SHIMP ENGINEERING, P.C.
Design Focused Engineering

February 22, 2021

Khris Taggart
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: Response Letter #1 for ARB2020-63 999 Rio Road

Dear Mr. Taggart,

Thank you for your review of 999 Rio Road. This letter contains responses to ARB comments dated July 7, 2020. Our responses are as follows:

1. Provide architectural designs with the next submittal. The Rio Road-facing elevation of the office building and the Belvedere Boulevard-facing elevations of the multi-family units must be designed to appear as front facades, and side elevations visible from the EC street must be treated with architectural detail to eliminate blankness.
   RESPONSE: Elevations have been provided with this submission. The office building elevations have not been provided. The office building will be constructed in a later phase.

2. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
   RESPONSE: Mechanical equipment is shown on the site plan. Screening fences are provided where necessary; a detail for this screening fence has been provided on the site plan.

3. Provide a detail of the proposed dog park fencing in the site plan. Chain link fencing is not appropriate.
   RESPONSE: A detail of the dog park fencing has been provided.

4. Include the standard mechanical equipment note on the architectural plans.
   RESPONSE: This note has been included with the architectural plans.

5. Provide a complete plant schedule with the next submittal.
   RESPONSE: Please see the revised site plan.

6. Provide confirmation that easements will not conflict with the proposed/required landscaping.
   RESPONSE: Please see the revised site plan.

7. Reduce the spacing of the proposed trees along Belvedere Boulevard to 40' on center.
   RESPONSE: Comment received.

8. Identify the landscaping proposed in the landscaped courtyard.
   RESPONSE: The landscaped courtyard is located adjacent to the office building. As stated earlier, the office building will be constructed in a later phase. Because construction of the office building could damage the then-existing landscaping and other features of the courtyard, the details of this area will be provided during the later phase.

9. Provide a complete plant schedule with the next submittal.
   RESPONSE: Please see the revised site plan.

10. Consider adding landscaping at the corner of the site between office building and the Lot 1-2 building to help the visual transition between the varying building uses and characters.
    RESPONSE: The office building will be constructed at a later phase. If landscaping is installed prior to construction of the office building, such landscaping will likely be destroyed during such construction. Therefore, landscaping in this area will be installed following and/or during the construction of the commercial building.

11. Provide a complete plant schedule with the next submittal.
    RESPONSE: Please see the revised site plan.

12. Add the standard landscaping note to the landscape plan.
    RESPONSE: Please see the revised site plan.

13. Identify the retaining wall heights on the grading plan.
    RESPONSE: Wall heights are provided on the site plan.

14. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.
    RESPONSE: The retaining wall along the back parking lot will be a segmental block and will not be visible from the Entrance Corridor. Additional walls are now provided along lots 1-7. The brick material of these walls will match the structure. Please refer to the attached image of Out of Bounds for a similar condition.

If you have any questions or concerns about these revisions, please feel free to contact me at Rachel@shimp-engineering.com or by phone at 434-227-5140.

Regards,

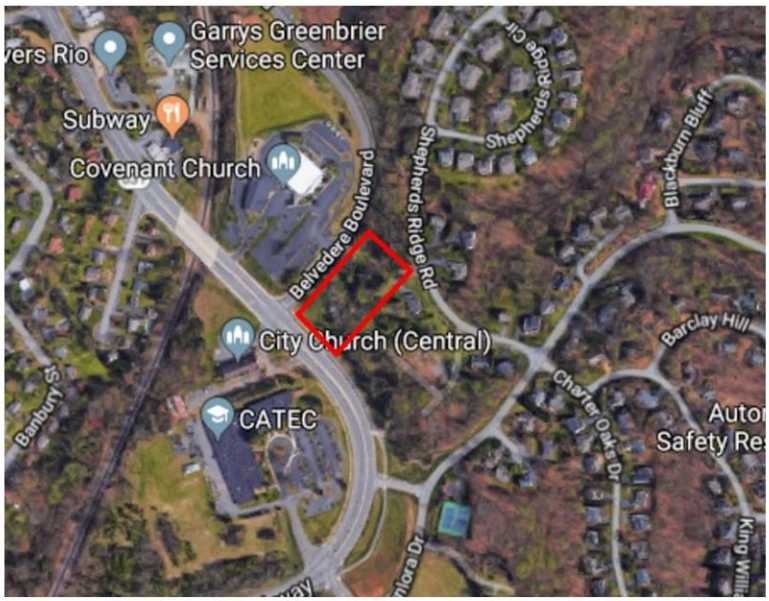
Rachel Moon
Shimp Engineering, P.C.

Written Proposal **February 22, 2021**
999 Rio Road East Rezoning

PROJECT PROPOSAL

Basic Overview:

Tax Map Parcel	Owner	Acreage	Zoning	Comprehensive Plan Land Use Designation
06100-00-00-154B0	Windmill Ventures LLC	1.91	NMD	Urban Density Residential



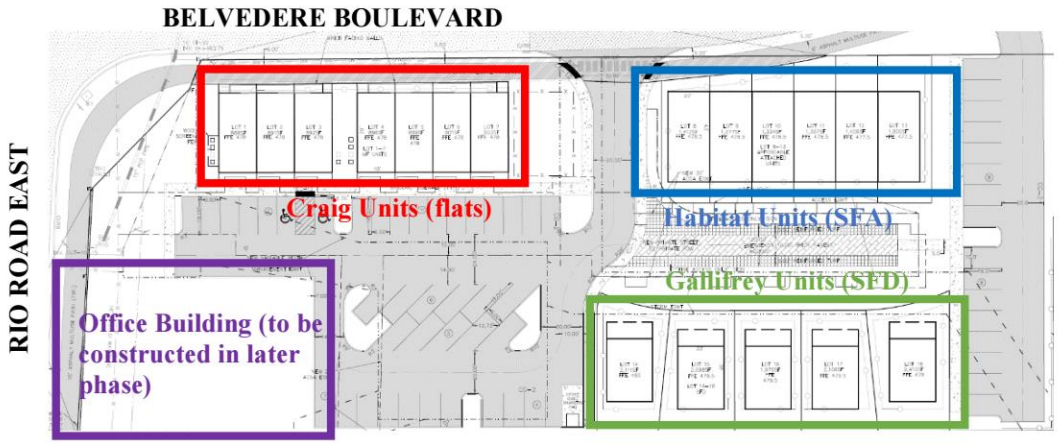
On behalf of Blackbird of Charlottesville, LLC, the contract purchaser of property designated on the County of Albemarle, Virginia (the "County") tax maps as parcel 06100-00-00-154B0, having an address of 999 Rio Road East (the "Property"), and zoned Neighborhood Model District (NMD), we propose a first phase of development that consists of the following:

(1) fourteen (14) one-over-one flats;

(2) six (6) single family attached units;

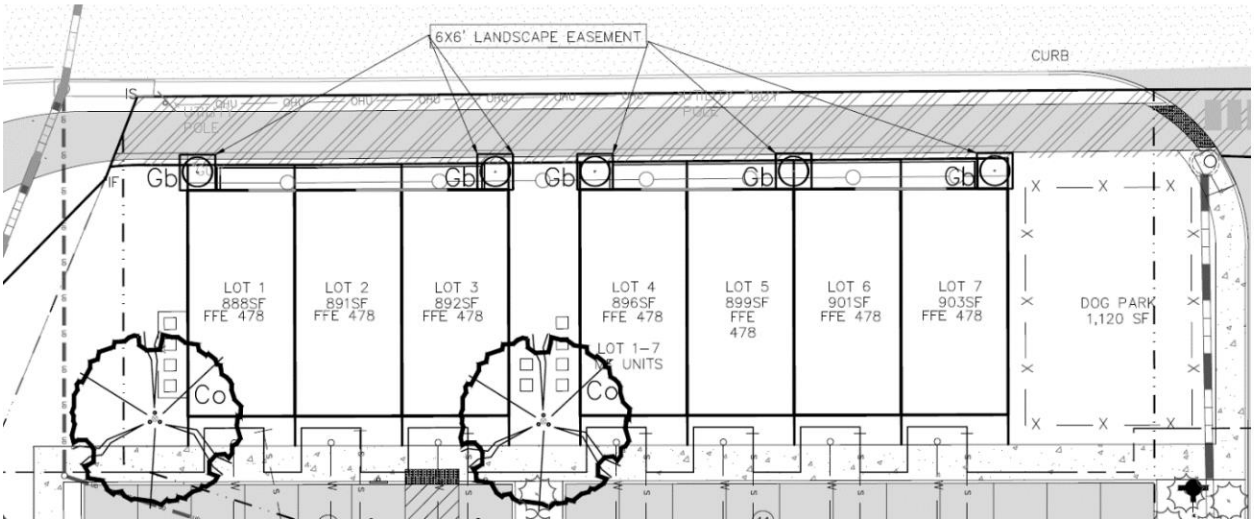
(3) five (5) single family detached units.

The Property consists of approximately 2 acres, located at the intersection of Belvedere Boulevard and Rio Road East. The entrance corridor is Rio Road East (see the Property shown above highlighted in red). The image below shows a section of the site plan. The flats and single family attached units will be visible from the Entrance Corridor. The single family detached units will not be visible from the Entrance Corridor, and the office building will be constructed in a later phase.



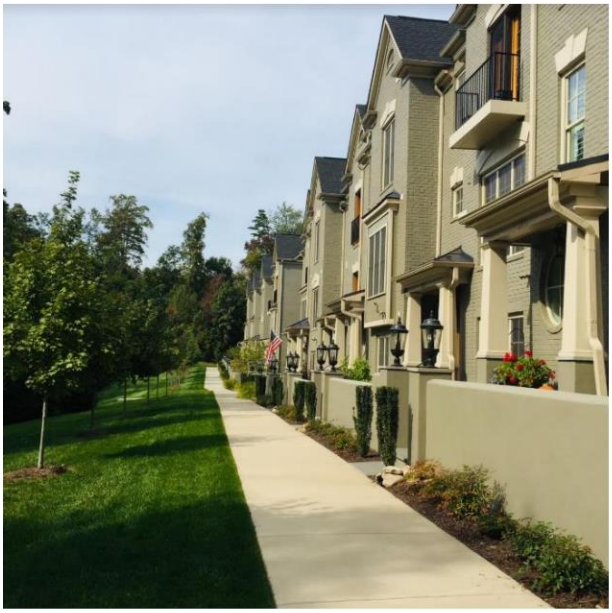
The fourteen (14) flats will be constructed by Craig Builders per the enclosed architectural elevations and renderings (the "Craig Units"). These units were designed as specified for several reasons. The most important factor was the final grade of the development. The existing sewer line located within Fowler Ridge Court is too shallow to gravity feed the 999 Rio Road development without increasing the elevation of the Property. Doing so allows for the Craig Units to easily be accessed from the interior parking lot. However, due to the steep grade change from the multi-use path adjacent to Belvedere Boulevard to the Craig Units, they cannot be easily accessed from such path.

To avoid any appearance of "blankness" resulting from the visibility of the "back" of the Craig Units from the Entrance Corridor (Rio Road East), the proposed Craig Units have substantial windows facing Belvedere Boulevard as well as balconies with garden space below. In addition, we are proposing a small retaining wall along the multi-use path so that the grade between the path and the Craig Units will be relative flat. The retaining wall will look similar to the units at Out of Bounds (see example picture below), only with differences in aesthetic (see example conceptual rendering below). There will also be medium-sized trees, where possible, along Belvedere Boulevard (see the enclosed site plan, and screenshot of such site plan below, the trees are located where the arrows point stating, "6x6' Landscape Easement"). In addition,



per the enclosed rendering, there will be landscaping along the brick retaining wall and between the Craig Units and the multi-use path.

Section of the Site Plan



Picture from Out of Bounds



Conceptual Rendering of 999 Rio Road

The six (6) single family attached units will be constructed by Habitat for Humanity (the "Habitat Units"). The Habitat Units will not be as visible from Rio Road East, as they are located further away or further down Belvedere Boulevard. Since the grade change is not as steep between the multi-use path and the Habitat Units, accessibility and connectivity is easier to achieve. Below is a rendering of the proposed Habitat Units, showing an entrance from the Habitat Units to both the interior courtyard as well as the multi-use path along Belvedere Boulevard (see the enclosed Habitat elevations, and a screenshot of such elevations below, the top view is looking from the interior courtyard, the bottom view is looking from Belvedere Boulevard).



Section of Elevation Plans for Habitat Units

The five (5) single family detached units will be located interior to the development and will therefore not be visible from the Entrance Corridor (Rio Road East). The second phase will include the office building located along Rio Road East. Because the office building will be constructed in a later phase, the landscaping and other elements surrounding the office building are not included in this submittal. Such landscaping and other elements would likely be damaged in the construction of the office building and therefore we believe it would be prudent to delay such installation until a submittal of the later phase.

Two pictures below show the existing conditions along Rio Road East. The first shows the view driving towards downtown Charlottesville from US-29. The second image shows the same view, except looking further down Belvedere Boulevard (where Habitat Units will be).





The below shows conceptual renderings of the views with proposed units (Craig and Habitat).





ENTRANCE CORRIDOR COMPATIBILITY

The Rio Road East Entrance Corridor consists of larger Church complexes (for example, Covenant Church) and CATEC, as well as single family attached and detached residential units. The proposed units are compatible with the single family detached units in Dunlora Park, which consist of up to three (3) attached units, similar in size and scale to the Habitat Units. One difference is the Dunlora Park attached units are one-story, while the Craig Units and Habitat Units are two-story. However, the scale and massing is still similar (for example, the width of each unit is fairly comparable). In addition, while the single family attached units in Dunlora Park are one-story, the single family detached homes immediately adjacent to the project (in the Shephard's Ridge community) are two-stories on basements, located at higher elevations than Rio Road East. Therefore, the scale and massing of the proposed units are compatible with the surrounding residential, taking elements from both the Shephard's Ridge community as well as the Dunlora Park community.

999 Rio Townhomes (1 over 1 condos)
Entrance Corridor Plan Proposal
2/22/21

Items of Importance:

- The back and side elevations of these townhomes will be most visible from Rio Rd and Belvedere Blvd. It is the intention to make the back and side elevations of these homes more visually pleasing than what would be considered a standard spec level for the back and side of a townhome. The intentions of the back elevation is to make them look more like a front elevation with features like numerous windows, cathedral ceilings, metal roofing, and low profile open air balconies.
- The location of the pedestrian path as well as the site grade makes adding a back door on the 1st floor not as desirable to the future residents of the homes as well as a challenge to build on the site. We are hoping for an exception to this for the following reasons:
    1. Safety- Because the public pedestrian path is so close (roughly 7 feet) to the condos, it creates a safety concern for the future residents of the units. It is our estimation that a person living here would much prefer the safety of a locked window and a landscaping buffer versus an accessible door w/ steps down to the path.
    2. Overall Look- The grade of the site is a challenge. If a back door is added the grade will force a tall stoop w/ many steps down to "grade" level. Also if the stoop/steps are forced on the site it will create a wall like structure that is very close to the pedestrian path.
    3. Connectivity- Our goal is to still create a feeling of connectivity to the homes and the pedestrian path by featuring a pathway in between the rows of homes connecting the fronts to the pedestrian path. Also the 2nd floor open balconies create a feeling of connectivity between the homes and the corridor.
    4. Landscaping- a retaining wall will create a garden like feel to the back of the homes and help create a natural look between the homes and the corridor. This will also help mitigate the sloping grade between the homes and the path and will create more of a tiered look leading down to the grade of the pedestrian path.

Material List:

- Brick: Blue Ridge Regent
- Siding: fiber cement, 12" exposure
- Paint: Sherwin Williams® "Dovetail"
- Doors: fiberglass painted Sherwin Williams® "Sealskin"
- Windows: Plygem® 1500 series Vinyl, Dark Bronze Color

    1. Visible Light Transmittance above 40%
    2. Visible Light Reflectance below 30%
- Trim: James Hardie® Trim painted white
- Porch and dormer roofs: metal – black
- Window and door heads (when on brick): row lock
- Window and door heads (when on siding): N/A
- Roof shingles: heavy architectural shingles – black
- Front railings: painted aluminum – N/A
- Rear railings-Balcony: painted aluminum – Dark Bronze
- Balcony band boards: PVC painted white

FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

SDP Number Pending

TAX MAP 61, PARCEL 154B

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^SPE	SPOT ELEVATION
311.5 TC x	x^TOC	TOP OF CURB ELEVATION
311.5 TW x	x^TOW	TOP OF WALL ELEVATION
311.5 BW x	x^BOW	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
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
Windmill Ventures LLC
535 Foxdale Lane
Charlottesville, VA 22903

DEVELOPER
999 Rio Road Development, LLC
912 East High Street
Charlottesville, VA 22902
(434) 218-0513

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

ZONING
NMD - Neighborhood Model District
ZMA201900001 approved on March 4, 2020
The Code of Development associated with ZMA20190001 (revised January 29, 2020) establishes design guidelines, specific regulations, and block characteristics for the development of this property
Overlays: Entrance Corridor, Airport Impact Area

Initial site plan SDP202000045 approved on 7/22/2020

MAGISTERIAL DISTRICT
Rio

SOURCE OF TITLE
DB 4505 PG 218

SETBACKS
Per approved ZMA201900001, setbacks are provided as follows:

Block 1 (Mixed Use)
FRONT MINIMUM: 3'
FRONT MAXIMUM: 50'
SIDE MINIMUM: None
SIDE MAXIMUM: 10'
REAR MINIMUM: None
REAR MAXIMUM: None

Block 2 (Residential)
FRONT MINIMUM: 5'
FRONT MAXIMUM: 40'
SIDE MINIMUM: 3'
SIDE MAXIMUM: 15'
REAR MINIMUM: 10'
REAR MAXIMUM: None

BUILDING HEIGHT
Per approved ZMA201900001, maximum building height in Block 1 and 2 is 35'. All non-residential uses shall be limited to one (1) story, or twenty-five (25) feet.

SOURCE OF BOUNDARY AND TOPOGRAPHY
Boundary & topographic survey provided by:
Meridian Planning Group, LLC, March 20, 2019.
Two (2) foot contours provided by:
Albemarle County GIS

BENCHMARK
Datum for topography is NAVD 88

FLOODZONE
According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0279D), this property is not located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED
This site is within the Meadow Creek 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 Transit (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.

ITE Trip Generation

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Single Family Detached	210	11	3	8	11	8	5	13	136

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Multifamily (Low-Rise)	220	10	2	5	7	5	3	8	35

EXISTING USE
Vacant Land

PROPOSED USE
Residential, Gross residential density: 13 du/ac

LAND USE SCHEDULE

EXISTING	Area	%
Building	3,939 SF	4.7%
Pavement	2,348 SF	2.8%
Sidewalk	0 SF	0%
Open Space	77,261 SF	92.5%
Total=	83,548 SF	(1.918 ac.)

PROPOSED	Area	%
Building	14,128 SF	16.9%
Pavement	23,902 SF	28.6%
Sidewalk	9,784 SF	11.7%
Open space	35,734 SF	42.8 %
Total=	83,548 SF	(1.918 ac.)

PARKING SCHEDULE
Block 1 (Mixed Use)
Multifamily units (Single-Family Attached): 2 or more bedrooms, 2 spaces per unit, 7 units total
= 14 spaces required
= 14 spaces provided
Multifamily units: 1 bedroom, 1.5 spaces per unit, 7 units total
= 11 spaces required
= 11 spaces provided

Block 2 (Residential)
Multifamily units (Single-Family Attached): 2 or more bedrooms, 2 spaces per unit, 6 units total
= 12 spaces required
= 12 spaces provided
Single family detached: 2 spaces per unit, 5 units total
= 10 spaces required
= 10 spaces provided

Total of 47 spaces required, maximum of 20% provided, 56 spaces provided

LANDSCAPE
Landscape shall comply with Section 18.32.7.9 of the Albemarle County Zoning Ordinance.

RECREATION
Recreational area shall comply with conditions of approved ZMA20190001. Block 1 and 2 shall provide amenity area no less than 20% of the total block area. Section 4.16 of the Albemarle County Zoning Ordinance shall apply to all recreational facilities.
Block 1: 8,364 SF required, 10,491 SF provided.
Block 2: 8,276 SF required, 9,731 SF provided.

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.
13. Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
14. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
15. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
16. 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 and 540-562-3580x131.

NOTES PER APPROVED ZMA201900001
1. Development of TMP 61-154B shall follow the approved Code of Development as part of ZMA201900001.
2. Section 4.16 of the Albemarle County Zoning Ordinance shall apply to all recreational facilities.
3. Signange shall be provided to prohibit vehicular traffic on private street in Block 2, except for emergency vehicles; or, bollards shall be installed.
4. Notwithstanding anything herein to the contrary, all non-residential uses shall be limited in height to one (1) story, or twenty-five (25) feet. Such uses shall also be limited to a building footprint of six thousand (6,000) square feet.
5. Porches, eaves and awnings shall be considered part of the structure and shall not extend closer to the street than the required setbacks.
6. Minimum building separation shall be required per Section 4.11 of the Zoning Ordinance.
7. Any primary residential structures in Block 1 shall face Belvedere Boulevard.
8. The applicable setbacks for Block 2 shall be measured from the edge of Amenity Area D.
9. Pursuant to Section 32.7.9.7, the parking areas along the northern and southeastern boundaries of the subject property are required to be screened. In addition to Section 32.7.9.7(b), see the Code of Development for appropriate screening options.
10. Dumpsters and Dumpster Pads on the Property shall be screened pursuant to Section 4.12.19.
11. The Applicant shall be required to provide onsite treatment of 25% of the required stormwater treatment. Such techniques of treatment shall include pervious pavers, micro bioretention, or other approved measures.
12. 15% of the total residential dwelling units within the project shall be Affordable Dwelling Units (the "15% Affordable Housing Requirement"). The 15% Affordable Housing Requirement may be met through a variety of housing types, including but not limited to, for-sale units or rental units.

