RIO POINT

SDP - 2022 - 00009

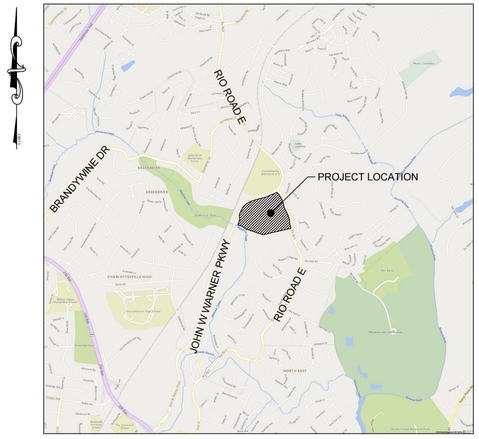
FINAL SITE PLAN

COUNTY OF ALBEMARLE, VIRGINIA

02/07/2022

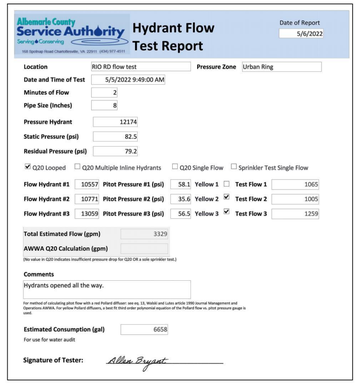
SITE DATA:

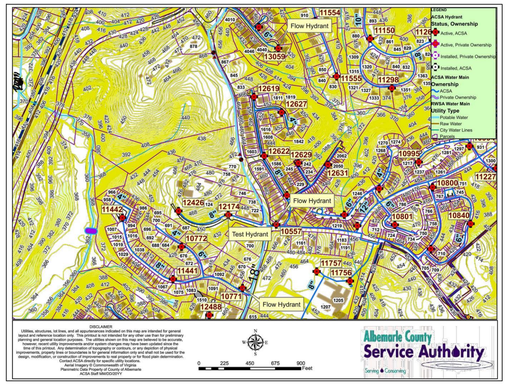
TAX MAP PARCEL AND OWNER INFO:	PARCEL 06100-00-00-167C0 D.B. 1681, PG. 174 RIO POINT LLC 123 EAST MAIN ST 5TH FLOOR CHARLOTTESVILLE, VA 22902 PARCEL 06100-00-00-16700 D.B. 1688, PG. 564 RIO POINT LLC 123 EAST MAIN ST 5TH FLOOR CHARLOTTESVILLE, VA 22902
EXISTING AREA:	PARCEL 06100-00-00-167C0 = 25.73 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'





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		

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

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C0.0	COVER
C0.1	REZONING PLAN
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C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C1.3	NOTES & DETAILS
C2.0	OVERALL EXISTING CONDITIONS PLAN
C2.1	EXISTING CONDITIONS & DEMOLITIONS PLAN
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C2.5	EXISTING CONDITIONS & DEMOLITIONS PLAN
C2.6	EXISTING CONDITIONS & DEMOLITIONS PLAN
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~~C3.6~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
~~C3.7~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
~~C3.8~~	~~EROSION & SEDIMENT CONTROL - PHASE 1~~
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E1.03P	ELECTRICAL PHOTOMETRIC FIXTURES
E1.04P	ELECTRICAL PHOTOMETRIC FIXTURES

TOTAL: 61 SHEETS

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS 1SP	05/05/2022
DESIGN DEVELOPMENT	06/13/2022
COUNTY COMMENTS 2SP & WPO	10/12/2022

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: 18.92 ACRES

PROPOSED USE: RESIDENTIAL

PROPOSED UNITS:
144 - ONE BEDROOM APARTMENTS
134 - TWO BEDROOM APARTMENTS
34 - THREE BEDROOM APARTMENTS
16 - TOWNHOUSE
328 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
REAR: 20-FEET MINIMUM
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 OPSACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX) OVERALL ALLOWABLE NET DENSITY: 104 UNITS (MIN.) TO 614 UNITS (MAX.)

PROPOSED DENSITY: 328 UNITS / 27.31 ACRES = 12.01 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 144 ONE BEDROOM APT = 216 SPACES
2.00 x 134 TWO BEDROOM APT = 268 SPACES
2.00 x 34 THREE BEDROOM APT = 68 SPACES
2.25 x 16 TOWNHOUSES = 36 SPACES
588 TOTAL SPACES REQUIRED**

PARKING PROVIDED : 2 x DRIVEWAY SPACES PER (16) TOWNHOUSE = 32 SPACES
1 x TUCK UNDER GARAGE SPACE PER (16) TOWNHOUSE = 16 SPACES
450 REGULAR PARKING SPACES
28 ADA SPACES
17 GARAGE SPACES
543 TOTAL SPACES PROVIDED
*SPECIAL EXCEPTION FOR PARKING REQUIREMENTS HAS BEEN APPROVED

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	4	38375	153500	14	10	4	28	56	40	16	112
TOWNHOUSE	16	2841	45456	0	0	1	1	0	0	16	16
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
			461388	34	39	8	81	144	134	50	328

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
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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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S:\103\46883-Vitetta_Property\DWG\Sheet\CD\46883-103-C0.1-SITE REZONING.dwg | Plotted on 10/13/2022 3:33 PM | by Jessica Denko

LEGEND

ROADS

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

SEWER

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

WATER

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

GRADING

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

- CRITICAL SLOPES

JUNE 27, 2019

ACSA GENERAL WATER & SEWER CONDITIONS

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

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

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

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO BEGINNING 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
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
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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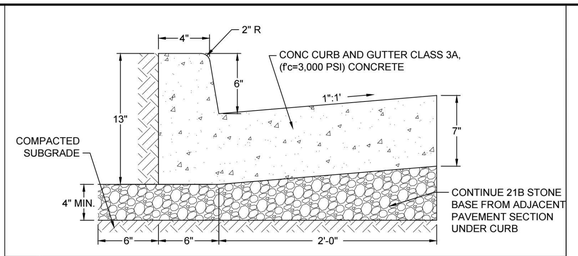
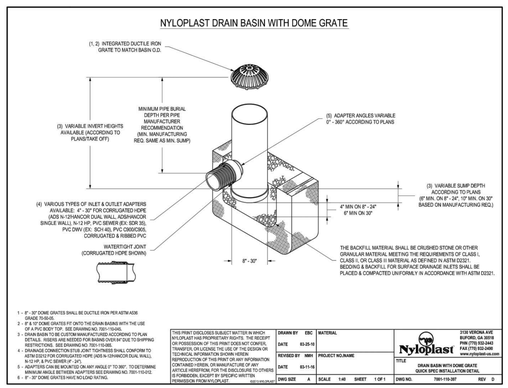
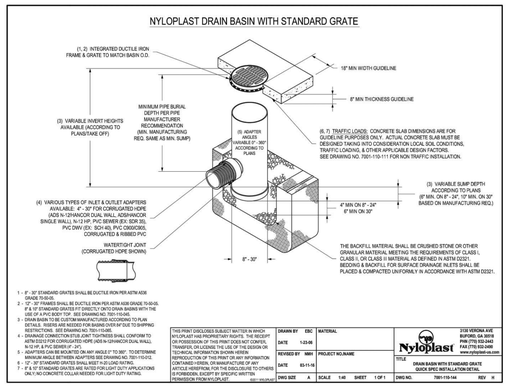
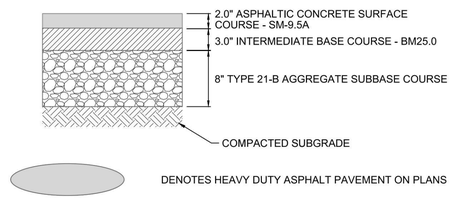


STANDARD CG-6 CURB & GUTTER

No Scale







HEAVY DUTY ASPHALT PAVEMENT SECTION

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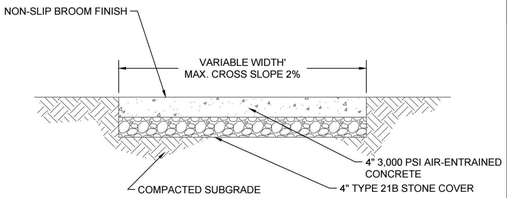

CONCRETE SIDEWALK PAVEMENT SECTION

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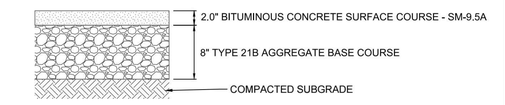

LIGHT DUTY ASPHALT PAVEMENT SECTION

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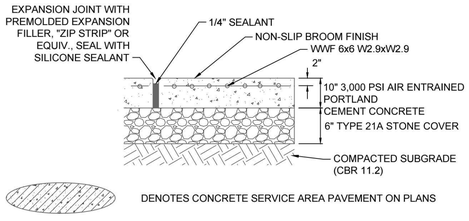

HEAVY DUTY CONCRETE SECTION

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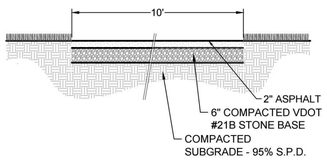
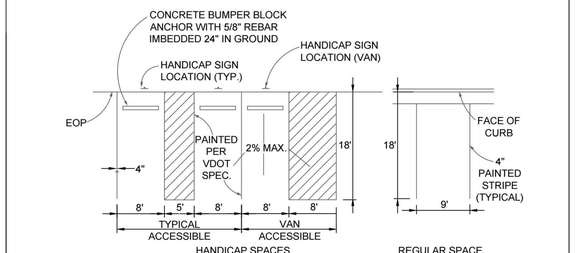


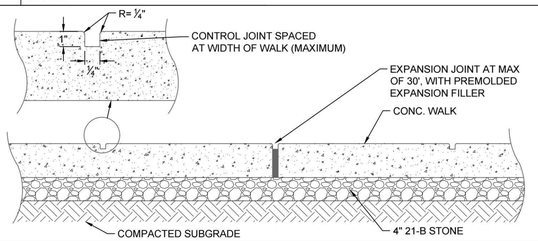
CLASS A – TYPE 2 LOW MAINTENANCE SHARED USE PATH

No Scale



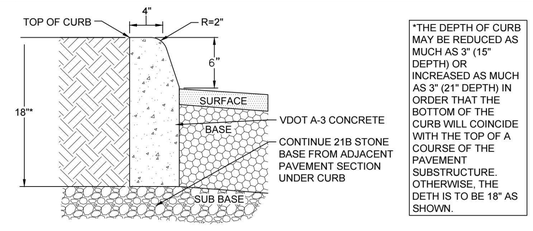
TYPICAL PARKING SPACE DETAILS

No Scale



CONCRETE SIDEWALK JOINT DETAIL

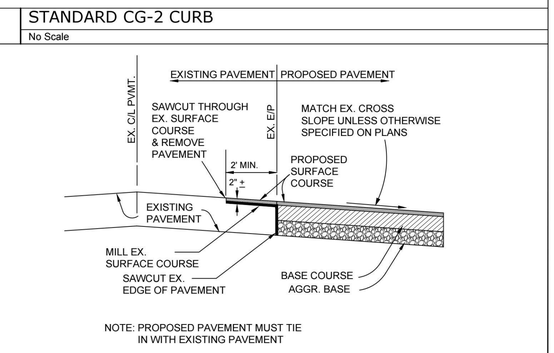
No Scale



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

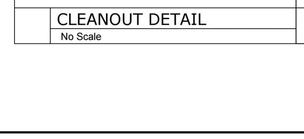
STANDARD CG-2 CURB

No Scale



PAVEMENT REPLACEMENT JOINT DETAIL

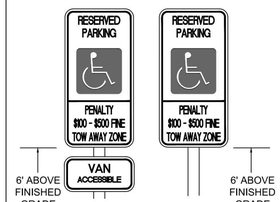
No Scale



CLEANOUT DETAIL

No Scale

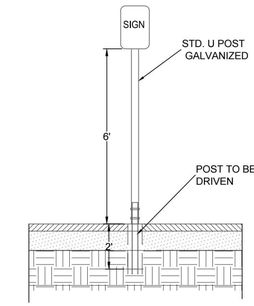
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



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.

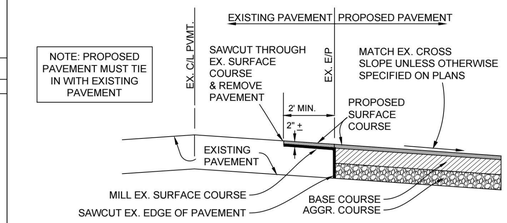
ADA PARKING SIGNS

No Scale



SIGN AND POST DETAIL

No Scale

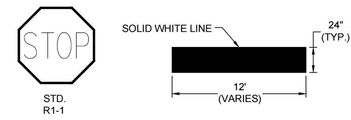


PAVEMENT REPLACEMENT JOINT DETAIL

No Scale

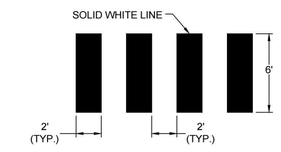
SIGNAGE NOTES:

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



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

STOP BAR DETAIL
NO SCALE



STRIPING AND SIGNAGE DETAIL

No Scale

COMMONWEALTH OF VIRGINIA
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10-12-22
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS 1SP & WPO

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. C1.1

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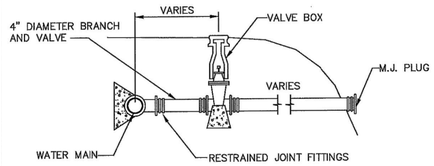
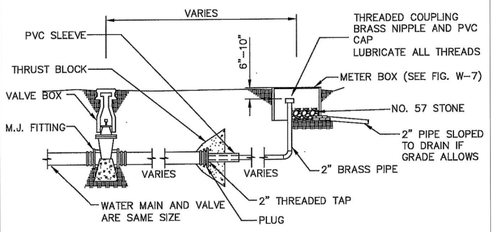


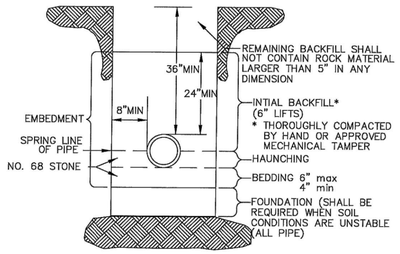
ON-LINE
(TYPE "B")



DEAD END
(TYPE "A")

TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

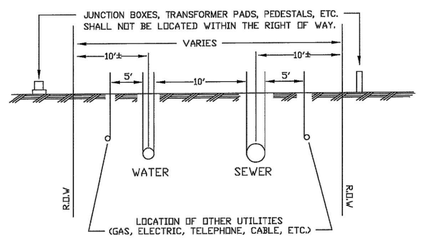


NOTE :

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

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3



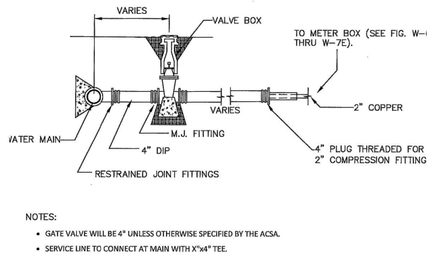
EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

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

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

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1



NOTES:

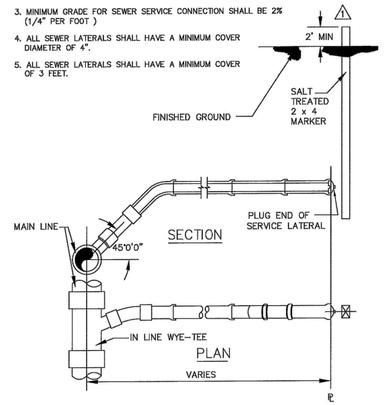
- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
- SERVICE LINE TO CONNECT AT MAIN WITH X"x4" TEE.
- REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
- REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
- NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED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

LARGE METER SERVICE LINE

NTS
FIG. W-6C

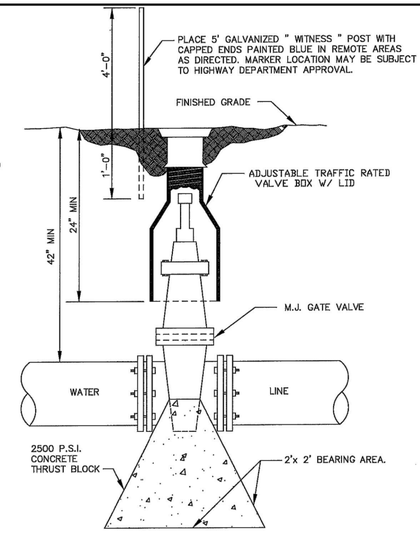
SEWER SERVICE LATERAL CONNECTION NOTES:

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

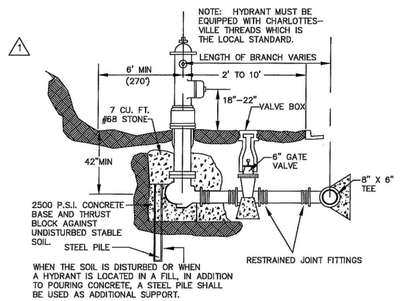


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

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.		

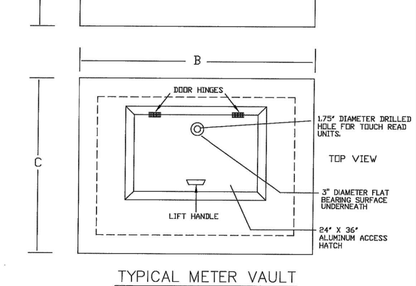


NOTE :

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.

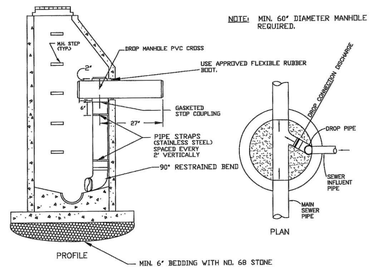
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4



TYPICAL METER VAULT

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



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

COMMONWEALTH OF VIRGINIA
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10/12/2022	COUNTY COMMENTS FSP & WPO

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
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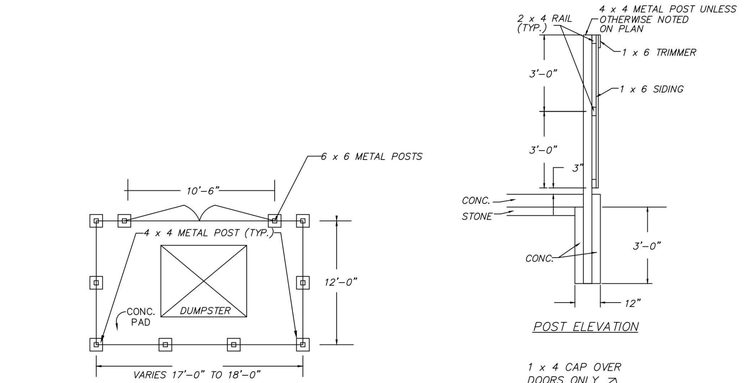
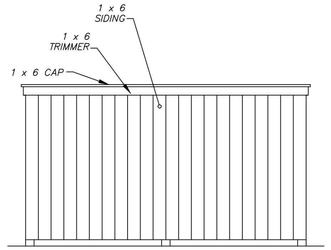
ISO NEEDED FIRE FLOW CALCULATION

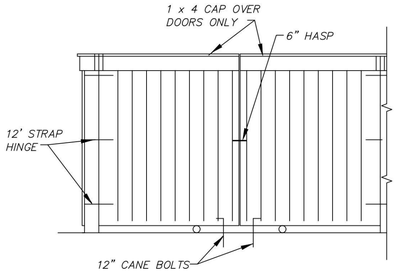
Engineer / Architect:	Timmons Group	**Date:**	4/4/2022	
Project Name:	Rio Point	**Calc. By:**	R.van Niekerk	
Type of Construction =	Type IIB, non-combustible			
Class of Const. Coef. F =	0.8			
Ground Floor Area =	11020	SQ. FT.		
# of Stories =	3.5			
Total Floor Area (A_t) =	38570	SQ. FT.		
Fire Consideration 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)			



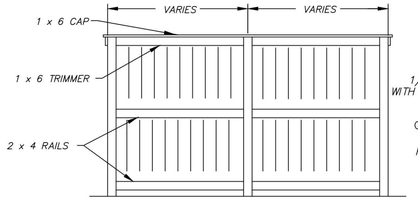
POST ELEVATION



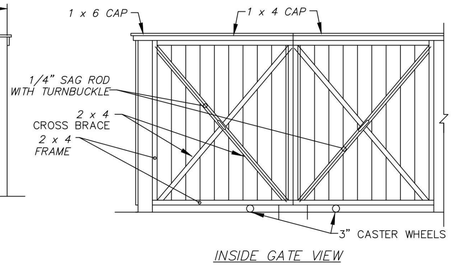
OUTSIDE ELEVATION 3 SIDES



OUTSIDE GATE VIEW



INSIDE ELEVATION 3 SIDES



INSIDE GATE VIEW

NOTE: ALL LUMBER SHALL BE PRESSURE TREATED

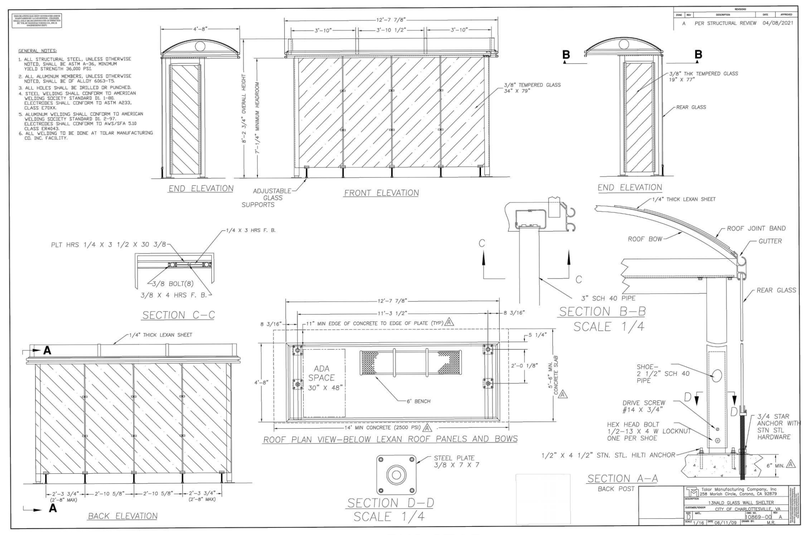
DUMPSTER ENCLOSURE DETAILS

N.T.S.

VDOT DETAILS LEGEND		
STANDARD	TITLE	PAGE
ES-1	FLARED END-SECTION FOR 12" TO 60" CONCRETE PIPE CULVERTS	102.01
EW-2	STANDARD ENDWALL FOR PIPE CULVERTS 42" - 96"	101.04
DI-3A, 3B, 3C	STANDARD CURB DROP INLET (12" TO 30" PIPE: MAXIMUM DEPTH (H) = 8')	104.09
	DIMENSIONS, NOTES, AND QUANTITIES	104.10
MH-1	MANHOLE FOR 12" TO 48" PIPE CULVERT	106.01
	STANDARD MANHOLE FRAME AND COVER	106.02
	STANDARD MANHOLE FRAME AND COVER	106.04
SL-1	TYPICAL CONCRETE SAFETY SLAB FOR DROP INLETS, MANHOLES AND JUNCTION BOXES	106.14
IS-1	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	106.08
ST-1	STANDARD STEP	106.09
CG-2	STANDARD 6" CURB	201.01
CG-6	COMBINATION 6" CURB AND GUTTER	201.03
CG-12	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	204.01
	CG-12 DETECTABLE WARNING SURFACE (TYPE A, PERPENDICULAR APPLICATION)	204.02
	CG-12 DETECTABLE WARNING SURFACE (TYPE B, PARALLEL APPLICATION)	204.03
	CG-12 DETECTABLE WARNING SURFACE (TYPE C, PARALLEL & PERPENDICULAR APPLICATION)	204.04
GR-2, 2A	STANDARD BLOCKED-OUT W-BEAM GUARDRAIL	501.04
	STANDARD BLOCKED-OUT W-BEAM GUARDRAIL	501.05

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFERENCE CURRENT DETAILS IN THE VDOT ROAD & BRIDGE STANDARDS.

ACWWA Water Demand Estimate and Meter Sizing Using Fixture Values (Based on AWWA M22 Manual, Second Edition and ACWWA Rules and Regulations)				ACWWA Water Demand Estimate and Meter Sizing Using Fixture Values (Based on AWWA M22 Manual, Second Edition and ACWWA Rules and Regulations)				ACWWA Water Demand Estimate and Meter Sizing Using Fixture Values (Based on AWWA M22 Manual, Second Edition and ACWWA Rules and Regulations)			
Building address or number	Rio Point Bldg B - 3, 4, 5, 6, 10, & 11			Building address or number	Rio Point Bldg C - 13 & 14			Building address or number	Rio Point Bldg D - 7 & 8		
Residential or Non-Residential	Residential			Residential or Non-Residential	Residential			Residential or Non-Residential	Residential		
Pressure Zone at Project (Obtained from ACWWA or Hydrant Test)	85			Pressure Zone at Project (Obtained from ACWWA or Hydrant Test)	85			Pressure Zone at Project (Obtained from ACWWA or Hydrant Test)	85		
Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value	Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value	Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	36	144	Toilet (tank)	4	49	196	Toilet (tank)	4	49	196
Toilet (flush valve)	35		0	Toilet (flush valve)	35		0	Toilet (flush valve)	35		0
Urinal (wall or stall)	16		0	Urinal (wall or stall)	16		0	Urinal (wall or stall)	16		0
Urinal (flush valve)	35		0	Urinal (flush valve)	35		0	Urinal (flush valve)	35		0
Bidet	2		0	Bidet	2		0	Bidet	2		0
Shower (single head)	2.5	24	60	Shower (single head)	2.5	28	70	Shower (single head)	2.5	28	70
Sink (lavatory)	1.5	36	54	Sink (lavatory)	1.5	49	73.5	Sink (lavatory)	1.5	49	73.5
Kitchen Sink	2.2	24	52.8	Kitchen Sink	2.2	28	61.6	Kitchen Sink	2.2	28	61.6
Utility Sink	4		0	Utility Sink	4		0	Utility Sink	4		0
Dishwasher	2	24	48	Dishwasher	2	28	56	Dishwasher	2	28	56
Bathtub	8	12	96	Bathtub	8	21	168	Bathtub	8	21	168
Clothes Washer	6	24	144	Clothes Washer	6	28	168	Clothes Washer	6	28	168
Hose connections (with 50 ft of hose)				Hose connections (with 50 ft of hose)				Hose connections (with 50 ft of hose)			
1/2 in.	5		0	1/2 in.	5		0	1/2 in.	5		0
5/8 in.	9		0	5/8 in.	9		0	5/8 in.	9		0
3/4 in.	12	2	24	3/4 in.	12	2	24	3/4 in.	12	2	24
Miscellaneous				Miscellaneous				Miscellaneous			
Bedpan washers	10		0	Bedpan washers	10		0	Bedpan washers	10		0
Drinking fountains	2		0	Drinking fountains	2		0	Drinking fountains	2		0
Dental units	2		0	Dental units	2		0	Dental units	2		0
Combined Fixture Value			622.8	Combined Fixture Value			817.1	Combined Fixture Value			817.1
Demand (gpm)			51.7	Demand (gpm)			57.4	Demand (gpm)			57.4
Pressure Adjustment Factor			1.21	Pressure Adjustment Factor			1.21	Pressure Adjustment Factor			1.21
Total Adjusted demand (gpm)			**62.6**	Total Adjusted demand (gpm)			**69.5**	Total Adjusted demand (gpm)			**69.5**
Preliminary Demand Size			1 1/2"	Preliminary Demand Size			1 1/2"	Preliminary Demand Size			1 1/2"
Velocity (fps)			**11.4**	Velocity (fps)			**12.6**	Velocity (fps)			**12.6**
Required ACWWA Meter Size			**2"**	**Required ACWWA Meter Size**			**2"**	**Required ACWWA Meter Size**			**2"**



BUS STOP

N.T.S.

