CVILLE RIO ROAD APARTMENTS
INITIAL SITE PLAN

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNERS:
TMP 04500-00-00-026A2
CHARLOTTESVILLE RIO ROAD APARTMENTS LLC
110 DRAPER ROAD, NW SUITE B
BLACKSBURG, VA 22060

TMP 04500-00-00-026B5
CHARLOTTESVILLE RIO ROAD APARTMENTS LLC
110 DRAPER ROAD, NW SUITE B
BLACKSBURG, VA 22060

TMP 04500-00-00-026B4
CHARLOTTESVILLE RIO ROAD APARTMENTS LLC
110 DRAPER ROAD, NW SUITE B
BLACKSBURG, VA 22060

TMP 04500-00-00-026B3
RIVER RIO LLC
145 EDNAM DRIVE, STE 100
CHARLOTTESVILLE, VA 22903

TMP 04500-00-00-026B2
RAHIM, ABDUL W; HABIB RAHIM & SHAID RAHIM
1433 MAYMONT COURT
CHARLOTTESVILLE, VA 22902

DEVELOPER: GW REAL ESTATE PARTNERS
145 EDHAM DRIVE, SUITE 100
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP:

TMP 04500-00-00-026A2	TMP 04500-00-00-026B5	TMP 04500-00-00-026B4	TMP 04500-00-00-026B3	TMP 04500-00-00-026B4
D.B. 5132, PG. 463	INST. #: 2019000008048	INST. #: 202000006895	INST. #: 202100018641	INST. #: 2020000165561
4.696 ACRES	0.697 ACRES	0.822 ACRES	0.942 ACRES	1.075 ACRES

ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT) - (ZMA-2021-00031 & SE2021-00041). REZONING AND SPECIAL EXCEPTION REQUEST APPROVED BY THE BOS ON SEPTEMBER 7, 2022 (SEE SHEET 6 FOR APPROVAL LETTERS). NOTE: THE PROPERTY (INCLUDING ALL 5 PARCELS) STILL COMPLIES WITH THE FOLLOWING EXISTING ZONING OVERLAY DISTRICTS: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), AREAS OF MANAGED SLOPES OVERLAY DISTRICT, AND ENTRANCE CORRIDOR OVERLAY DISTRICT (EC).

TOTAL PROJECT AREA:
TMP 04500-00-00-026A2 - 4.696 ACRES
TMP 04500-00-00-026B5 - 0.697 ACRES
TMP 04500-00-00-026B4 - 0.822 ACRES
TMP 04500-00-00-026B3 - 0.942 ACRES
TMP 04500-00-00-026B2 - 1.075 ACRES
8.232 ACRES TOTAL

PROPOSED USE: 250 MULTI-FAMILY RESIDENTIAL APARTMENT UNITS
(109) ONE BEDROOM UNITS
(141) TWO & THREE BEDROOM UNITS

BLOCK/SECTION CLASSIFICATION: LOT 2, SECTION 2A

PROPOSED DENSITY: 250 RESIDENTIAL MULTI-FAMILY UNITS WITHIN 8.232 ACRES
DENSITY = 250/8.232 ACRES
DENSITY = 30.37 DUA

OPEN SPACE: THIS PROJECT SHALL PROVIDE A MINIMUM OF 25% OPEN SPACE
COMMON OPEN SPACE AREA = 0.28 ACRES
ACTIVE RECREATION AREAS = 0.87 ACRES
BUFFER AREAS = 1.06 ACRES
OPEN SPACE REQUIRED: 25% x 8.232 ACRES = 2.058 ACRES
OPEN SPACE PROVIDED: 2.21 ACRES (26.8 %).

LAND DEDICATED TO PUBLIC USE: THE PROJECT SHALL DEDICATE 0.25 ACRES OF RIGHT OF WAY TO PUBLIC USE FOR ROAD FRONTAGE IMPROVEMENTS ALONG RIO ROAD, INCLUDING A 10' ASPHALT PEDESTRIAN AND BICYCLE TRAILWAY. THE 10 ASPHALT TRAILWAY SHALL BE CONSTRUCTED AS SHOWN ON THE SITE PLAN.

BUILDING HEIGHTS: NO MINIMUM HEIGHT AND 4 STORIES MAXIMUM HEIGHT (EXCLUDING BASEMENTS) WITH A BUILDING HEIGHT NOT TO EXCEED 65 FEET. A SPECIAL EXCEPTION REQUEST (SE2021-041) HAS BEEN APPROVED FOR THE PROJECT FOR RELIEF OF THE 35' STEPBACK REQUIREMENT FOR BUILDINGS #5 - #7 THAT ARE GREATER THAN 3 STORIES OR 40 FEET IN HEIGHT. THE BUILDINGS HEIGHTS FOR BUILDINGS #1 - #4 ALONG RIO ROAD ARE RESTRICTED TO (3) THREE STORIES IN HEIGHT.
BUILDINGS #1-#4
HEIGHTS TO TOP OF ROOF = 35' +/- & HEIGHTS TO EAVE OF ROOF = 29' +/-
BUILDINGS #5-#7
HEIGHTS TO TOP OF ROOF = 45 & 55' +/- & HEIGHTS TO EAVE OF ROOF = 40' & 50' +/-

SETBACKS: BUILDING SETBACKS
5' MIN & 35' MAX. FRONT YARD BUILDING SETBACK
10' MIN. & NO MAX. SIDE YARD BUILDING SETBACK (10' MIN. BUILDING SEPARATION)
20' MIN. & NO MAX. REAR YARD BUILDING SETBACK
PARKING SETBACKS
20' MIN. FRONT YARD PARKING SETBACK
6' MIN. SIDE YARD PARKING SETBACK
6' MIN. REAR YARD PARKING SETBACK

BUILDING FOOTPRINT: NO MINIMUM OR MAXIMUM BUILDING FOOTPRINTS. BUILDING FOOTPRINTS ARE SUBJECT TO COMPLIANCE WITH THE BUILDING ENVELOPES AS SHOWN ON THE APPROVED ZMA APPLICATION PLAN.

LOT SIZE: NO MINIMUM LOT SIZE AND NO MAXIMUM LOT SIZE

STREETS: CURB & GUTTER FOR PRIVATE TRAVELWAYS

WATERSHED: THE PROPERTY IS LOCATED WITHIN THE NON-WATER SUPPLY WATERSHED AREA OF THE RIVANNA RIVER - MEADOW CREEK

AGRICULTURAL/FOREST DISTRICT: NONE

TOPOGRAPHY & SURVEY: TOPOGRAPHY AND BOUNDARY WAS FIELD SURVEYED BY LINCOLN SURVEYING, AUGUST2021. TOPOGRAPHY AND FIELD CONDITIONS WERE VERIFIED BY COLLINS ENGINEERING, SEPTEMBER 2022.

DATUM: NAVD 1988

EXISTING VEGETATION: THE SITE IS PARTIALLY WOODED WITH AN EXISTING ACCESS ROAD AND (4) EXISTING SINGLE FAMILY DETACHED HOUSES WITH DRIVEWAYS AND UTILITIES.

LIGHTING: LIGHTING - ALL PROPOSED LUMINARIES WILL MEET THE OUTDOOR LIGHTING STANDARDS SPECIFIED IN SECTION 4.17 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. THE FINAL SITE PLAN INCLUDES A LIGHTING PLAN THAT COMPLIES WITH THE ALBEMARLE COUNTY ZONING ORDINANCE.

