RIO POINT

SDP - 2022 - 00009

FINAL 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: PLANNED RESIDENTIAL DEVELOPMENT (PRD) PER ZMA201900008. PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS

OVERLAY DISTRICT: PRESERVED SLOPES OVERLAY DISTRICT 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

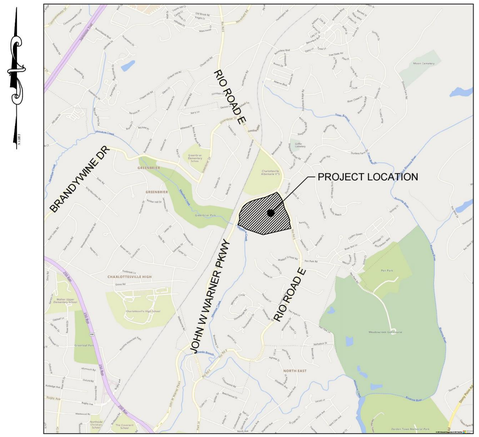
DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE
VERTICAL: NAVD88

WETLAND IMPACTS: NONE

UTILITIES: ACSA WATER AND 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

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		

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~~C3.6~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
~~C3.7~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
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~~C3.15~~	~~EROSION & SEDIMENT CONTROL - PHASE 2~~
~~C3.16~~	~~EROSION & SEDIMENT CONTROL - PHASE 2~~
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LP3.00	LIGHTING PLAN
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LP3.20	ELECTRICAL PHOTOMETRIC FIXTURES

TOTAL: 46 SHEETS

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	05/05/2022

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
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: 0.82 AC.
TOTAL DEVELOPABLE AREA 27.31 AC - 0.82 AC = 26.49 AC.

EXISTING IMPERVIOUS AREA: 0.212 ACRES

PROPOSED IMPERVIOUS AREA: 10.22 ACRES

LIMITS OF DISTURBANCE: 18.46 ACRES

PROPOSED USE: RESIDENTIAL

PROPOSED UNITS:
130 - ONE BEDROOM APARTMENTS
124 - TWO BEDROOM APARTMENTS
30 - THREE BEDROOM APARTMENTS
11 - TOWNHOUSE
295 TOTAL UNITS

SETBACKS:
FRONT: 5-FEET MINIMUM, NO MAXIMUM
GARAGE: 18 FEET MINIMUM (FRONT LOADING PER PLAN), NO MAXIMUM
SIDE: 5-FEET MINIMUM, NO MAXIMUM
BUILDING SEPARATION: 10-FEET, NO MAXIMUM

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: 295 UNITS / 27.31 ACRES = 10.80 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 MULTIFAMILY BUILDING HEIGHT FOR THE 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.
BUILDING 1 (6 TOWNHOUSES) SHALL BE 3 STORY. BUILDING 2 (5 TOWNHOUSES) SHALL BE 2 STORY

OPEN SPACE REQUIRED:
PER APPLICATION PLAN ZMA201900008
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 REQUIRED = 15.6 AC MIN (58.99%)

OPEN SPACE PROVIDED:
COMMON OPEN SPACE AREA = 8.10 AC
OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 1.1 AC
ACTIVE RECREATION AREA = 1.0 AC
CONSERVATION AREA DEDICATED TO PUBLIC USE = 5.89 AC
GREENWAY TO BE DEDICATED TO PUBLIC USE = 0.12 AC
TOTAL OPEN SPACE PROVIDED = 16.21 AC MIN (61.19%)

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, RIO COMMONS (SDP-2021-00045). 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 = 248 SPACES
2.00 x 30 THREE BEDROOM APT = 60 SPACES
2.25 x 11 TOWNHOUSES = 25 SPACES
528 TOTAL SPACES REQUIRED**

PARKING PROVIDED : 2 x DRIVEWAY SPACES PER (11) TOWNHOUSE = 22 SPACES
1 x TUCK UNDER GARAGE SPACE PER (11) TOWNHOUSE = 11 SPACES
450 REGULAR PARKING SPACES
28 ADA SPACES
17 GARAGE SPACES
528 TOTAL SPACES PROVIDED

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 ACCESSIBLE SPACES PROVIDED, INCLUDING 6 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: 6,112 SF FITNESS AREA: 1,503 SF SWIMMING POOL: 1,904 SF RECREATION FIELD, 3703 SF 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

ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATES OF OCCUPANCY

BUILDING TYPE	# OF BLDGS.	SQ.FT.	TOTAL SQ.FT. IN DEVELOPMENT	UNITS PER BUILDING				UNITS IN DEVELOPMENT			
				1 BDRM	2 BDRM	3 BDRM	TOTAL	1 BDRM	2 BDRM	3 BDRM	TOTAL
B	6	30951	185706	12	9	3	24	72	54	18	144
C	2	38363	76726	8	20	0	28	16	40	0	56
D	3	38375	115125	14	10	4	28	42	30	12	84
TOWNHOUSE	11	2841	31251	0	0	1	1	0	0	11	11
CLUBHOUSE	1	6112	6112	0	0	0	0	0	0	0	0
AMENITY BUILDING	1	3322	3322	0	0	0	0	0	0	0	0
			408808	34	39	8	81	130	124	41	295

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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: August 3, 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. The Owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature below.

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 later than five (5) years following the approval of ZMA 2019-00008, the Owner shall make a cash contribution toward the future John Warner Parkway and Rio Road Roundabout

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 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.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.]

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
Chris Henry

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	05/05/2022

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)

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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.
38. LIGHTING NOTE: EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

FIRE PREVENTION NOTES

1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING CONDITIONS MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13 FT. 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL; HAZARDS, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

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 Engineering
Final Plan General Notes
Page 1 of 4

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).

Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes
Last Revised: April 2016

1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RWSA Engineer (Victoria Fort at (434) 977-2970 ext. 205) shall be notified three business days prior to the start of construction.
5. All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or holidays without special written permission from RWSA.
6. For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
7. The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
8. Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
9. No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
10. The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
11. New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
12. All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
13. No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
14. Trees are not permitted in the RWSA easement.

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

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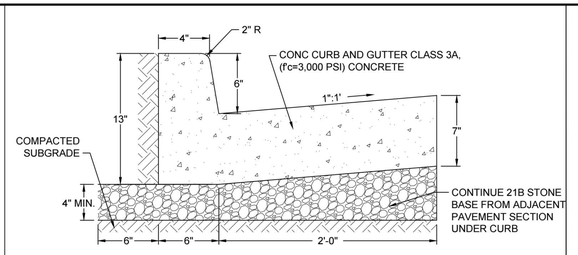
DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS

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

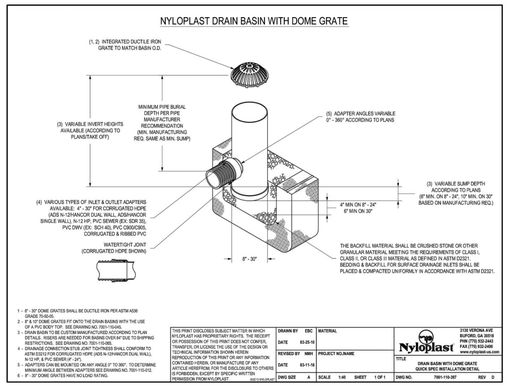
JOB NO. 46883
SHEET NO. C1.0

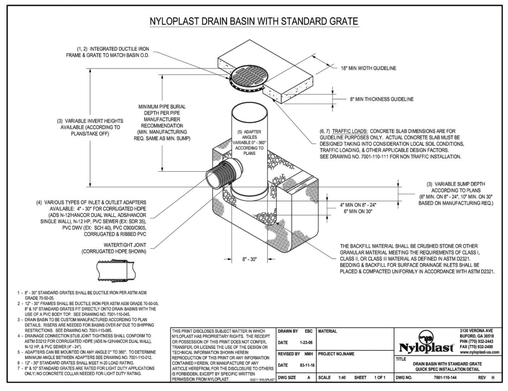
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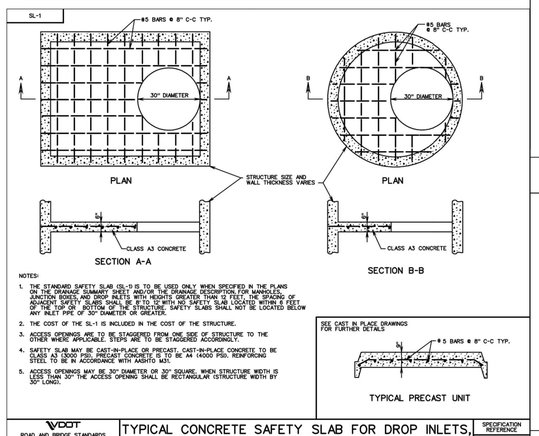


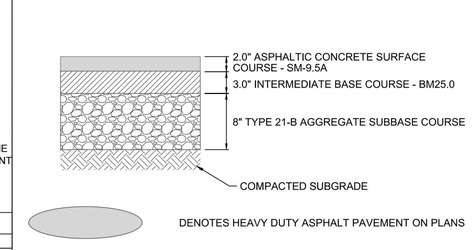
VDOT STANDARD CG-6 CURB & GUTTER

No Scale



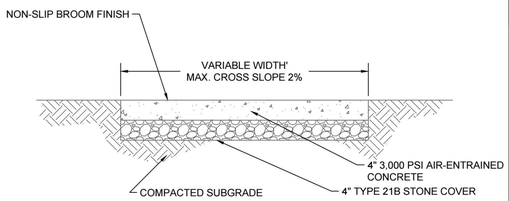






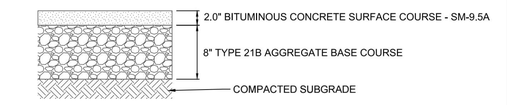
HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale



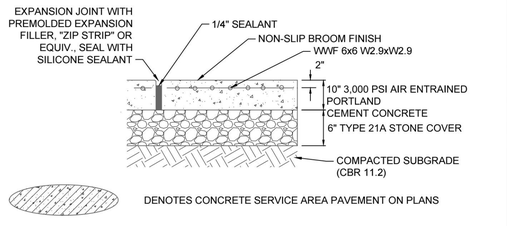
CONCRETE SIDEWALK PAVEMENT SECTION

No Scale



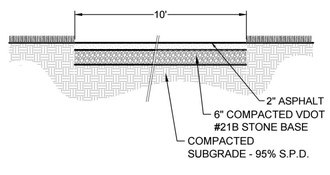
LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale



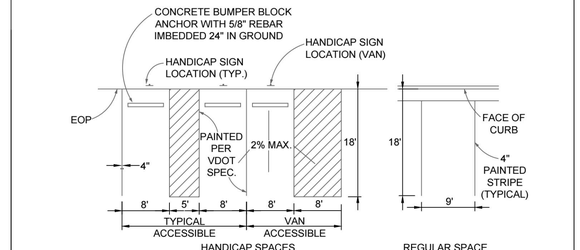
HEAVY DUTY CONCRETE SECTION

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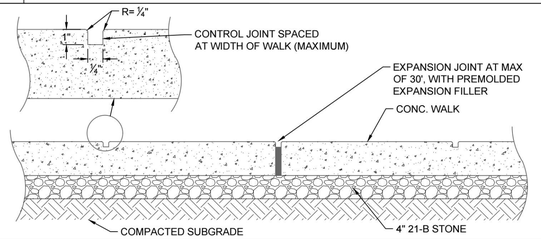
CLASS A – TYPE 2 LOW MAINTENANCE SHARED USE PATH

No Scale



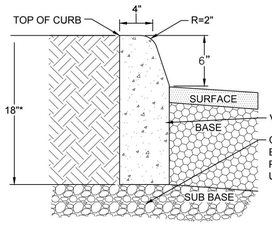
TYPICAL PARKING SPACE DETAILS

No Scale



CONCRETE SIDEWALK JOINT DETAIL

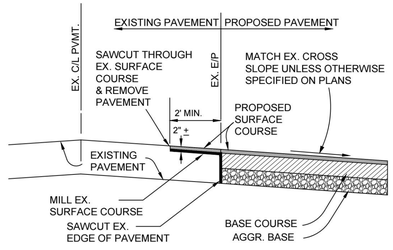
No Scale



*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

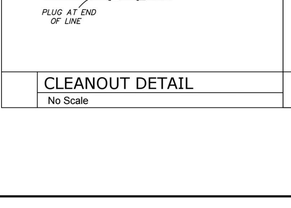
No Scale



NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

PAVEMENT REPLACEMENT JOINT DETAIL

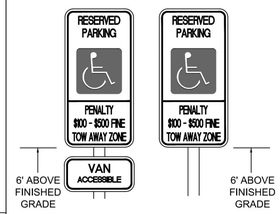
No Scale



CLEANOUT DETAIL

No Scale

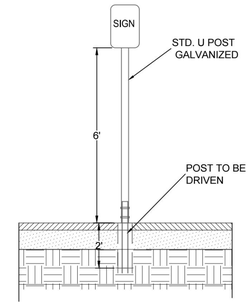
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



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.

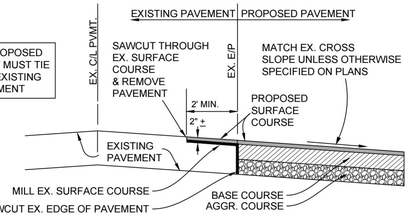
ADA PARKING SIGNS

No Scale



SIGN AND POST DETAIL

No Scale



NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

PAVEMENT REPLACEMENT JOINT DETAIL

No Scale

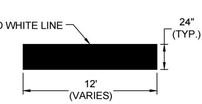
SIGNAGE NOTES:

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.



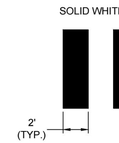
STD. R1-1

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



STOP BAR DETAIL

NO SCALE



STRIPING AND SIGNAGE DETAIL

No Scale

CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS
02/07/2022	

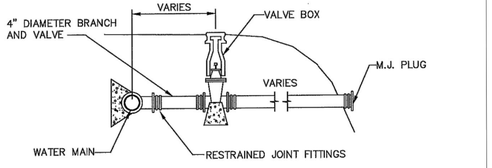
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE:

RIO POINT
COUNTY OF ALBEMARLE, VA
NOTES & DETAILS

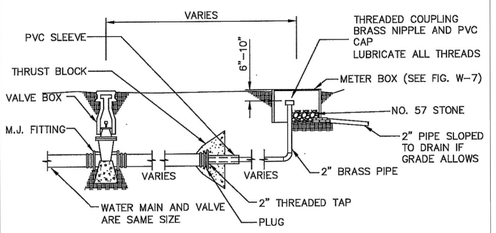
JOB NO. 46883
SHEET NO. C1.1

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S:\1\20\46883-V\Intel_Property\DWG\Sheet\C2\46883-102-C1.0-NTDT.dwg | Plotted on 5/6/2022 11:23 AM | by Jessica Dierko



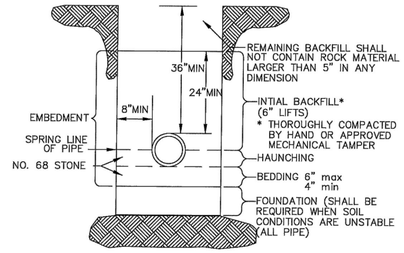
ON-LINE
(TYPE "B")



DEAD END
(TYPE "A")

TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

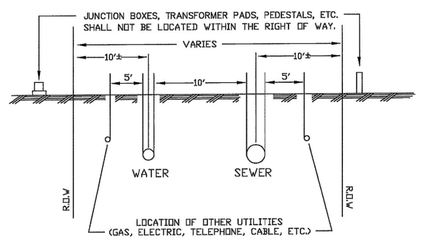


NOTE :

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.

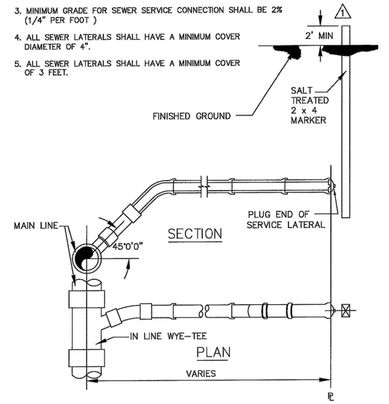
UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

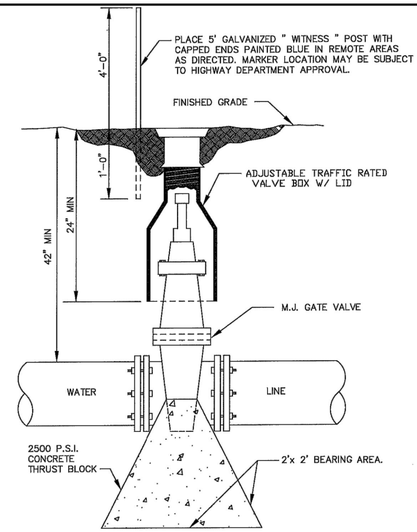
SEWER SERVICE LATERAL CONNECTION NOTES:

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

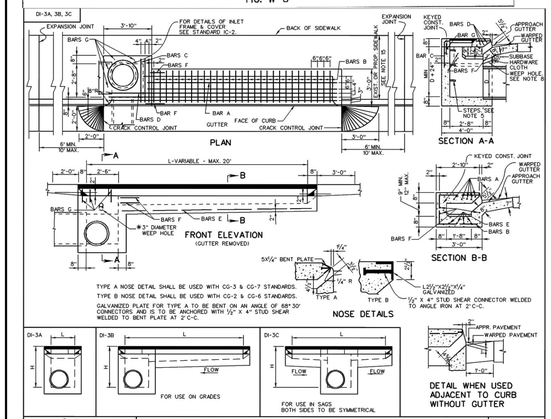


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

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.		