VICINITY MAP SCALE : 1"=500'

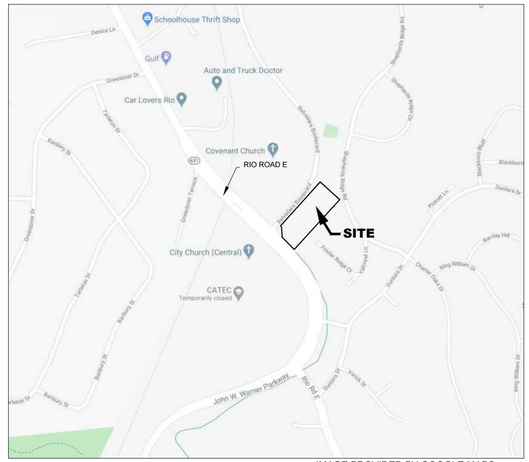


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 COVER
C2 EXISTING CONDITIONS
C3 SITE PLAN
C4 UTILITY PLAN
C5 OFF-SITE SEWER CONNECTION
C6 UTILITY PROFILES
C7 GRADING PLAN
C8 AMENITY & LANDSCAPE PLAN
C9 SITE, VDOT & ACSA DETAILS
C10 SITE, VDOT & ACSA DETAILS
C11 ACSA DETAILS
C12 MAINTENANCE OF TRAFFIC

SHIMP ENGINEERING PC
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912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

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

FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

COVER

C1

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

TMP 61-154B
WINDMILL VENTURES LLC
DB 4505 PG 218
ZONE: NEIGHBORHOOD MODEL DISTRICT
USE: SINGLE FAMILY RESIDENTIAL
1.918 AC

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

TMP 62F2-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

SHEPHERDS RIDGE ROAD

BUILDING TO BE REMOVED
FRAME SHED (TBR)
FRAME CARPORT (TBR)
1 STORY BRICK #999 (TBR)
WELL HOUSE
24 WALNUT (TBR)
30 HEMLOCK (TBR)
10 COFFEE (TBR)
10 DOGWD (TBR)
18 HOLLY (TBR)
18 HEMLOCK (TBR)
WELL (TBR)
HP (TBR)
EM (TBR)
GM (TBR)
SIGN TBR
SIGN
ASPHALT (TBR)
OVERHEAD UTILITY (TBR)

BENCHMARK
N=3910838.58
E=1149363.21
ELEV=468.46
IRON @ BACK SW

BENCHMARK
N=3911037.87
E=1149347.99
ELEV=478.62
NAIL

EX. DRAINAGE ESMT DB 3772 PG 366
EX. RWSA UTILITY ESMT DB 3563 PG 682
RWSA WM TO BE ABANDONED
EX. VARIABLE WIDTH ACSA UTILITY ESMT
15" RCP PIPE
15" DI-3B
INV. IN.=463.75
INV. OUT=463.15
TELEPHONE BOX UG
CURB
UTILITY POLE
GUY
SDMH
MH
FH
WV
WM
OHU
UG
CONC. ENT.
RIP RAP
EX. RETAINING WALL
8" RWSA DI WATERLINE
LOT 14

N42°09'12"E 412.05'
N42°26'09"E 403.04'
S42°21'11"W 373.22'
S07°39'16"W 36.30'
N33°01'59"W 67.46'
N44°25'39"W 40.51'
N44°01'52"W 79.79'
N42°26'09"E 14.80'
N44°26'09"W 21.28'

20 0 20 40 60
Scale: 1"=20'

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

FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

EXISTING CONDITIONS

C2

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW DEDICATION:
3,082 SF

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW DEDICATION:
98 SF

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

TMP 62F2-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

SHEPHERDS RIDGE ROAD

LOT 1 8885F FFE 478
LOT 2 8915F FFE 478
LOT 3 8925F FFE 478
LOT 4 8965F FFE 478
LOT 1-7 MF UNITS
LOT 5 8995F FFE 478
LOT 6 9015F FFE 478
LOT 7 9035F FFE 478
LOT 8 1,412SF FFE 478.5
LOT 9 1,277SF FFE 478.5
LOT 10 1,334SF FFE 478.5
LOT 8-13 AFFORDABLE ATTACHED UNITS
LOT 11 1,397SF FFE 478.5
LOT 12 1,406SF FFE 477.5
LOT 13 1,800SF FFE 477.5
LOT 14 2,111SF FFE 480
LOT 15 2,098SF FFE 479.5
LOT 14-18 SFD
LOT 16 1,970SF FFE 479.5
LOT 17 2,106SF FFE 479.5
LOT 18 2,410SF FFE 478

8' ASPHALT MULTIUSE PATH (TYP.)
10' ASPHALT MULTIUSE PATH (TYP.)
6' CONC. SIDEWALK (TYP.)
5' CONC. SIDEWALK (TYP.)
APPROX. LOCATION OF EDGE OF EXISTING MULTIUSE PATH
MILL & OVERLAY APPROX. 1,230 SF PER WP-2
MILL & OVERLAY APPROX. 745 SF PER WP-2
492' TO RIO ROAD
307' TO RIO ROAD
820' TO THE CENTER @ BELVEDERE ENTRANCE
185' TO ENTRANCE 2
BRICK FACING WALLS
WOODEN SCREENING FENCE
NEW VARIABLE WIDTH STORMWATER MANAGEMENT ESMT
NEW 20' ACSA ESMT
NEW 30' ACSA ESMT
NEW 10x5' ACSA ESMT
NEW 30' ACCESS ESMT
NEW 20' PRIVATE STORM ESMT
NEW 20' PRIVATE DRAINAGE ESMT
EX. VARIABLE WIDTH ACSA UTILITY ESMT
NEW PRIVATE STREET
50' PRIVATE ROW
20.00' EMERGENCY ACCESS
10.00' BRICK PAVERS
5.00' REINFORCED TURF
"FIRE ACCESS ONLY" SIGN
GUARDRAIL
TELEPHONE BOX U/G
15" RCP PIPE
15" DI-3B
INV. IN.=463.75
INV. OUT=463.15
10"X20' CONC. DUMPSTER PAD
RWSA WM TO BE ABANDONED
UTILITY POLE
CONC. ENT.
SDMH
WMH
FH
WM
WV
IF
IS
CURB
CG-12
CG-2
CG-3
RX
R35
R30
R25
R12
R7
R5
R3
R28
5.00'
5.49'
30.86'
20.53'
34.10'
20.00'
14.00'
24.00'
12.73'
10.00'
8.00'
7.00'
9.00'
18.00'
18'
22'
20'
43'
38'
5.0'
10.0'
18.0'
20.0

BENCHMARK
N=3910838.58
E=1149363.21
ELEV=468.46
IRON @BACK SW

5002
VDOT IF

5003
IF

BENCHMARK
N=3911037.87
E=1149384 7.99
ELEV=478.62
NAIL

20 0 20 40 60
Scale: 1"=20'

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FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
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2021.02.22 [ARB]

FILE NO.
19.006

SITE PLAN

C3

ISO NEEDED FIRE FLOW DATA:

TOWNHOMES ARE CONSTRUCTION TYPE V-B WITH 3000 SF MAX FLOOR AREA PER UNIT.

ISO NEEDED FIRE FLOW = 1500 GPM

AVAILABLE FIRE FLOW = GPM TBD

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DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

TMP 62F2-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

TMP 62F-E1

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

SHEPHERDS RIDGE ROAD

LOT 1 888SF FFE 478
LOT 2 891SF FFE 478
LOT 3 892SF FFE 478
LOT 4 896SF FFE 478
LOT 1-7 MF UNITS
LOT 5 899SF FFE 478
LOT 6 901SF FFE 478
LOT 7 903SF FFE 478
LOT 8 1,412SF FFE 478.5
LOT 9 1,277SF FFE 478.5
LOT 10 1,334SF FFE 478.5
LOT 8-13 AFFORDABLE ATTACHED UNITS
LOT 11 1,397SF FFE 478.5
LOT 12 1,406SF FFE 477.5
LOT 13 1,800SF FFE 477.5
LOT 14 2,111SF FFE 480
LOT 15 2,098SF FFE 479.5
LOT 14-18 SFD
LOT 16 1,970SF FFE 479.5
LOT 17 2,106SF FFE 479.5
LOT 18 2,410SF FFE 478

STORMTECH SC-310 INV. 465.65
VDOT #3 STONE INV. 464.15
(2) NEW 24" DETENTION ACCESS
NEW MH-1 TOP=476.35 INV. OUT=472.40
NEW MH-1 TOP=476.62 INV. IN=472.13 INV. OUT=471.93
NEW MH-1 TOP=478.09 INV. OUT=473.50
(2)ISOLATOR ROWS
STORMTECH MC-3500 INV. 466.30
VDOT #30 STONE INV. 463.80
SCH 40 PVC UNDERDRAIN
NEW 10' WEIR
NEW 6" DI-3B
NEW 6" DI-7
NEW 6" DI-1A
NEW 6" DI-3B
NEW 36" MH-1
NEW EHA
NEW 15" HDPE
8" SDR-26
18" RWSA DI WATERLINE
RWSA WM TO BE ABANDONED
EX. VARIABLE WIDTH ACSA UTILITY ESMT
15" RCP PIPE
TELEPHONE BOX U/G
CURB
CONC ENT.
UTILITY POLE
WEIR WALL
BENCHMARK N-3910838.58 E-11493633.21 ELEV-468.46 IRON @BACK SW
BENCHMARK N-3911037.87 E-11493847.99 ELEV-478.62 NAIL
MATCHLINE C5
Scale: 1"=20'

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COMMONWEALTH OF VIRGINIA
JUSTIN T. SHIMP
LIC. NO. 45183
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FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.05.26 [INITIAL SDP]

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2021.02.22 [ARB]

FILE NO.

19.006

UTILITY PLAN

C4



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999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.05.26 [INITIAL SDP]

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2021.01.21 [FINAL SDP]

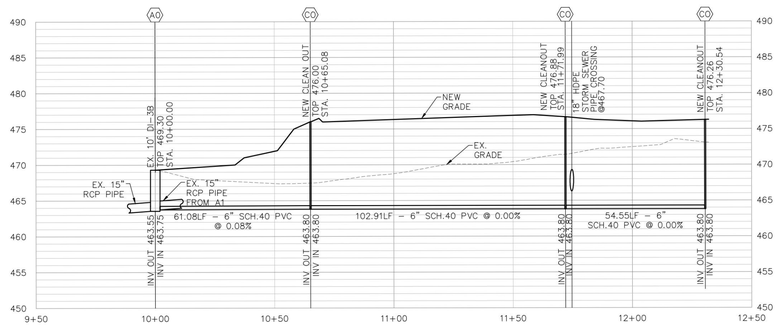
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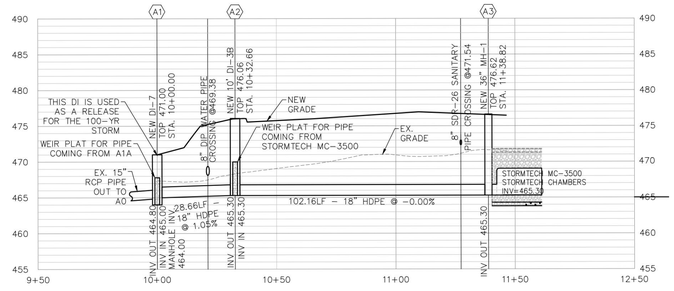
19.006

OFF-SITE SEWER CONNECTION

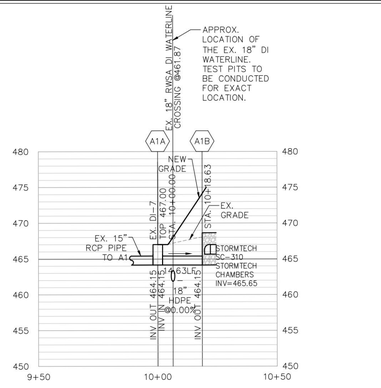
C5



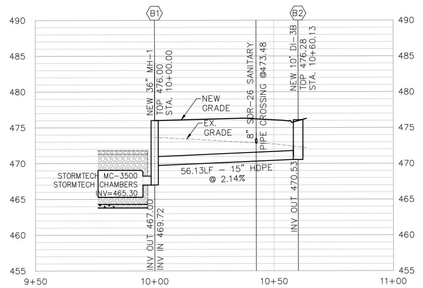
1 C6 STORM SEWER PROFILE A0–UNDERDRAIN
HORZ: 1"=30'
VERT: 1"=10'



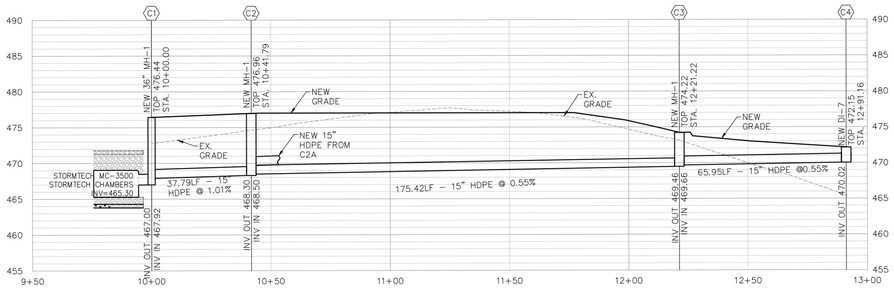
2 C6 STORM SEWER PROFILE A1–A3
HORZ: 1"=30'
VERT: 1"=10'



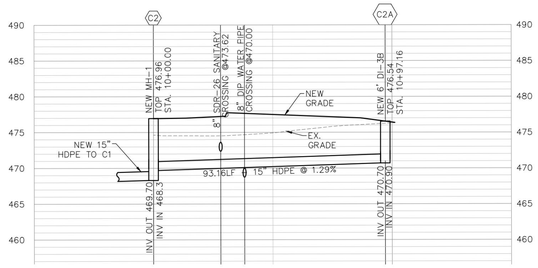
3 C6 STORM SEWER PROFILE A1A–A1B
HORZ: 1"=30'
VERT: 1"=10'



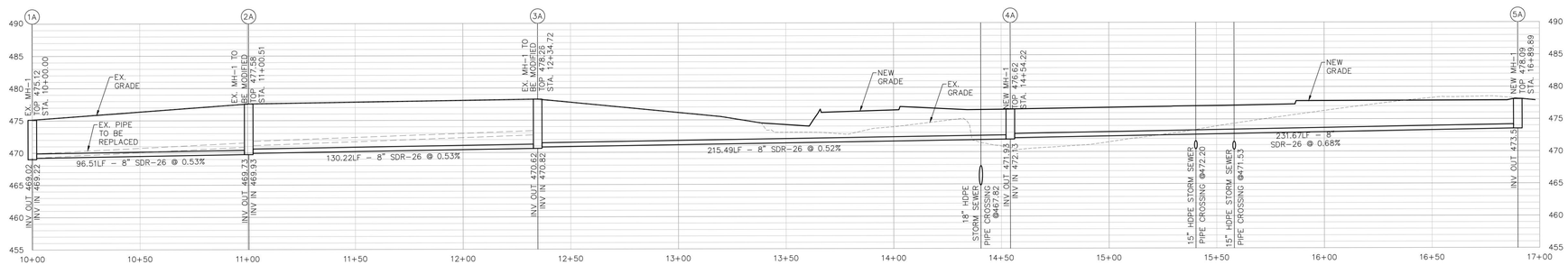
4 C6 STORM SEWER PROFILE B1–B2
HORZ: 1"=30'
VERT: 1"=10'



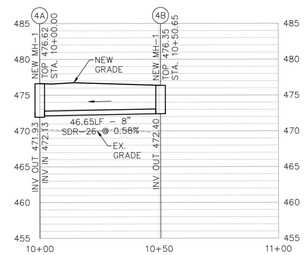
5 C6 STORM SEWER PROFILE A1A–A1B
HORZ: 1"=30'
VERT: 1"=10'



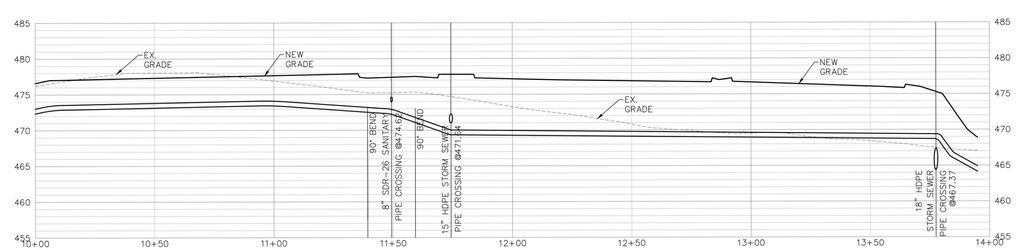
6 C6 STORM SEWER PROFILE C2–C2A
HORZ: 1"=30'
VERT: 1"=10'



7 C6 SANITARY SEWER PROFILE 1A–5A
HORZ: 1"=30'
VERT: 1"=10'



8 C6 SANITARY SEWER PROFILE 4A–4B
HORZ: 1"=30'
VERT: 1"=10'



9 C6 WATER MAIN PROFILE
HORZ: 1"=30'
VERT: 1"=10'

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FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

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19.006

UTILITY PROFILES

C6

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

LOT 1 888SF FFE 478
LOT 2 891SF FFE 478
LOT 3 892SF FFE 478
LOT 4 896SF FFE 478
LOT 1-7 MF UNITS
LOT 5 899SF FFE 478
LOT 6 901SF FFE 478
LOT 7 903SF FFE 478
LOT 8 1,412SF FFE 478.5
LOT 9 1,277SF FFE 478.5
LOT 8-13 AFFORDABLE ATTACHED UNITS
LOT 10 1,334SF FFE 478.5
LOT 11 1,397SF FFE 478.5
LOT 12 1,406SF FFE 477.5
LOT 13 1,800SF FFE 477.5
LOT 14 2,111SF FFE 480
LOT 15 2,098SF FFE 479.5
LOT 14-18 SFD
LOT 16 1,970SF FFE 479.5
LOT 17 2,106SF FFE 479.5
LOT 18 2,410SF FFE 478

TELEPHONE BOX UG

WALL HEIGHT 4'
WALL HEIGHT 6'

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

BENCHMARK
N-3910838.58
E-1149363.21
ELEV-468.46
IRON @BACK SW

5002 VDOT IF
5003 IF

18' RWSA DI WATERLINE
RWSA WM TO BE ABANDONED

TMP 62F2-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

UTILITY POLE

EX. VARIABLE WIDTH ACSA UTILITY ESMT

BENCHMARK
N-3911037.87
E-11493847.99
ELEV-478.62
NAIL

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

LOT 14

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

TMP 62F-E1

SHEPHERDS RIDGE ROAD

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

20 0 20 40 60
Scale: 1"=20'

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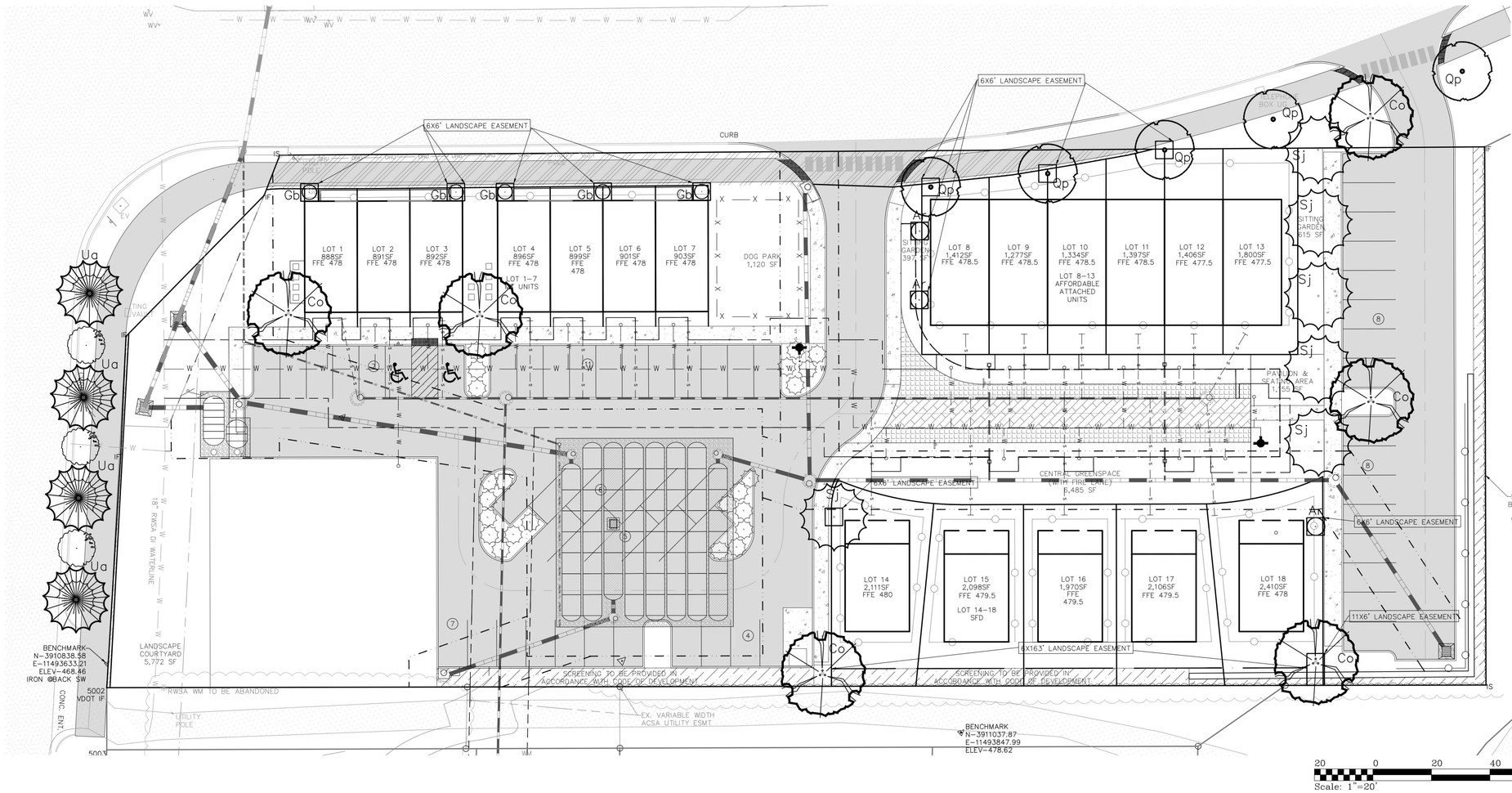
999 RIO ROAD

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FILE NO.
19.006

GRADING PLAN

C7



LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
Qp	Large Deciduous Tree	Quercus phellos	Willow Oak	2.5"	5	31	370	1850
Ua	Large Deciduous Tree	Ulmus americana 'Princeton'	American Elm 'Princeton'	2.5"	4	25	397	1588
Co	Large Deciduous Tree	Celtis x occidentalis	Hackberry	2.5"	6	30	572	3432
Ar	Large Deciduous Tree	Acer rubrum "Armstrong"	"Armstrong" Red Maple	2.5"	3	30	44	132
Gb	Large Deciduous Tree	Ginkgo biloba "Princeton Sentry"	"Princeton Sentry" Ginkgo	2.5"	5	25	20	100
Sj	Medium Deciduous Tree	Sophora japonica "Regent"	"Regent" Scholartree	2.5"	7	28	394	2758
	Ornamental Tree	Magnolia x soulangiana	Saucer Magnolia	6-8' Ht.	3	10	145	435
	Semi-Evergreen Shrub	Viburnum x utile 'Conoy'	"Conoy" Viburnum	24" Ht.	23	4	18	414
							TOTAL SF:	10295

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 15% CANOPY REQUIRED.
SITE AREA: 1.918 AC (83,548 SF)
83,548 SF x 15% = 12,532 SF
CANOPY REQUIRED: 12,532 SF
CANOPY PROVIDED: 10,295 SF*
*ADDITIONAL PLANTINGS TO BE PROVIDED FOR SCREENING PURPOSES AND SHALL CONTRIBUTE TO TOTAL SITE CANOPY. SEE NOTE REGARDING SCREENING BELOW. REQUIRED CANOPY TO BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL.

ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (2.5" CAL.) - 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES, 125 LF OF FRONTAGE
REQUIRED: 3 LARGE SHADE TREES
PROVIDED: 4 LARGE SHADE TREES W/ 3 ORNAMENTAL

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
21,346 SF x 5% = 1,067 SF
REQUIRED: 1,067 SF
PROVIDED: 1,124 SF

48 PARKING SPACES PROVIDED
REQUIRED: 5 LARGE SHADE TREES
PROVIDED: 5 LARGE SHADE TREES

INTERIOR PEDESTRIAN WAYS: MEDIUM SHADE TREES (2.5" CAL.) - 25' O.C.
PROVIDED: 15 LARGE SHADE TREES

SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF DEVELOPMENT; SUCH SCREENING WILL BE SHOWN ON THE FINAL SITE PLAN FOLLOWING THE PROCEDURES OUTLINED IN THE CODE OF DEVELOPMENT

NOTES:
1. 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.
2. 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.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

Block 1 Amenity:	
Multiuse Path	3,599 SF
Dog Park	1,120 SF
Courtyard	+ 5,772 SF
Provided:	10,491 SF
Required:	8,364 SF

Block 2 Amenity:	
Multiuse Path	1,476 SF
Central Greenspace	6,485 SF
Sitting Garden	615 SF
Pavilion/Seating	+ 1,155 SF
Provided:	9,731 SF
Required:	8,276 SF

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COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

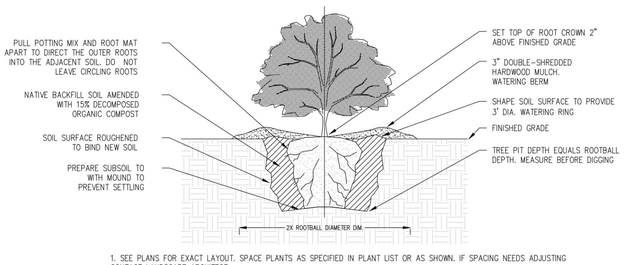
999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

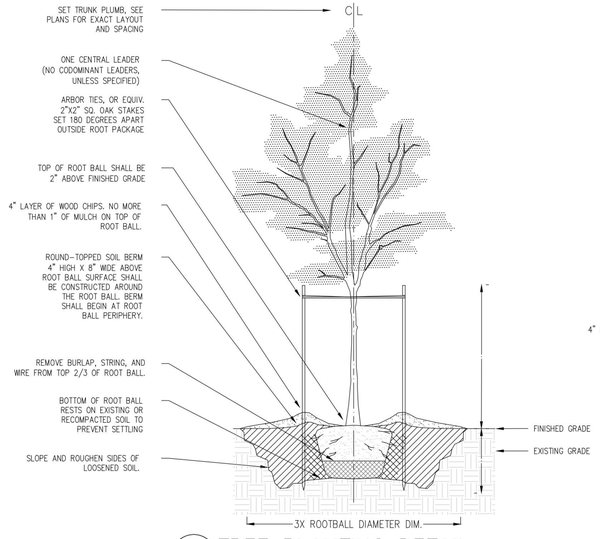
AMENITY & LANDSCAPE PLAN

C8

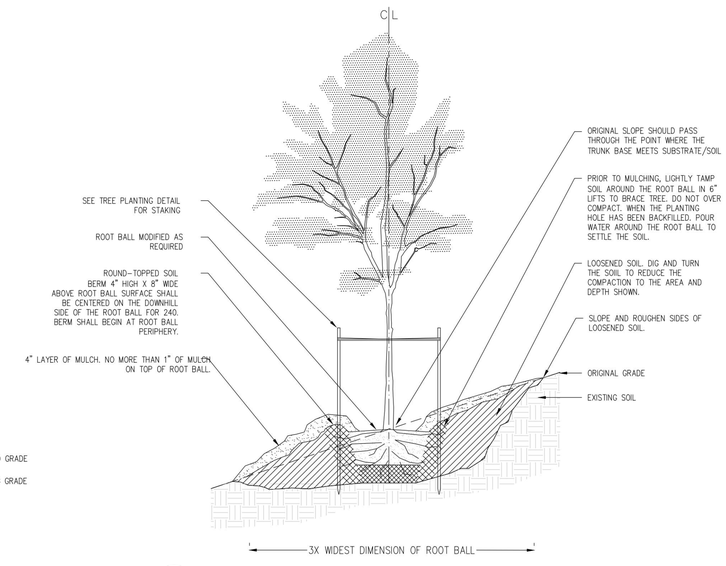


1. SEE PLANS FOR EXACT LAYOUT. SPACE PLANTS AS SPECIFIED IN PLANT LIST OR AS SHOWN. IF SPACING NEEDS ADJUSTING CONTACT LANDSCAPE ARCHITECT.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

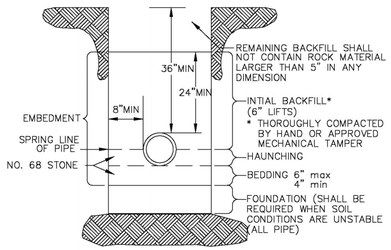
1 C8 SHRUB PLANTING - SECTION
Not To Scale



2 C8 TREE PLANTING DETAIL
Not To Scale



3 C8 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
Not To Scale



NOTE :

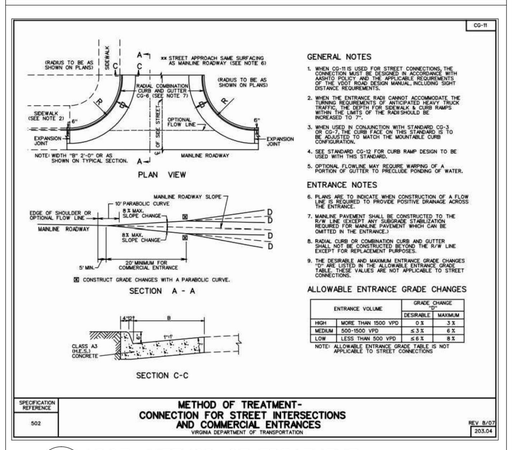
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-34

1 C9 ACSA: SEWER PIPE INSTALLATION (TYP.)
NOT TO SCALE



GENERAL NOTES

1. WHEN CG-15 IS USED FOR STREET CONNECTIONS, THE CONNECTION MUST BE DESIGNED IN ACCORDANCE WITH CHAPTER 7 OF THE VDOT ROAD DESIGN MANUAL, INCLUDING SIGHT DISTANCE REQUIREMENTS.
2. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, THE LENGTH OF SIDEWALK RAMPS MAY BE INCREASED TO 7'.
3. WHEN USED IN CONJUNCTION WITH STANDARD CG-7, THE SLOPE OF THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.
4. SEE STANDARD CG-12 FOR CURB RAMP DESIGN TO BE USED WITH THIS STANDARD.
5. OPTIONAL FLOWLINE MAY REQUIRE WARPING OF A PORTION OF GUTTER TO PRECLUDE PONDING OF WATER.

ENTRANCE NOTES

6. PLANS ARE TO INDICATE WHEN CONSTRUCTION OF A FLOW LINE IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
7. MAINLINE PAVEMENT SHALL BE CONSTRUCTED TO THE R/W LINE EXCEPT ANY SUBGRADE STABILIZATION REQUIRED FOR MAINLINE PAVEMENT WHICH CAN BE OMITTED IN THE ENTRANCE.)
8. RADIAL CURB OR COMBINATION CURB AND GUTTER SHALL NOT BE CONSTRUCTED BEYOND THE R/W LINE EXCEPT FOR REPLACEMENT PURPOSES.
9. THE DESIRABLE AND MAXIMUM ENTRANCE GRADE CHANGES SHOWN IN THE TABLE BELOW IN THE ALLOWABLE ENTRANCE GRADE CHANGES ARE THESE VALUES ARE NOT APPLICABLE TO STREET CONNECTIONS.

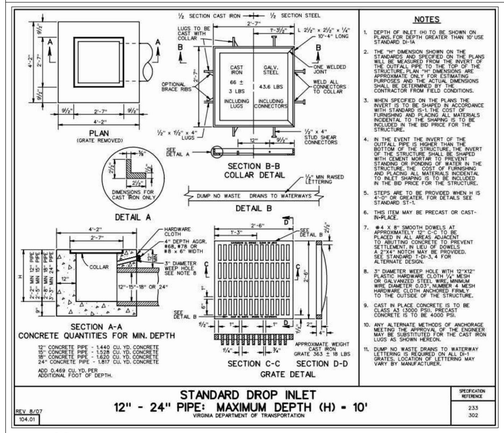
ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE % DESIRABLE	MAXIMUM
HIGH	MORE THAN 1500 VPD	0.5	3.5
MEDIUM	500-1500 VPD	≤ 3.5	6.5
LOW	LESS THAN 500 VPD	≤ 6.5	8.5

NOTE: ALLOWABLE ENTRANCE GRADE TABLE IS NOT APPLICABLE TO STREET CONNECTIONS

SPECIFICATION REFERENCE	METHOD OF TREATMENT- CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 8/07
502		203.04

2 C9 VDOT: METHOD OF TREATMENT
NOT TO SCALE



NOTES

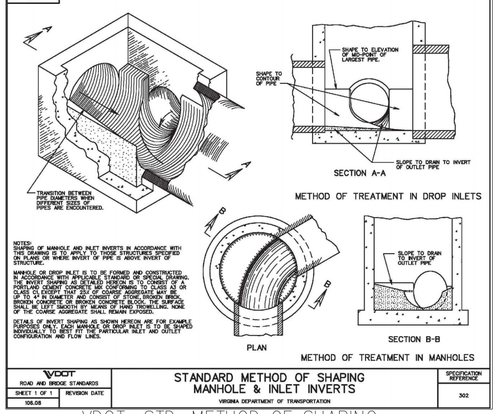
1. DEPTH OF INLET (H) TO BE SHOWN ON PLANS FOR DEPTH GREATER THAN 10' USE STANDARD DI-1A
2. THE "H" DIMENSION SHOWN ON THE STANDARD IS FOR REFERENCE ONLY. PLANS WILL BE MEASURED FROM THE INVERT OF THE OUTFALL PIPE TO THE TOP OF THE GRATE. THE "H" DIMENSION SHOWN IS APPROXIMATE ONLY FOR ESTIMATING PURPOSES AND THE ACTUAL DIMENSIONS WILL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
3. WHEN SPECIFIED ON THE PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD SI-1.THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THIS SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE,THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO PREVENT STANDING OR PONDING OF WATER.IN THE EVENT THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO ALLT SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
5. STEPS ARE TO BE PROVIDED WHEN H IS 4' OR GREATER.FOR DETAILS SEE STANDARD MS-1.
6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.
7. #4 X 8" SMOOTH DOWELS AT 24" CENTERS MAY BE USED IN CI-1 TO BE PLACED IN ALL AREAS ADJACENT TO ABUTTING CONCRETE TO PREVENT SETTLEMENT IN LIEU OF DOWELS REQUIRED BY NOTE 3 WHEN NEEDED. SEE STANDARD 1-D1-3,4 FOR ALTERNATE DESIGN.
8. 3" DIAMETER WEEP HOLE WITH 12"X12" PLASTIC HARDWARE CLOTH / ALUMINUM WIRE CLOTH (MINIMUM 0.047" ALUMINUM WIRE DIAMETER (0.037) NUMBER 4 MESH HARDWARE CLOTH) ANCHORED FIRMLY TO THE OUTSIDE OF THE STRUCTURE.
9. CAST IN PLACE CONCRETE IS TO BE CLASS A3 EXCEPT THE TOP SLAB CONCRETE IS TO BE 4000 PSI.
10. ANY ALTERNATE METHODS OF ANCHORAGE MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THE CAST IRON LUGS AS SHOWN HEREON.
11. DUMP NO WASTE DRAINS TO WATERWAY LETTERING IS REQUIRED ON ALL DI-1 GRATES. LOCATION OF LETTERING MAY VARY BY MANUFACTURER.

STANDARD DROP INLET
12" - 24" PIPE: MAXIMUM DEPTH (H) = 10'
VIRGINIA DEPARTMENT OF TRANSPORTATION

REV. 8/07	SPECIFICATION REFERENCE
104.01	233 302

3 C9 VDOT: STD. DROP INLET (DI-1A)
NOT TO SCALE

IS-1



NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

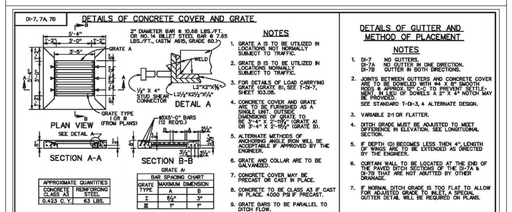
MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERTS SHALL BE FORMED PRIOR TO THE PLACING OF CLASS A3 CONCRETE. THE CONCRETE SHALL BE PLACED SO AS TO CLOSELY CONFORM TO THE SHAPE OF THE INVERTS AS SHOWN ON THE PLANS. INVERTS SHALL BE FORMED WITH CLASS A3 CONCRETE OR BRICK OF 4" NOMINAL THICKNESS. BRICK SHALL BE LAID SMOOTH BY MEANS OF THINLY TROWELLED MORTAR OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED TO CONFORM TO THE SIZE OF THE SMYRTHELAW INLET AND OUTLET CONFIGURATION AND FLOW LINES.

VDOT ROAD AND BRIDGE STANDARDS	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 1 REVISION DATE 106.08		302

4 C9 VDOT: STD. METHOD OF SHAPING MANHOLE & INLET INVERTS
NOT TO SCALE

DI-7, 7A, 7B



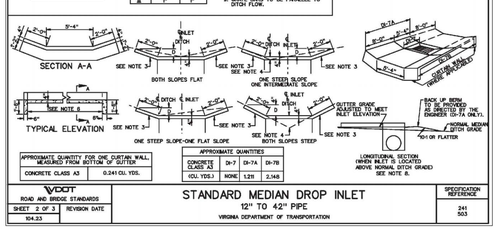
NOTES

1. GRATE A IS TO BE UTILIZED IN LOCATIONS NOT NORMALLY SUBJECT TO TRAFFIC.
2. GRATE B IS TO BE UTILIZED IN LOCATIONS NORMALLY SUBJECT TO TRAFFIC.
3. FOR DETAILS OF LOAD CARRYING GRATE SEE STD. NO. GI-2, SHEET NO.GI-05.
4. THE CONCRETE COVER AND GRATE ARE NOT REQUIRED AS A UNIT BUT SHOULD BE USED WHERE DIMENSIONS OF GRATE B, 2'-4" X 2'-0", GRATE A1, 2'-0" X 2'-0", OR GRATE A2, 1'-6" X 2'-0" ARE SHOWN.
5. ALTERNATE METHODS OF ANCHORAGE MAY BE USED IF SHOWN ON PLANS OR APPROVED BY THE ENGINEER.
6. GRADE AND COLLAR ARE TO BE GALVANIZED.
7. CONCRETE COVER MAY BE PRECAST OR CAST IN PLACE.
8. CONCRETE COVER, IF CAST IN PLACE, SHALL BE CLASS A3.
9. GRATE RING TO BE PARALLEL TO DITCH FLOW.

DETAILS OF GUTTER AND METHOD OF PLACEMENT

NOTES

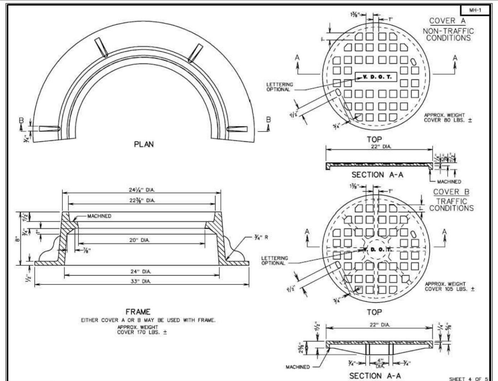
1. DI-7 NO GUTTERS. DI-7A NO INSERT IN ONE DIRECTION. DI-7B NO GUTTER IN BOTH DIRECTIONS.
2. JOINTS BETWEEN GUTTERS AND CONCRETE COVER SHALL BE PROVIDED AT EACH CORNER AND SHALL BE SPACED NOT OVER 10 FEET APART. USE #4 TIE BARS OR DOWELS 1'-3" X 4" NOTCH MAY BE USED. SEE STANDARD 7-D1-3,4 ALTERNATE DESIGN.
3. VARIABLE 2-1 OR FLATTER.
4. DITCH GRADE MUST BE ADJUSTED TO MEET DIFFERENCE IN ELEVATION. SEE LONGITUDINAL SECTION.
5. IF WIDTH (G) BECOMES LESS THEN 4" LENGTH OF WINGS ARE TO BE EXTENDED AS DIRECTED BY THE ENGINEER.
6. CURTAIN WALL TO BE LOCATED AT THE END OF THE GUTTER WHERE THE GUTTER ENDS IN A DITCH AND IS NOT ABUTTED BY OTHER DRAINAGE.
7. IF NORMAL DITCH GRADE IS TOO FLAT TO ALLOW FOR ADJUSTED GRADE TO INLET A SPECIAL GUTTER DETAIL WILL BE REQUIRED ON PLANS.



VDOT ROAD AND BRIDGE STANDARDS	STANDARD MEDIAN DROP INLET 12" TO 42" PIPE VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 2 OF 3 REVISION DATE 104.23		241 503

5 C9 VDOT: STD. MEDIAN DROP INLET (DI-7)
NOT TO SCALE

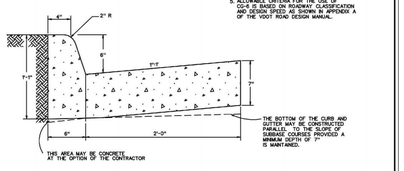
MH-1



SPECIFICATION REFERENCE	STANDARD MANHOLE FRAME AND COVER VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 7/02
224 302		106.04

6 C9 VDOT: STD MH FRAME & COVER
NOT TO SCALE

CG-6



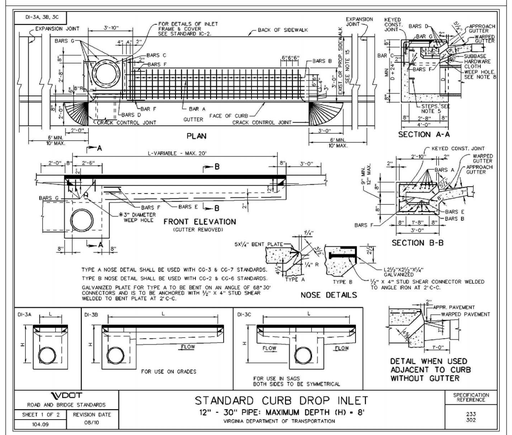
NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE USED FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STANDARDS OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB AND GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF THE DRAINAGE LAYER AND TO THE DEPTH OF THE AGGREGATE.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ADT. SEE SPECIFICATION 105.03 FOR DESIGN ADT. CRITERIA IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

SPECIFICATION REFERENCE	COMBINATION 6" CURB & GUTTER VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 9/06
105 502		201.03

7 C9 VDOT: CG-6
NOT TO SCALE

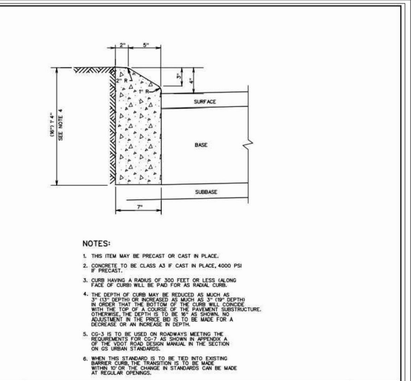
DI-3A, 3B, 3C



VDOT ROAD AND BRIDGE STANDARDS	STANDARD CURB DROP INLET 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8' VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 2 REVISION DATE 104.09 08/10		233 302

8 C9 VDOT: STD CURB DROP INLET (DI-3B)
NOT TO SCALE

CG-3

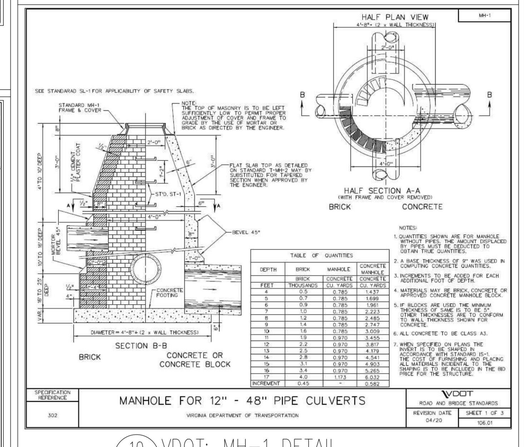


NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (10" DEPTH OR INCREASED AS MUCH AS 3" (12" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL CONFORM WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 10" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-3 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL IN THE SECTION ON CG URBAN STANDARDS.
6. WHEN THIS STANDARD IS TO BE TIED INTO EXISTING BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OF THE CHANGE IN STANDARDS CAN BE MADE AT REGULAR OPENINGS.

