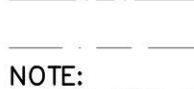
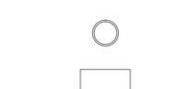
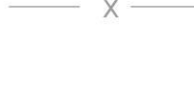
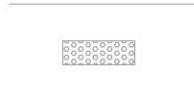
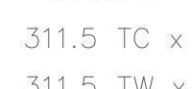
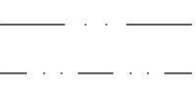
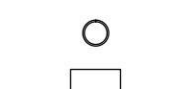
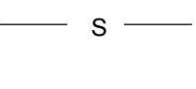
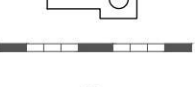
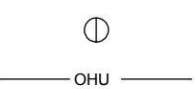
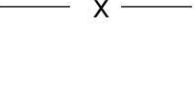
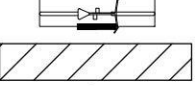
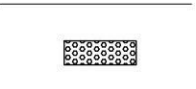
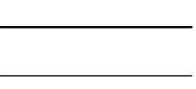
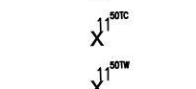


LEGEND

EXISTING



NEW



DESCRIPTION

BOUNDARIES

BENCHMARK

SITE PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

SITE TEXT

PARKING COUNT

TOPOGRAPHY

INDEX CONTOUR

INTERVAL CONTOUR

SPOT ELEVATION

TOP OF CURB ELEVATION

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

STREAM

STREAM BUFFER

100 YEAR FLOODPLAIN

BUILDING

RETAINING WALL

STAIRS

EDGE OF PAVEMENT

ROAD CENTERLINE

FRONT OF CURB

BACK OF CURB

CG-12 TRUNCATED DOME

SIDEWALK

BIKE PARKING

HANDICAP ACCESSIBLE AISLE

HANDICAP PARKING

MATERIAL

CONCRETE

RIPRAP

ASPHALT

EC-2 MATTING

EC-3 MATTING

WETLAND

TREELINE

FENCE

UTILITY

UTILITY POLE

GUY WIRE

OVERHEAD UTILITY

UNDERGROUND UTILITY

STORM

STORM MANHOLE

DROP INLET

STORM SEWER

ROOF DRAIN

SANITARY

SANITARY MANHOLE

SANITARY SEWER MAIN

SANITARY SEWER LATERAL

WATER

WATER LINE

WATER METER

WATER METER VAULT

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

GAS

GAS LINE

EASEMENTS

CONSTRUCTION

GRADING

ACCESS

SIGHT DISTANCE

UTILITY

STORMWATER FACILITY MAINTENANCE

STORMWATER ACCESS

DRAINAGE

SANITARY

WATERLINE

GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

999 Rio LLC
338 Rio Road W
Charlottesville, VA 22902

PLAN PREPARATION

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

ZONING

NMD - Neighborhood Model District
ZMA201900001 approved on March 4, 2020
ZMA202200006 approved by the Board of Supervisors on May 3, 2023
The Code of Development associated with ZMA202200006 establishes design guidelines, specific regulations, and block characteristics for the development of this property
Overlays: Entrance Corridor, Airport Impact Area

MAGISTERIAL DISTRICT

Rio

SOURCE OF TITLE

DB 4505 PG 218

SETBACKS

Per ZMA202200006, setbacks are provided as follows:

FRONT MINIMUM: 3'
FRONT MAXIMUM: 40'
SIDE MINIMUM: 3'
SIDE MAXIMUM: 15'
REAR MINIMUM: 3'
REAR MAXIMUM: None

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Meridian Planning Group, LLC, March 20, 2019.

