RIO POINT

SDP - 2022 - XXXXX

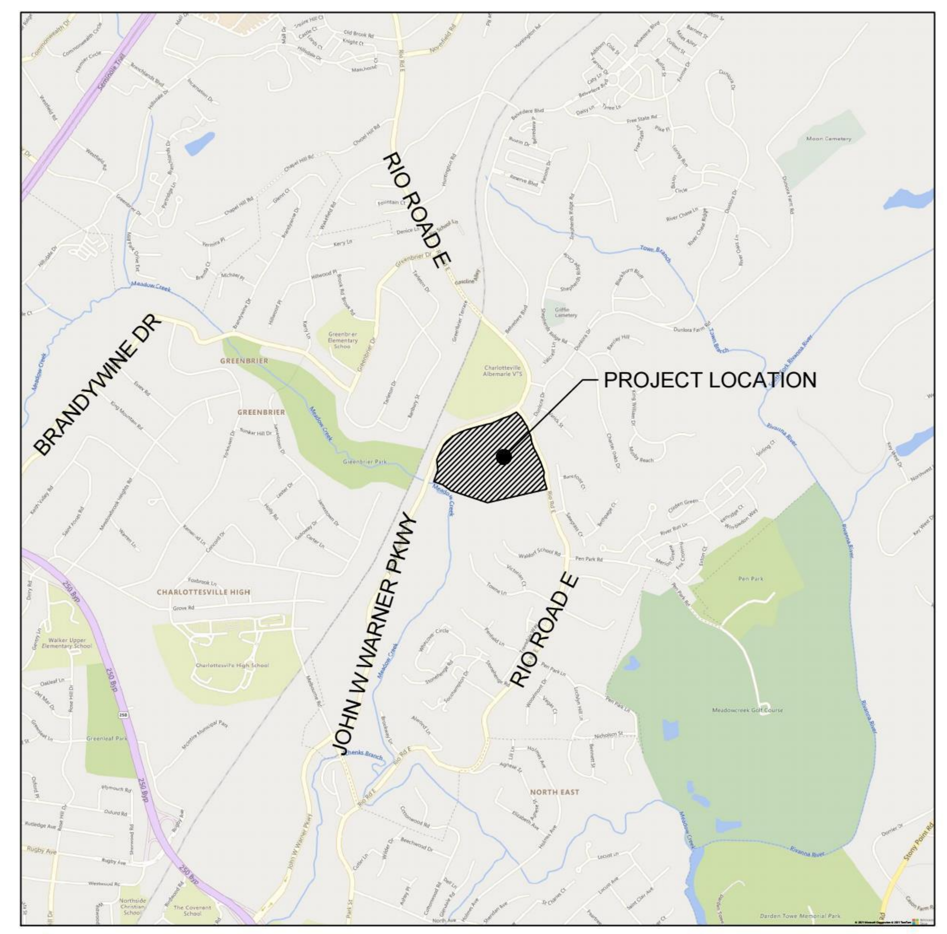
INITIAL SITE PLAN

COUNTY OF ALBEMARLE, VIRGINIA

02/07/2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:	PARCEL 06100-00-00-167C0 D.B. 1681, PG. 174 RIO POINT LLC 123 EAST MAIN ST 5TH FLOOR CHARLOTTESVILLE, VA 22902
	PARCEL 06100-00-00-16700 D.B. 1688, PG. 564 RIO POINT LLC 123 EAST MAIN ST 5TH FLOOR CHARLOTTESVILLE, VA 22902
EXISTING AREA:	PARCEL 06100-00-00-167C0 = 25.73 AC. PARCEL 06100-00-00-16700 = 1.58 AC.
EXISTING ZONING:	R4 - RESIDENTIAL AREA
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD). PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS
OVERLAY DISTRICT:	PRESERVED SLOPES SHOWN PER ALBEMARLE COUNTY GIS, AIRPORT IMPACT AREA (AIA), FLOODPLAIN HAZARD OVERLAY DISTRICT (FH), AREAS OF MANAGED AND PRESERVED SLOPES OVERLAY DISTRICT, AND ENTRANCE CORRIDOR OVERLAY DISTRICT (EC). THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.
MAGISTERIAL DISTRICT:	RIO
CURRENT USE:	SINGLE FAMILY DETACHED (SFD) HOUSE
PROPOSED USE:	RESIDENTIAL
SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:	
	TIMMONS GROUP 1001 BOULDERS PARKWAY SUITE 300 RICHMOND, VA 23225 804-200-6500 PROJECT #: 46883 DATE: 12/11/2020
DATUM:	HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE VERTICAL: NAVD88
WETLAND IMPACTS:	NONE
UTILITIES:	ACSA WATER AND RWSA SEWER
WATERSHED:	RIVANNA RIVER - MEADOW CREEK
FLOODPLAIN:	THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, A DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.



VICINITY MAP

1"=2000'

DEVELOPER:

RIO POINT LLC
123 EAST MAIN ST
5TH FLOOR
CHARLOTTESVILLE, VA 22902
CONTACT: CHRISTOPHER HENRY
CHENRY@STONYPOINTDG.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, P.E.
TELEPHONE: (434) 327-1688

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	REZONING PLAN
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
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~~C3.0~~	~~EROSION & SEDIMENT CONTROL NOTES & DETAILS~~
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~~C3.6~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
~~C3.7~~	~~ERIOSION & SEDIMENT CONTROL - PHASE 1~~
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C5.0	GRADING & DRAINAGE PLAN
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C5.4	GRADING & DRAINAGE PLAN
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TOTAL: 36 SHEETS

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE:

RIO POINT
COUNTY OF ALBEMARLE, VA
COVER

JOB NO. 46883
SHEET NO. C0.0

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SITE DATA (CONTINUED):

TOTAL PROJECT AREA:	PARCEL 06100-00-00-167C0 = 25.73 AC. PARCEL 06100-00-00-16700 = 1.58 AC. 27.31 AC.
AREA DEDICATED TO PUBLIC R/W: TOTAL DEVELOPABLE AREA	0.82 AC. 27.31 AC - 0.82 AC = 26.49 AC.
EXISTING IMPERVIOUS AREA:	0.212 ACRES
PROPOSED IMPERVIOUS AREA:	10.22 ACRES
LIMITS OF DISTURBANCE:	18.44 ACRES
PROPOSED USE:	RESIDENTIAL
PROPOSED UNITS:	130 - ONE BEDROOM APARTMENTS 124 - TWO BEDROOM APARTMENTS 30 - THREE BEDROOM APARTMENTS 15 - TOWNHOUSE 299 TOTAL UNITS 28 ADDITIONAL UNITS PROPOSED WITH FUTURE BUILDING 327 UNITS
NET DENSITY:	OVERALL NET DENSITY CALCULATIONS (BASED ON THE ALBEMARLE COUNTY GIS COMPREHENSIVE PLAN MAPS) NEIGHBORHOOD SERVICE CENTER (3-20 UNIT/ACRE) x 5.33 ACRES = 15 UNITS (MIN.) & 106 UNITS (MAX) URBAN DENSITY RESIDENTIAL (6.01 -34 UNITS/ACRE) x 14.95 ACRES = 89 UNITS (MIN.) & 508 UNITS (MAX) PUBLIC & PRIVATE OPEN SPACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX) OVERALL ALLOWABLE NET DENSITY: 104 UNITS (MIN.) TO 614 UNITS (MAX.)
PROPOSED DENSITY:	327 UNITS / 27.31 ACRES = 11.97 DU/AC
ALLOWABLE USES:	THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18-19.3 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
BUILDING HEIGHT:	THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE A 3 STORY BUILDING WITH A BUILDING HEIGHT NOT TO EXCEED 45 FEET. FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET.
OPEN SPACE REQUIRED:	25% X 26.49 AC = 6.62 AC.
OPEN SPACE PROVIDED:	COMMON OPEN SPACE AREA = 7.49 AC (MIN.) OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 1.1 AC ACTIVE RECREATION AREA = 1.0 AC (MIN.) CONSERVATION AREA DEDICATED TO PUBLIC USE = 5.89 AC GREENWAY TO BE DEDICATED TO PUBLIC USE = 0.12 AC TOTAL OPEN SPACE PROVIDED = 15.6 AC MIN (58.99%)

OPEN SPACE CALCULATION: 26.49 AC - (CONSERV. AREA 5.89 AC) - (PARK 1.1 AC) - (GREENWAY 0.12 AC)) X 25% REQUIRED OPEN SPACE = 4.85 AC
PROVIDED OPEN SPACE = 7.49 AC (COMMON) + 1.0 AC (ACTIVE) = 8.5 AC

ACCESS: THE PROJECT CURRENTLY HAS (2) ACCESS POINTS FROM RIO ROAD THAT WILL SERVE AS ACCESS TO THE SITE. THE DEVELOPMENT IS PROPOSING AN INTERCONNECTION TO TMP 61-167A AS SHOWN ON THE APPLICATION PLAN. THERE IS ALSO A PEDESTRIAN AND BICYCLE CONNECTION FROM THE PROPERTY TO THE CITY OF CHARLOTTESVILLE PROPERTY ADJACENT TO THE DEVELOPMENT.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. ALL DRIVE LANES WITHIN THE APARTMENT COMPLEX THAT ARE ADJACENT TO A BUILDING ENVELOPE SHALL BE 26' IN WIDTH FOR FIRE PROTECTION OF THE 3 STORY BUILDINGS.

PARKING REQUIRED:	PER SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. 1.50 x 130 ONE BEDROOM APT = 195 SPACES 2.00 x 124 TWO BEDROOM APT = 266 SPACES 2.00 x 44 THREE BEDROOM APT = 88 SPACES 2.25 x 15 TOWNHOUSES = 34 SPACES 601 TOTAL SPACES REQUIRED**
PARKING PROVIDED :	2 x DRIVEWAY SPACES PER (15) TOWNHOUSE = 30 SPACES 1 x TUCK UNDER GARAGE SPACES PER (15) TOWNHOUSE = 15 SPACES 442 REGULAR PARKING SPACES 28 ADA VAN SPACES 17 GARAGE SPACES 532 TOTAL SPACES PROVIDED

**A PARKING WAIVER IS BEING PURSUED FOR A REDUCTION IN REQUIRED PARKING SPACES

ADA PARKING REQUIRED: FOR 401 - 500 TOTAL SPACES, 7 ACCESSIBLE SPACES REQUIRED, 2 OF WHICH SHALL BE VAN ACCESSIBLE = 9 TOTAL

ADA PARKING PROVIDED: 28 VAN ACCESSIBLE SPACES

TRIP GENERATION: PER TRAFFIC REPORT BY RAMEY KEMP ASSOCIATES, DATED MAY 24, 2021, THE TRIP GENERATION POTENTIAL OF THE PROPOSED NEIGHBORHOOD IS AS FOLLOWS:

ITE TRIP GENERATION - TYPICAL WEEKDAY - 10TH EDITION							
LAND USE (ITE LAND USE CODE)	SIZE	AVERAGE DAILY TRAFFIC (VPH)		AM PEAK HOUR (VPH)		PM PEAK HOUR (VPH)	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
MULTIFAMILY HOUSING (MID-RISE) (221)	328 UNITS	893	893	31	87	85	54

RECREATION SPACE REQUIREMENTS	
REQUIRED	PROVIDED
TOT LOTS: 1 TOT LOT FOR THE FIRST 30 UNITS, 1 TOT LOT FOR EACH ADDITIONAL 50 UNITS = 7 TOT LOTS TOT LOT SIZE: 5,000 SF BASKETBALL COURT: ONE-HALF COURT FOR BASKETBALL FOR EACH 100 UNITS = 3 HALF COURTS HALF BASKET BALL COURT: 2,100 SF TOTAL AREA REQUIRED: 5,000SF * 7 + 2,100SF * 3 = 41,300SF = 0.95 AC	ACTIVE RECREATION AREA: 1.0 AC CLUBHOUSE FITNESS AREA SWIMMING POOL RECREATION FIELD TRAILHEAD PARK: 1.1 AC GREENWAY TRAIL: 0.65 AC TOTAL AREA PROVIDED: 1.0 AC + 1.1 AC + 0.65 AC = 2.75 AC

Original Proffers __X__
Amendment _____

PROFFER STATEMENT

ZMA 2019-00008

Project Name: Rio Point (formerly, **Parkway Place)**

Tax Map and Parcel Number(s): **06100-00-00-167C0 and 06100-00-00-16700**

Owner(s) of Record: **Rio Point, LLC**, a Virginia limited liability company

Date: June 7, 2021

Approximately 27,31 acres to be rezoned from **R-4 Residential** to **PRD – Planned Residential Development**

Rio Point, LLC is the sole owner (the "Owner") of Tax Map and Parcel Numbers 06100-00-00-167C0 and 06100-00-00-16700 (the "Property"), which is the subject of rezoning application ZMA 2019-00008, a project known as "Rio Point " (the "Project"). The Rezoning Application Plan for Rio Point Development, prepared by The Timmons Group, comprised of a cover sheet (Sheet 0), the Site Layout Plan (Sheet 1), Notes (Sheet 2), Grading Plan (Sheet 3), and Frontage Improvements (Sheet 4), dated April 2, 2021, last revised June 4, 2021 is referred to herein as the "Application Plan".

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable:

1. **Road Improvements**:

(a) Upon written request by Albemarle County, Owner shall dedicate approximately 0.82 acres of land ("Dedicated Area") for the future John Warner Parkway and Rio Road Roundabout, road frontage improvements, and shared use pathways, as shown on the Application Plan. The Dedicated Area shall be dedicated within ninety (90) days of the request by Albemarle County. The Owner shall bear the costs of preparing the subdivision plat necessary for the dedication of the Dedicated Area to Albemarle County. The Owner shall provide a general warranty of title in the deed conveying the Dedicated Area.

(b) Upon written request of Albemarle County, but no [sooner] [later?] than five (5) years of the approval of ZMA 2019-00008, the Owner shall make a the cash contribution toward the future John Warner Parkway and Rio Road Roundabout

{2843883-1, 121567-00004-03}

improvements. Within ninety (90) days of receipt of the County's request, the Owner shall contribute to the County's Capital Improvement Program (CIP) fund Seven Hundred and Fifty Thousand Dollars ($750,000.00) as a cash contribution toward such improvements.

(c) Owner shall design and construct certain road improvements along Rio Road, including turn lanes, as shown on Sheet 4 of the Application Plan (the "Proposed Road Improvements"). The Proposed Road Improvements are conceptual and are subject to change based on County and VDOT recommendations. The Owner shall substantially complete the construction of the road improvements along Rio Road in accordance with final road plans approved by County (the "Rio Road Improvements") prior to issuance of the first certificate of occupancy for the Project. The Rio Road Improvements shall be deemed "substantially complete" by one or more of the following methods, whichever occurs first: (i) the Albemarle County Engineer or its designee determines them to be complete, (ii) they are constructed and inspected and the VDOT construction bond is released, or (iii) a VDOT official otherwise confirms that they are substantially complete.

2. **Trailhead Park**.

(a) The Owner shall construct amenities in the trailhead park within the "Open Space, +/- 1.1 Acres," as noted on sheet 1 of the Application Plan and as approved by the County Parks and Recreation Department (the "Trailhead Park"). The Owner shall substantially complete the Trailhead Park amenities, (to consist of a minimum of 12 parking spaces, benches, trail connections, landscaping, public art and a gazebo or other small structure), prior to issuance of the first certificate of occupancy.

(b) Upon written request by the County, the Owner shall dedicate to the County by special warranty deed of fee simple title or grant of perpetual easement, whichever is preferred by the County, for no consideration, the approximately 1.1-acre Trailhead Park, as shown on the Application Plan. Upon dedication, maintenance of the Trailhead Park will be the responsibility of the County (unless the County conveys its interest in the Trailhead Park to the City of Charlottesville, in which case the City shall maintain it). The Owner shall provide and maintain the public access easement to the Trailhead Park as shown on the Application Plan. The Owner must make the necessary subdivision application for dedication within ninety (90) days of receipt of the County's request and shall complete the dedication within thirty (30) days of receipt of final subdivision approval.

3. **Transit Stop**.

(a) The Owner shall construct a public transit stop (the "Transit Stop") on the Property along the frontage of Rio Road East. The Transit Stop shall be designed and

{2843883-1, 121567-00004-03}

constructed in coordination with, and shall be approved by, the appropriate County authority and shall incorporate a shelter, a rest bench, pedestrian access, and signage all in accordance with minimum standards consistent with similar existing public transit stops located within the County. The Transit Stop shall be installed and completed concurrently with the Rio Road Improvements. If any portion of the Transit Stop is located on the Property, the Owner shall dedicate it to public use or grant an easement as necessary to allow for the public access and usage of the Transit Stop.

(b) Notwithstanding the provisions of subparagraph (a), following approval of ZMA 2019-00008, should the County prefer that a transit stop be constructed in the location of the current bus stop on City-owned property (Tax Map 06100-00-00-16900) on the north side of Rio Road East, or (b) should the County elect to receive funds for constructing the Transit Stop in lieu of the Owner's construction of the Transit Stop, the County shall notify the Owner in writing of the election to receive a cash contribution in lieu of the Transit Stop, and the Owner shall contribute Twenty Thousand Dollars ($20,000.00) to the County's Capital Improvement Program (CIP) as a cash contribution for construction of the Transit Stop in either location. The Owner shall make the cash contribution within sixty (60) days from written request of the County.

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{2843883-1, 121567-00004-03}

Signature Page for Proffer Statement for Rio Point, ZMA 2019-00008
TMPs 06100-00-00-167C0 and 06100-00-00-16700

OWNER:

RIO POINT, LLC
A Virginia limited liability company

By: _____
Manager

{2843883-1, 121567-00004-03}

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
REZONING PLAN

JOB NO.
46883

SHEET NO.
C0.1

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LEGEND

ROADS

- TRAFFIC STOP BAR
- STORM PIPE & STRUCTURE NO. (100)
- DROP INLET & STRUCTURE NO. (100)
- CURB
- CURB & GUTTER
- DRY CURB & GUTTER
- PROPOSED PAVEMENT
- PAVED DITCH
- JUTE MESH DITCH
- CENTERLINE OF DITCH
- BENCH MARK
- CLEARING LIMITS
- R-1 — VDOT STANDARD STOP SIGN
- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- + 240.5 — EXISTING SPOT ELEVATION
- TC 240.5 — PROPOSED SPOT ELEVATION
- (1) — PARKING COUNT

SEWER

- S — S — S — EXISTING SANITARY SEWER
- S — SAN — S — PROPOSED SANITARY SEWER
- (1) — PROPOSED SANITARY SEWER LABEL

WATER

- W — EXISTING WATER LINE
- 6" W — PROPOSED WATER LINE
- 6" W — PROPOSED VALVE
- 6" W — PROPOSED TAPPING SLEEVE
- PROPOSED FIRE HYDRANT (COMPLETE)

GRADING

TC = TOP OF CURB
BC = BACK OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

- CRITICAL SLOPES

JUNE 27, 2019

ACSA GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. ALL WATER, SEWER AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER, AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S). THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
24. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
29. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE (PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES) AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
30. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
31. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERING DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
35. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
37. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 X131.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

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

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ALBEMARLE COUNTY
FINAL PLAN GENERAL NOTES

General Construction Notes

1. Prior to any construction within any existing public right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transportation (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
3. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer, or designee, it is deemed necessary in order to stabilize a drainage channel.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe – Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-2022
PROFESSIONAL ENGINEER

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE

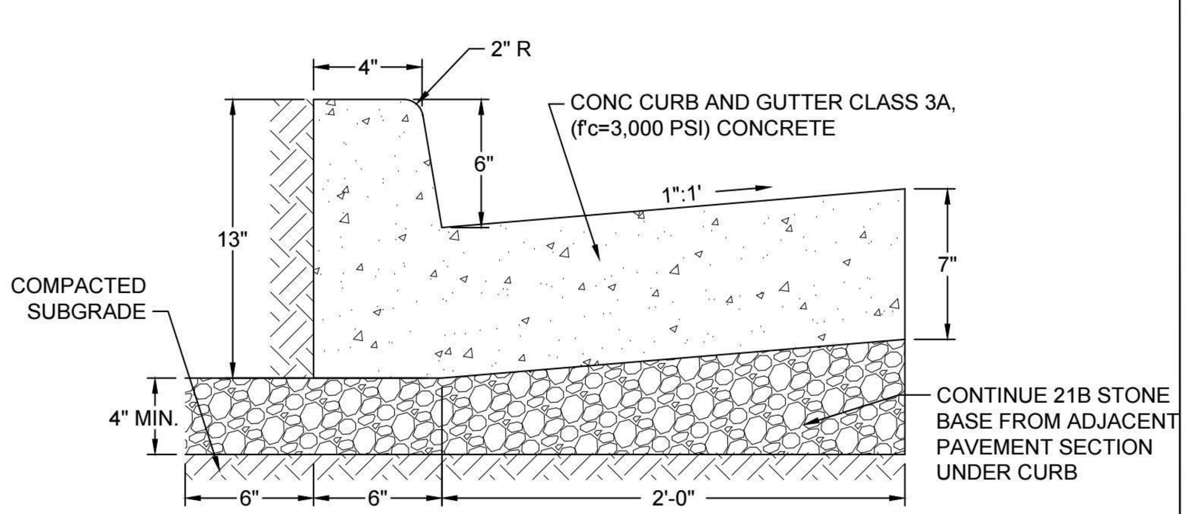
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COUNTY OF ALBEMARLE, VA
NOTES & DETAILS

