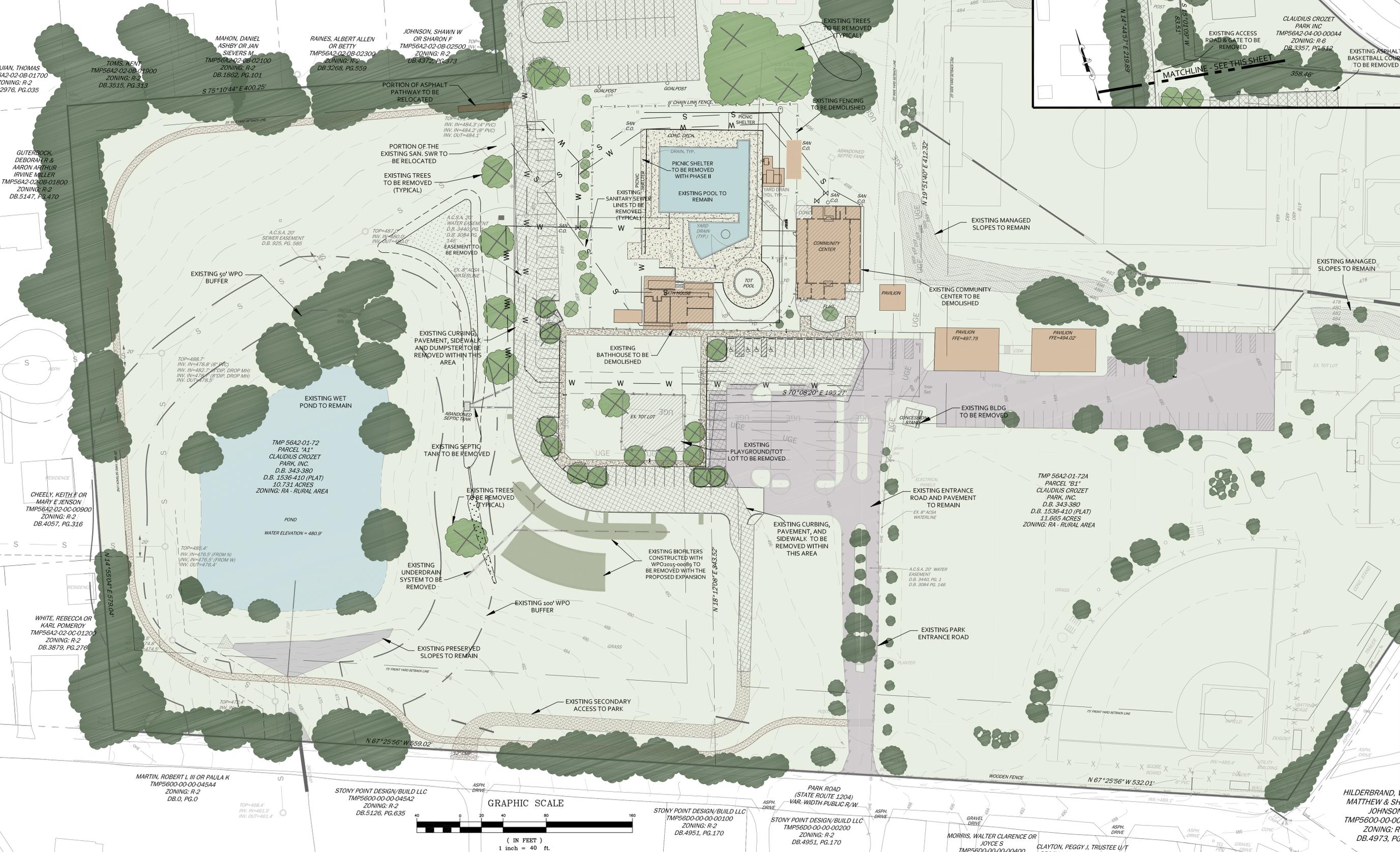
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN
COVER SHEET

PROJECT SHEET TITLE

JOB NO.	142103
SCALE	1"=100'
SHEET NO.	1

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- General Construction Notes
1. 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.
 2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
 3. 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.
 4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
 5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
 6. 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.
 7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
 8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).



