INITIAL SITE DEVELOPMENT PLAN

RIVER'S EDGE

SDP NUMBER PENDING

TAX MAP 32, PARCEL 5A, 5A-1

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
(10)	(10)	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	x[ic]	SPOT ELEVATION
311.5 TC x	x[tc]	TOP OF CURB ELEVATION
311.5 TW x	x[tw]	TOP OF WALL ELEVATION
311.5 BW x	x[bw]	BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RD	RD	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

Rivers Edge Holdings LLC & Rivers Edge Associates LLC
2027 Woodbrook Court
Charlottesville VA, 22901

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

Planned Residential District
ZMA201800018 approved on August 5, 2020
SP201800023 approved on August 5, 2020
Airport Impact Area, Dam Break Inundation Zone (State), Entrance Corridor, Steep Slopes - Managed & Preserved

STEEP SLOPES DISTURBANCE NOTES

The property is subject to SP2018-23 approved on August 5, 2020. Per SP2018-23, a maximum area of 39,100 SF of preserved slopes disturbance is permitted. Approximately 19,883 SF of disturbance is proposed with this SDP submission. See C7 for exhibit of disturbance.

MAGISTERIAL DISTRICT

Rivanna

SOURCE OF TITLE

DB 1528 PG 326
DB 2987 PG 423

BUILD-TO LINES

Per approved ZMA201800018, residential build-to lines are provided as follows:
50' from US Route 29
5' from parking areas, travelways, accessways, and pedestrian paths

BUILDING HEIGHT

Per approved ZMA201800018, maximum building height is 35'.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary provided by plat of record

Road topographic survey provided by:
Roger W. Ray & Associates, Inc.
663 Berkmar Court
Charlottesville, VA 22901
September 11, 2018

Two (2) foot contours provided by:
LIDAR, Virginia Information Technologies Agency & Virginia Geographic Information Network

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property is located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the North Fork Rivanna Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

GENERAL CONSTRUCTION NOTES

1. Prior to any construction within any existing 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 the 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 acheived.
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).

GENERAL WATER & SEWER NOTES

1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 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.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

EXISTING USE

Single Family Residential

PROPOSED USE

100 size-restricted units ((50) 1-bedroom units & (50) 2-bedroom units)
Gross Density = 100/32.52 = 3 DUA

LAND USE SCHEDULE

EXISTING	Area	%
Building	13,309 SF	0.9%
Pavement	58,595 SF	4.2%
Sidewalk	0 SF	0%
Impervious Total	71,904 SF	5.1%
Open Space	1,344,667 SF	94.9%
Total=	1,416,571 SF	(32.52 ac.)

PROPOSED	Area	%
Building	48,128 SF	3.3%
Pavement	100,953 SF	14%
Sidewalk	17,795 SF	1.3%
Impervious Total	166,876 SF	18.6%
Open space	1,249,694.8 SF	81.4%
Total=	1,416,571 SF	(32.52 ac.)

PARKING SCHEDULE

Multi-family units: One bedroom, 1.50 spaces/unit, 50 units total = 75 parking spaces
Two bedroom, 2 spaces/unit, 50 units total = 100 parking spaces
Total 175 parking spaces required , 163 parking spaces provided
12% Parking Reduction requested

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance.

LANDSCAPE

Landscape shall comply with Section 4.32.7.9 of the Albemarle County Zoning Ordinance.

RECREATION

Recreation shall comply with Section 4.16 of the Albemarle County Zoning Ordinance. Per the approved ZMA201800018, natural alternatives may replace minimum facilities as required by Section 4.16.2, to be approved by the director of planning and community development.
Total recreational area is 18,257 SF of natural playscape area with approximately 3,617 LF of walking trails

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

ITE TRIP GENERATION

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Multifamily Housing (Mid-Rise)	221	100	9	27	36	27	17	44	543

VICINITY MAP SCALE : 1"=500'

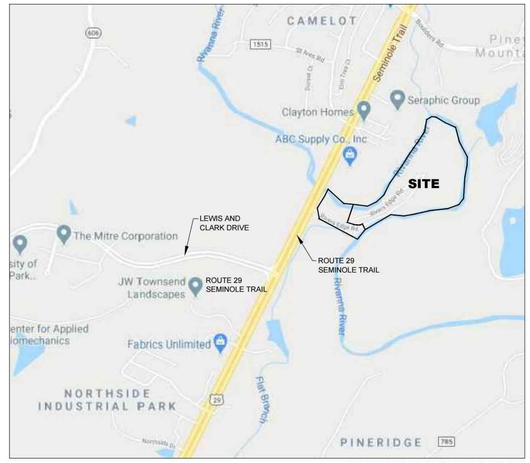


IMAGE PROVIDED BY GOOGLE MAPS

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C9 SITE PLAN
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C11 GRADING & UTILITY PLAN
C12 NATURAL PLAYSCAPE LAYOUT
C13 LANDSCAPE & SITE DETAILS

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT

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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN T. SHIMP
LIC. NO. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.12.07
REVISION:
2020.12.15

FILE NO.
15.064

COVER

C1

ORDINANCE NO. 20-A(9)
ZMA 2018-00018

AN ORDINANCE TO AMEND THE ZONING MAP FOR TAX PARCELS 03200-00-00-005A1 AND 03200-0000-005A0

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2018-00018 and their attachments, including the application plan last revised on April 14, 2020, the information presented at the public hearing; any written comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code §§ 18-19.1 and 18-33.27, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2018-00018 with the application plan last revised on April 14, 2020.