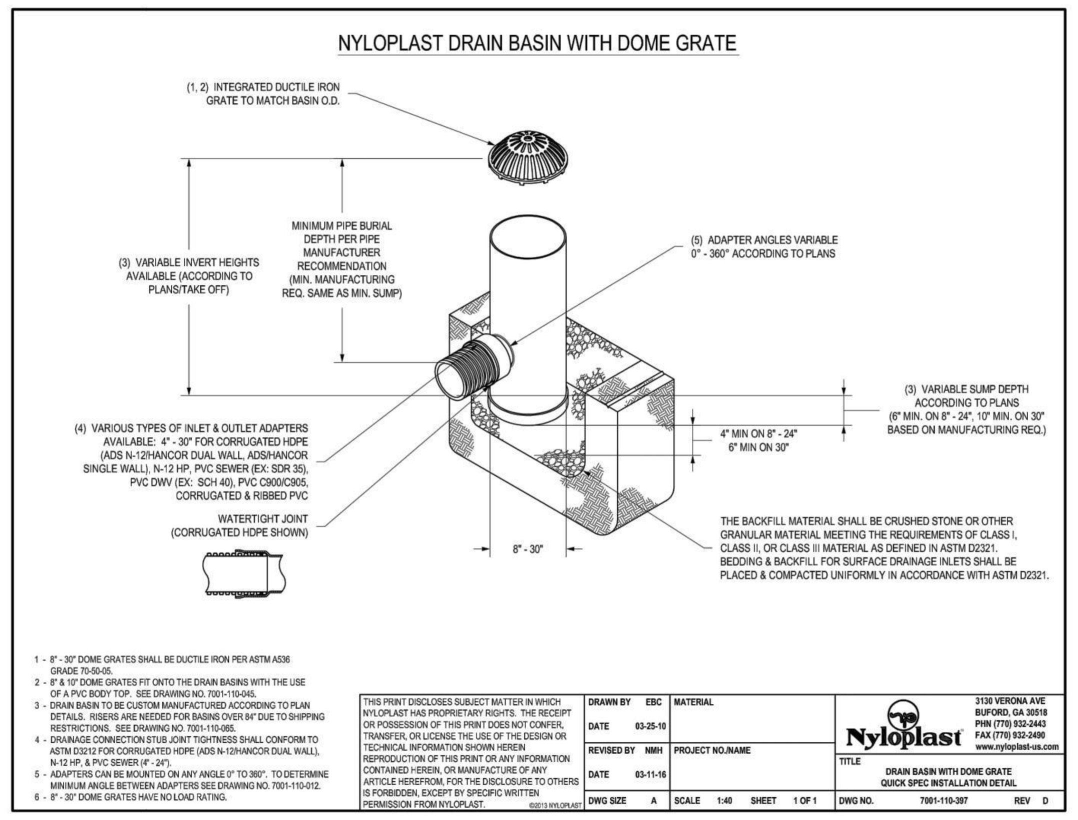
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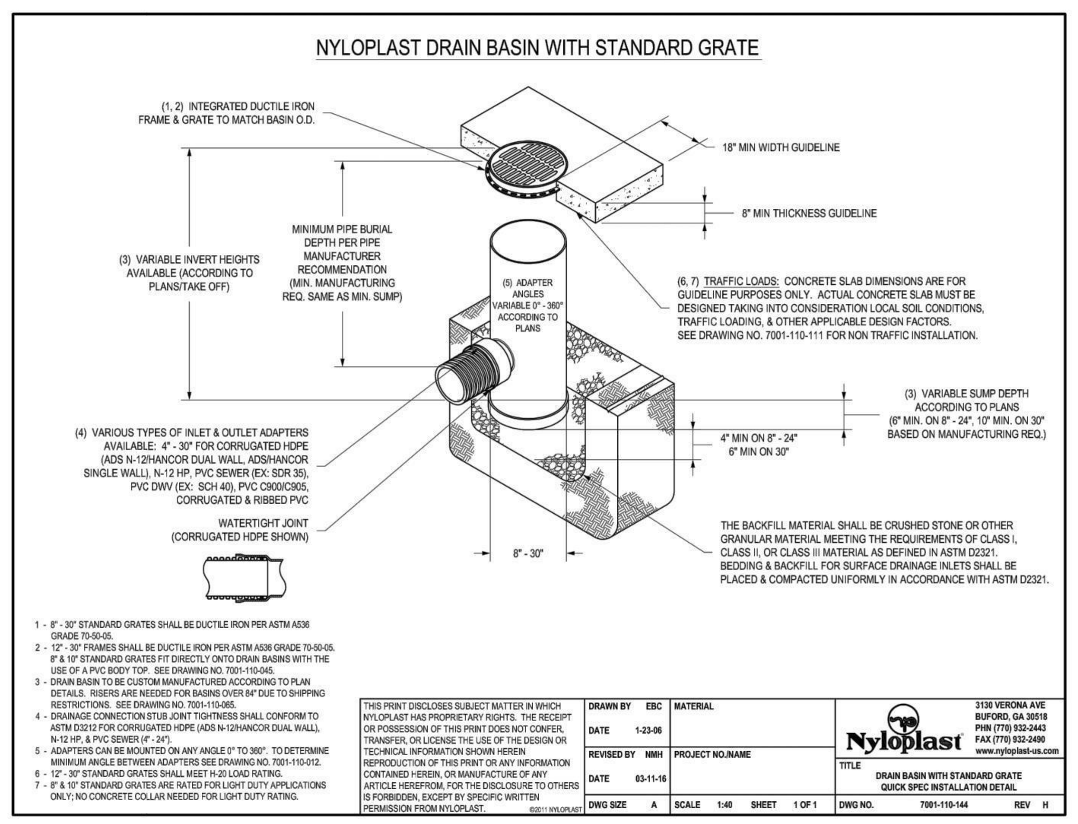
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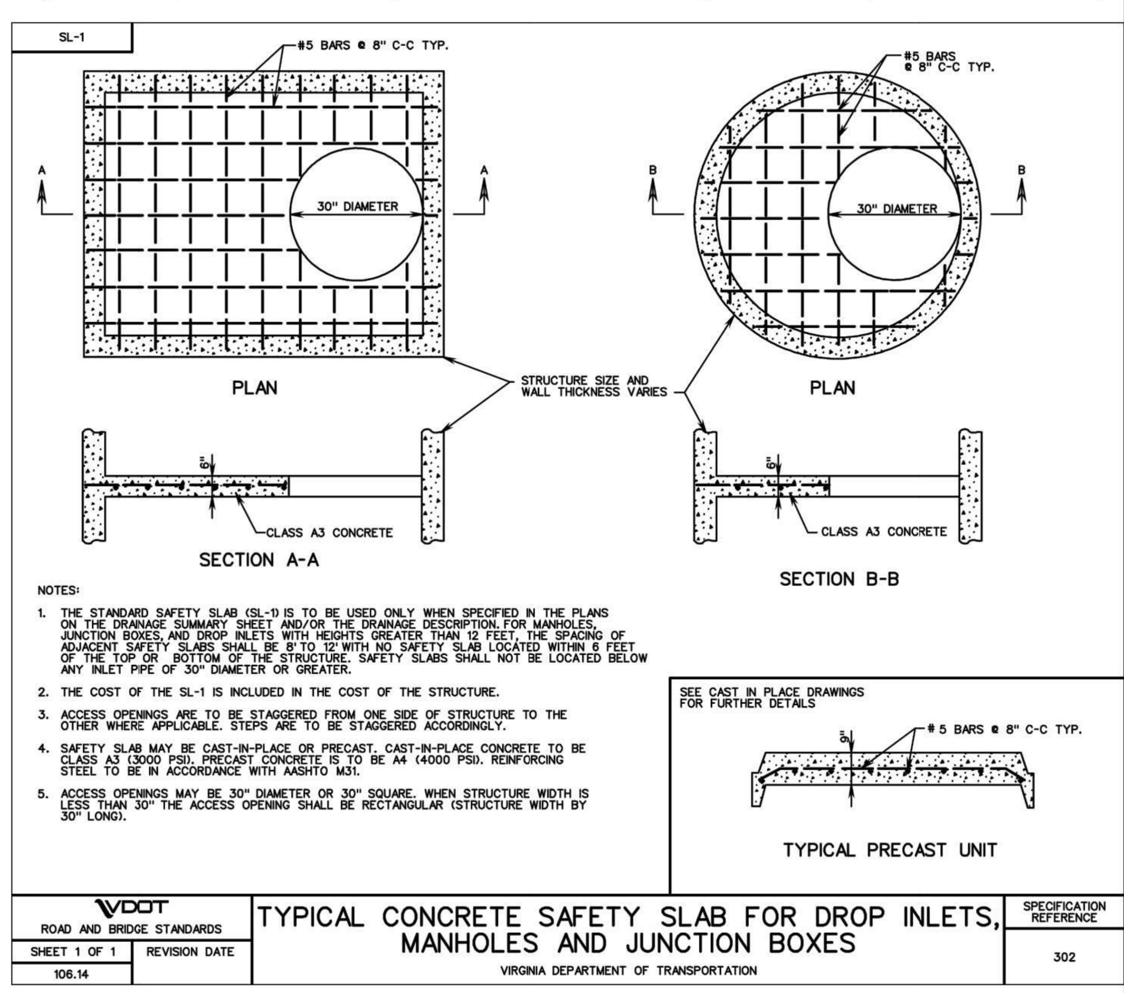
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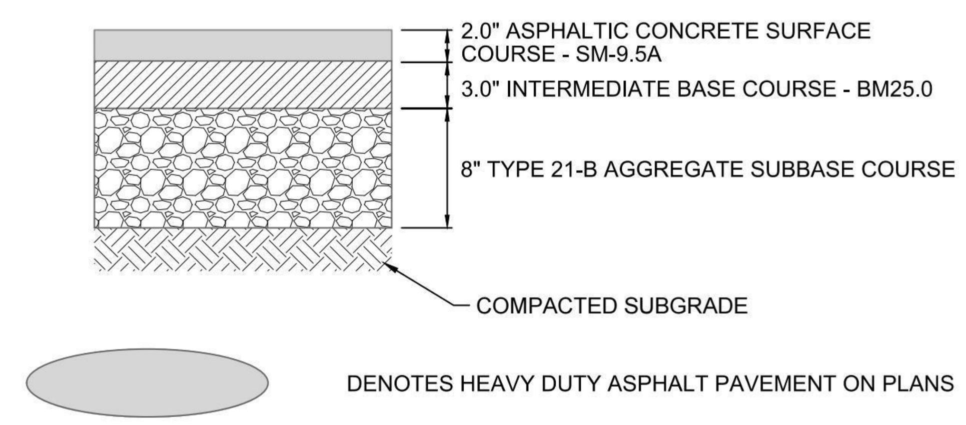


VDOT STANDARD CG-6 CURB & GUTTER
No Scale

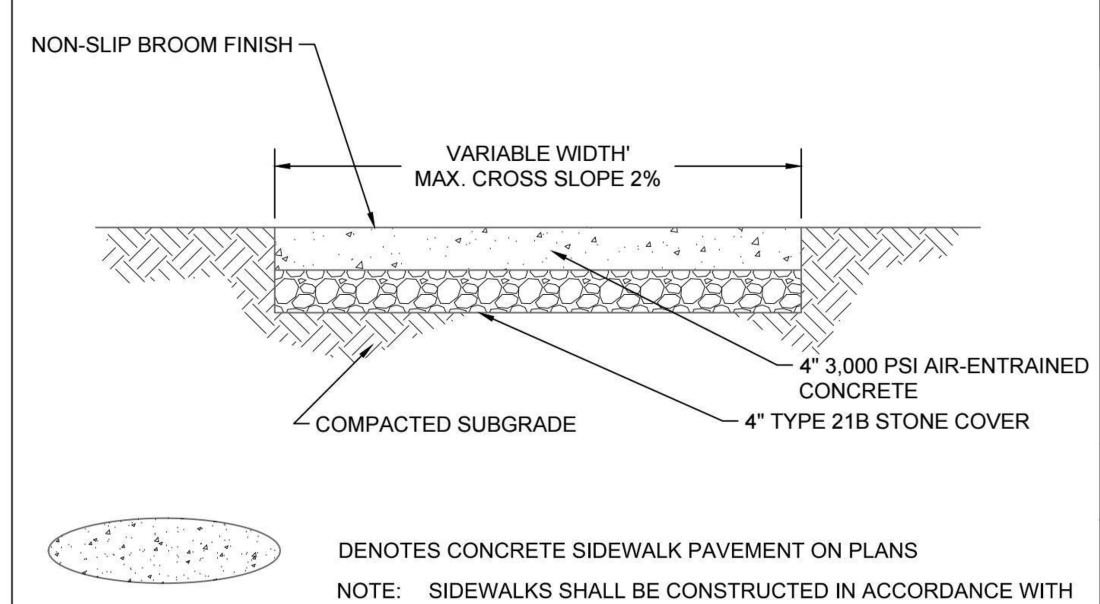






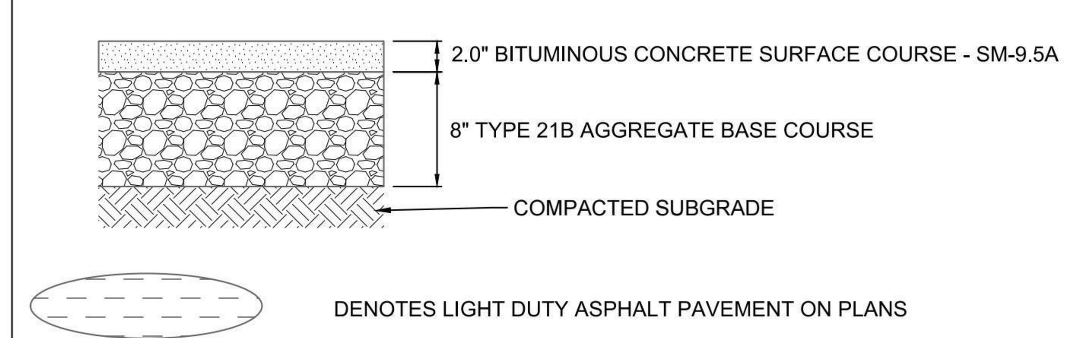


HEAVY DUTY ASPHALT PAVEMENT SECTION
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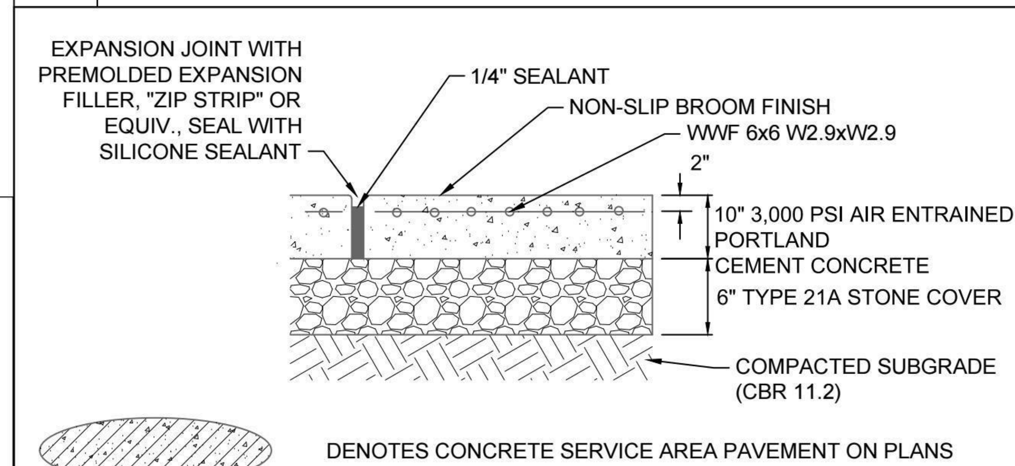


NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS. THE COLOR OF ALL FLATWORK SHALL BE "UVA CANVAS"

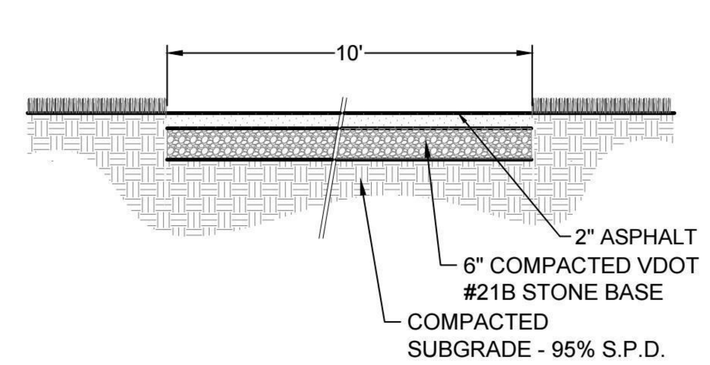
CONCRETE SIDEWALK PAVEMENT SECTION
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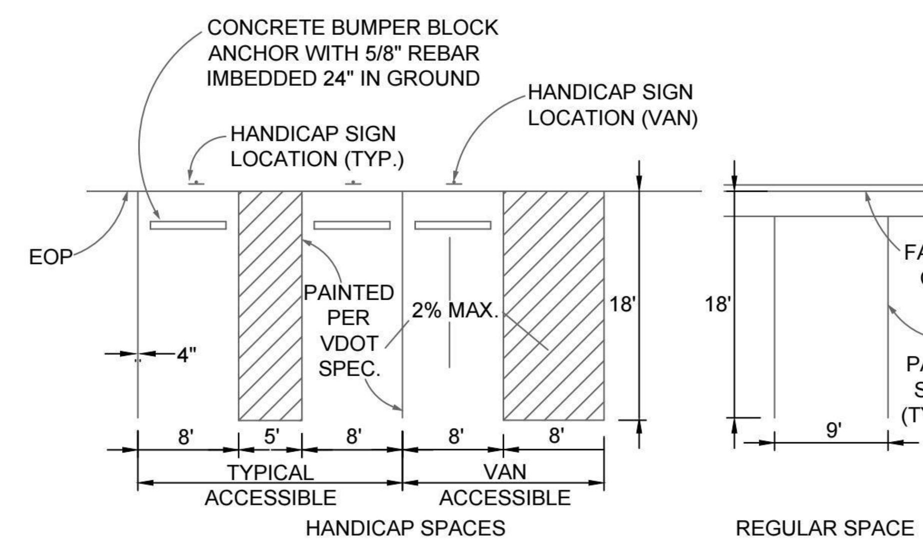
LIGHT DUTY ASPHALT PAVEMENT SECTION
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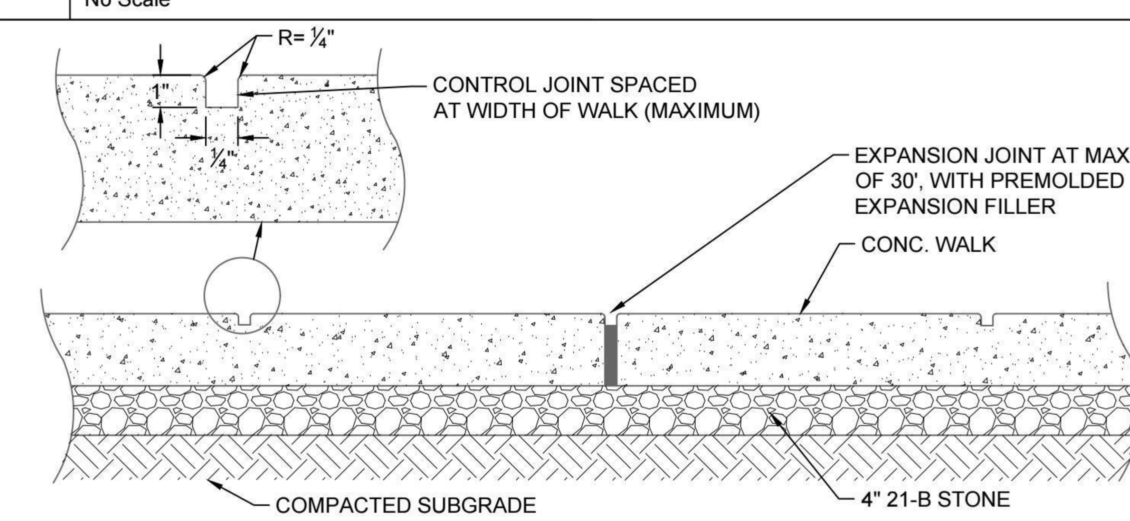
HEAVY DUTY CONCRETE SECTION
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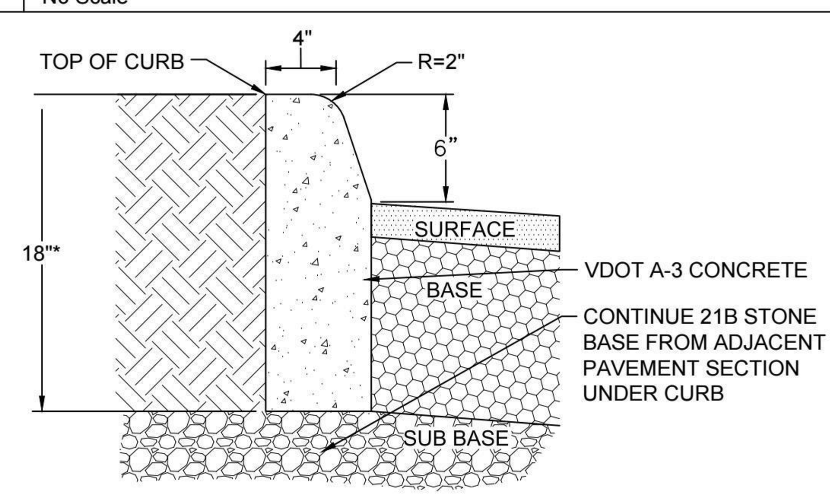
CLASS A – TYPE 2 LOW MAINTENANCE SHARED USE PATH
No Scale



TYPICAL PARKING SPACE DETAILS
No Scale

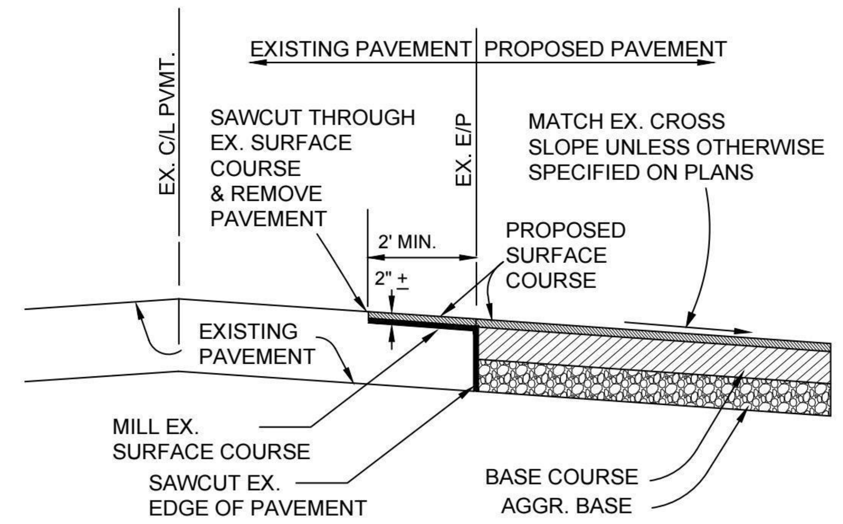


CONCRETE SIDEWALK JOINT DETAIL
No Scale



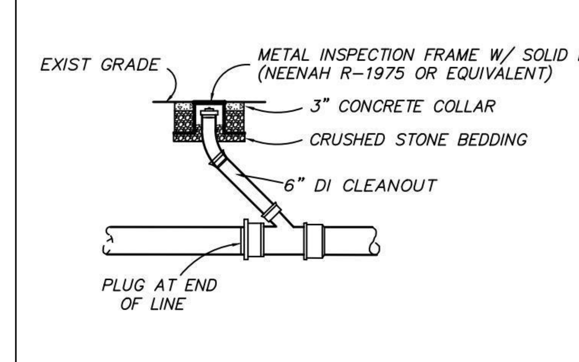
*THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF THE CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DETH IS TO BE 18" AS SHOWN.

VDOT STANDARD CG-2 CURB
No Scale



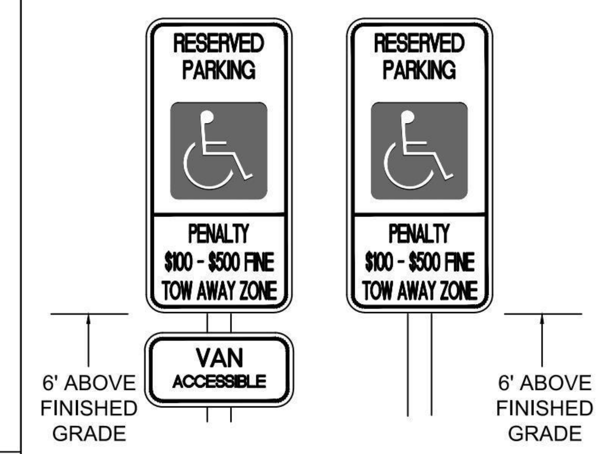
NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

PAVEMENT REPLACEMENT JOINT DETAIL
No Scale



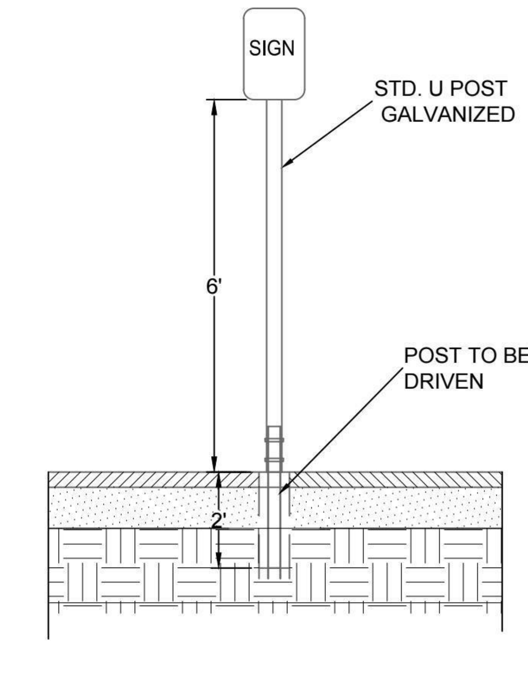
CLEANOUT DETAIL
No Scale

VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



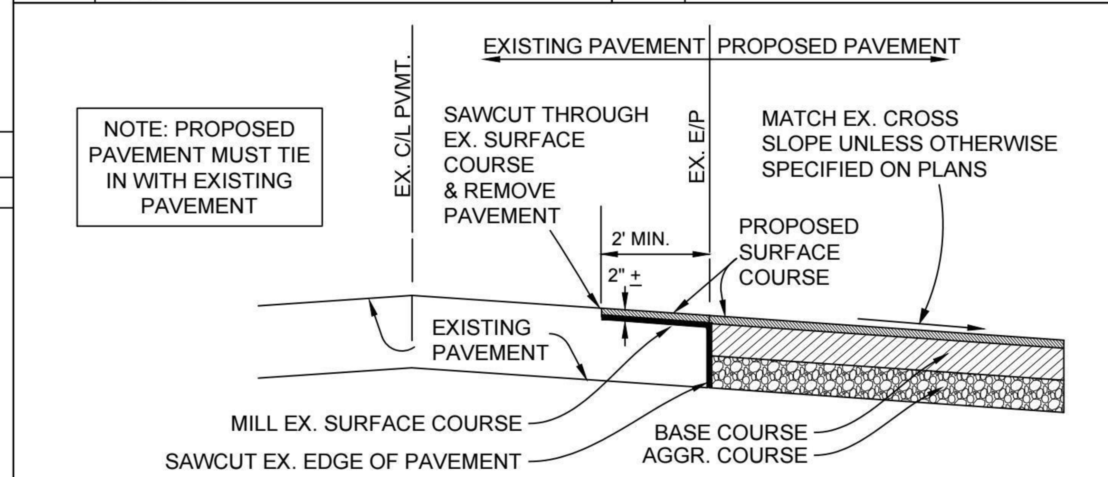
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

ADA PARKING SIGNS
No Scale



SIGN AND POST DETAIL
No Scale

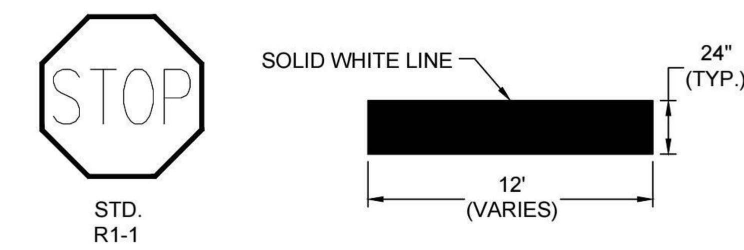
NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT



PAVEMENT REPLACEMENT JOINT DETAIL
No Scale

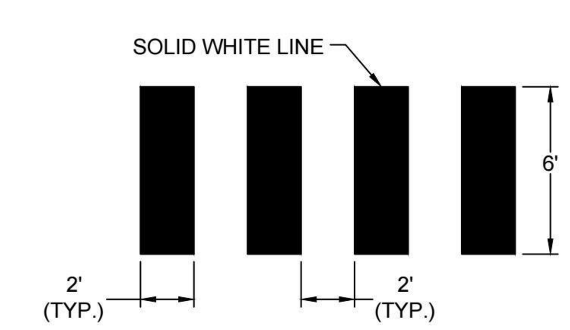
SIGNAGE NOTES:

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.



NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE



STRIPING AND SIGNAGE DETAIL
No Scale



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REVISION DESCRIPTION	DATE

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE

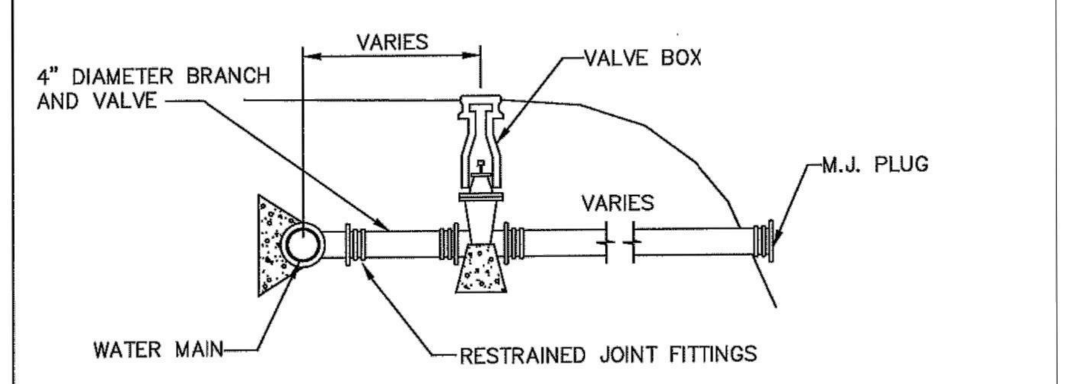
RIO POINT
COUNTY OF ALBEMARLE, VA

NOTES & DETAILS

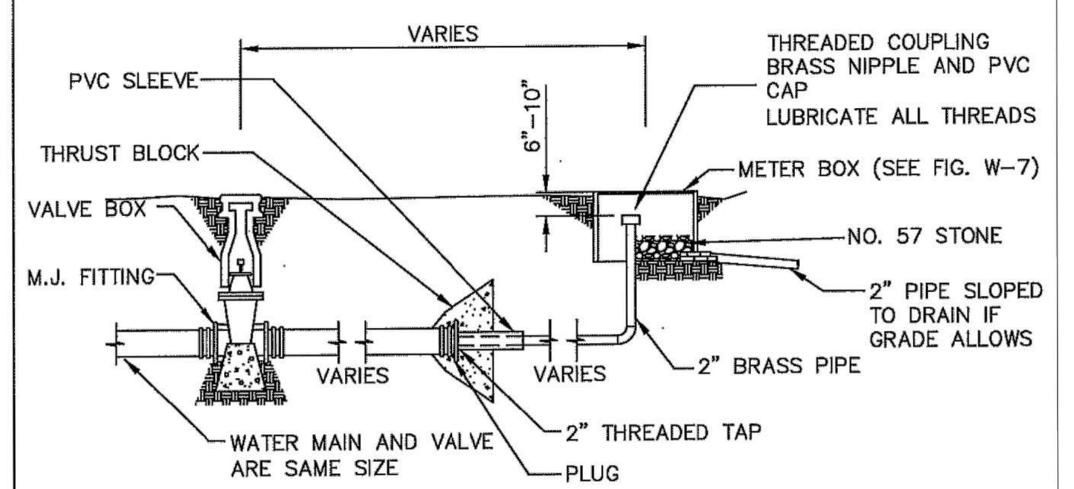
JOB NO. 46883
SHEET NO. C1.1

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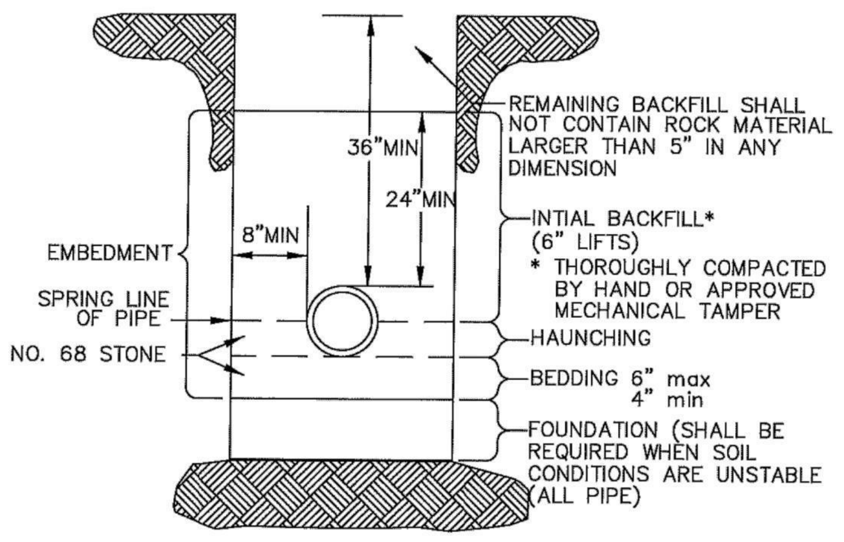
ON-LINE
(TYPE "B")



DEAD END
(TYPE "A")

TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

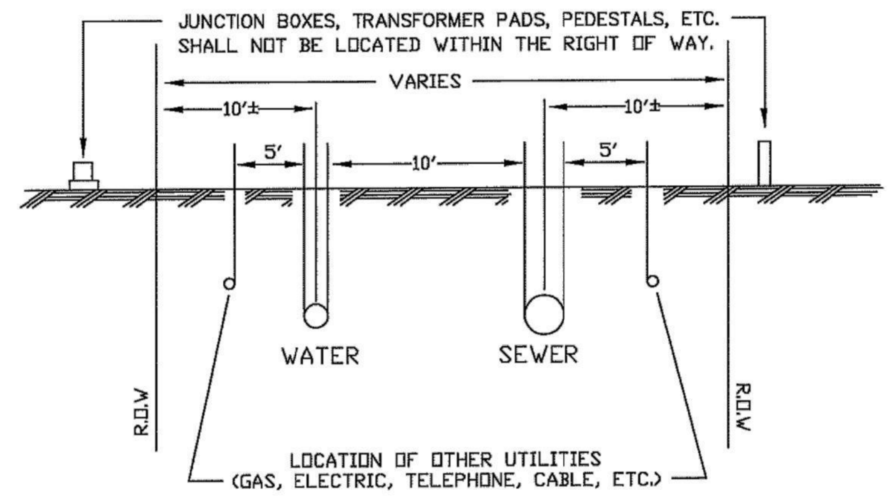


NOTE :

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



EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

* SEE PART 3, PARAGRAPH D; SEPARATION OF WATER & SEWER SYSTEMS.

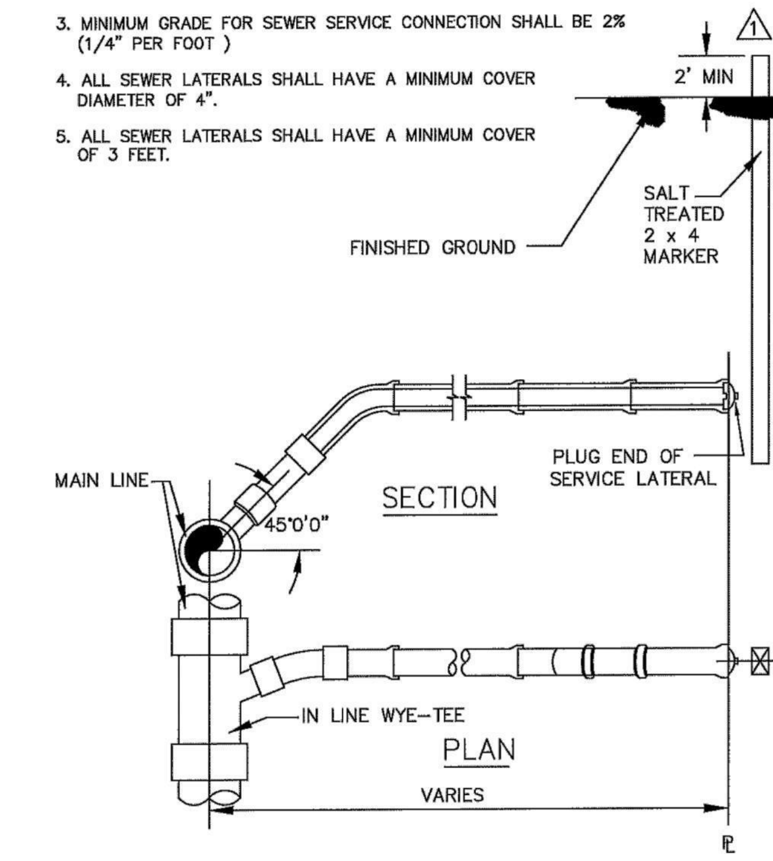
UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

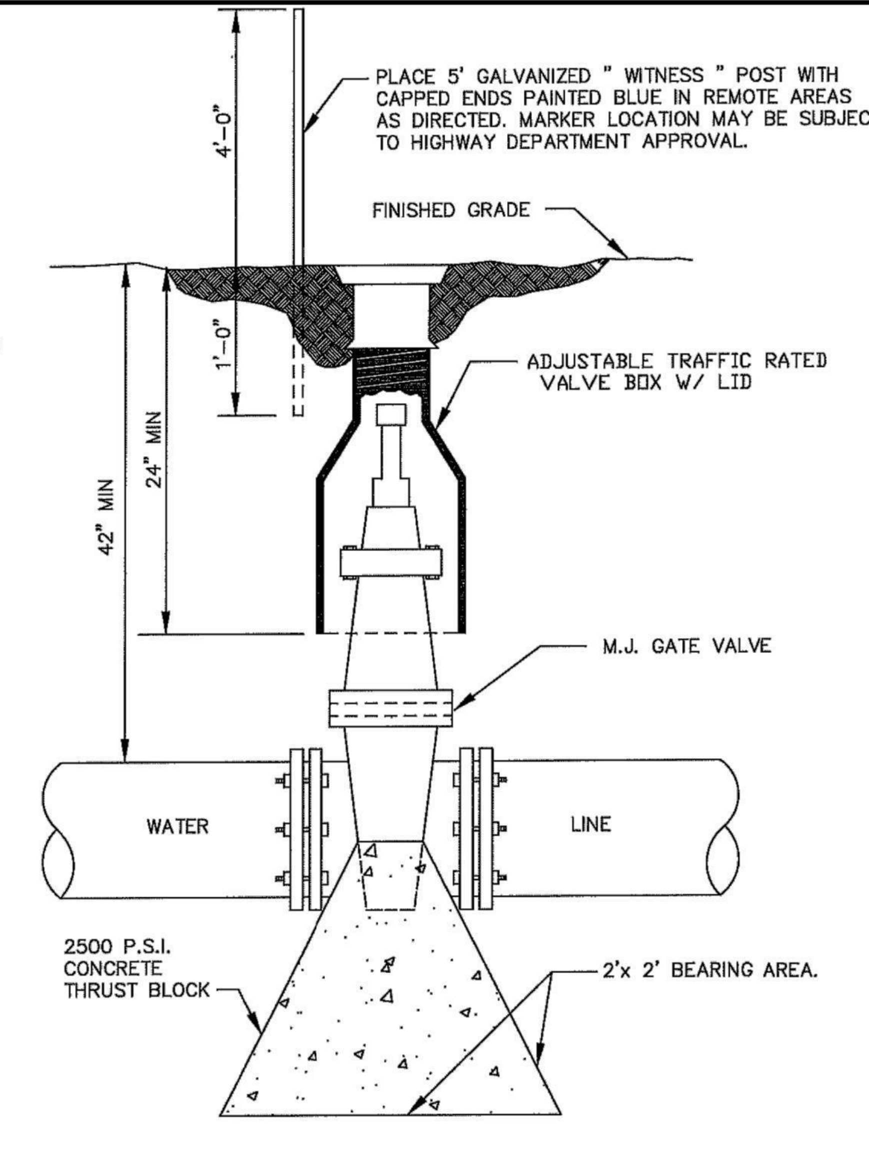
SEWER SERVICE LATERAL CONNECTION NOTES:

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

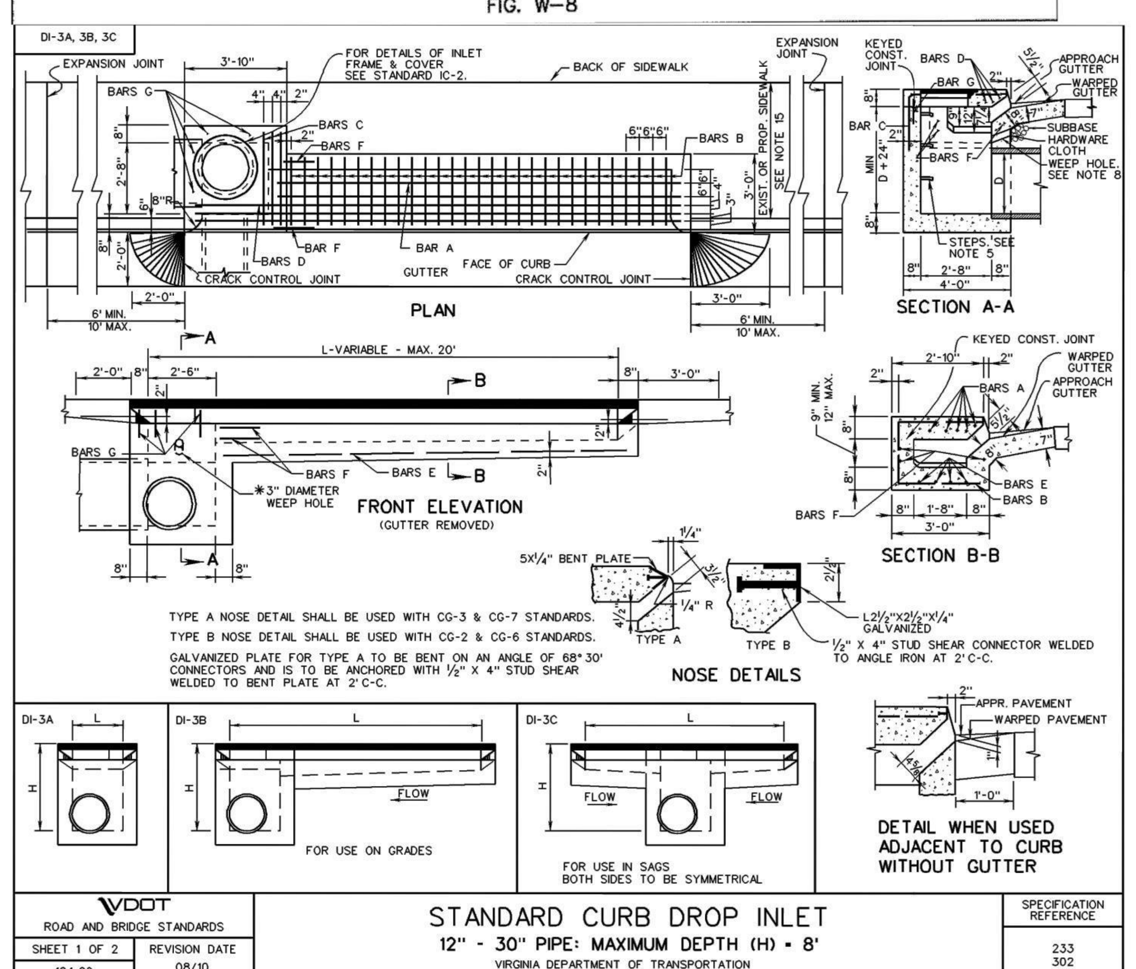


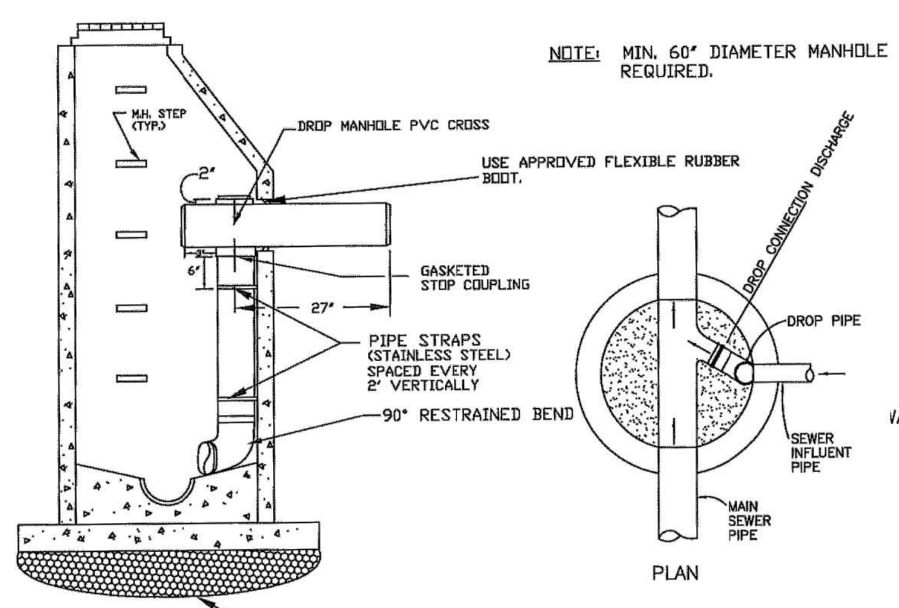
NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

METER SIZE	DIMENSION A	DIMENSION B	DIMENSION C
1 1/2"	3'1"	5'0"	3'8"
2"	3'1"	5'0"	3'8"
3"	5' MIN.	10' MIN.	6' MIN.
4"	5' MIN.	12' MIN.	6' MIN.
GREATER THAN 4"	PROPOSALS WILL BE SUBMITTED.		

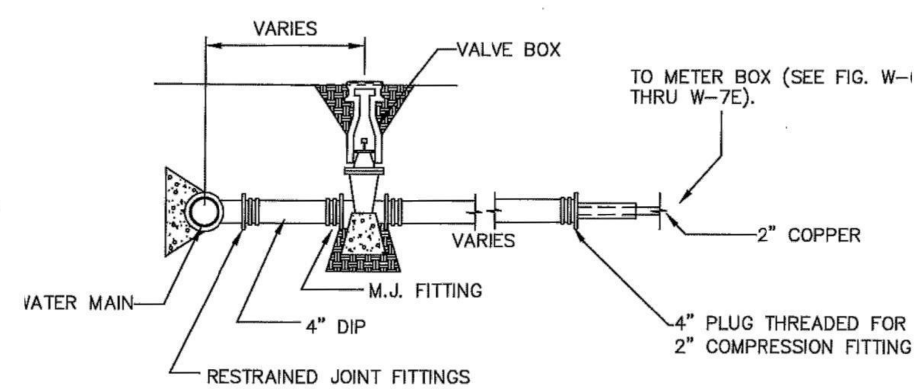




1. HEIGHT OF THE VERTICAL DROP PIPE WILL BE DETERMINED BY THE ACSA, BUT SHALL NOT BE LESS THAN TWO (2) FEET.
2. VERTICAL DROP PIPE SHALL BE SDR 26 P.V.C, SIZED THE SAME AS THE INCOMING PIPE AND CONNECTED TO THE DROP FITTING WITH STANDARD GASKET JOINT.
3. VERTICAL DROP PIPE SHALL BE STRAPPED TO THE MANHOLE 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

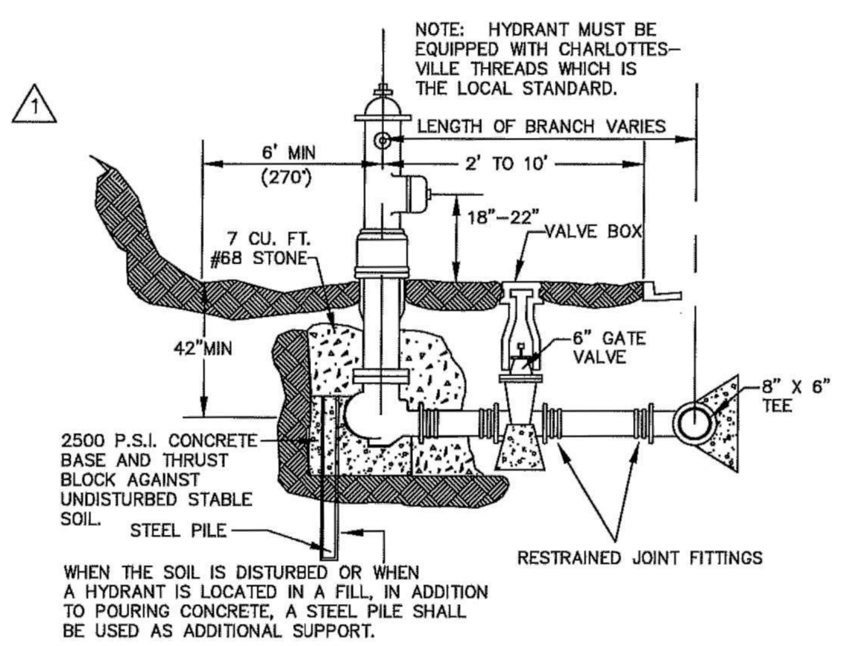


NOTES:

- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
- SERVICE LINE TO CONNECT AT MAIN WITH X"x4" TEE.
- REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
- REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
- NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- USE 2500 P.S.I. CONCRETE.

LARGE METER SERVICE LINE

NTS
FIG. W-6C

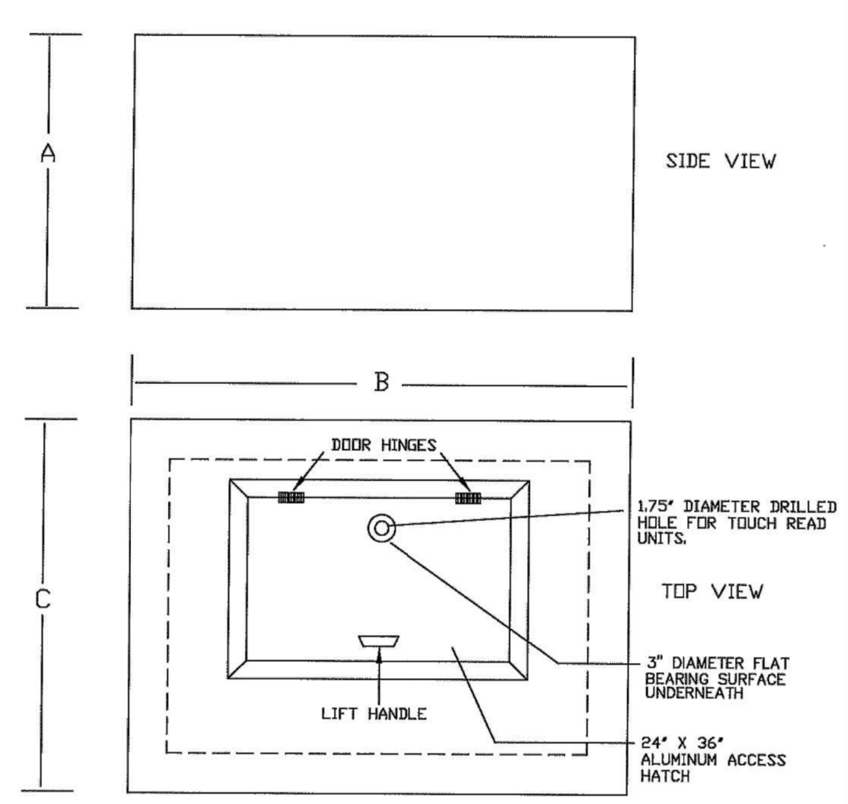


NOTE :

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.

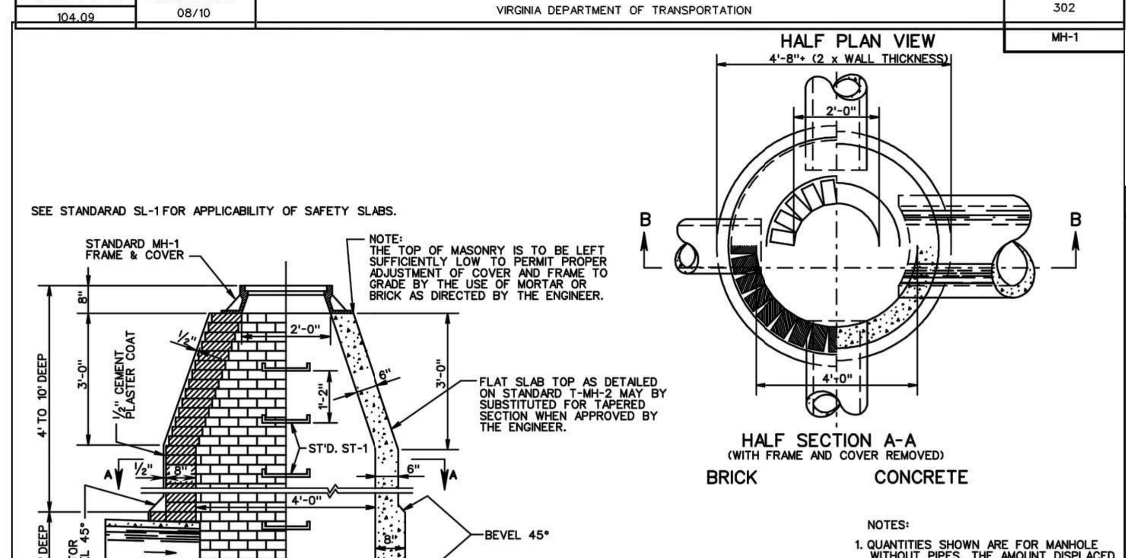
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4



TYPICAL METER VAULT

N.T.S.
FIG. W-7A



NOTES:

1. QUANTITIES SHOWN ARE FOR MANHOLE WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST 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 SAME IS TO BE 5". OTHER THICKNESSES ARE TO CONFORM TO 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 THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

TABLE OF QUANTITIES

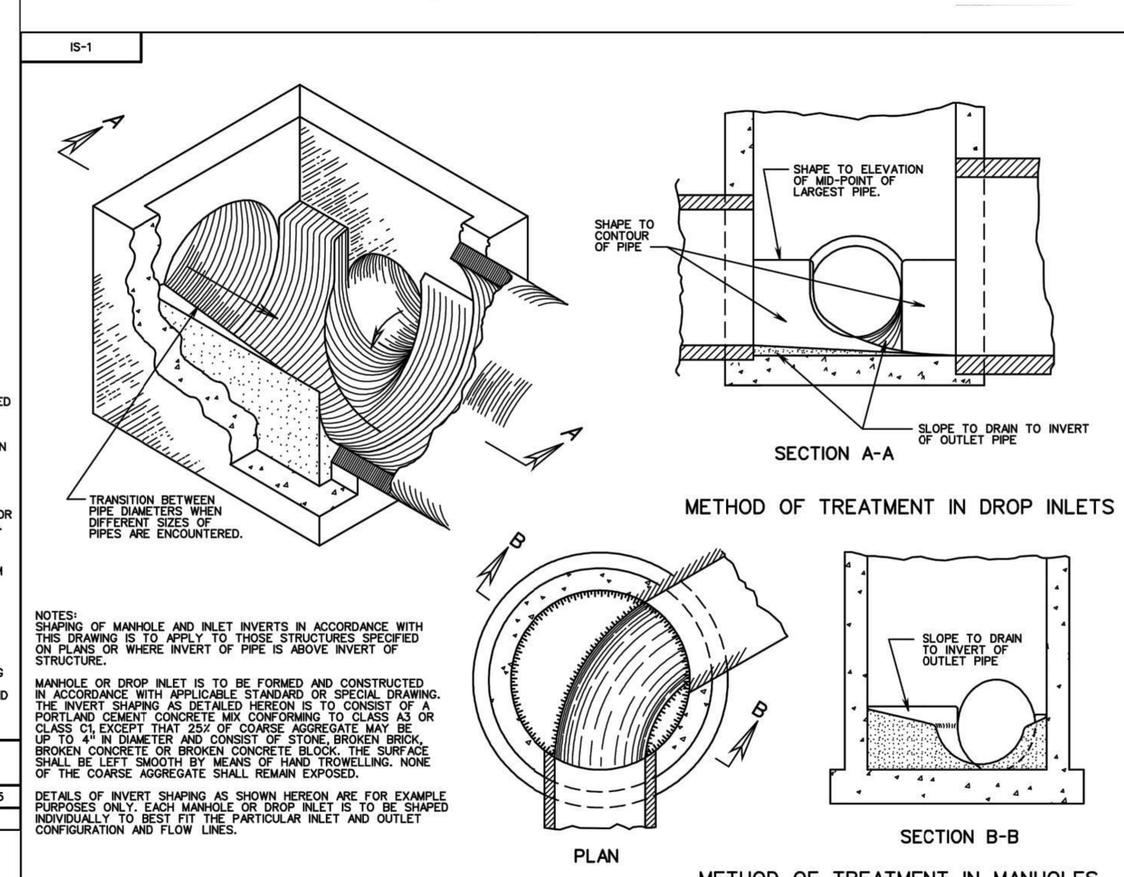
DEPTH	BRICK	MANHOLE	CONCRETE MANHOLE
	BRICK	CONCRETE	CONCRETE
FEET	THOUSANDS	CU. YARDS	CU. YARDS
4	0.5	0.785	1.437
5	0.7	0.785	1.699
6	0.9	0.785	1.961
7	1.0	0.785	2.223
8	1.2	0.785	2.485
9	1.4	0.785	2.747
10	1.6	0.785	3.009
11	1.9	0.970	3.455
12	2.2	0.970	3.817
13	2.5	0.970	4.179
14	2.8	0.970	4.541
15	3.1	0.970	4.903
16	3.4	0.970	5.265
17	4.0	1.173	6.032
INCREMENT	0.45	-	0.582

