© 2018 - LINE+GRADE, LLC

RIO HILL FACADE RENOVATIONS

MINOR SITE PLAN AMENDMENT

ALBEMARLE, VIRGINIA

PROJECT SUMMARY

NAME OF PROJECT: RIO HILL FAÇADE IMPROVEMENTS

PROJECT ADDRESS: 1750 RIO HILL CENTER
CHARLOTTESVILLE, VA 22901

DEVELOPMENT TYPE: BY-RIGHT REDEVELOPMENT

MAGISTERIAL DISTRICT: RIO

PROJECT SUMMARY: THIS PROJECT CONSISTS OF ANCILLARY SITE WORK NECESSARY TO CONSTRUCT FAÇADE IMPROVEMENTS ALONG THE EXISTING STRIP MALL BUILDINGS AT RIO HILL SHOPPING CENTER. WORK WILL BE CONTAINED TO BUILDING FACADES AND SIDEWALKS AT BUILDING ENTRANCES.

APPLICANT/OWNER:

CONTACT: JIM PAULUS
SCT RIO HILL LLC C/O THE SHOPPING CENTER GROUP (TSCG)
ADDRESS: 300 GALLERIA PARKWAY, 12TH FLOOR
ATLANTA, GA 30339
PHONE: (757) 722-2500
EMAIL: JIM.PAULUS@TSCG.COM

ENGINEER OF RECORD:

CONTACT: LINE AND GRADE CIVIL ENGINEERING
DANIEL C. HYER, PE
ADDRESS: 113 4TH STREET NE; STE 100
CHARLOTTESVILLE, VA 22902
PHONE: 434-262-0169
EMAIL: DHYER@LINE-GRADE.COM

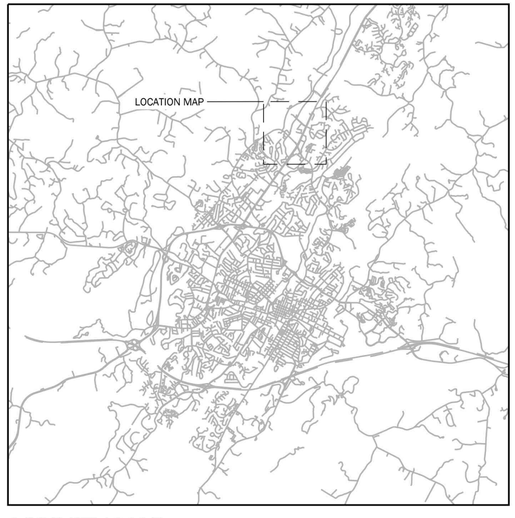
SOURCE OF SURVEY AND TOPOGRAPHY:

SOURCE: ACTUAL GROUND SURVEY
CONTACT: DRAPER ADEN ASSOCIATES
CHERYL STOCKTON
ADDRESS: 110 AVON STREET
CHARLOTTESVILLE, VA 22902
PHONE: 434-295-0700
EMAIL: CSTOCKTON@DAA.COM

PARCELS:

PARCEL ID: 04500-00-00-094A0
OWNER: SCT RIO HILL LLC C/O TSCG
CONTACT: 300 GALLERIA PARKWAY, 12TH FLOOR
ATLANTA, GA 30339
ZONED: PLANNED DEVELOPMENT SHOPPING CENTER (PD-SC)
OVERLAYS: ENTRANCE CORRIDOR, MANAGED STEEP SLOPES, AIRPORT IMPACT AREA
PROFFERS: YES. ZMA-1987-00007; ZMA-1994-00023; ZMA-2003-00008
LEGAL AREA: 30.986 AC

PROPOSED SITE PLAN REQUIREMENTS		ALLOWED OR REQ'D
BUILDING HEIGHT:		
	MAX HEIGHT ALLOWED (STEPBACK OF 15 FT AFTER 40 FT OF HEIGHT)=	65 FT
	MAX EXISTING BUILDING HEIGHT =	32 FT
	MAX PROPOSED BUILDING HEIGHT =	33 FT
SETBACKS:		
Sec. 4-20.a	MIN FRONT BUILDING SETBACK =	10 FT
	MAX FRONT BUILDING SETBACK =	NONE (ABUTS PRINCIPAL ARTERIAL)
	MIN SIDE AND REAR BUILDING SETBACK (ADJACENT TO RESIDENTIAL/RA/HISTORIC) =	50 FT
	MIN SIDE AND REAR BUILDING SETBACK (ADJACENT TO COMMERCIAL/INDUSTRIAL) =	NONE
	MAX SIDE AND REAR BUILDING SETBACK =	NONE
	MIN PARKING SETBACK (ADJACENT TO RESIDENTIAL/RA/HISTORIC) =	20 FT
	MIN PARKING SETBACK (ADJACENT TO FRONTAGE) =	10 FT
BUILDING FOOTPRINTS:		
	EXISTING BUILDING FOOTPRINT[1] =	311,200 SF
	PROPOSED BUILDING FOOTPRINT[2] =	303,800 SF
	[1] THIS INCLUDES ALL OVERHANGS, PROJECTIONS, AND CANOPIES.	
	[2] THIS CHANGE IS SOLELY DUE TO CANOPY AND FAÇADE MODIFICATIONS. NO USEABLE SQUARE FOOTAGE HAS BEEN ADDED OR SUBTRACTED FROM THE EXISTING USES ON THIS PARCEL.	
LAND USE:		
	EXISTING COMMERCIAL SPACE =	249,000 SF
	PROPOSED COMMERCIAL SPACE =	NO CHANGE
PARKING REQUIRED:		
	EXISTING PARKING SPACES =	1,266 SPACES
	PROPOSED PARKING SPACES =	NO CHANGE
TREE CANOPY COVER:		
		EXISTING PER APPROVED SITE PLAN NO CHANGES PROPOSED



VICINITY MAP
SCALE: 1" = 8,000'



LOCATION MAP
SCALE: 1" = 1,000'

DESIGN INFORMATION:

DESIGN MANUALS REFERENCED:
VDOT ROAD AND BRIDGE STANDARDS CURRENT EDITION
ALBEMARLE COUNTY DESIGN STANDARDS MANUAL

ADDITIONAL INFORMATION:
DISTURBANCE AREA: 0.035 AC (1,506 SF)
NOTE: THE DISTURBANCE AREA ABOVE HAS BEEN CALCULATED BY CONSIDERING THE FOOTPRINTS OF DEMOLISHED COLUMNS AND THE SMALL AMOUNT OF DISTURBANCE (<1 FT IN WIDTH) AT THE FACE OF BUILDING ALONG THE LENGTH OF THE PROJECT. WORK TO MODIFY COLUMNS THAT WILL REMAIN AND DEMOLITION OF OVERHANGS HAS NOT BEEN CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS PROJECT.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
C0.3	EXISTING CONDITIONS AND KEY MAP
C1.0	DEMOLITION PLAN - SOUTH
C1.1	DEMOLITION PLAN - SOUTHWEST
C1.2	DEMOLITION PLAN - NORTH
C2.0	SITE PLAN - SOUTH
C2.1	SITE PLAN - SOUTHWEST
C2.2	SITE PLAN - NORTH
X0.0	SURVEY
X0.1	SURVEY
X0.2	SURVEY
X0.3	SURVEY
X0.4	SURVEY
15	TOTAL SHEETS

SUBMITTAL LOG

SUBMISSION	DESCRIPTION	RECIPIENT	SUBMITTAL DATE
1	1ST SUBMISSION	DEPT. OF COMMUNITY DEVELOPMENT	10/05/2020
2	ARB REVISIONS	DEPT. OF COMMUNITY DEVELOPMENT	12/21/2020

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT DATE

DEPARTMENT OF ENGINEERING DATE

DEPARTMENT OF ZONING DATE

FIRE MARSHALL DATE

ALBEMARLE COUNTY SERVICE AUTHORITY DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

TITLE SHEET

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
LIC. NO. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

THE WORK OF LINE + GRADE

C0.0

© 2018 - LINE+GRADE, LLC

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (VDOT RBS&S), VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THE RULES AND REGULATIONS WATER AND SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR THE PLAN APPROVING AUTHORITY AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL ORDINANCES, CODES, AND LAWS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, MATERIALS, DIMENSIONS LOCATIONS AND EXISTING ELEMENTS TO REMAIN IN THE FIELD BEFORE PROCEEDINGS WITH ANY WORK. IF CONDITIONS VARY FROM WHAT IS REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
3. EXISTING CONSTRUCTION SHOWN IN THESE DRAWINGS SHALL BE USED AS RELATIVE REFERENCES AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR IF DEEMED CRITICAL FOR PROPER EXECUTION OF THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL MEASURES.
5. PROVIDE ADEQUATE PROTECTION FOR THE EXISTING BUILDINGS, BUILDING OCCUPANTS, VEHICLES AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE WITH OSHA AND ALL APPLICABLE STATE AND LOCAL CODES.
6. MATERIALS AND EQUIPMENT SHALL BE STORED IN APPROVED AREAS TO PREVENT IMPACTS ON VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEASURES TAKEN TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY IS PARAMOUNT.
7. EQUIPMENT AND MATERIALS SHALL BE STORED IN DESIGNATED AREAS AND SHALL NOT ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT OF WAY, OR ADJOINING GROUNDS.
8. ALL WORK AREAS SHALL BE CLEANED DAILY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS ADJACENT TO WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DAMAGES RESULTING FROM CONSTRUCTION ACTIVITIES.
10. SECTION CUTS AND DETAIL CALLOUTS INDICATED IN THE DRAWINGS ARE TYPICAL FOR THE PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AND HAVE NOT BEEN SHOWN EVERYWHERE THEY APPLY.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION.
13. SYMBOLS IN THE DRAWINGS ARE NOT TO SCALE.
14. ALL WORK SHALL BE LAID-OUT PRIOR TO INSTALLATION OF NEW WORK BASED ON MEASUREMENT OF EXISTING CONSTRUCTION AND EXISTING CONSTRUCTION DESIGNATED TO REMAIN AS PART OF THE PROJECT. DO NOT START INSTALLATION OF WORK UNTIL LAY-OUT IS COMPLETE AND POTENTIAL CONFLICTS HAVE BEEN IDENTIFIED AND ADDRESSED.
15. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING BUILDINGS AND ADJACENT GROUNDS AND PROPERTY CAUSE BY THE CARELESSNESS OR NEGLECT OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.
16. PROTECTION OF THE WORK: PROTECT EFFECTIVELY ALL MATERIALS AND EQUIPMENT DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
17. PROTECT EXISTING MATERIALS DURING INSTALLATION OF TEMPORARY PROTECTION AND CONSTRUCTION. DO NOT DEFACE OR REMOVE EXISTING MATERIALS IF INTENDED TO STAY. ATTACHMENTS OF TEMPORARY PROTECTION TO EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
18. OBTAIN ENGINEER REVIEW AND WRITTEN APPROVAL IN THE FORM OF A CONSTRUCTION CHANGE DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.
19. NOTIFY ENGINEER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIALS OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING OR THAWING OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL DIRECTED BY THE ENGINEER.
20. WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.
21. WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED, CLEANED AND REUSED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIALS THEMSELVES, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE. WHEN CLEANING, MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE BEEN CLEANED AND IDENTIFIED FOR ACCEPTABLE CLEANING LEVELS. AVOID OVER CLEANING TO PREVENT DAMAGE TO EXISTING MATERIALS DURING CLEANING.
22. TEMPORARY MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE IN FOR REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
23. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE EXTINGUISHER OR OTHER EFFECTIVE MEANS OF EXTINGUISHING FIRE, READY FOR INSTANT USE, DISTRIBUTED AROUND THE PROJECT AND IN AND ABOUT TEMPORARY, INFLAMMABLE STRUCTURES DURING CONSTRUCTION OF WORK. EXISTING FIRE HOSE CONNECTIONS SHALL BE ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. MATERIAL SAND DEBRIS SHALL NOT BE STORED IN FRONT OF THE CONNECTION, THUS PREVENTING ACCESS. THE CONTRACTOR SHALL COORDINATE ACCESS PROCEDURES WITH THE FIRE MARSHALL.
24. GASOLINE AND OTHER FLAMMABLE LIQUIDS SHALL BE STORED AND DISPENSED FROM UL LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS' RECOMMENDATIONS.
25. SUBMITTALS ARE NOT REQUIRED IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED. SUBMITTALS WILL BE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.
26. CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES.
27. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUB-CONTRACTORS, SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
28. 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 x 131.
29. WORK AFFECTING PUBLIC SAFETY MUST ALSO COMPLY WITH CHAPTERS 32 AND 33 OF THE VIRGINIA CONSTRUCTION CODE.