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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

REVISION DESCRIPTION	DATE
COUNTY COMMENTS ISP	05/05/2022
DESIGN DEVELOPMENT	06/13/2022
COUNTY COMMENTS FSP & WPO	10/12/2022

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
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

ALBEMARLE COUNTY
GIS CRITACAL
SLOPES - PRESERVED

JOHN WARNER PKWY

RIO ROAD
EAST
RT 631

APPROXIMATE LOCATION
FEDERAL DAM BREAK
INUNDATION AREA

ZONE AE

MEADOW CREEK

FLOODWAY

WATER PROTECTION
ORDINANCE
100' STREAM BUFFER

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

TM 61-167
RIO POINT LLC
1.584 AC

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

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

N27°13'14"E 816.23'

N27°43'13"W 427.64'

S72°04'32"E 292.34'

N14°44'09"E 354.34'

S72°55'51"W 120.00'

S53°55'51"W 145.00'

S13°36'11"E 145.00'

S33°36'05"E 238.29'

N29°31'25"E 166.28'

S72°55'22"W 159.58'

N13°36'11"W 295.58'

N31°26'29"W 120.00'

S58°33'31"E 277.96'

SANITARY

SCALE 1"=80'
0 80' 160'

NAD 83

NOTE: PLEASE
REFERENCE TO
VDOT PLAN
0631-002-128

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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'

SD CURB INLE
TOI
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

NAD 83

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

PERM. DRAIN EASEMENT SEE VDOT PLAN

NOTE: VDOT PLAN REFERENCED IS 0631-002-128 C502

EXCEPTION 13 LIMITED ACCESS EASEMENT

PAVED WALK

EX PAVED WALK

PERM. DRAIN EASEMENT SEE VDOT PLAN

PROPOSED TEMP. SLOPE EASEMENT SEE VDOT PLAN

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 C2.3

MATCHLINE SHEET C2.2

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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'

MATCHLINE SEE SHEET C2.1

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

18" DEC

18" DEC

15" HOLLY

REMOVE
SHED

REMOVE
WELL
HOUSE

REMOVE
1-1/2 STORY
STUCCO

REMOVE
HEDGE

REMOVE FENCE

REMOVE POWER POLE

24" HOLLY

REMOVE POWER POLES

36" MAPLE

REMOVE
SHED

REMOVE

REMOVE
SHED

15" CEDAR

REMOVE POWER POLES

PP

REMOVE
SHED

38" DEC

12" DEC

(14)10"-18"
DECIDUOUS TREES

18" DEC

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.

MATCHLINE SEE SHEET C2.4

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

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO

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.
C2.2

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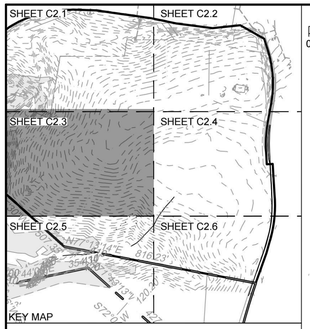

SCALE 1"=20'
0 20' 40'

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

N71°35'30"W 397.35'

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.5

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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

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 OR VIRGINIA
DB. 3734 PG. 412
SEE VDOT PLAN

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

STREAM (TYP)

NAD 83

SCALE 1"=20'

0 20' 40'

LEGEND:

REMOVE TREE

REMOVE STRUCTURES & HARDSCAPES

SAWCUT PAVEMENT

KEY MAP

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

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
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10/12/2022	COUNTY COMMENTS FSP & WPO

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

N77°13'14"E 816.23'

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

N54°44'09"E 354.34'

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

S17°33'W

S17°35'10"W

MATCHLINE SHEET C2.6

LEGEND:

- REMOVE TREE
- REMOVE STRUCTURES & HARDSCAPES
- SAWCUT PAVEMENT

SCALE 1"=20'
0 20' 40'

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

NAD 83

S:\105\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C2.0-EXIS.dwg | Plotted on 10/13/2022 3:34 PM | by Jessica Denko

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO

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

RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.5

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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

RIO ROAD EAST
(ROUTE 631)

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

OVERHEAD POWER LINES TO BE RELOCATED IN ACCORDANCE WITH POWER COMPANY

SAWCUT EXISTING PAVEMENT ALONG PROPOSED LANE IMPROVEMENTS

REMOVE SHRUBS

ALBEMARLE COUNTY GIS MANAGED SLOPES (TYP)

LEGEND:

REMOVE TREE

REMOVE STRUCTURES & HARDSCAPES

SAWCUT PAVEMENT

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

KEY MAP

NAD 83

SCALE 1"=20'

0 20' 40'

S:\110\46883-Wetsel_Property\DWG\Sheet\C2\46883-103-C2.0-EXIS.dwg | Plotted on 10/13/2022 3:34 PM | by Jessica Denko

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SCALE: 1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA

EXISTING CONDITIONS & DEMOLITIONS PLAN

JOB NO. 46883
SHEET NO. C2.6

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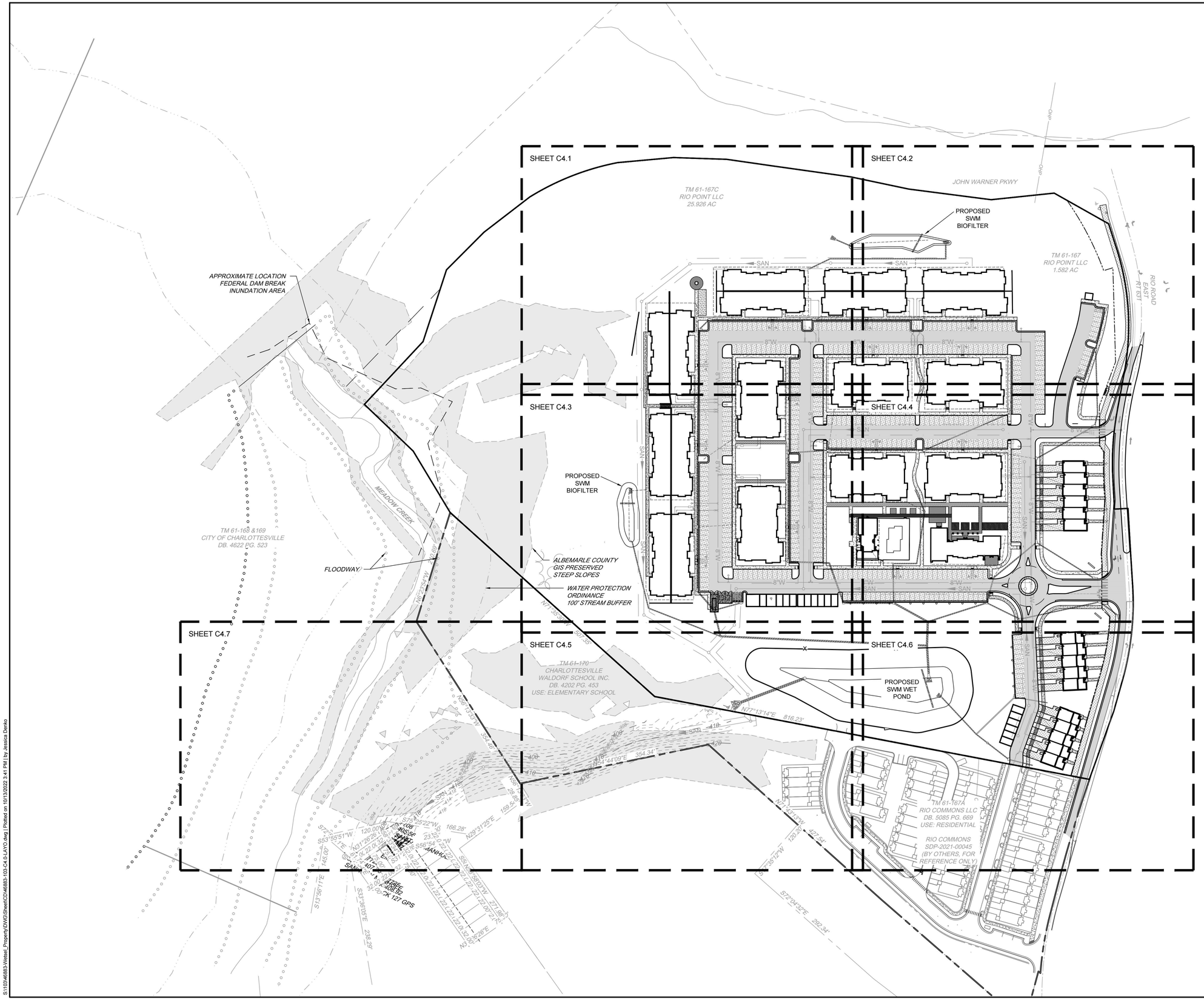
SHEET C4.1
SHEET C4.2
SHEET C4.3
SHEET C4.4
SHEET C4.5
SHEET C4.6
SHEET C4.7
JOHN WARNER PKWY
RIO ROAD EAST
RT 631
TM 61-167C
RIO POINT LLC
25.926 AC
TM 61-167
RIO POINT LLC
1.582 AC
PROPOSED SWM BIOFILTER
PROPOSED SWM BIOFILTER
PROPOSED SWM WET POND
APPROXIMATE LOCATION FEDERAL DAM BREAK INUNDATION AREA
MEADOW CREEK
FLOODWAY
ALBEMARLE COUNTY GIS PRESERVED STEEP SLOPES
WATER PROTECTION ORDINANCE 100' STREAM BUFFER
TM 61-168 &169
CITY OF CHARLOTTESVILLE
DB. 4622 PG. 523
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
8"W
OHP
N77°13'14"E 816.23'
N13°44'09"E 354.34'
N29°31'25"E 159.58'
N29°31'25"E 166.28'
S77°04'32"E 292.34'
N27°43'13"W 427.54'
S77°35'12"W 120.20'
S13°35'17"E 145.00'
S53°35'51"W 120.00'
S32°36'05"E 238.29'
N3°05'26"E 271.85'
S56°10'54"E 232.22'
N13°44'09"E 354.34'
N13°44'09"W 354.34'
N13°44'09"W 354.34'
N29°31'25"W 159.58'
N13°44'09"W 354.34'
N77°13'14"W 816.23'
N13°44'09"W 354.34'
N13°44'09"W 354.34'
N13°44'09"W 354.34

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
20' MIN. SETBACK FROM EXISTING PROPERTY LINE
SD CURB INLET W/MHD TOP=431.00' INV.IN=423.80'15"RCP INV.OUT=422.50' 18"RCP
SD INLET W TOP=425.46 INV.OUT=422.98' 18"RCP
SD CURB INLET W/MHD TOP=428.72' INV.IN=420.85' 15"RCP INV.OUT=420.72' 15"RCP
PERM. DRAIN EASEMENT SEE VDOT PLAN
VDOT PLAN CL TRAIL EASEMENT
PERM. DRAIN EASEMENT SEE VDOT PLAN
PROPOSED TEMP. SLOPE EASEMENT SEE VDOT PLAN
CENTERLINE JK TRAIL SEE VDOT PLAN
PROPOSED 50' LANDSCAPE BUFFER
EX PAVED WALK
FLARED END SECTION INV.IN=430.53' 15"RCP
50' LANDSCAPE BUFFER(TYP.)
PERM. PARK EASEMENT SEE VDOT PLAN
PERM. PARK EASEMENT
CONSERVATION AREA 5.89 ACRES
ALBEMARLE COUNTY GIS CRITICAL SLOPES - PRESERVED
ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED
PROPOSED RETAINING WALL
AMENITY AREA 5,488 SF
PROPOSED RETAINING WALL
BUILDING 12 TYPE D
PROPOSED RETAINING WALL
BUILDING 11 TYPE D
MATCHLINE SHEET C4.2
ADA PARKING SIGN (TYP.)
8.26'
3.4'
6'
CG-6
CG-12
8'
5'
18' TYP.
9' TYP.
ALICE LANE 26' PRIVATE ACCESS
R3' (TYP.)
R10'
8"W
EV
152' BUILDING TYPE D
BUILDING 06 TYPE D
ADA PARKING SIGN (TYP.)
CG-2
6'
4.43'
79' BUILDING TYPE D
BUILDING 07 TYPE B
143.9' BUILDING TYPE B
84.3' BUILDING TYPE B
(2) 6" RISERS
4.2'
26' PRIVATE ACCESS
BUILDING 08 TYPE B
MATCHLINE SHEET C4.3
SAN
X

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT 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"). PARK TO BE DEDICATED TO ALBEMARLE COUNTY.

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

SD FLARED END SECTION OUTLET=428.45'
ALBEMARLE COUNTY GIS CRITICAL SLOPES - MANAGED
JOHN WARNER PKWY
EX CURB
OHP
INV
PERM. DRAIN EASEMENT SEE VDOT PLAN
6" OLIVE
6" MAPLE
PERM. PARK EASEMENT 30'
SD INLET W/GRATE TOP=444.03' INV.OUT=432.63' 15"RCP
PERM. DRAIN EASEMENT SEE VDOT PLAN
PROPOSED 50' LANDSCAPE BUFFER
20.53'
PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 1 BIORETENTION (2A)
176.12'
28.25'
20' MIN. SETBACK FROM EXISTING PROPERTY LINE
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
MATCHLINE SEE SHEET C4.1
SAN
30' LANDSCAPE BUFFER(TYP.)
PARK AREA
SD CURB INLET W/MHD TOP=454.27' INV.IN=449.87' 15"RCP INV.OUT=449.84' 15"RCP
EXCEPTION #5 QWEST COMMUNICATIONS DEED REFERENCE D.B. 352 PG. 352
OPEN SPACE 1.1 ACRES DEDICATED FOR PUBLIC USE. SEE NOTE 3 ON SHEET C4.2
DUNLORA DR.
RIO ROAD EAST (ROUTE 631)
BUILDING 11 TYPE D
PROPOSED RETAINING WALL
79' BUILDING TYPE D
153' BUILDING TYPE D
BUILDING 10 TYPE D
GAZEBO
ADA PARKING SIGN (TYP.)
CG-12
12.9'
6'
CG-6
8' 5' 8'
18' TYP
9' TYP.
EV
8"W
ALICE LANE 26' PRIVATE ACCESS
9' TYP.
R3' (TYP.)
R10'
CG-2
COLE RIDGE CROSSING 26' PRIVATE ACCESS
BUILDING 08 TYPE B
79' BUILDING TYPE B
BUILDING 09 TYPE B
MATCHLINE SEE SHEET C4.4
30' LANDSCAPE BUFFER(TYP.)
6' SIDEWALK
R/W TO BE DEDICATED (0.82 ACRES)
EXISTING PROPERTY LINE TO BE VACATED
PROPOSED PROPERTY LINE
10'
PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH

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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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 PLAN

JOB NO. 46883
SHEET NO. C4.2

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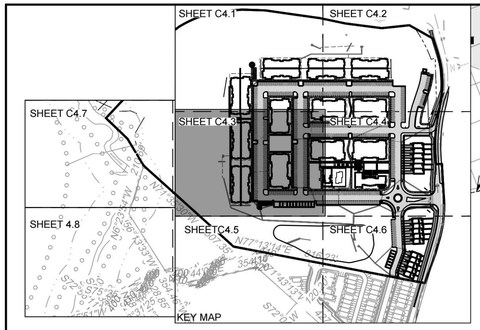

NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL 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.)
79' BUILDING TYPE D
PROPOSED RETAINING WALL
BUILDING 05 TYPE C
ADA PARKING SIGN (TYP.)
CG-12
10.82'
ALICE LANE 26' PRIVATE ACCESS
MATCHLINE SEE SHEET C4.1
BUILDING 07 TYPE B
(3) 6" RISERS
4.2'
9' TYP.
18' TYP
3.9'
OPEN SPACE 6,128 SF
BUILDING 08 TYPE B
(5) 6" RISERS
CG-2
CG-6
R10'
BUILDING 02 TYPE B
MATCHLINE SEE SHEET C4.4
79.4' BUILDING TYPE B
(1) 6" RISER
BUILDING 03 TYPE B
(2) 6" RISERS
140' BUILDING TYPE B
26' PRIVATE ACCESS
DOG PARK 6,532 SF
8'W
SAN
EV
100.01
19.43'
PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (1A)
PRESERVED STEEP SLOPES OVERLAY DISTRICT
ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT
152' BUILDING TYPE C
BUILDING 04 TYPE C
R3' (TYP.)
5.8'
79' BUILDING TYPE C
TRASH & RECYCLING ENCLOSURE
ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT
PRESERVED STEEP SLOPES OVERLAY DISTRICT
20' MIN. SETBACK FROM EXISTING PROPERTY LINE
ALICE LANE 24' PRIVATE ACCESS
20'
MAINTENANCE GARAGE
CAR WASH AREA WITH HOSE BIB AND VACUUM
12 FREE STANDING GARAGES
MANAGED STEEP SLOPES (TYP.)
12'
22'
VDOT GUARDRAIL (GR-2)
MATCHLINE SEE SHEET C4.5

COMMONWEALTH OF VIRGINIA
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CHECKED BY C. KOTARSKI
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

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SHEET NO. C4.3

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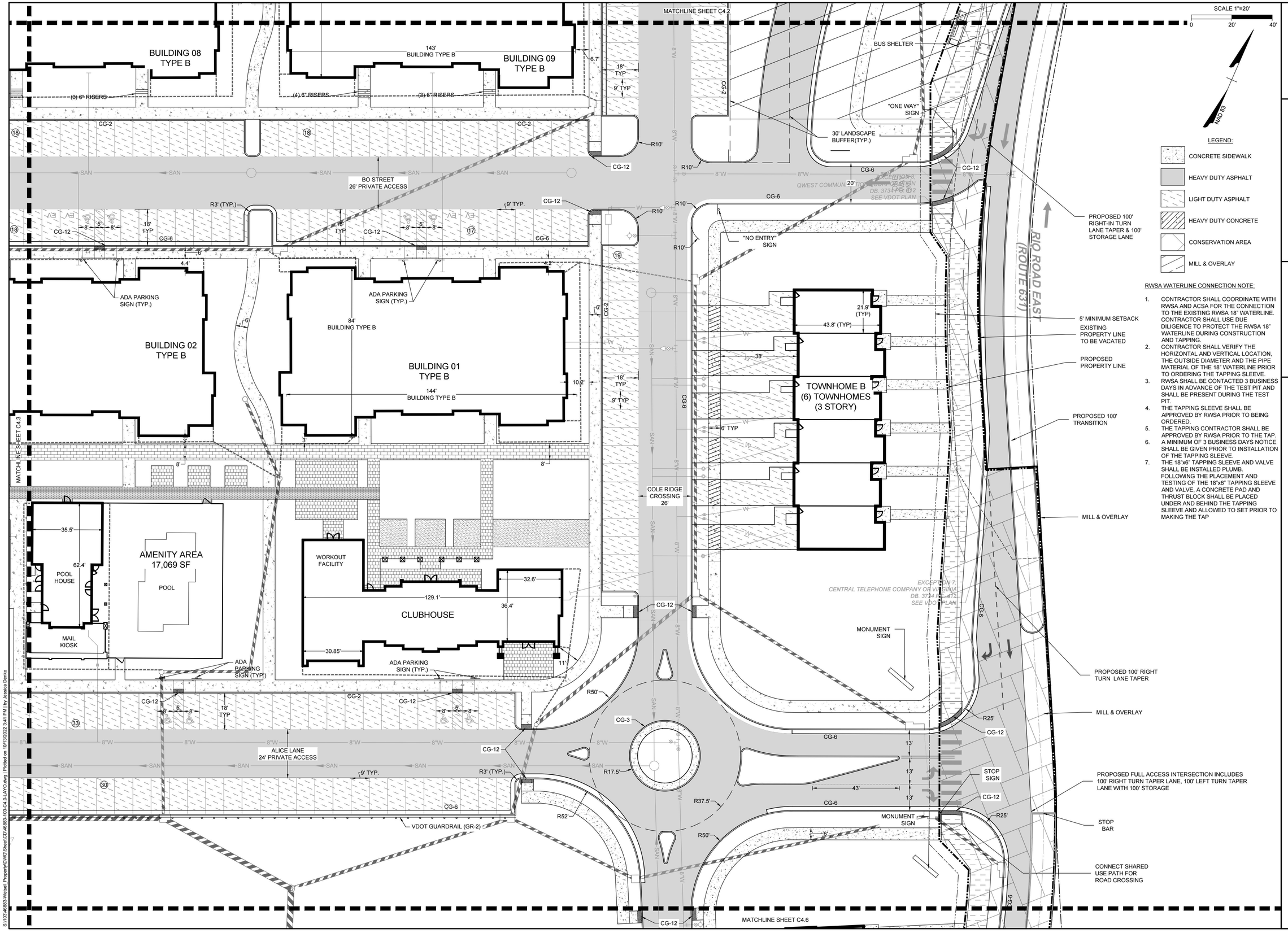

RWSA WATERLINE CONNECTION NOTE:

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

COMMONWEALTH OF VIRGINIA
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10-12-22
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CHECKED BY C. KOTARSKI
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.4

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MATCHLINE SHEET C4.3

20' MIN. SETBACK FROM EXISTING PROPERTY LINE

5' MIN. SETBACK FROM EXISTING PROPERTY LINE

FENCE AROUND WET POND

PROPOSED SWM

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT

N57°13'41"E 418.89'

N54°44'09"E 354.34'

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)

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

MATCHLINE SHEET C4.8

MATCHLINE SHEET C4.6

SCALE 1"=20'
0 20' 40'

NAD 83

LEGEND:

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

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

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TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
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MATCHLINE SHEET C4.4

CG-12

FENCE AROUND WET POND

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 1 WET POND

209.32'

44.71'

GATE TO ACCESS WET POND

MATCHLINE SHEET C4.5

5' MIN. SETBACK FROM EXISTING PROPERTY LINE

PROPOSED LOCATION OF INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 61-167A

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)

CBU

CG-2

COLE RIDGE CROSSING 24'

18' TYP

9' TYP

VDOT GUARDRAIL (GR-2)

6 FREE STANDING GARAGES

22.8'

74.2'

34'

6' TYP

12.4'

43.8' (TYP)

TOWHHOME A
(5) TOWNHOMES
(2 STORY SPLIT)

21.4' (TYP)

24.14'

6' (TYP.)

12.4'

43.8' (TYP)

TOWHHOME A
(5) TOWNHOMES
(2 STORY SPLIT)

21.4' (TYP.)

CG-6

10'

RIO ROAD EAST (ROUTE 631)

5' MIN. SETBACK FROM PROPOSED PROPERTY LINE

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

MILL & OVERLAY

EXISTING PROPERTY LINE TO BE VACATED

PROPOSED PROPERTY LINE

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

NAD 83

SCALE 1"=20'

0 20' 40'

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.

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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10/12/2022	COUNTY COMMENTS FSP & WPO

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 PLAN

JOB NO. 46883
SHEET NO. C4.6

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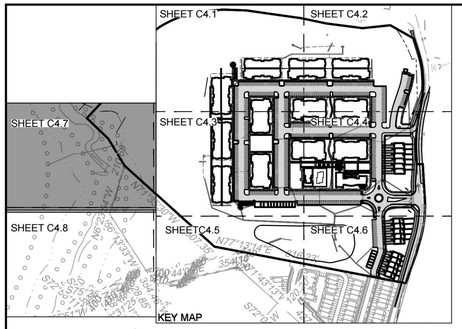

LEGEND:

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

NAD 83

SCALE 1"=20'

0 20' 40'

MATCHLINE SHEET C4.3

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 0.16 AC

ZONE AE

MEADOW CREEK

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

EDGE CREEK

FLOODWAY

N6°23'51"W 210.65'

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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10-12-22
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CHECKED BY: C. KOTARSKI
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TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.7

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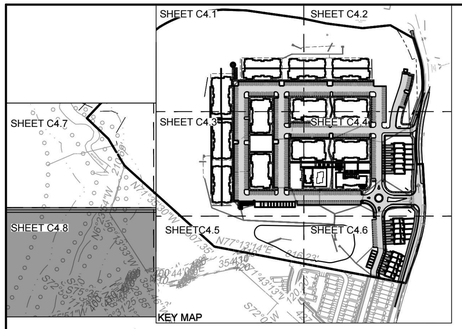

LEGEND:

- 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

S72°56'11"E 61.74'
S53°55'51"W 120.00'
N31°26'26"E 22.00'
S31°26'26"W 54.00'
S58°33'34"E 75.00'
S75°25'22"W 166.28'
N29°31'25"E 159.54'
N59°12'33"W 324.40'
23.26'
S56°54'14"W
22.00'
32.00'
7108
405.56'
SANITARY MANIHOLE
7117
X=402,702.91
E=[illegible]
BC EL.
401.98
EM
SAN
396
398
400
402
404
406
408
410
412
416
418

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.8

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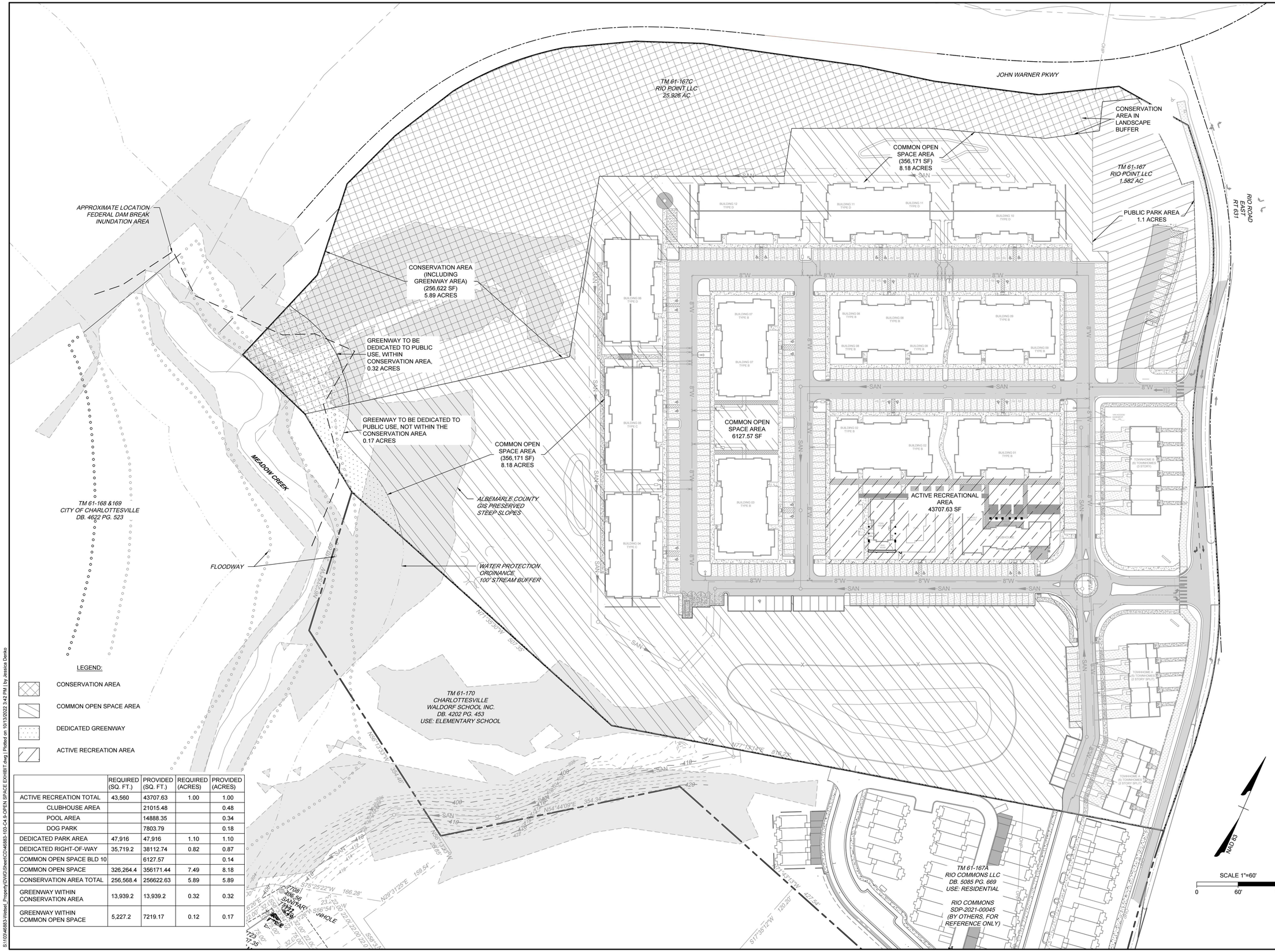

LEGEND:

- CONSERVATION AREA
- COMMON OPEN SPACE AREA
- DEDICATED GREENWAY
- ACTIVE RECREATION AREA

	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	REQUIRED (ACRES)	PROVIDED (ACRES)
ACTIVE RECREATION TOTAL	43,560	43707.63	1.00	1.00
CLUBHOUSE AREA		21015.48		0.48
POOL AREA		14888.35		0.34
DOG PARK		7803.79		0.18
DEDICATED PARK AREA	47,916	47,916	1.10	1.10
DEDICATED RIGHT-OF-WAY	35,719.2	38112.74	0.82	0.87
COMMON OPEN SPACE BLD 10		6127.57		0.14
COMMON OPEN SPACE	326,264.4	356171.44	7.49	8.18
CONSERVATION AREA TOTAL	256,568.4	256622.63	5.89	5.89
GREENWAY WITHIN CONSERVATION AREA	13,939.2	13,939.2	0.32	0.32
GREENWAY WITHIN COMMON OPEN SPACE	5,227.2	7219.17	0.12	0.17

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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
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10-12-22
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 60'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
OPEN SPACE PLAN

JOB NO. 46883
SHEET NO. C4.9

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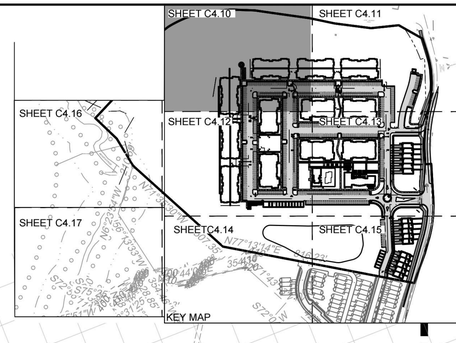
NOTES:
1. CONTRACTOR TO CONFIRM WATERLINE SIZE BEFORE MAKING CONNECTION.
2. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
3. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.