SPECIFICATION REFERENCE 302

MANHOLE FOR 12" - 48" PIPE CULVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS — REVISION DATE — SHEET 1 OF 5 — 106.01



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 INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS C1, EXCEPT THAT 25% OF COARSE AGGREGATE MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

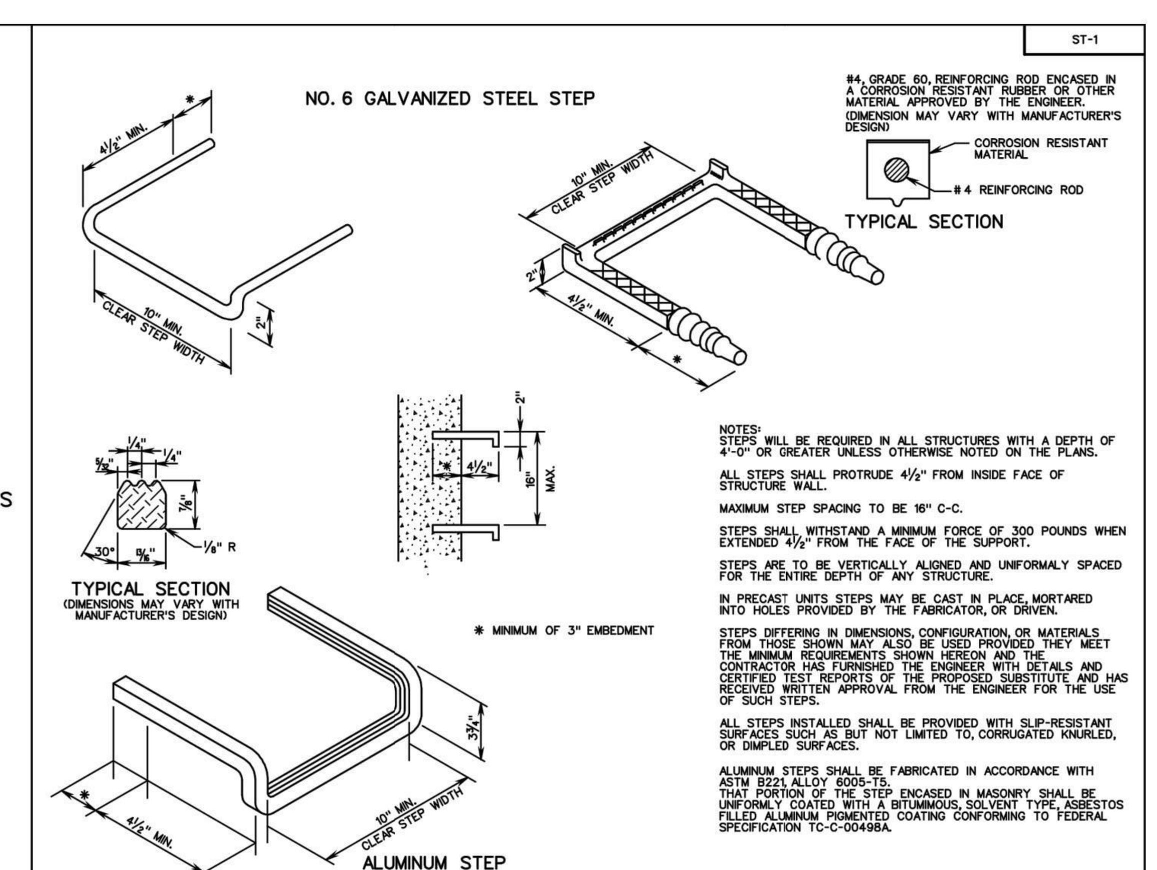
DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

VDOT ROAD AND BRIDGE STANDARDS — SHEET 1 OF 1 — REVISION DATE — 106.08

STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE 302



NOTES:
STEPS WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.

ALL STEPS SHALL PROTRUDE 4 1/2" FROM INSIDE FACE OF STRUCTURE WALL.

MAXIMUM STEP SPACING TO BE 16" C-C.

STEPS SHALL WITHSTAND A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 4 1/2" FROM THE FACE OF THE SUPPORT.

STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMALY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.

IN PRECAST UNITS STEPS MAY BE CAST IN PLACE, MORTARED INTO HOLES PROVIDED BY THE FABRICATOR, OR DRIVEN.

STEPS DIFFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THEY MEET THE MINIMUM REQUIREMENTS SHOWN HEREON AND THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS AND CERTIFIED TEST REPORTS OF THE PROPOSED SUBSTITUTE AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED KNURLED, OR DIMPLED SURFACES.

ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM B221, ALLOY 6005-T5. THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A BITUMIOUS, SOLVENT TYPE, ASBESTOS FILLED ALUMINUM PIGMENTED COATING CONFORMING TO FEDERAL SPECIFICATION TC-C-00498A.

SPECIFICATION REFERENCE

STANDARD STEP

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS — REVISION DATE — SHEET 1 OF 1 — 106.09

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

NOTES & DETAILS

JOB NO. 46883
SHEET NO. C1.2

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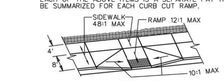
2016 ROAD & BRIDGE STANDARDS

CG-12

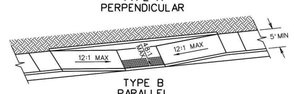
GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF SECTION 504 OF THE SPECIFICATIONS FOR CG-12 DETECTABLE WARNING SURFACE. DETECTABLE WARNING SUFACE PRODUCTS USED SHALL BE FROM THE MATERIALS APPROVED PRODUCT LIST NUMBER 72.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS. THE WIDTH OF THE CURB RAMP SHALL MATCH SIDEWALK WIDTH. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP LANDING FLOOR.
8. CURB RAMPS WILL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. CURB RAMPS SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC.
9. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE BACK OF CURB.
11. WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB. SEE CG-12-INC PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.

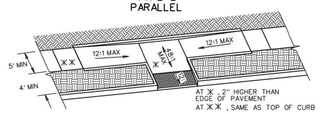
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH CURB CUT RAMP.



TYPE A
PERPENDICULAR

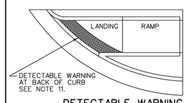


TYPE B
PARALLEL

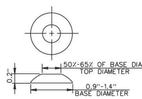


AT X, 2" HIGHER THAN EDGE OF PAVEMENT
AT XX, SAME AS TOP OF CURB

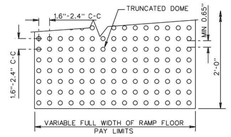
TYPE C
PARALLEL & PERPENDICULAR



DETECTABLE WARNING
INSTALLED ON A RADIUS



TRUNCATED DOME
DETAIL



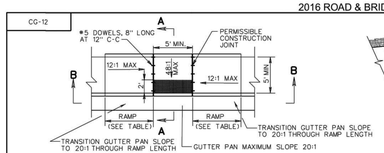
DETECTABLE WARNING
DETAIL

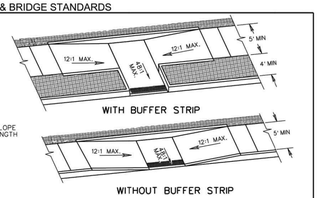
VDOT ROAD AND BRIDGE STANDARDS		A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.	SPECIFICATION REFERENCE
SHEET 1 OF 5	REVISION DATE 04/19	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	105 502 504
204.01		VIRGINIA DEPARTMENT OF TRANSPORTATION	

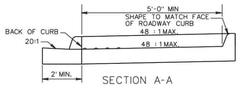
2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS

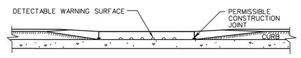
CG-12







SECTION A-A



SECTION B-B

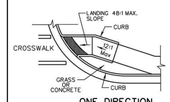
NOTES:

1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

TYPE B PARALLEL APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

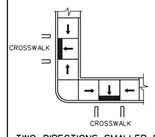
EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT



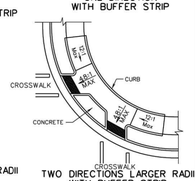
ONE DIRECTION
WITHOUT BUFFER STRIP



ONE DIRECTION
WITH BUFFER STRIP



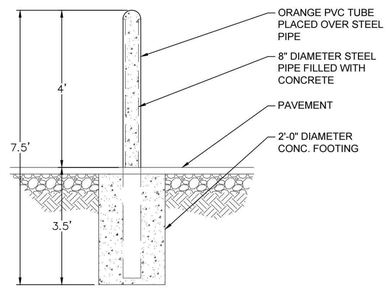
TWO DIRECTIONS SMALLER RADII
WITHOUT BUFFER STRIP



TWO DIRECTIONS LARGER RADII
WITH BUFFER STRIP

VDOT ROAD AND BRIDGE STANDARDS		A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.	SPECIFICATION REFERENCE
SHEET 3 OF 5	REVISION DATE 04/19	CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION	105 502 504
204.03		VIRGINIA DEPARTMENT OF TRANSPORTATION	

2016 ROAD & BRIDGE STANDARDS



PIPE BOLLARD DETAIL

No Scale

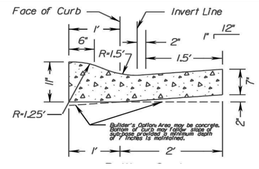


FIGURE 5 – CURB AND GUTTER DETAILS*

The following notes apply to CG-6, CG-7 and Rolltop curb:

1. Curb and gutter may be precast of Class A4 hydraulic cement concrete or cast in place using Class A3 hydraulic cement concrete.
2. When used with stabilized, open-graded drainage layers, the bottom of the curb and gutter shall be constructed parallel to the slope of the sub-base courses and to the depth of the pavement but not less than the thickness shown.

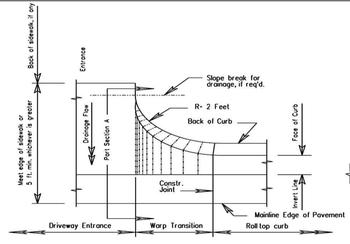


FIGURE 7 – ROLL TOP CURB ENTRANCE DETAIL

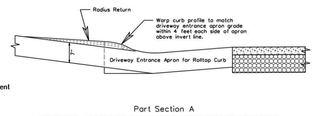


FIGURE 8 – ROLLTOP CURB ENTRANCE DETAIL SECTION

ROLL TOP CURB

No Scale

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CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-2022
PROFESSIONAL ENGINEER

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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE:

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
NOTES & DETAILS

JOB NO. 46883
SHEET NO. C1.3

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SHEET C2.1

SHEET C2.2

SHEET C2.3

SHEET C2.4

SHEET C2.5

SHEET C2.6

ALBEMARLE COUNTY
GIS CRITACAL
SLOPES - MANAGED

JOHN WARNER PKWY

TM 61-167C
HELENA OTTILLIA
WETSEL ET ALS
WB 173, PG. 237
25.926 AC

TM 61-167
HELENA OTTILLIA
WETSEL ET ALS
WB 173, PG. 237
1.582 AC

RIO ROAD
EAST
RT 631

NAD 83

SCALE 1"=80'
0 80' 160'

APPROXIMATE LOCATION
FEDERAL DAM BREAK
INUNDATION AREA

ALBEMARLE COUNTY
GIS CRITACAL
SLOPES - PRESERVED

ZONE AE

MEADOW CREEK

TM 61-168 &169
CITY OF CHARLOTTESVILLE
DB. 4622 PG. 523

FLOODWAY

WATER PROTECTION
ORDINANCE
100' STREAM BUFFER

TM 61-170
CHARLOTTESVILLE
WALDORF SCHOOL INC.
DB. 4202 PG. 453
USE: ELEMENTARY SCHOOL

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669
USE: RESIDENTIAL

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 80'

RIO POINT

COUNTY OF ALBEMARLE, VA

OVERALL EXISTING CONDITIONS PLAN

JOB NO.
46883

SHEET NO.
C2.0

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LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

JOHN WARNER PKWY

CURB

SD CURB INLET W/MHD
TOP=431.00'
INV.IN=422.80' 15"RCP
INV.OUT=422.60' 15"RCP

SD CURB INLET W/MHD
TOP=429.42'
INV.IN=421.95' 15"RCP
INV.OUT=421.92' 15"RCP

SD INLET W/GRATE
TOP=425.46'
INV.OUT=422.98' 15"RCP

SD CURB INLET W/MHD
TOP=428.72'
INV.IN=420.85' 15"RCP
INV.OUT=420.72' 15"RCP

SD CURB INLE
TOP
INV.IN=419.66
INV.OUT=419.61

INV.OUT=416.57' 18"RCP

SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP
SHEET C2.1
SHEET C2.2
SHEET C2.3
SHEET C2.4
SHEET C2.5
SHEET C2.6

EXCEPTION 13
LIMITED ACCESS EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

PERM. DRAIN EASEMENT SEE VDOT PLAN

PROPOSED TEMP SLOPE EASEMENT SEE VDOT PLAN

PAVED WALK

PAVED WALK

FLARED END SECTION
INV.IN=430.53' 15"RCP

CENTERLINE JK TRAIL
SEE VDOT PLAN

PERM. PARK EASEMENT SEE VDOT PLAN

PERM. PARK EASEMENT

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

TM 61-167C = 25.926 ACRES
TM 61-167 = 1.582 ACRES
TOTAL ACREAGE = 27.508 ACRES

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - PRESERVED

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - MANAGED

REMOVE TREES
PER THIS PLAN (TYP)

24" WALNUT

REMOVE FENCE

24" CHERRY

REMOVE SHED

REMOVE SHED

MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.3

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
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02-07-22
PROFESSIONAL ENGINEER

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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.1

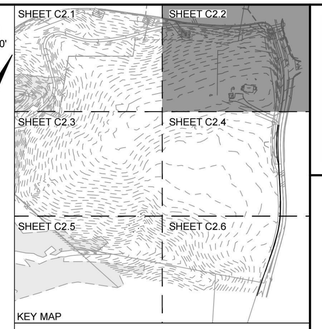
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SCALE 1"=20'

0 20' 40'

NAD 83



LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.4

JOHN WARNER PKWY

SD FLARED END SECTION
OUTLET=428.45'

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - MANAGED

MHD
TOP=441.24'
INV.IN=429.86' 24"RCP
BOT.STRUCTURE=424.04'

SD INLET W/GRATE
TOP=446.25'
INV.IN=432.05' 24"RCP
INV.OUT=431.80' 24"RCP

PERM. DRAIN EASEMENT
SEE VDOT PLAN

PERM. PARK EASEMENT

SD INLET W/GRATE
TOP=444.03'
INV.OUT=432.63' 15"RCP

PERM. DRAIN EASEMENT
SEE VDOT PLAN

6" OLIVE

6" MAPLE

ROD /F

PROPERTY LINE TO BE VACATED

OVERHEAD POWER LINES TO BE RELOCATED
IN ACCORDANCE WITH POWER COMPANY

REMOVE TREES
PER THIS PLAN (TYP)

24" HOLLY

REMOVE SHED

REMOVE

24" MAGNOLIA

REMOVE
2'x2' CONC LID

EXCEPTION 8;
QWEST COMMUNICATIONS
CORPORATION
DB. 3613 PG. 352
SEE VDOT PLAN

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

TM 61-167C = 25.926 ACRES
TM 61-167 = 1.582 ACRES
TOTAL ACREAGE = 27.508 ACRES

TM 61-167
HELENA OTTILLIA WETSEL
ET ALS
WB. 173, PG. 237
1.582 ACRES

SD CURB INLET W/MHD
TOP=454.27'
INV.IN=449.87' 15"RCP
INV.OUT=449.84' 15"RCP

RIO ROAD EAST. (ROUTE 631)

DUNLORA DR.

SHRUBS

24" CEDAR

48" MAPLE

REMOVE SANITARY CLEANOUT

REMOVE STRUCTURES & HARDSCAPE PER THIS PLAN (TYP)

SHRUBS

REMOVE SHED

18" DEC

18" DEC

15" HOLLY

REMOVE WELL HOUSE

REMOVE 1-1/2 STORY STUCCO

REMOVE HEDGE

REMOVE FENCE

REMOVE POWER POLES

REMOVE POWER POLE

24" HOLLY

36" MAPLE

REMOVE SHED

REMOVE SILO

REMOVE SHED

15" CEDAR

REMOVE SHED

REMOVE POWER POLES

PP

38" DEC

12" DEC

(14)10"-18"
DECIDUOUS TREES

18" DEC

MAIL BOX

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

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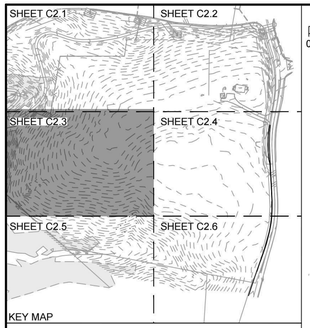
RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.1

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KEY MAP

SCALE 1"=20'

0 20' 40'

NAD 83

LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

MATCHLINE SEE SHEET C2.1

REMOVE SHED

REMOVE STRUCTURES & HARDSCAPE PER THIS PLAN (TYP)

3 - 4"- 12" CHERRY

(3) 12"- 15" CEDARS

36" WHITE OAK

6" HOLLY

(2)12" CEDARS

36" PARADISE

36" CHERRY

REMOVE TREES PER THIS PLAN (TYP)

ALBEMARLE COUNTY GIS STEEP SLOPES (TYP)

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

TM 61-167C = 25.926 ACRES
TM 61-167 = 1.582 ACRES
TOTAL ACREAGE = 27.508 ACRES

MATCHLINE SEE SHEET C2.4

ALBEMARLE COUNTY GIS MANAGED SLOPES (TYP)

MATCHLINE SEE SHEET C2.5

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Lic. No. 0402048507
02-07-22
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DATE
02/07/2022

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DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO.
46883

SHEET NO.
C2.3

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MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.6

REMOVE WALLS

30" & 28" DEC

20" CEDAR

WALL

26" DEC

HOLLY

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

TM 61-167C = 25.926 ACRES
TM 61-167 = 1.582 ACRES
TOTAL ACREAGE = 27.508 ACRES

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

STREAM (TYP)

MAIL BOX

REMOVE MAIL BOXES

PROPERTY LINE TO BE VACATED

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

EXCEPTION 8:
QWEST COMMUNICATIONS CORPORATION
DB. 3734 PG. 412
SEE VDOT PLAN

SAWCUT EXISTING PAVEMENT ALONG PROPOSED LANE IMPROVEMENTS

RIO ROAD EAST (ROUTE 631)

REMOVE

GRAVEL ENTRANCE

RELOCATE SIGN

SIGN

EXCEPTION 7:
CENTRAL TELEPHONE COMPANY OF VIRGINIA
DB. 3734 PG. 412
SEE VDOT PLAN

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

NAD 83

SCALE 1"=20'

0 20' 40'

LEGEND:

REMOVE TREE

REMOVE STRUCTURES & HARDSCAPES

SAWCUT PAVEMENT

KEY MAP

SHEET C2.1 SHEET C2.2 SHEET C2.3 SHEET C2.4 SHEET C2.5 SHEET C2.6

CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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REVISION DESCRIPTION

DATE

DATE 02/07/2022

DRAWN BY R. VAN NIEKERK

DESIGNED BY J. DENKO

CHECKED BY C. KOTARSKI

SCALE 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883

SHEET NO. C2.4

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MATCHLINE SHEET C2.3

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

REMOVE PORTION OF TREELINE

TM 61-170
CHARLOTTESVILLE WALDORF SCHOOL INC.
DB. 4202 PG. 453
USE: ELEMENTARY SCHOOL

APPROXIMATE STREAM

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669
USE: RESIDENTIAL

MATCHLINE SHEET C2.6

LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP
SHEET C2.1
SHEET C2.2
SHEET C2.3
SHEET C2.4
SHEET C2.5
SHEET C2.6

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.5

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MATCHLINE SHEET C2.4

MATCHLINE SHEET C2.5

TM 61-167C
HELENA OTTILLIA WETSEL ET ALS
WB. 173, PG. 237
25.926 ACRES

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669
USE: RESIDENTIAL

DUNLORA FOREST
SUBDIVISION

RIO ROAD EAST
(ROUTE 631)

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

SAWCUT EXISTING PAVEMENT ALONG PROPOSED LANE IMPROVEMENTS

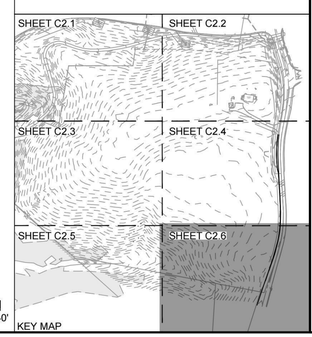
REMOVE SHRUBS

ALBEMARLE COUNTY GIS MANAGED SLOPES (TYP)

LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

KEY MAP



NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
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REVISION DESCRIPTION	DATE

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

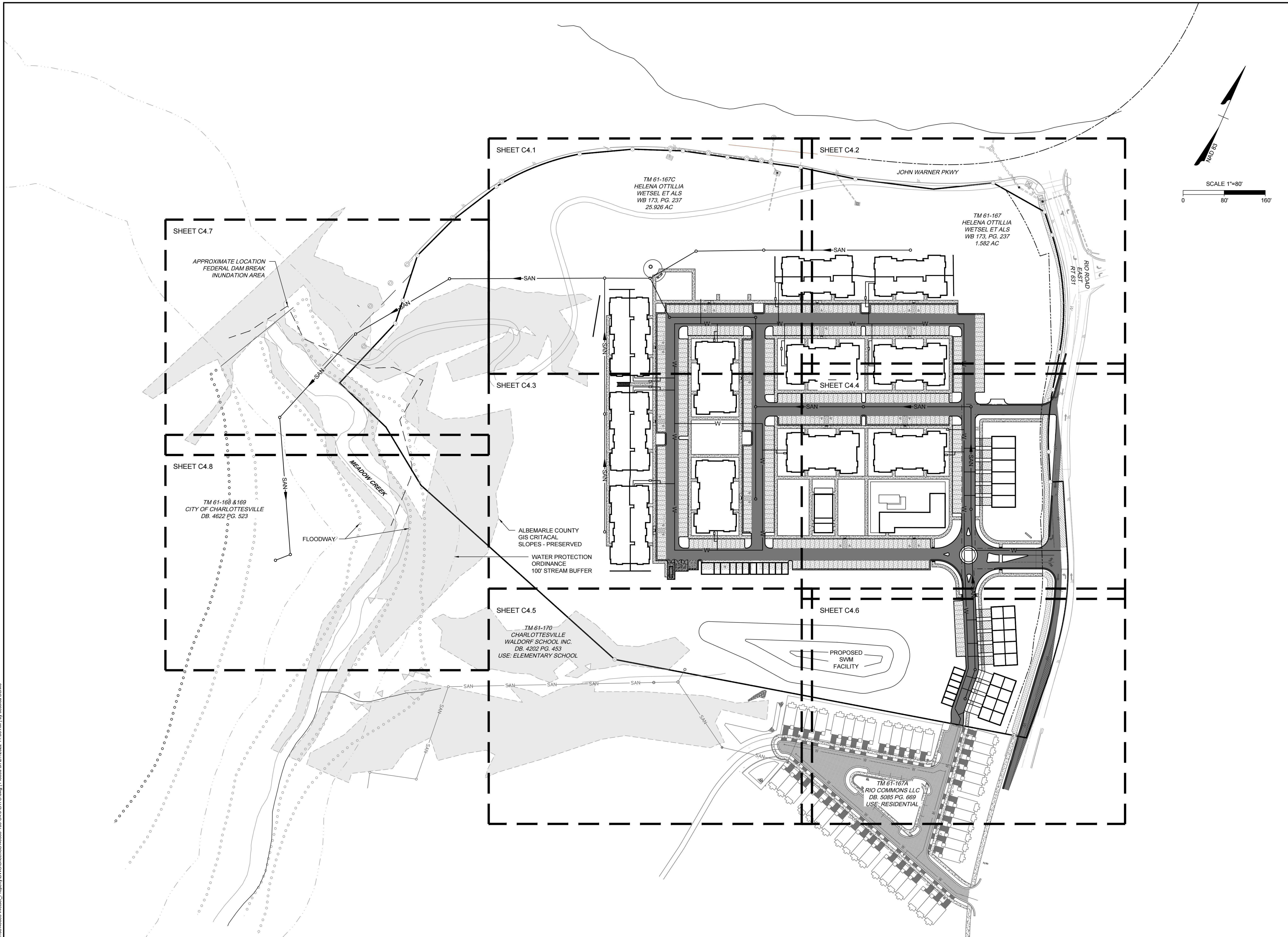
RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.6

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S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C4.0-LAYO.dwg | Plotted on 2/7/2022 11:08 AM | by Jessica Denko

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 80'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

OVERALL LAYOUT PLAN

JOB NO.
46883

SHEET NO.
C4.0

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NOTES:
1. CONTRACTOR TO CONFIRM WATERLINE SIZE BEFORE MAKING CONNECTION.
2. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.

