

Plotted By: Scott, Justin Sheet Set: PMT Sheets Test Layout: CA-100 COVER SHEET July 24, 2023 11:34:33am K:\VIC-GVA\113226001 - HD Fashion Square Mall\CAD\PlanSheets\ARB Submittal\CA-100 COVER SHEET.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



HOME DEPOT AT ROUTE 29 AND RIO ROAD
1600 RIO ROAD EAST
RIO MAGISTERIAL DISTRICT
CHARLOTTESVILLE, VA 22901
DATE: 07/11/2023
ARB SUBMITTAL

PROJECT CONTACT LIST

OWNER/DEVELOPER

HOME DEPOT U.S.A., INC.
2455 PACES FERRY RD, C-19
ATLANTA, GA 30339
TEL: (678) 814-9177
CONTACT: D. CORBIN ROWE
EMAIL: DAVID_C_ROW@HOMEDEPOT.COM

CIVIL ENGINEER



KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
TEL: (804) 672-4708
CONTACT: DAVID ELLINGTON, P.E.
EMAIL: DAVID.ELLINGTON@KIMLEY-HORN.COM

ARCHITECT

GREENBERGFARROW
92 EAST MAIN STREET, SUITE 410
SOMERVILLE, NJ 08876
TEL: (908) 485-7735
CONTACT: JOHN M. KERKES, AICP
EMAIL: JKEREKES@GREENBERGFARROW.COM

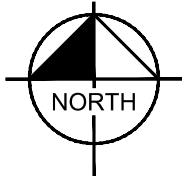
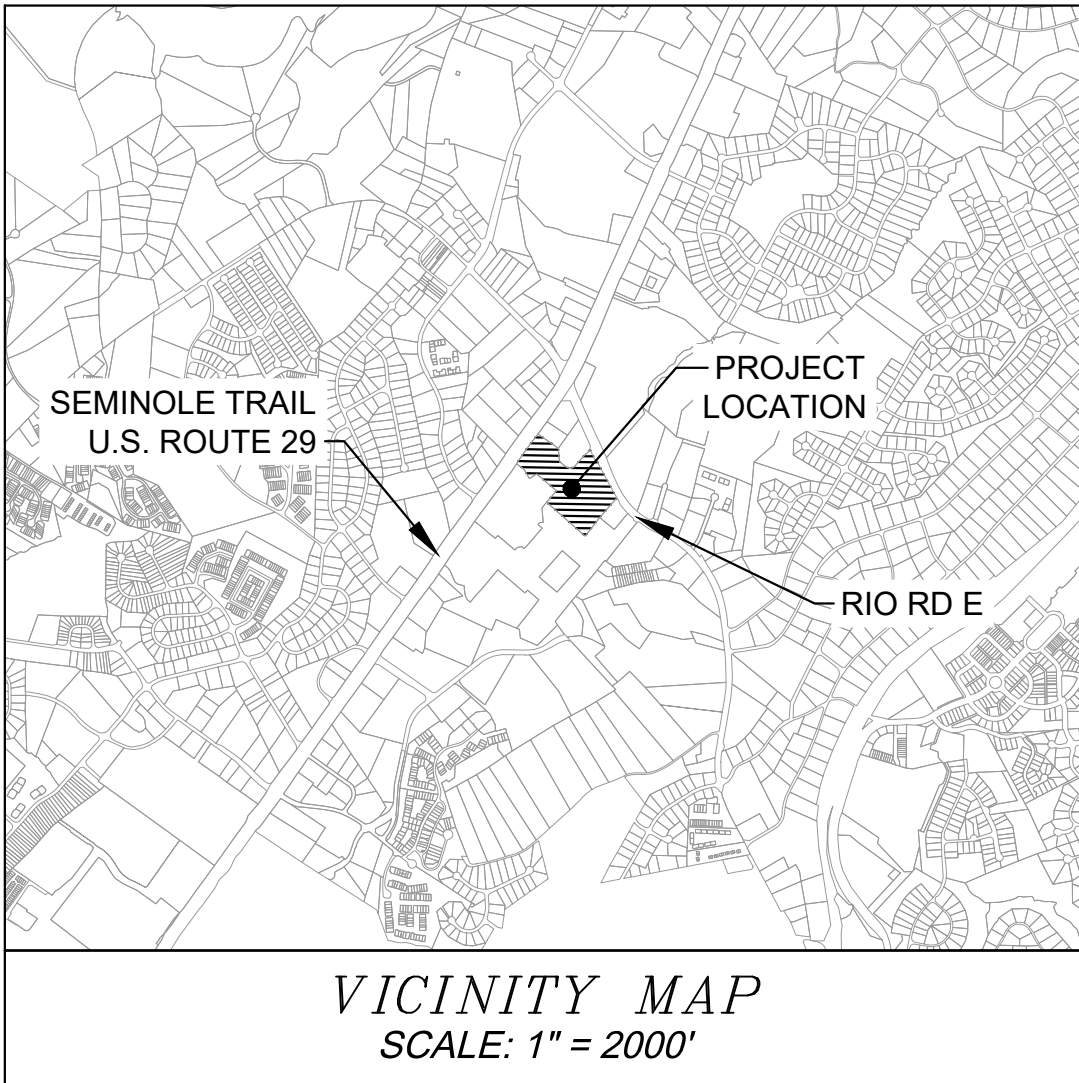
SURVEYOR