***

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to zero, as recorded below, at a regular meeting held on August 5, 2020.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	____
Ms. LaPisto-Kirtley	Y	____
Ms. Mallek	Y	____
Ms. McKeel	Y	____
Ms. Palmer		Absent
Ms. Price	Y	____

RESOLUTION TO APPROVE
SP 201800023 RIVER'S EDGE

BE IT RESOLVED that, upon consideration of the staff reports prepared for SP 201800023 and all of their attachments, the information presented at the public hearings, the additional data submitted by the applicant, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-30.7.1, 18-30.7.4(b)(2), and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 201800023, subject to the conditions attached hereto.

***

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to zero, as recorded below, at a regular meeting held on August 5, 2020.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	____
Ms. LaPisto-Kirtley	Y	____
Ms. Mallek	Y	____
Ms. McKeel	Y	____
Ms. Palmer		Absent
Ms. Price	Y	____

SP2018-23 River's Edge Special Use Permit Conditions

1. The limits of disturbance within the Preserved Steep Slopes Overlay District are to be limited to the sizes, locations, and extents of disturbance as proposed in the "River's Edge: Steep Slopes Disturbance" application prepared by Shimp Engineering, P.C. and dated February 28, 2020.
2. Improvements related to stormwater, drainage, and grading shown on the final site plan and water protection ordinance plan for River's Edge must be in general accord with the improvements and grading shown on the exhibits "River's Edge: Road Grading + Profile" and "River's Edge: Conceptual Stormwater" in the "River's Edge: Zoning Map Amendment Application Plan" application prepared by Shimp Engineering, P.C. and dated February April 14, 2020.
3. Any blasting of rock must be performed subject to a blasting plan reviewed and approved by the County Engineer and other Authorities having jurisdiction, prior to commencing such activity.
4. Two-layer erosion and sediment control measures will be installed around the perimeter of the site, where feasible, at the discretion of the County Engineer.
5. Erosion and sediment control basins and traps may not be located within the floodplain limits.

RESOLUTION TO APPROVE THE RIVER'S EDGE
REQUEST FOR A CENTRAL SEWERAGE SYSTEM
ON TAX PARCELS 03200-00-00-005A1 AND 03200-00-00-005A0

NOW BE IT RESOLVED that, upon consideration of the staff report prepared for this request and all of its attachments, the information presented to the Board of Supervisors, and the factors relevant to central sewerage systems in County Code Chapter 16 and the Albemarle County Comprehensive Plan, the Albemarle County Board of Supervisors hereby approves the request for a central sewerage system on Tax Parcels 03200-00-00-005A1 and 03200-00-00-005A0, subject to the conditions contained herein.

***

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to zero, as recorded below, at a regular meeting held on August 5, 2020.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	____
Ms. LaPisto-Kirtley	Y	____
Ms. Mallek	Y	____
Ms. McKeel	Y	____
Ms. Palmer		Absent
Ms. Price	Y	____

The River's Edge Central Sewerage System Conditions

1. The central sewerage system must be established and operated in accord with the Preliminary Central Sewage System Plan prepared by Shimp Engineering, P.C., last revised on July 24, 2020, and with DEQ's Reliability Classification Worksheet for Sewerage Pump Stations completed by Shimp Engineering, P.C.;
2. Before any building permits may be issued for dwelling units to be served by this sewerage facility, the facility must be either (a) fully completed and authorized for use or (b) bonded with the County;
3. The Owner(s) of Tax Parcel 03200-00-00-005A1 and 03200-00-00-005A0 assume full responsibility for the proper operation and maintenance of the sewerage system; and
4. If requested by the County Engineer, the Owner must demonstrate annually to the County Engineer full compliance with all State operation and maintenance requirements.