VDOT ROAD AND BRIDGE STANDARDS		SPECIFICATION REFERENCE
SHEET 1 OF 2	REVISION DATE	233
104.09	08/10	302
		MH-1

STANDARD CURB DROP INLET

12" - 30" PIPE: MAXIMUM DEPTH (H) - 8'

VIRGINIA DEPARTMENT OF TRANSPORTATION

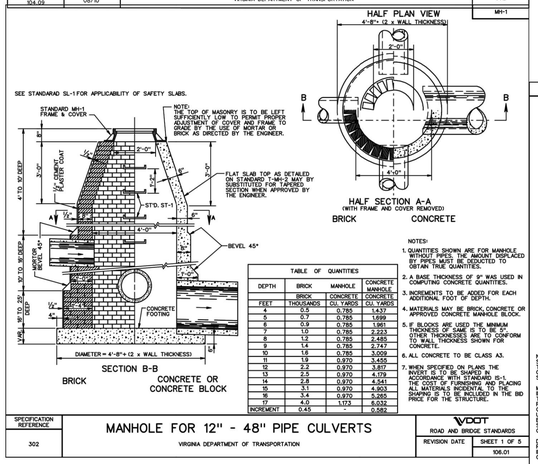


TABLE OF QUANTITIES			
DEPTH	BRICK	MANHOLE	CONCRETE
FEET	THOUSANDS	CU. YARDS	CU. YARDS
4	0.5	0.785	1.437
5	0.7	0.785	1.699
6	0.9	0.785	1.961
7	1.0	0.785	2.223
8	1.2	0.785	2.485
9	1.4	0.785	2.747
10	1.6	0.785	3.009
11	1.9	0.970	3.455
12	2.2	0.970	3.897
13	2.5	0.970	4.179
14	2.8	0.970	4.541
15	3.1	0.970	4.903
16	3.4	0.970	5.265
17	4.0	1.173	6.032
INCREMENT	0.45		0.362

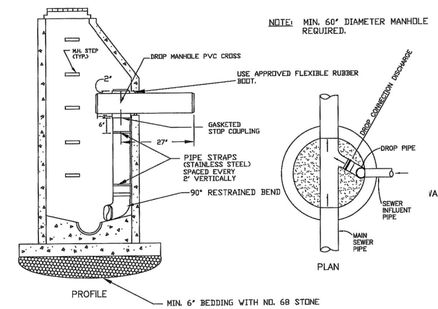
NOTES:

1. QUANTITIES SHOWN ARE FOR MANHOLE WITH STRAIGHT SIDES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES.
2. A BARE THICKNESS OF 12" 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 PRECAST CONCRETE MANHOLE BLOCK.
5. IF BLOCKS ARE USED THE MINIMUM THICKNESS OF WALL IS TO BE 8". OTHER THICKNESSES ARE TO CONFORM TO THE 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. WHEN SPECIFIED ON PLANS FOR PLACING ALL MATERIALS EXCEEDING AND PLACING SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

SPECIFICATION REFERENCE	VDOT ROAD AND BRIDGE STANDARDS	
302	REVISION DATE	SHEET 1 OF 5
		106.01

MANHOLE FOR 12" - 48" PIPE CULVERTS

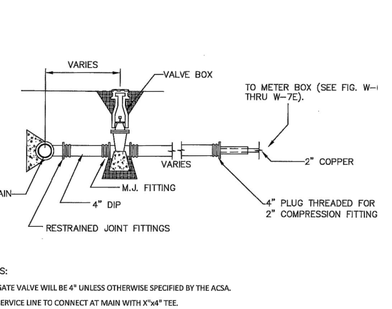
VIRGINIA DEPARTMENT OF TRANSPORTATION



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

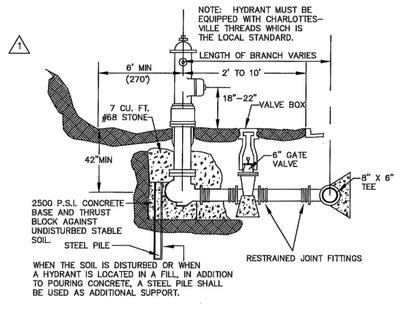


NOTES:

- 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

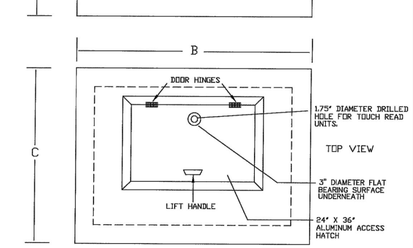


NOTE :

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.

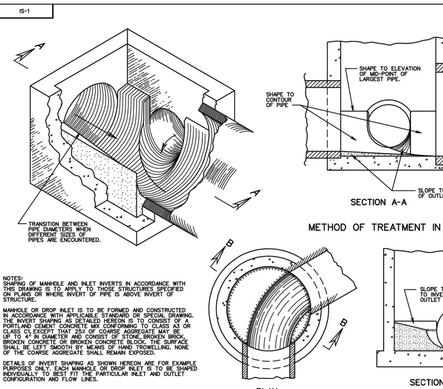
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4



TYPICAL METER VAULT

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



NOTES:
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.

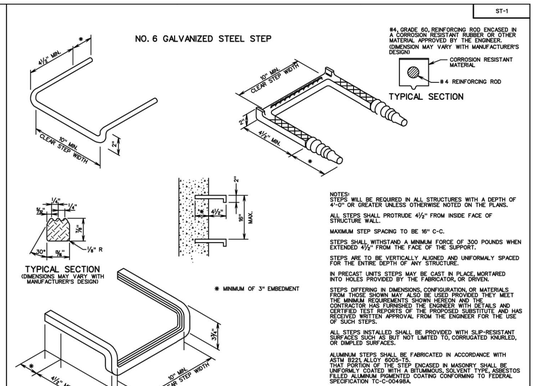
MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR HIGHER. THE MIX SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS AND CONSIST OF STONE BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE OF THE CONCRETE SHALL BE SMOOTH AND TROWELLED. 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 TO PROVIDE THE BEST FLOW FOR THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

VDOT ROAD AND BRIDGE STANDARDS		SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	302
106.08		

STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION



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 4½" 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 4½" 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 SPECIFICATIONS FOR THE PROPOSED STEPS IN ADVANCE 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 ALCOA PUBLICATION NO. 30-30-1 THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A BITUMINOUS, SOLVENT TYPE, ASBESTOS FILLED ALUMINUM PIGMENTED COATING CONFORMING TO FEDERAL SPECIFICATION TT-C-30498A.

SPECIFICATION REFERENCE	VDOT ROAD AND BRIDGE STANDARDS	
302	REVISION DATE	SHEET 1 OF 1
		106.09

STANDARD STEP

VIRGINIA DEPARTMENT OF TRANSPORTATION

CRAIG W.J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS
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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ISO NEEDED FIRE FLOW CALCULATION

Engineer / Architect:	Timmons Group	**Date:**	4/4/2022
Project Name:	Rio Point	**Calc. By:**	R.van Niekerk

Type of Construction =	Type IIB, non-combustible			
Class of Const. Coef. F =	0.8			
Ground Floor Area =	11020	SQ. FT.		
# of Stories =	3.5			
Total Floor Area (A_t) =	38570	SQ. FT.		
Fire Consideration Area:	Construction Factor, C_i	=	2828	
	$C_i = 18(F)(A_t)^{0.5}$			
	Rounded to Nearest 250 GPM	=	2750	
Occupancy Factor (Oi):				
Type of Occupancy =	C-2			
(Worst Case) Occupancy Factor (O_i) =	0.85			
Exposure (X) & Communication (P):				
$X_1 + P_1$ =	0	$X_4 + P_4$ =	0	
$X_2 + P_2$ =	0	$X_5 + P_5$ =	0	
$X_3 + P_3$ =	0	$X_6 + P_6$ =	0	

$$(X+P)_i = 1.0 + \sum_{(i=1)}^{n} (X_i + P_i) = 1$$

Max. $(X=P)_i = 1.75$

n = Number of Sides of Subject Building

Needed Fire Flow:	NFF = $(C_i)(O_i)(X+P)_i$ =	2338	GPM	
	Automatic Sprinklers (Yes or No)	Yes		
	Reduction Factor (%) =	50		
	Reduction Value =	1169	GPM	
	TOTAL:	1169	GPM	
	Required Fire Flow - Rounded =	1250	**GPM**	
	(if < 2500 nearest 250)			
	(if > 2500 nearest 500)			
	*Fire Hydrants Required	N/A		
	(1,500 GPM max each)			

GR-2, 2A

* 27¾" MIN - 28¾" MAX RAIL HEIGHT



GR-2
(6'-3" POST SPACING)
MAX DYNAMIC DEFLECTION = 3"

GR-2A
(3'-1½" POST SPACING)
MAX DYNAMIC DEFLECTION = 2"



* OPTIONAL GR-2A METHOD USING NESTED RAIL

* OPTIONAL GR-2A METHOD USING ADDITIONAL RAIL ON BACK OF POST

* WHEN NESTED RAIL OR ADDITIONAL RAIL IS PLACED ON BACK OF POST FOR GR-2A THE POST SPACING WILL BE 6'-3".

NOTES:

GUARDRAIL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. LOCATIONS CAN BE ADJUSTED DURING CONSTRUCTION IF AND AS DIRECTED BY THE ENGINEER.

FOR DETAILS OF POST AND BLOCKOUTS SEE SHEET NO. 501.05.

FOR DETAILS OF RAIL ELEMENT, RAIL SPLICE JOINT, AND ASSOCIATED HARDWARE SEE SHEET NOS. 501.01 AND 501.02.

RAIL ELEMENTS ARE FURNISHED SHOP CURVED FOR RADII BETWEEN 5 FEET AND 150 FEET.

ALL GUARDRAIL POSTS SHALL BE SET PLUMB. POST SHALL NOT BE SET WITH A VARIATION OF MORE THAN ¼" PER FOOT FROM VERTICAL. W-BEAM, BLOCKOUTS, AND POSTS SHALL BE SET AND ALIGNED WITHOUT ALTERATION OR FORCE, AS PER SECTION 505 OF THE SPECIFICATIONS.

ALL GR-2 AND GR-2A RAIL SHALL BE MAINTAINED AT A HEIGHT OF 27¾" MIN - 28¾" MAX AS MEASURED PER STANDARD GR-1NS.

ALL W-BEAM RAILS SHALL BE LAPPED IN THE DIRECTION OF VEHICULAR TRAVEL FOR THE FINISHED ROADWAY.

THE OPTIONAL GR-2A METHODS OF NESTING THE RAIL OR USE OF AN ADDITIONAL RAIL ON THE BACK OF THE POST FOR STANDARD GR-2A SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

FLARE RATES				
DESIGN SPEED	INSIDE SHY LINE		BEYOND SHY LINE	
MPH	SHY LINE LS	FLARE RATE	FLARE RATE	
70	9'	30:1	15:1	*
60	8'	26:1	14:1	*
50	6.5'	21:1	11:1	*
40	5'	16:1	8:1	*
30	4'	13:1	7:1	*

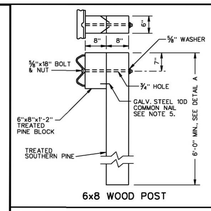
* SUGGESTED MAXIMUM FLARE RATE FOR SEMI-RIGID BARRIER SYSTEMS.

VDOT ROAD AND BRIDGE STANDARDS | SHEET 1 OF 2: 501.04 | REVISION DATE: 08/14

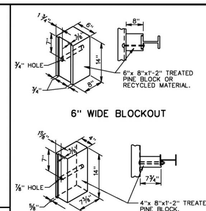
A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

STANDARD BLOCKED-OUT W-BEAM GUARDRAIL
(STRONG POST SYSTEM)
VIRGINIA DEPARTMENT OF TRANSPORTATION

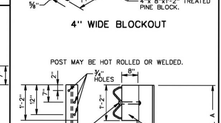
SPECIFICATION REFERENCE: 221, 236, 505



6x8 WOOD POST

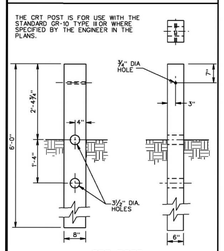


6" WIDE BLOCKOUT

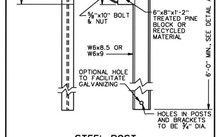


4" WIDE BLOCKOUT

THE CRT POST IS FOR USE WITH THE STANDARD GR-1D TYPE B OR WHERE SPECIFIED BY THE ENGINEER IN THE PLANS.

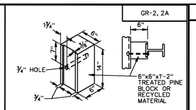


CRT POST



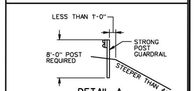
STEEL POST

GR-2, 2A



FOR USE WHEN REPAIRING DAMAGED GUARDRAIL CONTAINING STEEL BLOCKOUTS.

BLOCKOUT FOR MAINTENANCE REPAIR ONLY



DETAIL A

GUARDRAIL INSTALLATION SITES REQUIRING LONGER GUARDRAIL POSTS

NOTES:
1. ALL BOLTS, NUTS, WASHERS, AND OTHER STEEL ITEMS ARE TO BE GALVANIZED.
2. ALTERNATE TYPE POSTS AND BLOCKOUT MAY BE INTERCHANGED ON ANY ONE PROJECT WITH THE RESTRICTION THAT THE SAME TYPE OF POST AND BLOCKOUT MUST BE USED IN ANY SINGLE RUN OF GUARDRAIL.
3. FOR DETAILS OF GUARDRAIL ELEMENT SPLICE JOINT HARDWARE, ETC. SEE SHEET NOS. 501.01 AND 501.02.
4. DRIVE NAIL ON BOTH SIDES WITHIN 2" OF THE TOP OR BOTTOM OF BLOCKOUT AFTER ⅝" x 18 BOLT IS INSTALLED.

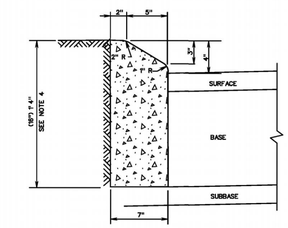
VDOT ROAD AND BRIDGE STANDARDS | SHEET 2 OF 2 | REVISION DATE: 08/14 | 501.05

A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

STANDARD BLOCKED-OUT W-BEAM GUARDRAIL
(STRONG POST SYSTEM, POST AND BLOCKOUT DETAILS)
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 221, 236, 505

CG-3



NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (12" DEPTH OR INCREASED AS MUCH AS 3" (18" DEPTH IN ORDER THAT THE BOTTOM OF THE CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 15" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-3 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-7 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.
6. WHEN THIS STANDARD IS TO BE TIED INTO EXISTING BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OF THE CHANGE IN STANDARDS CAN BE MADE AT REGULAR OFFENSES.

VDOT ROAD AND BRIDGE STANDARDS | SHEET 1 OF 1: 201.02 | REVISION DATE

STANDARD 4" CURB
VIRGINIA DEPARTMENT OF TRANSPORTATION

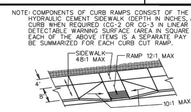
SPECIFICATION REFERENCE: 105, 502

CG-12

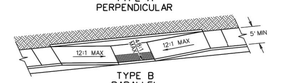
GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF ASTM C 533-04 SPECIFICATIONS FOR CAST DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACE 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 ½".
5. ROADWAY 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 OR SHOWN ON PLANS 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-NO PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.

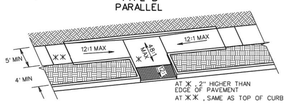
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CC-2 OR CC-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH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



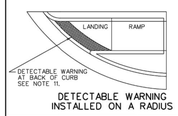
TYPE A PERPENDICULAR



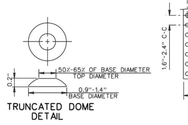
TYPE B PARALLEL



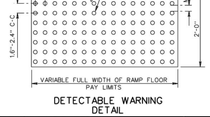
TYPE C PARALLEL & PERPENDICULAR



DETECTABLE WARNING INSTALLED ON A RADIUS



TRUNCATED DOME DETAIL



DETECTABLE WARNING DETAIL

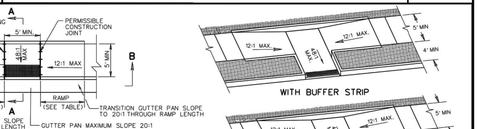
VDOT ROAD AND BRIDGE STANDARDS | SHEET 1 OF 5: 204.01 | REVISION DATE: 04/19

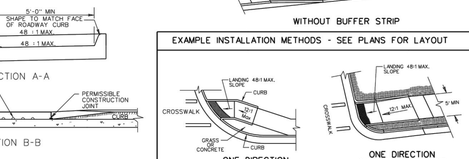
A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

CG-12 DETECTABLE WARNING SURFACE
(GENERAL NOTES)
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 105, 502, 504

CG-12





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

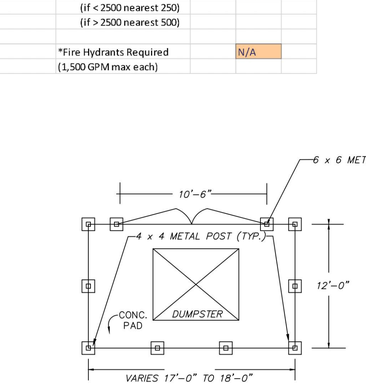
EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT

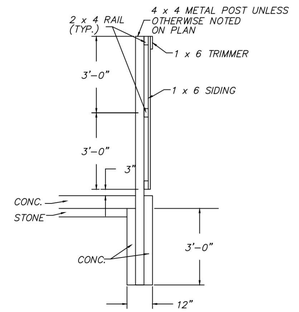
VDOT ROAD AND BRIDGE STANDARDS | SHEET 3 OF 5: 204.03 | REVISION DATE: 04/19

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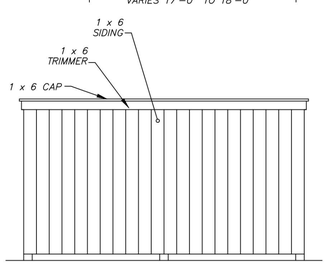
CG-12 DETECTABLE WARNING SURFACE
TYPE B (PARALLEL) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE: 105, 502, 504

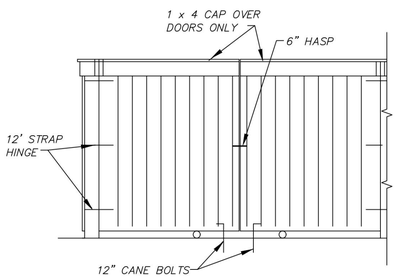




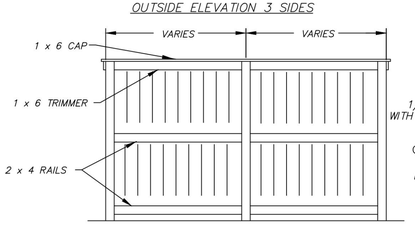
POST ELEVATION



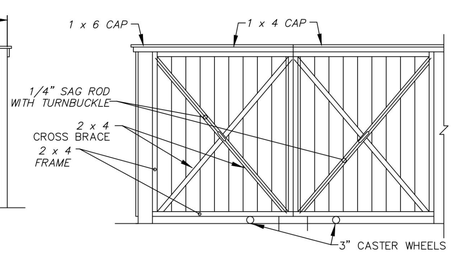
OUTSIDE ELEVATION 3 SIDES



OUTSIDE GATE VIEW



INSIDE ELEVATION 3 SIDES



INSIDE GATE VIEW

NOTE: ALL LUMBER SHALL BE PRESSURE TREATED

DUMPSTER ENCLOSURE DETAILS
N.T.S.

CRAIG W.J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

REVISION	DESCRIPTION
	COUNTY COMMENTS
DATE	05/05/2022
DATE	02/07/2022
DRAWN BY	R. VAN NIEKERK
DESIGNED BY	J. DENKO
CHECKED BY	C. KOTARSKI
SCALE	

YOUR VISION ACHIEVED THROUGH OURS.

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

APPROXIMATE LOCATION
FEDERAL DAM BREAK
INUNDATION AREA

TM 61-167C
RIO POINT LLC
DB 5469 PG
25.734 AC

TM 61-167
RIO POINT LLC
1.584 AC

RIO ROAD
EAST
RT 631

NAD 83

SCALE 1"=80'
0 80' 160'

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

OHP

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

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CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	05/05/2022

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 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

SCALE 1"=20'
0 20' 40'

NAD 83

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

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

INV.OUT=416.57' 18"RCP

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

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

EX 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
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 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

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COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

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COUNTY COMMENTS	05/05/2022

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

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.1

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SCALE 1"=20'
0 20' 40'

NAD 83

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

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

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

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

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
2'x2' CONC LID

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

TM 61-167C
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 ACRES

TM 61-167
RIO POINT LLC
1.584 ACRES

REMOVE

24" MAGNOLIA

REMOVE SANITARY
CLEANOUT

REMOVE STRUCTURES
& HARDSCAPE PER
THIS PLAN (TYP)

48" MAPLE

SHRUBS

24" CEDAR

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

38" DEC

12" DEC

(14)10"-18"
DECIDUOUS TREES

REMOVE

REMOVE
SHED

15" CEDAR

REMOVE POWER POLES

PP

18" DEC

REMOVE
SHED

MAIL
BOX

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.