BENCHMARK

Datum for topography is NAVD 88
Visually verified by Shimp Engineering Staff on 04/13/2023

FLOODZONE

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

RESERVOIR WATERSHED

This site is within the Meadow Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- 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.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal-vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- 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.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- 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).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

RWSA GENERAL NOTES

- 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.
- 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.
- The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
- RWSA Engineer (Victoria Fort at (434) 977-2970 ext. 205) shall be notified three business days prior to the start of construction.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

EXISTING USE

Vacant Land

PROPOSED USE

Residential, Gross residential density: 20 du/ac
Lots 1-28: Multifamily, 2 units/building, 28 units total
Lots 29-38: Attached single-family, 10 units total

LAND USE SCHEDULE

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

PROPOSED	Area	%
Building	15,336 SF	18.4%
Pavement	27,353 SF	32.7%
Sidewalk	4,866 SF	5.8%
Open space	35,993 SF	43.1%
Total=	83,548 SF	(1.918 ac.)

BUILDING HEIGHT

Per ZMA202200006, maximum building height is 35'.

PARKING SCHEDULE

Multifamily units: 1 bedroom, 1.5 spaces per unit, 28 units total
= 42 spaces required
Multifamily units (Single-Family Attached): 2 or more bedrooms, 2 spaces per unit, 10 units total
= 20 spaces required

Total:	62 spaces required
	65 spaces provided

FIRE FLOW

Total estimated flow is 3,526 gpm. Ten-pound drop for a Q20 could not be achieved at the time of hydrant flow test.
ISO needed fire flow is 1,500 gpm.

RECREATION

Recreational area shall comply with conditions of approved ZMA202200006. The site shall provide amenity area no less than 20% of the total site area. Section 4.16 of the Albemarle County Zoning Ordinance shall apply to all recreational facilities.
16,710 SF required, 18,417 SF provided

SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- 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 VDOL. Contact VDOL for their additional requirements and permits for demolition projects and 540-562-3580x131.

VDH NOTES

Existing wells shall be abandoned in accordance with Virginia Department of Health Private Well Regulations.

ITE Trip Generation

Use Description	ITE	Qty	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	220	28 units	8	24	32	21	12	33	255
Single-Family Attached Housing	215	10 units	1	4	5	1	1	2	26

INITIAL SITE DEVELOPMENT PLAN

999 RIO ROAD

County File Number Pending

TAX MAP 61, PARCEL 154B

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=500'

