OLD TRAIL BLOCKS 24, 33, & 34

PRELIMINARY SUBDIVISION PLAT

SITE DATA:

TAX MAP PARCEL 055E0-01-00-000R0 MARCH MOUNTAIN PROPERTIES LLC

> DB 4954 PG 12C 17.24 ACRES

ZONING: RURAL AREAS (RA)

055E0-01-00-000A3 MARCH MOUNTAIN PROPERTIES LLC

DB PG: N/A

ZONING: NEIGHBORHOOD MODEL DISTRICT (NMD) IN ACCORDANCE WITH ZMA2015-00001

TOTAL PARCEL AREA: 37.63 ACRES LIMITS OF DISTURBANCE 17.12 ACRES OVERLAY DISTRICT MAGISTERIAL DISTRICT:

SOURCE OF BOUNDARY AND TOPOGRAPHY: STAUNTON, VA 24401

NAD83 (NA2011) VIRGINIA STATE GRID SOUTH NAVD88 VIA GPS RTK OBSERVATIONS

5 FT MINIMUM/25 FT MAXIMUM

5 FT MINIMUM **5 FT MINIMUM**

BUILDING SETBACKS (BLOCKS 33 & 34): PENDING SPECIAL EXCEPTION SUBMITTED ON 12/18/2022

SINGLE FAMILY ATTACHED- 2.5 STORIES OR 42 FT

5 FT MINIMUM

EXISTING USE: VACANT RESIDENTIAL LAND

PROPOSED USE: RESIDENTIAL DEVELOPMENT FOR SINGLE FAMILY DETACHED UNITS

GROSS RESIDENTIAL DENSITY: 57 UNITS/37.63 ACRES = 1.51 DU/AC

1.51 ACRES PROPOSED OPEN SPACE: MAXIMUM IMPERVIOUS COVERS 1.05 ACRES

NO WETLANDS ARE IMPACTED AS A PART OF THIS PROJECT WETLAND IMPACTS:

UTILITIES: ACSA PUBLIC WATER AND SEWER

2 SPACES PER SINGLE FAMILY DETACHED (57 UNITS) 114 PARKING SPACES REQUIRED PARKING REQUIRED:

TOTAL PARKING PROVIDED: 2 GARAGE SPACES PER SINGLE FAMILY DETACHED (57 UNITS) 114 MINIMUM PARKING SPACES PROVIDED

THIS PROJECT IS LOCATED ALONG THE 250 ENTRANCE CORRIDOR.

THIS SITE HAS PRESERVED STEEP SLOPES WITHIN THE LIMITS OF DISTURBANCE.

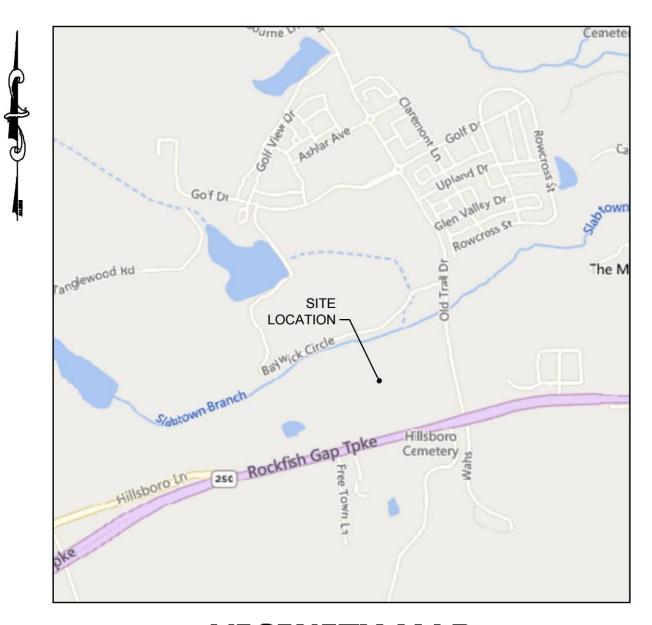
THE LIMITS OF DISTURBANCE IS LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN

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

- 1. THE SITE IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- 2. THE SITE IS LOCATED WITHIN THE SOUTH FORK RIVANNA RESERVOIR WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR. 3. ALL WATER AND SEWER FACILITIES ARE TO BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.

01/26/2022

COUNTY OF ALBEMARLE, VIRGINIA



VICINITY MAP

1"=1000'

DEVELOPER:

MARCH MOUNTAIN PROPERTIES LLC 1005 HEATHERCROFT CIRCLE SUITE 100 CROZET, VA 22932

CONTACT: DAVE BROCKMAN TELEPHONE: (702) 985-9088 EMAIL: DAVE@OLDTRAILVILLAGE.COM

ENGINEER OF RECORD:

TIMMONS GROUP 608 PRESTON AVE. SUITE 200 CHARLOTTESVILLE, VA 22903 CONTACT: JEREMY FOX, P.E.

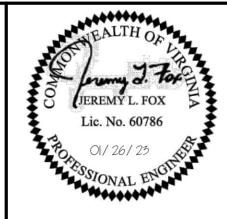
TELEPHONE: (540) 885-0920 EMAIL: JEREMY.FOX@TIMMONS.COM

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TOTAL # OF SHEETS: 51

SIGNATURE PANEL:	APPROVAL	
DEPARTMENT OF COMMUNITY DEVELOPMENT:		DATE
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS	<u></u>	
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE AND RESCUE	·-	
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT	-	



01/26/2023

A. MABEE DESIGNED BY CHECKED BY J. FOX

9639.003 SHEET NO. C0.0

PROFFER STATEMENT OLD TRAIL VILLAGE

Date: January 13, 2016 ZMA #: ZMA 2015-00001 Old Trail Village Amendment #3 Tax Map Parcel Numbers: 055E0-01-00-000A1 (excluding those portions that lie outside the zoning boundary for ZMA 2004-024), 055E0-01-00-000A2, 055E0-01-00-000A3, 055E0-01-00-000A4, 055E0-01-00-000A5, 055E0-01-3A-00100, 055E0012701000, 055E0012701100, 055E0012701200, 055E0012701300, 055E0012701400, 055E0012701500, 055E0012701600, 055E0012701700, 055E0012701800, 055E0012701900, 055E0012702000, 055E0012702100, 055E0012702200,

055E0012702300, 055E0012702400 and 055E0012702500.

The Owner of the parcels identified herein above (the "Property") is March Mountain Properties, L.L.C., a Virginia limited liability company (the "Owner"). This Proffer Statement shall relate to the Code of Development for Old Trail Village approved as part of ZMA 2004-024, as amended by ZMA 2008-05, as further amended by ZMA 2014-00004, and as further amended by ZMA 2015-00001, as such Code of Development may be amended from time to time in the future in accordance with the Albemarle County Zoning Ordinance (the "Code of Development"), and to the Application Plan prepared by Timmons Group entitled "Old Trail Village Rezoning ZMA 04-024 General Development Plan," last revised by Roudabush, Gale & Associates with a latest revision date of January 14, 2016, and including any previously approved amendments thereto (the "Application Plan").