WORK AREA PROTECTION AND MAINTENANCE:

1. CLEARING AND GRUBBING SHALL BE CONFINED TO THOSE AREAS NEEDED FOR CONSTRUCTION, AND AS SHOWN IN THE DRAWINGS.
2. DISTURBED AREAS BEYOND THE ROADWAY CURB AND WHERE INDICATED ON THE PLANS SHALL RECEIVE TOPSOIL AS NECESSARY AND AS DIRECTED. SEEDING MIXTURE SHALL BE DETERMINED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 3.32
3. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
4. CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
5. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF ALBEMARLE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES, OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR ADJACENT PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS.
7. CONTRACTOR SHALL CLEAN UP, RESTORE, SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS AFTER THE PROJECT IS STABILIZED. (MS-18)
8. FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, EROSION AND SEDIMENT CONTROL, REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9. AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES.
10. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS.

UTILITIES:

1. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL 'MISS UTILITY OF VIRGINIA' AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
2. THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE. INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
6. PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
7. ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
8. CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
2. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
3. THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE COUNTY OF ALBEMARLE E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
5. PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
6. CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
7. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
8. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
9. ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

1. TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE COUNTY OF ALBEMARLE TRAFFIC ENGINEER.
2. THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
GENERAL NOTES
3. ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
5. THE CONTRACTOR SHALL MAINTAIN ALL LANES OF TRAVEL OPEN FROM 6:30 AM TO 9:00 AM AND 3:00 PM TO 5:00 PM UNLESS DEEMED UNNECESSARY BY THE ENGINEER. SHORT PERIODS OF ONE WAY FLAGGING OPERATIONS MAY BE CONDUCTED OUTSIDE THE HOURS MENTIONED ABOVE.
6. ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
7. WHEN WORK IN THE EXCAVATION AREA IS DISCONTINUED FOR A SHORT PERIOD OF TIME, AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
8. EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
9. CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC.
10. IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
11. CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
12. ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
13. INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 6G.25 OF THE WORK AREA PROTECTION MANUAL.
14. USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
15. CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

FIRE PREVENTION:

1. SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
4. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
5. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
6. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
7. VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.

CONCRETE AND ASPHALT:

1. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
2. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
3. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS.
4. 1/2 " PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
5. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
7. DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL SURVEY NOTES:

TOPOGRAPHY SOURCE: ACTUAL GROUND SURVEY (SEE ATTACHED SURVEY)
BASIS OF DATUM: HORIZONTAL: NAD-83 VIRGINIA SOUTH ZONE (GPS DERIVED)
VERTICAL: NAVD-88 (GPS DERIVED)
BENCHMARKS:

SUGGESTED CONSTRUCTION SEQUENCING:

1. PROTECT ADJACENT AREAS FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
2. INSTALL PERIMETER CONTROL MEASURES AS INDICATED ON PLANS INCLUDING SAFETY FENCE, SILT FENCE, AND TREE PROTECTION.
3. CLEAR AND GRUB EXISTING GROUND COVER AND DEMOLISH EXISTING ITEMS MARKED FOR DEMOLITION.
4. GRADE SITE TO FINAL GRADES PER PLANS.
5. FORM AND INSTALL CONCRETE WORK.
6. STABILIZE ALL AREAS AND REPAIR ANY EROSION AND REMOVE ANY SEDIMENT.
7. INSTALL REMAINING SITE FEATURES.
8. DRESS AND OVERSEED ALL DISTURBED AREAS AS NECESSARY TO AFFECT PERMANENT VEGETATIVE COVER.
9. REMOVE PERIMETER CONTROL MEASURES.

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

GENERAL NOTES

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

THE WORK OF LINE + GRADE

C0.1

© 2018 - LINE+GRADE, LLC

LEGEND

PROPOSED		EXISTING
S	SANITARY CENTERLINE	S
W	WATER CENTERLINE	W
	STORM SEWER	
GAS	GAS LINE	GAS
UGE	UNDERGROUND POWER	UGE
COMM	UNDERGROUND COMMUNICATIONS	COMM
OVHD	OVERHEAD UTILITY	OVHD
382	CONTOUR LINE	382
	CURB/CURB AND GUTTER	
	SPILL CURB WITH TRANSITION AREA	
	PAVEMENT MARKING LINE	
	BUILDING LINE	
	BUILDING OVERHEAD/PROJECTION	
	WALL	
	TREELINE	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	ROAD CENTERLINE	
	CHANNEL CENTERLINE	
	BERM CENTERLINE	
LOD	LIMITS OF DISTURBANCE	
	DRAINAGE DIVIDE	
	UTILITY POLE	
	ADA ACCESS PATH AND LANDING	
	SIGN	
12 4	PARKING/HANDICAP PARKING COUNTER	26 3
	ENTRYWAY/INGRESS/EGRESS SYMBOL	
	TREE	
	SHRUB	
	CONCRETE	
	BMP	
	RIPRAP	

PARKING TABULATIONS:

PARKING REQUIRED

CODE REF.	USE	REQUIRED RATE	QUANTITY	REQUIRED SPACES
18-4.12.6	SHOPPING CENTER	4.5 SPACES PER 1,000 SF OF LEASABLE GFA	249	1,121
			TOTAL REQUIRED:	1,121
			HANDICAP REQUIRED:	45

PARKING PROVIDED

CODE REF.	SPACE TYPE	REQUIRED SPACES	EXISTING SPACES
	STANDARD	1,076	1,217
	HANDICAP	45	46
	TOTALS:	1,121	1,263

LAND COVER TABULATIONS:

	PRE-DEVELOPMENT			POST-DEVELOPMENT		
	SQ. FT.	AC.	% OF SITE	SQ. FT.	AC.	% OF SITE
ONSITE PERVIOUS COVER	295,118	6.775	22%	295,118	6.775	22%
ONSITE IMPERVIOUS COVER	1,054,636	24.211	78%	1,054,636	24.211	78%
TOTAL SITE AREA:	1,349,754	30.986	100%	1,349,754	30.986	100%

**NOTE: THE TABLE SHOWN ABOVE IS FOR INFORMATIONAL PURPOSES ONLY. NO CHANGES TO LAND COVER IS PROPOSED.*

ALIGNMENT/GRADING ABBREVIATIONS

BC	BACK OF CURB	HP	HIGH POINT	PVC	POINT OF VERTICAL CURVATURE
BR	BOTTOM OF RAMP	INV	INVERT	PVI	POINT OF VERTICAL INTERSECTION
BVCS	BEGIN VERTICAL CURVE STATION	L	LENGTH	PVT	POINT OF VERTICAL TANGENCY
BVCE	BEGIN VERTICAL CURVE ELEVATION	LP	LOW POINT	R	RADIUS
BW	BOTTOM OF WALL	LVC	LENGTH OF VERTICAL CURVATURE	TAN	TANGENT DISTANCE
D OR Δ	DELTA ANGLE	PC	POINT OF CURVATURE	TC	TOP OF CURB
EG	EXISTING GRADE	PCC	POINT OF COMPOUND CURVATURE	THT	THROAT
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	TR	TOP OF RAMP
EVCS	END VERTICAL CURVE STATION	PNT	POINT	TW	TOP OF WALL
EVCE	END VERTICAL CURVE ELEVATION	PR	PROPOSED ELEVATION	STA	STATION
FG	FINISHED GRADE	PRC	POINT OF REVERSE CURVATURE	SP	SADDLE POINT
FL	FLOWLINE	PT	POINT OF TANGENCY	OFF	OFFSET

STANDARD ABBREVIATIONS

ABAN	ABANDON	FND	FOUNDATION	PVMT	PAVEMENT
AC	ACRES	GRVL	GRAVEL	PM	PAVEMENT MARKING
ADJ	ADJUST	HC	HANDICAP	REM	REMOVE
APPROX	APPROXIMATE	ID	INSIDE DIAMETER	ROW	RIGHT-OF-WAY
ASPH	ASPHALT	LA	LANDSCAPED AREA	RT	RIGHT
℄	BASELINE	LF	LINEAR FEET	R&D	REMOVE AND DISPOSE
BLDG	BUILDING	LOD	LIMITS OF DISTURBANCE	R&R	REMOVE AND RESET
BM	BENCHMARK	LT	LEFT	R&S	REMOVE AND STACK
℄	CENTERLINE	MAX	MAXIMUM	SB	SOUTHBOUND
CF	CUBIC FEET	MIN	MINIMUM	SF	SQUARE FEET
CG	CURB AND GUTTER	ME	MATCH EXISTING	SSD	STOPPING SIGHT DISTANCE
CONC	CONCRETE	NIC	NOT IN CONTRACT	STA	STATION
CONST	CONSTRUCTION	N.T.S.	NOT TO SCALE	SW	SIDEWALK
DI	DROP INLET	NB	NORTHBOUND	TEMP	TEMPORARY
DND	DO NOT DISTURB	OC	ON CENTER	TRANS	TRANSITION
EB	EASTBOUND	OD	OUTSIDE DIAMETER	TYP	TYPICAL
EL	ELEVATION	PRKG	PARKING	WB	WESTBOUND
EX	EXISTING	PROJ	PROJECT	WSEL	WATER SURFACE ELEVATION
		PROP	PROPOSED		

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATION
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

GENERAL NOTES

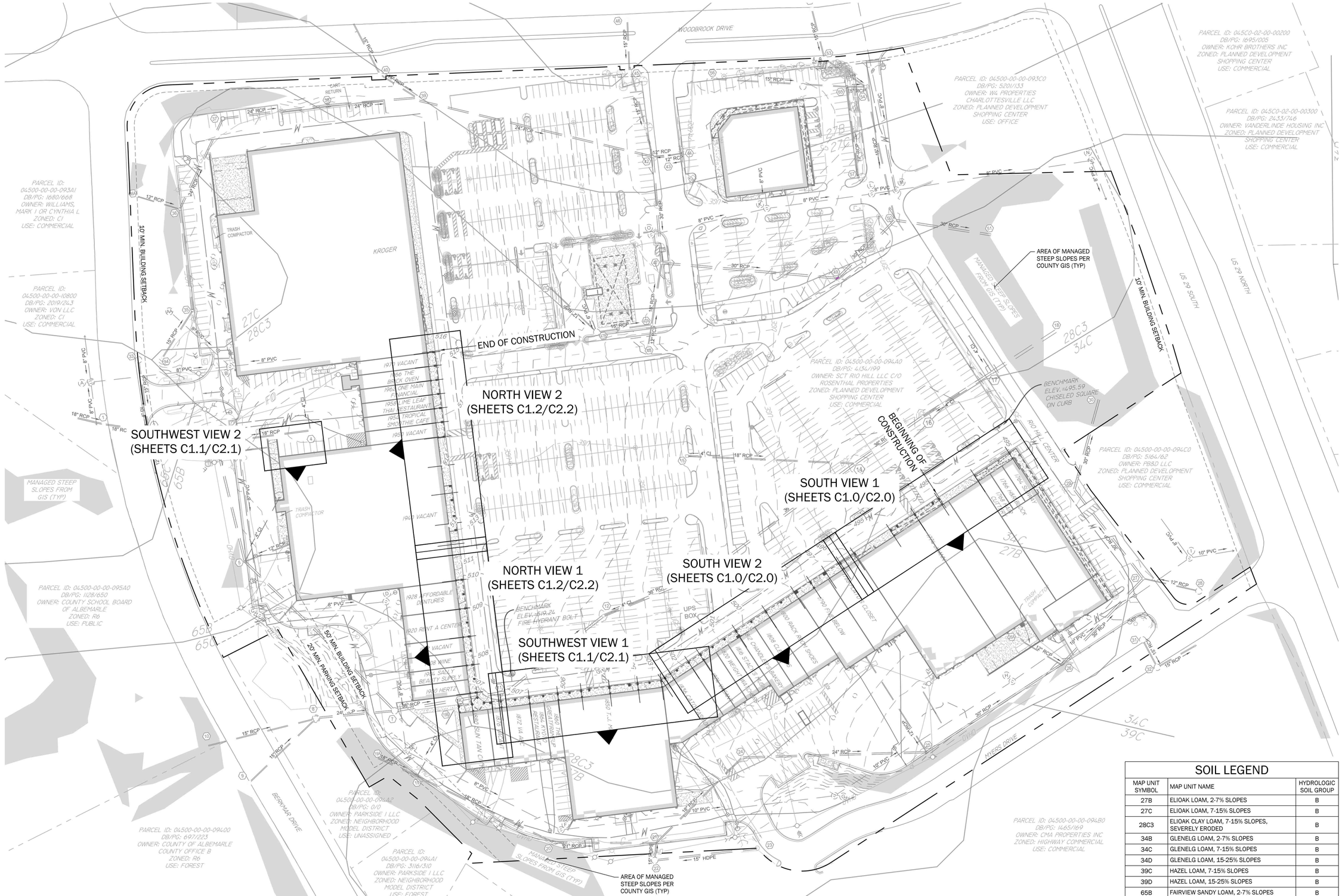
COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