SCALE 1"=20'
0 20' 40'

NAD 83

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



JOHN WARNER PKWY

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

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

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

EXCEPTION 13; LIMITED ACCESS EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

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

PERM. PARK EASEMENT SEE VDOT PLAN

8" PRIVATE SEWER

SAN

36

38

PERM. PARK EASEMENT

34

6" GRAVITY SANITARY SEWER LATERAL

BUILDING 12
TYPE D

BUILDING 11
TYPE D

90° BEND (TYP.)
3" DIP DOMESTIC LINE
3" DIP FIRE LINE 'A'

FIRE LINE 'B'

REMOTE FDC

MATCHLINE SHEET C4.11

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - PRESERVED

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - MANAGED

2" METER VAULT

20' ACSA PUBLIC WATER EASEMENT DB__PG__

8" X 8" TEE & VALVE

8" X 4" TEE AND VALVE
4" TO 3" REDUCER

FHA

8" DIP ACSA WATERLINE

90° BEND

8"W

EV

6" GRAVITY SANITARY SEWER LATERAL

BUILDING 06
TYPE D

BUILDING 07
TYPE B

(2) 6" RISERS

BUILDING 08
TYPE B

32

REMOTE FDC
FIRE LINE 'B'
3" DIP FIRE LINE 'A'

MATCHLINE SHEET C4.12

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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO

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
UTILITY PLAN

JOB NO. 46883
SHEET NO. C4.10

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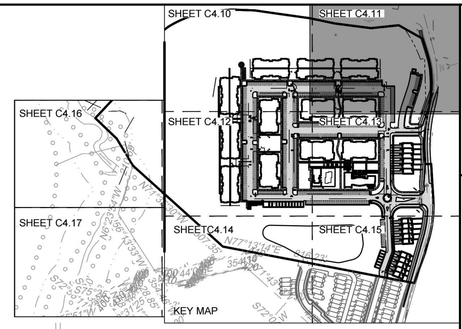
NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL 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"). PARK TO BE DEDICATED TO ALBEMARLE COUNTY.
4. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.

SCALE 1"=20'
0 20' 40'

NAD 83

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



SD FLARED END SECTION
OUTLET=428.45'

ALBEMARLE COUNTY GIS
CRITICAL SLOPES - MANAGED

JOHN WARNER PKWY

EX CURB

OHP

INV

PERM. DRAIN EASEMENT SEE VDOT PLAN

PERM. PARK EASEMENT

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

PERM. DRAIN EASEMENT SEE VDOT PLAN

6" OLINE

6" MAPLE

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

MATCHLINE SEE SHEET C4.10

8" PRIVATE SEWER

SAN SAN SAN SAN

40

6" GRAVITY SANITARY SEWER LATERAL

6" GRAVITY SANITARY SEWER LATERAL

BUILDING 11
TYPE D

BUILDING 10
TYPE D

90° BEND (TYP.)
3" DIP DOMESTIC LINE
3" DIP FIRE LINE 'A'

3" DIP DOMESTIC LINE

3" DIP FIRE LINE 'A'

FIRE LINE 'B'

REMOTE FDC

FIRE LINE 'B'

REMOTE FDC

2" METER VAULT

20' ACSA PUBLIC WATER EASEMENT DB___PG___

8" X 4" CROSS & VALVE
4" TO 3" REDUCER

8" X 4" TEE AND VALVE
4" TO 3" REDUCER

8" DIP ACSA WATERLINE

8"W

EV

FHA

90° BEND

2" METER VAULT

2" METER VAULT

REMOTE FDC

FIRE LINE 'B'

REMOTE FDC

FIRE LINE 'B'

BUILDING 08
TYPE B

3" DIP DOMESTIC LINE
3" DIP FIRE LINE 'A'

3" DIP DOMESTIC LINE
3" DIP FIRE LINE 'A'

BUILDING 09
TYPE B

MATCHLINE SEE SHEET C4.13

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

RIO ROAD EAST (ROUTE 631)

DUNLORA DR.

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C4.11

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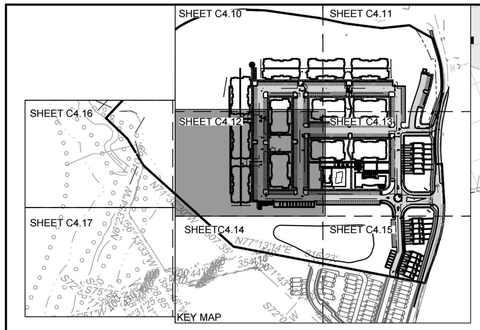

NOTES:
1. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED PER GRADING PLAN ON SHEET C5.0. 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.
2. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTAINED BY BY 24-HOUR STAFF. ARCHITECT/CONTRACTOR SHALL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

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

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

MATCHLINE SEE SHEET C4.10

REMOTE FDC
FIRE LINE 'B'
3" DIP FIRE LINE 'A'
3" DIP DOMESTIC LINE
8" X 4" TEE AND VALVE 4" TO 3" REDUCER
90° BEND (TYP.)
2" METER VAULT
FHA
(3) 6" RISERS
BUILDING 07 TYPE B
6" GRAVITY SANITARY SEWER LATERAL
BUILDING 08 TYPE B
(5) 6" RISERS
BUILDING 05 TYPE C
20' ACSA PUBLIC WATER EASEMENT DB___PG___
8" ACSA DIP WATERLINE
3" GATE VALVE
3" X 3" TEE
3" GATE VAVLE
(1) 6" RISER
BUILDING 04 TYPE C
BUILDING 03 TYPE B
(2) 6" RISERS
90° BEND
8" DIP ACSA WATERLINE
8" X 8" TEE
8" PRIVATE SEWER
BUILDING 02 TYPE B
3" DIP DOMESTIC LINE
3" DIP FIRE LINE 'B'
8" DIP ACSA WATERLINE
3" GATE VALVE
3" GATE VALVE
3" X 3" TEE
EV
SAN
8"W
W
32
22
20
18
16
14
30

MATCHLINE SEE SHEET C4.13

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT

N71°05'30"W 807.33'

S:\10346883\Vwtext_Property\DWG\Sheet\C2\46883-103-C4.10-UTIL.dwg | Plotted on 10/13/2022 3:43 PM | by Jessica Denko

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TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILTIY PLAN

JOB NO. 46883
SHEET NO. C4.12

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MATCHLINE SHEET C4.11

MATCHLINE SHEET C4.12

BUILDING 08
TYPE B

BUILDING 09
TYPE B

BUILDING 02
TYPE B

BUILDING 01
TYPE B

TOWNHOME B
(6) TOWNHOMES
(3 STORY)

6" GRAVITY
SANITARY SEWER
LATERAL

(3) 6" RISERS

(4) 6" RISERS

(3) 6" RISERS

6" GRAVITY
SANITARY
SEWER LATERAL

8" PRIVATE SEWER

SAN

26

24

8" X 8" TEE
(3) VALVE

8"W
8" DIP ACSA WATERLINE

EXCEPTION 6:
QWEST COMMUNICATIONS CORP. VIRGINIA
DB. 3734 PG. 412
SEE VDOT PLAN

8"W

CONNECT TO
EXISTING
WATERLINE
18" X 8" TS&V

20' PRIVATE
UTILITY EASEMENT
DB___PG___

2" METER
VAULT

90°
BEND

8" X 4" TEE AND VALVE
4" TO 3" REDUCER

REMOTE FDC

FHA

V/W ACCESS
EASEMENT
DB___PG___

FIRE LINE 'B'

52

6" GRAVITY SANITARY
SEWER LATERAL

3" DIP
DOMESTIC LINE

3" DIP FIRE
LINE 'A'

W

SAN

8" X 4" TEE AND VALVE
4" TO 3" REDUCER

DOUBLE TAP
WM (TYP.)

RIO ROAD EAST
(ROUTE 631)

20' PRIVATE
UTILITY EASEMENT
DB___PG___

6" GRAVITY
SANITARY
SEWER LATERAL

4" SSWR
LATERAL
(TYP.)

MILL & OVERLAY

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

POOL
HOUSE

POOL

WORKOUT
FACILITY

CLUBHOUSE

MAIL
KIOSK

WATER METER (TYP.)

20' ACSA PUBLIC
WATER EASEMENT
DB___PG___

WATER
METER
(TYP.)

8" DIP ACSA WATERLINE

8" X 8" TEE
& (3) VALVE

46

20'

20' PRIVATE
UTILITY EASEMENT
DB___PG___

MILL & OVERLAY

FHA

MATCHLINE SHEET C4.15

SAN LAT.

SCALE 1"=20'
0 20' 40'

NAD 83

LEGEND:

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

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

COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C4.13

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MATCHLINE SHEET C4.12

20' PRIVATE UTILITY EASEMENT DB___PG___

PROPOSED SWM

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT

20' ACSA SANITARY EASEMENT DB___PG___

8" ACSA SANITARY SEWER

ACSA WILL OWN SANITARY PIPES & STRUCTURES UP TO, AND INCLUDING, STRUCTURE 8. ALL UPSTREAM PIPES & STUCTURES UPSTREAM OF MANHOLE 8 WILL BE PRIVATELY OWNED.

DB. 5085 PG. 669
USE: RESIDENTIAL
7.108 AC

MATCHLINE SHEET C4.17

MATCHLINE SHEET C4.15

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

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT

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 C4.10 SHEET C4.11 SHEET C4.16 SHEET C4.12 SHEET C4.13 SHEET C4.17 SHEET C4.14 SHEET C4.15

COMMONWEALTH OF VIRGINIA
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CHECKED BY C. KOTARSKI
SCALE 1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C4.14

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MATCHLINE SHEET C4.13

MATCHLINE SHEET C4.14

FIRE HYDRANT ASSEMBLY (FHA)

SAN. LAT

8"W

W

SAN

DOUBLE TAP WM (TYP.)

20' PRIVATE UTILITY EASEMENT DB___PG___

8" PRIVATE SEWER

SINGLE TAP WM (TYP.)

48

22.5° BEND

50

20' ACSA PUBLIC WATER EASEMENT DB___PG___

45° BEND

8" ACSA DIP WATERLINE

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

TOWHHOME A
(5) TOWNHOMES
(2 STORY SPLIT)

TOWHHOME A
(5) TOWNHOMES
(2 STORY SPLIT)

RIO ROAD EAST
(ROUTE 631)

MILL & OVERLAY

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

OHP

CBU

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. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.

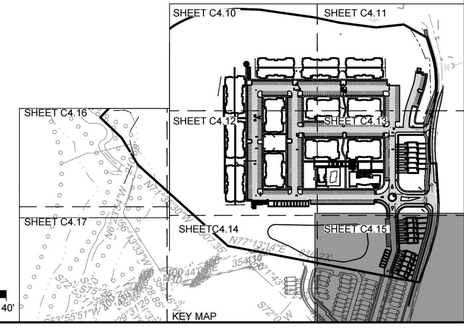
LEGEND:

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

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

UTILITY PLAN

JOB NO. 46883

SHEET NO. C4.15

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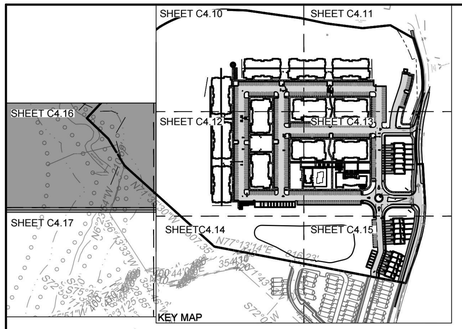

LEGEND:

- 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 0.16 AC

MATCHLINE SHEET C4.12

ZONE AE

MEADOW CREEK

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

EDGE CREEK

FLOODWAY

N6°23'54"W 210.05'

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

MATCHLINE SHEET C4.17

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

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C4.16

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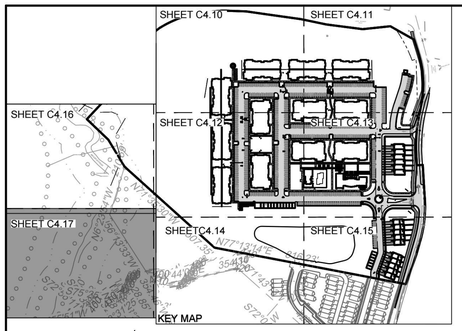

LEGEND:

- 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

20' ACSA SANITARY EASEMENT DB___PG___

MHS
TOP=405.56'
INV. IN=401.76' 8" PVC
INV. OUT=401.65' 8" PVC

CONNECT TO EXISTING MANHOLE #6 FROM VILLAGE SQUARE DRAWINGS

VAR. WIDTH UTIL. ESMT. DB. 864, PG. 350

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

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILTIY PLAN

JOB NO. 46883
SHEET NO. C4.17

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SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP

JOHN WARNER PKWY

CURB

SD CURB INLET W/MHD
TOP=431.00'
INV.IN=423.80' 15"RCP
INV.OUT=422.50' 18"RCP

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

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

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

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

INV.OUT=419.87' 18"RCP

EXCEPTION 13
LIMITED ACCESS EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

VDOT PLAN CL TRAIL EASEMENT

PERM. DRAIN EASEMENT SEE VDOT PLAN

PROPOSED TEMP. SLOPE EASEMENT SEE VDOT PLAN

CENTERLINE JK TRAIL SEE VDOT PLAN

EX PAVED WALK

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

PERM. PARK EASEMENT SEE VDOT PLAN

PERM. PARK EASEMENT

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

BUILDING 12
TYPE D

BUILDING 11
TYPE D

•FFE=456.50'

•FFE=467.17'

BUILDING 06
TYPE D

•FFE=450.49'

•FFE=461.17'

WALL 1
PROPOSED RETAINING WALL WITH RAILING
MAX HEIGHT: 8'

BUILDING 07
TYPE B

•FFE=464.95'

(2) 6" RISERS

BUILDING 08
TYPE B

•FFE=468.15'

MATCHLINE SHEET C5.2

MATCHLINE SHEET C5.1

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

COMMONWEALTH OF VIRGINIA
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Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.0

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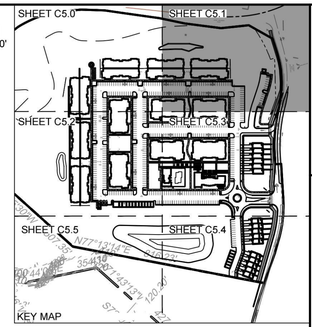
SCALE 1"=20'
0 20' 40'

NAD 83



JOHN WARNER 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'

GRAVEL DIAPHRAGM

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

BIORETENTION 2A
LEVEL 1

MATCHLINE SEE SHEET C5.5

MATCHLINE SEE SHEET C5.3

BUILDING 11
TYPE D
•FFE=456.50'

BUILDING 10
TYPE D
•FFE=459.15'

BUILDING 08
TYPE B
•FFE=468.15'

BUILDING 09
TYPE B
•FFE=470.50'

•FFE=467.17'

•FFE=469.82'

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

RIO ROAD EAST (ROUTE 631)

DUNLORA DR.

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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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MATCHLINE SEE SHEET C5.0

MATCHLINE SEE SHEET C5.3

MATCHLINE SEE SHEET C5.5

BUILDING 05
TYPE C

BUILDING 04
TYPE C

BUILDING 07
TYPE B
•FFE=464.95'

BUILDING 08
TYPE B
•FFE=466.10'

BUILDING 03
TYPE B
•FFE=462.00'

BUILDING 02
TYPE B
•FFE=465.03'

12 FREE STANDING GARAGES

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

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

GRAVEL DIAPHRAGM

SEDIMENT FOREBAY GABION WALL ELEV. = 446.0'

BIORETENTION 1A LEVEL 2

4" HDPE PERFORATED UNDERDRAIN

(3) 6" RISERS

(2) 6" RISERS

(1) 6" RISER

KEY MAP

SHEET C5.0 | SHEET C5.1 | SHEET C5.2 | SHEET C5.3 | SHEET C5.5 | SHEET C5.4

SCALE 1"=20'
0 20' 40'

NAD 83

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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
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.2

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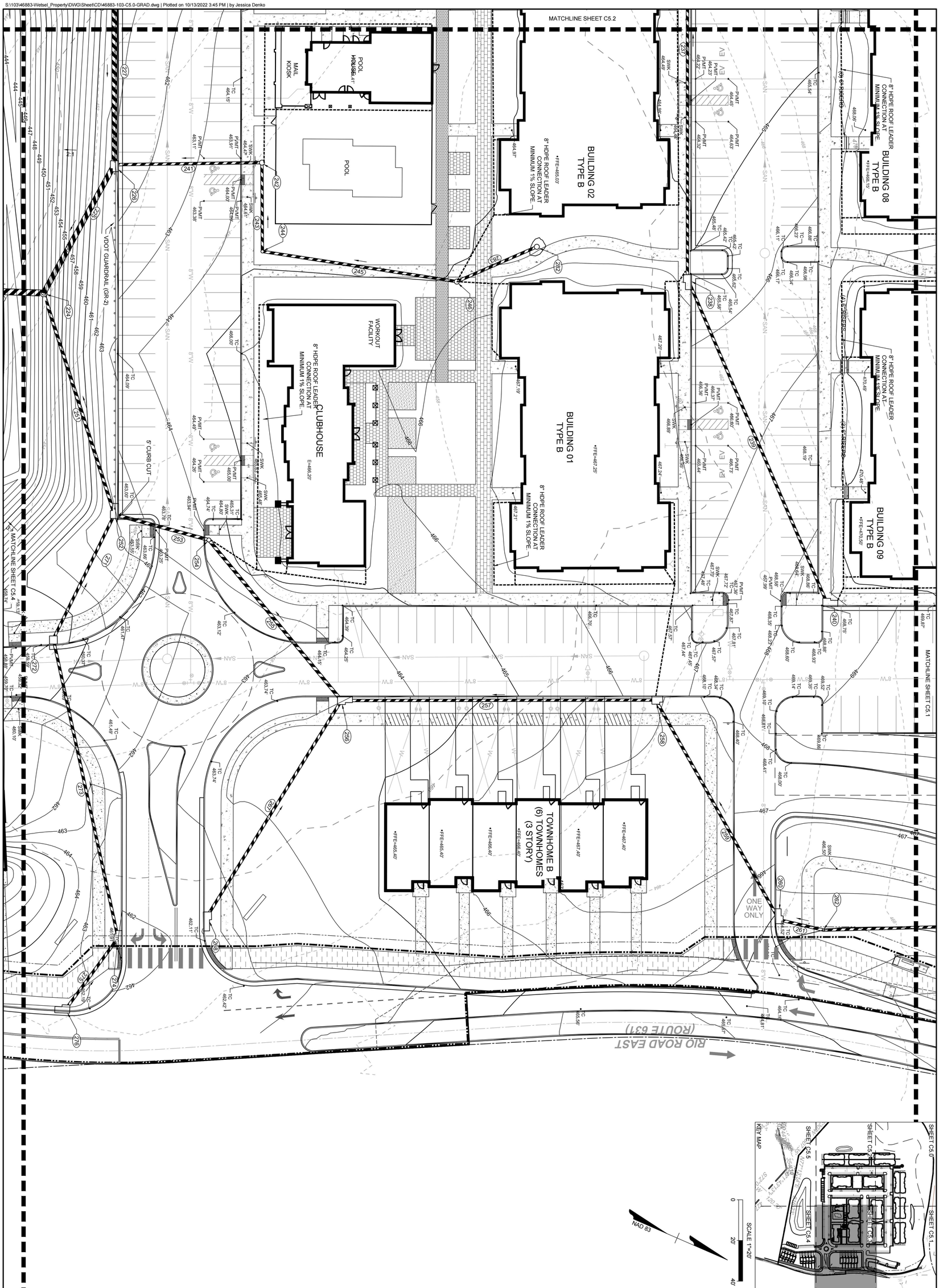

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Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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

RIO POINT

COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

DATE	REVISION DESCRIPTION
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06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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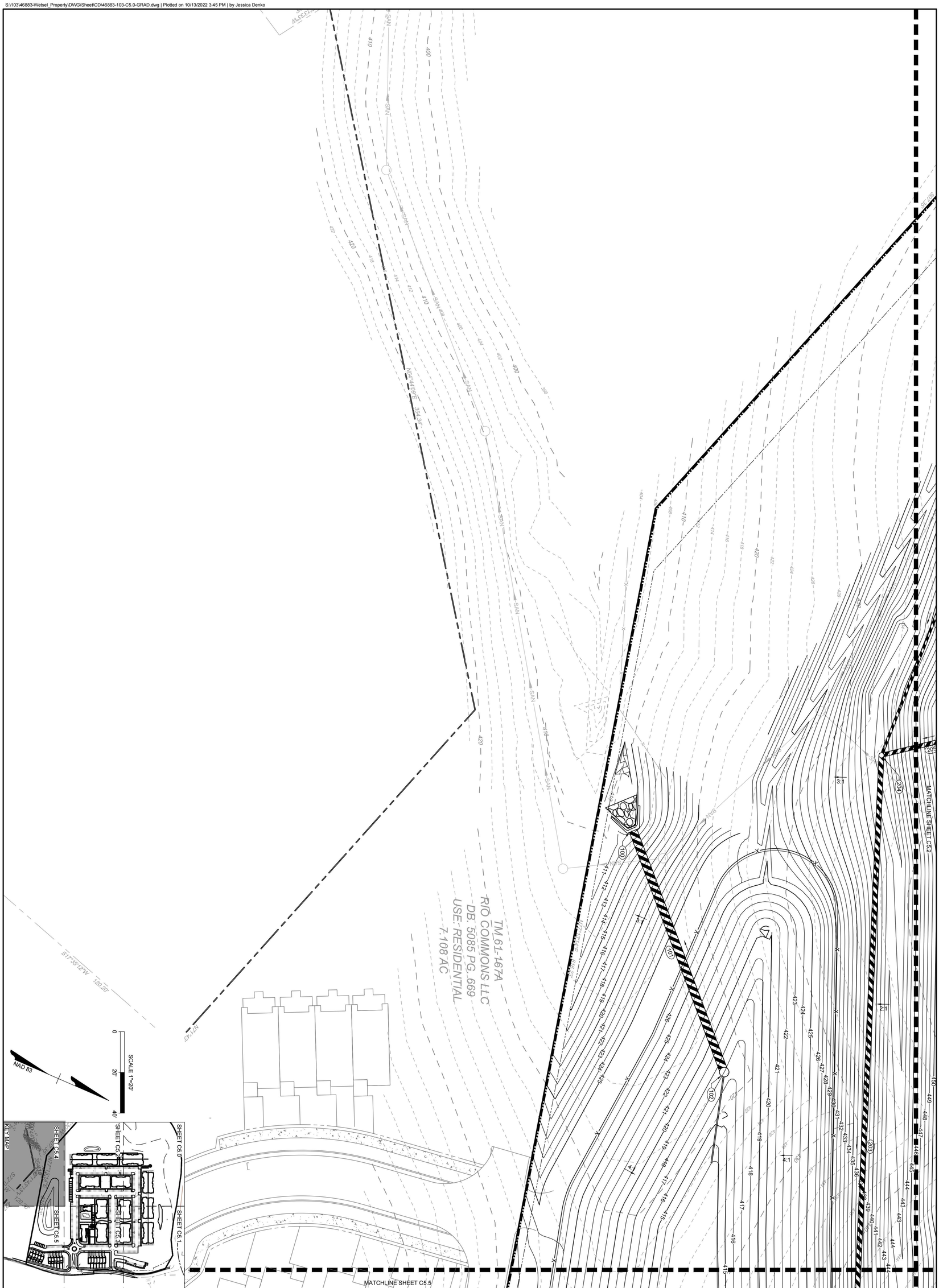
S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C5.0-GRAD.dwg | Plotted on 10/13/2022 3:45 PM | by Jessica Denko



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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
10-12-22
PROFESSIONAL ENGINEER

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
05/05/2022	COUNTY COMMENTS ISP
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10/12/2022	COUNTY COMMENTS FSP & WPO

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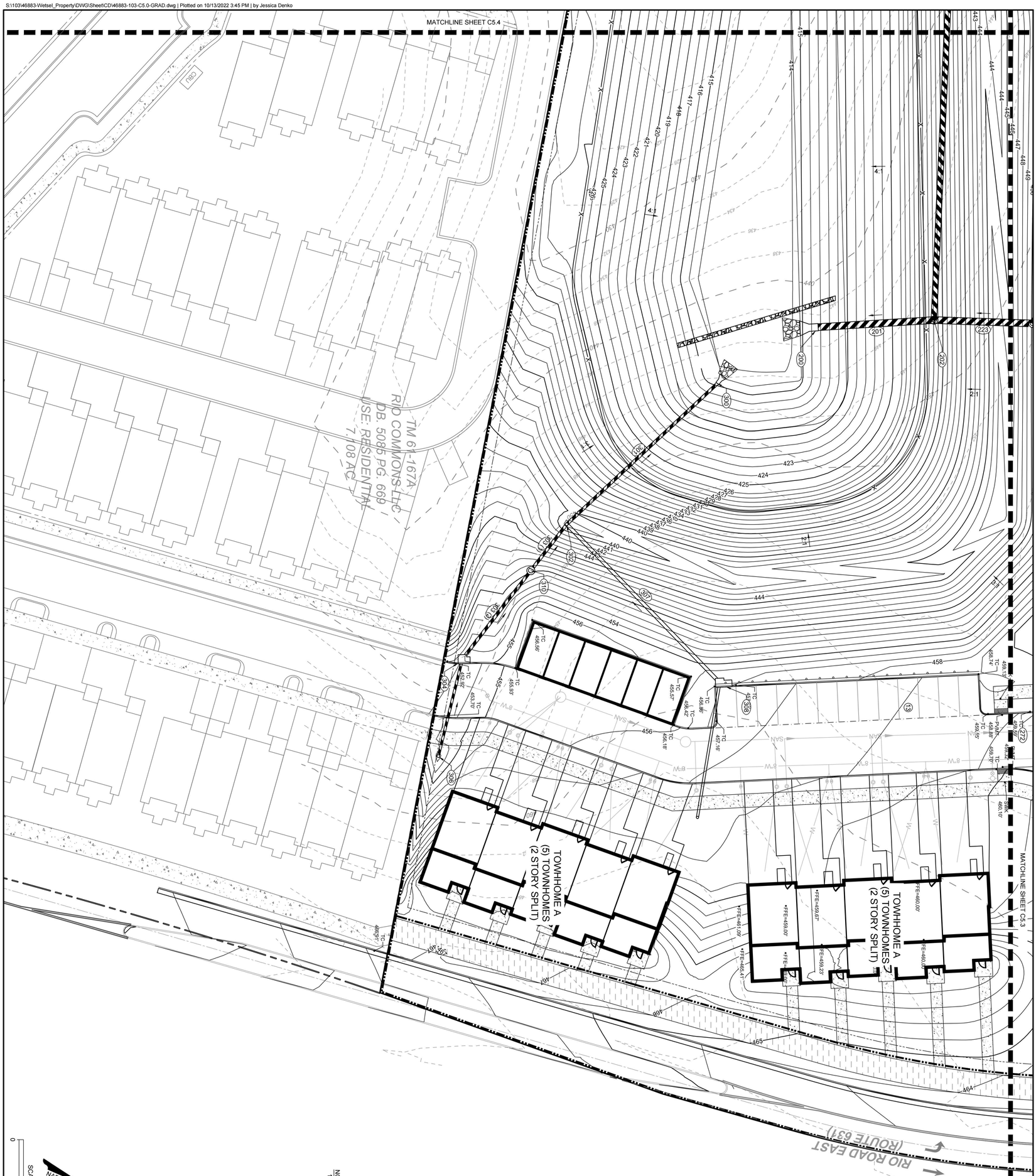
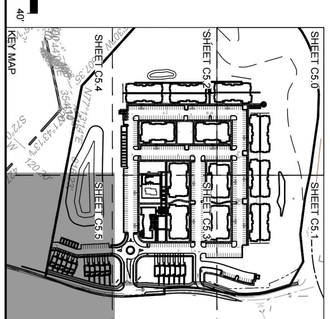


NOTE TO CONTRACTOR:
1. IF SDP-2021-00045 RECEIVES APPROVAL AND OWNER WISHES TO CONSTRUCT PROJECT, CONTRACTOR TO COORDINATE WITH THE DEVELOPER OF RIO COMMONS LLC TO ENSURE THAT THE TRAVELWAY CONNECTION IS CORRECTLY GRADED AND ALIGNED.