INITIAL SITE DEVELOPMENT PLAN
RIVER'S EDGE

SDP NUMBER PENDING

TAX MAP 32, PARCEL 5A, 5A-1

ALBEMARLE COUNTY, VIRGINIA

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT

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COMMONWEALTH OF VIRGINIA
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INITIAL SITE DEVELOPMENT PLAN
RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.12.07
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PROFFER, SPECIAL USE PERMITS, & CONDITIONS

C2

TMP 32-5F
SERAPHIC HOLDING LLC
DB 4040-587
ZONE: LIGHT INDUSTRY
USE: COMMERCIAL
16.41 AC

TMP 32-5C
CHIRO LLC
DB 3583-640
ZONE: HEAVY INDUSTRY
USE: COMMERCIAL
4.08 AC

TMP 32-5D
CHIRO LLC
DB 4689-444
ZONE: LIGHT INDUSTRY
USE: PUBLIC
1.19 AC

TMP 32-5E
ALBEMARLE COUNTY SERVICE AUTHORITY
DB 4830-398
ZONE: LIGHT INDUSTRY
USE: COMMERCIAL
0.64 AC

TMP 32-5G
UNITED STATES OF AMERICA C/O US ARMY ATTN: REAL ESTATE DIVISION
DB 1595-132
ZONE: LIGHT INDUSTRY
USE: OFFICE
28.88 AC

TMP 32-5A1
RIVERS EDGE ASSOCIATES, LLC
DB 1528-356
DB 752-714 PLAT
DB 752-709 PLAT
ZONE: PRD
USE: RESIDENTIAL
27.71 AC

TMP 32-5A
RIVERS EDGE ASSOCIATES, LLC
DB 2987-423
DB 752-709 PLAT
ZONE: PRD
USE: RESIDENTIAL
4.81 AC

TMP 32-5B
SEMINOLE NORTH LLC
DB 4671-452 PLAT
DB 4328-674
DB 3963-706 PLAT
ZONE: LIGHT INDUSTRY
USE: COMMERCIAL
16.80 AC

TMP 32-5A
RIVERS EDGE ASSOCIATES, LLC
DB 2987-423
DB 752-709 PLAT
ZONE: PRD
USE: RESIDENTIAL
4.81 AC

TMP 33-15
NEXT GENERATION LLC
DB 1534-611
ZONE: RURAL AREAS
USE: OPEN
89.08 AC

TMP 32-15C4
UNITED STATES OF AMERICA C/O US ARMY CORPS/EXEC OFFICE/COUNSEL
DB 3237-088
ZONE: RURAL AREAS
USE: FOREST
466.67 AC

DAM BREAK INUNDATION ZONE (STATE)

DAM BREAK INUNDATION ZONE (STATE)

SHEET C4

SHEET C5

80 0 80 160 240
Scale: 1"=80'

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RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA

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EXISTING CONDITIONS OVERVIEW

C3



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INITIAL SITE DEVELOPMENT PLAN

RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA

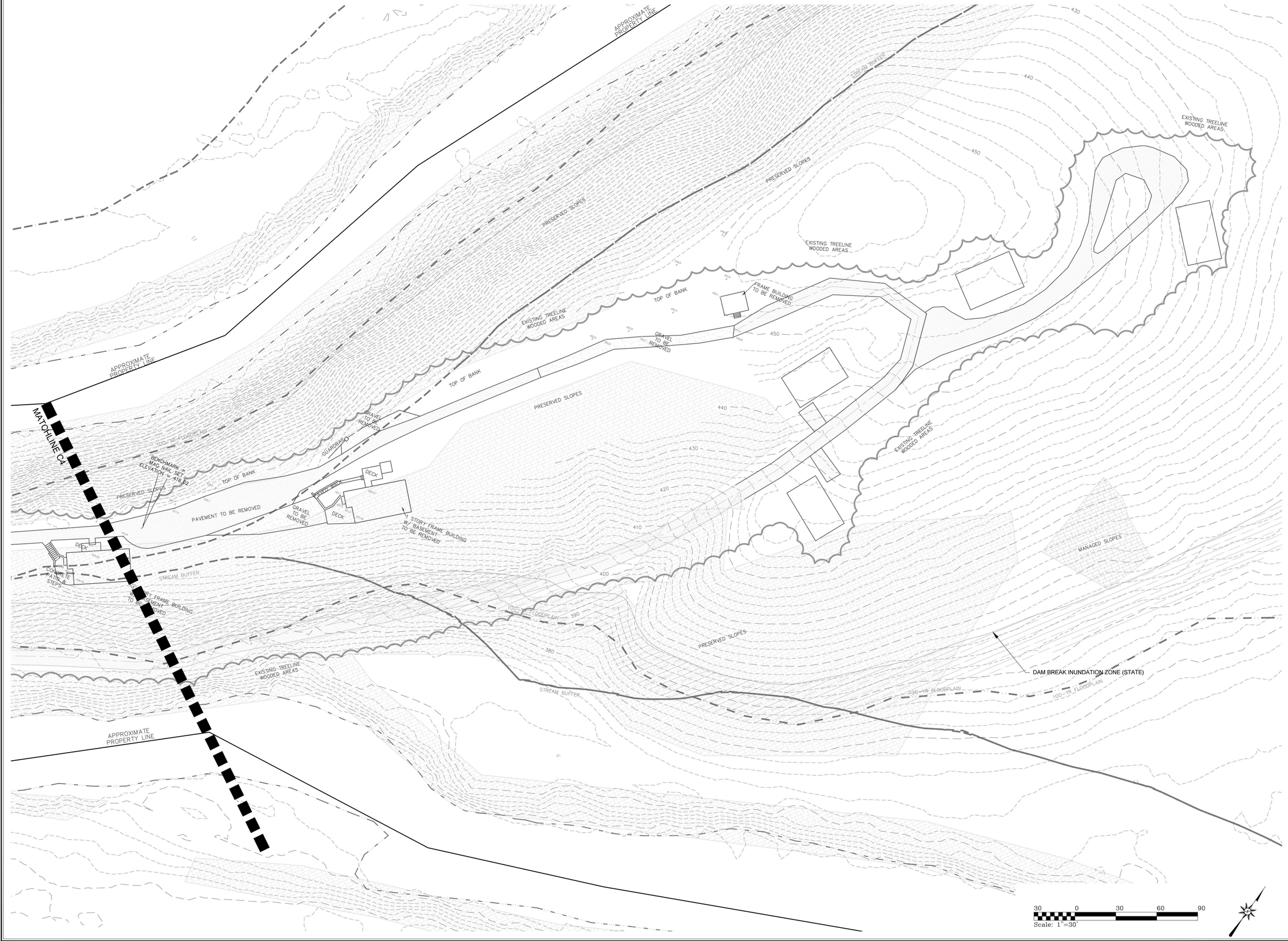
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EXISTING CONDITIONS