- The Owner hereby voluntarily proffers that if the Albemarle County Board of Supervisors acts to rezone the Property as requested, the Owner shall develop the Property in accord with the following proffers pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Section 33.3 of the Albemarle County Zoning Ordinance. These conditions are voluntarily proffered as part of the requested rezoning, and the Owner acknowledges that (1) the rezoning itself gives rise to the need for the conditions; and (2) such conditions have a reasonable relation to the rezoning requested. This proffer statement shall supersede and replace in all respects the proffer statements approved by the Board of Supervisors in connection with ZMA 2004-024, ZMA 2008-05, and ZMA 2014-00004. If rezoning application ZMA 2015-00001 is denied, these proffers shall immediately be null and void and of no further force and effect.
- Green Space; Park Land and Greenway Dedication. The Owner shall devote a minimum of twenty percent (20%) of the land within the Property to green space as shown on sheet 5 of 9 of the General Development Plan. Of this green space land, within five (5) years after the date that ZMA 2004-024 is approved by the County, or within thirty (30) days after the request of the County, whichever is sooner, the Owner shall dedicate to the County for public use for parks and open space resources and for a greenway, a 25-acre park, a 10.8-acre greenway area, and a 6.7-acre greenway area, each as further shown on sheet 5 of 9 of the General Development Plan (collectively, the "Park and Greenway Area"). After it is dedicated to public use, the Park and Greenway Area shall continue to be included in the total area of green space and amenities within the Property. At the time of the conveyance and dedication, the Park and Greenway Area land will be subject to the Architectural and Landscape Standards for Old Trail Village, as provided in the Code of Development. The remaining green space land within the Property that will not be dedicated to the County for public use shall be maintained by the Old Trail Owner's Association. The dedication of the Park and Greenway Area land shall be a fee simple interest in such land. If the Park and Greenway Area land is not dedicated as part of a site plan or subdivision plat, the Owner shall pay the costs of surveying the land and preparing the deed of dedication. The Owner shall construct the trail through the 6.7-acre Greenway Area, as shown on sheet 5 of 9 of the General Development Plan, within six (6) months after the approval by the County of the first subdivision plat or site plan applicable to any portion of block 30 or 31.

required to fund the Park Master Plan that is retained by the County as provided herein, shall be refunded to the Owner as provided in paragraph 5 if such funds are not expended within the time provided therein. THE REQUIREMENTS OF THIS PARAGRAPH FOUR HAVE BEEN SATISFIED.

- 5. Cash Proffer for Park Projects. For each dwelling unit constructed on the Property that is not an Affordable Unit, the Owner shall contribute cash to Albemarle County for funding parks and recreation projects and improvements identified on the County's Capital Improvements Program within the Park and Greenway Area in general accord with the Park Master Plan as available funding allows, as follows: one thousand dollars \$1,000.00) for each single family detached unit, five hundred dollars (\$500.00) for each townhouse unit, and two hundred fifty dollars (\$250.00) for each multifamily unit. Notwithstanding the terms of this paragraph 5 to the contrary, however, the Owner shall receive a "credit" against the first fifty thousand dollars (\$50,000.00) that would otherwise be owed to the County pursuant to this paragraph 5, in recognition of the cash proffer referenced in paragraph 4. In the event the cash proffer referenced in paragraph 4 is not sufficient to fund the Park Master Plan, the County may apply a portion of the cash proffer described in this paragraph 5 as required to fully fund the Park Master Plan. If the County determines it to be a more reasonable use of funds, the County may substitute facilities shown on the Park Master Plan or locate facilities shown on the Park Master Plan elsewhere in the Community of Crozet. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit, unless the timing of the payment is otherwise specified by state law. If the cash contribution has not been exhausted by the County for the stated purpose within ten (10) years from the date of the issuance of the last residential building permit within the Property, all unexpended funds shall be refunded to the Owner.
- 6. Phasing of Retail Development. Prior to the issuance of a building permit for the five hundredth (500th) dwelling unit within the Property, the aggregate retail space within the Property shall not exceed forty-eight thousand (48,000) square feet. Prior to the issuance of a building permit for the one thousandth (1,000th) dwelling unit within the Property, the aggregate retail space within the Property shall not exceed ninety-six thousand (96,000) square feet. Prior to the issuance of a building permit for the one thousand five hundredth (1,500th) dwelling unit within the Property, the aggregate retail space within the Property shall not exceed one hundred forty-four thousand (144,000) square feet. Prior to the issuance of a building permit for the two thousandth (2,000th) dwelling unit with the Property, the aggregate retail space within the Property shall not exceed one hundred ninety-two thousand (192,000) square feet. Retail space shall not include office space or any health and fitness facility.
- Overlot Grading Plan. The Owner shall submit an overlot grading plan meeting the requirements of this section (hereinafter, the "Plan") with the application for each subdivision of the single family detached and single family attached dwelling units shown on the General Development Plan. The Plan shall show existing and proposed topographic features to be considered in the development of the proposed subdivision. The Plan shall be approved by the County Engineer prior to final approval of the subdivision plat. The subdivision shall be graded as shown on the approved Plan. No certificate of occupancy shall be issued for any dwelling on a lot where the County Engineer has determined the lot is not graded consistent with the approved grading Plan. The Plan shall satisfy the following:
- A. The Plan shall show all proposed streets, building sites, surface drainage, driveways, trails and other features the County Engineer determines are needed to verify that the Plan satisfies the requirements of this paragraph 7.
 - B. The plan shall be drawn to a scale not greater than one (1) inch equals fifty (50) feet.

site plan applicable to any portion of block 30 or 31. The trail shall be constructed to the County standards for a Class A trail, with a surface of compacted stone dust.

Affordable Housing. The Owner shall provide affordable housing units equal to fifteen percent (15%) of the total residential units constructed on the Property, in the form of for-sale units, for-rent units, "accessory units" (as defined in paragraph 2(C)(3) herein), and "carriage units" (as defined in paragraph 2(C)(3) herein) and subject to the terms herein ("Affordable Units"). The Affordable Units shall be reasonably interspersed throughout the Property as provided in this paragraph 2, subject to the requirements of the Application Plan and the Code of Development. If the Owner elects at its option to provide for-sale single family detached Affordable Units, such units shall be applied toward the 15% requirement. Each subdivision plat and site plan for land within the Property shall designate the lots or units, as applicable, that will, subject to the terms and conditions of this proffer, incorporate Affordable Units as described herein, and the aggregate number of such lots or units designated for Affordable Units within each subdivision plat and site plan shall constitute a minimum of fifteen percent (15%) of the lots in such subdivision plat or site plan. Notwithstanding the foregoing, however, the Owner may "carryover" or "bank" credits for Affordable Units in the event an individual subdivision plat or site plan designates Affordable Units that in the aggregate exceed the fifteen percent (15%) minimum for such subdivision plat or site plan, and such additional Affordable Units may be allocated toward the fifteen percent (15%) minimum on any future subdivision plat or site plan, provided however, that the maximum number of Affordable Units that may be carried over or banked shall not exceed fifteen percent (15%) of the total units on any subdivision plat or site plan.

The Owner shall convey the responsibility of constructing the Affordable Units to the subsequent owners of lots within the Property and such subsequent owner/builder shall succeed to the duties of the Owner under this paragraph 3A, and the term "Owner" shall refer to such subsequent owner/builder. Such subsequent owner/builder shall create Affordable Units affordable to households with incomes less than eighty percent (80%) of the area median income such that housing costs consisting of principal, interest, real estate taxes and homeowners insurance (PITI) do not exceed thirty percent (30%) of the gross household income.