PHASING: THE APARTMENT DEVELOPMENT WITHIN LOT 2 SHALL BE DEVELOPED WITHIN (1) PHASE.

RECREATION: RECREATIONAL AMENITIES ARE PROPOSED WITH THE PROJECT, INCLUDING THE FOLLOWING:
CLUBHOUSE/POOL/FIRE PIT/GRILL AREA/COURTYARD/TOT LOT AREA: 25,300 SF
DOG PARK/GRASS AREA/GRILL STATION/COURTYARD: 12,600 SF
TOTAL RECREATIONAL AMENITIES PROVIDED WITH THE APARTMENT COMPLEX: 37,900 SF (0.87 ACRES)

PARKING: RESIDENTIAL PARKING REQUIREMENTS:
(1.5) PARKING SPACES PER EACH ONE BEDROOM UNIT = 109 ONE UNITS x 1.5 = 163.5 PARKING SPACES REQUIRED
(2) PARKING SPACES PER EACH TWO OR MORE BEDROOM UNIT = 141 UNITS x 2 = 282 PARKING SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES REQUIRED: 446 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED: 376 SPACES
NOTE: A PARKING STUDY HAS BEEN ADMINISTRATIVELY APPROVED WITH THE REZONING ALLOWING FOR A MAXIMUM OF 19% PARKING REDUCTION ON THE PROPERTY, DUE TO THE AVAILABILITY OF MASS TRANSIT, MULTI-MODAL ACCESS, AND INDUSTRY APARTMENT PARKING STANDARDS. THE TOTAL PARKING REQUIRED FOR THIS DEVELOPMENT, BASED ON THE APPROVED PARKING REDUCTION REQUEST IS 375 SPACES.

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THIS SECTION OF THE DEVELOPMENT.

PRESERVED/MANAGED SLOPES: THERE ARE EXISTING MANAGED SLOPES ON THIS PORTION OF THE PROPERTY AS SHOWN ON SHEET 2. THESE SLOPES SHALL BE DEVELOPED IN ACCORDANCE WITH ALBEMARLE COUNTY REGULATIONS FOR MANAGED SLOPES.

FLOODPLAIN: THERE IS NO FLOODPLAIN LOCATED ON THIS SITE, PER FEMA MAP ID 51003C0280D, DATED FEBRUARY 4, 2005. IN ADDITION, THERE ARE NO STATE OR FEDERAL DAM BREACH INUNDATION ZONES LOCATED ON THE PROPERTY.

RETAINING WALLS: RETAINING WALLS ARE PROPOSED WITH THE DEVELOPMENT, SEE THE GRADING, DRAINAGE & UTILITY PLAN SHEET FOR THE PROPOSED RETAINING WALL DESIGNS. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN HEIGHT AND SHALL CONFORM WITH ALBEMARLE COUNTY STANDARDS.

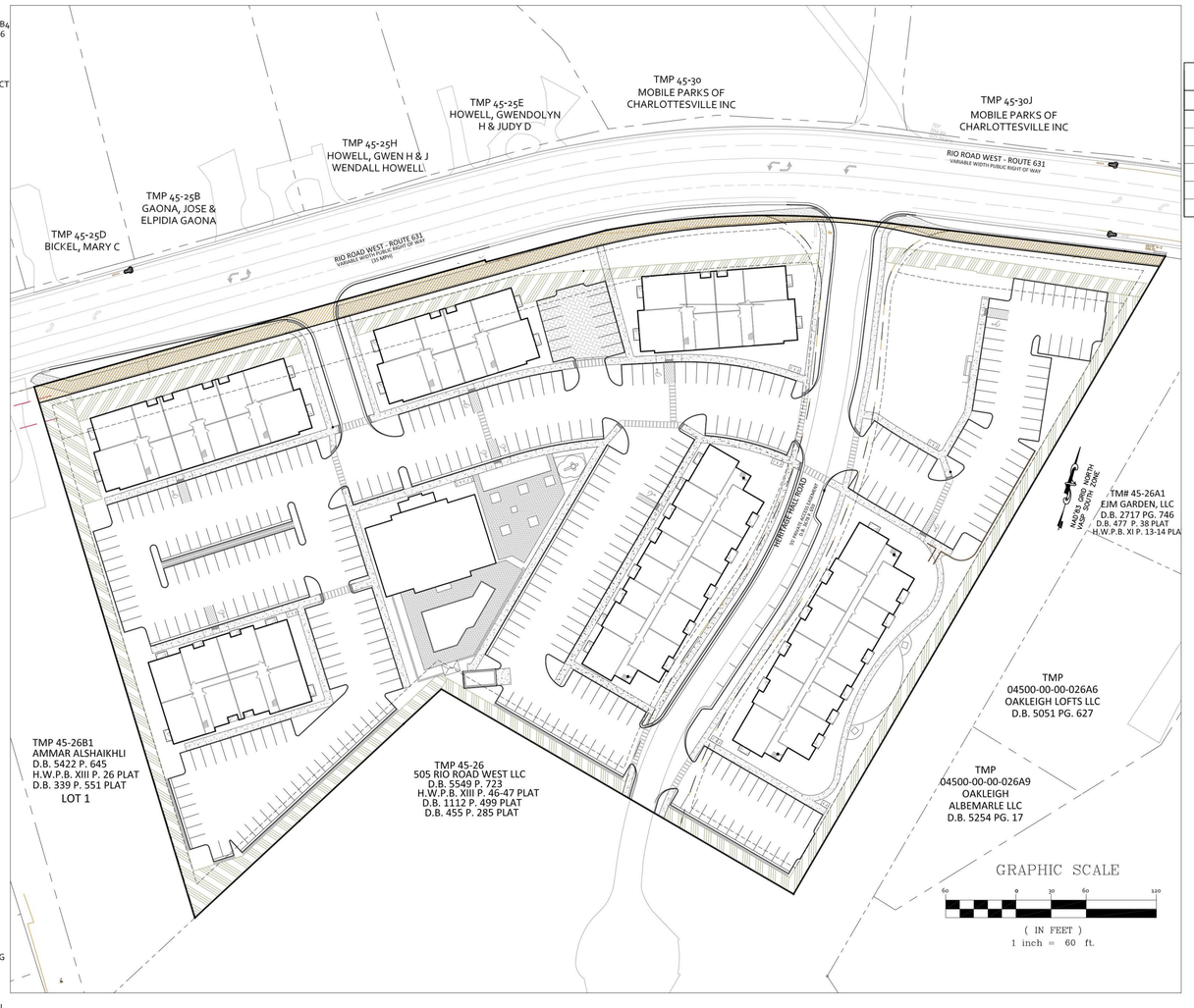
LANDSCAPING: STREET TREES, STREETSCAPE LANDSCAPING, AND BUFFER LANDSCAPING ARE PROPOSED WITH THE DEVELOPMENT, AS SHOWN ON THE SITE PLAN. WITHIN THE SHOWN LANDSCAPING BUFFER AREAS, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATRUAL UNDISTURBED VEGETATION AND/OR PLANT A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE TO VIRGINIA. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS SHALL BE RECORDED DURING THE SITE PLAN PROCESS. GRADING SHALL BE ALLOWED WITHIN THE BUFFER AREAS AND UTILITIES AND RETAINING WALLS MAY BE INSTALLED WITHIN THE BUFFER AREAS. LANDSCAPING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD DURING THE SITE PLAN PROCESS. BUFFERS SHALL MEET THE STANDARDS SET IN SECTION 32.7.9.7.