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
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C. KOTARSKI

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

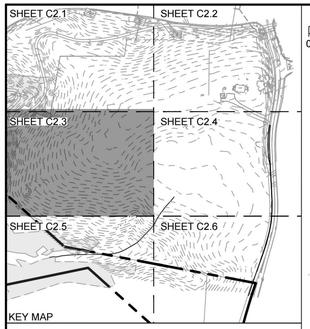
EXISTING CONDITIONS & DEMOLITIONS PLAN

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

REMOVE SHED

REMOVE STRUCTURES & HARDSCAPE PER THIS PLAN (TYP)

3 - 4"- 12" CHERRY

(3) 12"- 5" 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)

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT

ALBEMARLE COUNTY GIS MANAGED SLOPES (TYP)

TM 61-167C
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 ACRES

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.5

COMMONWEALTH OF VIRGINIA
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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

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
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 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

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

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

KEY MAP

S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C2.0-EXIS.dwg | Plotted on 5/6/2022 11:24 AM | by Jessica Denko

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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

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883

SHEET NO. C2.4

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MATCHLINE SHEET C2.3

TM 61-167C
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 ACRES

REMOVE PORTION OF TREELINE

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT

APPROXIMATE STREAM

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

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

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
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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.
C2.5

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MATCHLINE SHEET C2.4

MATCHLINE SHEET C2.5

TM 61-167C
RIO POINT LLC
DB 5469 PG 131
25.734 ACRES

TM 61-167C = 25.734 ACRES
TM 61-167 = 1.584 ACRES
TOTAL ACREAGE = 27.318 ACRES

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

ALBEMARLE COUNTY GIS MANAGED SLOPES (TYP)

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

RIO ROAD EAST (ROUTE 631)

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

NAD 83

SCALE 1"=20'

0 20' 40'

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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. C2.6

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SHEET C4.1

SHEET C4.2

SHEET C4.3

SHEET C4.4

SHEET C4.5

SHEET C4.6

SHEET C4.7

JOHN WARNER PKWY

RIO ROAD EAST RT 631

NAD 83

SCALE 1"=80'

0 80' 160'

TM 61-167C
RIO POINT LLC
25.926 AC

TM 61-167
RIO POINT LLC
1.582 AC

PROPOSED SVM BIOFILTER

PROPOSED SVM BIOFILTER

PROPOSED SVM WET POND

APPROXIMATE LOCATION FEDERAL DAM BREAK INUNDATION AREA

MEADOW CREEK

FLOODWAY

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

ALBEMARLE COUNTY GIS PRESERVED STEEP SLOPES

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

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

SAN

W

X

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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=422.80'15"RCP INV.OUT=422.50' 18"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
EX PAVED WALK
FLARED END SECTION INV.IN=430.53' 15"RCP
CENTERLINE JK TRAIL SEE VDOT PLAN
50' LANDSCAPE BUFFER(TYP.)
PROPOSED 50' LANDSCAPE BUFFER
PERM. PARK EASEMENT SEE VDOT PLAN
8" ACSA SEWER
SAN
36
38
34
32
CONSERVATION AREA 5.89 ACRES
ALBEMARLE COUNTY GIS CRITICAL SLOPES - PRESERVED
ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED
AMENITY AREA 5,488 SF
POTENTIAL FUTURE BUILDING. NOT PERMITTED UNDER THIS PLAN. IMPERVIOUS AREA HAS BEEN INCLUDED IN SWM CALCULATIONS
6" GRAVITY SANITARY SEWER LATERAL
PROPOSED RETAINING WALL
BUILDING 9 TYPE D
DOMESTIC LINE 'B'
90° BEND (TYP.)
FIRE LINE 'A'
FIRE LINE 'B'
FDC
6" FUTURE DOMESTIC AND FIRE LINE
ADA PARKING SIGN (TYP.)
1.5" METER VAULT
8.26'
3.4'
6'
MATCHLINE SHEET C4.2
79' BUILDING TYPE D
152' BUILDING TYPE D
BUILDING 12 TYPE D
CG-6
CG-12
CG-2
18' TYP
9' TYP.
6" X 6" TEE AND VALVE
6" TO 2" REDUCER
6" DIP ACSA WATERLINE
ROAD 1 26' PRIVATE ACCESS
90° BEND
R10'
R3' (TYP.)
FHA
8'
5'
6'
4.43'
9' TYP.
BUILDING 10 TYPE B
143.9' BUILDING TYPE B
84.3' BUILDING TYPE B
FIRE LINE 'A'
1.5" METER VAULT
4.2'
26' PRIVATE ACCESS
BUILDING 7 TYPE B
MATCHLINE SHEET C4.3

CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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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
LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.1

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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.
3. OPEN SPACE PLANNING AND DESIGN TO BE COORDIANTED WITH AND APPROVED BY ALBEMARLE COUNTY PARKS AND RECREATION, WITH ASSISTANCE FROM OTHER COUNTY STAFF AND CITY PARKS AND RECREATION STAFF. (ZMA201900008, PROFFER 2. "TRAIL HEAD PARK")

SCALE 1"=20'
0 20' 40'

NAD 83

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

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

JOHN WARNER PKWY

SD FLARED END SECTION OUTLET=428.45'

ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED

EX CURB

PERM. DRAIN EASEMENT SEE VDOT PLAN

PERM. PARK EASEMENT

30'

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

6" OLIVE

6" MAPLE

PROPOSED 50' LANDSCAPE BUFFER

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (2A)

20.53'

176.12'

28.25'

MATCHLINE SEE SHEET C4.1

8" ACSA SEWER

SAN

40

6" GRAVITY SANITARY SEWER LATERAL

BUILDING 9 TYPE D

153' BUILDING TYPE D

BUILDING 8 TYPE D

79' BUILDING TYPE D

6" GRAVITY SANITARY SEWER LATERAL

30' LANDSCAPE BUFFER(TYP.)

PARK AREA

CONNECT SHARED USE PATH TO EXISTING SHARE USE PATH

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

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

OPEN SPACE 1.1 ACRES DEDICATED FOR PUBLIC USE SEE NOTE 3 ON SHEET C4.2

PROPOSED RETAINING WALL

DOMESTIC LINE 'B'
FIRE LINE 'A'
1.5" METER VAULT
6" TO 2" REDUCER
90° BEND (TYP.)
FIRE LINE 'B'
6" X 6" TEE AND VALVE
FDC
12.9'
6"

ADA PARKING SIGN (TYP.)
CG-12
CG-6
8' 5' 8'
18' TYP
9' TYP.

ROAD 1
26' PRIVATE ACCESS

6" X 6" TEE VALVE (TYP)
6" DIP ACSA WATERLINE
FHA
90° BEND
9' TYP.
R3' (TYP.)
R10'

CG-2

ROAD 2
26'
PRIVATE
ACCESS

BUILDING 7 TYPE B

BUILDING 6 TYPE B

64' BUILDING TYPE B

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

MATCHLINE SEE SHEET C4.4

30' LANDSCAPE BUFFER(TYP.)

R/W TO BE DEDICATED (0.82 ACRES)

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

10'

PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH

MILL & OVERLAY

DUNLORA DR.

RIO ROAD EAST (ROUTE 631)

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CRAIG W.J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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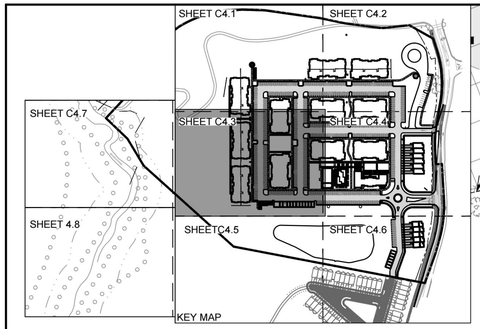
DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
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

SCALE 1"=20'
0 20' 40'
NAD 83

50' LANDSCAPE BUFFER(TYP.)
PRESERVED STEEP SLOPES OVERLAY DISTRICT
ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT
ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT
PRESERVED STEEP SLOPES OVERLAY DISTRICT
100.01
19.43'
PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (1A)
MATCHLINE SEE SHEET C4.1
FDC
FIRE LINE 'B'
FIRE LINE 'A'
DOMESTIC LINE 'B'
90° BEND (TYP.)
6" TO 2" REDUCER
1.5" METER VAULT
6" X 6" TEE AND VALVE (TYP)
6" X 6" TEE & VALVE (TYP)
BUILDING 13 TYPE C
6" GRAVITY SANITARY SEWER LATERAL
ADA PARKING SIGN (TYP.)
CG-12
CG-6
CG-2
ROAD 1 26' PRIVATE ACCESS
BUILDING 10 TYPE B
FHA
6" X 6" TEE
6" DIP ACSA WATERLINE
OPEN SPACE 6,128 SF
BUILDING 11 TYPE B
BUILDING 7 TYPE B
BUILDING 5 TYPE B
90° R10' BEND
R10'
9' TYP.
18' TYP
6" X 6" TEE AND VALVE (TYP)
26' PRIVATE ACCESS
6" GRAVITY SANITARY SEWER LATERAL
DOG PARK 5,030 SF
MATCHLINE SEE SHEET C4.4
BUILDING 14 TYPE C
152' BUILDING TYPE C
79' BUILDING TYPE C
140' BUILDING TYPE B
79.4' BUILDING TYPE B
R3' (TYP.)
6" X 6" TEE
PROPOSED RETAINING WALL
TRASH & RECYCLING ENCLOSURE
ROAD 1 24' PRIVATE ACCESS
8" ACSA SEWER
MAINTENANCE GARAGE
CAR WASH AREA WITH HOSE BIB AND VACUUM
12 FREE STANDING GARAGES
MANAGED STEEP SLOPES (TYP.)
MATCHLINE SEE SHEET C4.5

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CHECKED BY C. KOTARSKI
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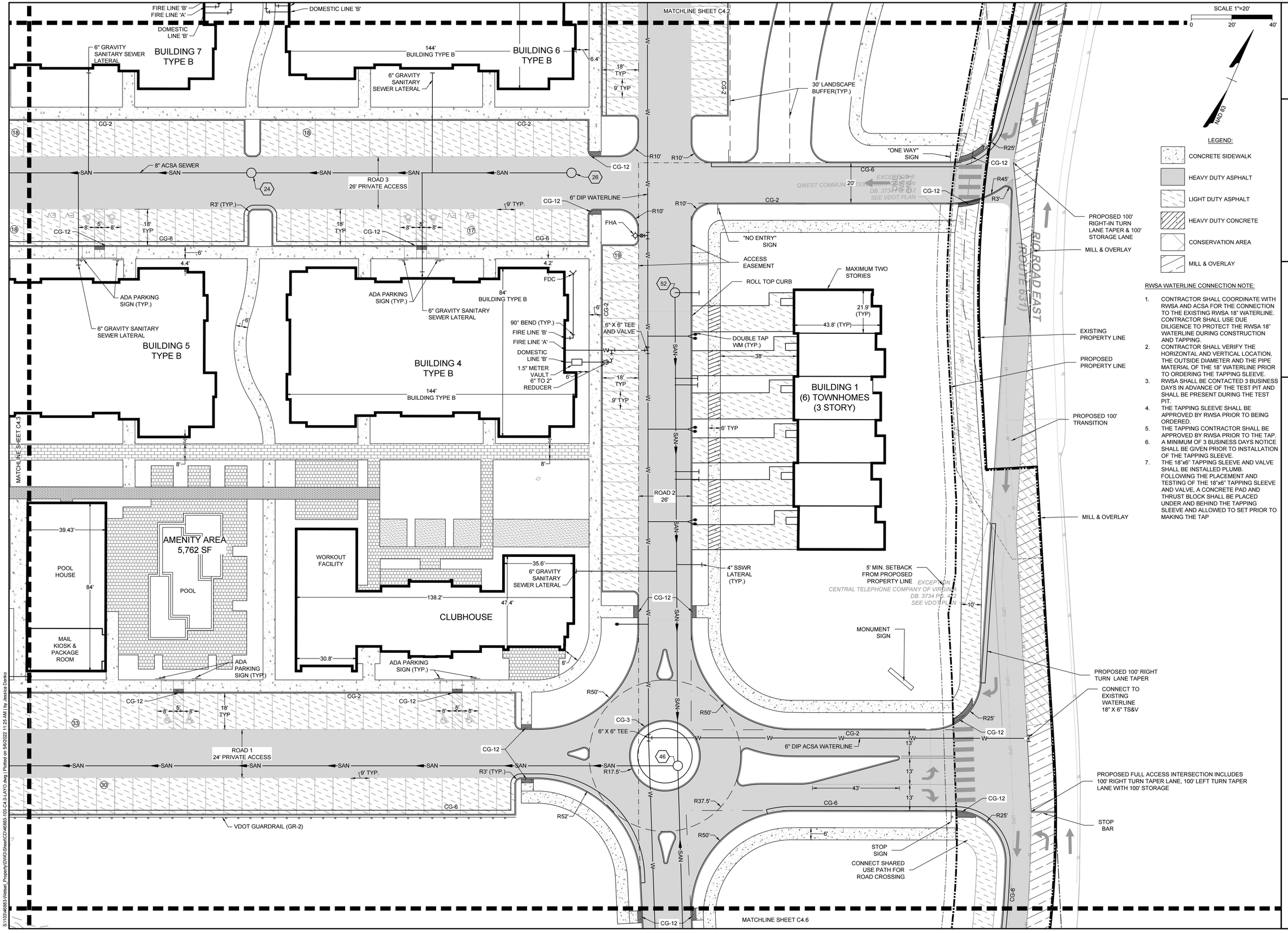
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RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT & UTILITIES PLAN

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SHEET NO. C4.3

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RWSA WATERLINE CONNECTION NOTE:

1. CONTRACTOR SHALL COORDINATE WITH RWSA AND ACSA FOR THE CONNECTION TO THE EXISTING RWSA 18" WATERLINE. CONTRACTOR SHALL USE DUE DILIGENCE TO PROTECT THE RWSA 18" WATERLINE DURING CONSTRUCTION AND TAPPING.
2. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION, THE OUTSIDE DIAMETER AND THE PIPE MATERIAL OF THE 18" WATERLINE PRIOR TO ORDERING THE TAPPING SLEEVE.
3. RWSA SHALL BE CONTACTED 3 BUSINESS DAYS IN ADVANCE OF THE TEST PIT AND SHALL BE PRESENT DURING THE TEST PIT.
4. THE TAPPING SLEEVE SHALL BE APPROVED BY RWSA PRIOR TO BEING ORDERED.
5. THE TAPPING CONTRACTOR SHALL BE APPROVED BY RWSA PRIOR TO THE TAP.
6. A MINIMUM OF 3 BUSINESS DAYS NOTICE SHALL BE GIVEN PRIOR TO INSTALLATION OF THE TAPPING SLEEVE.
7. THE 18"x6" TAPPING SLEEVE AND VALVE SHALL BE INSTALLED PLUMB. FOLLOWING THE PLACEMENT AND TESTING OF THE 18"x6" TAPPING SLEEVE AND VALVE, A CONCRETE PAD AND THRUST BLOCK SHALL BE PLACED UNDER AND BEHIND THE TAPPING SLEEVE AND ALLOWED TO SET PRIOR TO MAKING THE TAP

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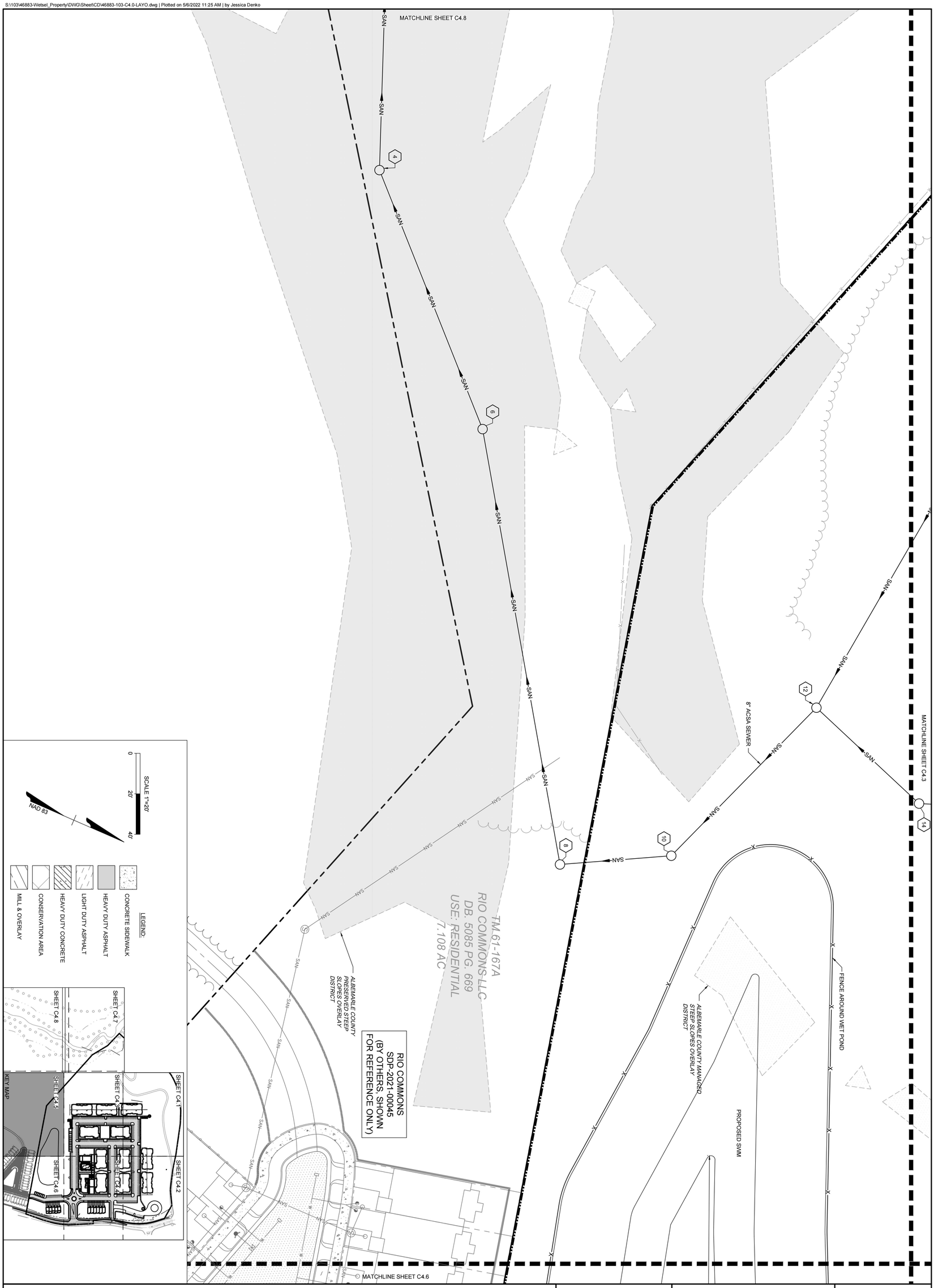
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LAYOUT & UTILITIES PLAN

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COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
LICENSED PROFESSIONAL ENGINEER
05-05-22

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS

RIO POINT

COUNTY OF ALBEMARLE, VA

LAYOUT & UTILITIES PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C4.5	46883	1" = 20'	C. KOTARSKI	J. DENKO	R. VAN NEKERK	02/07/2022

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MATCHLINE SHEET C4.4

CG-12

FHA

SAN

SAN. LAT

MAXIMUM TWO STORIES

5' MIN. SETBACK FROM PROPOSED PROPERTY LINE

21.56' (TYP)

34'

6' TYP

43.8' (TYP)

12.4'

BUILDING 2
(5) TOWNHOMES
(2 STORY SPLIT)

ROAD 2
24'

DOUBLE TAP WM (TYP.)