CIVIL SURVEYORS INC.

CIVIL SURVEYORS INC.
221 QUEEN STREET, P.O. BOX 1828
TAPPAHANNOCK, VA 22560
TEL: (804) 443-3080
EMAIL: IWHITE@CIVSUR.COM

VICINITY MAP



PROJECT DATA

SITE STATISTICS

PARCEL ID 06100-00-00-13200
STREET ADDRESS 1531 RIO RD E
CHARLOTTESVILLE, VA 22901

ZONED PLANNED DEVELOPMENT SHOPPING CENTER
MAGISTERIAL DISTRICT RIO
APPLICABLE OVERLAY DISTRICT ENTRANCE CORRIDOR

ZONING DATA

EXISTING USE COMMERCIAL
PROPOSED USE COMMERCIAL
BUILDING SIZE 134, 262 SF
BUILDING HEIGHT 32' FT ±
TOTAL SITE AREA 12.58 AC
STEEP SLOPES N/A
FLOOD ZONE THIS SITE APPEARS TO LIE IN FLOOD ZONE
"X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN
ON THE FLOOD INSURANCE RATE MAP 51003C0278D EFF. DATE
FEBRUARY 04, 2005

UTILITY DATA

WATER ALBERMALE COUNTY SERVICE AUTHORITY
SEWER ALBERMALE COUNTY SERVICE AUTHORITY
SOURCE OF TOPOGRAPHY CIVIL SURVEYORS INC.

DATUM HORIZONTAL DATUM: NAD83 (NA2011), VIRGINIA
STATE GRID, SOUTH ZONE. ESTABLISHED TROUGH GPS
OBSERVATIONS JULY 2022. VERTICAL DATUM: NAVD88,
CONTOUR INTERVAL= 1'

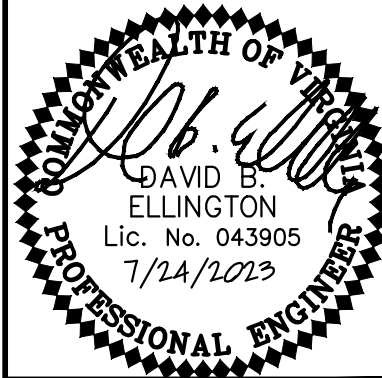
LATITUDE 38.078673 °N
LONGITUDE -78.474235 °W

SETBACKS

FRONT (SEMINOLE TRAIL) 50' MIN
FRONT (RIO RD E) 50' MIN
SIDE 15' MIN
REAR 20' MIN
LANDSCAPE BUFFER 20' MIN



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2035 MAYWILL STREET, SUITE 200, RICHMOND, VA
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
113226001	07/24/2023	AS SHOWN	DHL	RAT	DBE