SCALE 1"=20'
0 20' 40'

NAD 83

LEGEND:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

KEY MAP
SHEET C4.1 | SHEET C4.2 | SHEET C4.3 | SHEET C4.4 | SHEET C4.5 | SHEET C4.6 | SHEET C4.7 | SHEET C4.8

JOHN WARNER PKWY

EXCEPTION 13; LIMITED ACCESS EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

SD CURB INLET W/MHD TOP=431.00' INV.IN=423.80'15"RCP INV.OUT=422.60' 15"RCP

SD INLET W TOP=425.46 INV.OUT=422.98' 15"RCP

SD CURB INLET W/MHD TOP=428.72' INV.IN=420.85' 15"RCP INV.OUT=420.72' 15"RCP

VDOT PLAN CL TRAIL EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

PROPOSED TEMP. SLOPE EASEMENT SEE VDOT PLAN

PAVED WALK

FLARED END SECTION INV.IN=430.53' 15"RCP

CENTERLINE JK TRAIL SEE VDOT PLAN

50' LANDSCAPE BUFFER(TYP.)

PERM. PARK EASEMENT SEE VDOT PLAN

PROPOSED 50' LANDSCAPE BUFFER

PERM. PARK EASEMENT

MATCHLINE SHEET C4.7

CONSERVATION AREA
5.89 ACRES

PROPOSED RETAINING WALL

ALBEMARLE COUNTY GIS CRITICAL SLOPES - PRESERVED

ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED

AMENITY AREA 9,385 SF

POTENTIAL FUTURE BUILDING

PROPOSED RETAINING WALL

6" GRAVITY SANITARY SEWER LATERAL

BUILDING 9 TYPE D

MATCHLINE SHEET C4.2

6" FUTURE DOMESTIC AND FIRE LINE

ADA PARKING SIGN (TYP.)

1.5" METER VAULT

DOMESTIC LINE 'B'
FIRE LINE 'A'
90° BEND (TYP.)

6" TO 2" REDUCER

6" X 6" TEE AND VALVE

90° BEND

6" X 6" TEE AND VALVE

R3' (TYP.)

R10'

CG-12 | CG-6 | CG-2 | CG-1

BUILDING 12 TYPE D

6" GRAVITY SANITARY SEWER LATERAL

ADA PARKING SIGN (TYP.)

BUILDING 10 TYPE B

1.5" METER VAULT
DOMESTIC LINE 'B'

FIRE LINE 'A'

BUILDING 7 TYPE B

90° BEND (TYP.)
FIRE LINE 'A'
DOMESTIC LINE 'B'

DOMESTIC LINE 'B'

FIRE LINE 'A'

MATCHLINE SHEET C4.3

TEE AND

SAN

5 | 6 | 7 | 8 | 18 | 19

CRAIG W. J. KOTARSKI
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PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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REVISION DESCRIPTION | DATE

DATE: 02/07/2022
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.1

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S:\10\46883-Virtue_Property\DWG\Sheet\CD\46883-103-C4.0-LAYO.dwg | Plotted on 2/7/2022 11:08 AM | by Jessica Danko

NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHALS OFFICE FINAL LOCATION.

SCALE 1"=20'
0 20' 40'

NAD 83

LEGEND:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

KEY MAP
SHEET C4.1 | SHEET C4.2
SHEET C4.7 | SHEET C4.3 | SHEET C4.4
SHEET C4.8 | SHEETC4.5 | SHEET C4.5

JOHN WARNER PKWY
EX CURB
ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED
SD FLARED END SECTION OUTLET=428.45'
PERM. DRAIN EASEMENT SEE VDOT PLAN
PERM. PARK EASEMENT
SD INLET W/GRATE TOP=444.03' INV.OUT=432.63' 15"RCP
6" OLIVE
6" MAPLE
PROPOSED 50' LANDSCAPE BUFFER
MATCHLINE SEE SHEET C4.1
SAN
20
6" GRAVITY SANITARY SEWER LATERAL
BUILDING 9 TYPE D
BUILDING 8 TYPE D
PARK AREA
30' LANDSCAPE BUFFER(TYP.)
PROPOSED RETAINING WALL
DOMESTIC LINE 'B'
FIRE LINE 'A'
90° BEND (TYP.)
ADA PARKING SIGN (TYP.)
1.5" METER VAULT
6" TO 2" REDUCER
CG-12
CG-6
CG-2
6" X 6" TEE AND VALVE
6" X 6" TEE AND VALVE 26'
90° BEND
R3' (TYP.)
R10'
FHA
BUILDING 7 TYPE B
BUILDING 6 TYPE B
90° BEND (TYP.)
FIRE LINE 'A'
DOMESTIC LINE 'B'
MATCHLINE SEE SHEET C4.4
OPEN SPACE 1.1 ACRES DEDICATED FOR PUBLIC USE. TO BE COORDINATED WITH ALBEMARLE COUNTY
EXCEPTION 8; QWEST COMMUNICATIONS CORPORATION DB. 3613 PG. 352 SEE VDOT PLAN
SD CURB INLET W/MHD TOP=447.65' INV.IN(S)=442.05' 15"RCP INV.IN(N)=433.70' 15"RCP INV.OUT=433.65' 15"RCP
SD CURB INLET W/MHD TOP=454.27' INV.IN=449.87' 15"RCP INV.OUT=449.84' 15"RCP
RIO ROAD EAST (ROUTE 631)
DUNLORA DR.
R/W TO BE DEDICATED (0.82 ACRES)
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH
MILL & OVERLAY

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
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02-07-22
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REVISION DESCRIPTION	DATE

DATE: 02/07/2022
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

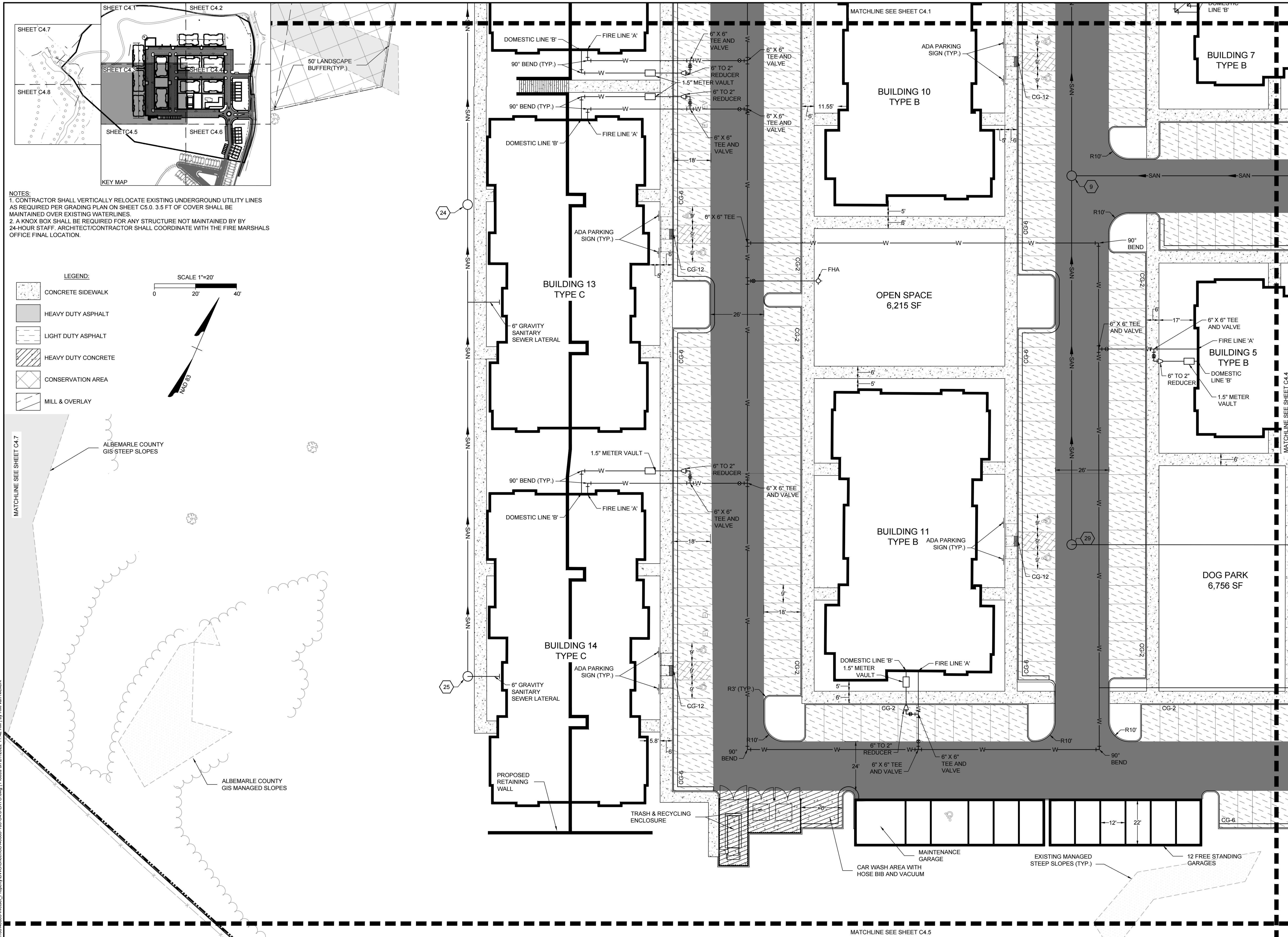
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RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.2

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NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHALS OFFICE FINAL LOCATION.

LEGEND:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C4.0-LAYO.dwg | Plotted on 2/7/2022 11:42 AM | by Riki van Niekerk

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02-07-22
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DATE	REVISION DESCRIPTION

DATE 02/07/2022
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DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.3

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FIRE LINE 'A'
DOMESTIC LINE 'B'
MATCHLINE SHEET C4.2
6" GRAVITY SANITARY SEWER LATERAL
BUILDING 7 TYPE B
BUILDING 6 TYPE B
6" GRAVITY SANITARY SEWER LATERAL
CG-2
18'
9'
30' LANDSCAPE BUFFER(TYP.)
R10'
SAN
10
11
CG-6
EXCEPTION 8;
QWEST COMMUNICATIONS CORPORATION
DB. 3734 PG. 412
SEE VDOT PLAN
20'
R25'
R5'
R3' (TYP.)
CG-12
9'
EV
FHA
ACCESS EASEMENT
ROLL TOP CURB
DOUBLE TAP WM (TYP.)
ADA PARKING SIGN (TYP.)
1.5" METER VAULT
6" GRAVITY SANITARY SEWER LATERAL
6" X 6" TEE AND VALVE
FIRE LINE 'A'
DOMESTIC LINE 'B'
1.5" METER VAULT
6" TO 2" REDUCER
BUILDING 5 TYPE B
BUILDING 4 TYPE B
BUILDING 3 (6) TOWNHOMES (3 STORY)
15' SETBACK FROM PROPOSED PROPERTY LINE
4" SSWR LATERAL (TYP.)
MATCHLINE SHEET C4.3
SCREENED PORCH AMENITY
6" GRAVITY SANITARY SEWER LATERAL
PET SPA
MAIL KIOSK & PACKAGE ROOM
AMENITY AREA 5,762 SF
POOL
CLUBHOUSE
6" GRAVITY SANITARY SEWER LATERAL
ADA PARKING SIGN (TYP.)
5'
6'
11'
26'
24'
R50'
R17.5'
6" X 6" TEE
8" DIP WATERLINE
13'
43'
CG-6
FHA
MATCHLINE SHEET C4.6
EXCEPTION 7;
CENTRAL TELEPHONE COMPANY OF VIRGINIA
DB. 3734 PG. 412
SEE VDOT PLAN
MONUMENT SIGN
RIO ROAD EAST (ROUTE 631)
PROPOSED 100' RIGHT-IN TURN LANE TAPER & 100' STORAGE LANE
MILL & OVERLAY
PROPOSED 100' RIGHT TURN LANE TAPER
CONNECT TO EXISTING WATERLINE 18" X 6" TS&V
PROPOSED FULL ACCESS INTERSECTION INCLUDES 100' RIGHT TURN TAPER LANE, 100' LEFT TURN TAPER LANE WITH 100' STORAGE
STOP BAR
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED 100' TRANSITION
LEGEND:
CONCRETE SIDEWALK
HEAVY DUTY ASPHALT
LIGHT DUTY ASPHALT
HEAVY DUTY CONCRETE
CONSERVATION AREA
MILL & OVERLAY
KEY MAP
SHEET C4.1
SHEET C4.2
SHEET C4.3
SHEET C4.4
SHEET C4.5
SHEET C4.6
SHEET C4.7
SHEET C4.8
SCALE 1"=20'
0
20'
40'
NAD 83

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DATE
02/07/2022
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R. VAN NIEKERK
DESIGNED BY
J. DENKO
CHECKED BY
C. KOTARSKI
SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT & UTILITIES PLAN

JOB NO.
46883
SHEET NO.
C4.4

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S:\10346883-Velvet_Property\DWG\Sheet\C\46883-100-C4.0-LAYO.dwg | Plotted on 2/7/2022 11:09 AM | by Jessica Danko

MATCHLINE SHEET C4.3

TM 61-170
CHARLOTTESVILLE WALDORF SCHOOL INC.
DB. 4202 PG. 453
USE: ELEMENTARY SCHOOL

PROPOSED SWM

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669
USE: RESIDENTIAL

MATCHLINE SHEET C4.8

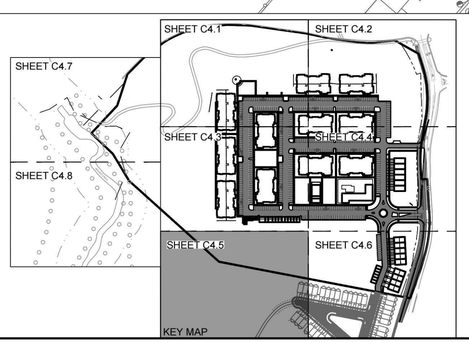
MATCHLINE SHEET C4.6

SCALE 1"=20'
0 20' 40'

NAD 83

LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY



COMMONWEALTH OF VIRGINIA
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REVISION DESCRIPTION

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DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

LAYOUT & UTILITIES PLAN

JOB NO.
46883

SHEET NO.
C4.5

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FHA

MATCHLINE SHEET C4.4

MATCHLINE SHEET C4.5

PROPOSED STORMWATER MANAGEMENT FACILITY

SAN. LAT DOUBLE TAP WM (TYP.)

SINGLE TAP WM (TYP.)

22.5° BEND

6 FREE STANDING GARAGES

45° BEND

6" DIP WATERLINE PROPOSED LOCATION OF INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 61-167A

45° BEND

CONNECT TO ADJACENT DEVELOPMENT WATERLINE OR ADD BOV & PLUG FOR FUTURE DEVELOPMENT

BUILDING 2
(5) TOWNHOMES
(2 STORY SPLIT)

BUILDING
(4) TOWNHOMES
(2 STORY SPLIT)

13.74'

15' SETBACK FROM PROPOSED PROPERTY LINE

18'

16'

24'

18'

8'

46'

23'

CG-2

CG-6

PROPOSED 100' STORAGE & 100' TAPER LEFT TURN LANE INTO MAIN ENTRANCE

MILL & OVERLAY

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

RIO ROAD EAST (ROUTE 631)

DUNLORA FOREST SUBDIVISION

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669
USE: RESIDENTIAL

RIO COMMONS
SDP-2021-00045
(BY OTHERS, SHOWN FOR REFERENCE ONLY)

LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHALS OFFICE FINAL LOCATION.

NAD 83

SCALE 1"=20'

0 20' 40'

SHEET C4.1 SHEET C4.2 SHEET C4.3 SHEET C4.4 SHEET C4.5 SHEET C4.6 SHEET C4.7 SHEET C4.8

KEY MAP

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE 02/07/2022

DRAWN BY R. VAN NIEKERK

DESIGNED BY J. DENKO

CHECKED BY C. KOTARSKI

SCALE 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

LAYOUT & UTILITIES PLAN

JOB NO. 46883

SHEET NO. C4.6

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SHEET C4.6
SHEET C4.0
SHEET C4.1
SHEET C4.2
SHEET C4.3
SHEET C4.8
SHEETC4.4
SHEET C4.5
KEY MAP

LEGEND:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

NAD 83

SCALE 1"=20'
0 20' 40'

JOHN WARNER PKWY

MATCHLINE SHEET C4.1

PROPOSED TEMP. SLOPE EASEMENT SEE VDOT PLAN

PERM. DRAIN EASEMENT SEE VDOT PLAN

LIMTED ACCESS EASEMENT SEE VDOT PLAN

SAN

GREENWAY TO BE DEDICATED TO PUBLIC USE, PART OF CONSERVATION AREA 0.32 AC

APPROXIMATE LOCATION FEDERAL DAM BREAK INNUNDATION AREA

WATER PROTECTION ORDINANCE 100' STREAM BUFFER

GREENWAY TO BE DEDICATED TO PUBLIC USE 0.12 AC

MATCHLINE SHEET C4.8

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
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RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.7

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SHEET C4.7

SHEET C4.1 SHEET C4.2

SHEET C4.3 SHEET C4.4

SHEET C4.8

SHEETC4.5 SHEET C4.6

KEY MAP

NAD 83

SCALE 1"=20'

0 20' 40'

MATCHLINE SHEET C4.7

ZONE AE

MEADOW CREEK

TM 61-168 &169
CITY OF CHARLOTTESVILLE
DB. 4622 PG. 523

EDGE CREEK

FLOODWAY

GREENWAY TO BE DEDICATED TO PUBLIC USE 0.12 AC

MATCHLINE SHEET C4.3

SAN

SAN

SAN

SAN

CONNECT TO EXISTING SANITARY SEWER

1

EX1

WATER PROTECTION ORDINANCE 100' STREAM BUFFER

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
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DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA

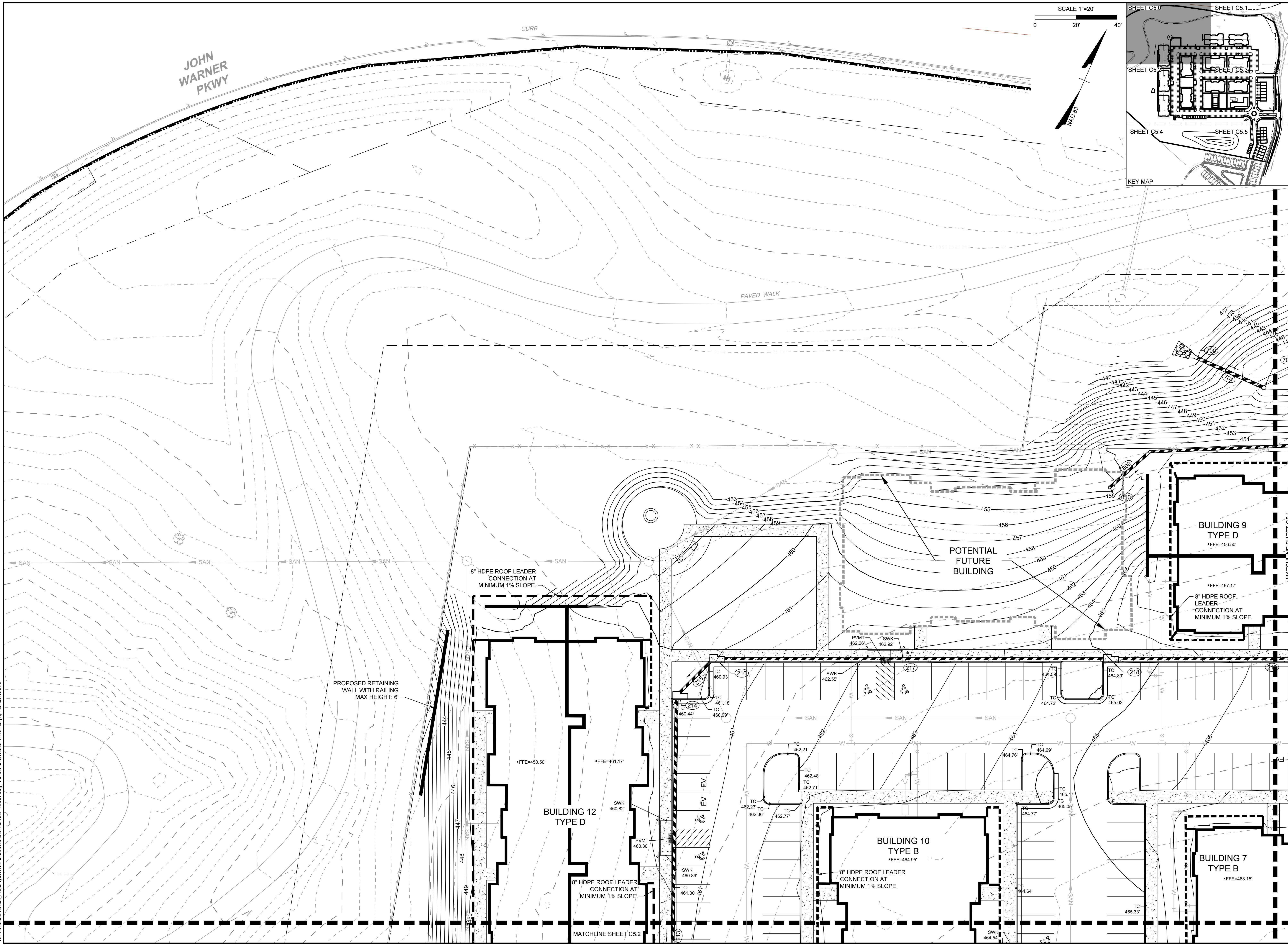
LAYOUT & UTILITIES PLAN

JOB NO.
46883

SHEET NO.
C4.8

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S:\1TDM\46883-Virtue_Property\DWG\Sheet\CD\46883-103-C4.0-LAYO.dwg | Plotted on 2/7/2022 11:10 AM | by Jessica Danko



S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C5.0-GRAD.dwg | Plotted on 2/7/2022 11:12 AM | by Jessica Denko

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

JOB NO.
46883

SHEET NO.
C5.0

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SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP
SHEET C5.0
SHEET C5.1
SHEET C5.2
SHEET C5.3
SHEET C5.4
SHEET C5.5

JOHN WARNER PKWY
EX CURB

MHD
TOP=441.24'
INV.IN=429.86' 24"RCP
BOT.STRUCTURE=424.04'

SD FLARED END SECTION
OUTLET=428.45'

SD INLET W/GRATE
TOP=446.25'
INV.IN=432.05' 24"RCP
INV.OUT=431.80' 24"RCP

SD CURB INLET W/MHD
TOP=447.65'
INV.IN(S)=442.05' 15"RCP
INV.IN(N)=433.70' 15"RCP
INV.OUT=433.65' 15"RCP

SD CURB INLET W/MHD
TOP=454.27'
INV.IN=449.87' 15"RCP
INV.OUT=449.84' 15"RCP

PERM. DRAIN EASEMENT SEE VDOT PLAN

PERM. PARK EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

6" OLINE

6" MAPLE

SEDIMENT FOREBAY GABION WALL ELEV. =447.0'

BIORETENTION 2A LEVEL 1

SD INLET W/GRATE
TOP=444.03'
INV.OUT=432.53' 15"RCP

EXCEPTION 8;
QWEST COMMUNICATIONS CORPORATION
DB. 3813 PG. 352
SEE VDOT PLAN

MATCHLINE SEE SHEET C5.0

MATCHLINE SEE SHEET C5.3

8" HDPE ROOF LEADER CONNECTION AT MINIMUM 1% SLOPE.

BUILDING 9
TYPE D
•FFE=456.50'

BUILDING 8
TYPE D
•FFE=459.23'

•FFE=467.17'

•FFE=469.88'

BUILDING 7
TYPE B
•FFE=468.15'

BUILDING 6
TYPE B
•FFE=470.50'

SWK 466.70'
PVMT 466.19'
TC 467.63'
SWK 466.78'
TC 467.83'
TC 467.72'
TC 468.04'
PVMT 468.88'
SWK 469.47'
SWK 469.38'
TC 469.60'
TC 470.41'
TC 470.76'
TC 470.07'
TC 470.15'
TC 470.56'
TC 470.89'
TC 471.40'
PVMT 467.13'
SWK 467.74'
SWK 467.59'
TC 468.45'
TC 468.52'
PVMT 469.46'
SWK 470.07'
SWK 470.90'
TC 471.18'
SWK 470.95'
SWK 469.93'
TC 469.87'
TC 463.13'

EV

RIO ROAD EAST (ROUTE 631)
DUNLORA DR.