18' TYP

9' TYP

SINGLE TAP WM (TYP.)

8" ACSA SEWER

22.5° BEND

48

6 FREE STANDING GARAGES

22.8'

74.2'

SERVICE FOR FUTURE CONNECTIONS

50

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

FENCE AROUND WET POND

209.32'

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 1 WET POND

44.71'

GATE TO ACCESS WET POND

MATCHLINE SHEET C4.5

CG-2

CG-6

RIO ROAD EAST (ROUTE 631)

10'

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

MILL & OVERLAY

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

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

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

LEGEND:

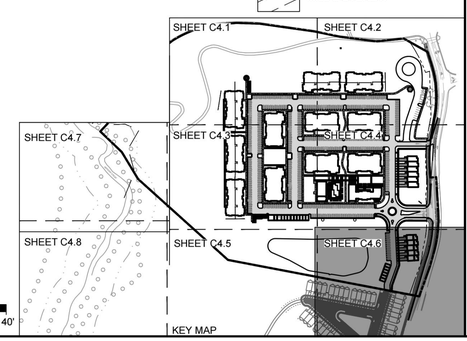
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONSERVATION AREA
- MILL & OVERLAY

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'



COMMONWEALTH OF VIRGINIA
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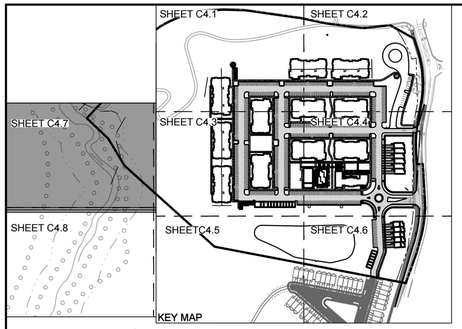
RIO POINT
COUNTY OF ALBEMARLE, VA

LAYOUT & UTILITIES PLAN

JOB NO. 46883
SHEET NO. C4.6

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LEGEND:

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

NAD 83

SCALE 1"=20'

0 20' 40'

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 C4.3

ZONE AE

MEADOW CREEK

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

EDGE CREEK

FLOODWAY

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
7.108 AC

MATCHLINE SHEET C4.8

COMMONWEALTH OF VIRGINIA
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DESIGNED BY J. DENKO

CHECKED BY C. KOTARSKI

SCALE 1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

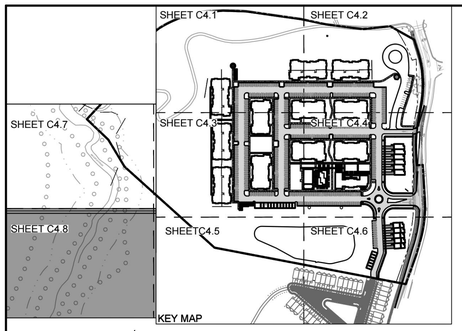
LAYOUT & UTILITIES PLAN

JOB NO. 46883

SHEET NO. C4.7

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LEGEND:

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

NAD 83

SCALE 1"=20'

0 20' 40'

MATCHLINE SHEET C4.7

MATCHLINE SHEET C4.5

EDGE OF CREEK

FLOODWAY

ZONE AE

WATER PROTECTION ORDINANCE 100' STREAM BUFFER

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

2

SAN

SAN

SAN

SAN

SAN

EX

CONNECT TO EXISTING MANHOLE

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

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DATE
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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

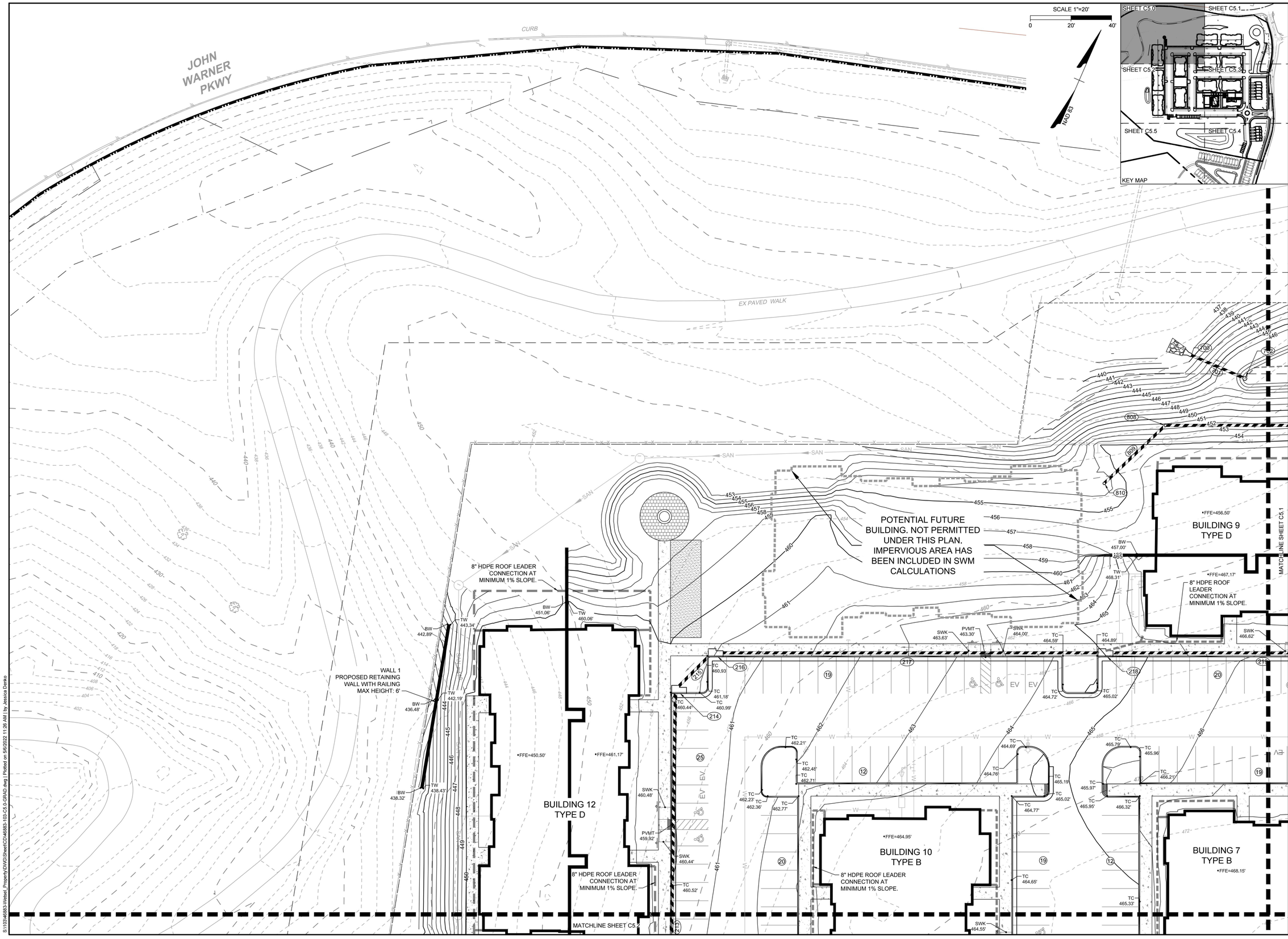
LAYOUT & UTILITIES PLAN

JOB NO.
46883

SHEET NO.
C4.8

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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
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.0

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SCALE 1"=20'
0 20' 40'

NAD 83

JOHN WARMER PKWY

EX CURB

SD FLARED END SECTION
OUTLET=428.45'

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

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" OLIVE

6" MAPLE

3" HDPE PERFORATED UNDERDRAIN

SEDIMENT FOREBAY GABION WALL ELEV. = 445.5'

BIORETENTION 2A LEVEL 2

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

MATCHLINE SEE SHEET C5.0

MATCHLINE SEE SHEET C5.3

EXCEPTION 8;
QWEST COMMUNICATIONS CORPORATION
DB. 1813 PG. 352
SEE VDOT PLAN

RIO ROAD EAST (ROUTE 631)

DUNLORA DR.

BUILDING 9
TYPE D
•FFE=456.50'

BUILDING 8
TYPE D
•FFE=459.20'

•FFE=467.17'

•FFE=469.88'

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

BUILDING 7
TYPE B
•FFE=468.15'

BUILDING 6
TYPE B
•FFE=470.50'

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

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
05-05-22
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS

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.
C5.1

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

SCALE 1"=20'
0 20' 40'
NAD 83

MATCHLINE SEE SHEET C5.0

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

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

SEDIMENT FOREBAY GABION WALL ELEV. = 446.0'

BIORETENTION 1A LEVEL 2

4" HDPE PERFORATED UNDERDRAIN

EASEMENT

BUILDING 13 TYPE C
•FFE=451.00'
•FFE=461.67'

BUILDING 14 TYPE C
•FFE=449.50'
•FFE=460.17'

BUILDING 10 TYPE B
•FFE=464.95'

BUILDING 11 TYPE B
•FFE=462.00'

BUILDING 7 TYPE B
•FFE=468.15'

BUILDING 5 TYPE B
•FFE=465.03'

12 FREE STANDING GARAGES

MATCHLINE SEE SHEET C5.3

MATCHLINE SEE SHEET C5.5

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

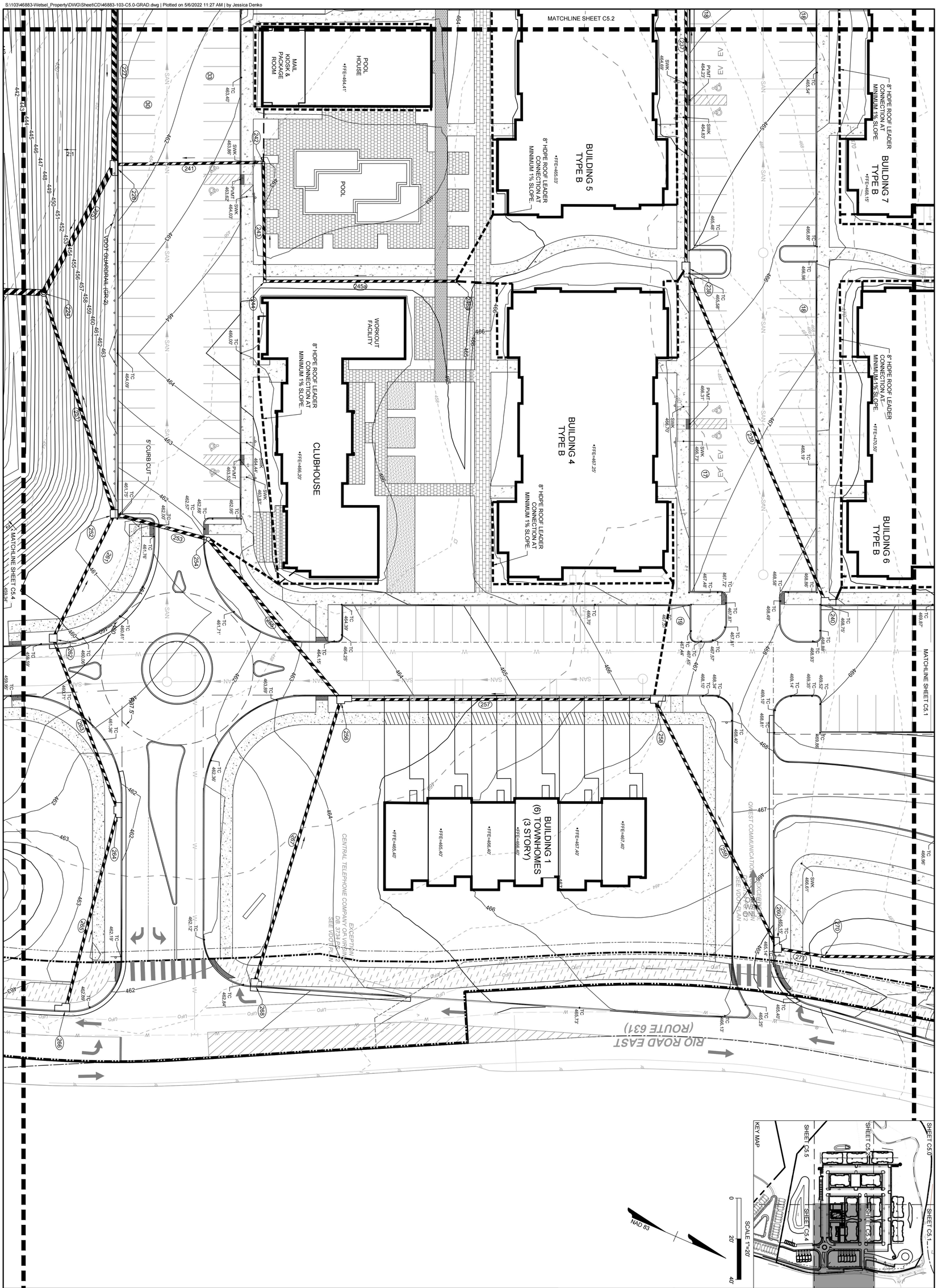
RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.2

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CRAIG W. J. TOTTEN
LICENSED PROFESSIONAL ENGINEER
05-05-22

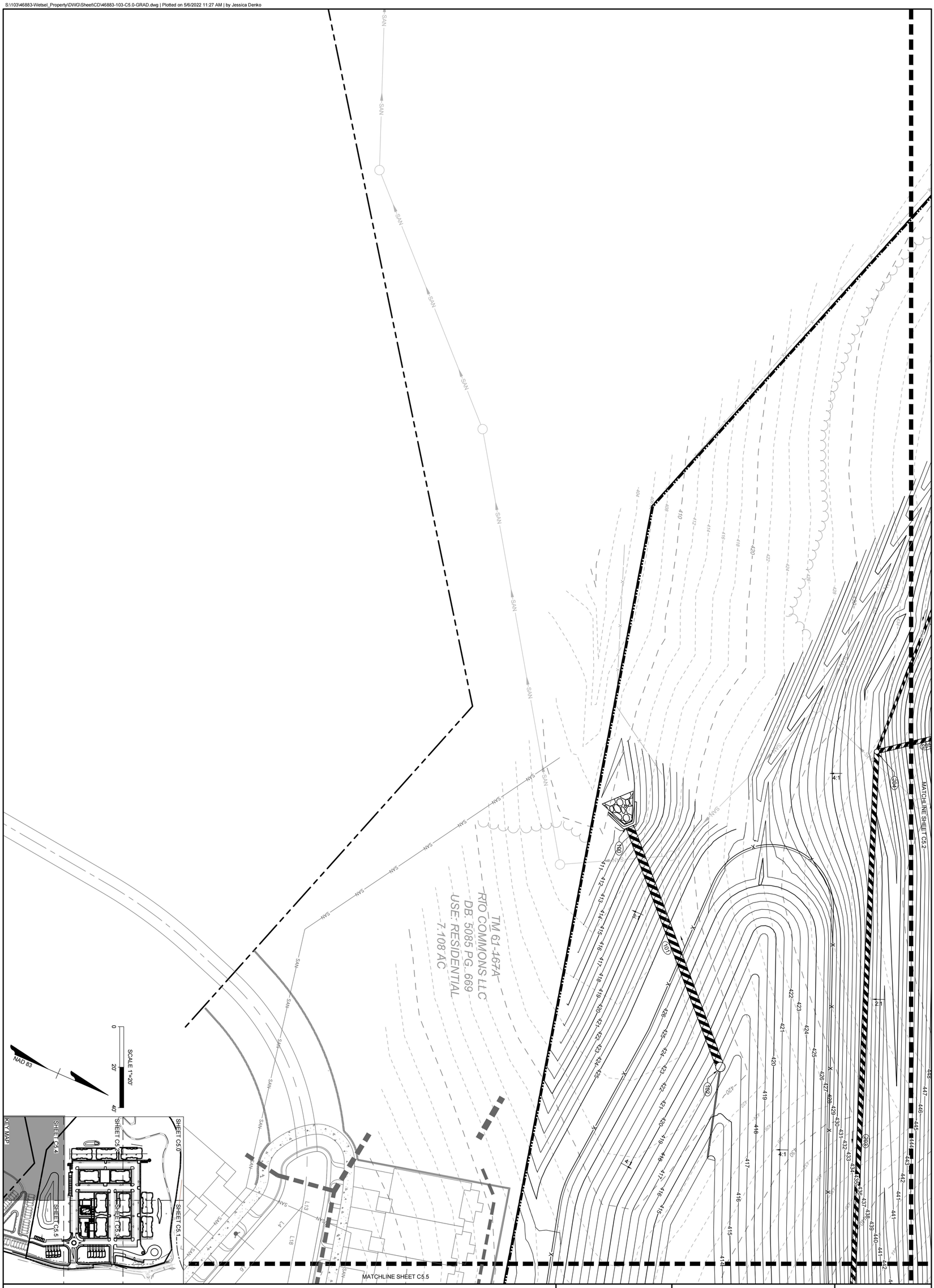
DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS

SHEET NO.	JOB NO.	
C5.3	46883	RIO POINT COUNTY OF ALBEMARLE, VA GRADING & DRAINAGE PLAN

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

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RIO POINT

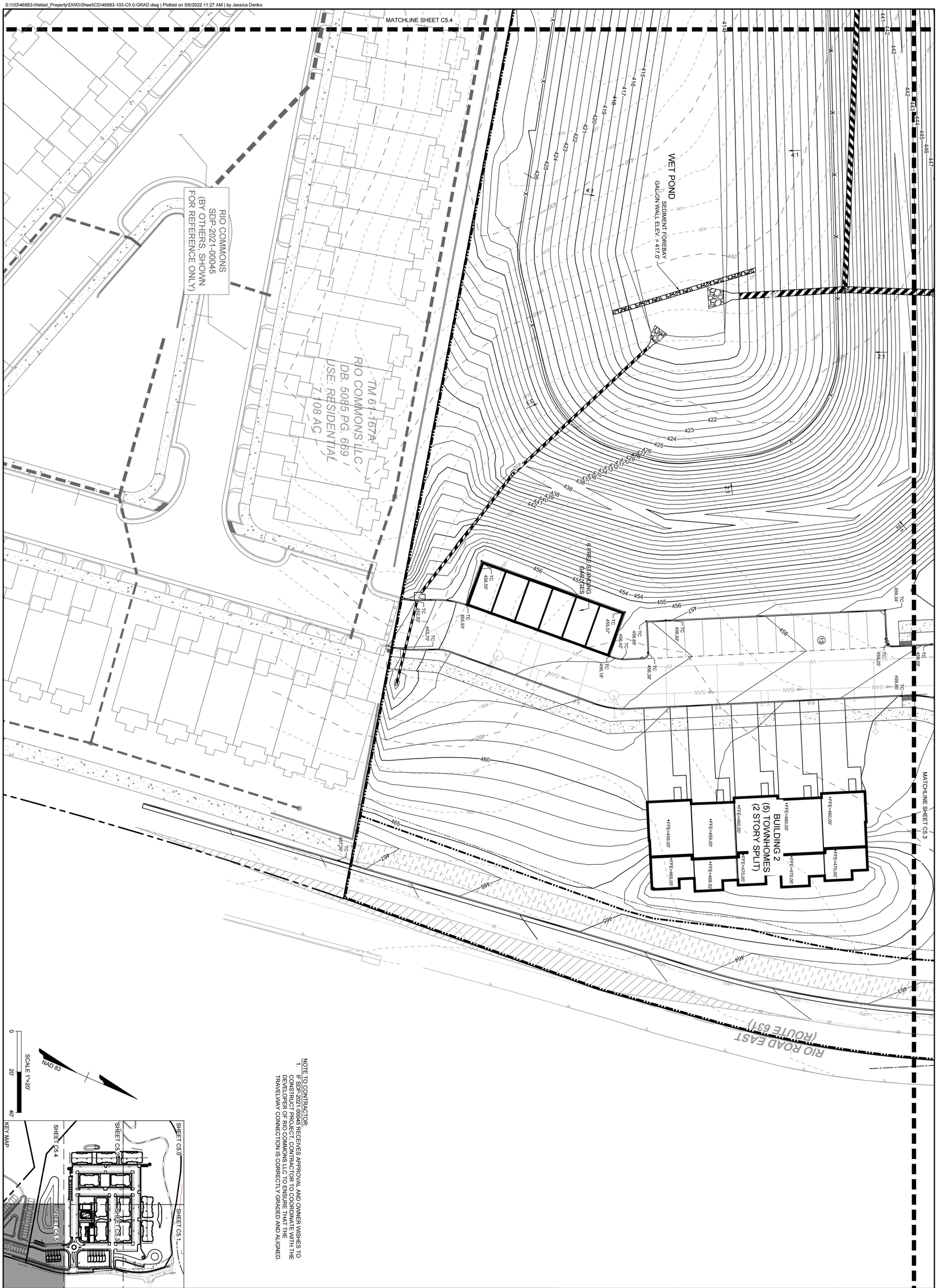
COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

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

DATE	REVISION DESCRIPTION
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NOTE TO CONTRACTOR:
1. IF SDP-2021-00045 RECEIVES APPROVAL AND OWNER WISHES TO CONSTRUCT PROJECT, CONTRACTOR TO COORDINATE WITH THE DEVELOPER OF RIO COMMONS LLC TO ENSURE THAT THE TRAVELWAY CONNECTION IS CORRECTLY GRADED AND ALIGNED.

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05-05-22

RIO POINT

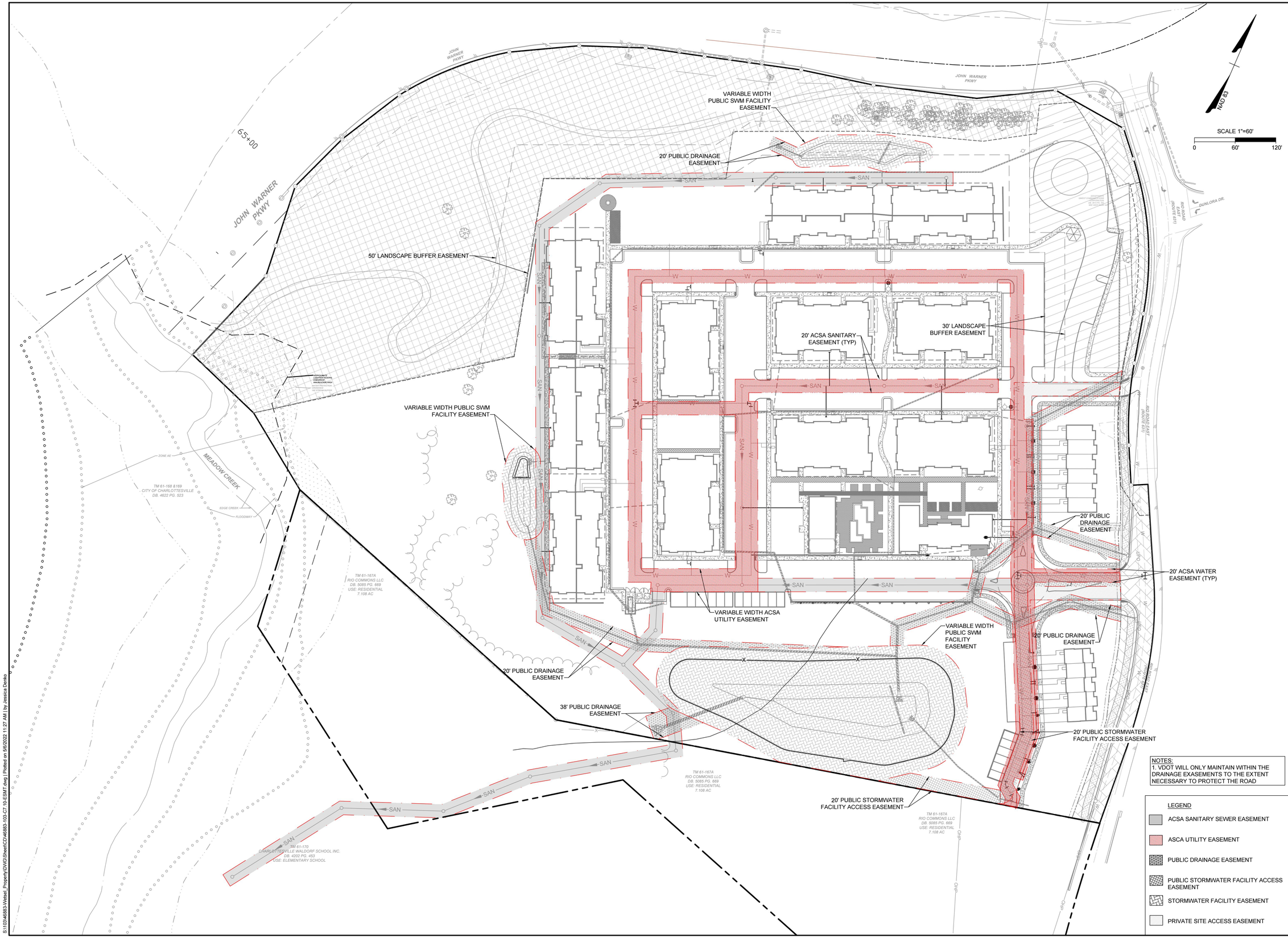
COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.5	46883	1" = 20'	C. KOTARSKI	J. DENKO	R. VAN NIEKERK	02/07/2022

DATE	REVISION DESCRIPTION
05/05/2022	*COUNTY COMMENTS*

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NOTES:
1. VDOT WILL ONLY MAINTAIN WITHIN THE DRAINAGE EXASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROAD

LEGEND

- ACSA SANITARY SEWER EASEMENT
- ASCA UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- PUBLIC STORMWATER FACILITY ACCESS EASEMENT
- STORMWATER FACILITY EASEMENT
- PRIVATE SITE ACCESS EASEMENT

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	05/05/2022

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

RIO POINT
COUNTY OF ALBEMARLE, VA
EASEMENT PLAN

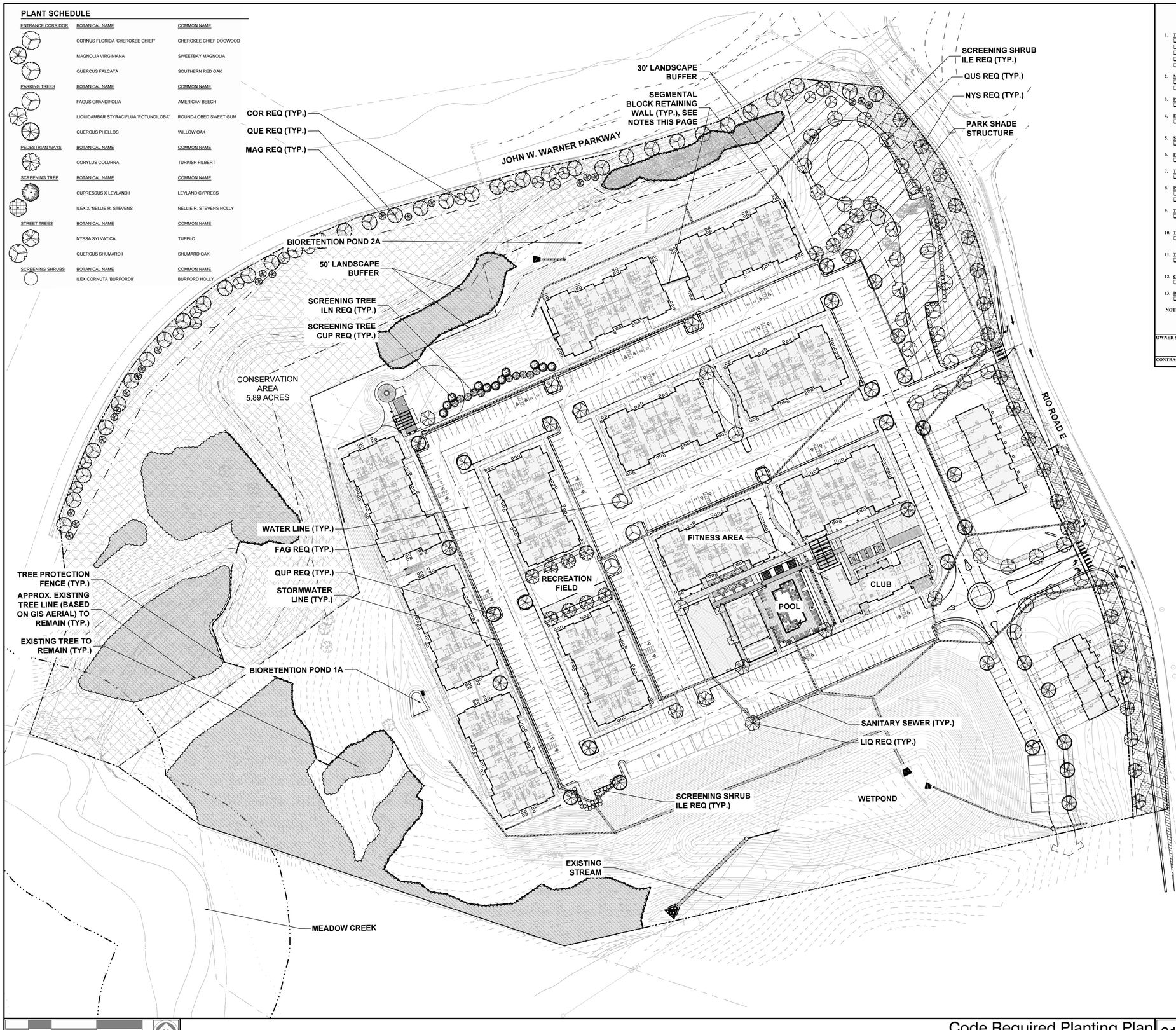
JOB NO. 46883
SHEET NO. C7.10

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PLANT SCHEDULE

ENTRANCE CORRIDOR	BOTANICAL NAME	COMMON NAME
	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
	QUERCUS FALCATA	SOUTHERN RED OAK
PARKING TREES	**BOTANICAL NAME**	**COMMON NAME**
	FAGUS GRANDIFOLIA	AMERICAN BEECH
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	QUERCUS PHELLOS	WILLOW OAK
PEDESTRIAN WAYS	**BOTANICAL NAME**	**COMMON NAME**
	CORYLUS COLURNA	TURKISH FILBERT
SCREENING TREE	**BOTANICAL NAME**	**COMMON NAME**
	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS
	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY
STREET TREES	**BOTANICAL NAME**	**COMMON NAME**
	NYSSA SYLVATICA	TUPELO
	QUERCUS SHUMARDII	SHUMARD OAK
SCREENING SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY



Code Required Planting Plan 01

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ❑ Trees to be saved;
   - ❑ Limits of clearing (outside dripline of trees to be saved);
   - ❑ Location and type of protective fencing;
   - ❑ Grade changes requiring tree wells or walls;
   - ❑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ❑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ❑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ❑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ❑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ❑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ❑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ❑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ❑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ❑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ❑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ❑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ❑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ❑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ❑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

5/1/06 Page 1 of 1

SCREENING REQUIREMENTS - PER SECTION 32.7.9.7

- THE FOLLOWING SHALL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM PUBLIC STREET;
  - PARKING LOTS WITH 4 OR MORE SPACES
  - DETENTION PONDS
  - DUMPSTER, RECYCLING, AND SOLID WASTE HANDLING AREAS
  - STORAGE YARDS
  - RECREATIONAL FACILITIES DETERMINED TO BE BE OF OBJECTIONABLE CHARACTER BY THE AGENT
- SHRUBS SHALL BE EVERGREEN, MIN. 18" HT. AT PLANTING AND BE PLANTED NO GREATER THAN 5' APART

TREE CANOPY - PER SECTION 32.7.9.8

- MIN. OF 10% TREE CANOPY MUST BE PROVIDED WITHIN THE SITE

TOTAL SITE AREA: 27.31 AC
- 0.82 AC (DEDICATED R/W)
26.49 AC

TREE CANOPY REQUIRED: 2.65 AC

TREE CANOPY PROVIDED:
RETAINED CANOPY: 2.60 AC
PROPOSED CANOPY: 1.26 AC
TOTAL CANOPY: 3.86 AC (14.5% OF SITE)

LANDSCAPING ALONG STREETS - PER SECTION 32.7.9.5

RIO ROAD E
STREET FRONTAGE: 1052 LF
REQUIRED TREES: 21
- 1052/ 50 = 21.04

PROPOSED TREES: 22

ENTRANCE CORRIDOR

JOHN W WARNER PARKWAY
STREET FRONTAGE: 1306 LF
REQUIRED LARGE MATURING TREES: 37
- 1306/ 35 = 37.31

PROPOSED LARGE MATURING TREES: 38
PROPOSED ORNAMENTAL TREES: 38

LANDSCAPING WITHIN A PARKING AREA - PER SECTION 32.7.9.6

TOTAL SURFACE PARKING SPACES: 500
REQUIRED LARGE MATURING TREES: 50
- 500/ 10 =50

PROPOSED LARGE MATURING TREES: 51

SEC. 32.7.9.9 - INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING AND SCREENING.:

ALL LANDSCAPING AND SCREENING REQUIRED BY SECTION 32.7.9 SHALL BE INSTALLED AND MAINTAINED AS FOLLOWS:

A. TIMING OF INSTALLATION. ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
B. METHOD OF INSTALLATION. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
C. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
D. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP. IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
E. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

NOTES:

1. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
2. DEMOLITION PERMITS ARE REQUIRED PRIOR TO DEMOLITION AND THE ALBEMARLE COUNTY HISTORIC PRESERVATION COMMITTEE POLICY IS TO SEEK PROPERTY OWNER PERMISSION TO DOCUMENT HISTORIC PROPERTIES BEFORE THEY ARE DEMOLISHED.
3. RETAINING WALLS TO BE DIAMOND PRO RETAINING WALL SYSTEM BY ANCHOR, COLOR WILL BE AN EARTH-TONE WITH A ROCK LIKE TEXTURE.

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RIO POINT
COUNTY OF ALBEMARLE, VA

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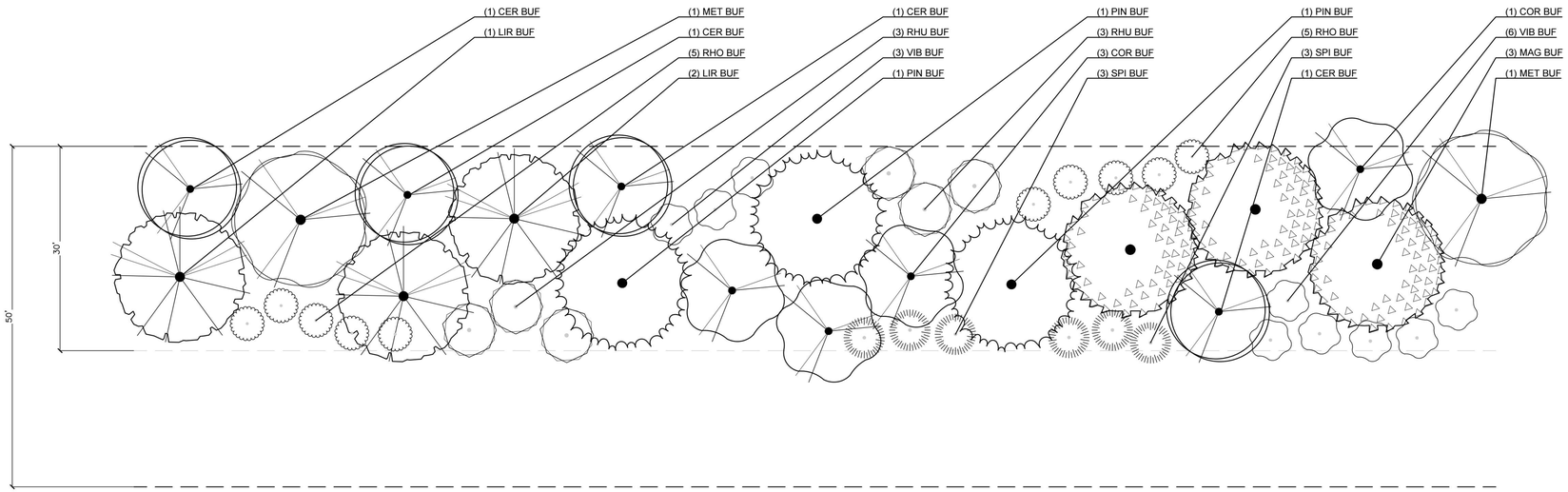
PROJECT: 221074
DATE: 06.22.2022