THE WORK OF LINE + GRADE

C0.2

© 2018 - LINE+GRADE, LLC



1 EXISTING CONDITIONS AND KEY MAP

1" = 60': 0 60 120

SOIL LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
27B	ELIOAK LOAM, 2-7% SLOPES	B
27C	ELIOAK LOAM, 7-15% SLOPES	B
28C3	ELIOAK CLAY LOAM, 7-15% SLOPES, SEVERELY ERODED	B
34B	GLENELG LOAM, 2-7% SLOPES	B
34C	GLENELG LOAM, 7-15% SLOPES	B
34D	GLENELG LOAM, 15-25% SLOPES	B
39C	HAZEL LOAM, 7-15% SLOPES	B
39D	HAZEL LOAM, 15-25% SLOPES	B
65B	FAIRVIEW SANDY LOAM, 2-7% SLOPES	B
65C	FAIRVIEW SANDY LOAM, 7-15% SLOPES	B
88	UDORTHENTS, LOAMY, 2-25% SLOPES	B

LINE+GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

EXISTING CONDITIONS AND KEY MAP

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

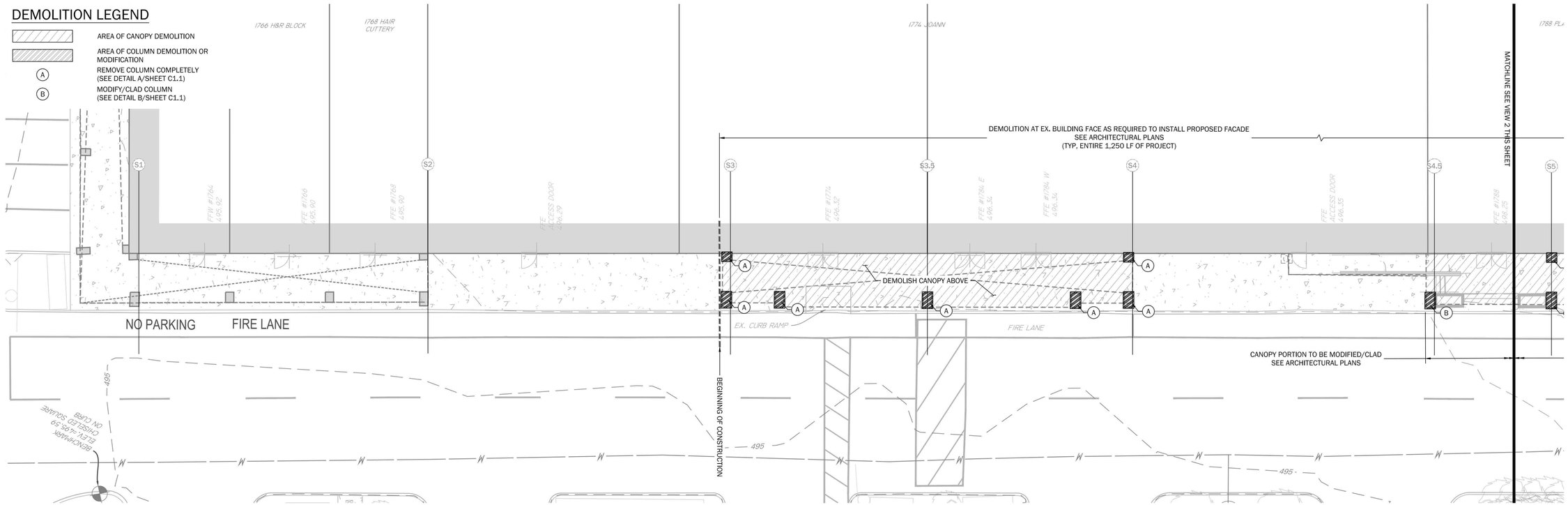
THE WORK OF LINE + GRADE

C0.3

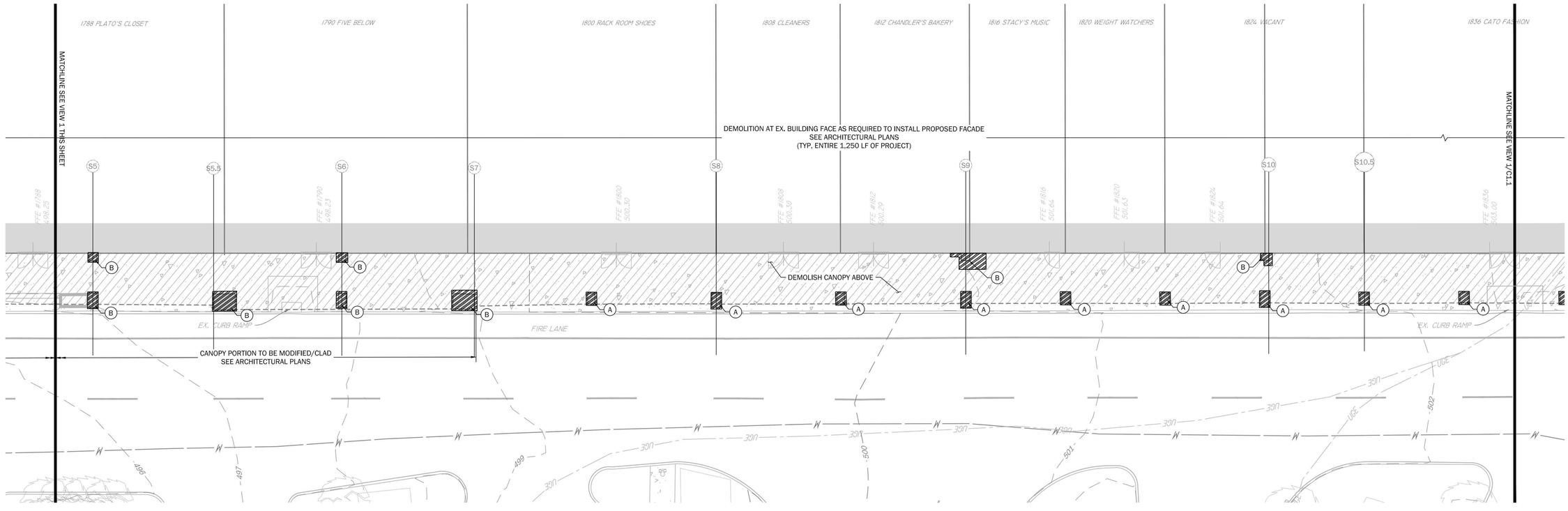
© 2018 - LINE+GRADE, LLC

DEMOLITION LEGEND

- AREA OF CANOPY DEMOLITION
- AREA OF COLUMN DEMOLITION OR MODIFICATION
- (A) REMOVE COLUMN COMPLETELY (SEE DETAIL A/SHEET C1.1)
- (B) MODIFY/CLAD COLUMN (SEE DETAIL B/SHEET C1.1)



1 SOUTH VIEW
1" = 10': 0 10 20



2 SOUTH VIEW
1" = 10': 0 10 20

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

LINE + GRADE
CIVIL ENGINEERING

DEMOLITION PLAN - SOUTH

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

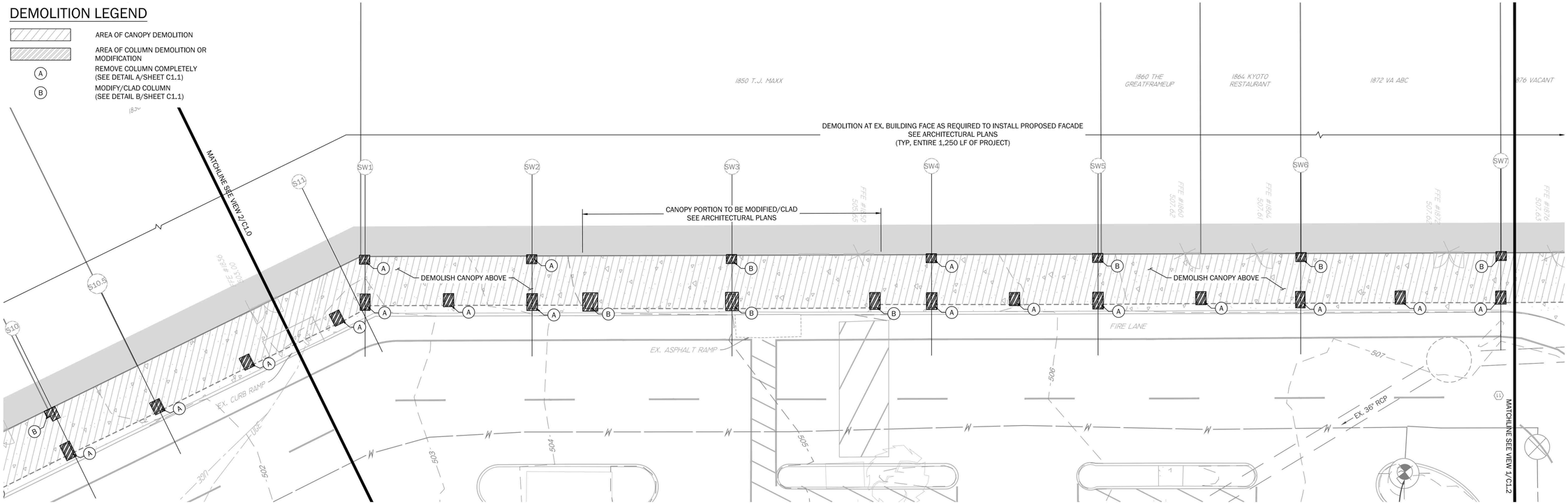
THE WORK OF LINE + GRADE

C1.0

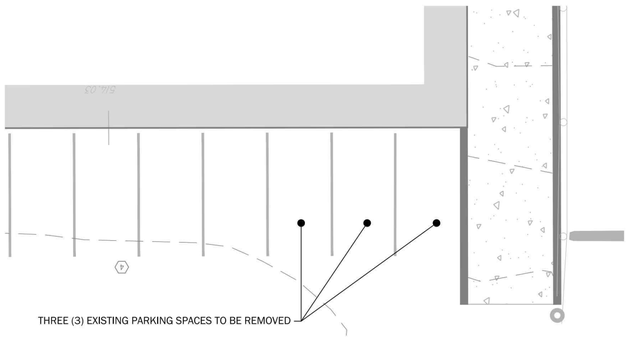
© 2018 - LINE+GRADE, LLC

DEMOLITION LEGEND

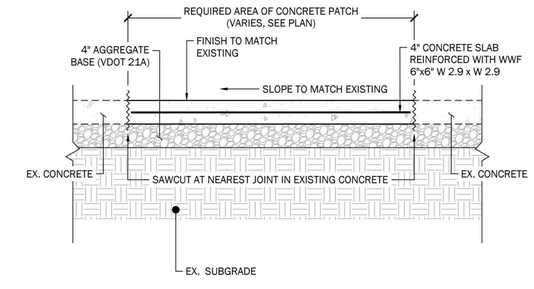
- AREA OF CANOPY DEMOLITION
- AREA OF COLUMN DEMOLITION OR MODIFICATION
- (A) REMOVE COLUMN COMPLETELY (SEE DETAIL A/SHEET C1.1)
- (B) MODIFY/CLAD COLUMN (SEE DETAIL B/SHEET C1.1)