VDOT ROAD AND BRIDGE STANDARDS	STANDARD 4" CURB VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
201.02		105 502

9 C9 VDOT: CG-3
NOT TO SCALE



NOTES:

1. QUANTITIES SHOWN ARE FOR MANHOLE WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES SHALL BE DEDUCTED TO OBTAIN TRUE QUANTITIES.
2. A BASE THICKNESS OF 9" WAS USED IN COMPUTING CONCRETE QUANTITIES.
3. INCREMENTS TO BE ADDED FOR EACH ADDITIONAL FOOT OF DEPTH.
4. MATERIALS MAY BE BRICK, CONCRETE OR APPROVED CONCRETE MANHOLE BLOCK.
5. IF BLOCKS ARE USED THE MINIMUM THICKNESS OF CORE AS TO BE 3½" (NOMINAL) AND SHALL BE OF UNIFORM WALL THICKNESS SHOWN FOR CONCRETE.
6. ALL CONCRETE TO BE CLASS A3.
7. WHEN SPECIFIED ON PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD IS-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THIS SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

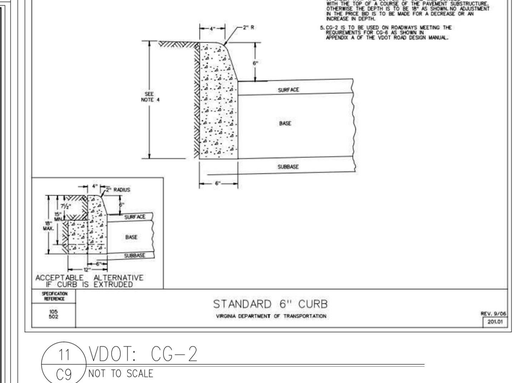
TABLE OF QUANTITIES

DEPTH	BRICK	MANHOLE CONCRETE	CONCRETE MANHOLE
FEET	THOUSANDS	CU. YARDS	CU. YARDS
4	0.5	0.785	1.437
5	0.7	0.785	1.698
6	0.9	0.785	1.961
7	1.0	0.785	2.223
8	1.2	0.785	2.485
9	1.4	0.785	2.747
10	1.6	0.785	3.009
11	1.9	0.970	3.455
12	2.2	0.970	3.901
13	2.5	0.970	4.347
14	2.8	0.970	4.793
15	3.1	0.970	5.823
16	3.4	0.970	5.265
17	4.0	1.03	6.032
INCREMENT	0.45		0.582

SPECIFICATION REFERENCE	MANHOLE FOR 12" - 48" PIPE CULVERTS VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE 04/20 SHEET 1 OF 3 106.01
302		

10 C9 VDOT: MH-1 DETAIL
NOT TO SCALE

CG-2



NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE USED FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (10" DEPTH OR INCREASED AS MUCH AS 3" (12" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL CONFORM WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 10" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

SPECIFICATION REFERENCE	STANDARD 6" CURB VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 9/06
105 502		201.01

11 C9 VDOT: CG-2
NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
JUSTIN T. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.05.26 [INITIAL SDP]

REVISION:

2021.01.21 [FINAL SDP]

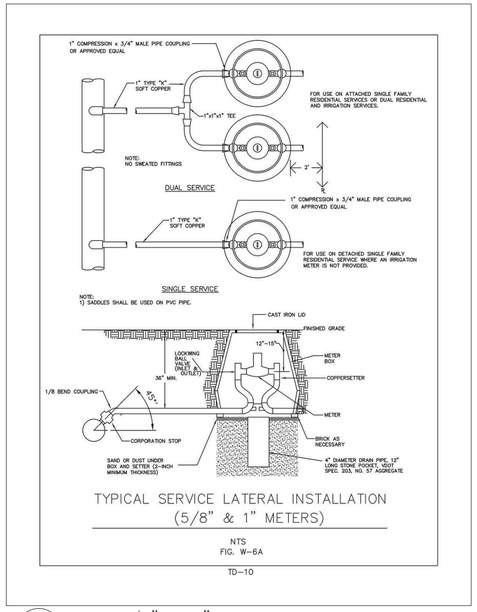
2021.02.22 [ARB]

FILE NO.

19.006

SITE, VDOT & ACSA DETAILS

C9

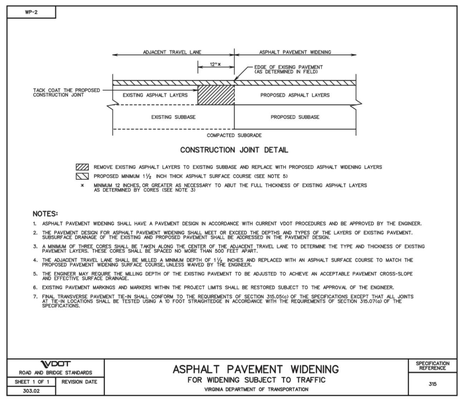


TYPICAL SERVICE LATERAL INSTALLATION
(5/8" & 1" METERS)

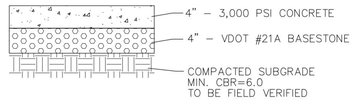
NTS
FIG. W-6A

TD-10

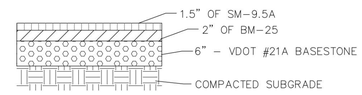
1 C10 ACSA: 5/8" & 1" WATER METER INSTALLATION
NOT TO SCALE



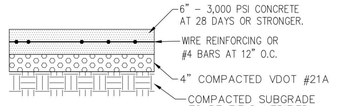
2 C10 VDOT: ASPHALT PAVEMENT WIDENING
NOT TO SCALE



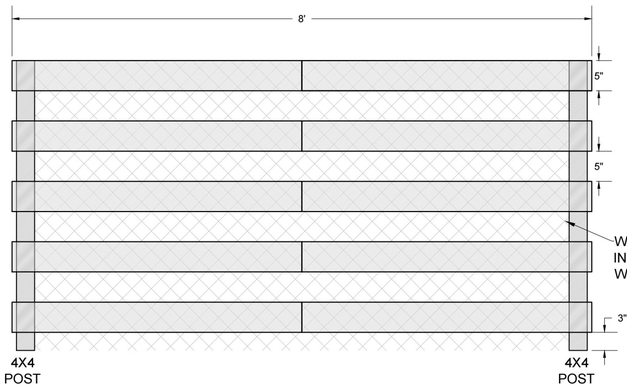
7 C10 TYPICAL SIDEWALK SECTION
NOT TO SCALE



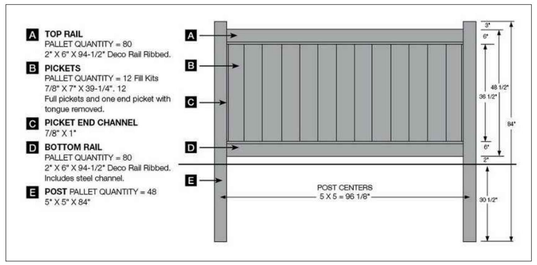
8 C10 TYPICAL PAVEMENT SECTION
NOT TO SCALE



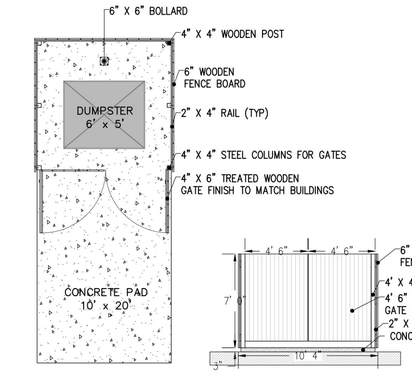
9 C10 TYPICAL DUMPSTER PAD SECTION
NOT TO SCALE



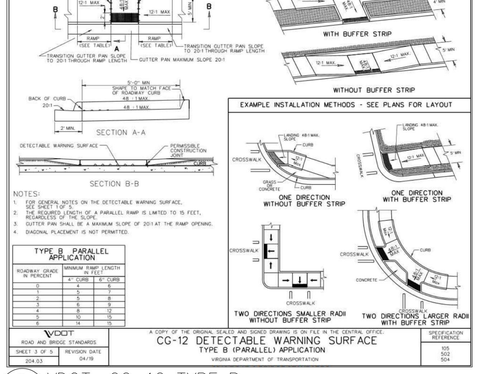
11 C10 DOG PARK FENCE DETAIL
NOT TO SCALE



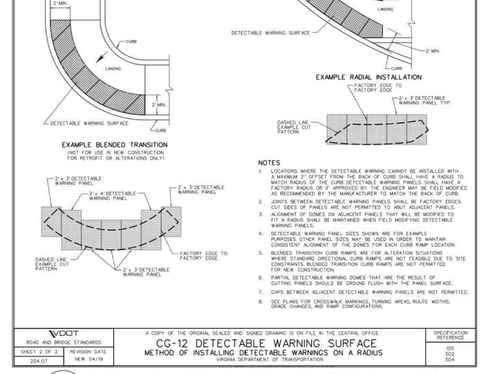
12 C10 MECH. EQUIPMENT FENCE DETAIL
NOT TO SCALE



10 C10 DUMPSTER PAD DETAIL
NOT TO SCALE



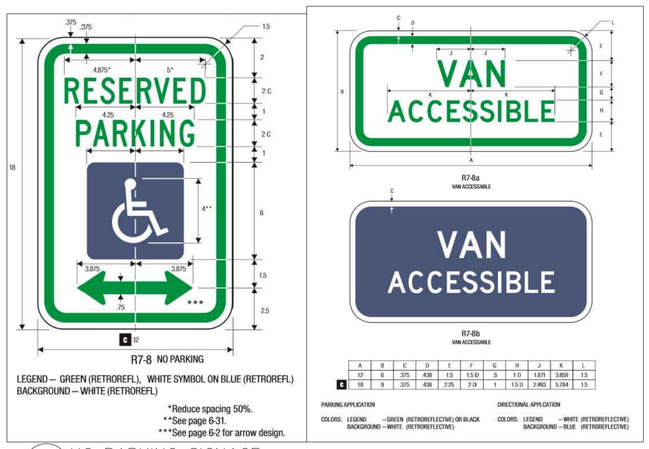
3 C10 VDOT: CG-12 GENERAL NOTES
NOT TO SCALE



4 C10 VDOT: CG-12 TYPE A
NOT TO SCALE

5 C10 VDOT: CG-12 TYPE B
NOT TO SCALE

6 C10 VDOT: CG-12 METHOD OF INSTALLATION
NOT TO SCALE



11 C10 HC PARKING SIGNAGE
NOT TO SCALE

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JUSTIN T. SHIMP
No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

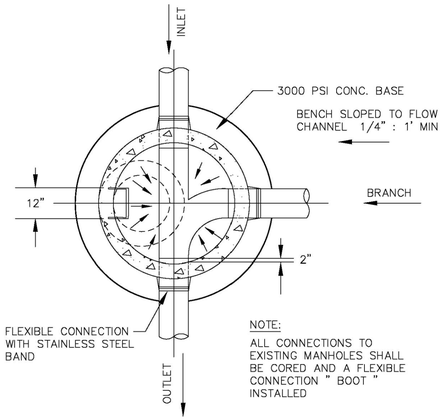
999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

SITE, VDOT & ACSA DETAILS

C10

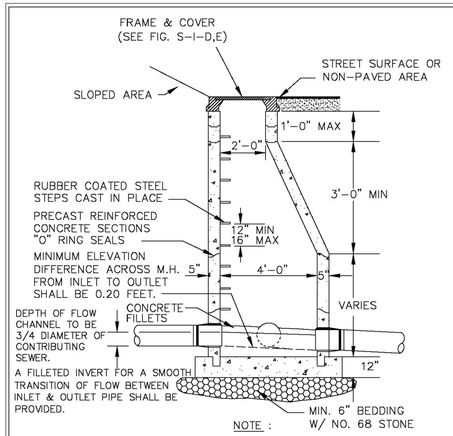


TYPICAL MANHOLE PLAN
SHOWING BRANCH TIE – IN

NTS
FIG. S–I–B

TD–27

1 C11 ACSA: TYPICAL MH TIE IN PLAN VIEW
NOT TO SCALE



NOTE :

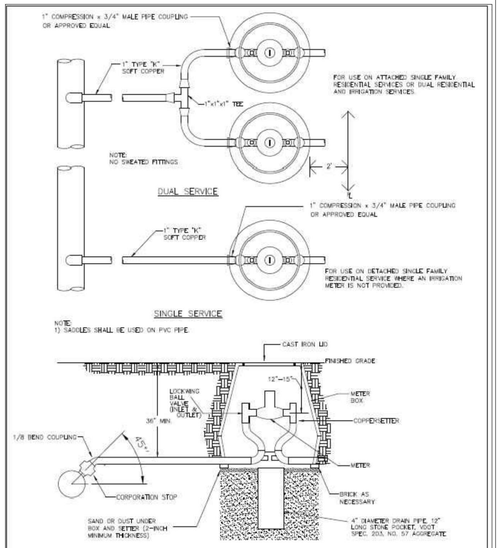
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON–EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION
SHOWING BRANCH TIE–IN

N.T.S
FIG. S–I–A

TD–25

3 C11 ACSA: TYP. MANHOLE SECTION BRANCH TIE–IN
NOT TO SCALE



TYPICAL SERVICE LATERAL INSTALLATION
(5/8" & 1" METERS)

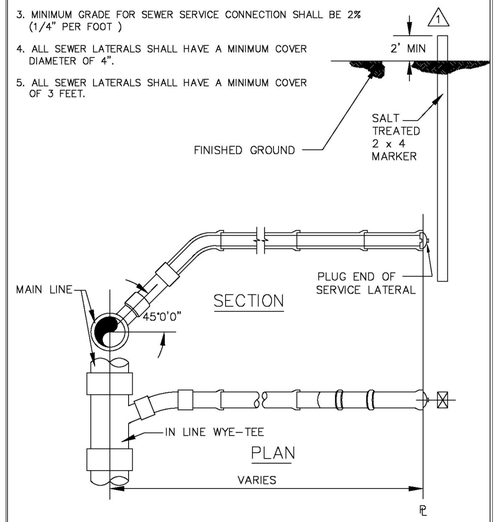
NTS
FIG. W–6A

TD–10

5 C11 ACSA: TYP. SERVICE LATERAL INSTALLATION
NOT TO SCALE

SEWER SERVICE LATERAL CONNECTION NOTES:

1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. MINIMUM GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT)
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER DIAMETER OF 4".
5. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 3 FEET.

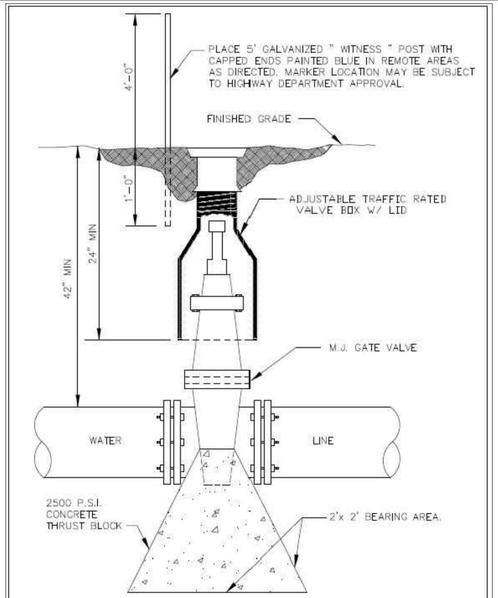


SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S–2

TD–33

7 C11 ACSA: SEWER LATERAL CONNECTION
NOT TO SCALE



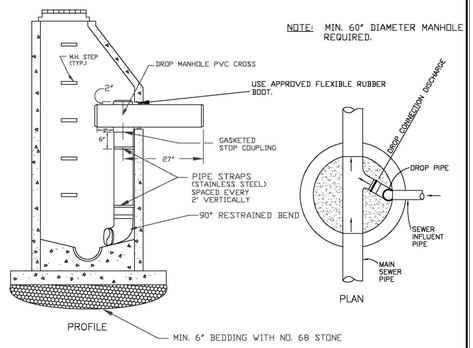
NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W–5

TD–9

2 C11 ACSA: GATE VALVE (TYP.)
NOT TO SCALE



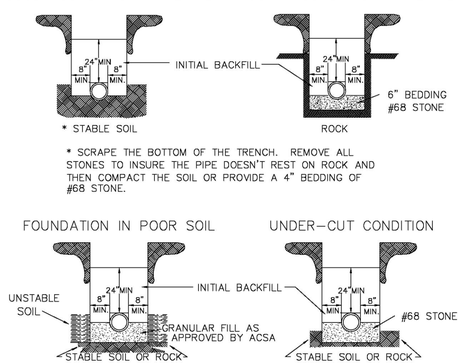
1. HEIGHT OF THE VERTICAL DROP PIPE WILL BE DETERMINED BY THE ACSA, BUT SHALL NOT BE LESS THAN TWO (2) FEET.
2. VERTICAL DROP PIPE SHALL BE SDR 26 P.V.C, SIZED THE SAME AS THE INCOMING PIPE AND CONNECTED TO THE DROP FITTING WITH STANDARD GASKET JOINT.
3. VERTICAL DROP PIPE SHALL BE STRAPPED TO THE MANHOLE AT PIPE JOINTS. STRAPS SHALL BE MADE OF STAINLESS STEEL.
4. SHAPE INVERT AS NEEDED TO PROVIDE SMOOTH TRANSITION FROM DROP CONNECTION DISCHARGE POINT TO SPRING LINE OF MANHOLE INVERT.
5. DROP CONNECTION DISCHARGE FITTING SHALL BE ORIENTED AT 45 DEGREES, INTO THE FLOW.
6. VERTICAL DROP PIPE SHALL BE INSTALLED AT 90 DEGREES FROM THE ACCESS STEPS.
7. MINIMUM 72" DIAMETER MANHOLE REQUIRED FOR A SINGLE 10" OR 12" DIAMETER DROP CONNECTION, OR TWO 8" DIAMETER DROP CONNECTIONS.

STANDARD INTERNAL DROP CONNECTION

N.T.S.
FIG. S–1–C2

TD–30

4 C11 ACSA: INTERNAL DROP CONNECTION
NOT TO SCALE



NOTE :

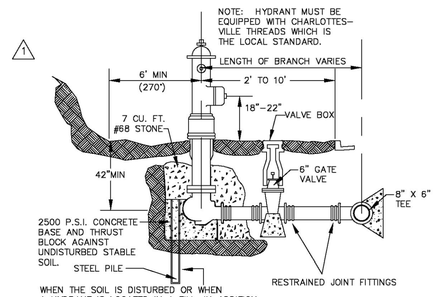
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER
PIPE INSTALLATION & BEDDING

NTS
FIG. W–2

TD–2

6 C11 ACSA: DIP INSTALLATION
NOT TO SCALE



NOTE :

1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W–4

TD–8

8 C11 ACSA: FIRE HYDRANT ASSEMBLY
NOT TO SCALE

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FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

ACSA DETAILS

C11

Typical Traffic Control
Stationary Operation on a Shoulder
(Figure TTC-4.2)
NOTES

Standard

1. **For long-term stationary work (more than 3 days) on divided highways having a median wider than 8', sign assemblies on both sides of the roadway shall be required as shown (ROAD WORK AHEAD (W20-1), RIGHT SHOULDER CLOSED AHEAD (W21-5bR), RIGHT SHOULDER CLOSED (W21-5aR)[1]), even though only one shoulder is being closed. For operations less than 3 days in duration, sign assemblies will only be required on the side where the shoulder is being closed.**

Guidance

2. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*

Option:

3. The SHOULDER WORK (W21-5) sign on an intersecting roadway may be omitted where drivers emerging from that roadway will encounter another advance warning sign prior to this activity area.
4. For short duration operations of 60 minutes or less, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity amber rotating, flashing, or[1] oscillating lights is used.

Standard:

5. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or[1] oscillating, lights.**
6. **Taper length (L) shall be at the following:**

Taper Length L

Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks
25	95	105	115	125	L=S*W/60
30	135	150	165	180	L=S*W/60
35	185	205	225	245	L=S*W/60
40	240	270	295	320	L=S*W/60
45	405	450	495	540	L=SW

Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks
50	450	500	550	600	L=SW
55	495	550	605	660	L= SW
60	540	600	660	720	L=SW
65	585	650	715	780	L=SW
70	630	700	770	840	L=SW

Limited Access highways shall use a 1000' merging taper regardless of the posted speed, for shifting taper see Table 6H.2[2]

Shoulder Taper = ½ L Minimum

7. **Channelizing device spacing shall be at the following:**

Channelizing Device Spacing

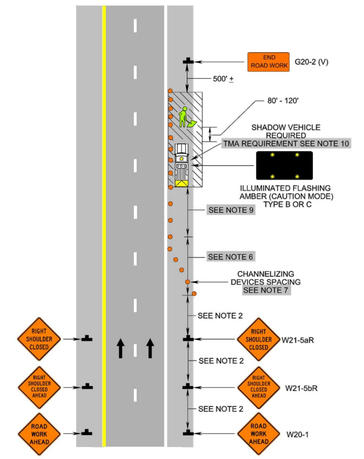
Location Spacing	Speed Limit (mph) 0-35	36 +	Location Spacing	Speed Limit (mph) 0-35	36 +	Location Spacing	Speed Limit (mph) 0-35	36 +
Transition	20'	40'	Travelway	40'	80'	*Construction Access	80'	120'

*Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.

8. **On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.**
9. **The buffer space length shall be as shown in Table 6H-3 on Page 6H-5 for the posted speed limit.**
10. **A truck-mounted attenuator (TMA) shall be used on the shadow vehicle on Limited Access highways and multi-lane roadways with posted speed limit equal to or greater than 45 mph for operations with a duration greater than 60 minutes.**
11. **When a side road intersects the highway within the temporary traffic control zone, additional traffic control devices shall be placed as needed.**

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Stationary Operation on a Shoulder
(Figure TTC-4.2)



1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Maintenace of Traffic:
TTC 20.2 & 23.2 to be used during entrance installation.
TTC 4.2 to be used for multi-use path installation.

Lane Closure Operation with Temporary Traffic Barrier [1]
(Figure TTC-20.2)
NOTES

Guidance:

1. *See Table 6H-5, page 6H-6, for recommended spacing of advance warning signs.*
2. *SHOULDER CLOSED (W21-5a) signs should be used on Limited-Access Highways where there is no opportunity for disabled vehicles to pull off the roadway (see Figure TTC-6).*
3. *When closing a lane, a PCMS should be used in advance of the first warning sign if all of the left side signs cannot be installed.*[1]
4. *If drivers cannot see a pull-off area beyond the closed shoulder, information regarding the length of the shoulder closure should be provided in feet or miles, as appropriate.*
5. *An emergency pull-off area should be provided per Section 6G.18 and Temporary Traffic Control Figure TTC-8.*

Standard:

6. **On divided highways having a median wider than 8', right and left sign assemblies shall be required.**
7. **Group 2 channelizing device spacing shall be at the following:**

Group 2 Channelizing Device Spacing

Location Spacing	Speed Limit (mph) 0-35	36 +	Location Spacing	Speed Limit (mph) 0-35	36 +	Location Spacing	Speed Limit (mph) 0-35	36 +
Transition	20'	40'	Travelway	40'	80'	Construction Access	80'	120'

Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.