C4



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INITIAL SITE DEVELOPMENT PLAN

RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA

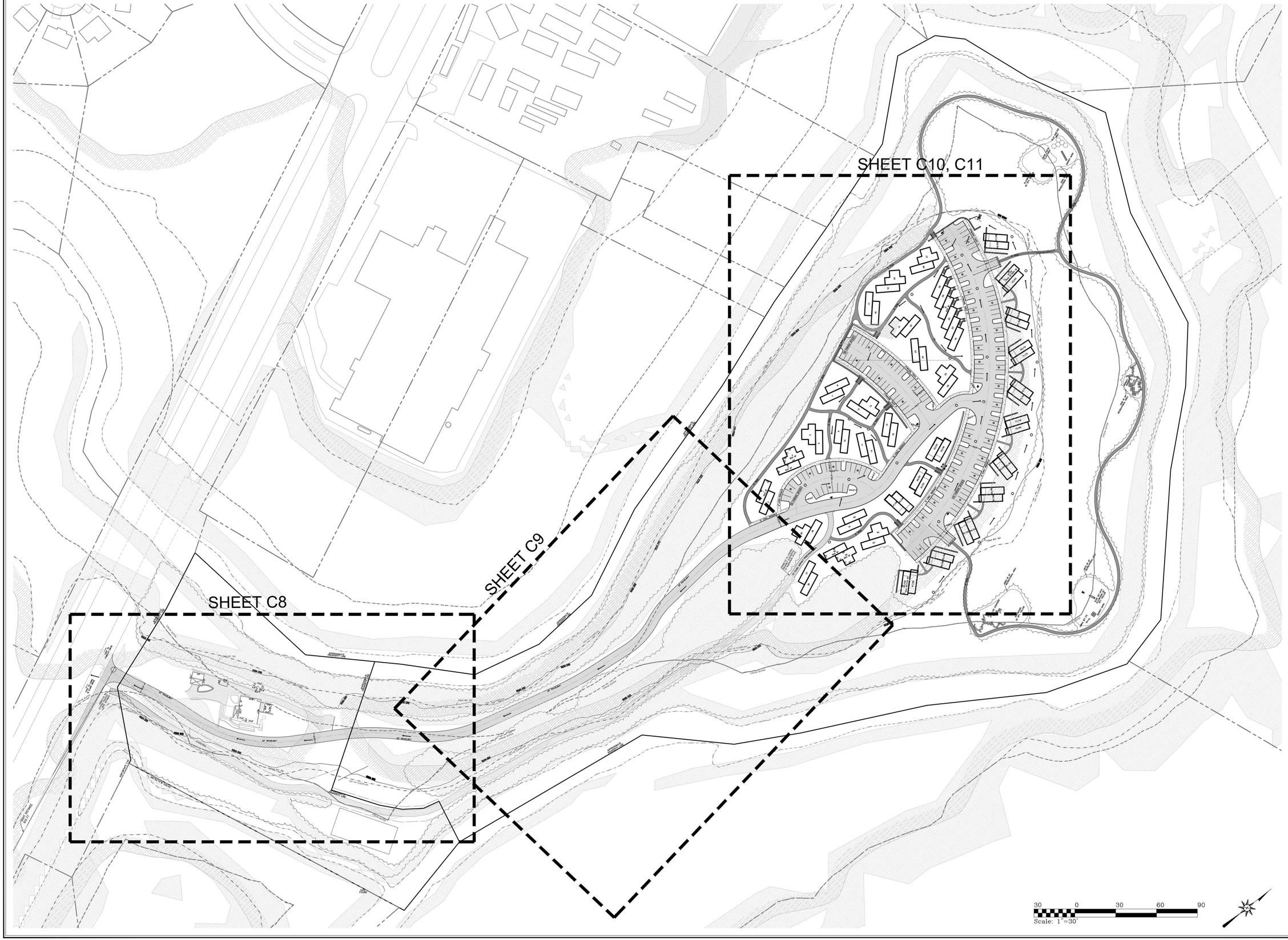
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EXISTING CONDITIONS