COVER SHEET

HOME DEPOT

VA

ALBEMARLE

SHEET NUMBER
CA-100

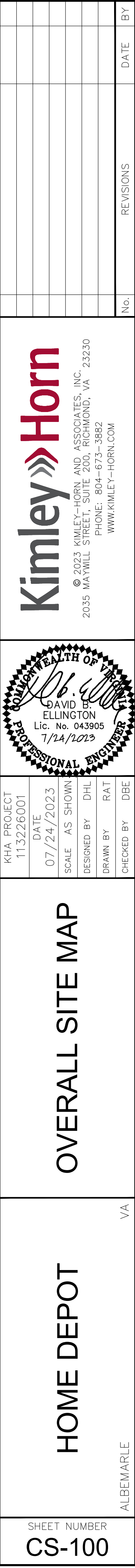
MISS UTILITY OF VIRGINIA



CALL BEFORE YOU DIG
811

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PLANT SCHEDULE CS-101			
TREES	QTY	BOTANICAL NAME	COMMON NAME
AR	16	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
QP	16	<i>Quercus phellos</i> 'QPSTA'	Hightower® Willow Oak
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
IG	33	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly

[illegible]

DAVID B. ELLINGTON
Lic. No. 043905
7/24/2023

KHA PROJECT 113226001	DATE 07/24/2023	SCALE AS SHOWN	DESIGNED BY	DHL	DRAWN BY	RAT	CHECKED BY	DBE
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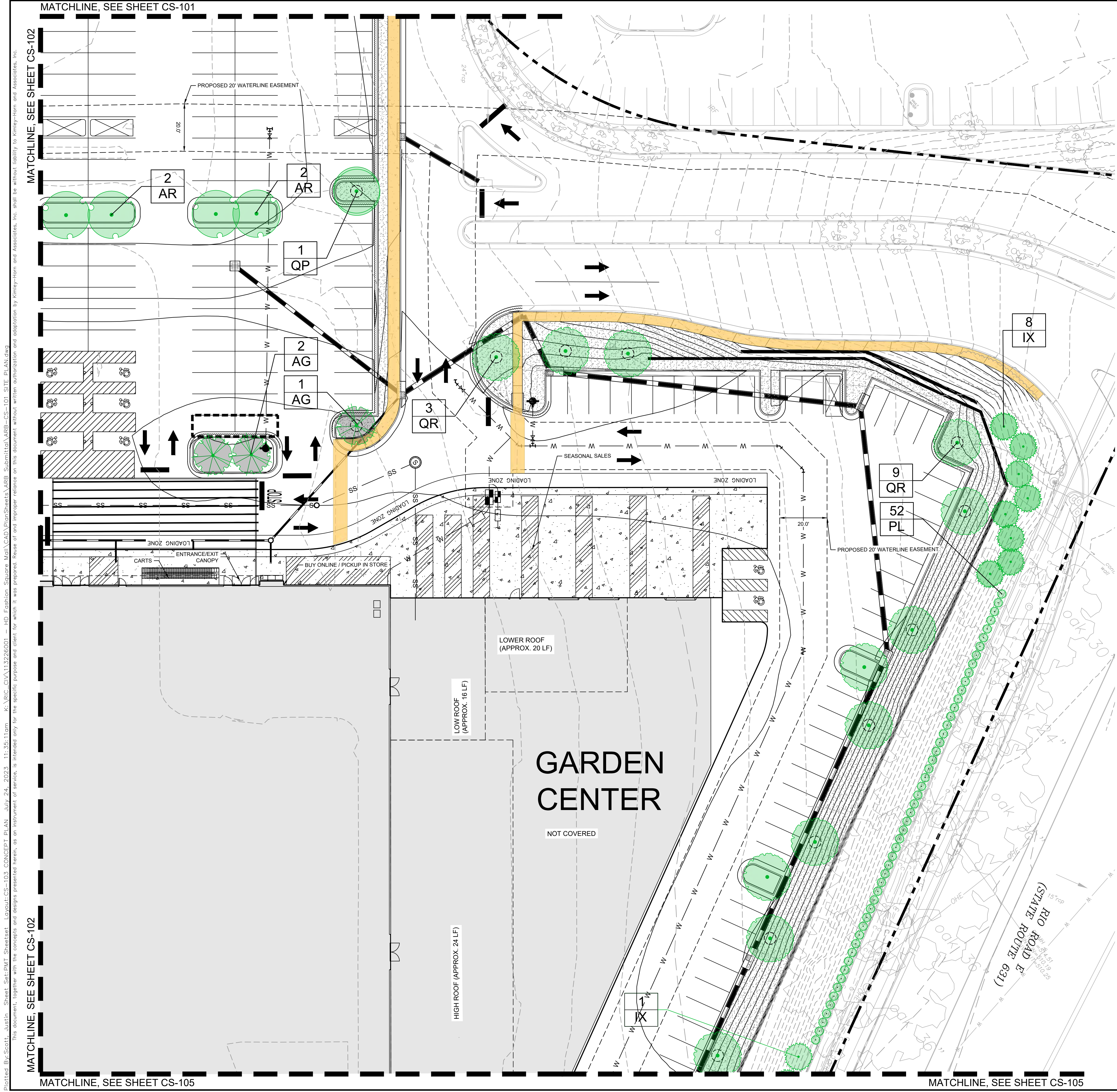
CONCEPT PLAN