A. For-Sale Affordable Units. All purchases of the for-sale Affordable Units shall be approved by the Albemarle County Housing Office or its designee. The subsequent owner/builder shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the Affordable Units. The ninety (90)-day period shall commence upon written notice from the then-current owner/builder that the Affordable Unit(s) will be available for sale. If the County or its designee does not provide a qualified purchase during this ninety (90)-day period, the then-current owner/builder shall have the right to sell the Affordable Unit(s) without any restriction on sales price or income of the purchaser(s), and such Affordable Unit(s) shall be counted toward the satisfaction of this paragraph 2. This requirement shall apply only to the first sale of each of the for-sale Affordable Units.

B. For-Rent Affordable Units.

(1). Rental Rates. The initial net rent for each for-rent Affordable Unit shall not exceed the then-current and applicable maximum net rent rate approved by the County Housing Office. In each subsequent calendar year, the monthly net rent for each for-rent Affordable Unit may be increased up to three percent (3%). For purpose of this proffer statement, the term "net rent" means that the rent does not include tenant-paid utilities. The requirement that the rents for such for-rent Affordable Units may not exceed the maximum rent established in this paragraph 2B shall apply for a period of five (5) years following the date the certificate of occupancy is issued by the County for each for-rent Affordable Unit, or until the units are sold as low or moderate cost units qualifying as such under either the Virginia

- C. All proposed grading shall be shown with contour intervals not greater than two (2) feet. All concentrated surface drainage over lots shall be clearly shown with the proposed grading. All proposed grading shall be shown to assure that surface drainage can provide adequate relief from flooding of dwellings in the event a storm sewer fails.
- D. Graded slopes on lots proposed to be planted with turf grasses (lawns) shall not exceed a gradient of three (3) feet of horizontal distance for each one (1) foot of vertical rise or fall (3:1). Steeper slopes shall be vegetated with low maintenance vegetation as determined to be appropriate by the County's program authority in its approval of an erosion and sediment control Plan for the land disturbing activity. These steeper slopes shall not exceed a gradient of two (2) feet of horizontal distance for each one (1) foot of vertical rise or fall (2:1), unless the County Engineer finds that the grading recommendations for steeper slopes have adequately addressed the impacts.
- E. Surface drainage may flow across up to three (3) lots before being collected in a storm sewer or directed to a drainage way outside of the lots.
- F. No surface drainage across a residential lot shall have more than one-half (1/2) acre of land
- G. All drainage from streets shall be carried across lots in a storm sewer to a point beyond the

H. INTENTIONALLY OMITTED.

- I. The Plan shall demonstrate that an area at least ten (10) feet in width, or to the lot line if it is less than (10) feet, from the portion of the structure facing the street, has grades no steeper than ten (10) percent adjacent to possible entrances to dwellings that will not be served by a stairway. This graded area also shall extend from the entrances to the driveways or walkways connecting the dwelling to the street.
- J. Any requirement of this condition may be waived by the County Engineer by submitting a waiver request with the preliminary plat. If such a request is made, it shall include: (i) a justification for the request contained in a certified engineer's report; (ii) a vicinity map showing a larger street network at a scale no smaller than one (1) inch equals six hundred (600) feet; (iii) a conceptual plan at a scale no smaller than one (1) inch equals two hundred (200) feet showing surveyed boundaries of the property; (iv) topography of the property at five (5) foot intervals for the property being subdivided and on abutting lands to a distance of five hundred (500) feet from the boundary line or a lesser distance determined to be sufficient by the agent; (v) the locations of streams, stream buffers, steep slopes, floodplains, known wetlands; and (vi) the proposed layout of streets and lots, unit types, uses, and location of parking, as applicable. In reviewing a waiver request, the County Engineer shall consider whether the alternative proposed by the Owner satisfies the purpose of the requirement to be waived to at least an equivalent degree. In approving a waiver, the County Engineer shall find that requiring compliance with the requirement of this condition would not forward the purposes of the County's Subdivision and Water Protection Ordinances or otherwise serve the public interest; and granting the waiver would not be detrimental to the public health, safety or welfare, to the orderly development of the Project, and to the land adjacent thereto.
- K. The Owner may request that the Plan be amended at any time. All amendments shall be subject to the review and approval by the County Engineer.
- L. In the event that the County adopts overlot grading regulations after the date ZMA 2004-024 is approved, any requirement of those regulations that is less restrictive than any requirement of this

Housing Development Authority, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term").

- (2). Conveyance of Interest. All deeds conveying any interest in the for-rent Affordable Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this paragraph 2. In addition, all contracts pertaining to a conveyance of any for-rent Affordable Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this paragraph 2B. At least thirty (30) days prior to the conveyance of any interest in any for-rent Affordable Unit during the Affordable Term, the thencurrent owner shall notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this paragraph 2B(2) have been satisfied.
- (3). Reporting Rental Rates. During the Affordable Term, within thirty (30) days of each rental or lease term for each for-rent Affordable Unit, the then-current owner shall provide to the Albemarle County Housing Office a copy of the rental or lease agreement for each such Affordable Unit rented that shows the rental rate for such Affordable Unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the then-current Owner shall provide to the County, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as the County may
- C. Mixture of Types of Affordable Units. No more than fifty percent (50%) of the Affordable Units may be accessory units and/or carriage units. For purposes of this proffer statement, "accessory units" shall mean Accessory Apartments as defined in the Albemarle County Code, Chapter 18, Section 3.1, and as regulated by the Albemarle County Code, Chapter 18, Section 5.1.34, and a unit within a twofamily dwelling as a two-family dwelling is defined in the Virginia Uniform Statewide Building Code. For the purposes of this proffer statement, "carriage units" shall mean any separate, independent, accessory dwelling unit detached from, but located on the same parcel as the structure of and clearly subordinate to a single family detached dwelling, as distinguished from a duplex or other two-family dwelling.
- Cash Proffer for School Projects. For each dwelling unit constructed on the Property that is not an Affordable Unit, the Owner shall contribute cash to Albemarle County for funding school projects within the Community of Crozet and shown on the County's Capital Improvements Program, as follows: one thousand dollars (\$1,000.00) for each single family detached unit, five hundred dollars (\$500.00) for each townhouse unit, and two hundred fifty dollars (\$250.00) for each multifamily unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit, unless the timing of the payment is otherwise specified by state law. If the cash contribution has not been exhausted by the County for the stated purposes within ten (10) years from the date of the issuance of the last residential building permit within the Property, all unexpended funds shall be refunded to the Owner.
- Cash Proffer for Park Master Plan. Within one (1) year after the date that ZMA 2004-024 is approved, or within thirty (30) days after the request by the County, whichever is sooner, the Owner shall make a cash contribution to the County in the amount of fifty thousand dollars (\$50,000.00) for the purpose of funding a master plan for the 25-acre park land shown on sheet 5 of 9 of the General Development Plan (the "Park Master Plan"). If the Park Master Plan is completed for less than fifty thousand dollars (\$50,000.00), any remaining funds may be retained by the County and used to fund parks and recreation projects and improvements as described in paragraph 5. If such case contribution is not expended for the Park Master Plan within two (2) years from the date of the contribution, all unexpended funds shall be refunded to the Owner; provided that any portion of the cash contribution note

paragraph 7 shall supersede the corresponding requirement of this paragraph, subject to the approval of the Director of the Department of Community Development.

Construction of School Connections. The Owner shall construct the pathway connections to the schools, shown as "Pathway Connection to Schools," and "Road and Sidewalk Connection to Schools" on sheet 5 of 9 of the General Development Plan, within six (6) months after the approval by the County of the first subdivision plat or site plan applicable to any portion of a block that either includes or is adjacent to any such connection.