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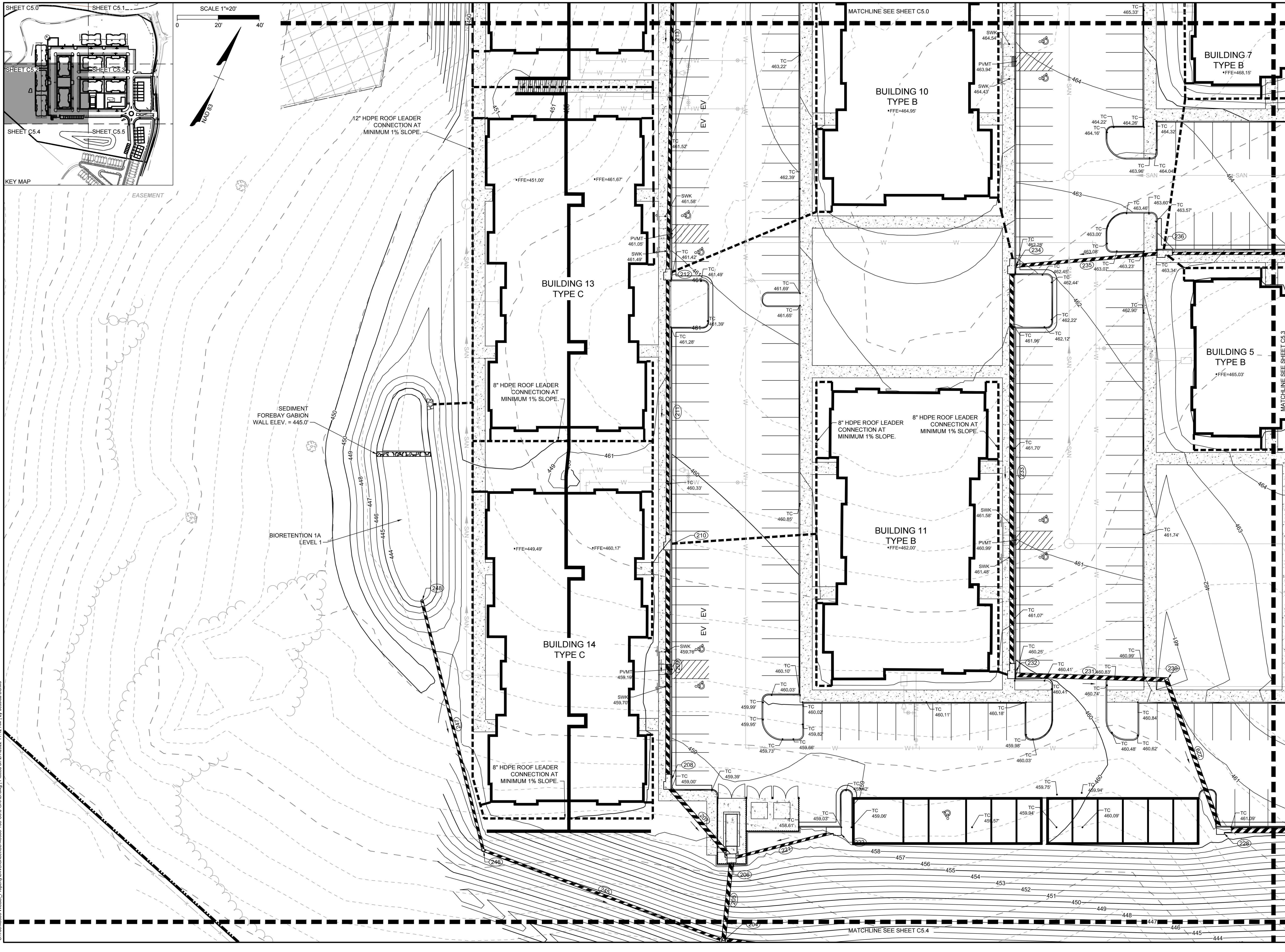
DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.1

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02-07-22
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PROFESSIONAL ENGINEER

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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

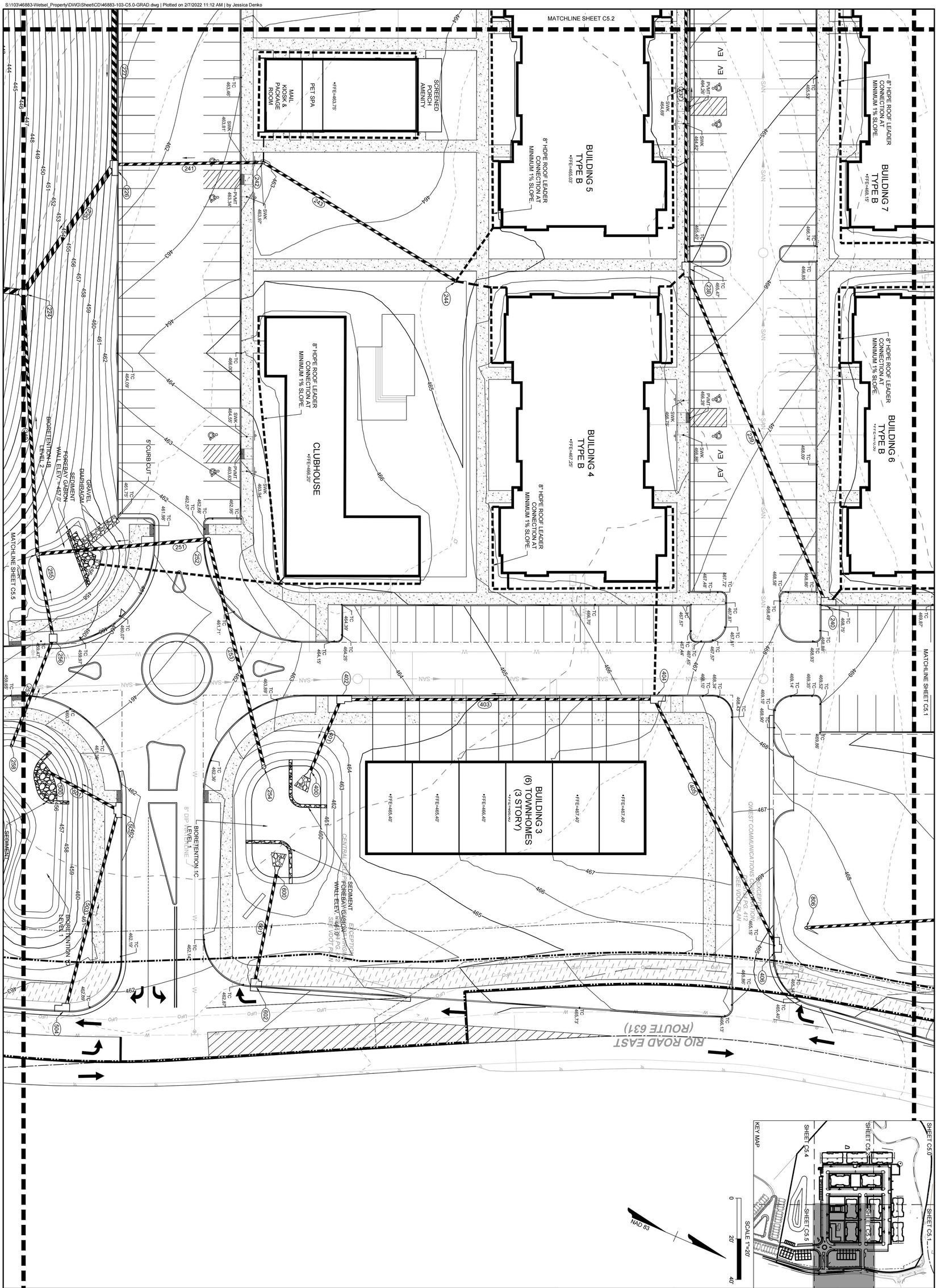
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.2

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COMMONWEALTH OF VIRGINIA
JOSEPH J. KOTARSKI
Lic. No. 042034507
02-07-22
ENGINEER

DATE	REVISION DESCRIPTION

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.3	46883	1" = 20'	C. KOTARSKI	J. DENKO	R. VAN MEEKEREN	02/07/2022

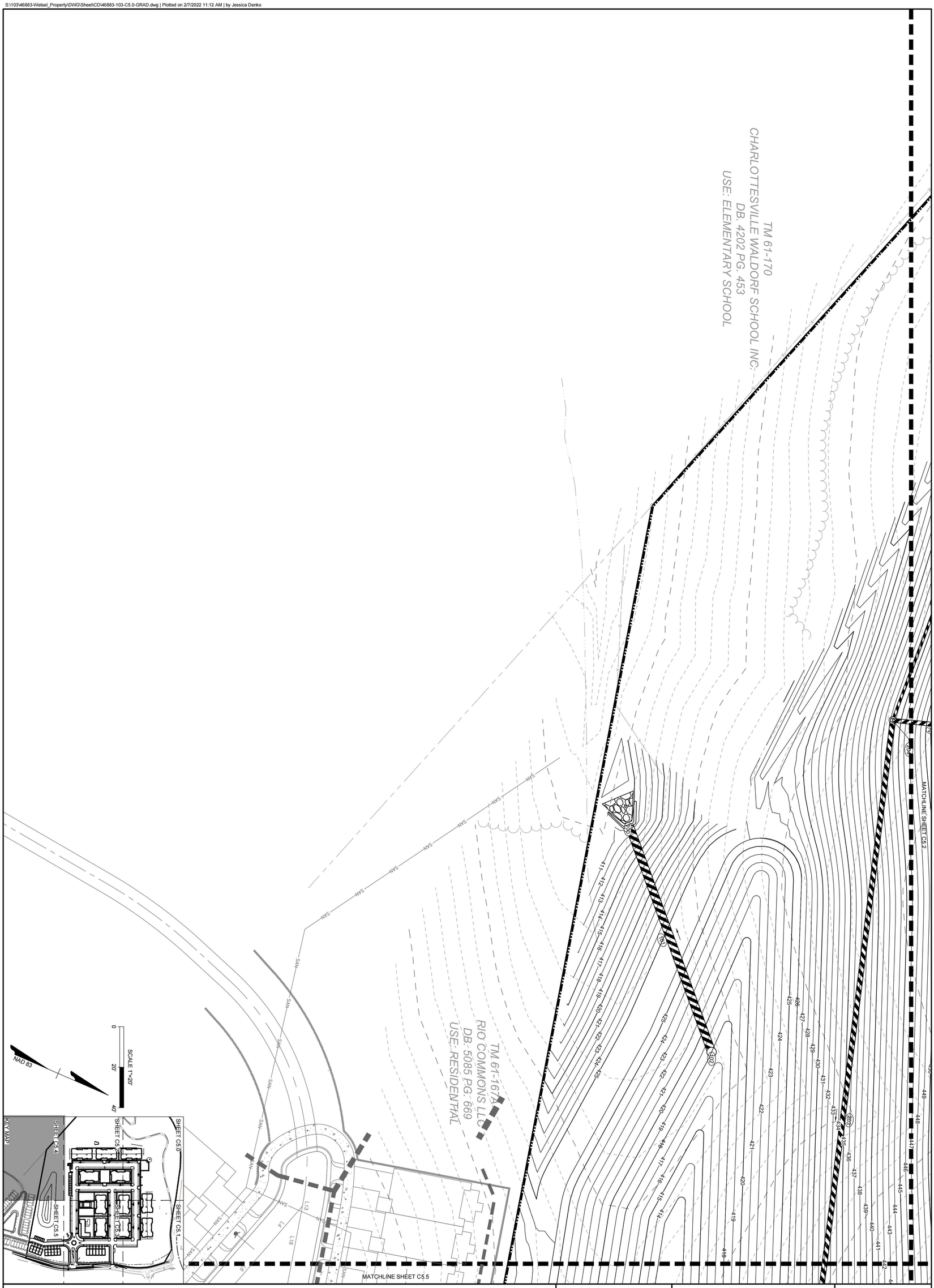
RIO POINT

COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

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JESSICA L. DENKO
Lic. No. 0402045507
PROFESSIONAL ENGINEER
02-07-22

RIO POINT

COUNTY OF ALBEMARLE, VA

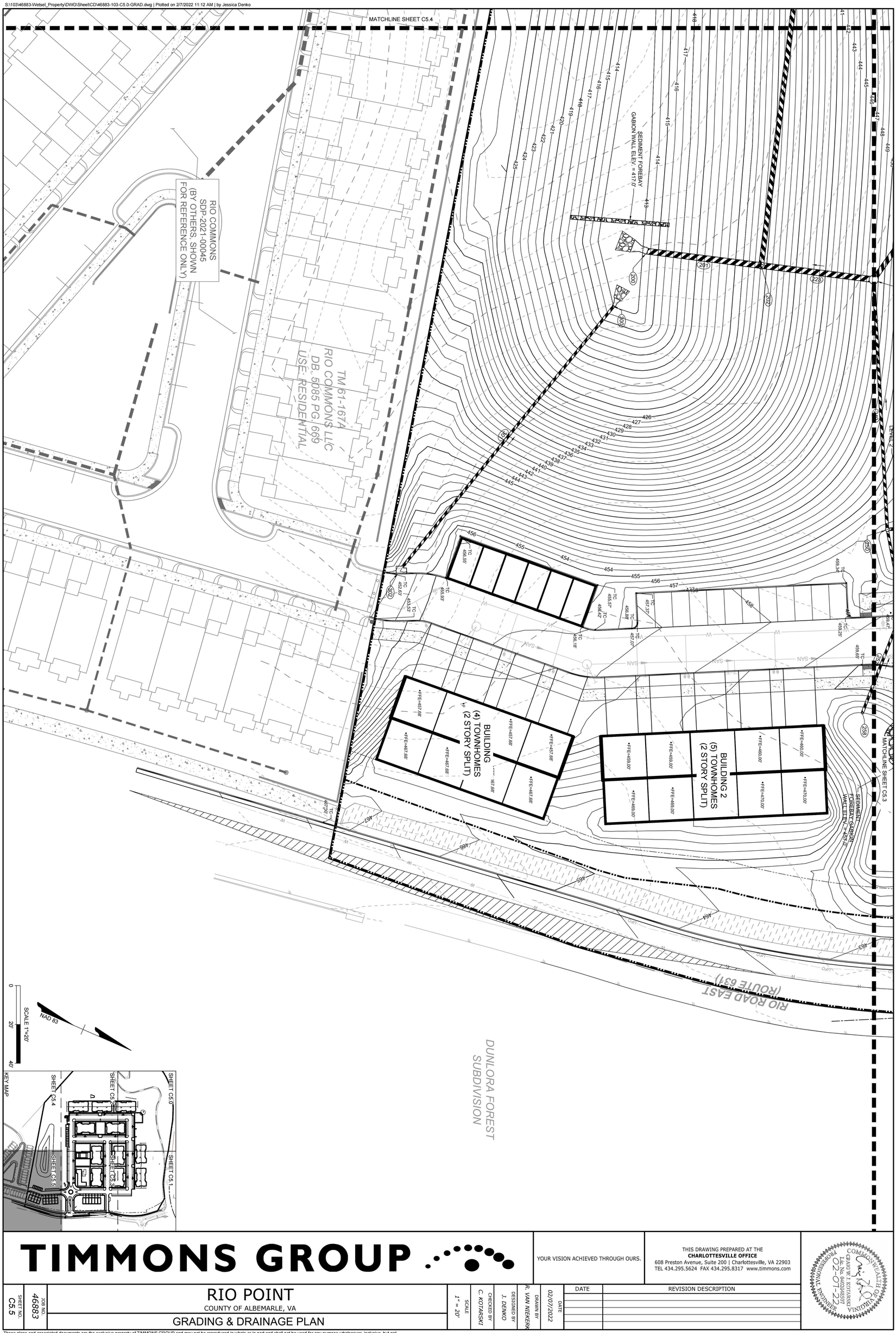
GRADING & DRAINAGE PLAN

SHEET NO.	C5.4
JOB NO.	46883
SCALE	1" = 20'
CHECKED BY	C. KOTARSKI
DESIGNED BY	J. DENKO
DRAWN BY	R. VAN NEEKERK
DATE	02/07/2022

DATE	REVISION DESCRIPTION

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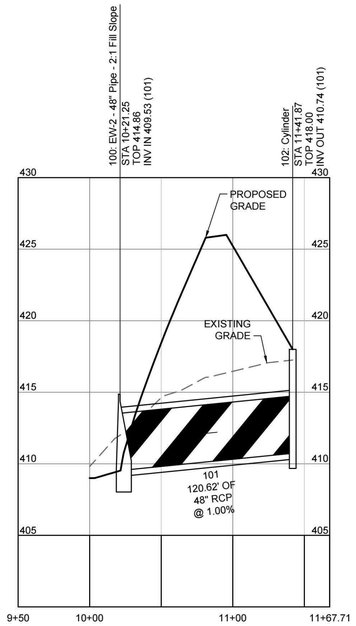
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JENNIFER J. KOTARSKI
Lic. No. 040204550
PROFESSIONAL ENGINEER
02-07-22

SHEET NO.	JOB NO.	RIO POINT	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.5	46883	COUNTY OF ALBEMARLE, VA GRADING & DRAINAGE PLAN	1" = 20'	C. KOTARSKI	J. DENKO	R. VAN NIEKERK	02/07/2022

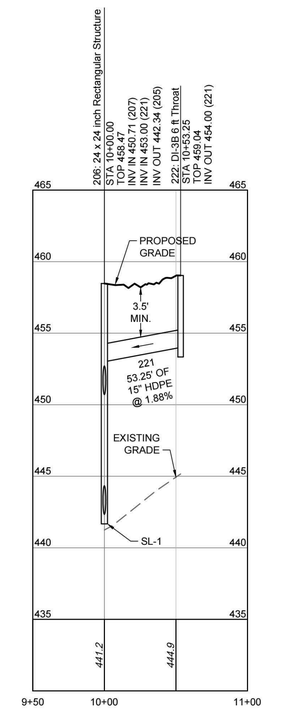
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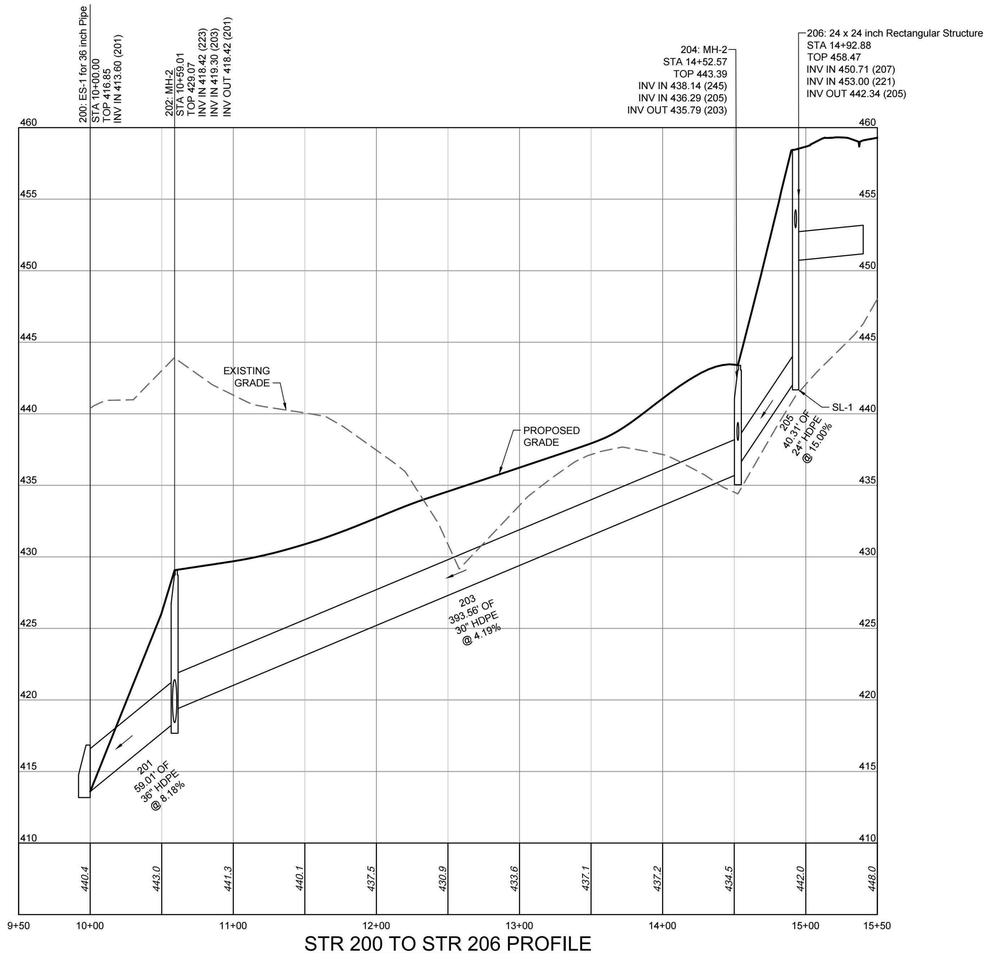
STR 100 - STR 102

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



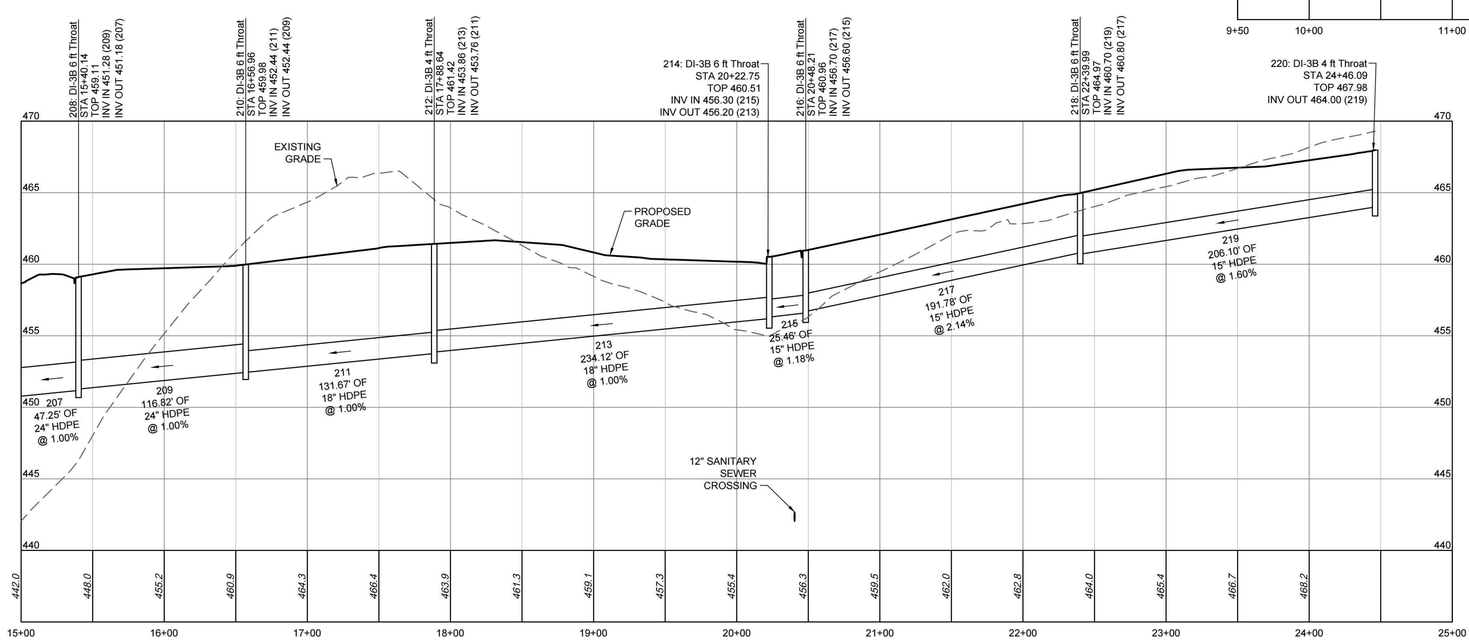
STR 206 TO STR 222 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



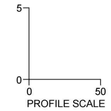
STR 200 TO STR 206 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 208 TO STR 220 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 50'

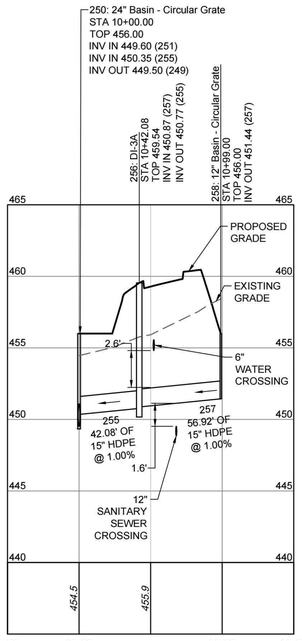
RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO.
46883

SHEET NO.
C8.0

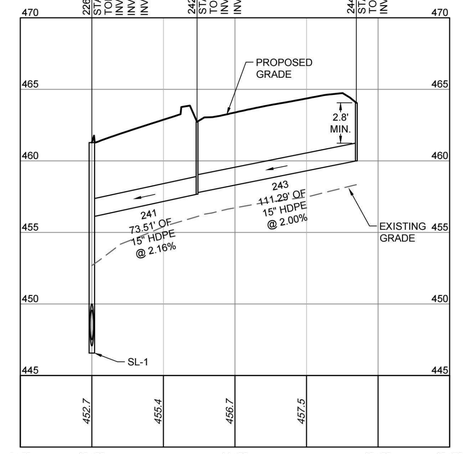
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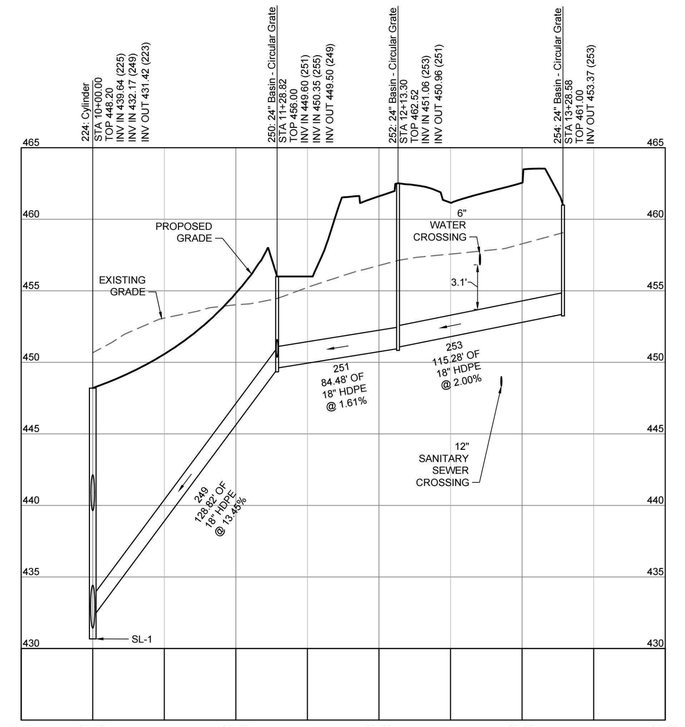
STR 250 TO STR 258 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