TRASH SERVICE: A TRASH COMPACTOR IS INCLUDED WITHIN THE DEVELOPMENT PLAN TO SERVICE THE APARTMENT COMPLEX.

UTILITIES: WATER AND SEWER IS PROVIDED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY.

IMPERVIOUS AREAS/LAND AREAS:
TRAVELWAYS/PARKING/TRASH/MAINT.: 129,900 SF (2.98 ACRES) - (36%)
SIDEWALKS: 20,650 SF (0.47 ACRES) - (6%)
BUILDINGS: 78,300 SF (1.80 ACRES) - (22%)
RECREATIONAL AREA: 37,900 SF (0.87 ACRES) - (10%)
BUFFER/LANDSCAPING/OPEN SPACE: 150,574 SF (2.11 ACRES) - (26%)
TOTAL: 8.232 AC

PAVED PARKING AND VEHICULAR CIRCULATION AREA: 129,900 SF





VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	NOTES & DETAILS
6	PAVEMENT DESIGN & DETAILS
6	TOTAL SHEETS

LEGEND

- EDGE OF PAVEMENT
- CURB
- PROPOSED ASPHALT PAVEMENT
- EXISTING VEGETATIVE/ LANDSCAPE BUFFER
- GREENWAY BUFFER
- PROPOSED EASEMENT, VARIOUS WITH EACH SHEET
- DROP INLET & STRUCTURE NO.
- DRAINAGE PIPE
- BENCH MARK
- VDOT STANDARD STOP SIGN
- PROPOSED HANDICAP PARKING SPACE STRIPING
- PROPOSED ASPHALT STRIPING (DIRECTING TRAFFIC)
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- 506.71 TC / 506.21 EP — PROPOSED SPOT ELEVATION TBC DENOTES TOP/BACK OF CURB T/B DENOTES TOP OF BOX
- 506.71 TW / 506.21 BW — PROPOSED SPOT ELEVATION TW DENOTES TOP OF WALL BW DENOTES BOTTOM OF WALL
- PRESERVED STEEP SLOPES
- MANAGED STEEP SLOPES
- PEDESTRIAN AND VEHICLE ACCESS
- PROPOSED CONCRETE
- PROPOSED & EXISTING GUARDRAIL
- PROPOSED FENCE
- 100 YR. FLOODPLAIN

AFFORDABLE HOUSING: FIFTEEN PERCENT (15%) OF THE CONSTRUCTED UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AREA MEDIAN INCOME FOR A PERIOD OF TEN (10) YEARS.
AFFORDABLE MEANS THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF THE AREA MEDIAN INCOME ("AMI"), AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING (FORMERLY VHDA) WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM. AMI AND UTILITY ALLOWANCE SCHEDULES AVAILABLE AT WWW.VHDA.COM.
TOTAL NUMBER OF UNITS = 250 APARTMENT UNITS
TOTAL AFFORDABLE UNITS TO BE PROVIDED WITH THE PROJECT = 250 UNITS x 15% = 38 UNITS

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTION, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS. A SWM PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR LAND DISTURBANCE. WATER QUALITY AND WATER QUANTITY PRACTICES TO MEET STATE REQUIREMENTS MAY INCLUDE A NUMBER OF BMP PRACTICES, SUCH AS WATER QUALITY SWALES, PERVIOUS PAVERS, UNDERGROUND DETENTION, RAIN GARDENS, WATER HARVESTING, NUTRIENT CREDITS, ETC.

NEEDED FIRE FLOW CALCULATION: CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V-A)
FACTOR = 1.5
TOTAL GROUND FLOOR AREA = 13,880 SF
TOTAL AREAS OF OTHER FLOORS = 27,760 SF
TOTAL BUILDING AREA: 41,640 SF
REQUIRED ISO FIRE FLOW = 3,500 SF
NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLERS) = 1,750

AVAILABLE FIRE FLOW ONSITE: AVAILABLE FIRE FLOW AT HYDRANT LOCATED ALONG RIO ROAD 2,296 GPM AT 78 PSI.

BUILDING CODE NOTES:
1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
2. 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.
3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
5. 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 540-562-3850 X131.
6. 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.
7. 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).
8. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

NOTES:
1. ALL PROPOSED UTILITY EASEMENTS SHALL BE DEDICATED TO PUBLIC USE OR PRIVATE USE.
2. ROADWAYS SHALL BE PRIVATE TRAVELWAYS. SEE NOTES & DETAILS FOR MORE DETAIL ON THE PROPOSED TRAVELWAY CROSS SECTIONS.
3. ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION. CODE 220 WAS USED FOR THE DEVELOPMENT
PROPOSED 252 DWELLING UNITS
ADT RATE - 7.32 VPD PER DU = 1,844 ADT (922 ENTER/ 922 EXIT)
AM PEAK RATE - 0.46 VPD PER DU = 116 VPD (26 ENTER/ 90 EXIT)
PM PEAK RATE - 0.56 VPD PER DU = 142 VPD (90 ENTER/ 52 EXIT)

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/03/22

REVISIONS

DATE	REVISION DESCRIPTION
10/03/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

CE COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN
SHEET TITLE: COVER

JOB NO. 202202
SCALE 1"=80'
SHEET NO. 1

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COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/03/22

REVISIONS

DATE	REVISION DESCRIPTION
10/03/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN
SHEET TITLE: EXISTING CONDITIONS

JOB NO. 202202
SCALE 1"=30'
SHEET NO. 2

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NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. MECHANICAL EQUIPMENT FOR BUILDING #3 IS LOCATED ON THE ROOF AND SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.

NOTE: A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

NOTE: WALLS WITH HEIGHT OF 30" OR GREATER SHALL REQUIRE HANDRAILS. SEE DETAIL, SHEET 21.

NOTES:
1. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.

HOWELL, GWENDOLYN H & JUDY D

TMP 45-25H
HOWELL, GWEN H & J
WENDALL HOWELL

TMP 45-25B
GAONA, JOSE &
ELPIDIA GAONA

TMP 45-25D
BICKEL, MARY C

CHARLOTTESVILLE INC

DISTANCE TO NEAREST INTERSECTION (WOODBURN ROAD & RIO ROAD WEST) = 850'

RIO ROAD WEST - ROUTE 631
VARIABLE WIDTH PUBLIC RIGHT OF WAY

VDOT STD. WP-2 MILL/OVERLAY

DISTANCE TO NEAREST INTERSECTION (FOUR SEASONS DRIVE & RIO ROAD WEST) = 1025'

RIO ROAD WEST - ROUTE 631
VARIABLE WIDTH PUBLIC RIGHT OF WAY
(35 MPH)

VDOT STD. WP-2 MILL/OVERLAY

(P) BUS STOP WITH BUS SHELTER & BENCH. SHELTER TO BE COORDINATED WITH CAT AND THE COUNTY AND WILL MEET CAT DESIGN STANDARDS.

EX. ROAD 66' F/C-F/C

480' FROM INTERSECTION TO INTERSECTION

440' SIGHT DISTANCE(R)

415' SIGHT DISTANCE (L)

EX. 4' BIKE LANE

6' GRASS PLANTING STRIP

(P) STREET SIGN

VDOT STD. CG-12 (TYP.)