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

KEY MAP



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10-12-22

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 ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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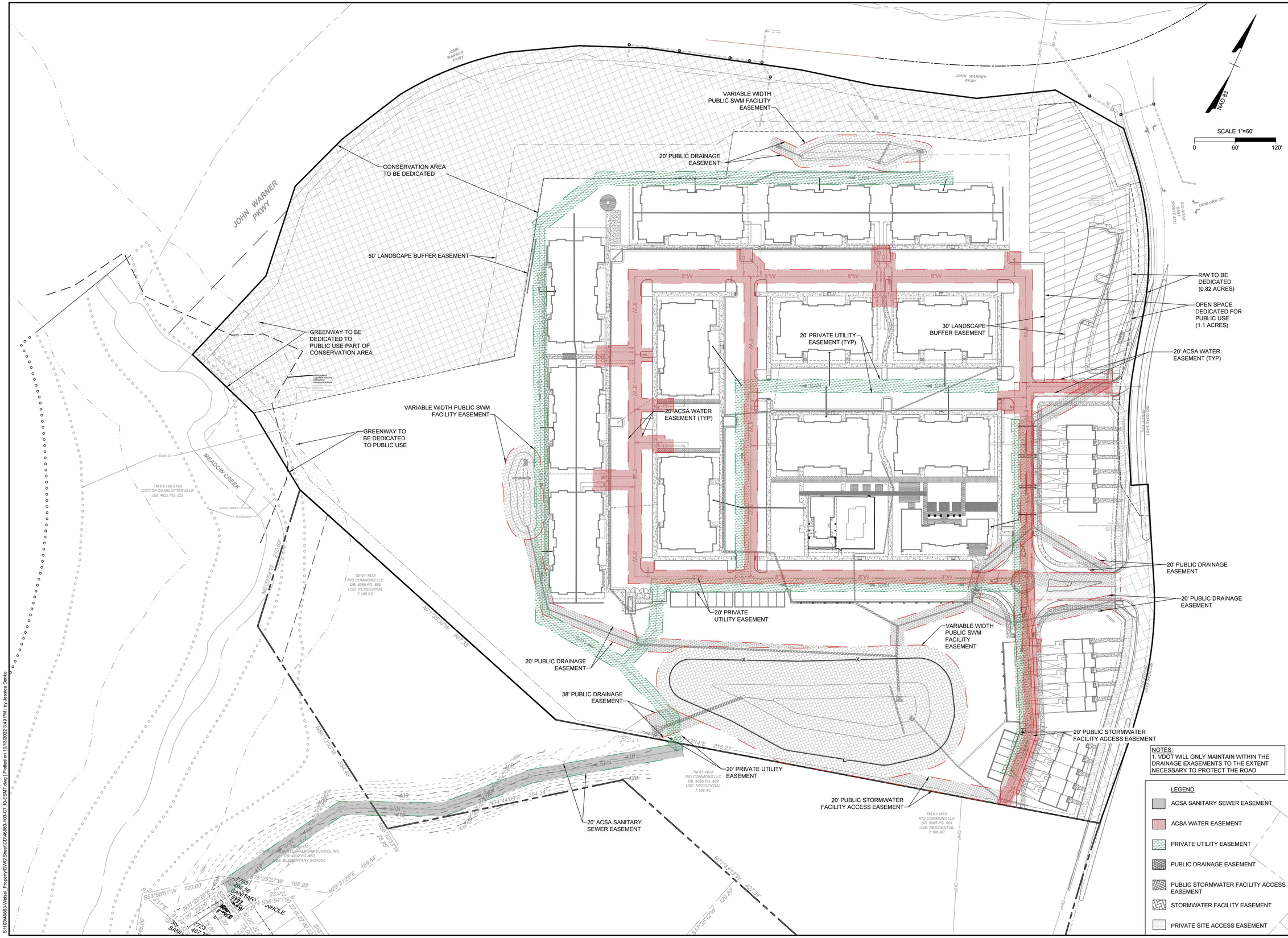

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06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1"=60'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
EASEMENT PLAN

JOB NO. 46883
SHEET NO. C7.10

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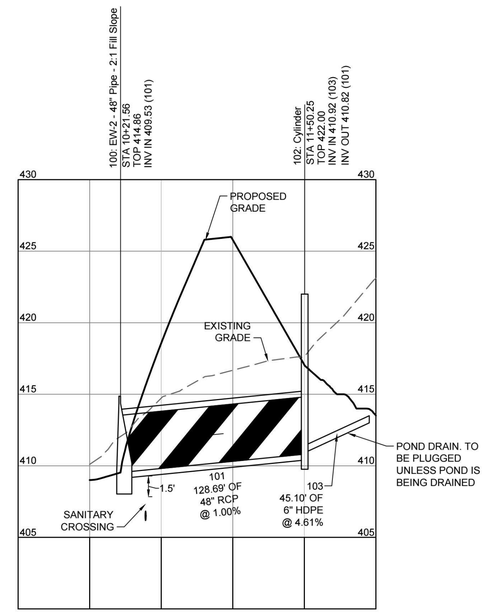
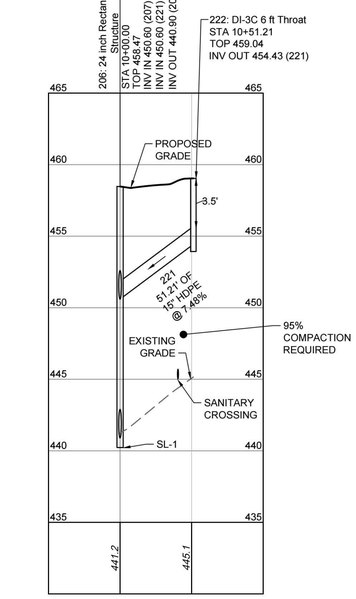


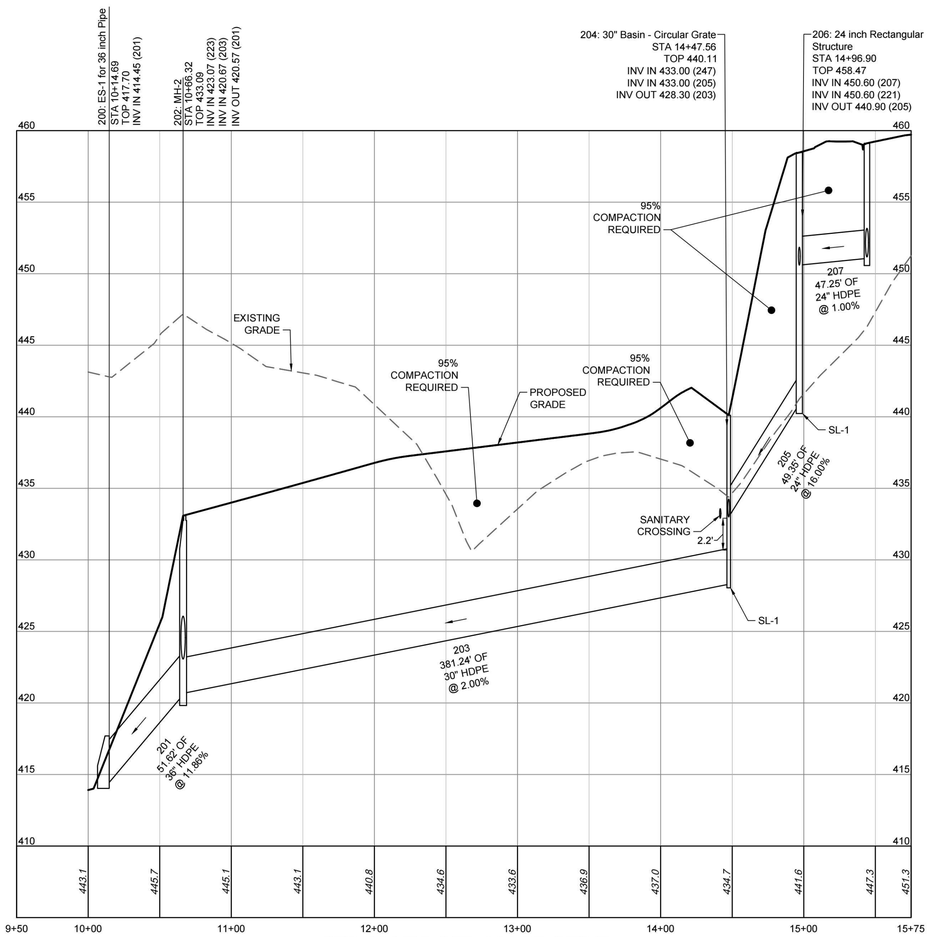
STR 100 - STR 102

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



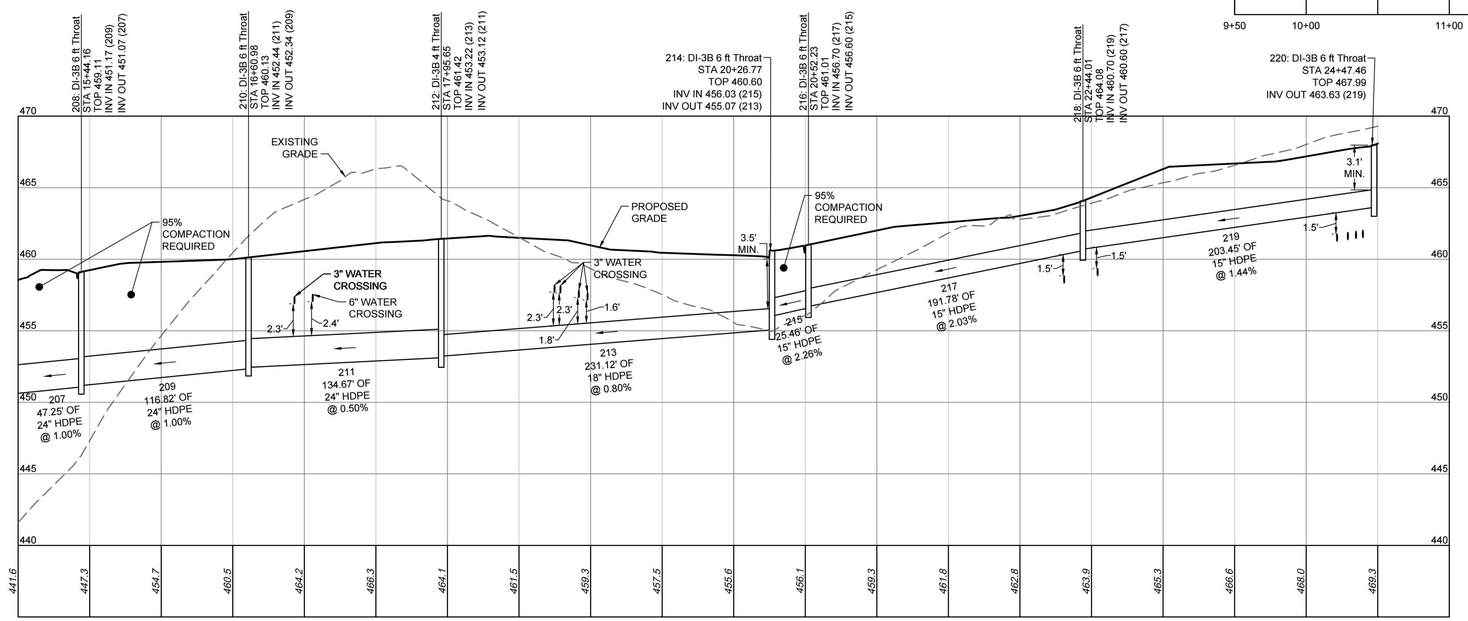
STR 206 TO STR 222 PROFILE

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



STR 200 TO STR 206 PROFILE

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



STR 208 TO STR 220 PROFILE

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

NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET
- WHERE PIPES AND STRUCTURES ARE PROPOSED IN FILL SECTIONS - 95% COMPACTION IS REQUIRED

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" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO. 46883
SHEET NO. C8.0

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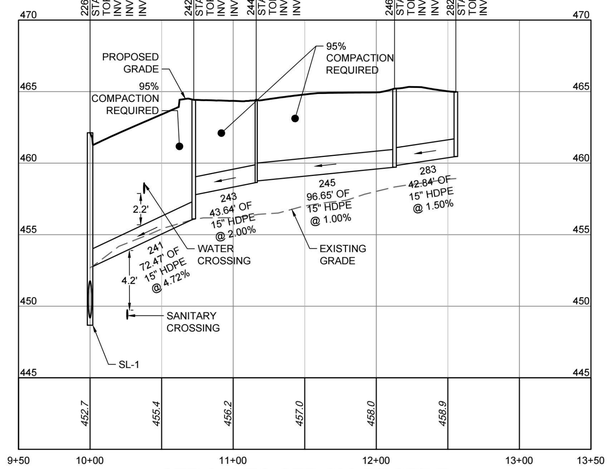
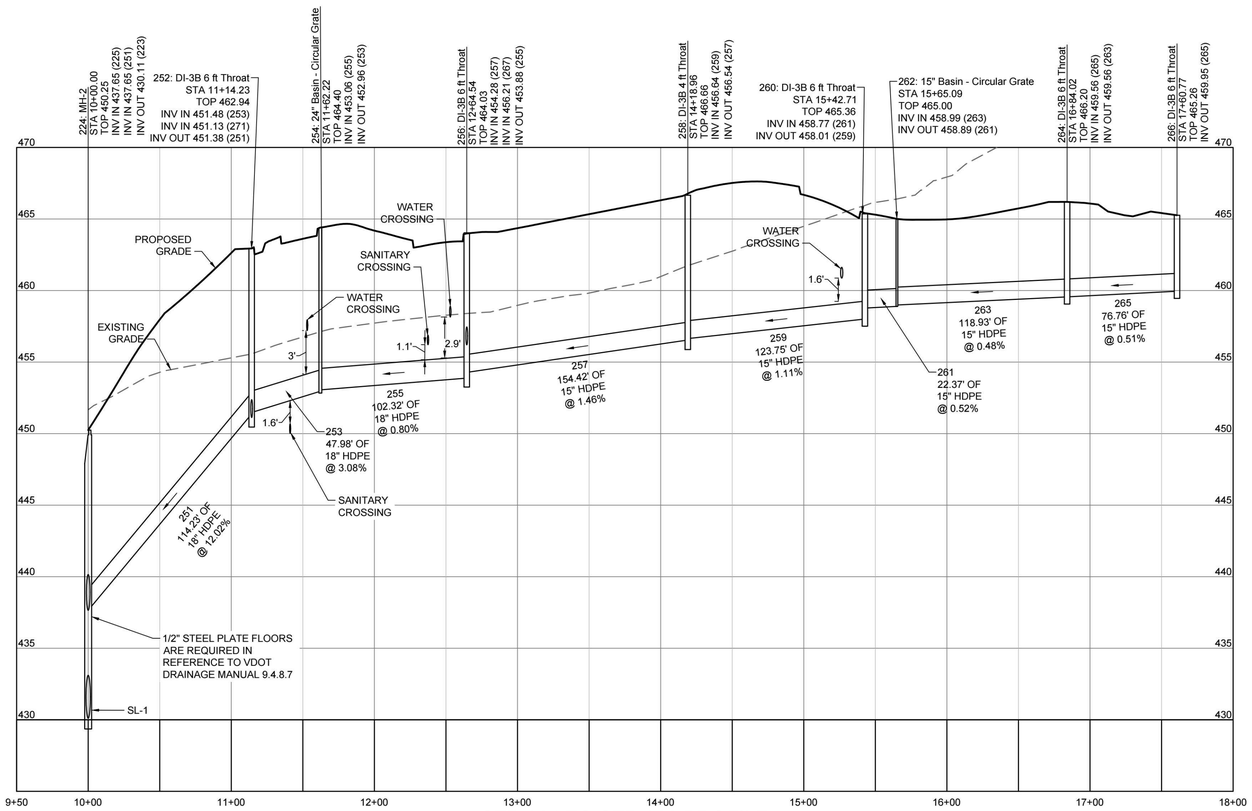


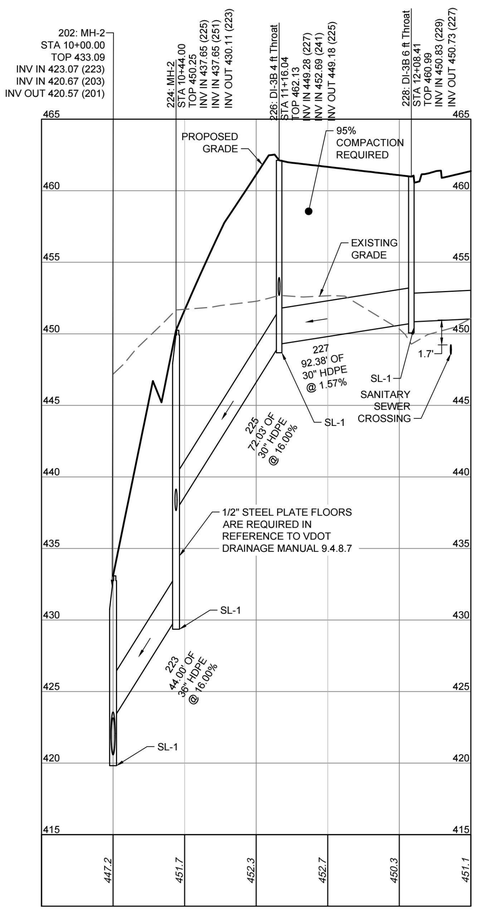
STR 226 TO STR 282 PROFILE

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



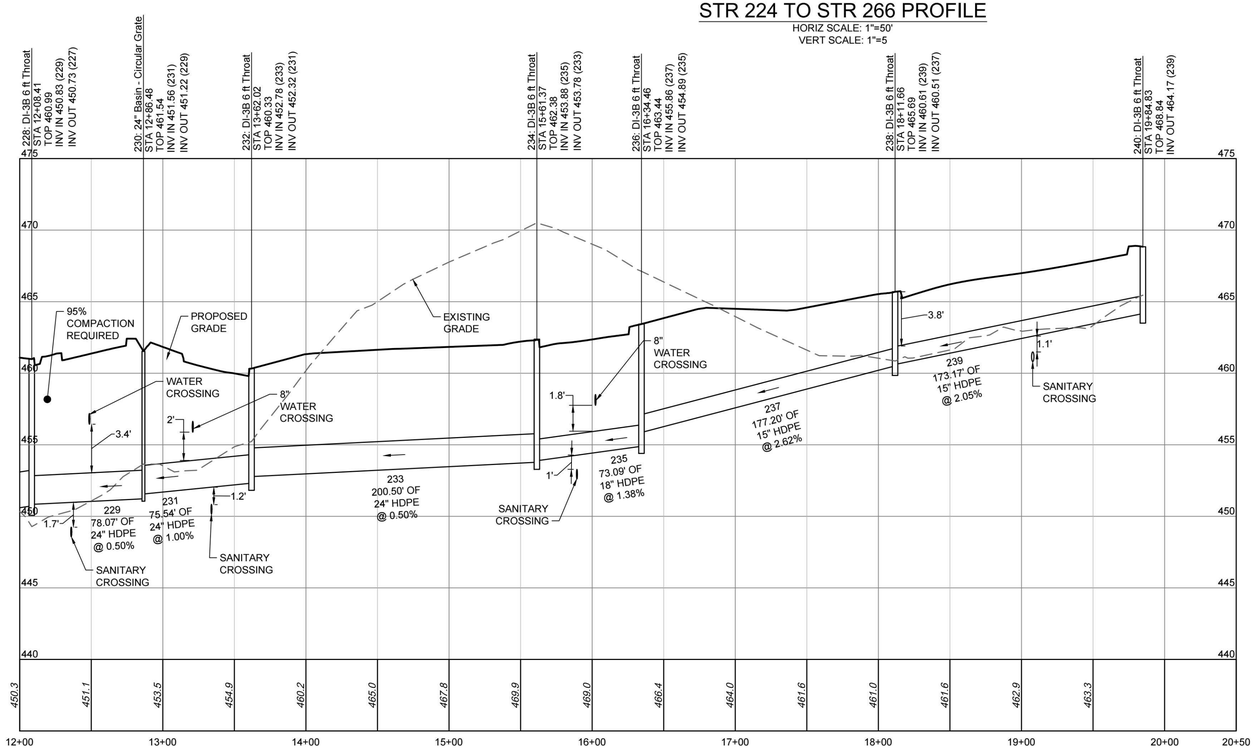
STR 224 TO STR 266 PROFILE

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



STR 202 TO STR 228 PROFILE

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



STR 228 TO STR 240 PROFILE

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

NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET
- 1/2" STEEL PLATE IS REQUIRED FOR STEP DOWN MANHOLE WHERE THE DIFFERENCE BETWEEN INVERT OF INLET PIPE AND INVERT OF OUTLET PIPE IS 4-FEET OR GREATER

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" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO. 46883
SHEET NO. C8.1

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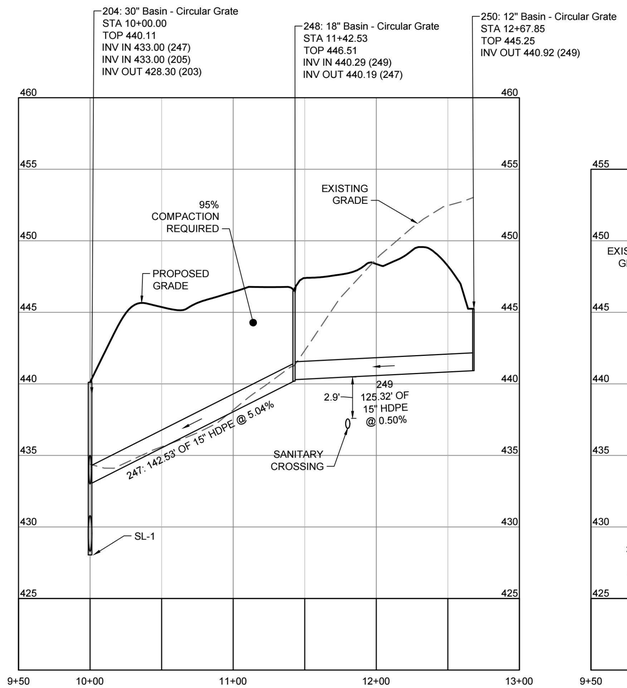
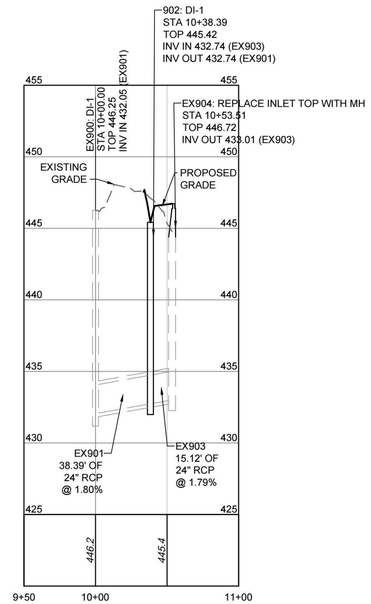