WITNESS the following signature:

MARCH MOUNTAIN PROPERTIES, L.L.C.

29975985_1.docx

JEREMY L. FOX Lic. No. 60786

HIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE Avenue, Suite 200 | Charlottesvill. 5624 FAX 434.295.8317 www.t

DRAWN BY A. MABEE **DESIGNED BY** J. FOX CHECKED BY J. FOX

01/26/2023

SCALE

 ∞ 5

9639.003 SHEET NO.

C0.1



ACSA GENERAL WATER & SEWER CONDITIONS

Albemarle County

Public Road Acceptance Procedure

Bond Inspection Request and fee

way and easements.

Certificate of Completion

1 Nov 2011

improvements are built according to plan.

- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL 19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
- 2. THE ALBEMARLE 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.
- 3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND 21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT LINES AND STRUCTURES, AS NECESSARY
- 4. 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)
- 7. 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 ROADSIDE DITCHES.
- 9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF
- 10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT

Albemarle County

As-built Road Plan Policy

- 11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
- 12. THE SEWER LATERAL BEYOND THE CONNECTION AT 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.
- 13. 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.
- 14. 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. 15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
- 16. 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.
- 17. 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.

As-built drawings shall be prepared for all public and private roadway construction projects within Albemarle

County. The following is a list of the minimum information required on the drawings. Additional information

may be requested. The County only reviews private road as-built plans. The county does not review or

4. The constructed location of all items associated with the road construction must be shown. The items

a. Horizontal Alignment – Show and label measurement points, and an interpreted line between

b. Vertical Alignment – Show and label measurement points, and an interpreted line between

distances. Corrections may be required for alterations from the design alignment.

de-sacs. Edges for sidewalk, as well as ramps and curb cuts must be included

measurements. Show the as-built centerline over the design centerline. Distinguish between the design

elevation and as-built by labels and line type. Measurements shall be at each station as a minimum, and

at frequent enough intervals to accurately portray the as-built centerline, and the position of the roadway

within the right-of-way or easement. Any portions outside the right-of-way or easement must be

labels and line type. Write the constructed vertical elevations adjacent to the design elevations.

b. Edge of Pavement - Display the constructed edges of pavement and width measurements at every

c. Culverts, Pipes and Drainage Structures - Display the installed type of drainage structure,

measurements. Show the as-built centerline over the design centerline. Distinguish between them by

Distinguish between the elevations by striking a single line through the design elevation. Measurements

station, or more frequently if necessary to accurately portray the as-built edges. Show the as-built edges

over the design edges. Show and label constructed edge of pavement radii for all intersections and cul-

culvert/pipe size, material, inlets or end treatment(s), inlet and outlet protection, alignment and invert

elevations compared to design. For slopes flatter than design, or inverts shallower than design, provide

d. Ditch Lines - Display the constructed location of all ditch lines, including typical section, direction of

e. Drainage Easements - Show all platted easements with dead book references labeled. Drainage must

f. Right of way and associated easements - Label deed book and page numbers for all dedicated right-

h. Street Trees – if street trees are on the design plan, provide design and as-built locations and species.

be within platted right-of-way or drainage easements. Provide copies of recorded documents.

of-ways, sight easements, slope easements, etc., and provide copies of recorded documents.

through any design elements which were not applied. Inspection reports are required for fill

g. Pavement Designs - Label the as-built pavement and base on the design typical sections. Strike

e. Guardrail - Display the constructed location of guardrail, including the guardrail type, length and

shall be at each station as a minimum, and frequent enough intervals to accurately portray the as-built

centerline. For alignments which deviate significantly from the design, provide curvature and sight-

approve public road as-builts. For questions regarding public roads, please consult with VDOT.

The name and address of the firm and individual preparing the drawings on the title sheet.

3. "As-built" must be labeled on the drawings with the date of preparation or revision.

1. A signed and dated professional seal of the preparing engineer or surveyor.

include, but are not limited to the following:

corrected by plat or construction.

computations verifying design standards.

applied end treatments, compared to design.

compaction, CBR's, and pavement applications.

flow, and linings.

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS
- PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL
- FEDERAL, STATE AND LOCAL AGENCIES.
- 3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
- VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
- UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
- ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND
- 9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR
- REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS. 10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
- ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS
- 12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER
- 13. 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 PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT

14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES.

- 15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO
- THE PLACEMENT OF AGGREGATE BASE COURSE.
- 16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL
- FACILITIES AS DEEMED NECESSARY 17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH. TEMPLATE AND PERFORMED THE REQUIRED FIELD
- INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S). SEPTEMBER 14, 2021 18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS
 - PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
 - WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS 20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED
 - THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
 - STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
 - 22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
 - 23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
 - APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
 - 25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
 - 26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM
 - SLOPE OF 0.004 ft./ft.

The processing, inspection and acceptance of public roads is administered solely by VDOT. The

by VDOT. The following items are required to be submitted for bond releases to be considered:

A form and fee are required for each bond, such as for a project with multiple phases and bonds.

County bond releases (or partial releases) will be considered on public roads for all portions approved

2. As-built plan approved by VDOT, and copies of all recorded drainage easements, sight easements,

3. Written documentation of acceptance from VDOT for the entire roadway or for completed items.

and right-of-way plats. Plats should be copies of the actual recorded documents from the Clerk's

An as-built plan prepared in accordance with the County's As-Built Road Plan Policy is required. VDOT does not

road, the minimum requirements of this policy must be met, if only to ensure that all improvements are in right-of-

always follow this paperwork or policy, but for bond releases, especially where VDOT has not yet accepted the

Formally, this is sent directly to the county on an AM-4.3 from VDOT, when VDOT requests that the Board of

six weeks before actual acceptance takes place, and VDOT issues a formal memo to the county with the road

sought. A final punchlist inspection report from VDOT can be used for a partial bond release, but only if

long improvements may sit, or need replacement, partial releases may not be possible.

be in the position of discovering discrepancies and deficiencies in the field.

documented in acceptance correspondence or punchlists.

4. Signed and sealed letter from a professional engineer listing and certifying that completed

Supervisors pass a resolution of acceptance. After the resolution of acceptance is sent to VDOT, it is usually about

additions and new route numbers. This final notification is needed for bond release. For partial bond releases prior

of letters approving compaction reports, CBR's, pavement cores, pipe video, or other items where partial release is

outstanding items are not too broad. If the punchlist is not official, and only a courtesy review, it carries much less

weight. In any case, if there are problems meeting the eligibility or occupancy minimums, and it is not known how

Please do not e-mail or fax copies of this letter. An original signature and certifying seal are required. Please do not

other field verifications should be cited and included. Tolerances should be noted. The items not built according to

use qualifying statements such as "it appeared", or "to the best of my knowledge", or "generally in accord".