(P) VDOT STD R1-1 STOP SIGN

VDOT DEDICATION AREA (FOR PEDESTRIAN PATHWAY) - 0.25 ACRES

LOCATION OF RAMP FOR ACCESS TO THE SHARED-USE PATHWAY FROM THE ROADWAY

200' RIGHT TURN TAPER

5' MIN. FRONT SETBACK

35' MAX. FRONT SETBACK

LARIAT STREET
PRIVATE TRAVELWAY

BUILDING #1
3 STORY
24 UNITS TOTAL
FFE=542.67

VAR. WIDTH LANDSCAPE BUFFER (14'-18' MIN.)

PROPOSED 10' ASPHALT PEDESTRIAN & BICYCLE PATHWAY ALONG RIO ROAD

'NO PARKING' SIGN (TYP.)

(P) 6' CONC. SIDEWALK

(P) ADA HAND. PARKING SIGN

BUILDING #2
3 STORY
24 UNITS TOTAL
FFE=543.00

VAR. WIDTH LANDSCAPE BUFFER (10'-12' MIN)

10'-12' LANDSCAPE BUFFER (MIN.)

2' CONC. RIBBON

PROPOSED 10' ASPHALT PEDESTRIAN & BICYCLE PATHWAY ALONG RIO ROAD

8'-10' LANDSCAPE BUFFER (MIN.)

OHE POWER EASEMENT

BUILDING #3
3 STORY
24 UNITS TOTAL
FFE=547.33

(P) PERVIOUS PAVERS PARKING LOT

(P) ROW

BUILDING #4
3/4 SPLIT
28 UNITS TOTAL
FFE=561.67
BSMT=551.67

URBAN DENSITY RESIDENTIAL
NEIGHBORHOOD SERVICE CENTER

(P) ASPHALT PARKING LOT

(P) VDOT STD. CG-2

(P) VDOT STD. CG-6

(P) - 3 BIKE RACKS (TYP.)

55' PRIVATE ACCESS EASEMENT TRAVELWAY "B" DB. 976, PG. 484

(P) VDOT STD R1-1 STOP SIGN

ENTRADA DRIVE
PRIVATE TRAVELWAY

TOT LOT

COURTYARD & FIRE PIT AREA

(P) 5 BIKE RACKS (TYP.)

CLUBHOUSE
6,400 SF BLDG
FFE=540.67

POOL

(P) 6' CONC. SIDEWALK

(P) ADA HAND. PARKING SIGN

HERITAGE HALL ROAD

55' PRIVATE ACCESS EASEMENT D.B. 3678 P. 659

BUILDING #6
4/5 SPLIT
54 UNITS TOTAL
FFE=553.33
BSMT=543.67

BUILDING #5
3/4 SPLIT
42 UNITS TOTAL
FFE=563.33
BSMT=553.67

(P) 5' CONC. SIDEWALK

COURTYARD & GRILL AREA

(P) 10' LANDSCAPED BUFFER

PROPERTY BOUNDARY

COMPREHENSIVE PLAN - LAND USE DESIGNATION AREA

TMP# 45-26
MEDICAL FACILITIES OF AMERICA LXXVI (716) LIMITED PARTNERSHIP
D.B. 3678 P.G. 659

TMP 45-26B1
AMMAR ALSHAIKHLI
D.B. 5422 P. 645
H.W.P.B. XIII P. 26 PLAT
D.B. 339 P. 551 PLAT
LOT 1

BUILDING #7
4/5 SPLIT
36 UNITS TOTAL
FFE=538.67
BSMT=528.67

(P) CG-12 TYPE B ADA RAMP

2' GRASS OVERHANG

FUTURE LOCATION OF INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 45-26B1 (30' WIDE ACCESS EASEMENT) UPON DEMAND OF THE COUNTY

TMP 45-26
505 RIO ROAD WEST LLC
D.B. 5549 P. 723
H.W.P.B. XIII P. 46-47 PLAT
D.B. 1112 P. 499 PLAT
D.B. 455 P. 285 PLAT

ADA ACCESSIBLE ROUTE TO DUMPSTER

(P) TRASH COMPACTOR & BRICK ENCLOSURE W/ 12'x14' CONC. APRON

(P) 5' CONC. SIDEWALK

LOCATION OF EXISTING INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 45-26

TMP 04500-00-00-026A6
OAKLEIGH LOFTS LLC
D.B. 5051 PG. 627

TMP 04500-00-00-026A9
OAKLEIGH ALBEMARLE LLC
D.B. 5254 PG. 17

FUTURE LOCATION OF INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 45-26
(30' WIDE ACCESS EASEMENT)
UPON DEMAND OF THE COUNTY

TMP 45-26
RIO ROAD WEST LLC
D.B. 5549 P. 723
H.W.P.B. XIII P. 46-47 PLAT
D.B. 455 P. 285 PLAT
D.B. 1112 P. 499 PLAT

RESIDUE PARCEL B

TM# 45-26
EJM GARDEN
D.B. 2717 PG.
D.B. 477 P. 38
H.W.P.B. XI P. 13

NAD'83 GRID NORTH
VASP SOUTH ZONE

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ACCESSIBLE ROUTE THROUGH THE SITE

CONSTRUCTION FIRE PREVENTION NOTES:
1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO 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 13FT 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 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 ARES OF SPECIAL; HAZARD, 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.

NOTE:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. (P) REPRESENTS ONE PROPOSED PARKING SPACE.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
5. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
6. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
7. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
8. CURB RADII SHOWN, REPRESENTED WITH AN 9', DIMENSION THE FACE OF CURB.
9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
10. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
11. 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. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
12. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE APARTMENT COMPLEX. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE APARTMENT COMPLEX.
13. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY. THE ONSITE SANITARY SEWER IS A PRIVATE UTILITY AND NO EASEMENTS ARE REQUIRED .
14. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.
15. THE TRASH COMPACTOR AREA SHALL ALSO INCLUDE A RECYCLING BIN FOR THE APARTMENT COMPLEX.
16. SEE SHEET 5 FOR DESIGN OF THE CONCRETE STEPS AND RAMPS.

VDOT NOTES:
1. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
2. A MOT PLAN SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION FOR ANY WORK ON EXISTING ROADWAYS THAT HAVE BEEN ACCEPTED BY VDOT. CURRENTLY, THE EXISTING ROADWAY INTERSECTIONS FOR THIS DEVELOPMENT ARE UNDER CONSTRUCTION AND HAVE NOT YET BEEN ACCEPTED BY VDOT. NO MOT PLAN IS REQUIRED AT THIS TIME FOR THE IMPROVEMENTS AT THE ENTRANCES.
3. IF A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED, THEN IT SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/03/22