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CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN
 EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT SHEET TITLE

JOB NO. 142103
 SCALE 1"=40'
 SHEET NO. 2

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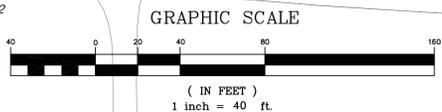
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PROJECT: **CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN**
 SHEET TITLE: **OVERALL CONCEPTUAL SITE PLAN**

JOB NO. 142103
 SCALE 1"=40'
 SHEET NO. 3

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MAHON, DANIEL ASHBY OR JAN SIEVERS M.
 TMP56A2-02-08-02100
 ZONING: R-2
 DB.1862, PG.101

RAINES, ALBERT ALLEN OR BETTY
 TMP56A2-02-08-02300
 ZONING: R-2
 DB.3268, PG.559

JOHNSON, SHAWN W OR SHARON F
 TMP56A2-02-08-02500
 ZONING: R-2
 DB.4372, PG.373

MAHON, DANIEL ASHBY OR JAN SIEVERS M.
 TMP56A2-02-08-01900
 ZONING: R-2
 DB.3515, PG.313

TOMS, KENT
 TMP56A2-02-08-01900
 ZONING: R-2
 DB.3515, PG.313

GUTERBOCK, DEBORAH R & AARON ARTHUR IRVINE MILLER
 TMP56A2-02-08-01800
 ZONING: R-2
 DB.5147, PG.470

CHEELY, KEITH F OR MARY E JENSON
 TMP56A2-02-0C-00900
 ZONING: R-2
 DB.4057, PG.316

WHITE, REBECCA OR KARL POMEROY
 TMP56A2-02-0C-01200
 ZONING: R-2
 DB.3879, PG.276

MARTIN, ROBERT L III OR PAULA K
 TMP5600-00-00-04544
 ZONING: R-2
 DB.0, PG.0

STONY POINT DESIGN/BUILD LLC
 TMP5600-00-00-04542
 ZONING: R-2
 DB.5126, PG.635

STONY POINT DESIGN/BUILD LLC
 TMP56D0-00-00-00100
 ZONING: R-2
 DB.4951, PG.170

STONY POINT DESIGN/BUILD LLC
 TMP56D0-00-00-00200
 ZONING: R-2
 DB.4951, PG.170

MORRIS, WALTER CLARENCE OR JOYCE S
 TMP56D0-00-00-00400

CLAYTON, PEGGY J. TRUSTEE U/T
 PEGGY CLAYTON RECREATION

HILDERBRAND, V
 MATTHEW & SH
 JOHNSON
 TMP5600-00-00
 ZONING: R
 DB.4973, PG



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CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN
CONCEPTUAL SITE PLAN

PROJECT	JOB NO.
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN	142103
SHEET TITLE	SCALE
CONCEPTUAL SITE PLAN	1" = 30'
	SHEET NO.
	5

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NOTES:

- ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

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.
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- 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).

UTILITY NOTES:

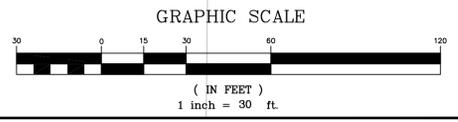
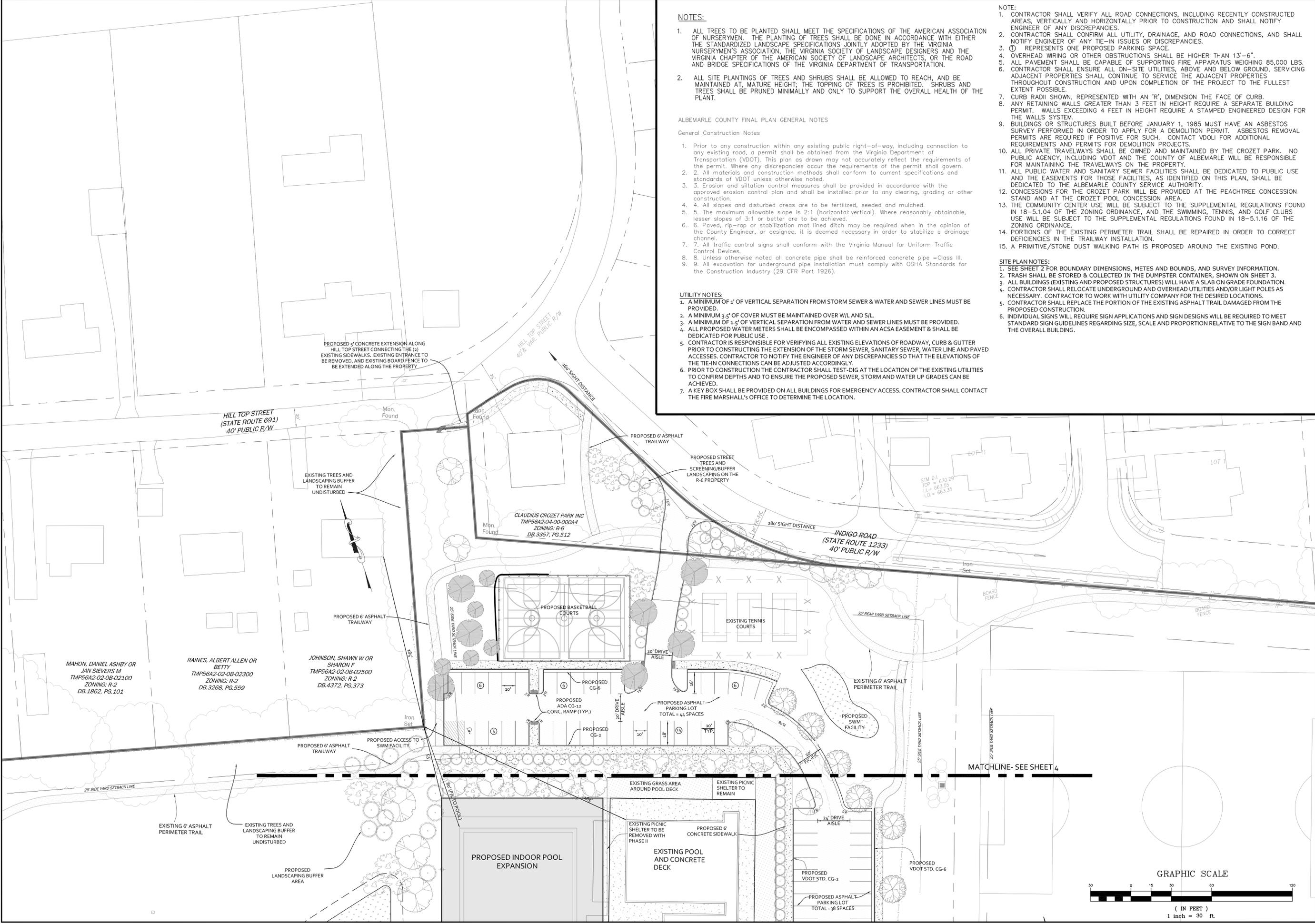
- A MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & WATER AND SEWER LINES MUST BE PROVIDED.
- A MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L AND S/L.
- A MINIMUM OF 1.5' OF VERTICAL SEPARATION FROM WATER AND SEWER LINES MUST BE PROVIDED.
- ALL PROPOSED WATER METERS SHALL BE ENCOMPASSED WITHIN AN ACSA EASEMENT & SHALL BE DEDICATED FOR PUBLIC USE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS OF ROADWAY, CURB & GUTTER PRIOR TO CONSTRUCTING THE EXTENSION OF THE STORM SEWER, SANITARY SEWER, WATER LINE AND PAVED ACCESS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THAT THE ELEVATIONS OF THE TIE-IN CONNECTIONS CAN BE ADJUSTED ACCORDINGLY.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TEST-DIG AT THE LOCATION OF THE EXISTING UTILITIES TO CONFIRM DEPTHS AND TO ENSURE THE PROPOSED SEWER, STORM AND WATER UP GRADES CAN BE ACHIEVED.
- A KEY BOX SHALL BE PROVIDED ON ALL BUILDINGS FOR EMERGENCY ACCESS. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE TO DETERMINE THE LOCATION.