C5



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ALBEMARLE COUNTY, VIRGINIA

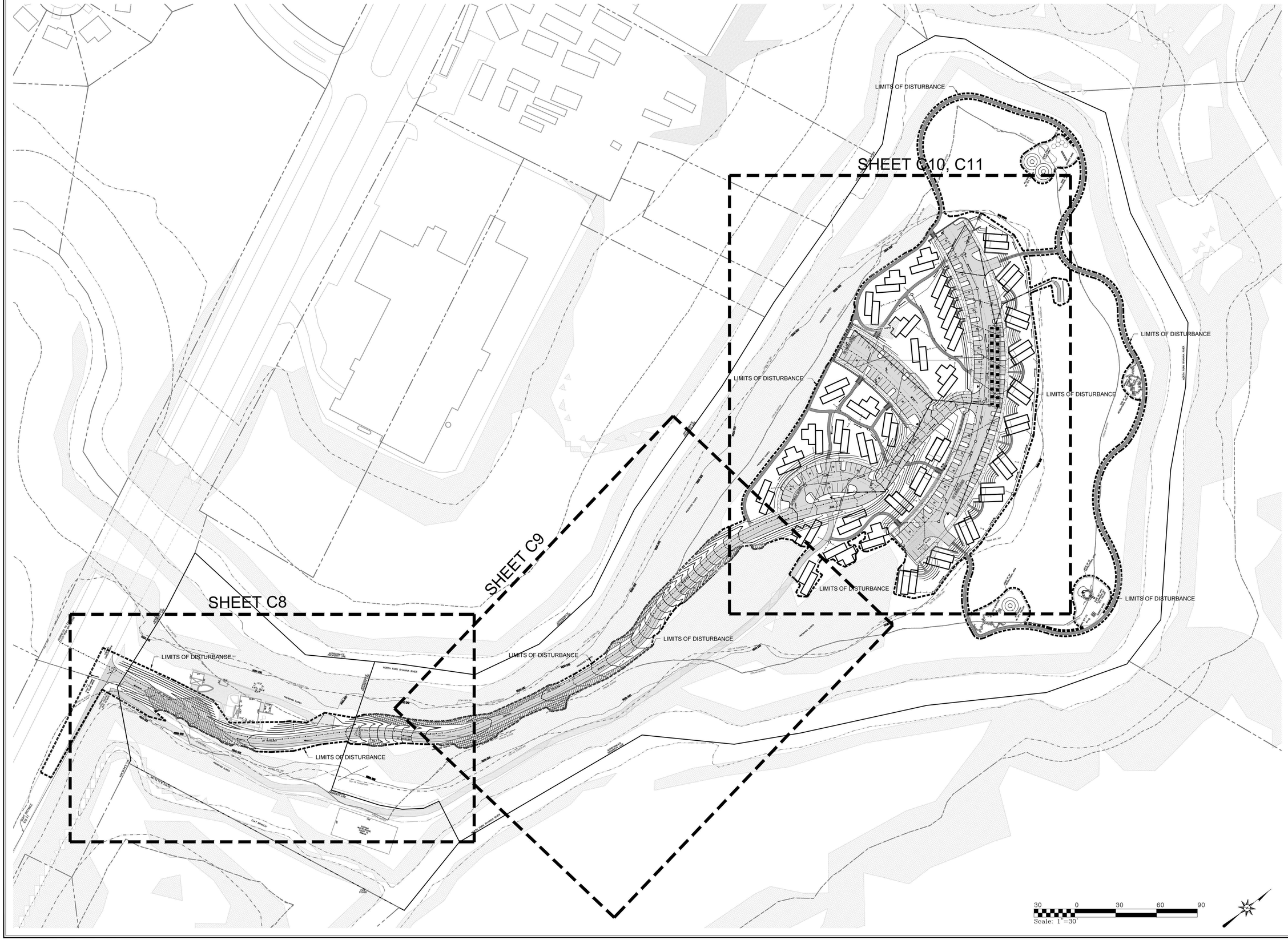
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SITE PLAN: OVERVIEW

C6



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INITIAL SITE DEVELOPMENT PLAN

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ALBEMARLE COUNTY, VIRGINIA

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15.064

PRESERVED SLOPES DISTURBANCE

C7

DETAIL A, THIS SHEET

TX ACSA MANHOLE CONNECTS TO 18" DI SANITARY

CONNECTS TO EXISTING 12" CAST IRON WATER LINE

JACK + BORE STEEL CASING UNDER 29 FOR WATER AND SEWER

8" GRAVITY MAIN(TYP.)