8. **For taper lengths, see TTC-19.**[1]
9. **See Table 6H-6 for barrier transition flare rate.[2] When the barrier transition flare[1] is on a horizontal alignment, the total offset shall be prorated around the curve in lieu of a straight-line flare.**
10. **End treatment of a barrier in order of preference:**
    a. **Where guardrail exists, attach to barrier with appropriate fixed object attachment.**
    b. **Where cut slope exists, bury barrier into cut slope and provide for drainage as needed.**
    c. **Extend end of barrier until it is beyond the established clear zone (see Figure 2 on Page A-4 of Appendix A for clear zone values).**
    d. **When barrier end is inside the established clear zone, attenuator service Type I or Type II shall be used. Refer to L&D special design drawings.**
11. **Barrier panels 8 inches in width and 12 inches in height shall be placed on top of the concrete barrier and spaced on 40' centers along the transition or taper sections and spaced on 80' centers along the parallel or tangent sections. Reflectorized surface shall be fluorescent orange prismatic lens sheeting. The light at the beginning of the barrier run and at the breakpoint where the barrier becomes parallel to the roadway shall be a Type B flashing light. Barrier delinators shall be spaced on 20' centers along the transition or taper sections and spaced on 80' centers and centered[1] in-between the barrier panels along the parallel or tangent sections[1] approximately 24 inches up from the roadway surface.**

Guidance:

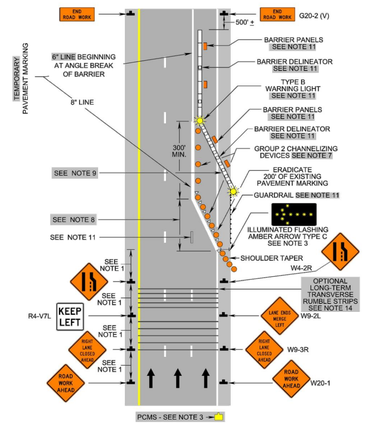
12. *Eradication of existing pavement markings should be as shown in Figure TTC-55.*

Option:

13. The barrier shown in this typical application is an example of one method that may be used to close a shoulder and lane[1] on a long-term project.
14. Long-term transverse rumble strips may be installed to enhance the work zone see Chapter 6F, Section 6F-99 paragraph 12 and 13 for installation guidance and spacing.[2]

1: Revision 1 – 4/1/2015
2: Revision 2 – 7/1/2018

Lane Closure Operation with Temporary Traffic Barrier [1]
(Figure TTC-20.2)



1: Revision 1 – 4/1/2015
2: Revision 2 – 7/1/2018

Typical Traffic Control
Lane Closure on a Two-Lane Roadway Using Flaggers
(Figure TTC-23.2)
NOTES

Guidance:

1. *Sign spacing distance should be 350'-500' where the posted speed limit is 45 mph or less, and 500'-800' where the posted speed limit is greater than 45 mph.*
2. *Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the flagger station and transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. Generally speaking, motorists should have a clear line of sight from the graphic flagger symbol sign to the flagger.*
3. *To maintain efficient traffic flow in a flagging operation on a two-lane roadway, the maximum time motorists should be stopped at a flagger station is 8 minutes for high volume roadways (average daily traffic of 500 or more vehicles per day) to a maximum of 12 minutes for low volume roadways (less than 500 vehicles per day). For additional information see Section 6E.07.*[2]

Standard:

4. **Portable Temporary Rumble Strips (PTRS) shall be used as noted in Section 6F.99.**
5. **Flagging stations shall be located far enough in advance of the work space to permit approaching traffic to reduce speed and/or stop before passing the work space and allow sufficient distance for departing traffic in the left lane to return to the right lane before reaching opposing traffic (see Table 6H-3 on Page 6H-5).**
6. **All flaggers shall be state certified and have their certification card in their possession when performing flagging duties (see Section 6E.01, Qualifications for Flaggers).**
7. **Cone spacing shall be based on the posted speed and the values in Table 6H-4 on Page 6H-6.**[1]
8. **A shadow vehicle with at least one high intensity amber rotating, flashing, or[1] oscillating light shall be parked 80'-120' in advance of the first work crew.**

Option:

8. A SLOW (W21-V10) sign[1] may be required in this area to give advance warning of the operation ahead by slowing approaching traffic prior to reaching the flagger station or queued traffic.

Guidance:

9. *If the queue of traffic reaches the BE PREPARED TO STOP (W3-4) sign then the signs, and if used the PTRS[1] should be readjusted at greater distances.*
10. *When a highway-rail crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the highway-rail grade crossing, the temporary traffic control zone should be extended so that the transition area precedes the highway-rail crossing (see Figure TTC-56 for additional information on highway-rail crossings).*

Standard:

11. **At night, flagger stations shall be illuminated, except in emergencies (see Section 6E.08).**

Option:

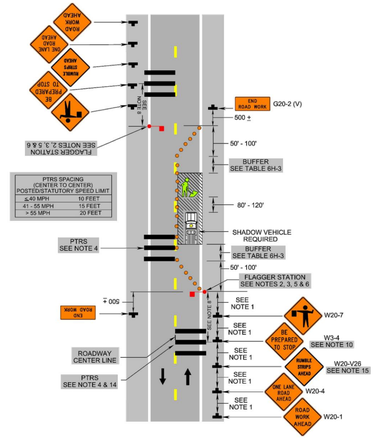
12. Cones may be eliminated when using a pilot vehicle operation or when the total roadway width is 20 feet or less.
13. For low-volume situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).

Standard:[1]

14. **When used[2], three portable temporary rumble (PTRS) strips shall be installed across the entire travel lane adjacent to the BE PREPARED TO STOP (W3-4) sign. The portable temporary rumble strips shall be monitored and adjusted as necessary during the work shift to ensure proper placement on the roadway. When the PTRS are installed, the RUMBLE STRIPS AHEAD (W20-V26) sign shall also be utilized.**

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Lane Closure on a Two-Lane Roadway Using Flaggers
(Figure TTC-23.2)



1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

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COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
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PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.05.26 [INITIAL SDP]
REVISION:
2021.01.21 [FINAL SDP]
2021.02.22 [ARB]

FILE NO.
19.006

MAINTENANCE OF TRAFFIC

C12

- TRIM: PAINTED HARDIE SOFFIT AND MIRATECH, WRAP ALL FASCIA AND RAKES ALL ELEVATIONS, TYPICAL
- OVERHANGS: 12" ALL ELEVATIONS, 8" PAST BRICK
- SIDING: 11" EXPOSURE ALL ELEVATIONS, TYP.
- PAINT: SHERWIN WILLIAMS "DOVETAIL"
- WINDOWS: VINYL, DARK BRONZE COLOR
- DOORS: FIBERGLASS PAINTED SHERWIN WILLIAMS "SEALSKIN"
- TRIM: PAINTED "SEALSKIN"
- DORMER ROOFS: BLACK METAL
- WINDOW and DOOR HEAD TRIM (WHEN ON BRICK): BRICK ROWLOCK
- ROOF SHINGLES: HEAVY ARCHITECTURAL SHINGLES, BLACK
- REAR RAILINGS: DARK BRONZE ALUMINUM
- DECK BAND BOARDS: PVC PAINTED "WHITE"
- GUTTERS: DARK BRONZE



1 3-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

999 RIO TOWNHOUSES

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3-UNIT BUILDING

FRONT ELEVATION

DATE:	ISSUE:
1.28.2021	REVIEW
2.11.2021	REVISIONS
2.12.2012	REVISIONS

1

- TRIM: PAINTED HARDIE SOFFIT AND MIRATECH, WRAP ALL FASCIA AND RAKES ALL ELEVATIONS, TYPICAL
- OVERHANGS: 12" ALL ELEVATIONS, 8" PAST BRICK
- SIDING: 11" EXPOSURE ALL ELEVATIONS, TYP.
- PAINT: SHERWIN WILLIAMS "DOVETAIL"
- WINDOWS: VINYL, DARK BRONZE COLOR
- DOORS: FIBERGLASS PAINTED SHERWIN WILLIAMS "SEALSKIN"
- TRIM: PAINTED "SEALSKIN"
- DORMER ROOFS: BLACK METAL
- WINDOW and DOOR HEAD TRIM (WHEN ON BRICK): BRICK ROWLOCK
- ROOF SHINGLES: HEAVY ARCHITECTURAL SHINGLES, BLACK
- REAR RAILINGS: DARK BRONZE ALUMINUM
- DECK BAND BOARDS: PVC PAINTED "WHITE"
- GUTTERS: DARK BRONZE



2 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

0 2 4 8



1 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

0 2 4 8

RIO TOWNHOUSES

666

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3 and 4 UNIT BUILDINGS

RIGHT & LEFT ELEVATIONS

DATE:	ISSUE:
1.28.2021	REVIEW
2.11.2021	REVISIONS
2.12.2012	REVISIONS

2



- TRIM: PAINTED HARDIE SOFFIT AND MIRATECH, WRAP ALL FASCIA AND RAKES ALL ELEVATIONS, TYPICAL
- OVERHANGS: 12" ALL ELEVATIONS, 8" PAST BRICK
- SIDING: 11" EXPOSURE ALL ELEVATIONS, TYP.

1

3-UNIT BUILDING - BACK ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

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3-UNIT BUILDING

BACK ELEVATION

DATE:	ISSUE:
1.28.2021	REVIEW
2.11.2021	REVISIONS
2.12.2012	REVISIONS

3

- TRIM: PAINTED HARDIE SOFFIT AND MIRATECH, WRAP ALL FASCIA AND RAKES ALL ELEVATIONS, TYPICAL
- OVERHANGS: 12" ALL ELEVATIONS, 8" PAST BRICK
- SIDING: 11" EXPOSURE ALL ELEVATIONS, TYP.
- PAINT: SHERWIN WILLIAMS "DOVETAIL"
- WINDOWS: VINYL, DARK BRONZE COLOR
- DOORS: FIBERGLASS PAINTED SHERWIN WILLIAMS "SEALSKIN"
- TRIM: PAINTED "SEALSKIN"
- DORMER ROOFS: BLACK METAL
- WINDOW and DOOR HEAD TRIM (WHEN ON BRICK): BRICK ROWLOCK
- ROOF SHINGLES: HEAVY ARCHITECTURAL SHINGLES, BLACK
- REAR RAILINGS: DARK BRONZE ALUMINUM
- DECK BAND BOARDS: PVC PAINTED "WHITE"
- GUTTERS: DARK BRONZE



1 4-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

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4-UNIT BUILDING

FRONT ELEVATION

DATE:	ISSUE:
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2.11.2021	REVISIONS
2.12.2012	REVISIONS

4

- TRIM: PAINTED HARDIE SOFFIT AND MIRATECH, WRAP ALL FASCIA AND RAKES ALL ELEVATIONS, TYPICAL
- OVERHANGS: 12" ALL ELEVATIONS, 8" PAST BRICK
- SIDING: 11" EXPOSURE ALL ELEVATIONS, TYP.



1 4-UNIT BUILDING - BACK ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8

Visibility of all mechanical equipment will be eliminated from the Entrance Corridor

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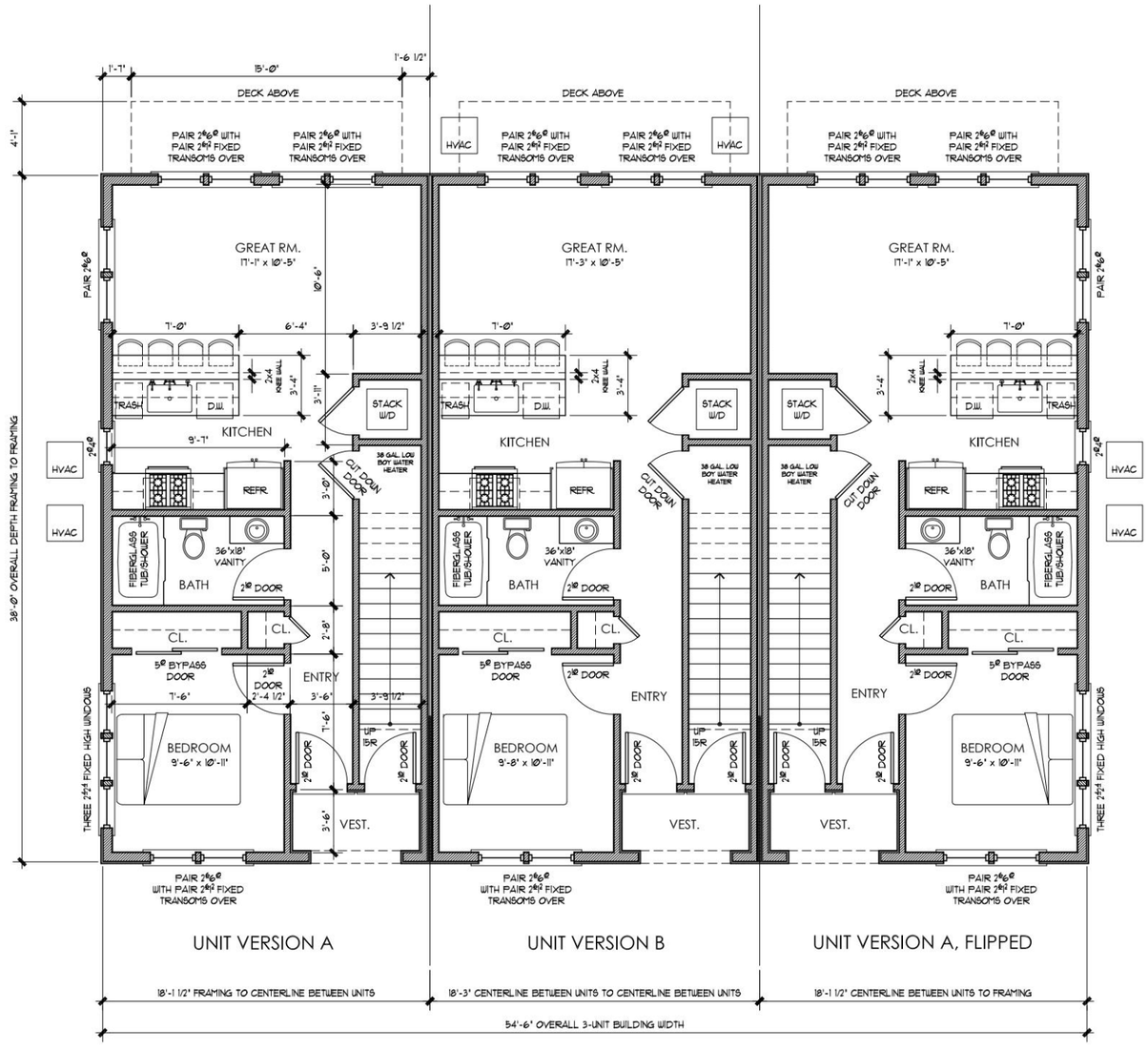
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4-UNIT BUILDING

BACK ELEVATION

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2.12.2012	REVISIONS

5



1 3-UNIT BUILDING - LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8

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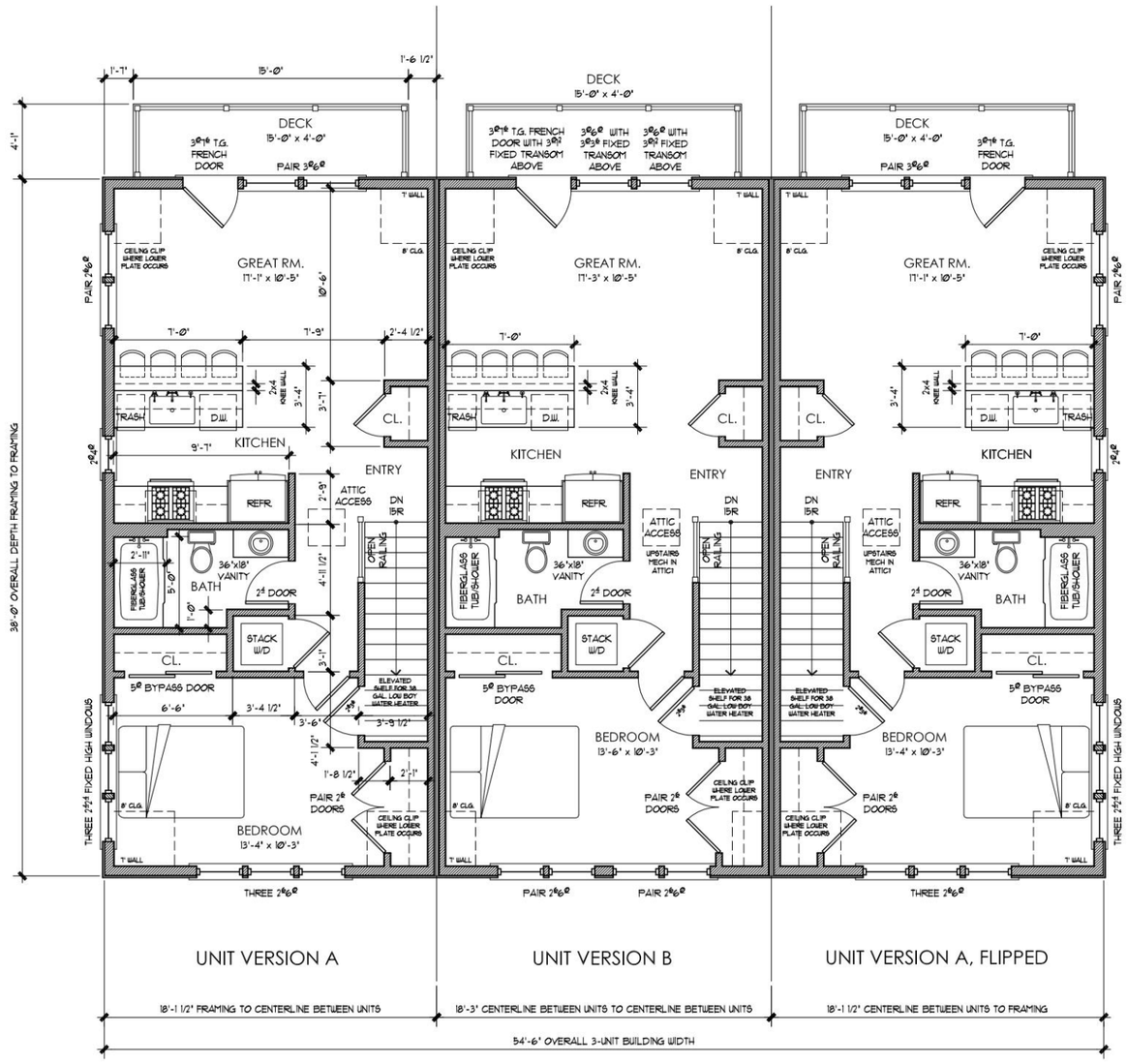
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3-UNIT BUILDING

LOWER LEVEL FLOOR PLAN

DATE:	ISSUE:
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2.11.2021	REVISIONS
2.12.2012	REVISIONS



1 3-UNIT BUILDING - UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8

666 RIO TOWNHOUSES

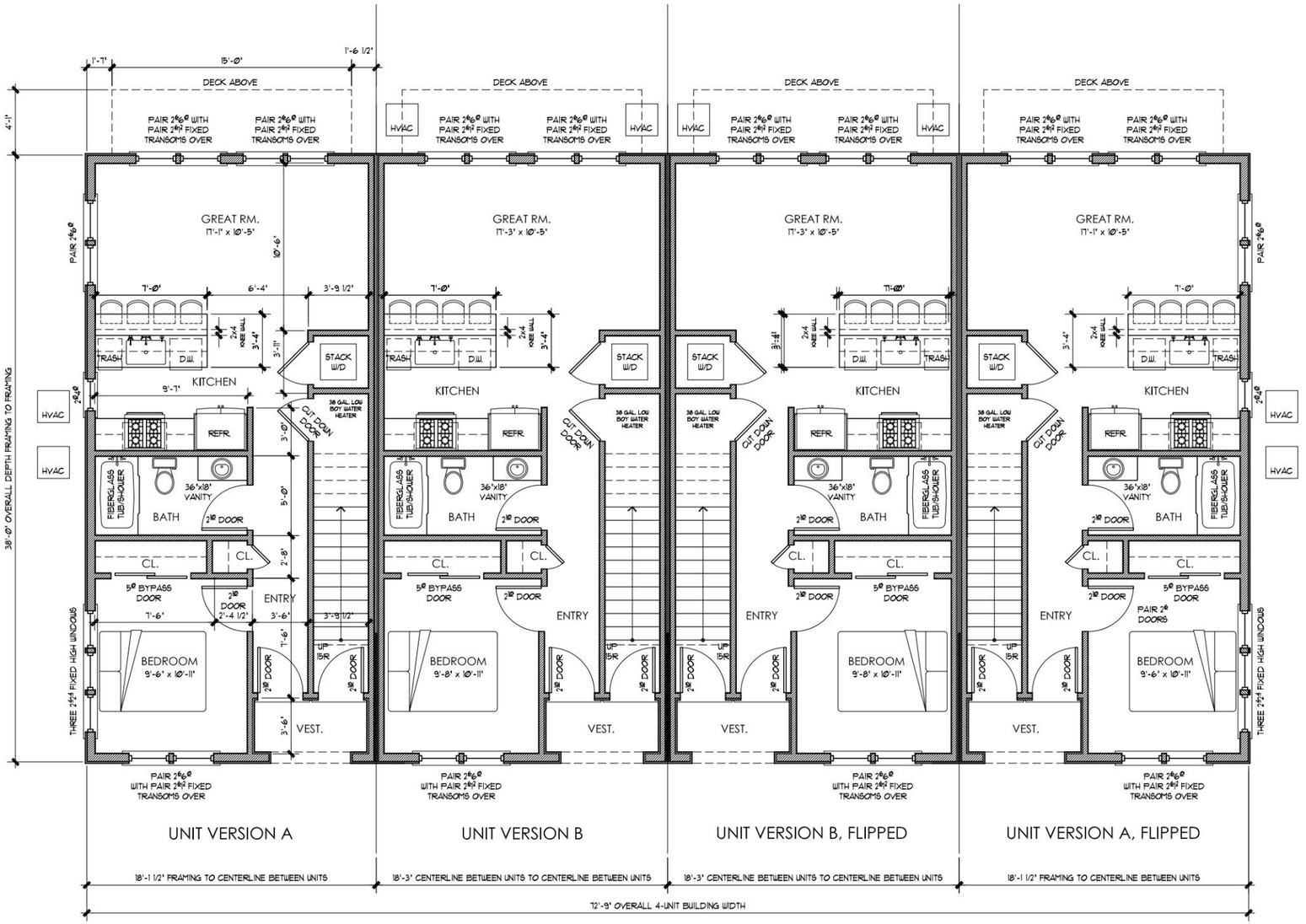
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3-UNIT BUILDING