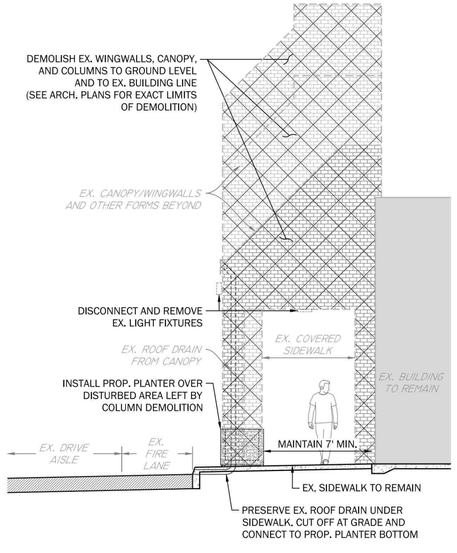
1 SOUTHWEST VIEW
1" = 10': 0 10 20



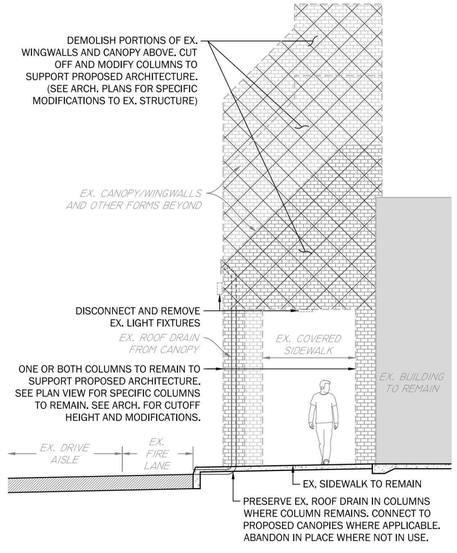
2 SOUTHWEST VIEW
1" = 10': 0 10 20



3 TYPICAL CONCRETE PATCH

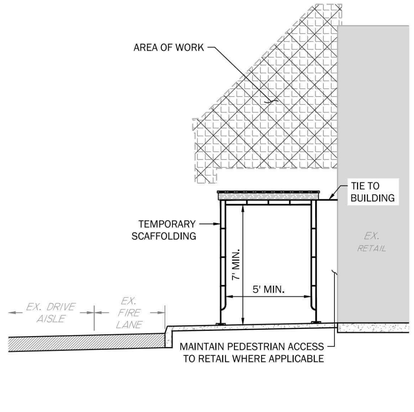


4 DEMOLITION DETAIL A



5 DEMOLITION DETAIL B

NOTES:
1. PEDESTRIAN ACCESS SHALL BE PROVIDED ALONG EXISTING SIDEWALK AT ALL TIMES DURING CONSTRUCTION.
2. SCAFFOLDING SHALL COMPLY WITH APPLICABLE OSHA REGULATIONS.
3. SCAFFOLDING SHALL PROVIDE KICKER ON OUTER EDGE OF DECKING TO PROTECT ROADWAY AND EDGE OF SIDEWALK FROM FALLING DEBRIS.
4. CONTRACTOR TO COORDINATE WITH OWNER WHICH RETAIL LOCATIONS WILL REMAIN OPEN DURING CONSTRUCTION (AND WILL THUS NEED PEDESTRIAN ACCESS TO ENTRYWAY).
5. SCAFFOLDING SHALL PROVIDE AN AREA FOR TEMPORARY RETAIL SIGNAGE AT LOCATIONS WHERE RETAIL WILL REMAIN OPEN DURING CONSTRUCTION.



6 PEDESTRIAN PROTECTION DETAIL

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

DEMOLITION PLAN - SOUTHWEST

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

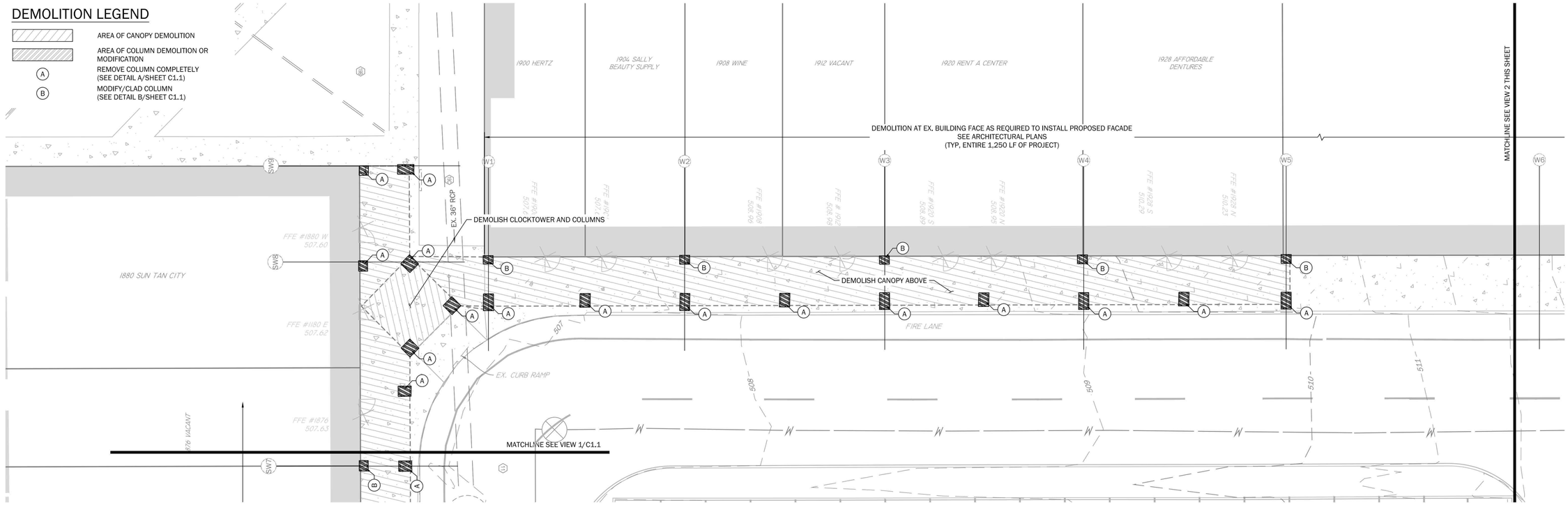
THE WORK OF LINE + GRADE

C1.1

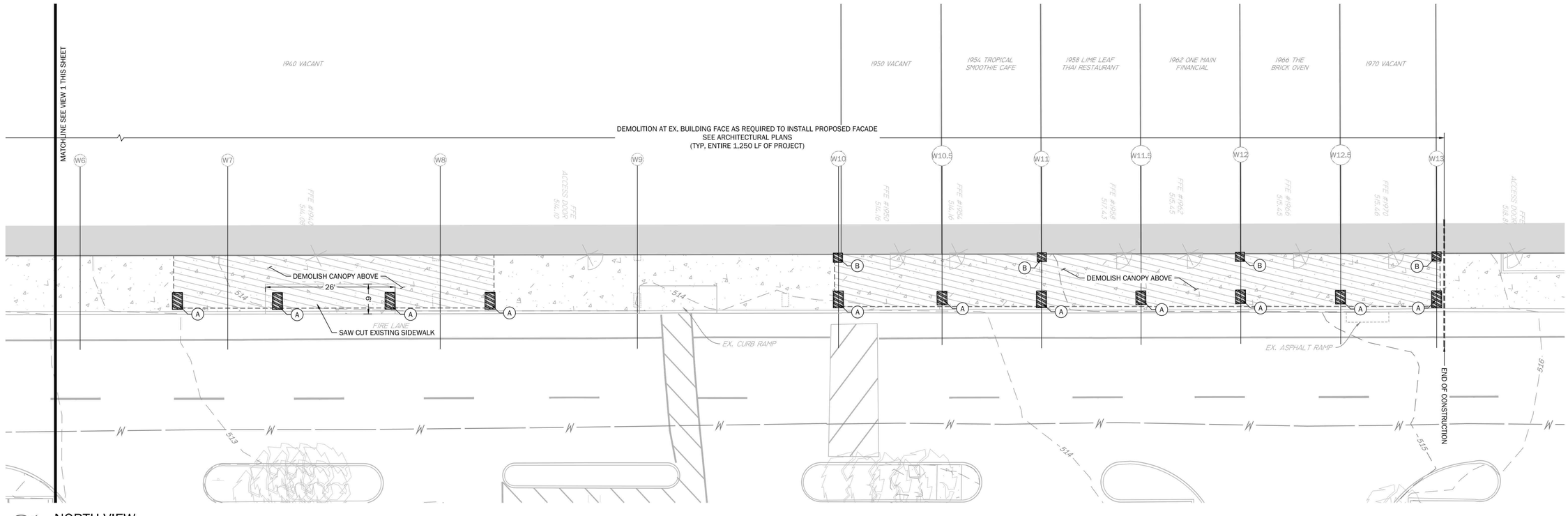
© 2018 - LINE+GRADE, LLC

DEMOLITION LEGEND

- AREA OF CANOPY DEMOLITION
- AREA OF COLUMN DEMOLITION OR MODIFICATION
- (A) REMOVE COLUMN COMPLETELY (SEE DETAIL A/SHEET C1.1)
- (B) MODIFY/CLAD COLUMN (SEE DETAIL B/SHEET C1.1)



1 NORTH VIEW
1" = 10': 0 10 20



2 NORTH VIEW
1" = 10': 0 10 20

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

DEMOLITION PLAN - NORTH

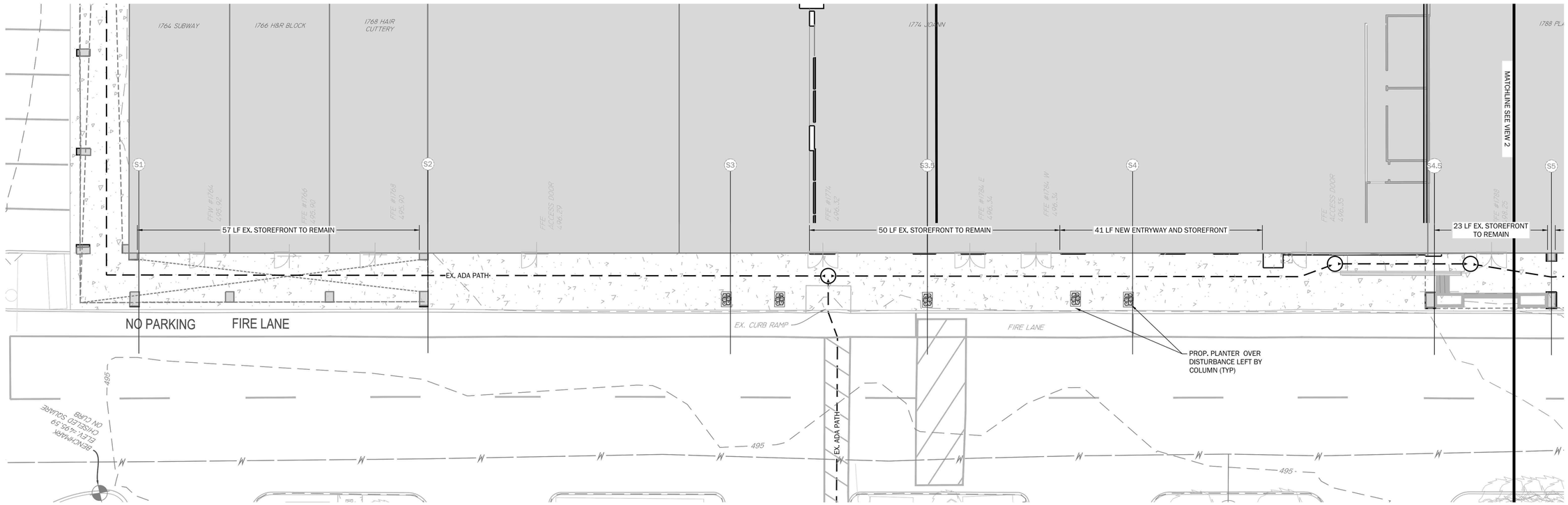
COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