REVISIONS

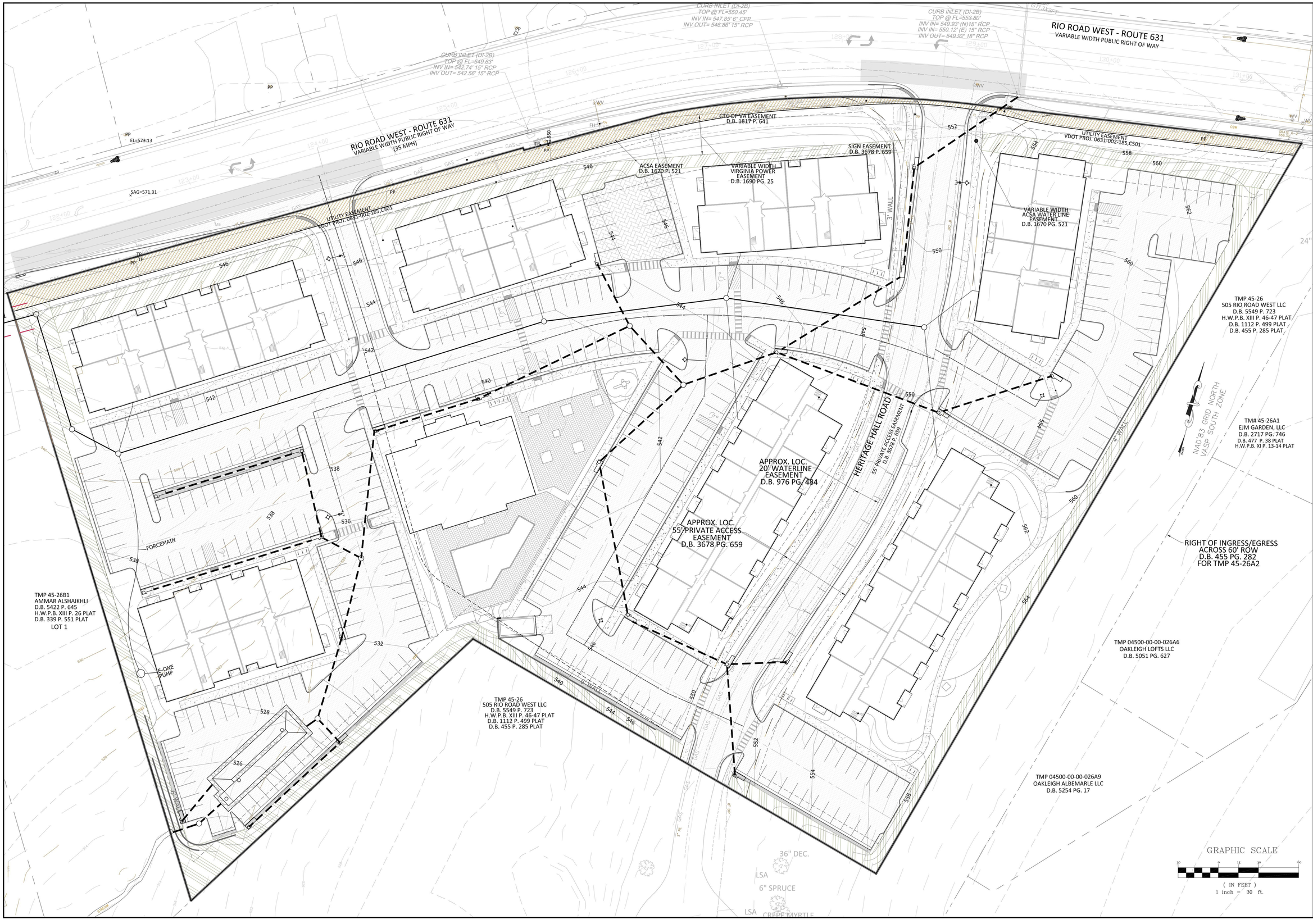
DATE	REVISION DESCRIPTION
10/03/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN
SHEET TITLE: SITE PLAN

JOB NO. 202202
SCALE 1"=30'
SHEET NO. 3

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200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN

SHEET TITLE: GRADING, DRAINAGE & UTILITY PLAN

JOB NO. 202202

SCALE 1"=30'

SHEET NO. 4

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ALBEMARLE COUNTY GENERAL NOTES FOR SITE PLANS:

PAVEMENT

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC–250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

GRADING

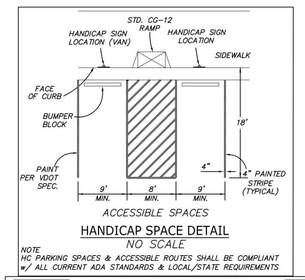
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
2. STANDARD UNDERDRAINS (CD–1 OR CD–2 OR UD–4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

ALBEMARLE COUNTY 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).

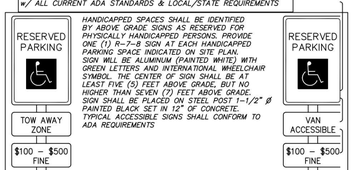


ACCESSIBLE SPACES

HANDICAP SPACE DETAIL

NO SCALE

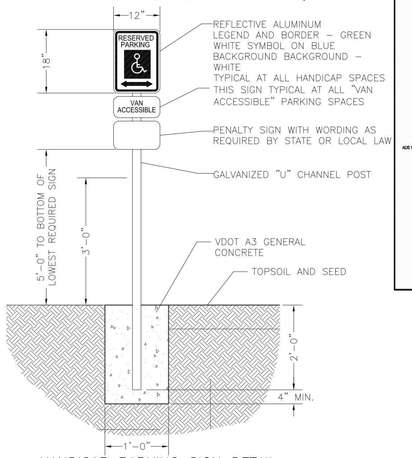
NOTE
HC PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT w/ ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS



HANDICAPPED SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY HANDICAPPED PERSONS. PROVIDE ONE (1) R–7–8 SIGN AT EACH HANDICAPPED PARKING SPACE INDICATED ON SITE PLAN. SIGN WILL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. THE CENTER OF SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GRADE, BUT NO HIGHER THAN SEVEN (7) FEET ABOVE GRADE. SIGN SHALL BE PLACED ON STEEL POST 1–1/2" Ø PAINTED BLACK SET IN 12" OF CONCRETE. TYPICAL ACCESSIBLE SIGNS SHALL CONFORM TO ADA REQUIREMENTS

HANDICAPPED PARKING SIGNS

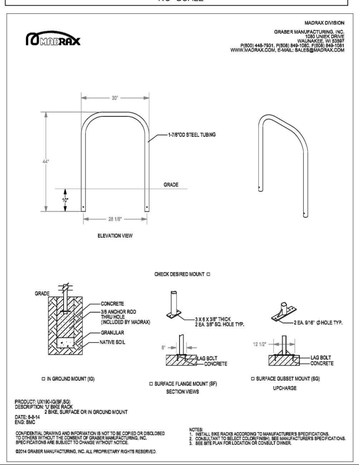
NO SCALE



HANDICAP PARKING SIGN DETAIL

NOT TO SCALE

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



RAMPS - NOTES, CONTINUED....