UPPER LEVEL FLOOR PLAN

DATE:	ISSUE:
1.28.2021	REVIEW
2.11.2021	REVISIONS
2.12.2012	REVISIONS

7



1 4-UNIT BUILDING - LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8

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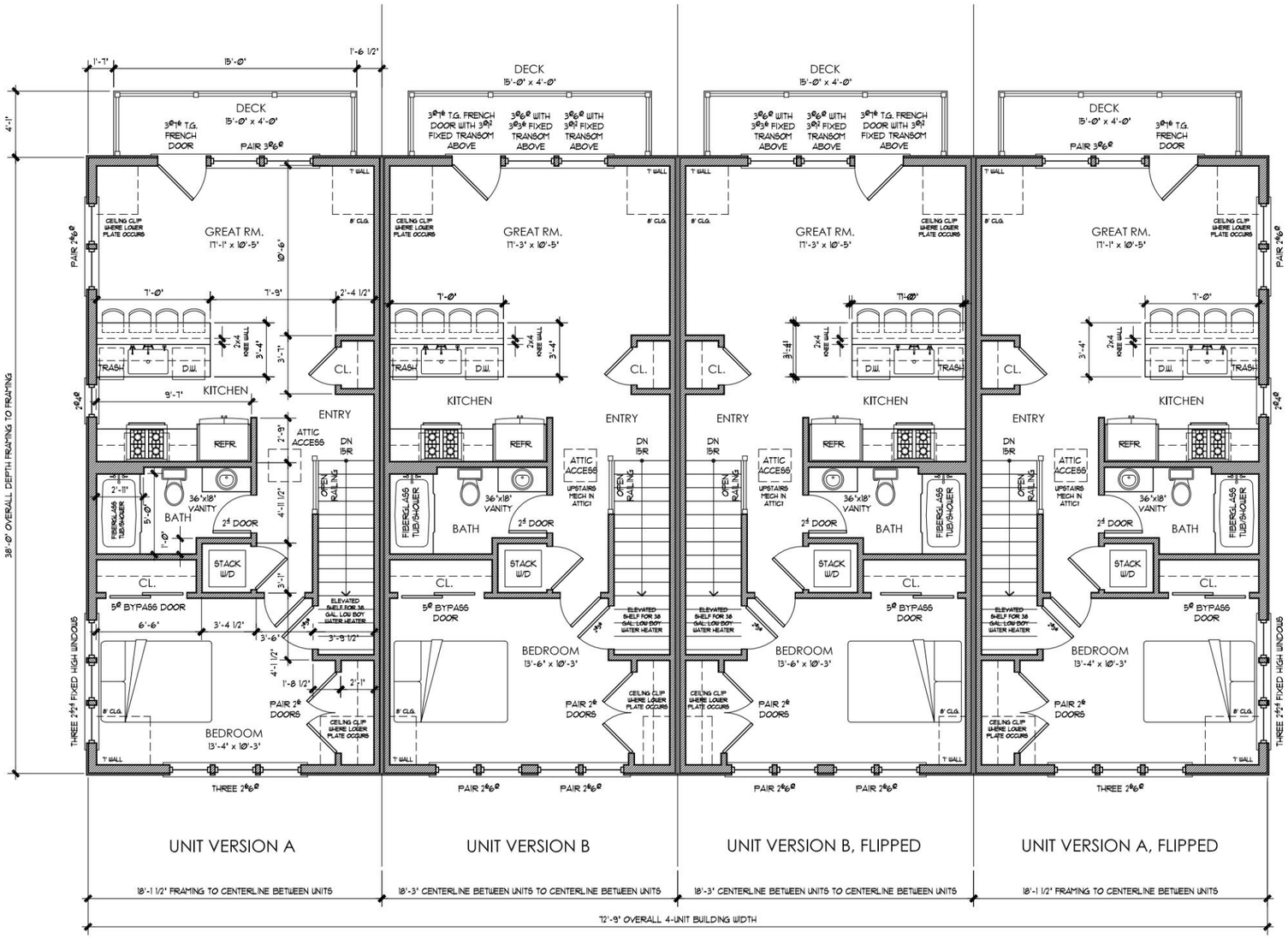
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4-UNIT BUILDING

LOWER LEVEL FLOOR PLAN

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1.28.2021	REVIEW
2.11.2021	REVISIONS
2.12.2012	REVISIONS

8



1 4-UNIT BUILDING - UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8

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4-UNIT BUILDING

UPPER LEVEL FLOOR PLAN

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2.12.2012	REVISIONS

HABITAT FOR HUMANITY
TOWNHOMES-MADAGASCAR



~ JUNE 19, 2017 - CONSTRUCTION SET~

GENERAL NOTES

A. SCALE: Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from **HABITAT FOR HUMANITY** before proceeding.

B. CODES: All construction shall comply with applicable national, state and local building codes.

C. JOB SITE Prior to submitting bid, Contractor shall visit job site and notify **HABITAT FOR HUMANITY** of any physical conditions not included in Construction Documents which require corrective action.

D. DIMENSIONS: All dimensions indicated on plan are from face to face stud to face of stud; clear or critical dimensions are indicated.

E. PARTITIONS: Partitions noted to align shall be aligned from finished faces and the junctions shall be flush and smooth.

F. FASTENINGS: All fastenings and attachments shall be fully concealed from view.

G. BLOCKING: Contractor shall provide and locate fire retardant wood blocking in partitions where required to support wall hung casework; provide and locate metal backing in partitions for light-weight wall mounted items (i.e. coat rods or hooks, tack - panels, drapery hardware) or as indicated on drawings.

H. VENDOR DRAWINGS: The Contractor shall notify the owner's representative of any conflicts between vendor drawings and the contract documents. Latest vendor drawings shall govern.

I. FLOOR JOISTS AND TRUSSES : Floor joists, floor trusses, and roof trusses to be designed and engineered by licensed engineer. Connections to be indicated by engineer. Truss design and layout to be indicated on stamped documents provided to Habitat for Humanity.

CODE INFORMATION

CONSTRUCTION TYPE:	5B
USE GROUP:	R5
FIRE PROTECTION:	NONE
APPLICABLE & MODEL CODES:	IBC 2012

CONTACT INFORMATION

CONTACT	HABITAT FOR HUMANITY
ADDRESS	919 WEST MAIN STREET CHARLOTTESVILLE, VIRGINIA 22903 434-293-9066 SLUCK@CVILLEHABITAT.ORG

DRAWING LIST

CS	COVER SHEET
A.1	FOUNDATION & BASEMENT PLAN
A.2	FIRST FLOOR PLAN-STAIR SECTIONS
A.3	FIRST FLOOR LAYOUT PLANS
A.4	SECOND FLOOR & ROOF PLANS
A.5.1	SECOND FLOOR LAYOUT PLANS
A.5.2	SECOND FLOOR LAYOUT PLANS
A.6	ELEVATIONS-WINDOW TYPES
A.7	ELEVATIONS-SECTIONS-DETAILS
A.8	PORCH SECTIONS
A.9	PORCH SECTIONS
A.10	SECTIONS-DETAILS
A.11	SECTIONS-DETAILS

STONEKING VON STORCH
ARCHITECTS

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HABITAT FOR HUMANITY
AT
MADAGASCAR

DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
06.19.2017	CONSTRUCTION
05.09.2017	PERMIT SET

SHEET TITLE

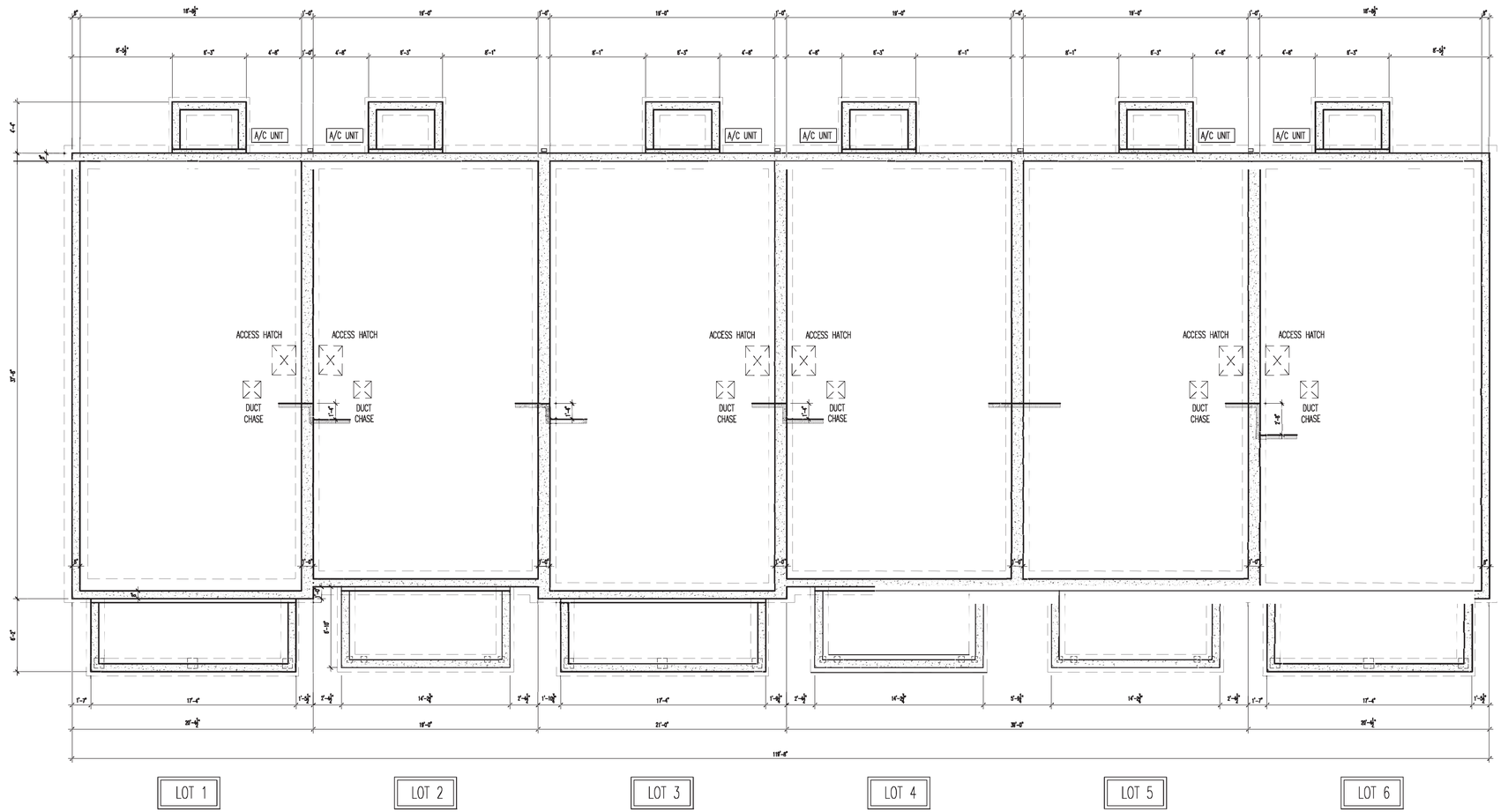
COVER SHEET

JOB NO. –

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CS



1 BASEMENT PLAN
3/16" = 1'-0"

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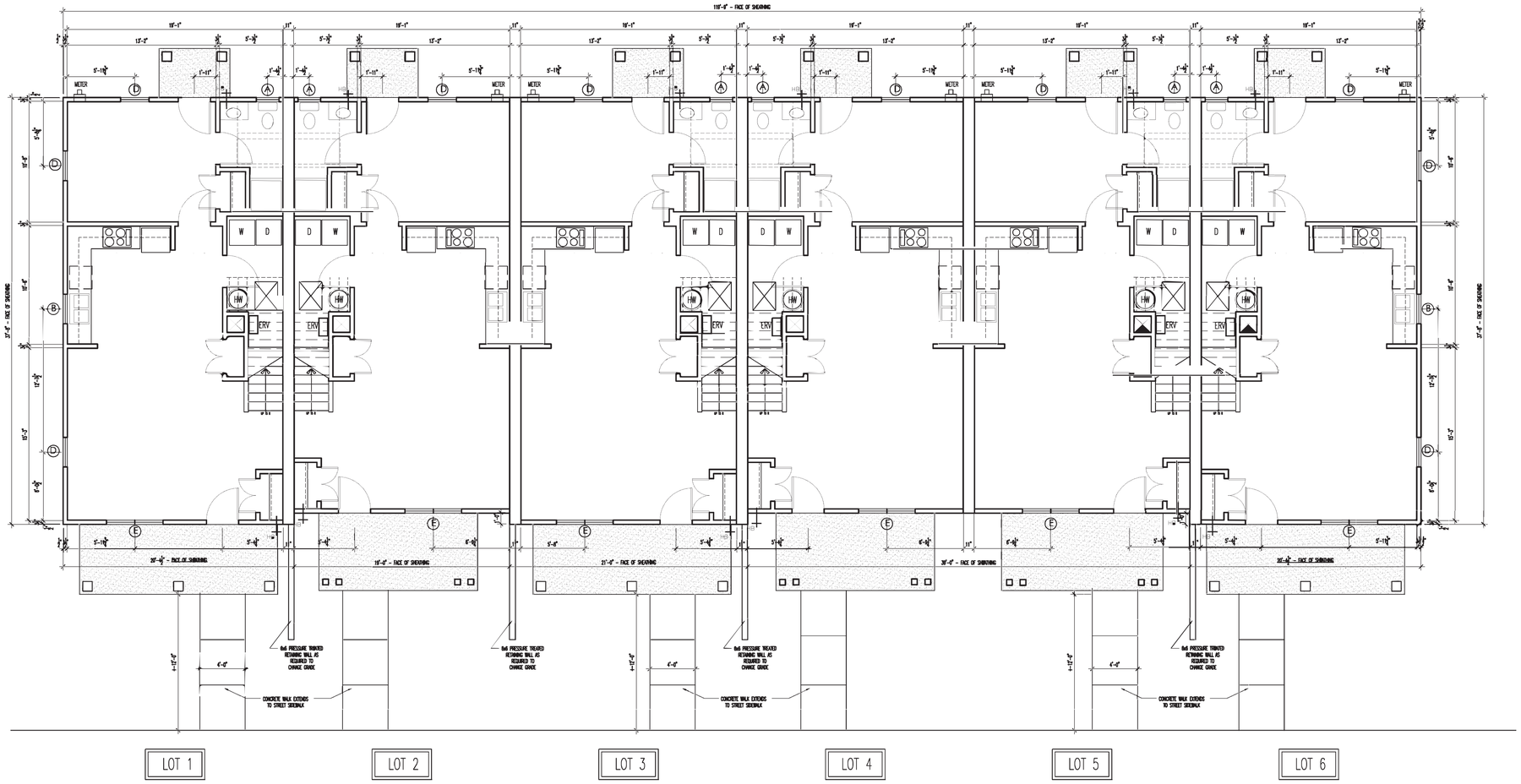
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DATE		PRE-CONSTRUCTION
06.19.2017		CONSTRUCTION
05.09.2017		PERMIT SET

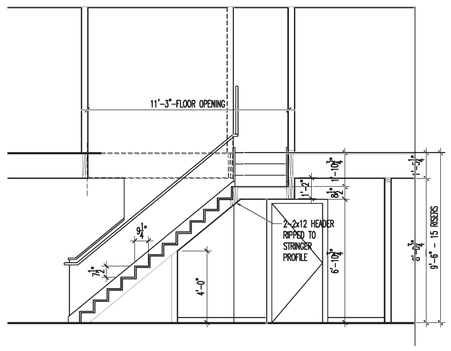
SHEET TITLE
FOUNDATION & CRAWL SPACE PLAN

JOB NO. –
Office Use Only

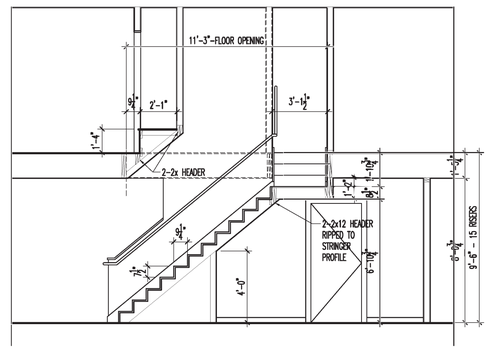
SHEET NO.
A–1



1 FIRST FLOORPLAN
3/16" = 1'-0"



2 STAIR AT FOUR BEDROOM UNITS–2, 3 & 5
3/16" = 1'-0"



3 STAIR AT THREE BEDROOM UNITS–1,4, & 6
3/16" = 1'-0"

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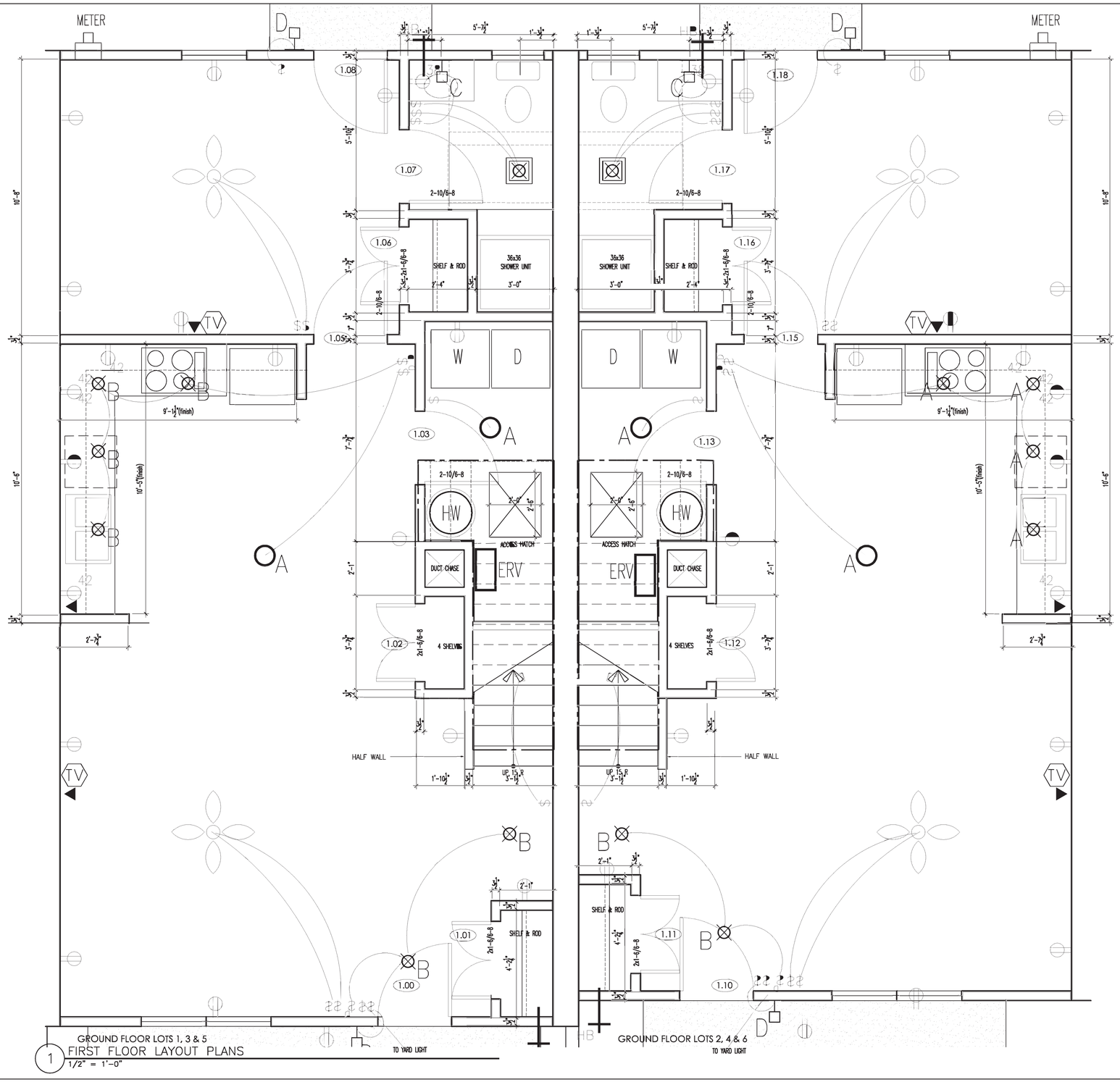
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SHEET TITLE
FIRST FLOOR PLAN

STAIR SECTIONS

JOB NO. –
Office Use Only

SHEET NO.
A–2



ALL WALLS TO BE PAINTED GWB WITH PAINTED WD TRIM.
ALL FLOORS TO BE CARPET EXCEPT BATHROOMS AND KITCHEN TO BE SHEET VINYL. TRANSITIONS T.B.D.