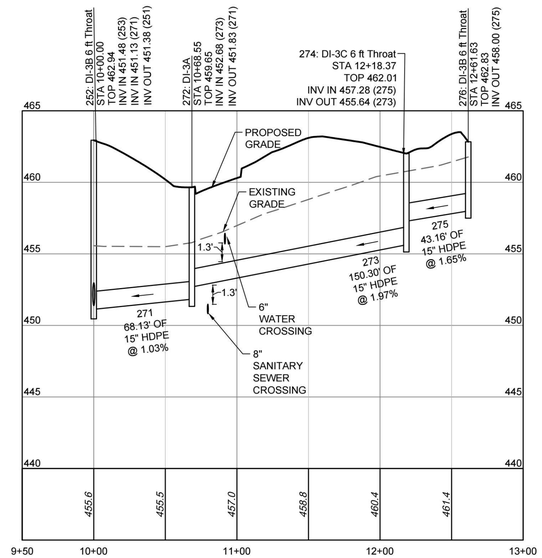
STR 204 - STR 250

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



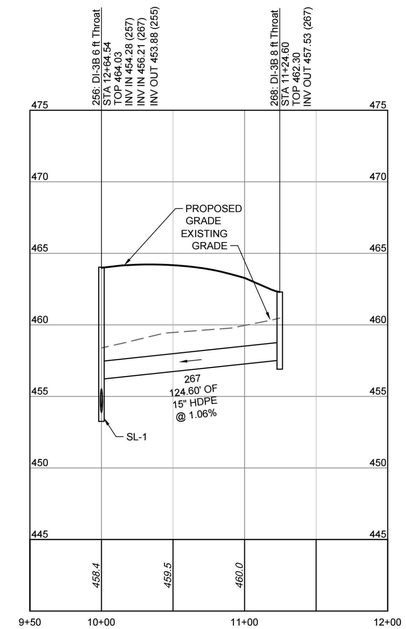
STR EX900 TO EX904 PROFILE

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



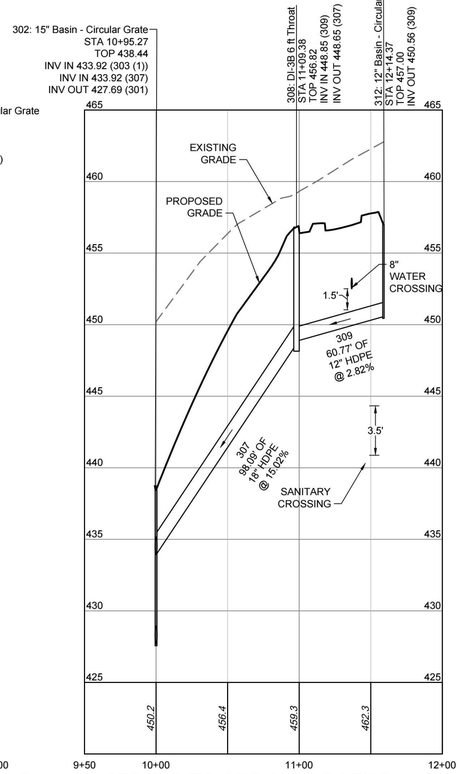
STR 252 TO STR 276 PROFILE

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



STR 256 TO STR 268 PROFILE

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



STR 700 - STR 702

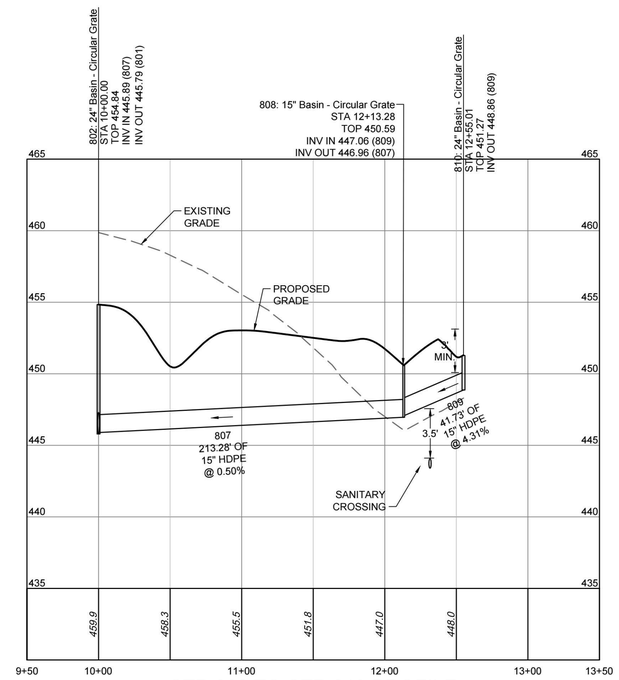
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

STR 800 TO STR 802 PROFILE

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

STR 302 TO STR 312 PROFILE (1)

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

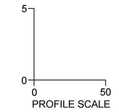


STR 802 TO STR 810 PROFILE

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

NOTES:

- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
- SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET
- WHERE PIPES AND STRUCTURES ARE PROPOSED IN FILL SECTIONS - 95% COMPACTION IS REQUIRED



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DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES

JOB NO. 46883
SHEET NO. C8.2

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STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
200	417.70	OUTFALL	ES-1 for 36 inch Pipe
202	433.09	12.77'	MH-2
204	440.11	12.07'	30" Basin - Circular Grate
206	458.47	17.74'	24 inch Rectangular Structure
208	459.11	8.04'	DI-3B 6 ft Throat
210	460.13	7.79'	DI-3B 6 ft Throat
212	461.42	8.47'	DI-3B 4 ft Throat
214	460.60	5.70'	DI-3B 6 ft Throat
216	461.01	4.58'	DI-3B 6 ft Throat
218	464.08	3.64'	DI-3B 6 ft Throat
220	467.99	4.48'	DI-3B 6 ft Throat
222	459.04	4.61'	DI-3C 6 ft Throat
224	450.25	20.39'	MH-2
226	462.13	12.95'	DI-3B 4 ft Throat
228	460.99	10.42'	DI-3B 6 ft Throat
230	461.54	10.48'	24" Basin - Circular Grate
232	460.33	8.01'	DI-3B 6 ft Throat
234	462.38	8.60'	DI-3B 6 ft Throat
236	463.44	8.54'	DI-3B 6 ft Throat
238	465.69	5.35'	DI-3B 6 ft Throat
240	468.84	4.84'	DI-3B 6 ft Throat
242	464.42	8.32'	30" Basin - Circular Grate
244	464.44	5.79'	18" Basin - Circular Grate
246	465.21	5.49'	30" Basin - Circular Grate
248	446.51	6.32'	18" Basin - Circular Grate
250	445.25	4.33'	12" Basin - Circular Grate
252	462.94	11.98'	DI-3B 6 ft Throat
254	464.40	11.56'	24" Basin - Circular Grate
256	464.03	10.28'	DI-3B 6 ft Throat
258	466.66	10.29'	DI-3B 4 ft Throat
260	465.36	7.35'	DI-3B 6 ft Throat
262	465.00	6.11'	15" Basin - Circular Grate
264	466.20	6.64'	DI-3B 6 ft Throat
266	465.26	5.31'	DI-3B 6 ft Throat
268	462.30	4.89'	DI-3B 8 ft Throat
272	459.65	7.82'	DI-3A
274	462.01	6.37'	DI-3C 6 ft Throat
276	462.83	4.84'	DI-3B 6 ft Throat
282	464.98	4.52'	30" Basin - Circular Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
100	414.86	OUTFALL	EW-2 - 48" Pipe - 2:1 Fill Slope
102	422.00	11.74'	Cylinder

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
300	414.38	OUTFALL	ES-1 for 18 inch Pipe
302	438.44	10.88'	15" Basin - Circular Grate
304	453.66	8.75'	DI-3B 4 ft Throat
306	452.50	5.21'	15" Basin - Circular Grate
308	456.82	8.17'	DI-3B 6 ft Throat
310	450.72	12.88'	MH-1
312	457.00	6.56'	12" Basin - Circular Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
700	441.17	OUTFALL	ES-1 for 18 inch Pipe
702	445.50	5.00'	24" Basin - Circular Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
800	447.42	OUTFALL	ES-1 for 18 inch Pipe
802	454.84	9.05'	24" Basin - Circular Grate
808	450.59	3.63'	15" Basin - Circular Grate
810	451.27	2.41'	24" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
101	48"	102 - 100	410.82	409.53	1.00%	128.69 LF	48 inch RCP
103	6"	104 - 102	413.00	410.92	4.61%	45.10 LF	6" HDPE

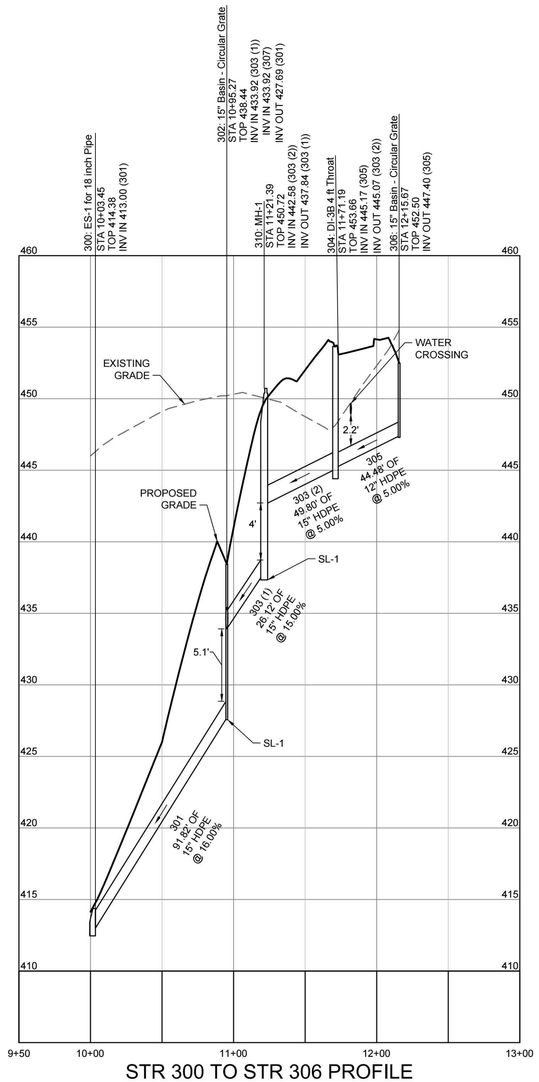
STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
201	36"	202 - 200	420.57	414.45	11.86%	51.62 LF	36" HDPE
203	30"	204 - 202	428.30	420.67	2.00%	381.24 LF	30" HDPE
205	24"	206 - 204	440.90	433.00	16.00%	49.35 LF	24" HDPE
207	24"	208 - 206	451.07	450.60	1.00%	47.25 LF	24" HDPE
209	24"	210 - 208	452.34	451.17	1.00%	116.82 LF	24" HDPE
211	24"	212 - 210	453.12	452.44	0.50%	134.67 LF	24" HDPE
213	18"	214 - 212	455.07	453.22	0.80%	231.12 LF	18" HDPE
215	15"	216 - 214	456.60	456.03	2.26%	25.46 LF	15" HDPE
217	15"	218 - 216	460.60	456.70	2.03%	191.78 LF	15" HDPE
219	15"	220 - 218	463.63	460.70	1.44%	203.45 LF	15" HDPE
221	15"	222 - 206	454.43	450.60	7.48%	51.21 LF	15" HDPE
223	36"	224 - 202	430.11	423.07	16.00%	44.00 LF	36" HDPE
225	30"	226 - 224	449.18	437.65	16.00%	72.03 LF	30" HDPE
227	30"	228 - 226	450.73	449.28	1.57%	92.38 LF	30" HDPE
229	24"	230 - 228	451.22	450.83	0.50%	78.07 LF	24" HDPE
231	24"	232 - 230	452.32	451.56	1.00%	75.54 LF	24" HDPE
233	24"	234 - 232	453.78	452.78	0.50%	200.50 LF	24" HDPE
235	18"	236 - 234	454.89	453.88	1.38%	73.09 LF	18" HDPE
237	15"	238 - 236	460.51	455.86	2.62%	177.20 LF	15" HDPE
239	15"	240 - 238	464.17	460.61	2.05%	173.17 LF	15" HDPE
241	15"	242 - 226	456.10	452.69	4.72%	72.47 LF	15" HDPE
243	15"	244 - 242	458.65	457.77	2.00%	43.64 LF	15" HDPE
245	15"	246 - 244	459.72	458.75	1.00%	96.65 LF	15" HDPE
247	15"	248 - 204	440.19	433.00	5.04%	142.53 LF	15" HDPE
249	15"	250 - 248	440.92	440.29	0.50%	125.32 LF	15" HDPE
251	18"	252 - 224	451.38	437.65	12.02%	114.23 LF	18" HDPE
253	18"	254 - 252	452.96	451.48	3.08%	47.98 LF	18" HDPE
255	18"	256 - 254	453.88	453.06	0.80%	102.32 LF	18" HDPE
257	15"	258 - 256	456.54	454.28	1.46%	154.42 LF	15" HDPE
259	15"	260 - 258	458.01	456.64	1.11%	123.75 LF	15" HDPE
261	15"	262 - 260	458.89	458.77	0.52%	22.37 LF	15" HDPE
263	15"	264 - 262	459.56	458.99	0.48%	118.93 LF	15" HDPE
265	15"	266 - 264	459.95	459.56	0.51%	76.76 LF	15" HDPE
267	15"	268 - 256	457.53	456.21	1.06%	124.60 LF	15" HDPE
271	15"	272 - 252	451.83	451.13	1.03%	68.13 LF	15" HDPE
273	15"	274 - 272	455.64	452.68	1.97%	150.30 LF	15" HDPE
275	15"	276 - 274	458.00	457.28	1.65%	43.16 LF	15" HDPE
283	15"	246 - 282	459.82	460.46	1.50%	42.84 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
301	15"	302 - 300	427.69	413.00	16.00%	91.82 LF	18" HDPE
303 (1)	15"	310 - 302	437.84	433.92	15.00%	26.12 LF	18" HDPE
303 (2)	15"	304 - 310	445.07	442.58	5.00%	49.80 LF	18" HDPE
305	12"	306 - 304	447.40	445.17	5.00%	44.48 LF	12" HDPE
307	18"	302 - 308	433.92	448.65	15.02%	98.09 LF	18" HDPE
309	12"	312 - 308	450.56	448.85	2.82%	60.77 LF	12" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
701	15"	702 - 700	440.67	439.50	4.08%	28.66 LF	15" HDPE

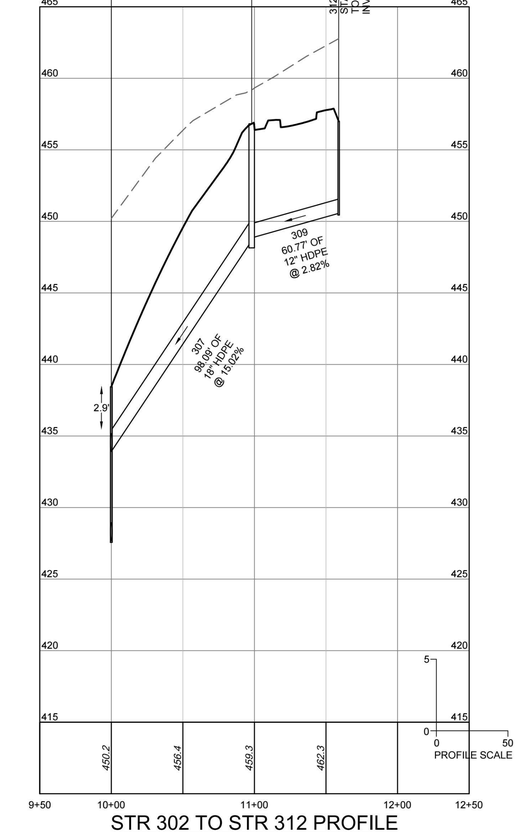
STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
801	18"	802 - 800	445.79	445.50	1.21%	24.19 LF	18" HDPE
807	15"	808 - 802	446.96	445.89	0.50%	213.28 LF	15" HDPE
809	15"	810 - 808	448.86	447.06	4.31%	41.73 LF	15" HDPE

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



STR 300 TO STR 306 PROFILE

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



STR 302 TO STR 312 PROFILE

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

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DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM PROFILES, STRUCTURE & PIPE TABLES

JOB NO. 46883
SHEET NO. C8.3

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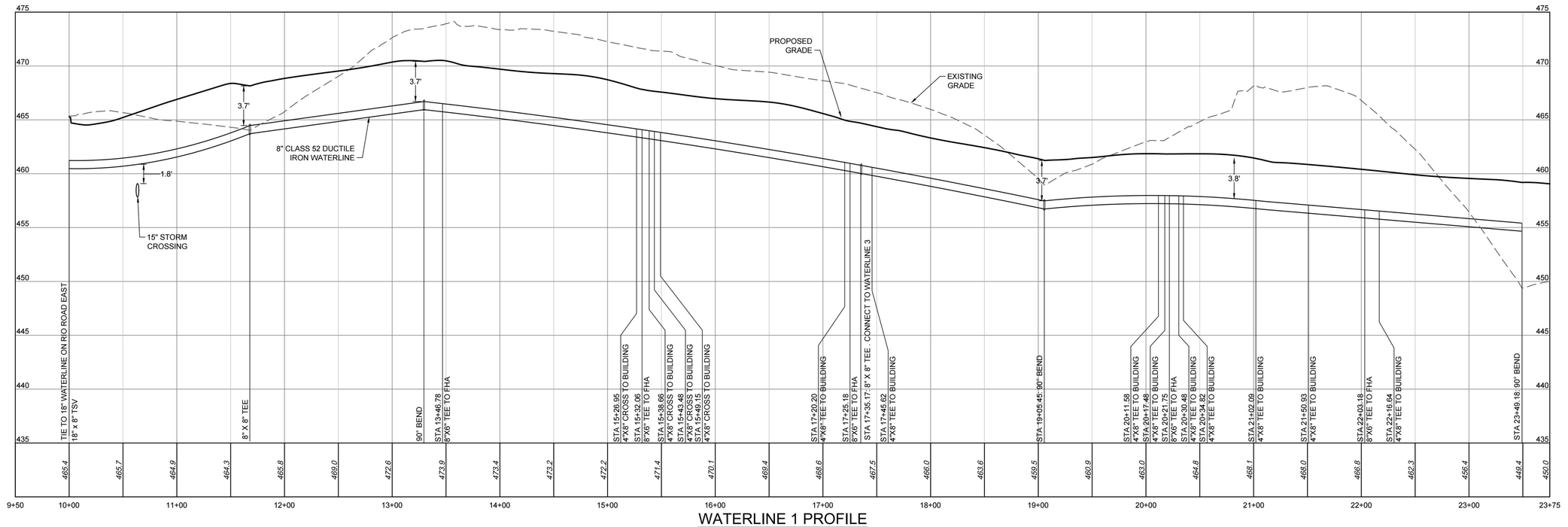
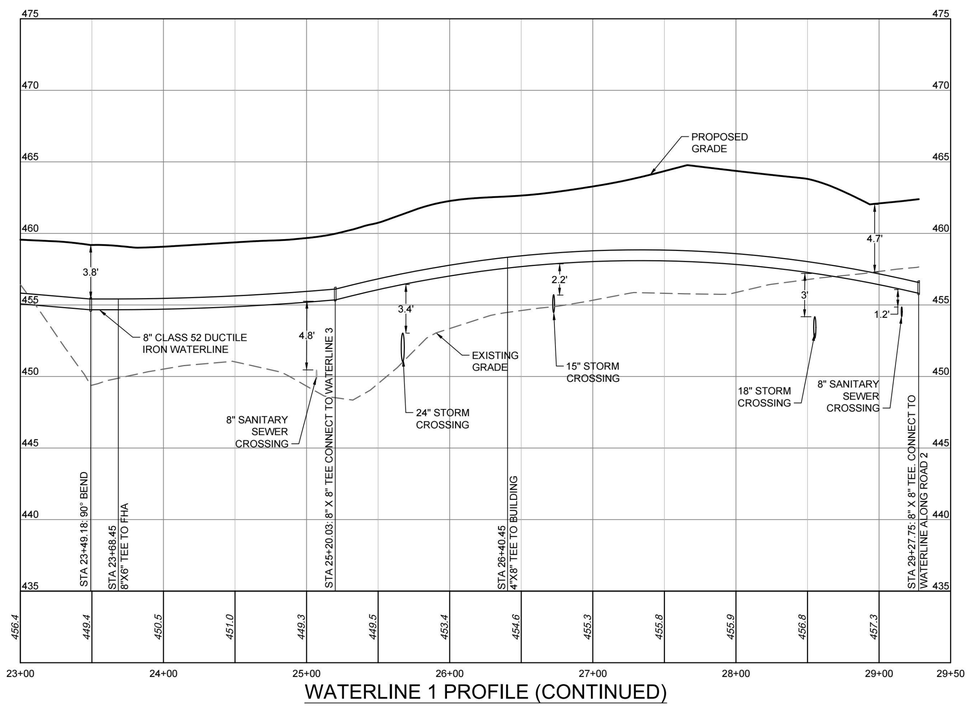


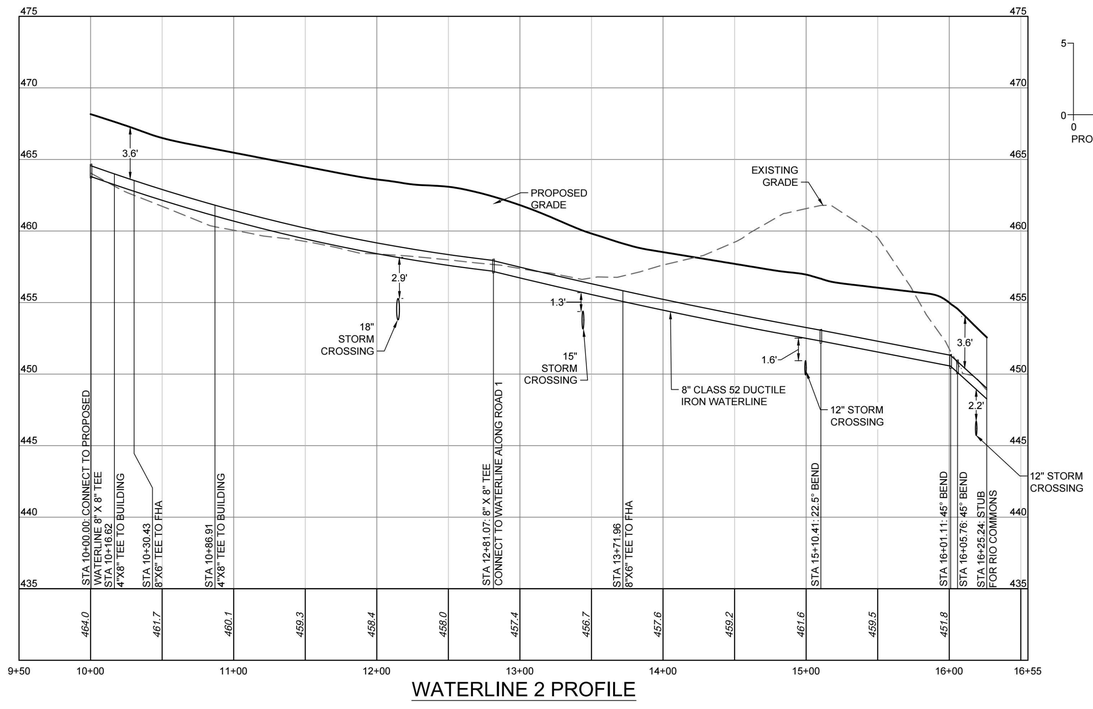
WATERLINE 1 PROFILE

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



WATERLINE 1 PROFILE (CONTINUED)

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



WATERLINE 2 PROFILE

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

5
0
0 50
PROFILE SCALE

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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
WATERLINE PROFILES

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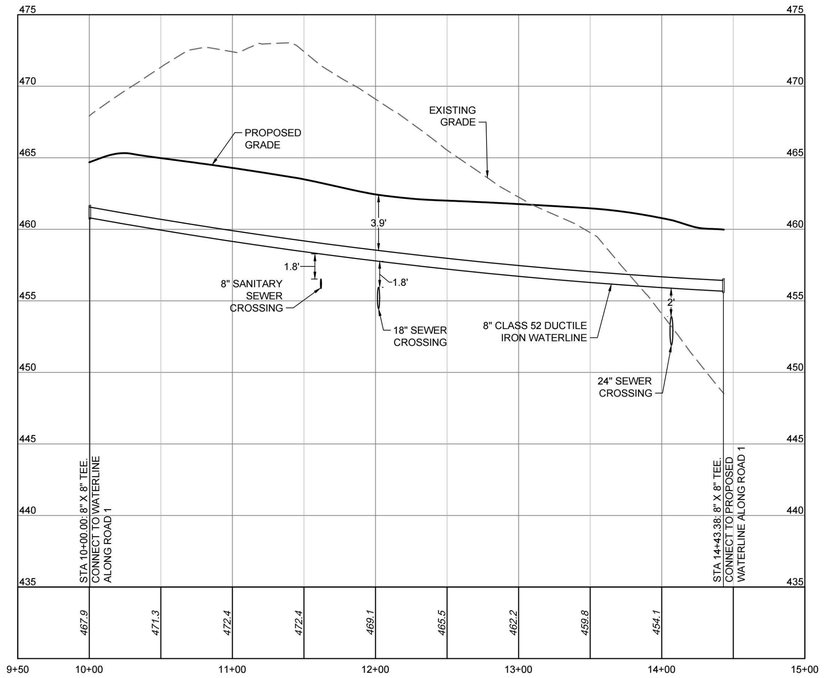
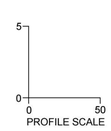


WATERLINE 3 PROFILE

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



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

SANITARY PIPE TABLE

PIPE NAME	SIZE	LENGTH	SLOPE	BEARING
49	8"	59.06 LF	0.51%	N3° 52' 00"W
47	8"	215.44 LF	0.51%	N25° 17' 54"W
25	8"	158.39 LF	0.50%	S66° 25' 59"W
21	8"	179.62 LF	0.54%	S23° 34' 01"E
31	8"	415.86 LF	0.97%	S24° 11' 31"E
39	8"	251.24 LF	2.44%	S66° 32' 07"W
37	8"	259.43 LF	0.50%	S66° 06' 36"W
35	8"	112.97 LF	0.48%	S28° 33' 23"W
23	8"	209.60 LF	1.04%	S66° 25' 59"W
45	8"	408.94 LF	0.51%	S66° 25' 59"W
19	8"	113.88 LF	1.00%	S23° 34' 01"E
17	8"	124.26 LF	0.50%	S66° 25' 59"W
15	8"	66.82 LF	7.57%	S20° 48' 07"E
13	8"	69.33 LF	16.00%	S19° 28' 21"W
7	8"	218.32 LF	0.50%	S56° 21' 00"W
3	8"	149.73 LF	0.50%	S67° 18' 26"W
33	8"	162.26 LF	0.50%	S23° 29' 04"E
9	8"	49.43 LF	0.50%	S29° 29' 51"E
51	8"	234.14 LF	3.56%	S23° 56' 03"E
1	8"	197.13 LF	0.50%	S32° 24' 57"W
5	8"	137.14 LF	0.50%	S45° 43' 12"W
11	8"	105.97 LF	11.44%	S66° 34' 38"E
29	8"	137.98 LF	7.35%	S83° 31' 18"E

SANITARY STRUCTURE TABLE

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
EX	405.56	3.91'	Cylinder
2	408.47	5.83'	Cylinder
4	409.02	5.43'	Cylinder
6	410.57	6.09'	Cylinder
8	411.63	5.86'	ACSA OWNED
10	418.56	12.34'	Cylinder
12	431.14	5.21'	Cylinder
14	449.16	11.62'	Cylinder
16	458.85	11.63'	Cylinder
18	459.78	11.73'	Cylinder
20	461.35	10.53'	Cylinder
22	463.19	10.38'	Cylinder
23	0.00	???'	Null Structure
24	465.83	7.94'	Cylinder
26	467.69	6.61'	Cylinder
30	440.73	4.42'	Cylinder
32	446.98	6.54'	Cylinder
34	445.95	4.60'	Cylinder
36	451.64	9.65'	Cylinder
38	453.74	10.25'	Cylinder
40	458.14	8.43'	Cylinder
46	461.90	11.56'	Cylinder
48	456.30	4.69'	Cylinder
50	455.69	3.58'	Cylinder
52	466.40	4.28'	Cylinder

COMMONWEALTH OF VIRGINIA
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Lic. No. 57291
10-12-22
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
WATERLINE PROFILES