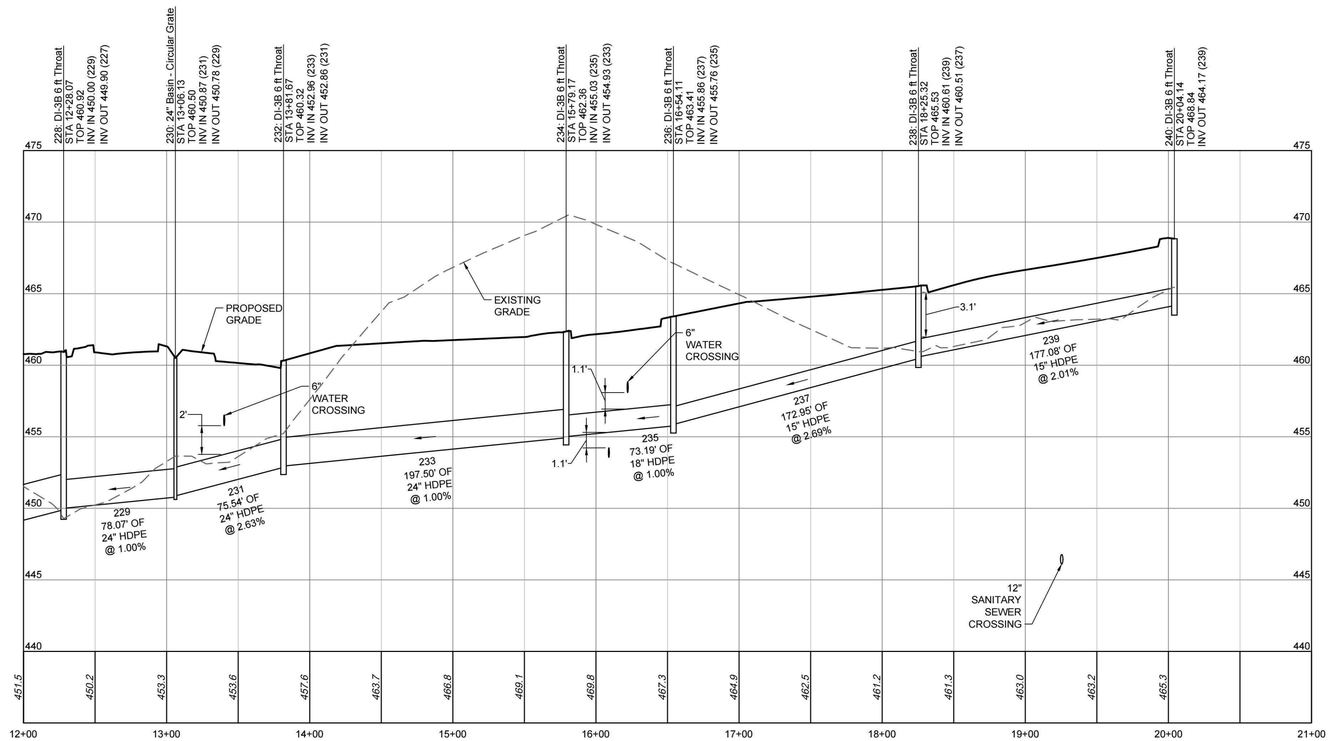
STR 226 TO STR 244 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



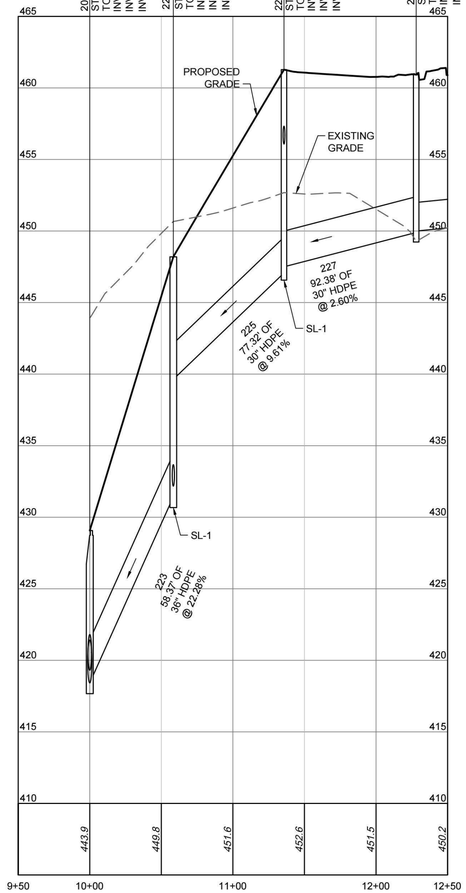
STR 224 - STR 254

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



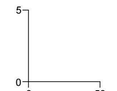
STR 228 TO STR 240 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



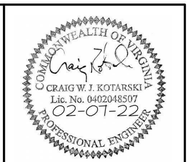
STR 202 TO STR 226 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET



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DATE
02/07/2022

DRAWN BY
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DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 50'

TIMMONS GROUP

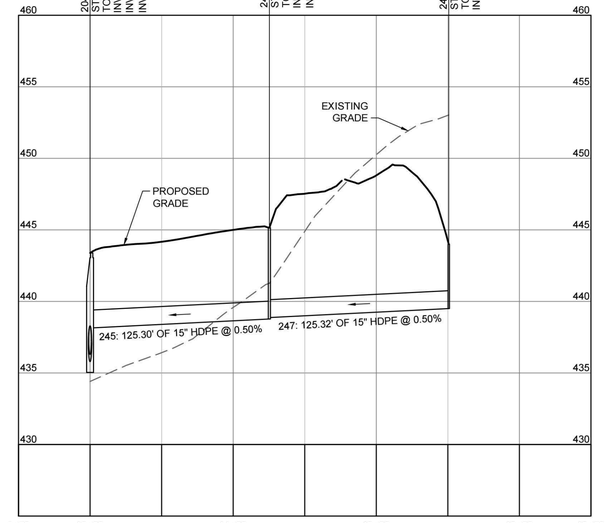
RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO.
46883

SHEET NO.
C8.1

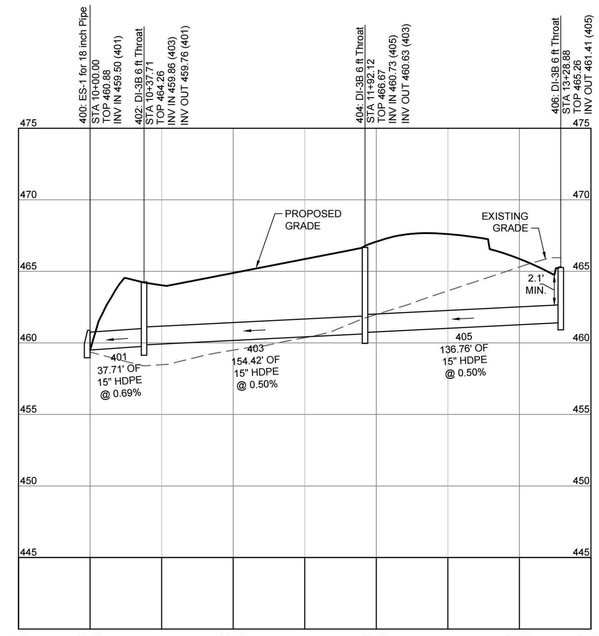
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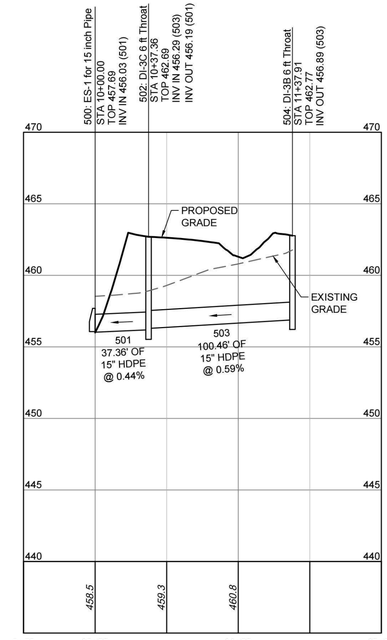
STR 204 - STR 248

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



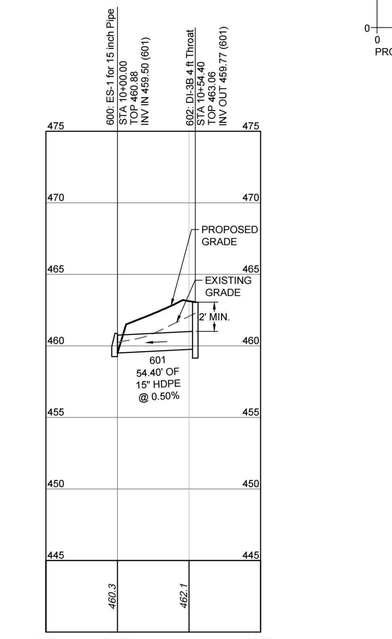
STR 400 - STR 406

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



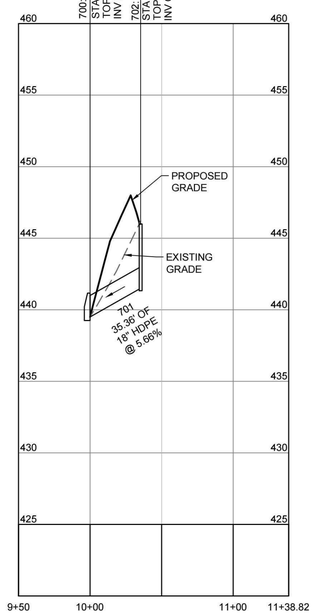
STR 500 TO STR 504 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



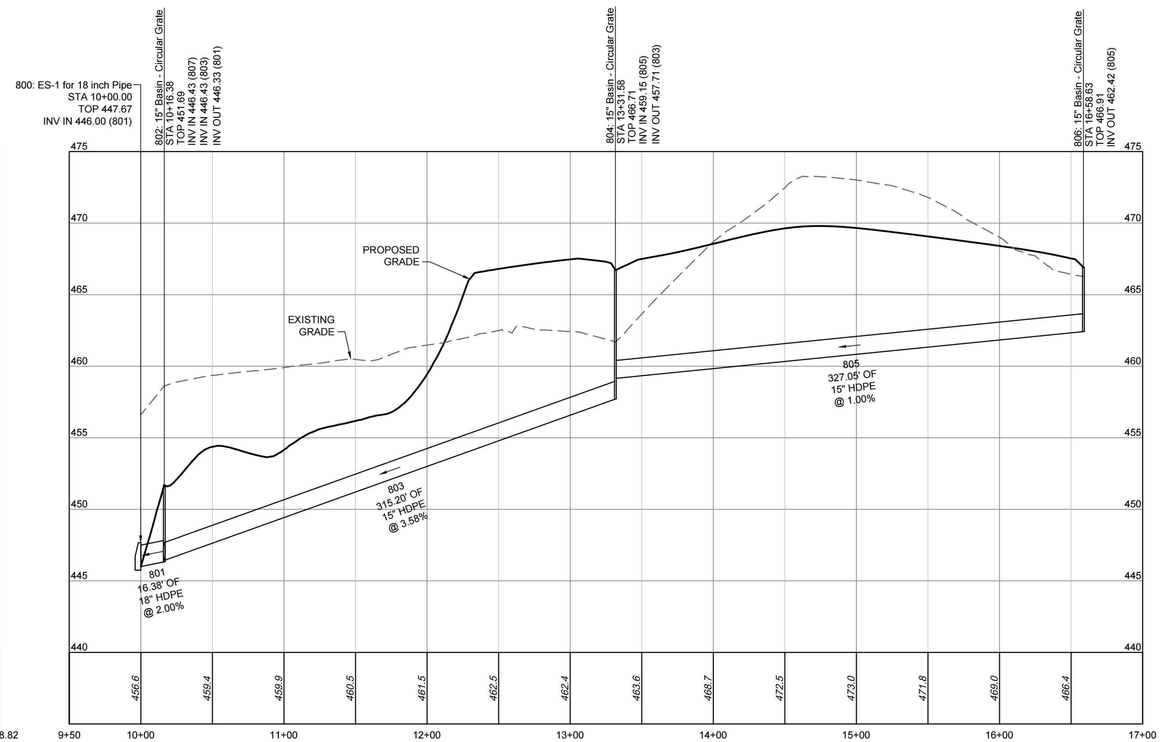
STR 600 TO STR 602 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



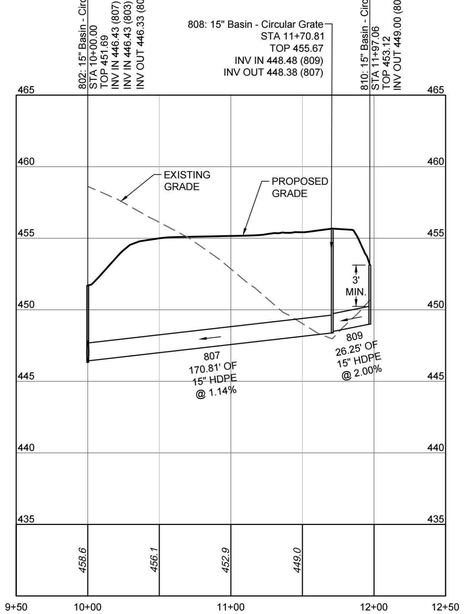
STR 700 - STR 702

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 800 TO STR 806 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

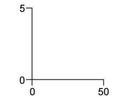


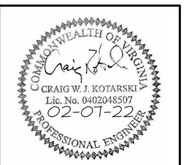
STR 802 TO STR 810 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET





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DRAWN BY
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DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO.
46883

SHEET NO.
C8.2

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STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
200	416.85	426.08'	ES-1 for 36 inch Pipe
202	429.07	10.90'	MH-2
204	443.39	7.85'	MH-2
206	458.47	16.30'	24 x 24 inch Rectangular Structure
208	459.11	7.93'	DI-3B 6 ft Throat
210	459.98	7.54'	DI-3B 6 ft Throat
212	461.42	7.83'	DI-3B 4 ft Throat
214	460.51	4.48'	DI-3B 6 ft Throat
216	460.96	4.53'	DI-3B 6 ft Throat
218	464.97	4.44'	DI-3B 6 ft Throat
220	467.98	4.11'	DI-3B 4 ft Throat
222	459.04	5.20'	DI-3B 6 ft Throat
224	448.20	17.03'	Cylinder
226	461.28	14.21'	DI-3B 6 ft Throat
228	460.92	11.19'	DI-3B 6 ft Throat
230	460.50	9.89'	24" Basin - Circular Grate
232	460.32	7.46'	DI-3B 6 ft Throat
234	462.36	7.43'	DI-3B 6 ft Throat
236	463.41	7.65'	DI-3B 6 ft Throat
238	465.53	5.19'	DI-3B 6 ft Throat
240	468.84	4.84'	DI-3B 6 ft Throat
242	462.73	5.06'	15" Basin - Circular Grate
244	464.06	4.06'	15" Basin - Circular Grate
246	445.15	6.38'	18" Basin - Circular Grate
248	444.00	4.50'	12" Basin - Circular Grate
250	456.00	6.67'	24" Basin - Circular Grate
252	462.52	11.68'	24" Basin - Circular Grate
254	461.00	7.76'	24" Basin - Circular Grate
256	459.54	8.87'	DI-3A
258	456.00	4.56'	12" Basin - Circular Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
100	414.86	425.37'	EW-2 - 48" Pipe - 2:1 Fill Slope
102	418.00	7.82'	Cylinder

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
300	414.38	435.03'	ES-1 for 18 inch Pipe
302	453.81	14.73'	DI-3B 4 ft Throat

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
400	460.88	467.64'	ES-1 for 18 inch Pipe
402	464.26	4.63'	DI-3B 6 ft Throat
404	466.67	6.20'	DI-3B 6 ft Throat
406	465.26	3.85'	DI-3B 6 ft Throat

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
500	457.69		ES-1 for 15 inch Pipe
502	462.69	6.67'	DI-3C 6 ft Throat
504	462.77	6.05'	DI-3B 6 ft Throat

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
600	460.88		ES-1 for 15 inch Pipe
602	463.06	3.41'	DI-3B 4 ft Throat

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
700	441.17	3.67'	ES-1 for 18 inch Pipe
702	446.00	4.67'	24" Basin - Circular Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
800	447.67		ES-1 for 18 inch Pipe
802	451.69	5.36'	15" Basin - Circular Grate
804	466.71	9.00'	15" Basin - Circular Grate
806	466.91	4.49'	15" Basin - Circular Grate
808	455.67	7.29'	15" Basin - Circular Grate
810	453.12	4.12'	15" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
101	48"	102 - 100	410.74	409.53	1.00%	120.62 LF	48 inch RCP

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
201	36"	202 - 200	418.42	413.60	8.18%	59.01 LF	36" HDPE
203	30"	204 - 202	435.79	419.30	4.19%	393.56 LF	30" HDPE
205	24"	206 - 204	442.34	436.29	15.00%	40.31 LF	24" HDPE
207	24"	208 - 206	451.18	450.71	1.00%	47.25 LF	24" HDPE
209	24"	210 - 208	452.44	451.28	1.00%	116.82 LF	24" HDPE
211	18"	212 - 210	453.76	452.44	1.00%	131.67 LF	18" HDPE
213	18"	214 - 212	456.20	453.86	1.00%	234.12 LF	18" HDPE
215	15"	216 - 214	456.60	456.30	1.18%	25.46 LF	15" HDPE
217	15"	218 - 216	460.80	456.70	2.14%	191.78 LF	15" HDPE
219	15"	220 - 218	464.00	460.70	1.60%	206.10 LF	15" HDPE
221	15"	222 - 206	454.00	453.00	1.88%	53.25 LF	15" HDPE
223	36"	224 - 202	431.42	418.42	22.28%	58.37 LF	36" HDPE
225	30"	226 - 224	447.07	439.64	9.61%	77.32 LF	30" HDPE
227	30"	228 - 226	449.90	447.50	2.60%	92.38 LF	30" HDPE
229	24"	230 - 228	450.78	450.00	1.00%	78.07 LF	24" HDPE
231	24"	232 - 230	452.86	450.87	2.63%	75.54 LF	24" HDPE
233	24"	234 - 232	454.93	452.96	1.00%	197.50 LF	24" HDPE
235	18"	236 - 234	455.76	455.03	1.00%	73.19 LF	18" HDPE
237	15"	238 - 236	460.51	455.86	2.69%	172.95 LF	15" HDPE
239	15"	240 - 238	464.17	460.61	2.01%	177.08 LF	15" HDPE
241	15"	242 - 226	457.67	456.08	2.16%	73.51 LF	15" HDPE
243	15"	244 - 242	460.00	457.77	2.00%	111.29 LF	15" HDPE
245	15"	246 - 204	438.77	438.14	0.50%	125.30 LF	15" HDPE
247	15"	248 - 246	439.50	438.87	0.50%	125.32 LF	15" HDPE
249	18"	250 - 224	449.50	432.17	13.45%	128.82 LF	18" HDPE
251	18"	252 - 250	450.96	449.60	1.61%	84.48 LF	18" HDPE
253	18"	254 - 252	453.37	451.06	2.00%	115.28 LF	18" HDPE
255	15"	256 - 250	450.77	450.35	1.00%	42.08 LF	15" HDPE
257	15"	258 - 256	451.44	450.87	1.00%	56.92 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
301	15"	302 - 300	439.24	413.00	15.00%	174.94 LF	18" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
401	15"	402 - 400	459.76	459.50	0.69%	37.71 LF	15" HDPE
403	15"	404 - 402	460.63	459.86	0.50%	154.42 LF	15" HDPE
405	15"	406 - 404	461.41	460.73	0.50%	136.76 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
501	15"	502 - 500	456.19	456.03	0.44%	37.36 LF	15" HDPE
503	15"	504 - 502	456.89	456.29	0.59%	100.46 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
601	15"	602 - 600	459.77	459.50	0.50%	54.40 LF	15" HDPE

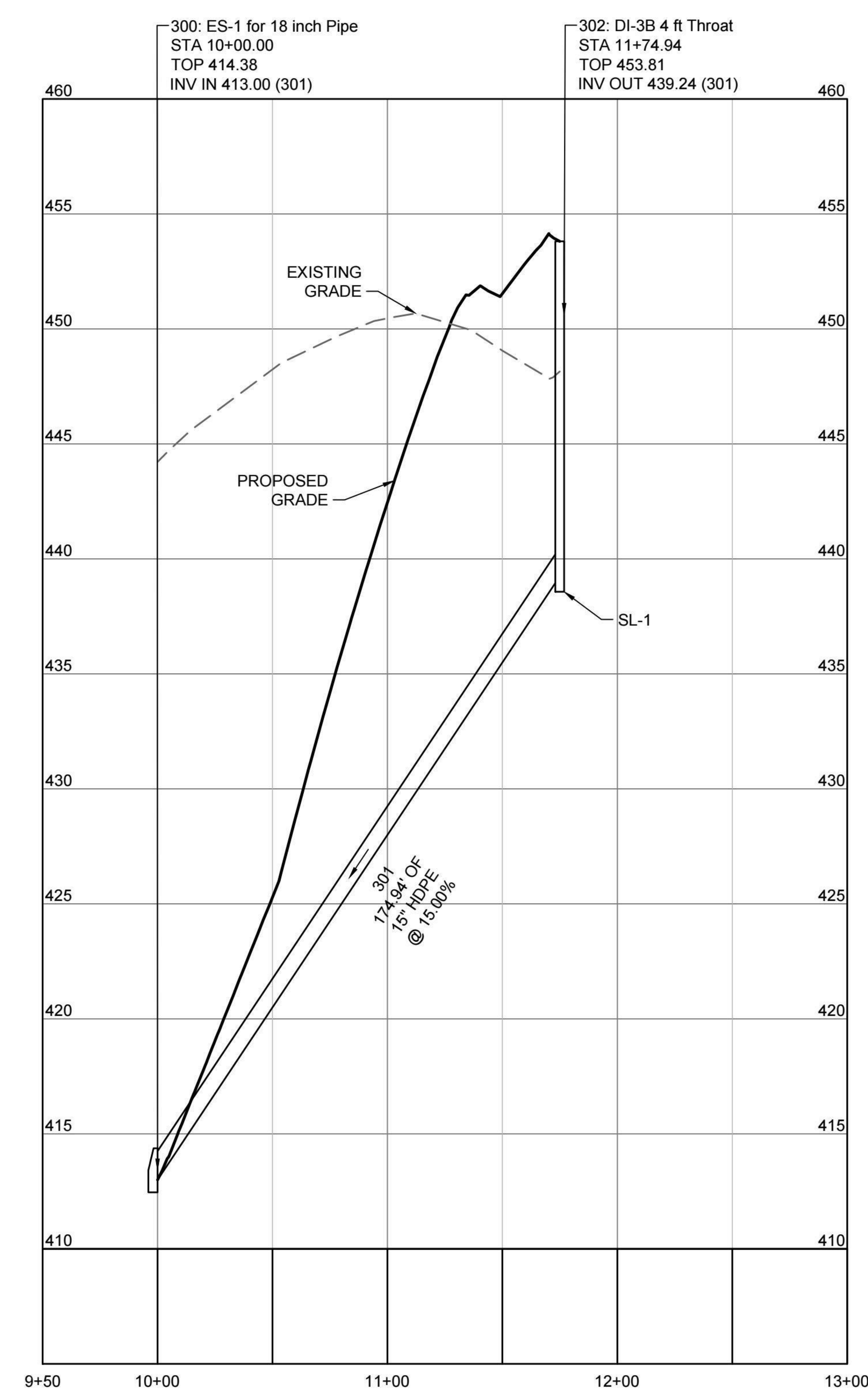
STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
701	18"	702 - 700	441.50	439.50	5.66%	35.36 LF	18" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
801	18"	802 - 800	446.33	446.00	2.00%	16.38 LF	18" HDPE
803	15"	804 - 802	457.71	446.43	3.58%	315.20 LF	15" HDPE
805	15"	806 - 804	462.42	459.15	1.00%	327.05 LF	15" HDPE
807	15"	808 - 802	448.38	446.43	1.14%	170.81 LF	15" HDPE
809	15"	810 - 808	449.00	448.48	2.00%	26.25 LF	15" HDPE

SANITARY STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
EX1	371.38	9.94'	Cylinder
1	368.22	4.55'	Cylinder
2	377.92	10.04'	Cylinder
3	394.04	19.58'	Cylinder
4	429.13	16.81'	Cylinder
5	447.99	16.33'	Cylinder
6	457.49	16.00'	Cylinder
7	460.89	18.77'	Cylinder
8	464.50	21.34'	Cylinder
9	463.19	18.96'	Cylinder
10	465.73	20.33'	Cylinder
11	468.16	21.54'	Cylinder
12	463.63	15.77'	Cylinder
13	456.61	7.03'	Cylinder
14	455.82	4.69'	Cylinder
18	450.41	8.11'	Cylinder
19	454.58	11.42'	Cylinder
20	458.67	11.18'	Cylinder
24	450.76	7.06'	Cylinder
25	449.23	4.19'	Cylinder
29	461.08	6.52'	Cylinder

SANITARY PIPE TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	BEARING
14-13	8"	60.15 LF	2.23%	N4° 43' 43"W
13-12	8"	312.36 LF	0.50%	N25° 02' 05"W
11-10	8"	209.60 LF	0.50%	S66° 25' 59"W
9-8	8"	174.09 LF	0.50%	N23° 34' 01"W
8-7	8"	167.78 LF	0.50%	S66° 25' 59"W
7-6	8"	85.10 LF	0.50%	N49° 53' 24"W
6-5	8"	88.52 LF	0.50%	S66° 34' 53"W
5-4	8"	301.95 LF	6.23%	S66° 11' 13"W
4-3	8"	212.22 LF	11.00%	S35° 56' 41"W
3-2	12"	219.39 LF	0.50%	S18° 43' 55"W
2-1	8"	267.94 LF	1.49%	S27° 58' 58"E
1-EX1	8"	31.04 LF	7.27%	S45° 13' 57"W
29-9	8"	179.62 LF	0.73%	N23° 34' 01"W
25-24	8"	229.66 LF	0.50%	N23° 34' 56"W
20-19	8"	285.51 LF	0.50%	S66° 25' 59"W
19-18	8"	131.76 LF	0.50%	S65° 33' 48"W
18-6	8"	103.93 LF	0.56%	S35° 55' 26"W
24-5	8"	264.67 LF	0.99%	N23° 34' 56"W
10-9	8"	209.60 LF	0.50%	S66° 25' 59"W
12-11	8"	199.65 LF	0.50%	N23° 34' 01"W

PROFILE SCALE



STR 300 - STR 302

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
02-07-22
PROFESSIONAL ENGINEER