HOME DEPOT

VA

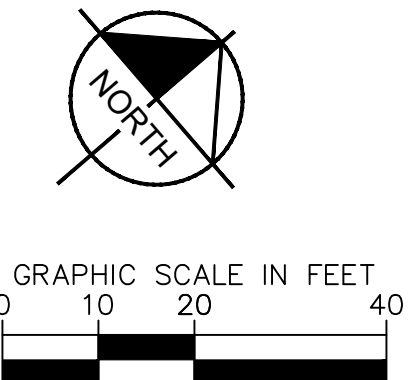
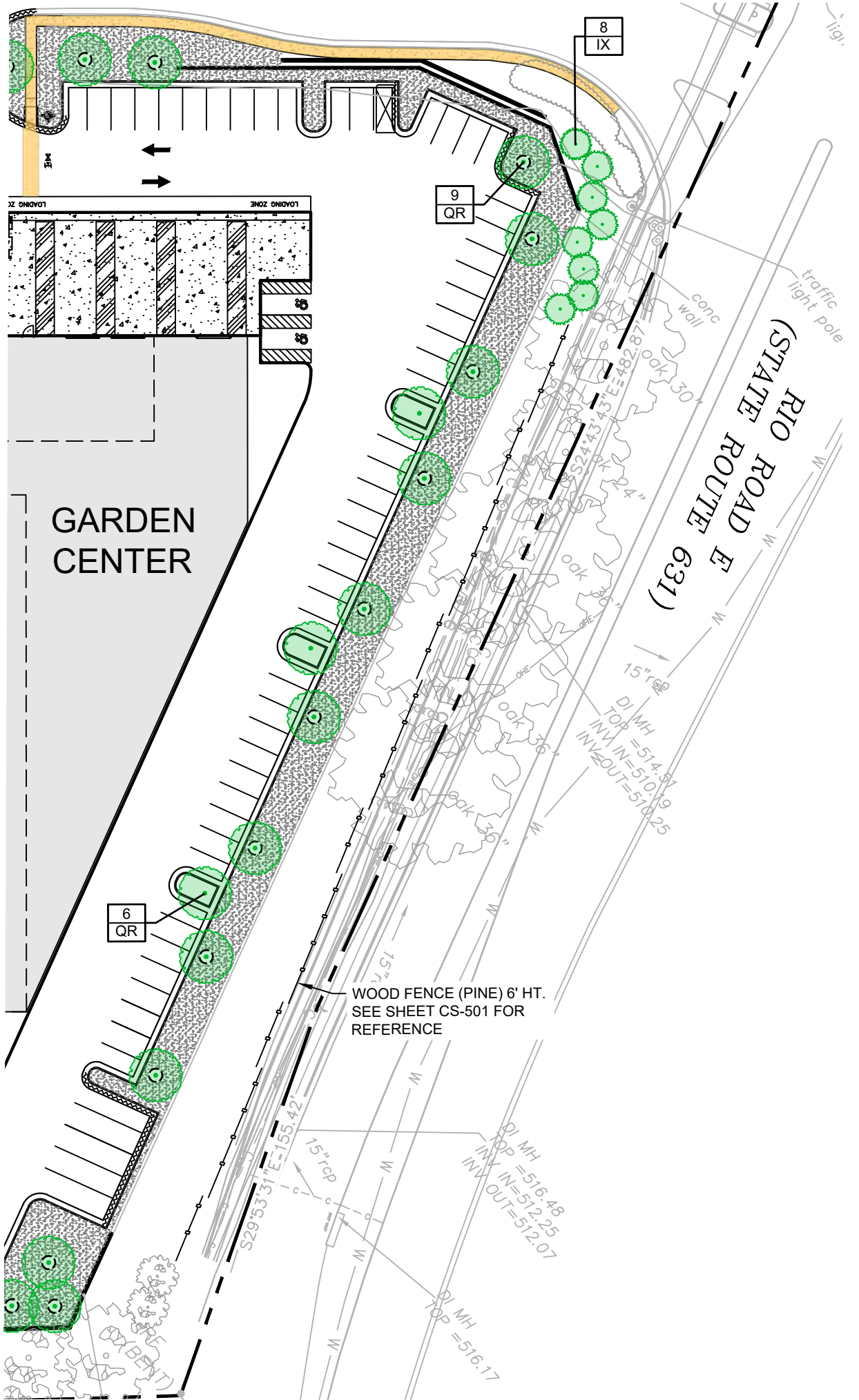
ALBEMARLE