JOB NO. 46883
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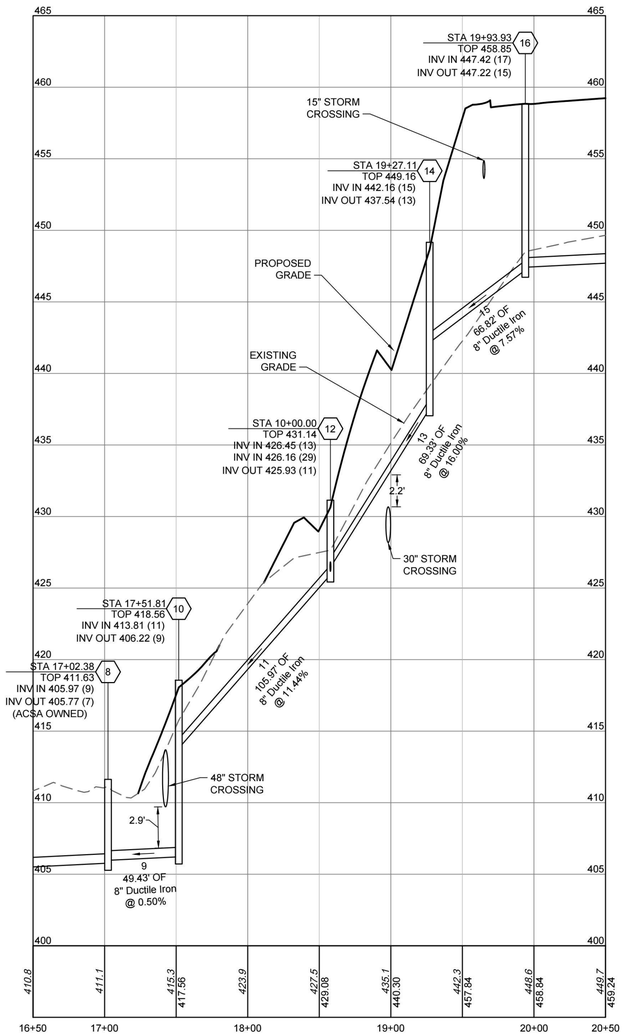
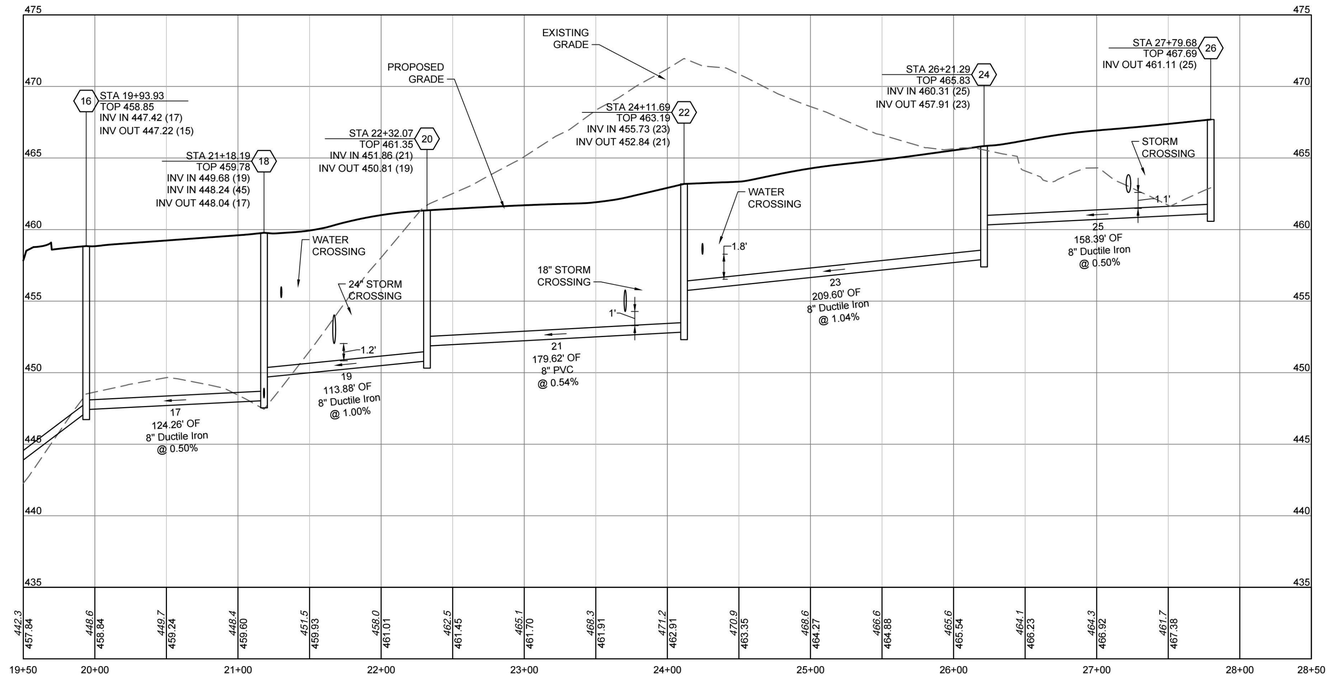


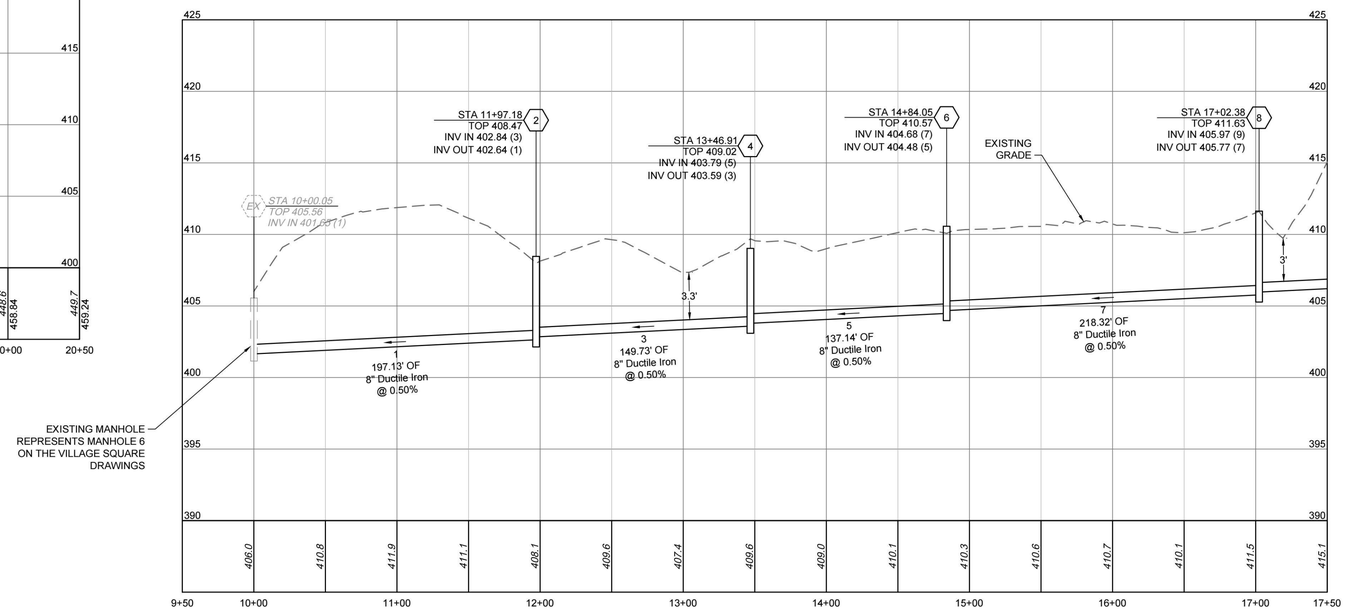
SSWR 8 TO 16 PROFILE
(PRIVATE SEWER)

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



SSWR 16 TO 26 PROFILE
(PRIVATE SEWER)

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



SSWR EX TO 8 PROFILE_P (ACSA OWNED PUBLIC SEWER)

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

NOTE:

1. ACSA WILL OWN THE SANITARY SEWER LINE UP TO AND INCLUDING MANHOLE 8.
2. ALL SEWERLINES AND MANHOLES UPSTREAM FROM MANHOLE 8 WILL BE PRIVATELY OWNED.

COMMONWEALTH OF VIRGINIA
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DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 50'

RIO POINT
COUNTY OF ALBEMARLE, VA
SANITARY SEWER PROFILES

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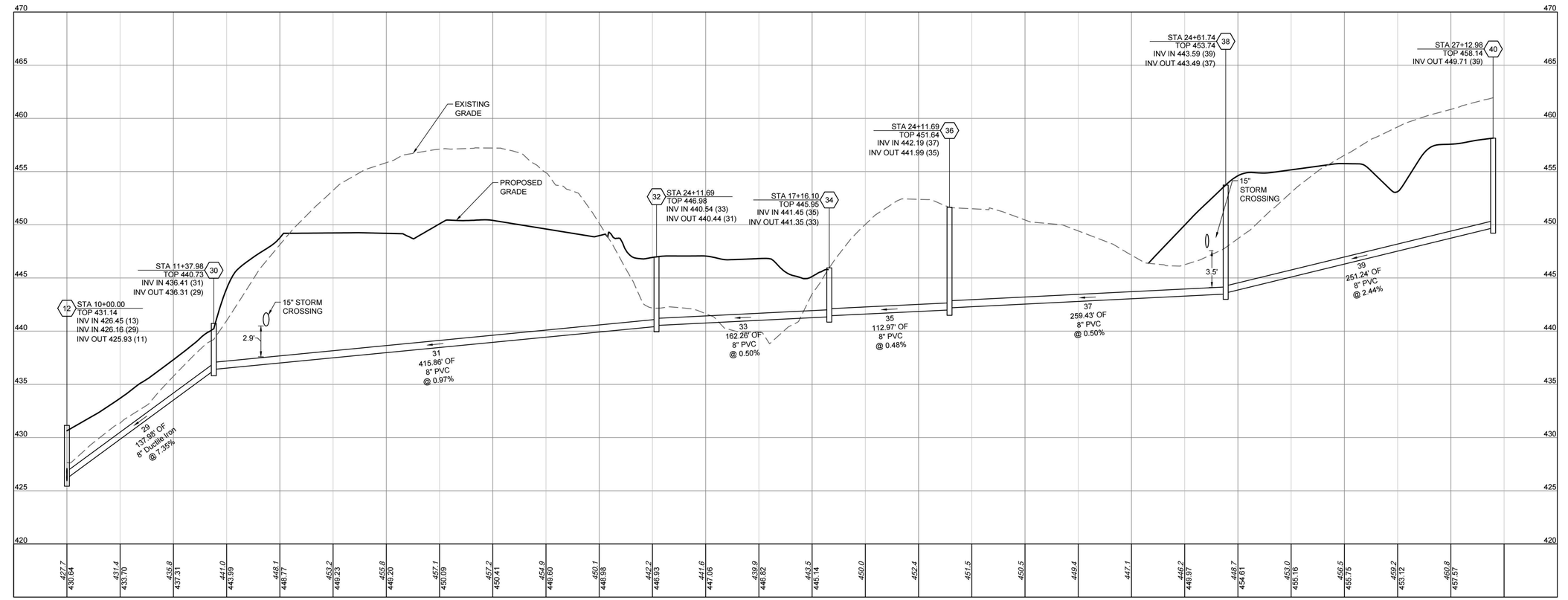
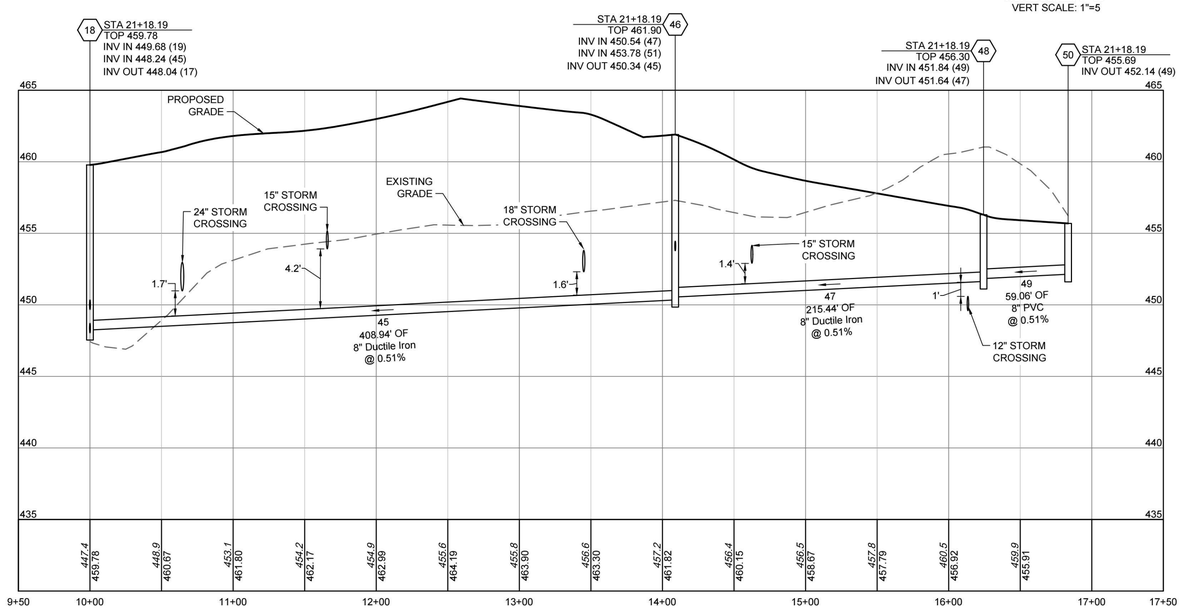


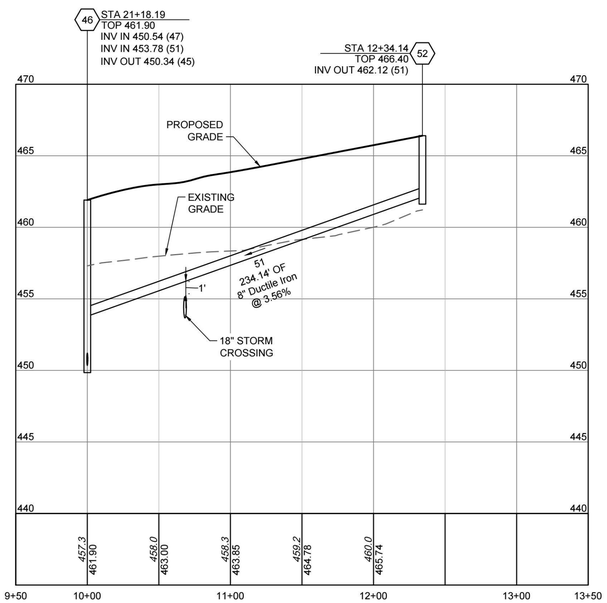
SSWR 12 TO 40 PROFILE
(PRIVATE SEWER)

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



SSWR 18 to 50 PROFILE
(PRIVATE SEWER)

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

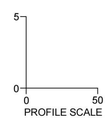


SSWR 46 TO 52 PROFILE
(PRIVATE SEWER)

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

NOTE:

1. ACSA WILL OWN THE SANITARY SEWER LINE UP TO AND INCLUDING MANHOLE 8.
2. ALL SEWERLINES AND MANHOLES UPSTREAM FROM MANHOLE 8 WILL BE PRIVATELY OWNED.



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CHECKED BY: C. KOTARSKI
SCALE: 1" = 50'

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RIO POINT
COUNTY OF ALBEMARLE, VA
SANITARY SEWER PROFILES

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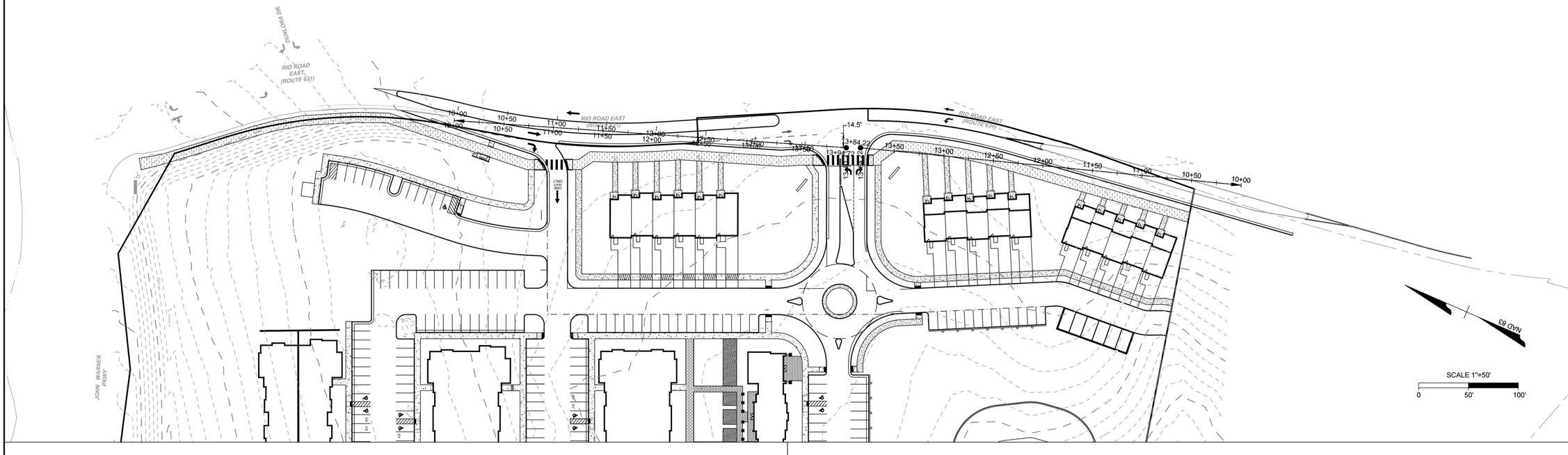

5
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PROFILE SCALE

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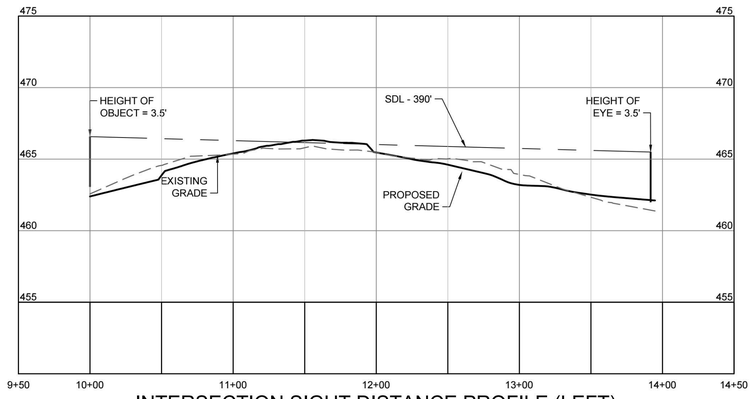
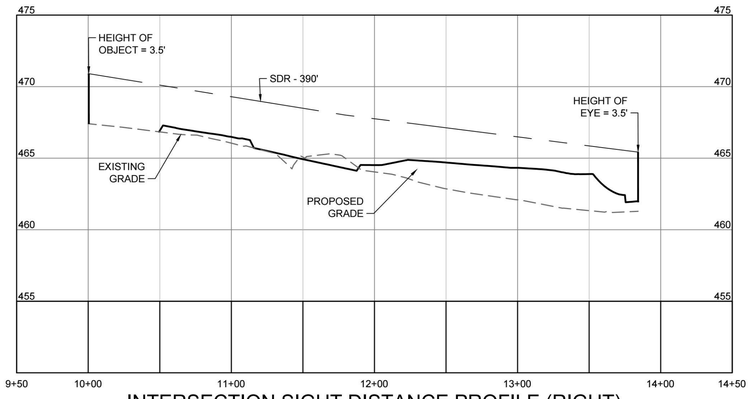
PROFILE SCALE



INTERSECTION SIGHT DISTANCE PROFILE (LEFT)

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



INTERSECTION SIGHT DISTANCE PROFILE (RIGHT)

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

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DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 50'

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RIO POINT
COUNTY OF ALBEMARLE, VA
SIGHT DISTANCE PROFILE

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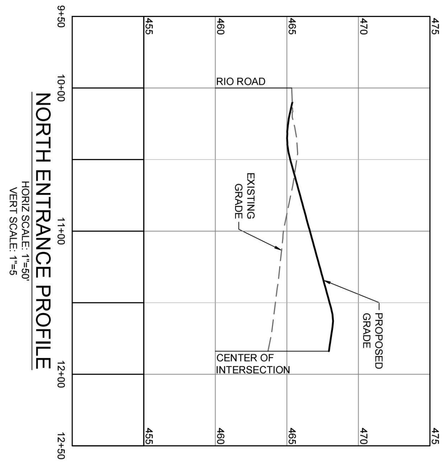
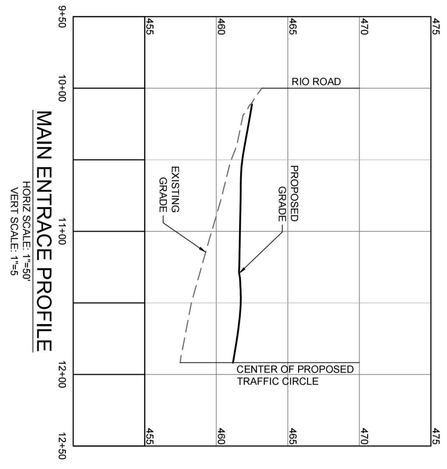
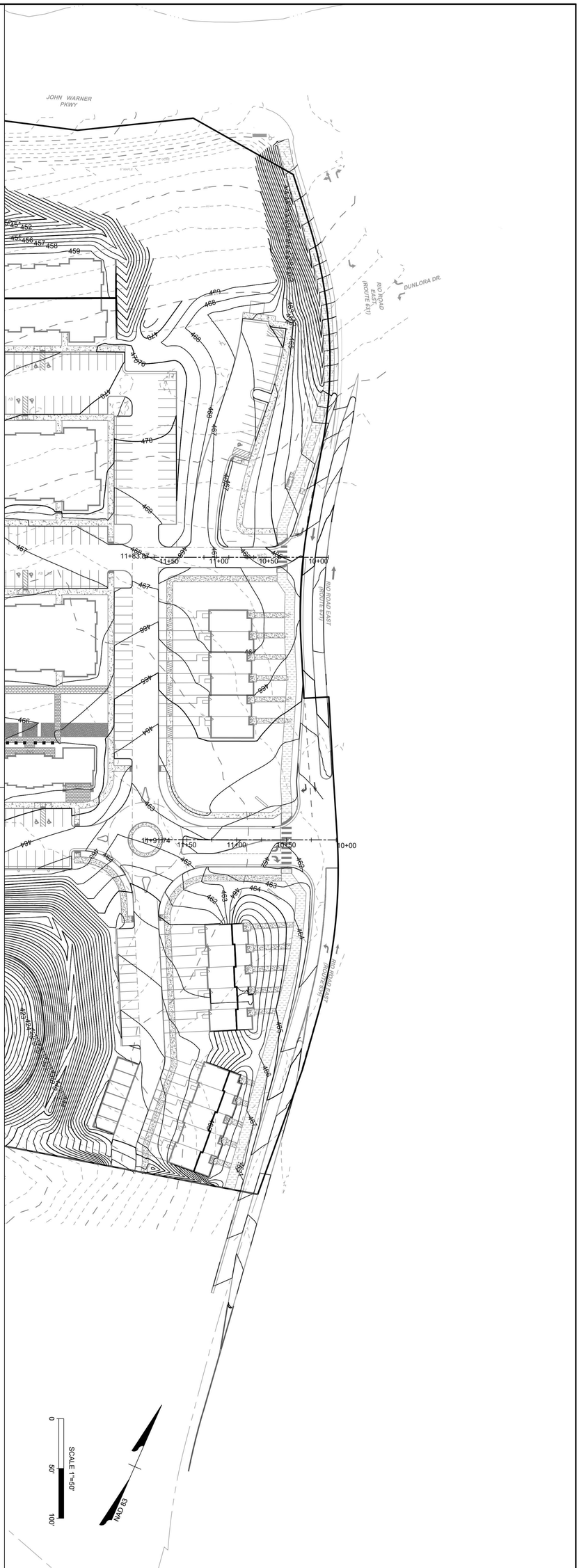
S:\103\46883-Wetsel_Property\CIVIL\Sheet\CD-46883-103-C8.0-SPSIGHT.dwg | Plotted on 10/13/2022 3:51 PM | by Jessica Denko







TIMMONS GROUP

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COMMONWEALTH OF VIRGINIA
JESSICA R. DENKO
Lic. No. 57291
PROFESSIONAL ENGINEER
10-12-22

RIO POINT

COUNTY OF ALBEMARLE, VA

ENTRANCE PROFILES

SHEET NO.	C10.1
JOB NO.	46883
SCALE	1" = 50'
CHECKED BY	C. KOTARSKI
DESIGNED BY	J. DENKO
DRAWN BY	R. VAN NIEKERK
DATE	02/07/2022

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO

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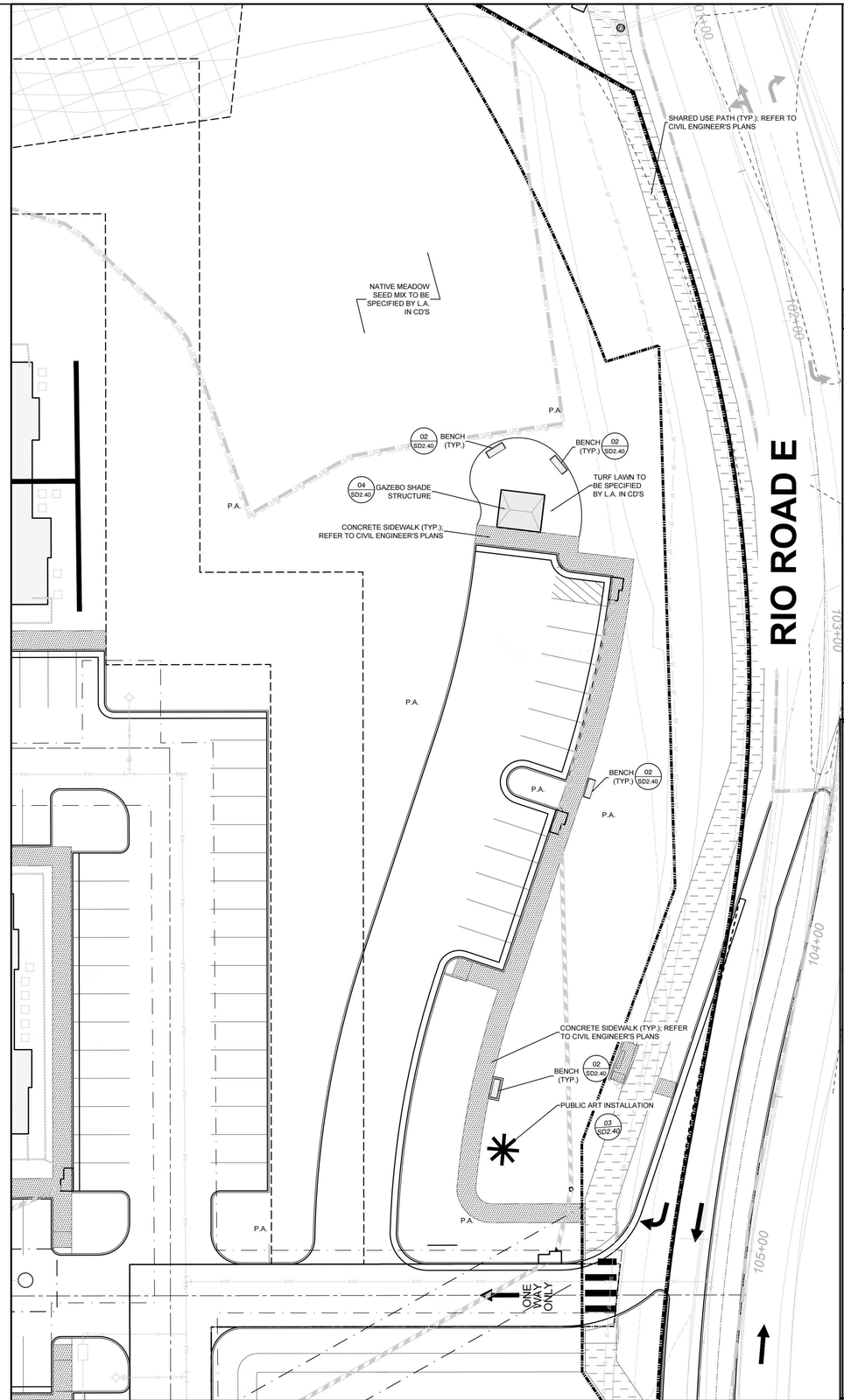
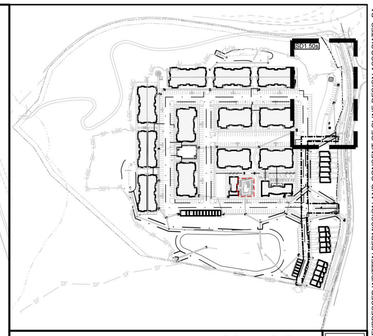


Trailhead Park Materials Plan 01

Scale: 1" = 20'



Key Map

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

MATERIALS LEGEND

SYMBOL	DETAIL	MATERIAL
	07 SD2.00	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
	02 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
	02 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
	02 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
	02 SD2.10	CONCRETE SIDEWALK AND PAVEMENT REFER TO DETAIL 01, SHEET SD2.00
	01 SD2.10 / 02 SD2.10	SYNTHETIC TURF PLAYGROUND GRASS ULTRA BY: FOREVER LAWN REFER TO DETAILS 01 & 02, SD2.10
	03 SD2.00	COMPACTED CRUSHED LIMESTONE REFER TO DETAIL 03, SHEET SD2.00
	XX SD2.XX	INDICATES DETAIL # INDICATES DETAIL SHEET NUMBER

MATERIAL NOTES:

1. PAVING PATTERNS SHOWN ON PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATE GENERAL INTENT. CONTRACTOR TO PREPARE MOCK-UP SAMPLE OF ALL PATTERNS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL JOINTS IN SOLDIER COURSE OR LINEAR PAVER PATTERNS SHALL ALIGN. ADJUST/TRIM PAVERS AS REQUIRED AND AVOID USING PAVERS WITH LESS THAN ½ PAVER WIDTH.
3. ALL PAVING TO HAVE EXPANSION AND CONTROL JOINTS AS NOTED PER SITE PLAN DETAILS.
4. CONTRACTOR TO PROVIDE CONDUIT FOR CROSSING OF HARDSCAPE SURFACES FOR IRRIGATION, A/V WIRING, AND LOW VOLTAGE WIRING AS REQUIRED.
5. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL HARDSCAPE COLORS, STYLES, AND PATTERNS TO BE REVIEWED BY LANDSCAPE ARCHITECT VIA SUBMITTAL PRIOR TO ORDERING.
7. CONTRACTOR MUST VERIFY ALL PAVEMENT CROSS SECTIONS WITH LATEST GEOTECH REPORT PRIOR TO INSTALLATION.
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

CLINE DESIGN

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

RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA JOSEPH KERRICK 2221 10/14/2022 LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT: 221074

DATE: 10.17.2022

REVISIONS:	DATE

DRAWN BY: CR

CHECKED BY: JK

Trailhead Park
Materials Plan

SD1.50

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SUNJOY OUTDOOR PATIO
BY: SUNJOY GROUP
https://sunjoyshop.com/
QUANTITY: 1
SIZE: 12' x 14'
FINISH: NATURAL STAIN CEDAR AND
BROWN POWDER COATED STEEL ROOF

Gazebo Shade Structure 04
Not to Scale

SUNJOY OUTDOOR PATIO
BY: JOHN RUBINO
https://www.rubinosculpture.com
QUANTITY: 1
STYLE: PORTRAIT
SIZE: LIFE-SIZE
FINISH: RECYCLED STEEL
FINAL SELECTION TO BE
COORDINATED BY OWNER

Public Art Installation 03
Not to Scale

OUTDOOR VERTICAL STEEL SLAT
PARK BENCH
BY: GLOBAL INDUSTRIAL
888-978-7759
www.globalindustrial.com

1. SIZE: 72" x 27" x 31"
2. FINISH COLOR: BLACK
3. MOUNTING: IN GROUND
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS
5. REFER TO SITE PLAN FOR BENCH LOCATIONS

Bench 02
Not to Scale

NOTES:
1. SEE CIVIL PLANS FOR WALL LOCATIONS AND HEIGHTS.
2. WALL DESIGN TO BE PROVIDED BY LICENSED STRUCTURAL/ GEOTECHNICAL ENGINEER.
3. INSTALL ALL PRODUCTS AND MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE PEDESTRIAN FALL PROTECTION RAILING ON TOP OF WALLS WHERE REQUIRED BY CODE.
5. COLOR OF BLOCK TO BE "JAMES RIVER" DIAMOND PRO BLOCK BY ANCHOR.