US ROUTE 29 SEMINOLE TRAIL

1260' TO CAMELOT DRIVE

1043' TO LEWIS & CLARK DRIVE

STREAM BUFFER

CONNECTS TO FUTURE 'COUNTRY TRAIL' NETWORK

NEW ACSA MANHOLE

100-YR FLOODPLAIN

FEMA BFE

FEMA BFE 392

FEMA BFE 386

APPROXIMATE PROPERTY LINE

NORTH FORK RIVANNA RIVER

DAM BREAK INUNDATION ZONE (STATE)

20' TRAVELWAY

3" FORCE MAIN

PRESERVED SLOPES

PEDESTRIAN PATH

MATCHLINE C9

N26°58'54"E 7.10'

N61°52'15"W 528.04'

FLAT BRANCH

TMP 32-22K1
INCHEON HOLDINGS, LLC
DB 3678-498
DB 1663-652 PLAT
ZONE: RURAL AREAS
USE: FOREST
2.22 AC

EXISTING MULTIPURPOSE COURT TO REMAIN

55'

120'

ZONE: LIGHT INDUSTRIAL
USE: OFFICE
16.80 AC

DETAIL AT 'A'

US ROUTE 29
SEMINOLE TRAIL

SIGHT DISTANCE 610 FT

1043' TO LEWIS & CLARK DRIVE

1260' TO CAMELOT DRIVE

CONNECTS TO FUTURE 'COUNTRY TRAIL' NETWORK

30 0 30 60 90
Scale: 1"=30'

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT

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INITIAL SITE DEVELOPMENT PLAN

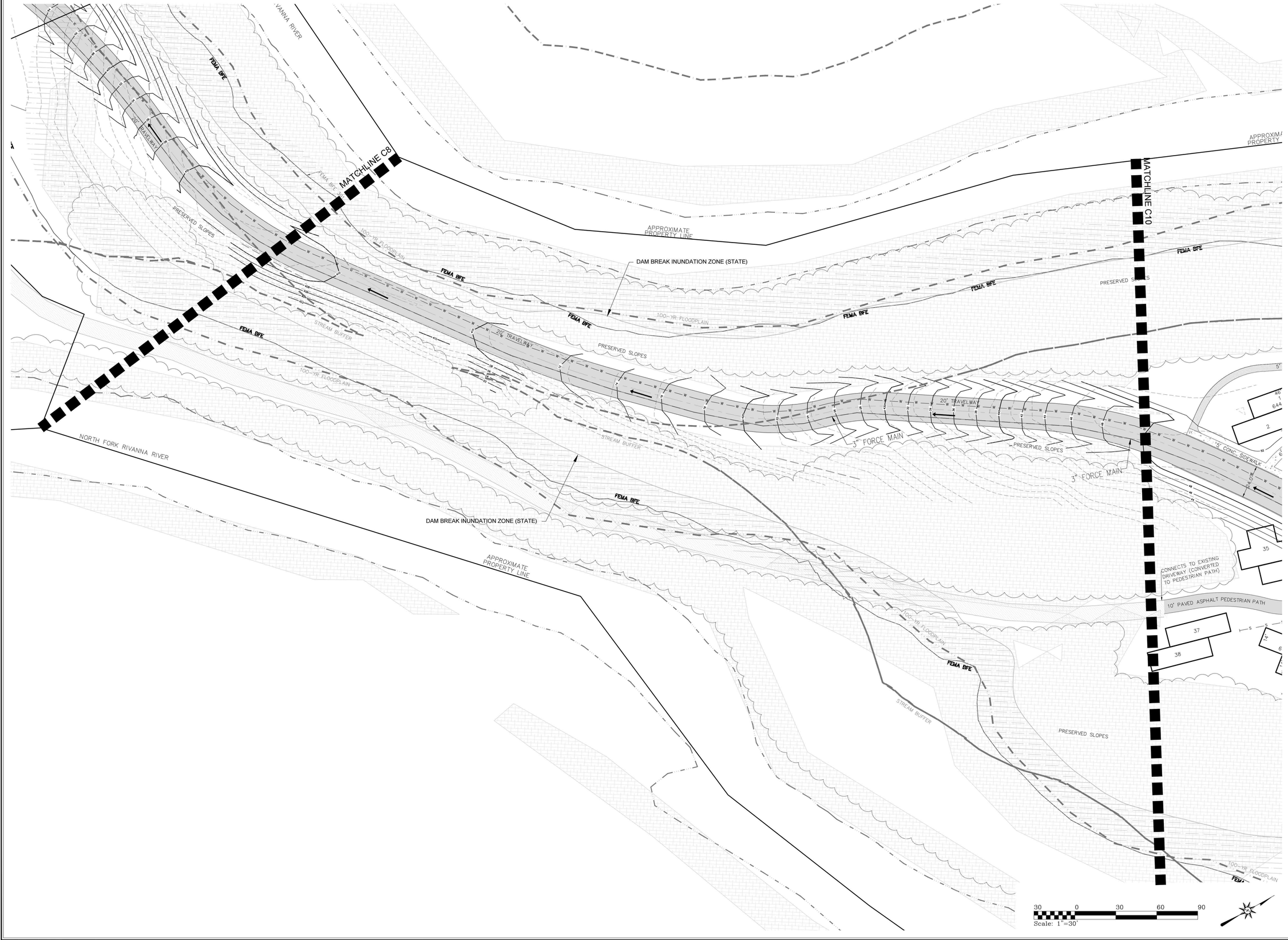
RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA
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SITE PLAN