SHEET NUMBER
CS-101



SITE LEGEND	
CONCRETE SIDEWALK	
STRAIGHT CONCRETE CURB	
CONCRETE CURB AND GUTTER	
SPILLING CURB/GUTTER	
PROPOSED SIDEWALK	
EXISTING TREES TO REMAIN	
EXISTING SHRUB AREA TO REMAIN	
SOD	

PLANT SCHEDULE CS-103			
TREES	QTY	BOTANICAL NAME	COMMON NAME
AR	4	Acer rubrum 'October Glory'	October Glory Red Maple
QP	1	Quercus phellos 'QPSTA'	Hightower® Willow Oak
QR	12	Quercus rubra	Red Oak
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
IX	9	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
PL	52	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel



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DAVID B. ELLINGTON
Lic. No. 043905
1/24/2023
PROFESSIONAL ENGINEER

KHA PROJECT
113226001

DATE
07/24/2023

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CONCEPT PLAN

HOME DEPOT

SHEET NUMBER
CS-103

ALBEMARLE

VA

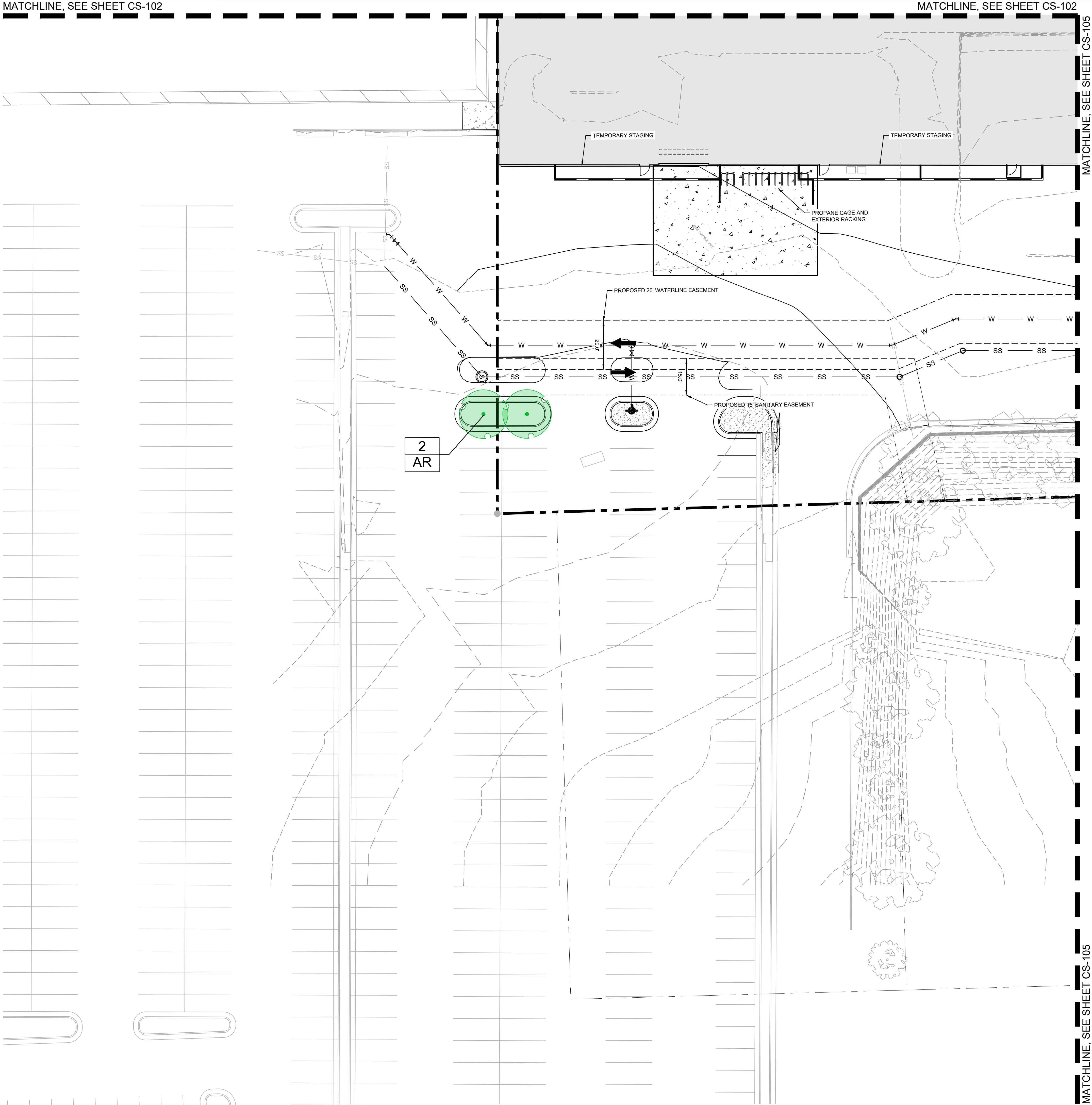
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DATE

BY

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SITE LEGEND			
CONCRETE SIDEWALK			
STRAIGHT CONCRETE CURB			
CONCRETE CURB AND GUTTER			
SPILLING CURB/GUTTER			
PROPOSED SIDEWALK			
EXISTING TREES TO REMAIN			
EXISTING SHRUB AREA TO REMAIN			
SOD			

PLANT SCHEDULE CS-104			
TREES	QTY	BOTANICAL NAME	COMMON NAME
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple

HOME DEPOT

ALBEMARLE

CS-104

CONCEPT PLAN

KHA PROJECT 113226001

DATE 07/24/2023

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COMMONWEALTH OF VIRGINIA

DAVID B. ELLINGTON

Lic. No. 043905

1/24/2023

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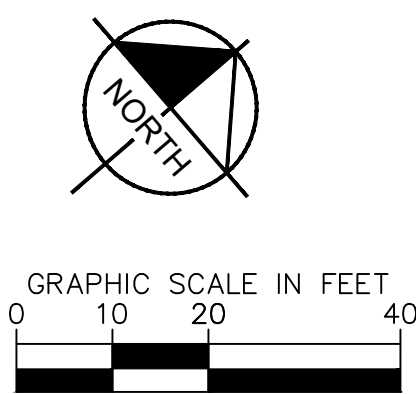
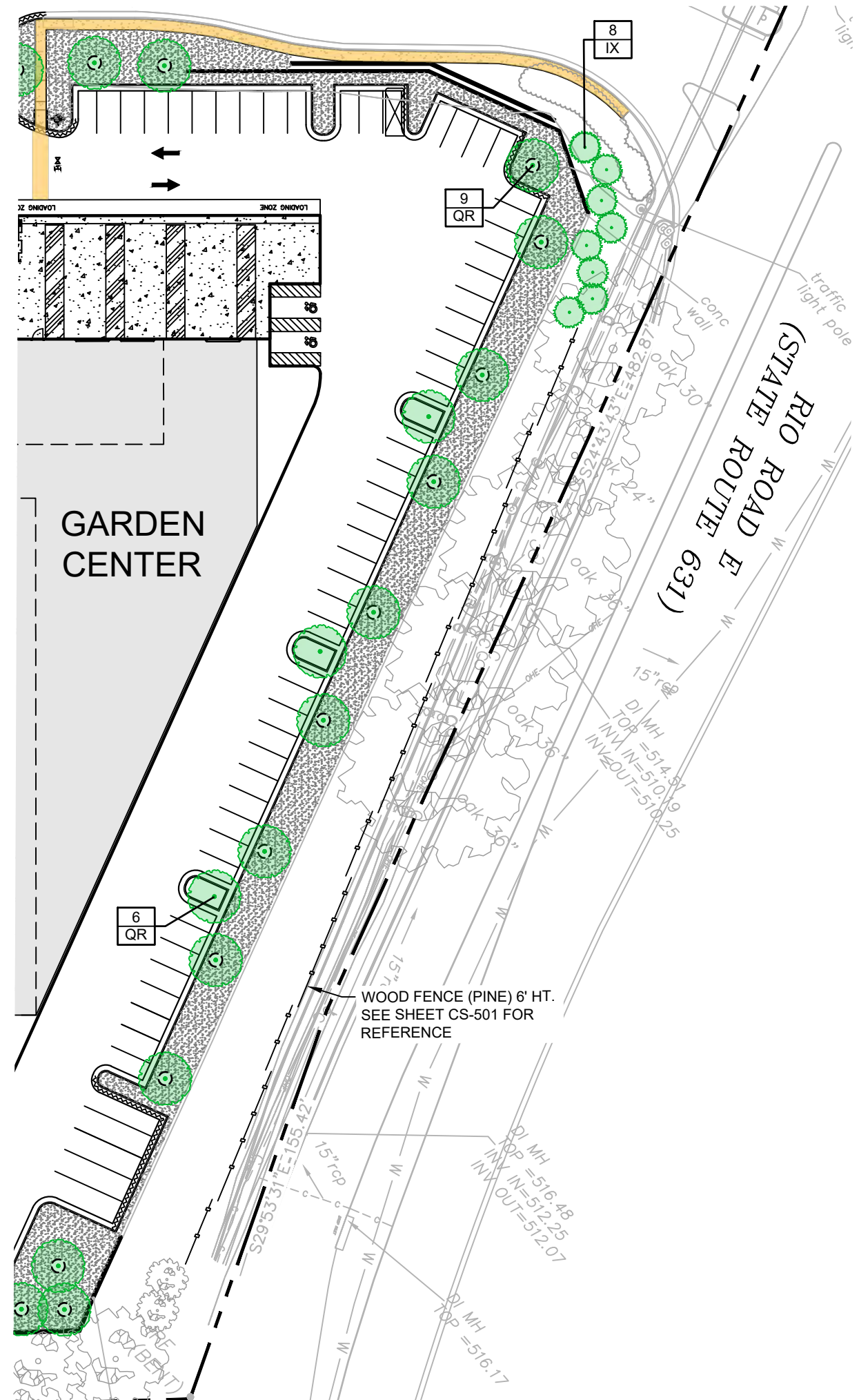
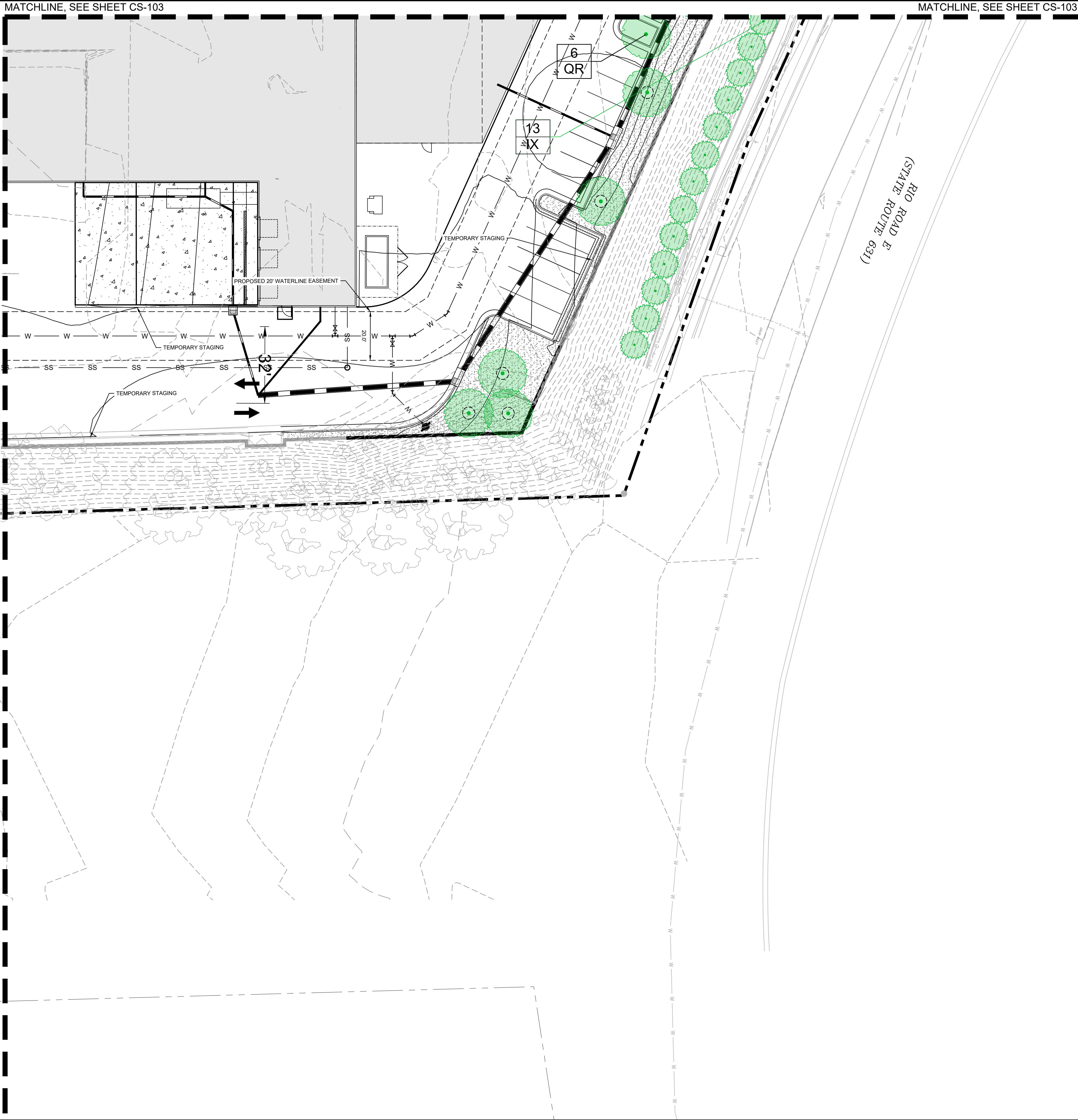
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MATCHLINE, SEE SHEET CS-104

MATCHLINE, SEE SHEET CS-104



SITE LEGEND	
CONCRETE SIDEWALK	
STRAIGHT CONCRETE CURB	
CONCRETE CURB AND GUTTER	
SPILLING CURB/GUTTER	
PROPOSED SIDEWALK	
EXISTING TREES TO REMAIN	
EXISTING SHRUB AREA TO REMAIN	
SOD	

PLANT SCHEDULE CS-105			
TREES	QTY	BOTANICAL NAME	COMMON NAME
QR	6	Quercus rubra	Red Oak
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
IX	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly

HOME DEPOT

ALBEMARLE

CONCEPT PLAN

KHA PROJECT 113226001

DATE 07/24/2023

SCALE AS SHOWN

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CS-105

SHEET NUMBER

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