Improvements were either built to plan, or they were not. As-built measurements, construction inspections, and

plan must be listed, with explanations. Deviation in pavement materials and thicknesses must be listed. If street

trees or sidewalks, or other items were moved, or added, this should be noted. If drainage changed, by addition or deletion of culverts, inlets, or re-alignments of pipes or grades, this should be verified by revised computations and

attached to the letter. If there are outstanding items or omissions, these should be listed. Graphics are helpful. In

short, please provide more than a statement of opinion or assurance. Please demonstrate that the improvements and

construction have been inspected, investigated and documented, and are certified in detail, and county staff will not

This form must be received for release of a bond. It is available on the county website. In the case of reductions, a

letter listing the outstanding items that need to be completed before signing the certification is acceptable. It must

construction conforms to approved plans and any discrepancies have been approved by the County. This means the

be signed by the owner. This form says all subdivision improvements have been completed. It also says that all

as-built plans have been approved by VDOT, and they have agreed to any discrepancies, which should be

to this, some correspondence from VDOT for items inspected and approved is necessary. This is usually in the form

County is not involved in this process until the road is ready for acceptance.

- 27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
- 28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE
- ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
- THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
- 32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT
- 33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
- 34. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT. SEWER AND FIRE LINES IDENTIFIED BUT NOT WATER LINES.

- 35. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC
- 36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
- 37. 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 FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT (540)562-3580 (EXT. 131).

BLASTING NOTES

BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

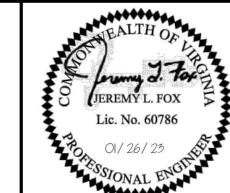
- ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
- PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
- FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY **EROSION CONTROL INSPECTOR.**



ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

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.
- 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.
- 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
- 7. 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.
- 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).



01/26/2023 DRAWN BY

A. MABEE DESIGNED BY J. FOX CHECKED BY J. FOX

SCALE N.A.

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JOB NO.

9639.003 SHEET NO. C1.0

Albemarle County **Private Road Acceptance Procedure**

This is the procedure developed by the Albemarle County Community Development Department for the completion of private roads. The items in this list must be completed in the order given.

- 1. Tests and Inspections: Have all necessary tests and inspections performed by a professional engineer or geotech, or VDOT certified inspector. This should include, at a minimum, a. California Bearing Ratio (CBR) tests,
 - b. stone depth inspections, including installation of under-drains and cross-drains,
 - c. fill compaction tests, **d.** pipe and drainage structure video inspections or equivalent,
 - e. base and surface payement inspections, documenting materials, thickness and compaction
 - g. structural and related inspections for any bridges and foundations
- Compile a report of these tests, certified by a professional engineer, and submit this report with the as-built plans.
- 2. As-built plans and plats: Provide drawings of the constructed improvements according to the Albemarle County As-built Road Plan Policy. Provide copies of all recorded drainage easements, sight easements, and right-of-way plats. Plats should be copies of the actual recorded documents from the Clerk's office. Before completing as-built drawings, make any corrections necessary to ensure all improvements are within right-of-ways and easements.
- 3. Bond inspection: Request a bond reduction or release inspection from the County, which will reduce or release your bond, indicating completion or partial completion, or generate a letter indicating items in need of documentation or completion. The following documents will be needed with your bond inspection request;
 - A. Completed Bond Inspection Request form and fee
 - A form and fee are required for each bond, such as for a project with multiple phases and bonds. B. As-built documents per items 1 and 2 above.
 - An as-built plan prepared in accordance with the County's As-Built Road Plan Policy is required. For any releases or reductions, the minimum requirements of this policy must be met, if only to ensure that all improvements are in right-of-way and easements.
 - C. Signed and sealed letter from a professional engineer listed and certifying that completed improvements are built according to plan,
 - Please do not e-mail or fax copies of this letter. An original signature and certifying seal are required. Please do not use qualifying statements such as "it appeared", or "to the best of my knowledge", or "generally in accord". Improvements were either built to plan, or they were not. As-built measurements construction inspections, and other field verifications should be cited and included. Tolerances should be noted. The items not built according to plan must be listed, with explanations. Deviation in pavement materials and thicknesses must be listed. If street trees or sidewalks, or other items were moved, or added, this should be noted. If drainage changed, by addition or deletion of culverts, inlets, or re-alignments of pipes or grades, this should be verified by revised computations and attached to the letter. If there are outstanding items or omissions, these should be listed. Graphics are helpful. In short, please provide more than a statement of opinion or assurance. Please demonstrate that the improvements and construction have been inspected, investigated and documented, and are certified in detail, and county staff will not be in the position of discovering discrepancies and deficiencies in the field,
- D. Completed Certificate of Completion

This form must be received for release of a bond. It is available on the county website. In the case of reductions, a letter listing the outstanding items that need to be completed before signing the certification is acceptable. It must be signed by the owner. This form says all subdivision improvements have been completed. It also says that all construction conforms to approved plans and any discrepancies have been approved by the County.



Department of Community Development

The following is a list of information required on construction record drawings for

Construction Record Drawings (As-built) for VSMP

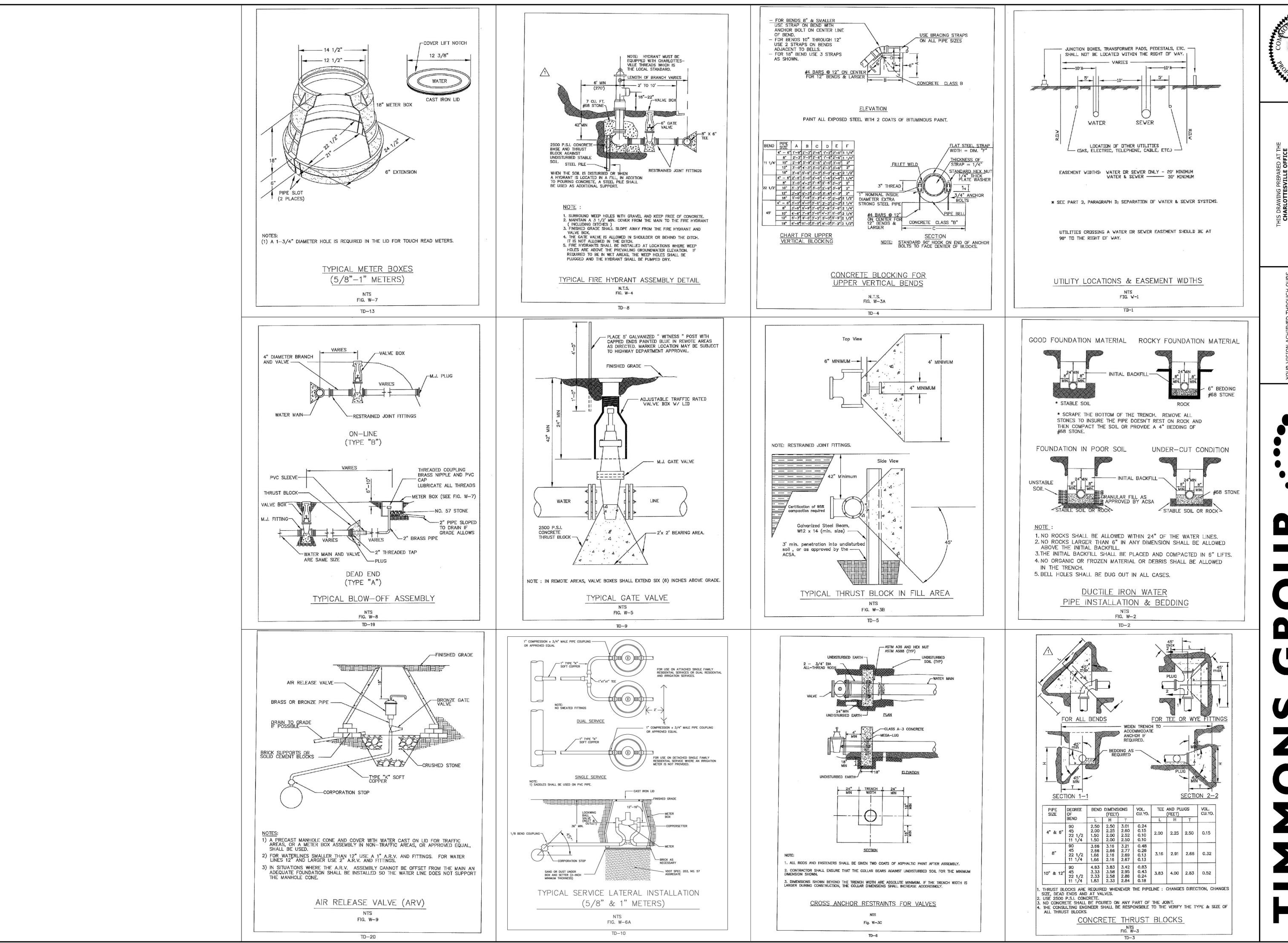
stormwater facilities (reference Water Protection Ordinance 17-422). It is preferable that the construction record drawing be prepared by someone other than the designer. Please do not provide design drawings as construction record drawings.