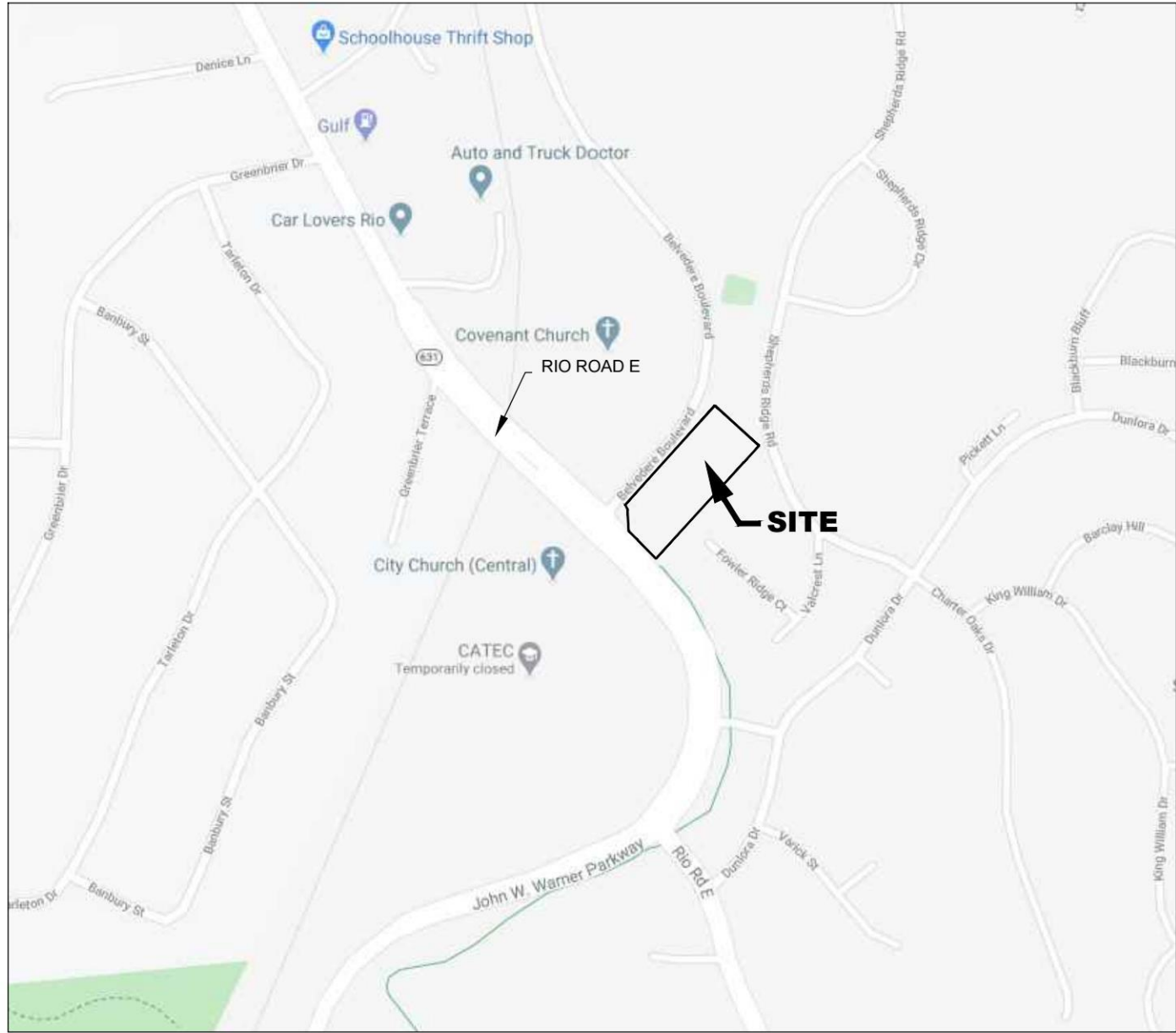


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SITE PLAN
- C4 GRADING PLAN
- C5 UTILITY PLAN
- C6 OFF-SITE SEWER CONNECTION



912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902
JUSTIN@SHIMP-ENGINEERING.COM