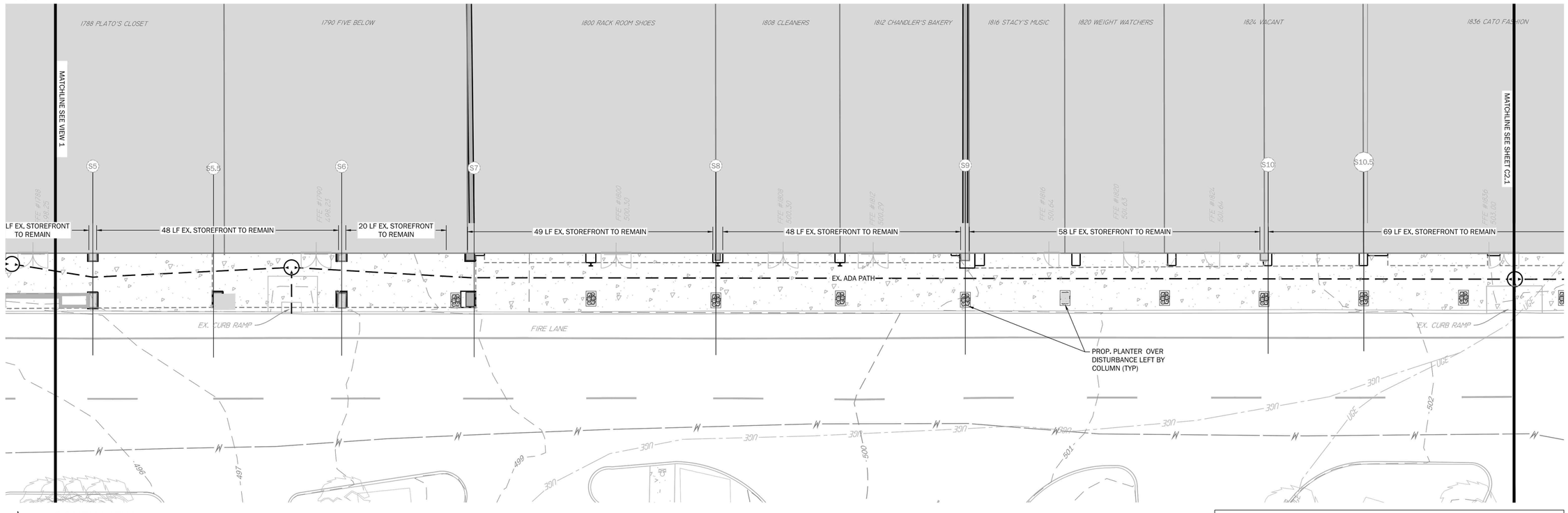
THE WORK OF LINE + GRADE

C1.2

© 2018 - LINE+GRADE, LLC



1 SOUTH VIEW
1" = 10': 0 10 20



2 SOUTH VIEW
1" = 10': 0 10 20

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

SITE PLAN - SOUTH

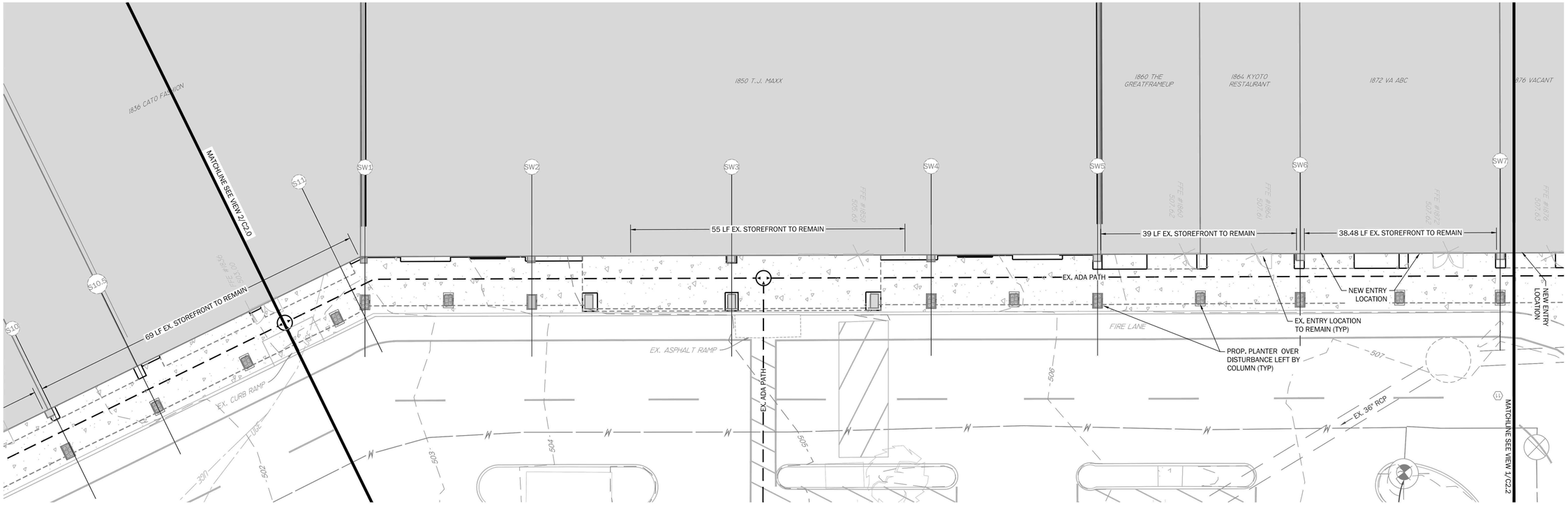
COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

THE WORK OF LINE + GRADE

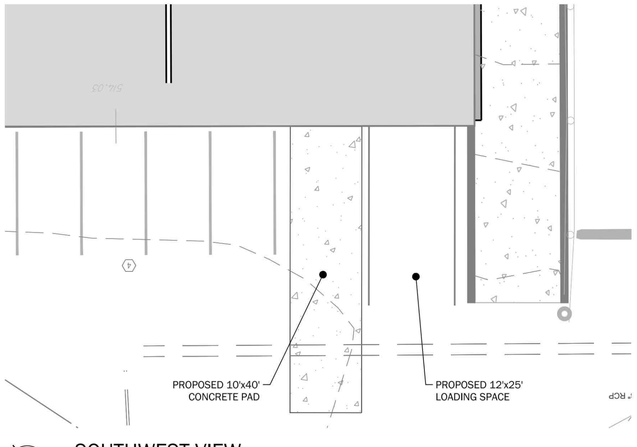
C2.0

© 2018 - LINE+GRADE, LLC

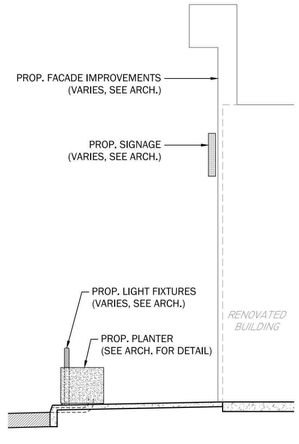


1 SOUTHWEST VIEW
1" = 10': 0 10 20

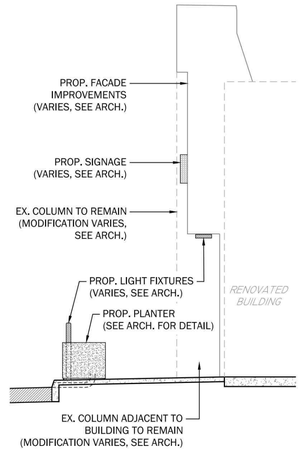
NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED



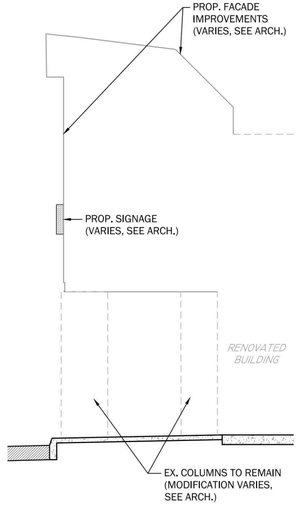
2 SOUTHWEST VIEW
1" = 10': 0 10 20



3 PROPOSED SECTION
BOTH COLUMNS REMOVED



4 PROPOSED SECTION
COLUMN ON FACE REMAINS



5 PROPOSED SECTION
BOTH COLUMNS REMAIN

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

SITE PLAN - SOUTHWEST

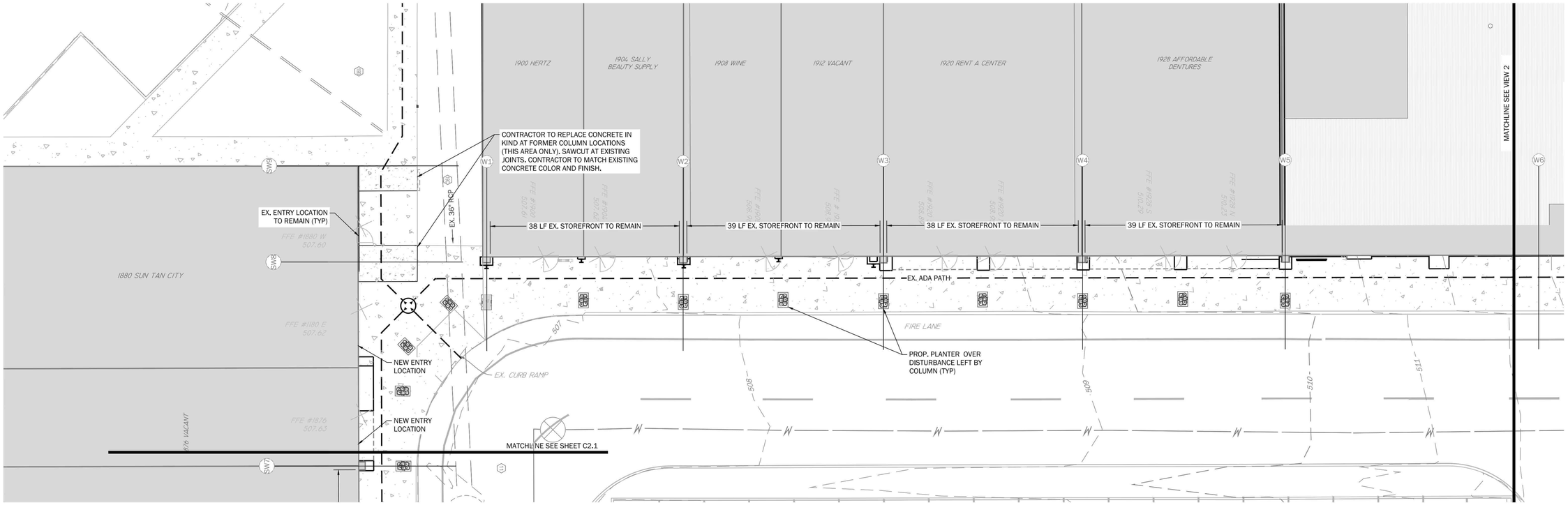
COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