Doors in any provision shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open.
(sec 1133b.5.4.3 fig 1 1b-38 # 39)

The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps. (sec 1133b.5.4.4 fig 1 1b-39)

At bottom and intermediate landings, the width shall be at least the same as required for the ramp. (sec 1133b.5.4.5 fig 1 1b-38 # 39)

Intermediate landing at a change of direction in excess of 30 degrees and bottom landings shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. (sec 1133b.5.4.6 fig 1 1b-38 # 39)

Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60". (sec 1133b.5.4.7 fig 1 1b-38)

Ramp landings are not considered in determining the maximum horizontal distance of each ramp. (fig. 1 1b-38 # 39)

Handrails are required on ramps that provide access if the ramp slope exceeds 1' rise in 20' of horizontal run. (sec 1133b.5.5.1)

Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1' beyond the top and bottom of the ramp, and the ends shall be resumed. (sec 1133b.5.5.1 fig 1 1b-27 (b) # (c)

The grip portion of handrails shall be not less than 1-1/4" nor more than 1-1/2", or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. handrails shall not rotate within their fittings. (sec 1133b.5.5.1 fig 1 1b-36)

Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. (sec 1133b.5.5.1 fig 1 1b-36)

Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. (sec 1133b.5.5.1 fig 1 1b-36)

Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". (sec 1133b.5.5.1 fig 1 1b-36)

Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length, the ramp shall comply with one of the following requirements: (sec 1133b.5.6 fig 1 1b-27(b) # (c))

a. A guide curb a minimum of 2" in height shall be provided at each side of the ramp;
b. A wheel guide rail shall be provided, centered 3" ± 1" above the surface of the ramp.

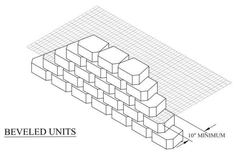
Outdoor ramps and their approaches shall be designed and constructed so that water will not accumulate on walking surfaces. (sec. 1133b.5.8)

GENERAL CONSTRUCTION NOTES FOR STREETS

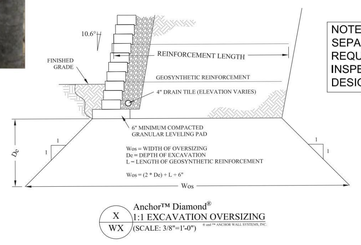
1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296–5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG–9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE–1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD–1 OR CD–2 CROSS–DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

RETAINING WALL - HANDRAIL DETAIL
42" HIGH AMERISTAR BLACK SECURITY FENCING
(MAJESTIC - AEGIS PLUS)

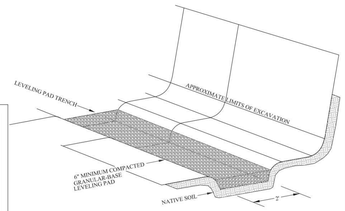




Anchor™ Diamond® REINFORCEMENT CONNECTION (NOT TO SCALE)

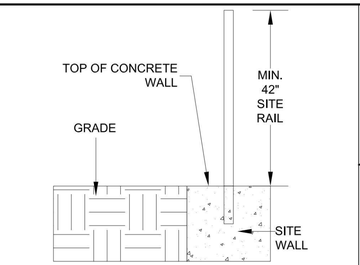


Anchor™ Diamond® 1:1 EXCAVATION OVERSIZING (SCALE: 3/8"=1'-0")



Anchor™ Diamond® TYPICAL BASE PREPARATION (NOT TO SCALE)

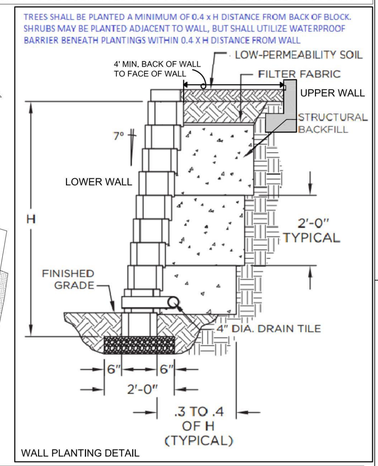
DIAMOND PRO (TAN) SEGMENTED WALL DETAIL
NO SCALE



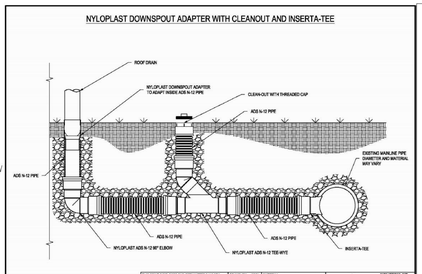
WALL RAIL FASTENING DETAIL

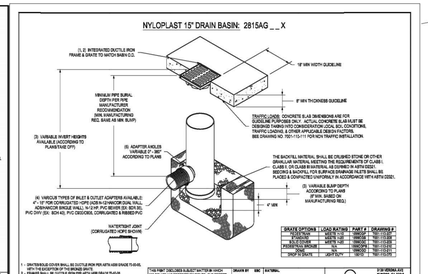
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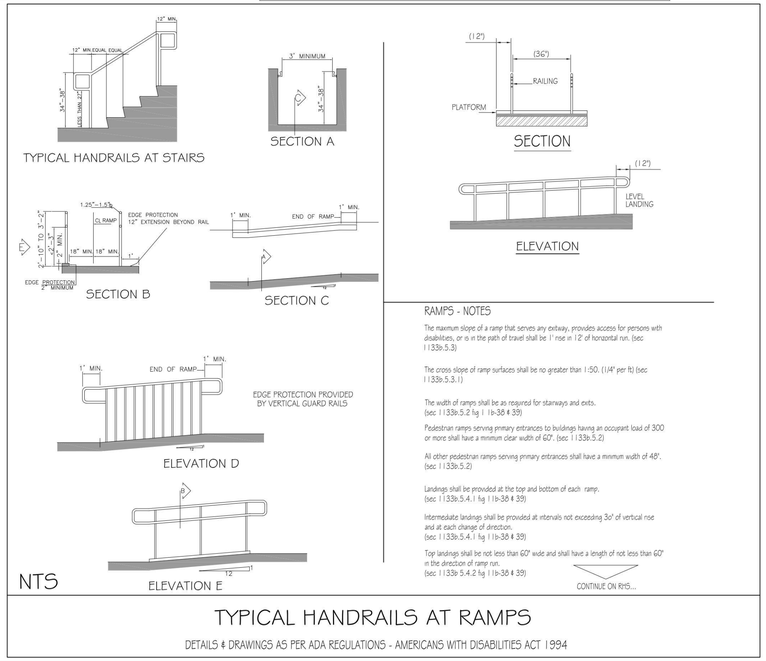
NOTE: RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4' IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN PLAN. WALLS REQUIRED INSPECTIONS AS OUTLINED IN THE USBC. FINAL STRUCTURAL WALL DESIGN TO BE SUBMITTED WITH STRUCTURAL ENGINEERING PLANS.



WALL PLANTING DETAIL







TYPICAL HANDRAILS AT RAMPS

DETAILS & DRAWINGS AS PER ADA REGULATIONS - AMERICANS WITH DISABILITIES ACT 1994

RAMPS - NOTES

The maximum slope of a ramp that serves any exitway, provides access for persons with disabilities, or a in the path of travel shall be 1' rise in 12' of horizontal run. (sec 1133b.5.3)

The cross slope of ramp surfaces shall be no greater than 1:50. ((1/4" per ft) (sec 1133b.5.3.1))

The width of ramps shall be as required for stairways and exits.
(sec 1133b.5.2 fig 1 1b-38 # 39)

Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60". (sec 1133b.5.2)