REVISIONS:	DATE

DRAWN BY: JL
CHECKED BY: JK

CODE REQUIRED PLANTING PLAN

LP1.00

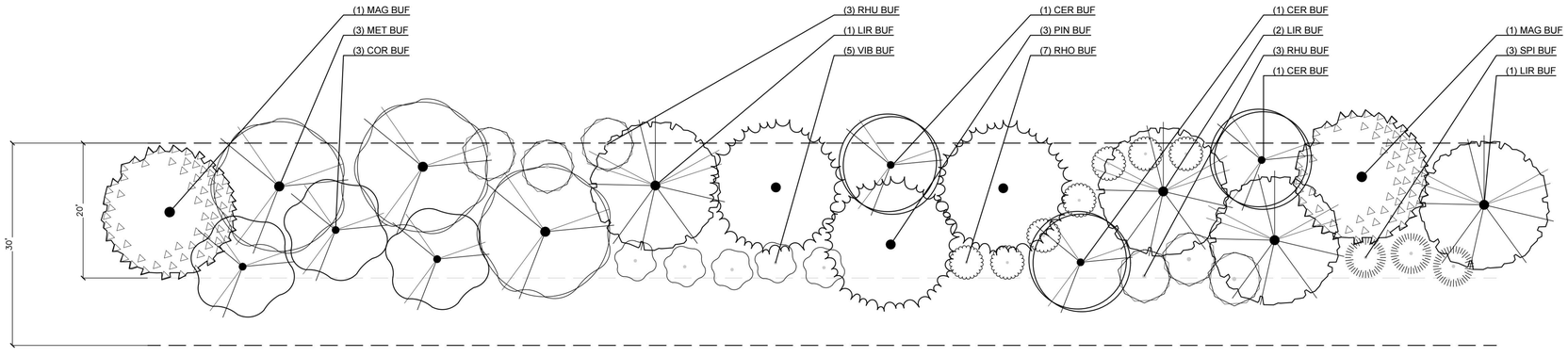


PLANT SCHEDULE 50' LANDSCAPE BUFFER (200' TYP. SECTION)

LANDSCAPE BUFFER	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
CER BUF	4	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY EASTERN REDBUD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
COR BUF	4	CORNUS X 'RUTBAN'	AURORA FLOWERING DOGWOOD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
LIR BUF	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" MIN.	8-10`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
MAG BUF	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	8-10`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
MET BUF	2	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	---	8-10`	3-5`	FULL, STRAIGHT CENTTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
PIN BUF	3	PINUS TAEDA	LOBLOLLY PINE	---	8-10`	3-5`	FULL, STRIAGHT CENTRAL LEADER, WELL MATCHED SPECIMANS, NATIVE

LANDSCAPE BUFFER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
RHO BUF	10	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	24-30"	24-30"		FULL
RHU BUF	6	RHUS GLABRA	SMOOTH SUMAC	30-36"	24-30"		FULL
SPI BUF	6	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	24-30"	24-30"		FULL
VIB BUF	9	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	24-30"	24-30"		FULL

200' Typ. Section of 50' Landscape Buffer 02



PLANT SCHEDULE 30' LANDSCAPE BUFFER (200' TYP. SECTION)

LANDSCAPE BUFFER	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
CER BUF	3	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY EASTERN REDBUD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
COR BUF	3	CORNUS X 'RUTBAN'	AURORA FLOWERING DOGWOOD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
LIR BUF	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" MIN.	8-10`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
MAG BUF	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	8-10`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
MET BUF	3	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	---	8-10`	3-5`	FULL, STRAIGHT CENTTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
PIN BUF	3	PINUS TAEDA	LOBLOLLY PINE	---	8-10`	3-5`	FULL, STRIAGHT CENTRAL LEADER, WELL MATCHED SPECIMANS, NATIVE

LANDSCAPE BUFFER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
RHO BUF	7	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	24-30"	24-30"		FULL
RHU BUF	6	RHUS GLABRA	SMOOTH SUMAC	30-36"	24-30"		FULL
SPI BUF	3	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	24-30"	24-30"		FULL
VIB BUF	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	24-30"	24-30"		FULL

200' Typ. Section of 30' Landscape Buffer 01

NOTE:

WHERE POSSIBLE THE EXISTING NATURAL UNDISTURBED VEGETATION WILL BE RETAINED. PEDESTRIAN AND/OR VEHICULAR CONNECTIONS TO THE TRAILHEAD PARK ARE PERMITTED WITHIN THE BUFFER.

CLINE DESIGN
220 E. Peterson Drive
Charlotte, NC 28217
704/333.7272
ClineDesignAssoc.com

RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

ARB SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 06.22.2022

REVISIONS:	DATE

DRAWN BY: JL
CHECKED BY: JK

CODE REQUIRED LANDSCAPE BUFFER

LP1.01

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FIRE PIT AREA SUPPLEMENTAL PLANTING SCHEDULE

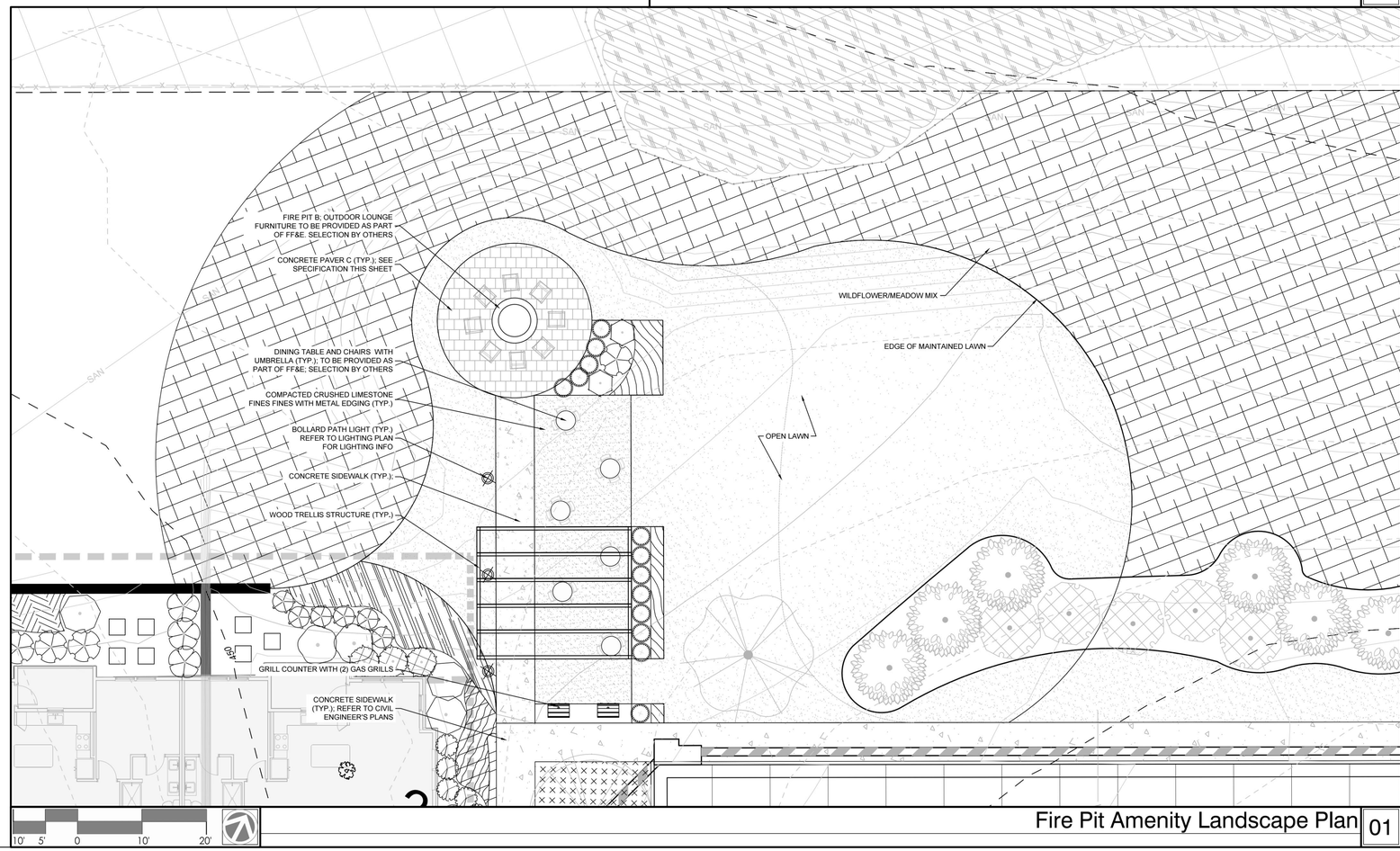
SUPPLEMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER		REMARKS
MUH VAR	13	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	---		1 GAL		FULL
SUPPLEMENTAL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**CONTAINER**		**REMARKS**
HYD J23	2	HYDRANGEA PANICULATA 'JANE' TM	LITTLE LIME PANICLE HYDRANGEA	18-24"	18-24"			FULL
HYD SNO	1	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE' TM	SNOWFLAKE OAKLEAF HYDRANGEA	18-24"	18-24"			FULL
SUPPLEMENTAL GROUND COVER	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		**SPACING**	
PER NYJ	51	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	---	1 GAL		18" o.c.	FULL
TURF GRASS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		**SPACING**	
TUR DRO	6,219 SF	TURF SEED	TURF SEED DROUGHT TOLERANT DWARF FESCUE	---				

Fire Pit Amenity Supplemental Planting Schedule | 2

STANDARD NOTES:

1. AT TOP AND BOTTOM OF STAIRS, GATES, AND ALL DOORS THERE IS TO BE A MINIMUM 5'X5' LANDING WITH MAXIMUM 2% GRADE CHANGE (IN ANY DIRECTION)
2. THERE IS TO BE A MAXIMUM 2% CROSS-SLOPE ON ALL WALKWAYS PERPENDICULAR TO THE PATH OF TRAVEL
3. ALL ACCESSIBLE ROUTES WILL BE PROVIDED AT 2% MAXIMUM CROSS-SLOPE AND UP TO 8.33% RUNNING SLOPE. SLOPES BETWEEN 5% AND 8.33% WITH ELEVATION CHANGE OF GREATER THAN 6" WILL BE CONSIDERED A RAMP. SEE RAMP DETAILS FOR ADDITIONAL LAYOUT NOTES
4. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY GRADING DISCREPANCIES DURING CONSTRUCTION
5. EXTERIOR BRICK WALLS CONNECTED TO BUILDING TO MATCH BRICK AND MORTAR OF BUILDING. SEE PLANS FOR LOCATIONS OF MODULAR SIZED BRICKS AND UTILITY SIZED BRICKS
6. REFERENCE STRUCTURAL DETAILS FOR RETAINING WALLS GREATER THAN 4FT IN HEIGHT
7. ALL YARD INLETS AND ROOF LEADERS TO CONNECT TO STORM DRAIN SYSTEM. SEE CIVIL ENGINEERING PLANS
8. REFERENCE PM&E PLANS FOR EXTERIOR LIGHTING AND OUTLET LOCATIONS
9. REFERENCE PM&E PLANS FOR ADDITIONAL BUILDING-MOUNTED ELECTRICAL OUTLETS, HOSE BIBS, AND GAS CONNECTIONS.
10. 2% MAX SLOPE (IN ANY DIRECTION) WITHIN COURTYARD UNLESS OTHERWISE NOTED ON GRADING PLANS
11. TOPPING SLAB TO BE SET 1/2" BELOW FINISH FLOOR ALONG FACE OF BUILDING, UNLESS OTHERWISE NOTED.
12. TOPPING SLAB TO BE LEVEL WITH FINISH FLOOR AT ALL DOOR LOCATIONS.
13. LEGEND AND NOTES APPLY TO ALL SD SERIES SHEETS
14. SEE CIVIL PLANS FOR ALL CURB ELEVATIONS AND GRADING ALONG ROAD AND PARKING LOTS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF ANY GRADING AND LAYOUT DISCREPANCIES PRIOR TO CONSTRUCTION

Standard Notes



Fire Pit Amenity Landscape Plan | 01

MATERIALS LEGEND

SYMBOL	MATERIAL
	POOL COPING 2 3/8" x 14" x 28" RAFFINATO SMOOTH COMMERCIAL BY: TECHO-BLOC COLOR: GREYED NICKEL REFER TO DETAIL 07, SHEET SD2.00
	CONCRETE PAVER A: 2 3/8" x 19 1/2" x 32 1/2" BLUE GRANDE SLATE COMMERCIAL HD2 BY: TECHO-BLOC COLOR: SHALE GREY PATTERN: 1:2 RUNNING BOND REFER TO DETAIL02, SHEET SD2.00
	CONCRETE PAVER B: 2 3/8" x 4 1/4" x 8 1/2" VICTORIAN COMMERCIAL BY: TECHO-BLOC COLOR: ONYX BLACK PATTERN: 1:2 RUNNING BOND REFER TO DETAIL 02, SHEET SD2.00
	CONCRETE PAVER C: 3 1/16" x 13" x 13" BLU 80 POLISHED COMMERCIAL BY: TECHO-BLOC COLOR: GREYED NICKEL PATTERN: 03 LINEAR PATTERN REFER TO DETAIL 02, SHEET SD2.00
	CONCRETE SIDEWALK AND PAVEMENT REFER TO DETAIL 01, SHEET SD2.00
	SYNTHETIC TURF PLAYGROUND GRASS ULTRA BY: FOREVER LAWN REFER TO DETAILS 01 & 02, SD2.10
	COMPACTED CRUSHED LIMESTONE REFER TO DETAIL 03, SHEET SD2.00

MATERIAL NOTES:

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5. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
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8. ALL EXTERIOR BRICK WALLS THAT CONNECT TO BUILDING TO MATCH BRICK SIZE, COURSING, AND JOINTING OF BUILDING. REFER TO ARCHITECT'S PLANS FOR BRICK INFORMATION.
9. POOL DECK CONCRETE TO BE SLIP RESISTANT.

Material Legend and Notes

Scale: 1" = 10'

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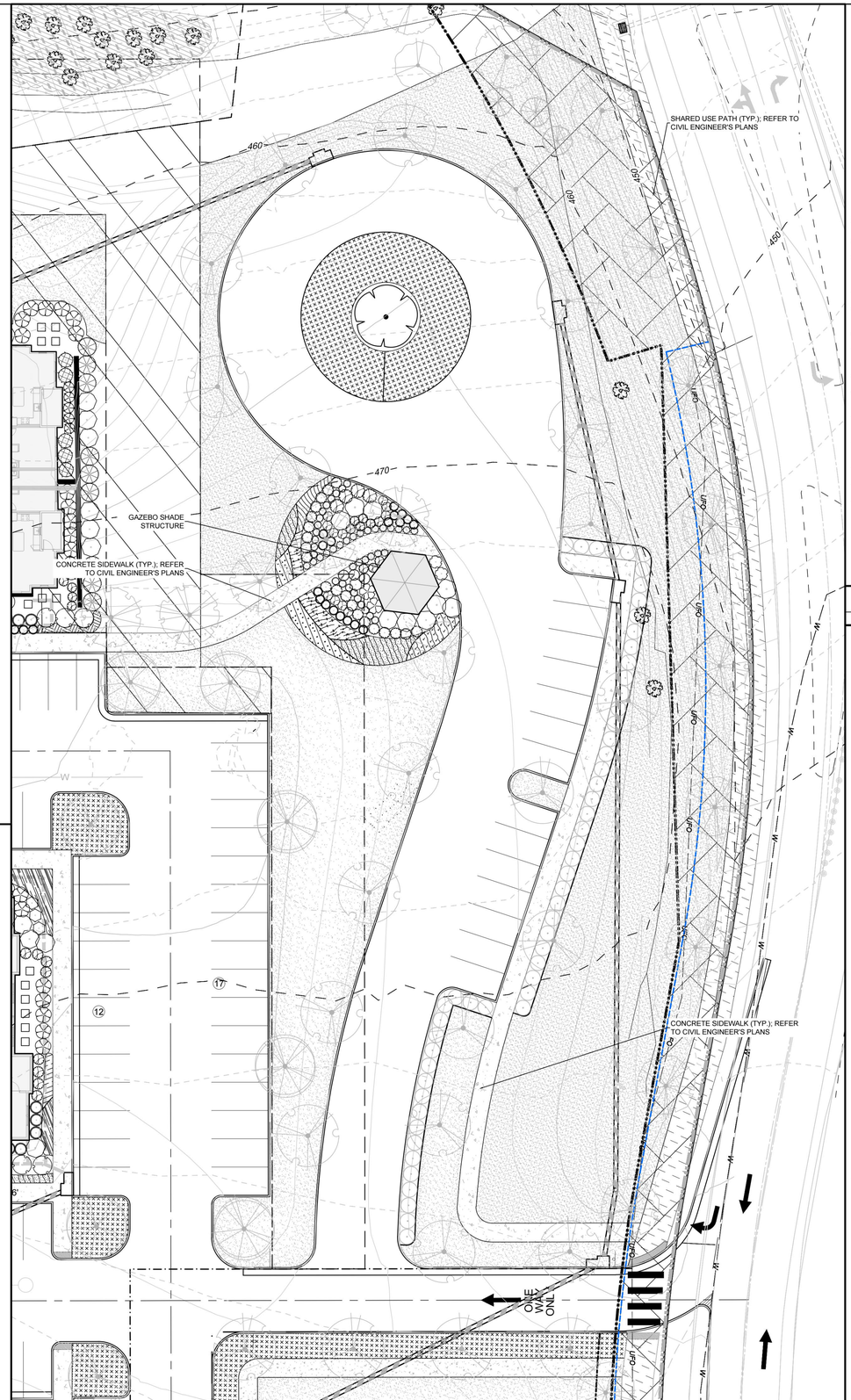
REVISIONS:	DATE

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Fire Pit Amenity Landscape Plan

LP1.10



TRAILHEAD PARK SUPPLEMENTAL PLANTING SCHEDULE

SUPPLEMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
MET GLY	1	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	3" MIN.	12-14'	4-6'	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS.

SUPPLEMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
CAL KAR	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	---		1 GAL	FULL
MUH WHI	18	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	---		1 GAL	FULL
SCH LIT	22	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	---		1 GAL	FULL

SUPPLEMENTAL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
AZA RBL	8	AZALEA X 'ROBLEG' TM	AUTUMN ANGEL ENCORE AZALEA	18-24"	18"-24"		FULL
CAM GAS	3	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	24-30"	24-30"		FULL
CHA JPN	4	CHAENOMELES JAPONICA	JAPANESE FLOWERING QUINCE	18-24"	18"-24"		FULL
COR FAR	20	CORNUS STOLONIFERA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	24-30"	18"-24"		FULL
DIS ACL	3	DISTYLIUM X 'PIDISTI-II' TM	BLUE CASCADE DISTYLIUM	24-30"	18"-24"		FULL
GAR FRO	2	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	24-30"	18-24"		FULL
HYD DPP	6	HYDRANGEA PANICULATA 'DVP PINKY' TM	PINKY WINKY PANICLE HYDRANGEA	24-30"	18"-24"		FULL
HYD J23	1	HYDRANGEA PANICULATA 'JANE' TM	LITTLE LIME PANICLE HYDRANGEA	18-24"	18-24"		FULL
HYD SNO	2	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE' TM	SNOWFLAKE OAKLEAF HYDRANGEA	18-24"	18"-24"		FULL
ITE SPR	12	ITEA VIRGINICA 'SPRICH' TM	LITTLE HENRY SWEETSPIRE	24-30"	24-30"		FULL

SUPPLEMENTAL GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
CAR PYL	131	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	---	1 GAL.	14" o.c.	FULL
COR LAN	165	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	---	1 GAL.	12" o.c.	FULL
HYP PER	26	HYPERICUM PERFORATUM	ST. JOHN'S WORT	---	1 GAL.	24" o.c.	FULL
PER NVJ	30	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	---	1 GAL	18" o.c.	FULL
RUD HIR	107	RUDBECKIA HIRTA	BLACK-EYED SUSAN	---	1 GAL.	18" o.c.	FULL

TURF GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
TUR DRO	30,125 SF	TURF SEED	TURF SEED DROUGHT TOLERANT DWARF FESCUE	---		
TUR SOD	1,908 SF	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	---		

Trailhead Park Supplemental Planting Schedule 2

Trailhead Park Landscape Plan 01

STANDARD NOTES:

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Standard Notes

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9. POOL DECK CONCRETE TO BE SLIP RESISTANT.