James River

COLOR NOTE: ACTUAL COLORS MAY VARY SLIGHTLY DUE TO ENVIRONMENTAL CONDITIONS AND NORMAL MANUFACTURING PROCESSES.

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

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 17¼" x 10⅞" Back, 4" x 12" x 10⅞"	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.

*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.

© 2011 Anchor Wall Systems, Inc. The Diamond Pro® wall system is manufactured under license from Anchor Wall Systems, Inc. (AWS). The "Anchor A" and "Anchor Build Something Beautiful®" logos, "Anchorplex" and "Diamond Pro" are trademarks of AWS. The wall system blocks are covered by the AWS Limited Warranty. For a complete copy, visit your local dealer or see anchorwall.com.

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

A&B0810 73.30681.08/11 4015

ANCHORWALL.COM

ANCHOR BUILD SOMETHING BEAUTIFUL

Retaining Wall 01
Not to Scale

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

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JAMES KENDRICK
2221
LANDSCAPE ARCHITECT
10/14/2022
NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 10.17.2022

REVISIONS:	DATE

DRAWN BY: CR
CHECKED BY: JK

Wall Details

SD2.40

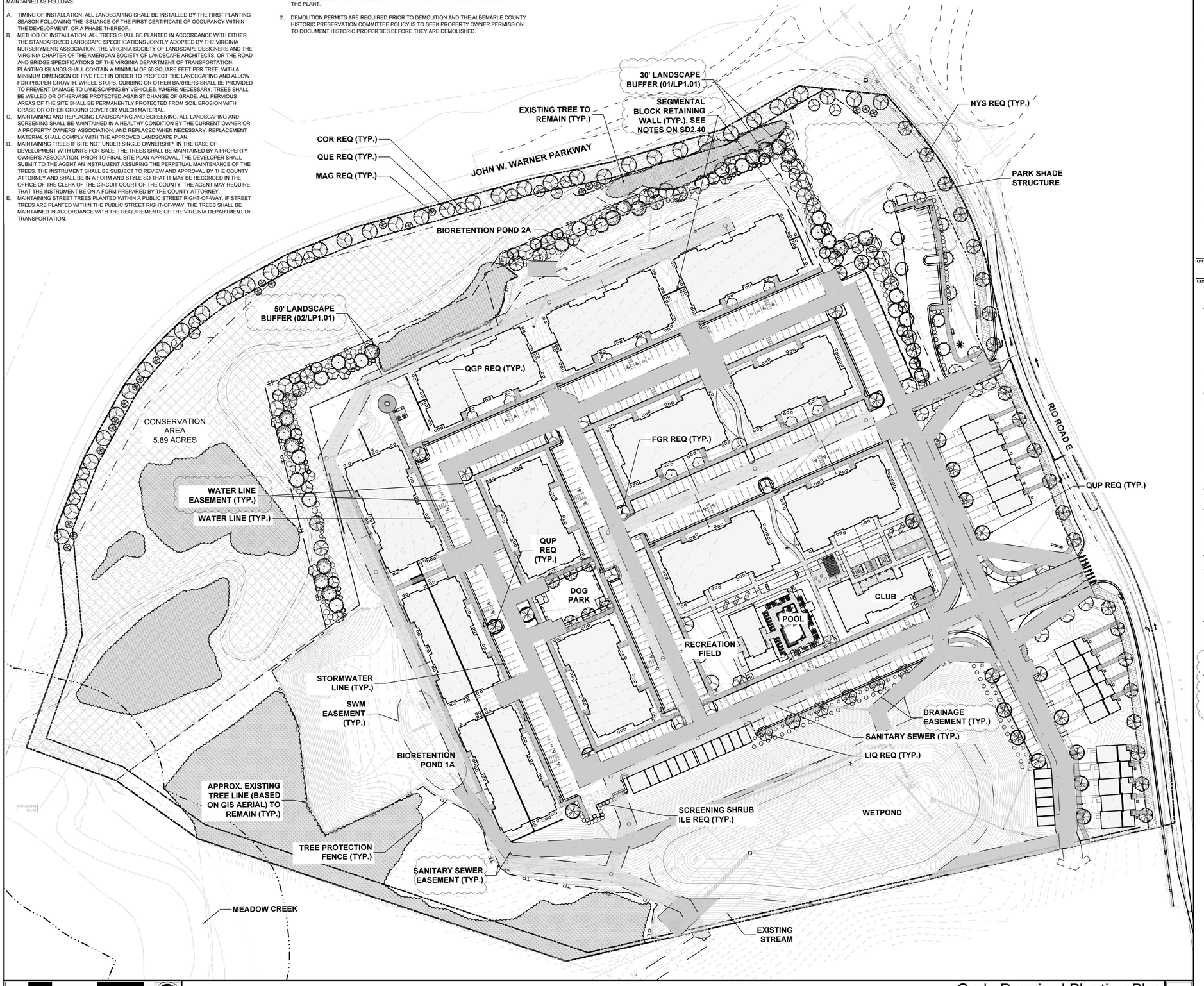
SEC. 32.7.9.9 - INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING AND SCREENING.:

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.



Code Required Planting Plan

Scale: 1" = 60'

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: 2.56 AC
PROPOSED CANOPY: 2.42 AC
TOTAL CANOPY: 5.02 (18.95% OF SITE)

LANDSCAPING ALONG STREETS - PER SECTION 32.7.9.5

- STREET TREES TO BE PLANTED 50' O.C.

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 PARKING SPACES: 528
REQUIRED LARGE MATURING TREES: 53
- 528/ 10 = 53

PROPOSED LARGE MATURING TREES: 53

PARKING AREA TREE CANOPY COVERAGE

TOTAL PARKING AND VEHICULAR AREA: 185,065 SF
REQUIRED PARKING AREA CANOPY COVERAGE (5%): 9,253 SF

PROPOSED PARKING AREA CANOPY COVERAGE: 18,768 SF / 0.43 AC (10.1%)

PLANT SCHEDULE

ENTRANCE CORRIDOR	BOTANICAL NAME	COMMON NAME
	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
	QUERCUS FALCATA	SOUTHERN RED OAK
LANDSCAPE BUFFER	BOTANICAL NAME	COMMON NAME
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD
	CORNUS X 'RUTBAN'	AURORA FLOWERING DOGWOOD
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD
	PINUS TAEDA	LOBLOLLY PINE
PARKING TREES	BOTANICAL NAME	COMMON NAME
	FAGUS GRANDIFOLIA	AMERICAN BEECH
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR® PIN OAK
	QUERCUS PHELLOS	WILLOW OAK
PEDESTRIAN WAYS	BOTANICAL NAME	COMMON NAME
	CORYLUS COLURNA	TURKISH FILBERT
STREET TREES	BOTANICAL NAME	COMMON NAME
	NYSSA SYLVATICA	TUPELO
	QUERCUS SHUMARDII	SHUMARD OAK
TRAILHEAD PARK	BOTANICAL NAME	COMMON NAME
	TAXODIUM DISTICHUM	BALD CYPRESS

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA — JOSEPH KIRK CRAWFORD — LANDSCAPE ARCHITECT — 2221 — 10/14/2022 — NOT FOR CONSTRUCTION

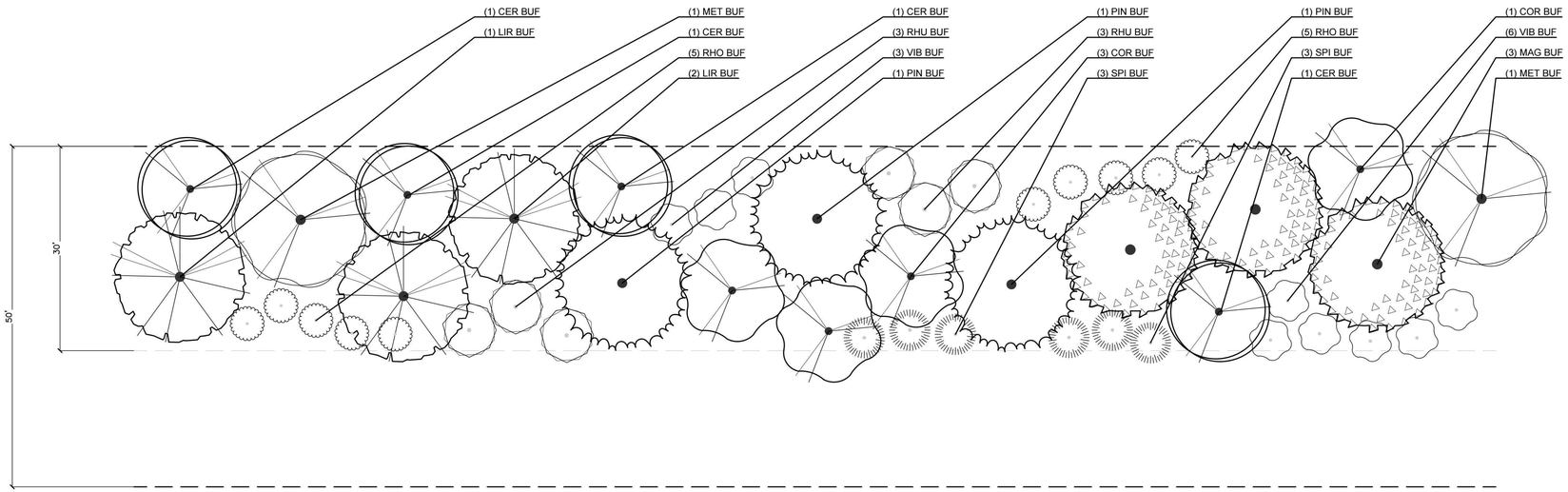
PROJECT: 221074
DATE: 10.17.2022

REVISIONS:	DATE

DRAWN BY: CR
CHECKED BY: JK

CODE REQUIRED PLANTING PLAN

LP1.00



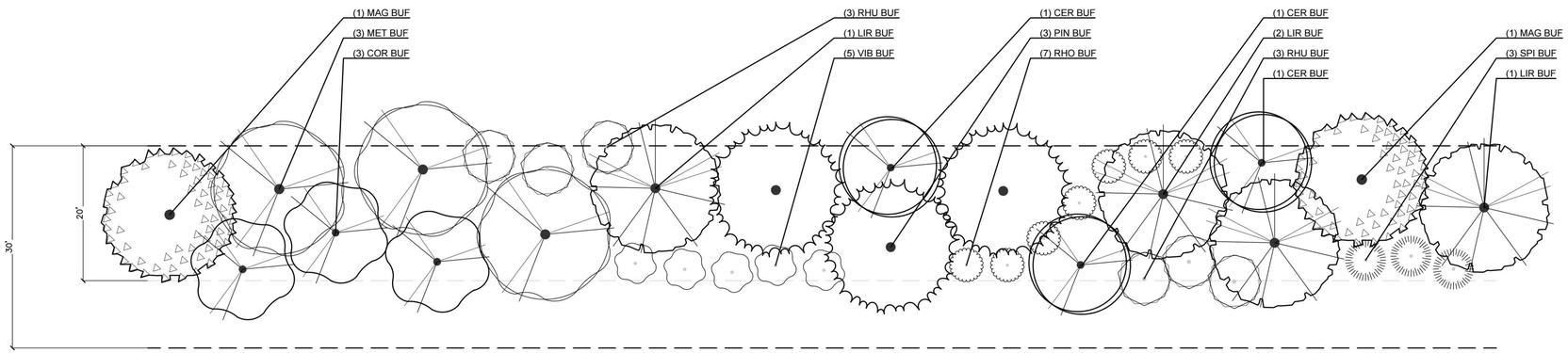
PLANT SCHEDULE 50' LANDSCAPE BUFFER (200' TYP. SECTION)

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

Scale: 1" = 10'



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

Scale: 1" = 10'

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.

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JAMES KENDRICK
2221
10/14/2022
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 10.17.2022

REVISIONS:	DATE

DRAWN BY: CR
CHECKED BY: JK

CODE REQUIRED LANDSCAPE BUFFER

LP1.01

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.

(4) ASI BIO
(190) EUP BIO
(5) SAL BIO
(3) COR BIO
(23) EUP BIO
(252) CHA BIO

SWM EASEMENT (TYP.)

BIORETENTION POND 1A

(133) LOB BIO
(5) SAL BIO
(3) AME BIO
(281) IRI BIO
(860) PAN BIO

TREE PROTECTION FENCE (TYP.)

APPROX. EXISTING TREE LINE (BASED ON GIS AERIAL) TO REMAIN (TYP.)

SANITARY SEWER EASEMENT (TYP.)

10' 5' 0 10' 20'

Bioretention Basin 1A Planting Plan
Scale: 1" = 10'

01

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RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JOSEPH KERRICK
2221
10/14/2022
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT: 221074
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BIORETENTION 1A
PLANTING PLAN

LP1.02

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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:

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.

TREE PROTECTION FENCE (TYP.)

APPROX. EXISTING TREE LINE (BASED ON GIS AERIAL) TO REMAIN (TYP.)

EXISTING TREE TO REMAIN (TYP.)

(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

BIORETENTION POND 2A

(6) ASI BIO
(71) EUP BIO
(5) CEP BIO
(208) LOB BIO
(3) AME BIO

SWM EASEMENT (TYP.)

SANITARY SEWER EASEMENT (TYP.)

10' 5' 0 10' 20'

Bioretention Basin 2A Planting Plan
Scale: 1" = 10'

01

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JOSEPH KERWICK
2221
10/14/2022
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BIORETENTION 2A
PLANTING PLAN

LP1.03

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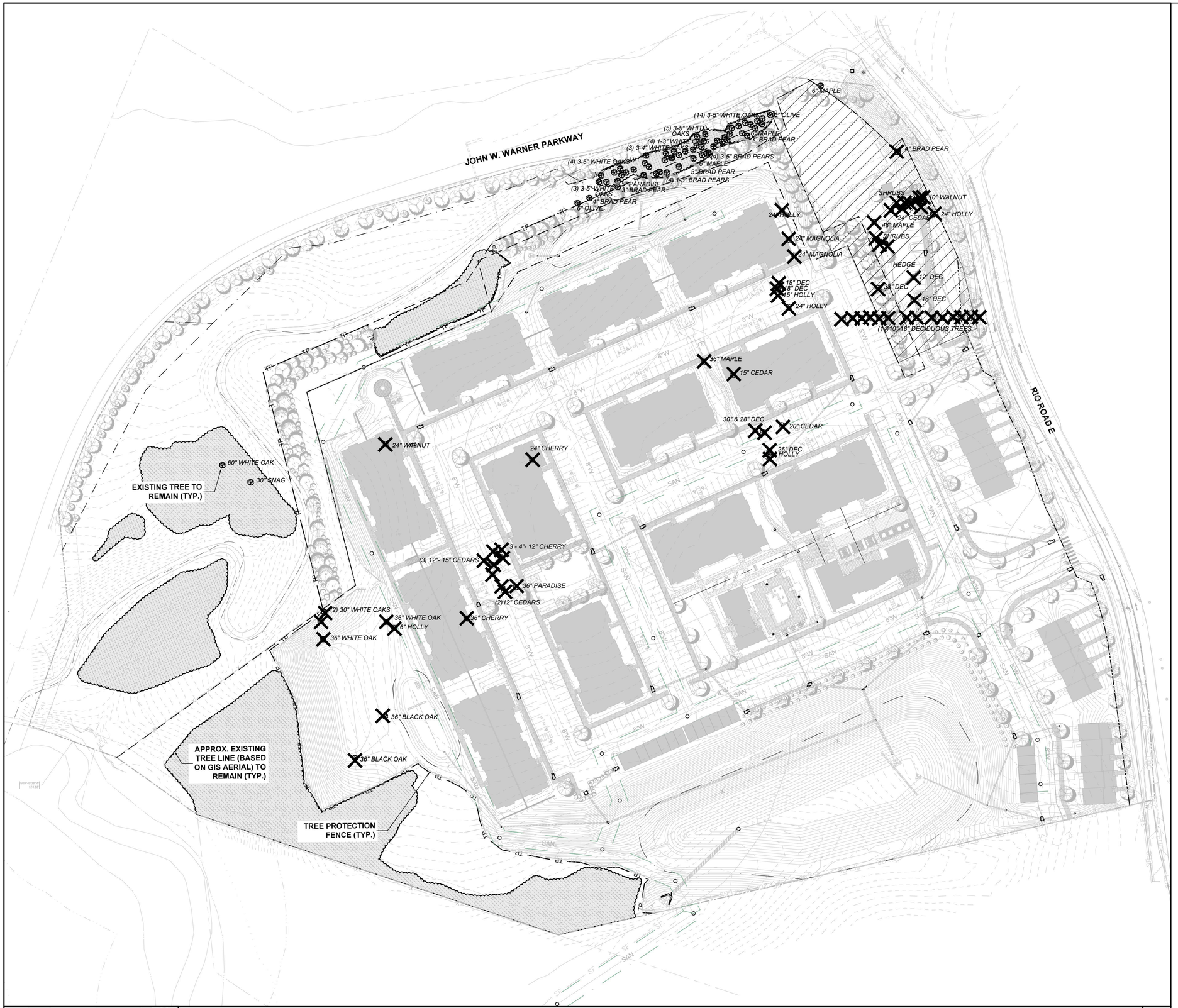

60' 30' 0 60' 120'

Existing Vegetation

Scale: 1" = 60'

01

SUMMARY OF EXISTING TREES ON SITE:

TREES WERE FIELD LOCATED AND DOCUMENTED IN A SITE SURVEY BY TIMMONS GROUP DATED 12-11-2020.

MOST OF THE SITE HAS BEEN PREVIOUSLY CLEARED FOR AGRICULTURAL USE. INDIVIDUALLY LOCATED TREES FROM THE SURVEY ARE NOTED ON THIS PLAN.

NATIVE TREE SPECIES LOCATED ON SITE:

- WHITE OAK
- BLACK OAK
- MAPLE
- CEDAR
- WALNUT
- HOLLY
- MAGNOLIA
- CHERRY

EXOTIC INVASIVE TREES LOCATED ON SITE:

- PARADISE TREE/ TREE OF HEAVEN
- BRADFORD PEAR
- OLIVE

BASED ON AVAILABLE AERIAL IMAGERY, IT APPEARS THAT A MIX OF MOSTLY HARDWOOD TREES IS THE PREDOMINANT CONDITION OF ALL STANDS OF TREES ON SITE. THE SPECIES MIX IDENTIFIED IN THE SURVEY IS TYPICAL FOR SIMILAR SITES IN THIS REGION.

TREE PROTECTION FENCING IS PROPOSED IN SEVERAL AREAS OF THE SITE TO PREVENT IMPACTS TO TREES AND THEIR ROOT SYSTEMS DURING THE CONSTRUCTION PROCESS. CIVIL PLANS FOR THE SITE INCLUDE SILT FENCING AND A LIMITS OF CONSTRUCTION BEYOND WHICH NO CLEARING, GRUBBING OR GRADING SHOULD TAKE PLACE. REFER TO CIVIL PLANS FOR GRADING AND CLEARING LIMITS.

LEGEND:

EXISTING TREES OVER 6" TO REMAIN

EXISTING TREES OVER 6" TO BE REMOVED

EXISTING SHRUBS TO REMIAN

EXISTING SHRUBS TO BE REMOVED

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JOHN KENDRICK
2221
10/14/2022
LANDSCAPE ARCHITECT
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PROJECT: 221074	
DATE: 10.17.2022	
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EXISTING VEGETATION

LP1.04

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 06

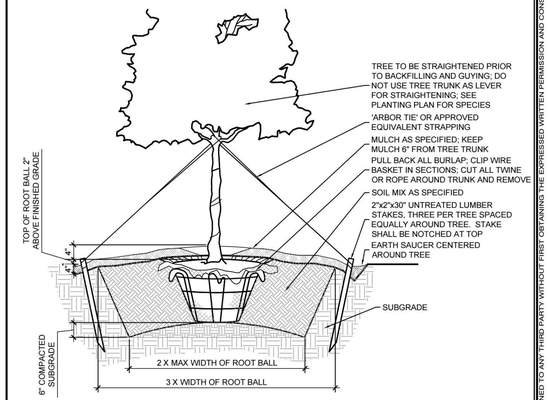
Soil Preparation and Amendment Notes

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.

Landscape Planting Notes

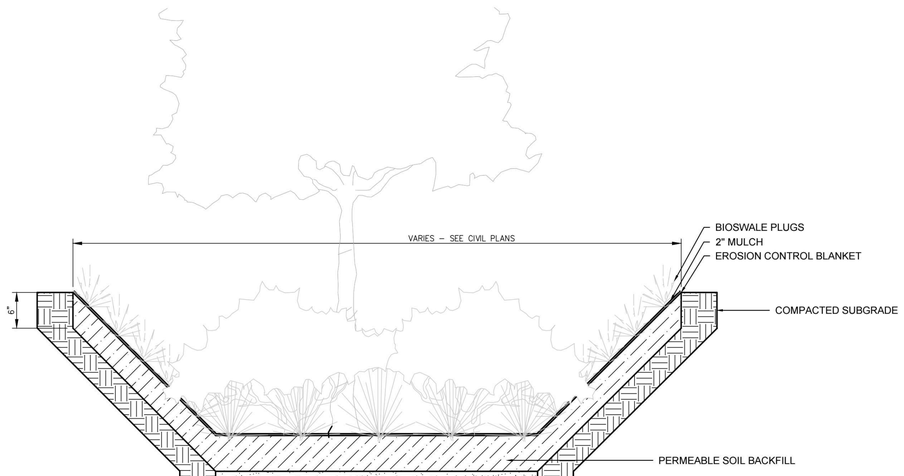
1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
2. All landscape materials shall 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.

Planting and Soil Notes 05



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.