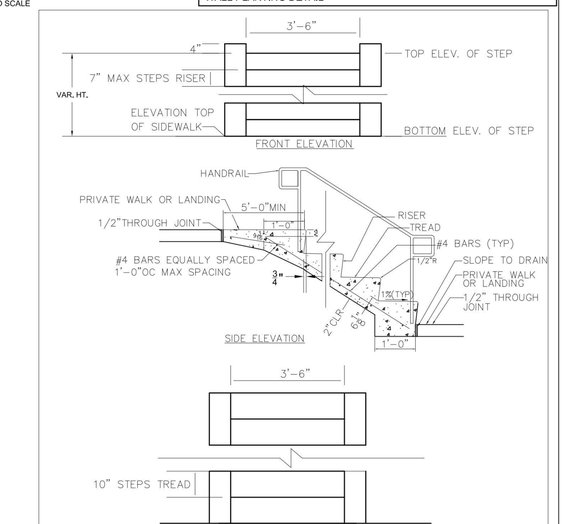
All other pedestrian ramps serving primary entrances shall have a minimum width of 48". (sec 1133b.5.2)

Landings shall be provided at the top and bottom of each ramp.
(sec 1133b.5.4.1 fig 1 1b-38 # 39)

Intermediate landings shall be provided at intervals not exceeding 30' of vertical rise and at each change of direction.
(sec 1133b.5.4.1 fig 1 1b-38 # 39)

Top landings shall be not less than 60" wide and shall have a length of not less than 60" in the direction of ramp run.
(sec 1133b 5.4.2 fig 1 1b-38 # 39)

CONTINUE ON R1r5...



CONCRETE STEPS DETAILS

NOTE: MANDATORY INSPECTIONS AT THE FOLLOWING PHASES ARE REQUIRED FOR ROADS THAT ARE PROPOSED TO BE STATE MAINTAINED:

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.

ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.

iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.

iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.

vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
10/03/22
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/03/2022	INITIAL SITE PLAN SUBMISSION TO ALBEMARLE COUNTY

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN

SHEET TITLE
NOTES & DETAILS

JOB NO. 202202
SCALE AS SHOWN
SHEET NO. 5

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County of Albemarle
Community Development Department - Planning

Andy Reitelbach
areitelbach@albemarle.org
Telephone: (434) 296-5832 ext.3261

September 20, 2022

Valerie Long
Williams Mullen
323 2nd Street SE
Charlottesville, VA 22902
vlong@williamsmullen.com

RE: ZMA202100011 The Heritage on Rio Action Letter

Dear Ms. Long,

On September 7, 2022, the Board of Supervisors took action on the above noted Zoning Map Amendment on Tax Map Parcel Numbers 045000000026A2; 045000000026B2; 045000000026B3; 045000000026B4 and 045000000026B5 in the Rio District.

The Zoning Map Amendment was approved by the Board's adoption of the attached Ordinance No. 22-A(10).

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved ZONING MAP AMENDMENT**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Andy Reitelbach
Planning Division
Senior Planner II

Cc: GW Real Estate Partners LC C/o William Gordon
145 Ednam Dr. Suite 100
Charlottesville VA 22903
will@gwrepartners.com

Charlottesville Rio Road Apartments LLC
110 Draper Rd NW Suite B
Blacksburg VA 24060

ORDINANCE NO. 22-A(10)
ZMA 2021-00011 THE HERITAGE ON RIO

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCEL IDs 04500-00-00-026A2, 04500-00-00-026B2, 04500-00-00-026B3, 04500-00-00-026B4, AND 04500-00-00-026B5

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2021-00011 and their attachments, including the application plan last revised on June 6, 2022, the information presented at the public hearing, any comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code §§ 18-19 and 18-33.6, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2021-00011 with the application plan last revised on June 6, 2022.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on September 7, 2022.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	Y	___
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Ms. Price	Y	___

County of Albemarle
Community Development Department - Planning

Andy Reitelbach
areitelbach@albemarle.org
Telephone: (434) 296-5832 ext.3261

September 20, 2022

GW Real Estate Partners LLC
C/o Valerie Long
Williams Mullen
323 2nd Street SE
Charlottesville, VA 22902
vlong@williamsmullen.com

RE: SE202100041 The Heritage on Rio Action Letter

Dear Ms. Long,

On September 7, 2022, the Board of Supervisors took action on the above noted Special Exception in conjunction with ZMA202100011 on Tax Map Parcel Numbers 045000000026A2; 045000000026B2; 045000000026B3; 045000000026B4 and 045000000026B5 in the Rio District.

The Special Exception was approved by the Board's adoption of the attached Resolution.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved SPECIAL EXCEPTION**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Andy Reitelbach
Planning Division
Senior Planner II

Cc: Charlottesville Rio Road Apartments LLC
110 Draper Rd NW Suite B
Blacksburg VA 24060

WWW.ALBEMARLE.ORG
401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579

RESOLUTION TO APPROVE
SE 2021-00041 THE HERITAGE ON RIO

WHEREAS, upon consideration of the staff reports prepared for SE2021-00041 The Heritage on Rio (in conjunction with ZMA202100011) and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-4.19(5), 18-8.2(b)(3), and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed special exception:

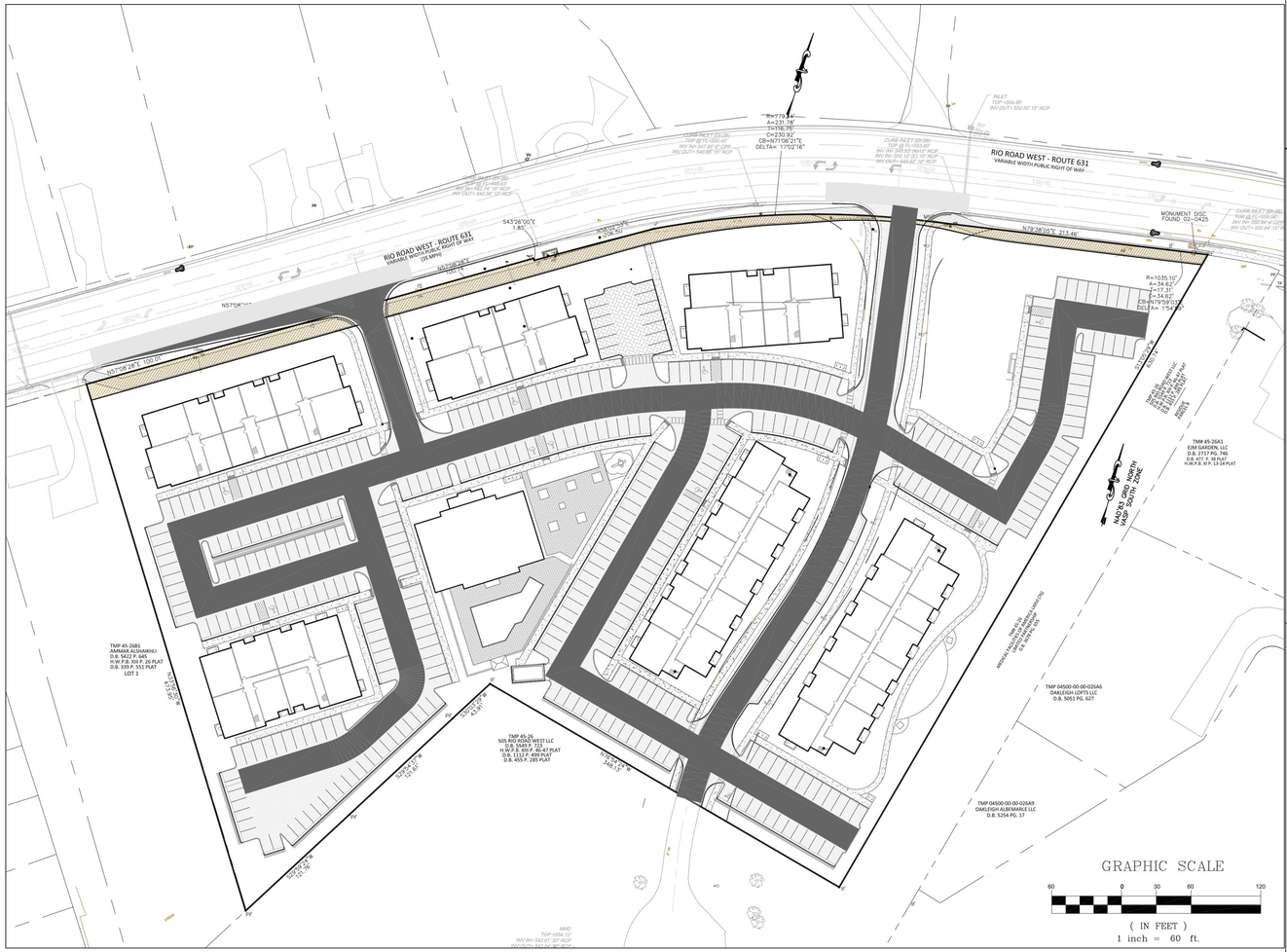
(i) would be consistent with the intent and purposes of the planned development district under the particular circumstances, and satisfy all other applicable requirements of Albemarle County Code § 18-8;
(ii) would be consistent with planned development design principles; and
(iii) would not adversely affect the public health, safety or general welfare