- A. A signed and dated professional seal of the preparing engineer or surveyor.
- B. The name and address of the firm and individual preparing the drawings on the title sheet. C. The constructed location of all items associated with each facility, and the inspection records to verify
- proper dimensions, materials and installation. The items include, but are not limited to the following: . Inspection Records and photographs for pipe trenches and bedding, including underdrains.
- 2. Video Pipe Inspection for any pipes which are not accessible or viewable.
- Updated Location with geo-coordinates of all facilities.
- 4. Verified Drainage Area maps for the drainage area treated, and for drainage to the facilities.
- 5. Current physical and topographic survey for all earthen structures. Ponds should include a survey of the pond bottom. Surveys should verify pond volumes are per design. Corrections may be required for alterations from the design. 6. Plants, location and type.
- 7. Plans and profiles for all culverts, Pipes, Risers, Weirs and Drainage Structures Display the installed type of drainage structures, culvert/pipe size, weirs, materials, inlets or end treatment(s), inlet and outlet protection, alignment and invert elevations compared to design. 8. Computations: For significant deviations from design, provide sealed computations verifying that
- the as-built condition is equivalent or better than design, 9. Ditch Lines - Display the constructed location of all ditch lines and channels, including typical
- sections and linings. 10. Easements - Show all platted easements with dead book references labeled. Facilities and drainage must be within platted easements, Provide copies of recorded documents, 11. Guardrail, fences or other safety provisions - Display the constructed location of all safety
- provisions; fences, guardrail, including the type, length and applied end treatments, compared to 12. Material layers - biofilter media, stone layers, sand layers, keyways and cores must be verified as to
- material types and depths. Include inspection reports, boring or test pit reports and materials certifications. Biofilter media must be an approved state mix.
- 13. Access roads show location of access roads, surface treatment, drainage, etc, as applicable. 14. Compaction reports are required to verify fill compaction in dams.

15. Manufacturers certifications for proprietary BMP's certifying proper installation and functioning.

i. Signs – Show all installed signs and pavement markings. Include any pedestals or other features.

1 Nov 2011



JEREMY L. FOX Lic. No. 60786 01/26/23

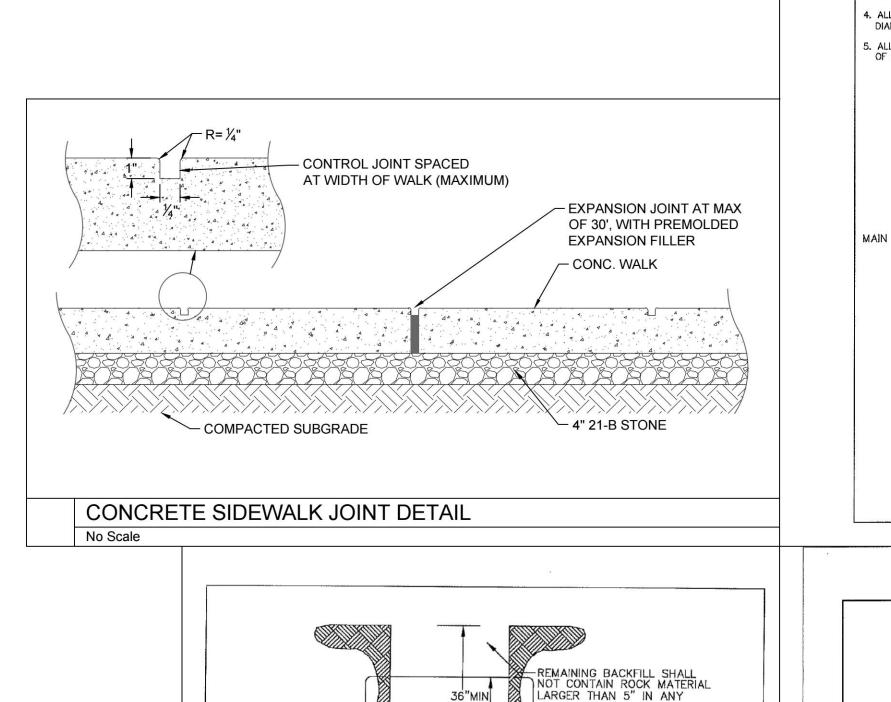
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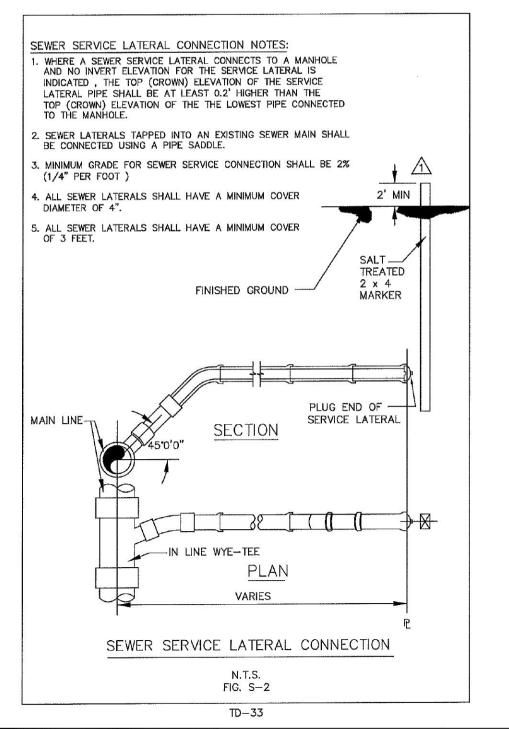
01/26/2023 DRAWN BY A. MABEE **DESIGNED BY** J. FOX CHECKED BY J. FOX