DOOR SCHEDULE

GROUND FLOOR UNITS 1, 3 & 5
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
1.00	7' - 0"	3' - 0"	EXTERIOR DOOR
1.01	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.02	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.03	6' - 8"	2' - 10"	INTERIOR LOUVERED WOOD DOOR
1.04	-	-	NOT USED
1.05	6' - 8"	2' - 10"	INTERIOR WD DOOR
1.06	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.07	6' - 8"	2' - 10"	INTERIOR WD DOOR
1.08	7' - 0"	3' - 0"	EXTERIOR DOOR

GROUND FLOOR UNITS 2, 4 & 6
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
1.10	7' - 0"	3' - 0"	EXTERIOR DOOR
1.11	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.12	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.13	6' - 8"	2' - 10"	INTERIOR LOUVERED WOOD DOOR
1.14	-	-	NOT USED
1.15	6' - 8"	2' - 10"	INTERIOR WD DOOR
1.16	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
1.17	6' - 8"	2' - 10"	INTERIOR WD DOOR
1.18	7' - 0"	3' - 0"	EXTERIOR DOOR

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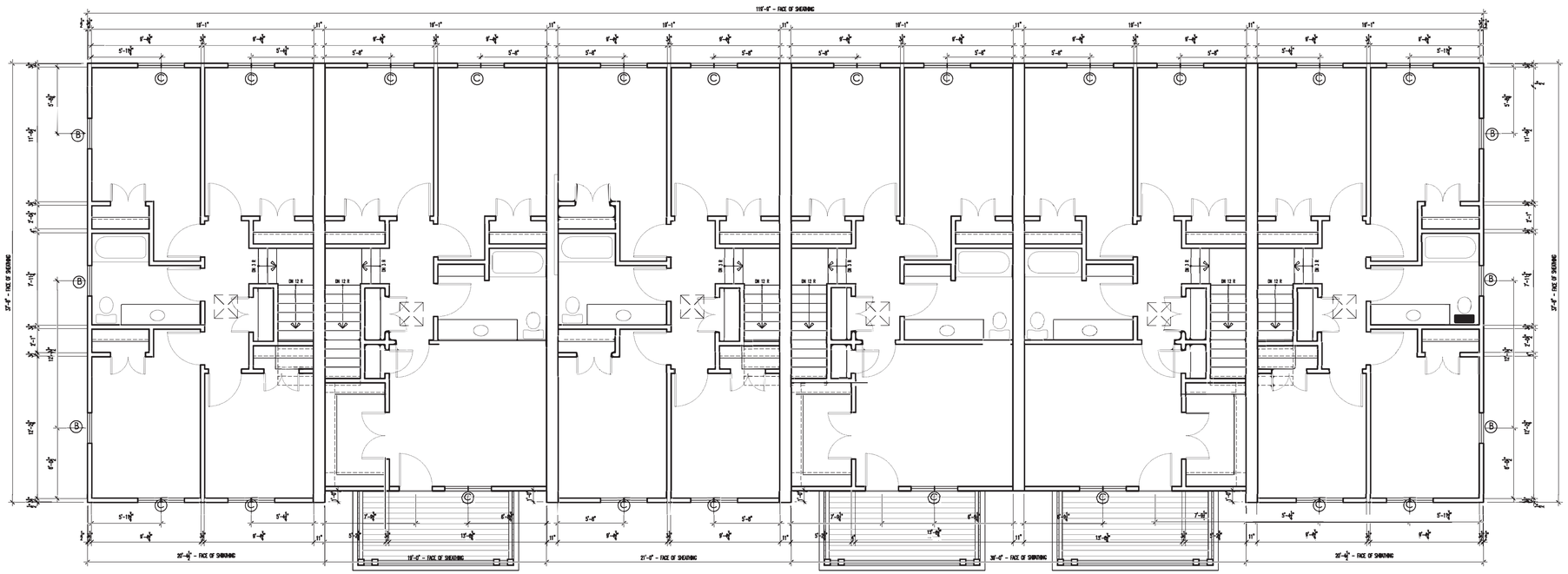
DATE		PRE-CONSTRUCTION
06.19.2017		CONSTRUCTION
05.09.2017		PERMIT SET

SHEET TITLE
FIRST FLOOR INTERIOR LAYOUT PLANS

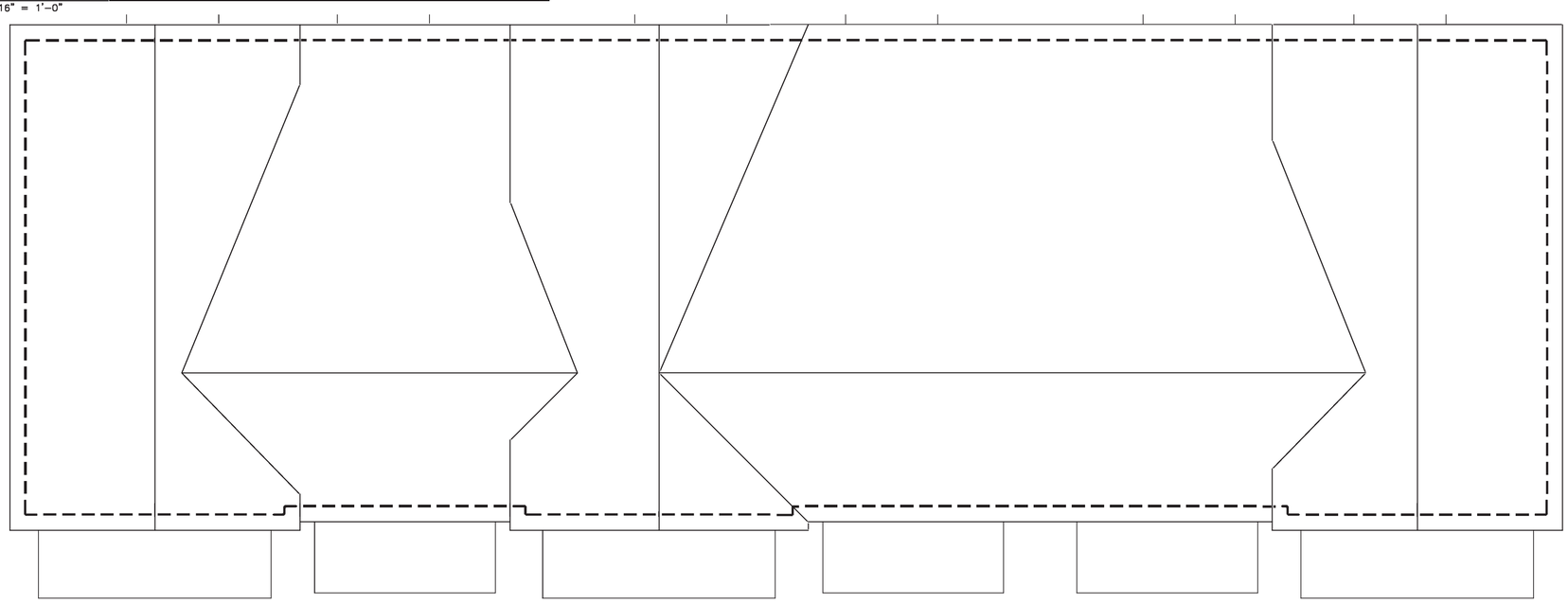
ALL UNITS

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SHEET NO.
A-3



1 SECOND FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

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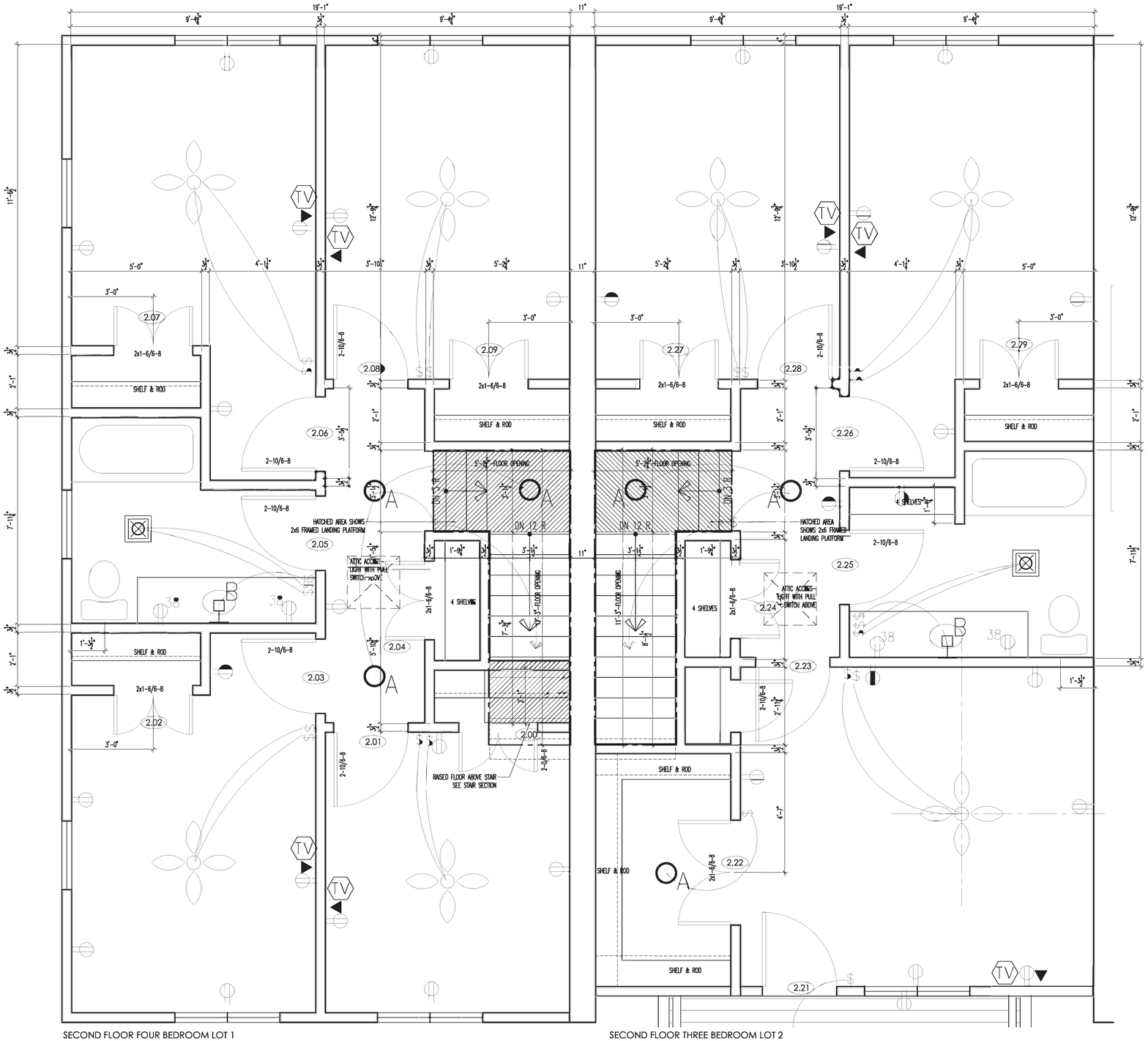
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SHEET TITLE
SECOND FLOOR PLAN

ROOF PLAN

JOB NO.
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SHEET NO.
A-4



SECOND FLOOR FOUR BEDROOM LOT 1

SECOND FLOOR THREE BEDROOM LOT 2

1 SECOND FLOOR UNIT LAYOUT PLANS
1/2" = 1'-0"

ALL WALLS TO BE PAINTED GWB WITH PAINTED WD TRIM.
ALL FLOORS TO BE CARPET EXCEPT BATHROOMS AND KITCHEN TO BE SHEET VINYL. TRANSITIONS T.B.D.

DOOR SCHEDULE

SECOND FLOOR FOUR BEDROOM LOT 1
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
2.00	6' - 8"	2' - 0"	INTERIOR WD DOOR
2.01	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.02	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.03	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.04	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.05	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.06	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.07	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.08	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.09	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR

SECOND FLOOR THREE BEDROOM LOT 2
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
2.21	6' - 8"	2' - 10"	EXTERIOR FULL LITE DOOR
2.22	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.23	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.24	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.25	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.26	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.27	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.28	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.29	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR

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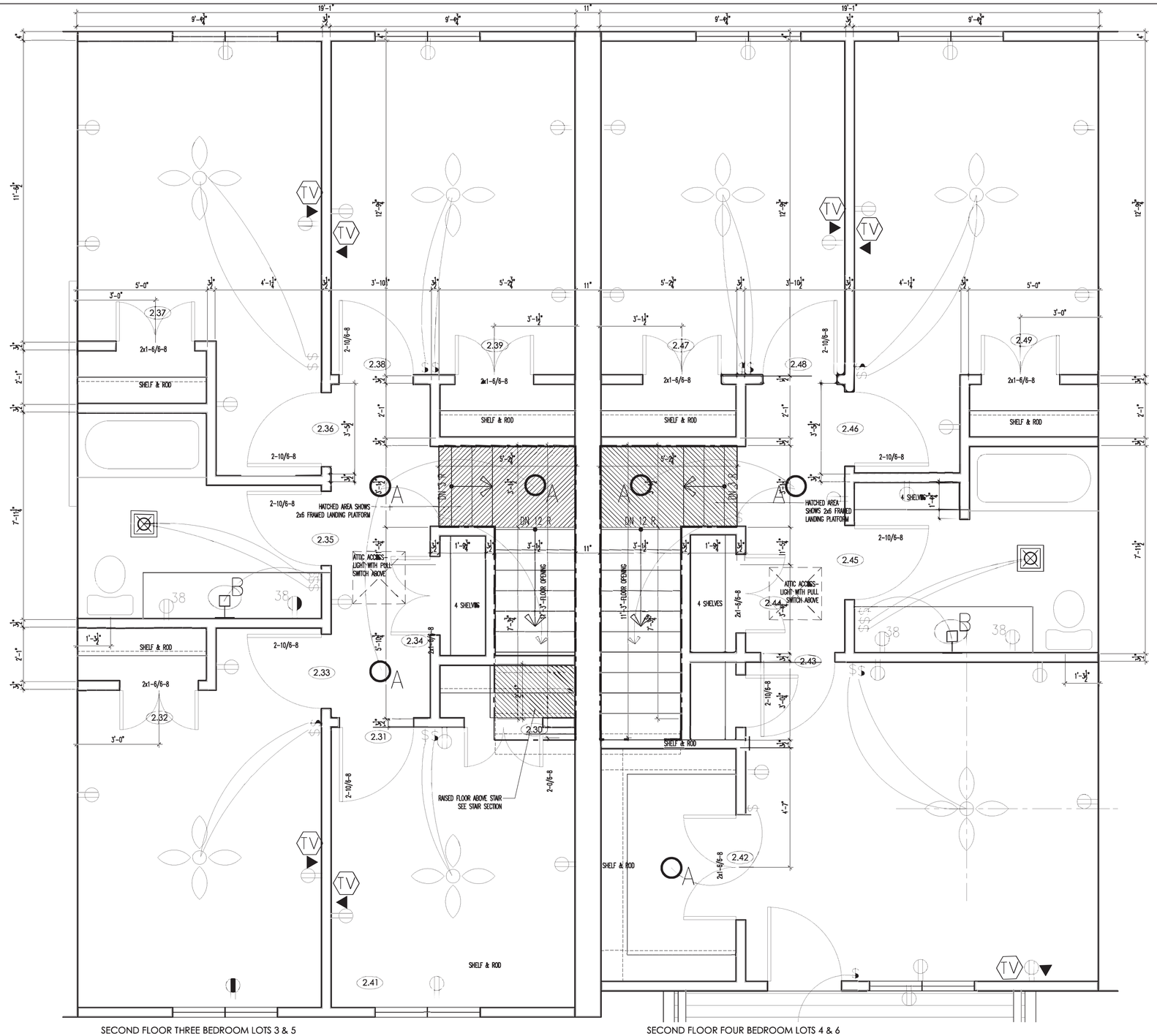
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SHEET TITLE
SECOND FLOOR INTERIOR LAYOUT PLAN

UNITS 1&2

JOB NO. –
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SHEET NO.
A-5.1



1 SECOND FLOOR UNIT LAYOUT PLANS
1/2" = 1'-0"

ALL WALLS TO BE PAINTED GWB WITH PAINTED WD TRIM.
ALL FLOORS TO BE CARPET EXCEPT BATHROOMS AND KITCHEN TO BE SHEET VINYL. TRANSITIONS T.B.D.

DOOR SCHEDULE

SECOND FLOOR FOUR BEDROOM LOTS 4 & 6
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
2.30	6' - 8"	2' - 0"	INTERIOR WD DOOR
2.31	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.32	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.33	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.34	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.35	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.36	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.37	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.38	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.39	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR

SECOND FLOOR THREE BEDROOM LOTS 3 & 5
SEE UNIT PLAN FOR DOOR HANDING

DOOR NO.	HEIGHT	WIDTH	Description
2.41	6' - 8"	2' - 10"	EXTERIOR FULL LITE DOOR
2.42	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.43	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.44	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.45	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.46	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.47	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR
2.48	6' - 8"	2' - 10"	INTERIOR WD DOOR
2.49	6' - 8"	3' - 0" (2x1'-6")	INTERIOR DOUBLE WOOD DOOR

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MADAGASCAR

DATE		CONSTRUCTION

DATE		PRE-CONSTRUCTION
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05.09.2017		PERMIT SET

SHEET TITLE
SECOND FLOOR INTERIOR LAYOUT PLAN

UNITS 3,4,5,& 6

JOB NO.
Office Use Only

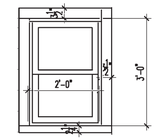
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A-5.2



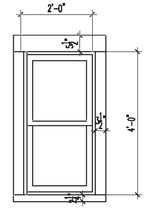
1 WEST ELEVATION
3/16" = 1'-0"



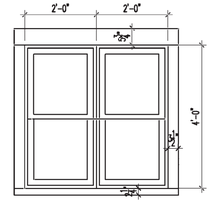
2 EAST ELEVATION
3/16" = 1'-0"



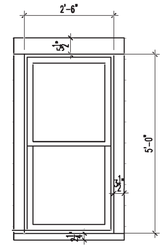
WINDOW TYPE 'A'



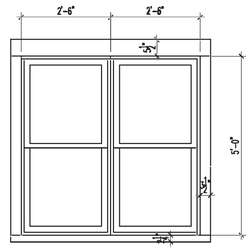
WINDOW TYPE 'B'



WINDOW TYPE 'C'



WINDOW TYPE 'D'



WINDOW TYPE 'E'

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MADAGASCAR

DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
06.19.2017	CONSTRUCTION
05.09.2017	PERMIT SET

SHEET TITLE
WEST ELEVATION

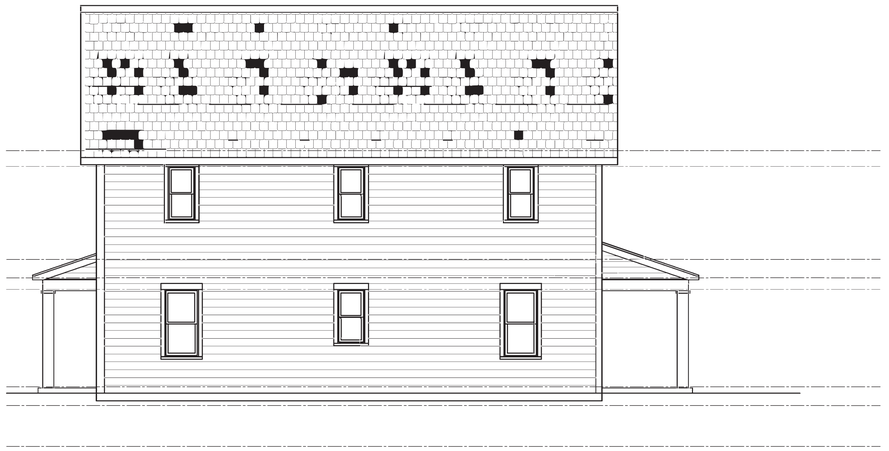
EAST ELEVATION

JOB NO. –
Office Use Only:

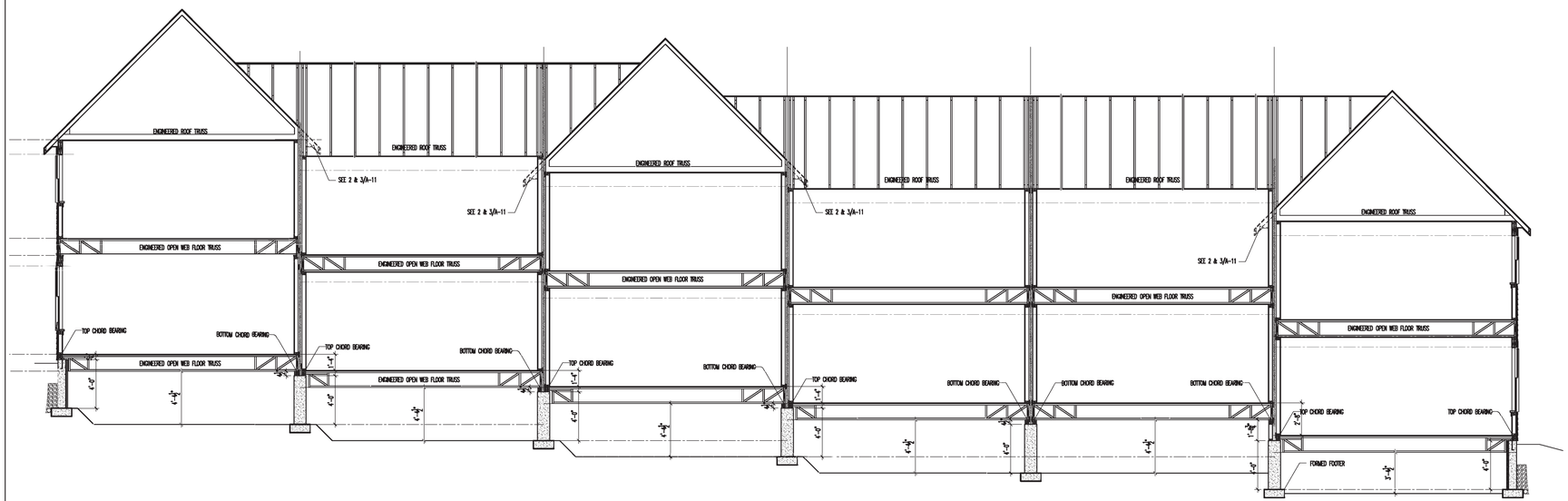
SHEET NO.
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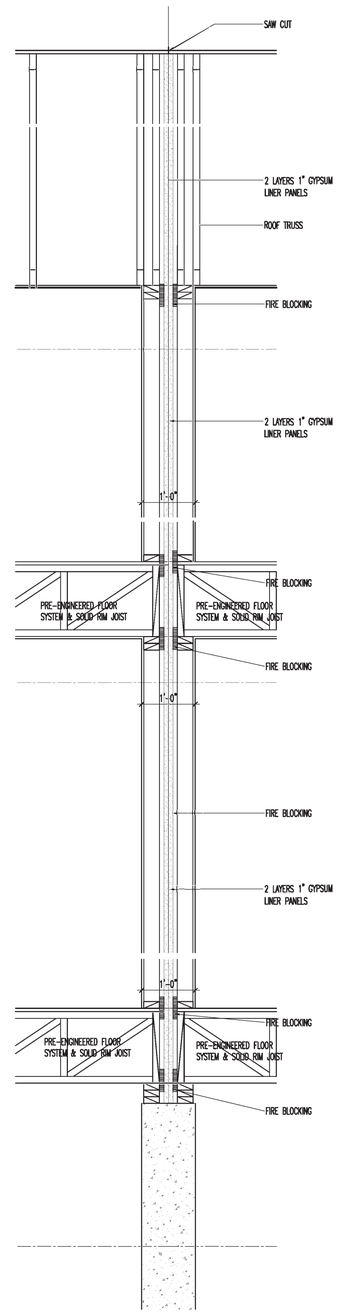
1 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 NORTH–SOUTH BUILDING SECTION
3/16" = 1'-0"