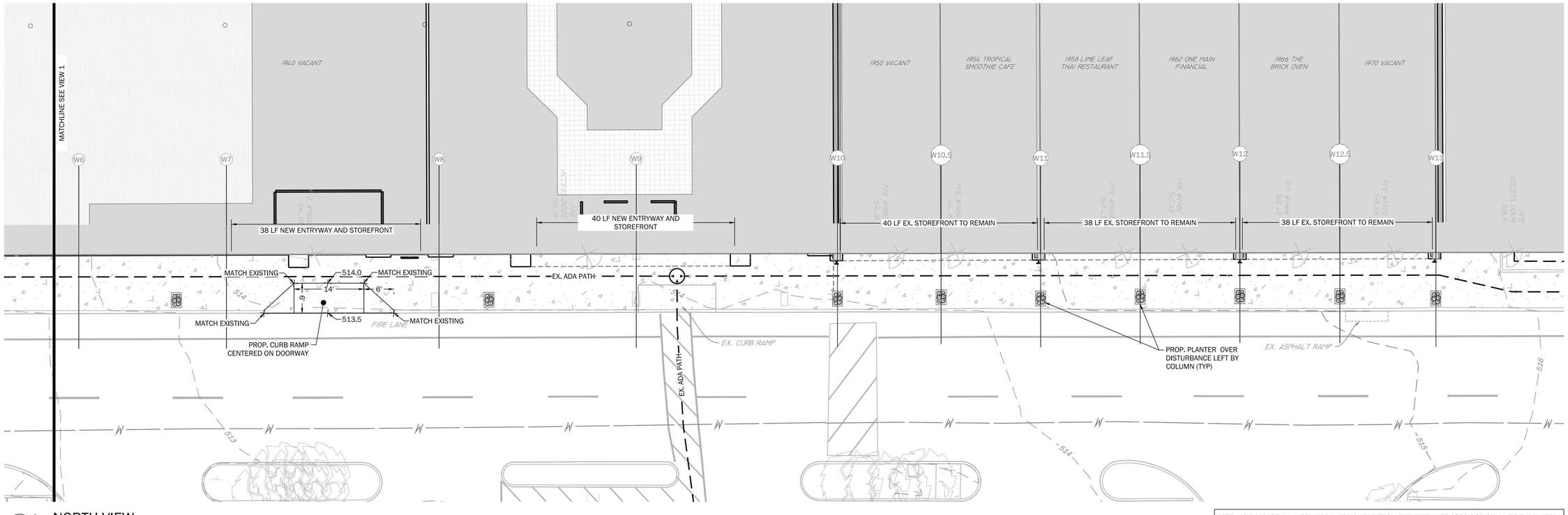
THE WORK OF LINE + GRADE

C2.1

© 2018 - LINE+GRADE, LLC



1 NORTH VIEW
1" = 10': 0 10 20



2 NORTH VIEW
1" = 10': 0 10 20

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED

LINE + GRADE
CIVIL ENGINEERING

RIO HILL FACADE RENOVATIONS
MINOR SITE PLAN AMENDMENT
ALBEMARLE, VIRGINIA

SITE PLAN - NORTH

COMMONWEALTH OF VIRGINIA
12/21/2020
DANIEL C. HYER
Lic. No. 45596
PROFESSIONAL ENGINEER

APPROVED	DCH
SUBMISSION NO.	2
PROJECT	20020004

THE WORK OF LINE + GRADE

C2.2

NOTES:

1.) SOURCE OF MERIDIAN: NAD83 BASED UPON GPS OBSERVATION BY DRAPER ADEN ASSOCIATES.
2.) VERTICAL DATUM: NAVD88 BASED UPON GPS OBSERVATION BY DRAPER ADEN ASSOCIATES.
3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
4.) UTILITIES SHOWN ARE BASED UPON:
__ SUE QUALITY LEVEL D, ASCE 38-02 - COMPILED RECORDS ONLY
__ SUE QUALITY LEVEL C, ASCE 38-02 - VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
X SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY DRAPER ADEN ASSOCIATES.
__ SUE QUALITY LEVEL A, ASCE 38-02 - TEST PITS AT LOCATIONS SHOWN HEREON PERFORMED BY (DAA; OTHER) IN CONJUNCTION WITH FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY (DAA; MISS UTILITY, TICKET # ____ ; OTHER), VISIBLE EVIDENCE AND COMPILED RECORDS.
__ NO SUE WAS PERFORMED OR REQUESTED FOR THIS SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
5.) THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHERYL STOCKTON FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 25 - SEPTEMBER 14, 2020; AND THAT THIS PLAT AND/OR MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
6.) CONTOUR INTERVAL: 1'.
7.) THIS SURVEY WAS PREPARED FOR LINE + GRADE. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
8.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION.
9.) DRAPER ADEN ASSOCIATES PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.
10.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #51003C0278D EFFECTIVE DATE 2/4/2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
11.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

STORM LEGEND

(1) GRATE INLET
TOP=523.84
INV. IN=520.24 18" RCP (NW)
INV. OUT=520.24 18" RCP (SE)

(2) MANHOLE
TOP=521.89
INV. IN=516.39 4" DI (SW)
INV. IN=517.23 12" RCP (SW)
INV. IN=507.12 18" RCP (NW)
INV. IN=520.35 4" DI (NE)
INV. IN=517.26 15" RCP (NE)
INV. OUT=507.11 33" RCP (SE)

(3) GRATE INLET
TOP= 511.98
INV. IN=507.11 33" RCP (NW)
INV. IN=506.68 18" RCP (SE)
INV. OUT=506.54 33" RCP (SW)

(4) GRATE INLET
TOP=512.16
INV. IN=511.28 4" CI (NE)
INV. OUT=507.45 18" RCP (NW)

(5) CURB INLET
TOP= 511.70
INV. IN=505.46 33" RCP (NE)
INV. IN= 509.93 4" CI (E)
INV. IN=505.86 12" RCP (SE)
INV. OUT=505.26 33" RCP (S)

(5A) TRENCH DRAIN
TOP= 509.81
INV. OUT=NOT ACCESSIBLE 4" CI (W)

(6) GRATE INLET
TOP=507.98
INV. IN=502.68 33" RCP (N)
INV. OUT=502.53 33" RCP (S)

(7) MANHOLE
TOP=506.45
INV. IN=501.36 24" RCP (NW)
INV. IN=500.81 33" RCP (N)
INV. OUT=500.37 36" RCP (SE)

(8) MANHOLE
TOP=515.36
INV. IN=506.21 15" RCP (W)
INV. IN=504.36 15" RCP (NW)
INV. OUT=504.25 24" RCP (SE)

(9) CURB INLET
TOP=529.00
INV. OUT=525.12 15" RCP (E)

(10) 15" RCP FLARED END SECTION
INV.=511.96

(11) MANHOLE
TOP=506.92
INV. IN=499.37 36" RCP (NW)
INV. OUT=498.56 36" RCP (SE)

(12) GRATE INLET
TOP=503.66
INV. IN=502.66 4" CI (SE)
INV. IN=497.40 36" RCP (NW)
INV. OUT=496.85 36" RCP (SE)

(13) GRATE INLET
TOP=499.39
INV. IN=493.79 36" RCP (NW)
INV. OUT=493.59 36" RCP (SE)

(14) GRATE INLET
TOP=493.40
INV. IN=487.32 36" RCP (NW)
INV. IN=487.45 18" RCP (NW)
INV. OUT=487.11 36" RCP (SE)

(15) GRATE INLET
TOP=500.36
INV. IN=499.20 4" CI (SE)
INV. OUT=495.16 18" RCP (SE)

(16) GRATE INLET
TOP=493.40
INV. IN=491.39 4" CI (SE)
INV. IN=486.24 36" RCP (NW)
INV. OUT=486.20 36" RCP (SE)

(17) GRATE INLET
TOP=494.84
INV. IN=484.67 36" RCP (NW)
INV. IN=493.19 4" CI (NE)
INV. OUT=473.01 42" RCP (SE)

(18) 42" RCP FLARED END SECTION
INV.=471.08

(19) CURB INLET
TOP=505.49
INV. IN=499.43 18" RCP (NW)
INV. IN=503.88 4" CI (NE)
INV. OUT=499.41 18" RCP (SE)

(19A) GRATE INLET
TOP=507.39
INV. IN=506.78 4" CI(E)
INV. OUT=506.78 4" CI (SW)

(19B) TRENCHDRAIN
TOP=507.31
INV. OUT=506.75 4" CI (W)

(20) CURB INLET
TOP=504.59
INV. IN=496.99 18" RCP (NW)
INV. OUT=495.72 18" RCP (SE)

(21) CURB INLET
TOP=503.55
INV. IN=500.16 15" CPP (SW)
INV. IN=495.27 18" RCP (NW)
INV. OUT=495.12 18" RCP (E)

(22) MANHOLE
TOP=510.82
INV. IN=502.02 15" CPP (SE)
INV. OUT=501.30 15" CPP (NE)

(23) MANHOLE
TOP=507.80
INV. OUT=502.86 15" CPP (NW)

(24) GRATE INLET
TOP=500.57
INV. IN=491.36 18" RCP (W)
INV. OUT=490.97 24" RCP (SE)

(25) CURB INLET
TOP=493.68
INV. IN=489.05 24" RCP (NW)
INV. IN=488.71 12" RCP (N)
INV. OUT=488.41 30" RCP (SE)

(26) CURB INLET
TOP=494.70
INV. IN=486.42 30" RCP (NW)
INV. IN=487.00 12" RCP (NW)
INV. OUT=485.70 30" RCP (E)

(26A) TRENCHDRAIN
TOP=492.28
INV. OUT=491.10 15" CPP (NW)

(27) GRATE INLET
TOP=493.42
INV. IN=483.13 12" RCP (SE)
INV. IN=483.22 30" RCP (W)
INV. OUT=483.17 30" RCP (N)
"30" RCP OUT IS HIGHER THAN 12" RCP IN"
"STANDING WATER"

(28) MANHOLE
TOP=492.55
INV. OUT=486.20 12" RCP (NW)

(29) GRATE INLET
TOP=493.64
INV. IN=480.79 30" RCP (S)
INV. OUT=467.89 30" RCP (NE)

(30) 30" RCP FLARED END SECTION
INV.=471.28

(31) MANHOLE
TOP=493.89
INV. OUT=490.65 15" RCP (SW)

(32) MANHOLE
TOP=494.20
INV. IN=487.41 15" RCP (NE)
INV. OUT=487.29 15" RCP (SE)

(33) MANHOLE
TOP=523.39
INV. OUT=518.16 15" RCP (SW)

(34) GRATE INLET
TOP=516.29
INV. OUT=512.43 15" RCP (NE)

(35) CURB INLET
TOP=516.40
INV. IN=511.85 15" RCP (SW)
INV. OUT=511.22 18" RCP (NE)

(36) CURB INLET
TOP=516.68
INV. IN=510.50 12" RCP (SE)
INV. IN=509.95 24" RCP (SW)
INV. OUT=509.80 24" RCP (NE)

(36A) TRENCHDRAIN
TOP=514.16
INV. OUT=511.08 12" RCP (NW)

(37) GRATE INLET
TOP=515.89
INV. IN=509.69 24" RCP (SW)
INV. OUT=509.41 24" RCP (SE)

(38) CURB INLET
TOP=516.59
INV. IN=508.60 24" RCP (NW)
INV. OUT=508.29 24" RCP (SE)

(39) GRATE INLET
TOP=515.92
INV. IN=507.87 24" RCP (NW)
INV. IN=507.97 15" RCP (NW)
INV. OUT=507.62 24" RCP (SE)

(40) CURB INLET
TOP=518.16
INV. IN=512.98 15" RCP (NE)
INV. OUT=512.06 15" RCP (S)