NOTE:

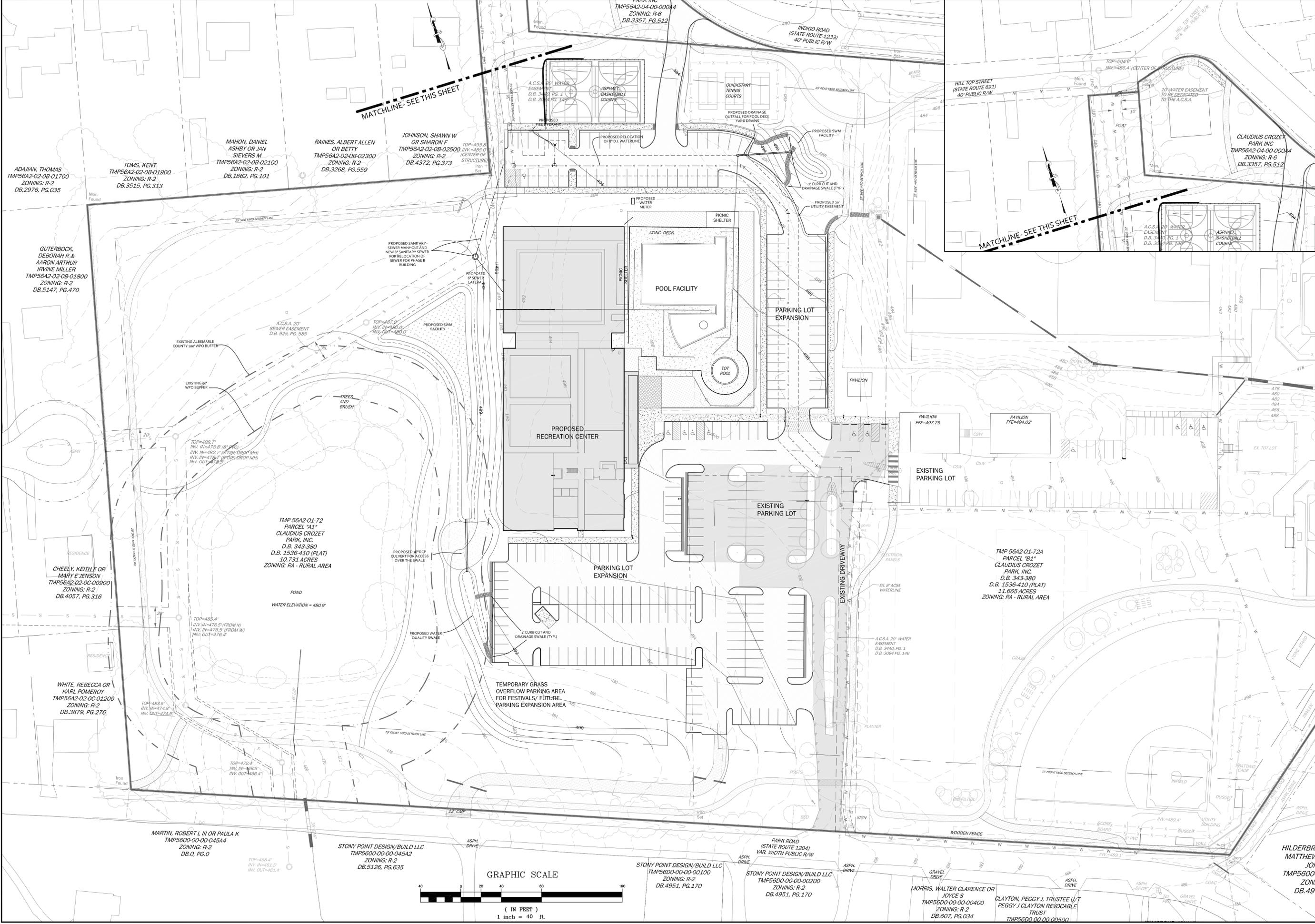
- CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
- ⓪ REPRESENTS ONE PROPOSED PARKING SPACE.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
- CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
- CURB RADII SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
- ANY RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
- BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
- ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE CROZET PARK. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS ON THE PROPERTY.
- ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.
- CONCESSIONS FOR THE CROZET PARK WILL BE PROVIDED AT THE PEACHTREE CONCESSION STAND AND AT THE CROZET POOL CONCESSION AREA.
- THE COMMUNITY CENTER USE WILL BE SUBJECT TO THE SUPPLEMENTAL REGULATIONS FOUND IN 18-5.1.04 OF THE ZONING ORDINANCE, AND THE SWIMMING, TENNIS, AND GOLF CLUBS USE WILL BE SUBJECT TO THE SUPPLEMENTAL REGULATIONS FOUND IN 18-5.1.16 OF THE ZONING ORDINANCE.
- PORTIONS OF THE EXISTING PERIMETER TRAIL SHALL BE REPAIRED IN ORDER TO CORRECT DEFICIENCIES IN THE TRAILWAY INSTALLATION.
- A PRIMITIVE/STONE DUST WALKING PATH IS PROPOSED AROUND THE EXISTING POND.