INITIAL SITE DEVELOPMENT PLAN

999 RIO ROAD

ALBEMARLE COUNTY, VIR



SHIMP ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

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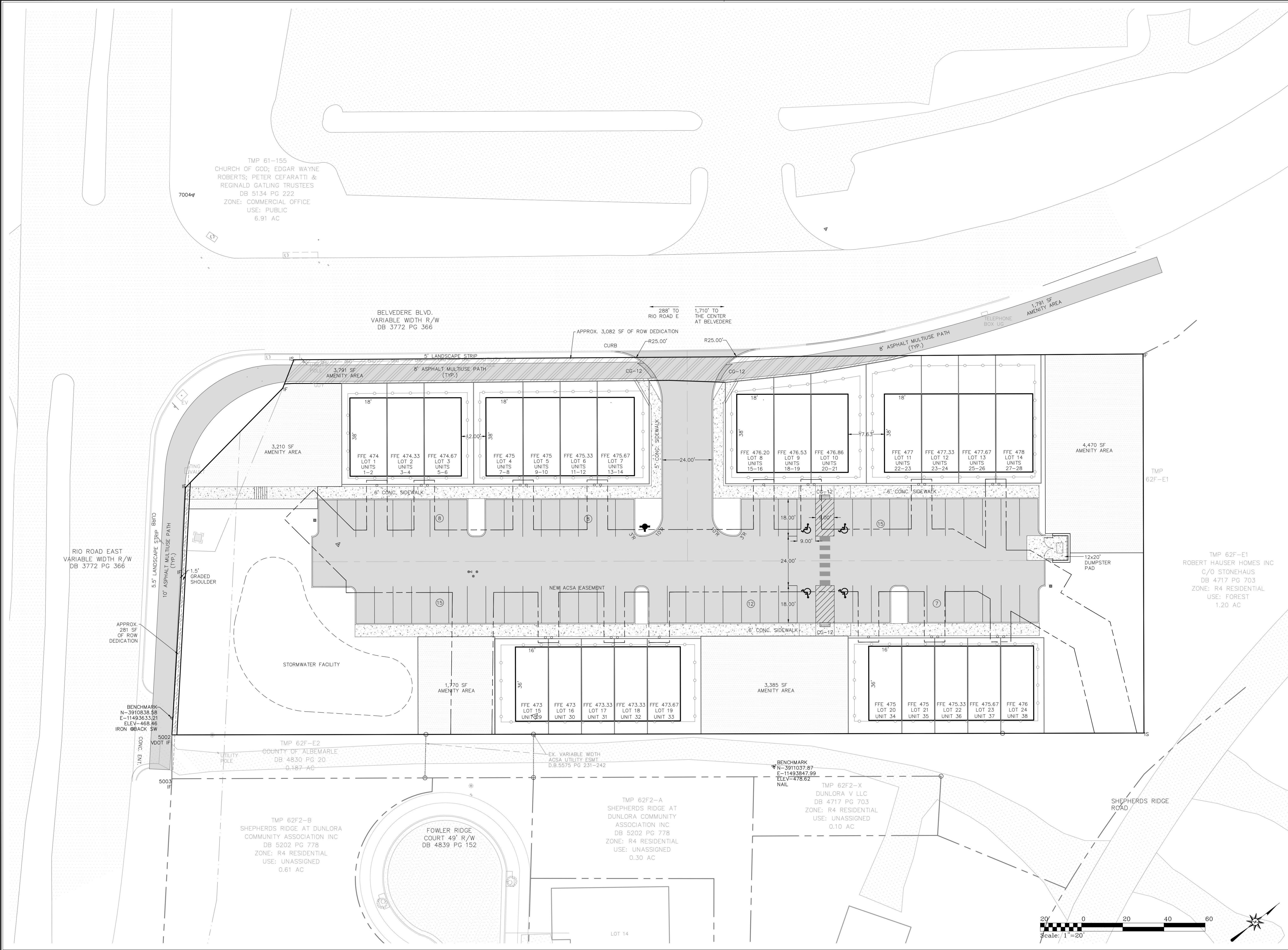
INITIAL SITE DEVELOPMENT PLAN
999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2023.05.12 [INITIAL SDP]
REVISION:

FILE NO. 19.006

EXISTING CONDITIONS

C2



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INITIAL SITE DEVELOPMENT PLAN
999 RIO ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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REVISION:

FILE NO. 19.006

SITE PLAN

C3

ISO NEEDED FIRE FLOW DATA:
TOWNHOMES ARE CONSTRUCTION TYPE V-B WITH 3000
SF MAX FLOOR AREA PER UNIT.
ISO NEEDED FIRE FLOW = 1500 GPM
AVAILABLE FIRE FLOW = GPM TBD

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

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

288' TO
RIO ROAD E

1,710' TO
THE CENTER
AT BELVEDERE

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

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

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

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

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

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

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

SHEPHERDS RIDGE
ROAD

SHIMP
ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

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INITIAL SITE DEVELOPMENT PLAN
999 RIO ROAD