(42) CURB INLET
TOP=505.04
INV. IN=500.61 24" RCP (NW)
INV. IN=500.55 15" RCP (NE)
INV. IN=500.49 12" RCP (SE)
INV. OUT=499.66 30" RCP (SW)

(43) GRATE INLET
TOP=504.99
INV. IN=500.94 12" RCP (SE)
INV. OUT=500.94 12" RCP (NW)
"STANDING WATER"

(44) CURB INLET
TOP=504.78
INV. OUT=500.97 12" RCP (SE)

(45) CURB INLET
TOP=508.11
INV. IN=503.47 15" RCP (NE)
INV. OUT=503.24 15" RCP (SW)

(46) MANHOLE
TOP=507.95
INV. OUT=503.86 18" RCP (SW)

(47) GRATE INLET
TOP=504.37
INV. IN=498.09 18" RCP (SW)
INV. IN=497.77 30" RCP (NE)
INV. OUT=497.64 30" RCP (SE)

(47A) GRATE INLET
TOP=505.66
INV. IN=499.54 12" RCP (SW)
INV. IN=499.39 15" RCP (NW)
INV. OUT=499.42 18" RCP (NE)
"18" RCP OUT IS HIGHER THAN 15" RCP IN"
"STANDING WATER"

(47B) MANHOLE
TOP=507.66
INV. IN=501.44 12" RCP (NW)
INV. IN=505.40 6" PVC (NE)
INV. OUT=501.56 15" RCP (SE)
"15" RCP OUT IS HIGHER THAN 12" RCP AND 6" PVC IN"
"STANDING WATER"

(47C) GRATE INLET
TOP=512.13
INV. OUT=507.00 12" RCP (SE)

(47D) TRENCH DRAIN
TOP=508.49
INV. OUT=506.83 6" PVC (SW)

(48) GRATE INLET
TOP=504.79
INV. OUT=499.64 12" RCP (NE)

(49) CURB INLET
TOP=498.39
INV. IN=492.06 30" RCP (NW)
INV. OUT=491.76 30" RCP (E)

(50) GRATE INLET
TOP=498.68
CENTERLINE=±470.6

(51) 30" RCP FLARED END SECTION
INV.=468.79

(52) MANHOLE
TOP=499.66
INV. OUT=496.23 15" RCP (SW)

(53) CURB INLET
TOP=499.16
INV. IN=495.96 12" CPP (SW)
INV. IN=496.08 15" RCP (NE)
INV. OUT=494.96 15" RCP (SE)

(53A) CURB INLET
TOP=503.67
INV. OUT=496.70 12" CPP (NE)

(54) GRATE INLET
TOP=497.88
INV. IN=494.73 15" RCP (NW)
INV. IN=494.67 15" RCP (N)
INV. OUT=494.15 15" RCP (SW)

(55) CURB INLET
TOP=503.59
INV. IN=495.51 12" RCP (SW)
INV. IN=495.36 15" RCP (NW)
INV. OUT=495.28 15" RCP (SE)

(55A) MANHOLE
TOP=504.29
INV. IN=497.00 12" RCP (SW)
INV. IN=497.07 15" RCP (NW)
INV. OUT=496.88 15" RCP (SE)

(56) CURB INLET
TOP=503.78
INV. OUT=499.43 15" RCP (SE)

(57) CURB INLET
TOP=501.86
INV. OUT=498.14 12" RCP (NE)

SANITARY LEGEND

(A) MANHOLE
TOP=524.08
INV. IN=510.70 8" PVC (SW)
INV. IN=511.55 8" PVC (NE)
INV. OUT=510.37 8" PVC (SE)

(B) MANHOLE
TOP=518.15
INV. IN=507.95 8" PVC (NW)
INV. IN=510.07 8" PVC (N)
INV. IN=507.35 8" PVC (SE)
INV. OUT=507.30 8" PVC (SW)

(C) MANHOLE
TOP=514.45
INV. IN=502.74 8" PVC (NE)
INV. OUT=502.60 8" PVC (SE)

(D) MANHOLE
TOP=509.13
INV. IN=497.32 8" PVC (NW)
INV. OUT=497.20 8" PVC (SW)

(E) MANHOLE
TOP=505.73
INV. IN=495.72 8" PVC (NE)
INV. OUT=495.63 8" PVC (SE)

(F) MANHOLE
TOP=504.51
INV. IN=493.50 8" PVC (NW)
INV. OUT=493.24 10" PVC (SE)

(G) MANHOLE
TOP=506.07
INV. IN=487.65 10" PVC (NW)
INV. OUT=487.30 10" PVC (SE)

(H) MANHOLE
TOP=495.73
INV. IN=486.14 10" PVC (NW)
INV. OUT=485.93 10" PVC (SE)

(I) MANHOLE
TOP=493.36
INV. IN=481.84 10" PVC (NW)
INV. IN=482.35 8" PVC (N)
INV. OUT=481.60 10" PVC (SE)

(J) MANHOLE
TOP=502.57
INV. IN=497.66 8" PVC (NE)
INV. IN=497.89 8" PVC (E)
INV. OUT=496.49 8" PVC (SW)

(K) MANHOLE
TOP=503.74
INV. IN=495.74 8" PVC (NW)
INV. IN=495.39 8" PVC (NE)
INV. OUT=494.53 8" PVC (SE)

(L) MANHOLE
TOP=499.56
INV. IN=489.35 8" PVC (NW)
INV. OUT=489.23 8" PVC (SE)

(M) MANHOLE
TOP=499.22
INV. IN=488.66 8" PVC (NW)
INV. IN=490.61 8" PVC (NE)
INV. OUT=488.66 8" PVC (SE)

(N) MANHOLE
TOP=487.51
INV. IN=483.68 8" PVC (NW)
INV. OUT=483.56 8" PVC (SW)

(O) MANHOLE
TOP=505.35
INV. IN=501.91 4" PVC (W)
INV. OUT=501.81 8" PVC (SE)

LEGEND

PROPERTY LINE
1000 CONTOUR
GAS LINE
OHP OHP OHP OVERHEAD POWER
SS SS SS SANITARY SEWER AND MANHOLE
STORM LINE AND MANHOLE
STORM LINE AND INLET
CATV CATV UNDERGROUND CABLE TV
UGE UGE UNDERGROUND ELECTRIC
UGT UGT UNDERGROUND TELEPHONE
fo fo UNDERGROUND FIBER OPTIC
unk UNKNOWN UTILITY
WATERLINE
ASPHALT
BUILDING
FENCE (AS NOTED)
STREAM
TREELINE
GUY WIRE

TELEPHONE PEDESTAL
(T) TELEPHONE MANHOLE
TELEPHONE BOX
FIRE HYDRANT
WATER VALVE
WATER METER
WELL
BENCHMARK
BOLLARD
ROD FOUND
MONUMENT FOUND
SIGN (1-POST)
SIGN (2-POST)
+ 1561.3 SPOT ELEVATION
DECIDUOUS TREE
EVERGREEN TREE
SHRUB
CONCRETE

ELECTRIC BOX
GUY POLE
(E) ELECTRIC MARKER
(E) ELECTRICAL MANHOLE
UTILITY POLE
[E] ELECTRIC TRANSFORMER
GROUND LIGHT
LIGHT POLE
FIBER OPTIC PEDESTAL
[F] FIBER OPTIC HANDHOLE
GAS VENT
GAS VALVE
GAS METER
SEWER CLEAN OUT
WOOD POST
METAL POST
GRAVEL

DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: Hunter Witt — 9/18/2020
SURVEY PARTY CHIEF — SIGNATURE — DATE

NAME: ED BUCHANAN — 9/22/2020
SUBSURFACE UTILITY ENGINEER — SIGNATURE — DATE

NAME: JESSICA KEYTON — 9/28/2020
PROJECT MANAGER — SIGNATURE — DATE

NAME: CHERYL STOCKTON — 9/18/2020
QUALITY REVIEWER — SIGNATURE — DATE

COMMONWEALTH OF VIRGINIA
CHERYL A. STOCKTON
Lic. No. 2425
10/02/2020
LAND SURVEYOR

Draper Aden Associates
Engineering • Surveying • Environmental Services
110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com
• Raleigh, NC • Fayetteville, NC
• Richmond, VA • Blacksburg, VA
• Northern Virginia • Hampton Roads, VA • Virginia Beach, VA

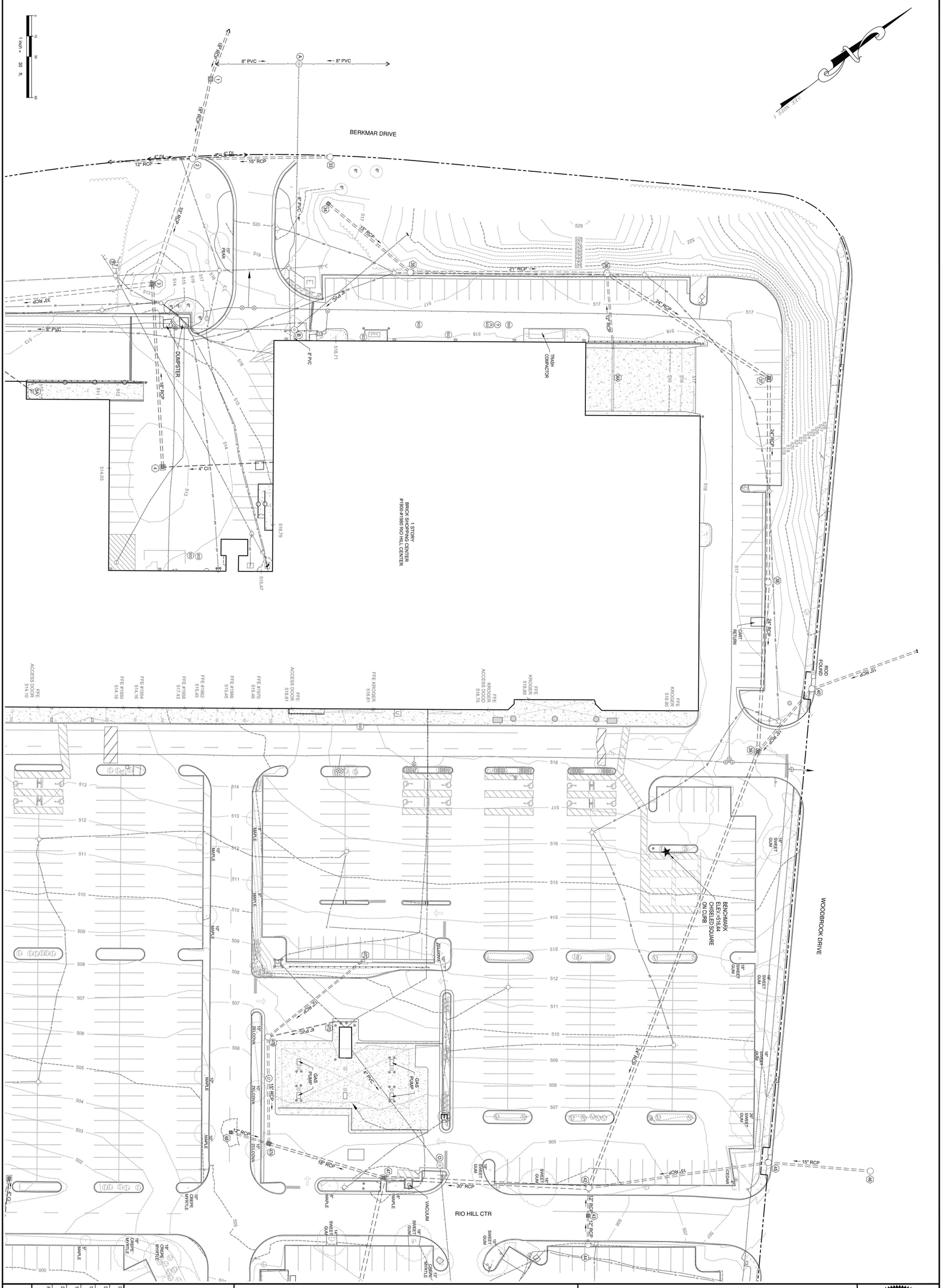
TOPOGRAPHIC SURVEY ON A PORTION OF
RIO HILL SHOPPING CENTER
ALBEMARLE COUNTY, VIRGINIA