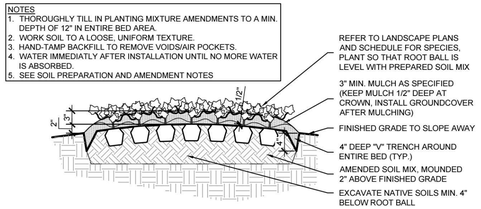
Typical Tree Planting 03
Not to Scale



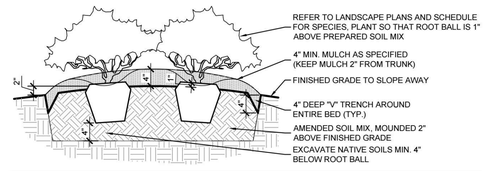
NOTE:
4" CLEANOUTS SHALL BE INSTALLED EVERY 50' ON THE PERF. PIPE, STARTING FROM DOWNSTREAM DISCHARGE STRUCTURE, ALONG THE LENGTH OF POND. THE CLEANOUTS SHALL BE INSTALLED SO THE ACCESS CAP IS PROTRUDING FROM THE ADJACENT GROUND NEXT TO THE POND NO MORE THAN 1-1/2". TRANSITION FROM PE TO PVC 12-18" ABOVE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

Bioretention Basin 04
Not to Scale

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 02
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 01
Not to Scale

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RIO POINT LLC
RIO POINT
COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JAMES KERRICK
3221
10/14/2022
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 10.17.2022
REVISIONS: DATE

DRAWN BY: CR
CHECKED BY: JK

Planting Notes and Details

LP2.00

ENTRANCE CORRIDOR	CODE	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

LANDSCAPE BUFFER	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
	CER BUF	15	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY EASTERN REDBUD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	124 SF	124 SF X 15 = 1,860 SF
	COR BUF	22	CORNUS X 'RUTBAN'	AURORA FLOWERING DOGWOOD	2" MIN.	7` MIN.	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	113 SF	113 SF X 24 = 2,712 SF
	LIR BUF	15	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" MIN.	8-10`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	370 SF	370 SF X 15 =5,550 SF
	MAG BUF	17	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	8-10`	3-5`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	424 SF	424 SF X 18 = 7,632 SF
	MET BUF	14	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	---	8-10`	3-5`	FULL, STRAIGHT CENTTRAL LEADER, WELL MATCHED SPECIMENS, NON-NATIVE	370 SF	370 SF X 14 = 5,180 SF
	PIN BUF	19	PINUS TAEDA	LOBLOLLY PINE	---	8-10`	3-5`	FULL, STRIAGHT CENTRAL LEADER, WELL MATCHED SPECIMANS, NATIVE	370 SF	370 SF X 19 = 7,030 SF

PARKING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
	FGR REQ	11	FAGUS GRANDIFOLIA	AMERICAN BEECH	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	370 SF	370 SF X 11 = 4,070 SF
	LIQ REQ	8	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, FRUITLESS CULTIVAR OF NATIVE	424 SF	424 SF X 8 =3,392 SF
	QGP REQ	10	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR® PIN OAK	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, UPRIGHT CULTIVAR OF NATIVE	113 SF	113 SF X 10 = 1,130 SF
	QUP REQ	24	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	424 SF	424 SF X 24 = 10,176 SF

PEDESTRIAN WAYS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
	COC REQ	6	CORYLUS COLURNA	TURKISH FILBERT	2.5"	8-10`	3-5`	FULL CROWN, STRAIGH CENTRAL LEADER, WELL MATCHED SPECIMENS	57 SF	57 SF X 6 = 342 SF

STREET TREES	CODE	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.	370 SF	370 SF X 22 = 8,140 SF
	QUS REQ	14	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	10`-12`	4-6`	FULL CROWN, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	424 SF	424 SF X 14 = 5,936 SF

TRAILHEAD PARK	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS		
	TAX PRK	9	TAXODIUM DISTICHUM	BALD CYPRESS	---	8-10`	3-5`	FULL, STRAIGHT CENTRAL LEADER, WELL MATCHED SPECIMENS, NATIVE	370 SF	370 SF X 9 = 3,330 SF

LANDSCAPE BUFFER SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS		
	RHO BUF	48	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	24-30"	24-30"		FULL	57 SF	57 SF X 49 = 2,793 SF
	RHU BUF	37	RHUS GLABRA	SMOOTH SUMAC	30-36"	24-30"		FULL	57 SF	57 SF X 37 = 2,109 SF
	SPI BUF	25	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	24-30"	24-30"		FULL	57 SF	57 SF X 26 = 1,482 SF
	VIB BUF	37	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	24-30"	24-30"		FULL	57 SF	57 SF X 37 = 2,109 SF

SCREENING SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS		
	ILE REQ	121	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24-30"	2-3`		FULL	57 SF	57 SF X 121 = 6,897 SF
	PIN REQ	25	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	24-30"	24-30"		FULL	57 SF	57 SF X 25 = 1,425 SF
	PRU REQ	24	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	24-30"	24-30"		FULL	57 SF	57 SF X 24 = 1,368 SF

PARKING CANOPY:	18,768 SF (0.43 AC)
TOTAL PROPOSED CANOPY:	105,245 SF (2.42 AC)

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RIO POINT LLC

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE PLAN RESUBMITTAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
JAMES KENDRICK
2221
10/14/2022
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

PROJECT: 221074
DATE: 10.17.2022

REVISIONS:	DATE

DRAWN BY: CR
CHECKED BY: JK

Required Plant Schedule

LP2.01

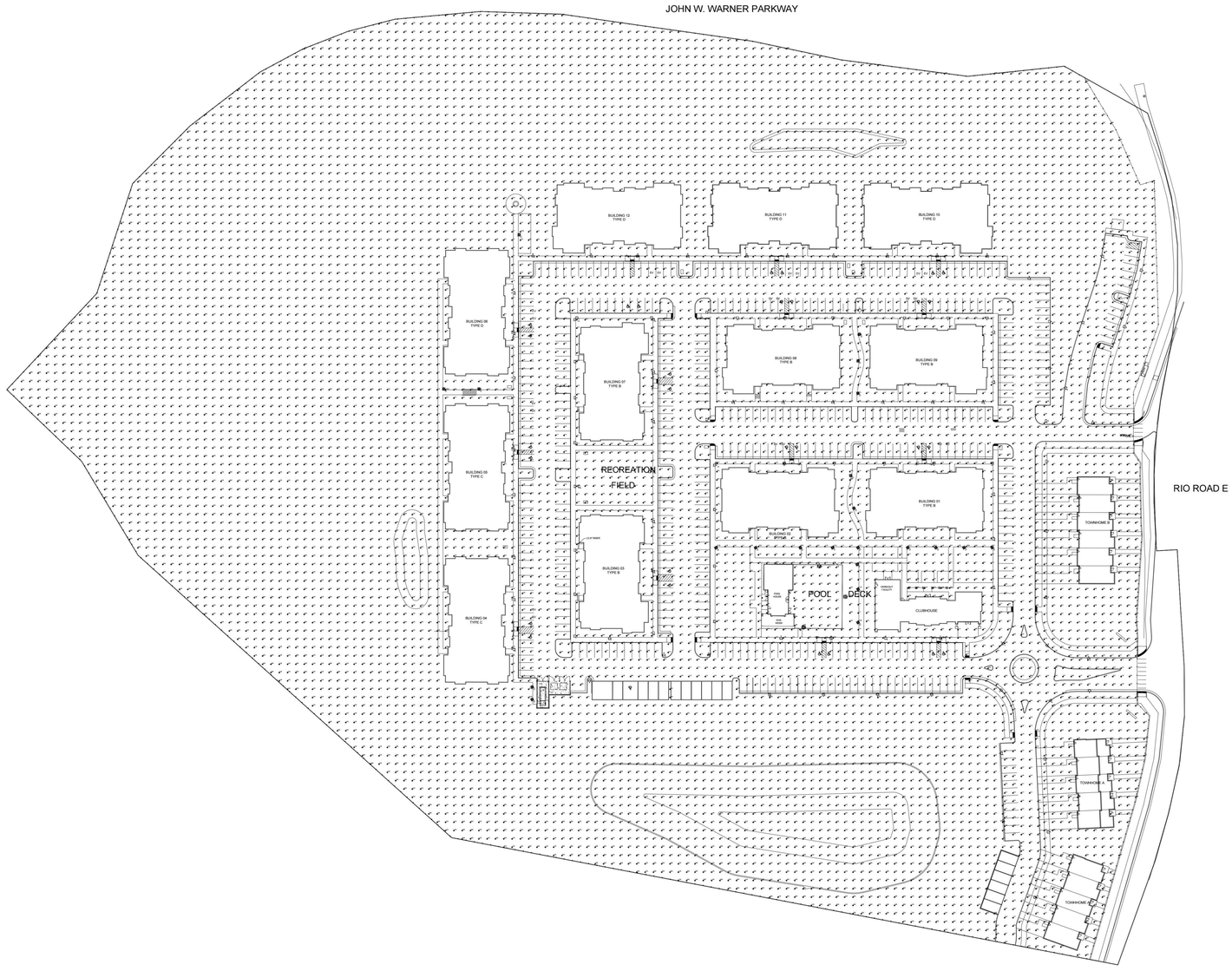
NOTE:
EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS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

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Boundary	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
Grounds	0.3 fc	18.3 fc	0.0 fc	N/A	N/A
Parking & Drives	3.3 fc	10.5 fc	0.0 fc	N/A	N/A
Pool Deck	3.8 fc	7.4 fc	0.5 fc	14.8:1	7.6:1

Schedule

Label	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
A	HUBBELL	RAR-2-320L-110-3K7-2-UNV-ASQ-BLT-BC / SSS-B-15-40-A-1-B3-BLT	RATIO AREA Type II Distribution, 3000K, Black Finish with Back Light Control Mounted 15' A.F.G. on Straight Square Steel Pole.	1	105
B	HUBBELL	RAR-2-320L-110-3K7-3-UNV-ASQ-BLT-BC / SSS-B-15-40-A-1-B3-BLT	RATIO AREA Type III Distribution, 3000K, Black Finish with Back Light Control Mounted 15' A.F.G. on Straight Square Steel Pole.	1	105
C	HUBBELL	RAR-2-320L-110--3K7-4W-UNV-ASQ-BLT-BC / SSS-B-15-40-A-1-B3-BLT	RATIO AREA Type IV Distribution, 3000K, Black Finish with Back Light Control Mounted 15' A.F.G. on Straight Square Steel Pole.	1	100
C2	HUBBELL	(2)RAR-2-320L-110--3K7-4W-UNV-ASQ-BLT-BC / SSS-B-15-40-A-2-B3-BLT	(2)RATIO AREA Type IV Distribution, 3000K, Black Finish with Back Light Control Twin Mounted @180 15' A.F.G. on Straight Square Steel Pole.	1	200
C3	HUBBELL	(2)RAR-2-320L-110--3K7-4W-UNV-ASQ-BLT-BC / SSS-B-15-40-A-2L-B3-BLT	(2)RATIO AREA Type IV Distribution, 3000K, Black Finish with Back Light Control Twin Mounted @ 90 15' A.F.G. on Straight Square Steel Pole.	1	200
D	SELUX	ELFB-3-TS-S1G1-30-BK-UNV-DM	3' ELO Series Bollard, Flat Top, 3000K, Black Finish	1	26



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STONY POINT DEVELOPMENT GROUP

RIO POINT

ALBEMARLE COUNTY, VA

NOT FOR CONSTRUCTION

90% CONSTRUCTION DOCUMENTS

PROJECT:	221074
DATE:	09.26.2022
REVISIONS:	DATE

DRAWN BY: TT
CHECKED BY: WLP

ELECTRICAL PHOTOMETRIC SITE PLAN

E1.01P

PHILLIPS GRADICK ENGINEERING of Charlotte, PLLC
PCE # NC2321079
2153 W. Morehead Street
Suite 200
Charlotte, NC 28208
(704) 900-5838 (T)

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BEACON design · performance · technology

RATIO Series
AREA/SITE LIGHTER

TYPE A - RAR-2-320L-110-3K7-2-UNV-ASQ-BLT-BC
TYPE B - RAR-2-320L-110-3K7-3-UNV-ASQ-BLT-BC
TYPE C - RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C2 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

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

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS®

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 Ø3 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
- 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
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

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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RATIO SERIES
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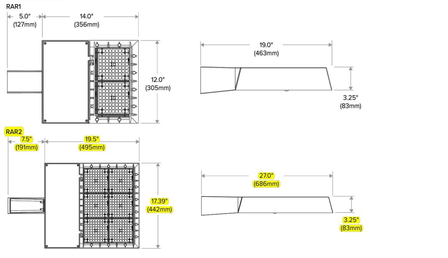
TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

DIMENSIONS

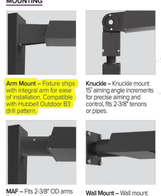
RAR1



RAR2

ADDITIONAL INFORMATION

MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.

Knuckle – Knuckle mount 10° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.

Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

MAF – Fits 2-3/8" OD arms Roadway applications.

Wall Mount – Wall mount bracket designed for building mount applications.

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TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Retro Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
RAR2 Retro Area Size 2	80L-50 50W - 6,000 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	160L-70 70W - 9,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-100 100W - 12,000 Lumens		4F IES TYPE IV Forward		240 240V
	160L-115 115W - 15,000 Lumens				277 277V
	160L-135 135W - 18,000 Lumens		5GW IES TYPE V		347 347V
	320L-110 110W - 15,000 Lumens				480 480V
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square / pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ, Sensor, Daylight Harvesting *	F Fusing (must specify voltage)
Mounting Round Pole	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting *	TB Terminal block
A_ Arm mount for round pole*	DBS Dark Bronze Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers†
A_U Universal arm mount for round pole*	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor †	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low-voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	ADD AutoDim Timer Based Dimming	
	Color Option	ADT AutoDim Time of Day Dimming	
	CC Custom Color	Sensors	
		BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens *	
		BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height †	

Notes
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.31"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with "N" for up to 14' mounting height, "40F" for 15-40' mounting height
5 Replace "_" with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

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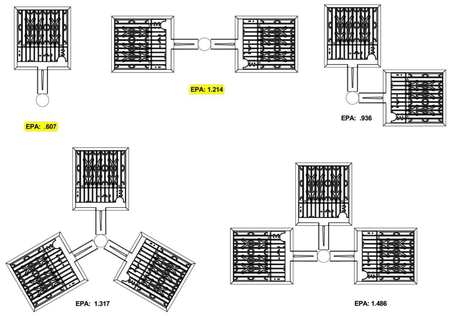
RATIO SERIES
AREA/SITE LIGHTER
TYPE A - RAR-2-320L-110-3K7-2-UNV-ASQ-BLT-BC
TYPE B - RAR-2-320L-110-3K7-3-UNV-ASQ-BLT-BC
TYPE C - RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C2 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

EPA



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BEACON design · performance · technology
RATIO SERIES
AREA/SITE LIGHTER
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TYPE B - RAR-2-320L-110-3K7-3-UNV-ASQ-BLT-BC
TYPE C - RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C2 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC
TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI) Lumens	LPW	B	U	G	4K (4000K NOMINAL 70 CRI) Lumens	LPW	B	U	G	3K (3000K NOMINAL 80 CRI) Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5GW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5GW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5GW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5GW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

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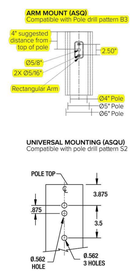
ADDITIONAL INFORMATION (CONT'D)



PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options
- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option
- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-1P	R6

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TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	012	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	018	
		240	0.16	
		277	0.14	
	50	347	0.11	49.8
		480	0.08	
		120	0.42	
		208	0.24	
		240	0.21	
		277	018	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	111	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	111	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	214	257.0
		208	1.24	
		240	107	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	167	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

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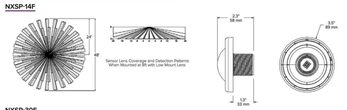
TYPE C3 - (2)RAR-2-320L-110-3K7-4W-UNV-ASQ-BLT-BC

ADDITIONAL INFORMATION (CONT'D)

NXSP-14F



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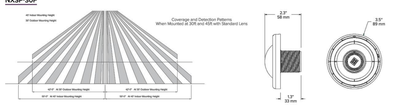

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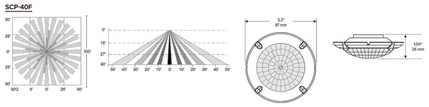

RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft.² 13m²	56ft.² 17m²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
55ft.² 17m²	1.48ft.² .45m²

SHIPPING

Catalog Number	G.W.kgs/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

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CLINE DESIGN
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Charlotte, NC 28217
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STONY POINT DEVELOPMENT GROUP

RIO POINT

ALBEMARLE COUNTY, VA

NOT FOR CONSTRUCTION

90% CONSTRUCTION DOCUMENTS

PROJECT: 221074
DATE: 09.26.2022
REVISIONS: DATE

DRAWN BY: TT
CHECKED BY: WLP

PHILLIPS GRADICK ENGINEERING of Charlotte, PLLC
PGE # NC2211019
2320 W. Morehead Street
Suite 200
Charlotte, NC 28208
(704) 900-5838 (T)

ELECTRICAL PHOTOMETRIC FIXTURES

E1.02P

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BEACON

SSS-B Series Poles

SQUARE STRAIGHT STEEL

TYPES A, B, & C (POLE) - SSS-B-15-40-A-1-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2L-B3-BLT

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

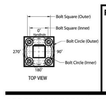
- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
  1 x 36 x 4 — TAB-36-M38

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

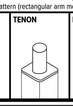
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Current S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

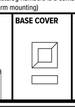


POLE CAP

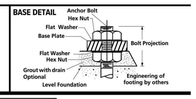
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

SSS –B – 15 – 40 – A/B/C – 2L – B3 – BLT – UL

Reference page 2 for available configurations

SERIES	HEIGHT	SHAFT	THICKNESS
SSS-B Square Straight Steel Pole/ Beacon	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING

1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.375 x 4.25)
OT	Open Top (Includes pole cap)

FINISH

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

OPTIONS

GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[3]	Extra Handhole
CO5[4]	5° Coupling
CO7[4]	75° Coupling
C20[4]	2° Coupling
MPB[5]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

DRILL PATTERN

B1	Cruzer, 108° arm
B3	2 bolt (2-½" spacing), Viper "A" arm
S2	2 bolt (3-½" spacing), Viper "AD" arm

MOUNTING ORIENTATION

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: **SSS-B-25-40-A-1-BT-TR-B87**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES - Order Separately

Catalog Number	Description
VM1[1]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

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SQUARE STRAIGHT STEEL

TYPES A, B, & C (POLE) - SSS-B-15-40-A-1-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2L-B3-BLT

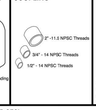
ORDERING INFORMATION Cont.

Catalog Number	Height Feet	Height Meters	Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
SSS-B-15-40-A-XX-XX	15	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	629

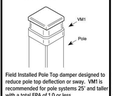
NOTE Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE

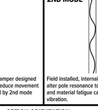


Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

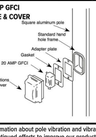
VM2SXX - VIBRATION DAMPER 2ND MODE



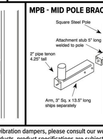
VM2508 – 8'
VM2512 – 12'
VM2516 – 16'
VM2520 – 20'
VM2524 – 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

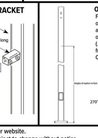


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-B-20-40-A-TA-D8-C05-0-15**
(.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1° spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult our website.
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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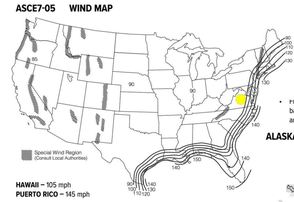
BEACON

SSS-B Series Poles

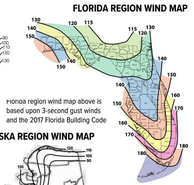
SQUARE STRAIGHT STEEL

TYPES A, B, & C (POLE) - SSS-B-15-40-A-1-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2L-B3-BLT

ASCE7-05 WIND MAP

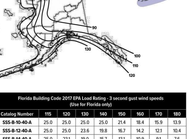


FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)

Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-B-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-B-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-B-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-B-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-B-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-B-20-40-A	12.7	10.5	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-B-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-B-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-B-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-B-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-B-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-B-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-B-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-B-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-B-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-B-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-B-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-B-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-B-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-B-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-B-25-60-B	25.0	25.0	25.0	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-B-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-B-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-B-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)

Catalog Number	115	120	130	140	150	160	170	180
SSS-B-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-B-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-B-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-B-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-B-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-B-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-B-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-B-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-B-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-B-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-B-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-B-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-B-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-B-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-B-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9
SSS-B-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-B-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-B-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-B-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-B-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR

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BEACON

SSS-B Series Poles

SQUARE STRAIGHT STEEL

TYPES A, B, & C (POLE) - SSS-B-15-40-A-1-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2-B3-BLT
TYPE C2 (POLE) - SSS-B-15-40-A-2L-B3-BLT

NOTES

Wind-speed Website disclaimer:
Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide. Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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CLINE DESIGN

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Charlotte, NC 28217
704/333-7272
ClineDesignAssoc.com

STONY POINT DEVELOPMENT GROUP

RIO POINT

ALBEMARLE COUNTY, VA

NOT FOR CONSTRUCTION

90% CONSTRUCTION DOCUMENTS

PROJECT: 221074
DATE: 09.26.2022
REVISIONS: | DATE

DRAWN BY: TT
CHECKED BY: WLP

ELECTRICAL PHOTOMETRIC FIXTURES

E1.03P

PHILLIPS GRADICK ENGINEERING of Charlotte, PLLC
PGE # NC2221070
2330 W. Morehead Street Suite 200
Charlotte, NC 28208
(704) 900-5838 (T)

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TYPE D
EFLB-3-TS-S1G1-30-BK-UNV-DM

selux

ELO Bollard

Order Code: EFLB-3-TS-S1G1-30-BK-UNV-DM

Series	**ELFB** ELO Flat Top Bollard	ELDB ELO Domed Top Bollard						
Height	1.5 1.5' (consult factory)	2 2' (consult factory)	2.5 2.5'	**3** 3'	3.5 3.5'	4 4'		
Optic	T1 Forward	**TS** Symmetric	TA Asymmetric					
Light Engine	**S1G1** Silver Reflector, 24W, Single Stack	S1G2 Silver Reflector, 50W, Double Stack	G1G1 Gold Reflector, 24W, Single Stack	G1G2 Gold Reflector, 50W, Double Stack				*Based on (T3) optics
CCT	22K 2200K	27K 2700K	**30** 3000K	35K 3500K	40 4000K	50K 5000K		*Consult factory.
Finish	WH White	**BK** Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color		
Voltage	**UNV** 120-277V	120 120V	240 240V	277 277V	347[2,3] 347V	480[2,3] 480V		[1]Specify for HL option [2]Equipped with step-down transformer. Wattage increases nominal 12% [3]Not available with HL30 or HL50.
Options	**DM** Dimming (0-10V)	HL30[4,5] Hi-Lo Switching Low Output 30%	HL50[4,5] Hi-Lo Switching Low Output 50%	HS 180° House Shield	BP Blue Prism Ring Optic Accessory	RP Red Prism Ring Optic Accessory		*DM or HL only. Can not be combined *120V, 240V, 277V Only *See page 5 for details
	REC[6] GFCI Receptacle with weather-proof cover	REC2[6] GFCI Receptacle with padlockable in-use cover	REC3[6] USB & Duplex Receptacle with weather-proof cover	REC4[6] USB & Duplex Receptacle with weatherproof padlockable in-use cover				

Product Modifications
Please list modification requirements for review by factory:

Approvals

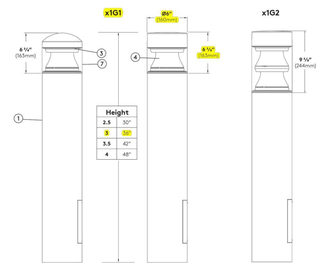
Date:

ELO Bollard

TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

selux

ELXB-XX-TS-x1Gx



Specifications

1. Fixture Housing - Die cast low-copper aluminum fixture body provides corrosion resistance in marine environments.

2. Gasketing - (not shown) Continuous gaskets provide weather-proofing, dust, and insect control between castings.

3. LED Array - Mid-power LEDs mounted to metal core PCB and attached to external heat sink for maximum thermal performance and life. CCT tolerance within a 3 step bin and provided with a minimum CRI of 80. LED light engine has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

4. LED Optics - Symmetric or Asymmetric distributions created by conical textured reflector and patterned acrylic reveal with alternate LED PCB layouts. Forward, Symmetric, and Asymmetric distribution types available. An indirect lighting effect spreads brightness evenly and improves visual appearance.

5. Surge Protector - (not shown) Designed to protect luminaire from electrical surge (20kA).

6. Hi-Lo Switching Option - (not shown) Controlled switching between 100% and 30% or 100% and 50% power. See wiring diagrams for additional details.

7. Diffuser - Clear, UV stabilized, cast polycarbonate tube with minimum wall thickness of 0.125" (3mm).

8. LED driver - (not shown) LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10% and meets the requirements of IP66.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), Semi-Matte Black (BL), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the ELO Bollard luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Tested to NRTL Wet Location and IK07 standards, and IESNA LM-79-08 standards. LEDs tested to LM-80 standards. Luminaire and LED tested at 25°C (77°F) ambient temperature.

Visit selux.us for our LED End of Life recycling policy.

ELO Bollard

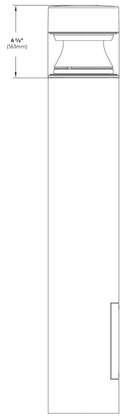
TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

selux

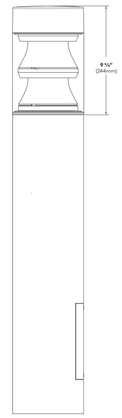
Mounting

ELXB-XX-TS-x1Gx

1 Stack (x1G1)
Single Stack Bollard



2 Stack (x1G2)
Double Stack Bollard



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TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

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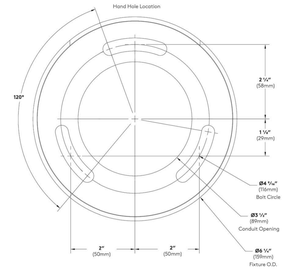
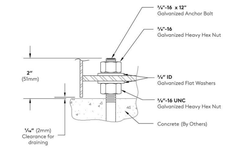
Mounting Information

Note:
1. Bollard orientation is critical, rod and hand hole locations are critical.
2. Locate single Bolt at handhole location.
3. Adequate drainage must be proved in concrete foundation.
4. Conduit should be stubed up above the concrete footing.



Bolt Circle Detail (Not to Scale)
Use caution when setting anchor bolts. Bolt must be vertically straight and centered on dimensions shown.



ELO Bollard

TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

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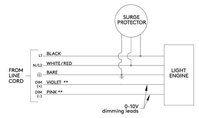
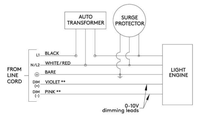
Wiring Diagrams

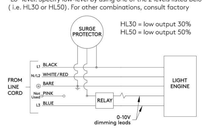
Standard Wiring (120V-277V)
**When dimming is not required cap dimming wires.



Standard Wiring (347/480V with Step-down Transformer)
**When dimming is not required cap dimming wires.



Hi-Lo Switching Option (HL) Wiring HL30 & HL50 Only
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e.: HL30 or HL50). For other combinations, consult factory



Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120/277V) or L2 (208/240V)

ELO Bollard

TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

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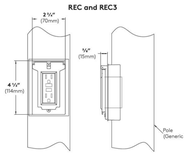
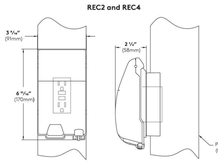
Optional Accessories

REC and REC3



REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

ELO Bollard

TYPE D - EFLB-3-TS-S1G1-30-BK-UNV-DM

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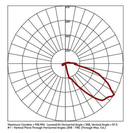
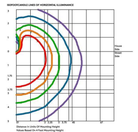
Photometry

T1 / 24W LED / 3000K CCT

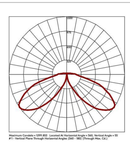
Catalog #: ELFB-X-T1-SX02-30-XX-UNV
Report #: 91150050
Delivered Lumens: 1872lm
Input Watts: 24W
Efficacy: 78
CCT: 3000K
CRI (Ra): >80
Maximum candela of 919 at 57.5° from vertical.
IES Classification: Type IV
Mounting Height: 4' (1.22 m)
BUG Rating: B1-U3-G1
Power Factor: 0.979
Total Harmonic Distortion: 11%

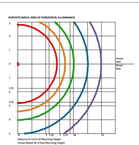




TS/ 50W LED /3000K CCT

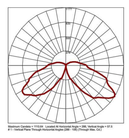
Catalog #: ELFB-X-TS-SX02-30-XX-UNV
Report #: 875150
Delivered Lumens: 5200lm
Input Watts: 50W
Efficacy: 104
CCT: 3000K
CRI (Ra): >80
Maximum candela of 1500 at 55° from vertical.
IES Classification: Type V
Mounting Height: 4' (1.22 m)
BUG Rating: B2-U3-G2
Power Factor: 0.979
Total Harmonic Distortion: 11%

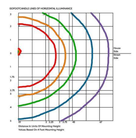




TA / 46W LED / 3000K CCT

Catalog #: ELFB-X-TA-SX02-30-XX-UNV
Report #: 911150
Delivered Lumens: 4140 lm
Input Watts: 46W
Efficacy: 90
CCT: 3000K
CRI (Ra): >80
Maximum candela of 1111 at 57.5° from vertical.
IES Classification: Type IV
Mounting Height: 4' (1.22 m)
BUG Rating: B2-U3-G2
Power Factor: 0.979
Total Harmonic Distortion: 11%





ELO Bollard	
Multiplier Chart	
2200K	0.61
2700K	0.93
3000K	1.00
4000K	1.09
Gold Reflector	0.85
Blue/Red Prism Ring	0.88

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704/333-7272
ClineDesignAssoc.com

STONY POINT DEVELOPMENT GROUP

RIO POINT

ALBEMARLE COUNTY, VA

NOT FOR CONSTRUCTION

90% CONSTRUCTION DOCUMENTS

PROJECT: 221074
DATE: 09.26.2022
REVISIONS: DATE

DRAWN BY: TT
CHECKED BY: WLP

ELECTRICAL PHOTOMETRIC FIXTURES

E1.04P

PHILLIPS GRADICK ENGINEERING of Charlotte, PLLC
PGE # NC2210159
2320 W. Morehead Street Suite 200 Charlotte, NC 28208
(704) 900-5838 (T)

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