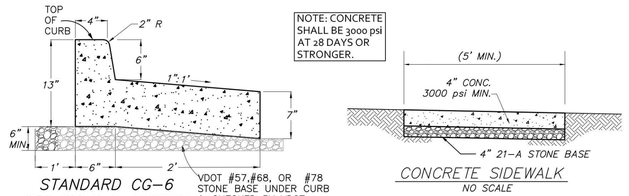
NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to waive the 15-foot stepback requirement of County Code § 18-4.19 on Parcel IDs 04500-00-00-026A2, 04500-00-00-026B2, 04500-00-00-026B3, 04500-00-00-026B4, and 04500-00-00-026B5.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on September 7, 2022.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	Y	___
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Ms. Price	Y	___



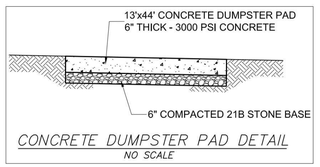


VDOT #57,#68, OR #78 STONE BASE UNDER CURB & CHECKED BY VDOT PRIOR TO PAVING AND/OR BACKFILLING.

STANDARD CG-6
DRY CURB & GUTTER
NO SCALE

NOTE: CONCRETE SHALL BE 3000 psi AT 28 DAYS OR STRONGER.

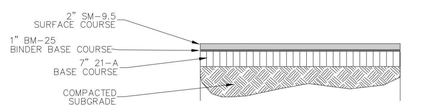
CONCRETE SIDEWALK
NO SCALE



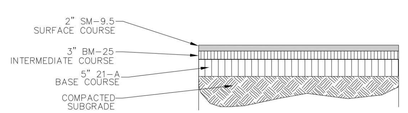
CONCRETE DUMPSTER PAD DETAIL
NO SCALE

PAVEMENT LEGEND

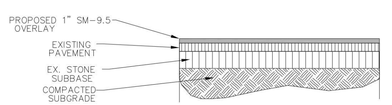
- HEAVY DUTY ASPHALT PAVING - TRAVELWAYS
- LIGHT DUTY ASPHALT PAVING - PARKING LOT / PARKING SPACES
- ASPHALT PAVING - MILL/OVERLAY
- PERVIOUS PAVERS



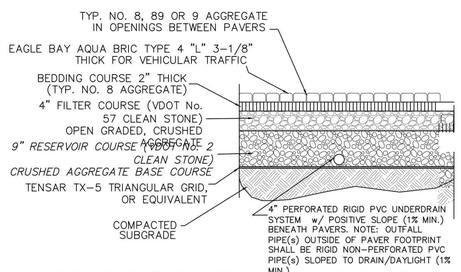
LIGHT DUTY ASPHALT PAVING – PARKING LOT & PARKING SPACES
NO SCALE



HEAVY DUTY ASPHALT PAVING – TRAVELWAYS
NO SCALE



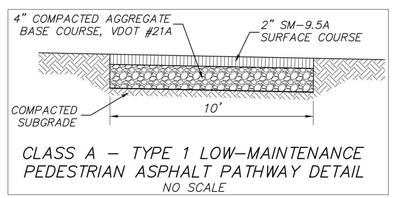
ASPHALT PAVING – MILL/OVERLAY
NO SCALE



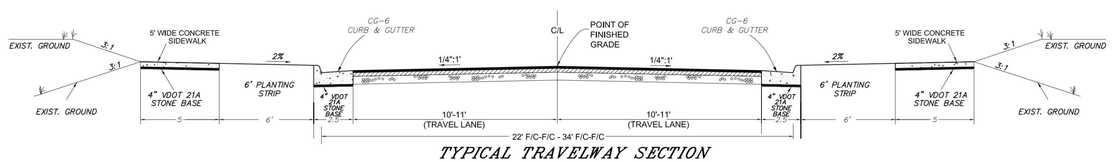
PERMEABLE PAVERS PAVEMENT DESIGN
NO SCALE

NOTE:
1. EACH LAYER/LIFT OF NO. 2 AND NO. 57 STONE REQUIRES A MINIMUM CENTRIFUGAL FORCE COMPACTION OF 53,000.
2. CONSTRUCTION & PREPARATION OF PERMEABLE PAVERS, STONE BASE AND UNDERDRAIN SYSTEM SHALL BE IN ACCORDANCE w/ MANUFACTURER SPECIFICATIONS.

NOTES:
1. ALL OPEN GRADED STONE LAYERS SHALL BE CLEAN & DOUBLE WASHED IN ACCORDANCE WITH DCR REGULATIONS. "CLEAN" STONE IS SCREENED TO SIZE AND THE BULK OF THE FINES/DUST IS REMOVED, BUT THERE IS STILL DUST ON THE STONE. "WASHED" STONE IS WASHED THROUGH THE SCREENING PROCESS AND/OR MANUALLY WASHED.
2. WHERE UNDERDRAIN CLEANOUTS ARE PROPOSED WITHIN PAVED AREAS & ARE SUBJECT TO VEHICULAR TRAFFIC, CLEANOUTS SHALL BE ENCASED IN Ø18" CONCRETE FOR THE UPPER 24". THE CLEANOUT FRAME & LID SHALL BE CONSTRUCTED OF CAST IRON, OR A SIMILAR MATERIAL THAT IS STRUCTURALLY FORTIFIED.



CLASS A – TYPE 1 LOW-MAINTENANCE PEDESTRIAN ASPHALT PATHWAY DETAIL
NO SCALE



TYPICAL TRAVELWAY SECTION
(PROPOSED PRIVATE TRAVELWAY)
DESIGN SPEED: 25 MPH

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
10/03/22

REVISIONS

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CVILLE RIO ROAD APARTMENTS- INITIAL SITE PLAN
PAVEMENT DESIGN & DETAILS

PROJECT
SHEET TITLE

JOB NO. 202202
SCALE AS SHOWN
SHEET NO. 6

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