REVISIONS

DESIGNED BY:
DRAWN BY: JDK
CHECKED BY: CAS
SCALE: AS NOTED
DATE: 09/14/2020
PROJECT NUMBER: 20060140-010503

SHEET 1 OF 5

P:\Work From Home\20060140-010503\CAD\20060140-010503_SurveyPDWG20060140-010503_Topo.dwg 10:53:37 PM October 2, 2020



SHEET 2 OF 5

PROJECT NUMBER: 20060140-010503

DATE: 09/14/2020

SCALE: 1" = 30'

DESIGNED BY:

DRAWN BY: JDK

CHECKED BY: CAS

REVISIONS

TOPOGRAPHIC SURVEY ON A PORTION OF

RIO HILL SHOPPING CENTER

ALBEMARLE COUNTY, VIRGINIA

Draper Aden Associates

Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com

• Richmond, VA
• Blacksburg, VA
• Hampton Roads, VA
• Raleigh, NC
• Fayetteville, NC
• Northern Virginia
• Virginia Beach, VA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER A. STOCKTON
LIC. NO. 2903
10/02/2020
LAND SURVEYOR

WOODBROOK DRIVE

BENCHMARK
ELEV.=516.44
CHISELED SQUARE
ON CURB

1 STORY
BRICK
#2020-#2034 RIO HILL CENTER

RIO HILL CTR

GAS PUMP

GAS PUMP

VACUUM

ROD FOUND

ROD FOUND

ROD FOUND

SEE SHEET 1

CHERYL A. STOCKTON
Lic. No. 2425
10/02/2020

Draper Aden Associates
Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com

• Raleigh, NC
• Fayetteville, NC
• Richmond, VA
• Blacksburg, VA
• Northern Virginia
• Hampton Roads, VA
• Virginia Beach, VA

TOPOGRAPHIC SURVEY ON A PORTION OF RIO HILL SHOPPING CENTER

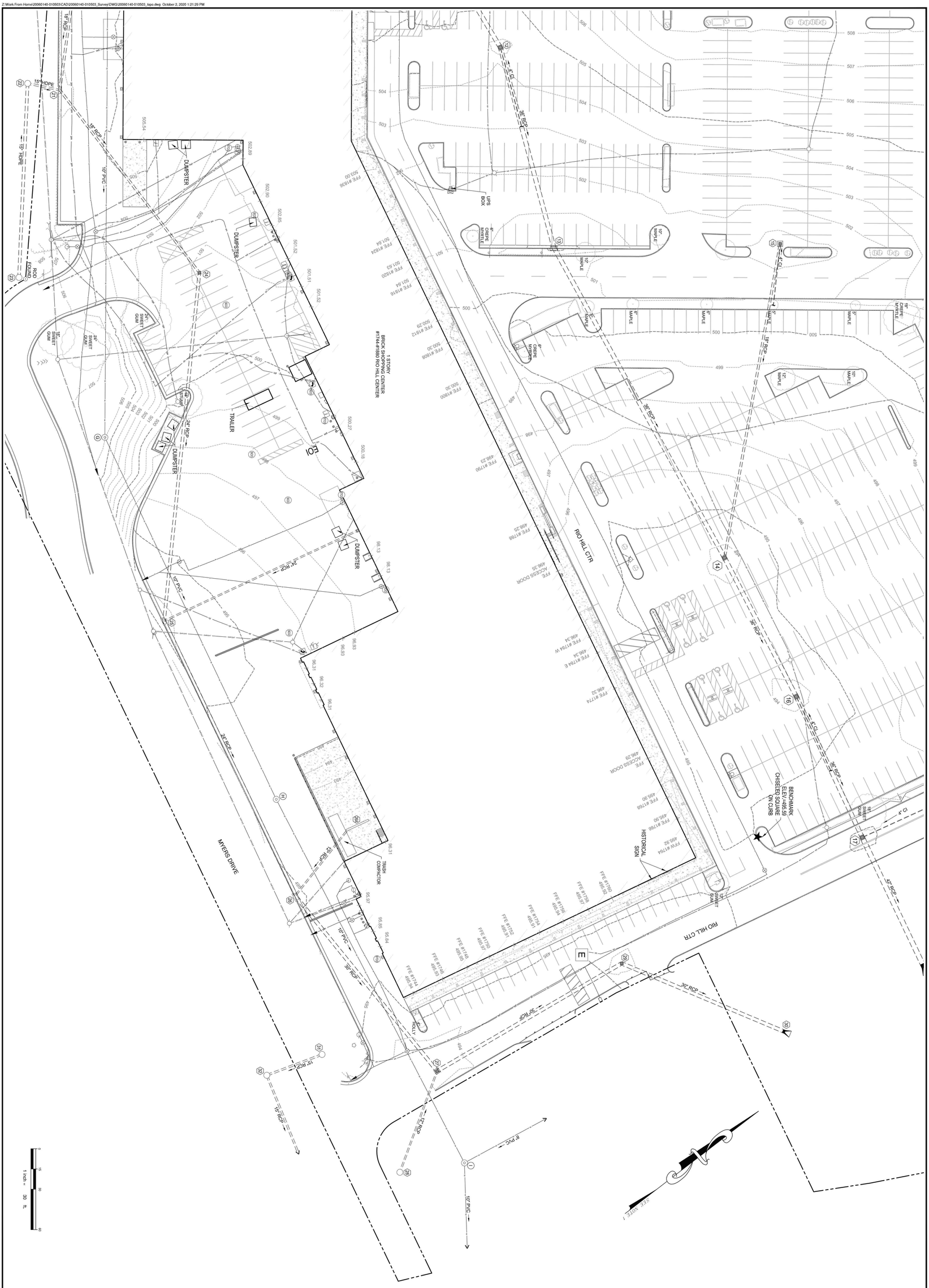
ALBEMARLE COUNTY, VIRGINIA

REVISIONS

DESIGNED BY:	
DRAWN BY:	JDK
CHECKED BY:	CAS
SCALE:	1" = 30'
DATE:	09/14/2020
PROJECT NUMBER:	20060140-010503

SHEET
3 OF 5

Z:\Work From Home\20060140-010503\CAD\20060140-010503_Survey\DWG\20060140-010503_Survey.dwg, Outlaw 2, 2020 1:18:57 PM



TOPOGRAPHIC SURVEY ON A PORTION OF

RIO HILL SHOPPING CENTER

ALBEMARLE COUNTY, VIRGINIA

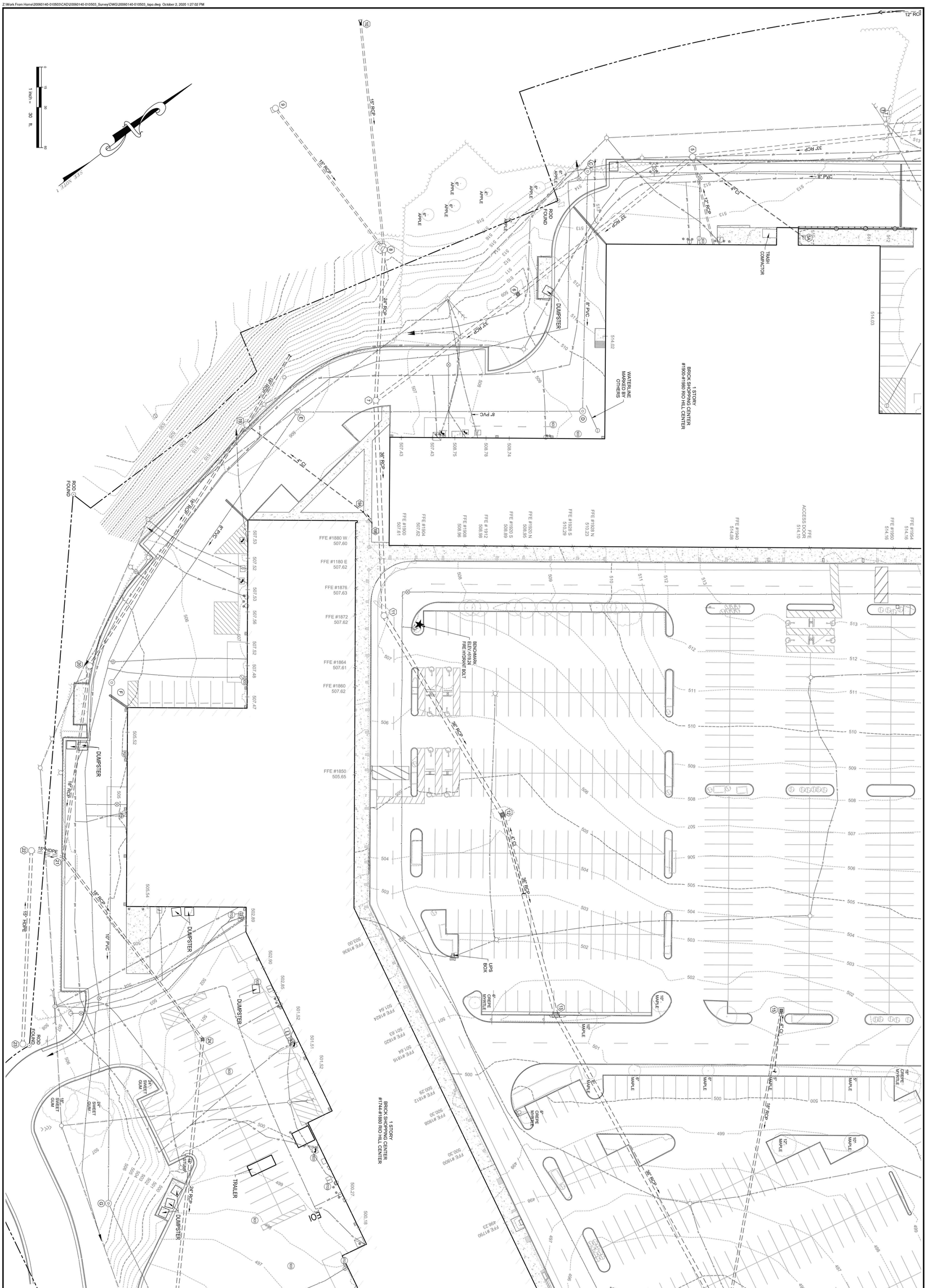
REVISIONS

DESIGNED BY:
DRAWN BY: JDK
CHECKED BY: CAS
SCALE: 1" = 30'
DATE: 09/14/2020
PROJECT NUMBER: 20060140-010503

SHEET 4 OF 5

Draper Aden Associates
Engineering • Surveying • Environmental Services
110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com
• Richmond, VA
• Blacksburg, VA
• Hampton Roads, VA
• Raleigh, NC
• Fayetteville, NC
• Northern Virginia
• Virginia Beach, VA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER A. STOCKTON
LIC. NO. 02923
10/02/2020
LAND SURVEYOR



SHEET 5 OF 5

DESIGNED BY:	
DRAWN BY:	JDK
CHECKED BY:	CAS
SCALE:	1" = 30'
DATE:	09/14/2020
PROJECT NUMBER:	20060140-010503

REVISIONS

TOPOGRAPHIC SURVEY ON A PORTION OF

RIO HILL SHOPPING CENTER

ALBEMARLE COUNTY, VIRGINIA

Draper Aden Associates
Engineering • Surveying • Environmental Services
110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com
• Richmond, VA
• Blacksburg, VA
• Hampton Roads, VA
• Raleigh, NC
• Fayetteville, NC
• Northern Virginia
• Virginia Beach, VA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER A. STOCKTON
Lic. No. 2702
10/02/2020
LAND SURVEYOR