Material Legend and Notes

Scale: 1" = 10'

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RIO POINT

COUNTY OF ALBEMARLE, VA

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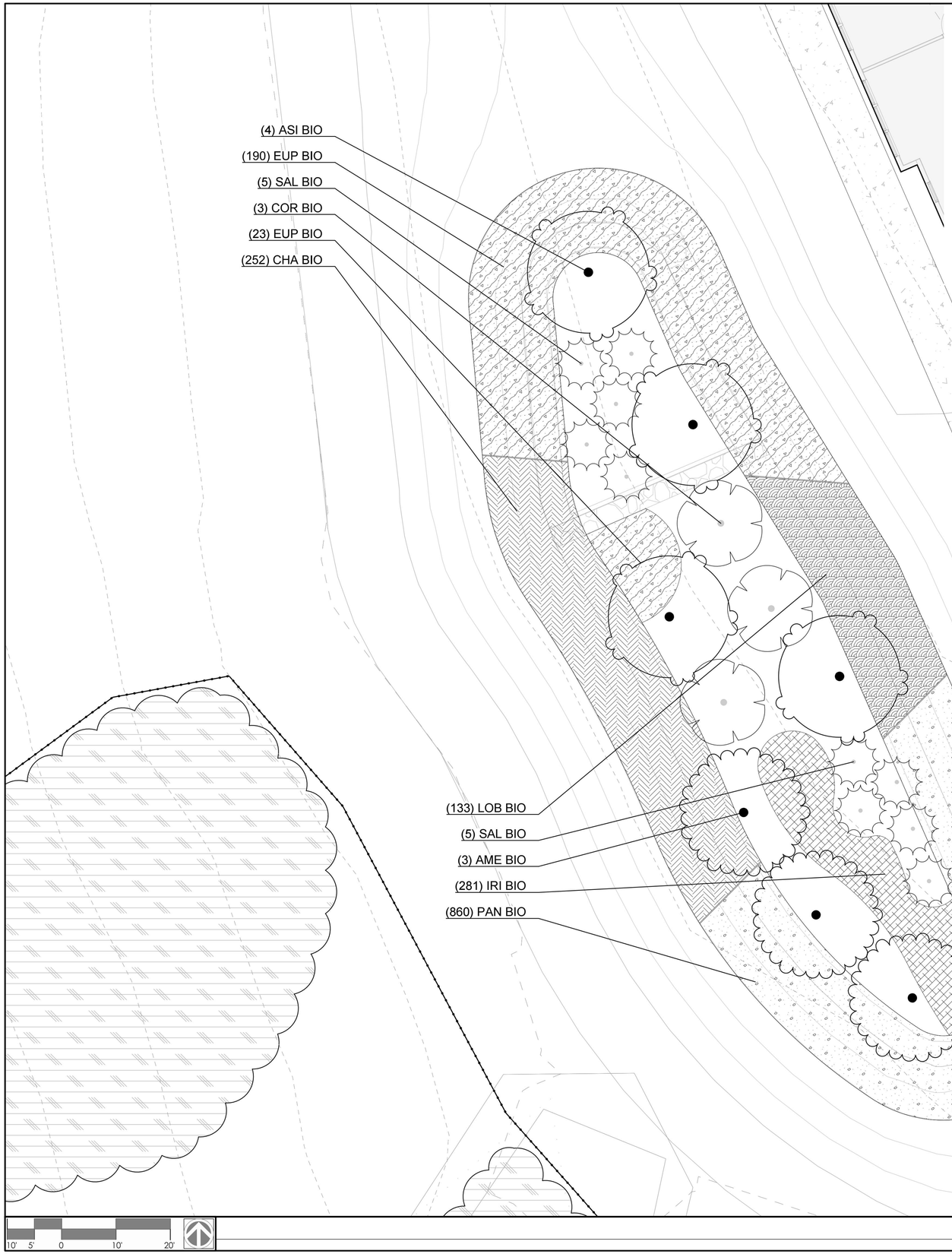
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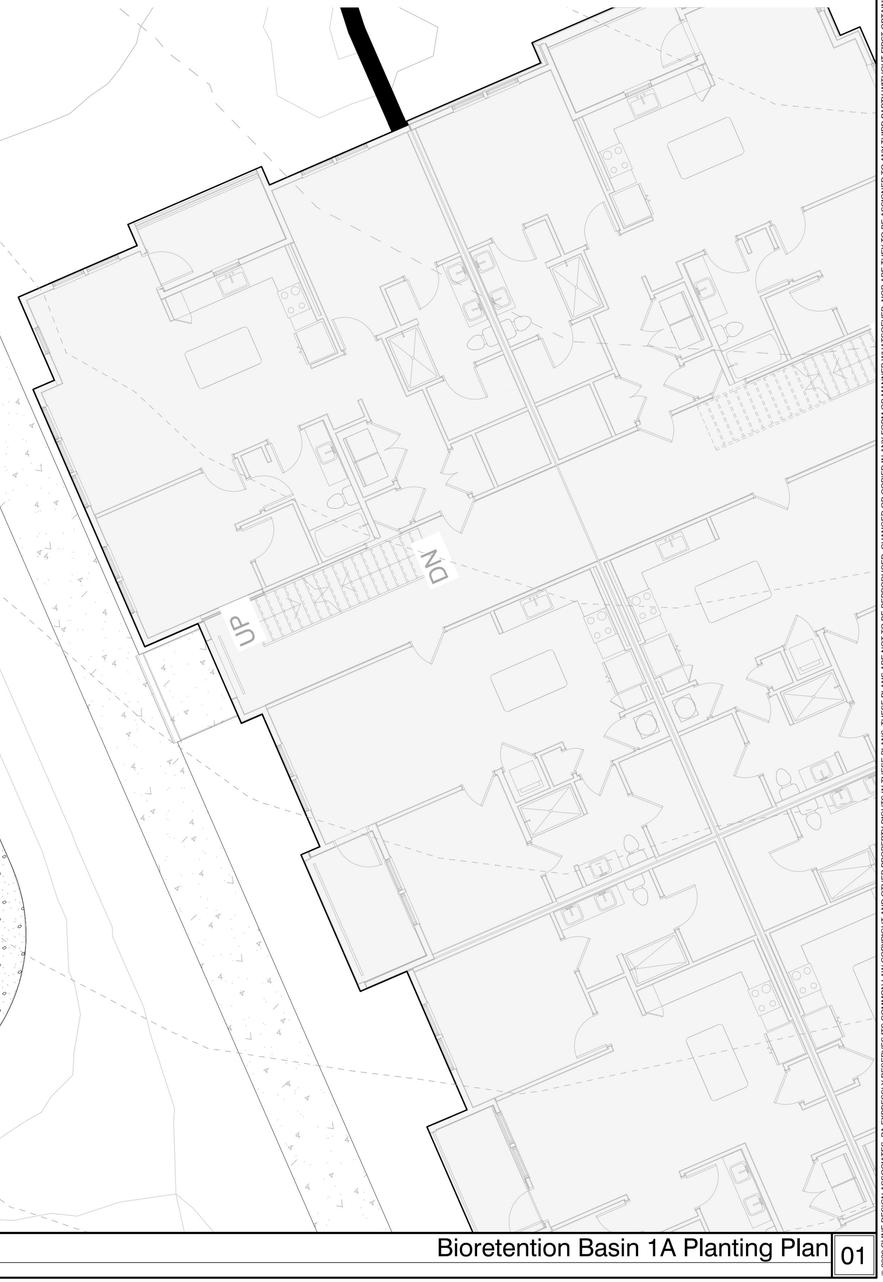
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Trailhead Park Landscape Plan

LP1.10

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PLANT SCHEDULE BIORETENTION 1A

BIORETENTION TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
AME BIO	3	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	1.5" MIN	6`-8`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
ASI BIO	4	ASIMINA TRILOBA	PAWPAW	1.5" MIN	5` MIN	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE

BIORETENTION PLANTING	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
COR BIO	3	CORYLUS AMERICANA	AMERICAN HAZELNUT	24-30"	24-30"		FULL
SAL BIO	10	SALIX HUMILIS	PRAIRIE WILLOW	24-30"	24-30"		FULL

BIORETENTION GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
CHA BIO	252	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	---	4" POT	18" o.c.	FULL
EUP BIO	213	EUPATORIUM PURPUREUM	JOE PYE WEED	---	4" POT	24" o.c.	FULL
IRI BIO	281	IRIS VERSICOLOR	BLUE FLAG	---	4" POT	12" o.c.	FULL
LOB BIO	133	LOBELIA CARDINALIS	CARDINAL FLOWER	---	4" POT	18" o.c.	FULL
PAN BIO	860	PANICUM VIRGATUM	SWITCH GRASS	---	4" POT	12" o.c.	FULL

TEMPLATE:

TREE, SHRUB AND HERBACEOUS PLANTS: THIS IS THE TRADITIONAL LANDSCAPING OPTION FOR BIORETENTION. IT PRODUCES THE MOST NATURAL EFFECT, AND IT IS HIGHLY RECOMMENDED FOR BIORETENTION BASIN APPLICATIONS. THE LANDSCAPE GOAL IS TO SIMULATE THE STRUCTURE AND FUNCTION OF A NATIVE FOREST PLANT COMMUNITY.

10' 5' 0 10' 20'

Bioretention Basin 1A Planting Plan 01

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220 E. Peterson Drive
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704/333.7272
ClineDesignAssoc.com

RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

SITE PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
JOSHUA T. KARRICK
2221
LANDSCAPE ARCHITECT

PROJECT: 221074
DATE: 04.25.2022
REVISIONS: | DATE

DRAWN BY: JL
CHECKED BY: JK
BIORETENTION 1A PLANTING PLAN

LP1.20

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PLANT SCHEDULE BIORETENTION 2A

BIORETENTION TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
AME BIO	7	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	1.5" MIN	6`-8`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE
ASI BIO	6	ASIMINA TRILOBA	PAWPAW	1.5" MIN	5` MIN	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE

BIORETENTION PLANTING	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
ARO BIO	15	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24-30"	18-24"		FULL
CEP BIO	10	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	24-30"	24-30"		FULL

BIORETENTION GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
CHA BIO	122	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	---	4" POT	18" o.c.	FULL
EUP BIO	123	EUPATORIUM PURPUREUM	JOE PYE WEED	---	4" POT	24" o.c.	FULL
IRI BIO	86	IRIS VERSICOLOR	BLUE FLAG	---	4" POT	12" o.c.	FULL
LOB BIO	409	LOBELIA CARDINALIS	CARDINAL FLOWER	---	4" POT	18" o.c.	FULL
PAN BIO	261	PANICUM VIRGATUM	SWITCH GRASS	---	4" POT	12" o.c.	FULL

TEMPLATE:

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(5) CEP BIO
(52) EUP BIO
(116) LOB BIO
(5) ARO BIO
(5) ARO BIO
(261) PAN BIO
(85) LOB BIO
(4) AME BIO
(5) ARO BIO
(86) IRI BIO
(122) CHA BIO
(6) ASI BIO
(71) EUP BIO
(5) CEP BIO
(208) LOB BIO
(3) AME BIO
UP
DN
UP
DN
UP

10' 5' 0 10' 20'

Bioretention Basin 2A Planting Plan 01

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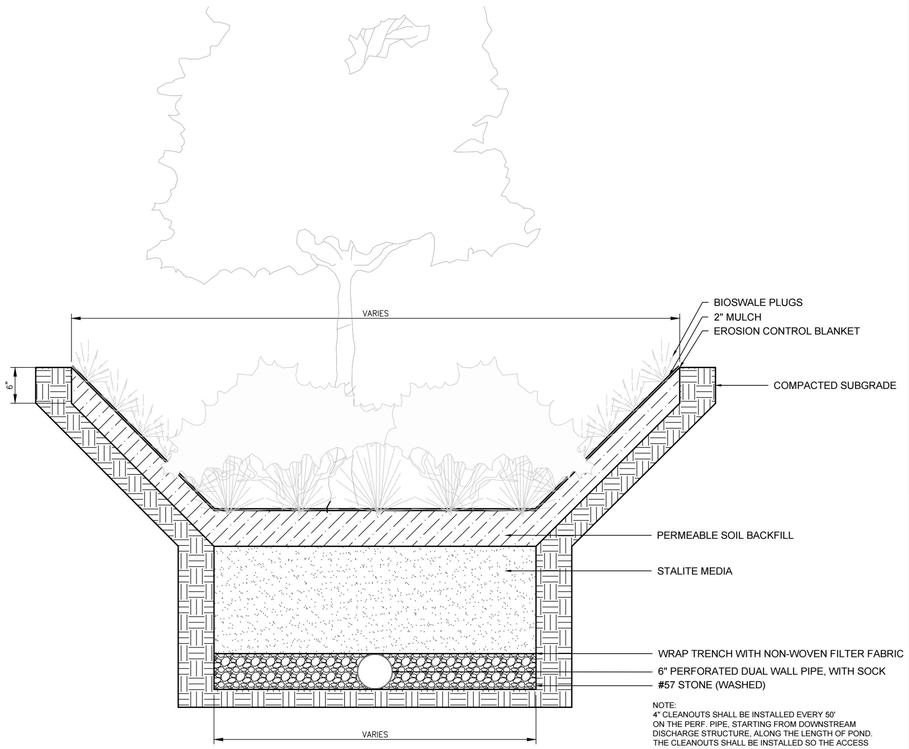
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BIORETENTION 2A
PLANTING PLAN

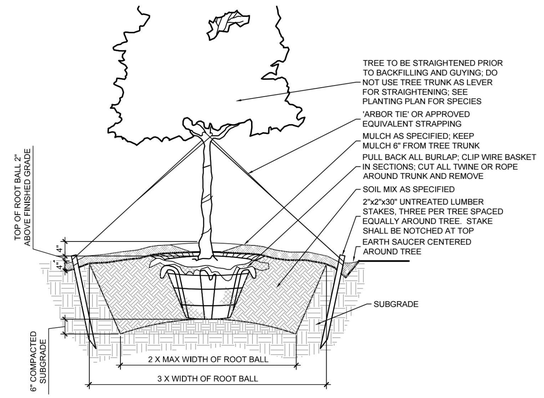
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NOTE:
4" CLEANOUTS SHALL BE INSTALLED EVERY 50' ON THE PERF. PIPE, STARTING FROM DOWNSTREAM DISCHARGE STRUCTURE, ALONG THE LENGTH OF POND. THE CLEANOUTS SHALL BE INSTALLED SO THE ACCESS CAP IS PROTRUDING FROM THE ADJACENT GROUND NEXT TO THE POND NO MORE THAN 1-1/2". TRANSITION FROM PE TO PVC 12-18" ABOVE 6"X4" WYE WITH FERNCO TRANSITION COUPLING.
SEE PLAN.

Bioretention Basin 07
Not to Scale



NOTES
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES (3" CALIPER AND LARGER, OR IN WINDY CONDITIONS AS DIRECTED BY LANDSCAPE ARCHITECT)
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.

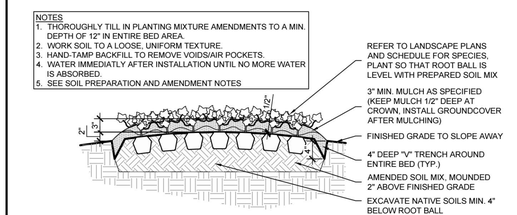
Typical Tree Planting 05
Not to Scale

Landscape Maintenance Notes

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

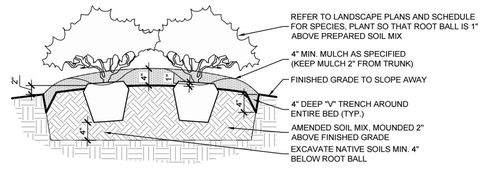
1. FERTILIZATION: AVOID ANY NITROGEN FERTILIZATION OF COOL-SEASON GRASSES, SUCH AS TALL FESCUE, AFTER THE FEBRUARY APPLICATION UNTIL SEPTEMBER. FERTILIZE LAWNS THREE TIMES PER YEAR SEPTEMBER 15, OCTOBER 31, AND FEBRUARY 15 ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
2. PRUNING: PURPOSE OF PRUNING IS TO IMPROVE HEATH AND VIGOR OF WOODY PLANTS, ADJUSTMENTS TO THE FOLIAGE AND BRANCHING DENSITY FOR VISUAL SCREENS AND MANAGING COMPETITION, AND IMPROVING THE APPEARANCE OF TREES AND SHRUBS. PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS FOR THE FIRST YEAR. THE ANSI A300 TREE CARE OPERATIONS STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
   A. SHRUBS IN BUFFERS ALLOWED TO REMAIN FULL TO GROUND AND 6'-8' HEIGHT.
   B. SHRUBS IN STREETSCAPE BUFFER TRIMMED TO CONTINUOUS SOFT HEDGES BELOW TREES.
   C. SHRUBS IN PLANTING ISLANDS KEPT TRIMMED TO 36" MAXIMUM HEIGHT.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
4. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2"-3" IN PLANT BEDS. MULCH SHALL BE REAPPLIED EVERY YEAR.
5. MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3". SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
6. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS. INSTALL TREE PROTECTION FENCING AS SHOWN DURING CONSTRUCTION.
7. WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON.
8. MAINTENANCE NOTES FOR BIORETENION BASIN PLANT MATERIALS:
   A. VISUALLY INSPECT AND REPAIR EROSION AROUND BIORETENSION AREAS ON A MONTHLY BASIS.
   B. INSPECT MULCH COVER MONTHLY AND REPLACE ANY VOID AREA AS NEEDED. ADDITIONAL MULCH SHALL BE APPLIED IN THE SPRING WHERE NEEDED.
   C. REMOVE AND REPLACE ALL DEAD OR DISEASED VEGETATION TWICE ANNUALLY. TREAT ALL DISEASED SHRUBS AND TREES AS NEEDED TO INSURE PROPER GROWTH.
   D. ALL PLANT MATERIALS SHALL BE WATERED BY HAND FOR TWO WEEKS AFTER INSTALLATION.
   E. REPLACE ANY DEFICIENT STAKES OR WIRES WHENEVER NEEDED.
   F. REMOVE ALL TRASH WEEKLY.