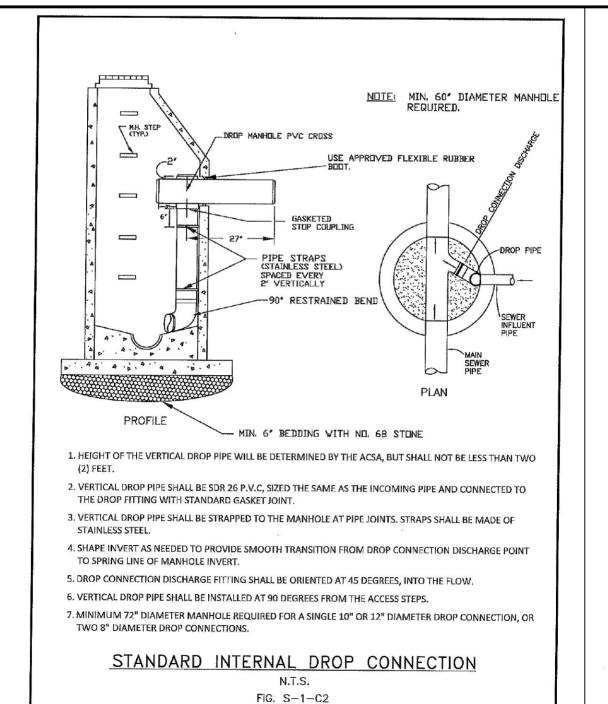
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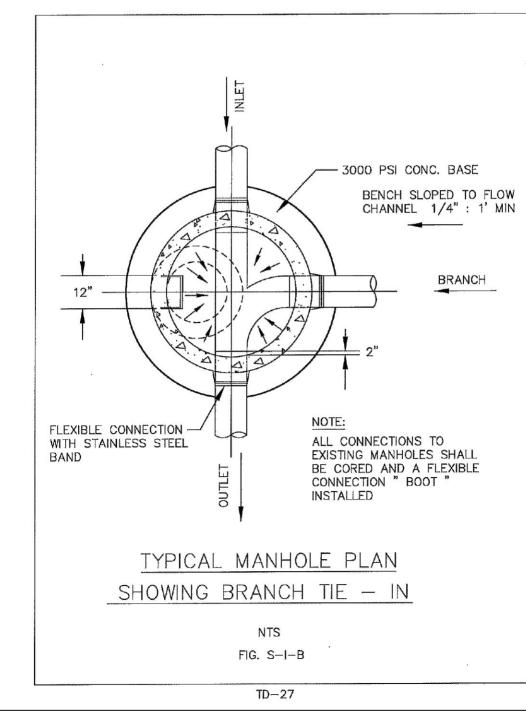
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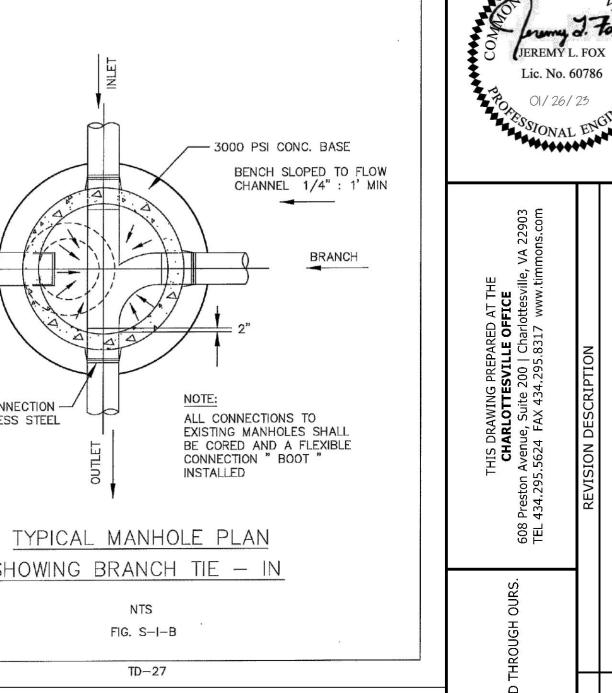
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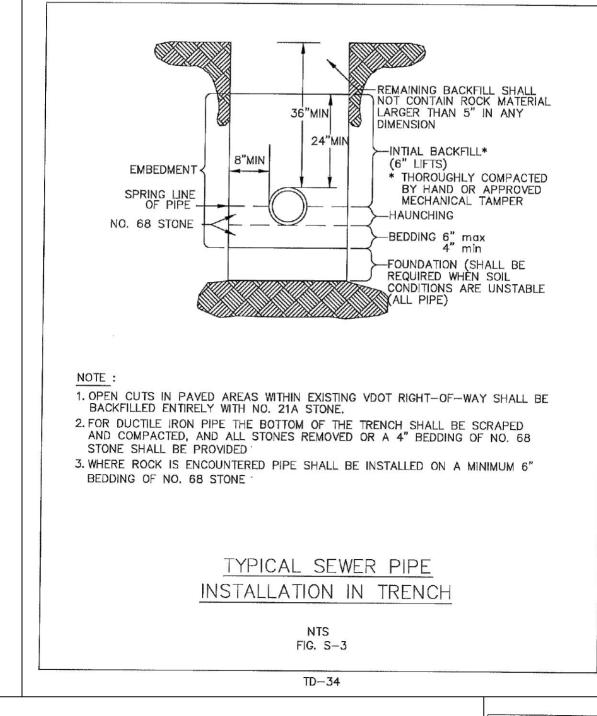