UL DESIGN 336
NOTE – COMPLETE SYSTEM PER LISTED DESIGN ASSEMBLY DETAILS

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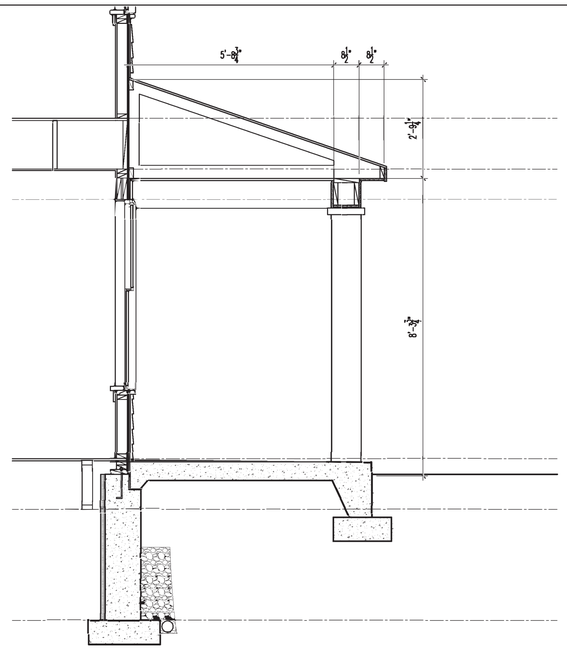
DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
06.19.2017	CONSTRUCTION
05.09.2017	PERMIT SET

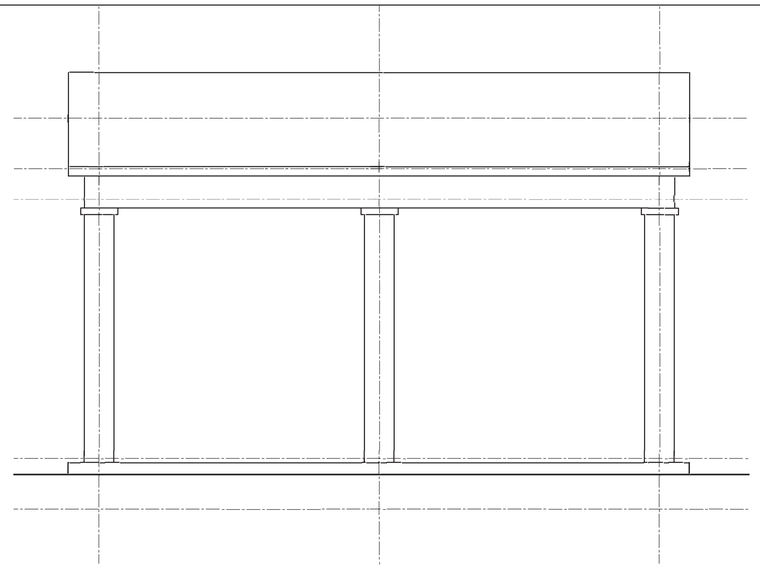
SHEET TITLE
ELEVATIONS
SECTIONS
FIREWALL

JOB NO. –
Office Use Only

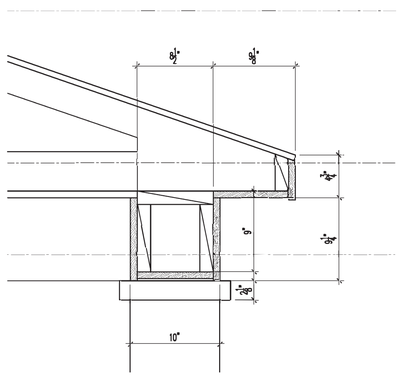
SHEET NO.
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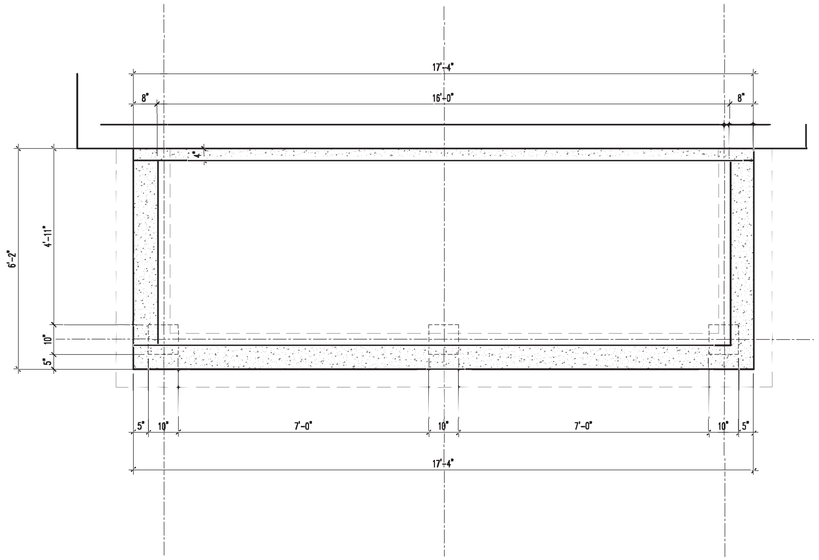
1 LOT 1, 3 & 6 PORCH–SECTION
1/2" = 1'-0"



2 LOT 1, 3 & 6 PORCH–ELEVATION
1/2" = 1'-0"



4 SECTION DETAIL
1 1/2" = 1'-0"



3 LOT 1, 3 & 6 PORCH–PLAN
1/2" = 1'-0"

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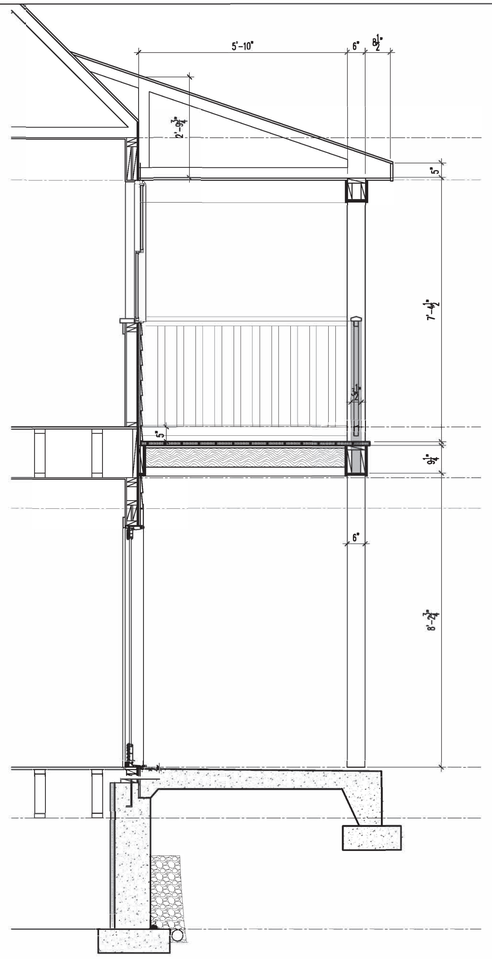
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DATE	PRE–CONSTRUCTION
06.19.2017	CONSTRUCTION
05.09.2017	PERMIT SET

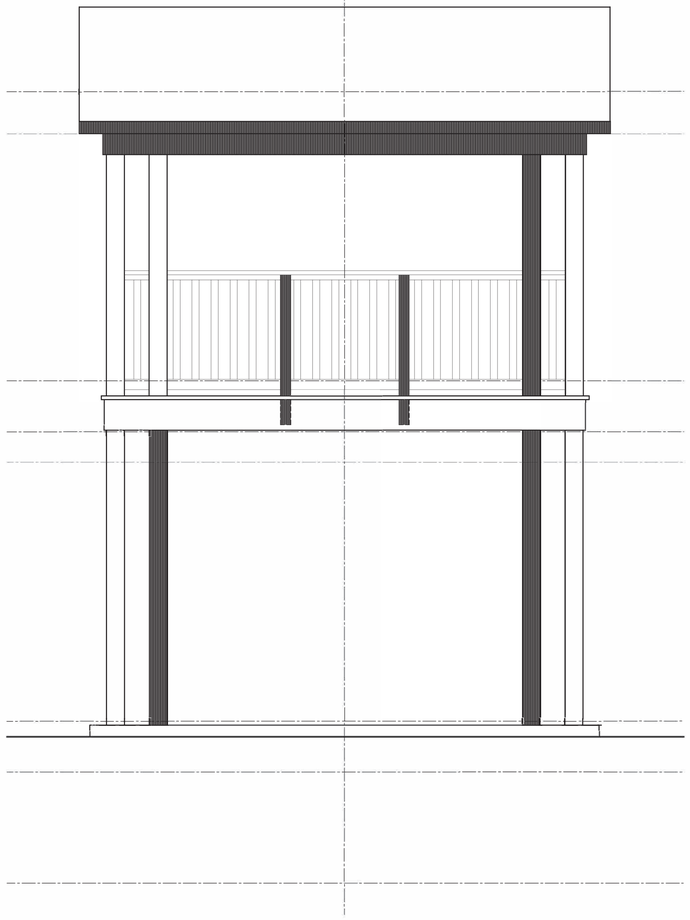
SHEET TITLE
PORCH DETAILS

JOB NO. –
Office Use Only

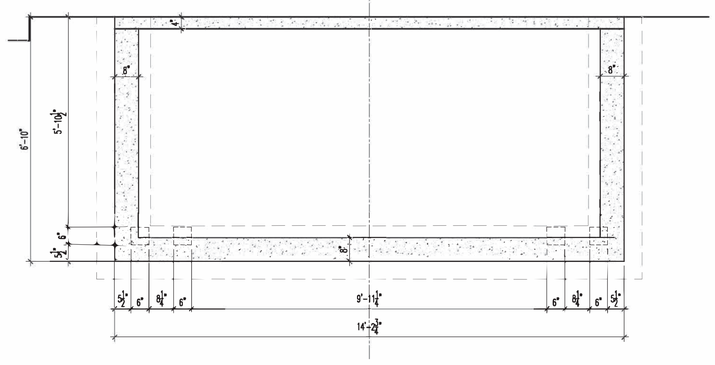
SHEET NO.
A–8



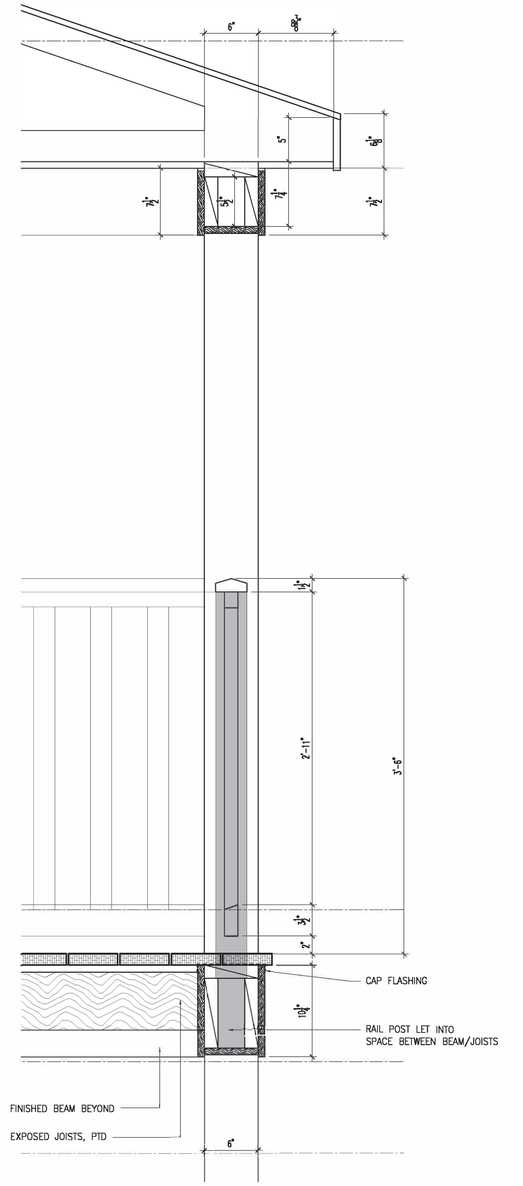
1 LOT 2, 4 & 5 PORCH SECTION
1/2" = 1'-0"



2 LOT 31 PORCH ELEVATION–2, 4 & 5
1/2" = 1'-0"



3 LOT 2, 4 & 5 PORCH PLAN
1/2" = 1'-0"



4 SECTION DETAILS
1 1/2" = 1'-0"

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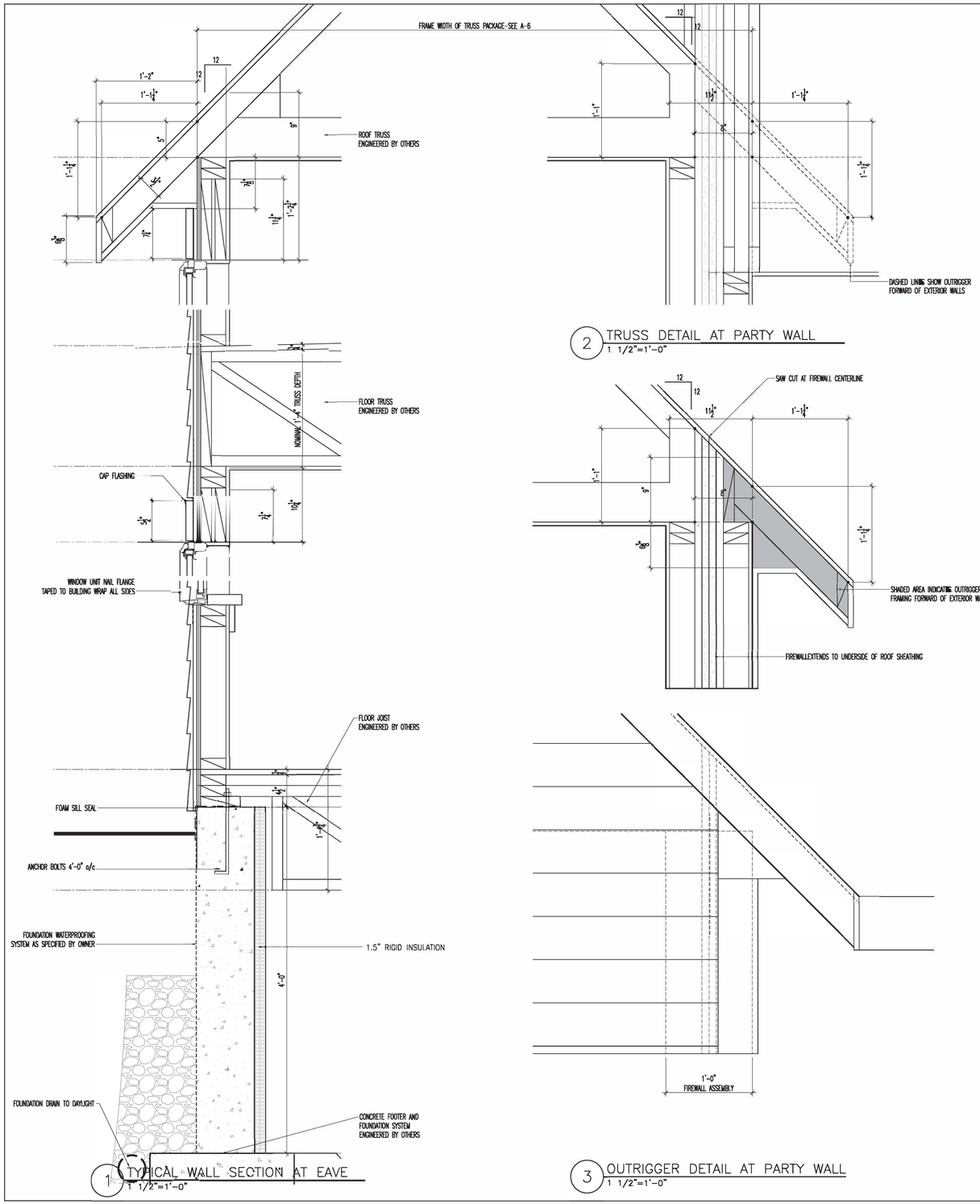
DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
06.19.2017	CONSTRUCTION
05.09.2017	PERMIT SET

SHEET TITLE
PORCH SECTIONS

JOB NO. –
Office Use Only

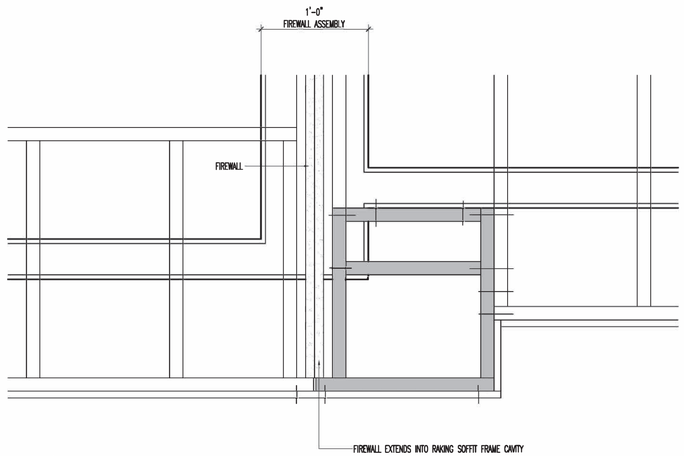
SHEET NO.
A–9



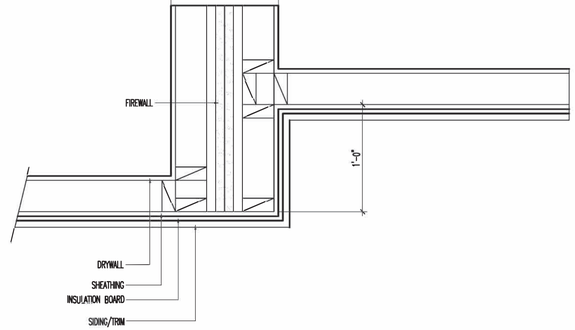
1 TYPICAL WALL SECTION AT EAVE
1 1/2"=1'-0"

2 TRUSS DETAIL AT PARTY WALL
1 1/2"=1'-0"

3 OUTRIGGER DETAIL AT PARTY WALL
1 1/2"=1'-0"



4 OUTRIGGER LAYOUT
1 1/2"=1'-0"



5 PARTY WALL PLAN DETAIL
1 1/2"=1'-0"

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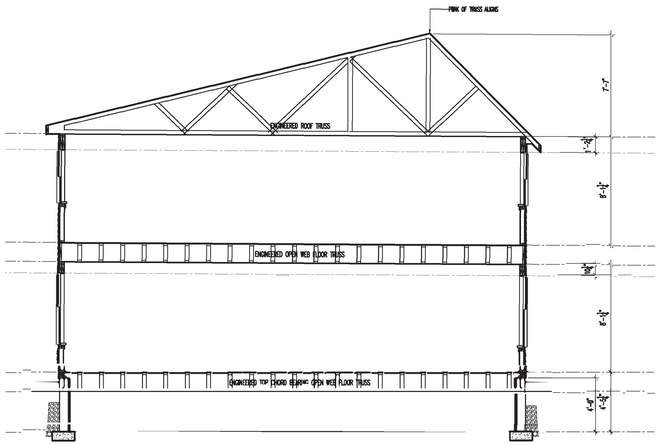
DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION
06.19.2017	CONSTRUCTION
08.09.2017	PERMIT SET

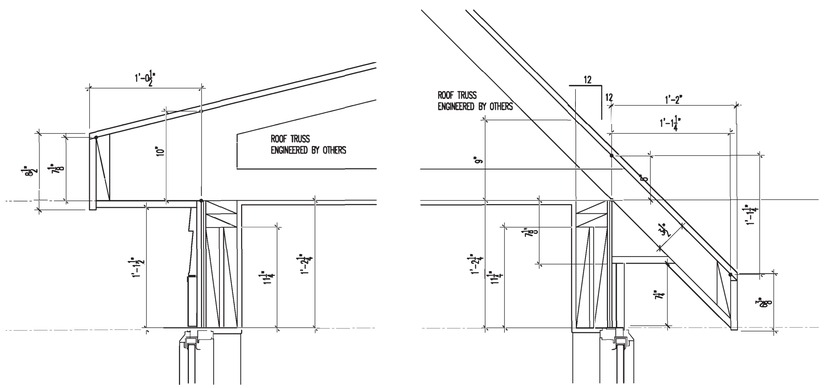
SHEET TITLE
SECTIONS
DETAILS

JOB NO.
Office Use Only

SHEET NO.
A-10



1 BUILDING SECTION AT UNITS 2, 4, & 5
3/16"=1'-0"



2 TRUSS DETAIL AT LOTS 2, 4 & 5
1 1/2"=1'-0"

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DATE		PRE-CONSTRUCTION
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SHEET TITLE
SECTIONS
DETAILS

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SHEET NO.
A-11

HFHGC ARCHITECTURAL PRODUCTS

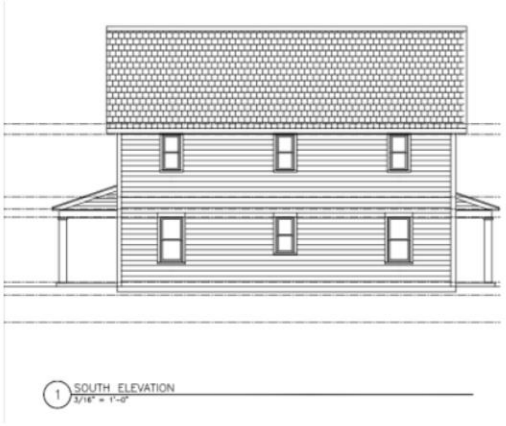
Building Product: MADAGASCAR



West elevation facing the green area and other houses.

East Elevation facing Belvedere Avenue.

HFHGC ARCHITECTURAL PRODUCTS



End View seen from parking lot.



End view seen from Rio Road

*Black shingle roof.

*Cottage style white trim around windows.

*White double hung windows with no grills.

*Vertical Hardiplank in Mountain Sage and Countrylane Red

*Horizontal Hardiplank in Cobble Stone, Light Mist.





SHERWIN-WILLIAMS.

STAIN COLOR DETAILS



SW 3507 RIVERWOOD
Exterior Semi-Transparent Stain

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