SITE PLAN NOTES:

- SEE SHEET 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
- TRASH SHALL BE STORED & COLLECTED IN THE DUMPSTER CONTAINER, SHOWN ON SHEET 3.
- ALL BUILDINGS (EXISTING AND PROPOSED STRUCTURES) WILL HAVE A SLAB ON GRADE FOUNDATION.
- CONTRACTOR SHALL RELOCATE UNDERGROUND AND OVERHEAD UTILITIES AND/OR LIGHT POLES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
- CONTRACTOR SHALL REPLACE THE PORTION OF THE EXISTING ASPHALT TRAIL DAMAGED FROM THE PROPOSED CONSTRUCTION.
- INDIVIDUAL SIGNS WILL REQUIRE SIGN APPLICATIONS AND SIGN DESIGNS WILL BE REQUIRED TO MEET STANDARD SIGN GUIDELINES REGARDING SIZE, SCALE AND PROPORTION RELATIVE TO THE SIGN BAND AND THE OVERALL BUILDING.



MATCHLINE - SEE SHEET 4



REVISIONS

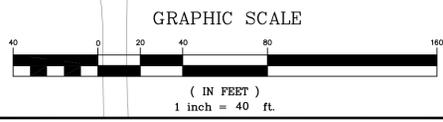
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10/11/21	FINAL UPDATES TO THE PLAN FOR BOARD OF SUPERVISOR MEETING