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DESIGNED BY: J. DENKO

CHECKED BY: C. KOTARSKI

SCALE: 1" = 50'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

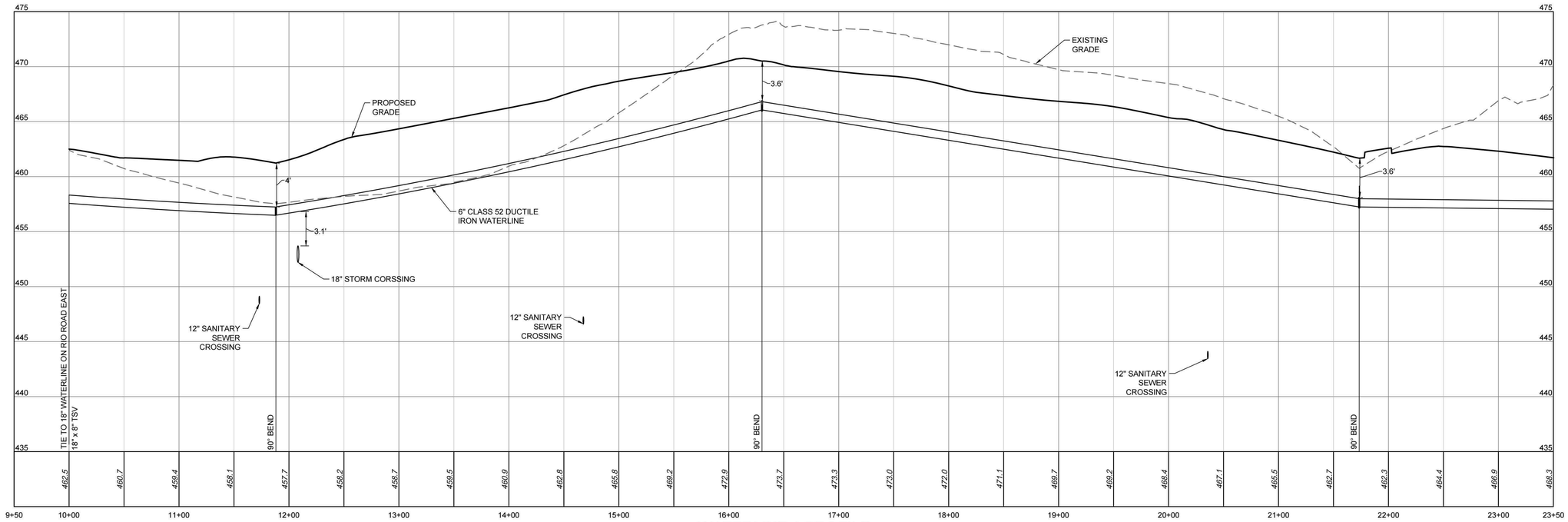
STORM & SANITARY STRUCTURE & PIPE TABLES

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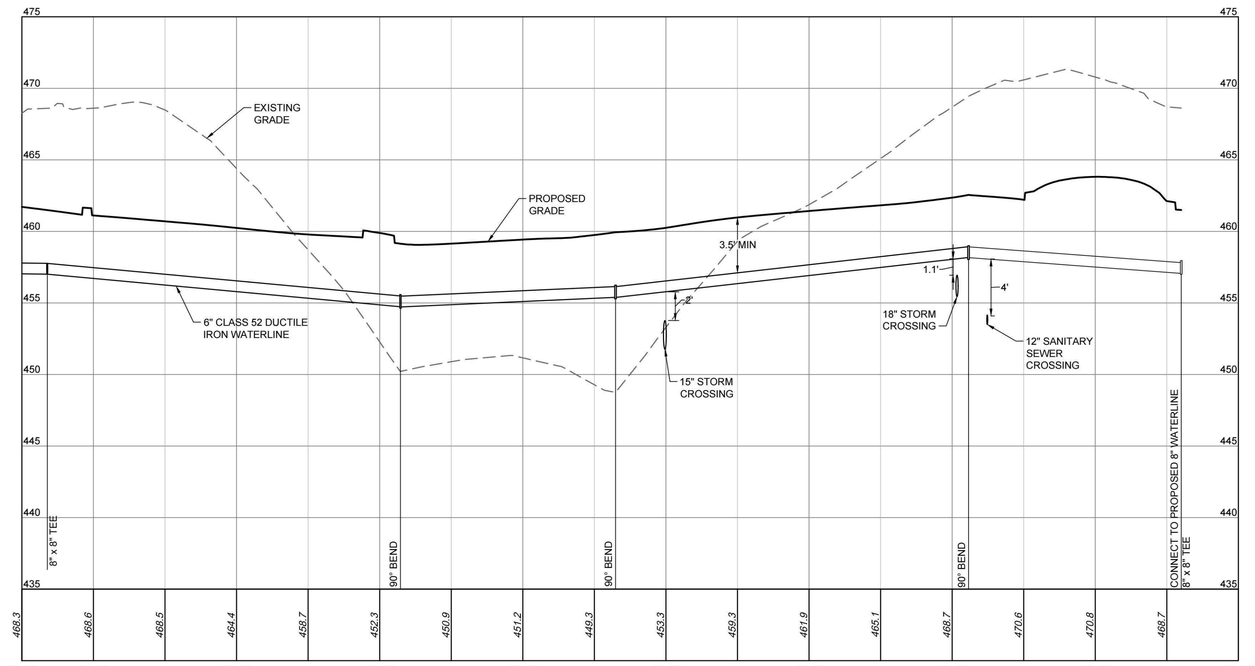
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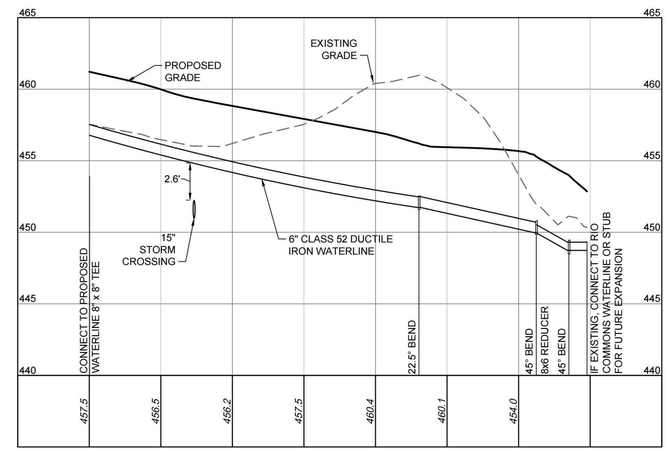
WATERLINE 1 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



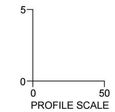
WATERLINE 1 PROFILE (CONTINUED)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



WATERLINE 2 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



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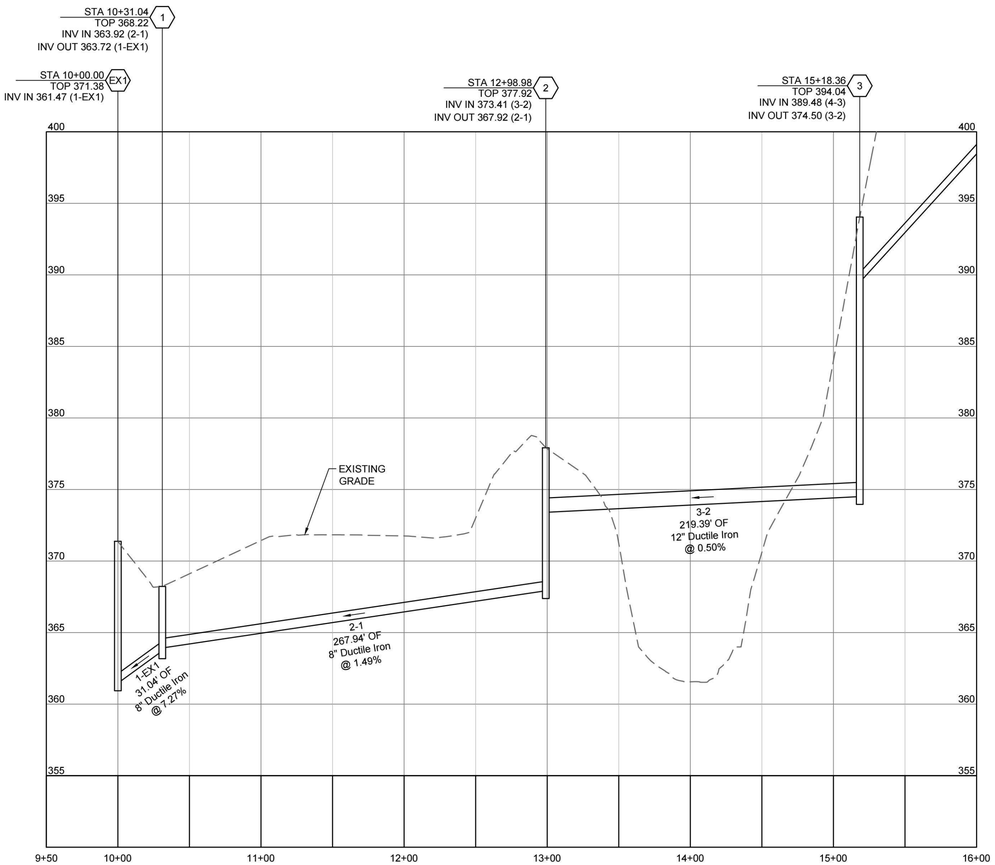
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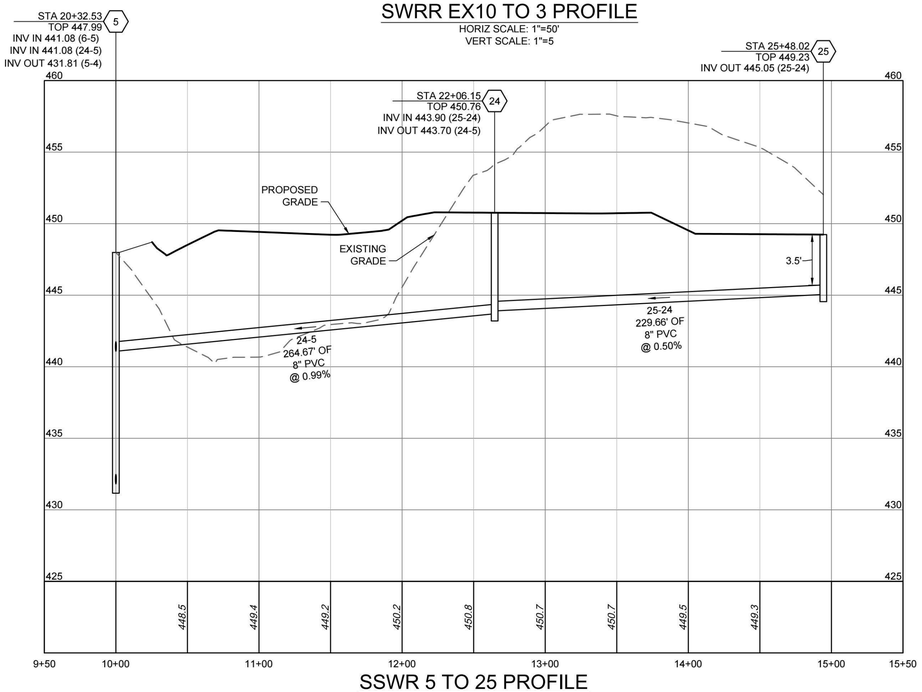
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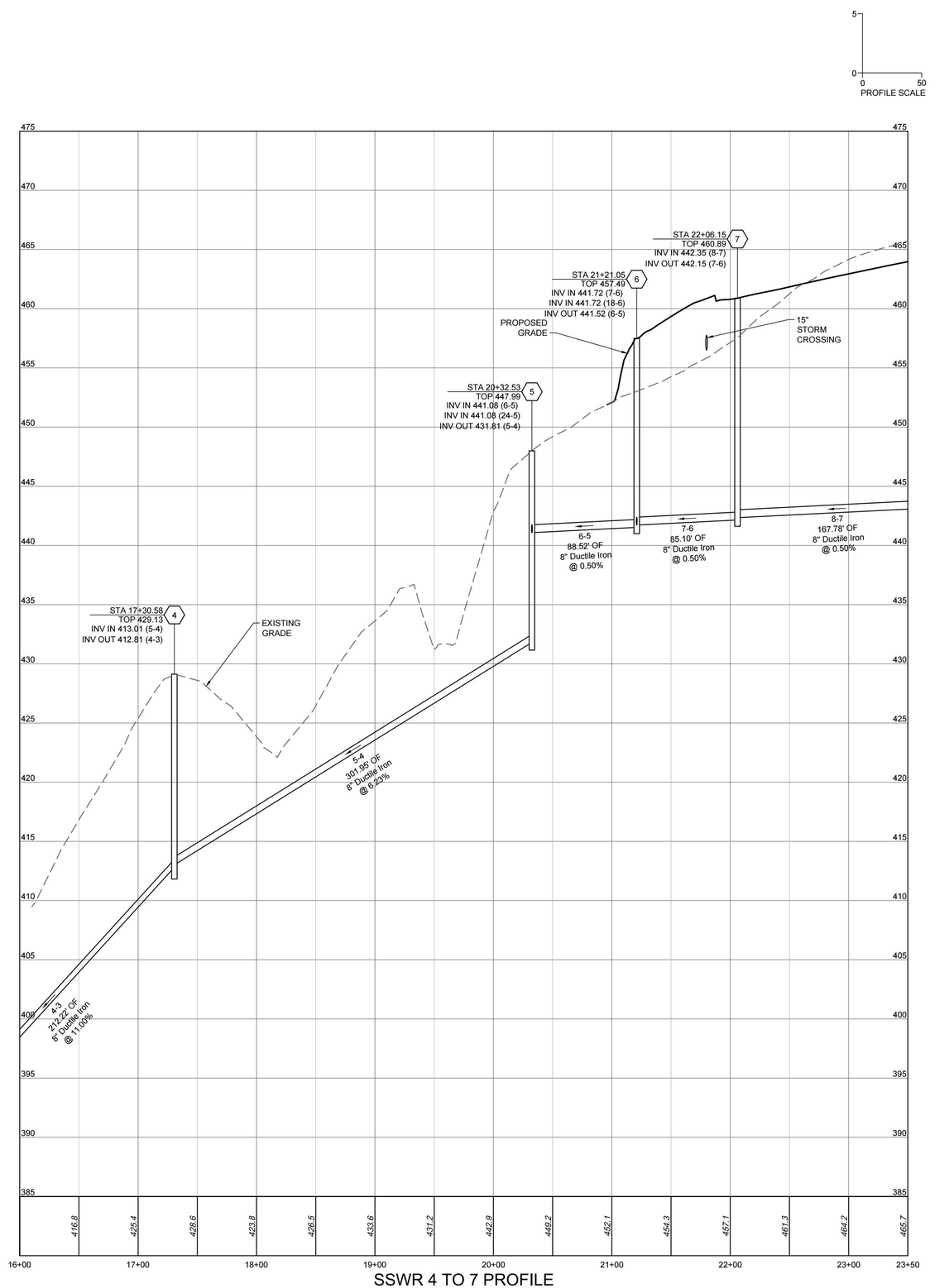
SWRR EX10 TO 3 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SSWR 5 TO 25 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SSWR 4 TO 7 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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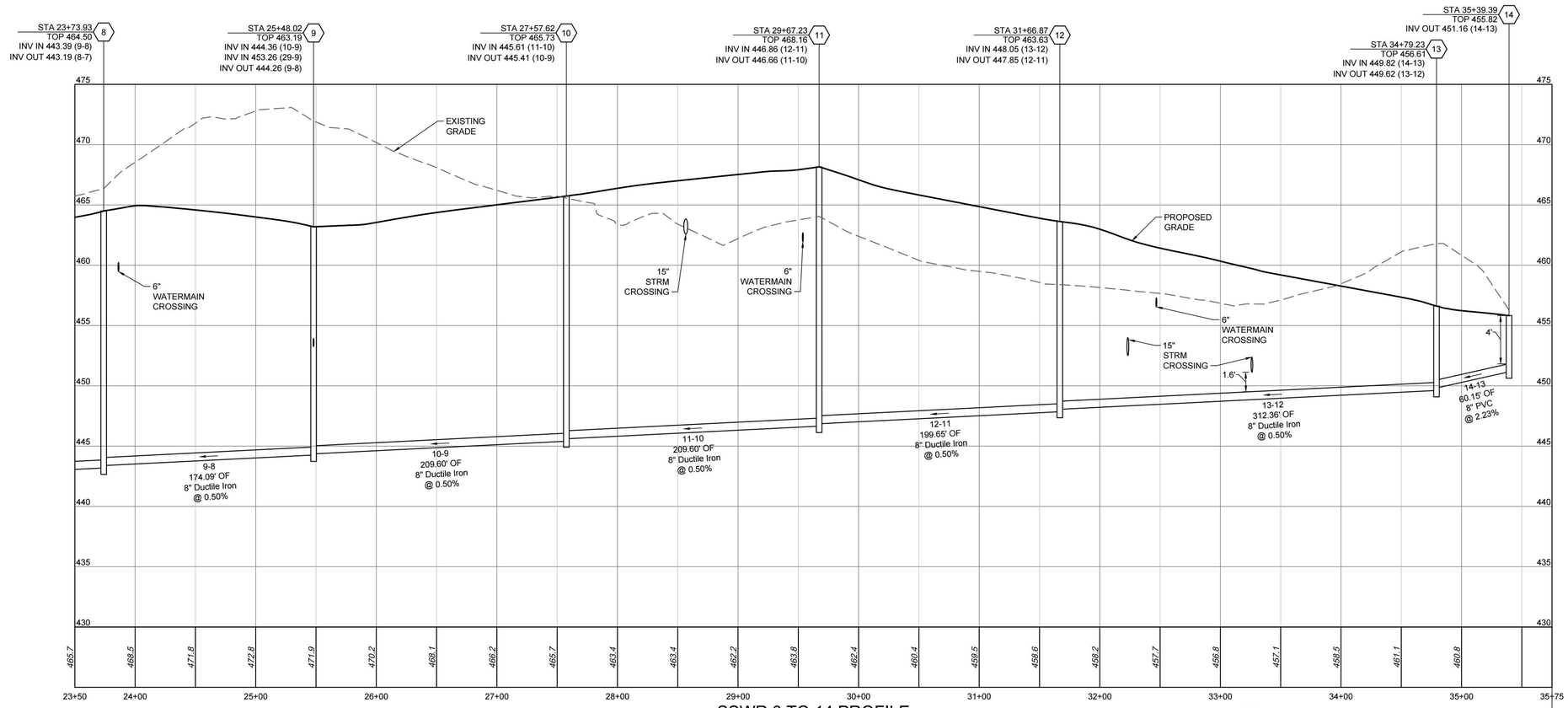
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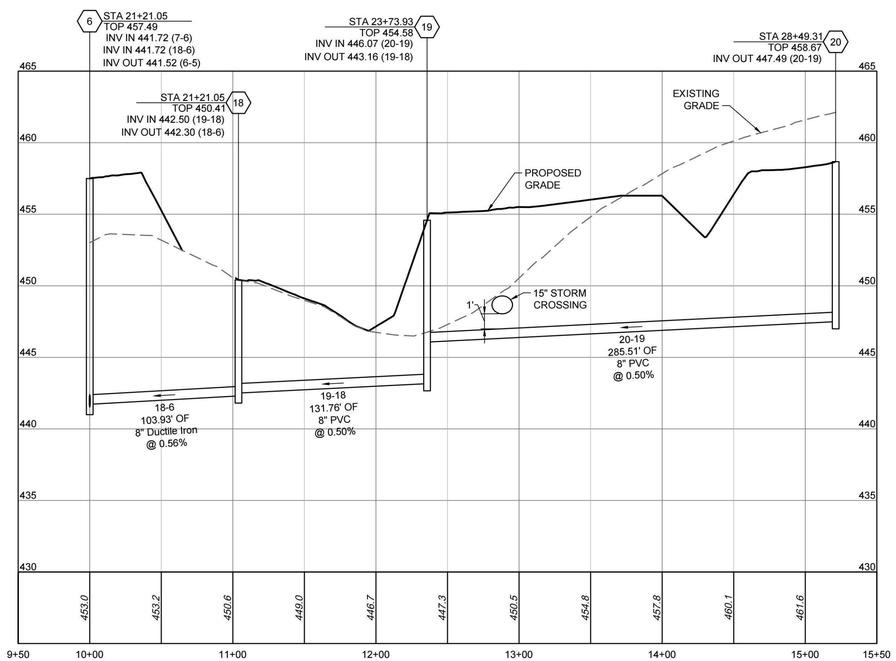
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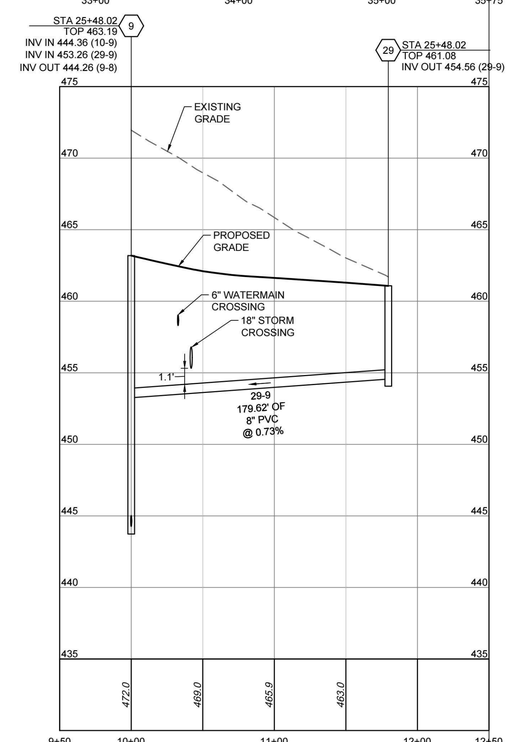
SSWR 8 TO 14 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SSWR 6 TO 20 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SSWR 9 TO 29 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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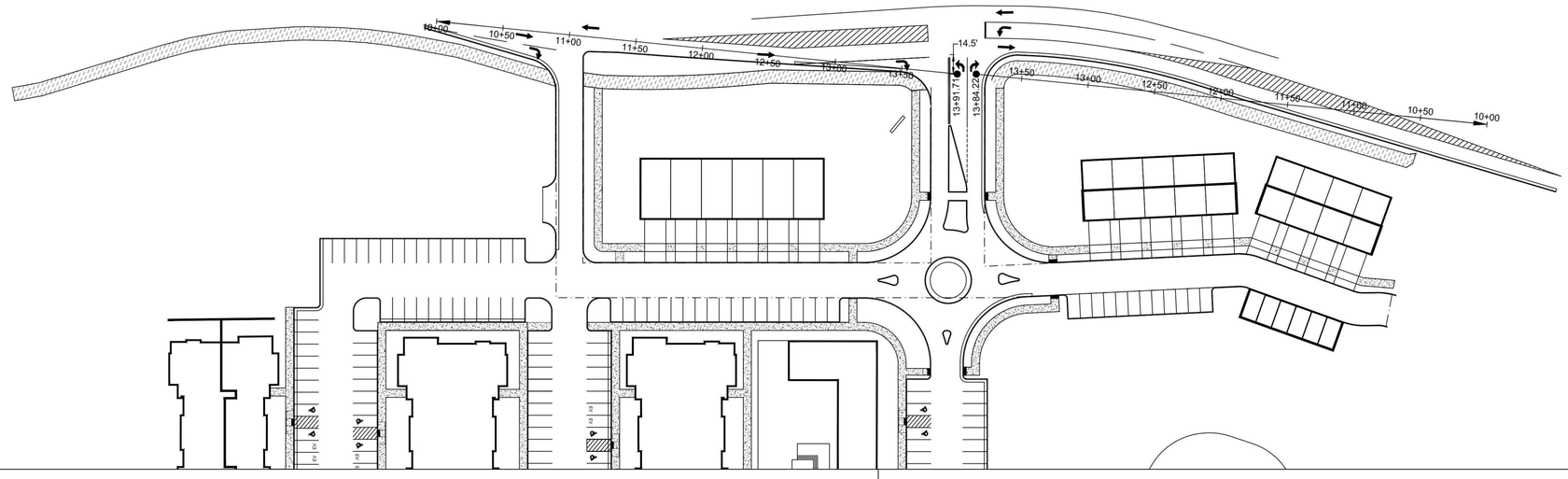
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
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RIO POINT
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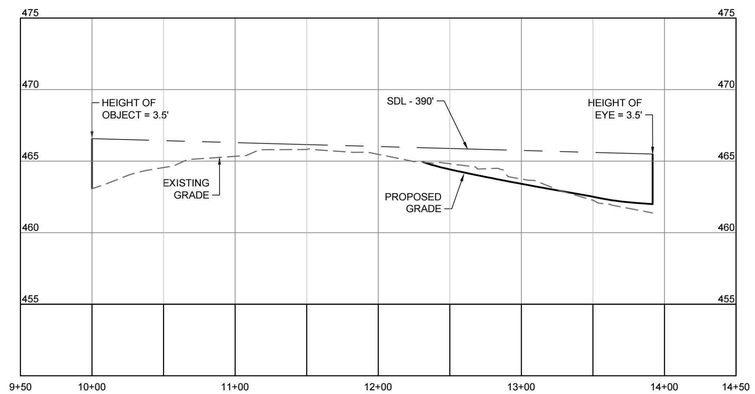
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SCALE 1"=50'
0 50' 100'

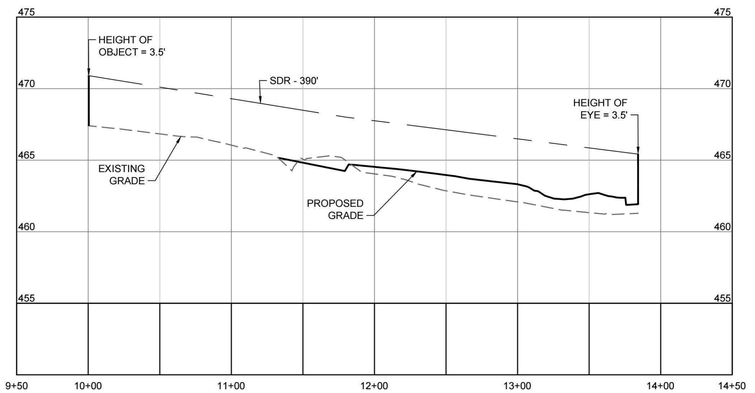
5
0
0 50
PROFILE SCALE



STOPPING SIGHT DISTANCE PROFILE (LEFT)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

5
0
0 50
PROFILE SCALE



STOPPING SIGHT DISTANCE PROFILE (RIGHT)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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RIO POINT
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SIGHT DISTANCE PROFILE

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