C8



SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT

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COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
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PROFESSIONAL ENGINEER
FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

RIVER'S EDGE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.12.07

REVISION:
2020.12.15

FILE NO.
15.064

SITE PLAN

C9

MATCHLINE C9

NORTH FORK RIVANNA RIVER

FEMA BFE

FEMA BFE 390

FEMA BFE 389

FEMA BFE 388

FEMA BFE 387

PRESERVED SLOPES

STREAM BUFFER

100-YR FLOODPLAIN

DAM BREAK INUNDATION ZONE (STATE)

3" FORCE MAIN

5' TRAIL

6' CONC. SIDEWALK

5' CONC. SIDEWALK

MANAGED SLOPES

24' PARKING SPACES

38 PARKING SPACES

101 PARKING SPACES

CONNECTS TO EXISTING DRIVEWAY (CONVERTED TO PEDESTRIAN PATH)

10' PAVED ASPHALT PEDESTRIAN PATH

4" SAN LAT (TYP>)

8" GRAVITY MAIN(TYP)

PUMP STATION W. UNDERGROUND WET WELL

ENGINEERED LEVEL SPREADER

LOG STEPPERS

5850 SF OF RECREATIONAL AREA

TW 414

BW 408

Scale: 1"=30'

SHIMP ENGINEERING P.C.
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SITE & UTILITY PLAN

C10

MATCHLINE C9

FEMA BFE

FEMA BFE 390

FEMA BFE

FEMA BFE

FEMA BFE

DAM BREAK INUNDATION ZONE (STATE)

FEMA BFE 389

3" FORCE MAIN

24 PARKING SPACES

38 PARKING SPACES

4" SAN LAT (TYP.)

8" GRAVITY MAIN(TYP)

3" FORCE MAIN

PUMP STATION W. UNDERGROUND WET WELL

FEMA BFE

FEMA BFE 388

TW 414

BW 408

101 PARKING SPACES

4" SAN LAT (TYP.)

8" GRAVITY MAIN(TYP)

ENGINEERED LEVEL SPREADER

FEMA BFE 387

FEMA BFE

LOG STEPPERS

5850 SF OF RECREATIONAL AREA

30 0 30 60 90

Scale: 1"=30'

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GRADING & UTILITY PLAN

C11

24 PARKING SPACES

101 PARKING SPACES

4" SAN LAT (TYP.)

8" GRAVITY MAIN(TYP)

3" FORCE MAIN

PUMP STATION W/ UNDERGROUND WET WELL

FEMA BFE

FEMA BFE 388

FEMA BFE 387

ENGINEERED LEVEL SPREADER

TW 414

BW 408

12.0%

2.0 %

PLAYMOUNDS W/ OPT. HOLLOW

LOOSE PARTS PLAY AREA

PLAY SHELTER AREA

MONKEY BARS

5595 SF OF RECREATIONAL AREA

LOG STEPPERS

5850 SF OF RECREATIONAL AREA

PLAYMOUND W/ OPT. HOLLOW

1836 SF OF RECREATIONAL AREA

4976 SF OF RECREATIONAL AREA

SWING SET (4)

SLIDE SET INTO PLAYMOUND W/ OPT. HOLLOW

30 0 30 60 90

Scale: 1"=30'

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NATURAL PLAYSCAPE LAYOUT

C12

PROPOSED LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Caliper/Height	Quantity	Canopy	Total Canopy SF
	Large Shade Tree	Quercus bicolor	Swamp White Oak	1½"	25	299	7475
	Large Shade Tree	Liriodendron tulipifera	Tulip Poplar	1½"	6	387	2322
	Large Shade Tree	Fagus grandifolia	American Beech	1½"	32	227	7264
						TOTAL PROPOSED CANOPY	17061

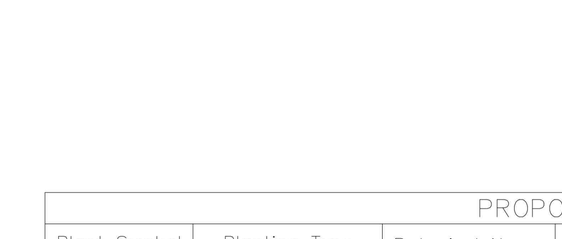
LANDSCAPING REQUIRED:

SITE REQUIREMENT (32.7.9.8): 20% CANOPY REQUIRED.
SITE AREA: 283,314.2 SF
SITE AREA: 283,314.2 SF x 20% = 56,662.8 SF
CANOPY REQUIRED: 56,662.8 SF
CANOPY PROVIDED: 17,061 SF
EXISITNG TREELINE : + 711,530 SF
728,591 SF PROVIDED

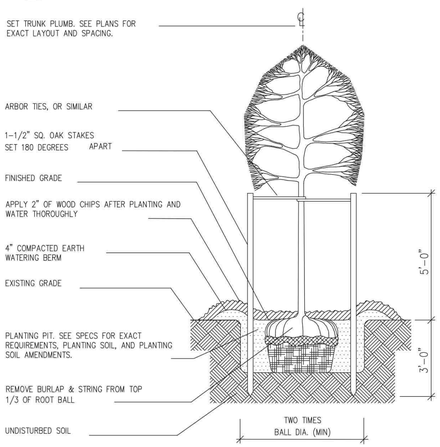
INTERIOR/PARKING LANDSCAPE (32.7.9.6): 5% OF PARKED PAVED AREA.
100953.2 SF x 5% = 5,047.6 SF
REQUIRED: 5,047.6 SF
PROVIDED: 11,108 SF

INTERIOR/PARKING LANDSCAPE (32.7.9.6): LARGE SHADE TREES (1"–1¼" MIN. CAL.)
162 PARKING SPACES (162/10 = 16.2)
REQUIRED: 16 LARGE SHADE TREES
PROVIDED: 47 LARGE SHADE TREES

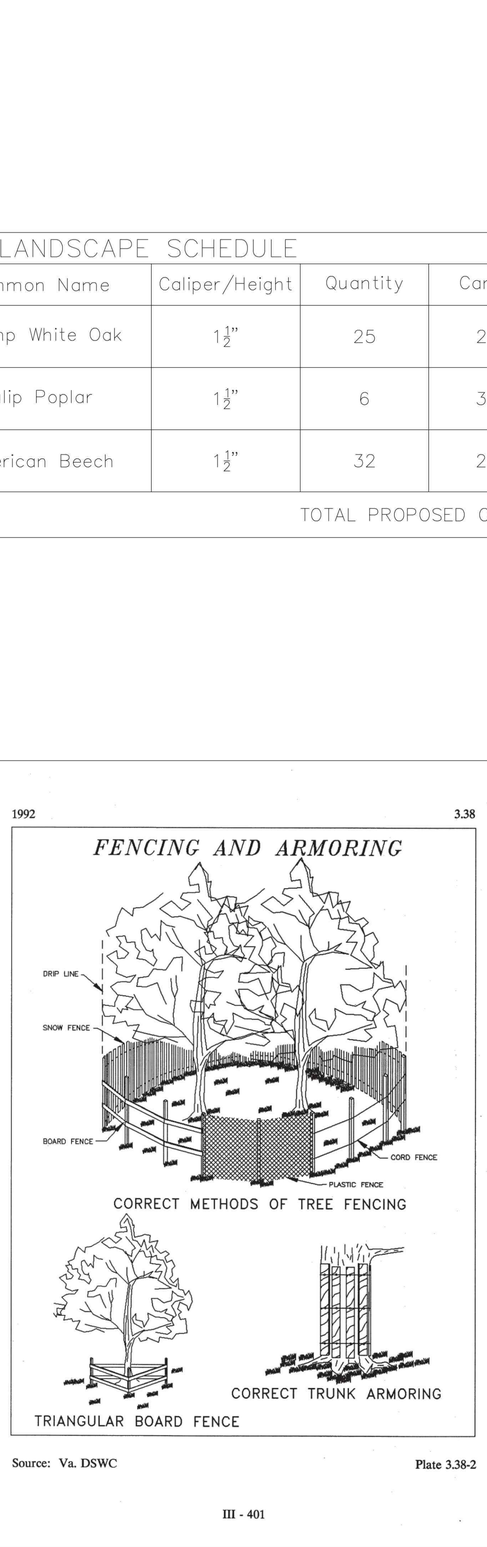
NOTES:
1. Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
2. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
3. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
4. Visibility of all mechanical equipment from the entrance corridor must be eliminated.



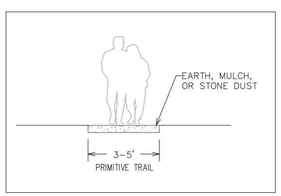
1 C13 SHRUB PLANTING DETAIL
Not To Scale



2 C13 TREE PLANTING DETAIL
Not To Scale



3 C13 TREE PROTECTION FENCING



4 C13 TRAIL DETAIL
Scale: 1"=5'

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LANDSCAPE & SITE DETAILS

C13