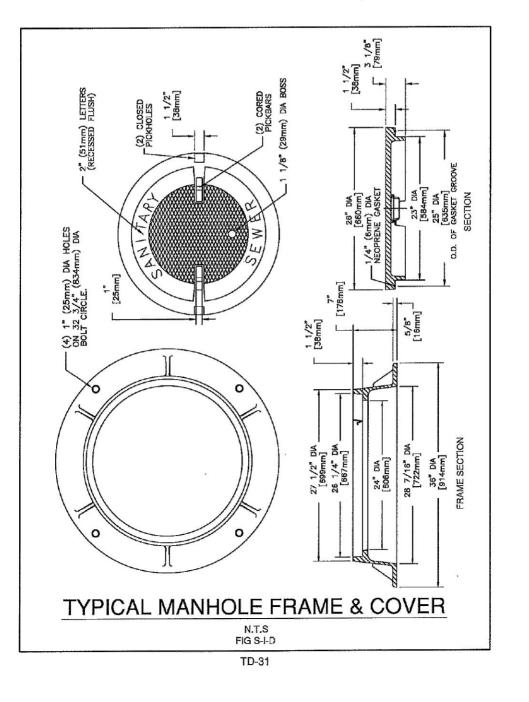


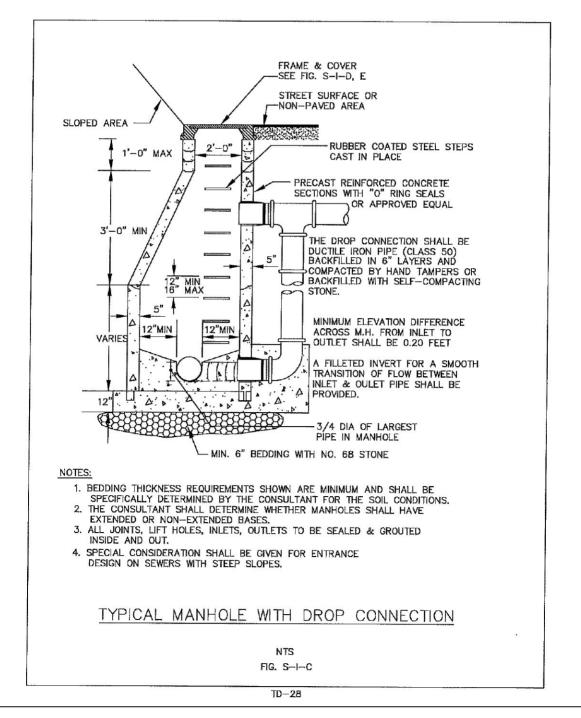




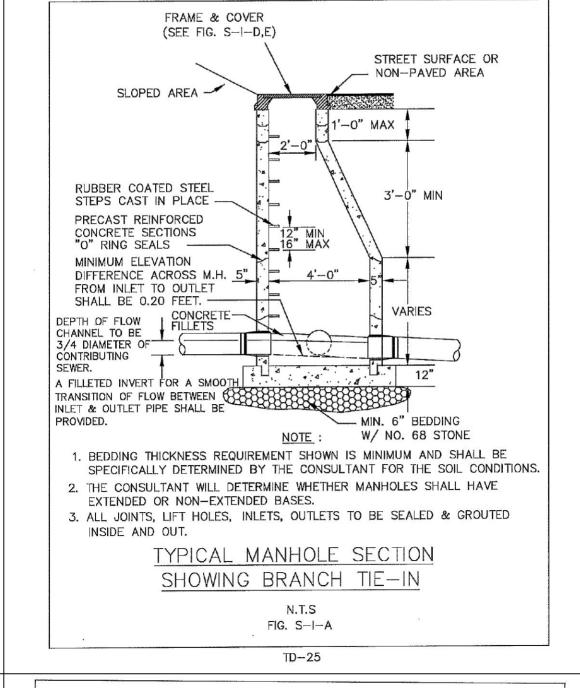


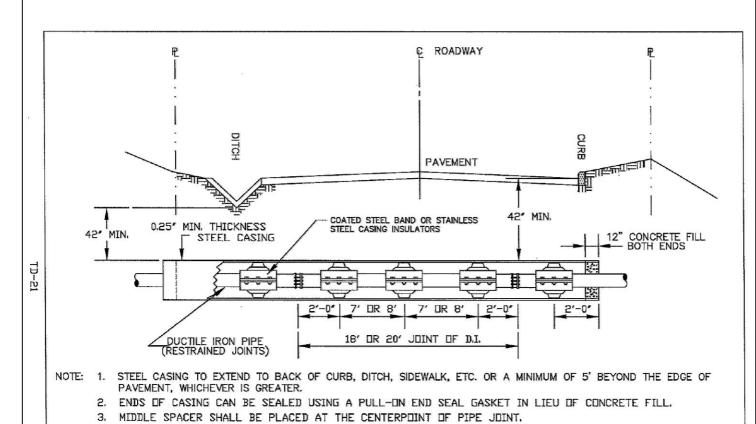




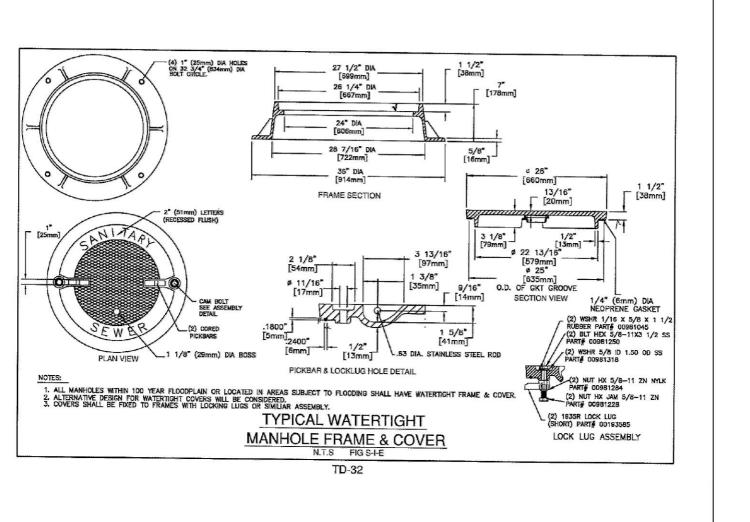


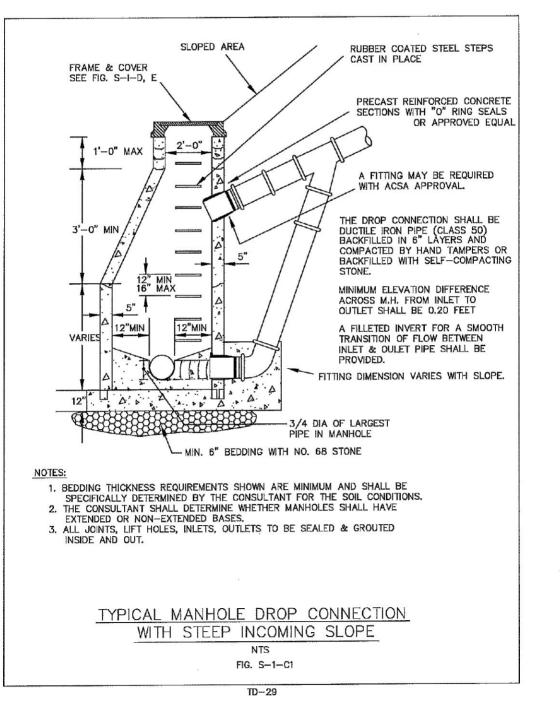
TD-30

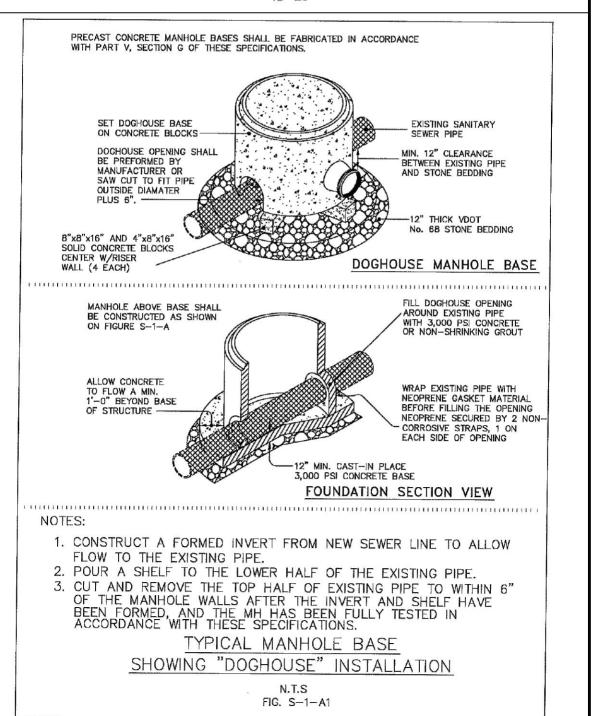




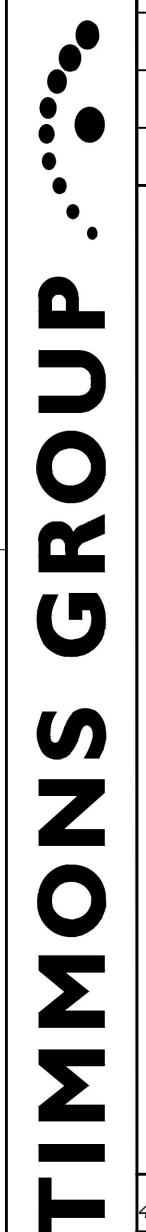
TYPICAL STEEL SLEEVE INSTALLATION UNDER ROADWAYS N.T.S







TD-26



DATE

01/26/2023

DRAWN BY

A. MABEE

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CHECKED BY

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SCALE

JOB NO. 9639.003 SHEET NO. C1.2