COLLINS ENGINEERING

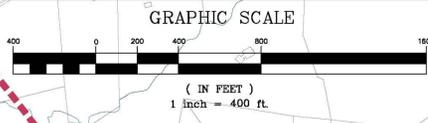
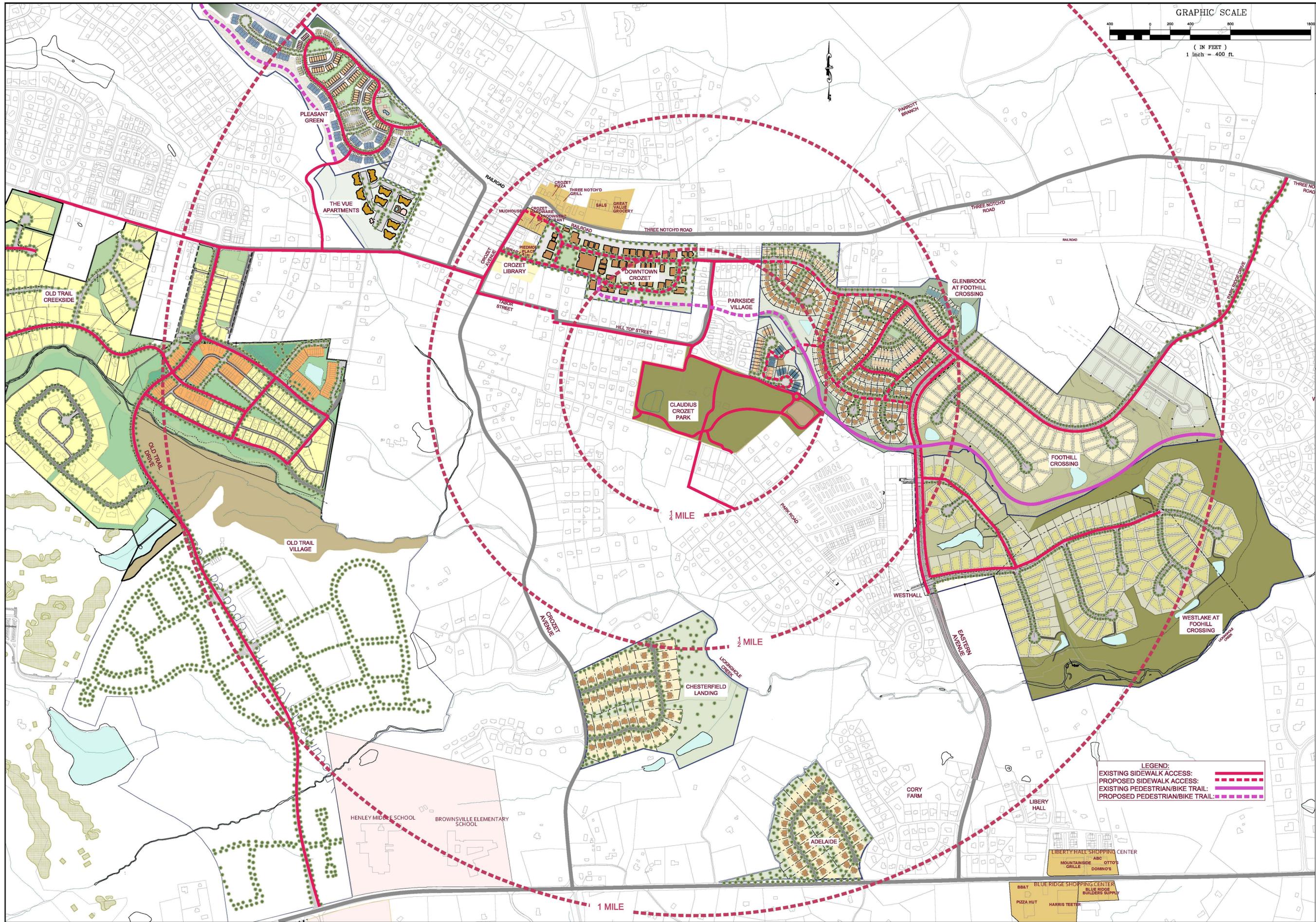
200 GARRETT STREET, SUITE K. - CHARLOTTEVILLE, VA 22902 - 434.293.3719

**CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN
CONCEPTUAL GRADING AND DRAINAGE PLAN**

PROJECT	JOB NO.
CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN	142103
SHEET TITLE	SCALE
CONCEPTUAL GRADING AND DRAINAGE PLAN	1" = 40'
	SHEET NO.
	6



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REVISIONS	
DATE	REVISION DESCRIPTION
8/17/20	INITIAL SPECIAL USE PERMIT SUBMITTAL
11/16/20	ADDRESSED COUNTY COMMENTS DATED 10/5/20 AND RESUBMITTAL FOR PC MEETING
05/16/21	UPDATED PLAN BASED ON COMMENTS FROM THE PC MEETING

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PROJECT

CLAUDIUS CROZET PARK - SPECIAL USE PERMIT CONCEPT PLAN

JOB NO.

SHEET TITLE

PEDESTRIAN / BICYCLE / SIDEWALK FACILITIES MAP

SCALE

SHEET NO.

1"=400'

SHEET NO.

JOB NO.

142103

SHEET NO.

SHEET NO.

7

SHEET NO.

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