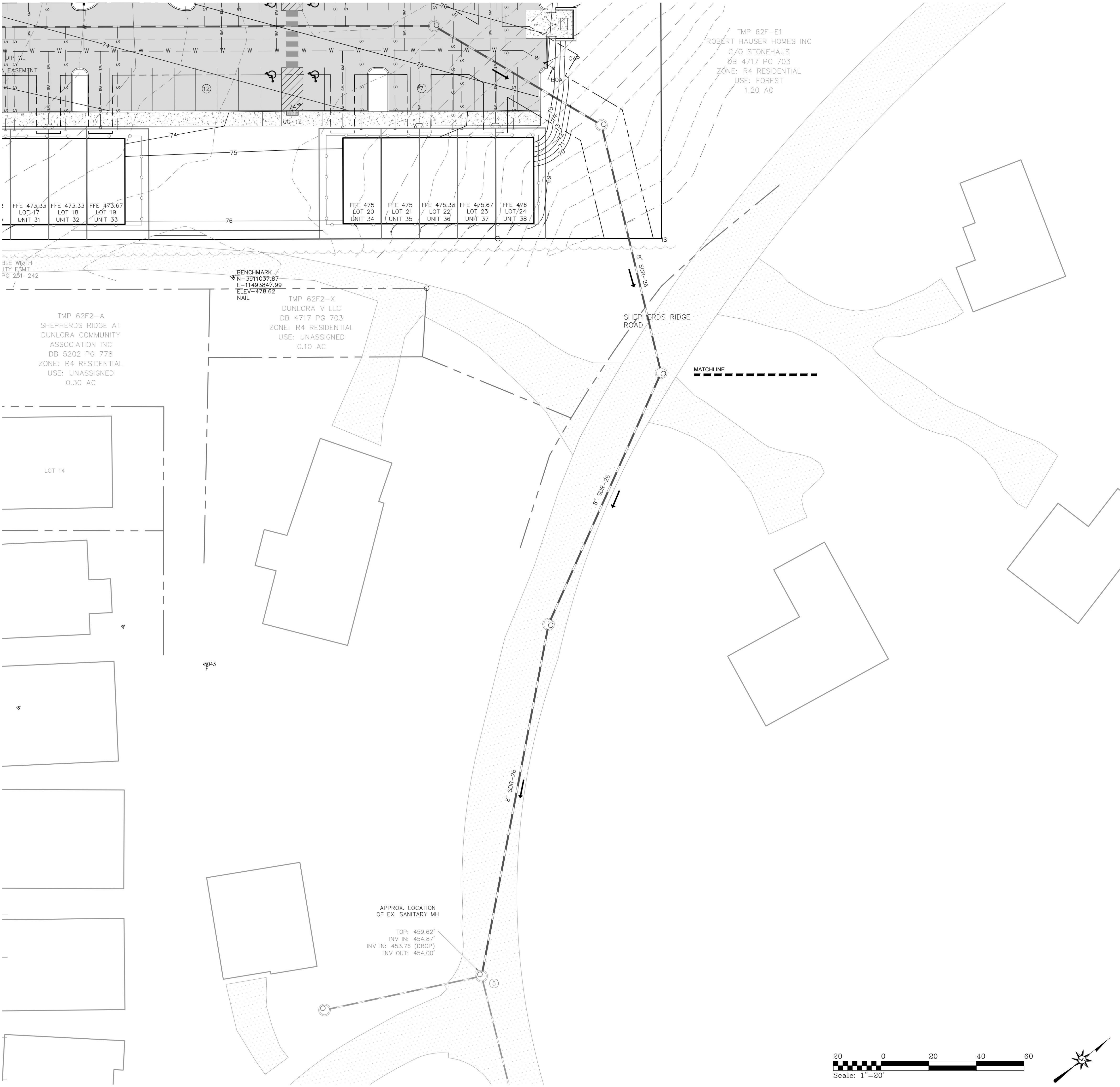
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GRADING PLAN

Scale: 1"=20'

C4



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INITIAL SITE DEVELOPMENT PLAN
999 RIO ROAD

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OFF-SITE SEWER CONNECTION

C6