Landscape Maintenance Notes 04



NOTES
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
2. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
4. WATER IMMEDIATLY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
5. SEE SOIL PREPARATION AND AMENDMENT NOTES

Typical Groundcover Planting 03
Not to Scale



NOTES
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
7. SEE SOIL PREPARATION AND AMENDMENT NOTES

Typical Shrub Planting 02
Not to Scale

Landscape Planting Notes

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
4. Shrub bed area preparation is highly preferred to individually dug holes.
5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.
6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
7. All saucers shall be soaked with water and mulched immediately following installation.
8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, healing-in mulch material and temporary watering methods.
10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
12. All rope and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
14. All plant material shall be planted at heights as illustrated in plant details.
15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, which ever comes first.
16. B & B as listed under "root" in the plant list indicates balled and burlapped.
17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded with Rebels Tall Fescue, unless otherwise noted.
21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
22. First year pruning of tree crown shall be limited to removal of dead & damaged wood.
23. The owner shall be responsible for the maintenance of all municipality required landscaping, beginning one year after date of planting, by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation i.e. thickets) and kept free from trash, debris and other materials.
24. The owner shall be responsible for the replacement of any municipality required planting, which is removed or dies, beginning one year after the date of planting. Such replacement shall occur during the next planting season.
25. Trees within Public Right-of Way to be planted from October 1st to April 30th only.

Soil Preparation and Amendment Notes

1. Soil samples shall be taken and submitted to an independent source for soil analysis. Results of soil analysis shall be sent to the Landscape Architect.
2. Per recommendation of soils report: landscape contractor to supplement soil with lime, macronutrients and micronutrients.
3. Contractor to amend soil with organic material and/or sand to yield the final soil ratio:
   33.3% Sand/Silt
   33.3% Clay
   33.3% Organic Material *
   * Organic material to be Compost made solely from plant-based products. Peat moss is allowed in sandy soils
4. Native soil, Lime, Nutrients and Amendments to be tilled to a minimum width of 3-5x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Planting and Soil Notes 06

PLANT SCHEDULE

ENTRANCE CORRIDOR	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS	AREA OF CANOPY	TOTAL SPECIES AREA
COR REQ	16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2" MIN.	8-10`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADERS, WELL MATCHED SPECIMENS, NATIVE	124 SF	124 SF X 16 = 1984 SF
MAG REQ	22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" MIN.	6`-8`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	113 SF	113 SF X 22 = 2486 SF
QUE REQ	38	QUERCUS FALCATA	SOUTHERN RED OAK	3.5" MIN.	12-14`	5-6`	FULL CROWN, STRIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	424 SF	424 SF X 38 = 16,112 SF
PARKING TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
FAG REQ	9	FAGUS GRANDIFOLIA	AMERICAN BEECH	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	227 SF	227 SF X 9 = 2,043 SF
LIQ REQ	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	206 SF	206 SF X 12 = 2,472 SF
QUP REQ	29	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	370 SF	370 SF X 29 =10,730 SF
PEDESTRIAN WAYS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
COC REQ	13	CORYLUS COLURNA	TURKISH FILBERT	2.5"	8-10`	3-5`	FULL CROWN, STRAIGH CENTRAL LEADER, WELL MATCHED SPECIMENS	138 SF	138 SF X 13 = 1,794 SF
SCREENING TREE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
CUP REQ	11	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	---	4`	1-2`	FULL TO GROUND, STRAIGHT CENTRAL LEADER, WELL MACTHED SPECIMENS	23 SF	23 SF X 11 = 253 SF
ILN REQ	10	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	---	4`	1-2`	FULL TO GROUND, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS	44 SF	44 SF X 10 = 440 SF
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
NYS REQ	22	NYSSA SYLVATICA	TUPELO	2.5"	12-14`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE.	123 SF	123 SF X 22 = 2,706 SF
QUS REQ	30	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	329 SF	329 SF X 30 =9,870 SF
SCREENING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS		
ILE REQ	76	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24-30"	2-3`		FULL	57 SF	57 SF X 76 = 4,332 SF
							TOTAL PROP. CANOPY:		55,222 SF (1.26 AC)

County of Albemarle Required Plant Schedule 01

CLINE DESIGN
220 E. Peterson Drive
Charlotte, NC 28217
704/333.7272
ClineDesignAssoc.com

RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

ARB SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 06.22.2022
REVISIONS: | DATE

DRAWN BY: JL
CHECKED BY: JK

Plant Schedule and Planting Details

LP2.00

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ANCHOR
BUILD SOMETHING BEAUTIFUL

Diamond Pro®
RETAINING WALL SYSTEM

PRODUCT INFORMATION



Architects, engineers and contractors are choosing the Diamond Pro® retaining wall system to create flexible, cost-effective solutions for a broad range of large commercial, municipal and residential retaining wall projects. For contours that shape new environments and colors that blend with the surroundings, the natural choice is Diamond Pro blocks.

Aesthetically, the natural rock texture and earth-tone colors blend easily into any environment. Diamond Pro products can be used with geosynthetic reinforcement for tall-wall applications.

- One square foot of wall face per block
- Can be used to build gravity walls up to 4 feet high, including buried course, but excluding the cap*
- Original rear-lip locator
- Taller walls can be built with geosynthetic reinforcement or the Anchorplex™ retaining wall system when designed by a qualified engineer
- ICC evaluated

Straight Face
- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 6 feet

Beveled Face
- Minimum outside radius, measured on the top course to the front of the units: 2 feet
- Minimum inside radius, measured on the base course to the front of the units: 4 feet

**This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.*



ANCHORWALL.COM

Diamond Pro®
RETAINING WALL SYSTEM

PRODUCT INFORMATION





*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

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Anchor Wall Systems, Inc., 5959 Baker Road,
Suite 390, Minnetonka, MN 55345.

See anchorwall.com for installation instructions.





Stretcher Units	Straight Face	Beveled Face
Approximate Dimensions*	8" x 18" x 12"	8" x 18" x 12"
Approximate Weight*	74 lbs.	72 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	1"/7.1°	1"/7.1°





Accessory Units	Cap	Corner
Approximate Dimensions*	Front, 4" x 17⅛" x 10⅜" Back, 4" x 12" x 10⅜"	8" x 18" x 9" 8" x 18" x 9"
Approximate Weight*	47 lbs.	101 lbs.
Coverage	1.22 lin. ft.	1.50 sq. ft.

A&B0810

73.30681 08/11 4015

ANCHORWALL.COM

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Retaining Wall 01

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Charlotte, NC 28217
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ClineDesignAssoc.com

RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

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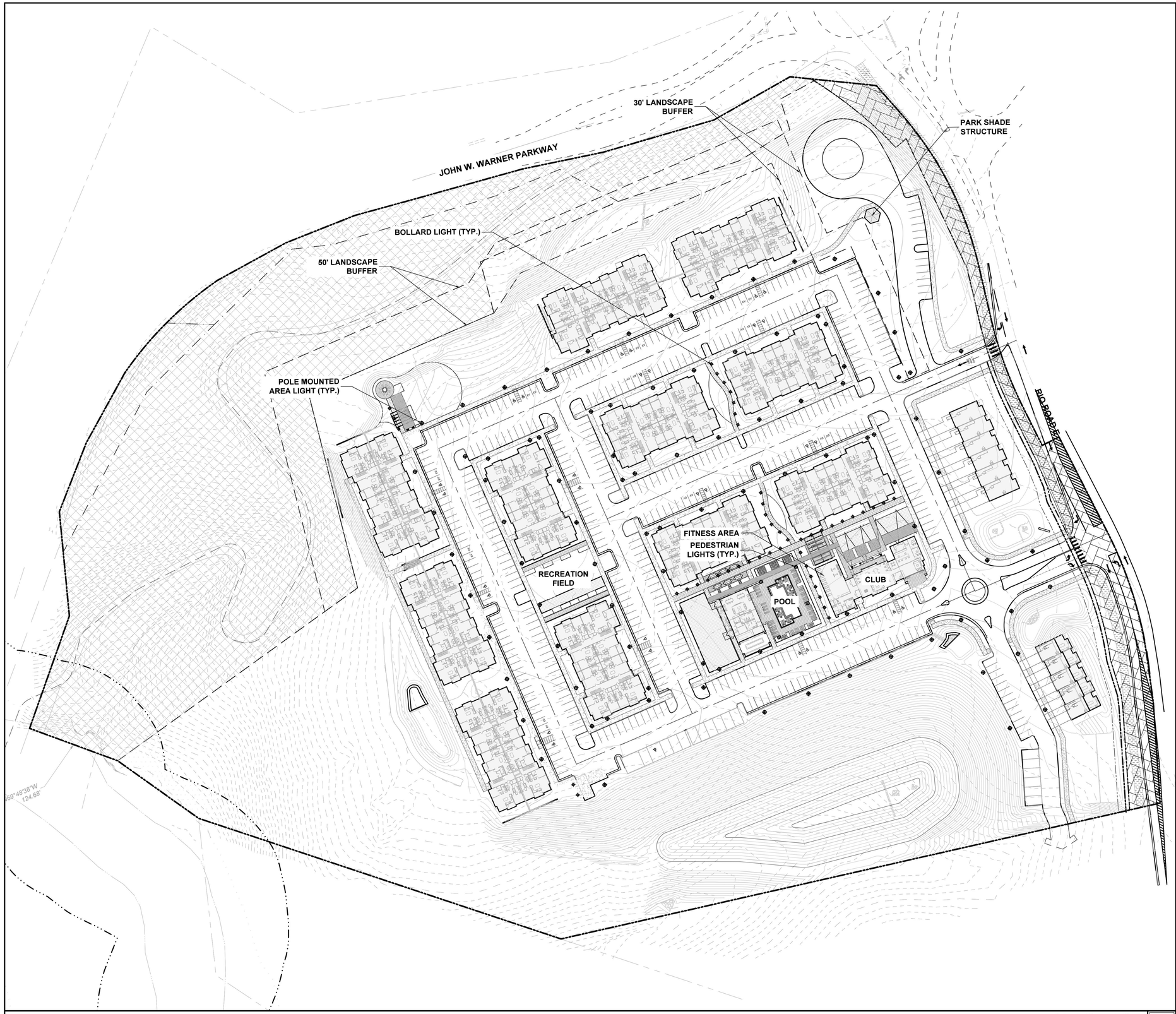
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Planting Details

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Lighting Plan 01

NOTE:

EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

LEGEND

- HUBBEL RATIO SERIES AREA LIGHTS
- FORREY 11 POST TOP PEDESTRIAN LIGHT
- BOLLARD LIGHTS

CLINE DESIGN

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Charlotte, NC 28217
704/333.7272
ClineDesignAssoc.com

RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN SUBMITTAL

PROJECT: 221074
DATE: 04.25.2022

REVISIONS:	DATE

DRAWN BY: JL
CHECKED BY: JK

LIGHTING PLAN

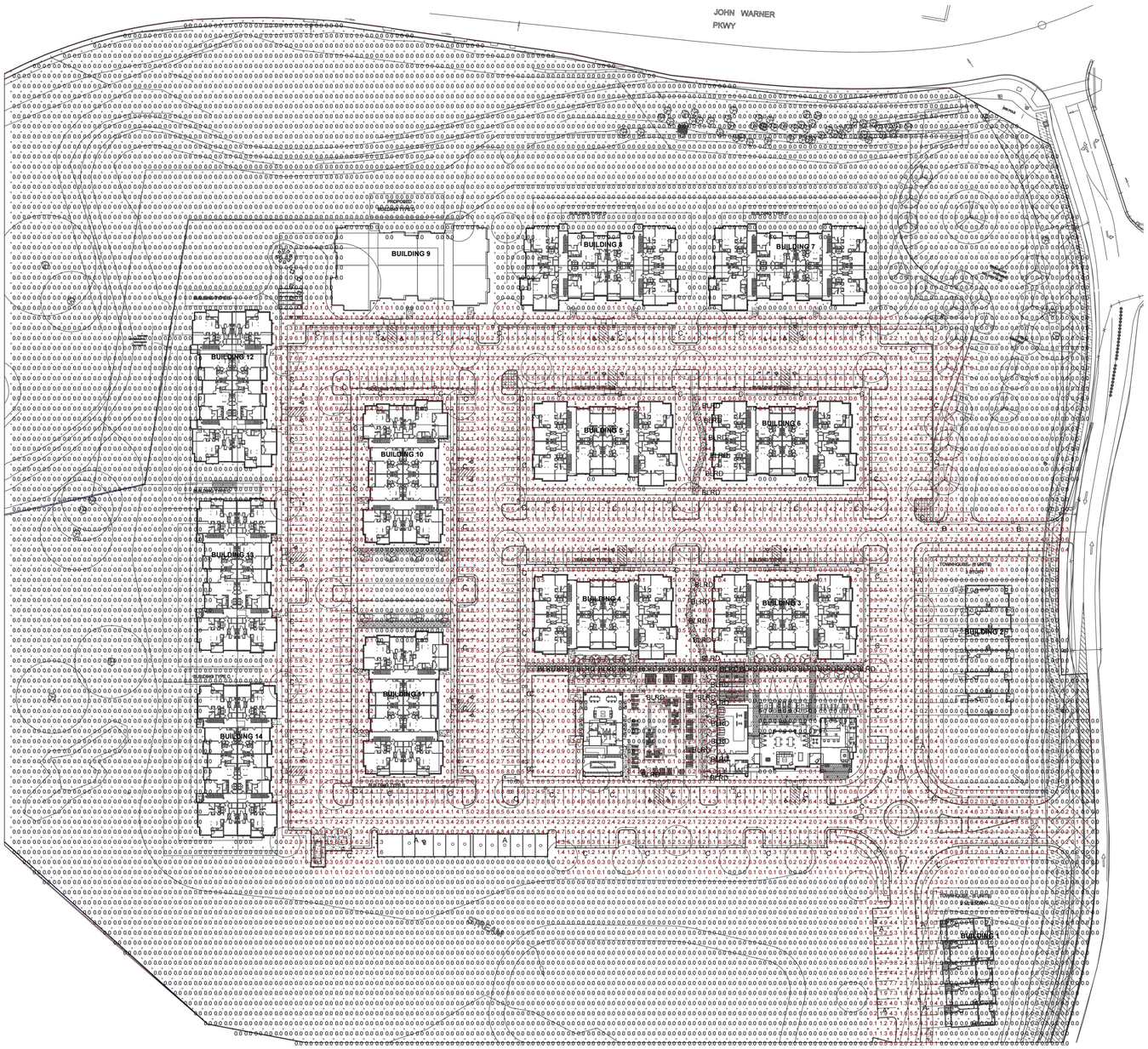
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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Wattage
▭	A	11	HUBBELL OUTDOOR	RAR-2-320L-110-4K7-2-BC	RATIO AREA lens gaskets and Back Light Shields	1	RAR-2-320L-110-4K7-2-BC.ies	7995	105
▭	B	2	HUBBELL OUTDOOR	RAR-2-320L-110-4K7-3-BC	RATIO AREA lens gaskets and Back Light Shields	1	RAR-2-320L-110-4K7-3-BC.ies	9018	105
▭	C	90	HUBBELL OUTDOOR	RAR-2-320L-110--4K7-4-BC	RATIO AREA lens gaskets and Back Light Shields	1	RAR-2-320L-110-4K7-4-BC.ies	8427	100
○	BLRD	38	LIGMAN	LH-10665-W40	Lightcraft 1 bollard LED	1	LH-10665-W40 Rev.2.IES	1188	27.5



Electrical Photometric Site Plan
1" = 40'-0"

1

CLINE DESIGN

220 E. Peterson Dr.
Charlotte, NC 28217
704/333-7272
ClineDesignAssoc.com

RIO POINT
ALBEMARLE COUNTY, VA

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
WILLIAM L. PRICE
LICENSED
PROFESSIONAL ENGINEER
5-4-22

PROJECT:
DATE:
REVISIONS: | DATE

DRAWN BY: TT
CHECKED BY: WLP

ELECTRICAL PHOTOMETRIC SITE PLAN

E1.01P

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

- PHOTOMETRY
- RATIO BROCHURE
- RAP/RAB2 PSG PAGE
- INSTALLATION INSTRUCTIONS

SITE PLAN SUBMITTAL

FOR COORDINATION ONLY

PROJECT: 221074

DATE: 04.25.2022

REVISIONS:	DATE

DRAWN BY: JL

CHECKED BY: JK

Electrical

Photometric Fixtures

LP3.20

---

selux

Date: Customer:

Project:

Type: Qty:

ELO Bollard



Order Code: _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

Series	ELFB ELO Flat Top Bollard	ELDB ELO Domed Top Bollard					
Height	2.5 2.5 ft	3 3 ft	3.5 3.5 ft	4 4 ft			
Optic	T1 Forward	TS Symmetric	TA Asymmetric				
Light Engine	1G1 Single Stock	1G2 Double Stock					
CCT	30 3000K	40 4000K					*for other CCT please consult factory
Finish	WH White	BK Black	BZ Bronze	BL Semi-Matte Black	SV*	SP Specify Premium Color	*Specify for HL option
Voltage	120* 120V	240* 240V	277* 277V	UNV* 120-277	347[1,3] 347V	480[1,3] 480V	*Equipped with step down transformer. Wattage increases nominal 10%. [1]Not available with HL30 or HL50
Options	DM Dimming (0-10V)	HL30[1,3] Hi-Lo Switching 100-30%	HL50[1,3] Hi-Lo Switching 100-50%	REC OPO Receptacle w/ weather-proof cover	REC2 OPO Receptacle w/ padlockable in-use cover	DMD Dimming	PC Photocell
	GR[4] Gold Reflector	HS 180° House Shield	EM Emergency Battery Pack (consult factory)				[1]DM only. Unv. Can not be dimmed. [3]30%, 40% DTV Only. [4]Consult factory.

Product Modifications

Please list modification requirements for review by factory:

Approvals

Date:

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

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ELOB_sx_v1.3

Bollard Light Fixture 03

UFOR-20051

Forrey 11 Post Top Opal Lens

LIGMAN LIGHTING USA



60w LED
4553 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant (Vandal Resistant)

EPA - 2.16

Weight - 60 lbs

POLE NOT INCLUDED



Tenon Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens
Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

High efficiency meets the classic for factor. Complete range of decorative lighting solutions, offering multiple beam distributions and superior efficacies.

A decorative range of post top luminaires, designed to complement the Forrey pendant, bollard and wall mount with options of having no lens or a high impact UV stabilized opal lens. This decorative lantern provides a symmetrical light distribution using high output COB LED.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. High pressure die-cast marine grade LM6 aluminum body that is pre-treated with a nickel and zinc phosphate and then powder coated with a 4.9mil thick paint finish ensuring high corrosion resistance. Marine grade 316 stainless steel fasteners.

Durable memory retentive silicone rubber gasket and clear high impact naturally UV stabilized acrylic lens. Anodized high purity aluminum reflector. This luminaire is provided prewired with power cord to the handhole to simplify installation.

For No Lens or Clear Lens, see UFOR-20041

Additional Options (Consult Factory For Pricing)



HSS
House Side Shield



PHSS
Perforated House Side Shield

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Pedestrian Light Fixture 02

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/STE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

Airo · Cimarron LED · Ratio Family

cULus IP66 DLC DLC PREMIUM DLC PREMIUM BUY AMERICA SOLUTIONS See Certification Specifications

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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RAR/LED-SPEC

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HUBBELL Lighting

Area Light Fixture 01